City of Portland
Bureau of Development Services
Land Use Services Division

1900 SW Fourth Avenue, Suite 5000
Portland, Oregon 97201
Telephone: 503-823-7300
TDD: 503-823-6868
FAX: 503-823-5630
www.bds.ci.portland.or.us

RECORDER
Please stamp the County Recorder's copy of the recording sheet and return with the attached decision to City of Portland, BDS 299/5000/BDS LUR

Please bill City of Portland, Account #1113

FINAL FINDINGS, CONCLUSIONS AND DECISION OF THE DESIGN COMMISSION ON AN APPEALED ADMINISTRATIVE DECISION (TYPE II PROCEDURE)

Case File Number: LU 20-213946 DZ: SW Park Apartments

The Administrative Decision for this case was appealed by John H. Bear to the City of Portland Design Commission. The Design Commission denied the appeal and upheld the Administrative Decision that approved the proposal.

GENERAL INFORMATION

Applicant: Ralph Tahran | Tahran Architecture & Planning LLC
13741 Knaus Road | Lake Oswego, OR 97034
ralphtahran@comcast.net

Developer: Nathaniel Rosemeyer | Main Street Development
4035 S Kelly St | Portland, OR 97239

Appellant: John H. Bear

Applicant Representative: Rowen Rystadt | Park Ave Psu LLC
5331 SW Macadam Ave #258 Pmb 208 | Portland, OR 97239

Owner: Park Avenue Psu LLC
4035 S Kelly Ave | Portland, OR 97239-4316

Site Address: 2057 SW PARK AVE

Legal Description: BLOCK 234 E 70' OF LOT 1, PORTLAND; BLOCK 234 N 1/2 OF LOT 2, PORTLAND

Tax Account No.: R667725410, R667725450
State ID No.: 1S1E04DA 08800, 1S1E04DB 00700
Quarter Section: 3228

Neighborhood: Southwest Hills Residential League, contact at contact@swhrl.org.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact at 503-823-4592.
Plan District: None

Zoning: **RM4d**, Residential Multi-Dwelling 4 with a Design Overlay
Case Type: **DZ**, Design Review
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:
The applicant seeks design review approval for a proposed eleven-story affordable housing apartment building with 91 residential units. The majority of the structure will be prefabricated and the modular units with a stucco panel exterior will be assembled on site. The proposed building will be set into the sloping site with the main entry lobby at existing sidewalk grade on SW Park Avenue with an arcaded entry plaza wrapping the corner of SW Park Avenue and SW Clifton St. The 6,016 SF site is currently developed with two older, two-story single-family homes that will be deconstructed. Due to the constrained construction area presented by the location and size of the site, the building is being designed in close collaboration with a modular prefabrication company to be able to build as much of the project off site in a climate-controlled environment. The completed modular units will be trucked to the site, predominately 12 feet by 24 feet long units that will then be crane lifted into place, by a rubber tire crane, and attached to a ledger on the poured in place concrete stair and elevator shafts.

Design review is required because the proposal is for exterior alterations in a Design Overlay zone.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- Community Design Guidelines

CONCLUSIONS

The proposed 11-story building will be a gateway building at the south end of the Park Avenue Bridge connecting the Park Blocks across I-405 to the residential pocket in which the building is located. The proposed building reflects the residential context of its immediate neighborhood while also acknowledging its context as part of the southern terminus of the Park Blocks, at the base of the West Hills, in close proximity to the future Green Loop, and as a bridgehead location. The tall glass corner treatment presents a very strong gateway element to the neighborhood, Park Blocks and the central city. The colorful Juliet balconies signal a residential building that is lively and somewhat playful and inviting. The balconies contribute to active façades, more livable units and add human scale and articulation to the building. The base of the building is devoted to active and public uses and the pedestrian experience of the site includes a prominent corner entry plaza at grade with the sidewalk along SW Clifton St and Park Ave. The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The four new canopies successfully blend high-quality materials within the context of the original

building design. The proposal meets the applicable design guidelines and therefore warrants approval.

DESIGN COMMISSION DECISION

The Design Commission denied the appeal and supported the staff level approval of Design Review, thereby approving the proposal for a new eleven-story apartment building with 91 residential units, per the approved site plans, Exhibits C-1 through C-34, signed and dated 3/18/2021, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 20-213946 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. At the time of building permit submittal, a signed Certificate of Compliance form (https://www.portlandoregon.gov/bds/article/623658) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

C. No field changes allowed.

These findings, conclusion and decision were adopted by the City of Portland Design Commission on 5/6/2021.

Certified Copy of Original

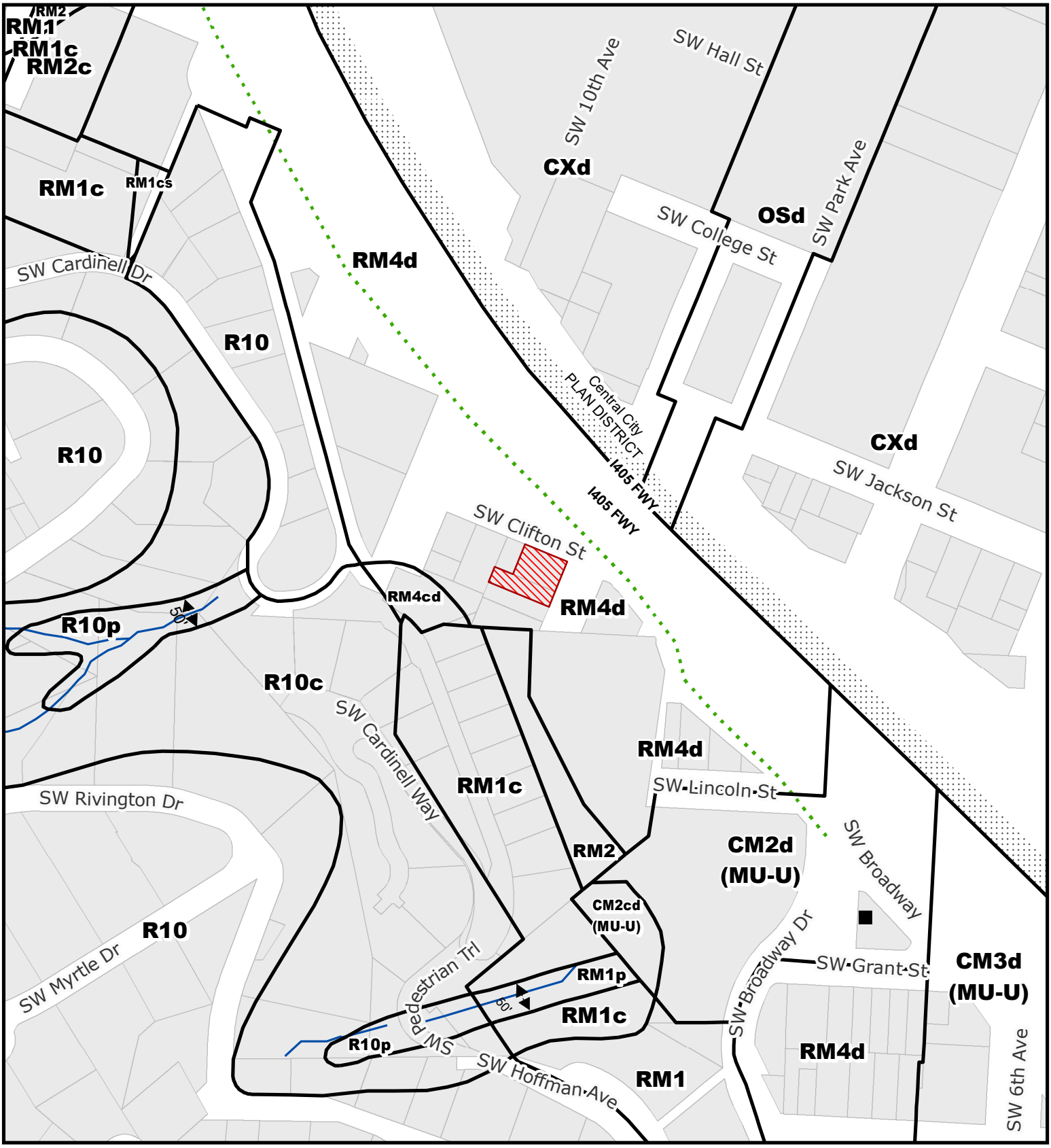
By: _____
Julie Livingston, Design Commission Chair

Date Final Decision Effective/Mailed: 5/21/2021
Effective Date : May 24, 2021 Decision may be recorded on this date
Kimberly Tallant, Principal Planner

City of Portland
Bureau of Development Services
1900 SW Fourth Ave, #5000
Portland, OR 97201

Date: May 24, 2021

_____
Representative



ZONING

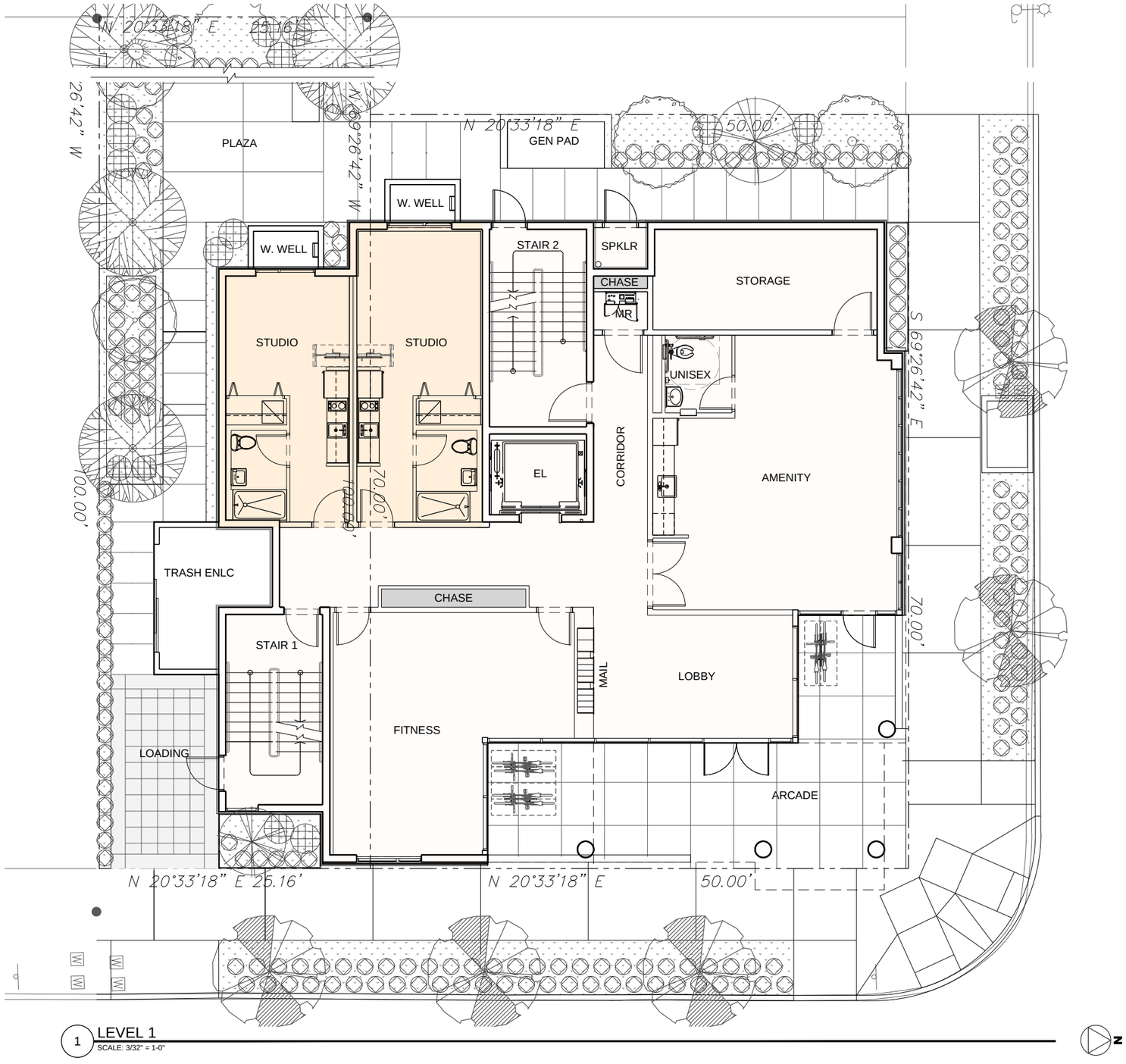
NORTH

Site

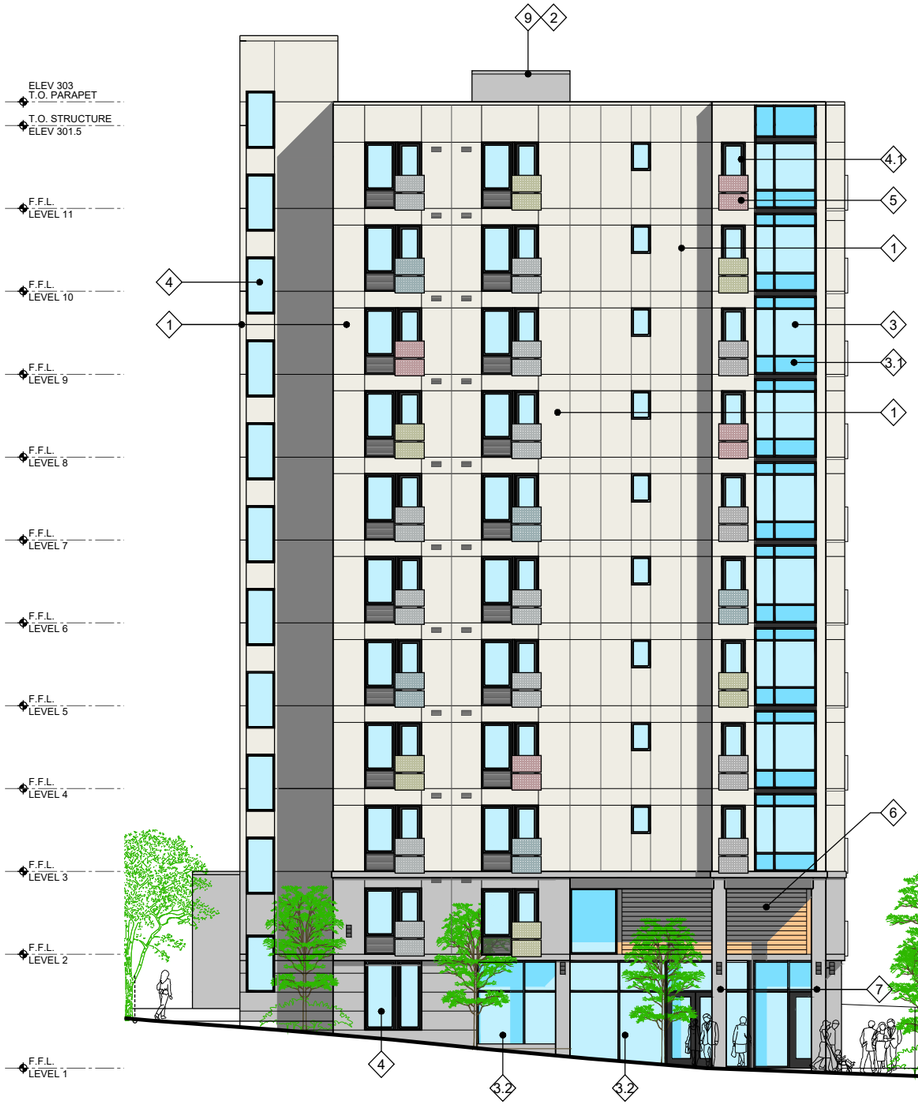
Stream

Historic Landmark

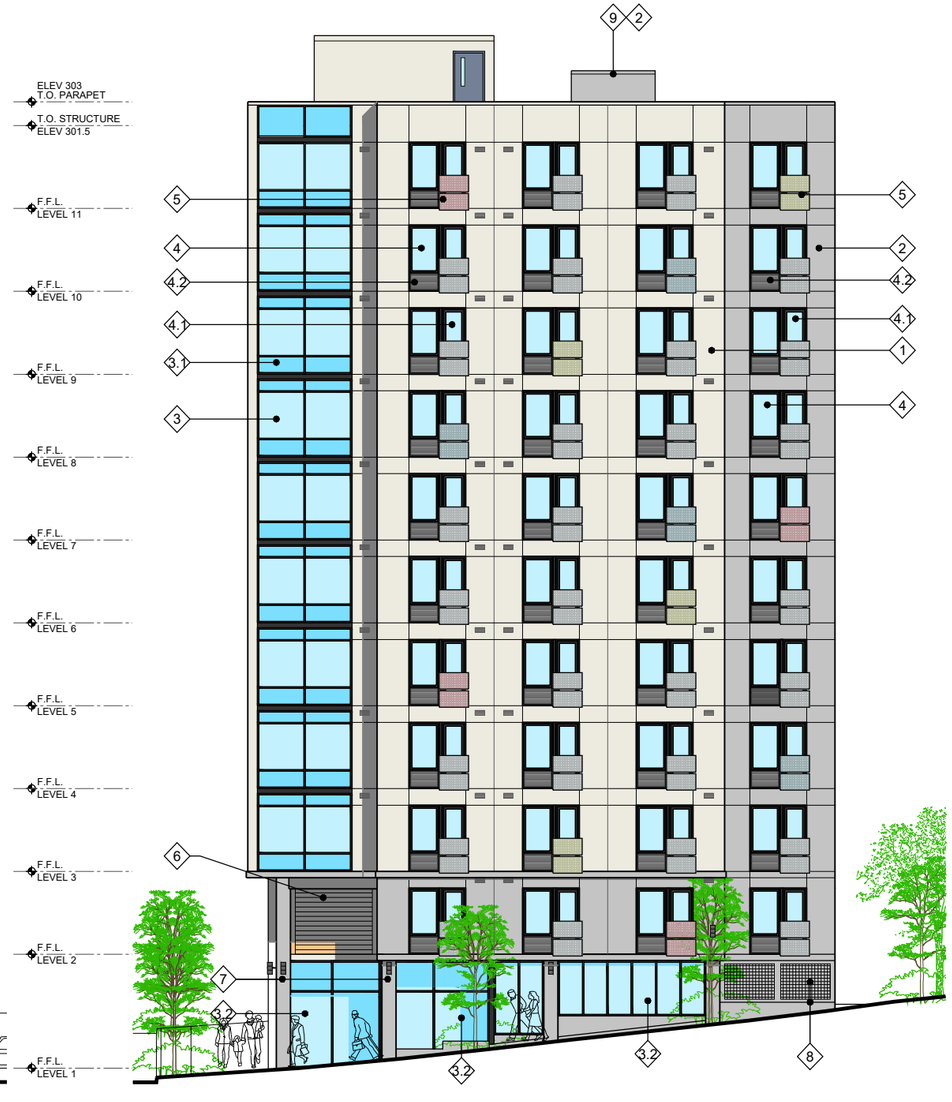
File No.	LU 20 - 213946 DZ
1/4 Section	3228
Scale	1 inch = 200 feet
State ID	1S1E04DA 8800
Exhibit	B Nov 12, 2020



Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



1 EAST ELEVATION
SCALE: 1/16" = 1-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

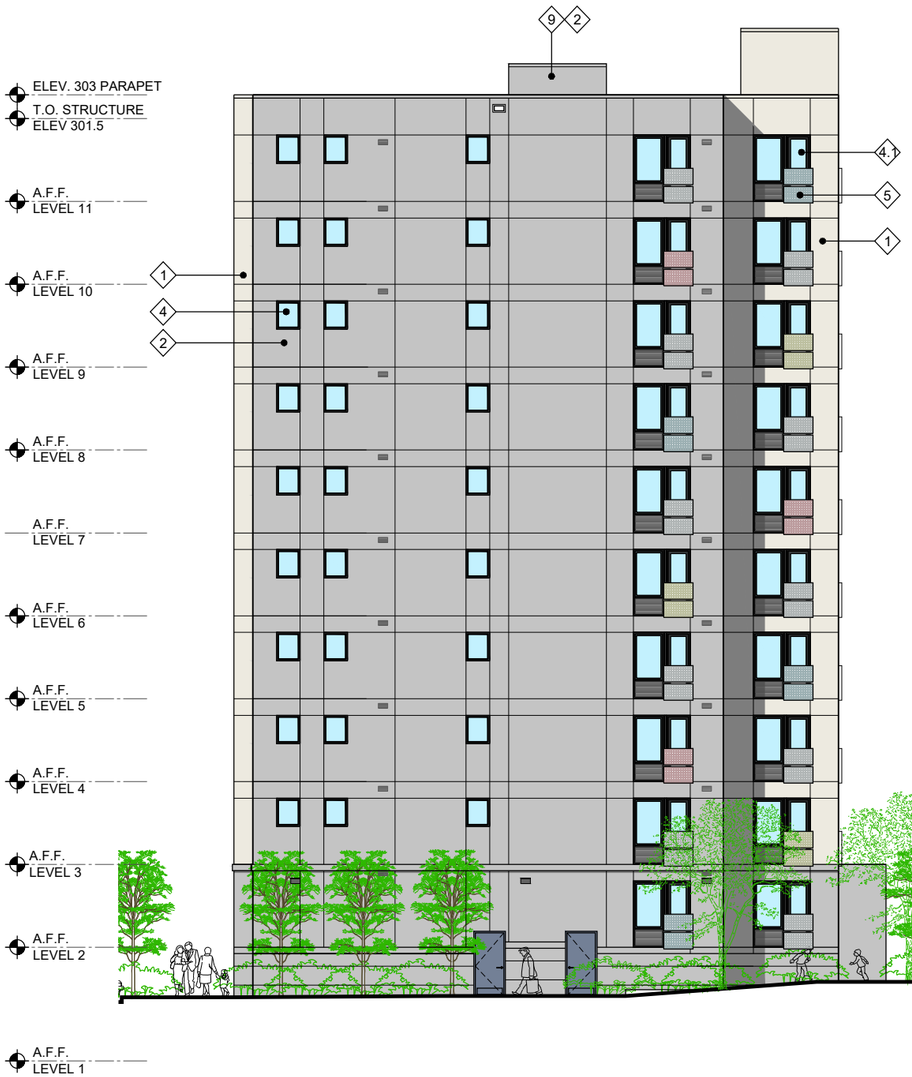
1. STUCCO - STO 16003 - 85
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2. LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 3/18/2021
*~~This approval applies only to the~~ reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

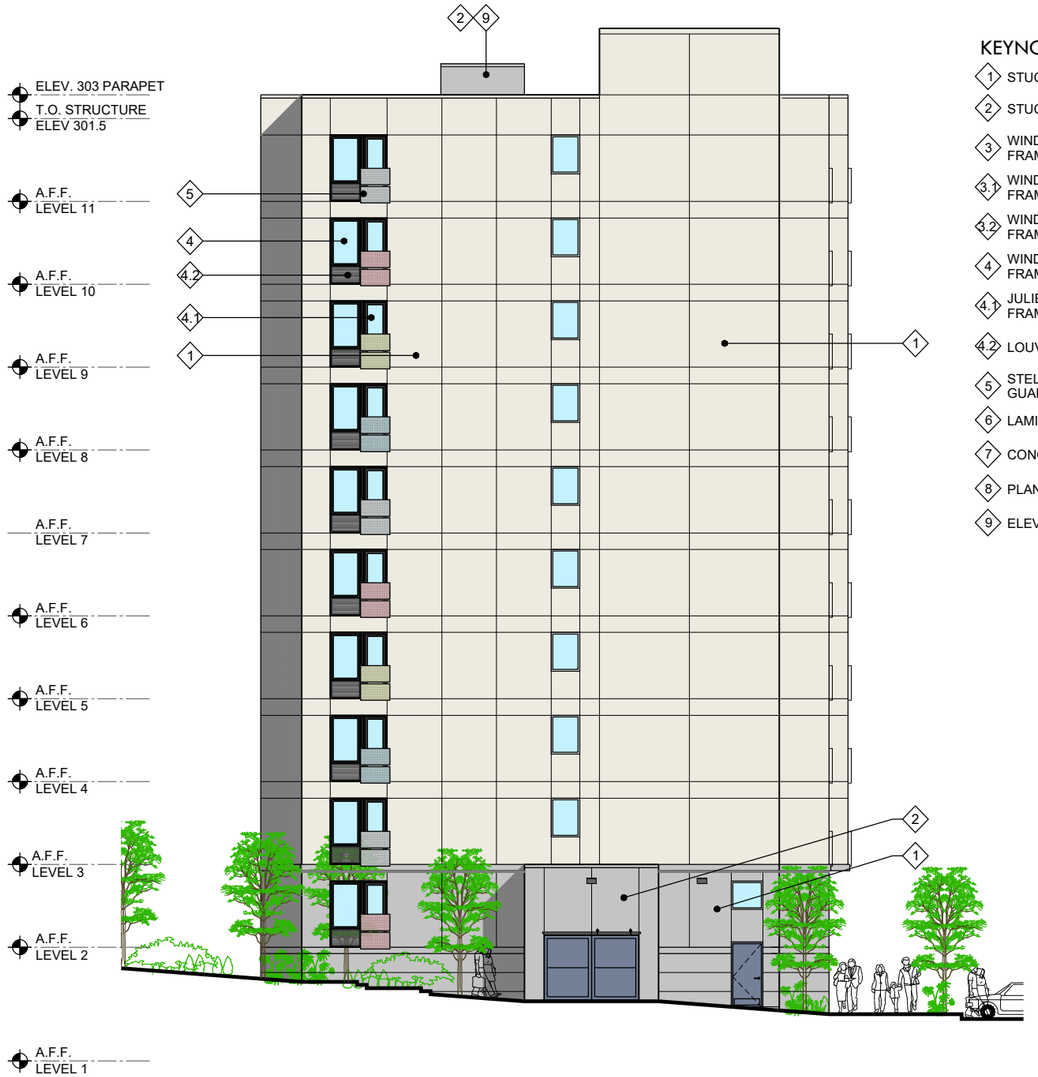
TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

LU 12-345678 DZ | C22-R1
DATE: 02-08-2021

Exhibit C13 LU 20-213946 DZ



1 WEST ELEVATION
SCALE: 1/16" = 1-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

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3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
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City of Portland
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GENERAL INFORMATION

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13741 Knaus Road | Lake Oswego, OR 97034
ralphtahran@comcast.net

Developer: Nathaniel Rosemeyer | Main Street Development
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Appellant: John H. Bear

Applicant Representative: Rowen Rystadt | Park Ave Psu LLC
5331 SW Macadam Ave #258 Pmb 208 | Portland, OR 97239

Owner: Park Avenue Psu LLC
4035 S Kelly Ave | Portland, OR 97239-4316

Site Address: 2057 SW PARK AVE

Legal Description: BLOCK 234 E 70' OF LOT 1, PORTLAND; BLOCK 234 N 1/2 OF LOT 2, PORTLAND
Tax Account No.: R667725410, R667725450
State ID No.: 1S1E04DA 08800, 1S1E04DB 00700
Quarter Section: 3228

Neighborhood: Southwest Hills Residential League, contact at contact@swhrl.org.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact at 503-823-4592.
Plan District: None

Zoning: **RM4d**, Residential Multi-Dwelling 4 with a Design Overlay
Case Type: **DZ**, Design Review
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:
The applicant seeks design review approval for a proposed eleven-story affordable housing apartment building with 91 residential units. The majority of the structure will be prefabricated and the modular units with a stucco panel exterior will be assembled on site. The proposed building will be set into the sloping site with the main entry lobby at existing sidewalk grade on

SW Park Avenue with an arcaded entry plaza wrapping the corner of SW Park Avenue and SW Clifton St. The 6,016 SF site is currently developed with two older, two-story single-family homes that will be deconstructed. Due to the constrained construction area presented by the location and size of the site, the building is being designed in close collaboration with a modular prefabrication company to be able to build as much of the project off site in a climate-controlled environment. The completed modular units will be trucked to the site, predominately 12 feet by 24 feet long units that will then be crane lifted into place, by a rubber tire crane, and attached to a ledger on the poured in place concrete stair and elevator shafts.

Design review is required because the proposal is for exterior alterations in a Design Overlay zone.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- Community Design Guidelines

ANALYSIS

Site and Vicinity: The site is located at the northeast corner of SW Park Avenue and SW Clifton Street in the Southwest Community Plan Area. While the site is not located in a city plan district, the Central City Plan District is just across U.S. HWY I-405 to the east of the site. The site area is approximately 6,016 SF, smaller than a typical Portland downtown quarter block. Two older, two-story single-family homes currently exist on the site which sits at the end of a dead-end street that includes five 100-plus year-old houses on the west side of the street (including the 2 which will be deconstructed as part of this project). At the end of the street is the Park Avenue Gardens Apartment Complex.

The site is located in a highly diverse context where several very different areas meet. The proposal is located at the base of the West Hills. The proposed project sits on a small segment of Park Ave that dead ends to the southwest of the site due to steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket. Surrounding development consists of a mix of older single-family homes and smaller multifamily development, as well as the five story Amy Apartments built approximately 150 feet to the west that has been open for about a year.

The site is directly across U.S. HWY I-405 from Portland State University and the North Park Blocks and is accessed via the Park Avenue Bridge. SW Clifton and SW Park Avenue are designated as Local Service Streets. The Park Avenue Bridge across I-405 connects the site and this district to the Green Loop, the North Park Blocks, and several transit connections. The site is close and convenient to several transit options, served by six different Tri-Met bus lines and three light rail lines, closest is 897 feet away at SW 6th and College Street.

Zoning:
The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories. The Design overlay zone is applied to this zone.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design

districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate that prior land use reviews include the following:

- LU 90-023814 CU (PC 5574C) – Conditional use approval for a parking facility
- LU 67-004010 DZ (DZ 008-67) – Approval with Conditions for front porch replacement
- LU 61-004004 DZ (DZ 004-61) – Approval for front porch replacement

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **December 14, 2020**. The following six Bureaus, Divisions and/or Sections responded with no objections and two of these included comments found in Exhibits E-1 and E-5:

- Life Safety Division of the Bureau of Development Services (Exhibit E-1)
- Fire Bureau (Exhibit E-2)
- Site Development Section of BDS (Exhibit E-3)
- Bureau of Environmental Services Initial Response and Addendum (Exhibit E-4)
- Portland Bureau of Transportation (Exhibit E-5)
- Water Bureau

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 14, 2020. Five responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

Responses received prior to Design Review approval:

1. Craig Koon, SWHRL Land Use chair, 11/16/2020 and 1/4/2021, wrote with questions and concerns about the project.
2. Molly and Shannon Meyer, Park Ave residents, 12/19/2020, wrote with concerns about the project.
3. Kayce and John Marty, neighboring property owners, 1/2/2021, wrote with questions and concerns about the project's impacts on their abutting property.
4. John Bear, neighbor, 1/4/2021, wrote with questions about the project review process.
5. Craig Koon, SWHRL Land Use chair, 1/4/2021, wrote with Southwest Hills Residential League official comments that expressed concerns about the project.

Responses received after the decision regarding the Appeal:

6. Craig Koon, SWHRL Land Use chair, 5/5/2021, wrote with Southwest Hills Residential League official comments that expressed support for the appeal.

Staff Response: The findings below address many of the concerns expressed or otherwise discuss how the proposal meets the applicable Design Review approval criteria.

- Design Review approval is based on the approval criteria for land use reviews.
- To review zoning standards, please consult the Portland Zoning Code, Title 33, found here: https://www.portland.gov/code/33
- Note in the exhibit list, Exhibit G2, *Decision by Director of Bureau of Development Services Regarding Neighborhood Contact*, which is the Director's decision that the revised signage satisfied the contact requirement. Other information on neighborhood

contact requirements can be found here: https://www.portland.gov/bds/neighborhood-contact

- For concerns about construction staging activity concerns they should collaborate with the development team and contact the West District Liaison in the Bureau of Planning and Sustainability (currently Joan Frederiksen, Joan.Frederiksen@portlandoregon.gov).

Appellant Statement: The administrative decision of approval has been appealed by John H. Bear. The appellants' statement is as follows:

1. Chapters 33.730.020.B.3 and 33.420.030 require owner/applicants to use 33.705.020.C (Neighborhood Contact III).
2. Required project materials including Neighborhood Contact signage never conformed to City Code, misleading many Park Ave pedestrians.
3. It is noted the attached photographs of signage were sent to City planner Jan 4, 2021, just as comments period was closing--so instead of soliciting useful submissions from the public--Applicants advertise that their project is stalled.
4. (The two past public meetings on August 6, 2020 and October 22, 2020 are still showing on all three signs today.)

The full appeal statement can be viewed in the following "E-Folder" for this project: https://efiles.portlandoregon.gov/Record/14437412 under the link titled, "LU 20-213946 Appeal Submittal."

Procedural History: As a Type II, staff-level land use review was the requirement for this site, the applicant was not required to consult the Design Commission. However, the applicant did decide to pursue a voluntary Design Advice Request (DAR) prior to submitting the land use review.

Design Advice Request (DAR)

A Design Advice Request (DAR) - EA 20-158166 DA - was held on 8/6/2020. Feedback from the Portland Design Commission included:

- Blending into the neighborhood is a key challenge for this project. As designed, the building appears more office/ commercial in its expression, and not residential as is programmed. Additional details and moves, such as recessed and/ or projecting balconies on the facades and materials with less glare, would provide more human-scale and residential expression and better meet applicable approval criteria.
- The corner treatment orients the building to the city and is very successful; particularly the main entrance and entry colonnade and adequate weather protection.
- Explore alternative strategies to take all of the back-of-house functions – loading, electrical, etc. – and put them all on one street and/or utilize the site's slope to move back-of-house functions away from street frontages and to the back of the building.

Design Review – Type II

The Design Review application - LU 20-213946 DZ - was submitted on 11/9/2020 and deemed complete on 12/8/2020. The proposal had been refined a great deal in response to feedback from the Design Advice Request. Changes included:

- Addition of juliet balconies to all facades to improve legibility as a residential structure.

- Removal of a sunken courtyard, felt to be dangerous by commissioners.
- Reworking of ground floor to move back-of-house function away from two street-facing site frontages.
- Addition of more façade detailing to add to residential appearance.
- Ground level windows added to eastern elevation.
- Improvement of character at the exterior loading zone with colored pavers to create a plaza sensibility when not in use.

The applicant worked with staff to further refine the building design, including:

- Reworking of color palette to be more subdued and less institutional (had originally included heavy accents with primary colors)
- Further façade detailing, especially to add more horizontality to the building skin
- Improved condition along southern property line to buffer from neighbors, including adding a masonry wall.
- Removal of charred wood in entry courtyard to reduce dark, enclosed sensibility and bring a more compatible wood to the building.

The application was approved by City staff on 3/18/2021.

Appeal

The appellant appealed the approval on 4/8/2021. On 5/6/2021, the Design Commission held a public hearing to consider an appeal of the Administrative Decision on this case. The appeal was limited to the appellant's claim that there was a procedural error related to the Administrative Decision, specifically concerns about procedural error related to Neighborhood Contact as stated in the Appellant Statement above. The Administrative Decision's findings regarding how the proposal met the approval criteria for Design Review was not appealed.

Tanya Paglia, the case planner and representative of the Bureau of Development Services (BDS)/Land Use Services Division, made a PowerPoint presentation (Exhibit H.7) that included a brief summary of the proposal, slides of the subject site and surrounding neighborhood, a summary of BDS' findings related to the approval criteria, and a summary of key issues raised in the appellant's statement.

Following BDS' presentation, the appellant, John Bear, testified. Following the appellant testimony, the applicant provided testimony. After the applicant testified, the appellant was allowed an opportunity to rebut any testimony. The Design Commission then closed the record and deliberated on the evidence and testimony that was submitted into the record. After deliberation, the Design Commission voted 6-0 to deny the appeal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review
Section 33.825.010 Purpose of Design Review
Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria
A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

> **Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Community Design Guidelines.

Community Design Guidelines
The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality,** which establishes Portland's urban design framework; **(E) Pedestrian Emphasis,** which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design,** which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

P3. Gateways. Develop or strengthen the transitional role of gateways identified in adopted community and neighborhood plans

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

> **Findings for P1, P3, D7, and D8:** The building will be an 11-story residential structure with modular units utilizing quality and permanent materials. The prefabricated structure will utilize mass plywood panels for the floor and ceiling systems of the modular units. The walls will be light gauge steel framed with a stucco panel exterior.
>
> The proposed 11-story, 91-unit affordable housing building is responding to a diverse context with a location that is adjacent to the Central City Plan District just across I-405 to the east and that is at the base of the west hills. The proposed building will be part of the southern terminus of the Park Blocks and is located in close proximity to the future Green Loop. This project joins the six-mile linear park across the small Park Avenue Bridge that enters the North Park Blocks leg of the Green Loop through Portland State University and on through the Central City.
>
> The site's placement also functions as a bridgehead location, on the south end of the Park Avenue Bridge across I-405 that connects this area with the Central City Plan District and the Portland State University campus. The site is part of a small dead-end location with steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket. It is thus a gateway location that must respond to a very liminal context.
>
> The project responds to its diverse context in a number of ways. One such way is the design's acknowledgement of the bridge and Park Blocks by opening towards them with a prominent corner entrance. The proposed building is set into the sloping site to have the main entry lobby at existing sidewalk grade on SW Park Avenue. The two-story cut-out

corner entrance with large entry plaza wraps to both of the building's two street frontages and the building lobby and common amenity spaces are located towards the street frontages and entry courtyard providing greater visibility and activity to the street frontages.

Another contextual response is the exterior cladding which is primarily stucco and glass and features a nine-story glass corner that carries up levels three through eleven facing the Park Blocks that will be very visible from I-405. In addition, the building retains a small footprint as is common in this neighborhood. While the sloped grade limits the amount of glazing that can wrap around the building's base, the sidewalk level is primarily devoted to common use spaces and its predominantly glass street frontages offer visibility into the building and its functions to provide life along SW Clifton St and SW Park Ave.

Yet another response to context is the building's deployment of Juliet balconies on all facades. Given the residential nature of the immediate neighborhood, Juliet balconies are featured on every unit to enhance the building's residential sensibility as well as provide indoor/outdoor connection to residents. The balcony railings are a perforated metal panel, powder coated in four colors, to add detail, color and texture to the building skin, making the building elevations lively and not monolithic. Overall, the building enhances the sense of place and identity with a design that serves as a gateway between this enclosed residential pocket and the neighboring Park Blocks, Portland State University, and central city.

Therefore, these guidelines are met.

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings for E1, E2, E3, E4, E5, D1, D2, D3, and D5: The proposed project addresses the pedestrian realm in a variety of ways that will make it a positive addition to the SW Park and Clifton streetscapes and beyond. The building, due to the highly visible corner

location, height, and unique patterning, will assist in wayfinding in the area for pedestrians. The vertical glass component at the corner that faces the City and Park Blocks adds to the placemaking quality of the building.

The building concentrates its common use activities at the ground floor and includes significant amounts of windows which provide views into the activity inside as well as views out, creating eyes on the street to reduce the likelihood of criminal activity. The ground floor program includes multiple active uses for building occupants such as a lobby/lounge at the corner flanked by a large amenity room along the Clifton St frontage, and fitness room along the Park Ave frontage. The slope of the site is utilized to keep back of house functions away from the above grade street frontages. Visible from the sidewalk are exposed CLT panels of wood within the lobby that provide interest by expressing some of the technology used in the prefabricated modular unit construction of the building.

The main entrance to the building is located at the corner of the site's two street frontages, with a 12' deep covered entry plaza at grade with the sidewalk wrapping around the corner of Park Avenue and SW Clifton, providing weather protection, a comfortable place to meet and rest, and a strong sense of entrance. The entrance courtyard opens to the corner which orients the building towards the Park Blocks, University, bridge and central city. The covered plaza also allows indoor activity to extend from inside the building to the exterior with the lobby and amenity room both opening onto the plaza. Charred wood panels are applied to the upper covered entry walls to add texture, warmth, color and another residential quality building material to enhance the pedestrian level.

An approximately 1500 square foot outdoor courtyard with bench seating and a large open area for activities is located in the southwest area of the site and is connected by pedestrian paths to Park Avenue and Clifton Streets. The perimeter of the courtyard is landscaped by a variety of plant types and scales. The courtyard will provide a welcome relief to the rear area of the adjoining three properties, now and in the future. At the west end of the building there are 20 units that will provide eyes on the courtyard. Perimeter trees will provide shade and privacy. The loading area character in the southeast corner of the site contributes to a vibrant streetscape as a human-scale piazza with quality paving materials, landscaping and other features that contribute to making it a place appealing to pedestrians and not a space designed exclusively for vehicles.

As a residential building, all floors above the ground level are living spaces. These housing units are highly glazed at their street-facing walls, providing activity and eyes on the street along the street frontages. While all sides of the building include glazing, contributing to their active sensibilities and texture, the west and south elevations have less glazing on to provide privacy for adjoining properties while the street facing east and north elevations feature extensive glazing.

The building also addresses the pedestrian realm with architectural details including scoring to articulate the facades, add horizontality, and break-down the building's mass. Juliet balconies provide additional human-scale as well as a residential sensibility. The Juliet balconies help create lively and active façades by increasing activity and life on the building's exterior and providing an indoor/outdoor connection where active uses can take place and signs of occupancy can take root, enriching the pedestrian experience for people passing by. They provide view opportunities both to and from the building for pedestrians, enhancing the visual connection between the building and neighborhood. The Juliet balconies help in breaking down the building's mass and enrichen the facade, adding texture. The patterning of the colorful panels breaks up the façades and creates a visually interesting composition.

Therefore, these guidelines are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to demonstrate conformance with all development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposed 11-story building will be a gateway building at the south end of the Park Avenue Bridge connecting the Park Blocks across I-405 to the residential pocket in which the building is located. The proposed building reflects the residential context of its immediate neighborhood while also acknowledging its context as part of the southern terminus of the Park Blocks, at the base of the West Hills, in close proximity to the future Green Loop, and as a bridgehead location. The tall glass corner treatment presents a very strong gateway element to the neighborhood, Park Blocks and the central city. The colorful Juliet balconies signal a residential building that is lively and somewhat playful and inviting. The balconies contribute to active façades, more livable units and add human scale and articulation to the building. The base of the building is devoted to active and public uses and the pedestrian experience of the site includes a prominent corner entry plaza at grade with the sidewalk along SW Clifton St and Park Ave. The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The four new canopies successfully blend high-quality materials within the context of the original building design. The proposal meets the applicable design guidelines and therefore warrants approval.

DESIGN COMMISSION DECISION

The Design Commission denied the appeal and supported the staff level approval of Design Review, thereby approving the proposal for a new eleven-story apartment building with 91 residential units, per the approved site plans, Exhibits C-1 through C-34, signed and dated 3/18/2021, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 20-213946 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. At the time of building permit submittal, a signed Certificate of Compliance form (https://www.portlandoregon.gov/bds/article/623658) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

C. No field changes allowed.

These findings, conclusion and decision were adopted by the City of Portland Design Commission on 5/6/2021.

By: _____
Julie Livingston, Design Commission Chair

Date Final Decision Effective/Mailed: 5/21/2021
120th day date: 5/28/2021

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on 11/9/2020, and was determined to be complete on 12/8/2020.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on 12/8/2020.

ORS 227.178(1) states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended by 51 days. Unless further extended by the applicant, **the 120 days will expire on: 5/28/2021.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this Decision. This decision is final and becomes effective the day the notice of decision is mailed (noted above). This decision may not be appealed to City Council; however, it may be challenged by filing a "Notice of Intent to Appeal" with the State Land Use Board of Appeals (LUBA) within 21 days of the date the decision is mailed, pursuant to ORS 197.620 and 197.830. A fee is required, and the issue being appealed must have been raised by the

close of the record and with sufficient specificity to afford the review body an opportunity to respond to the issue. For further information, contact LUBA at the 775 Summer Street NE, Suite 330, Salem, OR 97301 [Telephone: (503) 373-1265].

Recording the final decision.
If this Land Use Review is approved, the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed,* the final decision will be recorded after **5/21/2020** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS
NOT ATTACHED UNLESS INDICATED

A. Applicant's Submittal
   1. Original plan set – NOT APPROVED/reference only, 11/9/2020
   2. Transportation Demand Management Pre-Approved Plan Agreement Form and Initial Geotechnical Report
   3. Neighborhood Contact Certification
   4. Stormwater Report
   5. Drywell Letter
   6. Civil Plans
   7. Drywell Report
   8. Updated Public Contact Signage - Jan 6, 2021 - Clifton Signage
   9. Updated Public Contact Signage - Jan 6, 2021 – SW Park Signage
   10. Request for Extension of 120-Day Review Period for 16 days dated 1/26/2021
   11. Updated designs – NOT APPROVED/reference only, 1/29/2021
   12. Updated designs – NOT APPROVED/reference only, 2/9/2021
   13. Request for Extension of 120-Day Review Period for 14 days dated 2/13/2021

14. Living screen options for property line, 2/21/2021
15. Living screen options for property line, 2/21/2021
16. Request for Extension of 120-Day Review Period for 14 days dated 2/26/2021
17. Updated designs – NOT APPROVED/reference only, 3/2/2021
18. Updated plan set – NOT APPROVED/reference only, 3/18/2021
19. Request for Extension of 120-Day Review Period for 6 days dated 3/11/2021

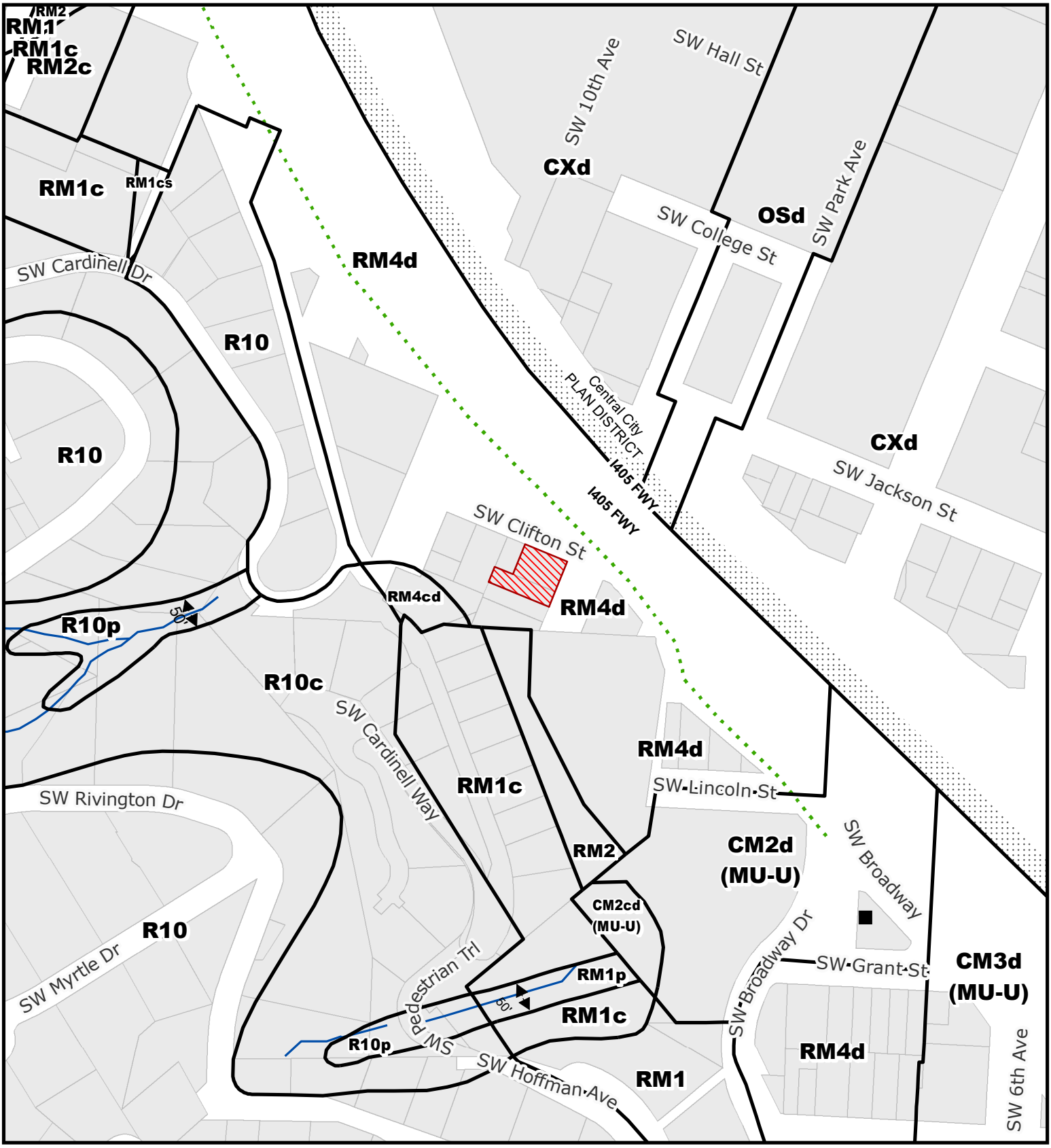
B. Zoning Map (attached)
C. Plans/Drawings:
   1. VICINITY MAP (C08)
   2. ORIEL WINDOW- PLAN (C11)
   3. ORIEL WINDOW- BUILDING ELEVATIONS (C12)
   4. SITE PLAN (C13)
   5. AREA CALCULATION (C14)
   6. FAR (C15)
   7. BASEMENT FLOOR PLAN (C16)
   8. Level 1 Plan (C17) (attached)
   9. LEVEL 2 (C18)
   10. LEVEL3 TO 10 (C19)
   11. LEVEL 11 (C20)
   12. ROOF PLAN (C21)
   13. East and North Elevations (C22-R1) (attached)
   14. West and South Elevations (C23-R1) (attached)
   15. Juliet Color Scheme (C23-1)
   16. Building Sections (C24)
   17. Building Sections (C25)
   18. Bicycle Parking (C26)
   19. Typical Unit Plan (C27)
   20. Modular Unit Plan View (C28)
   21. Exterior Details (C31-R1)
   22. Exterior Details (C32)
   23. Exterior Details (C33)
   24. Exterior Details (C34)
   25. Exterior Details (C35-R1)
   26. Stucco Details (C36)
   27. Stucco Details (C37)
   28. Stucco Details (C38)
   29. Landscape Plan Updated (C39)
   30. Landscape Materials (C39a)
   31. South Elevation Fence (C39b)
   32. Plaza Enlargement Plan (C40)
   33. Sideyard/Loading Area Enlargement Plan (C41)
   34. Exterior Lighting Plan (C42)
D. Notification information:
   1. Mailing list
   2. Mailed notice
E. Agency Responses:
   1. Life Safety Division of the Bureau of Development Services
   2. Fire Bureau
   3. Site Development Section of BDS
   4. Bureau of Environmental Services Initial Response and Addendum
   5. Portland Bureau of Transportation
F. Correspondence:
   1. Craig Koon, SWHRL Land Use chair, 11/16/2020 and 1/4/2021, wrote with questions and concerns about the project.

2. Molly and Shannon Meyer, Park Ave residents, 12/19/2020, wrote with concerns about the project.
3. Kayce and John Marty, neighboring property owners, 1/2/2021, wrote with questions and concerns about the project's impacts on their abutting property.
4. John Bear, neighbor, 1/4/2021, wrote with questions about the project review process.
5. Craig Koon, SWHRL Land Use chair, 1/4/2021, wrote with Southwest Hills Residential League official comments that expressed concerns about the project.

G. Other:
1. Original LU Application
2. Decision by Director of Bureau of Development Services Regarding Neighborhood Contact

H. Appeal Hearing Exhibits
1. Administrative Decision
2. Submitted Appeal, 4/8/2021
3. Notice of Appeal, 4/15/2021
4. Notice of Appeal Mail List, 4/15/2021
5. Commission Memorandum, 4/27/2021
6. Craig Koon, SWHRL Land Use chair, 5/5/2021, wrote with Southwest Hills Residential League official comments that expressed support for the appeal.
7. Staff PowerPoint, 5/6/2021
8. Appellant Presentation, 5/6/2021

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

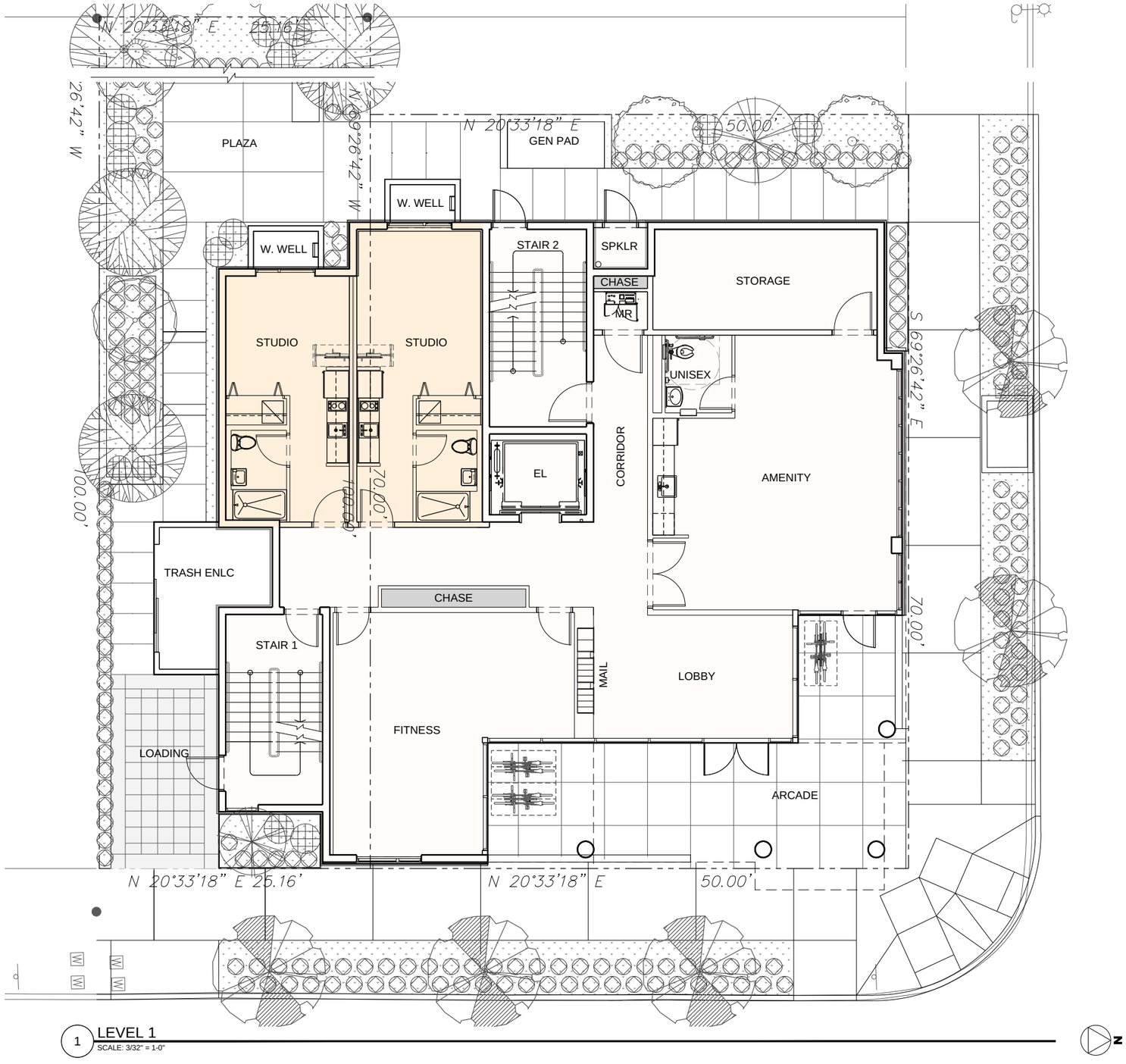
NORTH

Site

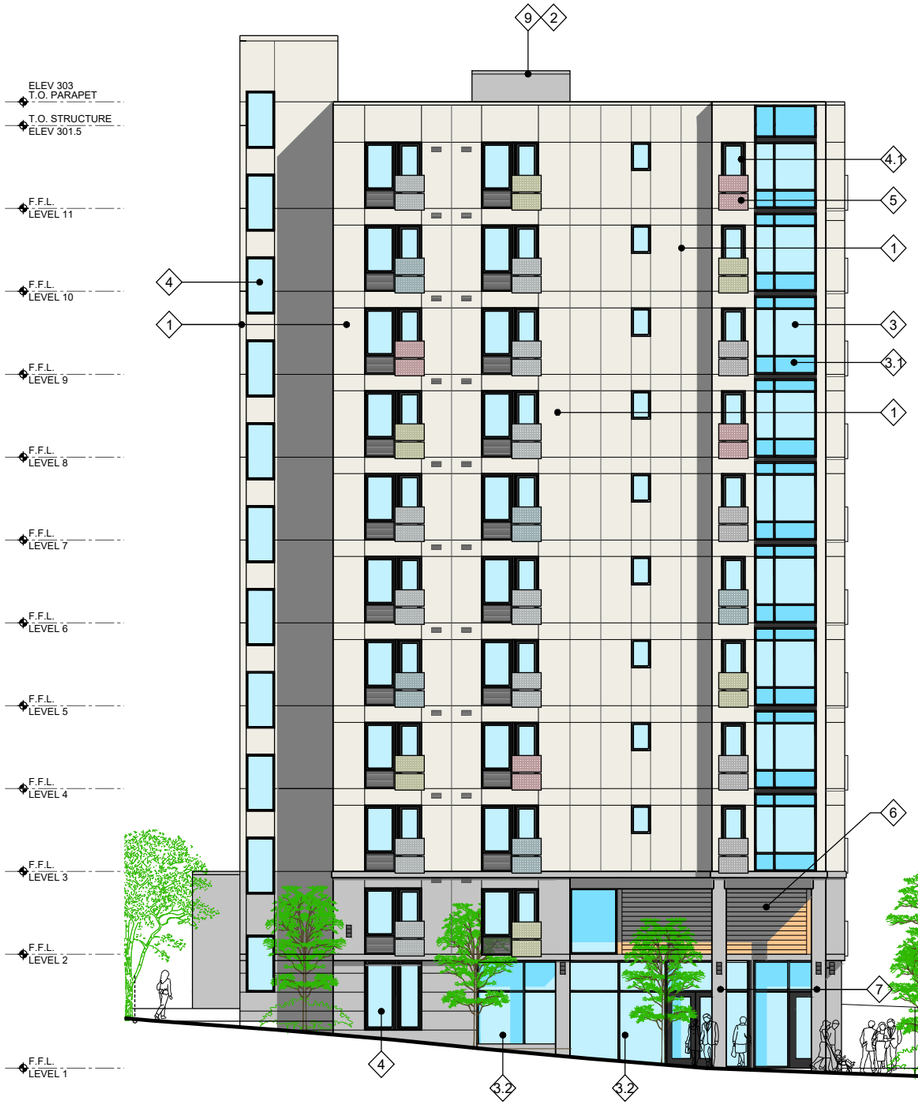
Stream

Historic Landmark

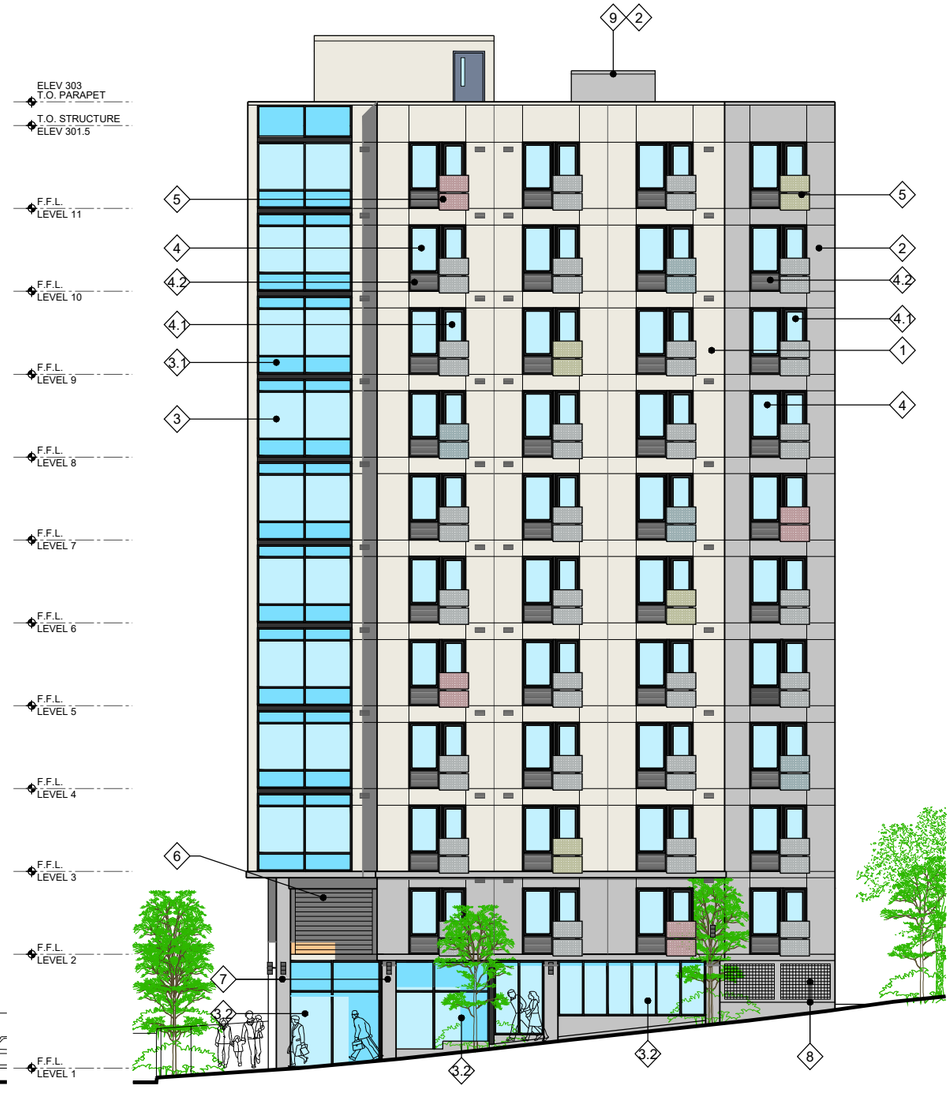
File No.	LU 20 - 213946 DZ
1/4 Section	3228
Scale	1 inch = 200 feet
State ID	1S1E04DA 8800
Exhibit	B Nov 12, 2020



Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



1 EAST ELEVATION
SCALE: 1/16" = 1-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

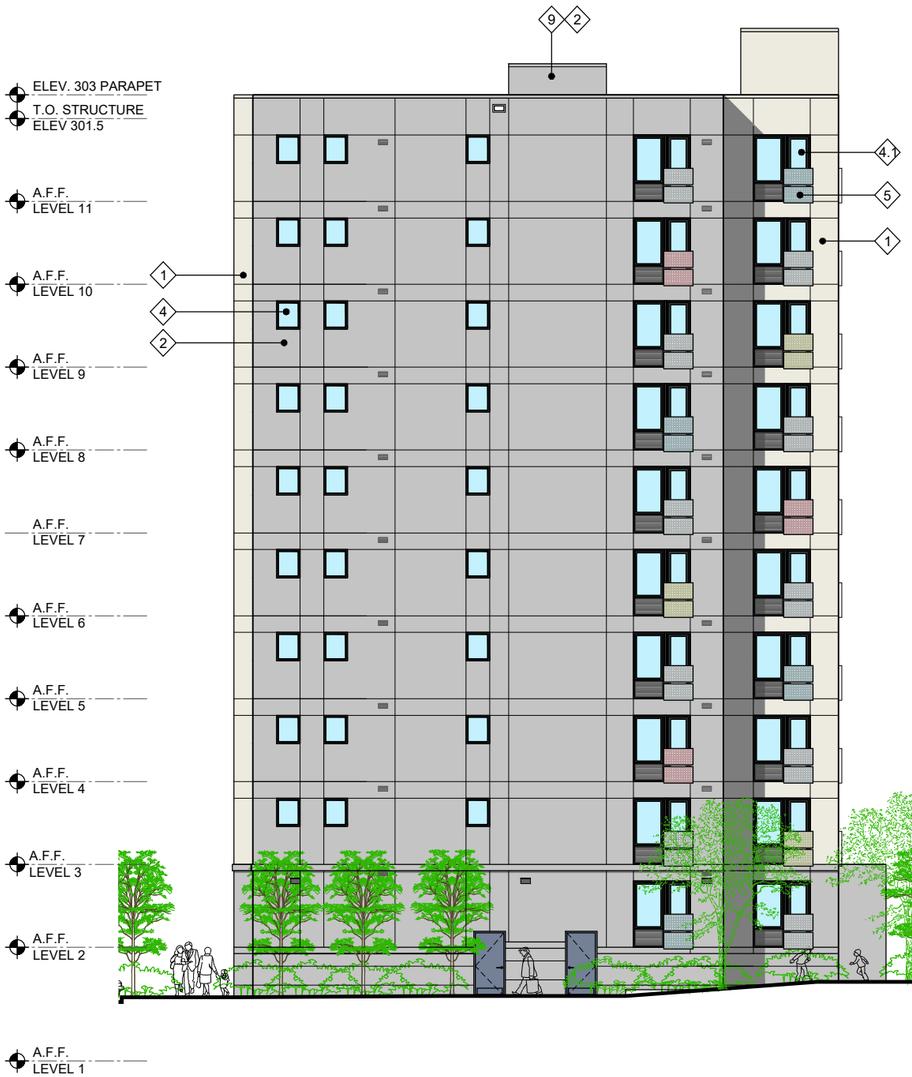
1. STUCCO - STO 16003 - 85
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2. LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 3/18/2021
*~~This approval applies only to the~~ reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

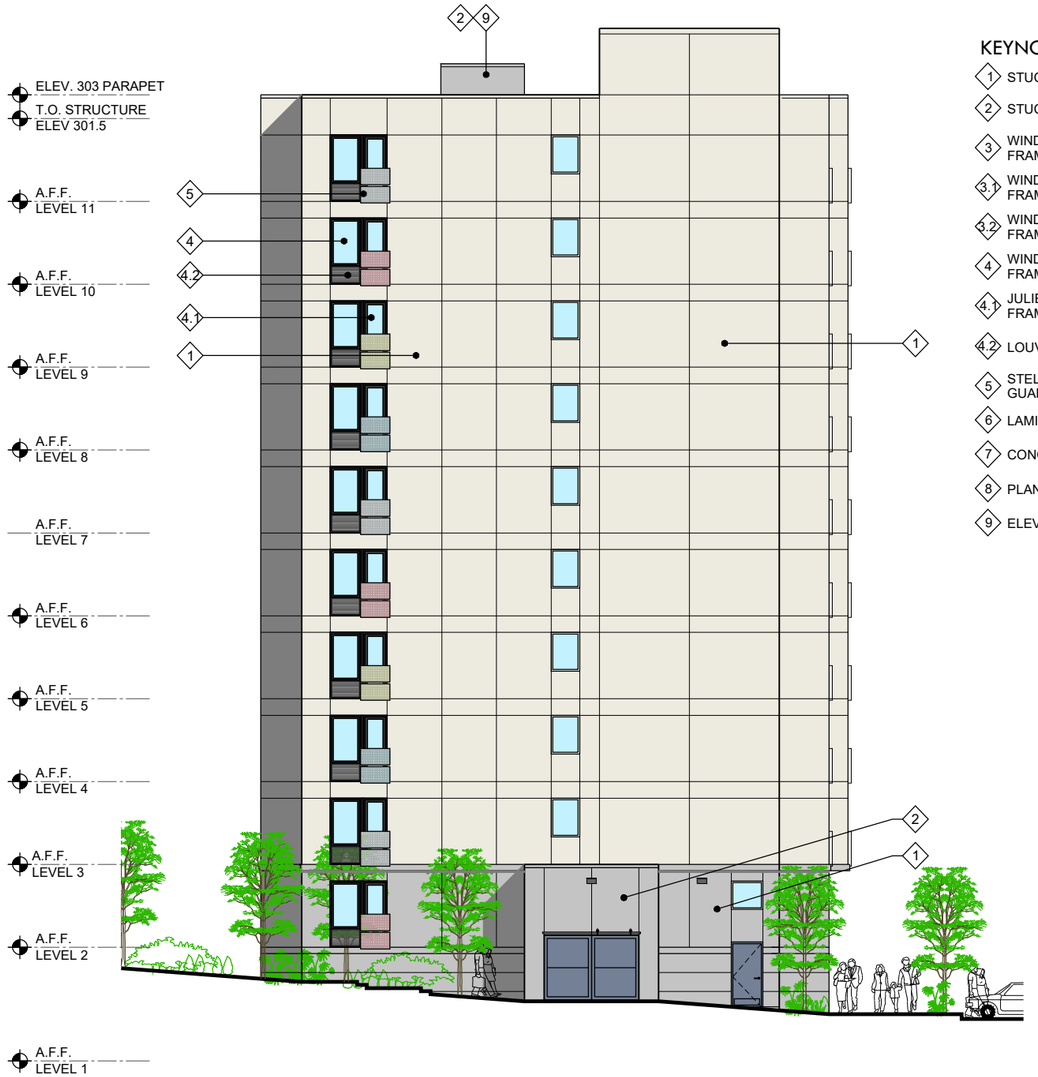
TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

LU 12-345678 DZ | C22-R1
DATE: 02-08-2021

Exhibit C13 LU 20-213946 DZ



1 WEST ELEVATION
SCALE: 1/16" = 1-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - STO 16003 - 85
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
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9. ELEVATOR PENTHOUSE

Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1S1E04DA 8700	PORTLAND CITY OF	1120 SW 5TH AVE #1302	PORTLAND OR 97204-1912
3	RETURN SERVICE REQUESTED		1S1E04DB 1000	BRENN BRUCE & BRENN LUCINDA	1242 SW CARDINELL WAY	PORTLAND OR 97201-6761
4	RETURN SERVICE REQUESTED		1S1E04DB 1100	WANG XIAOFEI & HONG QIN	1240 SW CARDINELL WAY	PORTLAND OR 97201
5	RETURN SERVICE REQUESTED		1S1E04DB 300	FFQ PROPERTIES LLC	8875 SW HAZELVERN WAY	PORTLAND OR 97223
6	RETURN SERVICE REQUESTED		1S1E04DB 400	GILMER ROBERT & NORMAN CRAIG	2066 SW 10TH AVE	PORTLAND OR 97201
7	RETURN SERVICE REQUESTED		1S1E04DB 500	SAINT JOHN SOCIETY	PO BOX 1004	CORVALLIS OR 97339
8	RETURN SERVICE REQUESTED		1S1E04DB 900	OREGON RESIDENTIAL PROPS LLC	2050 BEAVERCREEK RD #101-337	OREGON CITY OR 97045
9	RETURN SERVICE REQUESTED	1S1E04DB 90000	ASSOCIATION OF UNIT OWNERS OF	CARDINELL CREST CONDO	2076 SW 10TH AVE #2	PORTLAND OR 97201
10	RETURN SERVICE REQUESTED		1S1E04DB 90001	SANDRA G LEAHY TR	2078 SW 10TH AVE #6	PORTLAND OR 97201
11	RETURN SERVICE REQUESTED		1S1E04DB 90002	LILLIAN R CARBONE REV LIV TR	2076 SW 10TH AVE #2	PORTLAND OR 97201
12	RETURN SERVICE REQUESTED		1S1E04DB 90003	SHEPARD MICHAEL W	PO BOX 4017	BEAVERTON OR 97076-4017
13	RETURN SERVICE REQUESTED		1S1E04DB 90004	MUNRO KAREN L	2074 SW 10TH AVE #5	PORTLAND OR 97201
14	RETURN SERVICE REQUESTED	1S1E04DB 90005	YUN JOSEPH &	BILLINGS-YUN MELANIE	1238 SW CARDINELL WAY #1	PORTLAND OR 97201
15	RETURN SERVICE REQUESTED		1S1E04DC 100	SINGEORZAN SAMUEL	1244 SW CARDINELL WAY	PORTLAND OR 97201
16	RETURN SERVICE REQUESTED	1S1E04DC 10600	CARDINELL CREST HOMEOWNERS'	ASSOCIATION INC	1242 SW CARDINELL DR	PORTLAND OR 97201
17	RETURN SERVICE REQUESTED		1S1E04DD 8701	THE COLLECTIVE PDX LLC	116 NE 6TH AVE #400	PORTLAND OR 97232
18				CURRENT RESIDENT	2055 SW PARK AVE	PORTLAND OR 97201
19				CURRENT RESIDENT	2057 SW PARK AVE	PORTLAND OR 97201
20				CURRENT RESIDENT	2061 SW PARK AVE	PORTLAND OR 97201
21				CURRENT RESIDENT	2064 SW 10TH AVE	PORTLAND OR 97201
22				CURRENT RESIDENT	2065 SW PARK AVE #A	PORTLAND OR 97201
23				CURRENT RESIDENT	2065 SW PARK AVE #B	PORTLAND OR 97201
24				CURRENT RESIDENT	2069 SW PARK AVE #A	PORTLAND OR 97201
25				CURRENT RESIDENT	2069 SW PARK AVE #B	PORTLAND OR 97201
26				CURRENT RESIDENT	2069 SW PARK AVE #C	PORTLAND OR 97201
27				CURRENT RESIDENT	2069 SW PARK AVE #D	PORTLAND OR 97201
28				CURRENT RESIDENT	2073 SW PARK AVE #101	PORTLAND OR 97201
29				CURRENT RESIDENT	2073 SW PARK AVE #102	PORTLAND OR 97201
30				CURRENT RESIDENT	2073 SW PARK AVE #103	PORTLAND OR 97201
31				CURRENT RESIDENT	2073 SW PARK AVE #104	PORTLAND OR 97201
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38				CURRENT RESIDENT	2073 SW PARK AVE #111	PORTLAND OR 97201
39				CURRENT RESIDENT	2073 SW PARK AVE #112	PORTLAND OR 97201
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46				CURRENT RESIDENT	2073 SW PARK AVE #119	PORTLAND OR 97201
47				CURRENT RESIDENT	2073 SW PARK AVE #120	PORTLAND OR 97201
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49				CURRENT RESIDENT	2073 SW PARK AVE #122	PORTLAND OR 97201
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51				CURRENT RESIDENT	2073 SW PARK AVE #124	PORTLAND OR 97201
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54				CURRENT RESIDENT	2073 SW PARK AVE #127	PORTLAND OR 97201
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57				CURRENT RESIDENT	2073 SW PARK AVE #130	PORTLAND OR 97201
58				CURRENT RESIDENT	2073 SW PARK AVE #201	PORTLAND OR 97201
59				CURRENT RESIDENT	2073 SW PARK AVE #202	PORTLAND OR 97201
60				CURRENT RESIDENT	2073 SW PARK AVE #203	PORTLAND OR 97201
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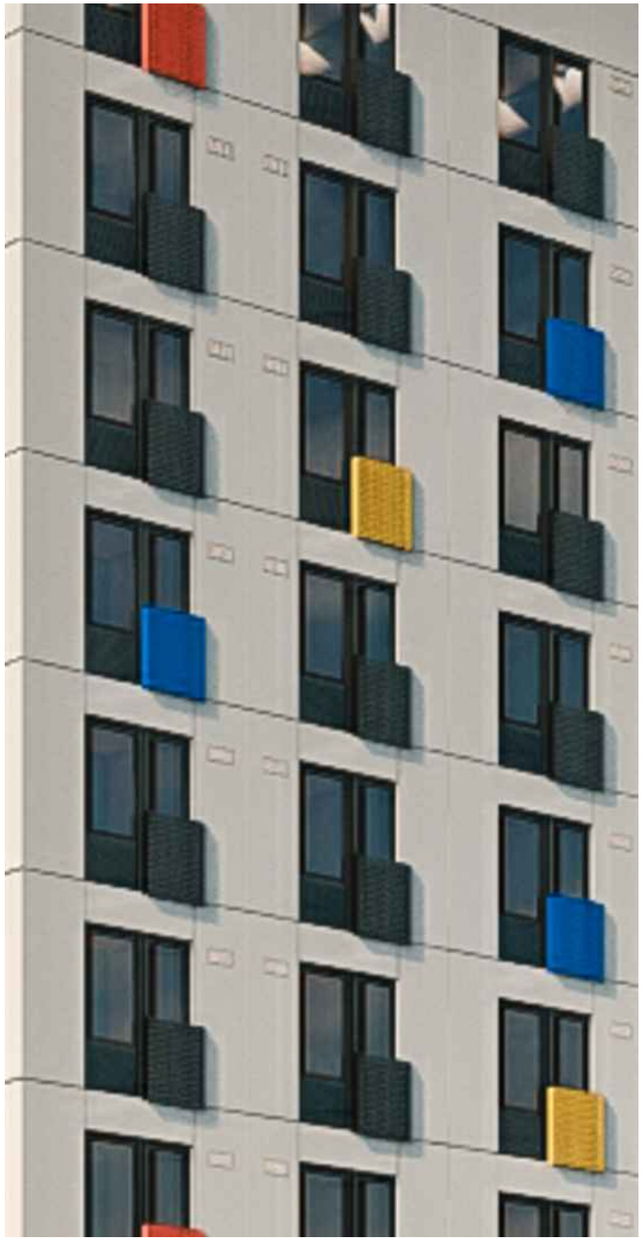
71				CURRENT RESIDENT	2073 SW PARK AVE #215	PORTLAND OR 97201
72				CURRENT RESIDENT	2073 SW PARK AVE #216	PORTLAND OR 97201
73				CURRENT RESIDENT	2073 SW PARK AVE #217	PORTLAND OR 97201

	A	B	C	D	E	F
74				CURRENT RESIDENT	2073 SW PARK AVE #218	PORTLAND OR 97201
75				CURRENT RESIDENT	2073 SW PARK AVE #219	PORTLAND OR 97201
76				CURRENT RESIDENT	2073 SW PARK AVE #220	PORTLAND OR 97201
77				CURRENT RESIDENT	2073 SW PARK AVE #221	PORTLAND OR 97201
78				CURRENT RESIDENT	2073 SW PARK AVE #222	PORTLAND OR 97201
79				CURRENT RESIDENT	2073 SW PARK AVE #224	PORTLAND OR 97201
80				CURRENT RESIDENT	926 SW CLIFTON ST	PORTLAND OR 97201
81				CURRENT RESIDENT	938 SW CLIFTON ST #A	PORTLAND OR 97201
82				CURRENT RESIDENT	938 SW CLIFTON ST #B	PORTLAND OR 97201
83				CURRENT RESIDENT	938 SW CLIFTON ST #C	PORTLAND OR 97201
84	RETURN SERVICE REQUESTED	APPELLANT	1S1E04DB 600	BEAR JOHN H	918 SW CLIFTON ST	PORTLAND OR 97201
85	RETURN SERVICE REQUESTED	RESPONDENT	1S1E04DB 800	MARTY JOHN & CAMPBELL KAYCE	10110 S RIVERSIDE DR	PORTLAND OR 97219-7969
86	RETURN SERVICE REQUESTED	RESPONDENT	SOUTHWEST HILLS RESIDENTIAL LEAGUE	SWHRL C/O SWNI ATTN KOON CRAIG	7688 SW CAPITOL HWY	PORTLAND OR 97219-2457
87	RETURN SERVICE REQUESTED	OWNER	1S1E04DA 8800	PARK AVENUE PSU LLC	4035 S KELLY AVE	PORTLAND OR 97239-4316
88	RETURN SERVICE REQUESTED	OWNERS AGENT	PARK AVE PSU LLC	RYSTADT ROWEN	5331 SW MACADAM AVE #258 PMB 208	PORTLAND OR 97239
89	RETURN SERVICE REQUESTED	APPLICANT	TAHRAN ARCHITECTURE & PLANNING LLC	ATTN TAHRAN RALPH	13741 KNAUS ROAD	LAKE OSWEGO OR 97034
90	RETURN SERVICE REQUESTED	DEVELOPER	MAIN STREET DEVELOPMENT	ROSEMEYER NATHANIEL	4035 S KELLY ST	PORTLAND OR 97239
91	RETURN SERVICE REQUESTED		LAND USE CONTACT	DOWNTOWN RETAIL COUNCIL	200 SW MARKET ST SUITE 150	PORTLAND OR 97201
92	RETURN SERVICE REQUESTED		LAND USE CONTACT	PIONEER COURTHOUSE SQ	715 SW MORRISON #702	PORTLAND OR 97205
93	RETURN SERVICE REQUESTED		LAND USE CONTACT	WASHINGTON CO - TRANSPORTATION	1400 SW WALNUT ST	HILLSBORO OR 97123
94	RETURN SERVICE REQUESTED		LAND USE CONTACT	CENTRAL CITY CONCERN	232 NW 6TH AVE	PORTLAND OR 97209
95	RETURN SERVICE REQUESTED		GOOSE HOLLOW FOOTHILLS LEAGUE	POWELL JERRY & SCHAFFER SCOTT	1926 SW MADISON ST	PORTLAND OR 97205-1718
96	RETURN SERVICE REQUESTED		LAND USE CONTACT	GOOSE HOLLOW FOOTHILLS LEAGUE	2257 NW RALEIGH ST	PORTLAND OR 97210
97	RETURN SERVICE REQUESTED		NEIGHBORS WEST-NORTHWEST	SIEBER MARK	2257 NW RALEIGH ST	PORTLAND OR 97210
98	RETURN SERVICE REQUESTED		PORTLAND DOWNTOWN NA	RAHM WENDY	2257 NW RALEIGH ST	PORTLAND OR 97210
99	RETURN SERVICE REQUESTED		LAND USE CONTACT	SOUTHWEST NEIGHBORHOODS INC	7688 SW CAPITOL HWY	PORTLAND OR 97219
100	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97269
101	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
102	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
103	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
104	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HIST PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
105	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
106				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
107					HEARINGS CLERK	299/3100
108					DAWN KRANTZ	B299/R5000
109	RETURN SERVICE REQUESTED		20-213946 APPEAL FFDEC 5-21-21	CASE FILE PAGLIA	1900 SW 4TH AVE #5000	PORTLAND OR 97201

COVER

SW PARK APARTMENTS

2057 SW PARK AVE, PORTLAND, OREGON 97201



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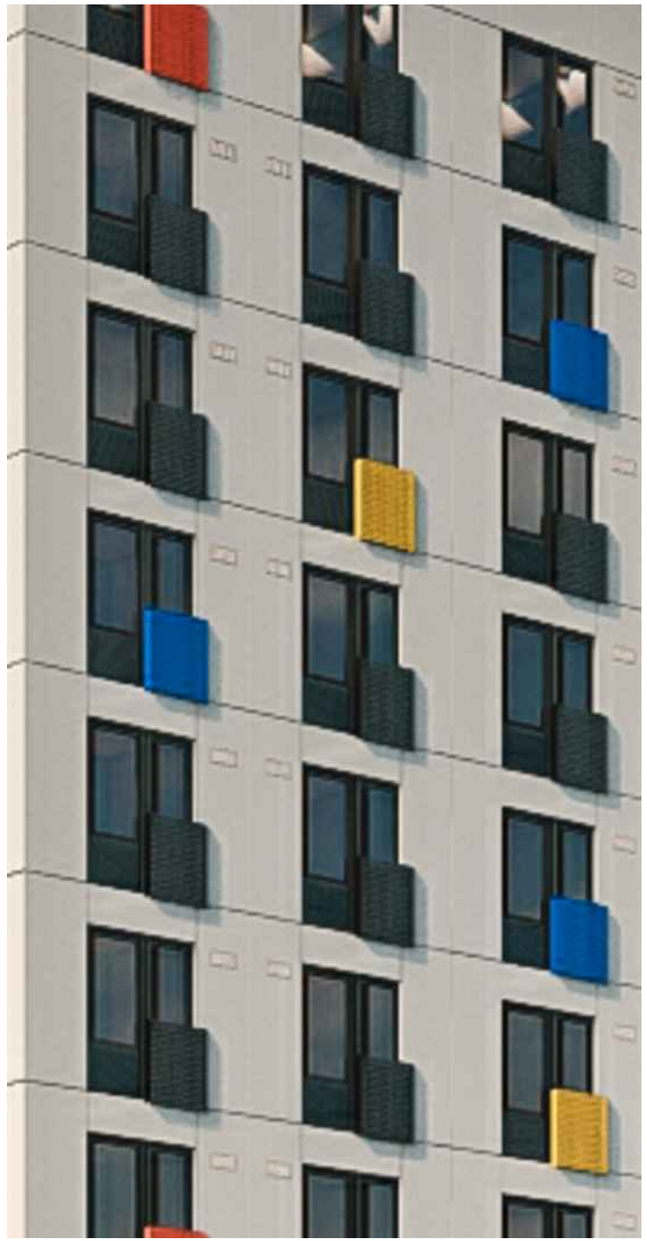

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Development Program Summary

The proposal is to build an 91-unit affordable housing building on a 6,016 square foot parcel at 2055-2057 SW Park Avenue. The building is an 11-story structure, modular units, prefabricated structure utilizing mass plywood panels and light gauge steel for a Type IV B building. Zoning on the property is RM4(d) with a base floor area (FAR) of 4:1 with a bonus option of 3:1 additional FAR for "deeper housing affordability" meaning a minimum of 50% of all units must accommodate residents that earn no more than 60% average median family income (AMI). All of the proposed apartments will be for 60% AMI residents. Base height for the structure is 100 feet, the proposal is for 94 feet as measured for the base point one calculation. The site is close and convenient to several transit options, served by six different Tri-Met bus lines and three light rail lines, closest is 897 feet away at SW 6th and College Street.

No specific "plan area" design guidelines apply to this location as it is just across the 405 Freeway to the south in a dead-end pocket of residential properties all zoned RM4 with the same opportunity for development. The property is in the SW Hills Residential League Neighborhood and is accessible to the Green Loop Concept of the Central City 2035 Plan.

This project joins the six-mile linear park across the small Park Avenue Bridge that enters the North Park Blocks leg of the Green Loop through Portland State University and on through the Central City. The Park Avenue Apartment project has utilized the six "Design Principles" for the Green Loop in the design of the project. They are:

1. Building Orientation:
   This new development oriented the building lobby and common amenity spaces toward the Green Loop along Park Avenue and SW Clifton Street, providing greater visibility and activity to the street frontages.

2. Multi-Use Path:
   Park Avenue designated a "local Street" will provide the most direct access to the North Park Blocks approximately 200 feet north.

3. Physical Separation:
   The ground floor of the building is recessed from the sidewalk 12 feet to the main entry door to form a covered entry plaza for benches, plantings and short-term bicycle parking.

4. Connected Canopy:
   The building does not front directly on the actual Green Loop but serves as an adjacent extension of it and will contribute to it with distinctive tree plantings and green features.

5. Branding Identity:
   The building, due to the highly visible corner location and 11 stories high, will identify for residents and visitors where they are along the Loop.

6. Unique Street Furnishings:
   Unique street furnishings will be prominent along the frontages of Park Avenue and Clifton Street.

ZONING: RM4(d)
The RM4 Zone is a high-density- multifamily dwelling zone applied near the Central City and in centers, station areas, and along civic corridors. Housing is intensely urban with a high percentage of building coverage, with little or no front setback. Allowed housing is characterized by mid-to-high-rise buildings.

DESIGN (d)
The Design (d) overlay zone promotes the conservation, enhancement and continued vitality of areas of the city with special scenic, architectural, or cultural value. This project requires Design Commission Review as a Type III process due to the size and value of the project.

DESIGN EXCEPTION
No Design Exceptions required.

SHEET INDEX

CONTEXT
SITE & VICINITY:
The 6016 square foot site is located at the northeast corner of SW Park Avenue and SW Clifton Street. The site has two older, two-story single-family homes that will be deconstructed to build the proposed Park Avenue Apartments. Surrounding development consists of a mix of older single-family homes and smaller multifamily development. Most recently, the five story Amy Apartments has been built approximately 150 feet to the west, and has been open for about a year. The site is part of a small dead-end location due to steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket. The site is directly across U.S. HWY I-405 from Portland State University and the North Park Blocks and is accessed via the Park Avenue Bridge. Portland State Campus has numerous buildings 10 story or higher, residential, commercial and institutional approximately 250 feet from the subject site. SW Clifton and SW Park Avenue are designated as Local Service Streets. The Park Avenue Bridge across I-405 connects the site and this district to the Green Loop, the North Park Blocks, and several transit connections. The site is separated from the Central City Plan District by I-405.

SITE PLAN
The proposed building is set into the sloping site to have the main entry lobby at existing sidewalk grade on SW Park Avenue. The west end of the building will be set approximately seven feet into the site. An entry plaza of 12 feet deep wraps the corner of Park Avenue and SW Clifton. The northeast corner of the site has a predominantly nine story glass corner that faces PSU and the downtown area that will offer desirable views from those dwelling units. The building has a lot coverage of 63% of the site with 10-foot setbacks on the south and west sides that abut properties that are zoned for the same type of development of the subject site. A narrow long extension of the site exists at the southwest corner of the site that offers a convenient and natural courtyard area of over 1,000 square feet for the residents use and to contribute to the required outdoor area requirement in addition to the common areas inside the building. The courtyard will provide a welcome relief to the interior (rear) area of the adjoining three properties, now and in the future. When combined with minimum setbacks (10 ft.) required for buildings over 45 feet height the interior core of this block will be assured to be a minimum of 45 feet wide by 50 feet long, a valuable open space for the block.

CONCEPT DESIGN
The building design concept is deliberately disciplined to employ a certain construction type and method while achieving a Portland personality that has a pedestrian emphasis and assists in a 24-hour Central City by being walkable to jobs, services, parks, transit choices and food choices. The building is designed to offer studio residences to a population earning no more than 60% of the average median family income of the area. The location and size of the site presents a constrained construction area. The building is being designed in close collaboration with a modular prefabrication company to be able to build as much of the project off site in a climate-controlled environment. The completed modular units will be trucked to the site, predominately 12 feet by 24 feet long units that will then be crane lifted into place, by a rubber tire crane, and attached to a ledger on the poured in place concrete stair and elevator shafts. A rubber tire crane can be used as the "mods" are relatively light, approximately 15,000 pounds each, due to the use of mass plywood panels, used for the floor and ceiling systems of the mod. The walls will be light gauge steel framed with a stucco panel exterior. The mods will be trucked in as finished units with windows in place and required exterior vents. The construction benefits are an efficient way to construct on a tight site, with limited construction staging areas, and speed of construction by prefabricating the majority of the project off site, with very little construction waste. Due to the need to maximize repetition for an efficient, feasible prefabricated project as much standardization as possible is needed to accomplish the project.

PORTLAND PERSONALITY
Rather than include specific symbols of Portland identity, the project emphasizes Portland themes such as light rail, active streets, views to the street and nature beyond and a commitment to environmental design.

ENHANCE, EMBELLISH AND IDENTIFY AREAS
The building places entries and views toward the street as much as possible. Every unit has either a view of the street towards downtown or towards the common courtyard.

ESTABLISH AND MAINTAIN A SENSE OF URBAN ENCLOSURE
The building is built up to or slightly over the public right-of-way creating a positive urban edge on the SW Clifton Street frontage that faces towards PSU and downtown. The urban edge has been further articulated through the use of oriel windows on both streets.

CONTRIBUTE TO VIBRANT STREETSCAPE
The sidewalk level area will be articulated and extended by recessing the glass window wall 12 feet. This combined with the projecting bays at levels 3 through 11 will create a generous protected area for pedestrians and residents.

STRENGTHEN GATEWAYS
The location of the project is near the north boundary edge defined by I-405. This building will be the first building one sees when crossing the Park Avenue Bridge from the North Park Blocks. The height of the building, the glass corner, the slender proportions and overall massing will establish a strong entryway to this high-density residential niche.

MAKE PLAZAS AND OPEN SPACES SUCCESSFUL
Building elements; like main entries, lobbies, and windows face the street directly and or the large internal courtyard area. All units have either a street side view or a courtyard view.

Chapter 33.825 Design Review
Section 33.825.010 Purpose of Design Review
Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria
A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Community Design Guidelines.
Community Design Guidelines
The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: (P) Portland Personality, which establishes Portland's urban design framework; (E) Pedestrian Emphasis, which states that Portland is a city for people as well as cars and other movement systems; and (D) Project Design, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

RESPONSE: The building has been designed to be a gateway entry to this enclosed pocket that is evolving into a collection of mid rise to high rise residential living that has a connection to Portland State University and the Park Blocks. The base of the building is entirely devoted to pedestrian activities and a strong sense of entrance. The building retains a “small footprint” as is a tradition in this neighborhood and the Portland small block urban center.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

RESPONSE: The site is not designated an Historic or Conservation District.

P3. Gateways. Develop or strengthen the transitional role of gateways identified in adopted community and neighborhood plans

RESPONSE: The building has been designed to be a gateway building at the south end of the Park Avenue Bridge. The tall glass corner treatment presents a very strong entrance element to the Park Blocks and the central city. The colorful Juliet balconies signal a residential building that is lively and somewhat playful and inviting

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

RESPONSE: The building is at the southwest corner of Park Avenue and Clifton Street and has full sidewalks along the frontage of each street that provide a direct efficient connection to the Park Blocks and transit options.

E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

RESPONSE: The base of the building provides a generous covered open area along Park Avenue and Clifton Streets to offer comfortable places to meet and rest.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

RESPONSE: The sidewalk level is entirely devoted to common use spaces and is predominantly glass frontage to offer visibility into the building and its functions to provide life along the street. The corner is recessed significantly to provide covered areas that create effective gathering spaces.

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.

RESPONSE : The building is at the corner of Park Avenue and Clifton Street, and the corner has been designed to be very active featuring a tall oriel window that will be very recognizable from the Park Blocks . The colorful Juliet balconies will signal its identity as a residential building.

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

RESPONSE: The large recessed areas along the east facade and the north facade provide covered areas that are protected from the elements. The project also has a large outdoor courtyard at the southwest corner of the site that can be accessed by anyone from Park Avenue and Clifton Streets. The courtyard will have benches , a vibrant landscape and trees along the perimeter of the courtyard to provide a pleasant outdoor area.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;
D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

RESPONSE: The “L” shaped site provides us with an excellent opportunity to create an approximately 1500 square foot outdoor courtyard that will have bench seating and a large open area for activities. The courtyard is easily accessed by pedestrian connections to Park Avenue and Clifton Streets. ADA access is provided via the sidewalk along Clifton. The perimeter of the courtyard is landscaped by a variety of plant types and scales. Perimeter Trees will provide shade and privacy from surrounding residential development now, and in the future when larger scale buildings will be built. A number of different landscape features are placed around the building and are of various scales.

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

RESPONSE: The main entrance to the building is located at the northeast corner of the building, the most prominent corner of the site. It is the most direct and closest point to access transit and connect to the important Park Blocks through Portland State University.

D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

RESPONSE: The project does not have a parking garage or a parking area.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

RESPONSE: The building has all common use activities at the ground floor level with significant amounts of glass to provide plenty of “eyes on the street” to reduce the likelihood of criminal activity. Since it is a residential building, all the living spaces are located at the street frontages to provide more activity 24/7 along the street frontages. At the west end of the building there are 20 units that face the large common outdoor courtyard to provide eyes on the courtyard.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

RESPONSE: This a new building, so there are no additions .

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

RESPONSE: This is one of the first large scale buildings in an area that has been designated for this size and scale of building by the Portland Zoning Code and Comprehensive Plan, so there will be a transition period from the current lower small scale buildings in the area to larger scale buildings, like the Amy 6 story apartments to the west and this proposed building. It is a residential area and the new zoning maintains it as a residential area, but at a much more dense scale. Details such as balconies, colors, articulation and street facing 24/7 life will maintain the residential character.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

RESPONSE: The building is a unique first of its kind in the area, as it is a prefabricated modular high rise building that requires a certain regimen. High rise buildings by themselves require longer lasting quality materials. The composition of the building has been carefully crafted to provide articulation and proportions that breakdown the building block into sleek proportions. The colorful perforated metal Juliet balcony panels provide colorful interest and activity on the facades to provide a cohesive composition.

RESPONSE TO (DAR) DESIGN ADVICE REQUEST COMMISSION SUMMARY MEMO 8/6/2020

At the Design Advice Request (DAR) Meeting held August 6, 2020, the Commission gave the following guidance for our project and we have made the following changes to incorporate the advice as much as possible.

1. Blending into the neighborhood is a key challenge, and the building appears more office/commercial in expression. Adding additional details, recessed or projecting balconies on the facades and materials with less glare would provide more human scale and residential expression.

   RESPONSE: It is very challenging to introduce the first building that is the tallest building in an area in transition to developing to the newest zoning code. The area has been predominately two- and three-story residential buildings, but the new code has zoned the area and immediate surroundings RM4, described as: "a high density, multifamily dwelling zone applied near the Central City and in centers, station areas and along civic corridors. Housing is intensely urban with a high percentage of building coverage, with little or no front setback. Allowed housing is characterized by mid-to-high rise buildings" in the new code. Height limits are 75 feet to 100 feet when within 1,000 feet of a transit station. The subject site is 897 feet from the transit station. The transition to higher density started a couple of years ago with the construction of the six story Amy Apartment building, one block to the northwest.

   To make the building "less office/commercial" in appearance and more residential, we have added projecting Juliet balconies, a residential detail. The balcony railings are a perforated metal panel, powder coated in three primary colors, to make the building elevations more lively, almost playful. The colored metal panels reduce the apparent glare by reducing visible large glass panels. In addition, we have exposed "CLT panels of wood" used in the prefabricated modular unit construction in the lobby entrance that is visible from the street to express some of the technology used in the construction of this building. Charred wood panels are being applied to the upper covered entry walls to add texture, color and another residential quality building material to enhance the pedestrian level.

2. The Commission felt the corner treatment of the building was very successful, particularly the main entrance and entry colonnade. We are very pleased with the corner as well.

3. We were asked to explore strategies to take all of the back of house functions and put them all on one street and move them away from the street frontages.

   RESPONSE: We have moved the electrical room away from Clifton Street and put it in the basement as approved by our electrical engineer. Loading is located on Park Avenue, a local street, as required by PBOT. No other back of house functions are on street frontage.

DAR SUMMARY OF COMMENTS

- Building corner treatment is very successful.
- Main entrance and entry colonnade are fantastic.
- The arcade overhang provides sufficient weather protection.

RESPONSE: We agree with these comments and are happy that the commission feels this way.

SUNKEN COURTYARD ELEMENTS ARE NOT WORKING

- Sunken courtyard along Clifton poses safety problems.
- Explore making the courtyard space an interior amenity space.

RESPONSE: We have eliminated the sunken courtyard and made it an interior amenity space.

BUILDING RESPONSE TO CONTEXT

The commission agreed that the building scale is allowed by Zoning Development Standards, but work is needed to appear more residential and better fit in a residential area.

- Adding more detailing and texture, and less monolithic glazing was suggested.
- Adding balconies would enrichen the facade, adding detail, human scale and visual interest.
- The oriel window adds to the commercial quality.

RESPONSE: We have added projecting Juliet balconies that have perforated metal panel railings that are powder coated in three primary colors to add colorful visual interest, increased shadow patterns and are almost playful. The pattern of the colorful panels reduces the apparent glazing to appear more residential. We have also extended the glazing from upper floors at the east elevation down into the solid blank wall at the street to add transparency. At the main lobby area, we are exposing "CLT panels" as wall surfaces so they can be visible from the pedestrian level and reveal some of the construction technology we are employing. The outdoor arcade will also have charred wood panels applied to the upper wall areas for a texture change and another residential quality material.

UPPER FLOOR GLAZING

- Give thought to add detail to the building skin and create less glare.
- More glazing on the west and south facades would be welcome.
- While the oriel is nice, units with floor to ceiling glass is not ideally livable.

RESPONSE: As has been mentioned in previous sections, we have added the Juliet balconies to add detail, color and texture to the building skin. The panels we have chosen for the balconies reduce the glare and create an interesting lively arrangement for the glazing. We have increased the glazing on the west side and originally held it to a minimum to preserve privacy for adjoining properties. We have also minimized glazing on the south facade for the same reason and in anticipation of future development of the adjoining property. We have reduced the width of the oriel windows and minimized the glass to a certain extent to increase privacy. Spandrel glass has been added above the floor level that will not be transparent, but still maintain the vertical glass component at the corner that faces the City and Park Blocks that we feel is very successful.

BACK OF HOUSE ELEMENTS

RESPONSE: As mentioned in previous sections, we have moved all back of house elements away from Clifton Street and only the required loading zone remains on Park Avenue as required by PBOT.

EXPOSED LOADING

- The Commission asked us to put more attention to the loading zone as it won't be in perpetual use as a vehicle area.

RESPONSE: We have added pavers to the 10'-0" x 18' - 0" area to add finer grain to the area as an outdoor area and still be functional as a loading zone. Landscaped areas border the loading space to further add texture and detail.

PREFABRICATED MATERIALS AND ASSEMBLY

The Commission commended us for exploring prefab construction, and encouraged us to expose some of the mass timber frame to add interesting detail.

RESPONSE: We are indeed pleased and excited to be introducing this innovative unique construction type to the Portland Metro area. This technology requires very close collaboration
and communication with the fabricator, structural, mechanical, electrical, plumbing and contractor to accomplish a successful project. Even while trying to maintain simplicity, there are a lot of complexities involved to bring this to completion. We have chosen to expose "CLT panels" in the large entry lobby that is very exposed to the pedestrian level to signal the use of this construction type and to provide a warm, northwest interior space. The Type IVB construction type and modularization has a number of positive sustainability points including:

- Using mass timber which will be supplied locally.
- Modularization
- Less weight than concrete construction means less seismic demands.
- Vac plumbing system in modular units uses much less water than convention plumbing.
- Less on-site labor, so less vehicle miles traveled.
- Speed of delivery to market.
- Availability of local labor force.
- Less staging area, less noise, less impact to neighborhood.
- Less construction waste.

ROOFTOP DECK

The Commission felt a rooftop deck is a nice amenity but would not take place of residential balconies.

RESPONSE: The project budget will not allow both, so we have elected to provide the Juliet balconies as they will provide the more residential qualities to the building character and composition and benefit each and every resident.

RESPONSE TO DAR COMMENTS

REDUCED MONOLITHIC GLASS APPEARANCE LESS GLARE - MORE RESIDENTIAL -

12'-0" REDUCE ORIEL WINDOW

RESPONSE TO DAR COMMENTS

ADDED JULIET BALCONIES TO EACH UNIT

RESPONSE TO DAR COMMENTS

NON TRANSPARENT SPANDREL GLASS, IMPROVE LIVABILITY BUT KEEP STRONG CORNER ELEMENT THAT ORIENTS TO THE CITY

RESPONSE TO DAR COMMENTS

"CHARRED WOOD PANELS ADD TEXTURE & RESIDENTIAL QUALITY MATERIAL

ELIMINATED BLANK WALL

RESPONSE TO DAR COMMENTS

ADD GLASS TO "AMENITY ROOM" AT PEDESTRIAN LEVEL, ELIMINATED SUNKEN COURTYARD

RESPONSE TO DAR COMMENTS

ELEV 303 T.O. PARAPET
T.O. STRUCTURE ELEV 301.5
F.F.L. LEVEL 11
F.F.L. LEVEL 10
F.F.L. LEVEL 9
F.F.L. LEVEL 8
F.F.L. LEVEL 7
F.F.L. LEVEL 6
F.F.L. LEVEL 5
F.F.L. LEVEL 4
F.F.L. LEVEL 3
F.F.L. LEVEL 2
F.F.L. LEVEL 1
ELEV 191 BASEMENT

1 EAST ELEVATION
SCALE: 1/16" = 1-0"

2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE | LU 12-345678 DZ | C04c
DATE: 11-09-2020

LU 20-213946 DZ

RESPONSE TO DAR COMMENTS

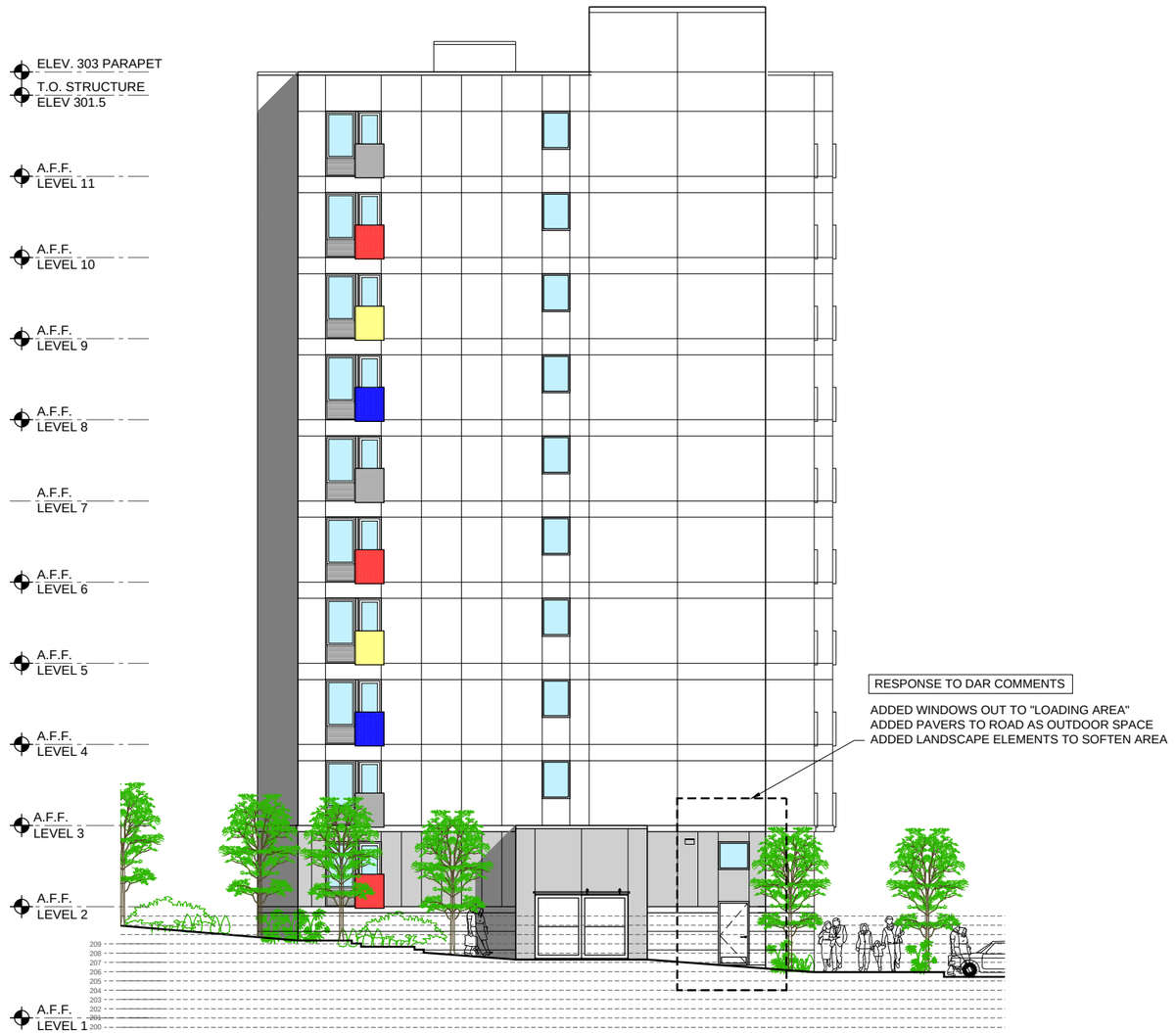
ADDED WINDOWS TO WEST ELEVATION

RESPONSE TO DAR COMMENTS

JULIET BALCONIES ADDED, GIVE RESIDENTIALLY AND PERSONALITY AND PROVIDE "EYES" ON INTERNAL COURTYARD

1 WEST ELEVATION

SCALE: 1/16" = 1-0"



RESPONSE TO DAR COMMENTS

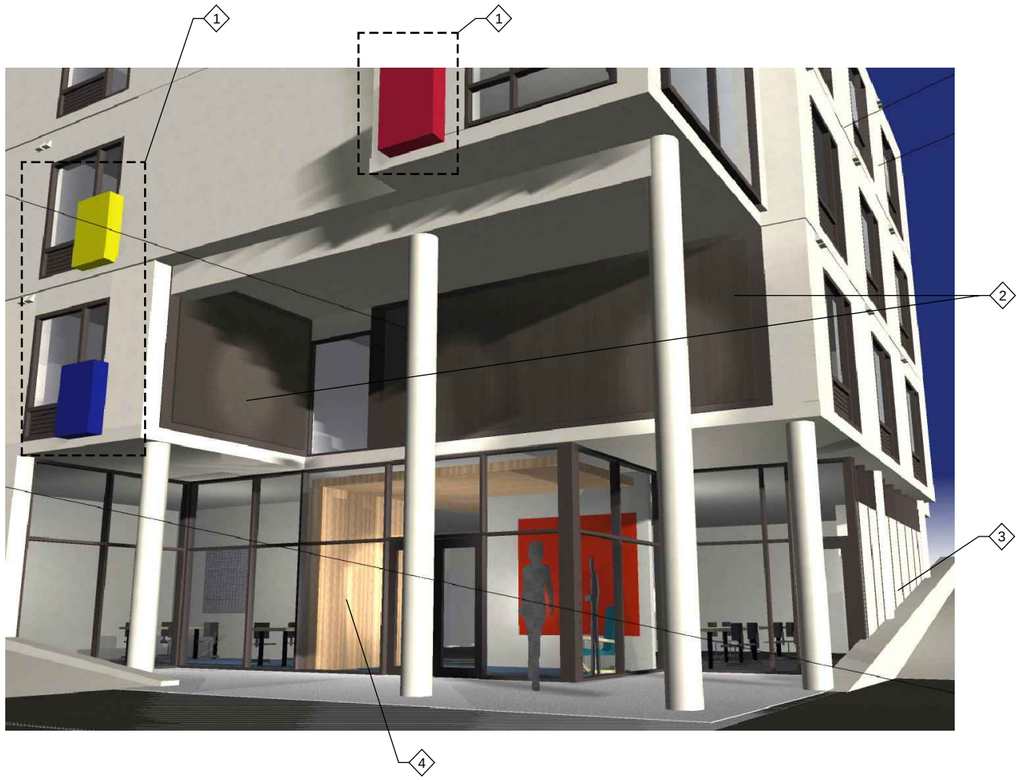
ADDED WINDOWS OUT TO "LOADING AREA"
ADDED PAVERS TO ROAD AS OUTDOOR SPACE
ADDED LANDSCAPE ELEMENTS TO SOFTEN AREA

2 SOUTH ELEVATION

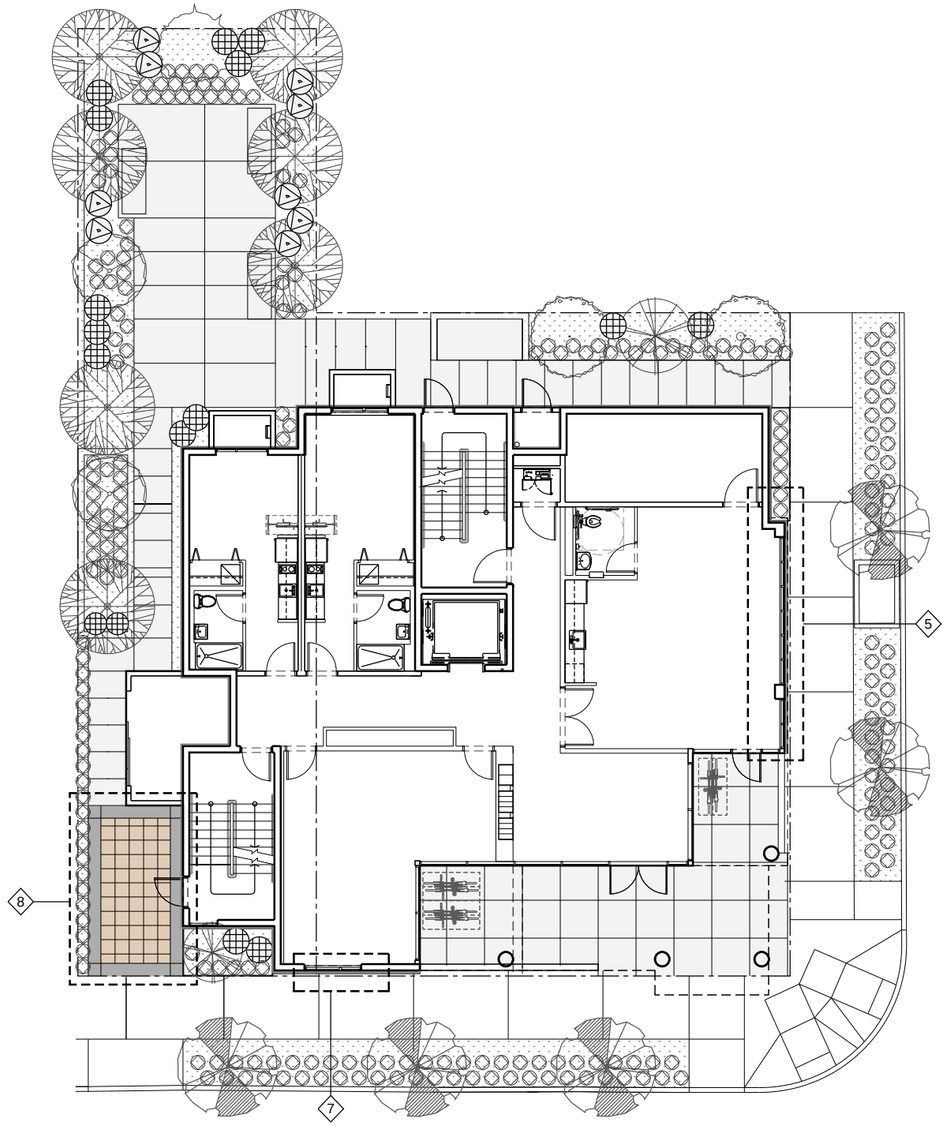
SCALE: 1/16" = 1-0"

KEYNOTES

1. COLORFUL JULIET BALCONIES AND ADD RESIDENTIAL, LIVELY PLAYFUL DETAILS AND SHADOW PATTERNS TO ALL ELEVATION.
2. CHARRED WOOD PANELS ADD RESIDENTIAL TEXTURE & QUALITY TO MAIN ENTRANCE AND FACADE.
3. ELIMINATED "SUNKEN COURTYARD"
4. EXPOSED MPP PANELS TO HINT AT CONSTRUCTIONS TYPE AND ADD RESIDENTIAL, WARM NORTHWEST FEEL TO MAIN LOBBY ENTRANCE. GLAZING EXPOSES TO OUTSIDE PEDESTRIAN LEVEL
5. REMOVE "SUNKEN" COURTYARD
   MOVED "AMENITY SPACE "OUT TO SIDEWALK
   ELECTRICAL ROOM MOVED TO BASEMENT
6. ELIMINATED "SUNKEN COURTYARD"
7. ELIMINATED "BLANK WALL"
8. ADD PAVERS FOR "OUTDOOR SPACE"

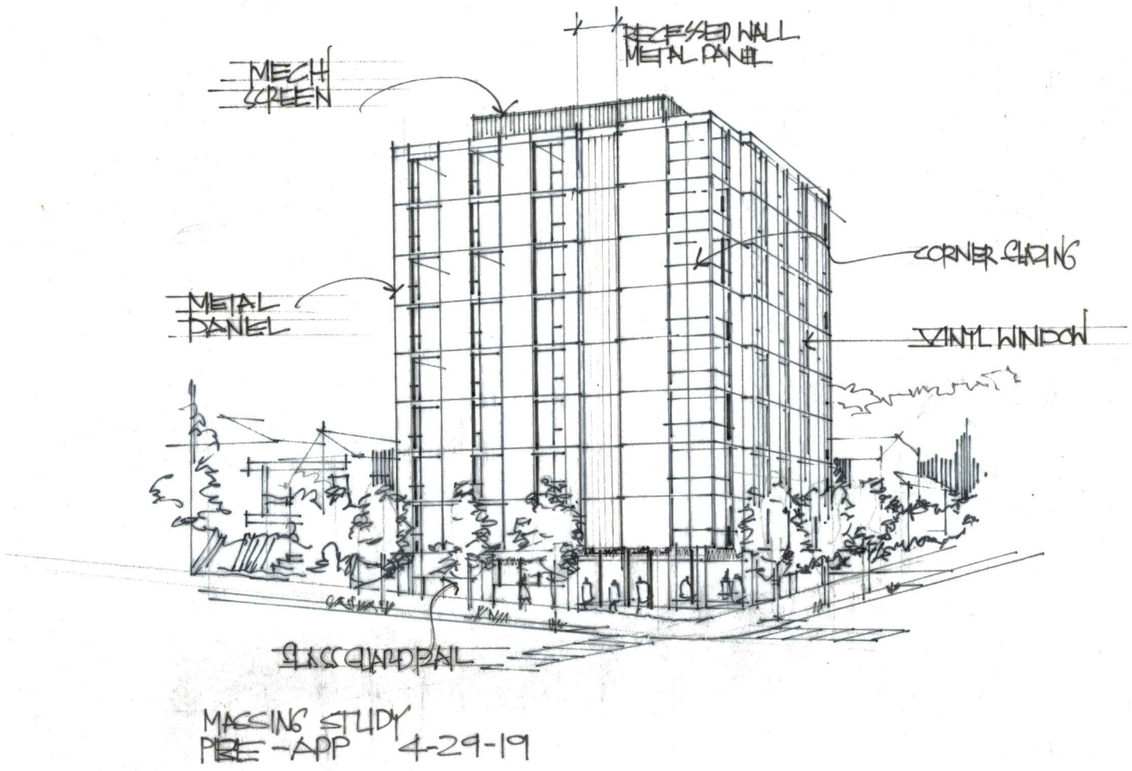


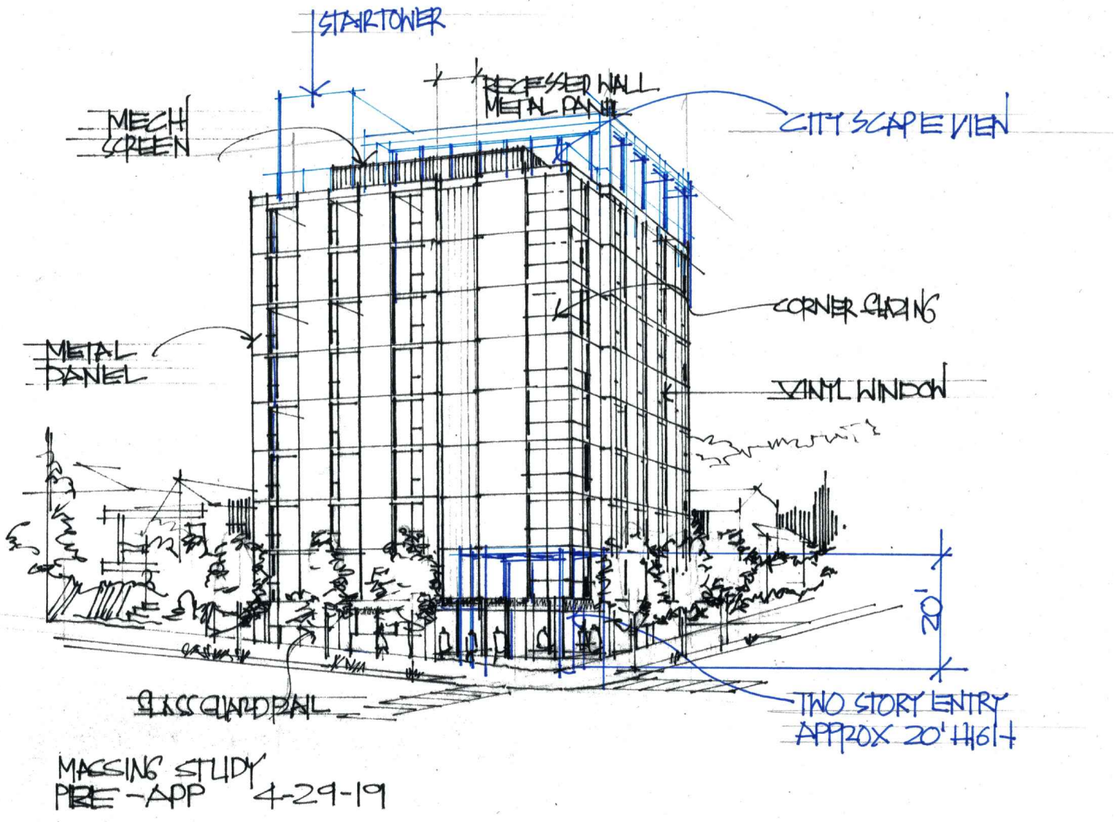
ENTRANCE VIEW



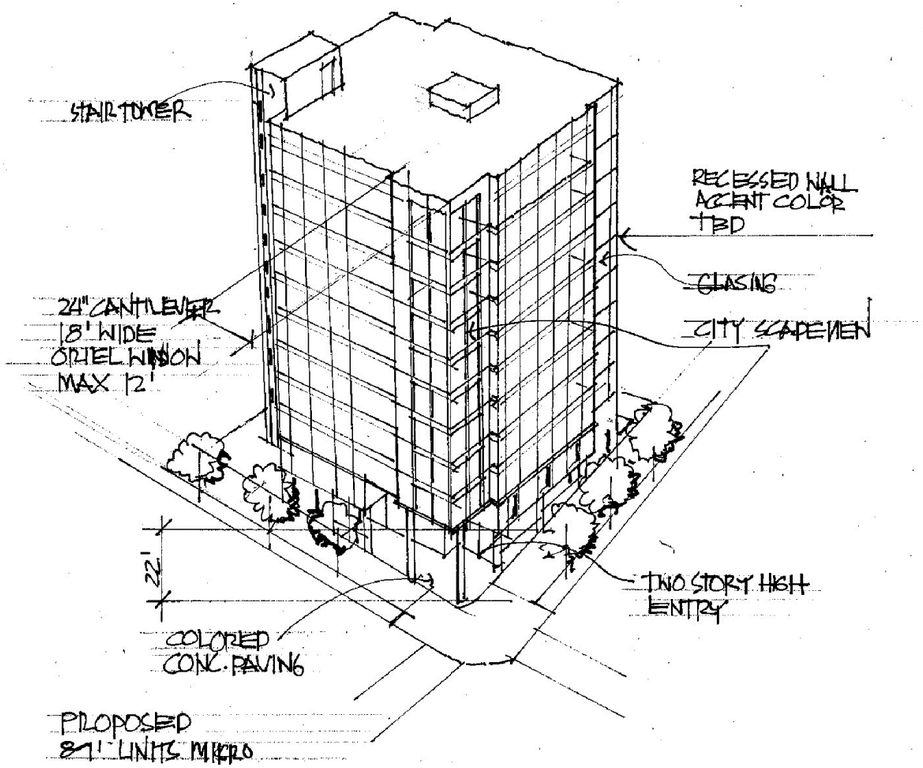
LEVEL 1

RESPONSE TO DAR COMMENTS





MASSING STUDY



MASSING STUDY

MASSING STUDY

RENDERING - VIEW FROM APPROACH THE BRIDGE

RENDERING - VIEW FROM 405 SOUTH

1 VICINITY MAP
N.T.S.

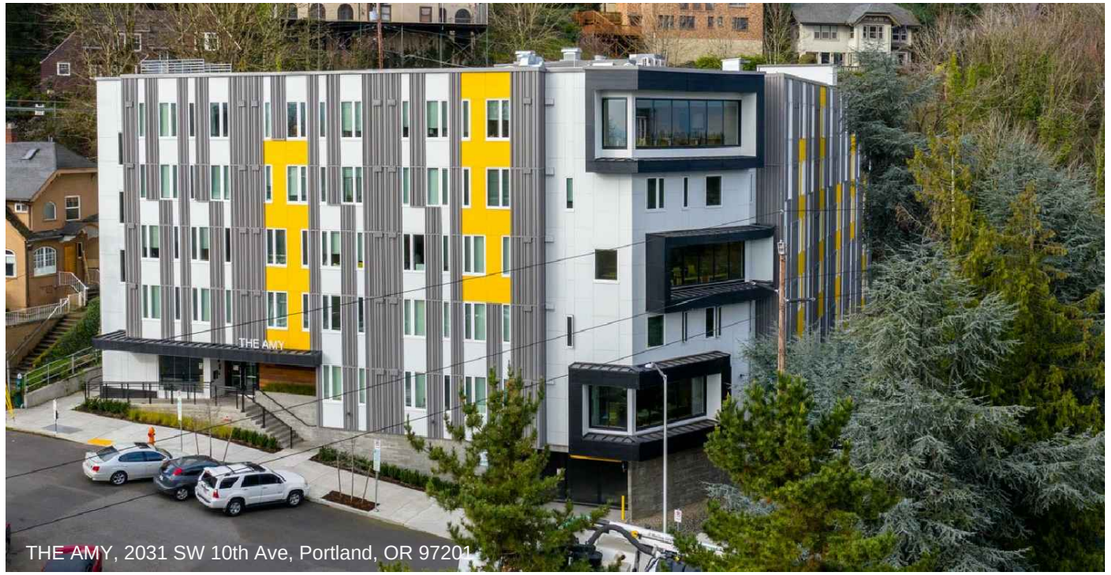
TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE | LU 12-345678 DZ | C08

DATE: 11-09-2020

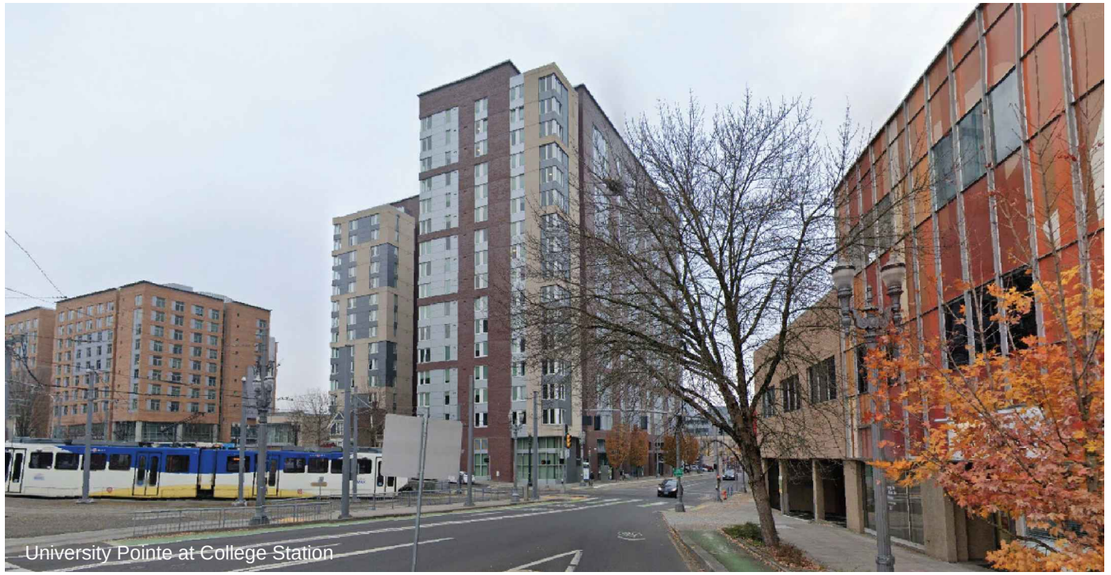
LU 20-213946 DZ

Portland State University Summer Housing & Conferences

Park Plaza Apartments



THE AMY, 2031 SW 10th Ave, Portland, OR 97201



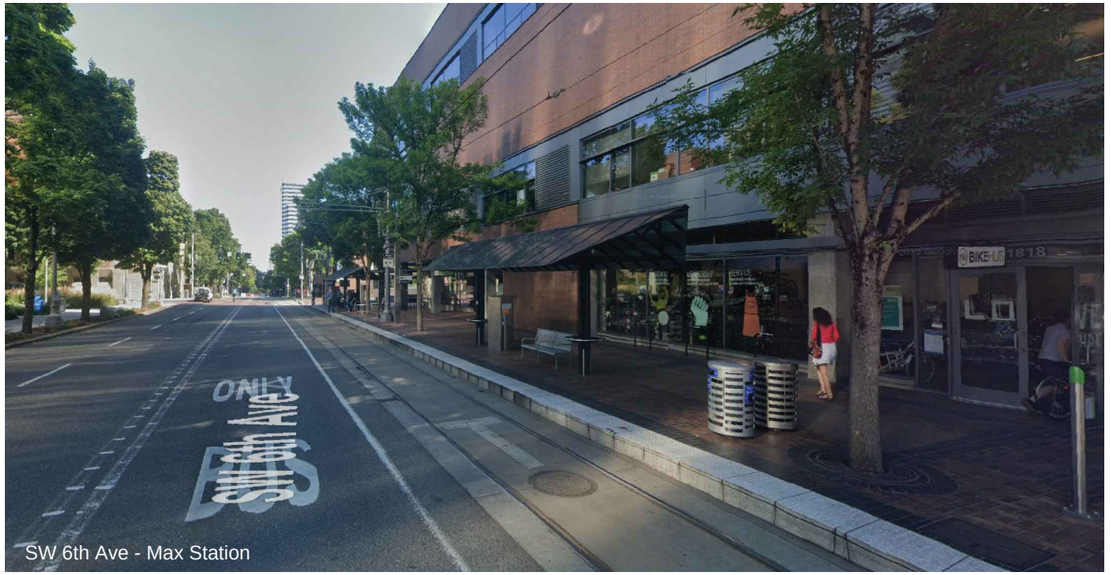
University Pointe at College Station

SITE PHOTOS

SW Broadway - Portland State University


SW 5th Ave - Max line

PROPOSED SITE - Corner SW Park Ave and SW Clifton St



SW 6th Ave - Max Station

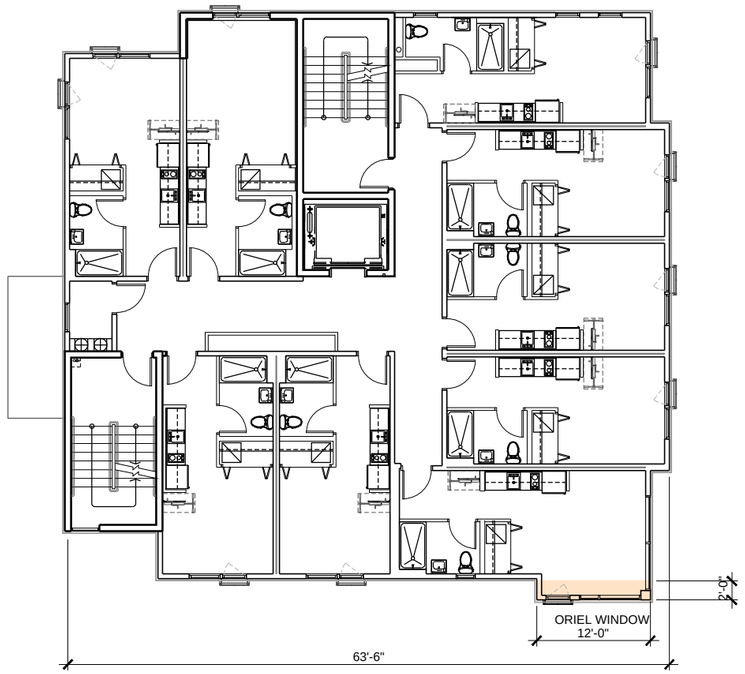
SITE PHOTOS

OSSC 2019
CHAPTER 32
ENCROACHMENT INTO PUBLIC RIGTH-OF-WAY

A. PROJECTION. MAXIMUM PROJECTION OF 4 FEET INTO THE RIGHT-OF-WAY INCLUDING TRIM, EAVES AND ORNAMENT. COMPLIANT: 2'-6" PROJECTION

B. 3202.2 ENCROACHMENT ABOVE THE GRADE AND BELOW 8 FEET IN HEIGHT
COMPLIANT: 20'-0" ABOVE THE GRADE

C. AREA. MAXIMUM WALL AREA OF ALL WINDOWS WHICH PROJECT INTO PUBLIC RIGHT-OF-WAY ON A WALL IS 40% OF THE WALL'S AREA. COMPLIANT: S.W. PARK AVENUE 18.77% FACADE, S.W. CLIFTON STREET FACADE 2.6 %.



1 AREA OF ORIEL WINDOW = 36 SF LEVEL 3 TO 11
SCALE: 1/16" = 1-0"

33.120 MULTI-DWELLING ZONES
33.120.220 SETBACKS
EACH BAYS AND BAY WINDOWS BUT ONLY ALONG A STREET LOT LINE AND MUST MEET THE FOLLOWING REQUIREMENTS:

a) EACH BAY AND BAY WINDOW MAY BE UP TO 12 FEET LONG, BUT THE TOTAL AREA OF ALL BAYS AND BAY WINDOWS ON A BUILDING FACADE CANNOT BE MORE THAN 30 PERCENT OF THE AREA OF THE FACADE;

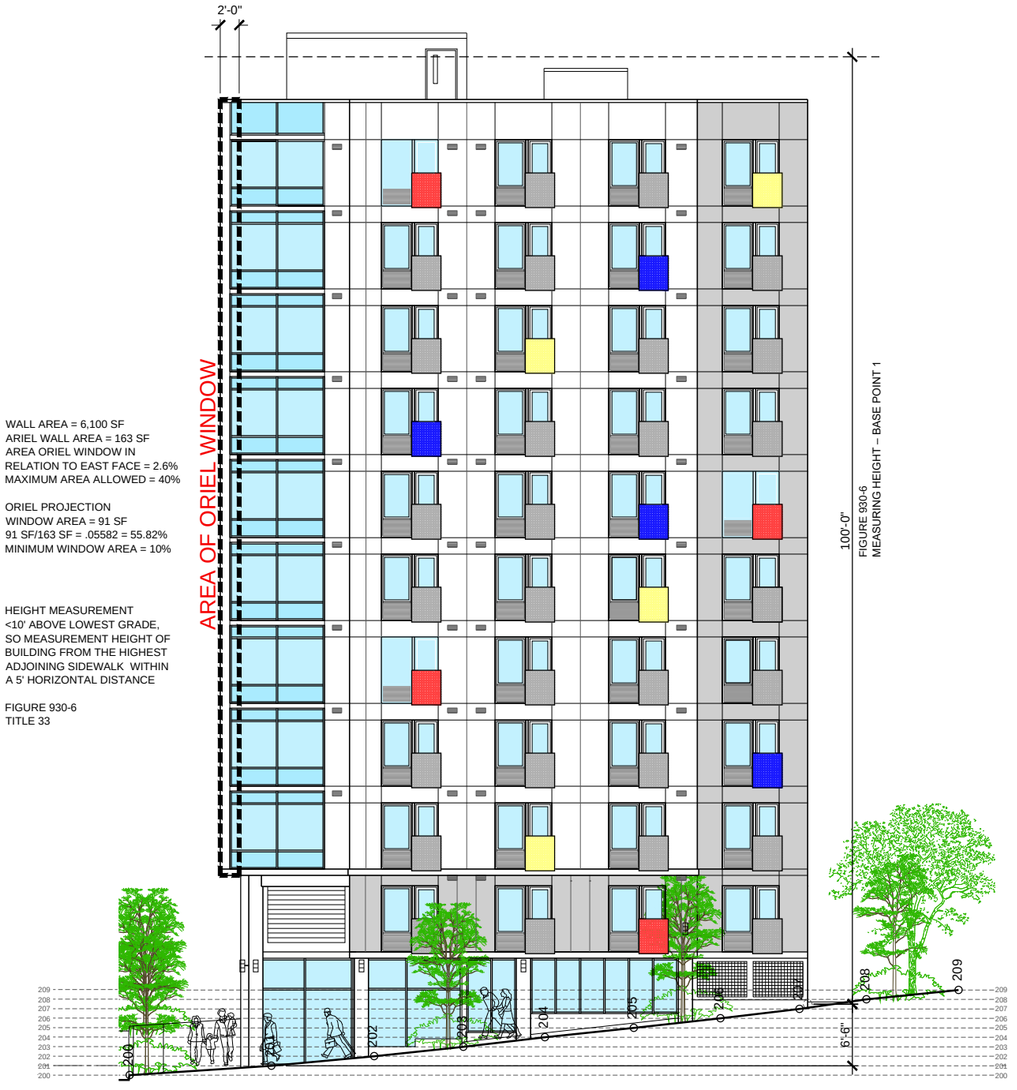
b) AT LEAST 30 PERCENT OF THE AREA OF THE BAY WHICH FACES THE PROPERTY LINE REQUIRING THE SETBACK MUST BE GLAZING OR GLASS BLOCK; AND BAYS AND BAY WINDOWS MUST CANTILEVER BEYOND THE FOUNDATION OF THE BUILDING.

c) BAYS AND BAY WINDOWS MUST CANTILEVER BEYOND THE FOUNDATION OF THE BUILDING.

WALL AREA = 5,237 SF
ORIEL WALL AREA = 983 SF
AREA ORIEL WINDOW IN
RELATION TO EAST FACE 18.77%
MAXIMUM AREA ALLOWED = 40%

ORIEL PROJECTION
WINDOW AREA = 526 SF
526 SF/983 SF = 0.5350 = 53.50%
MINIMUM WINDOW = 10%

1 AREA OF ORIEL WINDOW - EAST ELEVATION
SCALE: 1/16" = 1-0"



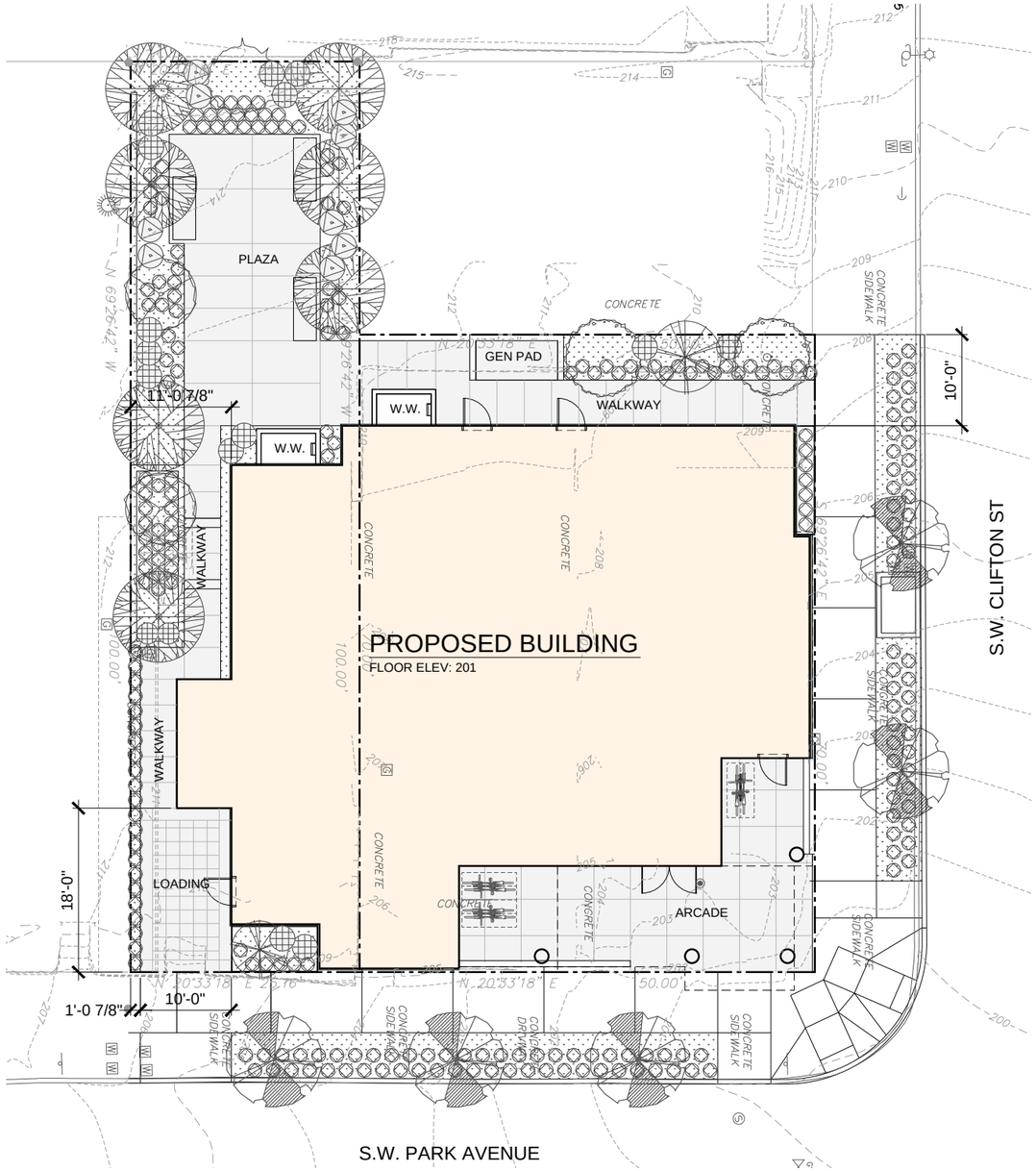
WALL AREA = 6,100 SF
ARIEL WALL AREA = 163 SF
AREA ORIEL WINDOW IN
RELATION TO EAST FACE = 2.6%
MAXIMUM AREA ALLOWED = 40%

ORIEL PROJECTION
WINDOW AREA = 91 SF
91 SF/163 SF = .05582 = 55.82%
MINIMUM WINDOW AREA = 10%

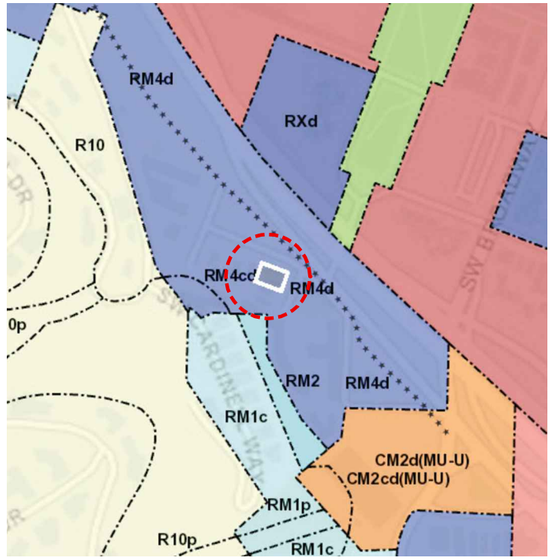
HEIGHT MEASUREMENT
<10' ABOVE LOWEST GRADE,
SO MEASUREMENT HEIGHT OF
BUILDING FROM THE HIGHEST
ADJOINING SIDEWALK WITHIN
A 5' HORIZONTAL DISTANCE

FIGURE 930-6
TITLE 33

2 AREA OF ORIEL WINDOW - NORTH ELEVATION
SCALE: 1/16" = 1-0"



1 SITE PLAN
SCALE: 1/16" = 1-0"



GENERAL INFORMATION

2055-2057 SW PARK AVE
PROPERTY ID: R246517
COUNTY: MULTNOMAH
STATE ID: 1S1E04DA 8800
ALT ACCOUNT #: R667725410
MAP NUMBER: 3228 OLD

2061 SW PARK AVE
PROPERTY ID: R246519
COUNTY: MULTNOMAH
STATE ID: 1S1E04DB 700
ALT ACCOUNT #: 1S1E04DB 700
MAP NUMBER: 3228 OLD

SITE INFO
SITE ADDRESS:
2055-2057 SW PARK AVE
PORTLAND, OR 97201

NEIGHBORHOOD
SOUTHWEST HILLS RESIDENTIAL LEAGUE
JURISDICTION: PORTLAND / MULTNOMAH

ZONING
ZONE: RM4 (d)
DESCRIPTION: RESIDENTIAL MULTI-DWELLING 4
OVERLAY: d
BASE OVERLAY COMBINATION: RM4d
COMP PLAN: MD-U - Multi-Dwelling - Urban Center

LAND INFORMATION

RESIDENTIAL LAND	
PROPERTY ID: R246517	3,500 SF
PROPERTY ID: R246519	2,516 SF
TOTAL AREA	6,016 SF

SETBACK

FRONT BUILDING SETBACK	0 FT
STREET BUILDING SETBACK	0 FT
MAXIMUM HEIGHT	75/100 FT

ROOFTOP MECHANICAL EQUIPMENT AND STAIRWELL ENCLOSURES THAT PROVIDE ROOFTOP ACCESS MAY EXTEND ABOVE THE HEIGHT LIMIT AS FOLLOWS, PROVIDED THAT THE EQUIPMENT AND ENCLOSURES ARE SET BACK AT LEAST 15 FEET FROM ALL ROOF EDGES ON STREET FACING FACADES.

2 VICINITY PLAN
NTS

AREA CALCULATIONS

SW Park Avenue Apartments

2055-2057 SW PARK AVE
PORTLAND, OREGON 97201

Property Information	Area	SF
Property ID : R246517	3,500.00	SF
Property ID : R246519	2,516.00	SF
Lot Area	**6,016.00**	**SF**
FAR	**42,112.00**	SF
Zone: RM4		
Total Number of Units	**91**	**Studio**

Location	Unit Area	Common Area	Total Area		ST
Basement		2,244.53 SF	2,244.53 SF	with Stair	
Level 1		3,198.00 SF	2,711.00 SF	without stair	2
Level 2	2,428.00 SF	938.81 SF	3,366.81 SF	with Stair	8
Level 3	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Level 4	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair	9
Level 5	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Level 6	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair	9
Level 7	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Level 8	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair	9
Level 9	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Level 10	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair	9
Level 11	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Total	24,732.00 SF	9,637.29 SF	32,409.28 SF		91

FAR 7 to 1 or 6 to 1 (1)

Location	Total Area
Level 1	748.00 SF
Level 2	3,366.81 SF
Level 3	3,717.53 SF
Level 4	3,717.53 SF
Level 5	3,717.53 SF
Level 6	3,717.53 SF
Level 7	3,717.53 SF
Level 8	3,717.53 SF
Level 9	3,717.53 SF
Level 10	3,717.53 SF
Level 11	3,717.53 SF
Total Area	33,855.06 SF

BIKE PARKING

Location	Type	18"x44"	18"x60"	No of Bike
Level 1	Long Term	0		
Level 2	Long Term	8		8
Level 3	Long Term	9		9
Level 4	Long Term	9		9
Level 5	Long Term	None		0
Level 6	Long Term	None		0
Level 7	Long Term	None		
Level 8	Long Term	None		
Level 9	Long Term	None		
Level 10	Long Term	None		
Level 11	Long Term	None		
Basement	Long Term		75	75
Arcade	Short Term	None	6	6
Total Bike Parking		26	81	107

Floor Area Calculation

Level 1	Floor Area	Studio	No. of Toilet
Unit 1	300.00 SF	Studio	1
Unit 2	340.00 SF	Studio	1

Level 2	Floor Area	Studio	No. of Toilet
Unit 1	300.00 SF	Studio	1
Unit 2	300.00 SF	Studio	1
Unit 3	300.00 SF	Studio	1
Unit 4	340.00 SF	Studio	1
Unit 5	324.00 SF	Studio	1
Unit 6	288.00 SF	Studio	1
Unit 7	288.00 SF	Studio	1
Unit 8	288.00 SF	Studio	1
Total Number of Units	2,428.00 SF		8

Level 3 to 11	Floor Area	Studio	No. of Toilet
Unit 1	300.00 SF	Studio	1
Unit 2	300.00 SF	Studio	1
Unit 3	300.00 SF	Studio	1
Unit 4	340.00 SF	Studio	1
Unit 5	324.00 SF	Studio	1
Unit 6	288.00 SF	Studio	1
Unit 7	288.00 SF	Studio	1
Unit 8	288.00 SF	Studio	1
Unit 9	360.00 SF	Studio	1
Total Number of Units	2,788.00 SF		9

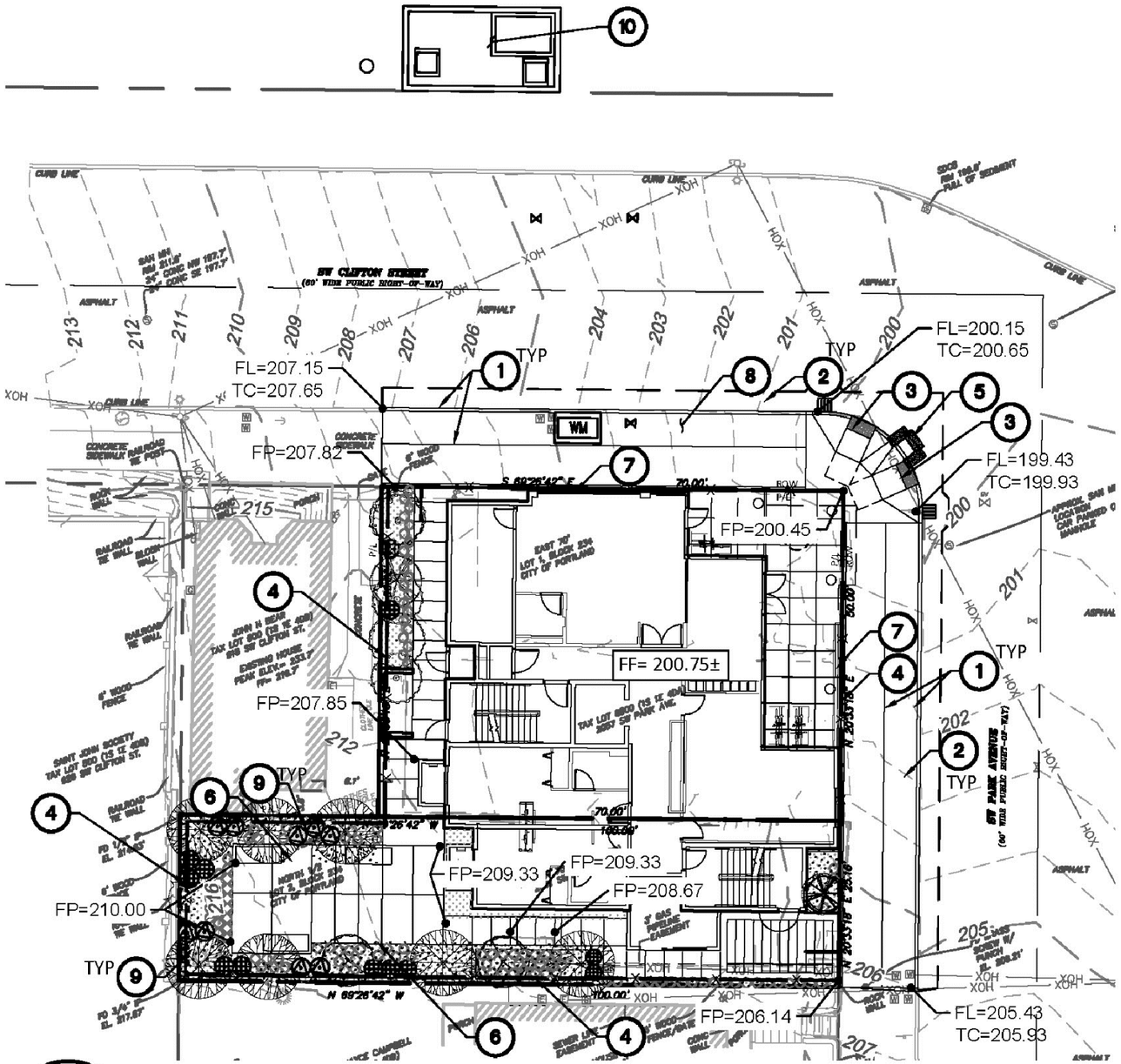
Location	No of Units
Level 1	2
Level 2	8
Level 3	9
Level 4	9
Level 5	9
Level 6	9
Level 7	9
Level 8	9
Level 9	9
Level 10	9
Level 11	9
Total Number of Units	91

Outdoor Area Calculation

91 Units x 36 sf =	3,276	SF
Arcade/Courtyard	581	SF
Amenity	844	SF
Fitness room	436	SF
Plaza	1,757	SF
Total Outdoor area	3,618	SF

Landscape Area Calculation

Building Footprint	3,766	SF			62.60% %
Plaza/Walkway (15%)	1,264	SF	189.60	SF	
Arcade/Courtyard (15%)	581	SF	87.15	SF	
Landscape	865	SF	813.00	SF	
Total Landscape Area			1,089.75	SF	20.30 %



PRELIMINARY ESC & GRADING PLAN

SCALE: 1" = 20'

KEYNOTES FOR THIS SHEET

MARK	DESCRIPTION
1	NEW PUBLIC CURB AND SIDEWALK UNDER PWP PERMIT, TYP.
2	NEW PUBLIC FURNISHING ZONE WITH STREET TREE WELLS. UNDER PWP PERMIT, TYP.
3	NEW PUBLIC ADA CORNER WITH DUAL RAMPS UNDER PWP PERMIT.
4	TEMPORARY SEDIMENT FENCE.
5	TEMPORARY EROSION CONTROL BIOBAGS.
6	NEW PRIVATE CONCRETE STAIRS.
7	NEW PRIVATE RETAINING WALL.
8	NEW PRIVATE LANDSCAPING. TYP
9	NEW ONSITE TREE, TYP.
10	NEW UVE ELECTRICAL VAULT TO BE DETERMINED AND COORDINATED WITH PBOT, ODOT AND PGE. PGE AND ELECTRICAL ARE STILL CONFIRMING IF OTHER OPTIONS ARE VIABLE AND WE ARE ENGAGING ODOT FOR ALLOWANCE TO INSTALL THE VAULT ON ODOT PROPERTY. THE ALTERNATIVE IS POLE MOUNTED TRANSFORMERS NEAR THE NW CORNER OF THE BUILDING.

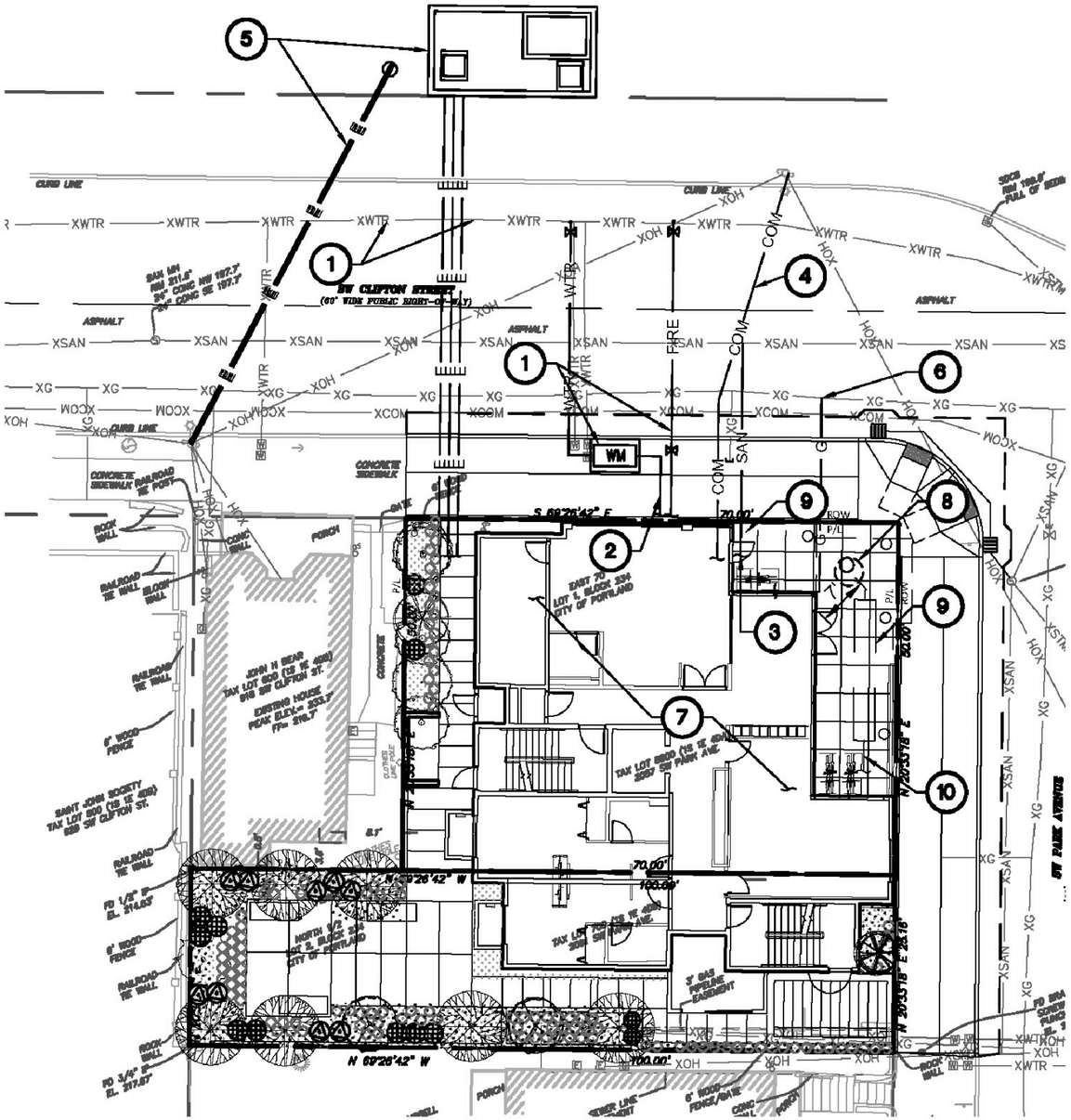
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 feet

WDY Structural · Civil Engineers



1
C2.1

PRELIMINARY UTILITY PLAN

SCALE: 1" = 20'

KEYNOTES FOR THIS SHEET

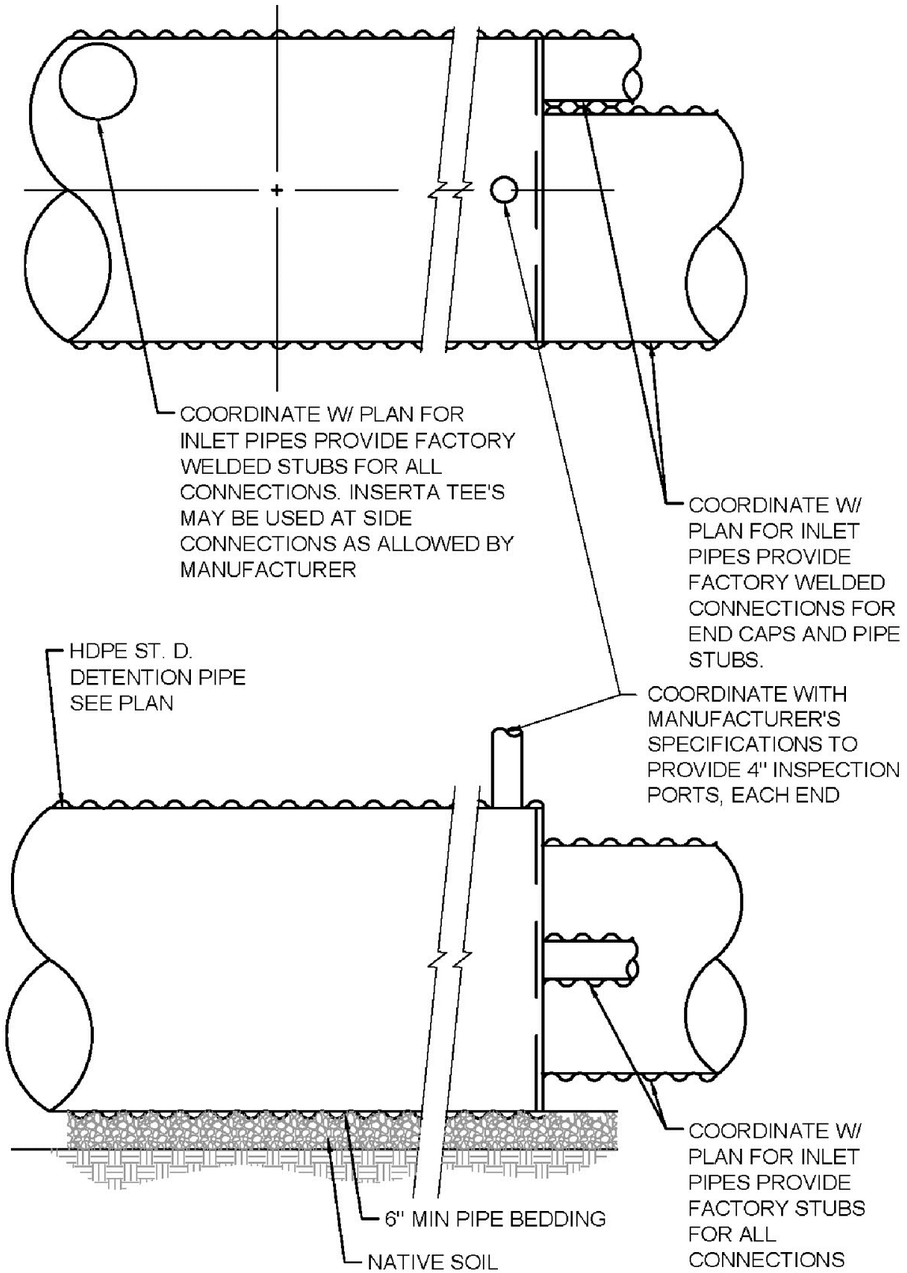
MARK	DESCRIPTION
1	FIRE NEW SERVICE AND WATER METER, VALVE AND LATERAL. DCVA AND DCDA TO BE IN BUILDING.
2	NEW DOMESTIC WATER PIPE, PROVIDE 3' (MIN) COVER. COORDINATE WITH ARCH AND PLUMBING FOR CONNECTION IN METER ROOM.
3	NEW 6" OR 8" DIA SANITARY LATERAL.
4	NEW DATA/TELE/COMM SERVICES, LOCATION TO BE DETERMINED
5	NEW ELECTRIC CONDUIT AND TRANSFORMER VAULT TO BE DETERMINED AND COORD WITH ODOT.
6	NEW GAS LINE, CAP EXISTING PER CITY SPECS.
7	COORDINATE WITH ARCH FOR ROOF DRAIN DOWNSPOUT LOCATIONS AND CONNECT TO SITE STM AT 1.0% (MIN). PROVIDE 1.5' (MIN) COVER.
8	NEW 4' DIA 20' DEEP DRYWELL WITH 15' OF PERFORATIONS PER 1/C3.1. TO BE DRILLED IN. RIM= 200.97± BOTTOM OF CUT 170.00 IE (36"-IN) W & S= 197.47±
9	NEW 20-FOOT LONG SECTION OF 36" DIA HDPE DETENTION PIPE PER 1/C3.0. IE= 197.47±
10	NEW SITE STM, SLOPE TO DETENTION PIPE AT 1.0% (MIN).

GRAPHIC SCALE

20 0 10 20 40 80

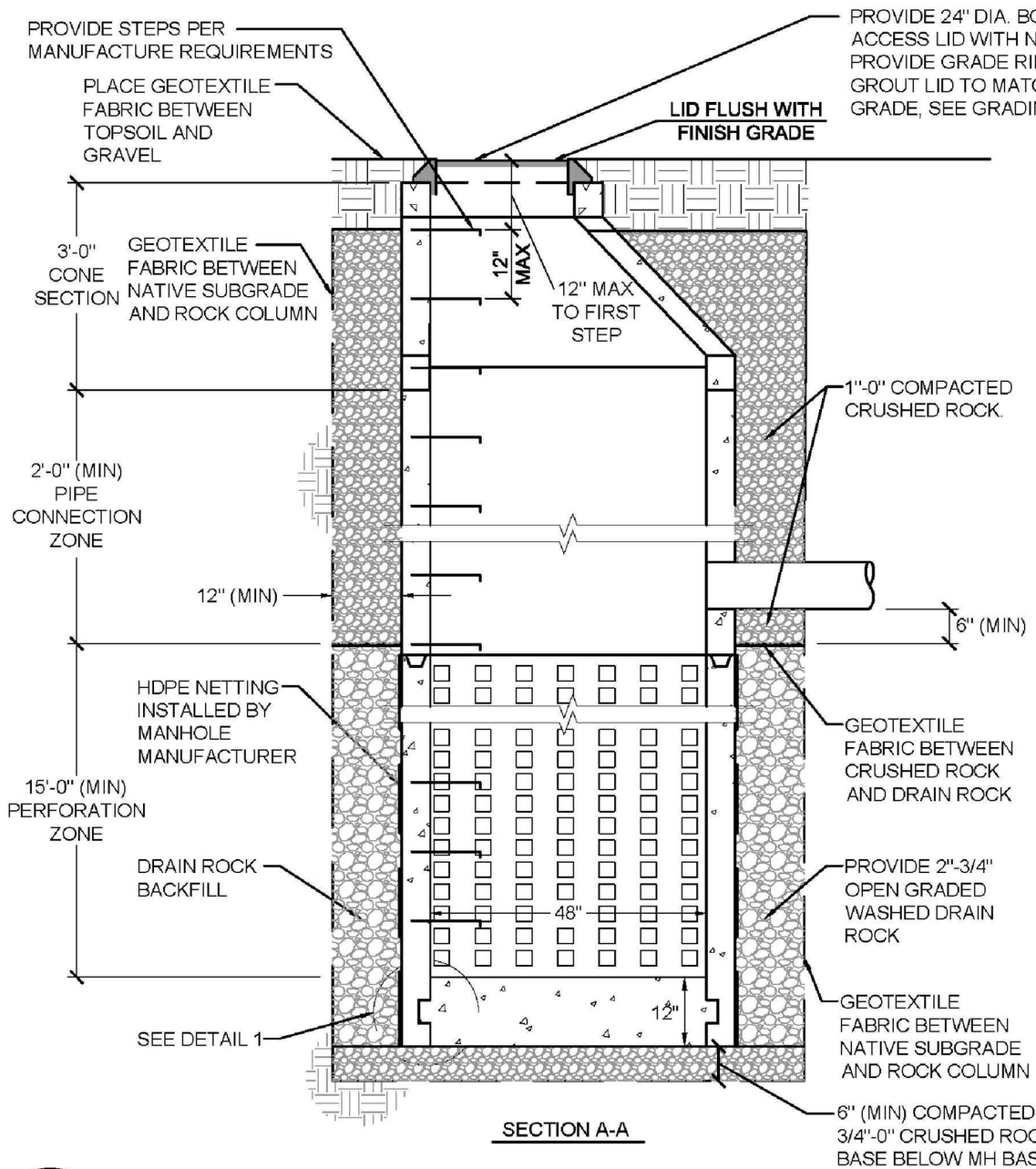
(IN FEET)
1 inch = 20 feet

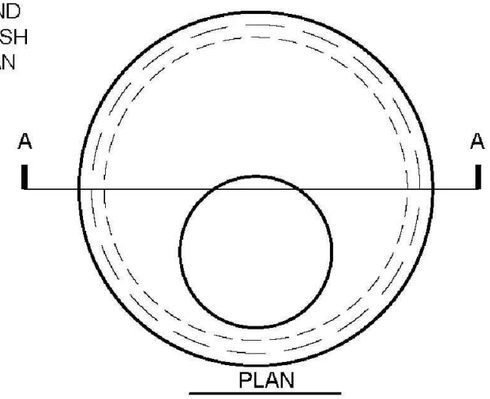
WDY Structural · Civil Engineers



1 / C3.0 **DETENTION PIPE DETAILS**

NTS





NOTES:

1. ALL PRECAST SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND MANUFACTURING STANDARDS FOR PRECAST CONCRETE PRODUCTS (MSPCP), AS REVISED.
2. PROVIDE 6 INCHES CLEAN CRUSHED ROCK UNDER ALL CONNECTING PIPE.
3. DO NOT CONNECT PIPE TO ANY PERFORATED SECTION. PROVIDE 5' MIN TO PERFORATIONS BELOW FINISH SLAB ELEVATION MIN.
4. CAST-IN-PLACE CONCRETE SHALL BE COMMERCIAL GRADE. FORM BASE TO BE LEVEL AND SMOOTH. A PRECAST CONCRETE BASE MAY BE SUBSTITUTED FOR THE BASE SHOWN.
5. PROVIDE A FLEXIBLE JOINT FOR ALL CONNECTING PIPES:
   - RIGID PIPE < 36 INCHES - 18 INCHES (MAX.) FROM OUTSIDE WALL
   - FLEXIBLE PIPE - 18 INCHES (MAX.) FROM THE OUTSIDE WALL UNLESS A FLEXIBLE JOINT FITTING IS INSTALLED AND ACCEPTED.
6. PROVIDE 6 INCHES (MIN.) OF SEPARATION BETWEEN A SECTION JOINT AND THE OUTER EDGE OF ANY OPENING.

1 / C3.1 **PRECAST DRYWELL MANHOLE**

N.T.S.

ZONING RM4

33.120 MULTI-DWELLING ZONES
TABLE 120-5 SUMMARY OF BONUS FAR

F.A.R. ALLOWED	7:1
SITE AREA	6,016 SF
ALLOWED AREA	42,112 SF

LAND INFORMATION

RESIDENTIAL LAND	
PROPERTY ID: R246517	3,500 SF
PROPERTY ID: R246519	2,516 SF
TOTAL AREA	6,016 SF

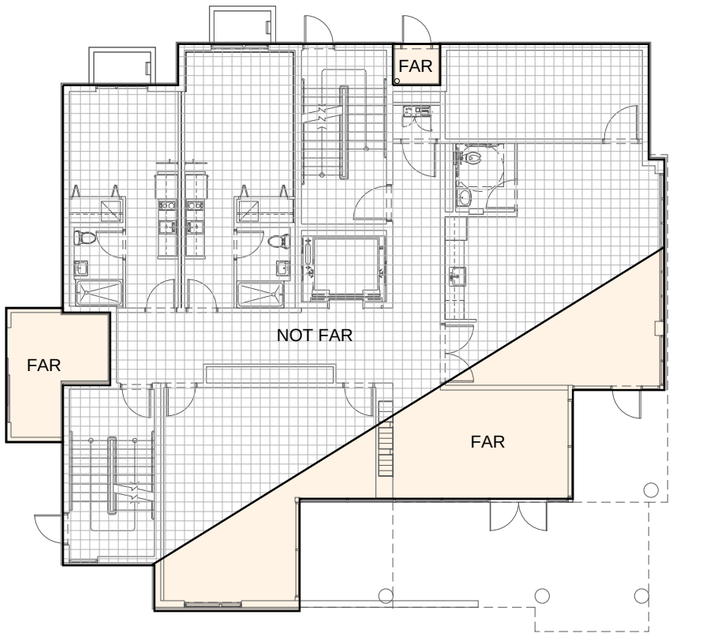
MAXIMUM DENSITY WITH INCLUSIONARY HOUSING BONUS (SEE 33.120.205.F)

NOTES:
(1) IF THE BASE FAR IS 2 TO 1 THEN THE MAXIMUM WITH BONUS IS 2.5 TO 1. IF THE BASE FAR IS 4 TO 1, THEN THE MAXIMUM WITH BONUS IS 5 TO 1.

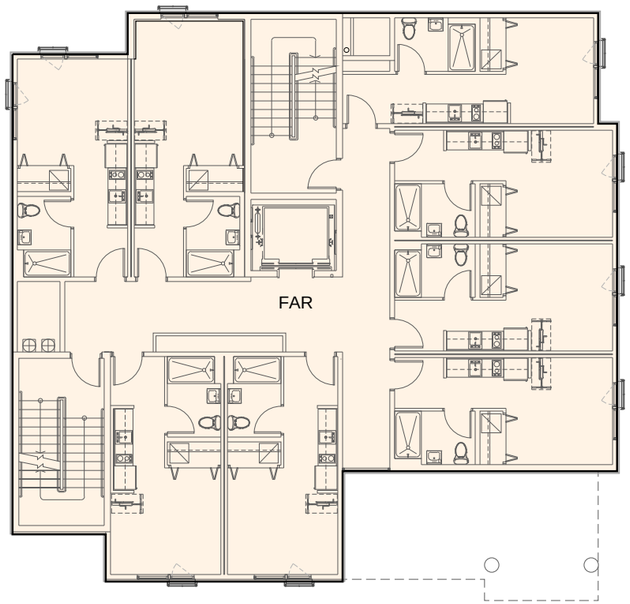
FAR AREA CALCULATION

LEVEL 1	748.00 SF
LEVEL 2	3,366.81 SF
LEVEL 3	3,366.81 SF
LEVEL 4	3,366.81 SF
LEVEL 5	3,366.81 SF
LEVEL 6	3,366.81 SF
LEVEL 7	3,366.81 SF
LEVEL 8	3,366.81 SF
LEVEL 9	3,366.81 SF
LEVEL 10	3,366.81 SF
LEVEL 11	3,366.81 SF
TOTAL AREA	33,55.06 SF

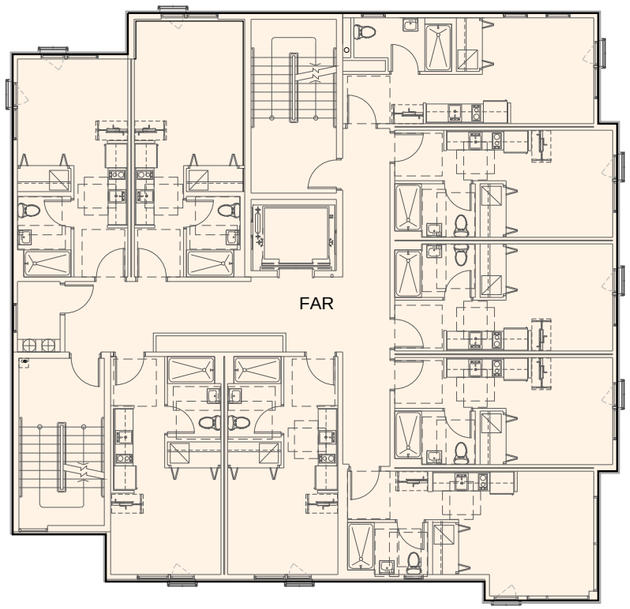
NOTE:
SHADED AREA DOES NOT INCLUDE FAR
AREA BELOW GRADE = 2,450.00 SF



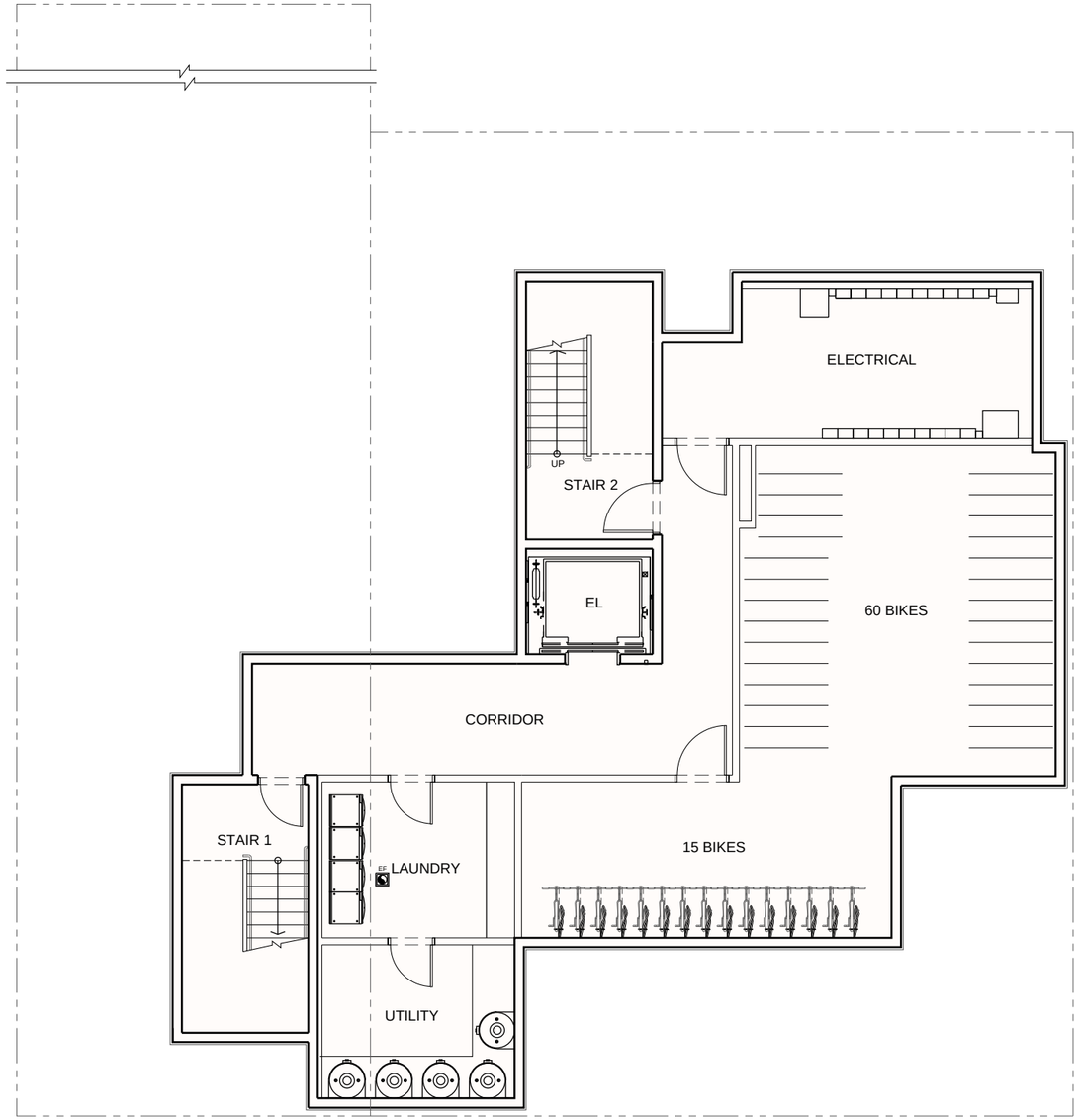
1 LEVEL 1
SCALE: 1/16" = 1-0"



1 LEVEL 2
SCALE: 1/16" = 1-0"



1 LEVEL 3 TO 11
SCALE: 1/16" = 1-0"



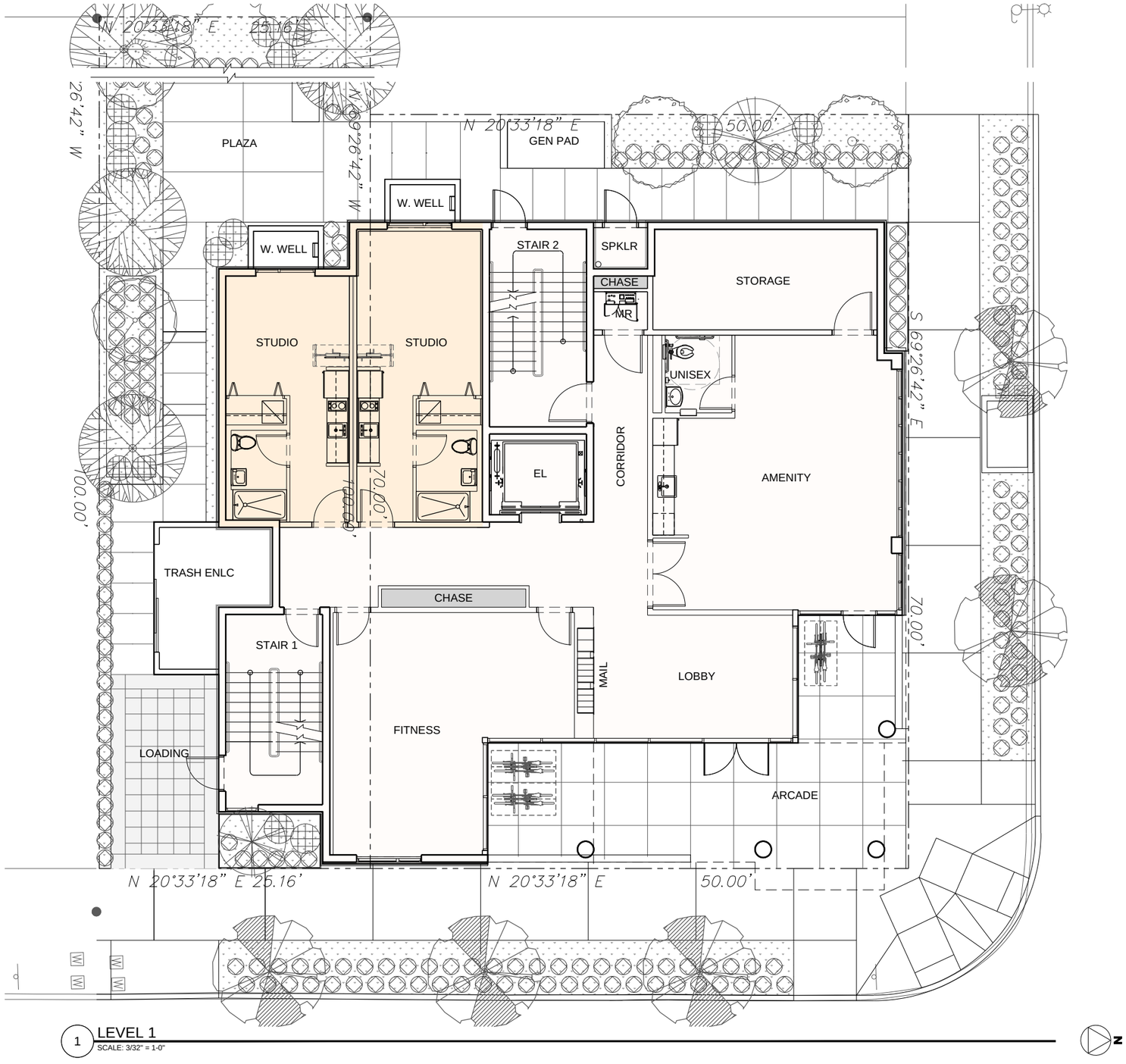
1 BASEMENT FLOOR PLAN
SCALE: 3/32" = 1-0"

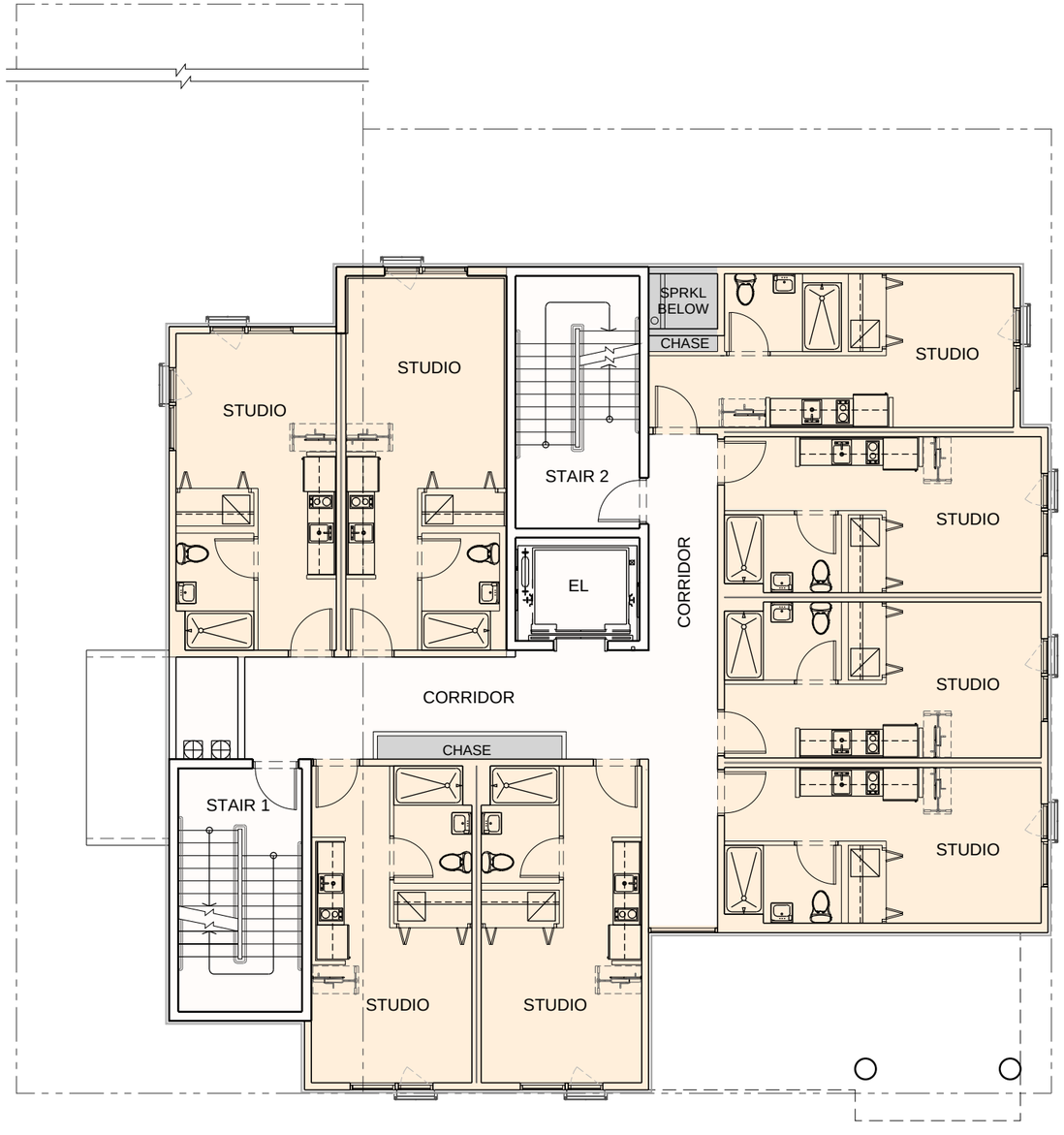
N

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE | LU 12-345678 DZ | C16

DATE: 11-09-2020

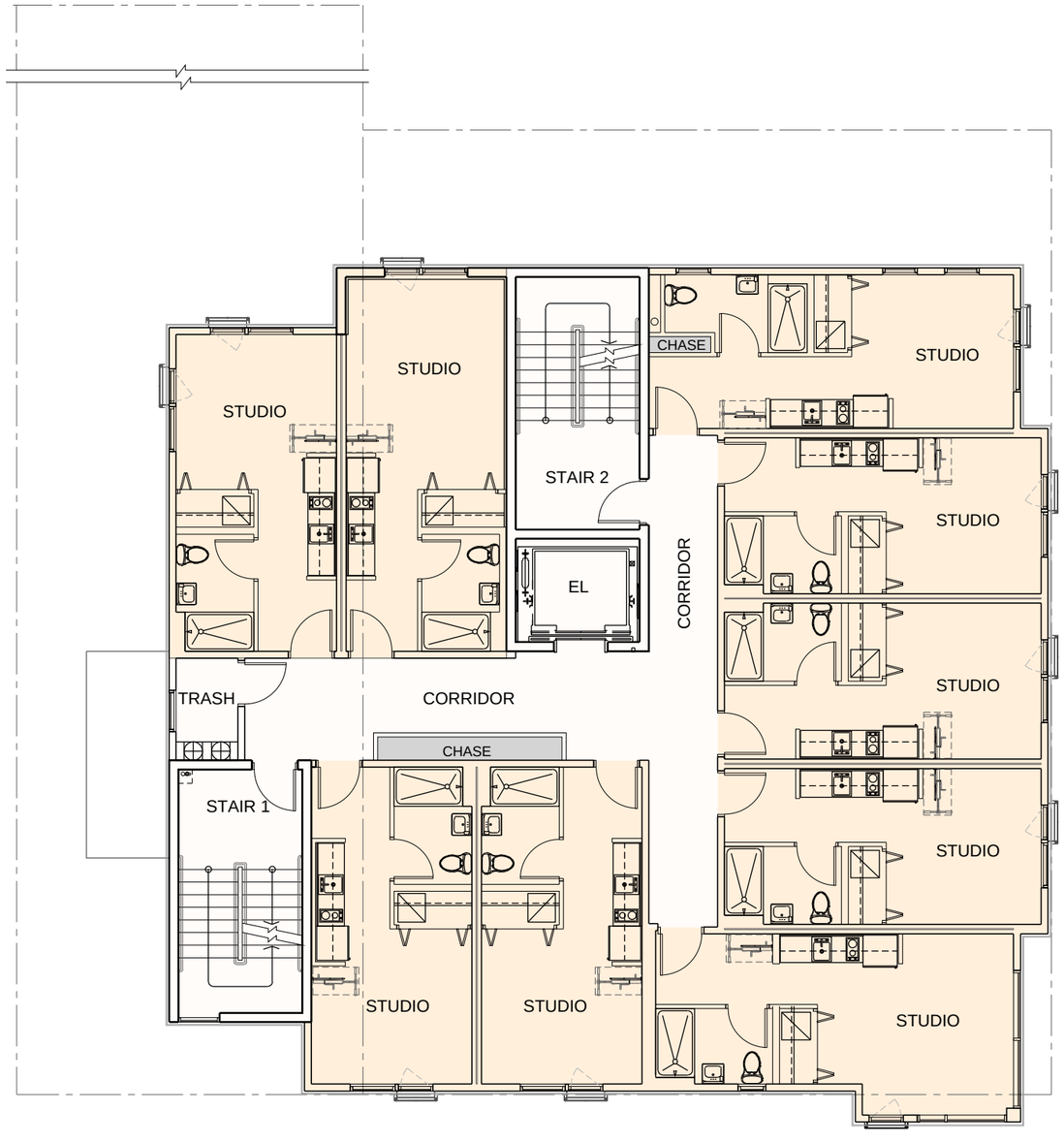
LU 20-213946 DZ


N 20°33'18" E 25.16'
W 26°42'42" N
N 20°33'18" E
50.00'
S 69°26'42" E
70.00'
PLAZA
GEN PAD
W. WELL
W. WELL
STAIR 2
SPKLR
CHASE
MR
STORAGE
STUDIO
STUDIO
UNISEX
EL
CORRIDOR
AMENITY
TRASH ENLC
CHASE
STAIR 1
MAIL
LOBBY
FITNESS
LOADING
ARCADE
N 20°33'18" E 25.16'
N 20°33'18" E
50.00'
1
LEVEL 1
SCALE: 3/32" = 1-0"
N



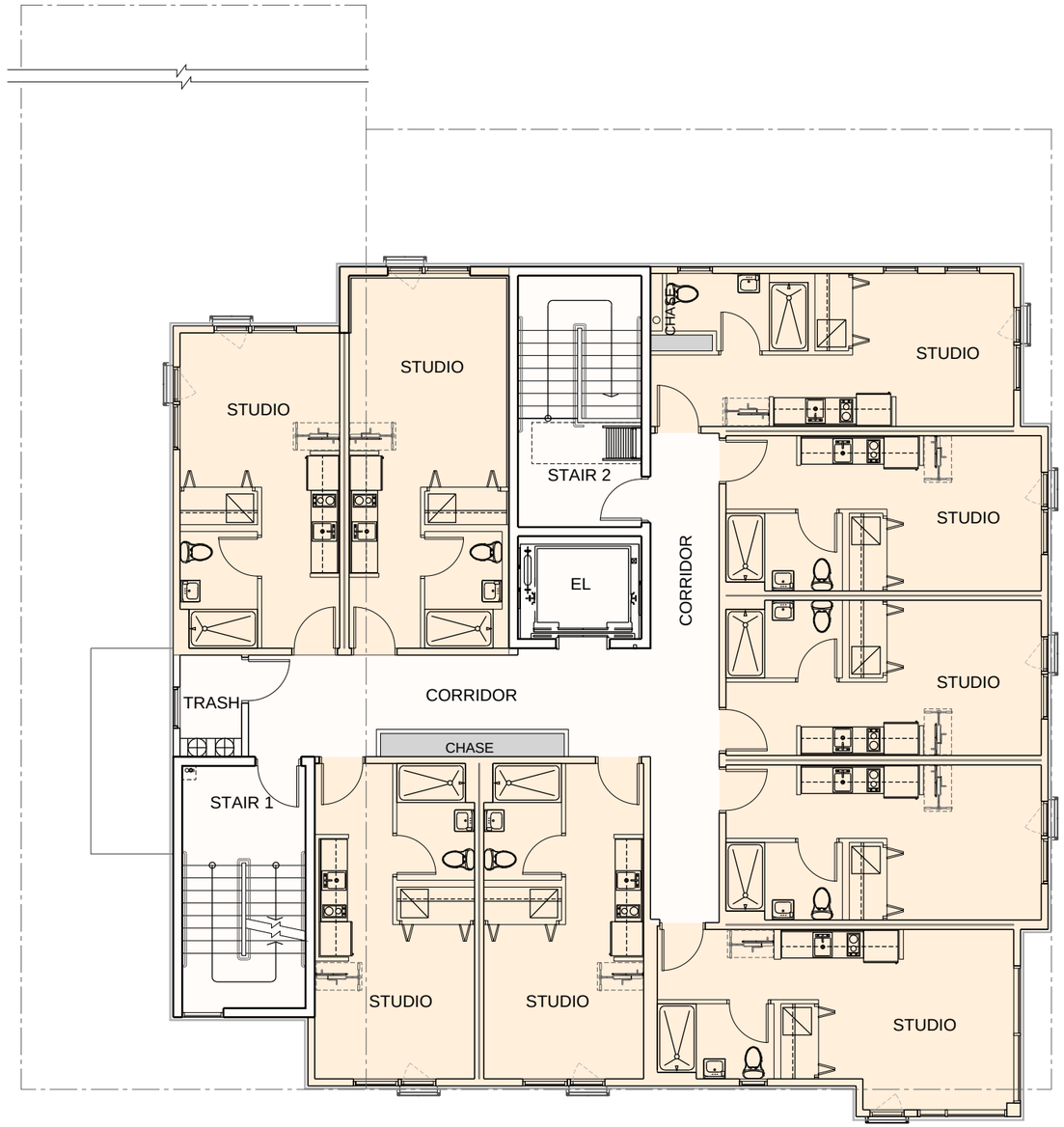
1 LEVEL 2
SCALE: 3/32" = 1-0"

N



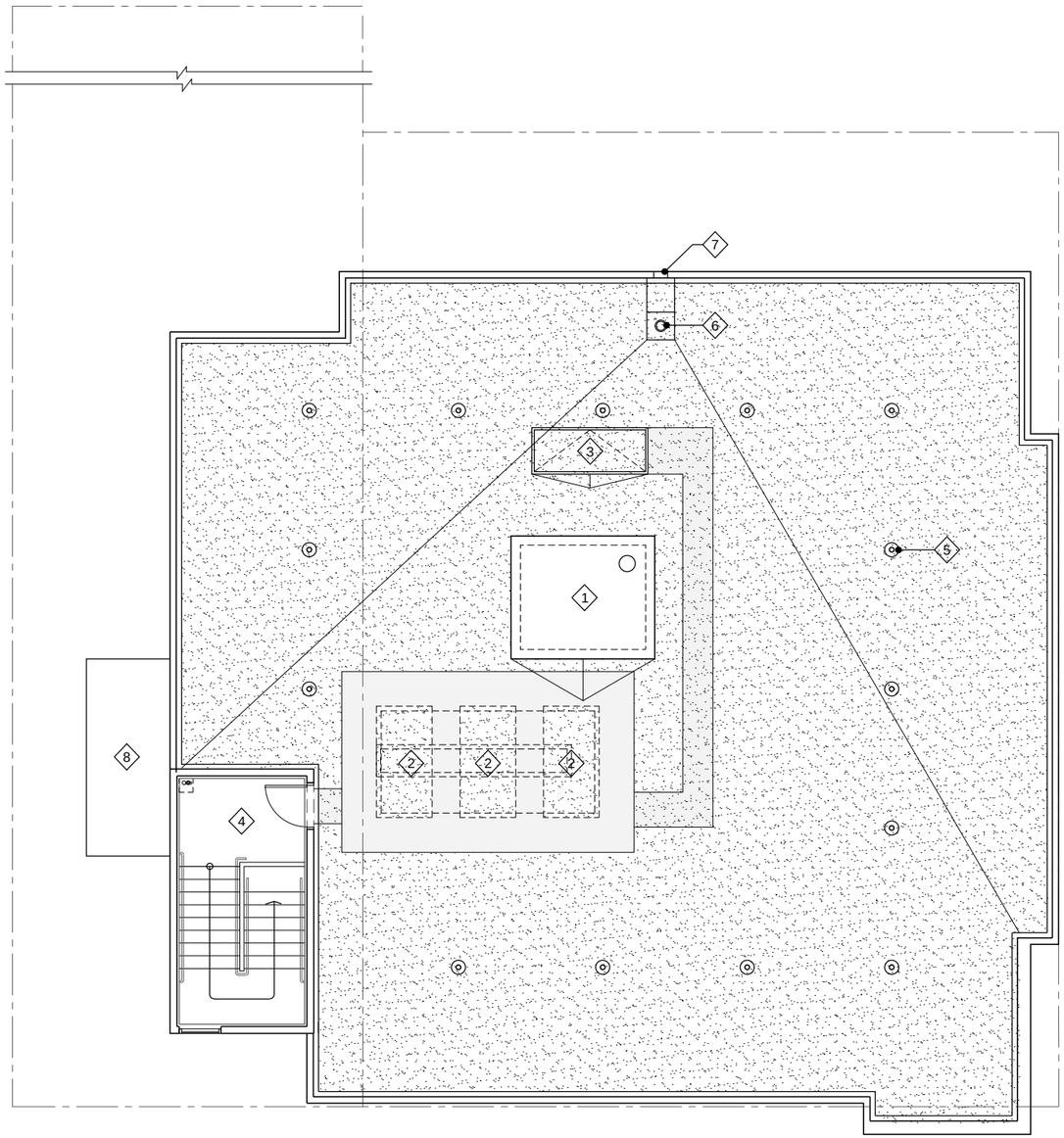
1 LEVEL 3 TO 10
SCALE: 3/32" = 1-0"

N



1 LEVEL 11
SCALE: 3/32" = 1-0"

N



KEYNOTES

1. ELEVATOR SHAFT
2. MECH EQUIPMENT
3. ROOF HATCH
4. STAIR
5. FALL PROTECTION TYP
6. ROOD DRAIN
7. OVERFLOW
8. ROOF BELOW

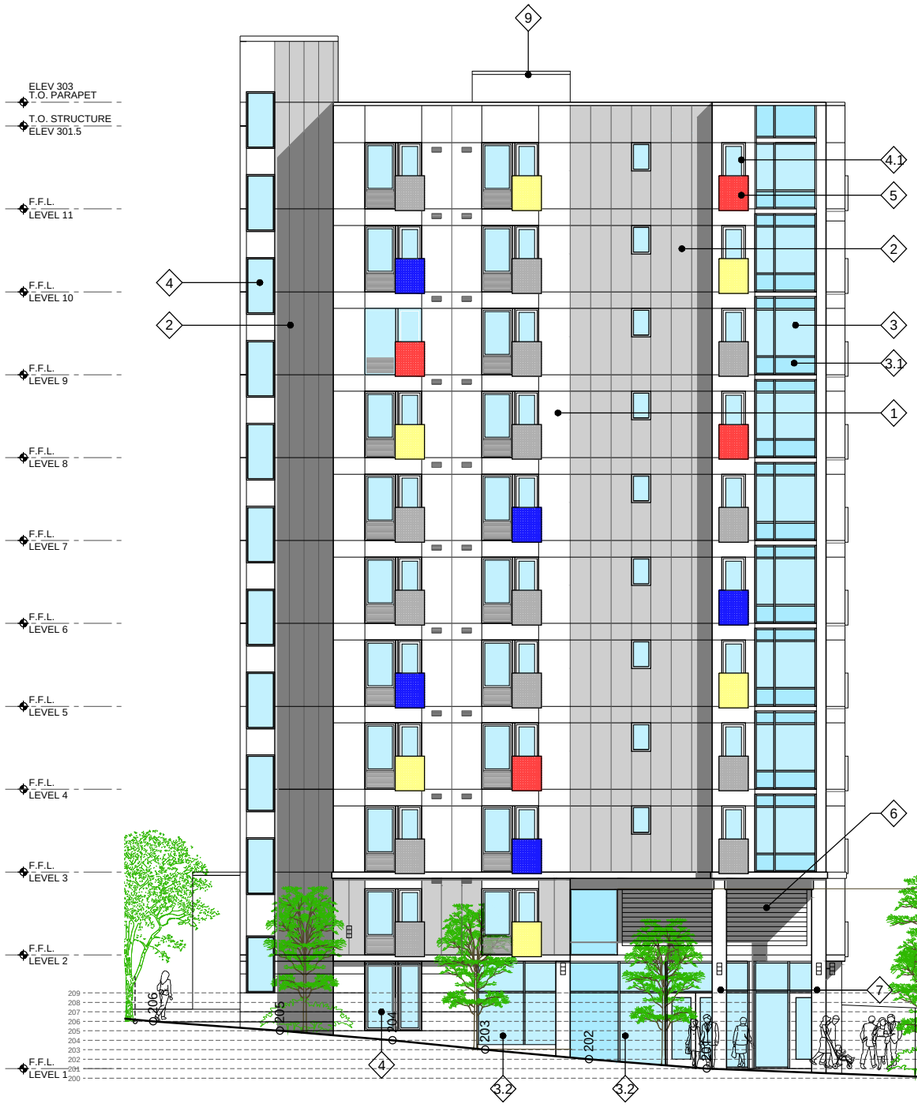
1 ROOF PLAN
SCALE: 3/32" = 1-0"

N

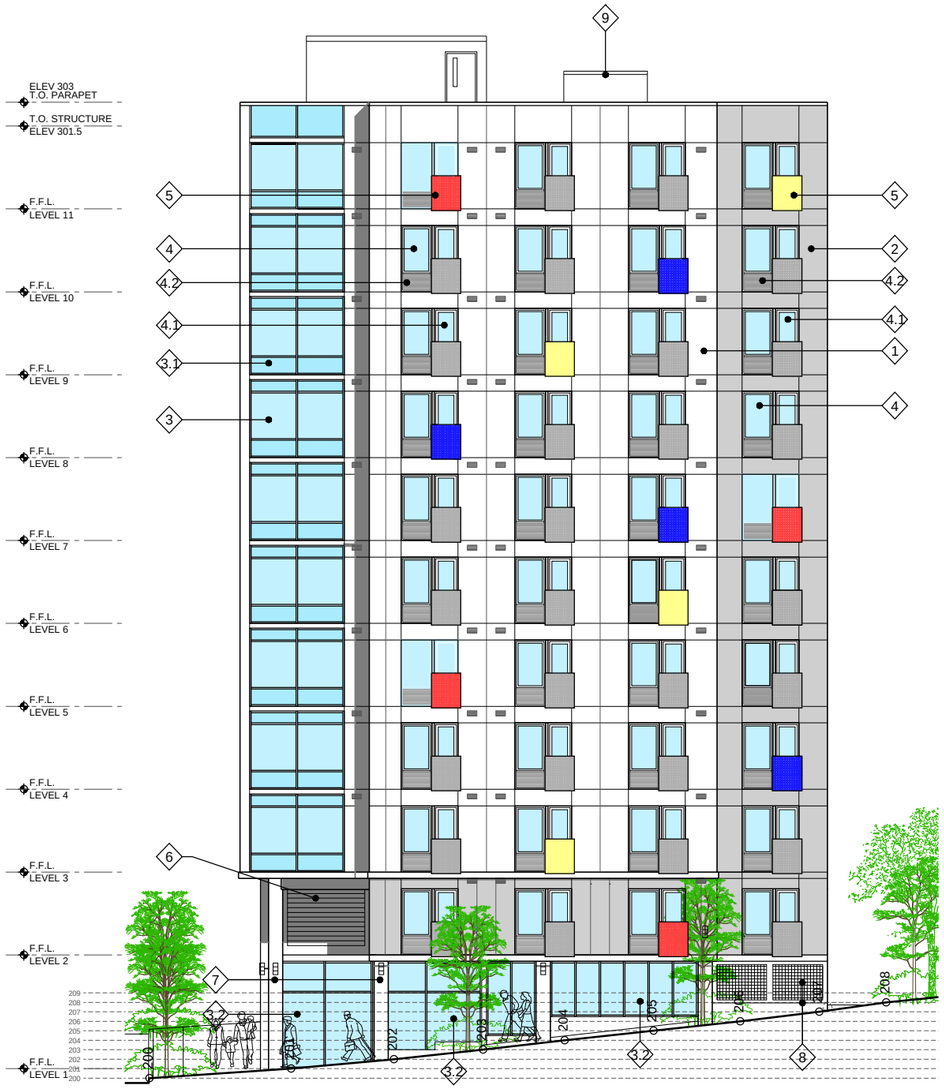
TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE | LU 12-345678 DZ | C21

DATE: 11-09-2020

LU 20-213946 DZ



1 EAST ELEVATION
SCALE: 1/16" = 1-0"

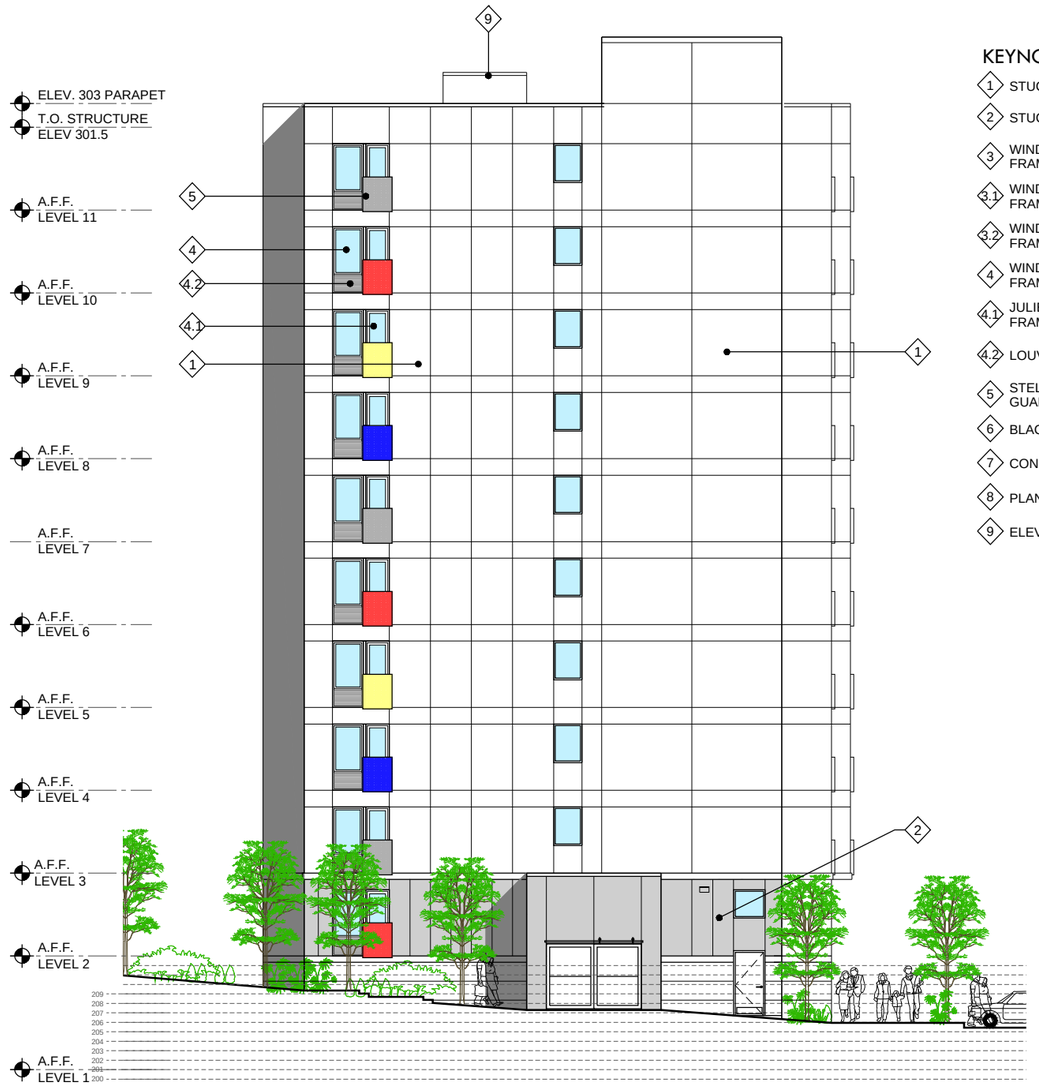


2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - COLOR "WHITE"
2. STUCCO - COLOR "LIGHT GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1 WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2 WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1 JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2 LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. BLACKENED WOOD
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE

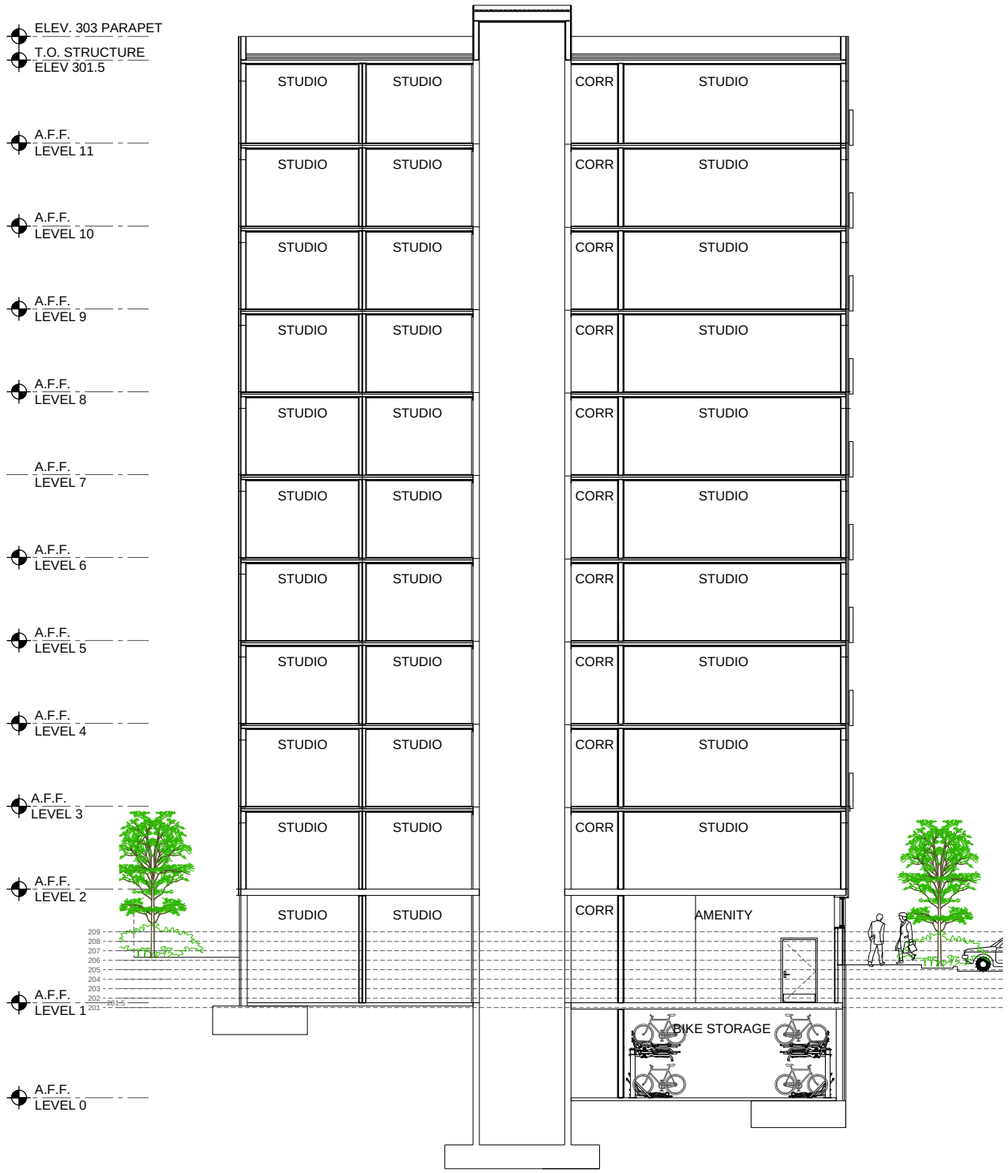
1 WEST ELEVATION
SCALE: 1/16" = 1-0"



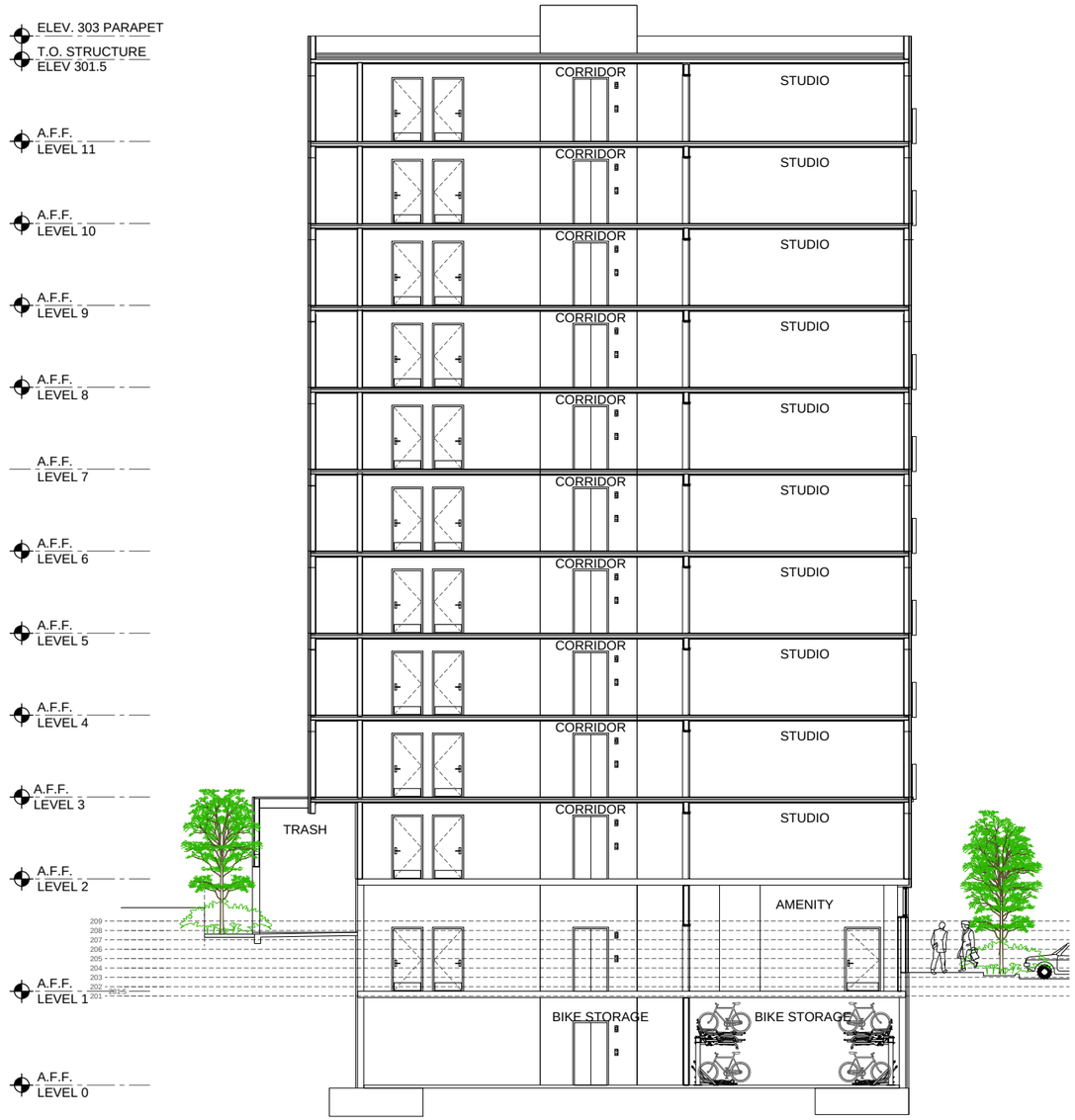
2 SOUTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - COLOR "WHITE"
2. STUCCO - COLOR "LIGHT GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1 WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2 WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1 JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2 LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. BLACKENED WOOD
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE



1 BUILDING SECTION
SCALE: 1/16" = 1-0"

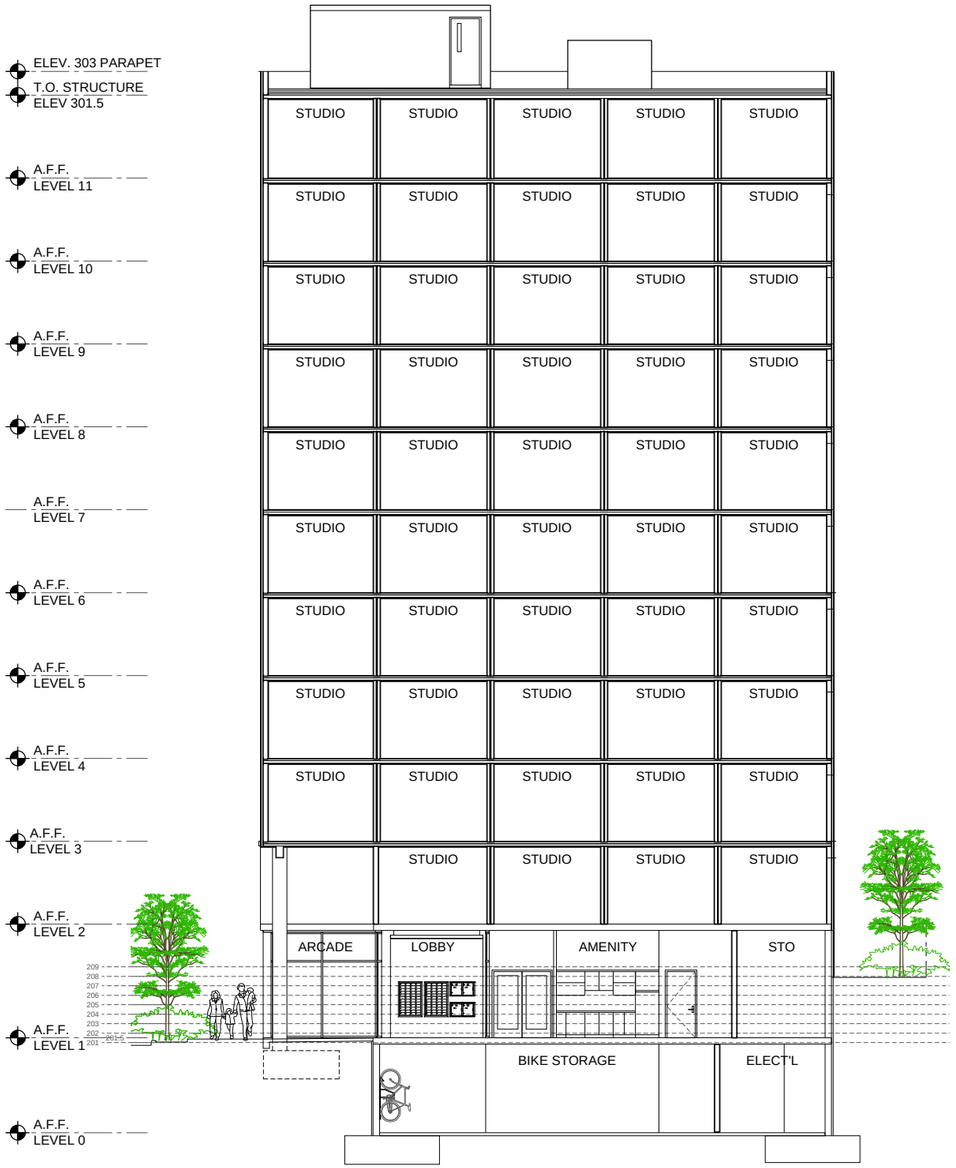


2 BUILDING SECTION
SCALE: 1/16" = 1-0"

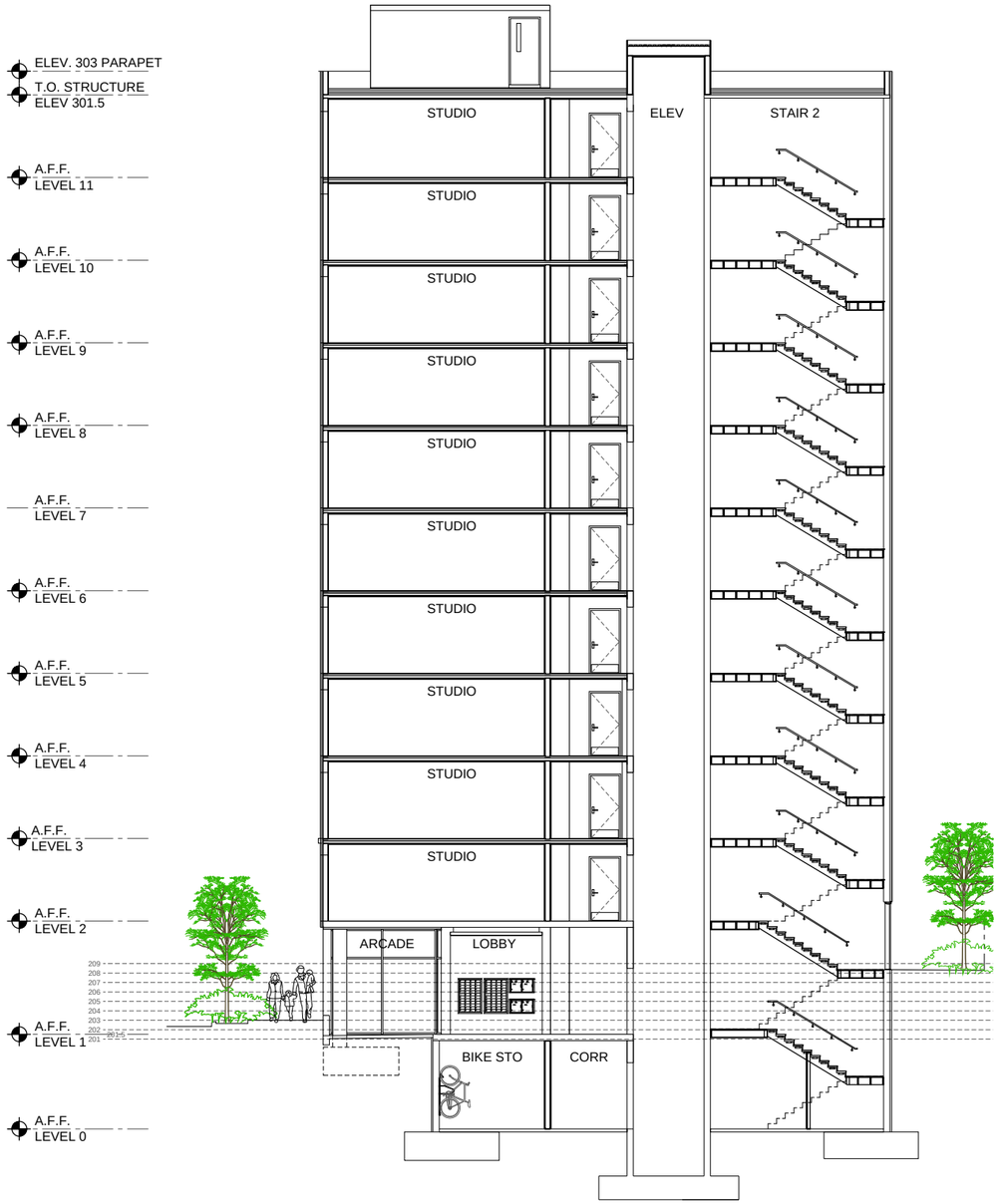
TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

LU 12-345678 DZ | C24
DATE: 11-09-2020

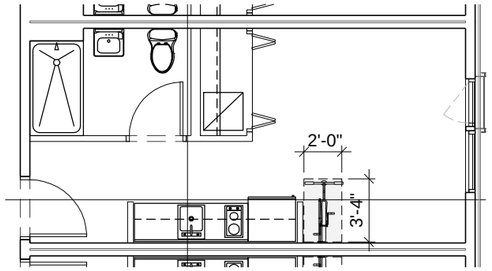
LU 20-213946 DZ



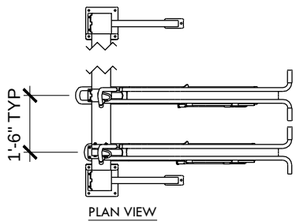
1 BUILDING SECTION
SCALE: 1/16" = 1-0"

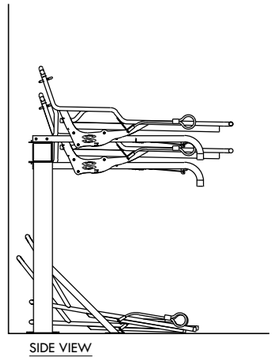


2 BUILDING SECTION
SCALE: 1/16" = 1-0"



3 BIKE PARKING TYPICAL UNIT PLAN
SCALE: 1/8" = 1-0"





4 BIKE PARKING - STACK RACK
SCALE: 1/4" = 1-0"

BIKE PARKING

Location	Type	18"x44"	18"x60"	No of Bike
Level 1	Long Term	0		
Level 2	Long Term	8		8
Level 3	Long Term	9		9
Level 4	Long Term	9		9
Level 5	Long Term	None		0
Level 6	Long Term	None		0
Level 7	Long Term	None		
Level 8	Long Term	None		
Level 9	Long Term	None		
Level 10	Long Term	None		
Level 11	Long Term	None		
Basement	Long Term		75	75
Arcade	Short Term	None	6	6
Total Bike Parking		26	81	107

BICYCLE PARKING

CITY OF PORTLAND PLANNING AND ZONING CODE - CHAPTER 33.266, TABLE 266-6
MULTI-DWELLING
LONG TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL: 1.1 SPACES PER UNIT: 91 UNITS X 1.1 = 100.1 SPACES REQUIRED
NOTE: 1.1 SPACES PER UNIT IN OUTSIDE CENTRAL CITY PLAN DISTRICT

SHORT TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL: 1 SPACE PER 20 UNITS: 91 UNITS/ 20 = 5 SPACES REQUIRED

LONG TERM = 101 PARKING SPACES
SHORT TERM = 6 PARKING SPACES

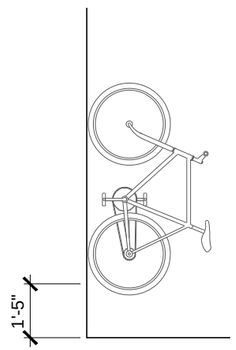
PRODUCT FEATURES
- CAN BE BUILT AS A SINGLE-SIDED OR DOUBLE-SIDED UNIT.
- MULTIPLE BIKE SPACING OPTIONS OFFERS FLEXIBILITY TO MEET MUNICIPAL BIKE PARKING REGULATIONS
- FEW MOVING PARTS TO MINIMIZING MAINTENANCE
- 1.25" SECURITY LOCKING BAR STANDARD AT EACH BIKE SPOT
- 104" CEILING CLEARANCE (LOWER CEILING HEIGHT MODEL CAN BE PROVIDED IF NEEDED FOR CEILING HEIGHT OF 96" - 24" BIKE SPACING ONLY).
- UPPER TRAYS PULL DOWN TO 12" FROM FLOOR TO MINIMIZE BICYCLE LIFT HEIGHT WHEN LOADING.
- HOT DIPPED GALVANIZED FINISH
- LIFT ASSIST MECHANISM IS SPRING LOADED TOP TRAY

NUMBER OF BIKES
- 16 BIKE DOUBLE SIDED MAXIMUM PER SECTION. CAN BE DESIGNED IN SECTIONS OF 4, 6, 8, 10, 12 OR 16 BIKES

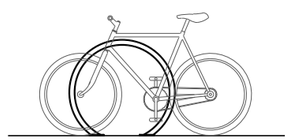
MATERIALS
- 6" SQUARE UPPER FRAME
- 2" SQUARE STEEL LOWER FRAME

SPACING
- 84" AISLE WAY RECOMMENDED TO ALLOW FOR LOADING AND UNLOADING

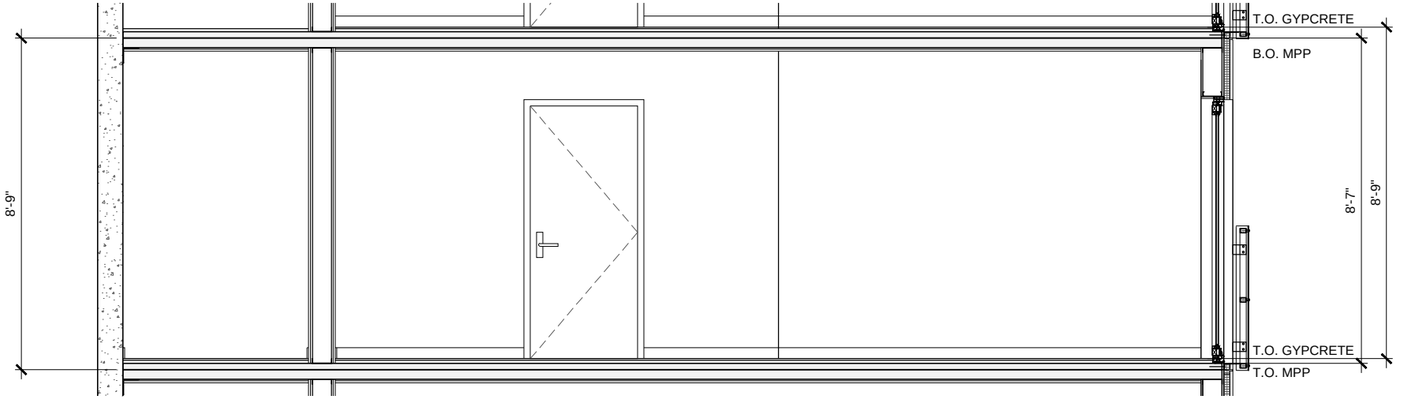
1 BIKE PARKING PLAN
SCALE: 1/8" = 1-0"



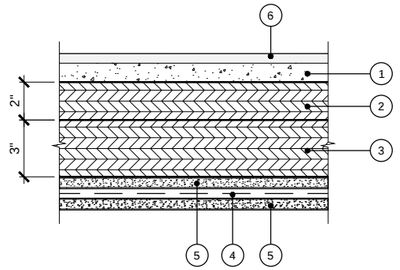
3 BIKE PARKING - WALL MOUNTED
SCALE: 1/4" = 1-0"



3 BIKE PARKING - FLOOR MOUNTED
SCALE: 1/4" = 1-0"

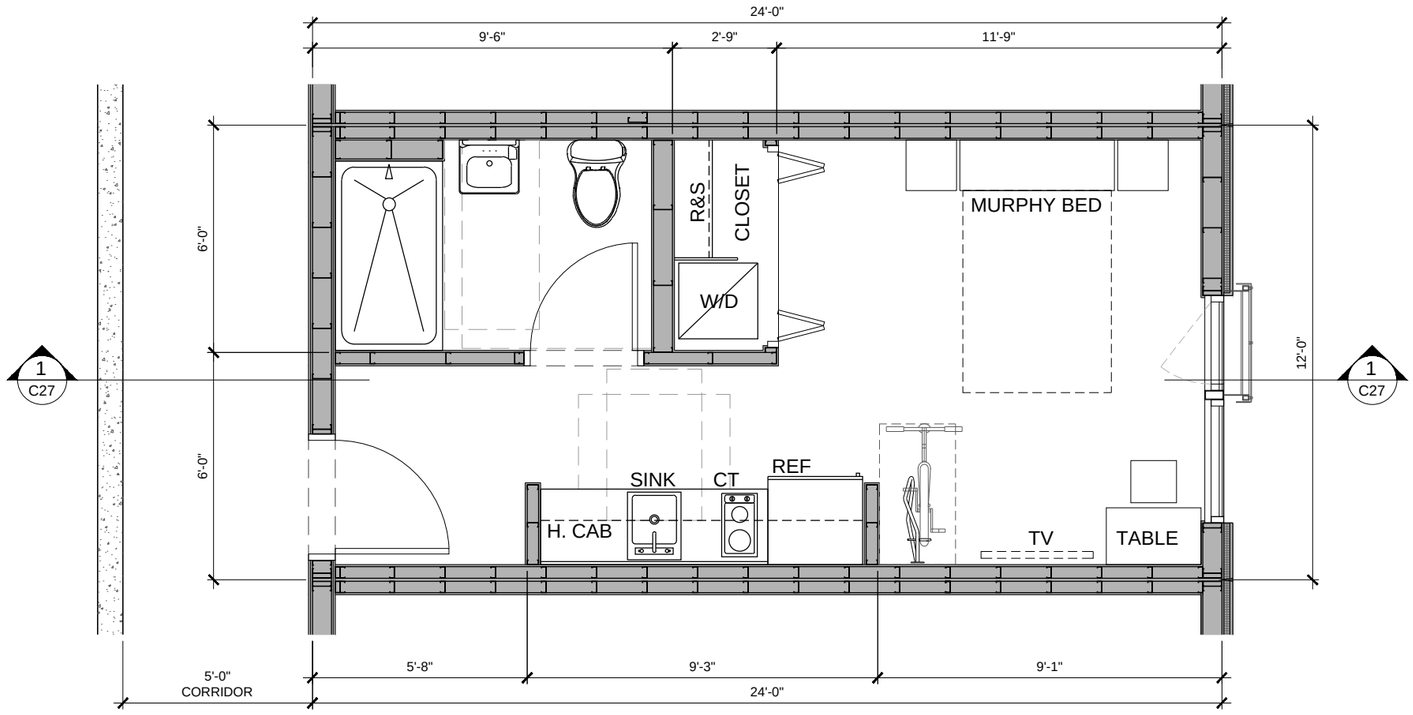


2 TYPICAL SECTION
SCALE: 1/4" = 1-0"

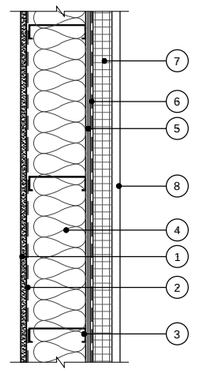


KEY NOTES
1. 1" GYPGRETE
2. 2" MPP - FLOOR
3. 3" MPP - CEILING
4. 1/2" RESILIENT CHANNEL
5. 5/8" GYPSUM BD TYPE X
6. FLOOR FINISH - TBD

3 FLOOR ASSEMBLY DETAIL
SCALE: 1 1/2" = 1-0"

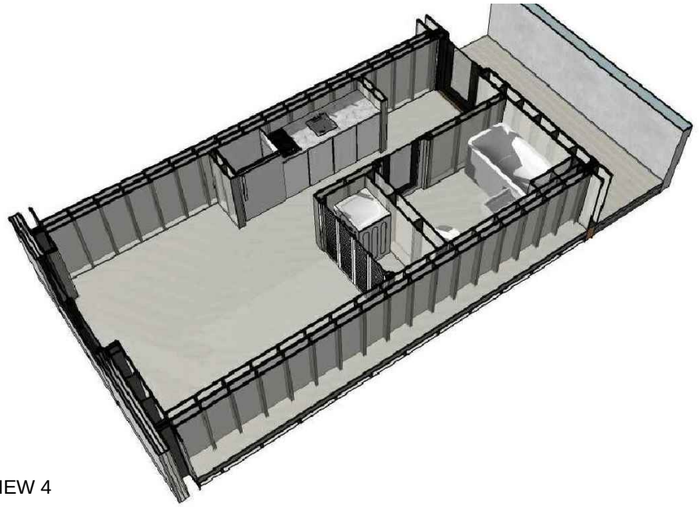


1 TYPICAL UNIT PLAN
SCALE: 1/4" = 1-0"

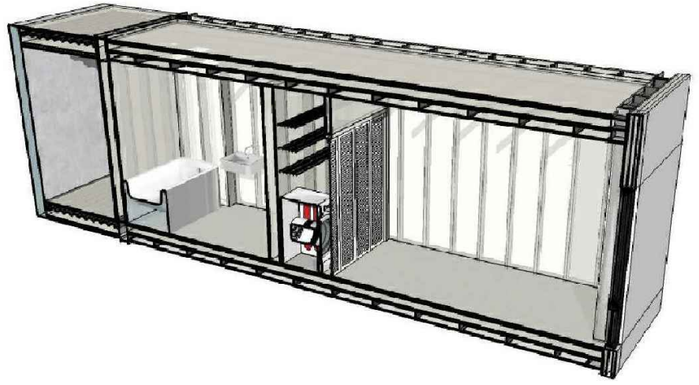


KEY NOTES
1. 5/8" GYPSUM BD TYPE X
2. VAPOR BARRIER
3. METAL STUD INSULATION
4. BLOWN-IN OR R21 BATT INSULATION EQUIVALENT
5. STRUCTURAL SHEATHING
6. WEATHER RESISTIVE BARRIER (LIQUID APPLY)
7. R10 CONTINUES RIGID INSUL
8. STUCCO

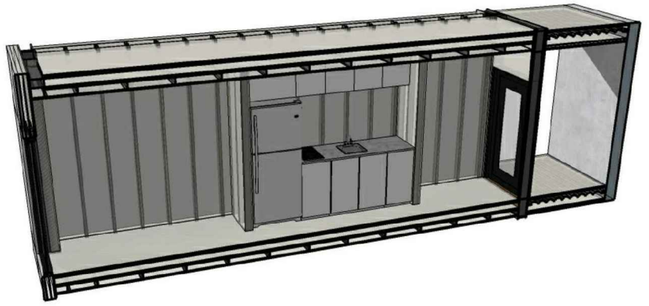
3 WALL ASSEMBLY DETAIL
SCALE: 3/4" = 1-0"



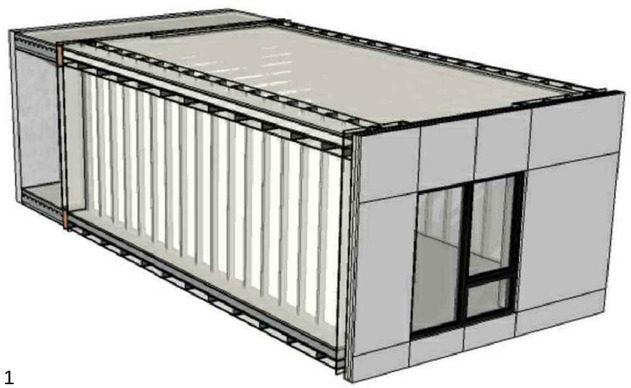
VIEW 4



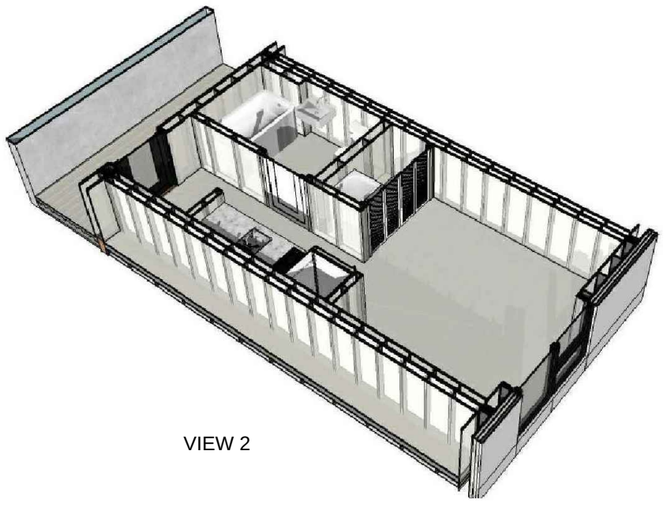
VIEW 5



VIEW 6



VIEW 1



VIEW 2

VIEW 3

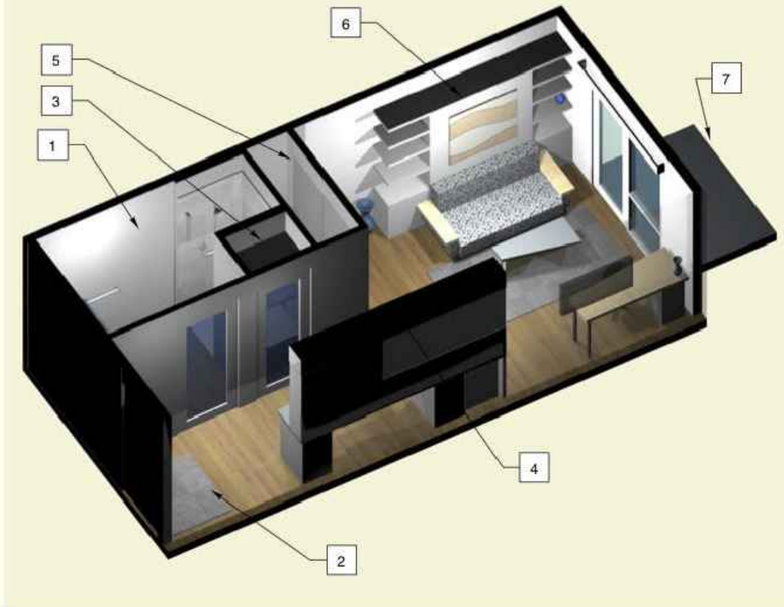
MODULAR UNIT PLAN

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

LU 12-345678 DZ | C28

DATE: 11-09-2020

LU 20-213946 DZ



CONCEPTUAL - INTERIOR 3D RENDERING

300 square foot
Accessible apartment
(Type A)

Keynotes

1: Bathroom
- Accessible clearance under sink
- Turning radius
- Shower with seat and grab bars
- Toilet with grab bars

2: Entry door with required ADA door clearances
-Bathroom door with required door clearances

3: Washer/dryer closet

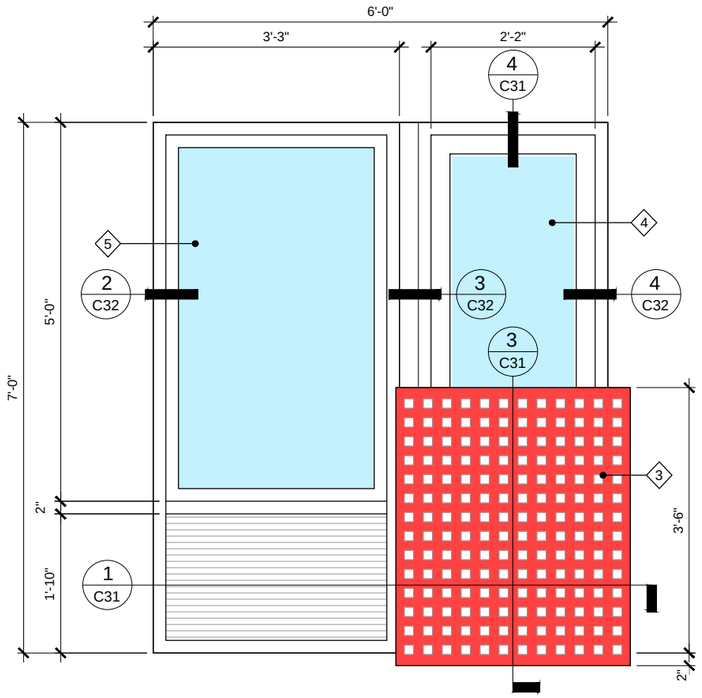
4: Kitchen
- Required accessible workspace
- Required clearances under sink

5: Closet

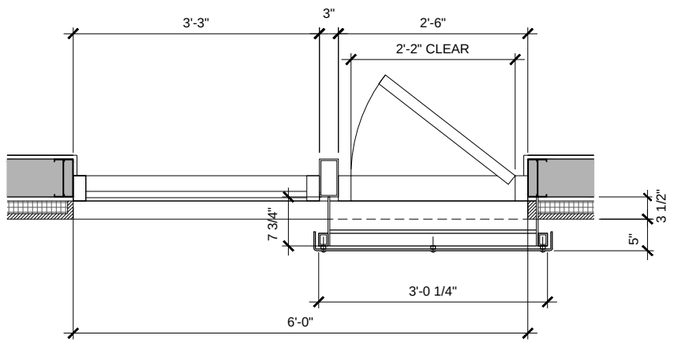
6: Couch/ Full size murphy bed system

7: Accessible Patio

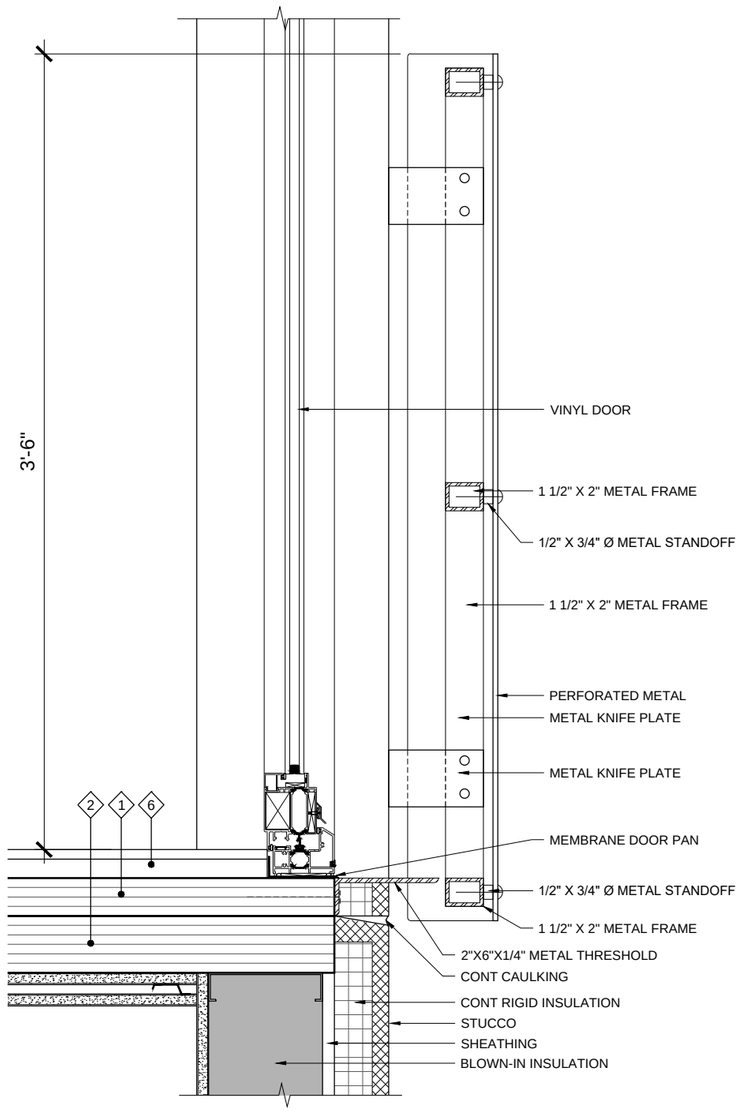
CONCEPTUAL - INTERIOR 3D RENDERING



2 JULIET WINDOW ELEVATION - TYP
SCALE: 1/2" = 1-0"



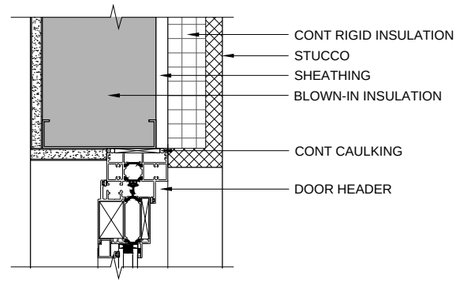
1 JULIET WINDOW PLAN - TYP
SCALE: 1/2" = 1-0"



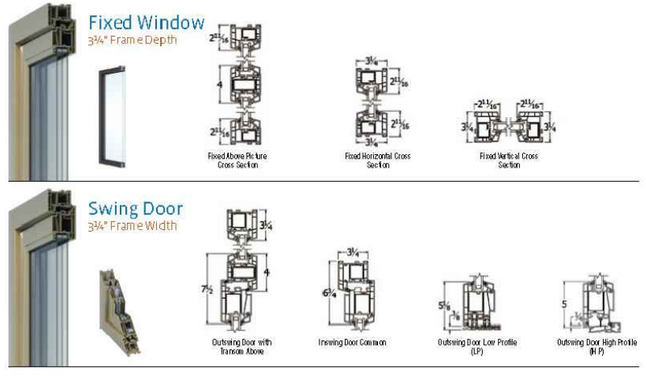
3 JULIET WINDOW RAILING - TYP
SCALE: 1 1/2" = 1-0"

KEYNOTES

1. 2" THICK MASS PLYWOOD PANEL
2. 3" THICK MASS PLYWOOD PANEL
3. POWDER COATED METAL RAILING
4. DOOR INSWING - VPI
5. FIXED WINDOW - VPI
6. GYPCRETE



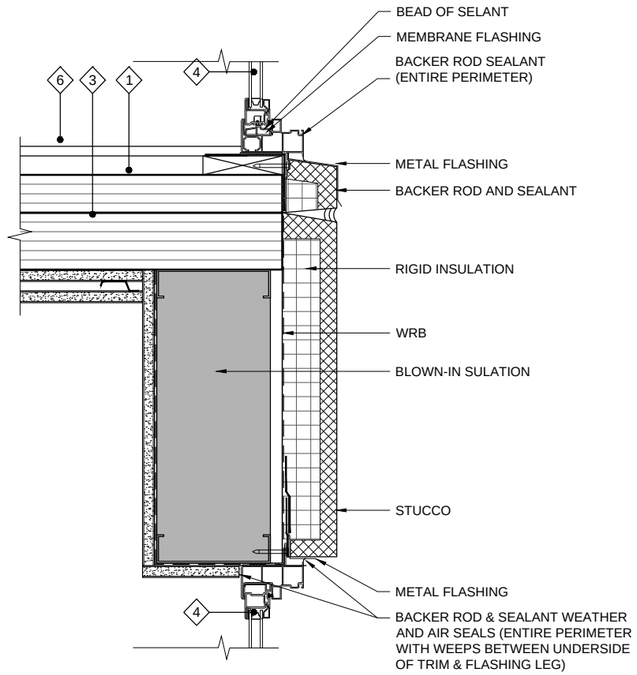
4 DOOR HEADER - TYP
SCALE: 1 1/2" = 1-0"



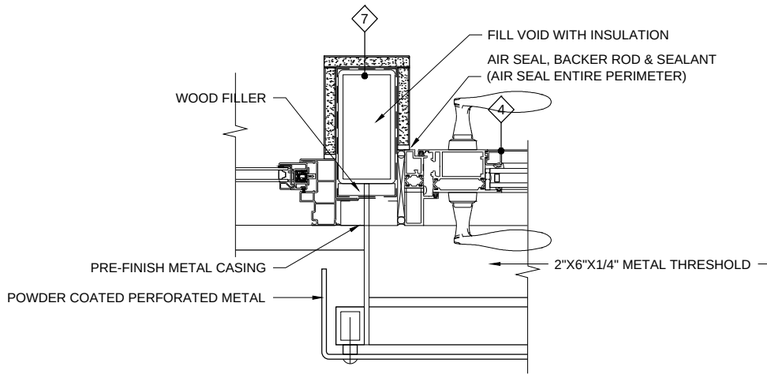
vpi Quality Windows | Envision Series

WINDOW TYPE
CASEMENT - PICTURE – CASEMENT
U-FACTOR: .27
SHGC: .14

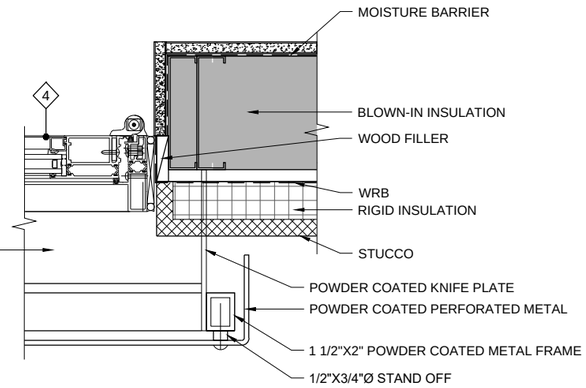
DOOR TYPE
INSWING-INT. GLAZED
U-FACTOR: .27
SHGC: .16



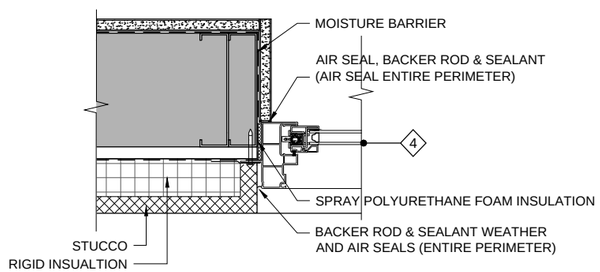
1 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



3 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



4 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



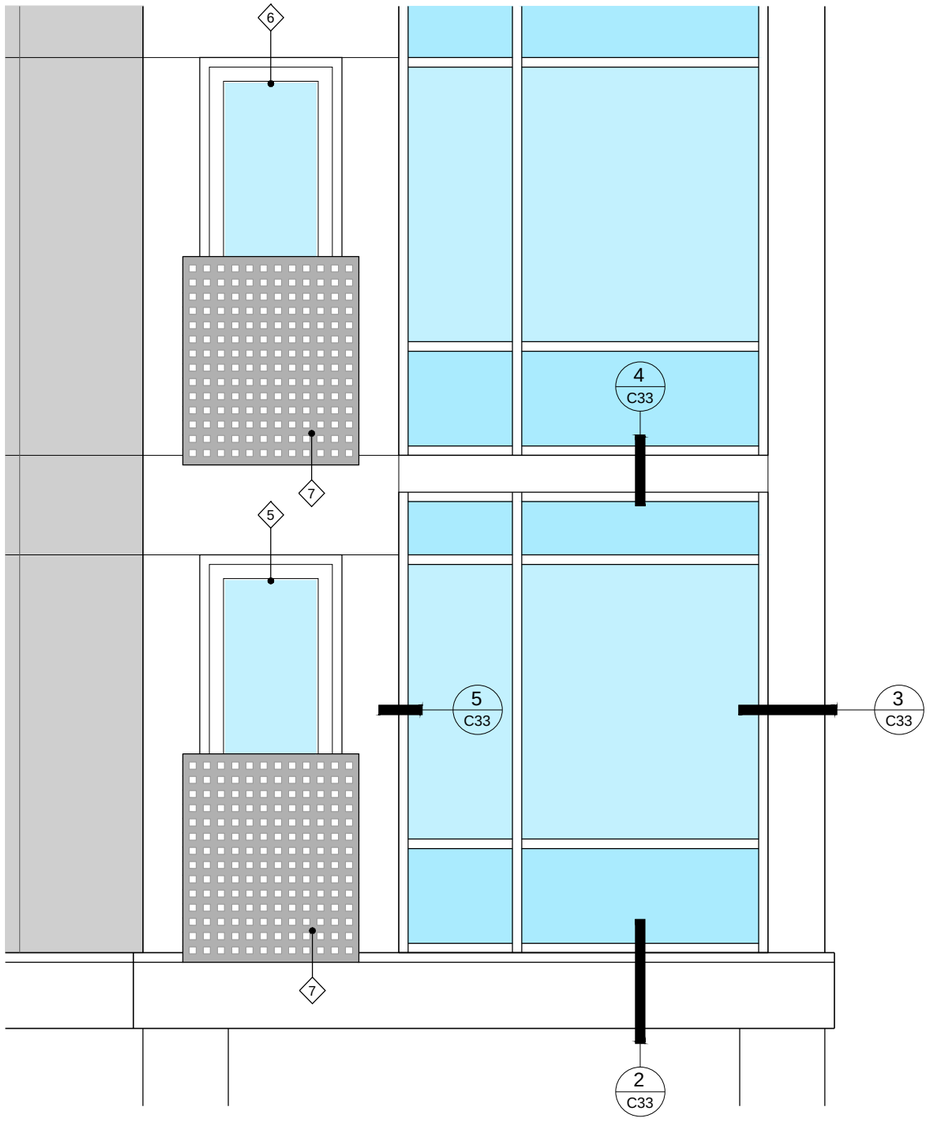
2 DETAIL SECTION
SCALE: 1 1/2" = 1-0"

KEYNOTES

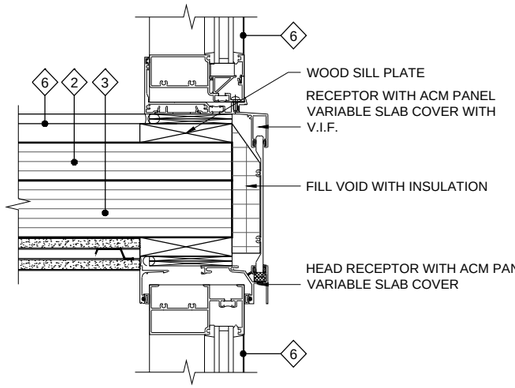
1. 2" THICK MASS PLYWOOD PANEL
2. 3" THICK MASS PLYWOOD PANEL
3. POWDER COATED METAL RAILING
4. DOOR INSWING - VPI
5. FIXED WINDOW - VPI
6. GYPCRETE
7. TUBULAR POST

WINDOW TYPE
CASEMENT - PICTURE – CASEMENT
U-FACTOR: .27
SHGC: .14

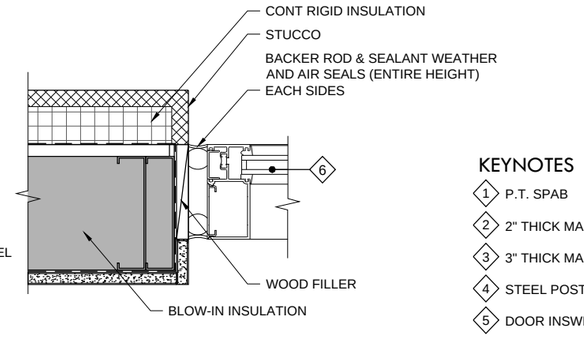
DOOR TYPE
INSWING-INT. GLAZED
U-FACTOR: .27
SHGC: .16



1 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



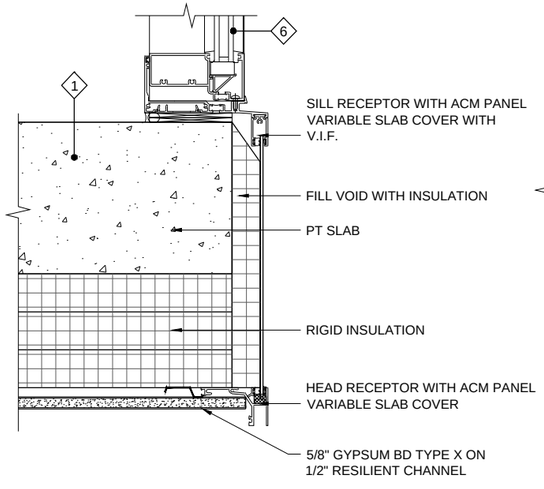
4 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



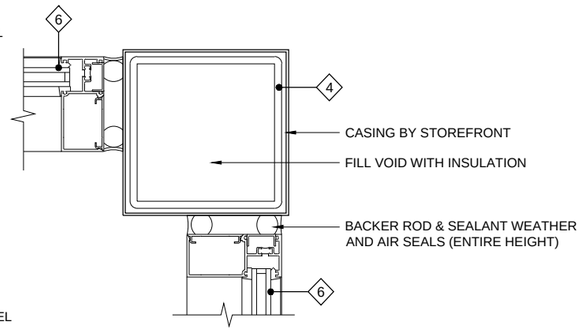
5 DETAIL SECTION
SCALE: 1 1/2" = 1-0"

KEYNOTES

1. P.T. SPAB
2. 2" THICK MASS PLYWOOD PANEL
3. 3" THICK MASS PLYWOOD PANEL
4. STEEL POST PER STRUCT'L
5. DOOR INSWING - VPI
6. WALL CURTAIN
7. POWDER COATED METAL RAILING



2 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



3 DETAIL SECTION
SCALE: 1 1/2" = 1-0"

METROVIEW™ FG 501T WINDOW WALL

Urban Elegance with an Economical Point of View

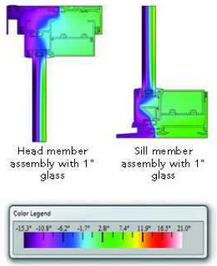
Sleek, efficient and versatile. FG 501T Window Wall – the first in the MetroView™ Window Wall series – packs the desired aesthetics of a curtain wall into a cost-efficient window wall system. Ideal for mid-rise commercial projects and sophisticated multifamily housing, MetroView™ FG 501T Window Wall delivers the refined design features that are so popular in today's urban and near-urban cityscapes.

MetroView™ FG 501T Window Wall offers the look of a true curtain wall with a slab-to-slab aluminum frame design. For maximum square footage in interior spaces, FG 501T Window Wall is engineered for shallow horizontal inside glazing with the glass set to the front of the system. Screw spline fabrication and joinery means easy construction and low installation costs. And for designs that put skylines within immediate reach, balcony doors can be easily and seamlessly integrated into the system. With air and water performance equal to many curtain walls and a range of aesthetic options including slab edge covers for a seamless transition between floors, MetroView™ FG 501T Window Wall offers a beautiful frame for life.

PERFORMANCE

MetroView™ FG 501T Window Wall is an economical solution that does not compromise performance to achieve the true look of a curtain wall. The framing process is as streamlined as its appearance, with simple two-piece receptors designed for efficient installation. Optional outside glazing allows for job-site flexibility.

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side



Thermal performance is enhanced with our IsoLock™ thermal break. The factory-supplied pour and debridge thermal break involves pouring liquid polyurethane into a cavity or thermal pocket, allowing it to harden and then cutting away a small section of aluminum opposite the pour area to fully separate the exterior aluminum from the interior aluminum. This thermal barrier improves the U-factor and condensation resistance and also means there are fewer parts to cut and assemble.

Additionally, the IsoLock™ thermal break process is used to eliminate expansion and contraction of the polyurethane. Prior to the pouring operation, the aluminum is lanced into the cavity at a predetermined increment. The lanced aluminum creates a positive interlock in the polyurethane before it hardens, eliminating any potential for shrinkage. The mechanical locks, combined with the adhesive bond of the polyurethane to the aluminum, create a composite section used to meet design wind loads.

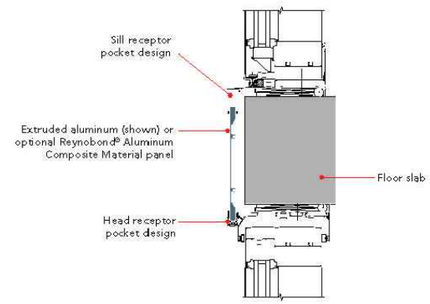
The system is fully tested according to industry standards, as indicated below:

PERFORMANCE TEST STANDARDS	
Air Infiltration	ASTM E283, NFRC 400, TAS 202
Water	ASTM E331, ASTM E547, TAS 202
Severe Wind-Driven Rain	AAMA 520
Structural – Uniform Wind Load	ASTM E330, TAS 202
Large Missile Impact	ASTM E1886, ASTM E1996
Acoustical Testing, STC and OITC	AAMA 1801, ASTM E90, ASTM E1425
Thermal Transmittance – U-Factor	NFRC 100, AAMA 1503, AAMA 507
Condensation Resistance (CRF and CR)	AAMA 1503, NFRC 500
Overall Solar Heat Gain (SHGC, VT)	AAMA 507, NFRC 200
Condensation Resistance	AAMA 1503

AESTHETICS AND VERSATILITY

It is easy to achieve dramatic floor-to-ceiling views with FG 501T Window Wall. The 2-1/4" sightline and standard 5" depth make it easy to achieve stylish urban aesthetics. For clean design lines, the system features a slab-to-slab application with an integrated slab edge. The system provides an appealing look for any type of application and accommodates single- and multi-punched openings or ribbon windows. Corner members for either 90° or 135° applications increase design flexibility, and expansion verticals can be incorporated as desired for a truly customized application.

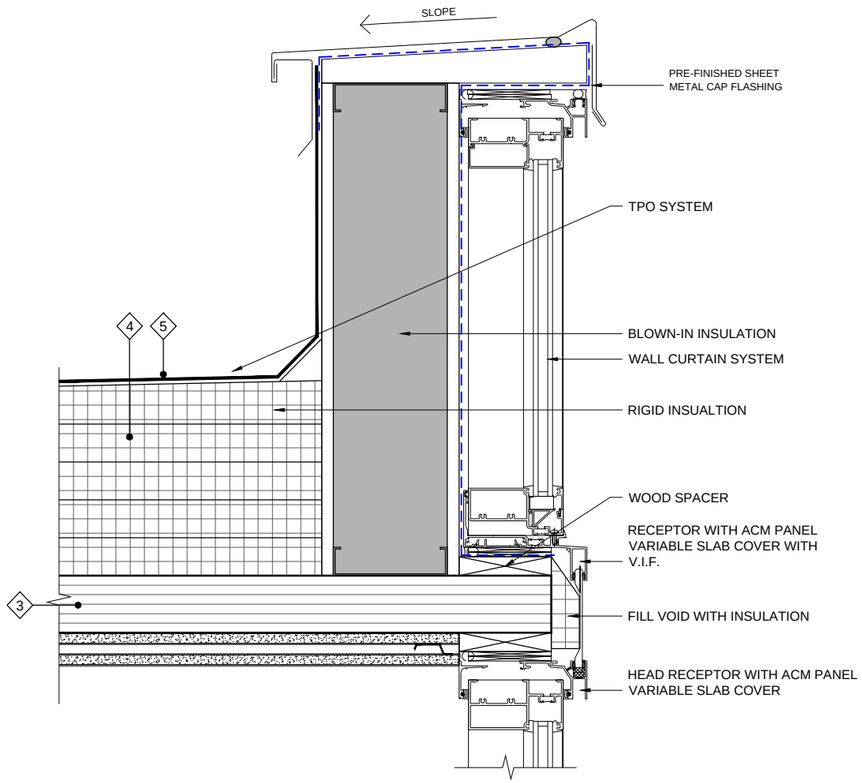
Painted finishes in standard and custom choices are available.



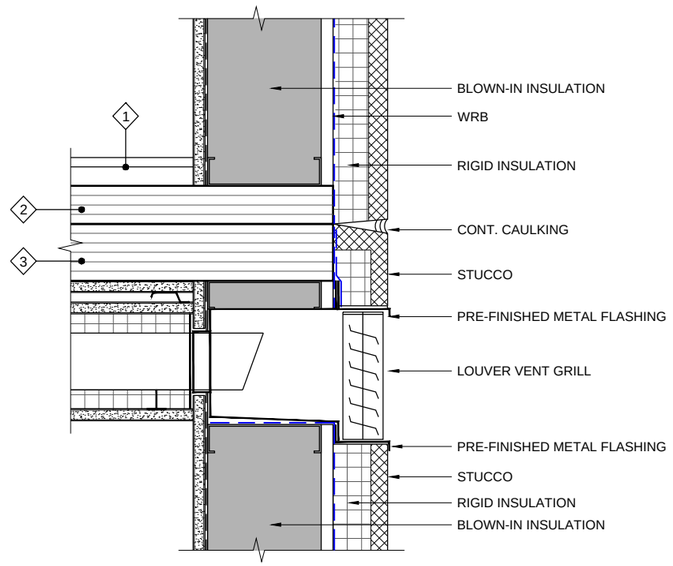
Kawneer Company, Inc. Technology Park/Atlanta
555 Guthridge Court Norcross, GA 30092
770.449.5555
kawneer.com

KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS



1 PARAPET DETAIL - WALL CURTAIN
SCALE: 1 1/2" = 1-0"



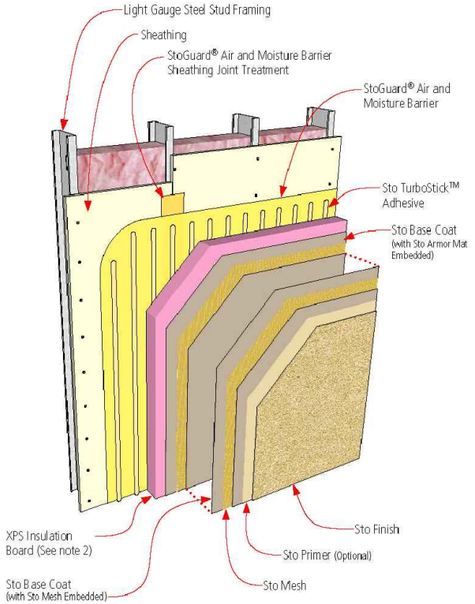
2 TYPICAL EXHAUST LOUVER VENT
SCALE: 1 1/2" = 1-0"

KEYNOTES

1. GYPCRETE
2. 2" THICK MASS PLYWOOD PANEL
3. 3" THICK MASS PLYWOOD PANEL
4. RIGID INSULATION (TAPERED)
5. TPO ROOFING

StoTherm® ci XPS
System Components: Ultra-High Impact Resistance

Detail No.: 53s.01
Date: January 2017



Notes:

1.StoTherm ci System Components:
- StoGuard Air and Moisture Barrier
- Sto Adhesive
- XPS Insulation Board
- Sto Base Coat
- Sto Armor Mat XX
- Sto Base Coat
- Sto Mesh
- Sto Primer (optional)
- Sto Finish

2. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

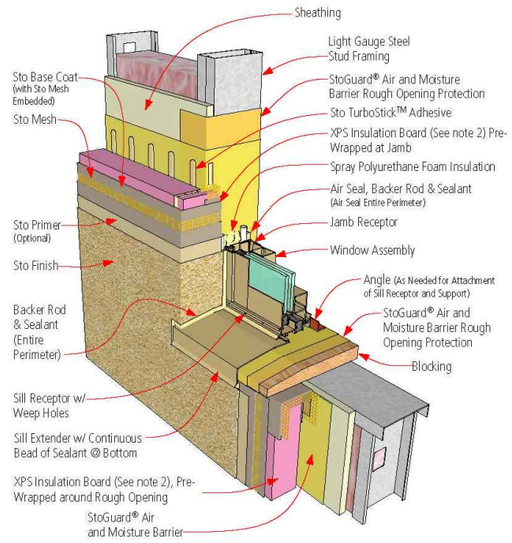
3. Ultra-high impact resistance recommended at all ground floors to a minimum height of 6'-0" (1.8 m) above finished grade and other areas accessible to pedestrian traffic, abnormal stress or impact.

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Receptor-Type Window Sill

Detail No.: 53s.23A-3
Date: January 2017



Step 3 - Window and Sill Flashing, Cladding, and Perimeter Weather and Air Seals

Notes:

1. Consult with window and sealant manufacturers to verify window installation and detailing and to assure no water leakage into the wall assembly. Consult with window manufacturer regarding window and/or flashing assembly thermal breaks to avoid condensation. Test the final assembly using materials and trades associated with the project to verify performance. Correct any deficiencies associated with excess air leakage, water infiltration into the wall assembly, or structural inadequacies.

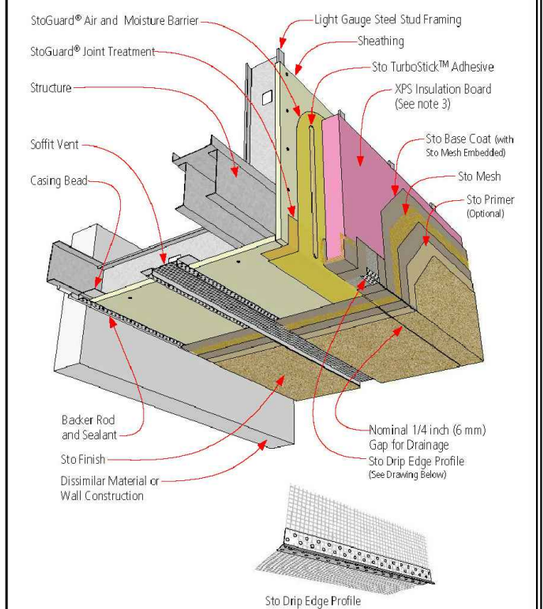
2. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Soffit: Uninsulated and Vented

Detail No.: 53s.31
Date: January 2017



Notes:

1. Prevent "communication" of vented air space with conditioned interior air to reduce the likelihood of condensation on materials in the vented space.

2. Typical soffit board is gypsum sheathing in compliance with ASTM C 1177. Refer to Sto Specification No. F601S and Sto Detail Series 14.xx.

3. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

STUCCO DETAILS

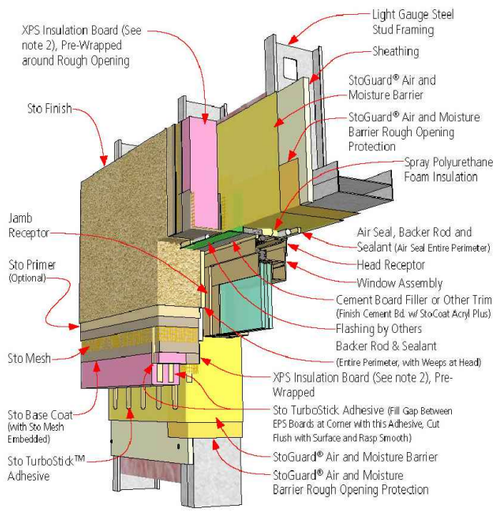
TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE | LU 12-345678 DZ | C36

DATE: 11-09-2020

LU 20-213946 DZ

StoTherm® ci XPS
Receptor-Type Window Head

Detail No.: 53s.23B-3
Date: January 2017



Step 3 - Cladding and Perimeter Weather and Air Seals

Notes:

1. Consult with window and sealant manufacturers to verify window installation and detailing and to assure no water leakage into the wall assembly. Consult with window manufacturer regarding window and/or flashing assembly thermal breaks to avoid condensation. Test the final assembly using materials and trades associated with the project to verify performance. Correct any deficiencies associated with excess air leakage, water infiltration into the wall assembly, or structural inadequacies.

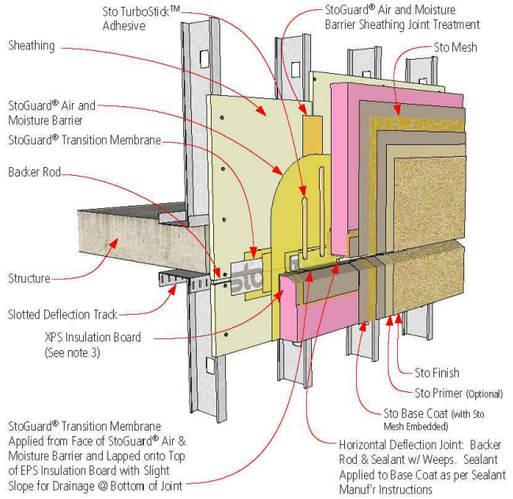
2. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Floor Line With Deflection - Concealed Flashing and Drainage at Floor Line

Detail No.: 53s.41A
Date: January 2017



Notes:

1. Sheathing attachment is typically at 8" (20.3 cm) on center or less vertically. Add C-channels or other attachment means along slab edge if necessary to conform with required fastener spacing.

2. Provide fire stopping at floor line as needed.

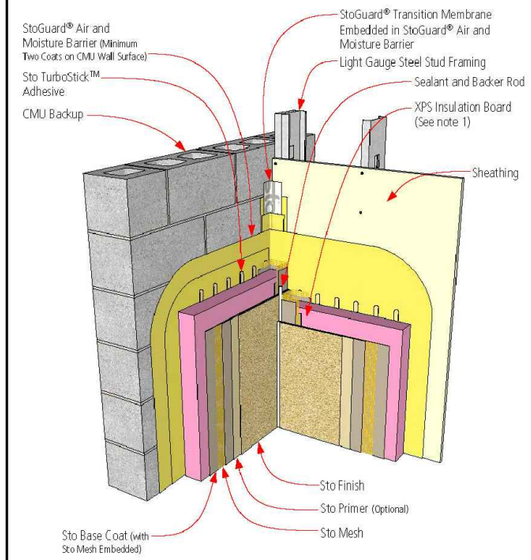
3. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Inside Corner with Dissimilar Backup Wall

Detail No.: 53s.53
Date: January 2017



Notes:

1. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

STUCCO DETAILS

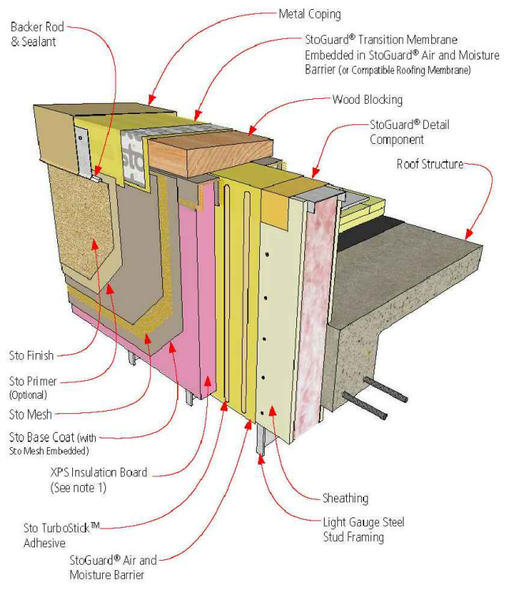
TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE | LU 12-345678 DZ | C37

DATE: 11-09-2020

LU 20-213946 DZ

StoTherm® ci XPS
Termination at Parapet - Front

Detail No.: 53s.60A
Date: January 2017



Notes:

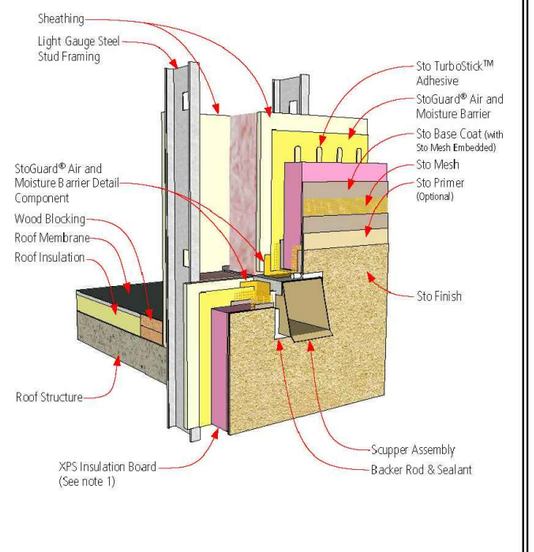
1. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Scupper Penetration

Detail No.: 53s.65
Date: January 2017

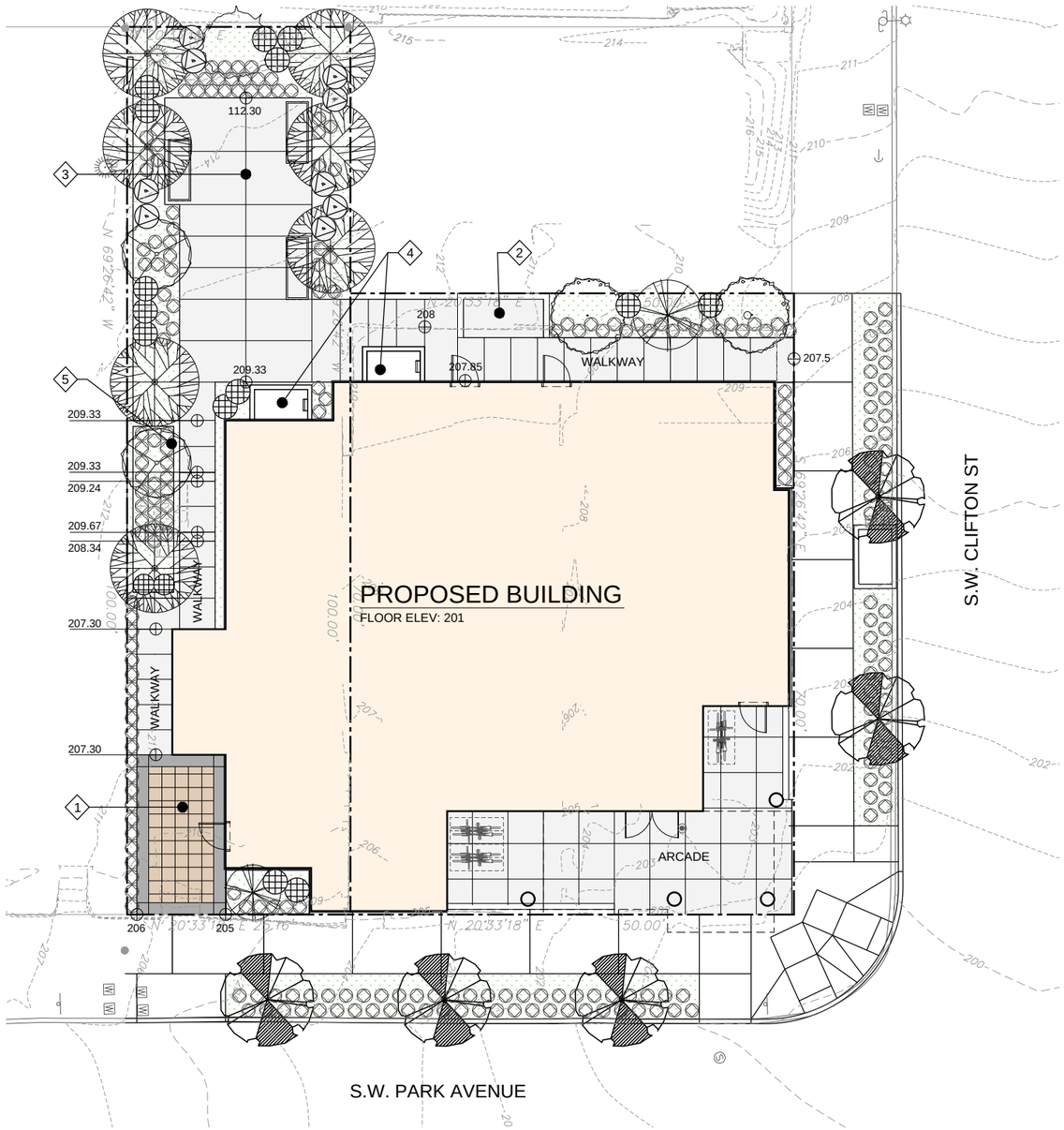


Notes:

1. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.



1 LANDSCAPE PLAN
SCALE: 1/16" = 1-0"

N

LANDSCAPE PLAN KEYNOTES

1. LOADING ZONE WITH CONCRETE COLORED PAVRES
2. GENERATOR WITH 8" W X 6'-0" TALL CMU SCREEN WALL STUCCO FINISH TO MATCH BUILDING AND BUILDING COLORS
3. OUT DOOR PLAZA WITH CONCRETE SURFACE
4. WINODW WELL
5. LANSCAPE AREA FOR WATER QUALITY QUALITY FILTRATION

PLANTING LEGEND

CODE	COMMON NAME	CAL	QUANTITY	SIZE	HEIGHT
FP	FRAXINUS PENNSYLVANIA GREEN ASH	2 CAL	2	LARGE	5'
SO	SILVER OAK QUERCUS HYPOLEUCOIDES	2 CAL	3	LARGE	5'
FA	FRAXINUS ANGUSTIFOLIA NARROW LEAF ASH	2 CAL	7	LARGE	5'
ACER	ACER NICRUM GREENCOLUMN GREENCOLUMN MAPLE	2 CAL	2	MEDIUM	5'
JRM	ACER X FREEMANII JEFFERSON RED JEFFERSON RED MAPLE	2 CAL	2	MEDIUM	5'
ESRED	EASTERN REDBUD CERCIS CANADENNIS	2 CAL	2	SMALL	5'

SHRUBS	CODE	COMMON NAME	CONTAINER	SPACING	QUANTITY
	PF	POTENTILLA FRUITICOSA CVS	3 GAL	3' O.C.	T.B.D.
	ROSA	ROSA CAREFREE DELIGHT CAREFREE DELIGHT ROSE	3 GAL	3' O.C.	T.B.D.
GROUND COVER	CODE	COMMON NAME	CONTAINER	SPACING	QUANTITY
	FGE	FESTUCA GLAUCA - ELIAJAH BLUE	1 GAL	12" O.C.	T.B.D.

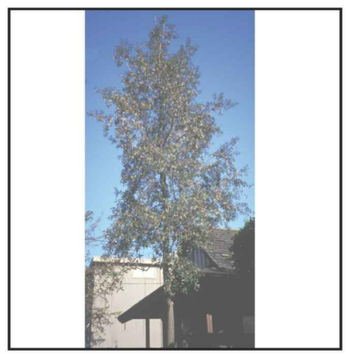
BENCH - AV1-1020 Six foot, Backed Bench, Surface Mount 26"x34"x72"
Avondale AV1-1020 inground pedestal mount with Ipe wood www.sitescapesonline.com

TREE - FP

TREE - FA

TREE - ACER

TREE - JRM



TREE - SO

TREE - ESRED

SHRUB - PF

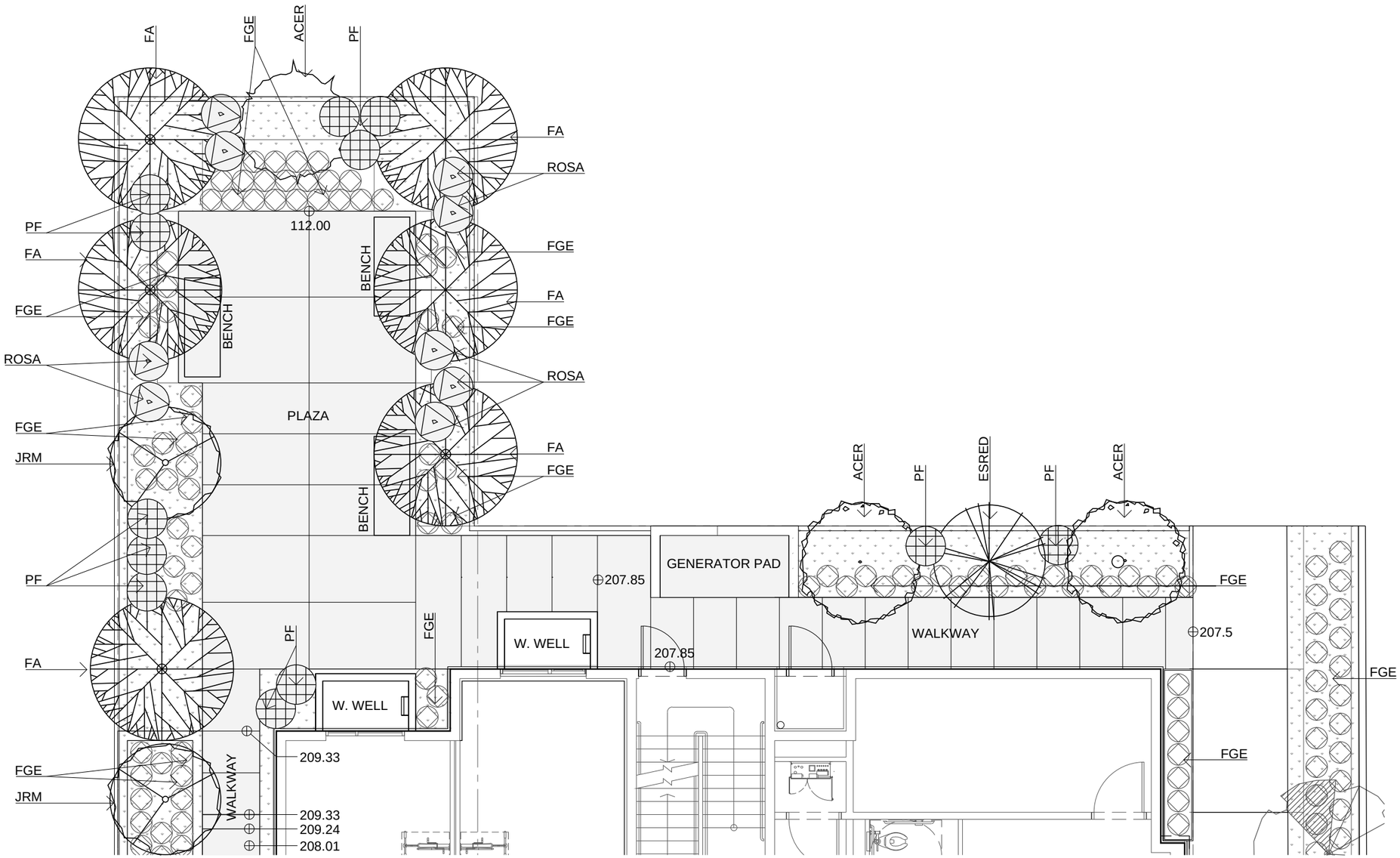
SHRUB - ROSA

GROUND COVER - FGE

BENCH

PAVER - "MUTUAL MATERIALS" - PLANK PAVER

LANDSCAPE MATERIALS

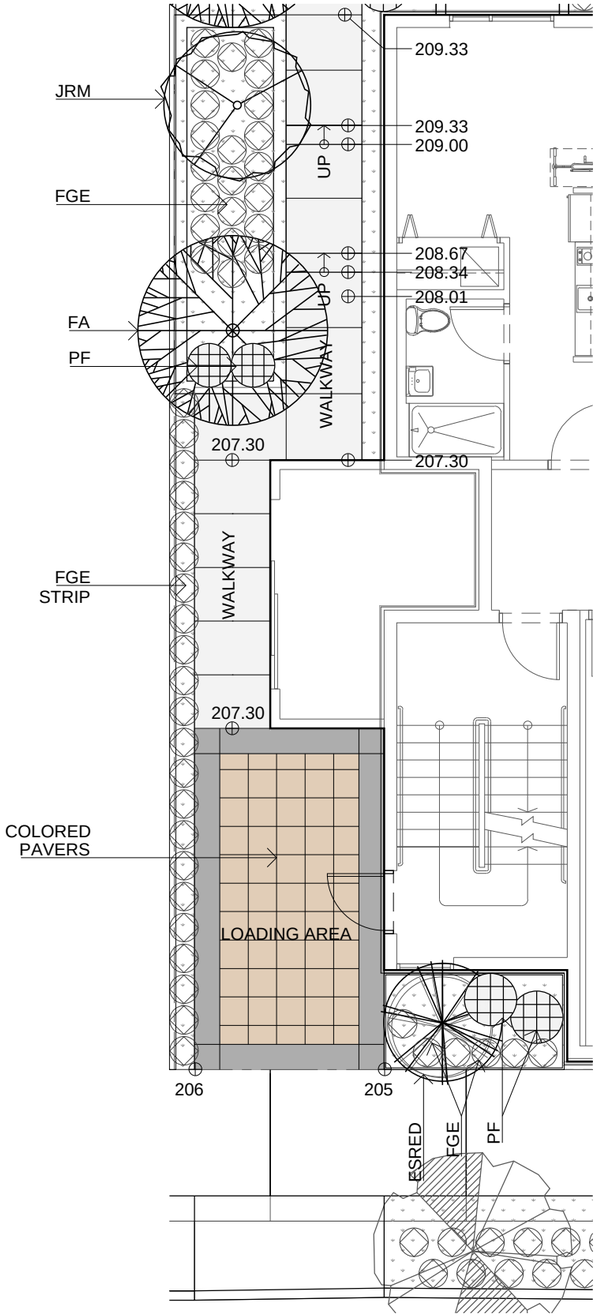


1 PLAZA ENLARGE PLANTING PLAN
SCALE: 1/8" = 1-0"

N

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE | LU 12-345678 DZ | C40
DATE: 11-09-2020

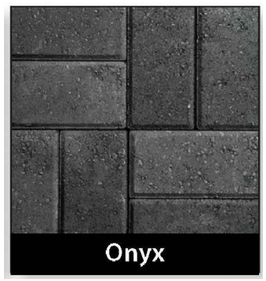
LU 20-213946 DZ

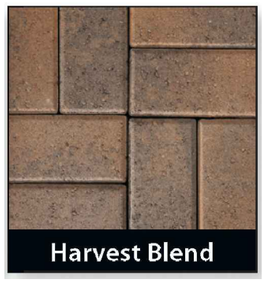


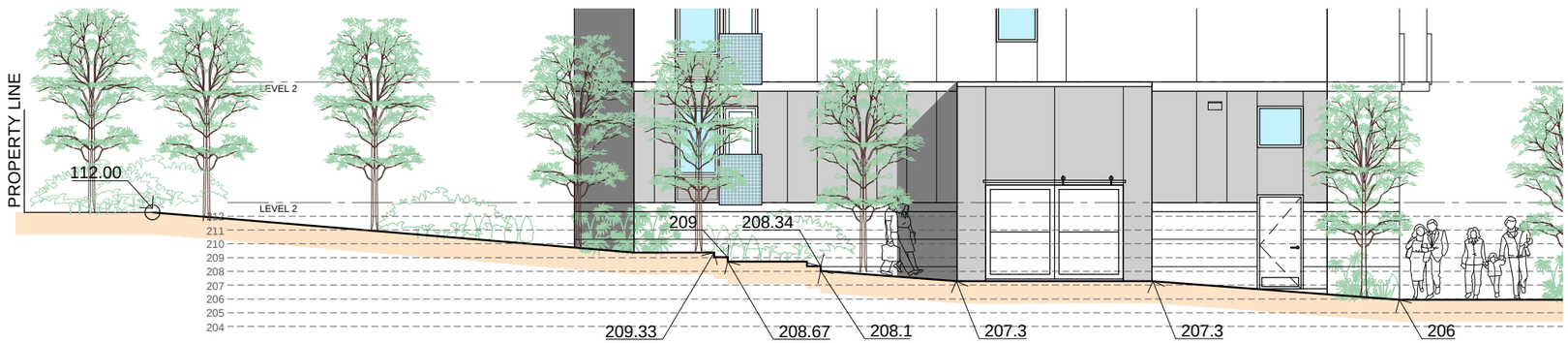
1 SIDEYARD/LOADING AREA ENLARGE PLANTING PLAN
SCALE: 1/8" = 1-0"

STANDARD SPECIFICATION

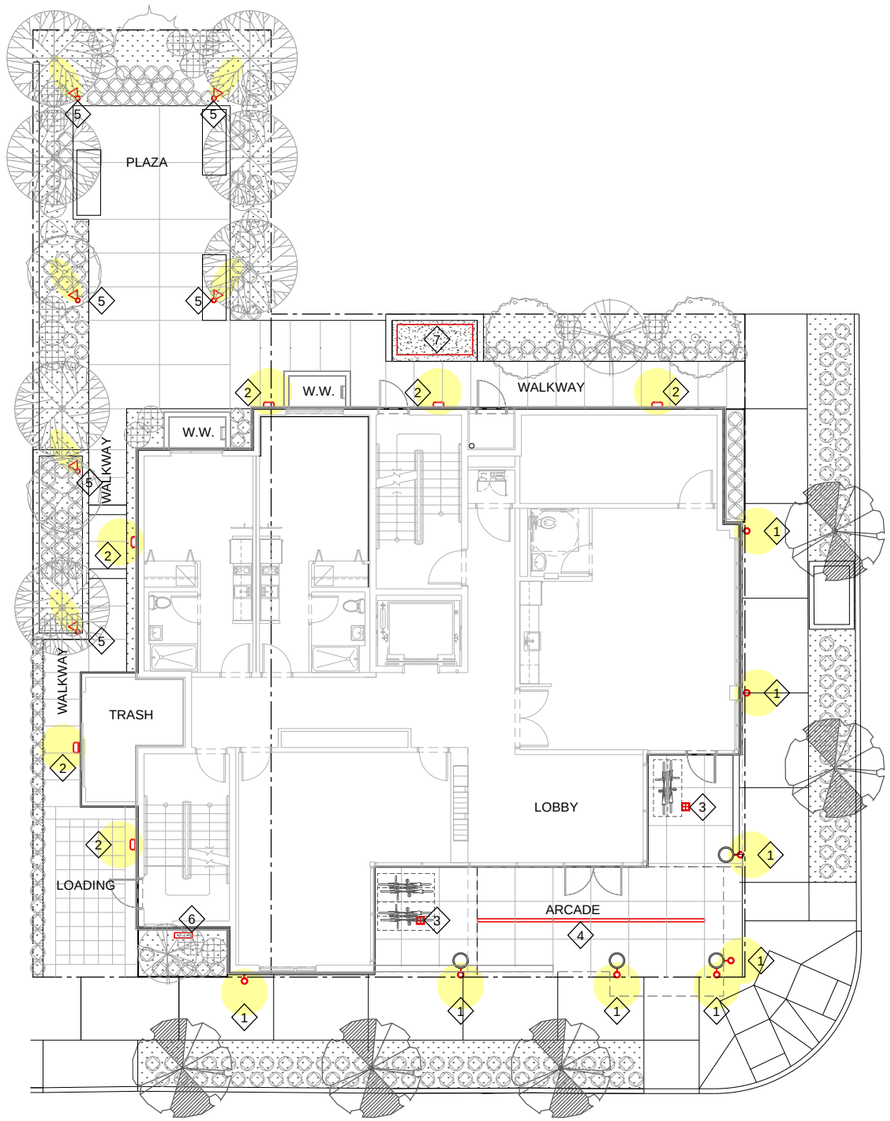
Holland Series pavers are manufactured to industry standard specifications ASTM: C 936, and CSA: A 231.2.


Onyx


Harvest Blend



2 SIDEYARD/LOADING GRADING ELEVATION
SCALE: 3/32" = 1-0"



EXTERIOR LIGHTING LEGEND

1. WALL MOUNTED UP/DOWN LIGHT
2. WALL MOUNTED DOWN LIGHT
3. SURFACE MOUNTED
4. LINEAR LIGHT (RECCESED
5. LANDSCAPE LIGHTING TYPE 1
6. LANDSCAPE LIGHTING TYPE 2
7. GENERATOR

1 EXTERIOR LIGHTING PLAN
SCALE: 1/16" = 1-0"

N

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

LU 12-345678 DZ | C42
DATE: 11-09-2020

LU 20-213946 DZ

1

LOWELL
LED

Specifications

Height:	15" (381 mm) w/C1
	19" (483 mm) w/C2
	26-5/8" (676 mm) w/C3

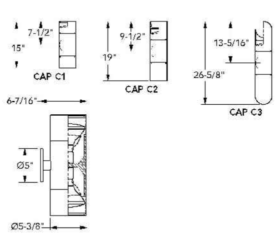
Width:	6-7/16"
	164 mm
Weight:	16lbs

HIGHLIGHTS

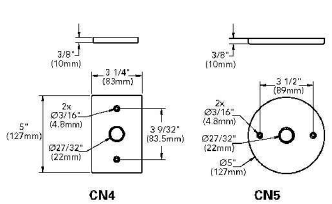
5 YEAR warranty

- Indirect and direct lighting
- Suitable for wet locations
- Integral 120V-277V driver
- Dimmable with low voltage magnetic dimmer
- Heat strengthen borosilicate glass lens
- Powder coated with a super durable TGIC powder coat finish

DIMENSIONS

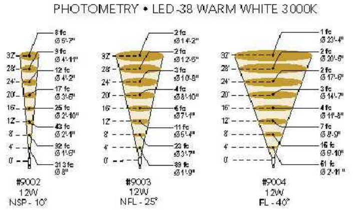


MOUNTING

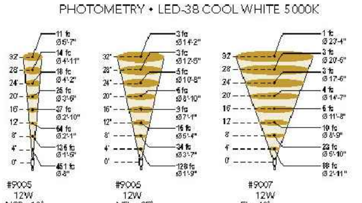


PHOTOMETRIC DIAGRAMS

PHOTOMETRY • LED-38 WARM WHITE 3000K



PHOTOMETRY • LED-38 COOL WHITE 5000K



LED unit independently tested at BAL LABS inside of a fixtureto LM-79-08 standard.

9006 & 9007 multiplier used based on 9003 & 9004 results.

*All information is subject to change without prior notice. All diameter dimensions are nominal.

SPECIFICATIONS AND FEATURES

CONSTRUCTION: Body and caps cast from 356 - T6 ALUMINUM, stem and mount plate machined from 6061 - T6 ALUMINUM. Lens cut from tempered borosilicate glass for superior clarity and strength. Two medium base 4kV pulse rated porcelain sockets rated 660W-600V, with 18 ga. 200°C, 600V leads.

LIGHT SOURCE: Hydrel proprietary replaceable LED unit using three (9) High Output LEDs and an integral low voltage (11V-14V) AC/DC LED driver and a field replaceable optic. All within 3 MacAdam ellipses,

VOLTAGE: 120 or 277.

DISTRIBUTION: Available in three (3) beam spreads; Narrow Spot, Narrow Flood, and Flood.

FEATURES: Field replaceable lens. Any combination of up to 3 lens accessories/color filter/ shielding can be specified for cap style and are held securely by a removable stainless steel clip ring. All fixtures come standard with the Watershed™ Lens.

POWER SUPPLY: Integral AC LED drivers included.

MOUNTING: CN4 for mounting to a rectangular J-box. CN5 for mounting to a 5" Round or octagonal J-box.

FINISHES: Available in standard TGIC polyester powder coat finishes. Custom powder coat finishes available (contact factory for more information) *Remote ballast box in standard gray powder coat only.

LISTING: cETLus, suitable for wet locations, laboratory tests conducted by ETL to UL Standard UL-1598 and UL-8750

WARRANTY: 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Consult factory for details.

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

2

CONTRACTOR SELECT™

Contractor Select™

WPX LED
Wall packs

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for HID wall pack replacement and renovation opportunities. The WPX2 and WPX3 full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life.

FEATURES:

- Architectural design at very economical prices
- Energy efficient - payback in less than two years
- Wide range of configuration options available

IP66 · 5 YEAR warranty

Note : WPX3 lumen package and all the WPX configuration options are not included in the Contractor Select program. For more information, please visit WPX LED

Luminaire	CCT	Lumens	Input Watts	Finish	Voltage	Catalog Number	CI Code	UPC	Pallet qty.	Replaces Up To
WPX1	4000K	2,900	24W	DARK BRONZE	120-277V	WPX1 LED P2 40K MVOLT DDBXD M4	*265SWK	193048870589	160	150W Metal Halide
	5000K	2,900	24W	DARK BRONZE	120-277V	WPX1 LED P2 50K MVOLT DDBXD M4	*265SWM	193048870572	160	150W Metal Halide
WPX2	4000K	6,000	47W	DARK BRONZE	120-277V	WPX2 LED 40K MVOLT DDBXD M2	*265SX3	193048870756	120	250W Metal Halide
	5000K	6,000	47W	DARK BRONZE	120-277V	WPX2 LED 50K MVOLT DDBXD M2	*265SX6	193048870770	120	250W Metal Halide

More configurations are available Click here or visit www.acuitybrands.com and search for WPX LED

CS CONTRACTOR SELECT™

LITHONIA LIGHTING.

Specifications

INTENDED USE:
The WPX LED wall packs are designed to provide a cost effective, energy efficient solution for the one for one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION:
WPX features a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL:
Light engine(s) configurations consist of high efficacy LEDs with LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD All photocell (PL) operate on MVOLT (120V - 277V) input.

INSTALLATION:
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

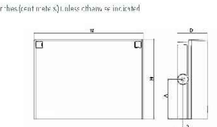
LISTINGS:
CSA Certified to meet US and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY:
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Dimensions

All dimensions are inches (centimeters) unless otherwise indicated



Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

3

CONSTRUCTION — Heavy-gauge aluminum housing.
Ceiling mount for direct installation to 4" octagonal or square junction box.
Pendant mount entry for 3/8" National Pipe Thread stem; wires supplied by others.
Textured polyester powder paint finish standard.
Multiple ceiling, pendant, cord, and wall mount options available.
OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.
ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
347V available option; transformer must be field-installed to an accessible remote-mounted junction box.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.
70% lumen maintenance at 60,000 hours.
LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.
WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

LDN6CYL

6" CYLINDER
Non-IC

A+ Capable options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6CYL 35/15 L06AR LSS MVOLT EZ1 FCM DWHG

Series	Color temperature	Lumens	Aperture/Trim Color		Finish	Voltage
LDN6CYL 6" cylinder	27/ 2700K	05 500 lumens	L06 Downlight	AR Clear	LSS Semi-specular	MVOLT Multi-volt
	30/ 3000K	07 750 lumens	LW6[1] Wallwash	WR[2] White	LD Matte diffuse	120 120V
	35/ 3500K	10 1000 lumens		BR[2] Black	LS Specular	277 277V
	40/ 4000K	15 1500 lumens				
	50/ 5000K	20 2000 lumens				
		25 2500 lumens				
		30 3000 lumens				
		40 4000 lumens				
		50 5000 lumens				

Driver[3]	Mounting	Options[6]	Architectural Colors[10,11]
GZ10 0-10V driver dims to 10%	FCM Ceiling mount	SF[7] Single fuse	DWHG Matte white
GZ1 0-10V driver dims to 1%	WM Wall mount	NPP16D[7,8] nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	DDB Dark bronze
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	PM[1] Pendant 3/8" thread mount	NPP16DER[7,8] nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	DBL Black
EZ1 0-10V eldoLED driver with smooth and flicker free deep dimming performance down to 1%	ACC[4] 10ft aircraft cable and cord mount	NPS80EZ[7,8] nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).	DWH Glossy white
	ACC180[4] 15ft aircraft cable and cord mount	NPS80EZER[7,8] nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.	DMB Medium bronze
		90CRI High CRI (90+)	DNA Natural aluminum
		WL[5] Wet location	DSS Sandstone
			DGC Charcoal grey
			DTG Tennis green
			DBR Bright red
			DSB Steel blue

Notes
1 Not available in ACC mount.
2 Not available with finishes.
3 Refer to TECH-240 for compatible dimmers.
4 Supplied with 10" supply and dimming connections.
5 White cord supplied with white housings. All other finishes supplied with black cord.
6 Must specify voltage 120V or 277V.
7 Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
8 Interface remote mounted. Access panel (supplied by others) recommended.
9 Not available with ACC & ACC180 mounting options.
10 Additional architectural colors available; see www.lithonia.com/archcolors.
11 Color and length of stem must be specified (from 6" to 240" in even increments in maximum sections of 48"). Ex.: CYS06 DWHG. Ceiling attachment for interior use. Consult factory for exterior.
12 Must be field-installed to an accessible remote-mounted junction box.

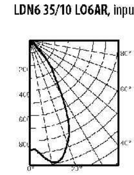
DOWNLIGHTING LDN6CYL

Accessories: Order as separate catalog number. (shipped separately)	
CYS[11]	3/8 stem and canopy with 5° "hang straight" swivel
CBS[11]	3/8 stem and canopy with 45° swivel
SDT 347/120 75VA[12]	347V Step-down transformer

PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire

LDN6 35/10 LO6AR, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0= 1.02, test no. ISF 30716P262.



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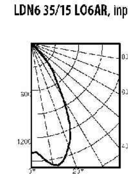
LDN6 35/15 LO6AR, input watts: 17.52, delivered lumens: 1572.9, LM/W = 87.45, spacing criterion at 0= 1.02, test no. ISF 30716P265.



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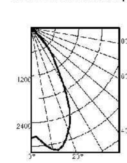
LDN6 35/30 LO6AR, input watts: 34.75, delivered lumens: 3138.5, LM/W = 90.31, spacing criterion at 0= 1.02, test no. ISF 30716P274.



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4

GlowbackLED® · cULus LISTED

LVLBP1.5-XX-YY-ZZ
Pendant and Surface Mounted Linear Lighting

Quick Specs

Part #	LVLBP1.5-XX-YY-ZZ
Sizes	2ft, 4ft, 6ft, 8ft
Input Voltage	120-277VAC
Light Output	605 lumens/ft
Efficiency	77 lumens/Watt
Color Rendering	>80 (CRI over 90 available)
Environment	Dry or Damp Location
Warranty	5-Year
Lifetime	50,000-70,000+ Hours
Listings	UL-Listed
Dimming	Non-Dimmable Only

Dimensions

Available Color Temperatures

3000K
Warm White
4000K
Natural White
5000K
Bright White

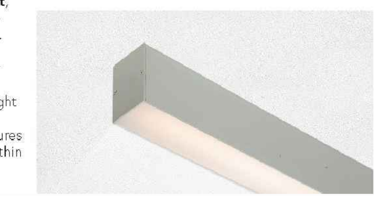
Our 1.5" x 3" Linear LED Fixture is a high output linear light source suitabe for general lighting applications. It can be both **surface mounted**, or **pendant (suspended) mounted** with cables for a wide variety of residential, commercial, retail, and hospitality lighting applications.

This linear LED fixture is available in **2ft**, **4ft**, **6ft**, and **8ft** sizes as one single piece. Select "**link-able**" option for seam-less continous runs over 8ft.

Conveniently select from (3) standard color temperatures best suited to your space: **3000K** (Warm White), **4000K** (Natural White), **5000K** (Bright White).

Integral driver technology allows these fixtures to accept **universal 120-277VAC** input voltage within the compact aluminum housing.

Surface Mount View



Linear LED Fixture Spec Sheet

GlowbackLED®

LVLBP1.5-XX-YY-ZZ
Pendant and Surface Mounted Linear Lighting

Surface Mounting
A Clip Mounting
B Direct-Screw Mounting

Pendant Mounting
Select Ceiling Type:
C Drywall/Solid mount to JBOX
B Drywall/Solid to remote JBOX
E Drop Ceiling mount to T-Bar
F High Bay mount to Structure

Run Type
Single Run: 2ft 4ft 6ft 8ft
Continous Run: Enter Length:
Powered End · Center · End

Detailed Product Specs

Fixture Size	Part #	Net Size	Wattage	Lumen Output
2ft	LVLBP1.5-SO-24-XX	24"	16	1,210
4ft	LVLBP1.5-SO-46-XX	46"	31	2,420
6ft	LVLBP1.5-SO-68-XX	68"	47	3,630
8ft	LVLBP1.5-SO-90-XX	90"	62	4,840

LVLBP1.5-[ ]-[ ]-[ ]-[ ]-[ ]-[ ]

SO: 605lu/ft
24: 2ft, 46: 4ft, 68: 6ft, 90: 8ft
WW: 3000K, NW: 4000K, BW: 5000K
SU: Surface, P: Pendant
Mount Type (See top of page)
S: Single Run, PE: Powered End, CE: Center Piece, EP: End Piece

5

DIRECTIONAL LIGHTS DL-22 120V SERIES

LED READY

TYPE

SPECIFICATIONS

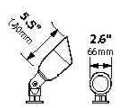
CONSTRUCTION: Cast aluminum, brass or 316 Stainless Steel Bullet; matching heavy duty cast aluminum, brass or 316 Stainless Steel adjustable swivel
LENS: High impact clear tempered convex glass
O-RING: High temperature red silicone
LAMP SUPPLIED: 35w MR16 Med Base FL 30°; 2000 hours maximum rating (35w max)
LAMP OPTIONS: We recommend 120v 4w ARROW GU10 LED 50,000 average rating
SOCKET: Med Base - high temperature ceramic medium base with 250°C silicone lead wires; GU10 - high temperature GU10 two pin base with 250°C silicone lead wires
WIRING: Standard 120 volt Black, White and Ground 9" lead wires
MOUNTING: None supplied. See Mounting Accessories below for options
FINISH: Aluminum-Black texture polyester powder coat. Optional finishes available Brass-Unfinished brass. Optional finishes available

Arrow LED
LEDS by CREE
120 VOLT GU10

DL-22-120VLED-BRT
mounted on
FA-26-BRT

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
DL-22-120V-BLT	Cast aluminum Bullet	35w MR16 FL(30°)	2.0 lbs.
DL-22-120V-BRS	Cast brass Bullet	35w MR16 FL(30°)	3.0 lbs.
DL-22-120V-SS	Cast Stainless Steel Bullet	35w MR16 FL(30°)	2.0 lbs.
DL-22-NL120V-BLT	Cast aluminum Bullet	No Lamp Med Base	2.0 lbs.
DL-22-NL120V-BRS	Cast brass Bullet	No Lamp Med Base	3.0 lbs.
DL-22-NL120V-SS	Cast Stainless Steel Bullet	No Lamp Med Base	2.0 lbs.
DL-22-120VLED-BLT	Cast aluminum Bullet	4w MR16 LED FL(BAB)	2.0 lbs.
DL-22-120VLED-BRS	Cast brass Bullet	4w MR16 LED FL(BAB)	3.0 lbs.
DL-22-120VLED-SS	Cast Stainless Steel Bullet	4w MR16 LED FL(BAB)	2.0 lbs.
DL-22-NLGU10-BLT	Cast aluminum Bullet	No Lamp GU10 socket	2.0 lbs.
DL-22-NLGU10-BRS	Cast brass Bullet	No Lamp GU10 socket	3.0 lbs.
DL-22-NLGU10-SS	Cast Stainless Steel Bullet	No Lamp GU10 socket	2.0 lbs.



IP65 CE ETL Intertek

BEAM/GLARE CONTROL ACCESSORIES

FA-08-21	Round 1/8" Hex Cell Louver
FA-11-BLUE	Blue Tempered Glass Lens
FA-11-GREEN	Green Tempered Glass Lens
FA-98	Linear Spread Tempered Glass Lens
FA-99	High Impact Clear Tempered Convex Glass
FA-104	Wide Spread Tempered Glass Lens Softener

JOB INFORMATION

Type: Date:
Job Name:
Cat. No.:
Lamp(s):
Specifier:
Contractor:
Notes:

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder		Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR		-BAR/CAR	-BAV/CAV	-BAT

BRASS & COPPER ONLY

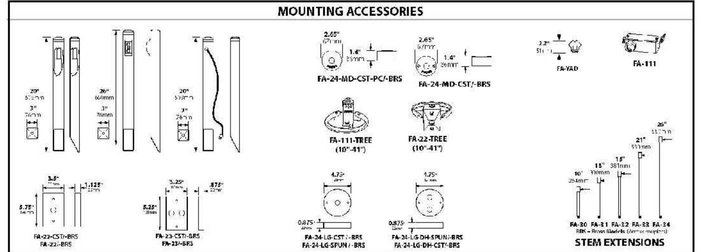
DL-22-120V CutSheet 092016

DIRECTIONAL LIGHTS DL-22 120V SERIES

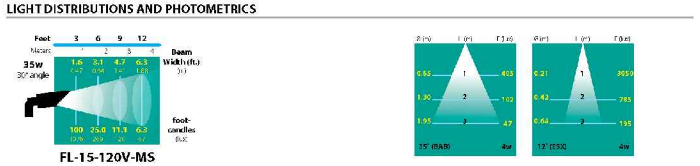
LED READY

TYPE

MOUNTING ACCESSORIES



LIGHT DISTRIBUTIONS AND PHOTOMETRICS



FL-LED-MR16-BAB FL-LED-MR16-ESX

6

HYDREL

NOTES
TYPE

M9410C/M9420C DESIGN2SHIP

In-Grade Luminaire

Specifications	SINGLE LENS	DOUBLE LENS
Length:	9"	9"
	229 mm	229 mm
Width:	9"	9"
	229 mm	229 mm
Height:	16"	16"
	407 mm	407 mm
Weight:	21 lbs	23lbs

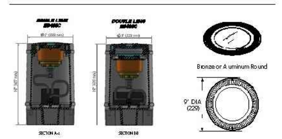
Weight is based on aluminum material

HIGHLIGHTS

- Factory-sealed LED lamp module and encapsulated power module
- Optical and mechanical aiming with an optional double lens
- Optimal efficiency through photometric improvements
- Color temperature: 27K - 50K
- In-line & 0-10V Dimming
- Seven distributions including very narrow spot & wall wash
- Flow-through technology

5 YEAR warranty
LED
IP68

DIMENSIONS

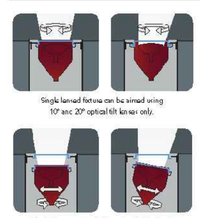


LUMEN PACKAGES

	VNSP	NSP	NFL	MFL	FL	WFL	WWD
Delivered Lumens	2,425	2,527	2,426	2,154	2,254	1,955	1,550
Watts	20	20	20	20	20	20	20
LPW	119	128	123	109	114	99	78
Peak Candela	22,634	13,940	14,728	3,304	2,097	1,423	1,729

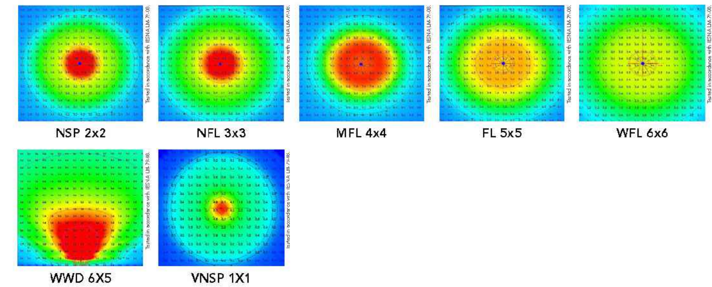
Note: Information based on 4000K @ P2 Performance Package - Single lens (M9410C)

AIMING DETAILS



HYDREL

PERFORMANCE DATA



To see complete photometric reports or download .ies files for this product, visit www.hydrel.com

HYDREL

PERFORMANCE DATA

LUMEN OUTPUT — DOUBLE LENS (M9420C)

[illegible]

OPERATING TEMPERATURE: -20°C through 50°C P1 & P2; -20°C through 40°C P3.

HYDREL

SPECIFICATIONS AND FEATURES

[illegible]

HYDREL

ORDERING INFORMATION

EXAMPLE: M9420C QS A LED P3 40K MVOLT NSP FLC 34B

Model		Program		Door Material		Source	Performance Package		LED Color		Voltage
M9410C	Round Door, Single Lens	QS	Quick Ship (5 day shipping)	A	Aluminum	LED	P1	10W	30K	3000K	MVOLT (120-277 volt 50/60HZ)
M9420C	Round Door, Double Lens						P2	20W	40K	4000K	
							P3	29W			
							P4[1]	31W			

Distribution		Lens		Conduit Entries	
NSP	Narrow Spot	FLC	Flat Lens Clear	34B	3/4" NPT Bottom
VNSP	Very Narrow Spot				
NFL	Narrow Flood				
MFL	Medium Flood				
FL	Flood				
WFL	Wide Flood				

ELECTRICAL LOAD

Light Engines	Drive Current (mA)	System Watts	Current (A) 120	208	240	277
P1	250mA	10	0.083	0.048	0.042	0.036
P2	500mA	20	0.167	0.096	0.083	0.072
P3	700mA	29	0.233	0.135	0.117	0.101
P4	850mA	31	0.258	0.149	0.129	0.112
P5	1050mA	14	0.117	0.067	0.058	0.051

PROJECTED LED LUMEN MAINTENANCE

Data references the extrapolated performance projections for the **Fixture** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Based on 2700K-5000K LED color

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.91	0.85	0.75
Lumen Maintenance Factor*	1.00	0.94	0.97	0.93

*For VNSP only

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Based on 2700K-5000K LED color

Ambient		Lumen Multiplier	Lumen Multiplier*
0°C	32°F	1.06	1.06
10°C	50°F	1.03	1.04
20°C	68°F	1.01	1.01
25°C	77°F	1	1
30°C	86°F	0.99	0.99
40°C	104°F	0.96	0.96

*For VNSP only

SLIP RESISTANCE AND LOAD RATING

M9400C LED
MAXIMUM LOAD RATING
Peak compression force of 7,700 lbs. (single lens), 2,550 lbs. (double lens).
LENS STATIC COEFFICIENT OF FRICTION
M9400C Anti-Slip Lens (FLCAS): Dry – 0.76; Wet – 0.10
M9400C Slip Resistant Lens (FLCR): Dry – 0.66; Wet – 0.67

M9400C LED Series Assembly consists of the following individual components parts	MRISC94 Rough-in Housing MFSC94 Finishing Section MACSC LED Module MHSLC94 Power Module

HYDREL

PERFORMANCE DATA

LUMEN OUTPUT — SINGLE LENS (M9410C)

[illegible]

OPERATING TEMPERATURE: -20°C through 50°C P1 & P2 &; -20°C through 35°C P3; -20°C through 25°C P4.

HYDREL

DESIGN2SHIP PROGRAM DETAILS

HOW TO ORDER

1. All Design2Ship orders should be activated through Agile. Orders must include the complete Design2Ship catalog number(s), which will include "QS" if part of the program.
2. Products not included in the Design2Ship program must be entered on a separate purchase order. *
3. Please be aware of the maximum order quantity listed on the product specification sheet. **
4. Please indicate any shipping notes or site restrictions.
5. Order Requirements
   a. Complete ship to address
   b. Contact information
   c. Complete Quick Ship catalog number
   d. Pricing and commission rate

*Orders that include products not in the Design2Ship program will default to the longest lead time.

** If an order exceeds the product specification sheet quantity, then the following shall apply: If less than or equal to two times the maximum Design2Ship quantity, the order will be split into two delivery dates. The first shipment will go in 5 days, followed by the second in 10 days. If the order is more than two times the maximum Design2Ship quantity, then the order will not qualify as a Design2Ship order.

Maximum quantity of 25 per Quick Ship order

SHIPPING

Shipping lead time is 5 business days from date of clean release. All orders received after 3:30 p.m. EST will be processed the next business day and will receive an estimated ship date (ESD) from that date.

CHANGES/CANCELLATIONS

- Changes to the order are not permitted.
- For cancellation fees refer to Acuity Brand's Terms and Conditions of Sale.

NOTES

- Specifications subject to change without notice.
- Actual performance may differ as a result of end-user environment and application.

Specification sheet

Diesel generator set

QSB5 series engine

50-125 kW @ 60Hz
EPA Tier 3 emissions

Description

Cummins Power Generation generator sets are fully integrated power generation systems providing optimum performance, reliability and versatility for stationary standby applications.

Features

Heavy Duty Engine - Rugged 4-cycle industrial diesel delivers reliable power and fast response to load changes.

Alternator - Several alternator sizes offer selectable motor starting capability with low reactance 2/3 pitch windings, low waveform distortion with non-linear loads and fault clearing short-circuit capability.

Control system - The PowerCommand® 2.3 electronic control is standard equipment and provides total generator set system integration including automatic remote starting/stopping, precise frequency and voltage regulation, alarm and status message display, output metering, auto-shutdown at fault detection and NFPA 110 Level 1 compliance.

Cooling system - Standard cooling package provides reliable running at up to 50 °C (122 °F) ambient temperature.

Enclosures - The aesthetically appealing enclosure incorporates special designs that deliver one of the quietest generators of its kind. Aluminum material plus durable powder coat paint provides the best anti-corrosion performance. The generator set enclosure has been designed to withstand 180 MPH wind loads in accordance with ASCE7-10. The design has hinged doors to provide easy access for service and maintenance.

Fuel tanks - Dual wall sub-base fuel tanks are offered as optional features, providing economical and flexible solutions to meet extensive code requirements on diesel fuel tanks.

NFPA - The generator set accepts full rated load in a single step in accordance with NFPA 110 for Level 1 systems.

Warranty and service - Backed by a comprehensive warranty and worldwide distributor and dealer network.

	Standby 60 Hz		Prime 60 Hz		Data sheets
Model	kW	kVA	kW	kVA	
C50D6C	50	63	45	56	NAD-6212-EN
C60D6C	60	75	54	68	NAD-6213-EN
C80D6C	80	100	72	90	NAD-6214-EN
C100D6C	100	125	90	113	NAD-6215-EN
C125D6C	125	156	112.5	141	NAD-6216-EN

Generator set specifications

Governor regulation class	ISO 8528 Part 1 Class G3
Voltage regulation, no load to full load	± 1.0%
Random voltage variation	± 1.0%
Frequency regulation	Isochronous
Random frequency variation	± 0.50%
Radio frequency emissions compliance	FCC code title 47 part 15 class A and B

Engine specifications

Design	Turbocharged and charge air cooled
Bore	107 mm (4.21 in)
Stroke	124 mm (4.88 in)
Displacement	4.5 liters (272 in³)
Cylinder block	Cast iron, in-line 4 cylinder
Battery capacity	950 amps per battery at ambient temperature of 0 °C (32 °F)
Battery charging alternator	100 amps
Starting voltage	2x12 volt in parallel, negative ground
Lube oil filter type(s)	Spin-on with relief valve
Standard cooling system	High ambient radiator
Rated speed	1800 rpm

Alternator specifications

Design	Brushless, 4 pole, drip proof, revolving field
Stator	2/3 pitch
Rotor	Direct coupled, flexible disc
Insulation system	Class H per NEMA MG1-1.65
Standard temperature rise	130 °C (248 °F) standby
Exciter type	Torque match (shunt) with PMG as option
Alternator cooling	Direct drive centrifugal blower
AC waveform total harmonic distortion	< 5% no load to full linear load, < 3% for any single harmonic
Telephone influence factor (TIF)	< 50 per NEMA MG1-22.43
Telephone harmonic factor (THF)	<3%

Available voltages

1-phase	3-phase				
• 120/240	• 120/208	• 120/240	• 277/480	• 347/600	• 127/220

Generator set options

Fuel tanks
☐ Basic fuel tanks
☐ Regional fuel tanks

Engine
☐ Engine air cleaner – normal or heavy duty
☐ Shut down – low oil pressure
☐ Extension – oil drain
☐ Engine oil heater

Alternator
☐ 130 °C temperature rise alternator
☐ 105 °C temperature rise alternator
☐ PMG excitation
☐ Alternator heater, 120V
☐ Reconnectable full 1 phase output alternator

Control
☐ AC output analog meters
☐ Stop switch – emergency
☐ Auxiliary output relays (2)
☐ Auxiliary configurable signal inputs (8) and relay outputs (8)

Electrical
☐ One, two or three circuit breaker configurations
☐ 80% rated circuit breakers
☐ 80% or 100% rated LSI circuit breakers
☐ Battery charger

Enclosure
☐ Aluminum enclosure Sound Level 1 or Level 2, sandstone or green color
☐ Aluminum weather protective enclosure with muffler installed, green color

Cooling system
☐ Shutdown – low coolant level
☐ Warning – low coolant level
☐ Extension – coolant drain
☐ Coolant heater options:
  ○ +4 °C (40 °F) – cold weather
  ○ <-18 °C (0 °F) – extreme cold

Exhaust system
☐ Exhaust connector NPT
☐ Exhaust muffler mounted

Generator set application
☐ Base barrier – elevated genset
☐ Radiator outlet duct adapter

Warranty
☐ Base warranty – 2 year/400 hours, standby
☐ Base warranty – 1 year/ unlimited hours, prime
☐ 3 year standby warranty options
☐ 5 year standby warranty options

Generator set accessories

☐ Coolant heater
☐ Battery heater kit
☐ Engine oil heater
☐ Remote control displays
☐ Auxiliary output relays (2)
☐ Auxiliary configurable signal inputs (8) and relay outputs (8)
☐ Annunciator – RS485
☐ Audible alarm
☐ Remote monitoring device – PowerCommand® 500/550
☐ Battery charger – stand-alone, 12V
☐ Circuit breakers
☐ Enclosure Sound Level 1 to Sound Level 2 upgrade kit
☐ Base barrier – elevated generator set
☐ Mufflers – industrial, residential or critical
☐ Alternator PMG excitation
☐ Alternator heater

Control system PowerCommand 2.3

PowerCommand® 2.3 control - An integrated generator set control system providing voltage regulation, engine protection and operator interface.
Control - Provides battery monitoring and testing features and smart-starting control system.
InPower™ – PC-based service tool available for detailed diagnostics.
PCCNet RS485 - Network interface (standard) to devices such as remote annunciator for NFPA 110 applications.
Control boards - Potted for environmental protection.
Ambient operation - Suitable for operation in ambient temperatures from -40°C to +70°C and altitudes to 13,000 feet (5,000 meters).

AC Protection
- AmpSentry protective relay
- Over current warning and shutdown
- Over and under voltage shutdown
- Over and under frequency shutdown
- Over excitation (loss of sensing) fault
- Field overload
- Overload warning
- Reverse kW shutdown
- Reverse VAR shutdown
- Short circuit protection

Engine protection
- Overspeed shutdown
- Low oil pressure warning and shutdown
- High coolant temperature warning and shutdown
- Low coolant level warning or shutdown
- Low coolant temperature warning
- High, low and weak battery voltage warning
- Fail to start (overcrank) shutdown
- Fail to crank shutdown
- Redundant start disconnect
- Cranking lockout
- Sensor failure indication
- Low fuel level warning or shutdown
- Emergency stop
- Fuel-in-rupture-basin warning or shutdown

Operator/display panel
- Manual off switch
- 320 x 240 Pixels graphic LED backlight LCD with push button access for viewing engine and alternator data and providing setup, controls, and adjustments (English, Spanish, or French).
- LED lamps indicating genset running, not in auto, common warning, common shutdown, manual run mode and remote start
- Suitable for operation in ambient temperatures from -20°C to +70°C

Alternator data
- Line-to-line and Line-to-neutral AC volts
- 3-phase AC current
- Frequency
- kVa, kW, power factor

Engine data
- DC voltage
- Lube oil pressure
- Coolant temperature

Other data
- Generator set model data
- Start attempts, starts, running hours
- Fault history
- RS485 Modbus® interface
- Data logging and fault simulation (requires InPower™ service tool)

Digital voltage regulation
- Integrated digital electronic voltage regulator
- 3-phase line-to-line sensing
- Configurable torque matching
- Fault current regulation under single or three phase fault conditions

Control functions
- Time delay start and cooldown
- Cycle cranking
- PCCNet interface
- (2) Configurable inputs
- (2) Configurable outputs
- Remote emergency stop
- Automatic transfer switch (ATS) control
- Generator set exercise, field adjustable

Options
☐ Auxiliary output relays (2)
☐ Remote annunciator with (3) configurable inputs and (4) configurable outputs
☐ PMG alternator excitation
☐ PowerCommand 500/550 for remote monitoring and alarm notification (accessory)
☐ Auxiliary, configurable signal inputs (8) and configurable relay outputs (8)
☐ AC output analog meters (bargraph)
  - Color-coded graphical display of:
  - 3-phase AC voltage
  - 3-phase current
  - Frequency
  - kVa
☐ Remote operator panel

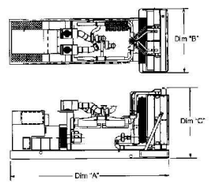
Ratings definitions

Emergency standby power (ESP):
Applicable for supplying power to varying electrical load for the duration of power interruption of a reliable utility source. Emergency Standby Power (ESP) is in accordance with ISO 8528. Fuel Stop power in accordance with ISO 3046, AS 2789, DIN 6271 and BS 5514.

Limited-time running power (LTP):
Applicable for supplying power to a constant electrical load for limited hours. Limited Time Running Power (LTP) is in accordance with ISO 8528.

Prime power (PRP):
Applicable for supplying power to varying electrical load for unlimited hours. Prime Power (PRP) is in accordance with ISO 8528. Ten percent overload capability is available in accordance with ISO 3046, AS 2789, DIN 6271 and BS 5514.

Base load (continuous) power (COP):
Applicable for supplying power continuously to a constant electrical load for unlimited hours. Continuous Power (COP) in accordance with ISO 8528, ISO 3046, AS 2789, DIN 6271 and BS 5514.



This outline drawing is for reference only. See respective model data sheet for specific model outline drawing number.

Do not use for installation design

Model	Dim "A" mm (in.)	Dim "B" mm (in.)	Dim "C" mm (in.)	Set Weight*wet kg (lbs)
Open Set				
C50D6C	2462 (96)	965 (38)	1321 (52)	958 (2113)
C60D6C	2462 (96)	965 (38)	1321 (52)	1006 (2217)
C80D6C	2462 (96)	965 (38)	1321 (52)	1054 (2324)
C100D6C	2462 (96)	965 (38)	1321 (52)	1106 (2439)
C125D6C	2462 (96)	965 (38)	1321 (52)	1173 (2585)
Weather Protective Enclosure				
C50D6C	2462 (96)	1016 (40)	1473 (58)	1039 (2290)
C60D6C	2462 (96)	1016 (40)	1473 (58)	1087 (2396)
C80D6C	2462 (96)	1016 (40)	1473 (58)	1135 (2503)
C100D6C	2462 (96)	1016 (40)	1473 (58)	1187 (2616)
C125D6C	2462 (96)	1016 (40)	1473 (58)	1254 (2765)
Sound Attenuated Enclosure Level 1				
C50D6C	3016 (119)	1016 (40)	1473 (58)	1221 (2693)
C60D6C	3016 (119)	1016 (40)	1473 (58)	1137 (2507)
C80D6C	3016 (119)	1016 (40)	1473 (58)	1185 (2614)
C100D6C	3016 (119)	1016 (40)	1473 (58)	1237 (2729)
C125D6C	3016 (119)	1016 (40)	1473 (58)	1304 (2876)
Sound Attenuated Enclosure Level 2				
C50D6C	3456 (136)	1016 (40)	1473 (58)	1228 (2708)
C60D6C	3456 (136)	1016 (40)	1473 (58)	1144 (2522)
C80D6C	3456 (136)	1016 (40)	1473 (58)	1192 (2629)
C100D6C	3456 (136)	1016 (40)	1473 (58)	1244 (2744)
C125D6C	3456 (136)	1016 (40)	1473 (58)	1311 (2891)

* Weights above are average. Actual weight varies with product configuration.

Codes and standards

Codes or standards compliance may not be available with all model configurations – consult factory for availability.

	The Prototype Test Support (PTS) program verifies the performance integrity of the generator set design. Cummins Power Generation products bearing the PTS symbol meet the prototype test requirements of NFPA 110 for Level 1 systems.	ISO 9001	This generator set is designed in facilities certified to ISO 9001 and manufactured in facilities certified to ISO 9001 or ISO 9002.
		UL	The generator set is available Listed to UL 2200, Stationary Engine Generator Assemblies.
International Building Code	The generator set is certified to International Building Code (IBC) 2012.	CSA	All low voltage models are CSA certified to product class 4215-01.
		U.S. EPA	Engine certified to U.S. EPA SI Stationary Emission Regulation 40 CFR, Part 60.

Warning: Back feed to a utility system can cause electrocution and/or property damage. Do not connect to any building's electrical system except through an approved device or after building main switch is open.

North America
1400 73rd Avenue N.E.
Minneapolis, MN 55432
USA

Phone 763 574 5000
Fax: 763 574 5298

Our energy working for you.™

Power Generation

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE | LU 12-345678 DZ | C45
DATE: 11-09-2020
LU 20-213946 DZ

EXTERIOR LIGTHING STUDY

NIGHT TIME RENDERING

CORNER SW PARK AND CLIFTON VIEW

SW PARK AND CLIFTON VIEWS

AERIAL VIEWS

PEDESTRIAN VIEWS

FUTURE DEVELOPMENT AT SW PARK AVE AND CLIFTON ST

City of Portland, Oregon - Bureau of Development Services
1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds

Request for Extension of 120-Day Review Period

State law requires the City to issue a final decision on land use reviews within 120 days of receiving a complete application. State law also allows the applicant to request in writing an extension of the 120-day review period for up to an additional 245 days. When extensions are requested, it is important to ensure that there is adequate time to accommodate the required public review, drafting the decision, and any required hearings (including appeals) within the extended review period. Generally, a final decision must be rendered approximately 60 days prior to the end of the review period in order to accommodate appeals.

If requesting an extension of the 120-day review period, please sign this form and return it to the Bureau of Development Services (BDS) planner assigned to your case.

Case Information

1. Applicant Name: Ralph Tahran
2. Land Use Case Number: LU # 20-213946 DZ
3. BDS Planner Name: Tanya Paglia

Extension Request

Please check one of the following:

■ Extend the 120-day review period for an additional 14 days.
(insert number)

☐ Maximum allowed extension: 245 days

The total number of extensions requested cannot exceed 245 days.

By signing this form, I acknowledge that the 120-day review period for my land use review application will be extended for the number of days specified.

Applicant Signature: Ralph Tahran Date 2/13/2021

BDS Staff Complete This Section

Received by (print name): _____ Date Received _____

January 15, 2021

Rowen Rystadt

Native Land Development

D: 503.329.1124

RE: Proposed Drywell Location for SW Apartments, 2061 SW Park Avenue, Portland, OR 97201

Dear Rowen,

We have reviewed the location of the proposed drywell shown on WDY civil drawings dated November 7, 2020. The geotechnical engineer of record, Hardman Geotechnical Services, Inc., in their email dated January 14, 2021, recommends building footings to be located minimum 10 ft away from center of drywell. We will follow this recommendation as structural design progresses.

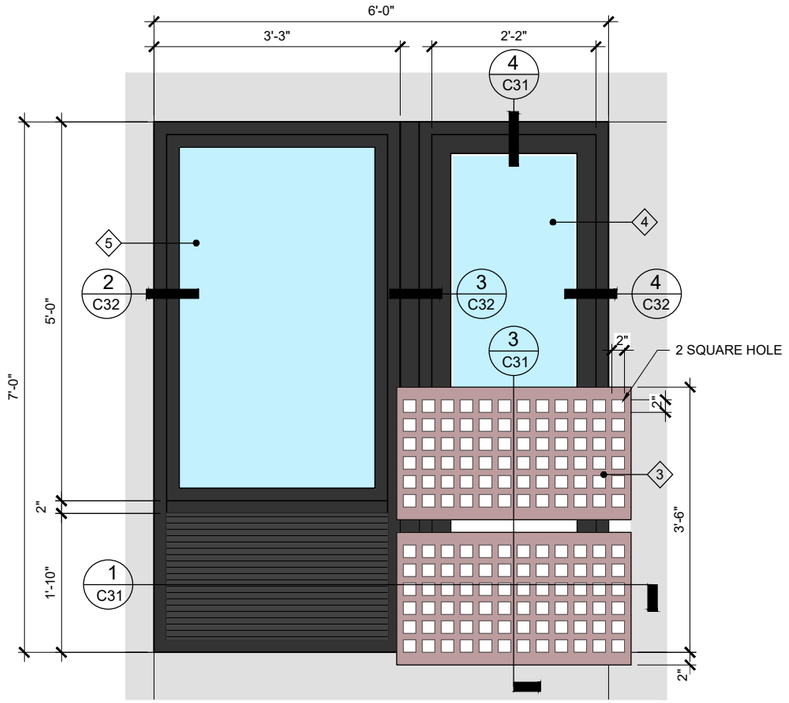
Sincerely,

Shirley Chalupa, PE, SE

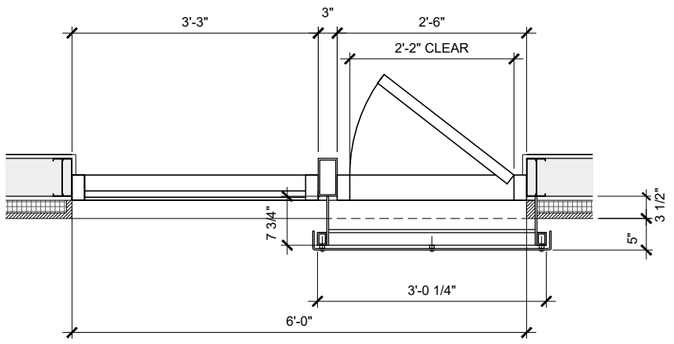
Principal

Preliminary Not for Construction

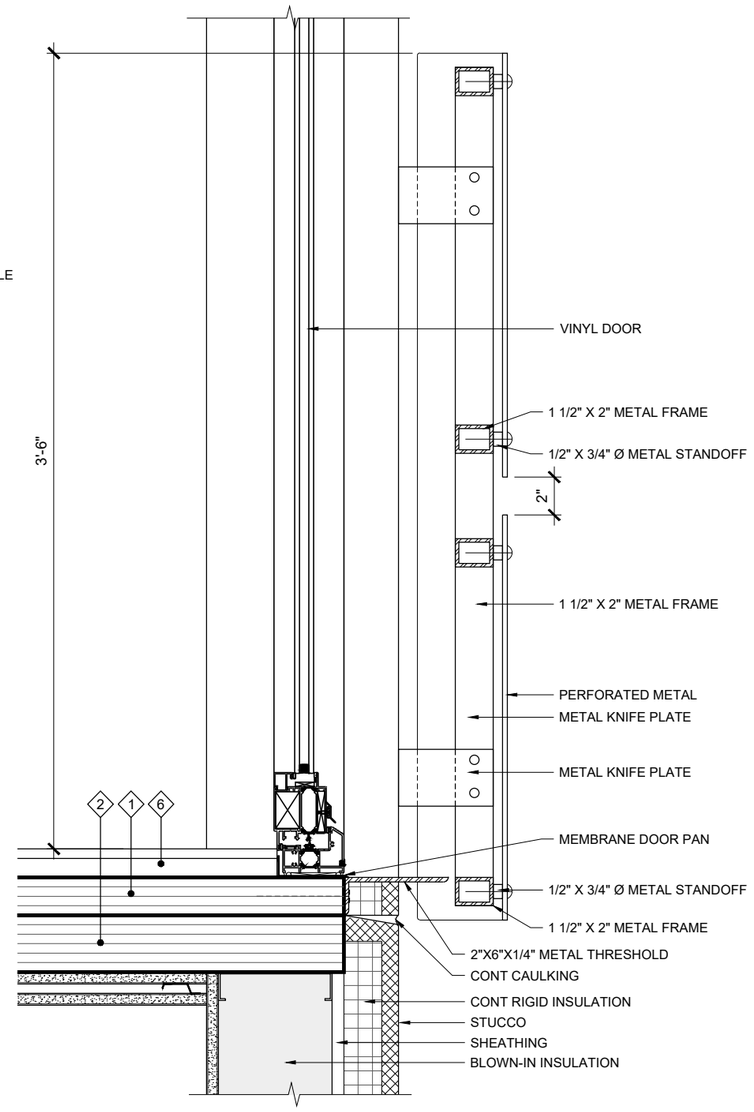
01/15/2021 9:41:59 AM



2 JULIET WINDOW ELEVATION - TYP
SCALE: 1/2" = 1-0"



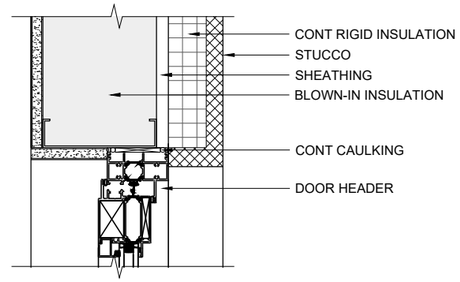
1 JULIET WINDOW PLAN - TYP
SCALE: 1/2" = 1-0"



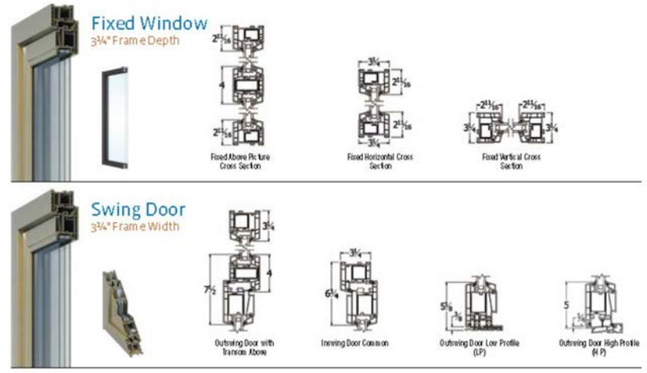
3 JULIET WINDOW RAILING - TYP
SCALE: 1 1/2" = 1-0"

KEYNOTES

1. 2" THICK MASS PLYWOOD PANEL
2. 3" THICK MASS PLYWOOD PANEL
3. POWDER COATED METAL RAILING
4. DOOR INSWING - VPI
5. FIXED WINDOW - VPI
6. GYPCRETE



4 DOOR HEADER - TYP
SCALE: 1 1/2" = 1-0"



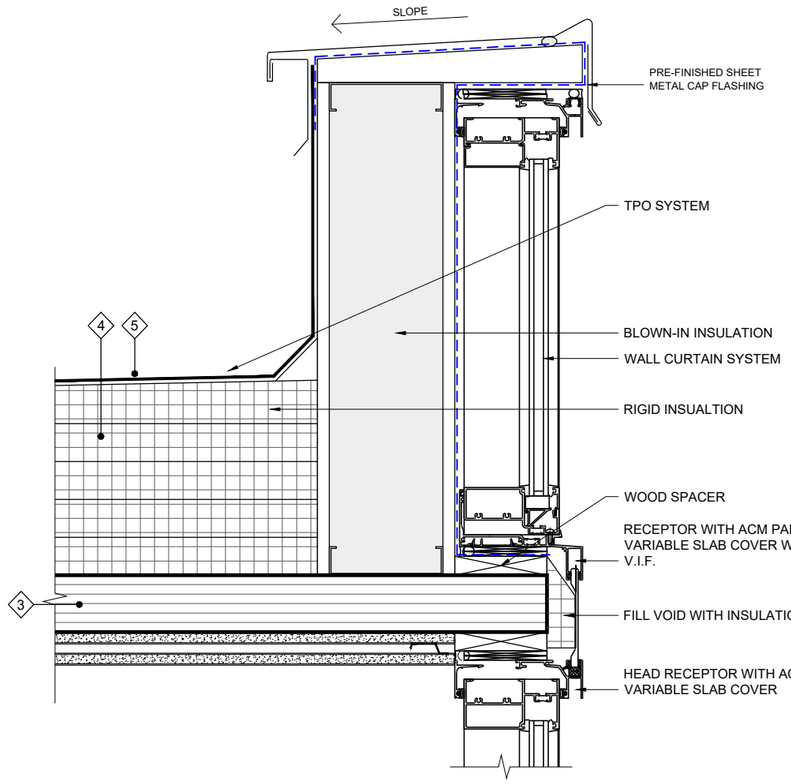
vpi Quality Windows | Envision Series

WINDOW TYPE
CASEMENT - PICTURE – CASEMENT
U-FACTOR: .27
SHGC: .14

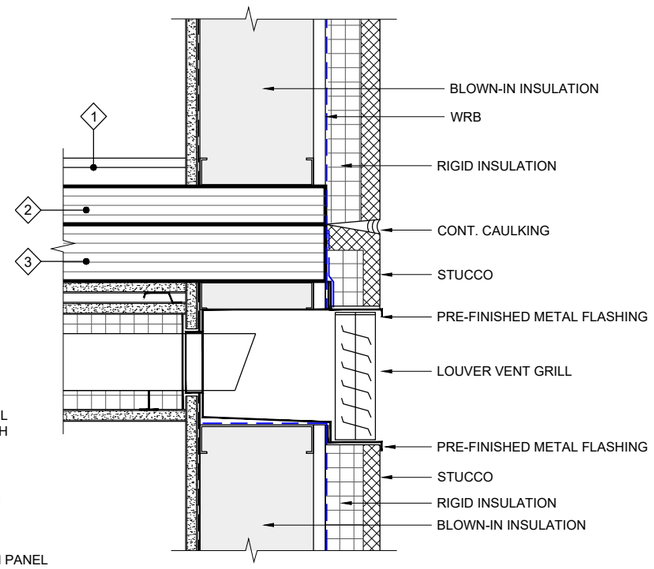
DOOR TYPE
INSWING-INT. GLAZED
U-FACTOR: .27
SHGC: .16

KEYNOTES

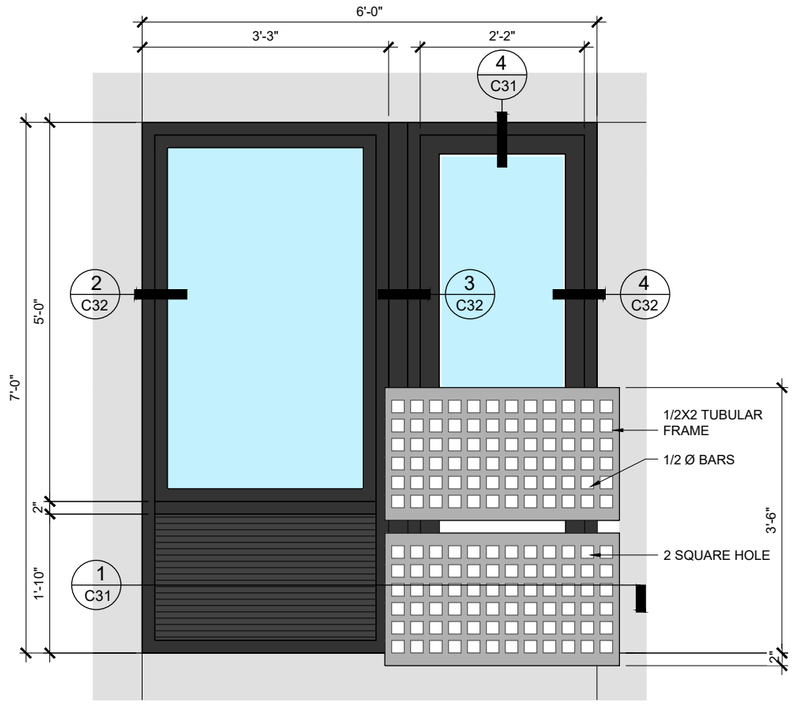
1. GYPCRETE
2. 2" THICK MASS PLYWOOD PANEL
3. 3" THICK MASS PLYWOOD PANEL
4. RIGID INSULATION (TAPERED)
5. TPO ROOFING



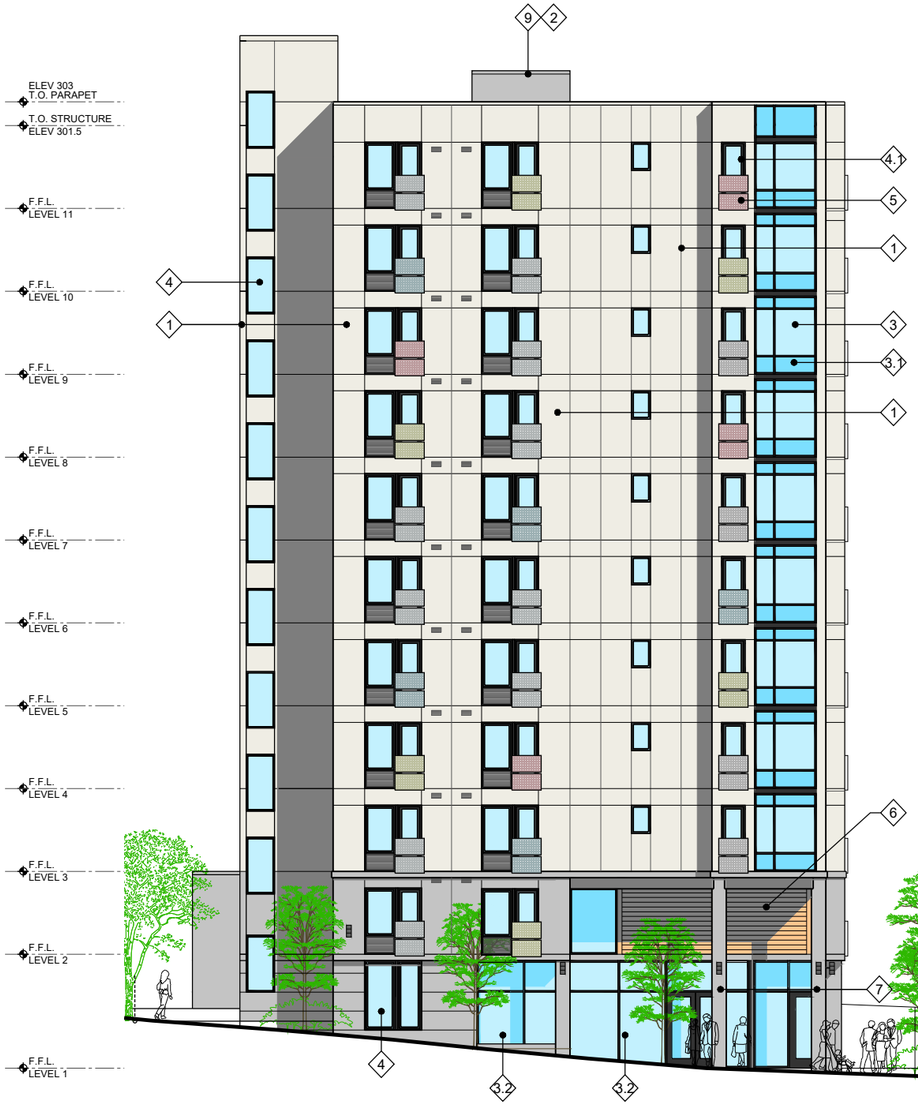
1 PARAPET DETAIL - WALL CURTAIN
SCALE: 1 1/2" = 1-0"



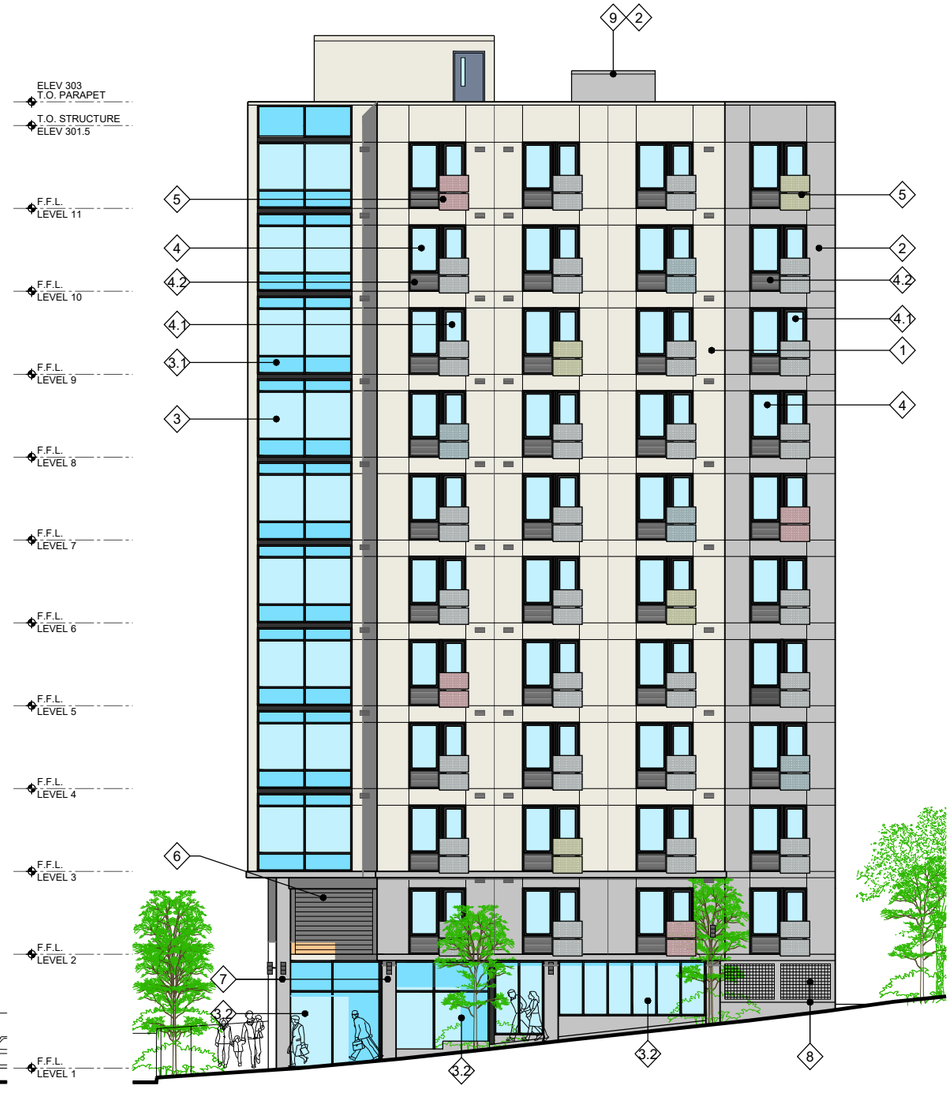
2 TYPICAL EXHAUST LOUVER VENT
SCALE: 1 1/2" = 1-0"



3 11TH FLOOR
JULIET WINDOW ELEVATION - TYP
SCALE: 1/2" = 1-0"



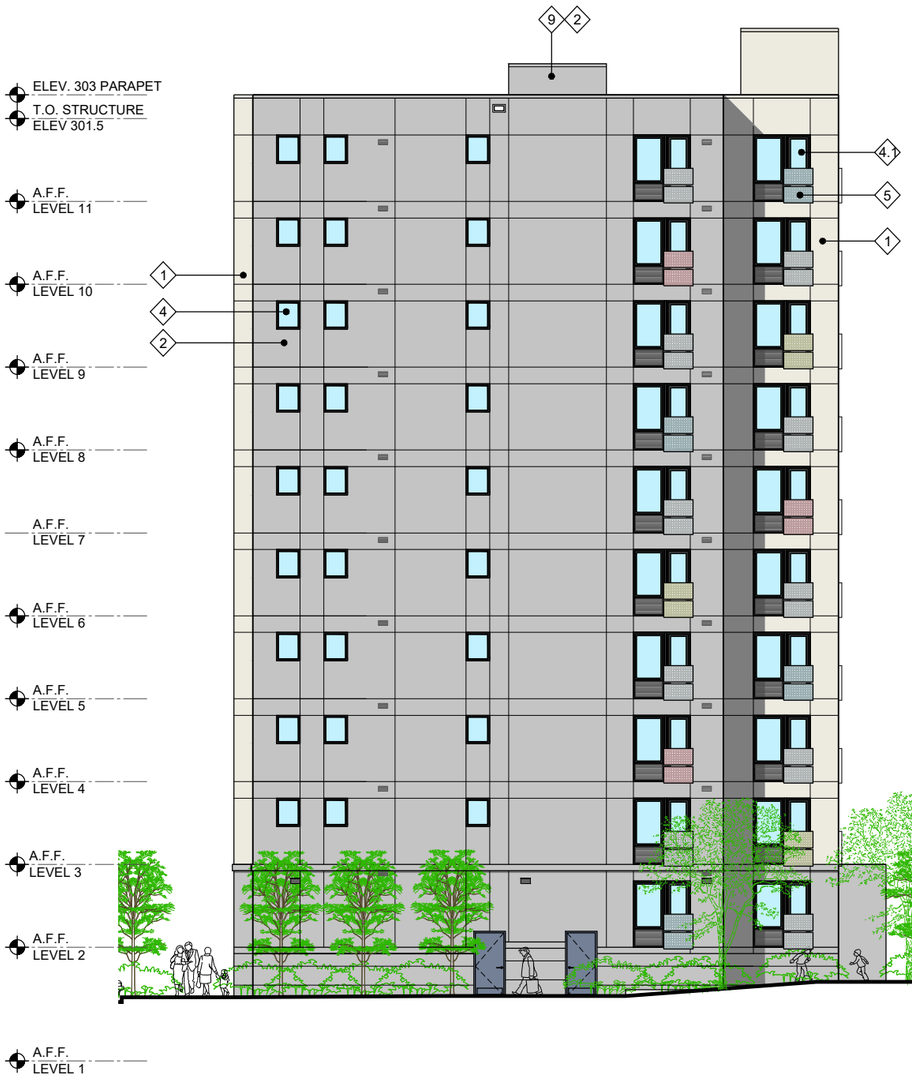
1 EAST ELEVATION
SCALE: 1/16" = 1-0"



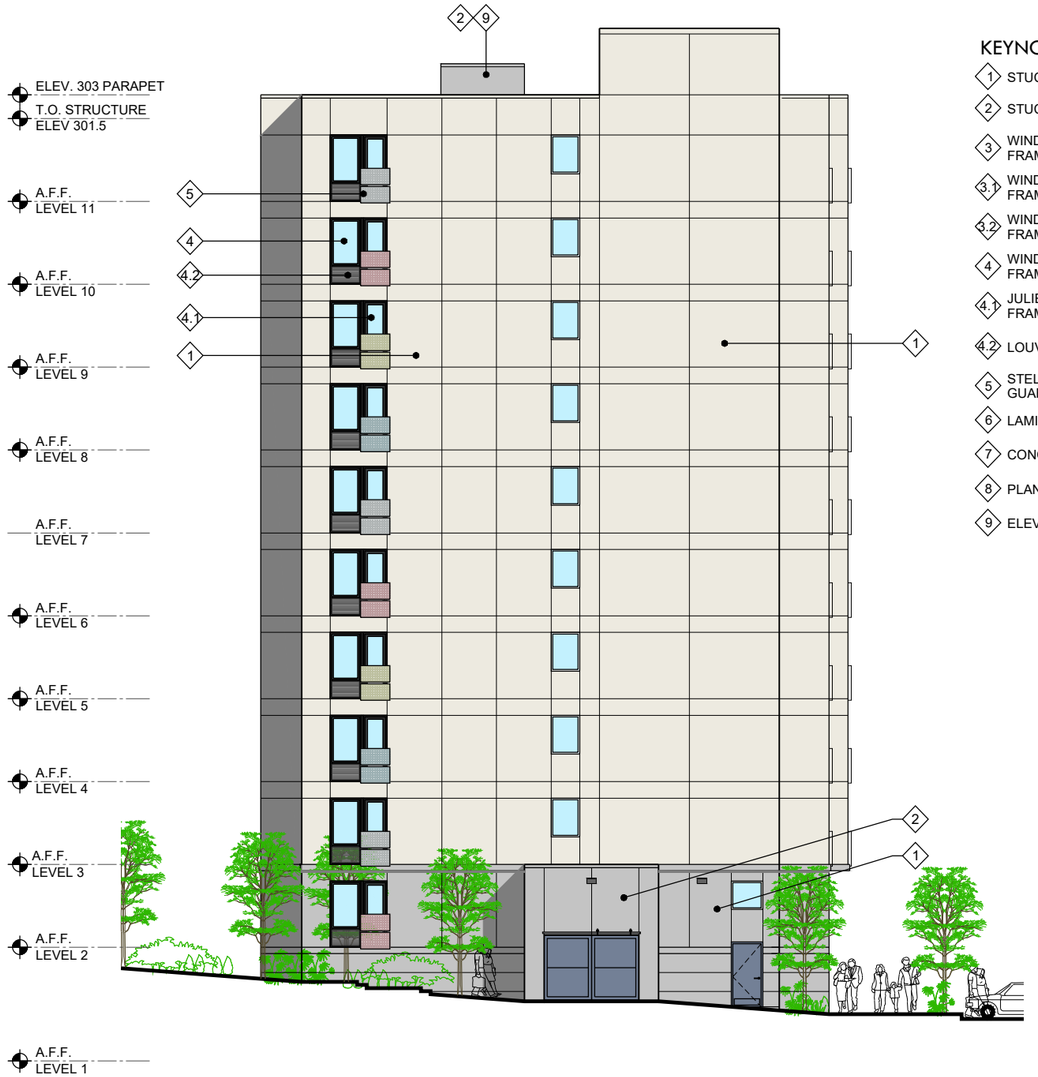
2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - STO WHITE 80
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2. LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE



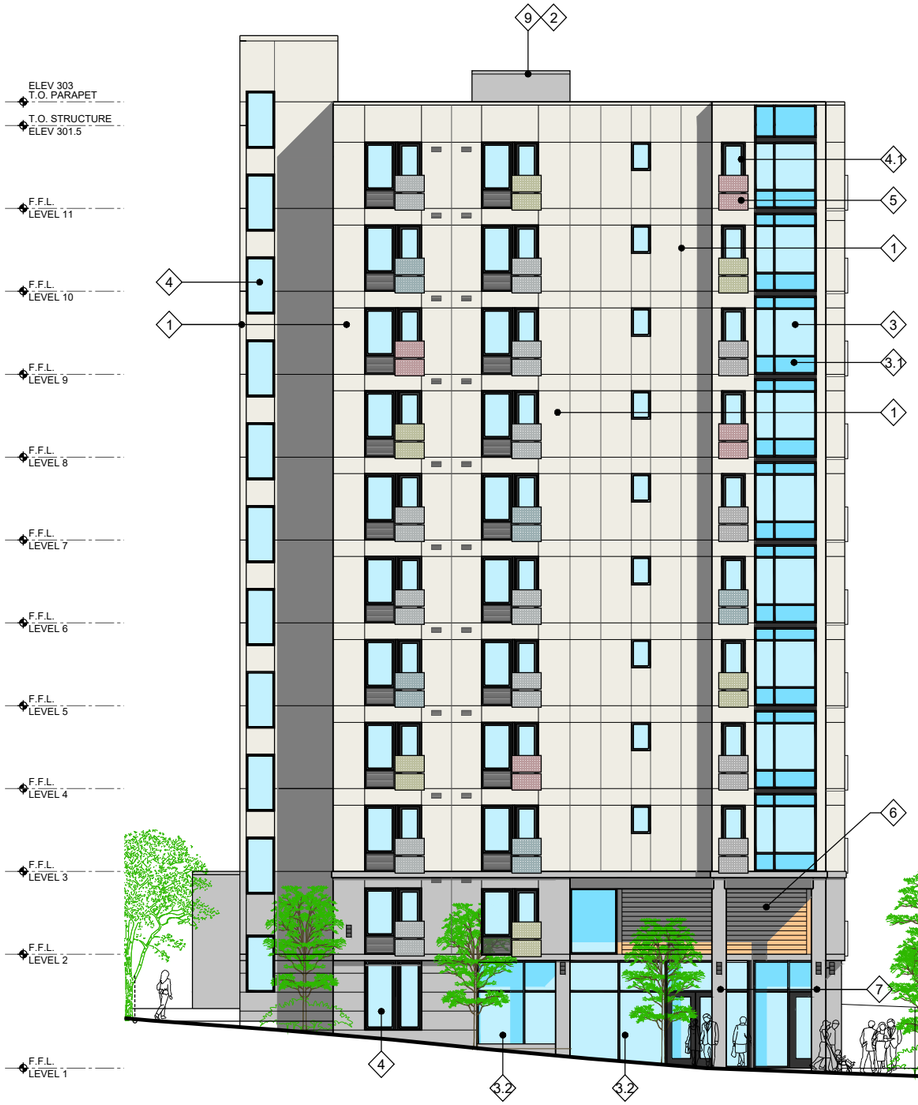
1 WEST ELEVATION
SCALE: 1/16" = 1-0"



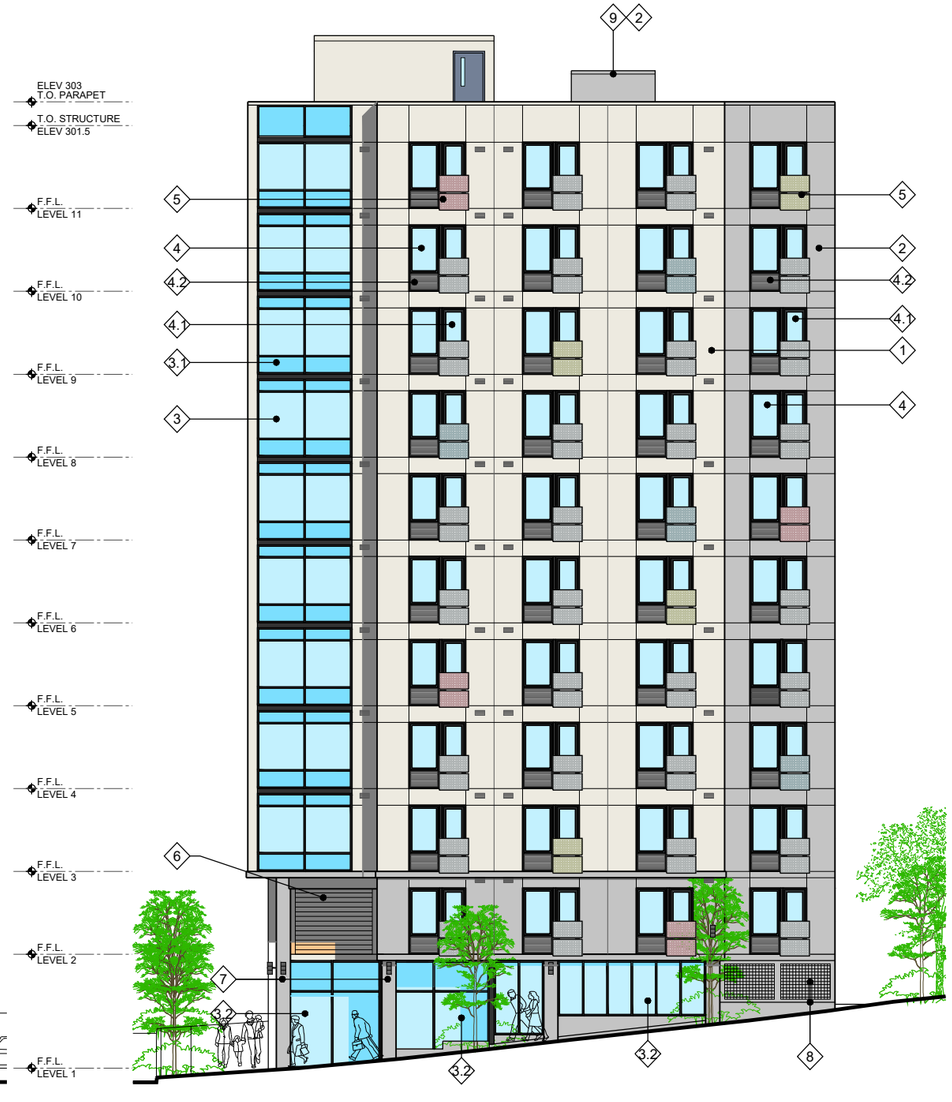
2 SOUTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - STO WHITE 80
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2. LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE



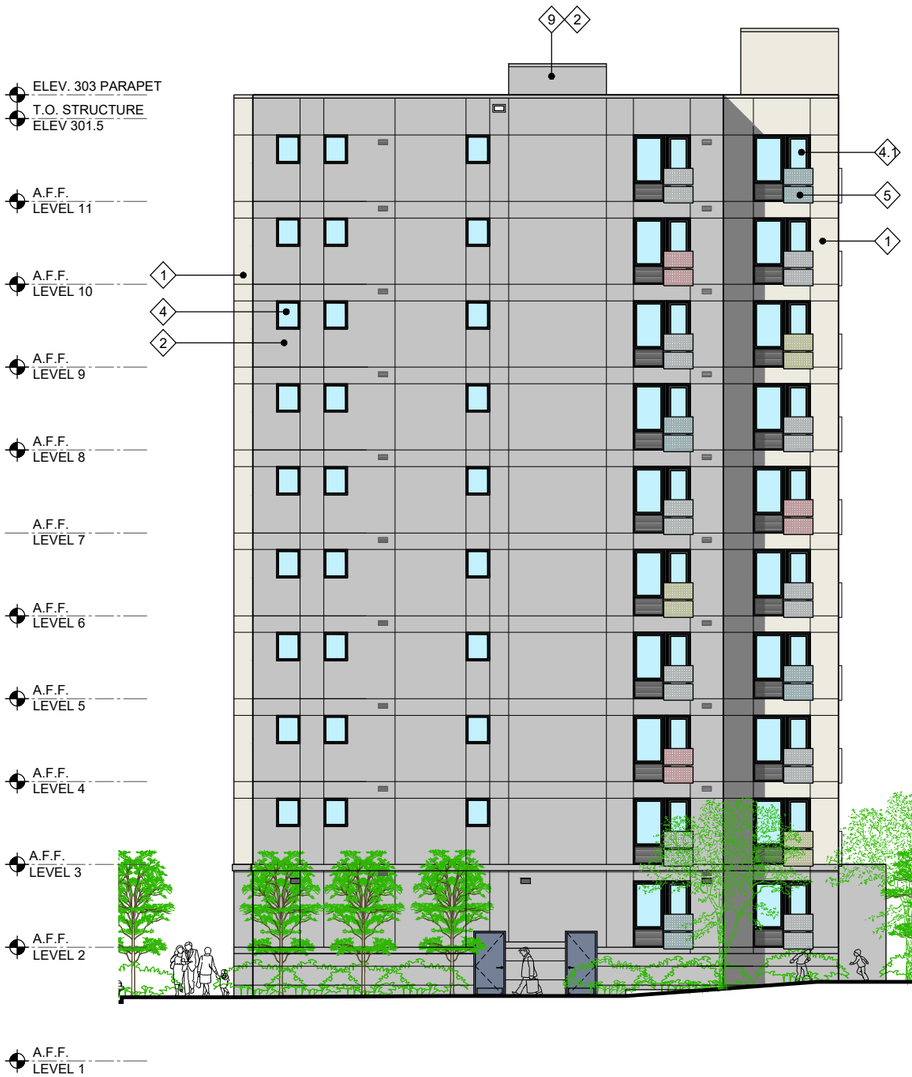
1 EAST ELEVATION
SCALE: 1/16" = 1-0"



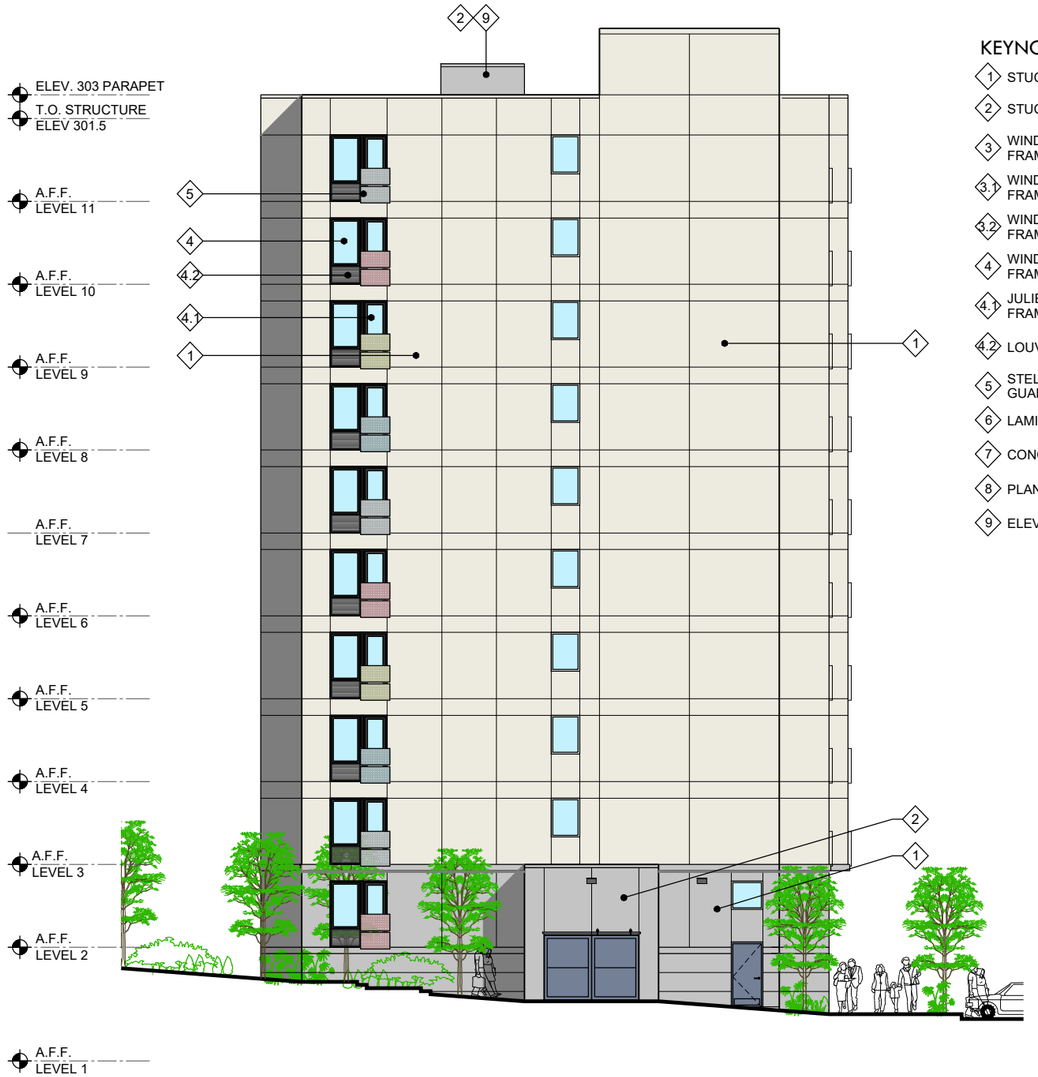
2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - STO 16003 - 85
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2. LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE



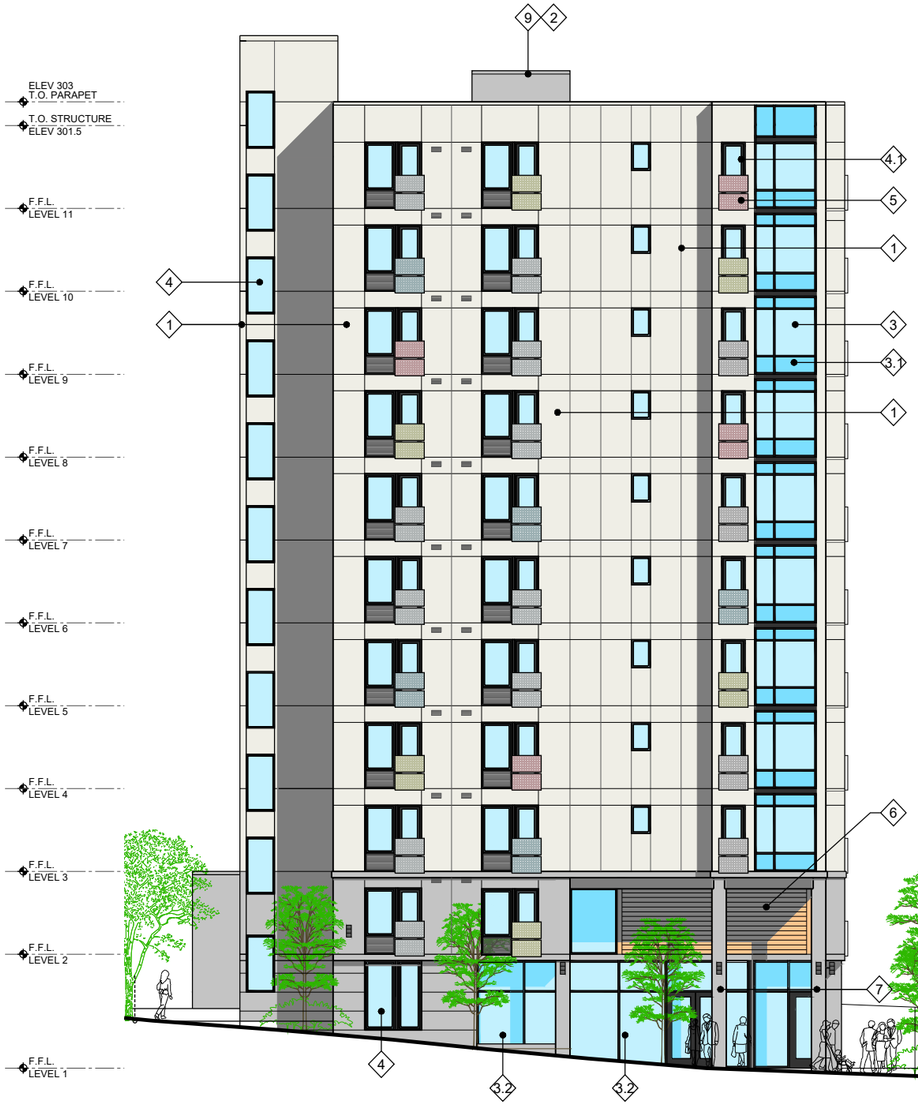
1 WEST ELEVATION
SCALE: 1/16" = 1-0"



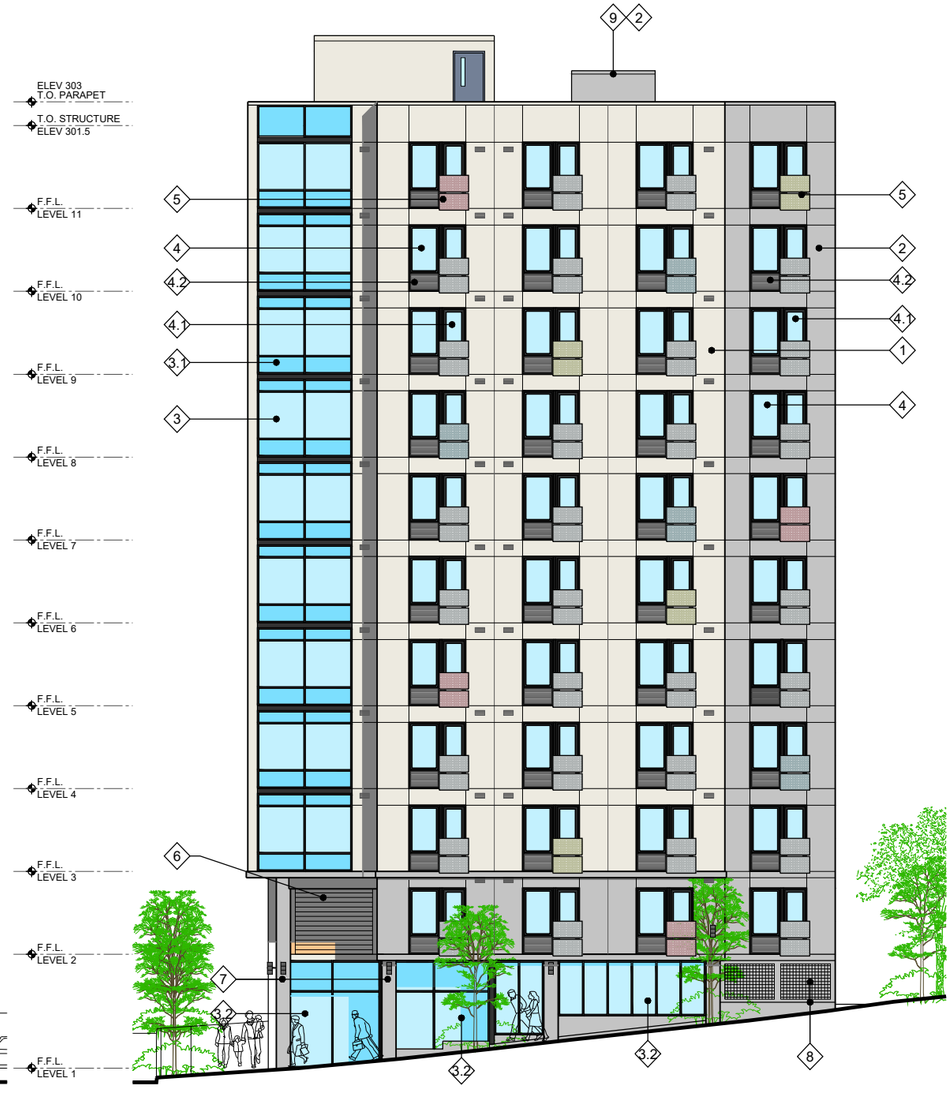
2 SOUTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - STO 16003 - 85
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2. LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE



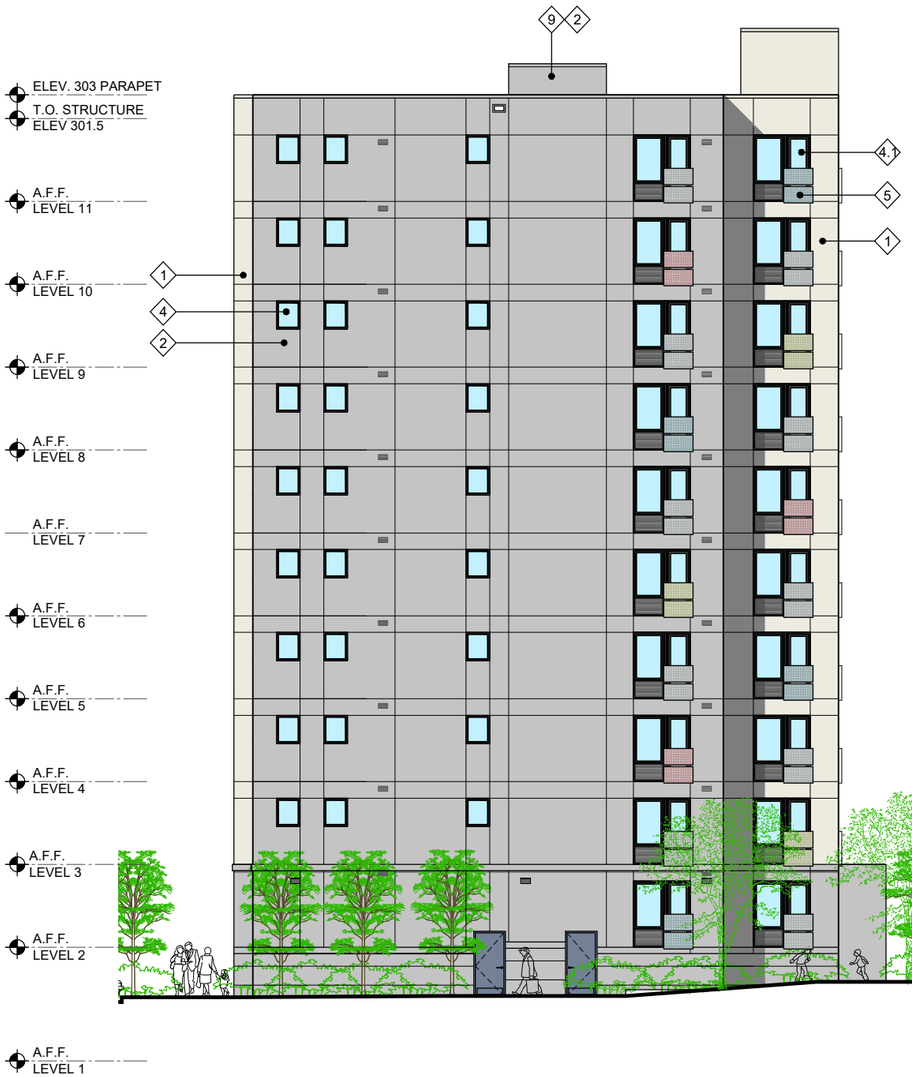
1 EAST ELEVATION
SCALE: 1/16" = 1-0"



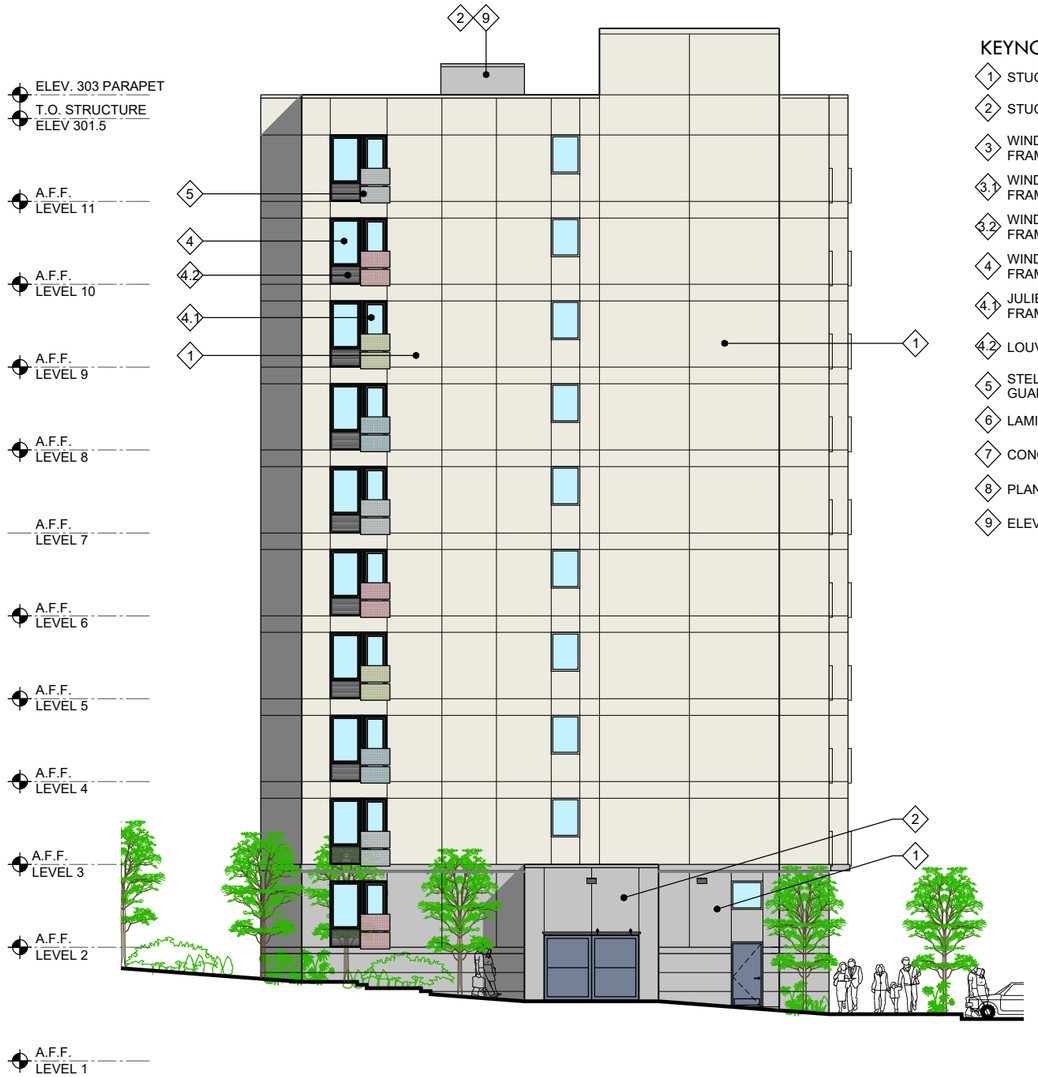
2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - STO 16001 - 86
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2. LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE



1 WEST ELEVATION
SCALE: 1/16" = 1-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - STO 16001 - 86
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
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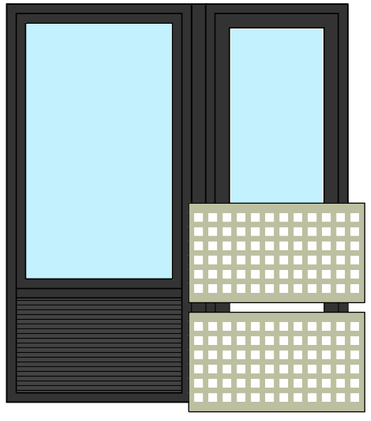
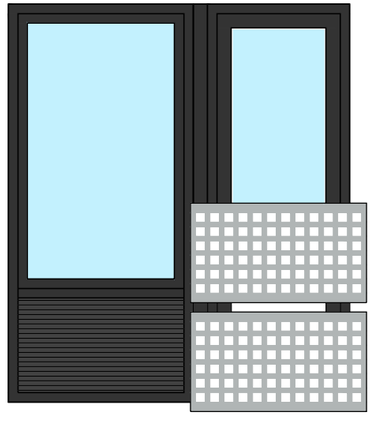
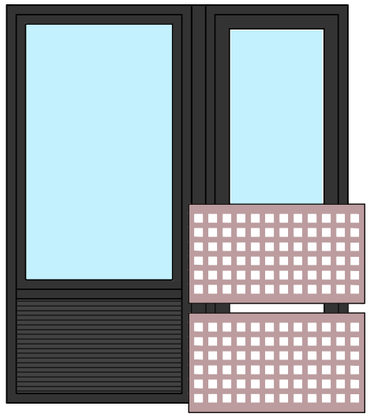
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE



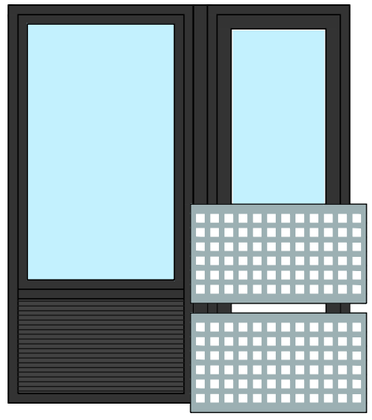
SW 7747 RECYCLED GLASS
RANDOM LOCATION
2 SCALE: 3/8" = 1-0"



SW 7072 ONLINE
ALL FLOOR
4 SCALE: 3/8" = 1-0"



SW 0071 ORCHID
RANDOM LOCATION
1 SCALE: 3/8" = 1-0"



SW 7613 AQUA-SPHERE
RANDOM LOCATION
3 SCALE: 3/8" = 1-0"

JULIET BALCONY COLOR PALETTE
SHERWIN WILLIAMS

SW 7072 ONLINE
RGB: 176,181,181

SW 7613 AQUA-SPHERE
RGB: 156,176,179

SW 7747 RECYCLED GLASS
RGB: 189,192,160

SW 0071 ORCHID
RGB: 188,156,158

StoColor800

Created by: Rusty Muyuela

Created on: 09/02/2021

Project: SW Park Ave Apartment

Location: 2218 NE 50th Cir

Sto Corp.
3800 Camp Creek Parkway SW
Building 1400 - Suite 120
Atlanta, GA 30331
Phone: (800) 221-2397
Fax: (404) 346-3199
www.stocorp.com

Sto White

80 9433

RGB: 232,232,223

For more information about StoColor or Sto Studio, our professional visualization service, please contact us at:
Call (800) 221-2397 or **http://www.stocorp.com**

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Sto 16003

85

RGB: 239,237,228

Sto 16001

86

RGB: 239,238,230

For more information about StoColor or Sto Studio, our professional visualization service, please contact us at:
Call (800) 221-2397 or **http://www.stocorp.com**

HARDMAN GEOTECHNICAL SERVICES INC.
Practical, Cost-Effective Geotechnical Solutions

January 15, 2021
Project No. 20-2563

Rowen Rystadt
Park Avenue PSU LLC
5331 SW Macadam Avenue, Suite 258
Portland, Oregon 97239-3871

Via email with hard copies mailed on request

Subject: **RESPONSE TO CITY OF PORTLAND REVIEW COMMENTS**
SW PARK APARTMENTS
2061 SW PARK AVENUE
PORTLAND, OREGON

References: 1. *Geotechnical Engineering Report and Infiltration Test Results, 2055-2057 and 2061 SW Park Avenue, Portland, Oregon*; HGSI report dated March 26, 2020.

As requested, Hardman Geotechnical Services Inc. (HGSI) prepared this report to address comments presented in the City of Portland *Land Use Response* dated December 29, 2020. Specifically, we address Comment C.4.b, copied below with our response immediately following:

> *Infiltration Facility Setback Requirements*: Required minimum setback distances from infiltration facilities to slopes, property lines, foundations and other features are described in Section 2.2.4 and Table 2-1 of the SWMM. Most infiltration facilities must be set back 5 feet from parcel property lines and 10 feet from foundations, as measured to the high water level at the edge of vegetated facilities, the middle of drywells, and the edge of soakage trenches. Note that no setbacks are required for property lines with the right-of-way. BES will review all proposals to reduce required setbacks.
>
> Per the submitted materials, it appears that the proposed drywell does not meet setback requirements to the grade break on the north side of SW Clifton Street. In order for BES to confirm feasibility of the drywell as proposed, the applicant must submit documentation and recommendations for system design showing that there will be no adverse impact on the downhill retaining wall. Documentation must be from a geotechnical engineer or registered geologist as described in Section 2.2.4.2 of the SWMM. As this information has not been provided to date, BES cannot confirm that the proposed stormwater system is feasible.

HGSI Response:

HGSI has reviewed the Preliminary Utility Plan prepared by WDY. The drywell is in the northwest corner of the site, approximately 50 feet from the existing retaining wall on the north side of SW Clifton Street at its closest approach. Retaining wall height is about 25 feet at the point nearest the project site. The plans reviewed show drywell depth of 20 feet below ground surface. HGSI recommends this be increased to 25 feet below ground surface, which puts the bottom of drywell elevation near the bottom of the retaining wall.

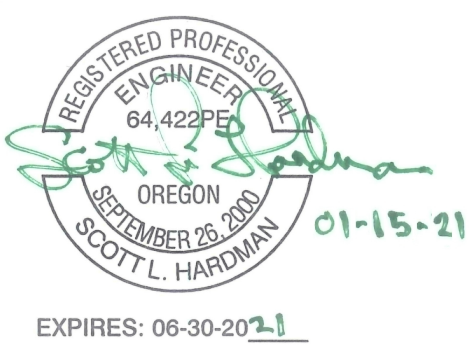
Based on a boring performed at the location of the planned drywell in the northeast corner of the property (Reference 1), soils at the target bottom depth of the drywell consist of medium dense fine sand. We did not encounter any fragipan or confining layer within the depth of the borehole performed at this location. Depth to seasonal high groundwater at the site location is about 140 feet. Therefore, water from the drywell installation will flow primarily vertically below the base of the existing retaining wall, with little tendency to flow laterally toward the wall.

In view of the above considerations, and assuming the drywell depth is revised to 25 feet below ground surface as recommended herein, it is HGSI's opinion that stormwater infiltration at this site will not adversely impact the existing retaining wall north of the site. From the geotechnical perspective, the dry well location as currently planned is considered acceptable. Sufficient subsurface data is available to support that conclusion, and we do not feel that any additional exploration and/or geotechnical analysis is needed with regards to stormwater infiltration and retaining wall stability.

We appreciate this opportunity to be of service.

Sincerely,

HARDMAN GEOTECHNICAL SERVICES INC.



Scott L. Hardman, P.E., G.E.
Principal Geotechnical Engineer

Neighborhood Contact – Certification Statement

The Neighborhood Contact requirement provides a way to learn more about a proposed development before a land use review or building permit is submitted. The applicant must provide documentation with the land use review or building permit application to document that Neighborhood Contact requirements are met. There are three different Neighborhood Contact processes, each requiring slightly different documentation. These requirements are listed below. This form can also be used to satisfy the requirements to submit a signed statement certifying certain requirements related to timelines and note distribution were met.

To complete this form:

1. Check the box that corresponds to the Neighborhood Contact process required.
2. Sign the bottom of this form to verify that timeline and note distribution requirements were met.
3. Submit the listed documentation requirements with the land use review or building permit application to verify other Neighborhood Contact requirements were met.

❒ Neighborhood Contact 1

- A copy of the initial notification email or letter sent to the neighborhood association, district neighborhood coalition, and business association;
- A list of email or postal addresses to which the initial notification email or letter was sent;
- Photograph(s) of the sign(s) installed at the proposed development sites that legibly shows the sign's text;
- A signed statement certifying that:
  - The initial notification email or letter was sent at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
  - The required sign(s) was posted at least 35 days, but not more than 1 year, before applying for the land use review or building permit;

❒ Neighborhood Contact 2

- A copy of the initial notification email or letter sent to the neighborhood association(s), district neighborhood coalition(s), and business association(s);
- A list of email or postal addresses to which the initial notification email or letter was sent;
- A copy of the attendance log that includes attendees' name and address or email address;
- Photograph(s) of the sign(s) installed at the proposed development sites that legibly shows the sign's text;
- A signed statement certifying that:
  - The initial notification email or letter was sent at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
  - The required sign(s) was posted at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
  - The required meeting was held at least 14 days before applying for the land use review or building permit and at least 14 days after sending the initial notification email or letter and posting the required sign(s); and
  - Notes from the public meeting were emailed or mailed to the neighborhood association, district neighborhood coalition, business association, school district and any meeting attendees who provided an email or postal address, prior to applying for the land use review or building permit.

continued on back

Neighborhood Contact 3

- A copy of the initial notification email or letter sent to the neighborhood association(s), district neighborhood coalition(s), business association, and school district;
- A list of email or postal addresses to which the initial notification email or letter was sent;
- A copy of the attendance log that includes attendees' name and address or email address;
- Photograph(s) of the sign(s) installed at the proposed development sites that legibly shows the sign's text;
- A signed statement certifying that:
  - The initial notification email or letter was sent at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
  - The required sign(s) was posted at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
  - The required meeting request was sent;
  - The neighborhood association either did not reply or declined the request, or that the neighborhood association meeting took place; and
  - Notes from the public meeting were emailed or mailed to the neighborhood association, district neighborhood coalition, business association, school district and any meeting attendees who provided an email or postal address, prior to applying for the land use review or building permit.

By signing this form, I acknowledge the Neighborhood Contact requirements for the marked option above have been met.

Applicant Signature: _____ Date: 11/9/2020

Printed Name: RALPH G. TAHRAN

Additional Applicant Signature: _____ Date: _____

Printed Name: _____

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5331 SW MACADAM AVE St. 258 PMB 208
PORTLAND, OR 97239

To: PORTLAND DOWNTOWN NEIGHBORHOOD ASSOC
c/o NEIGHBORS WEST/NORTHWEST
2257 NW RALEIGH ST
PORTLAND, OR 97210

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PORTLAND, OR 97219-2457

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From: PARK AVE PSN LLC
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PORTLAND, OR 97239

To: GOOSE HOLLOW FOOTHILLS LEAGUE
c/o NEIGHBORS WEST/NORTHWEST
2257 NW RALEIGH ST
PORTLAND, OR 97210

PS Form **3817**, April 2007 PSN 7530-02-000-9065

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ere.

SEP 10 2020
USPS SELLWOOD-MORELAND STATION
PORTLAND OR 97202

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Gmail

Rowen Rystadt <rowen@nativeld.com>

Notification of Neighborhood Meeting

1 message

Rowen Rystadt <Rowen@nativeld.com> Thu, Sep 10, 2020 at 9:41 AM
To: sylvia@swni.org
Cc: Ralph Tahran <ralphtahran@comcast.net>

Dear Neighbor,

Please be advised that a formal land use and building permit application will be submitted to the City of Portland seeking approval of a new multi-family affordable apartment building for the property located at:

2061, 2055-57 SW Park Ave
Portland, OR 97201

The petitioner is asking the City of Portland to approve these applications to allow development of a 91-Unit Studio Apartment building on the described property.

In compliance with the Neighborhood Contact requirements described in Chapter 33.705 of the City of Portland Planning and Zoning Title 33 code, a Neighborhood Information Meeting will be held to provide you with an opportunity to become fully aware of our development intentions and to give you an opportunity to influence the form of development. We request that a Zoom meeting or other remote conferencing technology be used in lieu of a public in-person meeting. The meeting must be scheduled by you within 14 days of this letter of notification, and scheduled to occur on a date and time of your choosing within 45 days of this letter. If we receive no response, we will present the project to the public in a meeting held on Friday, September 25th, @ 6pm. Here is a link to the scheduled meeting:

https://us02web.zoom.us/j/87369310126

To call into the meeting:

Dial 408-638-0968
Then, enter the meeting ID: 873 6931 0126

Here is a link to our conceptual design, project summary, and development team information:

https://drive.google.com/file/d/1E3daasm5elLOzG4sOzAHofPCdtNA9ukL/view?usp=sharing

LU 20-213946 DZ

At this meeting the petitioner will make every effort to illustrate how the property will be developed and to answer any questions. Should you have questions prior to the meeting, or would like me to send you a link to our plans instead of typing in that really long link, please contact me via email at RalphTahran@comcast.net. We look forward to hearing from you.

Sincerely,

Ralph G. Tahran, Architect

President
Tahran Architecture & Planning, LLC

--
Rowen Rystadt
503-329-1124

LU 20-213946 DZ

Notification of Neighborhood Meeting

Tahran Architecture & Planning, LLC
13741 Knaus Rd
Lake Oswego, OR 97034
503-539-8802
RalphTahran@comcast.net

9/10/2020

Goose Hollow Foothills League
c/o Neighbors West/Northwest
2257 NW Raleigh St.
Portland, OR 97210

Dear Neighbor:

Please be advised that a formal land use and building permit application will be submitted to the City of Portland seeking approval of a new multi-family affordable apartment building for the property located at:

2061, 2055-57 SW Park Ave
Portland, OR 97201

The petitioner is asking the City of Portland to approve these applications to allow development of a 91-Unit Studio Apartment building on the described property.

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Sincerely,

Ralph G. Tahran, Architect

President
Tahran Architecture & Planning, LLC

Park Avenue Apartments Neighborhood Meeting Notes

Meeting Date: October 22, 2020
Meeting Time: 6:00pm
Meeting Location: Online Meeting via Zoom

The following notes are a summary of the neighborhood meeting that was held with members of the Southwest Hills Residential League, Southwest Neighborhoods Inc, and Goose Hollow neighborhood associations. A list of invitees and attendees are below in Attendees List.

The discussion is in regards to a new 91-unit, 11-story, affordable housing project.

Topics of Discussion:

Risk of Erosion and Landslides

A resident living on Cardinell Drive expressed deep concern for fear that the construction of the building would cause the destruction of her home and others in the vicinity of the build.The homeowner expressed to the architect and developer team that she would be hiring an attorney to assess the project to ensure the builder carries liability insurance to cover a catastrophic events causing harm, death, or destruction of property arising from the construction of the building, and to scrutinize all engineering required for the build.

A resident living next door to the proposed building SW Park also expressed concern as to the impact the build could have on his home due to its age and vicinity.

Response:

The builder and developer will carry liability insurance commensurate with the size and nature of the construction type of the building. Given the construction of the building sits at the “toe” of the hill below the homes on Cardinell Drive, the risk of a catastrophic event as described by the homeowner’s concern is beyond exceptionally low. All engineering and subsequent measures taken to prevent the risk of erosion or landslide will meet or exceed the standards set by the City of Portland, and the State of Oregon.

The developer also noted that erosion or landslide risk is further mitigated due to the type of construction of the building. Because the building will be modular, the on-site construction footprint and disturbance is reduced to a fraction of a typical building of its size.

Zoning- Oriel Window

A resident voiced concern about the oriel window referenced in the Design Advice Review plan set. The resident noted that the oriel window would be an exception to the zoning code.

Response:

The Oriel windows revised to meet design standard. No exceptions required.

Topics beyond Life Safety or Zoning

Lack of Family Sized Units

Residents asked why the building consists of studios without family size units. The residents expressed that the neighborhood was family-oriented and that a building of this size and nature did not fit that expectation.

A resident inquired as to why a rendering of the project included a family in the foreground when the building is wholly studios.

Response:

The building cannot afford it. Due to increasing land costs and the subsequent carrying costs driven by market rate speculation, a unit mix affording family size units is now impossible. The developer reiterated that ALL, not some, of the studio units will be offered at 60% of the average median income, that the building is at the edge of the neighborhood, and that affordable units are highly needed by individuals from the workforce community due its vicinity to the City Center, educational opportunities, transportation accessibility, and supportive services. Especially now.

Public Safety

A resident expressed concern that police are stretched thinly because of the ongoing riots, and that police responsiveness is subsequently decreased. The resident expressed that the residents of the new building will be an increased burden on the neighborhood.

Response:

The developer recommended that the resident take their concern to authorities in public safety, however, denoted that the building will have surveillance and due to its location will be a deterrent to those entering the neighborhood with criminal behavior or intent.

Property Management/Supportive Services

A resident inquired as to who will manage the property at stability. The resident also asked if there would be supportive services for the tenants of the building.

Response:

Cascade Property Management, a well-known and reputable property management company will be managing the property at stability. For those in need, supportive services will be provided by a number of local and national organizations offering health, educational, financial opportunities.

Financials/Proforma

A resident asked questions relating to the building's operating proforma. The resident asked if an event occurred where a large cash infusion was made to the project if family sized units would be possible.

Response:

The developer responded that the developer's proforma will not be publicly available. The developer responded that it would be possible to incorporate family sized units if there was a large infusion of capital to the project.

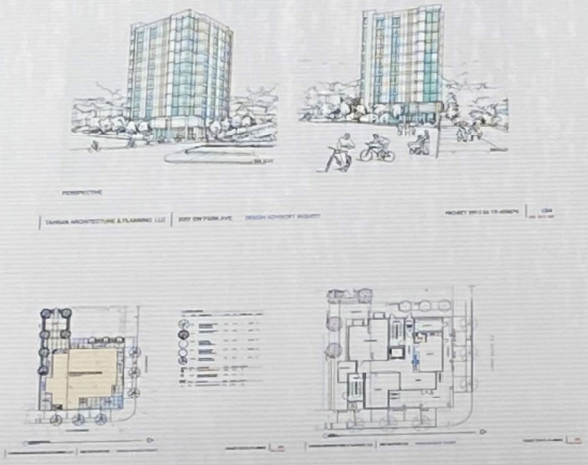
Attendees List

aaronvail746@yahoo.com, alyssa@liveudp.com, andreyvv89@gmail.com, anil.murty@gmail.com, ashwinigouder@gmail.com, askaylahere@gmail.com, baker.lyon@gmail.com, bbcindy@comcast.net, bobquillin@aol.com, bridget.varney03@gmail.com, cgondek@heronandcrane.com, chuschka@pavilionconstruction.com, cjohns28@comcast.net, craign@gbdarchitects.com, david.mccormick@portlandoregon.gov, deborahsingeorzan@gmail.com, dresley@sbcglobal.net, drnkassam@gmail.com, dwsandy369@gmail.com, dylan@gulick.family, ehenreid@gmail.com, eurotel@proaxis.com, fimarie27@gmail.com, flw14@hotmail.com, fraser.m.anna@gmail.com, harish@fiipdx.com, hcooney524@gmail.com, info@goosehollow.org, jacob.brostoff@portlandoregon.gov, jdewey@pdx.edu, jeanne.bear@gmail.com, jenni.pullen@portlandoregon.gov, jhw2@pdx.edu, jmerrick@chnw.org, john.h.bear@gmail.com, joyceallegra@gmail.com, jschill2@pdx.edu, judith@atomicdirect.com, Karen Fox Management <karen@foxmanagementinc.com>, kawdogs@yahoo.com, kim.silverman@gmail.com, kmunro@msn.com, koinview@comcast.net, leiflidinlamon@gmail.com, lukegilmer@gmail.com, mandefro@ohsu.edu, mark.wells@portlandoregon.gov, marksg@pdx.edu, martha-amdeselassie@comcast.net, martyrentals@gmail.com, masonstreet@comcast.net, matt@bridgetownhomespdx.com, matthew.jacobsen@portlandoregon.gov, mccscott@msn.com, melanie@beyond-dealmaking.com, melissa.maebori09@gmail.com, miren_di@hotmail.com, murphpdx1324@gmail.com, nancyliggett@comcast.net, nancyseton@comcast.net, nichola@pdx.edu, parkplazaleasing@greystar.com, parkplazamgr@greystar.com, pdxpeoplecount@gmail.com, Peter Stuart WARD <peteward@pdx.edu>, pmpsteel@yahoo.com, pnlcarbone@gmail.com, q.vanbenschoten@gmail.com, Qin Hong <qingzi113@gmail.com>, Ralph Tahran <ralphtahran@comcast.net>, regnittep@yahoo.com,

rhonda.luthy@gmail.com, robert.simon@portlandoregon.gov, Rowen Rystadt <rowen@nativeld.com>, Ryan Sturley <rsturley@chnw.org>, rtobin@pavilionconstruction.com, samsingeorzan@gmail.com, sandygleahy@gmail.com, saxonkimball@gmail.com, shepard.mw@gmail.com, shepard.robin@gmail.com, sister.teresa@societymary.org, slindley@pavilionconstruction.com, sofia.chavier@portlandoregon.gov, soniapeltzcurrie@gmail.com, stan@chesshirarchitecture.com, sue@haltonco.com, tim.seaman@gmail.com, tpfrederick@outlook.com, tprince@pdx.edu, vicente.harrison@portlandoregon.gov, vlad@unifylink.com, vwbus@ckoon.org, walters7@pdx.edu, wangdoud@gmail.com, weeklyscott@gmail.com, wlfailing@gmail.com, yessicamarie7@gmail.com, zohrehnasseri@yahoo.com

Development Notice

PRELIMINARY PLAN



2061, 2055-2057
SW Park Ave

11 Stories

Amenity, Fitness, Lounge Rooms
89 Studio Apartments

Street Parking

RM4 - Residential Multi-Dwelling
Zoning info: www.PortlandOregon.gov/ZoningCode

AN APPLICATION WILL BE SUBMITTED TO THE CITY FOR FUTURE CHANGES ON THIS SITE.

INFORMATIONAL MEETING
via zoom
October 22, 2020
@6:00pm

Applicant:	Tahran Architecture & Planning LLC
Contact:	Ralph Tahran 503-539-8802 RalphTahran@comcast.net
Project info:	Email Inquiry for Concept Plans

The applicant will provide language services, auxiliary aids, alternative formats, or other reasonable accommodations for barrier-free access if requested at least 3 days prior to the meeting. Contact the applicant for accommodations.

The applicant posted this informational notice on Month Day, Year. The City has not reviewed the content of this notice.
This notice is for informational purposes and the project may change after the notice is posted.
Future application status can be viewed at www.PortlandMaps.com

PROJECT STEPS

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
INFORMATIONAL DEVELOPMENT NOTICE	LAND USE REVIEW AND PUBLIC COMMENT (FOR SOME PROJECTS)	LAND USE PUBLIC HEARING (FOR SOME PROJECTS)	BUILDING PERMIT REVIEW	CONSTRUCTION

Learn more about how developments like this go through the zoning and land use process: www.PortlandOregon.gov/BDS/NeighborhoodResources
District Coalition: Name - Phone Number - email Neighborhood Association: Name - email
General Zoning Info: Bureau of Development Services • 503-823-7526

LU 20-213946 DZ

Development Notice

PRELIMINARY PLAN

2061, 2055-2057
SW Park Ave

11 Stories

Amenity, Fitness, Lounge Rooms
89 Studio Apartments

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INFORMATIONAL MEETING
via zoom
October 22, 2020
@6:00pm

Applicant: Tahran Architecture & Planning LLC
Contact: Ralph Tahran 503-539-8802
RalphTahran@comcast.net
Project info: Email Inquiry for Concept Plans

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PROJECT STEPS

STEP 1 — INFORMATIONAL DEVELOPMENT NOTICE

STEP 2 — LAND USE REVIEW AND PUBLIC COMMENT (FOR SOME PROJECTS)

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STEP 4 — BUILDING PERMIT REVIEW

STEP 5 — CONSTRUCTION

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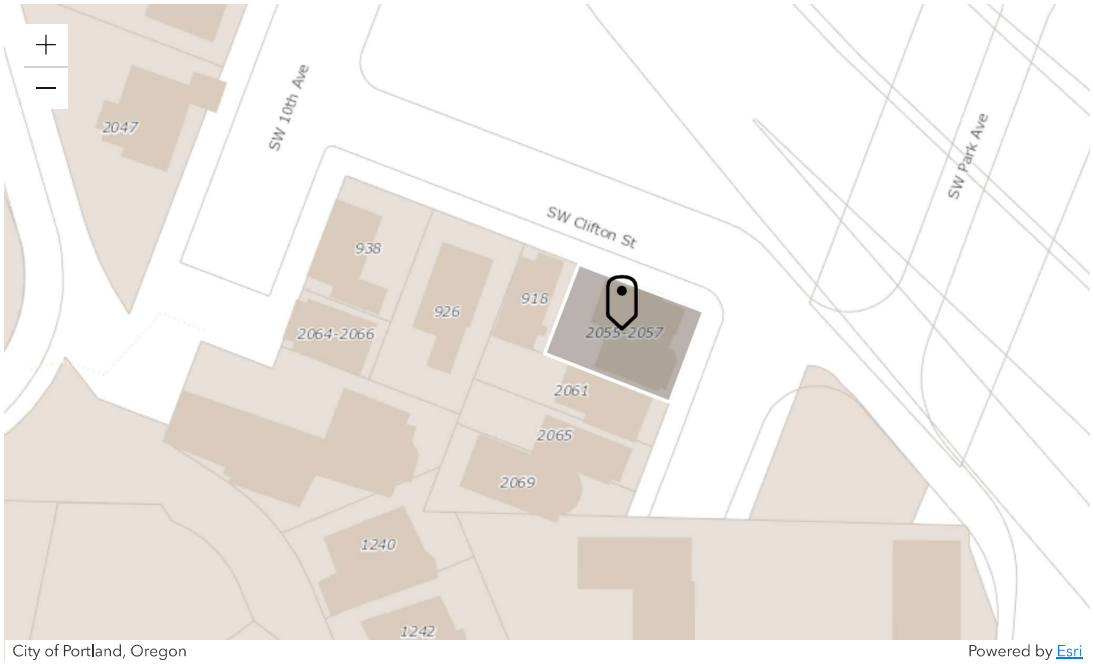
LU 20-213946 DZ

Thanks!

Thank you for submitting the online application for your project. You may print this page for you records. You should also receive an email containing receipt. If you do not, please check your spam and / or junk folders.

Print



Project Location

Property ID: R246517
Portlandmaps.com
2055-2057 SW PARK AVE
Portland, OR
97201

Applicant Info

Ralph Tahran

RalphTahran@comcast.net
(503) 539-8802

Project Info

SW Park Apartments

Project size	33,745 ft²
Date submitted	9/18/2020

The proposal is to build an 89-unit affordable housing building on a 6,016 square foot parcel at 2055-2057 SW Park Avenue. The building is an 11-story structure, modular units, prefabricated structure utilizing mass plywood panels and light gauge steel for a Type IV B building. Zoning on the property is RM4(d) with a base floor area (FAR) of 4:1 with a bonus option of 3:1 additional FAR for “deeper housing affordability” meaning a minimum of 50% of all units must accommodate residents that earn no more than 60% average median family income (AMI). All of the proposed apartments will be for 60% AMI residents. Base height for the structure is 100 feet, the proposal is for 94 feet as measured for the base point one calculation. The site is close and convenient to several transit options, served by six different Tri-Met bus lines and three light rail lines, closest is 897 feet away at SW 6th and College Street. CONCEPT DESIGN The building design concept is deliberately disciplined to employ a certain construction type and method while achieving a Portland personality that has a pedestrian emphasis and assists in a 24-hour Central City by being walkable to jobs, services, parks, transit choices and food choices. The building is designed to offer studio residences to a population earning no more than 60% of the average median family income of the area. The location and size of the site presents a constrained construction area. The building is being designed in close collaboration with a modular prefabrication company to be able to build as much of the project off site in a climate-controlled environment.

SW Park Ave - DAR 10-21-20 (2).pdf

Associations and Districts

Neighborhood assocations, neighborhood coalitions and business districts within 400' of the submitted site:

Neighbors West-Northwest
District type: Neighborhood Coalition
http://www.nwnw.org
coalition@nwnw.org
(503) 823-4288

Southwest Neighborhoods Inc
District type: Neighborhood Coalition
https://www.swni.org
sylvia@swni.org
(503) 823-4592

Portland Downtown Neighborhood Association
District type: Neighborhood Association
http://www.portlanddowntownna.com
Correspondence to:
Portland Downtown Neighborhood Association, c/o Neighbors West-Northwest, 2257 NW Raleigh, Portland, OR 97210

Goose Hollow Foothills League
District type: Neighborhood Association
http://www.goosehollow.org/
Correspondence to:
Goose Hollow Foothills League, c/o Neighbors West/Northwest, 2257 NW Raleigh St, Portland, OR 97210

Southwest Hills Residential League SWHRL
District type: Neighborhood Association
www.swhrl.org
Correspondence to:
SWHRL, c/o Southwest Neighborhoods, Inc., 7688 SW Capitol Hwy., Portland, OR 97219-2457

Required Public Meeting

Projects over 25,000 ft², or projects over 10,000 ft² with the Design (d) overlay zone are required to hold a public meeting. Please include the date, time, and location of the public meeting if required.

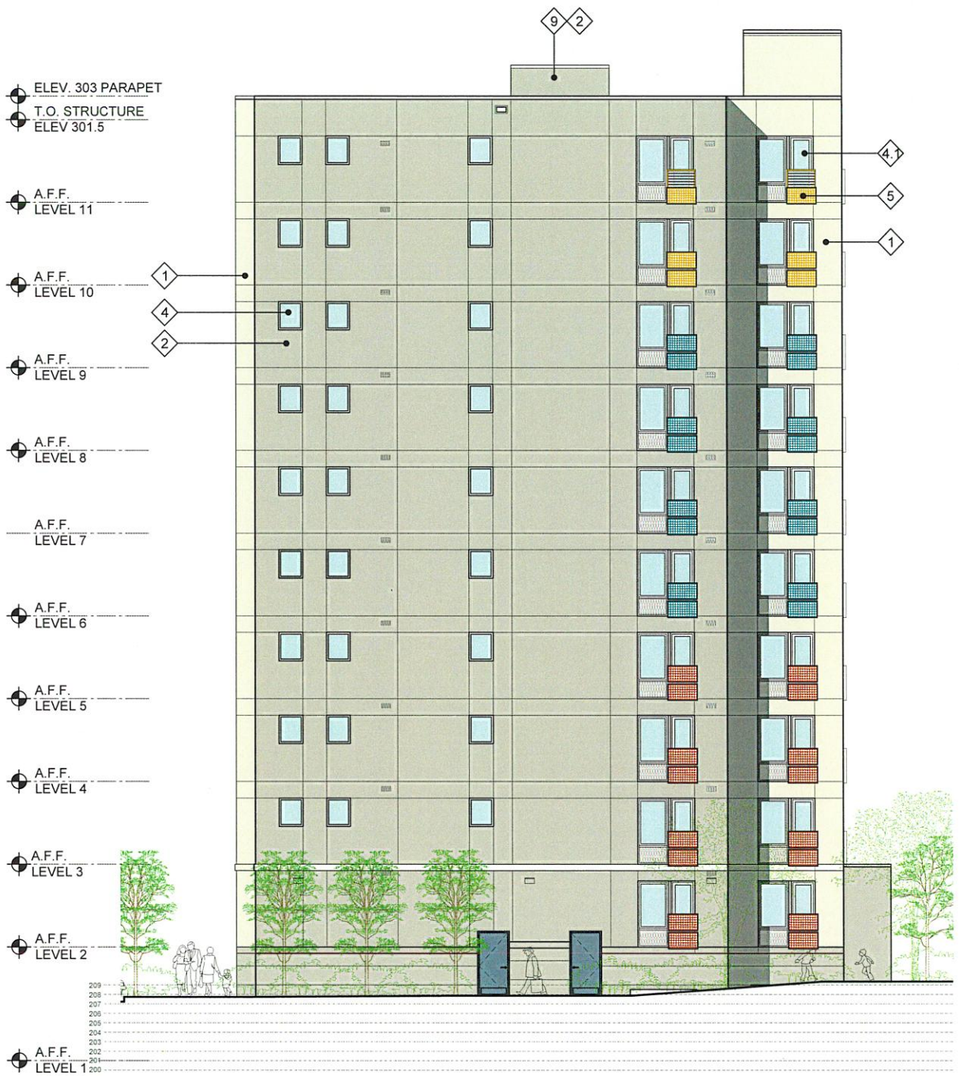
Date and Time	10/22/2020, 6:00:00 PM
Location	Online - ZOOM
Notes	Join Zoom Meeting https://us02web.zoom.us/j/84215558213 or Call +1 669 900 6833 w/ ID 8421 5558 213

1 EAST ELEVATION
SCALE: 1/16" = 1-0"

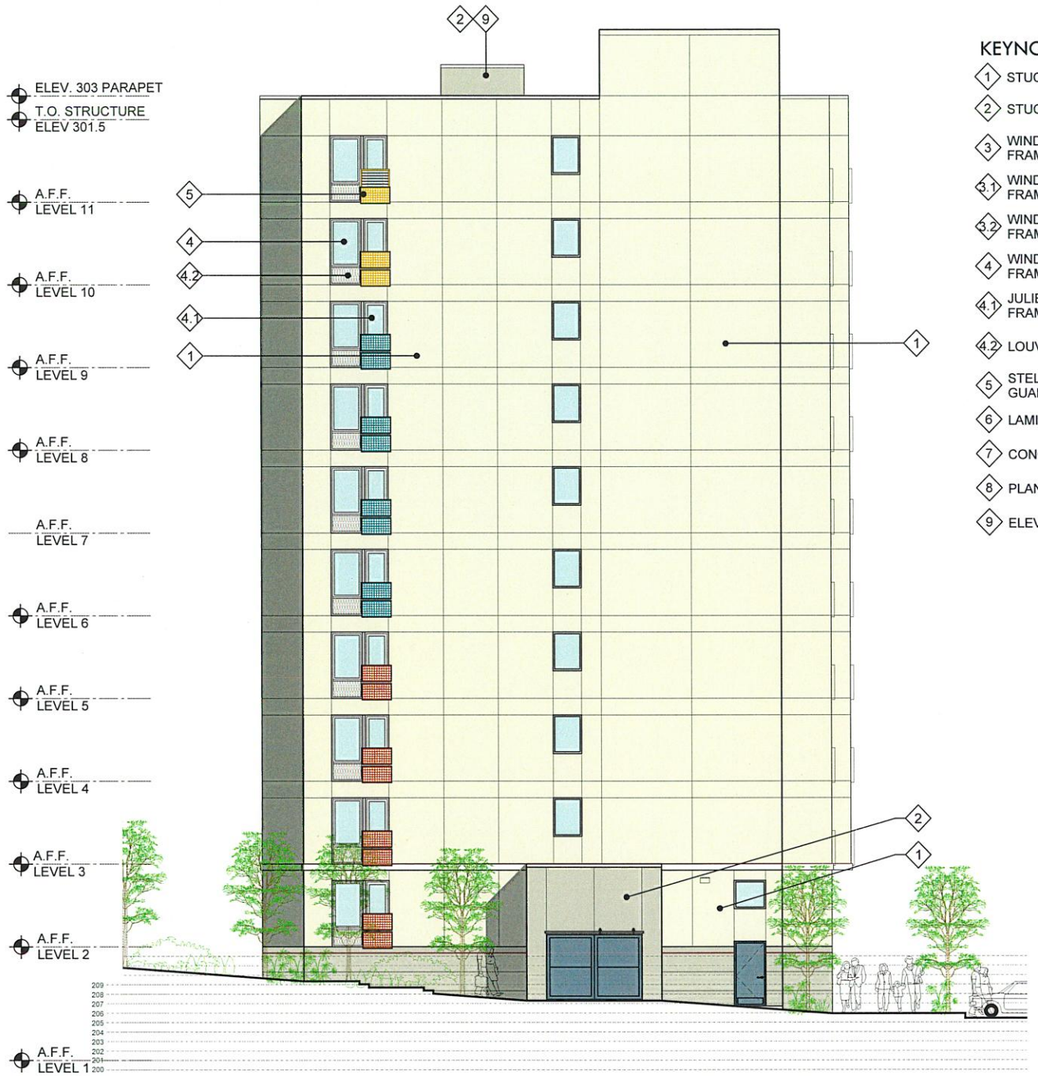
2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - COLOR "OFF WHITE"
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2. LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE



1 WEST ELEVATION
SCALE: 1/16" = 1-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1-0"

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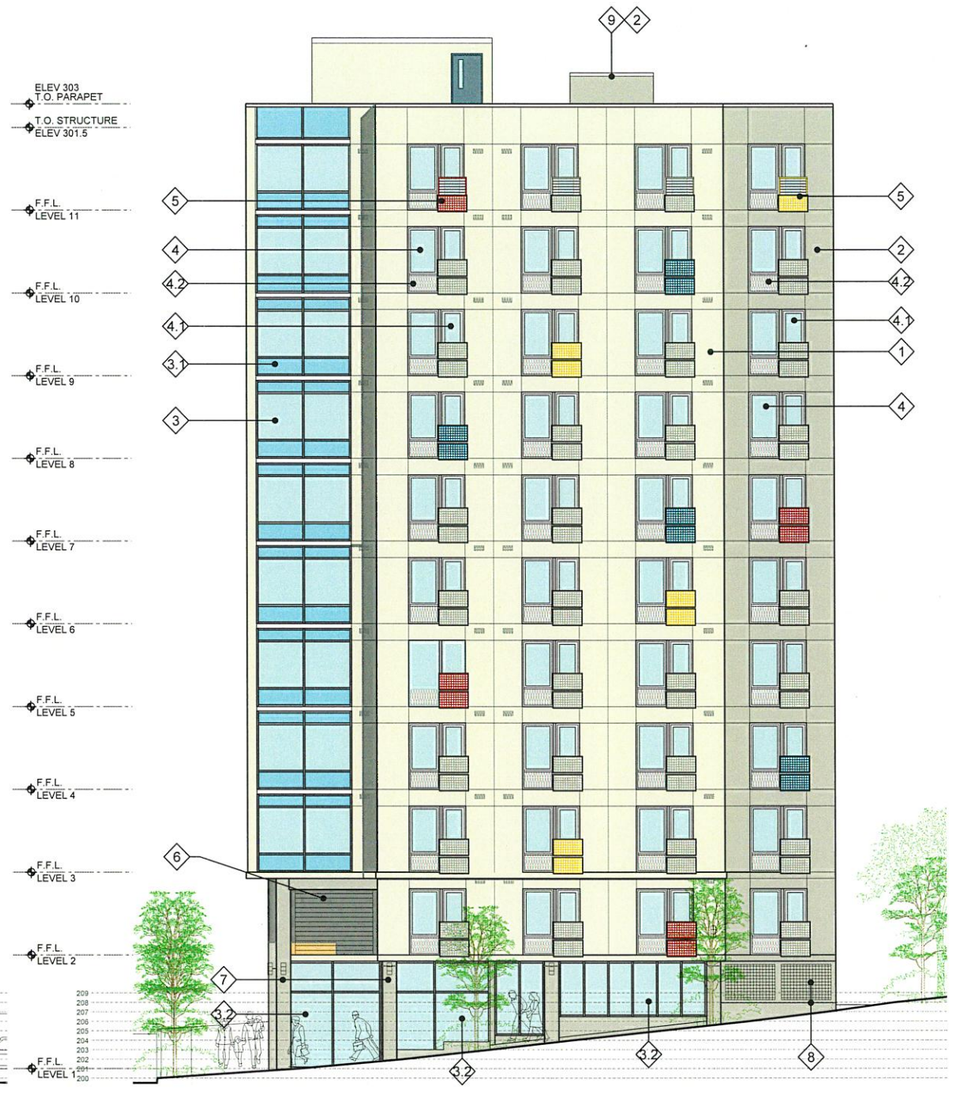

2 NORTH ELEVATION
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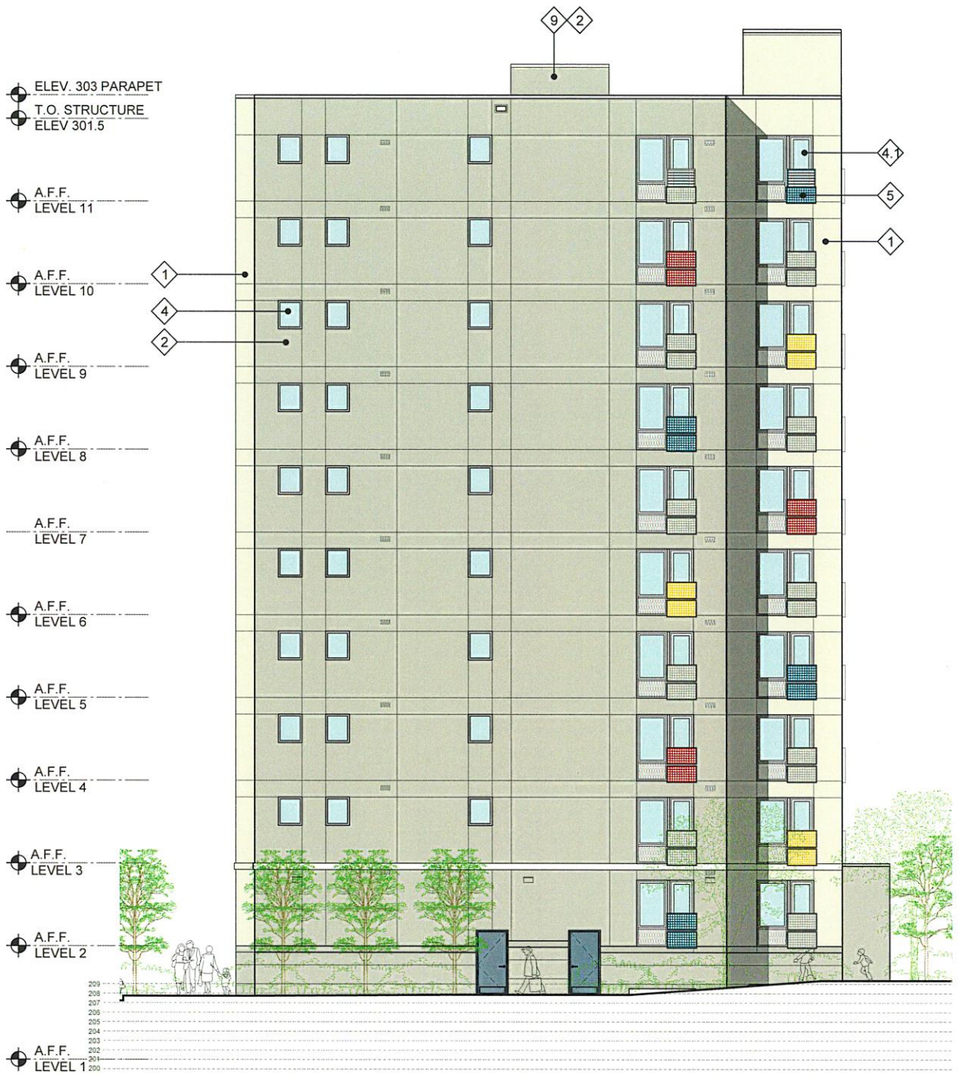

1 WEST ELEVATION
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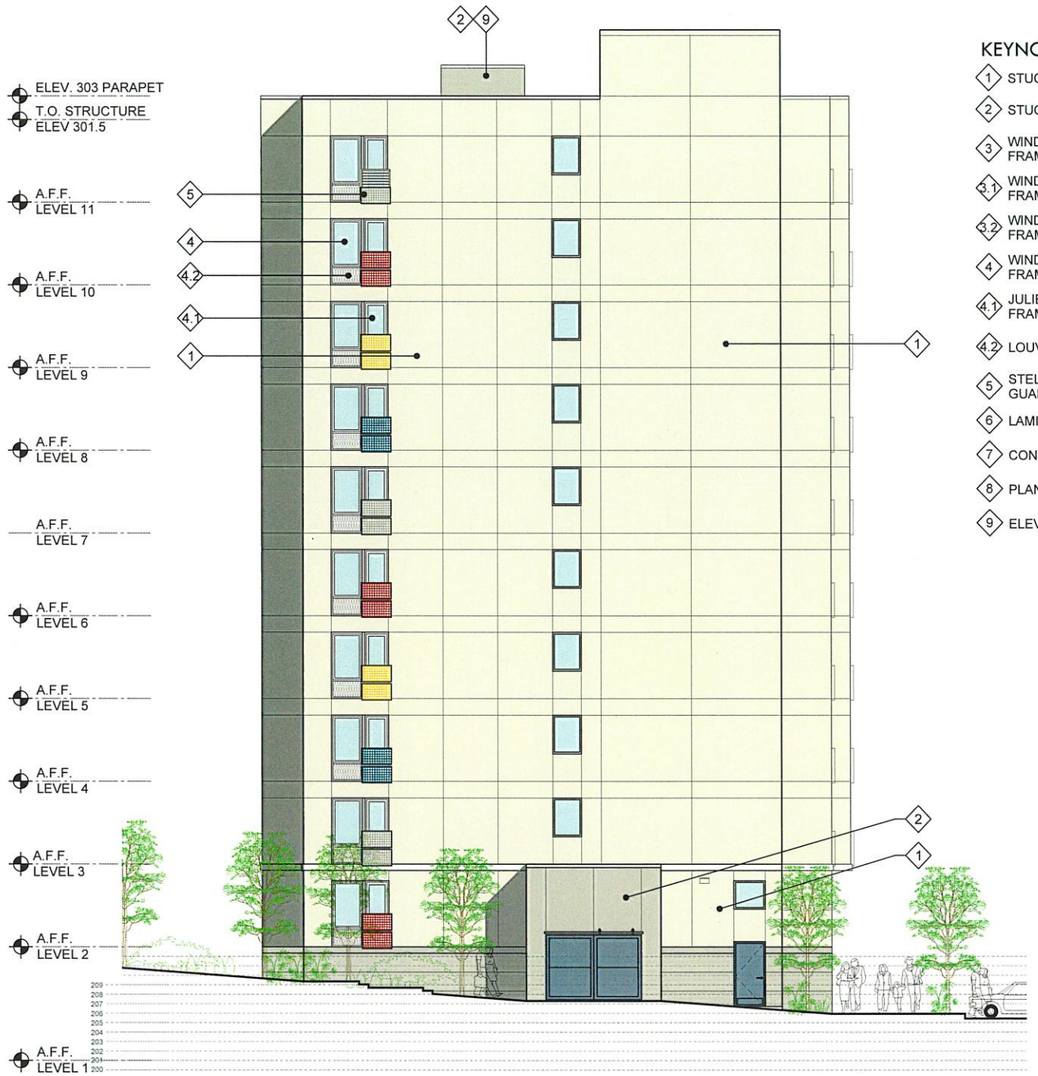

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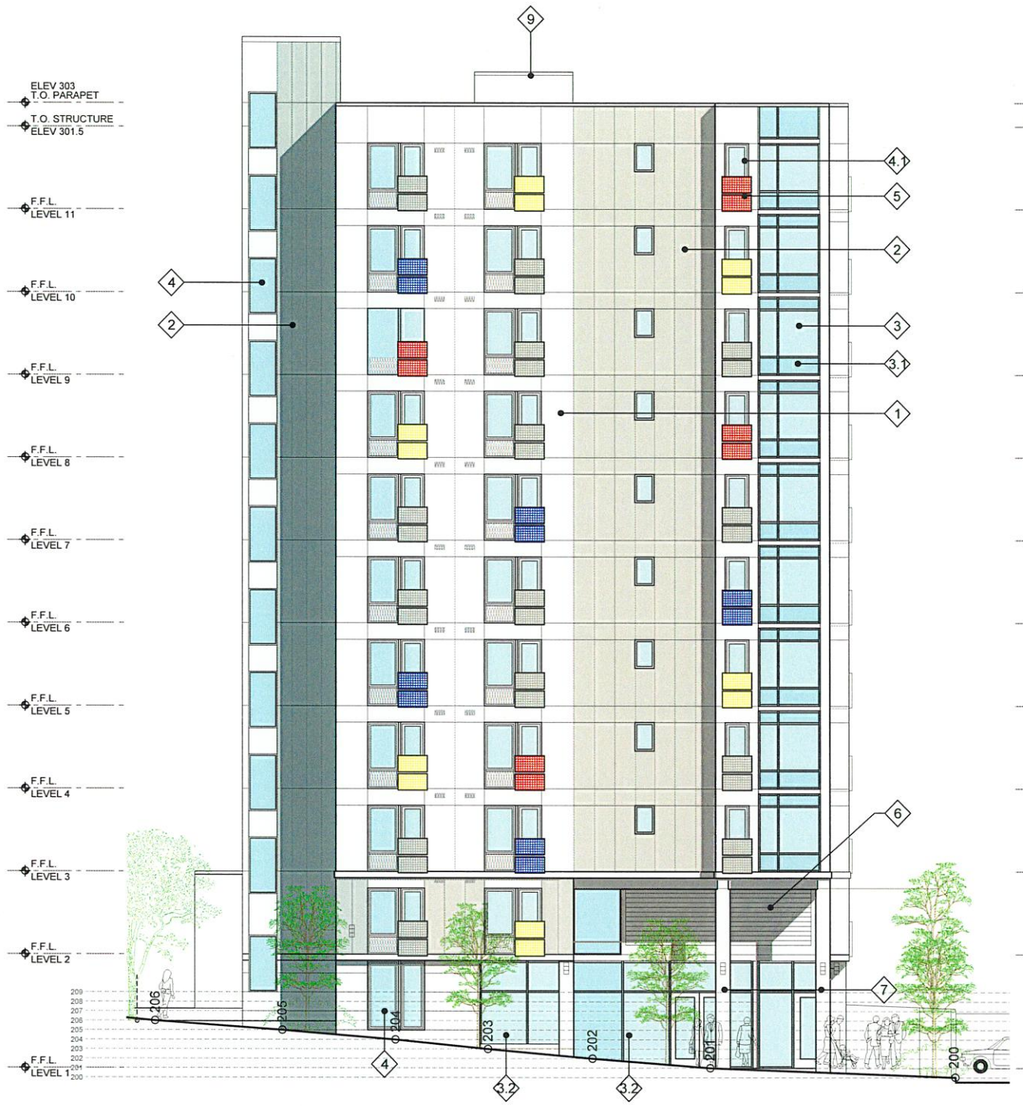

1 EAST ELEVATION
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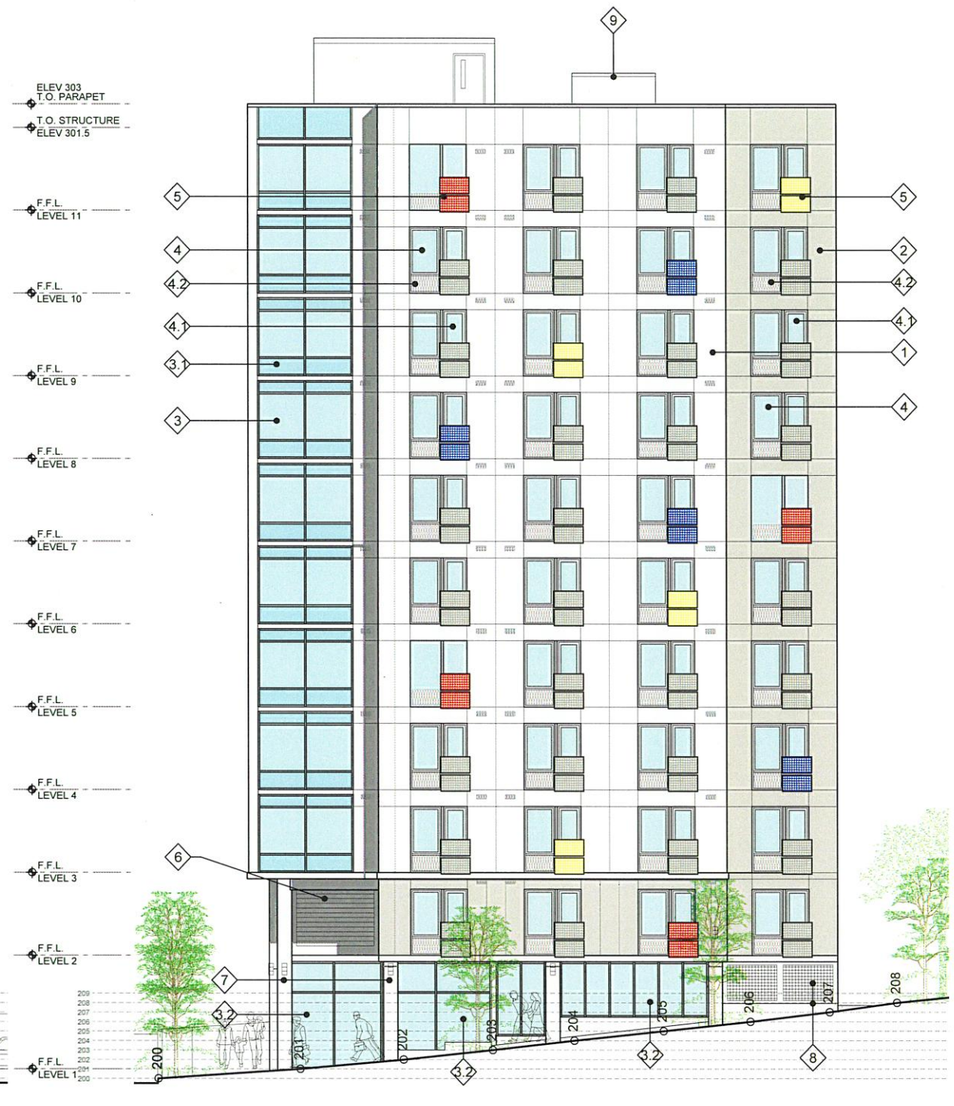

2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

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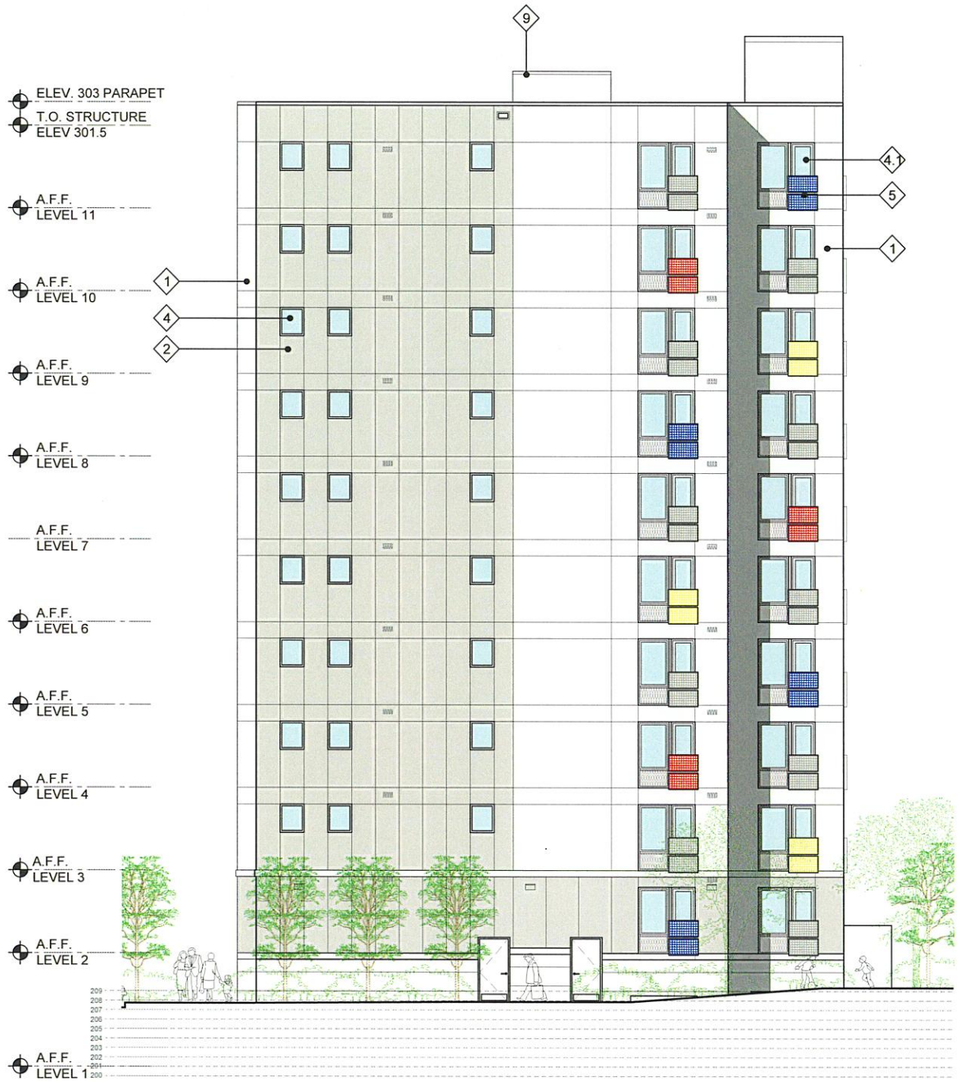
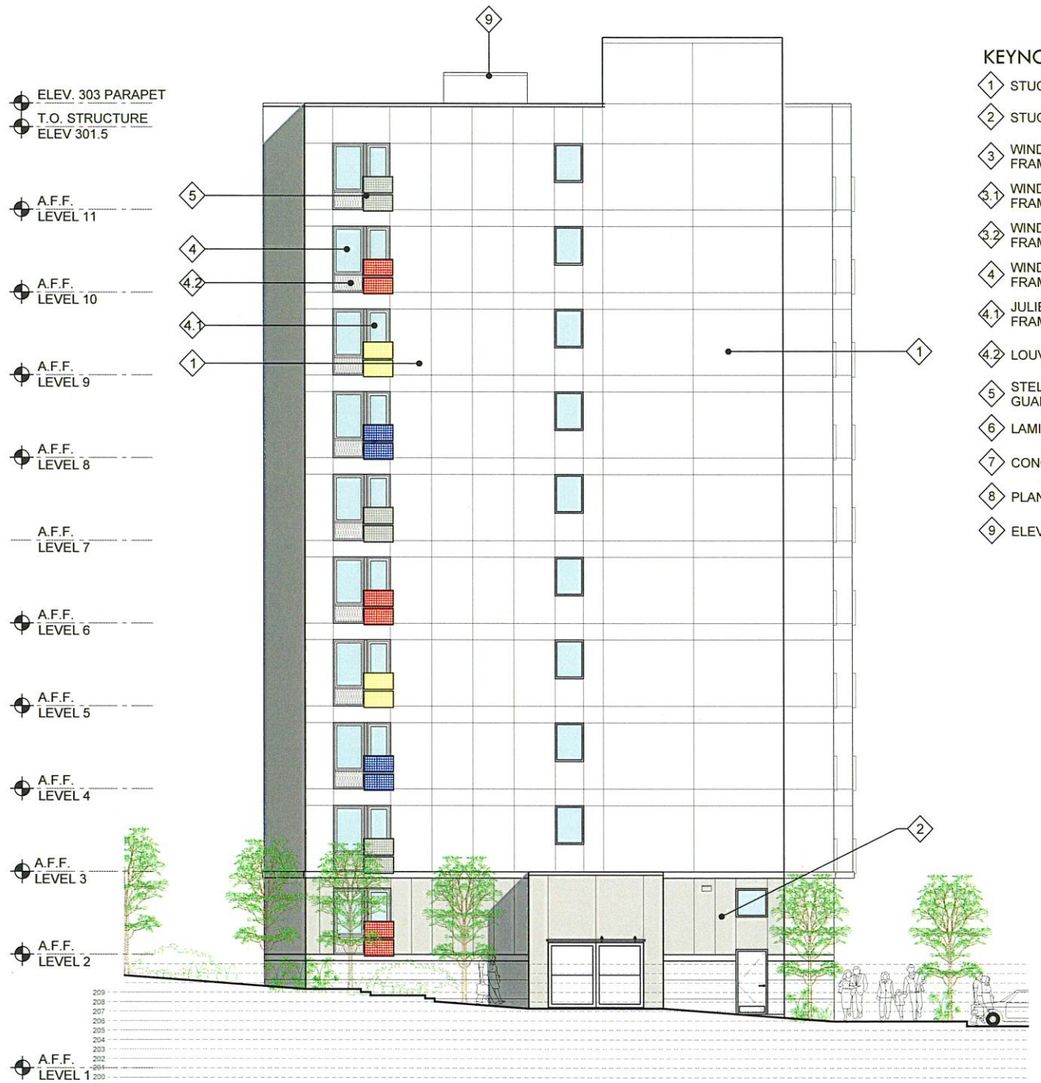
option 1



1 WEST ELEVATION
SCALE: 1/16" = 1-0"



2 SOUTH ELEVATION
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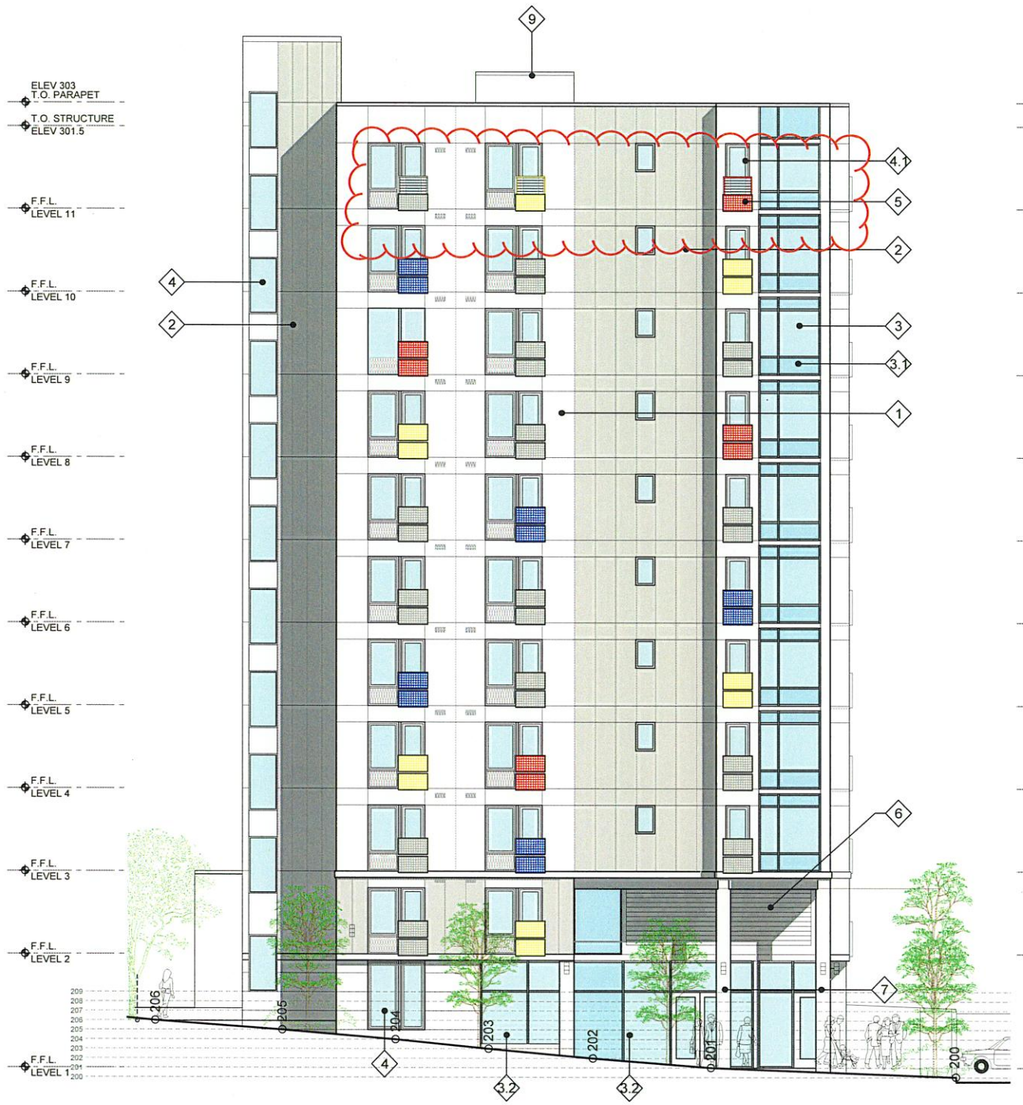

1 EAST ELEVATION
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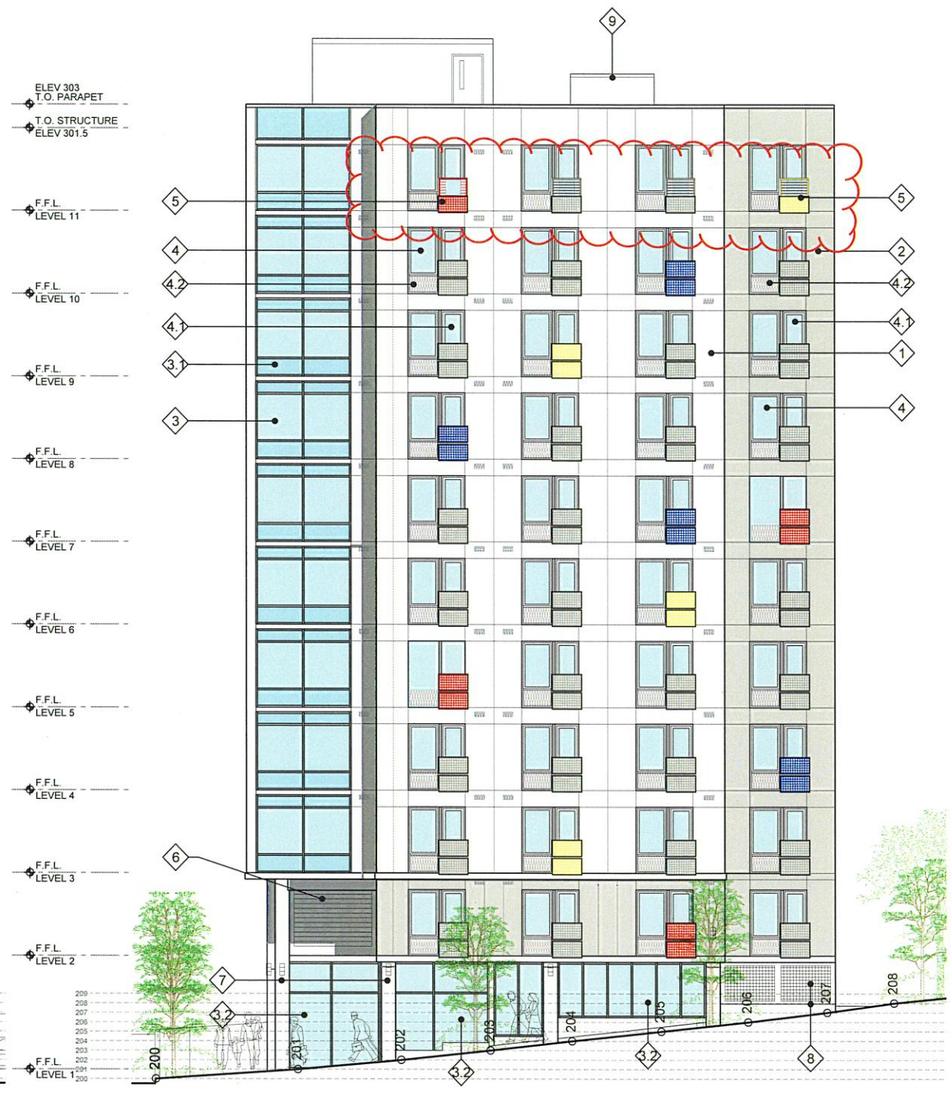

2 NORTH ELEVATION
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   FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING
   FRAMING COLOR - " BLACK"
4. WINDOW VINYL
   FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL
   FRAMING COLOR - " BLACK"
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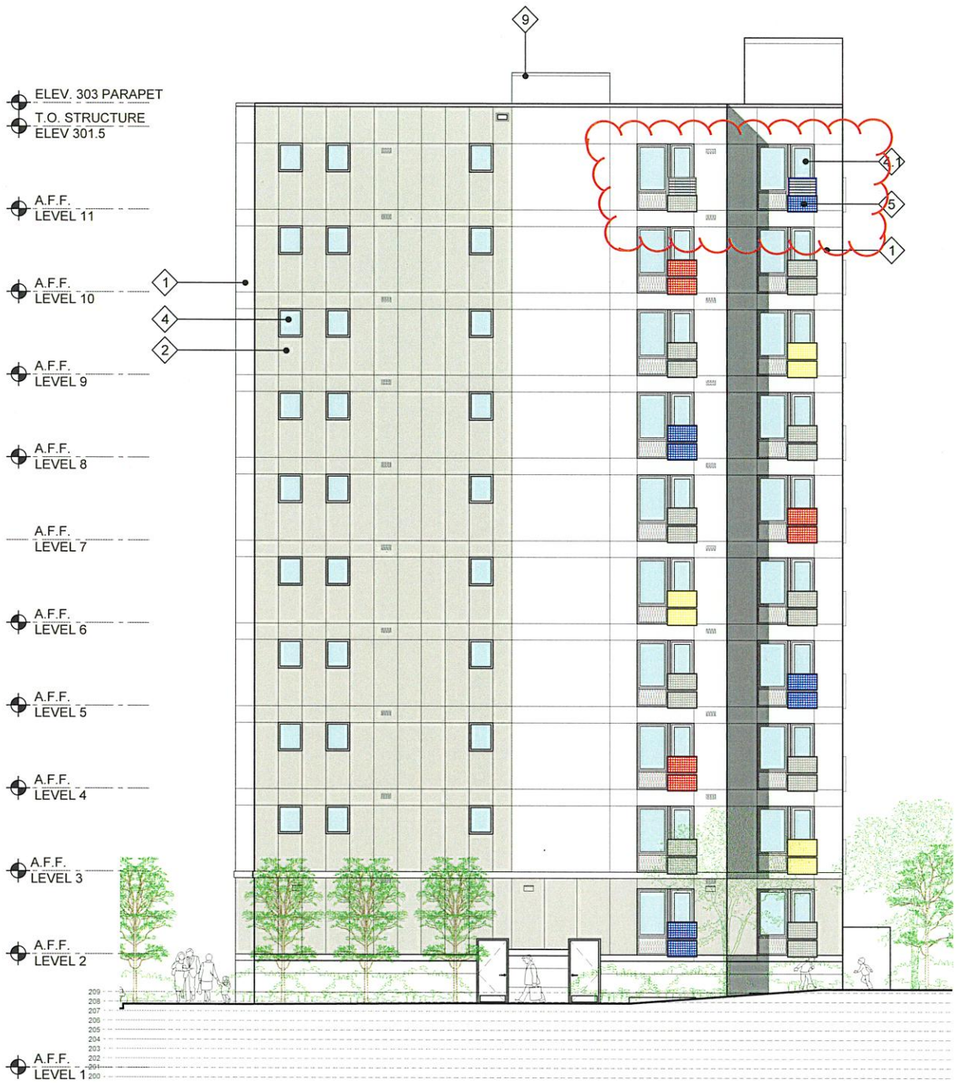
option 2



1 WEST ELEVATION
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2 SOUTH ELEVATION
SCALE: 1/16" = 1-0"

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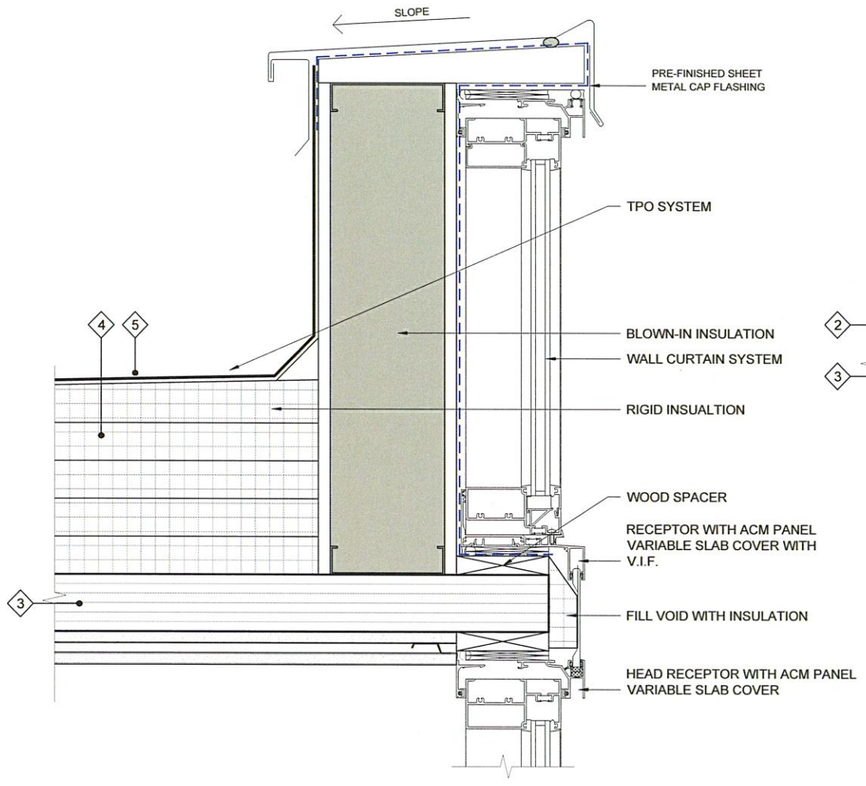
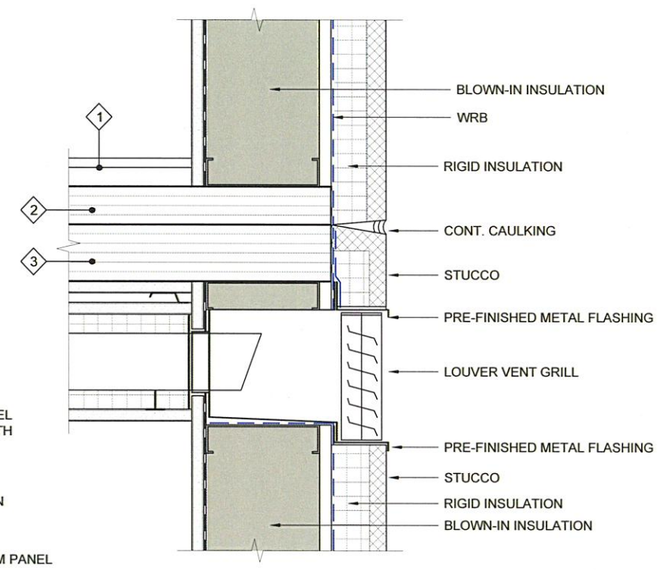
option 2

KEYNOTES

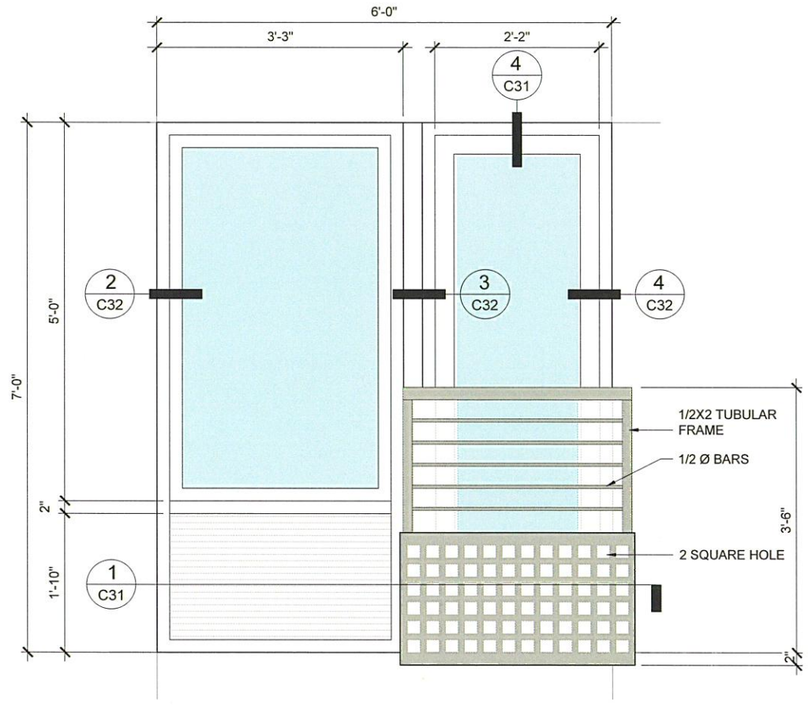
1. GYPCRETE
2. 2" THICK MASS PLYWOOD PANEL
3. 3" THICK MASS PLYWOOD PANEL
4. RIGID INSULATION (TAPERED)
5. TPO ROOFING



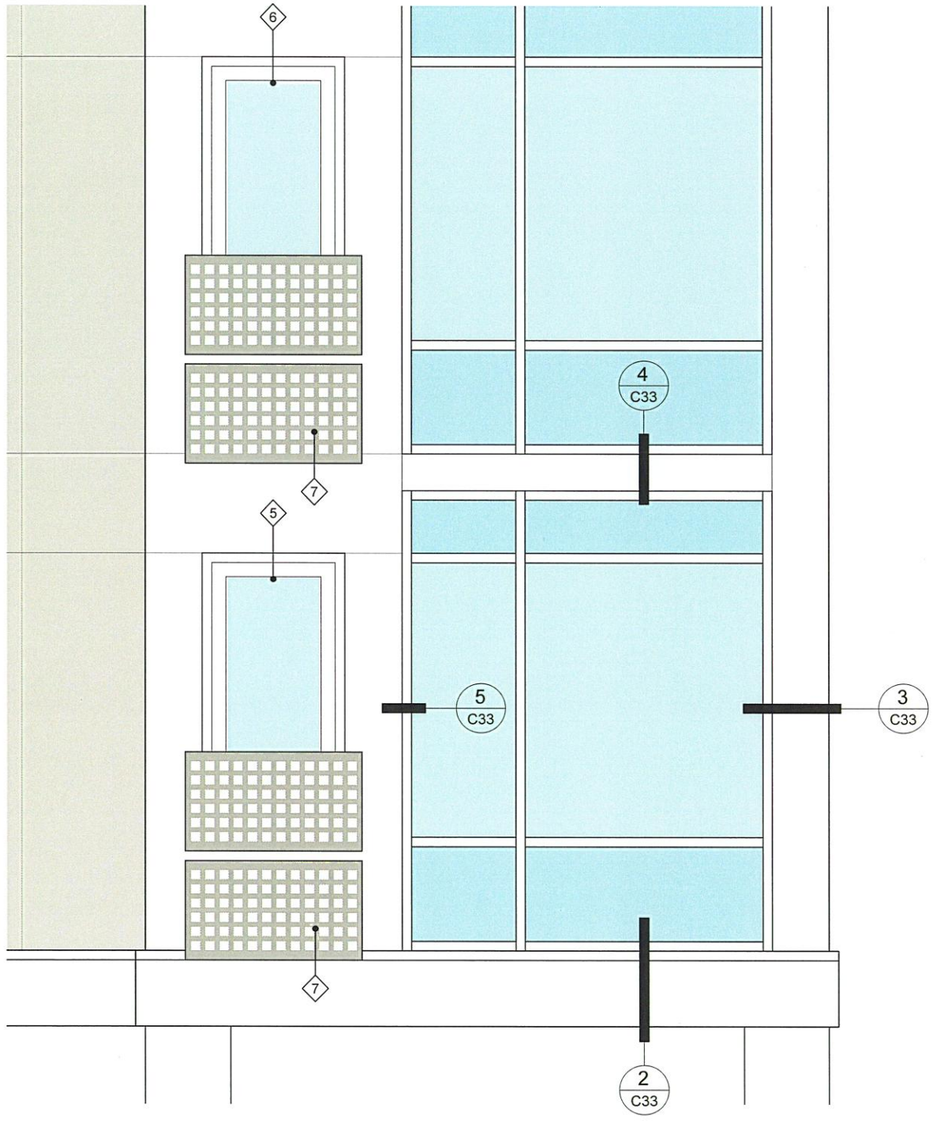
1 PARAPET DETAIL - WALL CURTAIN
SCALE: 1 1/2" = 1-0"



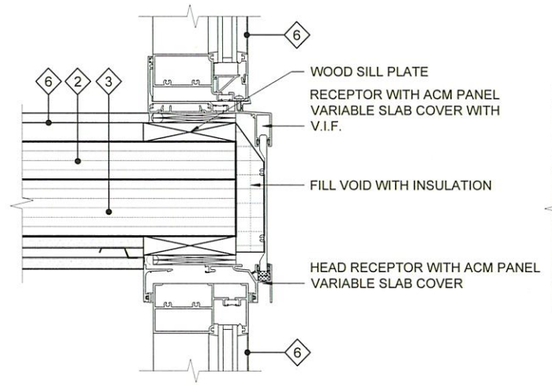
2 TYPICAL EXHAUST LOUVER VENT
SCALE: 1 1/2" = 1-0"



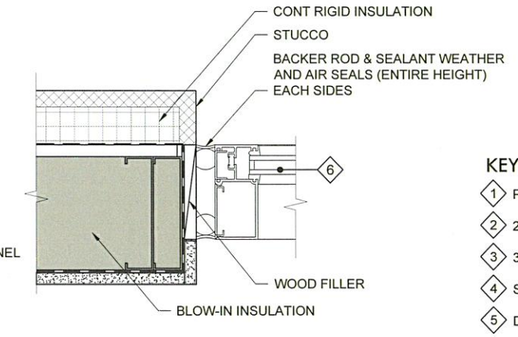
3 11TH FLOOR
JULIET WINDOW ELEVATION - TYP
SCALE: 1/2" = 1-0"



1 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



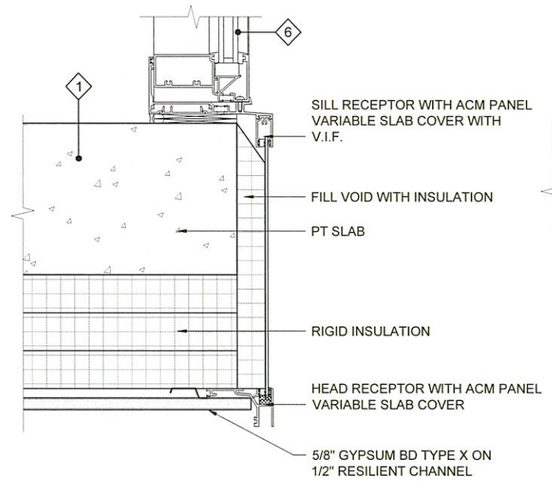
4 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



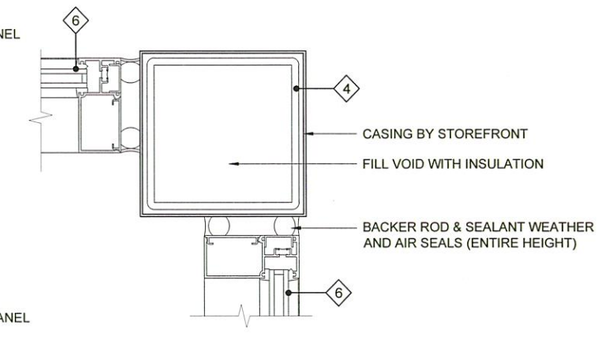
5 DETAIL SECTION
SCALE: 1 1/2" = 1-0"

KEYNOTES

1. P.T. SPAB
2. 2" THICK MASS PLYWOOD PANEL
3. 3" THICK MASS PLYWOOD PANEL
4. STEEL POST PER STRUCT'L
5. DOOR INSWING - VPI
6. WALL CURTAIN
7. POWDER COATED METAL RAILING



2 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



3 DETAIL SECTION
SCALE: 1 1/2" = 1-0"

1 EAST ELEVATION
SCALE: 1/16" = 1-0"

2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

RESPONSE TO DAR COMMENTS

ADDED WINDOWS TO WEST ELEVATION

RESPONSE TO DAR COMMENTS

JULIET BALCONIES ADDED, GIVE RESIDENTIALLY AND PERSONALITY AND PROVIDE "EYES" ON INTERNAL COURTYARD

1 WEST ELEVATION

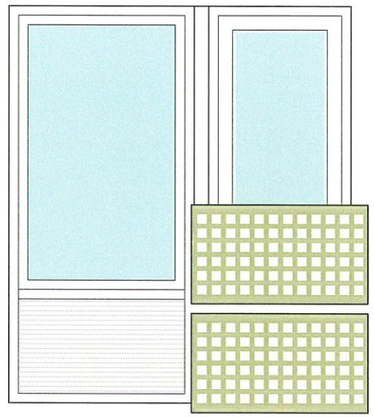
SCALE: 1/16" = 1-0"

RESPONSE TO DAR COMMENTS

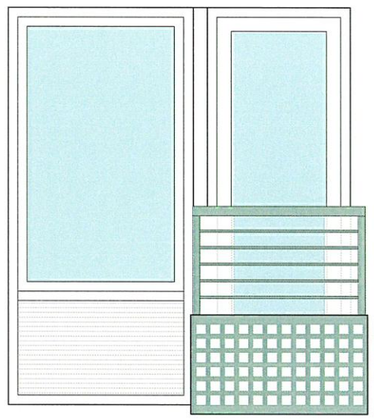
ADDED WINDOWS OUT TO "LOADING AREA"
ADDED PAVERS TO ROAD AS OUTDOOR SPACE
ADDED LANDSCAPE ELEMENTS TO SOFTEN AREA

2 SOUTH ELEVATION

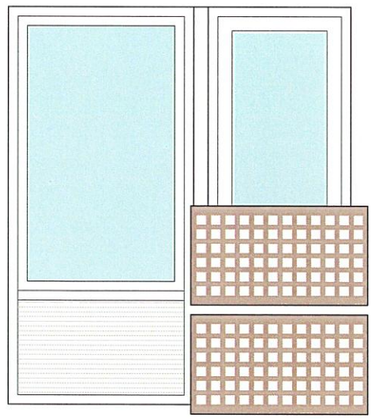
SCALE: 1/16" = 1-0"



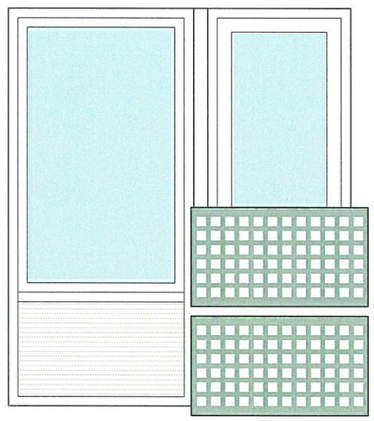
SW 7747 RECYCLED GLASS
2 TYPICAL 6TH-9TH FLOOR JULIET BALCONY
SCALE: 3/8" = 1-0"



SW 7613 AQUA-SPHERE
4 TYPICAL 11TH FLOOR JULIET BALCONY
SCALE: 3/8" = 1-0"



SW 0071 ORCHID
1 TYPICAL 2ND-5TH FLOOR JULIET BALCONY
SCALE: 3/8" = 1-0"



SW 7613 AQUA-SPHERE
3 TYPICAL 10TH FLOOR JULIET BALCONY
SCALE: 3/8" = 1-0"

JULIET BALCONY COLOR PALETTE
SHERWIN-WILLIAMS

2^{ND}-5^{TH} FLOORS

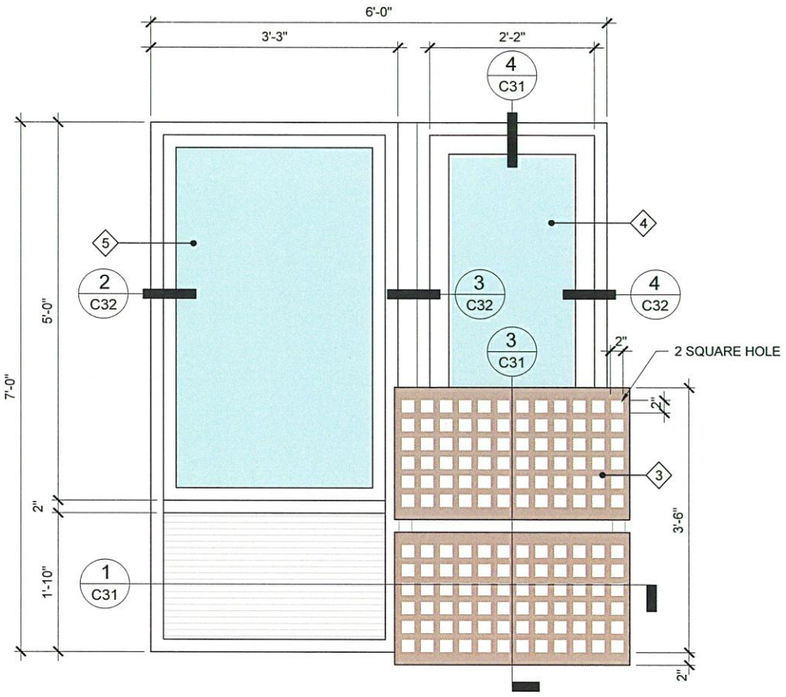
SW 0071
Orchid
Interior / Exterior

6^{TH}-9^{TH} FLOORS

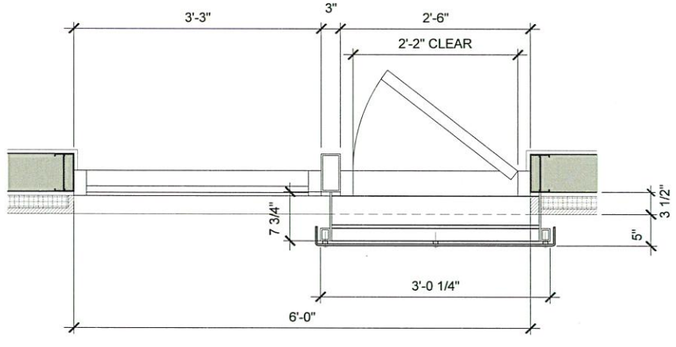
SW 7747
Recycled Glass
Interior / Exterior
Location Number: 298-C3

10^{TH}-11^{TH} FLOORS

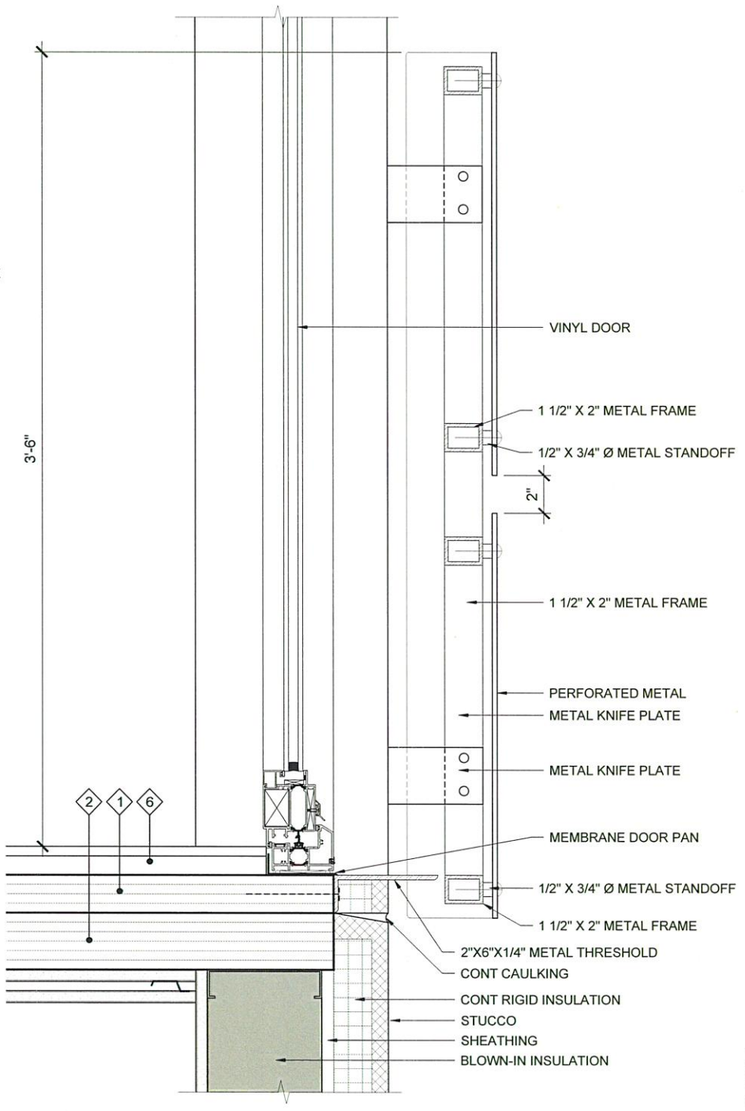
SW 7613
Aqua-Sphere
Interior / Exterior
Location Number: 281-C3



2 JULIET WINDOW ELEVATION - TYP
SCALE: 1/2" = 1-0"



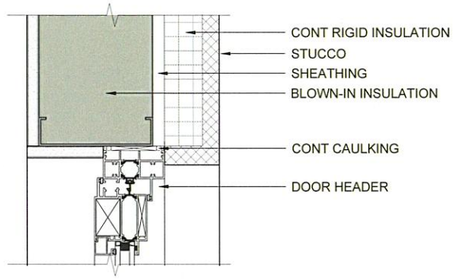
1 JULIET WINDOW PLAN - TYP
SCALE: 1/2" = 1-0"



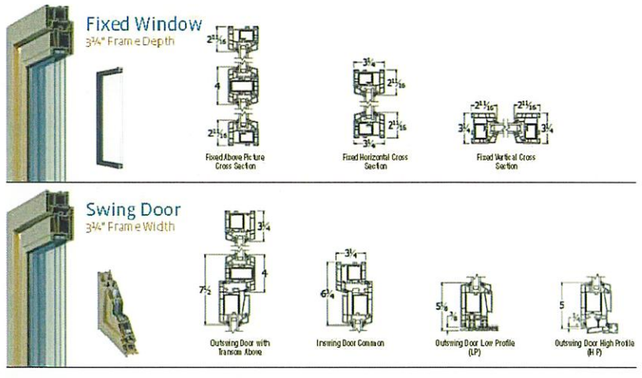
3 JULIET WINDOW RAILING - TYP
SCALE: 1 1/2" = 1-0"

KEYNOTES

1. 2" THICK MASS PLYWOOD PANEL
2. 3" THICK MASS PLYWOOD PANEL
3. POWDER COATED METAL RAILING
4. DOOR INSWING - VPI
5. FIXED WINDOW - VPI
6. GYPCRETE



4 DOOR HEADER - TYP
SCALE: 1 1/2" = 1-0"



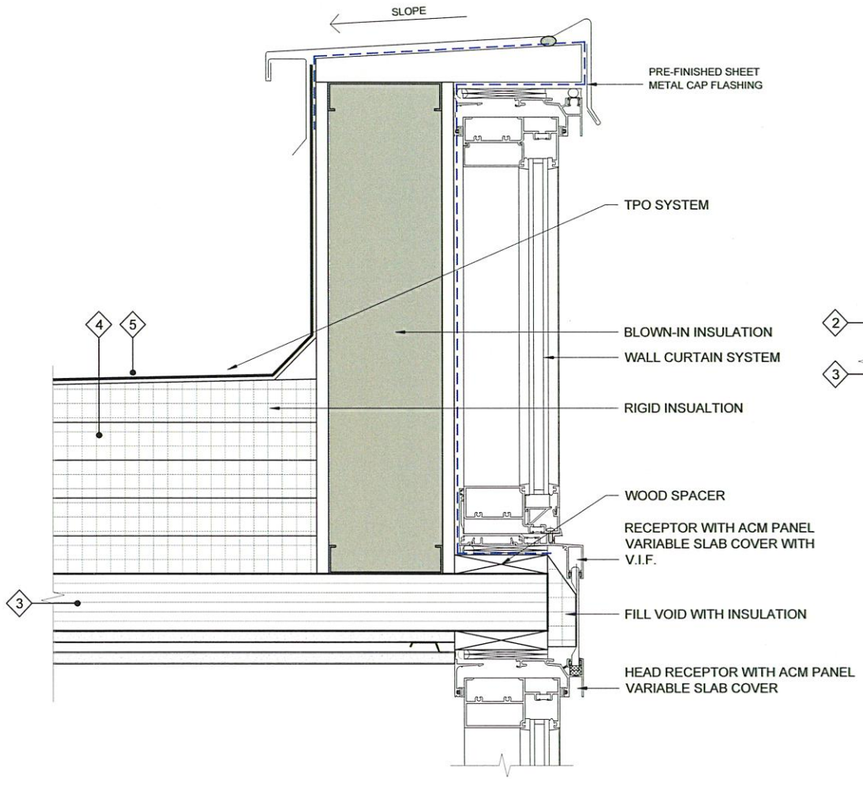
vpi Quality Windows | Envision Series

WINDOW TYPE
CASEMENT - PICTURE – CASEMENT
U-FACTOR: .27
SHGC: .14

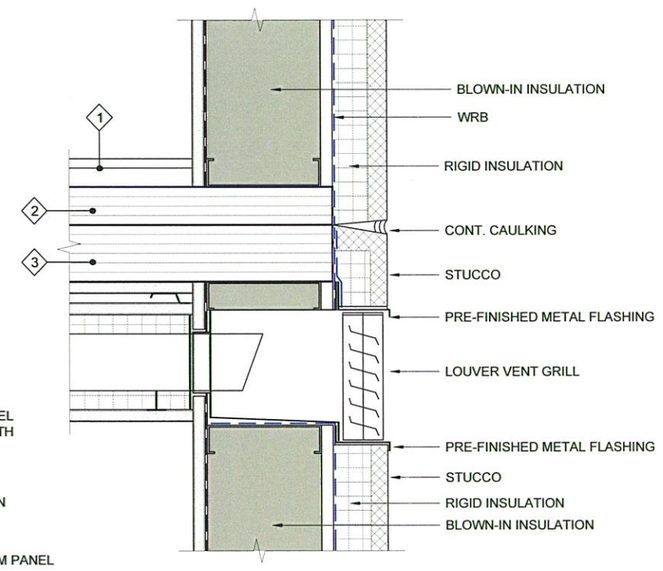
DOOR TYPE
INSWING-INT. GLAZED
U-FACTOR: .27
SHGC: .16

KEYNOTES

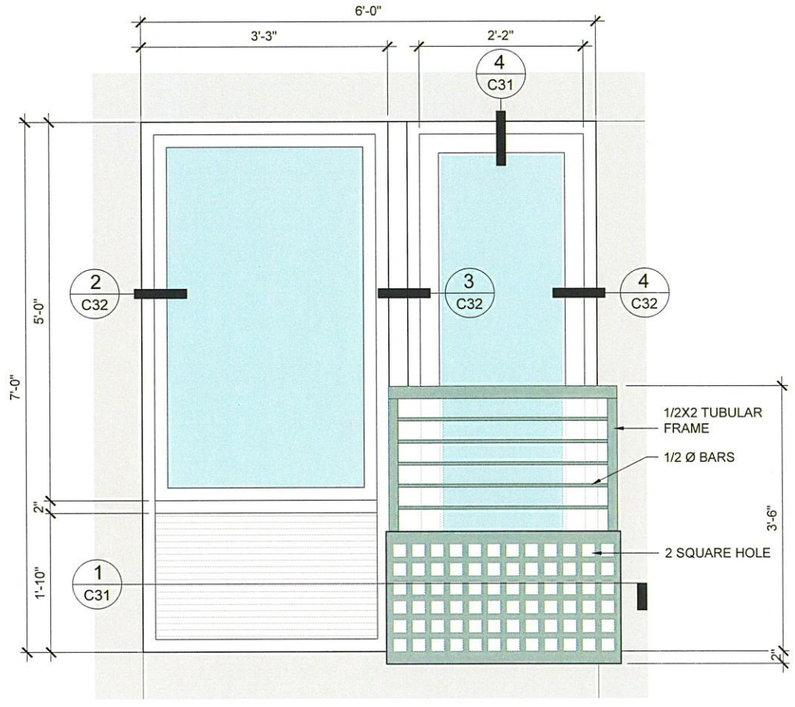
1. GYPCRETE
2. 2" THICK MASS PLYWOOD PANEL
3. 3" THICK MASS PLYWOOD PANEL
4. RIGID INSULATION (TAPERED)
5. TPO ROOFING



1 PARAPET DETAIL - WALL CURTAIN
SCALE: 1 1/2" = 1-0"



2 TYPICAL EXHAUST LOUVER VENT
SCALE: 1 1/2" = 1-0"

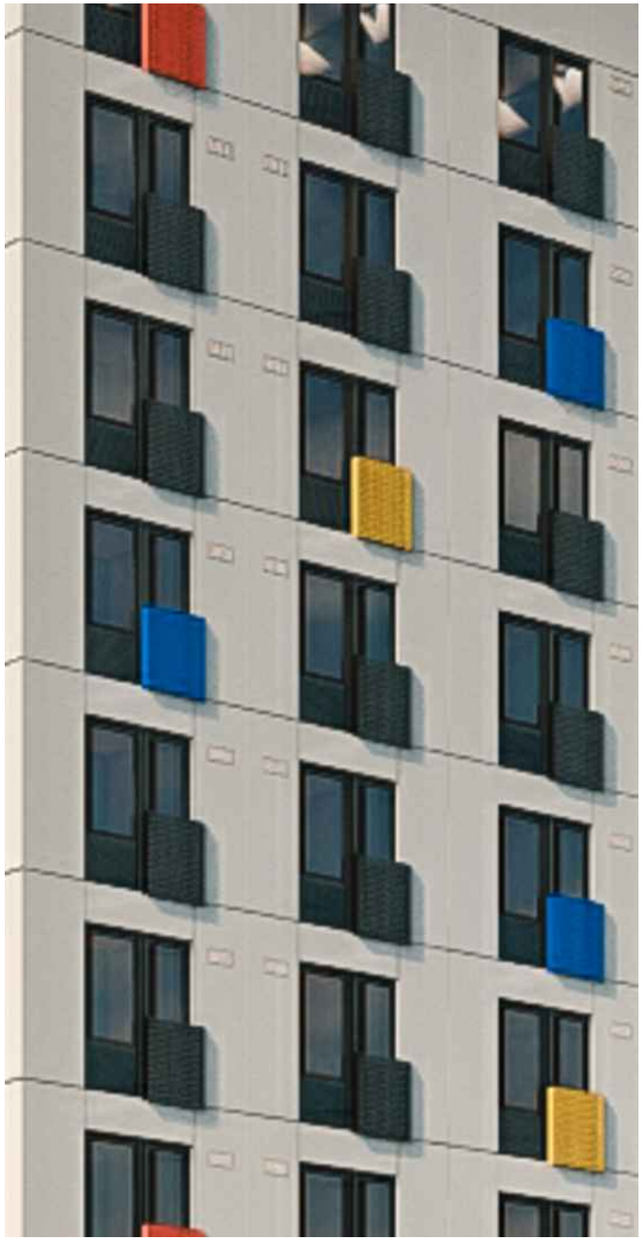


3 11TH FLOOR
JULIET WINDOW ELEVATION - TYP
SCALE: 1/2" = 1-0"

COVER

SW PARK APARTMENTS

2057 SW PARK AVE, PORTLAND, OREGON 97201



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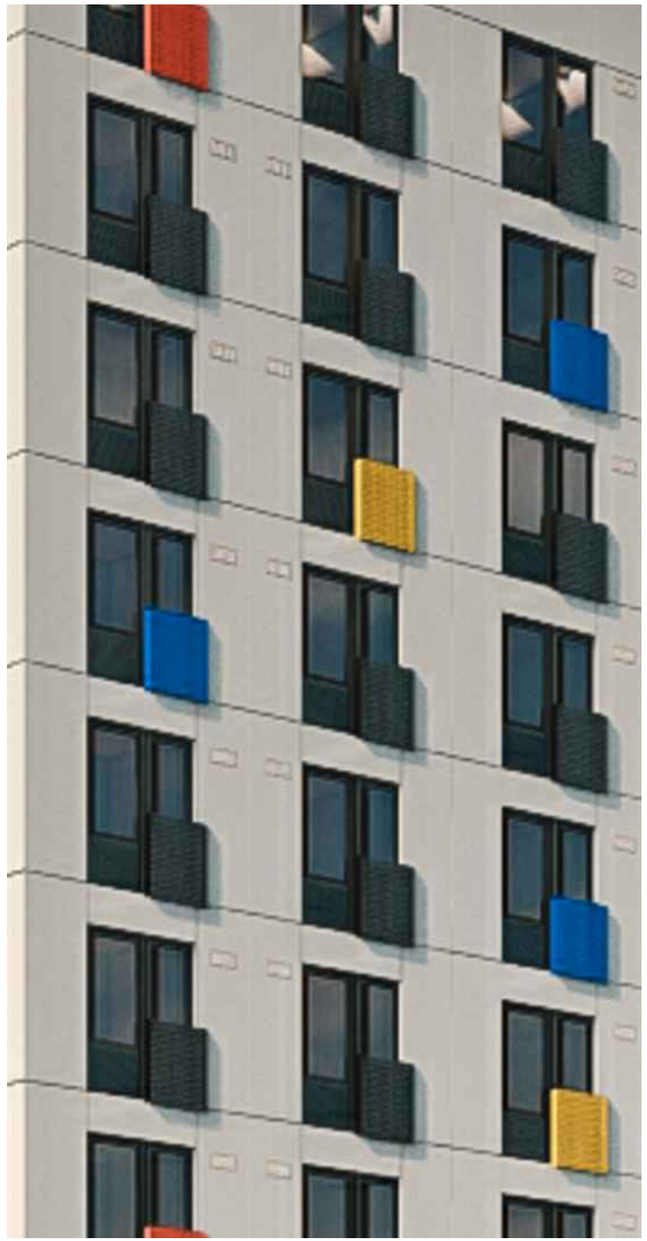

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Development Program Summary

The proposal is to build an 91-unit affordable housing building on a 6,016 square foot parcel at 2055-2057 SW Park Avenue. The building is an 11-story structure, modular units, prefabricated structure utilizing mass plywood panels and light gauge steel for a Type IV B building. Zoning on the property is RM4(d) with a base floor area (FAR) of 4:1 with a bonus option of 3:1 additional FAR for "deeper housing affordability" meaning a minimum of 50% of all units must accommodate residents that earn no more than 60% average median family income (AMI). All of the proposed apartments will be for 60% AMI residents. Base height for the structure is 100 feet, the proposal is for 94 feet as measured for the base point one calculation. The site is close and convenient to several transit options, served by six different Tri-Met bus lines and three light rail lines, closest is 897 feet away at SW 6th and College Street.

No specific "plan area" design guidelines apply to this location as it is just across the 405 Freeway to the south in a dead-end pocket of residential properties all zoned RM4 with the same opportunity for development. The property is in the SW Hills Residential League Neighborhood and is accessible to the Green Loop Concept of the Central City 2035 Plan.

This project joins the six-mile linear park across the small Park Avenue Bridge that enters the North Park Blocks leg of the Green Loop through Portland State University and on through the Central City. The Park Avenue Apartment project has utilized the six "Design Principles" for the Green Loop in the design of the project. They are:

1. Building Orientation:
   This new development oriented the building lobby and common amenity spaces toward the Green Loop along Park Avenue and SW Clifton Street, providing greater visibility and activity to the street frontages.

2. Multi-Use Path:
   Park Avenue designated a "local Street" will provide the most direct access to the North Park Blocks approximately 200 feet north.

3. Physical Separation:
   The ground floor of the building is recessed from the sidewalk 12 feet to the main entry door to form a covered entry plaza for benches, plantings and short-term bicycle parking.

4. Connected Canopy:
   The building does not front directly on the actual Green Loop but serves as an adjacent extension of it and will contribute to it with distinctive tree plantings and green features.

5. Branding Identity:
   The building, due to the highly visible corner location and 11 stories high, will identify for residents and visitors where they are along the Loop.

6. Unique Street Furnishings:
   Unique street furnishings will be prominent along the frontages of Park Avenue and Clifton Street.

ZONING: RM4(d)
The RM4 Zone is a high-density- multifamily dwelling zone applied near the Central City and in centers, station areas, and along civic corridors. Housing is intensely urban with a high percentage of building coverage, with little or no front setback. Allowed housing is characterized by mid-to-high-rise buildings.

DESIGN (d)
The Design (d) overlay zone promotes the conservation, enhancement and continued vitality of areas of the city with special scenic, architectural, or cultural value. This project requires Design Commission Review as a Type III process due to the size and value of the project.

DESIGN EXCEPTION
No Design Exceptions required.

SHEET INDEX

CONTEXT
SITE & VICINITY:
The 6016 square foot site is located at the northeast corner of SW Park Avenue and SW Clifton Street. The site has two older, two-story single-family homes that will be deconstructed to build the proposed Park Avenue Apartments. Surrounding development consists of a mix of older single-family homes and smaller multifamily development. Most recently, the five story Amy Apartments has been built approximately 150 feet to the west, and has been open for about a year. The site is part of a small dead-end location due to steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket. The site is directly across U.S. HWY I-405 from Portland State University and the North Park Blocks and is accessed via the Park Avenue Bridge. Portland State Campus has numerous buildings 10 story or higher, residential, commercial and institutional approximately 250 feet from the subject site. SW Clifton and SW Park Avenue are designated as Local Service Streets. The Park Avenue Bridge across I-405 connects the site and this district to the Green Loop, the North Park Blocks, and several transit connections. The site is separated from the Central City Plan District by I-405.

SITE PLAN
The proposed building is set into the sloping site to have the main entry lobby at existing sidewalk grade on SW Park Avenue. The west end of the building will be set approximately seven feet into the site. An entry plaza of 12 feet deep wraps the corner of Park Avenue and SW Clifton. The northeast corner of the site has a predominantly nine story glass corner that faces PSU and the downtown area that will offer desirable views from those dwelling units. The building has a lot coverage of 63% of the site with 10-foot setbacks on the south and west sides that abut properties that are zoned for the same type of development of the subject site. A narrow long extension of the site exists at the southwest corner of the site that offers a convenient and natural courtyard area of over 1,000 square feet for the residents use and to contribute to the required outdoor area requirement in addition to the common areas inside the building. The courtyard will provide a welcome relief to the interior (rear) area of the adjoining three properties, now and in the future. When combined with minimum setbacks (10 ft.) required for buildings over 45 feet height the interior core of this block will be assured to be a minimum of 45 feet wide by 50 feet long, a valuable open space for the block.

CONCEPT DESIGN
The building design concept is deliberately disciplined to employ a certain construction type and method while achieving a Portland personality that has a pedestrian emphasis and assists in a 24-hour Central City by being walkable to jobs, services, parks, transit choices and food choices. The building is designed to offer studio residences to a population earning no more than 60% of the average median family income of the area. The location and size of the site presents a constrained construction area. The building is being designed in close collaboration with a modular prefabrication company to be able to build as much of the project off site in a climate-controlled environment. The completed modular units will be trucked to the site, predominately 12 feet by 24 feet long units that will then be crane lifted into place, by a rubber tire crane, and attached to a ledger on the poured in place concrete stair and elevator shafts. A rubber tire crane can be used as the "mods" are relatively light, approximately 15,000 pounds each, due to the use of mass plywood panels, used for the floor and ceiling systems of the mod. The walls will be light gauge steel framed with a stucco panel exterior. The mods will be trucked in as finished units with windows in place and required exterior vents. The construction benefits are an efficient way to construct on a tight site, with limited construction staging areas, and speed of construction by prefabricating the majority of the project off site, with very little construction waste. Due to the need to maximize repetition for an efficient, feasible prefabricated project as much standardization as possible is needed to accomplish the project.

PORTLAND PERSONALITY
Rather than include specific symbols of Portland identity, the project emphasizes Portland themes such as light rail, active streets, views to the street and nature beyond and a commitment to environmental design.

ENHANCE, EMBELLISH AND IDENTIFY AREAS
The building places entries and views toward the street as much as possible. Every unit has either a view of the street towards downtown or towards the common courtyard.

ESTABLISH AND MAINTAIN A SENSE OF URBAN ENCLOSURE
The building is built up to or slightly over the public right-of-way creating a positive urban edge on the SW Clifton Street frontage that faces towards PSU and downtown. The urban edge has been further articulated through the use of oriel windows on both streets.

CONTRIBUTE TO VIBRANT STREETSCAPE
The sidewalk level area will be articulated and extended by recessing the glass window wall 12 feet. This combined with the projecting bays at levels 3 through 11 will create a generous protected area for pedestrians and residents.

STRENGTHEN GATEWAYS
The location of the project is near the north boundary edge defined by I-405. This building will be the first building one sees when crossing the Park Avenue Bridge from the North Park Blocks. The height of the building, the glass corner, the slender proportions and overall massing will establish a strong entryway to this high-density residential niche.

MAKE PLAZAS AND OPEN SPACES SUCCESSFUL
Building elements; like main entries, lobbies, and windows face the street directly and or the large internal courtyard area. All units have either a street side view or a courtyard view.

Chapter 33.825 Design Review
Section 33.825.010 Purpose of Design Review
Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria
A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Community Design Guidelines.
Community Design Guidelines
The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: (P) Portland Personality, which establishes Portland's urban design framework; (E) Pedestrian Emphasis, which states that Portland is a city for people as well as cars and other movement systems; and (D) Project Design, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

RESPONSE: The building has been designed to be a gateway entry to this enclosed pocket that is evolving into a collection of mid rise to high rise residential living that has a connection to Portland State University and the Park Blocks. The base of the building is entirely devoted to pedestrian activities and a strong sense of entrance. The building retains a “small footprint” as is a tradition in this neighborhood and the Portland small block urban center.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

RESPONSE: The site is not designated an Historic or Conservation District.

P3. Gateways. Develop or strengthen the transitional role of gateways identified in adopted community and neighborhood plans

RESPONSE: The building has been designed to be a gateway building at the south end of the Park Avenue Bridge. The tall glass corner treatment presents a very strong entrance element to the Park Blocks and the central city. The colorful Juliet balconies signal a residential building that is lively and somewhat playful and inviting

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

RESPONSE: The building is at the southwest corner of Park Avenue and Clifton Street and has full sidewalks along the frontage of each street that provide a direct efficient connection to the Park Blocks and transit options.

E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

RESPONSE: The base of the building provides a generous covered open area along Park Avenue and Clifton Streets to offer comfortable places to meet and rest.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

RESPONSE: The sidewalk level is entirely devoted to common use spaces and is predominantly glass frontage to offer visibility into the building and its functions to provide life along the street. The corner is recessed significantly to provide covered areas that create effective gathering spaces.

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.

RESPONSE : The building is at the corner of Park Avenue and Clifton Street, and the corner has been designed to be very active featuring a tall oriel window that will be very recognizable from the Park Blocks . The colorful Juliet balconies will signal its identity as a residential building.

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

RESPONSE: The large recessed areas along the east facade and the north facade provide covered areas that are protected from the elements. The project also has a large outdoor courtyard at the southwest corner of the site that can be accessed by anyone from Park Avenue and Clifton Streets. The courtyard will have benches , a vibrant landscape and trees along the perimeter of the courtyard to provide a pleasant outdoor area.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;
D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

RESPONSE: The “L” shaped site provides us with an excellent opportunity to create an approximately 1500 square foot outdoor courtyard that will have bench seating and a large open area for activities. The courtyard is easily accessed by pedestrian connections to Park Avenue and Clifton Streets. ADA access is provided via the sidewalk along Clifton. The perimeter of the courtyard is landscaped by a variety of plant types and scales. Perimeter Trees will provide shade and privacy from surrounding residential development now, and in the future when larger scale buildings will be built. A number of different landscape features are placed around the building and are of various scales.

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

RESPONSE: The main entrance to the building is located at the northeast corner of the building, the most prominent corner of the site. It is the most direct and closest point to access transit and connect to the important Park Blocks through Portland State University.

D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

RESPONSE: The project does not have a parking garage or a parking area.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

RESPONSE: The building has all common use activities at the ground floor level with significant amounts of glass to provide plenty of “eyes on the street” to reduce the likelihood of criminal activity. Since it is a residential building, all the living spaces are located at the street frontages to provide more activity 24/7 along the street frontages. At the west end of the building there are 20 units that face the large common outdoor courtyard to provide eyes on the courtyard.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

RESPONSE: This a new building, so there are no additions .

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

RESPONSE: This is one of the first large scale buildings in an area that has been designated for this size and scale of building by the Portland Zoning Code and Comprehensive Plan, so there will be a transition period from the current lower small scale buildings in the area to larger scale buildings, like the Amy 6 story apartments to the west and this proposed building. It is a residential area and the new zoning maintains it as a residential area, but at a much more dense scale. Details such as balconies, colors, articulation and street facing 24/7 life will maintain the residential character.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

RESPONSE: The building is a unique first of its kind in the area, as it is a prefabricated modular high rise building that requires a certain regimen. High rise buildings by themselves require longer lasting quality materials. The composition of the building has been carefully crafted to provide articulation and proportions that breakdown the building block into sleek proportions. The colorful perforated metal Juliet balcony panels provide colorful interest and activity on the facades to provide a cohesive composition.

RESPONSE TO (DAR) DESIGN ADVICE REQUEST COMMISSION SUMMARY MEMO 8/6/2020

At the Design Advice Request (DAR) Meeting held August 6, 2020, the Commission gave the following guidance for our project and we have made the following changes to incorporate the advice as much as possible.

1. Blending into the neighborhood is a key challenge, and the building appears more office/commercial in expression. Adding additional details, recessed or projecting balconies on the facades and materials with less glare would provide more human scale and residential expression.

   RESPONSE: It is very challenging to introduce the first building that is the tallest building in an area in transition to developing to the newest zoning code. The area has been predominately two- and three-story residential buildings, but the new code has zoned the area and immediate surroundings RM4, described as: "a high density, multifamily dwelling zone applied near the Central City and in centers, station areas and along civic corridors. Housing is intensely urban with a high percentage of building coverage, with little or no front setback. Allowed housing is characterized by mid-to-high rise buildings" in the new code. Height limits are 75 feet to 100 feet when within 1,000 feet of a transit station. The subject site is 897 feet from the transit station. The transition to higher density started a couple of years ago with the construction of the six story Amy Apartment building, one block to the northwest.

   To make the building "less office/commercial" in appearance and more residential, we have added projecting Juliet balconies, a residential detail. The balcony railings are a perforated metal panel, powder coated in three primary colors, to make the building elevations more lively, almost playful. The colored metal panels reduce the apparent glare by reducing visible large glass panels. In addition, we have exposed "CLT panels of wood" used in the prefabricated modular unit construction in the lobby entrance that is visible from the street to express some of the technology used in the construction of this building. Charred wood panels are being applied to the upper covered entry walls to add texture, color and another residential quality building material to enhance the pedestrian level.

2. The Commission felt the corner treatment of the building was very successful, particularly the main entrance and entry colonnade. We are very pleased with the corner as well.

3. We were asked to explore strategies to take all of the back of house functions and put them all on one street and move them away from the street frontages.

   RESPONSE: We have moved the electrical room away from Clifton Street and put it in the basement as approved by our electrical engineer. Loading is located on Park Avenue, a local street, as required by PBOT. No other back of house functions are on street frontage.

DAR SUMMARY OF COMMENTS

- Building corner treatment is very successful.
- Main entrance and entry colonnade are fantastic.
- The arcade overhang provides sufficient weather protection.

RESPONSE: We agree with these comments and are happy that the commission feels this way.

SUNKEN COURTYARD ELEMENTS ARE NOT WORKING

- Sunken courtyard along Clifton poses safety problems.
- Explore making the courtyard space an interior amenity space.

RESPONSE: We have eliminated the sunken courtyard and made it an interior amenity space.

BUILDING RESPONSE TO CONTEXT

The commission agreed that the building scale is allowed by Zoning Development Standards, but work is needed to appear more residential and better fit in a residential area.

- Adding more detailing and texture, and less monolithic glazing was suggested.
- Adding balconies would enrichen the facade, adding detail, human scale and visual interest.
- The oriel window adds to the commercial quality.

RESPONSE: We have added projecting Juliet balconies that have perforated metal panel railings that are powder coated in three primary colors to add colorful visual interest, increased shadow patterns and are almost playful. The pattern of the colorful panels reduces the apparent glazing to appear more residential. We have also extended the glazing from upper floors at the east elevation down into the solid blank wall at the street to add transparency. At the main lobby area, we are exposing "CLT panels" as wall surfaces so they can be visible from the pedestrian level and reveal some of the construction technology we are employing. The outdoor arcade will also have charred wood panels applied to the upper wall areas for a texture change and another residential quality material.

UPPER FLOOR GLAZING

- Give thought to add detail to the building skin and create less glare.
- More glazing on the west and south facades would be welcome.
- While the oriel is nice, units with floor to ceiling glass is not ideally livable.

RESPONSE: As has been mentioned in previous sections, we have added the Juliet balconies to add detail, color and texture to the building skin. The panels we have chosen for the balconies reduce the glare and create an interesting lively arrangement for the glazing. We have increased the glazing on the west side and originally held it to a minimum to preserve privacy for adjoining properties. We have also minimized glazing on the south facade for the same reason and in anticipation of future development of the adjoining property. We have reduced the width of the oriel windows and minimized the glass to a certain extent to increase privacy. Spandrel glass has been added above the floor level that will not be transparent, but still maintain the vertical glass component at the corner that faces the City and Park Blocks that we feel is very successful.

BACK OF HOUSE ELEMENTS

RESPONSE: As mentioned in previous sections, we have moved all back of house elements away from Clifton Street and only the required loading zone remains on Park Avenue as required by PBOT.

EXPOSED LOADING

- The Commission asked us to put more attention to the loading zone as it won't be in perpetual use as a vehicle area.

RESPONSE: We have added pavers to the 10'-0" x 18' - 0" area to add finer grain to the area as an outdoor area and still be functional as a loading zone. Landscaped areas border the loading space to further add texture and detail.

PREFABRICATED MATERIALS AND ASSEMBLY

The Commission commended us for exploring prefab construction, and encouraged us to expose some of the mass timber frame to add interesting detail.

RESPONSE: We are indeed pleased and excited to be introducing this innovative unique construction type to the Portland Metro area. This technology requires very close collaboration
and communication with the fabricator, structural, mechanical, electrical, plumbing and contractor to accomplish a successful project. Even while trying to maintain simplicity, there are a lot of complexities involved to bring this to completion. We have chosen to expose "CLT panels" in the large entry lobby that is very exposed to the pedestrian level to signal the use of this construction type and to provide a warm, northwest interior space. The Type IVB construction type and modularization has a number of positive sustainability points including:

- Using mass timber which will be supplied locally.
- Modularization
- Less weight than concrete construction means less seismic demands.
- Vac plumbing system in modular units uses much less water than convention plumbing.
- Less on-site labor, so less vehicle miles traveled.
- Speed of delivery to market.
- Availability of local labor force.
- Less staging area, less noise, less impact to neighborhood.
- Less construction waste.

ROOFTOP DECK

The Commission felt a rooftop deck is a nice amenity but would not take place of residential balconies.

RESPONSE: The project budget will not allow both, so we have elected to provide the Juliet balconies as they will provide the more residential qualities to the building character and composition and benefit each and every resident.

RESPONSE TO DAR COMMENTS

REDUCED MONOLITHIC GLASS APPEARANCE LESS GLARE - MORE RESIDENTIAL -

12'-0" REDUCE ORIEL WINDOW

RESPONSE TO DAR COMMENTS

ADDED JULIET BALCONIES TO EACH UNIT

RESPONSE TO DAR COMMENTS

NON TRANSPARENT SPANDREL GLASS, IMPROVE LIVABILITY BUT KEEP STRONG CORNER ELEMENT THAT ORIENTS TO THE CITY

RESPONSE TO DAR COMMENTS

"CHARRED WOOD PANELS ADD TEXTURE & RESIDENTIAL QUALITY MATERIAL

ELIMINATED BLANK WALL

RESPONSE TO DAR COMMENTS

ADD GLASS TO "AMENITY ROOM" AT PEDESTRIAN LEVEL, ELIMINATED SUNKEN COURTYARD

RESPONSE TO DAR COMMENTS

ELEV 303 T.O. PARAPET
T.O. STRUCTURE ELEV 301.5
F.F.L. LEVEL 11
F.F.L. LEVEL 10
F.F.L. LEVEL 9
F.F.L. LEVEL 8
F.F.L. LEVEL 7
F.F.L. LEVEL 6
F.F.L. LEVEL 5
F.F.L. LEVEL 4
F.F.L. LEVEL 3
F.F.L. LEVEL 2
F.F.L. LEVEL 1
ELEV 191 BASEMENT

1 EAST ELEVATION
SCALE: 1/16" = 1-0"

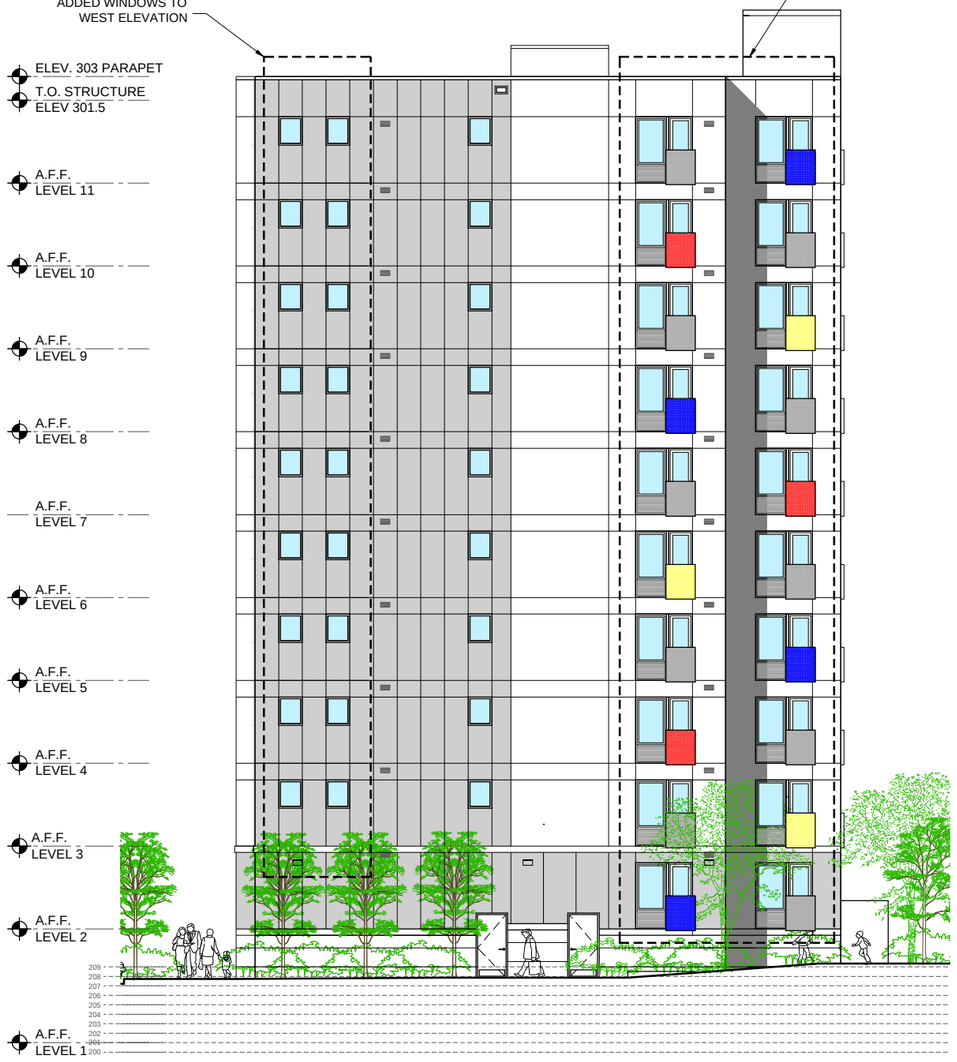
2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

RESPONSE TO DAR COMMENTS

ADDED WINDOWS TO WEST ELEVATION

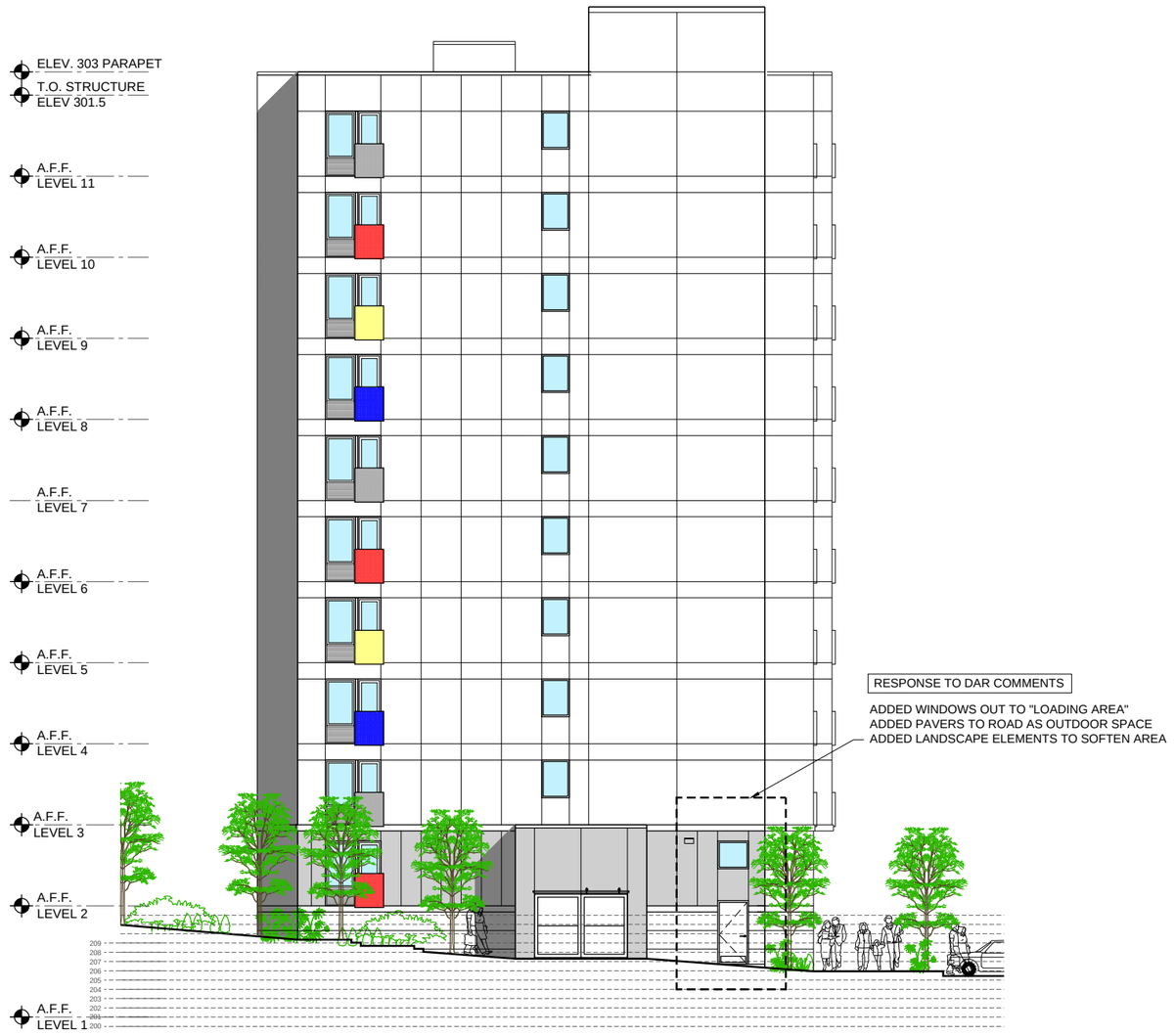
RESPONSE TO DAR COMMENTS

JULIET BALCONIES ADDED, GIVE RESIDENTIALLY AND PERSONALITY AND PROVIDE "EYES" ON INTERNAL COURTYARD



1 WEST ELEVATION

SCALE: 1/16" = 1-0"



RESPONSE TO DAR COMMENTS

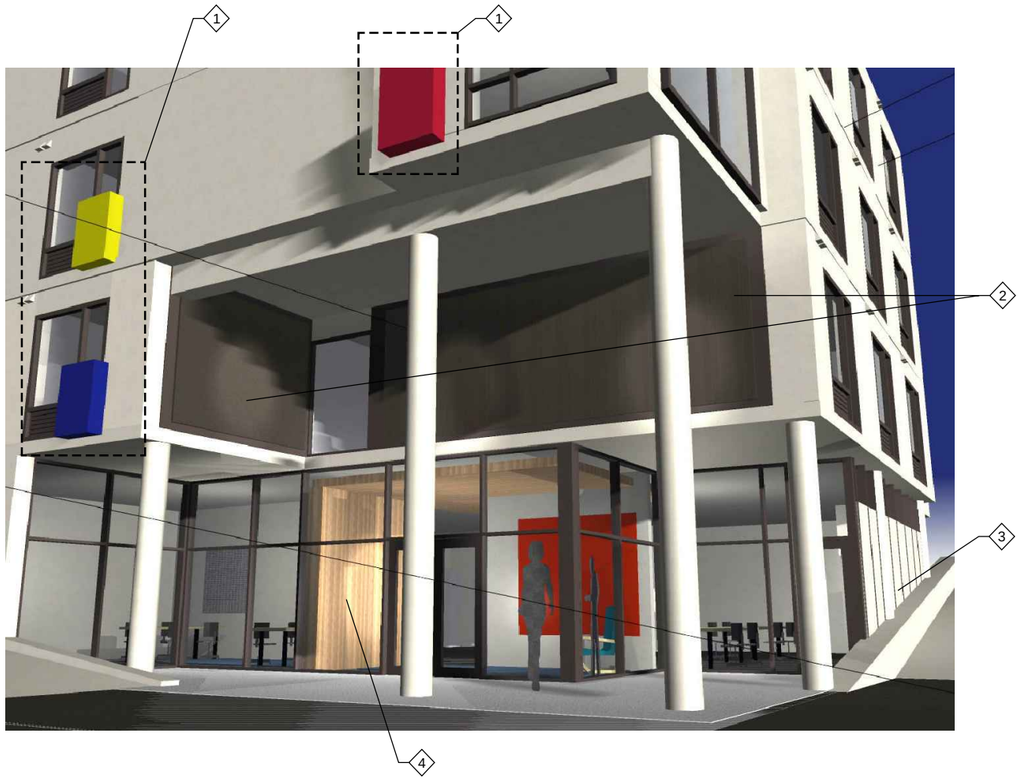
ADDED WINDOWS OUT TO "LOADING AREA"
ADDED PAVERS TO ROAD AS OUTDOOR SPACE
ADDED LANDSCAPE ELEMENTS TO SOFTEN AREA

2 SOUTH ELEVATION

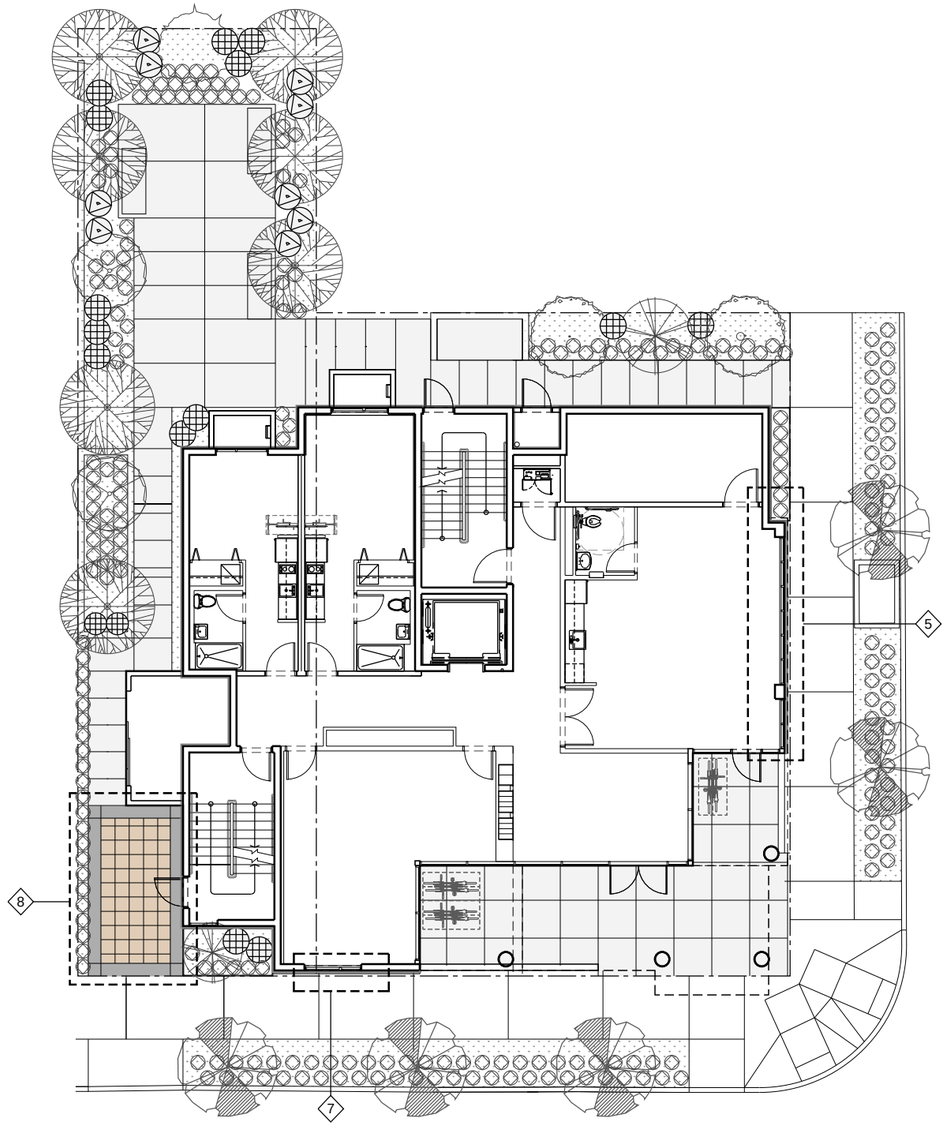
SCALE: 1/16" = 1-0"

KEYNOTES

1. COLORFUL JULIET BALCONIES AND ADD RESIDENTIAL, LIVELY PLAYFUL DETAILS AND SHADOW PATTERNS TO ALL ELEVATION.
2. CHARRED WOOD PANELS ADD RESIDENTIAL TEXTURE & QUALITY TO MAIN ENTRANCE AND FACADE.
3. ELIMINATED "SUNKEN COURTYARD"
4. EXPOSED MPP PANELS TO HINT AT CONSTRUCTIONS TYPE AND ADD RESIDENTIAL, WARM NORTHWEST FEEL TO MAIN LOBBY ENTRANCE. GLAZING EXPOSES TO OUTSIDE PEDESTRIAN LEVEL
5. REMOVE "SUNKEN" COURTYARD
   MOVED "AMENITY SPACE "OUT TO SIDEWALK
   ELECTRICAL ROOM MOVED TO BASEMENT
6. ELIMINATED "SUNKEN COURTYARD"
7. ELIMINATED "BLANK WALL"
8. ADD PAVERS FOR "OUTDOOR SPACE"

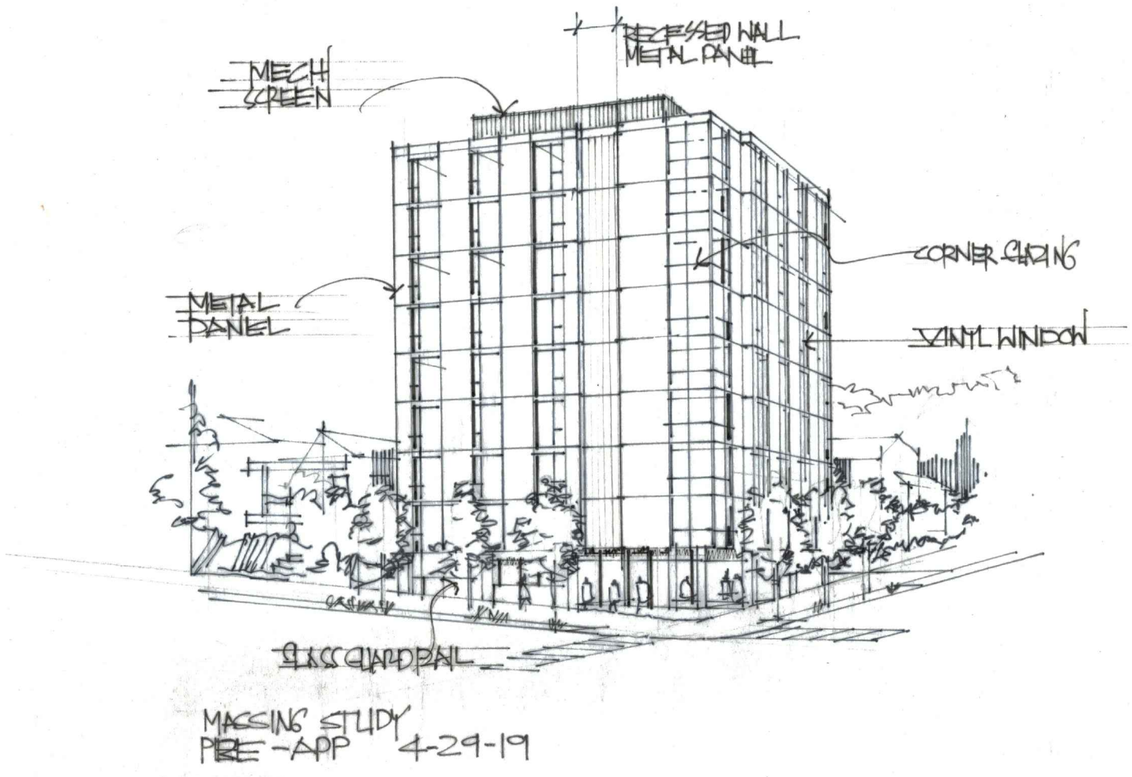


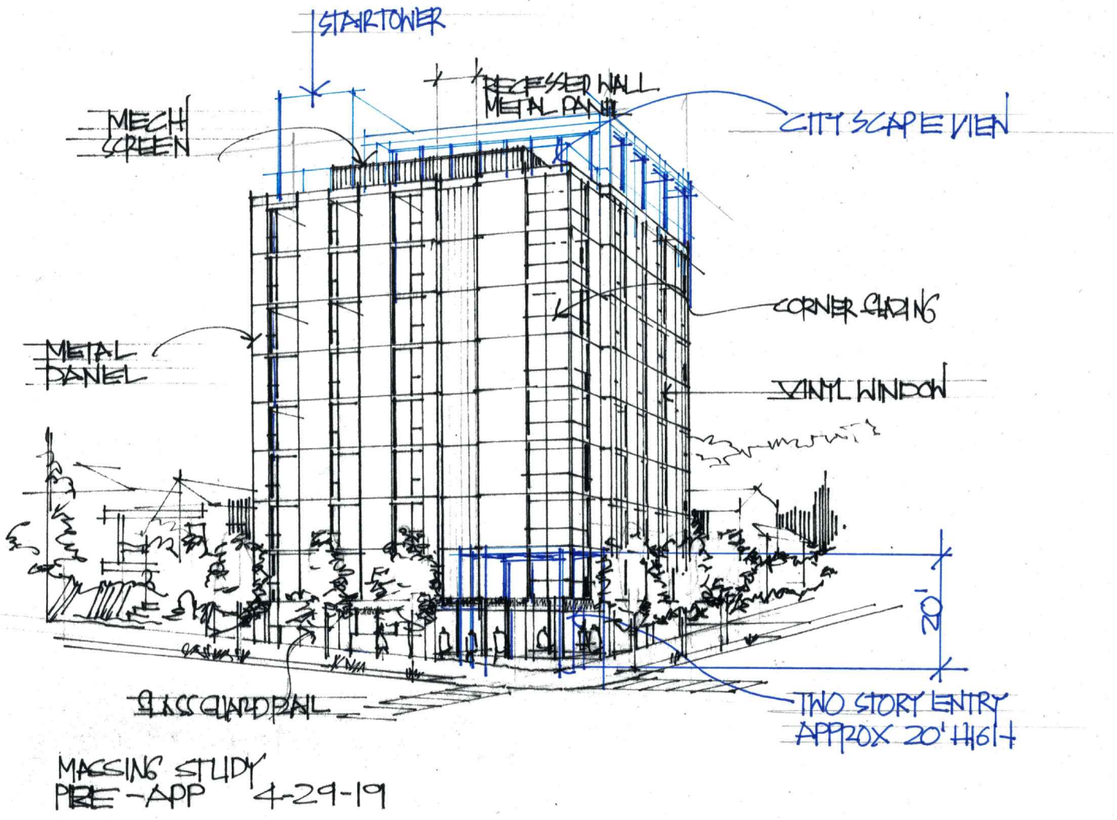
ENTRANCE VIEW



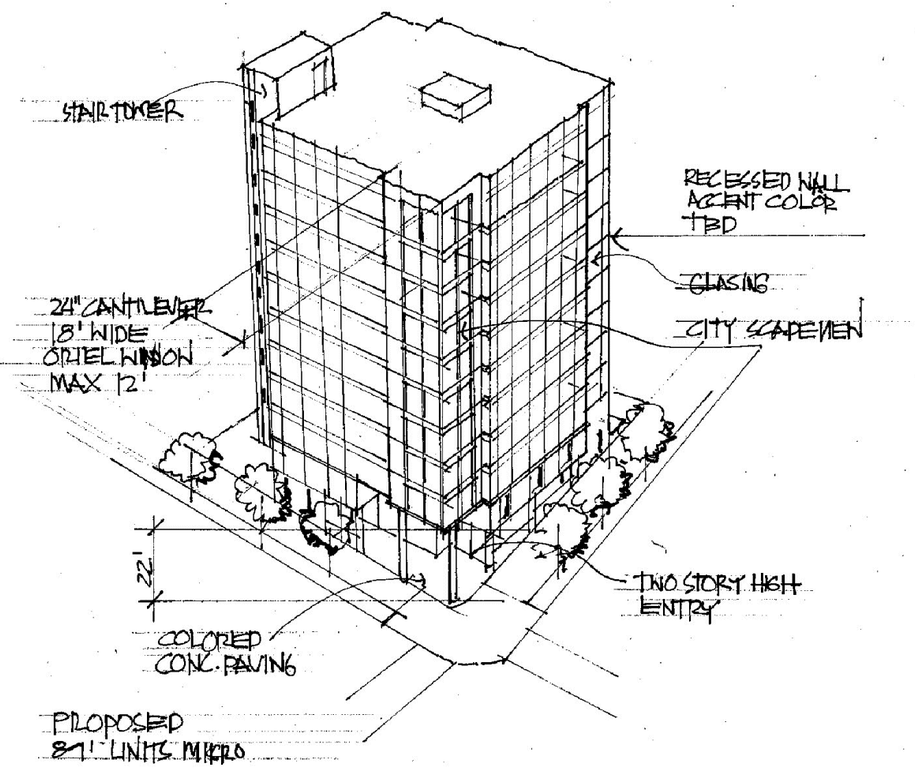
LEVEL 1

RESPONSE TO DAR COMMENTS





MASSING STUDY



MASSING STUDY

MASSING STUDY

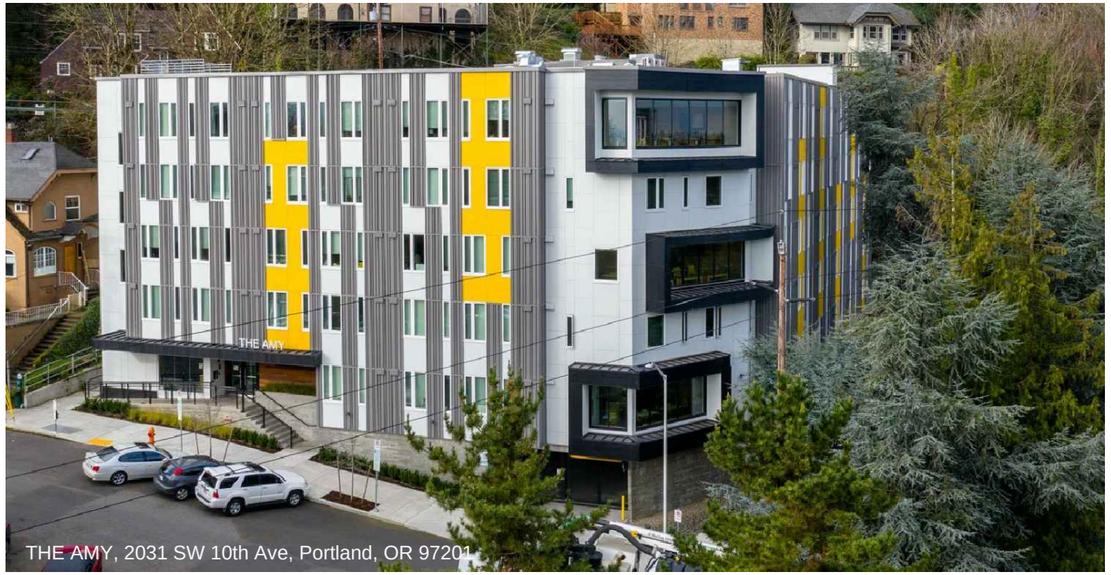
RENDERING - VIEW FROM APPROACH THE BRIDGE

RENDERING - VIEW FROM 405 SOUTH

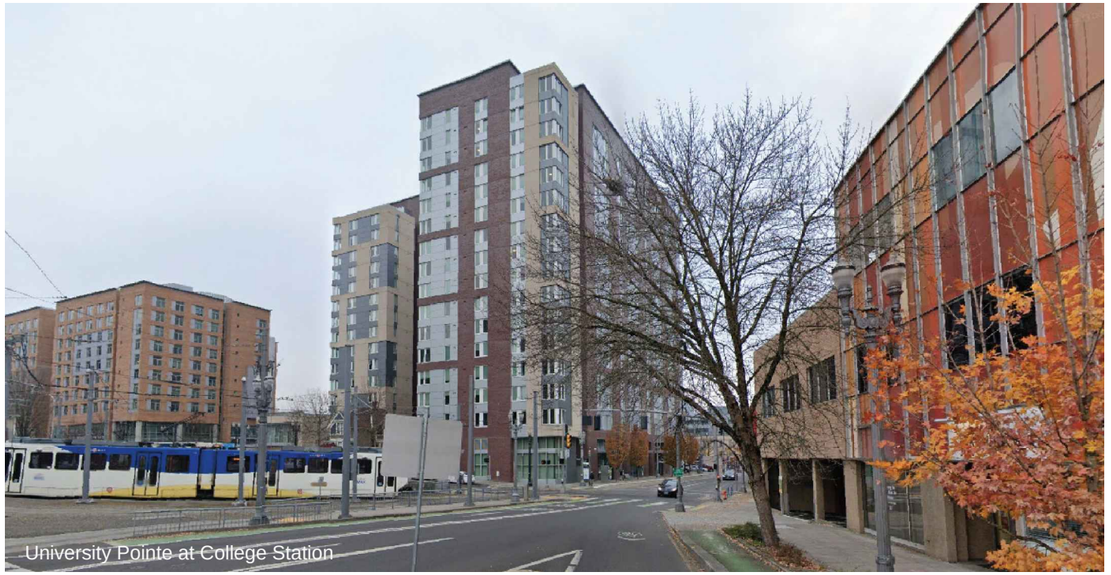
1 VICINITY MAP
N.T.S.


Portland State University Summer Housing & Conferences


Park Plaza Apartments



THE AMY, 2031 SW 10th Ave, Portland, OR 97201

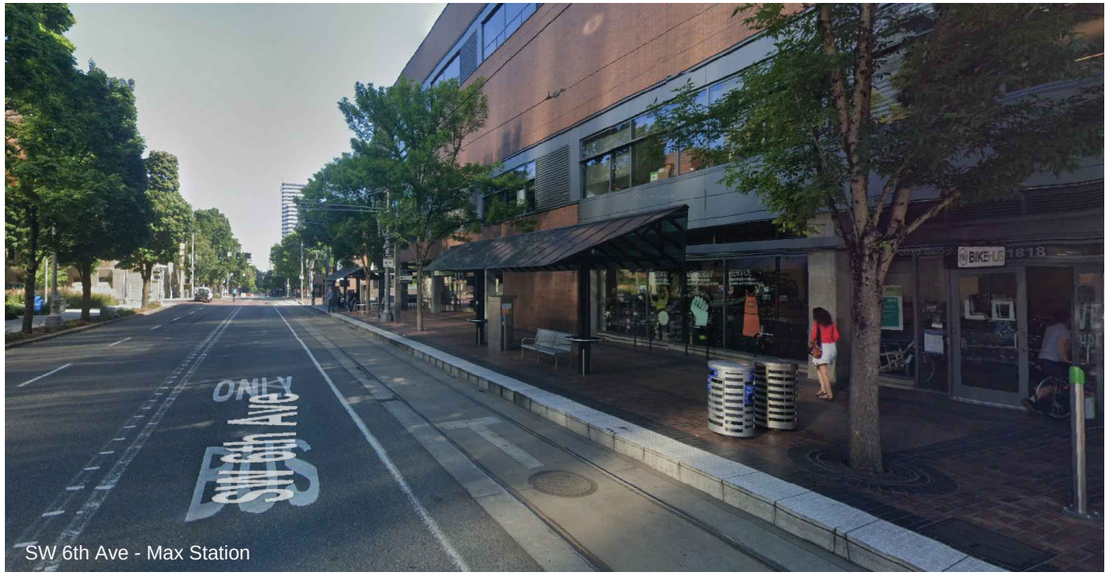

University Pointe at College Station

SITE PHOTOS

SW Broadway - Portland State University


SW 5th Ave - Max line

PROPOSED SITE - Corner SW Park Ave and SW Clifton St



SW 6th Ave - Max Station

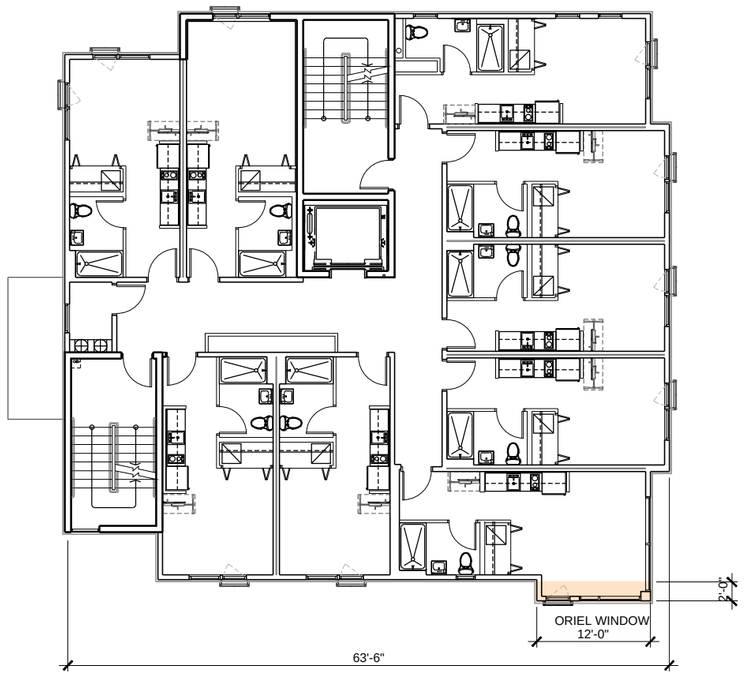
SITE PHOTOS

OSSC 2019
CHAPTER 32
ENCROACHMENT INTO PUBLIC RIGTH-OF-WAY

A. PROJECTION. MAXIMUM PROJECTION OF 4 FEET INTO THE RIGHT-OF-WAY INCLUDING TRIM, EAVES AND ORNAMENT. COMPLIANT: 2'-6" PROJECTION

B. 3202.2 ENCROACHMENT ABOVE THE GRADE AND BELOW 8 FEET IN HEIGHT
COMPLIANT: 20'-0" ABOVE THE GRADE

C. AREA. MAXIMUM WALL AREA OF ALL WINDOWS WHICH PROJECT INTO PUBLIC RIGHT-OF-WAY ON A WALL IS 40% OF THE WALL'S AREA. COMPLIANT: S.W. PARK AVENUE 18.77% FACADE, S.W. CLIFTON STREET FACADE 2.6 %.



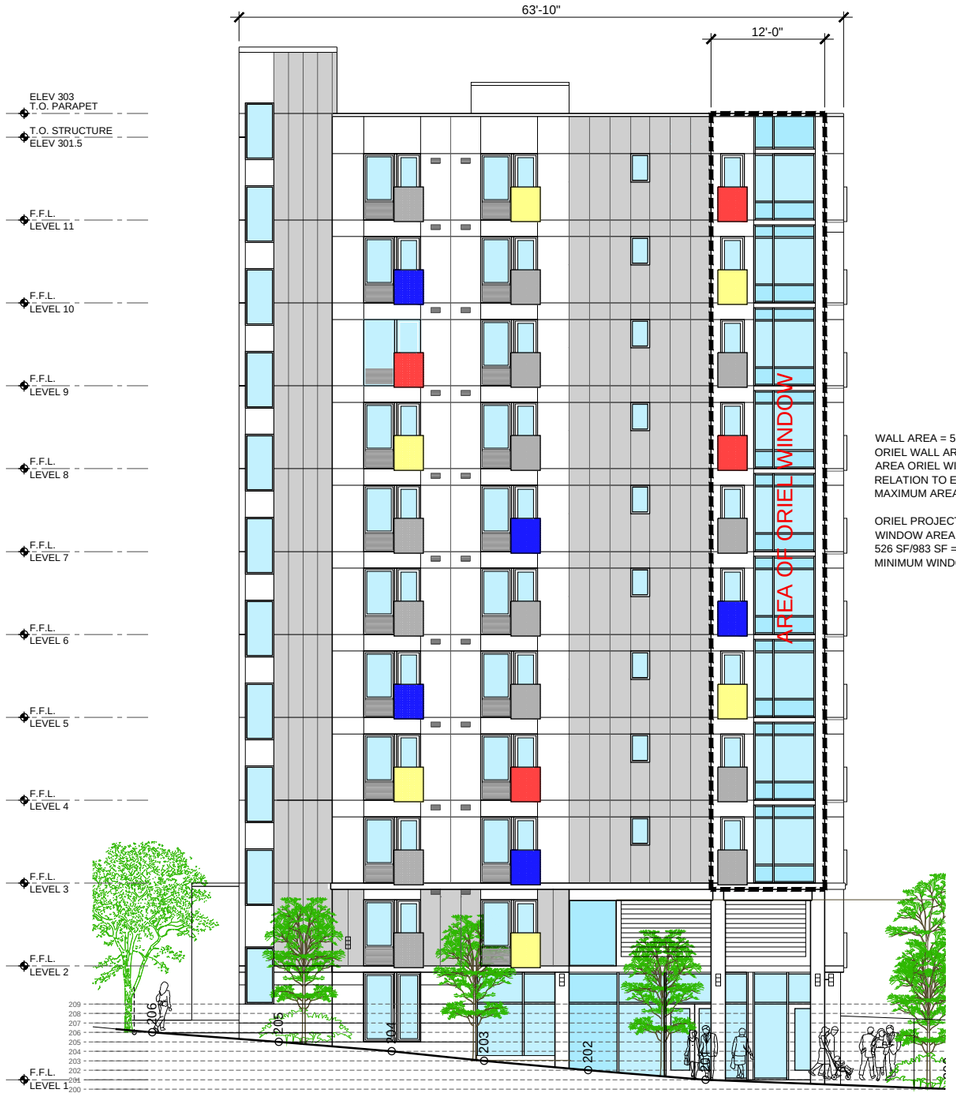
1 AREA OF ORIEL WINDOW = 36 SF LEVEL 3 TO 11
SCALE: 1/16" = 1-0"

33.120 MULTI-DWELLING ZONES
33.120.220 SETBACKS
EACH BAYS AND BAY WINDOWS BUT ONLY ALONG A STREET LOT LINE AND MUST MEET THE FOLLOWING REQUIREMENTS:

a) EACH BAY AND BAY WINDOW MAY BE UP TO 12 FEET LONG, BUT THE TOTAL AREA OF ALL BAYS AND BAY WINDOWS ON A BUILDING FACADE CANNOT BE MORE THAN 30 PERCENT OF THE AREA OF THE FACADE;

b) AT LEAST 30 PERCENT OF THE AREA OF THE BAY WHICH FACES THE PROPERTY LINE REQUIRING THE SETBACK MUST BE GLAZING OR GLASS BLOCK; AND BAYS AND BAY WINDOWS MUST CANTILEVER BEYOND THE FOUNDATION OF THE BUILDING.

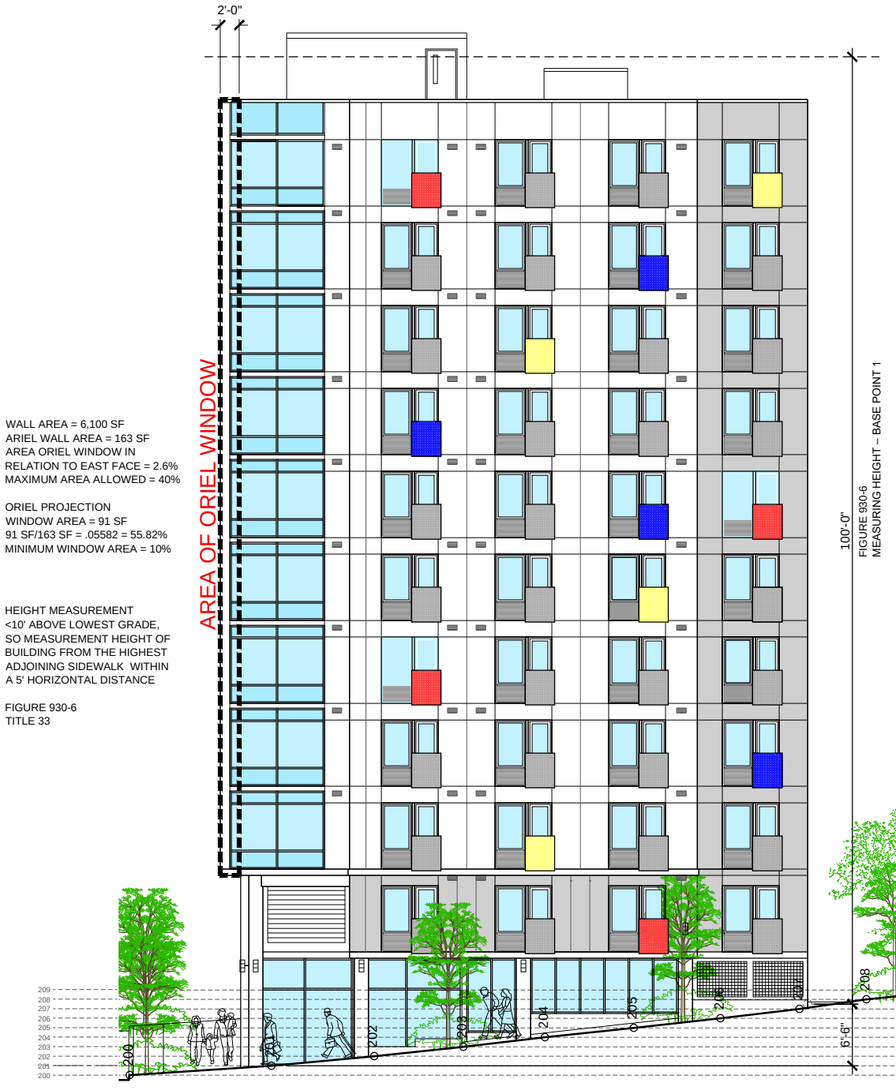
c) BAYS AND BAY WINDOWS MUST CANTILEVER BEYOND THE FOUNDATION OF THE BUILDING.



WALL AREA = 5,237 SF
ORIEL WALL AREA = 983 SF
AREA ORIEL WINDOW IN
RELATION TO EAST FACE 18.77%
MAXIMUM AREA ALLOWED = 40%

ORIEL PROJECTION
WINDOW AREA = 526 SF
526 SF/983 SF = 0.5350 = 53.50%
MINIMUM WINDOW = 10%

1 AREA OF ORIEL WINDOW - EAST ELEVATION
SCALE: 1/16" = 1-0"



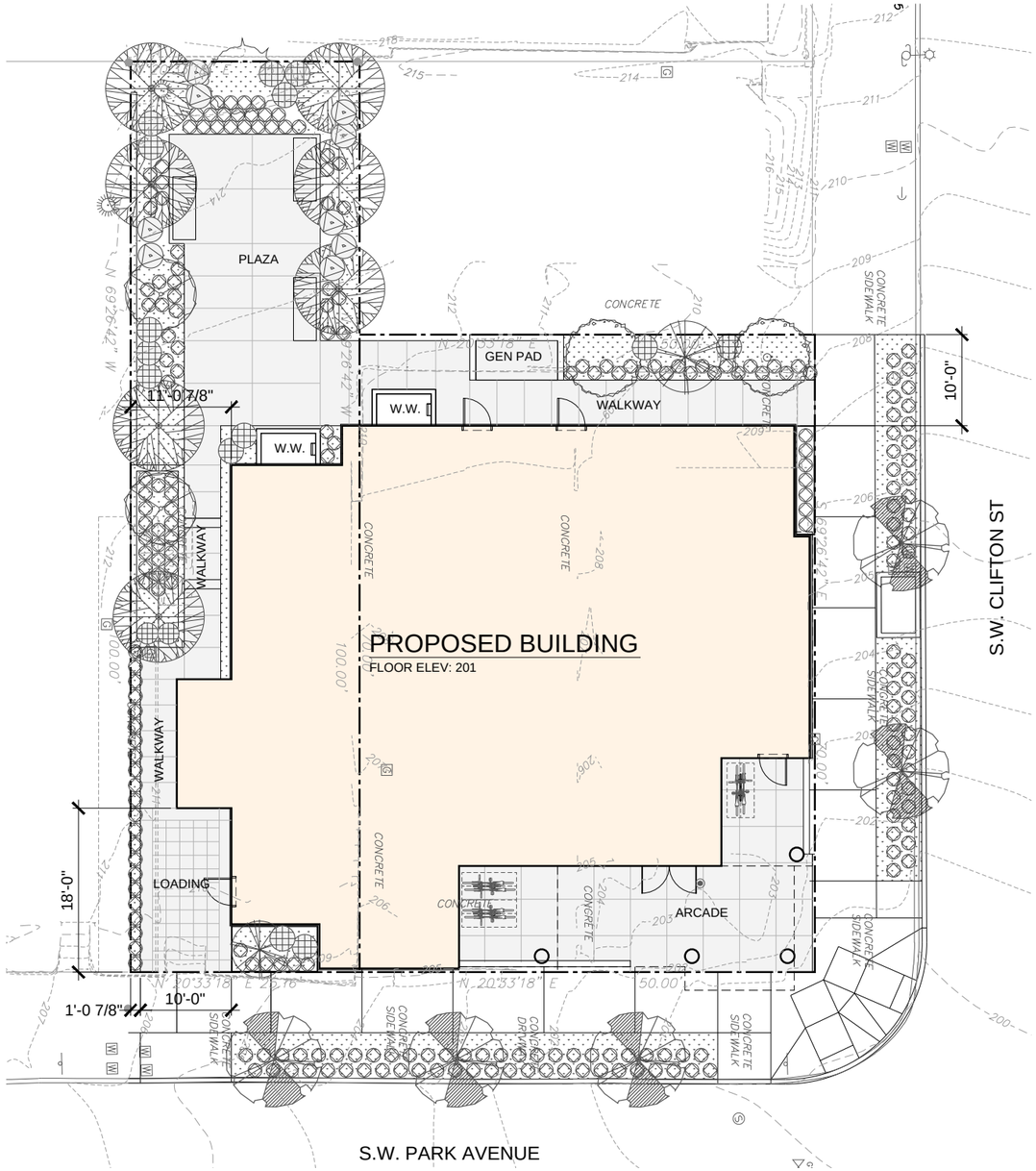
WALL AREA = 6,100 SF
ARIEL WALL AREA = 163 SF
AREA ORIEL WINDOW IN
RELATION TO EAST FACE = 2.6%
MAXIMUM AREA ALLOWED = 40%

ORIEL PROJECTION
WINDOW AREA = 91 SF
91 SF/163 SF = .05582 = 55.82%
MINIMUM WINDOW AREA = 10%

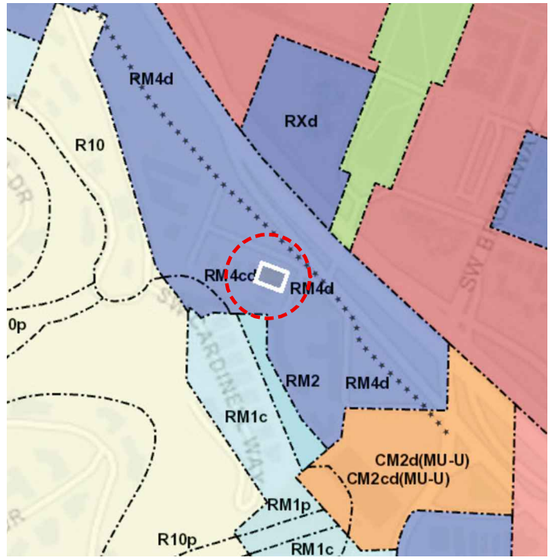
HEIGHT MEASUREMENT
<10' ABOVE LOWEST GRADE,
SO MEASUREMENT HEIGHT OF
BUILDING FROM THE HIGHEST
ADJOINING SIDEWALK WITHIN
A 5' HORIZONTAL DISTANCE

FIGURE 930-6
TITLE 33

2 AREA OF ORIEL WINDOW - NORTH ELEVATION
SCALE: 1/16" = 1-0"



1 SITE PLAN
SCALE: 1/16" = 1-0"



GENERAL INFORMATION

2055-2057 SW PARK AVE
PROPERTY ID: R246517
COUNTY: MULTNOMAH
STATE ID: 1S1E04DA 8800
ALT ACCOUNT #: R667725410
MAP NUMBER: 3228 OLD

2061 SW PARK AVE
PROPERTY ID: R246519
COUNTY: MULTNOMAH
STATE ID: 1S1E04DB 700
ALT ACCOUNT #: 1S1E04DB 700
MAP NUMBER: 3228 OLD

SITE INFO

SITE ADDRESS:
2055-2057 SW PARK AVE
PORTLAND, OR 97201

NEIGHBORHOOD

SOUTHWEST HILLS RESIDENTIAL LEAGUE
JURISDICTION: PORTLAND / MULTNOMAH

ZONING

ZONE: RM4 (d)
DESCRIPTION: RESIDENTIAL MULTI-DWELLING 4
OVERLAY: d
BASE OVERLAY COMBINATION: RM4d
COMP PLAN: MD-U - Multi-Dwelling - Urban Center

LAND INFORMATION

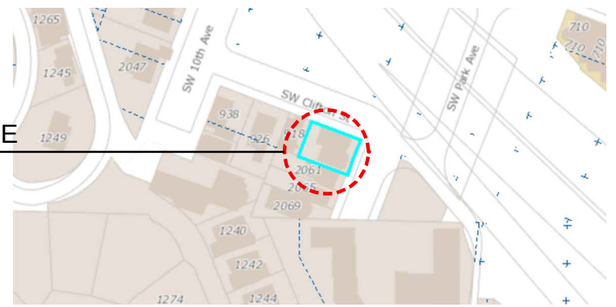
RESIDENTIAL LAND	
PROPERTY ID: R246517	3,500 SF
PROPERTY ID: R246519	2,516 SF
TOTAL AREA	6,016 SF

SETBACK

FRONT BUILDING SETBACK	0 FT
STREET BUILDING SETBACK	0 FT
MAXIMUM HEIGHT	75/100 FT

ROOFTOP MECHANICAL EQUIPMENT AND STAIRWELL ENCLOSURES THAT PROVIDE ROOFTOP ACCESS MAY EXTEND ABOVE THE HEIGHT LIMIT AS FOLLOWS, PROVIDED THAT THE EQUIPMENT AND ENCLOSURES ARE SET BACK AT LEAST 15 FEET FROM ALL ROOF EDGES ON STREET FACING FACADES.

THIS SITE



2 VICINITY PLAN
NTS

AREA CALCULATIONS

SW Park Avenue Apartments

2055-2057 SW PARK AVE
PORTLAND, OREGON 97201

Property Information	Area	SF
Property ID : R246517	3,500.00	SF
Property ID : R246519	2,516.00	SF
Lot Area	**6,016.00**	**SF**
FAR	**42,112.00**	SF
Zone: RM4		
Total Number of Units	**91**	**Studio**

Location	Unit Area	Common Area	Total Area		ST
Basement		2,244.53 SF	2,244.53 SF	with Stair	
Level 1		3,198.00 SF	2,711.00 SF	without stair	2
Level 2	2,428.00 SF	938.81 SF	3,366.81 SF	with Stair	8
Level 3	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Level 4	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair	9
Level 5	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Level 6	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair	9
Level 7	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Level 8	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair	9
Level 9	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Level 10	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair	9
Level 11	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Total	24,732.00 SF	9,637.29 SF	32,409.28 SF		91

FAR 7 to 1 or 6 to 1 (1)

Location	Total Area
Level 1	748.00 SF
Level 2	3,366.81 SF
Level 3	3,717.53 SF
Level 4	3,717.53 SF
Level 5	3,717.53 SF
Level 6	3,717.53 SF
Level 7	3,717.53 SF
Level 8	3,717.53 SF
Level 9	3,717.53 SF
Level 10	3,717.53 SF
Level 11	3,717.53 SF
Total Area	33,855.06 SF

BIKE PARKING

Location	Type	18"x44"	18"x60"	No of Bike
Level 1	Long Term	0		
Level 2	Long Term	8		8
Level 3	Long Term	9		9
Level 4	Long Term	9		9
Level 5	Long Term	None		0
Level 6	Long Term	None		0
Level 7	Long Term	None		
Level 8	Long Term	None		
Level 9	Long Term	None		
Level 10	Long Term	None		
Level 11	Long Term	None		
Basement	Long Term		75	75
Arcade	Short Term	None	6	6
Total Bike Parking		26	81	107

Floor Area Calculation

Level 1	Floor Area	Studio	No. of Toilet
Unit 1	300.00 SF	Studio	1
Unit 2	340.00 SF	Studio	1

Level 2	Floor Area	Studio	No. of Toilet
Unit 1	300.00 SF	Studio	1
Unit 2	300.00 SF	Studio	1
Unit 3	300.00 SF	Studio	1
Unit 4	340.00 SF	Studio	1
Unit 5	324.00 SF	Studio	1
Unit 6	288.00 SF	Studio	1
Unit 7	288.00 SF	Studio	1
Unit 8	288.00 SF	Studio	1
Total Number of Units	2,428.00 SF		8

Level 3 to 11	Floor Area	Studio	No. of Toilet
Unit 1	300.00 SF	Studio	1
Unit 2	300.00 SF	Studio	1
Unit 3	300.00 SF	Studio	1
Unit 4	340.00 SF	Studio	1
Unit 5	324.00 SF	Studio	1
Unit 6	288.00 SF	Studio	1
Unit 7	288.00 SF	Studio	1
Unit 8	288.00 SF	Studio	1
Unit 9	360.00 SF	Studio	1
Total Number of Units	2,788.00 SF		9

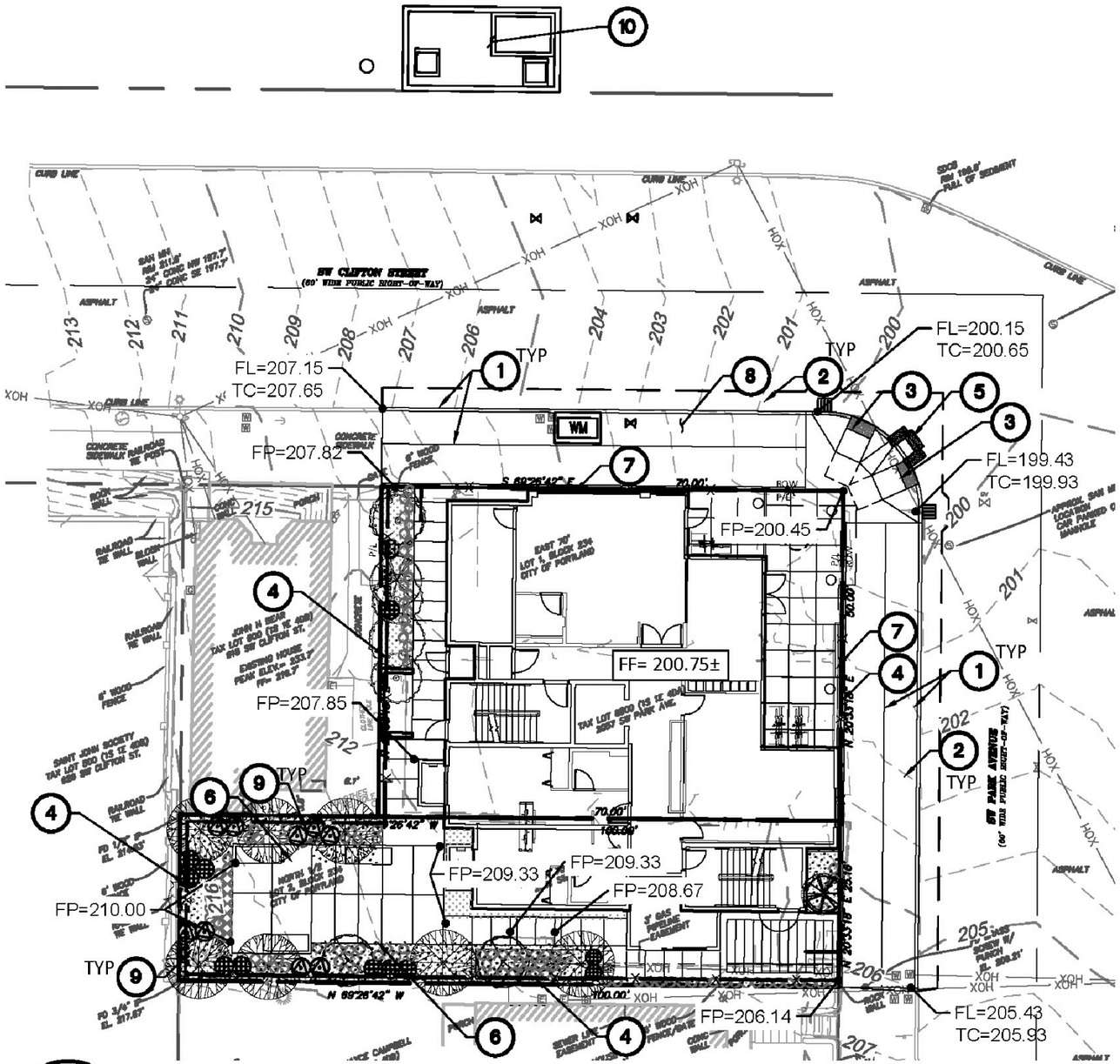
Location	No of Units
Level 1	2
Level 2	8
Level 3	9
Level 4	9
Level 5	9
Level 6	9
Level 7	9
Level 8	9
Level 9	9
Level 10	9
Level 11	9
Total Number of Units	91

Outdoor Area Calculation

91 Units x 36 sf =	3,276	SF
Arcade/Courtyard	581	SF
Amenity	844	SF
Fitness room	436	SF
Plaza	1,757	SF
Total Outdoor area	3,618	SF

Landscape Area Calculation

Building Footprint	3,766	SF			62.60% %
Plaza/Walkway (15%)	1,264	SF	189.60	SF	
Arcade/Courtyard (15%)	581	SF	87.15	SF	
Landscape	865	SF	813.00	SF	
Total Landscape Area			1,089.75	SF	20.30 %



1 C2.0

PRELIMINARY ESC & GRADING PLAN

SCALE: 1" = 20'

KEYNOTES FOR THIS SHEET

MARK	DESCRIPTION
1	NEW PUBLIC CURB AND SIDEWALK UNDER PWP PERMIT, TYP.
2	NEW PUBLIC FURNISHING ZONE WITH STREET TREE WELLS. UNDER PWP PERMIT, TYP.
3	NEW PUBLIC ADA CORNER WITH DUAL RAMPS UNDER PWP PERMIT.
4	TEMPORARY SEDIMENT FENCE.
5	TEMPORARY EROSION CONTROL BIOBAGS.
6	NEW PRIVATE CONCRETE STAIRS.
7	NEW PRIVATE RETAINING WALL.
8	NEW PRIVATE LANDSCAPING. TYP
9	NEW ONSITE TREE, TYP.
10	NEW UVE ELECTRICAL VAULT TO BE DETERMINED AND COORDINATED WITH PBOT, ODOT AND PGE. PGE AND ELECTRICAL ARE STILL CONFIRMING IF OTHER OPTIONS ARE VIABLE AND WE ARE ENGAGING ODOT FOR ALLOWANCE TO INSTALL THE VAULT ON ODOT PROPERTY. THE ALTERNATIVE IS POLE MOUNTED TRANSFORMERS NEAR THE NW CORNER OF THE BUILDING.

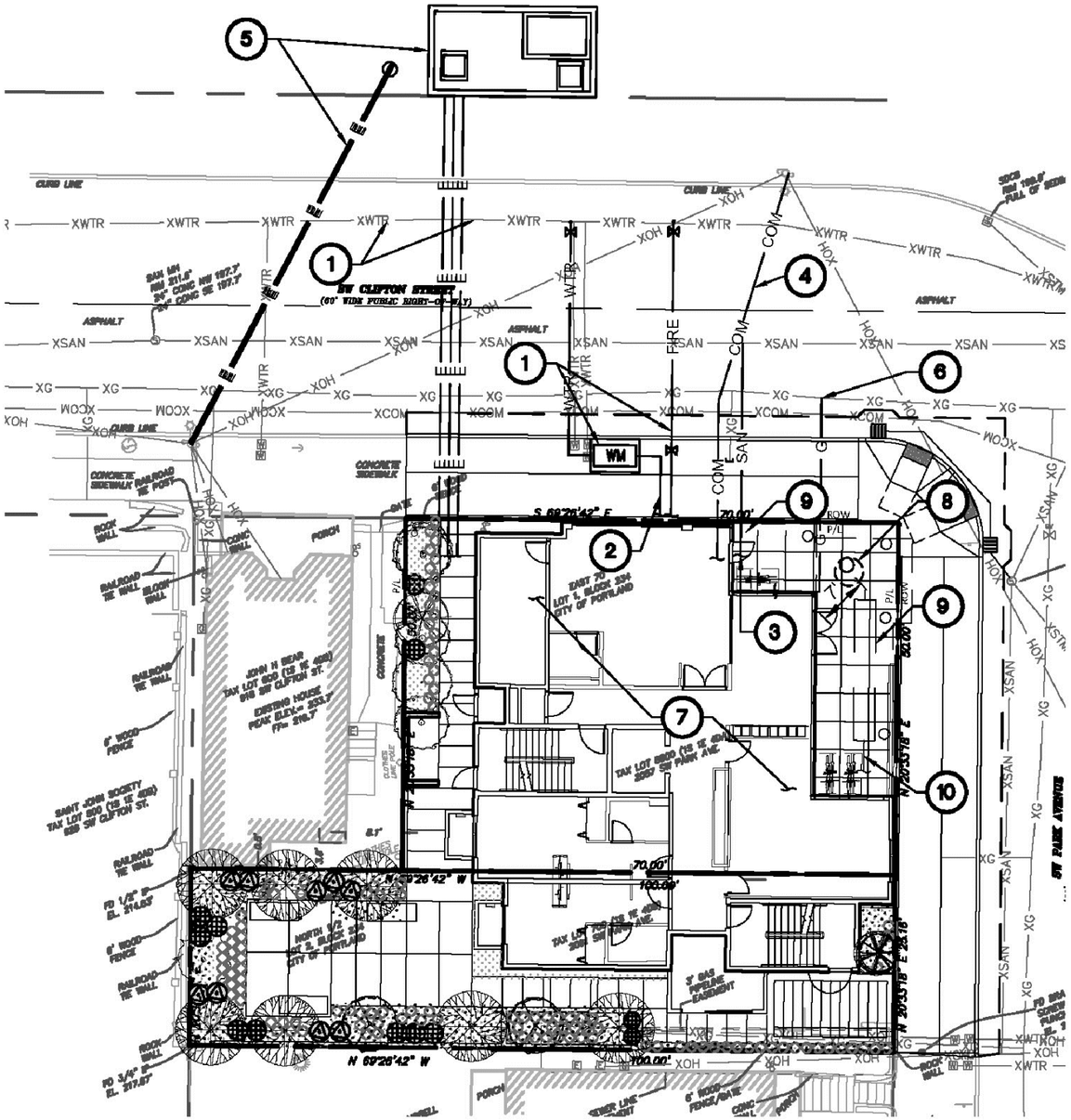
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 feet

WDY Structural · Civil Engineers



1 / C2.1 **PRELIMINARY UTILITY PLAN**

SCALE: 1" = 20'

KEYNOTES FOR THIS SHEET

MARK	DESCRIPTION
1	FIRE NEW SERVICE AND WATER METER, VALVE AND LATERAL. DCVA AND DCDA TO BE IN BUILDING.
2	NEW DOMESTIC WATER PIPE, PROVIDE 3' (MIN) COVER. COORDINATE WITH ARCH AND PLUMBING FOR CONNECTION IN METER ROOM.
3	NEW 6" OR 8" DIA SANITARY LATERAL.
4	NEW DATA/TELE/COMM SERVICES, LOCATION TO BE DETERMINED
5	NEW ELECTRIC CONDUIT AND TRANSFORMER VAULT TO BE DETERMINED AND COORD WITH ODOT.
6	NEW GAS LINE, CAP EXISTING PER CITY SPECS.
7	COORDINATE WITH ARCH FOR ROOF DRAIN DOWNSPOUT LOCATIONS AND CONNECT TO SITE STM AT 1.0% (MIN). PROVIDE 1.5' (MIN) COVER.
8	NEW 4' DIA 20' DEEP DRYWELL WITH 15' OF PERFORATIONS PER 1/C3.1. TO BE DRILLED IN. RIM= 200.97± BOTTOM OF CUT 170.00 IE (36"-IN) W & S= 197.47±
9	NEW 20-FOOT LONG SECTION OF 36" DIA HDPE DETENTION PIPE PER 1/C3.0. IE= 197.47±
10	NEW SITE STM, SLOPE TO DETENTION PIPE AT 1.0% (MIN).

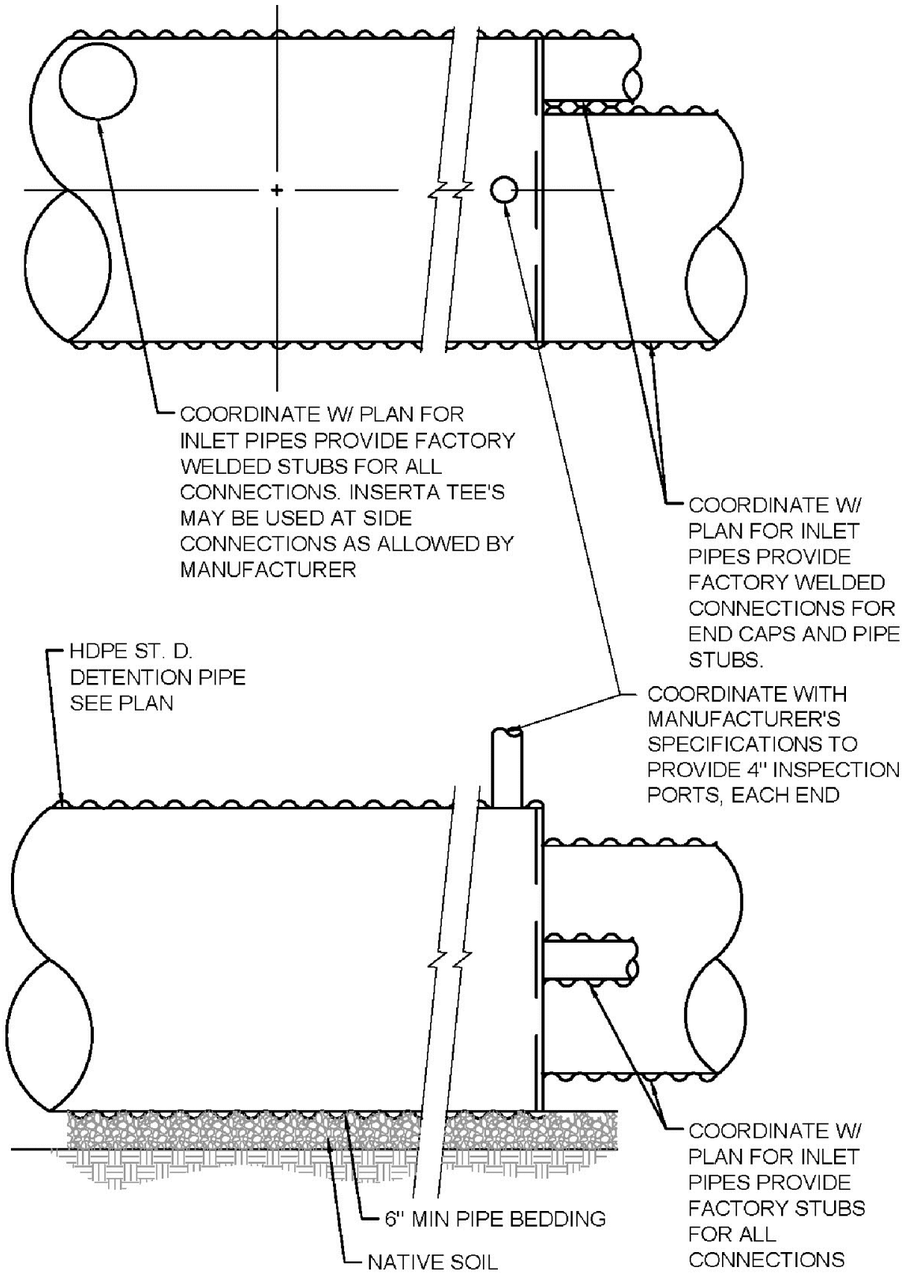
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

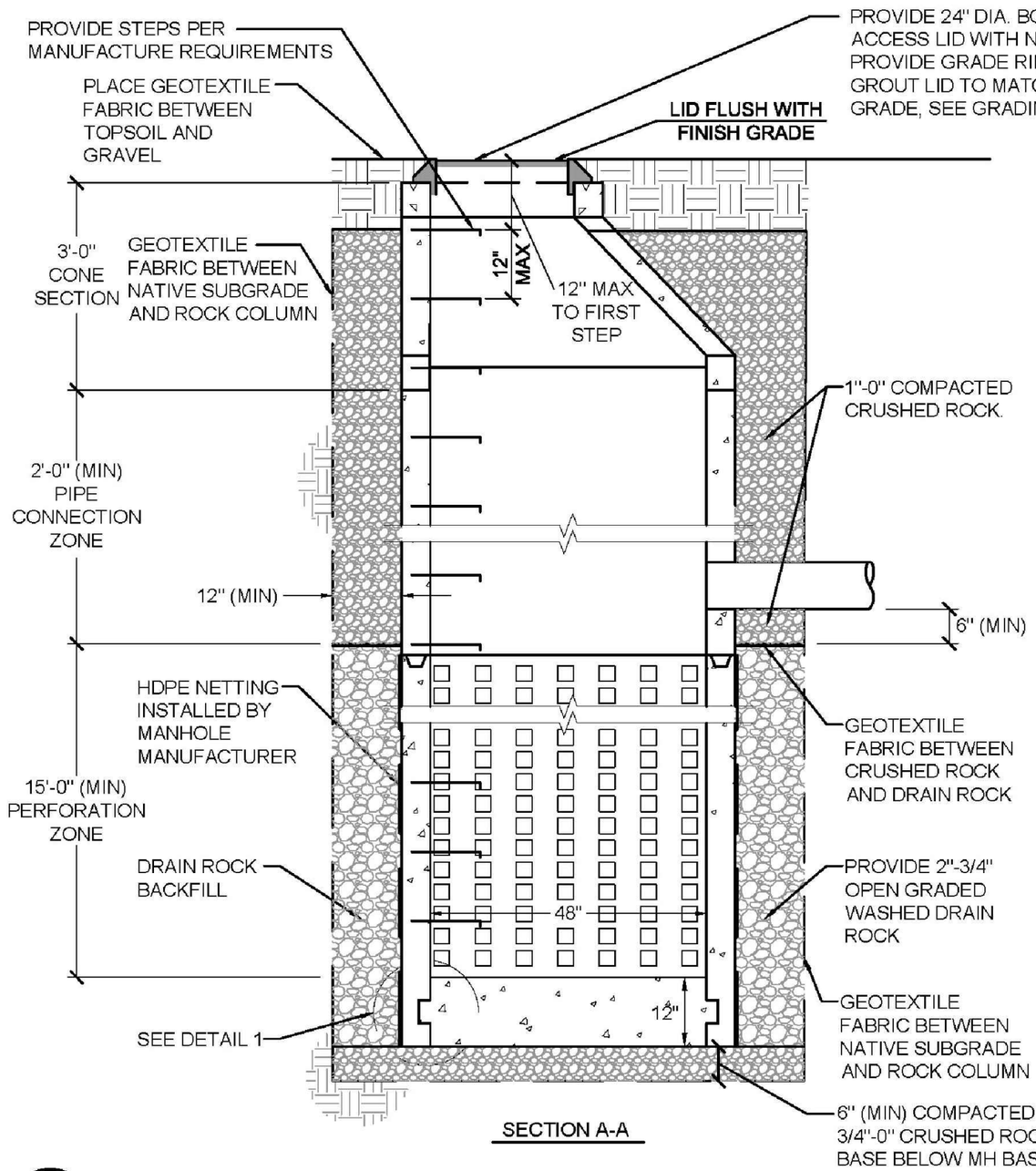
1 inch = 20 feet

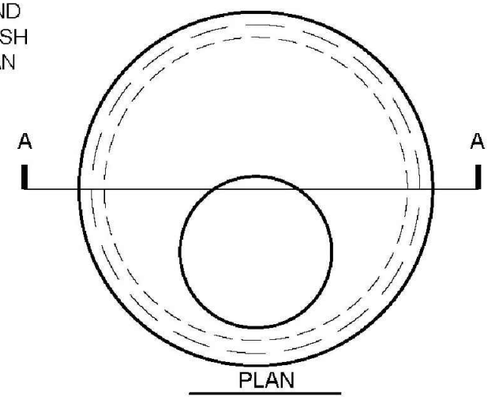
WDY Structural · Civil Engineers



1 C3.0 **DETENTION PIPE DETAILS**

NTS





NOTES:

1. ALL PRECAST SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND MANUFACTURING STANDARDS FOR PRECAST CONCRETE PRODUCTS (MSPCP), AS REVISED.
2. PROVIDE 6 INCHES CLEAN CRUSHED ROCK UNDER ALL CONNECTING PIPE.
3. DO NOT CONNECT PIPE TO ANY PERFORATED SECTION. PROVIDE 5' MIN TO PERFORATIONS BELOW FINISH SLAB ELEVATION MIN.
4. CAST-IN-PLACE CONCRETE SHALL BE COMMERCIAL GRADE. FORM BASE TO BE LEVEL AND SMOOTH. A PRECAST CONCRETE BASE MAY BE SUBSTITUTED FOR THE BASE SHOWN.
5. PROVIDE A FLEXIBLE JOINT FOR ALL CONNECTING PIPES:
   - RIGID PIPE < 36 INCHES - 18 INCHES (MAX.) FROM OUTSIDE WALL
   - FLEXIBLE PIPE - 18 INCHES (MAX.) FROM THE OUTSIDE WALL UNLESS A FLEXIBLE JOINT FITTING IS INSTALLED AND ACCEPTED.
6. PROVIDE 6 INCHES (MIN.) OF SEPARATION BETWEEN A SECTION JOINT AND THE OUTER EDGE OF ANY OPENING.

1 / C3.1 **PRECAST DRYWELL MANHOLE**

N.T.S.

ZONING RM4

33.120 MULTI-DWELLING ZONES
TABLE 120-5 SUMMARY OF BONUS FAR

F.A.R. ALLOWED	7:1
SITE AREA	6,016 SF
ALLOWED AREA	42,112 SF

LAND INFORMATION

RESIDENTIAL LAND	
PROPERTY ID: R246517	3,500 SF
PROPERTY ID: R246519	2,516 SF
TOTAL AREA	6,016 SF

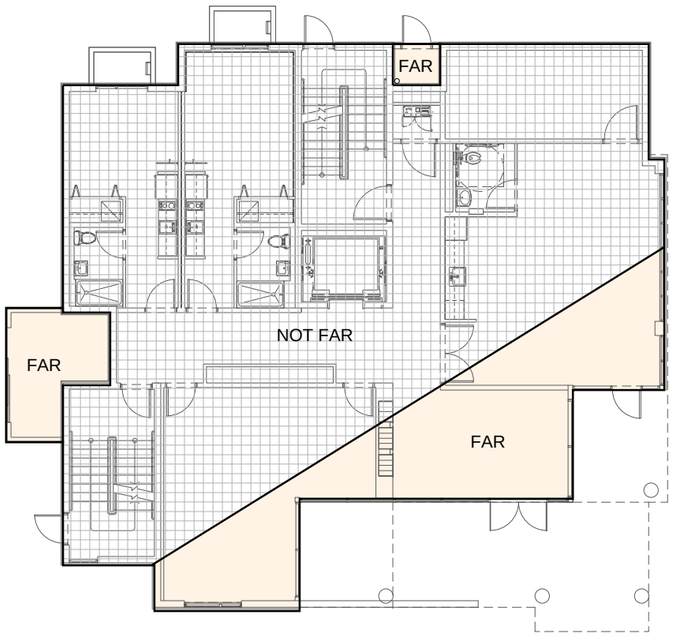
MAXIMUM DENSITY WITH INCLUSIONARY HOUSING BONUS (SEE 33.120.205.F)

NOTES:
(1) IF THE BASE FAR IS 2 TO 1 THEN THE MAXIMUM WITH BONUS IS 2.5 TO 1. IF THE BASE FAR IS 4 TO 1, THEN THE MAXIMUM WITH BONUS IS 5 TO 1.

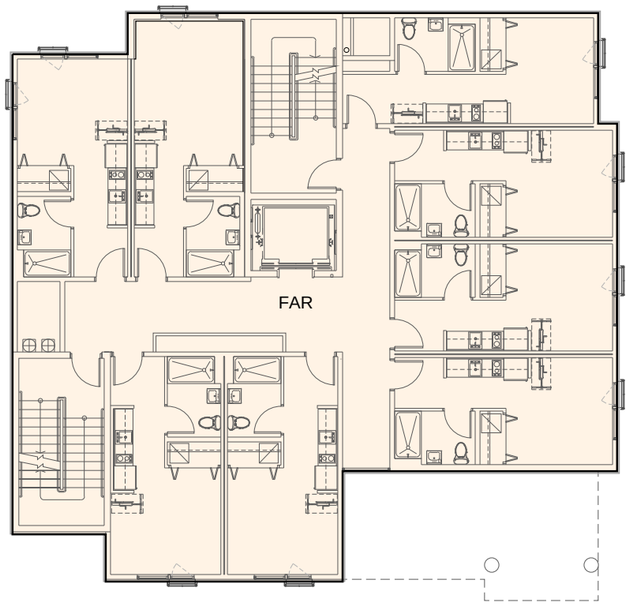
FAR AREA CALCULATION

LEVEL 1	748.00 SF
LEVEL 2	3,366.81 SF
LEVEL 3	3,366.81 SF
LEVEL 4	3,366.81 SF
LEVEL 5	3,366.81 SF
LEVEL 6	3,366.81 SF
LEVEL 7	3,366.81 SF
LEVEL 8	3,366.81 SF
LEVEL 9	3,366.81 SF
LEVEL 10	3,366.81 SF
LEVEL 11	3,366.81 SF
TOTAL AREA	33,55.06 SF

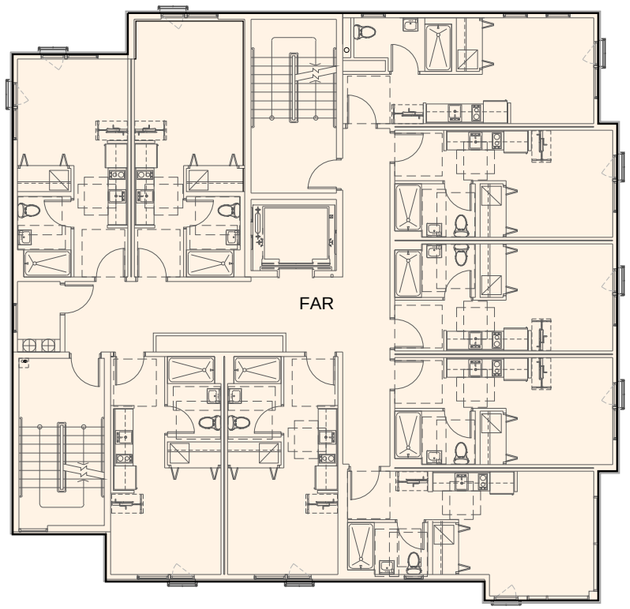
NOTE:
SHADED AREA DOES NOT INCLUDE FAR
AREA BELOW GRADE = 2,450.00 SF



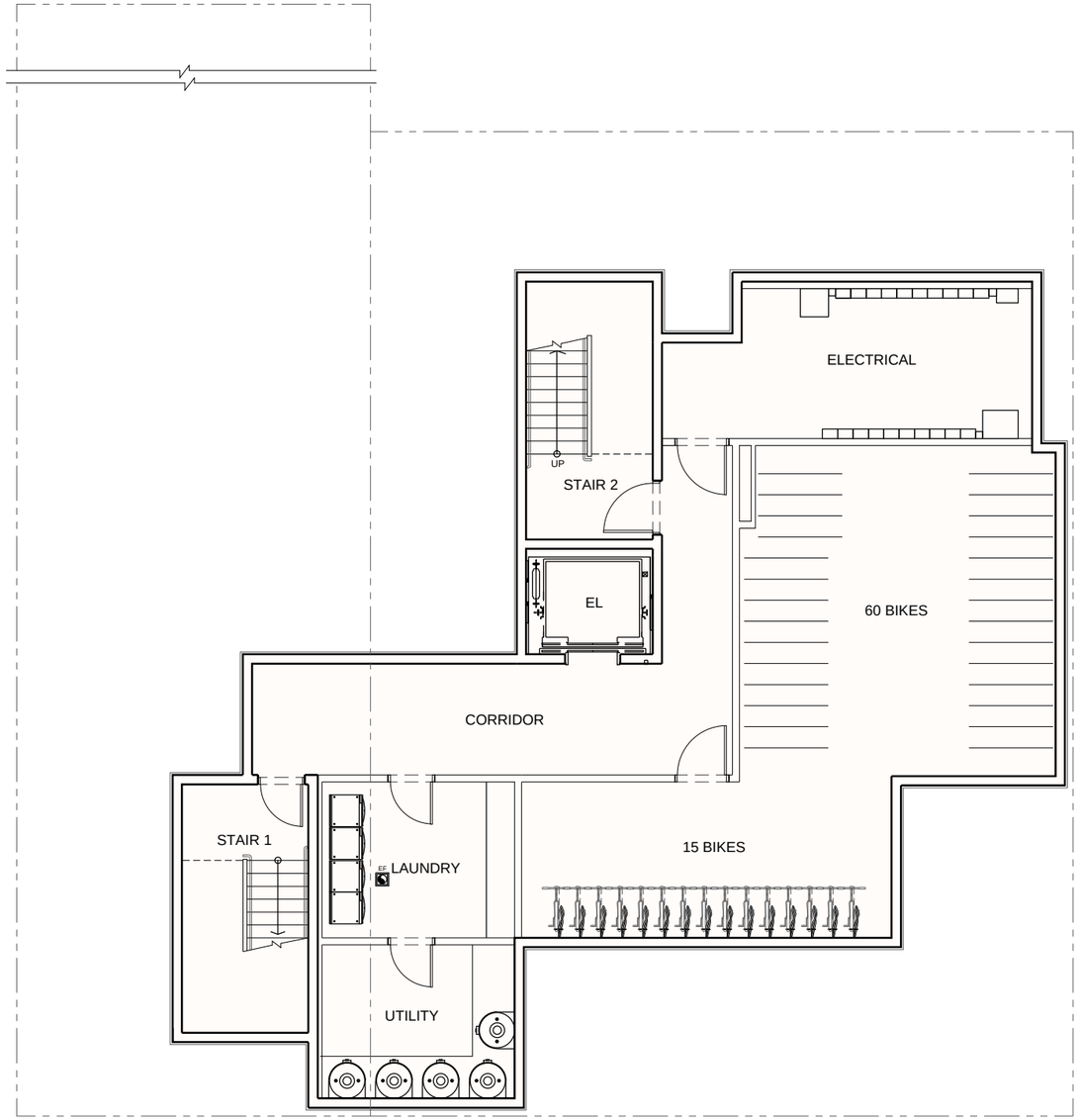
1 LEVEL 1
SCALE: 1/16" = 1-0"



1 LEVEL 2
SCALE: 1/16" = 1-0"

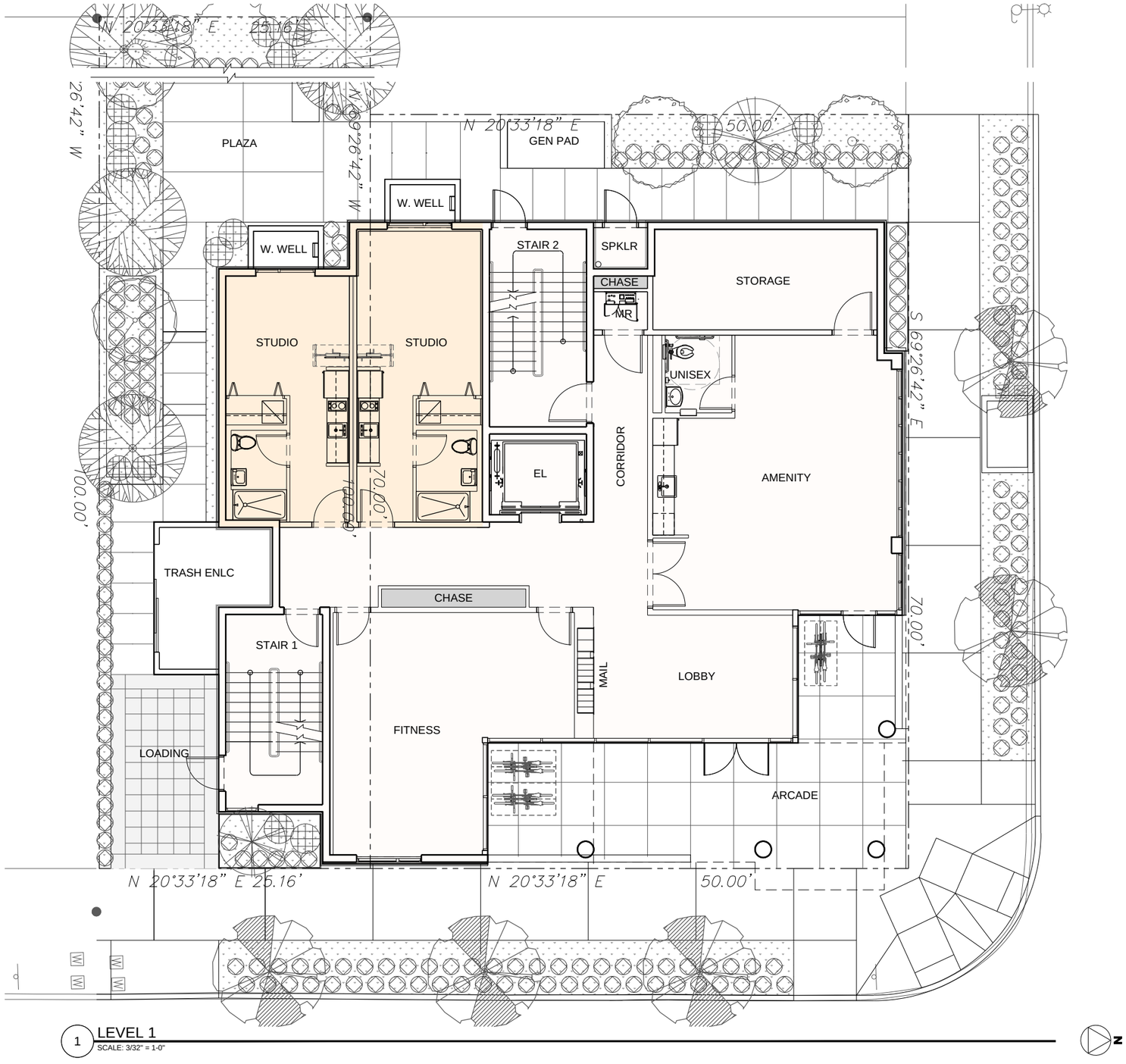


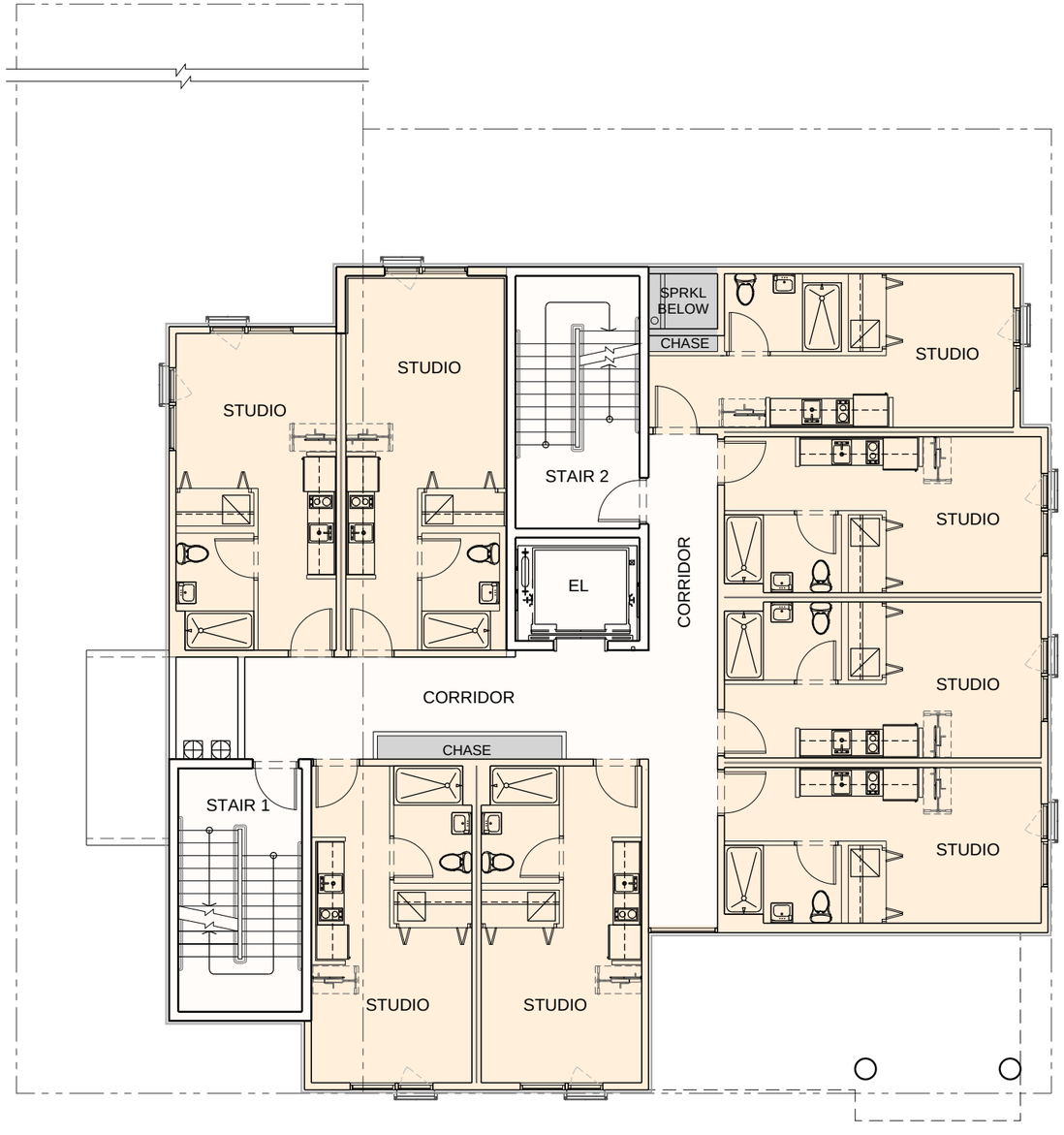
1 LEVEL 3 TO 11
SCALE: 1/16" = 1-0"



1 BASEMENT FLOOR PLAN
SCALE: 3/32" = 1-0"

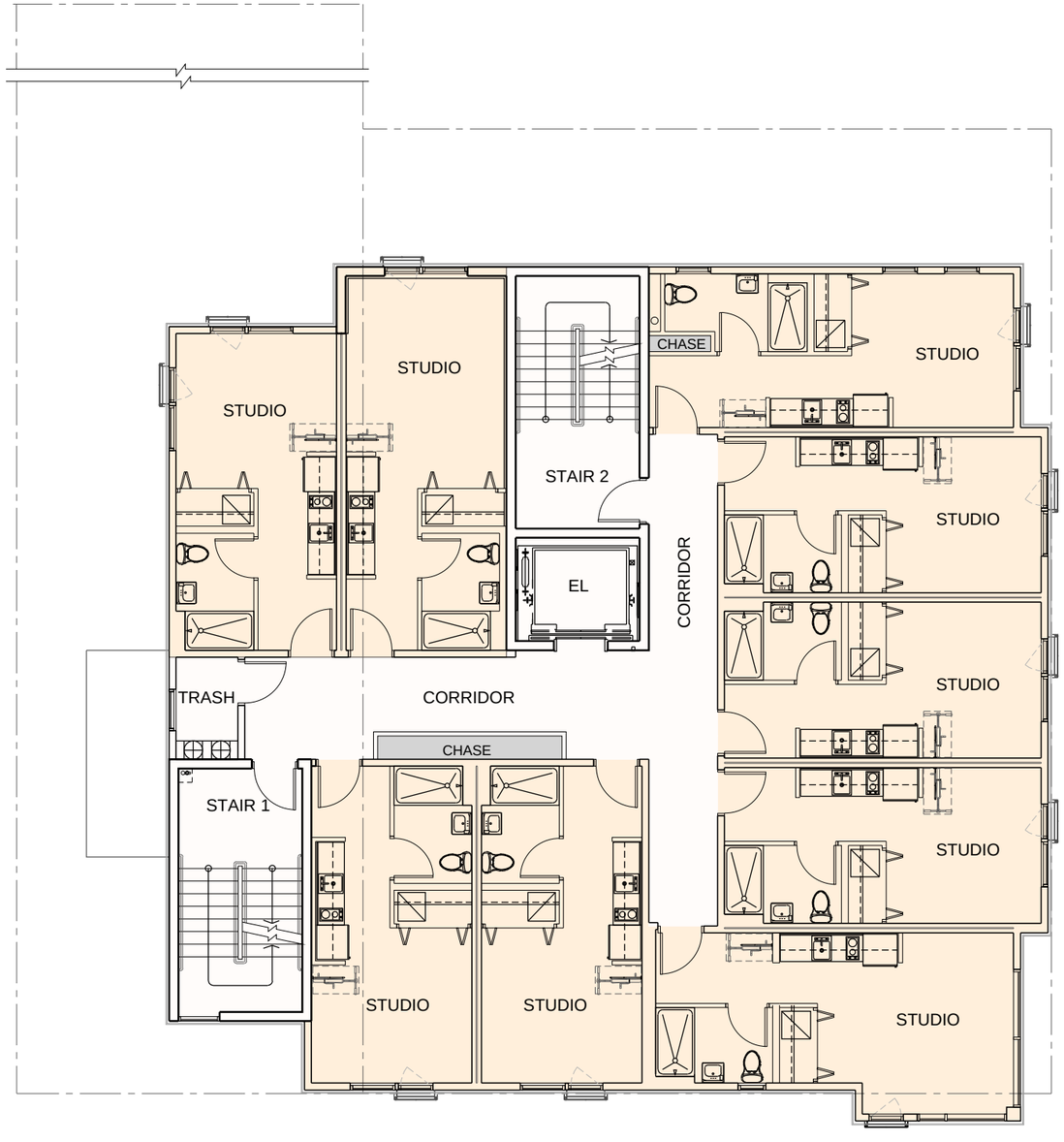
N


N 20°33'18" E 25.16'
W 264.42'
N 20°33'18" E
50.00'
PLAZA
GEN PAD
W. WELL
W. WELL
STAIR 2
SPKLR
CHASE
STORAGE
MR
STUDIO
STUDIO
UNISEX
S 69°26'42" E
100.00'
100.00'
EL
CORRIDOR
AMENITY
70.00'
TRASH ENLC
CHASE
STAIR 1
MAIL
LOBBY
FITNESS
LOADING
ARCADE
N 20°33'18" E 25.16'
N 20°33'18" E
50.00'
1
LEVEL 1
SCALE: 3/32" = 1-0"
N



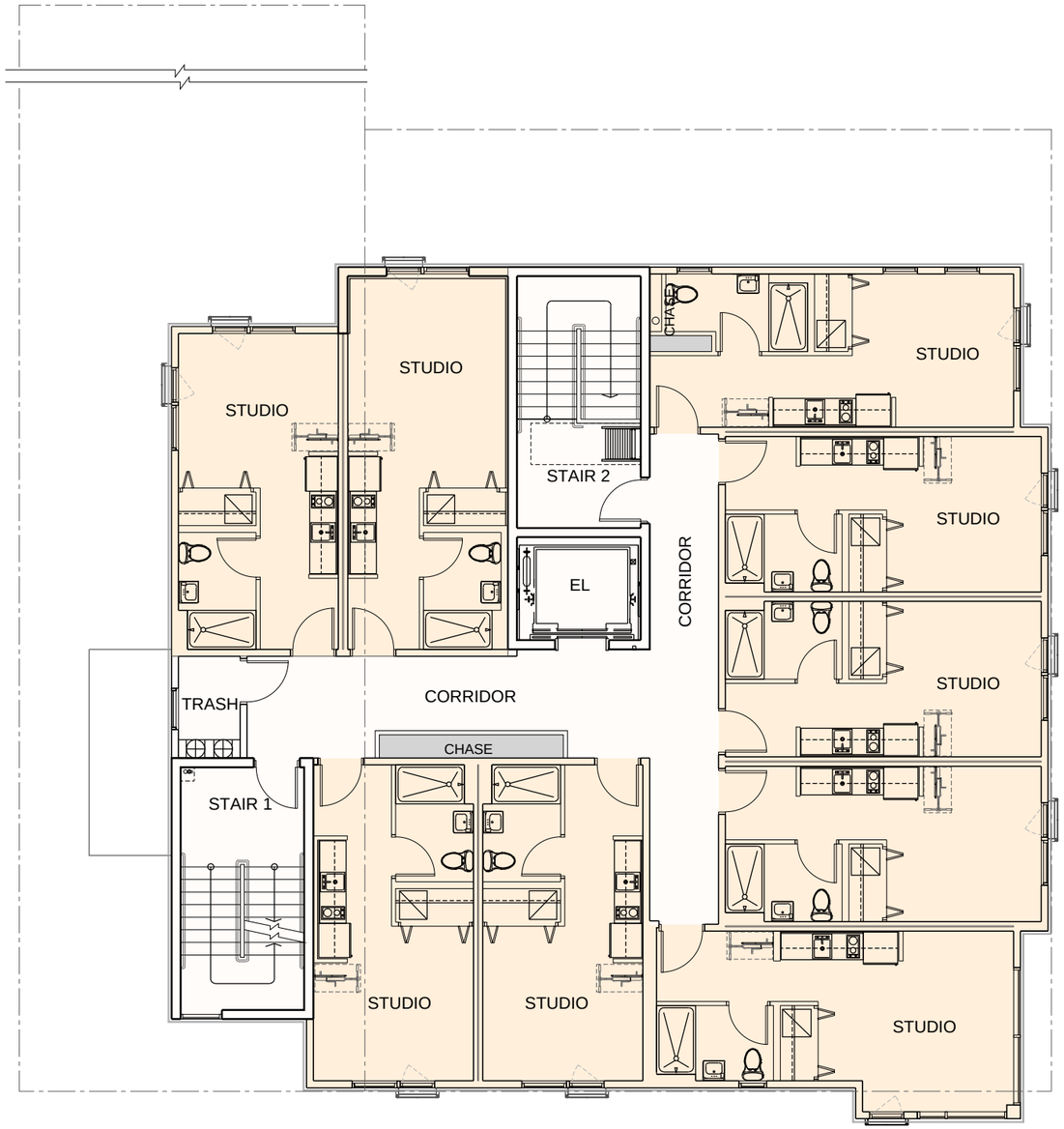
1 LEVEL 2
SCALE: 3/32" = 1-0"

N



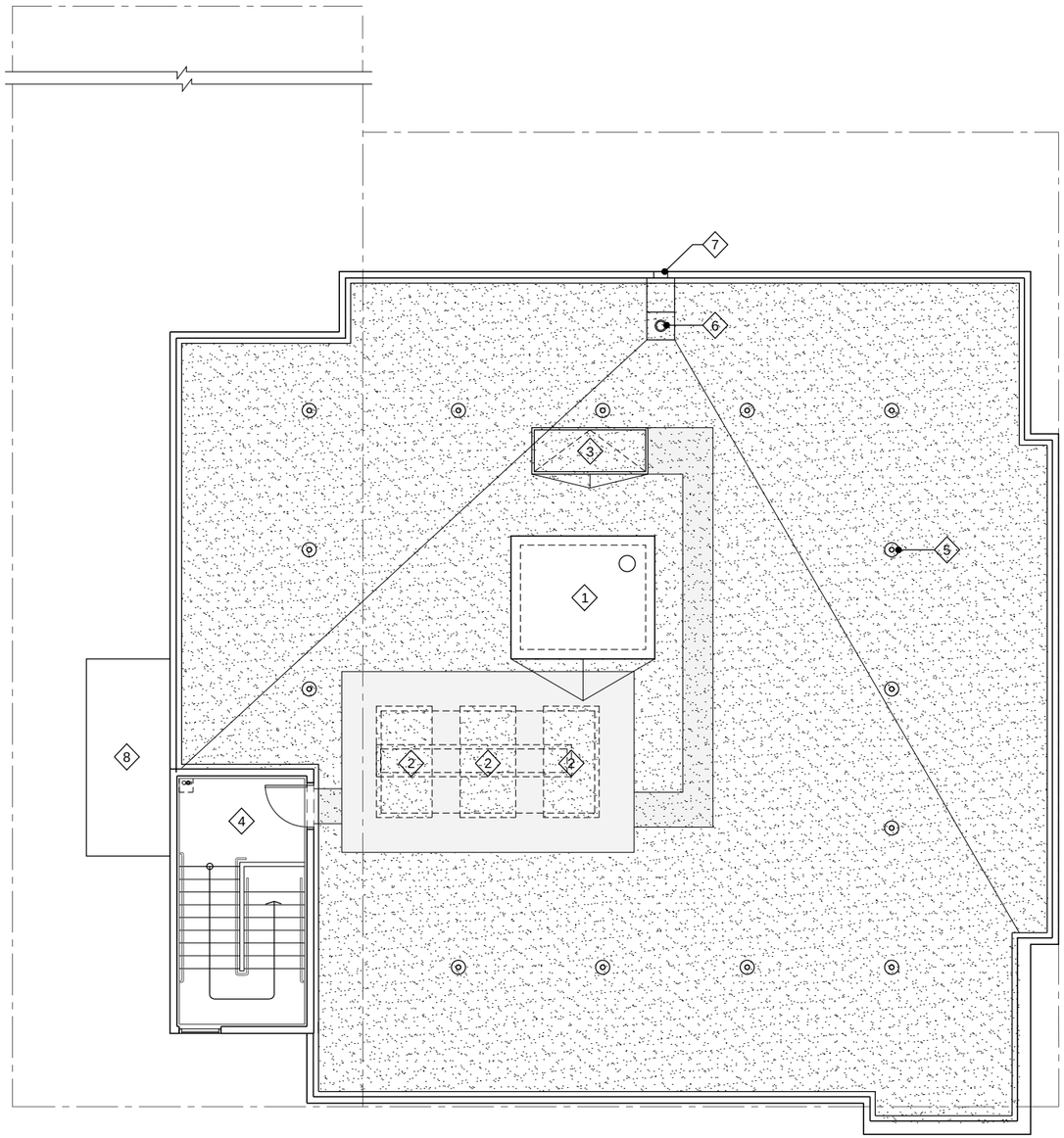
1 LEVEL 3 TO 10
SCALE: 3/32" = 1-0"

N



1 LEVEL 11
SCALE: 3/32" = 1-0"

N

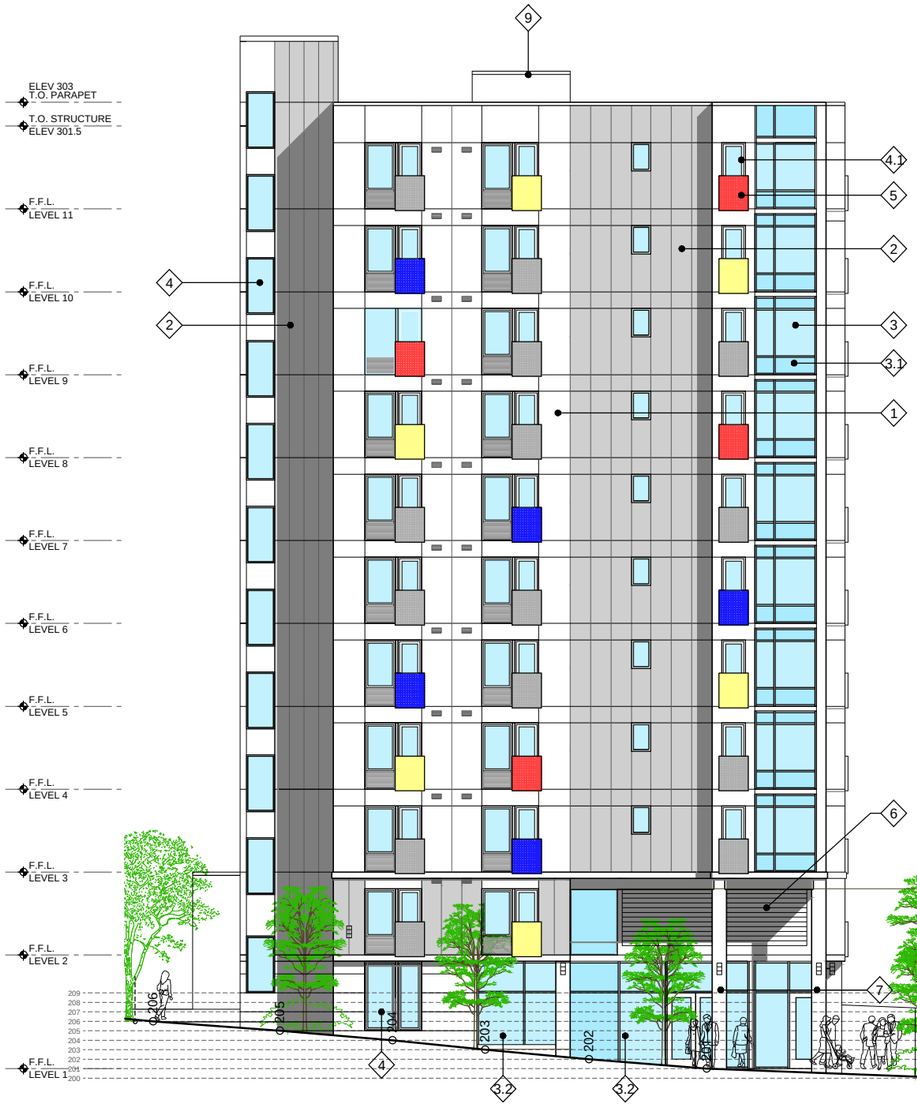


KEYNOTES

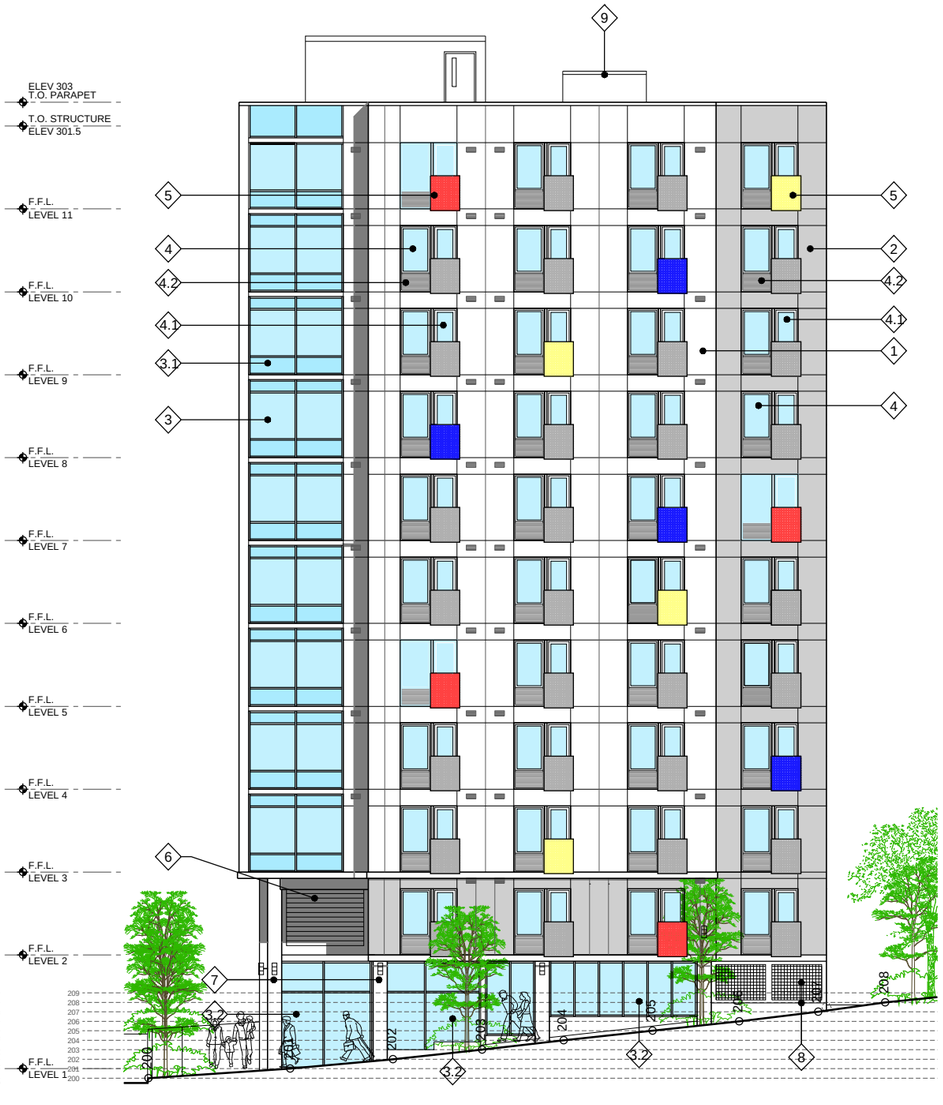
1. ELEVATOR SHAFT
2. MECH EQUIPMENT
3. ROOF HATCH
4. STAIR
5. FALL PROTECTION TYP
6. ROOD DRAIN
7. OVERFLOW
8. ROOF BELOW

1 ROOF PLAN
SCALE: 3/32" = 1-0"

N



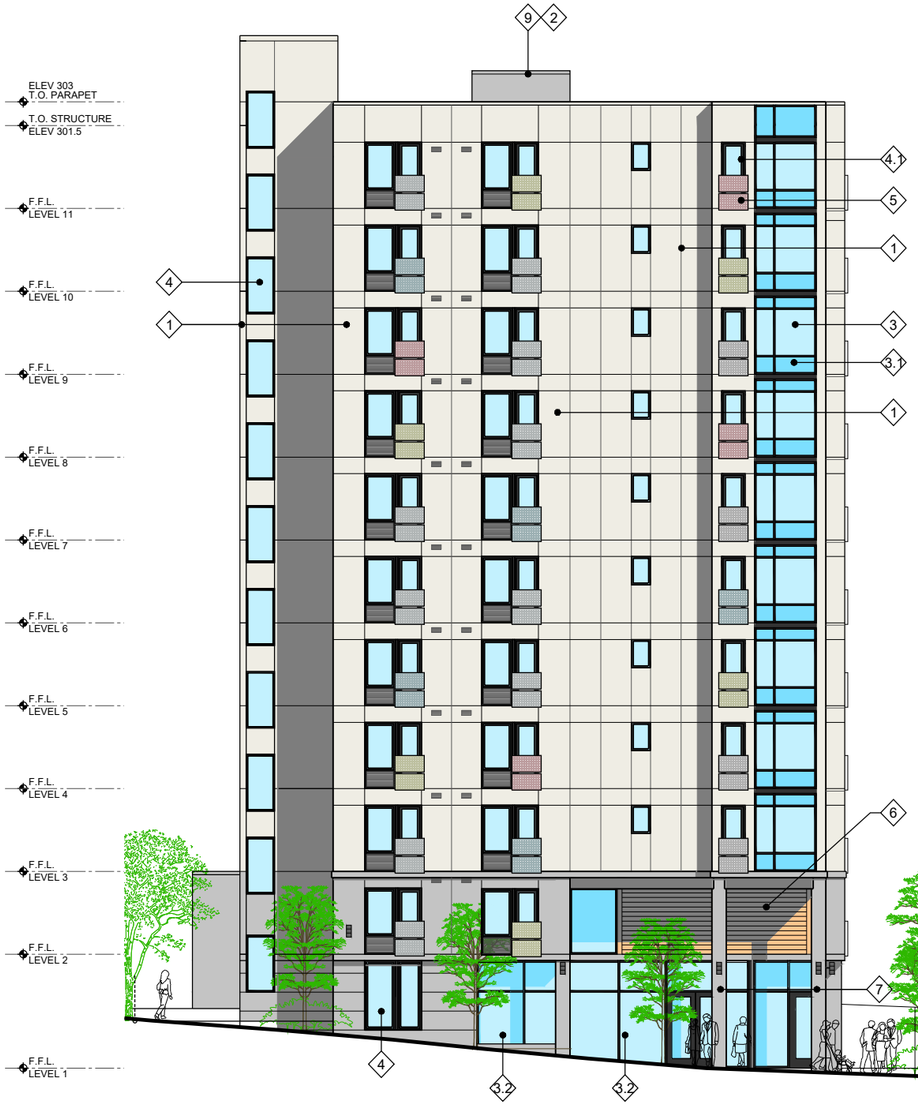
1 EAST ELEVATION
SCALE: 1/16" = 1-0"



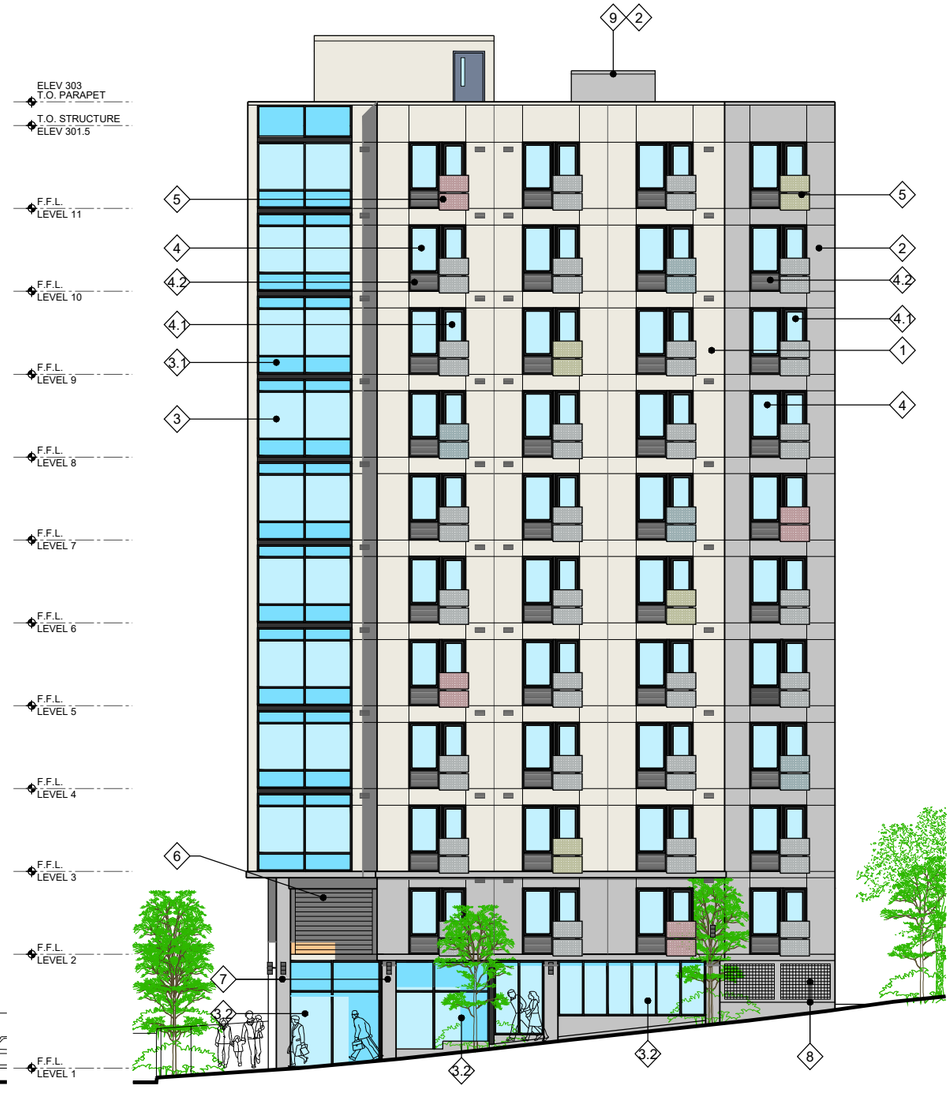
2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - COLOR "WHITE"
2. STUCCO - COLOR "LIGHT GRAY"
3. WINDOW WALL CURTAIN GLAZING
   FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING
   FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING
   FRAMING COLOR - " BLACK"
4. WINDOW VINYL
   FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL
   FRAMING COLOR - " BLACK"
4.2. LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL
   GUARDRAIL OPENING
6. BLACKENED WOOD
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE



1 EAST ELEVATION
SCALE: 1/16" = 1-0"

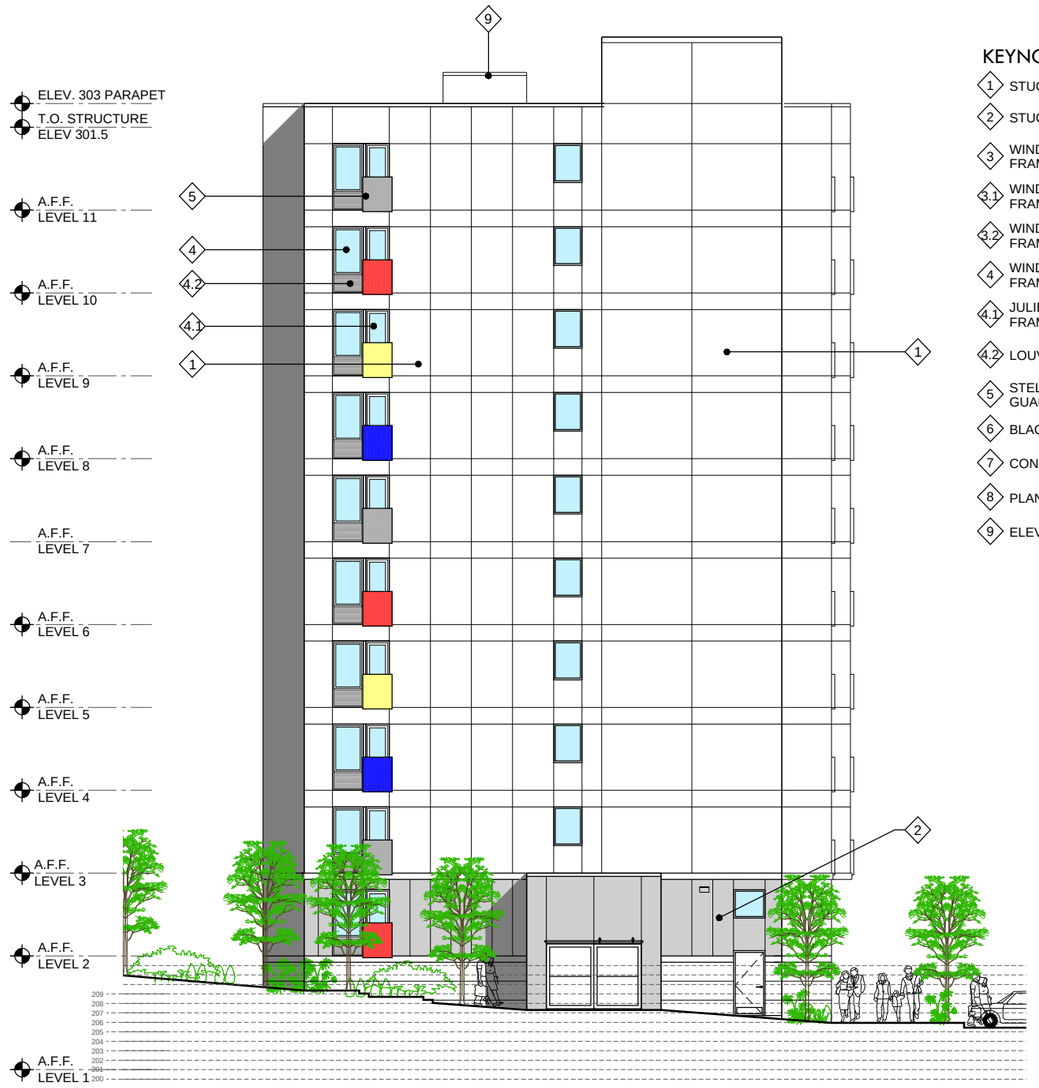


2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - STO 16003 - 85
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2. LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE

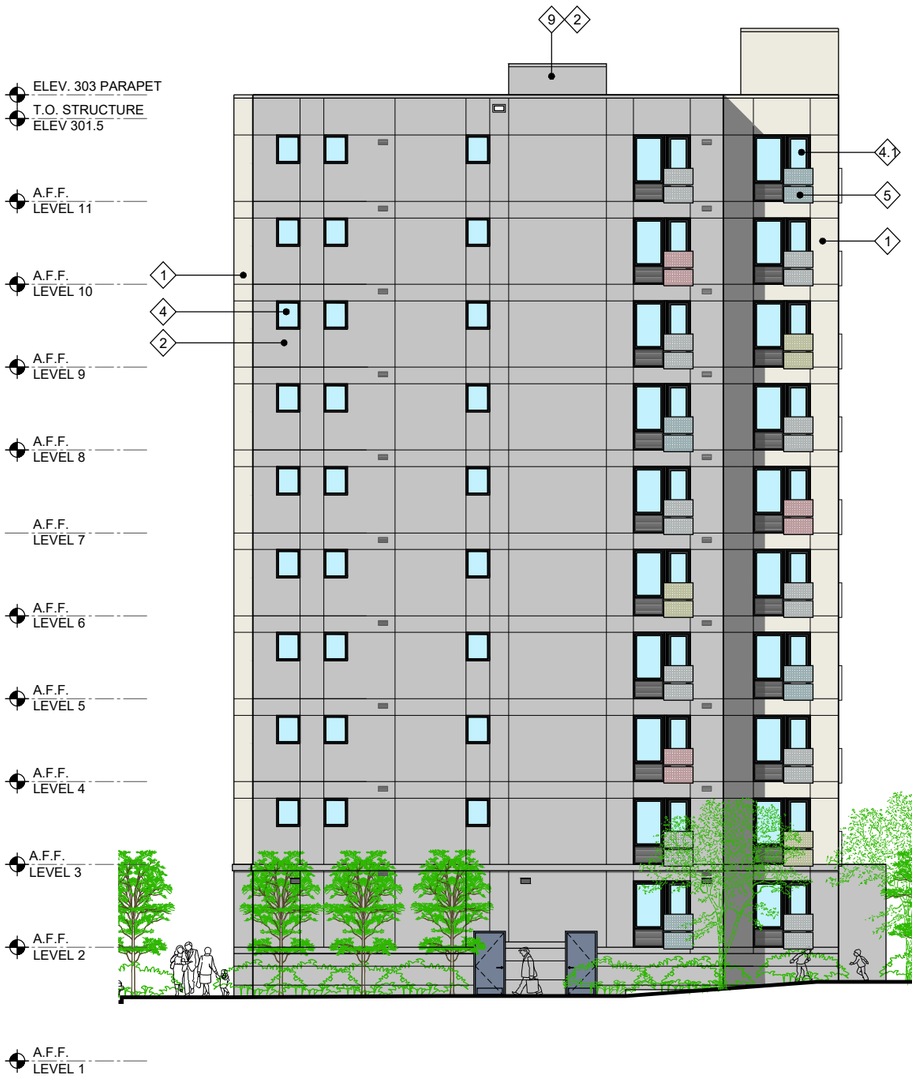
1 WEST ELEVATION
SCALE: 1/16" = 1-0"



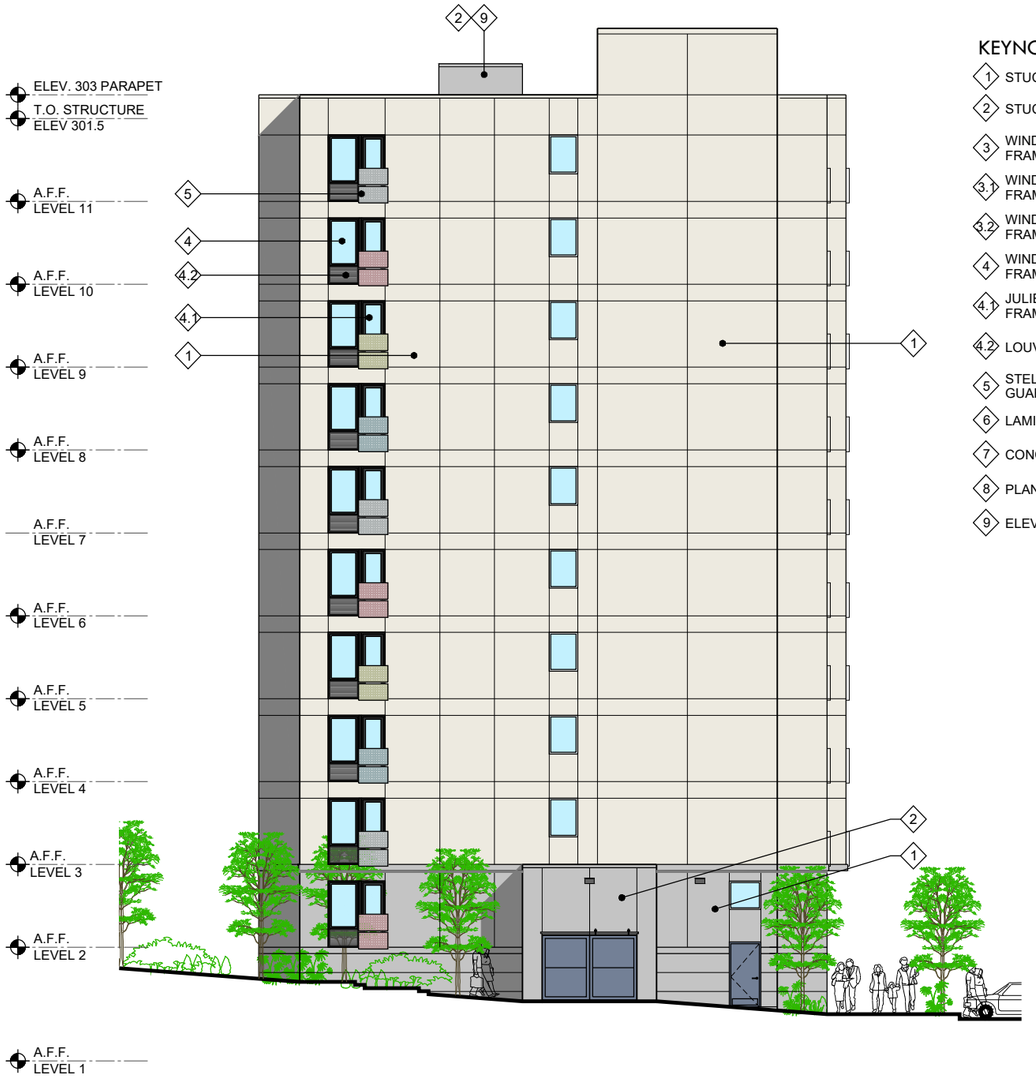
2 SOUTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - COLOR "WHITE"
2. STUCCO - COLOR "LIGHT GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1 WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2 WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1 JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2 LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. BLACKENED WOOD
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE



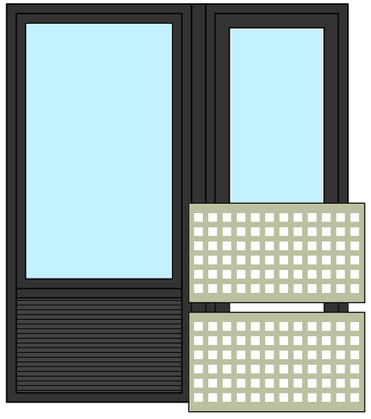
1 WEST ELEVATION
SCALE: 1/16" = 1-0"



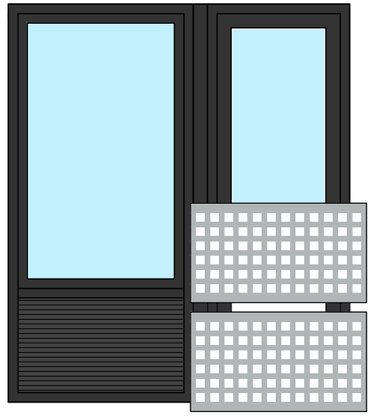
2 SOUTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

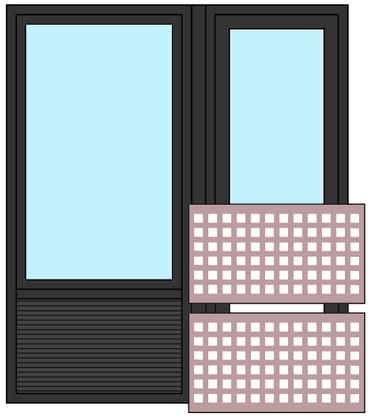
1. STUCCO - STO 16003 - 85
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2. LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE



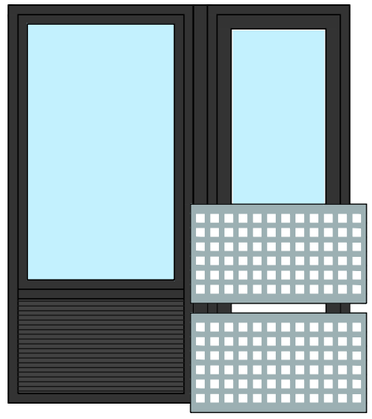
SW 7747 RECYCLED GLASS
RANDOM LOCATION
2 SCALE: 3/8" = 1-0"



SW 7072 ONLINE
ALL FLOOR
4 SCALE: 3/8" = 1-0"



SW 0071 ORCHID
RANDOM LOCATION
1 SCALE: 3/8" = 1-0"



SW 7613 AQUA-SPHERE
RANDOM LOCATION
3 SCALE: 3/8" = 1-0"

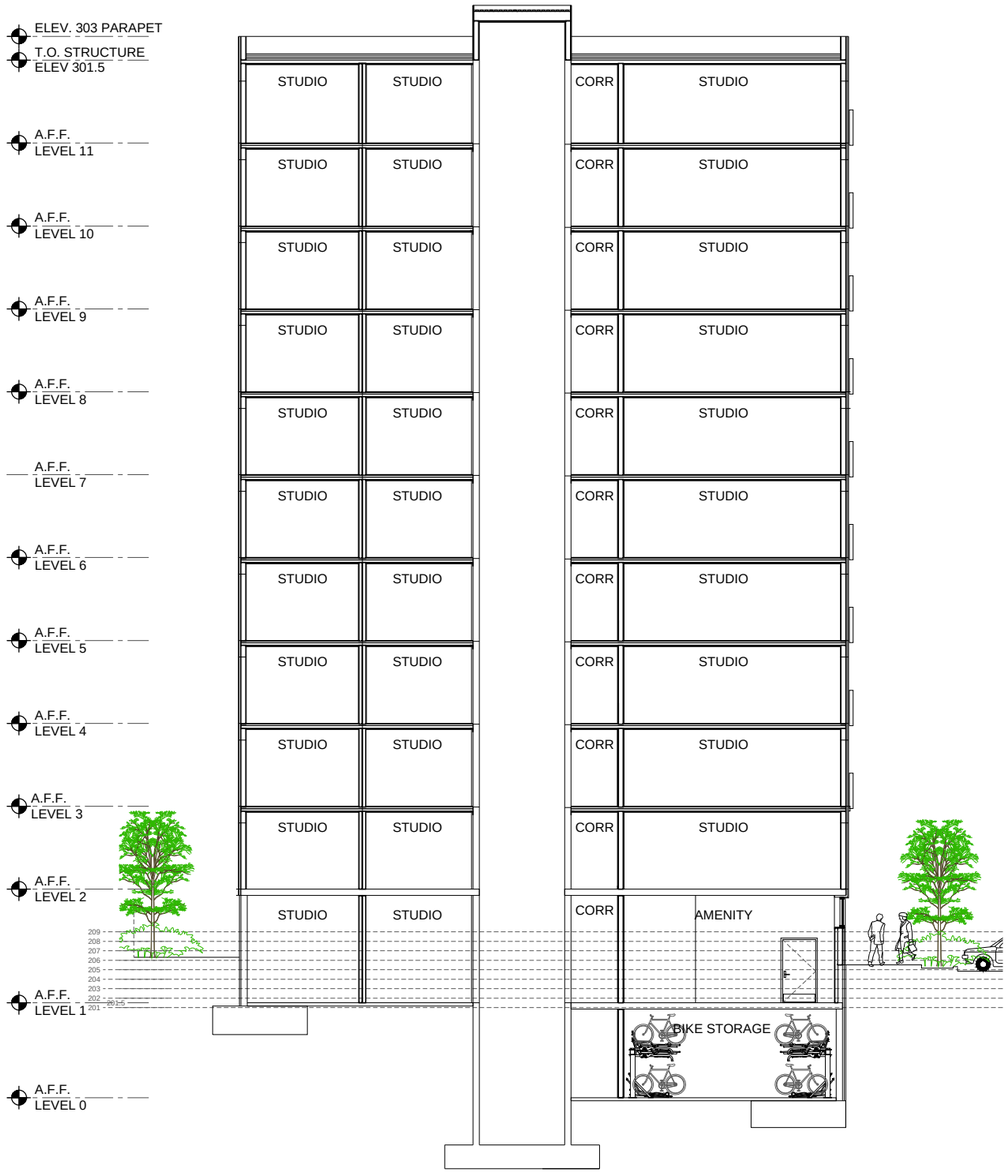
JULIET BALCONY COLOR PALETTE
SHERWIN WILLIAMS

SW 7072 ONLINE
RGB: 176,181,181

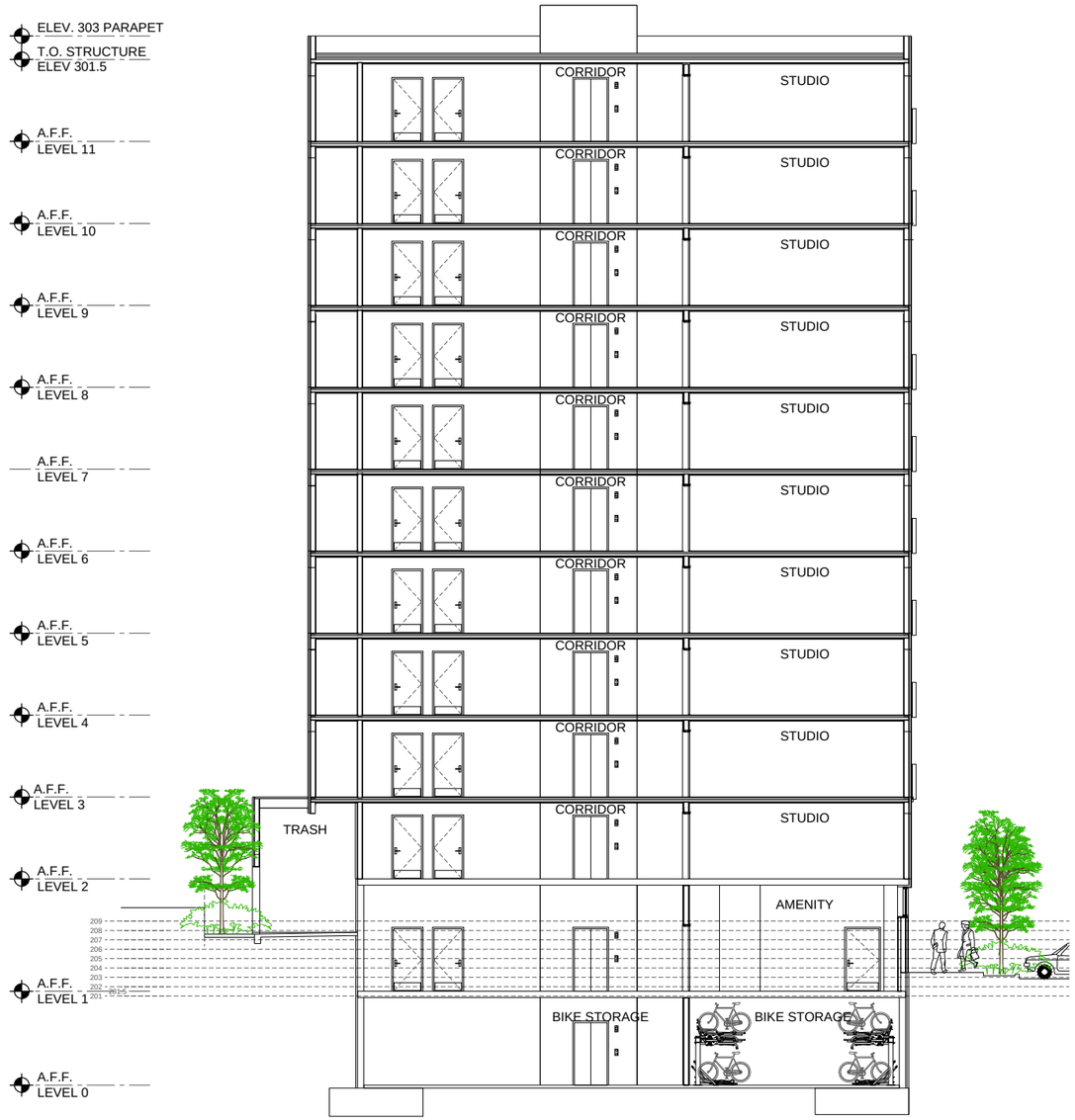
SW 7613 AQUA-SPHERE
RGB: 156,176,179

SW 7747 RECYCLED GLASS
RGB: 189,192,160

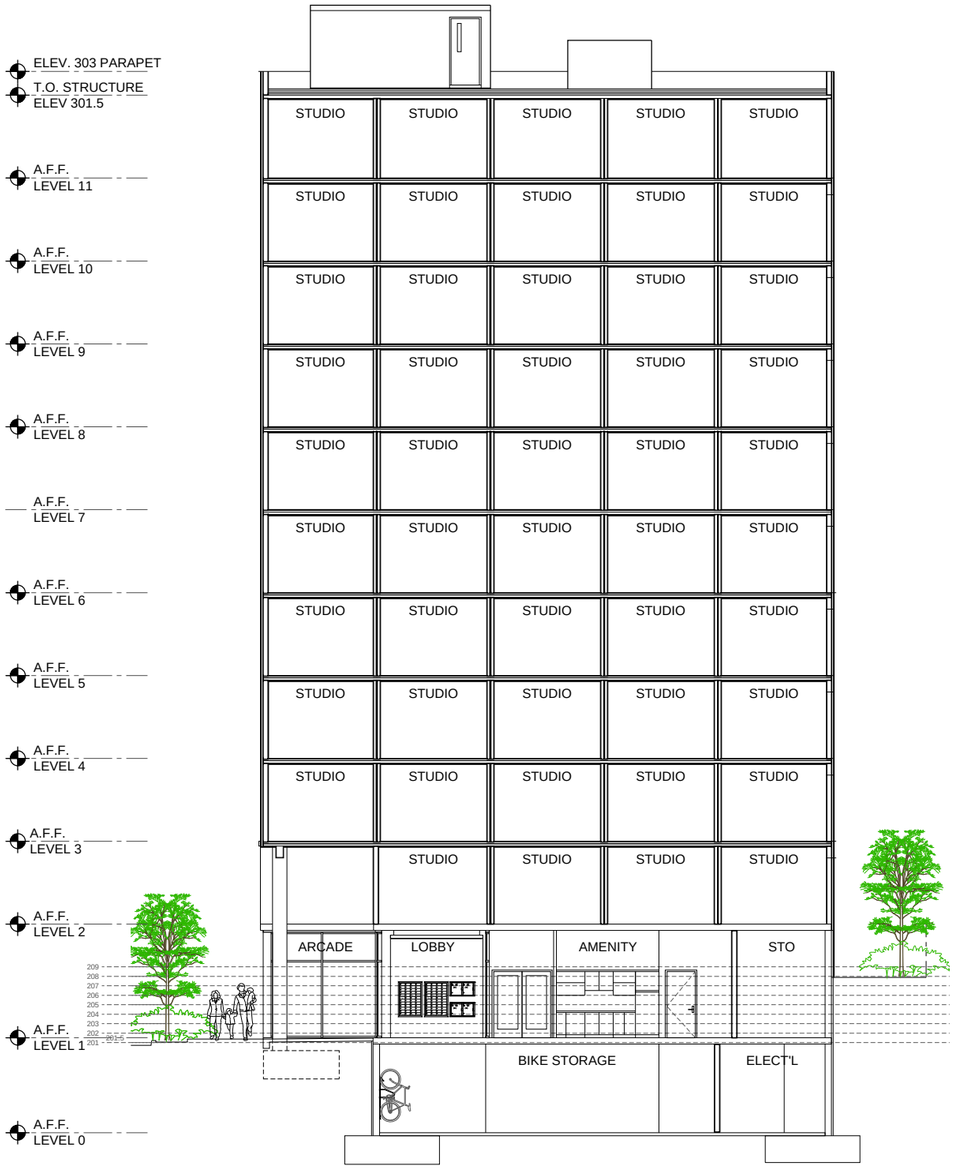
SW 0071 ORCHID
RGB: 188,156,158



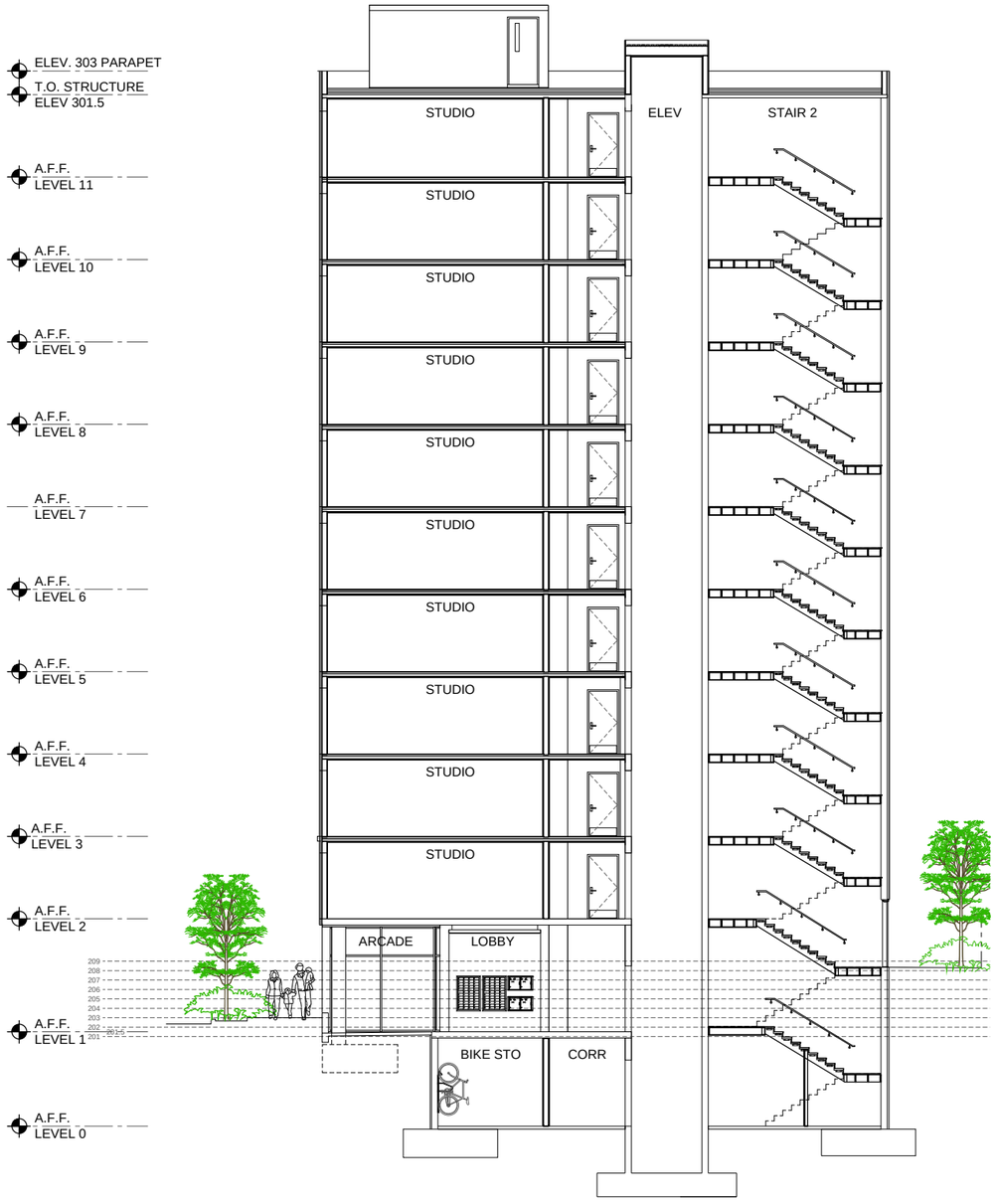
1 BUILDING SECTION
SCALE: 1/16" = 1-0"



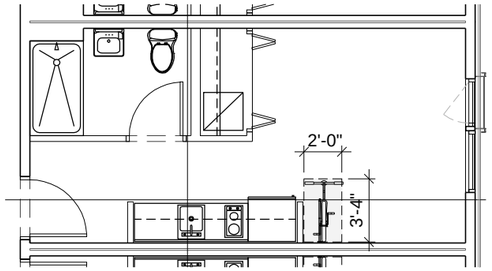
2 BUILDING SECTION
SCALE: 1/16" = 1-0"



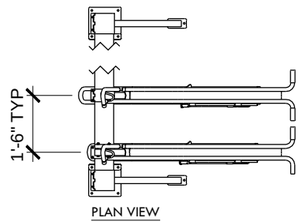
1 BUILDING SECTION
SCALE: 1/16" = 1-0"

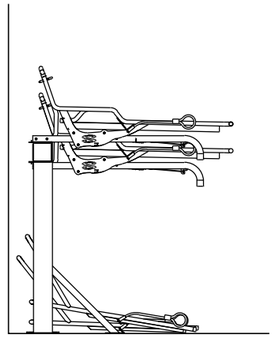


2 BUILDING SECTION
SCALE: 1/16" = 1-0"



3 BIKE PARKING TYPICAL UNIT PLAN
SCALE: 1/8" = 1-0"





4 BIKE PARKING - STACK RACK
SCALE: 1/4" = 1-0"

BIKE PARKING

Location	Type	18"x44"	18"x60"	No of Bike
Level 1	Long Term	0		
Level 2	Long Term	8		8
Level 3	Long Term	9		9
Level 4	Long Term	9		9
Level 5	Long Term	None		0
Level 6	Long Term	None		0
Level 7	Long Term	None		
Level 8	Long Term	None		
Level 9	Long Term	None		
Level 10	Long Term	None		
Level 11	Long Term	None		
Basement	Long Term		75	75
Arcade	Short Term	None	6	6
Total Bike Parking		26	81	107

BICYCLE PARKING

CITY OF PORTLAND PLANNING AND ZONING CODE - CHAPTER 33.266, TABLE 266-6
MULTI-DWELLING
LONG TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL: 1.1 SPACES PER UNIT: 91 UNITS X 1.1 = 100.1 SPACES REQUIRED
NOTE: 1.1 SPACES PER UNIT IN OUTSIDE CENTRAL CITY PLAN DISTRICT

SHORT TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL: 1 SPACE PER 20 UNITS: 91 UNITS/ 20 = 5 SPACES REQUIRED

LONG TERM = 101 PARKING SPACES
SHORT TERM = 6 PARKING SPACES

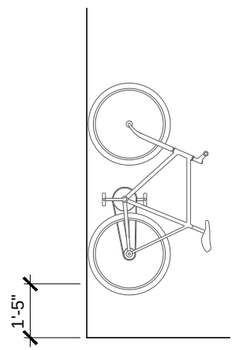
PRODUCT FEATURES
- CAN BE BUILT AS A SINGLE-SIDED OR DOUBLE-SIDED UNIT.
- MULTIPLE BIKE SPACING OPTIONS OFFERS FLEXIBILITY TO MEET MUNICIPAL BIKE PARKING REGULATIONS
- FEW MOVING PARTS TO MINIMIZING MAINTENANCE
- 1.25" SECURITY LOCKING BAR STANDARD AT EACH BIKE SPOT
- 104" CEILING CLEARANCE (LOWER CEILING HEIGHT MODEL CAN BE PROVIDED IF NEEDED FOR CEILING HEIGHT OF 96" - 24" BIKE SPACING ONLY).
- UPPER TRAYS PULL DOWN TO 12" FROM FLOOR TO MINIMIZE BICYCLE LIFT HEIGHT WHEN LOADING.
- HOT DIPPED GALVANIZED FINISH
- LIFT ASSIST MECHANISM IS SPRING LOADED TOP TRAY

NUMBER OF BIKES
- 16 BIKE DOUBLE SIDED MAXIMUM PER SECTION. CAN BE DESIGNED IN SECTIONS OF 4, 6, 8, 10, 12 OR 16 BIKES

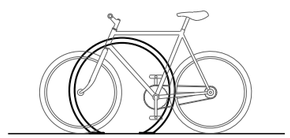
MATERIALS
- 6" SQUARE UPPER FRAME
- 2" SQUARE STEEL LOWER FRAME

SPACING
- 84" AISLE WAY RECOMMENDED TO ALLOW FOR LOADING AND UNLOADING

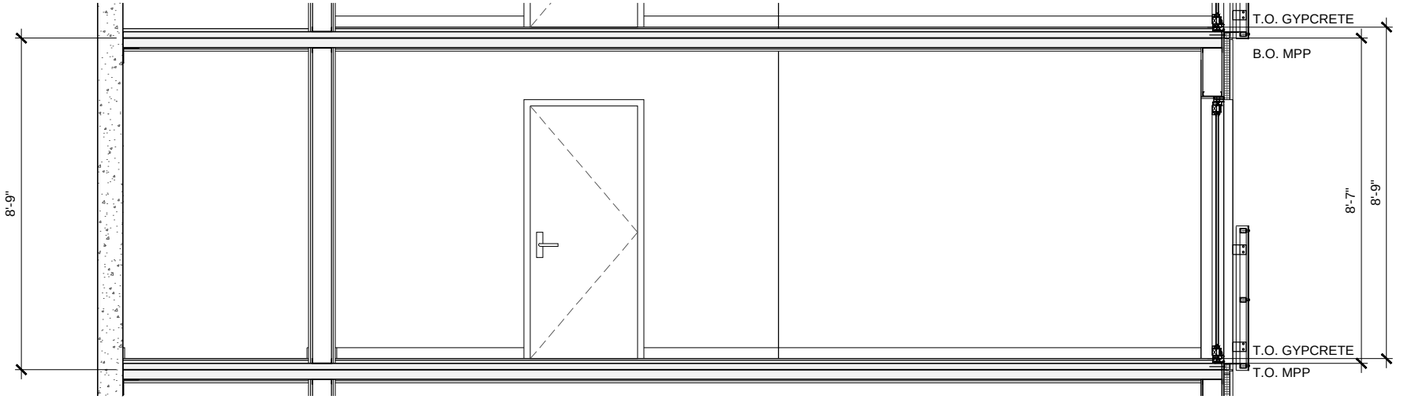
1 BIKE PARKING PLAN
SCALE: 1/8" = 1-0"



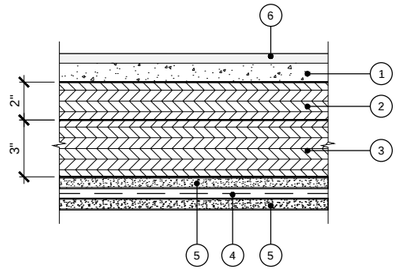
3 BIKE PARKING - WALL MOUNTED
SCALE: 1/4" = 1-0"



3 BIKE PARKING - FLOOR MOUNTED
SCALE: 1/4" = 1-0"

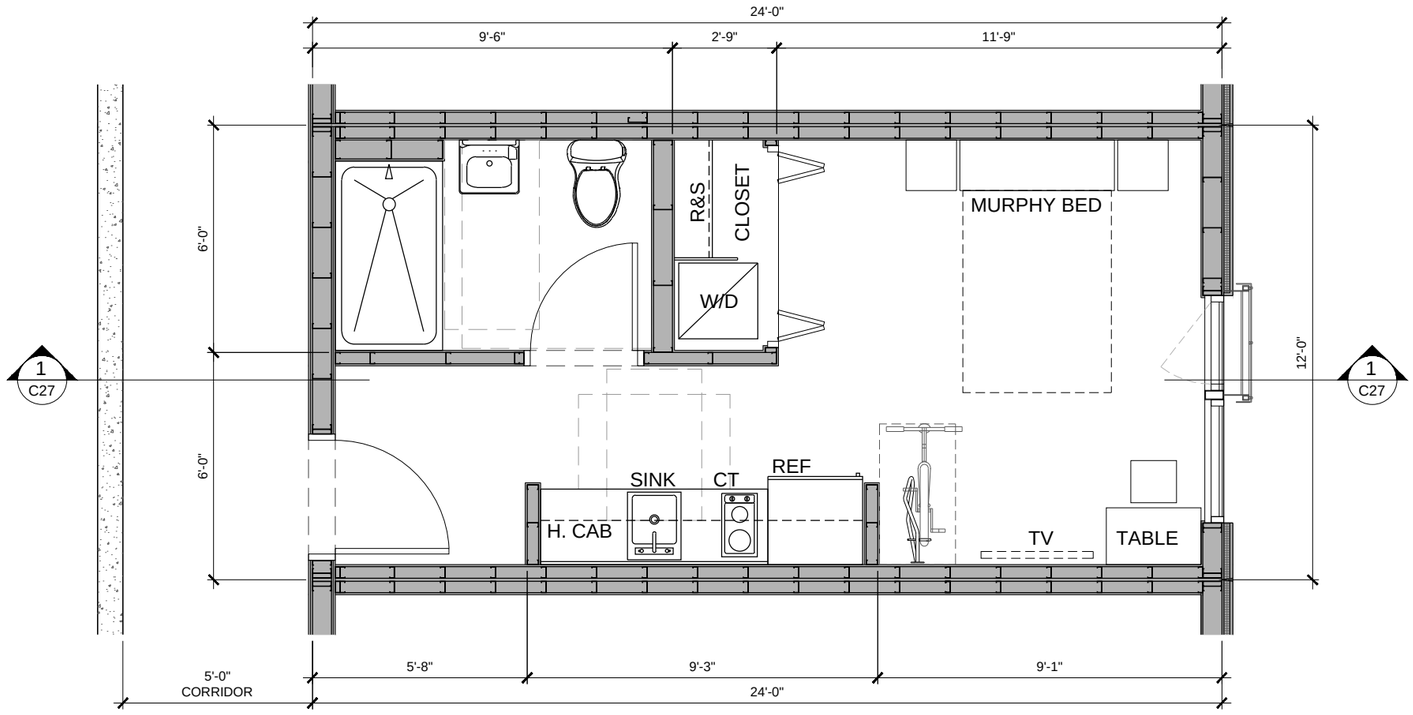


2 TYPICAL SECTION
SCALE: 1/4" = 1-0"

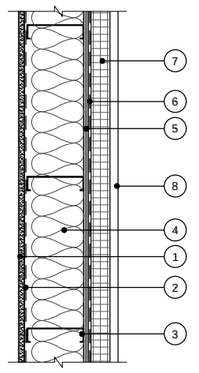


KEY NOTES
1. 1" GYPGRETE
2. 2" MPP - FLOOR
3. 3" MPP - CEILING
4. 1/2" RESILIENT CHANNEL
5. 5/8" GYPSUM BD TYPE X
6. FLOOR FINISH - TBD

3 FLOOR ASSEMBLY DETAIL
SCALE: 1 1/2" = 1-0"

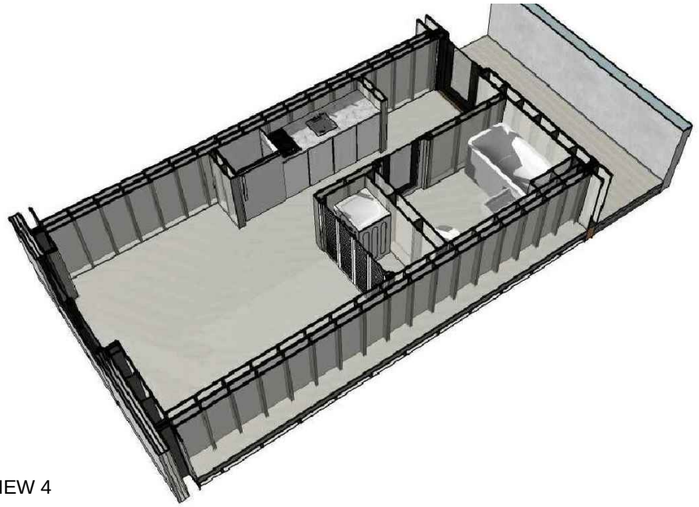


1 TYPICAL UNIT PLAN
SCALE: 1/4" = 1-0"

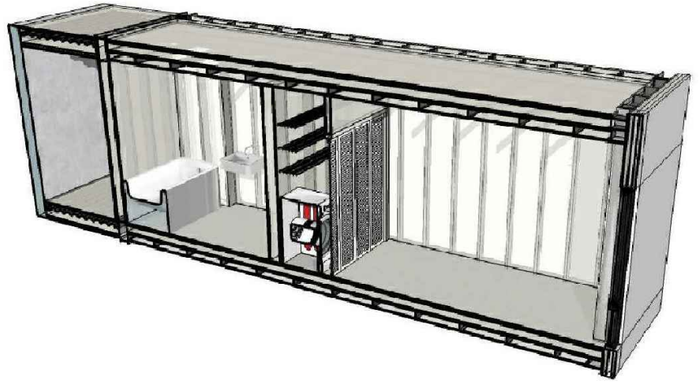


KEY NOTES
1. 5/8" GYPSUM BD TYPE X
2. VAPOR BARRIER
3. METAL STUD INSULATION
4. BLOWN-IN OR R21 BATT INSULATION EQUIVALENT
5. STRUCTURAL SHEATHING
6. WEATHER RESISTIVE BARRIER (LIQUID APPLY)
7. R10 CONTINUES RIGID INSUL
8. STUCCO

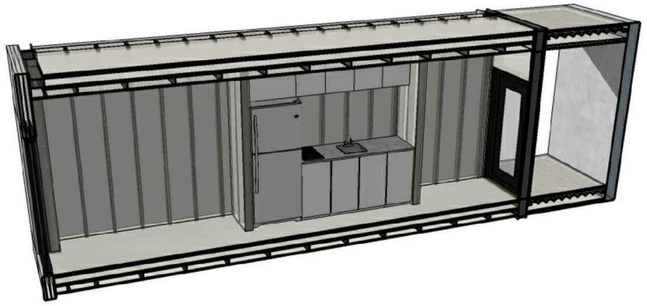
3 WALL ASSEMBLY DETAIL
SCALE: 3/4" = 1-0"



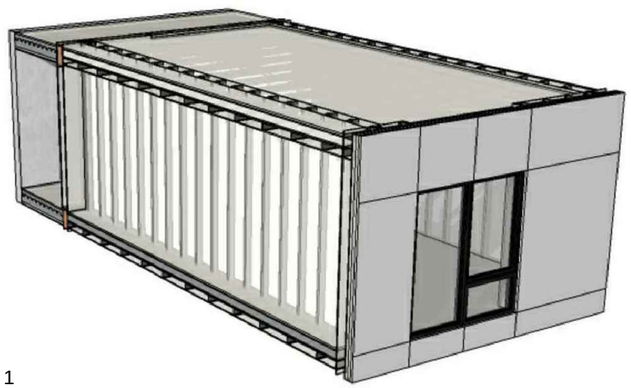
VIEW 4



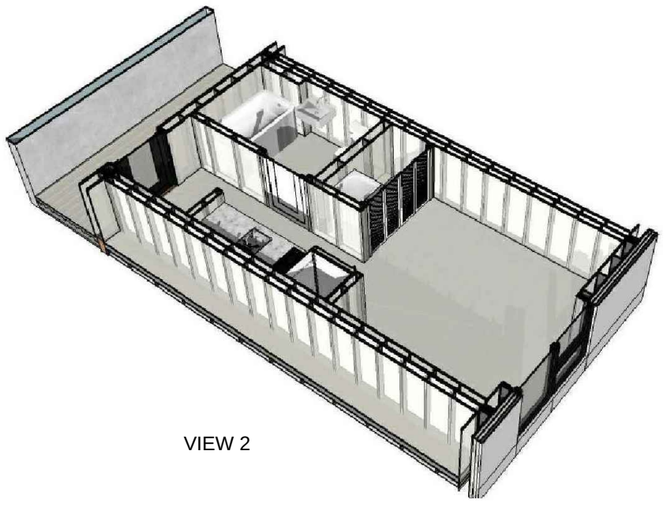
VIEW 5



VIEW 6



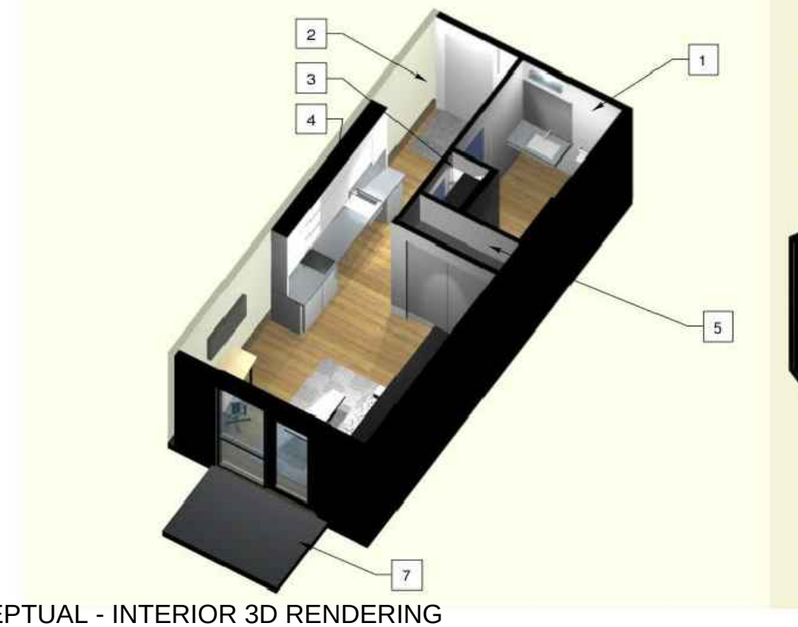
VIEW 1

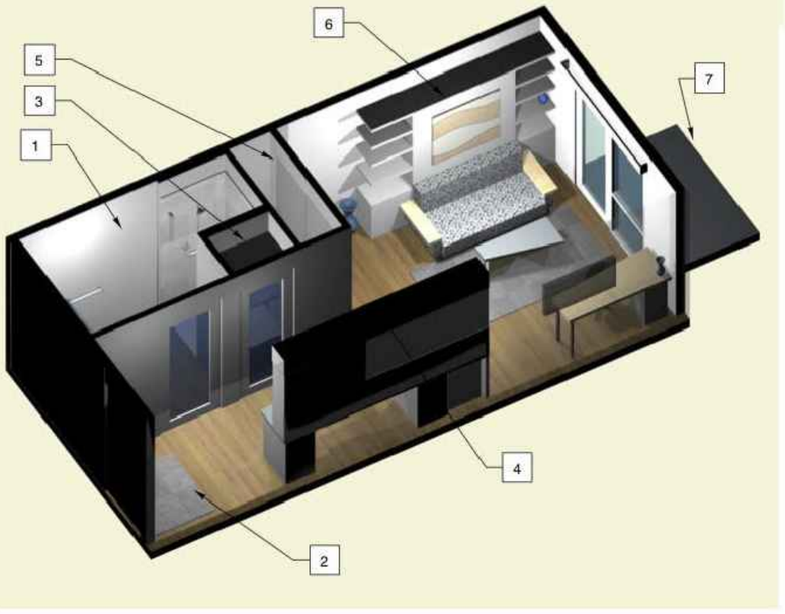


VIEW 2

VIEW 3

MODULAR UNIT PLAN





CONCEPTUAL - INTERIOR 3D RENDERING

300 square foot
Accessible apartment
(Type A)

Keynotes

1: Bathroom
- Accessible clearance under sink
- Turning radius
- Shower with seat and grab bars
- Toilet with grab bars

2: Entry door with required ADA door clearances
-Bathroom door with required door clearances

3: Washer/dryer closet

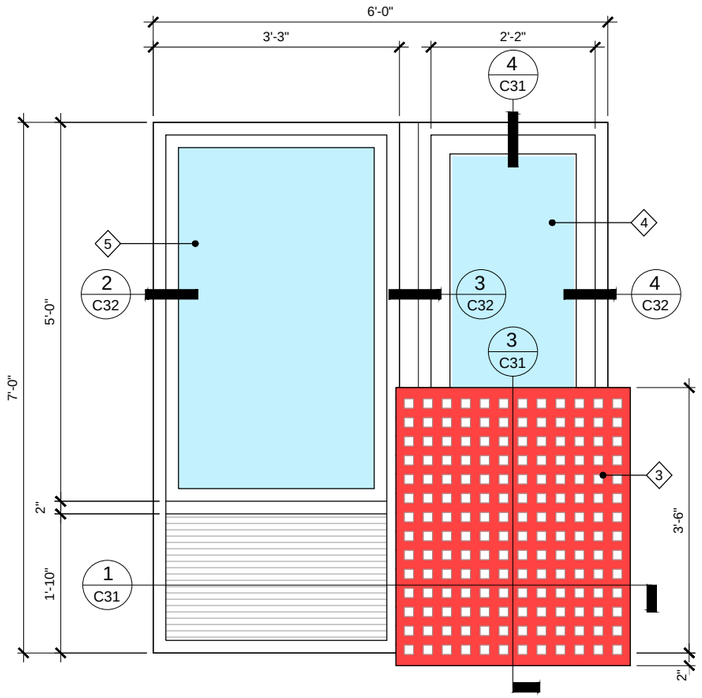
4: Kitchen
- Required accessible workspace
- Required clearances under sink

5: Closet

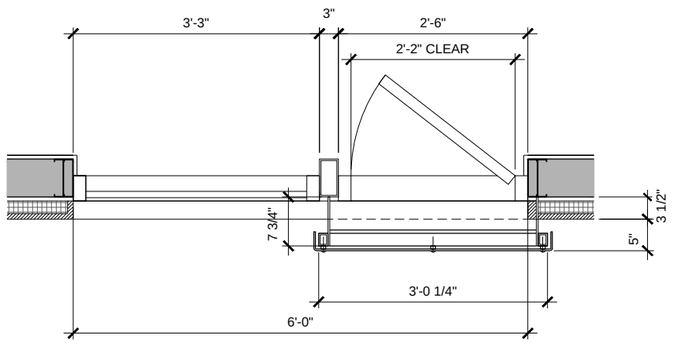
6: Couch/ Full size murphy bed system

7: Accessible Patio

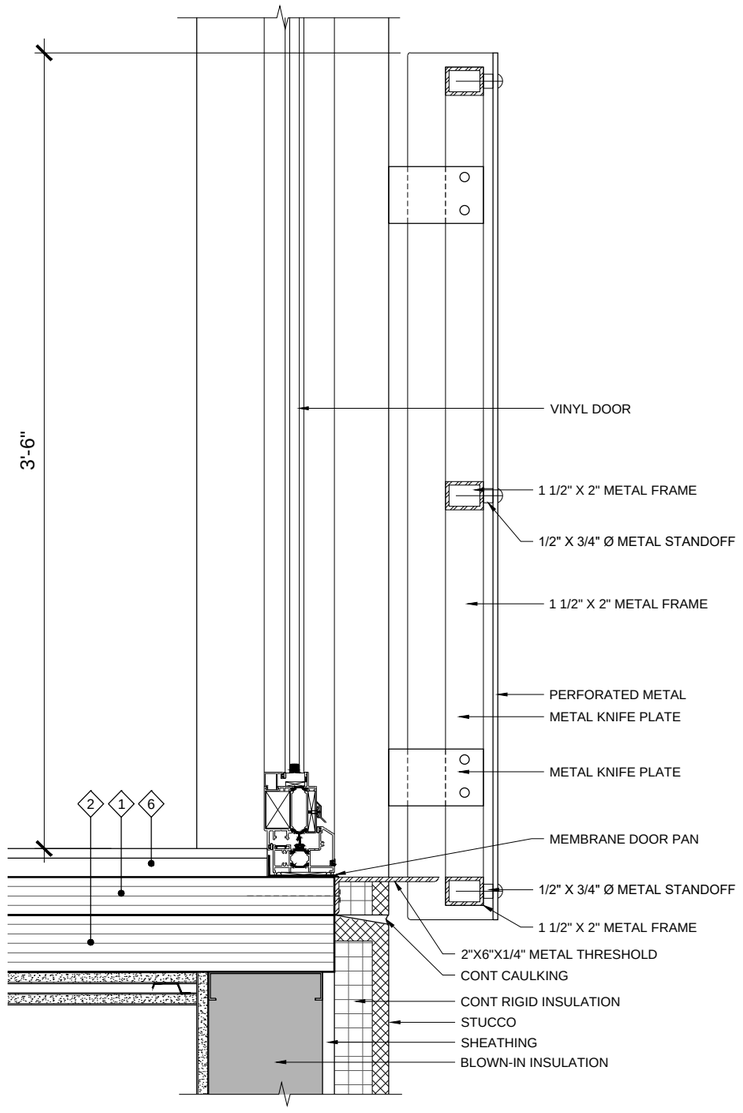
CONCEPTUAL - INTERIOR 3D RENDERING



2 JULIET WINDOW ELEVATION - TYP
SCALE: 1/2" = 1-0"



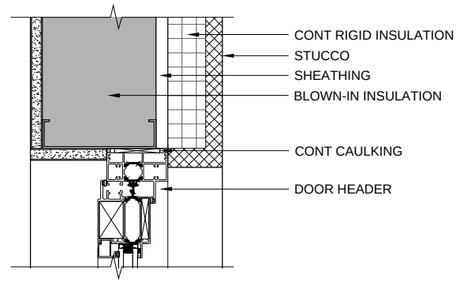
1 JULIET WINDOW PLAN - TYP
SCALE: 1/2" = 1-0"



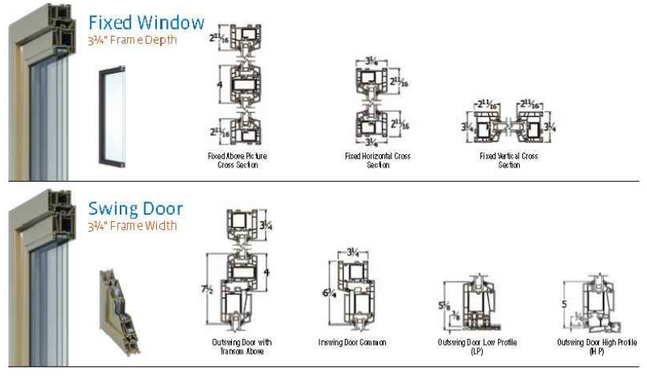
3 JULIET WINDOW RAILING - TYP
SCALE: 1 1/2" = 1-0"

KEYNOTES

1. 2" THICK MASS PLYWOOD PANEL
2. 3" THICK MASS PLYWOOD PANEL
3. POWDER COATED METAL RAILING
4. DOOR INSWING - VPI
5. FIXED WINDOW - VPI
6. GYPCRETE



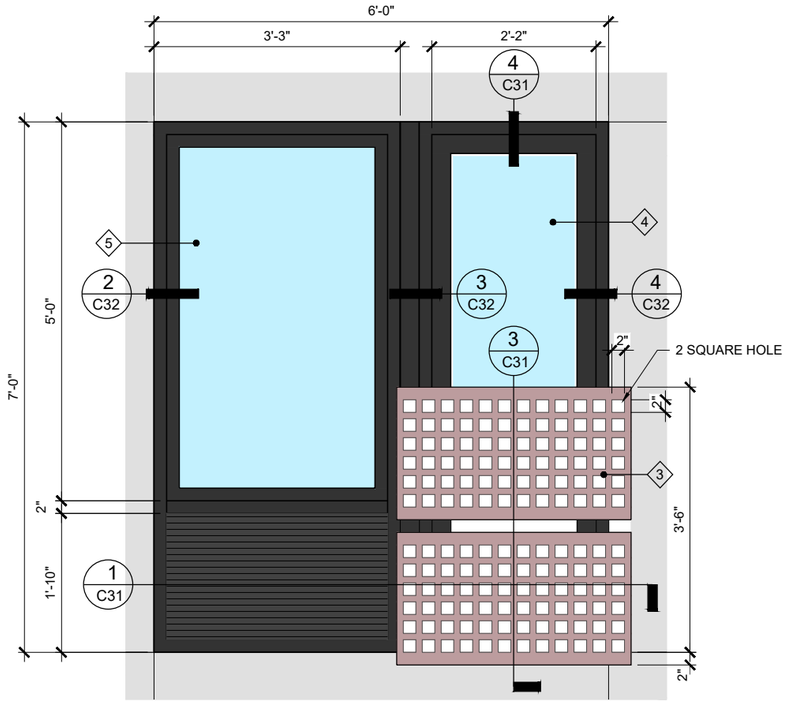
4 DOOR HEADER - TYP
SCALE: 1 1/2" = 1-0"



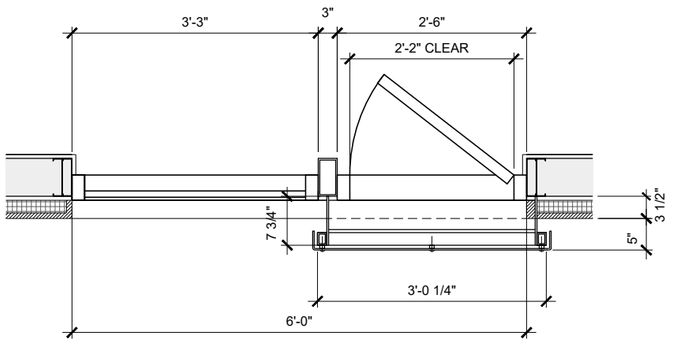
vpi Quality Windows | Envision Series

WINDOW TYPE
CASEMENT - PICTURE – CASEMENT
U-FACTOR: .27
SHGC: .14

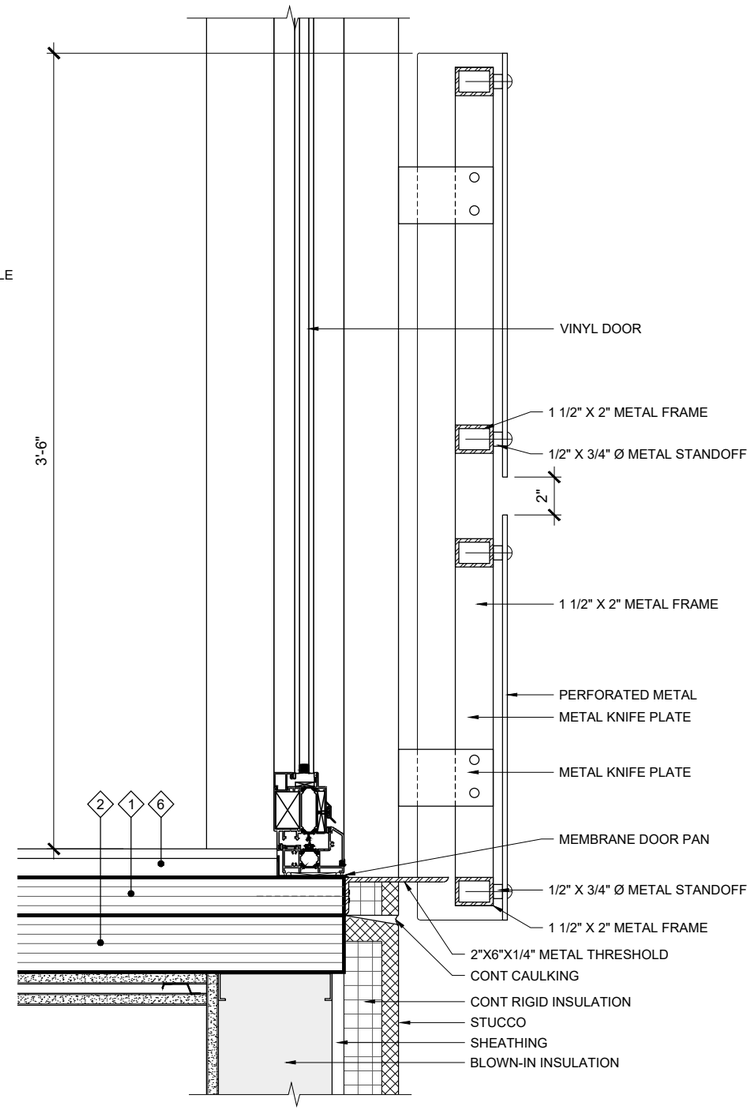
DOOR TYPE
INSWING-INT. GLAZED
U-FACTOR: .27
SHGC: .16



2 JULIET WINDOW ELEVATION - TYP
SCALE: 1/2" = 1-0"



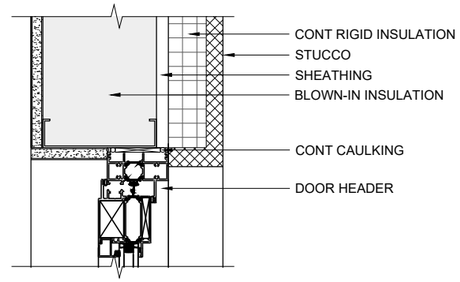
1 JULIET WINDOW PLAN - TYP
SCALE: 1/2" = 1-0"



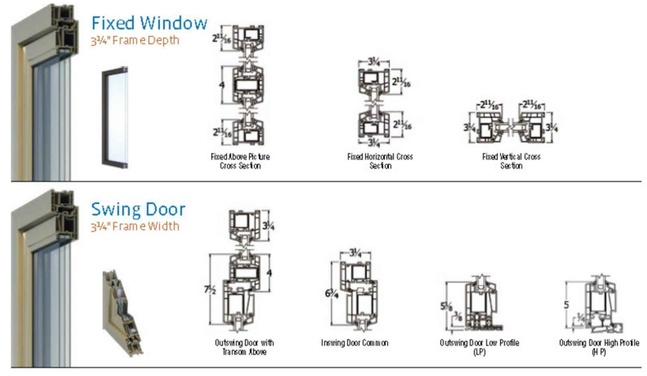
3 JULIET WINDOW RAILING - TYP
SCALE: 1 1/2" = 1-0"

KEYNOTES

1. 2" THICK MASS PLYWOOD PANEL
2. 3" THICK MASS PLYWOOD PANEL
3. POWDER COATED METAL RAILING
4. DOOR INSWING - VPI
5. FIXED WINDOW - VPI
6. GYPCRETE



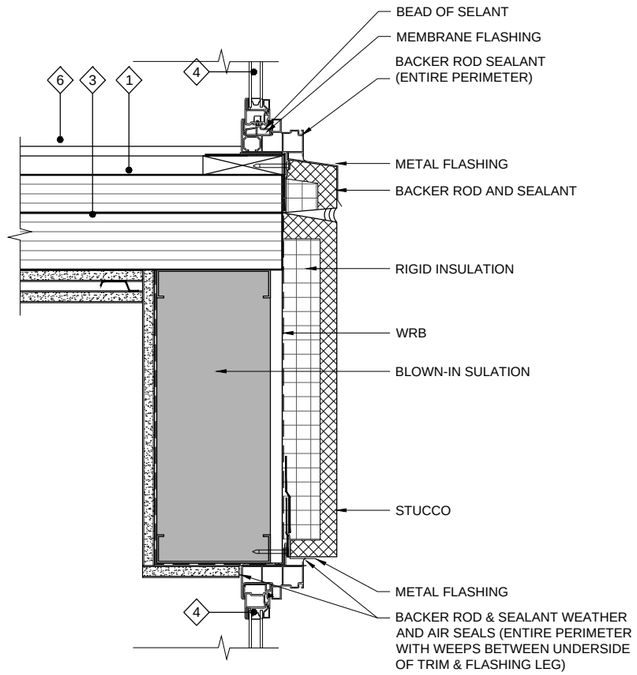
4 DOOR HEADER - TYP
SCALE: 1 1/2" = 1-0"



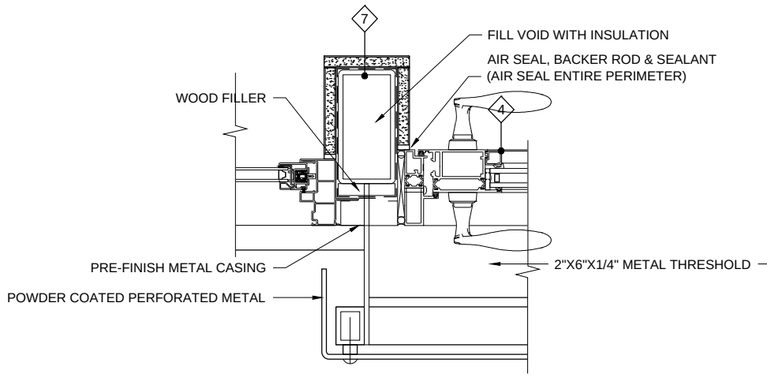
vpi Quality Windows | Envision Series

WINDOW TYPE
CASEMENT - PICTURE – CASEMENT
U-FACTOR: .27
SHGC: .14

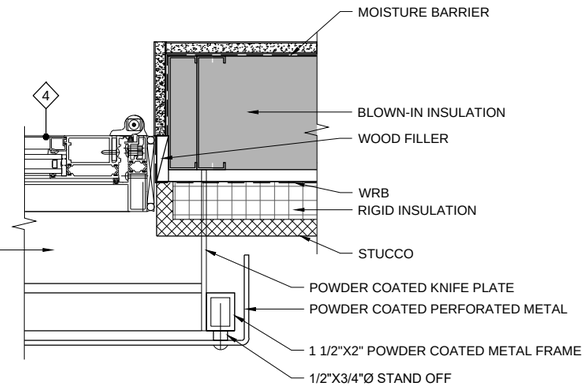
DOOR TYPE
INSWING-INT. GLAZED
U-FACTOR: .27
SHGC: .16



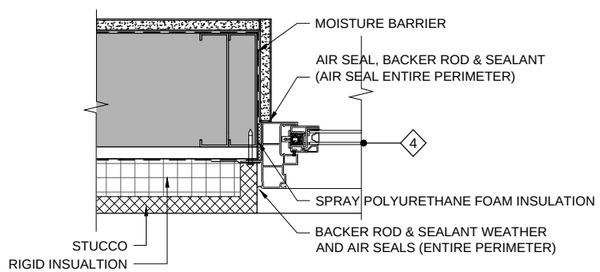
1 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



3 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



4 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



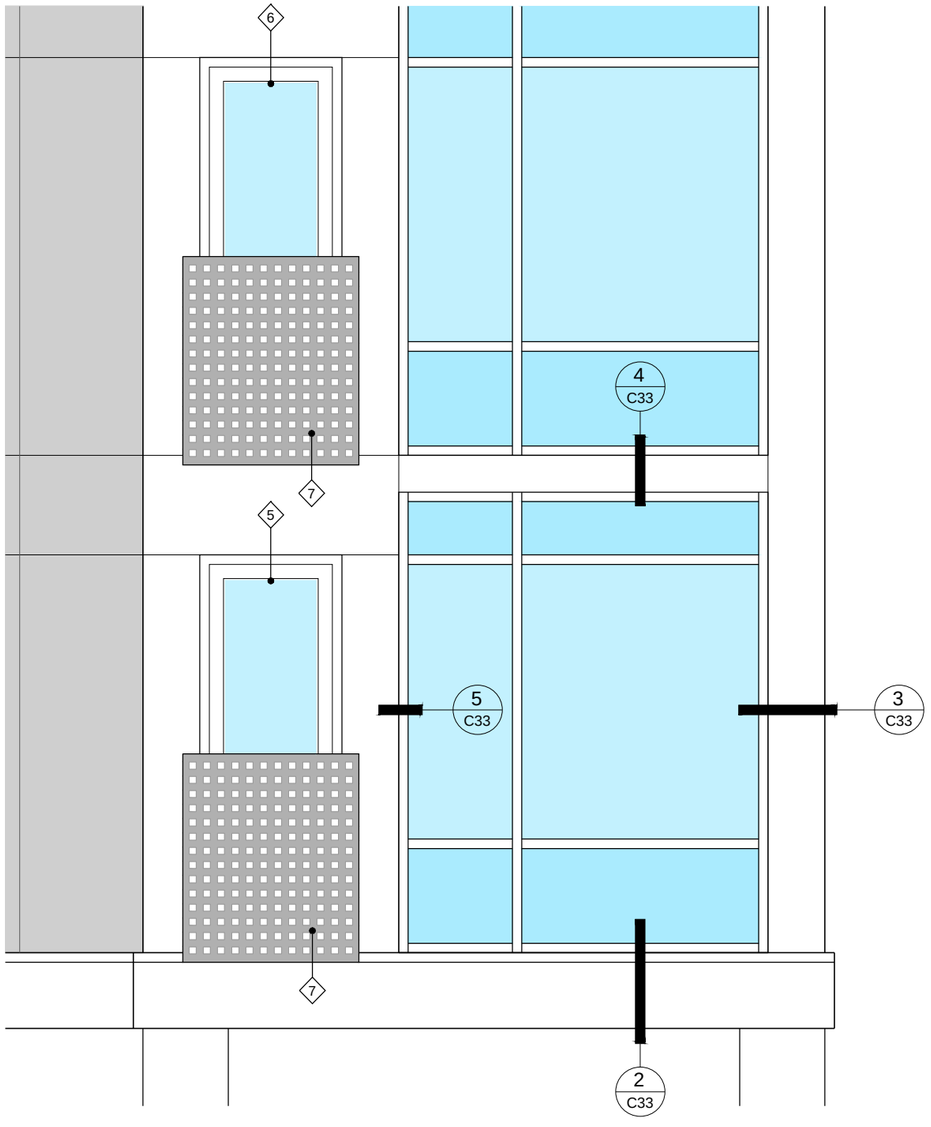
2 DETAIL SECTION
SCALE: 1 1/2" = 1-0"

KEYNOTES

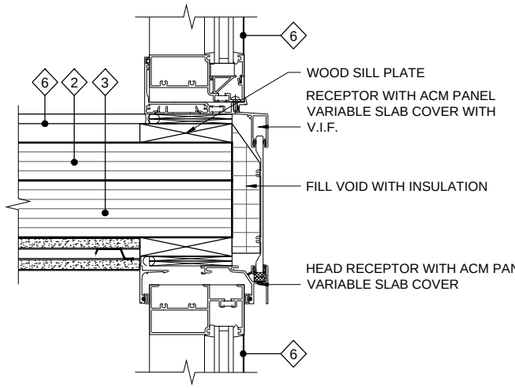
1. 2" THICK MASS PLYWOOD PANEL
2. 3" THICK MASS PLYWOOD PANEL
3. POWDER COATED METAL RAILING
4. DOOR INSWING - VPI
5. FIXED WINDOW - VPI
6. GYPCRETE
7. TUBULAR POST

WINDOW TYPE
CASEMENT - PICTURE – CASEMENT
U-FACTOR: .27
SHGC: .14

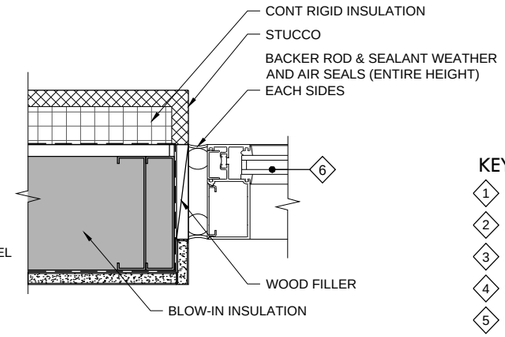
DOOR TYPE
INSWING-INT. GLAZED
U-FACTOR: .27
SHGC: .16



1 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



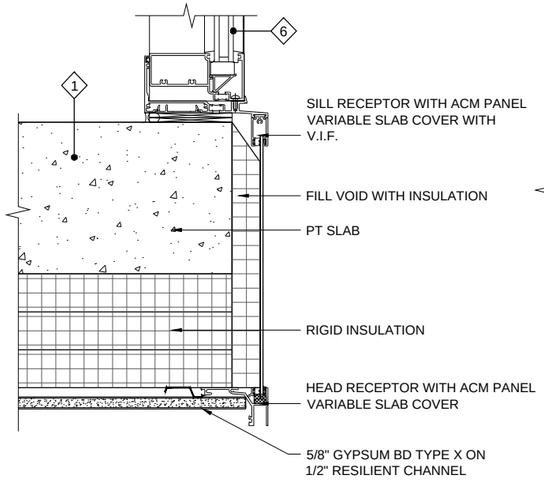
4 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



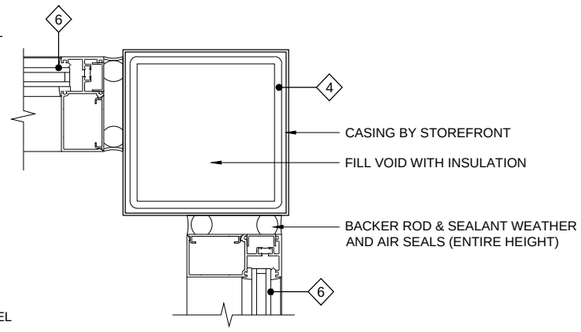
5 DETAIL SECTION
SCALE: 1 1/2" = 1-0"

KEYNOTES

1. P.T. SPAB
2. 2" THICK MASS PLYWOOD PANEL
3. 3" THICK MASS PLYWOOD PANEL
4. STEEL POST PER STRUCT'L
5. DOOR INSWING - VPI
6. WALL CURTAIN
7. POWDER COATED METAL RAILING



2 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



3 DETAIL SECTION
SCALE: 1 1/2" = 1-0"

METROVIEW™ FG 501T WINDOW WALL

Urban Elegance with an Economical Point of View

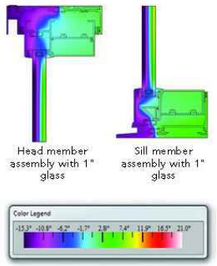
Sleek, efficient and versatile. FG 501T Window Wall – the first in the MetroView™ Window Wall series – packs the desired aesthetics of a curtain wall into a cost-efficient window wall system. Ideal for mid-rise commercial projects and sophisticated multifamily housing, MetroView™ FG 501T Window Wall delivers the refined design features that are so popular in today's urban and near-urban cityscapes.

MetroView™ FG 501T Window Wall offers the look of a true curtain wall with a slab-to-slab aluminum frame design. For maximum square footage in interior spaces, FG 501T Window Wall is engineered for shallow horizontal inside glazing with the glass set to the front of the system. Screw spline fabrication and joinery means easy construction and low installation costs. And for designs that put skylines within immediate reach, balcony doors can be easily and seamlessly integrated into the system. With air and water performance equal to many curtain walls and a range of aesthetic options including slab edge covers for a seamless transition between floors, MetroView™ FG 501T Window Wall offers a beautiful frame for life.

PERFORMANCE

MetroView™ FG 501T Window Wall is an economical solution that does not compromise performance to achieve the true look of a curtain wall. The framing process is as streamlined as its appearance, with simple two-piece receptors designed for efficient installation. Optional outside glazing allows for job-site flexibility.

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side



Head member assembly with 1" glass

Sill member assembly with 1" glass

Thermal performance is enhanced with our IsoLock™ thermal break. The factory-supplied pour and debridge thermal break involves pouring liquid polyurethane into a cavity or thermal pocket, allowing it to harden and then cutting away a small section of aluminum opposite the pour area to fully separate the exterior aluminum from the interior aluminum. This thermal barrier improves the U-factor and condensation resistance and also means there are fewer parts to cut and assemble.

Additionally, the IsoLock™ thermal break process is used to eliminate expansion and contraction of the polyurethane. Prior to the pouring operation, the aluminum is lanced into the cavity at a predetermined increment. The lanced aluminum creates a positive interlock in the polyurethane before it hardens, eliminating any potential for shrinkage. The mechanical locks, combined with the adhesive bond of the polyurethane to the aluminum, create a composite section used to meet design wind loads.

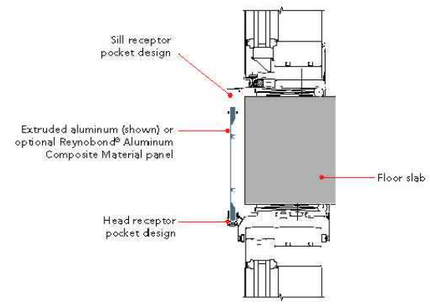
The system is fully tested according to industry standards, as indicated below:

PERFORMANCE TEST STANDARDS	
Air Infiltration	ASTM E283, NFRC 400, TAS 202
Water	ASTM E331, ASTM E547, TAS 202
Severe Wind-Driven Rain	AAMA 520
Structural – Uniform Wind Load	ASTM E330, TAS 202
Large Missile Impact	ASTM E1886, ASTM E1996
Acoustical Testing, STC and OITC	AAMA 1801, ASTM E90, ASTM E1425
Thermal Transmittance – U-Factor	NFRC 100, AAMA 1503, AAMA 507
Condensation Resistance (CRF and CR)	AAMA 1503, NFRC 500
Overall Solar Heat Gain (SHGC, VT)	AAMA 507, NFRC 200
Condensation Resistance	AAMA 1503

AESTHETICS AND VERSATILITY

It is easy to achieve dramatic floor-to-ceiling views with FG 501T Window Wall. The 2-1/4" sightline and standard 5" depth make it easy to achieve stylish urban aesthetics. For clean design lines, the system features a slab-to-slab application with an integrated slab edge. The system provides an appealing look for any type of application and accommodates single- and multi-punched openings or ribbon windows. Corner members for either 90° or 135° applications increase design flexibility, and expansion verticals can be incorporated as desired for a truly customized application.

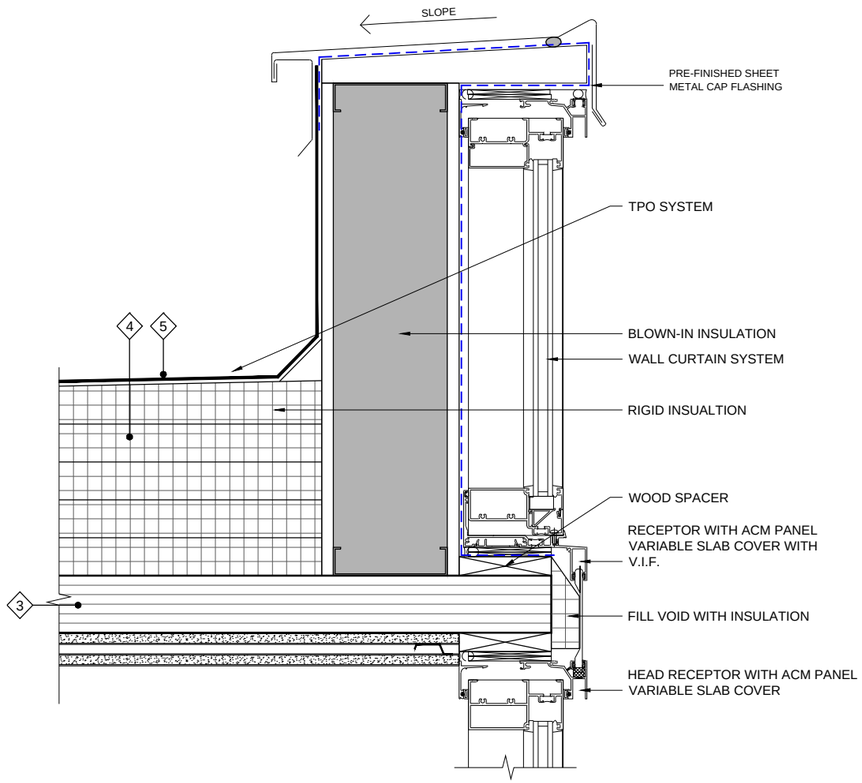
Painted finishes in standard and custom choices are available.



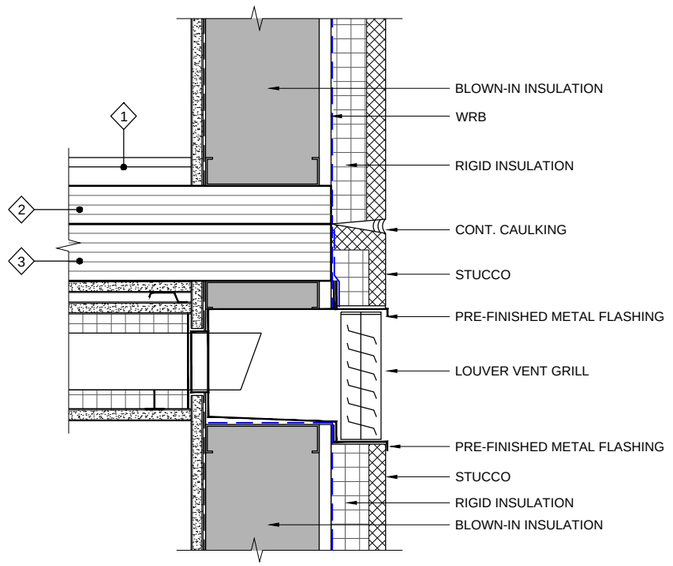
Kawneer Company, Inc. Technology Park/Atlanta
555 Guthridge Court Norcross, GA 30092
770.449.5555 kawneer.com

KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS



1 PARAPET DETAIL - WALL CURTAIN
SCALE: 1 1/2" = 1-0"



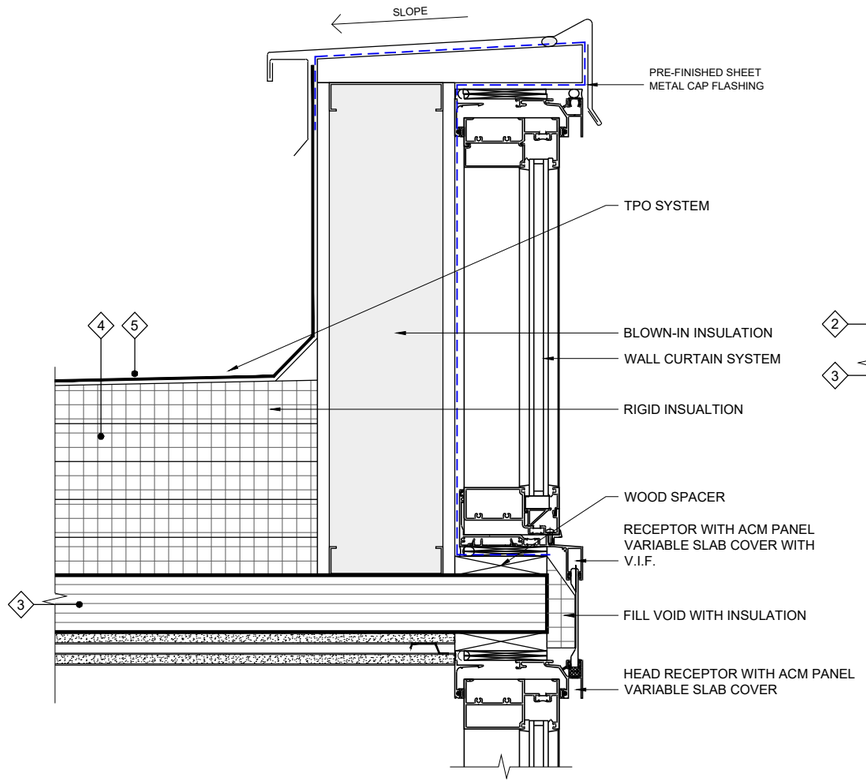
2 TYPICAL EXHAUST LOUVER VENT
SCALE: 1 1/2" = 1-0"

KEYNOTES

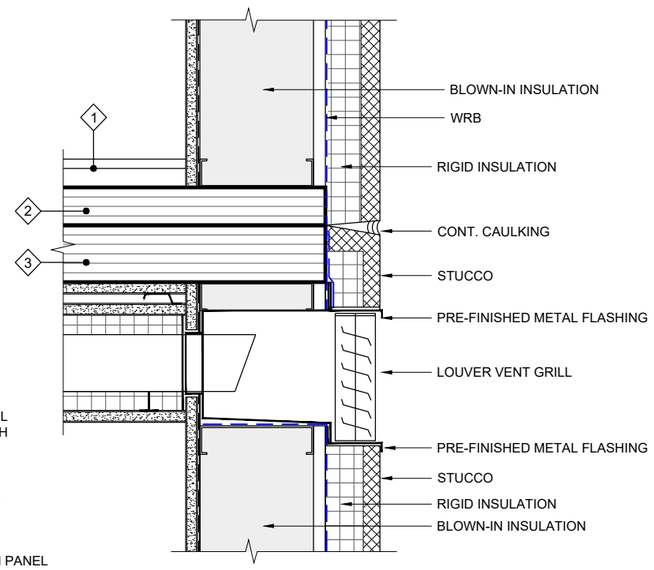
1. GYPCRETE
2. 2" THICK MASS PLYWOOD PANEL
3. 3" THICK MASS PLYWOOD PANEL
4. RIGID INSULATION (TAPERED)
5. TPO ROOFING

KEYNOTES

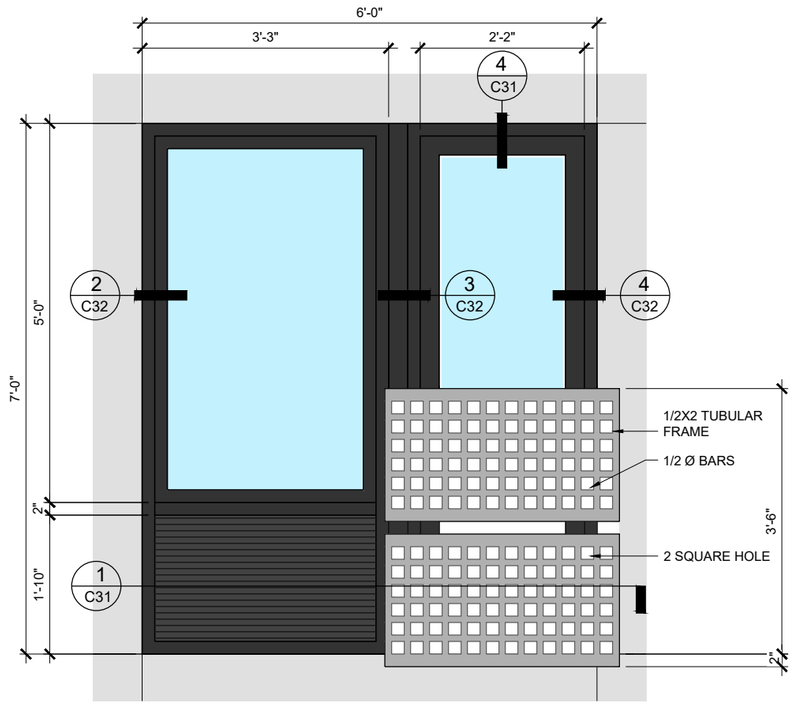
1. GYPCRETE
2. 2" THICK MASS PLYWOOD PANEL
3. 3" THICK MASS PLYWOOD PANEL
4. RIGID INSULATION (TAPERED)
5. TPO ROOFING



1 PARAPET DETAIL - WALL CURTAIN
SCALE: 1 1/2" = 1-0"



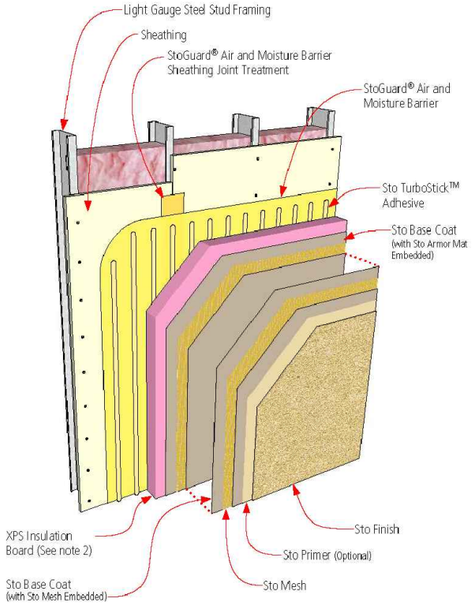
2 TYPICAL EXHAUST LOUVER VENT
SCALE: 1 1/2" = 1-0"



3 11TH FLOOR
JULIET WINDOW ELEVATION - TYP
SCALE: 1/2" = 1-0"

StoTherm® ci XPS
System Components: Ultra-High Impact Resistance

Detail No.: 53s.01
Date: January 2017



Notes:

1.StoTherm ci System Components:
- StoGuard Air and Moisture Barrier
- Sto Adhesive
- XPS Insulation Board
- Sto Base Coat
- Sto Armor Mat XX
- Sto Base Coat
- Sto Mesh
- Sto Primer (optional)
- Sto Finish

2. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

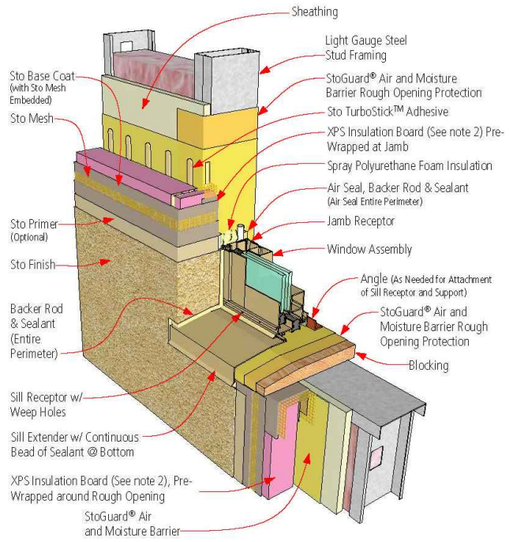
3. Ultra-high impact resistance recommended at all ground floors to a minimum height of 6'-0" (1.8 m) above finished grade and other areas accessible to pedestrian traffic, abnormal stress or impact.

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Receptor-Type Window Sill

Detail No.: 53s.23A-3
Date: January 2017



Step 3 - Window and Sill Flashing, Cladding, and Perimeter Weather and Air Seals

Notes:

1. Consult with window and sealant manufacturers to verify window installation and detailing and to assure no water leakage into the wall assembly. Consult with window manufacturer regarding window and/or flashing assembly thermal breaks to avoid condensation. Test the final assembly using materials and trades associated with the project to verify performance. Correct any deficiencies associated with excess air leakage, water infiltration into the wall assembly, or structural inadequacies.

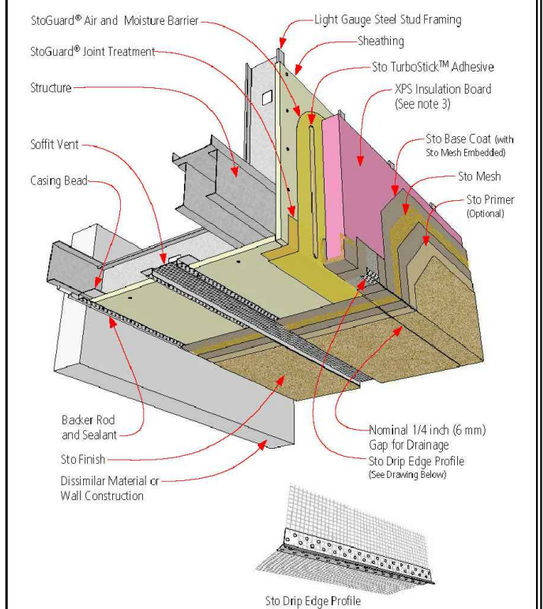
2. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Soffit: Uninsulated and Vented

Detail No.: 53s.31
Date: January 2017



Notes:

1. Prevent "communication" of vented air space with conditioned interior air to reduce the likelihood of condensation on materials in the vented space.

2. Typical soffit board is gypsum sheathing in compliance with ASTM C 1177. Refer to Sto Specification No. F601S and Sto Detail Series 14.xx.

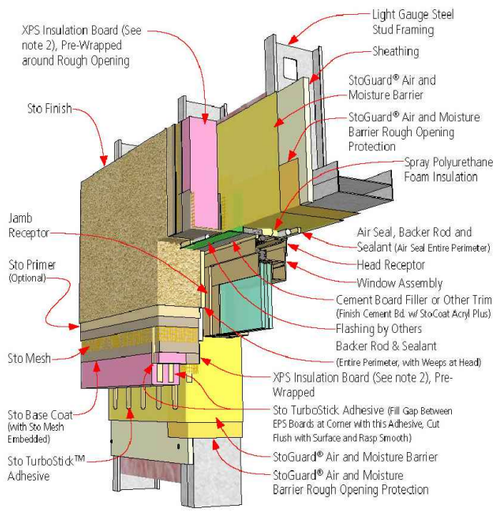
3. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Receptor-Type Window Head

Detail No.: 53s.23B-3
Date: January 2017



Step 3 - Cladding and Perimeter Weather and Air Seals

Notes:

1. Consult with window and sealant manufacturers to verify window installation and detailing and to assure no water leakage into the wall assembly. Consult with window manufacturer regarding window and/or flashing assembly thermal breaks to avoid condensation. Test the final assembly using materials and trades associated with the project to verify performance. Correct any deficiencies associated with excess air leakage, water infiltration into the wall assembly, or structural inadequacies.

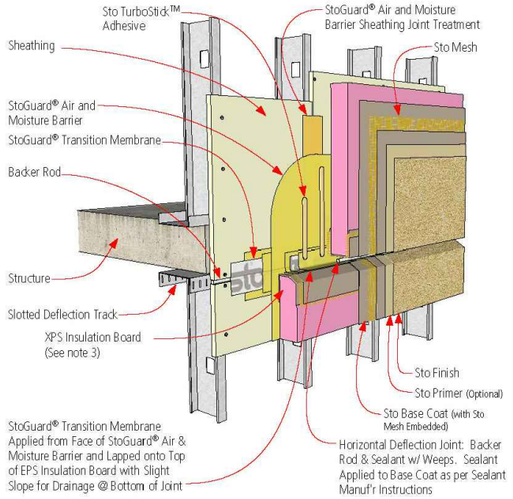
2. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Floor Line With Deflection - Concealed Flashing and Drainage at Floor Line

Detail No.: 53s.41A
Date: January 2017



Notes:

1. Sheathing attachment is typically at 8" (20.3 cm) on center or less vertically. Add C-channels or other attachment means along slab edge if necessary to conform with required fastener spacing.

2. Provide fire stopping at floor line as needed.

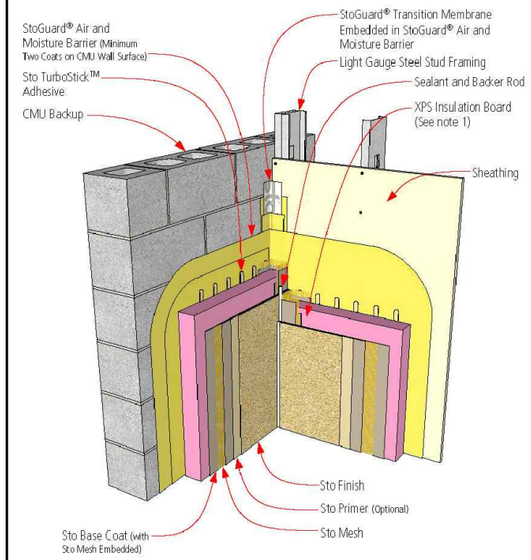
3. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Inside Corner with Dissimilar Backup Wall

Detail No.: 53s.53
Date: January 2017



Notes:

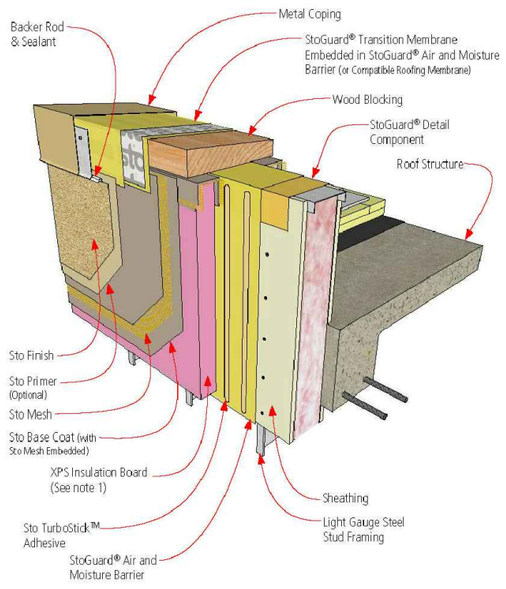
1. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Termination at Parapet - Front

Detail No.: 53s.60A
Date: January 2017



Notes:

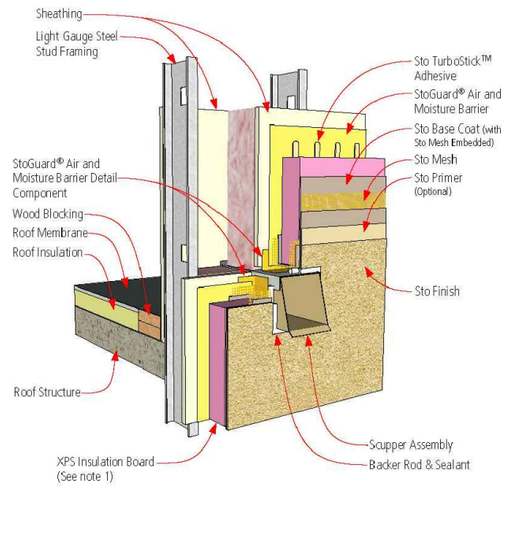
1. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Scupper Penetration

Detail No.: 53s.65
Date: January 2017

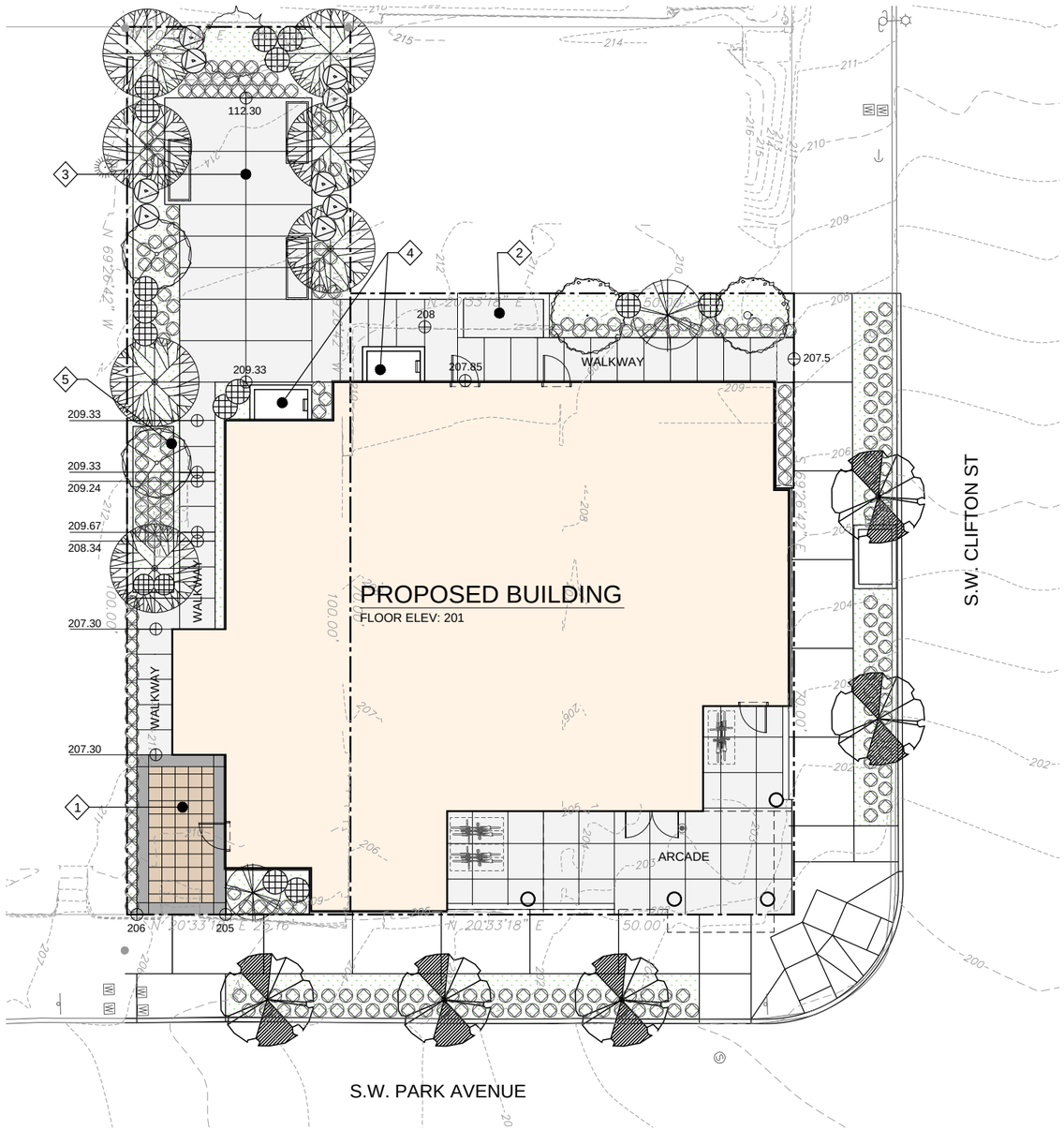


Notes:

1. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.



1 LANDSCAPE PLAN
SCALE: 1/16" = 1-0"

LANDSCAPE PLAN KEYNOTES

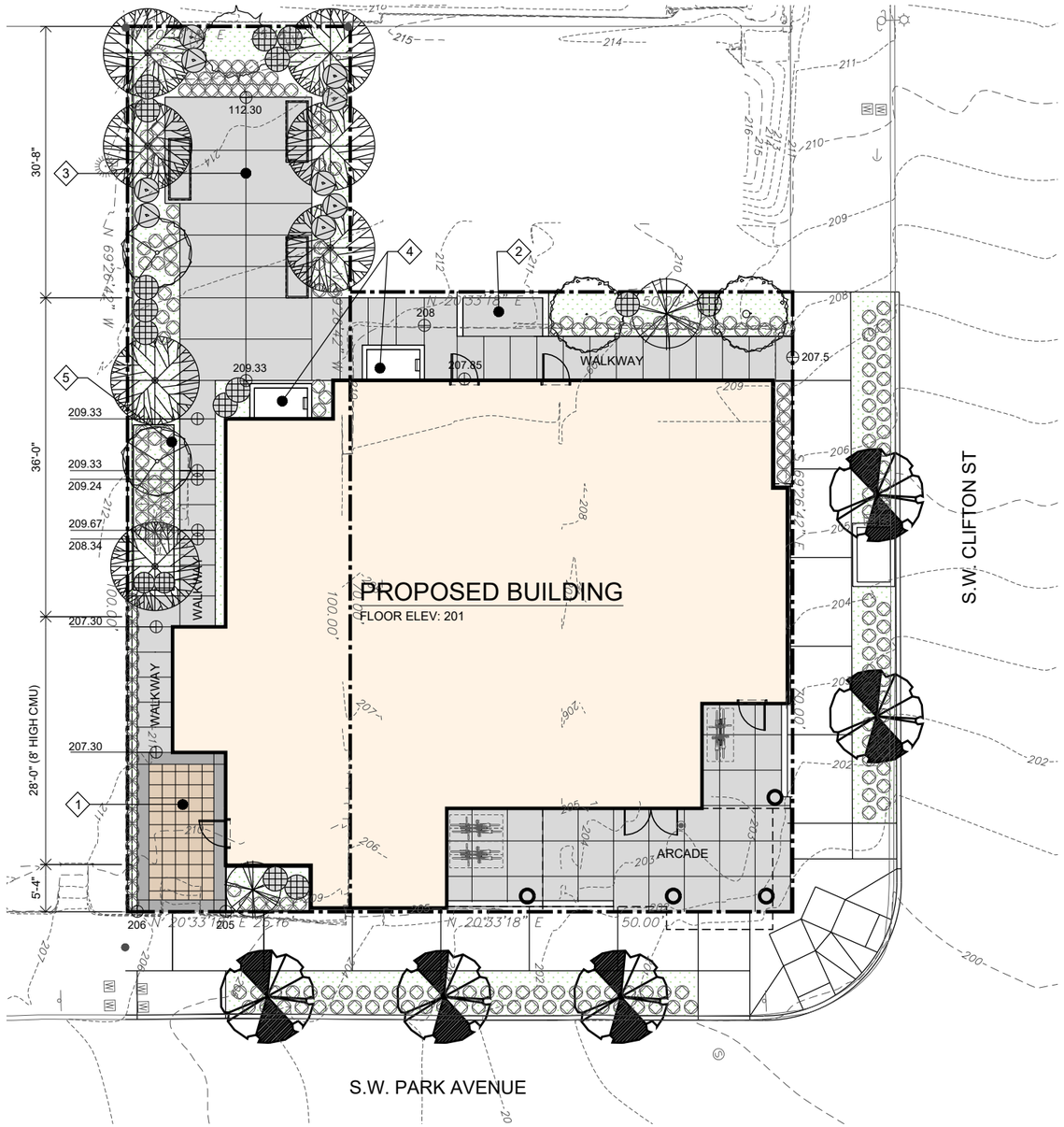
1. LOADING ZONE WITH CONCRETE COLORED PAVRES
2. GENERATOR WITH 8" W X 6'-0" TALL CMU SCREEN WALL STUCCO FINISH TO MATCH BUILDING AND BUILDING COLORS
3. OUT DOOR PLAZA WITH CONCRETE SURFACE
4. WINODW WELL
5. LANSCAPE AREA FOR WATER QUALITY QUALITY FILTRATION

PLANTING LEGEND

CODE	COMMON NAME	CAL	QUANTITY	SIZE	HEIGHT
FP	FRAXINUS PENNSYLVANIA GREEN ASH	2 CAL	2	LARGE	5'
SO	SILVER OAK QUERCUS HYPOLEUCOIDES	2 CAL	3	LARGE	5'
FA	FRAXINUS ANGUSTIFOLIA NARROW LEAF ASH	2 CAL	7	LARGE	5'
ACER	ACER NICRUM GREENCOLUMN GREENCOLUMN MAPLE	2 CAL	2	MEDIUM	5'
JRM	ACER X FREEMANII JEFFERSON RED JEFFERSON RED MAPLE	2 CAL	2	MEDIUM	5'
ESRED	EASTERN REDBUD CERCIS CANADENNIS	2 CAL	2	SMALL	5'

SHRUBS	CODE	COMMON NAME	CONTAINER	SPACING	QUANTITY
	PF	POTENTILLA FRUITICOSA CVS	3 GAL	3' O.C.	T.B.D.
	ROSA	ROSA CAREFREE DELIGHT CAREFREE DELIGHT ROSE	3 GAL	3' O.C.	T.B.D.
GROUND COVER	CODE	COMMON NAME	CONTAINER	SPACING	QUANTITY
	FGE	FESTUCA GLAUCA - ELIAJAH BLUE	1 GAL	12" O.C.	T.B.D.

BENCH - AV1-1020 Six foot, Backed Bench, Surface Mount 26"x34"x72"
Avondale AV1-1020 inground pedestal mount with Ipe wood www.sitescapesonline.com



1 LANDSCAPE PLAN
SCALE: 1/16" = 1-0"

LANDSCAPE PLAN KEYNOTES

1. LOADING ZONE WITH CONCRETE COLORED PAVRES
2. GENERATOR WITH 8" W X 6'-0" TALL CMU SCREEN WALL STUCCO FINISH TO MATCH BUILDING AND BUILDING COLORS
3. OUT DOOR PLAZA WITH CONCRETE SURFACE
4. WINODW WELL
5. LANSCAPE AREA FOR WATER QUALITY QUALITY FILTRATION

PLANTING LEGEND

CODE	COMMON NAME	CAL	QUANTITY	SIZE	HEIGHT
FP	FRAXINUS PENNSYLVANIA GREEN ASH	2 CAL	2	LARGE	5'
SO	SILVER OAK QUERCUS HYPOLEUCOIDES	2 CAL	3	LARGE	5'
FA	FRAXINUS ANGUSTIFOLIA NARROW LEAF ASH	2 CAL	7	LARGE	5'
ACER	ACER NICRUM GREENCOLUMN GREENCOLUMN MAPLE	2 CAL	2	MEDIUM	5'
JRM	ACER X FREEMANII JEFFERSON RED JEFFERSON RED MAPLE	2 CAL	2	MEDIUM	5'
ESRED	EASTERN REDBUD CERCIS CANADENNIS	2 CAL	2	SMALL	5'

SHRUBS	CODE	COMMON NAME	CONTAINER	SPACING	QUANTITY
	PF	POTENTILLA FRUITICOSA CVS	3 GAL	3' O.C.	T.B.D.
	ROSA	ROSA CAREFREE DELIGHT CAREFREE DELIGHT ROSE	3 GAL	3' O.C.	T.B.D.
GROUND COVER	CODE	COMMON NAME	CONTAINER	SPACING	QUANTITY
	FGE	FESTUCA GLAUCA - ELIAJAH BLUE	1 GAL	12" O.C.	T.B.D.

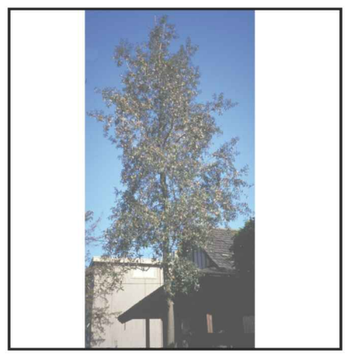
BENCH - AV1-1020 Six foot, Backed Bench, Surface Mount 26"x34"x72"
Avondale AV1-1020 inground pedestal mount with Ipe wood www.sitescapesonline.com

TREE - FP

TREE - FA

TREE - ACER

TREE - JRM



TREE - SO

TREE - ESRED

SHRUB - PF

SHRUB - ROSA

GROUND COVER - FGE

BENCH

PAVER - "MUTUAL MATERIALS" - PLANK PAVER

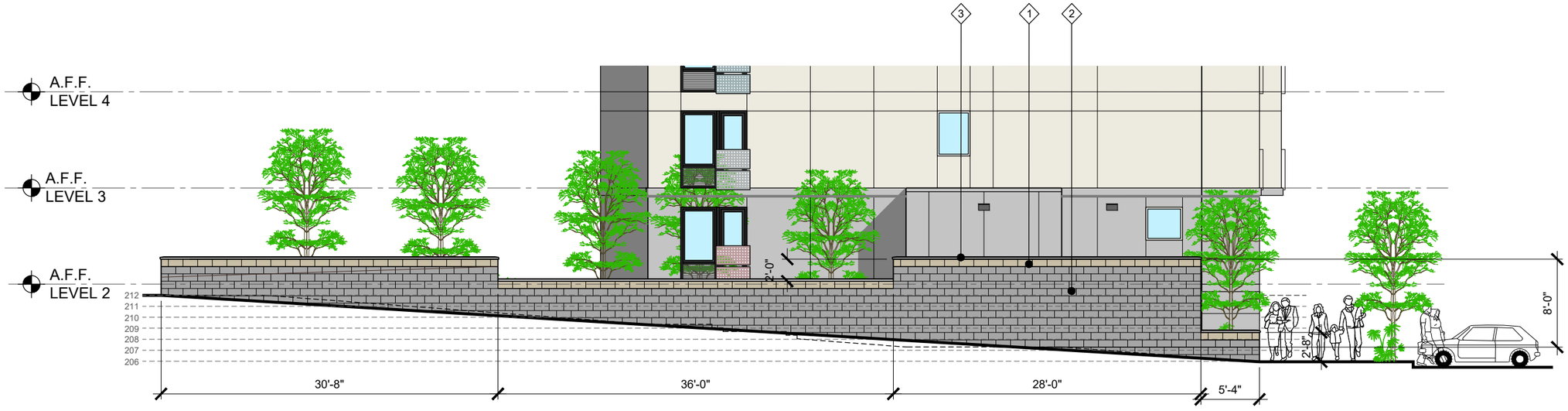
LANDSCAPE MATERIALS

KEYNOTES

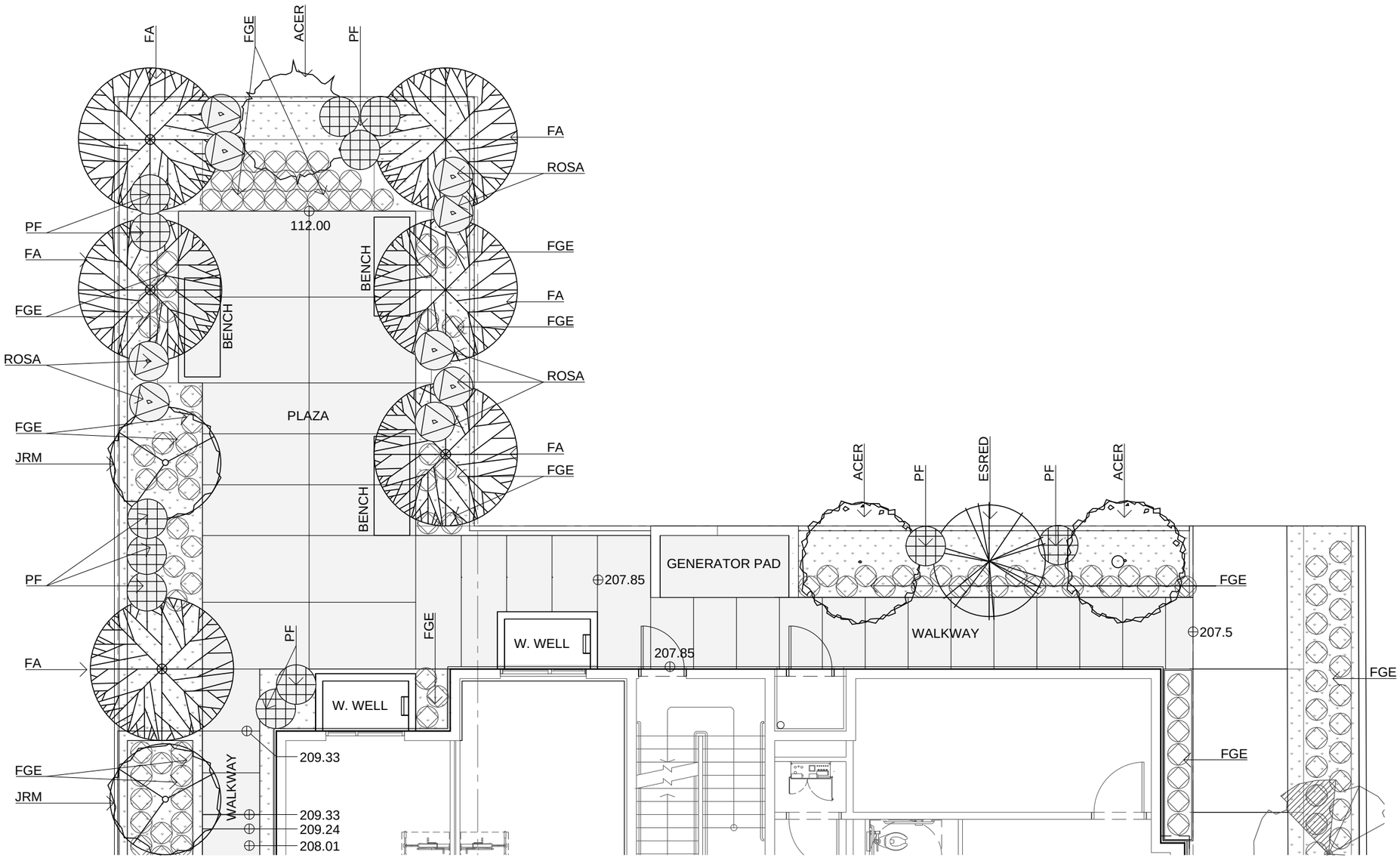
1 6"X8"X16" SLIT FACE
MANUF: BOXLEY
COLOR: 504

2 6"X8"X16" SLIT FACE
MANUF: BOXLEY
COLOR: 502

3 8"X2"X16"GRAY CONCRETE TOP CAP
MANUF: ANGELUS BLOCK

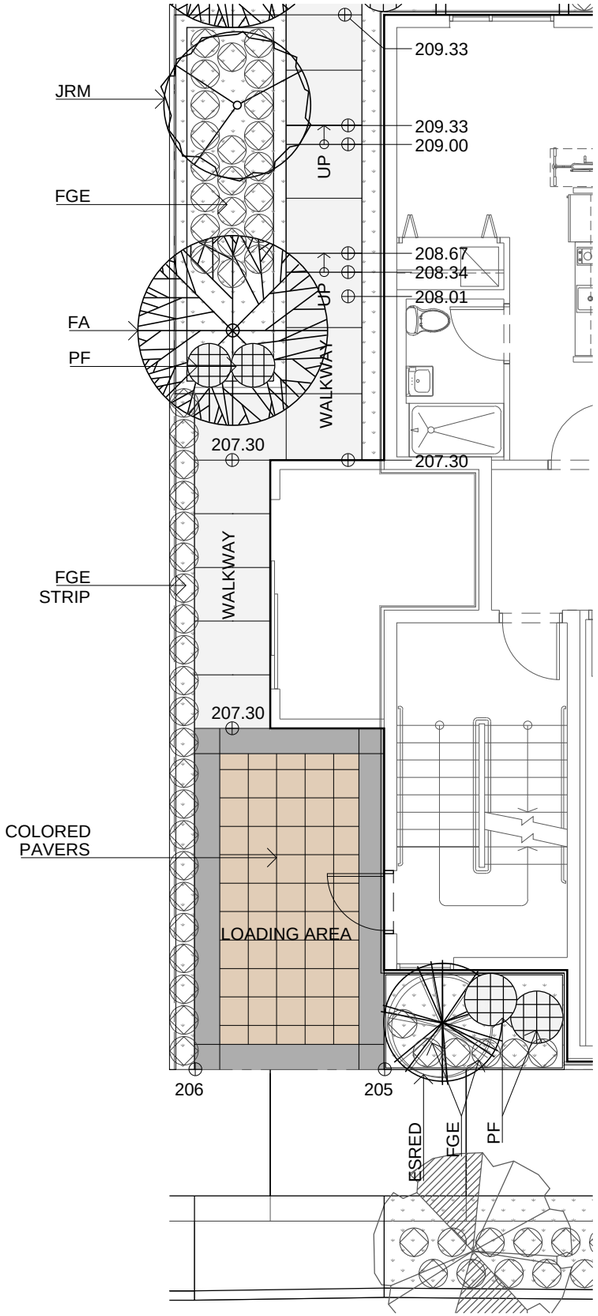


1 SOUTH ELEVATION - FENCE
SCALE: 3/32" = 1-0"



1 PLAZA ENLARGE PLANTING PLAN
SCALE: 1/8" = 1-0"

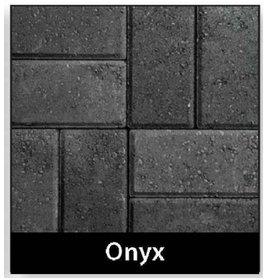
N

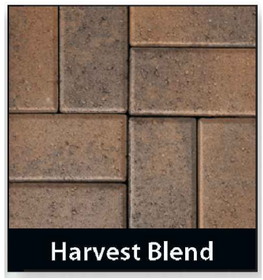


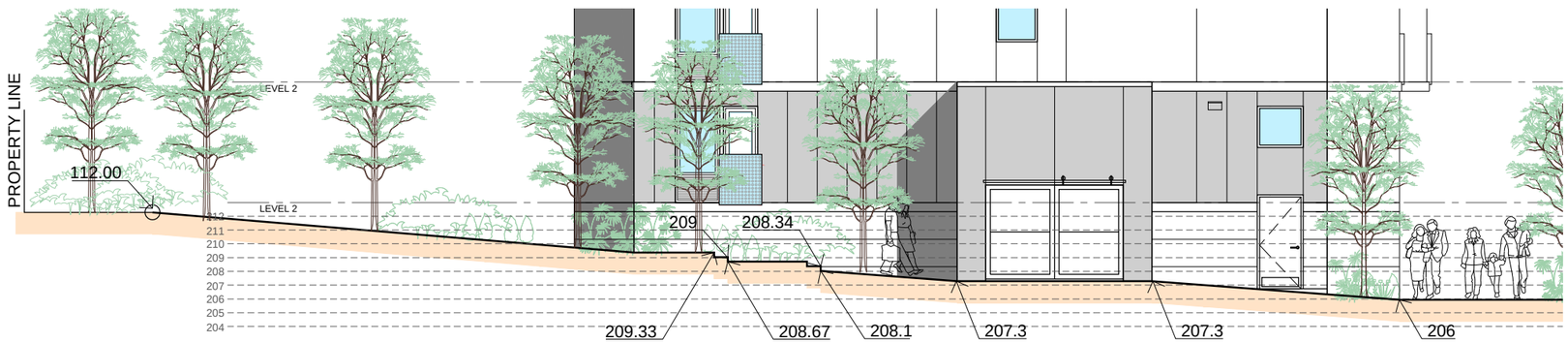
1 SIDEYARD/LOADING AREA ENLARGE PLANTING PLAN
SCALE: 1/8" = 1-0"

STANDARD SPECIFICATION

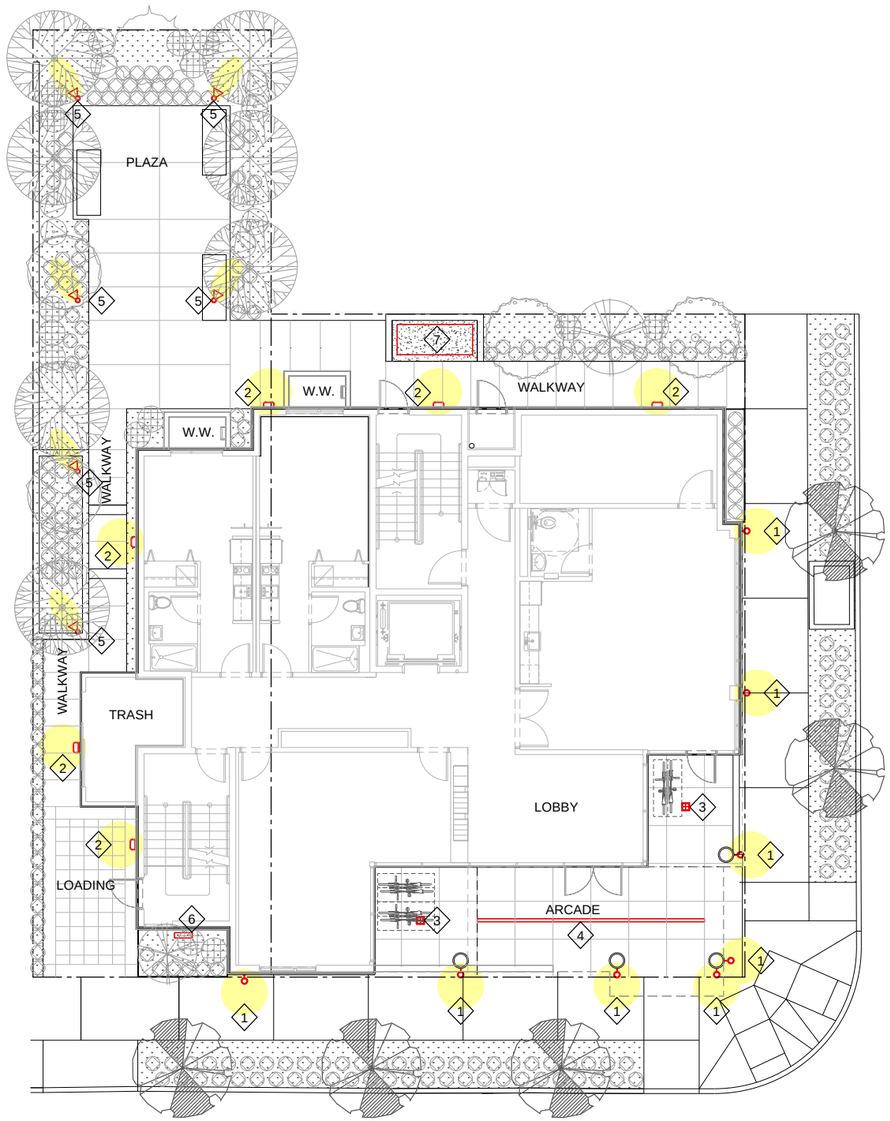
Holland Series pavers are manufactured to industry standard specifications ASTM: C 936, and CSA: A 231.2.


Onyx


Harvest Blend



2 SIDEYARD/LOADING GRADING ELEVATION
SCALE: 3/32" = 1-0"



EXTERIOR LIGHTING LEGEND

1. WALL MOUNTED UP/DOWN LIGHT
2. WALL MOUNTED DOWN LIGHT
3. SURFACE MOUNTED
4. LINEAR LIGHT (RECCESED
5. LANDSCAPE LIGHTING TYPE 1
6. LANDSCAPE LIGHTING TYPE 2
7. GENERATOR

1 EXTERIOR LIGHTING PLAN
SCALE: 1/16" = 1-0"

N

1

LOWELL
LED

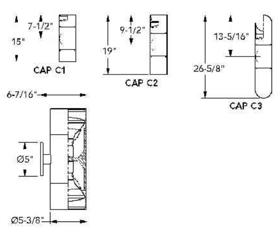
HIGHLIGHTS
- Indirect and direct lighting
- Suitable for wet locations
- Integral 120V-277V driver
- Dimmable with low voltage magnetic dimmer
- Heat strengthen borosilicate glass lens
- Powder coated with a super durable TGIC powder coat finish

5 YEAR warranty

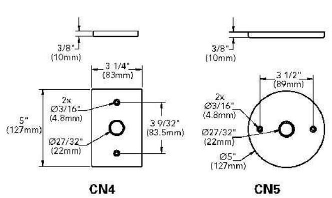
Specifications

Height:	15" (381 mm) w/C1
	19" (483 mm) w/C2
	26-5/8" (676 mm) w/C3
Width:	6-7/16"
	164 mm
Weight:	16lbs

DIMENSIONS



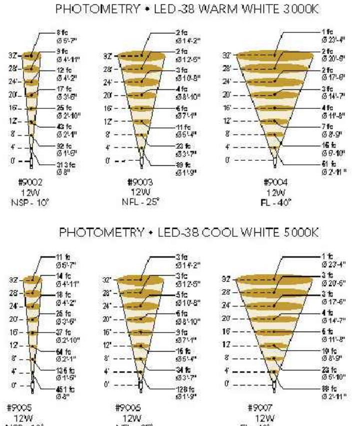
MOUNTING



PHOTOMETRIC DIAGRAMS

PHOTOMETRY • LED-38 WARM WHITE 3000K

PHOTOMETRY • LED-38 COOL WHITE 5000K



SPECIFICATIONS AND FEATURES

2

CONTRACTOR SELECT™

Contractor Select™
WPX LED
Wall packs

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for HID wall pack replacement and renovation opportunities. The WPX2 and WPX3 full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life.

FEATURES:
- Architectural design at very economical prices
- Energy efficient - payback in less than two years
- Wide range of configuration options available

Note : WPX3 lumen package and all the WPX configuration options are not included in the Contractor Select program. For more information, please visit WPX LED

IP66 5 YEAR warranty

Luminaire	CCT	Lumens	Input Watts	Finish	Voltage	Catalog Number	CI Code	UPC	Pallet qty.	Replaces Up To
WPX1	4000K	2,900	24W	DARK BRONZE	120-277V	WPX1 LED P2 40K MVOLT DDBXD M4	*265SWK	193048870589	160	150W Metal Halide
	5000K	2,900	24W	DARK BRONZE	120-277V	WPX1 LED P2 50K MVOLT DDBXD M4	*265SWM	193048870572	160	150W Metal Halide
WPX2	4000K	6,000	47W	DARK BRONZE	120-277V	WPX2 LED 40K MVOLT DDBXD M2	*265SX3	193048870756	120	250W Metal Halide
	5000K	6,000	47W	DARK BRONZE	120 277V	WPX2 LED 50K MVOLT DDBXD M2	*265SX6	193048870770	120	250W Metal Halide

More configurations are available. Click here or visit www.acuitybrands.com and search for WPX LED

CS CONTRACTOR SELECT™

LITHONIA LIGHTING.

Specifications

INTENDED USE:

CONSTRUCTION:

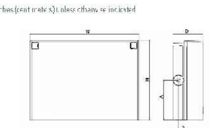
ELECTRICAL:

INSTALLATION:

LISTINGS:

WARRANTY:

Dimensions



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location A	Side Conduit Location B	Weight
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

3

CONSTRUCTION — Heavy-gauge aluminum housing.
Ceiling mount for direct installation to 4" octagonal or square junction box.
Pendant mount entry for 3/8" National Pipe Thread stem; wires supplied by others.
Textured polyester powder paint finish standard.
Multiple ceiling, pendant, cord, and wall mount options available.
OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.
ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
347V available option; transformer must be field-installed to an accessible remote-mounted junction box.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.
70% lumen maintenance at 60,000 hours.
LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.
WARRANTY — 5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

LDN6CYL

6" CYLINDER
Non-IC

A+ Capable options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6CYL 35/15 L06AR LSS MVOLT EZ1 FCM DWHG

Series	Color temperature	Lumens	Aperture/Trim Color		Finish	Voltage
LDN6CYL 6" cylinder	27/ 2700K	05 500 lumens	L06 Downlight	AR Clear	LSS Semi-specular	MVOLT Multi-volt
	30/ 3000K	07 750 lumens	LW6 Wallwash	WR White	LD Matte diffuse	120 120V
	35/ 3500K	10 1000 lumens		BR Black	LS Specular	277 277V
	40/ 4000K	15 1500 lumens				
	50/ 5000K	20 2000 lumens				

Driver | Mounting | Options | Architectural Colors

Notes

Accessories

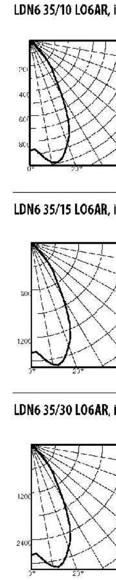
PHOTOMETRY

Distribution Curve | Distribution Data | Output Data | Coefficient of Utilization | Illuminance Data at 30" Above Floor for a Single Luminaire

LDN6 35/10 LO6AR, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0 = 1.02, test no. ISF 30716P262.

LDN6 35/15 LO6AR, input watts: 17.52, delivered lumens: 1572.9, LM/W = 87.45, spacing criterion at 0 = 1.02, test no. ISF 30716P265.

LDN6 35/30 LO6AR, input watts: 34.75, delivered lumens: 3138.5, LM/W = 90.31, spacing criterion at 0 = 1.02, test no. ISF 30716P274.



4

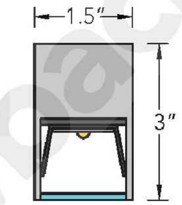
GlowbackLED® c UL US LISTED

LVLBP1.5-XX-YY-ZZ
Pendant and Surface Mounted Linear Lighting

Quick Specs

Part #	LVLBP1.5-XX-YY-ZZ
Sizes	2ft, 4ft, 6ft, 8ft
Input Voltage	120-277VAC
Light Output	605 lumens/ft
Efficiency	77 lumens/Watt
Color Rendering	>80 (CRI over 90 available)
Environment	Dry or Damp Location
Warranty	5-Year
Lifetime	50,000-70,000+ Hours
Listings	UL-Listed
Dimming	Non-Dimmable Only

Dimensions



Available Color Temperatures
3000K Warm White
4000K Natural White
5000K Bright White

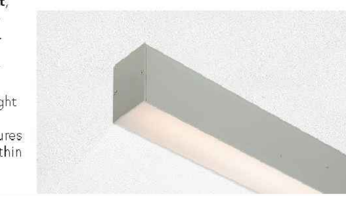
Our 1.5" x 3" Linear LED Fixture is a high output linear light source suitabe for general lighting applications. It can be both **surface mounted**, or **pendant (suspended) mounted** with cables for a wide variety of residential, commercial, retail, and hospitality lighting applications.

This linear LED fixture is available in **2ft**, **4ft**, **6ft**, and **8ft** sizes as one single piece. Select "**linkable**" option for seam-less continous runs over 8ft.

Conveniently select from (3) standard color temperatures best suited to your space: **3000K** (Warm White), **4000K** (Natural White), **5000K** (Bright White).

Integral driver technology allows these fixtures to accept **universal 120-277VAC** input voltage within the compact aluminum housing.

Surface Mount View



Linear LED Fixture Spec Sheet

GlowbackLED®

LVLBP1.5-XX-YY-ZZ
Pendant and Surface Mounted Linear Lighting

Surface Mounting
- A Clip Mounting
- B Direct-Screw Mounting

Pendant Mounting
Select Ceiling Type:
- C Drywall/Solid mount to JBOX
- B Drywall/Solid to remote JBOX
- E Drop Ceiling mount to T-Bar
- F High Bay mount to Structure

Run Type
Single Run: 2ft 4ft 6ft 8ft
Continous Run: Enter Length
Powered End Center End

Detailed Product Specs

Fixture Size	Part #	Net Size	Wattage	Lumen Output
2ft	LVLBP1.5-SO-24-XX	24"	16	1,210
4ft	LVLBP1.5-SO-46-XX	46"	31	2,420
6ft	LVLBP1.5-SO-68-XX	68"	47	3,630
8ft	LVLBP1.5-SO-90-XX	90"	62	4,840

LVLBP1.5 - [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

- **SO:** 605lu/ft
- **24:** 2ft, **46:** 4ft, **68:** 6ft, **90:** 8ft
- **WW:** 3000K, **NW:** 4000K, **BW:** 5000K
- **SU:** Surface, **P:** Pendant
- Mount Type (See top of page)
- **S:** Single Run, **PE:** Powered End, **CE:** Center Piece, **EP:** End Piece

5

DIRECTIONAL LIGHTS
DL-22 120V SERIES

LED READY

TYPE

SPECIFICATIONS

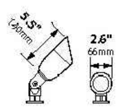
CONSTRUCTION: Cast aluminum, brass or 316 Stainless Steel Bullet; matching heavy duty cast aluminum, brass or 316 Stainless Steel adjustable swivel
LENS: High impact clear tempered convex glass
O-RING: High temperature red silicone
LAMP SUPPLIED: 35w MR16 Med Base FL 30°; 2000 hours maximum rating (35w max)
LAMP OPTIONS: We recommend 120v 4w ARROW GU10 LED 50,000 average rating
SOCKET: Med Base - high temperature ceramic medium base with 250°C silicone lead wires; GU10 - high temperature GU10 two pin base with 250°C silicone lead wires
WIRING: Standard 120 volt Black, White and Ground 9" lead wires
MOUNTING: None supplied. See Mounting Accessories below for options
FINISH: Aluminum-Black texture polyester powder coat. Optional finishes available Brass-Unfinished brass. Optional finishes available

Arrow LED
LEDS by CREE
120 VOLT GU10

DL-22-120VLED-BRT
mounted on
FA-26-BRT

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
DL-22-120V-BLT	Cast aluminum Bullet	35w MR16 FL(30°)	2.0 lbs.
DL-22-120V-BRS	Cast brass Bullet	35w MR16 FL(30°)	3.0 lbs.
DL-22-120V-SS	Cast Stainless Steel Bullet	35w MR16 FL(30°)	2.0 lbs.
DL-22-NL120V-BLT	Cast aluminum Bullet	No Lamp Med Base	2.0 lbs.
DL-22-NL120V-BRS	Cast brass Bullet	No Lamp Med Base	3.0 lbs.
DL-22-NL120V-SS	Cast Stainless Steel Bullet	No Lamp Med Base	2.0 lbs.
DL-22-120VLED-BLT	Cast aluminum Bullet	4w MR16 LED FL(BAB)	2.0 lbs.
DL-22-120VLED-BRS	Cast brass Bullet	4w MR16 LED FL(BAB)	3.0 lbs.
DL-22-120VLED-SS	Cast Stainless Steel Bullet	4w MR16 LED FL(BAB)	2.0 lbs.
DL-22-NLGU10-BLT	Cast aluminum Bullet	No Lamp GU10 socket	2.0 lbs.
DL-22-NLGU10-BRS	Cast brass Bullet	No Lamp GU10 socket	3.0 lbs.
DL-22-NLGU10-SS	Cast Stainless Steel Bullet	No Lamp GU10 socket	2.0 lbs.



IP65 CE ETL Intertek

BEAM/GLARE CONTROL ACCESSORIES

FA-08-21	Round 1/8" Hex Cell Louver
FA-11-BLUE	Blue Tempered Glass Lens
FA-11-GREEN	Green Tempered Glass Lens
FA-98	Linear Spread Tempered Glass Lens
FA-99	High Impact Clear Tempered Convex Glass
FA-104	Wide Spread Tempered Glass Lens Softener

JOB INFORMATION

Type: Date:
Job Name:
Cat No.:
Lamp(s):
Specifier:
Contractor:
Notes:

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder		Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR		-BAR/CAR	-BAV/CAV	-BAT

BRASS & COPPER ONLY

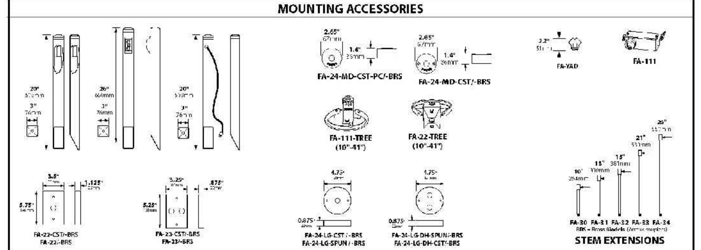
DL-22-120V CutSheet 092016

DIRECTIONAL LIGHTS
DL-22 120V SERIES

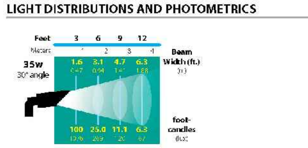
LED READY

TYPE

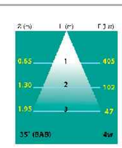
MOUNTING ACCESSORIES



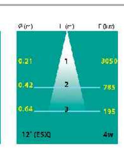
LIGHT DISTRIBUTIONS AND PHOTOMETRICS



FL-15-120V-MS



FL-LED-MR16-BAB



FL-LED-MR16-ESX

6

HYDREL

NOTES

TYPE

M9410C/M9420C DESIGN2SHIP
In-Grade Luminaire

Specifications	SINGLE LENS	DOUBLE LENS
Length:	9"	9"
	229 mm	229 mm
Width:	9"	9"
	229 mm	229 mm
Height:	16"	16"
	407 mm	407 mm
Weight:	21 lbs	23 lbs

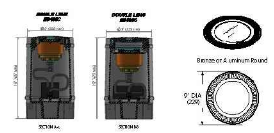
Weight is based on aluminum material

HIGHLIGHTS

- Factory-sealed LED lamp module and encapsulated power module
- Optical and mechanical aiming with an optional double lens
- Optimal efficiency through photometric improvements
- Color temperature: 27K - 50K
- In-line & 0-10V Dimming
- Seven distributions including very narrow spot & wall wash
- Flow-through technology

5 YEAR warranty
LED
IP68

DIMENSIONS

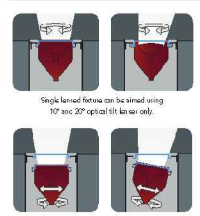


LUMEN PACKAGES

	VNSP	NSP	NFL	MFL	FL	WFL	WWD
Deliverd Lumens	2,425	2,527	2,426	2,154	2,254	1,955	1,550
Watts	20	20	20	20	20	20	20
LPW	119	128	123	109	114	99	78
Peak Candela	22,634	13,940	14,728	3,364	2,097	1,423	1,729

Note: Information based on 4000K @ P2 Performance Package - Single lens (M9410C)

AIMING DETAILS

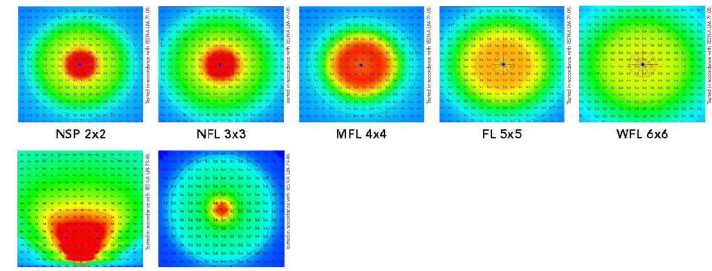


Single lensed fixture can be aimed using 10° and 20° optical tilt lenses only.

Double lens, mechanically and optically aimed.

HYDREL

PERFORMANCE DATA



To see complete photometric reports or download .ies files for this product, visit www.hydrel.com

HYDREL

PERFORMANCE DATA

LUMEN OUTPUT — DOUBLE LENS (M9420C)

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	[illegible]
P1	[illegible]	[illegible]	[illegible]
P2	[illegible]	[illegible]	[illegible]
P3	[illegible]	[illegible]	[illegible]

OPERATING TEMPERATURE: -20°C through 50°C P1 & P2; -20°C through 40°C P3.

HYDREL

SPECIFICATIONS AND FEATURES

INTENDED USE: The M9400C LED in-grade is a modular design with a water-tight module and junction box intended for applications with flow-through capability. The design of the housing starts at the rough-in sections with a molded junction box and holes at the bottom, allowing a pathway for the water to flow through the housing and drain out the bottom. This product is ideal for all outdoor uplight applications, such as wall washing and feature accentuation.

DOOR MATERIAL: Cast aluminum. Available in round door trim. Finish is natural aluminum.

ROUGH-IN SECTION: Injection molded polymer with integral junction box for thru-branch wiring. The housing is UV stabilized, impact and corrosion resistant for use in all types of environments. The rough-in houses the LED and power module components and top door finishing section. Potting compound (PC21) recommended for junction box splices. PC21 sold separately.

CONDUIT ENTRIES: Two (2) bottom or side entries available. Box suitable for through-branch wiring. Splicing volume is 25 in³ (410 ccm).

FINISHING SECTION: Double lens design includes door assembly with 360° Aim-Lock™ module support and tilting that allows 15° of aiming. Active optical lenses are also available. Module indexing provides easy maintenance without re-aiming. Door trim locks into position with two stainless steel captive, tamper-resistant fasteners.

LED MODULE: Overmolded brass housing, factory-sealed and purged of all moisture for longer operation life. The LED module is suspended below the top door, ensuring surface adjustable, 15° tilt mechanism. Lens is sealed with silicone gasket and stainless steel clamp band assembly with single fastener. Electrical connection to LED module is done through a submersible quick disconnect plug connector with gold-plated contacts.

LIGHT ENGINE: Light engine consists of a chip-on-board (COB) LED directly coupled to the housing to maximize heat dissipation and promote long life (100,000 hrs, L75) and 100,000 hrs, L93 for VNSP). All within 3 MacAdam ellipses.

POWER MODULE: LED driver is encapsulated in a custom heat-dissipating epoxy resin that eliminates all moisture intrusion. Module is provided with submersible rated cord leads for connection to in-grade junction box and LED module.

ELECTRICAL: MVOLT (120-277) 50/60 Hz LED power supply. Class 2 electronic driver has a power factor >90%, THD <20% and has an expected life of 100,000 hours with <1% failure rate. 6 kV Surge protection meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

LISTING: cCSAus, suitable for wet locations, laboratory tests conducted by CSA to UL Standard UL-1598 and UL-8750. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY: 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

HYDREL

ORDERING INFORMATION

EXAMPLE: M9420C QS A LED P3 40K MVOLT NSP FLC 34B

Model	Program	Door Material	Source	Performance Package	LED Color	Voltage
M9410C Round Door, Single Lens M9420C Round Door, Double Lens	QS Quick Ship (5 day shipping)	A Aluminum	LED	P1 10W P2 20W P3 29W P4[1] 31W	30K 3000K 40K 4000K	MVOLT (120-277 volt 50/60HZ)

Distribution	Lens	Conduit Entries
NSP Narrow Spot VNSP Very Narrow Spot NFL Narrow Flood MFL Medium Flood FL Flood WFL Wide Flood	FLC Flat Lens Clear	34B 3/4" NPT Bottom

ELECTRICAL LOAD

Light Engines	Drive Current (mA)	System Watts	Current (A) 120	208	240	277
P1	250mA	10	0.083	0.048	0.042	0.036
P2	500mA	20	0.167	0.096	0.083	0.072
P3	700mA	29	0.233	0.135	0.117	0.101
P4	850mA	31	0.258	0.149	0.129	0.112
P5	1050mA	14	0.117	0.067	0.058	0.051

PROJECTED LED LUMEN MAINTENANCE

Data references the extrapolated performance projections for the **Fixture** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Based on 2700K-5000K LED color

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.91	0.85	0.75
Lumen Maintenance Factor*	1.00	0.94	0.97	0.93

*For VNSP only

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Based on 2700K-5000K LED color

Ambient		Lumen Multiplier	Lumen Multiplier*
0°C	32°F	1.05	1.06
10°C	50°F	1.03	1.04
20°C	68°F	1.01	1.01
25°C	77°F	1	1
30°C	86°F	0.99	0.99
40°C	104°F	0.96	0.96

*For VNSP only

SLIP RESISTANCE AND LOAD RATING

M9400C LED
MAXIMUM LOAD RATING
Peak compression force of 7,700 lbs. (single lens), 2,550 lbs. (double lens).
LENS STATIC COEFFICIENT OF FRICTION
M9400C Anti-Slip Lens (FLCAS): Dry – 0.76; Wet – 0.10
M9400C Slip Resistant Lens (FLCR): Dry – 0.66; Wet – 0.67

M9400C LED Series Assembly consists of the following individual components parts	MRISC94 Rough-in Housing MFSC94 Finishing Section MACSC LED Module MHSLC94 Power Module

HYDREL

PERFORMANCE DATA

LUMEN OUTPUT — SINGLE LENS (M9410C)

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	[illegible]
P1	[illegible]	[illegible]	[illegible]
P2	[illegible]	[illegible]	[illegible]
P3	[illegible]	[illegible]	[illegible]
P4	[illegible]	[illegible]	[illegible]

OPERATING TEMPERATURE: -20°C through 50°C P1 & P2 &; -20°C through 35°C P3; -20°C through 25°C P4.

HYDREL

DESIGN2SHIP PROGRAM DETAILS

HOW TO ORDER

1. All Design2Ship orders should be activated through Agile. Orders must include the complete Design2Ship catalog number(s), which will include "QS" if part of the program.
2. Products not included in the Design2Ship program must be entered on a separate purchase order. *
3. Please be aware of the maximum order quantity listed on the product specification sheet. **
4. Please indicate any shipping notes or site restrictions.
5. Order Requirements
   a. Complete ship to address
   b. Contact information
   c. Complete Quick Ship catalog number
   d. Pricing and commission rate

*Orders that include products not in the Design2Ship program will default to the longest lead time.

** If an order exceeds the product specification sheet quantity, then the following shall apply: If less than or equal to two times the maximum Design2Ship quantity, the order will be split into two delivery dates. The first shipment will go in 5 days, followed by the second in 10 days. If the order is more than two times the maximum Design2Ship quantity, then the order will not qualify as a Design2Ship order.

Maximum quantity of 25 per Quick Ship order

SHIPPING

Shipping lead time is 5 business days from date of clean release. All orders received after 3:30 p.m. EST will be processed the next business day and will receive an estimated ship date (ESD) from that date.

CHANGES/CANCELLATIONS

- Changes to the order are not permitted.
- For cancellation fees refer to Acuity Brand's Terms and Conditions of Sale.

NOTES

- Specifications subject to change without notice.
- Actual performance may differ as a result of end-user environment and application.

Specification sheet

Diesel generator set

QSB5 series engine

50-125 kW @ 60Hz
EPA Tier 3 emissions

Description

Cummins Power Generation generator sets are fully integrated power generation systems providing optimum performance, reliability and versatility for stationary standby applications.

Features

Heavy Duty Engine - Rugged 4-cycle industrial diesel delivers reliable power and fast response to load changes.

Alternator - Several alternator sizes offer selectable motor starting capability with low reactance 2/3 pitch windings, low waveform distortion with non-linear loads and fault clearing short-circuit capability.

Control system - The PowerCommand® 2.3 electronic control is standard equipment and provides total generator set system integration including automatic remote starting/stopping, precise frequency and voltage regulation, alarm and status message display, output metering, auto-shutdown at fault detection and NFPA 110 Level 1 compliance.

Cooling system - Standard cooling package provides reliable running at up to 50 °C (122 °F) ambient temperature.

Enclosures - The aesthetically appealing enclosure incorporates special designs that deliver one of the quietest generators of its kind. Aluminum material plus durable powder coat paint provides the best anti-corrosion performance. The generator set enclosure has been designed to withstand 180 MPH wind loads in accordance with ASCE7-10. The design has hinged doors to provide easy access for service and maintenance.

Fuel tanks - Dual wall sub-base fuel tanks are offered as optional features, providing economical and flexible solutions to meet extensive code requirements on diesel fuel tanks.

NFPA - The generator set accepts full rated load in a single step in accordance with NFPA 110 for Level 1 systems.

Warranty and service - Backed by a comprehensive warranty and worldwide distributor and dealer network.

	Standby 60 Hz		Prime 60 Hz		Data sheets
Model	kW	kVA	kW	kVA	
C50D6C	50	63	45	56	NAD-6212-EN
C60D6C	60	75	54	68	NAD-6213-EN
C80D6C	80	100	72	90	NAD-6214-EN
C100D6C	100	125	90	113	NAD-6215-EN
C125D6C	125	156	112.5	141	NAD-6216-EN

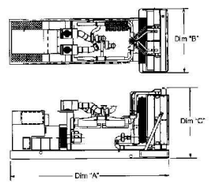
Ratings definitions

Emergency standby power (ESP):
Applicable for supplying power to varying electrical load for the duration of power interruption of a reliable utility source. Emergency Standby Power (ESP) is in accordance with ISO 8528. Fuel Stop power in accordance with ISO 3046, AS 2789, DIN 6271 and BS 5514.

Limited-time running power (LTP):
Applicable for supplying power to a constant electrical load for limited hours. Limited Time Running Power (LTP) is in accordance with ISO 8528.

Prime power (PRP):
Applicable for supplying power to varying electrical load for unlimited hours. Prime Power (PRP) is in accordance with ISO 8528. Ten percent overload capability is available in accordance with ISO 3046, AS 2789, DIN 6271 and BS 5514.

Base load (continuous) power (COP):
Applicable for supplying power continuously to a constant electrical load for unlimited hours. Continuous Power (COP) in accordance with ISO 8528, ISO 3046, AS 2789, DIN 6271 and BS 5514.



This outline drawing is for reference only. See respective model data sheet for specific model outline drawing number.

Do not use for installation design

Model	Dim "A" mm (in.)	Dim "B" mm (in.)	Dim "C" mm (in.)	Set Weight*wet kg (lbs)
Open Set				
C50D6C	2462 (96)	965 (38)	1321 (52)	958 (2113)
C60D6C	2462 (96)	965 (38)	1321 (52)	1006 (2217)
C80D6C	2462 (96)	965 (38)	1321 (52)	1054 (2324)
C100D6C	2462 (96)	965 (38)	1321 (52)	1106 (2439)
C125D6C	2462 (96)	965 (38)	1321 (52)	1173 (2585)
Weather Protective Enclosure				
C50D6C	2462 (96)	1016 (40)	1473 (58)	1039 (2290)
C60D6C	2462 (96)	1016 (40)	1473 (58)	1087 (2396)
C80D6C	2462 (96)	1016 (40)	1473 (58)	1135 (2503)
C100D6C	2462 (96)	1016 (40)	1473 (58)	1187 (2616)
C125D6C	2462 (96)	1016 (40)	1473 (58)	1254 (2765)
Sound Attenuated Enclosure Level 1				
C50D6C	3016 (119)	1016 (40)	1473 (58)	1221 (2693)
C60D6C	3016 (119)	1016 (40)	1473 (58)	1137 (2507)
C80D6C	3016 (119)	1016 (40)	1473 (58)	1185 (2614)
C100D6C	3016 (119)	1016 (40)	1473 (58)	1237 (2729)
C125D6C	3016 (118)	1016 (40)	1473 (58)	1304 (2876)
Sound Attenuated Enclosure Level 2				
C50D6C	3456 (136)	1016 (40)	1473 (58)	1228 (2708)
C60D6C	3456 (136)	1016 (40)	1473 (58)	1144 (2522)
C80D6C	3456 (136)	1016 (40)	1473 (58)	1192 (2629)
C100D6C	3456 (136)	1016 (40)	1473 (58)	1244 (2744)
C125D6C	3456 (136)	1016 (40)	1473 (58)	1311 (2891)

* Weights above are average. Actual weight varies with product configuration.

Generator set specifications

Governor regulation class	ISO 8528 Part 1 Class G3
Voltage regulation, no load to full load	± 1.0%
Random voltage variation	± 1.0%
Frequency regulation	Isochronous
Random frequency variation	± 0.50%
Radio frequency emissions compliance	FCC code title 47 part 15 class A and B

Engine specifications

Design	Turbocharged and charge air cooled
Bore	107 mm (4.21 in)
Stroke	124 mm (4.88 in)
Displacement	4.5 liters (272 in³)
Cylinder block	Cast iron, in-line 4 cylinder
Battery capacity	950 amps per battery at ambient temperature of 0 °C (32 °F)
Battery charging alternator	100 amps
Starting voltage	2x12 volt in parallel, negative ground
Lube oil filter type(s)	Spin-on with relief valve
Standard cooling system	High ambient radiator
Rated speed	1800 rpm

Alternator specifications

Design	Brushless, 4 pole, drip proof, revolving field
Stator	2/3 pitch
Rotor	Direct coupled, flexible disc
Insulation system	Class H per NEMA MG1-1.65
Standard temperature rise	120 °C (248 °F) standby
Exciter type	Torque match (shunt) with PMG as option
Alternator cooling	Direct drive centrifugal blower
AC waveform total harmonic distortion	< 5% no load to full linear load, < 3% for any single harmonic
Telephone influence factor (TIF)	< 50 per NEMA MG1-22.43
Telephone harmonic factor (THF)	<3%

Available voltages

1-phase	3-phase				
• 120/240	• 120/208	• 120/240	• 277/480	• 347/600	• 127/220

Generator set options

Fuel tanks
☐ Basic fuel tanks
☐ Regional fuel tanks

Engine
☐ Engine air cleaner – normal or heavy duty
☐ Shut down – low oil pressure
☐ Extension – oil drain
☐ Engine oil heater

Alternator
☐ 130 °C temperature rise alternator
☐ 105 °C temperature rise alternator
☐ PMG excitation
☐ Alternator heater, 120V
☐ Reconnectable full 1 phase output alternator

Control
☐ AC output analog meters
☐ Stop switch – emergency
☐ Auxiliary output relays (2)
☐ Auxiliary configurable signal inputs (8) and relay outputs (8)

Electrical
☐ One, two or three circuit breaker configurations
☐ 80% rated circuit breakers
☐ 80% or 100% rated LSI circuit breakers
☐ Battery charger

Enclosure
☐ Aluminum enclosure Sound Level 1 or Level 2, sandstone or green color
☐ Aluminum weather protective enclosure with muffler installed, green color

Cooling system
☐ Shutdown – low coolant level
☐ Warning – low coolant level
☐ Extension – coolant drain
☐ Coolant heater options:
  ○ +4 °C (40 °F) – cold weather
  ○ <-18 °C (0 °F) – extreme cold

Exhaust system
☐ Exhaust connector NPT
☐ Exhaust muffler mounted

Generator set application
☐ Base barrier – elevated genset
☐ Radiator outlet duct adapter

Warranty
☐ Base warranty – 2 year/400 hours, standby
☐ Base warranty – 1 year/ unlimited hours, prime
☐ 3 year standby warranty options
☐ 5 year standby warranty options

Generator set accessories

☐ Coolant heater
☐ Battery heater kit
☐ Engine oil heater
☐ Remote control displays
☐ Auxiliary output relays (2)
☐ Auxiliary configurable signal inputs (8) and relay outputs (8)
☐ Annunciator – RS485
☐ Audible alarm
☐ Remote monitoring device – PowerCommand® 500/550
☐ Battery charger – stand-alone, 12V
☐ Circuit breakers
☐ Enclosure Sound Level 1 to Sound Level 2 upgrade kit
☐ Base barrier – elevated generator set
☐ Mufflers – industrial, residential or critical
☐ Alternator PMG excitation
☐ Alternator heater

Codes and standards

Codes or standards compliance may not be available with all model configurations – consult factory for availability.

	The Prototype Test Support (PTS) program verifies the performance integrity of the generator set design. Cummins Power Generation products bearing the PTS symbol meet the prototype test requirements of NFPA 110 for Level 1 systems.	ISO 9001	This generator set is designed in facilities certified to ISO 9001 and manufactured in facilities certified to ISO 9001 or ISO 9002.
		UL	The generator set is available Listed to UL 2200, Stationary Engine Generator Assemblies.
International Building Code	The generator set is certified to International Building Code (IBC) 2012.	CSA	All low voltage models are CSA certified to product class 4215-01.
		U.S. EPA	Engine certified to U.S. EPA SI Stationary Emission Regulation 40 CFR, Part 60.

Warning: Back feed to a utility system can cause electrocution and/or property damage. Do not connect to any building's electrical system except through an approved device or after building main switch is open.

North America
1400 73rd Avenue N.E.
Minneapolis, MN 55432
USA

Phone 763 574 5000
Fax: 763 574 5298

Control system PowerCommand 2.3

PowerCommand® 2.3 control - An integrated generator set control system providing voltage regulation, engine protection and operator interface.
Control - Provides battery monitoring and testing features and smart-starting control system.

InPower™ – PC-based service tool available for detailed diagnostics.

PCCNet RS485 - Network interface (standard) to devices such as remote annunciator for NFPA 110 applications.

Control boards - Potted for environmental protection.

Ambient operation - Suitable for operation in ambient temperatures from -40°C to +70°C and altitudes to 13,000 feet (5,000 meters).

AC Protection
- AmpSentry protective relay
- Over current warning and shutdown
- Over and under voltage shutdown
- Over and under frequency shutdown
- Over excitation (loss of sensing) fault
- Field overload
- Overload warning
- Reverse kW shutdown
- Reverse VAR shutdown
- Short circuit protection

Engine protection
- Overspeed shutdown
- Low oil pressure warning and shutdown
- High coolant temperature warning and shutdown
- Low coolant level warning or shutdown
- Low coolant temperature warning
- High, low and weak battery voltage warning
- Fail to start (overcrank) shutdown
- Fail to crank shutdown
- Redundant start disconnect
- Cranking lockout
- Sensor failure indication
- Low fuel level warning or shutdown
- Emergency stop
- Fuel-in-rupture-basin warning or shutdown

Operator/display panel
- Manual off switch
- 320 x 240 Pixels graphic LED backlight LCD with push button access for viewing engine and alternator data and providing setup, controls, and adjustments (English, Spanish, or French).
- LED lamps indicating genset running, not in auto, common warning, common shutdown, manual run mode and remote start
- Suitable for operation in ambient temperatures from -20°C to +70°C

Alternator data
- Line-to-line and Line-to-neutral AC volts
- 3-phase AC current
- Frequency
- kVa, kW, power factor

Engine data
- DC voltage
- Lube oil pressure
- Coolant temperature

Other data
- Generator set model data
- Start attempts, starts, running hours
- Fault history
- RS485 Modbus® interface
- Data logging and fault simulation (requires InPower™ service tool)

Digital voltage regulation
- Integrated digital electronic voltage regulator
- 3-phase line-to-line sensing
- Configurable torque matching
- Fault current regulation under single or three phase fault conditions

Control functions
- Time delay start and cooldown
- Cycle cranking
- PCCNet interface
- (2) Configurable inputs
- (2) Configurable outputs
- Remote emergency stop
- Automatic transfer switch (ATS) control
- Generator set exercise, field adjustable

Options
☐ Auxiliary output relays (2)
☐ Remote annunciator with (3) configurable inputs and (4) configurable outputs
☐ PMG alternator excitation
☐ PowerCommand 500/550 for remote monitoring and alarm notification (accessory)
☐ Auxiliary, configurable signal inputs (8) and configurable relay outputs (8)
☐ AC output analog meters (bargraph)
  - Color-coded graphical display of:
  - 3-phase AC voltage
  - 3-phase current
  - Frequency
  - kVa
☐ Remote operator panel

EXTERIOR LIGTHING STUDY

NIGHT TIME RENDERING

CORNER SW PARK AND CLIFTON VIEW

SW PARK AND CLIFTON VIEWS

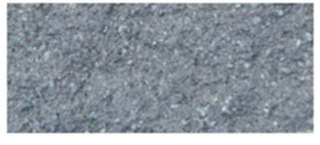
AERIAL VIEWS

PEDESTRIAN VIEWS

FUTURE DEVELOPMENT AT SW PARK AVE AND CLIFTON ST

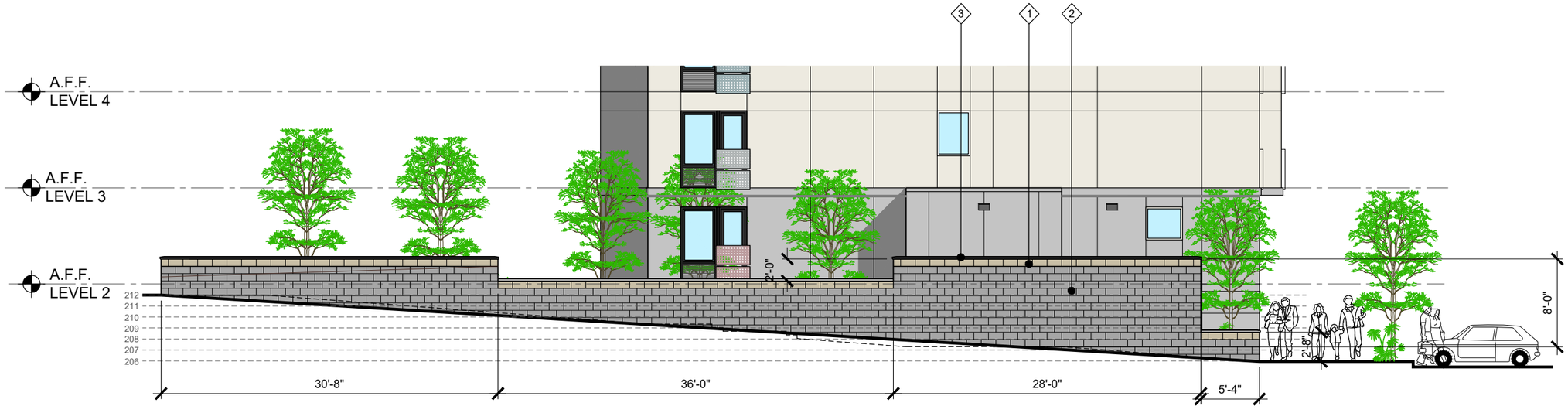
KEYNOTES

1 6"X8"X16" SLIT FACE
MANUF: BOXLEY
COLOR: 504

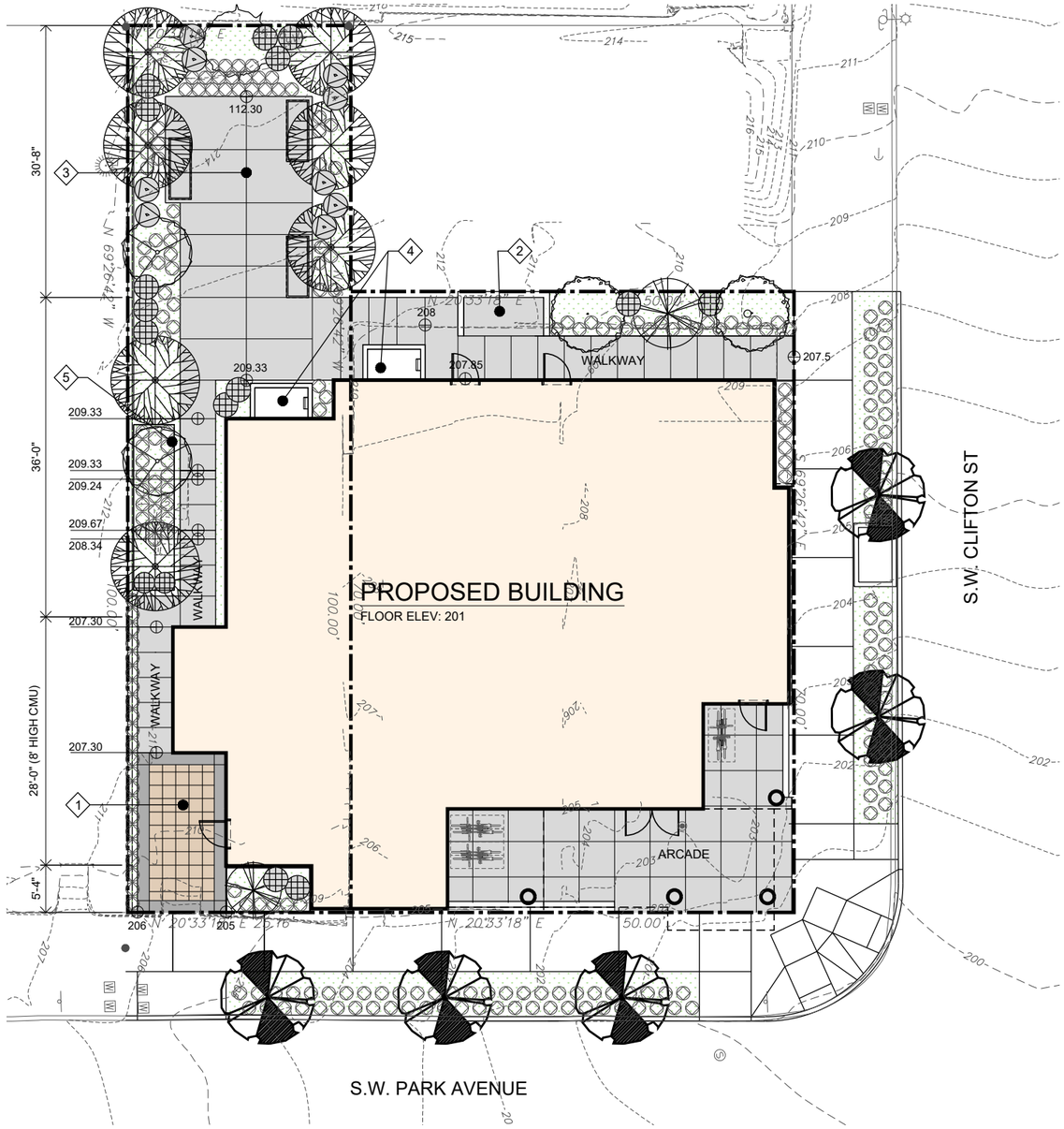


2 6"X8"X16" SLIT FACE
MANUF: BOXLEY
COLOR: 502

3 8"X2"X16"GRAY CONCRETE TOP CAP
MANUF: ANGELUS BLOCK



1 SOUTH ELEVATION - FENCE
SCALE: 3/32" = 1-0"



1 LANDSCAPE PLAN
SCALE: 1/16" = 1-0"

N

LANDSCAPE PLAN KEYNOTES

1. LOADING ZONE WITH CONCRETE COLORED PAVRES
2. GENERATOR WITH 8" W X 6'-0" TALL CMU SCREEN WALL STUCCO FINISH TO MATCH BUILDING AND BUILDING COLORS
3. OUT DOOR PLAZA WITH CONCRETE SURFACE
4. WINODW WELL
5. LANSCAPE AREA FOR WATER QUALITY QUALITY FILTRATION

PLANTING LEGEND

CODE	COMMON NAME	CAL	QUANTITY	SIZE	HEIGHT
FP	FRAXINUS PENNSYLVANIA GREEN ASH	2 CAL	2	LARGE	5'
SO	SILVER OAK QUERCUS HYPOLEUCOIDES	2 CAL	3	LARGE	5'
FA	FRAXINUS ANGUSTIFOLIA NARROW LEAF ASH	2 CAL	7	LARGE	5'
ACER	ACER NICRUM GREENCOLUMN GREENCOLUMN MAPLE	2 CAL	2	MEDIUM	5'
JRM	ACER X FREEMANII JEFFERSON RED JEFFERSON RED MAPLE	2 CAL	2	MEDIUM	5'
ESRED	EASTERN REDBUD CERCIS CANADENNIS	2 CAL	2	SMALL	5'

SHRUBS	CODE	COMMON NAME	CONTAINER	SPACING	QUANTITY
	PF	POTENTILLA FRUITICOSA CVS	3 GAL	3' O.C.	T.B.D.
	ROSA	ROSA CAREFREE DELIGHT CAREFREE DELIGHT ROSE	3 GAL	3' O.C.	T.B.D.

GROUND COVER	CODE	COMMON NAME	CONTAINER	SPACING	QUANTITY
	FGE	FESTUCA GLAUCA - ELIAJAH BLUE	1 GAL	12" O.C.	T.B.D.

BENCH - AV1-1020 Six foot, Backed Bench, Surface Mount 26"x34"x72"
Avondale AV1-1020 inground pedestal mount with Ipe wood www.sitescapesonline.com

City of Portland, Oregon - Bureau of Development Services
1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds

Request for Extension of 120-Day Review Period

State law requires the City to issue a final decision on land use reviews within 120 days of receiving a complete application. State law also allows the applicant to request in writing an extension of the 120-day review period for up to an additional 245 days. When extensions are requested, it is important to ensure that there is adequate time to accommodate the required public review, drafting the decision, and any required hearings (including appeals) within the extended review period. Generally, a final decision must be rendered approximately 60 days prior to the end of the review period in order to accommodate appeals.

If requesting an extension of the 120-day review period, please sign this form and return it to the Bureau of Development Services (BDS) planner assigned to your case.

Case Information

1. Applicant Name: RALPH TAHRAN, TAHRAN ARCHITECTURE & PLANNING LLC
2. Land Use Case Number: LU # LU 12-345678 DZ
3. BDS Planner Name: TANYA PAGLIA

Extension Request

Please check one of the following:

☒ Extend the 120-day review period for an additional 14 days.
(insert number)

☐ Maximum allowed extension: 245 days

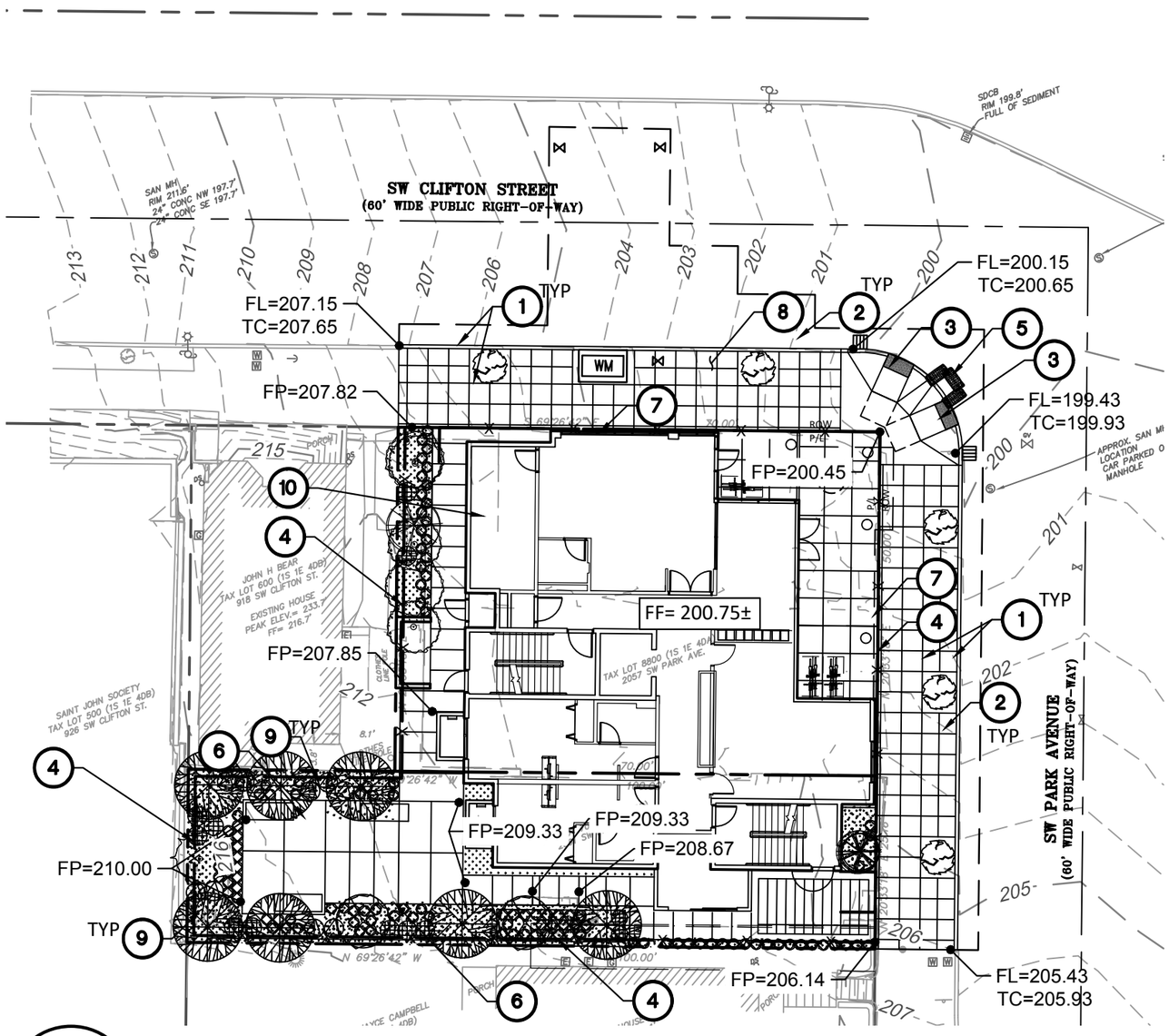
The total number of extensions requested cannot exceed 245 days.

By signing this form, I acknowledge that the 120-day review period for my land use review application will be extended for the number of days specified.

Applicant Signature: [signature] Date 2/26/21

BDS Staff Complete This Section

Received by (print name): _____ Date Received _____



KEYNOTES FOR THIS SHEET

MARK	DESCRIPTION
1	NEW PUBLIC CURB AND SIDEWALK UNDER PWP PERMIT, TYP.
2	NEW PUBLIC FURNISHING ZONE WITH STREET TREE WELLS. UNDER PWP PERMIT, TYP.
3	NEW PUBLIC ADA CORNER WITH DUAL RAMPS UNDER PWP PERMIT.
4	TEMPORARY SEDIMENT FENCE.
5	TEMPORARY EROSION CONTROL BIOBAGS.
6	NEW PRIVATE CONCRETE STAIRS.
7	NEW PRIVATE RETAINING WALL.
8	NEW PRIVATE LANDSCAPING. TYP
9	NEW ONSITE TREE, TYP.
10	NEW ELECTRICAL ROOM TO BE IN NW CORNER OF BASEMENT AND WILL MEET PGE CLASS A AND ACCESS ROOM REQUIREMENTS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 feet

1
C2.0

PRELIMINARY ESC & GRADING PLAN

SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
80058PE
OREGON
JUNE 7, 2013
CHRISTOPHER J. DESAURIERS

PRELIMINARY
NOT FOR
CONSTRUCTION

1/14/21

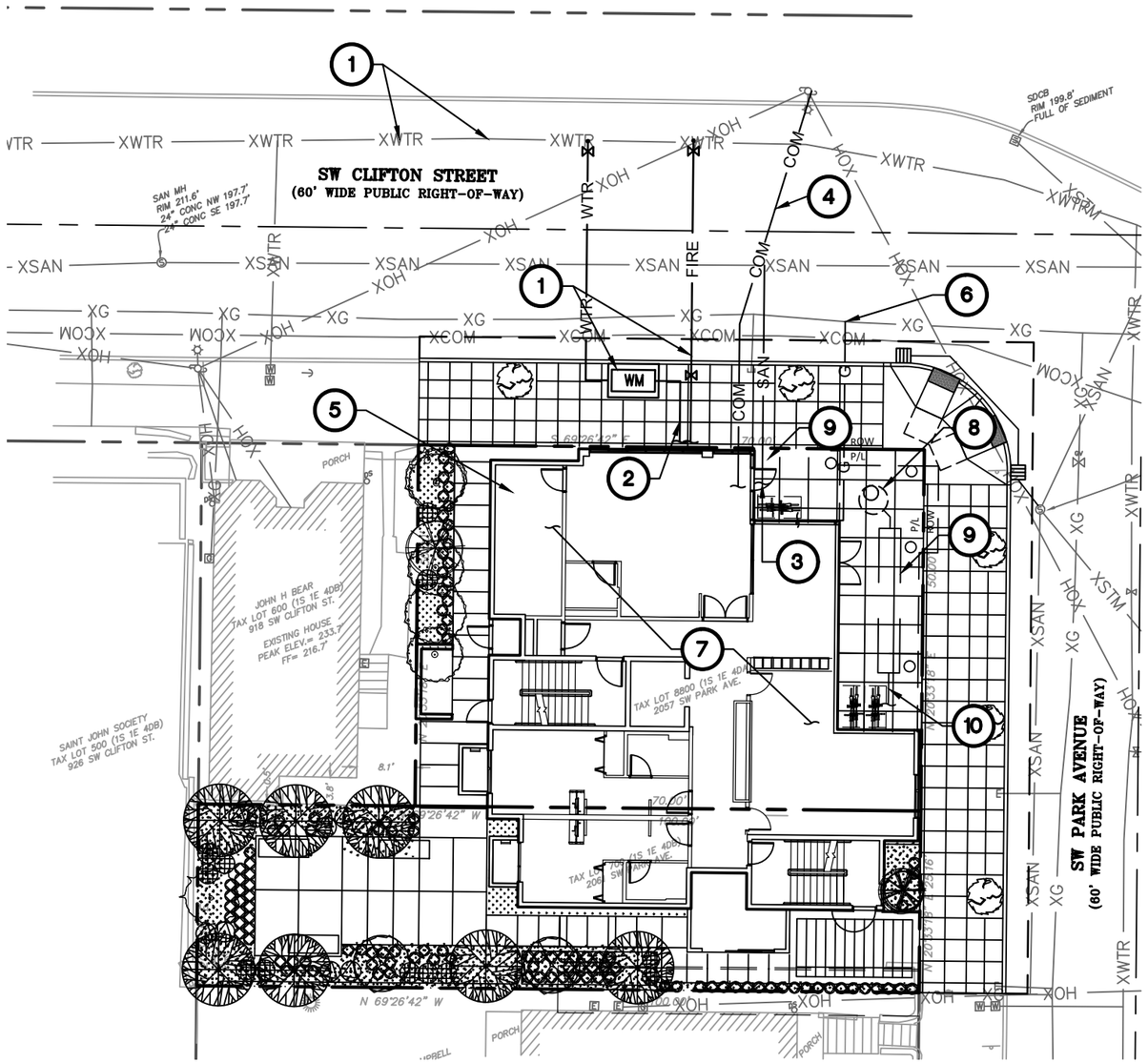
RENEWS: 12-31-2021

WDY
Structural · Civil Engineers
6443 SW Beaverton-Hillsdale Hwy, suite 210 Portland, OR 97221 ph:503.203.8111 fx:503.203.8122 www.wdyi.com

SW PARK APARTMENTS
2061 SW PARK AVE
PORTLAND, OR 97201

REVISIONS	PRELIMINARY ESC & GRADING	
	DATE 01/14/2021	DRWN. PRM
	JOB NO. 20063	CHKD. CJD

C2.0



KEYNOTES FOR THIS SHEET

MARK	DESCRIPTION
1	FIRE NEW SERVICE AND WATER METER, VALVE AND LATERAL. DCVA AND DCDA TO BE IN BUILDING.
2	NEW DOMESTIC WATER PIPE, PROVIDE 3' (MIN) COVER. COORDINATE WITH ARCH AND PLUMBING FOR CONNECTION IN METER ROOM.
3	NEW 6" OR 8" DIA SANITARY LATERAL.
4	NEW DATA/TELE/COMM SERVICES, LOCATION TO BE DETERMINED
5	NEW ELECTRICAL ROOM TO BE IN NW CORNER OF BASEMENT AND WILL MEET PGE CLASS A AND ACCESS ROOM REQUIREMENTS.
6	NEW GAS LINE, CAP EXISTING PER CITY SPECS.
7	COORDINATE WITH ARCH FOR ROOF DRAIN DOWNSPOUT LOCATIONS AND CONNECT TO SITE STM AT 1.0% (MIN). PROVIDE 1.5' (MIN) COVER.
8	NEW 4' DIA 20' DEEP DRYWELL WITH 15' OF PERFORATIONS PER 1/C3.1. TO BE DRILLED IN. RIM= 200.97± BOTTOM OF CUT 170.00 IE (36"-IN) W & S= 197.47±
9	NEW 20-FOOT LONG SECTION OF 36" DIA HDPE DETENTION PIPE PER 1/C3.0. IE= 197.47±
10	NEW SITE STM, SLOPE TO DETENTION PIPE AT 1.0% (MIN).

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 feet

1 / C2.1

PRELIMINARY UTILITY PLAN

SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
80058PE
OREGON
JUNE 7, 2005
CHRISTOPHER J. DESAURIER

PRELIMINARY
NOT FOR
CONSTRUCTION

01/14/21

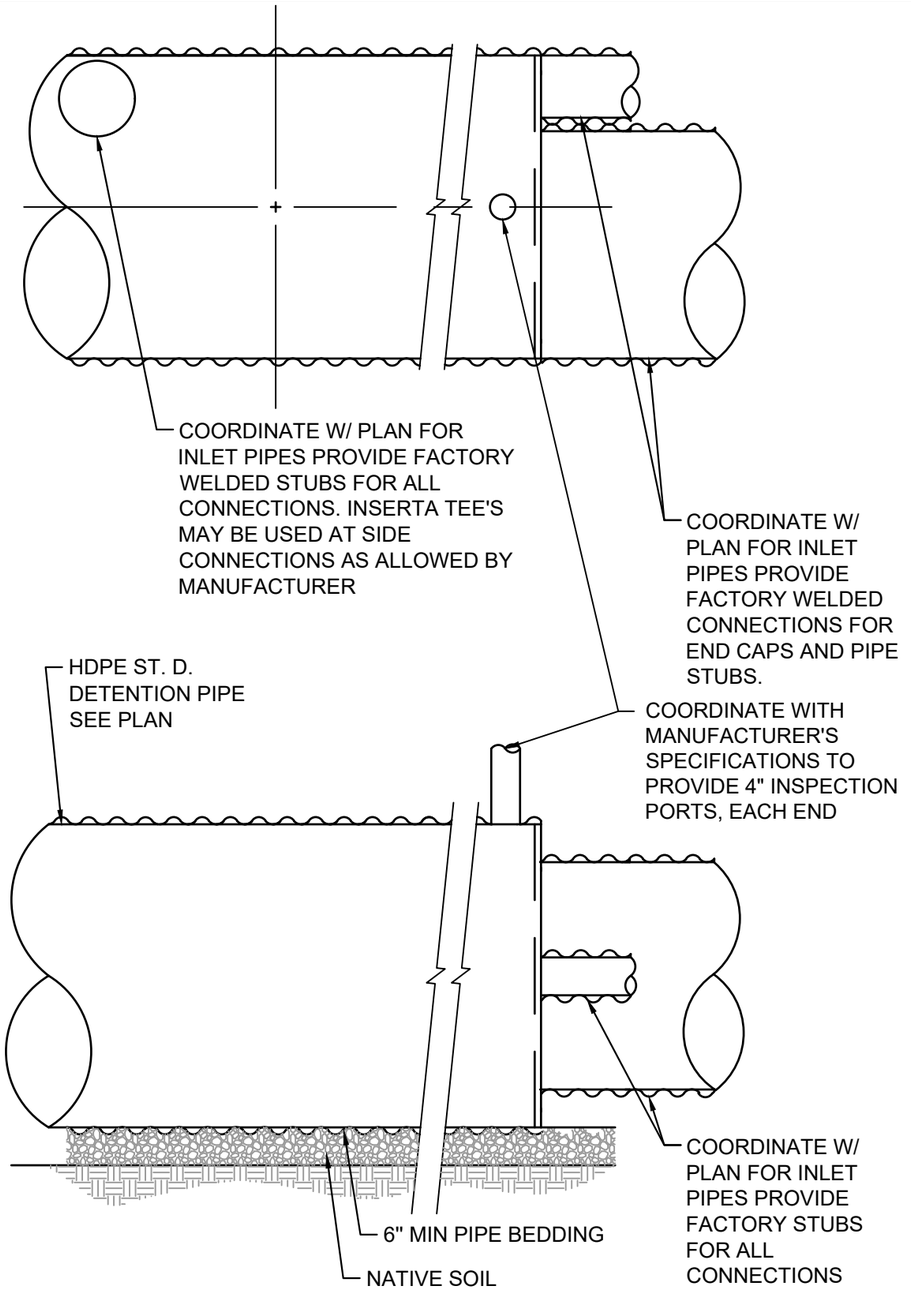
RENEWS: 12-31-2021

WDY
Structural · Civil Engineers
6443 SW Beaverton-Hillsdale Hwy, suite 210 Portland, OR 97221 ph:503.203.8111 fx:503.203.8122 www.wdyi.com

SW PARK APARTMENTS
2061 SW PARK AVE
PORTLAND, OR 97201

REVISIONS	PRELIMINARY UTILITY PLAN	
	DATE 01/14/2021	DRWN. PRM
	JOB NO. 20063	CHKD. CJD

C2.1



1 / C3.0 DETENTION PIPE DETAILS

NTS

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. DESAURIER
80058PE
OREGON
JUNE 7, 2005
EXPIRES: 12/31/21

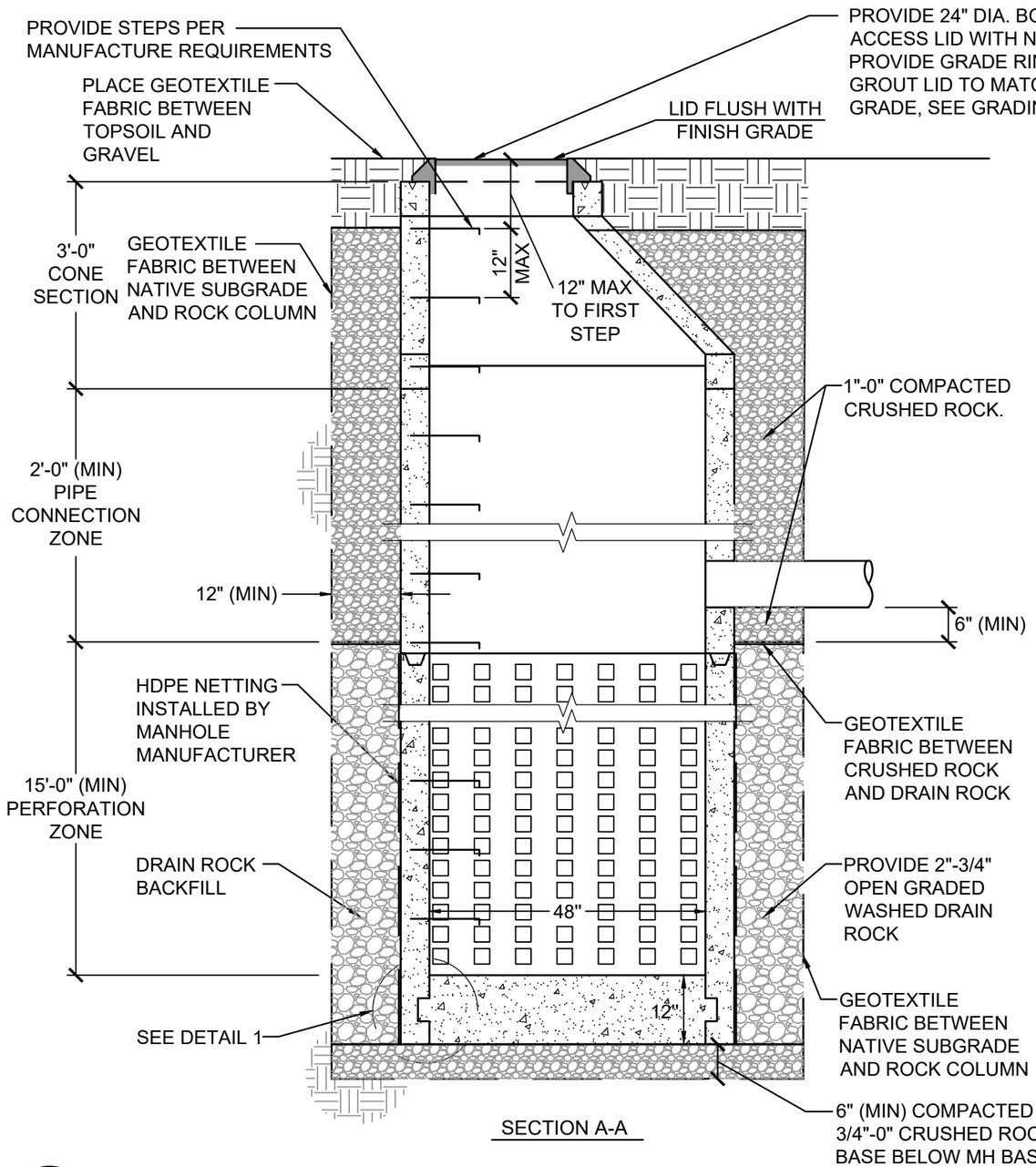
RENEWS: 12-31-2021

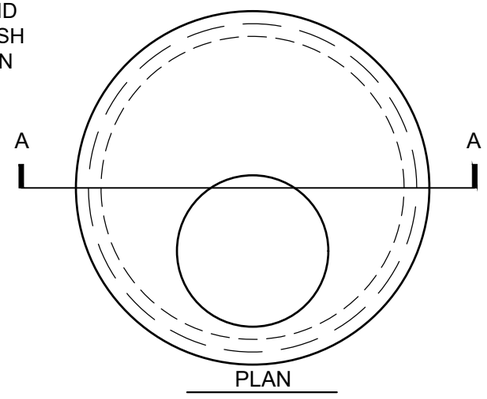
WDY Structural · Civil Engineers
6443 SW Beaverton-Hillsdale Hwy, suite 210 Portland, OR 97221 ph:503.203.8111 fx:503.203.8122 www.wdyi.com

SW PARK APARTMENTS
2061 SW PARK AVE
PORTLAND, OR 97201

REVISIONS	CIVIL DETAILS	
	DATE 01/14/2021	DRWN. PRM
	JOB NO. 20063	CHKD. CJD

C3.0





NOTES:

1. ALL PRECAST SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND MANUFACTURING STANDARDS FOR PRECAST CONCRETE PRODUCTS (MSPCP), AS REVISED.
2. PROVIDE 6 INCHES CLEAN CRUSHED ROCK UNDER ALL CONNECTING PIPE.
3. DO NOT CONNECT PIPE TO ANY PERFORATED SECTION. PROVIDE 5' MIN TO PERFORATIONS BELOW FINISH SLAB ELEVATION MIN.
4. CAST-IN-PLACE CONCRETE SHALL BE COMMERCIAL GRADE. FORM BASE TO BE LEVEL AND SMOOTH. A PRECAST CONCRETE BASE MAY BE SUBSTITUTED FOR THE BASE SHOWN.
5. PROVIDE A FLEXIBLE JOINT FOR ALL CONNECTING PIPES:
   - RIGID PIPE < 36 INCHES - 18 INCHES (MAX.) FROM OUTSIDE WALL
   - FLEXIBLE PIPE - 18 INCHES (MAX.) FROM THE OUTSIDE WALL UNLESS A FLEXIBLE JOINT FITTING IS INSTALLED AND ACCEPTED.
6. PROVIDE 6 INCHES (MIN.) OF SEPARATION BETWEEN A SECTION JOINT AND THE OUTER EDGE OF ANY OPENING.

1 / C3.1 **PRECAST DRYWELL MANHOLE**

N.T.S.

REGISTERED PROFESSIONAL ENGINEER
80058PE
OREGON
JUNE 7, 2016
CHRISTOPHER J. DESAURIER
01/14/21

PRELIMINARY
NOT FOR CONSTRUCTION

RENEWS: 12-31-2021

WDY Structural · Civil Engineers
6443 SW Beaverton-Hillsdale Hwy, suite 210 Portland, OR 97221 ph:503.203.8111 fx:503.203.8122 www.wdyi.com

SW PARK APARTMENTS
2061 SW PARK AVE
PORTLAND, OR 97201

REVISIONS	CIVIL DETAILS		
	DATE 01/14/2021	DRWN. PRM	C3.1
	JOB NO. 20063	CHKD. CJD	

WDY Structural • Civil Engineers

PRELIMINARY STORM DRAINAGE CALCULATIONS

FOR

SW Park Apartments
2061 SW Park AVe
Portland, OR

November 7, 2020

RENEWS: 12-31-2021

Preliminary
11/07/2020 12:27:11 PM

TABLE OF CONTENTS/INCLUSIONS:

WDY **Structural • Civil Engineers**

Native Land Development
4800 Meadows Road
Lake Oswego, OR 97035

November 7, 2020

RE: Preliminary SW Park Ave Apartments "Storm Drainage Narrative"

Dear Mr. Rystadt,

At your request, WDY, Inc. has completed the following preliminary storm drainage design calculations for SW Park Ave Apartments. The purpose of this report is to demonstrate that runoff from the entire impervious area produced by the new development can be fully infiltrated up through the 100-year design storm event. The storm drainage design is in accordance with the City of Portland Storm Water Management Manual 2016 (SWMM 2016).

Site Existing Conditions

- Total site area= 6,016 sf, currently exists as two lots with singe family homes on them.

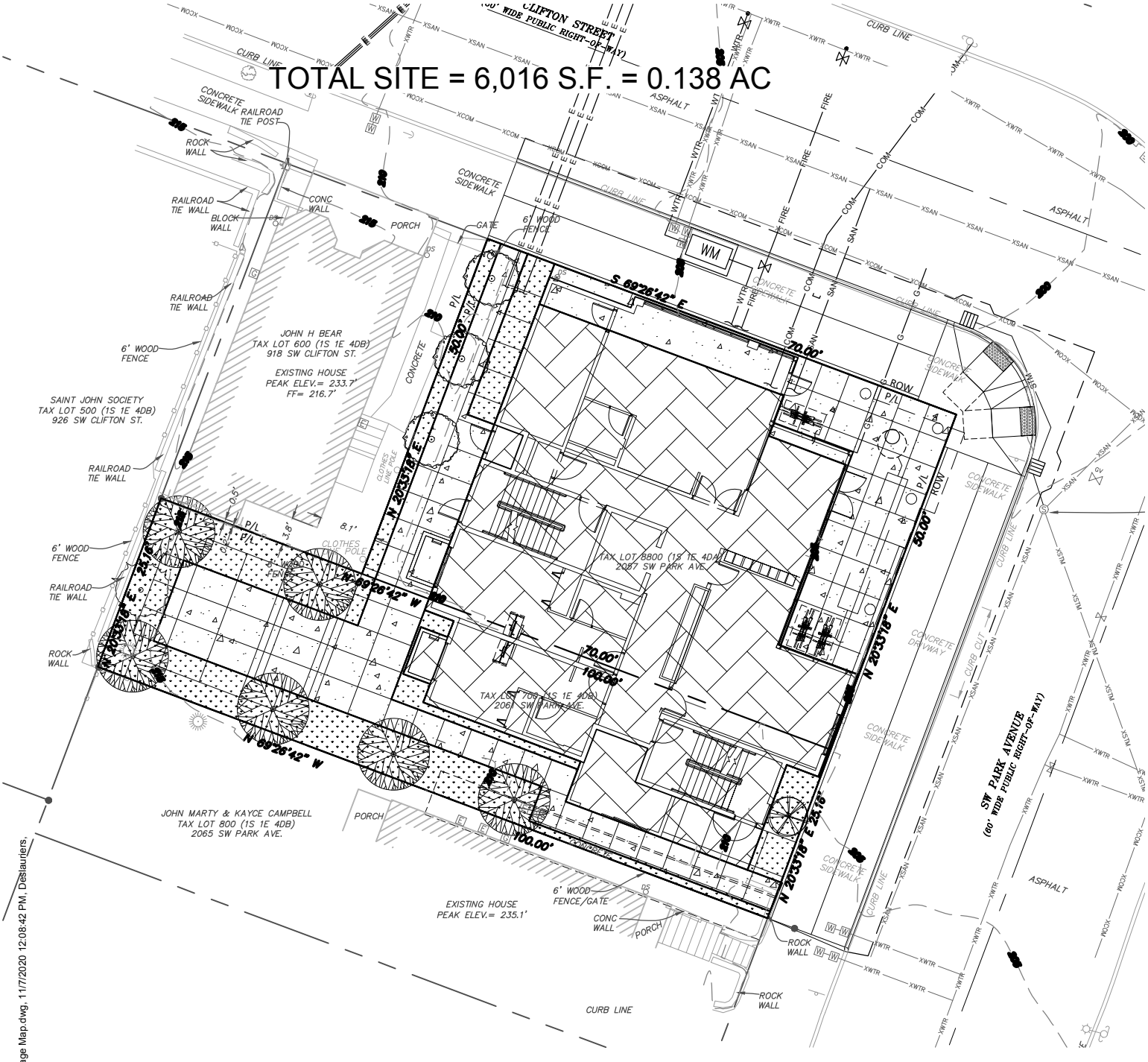
Proposed New Site Development:

The proposed development includes construction of a new building and site pedestrian access and onsite walks and landscaping. No onsite parking is proposed.

The stormwater mitigation plan is to discharge all drainage runoff to one drywell with a detention pipe to accommodate 100% infiltration upto and including the 100 year storm. All storm mitigation will meet the City of Portland 2016 SWMM.

HydroCAD version 10.00 was used to analyze all stormwater runoff quantities. The simulation uses a Santa Barbra Urban Hydrograph in conjunction with the SCS Type 1A 24-hour model storm. See the enclosed area maps, detailed calculations, and HydroCAD printouts for supporting information.

Sincerely,
Chris Deslauriers, P.E.



PROPOSED CONCRETE	PROPOSED ROOF	PROPOSED LANDSCAPING
1,861 SF	3,094 SF	1,061 SF
CN=98	CN=98	CN=86

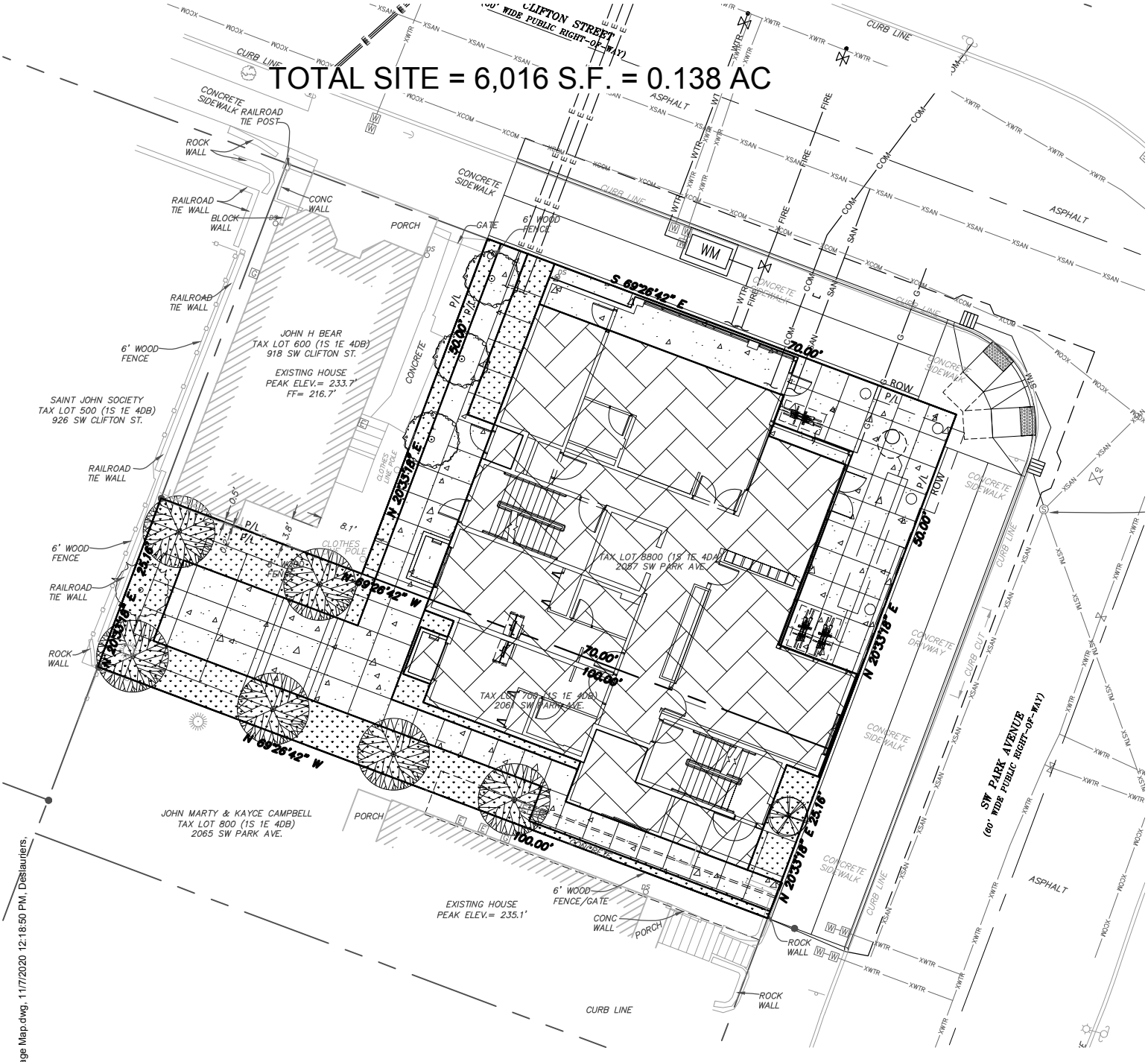
N

PROPOSED AREA MAP

WDY
Structural · Civil Engineers
6443 SW Beaverton-Hillsdale Hwy, suite 210
Portland, Oregon 97221
ph:503.203.8111 fx:503.203.8122
www.wdyi.com

DETAIL: STORMWATER PROPOSED TRIBUTARY AREA MAP
SCALE: 1" = 20'-0"

Job Name:	SW PARK AVE APARTMENTS	**Date:**	11/07/2020
Job No.:	20063	**Drawn:**	PRM
Client:	MAIN STREET DEVELOPMENT	**Sheet:**	STM-3



PROPOSED CONCRETE
1,861 SF
CN=98

PROPOSED ROOF
3,094 SF
CN=98

PROPOSED LANDSCAPING
1,061 SF
CN=86

N

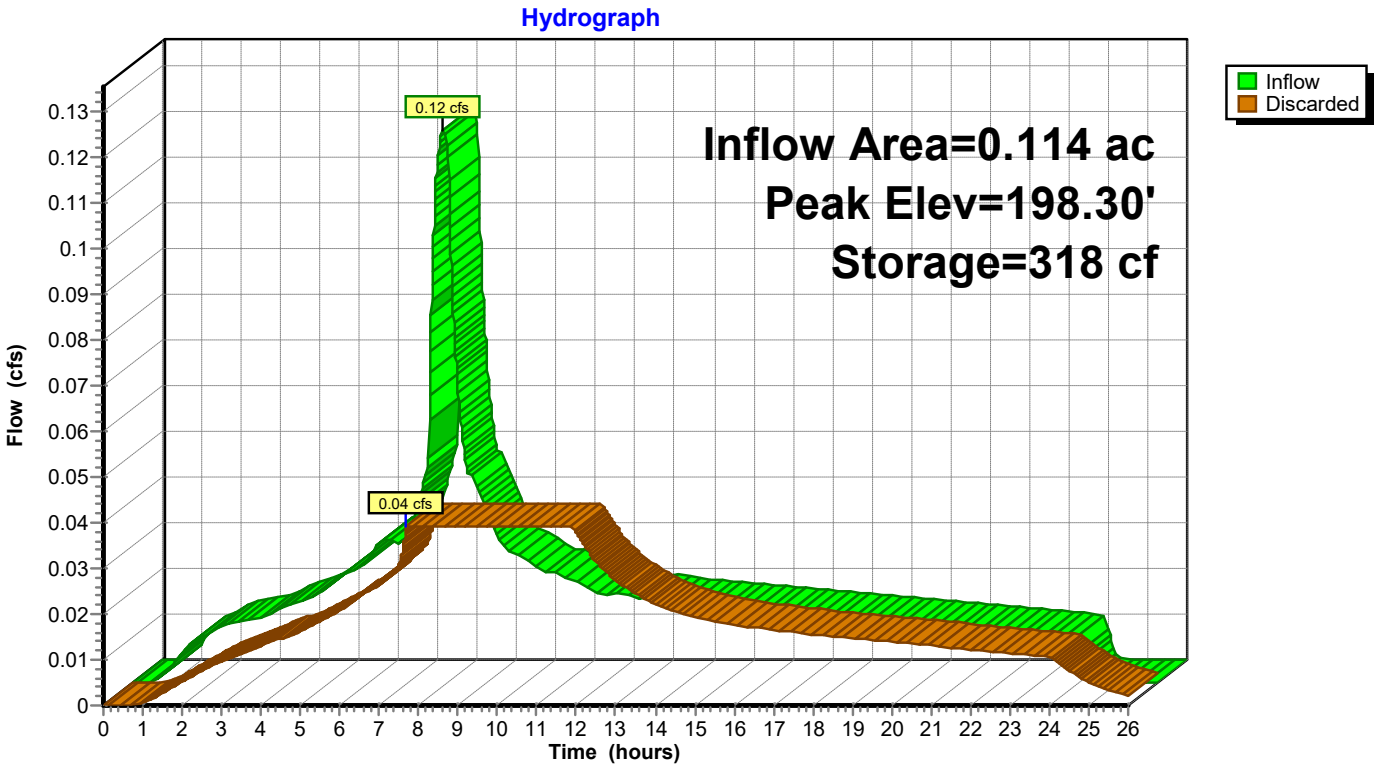
PROPOSED AREA MAP

WDY
Structural · Civil Engineers
6443 SW Beaverton-Hillsdale Hwy, suite 210
Portland, Oregon 97221
ph:503.203.8111 fx:503.203.8122
www.wdyi.com

DETAIL: STORMWATER PROPOSED TRIBUTARY AREA MAP
SCALE: 1" = 20'-0"

Job Name:	SW PARK AVE APARTMENTS	**Date:**	11/07/2020
Job No.:	20063	**Drawn:**	PRM
Client:	MAIN STREET DEVELOPMENT	**Sheet:**	STM-3

Pond 2: Drywell w/ detention pipe 100 yr



Summary for Pond 2: Drywell w/ detention pipe 100 yr

[58] Hint: Peaked 118.32' above defined flood level

Inflow Area = 0.114 ac,100.00% Impervious, Inflow Depth = 4.26" for 100 yr event
Inflow = 0.12 cfs @ 7.88 hrs, Volume= 0.040 af
Outflow = 0.04 cfs @ 7.70 hrs, Volume= 0.040 af, Atten= 67%, Lag= 0.0 min
Discarded = 0.04 cfs @ 7.70 hrs, Volume= 0.040 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-26.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 198.30' @ 8.90 hrs Surf.Area= 78 sf Storage= 318 cf
Flood Elev= 79.98' Surf.Area= 0 sf Storage= 0 cf

Plug-Flow detention time= 86.0 min calculated for 0.040 af (99% of inflow)
Center-of-Mass det. time= 81.7 min (738.6 - 656.9)

Volume	Invert	Avail.Storage	Storage Description
#1	175.97'	126 cf	**4.00'D x 10.00'H Drywell** Inside #2
#2	175.97'	47 cf	**6.00'D x 10.00'H 12" rock around dwell** 283 cf Overall - 126 cf Embedded = 157 cf x 30.0% Voids
#3	195.97'	25 cf	**4.00'D x 2.00'H Pipe Connection Zone** -Impervious
#4	195.97'	141 cf	**36.0" D x 20.0'L Pipe Storage**
#5	197.97'	22 cf	**Cone Section (Conic)** Listed below -Impervious
		362 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
197.97	13	0	0	13
200.97	3	22	22	43

Device	Routing	Invert	Outlet Devices
#1	Discarded	175.97'	**9.000 in/hr Exfiltration over Wetted area from 175.97' - 195.97'** Excluded Wetted area = 28 sf

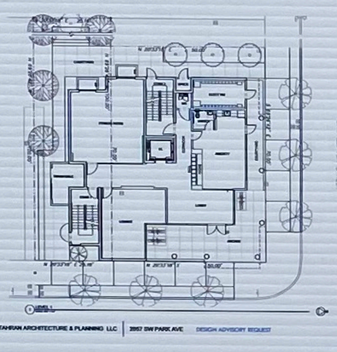
Discarded OutFlow Max=0.04 cfs @ 7.70 hrs HW=196.02' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Development Notice

ELIMINARY PLAN

CTIVE

HITECTURE & PLANNING LLC | 2057 SW PARK AVE | DESIGN ADVISORY REQUEST | PROJECT 2013 EA 19-458676 | C04



2061, 2055-2057 SW Park Ave

11 Stories

Amenity, Fitness, Lounge Rooms
89 Studio Apartments

Street Parking

RM4 - Residential Multi-Dwelling
Zoning info: www.PortlandOregon.gov/ZoningCode

AN APPLICATION WILL BE SUBMITTED TO THE CITY FOR FUTURE CHANGES ON THIS SITE.

INFORMATIONAL MEETING

via zoom

October 22, 2020
@6:00pm

Join Zoom Meeting
https://us02web.zoom.us/j/84215558213
or Call
+1 669 900 6833 w/ ID 8421 5558 213

Applicant:	**Tahran Architecture & Planning LLC**
Contact:	**Ralph Tahran 503-539-8802**
	RalphTahran@comcast.net
Project info:	**Email Inquiry for Concept Plans**

The applicant will provide language services, auxiliary aids, alternative formats, or other reasonable accommodations for barrier-free access if requested at least 3 days prior to the meeting. Contact the applicant for accommodations.

The applicant posted this informational notice on Month Day, Year. The City has not reviewed the content of this notice.
This notice is for informational purposes and the project may change after the notice is posted.
Future application status can be viewed at www.PortlandMaps.com

STEP 1 — **INFORMATIONAL DEVELOPMENT NOTICE**

STEP 2 — **LAND USE REVIEW AND PUBLIC COMMENT** (FOR SOME PROJECTS)

STEP 3 — **LAND USE PUBLIC HEARING** (FOR SOME PROJECTS)

STEP 4 — **BUILDING PERMIT REVIEW**

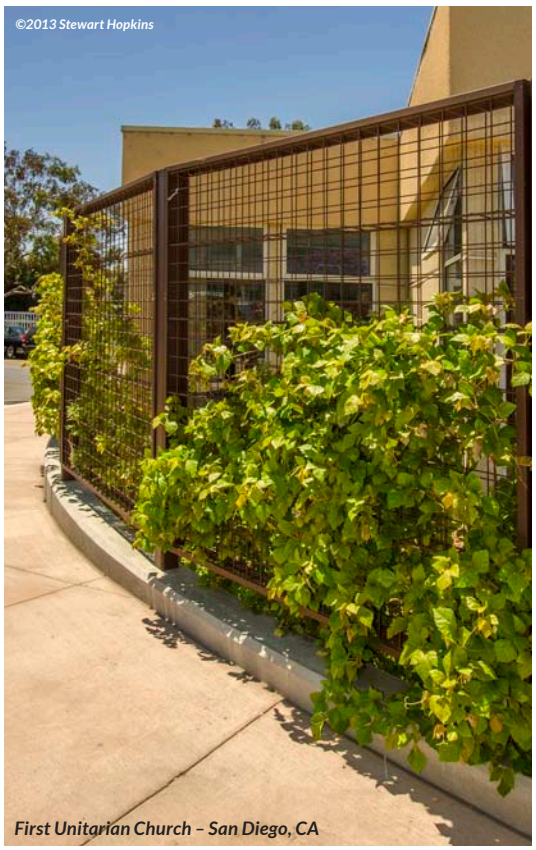
STEP 5 — **CONSTRUCTION**

Learn more about how developments like this go through the zoning and land use process: www.PortlandOregon.gov/BDS/NeighborhoodResources

District Coalition: SWNI Inc. 503-823-4592 Sylvia@swni.org **Neighborhood Association:** Southwest Hills Residential League contact@swhrl.org

General Zoning Info: Bureau of Development Services • 503-823-7526

LIVING SCREEN®



THE WESTERN GROUP
The Screening People

www.architecturalwire.com

LIVING SCREEN®

Living Screen® by The Western Group provides a rigid framework for climbing vines. Constructed of welded steel wire, this modular trellis system unites nature with the built environment. Living Screen® panels may be wall-mounted to existing or new construction or may be post-mounted as fences or partitions. Our panels are designed specifically for your project: the size, shape and finishes will meet your exact needs.

Adding greenery to your design has many benefits: improved air quality, natural shading and cooling, noise and pollution reduction are among them. Vegetation adds aesthetic value – both the building and the landscape are enhanced when more plants are present.

STANDARD PANEL SIZES:

Other dimensions are available – please contact TWG

- Width: variable, between 2' to 5'
- Length/height: variable, between 2' to 20'
- Depth: 3" actual dimension

STANDARD SPECIFICATIONS:

- 3" Square welded wire *(other patterns available)*
- Wire: 10 gauge, A-82 mild steel with Galfan *(zinc-aluminum alloy)* coating
- Flashing: 18 gauge, A-569

FINISH OPTIONS:

- Plain steel – unfinished
- Exterior grade powder coat *(100+ standard* colors/finishes available)*
- Stainless steel

** Custom and matching colors are available – please contact TWG*

STANDARD PRODUCT OPTIONS:

- Partial or full-length vertical flashing
- Complete set of attachment hardware
- 1-piece or 2-piece mounting brackets *(wall-mounted)*
- Steel posts with nut inserts *(post-mounted)*, optional base plates.

ADDITIONAL OPTIONS:

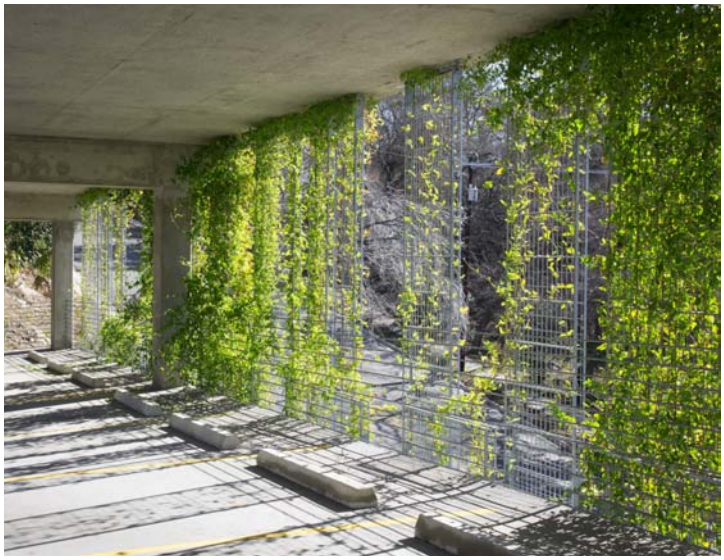
- Top and/or bottom horizontal flashing
- Top/bottom may be sloped or notched to match elevation/grade changes
- Perforated plate may be substituted on one side *(many pattern options)*
- Custom welded wire patterns
- Custom mounting hardware
- LEED documentation of materials and finishes

The Western Group is here to help you achieve your vision. Besides Living Screen®, we produce a wide variety of wire mesh, perforated plate and finished metal products for architectural, landscape, artistic and industrial applications. Have a project in mind? Give us a call. Let's work together to turn your design ideas into reality!

Call us at **844.894.2724** (844.TWG.ARCH)
Email us at **livingscreen@thewesterngroup.com**
Learn more at **www.architecturalwire.com**

THE WESTERN GROUP
The Screening People

737 Willow Residence - Chicago, IL



The Think Tank Parking Structure - Austin, TX

Sabre Springs/Peñasquitos Transit Station - San Diego, CA

THE WESTERN GROUP

OPEN

TO YOUR IDEAS

TABLE OF CONTENTS

Goodyear – Innovation Way Parking Facility | Akron, OH
Architect: GPD Group
TWG: Stainless steel woven wire tension screen

From our origins eighty years ago as a local maker of residential fencing in Portland, Oregon, The Western Group has grown to become a leading North American manufacturer of wire mesh and perforated plate. We now have eleven production facilities across the United States and Canada, so we're rarely far from a job. Although much of our original growth came from supplying the mining and mineral processing industries, the Tech Mesh line of products and our design-focused Tech Mesh team have opened a world of possibilities for architects, landscape architects, planners and contractors. We emphasize sustainability in all we do, using materials that are greater than 90% recycled and that are 100% recyclable.

The Western Group's in-house team of architecturally-trained designers, engineers and project managers focuses on helping our clients achieve their vision on every project. From early conceptual brainstorming and cost analysis to shop drawings and product delivery, we are here each step of the way. If needed, we can assist with LEED certification documents and can even suggest plantings for our popular Living Screen® fencing and cladding system.

We pride ourselves on our ability to find customized solutions for unusual situations.

~ Zan Galton III
Owner

First Unitarian Church – Bard Hall | San Diego, CA
Architect: Platt/Whitelaw Architects, Inc
TWG: Living Screen®

OPEN TO YOUR IDEAS

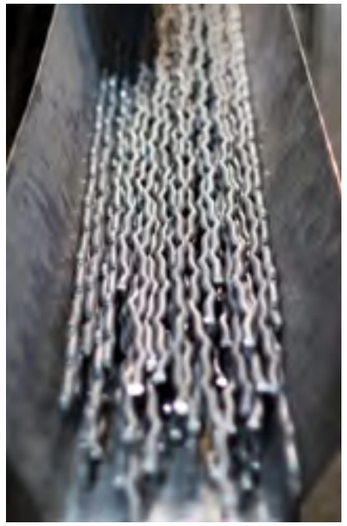
The Western Group is a family-owned domestic manufacturer of architectural mesh products – woven wire, welded wire and perforated plate. We're different from the competition: instead of forcing our choice of material onto your concept, we help the architect, designer, general contractor and owner find a material specification that works within each project's design and budget.

Our architectural materials are used to enhance the beauty, healthiness, and safety of interior and exterior spaces. Mesh allows for natural airflow and filtered light penetration which can reduce a building's operating costs. We aspire to use materials with a high recycled content and strive to control waste in all aspects of our processes. Our efforts can assist in achieving sustainability goals sought for many of today's environmentally-conscious projects.

Our team is available in all phases of the process. Many clients find that consultation with TWG's staff during design phases promotes a smooth installation months later.

"Open to Your Ideas" isn't merely a catch phrase, it's the reason we're here. Call us today to start the conversation.

The Think Tank (T3) | Austin TX
Architect: Danze Blood Architects / Cotera + Reed
TWG: Living Screen®



LOCALLY MADE

With eleven facilities across the United States and Canada, most major metropolitan areas are located within 500 miles of our facilities, so we're often local wherever you are. This allows us to meet your needs in weeks, not months – which can be the case when products are shipped from overseas.

Our ability to custom-manufacture our screens gives a design professional the ability to create a unique look, distinguishing their project from its peers. Our materials are typically 90+% recycled and 100% recyclable and our team can help you with LEED certification needs.

Manufacturing at The Western Group:
Raw materials, Triple Shot High-Carbon Steel, Perforated Plate

PROJECTS

COLLABORATION IS KEY

We welcome complex jobs; it's where we've built our reputation over the years. From the largest parking structure to the smallest balcony, every project is an opportunity for us to help you make the world more beautiful. Contact our design team today and let's work together to ensure your project stands out.

TWG PARTNERS:

GBD Architects
ZGF Architects
SERA Architects
Desman Associates
ASK Studio
Carrier Johnson + Culture
Mahlman Studio Architecture
Niles Bolton Associates
Platt/Whitelaw Architects
Dull Olson Weekes/IBI Group
Sowinski Sullivan Architects
Richard Meier & Partners
SmithGroup JJR
Leddy Maytum Stacy Architects
Gensler
Oslund and Associates
Gresham, Smith and Partners
International Parking Design
Chris Dikeakos Architects
Studio RED
Land Concern ASLA
NOW Specialties, Inc.
Mithun
Harley Ellis Devereaux
Dougherty Architects
Kirksey
Eley Guild Hardy Architects
Nichols Naylor Architects
Danze Blood Architects
Siteworks Design-Build
Mayer/Reed, Inc.
Vallaster Corl Architects
Stantec
AVRP Studios
Neumann Monson Architects
The Harman Group
Perkins + Will
HKS Architects
Hacker Architects
Opsis Architecture
frk architects + engineers
HMC Architects
Ankrom Moisan Architects
Dick Clark + Associates
Cotera + Reed Architects
Ai3 Architects
C2K Architecture
Revery Architecture *(formerly Bing Thom Architects)*
Corgan
Cutler Anderson Architects
Johnston Architects
LS3P
Allied Works
SWA Group
Studio Outside Landscape Architects
Design Workshop
BRPH
FFA Architecture + Interiors
GreenWorks
Archcon Architecture
Landon Bone Baker Architects
Goettsch Partners
Bora Architects

© Ema Peter

© Peter Laver

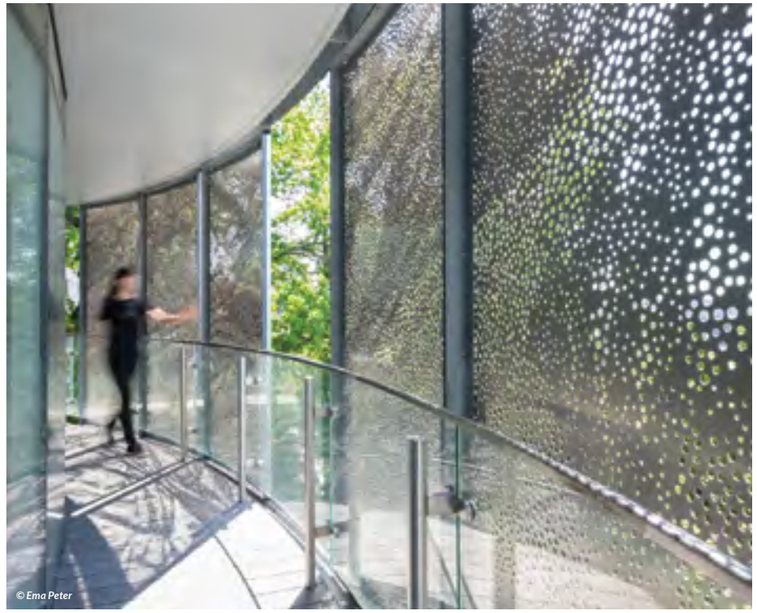
Harwood Condominiums

Location: Vancouver, BC
Architect: Bing Thom Architects (now Revery Architecture)
TWG: Perforated Plate, Sunshade

Perforated stainless steel panels encircle and crown this 17-story condominium tower in Vancouver's Davie Village neighborhood. These screens provide privacy and shade for the balconies of residential units, as well as the amenity deck atop and the porte-cochère at ground level. With patterns inspired by nature, the architect's vision became reality thanks to our fabrication capabilities; the free-flowing organic forms are created using only three different round hole sizes. The effect is stunning both day and night.

TWG SUPPORT:

A custom perforated punch pattern (Cascadia) was developed and fabricated in collaboration with the architectural team. When design was completed, detailed production drawings were created from CAD files provided.



© Ema Peter

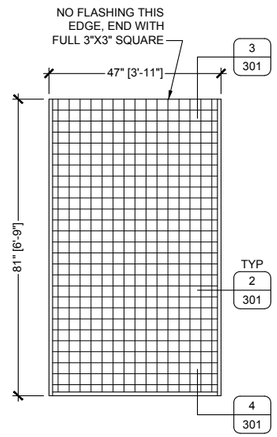
University of Texas Arlington – Parking Structure

Location: Arlington, TX
Architect: Corgan
TWG: Living Screen®

Lush vines envelop our powder coated Living Screen® which clads every elevation of this 800-space parking structure at the University of Texas – Arlington. Some individual screen panels span as much as 20 feet and combine to cover up to five stories. Vertical screens connect every level to steel plates embedded in concrete; The Western Group meticulously coordinated with the contractor to locate the attachments during construction. The end result is a beautiful green feature that enhances the building and enlivens the campus.

TWG SUPPORT:

Fabrication drawings were created from CAD files provided by the architect. We coordinated exact placement of embedded mounts with the construction team. Some screens were internally strengthened to span greater distances unsupported.



Iowa River Landing – Parking Structure

Location: Coralville, IA
Architect: Neumann Monson Architects
TWG: Living Screen®, Rail Fill, Security Screens, Sunshades

Nearly 500 framed and powder coated panels surround all four façades of this parking structure. This system is a modification of standard Living Screen®, using wire mesh on one face to promote climbing plant growth and perforated plate on the opposite face to provide visual interest and security. The perforated pattern (Matrix) was designed by the architect in collaboration with our engineering team. The random arrangement of punched openings reduces transparency and casts shadows that simulate camouflage.

TWG SUPPORT:

A custom perforated punch pattern was developed and fabricated in collaboration with the architectural team. When design was completed, detailed production drawings were created from CAD files provided. To ensure quality control, an on-site project coordination meeting was held before and after installation.

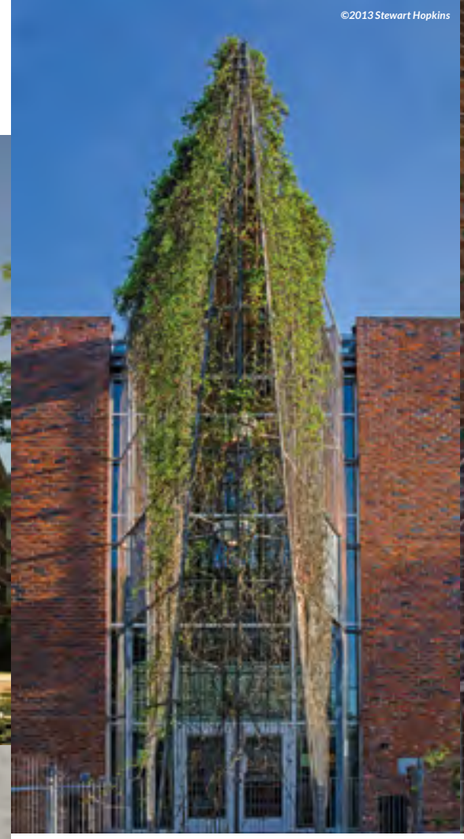
Goodyear – Parking Structure

Location: Akron, OH
Architect: GPD Group
TWG: Tension Screen System

Located prominently on the Goodyear Tire & Rubber campus, this six-story parking structure is clad with two different stainless steel tension screens. The custom weave pattern at ground level, Venetian Waterways 5C, surrounds the entire structure and provides security with greater transparency. The weave applied to the upper western and southwestern façades, Venetian Waterways I, is a standard pattern that provides similar transparency, excellent sunshading and a reflective exterior. Both screens form a sleek, corrosion-resistant skin that glistens in sunlight.

TWG SUPPORT:

A custom weave pattern and bracket mounting system were developed with the architectural team. To ensure quality control, multiple site visits were made before, during, and after installation.



Seattle Public Library – Capitol Hill

Location: Seattle, WA
Architect: Cutler Anderson Architects & Johnston Architects
TWG: Custom Welded Wire Trellis, Rail Fill

This urban branch of Seattle's Public Library is fronted with a stainless steel living trellis which wraps the perimeter with evergreen and deciduous vines. It creates a bold entry, evocative of a ship's prow. Maturing plants soften the brick façades and exterior walls are illuminated at night behind a veil of greenery. The vertical garden extends inside, flanking a two-story reading room with the same plant-supporting trellis. The entire mounting system was custom-designed and fabricated for this project.

TWG SUPPORT:

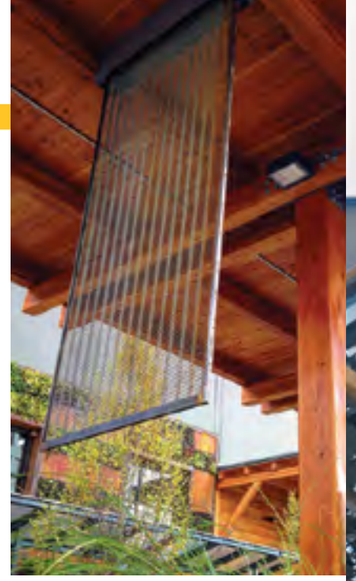
Provided design assistance to refine the architect's concept then manufactured custom welded wire panels with varying slot openings.

APPLICATION
CREATE CUSTOM DESIGNS

The Western Group can help you make the world more beautiful in whatever form you envision. We can laser cut a unique design, provide a variety of colors and finishes, or create a totally new weave or perforation pattern based on your concept. For custom work, it's especially important to consult with us in the earliest phases. Give us a call to discuss your project today.

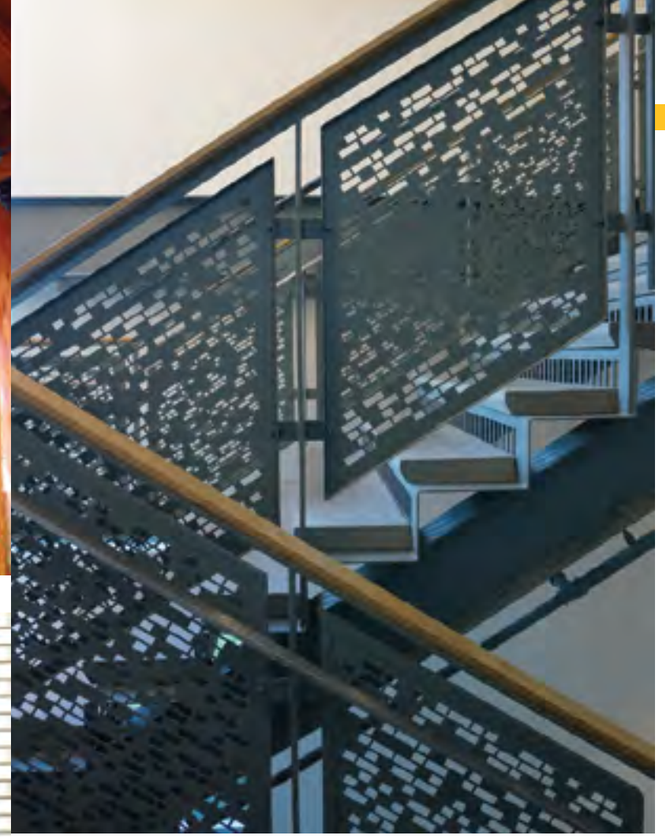
Residential Landscape Art | Portland, OR

Rain Screen
New Seasons Market Slabtown | Portland, OR



LL Hawkins Apartments | Portland, OR

LOCA "Goat Blocks" | Portland, OR



Chemeketa Community College, Building 20 | Salem, OR

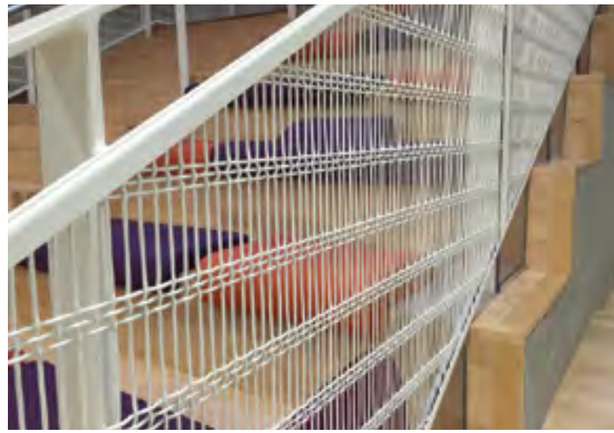
Beauregard Hall at Nicholls State University | Thibodaux, LA

Cadence Apartments | Portland, OR

APPLICATION
RAIL FILL

The Western Group offers a wide variety of economical woven wire, welded wire, and perforated plate options for stair rail fills. With our in-house engineering and fabrication capabilities we're often able to provide complete finished panels for your project. Due to our years of experience in custom designs, we can help you find the exact specification you need.

RiverEast Center | Portland, OR



Annenberg School for Communication – USC | Los Angeles, CA

APPLICATION
LIVING SCREEN®

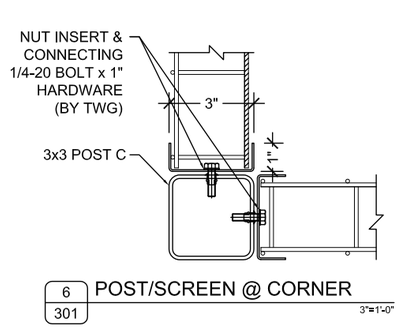
The Western Group's Living Screen® system is made of modular parallel-paneled grids of welded wire which are fabricated into a growing surface for climbing plants. Living Screen® can be used to enhance mundane parking structure façades or to enliven barren landscapes. This product creates beautiful transitions between nature and the built environment. Adding greenery to your design provides many benefits including improved air quality, natural shading and cooling, and noise and pollution reduction.

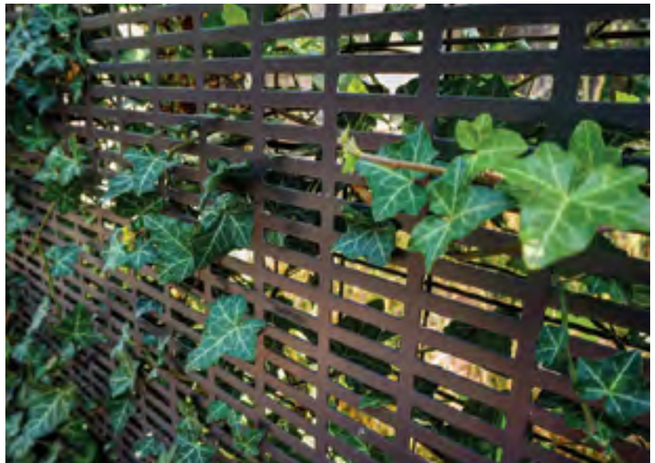
Living Screen® panels can be easily adapted into existing or new construction. We offer attachment methods for connecting Living Screen® directly to structures or to freestanding posts. No matter your site conditions, our team can work with you to design customized screen shapes, sizes, and connections to match your specific needs.

Mills Fleet Farm Parking Structure | Minneapolis, MN

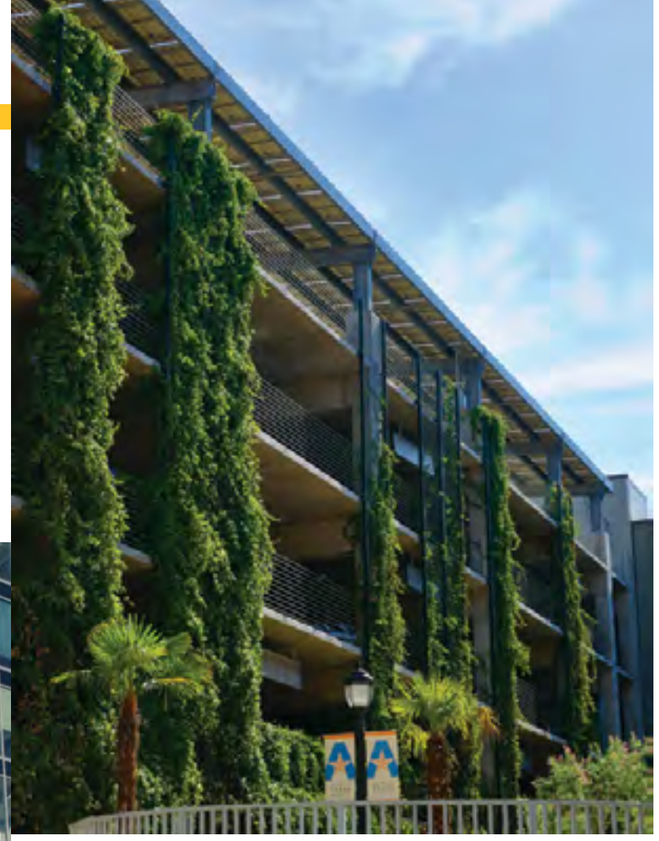
Liberty Community Plaza | Whittier, CA

MoZaic West | Minneapolis, MN





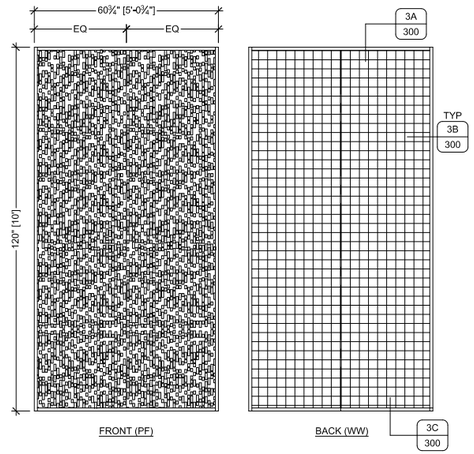
Willow Street Residence | Chicago, IL

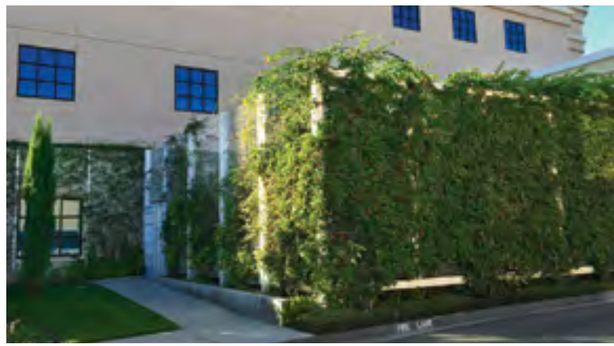


University of Texas at Arlington - Park Central | Arlington, TX

Portland Expo Center | Portland, OR

Viceroy Hotel | Chicago, IL





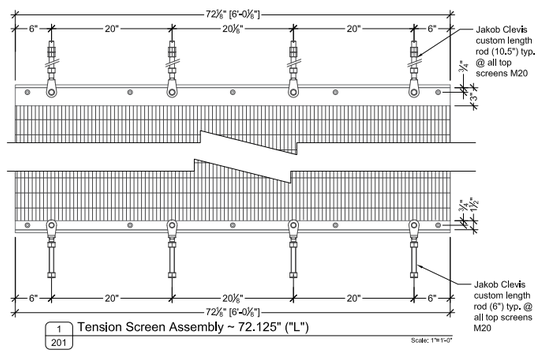
Huntington Hospital | Pasadena, CA

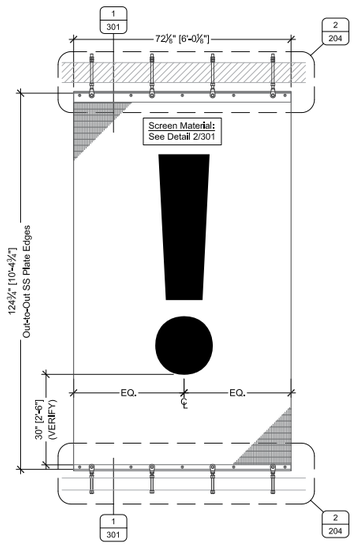
APPLICATION
TENSION SCREEN

The Western Group's tension screen assemblies can be used for a variety of functions, both externally and internally. These eye-catching screens provide security while allowing light, sound, heating, and cooling to flow through your space. Contact us for any custom needs, including applied graphics and unique attachment systems.

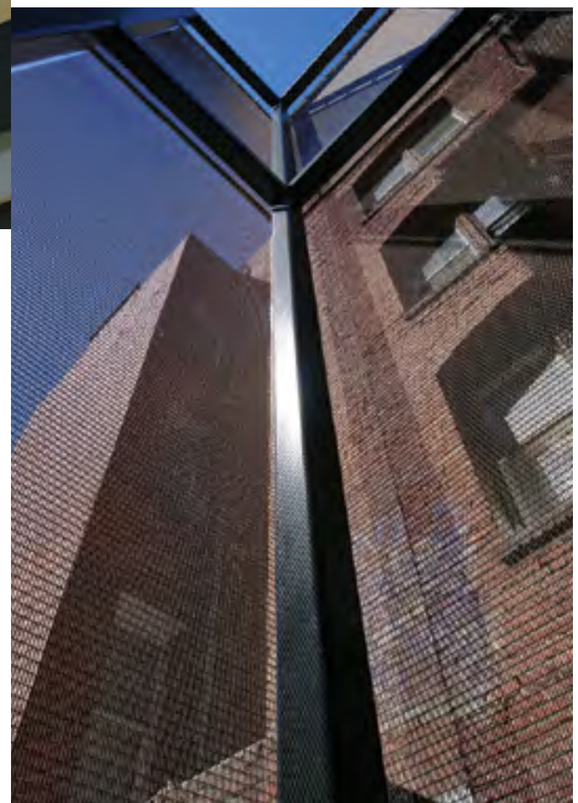
Traville Gateway Garage – University of Maryland | Shady Grove, MD

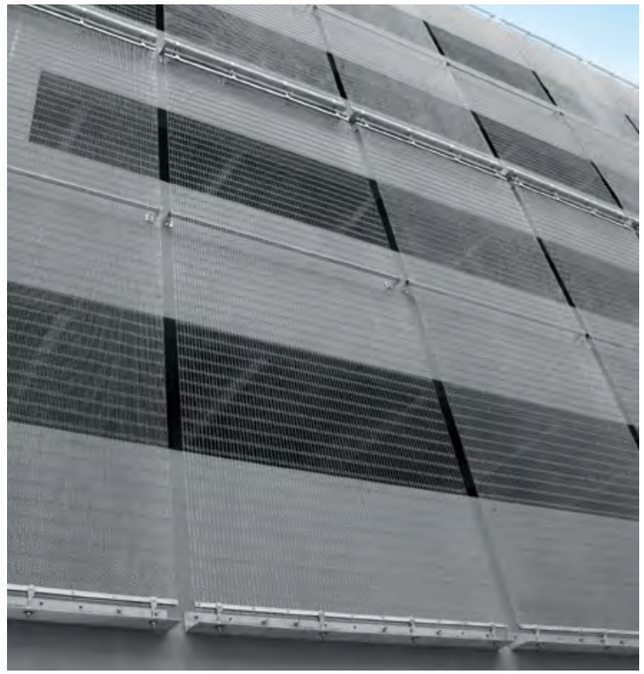
Library! at Bown Crossing | Boise, ID





Goodyear – Innovation Way Parking Facility | Akron, OH





College of Creative Studies at Taubman Center | Detroit, MI

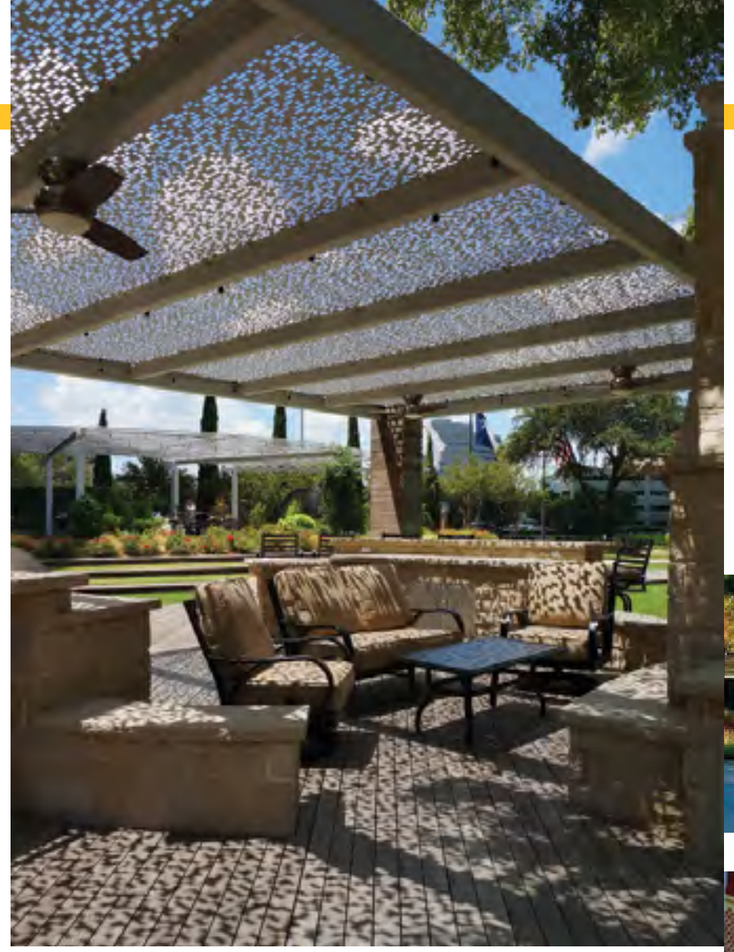
474 Natoma Apartments | San Francisco, CA

APPLICATION
SUNSHADE

With sunshades, a designer can add texture, contrast, and color to a building or structure while reducing solar heat gain. The Western Group's woven wire or perforated plate sunshades offer a more refined treatment than traditional louvers or fabric awnings. Whether shading is required from natural or artificial light, our sunshades can be installed horizontally over glass roofs or vertically in front of glass wall systems.

NW 23rd & Glisan | Portland, OR

North Texas Tollway Authority Gantry | Dallas, TX



Mandalay Tower 2 | Irving, TX

Costa Mesa Middle School - Costa Mesa, CA

JLL Real Estate | Portland, OR

APPLICATION
SIGNAGE

The Western Group's architectural products create interesting backdrops for signs of all types, using pattern, texture, and transparency in eye-catching ways. Clients often project custom lighting onto the textured surface in order to provide dramatic contrast and visibility.

Martin Luther King, Jr. Boulevard Gateway | Portland, OR

Nogales High School | La Puente, CA

Safeway, SW Jefferson Street | Portland, OR

Rex Hill Winery | Newberg, OR

Wieden + Kennedy | Portland, OR

APPLICATION
SECURITY SCREENS

Architectural mesh and perforated panels are used for all types of security and safety applications including pedestrian guardrails, commercial entrances, parking structures and municipal detention facilities. The Western Group's strict manufacturing standards meet the highest levels of structural integrity.

Daimler Trucks North American Parking Structure | Portland, OR

Legacy Emmanuel Medical Center, Parking 4 | Portland, OR

APPLICATION
PERFORATED CLADDING

Perforated cladding provides natural airflow and light penetration, reducing the need for mechanical air handling and electric daytime lighting. Cladding may be used as a partition, security enclosure, guardrail, sunshade or landscape element. The Western Group produces a large variety of hole shapes, patterns, and margins. Whether you need a standard pattern or a custom design, let us know how we can assist you.

Miramar College Parking Structure | San Diego, CA

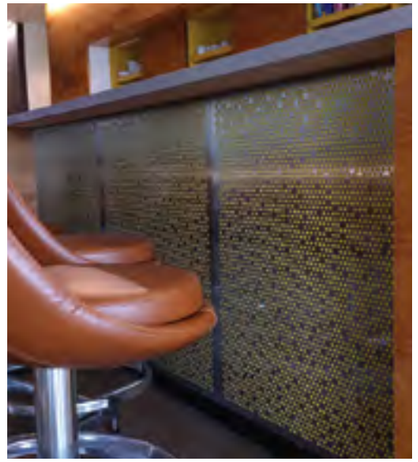
Tollway Plaza | Dallas, TX

Costa Mesa Middle School | Costa Mesa, CA

Hotel Eastlund | Portland, OR

EV Lofts | San Diego, CA

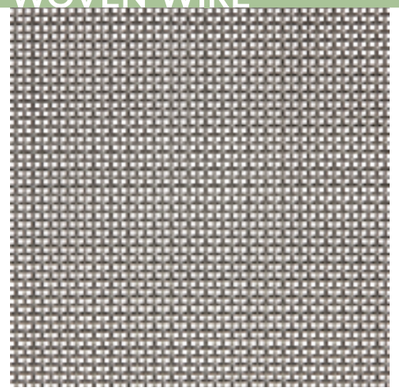
Harwood Condominiums | Vancouver, BC



JLL Real Estate | Portland, OR

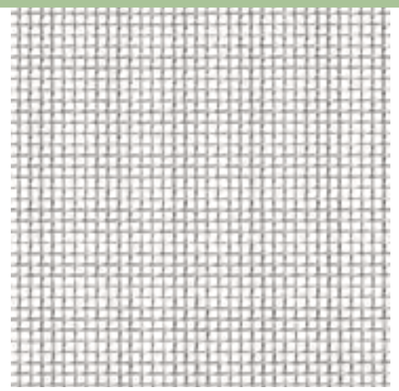
PRODUCT MATERIALS

WOVEN WIRE



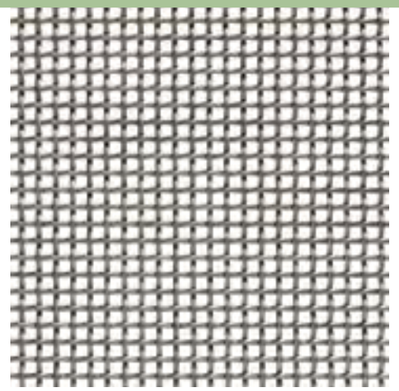
Over & Under I

Weave: 5 Mesh 14 ga. (.080”)
Alloy: T304 Stainless Steel
Open Area: 36%
Weight: 2.2 lbs/sq ft



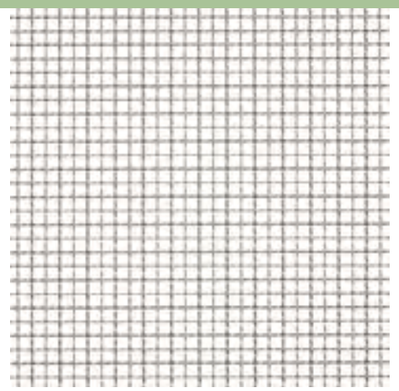
Over & Under II

Weave: 4 Mesh 16 ga. (.063”)
Alloy: T304 Stainless Steel
Open Area: 56%
Weight: 1.0 lbs/sq ft



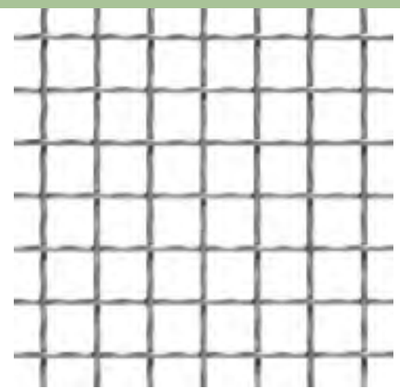
Over & Under III

Weave: 1/4” Square Opening 11 ga. (.120”)
Alloy: High-carbon Steel
Open Area: 46%
Weight: 2.6 lbs/sq ft



Sound Waves I

Weave: 1/4” Square Opening 18 ga. (.047”)
Alloy: T304 Stainless Steel
Open Area: 71%
Weight: 0.5 lbs/sq ft

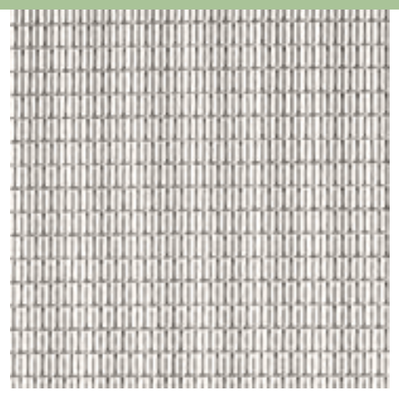


Sound Waves II

Weave: 1” Square Opening 10 ga. (.135”)
Alloy: Plain Steel
Open Area: 78%
Weight: 1.0 lbs/sq ft

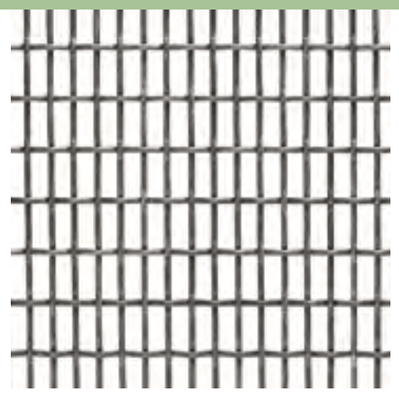
Sound Waves III

Weave: 2” Square Opening 3 ga. (.244”)
Alloy: Plain Steel
Open Area: 79%
Weight: 1.7 lbs/sq ft



Venetian Waterways I

Weave: 3/32” x 2 Mesh 16 ga. (.063”)
Alloy: T304 Stainless Steel
Open Area: 56%
Weight: 1.2 lbs/sq ft

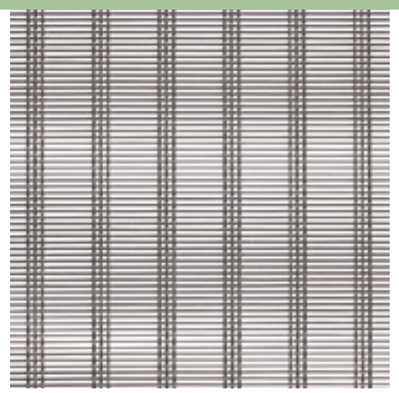


Venetian Waterways II

Weave: 3/8” x 1” 10 ga. (.135”)
Alloy: High-carbon Steel
Open Area: 66%
Weight: 1.7 lbs/sq ft

Venetian Waterways III

Weave: 3/8” x 1-1/2” 6 ga. (.192”)
Alloy: Galvanized Steel
Open Area: 59%
Weight: 2.9 lbs/sq ft



Coastal Boardwalk I

Weave: 7 Mesh x 1” 18 ga. (.047”)
Alloy: High-carbon
Open Area: 60%
Weight: 0.8 lbs/sq ft

Coastal Boardwalk II

Weave: 1/4” x 3” 11 ga. (.120”)
Alloy: T304 Stainless Steel
Open Area: 64%
Weight: 1.7 lbs/sq ft

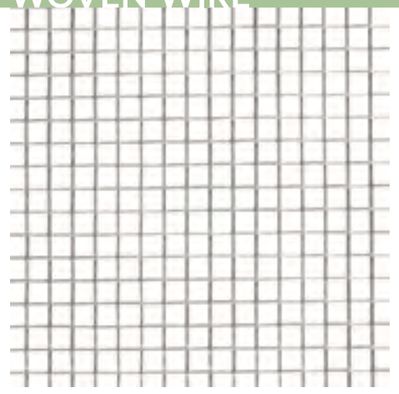
Coastal Boardwalk III

Weave: 3/4” x 5” 3 ga. (.243”)
Alloy: Galvanized Steel
Open Area: 69%
Weight: 2.8 lbs/sq ft

Call us for more information about available alloys & patterns – 844.894.2724 (844.TWG.ARCH)

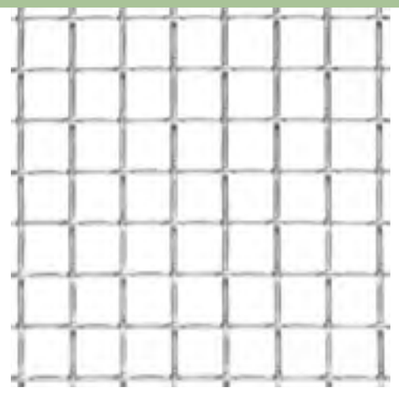
PRODUCT MATERIALS

WOVEN WIRE



Himalayan Foothills I

Weave: 2 Mesh 16 ga. (.063”)
Alloy: T304 Stainless Steel
Open Area: 76%
Weight: 0.5 lbs/sq ft



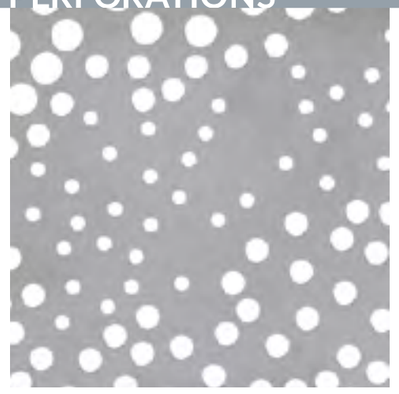
Himalayan Foothills II

Weave: 1” Square Opening 10 ga. (.135”)
Alloy: Galvanized Steel
Open Area: 78%
Weight: 1.0 lbs/sq ft

Himalayan Foothills III

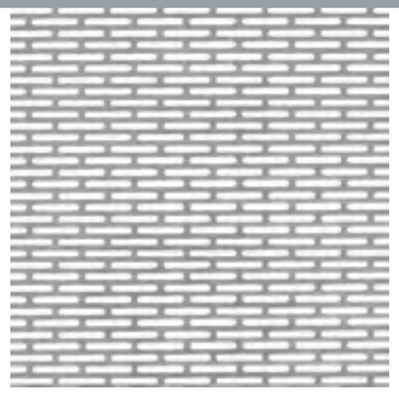
Weave: 2” Square Opening 3 ga. (.243”)
Alloy: Aluminum
Open Area: 79%
Weight: 0.6 lbs/sq ft

PERFORATIONS



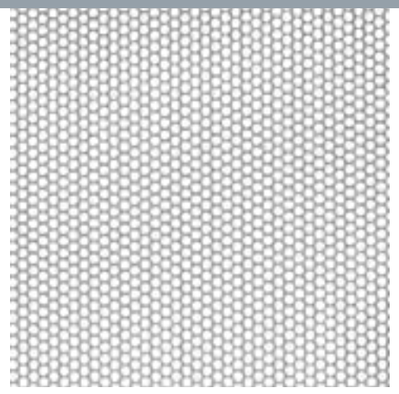
Cascadia

3 Hole Sizes: 5/16” – 1/2” – 11/16” Round
Hole Pattern: Random Centers
Open Area: 20-50% (range)



Oblong Small

Hole Size: 1/8” x 1” Oblong Slot
Hole Pattern: 1/4” x 1-1/8” On Centers
Side Staggered
Open Area: 43%



Round Small

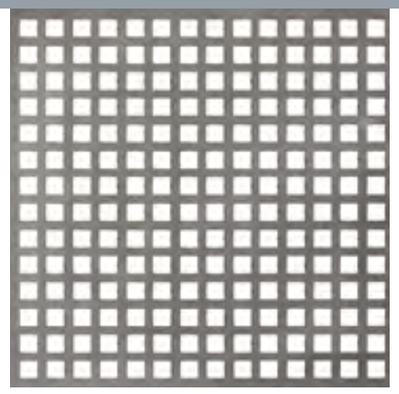
Hole Size: 3/16” Round
Hole Pattern: 1/4” On Centers Staggered
Open Area: 51%

Round Medium

Hole Size: 1/2” Round
Hole Pattern: 11/16” On Centers Staggered
Open Area: 48%

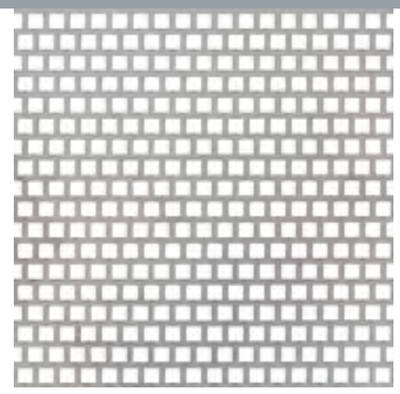
Round Large

Hole Size: 1” Round
Hole Pattern: 1-1/4” On Centers Staggered
Open Area: 58%



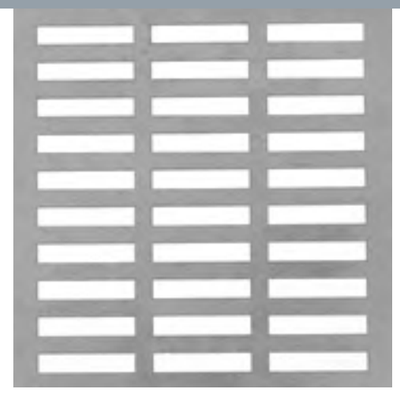
Square Inline

Hole Size: 3/8” Square
Hole Pattern: 9/16” On Centers Inline
Open Area: 44%



Square Stagger

Hole Size: 5/16” Square
Hole Pattern: 7/16” On Centers Staggered
Open Area: 51%



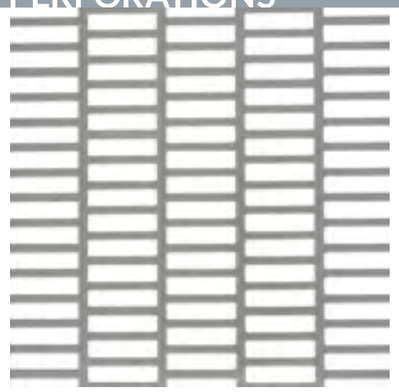
Rectangle Inline

Hole Size: 3/8” x 2” Rectangle
Hole Pattern: 3/4” x 2-3/8” On Centers Inline
Open Area: 42%

Call us for more information about available alloys & patterns – 844.894.2724 (844.TWG.ARCH)

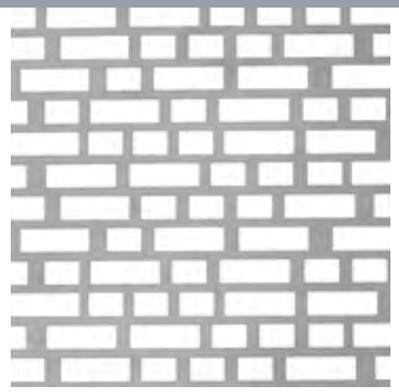
PRODUCT MATERIALS

PERFORATIONS



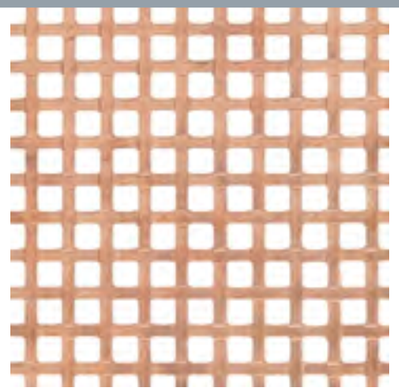
Rectangle Stagger

Hole Size: 5/16” x 1-3/8” Rectangle
Hole Pattern: 1/2” x 1-9/16” End Stagger
Open Area: 55%



Mini Matrix

Hole Size: 0.5” x 0.8” / 0.5” x 1.6” Rectangle
Hole Pattern: 0.3” and 0.2” Spacing, Minimum
Open Area: 51% +/-

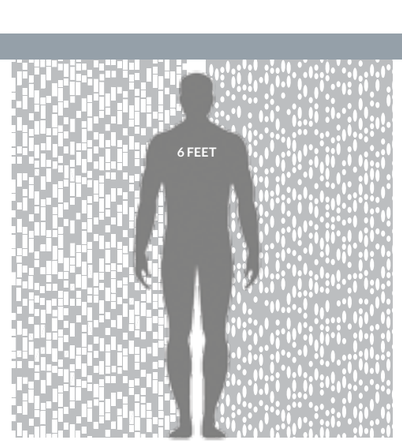


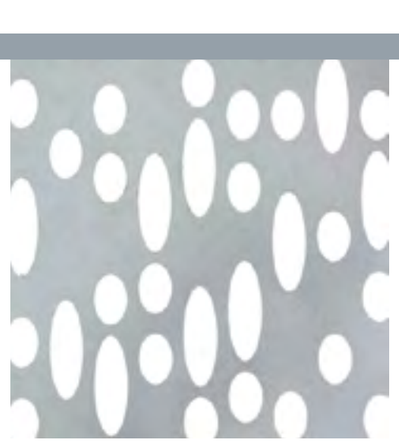
Flatbar Weave

Hole Size: 1/2” Square
Hole Pattern: 3/4” On Centers Inline
Alloy: Copper, Other Materials Available
Open Area: 44%

Matrix

Hole Size: 0.7” x 1.1” / 0.71” x 2.1” Rectangle
Hole Pattern: 0.7” Spacing, Minimum
Open Area: 37-42% (range)



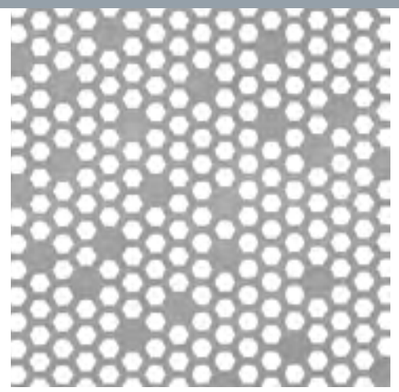


Aqua Matrix

Hole Size: 0.7” x 1.1” / 0.7” x 2.1” Ellipse
Hole Pattern: 0.7” Spacing, Minimum
Open Area: 34-39% (range)

Hexagon

Hole Size: 3/4” Hexagon
Hole Pattern: 1-1/8” On Centers Staggered
Open Area: 44%



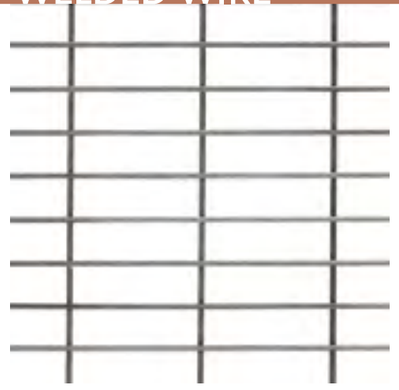
Honeycomb

Hole Size: 3/8” Hexagon
Hole Pattern: 9/16” On Centers Staggered
10% of Holes Randomly Removed (as shown)
Open Area: 40% +/-

Atomic

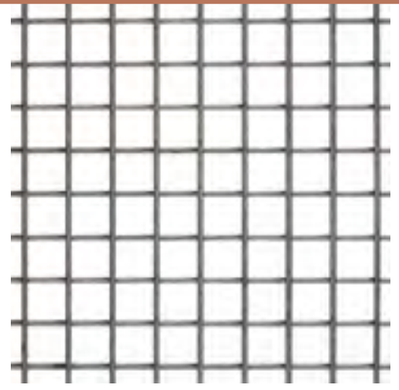
Hole Size: 1.2” wide / 2.4” long
Repeating Pattern
Open Area: 60% +/-

WELDED WIRE



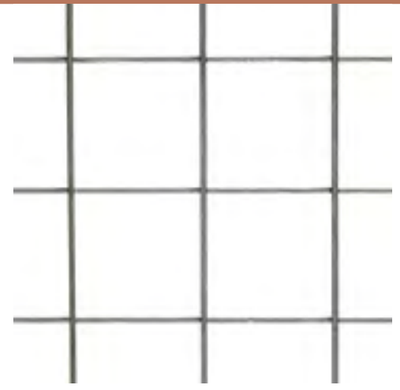
Slotted Narrow

Weave: 1”x 3” 10 ga. Welded
Alloy: Plain Steel
Open Area: 84%
Weight: 0.9 lbs/sq ft



1” Square

Weave: 1” x 1” 10 ga. Welded
Alloy: Plain Steel
Open Area: 76%
Weight: 1.1 lbs/sq ft



3” Square

Weave: 3” x 3” 10 ga. Welded
Alloy: Plain Steel
Open Area: 91%
Weight: 0.4 lbs/sq ft

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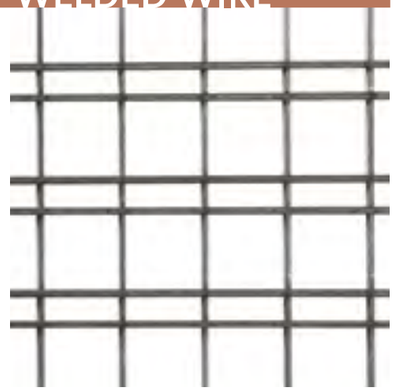
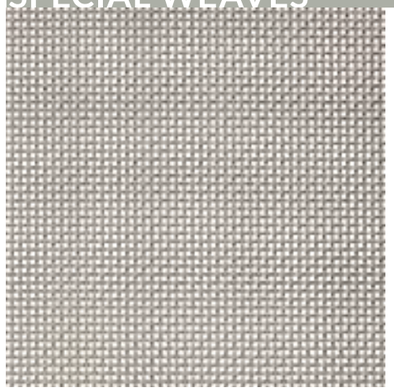
PRODUCT MATERIALS

WELDED WIRE



Straight Wire Double

Weave: 1” x 3” x 3” x 3 ga (.244)
Alloy: Plain Steel
Open Area: 80%
Weight: 1.9 lbs/sq ft



Mini Flat Bar

Weave: 1/8” Square Opening
Wire Size: 0.02” x 0.07” Flat Bar
Alloy: Stainless Steel
Open Area: 42%
Weight: 0.9 lbs/sq ft

Straight Wire Warp

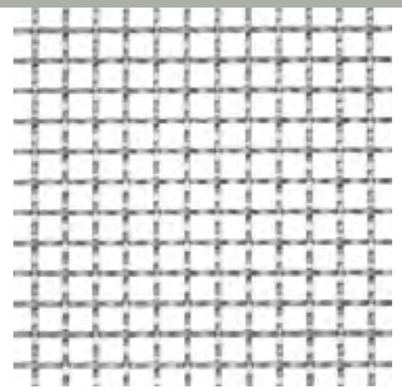
Weave: 1/2” x 1-1/2” Mesh
Wire Size: 8 ga. (.162”)
Alloy: Stainless Steel
Open Area: 66%
Weight: 1.9 lbs/sq ft

Double Shot/ Flat Top Warp

Weave: 6-1/2 Mesh x 3/4”
Wire Size: 14 ga./18 ga. (pair)
Alloy: T304 Stainless Steel
Open Area: 48%
Weight: 2.1 lbs/sq ft

Flat Bar Fill

Weave: 3/16” x 3” on 12ga. (.105”)
Description: 1/8” x 3/8” Flat Bar
Alloy: T304 Stainless Steel
Open Area: 56%
Weight: 2.4 lbs/sq ft



Mini Columbia Bar

Weave: 1/2” square opening
Flat Bar Size: 0.05” x 1/8”
Alloy: T304 Stainless Steel
Open Area: 64%
Weight: 1.2 lbs/sq ft

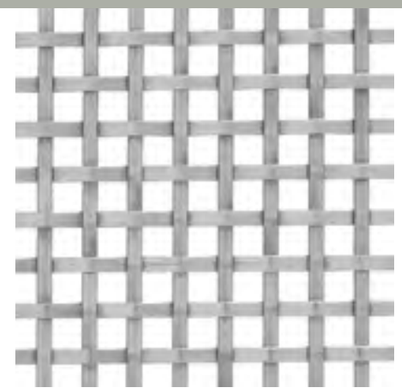
SPECIAL WEAVES

Highland

Weave: 1.9” x 1/2” Mesh
Wire Size: 8 ga. (.162”)
Alloy: T304 Stainless Steel
Open Area: 75%
Weight: 1.4 lbs/sq ft

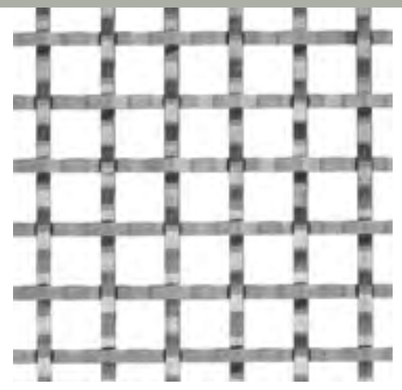
Double-Double Weave

Weave: 1” Square Opening
Wire Size: 3 ga.
Alloy: Aluminum
Open Area: 55%
Weight: 1.5 lbs/sq ft



Columbia Shoals

Weave : 5/8” Square Opening
Flat bar: 0.08” x 5/16”
Alloy: Steel
Open Area: 44%
Weight: 2.1 lbs/sq ft

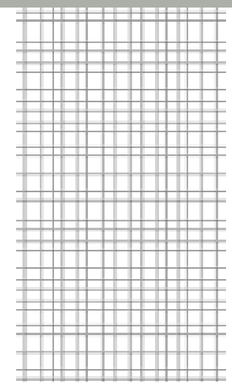


Columbia Bar

Weave: 1-1/16” Square Opening
Flat bar: 0.08” x 5/16”
Alloy: Bright Basic Steel
Open Area: 60%
Weight: 1.5 lbs/sq ft

Hullu

Weave: Variable Openings
Description: 3 ga. (.244”)
Alloy: Plain Steel
Open Area: 76%
Weight: 1.8 lbs/sq ft



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HOW TO SPECIFY

1. MATERIAL TYPE
2. CRIMP STYLE
3. WIRE GAUGE SIZE
4. OPEN AREA CALCULATIONS
5. FINISHES

To help select the proper product for your application, use the following charts and information as a step-by-step guide to draft your base specifications. Contact us and we'll help develop the specification within your budget and plan.

1. MATERIAL TYPE

STEEL

Low-carbon and high-carbon steel can be used when tensile strength is required. Unless the designer wishes the material to age naturally, these steel types need a protective coating applied to prevent rusting. Carbon steel is the most economical choice when selecting wire material.

STAINLESS STEEL

Type 304 and 316 Stainless Steel are excellent choices in outdoor applications where rust is undesirable. Stainless wire can be provided with several finishes: soap-drawn wire has a matte finish, grease drawn wire has a shiny finish, and electro-polished has a mirror finish. Stainless is more expensive than carbon wire and less expensive than most exotics.

COPPER AND COPPER ALLOYS

Copper is resistant to atmospheric corrosion, salt air, and brine. Copper wire has a red to yellow color and develops a wonderful patina as part of the natural aging process. Copper and its alloys are more expensive than stainless and carbon products.

Brass has a muted yellow color, somewhat similar to gold, and is relatively resistant to tarnishing. It contains 80% copper and 20% zinc and is used for its flexibility.

Bronze has superior resistance to atmospheric corrosion, making this alloy suitable for exterior applications. Bronze also provides excellent strength and toughness and develops a patina as part of the natural aging process.

ALUMINUM AND ALUMINUM ALLOYS

The light weight and multiple finish options of aluminum and its alloys make them versatile materials, especially where dead load issues exist. Aluminum products generally fall into the middle of the pricing range.

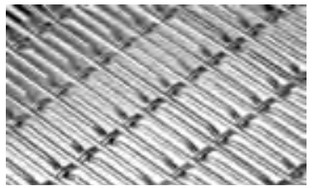
OTHER METALS

The Western Group can supply a range of rare metals which can be used in small quantities to achieve big design ideas.

2. CRIMP STYLE

PLAIN CRIMP

The Plain Crimp is a standard crimp with wire intersections at each pocket.



FLAT TOP

The Flat Top style offsets crimps to one side of the material, creating a smooth surface on one side and a ribbed surface on the opposite.

LOCK CRIMP

With the Lock Crimp style, straight wires have one defined crimp at each intersection, giving a uniform look to both sides of the screen.

TRIPLE SHOT

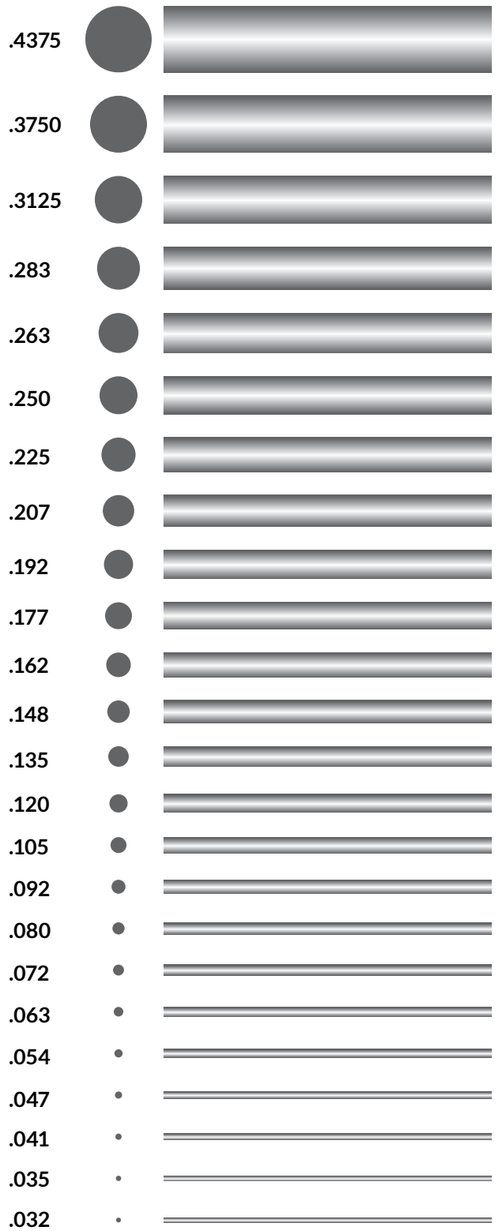
The Triple Shot style has straight sections of wire connected by a tight grouping of three Plain Crimp wires.

INTERMEDIATE CRIMP

Intermediate Crimp styles have multiple crimps between wire intersections, producing a very textured look that is similar on both sides of the screen.

3. WIRE GAUGE SIZE

Shown in decimals of inch*



* Drawing size is approximate

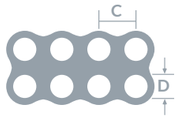
Gauge	SIZES OF WIRE Fraction	Decimals
	3/8	.375
3/0		.362
	23/64	.359
	11/32	.344
2/0		.331
	5/16	.313
1/0		.307
	19/64	.297
1		.283
	9/32	.281
	17/64	.266
2		.263
	1/4	.250
3		.244
	15/64	.234
4		.225
	7/32	.219
5		.207
	13/64	.203
6		.192
	3/16	.188
7		.177
	11/64	.172
8		.162
	5/32	.156
9		.148
	9/64	.140
10		.135
	1/8	.125
11		.120
	7/64	.109
12		.105
	3/32	.094
13		.092
14		.080
	5/64	.078
15		.072
16	1/16	.063
17		.054
18		.049
	3/64	.047
19		.041
20		.035
21		.032
	1/32	.031
22		.028
24		.023

4. OPEN AREA CALCULATIONS

SLOTTED OPENINGS

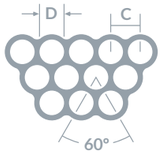
Specify direction of slots, type of pattern, and width of bar or open area.

Straight Round Holes



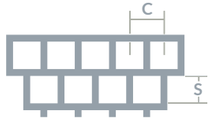
$$\frac{D^2 \times 78.54}{C^2} = \%$$

Staggered Round Holes



$$\frac{D^2 \times 90.69}{C^2} = \%$$

Square Holes
Straight or Staggered

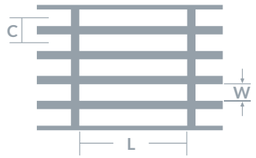


$$\frac{S^2 \times 100}{C^2} = \%$$

PERFORATED PLATE

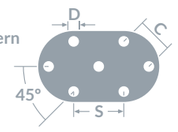
The following formulas can be used for determining the percentage of open area for perforated metals.

Square End Slot



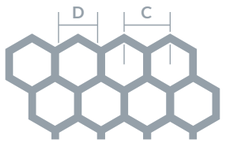
$$\frac{L \times W}{C^2} \; 100 = \%$$

45° Staggered Centers Pattern (Special)



$$\frac{157.08\ D^2}{S^2} = \%$$

Hexagon



$$\frac{100 \times D^2}{C^2} = \%$$

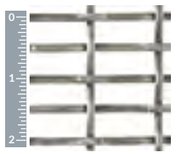
Holes per sq. in. of perforated

$$\text{H/sq. in.} = \frac{\%\ \text{OPEN AREA}}{78.54 \times D^2}$$

Where D = Diameter of hole

WOVEN WIRE AND WELDED WIRE

Specify the size of the space between wires, the size of the wire you wish, and for slotted openings, indicate if the slots run parallel to the width or length of the screen.



MESH OPENING

To determine the mesh, count the number of openings from the center of any one wire to the center of a parallel wire, one inch in distance.

WIRE CLOTH OPENING

Multiply the wire diameter by mesh count, subtract that figure from 1, and divide by the mesh count.

$$\text{OPENING} = \frac{1 - (N \times D)}{N}$$

N = Wires per inch of mesh
D = Wire diameter

MESH OPENING

Count the number of openings per linear inch, or if wire diameter and open space is known, add both together and divide the sum into 1.

$$\text{MESH} = \frac{1}{(D + O)}$$

D = Wire diameter
O = Opening

WIRE CLOTH OPEN AREA

Compute the percentage of open area in standard wire cloth, plain or twilled weave.

MESH CLOTH:
Percentage of open area = $(1\text{-}ND)^2 \times 100$

D = Wire diameter
N = Wires per inch of mesh

SPACE CLOTH:
Percentage of open area = $\left(\frac{O}{O + D}\right)^2 \times 100$

O = Width of clear opening in fractions of an inch
D = Wire diameter

For rectangular weave and cloth in which the warp and shot wires are of different sizes.

Percentage of open area = $(1\text{-}ND)(1\text{-}nd) \times 100$

N = Wires per inch in warp
n = Wires per inch in shute
D = Diameter of warp
d = Diameter of shute

Couch9 Apartments - Portland, OR

5. FINISHES

Not only are finishes beautiful, they can also provide long lasting durability. We often recommend powder coating – it's electrostatically applied and heat-cured, forming a protective skin that resists corrosion. Below is a sampling of the dozens of standard colors and textures we offer – and a multitude of custom options are available. Contact us to learn about all of the possibilities.

Power Coat Options (shown: Cardinal Paint. Other options available.)

Hammertone Semi-Gloss

Patina Texture Semi-Gloss

Whenever we can be of assistance, please contact our design team directly or connect with one of our eleven North American locations near you.

Tech Mesh Design Team
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Portland, OR 97210
844.894.2724 (844.TWG.ARCH)
architecture@thewesterngroup.com

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THE WESTERN GROUP

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City of Portland, Oregon - Bureau of Development Services
1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds

Request for Extension of 120-Day Review Period

State law requires the City to issue a final decision on land use reviews within 120 days of receiving a complete application. State law also allows the applicant to request in writing an extension of the 120-day review period for up to an additional 245 days. When extensions are requested, it is important to ensure that there is adequate time to accommodate the required public review, drafting the decision, and any required hearings (including appeals) within the extended review period. Generally, a final decision must be rendered approximately 60 days prior to the end of the review period in order to accommodate appeals.

If requesting an extension of the 120-day review period, please sign this form and return it to the Bureau of Development Services (BDS) planner assigned to your case.

Case Information

1. Applicant Name: Ralph Tahran
2. Land Use Case Number: LU # 20-213946 DZ
3. BDS Planner Name: Tanya Paglia

Extension Request

Please check one of the following:

■ Extend the 120-day review period for an additional 6 (insert number) days.

☐ Maximum allowed extension: 245 days

The total number of extensions requested cannot exceed 245 days.

By signing this form, I acknowledge that the 120-day review period for my land use review application will be extended for the number of days specified.

Applicant Signature: Ralph Tahran Date 3/11/2021

BDS Staff Complete This Section

Received by (print name): _____ Date Received _____

PBOT
PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Avenue, Suite 5000, Portland, OR 97201 503.823.5185
Fax 503.823.7576 TTY 503.823.6868 www.portlandoregon.gov/transportation

Dan Saltzman Commissioner **Leah Treat** Director

Transportation Demand Management Pre-Approved Plan Agreement Form

Site/ Project Information

Project Name: SW Park Avenue Apartments

Site Location (address/ ID #): 2061, 2055-57 SW Park Ave

Permit # No permit yet. Submitting for type-II LUR

This Agreement summarizes the requirements and responsibilities for a Pre-Approved Transportation Demand Management (TDM) Plan. Please complete the requirement information and sign below.

I. Agree to the following as requirements under the Pre-Approved TDM Plan

- Payment of the Multimodal Incentive Fee Amount as required under 17.107 prior to the issuance of Building Permit.
- It is the responsibility of the TDM Contact, as assigned below to contact PBOT ATS staff (tdmmixeduse@portlandoregon.gov) within one month of obtaining a Certificate of Occupancy to determine the Multimodal Incentives for building tenants.
- Building manager, owner or designated TDM contact person must allow PBOT ATS staff to disseminate Transportation Options Information to tenants for the first four years of occupancy.
- Building manager, owner or designated TDM contact person must participate in, and help with the dissemination of, the annual transportation survey of residents for the first four years of occupancy.

II. Acknowledgement of the Enforcement and Penalties Provision (17.107.050)

It shall be a violation of this Chapter for any entity or person to fail to comply with the requirements of this Chapter or to misrepresent any material fact in a document required to be prepared or disclosed by this Chapter. Any building owner, employer, tenant, property manager, or person who fails, omits, neglects, or refuses to comply with the provisions of this Chapter shall be subject to a civil penalty of up to $1,000 for every 7-day period during which the violation continues. If an entity or person is fully implementing all other elements of this Chapter, failing to meet performance targets alone shall not be an enforcement violation. The Bureau of Transportation shall seek voluntary compliance for a period of at least 1 month before resorting to penalties.

III. **Provide a TDM Contact for the building*:**

Name: Rowen Rystadt

Relation to Development: Member

Email: Rowen@nativeld.com Phone: 503-329-1124

* If this information changes at any point during development or during the first four years of occupancy, the building owner must notify PBOT ATS Staff (tdmmixeduse@portlandoregon.gov) about the change and supply a new TDM contact information.

By signing this, I acknowledge the requirements under the Pre-Approved TDM Plan, that the TDM Contact information is correct, and the enforcement provisions outlined in 17.107.050.

Name (printed): Rowen Rystadt

Name (signature): Rowen Rystadt Date: 11/5/2020

Please submit signed form to tdmmixeduse@portlandoregon.gov or mail to 1120 SW 5th Ave, Suite 800 Portland, OR 97204

Do you have questions about the TDM requirement and this agreement form? Contact tdmmixeduse@portlandoregon.gov or call 503-823-5086

HARDMAN GEOTECHNICAL SERVICES INC.
Practical, Cost-Effective Geotechnical Solutions

March 26, 2020
HGSI Project No. 20-2563

Rowen Rystadt
Park Avenue PSU LLC
5331 SW Macadam Avenue, Suite 258
Portland, Oregon 97239-3871

Subject: Geotechnical Engineering Report and Infiltration Test Results
2055-2057 and 2061 SW Park Avenue
Portland, Oregon

This report presents the results of a geotechnical engineering study conducted by Hardman Geotechnical Services Inc. (HGSI) for the proposed development at 2055-2057 and 2061 SW Park Avenue (Figures 1). The purpose of this study was to evaluate subsurface conditions at the site and to provide geotechnical recommendations for site development. This geotechnical study was performed in accordance with HGSI Proposal No. 20-592, dated February 26, 2020, and your subsequent authorization of our proposal and *General Conditions for Geotechnical Services*.

SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The site consists of 2 parcels. A total of three existing houses occupy the site and are planned to be demolished. Topography slopes gently to moderately downward to the east. Vegetation is predominantly grass lawn with sparse shrubs and trees.

The project consists of constructing an 8-story, multi-family residential structure with a basement. We anticipate project construction will also include underground utilities and stormwater facilities. The planned grading for the site has not been finalized. We anticipate little or no fill, and substantial excavations to accommodate the building's foundations.

REGIONAL GEOLOGY AND SEISMIC SETTING

The subject site lies within the Portland Basin, a broad structural depression situated between the Coast Range on the west and the Cascade Range on the east. The Portland Basin is a northwest-southwest trending structural basin produced by broad regional down warping of the area. The Portland Basin is approximately 20 miles wide and 45 miles long and is filled with consolidated and unconsolidated sedimentary rocks of late Miocene, Pliocene and Pleistocene age.

Regional geologic maps indicate the site is underlain by the Quaternary age (last 1.6 million years) Willamette Formation, a catastrophic flood deposit associated with repeated glacial outburst flooding of the Willamette Valley, the last of which occurred about 10,000 years ago (Madin, 1990). Underlying the project site, these deposits are mapped as Fine Grained Facies.

At least three major seismic source zones capable of generating damaging earthquakes are known to exist in the region. These include the Portland Hills Fault Zone, Gales Creek-Newberg-Mt. Angel Structural Zone, and the Cascadia Subduction Zone. These potential earthquake source zones are included in the determination of seismic design values for structures, as presented in the *Seismic Design* section.

FIELD EXPLORATION

Exploratory Borings

The site-specific exploration for this study was conducted on March 12, 2020 and consisted of one boring and one hand auger (designated B-1 and HA-1) at the approximate locations shown on the attached Site Plan, Figure 2.

The borehole was drilled using a trailer mounted drill rig and solid stem auger methods. SPT (Standard Penetration Test) sampling was performed in general accordance with ASTM D1586 using a 2-inch outside diameter split-spoon sampler and a 140-pound hammer equipped with a rope and cathead mechanism. During the test, a sample is obtained by driving the sampler 18 inches into the soil with the hammer free-falling 30 inches. The number of blows for each 6 inches of penetration is recorded. This resistance, or N-value, provides a measure of the relative density of granular soils and the relative consistency of cohesive soils. At the completion of the borings, the holes were backfilled with bentonite chips.

Explorations were conducted under the full-time observation of HGSI personnel. Soil samples obtained from the borings were classified in the field and representative portions were placed in relatively air-tight plastic bags. These soil samples were then returned to the laboratory for further examination. Pertinent information including soil sample depths, stratigraphy, soil engineering characteristics, and groundwater occurrence was recorded. Soils were classified in general accordance with the Unified Soil Classification System.

Summary exploration logs are attached to this report. The stratigraphic contacts shown on the individual exploration logs represent the approximate boundaries between soil types. The actual transitions may be more gradual. The soil and groundwater conditions depicted are only for the specific dates and locations reported, and therefore, are not necessarily representative of other locations and times.

Infiltration Testing

On March 12, 2020, HGSI performed falling head infiltration testing using the open-hole method in boring B-1. Soils were allowed to saturate prior to determining the measured infiltration rate. Infiltration tests were performed by measuring the water level at one minute intervals using HOBO™ data loggers, which measures water pressure corrected for temperature and barometric pressure. See attached HOBO™ water level data logger plots. The infiltration rate was determined based on the slope of the water depth line near the end the test. Table 1 presents the results of the falling head infiltration tests.

Table 1. Summary of Infiltration Test Results

Boring	Depth (feet)	Soil Type	Infiltration Rate (in/hr)	Hydraulic Head Range during Testing (feet)
B-1	26.5	Fine Sand (SP)	18	8.2 to 5.2

SUBSURFACE CONDITIONS

The following discussion is a summary of subsurface conditions encountered in our explorations. For more detailed information regarding subsurface conditions at specific exploration locations, refer to the attached exploration logs. Also, please note that subsurface conditions can vary between exploration locations, as discussed in the *Uncertainty and Limitations* section below.

Soil

On-site soils are anticipated to consist of topsoil, undocumented fill, and native silt and fine sand as described below.

Topsoil – About 6 to 9 inches of dark brown, organic silt (OL) is anticipated to be present in undisturbed portions of the site underlying the ground surface.

Undocumented Fill – Undocumented fill was encountered in hand auger HA-1 and extended to a depth of 5 feet. Due to the inherent limitations of a geotechnical study such as this, undocumented fill may be present in areas beyond our exploration locations.

Native Silt and fine sand – Below topsoil and/or fill, explorations encountered native soils consistent in appearance to the Willamette formation. Borings encountered silt at shallow depths and fine sand content increased with depth. The Willamette Formation extended to the maximum depth of exploration, 26.5 feet bgs.

Groundwater

A static groundwater table was not encountered in the subsurface explorations conducted for this study, which were excavated to a maximum depth of 26.5 feet. United States Geological Survey mapping of the subject area indicates groundwater lies at an estimated depth of about 140 feet below the ground surface (Snyder, 2008). Groundwater conditions may vary depending on the season, local subsurface conditions, changes in site utilization, and other factors.

CONCLUSIONS AND RECOMMENDATIONS

Results of this study indicate that the proposed development is geotechnically feasible, provided that the recommendations of this report are incorporated into the design and construction phases of the project. Recommendations are presented below regarding site preparation and undocumented fill removal, engineered fill, wet weather earthwork, spread footing foundations, below grade structural retaining walls, concrete slabs on grade, perimeter footing drains, seismic design, excavating conditions and utility trench backfill, temporary excavation shoring – soldier pile wall, stormwater infiltration systems and erosion control considerations.

Site Preparation and Undocumented Fill Removal

The areas of the site to be graded should first be cleared of vegetation and any loose debris; and debris from clearing should be removed from the site. Organic-rich topsoil should then be removed to competent native soils. We anticipate that the average depth of topsoil stripping will be about 6 to 9 inches over most of the site. The final depth of stripping removal may vary depending on local subsurface conditions and the contractor's methods, and should be determined on the basis of site observations after the initial stripping has been performed. Stripped organic soil should be stockpiled only in designated areas or removed from the site and stripping operations should be observed and documented by HGSI. Existing subsurface structures (foundations, tile drains, old utility lines, septic leach fields, etc.) beneath areas of proposed structures and pavement should be removed and the excavations backfilled with engineered fill.

Undocumented fill was encountered in hand auger HA-1 to a depth of about 5 feet bgs. There is potential for old fills to be present on site in other areas beyond our explorations. Where encountered beneath proposed structures, pavements, or other settlement-sensitive improvements, undocumented fill should be removed down to firm inorganic native soils and the removal area backfilled with engineered fill. HGSI should observe removal excavations (if any) prior to fill placement to verify that overexcavations are adequate and an appropriate bearing stratum is exposed.

In construction areas, once stripping has been verified, the area should be ripped or tilled to a depth of 12 inches, moisture conditioned, and compacted in-place prior to the placement of engineered fill. Exposed subgrade soils should be evaluated by HGSI. For large areas, this evaluation is normally performed by proof-rolling the exposed subgrade with a fully loaded scraper or dump truck. For smaller areas where access is restricted, the subgrade should be evaluated by probing the soil with a steel probe. Soft/loose soils identified during subgrade preparation should be compacted to a firm and unyielding condition or over-excavated and replaced with engineered fill, as described below. The depth of overexcavation, if required, should be evaluated by HGSI at the time of construction.

Engineered Fill

In general, we anticipate that non-organic soils will be suitable for use as engineered fill in dry weather conditions, provided they are properly moisture conditioned for compaction. Imported fill material must be approved by the geotechnical engineer prior to being imported to the site. Oversize material greater than 6 inches in size should not be used within 3 feet of foundation footings, and material greater than 12 inches in diameter should not be used in engineered fill.

Engineered fill should be compacted in horizontal lifts not exceeding 8 inches using standard compaction equipment. We recommend that engineered fill be compacted to at least 90 percent of the maximum dry density determined by ASTM D1557 (Modified Proctor) or equivalent. On-site soils may be wet or dry of optimum; therefore, we anticipate that moisture conditioning of native soil will be necessary for compaction operations.

Proper test frequency and earthwork documentation usually requires daily observation and testing during stripping, rough grading, and placement of engineered fill. Field density testing should conform to ASTM D2922 and D3017, or D1556. Engineered fill should be periodically observed and tested by HGSI. Typically, one density test is performed for at least every 2 vertical feet of fill placed or every 50 yd^3, whichever requires more testing.

Wet Weather Earthwork

The on-site soils are moisture sensitive and may be difficult to handle or traverse with construction equipment during periods of wet weather. Earthwork is typically most economical when performed under dry weather conditions. Earthwork performed during the wet-weather season will probably require expensive measures such as cement treatment or imported granular material to compact fill to the recommended engineering specifications. If earthwork is to be performed or fill is to be placed in wet weather or under wet conditions when soil moisture content is difficult to control, HGSI should be contacted for additional recommendations.

Under wet weather, the construction area will unavoidably become wet and the condition of exposed fill and native soils will degrade. To limit the impacts of wet weather on the finished building pad surface, consideration may be given to placement of a crushed aggregate pad. Where used, we recommend the working pad be constructed using 1½"–0 crushed aggregate, and should have minimum thickness of at least 12 inches. This thickness is considered adequate to support light construction traffic, but will not be sufficient to support heavy traffic such as loaded dump trucks or other heavy rubber-tired equipment.

Spread Footing Foundations

Shallow, conventional isolated or continuous spread footings may be used to support the proposed structure, provided they are founded on competent native soils, or compacted engineered fill placed directly upon the competent native soils. Based on our subsurface explorations, competent native soil was encountered at a depth of 3.5 feet bgs. We recommend a maximum allowable bearing pressure of 3,000 pounds per square

foot (psf) for designing spread footings bearing on undisturbed native soils or engineered fill. The recommended maximum allowable bearing pressure may be increased by a factor of 1.33 for short term transient conditions such as wind and seismic loading. Exterior footings should be founded at least 18 inches below the lowest adjacent finished grade. Minimum footing widths should be determined by the project engineer/architect in accordance with applicable design codes.

A footing-to-slope setback of 10 feet is recommended. The setback should be measured from the bottom, outside edge of the footing horizontally to the face of the nearest slope. If needed, foundations can be deepened to achieve the recommended footing-to-slope setback.

Existing buildings are present along the perimeter of the site. Care should be taken to avoid surcharging existing basement walls and retaining walls. Footings should be constructed below a 1H:1V plane extending upward from the toe of existing nearby walls. If needed, foundations near neighboring structures can be deepened to meet the non-surcharge setback.

Assuming construction is accomplished as recommended herein, and for the foundation loads anticipated, we estimate total settlement of spread foundations of less than about 1 inch and differential settlement between two adjacent load-bearing components supported on competent soil of less than about ½ inch. We anticipate that the majority of the estimated settlement will occur during construction, as loads are applied.

Wind, earthquakes, and unbalanced earth loads will subject the proposed structure to lateral forces. Lateral forces on a structure will be resisted by a combination of sliding resistance of its base or footing on the underlying soil and passive earth pressure against the buried portions of the structure. For use in design, a coefficient of friction of 0.5 may be assumed along the interface between the base of the footing and subgrade soils. Passive earth pressure for buried portions of structures may be calculated using an equivalent fluid weight of 390 pounds per cubic foot (pcf), assuming footings are cast against dense, natural soils or engineered fill. The recommended coefficient of friction and passive earth pressure values do not include a safety factor. The upper 12 inches of soil should be neglected in passive pressure computations unless it is protected by pavement or slabs on grade.

Footing excavations should be trimmed neat and the bottom of the excavation should be carefully prepared. Loose, wet or otherwise softened soil should be removed from the footing excavation prior to placing reinforcing steel bars. HGSI should observe foundation excavations prior to placing crushed rock, to verify that adequate bearing soils have been reached. Due to the high moisture sensitivity of on-site soils, construction during wet weather may require overexcavation of footings and backfill with compacted, crushed aggregate.

Below-Grade Structural Retaining Walls

Lateral earth pressures against below-grade retaining walls will depend upon the inclination of any adjacent slopes, type of backfill, degree of wall restraint, method of backfill placement, degree of backfill compaction, drainage provisions, and magnitude and location of any adjacent surcharge loads. At-rest soil pressure is exerted on a retaining wall when it is restrained against rotation. In contrast, active soil pressure will be exerted on a wall if its top is allowed to rotate or yield a distance of roughly 0.001 times its height or greater.

If the subject retaining walls will be free to rotate at the top, they should be designed for an active earth pressure equivalent to that generated by a fluid weighing 35 pcf for level backfill against the wall. For restrained walls, an at-reset equivalent fluid pressure of 54 pcf should be used in design, again assuming level backfill against the wall. These values assume that the recommended drainage provisions are incorporated, and hydrostatic pressures are not allowed to develop against the wall.

During a seismic event, lateral earth pressures acting on below-grade structural walls will increase by an incremental amount that corresponds to the earthquake loading. Based on the Mononobe-Okabe equation and peak horizontal accelerations appropriate for the site location, seismic loading should be modeled using the active or at-rest earth pressures recommended above, plus an incremental rectangular-shaped seismic load of magnitude 5H, where H is the total height of the wall.

We assume relatively level ground surface below the base of the walls. As such, we recommend passive earth pressure of 390 pcf for use in design, assuming wall footings are cast against competent native soils or engineered fill. If the ground surface slopes down and away from the base of any of the walls, a lower passive earth pressure should be used and HGSI should be contacted for additional recommendations.

A coefficient of friction of 0.5 may be assumed along the interface between the base of the wall footing and subgrade soils. The recommended coefficient of friction and passive earth pressure values do not include a safety factor, and an appropriate safety factor should be included in design. The upper 12 inches of soil should be neglected in passive pressure computations unless it is protected by pavement or slabs on grade.

The above recommendations for lateral earth pressures assume that the backfill behind the subsurface walls will consist of properly compacted structural fill, and no adjacent surcharge loading. If the walls will be subjected to the influence of surcharge loading within a horizontal distance equal to or less than the height of the wall, the walls should be designed for the additional horizontal pressure. For uniform surcharge pressures, a uniformly distributed lateral pressure of 0.3 times the surcharge pressure should be added.

The recommended equivalent fluid densities assume a free-draining condition behind the walls so that hydrostatic pressures do not build up. This can be accomplished by placing a 12- to 18-inch wide zone of crushed drain rock containing less than 5 percent fines against the walls. A 3-inch minimum diameter perforated, plastic drain pipe should be installed at the base of the walls and connected to a sump to remove water from the crushed drain rock zone. The drain pipe should be wrapped in filter fabric (Mirafi 140N or other as approved by the geotechnical engineer) to minimize clogging. The above drainage measures are intended to remove water from behind the wall to prevent hydrostatic pressures from building up. Additional drainage measures may be specified by the project architect or structural engineer, for damp-proofing or other reasons.

HGSI should be contacted during construction to verify subgrade strength in wall keyway excavations, to verify that backslope soils are in accordance with our assumptions, and to take density tests on the wall backfill materials.

Concrete Slabs-on-Grade

Preparation of areas beneath concrete slab-on-grade floors should be performed as recommended in the *Site Preparation* section. Care should be taken during excavation for foundations and floor slabs, to avoid disturbing subgrade soils. If subgrade soils have been adversely impacted by wet weather or otherwise disturbed, the surficial soils should be scarified to a minimum depth of 8 inches, moisture conditioned to within about 3 percent of optimum moisture content, and compacted to engineered fill specifications. Alternatively, disturbed soils may be removed and the removal zone backfilled with additional crushed rock. For evaluation of the concrete slab-on-grade floors using the beam on elastic foundation method, a modulus of subgrade reaction of 200 kcf (115 pci) should be assumed for the soils anticipated at subgrade depth. This value assumes the concrete slab system is designed and constructed as recommended herein, with a minimum thickness of crushed rock of 8 inches beneath the slab.

Interior slab-on-grade floors should be provided with an adequate moisture break. The capillary break material should consist of ODOT open graded aggregate per ODOT Standard Specifications 02630-2. The

minimum recommended thickness of capillary break materials on re-compacted soil subgrade is 8 inches. The total thickness of crushed aggregate will be dependent on the subgrade conditions at the time of construction, and should be verified visually by proof-rolling. Under-slab aggregate should be compacted to at least 90% of its maximum dry density as determined by ASTM D1557 or equivalent.

In areas where moisture will be detrimental to floor coverings or equipment inside the proposed structure, appropriate vapor barrier and damp-proofing measures should be implemented. A commonly applied vapor barrier system consists of a 10-mil polyethylene vapor barrier placed directly over the capillary break material. Other damp/vapor barrier systems may also be feasible. Appropriate design professionals should be consulted regarding vapor barrier and damp proofing systems, ventilation, building material selection, radon and mold prevention issues, which are outside HGSI's area of expertise.

Perimeter Footing Drains

We recommend the outside edge of perimeter footings be provided with a drainage system consisting of 4-inch minimum diameter perforated PVC pipe embedded in a minimum of 1 ft^3 per lineal foot of clean, free-draining sand and gravel or 1"- ¼" drain rock. The drain pipe and surrounding drain rock should be wrapped in non-woven geotextile (Mirafi 140N, or approved equivalent) to minimize the potential for clogging and/or ground loss due to piping. Water collected from the footing drains should be directed into the local storm drain system or other suitable outlet. A minimum 0.5 percent fall should be maintained throughout the drain and non-perforated pipe outlet. The footing drains should include clean-outs to allow periodic maintenance and inspection.

Down spouts and roof drains should collect roof water in a system separate from the footing drains in order to reduce the potential for clogging. Roof drain water should be directed to an appropriate discharge point well away from structural foundations. Grades should be sloped downward and away from buildings to reduce the potential for ponded water near structures.

Seismic Design

Structures should be designed to resist earthquake loading in accordance with the methodology described in the current Oregon Structural Specialty Code (OSSC). We recommend Site Class D (Stiff Soils) be used for design per the OSSC, which references ASCE 7. Design values determined for the site using the ASCE 7-16 Hazard Tool are summarized on Table 2, for Risk Category II. A copy of the Hazard Tool output is attached at the end of this report.

Table 2. Recommended Earthquake Ground Motion Parameters (ASCE 7-16)

Parameter	Value
Location (Lat, Long), degrees	45.8089, -122.6872
Mapped Spectral Acceleration Values (MCE, Site Class B):	
Short Period, S_s	0.890 g
1.0 Sec Period, S_1	0.398 g
Design Values for **Site Class D** (Stiff Soils):	
Peak Ground Acceleration PGA_M	0.481
F_a	1.144
F_v	N.A.
$SD_s = 2/3 \times F_a \times S_s$	0.679 g
$SD_1 = 2/3 \times F_v \times S_1$	N.A.

Soil liquefaction is a phenomenon wherein saturated soil deposits temporarily lose strength and behave as a liquid in response to earthquake shaking. Soil liquefaction is generally limited to loose, granular soils located below the water table. The water table is located approximately 140 feet below the site, therefore soils under the project site are not considered susceptible to liquefaction. It is our opinion that special design or construction measures are not required to mitigate the effects of liquefaction.

Excavating Conditions and Utility Trench Backfill

We anticipate that on-site soils can be excavated using conventional heavy equipment such as trackhoes. Basalt bedrock was not encountered to the maximum depth explored, 26.5 feet bgs.

Maintenance of safe working conditions, including temporary excavation stability, is the responsibility of the contractor. Actual slope inclinations at the time of construction should be determined based on safety requirements and actual soil and groundwater conditions. All temporary cuts in excess of 4 feet in height should be sloped in accordance with U.S. Occupational Safety and Health Administration (OSHA) regulations, or be shored. The existing native soils classify as Type B Soil and temporary excavation side slope inclinations as steep as 1H:1V may be assumed for planning purposes. This cut slope inclination is applicable to excavations above the water table only. Flatter temporary excavation slopes will be needed if groundwater is present, or if significant thicknesses of sandy soils are present in excavation sidewalls.

Perched groundwater conditions often occur over fine-grained native deposits such as those beneath the site, particularly during the wet season. If encountered, the contractor should be prepared to implement an appropriate dewatering system for installation of the utilities. At this time, we anticipate that dewatering systems consisting of ditches, sumps and pumps would be adequate for control of groundwater where encountered during construction conducted during the dry season. Regardless of the dewatering system used, it should be installed and operated such that in-place soils are prevented from being removed along with the groundwater.

Vibrations created by traffic and construction equipment may cause some caving and raveling of excavation walls. In such an event, lateral support for the excavation walls should be provided by the contractor to prevent loss of ground support and possible distress to existing or previously constructed structural improvements.

Utility trench backfill should consist of ¾”-0 crushed rock, compacted to at least 90% of the maximum dry density obtained by Modified Proctor (ASTM D1557) or equivalent. Initial backfill lift thick nesses for a ¾”-0 crushed aggregate base may need to be as great as 4 feet to reduce the risk of flattening underlying flexible pipe. Subsequent lift thickness should not exceed 1 foot. If imported granular fill material is used, then the lifts for large vibrating plate-compaction equipment (e.g. hoe compactor attachments) may be up to 2 feet, provided that proper compaction is being achieved and each lift is tested. Use of large vibrating compaction equipment should be carefully monitored near existing structures and improvements due to the potential for vibration-induced damage.

Adequate density testing should be performed during construction to verify that the recommended relative compaction is achieved. Typically, one density test is taken for every 4 vertical feet of backfill on each 200-lineal-foot section of trench.

Temporary Excavation and Shoring – Soldier Pile Wall

A foundation or grading plan were not available at the time of this report. We understand substantial excavations will be needed to accommodate planned finish grades. Where insufficient room exists for

temporary excavations at 1:1 side slope, temporary excavation shoring will be needed. This report section provides recommendations for a soldier pile wall, either with our without tiebacks. Other shoring methods may be feasible, depending on the specifics of project design. If it is desired to pursue other shoring methods, HGSI should be contacted for additional recommendations.

Design Considerations

For cantilevered shoring systems and shoring systems with a single row of tiebacks, the active and passive earth pressures shown on Figure 3 are recommended for use in design. No seismic lateral earth pressures are provided for the shoring system since it is assumed to be a temporary structure. If surcharge loading is located within a distance equal to or less than the height of the shoring walls, the walls should be designed for the additional horizontal pressure. Unless included as a surcharge load on the shoring system, excavated material or stockpiles of construction materials or equipment should be placed no closer than a distance equal to the depth of the excavation from the top edge of the excavation.

Above the bottom of the excavation, active earth pressure should be assumed to act over the full spacing between soldier piles, and over 1 pile diameter below the bottom of the excavation. The passive resistance may be calculated using an equivalent fluid pressure of 390 pcf, acting over an effective width of 2 pile diameters or the pile spacing, whichever is less. This value is ultimate and a suitable factor of safety should be incorporated in the shoring design. The passive earth pressure should be ignored to a depth of 2 feet below the bottom of the proposed excavation (see Figure 3)

Tiebacks are typically used for soldier pile walls more than about 12 to 15 feet in height to improve cost effectiveness. Tiebacks may not be feasible if temporary access cannot be obtained from adjacent property owners. Where used, the tieback anchor bond length should be located entirely beyond the "No-Load Zone" (see Figure 3). The unit adhesion that can be developed at the grout/soil interface of the tieback is highly dependent on subsurface conditions and construction techniques utilized. Therefore, the contractor should be responsible for designing tiebacks. For preliminary estimating purposes, assuming auger-cast tiebacks are used, an allowable load transfer of 700 psf may be used in the native silt deposits. Higher tieback capacities may be achieved if small-diameter pressure grouted tiebacks are used.

Soldier piles should be designed to resist the vertical component of tieback loads. We recommend that an end bearing pressure of 6,000 psf be used to calculate the allowable vertical capacity of soldier piles founded at least 10 feet below the base of excavation. In addition, skin friction of 700 psf may be included in determining the allowable vertical capacity of each pile; however, skin friction in the upper 2 feet below the base of the wall should be ignored in calculating vertical capacity.

Timber lagging should be designed to resist lateral earth pressure and surcharge loads. We recommend that a pressure equivalent to 50 percent of the recommended active earth pressure be used for sizing timber lagging, provided the pile spacing does not exceed 8 feet.

Construction Considerations

Tiebacks (if used) should be drilled such that loss of ground or disturbance of previously installed tiebacks does not occur. During installation, the no-load zone of tieback tendons should be sleeved with plastic pipe and backfilled with low strength, non-cohesive filler to prevent loss of ground and minimize load transfer within the no-load zone.

During excavation and placement of timber lagging, some voids will inevitably occur behind the timber lagging. Ground subsidence could occur if these voids are left unattended. We therefore recommend that these voids, when present, be backfilled with free-draining material such as pea gravel to minimize horizontal movement and subsidence of the ground surface behind the wall. In addition, the maximum unsupported height of the exposed cut before placing lagging should be limited to 5 feet; however, the unsupported height should be reduced if sloughing occurs. Furthermore, timber lagging should be installed, and backfilled if necessary, on the same day the vertical excavation is made.

Monitoring and Testing

Temporary excavation shoring systems should be monitored during construction. The results of the monitoring will allow the design team to confirm design parameters, and for the contractor to make adjustments if necessary. It is beyond the scope of this geotechnical study to provide a detailed plan for instrumentation.

Prior to installation of production tiebacks (if used), we recommend that at least two tiebacks be installed and performance tested to 200 percent of the design load to verify design parameters. At the discretion of the contractor, performance tiebacks may be installed in production locations and used as production tiebacks, provided the acceptance criteria for performance testing are satisfied. All production tiebacks should be proof tested to 150 percent of the design load and locked-off at 100 percent of the design load. At the design load, the stress in the tendons should not exceed 60 percent of the Guaranteed Ultimate Tensile Strength (GUTS); at maximum test load, the stress should not be greater than 80 percent GUTS.

Verification and proof tests should be made by incrementally loading the anchors in accordance with the following schedule:

Verification Tests:	
Load[1]	**Hold Time**
AL	1 min.
0.25 DL	10 min.
0.50 DL	10 min.
0.75 DL	10 min.
1.00 DL	10 min.
1.25 DL	10 min.
1.50 DL	60 min.
1.75 DL	10 min.
2.00 DL	10 min.
AL	1 min.

Proof Tests:	
Load[1]	**Hold Time**
AL	1 min.
0.25 DL	1 min.
0.50 DL	1 min.
0.75 DL	1 min.
1.00 DL	1 min.
1.25 DL	1 min.
1.50 DL	10 min.

[1] AL = Anchor Alignment Load; DL = Anchor Design Load

Stormwater Infiltration Systems

Based on results of the infiltration testing, soils exhibit moderate infiltration rates, as summarized on Table 1. HGSI recommends the use of 18 inches/hour for the design of stormwater infiltration systems that extend to

a minimum depth of 25 feet below ground surface (bgs). This value is considered ultimate and does not include a factor of safety.

Infiltration within fill soils is generally not allowed by the City of Portland The system designer should select an appropriate infiltration rate based on the depth and location of proposed facilities. The infiltration rates reported do not incorporate a factor of safety. For the design infiltration rate, the system designer should incorporate an appropriate factor of safety. A minimum factor of safety of 2 is required by City of Portland. In our opinion, drywells are a suitable stormwater infiltration method. Deeper dry wells are acceptable if needed for detention and greater infiltration capacity.

HGSI should review the planned dry well locations during design, to confirm that appropriate infiltration rates are being used. It may be necessary to perform addition infiltration tests at specific dry well location(s) and depth(s), in particular if any public facilities are planned.

It should be noted that an existing building is located southwest of the site. Care should be taken to design infiltration facilities so they do not adversely affect neighboring properties. Possible mitigation measures could include utilizing deeper infiltration facilities and eliminating infiltration at shallow depths near the neighboring structure.

Infiltration test methods and procedures attempt to simulate the as-built conditions of the planned disposal system. However, due to natural variations in soil properties, actual infiltration rates may vary from the measured and/or recommended design rates. All systems should be constructed such that potential overflow is discharged in a controlled manner away from structures, and all systems should include an adequate factor of safety. Infiltration rates presented in this report should not be applied to inappropriate or complex hydrological models such as a closed basin without extensive further studies.

Erosion Control Considerations

Silt soils on slopes may be susceptible to erosion. Erosion during construction can be minimized by implementing the project erosion control plan, which should include judicious use of bio-bags, silt fences, or other appropriate technology. Where used, erosion control devices should be in place and remain in place throughout site preparation and construction.

Erosion and sedimentation of exposed soils can also be minimized by quickly re-vegetating exposed areas of soil, and by staging construction such that large areas of the project site are not denuded and exposed at the same time. Areas of exposed soil requiring immediate and/or temporary protection against exposure should be covered with either mulch or erosion control netting/blankets.

UNCERTAINTIES AND LIMITATIONS

We have prepared this report for the owner and his/her consultants for use in design of this project only. This report should not be construed as a warranty of the subsurface conditions. Experience has shown that soil and groundwater conditions can vary significantly over small distances. Inconsistent conditions can occur between explorations that may not be detected by a geotechnical study. If, during future site operations, subsurface conditions are encountered which vary appreciably from those described herein, HGSI should be notified for review of the recommendations of this report, and revision of such if necessary.

Sufficient geotechnical monitoring, testing and consultation should be provided during construction to confirm that the conditions encountered are consistent with those indicated by explorations. Recommendations for design changes will be provided should conditions revealed during construction differ from those anticipated, and to verify that the geotechnical aspects of construction comply with the contract plans and specifications.

Within the limitations of scope, schedule and budget, HGSI executed these services in accordance with generally accepted professional principles and practices in the field of geotechnical engineering at the time the report was prepared. No warranty, expressed or implied, is made. The scope of our work did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous or toxic substances in the soil, surface water, or groundwater at this site.

We appreciate this opportunity to be of service.

Sincerely,

HARDMAN GEOTECHNICAL SERVICES INC.

Scott L. Hardman, P.E., G.E.
Geotechnical Engineer

Attachments: References
Figure 1 – Vicinity Map
Figure 2 – Site Plan
Figure 3 - Soldier Pile Wall Lateral Earth Pressures
Exploration Logs (B-1 and HA-1)
Infiltration Test Data (B-1)
ASCE 7-16 Seismic Parameters (2 Sheets)

REFERENCES

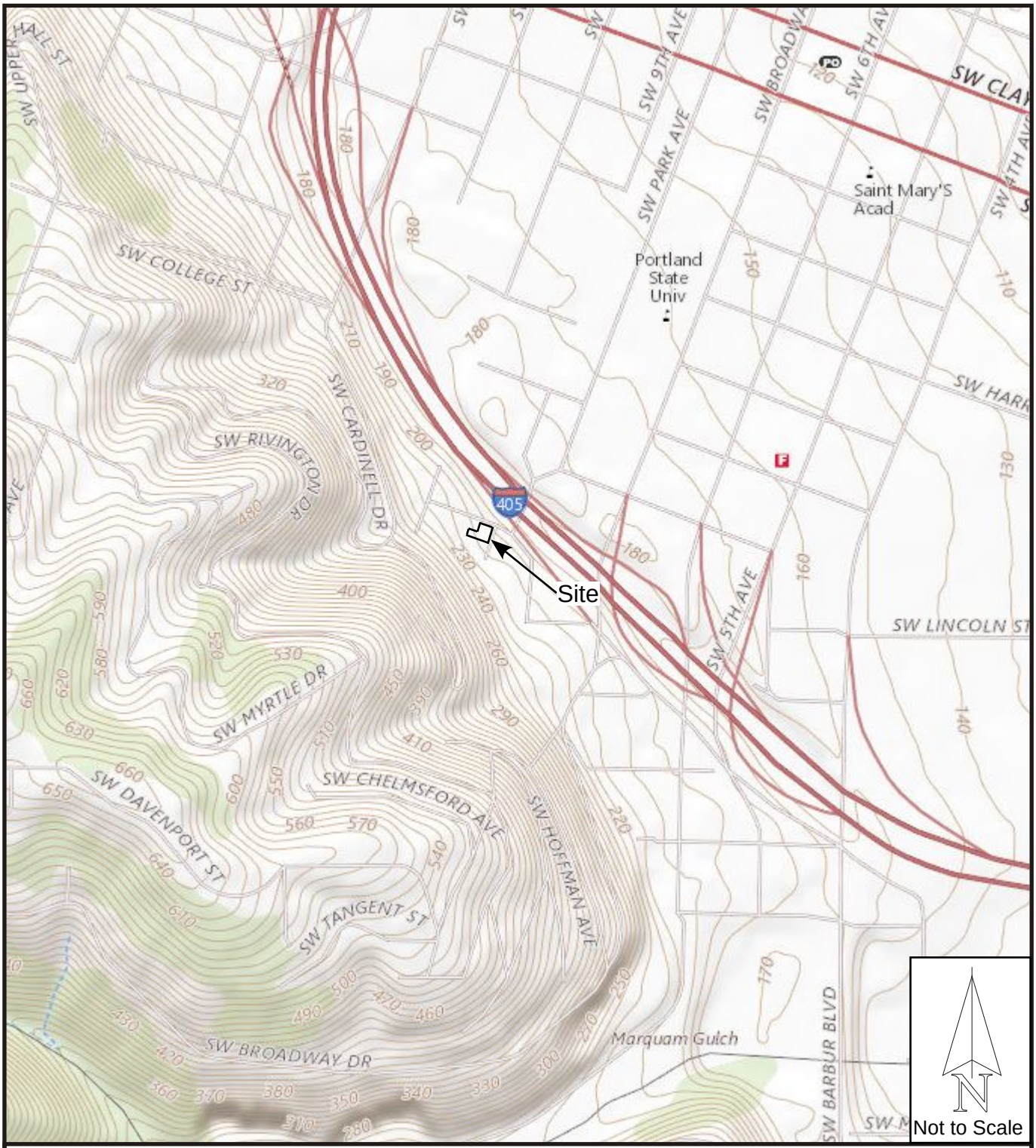
Madin, I.P., 1990, Earthquake hazard geology maps of the Portland metropolitan area, Oregon: Oregon Department of Geology and Mineral Industries Open-File Report 0-90-2, scale 1:24,000, 22 p.

Snyder, D.T., 2008, Estimated Depth to Ground Water and Configuration of the Water Table in the Portland, Oregon Area: U.S. Geological Survey Scientific Investigations Report 2008–5059, 41 p., 3 plates.

HARDMAN GEOTECHNICAL SERVICES INC.

Practical, Cost-Effective Geotechnical Solutions

VICINITY MAP



Base Map: https://ngmdb.usgs.gov/mapview/

Project: SW Park Ave Portland, Oregon	Project No. 20-2563	FIGURE 1

LU 20-213946 DZ

HARDMAN GEOTECHNICAL SERVICES INC.

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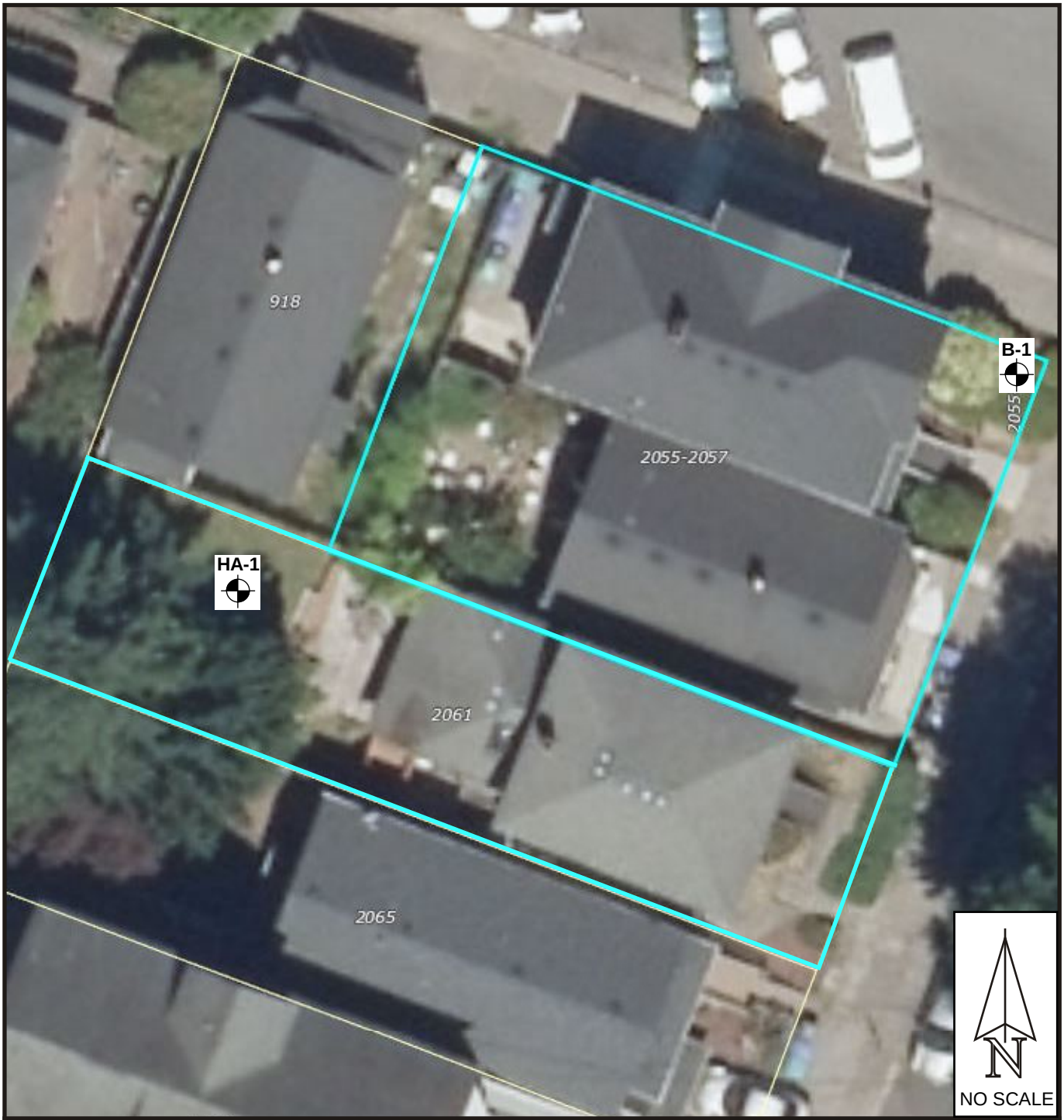
SITE PLAN



Legend

B-1 Boring

HA-1 Hand Auger Boring

Base map provided by Portland Maps

Project: SW Park Avenue Portland, Oregon	Project No. 20-2563	FIGURE 2

LU 20-213946 DZ

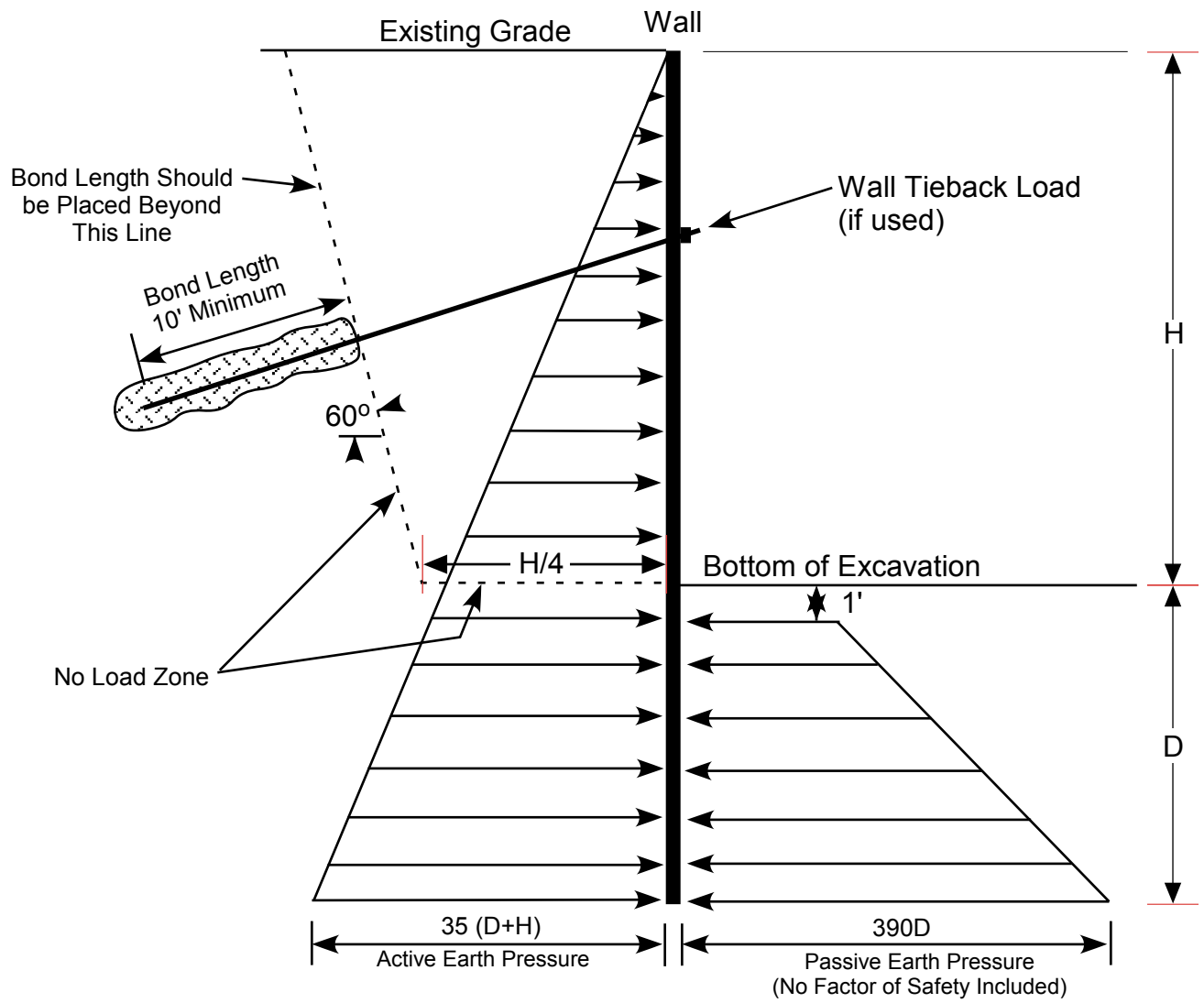
HARDMAN GEOTECHNICAL SERVICES INC.

Practical, Cost-Effective Geotechnical Solutions

SOLDIER PILE WALL LATERAL EARTH PRESSURES

Cantilever/One Row of Tiebacks

Not to Scale



Notes:

1) All units in feet and pounds
2) Recommended lateral earth pressure values assume drained conditions
3) Below bottom of excavation, assume active earth pressure over one pile diameter and passive earth pressure over two pile diameters
4) Surcharge, where present, should be added to the earth pressures recommended

Project: SW Park Avenue Portland, Oregon	Project No. 20-2563	FIGURE 3

LU 20-213946 DZ

BORING LOG

Project: SW Park Avenue Portland, Oregon	Project No. 20-2563	Boring No. B-1

Depth (ft)	Sample Interval	SPT N-Value (Blows/foot)	In-Situ Dry Density (lb/ft³)	Moisture Content (%)	Groundwater	Material Description
	4.3.5	8				Medium stiff to stiff, SILT with trace fine sand (ML), brown with subtle gray mottling, moist (Willamette Formation)
5	3.4.5	9				Loose, silty fine SAND (SM), brown with subtle gray mottling, moist (Willamette Formation)
	3.3.5	8				Loose, fine SAND (SP), brown with subtle gray mottling, very moist (Willamette Formation)
10						
	3.4.4	8				Loose, fine SAND with thin interbedded layers of clay with fine sand (SP), brown with subtle gray mottling, moist (Willamette Formation)
15	4.4.6	10				Loose to medium dense, fine SAND with thin interbedded layers of silt (SP), brown, moist (Willamette Formation)
20	3.4.7	11				Medium dense, fine SAND with thin interbedded layers of clay with fine sand (SP), brown, moist (Willamette Formation)
25	5.7.9	16				Medium dense, fine SAND (SP), brown, moist (Willamette Formation)
						Boring terminated at 26.5 feet No groundwater or seepage encountered

HGSI HARDMAN GEOTECHNICAL SERVICES INC.
Practical, Cost-Effective Geotechnical Solutions
10110 SW Nimbus Avenue, Suite B-5
Portland, Oregon 97223
(503) 530-8076

LEGEND

Shelby Tube Push Sample | STP Drive Sample | Water Level at Time of Drilling

Date Drilled: 3/12/19

Logged By: PBR

LU 20-213946 DZ

HAND AUGER BORING LOG

Project: SW Park Avenue Portland, Oregon	Project No. 20-2563	Boring No. HA-1

Depth (ft)	Sample Interval	Sample Designation	In-Situ Dry Density (lb/ft^3)	Moisture Content (%)	Groundwater	Material Description
0						Soft, highly organic SILT with gravel (OL), dark brown, moist (Fill)
2						Soft, SILT with gravel, masonry debris and sparse cobbles (ML), brown and dark brown, moist (Fill) Sparse burnt wood at 3 feet
4						
6						Stiff, silty fine SAND (SM), brown with orange mottling, moist (Willamette Formation)
8						Boring terminated at 8 feet No seepage or groundwater encountered
10						
12						
14						
16						

HGSI HARDMAN GEOTECHNICAL SERVICES INC.
Practical, Cost-Effective Geotechnical Solutions
10110 SW Nimbus Avenue, Suite B-5
Portland, Oregon 97223
(503) 530-8076

LEGEND

Soil Sample Depth Interval and Designation

Water Level at Time of Drilling

Date Drilled: 3/12/20

Logged By: PBR

LU 20-213946 DZ

HARDMAN GEOTECHNICAL SERVICES INC.

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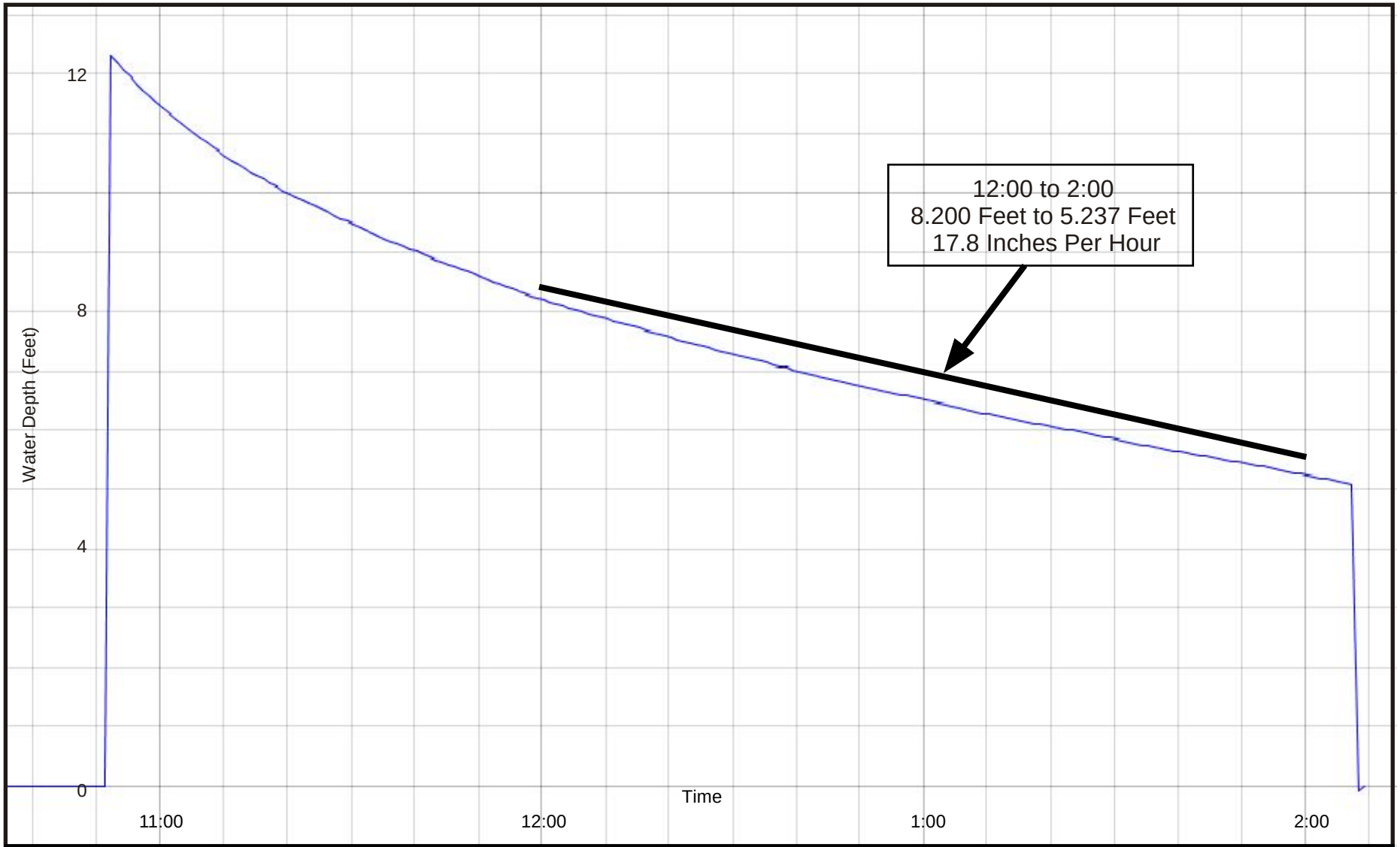
INFILTRATION TEST DATA



Project No: 20-2563

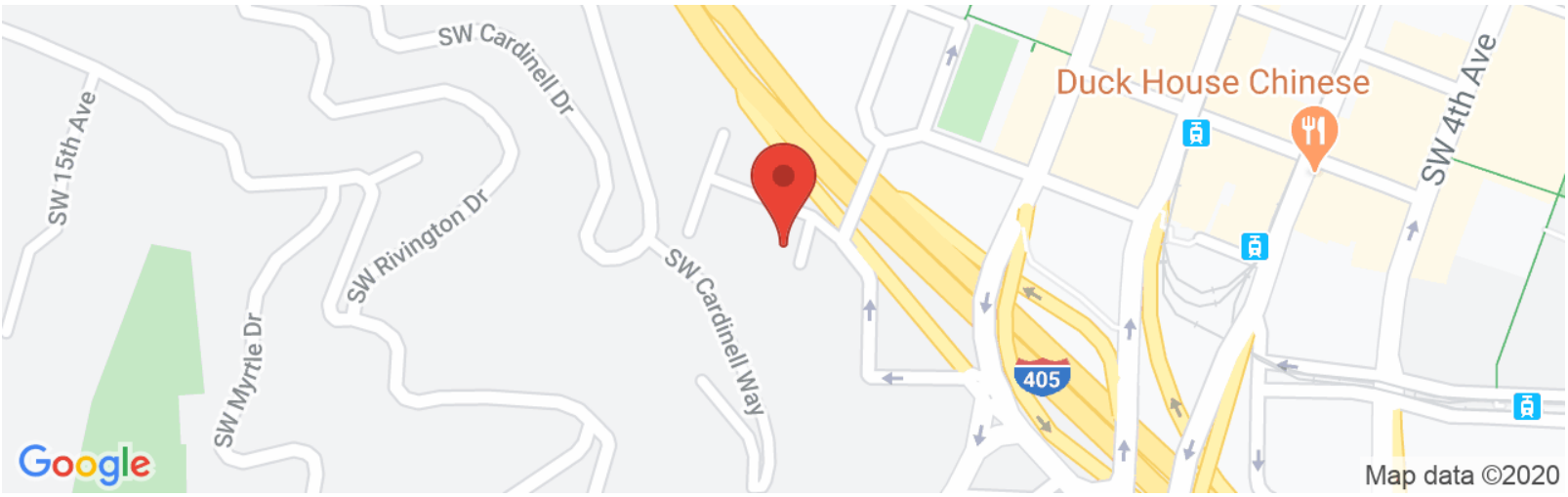
Project: SW Park Avenue
Portland, Oregon

Boring: B-1
Depth: 26.5 Feet

LU 20-213946 DZ

2061 SW Park Ave, Portland, OR 97201, USA

Latitude, Longitude: 45.50890889999999, -122.6872271



Date	3/26/2020, 7:45:09 AM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	D - Stiff Soil

Type	Value	Description
S_S	0.89	MCE_R ground motion. (for 0.2 second period)
S_1	0.398	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.018	Site-modified spectral acceleration value
S_{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S_{DS}	0.679	Numeric seismic design value at 0.2 second SA
S_{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F_a	1.144	Site amplification factor at 0.2 second
F_v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.401	MCE_G peak ground acceleration
F_{PGA}	1.199	Site amplification factor at PGA
PGA_M	0.481	Site modified peak ground acceleration
T_L	16	Long-period transition period in seconds
SsRT	0.89	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.5	Factored deterministic acceleration value. (0.2 second)
S1RT	0.398	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.457	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.6	Factored deterministic acceleration value. (1.0 second)
PGAd	0.5	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.89	Mapped value of the risk coefficient at short periods
C_{R1}	0.871	Mapped value of the risk coefficient at a period of 1 s

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City of Portland, Oregon - Bureau of Development Services
1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds

Request for Extension of 120-Day Review Period

State law requires the City to issue a final decision on land use reviews within 120 days of receiving a complete application. State law also allows the applicant to request in writing an extension of the 120-day review period for up to an additional 245 days. When extensions are requested, it is important to ensure that there is adequate time to accommodate the required public review, drafting the decision, and any required hearings (including appeals) within the extended review period. Generally, a final decision must be rendered approximately 60 days prior to the end of the review period in order to accommodate appeals.

If requesting an extension of the 120-day review period, please sign this form and return it to the Bureau of Development Services (BDS) planner assigned to your case.

Case Information

1. Applicant Name: Ralph Tahran
2. Land Use Case Number: LU # 20-213946 DZ
3. BDS Planner Name: Tanya Paglia

Extension Request

Please check one of the following:

■ Extend the 120-day review period for an additional 16 days.
(insert number)

☐ Maximum allowed extension: 245 days

The total number of extensions requested cannot exceed 245 days.

By signing this form, I acknowledge that the 120-day review period for my land use review application will be extended for the number of days specified.

Applicant Signature: Ralph Tahran Date 1/26/2021

BDS Staff Complete This Section

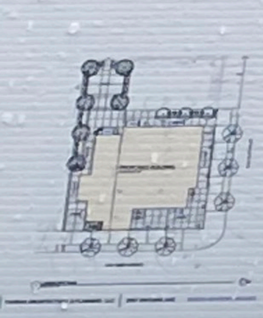
Received by (print name): _____ Date Received _____

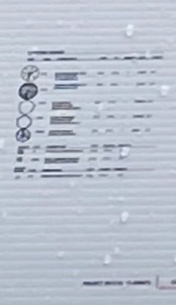
Development Notice

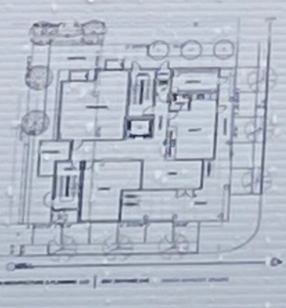
PRELIMINARY PLAN

PERSPECTIVE

TAHRAN ARCHITECTURE & PLANNING, LLC | 2057 SW PARK AVE | DESIGN ADVISORY REQUEST | PROJECT 3013 EA 19-458670 | CD4







2061, 2055-2057 SW Park Ave

11 Stories

Amenity, Fitness, Lounge Rooms
89 Studio Apartments

Street Parking

RM4 - Residential Multi-Dwelling
Zoning info: www.PortlandOregon.gov/ZoningCode

AN APPLICATION WILL BE SUBMITTED TO THE CITY FOR FUTURE CHANGES ON THIS SITE.

INFORMATIONAL MEETING

via zoom

October 22, 2020

@6:00pm

Join Zoom Meeting

https://us02web.zoom.us/j/84219958213

or Call

1 669 900 6833 w/ ID 8421 9958 213

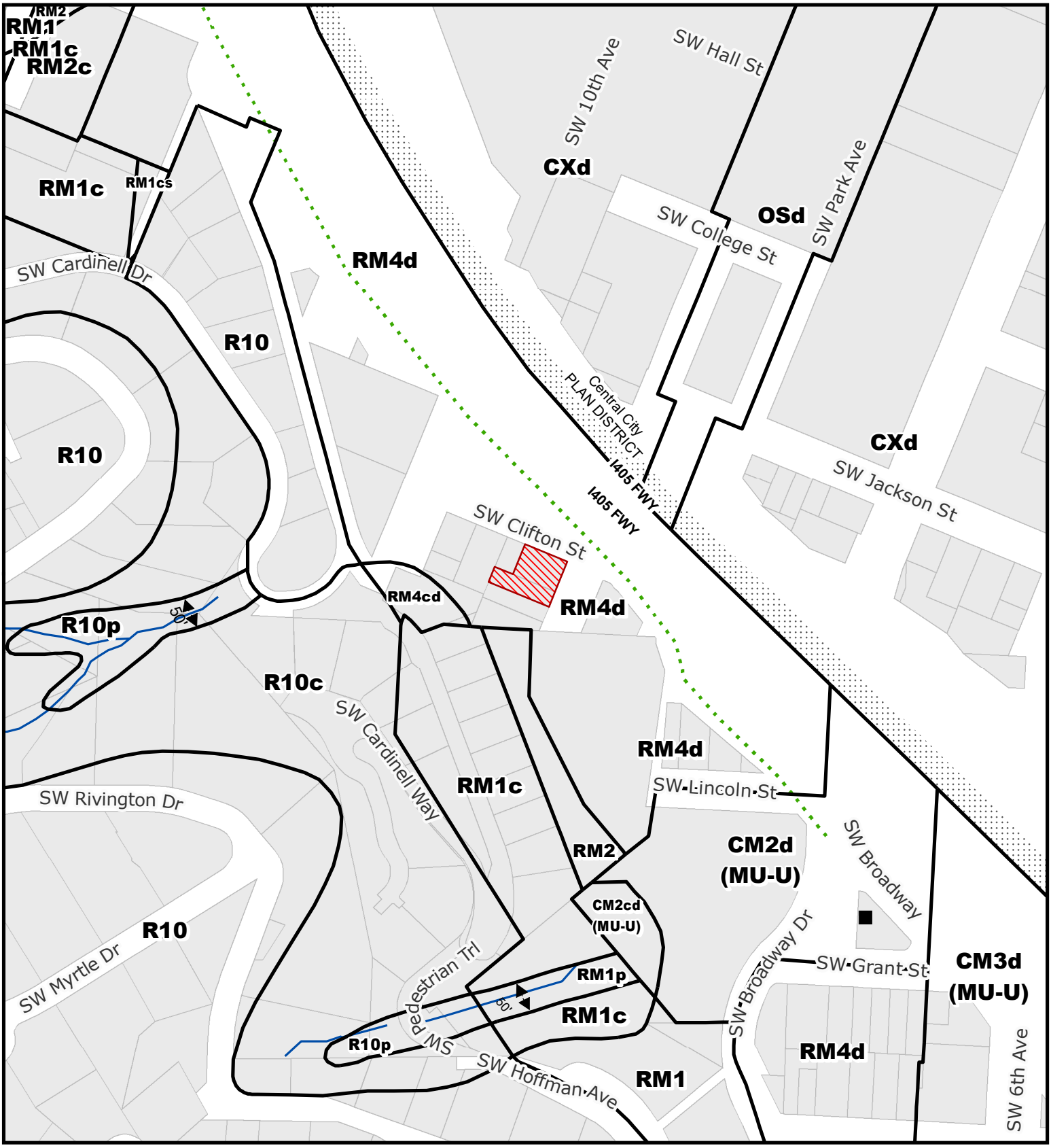
Applicant:	Tahran Architecture & Planning LLC
Contact:	Ralph Tahran 503-539-8802
	RalphTahran@comcast.net
Project info:	Email Inquiry for Concept Plans

The applicant will provide language services, auxiliary aids, alternative formats, or other reasonable accommodations for barrier-free access if requested at least 3 days prior to the meeting. Contact the applicant for accommodations.

The applicant posted this informational notice on Month Day, Year. The City has not reviewed the content of this notice.
This notice is for informational purposes and the project may change after the notice is posted.
Future application status can be viewed at www.PortlandMaps.com

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
INFORMATIONAL DEVELOPMENT NOTICE	LAND USE REVIEW AND PUBLIC COMMENT (FOR SOME PROJECTS)	LAND USE PUBLIC HEARING (FOR SOME PROJECTS)	BUILDING PERMIT REVIEW	CONSTRUCTION

Learn more about how developments like this go through the zoning and land use process: www.PortlandOregon.gov/BDS/NeighborhoodResources
District Coalition: SWNI Inc. 503-823-4592 Sylvia@swni.org **Neighborhood Association:** Southwest Hills Residential League contact@swhrl.org
General Zoning Info: Bureau of Development Services • 503-823-7526



ZONING

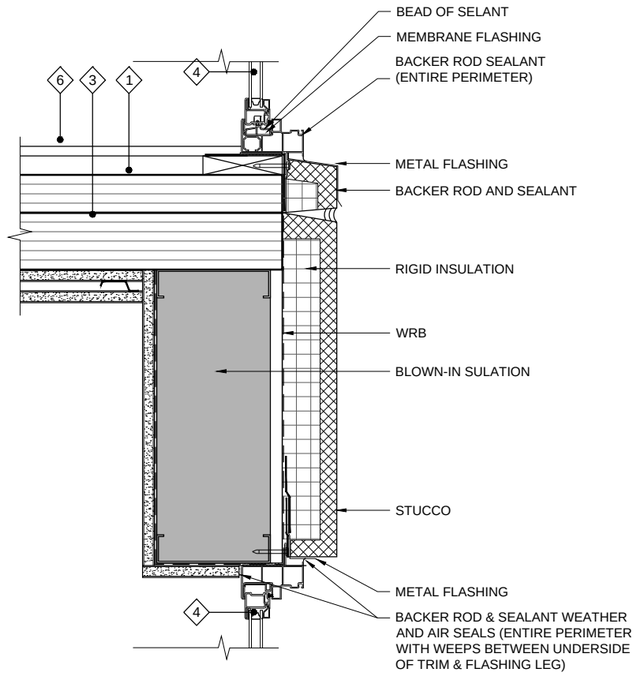
NORTH

Site

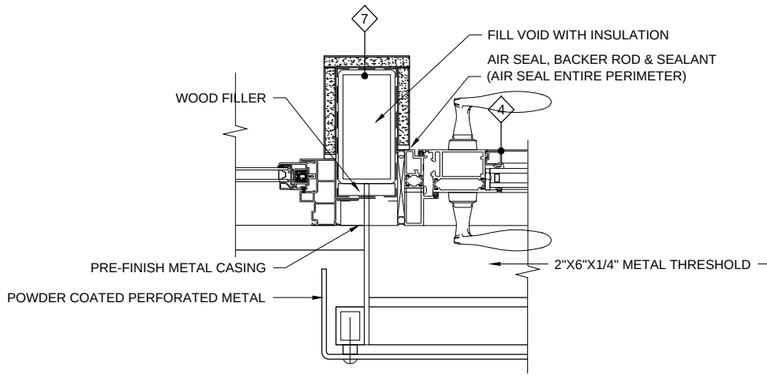
Stream

Historic Landmark

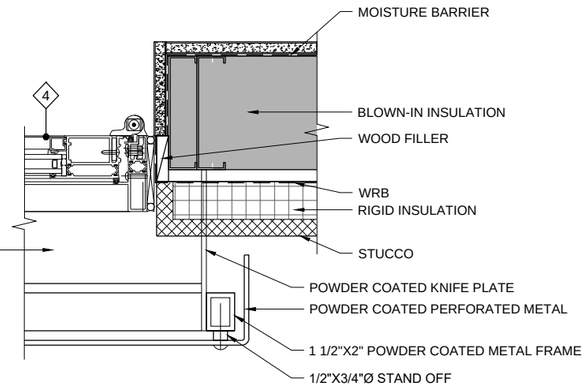
File No.	LU 20 - 213946 DZ
1/4 Section	3228
Scale	1 inch = 200 feet
State ID	1S1E04DA 8800
Exhibit	B Nov 12, 2020



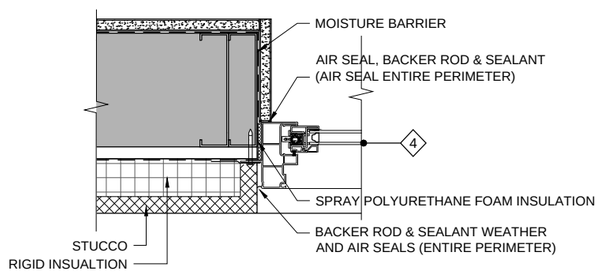
1 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



3 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



4 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



2 DETAIL SECTION
SCALE: 1 1/2" = 1-0"

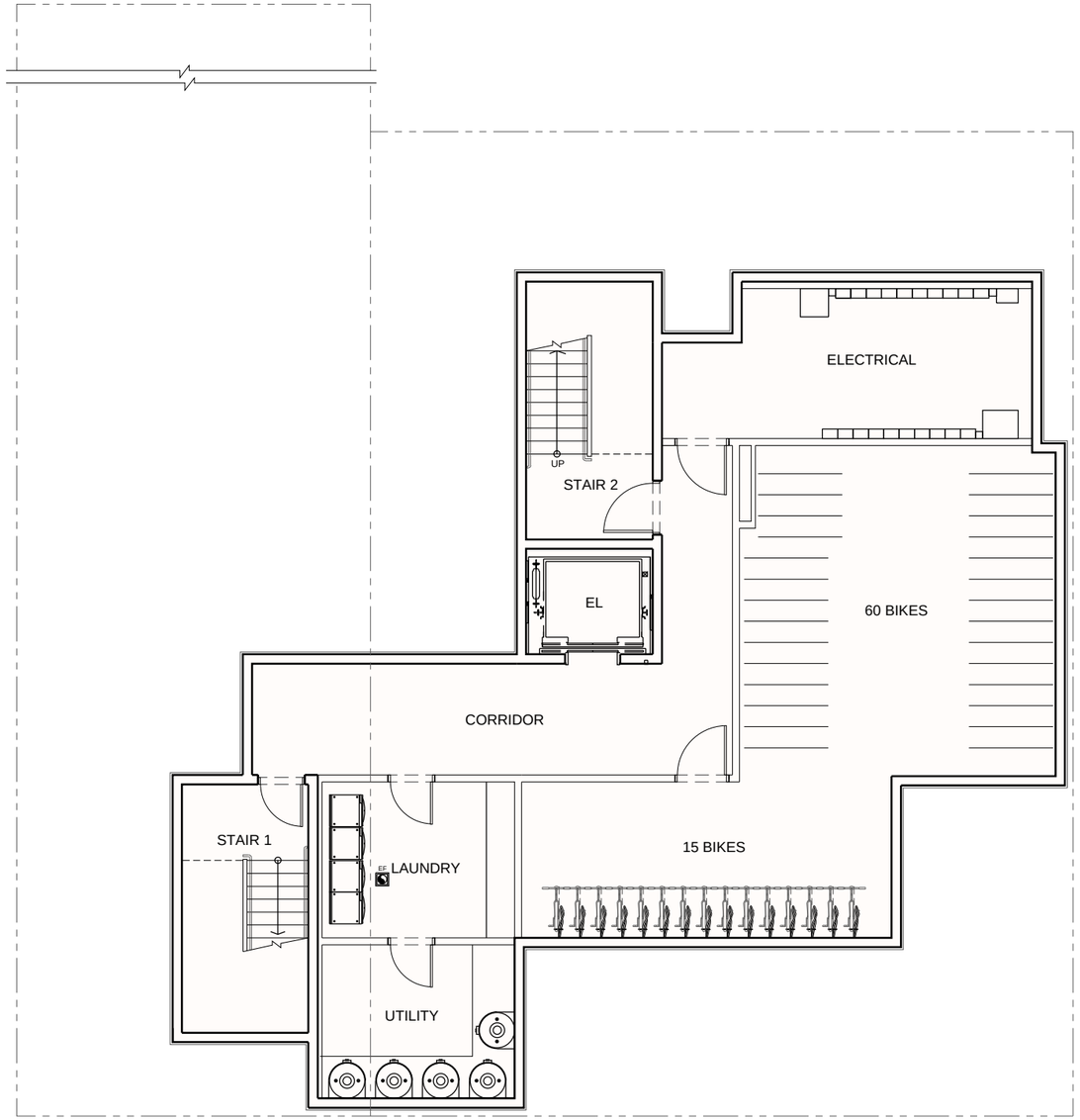
KEYNOTES

1. 2" THICK MASS PLYWOOD PANEL
2. 3" THICK MASS PLYWOOD PANEL
3. POWDER COATED METAL RAILING
4. DOOR INSWING - VPI
5. FIXED WINDOW - VPI
6. GYPCRETE
7. TUBULAR POST

WINDOW TYPE
CASEMENT - PICTURE – CASEMENT
U-FACTOR: .27
SHGC: .14

DOOR TYPE
INSWING-INT. GLAZED
U-FACTOR: .27
SHGC: .16

Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



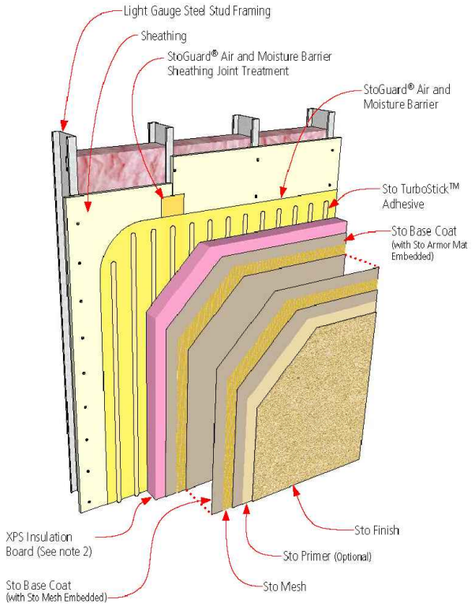
1 BASEMENT FLOOR PLAN
SCALE: 3/32" = 1-0"

N

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 3/18/2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

StoTherm® ci XPS
System Components: Ultra-High Impact Resistance

Detail No.: 53s.01
Date: January 2017



Notes:

1.StoTherm ci System Components:
- StoGuard Air and Moisture Barrier
- Sto Adhesive
- XPS Insulation Board
- Sto Base Coat
- Sto Armor Mat XX
- Sto Base Coat
- Sto Mesh
- Sto Primer (optional)
- Sto Finish

2. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

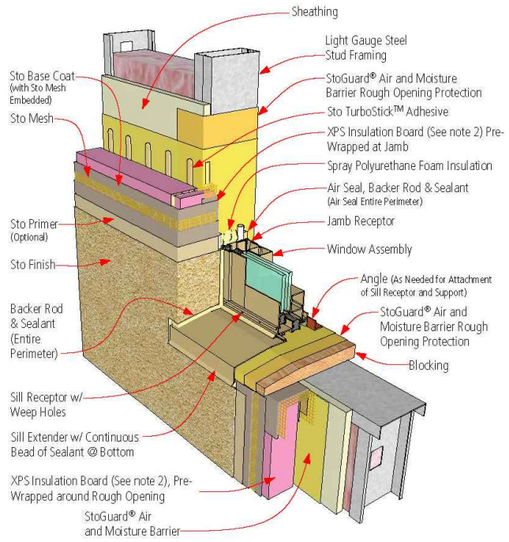
3. Ultra-high impact resistance recommended at all ground floors to a minimum height of 6'-0" (1.8 m) above finished grade and other areas accessible to pedestrian traffic, abnormal stress or impact.

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Receptor-Type Window Sill

Detail No.: 53s.23A-3
Date: January 2017



Step 3 - Window and Sill Flashing, Cladding, and Perimeter Weather and Air Seals

Notes:

1. Consult with window and sealant manufacturers to verify window installation and detailing and to assure no water leakage into the wall assembly. Consult with window manufacturer regarding window and/or flashing assembly thermal breaks to avoid condensation. Test the final assembly using materials and trades associated with the project to verify performance. Correct any deficiencies associated with excess air leakage, water infiltration into the wall assembly, or structural inadequacies.

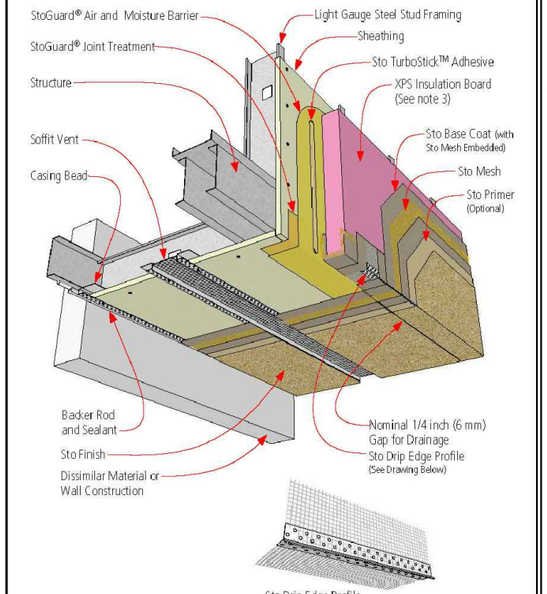
2. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Soffit: Uninsulated and Vented

Detail No.: 53s.31
Date: January 2017



Notes:

1. Prevent "communication" of vented air space with conditioned interior air to reduce the likelihood of condensation on materials in the vented space.

2. Typical soffit board is gypsum sheathing in compliance with ASTM C 1177. Refer to Sto Specification No. F601S and Sto Detail Series 14.xx.

3. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

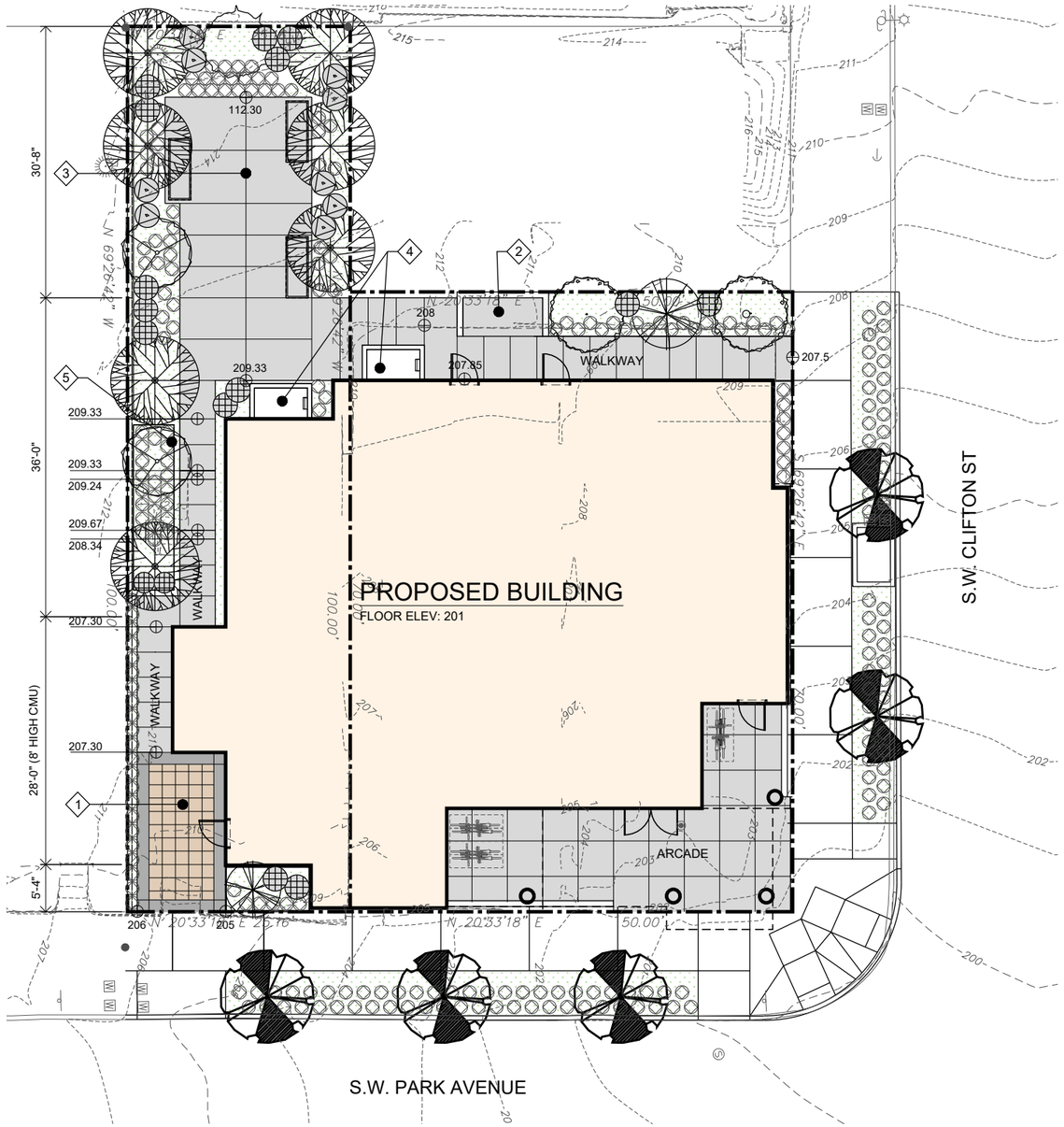
Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

STUCCO DETAILS

LU 12-345678 DZ | C36

DATE: 11-09-2020



1 LANDSCAPE PLAN
SCALE: 1/16" = 1-0"

LANDSCAPE PLAN KEYNOTES

1. LOADING ZONE WITH CONCRETE COLORED PAVRES
2. GENERATOR WITH 8" W X 6'-0" TALL CMU SCREEN WALL STUCCO FINISH TO MATCH BUILDING AND BUILDING COLORS
3. OUT DOOR PLAZA WITH CONCRETE SURFACE
4. WINODW WELL
5. LANSCAPE AREA FOR WATER QUALITY QUALITY FILTRATION

PLANTING LEGEND

CODE	COMMON NAME	CAL	QUANTITY	SIZE	HEIGHT
FP	FRAXINUS PENNSYLVANIA GREEN ASH	2 CAL	2	LARGE	5'
SO	SILVER OAK QUERCUS HYPOLEUCOIDES	2 CAL	3	LARGE	5'
FA	FRAXINUS ANGUSTIFOLIA NARROW LEAF ASH	2 CAL	7	LARGE	5'
ACER	ACER NICRUM GREENCOLUMN GREENCOLUMN MAPLE	2 CAL	2	MEDIUM	5'
JRM	ACER X FREEMANII JEFFERSON RED JEFFERSON RED MAPLE	2 CAL	2	MEDIUM	5'
ESRED	EASTERN REDBUD CERCIS CANADENNIS	2 CAL	2	SMALL	5'

SHRUBS	CODE	COMMON NAME	CONTAINER	SPACING	QUANTITY
	PF	POTENTILLA FRUITICOSA CVS	3 GAL	3' O.C.	T.B.D.
	ROSA	ROSA CAREFREE DELIGHT CAREFREE DELIGHT ROSE	3 GAL	3' O.C.	T.B.D.
GROUND COVER	CODE	COMMON NAME	CONTAINER	SPACING	QUANTITY
	FGE	FESTUCA GLAUCA - ELIAJAH BLUE	1 GAL	12" O.C.	T.B.D.

BENCH - AV1-1020 Six foot, Backed Bench, Surface Mount 26"x34"x72"
Avondale AV1-1020 inground pedestal mount with Ipe wood www.sitescapesonline.com

Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
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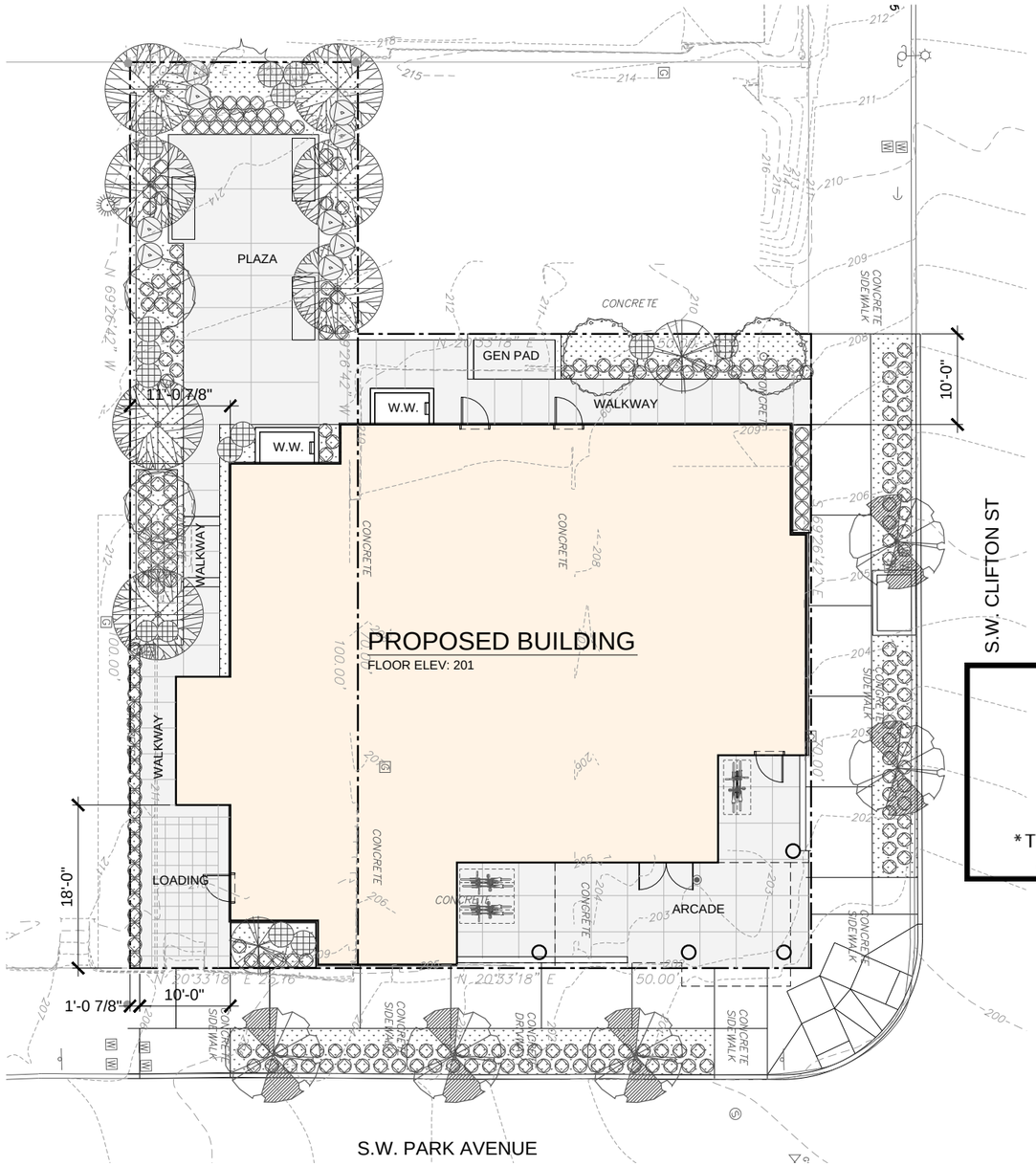
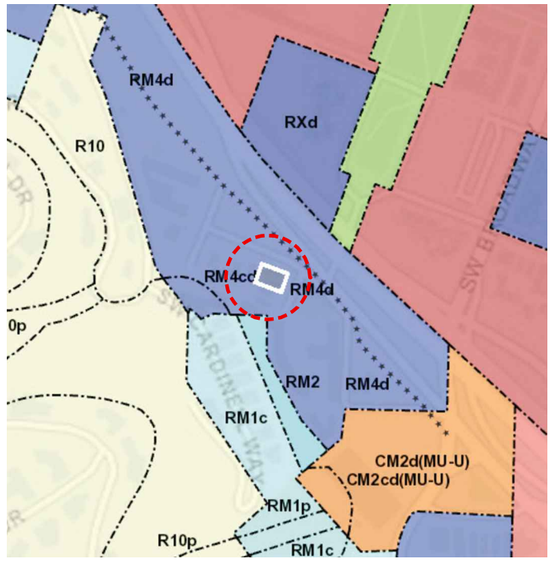


1 SITE PLAN
SCALE: 1/16" = 1-0"



GENERAL INFORMATION

2055-2057 SW PARK AVE
PROPERTY ID: R246517
COUNTY: MULTNOMAH
STATE ID: 1S1E04DA 8800
ALT ACCOUNT #: R667725410
MAP NUMBER: 3228 OLD

2061 SW PARK AVE
PROPERTY ID: R246519
COUNTY: MULTNOMAH
STATE ID: 1S1E04DB 700
ALT ACCOUNT #: 1S1E04DB 700
MAP NUMBER: 3228 OLD

SITE INFO
SITE ADDRESS:
2055-2057 SW PARK AVE
PORTLAND, OR 97201

NEIGHBORHOOD
SOUTHWEST HILLS RESIDENTIAL LEAGUE
JURISDICTION: PORTLAND / MULTNOMAH

ZONING
ZONE: RM4 (d)
DESCRIPTION: RESIDENTIAL MULTI-DWELLING 4
OVERLAY: d
BASE OVERLAY COMBINATION: RM4d
COMP PLAN: MD-U - Multi-Dwelling - Urban Center

LAND INFORMATION

RESIDENTIAL LAND	
PROPERTY ID: R246517	3,500 SF
PROPERTY ID: R246519	2,516 SF
TOTAL AREA	6,016 SF

SETBACK

FRONT BUILDING SETBACK	0 FT
STREET BUILDING SETBACK	0 FT
MAXIMUM HEIGHT	75/100 FT

ROOFTOP MECHANICAL EQUIPMENT AND STAIRWELL ENCLOSURES THAT PROVIDE ROOFTOP ACCESS MAY EXTEND ABOVE THE HEIGHT LIMIT AS FOLLOWS, PROVIDED THAT THE EQUIPMENT AND ENCLOSURES ARE SET BACK AT LEAST 15 FEET FROM ALL ROOF EDGES ON STREET FACING FACADES.

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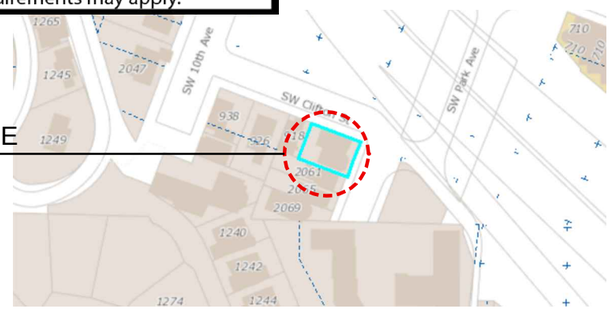
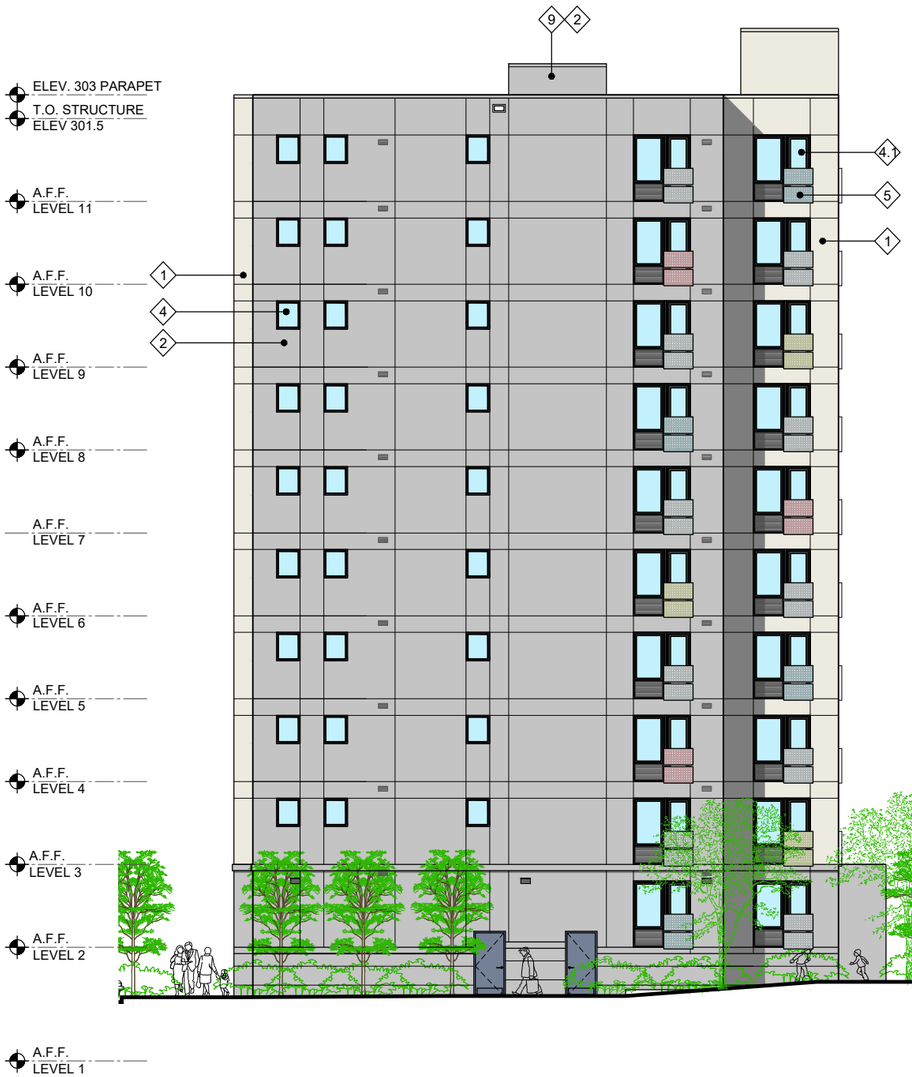
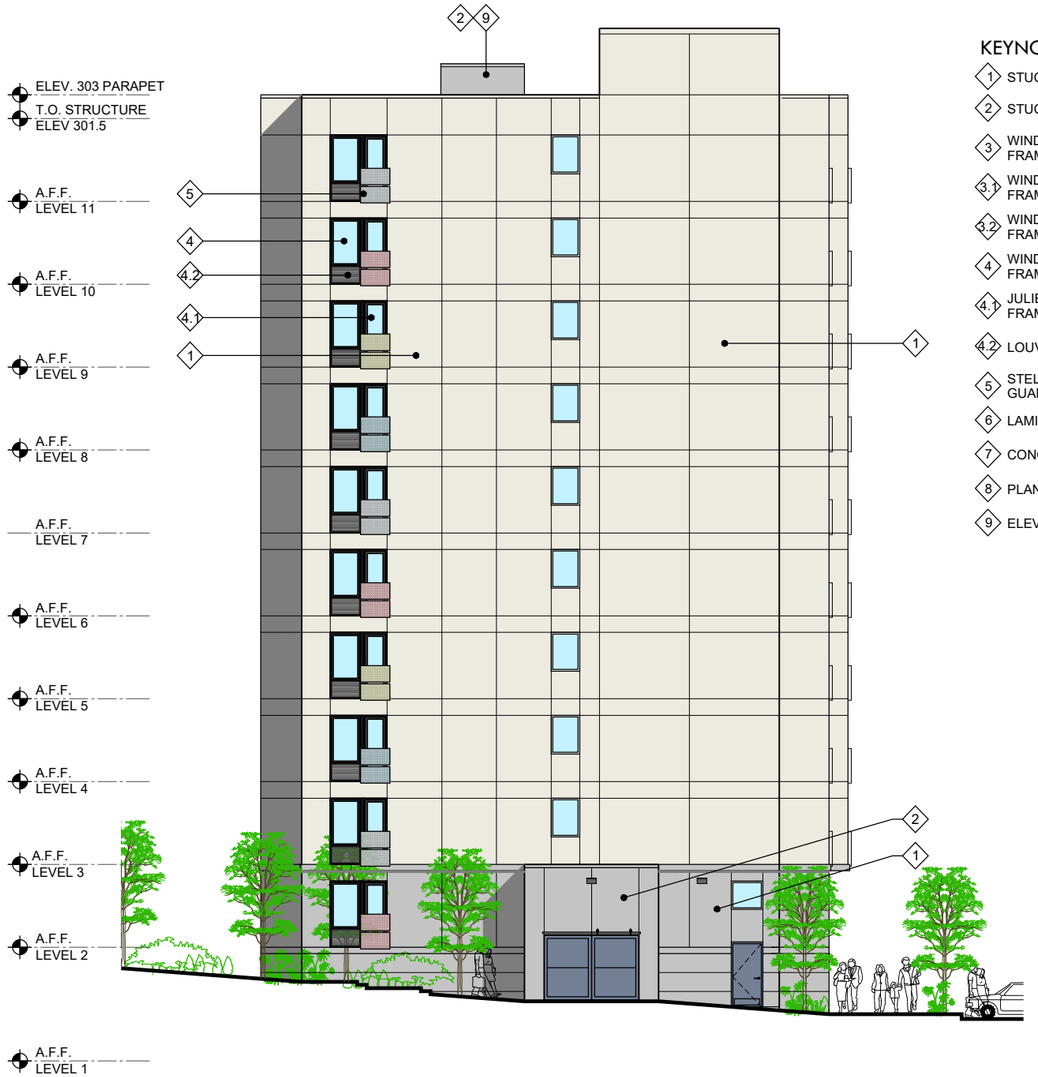


2 VICINITY PLAN
NTS

N



1 WEST ELEVATION
SCALE: 1/16" = 1-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - STO 16003 - 85
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2. LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE

Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
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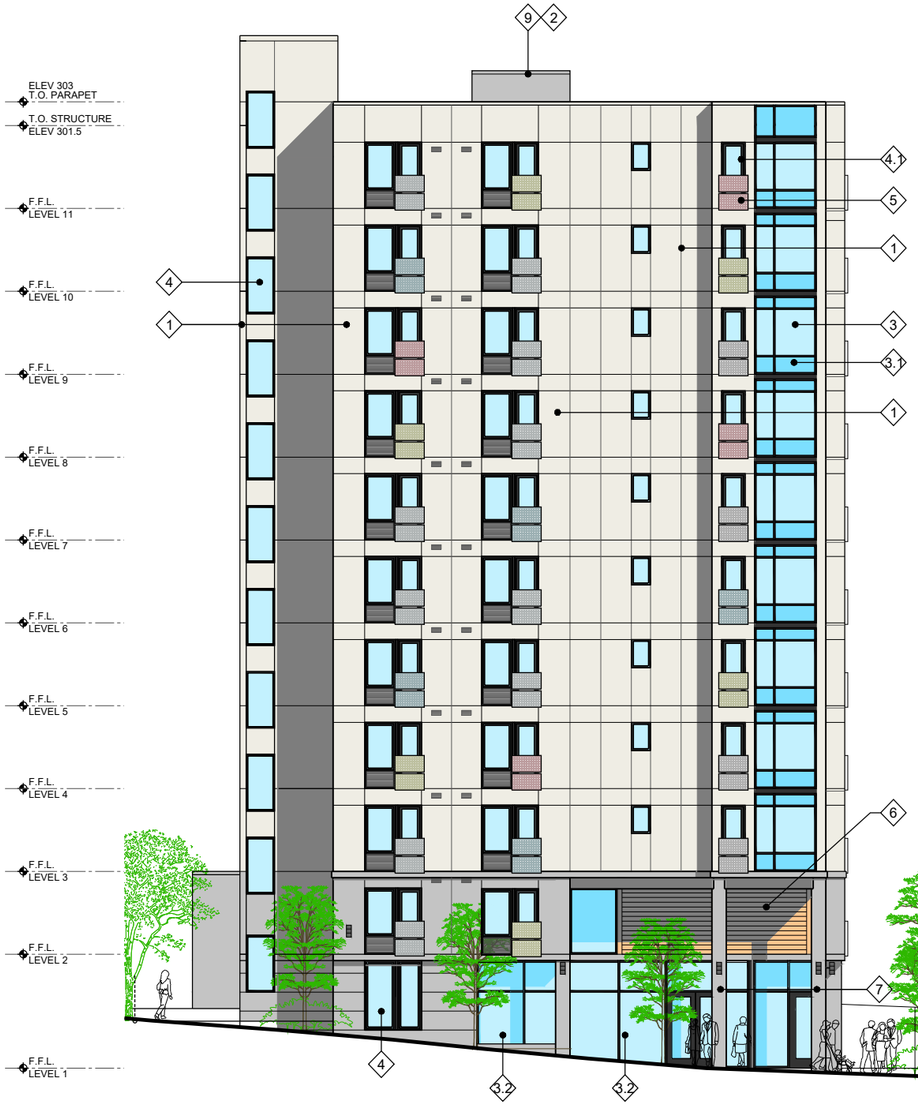
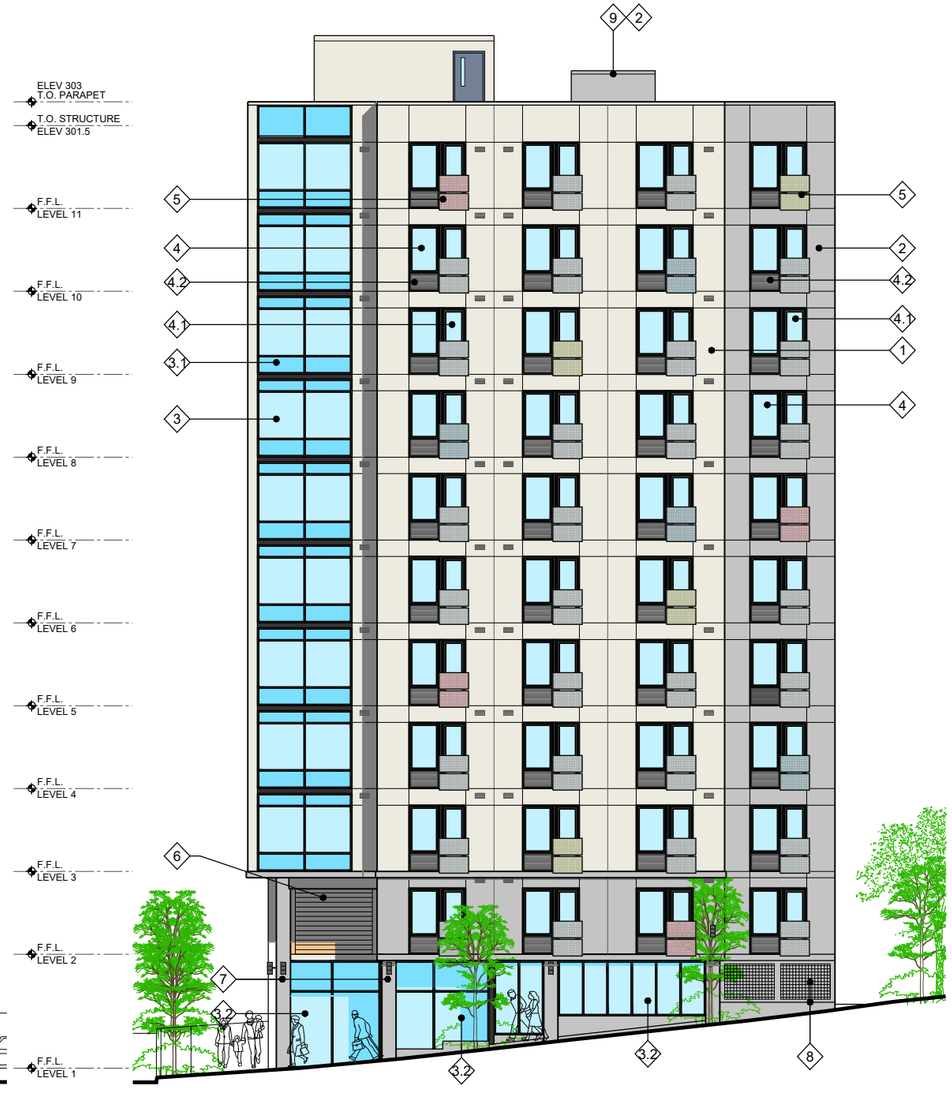


1 EAST ELEVATION
SCALE: 1/16" = 1-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - STO 16003 - 85
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1. JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2. LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 3/18/2021
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TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

LU 12-345678 DZ | C22-R1
DATE: 02-08-2021

Exhibit C13 LU 20-213946 DZ

ZONING RM4

33.120 MULTI-DWELLING ZONES
TABLE 120-5 SUMMARY OF BONUS FAR

F.A.R. ALLOWED	7:1
SITE AREA	6,016 SF
ALLOWED AREA	42,112 SF

LAND INFORMATION

RESIDENTIAL LAND	
PROPERTY ID: R246517	3,500 SF
PROPERTY ID: R246519	2,516 SF
TOTAL AREA	6,016 SF

MAXIMUM DENSITY WITH INCLUSIONARY HOUSING BONUS (SEE 33.120.205.F)

NOTES:
(1) IF THE BASE FAR IS 2 TO 1 THEN THE MAXIMUM WITH BONUS IS 2.5 TO 1. IF THE BASE FAR IS 4 TO 1, THEN THE MAXIMUM WITH BONUS IS 5 TO 1.

FAR AREA CALCULATION

LEVEL 1	748.00 SF
LEVEL 2	3,366.81 SF
LEVEL 3	3,366.81 SF
LEVEL 4	3,366.81 SF
LEVEL 5	3,366.81 SF
LEVEL 6	3,366.81 SF
LEVEL 7	3,366.81 SF
LEVEL 8	3,366.81 SF
LEVEL 9	3,366.81 SF
LEVEL 10	3,366.81 SF
LEVEL 11	3,366.81 SF
TOTAL AREA	33,55.06 SF

NOTE:
SHADED AREA DOES NOT INCLUDE FAR
AREA BELOW GRADE = 2,450.00 SF

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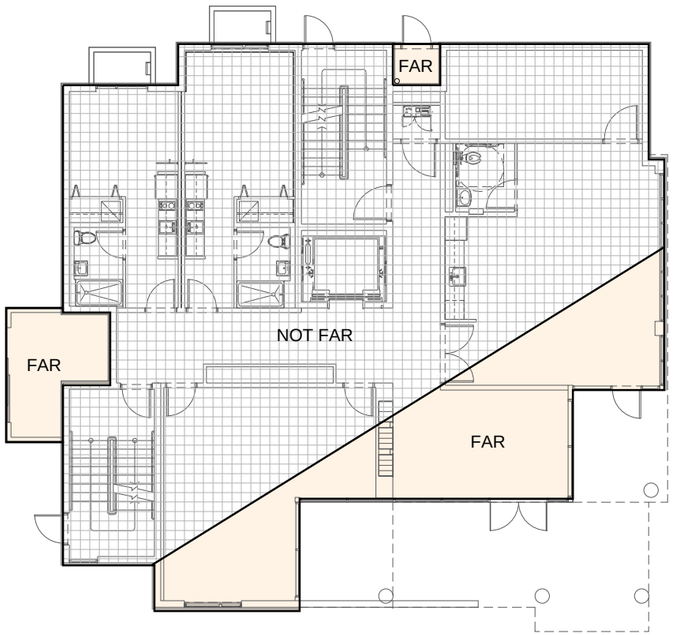
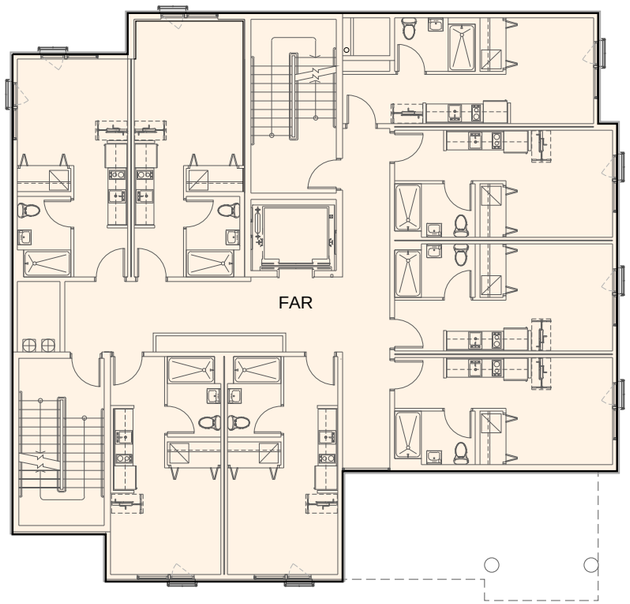
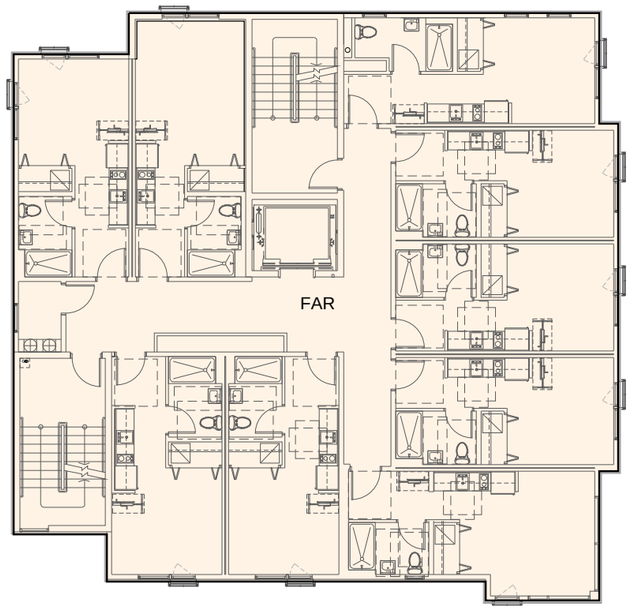


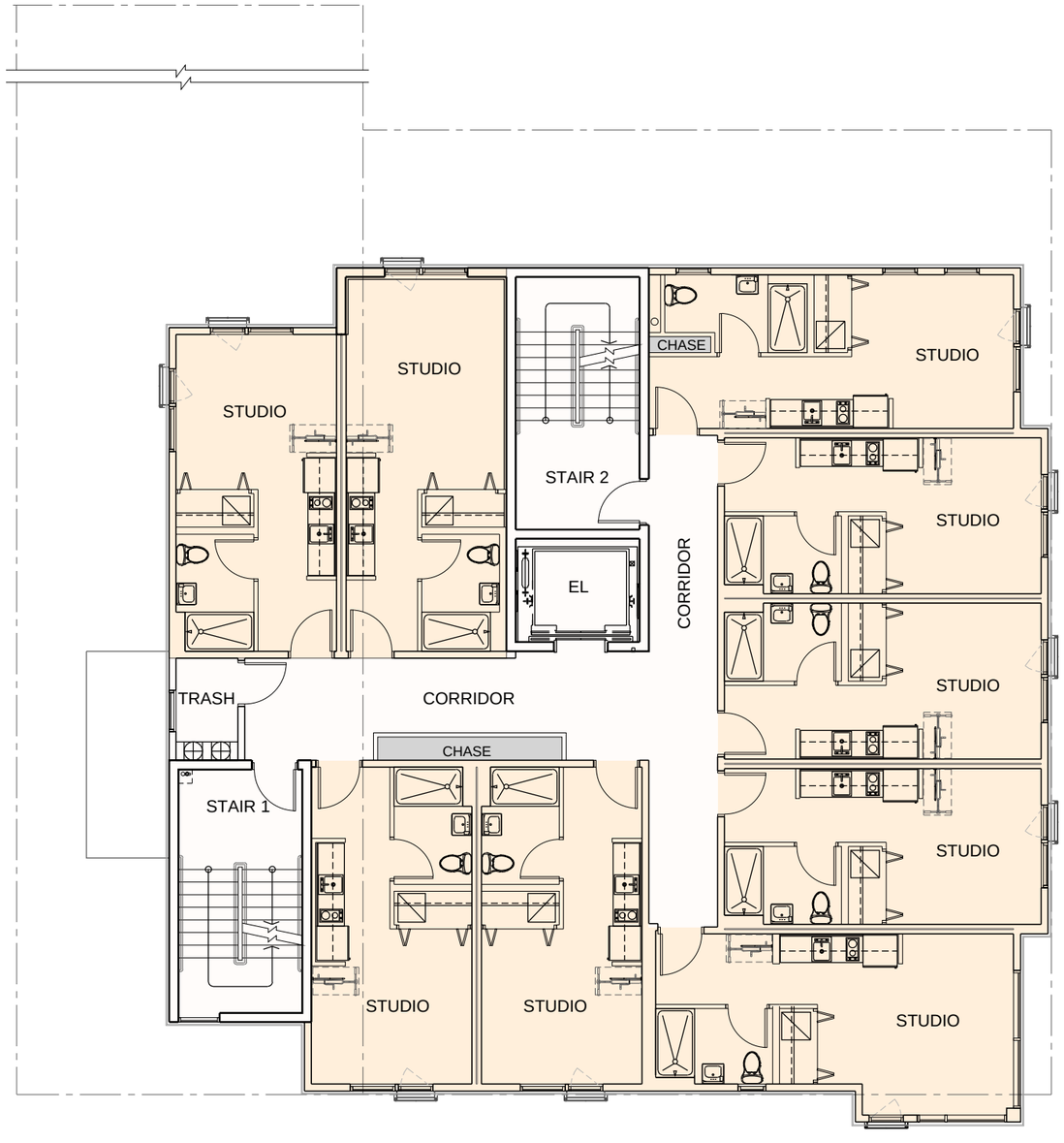
1 LEVEL 1
SCALE: 1/16" = 1-0"



1 LEVEL 2
SCALE: 1/16" = 1-0"



1 LEVEL 3 TO 11
SCALE: 1/16" = 1-0"



1 LEVEL 3 TO 10
SCALE: 3/32" = 1-0"

N

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City of Portland
Bureau of Development Services
Planner
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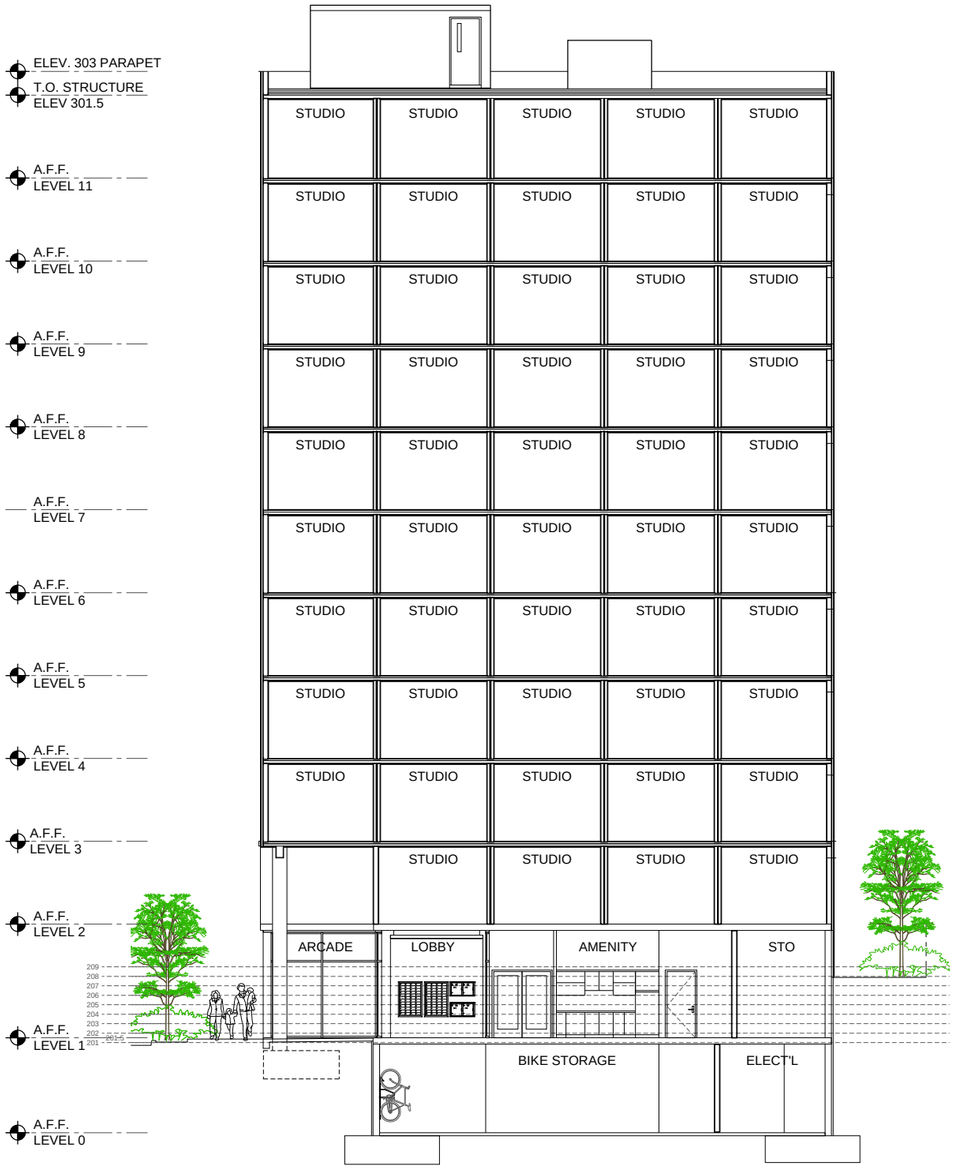
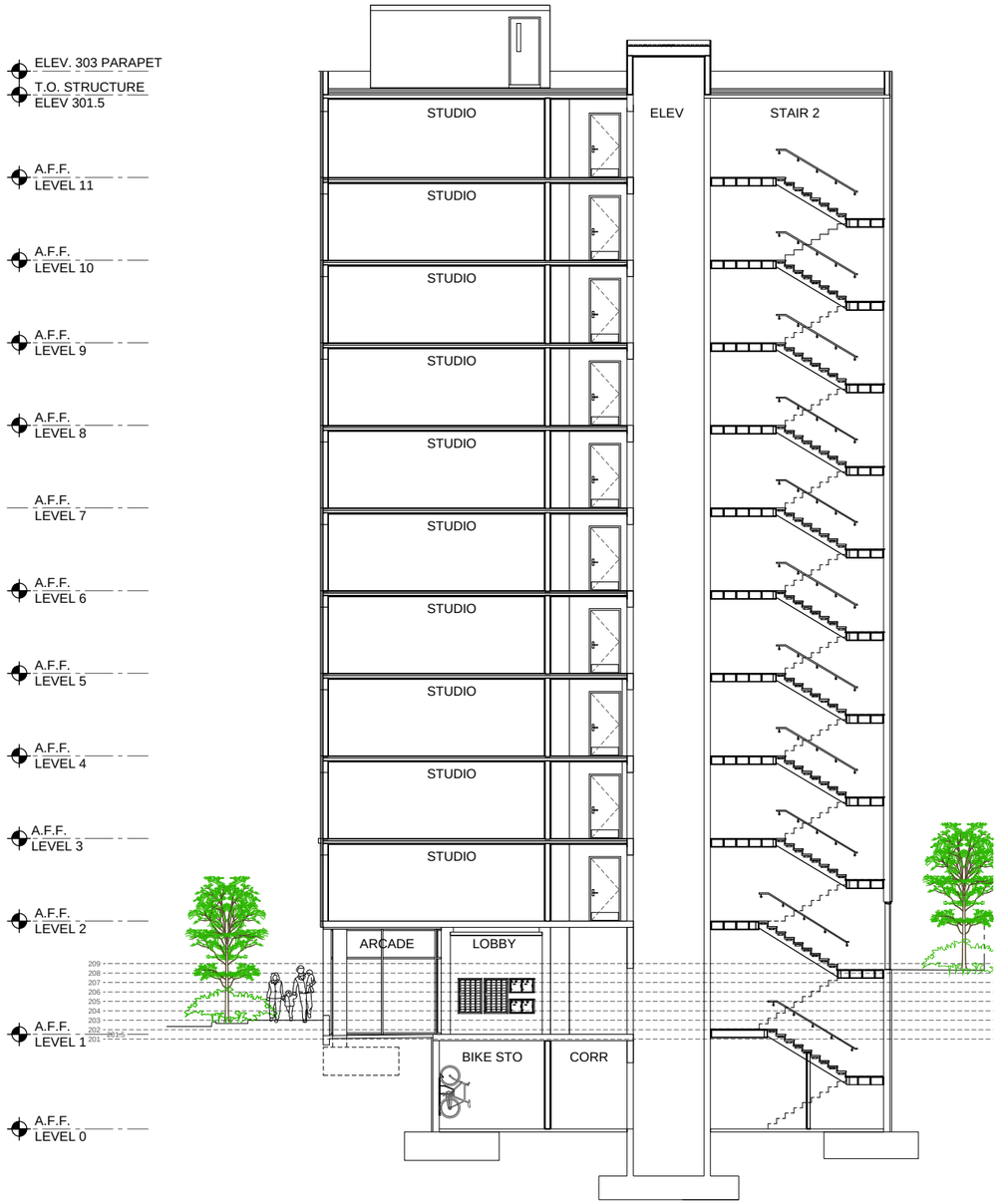


1 BUILDING SECTION
SCALE: 1/16" = 1-0"



2 BUILDING SECTION
SCALE: 1/16" = 1-0"

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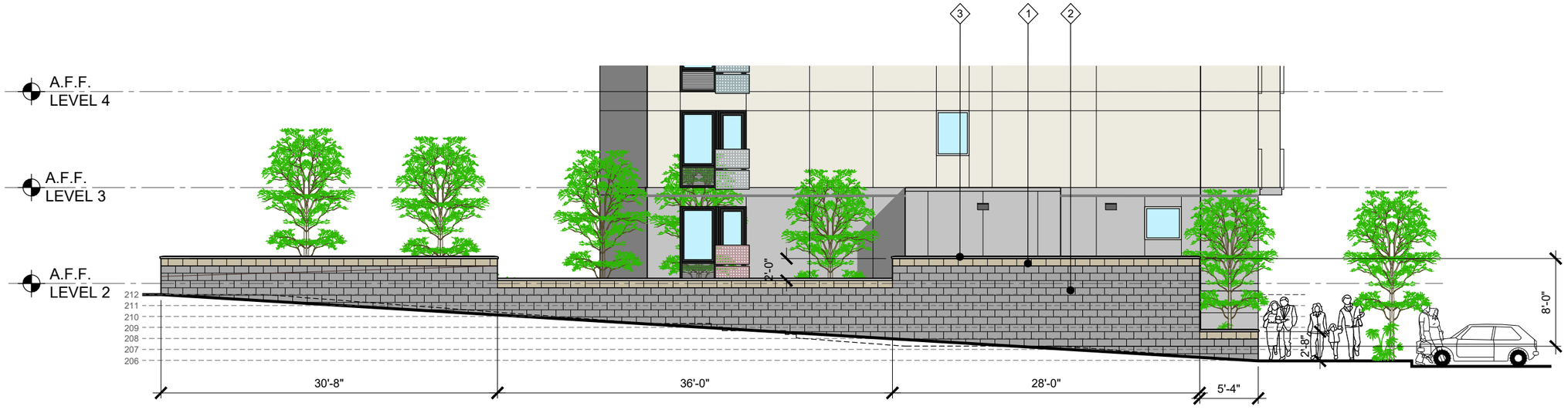
KEYNOTES

1 6"X8"X16" SLIT FACE
MANUF: BOXLEY
COLOR: 504

2 6"X8"X16" SLIT FACE
MANUF: BOXLEY
COLOR: 502

3 8"X2"X16"GRAY CONCRETE TOP CAP
MANUF: ANGELUS BLOCK



1 SOUTH ELEVATION - FENCE
SCALE: 3/32" = 1-0"

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Bureau of Development Services
Planner
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City of Portland
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Planner _____
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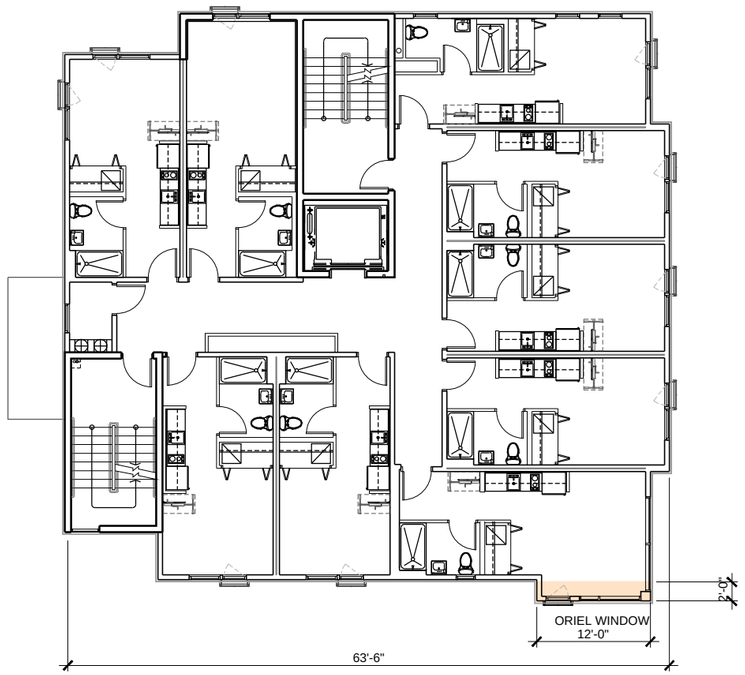
OSSC 2019
CHAPTER 32
ENCROACHMENT INTO PUBLIC RIGTH-OF-WAY

A. PROJECTION. MAXIMUM PROJECTION OF 4 FEET INTO THE RIGHT-OF-WAY INCLUDING TRIM, EAVES AND ORNAMENT. COMPLIANT: 2'-6" PROJECTION

B. 3202.2 ENCROACHMENT ABOVE THE GRADE AND BELOW 8 FEET IN HEIGHT
COMPLIANT: 20'-0" ABOVE THE GRADE

C. AREA. MAXIMUM WALL AREA OF ALL WINDOWS WHICH PROJECT INTO PUBLIC RIGHT-OF-WAY ON A WALL IS 40% OF THE WALL'S AREA. COMPLIANT: S.W. PARK AVENUE 18.77% FACADE, S.W. CLIFTON STREET FACADE 2.6 %.



1 AREA OF ORIEL WINDOW = 36 SF LEVEL 3 TO 11
SCALE: 1/16" = 1-0"

33.120 MULTI-DWELLING ZONES
33.120.220 SETBACKS
EACH BAYS AND BAY WINDOWS BUT ONLY ALONG A STREET LOT LINE AND MUST MEET THE FOLLOWING REQUIREMENTS:

a) EACH BAY AND BAY WINDOW MAY BE UP TO 12 FEET LONG, BUT THE TOTAL AREA OF ALL BAYS AND BAY WINDOWS ON A BUILDING FACADE CANNOT BE MORE THAN 30 PERCENT OF THE AREA OF THE FACADE;

b) AT LEAST 30 PERCENT OF THE AREA OF THE BAY WHICH FACES THE PROPERTY LINE REQUIRING THE SETBACK MUST BE GLAZING OR GLASS BLOCK; AND BAYS AND BAY WINDOWS MUST CANTILEVER BEYOND THE FOUNDATION OF THE BUILDING.

c) BAYS AND BAY WINDOWS MUST CANTILEVER BEYOND THE FOUNDATION OF THE BUILDING.

Approved
City of Portland
Bureau of Development Services

Planner _____

Date 3/18/2021

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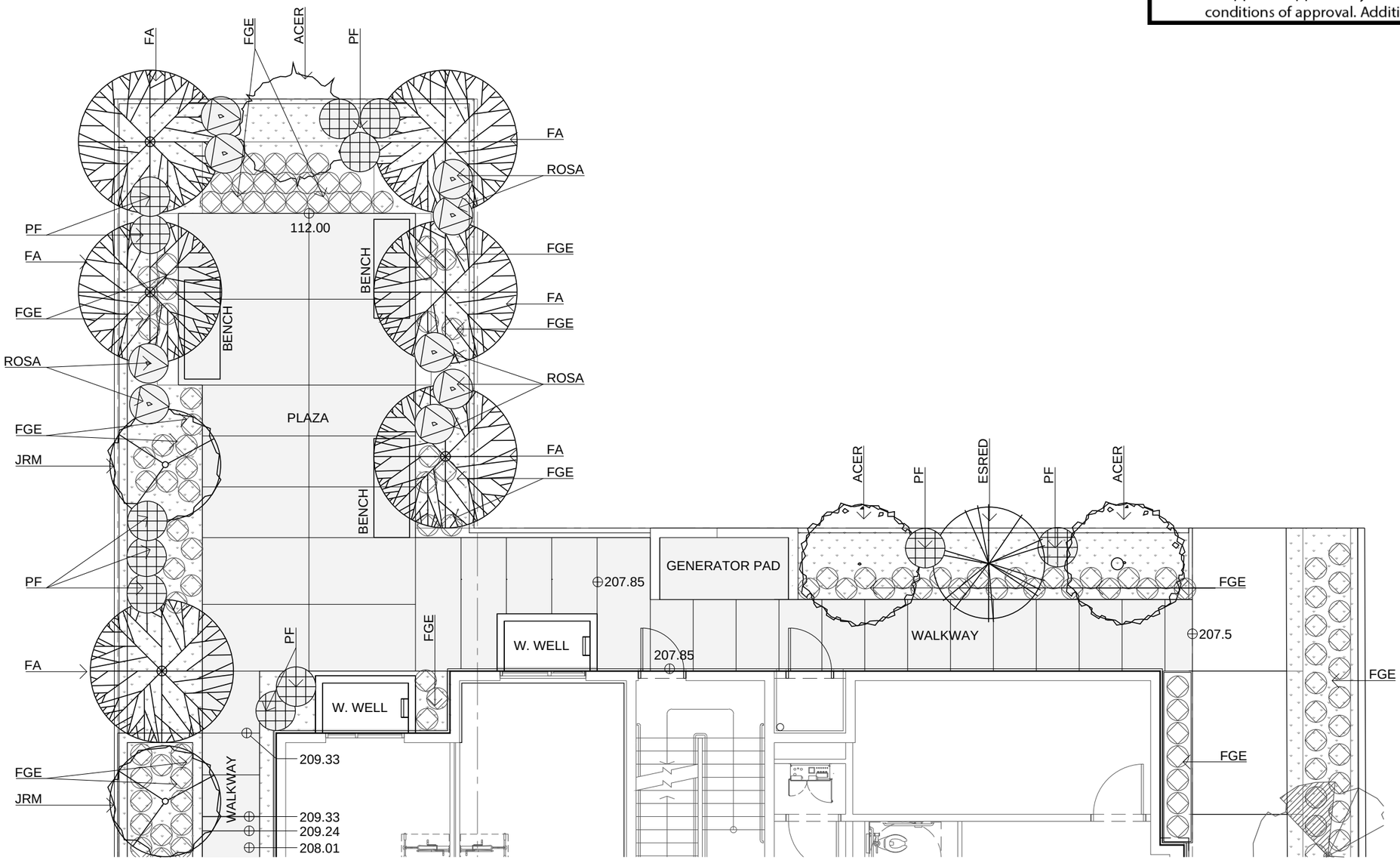
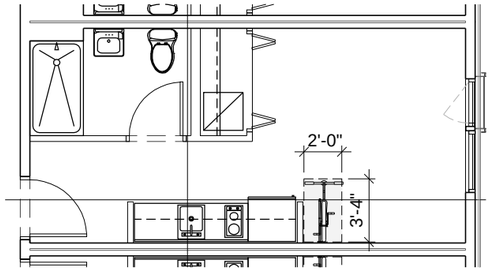
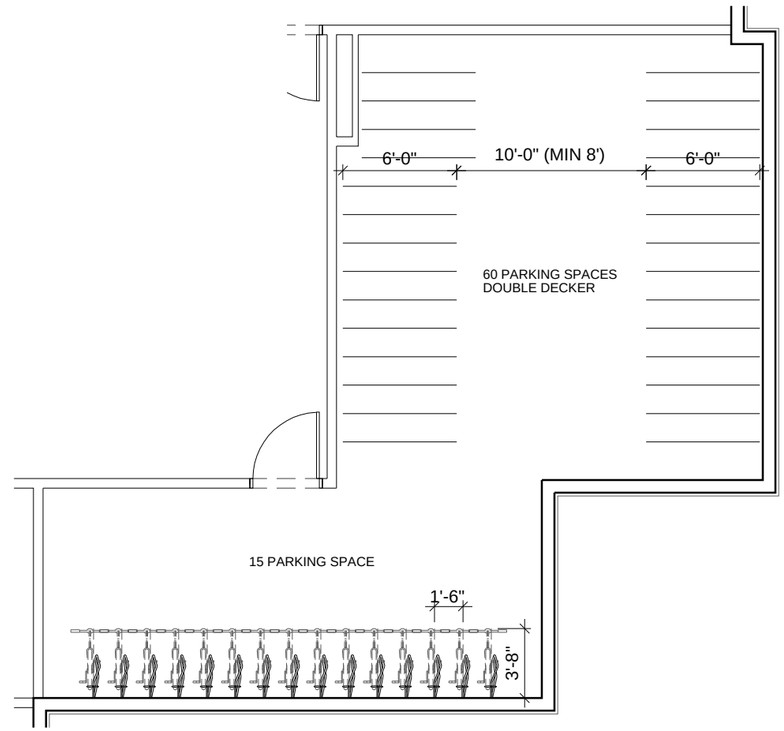


1 PLAZA ENLARGE PLANTING PLAN
SCALE: 1/8" = 1-0"

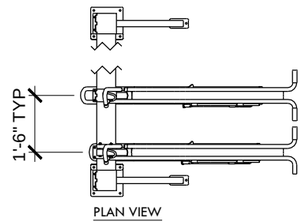
N

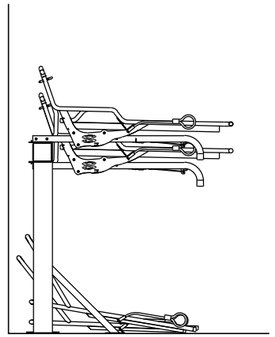


3 BIKE PARKING TYPICAL UNIT PLAN
SCALE: 1/8" = 1-0"

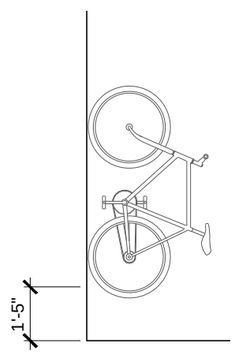


1 BIKE PARKING PLAN
SCALE: 1/8" = 1-0"





4 BIKE PARKING - STACK RACK
SCALE: 1/4" = 1-0"



3 BIKE PARKING - WALL MOUNTED
SCALE: 1/4" = 1-0"

BIKE PARKING

Location	Type	18"x44"	18"x60"	No of Bike
Level 1	Long Term	0		
Level 2	Long Term	8		8
Level 3	Long Term	9		9
Level 4	Long Term	9		9
Level 5	Long Term	None		0
Level 6	Long Term	None		0
Level 7	Long Term	None		
Level 8	Long Term	None		
Level 9	Long Term	None		
Level 10	Long Term	None		
Level 11	Long Term	None		
Basement	Long Term		75	75
Arcade	Short Term	None	6	6
Total Bike Parking		26	81	107

BICYCLE PARKING

CITY OF PORTLAND PLANNING AND ZONING CODE - CHAPTER 33.266, TABLE 266-6
MULTI-DWELLING
LONG TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL: 1.1 SPACES PER UNIT: 91 UNITS X 1.1 = 100.1 SPACES REQUIRED
NOTE: 1.1 SPACES PER UNIT IN OUTSIDE CENTRAL CITY PLAN DISTRICT

SHORT TERM BIKE PARKING REQUIREMENT:
RESIDENTIAL: 1 SPACE PER 20 UNITS: 91 UNITS/ 20 = 5 SPACES REQUIRED

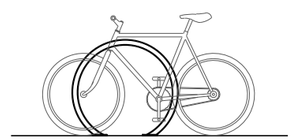
LONG TERM = 101 PARKING SPACES
SHORT TERM = 6 PARKING SPACES

PRODUCT FEATURES
- CAN BE BUILT AS A SINGLE-SIDED OR DOUBLE-SIDED UNIT.
- MULTIPLE BIKE SPACING OPTIONS OFFERS FLEXIBILITY TO MEET MUNICIPAL BIKE PARKING REGULATIONS
- FEW MOVING PARTS TO MINIMIZING MAINTENANCE
- 1.25" SECURITY LOCKING BAR STANDARD AT EACH BIKE SPOT
- 104" CEILING CLEARANCE (LOWER CEILING HEIGHT MODEL CAN BE PROVIDED IF NEEDED FOR CEILING HEIGHT OF 96" - 24" BIKE SPACING ONLY).
- UPPER TRAYS PULL DOWN TO 12" FROM FLOOR TO MINIMIZE BICYCLE LIFT HEIGHT WHEN LOADING.
- HOT DIPPED GALVANIZED FINISH
- LIFT ASSIST MECHANISM IS SPRING LOADED TOP TRAY

NUMBER OF BIKES
- 16 BIKE DOUBLE SIDED MAXIMUM PER SECTION. CAN BE DESIGNED IN SECTIONS OF 4, 6, 8, 10, 12 OR 16 BIKES

MATERIALS
- 6" SQUARE UPPER FRAME
- 2" SQUARE STEEL LOWER FRAME

SPACING
- 84" AISLE WAY RECOMMENDED TO ALLOW FOR LOADING AND UNLOADING



3 BIKE PARKING - FLOOR MOUNTED
SCALE: 1/4" = 1-0"

Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
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1 VICINITY MAP
N.T.S.

Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
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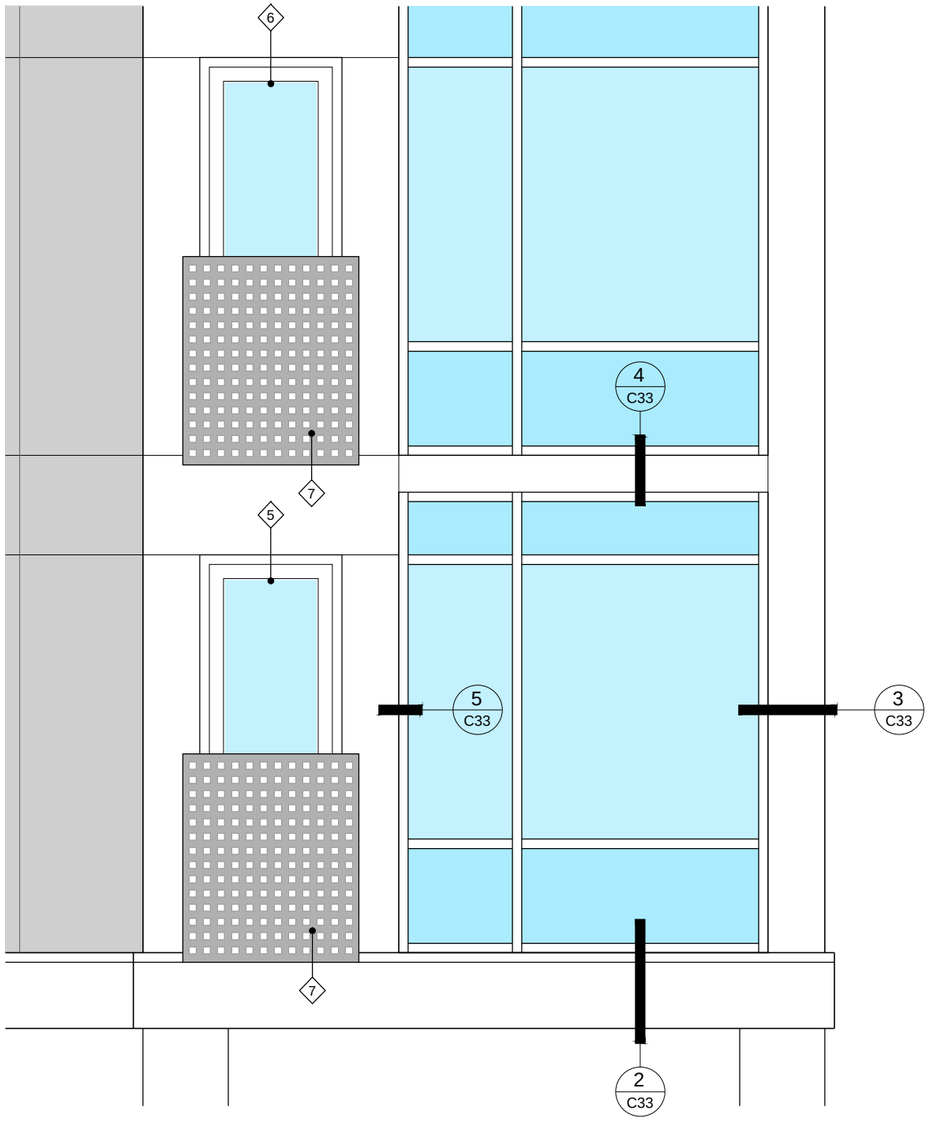
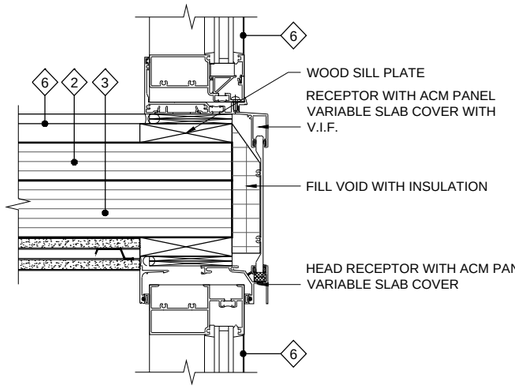
TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE | LU 12-345678 DZ | C08

DATE: 11-09-2020

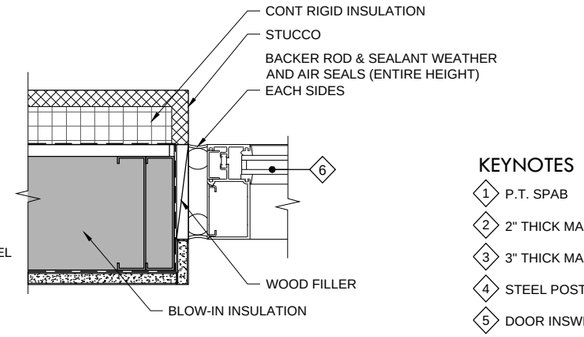
Exhibit C1 LU 20-213946 DZ



1 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



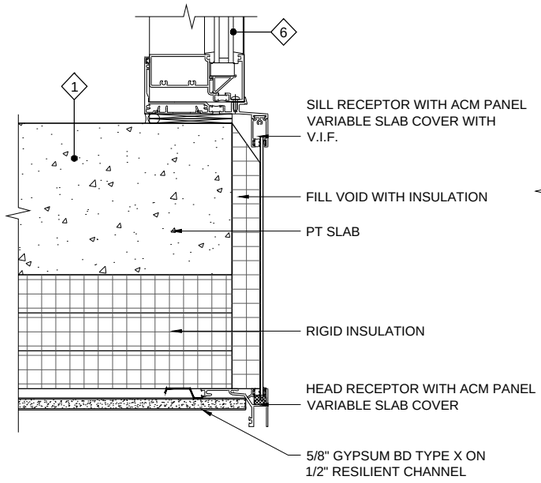
4 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



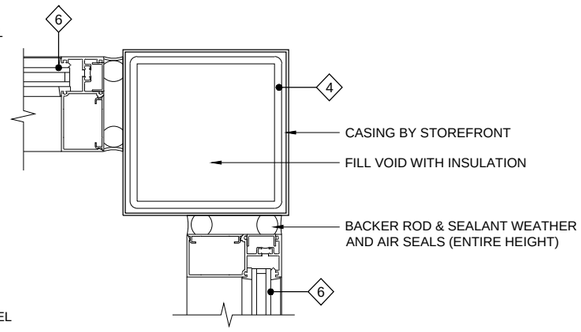
5 DETAIL SECTION
SCALE: 1 1/2" = 1-0"

KEYNOTES

1. P.T. SPAB
2. 2" THICK MASS PLYWOOD PANEL
3. 3" THICK MASS PLYWOOD PANEL
4. STEEL POST PER STRUCT'L
5. DOOR INSWING - VPI
6. WALL CURTAIN
7. POWDER COATED METAL RAILING



2 DETAIL SECTION
SCALE: 1 1/2" = 1-0"



3 DETAIL SECTION
SCALE: 1 1/2" = 1-0"

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 3/18/2021
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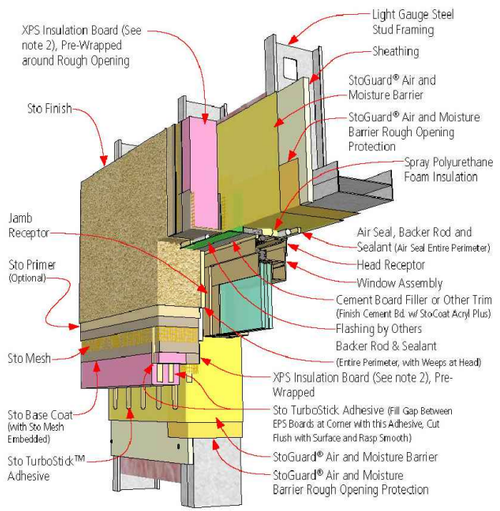
StoTherm® ci XPS
Receptor-Type Window Head

Detail No.: 53s.23B-3
Date: January 2017



Step 3 - Cladding and Perimeter Weather and Air Seals

Notes:

1. Consult with window and sealant manufacturers to verify window installation and detailing and to assure no water leakage into the wall assembly. Consult with window manufacturer regarding window and/or flashing assembly thermal breaks to avoid condensation. Test the final assembly using materials and trades associated with the project to verify performance. Correct any deficiencies associated with excess air leakage, water infiltration into the wall assembly, or structural inadequacies.

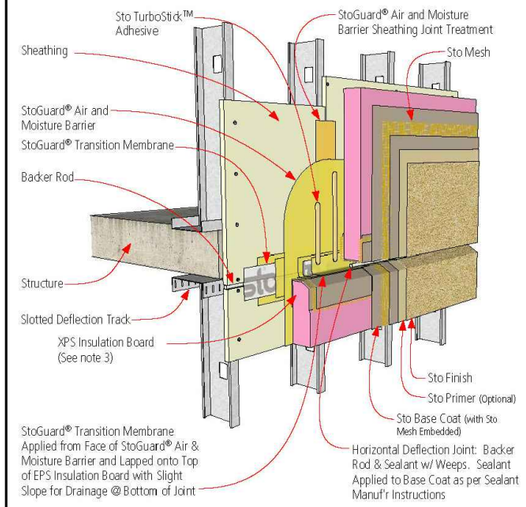
2. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Floor Line With Deflection - Concealed Flashing and Drainage at Floor Line

Detail No.: 53s.41A
Date: January 2017



Notes:

1. Sheathing attachment is typically at 8" (20.3 cm) on center or less vertically. Add C-channels or other attachment means along slab edge if necessary to conform with required fastener spacing.

2. Provide fire stopping at floor line as needed.

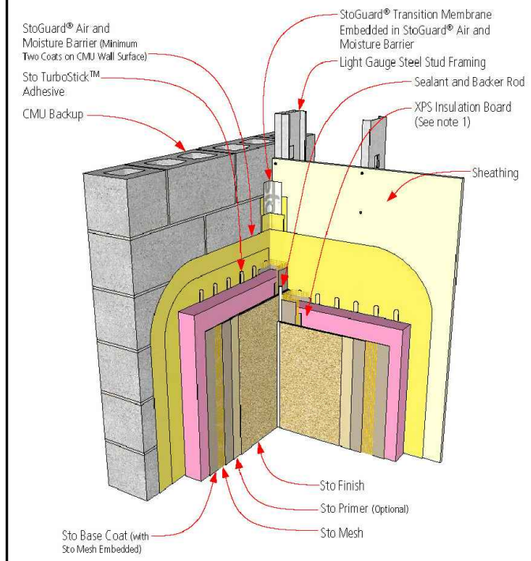
3. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Inside Corner with Dissimilar Backup Wall

Detail No.: 53s.53
Date: January 2017



Notes:

1. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
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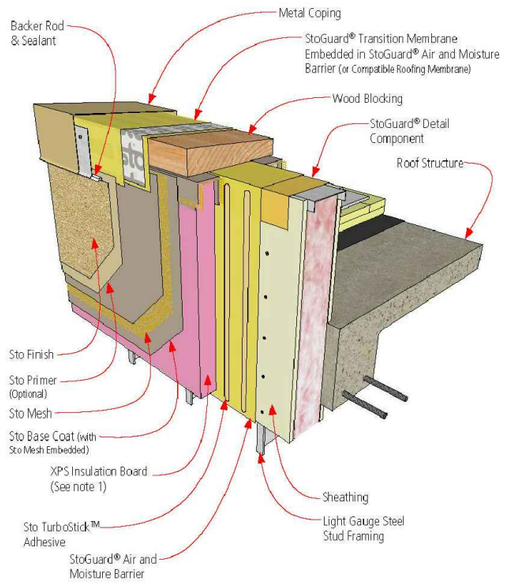
TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

STUCCO DETAILS

LU 12-345678 DZ | C37
DATE: 11-09-2020

StoTherm® ci XPS
Termination at Parapet - Front

Detail No.: 53s.60A
Date: January 2017



Notes:

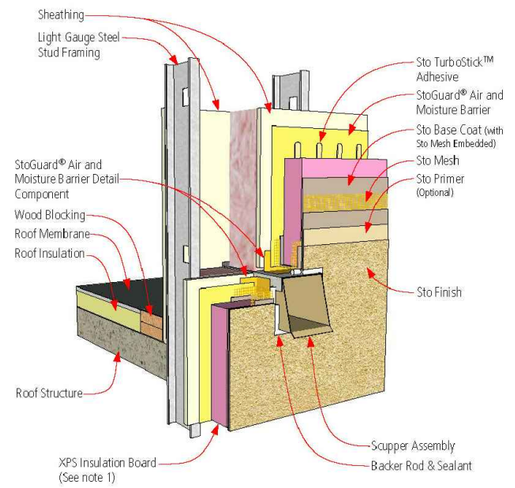
1. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

StoTherm® ci XPS
Scupper Penetration

Detail No.: 53s.65
Date: January 2017



Notes:

1. XPS insulation options:
-Owens Corning Foamular® CI-C Extruded Polystyrene
-Dow STYROFOAM™ Panel Core 20 Extruded Polystyrene

Refer to detail 53s.GN for general notes on the StoTherm ci XPS system.

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ATTENTION

Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, of for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to Sto products, and to the structure of the building or its components.

STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME. For the fullest, most current information on proper application, clean-up, mixing, and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.

www.stocorp.com

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City of Portland
Bureau of Development Services
Planner _____
Date 3/18/2021
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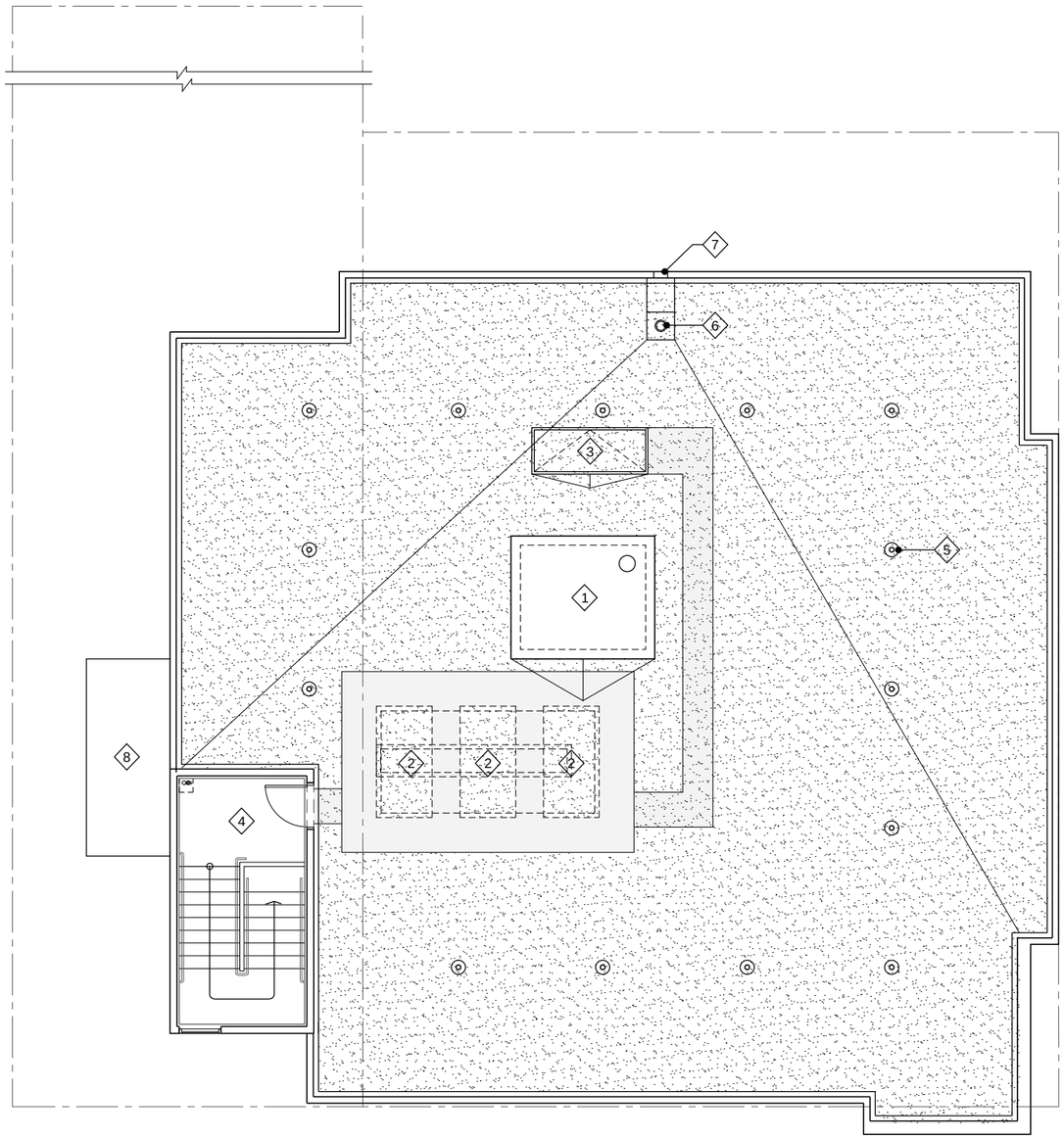

KEYNOTES

1. ELEVATOR SHAFT
2. MECH EQUIPMENT
3. ROOF HATCH
4. STAIR
5. FALL PROTECTION TYP
6. ROOD DRAIN
7. OVERFLOW
8. ROOF BELOW

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City of Portland
Bureau of Development Services
Planner _____
Date 3/18/2021
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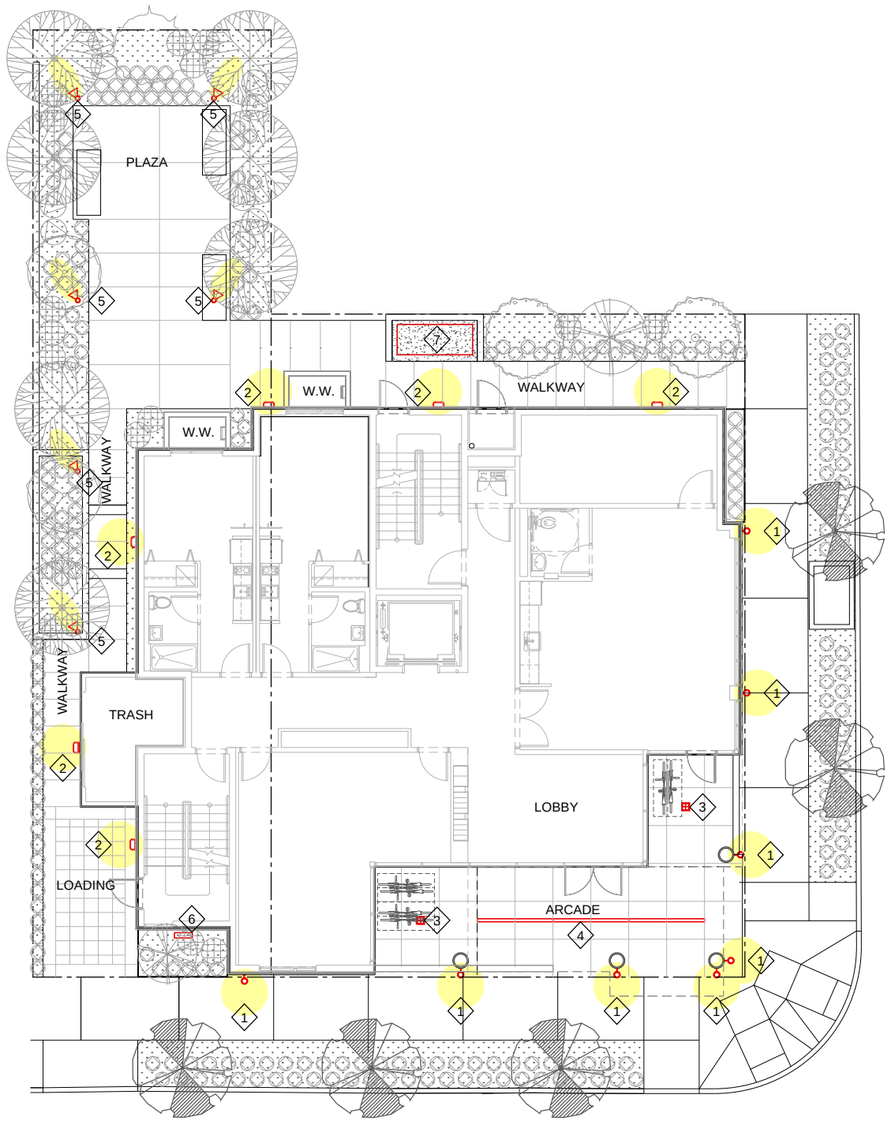
1 ROOF PLAN
SCALE: 3/32" = 1-0"

N

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE | LU 12-345678 DZ | C21

DATE: 11-09-2020

Exhibit C12 LU 20-213946 DZ



EXTERIOR LIGHTING LEGEND

1. WALL MOUNTED UP/DOWN LIGHT
2. WALL MOUNTED DOWN LIGHT
3. SURFACE MOUNTED
4. LINEAR LIGHT (RECCESED
5. LANDSCAPE LIGHTING TYPE 1
6. LANDSCAPE LIGHTING TYPE 2
7. GENERATOR

1 EXTERIOR LIGHTING PLAN
SCALE: 1/16" = 1-0"

N

Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
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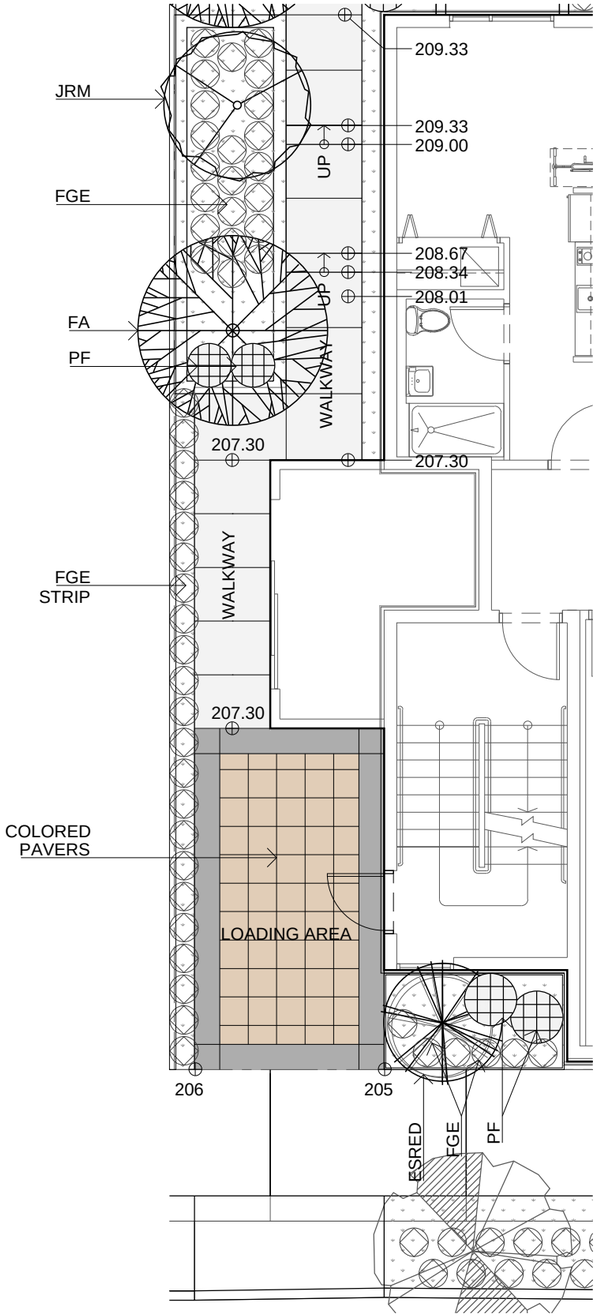
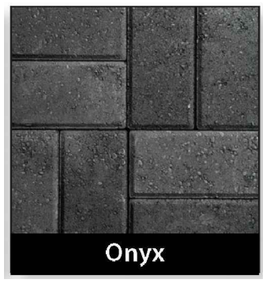
TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE | LU 12-345678 DZ | C42
DATE: 11-09-2020

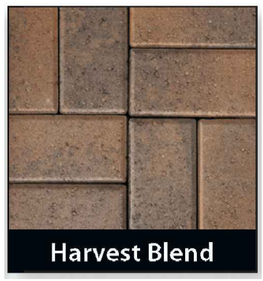


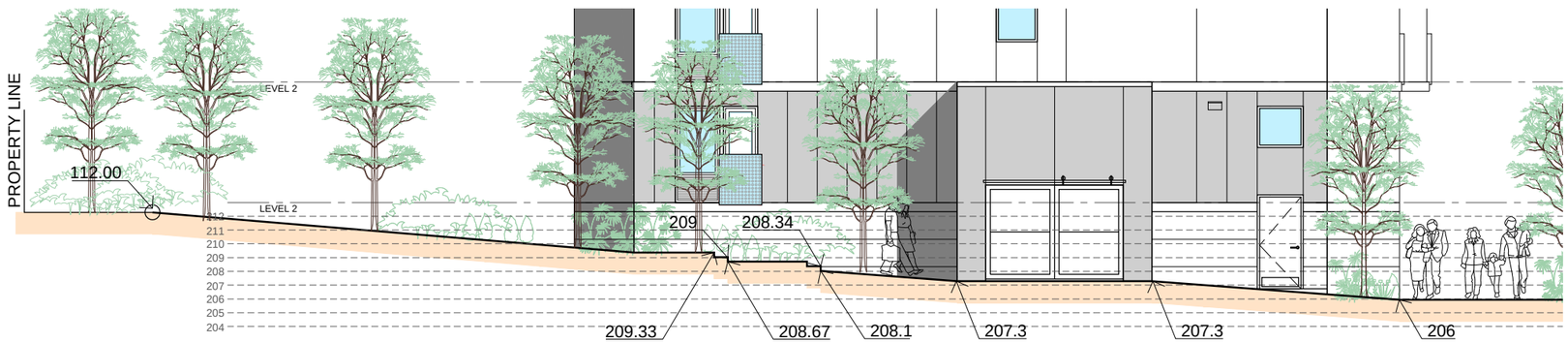
1 SIDEYARD/LOADING AREA ENLARGE PLANTING PLAN
SCALE: 1/8" = 1-0"

STANDARD SPECIFICATION

Holland Series pavers are manufactured to industry standard specifications ASTM: C 936, and CSA: A 231.2.


Onyx


Harvest Blend



2 SIDEYARD/LOADING GRADING ELEVATION
SCALE: 3/32" = 1-0"

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Bureau of Development Services
Planner
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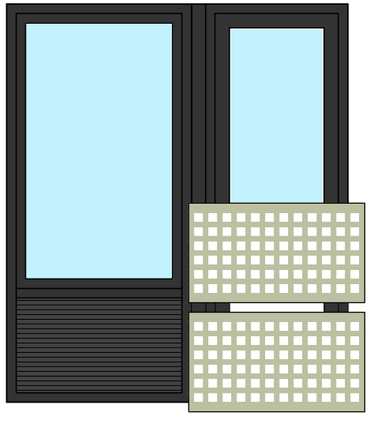
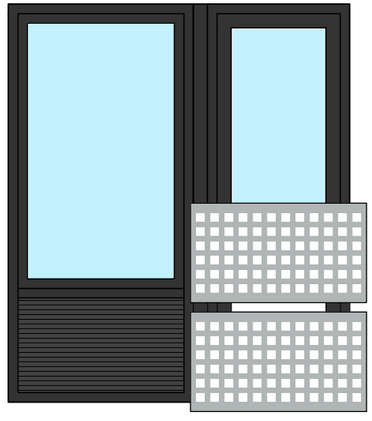
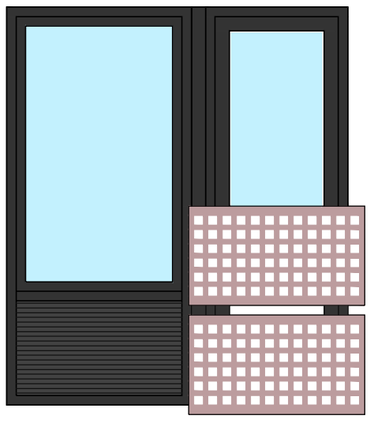


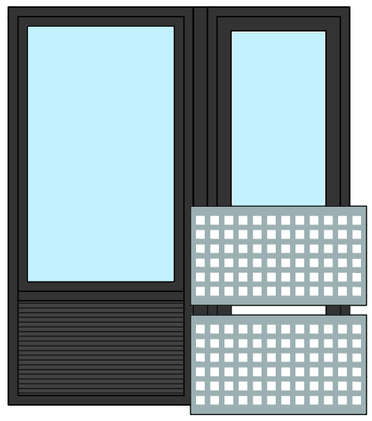
2 SW 7747 RECYCLED GLASS
RANDOM LOCATION
SCALE: 3/8" = 1-0"



4 SW 7072 ONLINE
ALL FLOOR
SCALE: 3/8" = 1-0"



1 SW 0071 ORCHID
RANDOM LOCATION
SCALE: 3/8" = 1-0"



3 SW 7613 AQUA-SPHERE
RANDOM LOCATION
SCALE: 3/8" = 1-0"

JULIET BALCONY COLOR PALETTE
SHERWIN WILLIAMS

SW 7072 ONLINE
RGB: 176,181,181

SW 7613 AQUA-SPHERE
RGB: 156,176,179

SW 7747 RECYCLED GLASS
RGB: 189,192,160

SW 0071 ORCHID
RGB: 188,156,158

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Bureau of Development Services

Planner _____

Date 3/18/2021

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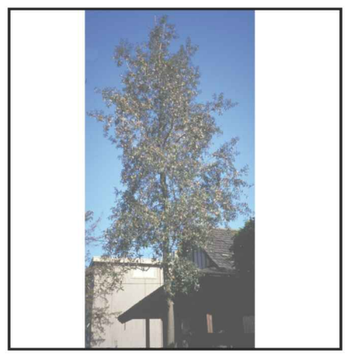
TREE - FP

TREE - FA

TREE - ACER

TREE - JRM



TREE - SO

TREE - ESRED

SHRUB - PF

SHRUB - ROSA

GROUND COVER - FGE

BENCH

PAVER - "MUTUAL MATERIALS" - PLANK PAVER

LANDSCAPE MATERIALS

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City of Portland
Bureau of Development Services
Planner _____
Date 3/18/2021
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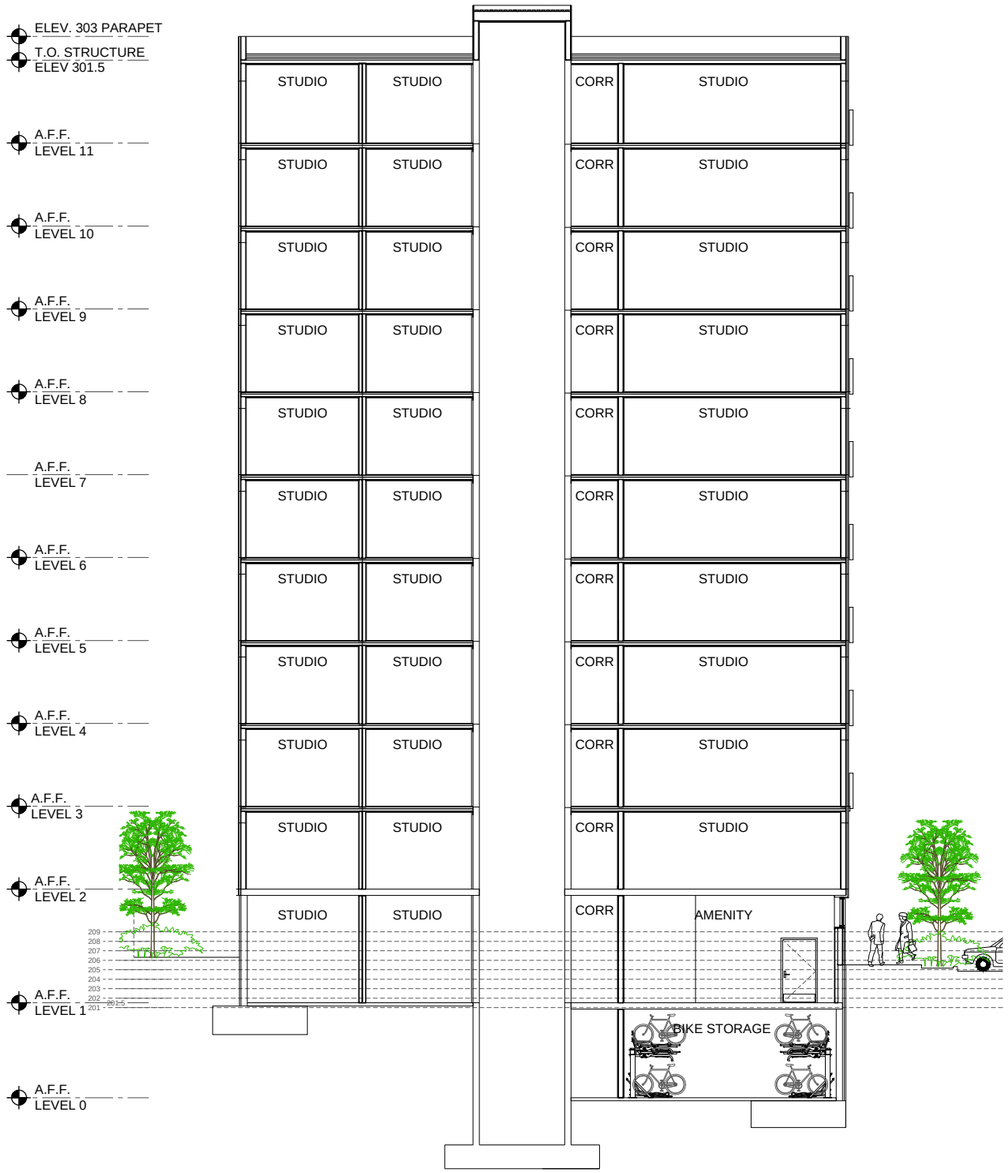
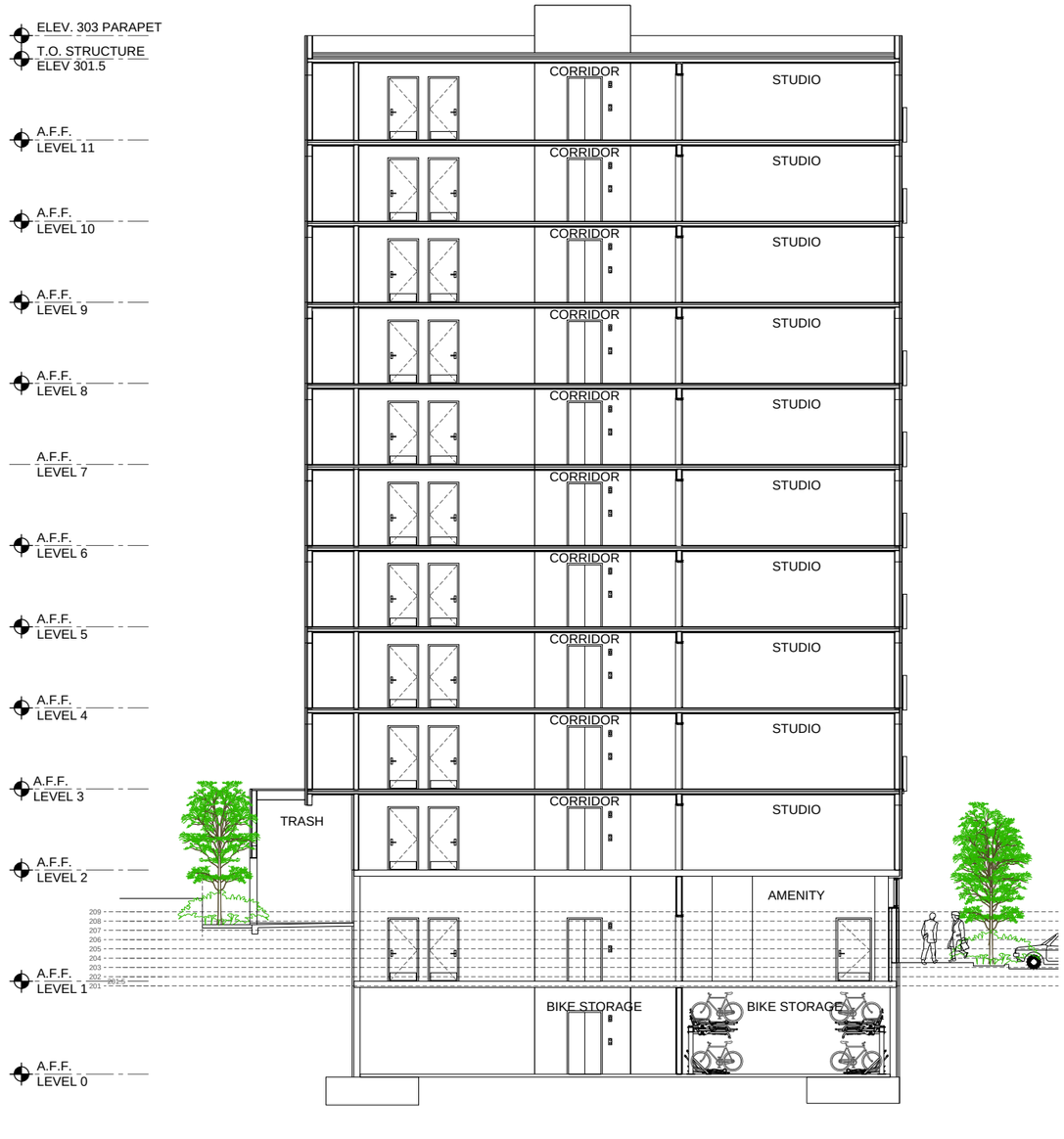


1 BUILDING SECTION
SCALE: 1/16" = 1-0"



2 BUILDING SECTION
SCALE: 1/16" = 1-0"

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 3/18/2021
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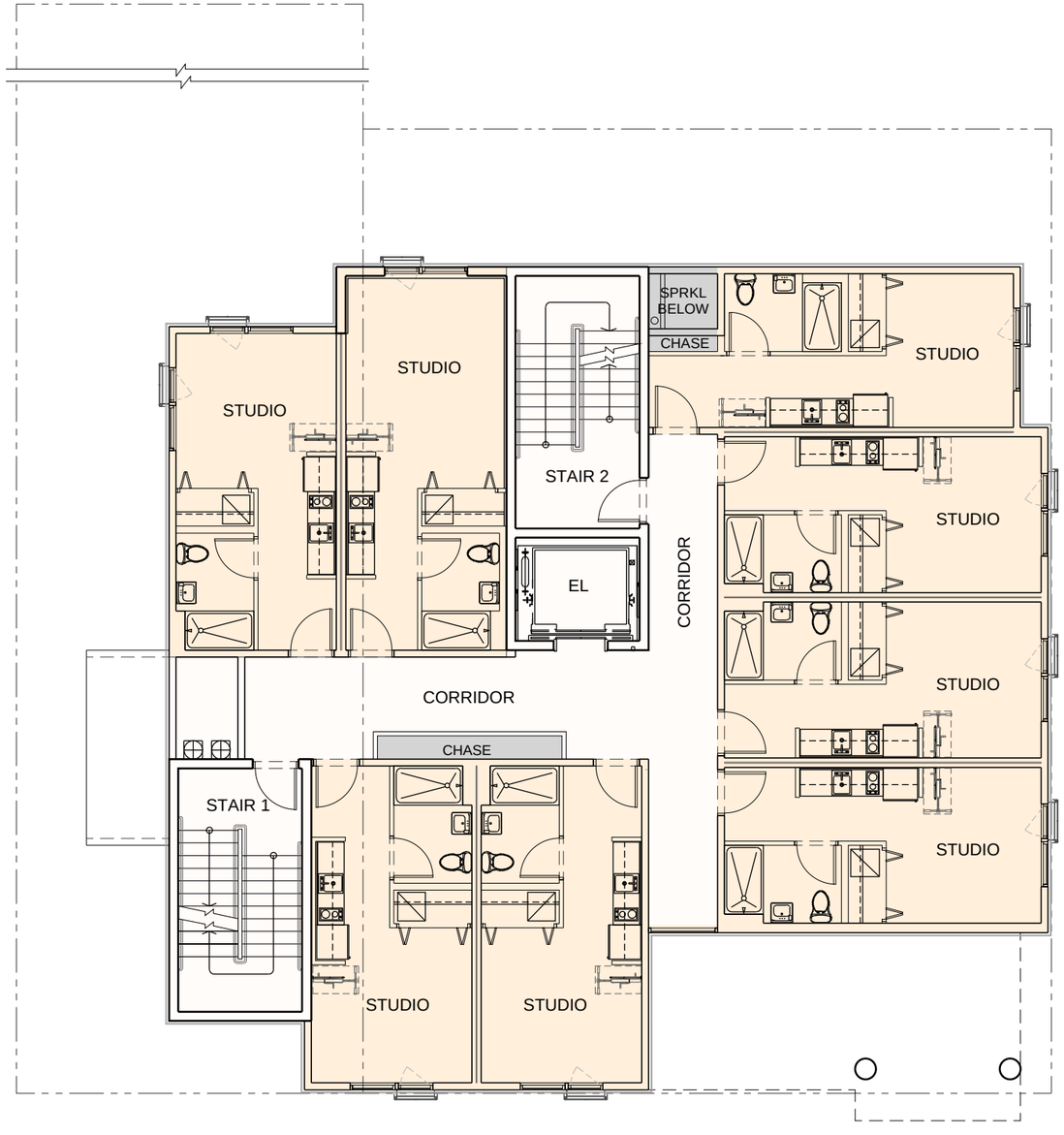

1 LEVEL 2
SCALE: 3/32" = 1-0"

N

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City of Portland
Bureau of Development Services

Planner _____

Date 3/18/2021

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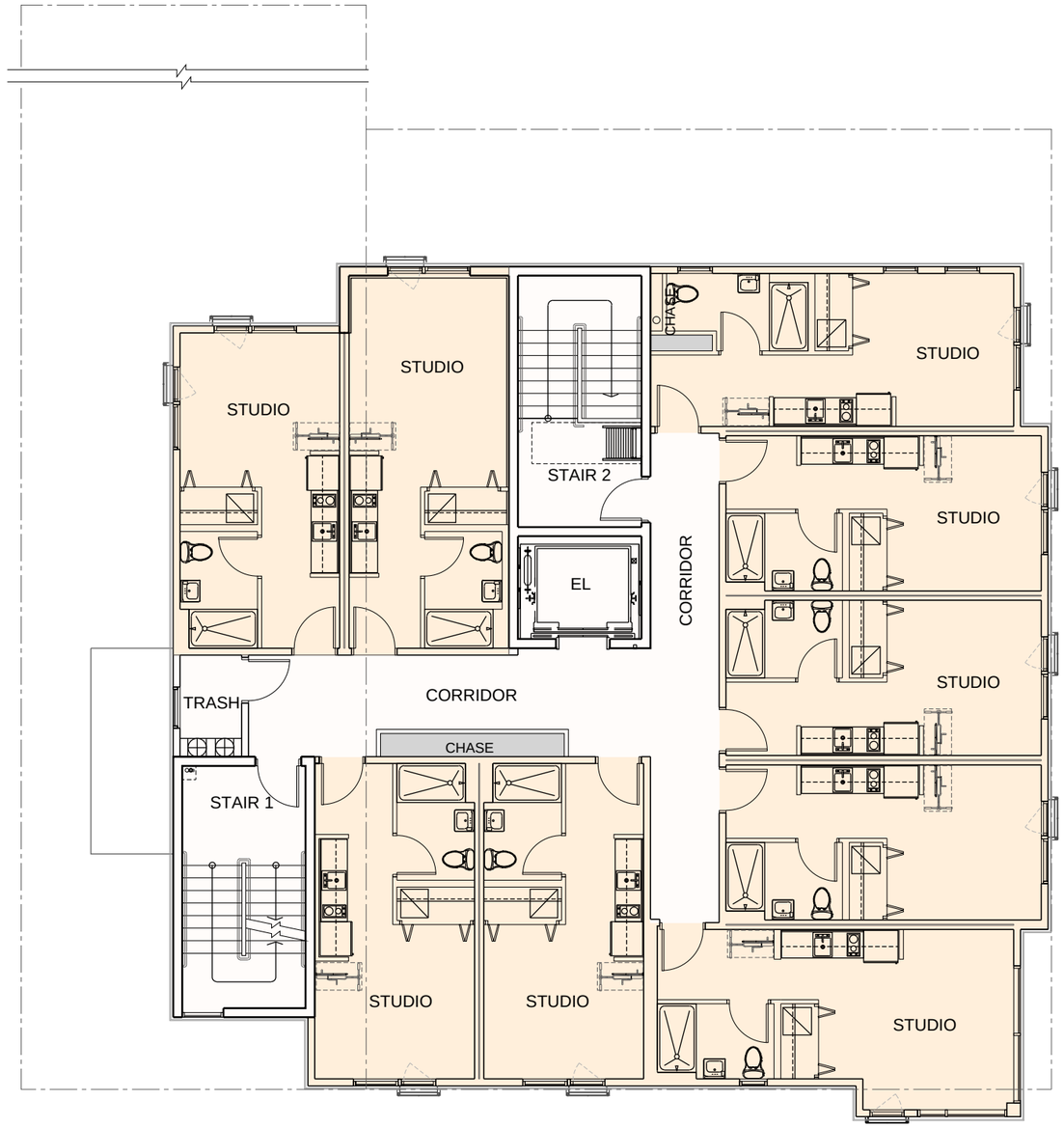

1 LEVEL 11
SCALE: 3/32" = 1-0"

N

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City of Portland
Bureau of Development Services
Planner _____
Date 3/18/2021
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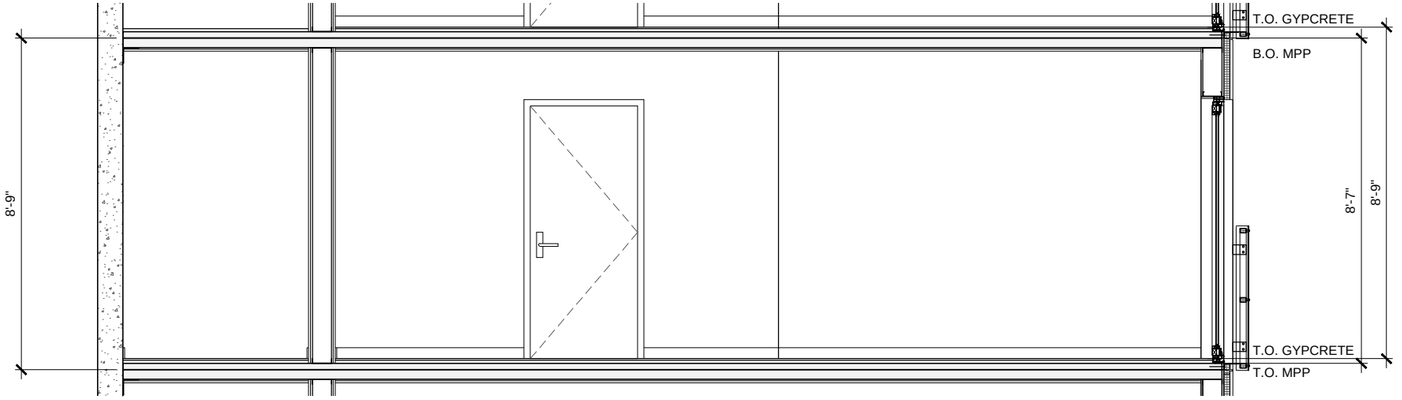
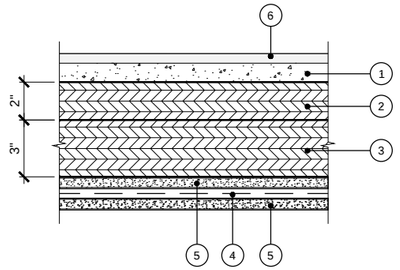
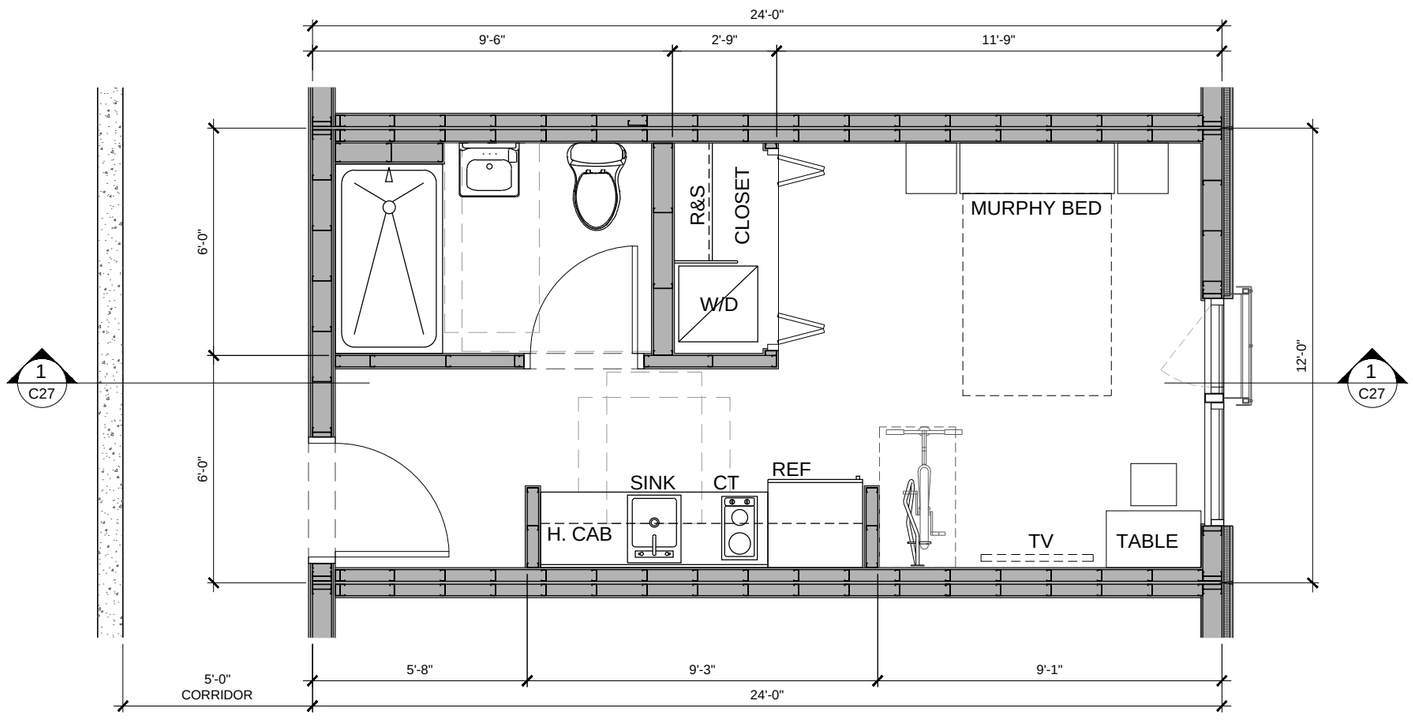


2 TYPICAL SECTION
SCALE: 1/4" = 1-0"

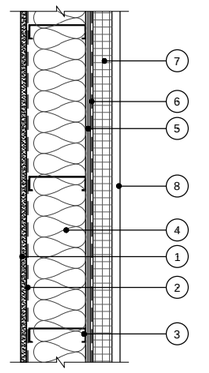


KEY NOTES
1. 1" GYPGRETE
2. 2" MPP - FLOOR
3. 3" MPP - CEILING
4. 1/2" RESILIENT CHANNEL
5. 5/8" GYPSUM BD TYPE X
6. FLOOR FINISH - TBD

3 FLOOR ASSEMBLY DETAIL
SCALE: 1 1/2" = 1-0"



1 TYPICAL UNIT PLAN
SCALE: 1/4" = 1-0"



KEY NOTES
1. 5/8" GYPSUM BD TYPE X
2. VAPOR BARRIER
3. METAL STUD INSULATION
4. BLOWN-IN OR R21 BATT INSULATION EQUIVALENT
5. STRUCTURAL SHEATHING
6. WEATHER RESISTIVE BARRIER (LIQUID APPLY)
7. R10 CONTINUES RIGID INSUL
8. STUCCO

3 WALL ASSEMBLY DETAIL
SCALE: 3/4" = 1-0"

Approved
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Bureau of Development Services
Planner
Date 3/18/2021
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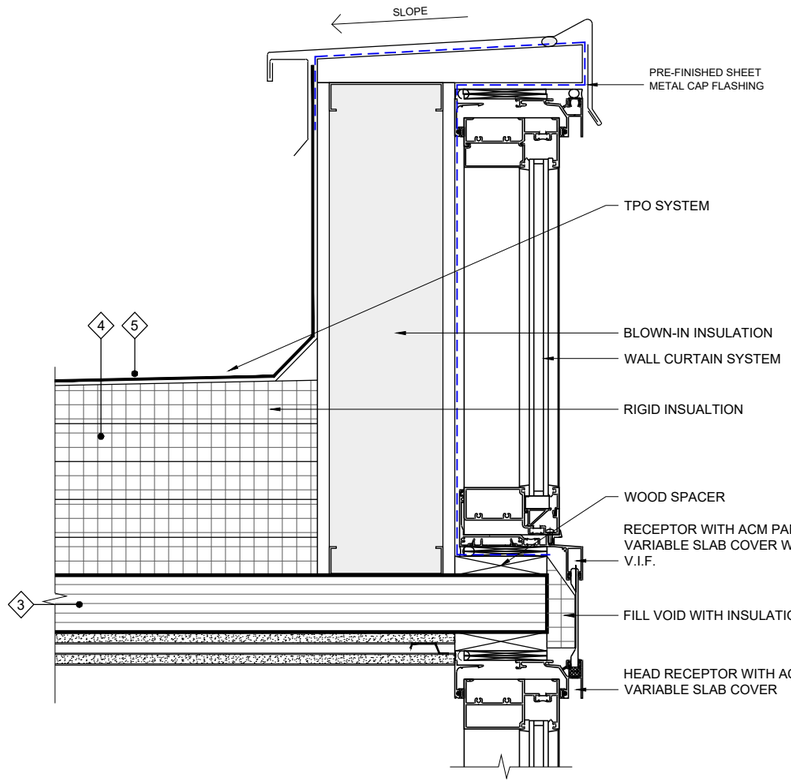
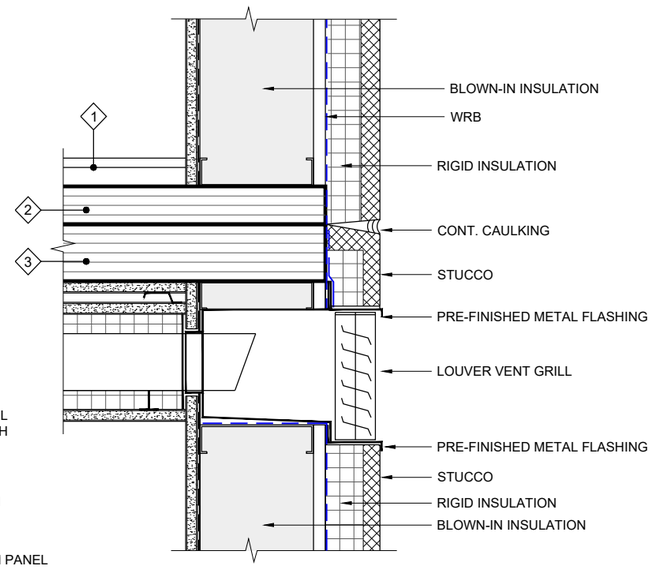
KEYNOTES

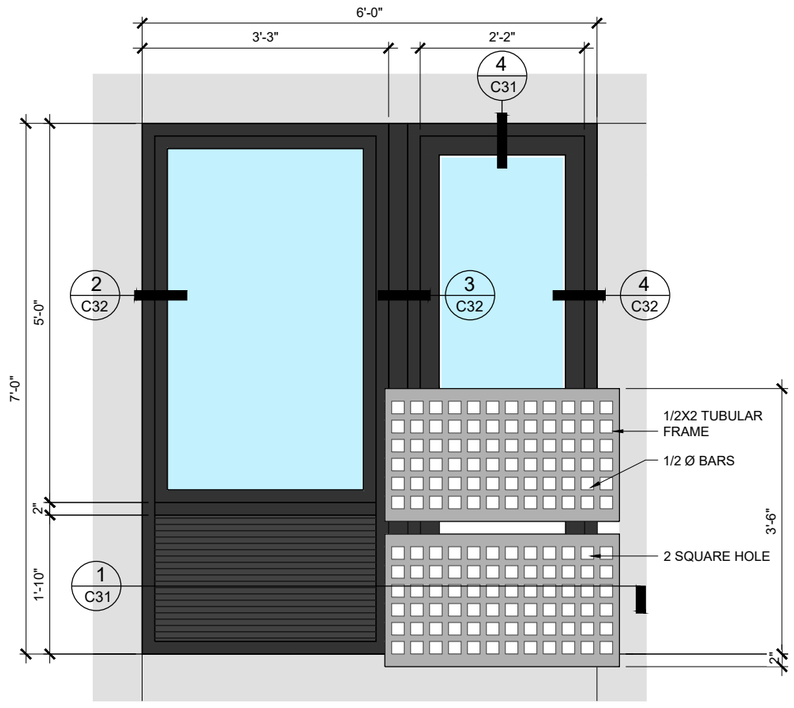
1. GYPCRETE
2. 2" THICK MASS PLYWOOD PANEL
3. 3" THICK MASS PLYWOOD PANEL
4. RIGID INSULATION (TAPERED)
5. TPO ROOFING



1 PARAPET DETAIL - WALL CURTAIN
SCALE: 1 1/2" = 1-0"



2 TYPICAL EXHAUST LOUVER VENT
SCALE: 1 1/2" = 1-0"



11TH FLOOR
3 JULIET WINDOW ELEVATION - TYP
SCALE: 1/2" = 1-0"

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

Approved
City of Portland
Bureau of Development Services
Planner _____
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LU 12-345678 DZ | C35-R1
DATE: 02-08-2021

METROVIEW™ FG 501T WINDOW WALL

Urban Elegance with an Economical Point of View

20 Fulton East Apartments
Grand Rapids, Michigan
ARCHITECT
Pappageorge Haymes Partners, Chicago, Illinois
WINDOW INSTALLER
Vos Glass, Grand Rapids, Michigan
PHOTOGRAPHY
©Bill Gnech | The Apple Group

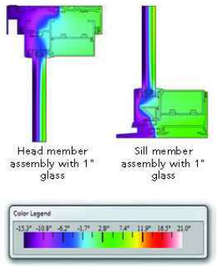
Sleek, efficient and versatile, FG 501T Window Wall – the first in the MetroView™ Window Wall series – packs the desired aesthetics of a curtain wall into a cost-efficient window wall system. Ideal for mid-rise commercial projects and sophisticated multifamily housing, MetroView™ FG 501T Window Wall delivers the refined design features that are so popular in today's urban and near-urban cityscapes.

MetroView™ FG 501T Window Wall offers the look of a true curtain wall with a slab-to-slab aluminum frame design. For maximum square footage in interior spaces, FG 501T Window Wall is engineered for shallow horizontal inside glazing with the glass set to the front of the system. Screw spline fabrication and joinery means easy construction and low installation costs. And for designs that put skylines within immediate reach, balcony doors can be easily and seamlessly integrated into the system. With air and water performance equal to many curtain walls and a range of aesthetic options including slab edge covers for a seamless transition between floors, MetroView™ FG 501T Window Wall offers a beautiful frame for life.

PERFORMANCE

MetroView™ FG 501T Window Wall is an economical solution that does not compromise performance to achieve the true look of a curtain wall. The framing process is as streamlined as its appearance, with simple two-piece receptors designed for efficient installation. Optional outside glazing allows for job-site flexibility.

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side



Head member assembly with 1" glass

Sill member assembly with 1" glass

Thermal performance is enhanced with our IsoLock™ thermal break. The factory-supplied pour and debridge thermal break involves pouring liquid polyurethane into a cavity or thermal pocket, allowing it to harden and then cutting away a small section of aluminum opposite the pour area to fully separate the exterior aluminum from the interior aluminum. This thermal barrier improves the U-factor and condensation resistance and also means there are fewer parts to cut and assemble.

Additionally, the IsoLock™ thermal break process is used to eliminate expansion and contraction of the polyurethane. Prior to the pouring operation, the aluminum is lanced into the cavity at a predetermined increment. The lanced aluminum creates a positive interlock in the polyurethane before it hardens, eliminating any potential for shrinkage. The mechanical locks, combined with the adhesive bond of the polyurethane to the aluminum, create a composite section used to meet design wind loads.

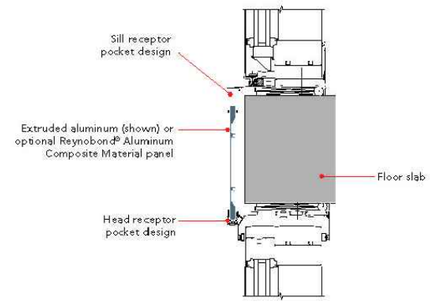
The system is fully tested according to industry standards, as indicated below:

PERFORMANCE TEST STANDARDS	
Air Infiltration	ASTM E283, NFRC 400, TAS 202
Water	ASTM E331, ASTM E547, TAS 202
Severe Wind-Driven Rain	AAMA 520
Structural – Uniform Wind Load	ASTM E330, TAS 202
Large Missile Impact	ASTM E1886, ASTM E1996
Acoustical Testing, STC and OITC	AAMA 1801, ASTM E90, ASTM E1425
Thermal Transmittance – U-Factor	NFRC 100, AAMA 1503, AAMA 507
Condensation Resistance (CRF and CR)	AAMA 1503, NFRC 500
Overall Solar Heat Gain (SHGC, VT)	AAMA 507, NFRC 200
Condensation Resistance	AAMA 1503

AESTHETICS AND VERSATILITY

It is easy to achieve dramatic floor-to-ceiling views with FG 501T Window Wall. The 2-1/4" sightline and standard 5" depth make it easy to achieve stylish urban aesthetics. For clean design lines, the system features a slab-to-slab application with an integrated slab edge. The system provides an appealing look for any type of application and accommodates single- and multi-punched openings or ribbon windows. Corner members for either 90° or 135° applications increase design flexibility, and expansion verticals can be incorporated as desired for a truly customized application.

Painted finishes in standard and custom choices are available.



Kawneer Company, Inc. Technology Park/Atlanta
555 Guthridge Court Norcross, GA 30092
770.449.5555
kawneer.com

KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
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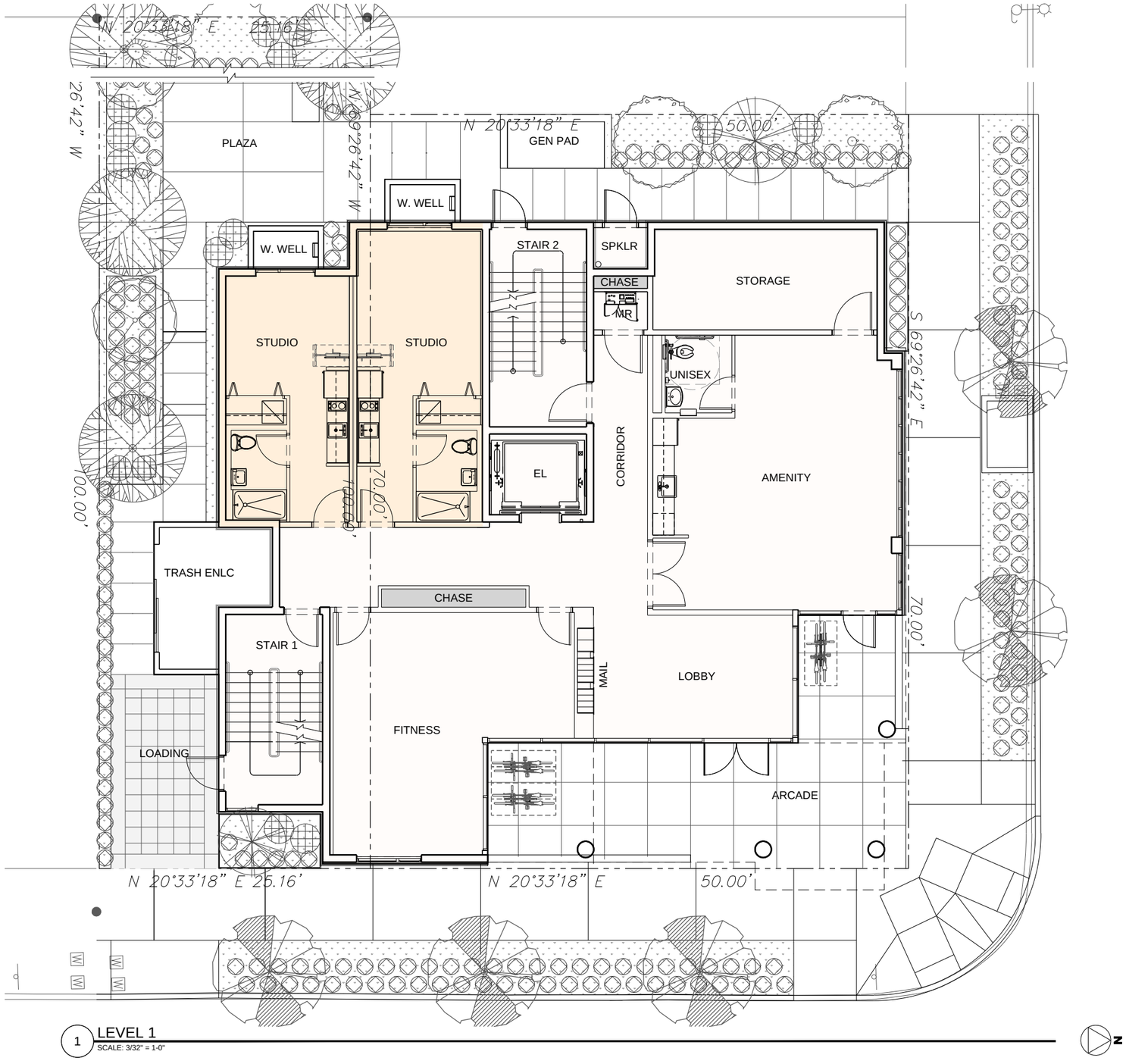

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AREA CALCULATIONS

SW Park Avenue Apartments

2055-2057 SW PARK AVE
PORTLAND, OREGON 97201

Property Information	Area	SF
Property ID : R246517	3,500.00	SF
Property ID : R246519	2,516.00	SF
Lot Area	**6,016.00**	**SF**
FAR	**42,112.00**	SF
Zone: RM4		
Total Number of Units	**91**	**Studio**

Location	Unit Area	Common Area	Total Area		ST
Basement		2,244.53 SF	2,244.53 SF	with Stair	
Level 1		3,198.00 SF	2,711.00 SF	without stair	2
Level 2	2,428.00 SF	938.81 SF	3,366.81 SF	with Stair	8
Level 3	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Level 4	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair	9
Level 5	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Level 6	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair	9
Level 7	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Level 8	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair	9
Level 9	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Level 10	2,788.00 SF	929.53 SF	3,717.53 SF	with Stair	9
Level 11	2,788.00 SF	445.59 SF	3,233.59 SF	without stair	9
Total	24,732.00 SF	9,637.29 SF	32,409.28 SF		91

FAR 7 to 1 or 6 to 1 (1)

Location	Total Area
Level 1	748.00 SF
Level 2	3,366.81 SF
Level 3	3,717.53 SF
Level 4	3,717.53 SF
Level 5	3,717.53 SF
Level 6	3,717.53 SF
Level 7	3,717.53 SF
Level 8	3,717.53 SF
Level 9	3,717.53 SF
Level 10	3,717.53 SF
Level 11	3,717.53 SF
Total Area	33,855.06 SF

BIKE PARKING

Location	Type	18"x44"	18"x60"	No of Bike
Level 1	Long Term	0		
Level 2	Long Term	8		8
Level 3	Long Term	9		9
Level 4	Long Term	9		9
Level 5	Long Term	None		0
Level 6	Long Term	None		0
Level 7	Long Term	None		
Level 8	Long Term	None		
Level 9	Long Term	None		
Level 10	Long Term	None		
Level 11	Long Term	None		
Basement	Long Term		75	75
Arcade	Short Term	None	6	6
Total Bike Parking		26	81	107

Floor Area Calculation

Level 1	Floor Area	Studio	No. of Toilet
Unit 1	300.00 SF	Studio	1
Unit 2	340.00 SF	Studio	1

Level 2	Floor Area	Studio	No. of Toilet
Unit 1	300.00 SF	Studio	1
Unit 2	300.00 SF	Studio	1
Unit 3	300.00 SF	Studio	1
Unit 4	340.00 SF	Studio	1
Unit 5	324.00 SF	Studio	1
Unit 6	288.00 SF	Studio	1
Unit 7	288.00 SF	Studio	1
Unit 8	288.00 SF	Studio	1
Total Number of Units	2,428.00 SF		8

Level 3 to 11	Floor Area	Studio	No. of Toilet
Unit 1	300.00 SF	Studio	1
Unit 2	300.00 SF	Studio	1
Unit 3	300.00 SF	Studio	1
Unit 4	340.00 SF	Studio	1
Unit 5	324.00 SF	Studio	1
Unit 6	288.00 SF	Studio	1
Unit 7	288.00 SF	Studio	1
Unit 8	288.00 SF	Studio	1
Unit 9	360.00 SF	Studio	1
Total Number of Units	2,788.00 SF		9

Location	No of Units
Level 1	2
Level 2	8
Level 3	9
Level 4	9
Level 5	9
Level 6	9
Level 7	9
Level 8	9
Level 9	9
Level 10	9
Level 11	9
Total Number of Units	91

Outdoor Area Calculation

91 Units x 36 sf =	3,276	SF
Arcade/Courtyard	581	SF
Amenity	844	SF
Fitness room	436	SF
Plaza	1,757	SF
Total Outdoor area	3,618	SF

Landscape Area Calculation

Building Footprint	3,766	SF			62.60% %
Plaza/Walkway (15%)	1,264	SF	189.60	SF	
Arcade/Courtyard (15%)	581	SF	87.15	SF	
Landscape	865	SF	813.00	SF	
Total Landscape Area			1,089.75	SF	20.30 %

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 3/18/2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Approved
City of Portland
Bureau of Development Services

Planner _____

Date 3/18/2021

*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

WALL AREA = 5,237 SF
ORIEL WALL AREA = 983 SF
AREA ORIEL WINDOW IN
RELATION TO EAST FACE 18.77%
MAXIMUM AREA ALLOWED = 40%

ORIEL PROJECTION
WINDOW AREA = 526 SF
526 SF/983 SF = 0.5350 = 53.50%
MINIMUM WINDOW = 10%

1 AREA OF ORIEL WINDOW - EAST ELEVATION
SCALE: 1/16" = 1-0"

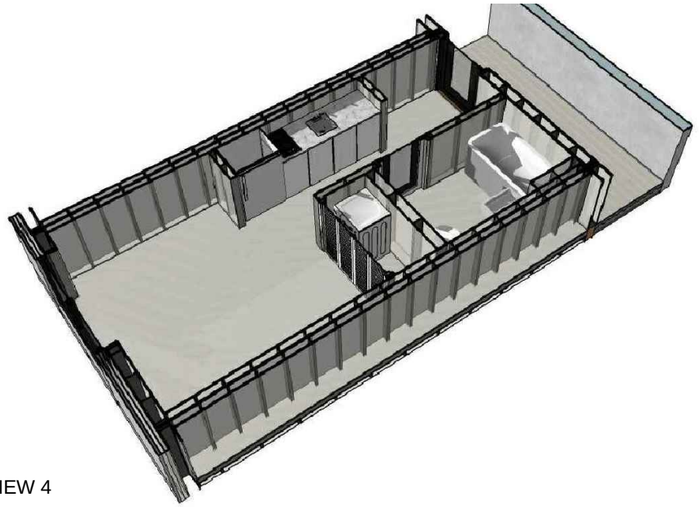
WALL AREA = 6,100 SF
ARIEL WALL AREA = 163 SF
AREA ORIEL WINDOW IN
RELATION TO EAST FACE = 2.6%
MAXIMUM AREA ALLOWED = 40%

ORIEL PROJECTION
WINDOW AREA = 91 SF
91 SF/163 SF = .05582 = 55.82%
MINIMUM WINDOW AREA = 10%

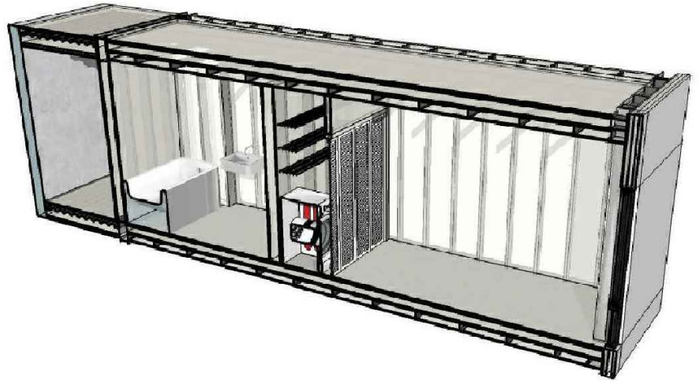
HEIGHT MEASUREMENT
<10' ABOVE LOWEST GRADE,
SO MEASUREMENT HEIGHT OF
BUILDING FROM THE HIGHEST
ADJOINING SIDEWALK WITHIN
A 5' HORIZONTAL DISTANCE

FIGURE 930-6
TITLE 33

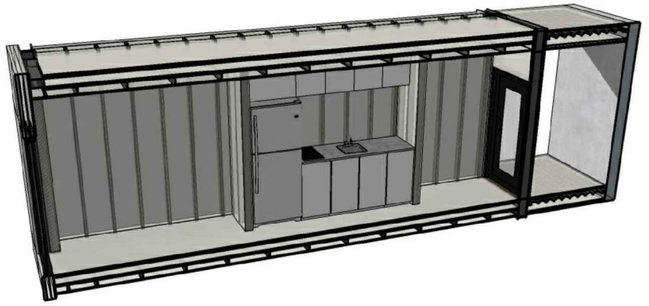
2 AREA OF ORIEL WINDOW - NORTH ELEVATION
SCALE: 1/16" = 1-0"



VIEW 4



VIEW 5



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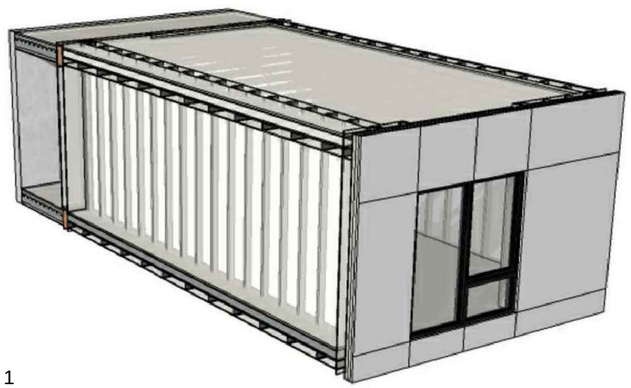
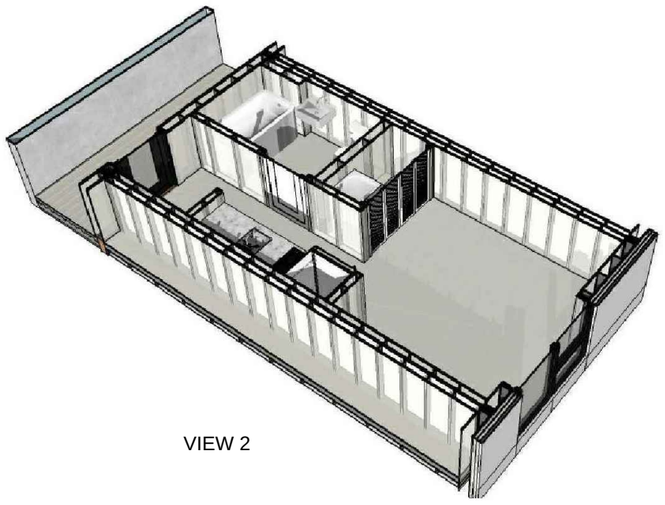
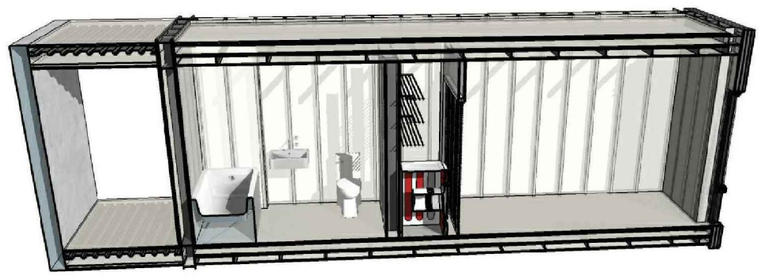


VIEW 1



VIEW 2



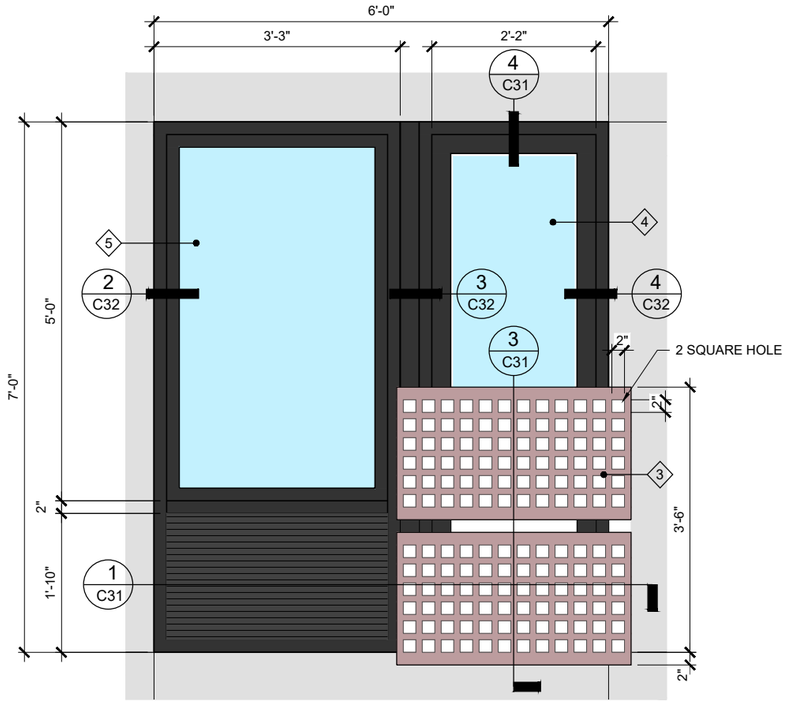
VIEW 3

MODULAR UNIT PLAN

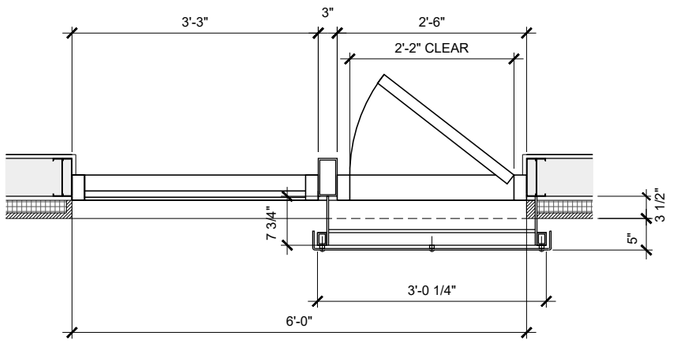
Approved
City of Portland
Bureau of Development Services
Planner _____
Date 3/18/2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE | LU 12-345678 DZ | C28

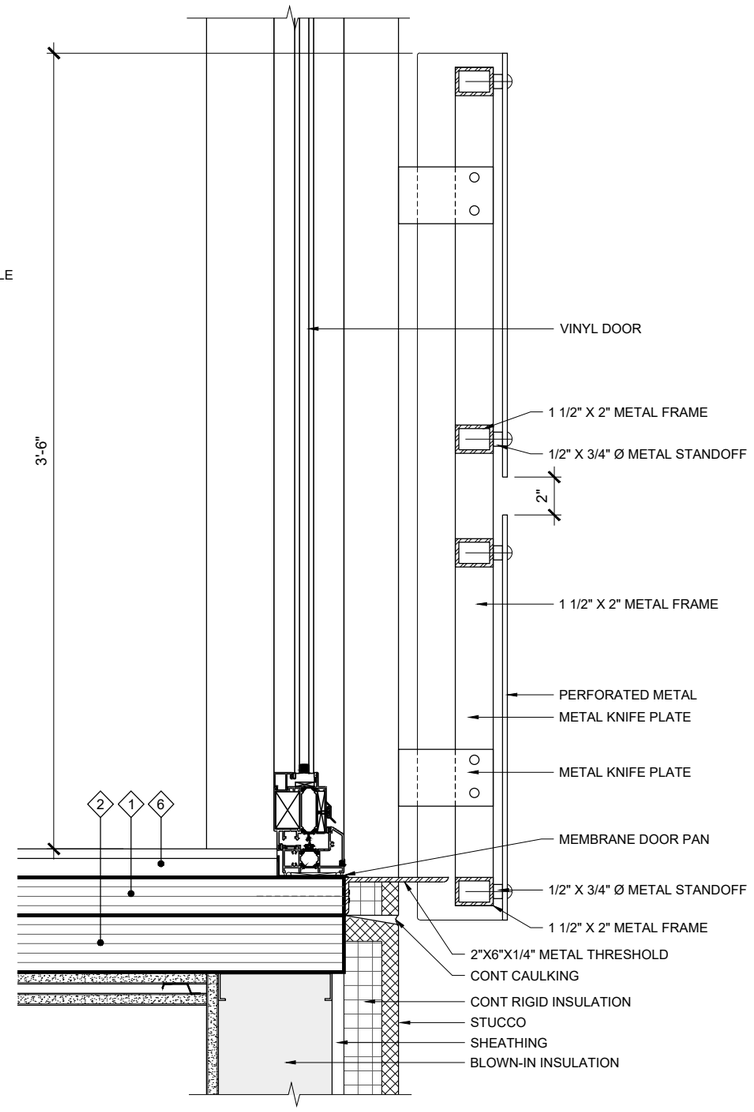
DATE: 11-09-2020



2 JULIET WINDOW ELEVATION - TYP
SCALE: 1/2" = 1-0"



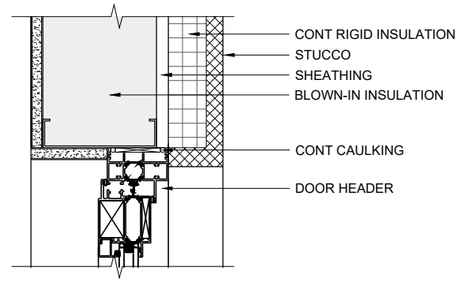
1 JULIET WINDOW PLAN - TYP
SCALE: 1/2" = 1-0"



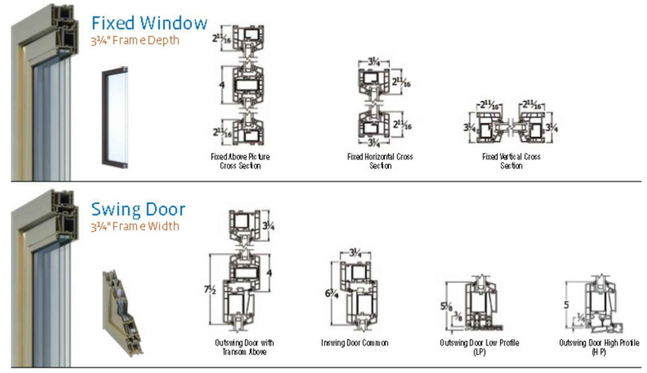
3 JULIET WINDOW RAILING - TYP
SCALE: 1 1/2" = 1-0"

KEYNOTES

1. 2" THICK MASS PLYWOOD PANEL
2. 3" THICK MASS PLYWOOD PANEL
3. POWDER COATED METAL RAILING
4. DOOR INSWING - VPI
5. FIXED WINDOW - VPI
6. GYPCRETE



4 DOOR HEADER - TYP
SCALE: 1 1/2" = 1-0"



vpi Quality Windows | Envision Series

WINDOW TYPE
CASEMENT - PICTURE – CASEMENT
U-FACTOR: .27
SHGC: .14

DOOR TYPE
INSWING-INT. GLAZED
U-FACTOR: .27
SHGC: .16

Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

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

Date: December 14, 2020

To: Interested Person

From: Tanya Paglia, Land Use Services
503-865-6518/Tanya.Paglia@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, we need to receive your written comments by 5 p.m. on January 4, 2021. **Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 20-213946 DZ, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 20-213946 DZ – NEW 11-STORY AFFORDABLE HOUSING

Applicants: Ralph Tahran | Tahran Architecture & Planning LLC
13741 Knaus Road | Lake Oswego, OR 97034
ralphtahran@comcast.net

Nathaniel Rosemeyer | Main Street Development
4035 S Kelly St | Portland, OR 97239

Representative: Rowen Rystadt | Park Ave PSU LLC
5331 SW Macadam Ave #258 Pmb 208 | Portland, OR 97239

Owner: Park Avenue PSU LLC
4035 S Kelly Ave | Portland, OR 97239-4316

Site Address: 2057 SW PARK AVE

Legal Description: BLOCK 234 E 70' OF LOT 1, PORTLAND; BLOCK 234 N 1/2 OF LOT 2, PORTLAND
Tax Account No.: R667725410, R667725450
State ID No.: 1S1E04DA 08800, 1S1E04DB 00700
Quarter Section: 3228

Neighborhood: Southwest Hills Residential League, contact at contact@swhrl.org.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.

Plan District: None

Zoning: **RM4d**, Residential Multi-Dwelling 4 with a Design Overlay
Case Type: **DZ**, Design Review
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:
The applicant seeks design review approval for a proposed eleven-story affordable housing apartment building with 91 residential units. The structure will be prefabricated, composed of modular units with a stucco panel exterior. The proposed building will be set into the sloping site with the main entry lobby at existing sidewalk grade on SW Park Avenue with an arcaded entry plaza wrapping the corner of SW Park Avenue and SW Clifton St. The 6,000 SF site is currently developed with two older, two-story single-family homes that will be deconstructed. The site is located at the northeast corner of SW Park Ave and SW Clifton St and is directly across U.S. HWY I-405 from Portland State University and the North Park Blocks, accessed via the Park Avenue Bridge. The site is part of a small dead-end location with steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket.

Design review is required because the proposal is for exterior alterations in a Design Overlay zone.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- Community Design Guidelines

Zoning Code Section *33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on November 9, 2020 and determined to be complete on December 8, 2020.

DECISION MAKING PROCESS
The Bureau of Development Services will make a decision on this proposal.
After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

If you are interested in viewing information in the file, please contact the planner listed on the front of this proposal. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at https://www.portlandoregon.gov/citycode/28197.

APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

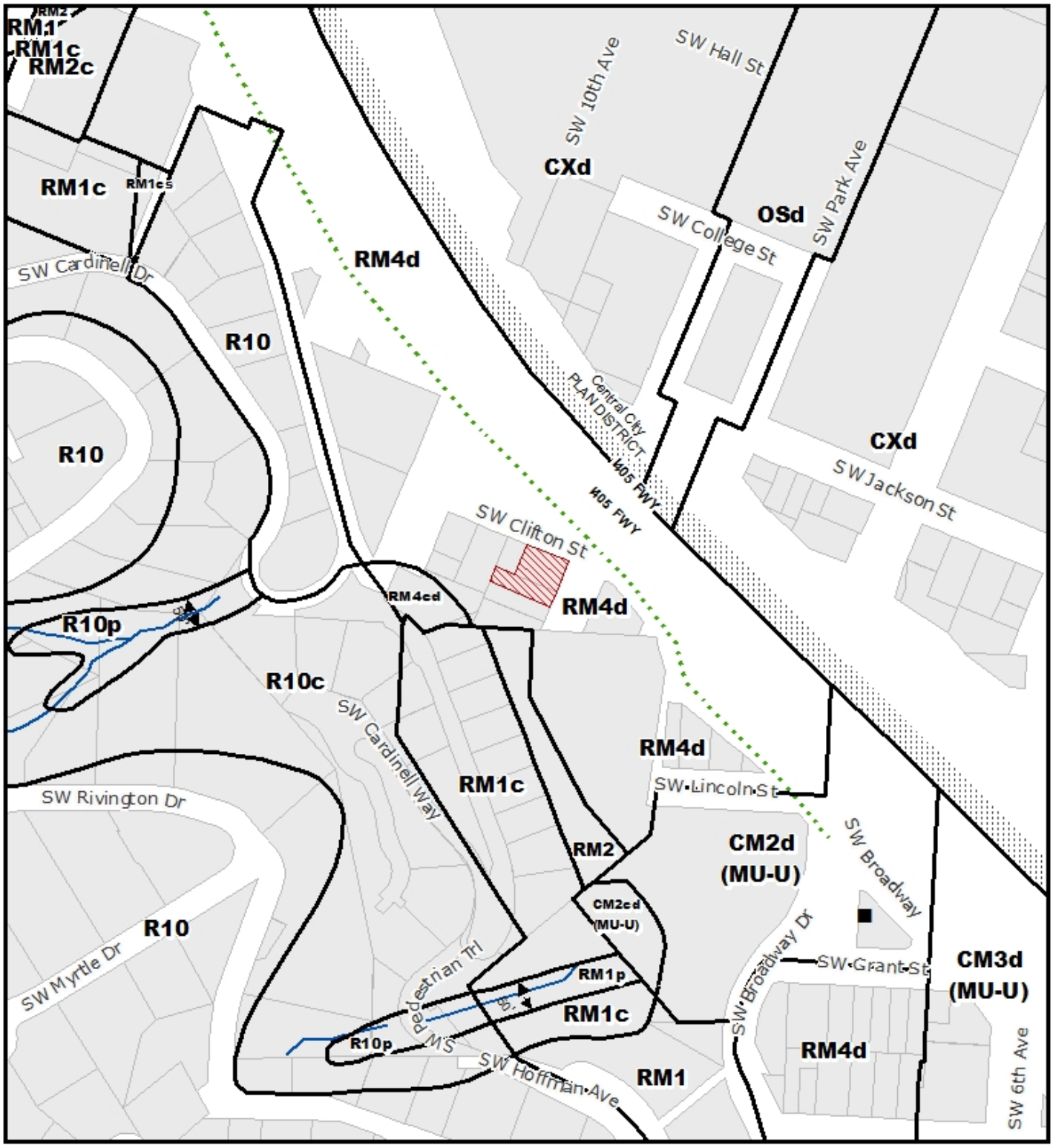
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

Appeal fee waivers. Multnomah County may cover the appeal fees for their recognized associations. An appeal filed by a recognized association must be submitted to the City with either the appropriate fee or the attached form signed by the County. Contact Multnomah County at 503-988-3043, 1600 SE 190th, Portland, OR 97233.

APPEAL OF THE FINAL CITY DECISION
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures: Zoning Map; Level 1 Plan; East and North Elevations; West and South Elevations



ZONING

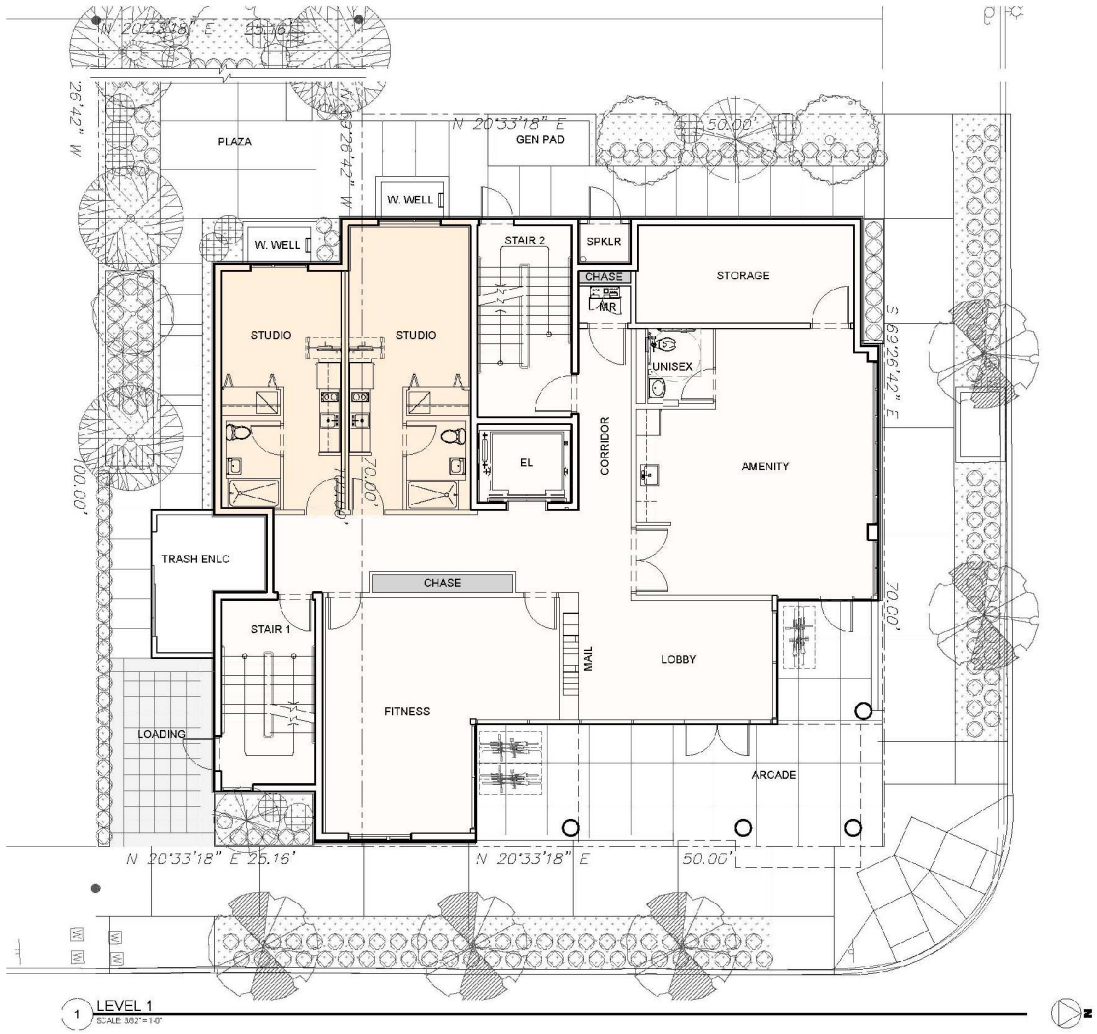
NORTH

Site

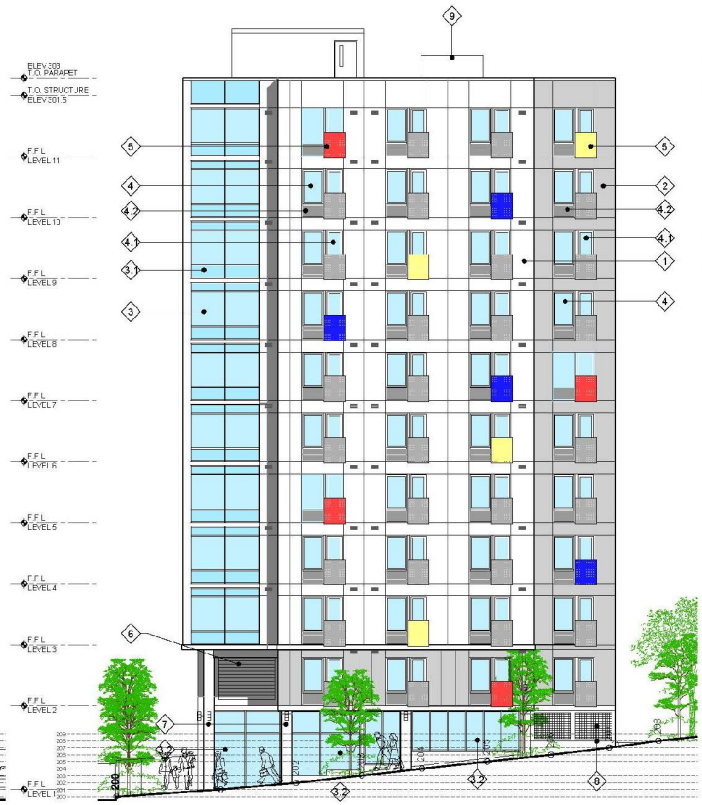
Stream

Historic Landmark

File No.	LU 20 - 213946 DZ
1/4 Section	3228
Scale	1 inch = 200 feet
State ID	1S1E04DA 8800
Exhibit	B Nov 12, 2020


N 20°33'18" E 25.15'
N 20°33'18" E
50.00'
PLAZA
GEN PAD
W. WELL
W. WELL
STAIR 2
SPKLR
CHASE
STORAGE
STUDIO
STUDIO
UNISEX
CORRIDOR
EL
AMENITY
TRASH ENLC
CHASE
STAIR 1
MAIL
LOBBY
FITNESS
LOADING
ARCADE
N 20°33'18" E 25.15'
N 20°33'18" E
50.00'
1 LEVEL 1
SCALE: 3/32"=1'-0"

1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

KEYNOTES

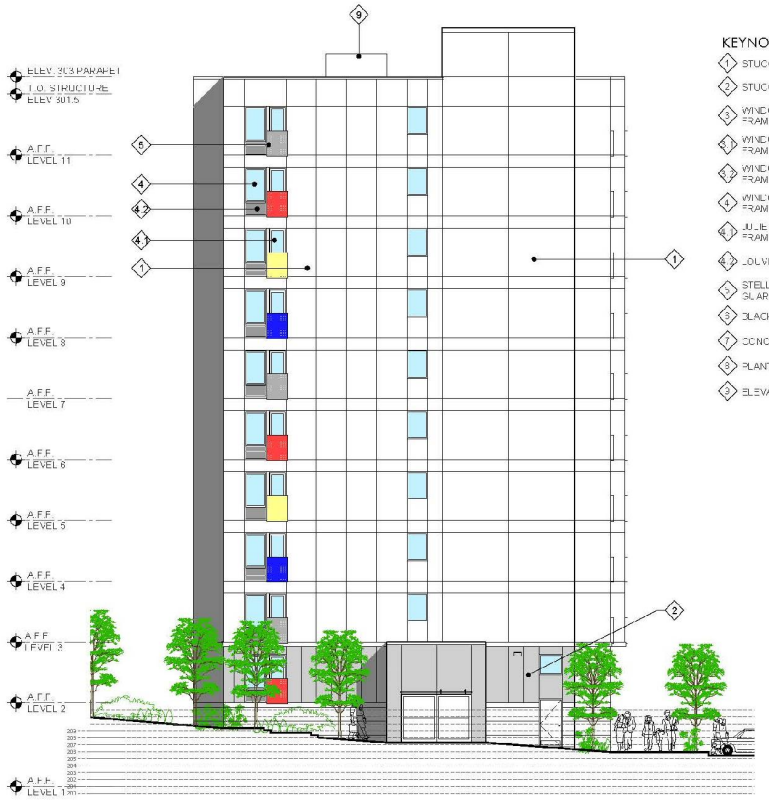
1. STUCCO - COLOR "WHITE"
2. STUCCO - COLOR "LIGHT GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
4.1 WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
4.2 WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1 JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2 LOUVER - "BLACK"
5. STEEL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
5.1 BLACKENED WOOD
7. IONIC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

LU 12-345678 DZ | C22
DATE: 11-09-2020

LU 20-213946 DZ

1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

KEYNOTES

1. STUCCO - COLOR "WHITE"
2. STUCCO - COLOR "LIGHT GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
4. WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
5. WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
6. WINDOW VINYL FRAMING COLOR - " BLACK"
7. JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
8. LOUVER - "BLACK"
9. STEEL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
10. BLACKENED WOOD
11. IONIC POST
12. PLANTER WITH GREEN WALL
13. ELEVATOR PENTHOUSE

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1S1E04DA 8700	PORTLAND CITY OF	1120 SW 5TH AVE #1302	PORTLAND OR 97204-1912
3	RETURN SERVICE REQUESTED		1S1E04DB 1000	BRENN BRUCE & BRENN LUCINDA	1242 SW CARDINELL WAY	PORTLAND OR 97201-6761
4	RETURN SERVICE REQUESTED		1S1E04DB 1100	WANG XIAOFEI & HONG QIN	1240 SW CARDINELL WAY	PORTLAND OR 97201
5	RETURN SERVICE REQUESTED		1S1E04DB 300	FFQ PROPERTIES LLC	8875 SW HAZELVERN WAY	PORTLAND OR 97223
6	RETURN SERVICE REQUESTED		1S1E04DB 400	GILMER ROBERT & NORMAN CRAIG	2066 SW 10TH AVE	PORTLAND OR 97201
7	RETURN SERVICE REQUESTED		1S1E04DB 500	SAINT JOHN SOCIETY	PO BOX 1004	CORVALLIS OR 97339
8	RETURN SERVICE REQUESTED		1S1E04DB 600	BEAR JOHN H	918 SW CLIFTON ST	PORTLAND OR 97201
9	RETURN SERVICE REQUESTED		1S1E04DB 800	MARTY JOHN & CAMPBELL KAYCE	10110 S RIVERSIDE DR	PORTLAND OR 97219-7969
10	RETURN SERVICE REQUESTED		1S1E04DB 900	OREGON RESIDENTIAL PROPS LLC	2050 BEAVERCREEK RD #101-337	OREGON CITY OR 97045
11	RETURN SERVICE REQUESTED	1S1E04DB 90000	ASSOCIATION OF UNIT OWNERS OF	CARDINELL CREST CONDO	2076 SW 10TH AVE #2	PORTLAND OR 97201
12	RETURN SERVICE REQUESTED		1S1E04DB 90001	SANDRA G LEAHY TR	2078 SW 10TH AVE #6	PORTLAND OR 97201
13	RETURN SERVICE REQUESTED		1S1E04DB 90002	LILLIAN R CARBONE REV LIV TR	2076 SW 10TH AVE #2	PORTLAND OR 97201
14	RETURN SERVICE REQUESTED		1S1E04DB 90003	SHEPARD MICHAEL W	PO BOX 4017	BEAVERTON OR 97076-4017
15	RETURN SERVICE REQUESTED		1S1E04DB 90004	MUNRO KAREN L	2074 SW 10TH AVE #5	PORTLAND OR 97201
16	RETURN SERVICE REQUESTED	1S1E04DB 90005	YUN JOSEPH &	BILLINGS-YUN MELANIE	1238 SW CARDINELL WAY #1	PORTLAND OR 97201
17	RETURN SERVICE REQUESTED		1S1E04DC 100	SINGEORZAN SAMUEL	1244 SW CARDINELL WAY	PORTLAND OR 97201
18	RETURN SERVICE REQUESTED	1S1E04DC 10600	CARDINELL CREST HOMEOWNERS'	ASSOCIATION INC	1242 SW CARDINELL DR	PORTLAND OR 97201
19	RETURN SERVICE REQUESTED		1S1E04DD 8701	THE COLLECTIVE PDX LLC	116 NE 6TH AVE #400	PORTLAND OR 97232
20				CURRENT RESIDENT	2055 SW PARK AVE	PORTLAND OR 97201
21				CURRENT RESIDENT	2057 SW PARK AVE	PORTLAND OR 97201
22				CURRENT RESIDENT	2061 SW PARK AVE	PORTLAND OR 97201
23				CURRENT RESIDENT	2064 SW 10TH AVE	PORTLAND OR 97201
24				CURRENT RESIDENT	2065 SW PARK AVE #A	PORTLAND OR 97201
25				CURRENT RESIDENT	2065 SW PARK AVE #B	PORTLAND OR 97201
26				CURRENT RESIDENT	2069 SW PARK AVE #A	PORTLAND OR 97201
27				CURRENT RESIDENT	2069 SW PARK AVE #B	PORTLAND OR 97201
28				CURRENT RESIDENT	2069 SW PARK AVE #C	PORTLAND OR 97201
29				CURRENT RESIDENT	2069 SW PARK AVE #D	PORTLAND OR 97201
30				CURRENT RESIDENT	2073 SW PARK AVE #101	PORTLAND OR 97201
31				CURRENT RESIDENT	2073 SW PARK AVE #102	PORTLAND OR 97201
32				CURRENT RESIDENT	2073 SW PARK AVE #103	PORTLAND OR 97201
33				CURRENT RESIDENT	2073 SW PARK AVE #104	PORTLAND OR 97201
34				CURRENT RESIDENT	2073 SW PARK AVE #105	PORTLAND OR 97201
35				CURRENT RESIDENT	2073 SW PARK AVE #106	PORTLAND OR 97201
36				CURRENT RESIDENT	2073 SW PARK AVE #107	PORTLAND OR 97201
37				CURRENT RESIDENT	2073 SW PARK AVE #108	PORTLAND OR 97201
38				CURRENT RESIDENT	2073 SW PARK AVE #109	PORTLAND OR 97201
39				CURRENT RESIDENT	2073 SW PARK AVE #110	PORTLAND OR 97201
40				CURRENT RESIDENT	2073 SW PARK AVE #111	PORTLAND OR 97201
41				CURRENT RESIDENT	2073 SW PARK AVE #112	PORTLAND OR 97201
42				CURRENT RESIDENT	2073 SW PARK AVE #113	PORTLAND OR 97201
43				CURRENT RESIDENT	2073 SW PARK AVE #114	PORTLAND OR 97201
44				CURRENT RESIDENT	2073 SW PARK AVE #115	PORTLAND OR 97201
45				CURRENT RESIDENT	2073 SW PARK AVE #116	PORTLAND OR 97201
46				CURRENT RESIDENT	2073 SW PARK AVE #117	PORTLAND OR 97201
47				CURRENT RESIDENT	2073 SW PARK AVE #118	PORTLAND OR 97201
48				CURRENT RESIDENT	2073 SW PARK AVE #119	PORTLAND OR 97201
49				CURRENT RESIDENT	2073 SW PARK AVE #120	PORTLAND OR 97201
50				CURRENT RESIDENT	2073 SW PARK AVE #121	PORTLAND OR 97201
51				CURRENT RESIDENT	2073 SW PARK AVE #122	PORTLAND OR 97201
52				CURRENT RESIDENT	2073 SW PARK AVE #123	PORTLAND OR 97201
53				CURRENT RESIDENT	2073 SW PARK AVE #124	PORTLAND OR 97201
54				CURRENT RESIDENT	2073 SW PARK AVE #125	PORTLAND OR 97201
55				CURRENT RESIDENT	2073 SW PARK AVE #126	PORTLAND OR 97201
56				CURRENT RESIDENT	2073 SW PARK AVE #127	PORTLAND OR 97201
57				CURRENT RESIDENT	2073 SW PARK AVE #128	PORTLAND OR 97201
58				CURRENT RESIDENT	2073 SW PARK AVE #129	PORTLAND OR 97201
59				CURRENT RESIDENT	2073 SW PARK AVE #130	PORTLAND OR 97201
60				CURRENT RESIDENT	2073 SW PARK AVE #201	PORTLAND OR 97201
61				CURRENT RESIDENT	2073 SW PARK AVE #202	PORTLAND OR 97201
62				CURRENT RESIDENT	2073 SW PARK AVE #203	PORTLAND OR 97201
63				CURRENT RESIDENT	2073 SW PARK AVE #204	PORTLAND OR 97201
64				CURRENT RESIDENT	2073 SW PARK AVE #205	PORTLAND OR 97201
65				CURRENT RESIDENT	2073 SW PARK AVE #206	PORTLAND OR 97201
66				CURRENT RESIDENT	2073 SW PARK AVE #207	PORTLAND OR 97201
67				CURRENT RESIDENT	2073 SW PARK AVE #208	PORTLAND OR 97201
68				CURRENT RESIDENT	2073 SW PARK AVE #209	PORTLAND OR 97201
69				CURRENT RESIDENT	2073 SW PARK AVE #210	PORTLAND OR 97201
70				CURRENT RESIDENT	2073 SW PARK AVE #211	PORTLAND OR 97201
71				CURRENT RESIDENT	2073 SW PARK AVE #212	PORTLAND OR 97201
72				CURRENT RESIDENT	2073 SW PARK AVE #214	PORTLAND OR 97201
73				CURRENT RESIDENT	2073 SW PARK AVE #215	PORTLAND OR 97201

	A	B	C	D	E	F
74				CURRENT RESIDENT	2073 SW PARK AVE #216	PORTLAND OR 97201
75				CURRENT RESIDENT	2073 SW PARK AVE #217	PORTLAND OR 97201
76				CURRENT RESIDENT	2073 SW PARK AVE #218	PORTLAND OR 97201
77				CURRENT RESIDENT	2073 SW PARK AVE #219	PORTLAND OR 97201
78				CURRENT RESIDENT	2073 SW PARK AVE #220	PORTLAND OR 97201
79				CURRENT RESIDENT	2073 SW PARK AVE #221	PORTLAND OR 97201
80				CURRENT RESIDENT	2073 SW PARK AVE #222	PORTLAND OR 97201
81				CURRENT RESIDENT	2073 SW PARK AVE #224	PORTLAND OR 97201
82				CURRENT RESIDENT	926 SW CLIFTON ST	PORTLAND OR 97201
83				CURRENT RESIDENT	938 SW CLIFTON ST #A	PORTLAND OR 97201
84				CURRENT RESIDENT	938 SW CLIFTON ST #B	PORTLAND OR 97201
85				CURRENT RESIDENT	938 SW CLIFTON ST #C	PORTLAND OR 97201
86	RETURN SERVICE REQUESTED	OWNER	1S1E04DA 8800	PARK AVENUE PSU LLC	4035 S KELLY AVE	PORTLAND OR 97239-4316
87	RETURN SERVICE REQUESTED	OWNERS AGENT	PARK AVE PSU LLC	RYSTADT ROWEN	5331 SW MACADAM AVE #258 PMB 208	PORTLAND OR 97239
88	RETURN SERVICE REQUESTED	APPLICANT	TAHRAN ARCHITECTURE & PLANNING	LLC ATTN TAHRAN RALPH	13741 KNAUS ROAD	LAKE OSWEGO OR 97034
89	RETURN SERVICE REQUESTED	DEVELOPER	MAIN STREET DEVELOPMENT	ROSEMEYER NATHANIEL	4035 S KELLY ST	PORTLAND OR 97239
90	RETURN SERVICE REQUESTED		LAND USE CONTACT	DOWNTOWN RETAIL COUNCIL	200 SW MARKET ST SUITE 150	PORTLAND OR 97201
91	RETURN SERVICE REQUESTED		LAND USE CONTACT	PIONEER COURTHOUSE SQ	715 SW MORRISON #702	PORTLAND OR 97205
92	RETURN SERVICE REQUESTED		LAND USE CONTACT	WASHINGTON CO - TRANSPORTATION	1400 SW WALNUT ST	HILLSBORO OR 97123
93	RETURN SERVICE REQUESTED		LAND USE CONTACT	CENTRAL CITY CONCERN	232 NW 6TH AVE	PORTLAND OR 97209
94	RETURN SERVICE REQUESTED		GOOSE HOLLOW FOOTHILLS LEAGUE	POWELL JERRY & SCHAFFER SCOTT	1926 SW MADISON ST	PORTLAND OR 97205-1718
95	RETURN SERVICE REQUESTED		LAND USE CONTACT	GOOSE HOLLOW FOOTHILLS LEAGUE	2257 NW RALEIGH ST	PORTLAND OR 97210
96	RETURN SERVICE REQUESTED		NEIGHBORS WEST-NORTHWEST	SIEBER MARK	2257 NW RALEIGH ST	PORTLAND OR 97210
97	RETURN SERVICE REQUESTED		PORTLAND DOWNTOWN NA	RAHM WENDY	2257 NW RALEIGH ST	PORTLAND OR 97210
98	RETURN SERVICE REQUESTED		LAND USE CONTACT	SWHRL C/O SWNI	7688 SW CAPITOL HWY	PORTLAND OR 97219-2457
99	RETURN SERVICE REQUESTED		SOUTHWEST NEIGHBORHOODS INC	BOGERT SYLVIA	7688 SW CAPITOL HWY	PORTLAND OR 97219
100	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	403 NW 11TH	PORTLAND OR 97209
101	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
102	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
103	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
104	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HIST PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
105	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
106				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
107					DAWN KRANTZ	B299/R5000
108	RETURN SERVICE REQUESTED		20-213946 PROP 12-14-2020	CASE FILE PAGLIA	1900 SW 4TH AVE #5000	PORTLAND OR 97201

PORTLAND FIRE & RESCUE

Jo Ann Hardesty, Commissioner
Sara Boone, Fire Chief
AJ Jackson, Fire Marshal
Prevention Division
1300 SE Gideon Street
Portland, OR, 97202
Phone: (503) 823-3770

LAND USE REVIEW RESPONSE

TO: **Tanya Paglia, City of Portland, Land Use Review**
FROM: **Dawn Krantz, Portland Fire Bureau 503-823-3718**
DATE: **December 21, 2020**
SUBJECT: **LU 20-213946 DZ**
SITE LOCATION: **2057 SW PARK AVE**

The following conditions of approval and informational comments are based on the land use review information provided to the Fire Bureau. Fire Bureau requirements are generated from the 2019 Oregon Fire Code. All current Fire Code requirements apply and are required to be met. If these conditions cannot be met, an appeal providing an alternative method is an option for the applicant. If the applicant chooses to appeal a requirement, the appeal must be listed as a condition in the decision. Fire Code Appeals can be obtained at the Fire Bureau web page, www.portlandonline.com.

CONDITIONS OF APPROVAL AT TIME OF DEVELOPMENT

A separate building permit is required for this proposal. All applicable Fire Code requirements shall apply at the time of the permit review and development.

PBOT
PORTLAND BUREAU OF TRANSPORTATION
1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185
Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation
Jo Ann Hardesty Commissioner Chris Warner Director

RESPONSE TO THE BUREAU OF DEVELOPMENT SERVICES
LAND USE REVIEW REQUEST

Portland Transportation
Development Review
Bureau of Transportation Engineering & Development

LU: 20-213946-000-00-LU Date: January 28, 2021

To: Tanya Paglia, Bureau of Development Services, B299/R5000

From: Fabio de Freitas, B106/800, (503) 823-4227

Applicant: Ralph Tahran
TAHRAN ARCHITECTURE & PLANNING LLC
13741 KNAUS ROAD
LAKE OSWEGO, OR 97034

Location: 2057 SW PARK AVE

TYPE OF REQUEST: Type 2 procedure DZ - Design Review

DESCRIPTION OF PROJECT

The applicant seeks design review approval for a proposed eleven-story affordable housing apartment building with 91 residential units. The structure will be prefabricated, composed of modular units with a stucco panel exterior. The proposed building will be set into the sloping site with the main entry lobby at existing sidewalk grade on SW Park Avenue with an arcaded entry plaza wrapping the corner of SW Park Avenue and SW Clifton St. The 6,000 SF site is currently developed with two older, two-story single-family homes that will be deconstructed. The site is located at the northeast corner of SW Park Ave and SW Clifton St and is directly across U.S. HWY I-405 from Portland State University and the North Park Blocks, accessed via the Park Avenue Bridge. The site is part of a small dead-end location with steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket.Design review is required because the proposal is for exterior alterations in a Design Overlay zone.

RESPONSE

Portland Bureau of Transportation/Development Review (PBOT) has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

There are no transportation-related approval criteria associated with the proposed project – PBOT has no objections.

Additional Information

20-204878 WT/TH1073: This is the associated Public Works Permit for the required frontage improvements along the site's frontages. Concept Development phase (30% plans) has not yet been approved; interim plans must be submitted and will need to be reviewed by Public Works staff with expected approval forthcoming. *This approval is not necessary at this time for this project to be supported by PBOT.*

Although the project was initially proposed with a utility/transformer vault located within the SW Clifton ROW (opposite the subject site), the applicant has removed this as part of the project and the transformer will instead be located on the subject site pursuant to direction provided by the applicant's civil engineer. Accordingly, there is no need for the project to be subject to a UVE approval from PBOT.

Transportation System Development Charges (Chapter 17.15)
System Development Charges (SDCs) may be assessed for this development. The applicant can receive an estimate of the SDC amount prior to submission of Building Permits by contacting PBOT's SDC Section at (503) 823-7002 (option 2).

Driveways and Curb Cuts (Section 17.28)
Curb cuts and driveway construction must meet the requirements consistent with the standards found in (City) Title 17. Title 17 driveway requirements will be enforced by PBOT during the review of the expected Building Permit.

RECOMMENDATION
PBOT has no objections to the requested Design Review.

Land Use Response Addendum

Date: January 22, 2021

To: Tanya Paglia, BDS Land Use Services
503-865-6518, Tanya.Paglia@portlandoregon.gov

From: Emma Kohlsmith, BES System Development
503-823-7195, Emma.Kohlsmith@portlandoregon.gov

Case File: LU 20-213946

Location: 2057 SW PARK AVE

R#: R667725410, R667725450, R667725410

Proposal: The applicant seeks design review approval for a proposed eleven-story affordable housing apartment building with 91 residential units. The structure will be prefabricated, composed of modular units with a stucco panel exterior. The proposed building will be set into the sloping site with the main entry lobby at existing sidewalk grade on SW Park Avenue with an arcaded entry plaza wrapping the corner of SW Park Avenue and SW Clifton St. The 6,000 SF site is currently developed with two older, two-story single-family homes that will be deconstructed. The site is located at the northeast corner of SW Park Ave and SW Clifton St and is directly across U.S. HWY I-405 from Portland State University and the North Park Blocks, accessed via the Park Avenue Bridge. The site is part of a small dead-end location with steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket. Design review is required because the proposal is for exterior alterations in a Design Overlay zone.

This memo is an addendum to the initial BES Land Use Response issued by Bureau of Environmental Services (BES) staff on December 29th, 2020, and is in response to the following new information that was received subsequent to those initial comments:

- Response to City of Portland Review Comments from Hardman Geotechnical Services, Inc. (dated 1/15/21)
- Preliminary Storm Drainage Calculations from WDY Structural and Civil Engineers (dated 11/7/20)

A. COMMENTS

BES did not previously recommend approval of the design review application due to outstanding information related to the proposed stormwater management system. Per the submitted Stormwater Drainage Calculations memo, stormwater runoff will be discharged to a drywell and detention pipe system located at the northeast corner of the site. The previous submittal included a Geotechnical Engineering Report and Infiltration Test Results from Hardman Geotechnical Services Inc. (dated 3/26/20). Based on that report, the tested infiltration rate on this site was 18 in/hr at a depth of 26.5 ft. However, the proposed drywell location does not meet SWMM setback requirements to the retaining wall located on the north side of SW Clifton Street. Therefore, the applicant provided a memo from Hardman Geotechnical Services, Inc. addressing the reduced setback for the infiltration system. Per that memo, the proposed drywell is acceptable as long as the depth is increased to 25 feet. Based on the revised submittal, the proposed stormwater management system meets SWMM requirements; therefore, BES no longer objects to approval of the proposed design review application. Note that the stormwater report and plans submitted with the permit application must clearly show that the drywell is proposed at the depth recommended by the geotechnical engineer.

B. CONDITIONS OF APPROVAL

BES has no recommended conditions of approval.

C. ADMINISTRATIVE REVIEW

The applicant may request a modification of a decision presented in this response, as applicable, via an administrative review as outlined in PCC sections 17.06.050, 17.32.150, 17.33.100, 17.34.115, 17.36.110, 17.38.060 and 17.39.120 and in those sections' associated administrative rules. Some portions of this response are not decisions, but guidance related to requirements that this proposal may be subject to during City review of other processes, such as a building permit or public works permit review. While these are not decisions that are ripe to be considered through an administrative review, if the outcome of a future administrative review needs to be anticipated at this time in order to inform the land use action, the administrative review process may be utilized. Some items, such as technical standards, are not reviewable. For guidance on whether a modification can be requested and whether the land use process is the proper time to request it, consult with the BES staff identified above prior to submitting a request.

There is no fee charged for an administrative review, and all BES penalties and late fees will be stayed pending the outcome of the review process, as applicable. To request an administrative review, the applicant must complete the Administrative Review Request Form (located here: www.portlandoregon.gov/bes/68285) and submit it to the Systems Development staff listed above within 20 business days of the mailing date of this response. The applicant should coordinate with the BDS planner to determine whether applying for an administrative review would have an impact on state-mandated land use timelines.

CITY OF PORTLAND
ENVIRONMENTAL SERVICES
1120 SW Fifth Avenue, Room 1000, Portland, Oregon 97204 ▪ Ted Wheeler, Mayor ▪ Michael Jordan, Director

Land Use Response

Date: December 29, 2020

To: Tanya Paglia, BDS Land Use Services
503-865-6518, Tanya.Paglia@portlandoregon.gov

From: Emma Kohlsmith, BES Systems Development
503-823-7195, Emma.Kohlsmith@portlandoregon.gov

Case File: LU 20-213946

Location: 2057 SW PARK AVE

R#: R246517, R246519, R246517

Proposal: The applicant seeks design review approval for a proposed eleven-story affordable housing apartment building with 91 residential units. The structure will be prefabricated, composed of modular units with a stucco panel exterior. The proposed building will be set into the sloping site with the main entry lobby at existing sidewalk grade on SW Park Avenue with an arcaded entry plaza wrapping the corner of SW Park Avenue and SW Clifton St. The 6,000 SF site is currently developed with two older, two-story single-family homes that will be deconstructed. The site is located at the northeast corner of SW Park Ave and SW Clifton St and is directly across U.S. HWY I-405 from Portland State University and the North Park Blocks, accessed via the Park Avenue Bridge. The site is part of a small dead-end location with steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket.Design review is required because the proposal is for exterior alterations in a Design Overlay zone.

The following comments are based on the land use review plans and documents provided to the Bureau of Environmental Services (BES). Some references to Portland City Code (PCC) are included below; the applicant may also refer to the Auditor's Office Online Charter and Code page.

A. Response Summary

BES does not recommend approval of the design review application at this time. Although there are no BES-specific approval criteria, the applicant should submit a plan that shows an approvable stormwater system. Because required stormwater facilities can affect the design and layout of the site, the applicant must account for them through this review.

B. Sanitary Service

For BES to recommend approval of the design review application, the applicant must demonstrate that the proposed project will accommodate sanitary disposal facilities that are approvable under PCC 17.32. The comments below relate to this requirement.

1. *Existing Sanitary Infrastructure*: According to available GIS data, the following sewer infrastructure is located in the vicinity of the project site:
   a. Public 9-inch VSP combined sewer in SW Park Avenue (BES as-built # unknown).
   b. Public 24-inch CSP combined sewer in SW Clifton Street (BES as-built #08V-202).
2. *Service Availability*: Sanitary connections from private property that are to be permitted according to PCC 17.32.090 must be separately conveyed to the property line and connected through individual laterals to a City sanitary or combined sewer. All discharge must be connected via a route of service approved by the BES Chief Engineer.

a. *Proposed Development*: Per the submitted utility plan, the proposed development will be served by a new connection to the combined sewer in SW Clifton Street within its frontage.

3. *Existing Private Easement*: Based on City plumbing records, 2061 SW Park Ave previously had a party sewer with 2065 SW Park Avenue. The owners of 2065 SW Park Avenue disconnected from the shared sanitary connection (see UC 14-139238). However, a private easement granted to 2065 SW Park Avenue appears to exist along the southern edge of 2061 for sanitary sewer service. For additional information, the applicant should refer to the private easement document and/or contact BDS Plumbing.

4. *Connection Requirements*: Connections to the City sewer system must meet the standards of the City of Portland's Sewer and Drainage Facilities Design Manual, PCC 17.32.090, administrative rules ENB-4.07 and ENB-4.17, and all other relevant City codes and rules. Sanitary sewage from private property must be separately conveyed to the property line and connected through individual laterals for discharge to the City separate sanitary or combined sewer. Per ENB-4.07, sewer connection permits are required to make new connections to City mains and laterals, relocate or upsize existing laterals, and repair sewers in City right-of-way. The permittee is responsible for verifying the location, depth and size of an existing sewer lateral and for ensuring the lateral is clear of obstructions prior to connection.

Staff finds the applicant's proposed sanitary sewer service acceptable for the purpose of reviewing the design review application.

C. STORMWATER MANAGEMENT

For BES to recommend approval of the design review application to be approved, the applicant must demonstrate that the proposed project will accommodate stormwater management facilities that are approvable under PCC 17.38. The comments below relate to this requirement.

1. *Existing Stormwater Infrastructure*: According to available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:

   a. There are no public storm-only sewers available to this property.

2. *General Stormwater Management Requirements*: Development and redevelopment sites that include any of the triggers listed in PCC 17.38.040 are subject to the policies and standards of PCC 17.38.035, Portland's Stormwater Management Manual (SWMM) and Source Control Manual (SCM). Projects must comply with the current adopted version of the SWMM as of the permit application date. A fundamental evaluation factor in the SWMM is the Stormwater Infiltration and Discharge Hierarchy (Section 1.3.3), which sets the framework that will be used to determine when a project's stormwater runoff must be infiltrated onsite and when offsite discharge will be permitted, and the parameters that must be met for either scenario. If tested infiltration rates on a property are greater than or equal to 2 inches per hour, onsite infiltration will be required unless the site qualifies for the ecoroof exception per Section 3.2.1 or infiltration is determined infeasible based on site conditions described in Chapter 2 of the SWMM. Note that maximum building coverage allowed by the zoning code, including below grade development, does not exempt the applicant from stormwater requirements. Pollution reduction and flow control requirements must be met using vegetated facilities to the maximum extent feasible, though roof runoff and some paved impervious surfaces are exempt when discharging directly to a UIC (refer to Sections 1.3.2, 1.3.4, 3.2.4 and 4.2.2 of the SWMM).

3. ***2020 SWMM:*** The updated 2020 SWMM went into effect on December 14th, 2020. There will be a three-month grace period during which applications can meet either the 2016 SWMM or the 2020 SWMM. At the end of that three-month period (March 14th, 2021), the 2020 SWMM must be met for all projects with the exception of building permits with an 'in date' no later than March 14th, 2021, and public works permit projects with Concept Development plans accepted by the City for review or City-initiated projects at or past 60% design prior to that date. Note that land use review does not vest a project under the 2016 SWMM; therefore,

BES reviews land use cases for conformance with the 2020 SWMM unless the applicant clearly expresses a preference for the 2016 SWMM and expects the permit to be submitted prior to March 14th. Additional information and a summary of changes are available at: https://www.portlandoregon.gov/bes/swmm

4. *Private Property Stormwater Management*: Stormwater runoff from this project must comply with all applicable standards of the SWMM and SCM and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee. BES has received incomplete information regarding the project's stormwater management plan. Note that BES has received a site utility plan showing proposed stormwater facilities and a Geotechnical Engineering Report and Infiltration Test Results from Hardman Geotechnical Services Inc. (dated 3/26/20). However, the following items must be submitted:

    a. The applicant must submit a Presumptive (SWMM Section 2.5.2) or Performance Approach (SWMM Section 2.5.3) stormwater report showing stormwater management facilities sized according to SWMM standards. The report must follow the outline included in Section 3.4.3 of the SWMM and be stamped by an Oregon registered engineer or other qualified design professional. Required elements of the report include:

        1) Calculations prepared by an engineer using the Presumptive Approach Calculator (PAC). If using other software under the Performance Approach, the principles of Section 2.5.3 must be followed.

        2) If BES approves offsite discharge to the combined sewer, PCC 17.38 and the SWMM require stormwater discharge to be controlled so that the post-development 25-year peak flow rate is limited to the pre-development 10-year peak flow rate. The applicant must show through the Presumptive or Performance Approach stormwater report how flow and volume control standards that apply to the proposed discharge point will be met.

    b. *Infiltration Facility Setback Requirements:* Required minimum setback distances from infiltration facilities to slopes, property lines, foundations and other features are described in Section 2.2.4 and Table 2-1 of the SWMM. Most infiltration facilities must be set back 5 feet from parcel property lines and 10 feet from foundations, as measured to the high water level at the edge of vegetated facilities, the middle of drywells, and the edge of soakage trenches. Note that no setbacks are required for property lines with the right-of-way. BES will review all proposals to reduce required setbacks.

        Per the submitted materials, it appears that the proposed drywell does not meet setback requirements to the grade break on the north side of SW Clifton Street. In order for BES to confirm feasibility of the drywell as proposed, the applicant must submit documentation and recommendations for system design showing that there will be no adverse impact on the downhill retaining wall. Documentation must be from a geotechnical engineer or registered geologist as described in Section 2.2.4.2 of the SWMM. As this information has not been provided to date, BES cannot confirm that the proposed stormwater system is feasible.

5. *Public Right-of-Way Stormwater Management*: Stormwater runoff from public right-of-way improvements as required by the City of Portland Bureau of Transportation (PBOT) must be managed according to the standards of the SWMM and the Sewer and Drainage Facilities Design Manual.

    a. PBOT requires new sidewalk construction in a pedestrian corridor where a curb and paved street already exist. Since the required public improvements are being reviewed under the 2016 SWMM, constructing the sidewalk so that it slopes toward a vegetated area and/or planting street trees will be a viable alternative to constructing stormwater management facilities.

6. *Clean River Rewards Program*: Clean River Rewards, Portland's stormwater discount program, offers discounts up to 100% of the City's onsite stormwater management charge to

ratepayers who manage stormwater runoff on their property. Please note that this discount is not automatically applied; ratepayers must register their property and describe how stormwater is being managed to qualify. Be aware that some properties discharging to the Multnomah County Drainage Districts (within the Columbia Slough watershed) are not charged an onsite stormwater management fee by the City and are therefore ineligible to register for this program. See the Clean River Rewards website or call 503-823-1371 for more information.

Although BES does not have specific approval criteria related to design reviews, the applicant has not provided information sufficient to determine that the proposed project can accommodate approvable stormwater facilities. Therefore, BES requests additional information as described above prior to approval of the application.

D. CONDITIONS OF APPROVAL

BES has no recommended conditions of approval.

E. PERMIT INFORMATION

At the time of permit review the applicant should be aware of the following:

1. *Connection Fees*: Sewer system development charges and connection fees are assessed at the time of building plan review and change every fiscal year on July 1st. For additional information on these fees use the BDS Online Fee Estimator or call the BES Development Review Team at 503-823-7761, option 2.
2. *Building Plans*: Building plans for this project must include a detailed site utility plan which shows proposed and existing sanitary connections, as well as stormwater management that meets the requirements of the version of the SWMM that is in effect at the time permit applications are submitted.
3. *Source Control Requirements*: Source control requirements from the Source Control Manual (SCM), Portland City Code (PCC) Title 17, and BES Administrative Rules that may be applicable to this project are listed below with the corresponding chapter, section, code, and/or rule. For specific questions on the following, please contact BES Source Control at 503-823-7122.

   2020 SCM: The updated 2020 SCM went into effect on December 14th, 2020. There will be a three-month grace period during which applications can meet either the 2016 SCM or the 2020 SCM. At the end of that three-month period (March 14th, 2021), the 2020 SCM must be met for all building permits with an 'in date' after March 14th, 2021. Additional information and a summary of changes are available at HERE.

   a. *Site Use and Activity-Based Source Control Requirements (SCM Chapter 6):* BES recommends the applicant review the following SCM sections to understand the structural, treatment, and operational BMP requirements that may impact the project design.

      1) *Waste and Recycling Storage (SCM Section 6.1)*

      2) *Material Transfer and Loading Docks (SCM Section 6.4)*

   b. *Site Dewatering Requirements (SCM Chapter 9, PCC 17.34, PCC 17.36, PCC 17.38, PCC 17.39, ENB 4.32)* BES evaluates requests for temporary and long-term stormwater and groundwater dewatering discharges into the city sewer system for approval or denial. See Appendix 1 of the SCM for the Construction Dewatering Discharge Application Form. If approved, a Discharge Permit for the storm or combined sewer may be required.

      1) Fees are assessed for temporary construction discharges to the public sewer system – navigate HERE for current rates and information about dewatering as it relates to construction projects.

2) Construction discharges to City UICs are prohibited.

3) Construction discharges to private UICs (e.g., drywells or soakage trenches) must be authorized by DEQ's UIC Program.

c. *Pet Relief Areas (PCC 17.32.030(F), PCC 17.34, PCC 17.39)*: Any liquid wastes generated from an area that will be built specifically for, or used as, a pet relief area and that contain a drain must direct discharges to the sanitary sewer system. As stormwater is not allowed into the sanitary sewer system, pet relief areas must also be covered and protected from stormwater coming in contact with that area.

F. ADMINISTRATIVE REVIEW

The applicant may request a modification of a decision presented in this response, as applicable, via an administrative review as outlined in PCC sections 17.06.050, 17.32.150, 17.33.100, 17.34.115, 17.36.110, 17.38.060 and 17.39.120 and in those sections' associated administrative rules. Some portions of this response are not decisions, but guidance related to requirements that this proposal may be subject to during City review of other processes, such as a building permit or public works permit review. While these are not decisions that are ripe to be considered through an administrative review, if the outcome of a future administrative review needs to be anticipated at this time in order to inform the land use action, the administrative review process may be utilized. Some items, such as technical standards, are not reviewable. For guidance on whether a modification can be requested and whether the land use process is the proper time to request it, consult with the BES staff identified above prior to submitting a request.

There is no fee charged for an administrative review, and all BES penalties and late fees will be stayed pending the outcome of the review process, as applicable. To request an administrative review, the applicant must complete the Administrative Review Request Form (located here: www.portlandoregon.gov/bes/68285) and submit it to the Systems Development staff listed above within 20 business days of the mailing date of this response. The applicant should coordinate with the BDS planner to determine whether applying for an administrative review would have an impact on state-mandated land use timelines.

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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-6983
TTY: (503) 823-6868
www.portland.gov/bds

LIFE SAFETY COMMERCIAL PLAN REVIEW RESPONSE

To: Tanya Paglia
From: Chanel Horn, Life Safety Plans Examiner
Date: January 4, 2021
RE: 2057 SW PARK AVE, 20-213946-LU

The following comments are based on the plans and documents provided to the Life Safety Plan Reviewer. They are intended to provide the applicant with preliminary Building Code information that could affect this Land Use review and/or future Building Permit reviews. The comments may not identify all conflicts between this proposal and the Building Codes. A complete Life Safety plan review will be provided at the time of Building Permit submittal. The comments are based on the 2019 Oregon Structural Specialty Code (OSSC), or the 2019 Oregon Mechanical Specialty Code (OMSC), henceforward referred to as the Building Code.

RESPONSE SUMMARY

Life Safety Plan Review does not object to the approval of this proposal. The applicant should be aware that several building code requirements may impact the final design of this building. For information regarding future compliance, see the **GENERAL LIFE SAFETY COMMENTS** below.

GENERAL LIFE SAFETY COMMENTS

Item #	Comment
1	A separate Building Permit is required for the new work proposed and the proposal must be designed to meet all applicable building codes and ordinances. (OSSC 105.1)
2	Separate Building Permits are required for the demolition of the existing structures. The proposals must meet all applicable building codes and ordinances. (ORSC 105.1)
3	It is recommended the applicant contact the project Process Manager to arrange a Preliminary Fire and Life Safety Meeting.

More information regarding building code requirements can be obtained by visiting the http://www.portlandonline.com/bds/ or by calling (503) 823-1456.

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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-6892
Fax: (503) 823-5433
TTY: (503) 823-6868
www.portland.gov/bds

Land Use Review Response
Site Development Section, BDS

To:	Tanya Paglia, LUR Division
From:	Ericka Koss, Site Development (503-823-7537)
Location/Legal:	BLOCK 234 E 70' OF LOT 1, PORTLAND; BLOCK 234 N 1/2 OF LOT 2, PORTLAND
Land Use Review:	LU 20-213946
Proposal:	The applicant seeks design review approval for a proposed eleven-story affordable housing apartment building with 91 residential units. The structure will be prefabricated, composed of modular units with a stucco panel exterior. The proposed building will be set into the sloping site with the main entry lobby at existing sidewalk grade on SW Park Avenue with an arcaded entry plaza wrapping the corner of SW Park Avenue and SW Clifton St. The 6,000 SF site is currently developed with two older, two-story single-family homes that will be deconstructed. The site is located at the northeast corner of SW Park Ave and SW Clifton St and is directly across U.S. HWY I-405 from Portland State University and the North Park Blocks, accessed via the Park Avenue Bridge. The site is part of a small dead-end location with steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket. Design review is required because the proposal is for exterior alterations in a Design Overlay zone.
Quarter Sec. Map:	3228
Date:	January 4, 2021

Site Development staff take no exception to approval of the design. The following information is provided for informational purposes only.

Geotechnical
In order to evaluate whether the foundation design of the proposed structure complies with the Oregon Structural Specialty Code, at the time of building permit application the applicant must submit a geotechnical report and site-specific seismic hazard study. The geotechnical report must include recommendations for temporary shoring where excavations are proposed adjacent to public right-of-way or adjacent private property.

Erosion control
An erosion control plan prepared by a Certified Professional in Erosion and Sediment Control (CPESC) or State of Oregon registered professional engineer will be required at the time of building permit application.

Stormwater Infiltration
The Bureau of Environmental Services reviews proposed stormwater systems for conformance with the Stormwater Management Manual. If stormwater infiltration is proposed, the geotechnical report will need to include an assessment of the potential effects of infiltration on the stability of slopes and retaining walls located downhill of the infiltration system. Prior to Site Development staff support of on site infiltration, the project geotechnical engineer will need to conclude that there will be no adverse affects to existing downhill walls and slopes.

From: molly meyer
To: Paglia, Tanya
Subject: Fwd: Case File LU 20-213946 DZ
Date: Saturday, December 19, 2020 7:56:53 AM

---------- Forwarded message ---------
From: **molly meyer** <mollymeyer1990@gmail.com>
Date: Fri, Dec 18, 2020 at 6:29 PM
Subject: Case File LU 20-213946 DZ
To: <Tanya.Pagia@portlandoregon.gov>

We are residents on Park Ave and have a few concerns with the new apartment building proposal. The proposal has no parking on site, and with the potential for more people living in this area, street parking is a realistic concern for this small neighborhood. Street parking is already limited with no other street nearby to park when the parking is already filled. Zoned parking doesn't exist across the bridge, near the North Park Blocks. People are already illegally parking now. Are there any plans to address the further strain on parking?

Aesthetically, this high rise seems out of place in this residential area. An eleven story building will be the highest building by 9 floors because most houses here are two or three levels. We also don't agree that the new housing unit would replace single family homes. Most (if not all) homes on Park and Clifton Ave have been converted into apartments with multiple renters in them. The current housing options are affordable, especially for college students who share rent costs. Lastly, can you clarify what affordable housing means for this proposed building? Approximately, how much would rent cost in a brand new building? Would this be affordable for just career people or for student and low-housing incomes?

Thank you for reading our thoughts and questions,
Molly and Shannon Meyer

From:	John Bear
To:	Paglia, Tanya
Cc:	Craig Norman; John Marty; Luke Gilmer; Qin Hong; austin@twsolns.com
Subject:	Re: 20/EB/91 - EA 20-158166 DA - SW Park Apartments
Date:	Monday, January 4, 2021 1:38:56 PM

Hi Tanya,

Thank you. I have two process comments for your resolution today.

Are you aware that their "Development Program Summary" on page four states:

"The Design (d) overlay zone promotes the conservation, enhancement and continued vitality of areas of the city with special scenic, architectural, or cultural value. **This project requires Design Commission Review as a Type III process due to the size and value of the project." (Emphasis added)**

Are you aware that the signage displayed throughout the site, both on Park Avenue and Clifton Street, announces neither Type II nor Type III, but instead **"Design Advice Request"**? (See pictures, attached)

I suggest that you advise applicant that public notice was inadequate and they can correct the situation by reposting corrected signage and requesting a voluntary extension of 21 days to commence after such correction has been made. Remailing a postal notice is obviously necessary as to extended date and the type of review.

I request your immediate reply to me on this matter by email, and also by phone at 503-512-9063, and advise me whether to follow planning procedures as to Type III or Type Ii Design Review. I expect these process errors are *judicable without yours and applicants' prompt attention*. Your actions today are important in order to not further delay applicant beyond what is necessary to follow city ordinances.

Sincerely,
John Bear


NOTICE OF
PUBLIC HEARING
Design Advice Request
SW Park Apartments
CASE FILE
EA 20-158166 DA
WHEN
THURSDAY, AUGUST 6, 2020 @ 1:30 PM
WHERE
ONLINE: Link to drawings is available at
www.portlandoregon.gov/bds/dacagenda
HOW
TO COMMENT: Follow instructions on the Design Commission agenda
or email the planner at Tanya.Paglia@portlandoregon.gov
REVIEW BY
DESIGN COMMISSION
PROCESS
PROPOSAL
REVIEW APPROVAL CRITERIA
SITE ADDRESS
ZONING/ DESIGNATION
FURTHER INFO
QUESTIONS?


Development Notice
PRELIMINARY PLAN
2061, 2055-2057
SW Park Ave
11 Stories
Amenity, Fitness, Lounge Rooms
89 Studio Apartments
Street Parking
RM4 - Residential Multi-Dwelling
Zoning info: www.PortlandOregon.gov/ZoningCode
AN APPLICATION WILL BE SUBMITTED TO THE CITY FOR FUTURE CHANGES ON THIS SITE.
INFORMATIONAL MEETING
zoom
Applicant: Tahran Architecture & Planning LLC
Contact: Ralph Tahran 503-539-8802
RalphTahran@comcast.net
Project info: Email Inquiry for Concept Plans
The applicant will provide language services, auxiliary aids, alternative formats, or other reasonable accommodations for barrier-free access if requested at least 3 days prior to the meeting. Contact the applicant for accommodations.
The applicant posted this informational notice on Month Day, Year. The City has not reviewed the content of this notice.
This notice is for informational purposes and the project may change after the notice is posted.
Future application status can be viewed at www.PortlandMaps.com
STEP 1
INFORMATIONAL DEVELOPMENT NOTICE
STEP 2
LAND USE REVIEW AND PUBLIC COMMENT
(FOR SOME PROJECTS)
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LAND USE PUBLIC HEARING
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BUILDING PERMIT REVIEW
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CONSTRUCTION
Learn more about how developments like this go through the zoning and land use process: www.PortlandOregon.gov/BDS/NeighborhoodResources
District Coalition: Name - Phone Number - email Neighborhood Association: Name - email
General Zoning Info: Bureau of Development Services • 503-823-7526

On Sun, 3 Jan 2021 at 19:54, Paglia, Tanya <Tanya.Paglia@portlandoregon.gov> wrote:

> Hi John,
>
> It looks like you received some help from Hannah Bryant while I was out of the office (thanks Hannah!!) on where to find the city's Design Review hearings related files. The link she provided is where you can find the summary from this summer's DAR. I think you might also be asking where the recently submitted Type II Design Review plan set can be found online. If that is what you are seeking, please find it here:
>
> https://portlandoregongov-my.sharepoint.com/:f:/g/personal/tanya_paglia_portlandoregon_gov/ElR2WorVhP1JjaGplf-lH98BIWsgNrYf5F-6sYCgBry2rA?e=CC8cl2
>
> The plans are seen in the document entitled, "LU20_213946_PLANS.pdf".

Regarding your points about how the design has changed since the DAR, the applicant did add "juliet" balconies to every unit in response to the Commission's direction. Regarding the separation from other the neighborhing house, I do not recall that direction from the Commission. Could you provide a more detailed description of that?

Happy New Year!

Best,

Tanya

Tanya Paglia City Planner

City of Portland - Bureau of Development Services

Design & Historic Resource Review Section, Land Use Division

1900 SW 4th Avenue, Suite 5000

Portland, OR 97201

503-865-6518 | tanya.paglia@portlandoregon.gov

From: John Bear <john.h.bear@gmail.com>
Sent: Thursday, December 31, 2020 12:35 PM
To: Paglia, Tanya <Tanya.Paglia@portlandoregon.gov>
Cc: John Marty <johntmarty@gmail.com>
Subject: Re: 20/EB/91 - EA 20-158166 DA - SW Park Apartments

Hi Tanya,

The file you indicated was not updated as you wrote in July, nor is it updated as of just now. The public notice I received in mail seems to be online at

https://www.portlandoregon.gov/bds/article/779356

The mailing includes some changes, but leaves out some details recommended by Planning Commission at their preliminary hearing. (i.e. separation from neighboring house on Park Ave, balconies, etc.)

Does the city possess updated plans besides the ones included in the public notice? Where can they be located? I beg your reply today, as the submission deadline is Monday the 4th.

John Bear

On Thu, 30 Jul 2020 at 16:39, Paglia, Tanya <Tanya.Paglia@portlandoregon.gov> wrote:

> Hi John,
>
> It turns out the applicant did not make any changes to the plan set they intend to bring to the Commission. The plan set they submitted at the outset is what they want to use for the discussion next Thursday. The materials for the Design Advice Request, including the drawing set that will be sent to the Design Commission ahead of the meeting are on the City's Efiles page here:
>
> https://efiles.portlandoregon.gov/Record/13809747
>
> The links to Presentations and Audio will not have content until after Thursday's meeting.
>
> They included the 8 story design they had been working on last year to show the Commission how the design has been evolving.
>
> Does that answer your questions?
>
> Thanks,
>
> Tanya

Tanya Paglia City Planner

City of Portland - Bureau of Development Services

Design & Historic Resource Review Section, Land Use Division

1900 SW 4th Avenue, Suite 5000

Portland, OR 97201

tanya.paglia@portlandoregon.gov

From: John Bear <john.h.bear@gmail.com>
Sent: Thursday, July 30, 2020 1:24 AM
To: Paglia, Tanya <Tanya.Paglia@portlandoregon.gov>
Subject: Re: 20/EB/91 - EA 20-158166 DA - SW Park Apartments

Hi John,

I didn't see your phone number in the email. I would be happy to call you and provide more info once I have your number. The drawing set for the Design Advice Request (DAR) is not yet on-line as the applicant has additional time before the drawings are due. I have their preliminary drawings that you can view here.....

Reply from john.bear@pdx.edu

I did download again, and then again from the link provided, and the file doesn't change. Some pages are from the old 8 story private design review submission.

Is client allowed to provide on same day drawings for a public process? I insist on answer from you... Call me.

Here is my phone number: 503-512-9063

--

John —— Forgiveness heals and restores self; resentment continues our suffering.

--

John —— Forgiveness heals and restores self; resentment continues our suffering.

--
John —— Forgiveness heals and restores self; resentment continues our suffering.

From:	John Bear
To:	Paglia, Tanya; ralphtahran@comcast.net
Cc:	Craig Norman; John Marty; Luke Gilmer; Qin Hong; Wickstrom, Matt; austin@twsolns.com
Subject:	Re: 20/EB/91 - EA 20-158166 DA - SW Park Apartments
Date:	Monday, January 4, 2021 9:30:14 PM

Matt and Tanya, that wouldn't answer the original question.

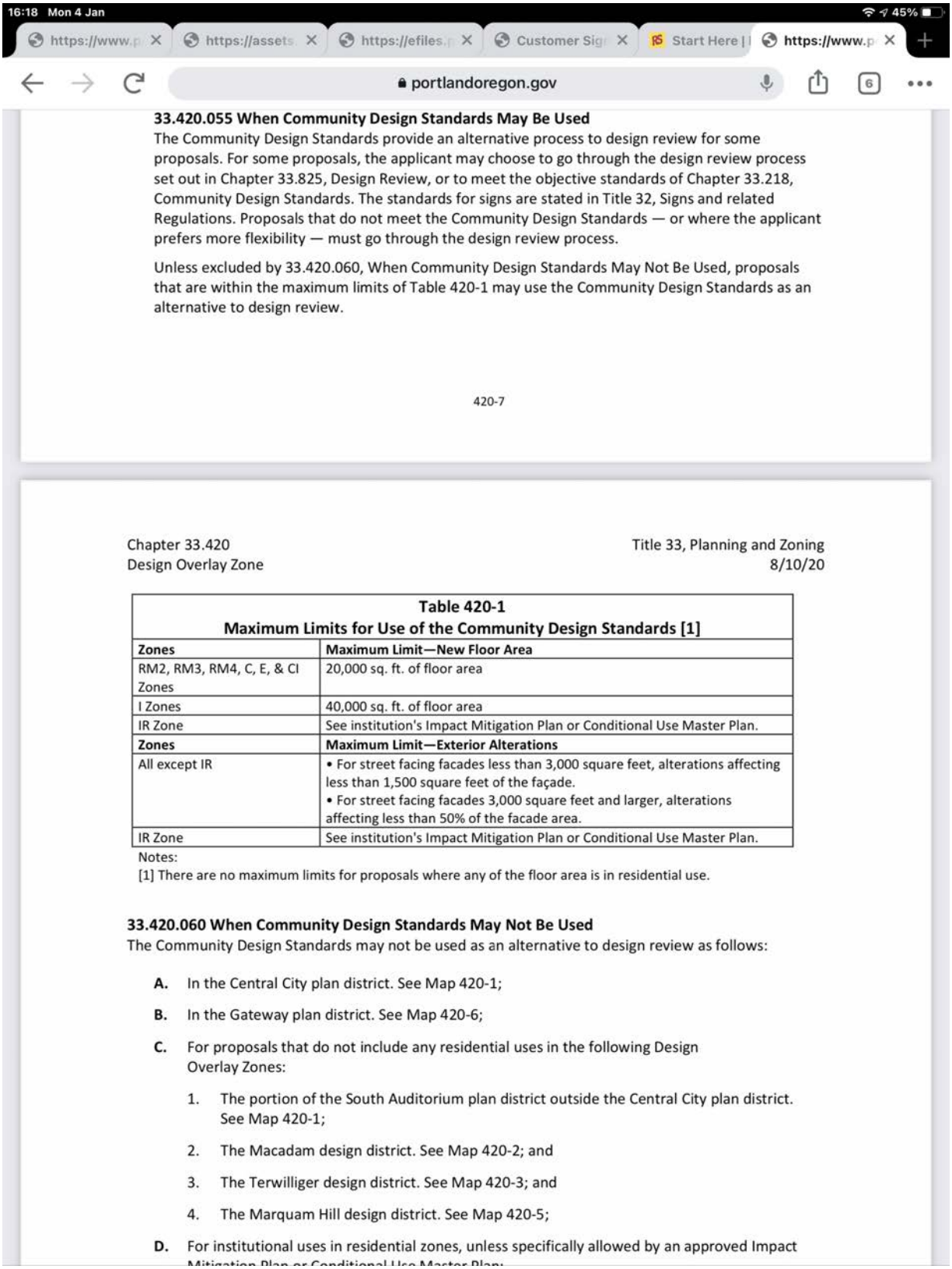
The first question addressed to Tanya concerned an observation that Applicant submitted on application a statement I completely agreed with, because it reflects my own analysis of city code:
"This project requires Design Commission Review as a Type III process due to the size and value of the project." (Emphasis added)

Type III procedure

This review procedure is required for more complex reviews such as some land divisions, conditional uses, zoning map amendments and comprehensive plan map amendments, environmental violations and design reviews.

- Pre-Application Conference - Required prior to submittal of the land use review, read more in the related webpage
- Submittal & Completeness - Staff notifies applicant of any missing information or materials within 21 days of submittal
- Posting - The applicant must post the site at least 30 days before the hearing.
- Public Notice - Upon receipt of a complete application, public notice is mailed to all property owners within 400 feet and to the recognized organizations within 1,000 feet of the site. The notice is mailed at least 20 days prior to the hearing.
- Hearing - Occurs within 51 days after the application is determined to be complete. In cases of comprehensive plan map amendments and statewide planning goal exceptions, a second hearing is held before City Council.
- Decision - Made by the review body following the public hearing

- Appeal - To City Council. Appeal of a Type III decision made by the City Council is appealed to the State Land Use Board of Appeals (LUBA).



33.420.055 When Community Design Standards May Be Used
The Community Design Standards provide an alternative process to design review for some proposals. For some proposals, the applicant may choose to go through the design review process set out in Chapter 33.825, Design Review, or to meet the objective standards of Chapter 33.218, Community Design Standards. The standards for signs are stated in Title 32, Signs and related Regulations. Proposals that do not meet the Community Design Standards — or where the applicant prefers more flexibility — must go through the design review process.

Unless excluded by 33.420.060, When Community Design Standards May Not Be Used, proposals that are within the maximum limits of Table 420-1 may use the Community Design Standards as an alternative to design review.

Table 420-1
Maximum Limits for Use of the Community Design Standards [1]

Zones	**Maximum Limit—New Floor Area**
RM2, RM3, RM4, C, E, & CI Zones	20,000 sq. ft. of floor area
I Zones	40,000 sq. ft. of floor area
IR Zone	See institution's Impact Mitigation Plan or Conditional Use Master Plan.
Zones	**Maximum Limit—Exterior Alterations**
All except IR	• For street facing facades less than 3,000 square feet, alterations affecting less than 1,500 square feet of the façade. • For street facing facades 3,000 square feet and larger, alterations affecting less than 50% of the facade area.
IR Zone	See institution's Impact Mitigation Plan or Conditional Use Master Plan.

Notes:
[1] There are no maximum limits for proposals where any of the floor area is in residential use.

33.420.060 When Community Design Standards May Not Be Used
The Community Design Standards may not be used as an alternative to design review as follows:

A. In the Central City plan district. See Map 420-1;

B. In the Gateway plan district. See Map 420-6;

C. For proposals that do not include any residential uses in the following Design Overlay Zones:

1. The portion of the South Auditorium plan district outside the Central City plan district. See Map 420-1;
2. The Macadam design district. See Map 420-2; and
3. The Terwilliger design district. See Map 420-3; and
4. The Marquam Hill design district. See Map 420-5;

D. For institutional uses in residential zones, unless specifically allowed by an approved Impact Mitigation Plan or Conditional Use Master Plan;

On Mon, 4 Jan 2021 at 19:59, Paglia, Tanya <Tanya.Paglia@portlandoregon.gov> wrote:

> Thanks for the response Matt!
>
> 1. As you said, leaving off the district coalition is an oversight and the applicant will need to correct that.
>
> I will notify the applicant about needing to correct the sign. I assume this oversight does not mandate that the applicant roll back their Land Use review (aka. Extend the review timeline)?
>
> 2. The timeline in the process part is an issue with the overall sign and its design and should reflect on the applicant. This is the first time I've heard that complaint, but at some point, the sign may need some re-design for other reasons beyond the timeline, such as a better way to show the online address of the meeting if it is remote.
>
> Great, John's comments might help improve the future sign design. I agree that the applicant is not at fault with any confusion it may have caused.
>
> Thanks Matt!
>
> Tanya
>
> Tanya Paglia City Planner
>
> City of Portland - Bureau of Development Services
>
> Design & Historic Resource Review Section, Land Use Division
>
> 1900 SW 4th Avenue, Suite 5000
>
> Portland, OR 97201
>
> 503-865-6518 | tanya.paglia@portlandoregon.gov
>
> ---
>
> **From:** Wickstrom, Matt <Matt.Wickstrom@portlandoregon.gov>
> **Sent:** Monday, January 4, 2021 6:16 PM
> **To:** Paglia, Tanya <Tanya.Paglia@portlandoregon.gov>
> **Cc:** Craig Norman <craign@gbdarchitects.com>; John Marty <johntmarty@gmail.com>; Luke Gilmer <lukegilmer@gmail.com>; Qin Hong <qingzi113@gmail.com>; austin@twsolns.com; John Bear <john.h.bear@gmail.com>
> **Subject:** Re: 20/EB/91 - EA 20-158166 DA - SW Park Apartments

Hi Tanya,

Here are responses:

1. As you said, leaving off the district coalition is an oversight and the applicant will need to correct that.
2. The timeline in the process part is an issue with the overall sign and its design and should reflect on the applicant. This is the first time I've heard that complaint, but at some point, the sign may need some re-design for other reasons beyond the timeline, such as a better way to show the online address of the meeting if it is remote.

Let me know if that answers your questions.

Thanks,

Matt

From: Paglia, Tanya <Tanya.Paglia@portlandoregon.gov>
Sent: Monday, January 4, 2021 4:53 PM
To: Wickstrom, Matt <Matt.Wickstrom@portlandoregon.gov>
Cc: Craig Norman <craign@gbdarchitects.com>; John Marty <johntmarty@gmail.com>; Luke Gilmer <lukegilmer@gmail.com>; Qin Hong <qingzi113@gmail.com>; austin@twsolns.com <austin@twsolns.com>; John Bear <john.h.bear@gmail.com>
Subject: RE: 20/EB/91 - EA 20-158166 DA - SW Park Apartments

Hi Matt,

A neighbor emailed with questions about the neighborhood contact requirements. His concerns are two-fold. First is whether the signage posted by the applicant is failing to meet signage requirements - in the attached photos the large sign with public meeting info left some boiler at the bottom – it did not include the District Coalition name, phone number and email address. This was clearly an accidental oversight. The second issue is a comment about the clarity of the signage in conveying where the project is in the process. His note is that because the sign shows a 5 step process and highlights “Step 1”, it causes confusion when it is left up as passersby will continue to assume the project is in Step 1 and will not realize that a Land Use application has been submitted and that the Land Use review is underway.

Thanks,

Tanya

Tanya Paglia City Planner

City of Portland - Bureau of Development Services

Design & Historic Resource Review Section, Land Use Division

1900 SW 4th Avenue, Suite 5000

Portland, OR 97201

503-865-6518 | tanya.paglia@portlandoregon.gov

From: John Bear <john.h.bear@gmail.com>
Sent: Monday, January 4, 2021 1:38 PM
To: Paglia, Tanya <Tanya.Paglia@portlandoregon.gov>
Cc: Craig Norman <craign@gbdarchitects.com>; John Marty <johntmarty@gmail.com>; Luke Gilmer <lukegilmer@gmail.com>; Qin Hong <qingzi113@gmail.com>; austin@twsolns.com
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"The Design (d) overlay zone promotes the conservation, enhancement and continued vitality of areas of the city with special scenic, architectural, or cultural value. **This project requires Design Commission Review as a Type III process due to the size and value of the project." (Emphasis added)**

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Sincerely,

John Bear


Development Notice
PRELIMINARY PLAN
2061, 2055-2057 SW Park Ave
11 Stories
Amenity, Fitness, Lounge Rooms
89 Studio Apartments
Street Parking
RM4 - Residential Multi-Dwelling
Zoning info: www.PortlandOregon.gov/ZoningCode
AN APPLICATION WILL BE SUBMITTED TO THE CITY FOR FUTURE CHANGES ON THIS SITE.
INFORMATIONAL MEETING
via zoom
Applicant: Tahran Architecture & Planning LLC
Contact: Ralph Tahran 503-539-8802
RalphTahran@comcast.net
Project info: Email Inquiry for Concept Plans
The applicant will provide language services, auxiliary aids, alternative formats, or other reasonable accommodations for barrier-free access if requested at least 3 days prior to the meeting. Contact the applicant for accommodations.
The applicant posted this informational notice on Month Day, Year. The City has not reviewed the content of this notice.
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PROJECT STEPS
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Learn more about how developments like this go through the zoning and land use process: www.PortlandOregon.gov/BDS/NeighborhoodResources
District Coalition: Name - Phone Number - email Neighborhood Association: Name - email
General Zoning Info: Bureau of Development Services • 503-823-7526


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via zoom
October 22, 2020
@6:00pm
Applicant: Tahran Architecture & Planning LLC
Contact: Ralph Tahran 503-539-8802
RalphTahran@comcast.net
Project info: Email Inquiry for Concept Plans
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> Best,
>
> Tanya
>
> Tanya Paglia City Planner
>
> City of Portland - Bureau of Development Services
>
> Design & Historic Resource Review Section, Land Use Division
>
> 1900 SW 4th Avenue, Suite 5000

Portland, OR 97201

503-865-6518 | tanya.paglia@portlandoregon.gov

From: John Bear <john.h.bear@gmail.com>
Sent: Thursday, December 31, 2020 12:35 PM
To: Paglia, Tanya <Tanya.Paglia@portlandoregon.gov>
Cc: John Marty <johntmarty@gmail.com>
Subject: Re: 20/EB/91 - EA 20-158166 DA - SW Park Apartments

Hi Tanya,

The file you indicated was not updated as you wrote in July, nor is it updated as of just now. The public notice I received in mail seems to be online at

https://www.portlandoregon.gov/bds/article/779356

The mailing includes some changes, but leaves out some details recommended by Planning Commission at their preliminary hearing. (i.e. separation from neighboring house on Park Ave, balconies, etc.)

Does the city possess updated plans besides the ones included in the public notice? Where can they be located? I beg your reply today, as the submission deadline is Monday the 4th.

John Bear

On Thu, 30 Jul 2020 at 16:39, Paglia, Tanya <Tanya.Paglia@portlandoregon.gov> wrote:

> Hi John,
>
> It turns out the applicant did not make any changes to the plan set they intend to bring to the Commission. The plan set they submitted at the outset is what they want to use for the discussion next Thursday. The materials for the Design Advice Request, including the drawing set that will be sent to the Design Commission ahead of the meeting are on the City's Efiles page here:

https://efiles.portlandoregon.gov/Record/13809747

The links to Presentations and Audio will not have content until after Thursday's meeting.

They included the 8 story design they had been working on last year to show the Commission how the design has been evolving.

Does that answer your questions?

Thanks,

Tanya

Tanya Paglia City Planner

City of Portland - Bureau of Development Services

Design & Historic Resource Review Section, Land Use Division

1900 SW 4th Avenue, Suite 5000

Portland, OR 97201

tanya.paglia@portlandoregon.gov

From: John Bear <john.h.bear@gmail.com>
Sent: Thursday, July 30, 2020 1:24 AM
To: Paglia, Tanya <Tanya.Paglia@portlandoregon.gov>
Subject: Re: 20/EB/91 - EA 20-158166 DA - SW Park Apartments

Hi John,

I didn't see your phone number in the email. I would be happy to call you and provide more info once I have your number. The drawing set for the Design Advice Request (DAR) is not yet on-line as the applicant has additional time before the drawings are

> > due. I have their preliminary drawings that you can view here.....
> >
> > Reply from john.bear@pdx.edu
> >
> > I did download again, and then again from the link provided, and the file doesn't change. Some pages are from the old 8 story private design review submission.
> >
> > Is client allowed to provide on same day drawings for a public process? I insist on answer from you... Call me.
> >
> > Here is my phone number: 503-512-9063
> >
> > --
> >
> > John —— Forgiveness heals and restores self; resentment continues our suffering.
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>
> John —— Forgiveness heals and restores self; resentment continues our suffering.

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John —— Forgiveness heals and restores self; resentment continues our suffering.

Southwest Hills Residential League

SWHRL response to LU 20-213946 DZ
1/4/2021

In general, SWHRL supports infill housing, increasing density where possible/appropriate, and is most definitely on-board with inclusionary and affordable housing. However, a few aspects of this project give us pause.

Due to the comment period spanning the holiday season, we were unable to find a time that most neighbors could attend a meeting with the developer; we note that the previous meeting held with them was for a different design.

First and foremost are liberties taken with the Design Overlay requirements and contexts; the developer (and the city) have taken almost all design guidance from Central City and PSU, despite this area having historically viewed in the context of Marquam Gulch, Terwilliger Boulevard and various Southwest Comprehensive plans - SWHRL's archives contain numerous city documents and land use applications, dating to the early 70s, which emphasize that the area bordering 405 is a transition zone between single-family homes and the urban core, and increased densities should continue that. As an example, an October 12, 1982 Planning Commission Report for the near-by Starridge Condominiums states:

"B. Goal 2 - Urban development - Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of existing neighborhoods and business centers." pg 9

"The key aspect of this goal as it relates to the study area is '… encourage expanded opportunity for housing… while retaining the character of established residential neighborhoods.'
…
'…Retaining the character of established residential neighborhoods…' is a critical aspect of this goal and its application … The study area spans the border between lower-density single and multi-family residential development of the West Hills and the much more intense commercial and residential uses bordering the downtown area. " pg 10

"Locationally, the subject property is ideal for intense development. It abuts the downtown area, and is within easy walking distance of major employment, entertainment, services, and education. On the other hand, three are major limiting factors: neighborhood character, *topography, and access*" (emphasis ours). pg. 19

Plans come and go, but the concept of "relationship to neighborhood character" has been a factor for some time in city planning.

Clearly, this project takes no consideration of "neighborhood character;" nor does it relate in any way to the surrounding structures or topography. Developers claim that, as they are the first building in this area allowed this height, they are allowed to build whatever they see fit, and take whatever design cues they like; while SWHRL does not suggest new structures here should mimic existing, we do feel that code implies this building could better reflect the surrounding mix of wood-framed single-family homes (some historic), a large low-rise apartment complex, a few low- and mid-rise businesses, and a newer mid-rise apartment, as opposed to the towering glass, steel and masonry projects across the highway.

Design requirements task a developer to 'strengthen gateways,' but there are several styles of gates; a gateway can be intimidating, formidable, sternly barring access, or it can be a part of the landscape, defining spaces yet not warning of approach - picture a stone garden wall with a low wooden gate. This project's 'gateway' style is more a medieval keep, plunked down and looming at the base of a bridge over a moat.

The developer insists this building will be in keeping with future development in the area, and that may be so - but taking design cues from non-existent buildings should be a non-starter. There are penalties as well as rewards for early adopters, after all.

SWHRL requests this design be further modified to better reflect the character of the surrounding neighborhood, and take fewer cues from the downtown area. Doing so will better stitch the seams between downtown and the surrounding hillside neighborhoods.

SWHRL also opposes any off-site placement of utilities in a public right-of-way; the fact that a developer claims there is no room internally for their utility services indicates a flawed design. Claims that adequate utility services will render the building unprofitable are not the concern of city code, nor should these be externalized onto the public sphere. In addition, the city talks a great deal about constructing the Green Loop through this area, and any infrastructure placed in rights-of-way here may complicate those efforts.

SWHRL also has a few comments on external design points.

1) Design indicates “charred wood panels” at lower levels; while shou sugi ban is a popular look, it is complicated by the carbon footprint of the natural gas used to create it commercially, and it must be renewed with oil every few years or it begins to fade and blotch, often reducing its attractiveness. If this is to be a home for persons of limited incomes, this will set up an expensive maintenance task which may be unaffordable to the building owners or managers.

2) Exterior lighting. This lighting is depicted pointing upwards, and quite bright - page C-47 even illustrates it lighting up the surrounding residences! Upwardly-directed lighting increases light pollution, and brightly-lit buildings - especially tall ones - are an extreme hazard to birds. Portland prides itself on being environmentally-conscious; both of these factors should preclude bright and upward-facing lights. Last, lighting this structure up like a car dealership is hardly respecting “neighborhood character.” External lighting should be redesigned to better respect environmental goals, the neighbors, and the neighborhood.

Not specific to the design, but to constructing it, neighbors have many unanswered questions on the appropriateness of the site for this structure; little detail has been given on seismic stability, narrow quarters and hazards to adjacent structures, construction traffic and staging, and landslide hazard. In fact, during a neighborhood informational meeting, developer became combative towards some residents, and declared that their homes were substandard and insufficiently-built… a statement that rather highlighted neighborhood concerns, rather than assuaging them. Neighbors have little confidence this developer will take concerns during construction seriously.

SWHRL also would like to voice objections to the deficiencies of the buildings concept; while we strongly support affordable housing, previous comprehensive plans have stressed *family* housing in this area, as it is SWHRL’s only neighborhood zoned for taller multi-family units. This is critical for enabling families of all economic strata to have access to the Lincoln High cluster of schools. A tower of small studios or 1 BRs precludes families, or even single-parents, especially single mothers - a population in desperate need for more accommodations. In addition, statements made by developers indicate residents may be from at-risk populations, who will be given no on-site resources for mental health, substance-abuse issues, or transitioning to other housing. We note that the Bud Clark Commons, which serves a similar population, has numerous problems with these factors, and it has an entire *floor* dedicated to these services. Developer apparently seeks to profit off an at-risk population and leave them to their own devices. With no full-time security, the building may well be unappealing to women who might otherwise be eligible for this project. These small units also preclude anyone who may need on-site or live-in care or assistance, discriminating against a further subset of their potential tenants.

There is a great need in Portland for **family-friendly** deeper-affordability housing, especially in our Lincoln school cluster. Sadly, this project does not appear to be appropriate for that task; we ask that the design be reconfigured to better accommodate single-parent and other families. We also ask that appropriate ON-SITE services be provided for any at-risk tenants.

Craig Koon - SWHRL Land Use chair

From: John Marty
To: Paglia, Tanya; Kaycedinho
Subject: RE: Case file number: LU 20-213946 DZ - New 11-Story Affordable Housing
Date: Saturday, January 2, 2021 8:46:09 PM

Hi Tayna,

We are reaching out to you RE: Case file number: LU 20-213946 DZ - New 11-Story Affordable Housing. We have reached out before (see emails below), but want to submit our official comments on this open land use review. Our property is 2065 SW Park Avenue, directly south of the proposed location.

We are supportive of the need to develop more affordable housing in Portland and the need to limit cars via no parking as part of the development. However, this development will greatly impact our property both in the near future and long term. As the closest and most impacted property by the proposed "New 11-Story Affordable Housing," we'd like to share our concerns and ask you to take them into consideration when making your final decision.

Our initial concern is the details in the application are confusing and likely incorrect. While the location proposed is on two lots, there are actually three homes located on those lots. Currently the application states that there are only two homes to be demolished. This is important to clarify as we either have one home between the proposed build or we are next door. The way this was worded in the filings also made it confusing for us to know how we would be impacted and delayed our ability to make an educated decision on how to proceed with our property.

From a design perspective, we have four major concerns:

- An 11-story building is just out of place for the proposed building area. We expected some development in the area, but 11-stories and 91 units is much larger and more disruptive than we ever imagined. This will bring a lot more people into a small neighborhood that is not adequately set up to deal with the extra people and cars. Also the fit is not there with a modern modular building next to a row of old Victorian style homes.
    - We think a 3-6 story building with half as many units would be more appropriate for the location and more in-line with what has been built in neighborhoods throughout the city.
- The proposed building has a 10 foot setback from our property line. We do not think this is nearly enough given that our Duplex only sits three feet from our property line (see attached photo). Given that our property was built in 1890 and with a brick foundation, we think a larger setback is necessary to ensure our property is not damaged. Additionally, the most recent nearby development under the same zoning, the AMY building, has at least a 10ft setback from the property lines of a similar older Victorian style house (see attached pictures) that has a much larger setback from their property line than our Duplex.
    - We think at least a 15ft setback from our property line would be appropriate given the age of our property and the vastly different heights of the proposed building and our property.
- The proposed building design will need to take into consideration water drainage both to make sure there is adequate drainage for that building, but also the impact to our property given both the sizable size difference and the potential to change the current

water table and drainage. Our Duplex and the proposed building sit at the bottom of the West Hills and drainage is already a problem. We have spent a considerable amount of money to improve the drainage for our Duplex and to make sure our property is safe & dry.
    - We ask that these concerns are considered in this design review and drainage plans are shared publicly before this is approved.
- The proposed building will have a loading zone, garbage and courtyard running directly next to our property. This concerns us for many reasons, specifically the disruption to our property, which is a multi-family duplex with one unit below ground level. Other concerns are 1) Safety - we already have a number of homeless people living in the area who routinely go through garbage and we are concerned that this garbage/loading zone will be a place where people are hanging out and going through the trash and 2) Noise - loading and garbage areas are particularly noisy and this will provide regular disruption to our tenants.
    - We think it would be better to move the garbage and loading zone to the other side of the property which will not disrupt the current properties as much? Or can a physical barrier be constructed (beyond the planned trees) to block our property from this disruption

Another major concern is the impact to our property during construction. This new building will have physical, monetary and human impacts at least over the near-term. Our property was built in 1890 and has a brick foundation so we are concerned about potential impact to the property during construction. The monetary impact stems from the fact that it will be very hard to rent our property during the construction and we will likely need to lower rent in order to keep it occupied. We have already been negatively impacted by all of the development signage and the construction will only make that situation harder for us. Lastly the human impact will be on our tenants who will have to deal with construction next door for many months. Not only the impact of construction, but also the impact to their liveability and parking. There is already limited parking - roughly 20-25 spots on SW Park and SW Clifton with extremely limited options of streets to park and nothing beyond that is Zone B and would require hourly parking fees.

- We think it makes sense to give preferred parking access to the current residents during the construction.
- Also since no parking is required for the new building, we do not think the residents of this building should be able to apply for a Zone B parking pass for this area and take away parking from the current residents
- We would also like to make sure we are given a 24hr heads up before any construction work that may disrupt our tenants or put them at any danger (i.e. tower cranes over their apartments)
- Lastly, we want to make sure that the developers insurance covers any damages to neighboring properties (for example, foundation damage caused by buildings construction or poor drainage)

Please let us know if you have any questions or if you would like to discuss further.

Thanks for your consideration.

John & Kayce Marty
johntmarty@gmail.com
509-438-4639

On Mon, Sep 28, 2020 at 9:03 AM John Marty <johntmarty@gmail.com> wrote:

> Hi Tanya,
>
> Hope you had a nice weekend!
>
> Following up on my earlier email and call to see if we can get some information on the proposed apartment project on SW Park Ave.
>
> Please let me know if you can provide more details and what the next steps would be for us to provide input. I am happy to connect on the phone too and my number is 509-438-4639.
>
> Thanks for your help.
>
> John & Kayce Marty
>
> On Mon, Sep 14, 2020 at 12:04 PM John Marty <johntmarty@gmail.com> wrote:
>
> > Hi Tanya,
> >
> > Hope you are doing well!
> >
> > My name is John Marty and I own the duplex at 2065 SW Park Ave, which is right next to the proposed 11-story Apartment building on SW Park Ave. I gave you a phone call last week, but wanted to reach out via email as well. I found out about the proposed project after the Aug 6th hearing and I was hoping to find out more about the project, the current status and if we can still provide input on both the design and the project overall. As you might imagine, we are concerned about what a building that big might do to our property and the neighborhood in total. We knew that the houses next to ours sold last year and we are not surprised to see new development, but we are shocked to see the scale of the proposed building. Additionally with the close proximity between properties and the age of our house we are very concerned about how close this building will be to our property and the impact construction will have on our property.
> >
> > Please let me know if you can provide more details and what the next steps would be for us to provide input. I am happy to connect on the phone too and my number is 509-438-4639.
> >
> > Thanks for your help.
> >
> > John & Kayce Marty

From: vwbus@ckoon.org
To: Paglia, Tanya
Subject: 2020-213946-000-00-LU/
Date: Monday, November 16, 2020 2:36:21 PM

Hello Ms. Paglia; is this a Design Review for an entirely new LU application, or simply a review of tweaks to the old design?

Neighbors had a meeting with the developer in October via internet; however, whlle several items were described as having changed in context of the previous Design meeting, the drawings had not been altered. Neither SWHRL nor neighbors were able to judge what the building looked like, let alone whether their plan met critria laid out by the Design Committee.

Frankly, the development team had members who were aggressively belittling participants, dismissive of concerns, and when asked why we were not shown new drawings, said they weren't done yet - many weeks after the Design Committee meeting. Statements were also made to the effect that this building was definitely going to happen, and neighbors effectively had no say in the process… 'it's going to happen; it's all permitted; it's all code' etc. There were members with helpful comments, but needless to say, the team did not win allies that night.

SWHRL also in no way views that meeting as having met code criteria for mandatory neighborhood meetings, as what was shown was outdated.

Craig Koon

SWHRL Land Use chair

From: vwbus@ckoon.org
To: Paglia, Tanya
Subject: question Re: 2020-213946-000-00-LU/
Date: Monday, January 4, 2021 9:31:16 PM

Ms. Paglia -

Family and the comment deadline precluded a call today; I sent in my comments before 4 pm, however deficient they may be!

I do have a question: is this JUST for the design, or does approval of this design merely give them permission to go on to the next Land use stage? In other words, are there other LU boxes they must check, or does a DZ approval allow them to pull permits and build?

The one informational meeting the developer had with the neighbors (for a previous design) produced many questions from the neighborhood; while that meeting was for a DZ, neighbors did ask questions about other issues, and got unsatisfactory responses. They would like to know if they will have a further venue in the LU process to bring them up and get proper answers. As mentioned in the submitted comments, we were unable to come up with a developer/neighbor meeting time, and while not the developer's fault, we view the only meeting they did have with us as totally inadequate and unsatisfactory.

For the record, these are some of my notes on that October meeting, sent to the SWHRL board afterwards.

The developers of the SW Park tower had a 'neighborhood informational zoom meeting' thing, and I can't say it went well. First off, they apparently assumed it was our regular meeting, although we never told them that. That irritated them for reasons I'll explain later.

Perhaps 10 people attended, with at least 3 board members present. Developer Ralph Tahran gave a brief presentation of what the project was (11 story, 91-unit tower, np on-site parking), how it looked when presented to the Design Commission a few months ago, and how perfectly it blends in with other 10 to 14-story downtown towers; developer also pointed out how it was just like The Amy, a 6-story apartment nearby (Amy was built under old code which limited heights to 6). Was rather condescending about how it's all code, all approvable, all going to happen. Said the neighborhood was so shabby, everyone would welcome their shiny new building.

When I asked about recommendations given at that design conference, Raplh replied that balconies were being added, a large oriel window the height of the building was being removed, and the patio and entrance areas had been redone. I asked why, considering the many changes he said they had made, he was showing us the OLD drawings, we were told they are still in progress. There was an issue about where they would put their electrical service equipment, as there is no room in the building, and Ralph says they are still working with ODOT and PBOT to place it somewhere nearby; this is rarely done, but I see there is a Public Works appeal in progress on it, so they may get away with it; this may interfere with plans for the Green Loop ped/bike trail proposed through here , so I need to look into that.

Neighbors began asking questions about construction, timelines, and landslide issues, and it sorta went downhill; once someone mentioned they might hire a lawyer Ralph turned (more) combative and belittling, even going so far as to mock the "poor quality" of thier houses on SW Cardinell Way… which rather angered the residents, as that was their point: will your construction endanger my house! Further questions about insurance and bonding against damage were also met with hostility, with Ralph stating he "wasn't an insurance salesman" rather than just saying 'yes' or 'no.' Another team member (Austin Turner?) tried to salvage the conversation, and did indicate that these things were obligatory under city permit issuance, and yes, soil and landslide studies would need to be done. There was a comment made about 'not disturbing the soils' to avoid any landslide risk. It was hard to hear him, as all 3 development members apparently shared a camera/microphone set in the middle of the table, and simply spun it from person to person; this table appeared to be in an office made from a converted

industrial space, and was very echoey. So I did not hear his complete sentence on the ‘disturbing soils bit,’ and asked "If you aren’t going to disturb the soil horizons (dirt layers), does that mean you will be piledriving or screw-piling as opposed to a convential ‘bathtub’ foundation (like a conventional basement)?” Ralph insisted all that was not worked out - which is impossible. A bathtub is far cheaper than piles, and they would need to know that cost. They just didn;t want to say they might need piledrivers.

When I said that their lovely drawings showed FAMILIES walking around, yet they proposed a building of studios, Ralph again was disparaging; he and other team members essentially said that in order to cram as many units as possible as cheaply as possible, this design was what they came up with, and they had no money to build even 1-bedroom units. Claimed that due to land costs, studios were all they could build, but once they’d built this affordable SRO, someone would come and build family-friendly housing. Not sure if he realizes that he just implied their project would bring land values down… They correctly stated that there is a great need for affordable studio units, but I countered that there is a GREATER need for affordable *family* housing. They shrugged. Ralph claimed that 'hundreds of thousands of dollars had been spent down various rabbit holes' and this is what we get. No interest in exploring that option to win our approval.

Joyce asked a number of good questions which were also met with hostility or obfuscation, including what they planned to do w/ current tenants, security, similar projects they’d done, and tenant mix. They declared a number of answers proprietary or not required; hopefully Joyce can fill in some details, as by this time replies by Austin were nearly incoherent on my end due to audio distortion. I asked about warehousing at-risk populations w/out social services in-house, and they claimed that all those services were just across 405, or nearby. They had no other income-capped projects they’d done to allow us to judge their other answers by. They also seemed not to know WHO would be living in the building, as everything from students to veterans was mentioned. A large number of organizations who might give the developer money? assist tenants in affording the rent? give a tax break? Again, unclear due to distortion what all of these were, but some of the programs they mentioned preclude OTHER tenant populations - no full-time students in a building getting certain government tax breaks, for instance. So it isn’t like they know what their target market is - they basically stated that their tenants will depend on whatever funding source they can get!

At nearly an hour-and-a-half, it didn’t appear there were any more questions (at least ones going to be answered), so I stated that as far as SWHRL Land Use was concerned, we would be excited to see affordable housing, but as this area is our only one zoned for multi-story, multi-family housing, we seek to KEEP it available for families, as opposed to studios. We want families to be able to access the Lincoln cluster, and this project takes away from our limited capacity to achieve that goal. We also had concerns that they were creating a men’s SRO with no services for potentially at-risk tenants. With no further questions, we ended the meeting.

Now, about their assuming this was an actual SWHRL board or member meeting: under a Land Use application, they are required to have a meeting with the local Neighborhood Association; if lucky, the developer gets good feedback and hopefully NA approval of what they plan to do. During some of the more contentious parts of the meeting, they made statements about the Land Use process, including claiming that this meeting was a part of their Land Use application. They also mentioned hoping that this meeting was going to get our NA buy-in.

HOWEVER.

I knew they had not *filed* a Land Use case yet! During the mishigomish about timeframes, they appear to have said that they planned to file one “in about two weeks;” I asked for clarification and got them to state that ‘no,’ they hadn’t filed a LU yet. This is important, because I am going to insist to the city that 1) this did not qualify as their sole obligatory meeting, as it isn’t linked to a LU number and 2) even if the city claims it counts, they haven’t shown us anything remotely similar to final proposals, so how are we to judge it? If anything, this meeting should be treated as a simple courtesy, done in between a Design Commission hearing and the actual Land Use meeting.

From: Tallant, Kimberly
To: Paglia, Tanya
Cc: Fioravanti, Kara
Subject: FW: NEED RESPONSE: neighborhood contact sign issue - director decision
Date: Thursday, January 7, 2021 9:18:52 AM

FYI – for the case record

Kimberly Tallant, Land Use Services Division Manager
City of Portland - Bureau of Development Services
Land Use Services Division
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201

kimberly.tallant@portlandoregon.gov - email
503-865-6033 - cell

Work Hours: M-F 8:00-5:00

From: Esau, Rebecca <Rebecca.Esau@portlandoregon.gov>
Sent: Thursday, January 7, 2021 9:17 AM
To: Tallant, Kimberly <Kimberly.Tallant@portlandoregon.gov>
Subject: RE: NEED RESPONSE: neighborhood contact sign issue - director decision

I support the solution of revising the sign. Thanks!

Rebecca Esau, Director
Bureau of Development Services – City of Portland
1900 SW 4th Avenue, Suite 5000
Portland, OR 97201
Cell: (503) 823-8474
Rebecca.Esau@portlandoregon.gov

From: Tallant, Kimberly <Kimberly.Tallant@portlandoregon.gov>
Sent: Thursday, January 7, 2021 9:08 AM
To: Esau, Rebecca <Rebecca.Esau@portlandoregon.gov>
Subject: NEED RESPONSE: neighborhood contact sign issue - director decision

Hi,
We have a type II design review that is currently under review – LU 20-213946 DZ. A neighbor is contesting the case because the neighborhood contact sign did not have the district coalition contact info. The applicant omitted the district coalition and neighborhood contact info on the posted neighborhood contact sign. The sign was posted meeting required timelines, and had all the other required information on it. In addition, prior to the neighborhood contact sign being posted, the site had a DAR (EA 20-158166 DA) which also had a site posting with information about the

proposal and meeting info for the Design Commission meeting. The public notice for the pending land use review was also mailed to the neighbor that has raised this issue.

The applicant has since reposted the sign with the information for district coalition and neighborhood association.

The Neighborhood Contact Sign Admin rule says:
D. Actions of the Director Where the Director finds that a neighborhood contact sign does not comply with the Zoning Code and these administrative rules, the Director may either require revisions to the sign, require a new land use review or a building permit application, or deny the land use review or building permit application.

My recommendation is that the sign revision is appropriate for this issue, as the purpose of the sign was met – notifying the neighborhood of a future application at the site, and that the site was additionally posted with early assistance information and a public notice was mailed. Can you please provide your decision on whether the revision to the sign is what you would like to do in this case, rather than require a new land use review or require a denial of the pending land use review?

Please let me know if you need additional information. Thanks.

Kimberly Tallant, Land Use Services Division Manager
City of Portland - Bureau of Development Services
Land Use Services Division
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201

kimberly.tallant@portlandoregon.gov - email
503-865-6033 - cell

Work Hours: M-F 8:00-5:00

City of Portland, Oregon - Bureau of Development Services

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

Land Use Review Application

File Number: LU 20-213946 DZ

FOR INTAKE, STAFF USE ONLY

Date Rec 11/9/20 by EW

☐ Type I ☐ Type Ix ☒ Type II ☐ Type IIx ☐ Type III ☐ Type IV

LU Reviews DZ

[Y] [X] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

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

[Y] [X] 100-year Flood Plain [Y] [X] DOGAMI

Qtr Sec Map(s) 3228 Zoning RM4d

Plan District None

Historic and/or Design District d overlay SW Community Plan Area

Neighborhood SW Hills Residential League

District Coalition SWNI

Business Assoc None

Related File # PC 19-158676, DA 20-158166, PJ 19-170595

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 or Location 2061, 2055-57 SW Park Ave

Cross Street Clifton St **Sq. ft./Acreage** 6016

Site tax account number(s)

R 246517 | R 2465219 | R

R | R | R

Adjacent property (in same ownership) tax account number(s)

R 246519 | R | R

Describe project (attach additional page if necessary)

New Construction 91-unit affordable housing building on a 6,016 square foot parcel at 2055-2057 SW Park Avenue. The building is an 11-story structure, modular units, prefabricated structure utilizing mass plywood panels and light gauge steel for a Type IV B building.

Describe proposed stormwater disposal methods

See site plan.

Identify requested land use reviews

Type II LUR

Tier G

- **Design & Historic Reviews -** For **new development**, provide project valuation. $ 7,000,000
  For **renovation**, provide exterior alteration value. $
  AND provide total project valuation. $
- **Land Divisions -** Identify number of lots (include lots for existing development). 2
  New street (public or private)? ☐ yes ☑ no
- **Affordable Housing -** For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater? ☑ yes ☐ no ☐ N/A

continued / over

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Typed Full Name Ralph Tahran ☑ I acknowledge this typed name as my signature

Company/Organization Tahran Planning & Architecture LLC

Mailing Address 13741 Knaus Rd

City Lake Oswego State OR Zip Code 97034

Day Phone 503-539-8802 FAX _____ email ralphtahran@comcast.net

Check all that apply ☑ Applicant ☐ Owner ☐ Other

Typed Full Name Rowen Rystadt ☑ I acknowledge this typed name as my signature

Company/Organization Park Avenue PSU LLC

Mailing Address 5331 S Macadam Ave Ste 258 PMB 208

City Portland State OR Zip Code 97239

Day Phone 503-329-1124 FAX _____ email Rowen@nativeld.com

Check all that apply ☐ Applicant ☐ Owner ☒ Other Owner's Agent

Typed Full Name Nathaniel Rosemeyer ☑ I acknowledge this typed name as my signature

Company/Organization Main Street Development

Mailing Address 4035 S Kelly St

City Portland State OR Zip Code 97239

Day Phone 503-206-9214 FAX _____ email Nathaniel@msdpdx.com

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name _____ ☐ I acknowledge this typed name as my signature

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my under-standing and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

Ralph Tahran Date: 11/9/2020

Phone number: 503-539-8802

Email this application and supporting documents to LandUseIntake@portlandoregon.gov

Submittal of locked or password protected documents will delay intake of your application.

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

Date: 4/15/2021

To: Interested Persons

From: Tanya Paglia, City Planner, Bureau of Development Services

NOTICE OF APPEAL HEARING ON A PROPOSAL IN YOUR NEIGHBORHOOD

CASE FILE: LU 20-213946 DZ – New 11-story housing
REVIEW BY: Design Commission
WHEN: May 6, 2021, at 1:30 PM

Remote Access: Design Commission Agenda
https://www.portlandoregon.gov/bds/dcagenda

Due to the City's Emergency Response to COVID19, this land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely.

Within the past several weeks, we sent you the Bureau of Development Services Administrative Findings and Decision on this proposal. That decision of **approval** has now been appealed by:

John Bear, 918 SW Clifton St Portland OR 97201

A summary of the appeal is provided below and an explanation of the hearings process is attached. This is a notice to inform you of a public hearing on this proposal and invite you to testify at this hearing. At the hearing the Design Commission will consider the proposal for the development described below.

The following information will tell you important information about this proposal. It is a summary of the administrative decision which you previously received.

GENERAL INFORMATION

Appellant: John H. Bear, Neighbor
918 SW Clifton St | Portland, OR 97201

Original Applicants: Ralph Tahran | Tahran Architecture & Planning LLC
13741 Knaus Road | Lake Oswego, OR 97034

ralphtahran@comcast.net

Nathaniel Rosemeyer | Main Street Development
4035 S Kelly St | Portland, OR 97239

Representative: Rowen Rystadt | Park Ave PSU LLC
5331 SW Macadam Ave #258 Pmb 208 | Portland, OR 97239

Site Address: **2057 SW PARK AVE**

Legal Description: BLOCK 234 E 70' OF LOT 1, PORTLAND; BLOCK 234 N 1/2 OF LOT 2, PORTLAND
Tax Account No.: R667725410, R667725450
State ID No.: 1S1E04DA 08800, 1S1E04DB 00700
Quarter Section: 3228

Neighborhood: Southwest Hills Residential League, contact at contact@swhrl.org.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.

Plan District: None

Zoning: **RM4d**, Residential Multi-Dwelling 4 with a Design Overlay
Case Type: **DZ**, Design Review
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:
The applicant seeks design review approval for a proposed eleven-story affordable housing apartment building with 91 residential units. The structure will be prefabricated, composed of modular units with a stucco panel exterior. The proposed building will be set into the sloping site with the main entry lobby at existing sidewalk grade on SW Park Avenue with an arcaded entry plaza wrapping the corner of SW Park Avenue and SW Clifton St. The 6,000 SF site is currently developed with two older, two-story single-family homes that will be deconstructed. The site is located at the northeast corner of SW Park Ave and SW Clifton St and is directly across U.S. HWY I-405 from Portland State University and the North Park Blocks, accessed via the Park Avenue Bridge. The site is part of a small dead-end location with steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket.

Design review is required because the proposal is for exterior alterations in a Design Overlay zone.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- Community Design Guidelines

Administrative Decision:

The following administrative decision was issued on Date Mailed 3/25/2021.

Approval of a new eleven-story apartment building with 91 residential units, per the approved site plans, Exhibits C-1 through C-34, signed and dated 3/18/2021, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 20-213946 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. At the time of building permit submittal, a signed Certificate of Compliance form (https://www.portlandoregon.gov/bds/article/623658) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

C. No field changes allowed.

The full decision is available on the BDS website:
https://www.portlandoregon.gov/bds/article/782375.

Appeal:
The administrative decision of an **approval** has been appealed by **John H. Bear**. According to the appellants' statement, the appeal is based on arguments that:

> Chapters 33.730.020.B.3 and 33.420.030 require owner/applicants to use 33.705.020.C (Neighborhood contact III). Required project materials including signage never conformed to City Code, misleading many Park Ave pedestrians. It is noted the attached photographs of signage were sent to City planner Jan 4, 2021, just as comments period was closing--so instead of soliciting useful submissions from the public--Applicants advertise that their project is stalled. The two past public meetings on August 6, 2020 and October 22, 2020 are still showing on all three signs today.

The full appeal statement can be viewed in the notice located on the BDS website at https://www.portlandoregon.gov/bds/35625. Click on the District Coalition then scroll to the relevant Neighborhood, and case number.

Review of the file: If you are interested in viewing information in the file, please contact the planner listed on the front of this notice. The planner can provide information over the phone or via email. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. A digital copy of the Portland Zoning Code is available on the internet at http://www.portlandoregon.gov/zoningcode. A copy of the Community Design Guidelines can be found at http://www.portlandoregon.gov/designguidelines.

We are seeking your comments on this proposal. To comment, you may write or testify at the hearing. Please refer to the file number when seeking information or submitting testimony. In your comments, you must address the approval criteria as stated in the administrative report and decision which you previously received. Please note that all correspondence and testimony received will become part of the public record.

Written comments must be received by the close of the record and should include the case file number. Any new written testimony should be emailed to **Tanya Paglia**, **Planner** at **tanya.paglia@portlandoregon.gov.**

Please note regarding USPS mail: If you choose to mail written testimony via USPS, due to the Covid-19 Emergency, USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

If you plan to testify at the hearing, please refer to instructions included with this notice.

A description of the Design Commission hearings process is attached. The decision of the Design Commission is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA 775 Summer St NE, Suite 330, Salem OR 97301-1283 [Telephone: 503-373-1265] for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

For more information, call Tanya Paglia, Planner at 503-865-6518 or email Tanya.Paglia@portlandoregon.gov.

Attachments:
1. Zoning Map
2. Approved Site Plan
3. Instructions for Remote Participation
4. Appeal Statement (on-line version only)

cc: Design Commission
Neighboring property owners within 150 feet.
All persons who wrote letters in response to this application per Decision Exhibit List.
Neighborhood Association(s)

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868)

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

Date: 3/25/2021

To: Interested Person

From: Tanya Paglia, Land Use Services
503-865-6518 / Tanya.Paglia@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision.
The reasons for the decision are included in the version located on the BDS website http://www.portlandonline.com/bds/index.cfm?c=46429. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 20-213946 DZ – NEW 11-STORY AFFORDABLE HOUSING

GENERAL INFORMATION

Applicants: Ralph Tahran | Tahran Architecture & Planning LLC
13741 Knaus Road | Lake Oswego, OR 97034
ralphtahran@comcast.net

Nathaniel Rosemeyer | Main Street Development
4035 S Kelly St | Portland, OR 97239

Representative: Rowen Rystadt | Park Ave Psu LLC
5331 SW Macadam Ave #258 PMB 208 | Portland, OR 97239

Owner: Park Avenue PSU LLC
4035 S Kelly Ave | Portland, OR 97239-4316

Site Address: 2057 SW PARK AVE

Legal Description: BLOCK 234 E 70' OF LOT 1, PORTLAND; BLOCK 234 N 1/2 OF LOT 2, PORTLAND
Tax Account No.: R667725410, R667725450
State ID No.: 1S1E04DA 08800, 1S1E04DB 00700
Quarter Section: 3228

Neighborhood: Southwest Hills Residential League, contact at contact@swhrl.org.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact at 503-823-4592.
Plan District: None

Zoning: **RM4d**, Residential Multi-Dwelling 4 with a Design Overlay
Case Type: **DZ**, Design Review

Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:
The applicant seeks design review approval for a proposed eleven-story affordable housing apartment building with 91 residential units. The majority of the structure will be prefabricated and the modular units with a stucco panel exterior will be assembled on site. The proposed building will be set into the sloping site with the main entry lobby at existing sidewalk grade on SW Park Avenue with an arcaded entry plaza wrapping the corner of SW Park Avenue and SW Clifton St. The 6,016 SF site is currently developed with two older, two-story single-family homes that will be deconstructed. Due to the constrained construction area presented by the location and size of the site, the building is being designed in close collaboration with a modular prefabrication company to be able to build as much of the project off site in a climate-controlled environment. The completed modular units will be trucked to the site, predominately 12 feet by 24 feet long units that will then be crane lifted into place, by a rubber tire crane, and attached to a ledger on the poured in place concrete stair and elevator shafts.

Design review is required because the proposal is for exterior alterations in a Design Overlay zone.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- Community Design Guidelines

ANALYSIS

Site and Vicinity: The site is located at the northeast corner of SW Park Avenue and SW Clifton Street in the Southwest Community Plan Area. While the site is not located in a city plan district, the Central City Plan District is just across U.S. HWY I-405 to the east of the site. The site area is approximately 6,016 SF, smaller than a typical Portland downtown quarter block. Two older, two-story single-family homes currently exist on the site which sits at the end of a dead-end street that includes five 100-plus year-old houses on the west side of the street (including the 2 which will be deconstructed as part of this project). At the end of the street is the Park Avenue Gardens Apartment Complex.

The site is located in a highly diverse context where several very different areas meet. The proposal is located at the base of the West Hills. The proposed project sits on a small segment of Park Ave that dead ends to the southwest of the site due to steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket. Surrounding development consists of a mix of older single-family homes and smaller multifamily development, as well as the five story Amy Apartments built approximately 150 feet to the west that has been open for about a year.

The site is directly across U.S. HWY I-405 from Portland State University and the North Park Blocks and is accessed via the Park Avenue Bridge. SW Clifton and SW Park Avenue are designated as Local Service Streets. The Park Avenue Bridge across I-405 connects the site and this district to the Green Loop, the North Park Blocks, and several transit connections. The site is close and convenient to several transit options, served by six different Tri-Met bus lines and three light rail lines, closest is 897 feet away at SW 6th and College Street.

Zoning: The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories. The Design overlay zone is applied to this zone.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate that prior land use reviews include the following:

- LU 90-023814 CU (PC 5574C) – Conditional use approval for a parking facility
- LU 67-004010 DZ (DZ 008-67) – Approval with Conditions for front porch replacement
- LU 61-004004 DZ (DZ 004-61) – Approval for front porch replacement

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **December 14, 2020**. The following six Bureaus, Divisions and/or Sections responded with no objections and two of these included comments found in Exhibits E-1 and E-5:

- Life Safety Division of the Bureau of Development Services (Exhibit E-1)
- Fire Bureau (Exhibit E-2)
- Site Development Section of BDS (Exhibit E-3)
- Bureau of Environmental Services Initial Response and Addendum (Exhibit E-4)
- Portland Bureau of Transportation (Exhibit E-5)
- Water Bureau

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 14, 2020. Five responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Craig Koon, SWHRL Land Use chair, 11/16/2020 and 1/4/2021, wrote with questions and concerns about the project.
2. Molly and Shannon Meyer, Park Ave residents, 12/19/2020, wrote with concerns about the project.
3. Kayce and John Marty, neighboring property owners, 1/2/2021, wrote with questions and concerns about the project's impacts on their abutting property.
4. John Bear, neighbor, 1/4/2021, wrote with questions about the project review process.
5. Craig Koon, SWHRL Land Use chair, 1/4/2021, wrote with Southwest Hills Residential League official comments that expressed concerns about the project.

Staff Response: The findings below address many of the concerns expressed or otherwise discuss how the proposal meets the applicable Design Review approval criteria.

- Design Review approval is based on the approval criteria for land use reviews.
- To review zoning standards, please consult the Portland Zoning Code, Title 33, found here: https://www.portland.gov/code/33
- Note in the exhibit list, Exhibit G2, *Decision by Director of Bureau of Development Services Regarding Neighborhood Contact*, which is the Director's decision that the revised signage satisfied the contact requirement. Other information on neighborhood contact requirements can be found here: https://www.portland.gov/bds/neighborhood-contact
- For concerns about construction staging activity concerns they should collaborate with the development team and contact the West District Liaison in the Bureau of Planning and Sustainability (currently Joan Frederiksen, Joan.Frederiksen@portlandoregon.gov).

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review
Section 33.825.010 Purpose of Design Review
Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria
A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

> **Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Community Design Guidelines.

Community Design Guidelines
The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality,** which establishes Portland's urban design framework; **(E) Pedestrian Emphasis,** which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design,** which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

P3. Gateways. Develop or strengthen the transitional role of gateways identified in adopted community and neighborhood plans

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

> **Findings for P1, P3, D7, and D8:** The building will be an 11-story residential structure with modular units utilizing quality and permanent materials. The prefabricated structure will utilize mass plywood panels for the floor and ceiling systems of the modular units. The walls will be light gauge steel framed with a stucco panel exterior.
>
> The proposed 11-story, 91-unit affordable housing building is responding to a diverse context with a location that is adjacent to the Central City Plan District just across I-405 to the east and that is at the base of the west hills. The proposed building will be part of the southern terminus of the Park Blocks and is located in close proximity to the future Green Loop. This project joins the six-mile linear park across the small Park Avenue Bridge that enters the North Park Blocks leg of the Green Loop through Portland State University and on through the Central City.
>
> The site's placement also functions as a bridgehead location, on the south end of the Park Avenue Bridge across I-405 that connects this area with the Central City Plan District and the Portland State University campus. The site is part of a small dead-end location

with steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket. It is thus a gateway location that must respond to a very liminal context.

The project responds to its diverse context in a number of ways. One such way is the design's acknowledgement of the bridge and Park Blocks by opening towards them with a prominent corner entrance. The proposed building is set into the sloping site to have the main entry lobby at existing sidewalk grade on SW Park Avenue. The two-story cut-out corner entrance with large entry plaza wraps to both of the building's two street frontages and the building lobby and common amenity spaces are located towards the street frontages and entry courtyard providing greater visibility and activity to the street frontages.

Another contextual response is the exterior cladding which is primarily stucco and glass and features a nine-story glass corner that carries up levels three through eleven facing the Park Blocks that will be very visible from I-405. In addition, the building retains a small footprint as is common in this neighborhood. While the sloped grade limits the amount of glazing that can wrap around the building's base, the sidewalk level is primarily devoted to common use spaces and its predominantly glass street frontages offer visibility into the building and its functions to provide life along SW Clifton St and SW Park Ave.

Yet another response to context is the building's deployment of Juliet balconies on all facades. Given the residential nature of the immediate neighborhood, Juliet balconies are featured on every unit to enhance the building's residential sensibility as well as provide indoor/outdoor connection to residents. The balcony railings are a perforated metal panel, powder coated in four colors, to add detail, color and texture to the building skin, making the building elevations lively and not monolithic. Overall, the building enhances the sense of place and identity with a design that serves as a gateway between this enclosed residential pocket and the neighboring Park Blocks, Portland State University, and central city.

Therefore, these guidelines are met.

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings for E1, E2, E3, E4, E5, D1, D2, D3, and D5: The proposed project addresses the pedestrian realm in a variety of ways that will make it a positive addition to the SW Park and Clifton streetscapes and beyond. The building, due to the highly visible corner location, height, and unique patterning, will assist in wayfinding in the area for pedestrians. The vertical glass component at the corner that faces the City and Park Blocks adds to the placemaking quality of the building.

The building concentrates its common use activities at the ground floor and includes significant amounts of windows which provide views into the activity inside as well as views out, creating eyes on the street to reduce the likelihood of criminal activity. The ground floor program includes multiple active uses for building occupants such as a lobby/lounge at the corner flanked by a large amenity room along the Clifton St frontage, and fitness room along the Park Ave frontage. The slope of the site is utilized to keep back of house functions away from the above grade street frontages. Visible from the sidewalk are exposed CLT panels of wood within the lobby that provide interest by expressing some of the technology used in the prefabricated modular unit construction of the building.

The main entrance to the building is located at the corner of the site's two street frontages, with a 12' deep covered entry plaza at grade with the sidewalk wrapping around the corner of Park Avenue and SW Clifton, providing weather protection, a comfortable place to meet and rest, and a strong sense of entrance. The entrance courtyard opens to the corner which orients the building towards the Park Blocks, University, bridge and central city. The covered plaza also allows indoor activity to extend from inside the building to the exterior with the lobby and amenity room both opening onto the plaza. Charred wood panels are applied to the upper covered entry walls to add texture, warmth, color and another residential quality building material to enhance the pedestrian level.

An approximately 1500 square foot outdoor courtyard with bench seating and a large open area for activities is located in the southwest area of the site and is connected by pedestrian paths to Park Avenue and Clifton Streets. The perimeter of the courtyard is landscaped by a variety of plant types and scales. The courtyard will provide a welcome relief to the rear area of the adjoining three properties, now and in the future. At the west end of the building there are 20 units that will provide eyes on the courtyard. Perimeter trees will provide shade and privacy. The loading area character in the southeast corner of the site contributes to a vibrant streetscape as a human-scale piazza with quality paving materials, landscaping and other features that contribute to making it a place appealing to pedestrians and not a space designed exclusively for vehicles.

As a residential building, all floors above the ground level are living spaces. These housing units are highly glazed at their street-facing walls, providing activity and eyes on the street along the street frontages. While all sides of the building include glazing, contributing to their active sensibilities and texture, the west and south elevations have less glazing on to provide privacy for adjoining properties while the street facing east and north elevations feature extensive glazing.

The building also addresses the pedestrian realm with architectural details including scoring to articulate the facades, add horizontality, and break-down the building's mass. Juliet balconies provide additional human-scale as well as a residential sensibility. The Juliet balconies help create lively and active façades by increasing activity and life on the building's exterior and providing an indoor/outdoor connection where active uses can take place and signs of occupancy can take root, enriching the pedestrian experience for people passing by. They provide view opportunities both to and from the building for pedestrians, enhancing the visual connection between the building and neighborhood. The Juliet balconies help in breaking down the building's mass and enrichen the facade, adding texture. The patterning of the colorful panels breaks up the façades and creates a visually interesting composition.

Therefore, these guidelines are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposed 11-story building will be a gateway building at the south end of the Park Avenue Bridge connecting the Park Blocks across I-405 to the residential pocket in which the building is located. The proposed building reflects the residential context of its immediate neighborhood while also acknowledging its context as part of the southern terminus of the Park Blocks, at the base of the West Hills, in close proximity to the future Green Loop, and as a bridgehead location. The tall glass corner treatment presents a very strong gateway element to the neighborhood, Park Blocks and the central city. The colorful Juliet balconies signal a residential building that is lively and somewhat playful and inviting. The balconies contribute to active façades, more livable units and add human scale and articulation to the building. The base of the building is devoted to active and public uses and the pedestrian experience of the site includes a prominent corner entry plaza at grade with the sidewalk along SW Clifton St and Park Ave. The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The four new canopies successfully blend high-quality materials within the context of the original building design. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of a new eleven-story apartment building with 91 residential units, per the approved site plans, Exhibits C-1 through C-34, signed and dated 3/18/2021, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 20-213946 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. At the time of building permit submittal, a signed Certificate of Compliance form (https://www.portlandoregon.gov/bds/article/623658) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

C. No field changes allowed.

Staff Planner: Tanya Paglia

Decision rendered by: _____ on 3/18/2021
By authority of the Director of the Bureau of Development Services

Decision mailed: 3/25/2021

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on November 9, 2020, and was determined to be complete on December 8, 2020.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on November 9, 2020.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended by 51 days. Unless further extended by the applicant, **the 120 days will expire on: 5/28/2021.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed, and if appealed a hearing will be held. The appeal application form can be accessed at https://www.portlandoregon.gov/bds/45477. Appeals must be received by 4:30 PM on 4/8/2021. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be emailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of $250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations for the appeal of Type II and IIx decisions on property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to paper files, only digital copies of material in

the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at https://www.portlandoregon.gov/citycode/28197.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.
If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed,* the final decision will be recorded after **April 8, 2021** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS
NOT ATTACHED UNLESS INDICATED

A. Applicant's Submittal
   1. Original plan set – NOT APPROVED/reference only, 11/9/2020
   2. Transportation Demand Management Pre-Approved Plan Agreement Form and Initial Geotechnical Report
   3. Neighborhood Contact Certification
   4. Stormwater Report
   5. Drywell Letter

6. Civil Plans
7. Drywell Report
8. Updated Public Notification Signage - Jan 6, 2021 - Clifton Signage
9. Updated Public Notification Signage - Jan 6, 2021 – SW Park Signage
10. Request for Extension of 120-Day Review Period for 16 days dated 1/26/2021
11. Updated designs – NOT APPROVED/reference only, 1/29/2021
12. Updated designs – NOT APPROVED/reference only, 2/9/2021
13. Request for Extension of 120-Day Review Period for 14 days dated 2/13/2021
14. Living screen options for property line, 2/21/2021
15. Living screen options for property line, 2/21/2021
16. Request for Extension of 120-Day Review Period for 14 days dated 2/26/2021
17. Updated designs – NOT APPROVED/reference only, 3/2/2021
18. Updated plan set – NOT APPROVED/reference only, 3/18/2021

B. Zoning Map (attached)
C. Plans/Drawings:
1. VICINITY MAP (C08)
2. ORIEL WINDOW- PLAN (C11)
3. ORIEL WINDOW- BUILDING ELEVATIONS (C12)
4. SITE PLAN (C13)
5. AREA CALCULATION (C14)
6. FAR (C15)
7. BASEMENT FLOOR PLAN (C16)
8. Level 1 Plan (C17) (attached)
9. LEVEL 2 (C18)
10. LEVEL3 TO 10 (C19)
11. LEVEL 11 (C20)
12. ROOF PLAN (C21)
13. East and North Elevations (C22-R1) (attached)
14. West and South Elevations (C23-R1) (attached)
15. Juliet Color Scheme (C23-1)
16. Building Sections (C24)
17. Building Sections (C25)
18. Bicycle Parking (C26)
19. Typical Unit Plan (C27)
20. Modular Unit Plan View (C28)
21. Exterior Details (C31-R1)
22. Exterior Details (C32)
23. Exterior Details (C33)
24. Exterior Details (C34)
25. Exterior Details (C35-R1)
26. Stucco Details (C36)
27. Stucco Details (C37)
28. Stucco Details (C38)
29. Landscape Plan Updated (C39)
30. Landscape Materials (C39a)
31. South Elevation Fence (C39b)
32. Plaza Enlargement Plan (C40)
33. Sideyard/Loading Area Enlargement Plan (C41)
34. Exterior Lighting Plan (C42)

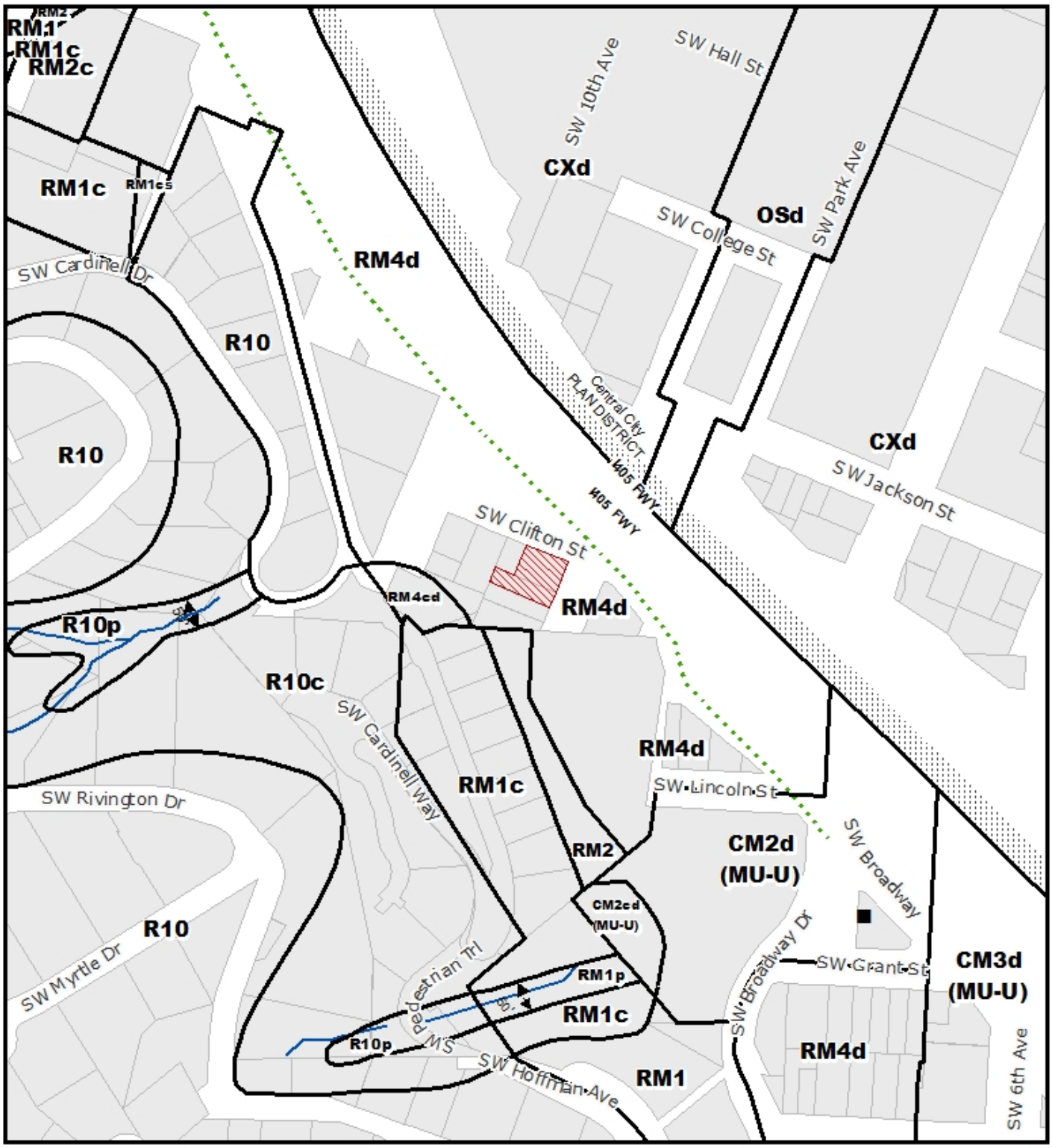
D. Notification information:
1. Mailing list
2. Mailed notice

E. Agency Responses:
1. Life Safety Division of the Bureau of Development Services
2. Fire Bureau
3. Site Development Section of BDS
4. Bureau of Environmental Services Initial Response and Addendum
5. Portland Bureau of Transportation

F. Correspondence:
   1. Craig Koon, SWHRL Land Use chair, 11/16/2020 and 1/4/2021, wrote with questions and concerns about the project.
   2. Molly and Shannon Meyer, Park Ave residents, 12/19/2020, wrote with concerns about the project.
   3. Kayce and John Marty, neighboring property owners, 1/2/2021, wrote with questions and concerns about the project's impacts on their abutting property.
   4. John Bear, neighbor, 1/4/2021, wrote with questions about the project review process.
   5. Craig Koon, SWHRL Land Use chair, 1/4/2021, wrote with Southwest Hills Residential League official comments that expressed concerns about the project.

G. Other:
   1. Original LU Application
   2. Decision by Director of Bureau of Development Services Regarding Neighborhood Contact

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

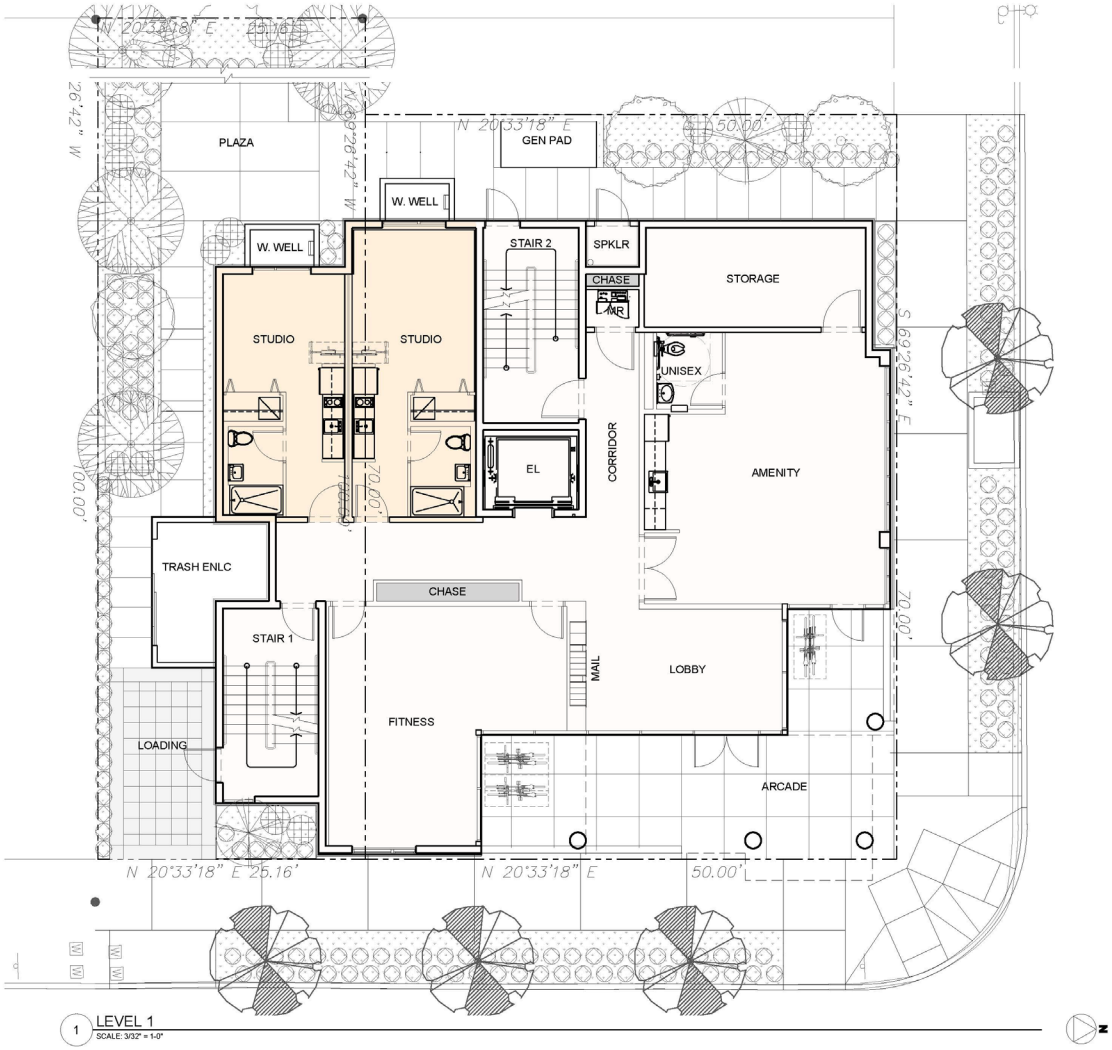
NORTH

Site

Stream

Historic Landmark

File No.	LU 20 - 213946 DZ
1/4 Section	3228
Scale	1 inch = 200 feet
State ID	1S1E04DA 8800
Exhibit	B Nov 12, 2020



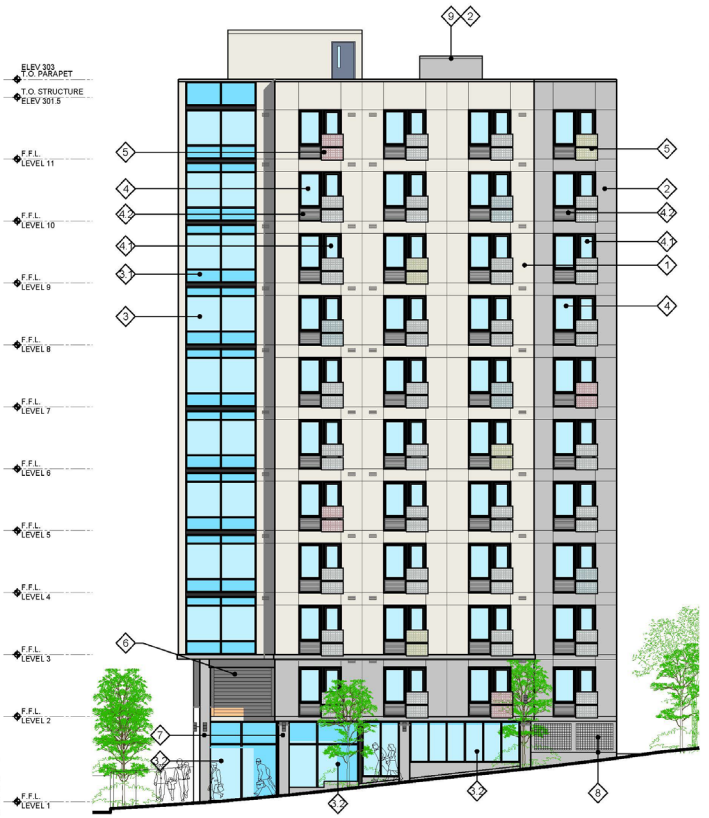
Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

DATE: 11-09-2020

Exhibit C8 LU 20-213946 DZ

1 EAST ELEVATION
SCALE: 1/16" = 1-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - STO 16003 - 85
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1 WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2 WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1 JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2 LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE

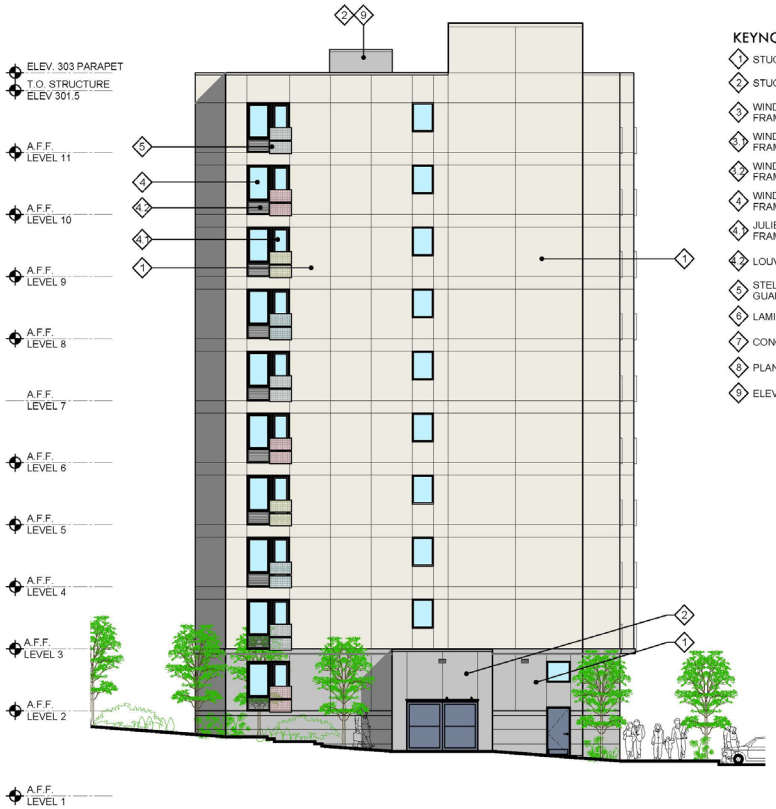
Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

DATE: 02-08-2021

Exhibit C13 LU 20-213946 DZ

1 WEST ELEVATION
SCALE: 1/16" = 1-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - STO 16003 - 85
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1 WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2 WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1 JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2 LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
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Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

DATE: 02-08-2021

LU 20-213946 DZ

Exhibit C.14

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1S1E04DA 8700	PORTLAND CITY OF	1120 SW 5TH AVE #1302	PORTLAND OR 97204-1912
3	RETURN SERVICE REQUESTED		1S1E04DB 1000	BRENN BRUCE & BRENN LUCINDA	1242 SW CARDINELL WAY	PORTLAND OR 97201-6761
4	RETURN SERVICE REQUESTED		1S1E04DB 1100	WANG XIAOFEI & HONG QIN	1240 SW CARDINELL WAY	PORTLAND OR 97201
5	RETURN SERVICE REQUESTED		1S1E04DB 300	FFQ PROPERTIES LLC	8875 SW HAZELVERN WAY	PORTLAND OR 97223
6	RETURN SERVICE REQUESTED		1S1E04DB 400	GILMER ROBERT & NORMAN CRAIG	2066 SW 10TH AVE	PORTLAND OR 97201
7	RETURN SERVICE REQUESTED		1S1E04DB 500	SAINT JOHN SOCIETY	PO BOX 1004	CORVALLIS OR 97339
8	RETURN SERVICE REQUESTED		1S1E04DB 900	OREGON RESIDENTIAL PROPS LLC	2050 BEAVERCREEK RD #101-337	OREGON CITY OR 97045
9	RETURN SERVICE REQUESTED	1S1E04DB 90000	ASSOCIATION OF UNIT OWNERS OF	CARDINELL CREST CONDO	2076 SW 10TH AVE #2	PORTLAND OR 97201
10	RETURN SERVICE REQUESTED		1S1E04DB 90001	SANDRA G LEAHY TR	2078 SW 10TH AVE #6	PORTLAND OR 97201
11	RETURN SERVICE REQUESTED		1S1E04DB 90002	LILLIAN R CARBONE REV LIV TR	2076 SW 10TH AVE #2	PORTLAND OR 97201
12	RETURN SERVICE REQUESTED		1S1E04DB 90003	SHEPARD MICHAEL W	PO BOX 4017	BEAVERTON OR 97076-4017
13	RETURN SERVICE REQUESTED		1S1E04DB 90004	MUNRO KAREN L	2074 SW 10TH AVE #5	PORTLAND OR 97201
14	RETURN SERVICE REQUESTED	1S1E04DB 90005	YUN JOSEPH &	BILLINGS-YUN MELANIE	1238 SW CARDINELL WAY #1	PORTLAND OR 97201
15	RETURN SERVICE REQUESTED		1S1E04DC 100	SINGEORZAN SAMUEL	1244 SW CARDINELL WAY	PORTLAND OR 97201
16	RETURN SERVICE REQUESTED	1S1E04DC 10600	CARDINELL CREST HOMEOWNERS'	ASSOCIATION INC	1242 SW CARDINELL DR	PORTLAND OR 97201
17	RETURN SERVICE REQUESTED		1S1E04DD 8701	THE COLLECTIVE PDX LLC	116 NE 6TH AVE #400	PORTLAND OR 97232
18				CURRENT RESIDENT	2055 SW PARK AVE	PORTLAND OR 97201
19				CURRENT RESIDENT	2057 SW PARK AVE	PORTLAND OR 97201
20				CURRENT RESIDENT	2061 SW PARK AVE	PORTLAND OR 97201
21				CURRENT RESIDENT	2064 SW 10TH AVE	PORTLAND OR 97201
22				CURRENT RESIDENT	2065 SW PARK AVE #A	PORTLAND OR 97201
23				CURRENT RESIDENT	2065 SW PARK AVE #B	PORTLAND OR 97201
24				CURRENT RESIDENT	2069 SW PARK AVE #A	PORTLAND OR 97201
25				CURRENT RESIDENT	2069 SW PARK AVE #B	PORTLAND OR 97201
26				CURRENT RESIDENT	2069 SW PARK AVE #C	PORTLAND OR 97201
27				CURRENT RESIDENT	2069 SW PARK AVE #D	PORTLAND OR 97201
28				CURRENT RESIDENT	2073 SW PARK AVE #101	PORTLAND OR 97201
29				CURRENT RESIDENT	2073 SW PARK AVE #102	PORTLAND OR 97201
30				CURRENT RESIDENT	2073 SW PARK AVE #103	PORTLAND OR 97201
31				CURRENT RESIDENT	2073 SW PARK AVE #104	PORTLAND OR 97201
32				CURRENT RESIDENT	2073 SW PARK AVE #105	PORTLAND OR 97201
33				CURRENT RESIDENT	2073 SW PARK AVE #106	PORTLAND OR 97201
34				CURRENT RESIDENT	2073 SW PARK AVE #107	PORTLAND OR 97201
35				CURRENT RESIDENT	2073 SW PARK AVE #108	PORTLAND OR 97201
36				CURRENT RESIDENT	2073 SW PARK AVE #109	PORTLAND OR 97201
37				CURRENT RESIDENT	2073 SW PARK AVE #110	PORTLAND OR 97201
38				CURRENT RESIDENT	2073 SW PARK AVE #111	PORTLAND OR 97201
39				CURRENT RESIDENT	2073 SW PARK AVE #112	PORTLAND OR 97201
40				CURRENT RESIDENT	2073 SW PARK AVE #113	PORTLAND OR 97201
41				CURRENT RESIDENT	2073 SW PARK AVE #114	PORTLAND OR 97201
42				CURRENT RESIDENT	2073 SW PARK AVE #115	PORTLAND OR 97201
43				CURRENT RESIDENT	2073 SW PARK AVE #116	PORTLAND OR 97201
44				CURRENT RESIDENT	2073 SW PARK AVE #117	PORTLAND OR 97201
45				CURRENT RESIDENT	2073 SW PARK AVE #118	PORTLAND OR 97201
46				CURRENT RESIDENT	2073 SW PARK AVE #119	PORTLAND OR 97201
47				CURRENT RESIDENT	2073 SW PARK AVE #120	PORTLAND OR 97201
48				CURRENT RESIDENT	2073 SW PARK AVE #121	PORTLAND OR 97201
49				CURRENT RESIDENT	2073 SW PARK AVE #122	PORTLAND OR 97201
50				CURRENT RESIDENT	2073 SW PARK AVE #123	PORTLAND OR 97201
51				CURRENT RESIDENT	2073 SW PARK AVE #124	PORTLAND OR 97201
52				CURRENT RESIDENT	2073 SW PARK AVE #125	PORTLAND OR 97201
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54				CURRENT RESIDENT	2073 SW PARK AVE #127	PORTLAND OR 97201
55				CURRENT RESIDENT	2073 SW PARK AVE #128	PORTLAND OR 97201
56				CURRENT RESIDENT	2073 SW PARK AVE #129	PORTLAND OR 97201
57				CURRENT RESIDENT	2073 SW PARK AVE #130	PORTLAND OR 97201
58				CURRENT RESIDENT	2073 SW PARK AVE #201	PORTLAND OR 97201
59				CURRENT RESIDENT	2073 SW PARK AVE #202	PORTLAND OR 97201
60				CURRENT RESIDENT	2073 SW PARK AVE #203	PORTLAND OR 97201
61				CURRENT RESIDENT	2073 SW PARK AVE #204	PORTLAND OR 97201
62				CURRENT RESIDENT	2073 SW PARK AVE #205	PORTLAND OR 97201
63				CURRENT RESIDENT	2073 SW PARK AVE #206	PORTLAND OR 97201
64				CURRENT RESIDENT	2073 SW PARK AVE #207	PORTLAND OR 97201
65				CURRENT RESIDENT	2073 SW PARK AVE #208	PORTLAND OR 97201
66				CURRENT RESIDENT	2073 SW PARK AVE #209	PORTLAND OR 97201
67				CURRENT RESIDENT	2073 SW PARK AVE #210	PORTLAND OR 97201
68				CURRENT RESIDENT	2073 SW PARK AVE #211	PORTLAND OR 97201
69				CURRENT RESIDENT	2073 SW PARK AVE #212	PORTLAND OR 97201
70				CURRENT RESIDENT	2073 SW PARK AVE #214	PORTLAND OR 97201
71				CURRENT RESIDENT	2073 SW PARK AVE #215	PORTLAND OR 97201
72				CURRENT RESIDENT	2073 SW PARK AVE #216	PORTLAND OR 97201
73				CURRENT RESIDENT	2073 SW PARK AVE #217	PORTLAND OR 97201

	A	B	C	D	E	F
74				CURRENT RESIDENT	2073 SW PARK AVE #218	PORTLAND OR 97201
75				CURRENT RESIDENT	2073 SW PARK AVE #219	PORTLAND OR 97201
76				CURRENT RESIDENT	2073 SW PARK AVE #220	PORTLAND OR 97201
77				CURRENT RESIDENT	2073 SW PARK AVE #221	PORTLAND OR 97201
78				CURRENT RESIDENT	2073 SW PARK AVE #222	PORTLAND OR 97201
79				CURRENT RESIDENT	2073 SW PARK AVE #224	PORTLAND OR 97201
80				CURRENT RESIDENT	926 SW CLIFTON ST	PORTLAND OR 97201
81				CURRENT RESIDENT	938 SW CLIFTON ST #A	PORTLAND OR 97201
82				CURRENT RESIDENT	938 SW CLIFTON ST #B	PORTLAND OR 97201
83				CURRENT RESIDENT	938 SW CLIFTON ST #C	PORTLAND OR 97201
84	RETURN SERVICE REQUESTED	APPELLANT	1S1E04DB 600	BEAR JOHN H	918 SW CLIFTON ST	PORTLAND OR 97201
85	RETURN SERVICE REQUESTED	RESPONDENT	1S1E04DB 800	MARTY JOHN & CAMPBELL KAYCE	10110 S RIVERSIDE DR	PORTLAND OR 97219-7969
86	RETURN SERVICE REQUESTED	RESPONDENT	SOUTHWEST HILLS RESIDENTIAL LEAGUE	SWHRL C/O SWNI ATTN KOON CRAIG	7688 SW CAPITOL HWY	PORTLAND OR 97219-2457
87	RETURN SERVICE REQUESTED	OWNER	1S1E04DA 8800	PARK AVENUE PSU LLC	4035 S KELLY AVE	PORTLAND OR 97239-4316
88	RETURN SERVICE REQUESTED	OWNERS AGENT	PARK AVE PSU LLC	RYSTADT ROWEN	5331 SW MACADAM AVE #258 PMB 208	PORTLAND OR 97239
89	RETURN SERVICE REQUESTED	APPLICANT	TAHRAN ARCHITECTURE & PLANNING LLC	ATTN TAHRAN RALPH	13741 KNAUS ROAD	LAKE OSWEGO OR 97034
90	RETURN SERVICE REQUESTED	DEVELOPER	MAIN STREET DEVELOPMENT	ROSEMEYER NATHANIEL	4035 S KELLY ST	PORTLAND OR 97239
91	RETURN SERVICE REQUESTED		LAND USE CONTACT	DOWNTOWN RETAIL COUNCIL	200 SW MARKET ST SUITE 150	PORTLAND OR 97201
92	RETURN SERVICE REQUESTED		LAND USE CONTACT	PIONEER COURTHOUSE SQ	715 SW MORRISON #702	PORTLAND OR 97205
93	RETURN SERVICE REQUESTED		LAND USE CONTACT	WASHINGTON CO - TRANSPORTATION	1400 SW WALNUT ST	HILLSBORO OR 97123
94	RETURN SERVICE REQUESTED		LAND USE CONTACT	CENTRAL CITY CONCERN	232 NW 6TH AVE	PORTLAND OR 97209
95	RETURN SERVICE REQUESTED		GOOSE HOLLOW FOOTHILLS LEAGUE	POWELL JERRY & SCHAFFER SCOTT	1926 SW MADISON ST	PORTLAND OR 97205-1718
96	RETURN SERVICE REQUESTED		LAND USE CONTACT	GOOSE HOLLOW FOOTHILLS LEAGUE	2257 NW RALEIGH ST	PORTLAND OR 97210
97	RETURN SERVICE REQUESTED		NEIGHBORS WEST-NORTHWEST	SIEBER MARK	2257 NW RALEIGH ST	PORTLAND OR 97210
98	RETURN SERVICE REQUESTED		PORTLAND DOWNTOWN NA	RAHM WENDY	2257 NW RALEIGH ST	PORTLAND OR 97210
99	RETURN SERVICE REQUESTED		LAND USE CONTACT	SOUTHWEST NEIGHBORHOODS INC	7688 SW CAPITOL HWY	PORTLAND OR 97219
100	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97269
101	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
102	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
103	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
104	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HIST PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
105	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
106				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
107					HEARINGS CLERK	299/3100
108					DAWN KRANTZ	B299/R5000
109	RETURN SERVICE REQUESTED		20-213946 NOA 04-15-2021	CASE FILE PAGLIA	1900 SW 4TH AVE #5000	PORTLAND OR 97201

City of Portland, Oregon - Bureau of Development Services

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

Type II and IIx Decision Appeal Form

LU Number: 20-213946 DZ

FOR INTAKE, STAFF USE ONLY

Date/Time Received April 8, 2021, 3:47pm

Received By Emily Wilson

Appeal Deadline Date April 8, 2021, 4:30pm

☐ **Entered in Appeal Log** _____

☐ **Notice to Dev. Review** _____

☑ **Action Attached** copy of decision, fee waiver, supporting documents

Fee Amount $250

☐ Y ☐ N **Fee Waived**

Bill # 4809724

Neighborhood Southwest Hills Residential League

APPELLANT: Complete all sections below. Please print legibly.

PROPOSAL SITE ADDRESS 2057 SW PARK AVE **DEADLINE OF APPEAL** 04/08/2021

Name John H. Bear

Address 918 SW CLIFTON ST **City** PORTLAND **State/Zip Code** OR/97201

Day Phone 503-512-9063 **Email** john.h.bear@gmail.com **Fax** _____

Interest in proposal (applicant, neighbor, etc.) Neighbor

Identify the specific approval criteria at the source of the appeal

Zoning Code Section 33. 705 . 020

Zoning Code Section 33. 420 . 030

Zoning Code Section 33. 705 . 030

Zoning Code Section 33. 730 . 020

Describe how the proposal does or does not meet the specific approval criteria identified above or how the City erred procedurally:

Chapters 33.730.020.B.3 and 33.420.030 require owner/applicants to use 33.705.020.C (Neighborhood contact III). Required project materials including signage never conformed to City Code, misleading many Park Ave pedestrians. It is noted the attached photographs of signage were sent to City planner Jan 4, 2021, just as comments period was closing--so instead of soliciting useful submissions from the public--Applicants advertise that their project is stalled. (The two past public meetings on August 6, 2020 and October 22, 2020 are still showing on all three signs today.)

Financial qualifying fee waiver sent to City of Portland in separate confidential submittals (*prior approval by City)

Appellant's Name John H. Bear ■

I acknowledge this typed name as my signature

FILE THE APPEAL - Submit the following:

- ☑ This completed appeal form
- ☑ A copy of the Type II or IIX Decision being appealed
- ☑ An appeal fee as follows:
  - ☐ $250, payable to City of Portland
  - ☐ No appeal fee is charged when appeal is filed by Civic Life recognized organizations for properties within organization's boundaries
  - ☑ Fee waiver request letter for low income individual is signed and attached
  - ☐ Fee waiver request letter for Unincorporated Multnomah County recognized organizations is signed and attached

Email this application and supporting documents to: LandUseIntake@portlandoregon.gov

To file the appeal, this completed application form and any supporting documentation must be emailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of the Decision. To be valid, the City must receive the appeal by 4:30 p.m. on the deadline listed in the Decision. Once the completed appeal application form is received, a Land Use Services Technician will contact you with instructions on how to pay the fee.

A public hearing on the appeal will be held. The land use review applicant, those who testified and everyone who received notice of the initial hearing will receive notice of the appeal hearing date.

Information about the appeal hearing procedure and fee waivers is on the back of this form.

Type II and IIx Appeal Procedure

For land use review applications that follow a Type II and IIx procedure, the Bureau of Development Services makes the decision on the application. This decision is called the Administrative Decision and may be appealed. The applicant and/or an interested person who does not agree with the Administrative Decision may appeal it by using the Type II and IIx Decision Appeal Form and submitting an appeal fee. No appeal fee is charged for Type II and IIx appeals when filed by a Civic Life recognized organization; the appeal must be for property located within the organization's boundaries, and the vote to appeal must be in accordance with the organization's bylaws. An appeal of a decision triggers an initial hearing before a City review body.

There is a 14-day appeal period that starts the day that the decision is mailed. The last day to appeal is stated in the decision. If appealed, a specific review body hears the case and makes the final City decision. These review bodies include:

- The Hearings Officer
- The Design Commission
- The Portland Historic Landmarks Commission
- The Adjustment Committee

Type II and IIx Appeal Hearing
When a decision is appealed, the Bureau of Development Services schedules a public hearing and sends out a notice within five days of receiving the appeal. The hearing is held at least 21 days from the mailing of the notice.

At the hearing, everyone attending is allowed to speak to the review body. The testimony must address whether or not the proposal meets the approval criteria as described in the Administrative Decision or how the City erred procedurally. Written testimony is also accepted prior to or at the hearing. This may include additional information submitted by the applicant and/or appellant.

If a committee reviews the appeal, a decision is made at the hearing. If the Hearings Officer is the review body, they may make a decision at the hearing, or make a decision later. Both the Hearings Officer and the committee must make a written decision and send notice of the decision within 17 days after the hearing. The decision is mailed to the appellant, applicant, and to anyone who submits oral or written testimony at the hearing.

The review body may adopt, modify, or overturn the Administrative Decision based on the information presented at the hearing and in the case record.

Appeal Fees
An appeal of a land use decision must include an appeal fee. There is a $250 fee charged for appealing a Type II and IIx decision. This fee is refunded if the decision-maker grants the appeal; i.e. agrees with the appellant.

In order for an appeal to be valid, an appeal fee must accompany the appeal form or a fee waiver request must be approved before the appeal deadline as stated in the specific land use decision (Section 33.730.020 of the Portland Zoning Code). See below for fee waiver eligibility information.

Low Income Fee Waiver
The appeal fee may be waived for low income applicants who appeal a land use decision on the site of their primary residence in which they have an ownership interest. In addition, the appeal fee may be waived for low income individuals who have resided for at least 60 days within the required notification area for the land use review. Low income individuals requesting a fee waiver will be required to certify their annual gross income and household size. The appeal fee will only be waived for households with a gross annual income of less than 50 percent of the area median income as established and adjusted for household size by the federal Department of Housing and Urban Development (HUD). All financial information submitted to request a fee waiver is confidential. Fee waiver requests must be approved prior to appeal deadline to be considered for a fee waiver.

Information is subject to change

Low income fee waiver

me 14:40

to landuseintake@portlandoregon.gov

Please call me at 503-512-9063 to discuss confidential means of qualifying.

I am pre-qualified at Portland DOR and Water Bureau.

•••

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

Date: 3/25/2021

To: Interested Person

From: Tanya Paglia, Land Use Services
503-865-6518 / Tanya.Paglia@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision.
The reasons for the decision are included in the version located on the BDS website http://www.portlandonline.com/bds/index.cfm?c=46429. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 20-213946 DZ – NEW 11-STORY AFFORDABLE HOUSING

GENERAL INFORMATION

Applicants: Ralph Tahran | Tahran Architecture & Planning LLC
13741 Knaus Road | Lake Oswego, OR 97034
ralphtahran@comcast.net

Nathaniel Rosemeyer | Main Street Development
4035 S Kelly St | Portland, OR 97239

Representative: Rowen Rystadt | Park Ave Psu LLC
5331 SW Macadam Ave #258 PMB 208 | Portland, OR 97239

Owner: Park Avenue PSU LLC
4035 S Kelly Ave | Portland, OR 97239-4316

Site Address: 2057 SW PARK AVE

Legal Description: BLOCK 234 E 70' OF LOT 1, PORTLAND; BLOCK 234 N 1/2 OF LOT 2, PORTLAND
Tax Account No.: R667725410, R667725450
State ID No.: 1S1E04DA 08800, 1S1E04DB 00700
Quarter Section: 3228

Neighborhood: Southwest Hills Residential League, contact at contact@swhrl.org.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact at 503-823-4592.
Plan District: None

Zoning: **RM4d**, Residential Multi-Dwelling 4 with a Design Overlay
Case Type: **DZ**, Design Review

Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:
The applicant seeks design review approval for a proposed eleven-story affordable housing apartment building with 91 residential units. The majority of the structure will be prefabricated and the modular units with a stucco panel exterior will be assembled on site. The proposed building will be set into the sloping site with the main entry lobby at existing sidewalk grade on SW Park Avenue with an arcaded entry plaza wrapping the corner of SW Park Avenue and SW Clifton St. The 6,016 SF site is currently developed with two older, two-story single-family homes that will be deconstructed. Due to the constrained construction area presented by the location and size of the site, the building is being designed in close collaboration with a modular prefabrication company to be able to build as much of the project off site in a climate-controlled environment. The completed modular units will be trucked to the site, predominately 12 feet by 24 feet long units that will then be crane lifted into place, by a rubber tire crane, and attached to a ledger on the poured in place concrete stair and elevator shafts.

Design review is required because the proposal is for exterior alterations in a Design Overlay zone.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- Community Design Guidelines

ANALYSIS

Site and Vicinity: The site is located at the northeast corner of SW Park Avenue and SW Clifton Street in the Southwest Community Plan Area. While the site is not located in a city plan district, the Central City Plan District is just across U.S. HWY I-405 to the east of the site. The site area is approximately 6,016 SF, smaller than a typical Portland downtown quarter block. Two older, two-story single-family homes currently exist on the site which sits at the end of a dead-end street that includes five 100-plus year-old houses on the west side of the street (including the 2 which will be deconstructed as part of this project). At the end of the street is the Park Avenue Gardens Apartment Complex.

The site is located in a highly diverse context where several very different areas meet. The proposal is located at the base of the West Hills. The proposed project sits on a small segment of Park Ave that dead ends to the southwest of the site due to steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket. Surrounding development consists of a mix of older single-family homes and smaller multifamily development, as well as the five story Amy Apartments built approximately 150 feet to the west that has been open for about a year.

The site is directly across U.S. HWY I-405 from Portland State University and the North Park Blocks and is accessed via the Park Avenue Bridge. SW Clifton and SW Park Avenue are designated as Local Service Streets. The Park Avenue Bridge across I-405 connects the site and this district to the Green Loop, the North Park Blocks, and several transit connections. The site is close and convenient to several transit options, served by six different Tri-Met bus lines and three light rail lines, closest is 897 feet away at SW 6th and College Street.

Zoning: The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories. The Design overlay zone is applied to this zone.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate that prior land use reviews include the following:

- LU 90-023814 CU (PC 5574C) – Conditional use approval for a parking facility
- LU 67-004010 DZ (DZ 008-67) – Approval with Conditions for front porch replacement
- LU 61-004004 DZ (DZ 004-61) – Approval for front porch replacement

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **December 14, 2020**. The following six Bureaus, Divisions and/or Sections responded with no objections and two of these included comments found in Exhibits E-1 and E-5:

- Life Safety Division of the Bureau of Development Services (Exhibit E-1)
- Fire Bureau (Exhibit E-2)
- Site Development Section of BDS (Exhibit E-3)
- Bureau of Environmental Services Initial Response and Addendum (Exhibit E-4)
- Portland Bureau of Transportation (Exhibit E-5)
- Water Bureau

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 14, 2020. Five responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Craig Koon, SWHRL Land Use chair, 11/16/2020 and 1/4/2021, wrote with questions and concerns about the project.
2. Molly and Shannon Meyer, Park Ave residents, 12/19/2020, wrote with concerns about the project.
3. Kayce and John Marty, neighboring property owners, 1/2/2021, wrote with questions and concerns about the project's impacts on their abutting property.
4. John Bear, neighbor, 1/4/2021, wrote with questions about the project review process.
5. Craig Koon, SWHRL Land Use chair, 1/4/2021, wrote with Southwest Hills Residential League official comments that expressed concerns about the project.

Staff Response: The findings below address many of the concerns expressed or otherwise discuss how the proposal meets the applicable Design Review approval criteria.

- Design Review approval is based on the approval criteria for land use reviews.
- To review zoning standards, please consult the Portland Zoning Code, Title 33, found here: https://www.portland.gov/code/33
- Note in the exhibit list, Exhibit G2, *Decision by Director of Bureau of Development Services Regarding Neighborhood Contact*, which is the Director's decision that the revised signage satisfied the contact requirement. Other information on neighborhood contact requirements can be found here: https://www.portland.gov/bds/neighborhood-contact
- For concerns about construction staging activity concerns they should collaborate with the development team and contact the West District Liaison in the Bureau of Planning and Sustainability (currently Joan Frederiksen, Joan.Frederiksen@portlandoregon.gov).

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review
Section 33.825.010 Purpose of Design Review
Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria
A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

> **Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Community Design Guidelines.

Community Design Guidelines
The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality,** which establishes Portland's urban design framework; **(E) Pedestrian Emphasis,** which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design,** which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

P3. Gateways. Develop or strengthen the transitional role of gateways identified in adopted community and neighborhood plans

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

> **Findings for P1, P3, D7, and D8:** The building will be an 11-story residential structure with modular units utilizing quality and permanent materials. The prefabricated structure will utilize mass plywood panels for the floor and ceiling systems of the modular units. The walls will be light gauge steel framed with a stucco panel exterior.
>
> The proposed 11-story, 91-unit affordable housing building is responding to a diverse context with a location that is adjacent to the Central City Plan District just across I-405 to the east and that is at the base of the west hills. The proposed building will be part of the southern terminus of the Park Blocks and is located in close proximity to the future Green Loop. This project joins the six-mile linear park across the small Park Avenue Bridge that enters the North Park Blocks leg of the Green Loop through Portland State University and on through the Central City.
>
> The site's placement also functions as a bridgehead location, on the south end of the Park Avenue Bridge across I-405 that connects this area with the Central City Plan District and the Portland State University campus. The site is part of a small dead-end location

with steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket. It is thus a gateway location that must respond to a very liminal context.

The project responds to its diverse context in a number of ways. One such way is the design's acknowledgement of the bridge and Park Blocks by opening towards them with a prominent corner entrance. The proposed building is set into the sloping site to have the main entry lobby at existing sidewalk grade on SW Park Avenue. The two-story cut-out corner entrance with large entry plaza wraps to both of the building's two street frontages and the building lobby and common amenity spaces are located towards the street frontages and entry courtyard providing greater visibility and activity to the street frontages.

Another contextual response is the exterior cladding which is primarily stucco and glass and features a nine-story glass corner that carries up levels three through eleven facing the Park Blocks that will be very visible from I-405. In addition, the building retains a small footprint as is common in this neighborhood. While the sloped grade limits the amount of glazing that can wrap around the building's base, the sidewalk level is primarily devoted to common use spaces and its predominantly glass street frontages offer visibility into the building and its functions to provide life along SW Clifton St and SW Park Ave.

Yet another response to context is the building's deployment of Juliet balconies on all facades. Given the residential nature of the immediate neighborhood, Juliet balconies are featured on every unit to enhance the building's residential sensibility as well as provide indoor/outdoor connection to residents. The balcony railings are a perforated metal panel, powder coated in four colors, to add detail, color and texture to the building skin, making the building elevations lively and not monolithic. Overall, the building enhances the sense of place and identity with a design that serves as a gateway between this enclosed residential pocket and the neighboring Park Blocks, Portland State University, and central city.

Therefore, these guidelines are met.

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings for E1, E2, E3, E4, E5, D1, D2, D3, and D5: The proposed project addresses the pedestrian realm in a variety of ways that will make it a positive addition to the SW Park and Clifton streetscapes and beyond. The building, due to the highly visible corner location, height, and unique patterning, will assist in wayfinding in the area for pedestrians. The vertical glass component at the corner that faces the City and Park Blocks adds to the placemaking quality of the building.

The building concentrates its common use activities at the ground floor and includes significant amounts of windows which provide views into the activity inside as well as views out, creating eyes on the street to reduce the likelihood of criminal activity. The ground floor program includes multiple active uses for building occupants such as a lobby/lounge at the corner flanked by a large amenity room along the Clifton St frontage, and fitness room along the Park Ave frontage. The slope of the site is utilized to keep back of house functions away from the above grade street frontages. Visible from the sidewalk are exposed CLT panels of wood within the lobby that provide interest by expressing some of the technology used in the prefabricated modular unit construction of the building.

The main entrance to the building is located at the corner of the site's two street frontages, with a 12' deep covered entry plaza at grade with the sidewalk wrapping around the corner of Park Avenue and SW Clifton, providing weather protection, a comfortable place to meet and rest, and a strong sense of entrance. The entrance courtyard opens to the corner which orients the building towards the Park Blocks, University, bridge and central city. The covered plaza also allows indoor activity to extend from inside the building to the exterior with the lobby and amenity room both opening onto the plaza. Charred wood panels are applied to the upper covered entry walls to add texture, warmth, color and another residential quality building material to enhance the pedestrian level.

An approximately 1500 square foot outdoor courtyard with bench seating and a large open area for activities is located in the southwest area of the site and is connected by pedestrian paths to Park Avenue and Clifton Streets. The perimeter of the courtyard is landscaped by a variety of plant types and scales. The courtyard will provide a welcome relief to the rear area of the adjoining three properties, now and in the future. At the west end of the building there are 20 units that will provide eyes on the courtyard. Perimeter trees will provide shade and privacy. The loading area character in the southeast corner of the site contributes to a vibrant streetscape as a human-scale piazza with quality paving materials, landscaping and other features that contribute to making it a place appealing to pedestrians and not a space designed exclusively for vehicles.

As a residential building, all floors above the ground level are living spaces. These housing units are highly glazed at their street-facing walls, providing activity and eyes on the street along the street frontages. While all sides of the building include glazing, contributing to their active sensibilities and texture, the west and south elevations have less glazing on to provide privacy for adjoining properties while the street facing east and north elevations feature extensive glazing.

The building also addresses the pedestrian realm with architectural details including scoring to articulate the facades, add horizontality, and break-down the building's mass. Juliet balconies provide additional human-scale as well as a residential sensibility. The Juliet balconies help create lively and active façades by increasing activity and life on the building's exterior and providing an indoor/outdoor connection where active uses can take place and signs of occupancy can take root, enriching the pedestrian experience for people passing by. They provide view opportunities both to and from the building for pedestrians, enhancing the visual connection between the building and neighborhood. The Juliet balconies help in breaking down the building's mass and enrichen the facade, adding texture. The patterning of the colorful panels breaks up the façades and creates a visually interesting composition.

Therefore, these guidelines are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposed 11-story building will be a gateway building at the south end of the Park Avenue Bridge connecting the Park Blocks across I-405 to the residential pocket in which the building is located. The proposed building reflects the residential context of its immediate neighborhood while also acknowledging its context as part of the southern terminus of the Park Blocks, at the base of the West Hills, in close proximity to the future Green Loop, and as a bridgehead location. The tall glass corner treatment presents a very strong gateway element to the neighborhood, Park Blocks and the central city. The colorful Juliet balconies signal a residential building that is lively and somewhat playful and inviting. The balconies contribute to active façades, more livable units and add human scale and articulation to the building. The base of the building is devoted to active and public uses and the pedestrian experience of the site includes a prominent corner entry plaza at grade with the sidewalk along SW Clifton St and Park Ave. The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The four new canopies successfully blend high-quality materials within the context of the original building design. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of a new eleven-story apartment building with 91 residential units, per the approved site plans, Exhibits C-1 through C-34, signed and dated 3/18/2021, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 20-213946 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. At the time of building permit submittal, a signed Certificate of Compliance form (https://www.portlandoregon.gov/bds/article/623658) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

C. No field changes allowed.

Staff Planner: Tanya Paglia

Decision rendered by: _____ on 3/18/2021
By authority of the Director of the Bureau of Development Services

Decision mailed: 3/25/2021

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on November 9, 2020, and was determined to be complete on December 8, 2020.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on November 9, 2020.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended by 51 days. Unless further extended by the applicant, **the 120 days will expire on: 5/28/2021.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed, and if appealed a hearing will be held. The appeal application form can be accessed at https://www.portlandoregon.gov/bds/45477. Appeals must be received by 4:30 PM on 4/8/2021. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be emailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of $250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations for the appeal of Type II and IIx decisions on property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to paper files, only digital copies of material in

the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at https://www.portlandoregon.gov/citycode/28197.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.
If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed,* the final decision will be recorded after **April 8, 2021** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS
NOT ATTACHED UNLESS INDICATED

A. Applicant's Submittal
   1. Original plan set – NOT APPROVED/reference only, 11/9/2020
   2. Transportation Demand Management Pre-Approved Plan Agreement Form and Initial Geotechnical Report
   3. Neighborhood Contact Certification
   4. Stormwater Report
   5. Drywell Letter

6. Civil Plans
7. Drywell Report
8. Updated Public Notification Signage - Jan 6, 2021 - Clifton Signage
9. Updated Public Notification Signage - Jan 6, 2021 – SW Park Signage
10. Request for Extension of 120-Day Review Period for 16 days dated 1/26/2021
11. Updated designs – NOT APPROVED/reference only, 1/29/2021
12. Updated designs – NOT APPROVED/reference only, 2/9/2021
13. Request for Extension of 120-Day Review Period for 14 days dated 2/13/2021
14. Living screen options for property line, 2/21/2021
15. Living screen options for property line, 2/21/2021
16. Request for Extension of 120-Day Review Period for 14 days dated 2/26/2021
17. Updated designs – NOT APPROVED/reference only, 3/2/2021
18. Updated plan set – NOT APPROVED/reference only, 3/18/2021

B. Zoning Map (attached)
C. Plans/Drawings:
1. VICINITY MAP (C08)
2. ORIEL WINDOW- PLAN (C11)
3. ORIEL WINDOW- BUILDING ELEVATIONS (C12)
4. SITE PLAN (C13)
5. AREA CALCULATION (C14)
6. FAR (C15)
7. BASEMENT FLOOR PLAN (C16)
8. Level 1 Plan (C17) (attached)
9. LEVEL 2 (C18)
10. LEVEL3 TO 10 (C19)
11. LEVEL 11 (C20)
12. ROOF PLAN (C21)
13. East and North Elevations (C22-R1) (attached)
14. West and South Elevations (C23-R1) (attached)
15. Juliet Color Scheme (C23-1)
16. Building Sections (C24)
17. Building Sections (C25)
18. Bicycle Parking (C26)
19. Typical Unit Plan (C27)
20. Modular Unit Plan View (C28)
21. Exterior Details (C31-R1)
22. Exterior Details (C32)
23. Exterior Details (C33)
24. Exterior Details (C34)
25. Exterior Details (C35-R1)
26. Stucco Details (C36)
27. Stucco Details (C37)
28. Stucco Details (C38)
29. Landscape Plan Updated (C39)
30. Landscape Materials (C39a)
31. South Elevation Fence (C39b)
32. Plaza Enlargement Plan (C40)
33. Sideyard/Loading Area Enlargement Plan (C41)
34. Exterior Lighting Plan (C42)

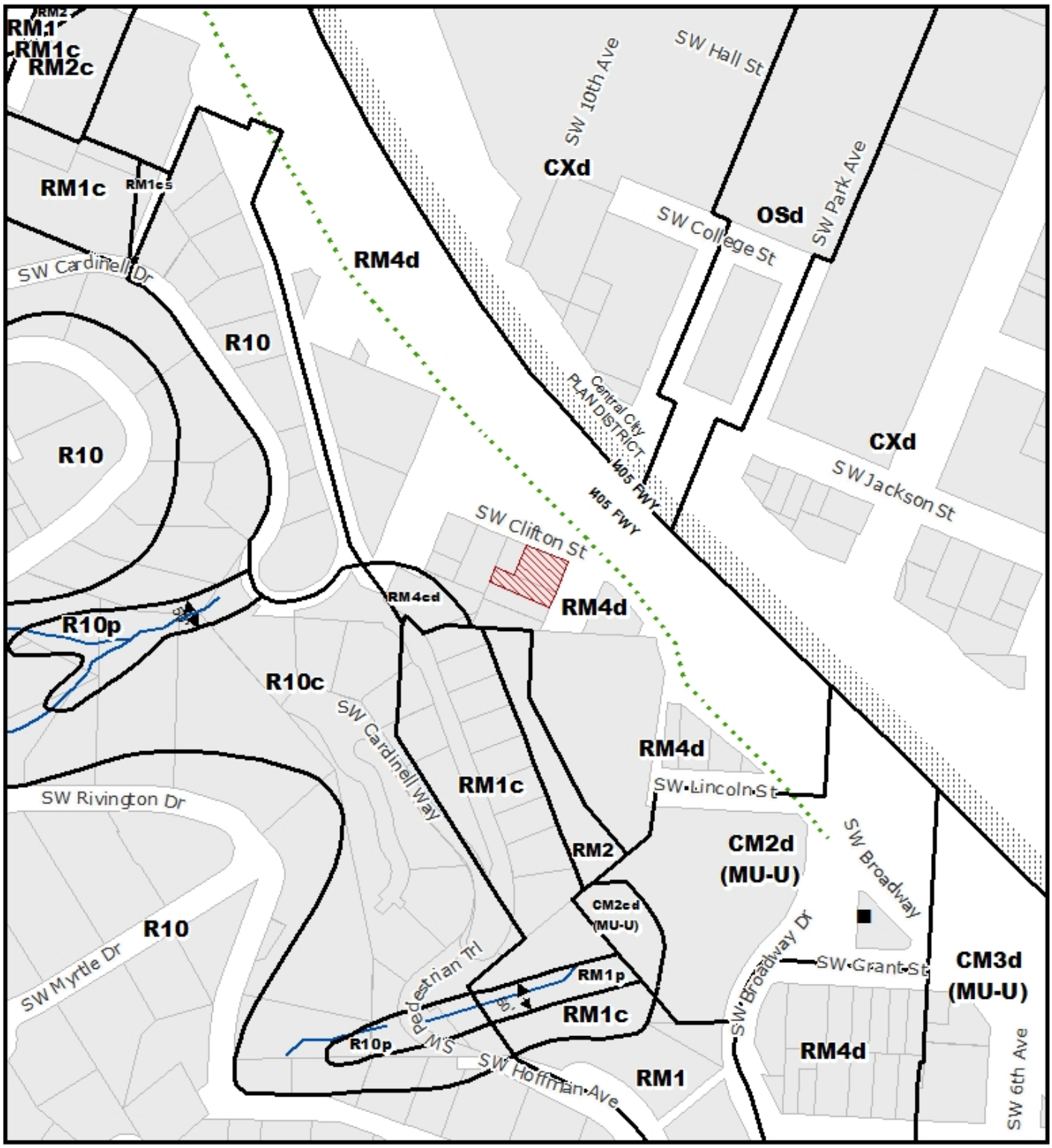
D. Notification information:
1. Mailing list
2. Mailed notice

E. Agency Responses:
1. Life Safety Division of the Bureau of Development Services
2. Fire Bureau
3. Site Development Section of BDS
4. Bureau of Environmental Services Initial Response and Addendum
5. Portland Bureau of Transportation

F. Correspondence:
   1. Craig Koon, SWHRL Land Use chair, 11/16/2020 and 1/4/2021, wrote with questions and concerns about the project.
   2. Molly and Shannon Meyer, Park Ave residents, 12/19/2020, wrote with concerns about the project.
   3. Kayce and John Marty, neighboring property owners, 1/2/2021, wrote with questions and concerns about the project's impacts on their abutting property.
   4. John Bear, neighbor, 1/4/2021, wrote with questions about the project review process.
   5. Craig Koon, SWHRL Land Use chair, 1/4/2021, wrote with Southwest Hills Residential League official comments that expressed concerns about the project.

G. Other:
   1. Original LU Application
   2. Decision by Director of Bureau of Development Services Regarding Neighborhood Contact

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

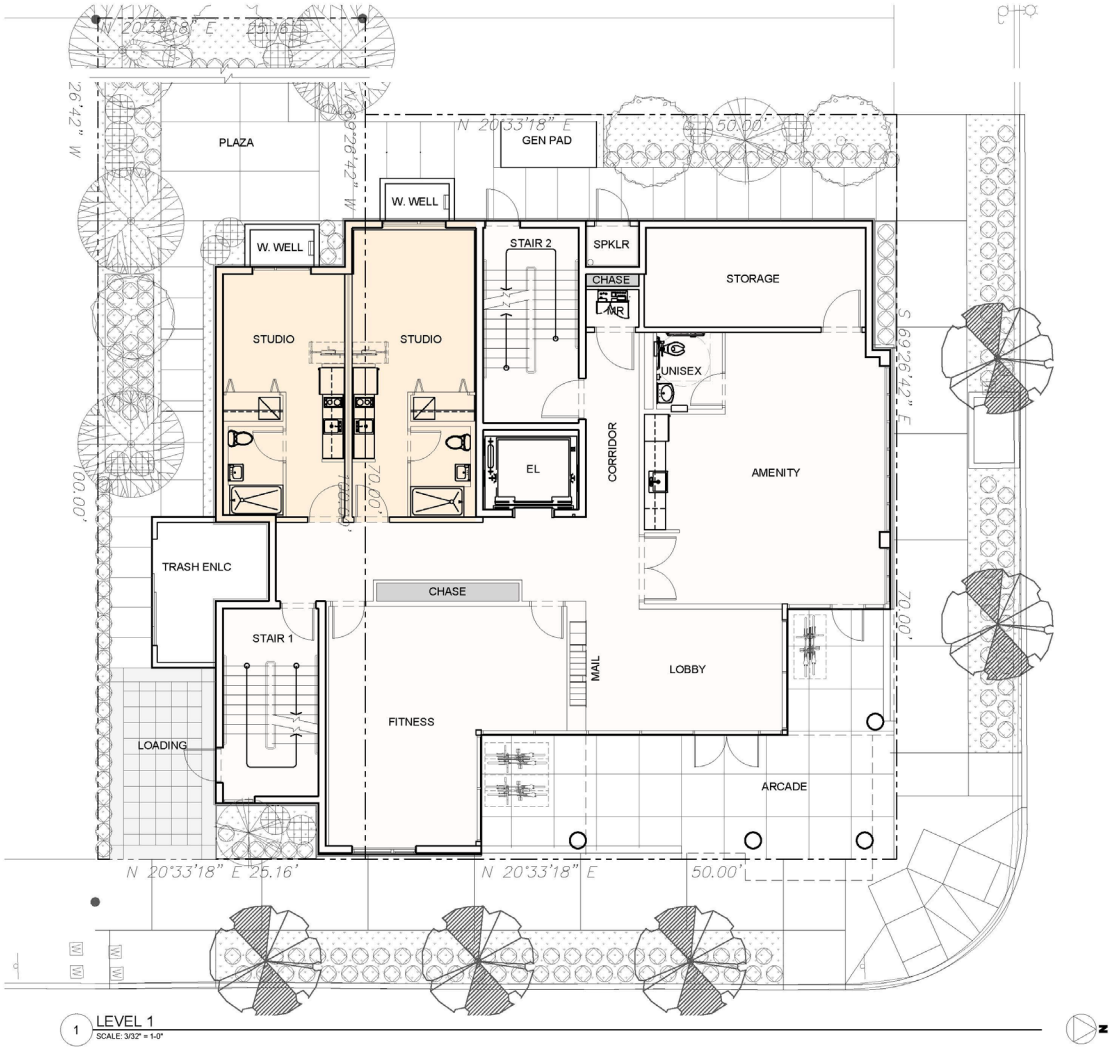
NORTH

Site

Stream

Historic Landmark

File No.	LU 20 - 213946 DZ
1/4 Section	3228
Scale	1 inch = 200 feet
State ID	1S1E04DA 8800
Exhibit	B Nov 12, 2020



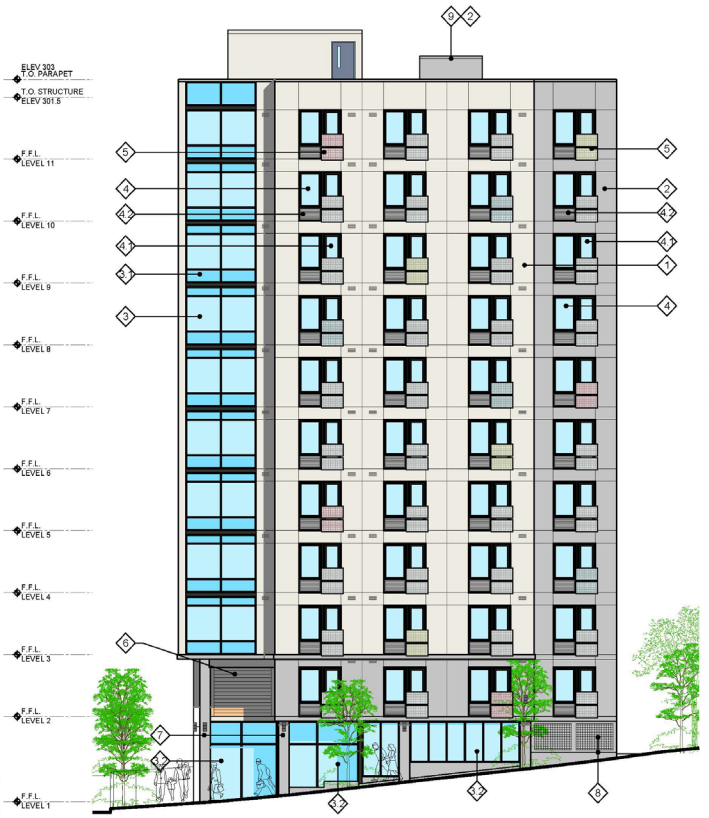
Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

DATE: 11-09-2020

Exhibit C8 LU 20-213946 DZ

1 EAST ELEVATION
SCALE: 1/16" = 1-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - STO 16003 - 85
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1 WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2 WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1 JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
4.2 LOUVER - "BLACK"
5. STELL BALCONY WITH PUNCHED METAL GUARDRAIL OPENING
6. LAMINATED WOOD PANEL
7. CONC POST
8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE

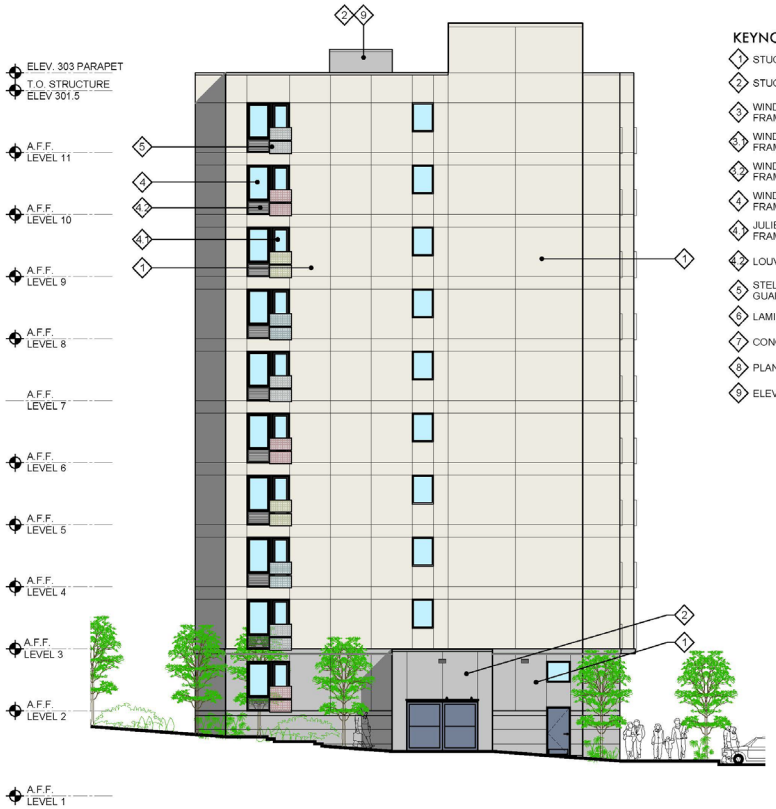
Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

DATE: 02-08-2021

Exhibit C13 LU 20-213946 DZ

1 WEST ELEVATION
SCALE: 1/16" = 1-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1-0"

KEYNOTES

1. STUCCO - STO 16003 - 85
2. STUCCO - COLOR "MEDIUM GRAY"
3. WINDOW WALL CURTAIN GLAZING FRAMING COLOR - " BLACK"
3.1 WINDOW SPANDREL GLAZING FRAMING COLOR - " BLACK"
3.2 WINDOW STOREFRONT GLAZING FRAMING COLOR - " BLACK"
4. WINDOW VINYL FRAMING COLOR - " BLACK"
4.1 JULIET WINDOW VINYL FRAMING COLOR - " BLACK"
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8. PLANTER WITH GREEN WALL
9. ELEVATOR PENTHOUSE

Approved
City of Portland
Bureau of Development Services
Planner
Date 3/18/2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE

DATE: 02-08-2021

LU 20-213946 DZ

Exhibit C.14

AN APPLICATION WILL BE SUBMITTED TO THE CITY FOR FUTURE CHANGES ON THIS SITE.

INFORMATIONAL MEETING

via zoom

October 22, 2020

@6:00pm

Join Zoom Meeting

https://us02web.zoom.us/j/84215556213

or Call

+1 669 900 6833 w/ ID 8421 5556 213

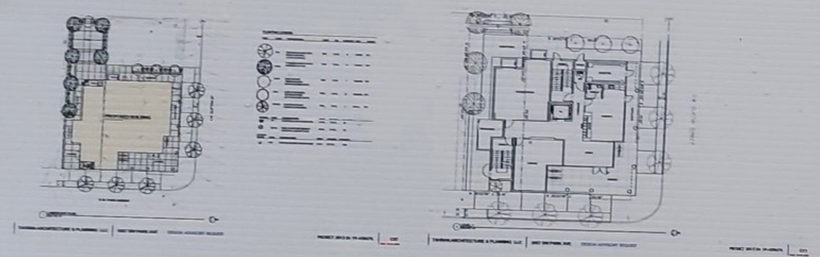
20210103_162005.jpg

Development Notice

PRELIMINARY PLAN

PERSPECTIVE

TAHRAN ARCHITECTURE & PLANNING LLC | 2057 SW PARK AVE DESIGN ADVISORY REQUEST PROJECT 2013 EA 19-458676 | CI04



2061, 2055-2057
SW Park Ave

11 Stories

Amenity, Fitness, Lounge Rooms
89 Studio Apartments

Street Parking

RM4 - Residential Multi-Dwelling
Zoning info: www.PortlandOregon.gov/ZoningCode

AN APPLICATION WILL BE SUBMITTED TO THE CITY FOR FUTURE CHANGES ON THIS SITE.

INFORMATIONAL MEETING

via zoom

October 22, 2020
@6:00pm

Join Zoom Meeting
https://us02web.zoom.us/j/84215558213
or Call
+1 669 900 6833 w/ ID 8421 5558 213

Applicant:	Tahran Architecture & Planning LLC
Contact:	Ralph Tahran 503-539-8802
	RalphTahran@comcast.net
Project info:	Email Inquiry for Concept Plans

The applicant will provide language services, auxiliary aids, alternative formats, or other reasonable accommodations for barrier-free access if requested at least 3 days prior to the meeting. Contact the applicant for accommodations.

The applicant posted this informational notice on Month Day, Year. The City has not reviewed the content of this notice.
This notice is for informational purposes and the project may change after the notice is posted.
Future application status can be viewed at www.PortlandMaps.com

PROJECT STEPS

STEP 1 — INFORMATIONAL DEVELOPMENT NOTICE

STEP 2 — LAND USE REVIEW AND PUBLIC COMMENT (FOR SOME PROJECTS)

STEP 3 — LAND USE PUBLIC HEARING (FOR SOME PROJECTS)

STEP 4 — BUILDING PERMIT REVIEW

STEP 5 — CONSTRUCTION

Learn more about how developments like this go through the zoning and land use process: www.PortlandOregon.gov/BDS/NeighborhoodResources
District Coalition: Name - Phone Number - email Neighborhood Association: Name - email
General Zoning Info: Bureau of Development Services • 503-823-7526

NOTICE OF PUBLIC HEARING

Design Advice Request

SW Park Apartments

CASE FILE	**EA 20-158166 DA**
WHEN	**THURSDAY, AUGUST 6, 2020 @ 1:30 PM** *(Due to the public health emergency, there will be NO in-person meeting for this DAR.)*
WHERE	**ONLINE: Link to drawings is available at** **www.portlandoregon.gov/bds/dcagenda**
HOW	**TO COMMENT: Follow instructions on the Design Commission agenda or email the planner at Tanya.Paglia@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 a proposed 11-story apartment building in the Southwest Community Plan Area. • 89 residential units • 33,774 SF of interior space • Main entry lobby on SW Park Ave • No parking proposed
REVIEW APPROVAL CRITERIA	• Community Design Guidelines
SITE ADDRESS	2055-2057 & 2061 SW Park Ave
ZONING/ DESIGNATION	**RM4d** – Residential Multi-Dwelling 4 with Design Overlay **Southwest Community Plan Area**
FURTHER INFO	Available online at www.portlandoregon.gov/bds/dcagenda or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	Tanya Paglia, City Planner (503) 823-4989 / Tanya.Paglia@PortlandOregon.gov Bureau of Development Services, 1900 SW 4th Ave., Suite 5000, Portland, OR 97201

Traducción e Interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Tarjamida amma Fasiraadda | 翻訳または通訳 | การแปลภาษา หรือ การแปลเป็นภาษา Письменный перевод | Traducere sau Interpretare | 번역 및 통역 | 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

From: Paglia, Tanya <Tanya.Paglia@portlandoregon.gov>
Sent: Monday, January 4, 2021 4:53 PM
To: Wickstrom, Matt <Matt.Wickstrom@portlandoregon.gov>
Cc: Craig Norman <craign@gbdarchitects.com>; John Marty <johntmarty@gmail.com>; Luke Gilmer <lukegilmer@gmail.com>; Qin Hong <qingzi113@gmail.com>; austin@twsolns.com <austin@twsolns.com>; John Bear <john.h.bear@gmail.com>
Subject: RE: 20/EB/91 - EA 20-158166 DA - SW Park Apartments

Hi Matt,

A neighbor emailed with questions about the neighborhood contact requirements. His concerns are two-fold. First is whether the signage posted by the applicant is failing to meet signage requirements - in the attached photos the large sign with public meeting info left some boiler at the bottom – it did not include the District Coalition name, phone number and email address. This was clearly an accidental oversight. The second issue is a comment about the clarity of the signage in conveying where the project is in the process. His note is that because the sign shows a 5 step process and highlights “Step 1”, it causes confusion when it is left up as passersby will continue to assume the project is in Step 1 and will not realize that a Land Use application has been submitted and that the Land Use review is underway.

Thanks,

Tanya

Tanya Paglia City Planner

City of Portland - Bureau of Development Services

Design & Historic Resource Review Section, Land Use Division

1900 SW 4th Avenue, Suite 5000

Portland, OR 97201

503-865-6518 | tanya.paglia@portlandoregon.gov

2. The decision report will be prepared as provided in 33.730.090, Reports and Record Keeping, and must be kept with the public record of the case.

3. The decision of the Director of BDS is final.

G. Notice of decision. The Director of BDS will mail notice of the decision to the owner, the applicant if different, and to any person or organization who submitted written comments. See 33.730.070.F, Type I, Type Ix, and Type IV notice of decision.

H. Date that decision is final and effective. The decision of the BDS Director is final and effective on the day the notice of decision is mailed.

33.730.020 Type II Procedure

The Type II procedure is an administrative process, with the opportunity to appeal the Director of BDS's decision to another review body.

A. Pre-application conference. A pre-application conference is optional unless it is a specific requirement of a review. See 33.730.050, Pre-Application Conference.

B. Neighborhood contact.

1. When the proposed development associated with the land use review will result in the addition of at least 10,000 square feet and not more than 25,000 square feet of net building area to the site and no portion of the site is in the Design overlay zone, the neighborhood contact steps of 33.705.020.A., Neighborhood contact I, are required. If the proposed development is in the EG1, EG2, or an I zone, or if it has already met the neighborhood contact requirements as part of a building permit process, it is exempt from the neighborhood contact requirements.

2. When the proposed development associated with the land use review will result in the addition of more than 25,000 square feet of net building area to the site and no portion of the site is in the Design overlay zone, the neighborhood contact steps of 33.705.020.B., Neighborhood contact II, are required. If the proposed development is in the EG1, EG2, or an I zone, or if it has already met the neighborhood contact requirements as part of a building permit process, it is exempt from the neighborhood contact requirements.

3. When the proposed development associated with the land use review will result in the addition of more than 10,000 square feet of net building area to the site and the site is in the Design overlay zone, the neighborhood contact steps of 33.705.020.C, Neighborhood contact III, are required. If the proposed development is in the EG1, EG2, or an I zone, or if it has already met the neighborhood contact requirements as part of a building permit process, it is exempt from the neighborhood contact requirements.

C. Application. The applicant must submit an application on the appropriate form and accompanied by the correct fee. The application must contain all information required by 33.730.060, Application Requirements, and any additional information required for the specific type of land use review.

A. Pre-application conference. A pre-application conference is required for all requests processed through a Type III procedure. See 33.730.050, Pre-Application Conference.

B. Neighborhood contact.

1. The neighborhood contact steps of 33.705.020.A., Neighborhood contact I, are required when:

   a. The application is for a land division that includes four to ten lots and does not include an environmental review; or

   b. The application is for a land use review other than a land division and the proposed development associated with the land use review will result in the addition of at least 10,000 square feet and not more than 25,000 square feet of net building area to the site and no portion of the site is in the Design overlay zone. If the proposed development is in the EG1, EG2, or an I zone, or if it has already met the neighborhood contact requirements as part of a building permit process, it is exempt from the neighborhood contact requirements.

2. The neighborhood contact steps of 33.705.020.B., Neighborhood contact II, are required when:

   a. The application is for a land division that includes eleven or more lots and does not include an environmental review; or

   b. The application is for a land use review other than a land division and the proposed development associated with the land use review will result in the addition of more than 25,000 square feet of net building area to the site and no portion of the site is in the Design overlay zone. If the proposed development is in the EG1, EG2, or an I zone, or if it was subject to a building permit process, it is exempt from the neighborhood contact requirements.

3. The neighborhood contact steps of 33.705.020.C., Neighborhood contact III, are required when:

   a. The application is for a land division that includes an environmental review; or

   b. The application is for a land use review other than a land division and the proposed development associated with the land use review will result in the addition of more than 10,000 square feet of net building area to the site and the site is in the Design overlay zone. If the proposed development is in the EG1, EG2, or an I zone, it is exempt from the neighborhood contact requirements.

C. Application. The applicant must submit an application on the appropriate form and accompanied by the correct fee. The application must contain all information required by 33.730.060, Application Requirements, and any additional information required for the specific type of land use review.

D. Processing time. Upon determining that the application is complete, the Director of BDS will schedule a public hearing to take place within 51 days. The applicant may extend the time limit.