



Request for an Evidentiary Hearing and Waiver of Right to a Decision within 120 Days

State law requires the City to issue a final decision on your land use proposal within 120 days of receiving a complete application. In order to ensure that the decision on your land use review application is rendered within 120 days, any appeal of your proposal to City Council will be held based on evidence submitted as part of your first hearing to the Hearings Officer, Design Commission, or Historic Landmarks Commission.

If you prefer a hearing on appeal to City Council where anyone may bring in new facts and evidence (an "evidentiary hearing"), you must request a full 245-day extension of the 120-day review period by completing this form within 21 days of submitting your land use review application. You may choose to extend the 120-day review period for up to 245 days at any point in the land use review process. However, if the request is received more than 21 days after the application date, any appeal to City Council will be on-the-record and no new evidence can be submitted.

STAFF USE ONLY

Date Land Use Application received by BDS 1-31-22 Case File No. 22-107111 DZM

Date this form is due to BDS for evidentiary hearing 2-16-22

APPLICANT: Complete all sections below. Please Print Legibly.

DATE: 1/28/2022

TO: Bureau of Development Services
Attention: Case Planner
1900 SW Fourth Avenue, Suite 4500
Portland, OR 97201

REGARDING: Type of Land Use Review Design Review

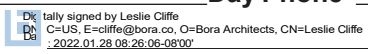
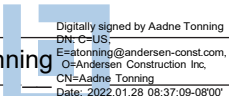
Site Address/Street 1122 SE Ankeny St

Tax Account Number(s) 22615860

I understand the following information:

1. I have the right, under State law, to a final decision on my application no more than 120 days after my application is determined to be complete by BDS staff.
2. I am not required to sign this form. If I do not sign this form, the City of Portland will process my application to meet the 120-day requirement.
3. By signing this form, I am making an irrevocable decision to extend the review period a full 245 days, and may not change my mind later except by withdrawing this application, filing a new application, and paying the associated fee.
4. By signing this form, I am waiving my right under State law to a final decision on my application with the 120-day review period. I am waiving my right to file any legal action to enforce the 120-day review period.

All applicants must print their name and sign this form.

Print Name	<u>Leslie Cliffe, Bora Architects</u>	Day Phone	<u>503-310-4639</u>
Signature	<u>Leslie Cliffe</u>		
Print Name	<u>Aadne Tønning, HMS Development</u>	Day Phone	<u>503-310-2456</u>
Signature	<u>Aadne Tønning</u>		



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

Printed Name: _____ Date: _____

I acknowledge this typed name as my signature

Additional Printed Name: _____ Date: _____

I acknowledge this typed name as my signature

BORA

YBP Ankney

1122 SE Ankeny St

Required contacts:

	Website	Phone	Email	Email sent (14 days to reply)	Response	Meeting date/ time
Required Neighborhood contact meeting	Zoom link provided			12/21/2021		1/6/2022 6:00 - 7:00
Buckman Community Association	www.buckmanpdx.org	503-482-8252	buckmanboard@googlegroups.com lindsays@pdx.edu	12/7/2021	12/7/2021	12/9/2021 7:00 - 8:00
Kerns Neighborhood Association	www.kernspdx.org		kernsna@gmail.com	12/7/2021	12/9/2021	1/19/2021 6:30 - 7:30
Southeast Uplift Neighborhood Program	www.seuplift.org	503-232-0010	info@southeastuplift.org matchu@seuplift.org	12/7/2021	12/7/2021	None requested
Central Eastside Industrial	www.ceic.cc	503-236-6830	avery@ceic.cc	12/7/2021	12/9/2021	To be rescheduled
Portland Public Schools			dwhite2@pps.net			
BDS Online Posting	www.portlandmaps.com/bps/neighborhood-contact/#/map/					

Neighborhood contact meeting:

Site posted (photos required)	Email sent (save copies)	Meeting date (14 days + after site posting)	Meeting notes distributed (list above + attendees)	Date eligible to submit for Design review (14 days after meeting, 35 days after site posting)
12/20/2021	12/21/2021	1/6/2022	1/10/2022	1/25/2022

Wilson, Emily

From: Leslie Cliffe
Sent: Tuesday, December 21, 2021 12:55 PM
To: buckmanboard@googlegroups.com; Susan Lindsay; kernsna@gmail.com; 'info@southeastuplift.org'; 'matchu@seuplift.org'; Becca Olson Kling; 'dwhite2@pps.net'
Cc: Monroe, Staci; Aadne Tønning; Brad Demby; Isaac Adams
Subject: YBP Ankeny - Neighborhood Contact Meeting
Attachments: development-notice - YBP.pdf

All,

The YBP Ankeny apartment building project intends to submit for City of Portland Design Review by Jan 24, 2022. As a pre-requisite, the required neighborhood notice requires the following:

- Notification of all included in this email – see attached for additional project info
- Neighborhood Informational meeting – January 6, 2022 from 6:00-7:00pm – see attached for Zoom link
- Site was posted with required notice signage on Dec. 20, 2021

Please forward this information to anyone in your group that would be interested in learning more about this project. Reach out to me if you have any questions.

Best,

Leslie Cliffe RA
Associate Principal
she/her

BORA

Bora Architecture & Interiors
720 SW Washington, Suite 800
Portland, Oregon 97205
O: 503 226 1575
M: 503 310 4639
www.bora.co

Wilson, Emily

From: Leslie Cliffe
Sent: Monday, January 10, 2022 11:55 AM
To: buckmanboard@googlegroups.com; Susan Lindsay; kernsna@gmail.com; info@southeastuplift.org; matchu@seuplift.org; Becca Olson Kling; dwhite2@pps.net; Monroe, Staci
Cc: Brad Demby; Isaac Adams; Nick Stephens
Subject: YBP Ankeny - neighborhood meeting

All,

The required Neighborhood Meeting as a precursor to Design Review submission occurred on Thursday, 1/6/2022. Please consider the following the meeting minutes from the meeting:

The only attendees were:
Nick Stephens with Andersen Construction
Isaac Adams with Bora
Leslie Cliffe with Bora

No neighbors attended. The team discussed coordination and schedule issues with the project while waiting for approx. 45m for others to join the Zoom call. This makes sense because we have individual meetings scheduled with each of your groups! Regardless, I'm obligated to let you know the meeting happened and what occurred.

Please reach out if you have any questions about the project.

Best,

Leslie Cliffe RA
Associate Principal
she/her

BORA

Bora Architecture & Interiors
720 SW Washington, Suite 800
Portland, Oregon 97205
O: 503 226 1575
M: 503 310 4639
www.bora.co

Development Notice

PRELIMINARY PLAN



SE 12TH AVENUE



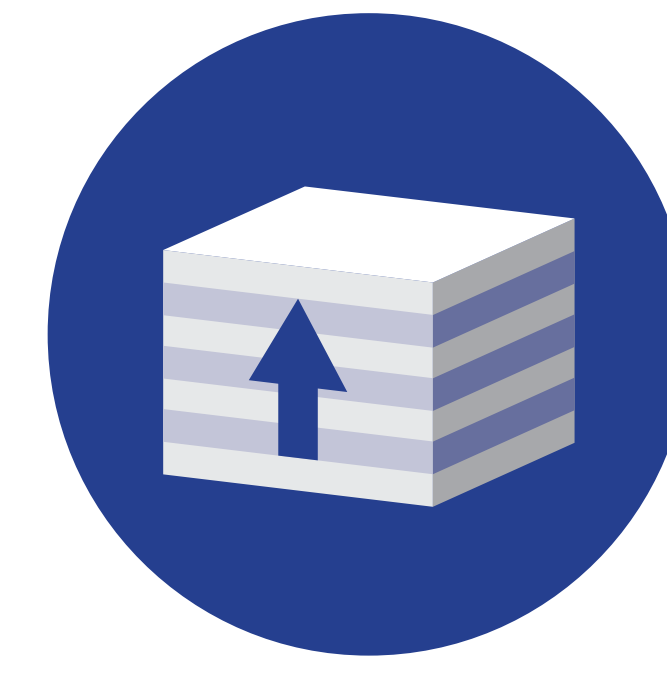
SITE PLAN



SE ANKENY ST



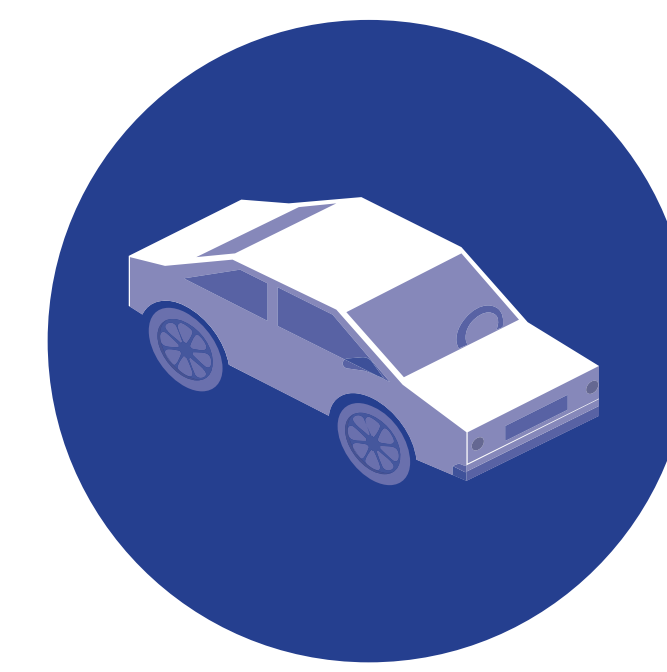
1122 SE Ankeny St
Portland, OR 97214



5 stories



Apartment Building
42 dwelling units



No off-street parking



Zone EXd
Zoning info: www.PortlandOregon.gov/ZoningCode

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

YBP ANKENY INFORMATIONAL MEETING



Date:
January 6, 2022

Time:
6:00 - 7:00 pm

Zoom Meeting:

<https://borz.zoom.us/j/8864235503?pwd=SHF0VU1yYVp0p1Rlllc2VMb1BL0T09>

Password:
815659

Applicant: HMS Development
Contact: Aadna Tønning 503-283-672
atonning@andersen-const.com
Project info:

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 December 20, 2021. 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



Learn more about how developments like this go through the zoning and land use process: www.PortlandOregon.gov/BDS/NeighborhoodResources

District Coalition: Central Eastside Industrial, ceic@ceic.cc, (503) 236-6830 **Neighborhood Association:** Buckman Community Association, buckmanboard@googlegroups.com

General Zoning Info: Bureau of Development Services • 503-823-7526



NO PARKING
ANY
TIME

242

Development Notice

Development Notice
This notice is posted to inform the public of a proposed development project. The project is located at the intersection of [street names]. The project includes [description of project]. For more information, please contact [contact information].



222

NO PARKING
ANY TIME

Development Notice

KRAZI

LU 22-107111 DZM AD
LU 22-107111 DZM



Development Notice

1. Submit an application to the Planning and Zoning Commission.

2. Review and public hearing.

3. Commission Review and Decision.

4. Final Review and Decision.

5. Final Review and Decision.

6. Final Review and Decision.

7. Final Review and Decision.

8. Final Review and Decision.

9. Final Review and Decision.

10. Final Review and Decision.

11. Final Review and Decision.

12. Final Review and Decision.

13. Final Review and Decision.

14. Final Review and Decision.

15. Final Review and Decision.

16. Final Review and Decision.

17. Final Review and Decision.

18. Final Review and Decision.

19. Final Review and Decision.

20. Final Review and Decision.

21. Final Review and Decision.

22. Final Review and Decision.

23. Final Review and Decision.

24. Final Review and Decision.

25. Final Review and Decision.

26. Final Review and Decision.

27. Final Review and Decision.

28. Final Review and Decision.

29. Final Review and Decision.

30. Final Review and Decision.

31. Final Review and Decision.

32. Final Review and Decision.

33. Final Review and Decision.

34. Final Review and Decision.

35. Final Review and Decision.

36. Final Review and Decision.

37. Final Review and Decision.

38. Final Review and Decision.

39. Final Review and Decision.

40. Final Review and Decision.

41. Final Review and Decision.

42. Final Review and Decision.

43. Final Review and Decision.

44. Final Review and Decision.

45. Final Review and Decision.

46. Final Review and Decision.

47. Final Review and Decision.

48. Final Review and Decision.

49. Final Review and Decision.

50. Final Review and Decision.

51. Final Review and Decision.

52. Final Review and Decision.

53. Final Review and Decision.

54. Final Review and Decision.

55. Final Review and Decision.

56. Final Review and Decision.

57. Final Review and Decision.

58. Final Review and Decision.

59. Final Review and Decision.

60. Final Review and Decision.

61. Final Review and Decision.

62. Final Review and Decision.

63. Final Review and Decision.

64. Final Review and Decision.

65. Final Review and Decision.

66. Final Review and Decision.

67. Final Review and Decision.

68. Final Review and Decision.

69. Final Review and Decision.

70. Final Review and Decision.

71. Final Review and Decision.

72. Final Review and Decision.

73. Final Review and Decision.

74. Final Review and Decision.

75. Final Review and Decision.

76. Final Review and Decision.

77. Final Review and Decision.

78. Final Review and Decision.

79. Final Review and Decision.

80. Final Review and Decision.

81. Final Review and Decision.

82. Final Review and Decision.

83. Final Review and Decision.

84. Final Review and Decision.

85. Final Review and Decision.

86. Final Review and Decision.

87. Final Review and Decision.

88. Final Review and Decision.

89. Final Review and Decision.

90. Final Review and Decision.

91. Final Review and Decision.

92. Final Review and Decision.

93. Final Review and Decision.

94. Final Review and Decision.

95. Final Review and Decision.

96. Final Review and Decision.

97. Final Review and Decision.

98. Final Review and Decision.

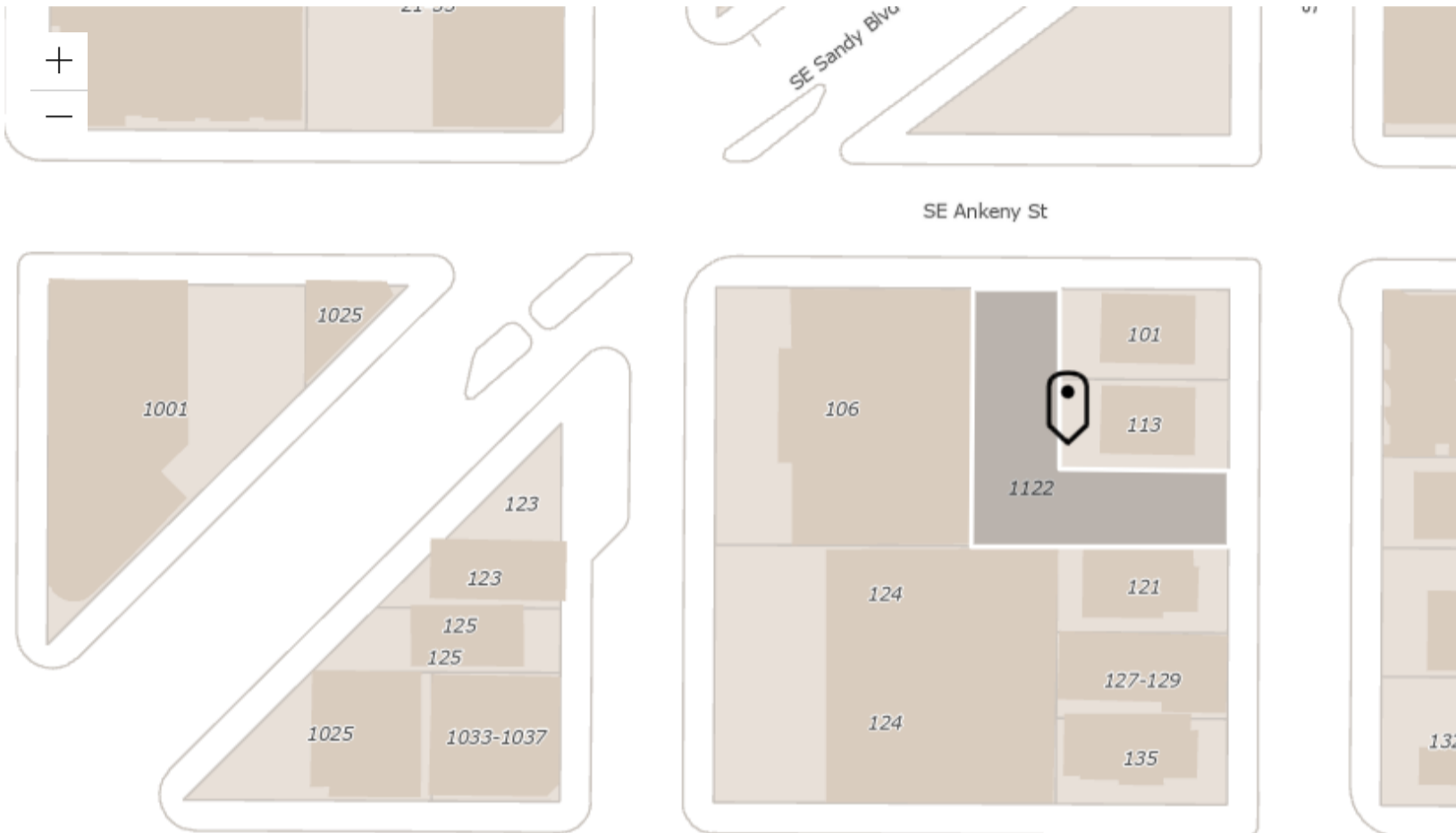
99. Final Review and Decision.

100. Final Review and Decision.

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



City of Portland, Oregon

Powered by [Esri](#)

Project Location

Property ID: R150532
[Portlandmaps.com](https://portlandmaps.com)
 1122 SE ANKENY ST
 Portland, OR
 97214

Applicant Info

Leslie Cliffe - Bora Architects
cliffe@bora.co
 (503) 226-1575

Project Info

YBP Ankeny Apartments

Project size	20,533 ft ²
Date submitted	12/21/2021

YBP Ankeny is an apartment building intended to serve black professionals enrolled in the Self Enhancement Inc internship program for those pursuing careers in architecture, engineering or construction. All apartments will be limited to those at the 60% MFI income level. The building is 5 stories, includes 42 units along with required bike space and laundry/community room. No off-street parking will be provided. See attached notice for additional info.

[development-notice - YBP.pdf](#)

Associations and Districts

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

Southeast Uplift Neighborhood Program District type: Neighborhood Coalition	Kerns Neighborhood Association District type: Neighborhood Association	Buckman Community Association District type: Neighborhood Association
---	--	---

<http://www.seuplift.org>
info@southeastuplift.org
(503) 232-0010

<http://www.kernspdx.org/>
Correspondence to:
3439 NE Sandy Blvd #627, Portland,
OR 97232

www.buckmanpdx.org
Correspondence to:
Phone: 503-482-8252; Email:
buckmanboard@googlegroups.com

Central Eastside Industrial

District type: Business District

<http://ceic.cc/>

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	1/6/2022, 6:00:00 PM
Location	Held via zoom due to COVID
Notes	https://bora.zoom.us/j/88643235503?pwd=SHFOVTJyaWp0Snp1Rnllc2VMb1BLQT09 , Password: 815659



The Portland Bureau of Planning and Sustainability (BPS) develops creative and practical solutions to enhance Portland's livability, preserve distinctive places and plan for a resilient future. Visit www.portlandoregon.gov/bps to learn more.

503-823-7700 // bps@portlandoregon.gov
// [@portlandbps](#) // [Facebook](#) // [Map and directions](#)



Team Information

OWNER

HMS Development
 6712 N Cutter Circle
 Portland, OR 97217
 Contact: Aadne Tønning
 Phone: 503.283.6712

ARCHITECT

Bora Architecture & Interiors
 720 SW Washington St, Suite 800
 Portland, OR 97205
 Contact: Leslie Cliffe
 Phone: 503.226.1575

GENERAL CONTRACTOR

Anderson Construction
 6712 N Cutter Circle
 Portland, OR 97217
 Contact: Brad Nile
 Phone: 503.283.6712

CIVIL ENGINEER

Vega Civil Engineering
 1300 SE Stark St, Unit 207
 Portland, OR 97214
 Contact: Martha Williamson
 Phone: 503.928.7082

LANDSCAPE ARCHITECT

Ground Workshop
 5744 E Burnside St, Ste 103
 Portland, OR 97215
 Contact: Tommy Solomon
 Phone: 971.544.7418

STRUCTURAL ENGINEER

Holmes Structures
 555 SE MLK Blvd, Ste 602
 Portland, OR 97214
 Contact: Bassam Bazzi
 Phone: 503.673.9323

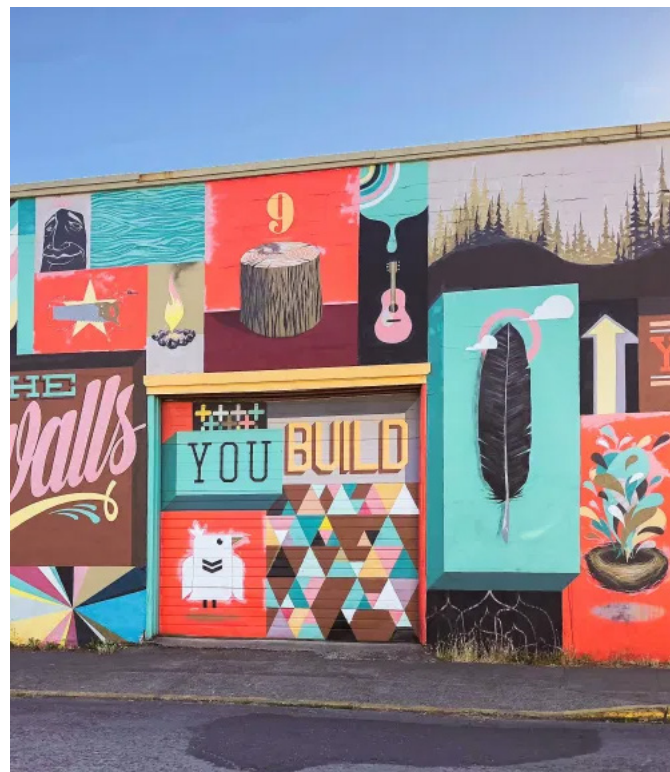
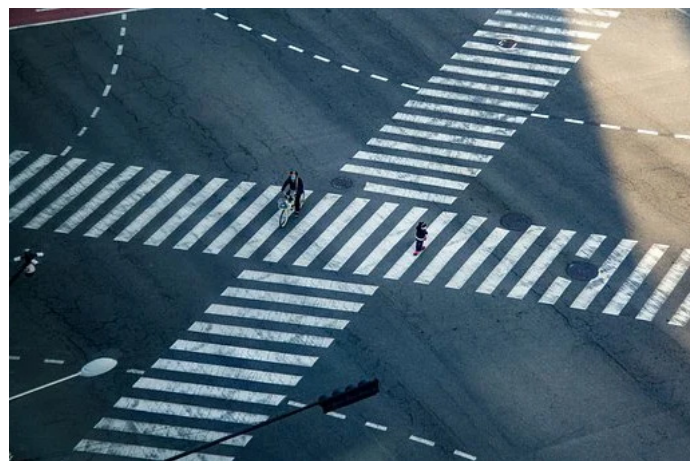
COMMUNITY ENGAGEMENT

Self Enhancement, Inc
 3920 N Kerby Ave
 Portland, OR 97227
 Contact: Anthony Deloney
 Phone: 503.249.1721

Table of Contents

PROJECT VISION	3
CONTEXT	6
DESIGN	11
BUILDING PLANS	16
PROGRAMMING	17
EXTERIOR	23
ELEVATIONS	29
SHADOW STUDIES	32
PUBLIC REALM	34
LANDSCAPE	37
LIGHTING	40
DIAGRAMS	42
FAR	43
GROUND FLOOR WINDOW	44
MODIFICATIONS	45
BIKE PARKING	46
LOADING / ECO ROOF	47

Project Vision

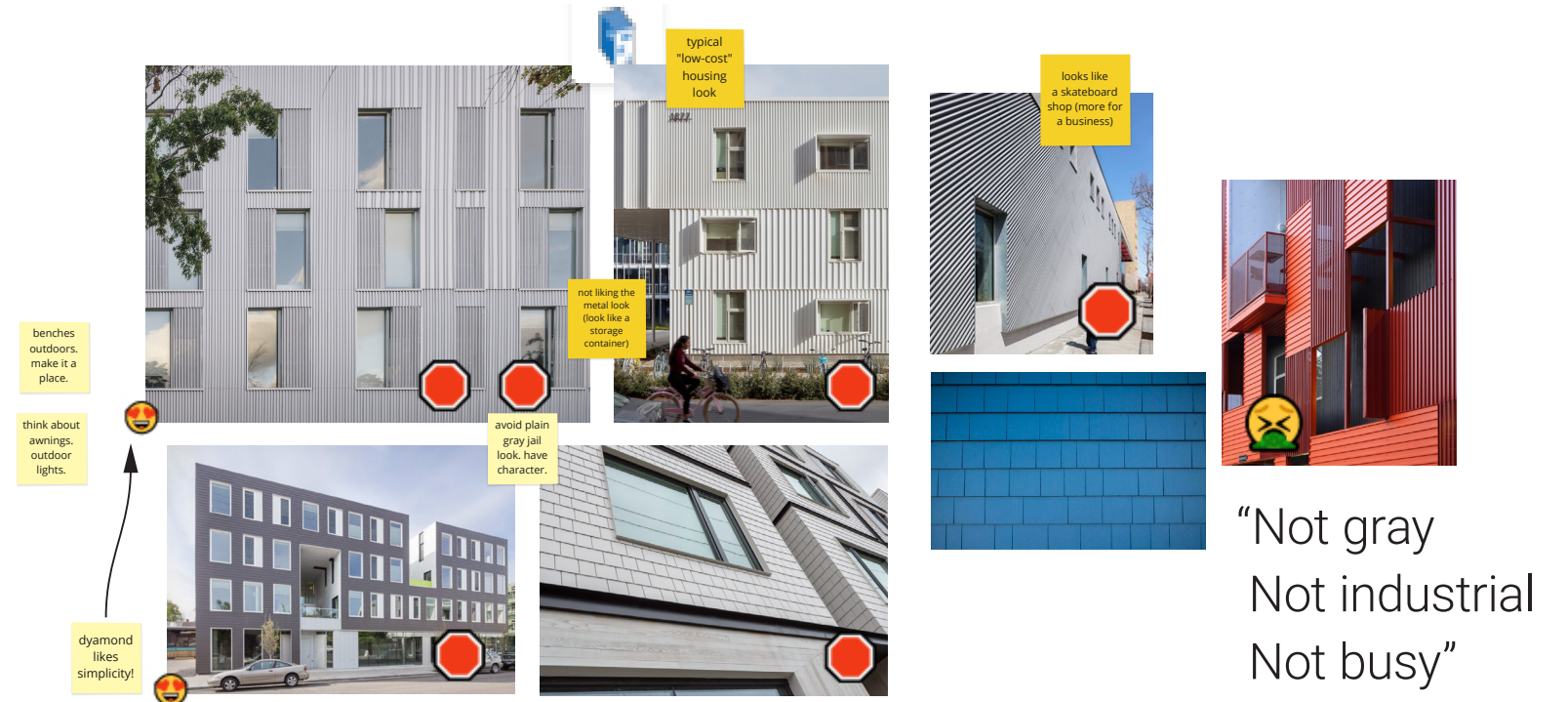
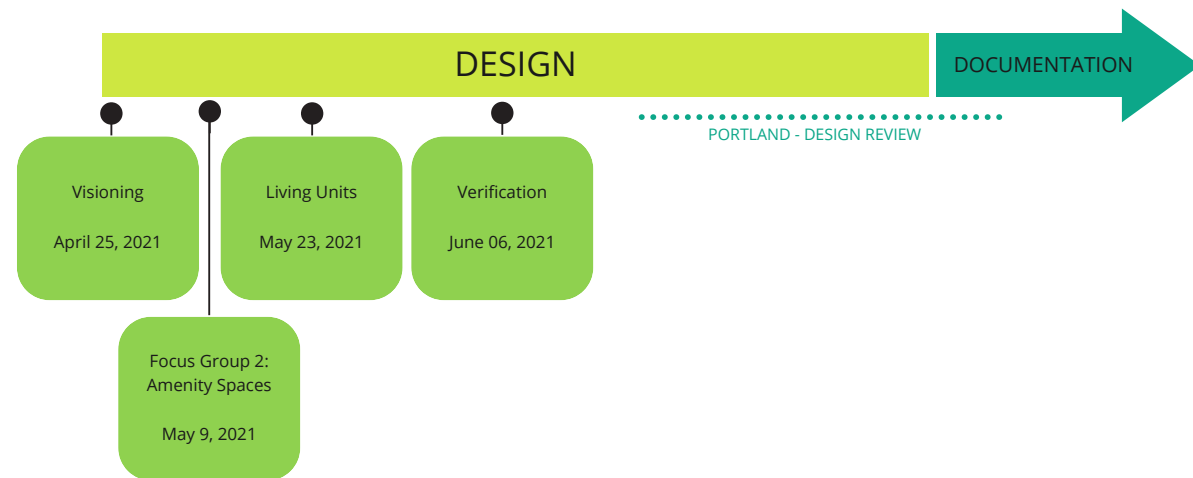


This project seeks to create a home for young Black professionals in Portland interested in a career in the AEC industry—a place where they can live together in community to support one another in a city where few share their lived experience as a person of color.

Our design aims to deliver a building that provides an inspiring place to live and commune while working to fit into the existing fabric of the neighborhood through simplicity of form and materiality.

Through regular conversations with a focus group of aspiring and current young Black professionals, our community engagement and outreach works to challenge structural inequities by listening to and working with communities who have been marginalized by design processes in the past.

These conversations are informing our approach to design through discussions around building character, amenities, and unit arrangement.



Context

BUILDING SITE



Historic Context

Revitalized Industrial

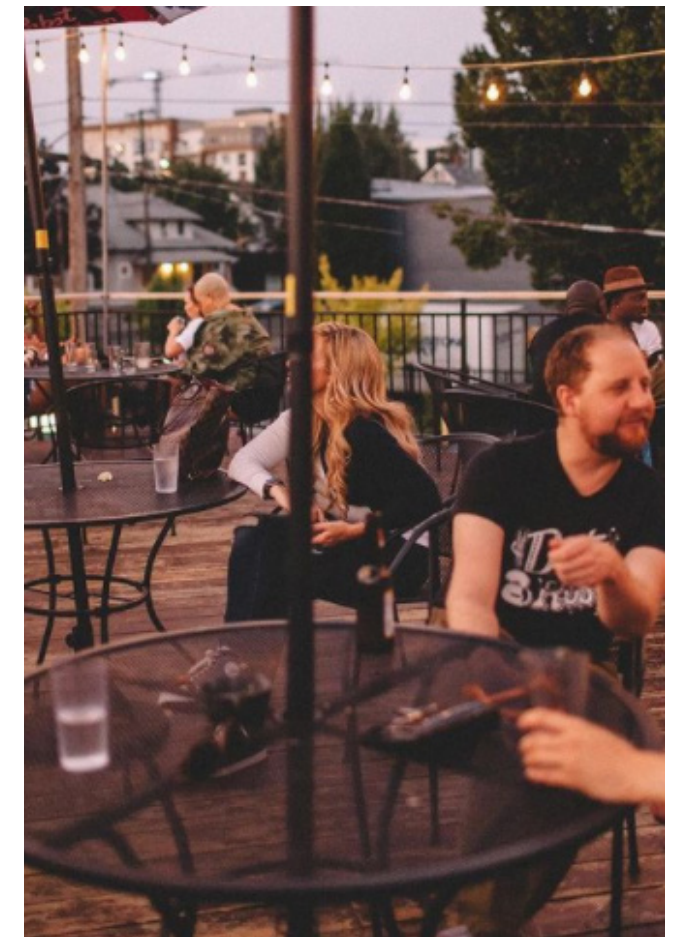
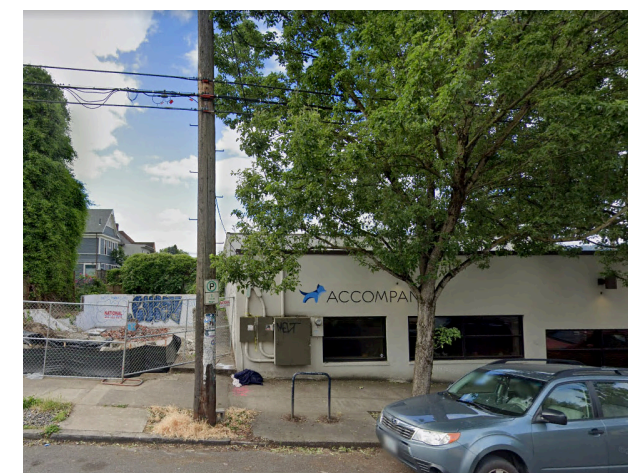
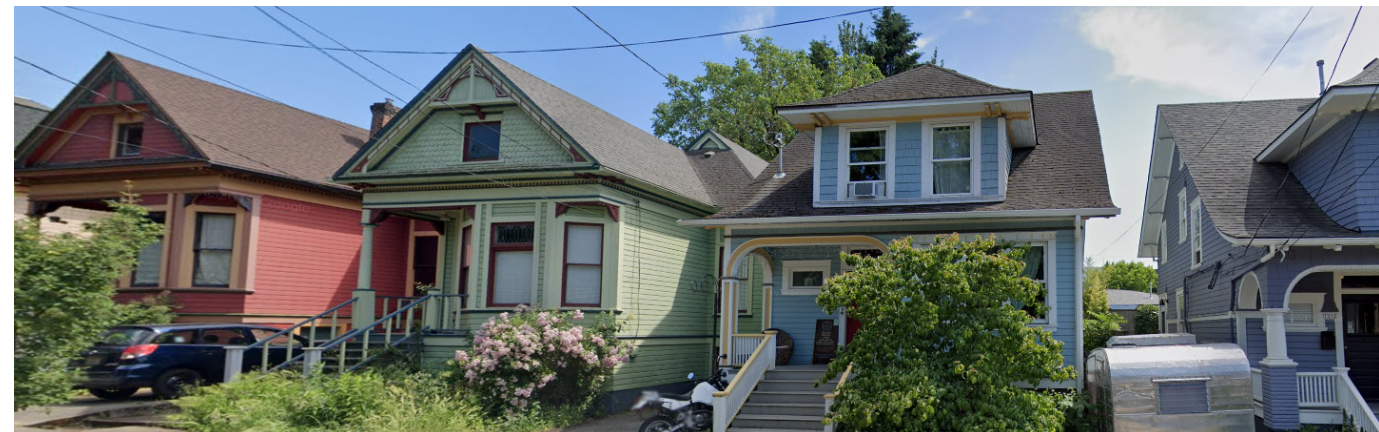
New Urban Buildings

Street Art

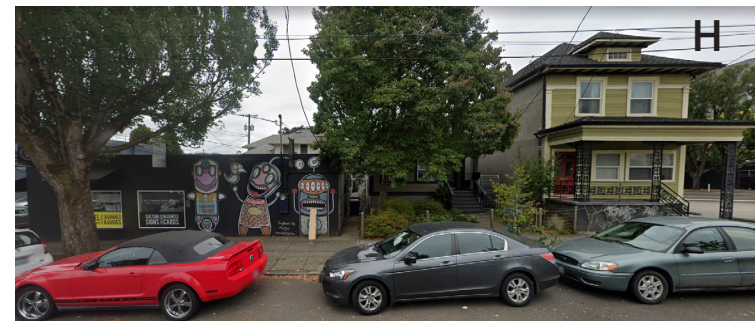
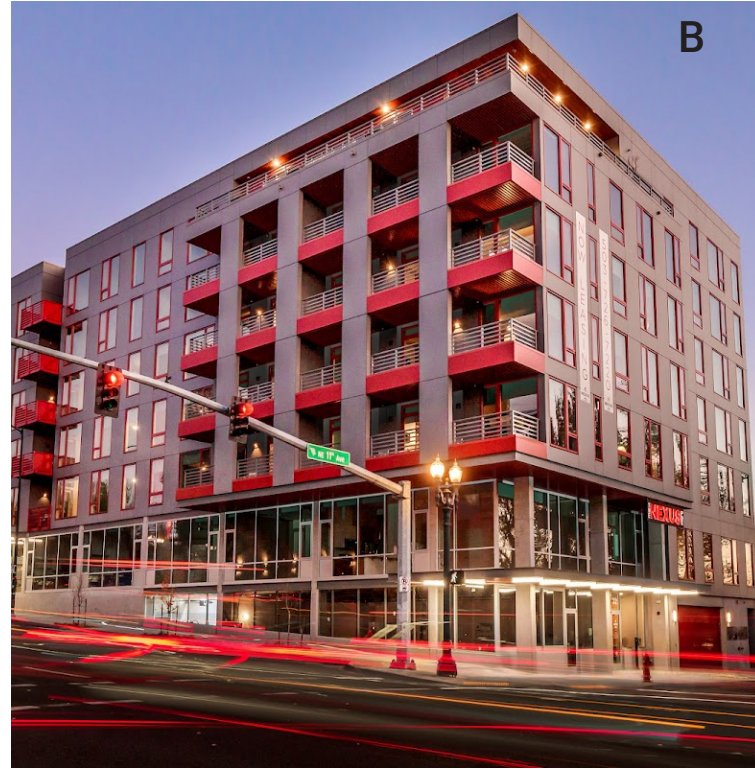
Bike Commutes



Sandy & 12th, 1948



SITE CONTEXT



Relation to Adjacent Buildings

The adjacent buildings provide an eclectic setting of old and new buildings which employ a variety of building materials.

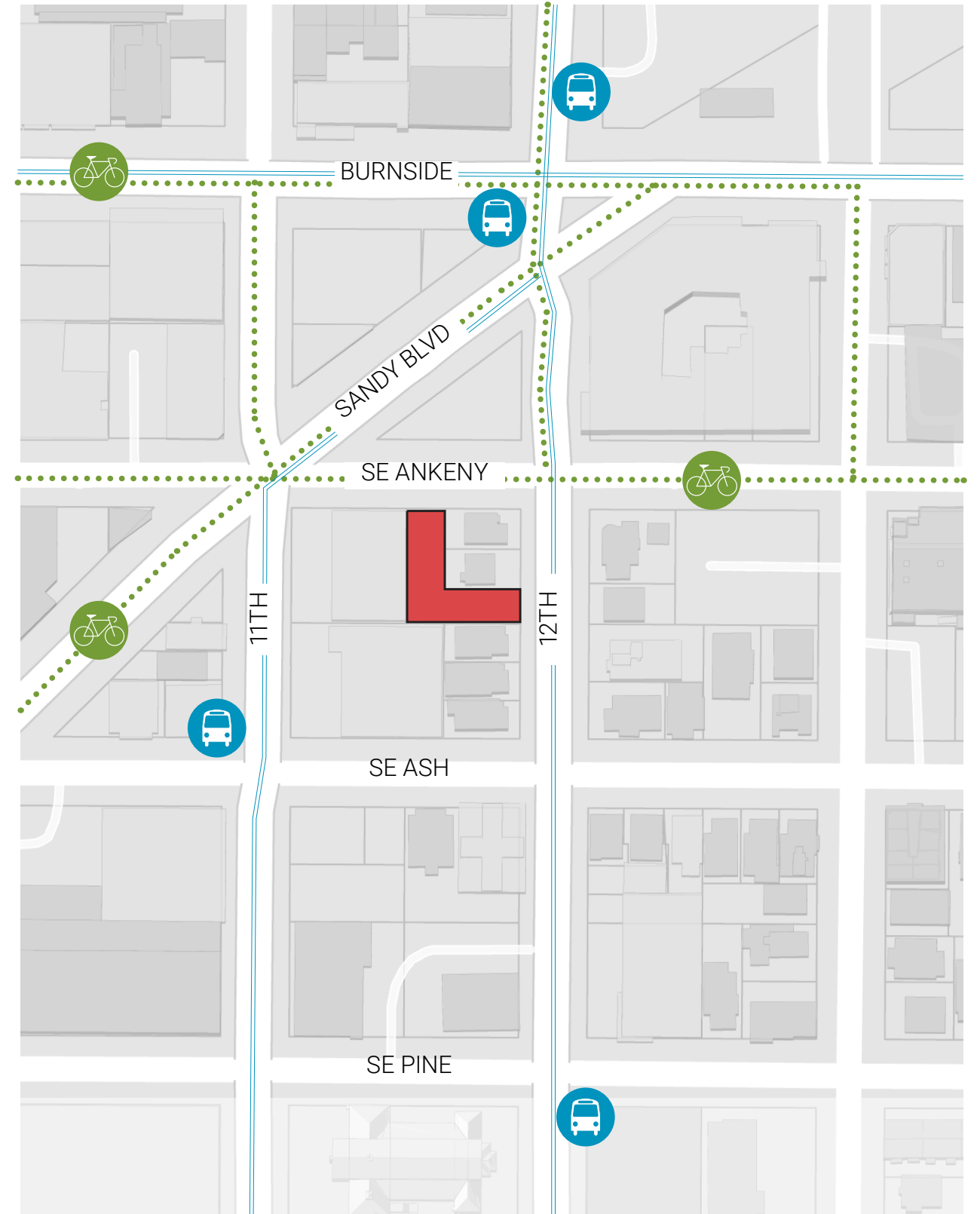
EXISTING CONDITIONS



VIEW ALONG 12TH



VIEW ALONG ANKENY



Design



CONTEXT

Building scale, height change and set back on 12th providing more solar access and buffering to neighboring homes appreciated.

Entry facade on 12th needs to more intentionally respond to it's context with materiality, landscaping and detailing. Larger portion of building should limit it's impact on the solar access to adjacent properties and use landscaping to increase privacy and bring down scale.

PUBLIC REALM

Ground floor with glazing, art and active spaces and direct access to bike room from street well received.

Canopies and a more inviting entry on 12th desired. Reduction in landscaping opposed given the existing context on the street.

QUALITY & PERMANENCE

Composition and application of materials well received. Potential for solar panels also positive.

More information needed about the quality of materials as well as the detailing of the facade.

BUILDING SCALE

HOUSE SCALE



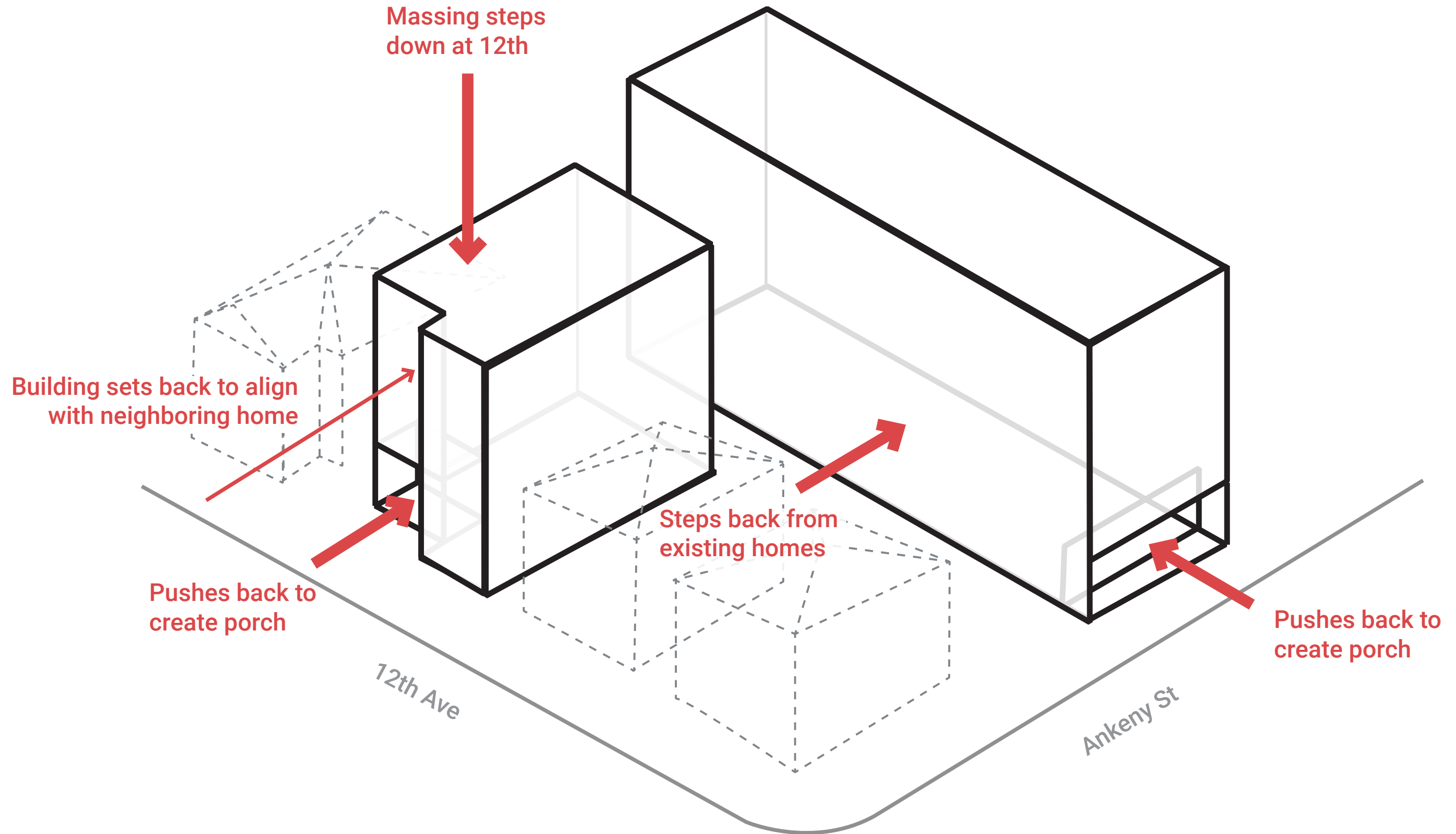
Responsive to House and Building Scale

The building massing purposefully stays at a lower height along 12th, and steps up along Ankeny to a more commercial building scale.



Responsive to Immediate Neighbors

Along 12th, the ground floor steps back from the property line, to align with the face of the house to the south. A front porch and living room face the street mimicing the ground level program of the existing homes along the block.



Building Plans

ZONING INFORMATION + PROGRAM SUMMARY

YBP ANKENY

ZONING SUMMARY

1122 SE Ankeny St.

EXd – Central Employment

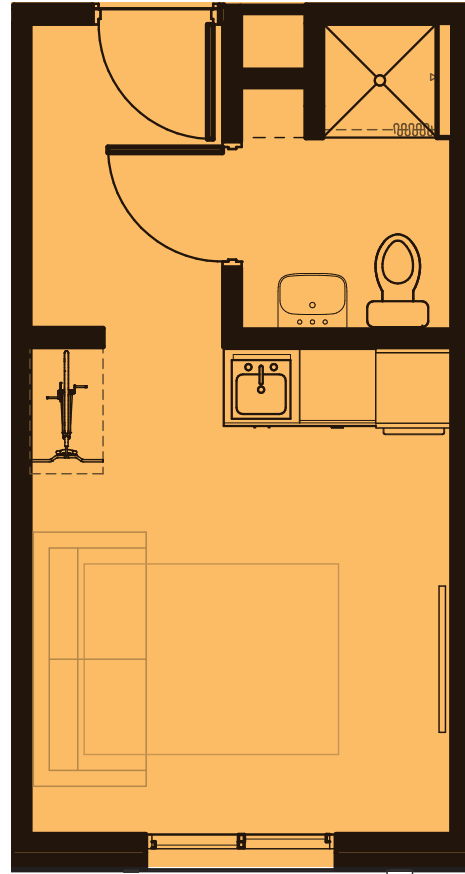
Site area	5,380 sf
FAR 3:1 Base	16,140 sf
Inclusionary Housing Bonus – 3:1	16,140 sf
Total FAR 6:1	32,280 sf
Proposed Building FAR	19,369 sf (see program summary)
Base Height	50'
Housing Height Bonus	75'
Proposed Building Height	52' +/-
Inclusionary Housing	100% of units at 60% MFI

PROGRAM SUMMARY

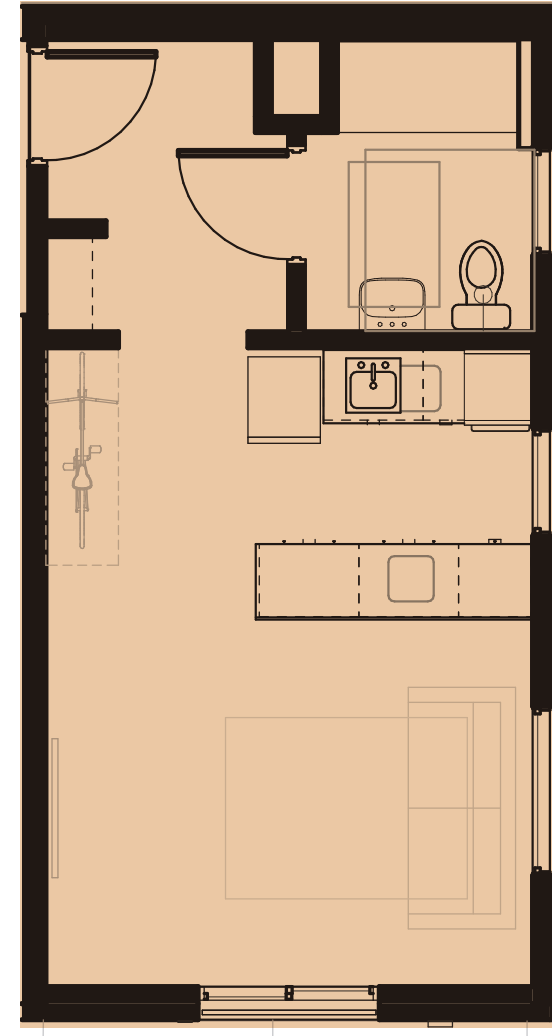
RESIDENTIAL UNITS	#	AVG NSF	TOTAL NSF	% of TOTAL
Studio	37	271	10,035	90.2%
Studio Type A	4	333	1,332	9.8%
	41		11,367	100%

APARTMENT AMENITIES	SF	BIKE TYPES	# BIKES
Lobby/ Mail	265		
Trash/Recycling	140		
Water	104		
Elec/MDF	107		
Elec Closet (3 @ 5 sf)	15		
Generator	188		
Storage (3 rooms @ 24 sf)	72		
Bike Storage			
Horiz in units (Type A)			4
Bike Area		377	33
<i>Wall mtd</i>			7
<i>Horiz</i>			12
<i>Stacked</i>			12
<i>Large</i>			2
Laundry	185		
	1,076		33

LEVEL	#	GSF	TOTAL GSF
Level 1	1	4,180	4,180
Level 2	1	4,484	4,484
Level 3	1	4,484	4,484
Level 4	1	4,484	4,484
Level 5	1	2,901	2,901
TOTAL PROPOSED	5		20,533



STUDIO
MODULE



TYPE-A COMPATIBLE
MODULE

The Benefits of Modular Construction




Modular construction for less disruptive, rapid construction on site.

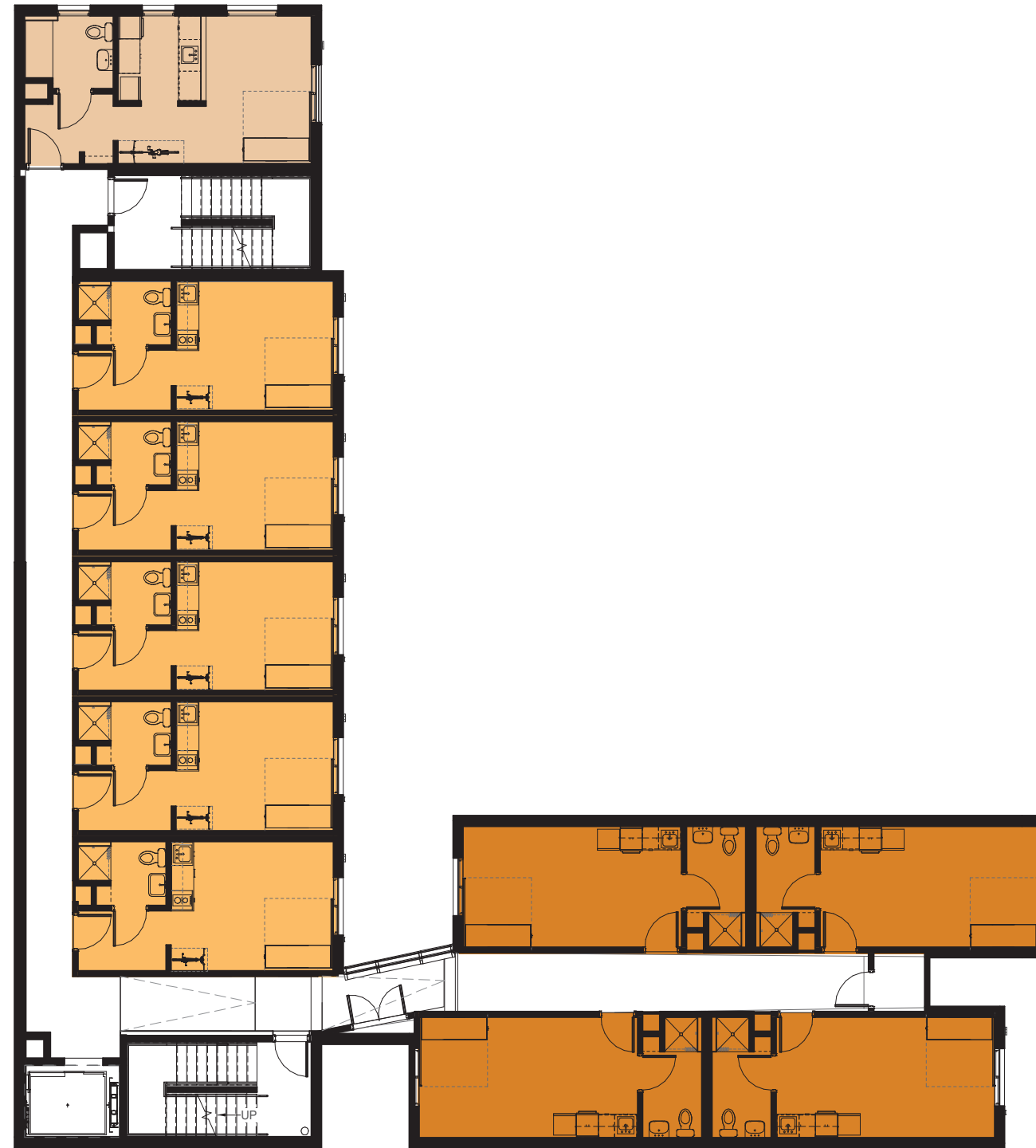
GROUND FLOOR PLAN

- TYPE A-COMPATIBLE STUDIO UNIT
- FRONT ENTRY STUDIO UNIT
- SIDE ENTRY STUDIO UNIT
- UTILITIES
- AMENITIES





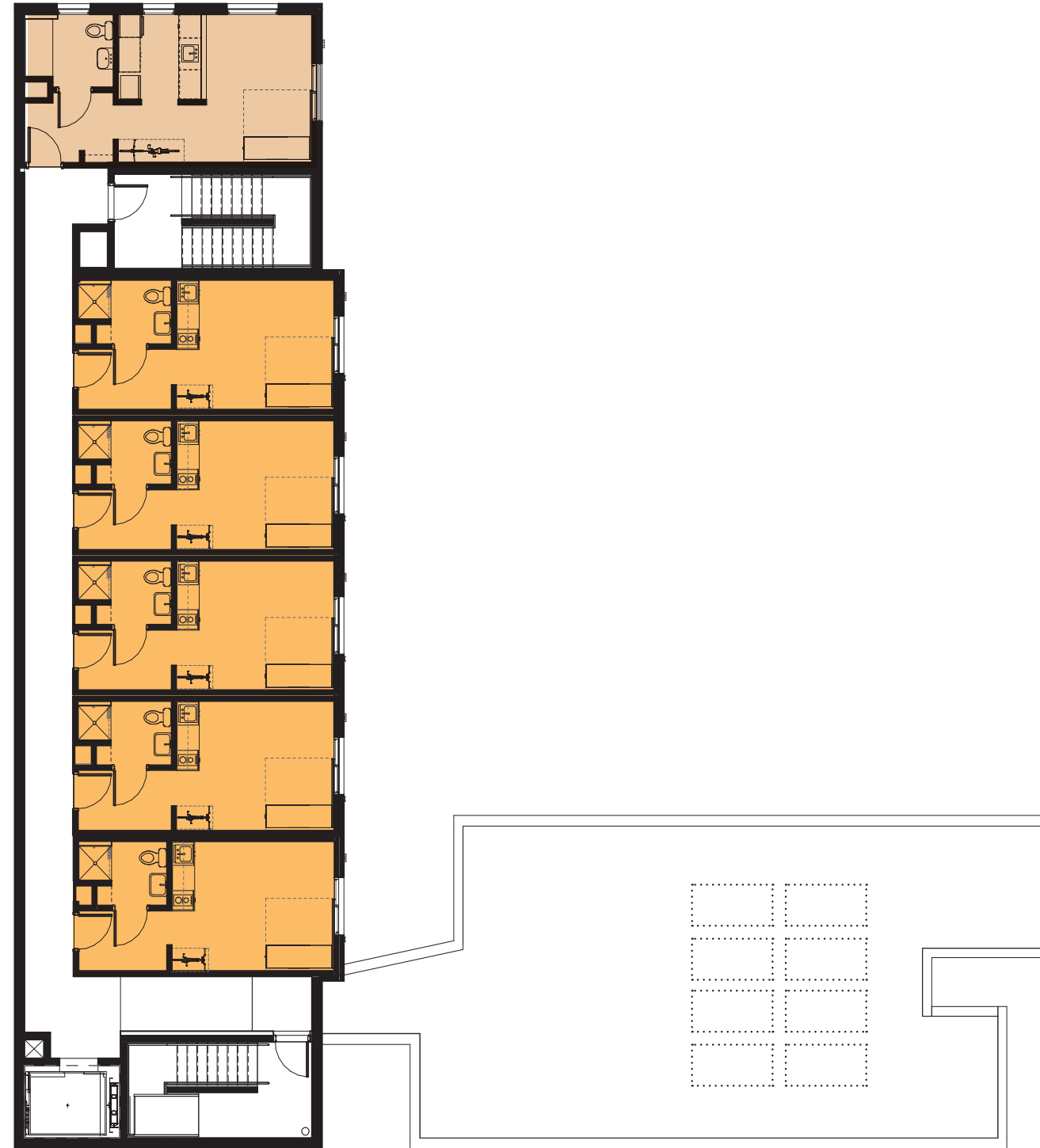
LEVELS 2-4

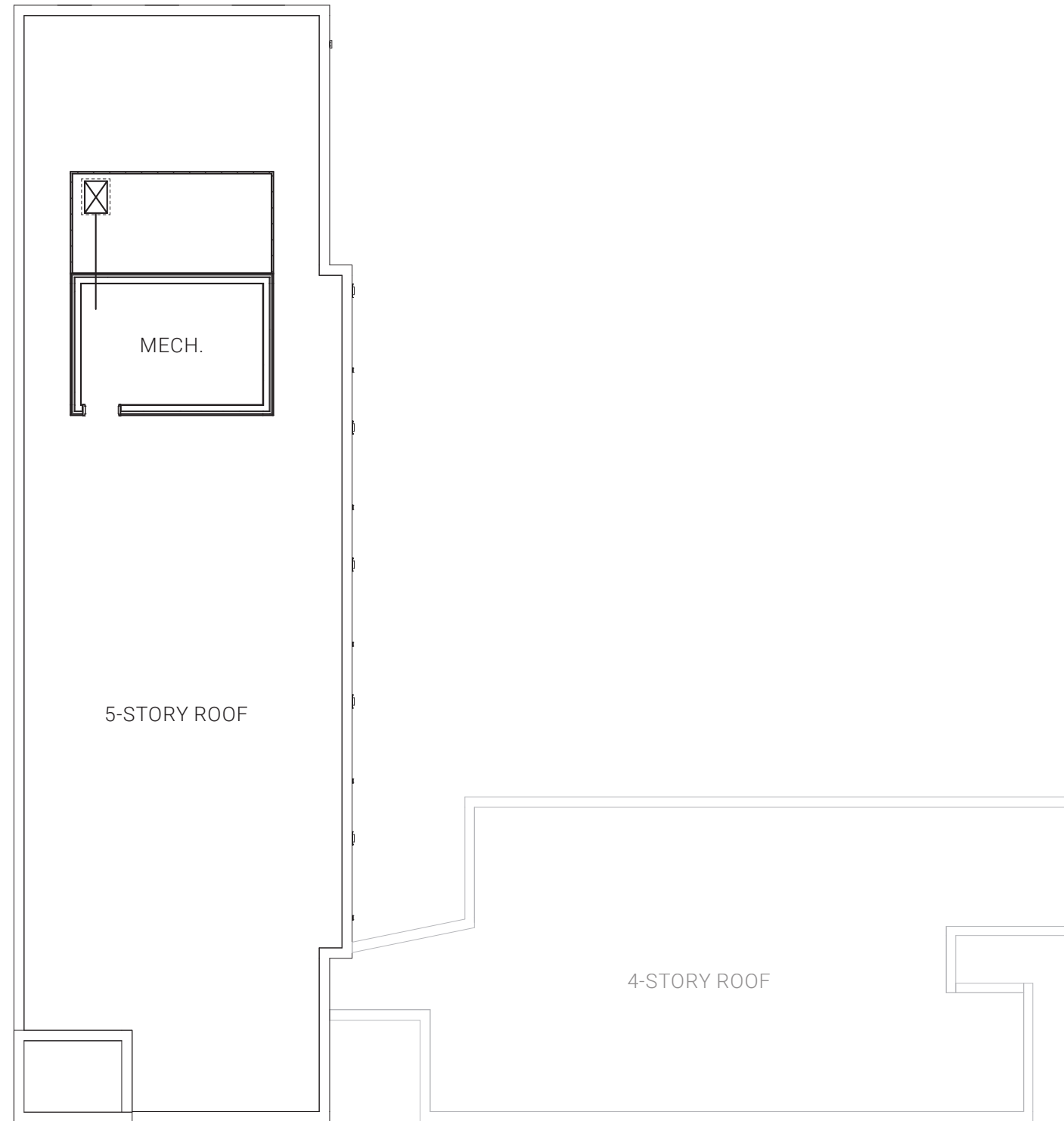
-  TYPE A-COMPATIBLE STUDIO UNIT
-  FRONT ENTRY STUDIO UNIT
-  SIDE ENTRY STUDIO UNIT



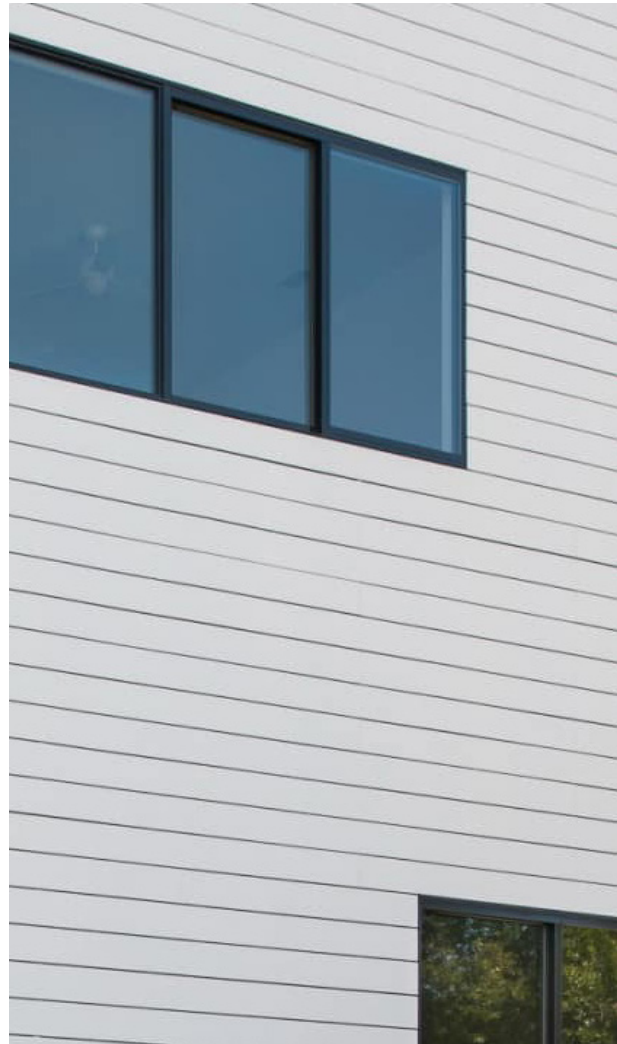
LEVEL 5

-  TYPE A-COMPATIBLE STUDIO UNIT
-  FRONT ENTRY STUDIO UNIT

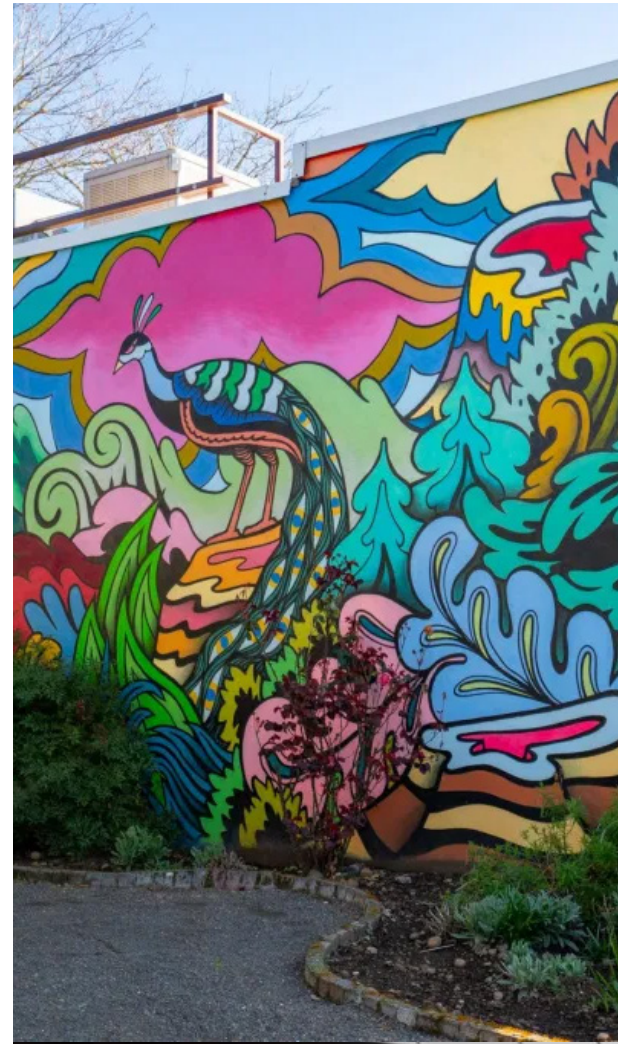




Exterior



Fibercement Plank Siding



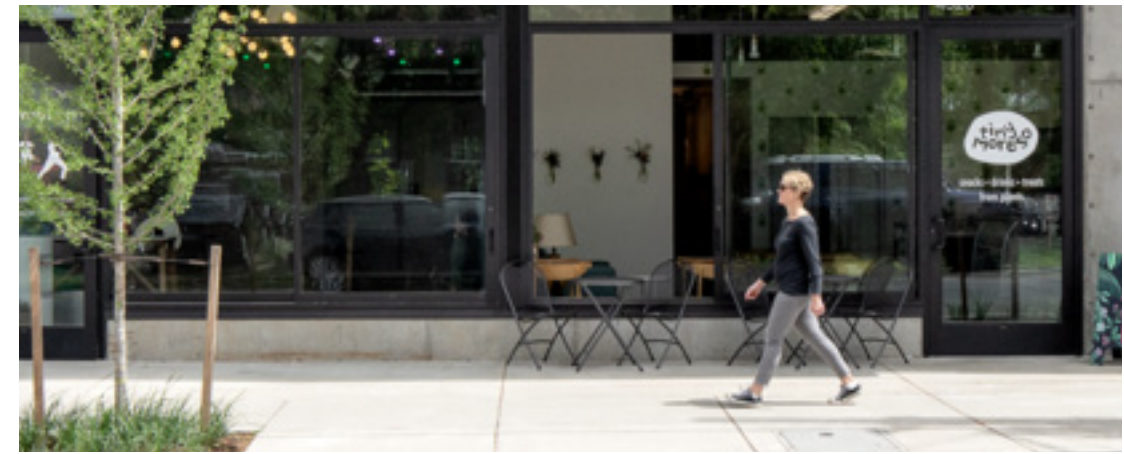
Public Art/Mural



Pavers



Wood Fence



Storefront at Ground Level



Operable Sliding Window

Fiber-Cement Plank Siding

Accent Metal / Color At Window

Storefront

Entry

Mural Wall

Covered Porch



12th Ave View



Ankeny Street View



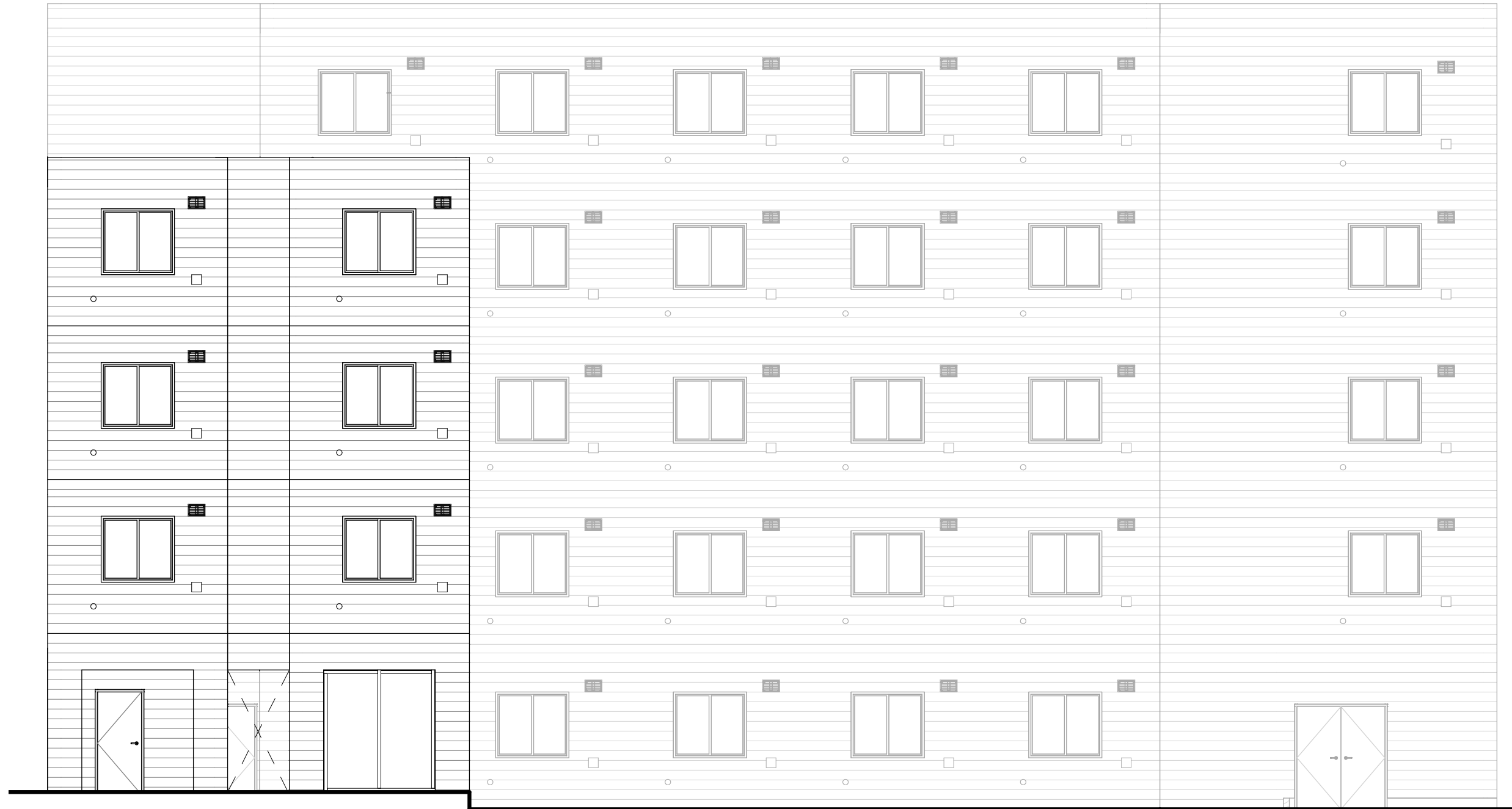
NE Axonometric

NORTH ELEVATION



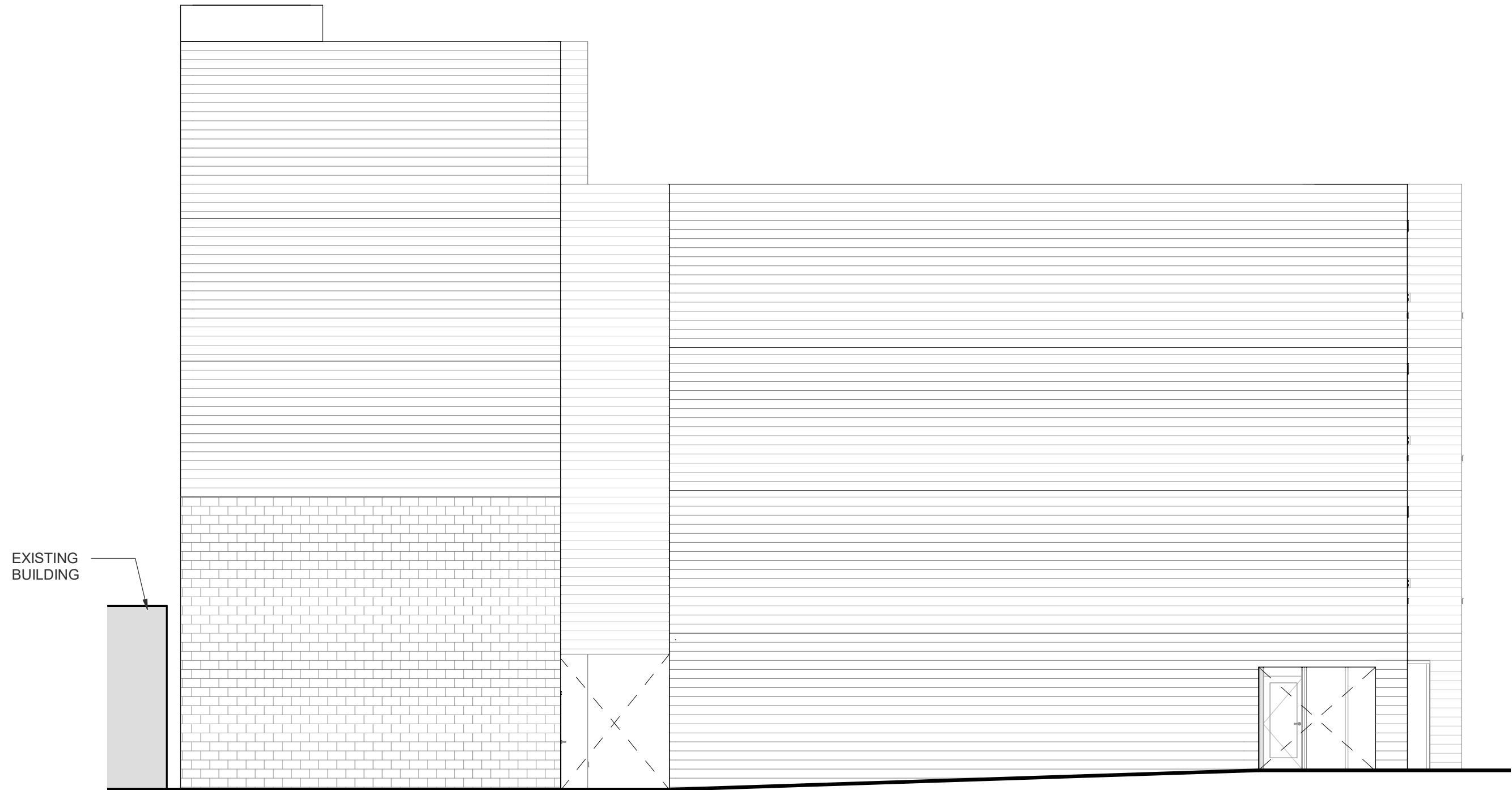
Glazing < 30%, bird friendly glazing not required.

EAST ELEVATION



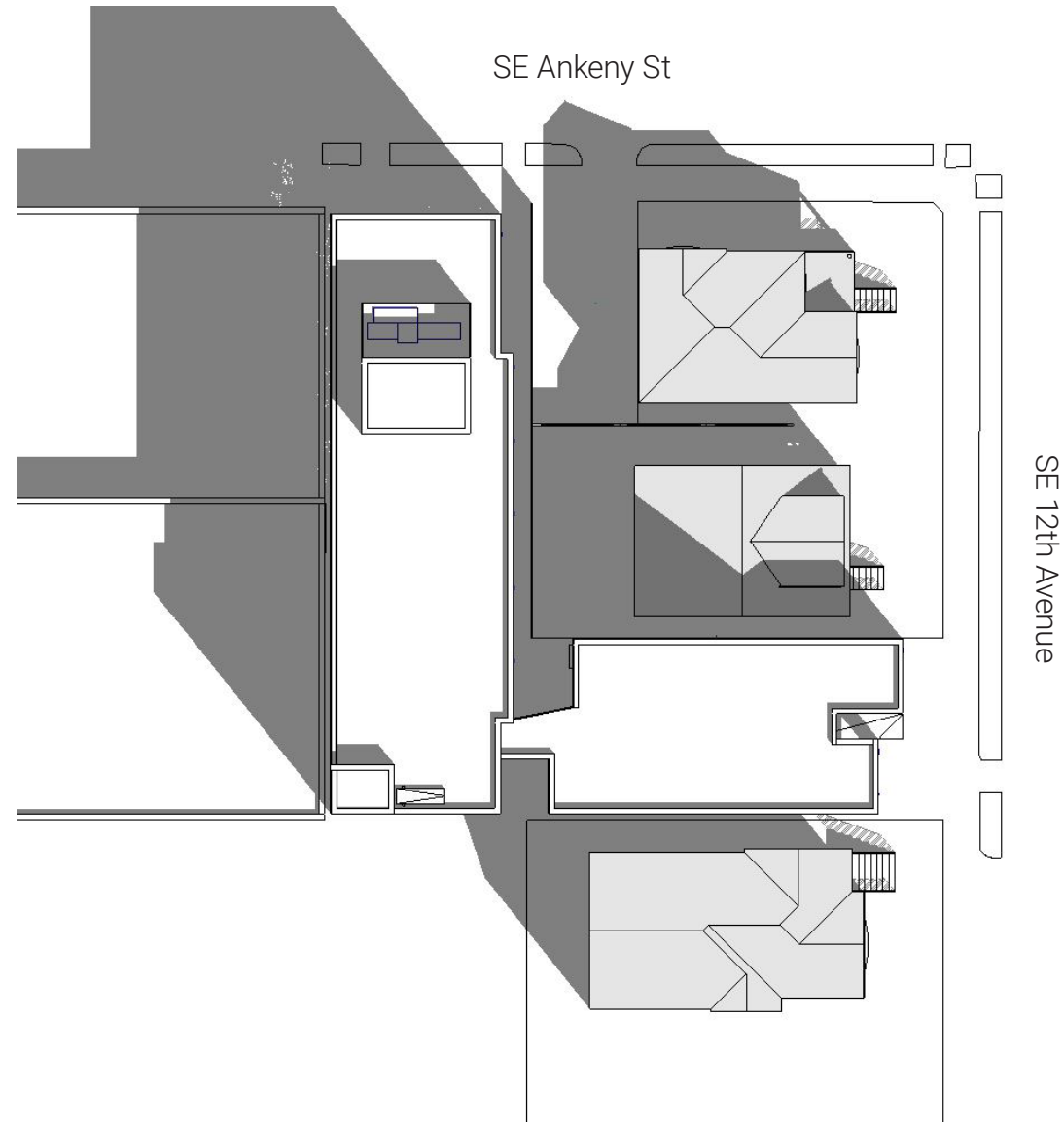
Glazing < 30%, bird friendly glazing not required.

SOUTH ELEVATION

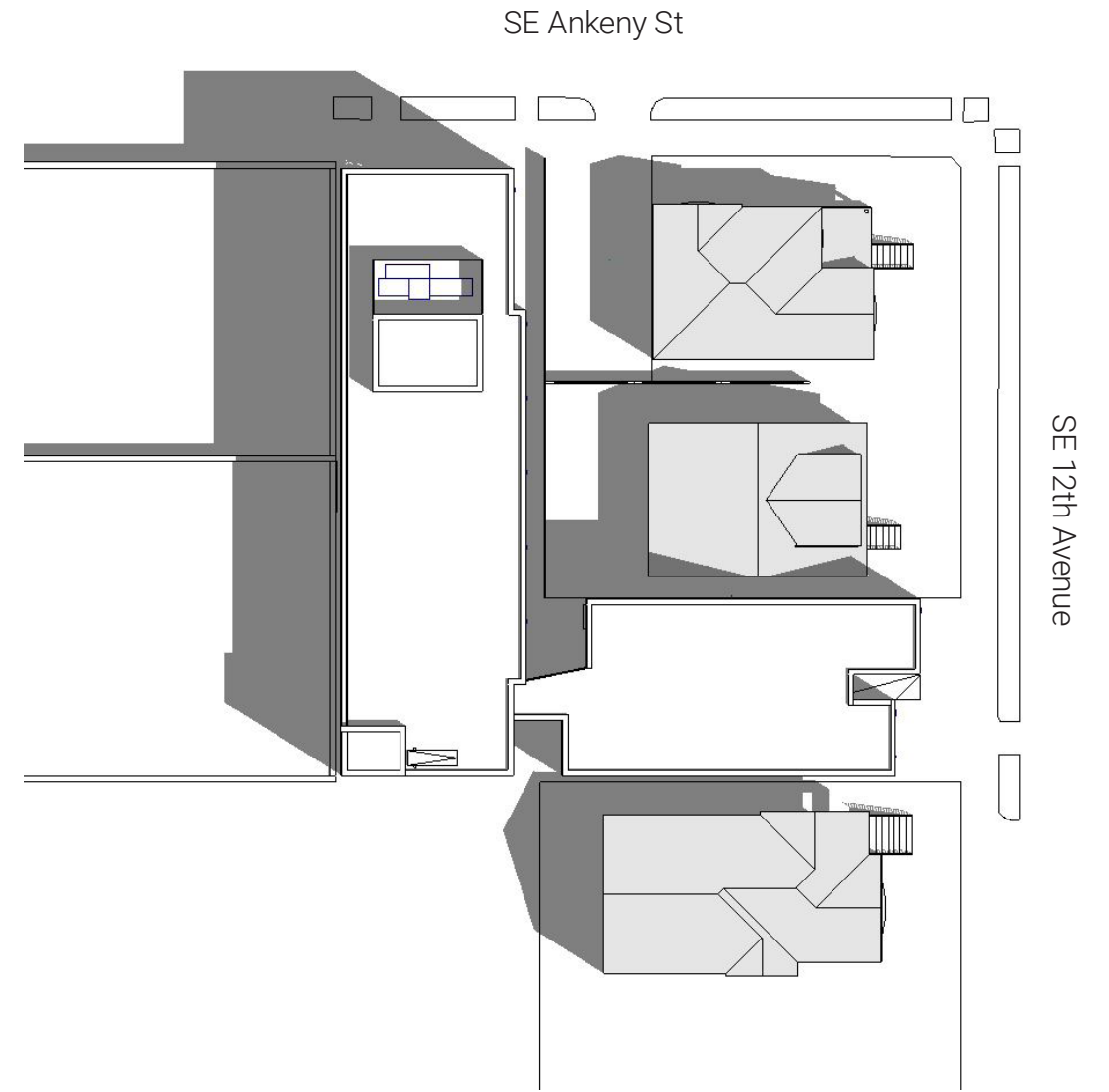


Glazing < 30%, bird friendly glazing not required.

Shadow Studies



April 21st at 10 AM



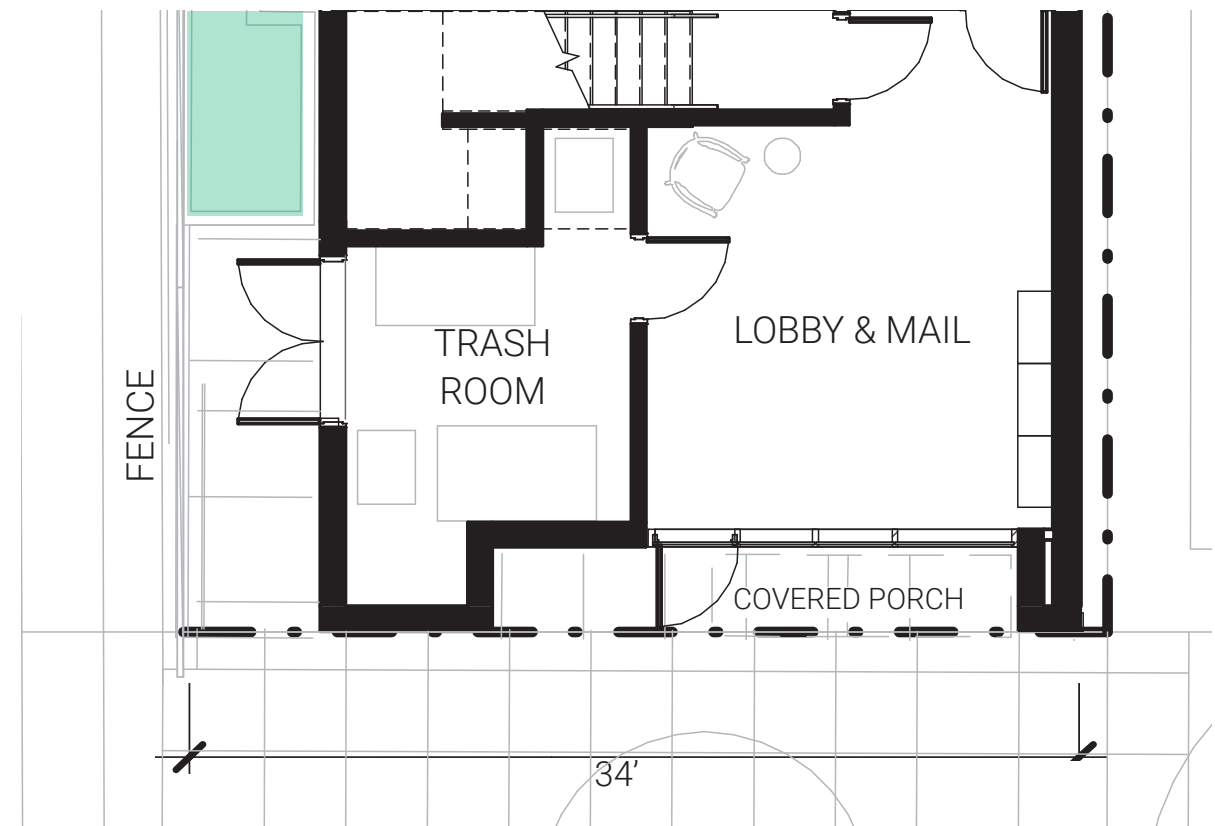
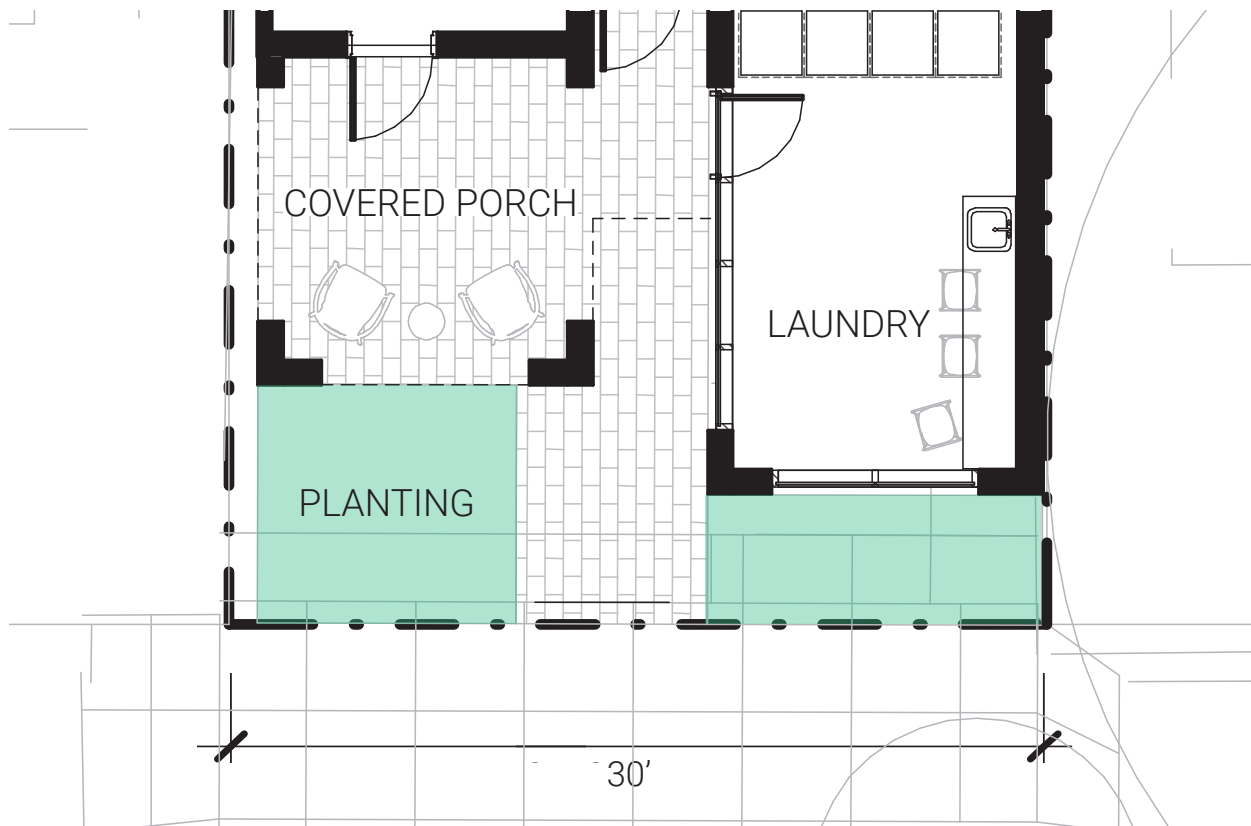
June 21st at 10 AM

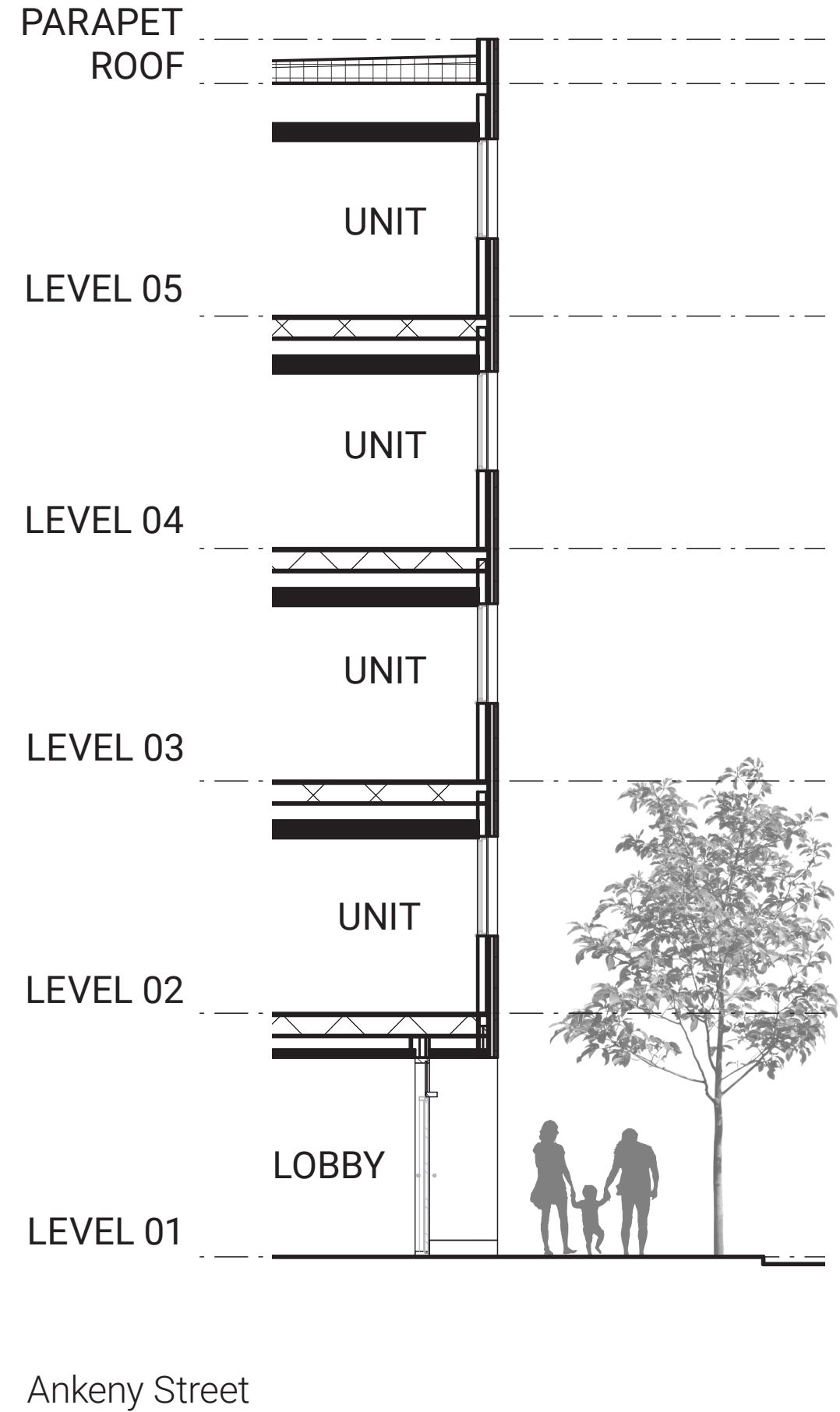
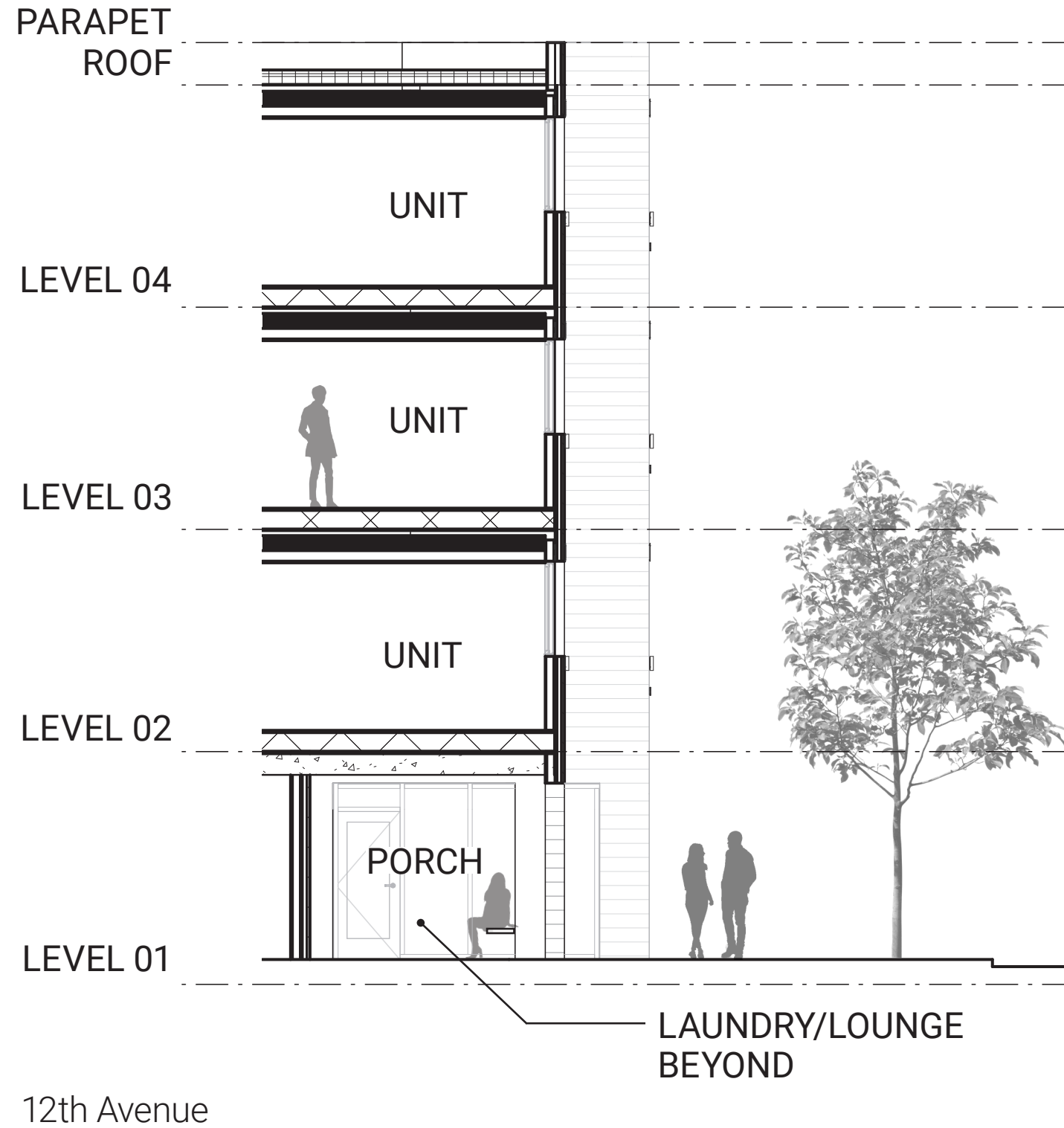
Public Realm

East Elevation - 12th Avenue

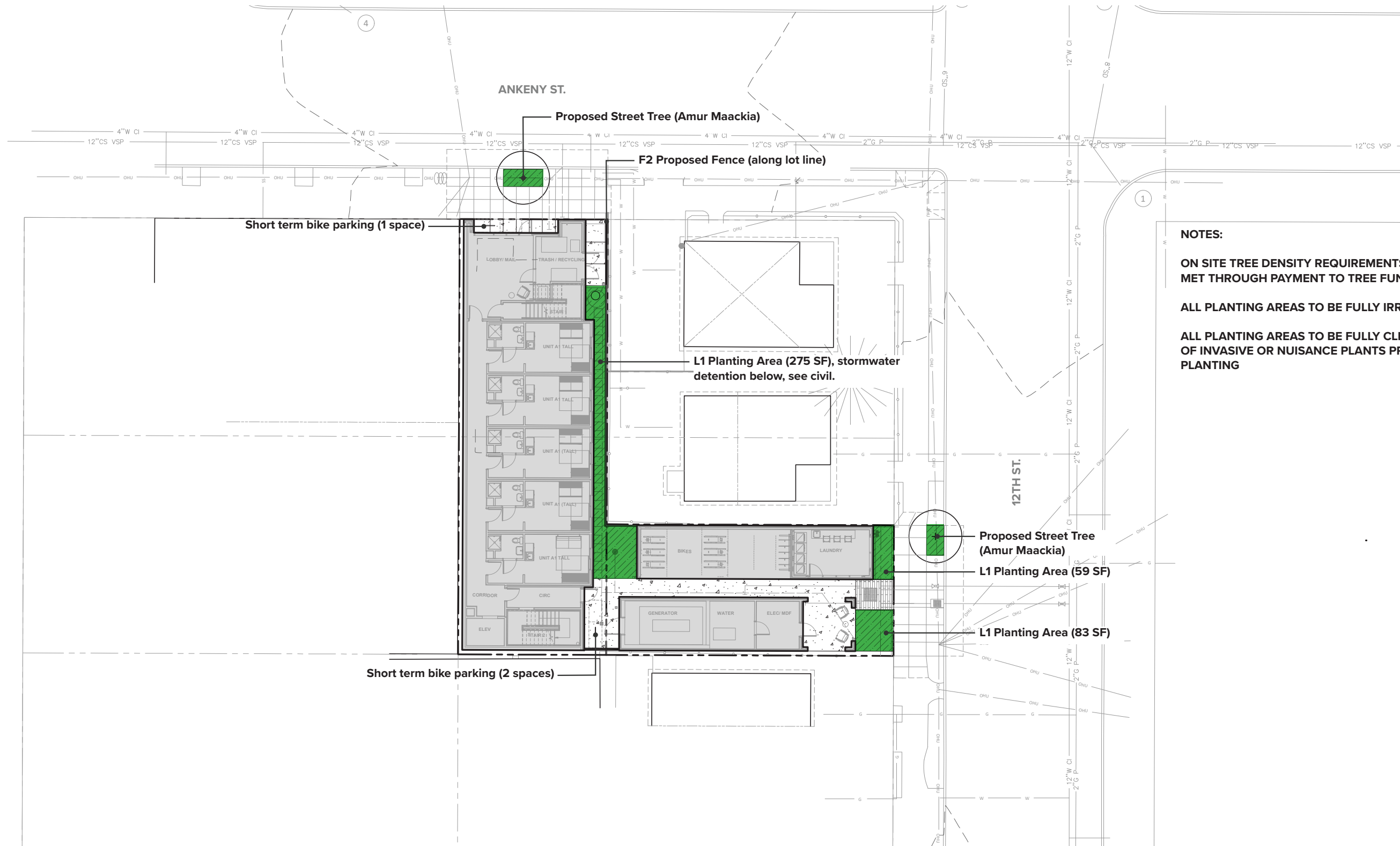


North Elevation - Ankeny Street





Landscape

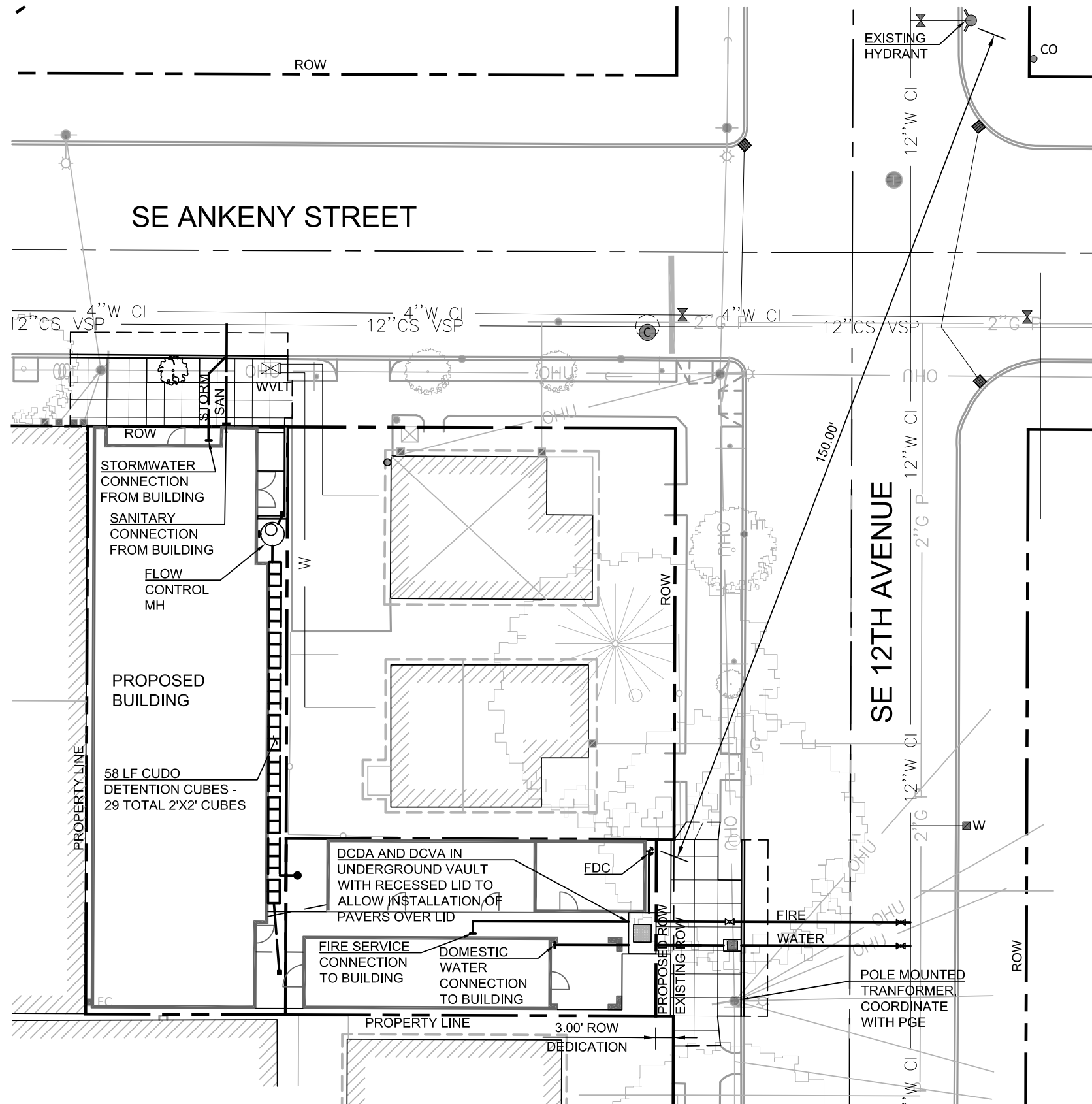


NOTES:

ON SITE TREE DENSITY REQUIREMENTS TO BE MET THROUGH PAYMENT TO TREE FUND

ALL PLANTING AREAS TO BE FULLY IRRIGATED

ALL PLANTING AREAS TO BE FULLY CLEARED OF INVASIVE OR NUISANCE PLANTS PRIOR TO PLANTING



STORMWATER NARRATIVE

PRIVATE SITE
 STORMWATER MANAGEMENT WILL BE PROVIDED VIA 29 TOTAL 2'X2' CUDO DETENTION CUBES EAST OF THE BUILDING. CUBES WILL CONNECT TO A FLOW CONTROL MH AND STORMWATER WILL THEN DISCHARGE TO THE PUBLIC COMBINED SEWER SYSTEM IN SE ANKENY ST.

PUBLIC STREET IMPROVEMENTS
 THERE WILL BE FEWER THAN 500 SF OF NEW IMPERVIOUS AREA ADDED TO THE ROW; THEREFORE, THE STORMWATER MANUAL WILL NOT BE TRIGGERED. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

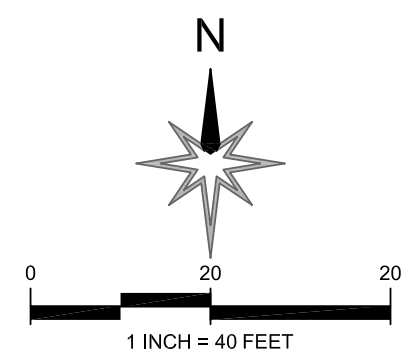
UTILITY CONTACTS

ELECTRICAL
 PORTLAND GENERAL ELECTRIC
 503-736-5450

NATURAL GAS
 JEREMY LORENCE
 NORTHWEST NATURAL GAS
 JEREMY.LORENCE@NWNATURAL.COM
 503-610-7693

WATER
 ANDRE MELLOTT
 PORTLAND WATER BUREAU
 ANDRE.MELLOTT@PORTLANDOREGON.GOV
 503-823-6369

STORM/SANITARY
 ELLA INDARTA
 PORTLAND BUREAU OF ENVIRONMENTAL SERVICES
 ELLA.INDARTA@PORTLANDOREGON.GOV
 503-823-2073

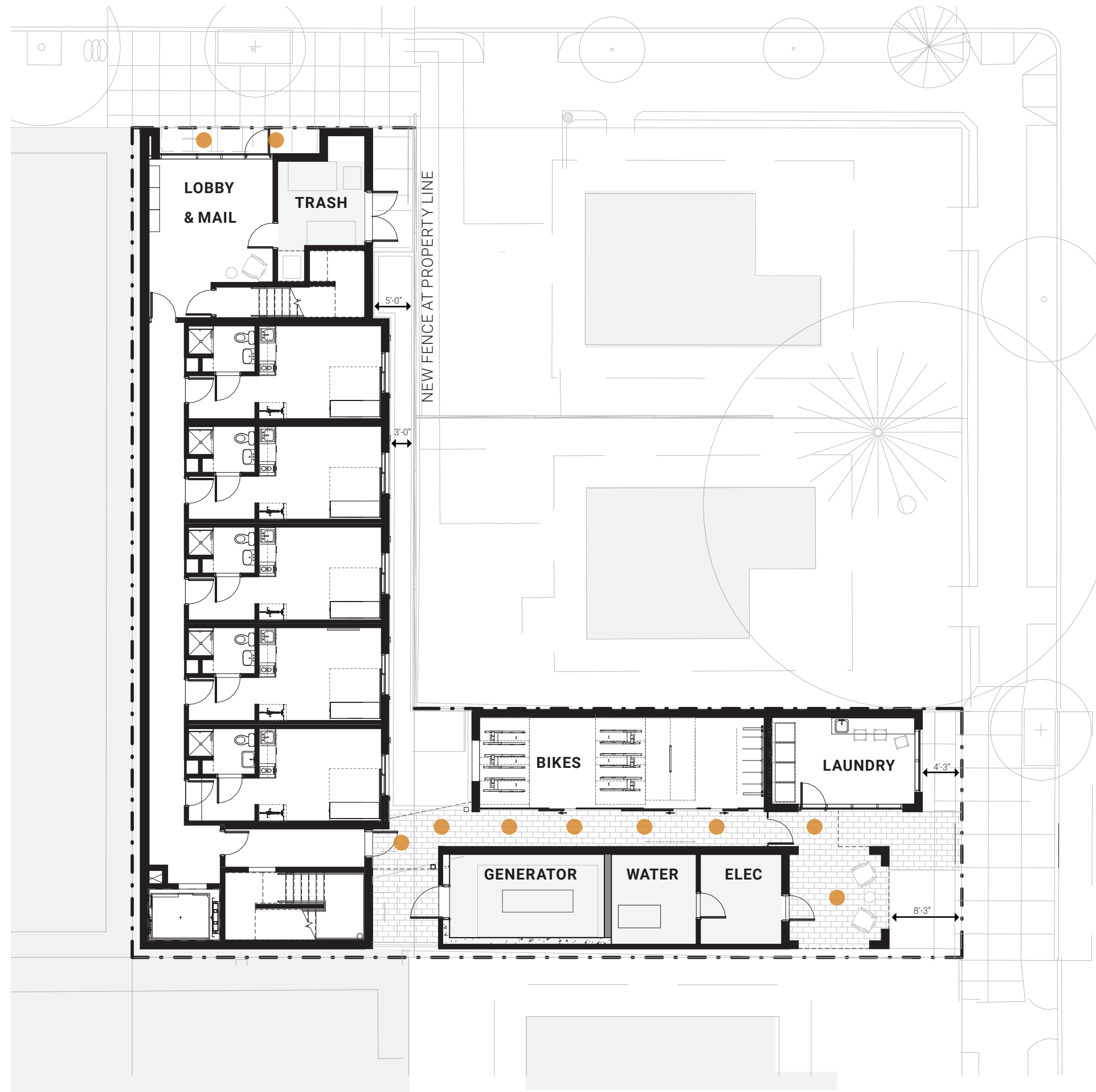


VEGA
 CIVIL ENGINEERING LLC
 503.662.1901 | WWW.VEGACIVIL.COM

Lighting

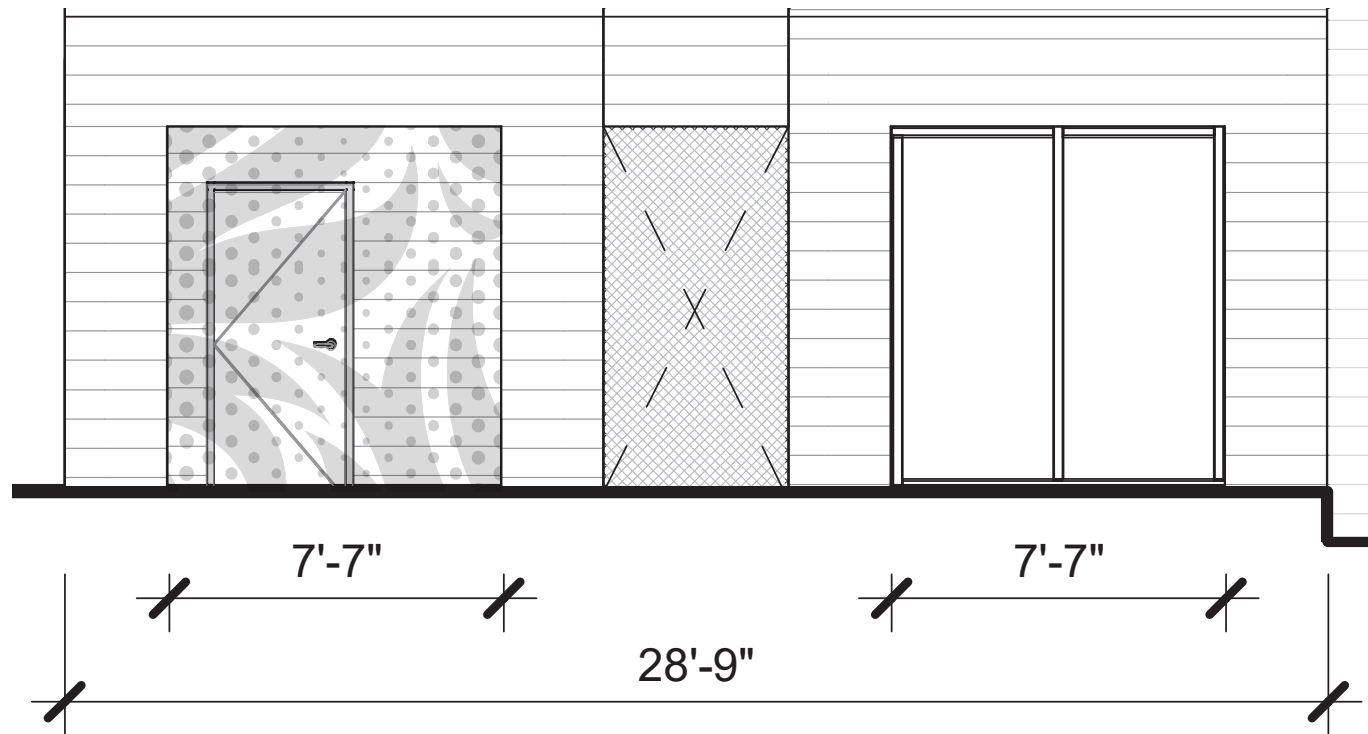
GROUND FLOOR PLAN

● Recessed Down Light



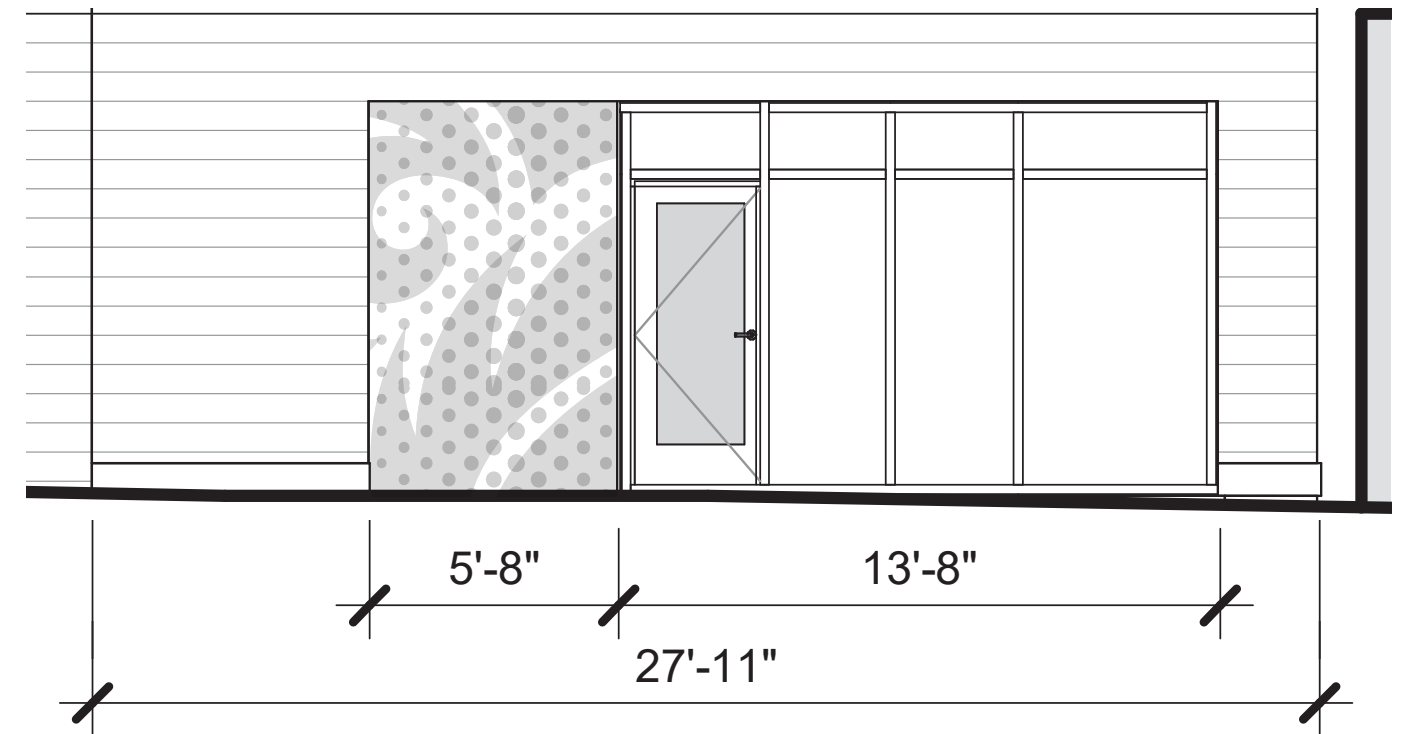
Diagrams

East Elevation - 12th Avenue

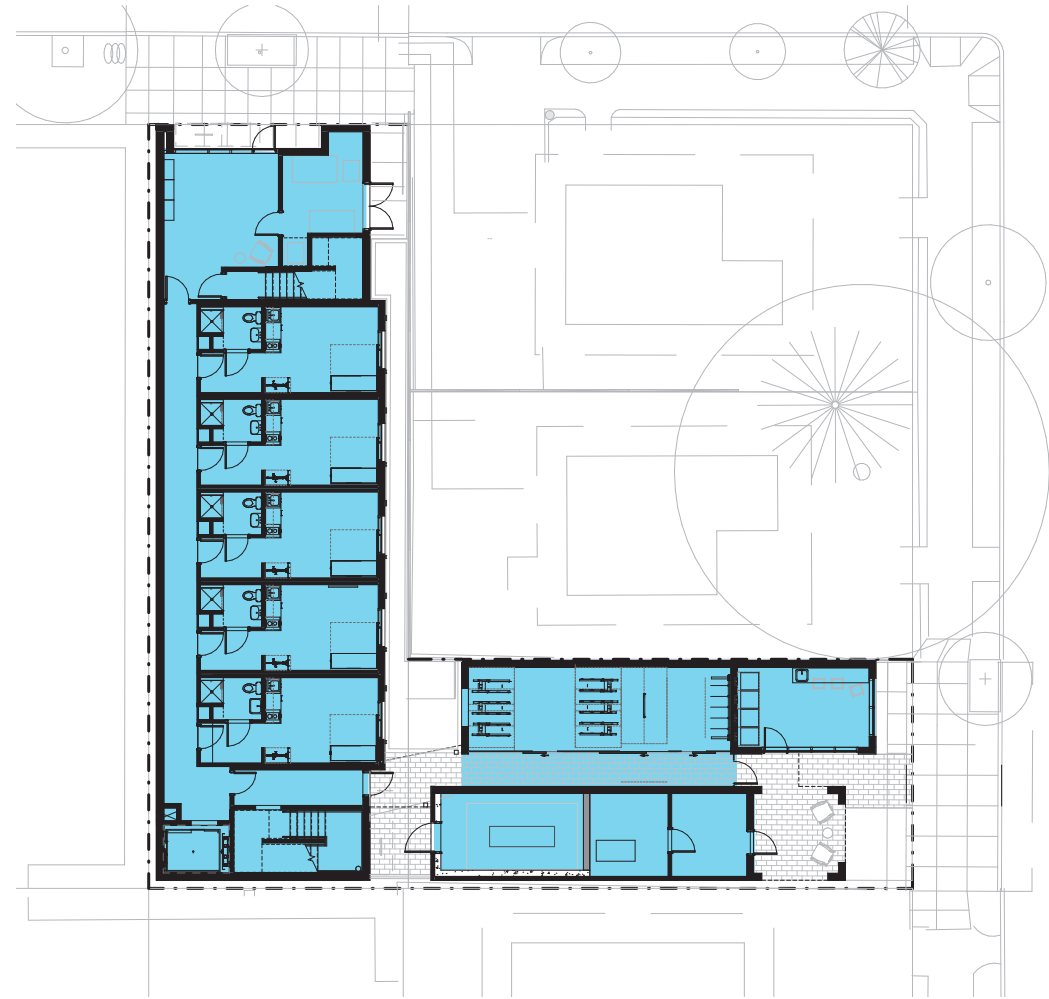


26% Art + 26% Glazing

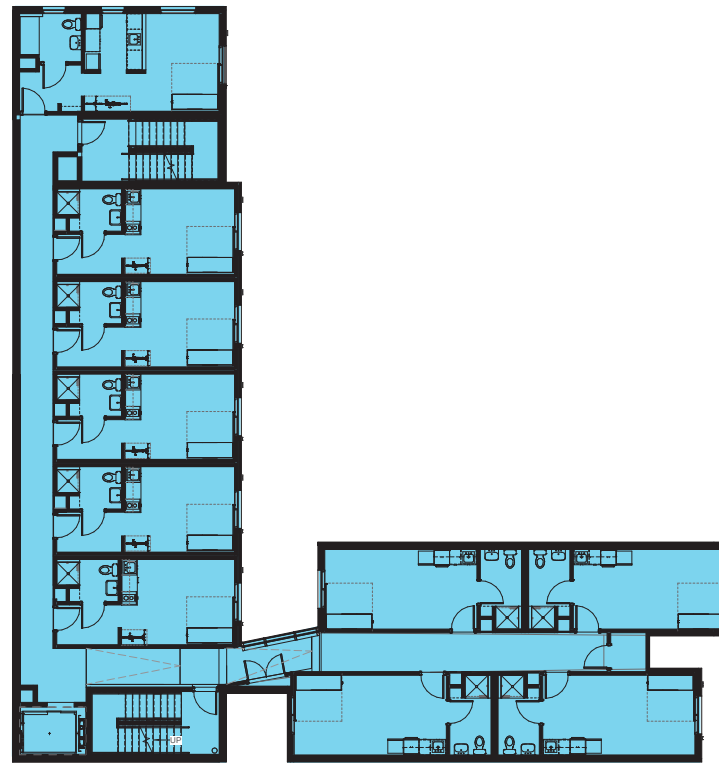
North Elevation - Ankeny Street



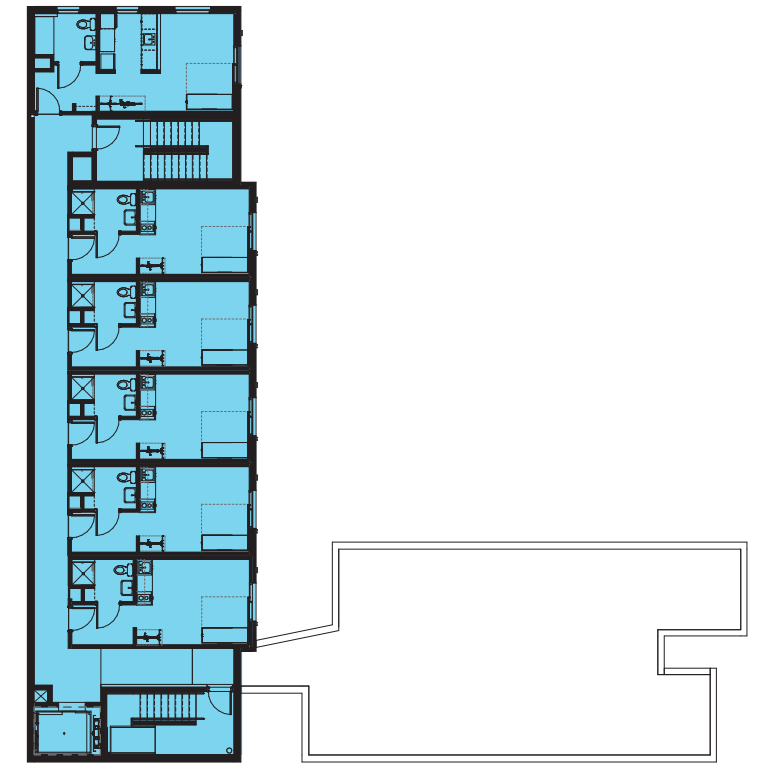
20% Art + 49% Glazing



Level 1 Plan
4,180 SF



Level 2-4 Plan
4,484 SF



Level 5 Plan
2,901 SF

Modifications

MODIFICATIONS

LOADING

Modification is requested for the required horizontal and large bike spaces. The design team has made every effort to accommodate the required bike parking in the building but are just short of the required horizontal and large bike spaces. Given the unusual site constraints and desire to maximize this 100% affordable housing development, we request a modification be granted.

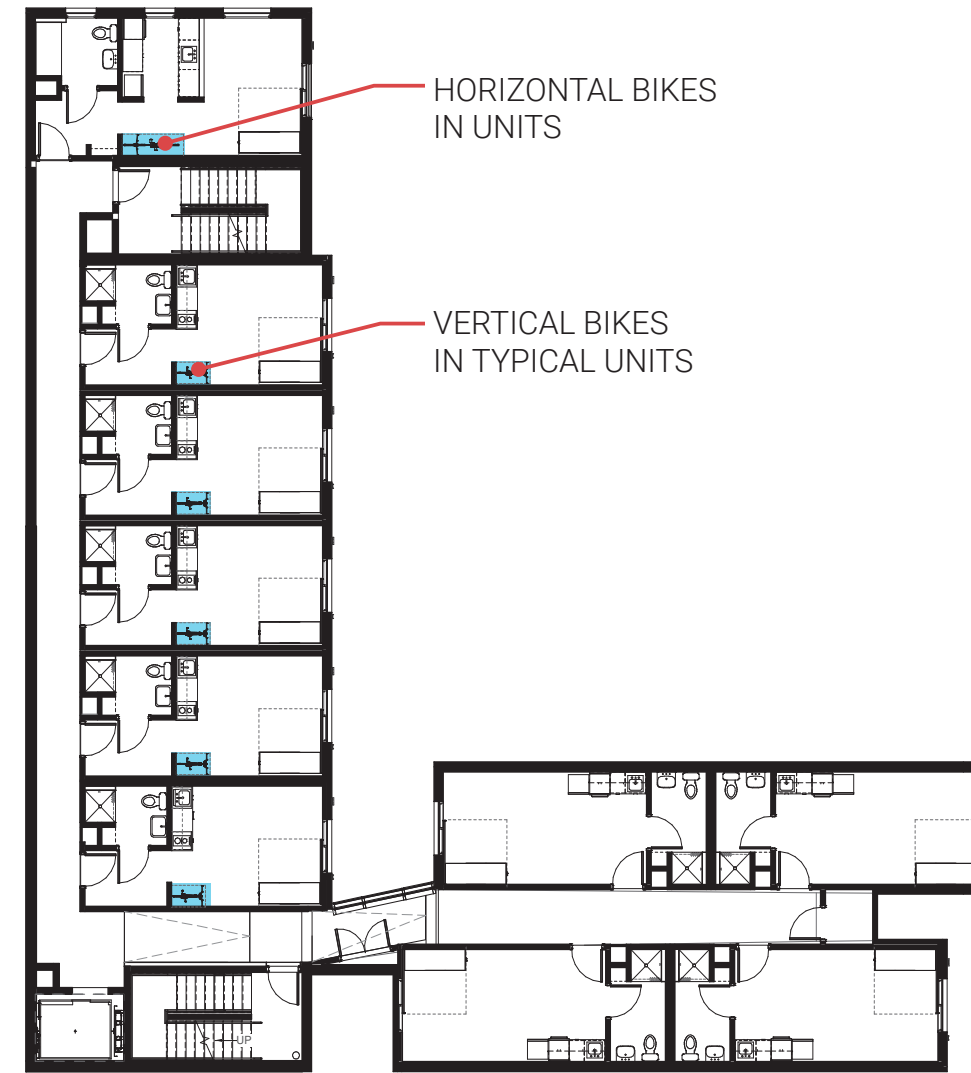
	Required	Provided
Total	62	63
50% in units max	31	29
50% in bike room min	31	34
30% horizontal	19	18
Large bike spaces	3.1	2

24 bikes in stacked spaces
 8 bikes in vertical spaces
 + 2 large bike spaces

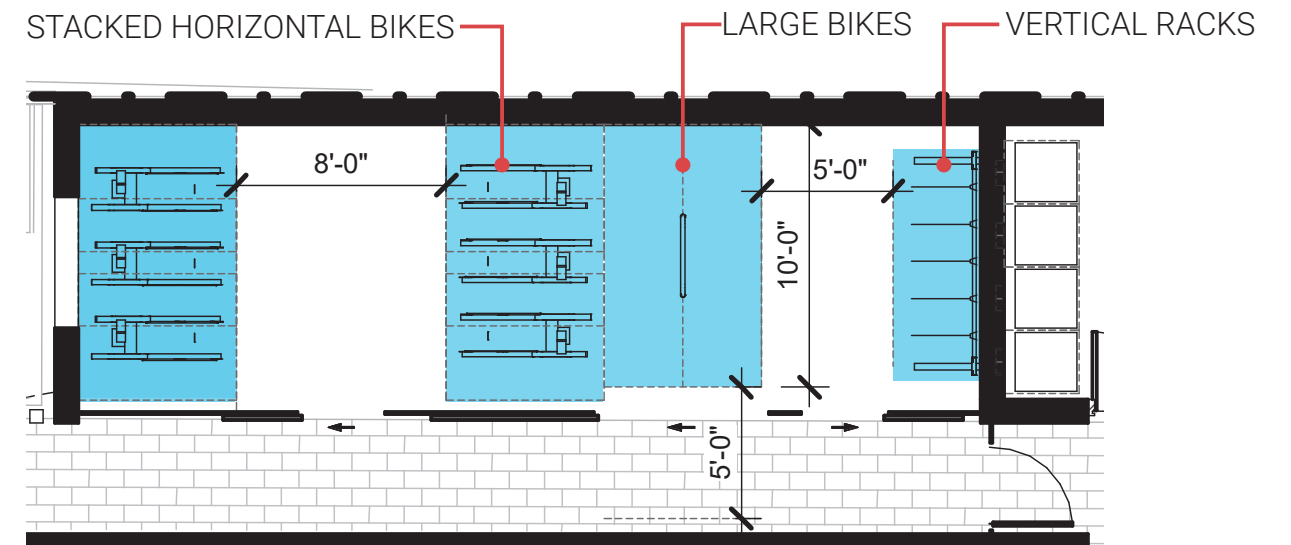
34 spaces in storage room

4 horizontal spaces in units
 12 horizontal spaces in bike room
 + 2 large bike spaces

18 horizontal spaces

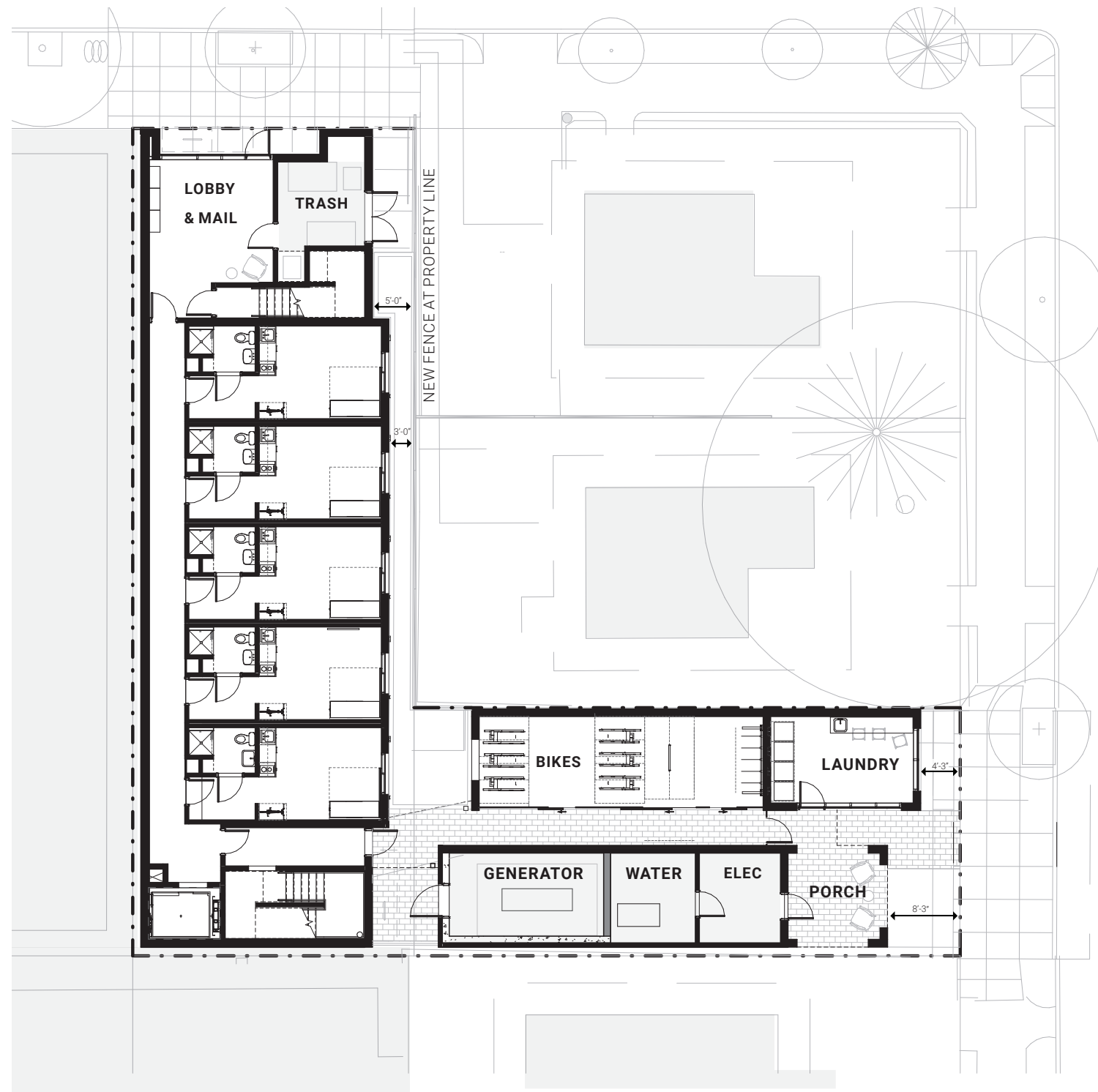


Typical Floor Plan



Enlarged Bike Room Plan

MODIFICATIONS



LOADING

One loading space is required when there are more than 40 dwelling units. In an attempt to maximize the number of units included in this 100% affordable housing development we have included 41 units. These are only 270 sf on average and tenants will be enrolled in an internship program that has a three year duration. Due to unit size and duration of stay, the incidents of loading are anticipated to be only with smaller vehicles and infrequent. Given these conditions we request the requirement for an on-site loading site be waived for this development.

ECO ROOF

Eco-roof is required for developments of 20,000 sf or larger. The building is just beyond this threshold at 20,533 sf. The units are modular construction and as such can not support the weight of a green roof without considerable extra cost. Given this project is 100% affordable housing and would be significantly impacted financially, we request the eco-roof requirement be waived for this development.

Preliminary Stormwater Report

YBP Ankeny Apartments

1122 SE Ankeny St
Portland, OR 97214

Date:
January 4, 2022

Owner:
YBP Ankeny LLC
6712 N Cutter Cir
Portland, OR 97217

Associated Permit Numbers:
2021-047286-000-00-EA

Engineer of Record:
Martha Williamson, PE
Vega Civil Engineering, LLC
1300 SE Stark St #201
Portland, OR 97214
martha@vegacivil.com
(503) 662-1901

I hereby certify that this Stormwater Management Report for the YBP Ankeny Apartments has been prepared by me or under my supervision and meets minimum standards of the City of Portland and normal standards of engineering practice. I hereby acknowledge that the jurisdiction does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities designed by me.



EXPIRES 6-30-2022

Table of Contents

Project Overview & Description	2
Methodology	3
Analysis	3
Engineering Conclusions	4

Appendices

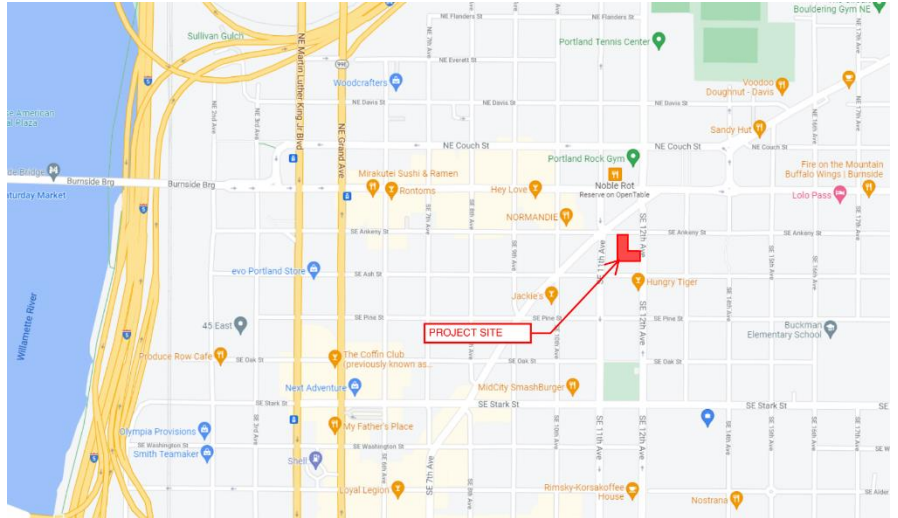
A	Stormwater Facility Details / Exhibits
	Utility Plan
	Catchment Map
	CUDO Storage Chamber Detail
B	Calculations
	HydroCAD Report
C	Associated Reports
	Geotechnical Investigation Report

Project Overview and Description

Location 1122 SE Ankeny St.

Site Area 5290 sf

Vicinity Map



Zoning EX – Central Employment

Development Type Multifamily

Watershed Willamette River – Oak/Alder/Division

Existing Conditions Existing site is primarily undeveloped, with some existing building foundations that will be removed.

Development Description Construction of a new L-shaped modular apartment building.

Methodology

Existing Drainage The existing site drains west and south. Stormwater sheet flows to the ROW.

Infiltration Testing Results Geotechnical investigation found unfactored infiltration rates of 0.25 inches per hour at 21 feet bgs and 2.25 inches per hour at 16 feet bgs. Due to poor soils infiltration is not recommended

Stormwater Hierarchy Justification Infiltration is not possible on this site, and there are no storm-only sewers in the vicinity of the site; therefore, the project falls under Category 3 of the Stormwater Hierarchy, and runoff will be managed with a detention system and flow control MH that will discharge to the combined sewer main in SE Ankeny Street.

Proposed Stormwater Management System

Due to the configuration of the site and all the program requirements for the development, the project is proposing underground detention rather than a vegetated facility. Stormwater will be collected via area drains and piped to a system of 29 CUDO detention cubes, which will be placed along the east side of the building. The CUDO system will connect to an orifice flow control MH, which will manage flow rates. The post-developed peak flow rate from the 25-year storm will be limited to the pre-developed peak flow rate from the 10-year storm. Stormwater will then discharge to the combined sewer in SE Ankeny Street.

Analysis

Relevant Design Storms	10yr – 3.4 inches 25yr – 3.9 inches 100yr – 4.4 inches
Computation Methods & Software	HydroCAD was used for sizing the stormwater facility.
Safety Factors	A safety factor of 2 was used for the tested infiltration rate.
Curve Numbers	A CN of 98 was used for proposed impervious area. The pre-developed condition was defined as a CN of 81 based on soil type (unidentified).
Time of Concentration	5 min.
Escape Route or Inundation Level for 24-hour 100-yr event	Overflow from the 100-year storm event will be safely conveyed to the public system in SE Ankeny Street.

Table 1 – Catchment and Facility Summary

Catchment or Facility ID	Impervious Area Type	Area (sf)	Ownership (private/public)	Facility Type	Facility Size (sf)
Catchment A	Roof, walkway	4960	Private	CUDO Detention Cubes (underground storage)	58'L x 2' H – 29 total 2'x2' cubes
Landscape	Landscape	330		N/A	

TOTAL=5290

Table 2 – Flow Rates

	Pre-Developed 10-Year Storm	Post-Developed 25-Year Storm (unmanaged)	Post-Developed 25-Year Storm (with detention)
Catchment A	0.04 cfs	0.11 cfs	0.04 cfs

Engineering Conclusions

Water Quality

The proposed development will meet the requirements for water quality per the 2020 City of Portland Stormwater Management Manual

Water Quantity

The proposed development will meet the requirements for water quantity per the 2020 City of Portland Stormwater Management Manual

Upstream / Downstream Impacts

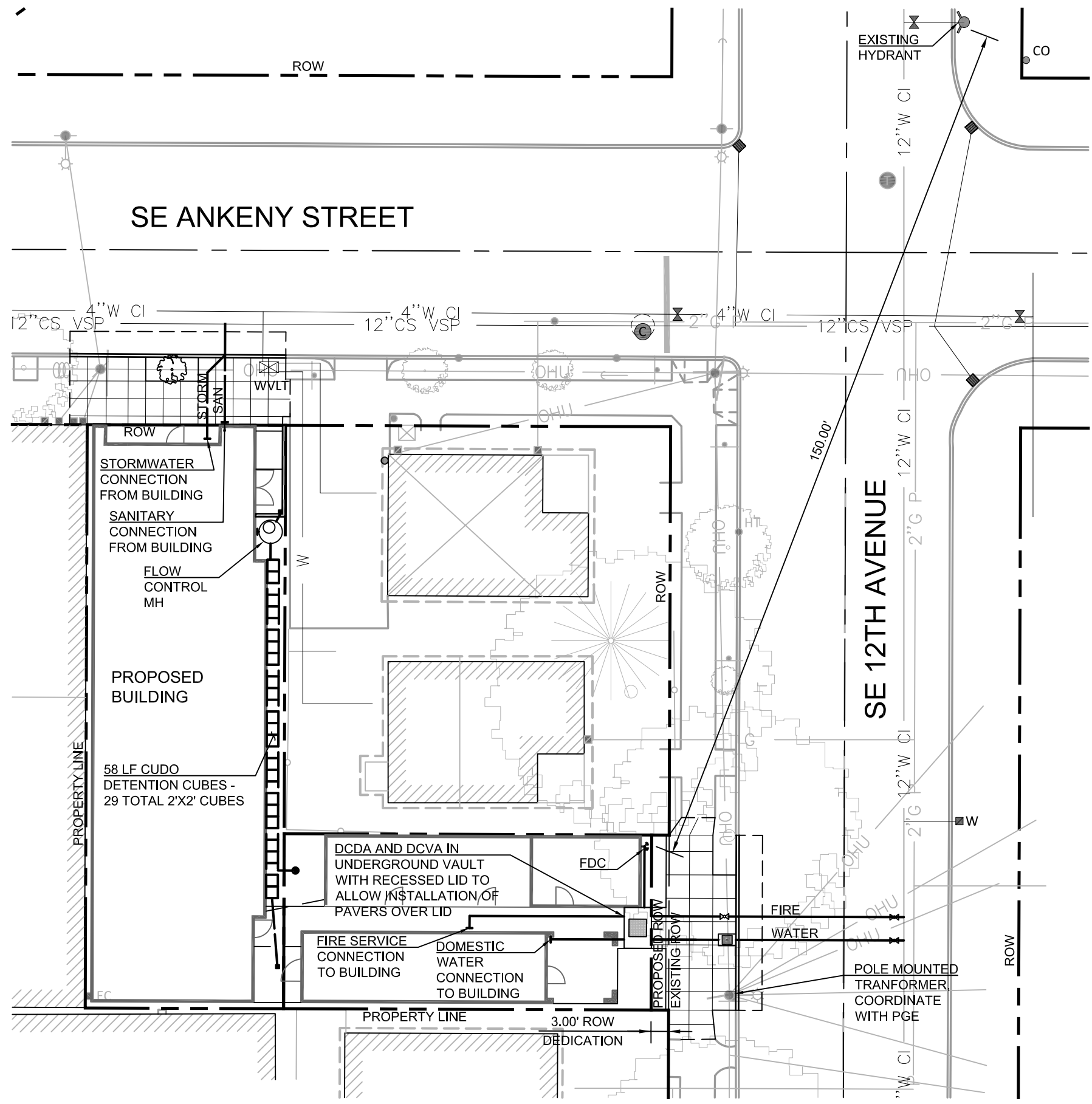
The proposed development will not have an impact on upstream or downstream systems.

Appendix A - Stormwater Facility Details / Exhibits

Utility Plan

Catchment Map

CUDO Storage Detail



STORMWATER NARRATIVE

PRIVATE SITE
 STORMWATER MANAGEMENT WILL BE PROVIDED VIA 29 TOTAL 2'X2' CUDO DETENTION CUBES EAST OF THE BUILDING. CUBES WILL CONNECT TO A FLOW CONTROL MH AND STORMWATER WILL THEN DISCHARGE TO THE PUBLIC COMBINED SEWER SYSTEM IN SE ANKENY ST.

PUBLIC STREET IMPROVEMENTS
 THERE WILL BE FEWER THAN 500 SF OF NEW IMPERVIOUS AREA ADDED TO THE ROW; THEREFORE, THE STORMWATER MANUAL WILL NOT BE TRIGGERED. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

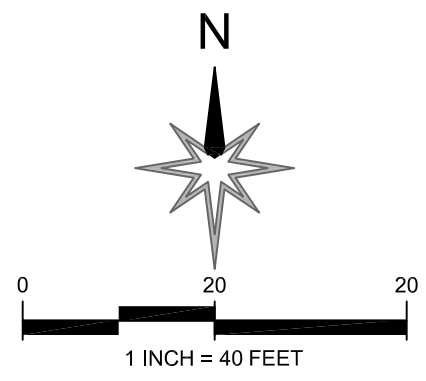
UTILITY CONTACTS

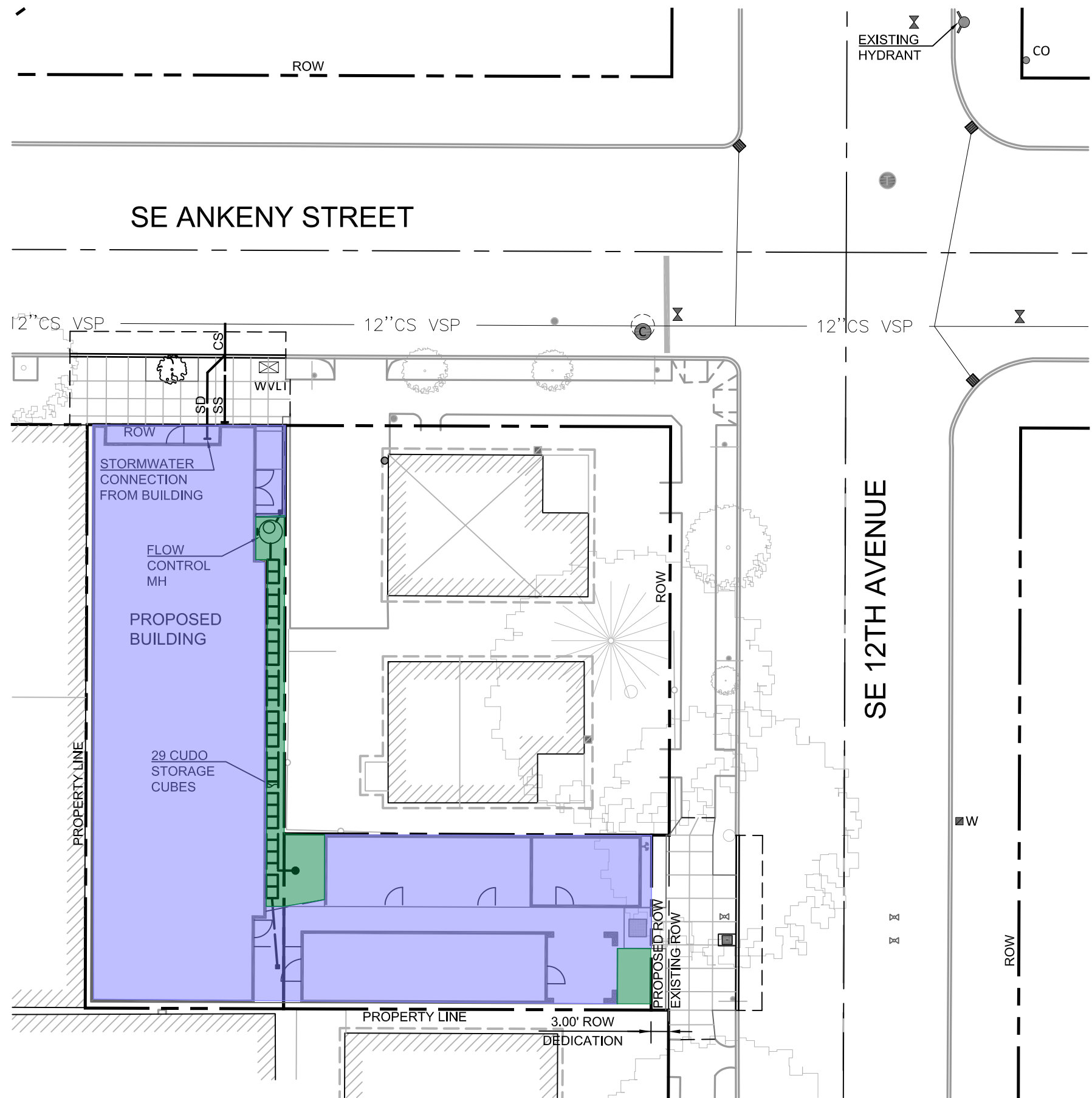
ELECTRICAL
 PORTLAND GENERAL ELECTRIC
 503-736-5450

NATURAL GAS
 JEREMY LORENCE
 NORTHWEST NATURAL GAS
 JEREMY.LORENCE@NWNATURAL.COM
 503-610-7693

WATER
 ANDRE MELLOTT
 PORTLAND WATER BUREAU
 ANDRE.MELLOTT@PORTLANDOREGON.GOV
 503-823-6369

STORM/SANITARY
 ELLA INDARTA
 PORTLAND BUREAU OF ENVIRONMENTAL SERVICES
 ELLA.INDARTA@PORTLANDOREGON.GOV
 503-823-2073

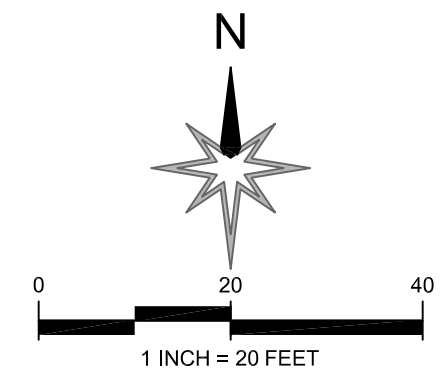




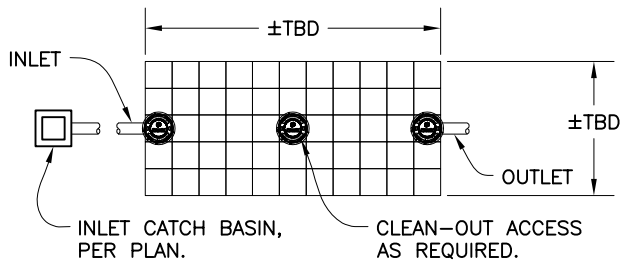
LEGEND

- CATCHMENT A
AREA=4960 SF
- LANDSCAPE
AREA=330 SF

CATCHMENT MAP
SCALE: 1"=20'

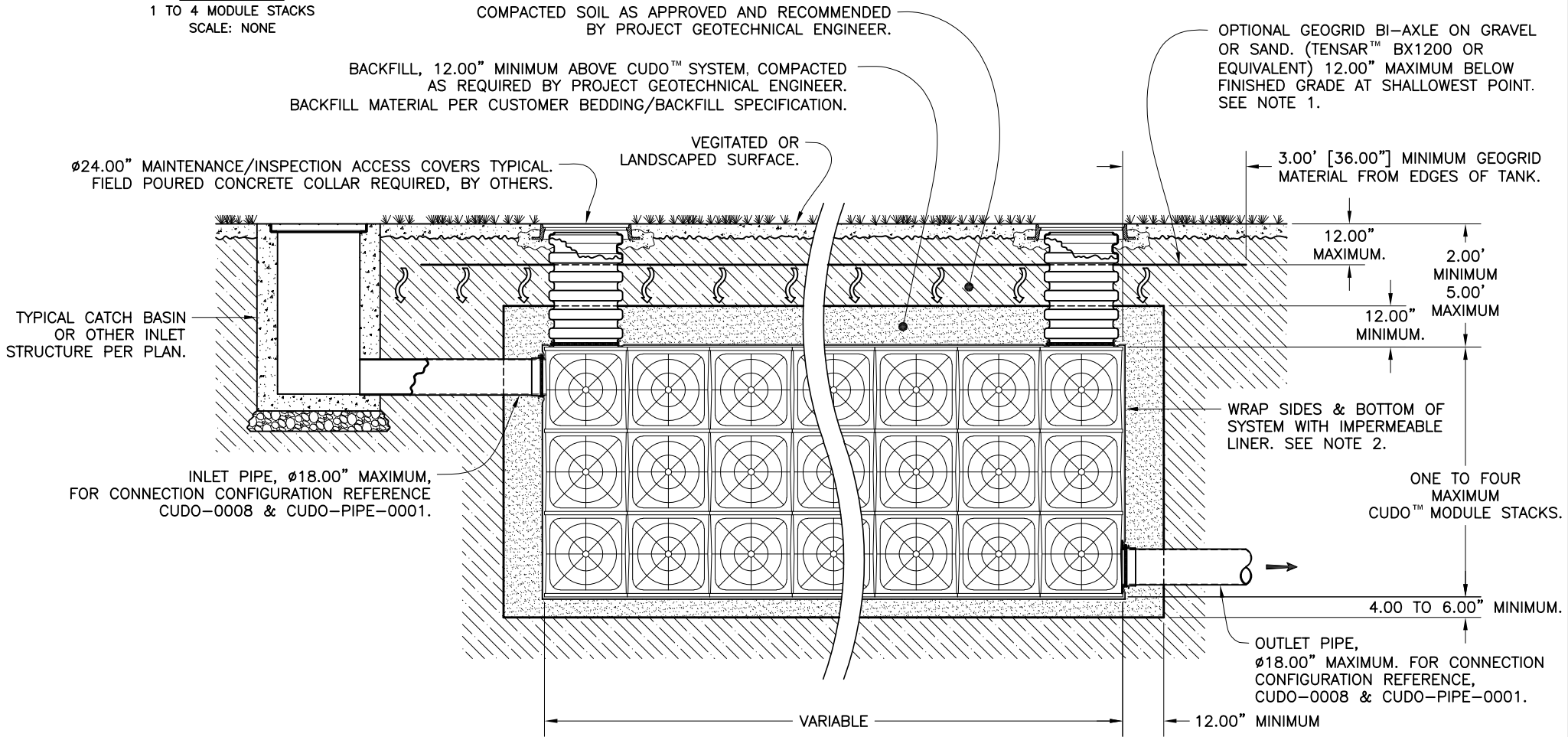


VEGA
CIVIL ENGINEERING LLC
503.662.1901 | WWW.VEGACIVIL.COM



PLAN VIEW

1 TO 4 MODULE STACKS
SCALE: NONE



NOTES:

1. INSTALL GEOGRID LAYER, (TENSAR™ BX1200 OR EQUIVALENT) IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
2. SYSTEM ENCASED ENTIRELY WITH 36 MIL REINFORCED POLYETHYLENE IMPERMEABLE LINER OR EQUIVALENT AS REQUIRED.
3. FIELD POURED CONCRETE COLLAR REQUIRED AROUND ALL ACCESS COVERS & HATCHES, BY OTHERS.
4. ALL EXTERNAL PIPING & ANGLES BY OTHERS. REFER TO PLANS.



CUDO®
Stormwater Detention
System - Typical Installation Detail
Vegetated Permeable Area



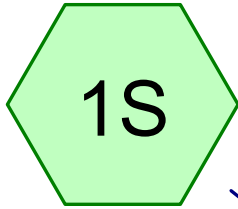
Oldcastle®
Stormwater Solutions

7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com
THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE PRECAST, INC. IT IS SUBMITTED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED IN ANY WAY INJURIOUS TO THE INTERESTS OF OLDCASTLE PRECAST, INC. ALL RIGHTS RESERVED.

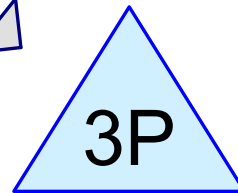
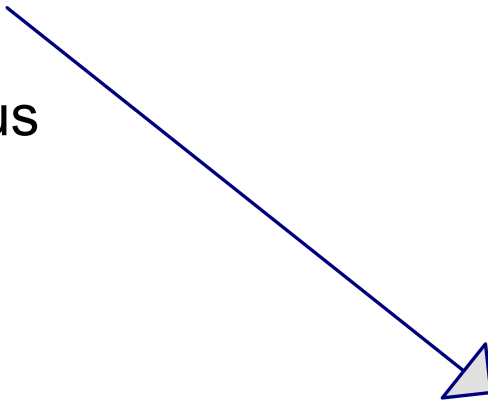
DRAWING NO. CUDO-DT-0003	REV C	ECO ECO-0154	DATE 2/6/18	EXHIBIT A	DATE 1/21/08	SHEET 1 OF 1
-----------------------------	----------	-----------------	----------------	--------------	-----------------	--------------

Appendix B - Calculations

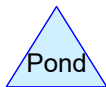
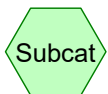
HydroCAD Report



Impervious



CUDO - 2' deep



Routing Diagram for SE 11th & Ankeny
Prepared by {enter your company name here}, Printed 1/4/2022
HydroCAD® 10.00-26 s/n 10966 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 2S: Pre-Developed

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.04 cfs @ 7.98 hrs, Volume= 673 cf, Depth= 1.63"

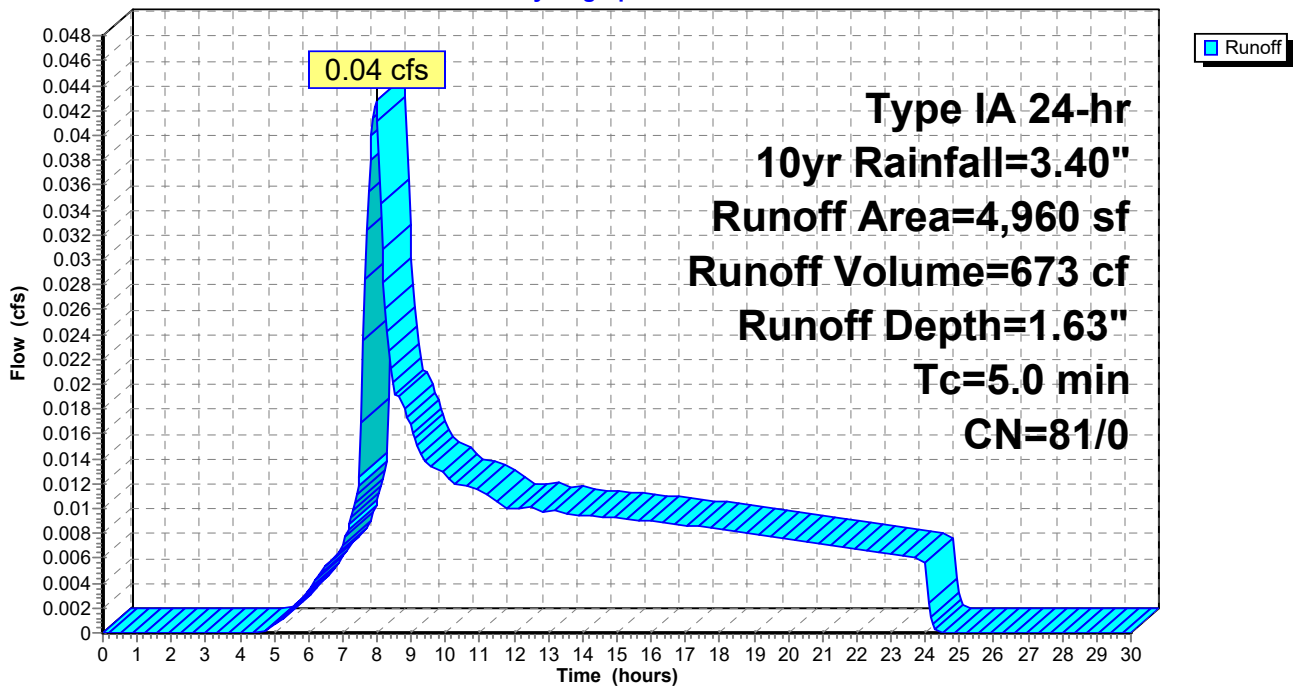
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10yr Rainfall=3.40"

Area (sf)	CN	Description
* 4,960	81	50-75% Grass cover, Fair, HSG unknown
4,960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 2S: Pre-Developed

Hydrograph



Summary for Subcatchment 1S: Impervious

[46] Hint: Tc=0 (Instant runoff peak depends on dt)

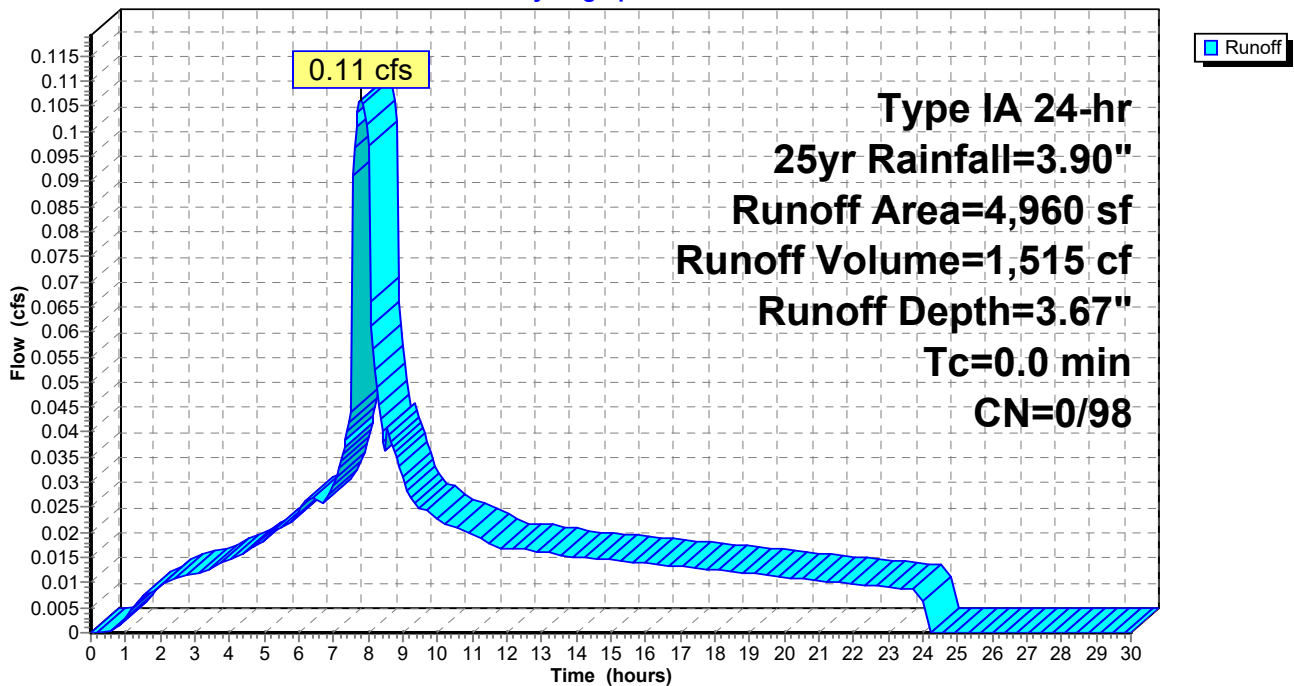
Runoff = 0.11 cfs @ 7.80 hrs, Volume= 1,515 cf, Depth= 3.67"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 25yr Rainfall=3.90"

	Area (sf)	CN	Description
*	4,960	98	
	4,960		100.00% Impervious Area

Subcatchment 1S: Impervious

Hydrograph



SE 11th & Ankeny

Type IA 24-hr 25yr Rainfall=3.90"

Prepared by {enter your company name here}

Printed 1/4/2022

HydroCAD® 10.00-26 s/n 10966 © 2020 HydroCAD Software Solutions LLC

Page 3

Summary for Pond 3P: CUDO - 2' deep

Inflow Area = 4,960 sf, 100.00% Impervious, Inflow Depth = 3.67" for 25yr event
 Inflow = 0.11 cfs @ 7.80 hrs, Volume= 1,515 cf
 Outflow = 0.04 cfs @ 8.33 hrs, Volume= 1,515 cf, Atten= 59%, Lag= 31.3 min
 Primary = 0.04 cfs @ 8.33 hrs, Volume= 1,515 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 101.91' @ 8.33 hrs Surf.Area= 116 sf Storage= 211 cf

Plug-Flow detention time= 43.2 min calculated for 1,515 cf (100% of inflow)
 Center-of-Mass det. time= 42.9 min (699.3 - 656.3)

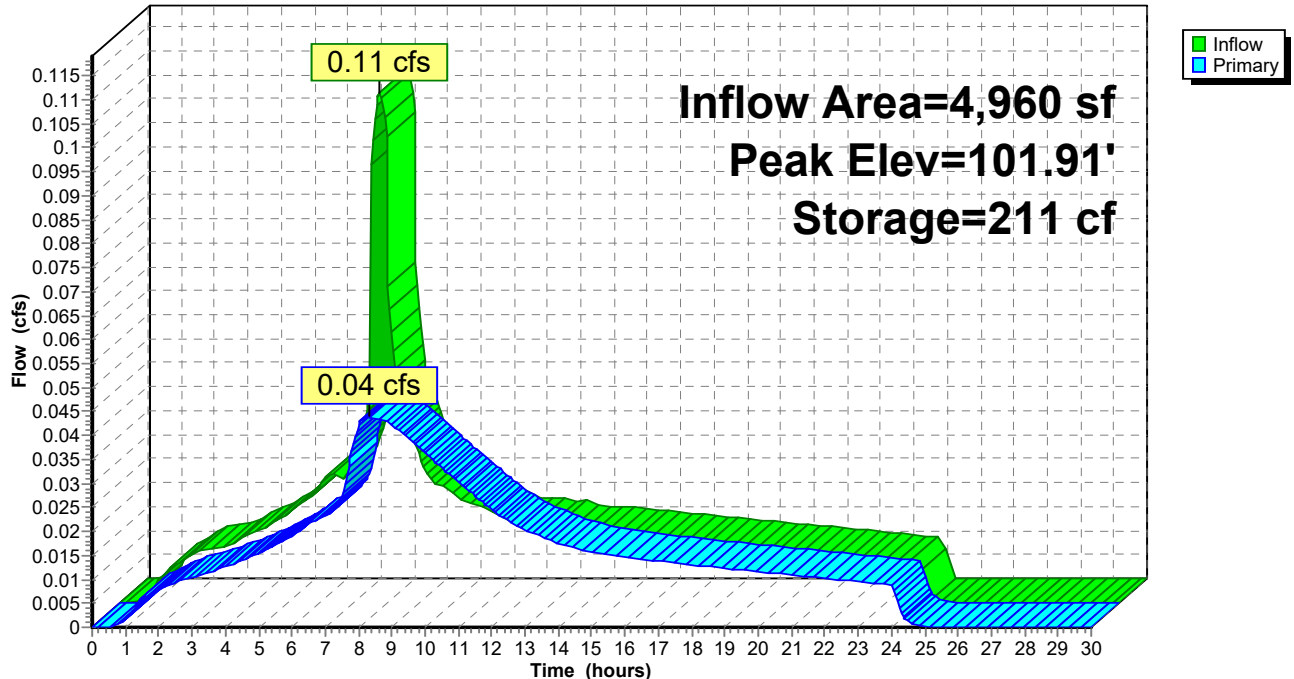
Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	221 cf	Cudo_Stormwater CUDO 1 @ 58.00' L Inside= 24.0"W x 24.1"H => 3.81 sf x 58.00'L = 221.0 cf Outside= 24.0"W x 24.1"H => 4.01 sf x 58.00'L = 232.6 cf

Device	Routing	Invert	Outlet Devices
#1	Primary	100.00'	1.1" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#2	Primary	101.92'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.04 cfs @ 8.33 hrs HW=101.91' (Free Discharge)
 1=Orifice/Grate (Orifice Controls 0.04 cfs @ 6.66 fps)
 2=Orifice/Grate (Controls 0.00 cfs)

Pond 3P: CUDO - 2' deep

Hydrograph



Appendix C – Associated Reports

Geotechnical Report



Earth
Engineers,
Inc.

2411 Southeast 8th Avenue • Camas • WA 98607

Phone: 360-567-1806 • Fax: 360-253-8624

www.earth-engineers.com

March 30, 2016

Mr. Landon Crowell
1122 Southeast Ankeny Street
Portland, Oregon 97214

Phone: (503) 750-8744
E-mail: landonsown@gmail.com

**Subject: Geotechnical Investigation and Infiltration Testing Report
The "L", Proposed Ankeny Apartments
1122 Southeast Ankeny Street
Portland, Multnomah County, Oregon
EEI Report No. 16-041-1**

Dear Mr. Crowell:

Earth Engineers, Inc. (EEI) is pleased to transmit our attached Geotechnical Investigation Report for the above referenced project. This report includes the results of our field investigation, infiltration testing, an evaluation of geotechnical factors that may influence the proposed construction, as well as geotechnical recommendations for the building and general site development.

We appreciate the opportunity to perform this geotechnical study and look forward to continued participation during the design and construction phases of this project. If you have any questions pertaining to this report, or if we may be of further service, please contact our office at 360-567-1806.

Sincerely,
Earth Engineers, Inc.

Travis Willis, P.E.
Principal Geotechnical Engineer

Troy Hull, P.E., G.E.
Principal Geotechnical Engineer

Attachment Geotechnical Investigation Report

Distribution (1 electronic copy):

Addressee

Yukari Kubo, Yost Grube Hall Architecture - YukariK@ygh.com

**GEOTECHNICAL INVESTIGATION AND
INFILTRATION TESTING REPORT**

**The "L"
Proposed Ankeny Street Apartments
1122 Southeast Ankeny Street
Portland, Multnomah County, Oregon**

Prepared for:

**Mr. Landon Crowell
1122 Southeast Ankeny Street
Portland, Oregon 97214**

Prepared by:

**Earth Engineers, Inc.
2411 Southeast 8th Avenue
Camas, Washington
Phone: 360-567-1806
Fax: 360-253-8624**

EEl Report No. 16-041-1

March 30, 2016



**Earth
Engineers,
Inc.**

Prepared by:



**Travis Willis, P.E.
Principal Geotechnical Engineer**

Reviewed by:

A handwritten signature in black ink, appearing to read "T Hull".

**Troy Hull, P.E., G.E.
Principal Geotechnical Engineer**

TABLE OF CONTENTS

	Page No.
1.0 PROJECT INFORMATION	1
1.1 Project Authorization.....	1
1.2 Project and Site Description	1
1.3 Purpose and Scope of Services.....	7
2.0 SUBSURFACE CONDITIONS	9
2.1 Mapped Geology and Soils.....	9
2.2 Subsurface Materials	10
2.3 Groundwater Information	13
2.4 Infiltration Testing	13
2.5 Seismicity.....	14
3.0 EVALUATION AND FOUNDATION RECOMMENDATIONS	15
3.1 Geotechnical Discussion.....	15
3.2 General Site Preparation.....	18
3.3 Structural Fill	19
3.4 Deep Foundation Recommendations.....	19
3.4.1 <i>Drilled Micropile Foundations</i>	20
3.4.2 <i>Auger-Cast Pile Foundations</i>	22
3.5 Mat Foundation Recommendations	26
3.6 Preliminary Retaining Wall Recommendations	27
3.7 Floor Slab Recommendations	28
4.0 CONSTRUCTION CONSIDERATIONS	29
4.1 Moisture Sensitive Soils/Weather Related Concerns	29
4.2 Drainage and Groundwater Considerations.....	29
4.3 Excavations.....	30
5.0 REPORT LIMITATIONS	31

APPENDICES:

- Appendix A – Site Location Plan
- Appendix B – Site Exploration Plan
- Appendix C – Boring Logs
- Appendix D – Soil Classification Legend
- Appendix E – Rock Classification Legend
- Appendix F – Infiltration Field Testing Data
- Appendix G – Lateral Induced Surcharges on Retaining Walls

1.0 PROJECT INFORMATION

1.1 Project Authorization

Earth Engineers, Inc. (EEI) has completed a geotechnical investigation and infiltration testing report for the proposed apartment building to be located at 1122 Southeast Ankeny Street in Portland, Oregon. Our geotechnical services were authorized by Mr. Landon Crowell on March 8, 2016 by signing our Proposal No. 16-P054, dated February 27, 2016.

1.2 Project and Site Description

Our understanding of the project is based on information provided by Mr. Landon Crowell, which included several phone conversations as well as forwarded preliminary project plans and other documents. Also EEI representatives visited the site on February 19th, March 14th and March 15th, 2016 during the course of our project involvement.

Preliminary project plans provided to us included 22 sheets titled "Ankeny Apartments," dated January 29, 2016 and prepared by Yost Grube Hall Architecture (YGH, the project architect) which were forwarded to us by e-mail. The following sheets were included: G0.1 through G0.5; G1.1 and 1.2; C1.00 and C2.00; S1.01 through S1.04; A2.01 through A2.04; A3.01 and A3.02; A4.01; and A8.01.

Also, a City of Portland Bureau of Development Services (BDS) Conference Facilitator Summary Memo dated March 2, 2016 was forwarded to us by YGH. This document includes a summary of the key issues and requirements from BDS regarding the proposed construction. Specific geotechnical issues cited in this document are discussed in the following paragraphs.

Briefly, we understand that the proposed construction consists of an apartment building with 5 stories of living space above a parking level. The final elevation of the parking level will be approximately 3 feet below the current ground surface of the property at its deepest point. However, based on the provided plans, the finished floor elevation of the parking level has not yet been established.

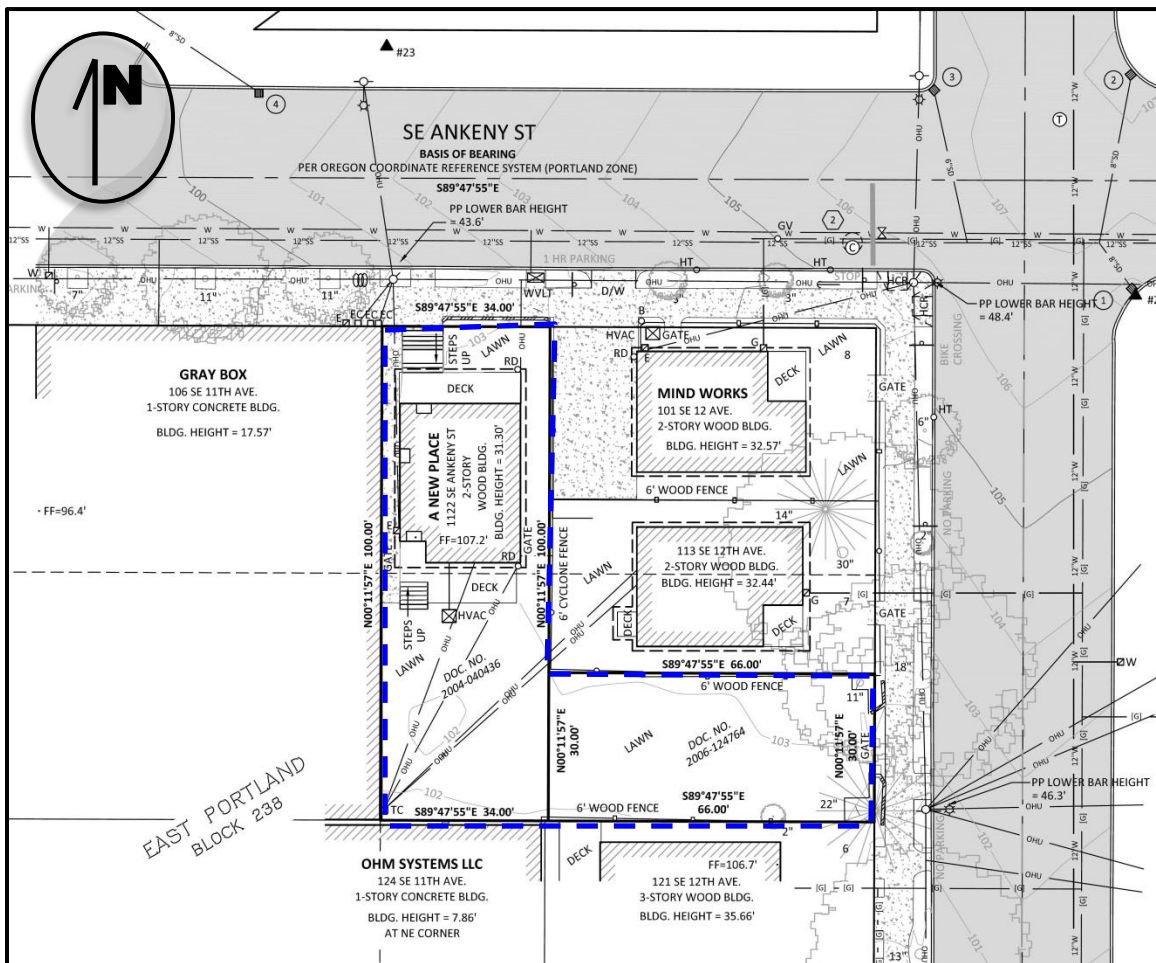


FIGURE 1: Proposed apartment building footprint;
(base drawing: Drawing C1.00 dated 1/29/2016 by KPFF).

Sheet S1.01 of the preliminary project drawings shows the concrete slab in the parking level to be 4 inches thick. Four 18-inch square concrete columns are shown at the parking level and 8-inch thick concrete or CMU shear walls are planned at the east and north wall sections of the parking level. Other structural details show that a 13-inch thick post tensioned concrete slab is planned on the first level living space above the parking level. Subsequent floors are shown to be of wood framed construction.

The location of the proposed building sits at the northwest corner of Southeast Ankeny Street and Southeast 12th Avenue in Portland, Oregon. The building will have an “L” shaped footprint with entrances from each of these streets. The building footprint is proposed to extend very near the property lines on all sides. See Figure 1 above.

There is currently an existing residential/commercial building at 1122 Southeast Ankeny which is within the west portion of the footprint of the proposed apartment building. This existing

building includes a basement. We estimate the basement floor to be about 4 to 6 feet below the surrounding ground surface. We understand this building will be demolished as part of the proposed construction. A vacant lot (currently owned by the subject property owner) with frontage along Southeast 12th Avenue (located at 113-South Southeast 12th Avenue) is within the south portion of the proposed apartment building footprint. Aside from the existing structure at 1122 Southeast Ankeny Street, there was an unoccupied, trailer mounted home on the property located at 113-South Southeast 12th Avenue at the time of our site visits.

There are 3 existing residential or commercial/residential buildings adjacent to the proposed apartment building footprint along southeast 12th Avenue; these properties are 101, 113-North, and 121 Southeast 12th Avenue) have frontage along southeast 12th Avenue. Based on information available from www.portlandmaps.com, each of these buildings includes a basement. We observed that these properties also included decks or other structures (such as detached storage facilities) that we assume bear on shallow foundations.

Figure 2 below shows the lot layout, existing structures, and proposed apartment building footprint.

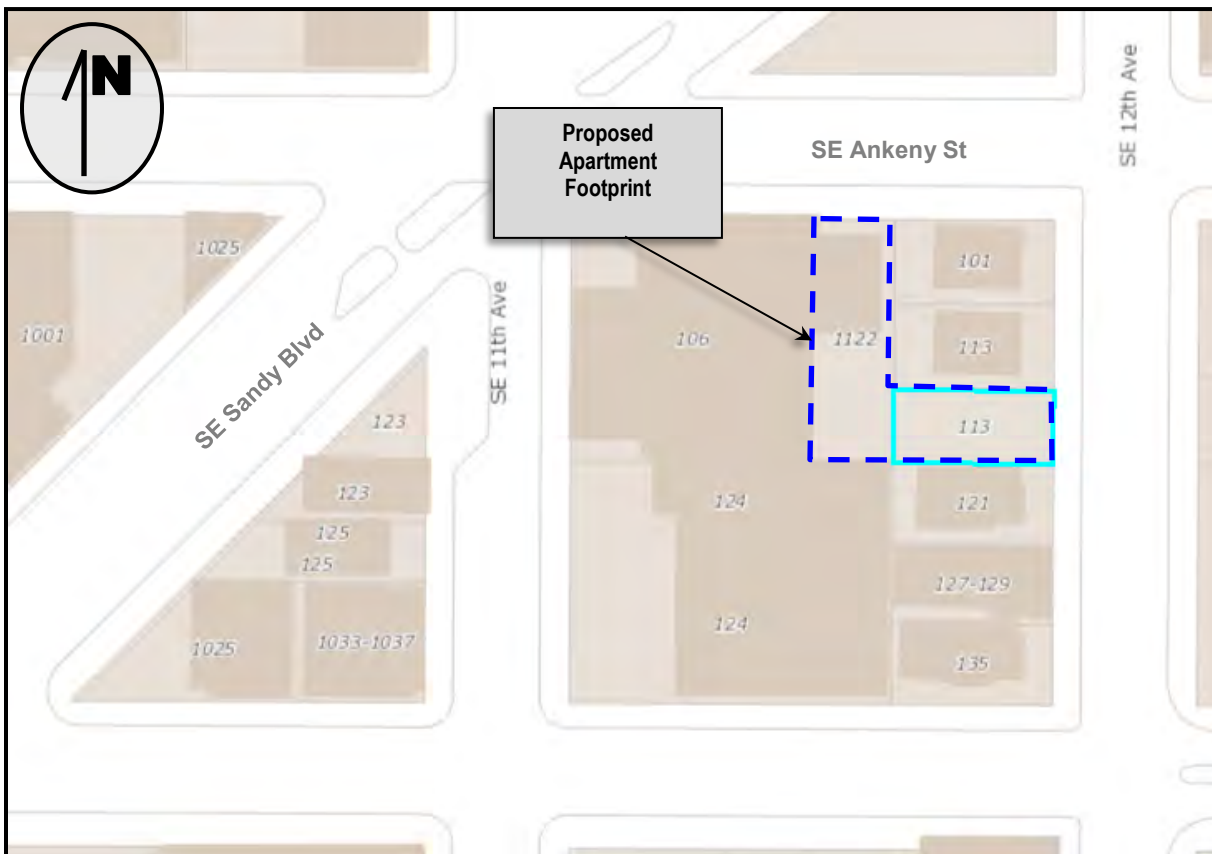


FIGURE 2: Current lot layout showing existing building footprints, house numbers, and the location of the planned apartment building; vacant lot at 113-South SE 12th Ave. is highlighted in light blue (source: www.portlandmaps.com).

The west-adjacent, commercial property at 106 Southeast 11th Avenue (See Figure 2 above) includes a cement masonry unit wall very near the property line. Preliminary Drawing No. C1.00 by KPFF dated January 29, 2016 shows the finish floor elevation of this building to be 96.4 feet, about 6 feet below the existing site grade. See Figure 2 above.

Similarly, the south-adjacent commercial building (124 Southeast 11th Avenue) to the proposed building also includes a concrete wall and is very near the subject property. Drawing No. C1.00 by KPFF shows the finish floor elevation of this building to be 95.2 feet, about 7 feet below site grade.

Preliminary Drawing No. C2.00 shows 4 flow-through planter boxes located on the 2nd floor of the proposed building are planned as part of the project's stormwater management facilities. The details for the planters show that there is an overflow in the design. The BDS Conference Facilitator Summary cites that there are not public storm-only sewers available to the subject property and that stormwater management per current City of Portland requirements for the

proposed building will be needed for the construction. We anticipate that a drywell may be needed to receive the overflow from the planter boxes and understand it is expected to be located beneath the proposed near-grade parking level.

The site itself is generally level, and covered with grasses. The east-neighboring properties include several mature trees. See Photos 1 and 2 below.



PHOTO 1: View of subject property and adjacent property during EEI investigation (B-1), viewing northwest.



PHOTO 2: View of subject property and adjacent properties, viewing west.

Sheet G1.1 of the project plans indicates the proposed apartment building will be constructed in accordance with the 2014 Oregon Structural Specialty Code (2014 OSSC), which is based on the

2012 International Building Code (2012 IBC). We understand the proposed apartment building is classified as a Risk Category II in accordance with Table 1604.5 of the 2014 OSSC. In addition, the preliminary project plans show that the site is classified as Seismic Design Category D.

We understand, after speaking with Mr. Christopher Pitt of KPFF (the Structural Engineer for the project), that wall and column loads for the apartment building will be up to 10 kips per linear foot and 50 kips, respectively. We have not been provided any uplift or lateral loading requirements.

1.3 Purpose and Scope of Services

The purpose of our services was to perform a geotechnical engineering evaluation for the proposed building. In order to evaluate the subsurface conditions, we performed two Standard Penetration Test (SPT) soil borings (B-1 and B-2) using a subcontracted Beretta T46 track mounted drill with auto hammer from PLi Systems (PLi) of Hillsboro, Oregon. B-1 was drilled to 45 feet below the existing ground surface, where auger and sampler refusal were encountered, and B-2 was drilled to 30 feet below the surface.

In addition to the SPT soil borings, we drilled two infiltration test boreholes, IT-1 and IT-2, to depths of 21 and 16 feet, respectively. Infiltration testing was performed inside of a 6-inch diameter PVC standpipe that was inserted to the bottom of the borehole. Testing was performed in accordance with the 2014 Portland Stormwater Management Manual - Encased Falling Head Procedure. The locations of our explorations are provided in Appendix B – Site Exploration Plan.

This report presents the following recommendations based on our subsurface investigation and the results of our field and laboratory testing:

- A discussion of subsurface conditions encountered including pertinent soil and rock properties and groundwater conditions.
- Geotechnical related recommendations for foundation design including allowable bearing capacity, minimum footing dimensions and estimated settlements, or a deep foundation design if necessary.
- Recommendations for the overall suitability of the in-situ soils for use as utility backfill and structural fill.
- Infiltration test results to aid your Civil Engineer in designing of in ground, stormwater facilities.
- Discussions on other geotechnical issues that may impact the project.

The geotechnical recommendations presented in this report are based on the available project information and the subsurface materials described in this report. If any of the noted information

is incorrect, please inform EEI in writing so that we may amend the recommendations presented in this report if appropriate and if desired by the client. EEI will not be responsible for the implementation of its recommendations when it is not notified of changes in the project.

Our scope of services did not include a geologic hazard study or an environmental assessment for determining the presence or absence of hazardous or toxic materials in the soil, bedrock, surface water, groundwater, or air on or below, or around this site. Any statements in this report or on the test pit logs regarding odors, colors, and unusual or suspicious items or conditions are strictly for informational purposes.

2.0 SUBSURFACE CONDITIONS

2.1 Mapped Geology and Soils

Regionally, the project sits in the upper Willamette River Basin about 3,100 feet east of the east banks of the Willamette River. Most of the surrounding properties are either commercially or residentially developed. The location of the site relative to surrounding features is shown in Appendix A – Site Location Plan.

The project site is geologically mapped as “Qff” - fine grained facies of the Pleistocene epoch (about 11,700 years to 2.58 million years ago). These soils include coarse sand and silt deposited during catastrophic flood deposits. This unit, at lower elevations, reaches about 30 to 40 meters (about 98 to 131 feet) thick. Geologic cross sections show this unit to be underlain by Troutdale Formation “Tt” followed by Sandy River Mudstone Tsr” at depth.¹

The United States Department of Agriculture (USDA) maps the site as Urban land, with 3 to 15 percent slopes.² This soil type, in areas that have not been altered with structures or other construction, are reported to have original soils comprised of silt loam or silty clay loam that overlies sand and gravel at depths of 4 to 6 feet.³

Additionally, the site is mapped near several faults, or planar fractures in the subsurface rock. The northwest striking East Bank Fault of the latest Quaternary period (last movement less than 15,000 years ago) is located about 2,000 feet northeast of the site and is reported to be buried by catastrophic flood deposits. The northwest striking Portland Hills Fault is located about 1¼ miles to the southwest, on the other side of the Willamette River, and is also from the latest Quaternary period.⁴

Like most properties in the area, The City of Portland maps the site to be in a moderate earthquake hazard area⁵. Similarly the State of Oregon Statewide Geohazards Viewer (HazVu) shows that the site is expected to have very strong shaking during a Cascadia subduction zone event⁶, movement of the Juan de Fuca Plate against the North American Plate which intersect about 100 kilometers off the Oregon and Washington coasts in the Pacific Ocean.

¹ Beeson, M.H., Tolan, T.L., and Madin, I.P., 1991, Geologic map of the Portland quadrangle, Multnomah and Washington counties, Oregon, and Clark County, Washington: Oregon Department of Geology and Mineral Industries, Geological Map Series 75, scale 1:24,000

² Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov/> . Accessed 3/22/2016.

³ Green, George L., Soil Survey of Multnomah County, Oregon, USDA Soil Conservation Service, Soil Survey of Multnomah County, Oregon, August, 1983

⁴ Personius, S.F., compiler, 2002, Quaternary Fault and Fold Database of the United States: U.S. Geological Survey website, <http://earthquakes.usgs.gov/hazards/qafaults>, accessed 3/22/2016.

⁵ www.portlandmaps.com, accessed on 3/22/2016.

⁶ <http://www.oregongeology.org/hazvu/> , accessed on 3/22/2016.

In addition, Oregon HazVu maps the site as having a “low” risk for liquefaction potential during a seismic event and “unlikely” regarding landslide susceptibility.

2.2 Subsurface Materials

As mentioned above, the subsurface conditions at the site were explored with two SPT soil borings drilled to 45 and 30 feet below the surface, B-1 and B-2, respectively. B-1 was performed near the rear porch of the existing home at 1122 Southeast Ankeny Street, and B-2 was performed near the Southeast 12th Avenue entrance to the vacant lot with an address of 113-South Southeast 12th Avenue. The locations of our explorations are shown in Appendix B – Site Exploration Plan.

The soil borings were drilled with a Beretta T46 track mounted drill subcontracted from PLI. Hollow stem auger drilling methods were used on each of the borings. SPT samples were obtained by use of a calibrated autohammer. A report by GeoDesign dated May 27, 2015 documenting the hammer efficiency was provided, and the SPT blow counts have been adjusted for 60 percent efficiency (N_{60}). In this case, the drill and hammer used had a hammer energy of 76.9 percent, or a factor of 1.28 (i.e., 76.9/60). Our boring logs in Appendix C show blow counts as obtained in the field and correlated to N_{60} values .

Generally, we encountered a layer of topsoil underlain by near surface fill soils that extended to a depth of 5 feet. The apparent native stratum beneath the fill was generally comprised of silt with varying amounts of sand or a silty sand typical of alluvial (i.e. flood) deposits. The final stratum encountered was hard clay inferred to be the upper extents of the Troutdale Formation – it was first encountered at a depth of 45 feet below the surface. Specific details of each stratum are discussed below.

Topsoil/Fill Soils

In each of our borings we encountered a layer of topsoil, comprised of brown to dark brown silt with sand. Surface vegetation was generally short grass and included rootlets about 1/16-inch diameter. The topsoil extended 6 and 3 inches below the surface in B-1 and B-2, respectively.

Beneath the topsoil we encountered clearly definable fill soils in B-2. In B-2, the fill included concrete fragments, some angular gravel, and sand. In B-1, the stratum beneath the topsoil was identified as probable fill soils—brown silt with some angular fine gravel. The fill extended from just beneath the topsoil layer to about 5 feet below the surface in both B-1 and B-2. Laboratory tests for moisture content (ASTM D2216) on SPT samples obtained within the fill stratum resulted in 28 and 19 percent. SPT blow counts indicate that the fill was soft.

Silt

Beneath the fill soils we encountered native silt soils with varying amounts of sand extending to 15 and 12½ feet below the surface in B-1 and B-2, respectively. The color of this stratum was generally brown, with occasional red-brown or dark green-brown mottling. Some mica was also observed within this stratum.

SPT blow counts within this stratum were erratic in B-1, which is sometimes an indicator of fill. However, after examination of the samples obtained, there was no indication that this stratum was fill soils. Generalizing the blow counts, this stratum was medium stiff. Pocket penetrometer test results on samples obtained within the field also generally confirmed medium stiff conditions. It is also noted that the sample obtained at 7½ feet below the surface in B-1 had a N_{60} value of 4, indicating soft conditions. Laboratory tests for moisture contents on samples obtained within this stratum ranged from 29 to 40 percent, indicating moist to wet conditions.

Some organic decomposition was encountered within this stratum in each of our SPT soil borings. In B-1 at 7½ feet we encountered black flecks about 1/8-inch wide, that are indicative of organic decomposition in this region. In B-2 we encountered decomposed rootlets less than 1/16-inch in diameter at 5 feet. These items may also be indicative of a previous ground surface on which fill had been placed.

The soil samples tested for fines content (ASTM D1140) had results of 96 and 87 percent fines in B-1 and B-2, respectively. By these results, this stratum is designated as ML, and classified as Silt and Silt with Sand in B-1 and B-2, respectively, in accordance with the Unified Soil Classification System (USCS, ASTM D2487/D2488).

Sandy Silt

Beneath the silt described above, a stratum of sandy silt was encountered in B-1 and B-2 which extended to 40 and 25 feet, respectively. The silt was generally brown in color and the sand grain size was typically fine. Some mica was also observed within this stratum.

SPT samples obtained and tested for moisture content ranged from 18 to 37 percent, indicating moist to wet conditions. Three of these samples were tested for fines content and ranged from 53 to 58 percent fines. Similar to the above stratum, by the USCS method, this sandy silt stratum is also classified as ML. By SPT blow counts, this stratum was generally stiff. It is noted that hard drilling in B-2 was observed within this stratum from 20 to 25 feet and in B-1 from 30 to 40 feet based on comments from the drilling subcontractor.

Silty Sand

Based on the result of fines content testing, 46 percent fines, a silty sand stratum was encountered in B-2 only, from a depth of 25 to 30 feet – please note that the boring extended to

a terminal depth of 30 feet so the bottom of this sand stratum is unknown. This sand was generally fine, brown in color, and also included some mica. By the USCS, the silty sand stratum is designated as SM.

Moisture content results on the 2 samples obtained within this stratum in B-2 were 13 and 14 percent, indicating moist conditions.

By SPT blow counts, this stratum was medium dense at 25 feet and dense at 30 feet. It was observed while drilling B-1 from 28 to 30 feet that slight ground vibrating was felt, which could be an indication of cementation.

Hard Clay (Weathered Upper Troutdale formation)

We encountered hard clay at a depth of 45 feet below the surface in B-1 only. This stratum was brown-green-gray in color and included some sand. SPT refusal (greater than 50 blows per 6 inches) was encountered in our only sample obtained within this layer. It is noted that the sampler would not penetrate after 2 hammer blows. In addition, very difficult drilling was observed from 40 to 45 feet. We interpret this stratum as highly weathered Troutdale formation.

It is noted that the sample obtained in B-1 at 40 feet below the surface was a dark brown wet silt with sand, with a field pocket penetrometer value of 0 tons per square foot and an SPT N_{60} value of 14, which contrarily indicate very soft and stiff conditions. It is our opinion that the soil obtained within the split spoon sample did not accurately represent the observed sample conditions, field test results, and our observations while drilling. Because of this we infer that from 40 to 45 feet below the surface in B-1, these soils are highly, possibly decomposed, intensely weathered Troutdale formation.

The above subsurface description is of a generalized nature to highlight the major subsurface stratification features and material characteristics. The exploration logs included in Appendix C should be reviewed for specific information at specific locations. These records include soil descriptions, stratifications, and locations of the samples. The stratifications shown on the logs represent the conditions only at the actual exploration locations. The fill extent at each boring location was estimated based on an examination of the soil samples, the presence of foreign materials, field measurements, and the subsurface data. The explorations performed are not adequate to accurately identify the full extent of existing fill across the site. Consequently, the actual fill extent may be much greater than that shown on the exploration logs and discussed herein. Variations may occur and should be expected between locations. The stratifications represent the approximate boundary between subsurface materials and the actual transition may be gradual. The samples obtained that were not altered by laboratory testing will be retained for 60 days from the date of this report and then will be discarded.

2.3 Groundwater Information

Groundwater was not encountered at the time of our explorations.

Nearby publically available well logs from the Oregon Water Resources Department generally report that a shallow static groundwater level should not be expected within the upper 50 feet of the site. However, we did locate 2 well logs, for 1131 SE Oak Street (2 blocks south of the site) and 404 Southeast 10th Avenue (3 blocks south of the site), which reported a static groundwater level at 39 and 16 feet below the surface, respectively. The United States Geological Survey (USGS) reports a depth to groundwater at approximately 62 feet below the surface of the site.⁷

2.4 Infiltration Testing

In addition to drilled SPT soil borings B-1 and B-2 discussed above, we used the Beretta T46 to drill two deep infiltration test holes, IT-1 and IT-2 using solid stem auger drilling methods. These test locations are also shown in Appendix B – Site Exploration Plan. After drilling the boreholes and removing the augers, 6-inch diameter PVC pipe lengths were placed into the boreholes to conduct the infiltration testing. We performed our testing in accordance with the encased falling head procedure as detailed in Appendix F.2 of the 2014 Portland Stormwater Management Manual.

IT-1 and IT-2 were mechanically drilled to 20 and 15 feet below the surface. It should be noted that the bottom of the drilled boreholes were cleaned of debris which may have fallen off the augers during their removal. We accomplished this using a manually operated hand auger. Once the bottom of the borehole was clean, the PVC pipe was embedded about 3 inches into the native soils at the bottom of the borehole. Our final testing depths were 21 and 16 feet below the surface for IT-1 and IT-2, respectively.

Samples of the soil at the bottom of the borehole were obtained from our hand auger cleaning procedure. These samples were tested in our laboratory for moisture content and fines content. Results of testing are provided in Table 1 below.

Once testing was complete, the 6-inch diameter PVC pipes used for testing were left in the ground. Test areas were backfilled with dry bentonite and onsite excavated soils.

Our infiltration testing results are summarized in Table 2 below. It should be noted that the rates presented do not include a Factor of Safety.

⁷ Snyder, D.T., 2009, Estimated depth to groundwater and configuration of the water table in the Portland, Oregon area: U.S. Geological Survey Scientific Investigations Report 2008-5059, 40 p., <http://pubs.usgs.gov/sir/2008/5059/> accessed 2/17/2016.

TABLE 1: Summary of Infiltration Testing Results

Test ID	Test Depth Below Surface (feet)	Moisture Content (%)	Fines Content (%)	Infiltration Rate (inches/hour)*
IT-1	21	20	58	1/4
IT-2	16	20	53	2 1/4

Note: * The rates presented do not include a Factor of Safety

Field data obtained during infiltration testing is provided in Appendix F.

2.5 Seismicity

In accordance with ASCE 7-10, we recommend a Site Class D (Stiff Soil) for this site when considering the average of the upper 100 feet of bearing material beneath the foundations. This recommendation is based on the results of our subsurface investigation as well as our observations of the site geology. Inputting our recommended site class, as well as the site latitude and longitude, into the USGS web-based U.S. Seismic Design Maps tool⁸ we obtained the seismic design parameters shown in Table 2 below. The return interval for these ground motions is 2 percent probability of exceedance in 50 years.

TABLE 2: Seismic Design Parameter Recommendations (ASCE 7-10)

Parameter	Recommendation
S_s	0.976g
S_1	0.418g
F_a	1.110
F_v	1.582
$S_{MS} (=S_s \times F_a)$	1.083g
$S_{M1} (=S_1 \times F_v)$	0.661g
$S_{DS} (=2/3 \times S_s \times F_a)$	0.722g
$S_{D1} (=2/3 \times S_1 \times F_v)$	0.441g
Design PGA $(=S_{DS}/2.5)$	0.289g
MCE_G PGA	0.422g
F_{PGA}	1.078
$PGA_M (=MCE_G \text{ PGA} \times F_{PGA})$	0.455g

Note: Site latitude = 45.521919, longitude = -122.654006

In our opinion, the risk of liquefaction on the property is low considering the lack of groundwater within the depths explored.

⁸ <http://earthquake.usgs.gov/designmaps/us/application.php> , accessed 3/22/16

3.0 EVALUATION AND FOUNDATION RECOMMENDATIONS

3.1 Geotechnical Discussion

The primary geotechnical factors influencing the proposed construction include the following:

1. **Unsuitable fill soil was encountered in the upper 5 feet.** The apparent fill was generally comprised of concrete debris, angular gravel, and sand in a silt matrix. Building footings and the concrete slab of the parking level should not bear on these fill soils.

We understand that construction of the proposed parking garage will require removal of the upper approximate 3 feet of site soils. Based on the preliminary project drawings and the presence of these fill soils to the 5-foot depth, some minor over-excavation would likely be needed for the construction of shallow foundations.

2. **Soft native soils encountered beneath the fill.** Beneath the fill soils, we encountered native silt with sand of varying strength; the consistency ranged from soft to stiff. This highly variable native material was present from 5 feet to a depth of 12½ to 15 feet below the surface in B-1 and B-2, respectively. We have concerns about the soft regions encountered regarding bearing capacity and differential settlement of shallow foundations. Based on the provided structural loading of up to 10 kips/foot and 50 kips for wall and column loads, we estimate total settlement to be between 1½ to 2 inches for a bearing pressure of 1,500 pounds per square foot.

More consistent and competent soils were encountered at 12½ to 15 feet below the surface. However, as cited above, excavations to these competent soils for conventional spread footings would result in concerns for the stability of the structures on the adjacent properties.

Lower bearing capacities for continuous foundations could be provided to mitigate our settlement concerns, but would most likely result in significantly wider footings, which would be eccentrically loaded due to site constraints and location of existing structures (see items 3 and 4 below).

3. **Excavation of the proposed apartment building may require temporary shoring to preserve the integrity of adjacent, existing building foundations.** Because of the depth of fill soils encountered (up to 5 feet below the surface), excavation of these soils as discussed above may cause loss of soil support for existing foundations of soils on adjacent properties. Foundation elevations of the adjacent structures should be obtained prior to excavation to avoid this risk.

Figure 3 below shows the location of the adjacent structures that may be potentially impacted due to site excavations.

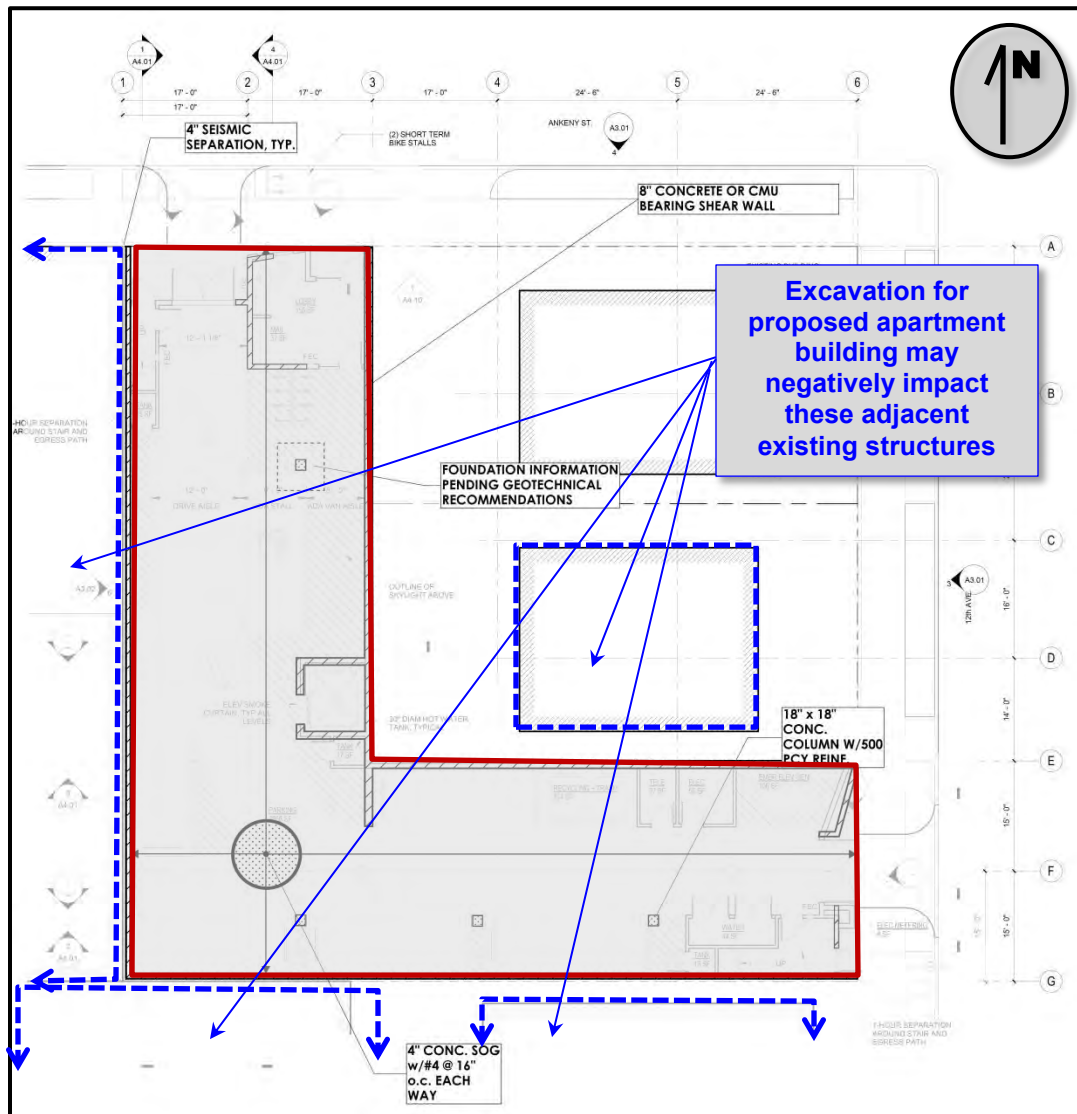


FIGURE 3: Adjacent buildings potentially influenced by site excavations.
(source drawing: Sheet S1.01 dated 1/29/2016 by Catena Consulting Engineers).

As depicted in Figure 3, the proposed apartment building wall will be very close to the property lines. Therefore, we note that the lateral limits of construction could also be greatly impacted by installation of any temporary shoring along the west property line and the west portion of the south property line, particularly for construction of shallow foundations or a mat foundation.

4. **The addition of the new loading from the proposed apartment building foundation to adjacent structures could cause movement or distresses in those adjacent buildings.** The foundation for the apartment building should be designed so that it does not negatively impact the adjacent structures. Because of this condition, shallow foundations or even a mat foundation for the proposed apartment building will need to bear on soils located at an elevation that will not impact surrounding structures or their foundations. This would typically be at an elevation below the existing structures' foundations.

Based on the finish floor elevations of 96.4 and 95.2 feet for the west and south neighboring commercial buildings at 106 and 124 Southeast 11th Avenue, respectively, we estimate that foundations will need bear on soils located about 7 to 8 feet below existing site grades in these areas.

Because of the minimal lateral distance from the proposed construction, project excavations deeper than neighboring existing buildings could also cause temporary reduction in lateral support of the respective foundation, which could lead to the existing structures' settlement. This would require the need for temporary shoring, which would limit the lateral construction constraints next to the property lines as previously discussed.

Additionally, the existing residential properties located at 113-North and 121 Southeast 12th Avenue, are reported to include basements. There are also decks and detached storage facilities at these properties, assumed to bear on shallow foundations. The foundation elevations of these adjacent structures would need to be determined in order to estimate the depth for the proposed apartment building foundations.

Finally, excavation depths to approximately the bottom of existing adjacent foundations and replacement with structural fill could cause increases in pressures on the adjacent foundations. Because of this, we do not recommend the construction of shallow foundation by overexcavation and replacement with structural fill.

Because of the many concerns for the proposed construction described above, we recommend that the proposed apartment building be supported by either a deep foundation system or a mat/raft foundation constructed at an elevation that would not affect the adjacent structures.

It should also be noted that in order to provide minimal disturbance to the neighboring structures during foundation construction, deep foundations, if selected, should be drilled as opposed to driven. The structural design of the deep foundation system should also include minimizing the potential impact to the neighboring structures. This will require that lateral deflection of the upper section of the deep foundation system design be minimized, similar to a fixed pile head condition.

Alternately, the upper portion of the deep foundation system can be located at a depth to where its influence on adjacent structures is minimal. However, at this depth (which we roughly estimate about 7 to 8 feet below existing site grade) temporary shoring would most likely be needed – similar to a mat/raft foundation.

Below we provide specific recommendations for both drilled deep foundations comprised of micropiles and auger-cast piles, as well as recommendations for a mat/raft foundation. It is noted that mat/raft foundations could be unconventionally designed due to the various elevations of adjacent structures' foundations.

We acknowledge that other foundation options such as drilled piers could be installed at the site, however it is our opinion that long casings would likely be needed for this foundation type in order to prevent collapsing soils from shaft sidewalls. Because of this, we do not consider drilled piers as an option for this project. We initially estimate that the upper 20 feet of drilled piers could need to be cased during installation. This estimate would likely change based on our observations during drilled shaft operations.

3.2 General Site Preparation

Topsoil, vegetation, roots, and any other deleterious soils will need to be stripped from beneath the building area. The topsoil encountered in our explorations ranged from 3 to 6 inches thick. It is not unusual for topsoil thicknesses to vary across the site. A representative of the Geotechnical Engineer should determine the depth of removal at the time of construction. Depending on the foundation approach selected, the existing fill soils may also be removed at this time.

Utilities, if present, will need to be located and rerouted as necessary and any abandoned pipes or utility conduits should be removed to inhibit the potential for subsurface soil erosion. Utility trench excavations should be backfilled with properly compacted structural fill constructed as outlined in Section 3.3 of this report.

It is not uncommon for construction equipment to severely disturb the upper one to two feet of the subgrade during initial phases of site clearing and grubbing, especially if site preparation work is performed during wet weather. This may result in the need for undercutting and replacement of the disturbed soils if care is not taken by the contractor to protect the moisture sensitive soils. The contractor may also need to construct temporary construction roads to protect the subgrade soils from becoming disturbed. This is only relevant if a mat foundation or future structures will be constructed on the exposed subgrade. If fine-grained soils are exposed and repeated construction traffic is anticipated, we recommend covering these areas with 18 inches of coarse gravel underlain by a geotextile fabric to prevent soil contamination of the rock and to protect the underlying subgrade.

The depth of excavations should be located above an imaginary 1H:1V line descending from the bottom element of the adjacent foundations onto the subject property. Based on preliminary estimated excavation depth to the lower level parking, about 3 feet, our concerns regarding these adjacent structures are isolated. These areas include the detached garage for the property at 113-North Southeast 12th Avenue and the deck on the property located at 121 Southeast 12th Avenue. Locations of the surrounding structures and their foundation should be determined in order to determine if project excavation will be below this recommendation. Temporary shoring may be needed at isolated locations depending on these elevations.

3.3 Structural Fill

Given the scope and size of the project, we recommend that any structural fill consist of imported crushed gravel, which should be relatively well-graded and have a maximum particle size of 1½ inches. We do not recommend using the onsite soils as structural fill due to their moisture content and the space needed in order to lay out and spread these soils so that they will sufficiently dry.

All structural fill should be compacted to a minimum of 95 percent of the maximum dry density as determined by ASTM D1557 (Modified Proctor). When placed, the lift thickness should generally not exceed 12 inches prior to compacting. The type of compaction equipment used will ultimately determine the maximum lift thickness. In addition, we recommend that the structural fill be placed within +/- 2 percent of the optimum moisture for that material.

A representative of the Geotechnical Engineer should approve any selected granular fill material before importing it to the site. Each lift of compacted engineered fill should be evaluated by a representative of the Geotechnical Engineer prior to placement of subsequent lifts.

3.4 Deep Foundation Recommendations

As previously stated, it is our professional opinion that the new structure can be supported on a deep foundation system comprised of drilled micropiles or auger-cast piles. Each of these foundation types should be structurally designed so that their upper lateral deflection does not influence (i.e. apply load to) the existing adjacent structures. Therefore we preliminarily recommend that the total lateral deflection within the upper 8 feet of these pile types be limited, on the order of ¼-inch. This may include a structural design using fixed head condition of pile caps or some type of reinforcing collar for the piles in the upper 8 feet.

The upper portion of the deep foundation system could, in theory, be designed to allow more conventional movement, on the order of 1-inch. This however may entail placing a compressible layer along exterior walls or foundations elements. Since the edge of the

proposed building is very near the property line, construction of a compressible layer will be very difficult and could cause damage to adjacent structures as well. As such, we do not recommend using a compressible perimeter around pile foundation due to the proximity of adjacent structures.

Both the micropile and the auger-cast pile designs will incorporate installation using grout. Installation equipment should include an in-line pressure gauge present in the grout line between the grout pump and the hollow-stem auger or micropile drill. This gauge shall be maintained in good working order to display the grout pressure at all times that piles are being installed. The grout pumping pressure shall be maintained high enough at all times to offset hydrostatic and lateral earth pressures. If the installation process of any pile is interrupted or a loss of grout pressure occurs, the pile shall be re-drilled.

The successful pile installation will depend upon the expertise of the contractor and the techniques used. The Geotechnical Engineer, or representative, is to be present during pile installation as required by the City of Portland.

3.4.1 Drilled Micropile Foundations

Micropile designs employ a single steel rod or hollow bar placed into a rotary-drilled borehole which is then grouted in place using neat cement (water and Portland cement). We used Federal Highway Administration (FHWA) Publication FHWA NHI-05-039 "Micropile Design and Construction" to develop our micropile recommendations⁹. Primarily, the capacity of micropiles is derived from side friction within their grout-soil bond zone.

For purposes of designing and planning, allowable axial loads for micropiles, both in tension and compression, can be calculated using the following equation:

$$P_{G, \text{allowable}} = [\alpha_{\text{bond}} / \text{FS}] \times \pi \times D_b \times L_b$$

where:

$P_{G, \text{allowable}}$ = Allowable Axial Load, in tension or compression

α_{bond} = Grout-to-Bond Stress between subsurface soils and grout

FS = Factor of Safety

D_b = Diameter of Grout Column/Drilled Borehole

L_b = Bond Length of Grout Column

Based on existing site conditions and the location of adjacent structures, we recommend using an unbonded zone within the upper 8 feet of the existing site conditions. Since a lower level

⁹ Micropile Design and Construction, Publication No. FHWA-NHI-039, December 2005

parking is planned about 3 feet below the existing surface, the design unbonded zone would be 5 feet.

We recommend using a grout-to-bond stress of 7 pounds per square inch (psi) from 8 to 15 feet, and 15 psi from 15 to 45 feet below the existing ground surface. To reiterate, we recommend neglecting the grout-to-bond stress in the upper 8 feet of the existing site soils encountered. Due to the typical small diameter, we do not recommend using end bearing capacities in the micropile design and that the design capacity be developed entirely by side friction.

Once project site grades become more complete, EEI should be provided the opportunity to review the micropile design. Additionally, EEI should be consulted if preliminary micropile design(s) extend below an elevation of 40 feet from the existing site surface.

We recommend using a drilled borehole diameter of at least 4 inches and that spacing of micropiles is at least 6 diameters apart (center-to-center). If spacing will be closer than 6-diameters, then efficiency factors for load capacity should follow according to the referenced FHWA document, Section 5.9.3. Table 3 below summarizes FHWA's design recommendations regarding pile spacing and efficiency factors.

TABLE 3: Efficiency factors for micropile groups per FHWA Micropile Design and Construction (2005), Section 5.9.3.

Pile Spacing, Center-to-Center	Efficiency Factor
2.5 D	0.65
3.0 D	0.70
6.0 D	1.0
3.0 D to 6.0 D	Interpolate between 0.70 and 1.0

By these preliminary micropile recommendations, micropiles should be designed for an allowable lateral load of 1 kip – this assumes the unbonded zone is still grouted. We can provide the subsurface soil parameters for use in a lateral load analysis of the micropiles upon request. EEI can also provide a lateral load analysis using LPile software from Ensoft, Inc. once micropile design phases and structural loading become more complete.

We recommend using a minimum factor of safety of 3.0 to be used in the design. This factor of safety can be reduced to 2.0 if load tests are performed on 2 pre-production micropiles. Pre-production piles should be on the subject property and the specific location approved by the

geotechnical engineer. The 2 pre-production micropiles should be located at least 20 feet from each other. Load testing should include loading up to 200 percent of the axial compressive design load. Load testing may be in either uplift (tension) or compression. The Geotechnical Engineer can provide additional load testing criteria if requested.

We estimate the settlement of this foundation type, a micropile system, will be on the order of 1-inch and ½-inch, aerial and differential, respectively.

It is noted that micropiles are generally installed with small, mobile equipment, such as a small excavator or track mounted drill. We consider this machinery to have minimal issues regarding site access, site mobility, and site constraints.

3.4.2 Auger-Cast Pile Foundations

Auger-cast piles are drilled into the ground, displacing the soil, which is brought to the surface on the auger flights. Once at the specified depth, grout is pumped down through the hollow stem of the auger, and the auger is slowly withdrawn. Reinforcement steel is then placed in the grout-filled shaft.

We used the methods outlined in NAVFAC Design Manual 7.2 to determine pile capacities. We assume that maximum structural loads of the building(s) will be 50 kips. For auger-cast piles, we recommend using a Factor of Safety of 3 in the design. A Factor of Safety of 2 may be used if at least 2 piles are load tested as actual installed pile capacities can be accurately reflected through pile loading tests.

Our recommended ultimate axial compression and tension capacities for a single auger cast pile installed up to 40 feet below the existing ground surface are presented in Figure 4 and 5 below. Higher capacities can be obtained if auger-cast piles are drilled to the Troutdale formation, encountered about 45 feet below the existing ground surface, and those recommendations follow in Table 4.

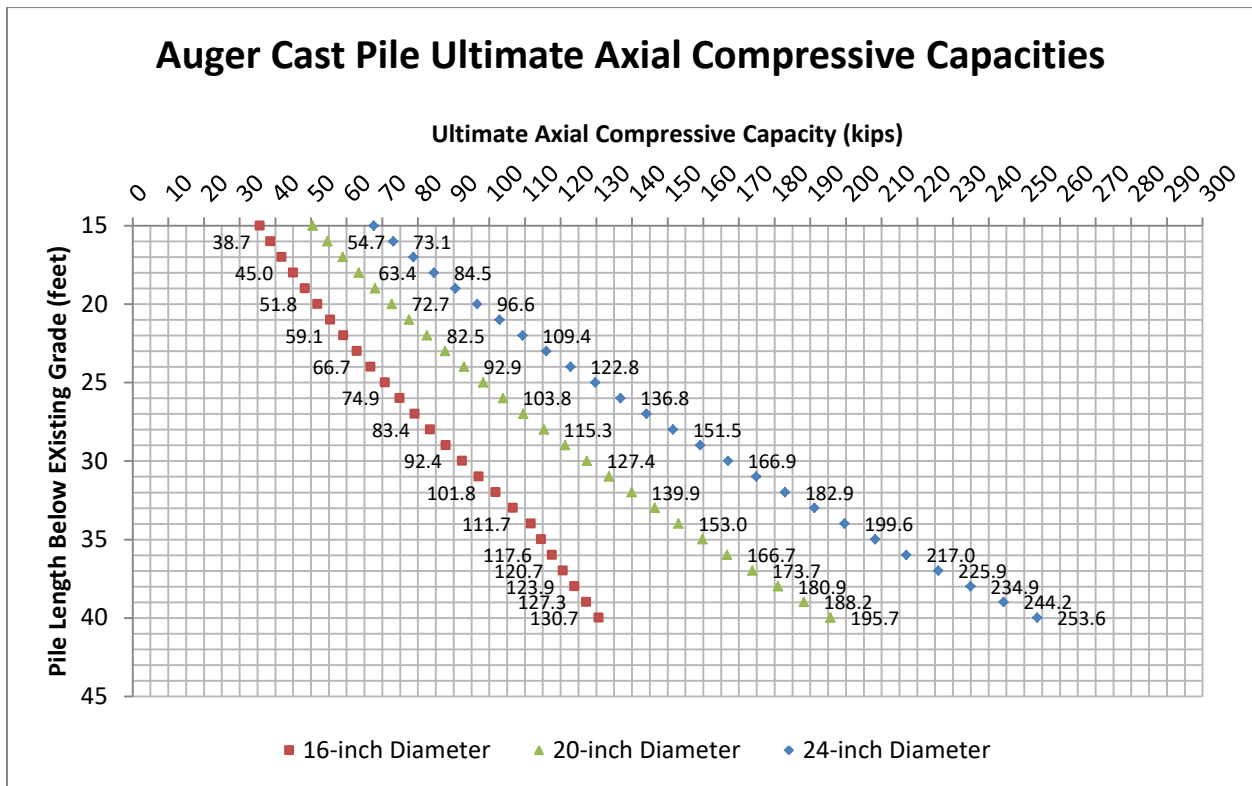


FIGURE 4: Recommended ultimate axial compressive capacity for auger-cast piles

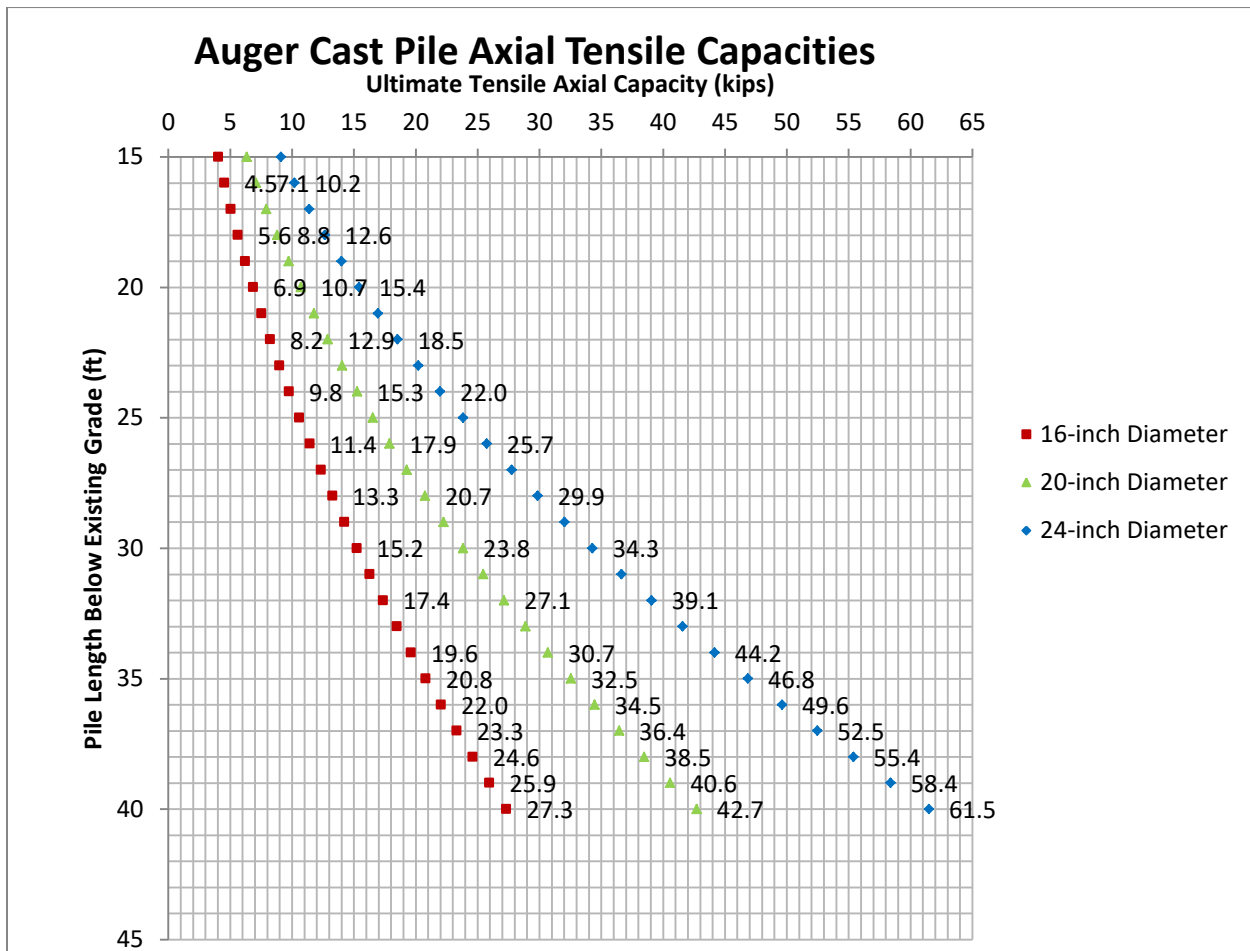


FIGURE 5: Recommended ultimate axial tensile capacity for auger-cast piles

If greater auger-cast pile capacities are needed, we recommend that piles be drilled to the underlying upper Troutdale formation, encountered about 45 feet below the existing surface. Auger-cast piles installed to this elevation can develop the allowable axial capacities provided in Table 4 below. The allowable axial capacities in Table 4 include a factor of Safety of 3.

TABLE 4: Recommended allowable auger-cast pile axial capacity recommendations below a depth of 45 feet from existing ground surface

Pile Diameter (inches)	Installation depth ¹ , (feet below existing ground surface)	Axial Compressive Capacity ² (kips)	Axial Tensile Capacity ² (kips)
16	45	100	18
20	45	150	28
24	45	225	40

Notes:

¹Installation depth presented is an estimate to the upper surface of the underlying Troutdale formation, and is to be verified by the Geotechnical Engineer during construction

²Allowable capacities include a Factor of Safety of 3.

Once project loads become more complete, we can provide lateral resistance of auger-cast piles when requested.

We recommend reinforcing cages extend the full length of the pile because of the possibility of soil intrusion during auger withdrawal. If the reinforcing cage does not extend the full length of the pile, a single No. 4 (minimum) steel reinforcing bar should be installed down the center of the pile for the full length. The single bar is an indicator that the pile consists of a continuous column of grout. If the number 4 bar cannot be inserted the full length of the pile, the pile should be re-drilled and re-grouted until the bar can be inserted the full length.

Auger cast piles should be spaced no closer than 6 diameters (center to center) to develop the capacities provided in Figures 4 and 5 and Table 3. Reduction factors would need to be applied to capacities should spacing not meet this requirement.

As previously stated, a representative of the Geotechnical Engineer should be present during the pile installation. Proper pile lengths, confirmation of site conditions, and the amount of grout pumped versus the rate of auger withdrawal will be evaluated onsite by the Geotechnical Engineer. Grout volumes placed shall be measured to confirm that the volume of grout placed in each pile is greater than the theoretical volume of hole created by the auger.

We estimate the settlement of this foundation type, an auger-cast pile system, to be on the order of 1-inch and ½-inch, aerial and differential, respectively.

It is noted that large equipment, generally a crane is needed to install auger-cast piles. We strongly recommend a specialty contractor should be consulted regarding site access and limitations before selecting this deep foundation method.

3.5 Mat Foundation Recommendations

As an alternate to deep foundations, a concrete mat or raft foundation, designed to tolerate anticipated differential settlement of up to 2 to 4 inches across the building envelope can be used in the foundation design. We estimate the total settlement will be on the order of 4 to 8 inches – which will be large scale areal settlement.

We recommend that all approved subgrade soils within the building footprint at the design subgrade elevation, be covered with a minimum 6-inch layer of structural fill. The prepared subgrade and compaction of the overlying structural fill should be observed by the Geotechnical Engineer.

Based on the existing soil conditions and the subgrade preparation described above, the design of concrete mat or raft foundation supported by the existing granular fill soils at the site can be based on a subgrade modulus (k) of 125 pounds per cubic inch. This subgrade modulus value represents an anticipated value which would be obtained in a standard in-situ plate test with a 1-foot square plate. Use of this subgrade modulus for design or other on-grade structural elements should include appropriate modification based on dimensions as necessary.

Lateral frictional resistance between the base of foundation elements and the subgrade can be expressed as the applied vertical load multiplied by a coefficient of friction of 0.30 for concrete foundations bearing on the subgrade soils when prepared as described. The coefficient of friction value can be increased to 0.40 if there is at least 2 feet granular fill beneath the mat/raft foundation.

Lateral loads may be resisted by passive earth pressures. However, due to the close proximity of adjacent structures, we recommend passive earth pressure resistance only be used in the design if the resistance plane of the foundation element is located at an elevation where this passive resistance will not negatively influence the adjacent foundations – typically below adjacent foundations, where temporary shoring may be needed during construction. An equivalent fluid pressure of 250 pounds per cubic foot (pcf) for footings poured “neat” against the native soils, or properly backfilled structural fill can be used for the design of mat foundations where they do not influence adjacent foundations. This is an ultimate value—we recommend a factor of safety of 1.5 be applied to the equivalent fluid pressure, which is appropriate due to the amount of movement required to develop full passive resistance. No safety factor has been included with the friction factor recommended above.

Exterior portions of the concrete foundations in unheated areas should be located at a depth of at least 18 inches below the final exterior grade to provide adequate frost protection. If the structure is to be constructed during the winter months or if the foundation soils will likely be subjected to freezing temperatures after foundation construction, then the foundation soils

should be adequately protected from freezing. Otherwise, interior foundations can be located at nominal depths compatible with architectural and structural considerations.

As noted above, we recommend a granular layer, at least 6 inches thick, of structural fill be placed and compacted on the approved subgrade which will provide adequate drainage beneath the concrete mat. If additional protection against moisture vapor is desired, a vapor retarding membrane may also be incorporated into the design. Factors such as cost, special considerations for construction, and the floor coverings suggest that decisions on the use of vapor retarding membranes be made by the owner.

Mat foundations incorporating the use of grade beams, or a raft foundation, may be suitable for the project regarding the close proximity of the adjacent structures and the various depths of those structures foundations.

3.6 Preliminary Retaining Wall Recommendations

At this time, we haven't been provided any details for permanent retaining walls (i.e. parking level walls). As such, we provide the following preliminary geotechnical recommendations.

Retaining walls should be founded and structurally connected to the deep foundations or mat/raft foundation recommended for the project.

Retaining wall design should allow minimal lateral movement so that lateral surcharge from potential building movement building will not be placed on adjacent structures. Since a post tensioned slab at the 2nd level is planned in the design, we assume that the retaining wall for the project will be restrained from yielding at the top. Retaining walls of this design may be calculated on the basis of an "at-rest" equivalent fluid pressure of 55 pcf for level backfill. Additional potential loading due to seismic events are discussed later in this section. The stated equivalent fluid pressures do not include surcharge loads, such as foundation, vehicle, equipment, etc., adjacent to walls, or hydrostatic pressure buildup. Appendix G provides information for various surcharge-induced lateral loads on retaining walls.

Backfill for retaining walls should be granular material, such as sand or crushed rock with a maximum particle size between $\frac{3}{4}$ and $1\frac{1}{2}$ inches, having less than 5 percent material passing the No. 200 sieve. The onsite soils do not meet these recommendations. Landscaping soils can be used for the last 18 of backfill, thus acting as a seal to the granular backfill. All backfill behind retaining walls should be moisture conditioned to within ± 2 percent of optimum moisture content, and compacted to a minimum of 90 percent of the material's maximum dry density as determined in accordance with ASTM D1557 (modified Proctor). Fill materials should be placed in layers that, when compacted, do not exceed about 8 inches. Care in the placement and

compaction of fill behind retaining walls must be taken in order to insure that undue lateral loads are not placed on the subject walls or adjacent building walls.

It is noted that clean drain rock should be used in areas where the proposed retaining walls abut existing adjacent retaining walls. The drain rock should be lightly compacted to create minimal pressure on any existing adjacent walls.

For seismic loading on retaining walls with level backfill, new research indicates that the seismic load is to be applied at $1/3 H$ of the wall instead of $2/3 H$, where H is the height of the wall measured in feet¹⁰. We recommend that a Mononobe-Okabe earthquake thrust per linear foot of $7.7 \text{ psf} * H^2$ be applied at $1/3 H$ up from the base of the wall.

An adequate subsurface drain system will need to be designed and installed behind retaining walls to prevent hydrostatic buildup. A waterproofing system should be designed where moisture intrusion is not desirable.

3.7 Floor Slab Recommendations

Floor slabs should be either supported by the deep foundation system as described in Section 3.4 or incorporated into a mat or raft foundation as described in Section 3.5.

Floor slabs should not bear on soils that will influence existing adjacent foundations.

¹⁰ Lew, M., et al (2010). "Seismic Earth Pressures on Deep Building Basements," SEAOC 2010 Convention Proceedings, Indian Wells, CA.

4.0 CONSTRUCTION CONSIDERATIONS

EI should be retained to provide observation and testing of construction activities involved in the foundation, earthwork, and related activities of this project. EI cannot accept any responsibility for any conditions that deviate from those described in this report, nor for the performance of the foundations if not engaged to also provide construction observation for this project.

4.1 Moisture Sensitive Soils/Weather Related Concerns

The upper soils encountered at this site can be sensitive to disturbances caused by construction traffic and to changes in moisture content. During wet weather periods, increases in the moisture content of the soil can cause reduction in the soil strength and support capabilities, particularly in sloping areas. In addition, soils that become wet may be slow to dry and thus significantly retard the progress of grading and compaction activities. It should, therefore, be advantageous to perform earthwork and foundation construction activities during dry weather.

4.2 Drainage and Groundwater Considerations

Water should not be allowed to collect in the foundation excavations during construction. Positive site drainage should be maintained throughout construction activities. Undercut or excavated areas should be sloped toward one corner to facilitate removal of any collected rainwater, groundwater, or surface runoff.

The site grading plan should be developed to provide rapid drainage of surface water away from the building and pavement areas and to inhibit infiltration of surface water around the perimeter of the building. The grades should be sloped away from the building and pavement areas. Roof and driveway runoff should be piped (tightlined) to an approved on-site private system or public storm drain system.

Because of the excavation planned at the site for the lower level parking, pumps will most likely be needed to remove any accumulated water. However, depending on construction sequence, it is possible that stormwater generated in excavated areas could be routed to the planned drywell system, if flow is properly filtered and the system is designed for such capacities.

4.3 Excavations

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P". This document and subsequent updates were issued to better insure the safety of workmen entering trenches or excavations. It is mandated by this federal regulation that excavations, whether they be utility trenches, basement excavations or footing excavations, be constructed in accordance with the new OSHA guidelines. These regulations are strictly enforced and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's "responsible person", as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.

We are providing this information solely as a service to our client. EEI does not assume responsibility for construction site safety or the contractor's compliance with local, state, and federal safety or other regulations.

5.0 REPORT LIMITATIONS

As is standard practice in the geotechnical industry, the conclusions contained in our report are considered preliminary because they are based on assumptions made about the soil, rock, and groundwater conditions exposed at the site during our subsurface investigation. A more complete extent of the actual subsurface conditions can only be identified when they are exposed during construction. Therefore, EEI should be retained as your consultant during construction to observe the actual conditions and to provide our final conclusions. If a different geotechnical consultant is retained to perform geotechnical inspection during construction then they should be relied upon to provide final design conclusions and recommendations, and should assume the role of geotechnical engineer of record, as is the typical procedure required by the governing jurisdiction.

The geotechnical recommendations presented in this report are based on the available project information, and the subsurface materials described in this report. If any of the noted information is incorrect, please inform EEI in writing so that we may amend the recommendations presented in this report, if appropriate, and if desired by the client. EEI will not be responsible for the implementation of its recommendations when it is not notified of changes in the project.

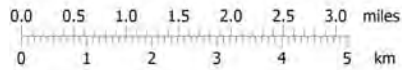
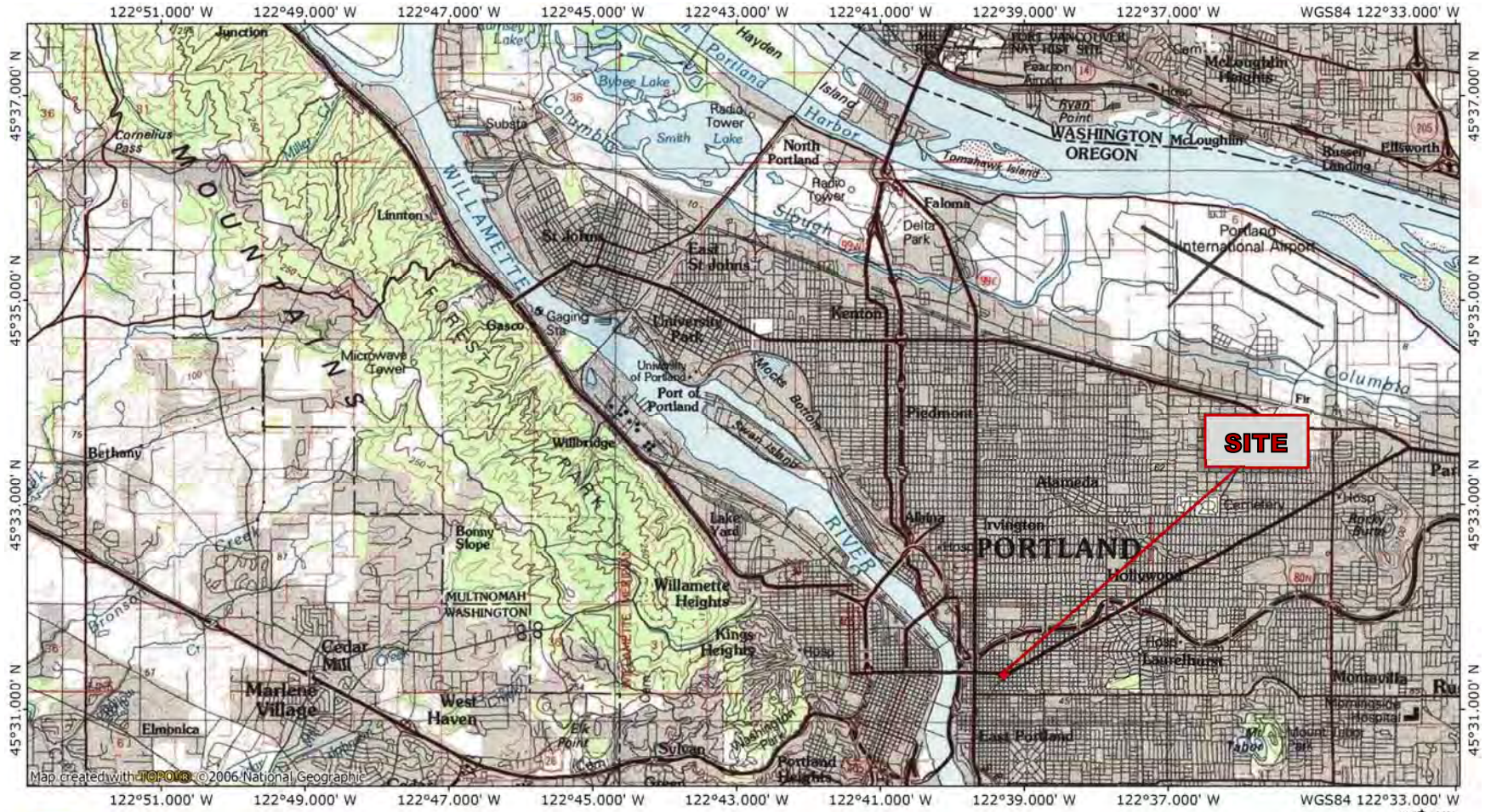
Once construction plans are finalized and a grading plan has been prepared, EEI should be retained to review those plans, and modify our existing recommendations related to the proposed construction, if determined to be necessary.

The Geotechnical Engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

This report has been prepared for the exclusive use of our client, Landon Crowell, for the specific application of the proposed Ankeny Street Apartments to be located at 1122 Southeast Ankeny Street in Portland, Oregon. EEI does not authorize the use of the advice herein nor the reliance upon the report by third parties without prior written authorization by EEI.

APPENDICES

ATTACHMENT A – SITE LOCATION PLAN



WGS84 122°33.000' W
TN MN
16½°
03/22/16



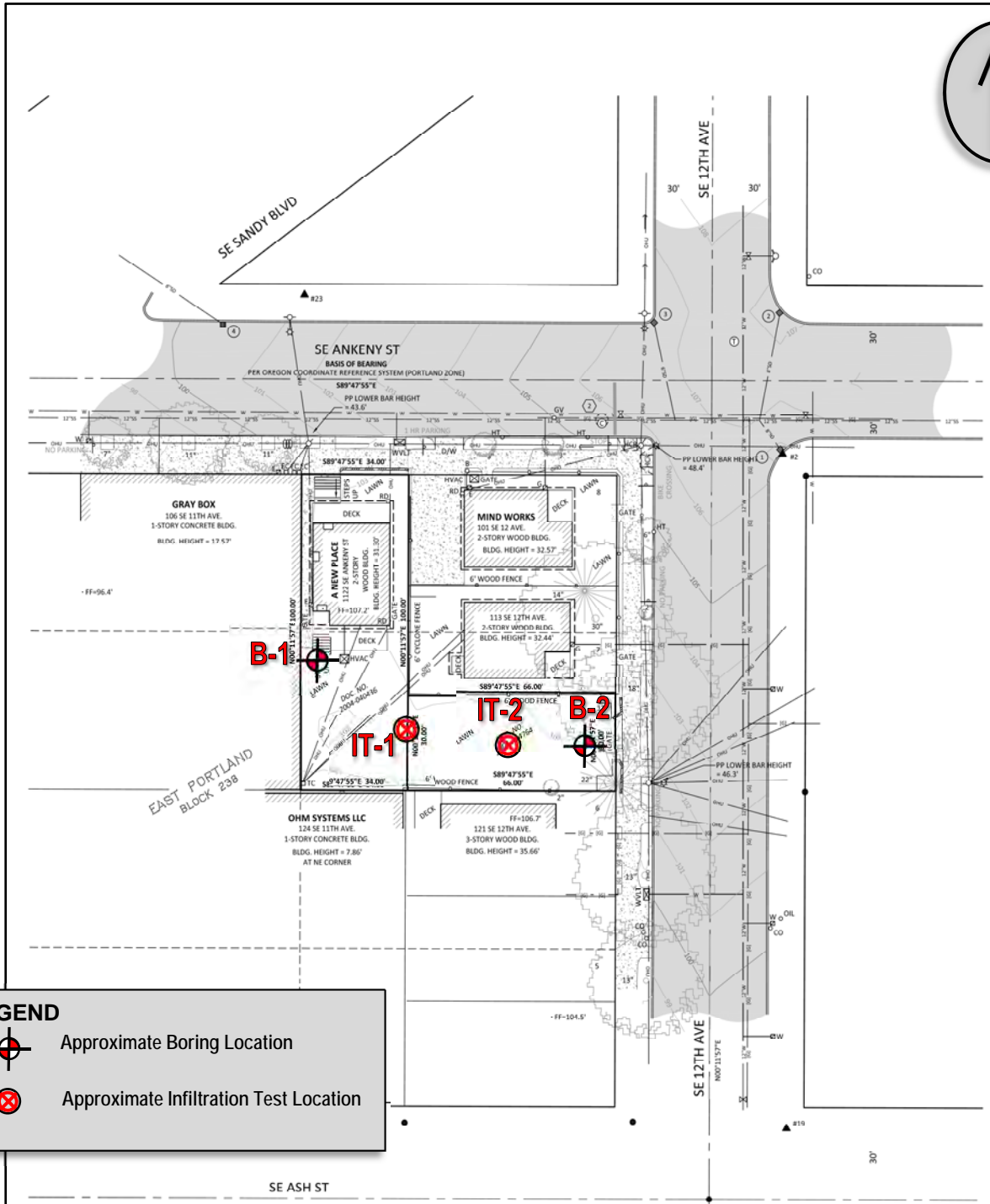
Earth
Engineers,
Inc.

Proposed Ankeny Street Apartments
1122 Southeast Ankeny Street
Portland, Multnomah County, Oregon

EEI Report No.
16-041-1
DRAFT

March 30, 2016

APPENDIX B – SITE EXPLORATION PLAN



Source: Drawing No. C1.00 dated 1/29/2016 by KPFF



**Earth
Engineers,
Inc.**

**Proposed Ankeny Street Apartments
1122 Southeast Ankeny Street
Portland, Multnomah County, Oregon**

**Report No.
16-041-1
DRAFT**

March 30, 2016

APPENDIX C: BORING B-1

CLIENT: Landon Crowell	EARTH ENGINEERS, INC. REPORT NO.: 16-041-1
PROJECT: Proposed "L" - 5 story & u-ground parking apt. bld	EQUIPMENT: Berretta T-46, hollow stem auger, auto hammer
LOCATION: 1122 SE Ankeny St, Portland, OR	APPROXIMATE ELEVATION: 102 feet
DATE DRILLED: March 14, 2016	LOGGED BY: J. Fissel, PE

DEPTH (ft)	SAMPLE NO.	SAMPLE	SOIL DESCRIPTION	BLOWS PER 6 INCHES	N ₆₀ VALUE	% PASSING #200 SIEVE	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT (%)	POCKET PEN. (t.s.f.)	REMARKS
	SPT-1		TOPSOIL: brown to dark brown silt with sand, moist to wet, about 6 inches thick	1 2					32		
			POSSIBLE FILL: brown, moist silt with trace sand and angular fine gravel, soft	2	5						
	SPT-2			2 1 1	3				28	0.25 to 0.5	
5											
	SPT-3		NATIVE: brown, moist SILT (ML) , trace red-brown mottling, trace sand and mica, soft to stiff	2 4 6	13				38	1.0 to 1.75	
	SPT-4		<i>encountered trace black 1/8-inch wide decomposition flecks, consistency becomes soft</i>	2 1 2	4				29	0.75 to 1.5	
10											
	SPT-5		<i>consistency returns to stiff</i>	2 4 5	12	96			40	0.75 to 1.0	
	SPT-6		<i>sand content increases consistency becomes medium stiff</i>	2 2 3	6				38	0.5 to 0.75	
15											
	SPT-7		brown, moist SANDY SILT (ML) , fine sand, some mica, stiff to very stiff	3 4 4	10				37	1.5	
20											
	SPT-8		<i>sand content increasing consistency becomes very stiff</i>	4 8 9	22	57			21	0.75	
25											
	SPT-9			5 7 7	18	58			19		
30											

(continued on next page)

EARTH ENGINEERS, Inc.

APPENDIX C: BORING B-1 (continued)

CLIENT: Landon Crowell	EARTH ENGINEERS, INC. REPORT NO.: 16-041-1
PROJECT: Proposed "L" - 5 story & u-ground parking apt. bld	EQUIPMENT: Berretta T-46, hollow stem auger, auto hammer
LOCATION: 1122 SE Ankeny St, Portland, OR	APPROXIMATE ELEVATION: 102 feet
DATE DRILLED: March 14, 2016	LOGGED BY: J. Fissel, PE

DEPTH (ft)	SAMPLE NO.	SAMPLE	SOIL DESCRIPTION	BLOWS PER 6 INCHES	N VALUE	% PASSING #200 SIEVE	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT (%)	POCKET PEN. (t.s.f.)	REMARKS
	SPT-10		<i>(continued from previous page)</i>	6 6 7	17				13		hard drilling from 30 to 35 feet
35			brown, moist SANDY SILT (ML) , fine sand, some mica, very stiff								
	SPT-11			9 10 13	29	53			15		difficult drilling from 35 to 40 feet
40											
	SPT-12		brown to dark brown, wet SILT with SAND (ML) <i>possibly highly weathered and decomposed rock surface</i>	4 4 7	14				40	0	the recovered sample does not reflect blow counts very difficult drilling from 40 to 45 feet (approximately 30 min)
45											
	SPT-13		brown-green-gray, moist LEAN CLAY (CL) , some sand, hard, inferred as weather bedrock	35/3"					15		sampler would penetrate after 2 hammer blows
50											
55											
60											

EARTH ENGINEERS, Inc.

APPENDIX C: BORING B-2

CLIENT: Landon Crowell	EARTH ENGINEERS, INC. REPORT NO.: 16-041-1
PROJECT: Proposed "L" - 5 story & u-ground parking apt. bld	EQUIPMENT: Berretta T-46, hollow stem auger, auto hammer
LOCATION: 1122 SE Ankeny St, Portland, OR	APPROXIMATE ELEVATION: 103 feet
DATE DRILLED: March 15, 2016	LOGGED BY: J. Fissel, PE

DEPTH (ft)	SAMPLE NO.	SAMPLE	SOIL DESCRIPTION	BLOWS PER 6 INCHES	N VALUE	% PASSING #200 SIEVE	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT (%)	POCKET PEN. (t.s.f.)	REMARKS
	SPT-1		TOPSOIL: brown to dark brown silt with sand, moist to wet, rootlets about 1/16-in. dia, about 3 inches thick	2 2 7	12				29		
	SPT-2		FILL: brown, moist silt, some concrete debris, gravel, and sand	13 1 2	4				19		concrete fragment in upper portion of sample
5											
	SPT-3		NATIVE: brown, moist SILT with SAND (ML) , trace red-brown mottling, trace decomposed rootlets (less than 1/16-inch dia.), trace mica, medium stiff	3 2 4	8				33	0.75	
	SPT-4		<i>moisture content increases</i>	2 2 2	5	87			38	0.25	
10											
	SPT-5		<i>encountered dark green-brown mottling</i>	2 2 3	6				40	1.0	
	SPT-6		brown, moist SANDY SILT (ML) , fine sand, stiff	3 4 5	12				22		
15											
	SPT-7			3 4 7	14				35	1.0	
20											
	SPT-8			4 8 9	22				18		hard drilling from 20 to 25 feet
25											
	SPT-9		brown, moist, fine SILTY SAND (SM) , some mica, medium dense grading to dense	5 7 7	18	46			13		
											felt ground 'grinding' while drilling from 28 to 30 feet
30											

(continued on next page)

EARTH ENGINEERS, Inc.

APPENDIX C: BORING B-2 (continued)

CLIENT: Landon Crowell	EARTH ENGINEERS, INC. REPORT NO.: 16-041-1
PROJECT: Proposed "L" - 5 story & u-ground parking apt. bld	EQUIPMENT: Berretta T-46, hollow stem auger, auto hammer
LOCATION: 1122 SE Ankeny St, Portland, OR	APPROXIMATE ELEVATION: 103 feet
DATE DRILLED: March 15, 2016	LOGGED BY: J. Fissel, PE

DEPTH (ft)	SAMPLE NO.	SAMPLE	SOIL DESCRIPTION	BLOWS PER 6 INCHES	N VALUE	% PASSING #200 SIEVE	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT (%)	POCKET PEN. (t.s.f.)	REMARKS
	SPT-10		<i>(continued from previous page)</i> brown, moist, fine SILTY SAND (SM) , dense	10 16 20	46				14		hard drilling from 30 to 35 feet
35			Boring terminated at approximately 30 feet below existing ground surface. Groundwater was not encountered at the time of drilling. Borehole was backfilled with dry bentonite chips after completion. SPT auto-hammer on drill rig had a hammer energy ratio of 76.9% and a calibration factor of 1.28 (i.e. 76.9/60). Reported elevation estimated from Drawing No. C1.00 dated 1/29/2016 by KPFF.								
40											
45											
50											
55											
60											

EARTH ENGINEERS, Inc.

APPENDIX D: SOIL CLASSIFICATION LEGEND

APPARENT CONSISTENCY OF COHESIVE SOILS (PECK, HANSON & THORNBURN 1974, AASHTO 1988)				
Descriptor	SPT N ₆₀ (blows/foot)*	Pocket Penetrometer, Q _p (tsf)	Torvane (tsf)	Field Approximation
Very Soft	< 2	< 0.25	< 0.12	Easily penetrated several inches by fist
Soft	2 – 4	0.25 – 0.50	0.12 – 0.25	Easily penetrated several inches by thumb
Medium Stiff	5 – 8	0.50 – 1.0	0.25 – 0.50	Penetrated several inches by thumb w/moderate effort
Stiff	9 – 15	1.0 – 2.0	0.50 – 1.0	Readily indented by thumbnail
Very Stiff	16 – 30	2.0 – 4.0	1.0 – 2.0	Indented by thumb but penetrated only with great effort
Hard	> 30	> 4.0	> 2.0	Indented by thumbnail with difficulty

* Using SPT N₆₀ is considered a crude approximation for cohesive soils.

APPARENT DENSITY OF COHESIONLESS SOILS (AASHTO 1988)	
Descriptor	SPT N ₆₀ Value (blows/foot)
Very Loose	0 – 4
Loose	5 – 10
Medium Dense	11 – 30
Dense	31 – 50
Very Dense	> 50

MOISTURE (ASTM D2488-06)	
Descriptor	Criteria
Dry	Absence of moisture, dusty, dry to the touch, well below optimum moisture content (per ASTM D698 or D1557)
Moist	Damp but no visible water
Wet	Visible free water, usually soil is below water table, well above optimum moisture content (per ASTM D698 or D1557)

PERCENT OR PROPORTION OF SOILS (ASTM D2488-06)	
Descriptor	Criteria
Trace	Particles are present but estimated < 5%
Few	5 – 10%
Little	15 – 25%
Some	30 – 45%
Mostly	50 – 100%
Percentages are estimated to nearest 5% in the field. Use "about" unless percentages are based on laboratory testing.	

SOIL PARTICLE SIZE (ASTM D2488-06)	
Descriptor	Size
Boulder	> 12 inches
Cobble	3 to 12 inches
Gravel - Coarse Fine	¾ inch to 3 inches No. 4 sieve to ¾ inch
Sand - Coarse Medium Fine	No. 10 to No. 4 sieve (4.75mm) No. 40 to No. 10 sieve (2mm) No. 200 to No. 40 sieve (.425mm)
Silt and Clay ("fines")	Passing No. 200 sieve (0.075mm)

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D2488)				
Major Division		Group Symbol	Description	
Coarse Grained Soils (more than 50% retained on #200 sieve)	Gravel (50% or more retained on No. 4 sieve)	Clean Gravel	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
		Gravel with fines	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
			GM	Silty gravels and gravel-sand-silt mixtures
	Sand (> 50% passing No. 4 sieve)	Clean sand	GC	Clayey gravels and gravel-sand-clay mixtures
			SW	Well-graded sands and gravelly sands, little or no fines
		Sand with fines	SP	Poorly-graded sands and gravelly sands, little or no fines
SM	Silty sands and sand-silt mixtures			
Fine Grained Soils (50% or more passing #200 sieve)	Silt and Clay (liquid limit < 50)	SC	Clayey sands and sand-clay mixtures	
		ML	Inorganic silts, rock flour and clayey silts	
		CL	Inorganic clays of low-medium plasticity, gravelly, sandy & lean clays	
	Silt and Clay (liquid limit > 50)	OL	Organic silts and organic silty clays of low plasticity	
		MH	Inorganic silts and clayey silts	
		CH	Inorganic clays or high plasticity, fat clays	
Highly Organic Soils		OH	Organic clays of medium to high plasticity	
		PT	Peat, muck and other highly organic soils	



GRAPHIC SYMBOL LEGEND		
GRAB	⊗	Grab sample
SPT	■	Standard Penetration Test (2" OD), ASTM D1586
ST	▨	Shelby Tube, ASTM D1587 (pushed)
DM	▨	Dames and Moore ring sampler (3.25" OD and 140-pound hammer)
CORE	▨	Rock coring

APPENDIX E: ROCK CLASSIFICATION LEGEND

WEATHERING DESCRIPTORS FOR INTACT ROCK (USBR, 2001)						
Descriptor	Chemical Weathering-Discoloration-Oxidation		Mechanical Weathering and Grain Boundary Conditions	Texture and Solutioning		General Characteristics
	Body of Rock	Fracture Surfaces		Texture	Solutioning	
Fresh	No discoloration, not oxidized	No discoloration or oxidation	No separation, intact (tight)	No change	No solutioning	Hammer rings when crystalline rocks are struck
Slightly Weathered	Discoloration or oxidation limited to surface or short distance from fractures; some feldspar crystals are dull	Minor or complete discoloration or oxidation of most surfaces	No visible separation, intact (tight)	Preserved	Minor leaching of some soluble minerals may be noted	Hammer rings when crystalline rocks are struck; body of rock not weakened
Moderately Weathered	Discoloration or oxidation extends from fractures usually throughout; Fe-Mg minerals are "rusty," feldspar crystals are "cloudy"	All fracture surfaces are discolored or oxidized	Partial separation of boundaries visible	Generally preserved	Soluble minerals may be mostly leached	Hammer does not ring when rock is struck; body of rock is slightly weakened
Intensely Weathered	Discoloration or oxidation throughout; all feldspars and Fe-Mg minerals are altered to clay to some extent or chemical alteration produces in-situ disaggregation	All fracture surfaces are discolored or oxidized; surfaces are friable	Partial separation; rock is friable; granitics are disaggregated in semi-arid conditions	Altered by chemical disaggregation such as via hydration or argillation	Leaching of soluble minerals may be complete	Dull sound when struck with hammer; usually can be broken with moderate to heavy manual pressure or by light hammer blow; rock is significantly weakened
Decomposed	Discolored or oxidized throughout, but resistant minerals such as quartz may be unaltered; all feldspars and Fe-Mg minerals are completely altered to clay		Complete separation of grain boundaries (disaggregation)	Resembles a soil; partial or complete remnant rock structure may be preserved; leaching of soluble minerals usually complete		Can be granulated by hand; resistant minerals such as quartz may be present as "stringers" or "dikes"

RELATIVE STRENGTH OF INTACT ROCK	
Descriptor	Uniaxial Compressive Strength (psi)
Extremely Strong	> 30,000
Very Strong	14,500 – 30,000
Strong	7,000 – 14,500
Medium Strong	3,500 – 7,000
Weak	700 – 3,500
Very Weak	150 – 700
Extremely Weak	< 150

BEDDING SPACING (modified USBR, 2001)	
Descriptor	Thickness or Spacing
Massive	> 10 feet
Very thickly bedded	3 to 10 feet
Thickly bedded	1 to 3 feet
Moderately bedded	3-5/8 inches to 1 foot
Thinly Bedded	1-1/4 inches to 3-5/8 inches
Very thinly bedded	3/8 inch to 1-1/4 inches
Laminated	< 3/8 inch

CORE RECOVERY CALCULATION (%)
= $\frac{\text{length of recovered core pieces}}{\text{total length of core run}} \times 100\%$

RQD CALCULATION (%)
= $\frac{\text{length of intact core pieces} > 4 \text{ in}}{\text{total length of core run (inches)}} \times 100\%$



ROCK HARDNESS (modified USBR, 2001)	
Descriptor	Criteria
Extremely hard	Cannot be scratched with pocket knife or sharp pick; can only be chipped with repeated heavy hammer blows
Very hard	Cannot be scratched with pocket knife or sharp pick; breaks with repeated heavy hammer blows
Hard	Can be scratched with pocket knife or sharp pick with heavy pressure, heavy hammer blows required to break specimen
Moderately hard	Can be scratched with pocket knife or sharp pick with light or moderate pressure; breaks with moderate hammer blows
Moderately soft	Can be grooved 1/16 inch with pocket knife or sharp pick with moderate or heavy pressure; breaks with light hammer blow or heavy hand pressure
Soft	Can be grooved or gouged with pocket knife or sharp pick with light pressure; breaks with light to moderate hand pressure
Very soft	Can be readily indented, grooved, or gouged with fingernail, or carved with pocket knife; breaks with light hand pressure

APPENDIX F

Infiltration Field Testing Data

Exhibit F.2-4: Infiltration Test Data Table

Location: see Simplified Approach Form - Infiltration Testing Plan		Date: 3/15/2016		Test Hole Number: IT-1 (page 1 of 1)	
Depth to bottom of hole: 21 feet		Dimension of hole: 6 inch		Test Method: encased FH	
Tester's Name: Jeremy Fissel, PE Tester's Company: Earth Engineers, Inc Tester's Contact Number: 360-567-1806 <i>John</i>					
Depth (feet):			Soil Texture:		
0 - 5			Brown silt with sand (fill)		
5 - 10			Brown Silt with Sand (native) (ML)		
10 - 21			Brown Sandy Silt (ML)		
Presaturation Start Time: 3/14/2016, 4:00 pm Presaturation End Time: 3/15/2016, 12:00 pm					
Time:	Time Interval (minutes):	Measure ment, -(feet)-	Drop in water level, -(feet)-	Infiltration rate, (inches per hour):	Remarks:
12:57	--	19', 6-1/8"	--	--	filled with 6" head
1:57	60	19', 6-3/8"	1/4"	1/4	
2:57	60	19', 6-5/8"	1/4"	1/4	
3:57	60	19', 6-7/8"	1/4"	1/4	filled with 6" head 19', 6-1/2"
4:57	60	19', 6-3/4"	1/4"	1/4	

Exhibit F.2-4: Infiltration Test Data Table

Location: see Simplified Approach Form - Infiltration Testing Plan		Date: 3/15/2016		Test Hole Number: IT-2 (page 1 of 3)	
Depth to bottom of hole: 16 feet		Dimension of hole: 6 inch		Test Method: encased FH	
Tester's Name: Jeremy Fissel, PE Tester's Company: Earth Engineers, Inc Tester's Contact Number: 360-567-1806 <i>JF</i>					
Depth (feet):			Soil Texture:		
0 - 5			Brown silt with sand (fill)		
5 - 10			Brown Silt with Sand (native) (ML)		
10 - 16			Brown Sandy Silt (ML)		
Presaturation Start Time: 3/14/2016, 4:15 pm Presaturation End Time: 3/15/2016, 1:00 pm					
Time:	Time Interval (minutes):	Measurement, (feet):	Drop in water level, (feet):	Infiltration rate, (inches per hour):	Remarks:
1:07	--	11', 7-1/2"	--	--	re-filled with 6" head
1:37	30	12', 0"	4-1/2"	9	
1:48	--	11', 7-1/4"	--	--	re-filled with 6" head
2:08	20	11', 9-1/8"	1-7/8"	9-3/8	
2:12	--	11', 7-1/2"	--	--	re-filled with 6" head
2:32	20	11', 8-7/8"	1-3/8"	6-7/8	
2:35	--	11', 7-1/4"	--	--	re-filled with 6" head
3:05	30	11', 8-7/8"	1-5/8"	3-1/4	
					(see next sheet)

Exhibit F.2-4: Infiltration Test Data Table

Location: see Simplified Approach Form - Infiltration Testing Plan		Date: 3/15/2016		Test Hole Number: IT-2 (page 2 of 3)	
Depth to bottom of hole: 16 feet		Dimension of hole: 6 inch		Test Method: encased FH	
Tester's Name: Jeremy Fissel, PE Tester's Company: Earth Engineers, Inc Tester's Contact Number: 360-567-1806 <i>J. Fissel</i>					
Depth (feet):			Soil Texture:		
0 - 5			Brown silt with sand (fill)		
5 - 10			Brown Silt with Sand (native) (ML)		
10 - 16			Brown Sandy Silt (ML)		
Presaturation Start Time: 3/14/2016, 4:15 pm Presaturation End Time: 3/15/2016, 1:00 pm					
Time:	Time Interval (minutes):	Measure ment, -(feet)-	Drop in water level, -(feet)-	Infiltration rate, (inches per hour):	Remarks:
3:10	--	11', 7-3/8"	--	--	re-filled with 6" head
3:20	20	11', 8-1/8"	3/4"	3	
3:24	--	11', 7-1/4"	--	--	re-filled with 6" head
3:54	30	11', 8-1/2"	1-1/4"	2-1/2	
3:56	--	11', 7-3/8"	--	--	re-filled with 6" head
4:26	30	11', 8-5/8"	1-1/8"	2-1/4	
4:31	--	11', 7-1/2"	--	--	re-filled with 6" head
5:01	30	11', 8-3/4"	1-1/8"	2-1/4	
					(see next sheet)

Exhibit F.2-4: Infiltration Test Data Table

Location: see Simplified Approach Form - Infiltration Testing Plan		Date: 3/15/2016		Test Hole Number: IT-2 (page 3 of 3)	
Depth to bottom of hole: 16 feet		Dimension of hole: 6 inch		Test Method: encased FH	
Tester's Name: Jeremy Fissel, PE Tester's Company: Earth Engineers, Inc Tester's Contact Number: 360-567-1806 <i>JF</i>					
Depth (feet):			Soil Texture:		
0 - 5			Brown silt with sand (fill)		
5 - 10			Brown Silt with Sand (native) (ML)		
10 - 16			Brown Sandy Silt (ML)		
Presaturation Start Time: 3/14/2016, 4:15 pm Presaturation End Time: 3/15/2016, 1:00 pm					
Time:	Time Interval (minutes):	Measurement, (feet):	Drop in water level, (feet):	Infiltration rate, (inches per hour):	Remarks:
5:05	--	11', 7-1/2"	--	--	re-filled with 6" head
5:35	30	11', 8-3/4"	1-1/4"	2-1/4	

APPENDIX G: SURCHARGE-INDUCED LATERAL EARTH PRESSURES FOR WALL DESIGN

LINE LOAD (applicable for retaining walls not exceeding 20 feet in height):

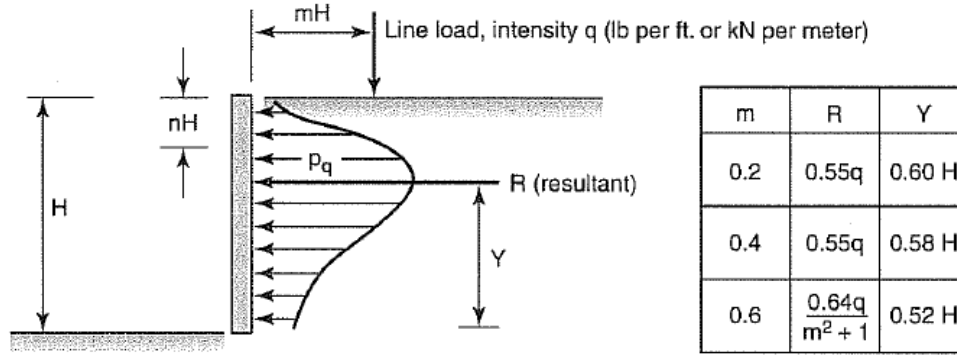


Figure 16-28 Pressure distribution against vertical wall resulting from line load of intensity q .

CONCENTRATED POINT LOAD (applicable for retaining walls not exceeding 20 feet in height):

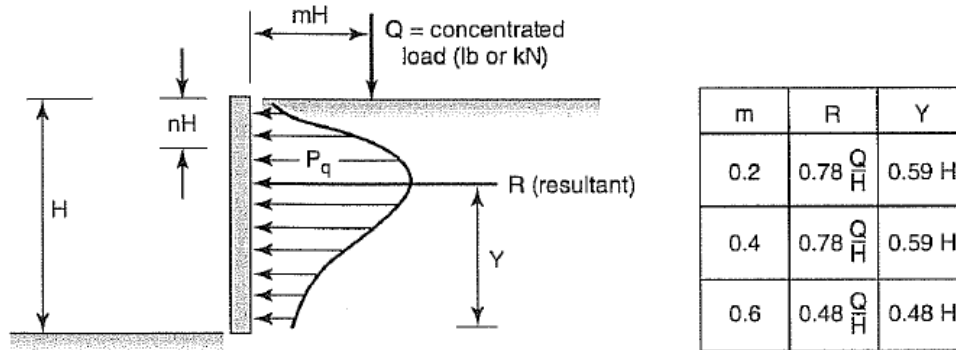


Figure 16-27 Pressure distribution against vertical wall resulting from point load, Q .

AREAL LOAD:

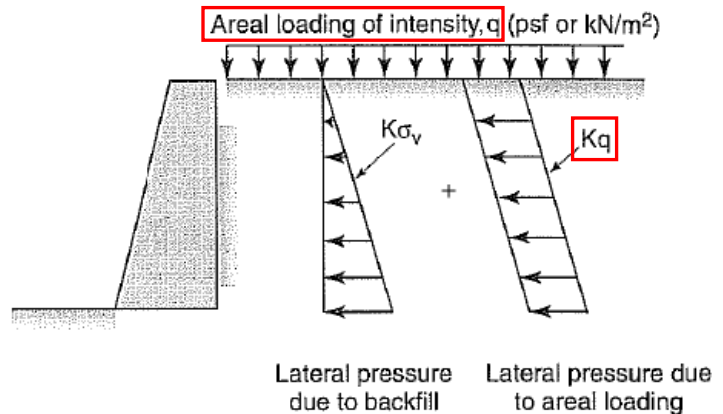
Figure 16-26 Influence of areal loading on wall pressures.

use $K=0.4$ for active condition
(i.e. top of wall allowed to deflect laterally)

use $K=0.9$ for at-rest condition
(i.e. top of wall not allowed to deflect laterally)

Resultant, $R = K * q * H$

Where H = wall height (feet)



Source of Figures: McCarthy, D.F., 1998, "Essentials of Soil Mechanics and foundations, Basic Geotechnics, Fifth Edition."



**Earth
Engineers,
Inc.**

**Proposed Ankeny Street Apartments
1122 Southeast Ankeny Street
Portland, Multnomah County, Oregon**

**EI Project No.
16-041-2
DRAFT**

March 30, 2016

THIS PAGE INTENTIONALLY BLANK

YBP Ankeny

HMS Development

ZONING AND DESIGN GUIDELINES SUMMARY

City of Portland - Design Review
March 15, 2022



BORA

YBP Ankeny PROJECT DATA

Pre-Application No.: EA 22-226632 DR

Design Review No.: LU 22-107111 DZM

Co-Applicants: HMS Development/ Aadne Tønning 503-283-6712
Bora Architects/ Leslie Cliffe 503-310-4639

Owner: HMS Development
6712 N Cutter Circle
Portland, OR 97217
Contact - Aadne Tønning 503-283-6712

Request: Type III Design Review

Location: L-shaped property that fronts SE Ankeny St and SE 12th Ave.

Zoning: EXd – Central Employment with design overlay

Tax Account No.: R22615860

Legal: East Portland, Block 238, W 34' of LOT 7&8

Plan District: Central City Fundamental Design Guidelines – updated 11/8/2003
Central Eastside Design Guidelines – 07/31/1991

Neighborhood: Buckman Community Association

Project Purpose & Description

Project History

The Young Black Professionals (YBP) Workforce Housing seeks to create opportunities for Black architecture/engineering/construction professionals to thrive in a world plagued by systemic racism and an AEC industry devoid of diversity.

In partnership with Self Enhancement Inc. (SEI) and HMS Development, Bora and Andersen Construction are collaborating using a design-build approach and Design Justice principles to create two housing communities in Southeast Portland, each a steel-framed modular build five stories high. YBP Ankeny will include 41 apartments on an L-shaped site nestled among existing homes. YBP Holgate, in collaboration with Home Forward, will offer 83 studio apartments on a centrally located corner site. Proximal to transit and other urban conveniences, both housing initiatives will include shared amenities, a central hub for after-hours gatherings and neighborhood events, and ground-floor amenities to engage the streetscape. The projects are entirely privately funded.

Ample daylighting, healthy materials and inviting spaces will foster a special place young professionals can call home. Residents will also participate in a three-year Professional Apprenticeship Program to be mentored, develop leadership skills, and work for a local AEC firm—helping ensure a pathway for success.

Site

The site is an L-shaped lot that fronts SE Ankeny St and SE 12th Ave. The houses that formerly occupied the site were demolished several years ago. The site is currently undeveloped.

The site navigates a particularly transitional area with industrial properties immediately to the west, and historic residential properties flanking along SE 12th Ave. SE 12th serves as the boundary between the Central City and residential neighborhoods to the east. Located on the west side of SE 12th, the site is situated in the Central Employment zone.

Design Goals

The critical design goal of this project is to provide affordable housing for those interns who are young black professionals enrolled in the Self Enhancement Inc Professional Apprenticeship Program, in support of their growth in the AEC industry and to provide community amongst the residents. Relationships established by those in this program will serve as a foundation for their professional connections for years to come.

Our approach is driven by the desire to provide as many affordable housing units as possible within the project's financial constraints. To this end, the team has chosen to pre-fabricate the units off site, assembled as repetitive efficiency size units.

In response to the transitional nature of the site, the building has been designed as two adjoined structures. The west bar is 5 stories tall and is justified to the west property line to allow as much of a setback from the adjacent residential backyards as possible. The front entry occurs on SE Ankeny St. and the façade is punctuated by public art which will be chosen with RACC in keeping with the mission of the development.

The east bar steps down to 4 stories and the mass is subdivided into a series of vertical bars to reduce the scale of the development to respond to the residential houses that flank the site along SE 12th Ave. The laundry/community space is located adjacent to a covered front porch that recognizes the side porches of the adjacent houses. In addition, the south portion of this façade shifts back to align with the setback of the existing houses.

Program

The affordable housing apartments are all efficiency size studios to maximize the housing that can be provided for the internship program. The 41 studio units, including (4) Type A accessible units, will all be provided to those that qualify for the 60% MFI threshold. The support space includes a Lobby/Mail area, Landry/Common room, bike room and utility spaces.

FAR

YBP Ankeny is located in a 3:1 base FAR zone. The site is eligible for an additional 3:1 via bonus for required inclusionary housing. PBOT requires a 3' dedication (90 sf) along NW 12th, this reduces the overall site area from 5,380 sf to 5,290 sf.

As proposed, the project is calculated as follows:

PROGRAM		
Level 1	3,644 sf	Apartments and amenities
Level 1 Bike Rm	312 sf	Not included in FAR
Level 2 - 4	13,290 sf	Apartments
Level 5	2,874 sf	Apartments
Roof	191 sf	Mechanical
Total GSF	20,411 sf	
Total FAR	19,999 sf	Deduct bike parking rm

FAR CALC	
Total Site SF	5,290 sf
Base FAR 3:1	15,870 sf
Inclusionary Housing Bonus 3:1	15,870 sf
Total FAR	31,740 sf

Height

The site has a height limit of 50'-0" but is also eligible for a housing height bonus. The 3:1 FAR housing bonus earns an additional 75'-0". The city incentivizes the construction of housing in this area and allows up to 125'-0" for that use. The proposed building height is 54'-0".

RESPONSE TO Central City Fundamental Design Guidelines and CENTRAL EASTSIDE DESIGN GUIDELINES

A. PORTLAND PERSONALITY

A1 Integrate the River

- The site is not located near the Willamette Reiver or greenway, this requirement is not applicable.

A2 Emphasize Portland Themes

A2-1 RECOGNIZE TRANSPORTATION MODES, PRODUCE, AND COMMERCE AS PRIMARY THEMES OF EAST PORTLAND

- The design of YBP Ankeny has a rectilinear form and rhythm of repetitive windows that connects the building to the industrial history of the district.

A3 Respect the Portland Block Structures

- The development is within the existing city block structure.

A4 Use Unifying Elements

- The YBP Ankeny development incorporates unifying elements at the SE 12th façade by stepping the building back from 12th to acknowledge the alignment of the existing houses that flank the site. In addition, a covered porch has been added to connect to the language of existing covered porches adjacent.

A5 Enhance, Embellish, and Identify Areas

A5-1 REINFORCE THE EFFECT OF ARCADED BUILDINGS FRONTING ON EAST BURNSIDE ST

- The project is not located on East Burnside. This requirement is not applicable.

A5-2 AWKNOWLEDGE THE SANDY RIVER WAGON ROAD (SANDY BOULEVARD)

- The site does not front Sandy Blvd. This requirement does not apply.

A5-3 PLAN FOR OR INCORPORATE UNDERGROUND UTILITY SERVICE

- Development of the SE Ankeny frontage includes the undergrounding of the existing electrical overhead lines from the telephone pole west of the site property line to the pole at the corner of SE 12th and Ankeny.

A5-4 INCORPORATE WORKS OF ART

- Both the SE Ankeny and SE 12th facades of the building incorporate an art mural at the ground level. The intent is to select an artist in conjunction with RACC Mural Program. See diagrams in drawing package for locations.

A5-5 INCORPORATE WATER FEATURES

- No public spaces are included in the development. This requirement is not applicable.

A6 Reuse/Rehabilitate/Restore Buildings

A6-1 USE SPECIAL EAST PORTLAND GRAND AVENUE HISTORIC DISTRICT DESIGN GUIDELINES

- This requirement is not applicable.

A7 Establish & Maintain a Sense of Urban Enclosure

A7-1 MAINTAIN A SENSE OF URBAN ENCLOSURE WHEN SINGLE-STORY BLDGS ARE SET BACK

- This requirement is not applicable.

A8 Contribute to a Vibrant Streetscape

- The building contributes to the streetscape through incorporation of art
- In addition, the building includes a physical connection at both SE Ankeny as the primary building entry, and SE 12th as a secondary entry which is more residential in feel to integrate with the adjacent houses.

A9 Strengthen Gateways

A9-1 ACKNOWLEDGE THE SANDY RIVER WAGON ROAD AT SANDY BOULEVARD/EAST BURNSIDE CENTRAL CITY GATEWAY

- This requirement is not applicable.

B. PEDESTRIAN EMPHASIS

B1 Reinforce and Enhance the Pedestrian System

- Both facades include a recessed porch structure. On SE Ankeny, this recess provides cover to those entering the building as well as those who may need a moment to pause and seek shelter from the rain. The SE 12th porch will be activated by residents as a covered space that connects to the laundry/common space in the building,

B2 Protect the Pedestrian

- Lobby entry includes a recessed porch with integral down lights to protect the pedestrian from rain and provide a safe walking environment.
- All mechanical equipment has either been incorporated into the building or located at the roof.

B3 Bridge Pedestrian Obstacles

B3-1 REDUCE WIDTH OF PEDESTRIAN CROSSINGS

- The site does not front a corner crossing area. This requirement does not apply.

B4 Provide Stopping & Viewing Places

- On SE Ankeny, a recessed porch provides cover to those entering the building as well as those who may need a moment to pause and seek shelter from the rain.
- The SE 12th sidewalk will be widened by 3' and will provide a location for someone to stop outside the traffic of pedestrians on the sidewalk.

B5 Make Plazas, Parks & Open Space Successful

- This requirement does not apply.

B6 Develop Weather Protection

B6-1 PROVIDE PEDESTRIAN RAIN PROTECTION

- Both facades include a recessed porch structure. On SE Ankeny, this recess provides cover to those entering the building as well as those who may need a moment to pause and seek shelter from the rain. The SE 12th porch will be activated by residents as a covered space that connects to the laundry/common space in the building,
- On SE Ankeny, the sidewalk is fairly narrow. The team opted to locate a street tree with a broad canopy in this location for pedestrian rain protection rather than a projecting canopy. This is more in keeping with the precedent in this industrial district.

B7 Integrate Barrier-free Design

- The building will meet all code requirements for barrier-free design.

C. PROJECT DESIGN

C1 Enhance View Opportunities

C1-1 INTEGRATE PARKING

- No parking will be provided in conjunction with this project.

C1-2 INTEGRATE SIGNS

- No building signage is proposed beyond the address number at the entry.

C2 Promote Quality and Permanence in Development

- The building intends to utilize simple, well-crafted details to ensure materials that will endure over time.

C3 Respect Architectural Integrity

C3-1 DESIGN TO ENHANCE EXISTING THEMES IN THE DISTRICT

- The design of YBP Ankeny has a rectilinear form and rhythm of repetitive windows that connects the building to the industrial history of the district.

C3-2 RESPECT ADJACENT RESIDENTIAL NEIGHBORHOODS

- The design of the project acknowledges its position between existing historic residences. YBP Ankeny development steps the building back from 12th to acknowledge the alignment of the existing houses that flank the site. In addition, a covered porch has been added to connect to the language of existing covered porches adjacent.

C4 Complement the Context of Existing Buildings

- YBP Ankeny navigates the intersection between the historic housing with fine grained vertical proportions on 12th with its more dense fabric of industrial buildings to the west. It does this by separating the building into two masses.
- The west bar of the building takes its cues from warehouse buildings in the district using a historic repetitive pattern with classic proportions while using a contemporary refined material and detailing.
- The east bar steps down in height to just four stories and varies its massing to create the vertical proportions and smaller scale details of its residential neighbors.

C5 Design for Coherency

- The building massing reinforces the massive, solid character of the historic warehouse buildings.
- The repetitive windows reflect back to this original industrial character while interpreting it in residential material and details.

C6 Develop Transitions between Buildings and Public Spaces

- Each entry to the building is set back from the street to allow for a transition zone so that those entering the building or using the intercom do not block the pedestrian zone.

C7 Design Corners that Build Active Intersections

- This requirement does not apply.

C8 Differentiate the Sidewalk-Level of Buildings

C8-1 ALLOW FOR LOADING AND STAGING AREAS ON SIDEWALKS

- The requirement does not apply to residential buildings.

C9 Develop Flexible Sidewalk-Level Spaces

- The building accentuates the ground level by incorporating a recessed porch at the entry.
- On SE 12th, the laundry/common room introduces an active use to the street frontage.

C10 Integrate Encroachments

- There are no right-of-way encroachments proposed.

C11 Integrate Roofs & Use Roof Tops

- The rooftop mechanical enclosure is set back from the edges of the roof to conceal it from street view.

C12 Integrate Exterior Lighting

- Exterior lighting is used sparingly to accent building entries due to the proximity of residences.

C13 Integrate Signs

- Building signage is not proposed beyond the placement of the address number.

CHAPTER 33:140: EMPLOYMENT ZONE EXd

33.140.030 Characteristics of the Zones

33.140.030 B: Central Employment EX

This zone implements the Central Employment map designation of the Comprehensive Plan. The zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.

33.140.040 Other Zoning Regulations

The regulations in this chapter state the allowed uses and the development standards for the base zones. Sites in overlay zones or plan districts and designated historical landmarks are subject to additional regulations which supersede those of this Chapter. The Official Zoning Maps indicated which sites are subject to the additional regulations. Specific uses or development types may also be subject to regulations in the 200s series of chapters.

33.140.100 Primary Uses per Table 140-1

- Household living is an allowed uses in the EX zone.

33.140.110 Accessory Uses

- This standard does not apply.

33.140.130 Nuisance-Related Impacts

- This standard does not apply.

33.140.140 On-Site Waste Disposal

- This standard does not apply.

33.140.200 Lot Size per chapter 33.614

- Existing lot, this standard does not apply.

33.140.205 Floor Area Ratio (FAR)

- Table 140-3 is superseded by the Central City Plan District Guidelines.

33.140.210 Height

- Table 140-3 is superseded by the Central City Plan District Guidelines.

33.140.215 Setbacks per Table 140-3

- There are no minimum setback requirements for this EX-zoned site. The building is designed to meet the property line, so the maximum 10' setback is achieved.

33.140.220 Building Coverage

- Per Table 140-3 maximum is 100%.

33.140.225 Landscaped Areas per Table 140-3

- There is no minimum landscaped area required.

33.140.230 Ground Floor Windows - In the EX zone, all exterior walls on the ground level which face a street lot line, sidewalk, plaza, or other public open space or right-of way must meet the general window standard if the wall is within 20 feet of the property line.

- See Adjustment request.

33.140.235 Screening

- Elements that require landscape screening: garbage & recycling area, ground level mechanical equipment. The building is not adjacent to and R zone (CM2 is the zoning on the east side of 12th).
- Garbage & recycling to be within the building. Mechanical Equipment to be within the building enclosure.

33.140.240 Pedestrian Standards per Table 140-3

- Sidewalks exist on all sides of the building and connect directly to building entrances where they occur on each street. Only the main entry (on SE Ankeny) must comply with regulations.
 - Materials - Circulation system will be concrete or pavers depending on the location.
 - Lighting – On-site pedestrian circulation will be lit to 1 FC minimum.

33.140.242 Transit Street Main Entrance

- Both SE Ankeny and SE 12th are Transit Streets and Major City Bikeways. The design team has selected SE Ankeny as the main entrance because it is more commercial in character compared to SE 12th in this location.

33.140.245 Exterior Display, Storage, and Work Activities

- This standard does not apply.

33.140.250 Trucks and Equipment

- This standard does not apply.

33.140.255 Drive-Through Facilities

- This standard does not apply.

33.140.265 Residential Developments – standards apply to houses, attached houses, manufactured homes and duplexes in the Employment and Industrial Zone

- This standard does not apply to multi-family buildings

33.140.270 Detached Accessory Structures

- This standard does not apply.

33.140.275 Fences

- Fences along lot lines will not exceed 8'-0".

33.140.280 Demolitions

- This standard does not apply.

33.140.290 Non-Conforming Development

- This standard does not apply.

33.140.295 Parking and Loading

- See chapter 33.266 below.

33.140.300 Signs

- Signage will not be included beyond the address.

33.140.305 Street Trees

- Street trees will be provided as required in Chapter 20.40.

33.140.310 Superblock Requirements

- This standard does not apply.

33.140.315 Recycling Areas

- Recycling will be provided within the trash room.

CHAPTER 33.248: LANDSCAPE AND SCREENING

33.248.060 Landscape Plans

- See attached drawing package for landscape and tree plans.

33.248.065 Tree Preservation Plans

- There are no existing trees on site, therefore this standard does not apply.

33.248.068 Tree Protection Requirements

- There are no existing trees on site, therefore this standard does not apply.

33.248.080 Street Trees

- Street trees are provided as noted in attached landscape drawings and in compliance with City regulations.

33.248.090 Mitigation and Restoration Plantings

- No loss of natural resource value to be mitigated exists on this currently developed property.

CHAPTER 33.266: PARKING AND LOADING

- No parking is proposed for this development.

33.266.210 Bicycle Parking Development Standards

- Long term bike parking – See Modifications.
- Short term bike parking requirements will be met by paying into the City of Portland Bike Fund for sidewalk bike rack installation.

33.266. Loading Standards

- See Adjustments section for loading adjustment request.

CHAPTER 33.510: CENTRAL CITY PLAN DISTRICT DEVELOPMENT STANDARDS

33.510.200 Floor Area Ratios

33.510.205 Floor Area and Transfer Options

- The building is providing inclusionary housing on site – 100% of units at 60% AMI.
- Base FAR 3:1 + inclusionary housing bonus FAR 3:1 = 6:1 FAR.
- See FAR tabular summary

33.510.210 Height

- Earning the FAR 3:1 bonus for housing earns another 75' in height.
- Proposed height is 54'-0".
- There is no adjacent zoned open space. The shadow study is not applicable but has been provided for reference only.

33.510.215 Required Building Lines

- According to map 510-7 this standard applies at SE 12th Ave.
- The building is set back 6' from the lot line and landscaped with ground cover and shrubs.

33.510.220 Ground Floor Windows

- See descriptions provided in responses to 33.140 and diagrams in attached drawing package.

33.510.221 Required Windows above the Ground Floor

- Building is not within 200' of streetcar. This standard does not apply.

33.510.223 Bird-Safe Exterior Glazing

- Facades do not exceed 30% glazing. Bird-safe glazing not required.

33.510.225 Ground Floor Active Uses

- Per Map 510-9, this standard does not apply.

33.510.230 Required Residential Development Areas

- Per Map 510-6, this standard does not apply.

33.510.240 Drive-Through Facilities

- This standard does not apply.

33.510.242 Demolitions

- The site is an empty lot. This standard does not apply.

33.510.243 Ecoroofs

- The building is less than 20,000 sf. This standard does not apply.

33.510.244 Low-Carbon Buildings

- The building is less than 50,000 sf. This standard does not apply.

33.510.250 Additional Standards in the North Pearl Subarea

- This standard does not apply.

33.510.251 Additional Standards in the South Waterfront Subdistrict

- This standard does not apply.

33.510.252 Additional Standards in the Central Eastside Subdistrict

- The development will not have industrial uses. This standard does not apply.

33.510.253 Greenway Overlay Zone in South Waterfront Subdistrict

- This standard does not apply.

33.510.255 Central City Master Plans

- This standard does not apply.

33.510.257 Signs for Additional Uses Allowed In the Open Space Zone

- This standard does not apply.

33.510.261 Parking Built After July 9, 2018

- No parking is proposed for this development.

33.510.263 Parking and Loading Access

- See adjustments for Loading adjustment request.

MODIFICATIONS:

33.266.210 Bicycle Parking Development Standards

Below is a tabulation of bike parking requirements for the development:

			Req'd	Provided
Bike Ratio	150%	50% in bike rm	31	33
	62	30% horiz	18.6	14
		Btm stack		12
		5% large	3.1	2
Bikes in units (vert)	29	Bike rm vert		7
		Stacked		12
		Charging	3.1	4

- A modification is requested for the required horizontal and large bike spaces. The design team has made every effort to accommodate the required bike parking in the building, but are just short of the required horizontal and large bike spaces. Given the unusual site constraints and desire to maximize this 100% affordable housing development, we request a modification be granted.

ADJUSTMENTS:

33.140.230 Ground Floor Windows

In the EX zone, all exterior walls on the ground level which face a street lot line, sidewalk, plaza, or other public open space or right-of way must meet the general window standard if the wall is within 20 feet of the property line.

D. Exceptions for Public Arts – Outside of the Central City plan district, public art is allowed instead of meeting the ground floor window provision. Covenants for public art will be required, following the regulations of Section 33.700.060, Covenants with the City, to ensure the installation, preservation, maintenance, and replacement of the public art. To qualify for this exception, documentation of approval by the Regional Arts and Culture Council must be provided prior to approval of the building permit.

- An adjustment is requested to allow for installation of public art to allow the project to meet ground floor window requirements. The site is on SE 12th which is the eastern border of the Central City Plan District. This area is considered a transitional zone to the neighborhoods to the east. Due to the location and the restriction of frontage due to the site geometry, the design team requests an adjustment be granted. The team will coordinate with the RACC Mural Program and execute the required covenant prior to permit submission. See attached drawings for location and extent.

33.266.310 Loading Standards

Buildings where household living is more than 40 dwelling units are required to have one Standard B loading space.

- The design team requests an adjustment to waive the loading space requirement.
- The development includes 41 units which is just one unit beyond the threshold.
- All units provided are affordable micro unit type studios. Because of the size of units, the loading impact is expected to be minimal.

- The site has limited square footage and is in an 'L' shape. The size and shape of the site balanced with the need to activate the street frontages makes a loading space impractical.

APPENDIX

DESIGN REVIEW GRAPHICS PACKAGE

CUTSHEETS PACKAGE – exterior materials, doors/windows, bike racks (to be submitted)

STORMWATER REPORT

NON-CONFORMING SEWER LINE DOCUMENTATION

CONSTRUCTION MANAGEMENT PLAN



5304 N Albina Ave.
Portland, OR 97217
(503) 670-1342

Estimate 30229367
Job 30220543
Estimate Date 2/7/2020
Customer PO

Billing Address
Connor Smith
101 Southeast 12th Avenue
Portland, OR 97214 USA

Job Address
Connor Smith
101 Southeast 12th Avenue
Portland, OR 97214 USA

Estimate Details

Dedicated Sewer replacment via trench : This option is to replace your sewer from where it exits the home to the city main located in the parking strip just past the curb. We will run a new seperate 6" sewer line for your property, installing a new lateral and tap to the city main. Sidewalk closure, removal of old spoils and back fill with new spoils included in price.

Replace sanitary sewer from cast transition to curb via trench, with lengths not to exceed 50'

Excavate a 3x50 foot trench hole with depths not to exceed 10'

Install sanitary sewer with 6" HDPE, ABS and/or 3034

Tap new lateral connection to city main in road way.

Concrete/asphalt removal and reinstallation included in price Concrete will be put back in sidewalk per city standards. We will not repour concrete in the driveway per our conversation since the plan is to remove the driveway completely at a later date.

Compaction and rock back fill for street included in price

Landscape restoration not included in price

Right of Way and Property Permit included in price

Remove spoils and place on plywood during excavation

Traffic control plan and permit included in price

10-year transferable warranty included in price

This does not include cost for any water main lines and or utilities that could be damaged in the excavation process, additional costs would apply

Task #	Description	Quantity
1	Replacement of a main sewer line by traditional trenching excavation.	1.00
	This option includes the following items as needed: labor, materials, permits, inspections, rock, public utility locates and excavation. If stated in the option, asphalt removal and replacement, concrete removal and replacement.	
	This option does not include any unforeseen ground conditions (i.e. large rock/boulder removal, ground water, large tree roots), or any unforeseen circumstances that could delay the completion of the work stated in the approved option. If needed, a change order or new option will be presented, discussed and signed before work is continued.	
	NOTE: If ground conditions at the street will not allow standard shoring to be used, we will need to upgrade the shoring to a metal box. This will incur an additional \$1800 charge for this safety upgrade.	

Sub-Total \$19,883.00
Tax \$0.00
Total \$19,883.00

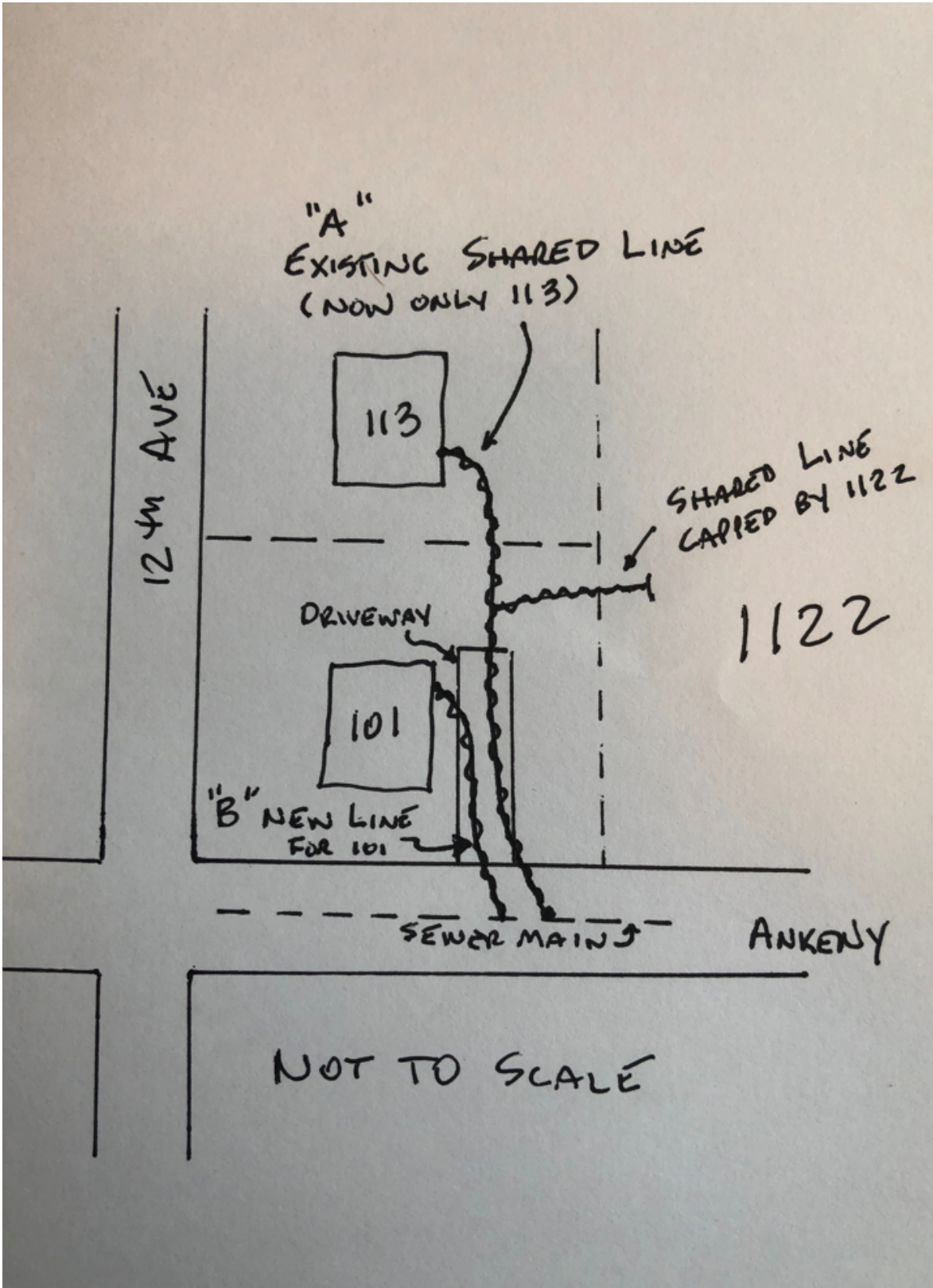
Thank you for choosing 3 Mountains Plumbing!

I, the undersigned, am owner / authorized representative of the premises listed herein. I hereby authorize the herein described work at the listed price of \$19,883.00.

You, the owner or tenant, have the right to require the contractor to have a performance and payment bond and you may cancel this transaction at any time prior to midnight of the third business day after the day of this transaction. For the explanation of this right, see the attached notice of cancellation form. Cancelling after work has begun, or after you have waived your right to cancel, is unlawful. Terms and Conditions

[Handwritten signature]

2/7/2020





Team Information

OWNER

HMS Development
6712 N Cutter Circle
Portland, OR 97217
Contact: Aadne Tønning
Phone: 503.283.6712

ARCHITECT

Bora Architecture & Interiors
720 SW Washington St, Suite 800
Portland, OR 97205
Contact: Leslie Cliffe
Phone: 503.226.1575

GENERAL CONTRACTOR

Anderson Construction
6712 N Cutter Circle
Portland, OR 97217
Contact: Brad Nile
Phone: 503.283.6712

CIVIL ENGINEER

Vega Civil Engineering
1300 SE Stark St, Unit 207
Portland, OR 97214
Contact: Martha Williamson
Phone: 503.928.7082

LANDSCAPE ARCHITECT

Ground Workshop
5744 E Burnside St, Ste 103
Portland, OR 97215
Contact: Tommy Solomon
Phone: 971.544.7418

STRUCTURAL ENGINEER

Holmes Structures
555 SE MLK Blvd, Ste 602
Portland, OR 97214
Contact: Bassam Bazzi
Phone: 503.673.9323

COMMUNITY ENGAGEMENT

Self Enhancement, Inc
3920 N Kerby Ave
Portland, OR 97227
Contact: Anthony Deloney
Phone: 503.249.1721

Table of Contents

PROJECT VISION	3
CONTEXT	6
DESIGN	11
BUILDING PLANS	16
PROGRAMMING	17
EXTERIOR	23
ELEVATIONS	29
PUBLIC REALM	34
DETAILS	37
SHADOW STUDIES	38
LANDSCAPE	40
LIGHTING	43
DIAGRAMS	45
FAR	46
GROUND FLOOR WINDOW	47
BIRD SAFE GLAZING	48
MODIFICATIONS / ADJUSTMENTS	49
BIKE PARKING	50
LOADING	51

Project Vision

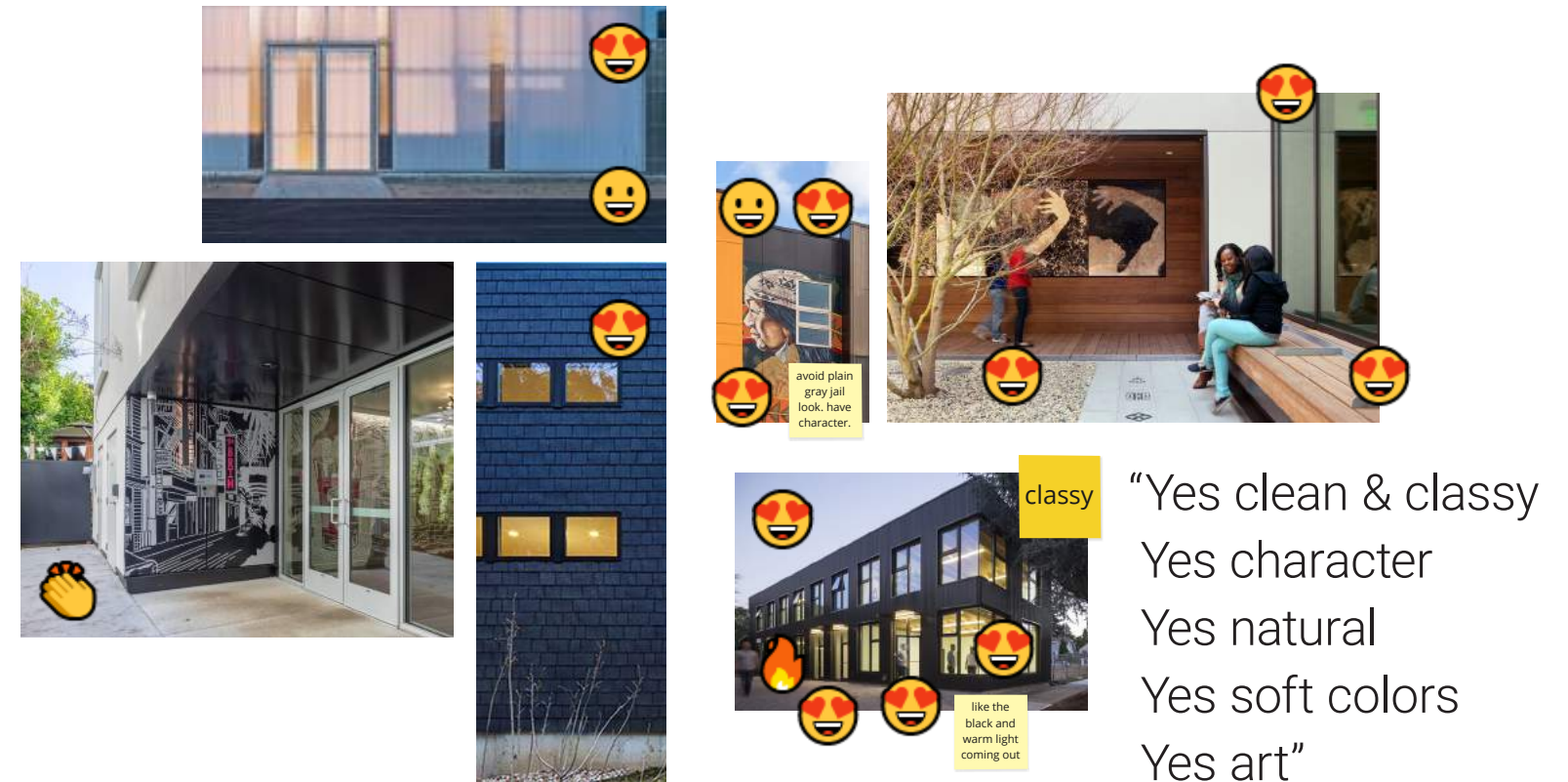
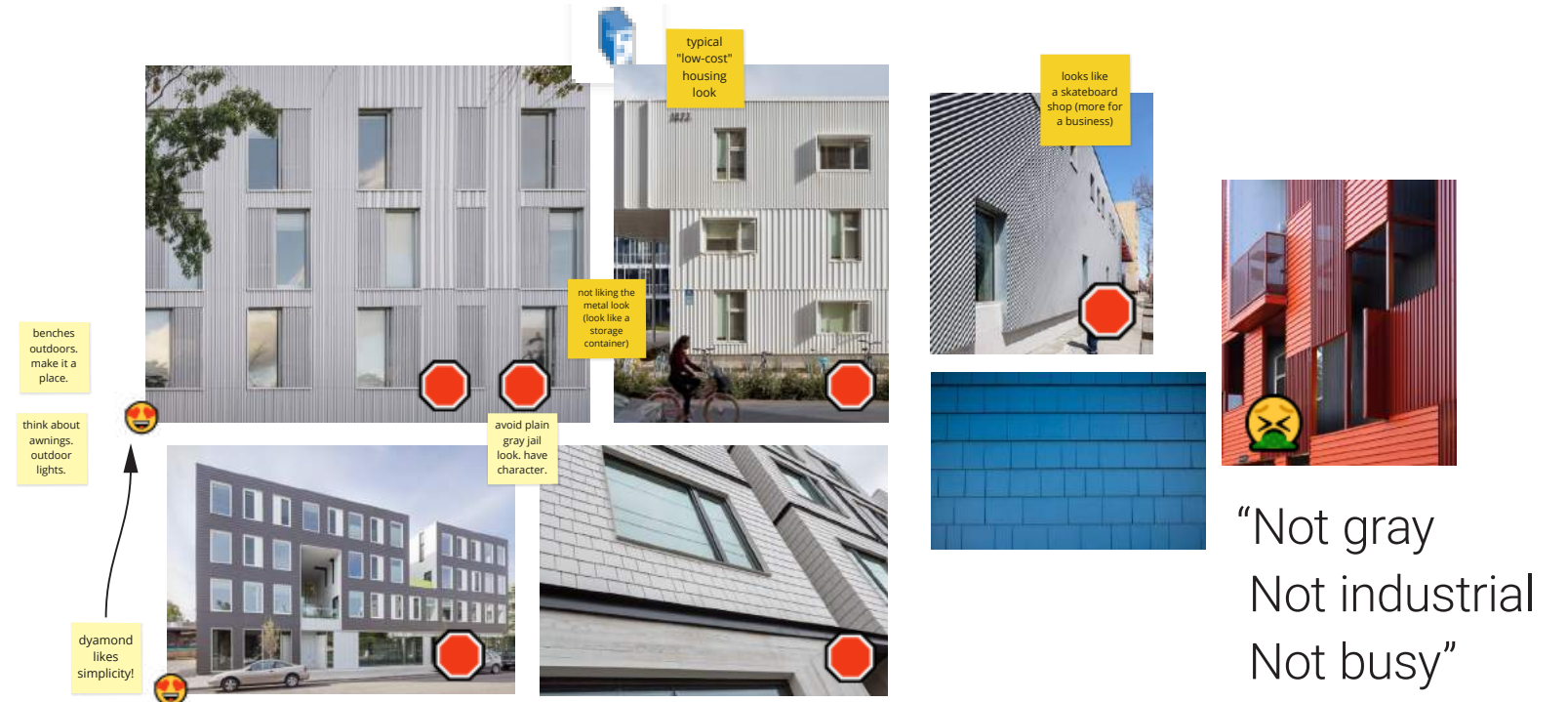
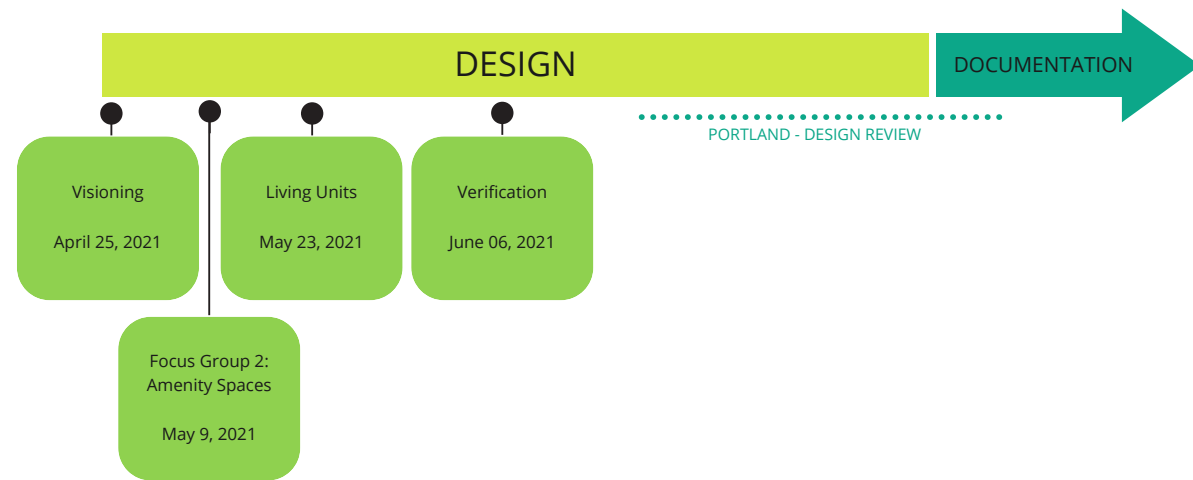


This project seeks to create a home for young Black professionals in Portland interested in a career in the AEC industry—a place where they can live together in community to support one another in a city where few share their lived experience as a person of color.

Our design aims to deliver a building that provides an inspiring place to live and commune while working to fit into the existing fabric of the neighborhood through simplicity of form and materiality.

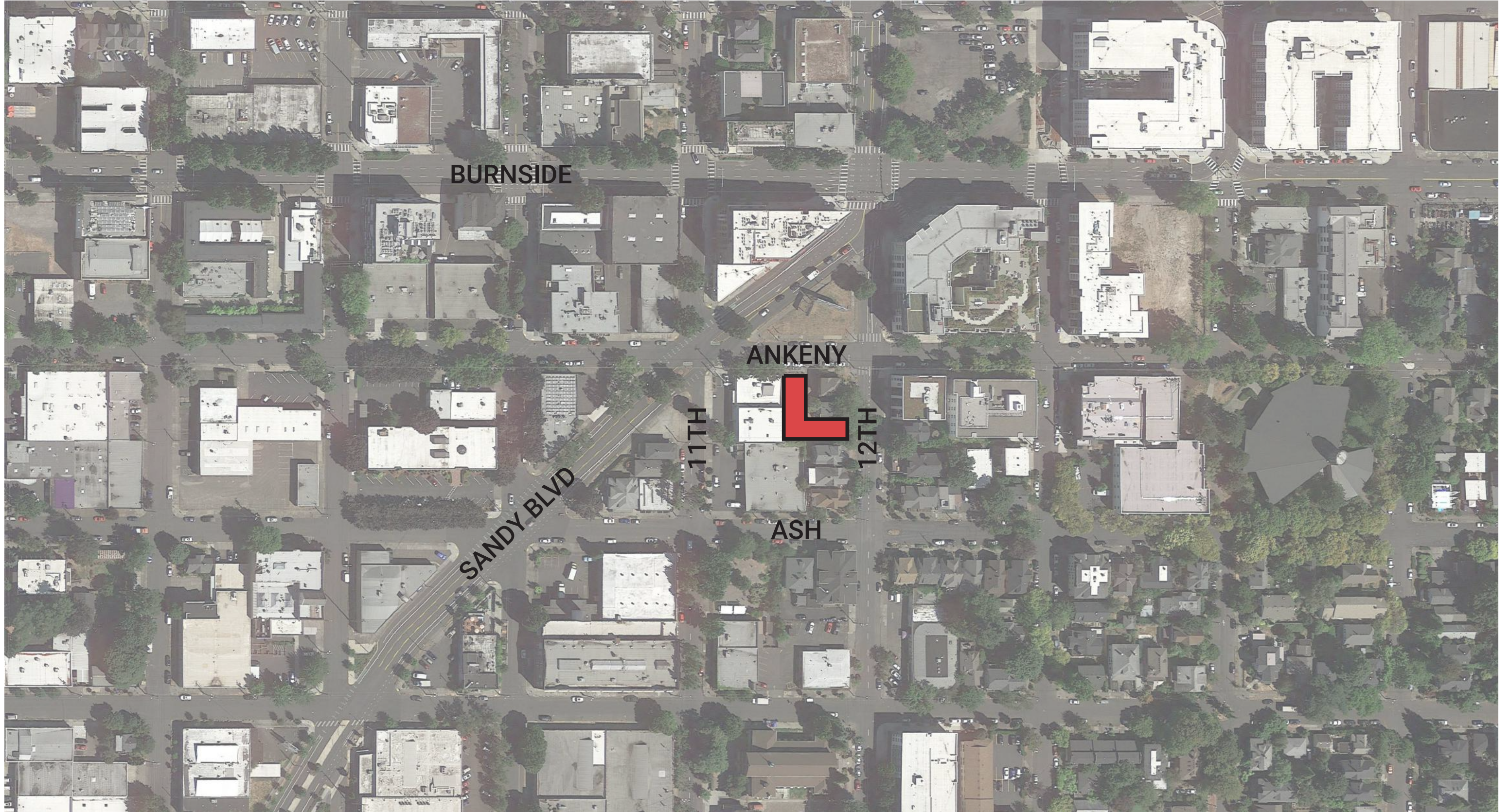
Through regular conversations with a focus group of aspiring and current young Black professionals, our community engagement and outreach works to challenge structural inequities by listening to and working with communities who have been marginalized by design processes in the past.

These conversations are informing our approach to design through discussions around building character, amenities, and unit arrangement.



Context

BUILDING SITE



Historic Context

Revitalized Industrial

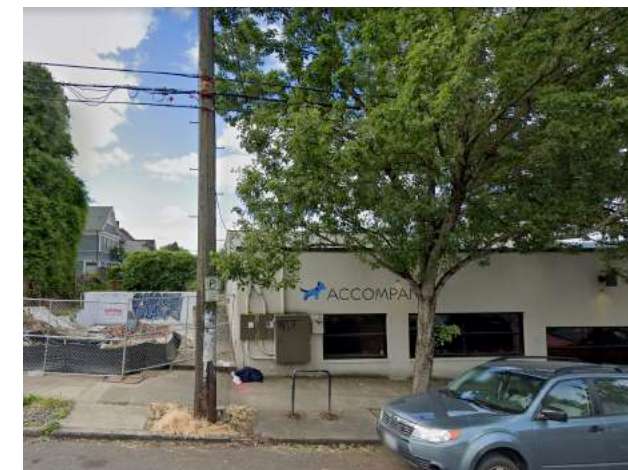
New Urban Buildings

Street Art

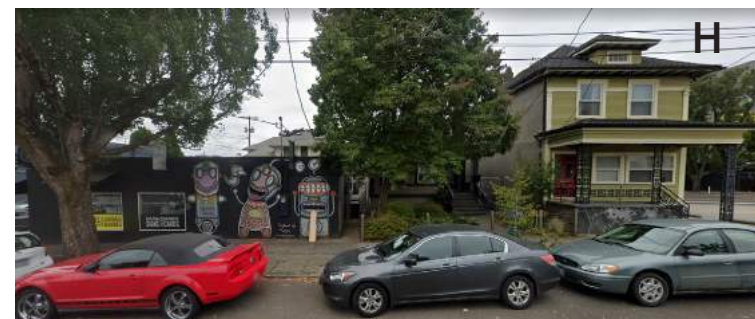
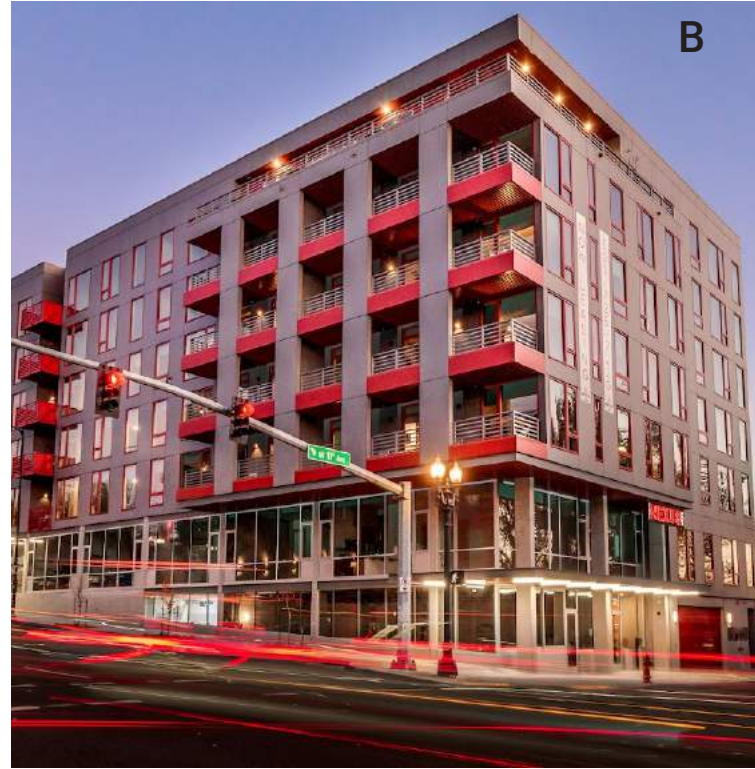
Bike Commutes



Sandy & 12th, 1948



SITE CONTEXT



Relation to Adjacent Buildings

The adjacent buildings provide an eclectic setting of old and new buildings which employ a variety of building materials.

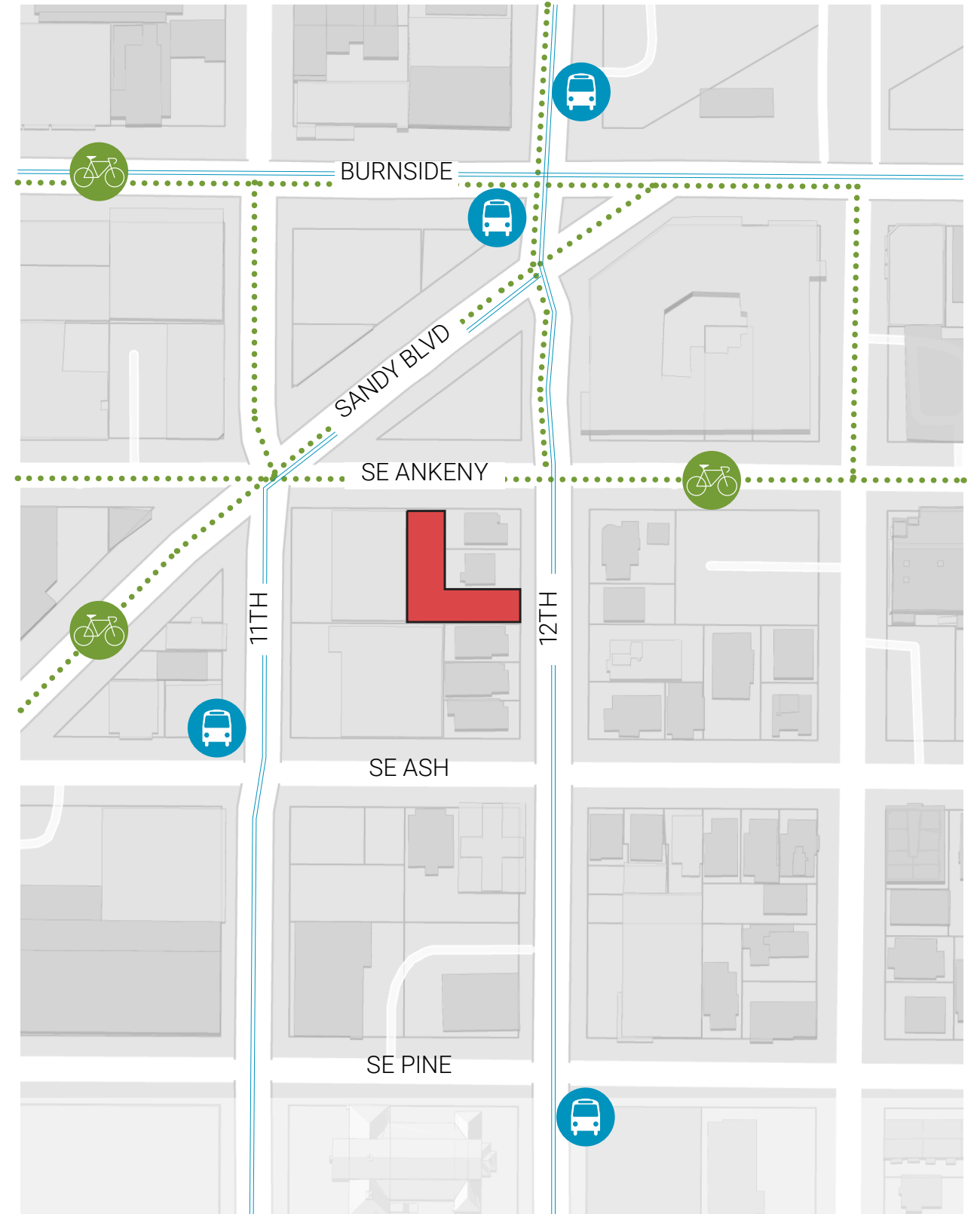
EXISTING CONDITIONS



VIEW ALONG 12TH



VIEW ALONG ANKENY



Design



CONTEXT

Building scale, height change and set back on 12th providing more solar access and buffering to neighboring homes appreciated.

Entry facade on 12th needs to more intentionally respond to it's context with materiality, landscaping and detailing. Larger portion of building should limit it's impact on the solar access to adjacent properties and use landscaping to increase privacy and bring down scale.

PUBLIC REALM

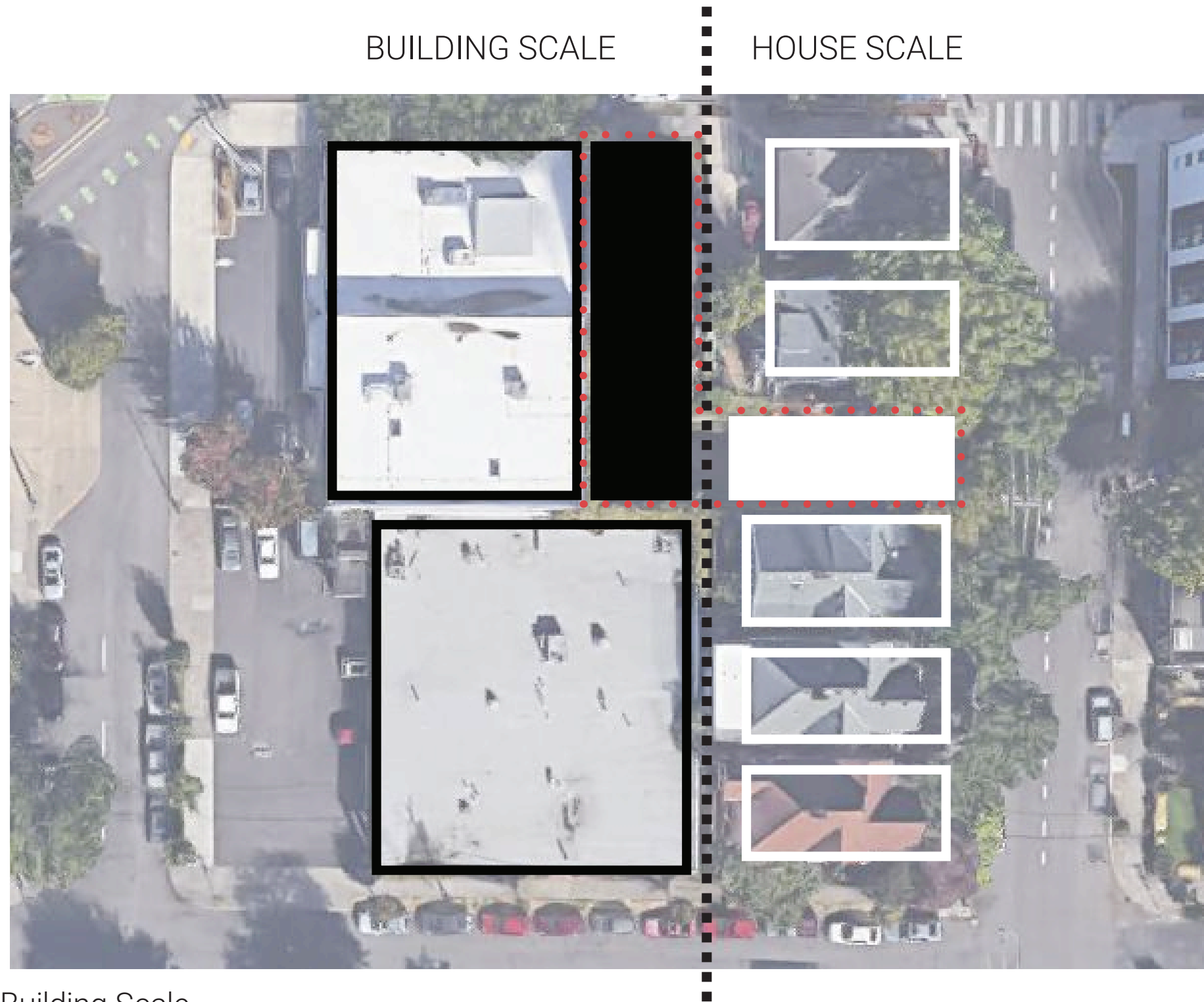
Ground floor with glazing, art and active spaces and direct access to bike room from street well received.

Canopies and a more inviting entry on 12th desired. Reduction in landscaping opposed given the existing context on the street.

QUALITY & PERMANENCE

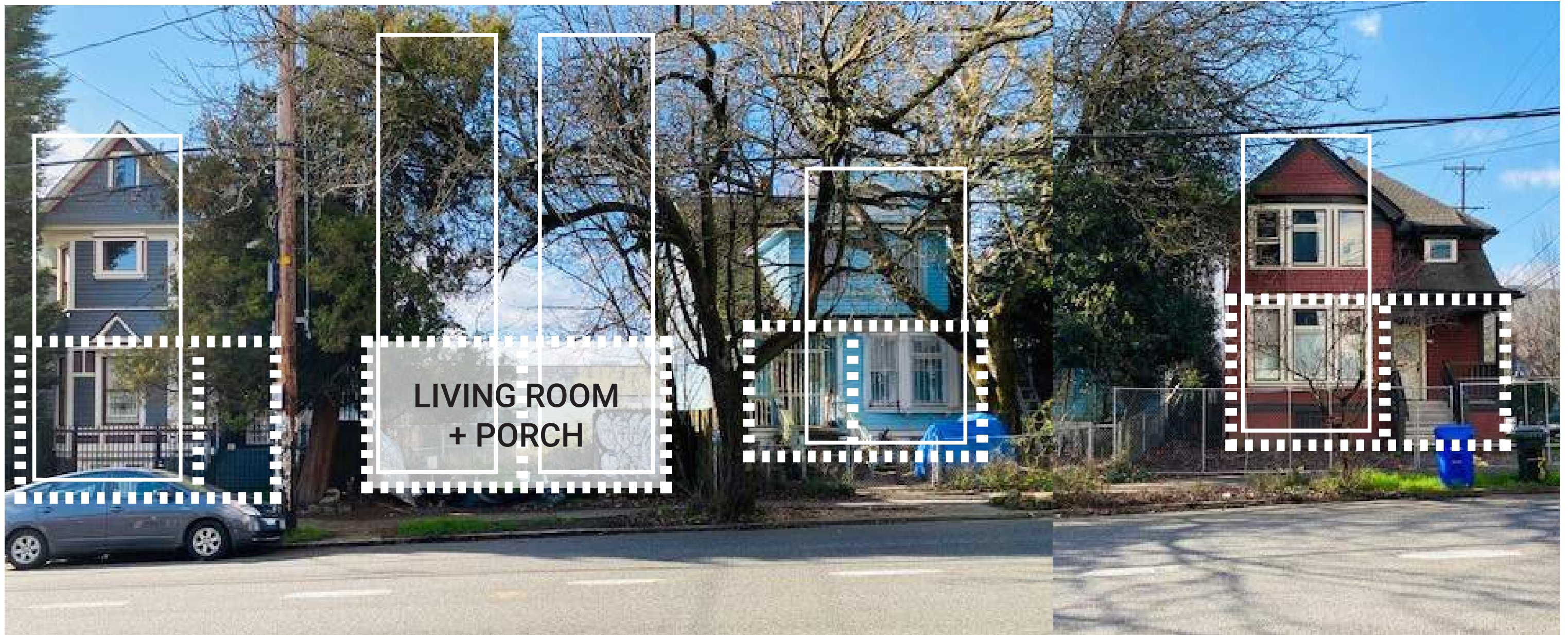
Composition and application of materials well received.

More information needed about the quality of materials as well as the detailing of the facade.



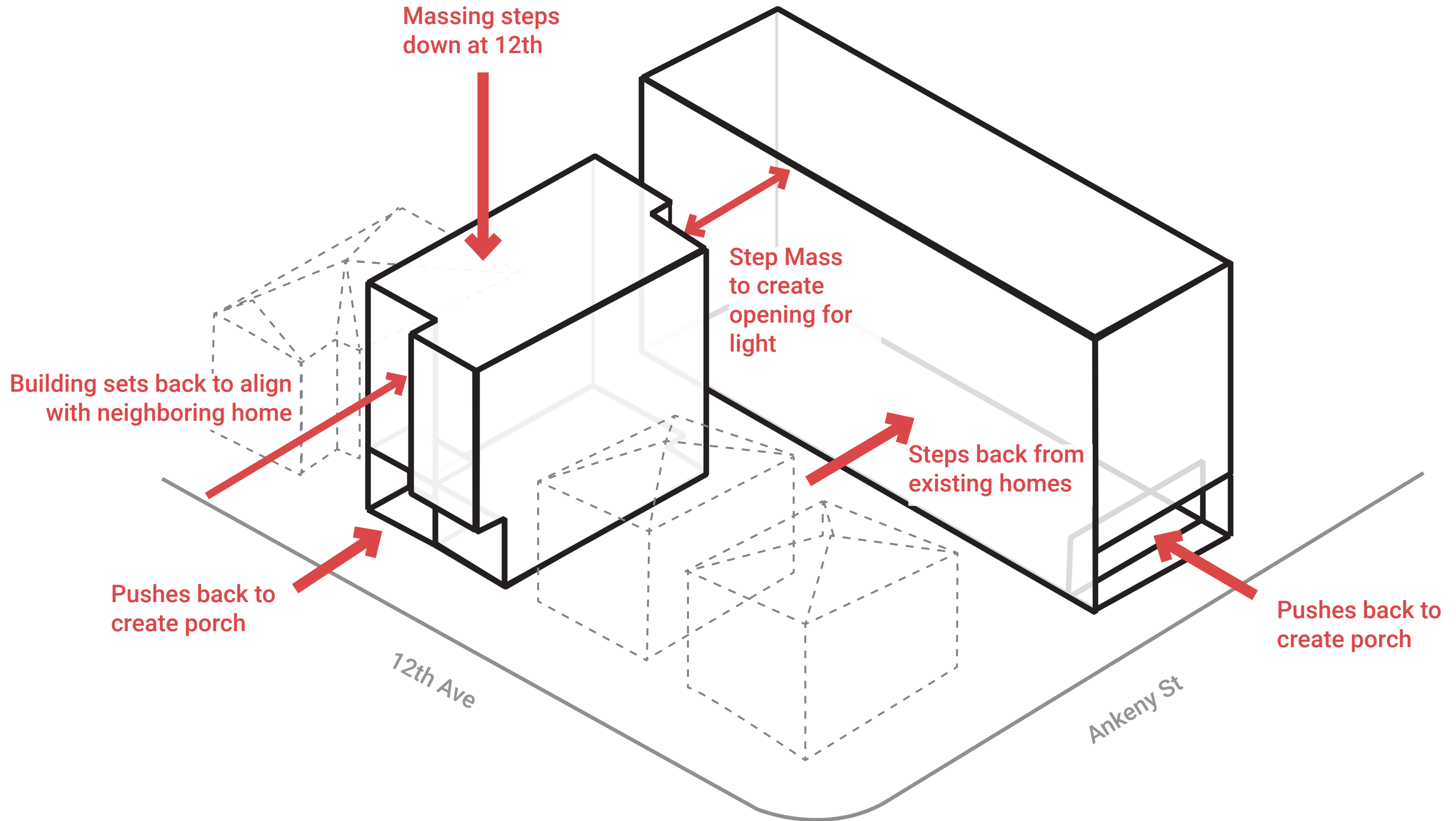
Responsive to House and Building Scale

The building massing purposefully stays at a lower height along 12th, and steps up along Ankeny to a more commercial building scale.



Responsive to Immediate Neighbors

Along 12th, the ground floor steps back from the property line, to align with the face of the house to the south. A front porch and living room face the street mimicking the ground level program of the existing homes along the block.



Building Plans

ZONING INFORMATION + PROGRAM SUMMARY

YBP ANKENY

ZONING SUMMARY

1122 SE Ankeny St.

EXd – Central Employment

Site area 5,290 sf

FAR 3:1 Base 16,140 sf

Inclusionary Housing Bonus – 3:1 16,140 sf

Total FAR 6:1 32,280 sf

Proposed Building FAR 19,999 sf (see program summary)

Base Height 50'

Housing Height Bonus 75'

Proposed Building Height 54'

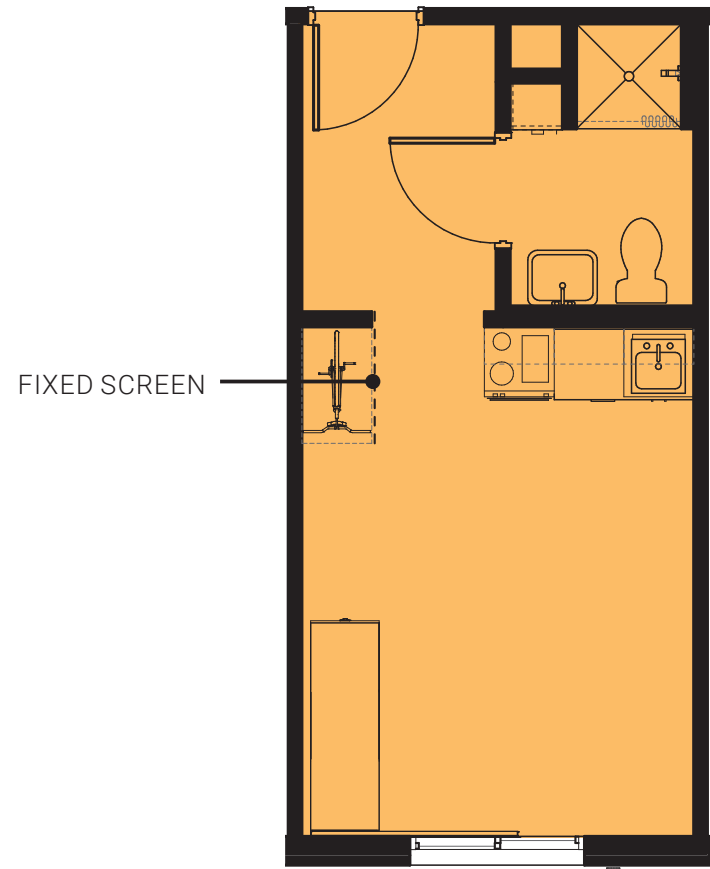
Inclusionary Housing 100% of units at 60% MFI

PROGRAM SUMMARY

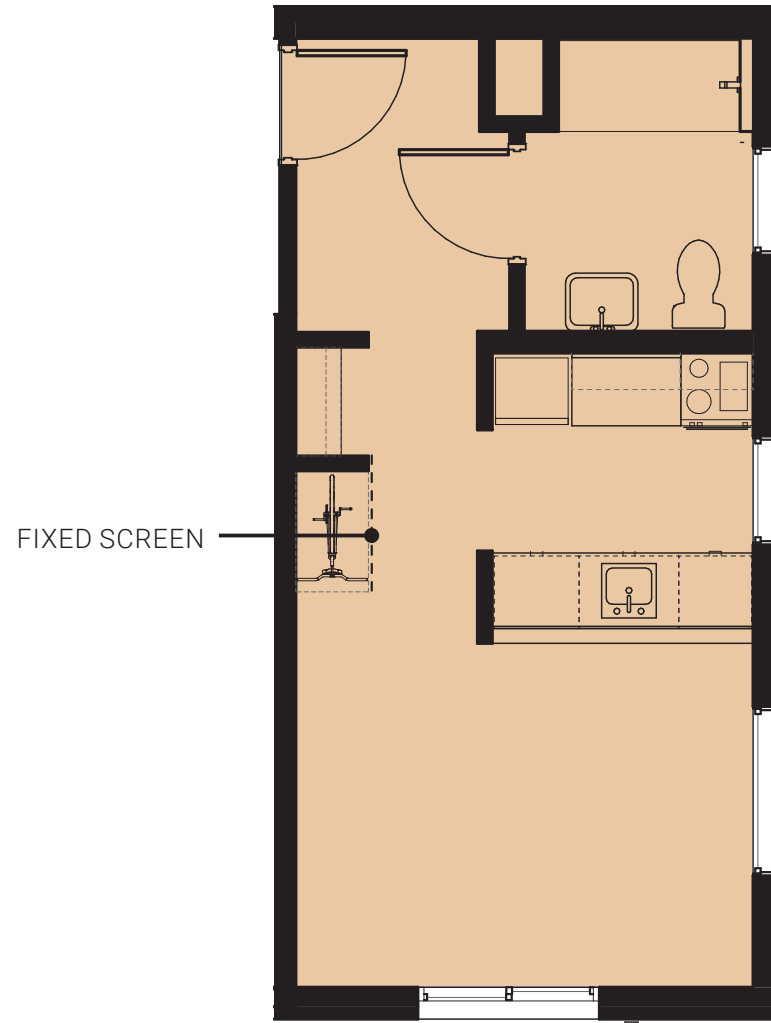
RESIDENTIAL UNITS	#	AVG NSF	TOTAL NSF	% of TOTAL
Studio	37	256	9,456	90.2%
Studio Type A	4	328	1,312	9.8%
	41		10,768	100%

APARTMENT AMENITIES	SF	EXTERIOR	
Lobby/ Mail	260		
Trash/Recycling	133		
Water	110		
Elec/MDF	132		
IDF (3 @ 21 sf)	63		
Generator	200		
Bike Storage		312	
Laundry/ Common Area	266		
Front Porch		132	
	1,164		

LEVEL	#	GSF	TOTAL GSF
Level 1	1	3,644	3,644
Bike rm (not included in FAR)	1	312	312
Level 2	1	4,430	4,430
Level 3	1	4,430	4,430
Level 4	1	4,430	4,430
Level 5	1	2,874	2,874
Roof	1	191	191
TOTAL PROPOSED	7		20,311
TOTAL FAR			19,999
Net Rentable/ Total GSF			53.02%



STUDIO
MODULE



TYPE-A COMPATIBLE
MODULE

The Benefits of Modular Construction




Modular construction for less disruptive, rapid construction on site.

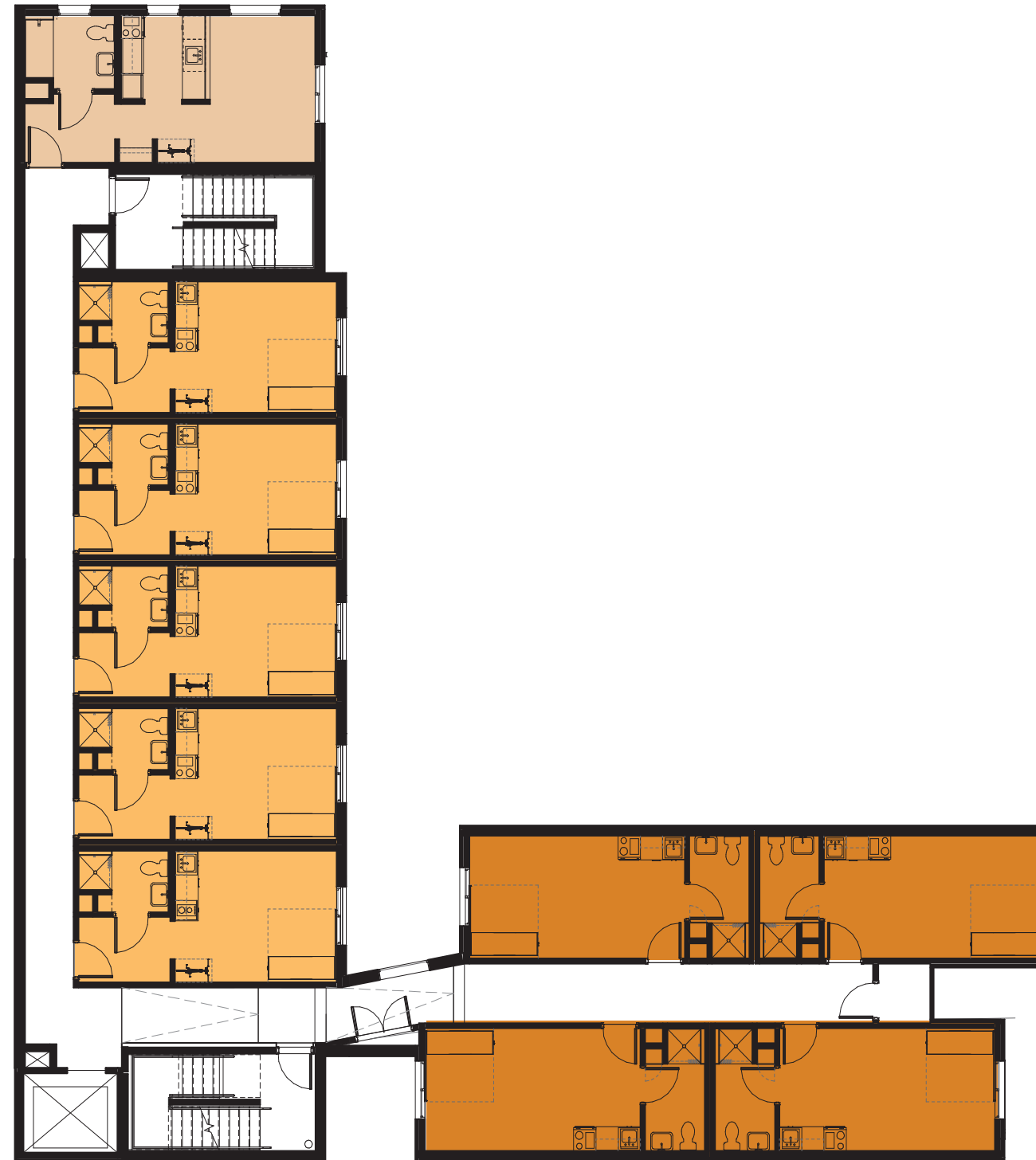
GROUND FLOOR PLAN

- TYPE A-COMPATIBLE STUDIO UNIT
- FRONT ENTRY STUDIO UNIT
- SIDE ENTRY STUDIO UNIT
- UTILITIES
- AMENITIES





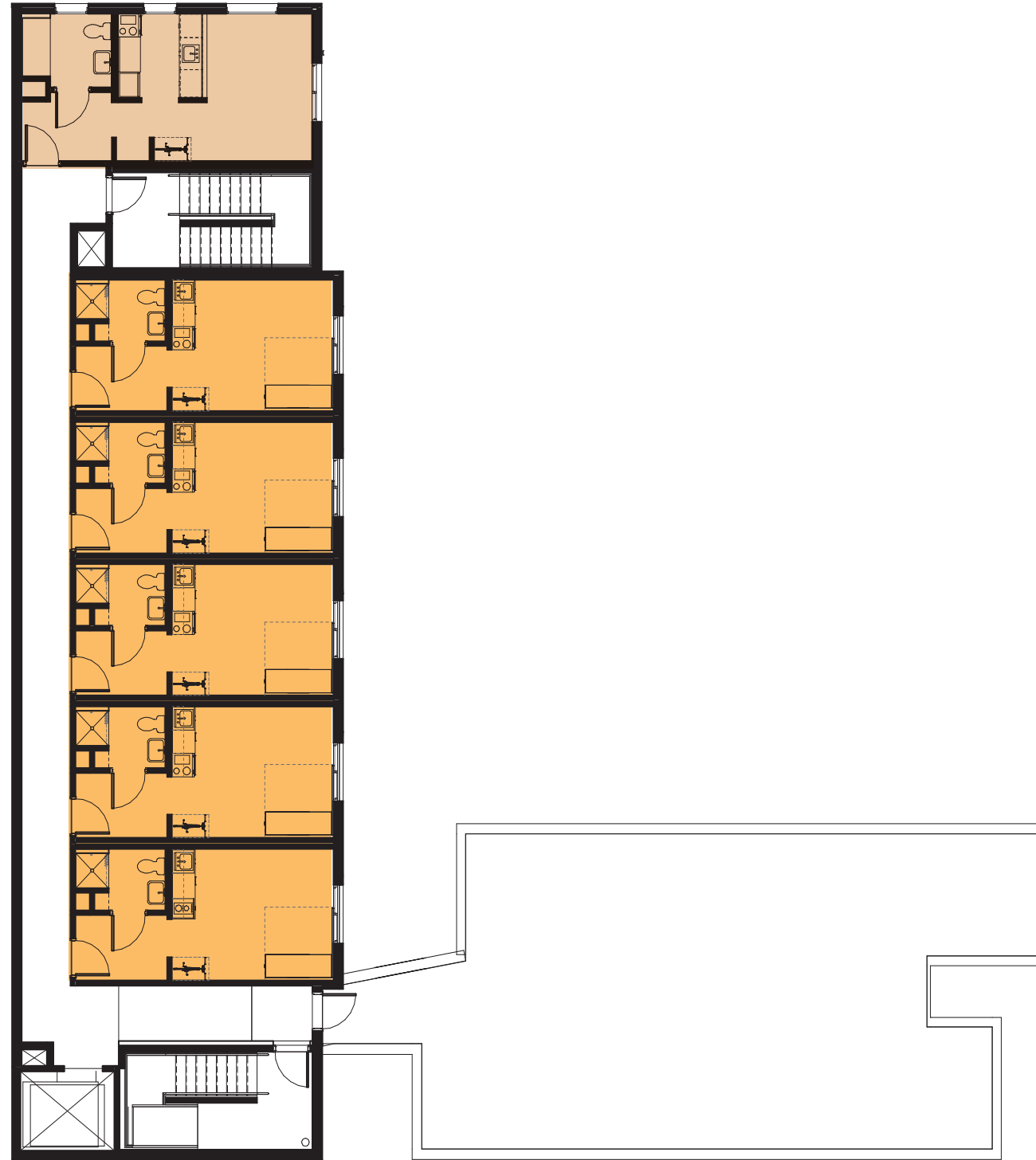
LEVELS 2-4

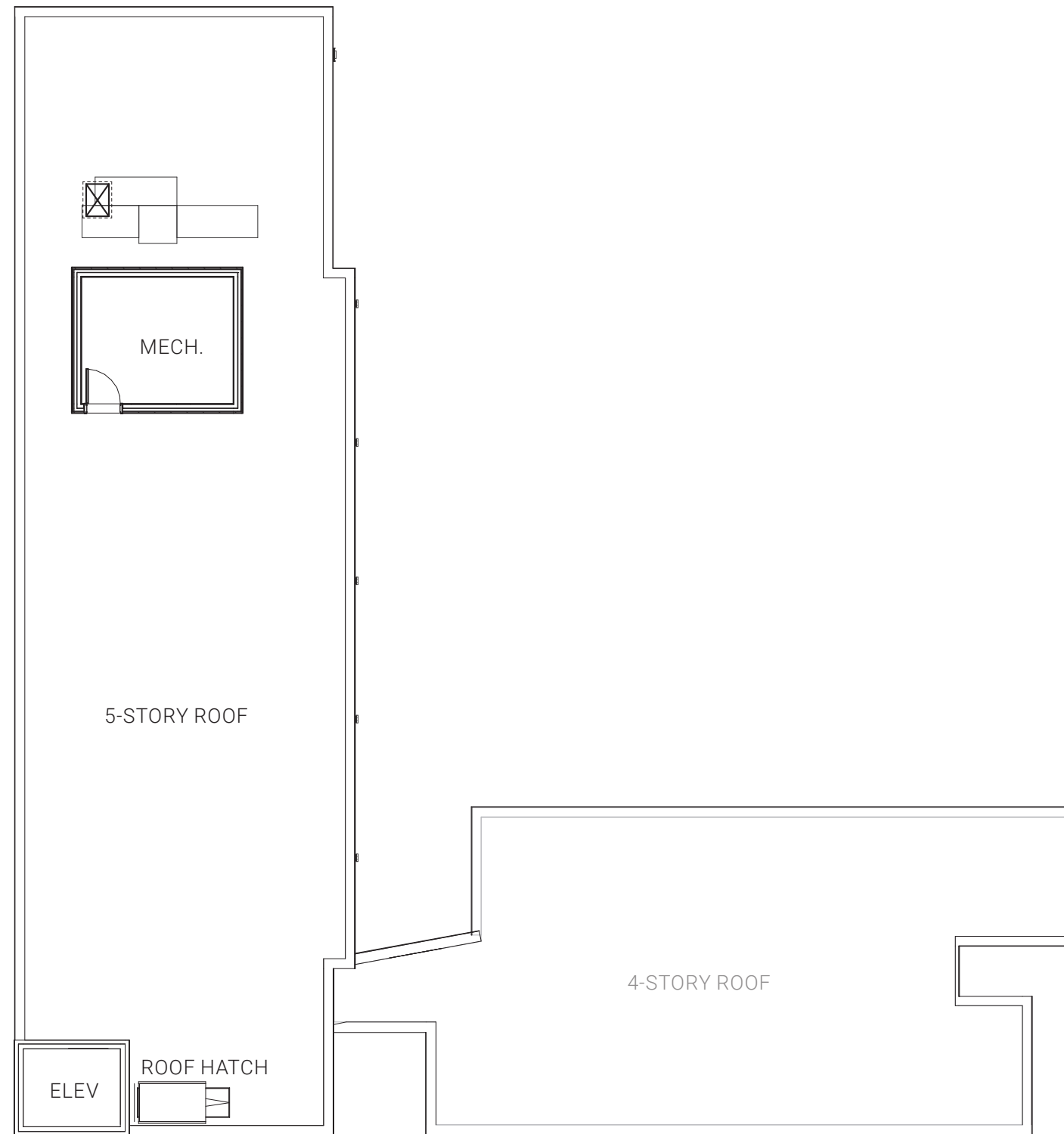
-  TYPE A-COMPATIBLE STUDIO UNIT
-  FRONT ENTRY STUDIO UNIT
-  SIDE ENTRY STUDIO UNIT



LEVEL 5

-  TYPE A-COMPATIBLE STUDIO UNIT
-  FRONT ENTRY STUDIO UNIT





Exterior



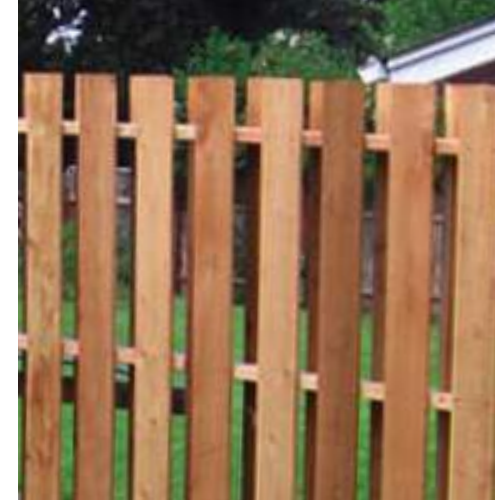
Fibercement Panel



Public Art/Mural



Wire Mesh Gate



Wood Fence



Fibercement Plank Siding



Pavers



Storefront



Fiber Cement Panel Surround

Operable Sliding Window

Fiber-Cement Plank Siding

Accent Metal / Color At Window

Storefront

Entry

RACC Mural Wall

Covered Porch



12th Ave View

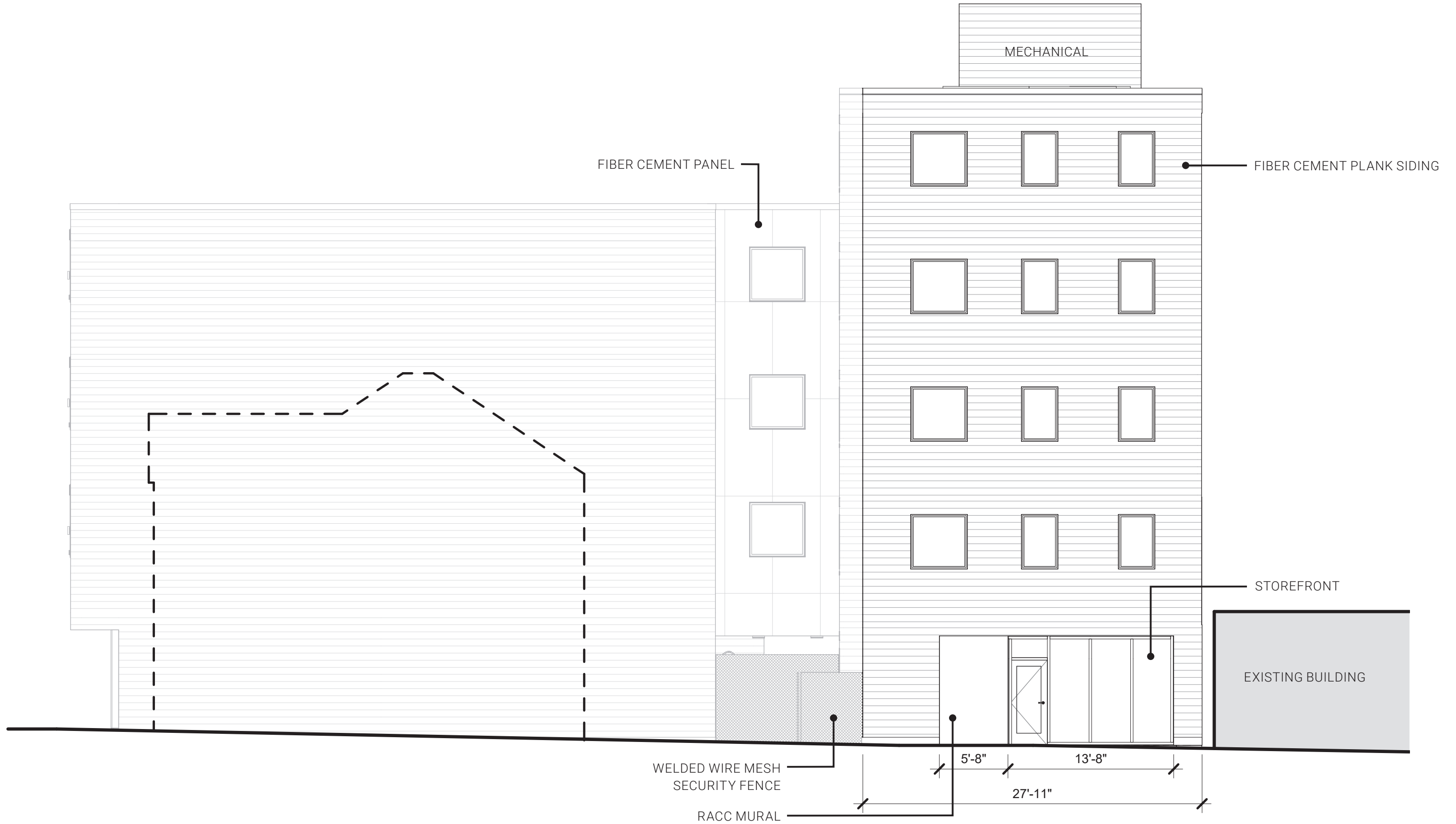


Ankeny Street View



NE Axonometric

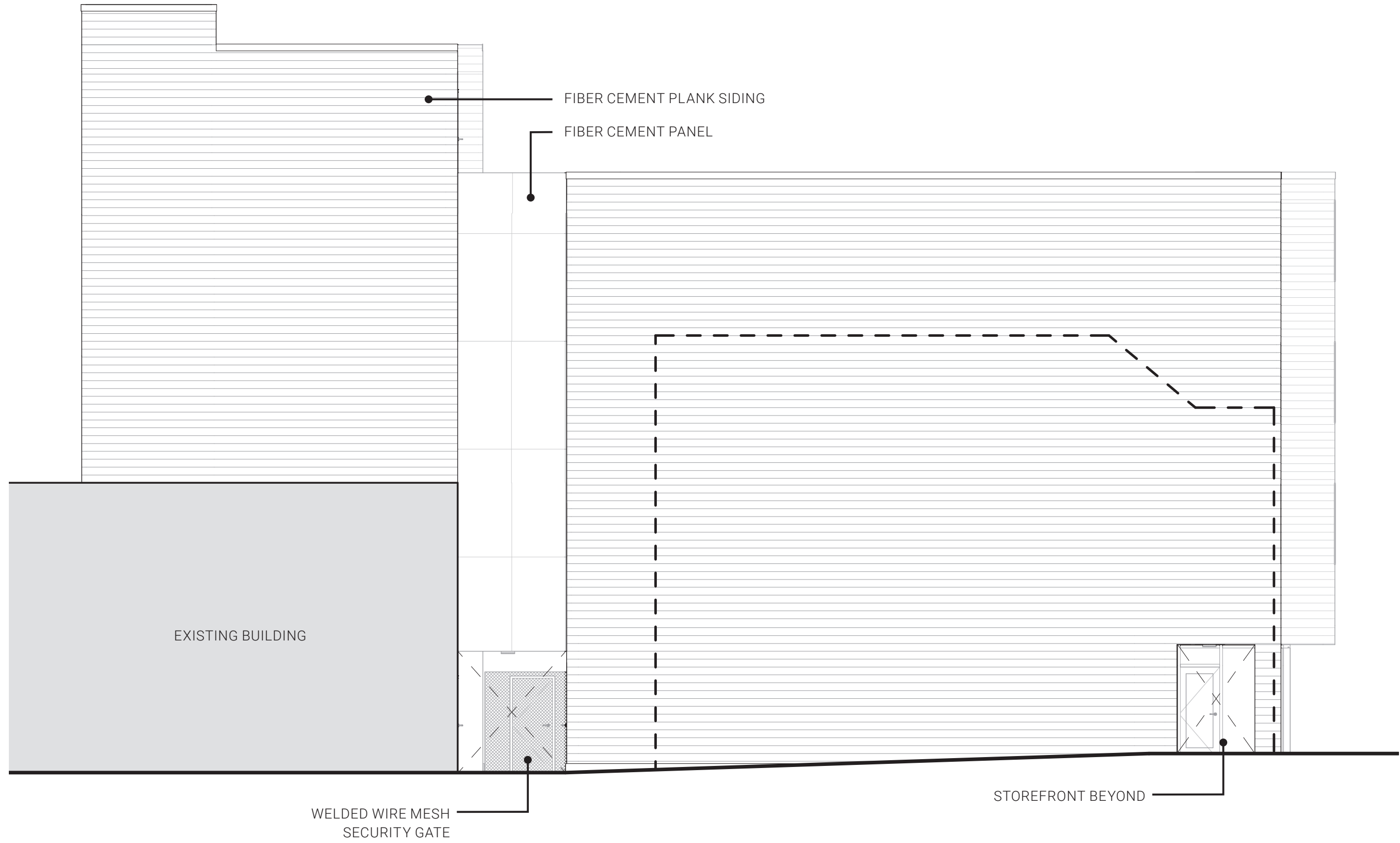
NORTH ELEVATION



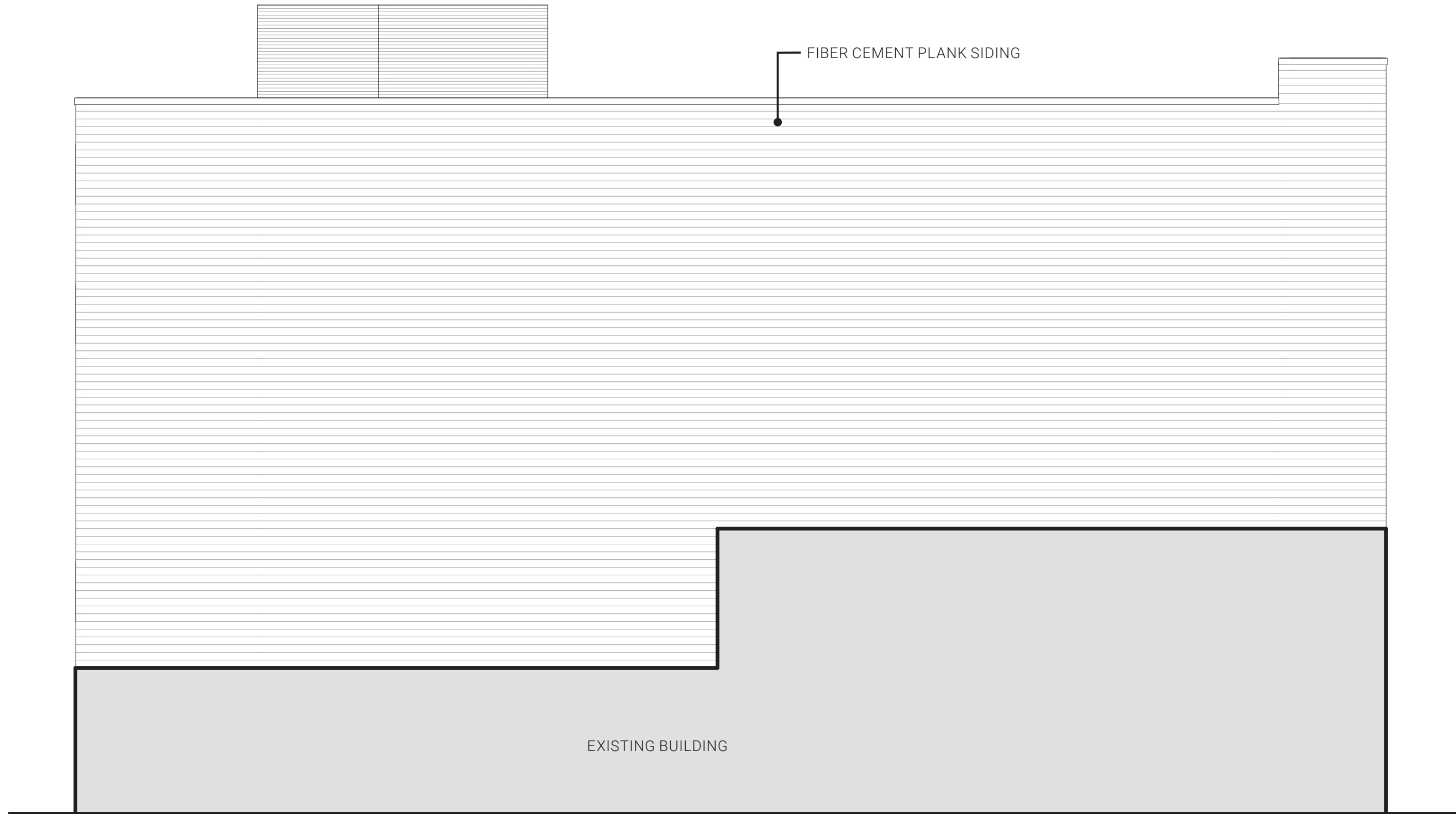
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



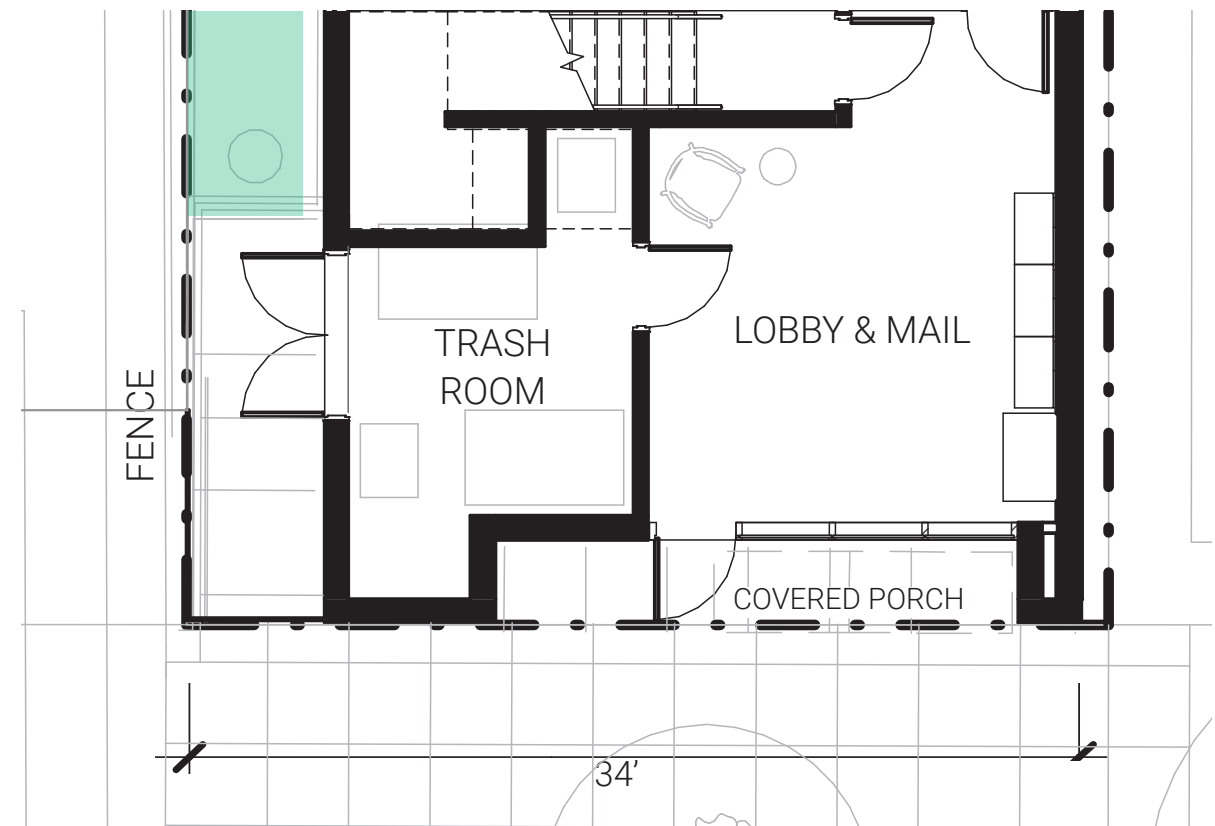
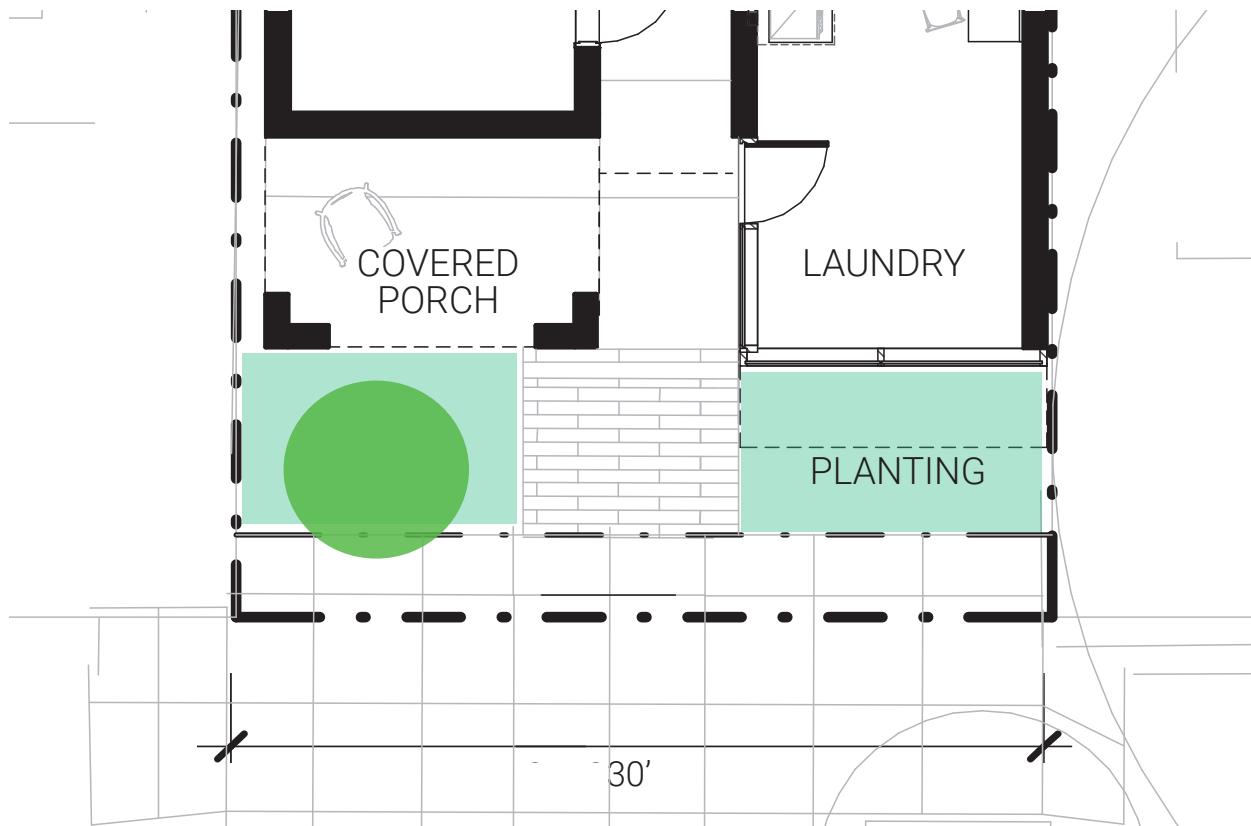
ENLARGED ROOFTOP ELEVATIONS

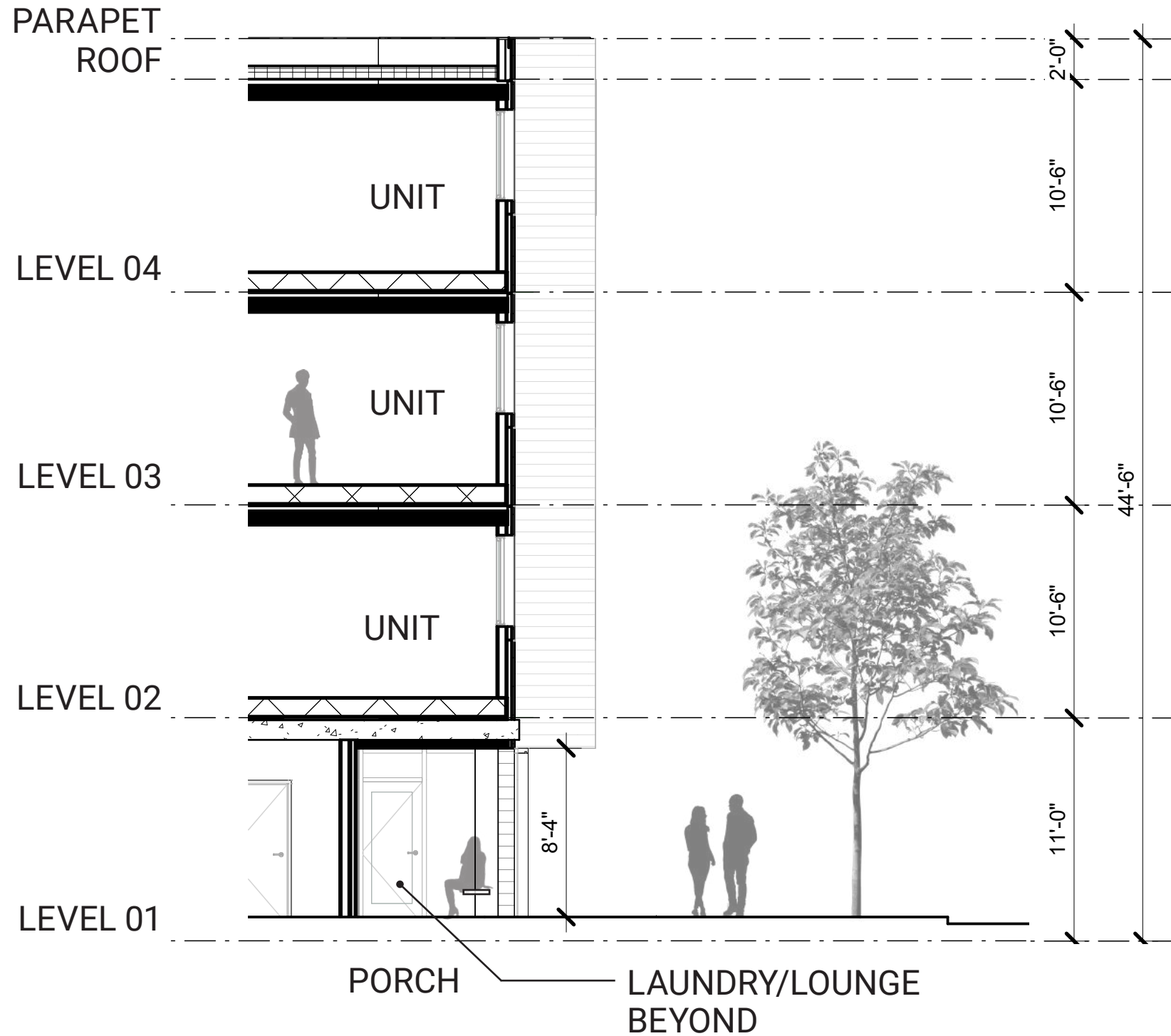
Public Realm

East Elevation - 12th Avenue

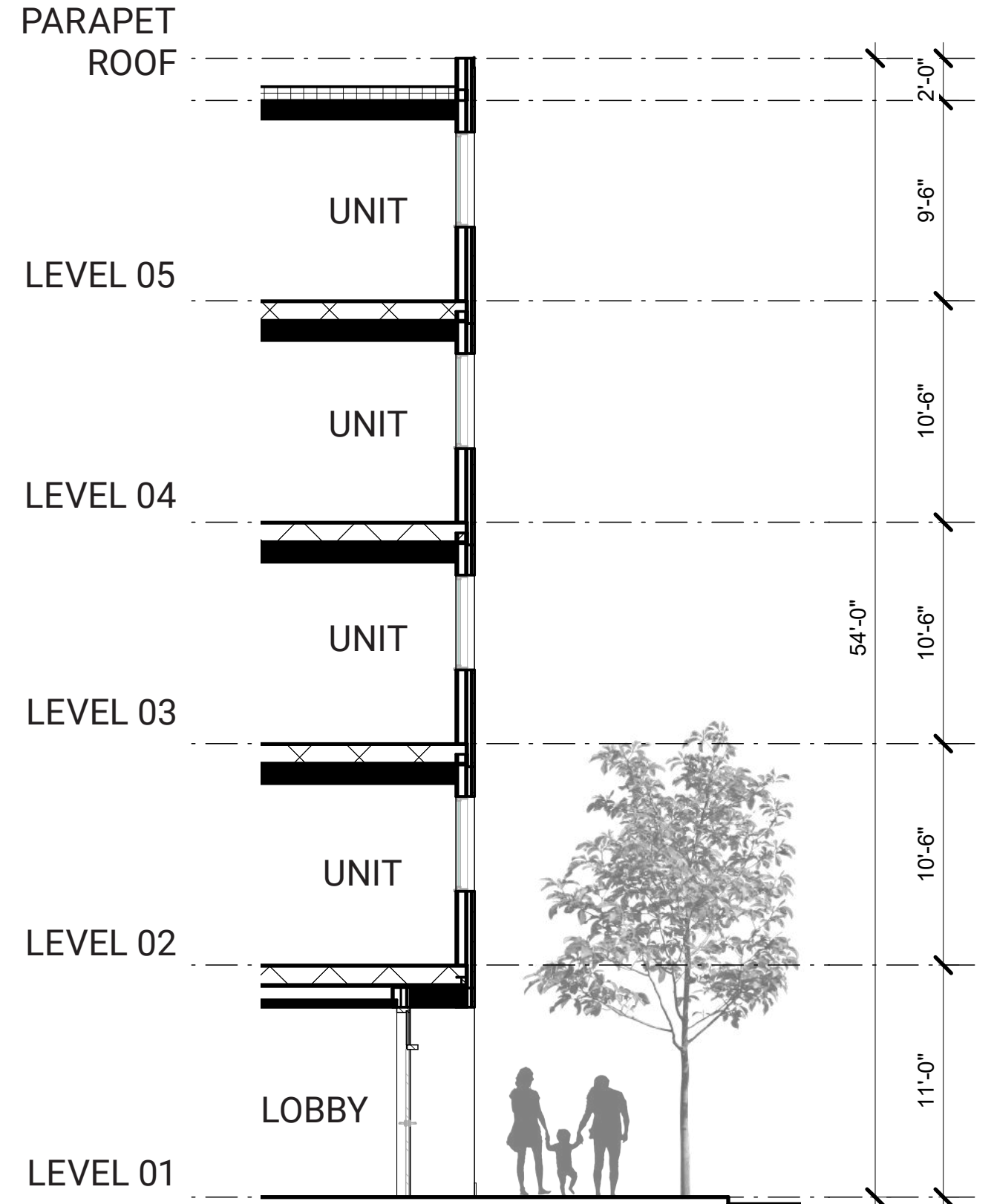


North Elevation - Ankeny Street



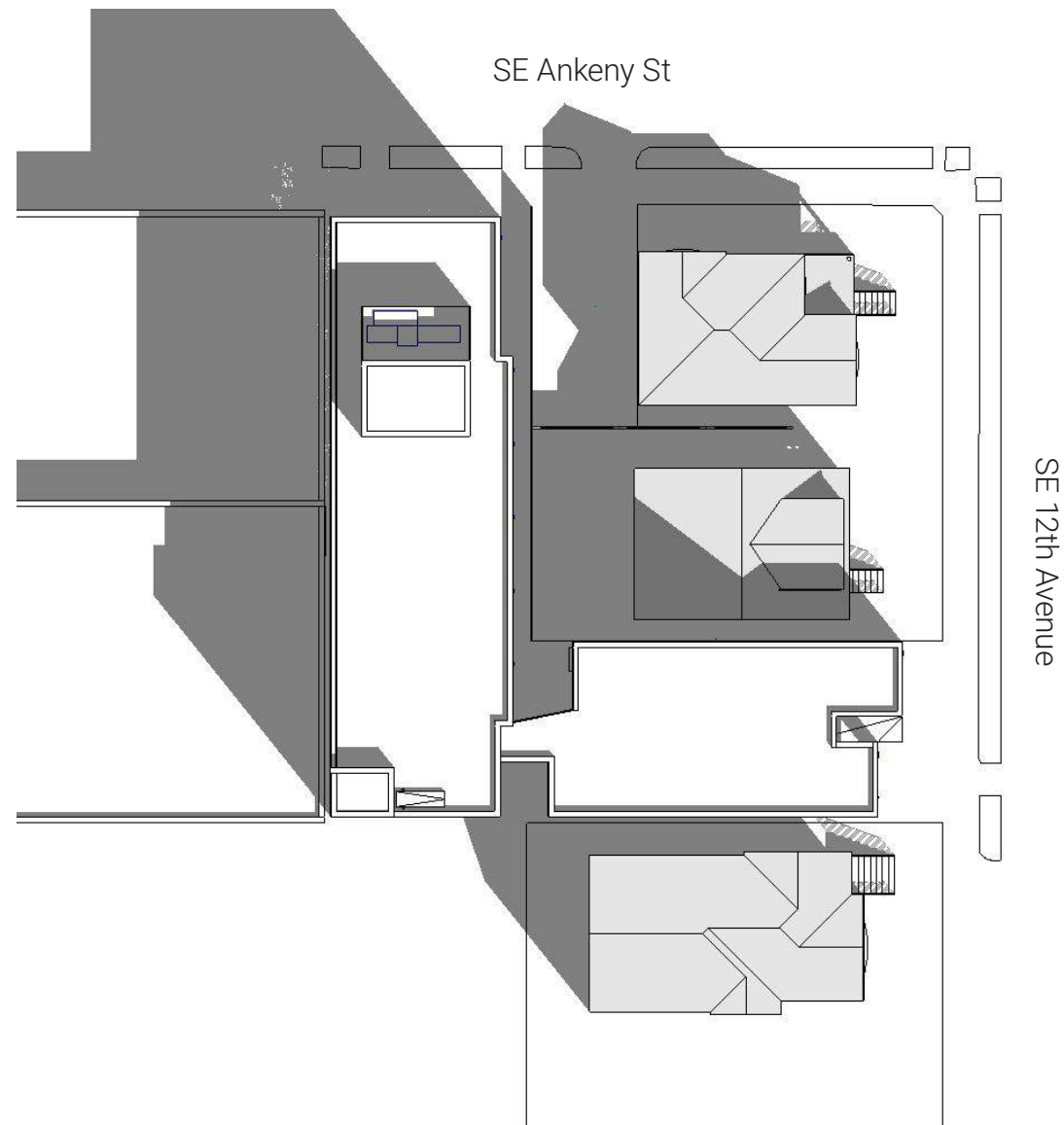


12th Avenue

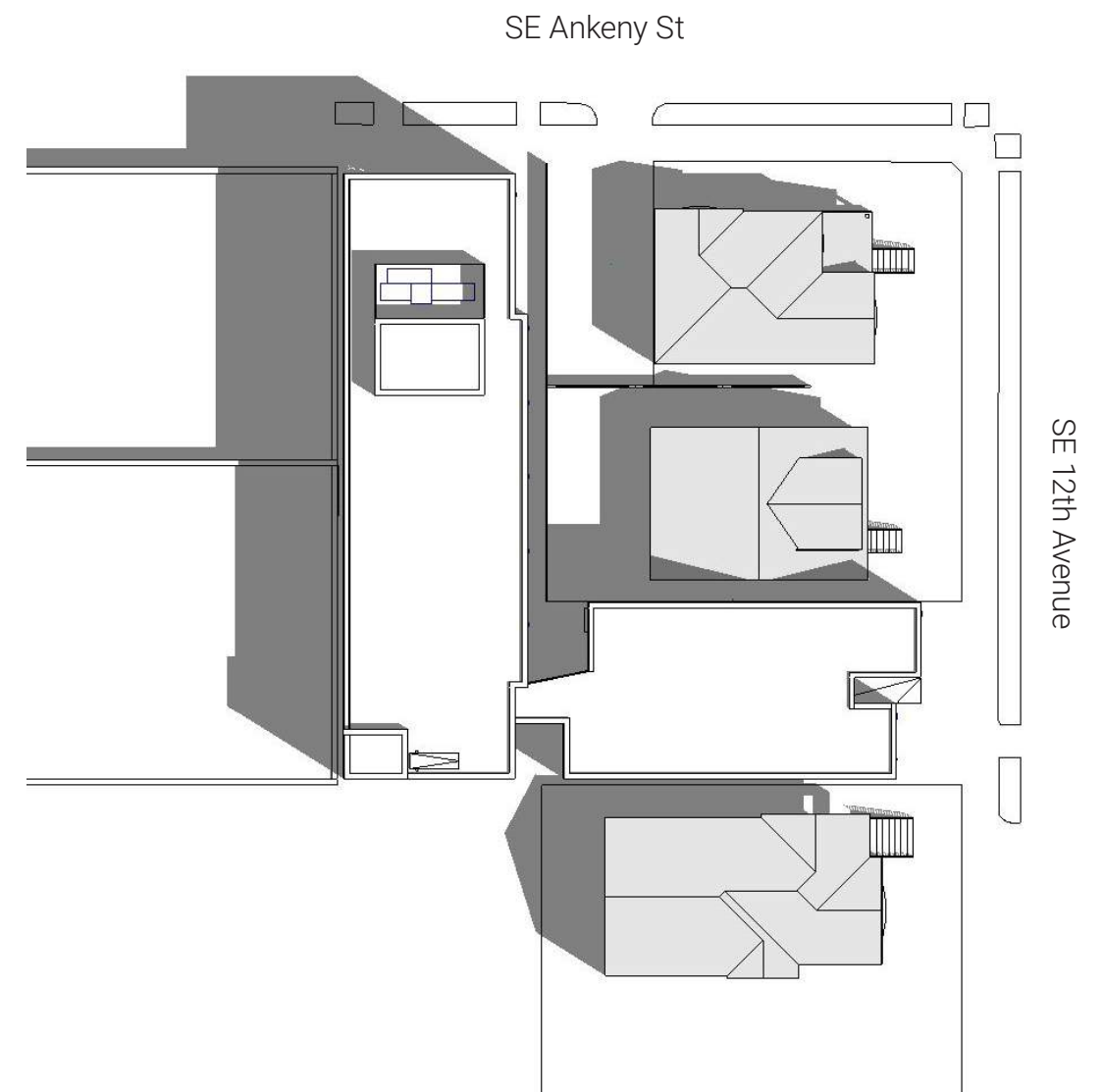


Ankeny Street

Shadow Studies

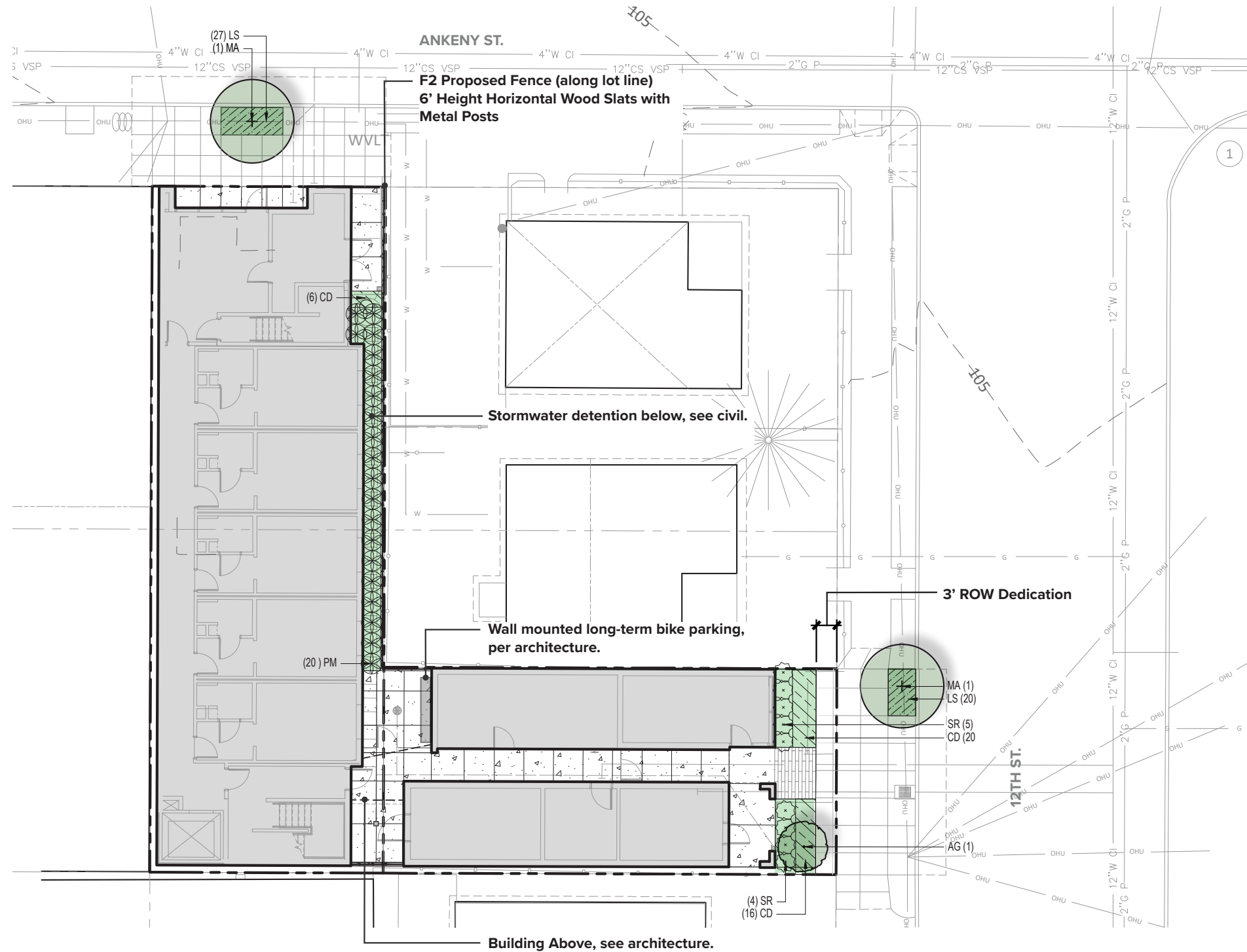


April 21st at 10 AM



June 21st at 10 AM

Landscape



PLANTING SCHEDULE

STREET TREES

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
MA	MAACKIA AMURNIS / AMUR MAACKIA	1.5" CAL. +	AS SHOWN	2

SITE TREES

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
AG	ACER GRISEUM / PAPERBARK MAPLE	1.5" CAL.	AS SHOWN	1

SHRUBS

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
SD	CAREX DIVULSA / GRASSLAND SEDGE	1 GAL.	18" O.C.	42
LS	LIRIOPE SPICATA / LILYTURF	1 GAL.	15" O.C.	47
SR	SARCOCOCCA RUSCIFOLIA / FRAGRANT SWEET BOX	3 GAL.	AS SHOWN	9
PM	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	3 GAL.	AS SHOWN	20

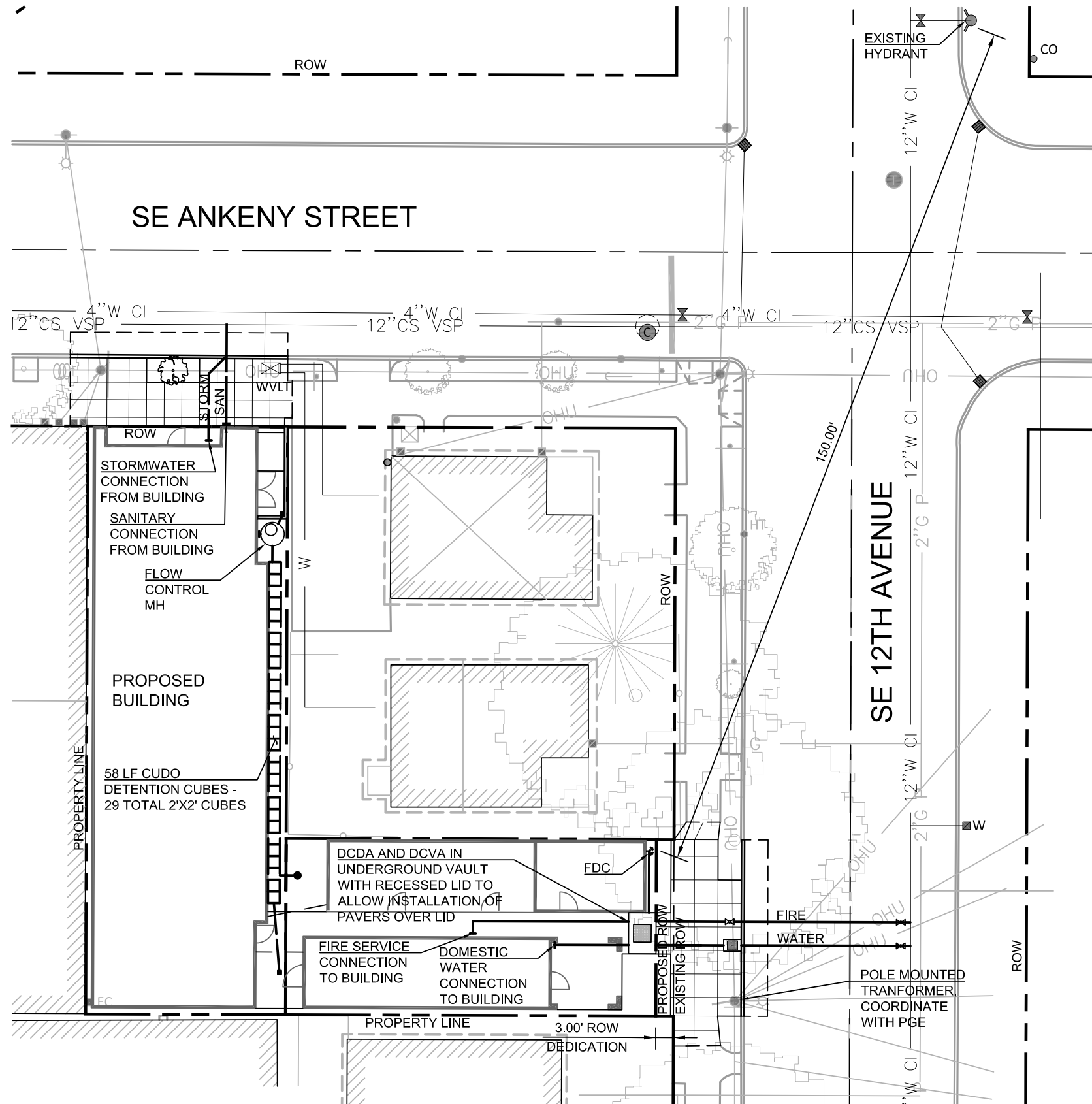
NOTES:

ON SITE TREE DENSITY REQUIREMENTS TO BE MET THROUGH PAYMENT TO TREE FUND

ALL PLANTING AREAS TO BE FULLY IRRIGATED

ALL PLANTING AREAS TO BE FULLY CLEARED OF INVASIVE OR NUISANCE PLANTS PRIOR TO PLANTING

SHORT-TERM BIKE PARKING TO BE ACCOMMODATED THROUGH PAYMENT TO BIKE FUND



STORMWATER NARRATIVE

PRIVATE SITE
 STORMWATER MANAGEMENT WILL BE PROVIDED VIA 29 TOTAL 2'X2' CUDO DETENTION CUBES EAST OF THE BUILDING. CUBES WILL CONNECT TO A FLOW CONTROL MH AND STORMWATER WILL THEN DISCHARGE TO THE PUBLIC COMBINED SEWER SYSTEM IN SE ANKENY ST.

PUBLIC STREET IMPROVEMENTS
 THERE WILL BE FEWER THAN 500 SF OF NEW IMPERVIOUS AREA ADDED TO THE ROW; THEREFORE, THE STORMWATER MANUAL WILL NOT BE TRIGGERED. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

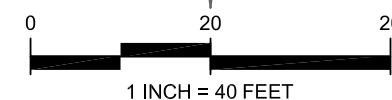
UTILITY CONTACTS

ELECTRICAL
 PORTLAND GENERAL ELECTRIC
 503-736-5450

NATURAL GAS
 JEREMY LORENCE
 NORTHWEST NATURAL GAS
 JEREMY.LORENCE@NWNATURAL.COM
 503-610-7693

WATER
 ANDRE MELLOTT
 PORTLAND WATER BUREAU
 ANDRE.MELLOTT@PORTLANDOREGON.GOV
 503-823-6369

STORM/SANITARY
 ELLA INDARTA
 PORTLAND BUREAU OF ENVIRONMENTAL SERVICES
 ELLA.INDARTA@PORTLANDOREGON.GOV
 503-823-2073

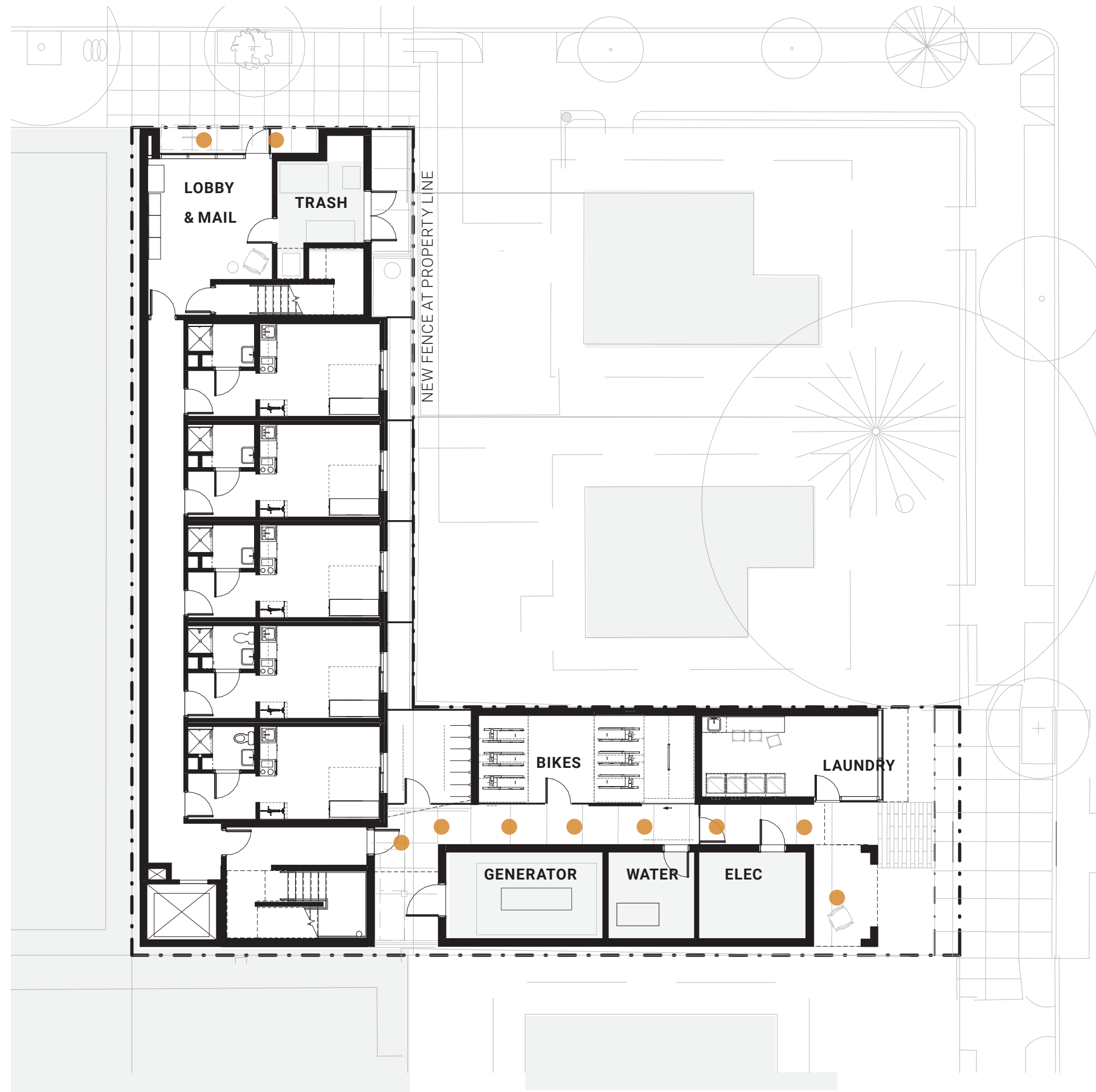


VEGA
 CIVIL ENGINEERING LLC
 503.662.1901 | WWW.VEGACIVIL.COM

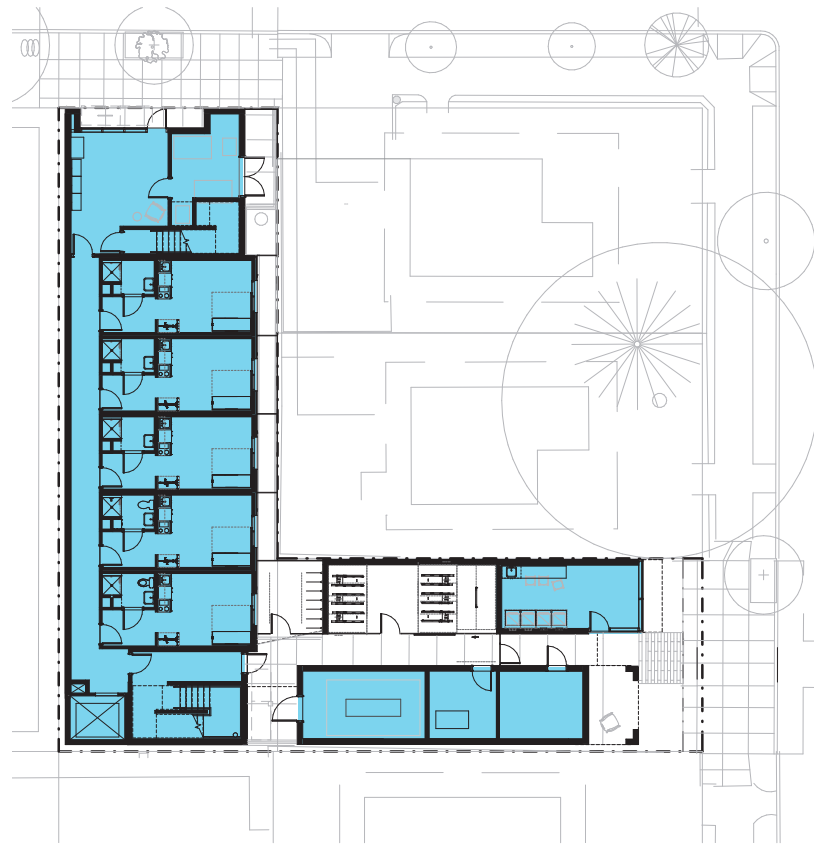
Lighting

GROUND FLOOR PLAN

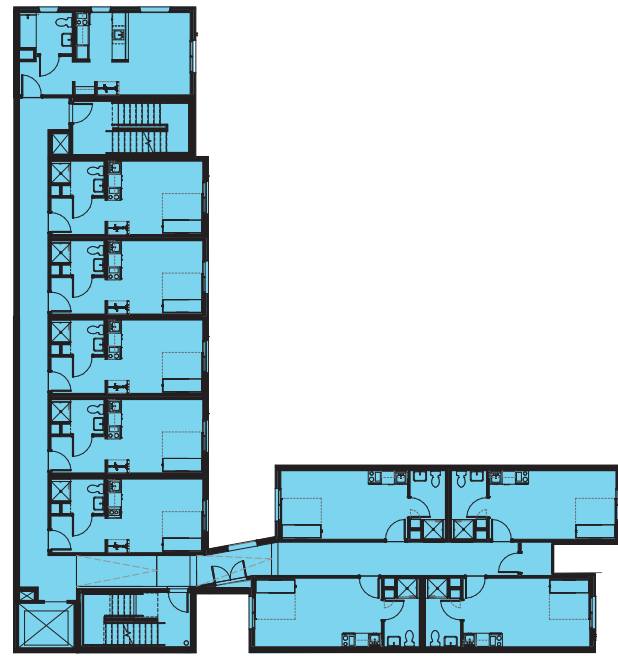
● Recessed Down Light



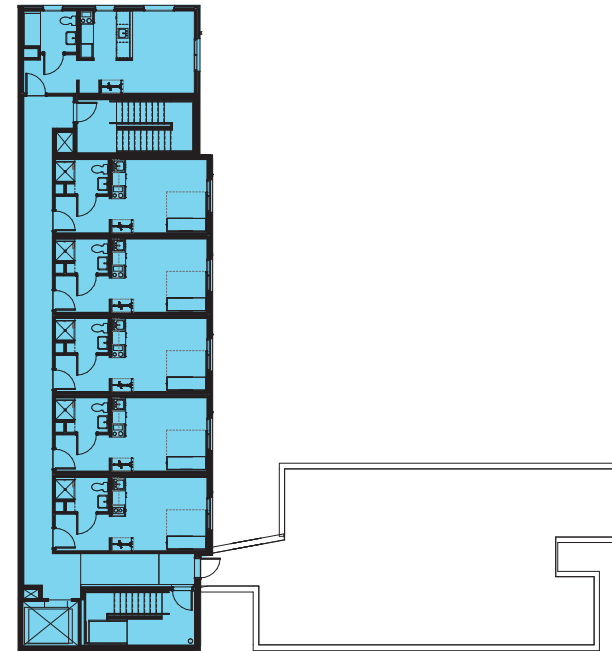
Diagrams



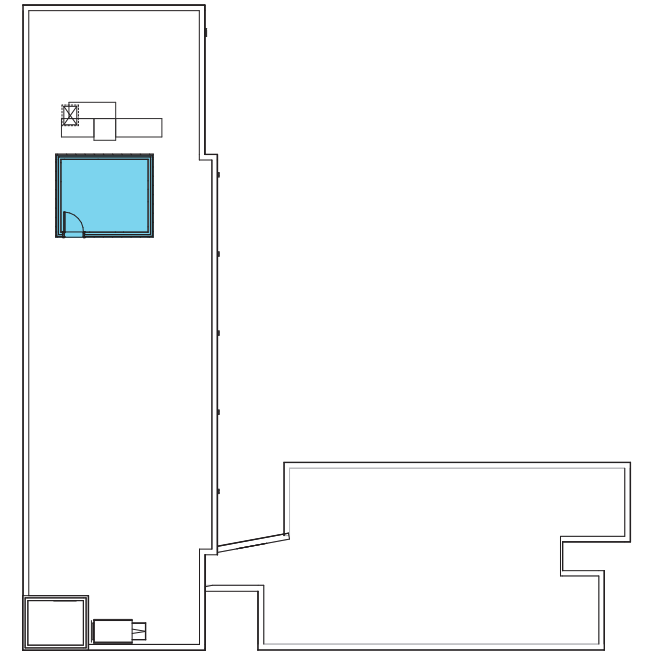
Level 1 Plan
3,644 SF



Level 2-4 Plan
4,430 SF



Level 5 Plan
2,874 SF

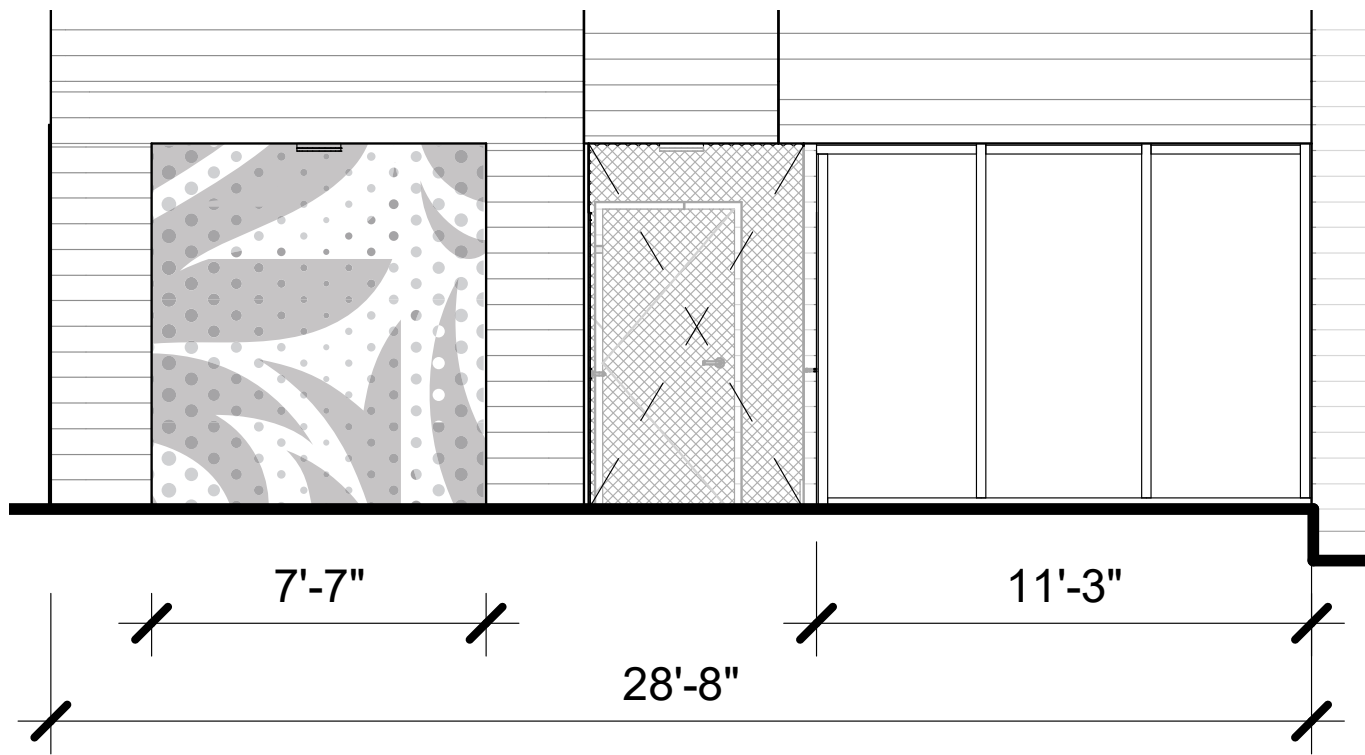


Roof Plan
191 SF

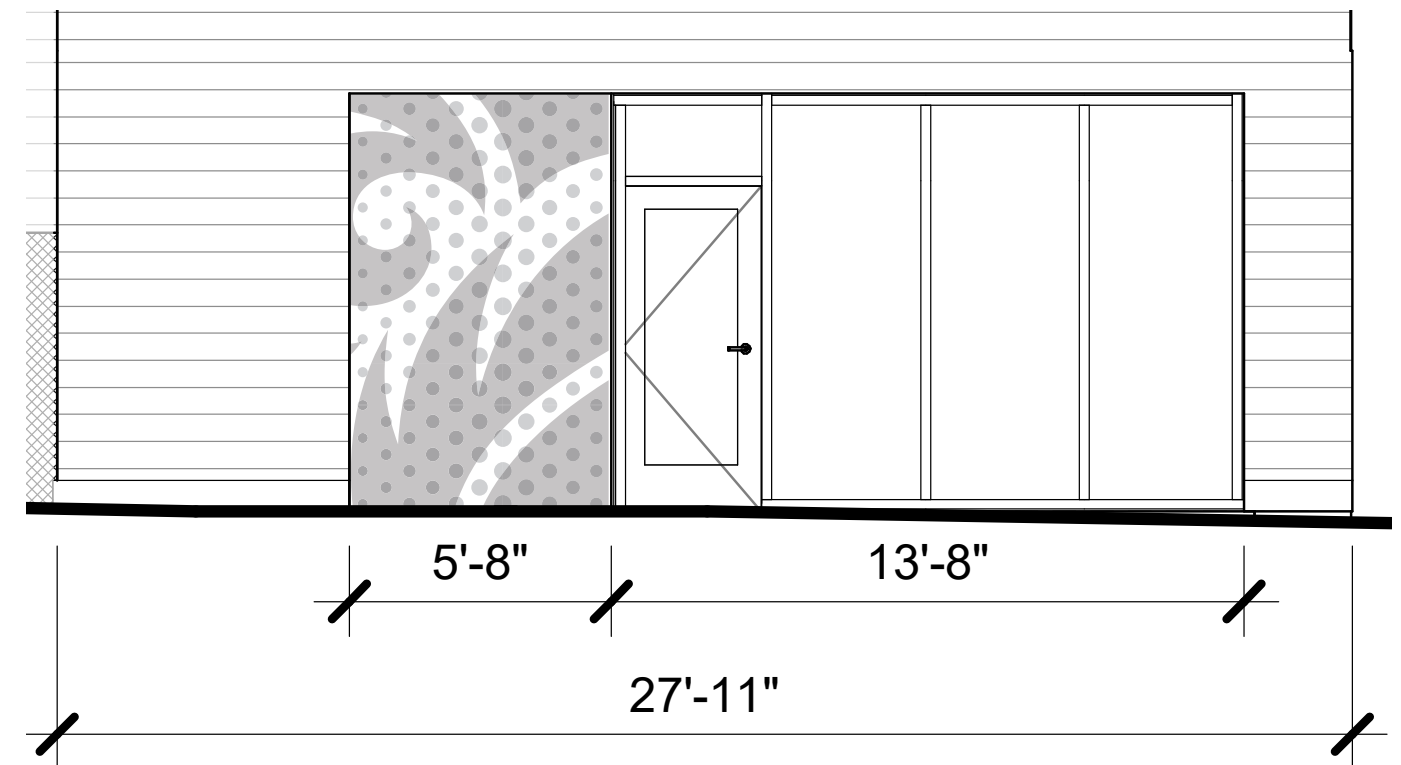
East Elevation - 12th Avenue



North Elevation - Ankeny Street

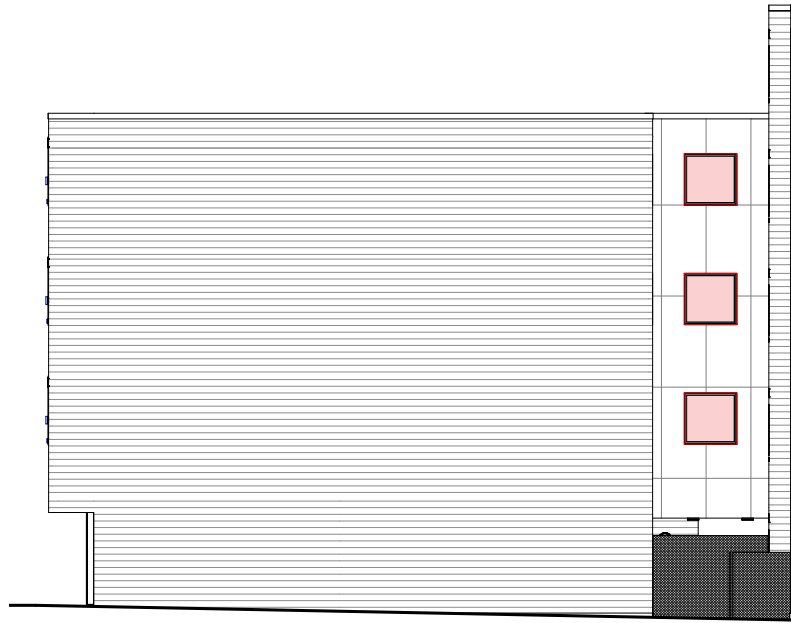


26% RACC Art + 39% Glazing

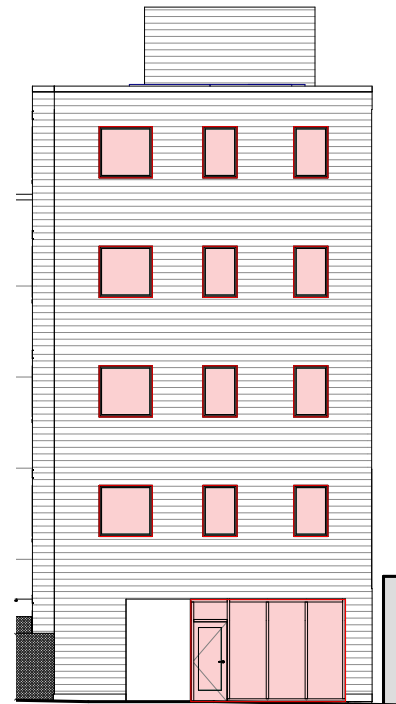


20% RACC Art + 49% Glazing

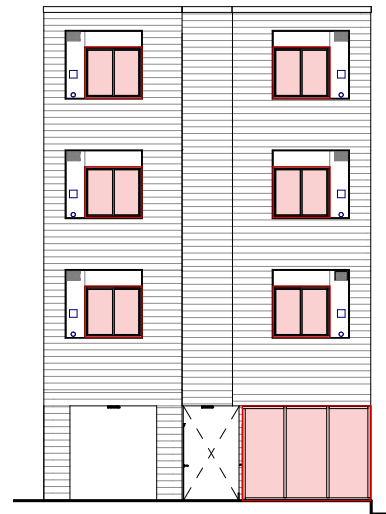
BIRD SAFE GLAZING



North Elevation A
2% glazing



North Elevation B
21% glazing



East Elevation A
18% glazing



East Elevation A
13% glazing

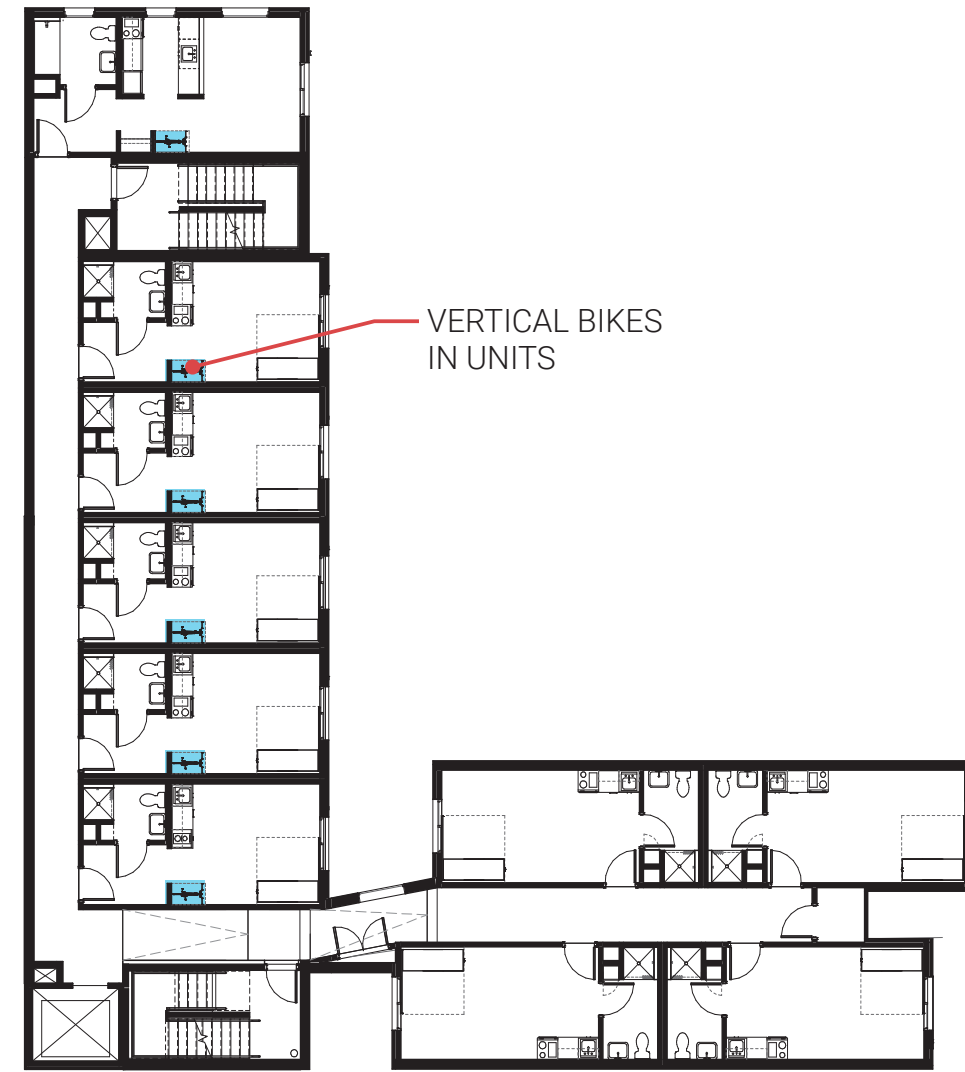
Modifications + Adjustments

MODIFICATIONS + ADJUSTMENTS

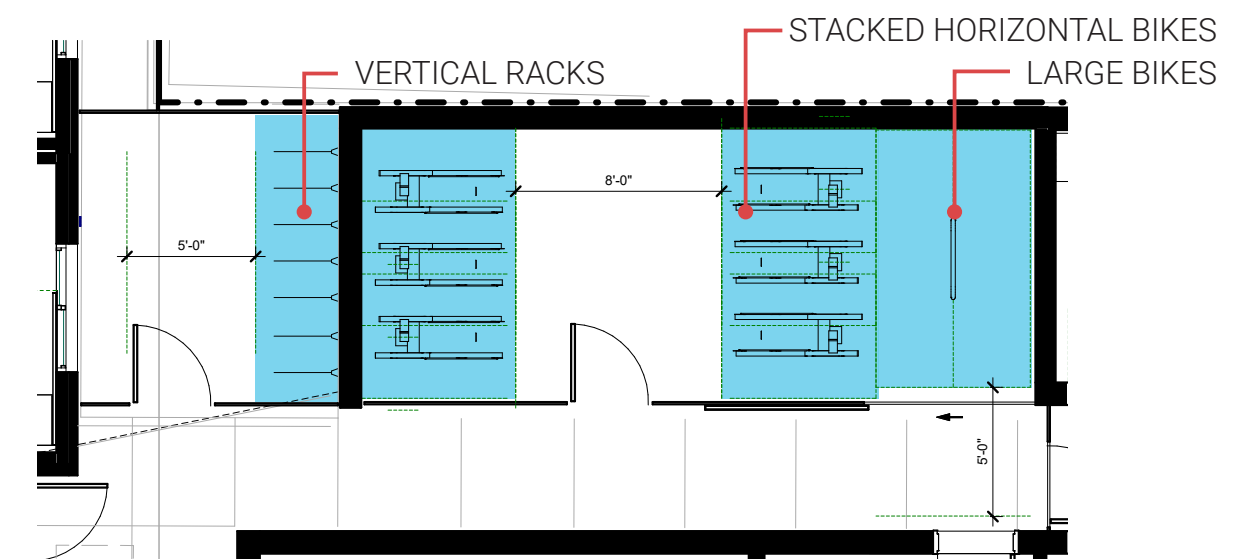
BIKE PARKING MODIFICATION

A modification is requested for the required horizontal and large bike spaces. The design team has made every effort to accommodate the required bike parking in the building, but are just short of the required horizontal and large bike spaces. Given the unusual site constraints and desire to maximize this 100% affordable housing development, we request a modification be granted.

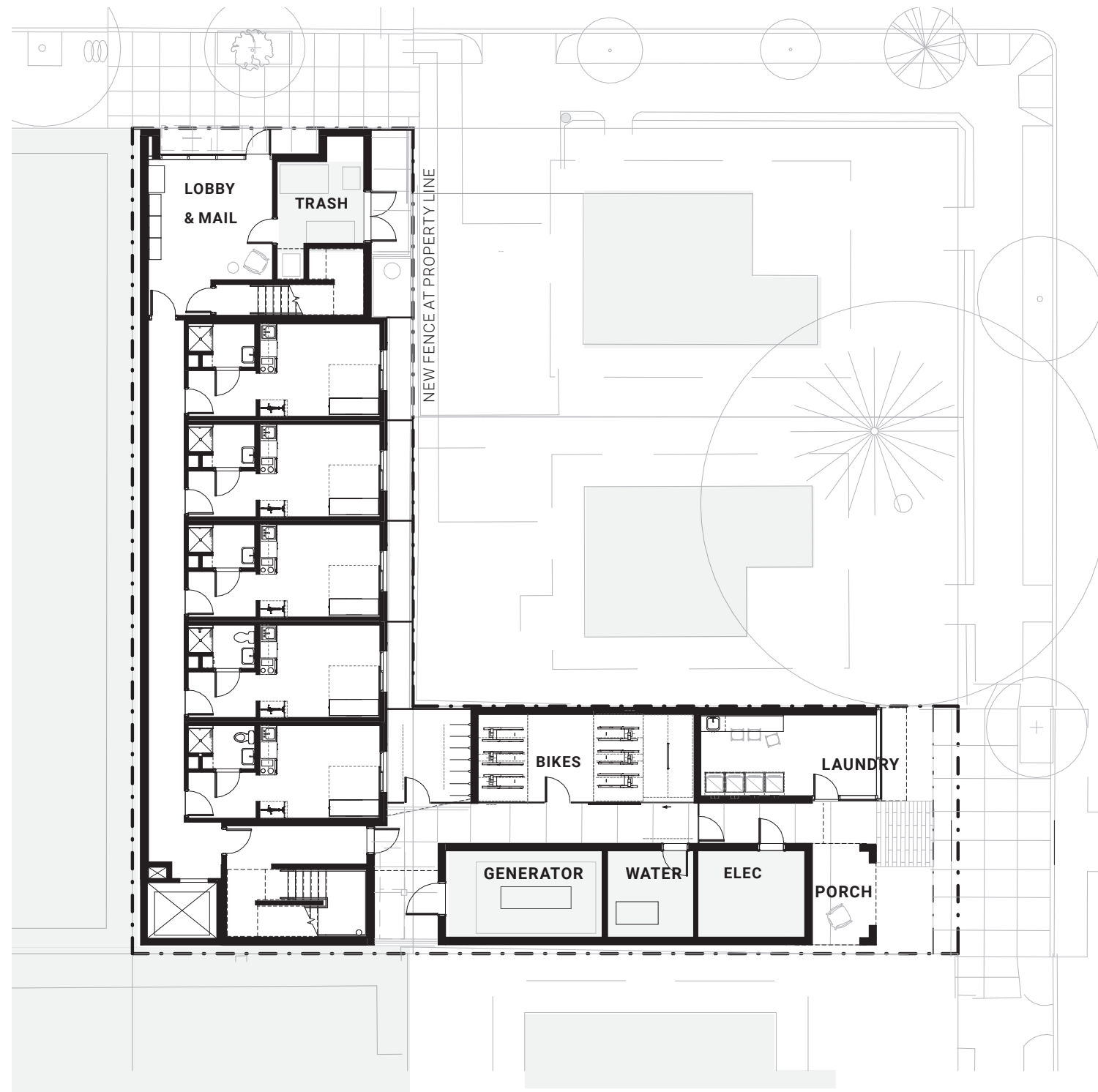
	Required	Provided
Total	62	62
50% in units max	31	29
50% in bike room min	31	33
30% horizontal	19	14
Large bike spaces	3.1	2
24 bikes in stacked spaces 7 bikes in vertical spaces + 2 large bike spaces	12 horizontal spaces in bike room + 2 large bike spaces	
33 spaces in storage room	14 horizontal spaces	



Typical Floor Plan



Enlarged Bike Room Plan



LOADING ADJUSTMENT

- The development includes 41 units which is just one unit beyond the threshold.
- All units provided are affordable micro unit type studios. Because of the size of units, the loading impact is expected to be minimal.
- The site has limited square footage and is in an 'L' shape. The size and shape of the site balanced with the need to activate the street frontages makes a loading space impractical.
- The design team requests a loading space be waived for this development.

GROUND FLOOR WINDOW ADJUSTMENT

An adjustment is requested to allow for installation of public art to allow the project to meet ground floor window requirements. The site is on SE 12th which is the eastern border of the Central City Plan District. This area is considered a transitional zone to the neighborhoods to the east. Due to the location and the restriction of frontage due to the site geometry, the design team requests an adjustment be granted. The team will coordinate with the RACC Mural Program and execute the required covenant prior to permit submission. See attached drawings for location and extent.



Construction Work Plan

The Ankeny Apartments Project

July 10, 2017

UPDATED

- A. INTRODUCTION
- B. PRE-CONSTRUCTION ACTIVITIES
- C. MOBILIZATION
- D. SITE PREPARATION
- E. DEMOLITION AND REMOVAL OF ABOVE GROUND ITEMS
- F. ZERO LOT LINE CONSTRUCTION
- G. RESTORATION
- H. SITE PLAN

A. Introduction

The intent of this Construction Work Plan is to present the general sequence of construction and remediation activities which are planned to take place at the Ankeny Apartments Project located at the intersection of 12th and Ankeny Street in Portland, Oregon. This plan summarizes the proposed method of construction of the project and includes general sequencing of the work activities, staging, stockpiling, other activities, and security.

The construction manager for the project, Vik Construction Company, has been in operation since 1947 with a thousand completed projects and a track record of quality and client satisfaction. We have completed numerous multi-level wood and concrete structures with tight or zero lot line access. These projects include the 12 level lift-slab Olive Plaza Elderly Housing Facility, the 186,000 sf Eugene Hilton Hotel and the 60,000 sf South Park Building. In addition, we have completed several noteworthy projects in the Portland area including the 300,000 sf Tektronix silicon wafer manufacturing facility and 300 ft. free-span roof of the Chiles Center for the University of Portland among a number of other relevant Portland area projects.

B. Preconstruction

1. Documentation of existing conditions at each individual property will be performed, consisting of the following: Existing landscape and other site features will be inspected and documented; Individual property sketches will be developed detailing the existing conditions of each adjacent property. The documentation, including photographs and video, will be used to verify structural conditions and restoration features following construction.
2. Receipt of signed Temporary Access Agreements (if available) with individual property owners.
3. A topographic survey utilizing monitored benchmarks will be performed to verify and establish existing conditions to allow proper restoration of all existing features removed during Work.

4. Identification of the off-site fill borrow sources and the performance of the required geotechnical and analytical testing of the fill materials proposed for the project.

5. Negotiations with Comcast to utilize the adjacent property as a potential primary staging area for the staging of temporary office trailers, employee parking lot, equipment lay-down, material lay-down, temporary stockpiling area for clean fill materials and a temporary stockpiling/loading area for excavated impacted fill.

6. The impact to utilities and the need to remove or replace services for individual properties will be determined and where service connections will be affected, residents will be notified as soon as possible of the expected schedule and duration of utility service interruptions, if required. Prior to excavation utilities will be located and marked.

C. Mobilization

Mobilization will consist of the following:

1. Commit necessary labor, materials, equipment, tools, and supervision as soon as reasonably possible to commence work on the project.

2. Continued processing of the required submittals which includes administrative and procedural requirements for submitting project work plans, product data, samples and any other submittals required in the Project Specifications.

3. Preparation of Staging Area on the Comcast triangular shaped property (if available)

-The installation of a temporary chain link fence around the perimeter, including the installation of entrance gate(s).

-The construction entrance and the staging/storage area will be constructed with the removal of topsoil, the installation of geotextile fabric, followed by the placement and grading of crushed stone covering the geotextile fabric proposed for entirety of the staging area.

-Deliver, stage, block and anchor temporary office trailers. potable water and portable toilets will be provided in the yard. The facility will be maintained in a clean and orderly fashion throughout the Project.

-Installation of erosion control measures including sedimentation barriers, silt fencing and/or staked hay bales, will be installed around the perimeter of the yard.

D. Site Preparation

The following site preparation activities are anticipated; the establishment of the proposed excavation limits utilizing a licensed surveyor; establish site work zones; installation of erosion control measures; installation of temporary haul roads within the areas of excavation; installation of dewatering facilities; and installation of the necessary traffic controls.

Because of the high volume of vehicular traffic, primary site access will be emphasized along Ankeny Street and be minimized on 12th Avenue. In addition, we will pursue site preparation for the project as follows:

1. We will utilize a surveyor to locate and footprint the proposed excavations limits in accordance with the contract drawings and establish the necessary controls needed to re-establish existing conditions.
2. Construction entrance/access off of Ankeny Street and to a much lesser extent 12th Avenue will be established. These access points will provide for the transfer of construction materials, equipment, vehicles and personnel to enter and exit the area of excavation and facilitate for the decontamination of vehicles/equipment and personnel prior to exiting the area of excavation
3. The installation of soil erosion and sediment control measures (silt fencing, hay bales, inlet filter protection) will be installed at the locations to be determined.
 - Preventive measures will include the installation of silt fencing installed in low areas and down gradient locations. Also at critical locations (determined in the field), a combination of silt fencing and hay bales (augmented silt fencing) will be installed. Additional soil erosion sediment control measures will be installed to meet site conditions and or as the work progresses.
 - At all times, the building site will be graded and maintained, including providing and maintaining drainage swales or berms, as needed, to divert surface run off water around the areas of excavation. However, during storm events, storm water is likely to collect within the areas excavations. Dewatering procedures may include a combination of measures. Storm water will be contained within the excavation allowing some infiltration/evaporation, pumping and filtering, or transferring of water from the excavation, via pumping, to temporary wastewater storage tanks.
4. Soil erosion and sediment control measures will be installed in proper sequence and maintained until permanent stabilization has been established.
5. Trees, shrubs, and brush designated for removal will be cut to the ground surface within the areas of excavation. Clearing and grubbing operations will be performed utilizing chain saws, chipper, brush hog, rubber tire loader, and/or a track excavator with grapple attachment. Debris will be sized and staged and prepared for transportation and off-site disposal to the approved facility.

E. Demolition and Removal of Above Ground Items and Augur Cast Piling

Excavation, transportation and disposal of material will be performed in compliance with applicable codes.

1. Prior to excavation of any property, the pre-construction activities, previously detailed, will be implemented, sequenced, coordinated and will continue to progress as these activities are conducted throughout the various phases of the project.
2. Due to the proximity of neighboring homes, work will be performed being sensitive to the issues of dust. The goal will be to generate little or no dust during the excavation process. Use of water will be the primary method of dust control.

3. Utility locates will be conducted to locate existing underground utilities. Excavation and backfilling activities will be coordinated with local utility companies

4. Excavation next to existing buildings, structures, slab on grades and utilities will proceed with caution to prevent any potential damage to the structures. During the documentation of existing conditions of individual properties, structures with integrity issues will be identified, documented and the appropriate considerations to protect or support these structures will be detailed prior to excavation. During excavation and backfilling, we will continually look for undermining and/or settlement at structures.

5. Upon completion of demolition and site grading we will begin augur-cast piling construction that provides support for the building's foundation. This method was chosen specifically to minimize noise and dust that otherwise would have been problematic for the adjacent property occupants with a geo pier subsurface support structure.

6. Seismic monitoring will be used during installation of the aggregate pier process to verify amount of seismic activity created by our work.

F. Zero Lot Line Construction

The constricted, tight site offers unique challenges including the storing and moving of materials and equipment to locations where the work is to be performed and installing wall panels adjacent to the residential structures. We plan to utilize the adjacent triangular shaped property (see item H) as a storage, staging and prefabrication yard. This will minimize the amount of materials and equipment on the actual site. To the degree that it is reasonably possible, materials will be pre-assembled at the yard. This will have the dual effect of reducing public exposure to dust and noise while maximizing available room. This site will also allow for the relatively short term use of a truck crane that will minimize adverse impact of the construction to the public. The truck crane would be utilized to transport prefabricated building components from the staging yard to the site as well as transporting most of the building materials used in the construction.

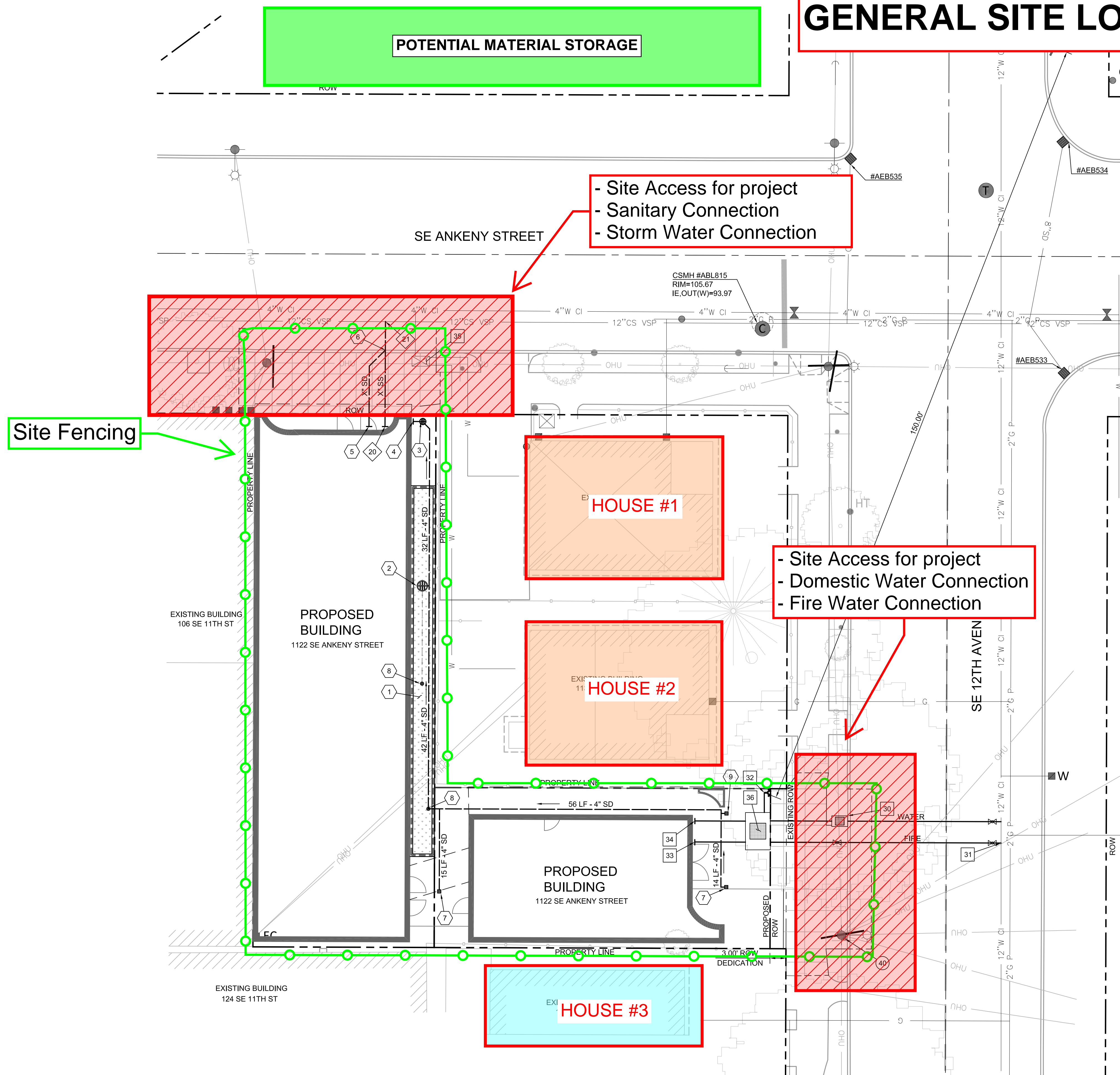
Failing acquisition of this staging site, the construction will proceed in a 3-phased approach utilizing a "building up then out" methodology in order maintain site storage and yards. (see appendix a-2). This method will focus on fabricating building components such as the exterior walls as the applicable floor or work table is completed. As well, it appears with the recent building design change to provide for more building set-back from adjacent property lines, we will be able to conventionally install the exterior building skin using a swing stage from the roof and pump jack along available land area at the bottom of the walls.

The building will be constructed of 1 story of steel and concrete with 5 stories of wood framing above with an exterior finish of panelized materials. This, combined with an exterior panel system that is designed to be modular, will allow the panels to be set into place vertically avoiding the adjacent properties.

G. Restoration

Upon completion of construction activities, all of the temporary facilities will be removed and restored. The temporary staging/storage yard will be removed with geotextile fabric and stone being hauled offsite. The construction entrance will be removed and any repairs to curb and gutter performed. Landscape materials will be planted to match existing or as required to restore damaged materials

GENERAL SITE LOGISTICS



- Site Access for project
- Sanitary Connection
- Storm Water Connection

- Site Access for project
- Domestic Water Connection
- Fire Water Connection

Site Fencing

GENERAL NOTES

1. ALL WORK IN PUBLIC RIGHT-OF-WAY UNDER SEPARATE PERMIT.
2. ALL DOMESTIC WATER AND FIRE PROTECTION WORK IN THE PUBLIC RIGHT OF WAY BY PORTLAND WATER BUREAU AT OWNER'S EXPENSE. CONTRACTOR TO COORDINATE WORK WITH PORTLAND WATER BUREAU.

STORMWATER NOTES

1. STORMWATER PLANTER PER DETAIL 1, THIS SHEET.
AREA=245 SF
IMPERVIOUS AREA MANAGED=4712 SF
2. OVERFLOW DRAIN WITH ORIFICE FLOW CONTROL PER DETAIL 2, THIS SHEET
RIM=103.75
IE=199.83
3. TRAPPED AREA DRAIN
RIM=102.55
IE=97.55
4. STORM CONNECTION TO BUILDING
IE=97.66
5. STORM CONNECTION FROM BUILDING
IE=91.76
6. WYE AT CURB FACE.
RIM=102.56
IE=100.56
7. 8" SQUARE AREA DRAIN
RIM=102.56
IE=101.12
8. CLEANOUT TO GRADE.
9. 8" SQUARE AREA DRAIN
RIM=103.12
IE=101.12

SANITARY NOTES

20. SANITARY CONNECTION FROM BUILDING
IE=91.73
21. NEW SANITARY TAP TO 10" COMBINED SEWER MAIN
IE=91.3±

DOMESTIC WATER NOTES

30. X" DOMESTIC WATER METER, BY PORTLAND WATER BUREAU, UNDER SEPARATE PERMIT. CONTRACTOR TO CONNECT TO THE SHORT STUB-OUT AT BACK OF NEW WATER METER BOX.
31. X" FIRE SERVICE, BY PORTLAND WATER BUREAU, UNDER SEPARATE PERMIT. CONTRACTOR TO CONNECT TO THE SHORT STUB-OUT AT BACK OF NEW VALVE.
32. FDC.
33. FIRE PROTECTION CONNECTION TO BUILDING.
34. DOMESTIC WATER SERVICE CONNECTION TO BUILDING.
35. PROTECT EXISTING WATER SERVICE TO NEIGHBORING SITE.
36. WATER BACKFLOW PER DETAIL 9/C300. PREMISES ISOLATION (PI) DCVA (DOMESTIC WATER) AND PREMISES ISOLATION (PI) DCDA (FIRE) TO BE INSTALLED INSIDE VAULT.

OTHER UTILITY NOTES

40. POLE MOUNTED TRANSFORMER, COORDINATE WITH PGE.

BORA

Bora Architects, Inc.
720 SW Washington, Suite 800
Portland, Oregon 97205
503.226.1575

www.bora.co

ISSUED FOR
INFORMATIONAL
PURPOSES ONLY

NOT FOR
CONSTRUCTION

Ankeny

1122 SE Ankeny St
Portland, OR 97214

VEGA
CIVIL ENGINEERING LLC
503.349.1381 | WWW.VEGACIVIL.COM

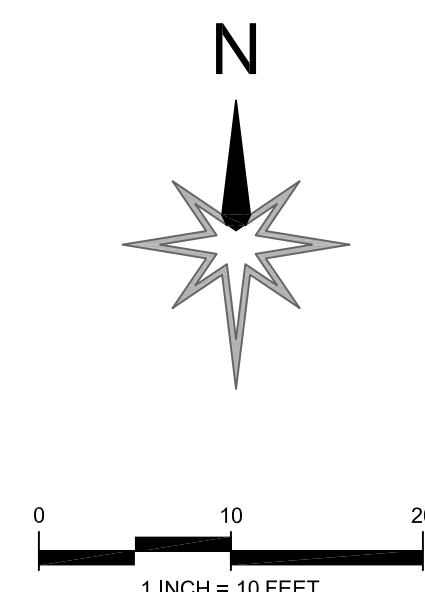
MARK	DATE	DESCRIPTION
Issued:	May 19, 2021	
Scale:		1"=10'
Drawn By:		BAH
Reviewed By:		MSW
File:		
Copyright:		

100% Schematic Design

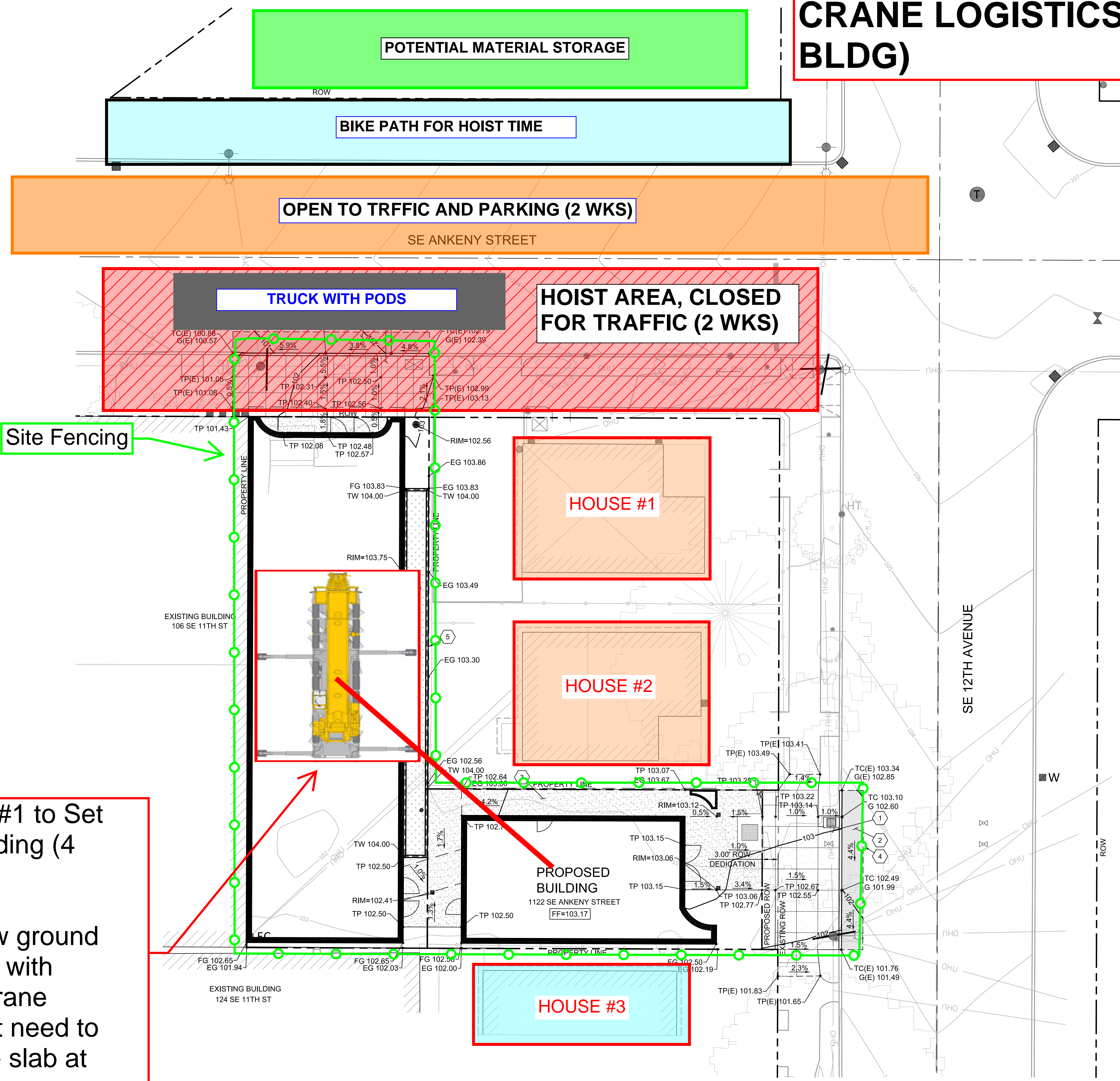
Utility Plan

C-200

UTILITY PLAN
SCALE: 1"=10'



CRANE LOGISTICS (SMALL BLDG)



Site Fencing

Pick Location #1 to Set the Small Building (4 Stories)

Need to review ground improvements with engineer for crane location. Might need to strengthen the slab at crane footprint.

GENERAL NOTES

- SEE SEPARATE PERMIT MIP# XXXXX FOR INFORMATION ON PUBLIC RIGHT-OF-WAY IMPROVEMENTS.
- INSTALL STRAW WATTLES ALONG THE PERIMETER OF THE SITE. SEE DETAIL X/C-XXX.
- INSTALL FILTER FABRIC INLET PROTECTION AT DOWNSTREAM INLETS PER DETAIL X/C-XXX.
- ALL SITE WALLS OVER 4.0' TOTAL HEIGHT TO BE DESIGNED BY STRUCTURAL ENGINEER.

SHEET LEGEND

EG XXX.XX	EXISTING GRADE
FG XXX.XX	FINISHED GRADE
FF XXX.XX	FINISHED FLOOR ELEVATION
G XXX.XX	GRADE AT GUTTER
TC XXX.XX	GRADE AT TOP OF CURB
TP XXX.XX	GRADE AT TOP OF PAVEMENT
TW XXX.XX	GRADE AT TOP OF WALL
RIM	RIM ELEVATION
(E)	EXISTING

[Pattern]	PRIVATE CONCRETE PAVING PER LANDSCAPE
[Pattern]	PUBLIC SIDEWALK
[Pattern]	PUBLIC ASPHALT PAVING
[Symbol]	FLOW LINE
[Symbol]	PLANTER WALL PER STRUCTURAL PLANS

GRADING AND PAVING NOTES

- NEW MONOLITHIC CURB AND SIDEWALK, 4" CONCRETE OVER 2" AGGREGATE BASE PER CITY OF PORTLAND STD. DWG. NO. P-540 AND P-551. SEE SEPARATE PERMIT MIP# XXXXX FOR INFORMATION ON PUBLIC RIGHT-OF-WAY IMPROVEMENTS.
- ASPHALT PAVING RESTORATION 3" WMAC OVER 8" AGGREGATE BASE OR MATCH EXISTING WHICHEVER IS GREATER. PER CITY OF PORTLAND STD. DWG. NO. P-506.
- SITE PAVING AND PLANTING PER LANDSCAPE, TYP.
- SAWCUT, TYP.
- PLANTER WALL PER STRUCTURAL. SEE LANDSCAPE FOR FINISH.

BORA

Bora Architects, Inc.
720 SW Washington, Suite 800
Portland, Oregon 97205
503.226.1575
www.bora.co

ISSUED FOR INFORMATIONAL PURPOSES ONLY

NOT FOR CONSTRUCTION

Ankeny

1122 SE Ankeny St
Portland, OR 97214

VEGA
CIVIL ENGINEERING LLC
503.349.1381 | WWW.VEGACIVIL.COM

MARK	DATE	DESCRIPTION
Issued:	May 19, 2021	
Scale:	1"=10'	
Drawn By:	BAH	
Reviewed By:	MSW	
File:		

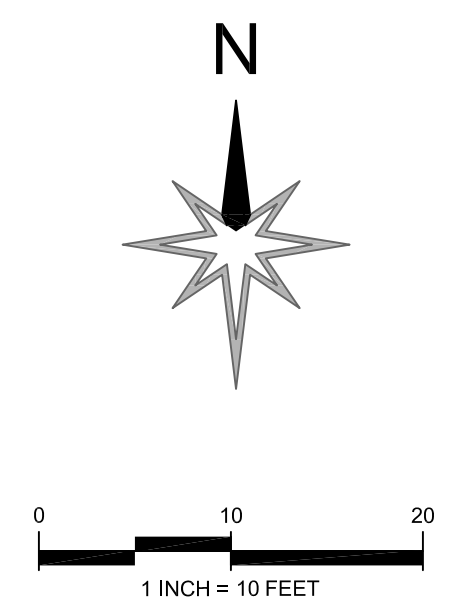
Copyright

100% Schematic Design

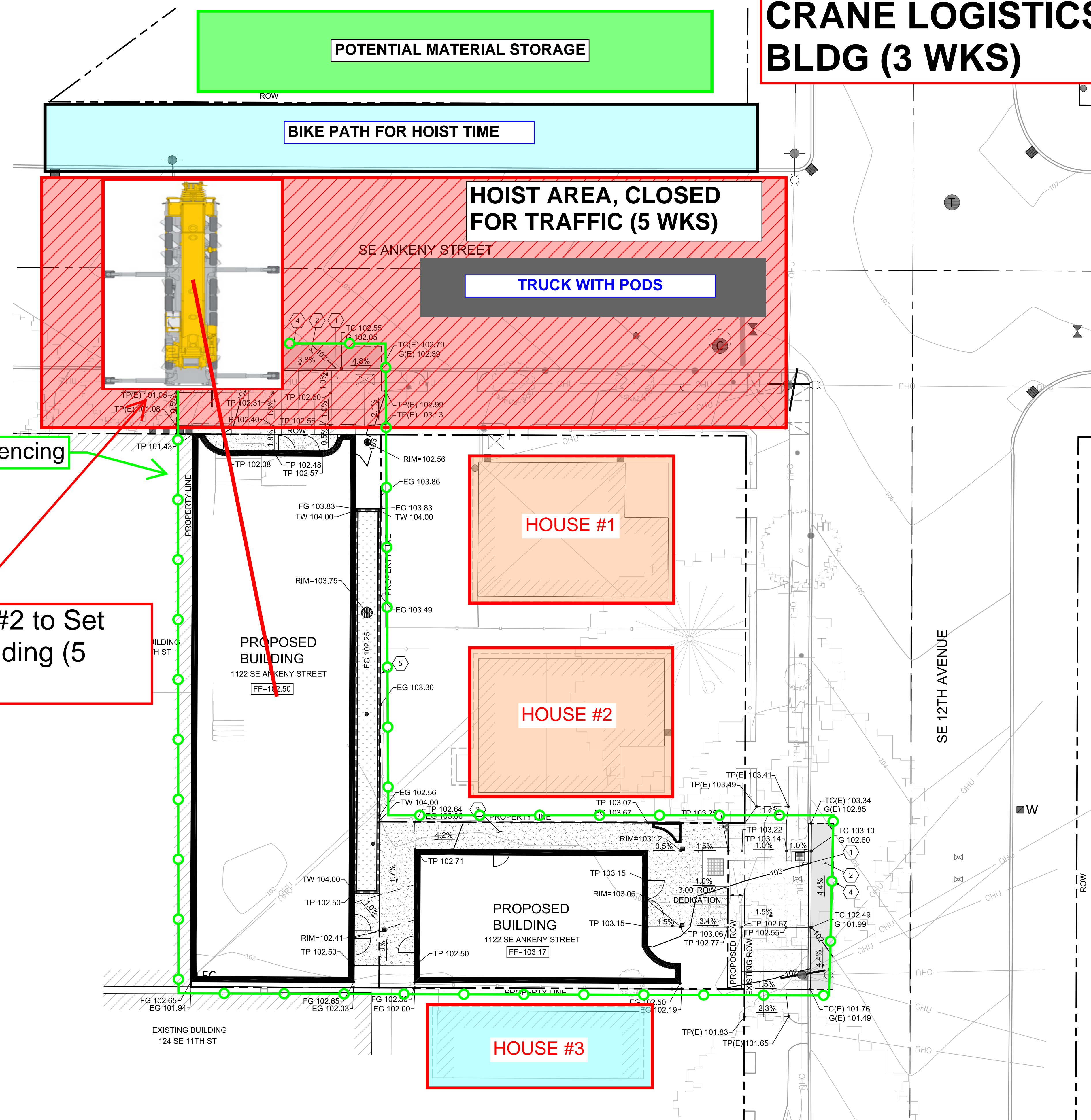
Grading, Layout and Paving Plan

C-100

GRADING, LAYOUT AND PAVING PLAN
SCALE: 1"=10'



CRANE LOGISTICS BIG BLDG (3 WKS)



POTENTIAL MATERIAL STORAGE

BIKE PATH FOR HOIST TIME

HOIST AREA, CLOSED FOR TRAFFIC (5 WKS)

TRUCK WITH PODS

HOUSE #1

HOUSE #2

HOUSE #3

Site Fencing

Pick Location #2 to Set the Larger Building (5 Stories)

GRADING, LAYOUT AND PAVING PLAN
SCALE: 1"=10'

GENERAL NOTES

1. SEE SEPARATE PERMIT MIP# XXXXX FOR INFORMATION ON PUBLIC RIGHT-OF-WAY IMPROVEMENTS.
2. INSTALL STRAW WATTLES ALONG THE PERIMETER OF THE SITE. SEE DETAIL X/C-XXX.
3. INSTALL FILTER FABRIC INLET PROTECTION AT DOWNSTREAM INLETS PER DETAIL X/C-XXX.
4. ALL SITE WALLS OVER 4.0' TOTAL HEIGHT TO BE DESIGNED BY STRUCTURAL ENGINEER.

SHEET LEGEND

- | | |
|-----------|--------------------------|
| EG XXX.XX | EXISTING GRADE |
| FG XXX.XX | FINISHED GRADE |
| FF XXX.XX | FINISHED FLOOR ELEVATION |
| G XXX.XX | GRADE AT GUTTER |
| TC XXX.XX | GRADE AT TOP OF CURB |
| TP XXX.XX | GRADE AT TOP OF PAVEMENT |
| TW XXX.XX | GRADE AT TOP OF WALL |
| RIM | RIM ELEVATION |
| (E) | EXISTING |
-
- | | |
|--|---------------------------------------|
| | PRIVATE CONCRETE PAVING PER LANDSCAPE |
| | PUBLIC SIDEWALK |
| | PUBLIC ASPHALT PAVING |
| | FLOW LINE |
| | PLANTER WALL PER STRUCTURAL PLANS |

GRADING AND PAVING NOTES

1. NEW MONOLITHIC CURB AND SIDEWALK, 4" CONCRETE OVER 2" AGGREGATE BASE PER CITY OF PORTLAND STD. DWG. NO. P-540 AND P-551. SEE SEPARATE PERMIT MIP# XXXXX FOR INFORMATION ON PUBLIC RIGHT-OF-WAY IMPROVEMENTS.
2. ASPHALT PAVING RESTORATION 3" WMAC OVER 8" AGGREGATE BASE OR MATCH EXISTING WHICHEVER IS GREATER, PER CITY OF PORTLAND STD. DWG. NO. P-506.
3. SITE PAVING AND PLANTING PER LANDSCAPE, TYP.
4. SAWCUT, TYP.
5. PLANTER WALL PER STRUCTURAL. SEE LANDSCAPE FOR FINISH.

BORA

Bora Architects, Inc.
720 SW Washington, Suite 800
Portland, Oregon 97205
503.226.1575
www.bora.co

ISSUED FOR INFORMATIONAL PURPOSES ONLY

NOT FOR CONSTRUCTION

Ankeny

1122 SE Ankeny St
Portland, OR 97214

VEGA
CIVIL ENGINEERING LLC
503.349.1381 | WWW.VEGACIVIL.COM

MARK	DATE	DESCRIPTION
Issued:	May 19, 2021	
Scale:		1"=10'
Drawn By:		BAH
Reviewed By:		MSW
File:		
Copyright		

100% Schematic Design

Grading, Layout and Paving Plan

C-100



Team Information

OWNER

HMS Development
6712 N Cutter Circle
Portland, OR 97217
Contact: Aadne Tønning
Phone: 503.283.6712

ARCHITECT

Bora Architecture & Interiors
720 SW Washington St, Suite 800
Portland, OR 97205
Contact: Leslie Cliffe
Phone: 503.226.1575

GENERAL CONTRACTOR

Anderson Construction
6712 N Cutter Circle
Portland, OR 97217
Contact: Brad Nile
Phone: 503.283.6712

CIVIL ENGINEER

Vega Civil Engineering
1300 SE Stark St, Unit 207
Portland, OR 97214
Contact: Martha Williamson
Phone: 503.928.7082

LANDSCAPE ARCHITECT

Ground Workshop
5744 E Burnside St, Ste 103
Portland, OR 97215
Contact: Tommy Solomon
Phone: 971.544.7418

STRUCTURAL ENGINEER

Holmes Structures
555 SE MLK Blvd, Ste 602
Portland, OR 97214
Contact: Bassam Bazzi
Phone: 503.673.9323

COMMUNITY ENGAGEMENT

Self Enhancement, Inc
3920 N Kerby Ave
Portland, OR 97227
Contact: Anthony Deloney
Phone: 503.249.1721

Table of Contents

PROJECT VISION	3
CONTEXT	6
DESIGN	11
BUILDING PLANS	16
PROGRAMMING	17
EXTERIOR	24
ELEVATIONS	30
PUBLIC REALM	35
DETAILS	38
SHADOW STUDIES	39
LANDSCAPE	41
LIGHTING	44
DIAGRAMS	46
FAR	47
GROUND FLOOR WINDOW	48
BIRD SAFE GLAZING	49
MODIFICATIONS / ADJUSTMENTS	50
BIKE PARKING	51
LOADING	52

Project Vision



Photography Credit:
Mark Boling

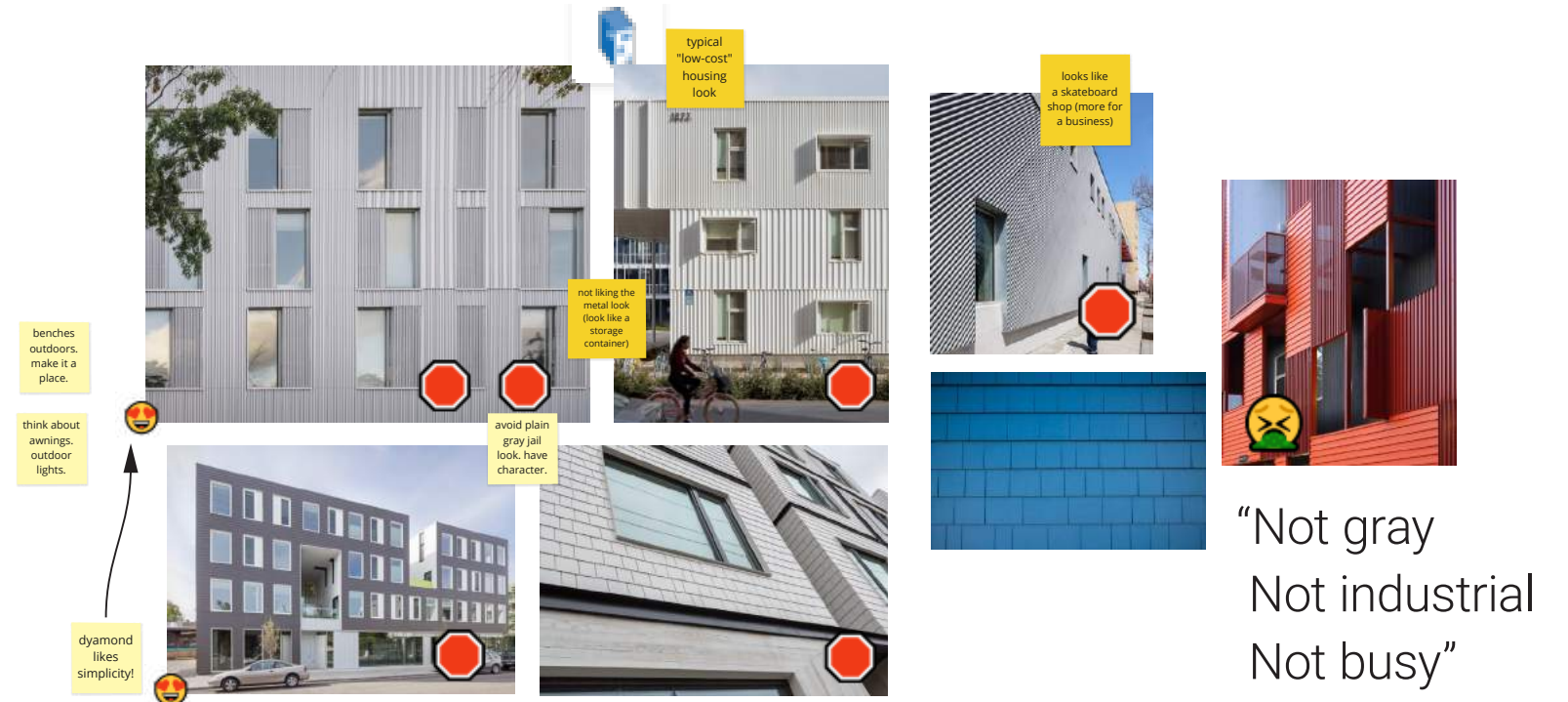
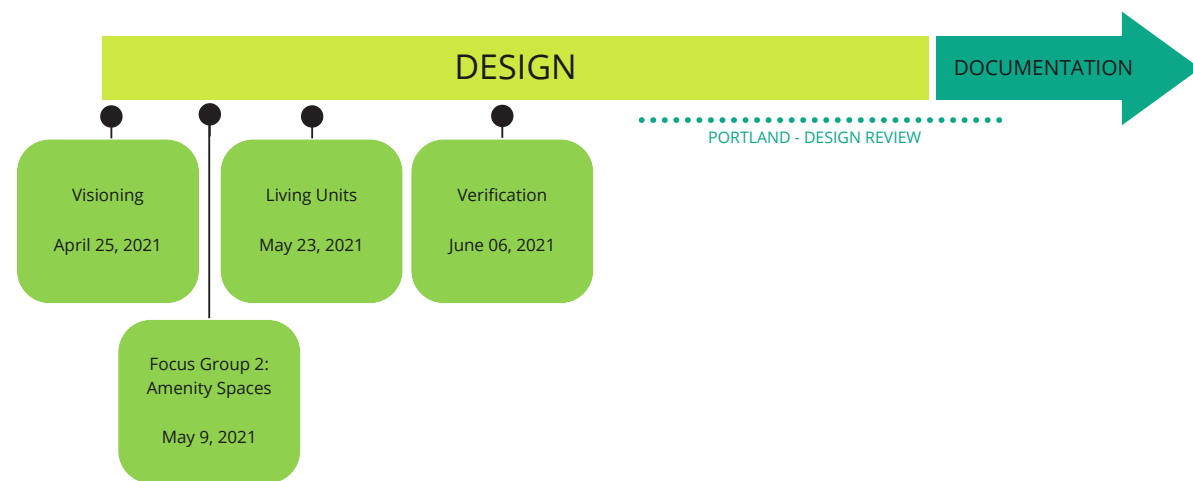


This project seeks to create a home for young Black professionals in Portland interested in a career in the AEC industry—a place where they can live together in community to support one another in a city where few share their lived experience as a person of color.

Our design aims to deliver a building that provides an inspiring place to live and commune while working to fit into the existing fabric of the neighborhood through simplicity of form and materiality.

Through regular conversations with a focus group of aspiring and current young Black professionals, our community engagement and outreach works to challenge structural inequities by listening to and working with communities who have been marginalized by design processes in the past.

These conversations are informing our approach to design through discussions around building character, amenities, and unit arrangement.



Context

BUILDING SITE



Historic Context

Revitalized Industrial

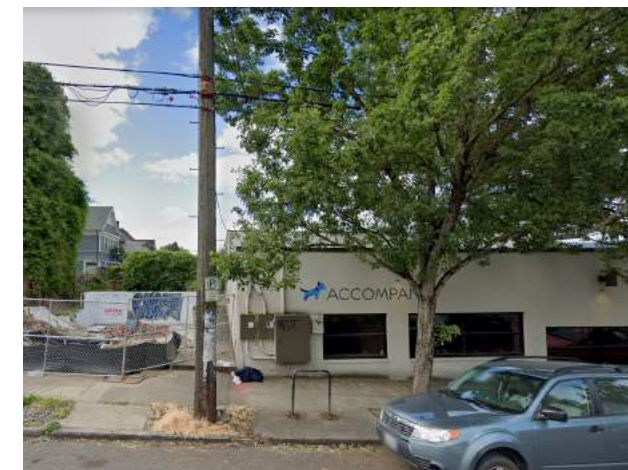
New Urban Buildings

Street Art

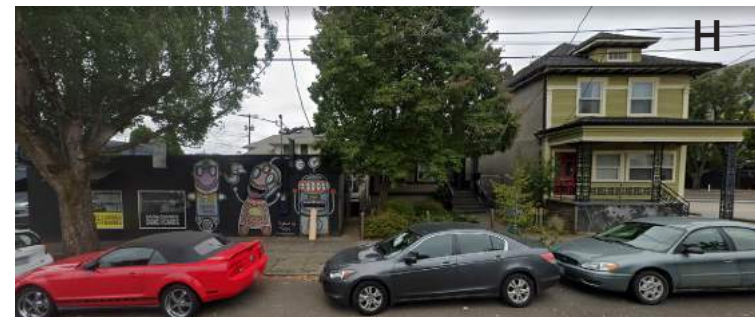
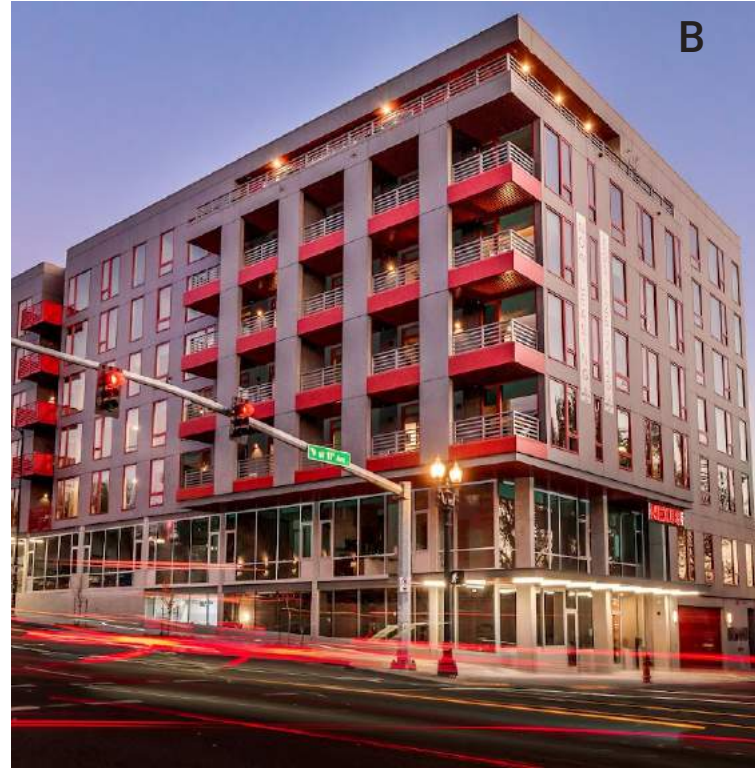
Bike Commutes



Sandy & 12th, 1948



SITE CONTEXT



Relation to Adjacent Buildings

The adjacent buildings provide an eclectic setting of old and new buildings which employ a variety of building materials.

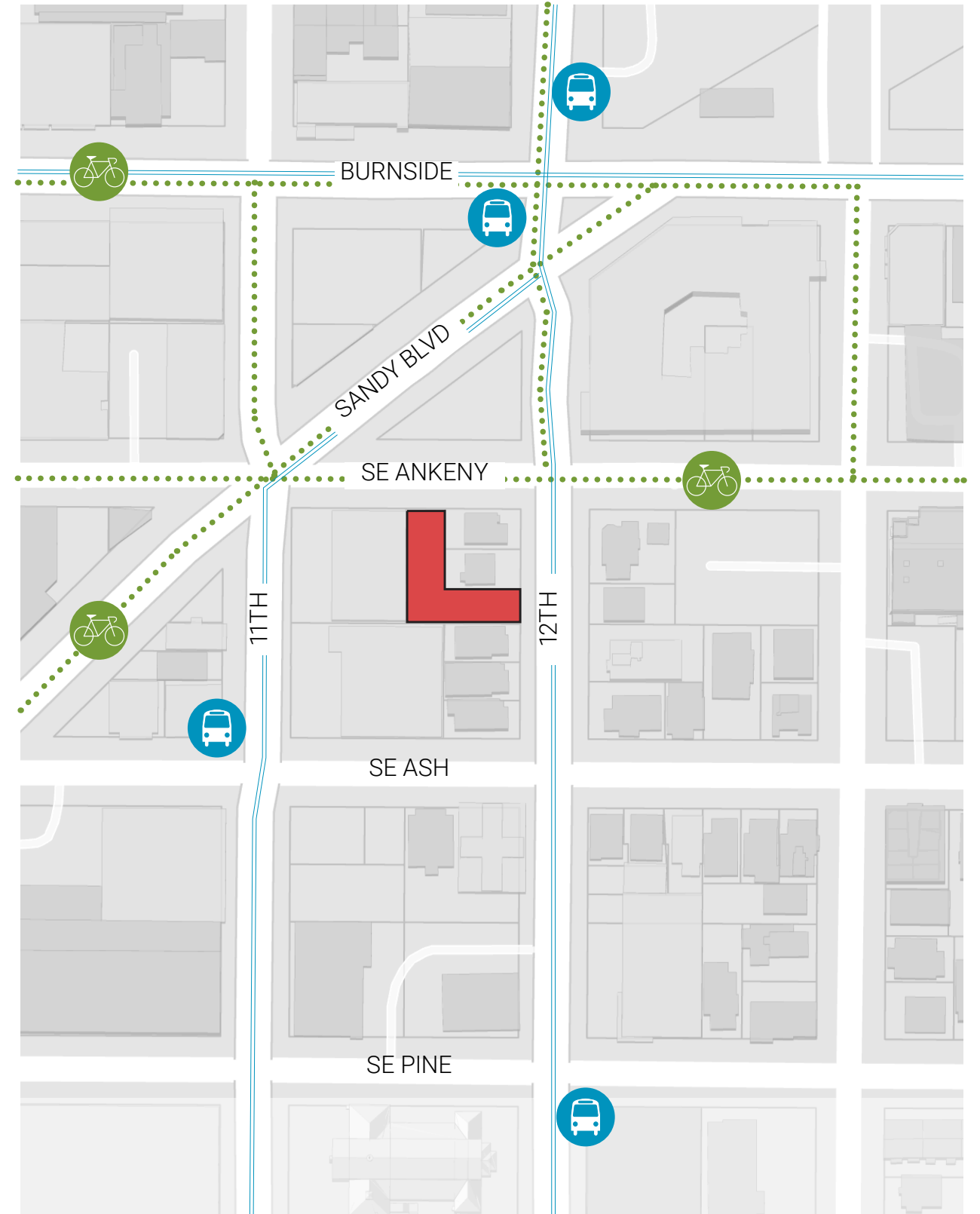
EXISTING CONDITIONS



VIEW ALONG 12TH



VIEW ALONG ANKENY



Design



CONTEXT

Building scale, height change and set back on 12th providing more solar access and buffering to neighboring homes appreciated.

Entry facade on 12th needs to more intentionally respond to it's context with materiality, landscaping and detailing. Larger portion of building should limit it's impact on the solar access to adjacent properties and use landscaping to increase privacy and bring down scale.

PUBLIC REALM

Ground floor with glazing, art and active spaces and direct access to bike room from street well received.

Canopies and a more inviting entry on 12th desired. Reduction in landscaping opposed given the existing context on the street.

QUALITY & PERMANENCE

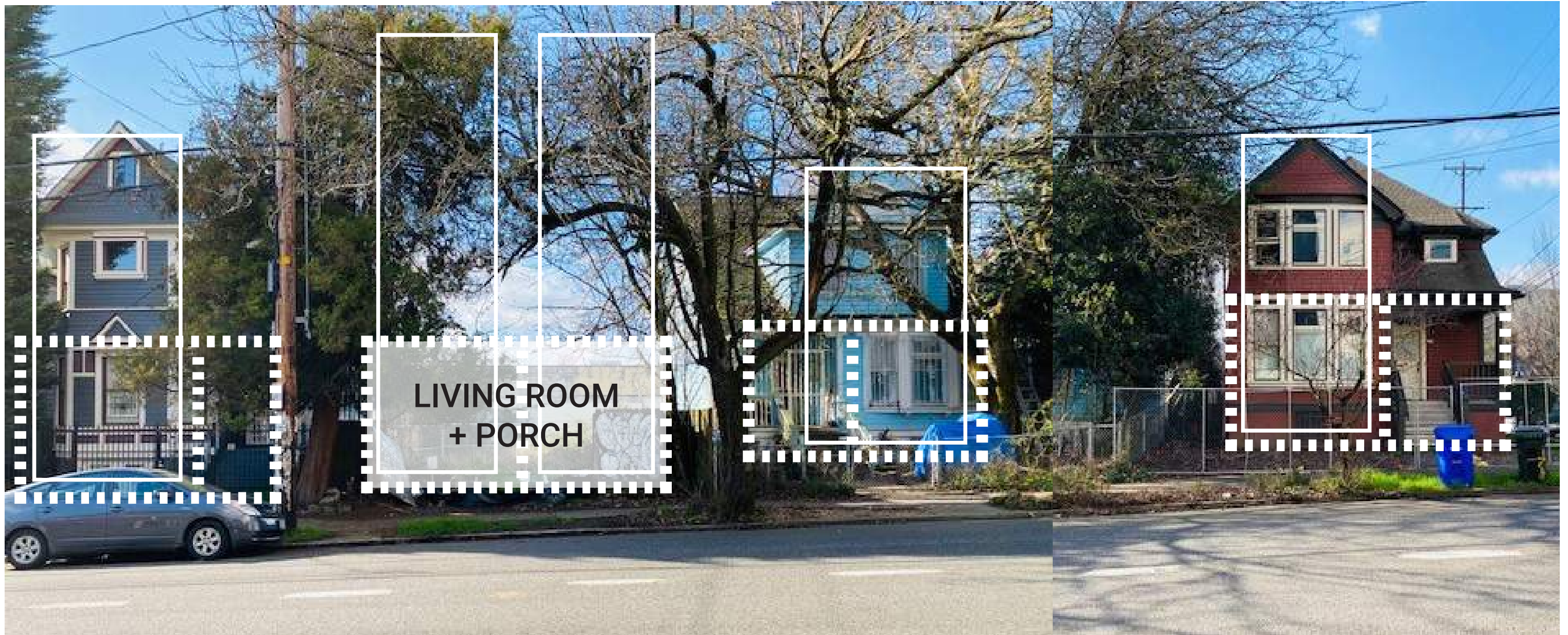
Composition and application of materials well received.

More information needed about the quality of materials as well as the detailing of the facade.



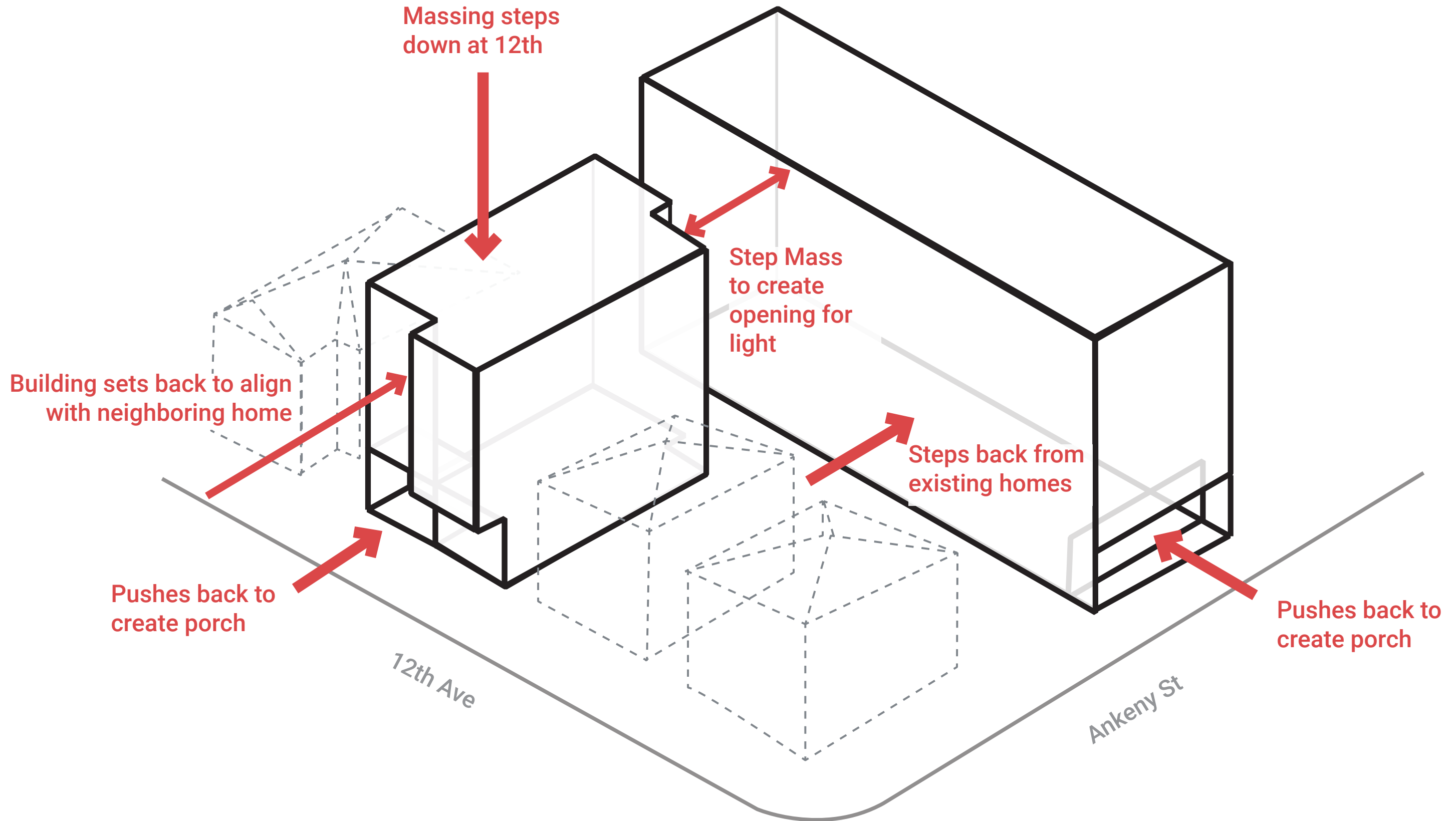
Responsive to House and Building Scale

The building massing purposefully stays at a lower height along 12th, and steps up along Ankeny to a more commercial building scale.



Responsive to Immediate Neighbors

Along 12th, the ground floor steps back from the property line, to align with the face of the house to the south. A front porch and living room face the street mimicking the ground level program of the existing homes along the block.



Building Plans

ZONING INFORMATION + PROGRAM SUMMARY

YBP ANKENY

ZONING SUMMARY

1122 SE Ankeny St.

EXd – Central Employment

Site area 5,290 sf

FAR 3:1 Base 16,140 sf

Inclusionary Housing Bonus – 3:1 16,140 sf

Total FAR 6:1 32,280 sf

Proposed Building FAR 19,999 sf (see program summary)

Base Height 50'

Housing Height Bonus 75'

Proposed Building Height 54'

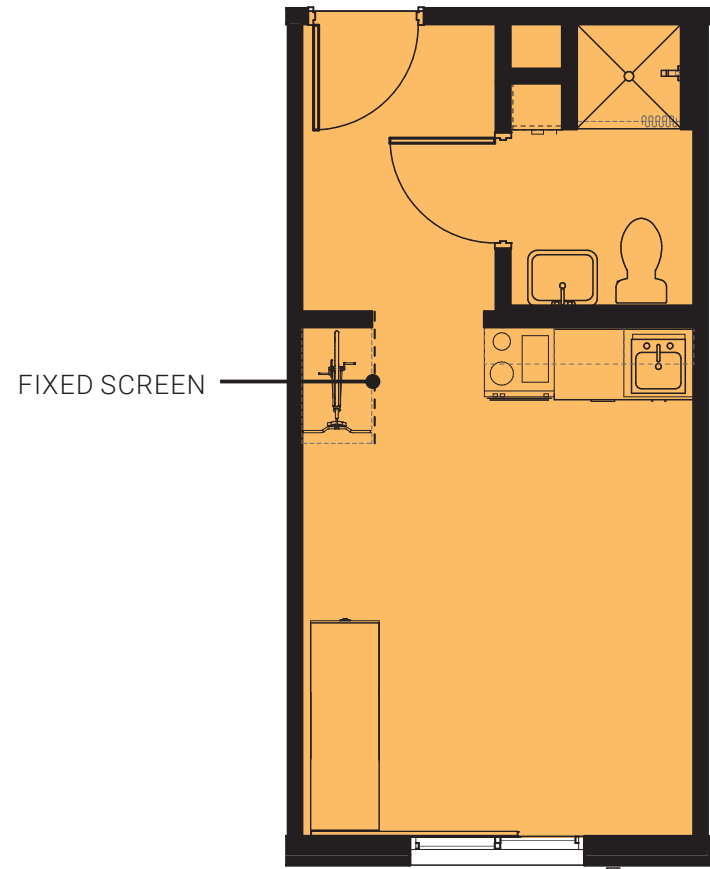
Inclusionary Housing 100% of units at 60% MFI

PROGRAM SUMMARY

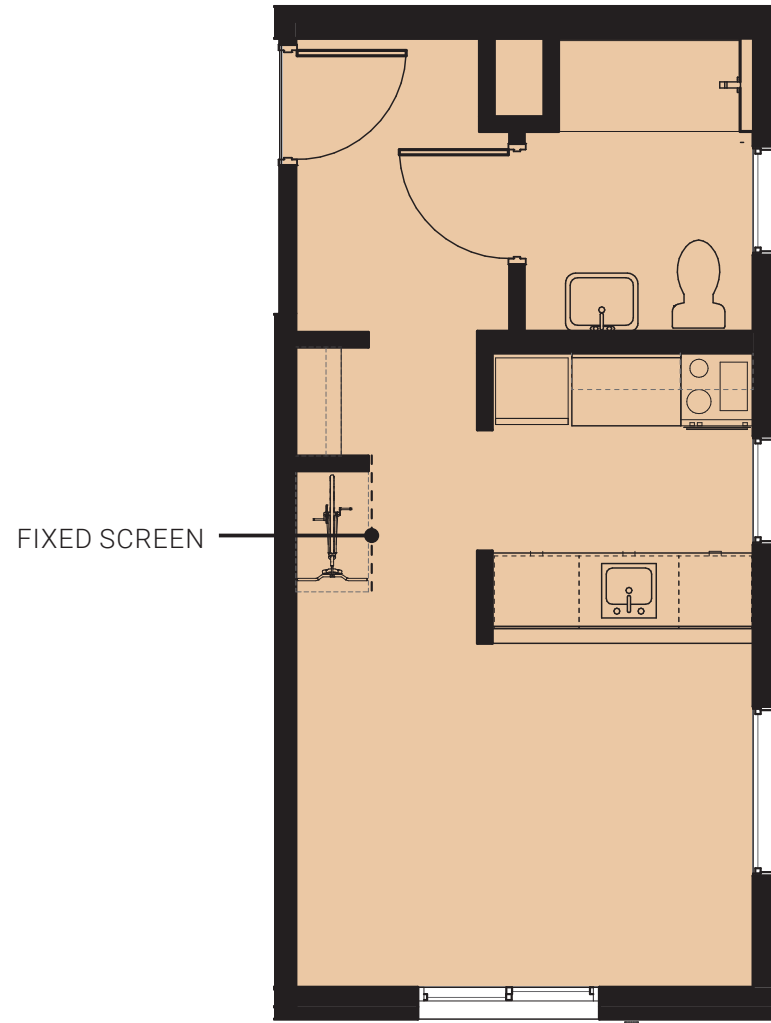
RESIDENTIAL UNITS	#	AVG NSF	TOTAL NSF	% of TOTAL
Studio A1	25	296	9,456	61.0%
Studio A3/A4	12	310	3,720	29.3%
Studio Type A - A2	4	382	1,312	9.8%
	41		10,768	100%

APARTMENT AMENITIES	SF	EXTERIOR	
Lobby/ Mail	260		
Trash/Recycling	133		
Water	110		
Elec/MDF	132		
IDF (3 @ 15 sf)	45		
Generator	193		
Bike Storage		286	
Laundry/ Common Area	210		
Front Porch		80	
	1,083		

LEVEL	#	GSF	TOTAL GSF
Level 1	1	3,644	3,948
Level 2	1	4,430	4,425
Level 3	1	4,430	4,425
Level 4	1	4,430	4,137
Bike rm (not included in FAR)	1	312	286
Level 5	1	2,874	2,874
Roof	1	191	190
TOTAL PROPOSED	7		20,285
TOTAL FAR			19,999



STUDIO
MODULE



TYPE-A COMPATIBLE
MODULE

The Benefits of Modular Construction




Modular construction for less disruptive, rapid construction on site.

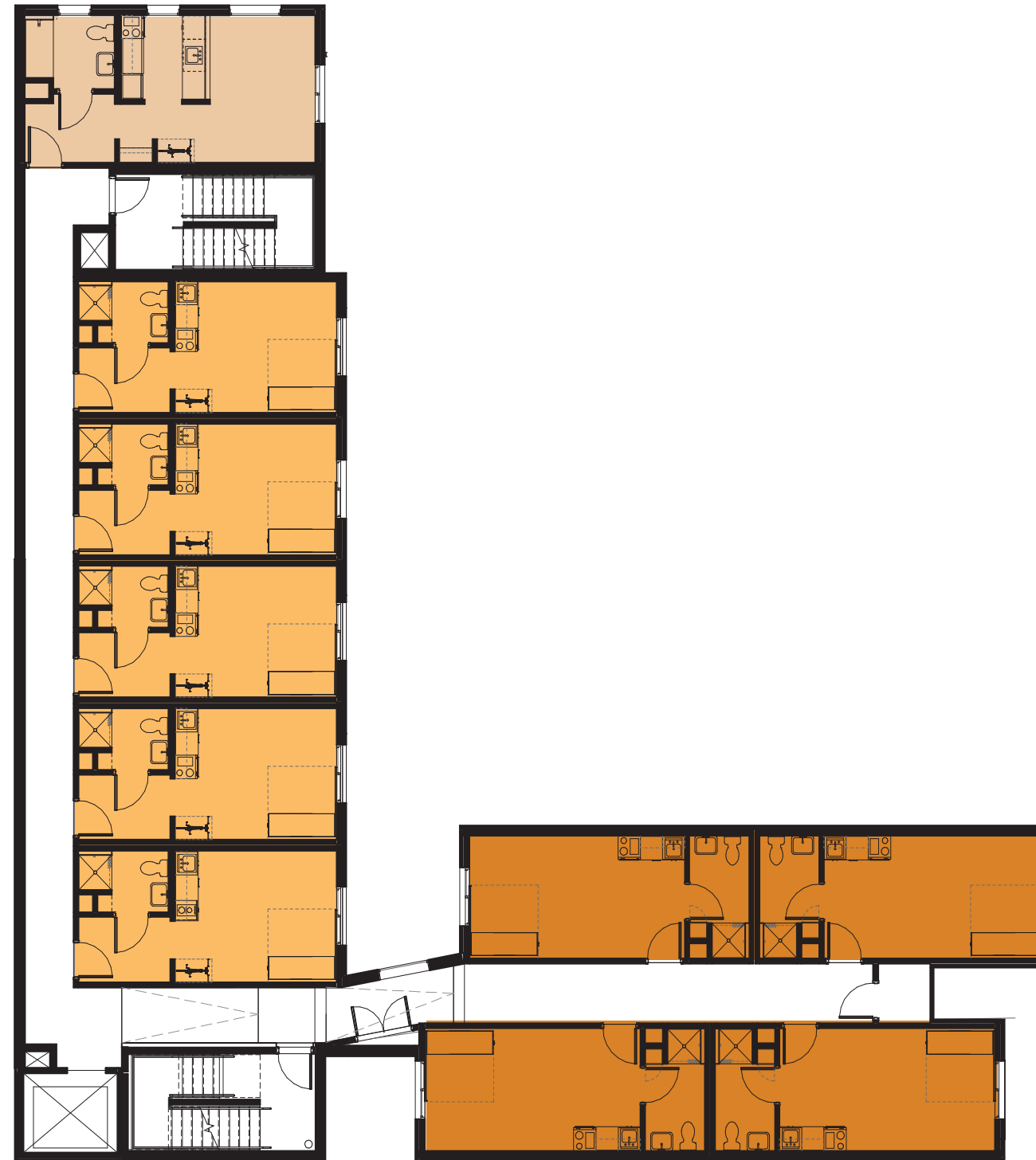
GROUND FLOOR PLAN

- TYPE A-COMPATIBLE STUDIO UNIT
- FRONT ENTRY STUDIO UNIT
- SIDE ENTRY STUDIO UNIT
- UTILITIES
- AMENITIES







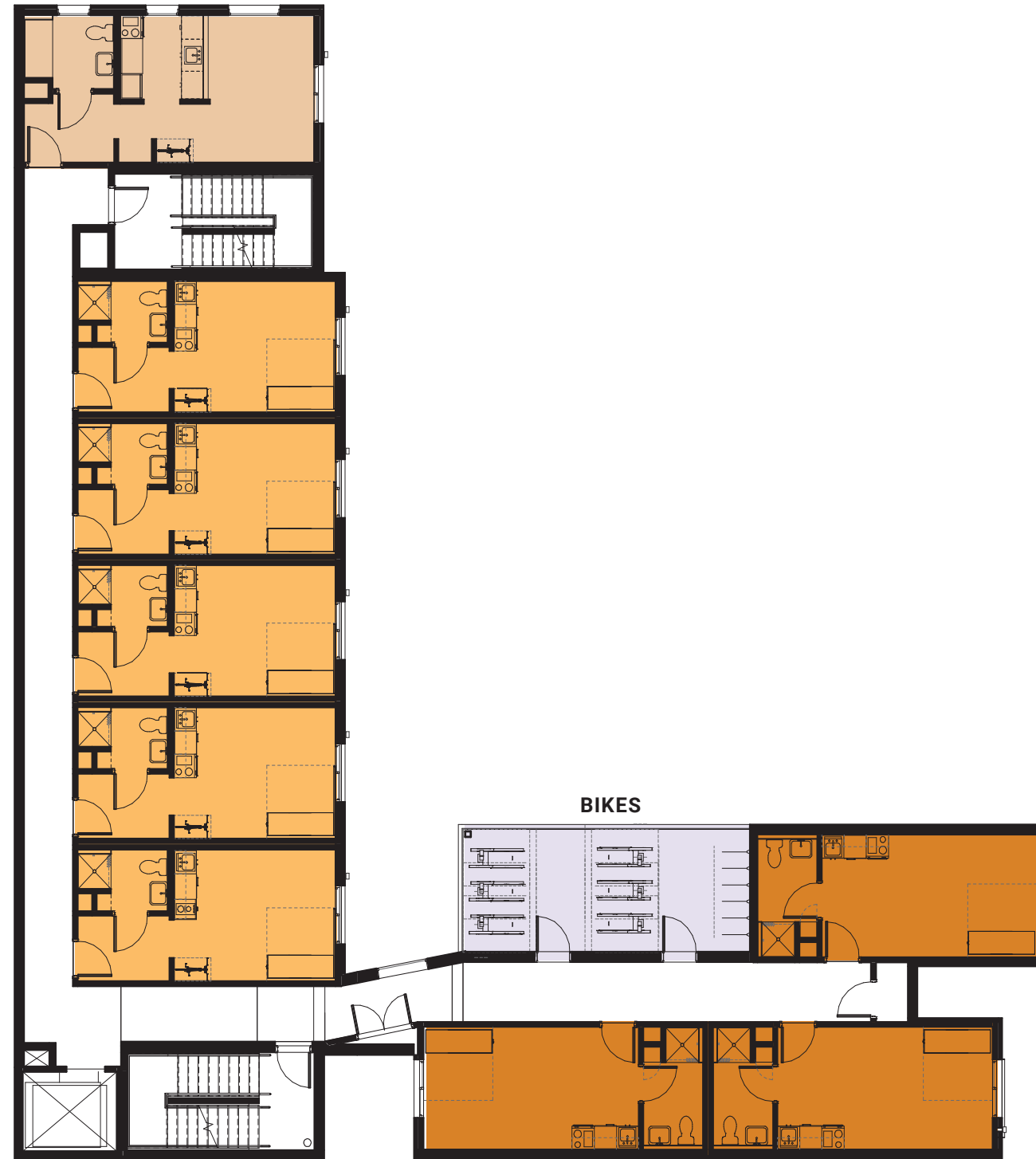
LEVELS 2-3

-  TYPE A-COMPATIBLE STUDIO UNIT
-  FRONT ENTRY STUDIO UNIT
-  SIDE ENTRY STUDIO UNIT





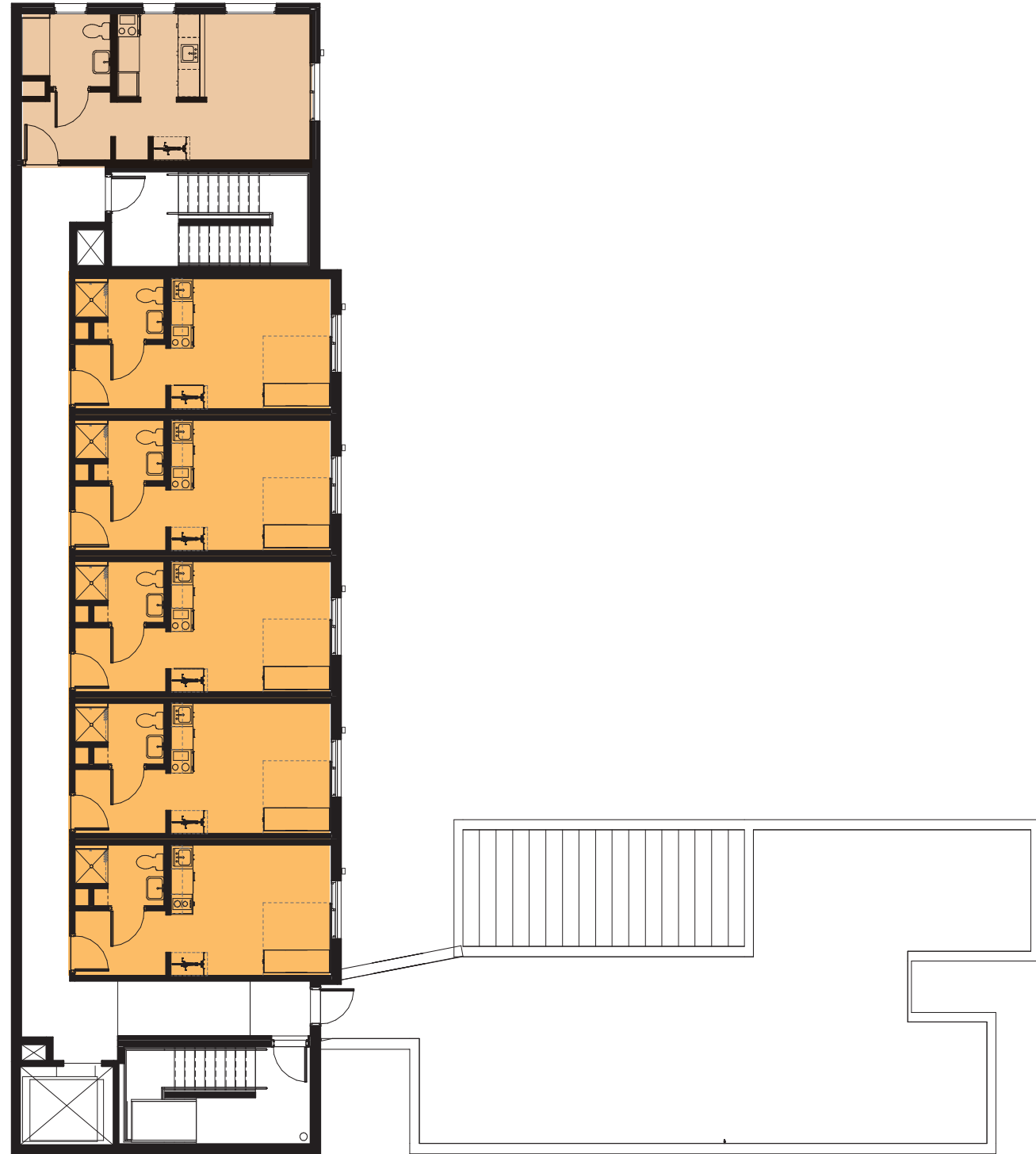
LEVEL 4

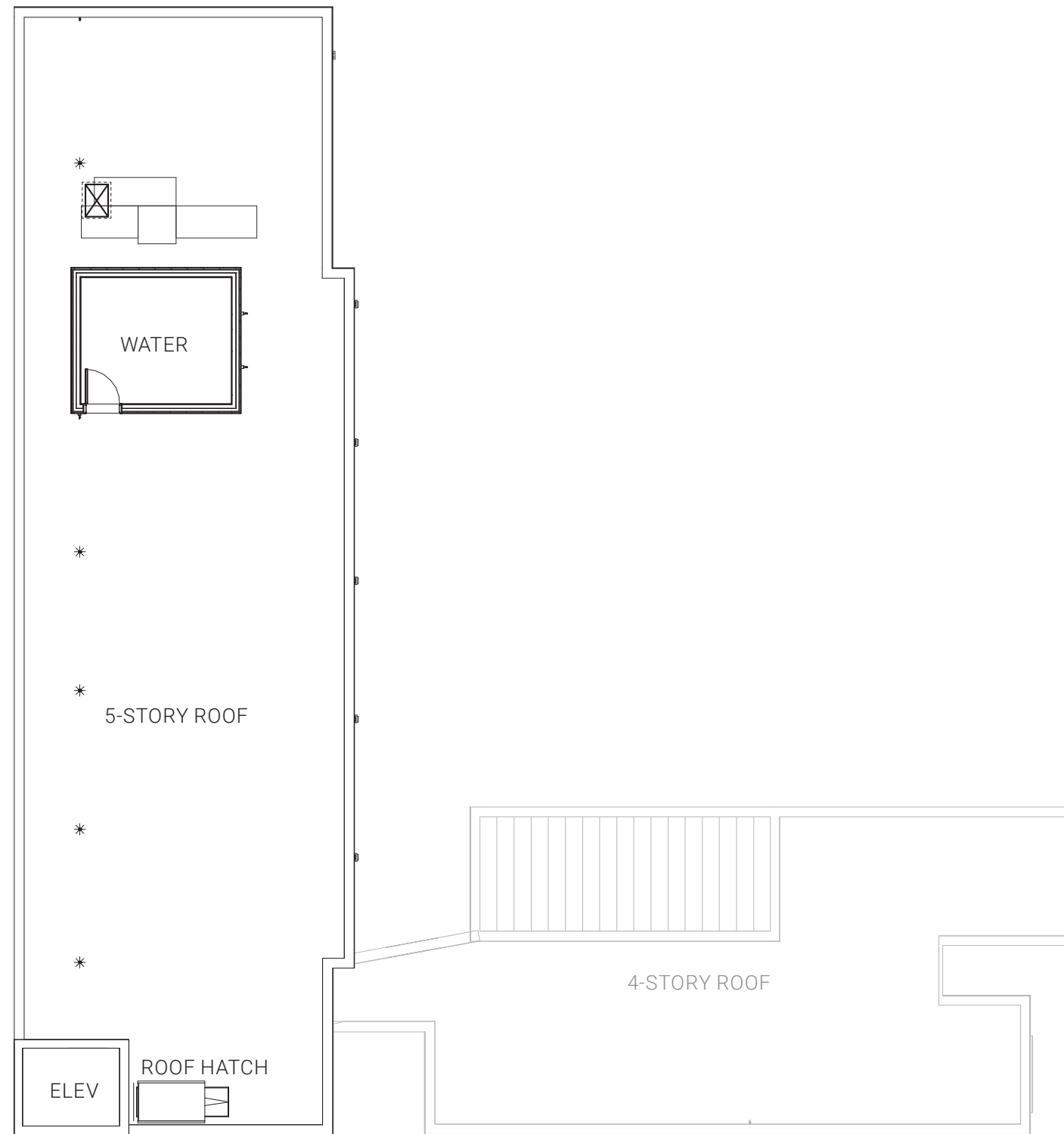
-  TYPE A-COMPATIBLE STUDIO UNIT
-  FRONT ENTRY STUDIO UNIT
-  SIDE ENTRY STUDIO UNIT
-  AMENITIES



LEVEL 5

-  TYPE A-COMPATIBLE STUDIO UNIT
-  FRONT ENTRY STUDIO UNIT





Exterior



Fibercement Panel



Public Art/Mural



Wire Mesh Gate



Wood Fence



Fibercement Plank Siding



Pavers



Storefront



Fiber Cement Panel Surround

Operable Sliding Window

Fiber-Cement Plank Siding

Accent Metal / Color At Window

Storefront

Entry

RACC Mural Wall

Covered Porch



12th Ave View



12th Ave View

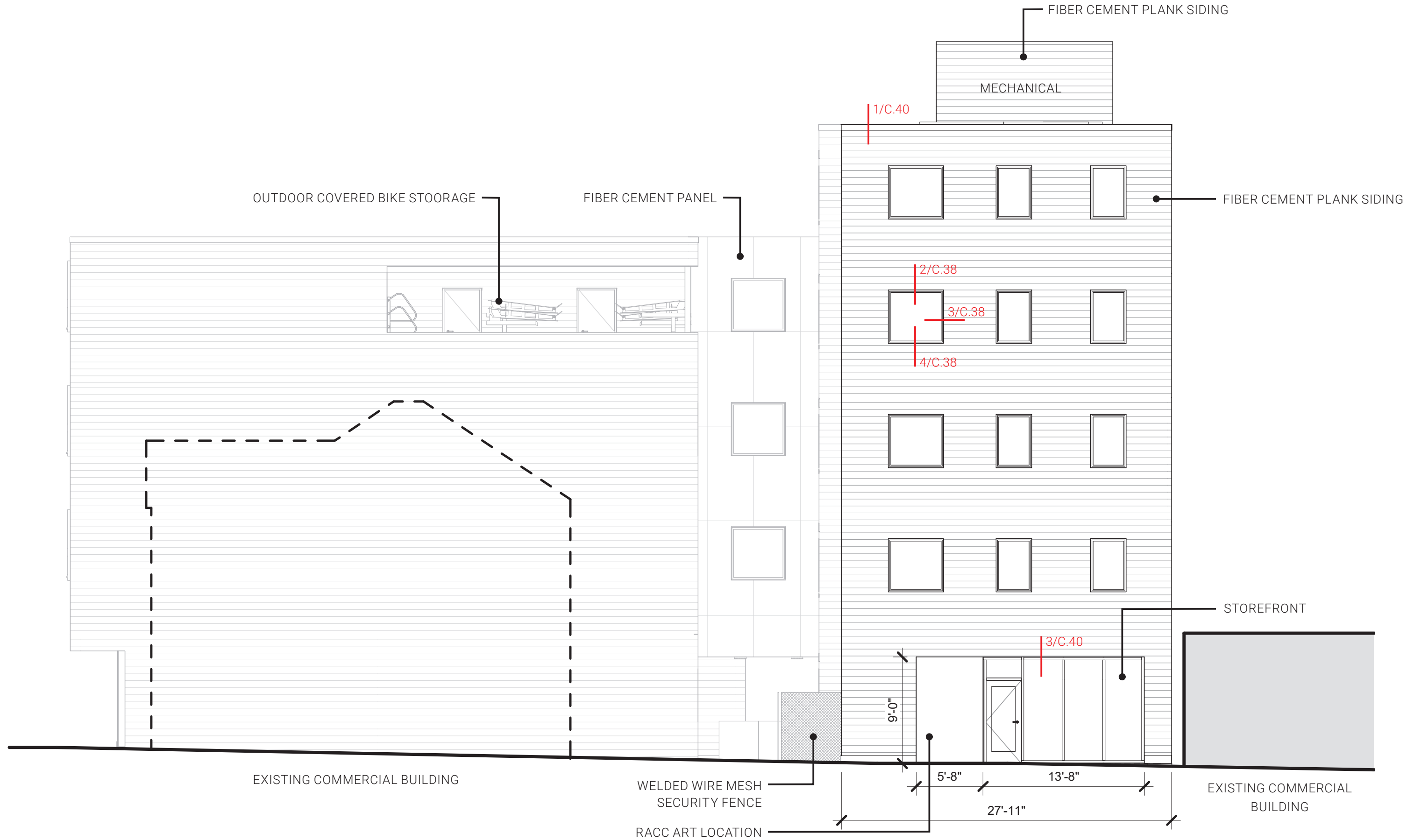


Ankeny Street View



NE Axonometric

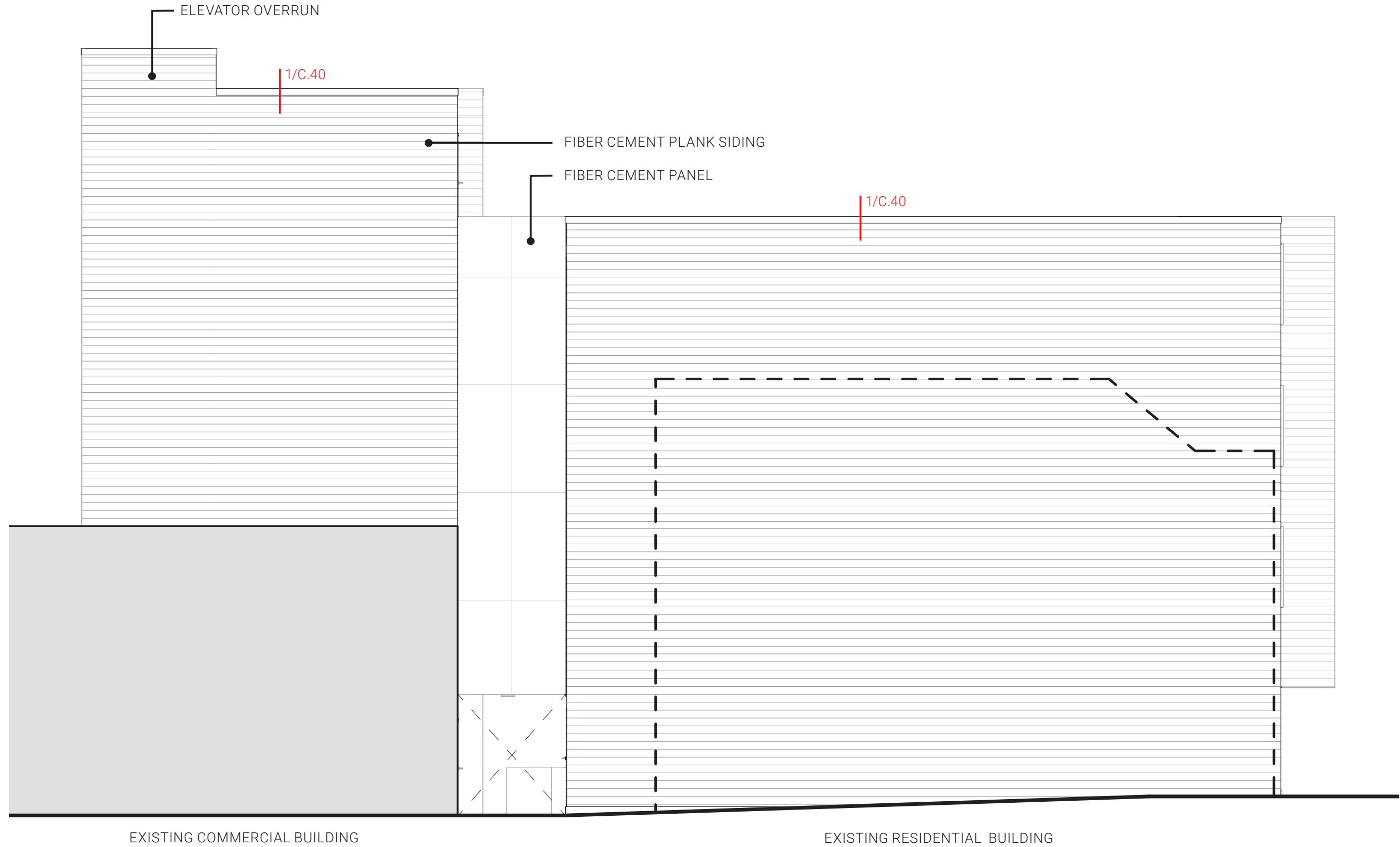
NORTH ELEVATION



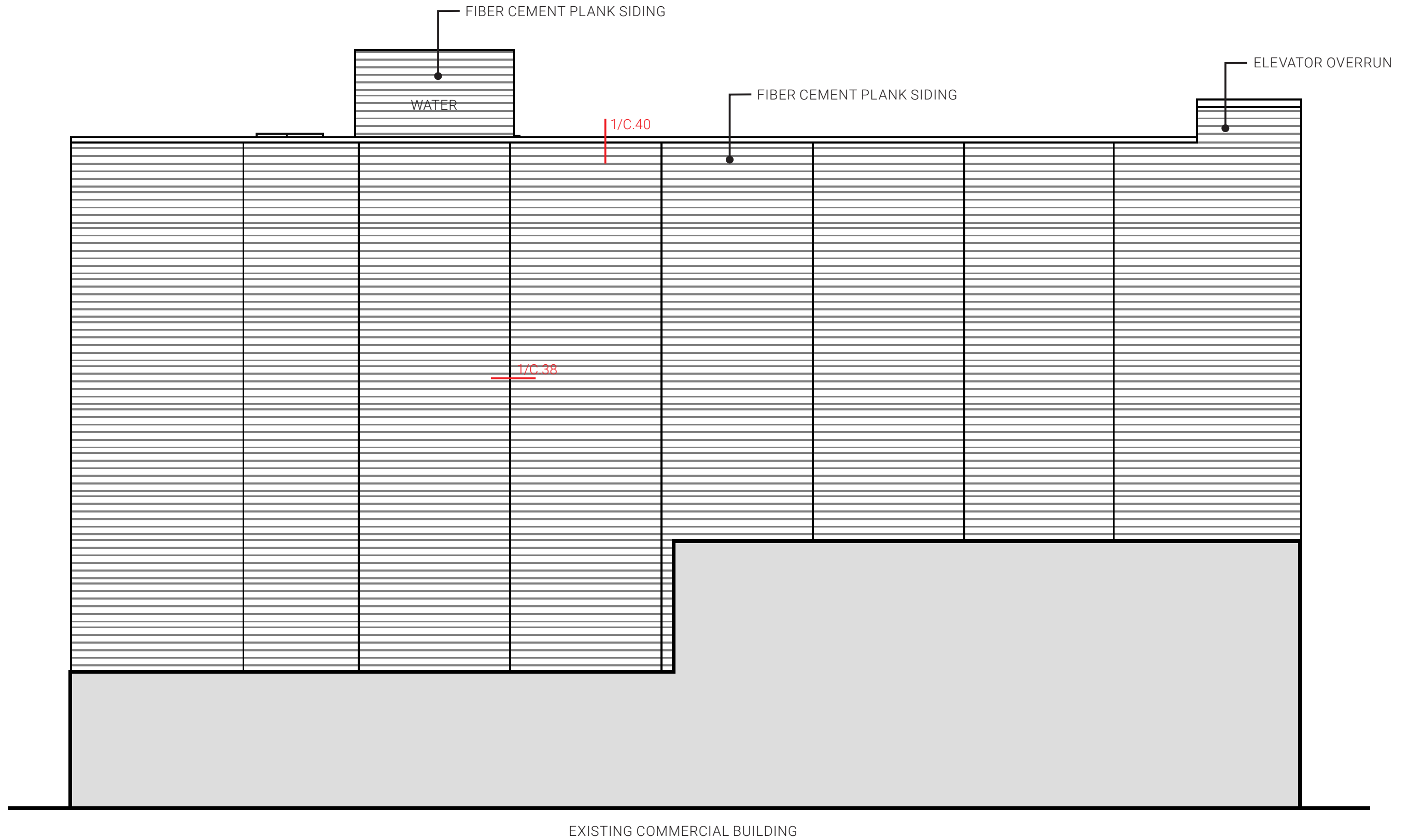
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

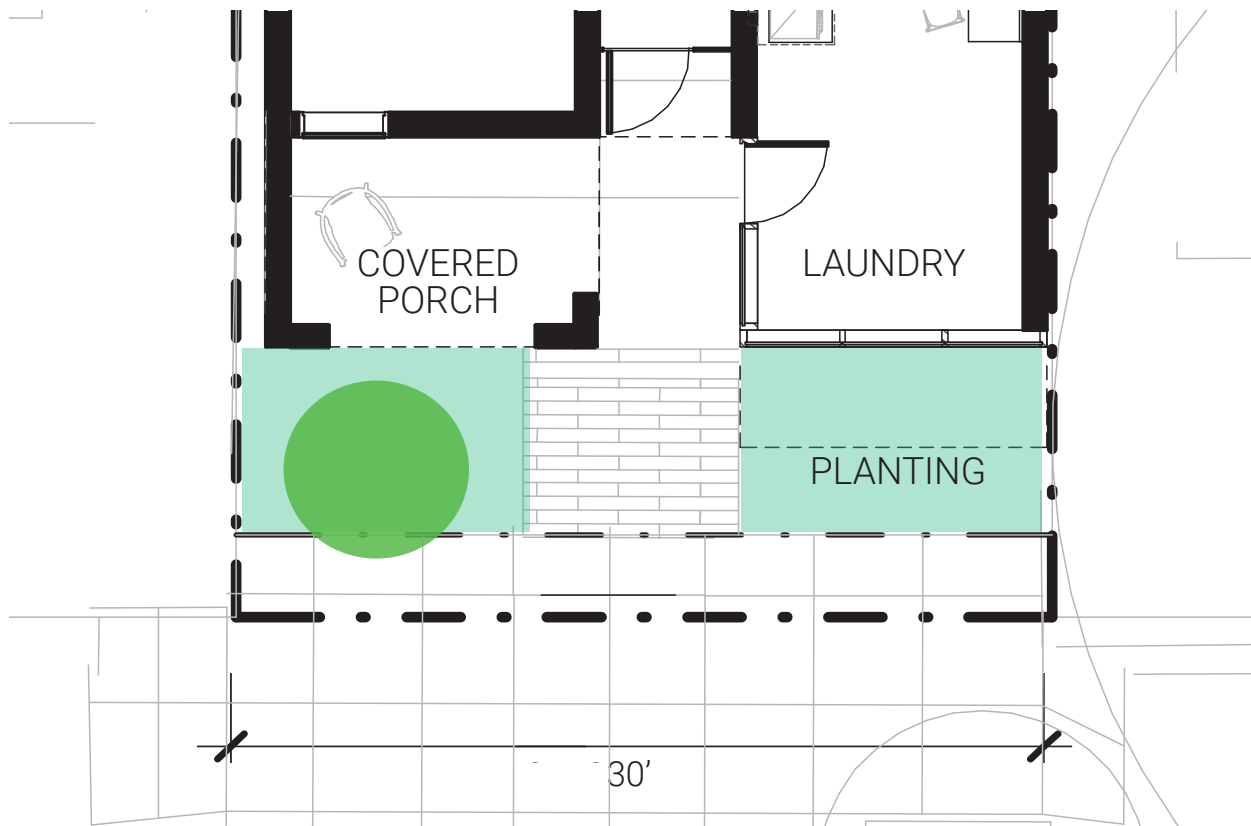


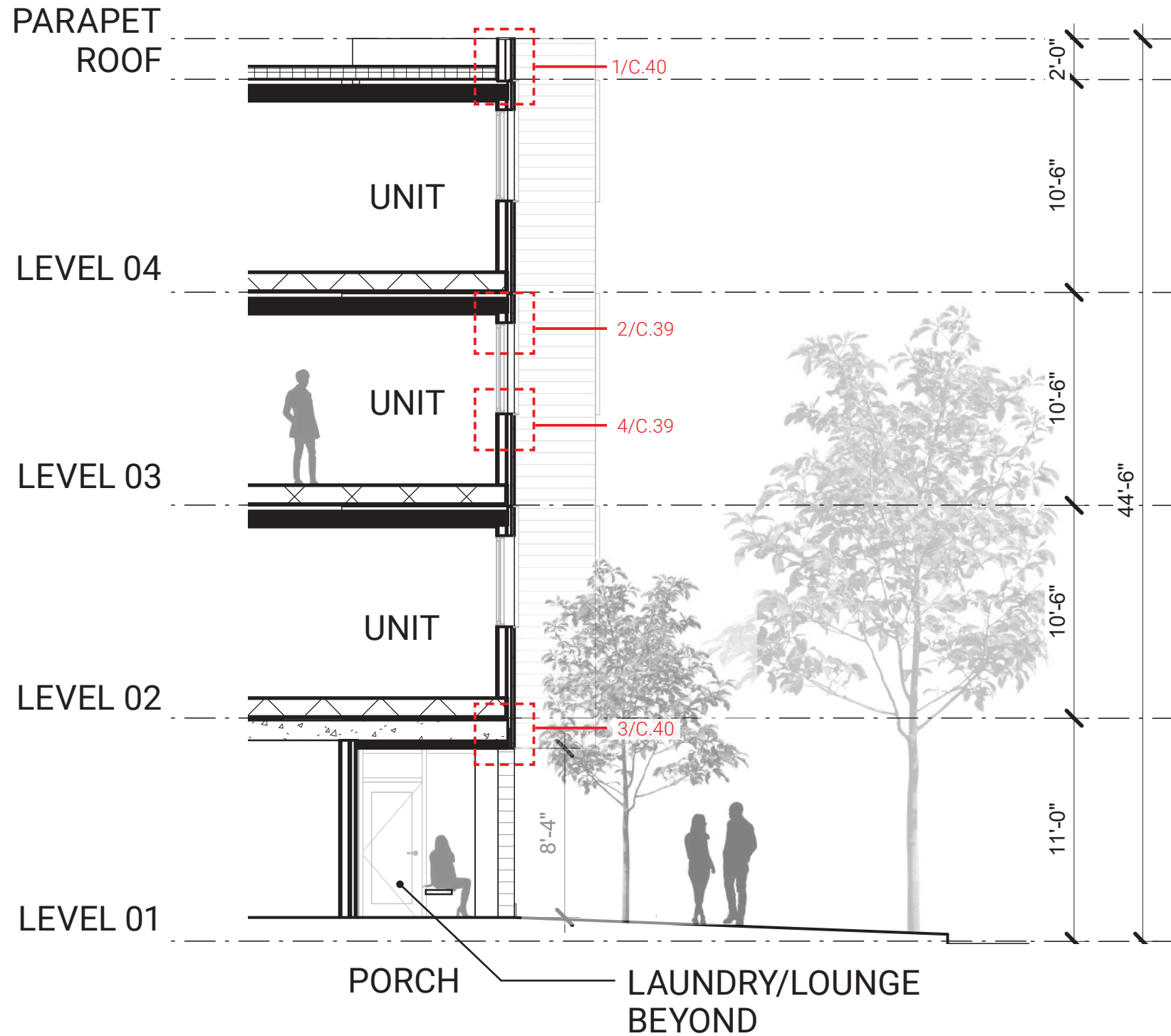
Public Realm

East Elevation - 12th Avenue

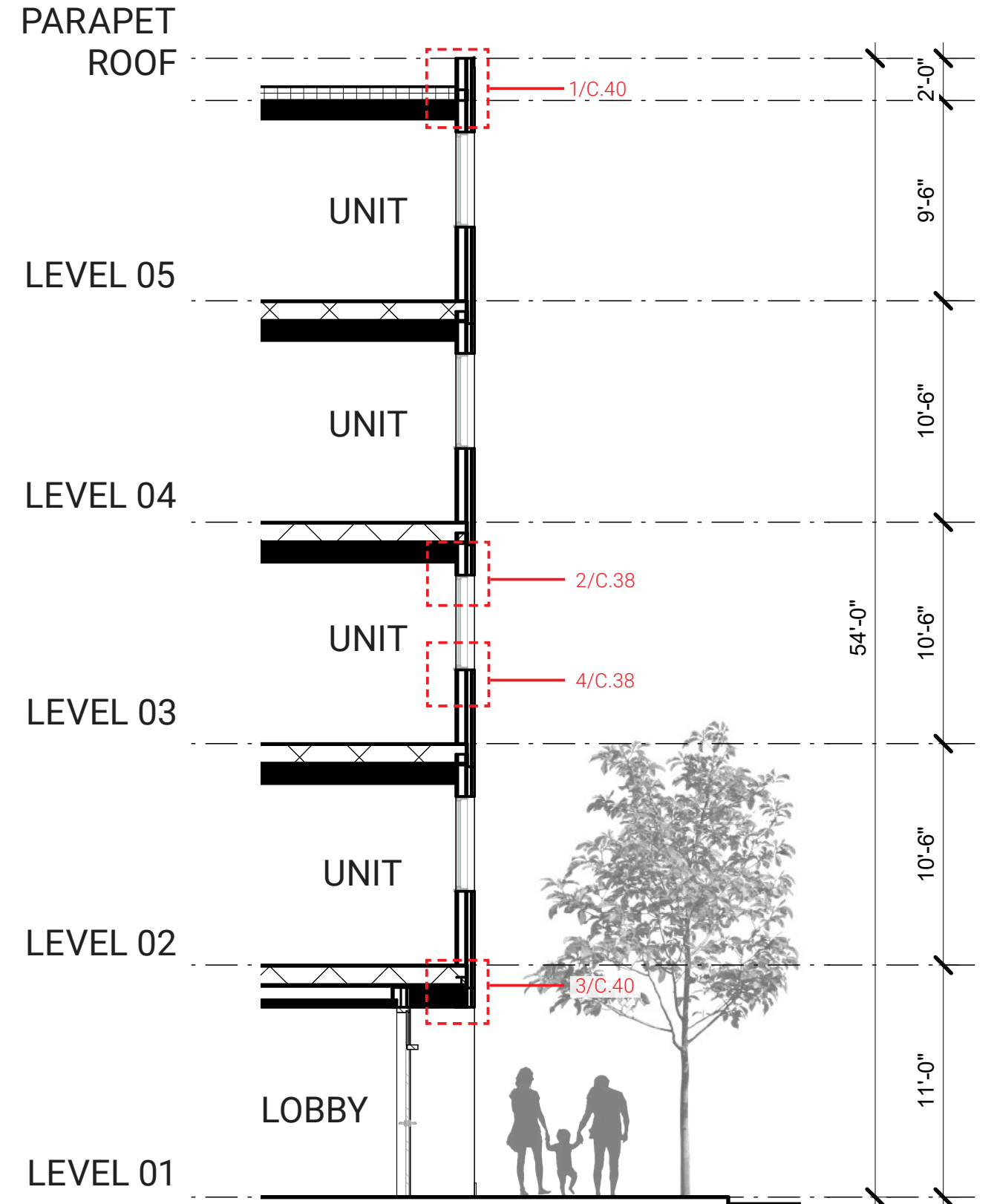


North Elevation - Ankeny Street

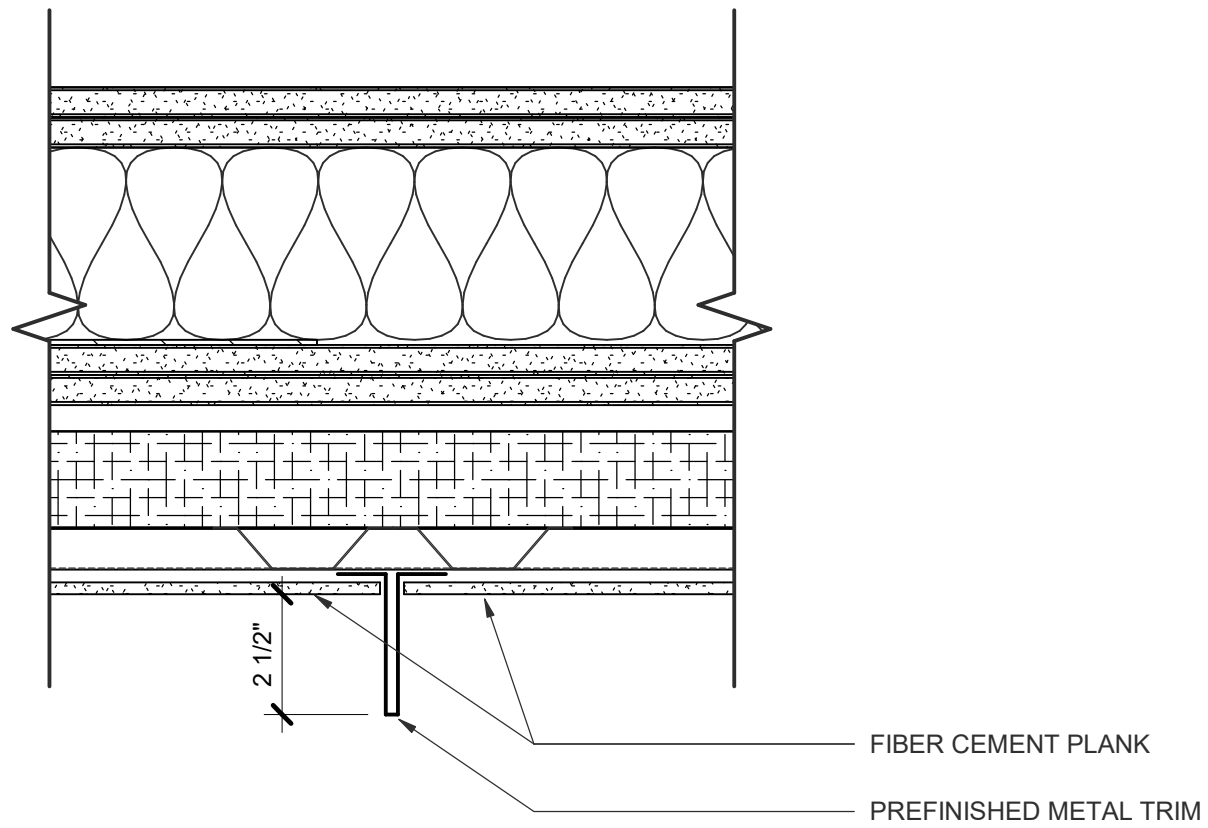




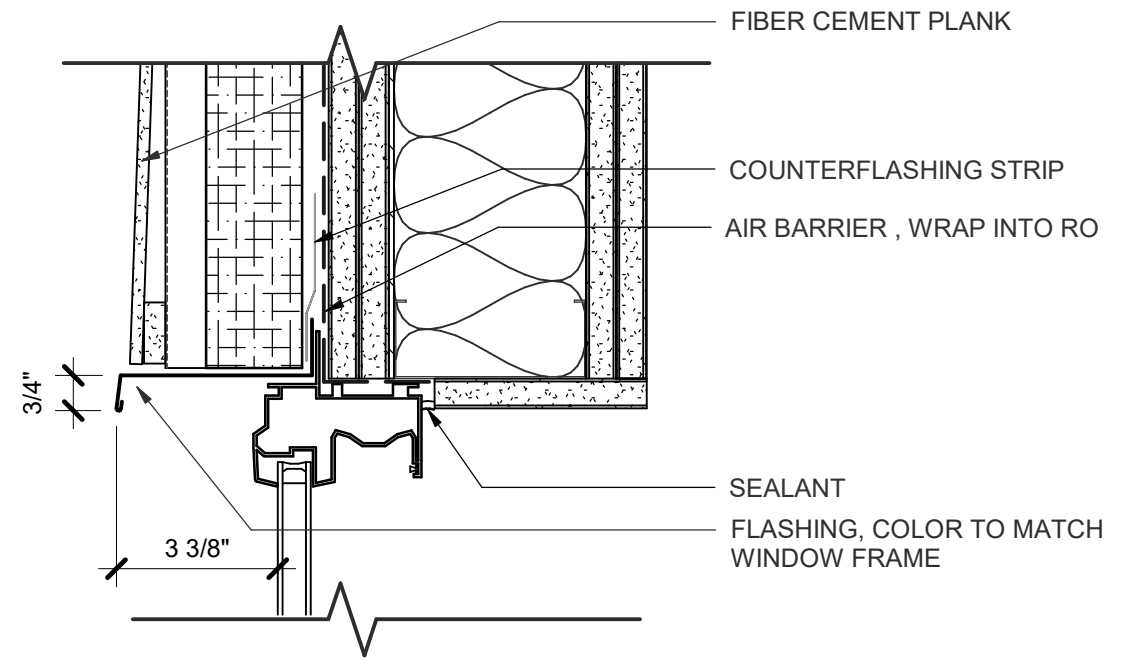
12th Avenue



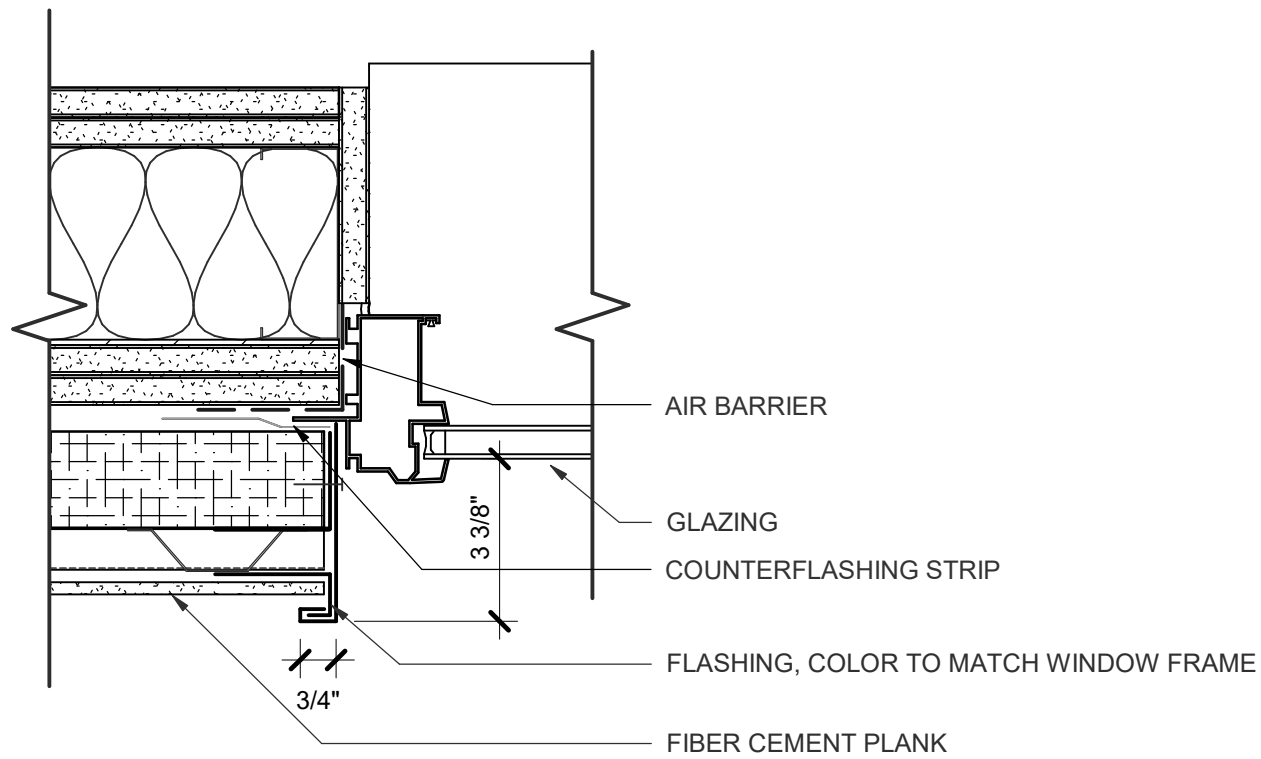
Ankeny Street



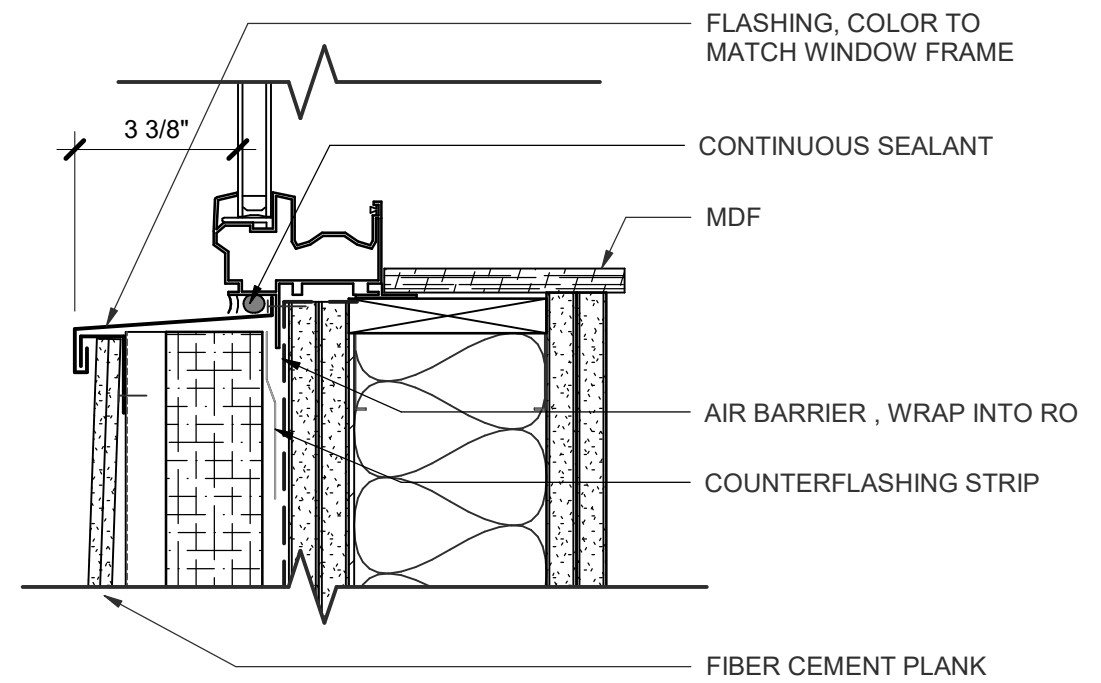
① VERTICAL JOINT TRIM
 3" = 1'-0"



② TYPICAL WINDOW HEAD
 3" = 1'-0"

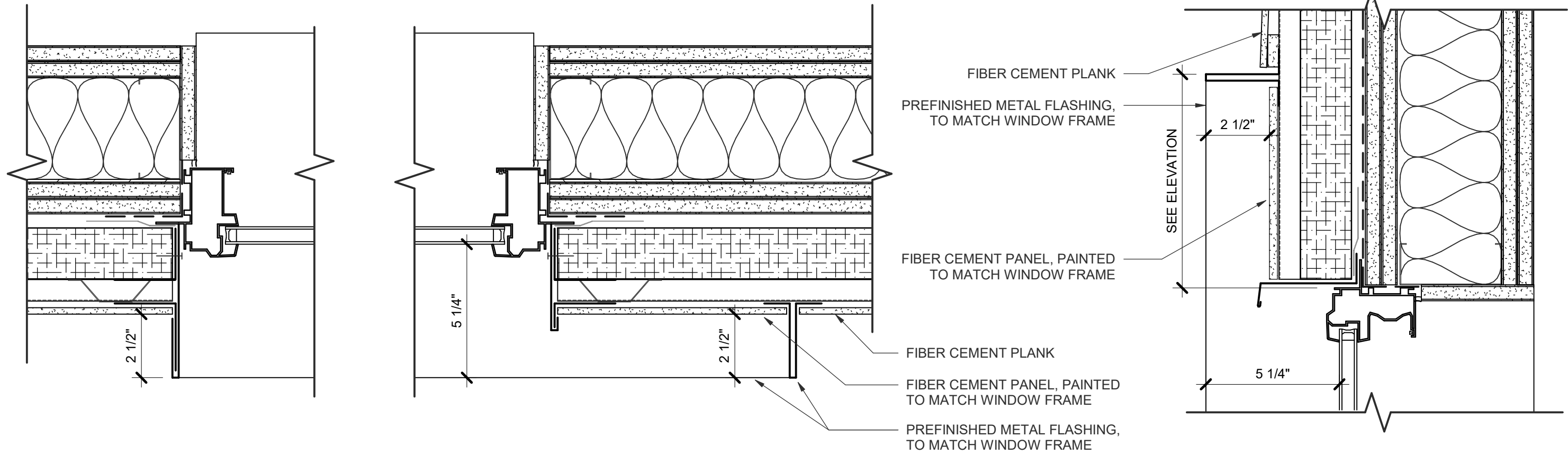


③ TYPICAL WINDOW JAMB
 3" = 1'-0"



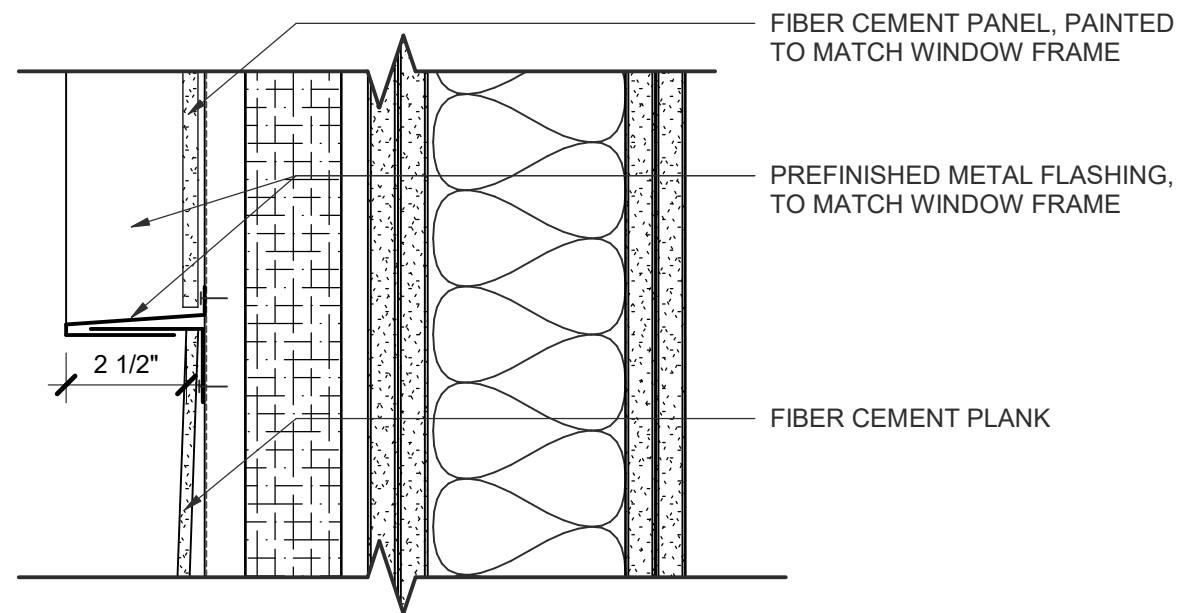
④ TYPICAL WINDOW SILL
 3" = 1'-0"

DETAILS

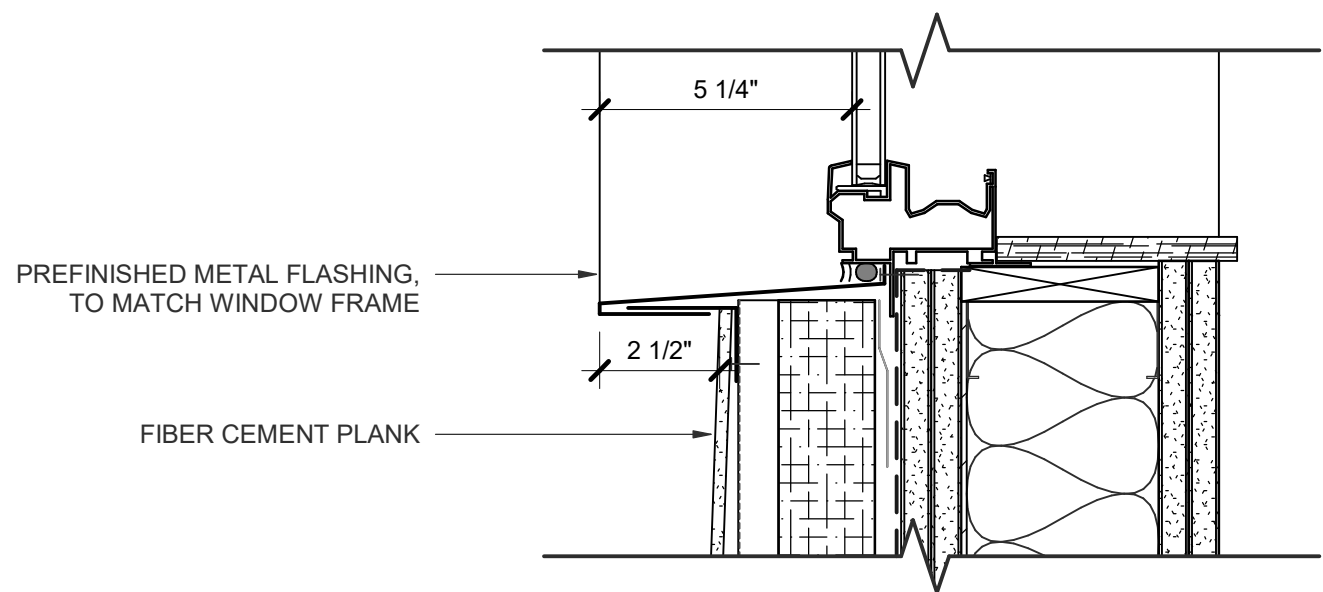


① WINDOW JAMB AT SURROUND
3" = 1'-0"

② WINDOW HEAD AT SURROUND
3" = 1'-0"

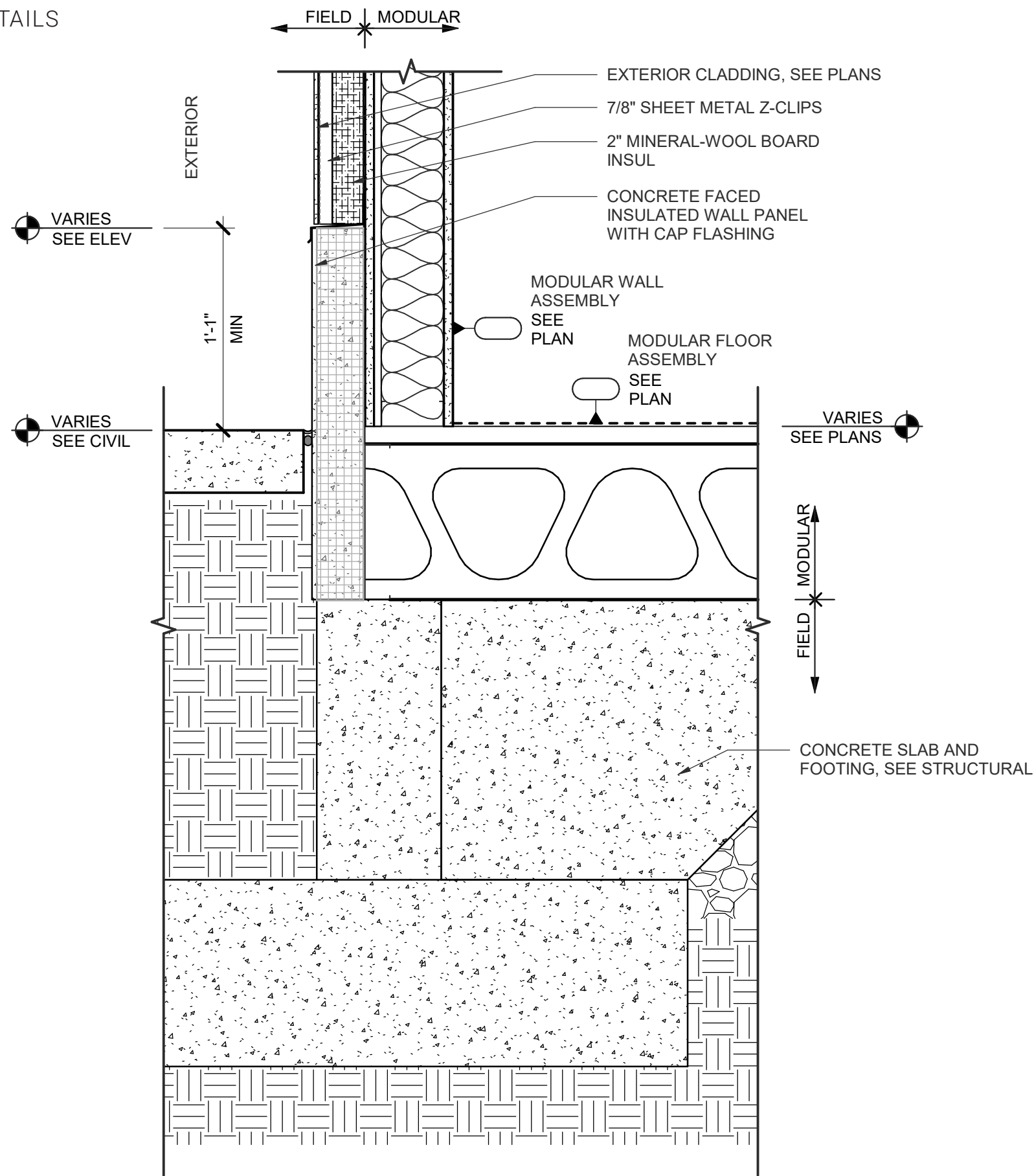


③ SILL TRIM AT SURROUND
3" = 1'-0"

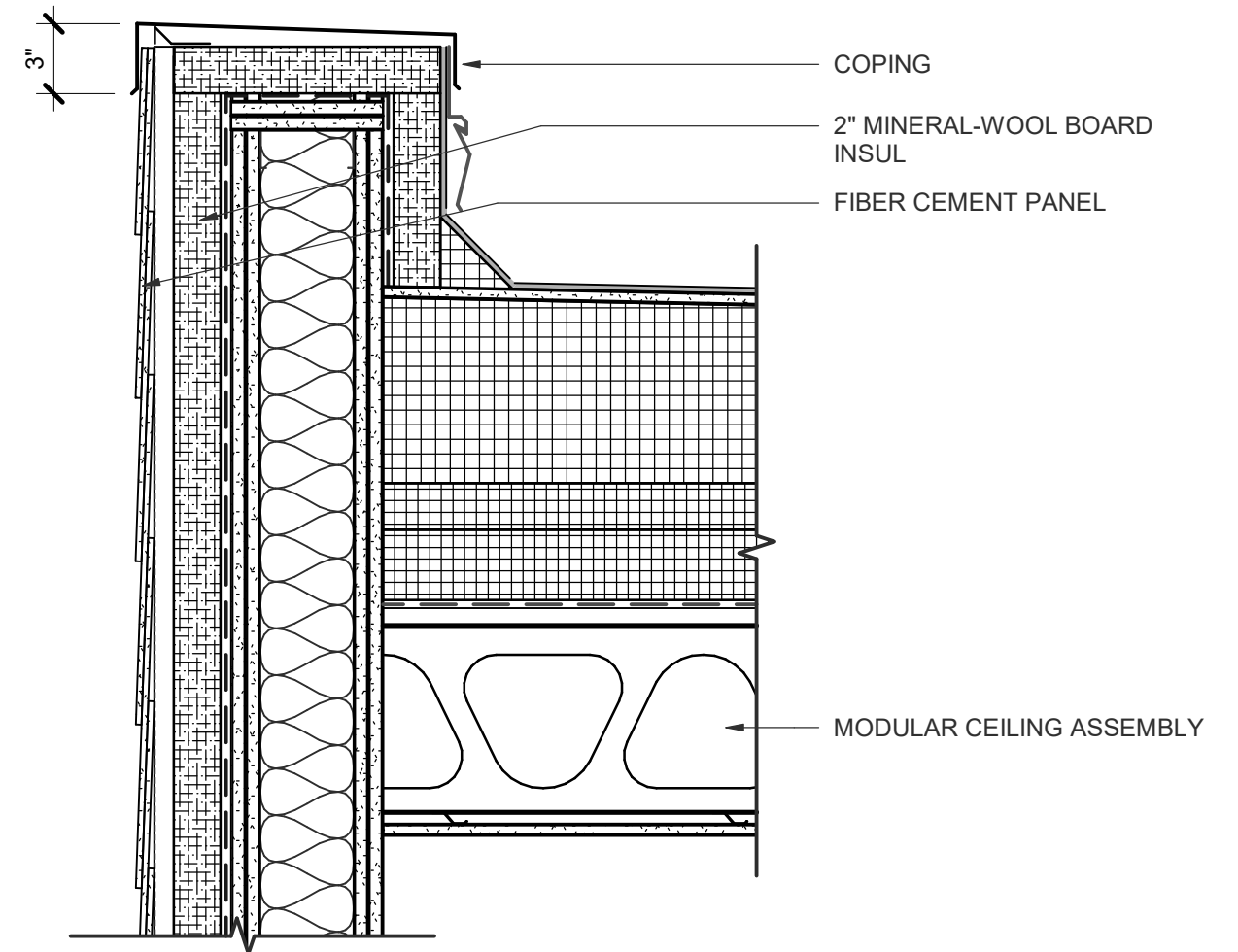


④ WINDOW SILL AT SURROUND
3" = 1'-0"

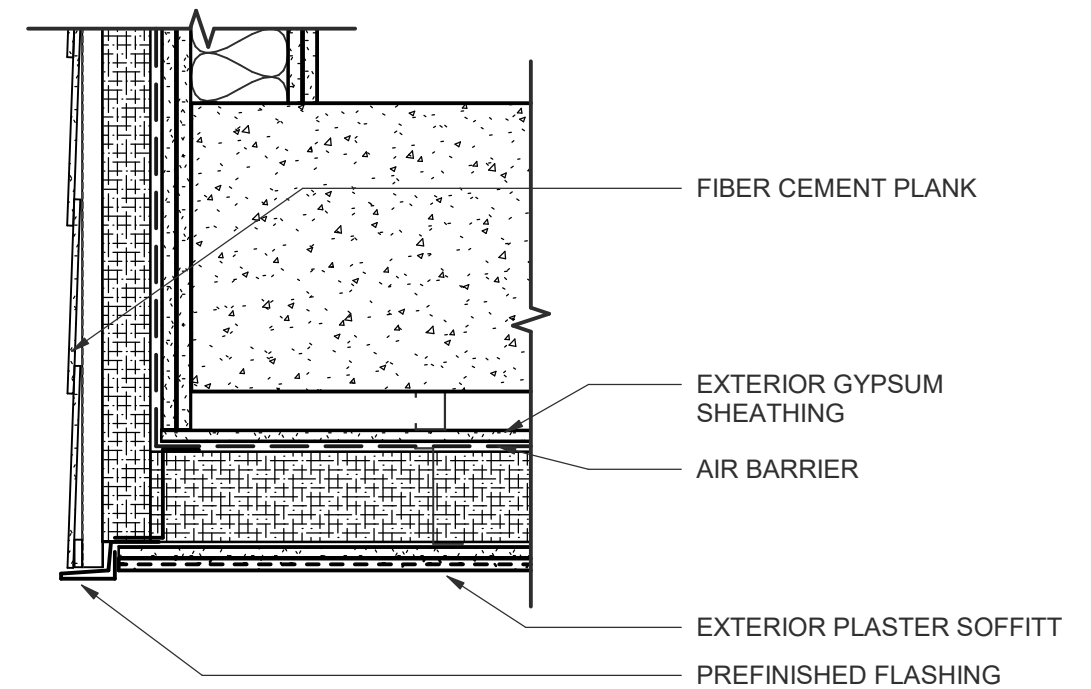
DETAILS



2 SECTION DETAIL - BASE AT MODULE
1 1/2" = 1'-0"



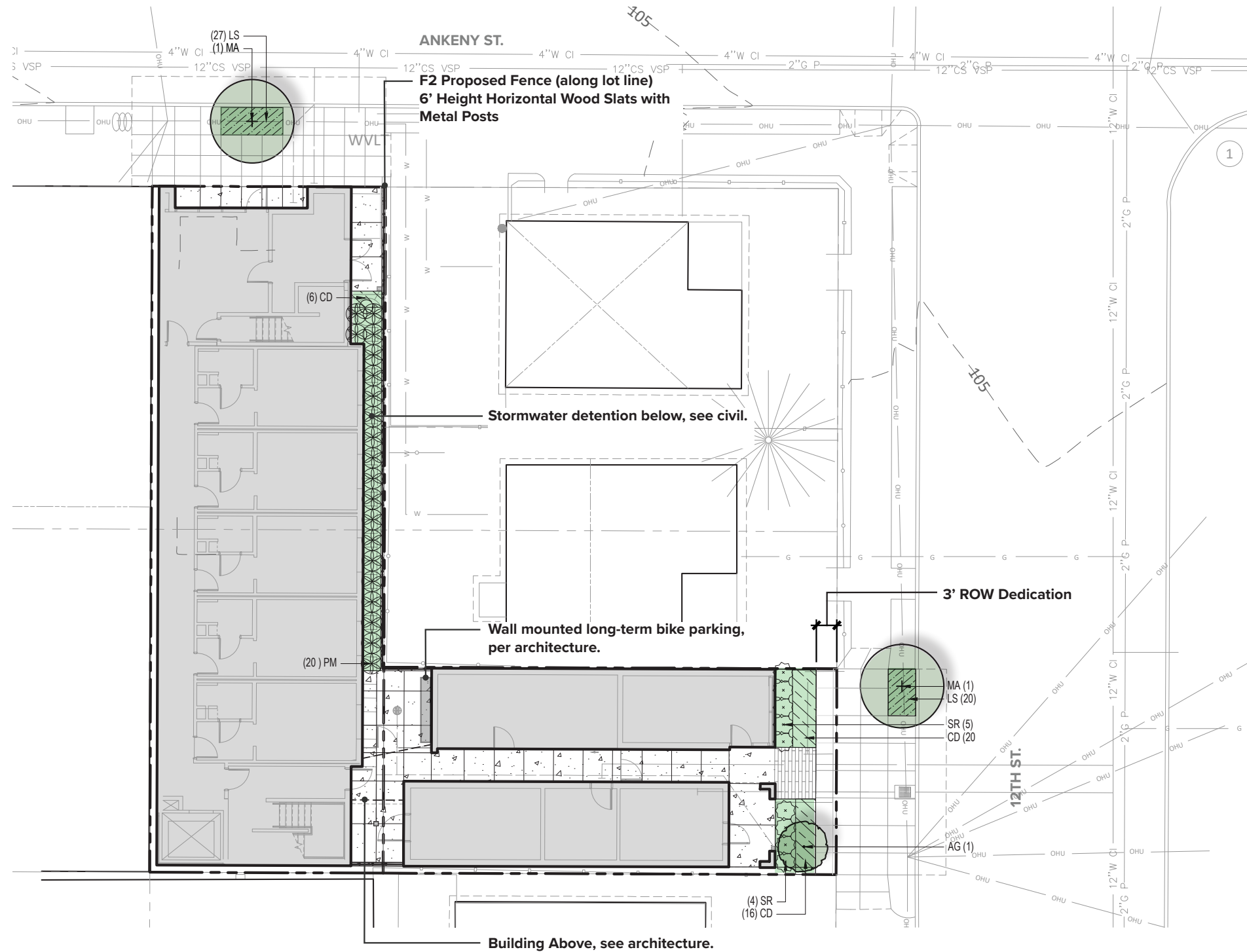
1 SECTION DETAIL - PARAPET AT MODULE DR
1 1/2" = 1'-0"



3 FIBER CEMENT PLANK TO CEMENT PLASTER SOFFIT
1 1/2" = 1'-0"

Landscape

LANDSCAPE PLAN



PLANTING SCHEDULE

STREET TREES

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
MA	MAACKIA AMURNIS / AMUR MAACKIA	1.5" CAL. +	AS SHOWN	2

SITE TREES

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
AG	ACER GRISEUM / PAPERBARK MAPLE	1.5" CAL.	AS SHOWN	1

SHRUBS

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
SD	CAREX DIVULSA / GRASSLAND SEDGE	1 GAL.	18" O.C.	42
LS	LIRIOPE SPICATA / LILYTURF	1 GAL.	15" O.C.	47
SR	SARCOCOCCA RUSCIFOLIA / FRAGRANT SWEET BOX	3 GAL.	AS SHOWN	9
PM	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	3 GAL.	AS SHOWN	20

NOTES:

ON SITE TREE DENSITY REQUIREMENTS TO BE MET THROUGH PAYMENT TO TREE FUND

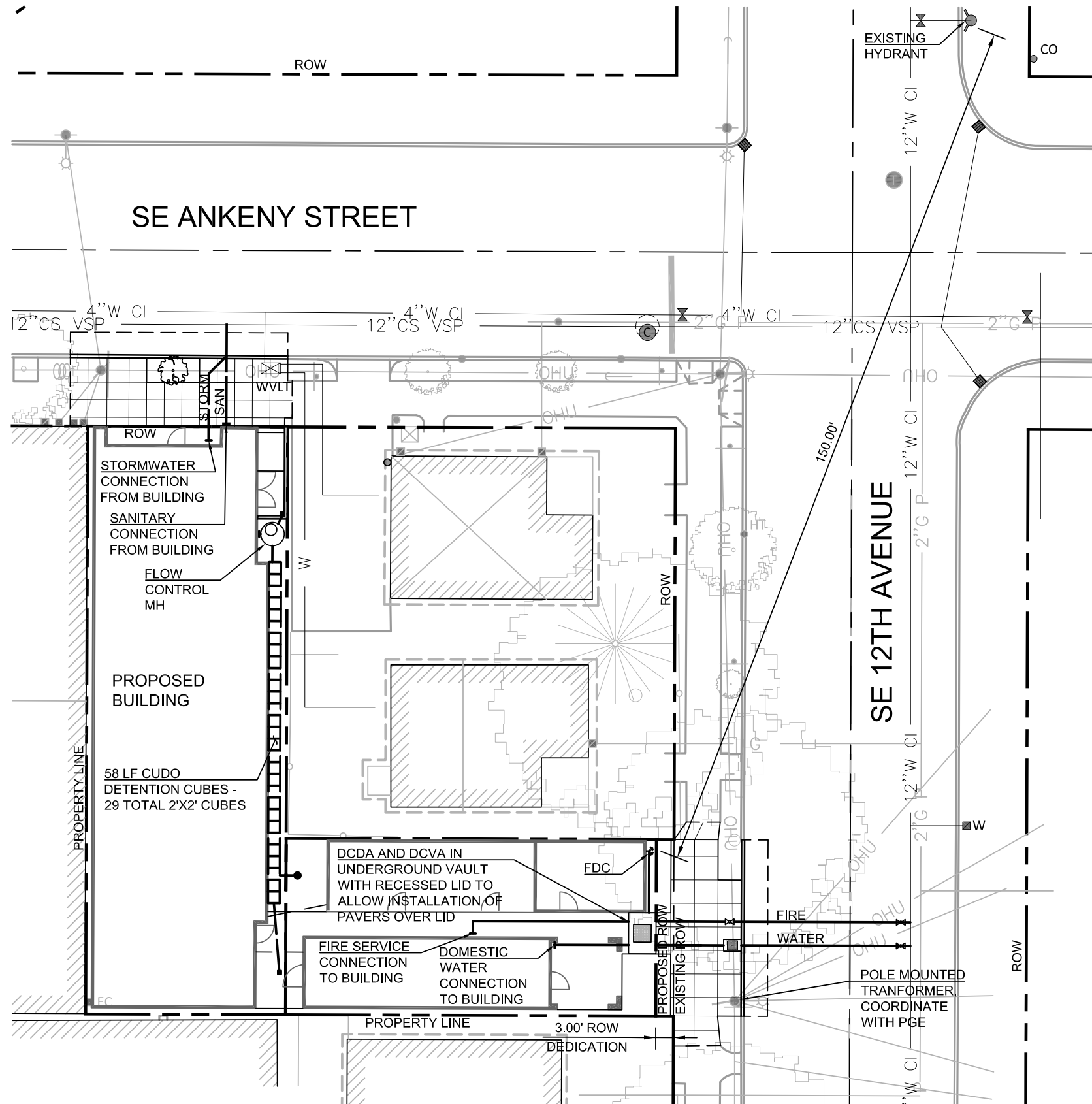
ALL PLANTING AREAS TO BE FULLY IRRIGATED

ALL PLANTING AREAS TO BE FULLY CLEARED OF INVASIVE OR NUISANCE PLANTS PRIOR TO PLANTING

SHORT-TERM BIKE PARKING TO BE ACCOMMODATED THROUGH PAYMENT TO BIKE FUND

YBP ANKENY

GROUNDWORKSHOP



STORMWATER NARRATIVE

PRIVATE SITE

STORMWATER MANAGEMENT WILL BE PROVIDED VIA 29 TOTAL 2'X2' CUDO DETENTION CUBES EAST OF THE BUILDING. CUBES WILL CONNECT TO A FLOW CONTROL MH AND STORMWATER WILL THEN DISCHARGE TO THE PUBLIC COMBINED SEWER SYSTEM IN SE ANKENY ST.

PUBLIC STREET IMPROVEMENTS

THERE WILL BE FEWER THAN 500 SF OF NEW IMPERVIOUS AREA ADDED TO THE ROW; THEREFORE, THE STORMWATER MANUAL WILL NOT BE TRIGGERED. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

UTILITY CONTACTS

ELECTRICAL

PORTLAND GENERAL ELECTRIC
503-736-5450

NATURAL GAS

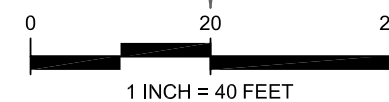
JEREMY LORENCE
NORTHWEST NATURAL GAS
JEREMY.LORENCE@NWNATURAL.COM
503-610-7693

WATER

ANDRE MELLOTT
PORTLAND WATER BUREAU
ANDRE.MELLOTT@PORTLANDOREGON.GOV
503-823-6369

STORM/SANITARY

ELLA INDARTA
PORTLAND BUREAU OF ENVIRONMENTAL SERVICES
ELLA.INDARTA@PORTLANDOREGON.GOV
503-823-2073



VEGA

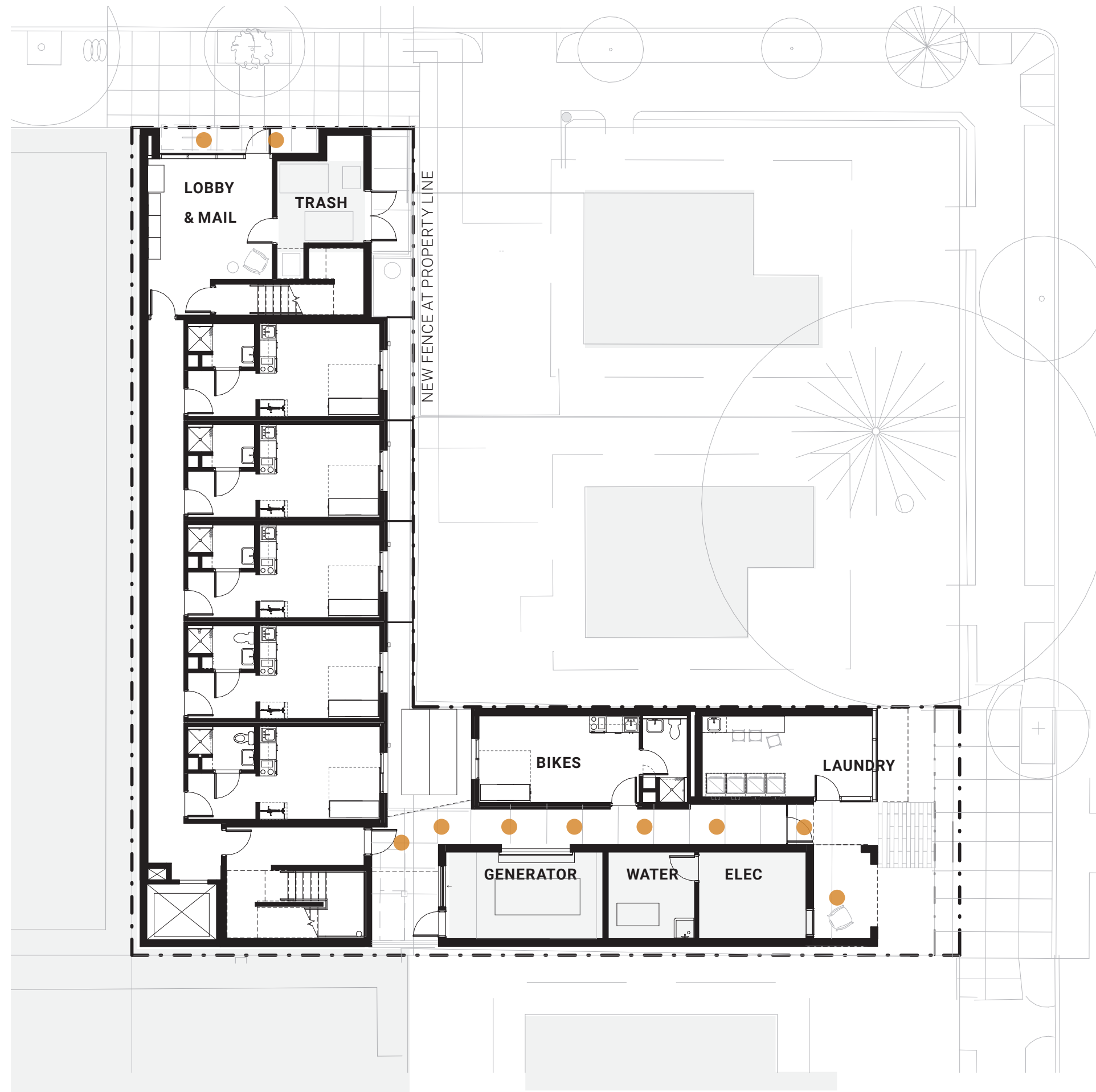
CIVIL ENGINEERING LLC

503.662.1901 | WWW.VEGACIVIL.COM

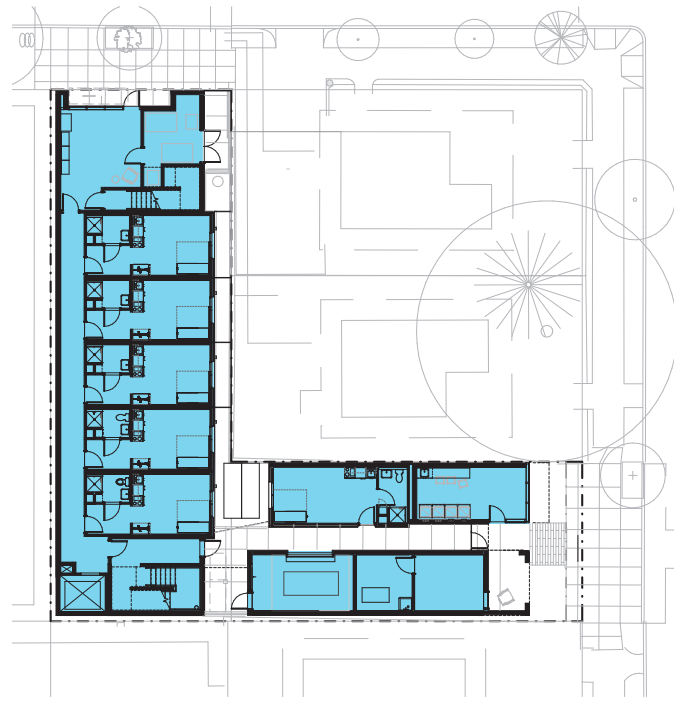
Lighting

GROUND FLOOR PLAN

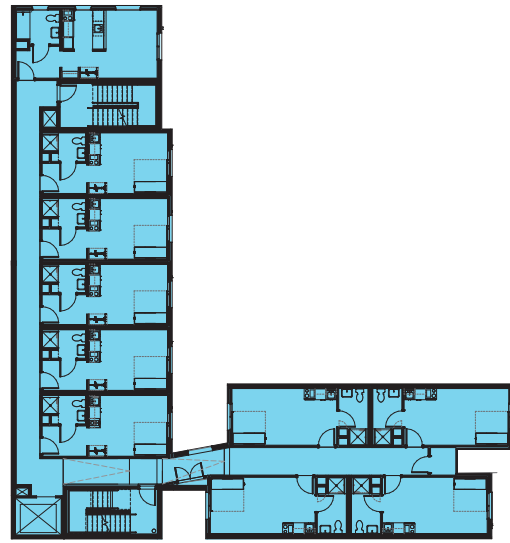
● Recessed Down Light



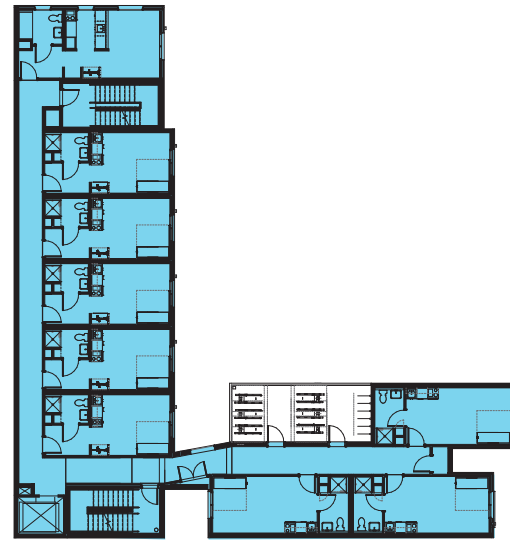
Diagrams



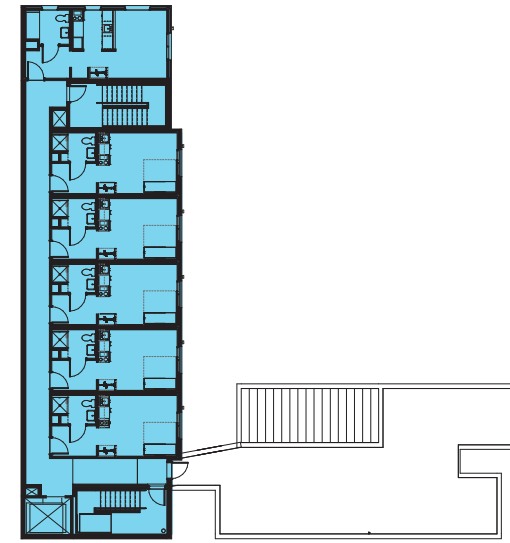
Level 1 Plan
3,948 SF



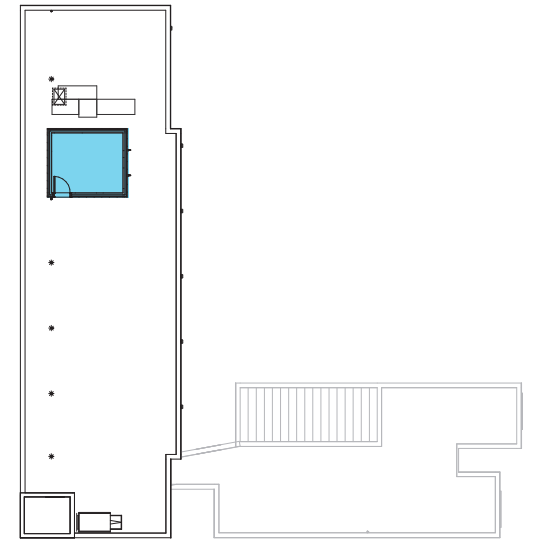
Level 2-4 Plan
4,425 SF



Level 4 Plan
4,137 SF



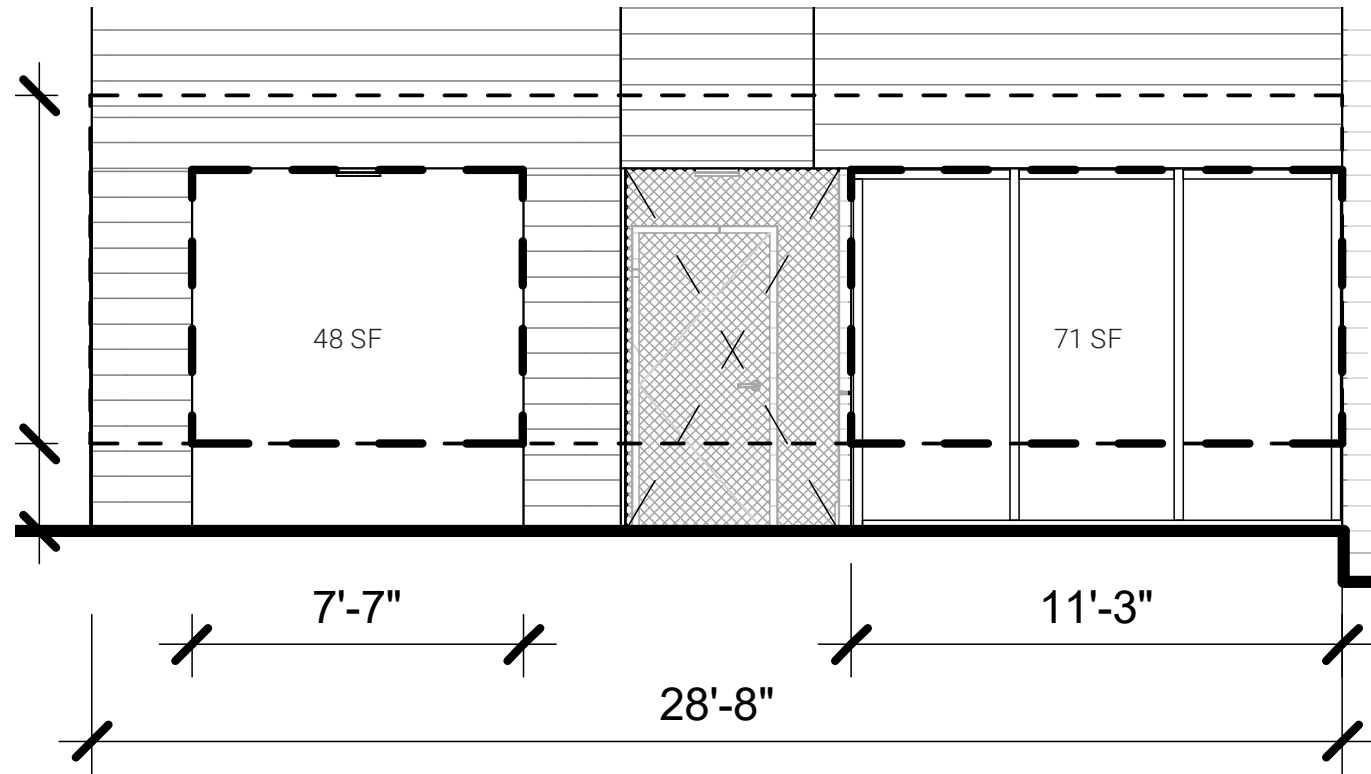
Level 5 Plan
2,874 SF



Roof Plan
190 SF

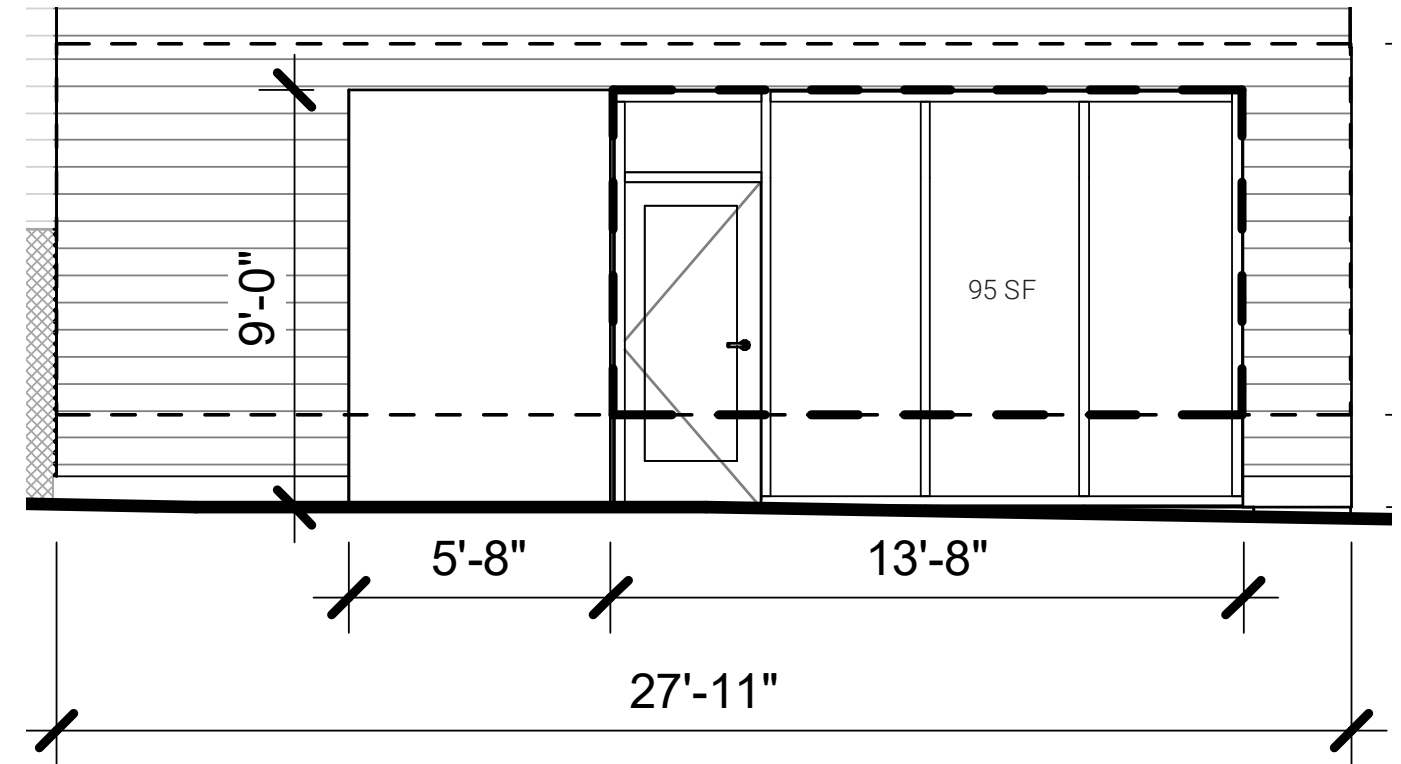
GROUND FLOOR WINDOW

East Elevation - 12th Avenue



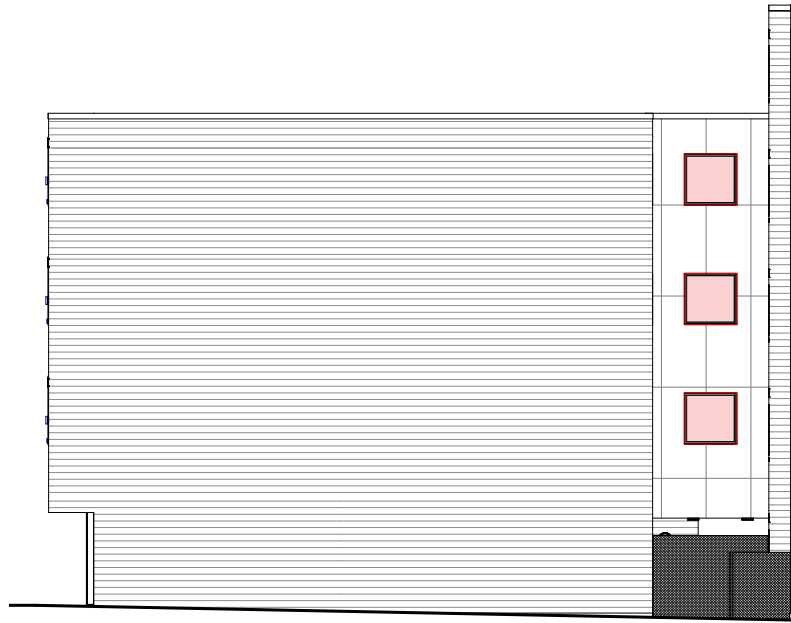
By Area: 21% RACC Art + 31% Glazing
 By Length: 26% RACC Art + 39% Glazing

North Elevation - Ankeny Street

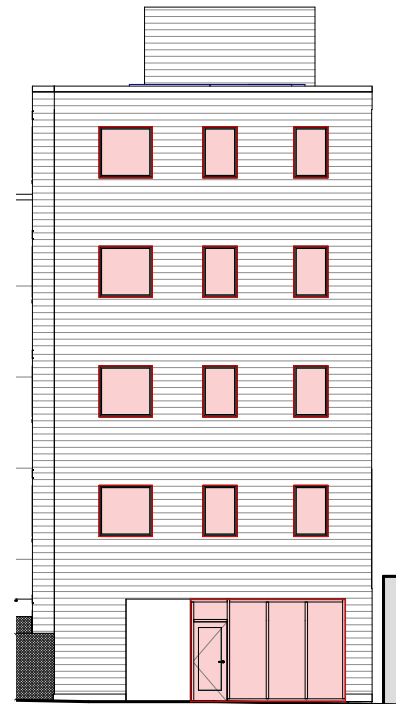


By Area: 43% Glazing
 By Length: 20% RACC Art + 49% Glazing

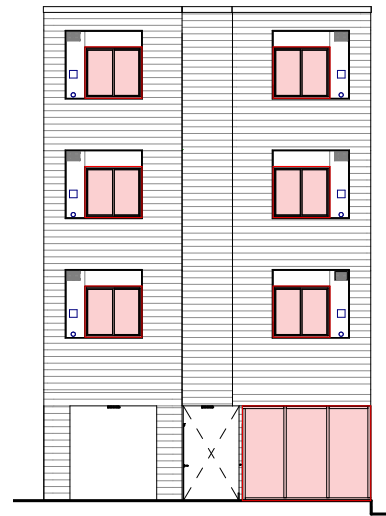
BIRD SAFE GLAZING



North Elevation A
2% glazing



North Elevation B
21% glazing



East Elevation A
18% glazing



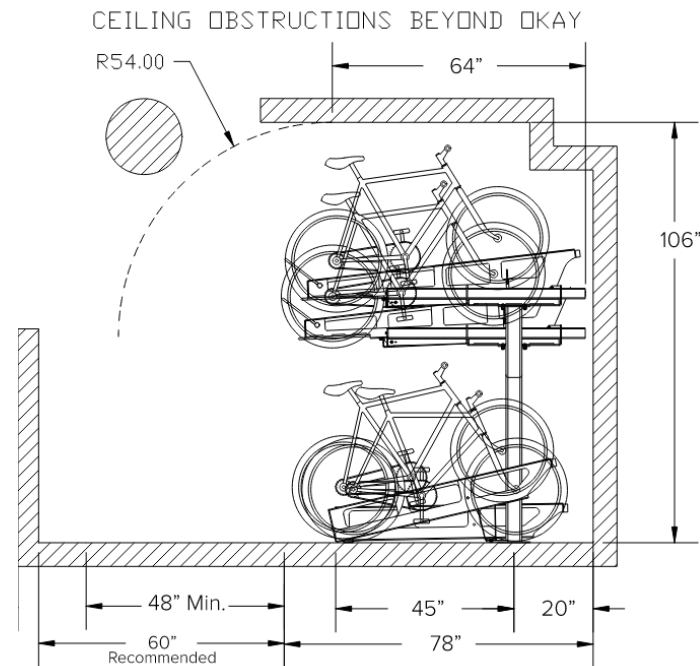
East Elevation A
13% glazing

Modifications + Adjustments

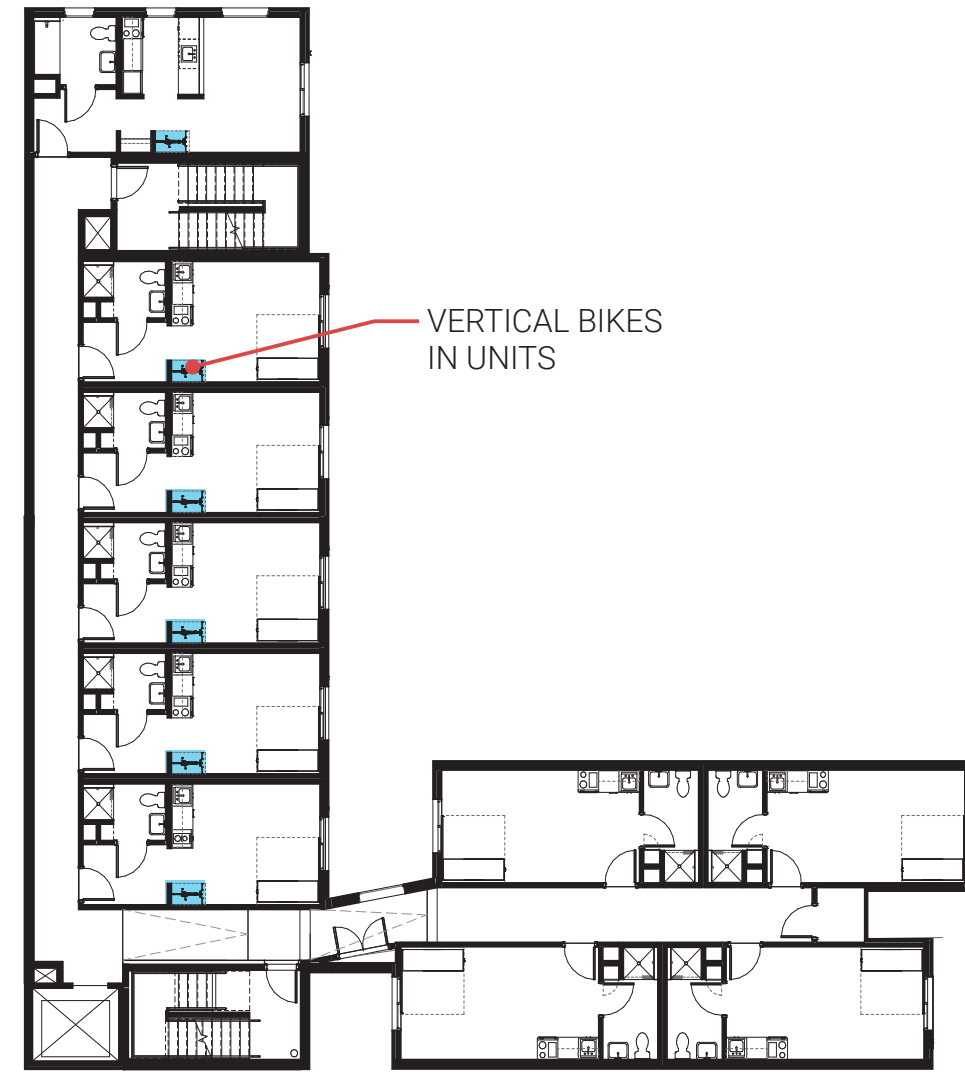
MODIFICATIONS + ADJUSTMENTS

BIKE PARKING MODIFICATION

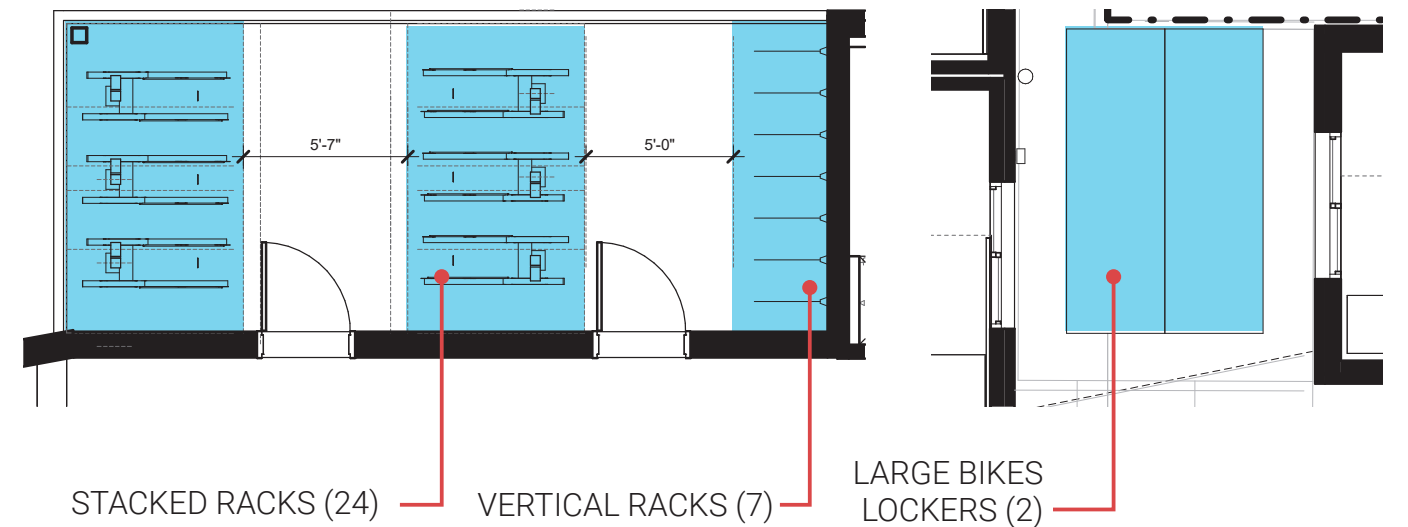
A modification is requested to the required spacing between stacked bike racks. Per the manufacturer specified, the required dimension between stacked racks is 4' minimum. The adjustment requests the zoning code stipulated dimension of 8' be reduced to 5'-6".



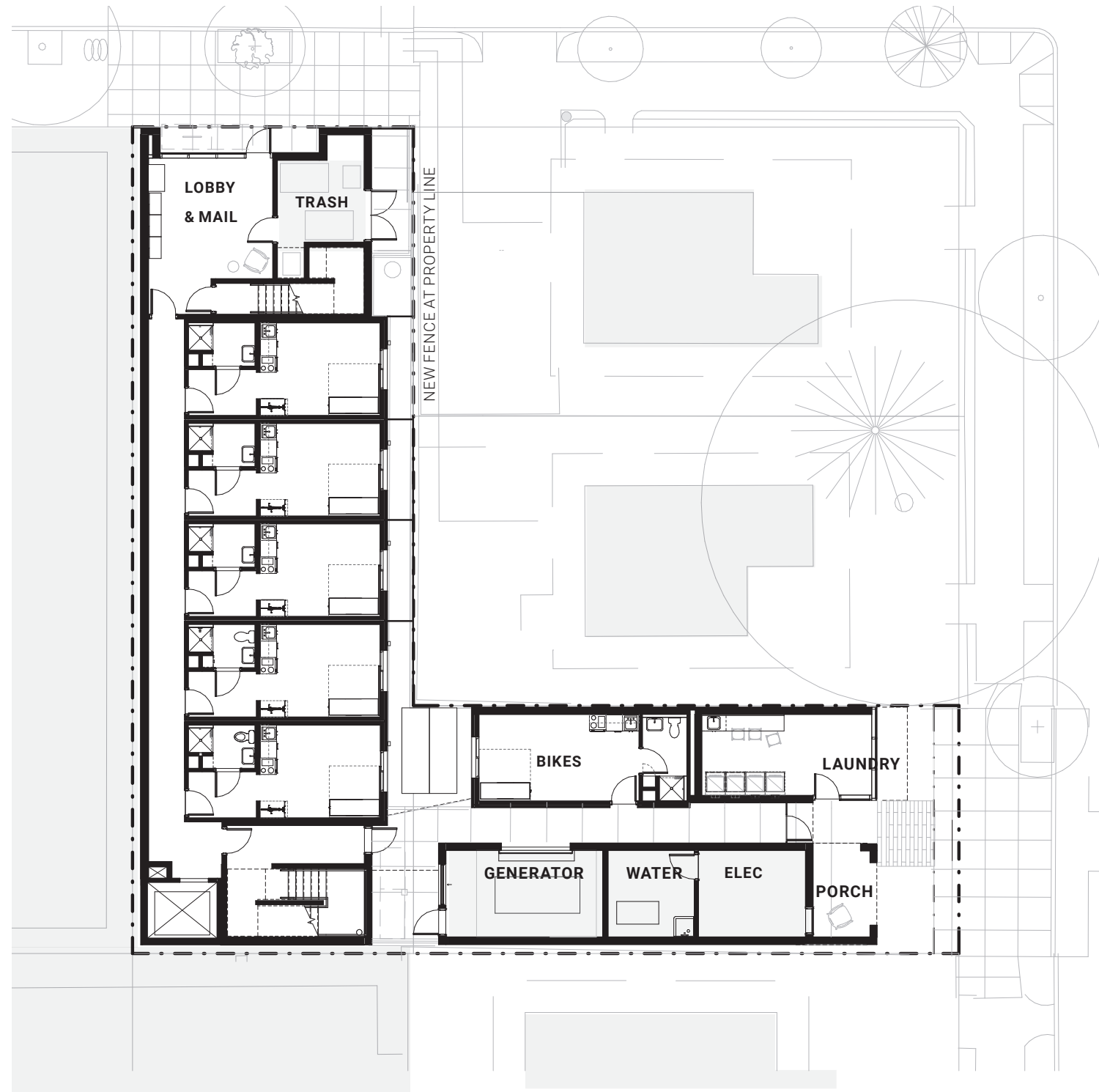
	Required	Provided
Total	62	62
50% in units max	31	29
50% in bike room min	31	33
30% horizontal	10	14
5% large bike spaces	2	2



Typical Floor Plan



Enlarged Bike Storage Plans at Level 4 and 1



LOADING ADJUSTMENT

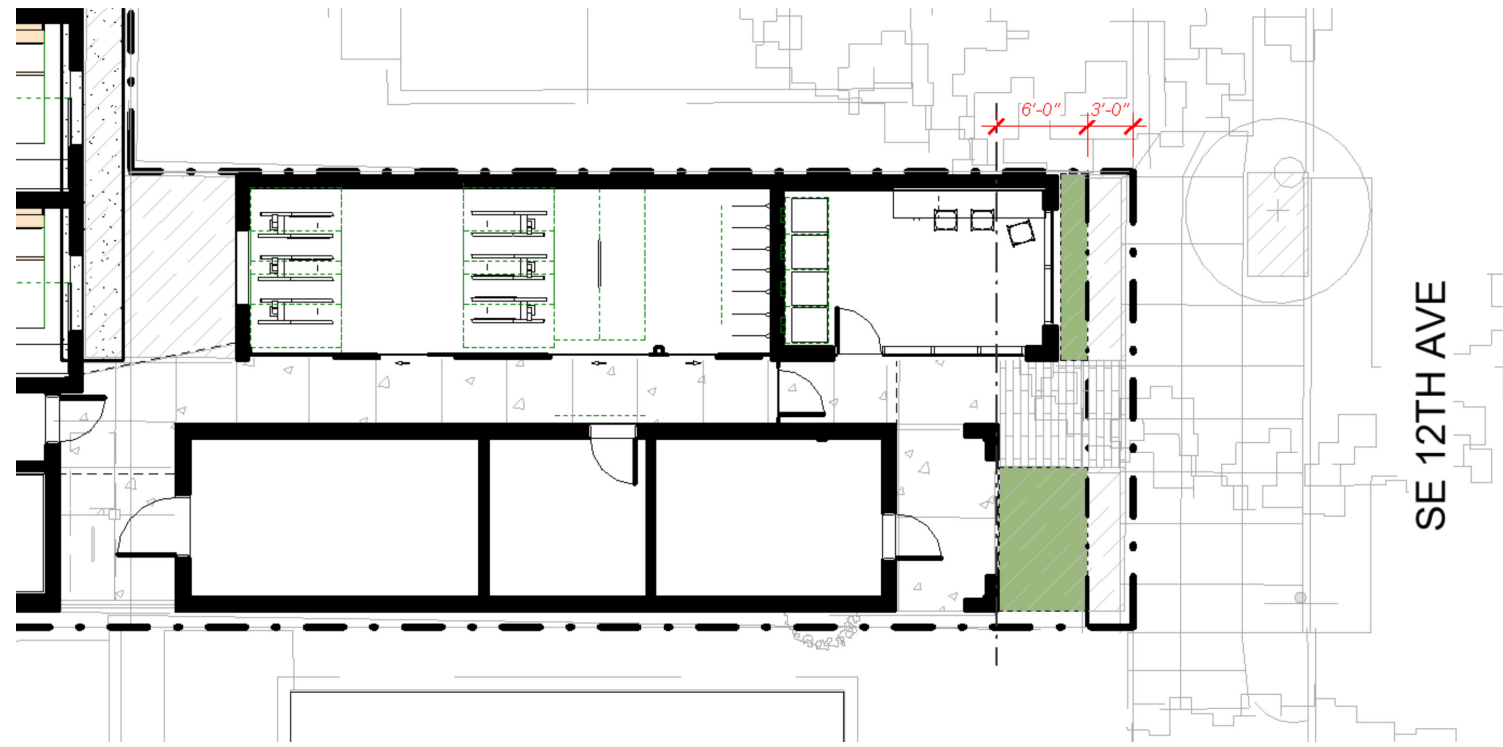
- The development includes 41 units which is just one unit beyond the threshold.
- All units provided are affordable micro unit type studios. Because of the size of units, the loading impact is expected to be minimal.
- The site has limited square footage and is in an 'L' shape. The size and shape of the site balanced with the need to activate the street frontages makes a loading space impractical.
- The design team requests a loading space be waived for this development.

GROUND FLOOR WINDOW ADJUSTMENT

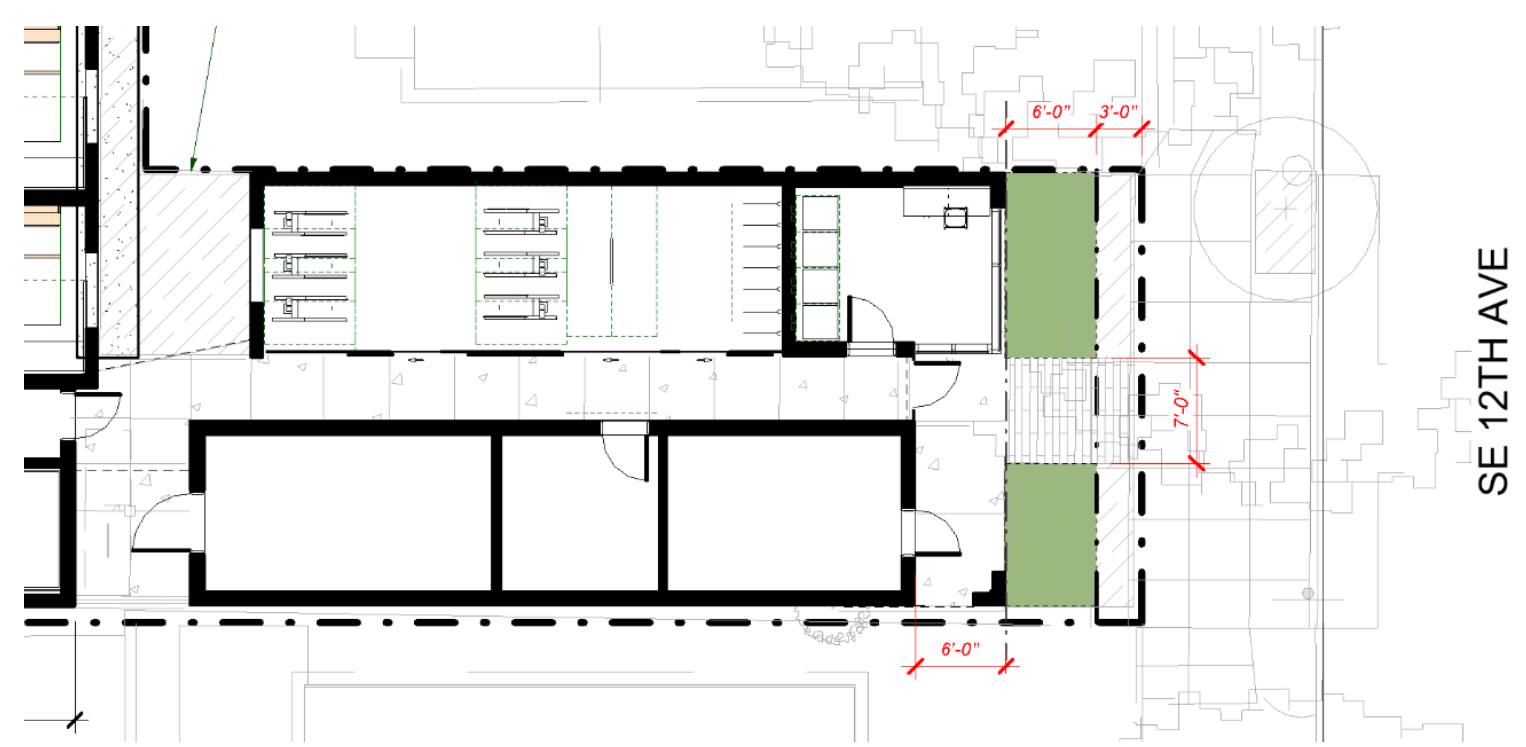
An adjustment is requested to allow for installation of public art to allow the project to meet ground floor window requirements. The site is on SE 12th which is the eastern border of the Central City Plan District. This area is considered a transitional zone to the neighborhoods to the east. Due to the location and the restriction of frontage due to the site geometry, the design team requests an adjustment be granted. The team will coordinate with the RACC Mural Program and execute the required covenant prior to permit submission. See attached drawings for location and extent.



Previously submitted design, with modified porch.



Setback 6' from the lot line.



From: [Leslie Cliffe](#)
To: [Monroe, Staci](#); [Brad Demby](#)
Cc: [Jolene Zaniewski](#); [Mark Schopmeyer](#); [Laura Krueger](#); [Isaac Adams](#)
Subject: RE: YBP Ankeny
Date: Friday, April 22, 2022 12:07:48 PM
Attachments: [image001.png](#)

Staci,

Here is a link to the folder with the drawings and cut sheets. There is a folder with today's date that includes the latest info.

 [06_Ankeny Design Review](#)

See my comments in **red** below regarding the items we were able to address in this update and what will come prior to May 5. Thanks for working with us to get through all the information needed.

Hope you get to enjoy the sun this weekend!

Leslie Cliffe RA

she/her

[Bora Architecture & Interiors](#)

O: 503 226 1575

M: 503 310 4639

From: Monroe, Staci <Staci.Monroe@portlandoregon.gov>
Sent: Tuesday, April 19, 2022 5:11 PM
To: Brad Demby <demby@bora.co>; Leslie Cliffe <cliffe@bora.co>
Subject: YBP Ankeny [Filed 19 Apr 2022 18:15]

Hi - I have combed through the set and provide the following comments. In absence of the details needed and the approvability issues noted below, I am not recommending approval for my Staff Report due this Friday. Let's set up a meeting tomorrow afternoon (bwtm 1-5PM) or Thursday morning (10-12) to go through the issues so you can strategize on next steps. Please send me an invite. Lets work at chipping away at this list in the next two days so the Staff Report is focused on a few items.

- **Details still not provided** (as noted in the Incomplete Letter), including:
 - Fiber cement cladding specs – cutsheet with thickness of both panel and plank, color (is it integral?) [See cutsheets pdf](#)
 - Residential Window – cutsheet with color, material, operation [See cutsheets pdf](#)
 - Storefront – cutsheet with color & material [See cutsheets pdf](#)
 - Enlarged section with vents in both conditions (panel and plank) [See C.41](#)
 - Rooftop mechanical units – cutsheet and enlarged section through roof that shows the parapet and unit Hardie specs – thickness [See C.42](#)
 - Gate and trash room doors elevations & details [See cutsheets, C.31 and C.32](#)
 - Bike parking space dimensions – only provided for stacked spaces. [See C.53](#) Also code requires a sign for long term bike parking in common areas on upper floor. Look at code for where to place this and if on exterior show it. [Leslie to research location.](#)
 - New ones:
 - what is the roof material over bike porch? [Integral with building roof, updated on C.23](#)
 - Where is generator exhaust louver located? [Louver indicated on C.19, flue](#)

location shown on C.22

- Any water or electrical meters on exterior of building? All internal to the building
- Where is connection to PGE pole on building and what does it look like? Below grade connection

■ **Ground Floor Windows:**

- As you know, the project does not meet both ground floor window requirements for plan district and base zone. You have paid for an Adjustment for the plan district already, but we have to bill you for the modification to the base zone requirement. You will get an email shortly from our techs with an invoice. Notice was sent to HMS, has it been paid?
- RACC – Please have RACC forward a letter to me after the 4/21 meeting to provide an update on their process. This might be an approvability issue if a few parameter cannot be determined before the hearing. I will email Kristin with RACC requesting the letter and copy you. I'll also let her know we have adjusted the Ankeny façade so it now complies with ground floor window requirements and is not technically in RACC prevue, although our intent is to still provide art in this location (just not a \$30k art piece).

■ **Approval Criteria issues that I would like to chat about:**

- Vents on 12th façade – need section showing vents themselves to assess how much they protrude and what the shapes are to understand if they are able to disappear if all painted dark in panel surround and match window color or use a louver in the vertical to cover them all. See C.41
- Materials need to be of high quality - no specs provided to assess quality (DAR comment). The minimum thickness we have approved is 7/16" thick for panel and 5/8" for lap. 7/16" material no longer available. Bora to research alternate materials to have on hand at the hearing should the commission require a change.
- Materials at ground floor – do not support fiber cement along ground floor along public realm in larger areas like on Ankeny. Okay on 12th because very limited use on ground floor and setback from public realm. Could be a way to further differentiate the two frontages in ground floor materials. Would also help provide texture on this façade that sits right at the back of the sidewalk. See C.31, the extent of siding on the Ankeny façade has been reduced per our discussion. We are hoping this will be acceptable to the commission.
- End walls – possibility of modular shift in largest end wall (west), extending the metal fin detail to south and north end walls, end walls were a big issue with the last project on this site. See C.33, the additional fin location we discussed has been added.
- 12th Ave frontage:
 - porch (DAR comment on porch, dark and lacking details) – moves to help feel bigger, feels small and dark. Perhaps some different lighting that is more residential than down-lights would help (sconce, pendent, etc) See C.28, we feel the pools of light illustrated are typical of a residential porch in the area
 - landscape vs hardscape – consider keeping lower landscape in front of laundry and hardscape a portion of the area in front of porch to expand it towards the street. Could do a bit taller landscape or raised planter along street edge to provide some enclosure but with built in seating. Tree is nice, find a way to keep if possible. Discussed with landscape, an alternate plan has been included on C.44. Landscape needs a bit more time to determine if the tree size/species will be affected by this revision.
 - C.36 shows a window or door on east façade of porch. Mistake? Door is required to be on this façade due to limitation of opening allowed in our egress corridor. The door will be integrated/concealed with the art panels
- Landscaping species along east side of Ankeny bar are word ferns and grasses. Should be species that will grow and provide some privacy for abutting properties (DAR comment). Could also help with scale of the east wall. A fence is provided between properties for the privacy of the neighbor. Plantings in the 3' zone are limited in height to allow maximum penetration of light to the units.
- Canopy on Ankeny needed (DAR comment). As discussed in the DAR, the neighborhood typology includes trees with wide canopies and recessed entries to provide rain protection. We will develop an alternate canopy design to share in case commission requires the canopy
- Lighting in bike room – details to show it will be concealed/shielded lighting so as not to impact

- neighbors See C.47, lights will be integrated in the guardrail wall
- RTU –Need enlarged section detail noted above to assess visibility. Could the large unit in front of water room be shifted behind it and rotated 90 degrees? Unit and water room can not be located due to structural impact on the modules. The unit has been added to the model and is not visible in the rendering on C.29. Please advise if an additional rendering is recommended for potential push back from commission.

Staci Monroe | Senior City Planner

Design | Historic Review Team

City of Portland | Bureau of Development Services

Staci.monroe@portlandoregon.gov | (503) 865-6516

(Work schedule - Monday through Friday 9AM – 4:30 PM)

April 28, 2022

Re: YBP Ankeny DR - LU 22-107111 DZM

Staci Monroe

Bureau of Development Services | Land Use Services
City of Portland | 1900 SW 4th Ave., Suite 5000 | Portland, OR 97201

Design Commission-

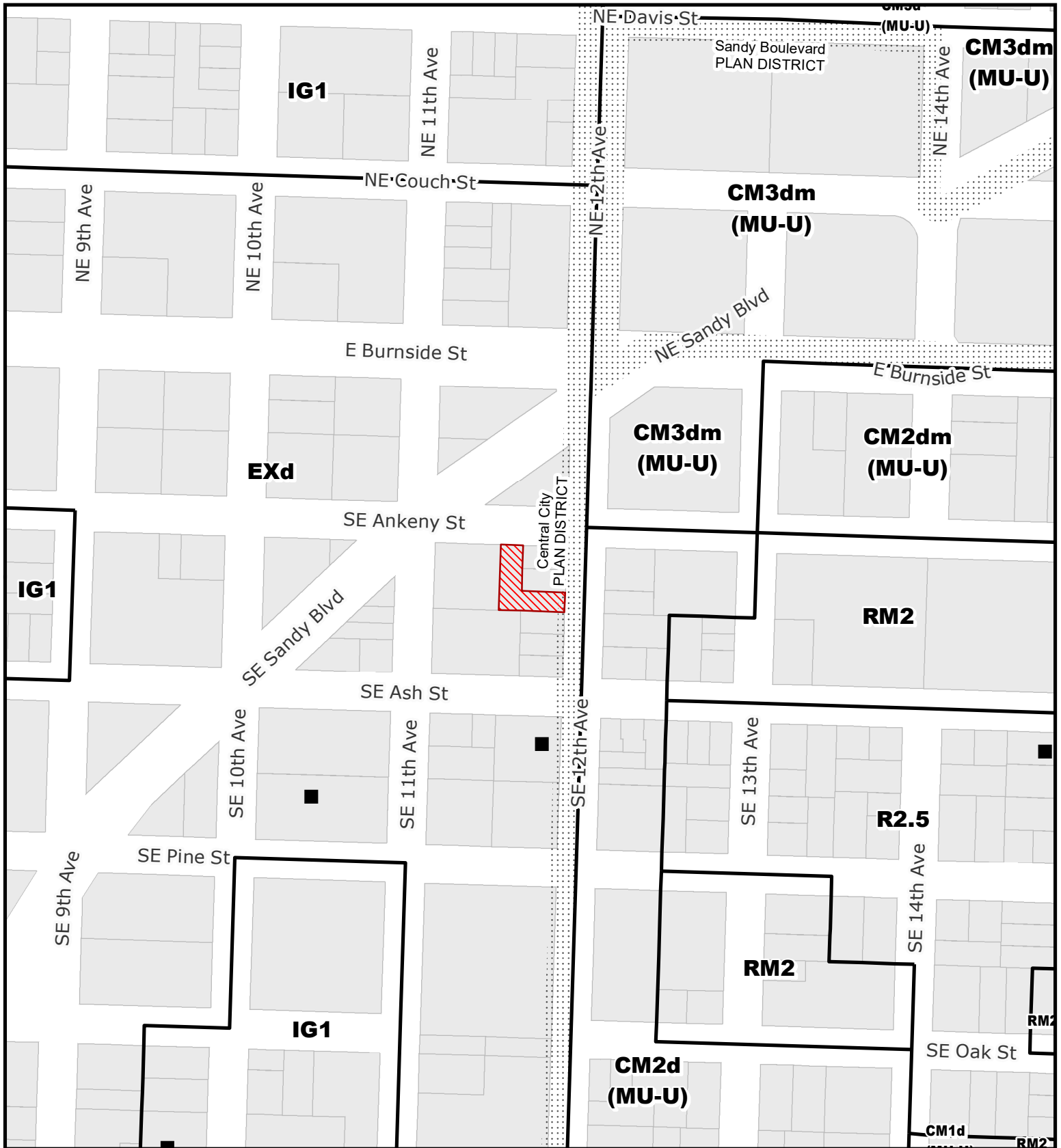
Per our contract with the City of Portland, RACC's Public Art Committee (PAC) has reviewed the YBP Ankeny DR - LU 22-107111 DZM. We understand that they will be creating a public art project at 1122 SE Ankeny for the 12th Avenue elevation to meet the ground floor window requirement. We have found this to be a suitable site. They will be using the minimum art budget of \$30,000 as stipulated in RACC's [Art Substitute for Ground Floor Windows Guidelines](#). Once their project is approved by Design Review, we expect that they will execute a covenant with the City prior to receiving their building permit. They will need to return to RACC twice more, for approval of their selected artist and for approval of the final artwork prior to fabrication. We are enthusiastic about this project have every indicator that it will be a successful one. Please don't hesitate to reach out if you have any questions.

Kind regards-

Kristin Calhoun

Kristin Calhoun
Director of Public Art

CC:
Leslie Cliffe, Bora Architecture & Interiors
Zari Santner



ZONING



Site



Historic Landmark

For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE SUB DISTRICT

File No.	LU 22 - 107111 DZM AD
1/4 Section	3031
Scale	1 inch = 200 feet
State ID	1N1E35CD 3600
Exhibit	B Mar 21, 2022



View of site from Ankeny

Team Information

OWNER

HMS Development
 6712 N Cutter Circle
 Portland, OR 97217
 Contact: Aadne Tønning
 Phone: 503.283.6712

ARCHITECT

Bora Architecture & Interiors
 720 SW Washington St, Suite 800
 Portland, OR 97205
 Contact: Leslie Cliffe
 Phone: 503.226.1575

GENERAL CONTRACTOR

Anderson Construction
 6712 N Cutter Circle
 Portland, OR 97217
 Contact: Brad Nile
 Phone: 503.283.6712

CIVIL ENGINEER

Vega Civil Engineering
 1300 SE Stark St, Unit 207
 Portland, OR 97214
 Contact: Martha Williamson
 Phone: 503.928.7082

LANDSCAPE ARCHITECT

Ground Workshop
 5744 E Burnside St, Ste 103
 Portland, OR 97215
 Contact: Tommy Solomon
 Phone: 971.544.7418

STRUCTURAL ENGINEER

Holmes Structures
 555 SE MLK Blvd, Ste 602
 Portland, OR 97214
 Contact: Bassam Bazzi
 Phone: 503.673.9323

COMMUNITY ENGAGEMENT

Self Enhancement, Inc
 3920 N Kerby Ave
 Portland, OR 97227
 Contact: Anthony Deloney
 Phone: 503.249.1721

Table of Contents

PROJECT VISION	3
CONTEXT	6
DESIGN	11
BUILDING PLANS	16
PROGRAMMING	17
EXTERIOR	24
ELEVATIONS	30
PUBLIC REALM	35
DETAILS	38
LANDSCAPE	43
LIGHTING	46
DIAGRAMS	48
FAR	49
GROUND FLOOR WINDOW	50
BIRD SAFE GLAZING	51
MODIFICATIONS / ADJUSTMENTS	52
BIKE PARKING	53
LOADING	54

Project Vision

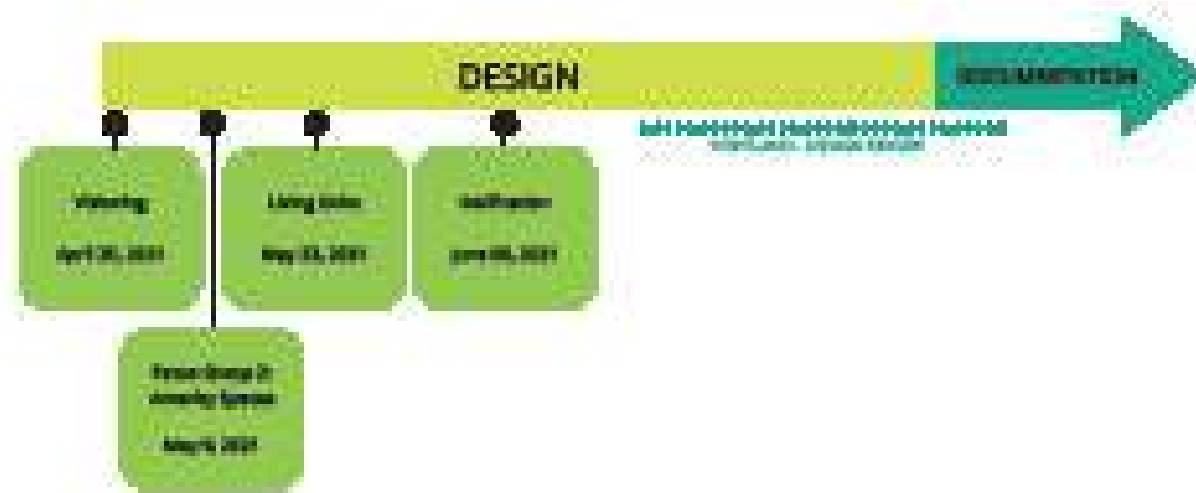


This project seeks to create a home for young Black professionals in Portland interested in a career in the AEC industry—a place where they can live together in community to support one another in a city where few share their lived experience as a person of color.

Our design aims to deliver a building that provides an inspiring place to live and commune while working to fit into the existing fabric of the neighborhood through simplicity of form and materiality.

Through regular conversations with a focus group of aspiring and current young Black professionals, our community engagement and outreach works to challenge structural inequities by listening to and working with communities who have been marginalized by design processes in the past.

These conversations are informing our approach to design through discussions around building character, amenities, and unit arrangement.



Context



Historic Context

Revitalized Industrial

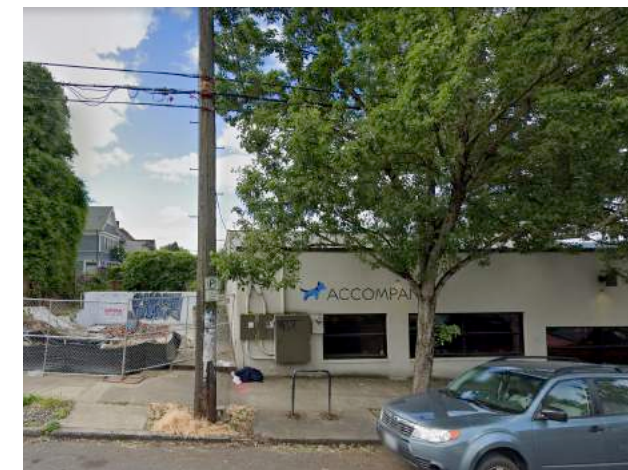
New Urban Buildings

Street Art

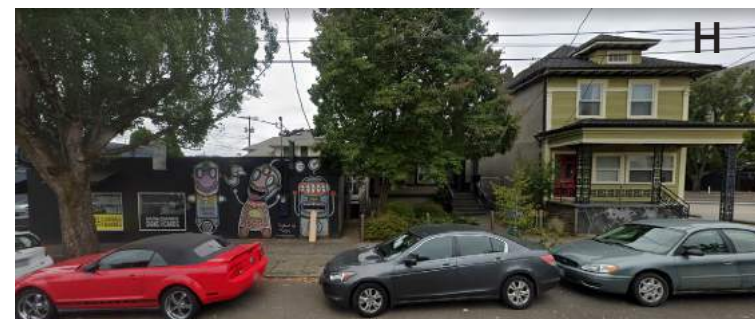
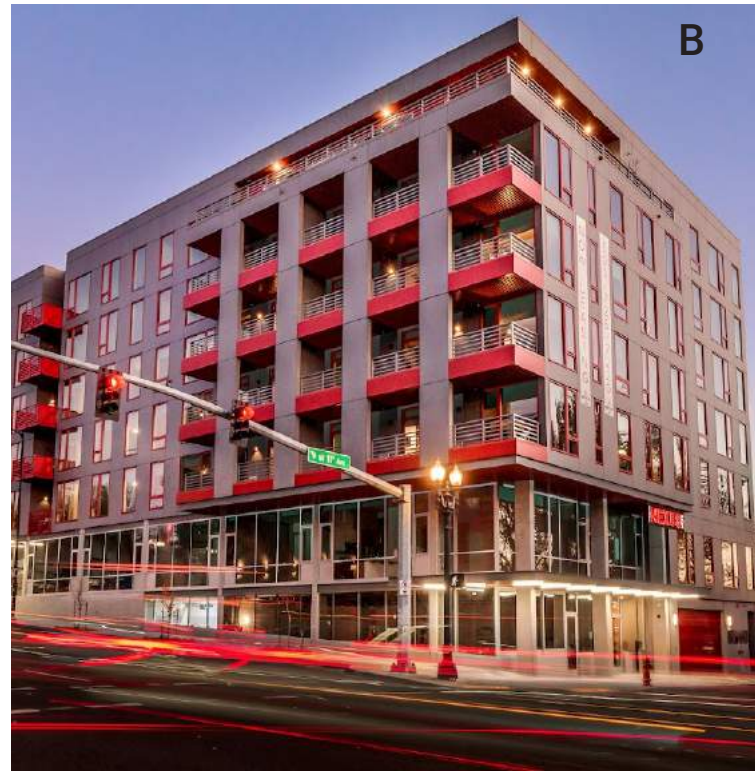
Bike Commutes



Sandy & 12th, 1948



SITE CONTEXT



Relation to Adjacent Buildings

The adjacent buildings provide an eclectic setting of old and new buildings which employ a variety of building materials.

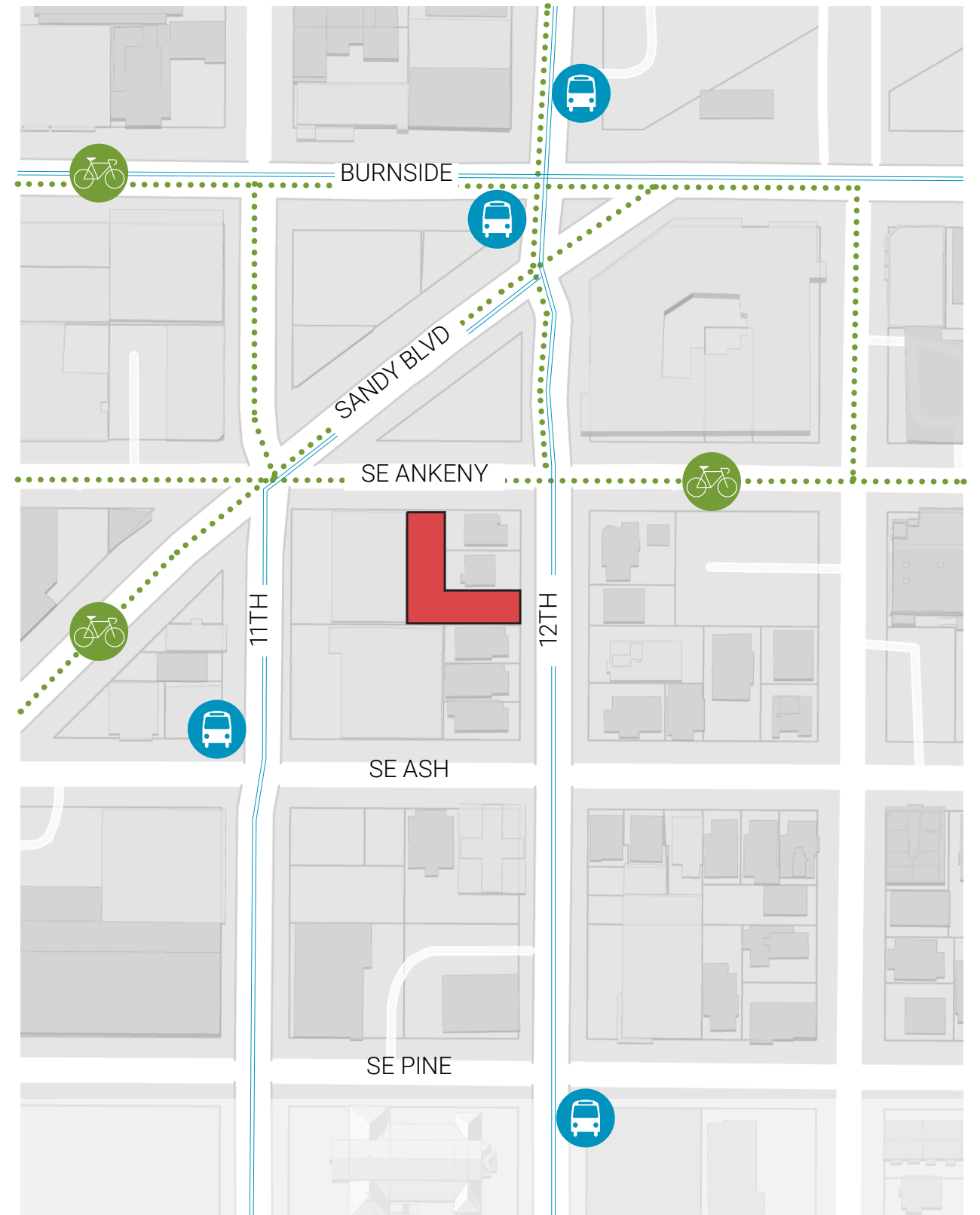
EXISTING CONDITIONS



VIEW ALONG 12TH



VIEW ALONG ANKENY



Design



CONTEXT

Building scale, height change and set back on 12th providing more solar access and buffering to neighboring homes appreciated.

Entry facade on 12th needs to more intentionally respond to it's context with materiality, landscaping and detailing. Larger portion of building should limit it's impact on the solar access to adjacent properties and use landscaping to increase privacy and bring down scale.

PUBLIC REALM

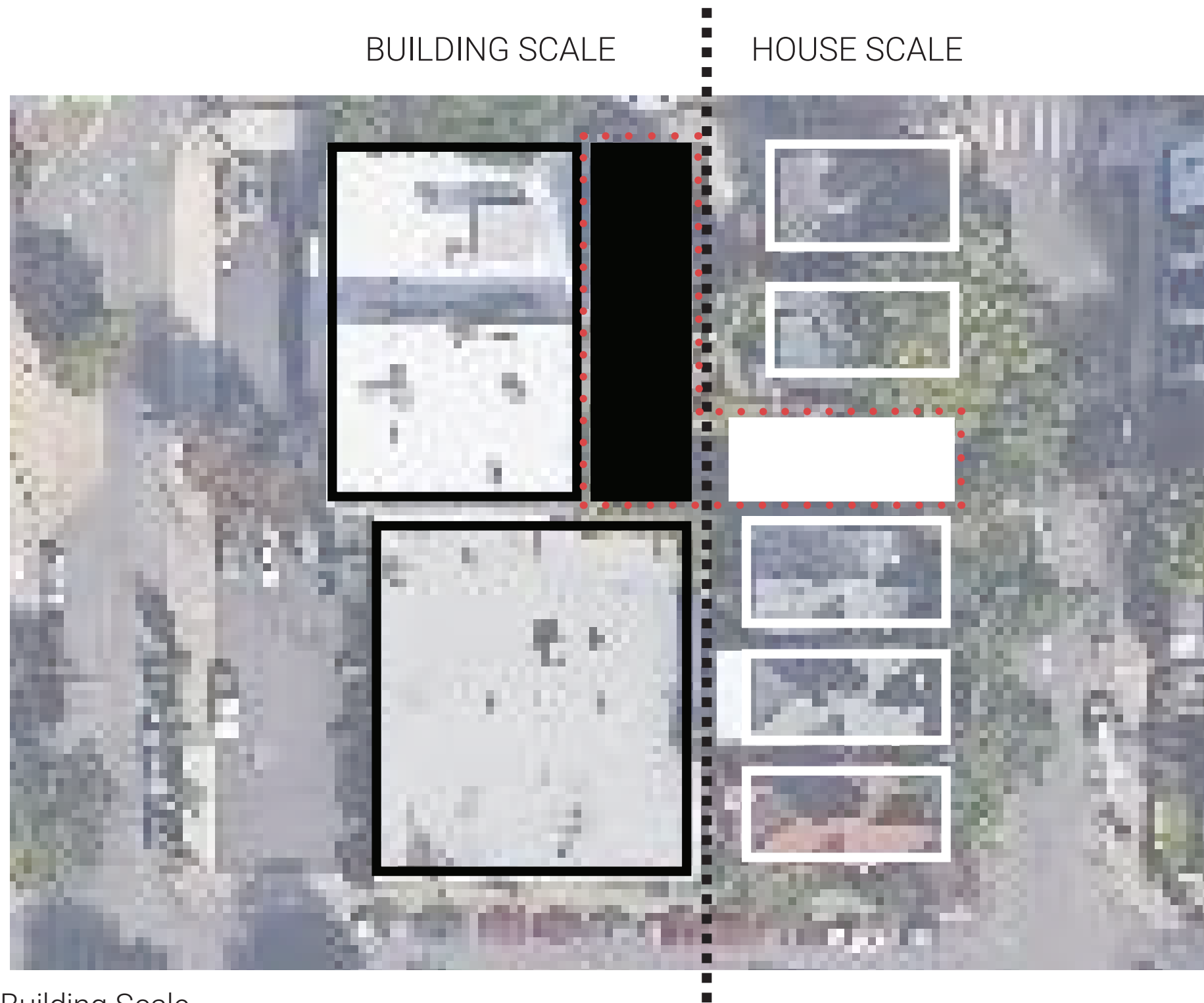
Ground floor with glazing, art and active spaces and direct access to bike room from street well received.

Canopies and a more inviting entry on 12th desired. Reduction in landscaping opposed given the existing context on the street.

QUALITY & PERMANENCE

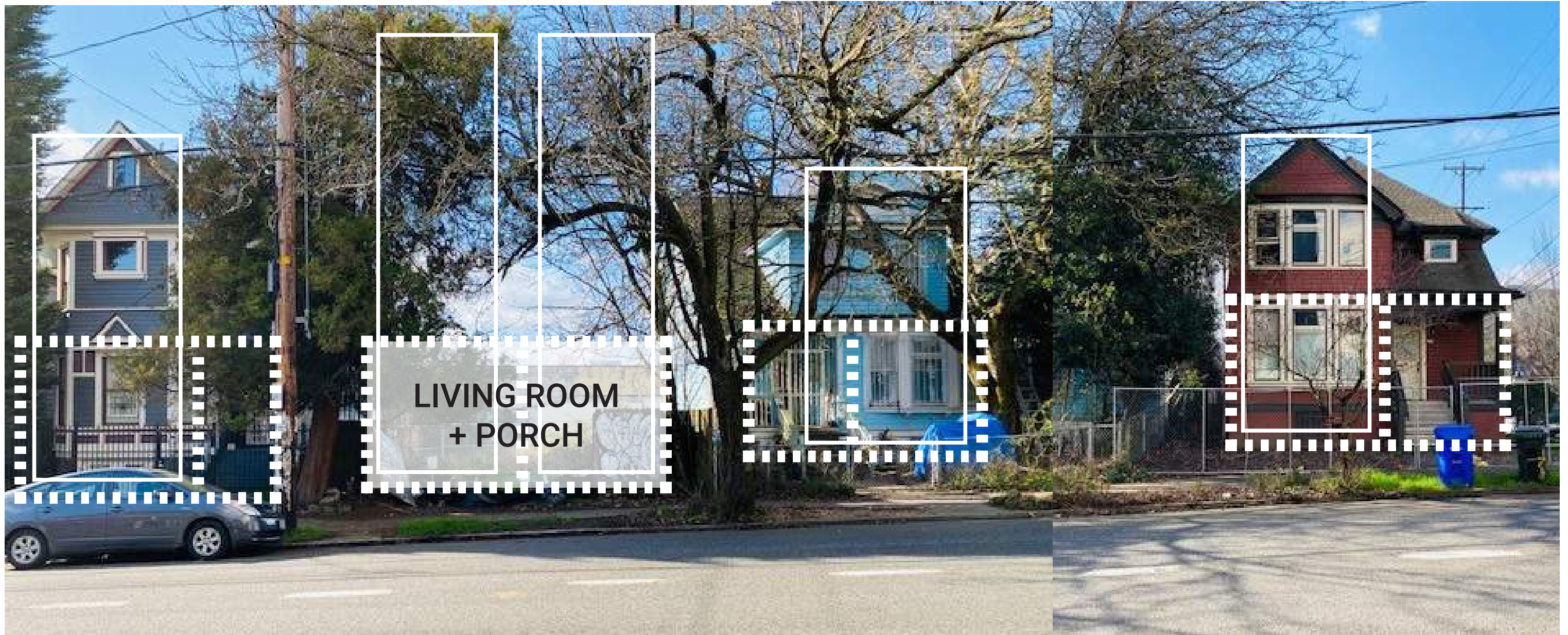
Composition and application of materials well received.

More information needed about the quality of materials as well as the detailing of the facade.



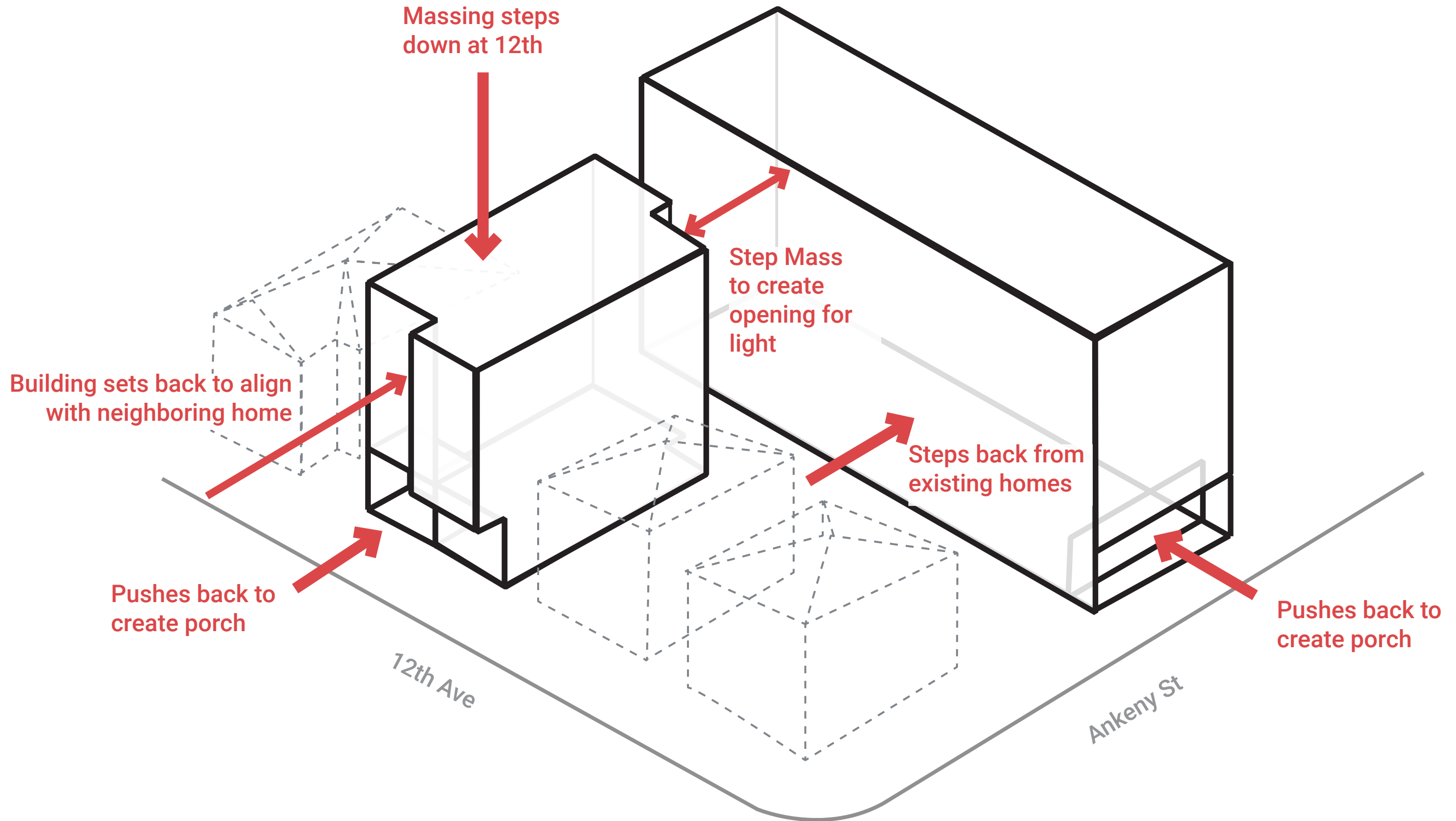
Responsive to House and Building Scale

The building massing purposefully stays at a lower height along 12th, and steps up along Ankeny to a more commercial building scale.



Responsive to Immediate Neighbors

Along 12th, the ground floor steps back from the property line, to align with the face of the house to the south. A front porch and living room face the street mimicking the ground level program of the existing homes along the block.



Building Plans

ZONING INFORMATION + PROGRAM SUMMARY

YBP ANKENY

ZONING SUMMARY

1122 SE Ankeny St.

EXd – Central Employment

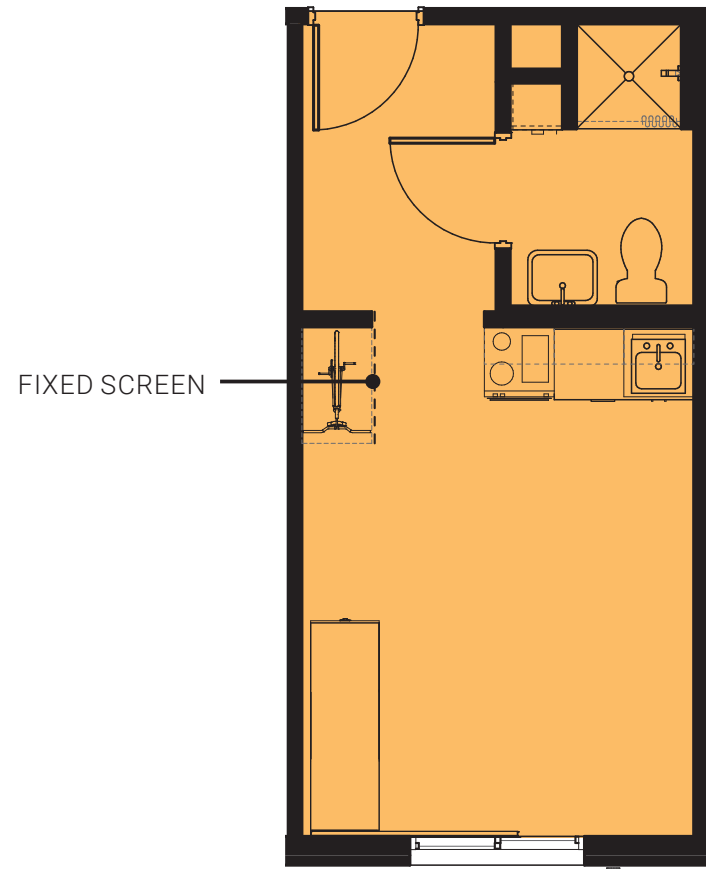
Site area	5,290 sf
FAR 3:1 Base	16,140 sf
Inclusionary Housing Bonus – 3:1	16,140 sf
Total FAR 6:1	32,280 sf
Proposed Building FAR	19,999 sf (see program summary)
Base Height	50'
Housing Height Bonus	75'
Proposed Building Height	54'
Inclusionary Housing	100% of units at 60% MFI

PROGRAM SUMMARY

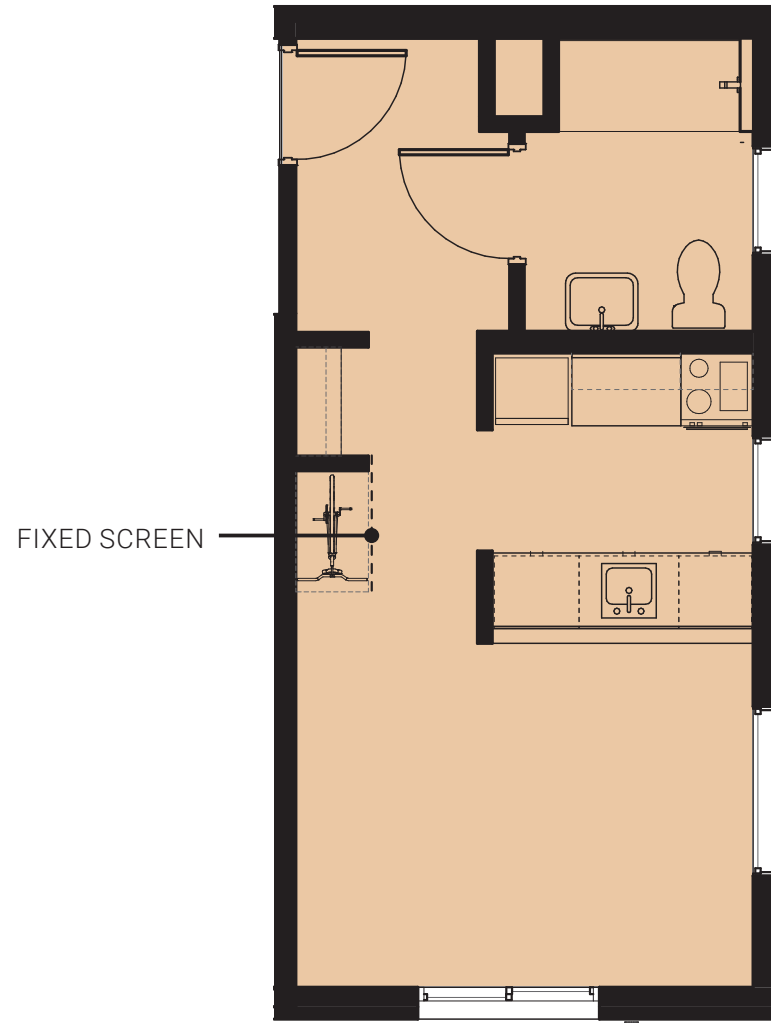
RESIDENTIAL UNITS	#	AVG NSF	TOTAL NSF	% of TOTAL
Studio A1	25	296	9,456	61.0%
Studio A3/A4	12	310	3,720	29.3%
Studio Type A - A2	4	382	1,312	9.8%
	41		10,768	100%

APARTMENT AMENITIES	SF	EXTERIOR	
Lobby/ Mail	260		
Trash/Recycling	133		
Water	110		
Elec/MDF	132		
IDF (3 @ 15 sf)	45		
Generator	193		
Bike Storage		286	
Laundry/ Common Area	210		
Front Porch		80	
	1,083		

LEVEL	#	GSF	TOTAL GSF
Level 1	1	3,644	3,948
Level 2	1	4,430	4,425
Level 3	1	4,430	4,425
Level 4	1	4,430	4,137
Bike rm (not included in FAR)	1	312	286
Level 5	1	2,874	2,874
Roof	1	191	190
TOTAL PROPOSED	7		20,285
TOTAL FAR			19,999



STUDIO
MODULE



TYPE-A COMPATIBLE
MODULE

The Benefits of Modular Construction




Modular construction for less disruptive, rapid construction on site.

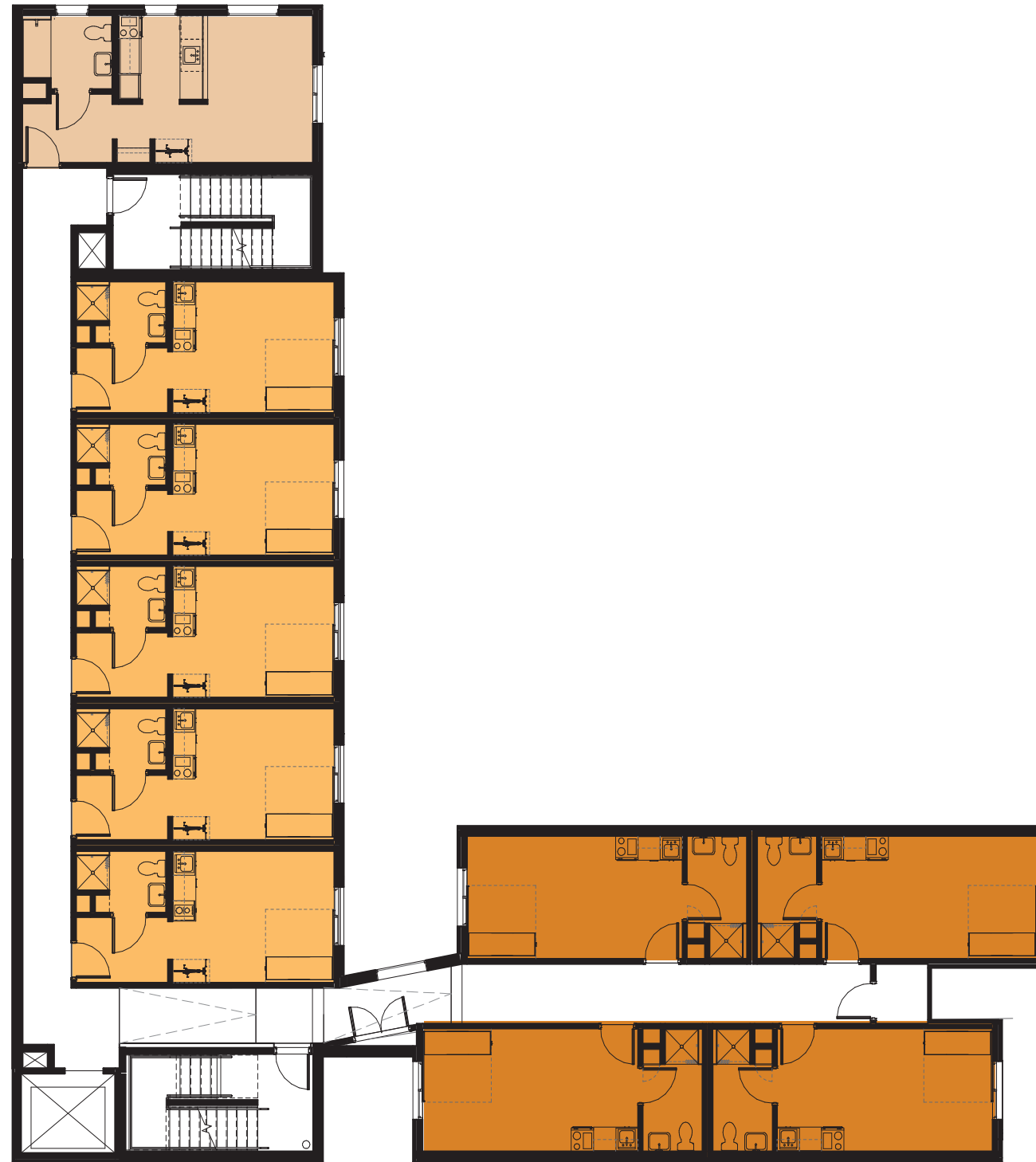
GROUND FLOOR PLAN

- TYPE A-COMPATIBLE STUDIO UNIT
- FRONT ENTRY STUDIO UNIT
- SIDE ENTRY STUDIO UNIT
- UTILITIES
- AMENITIES







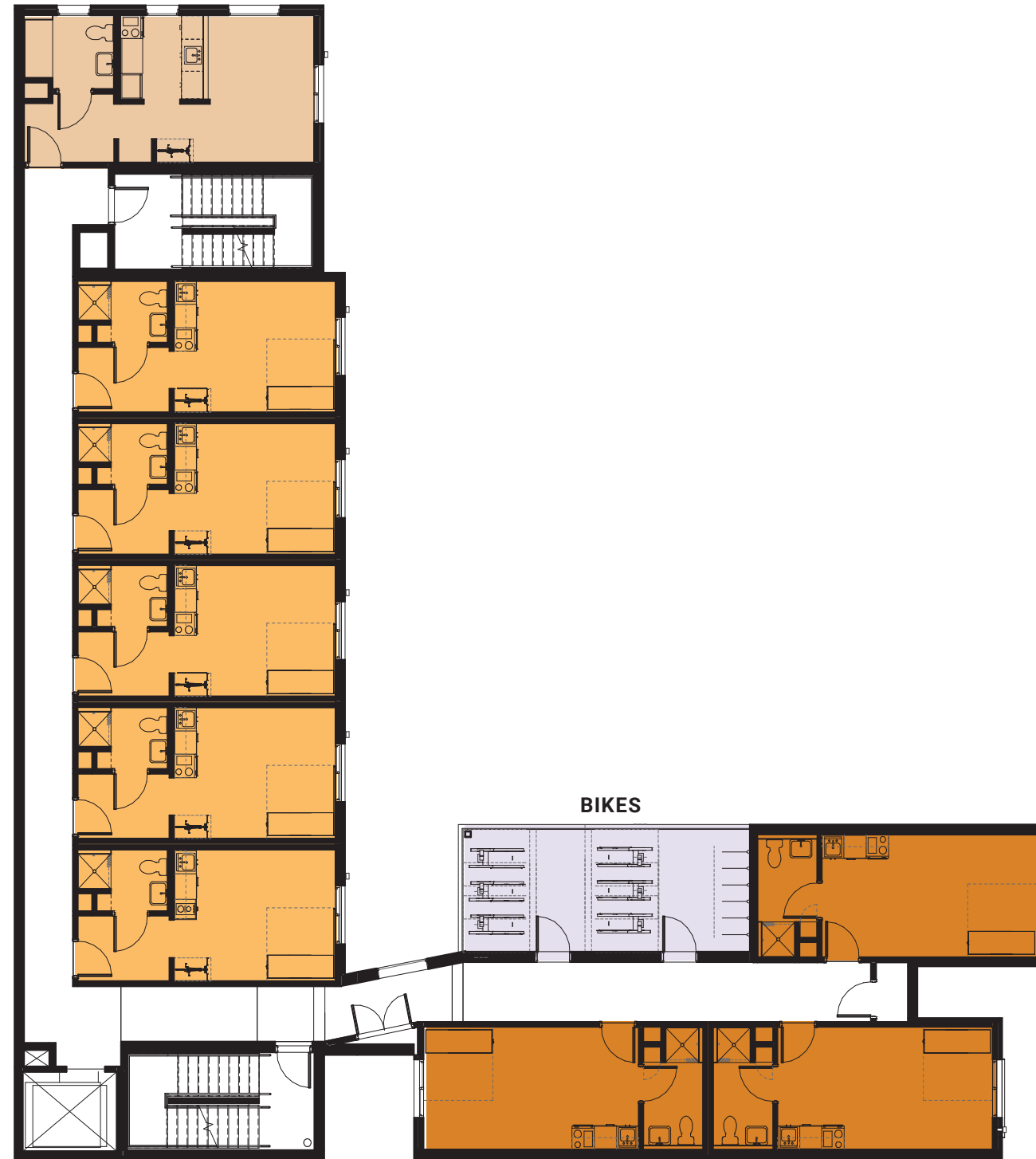
LEVELS 2-3

-  TYPE A-COMPATIBLE STUDIO UNIT
-  FRONT ENTRY STUDIO UNIT
-  SIDE ENTRY STUDIO UNIT





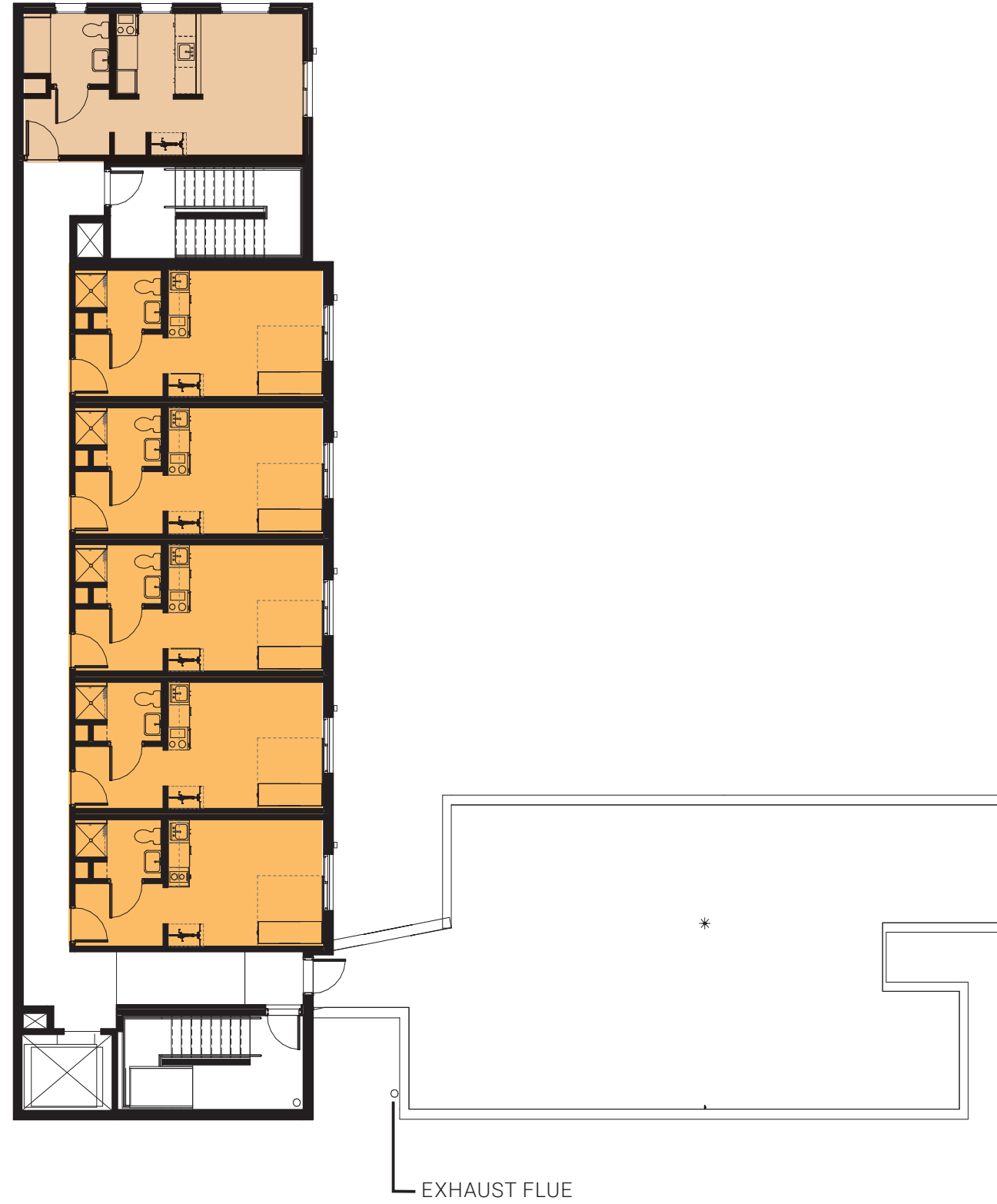
LEVEL 4

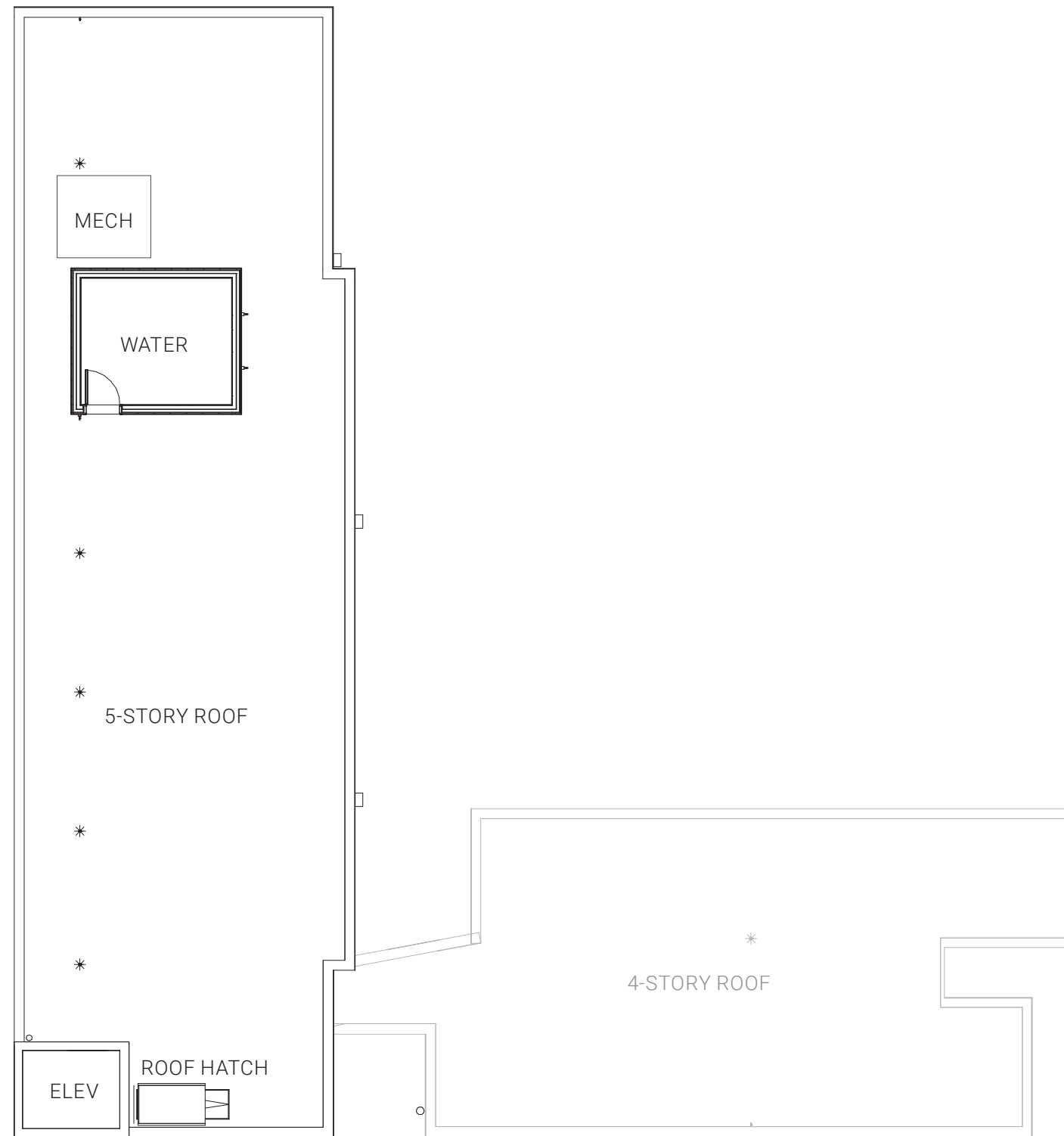
-  TYPE A-COMPATIBLE STUDIO UNIT
-  FRONT ENTRY STUDIO UNIT
-  SIDE ENTRY STUDIO UNIT
-  AMENITIES



LEVEL 5

-  TYPE A-COMPATIBLE STUDIO UNIT
-  FRONT ENTRY STUDIO UNIT





Exterior



Fibercement Panel



Public Art/Mural



Wire Mesh Gate



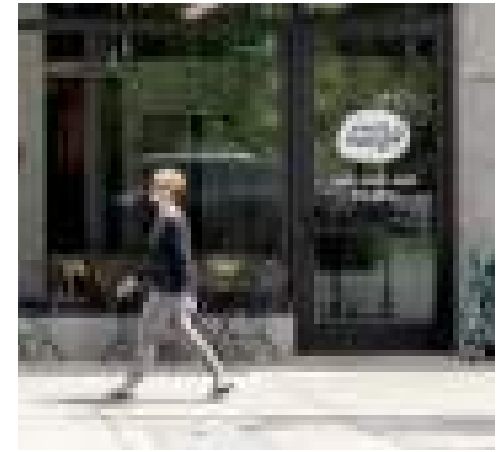
Wood Fence



Fibercement Plank Siding



Pavers



Storefront



Fiber Cement Panel Surround

Operable Sliding Window

Fiber-Cement Plank Siding

Accent Metal / Color At Window

Storefront

Entry

RACC Mural Wall

Covered Porch



12th Ave View



12th Ave View

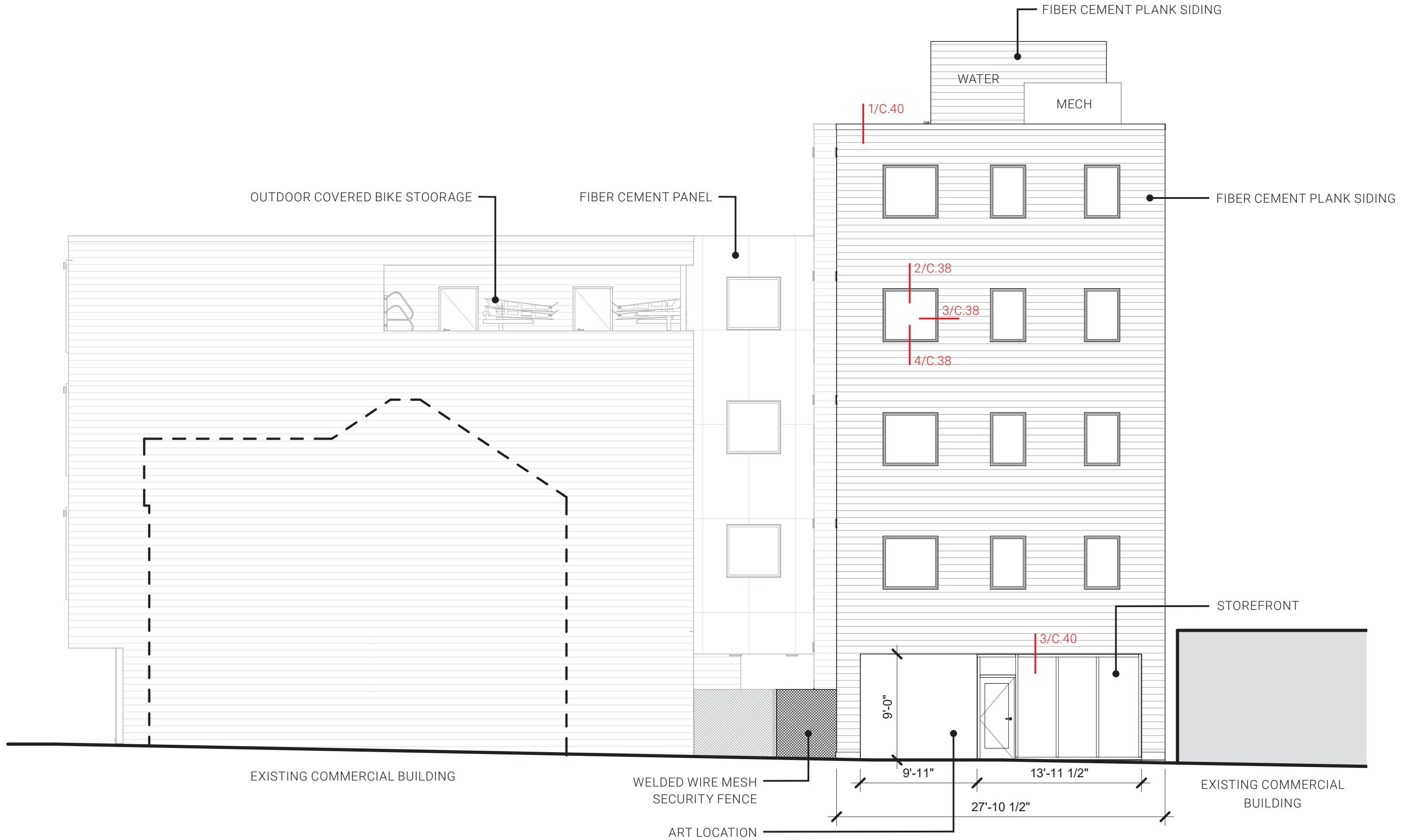


Ankeny Street View



NE Axonometric

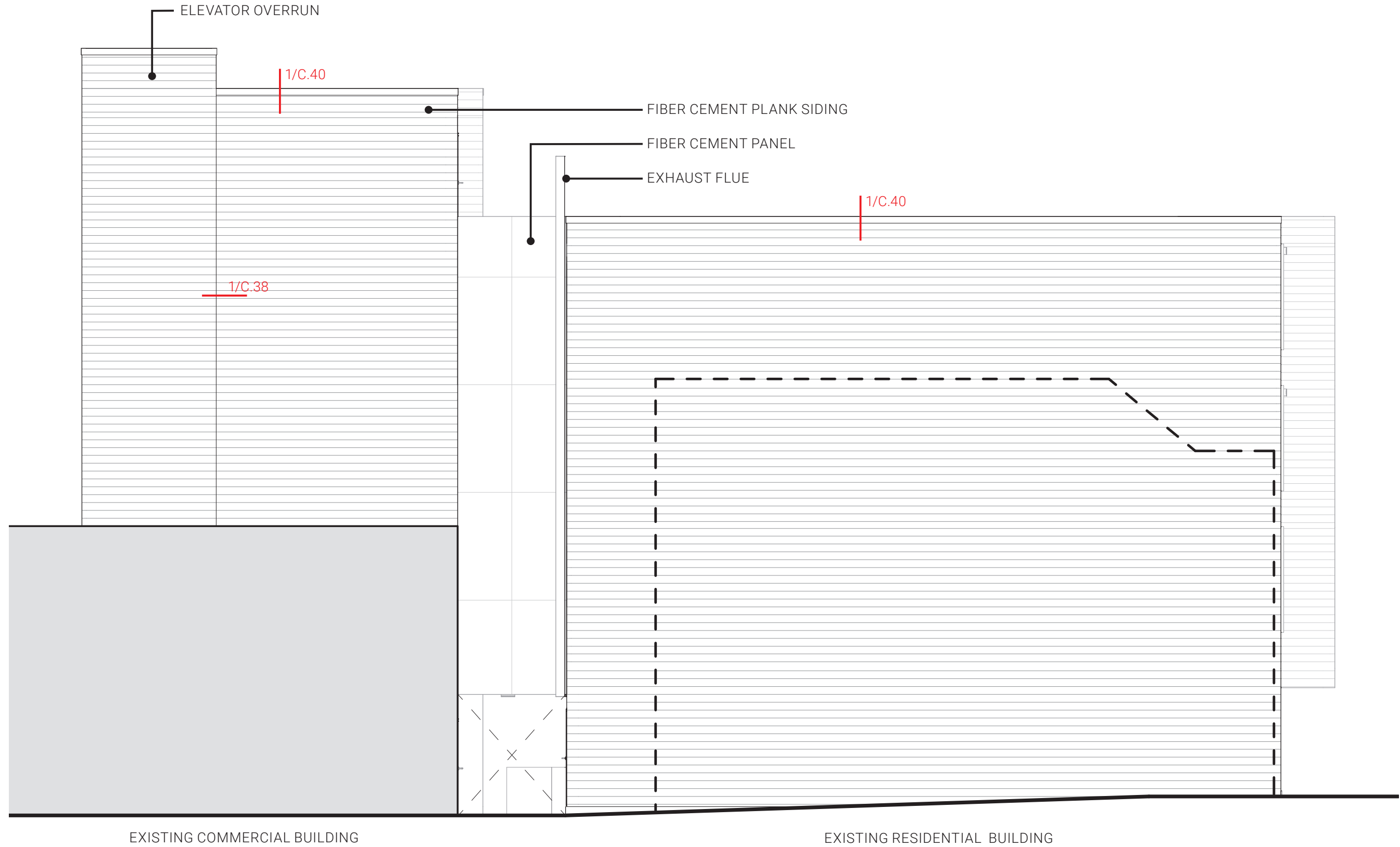
NORTH ELEVATION



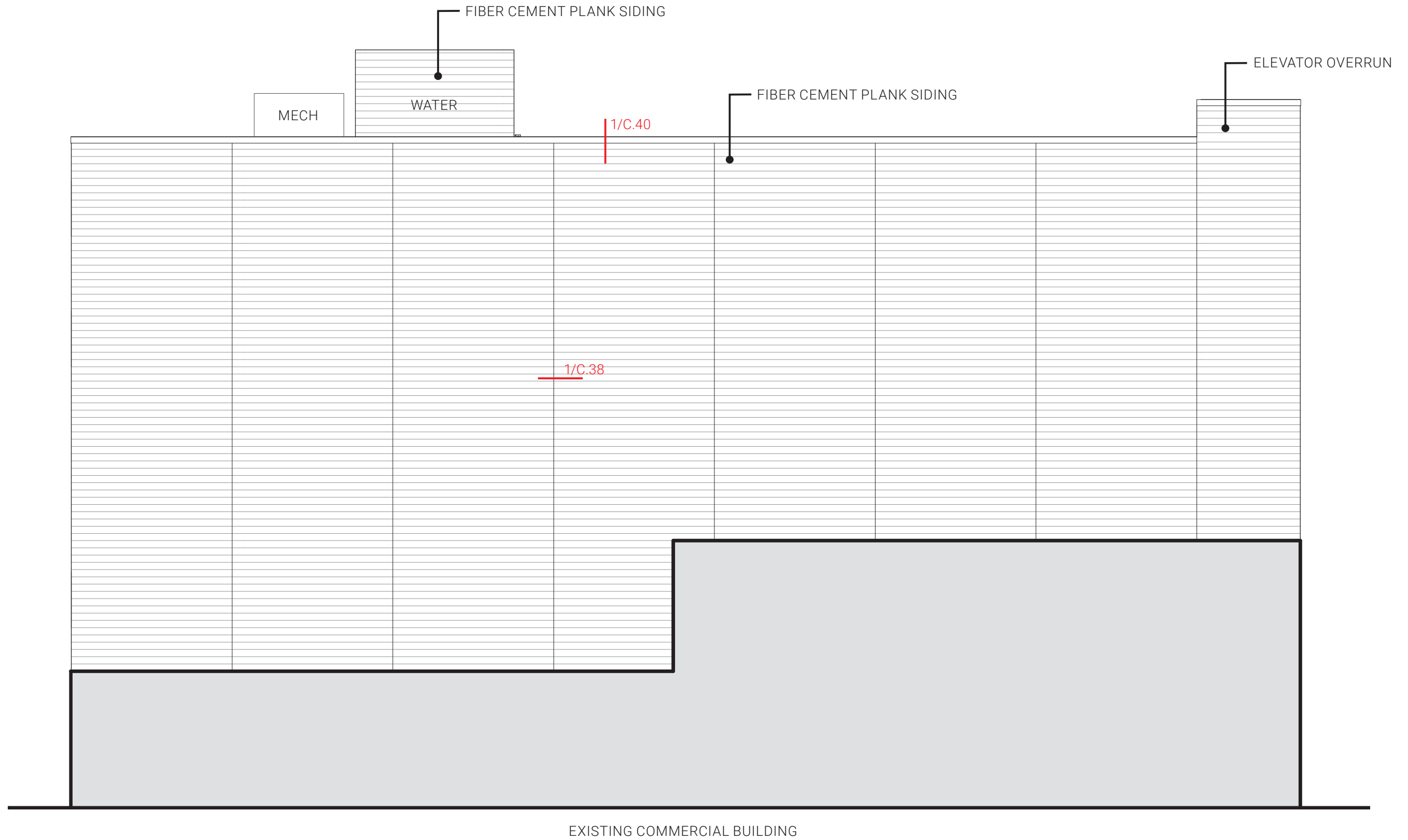
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

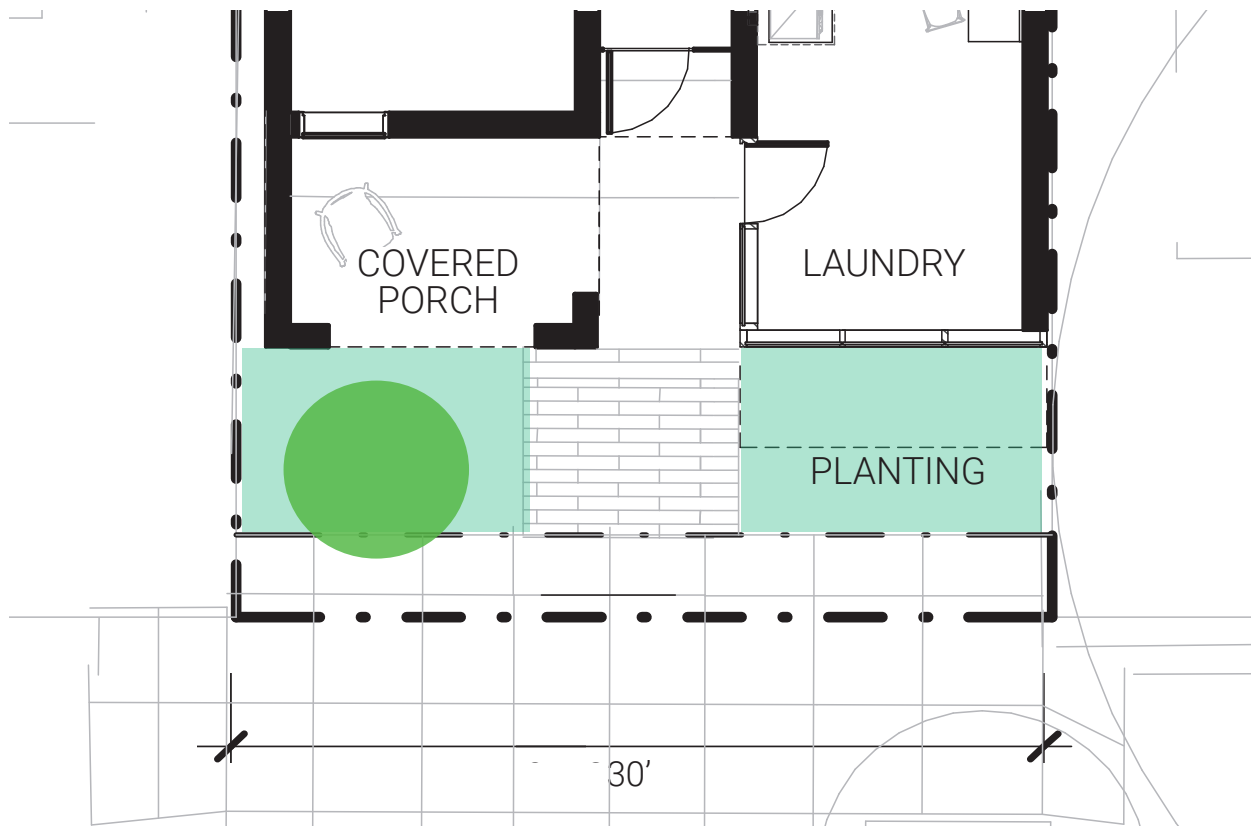


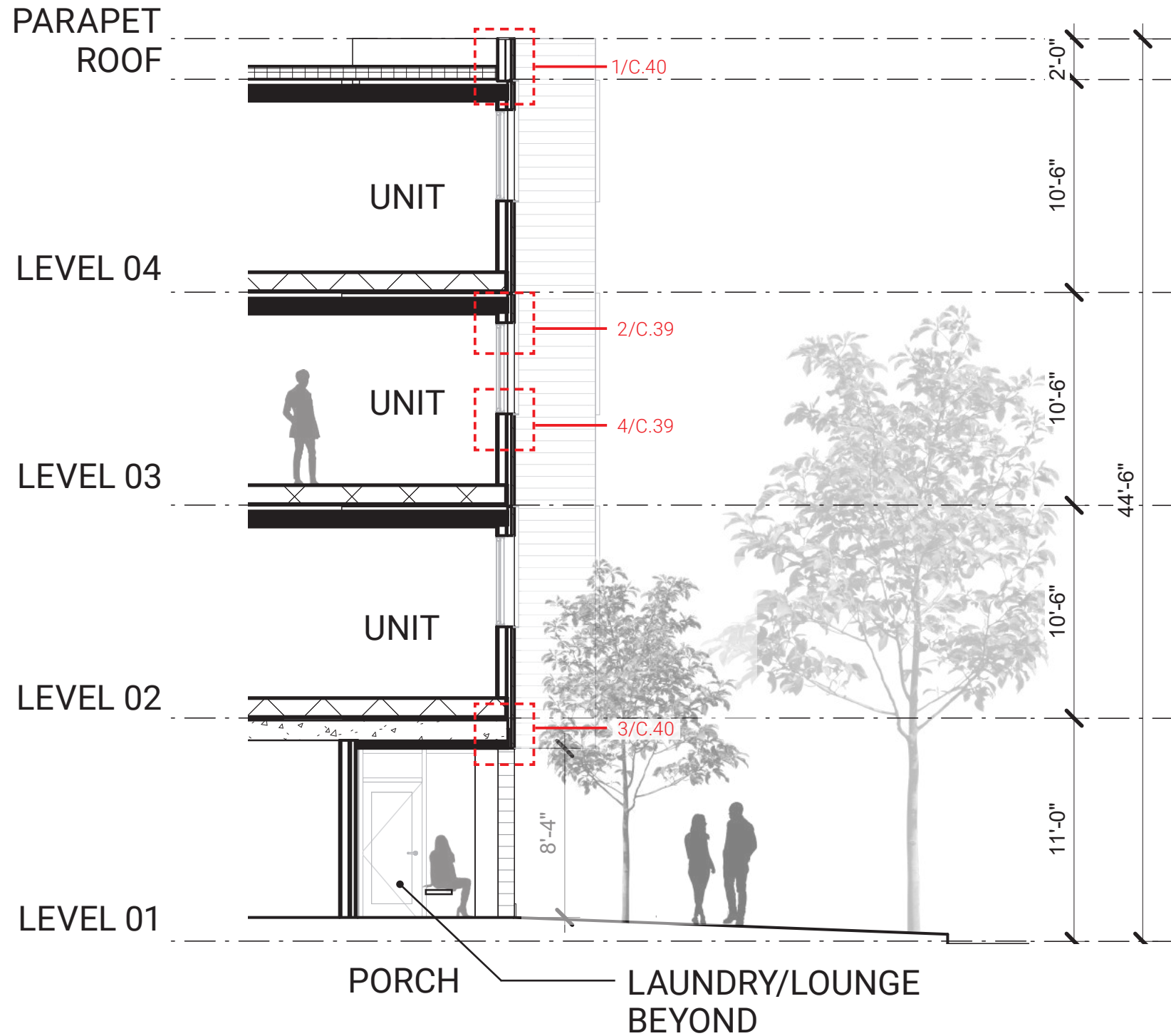
Public Realm

East Elevation - 12th Avenue

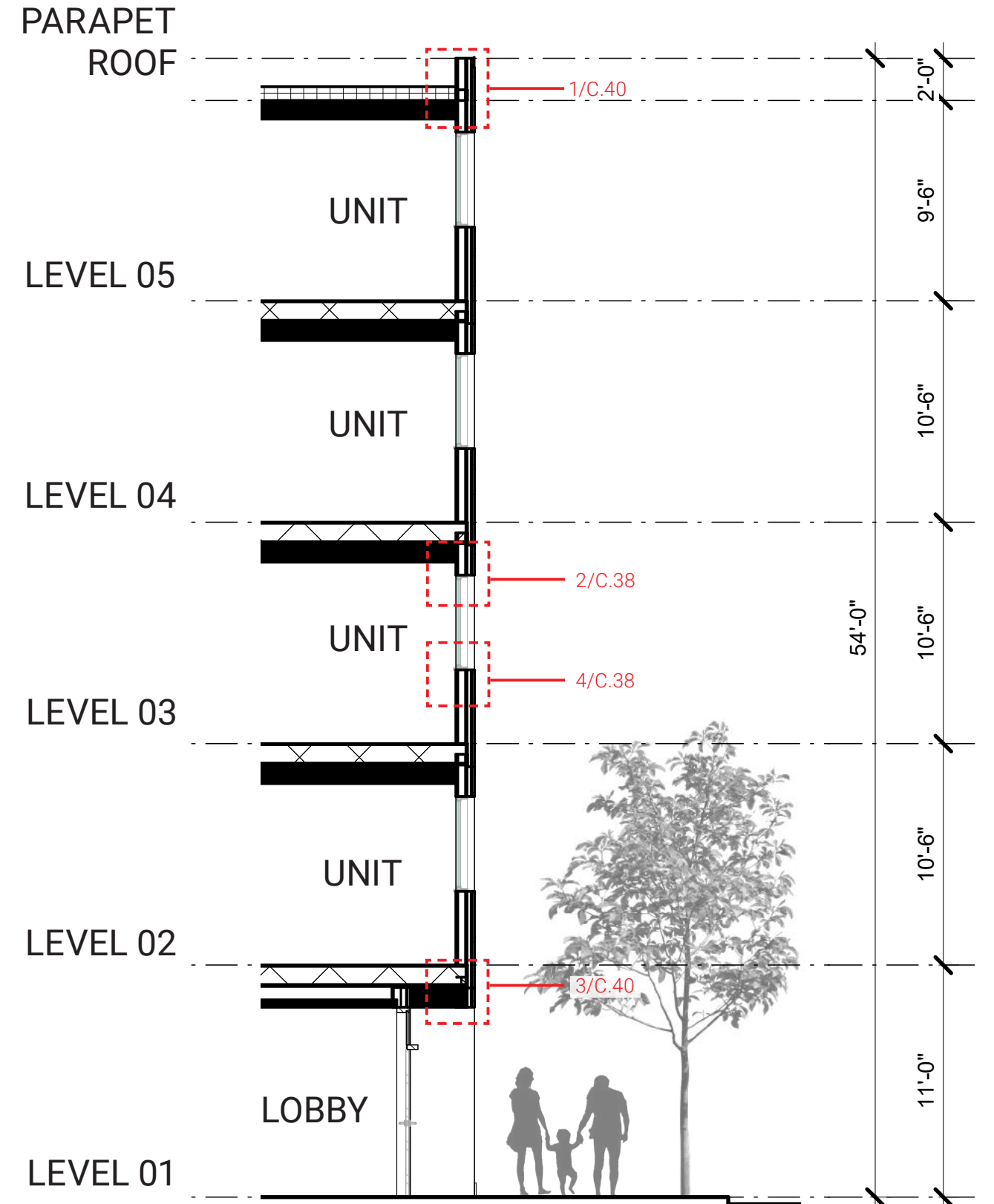


North Elevation - Ankeny Street

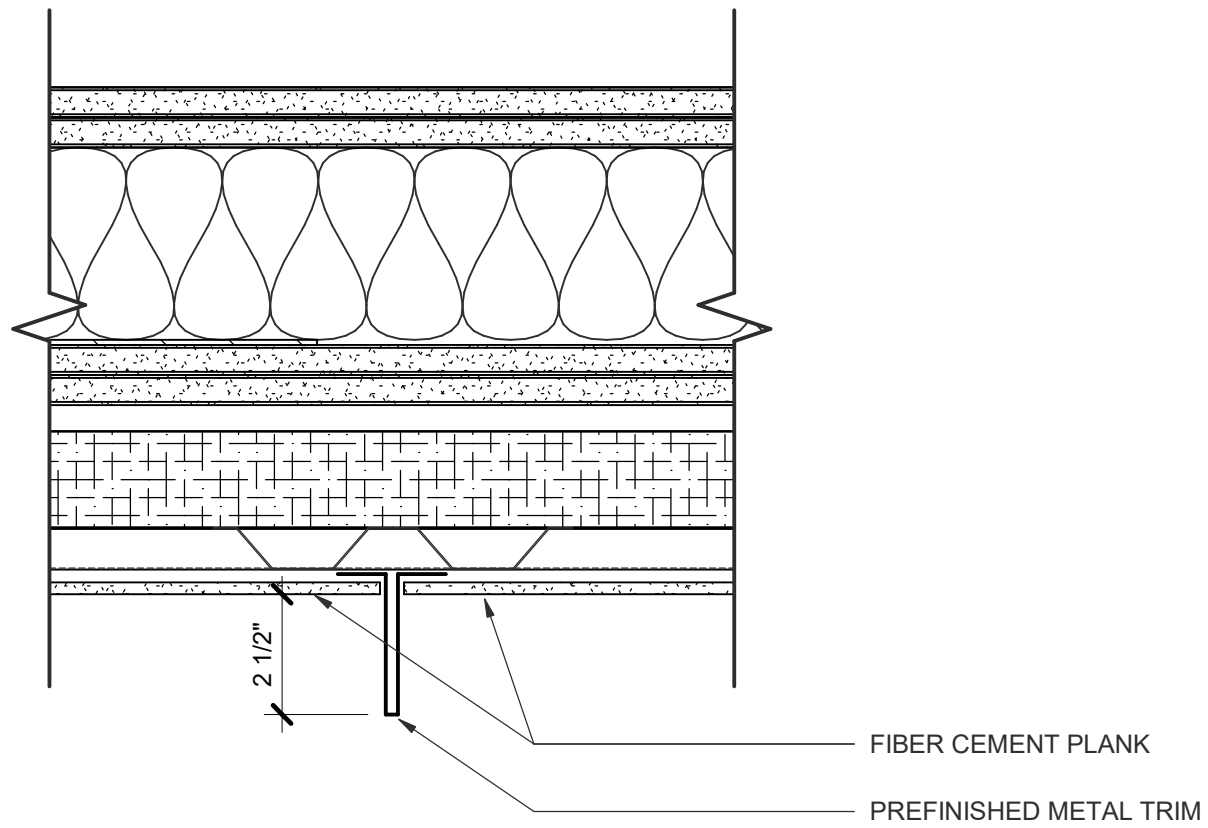




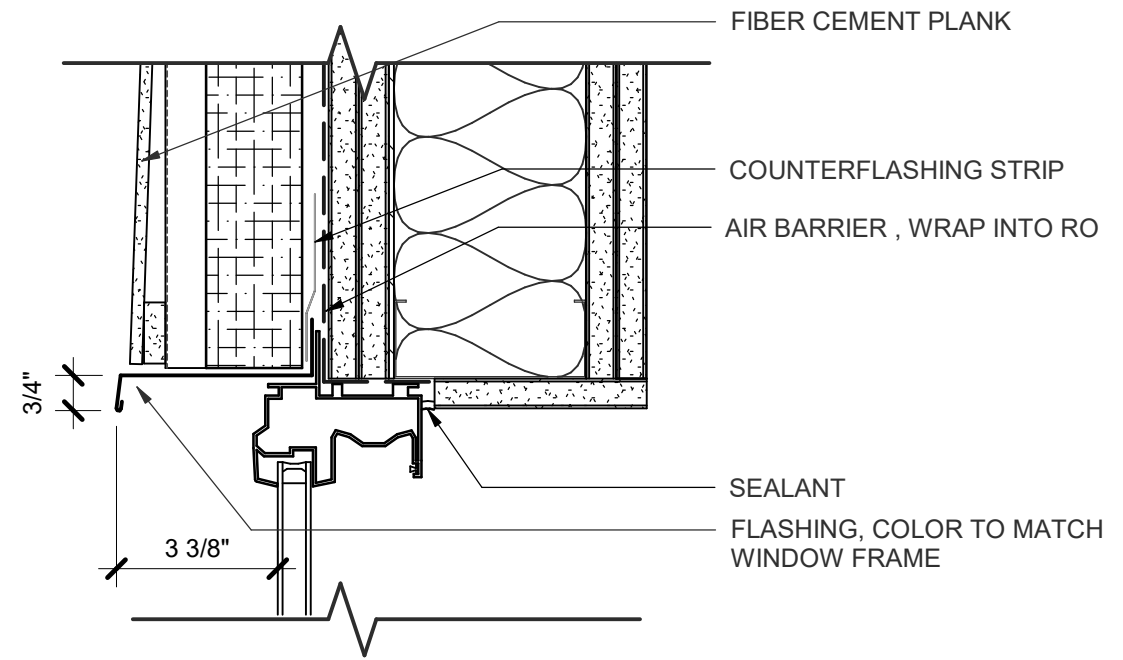
12th Avenue



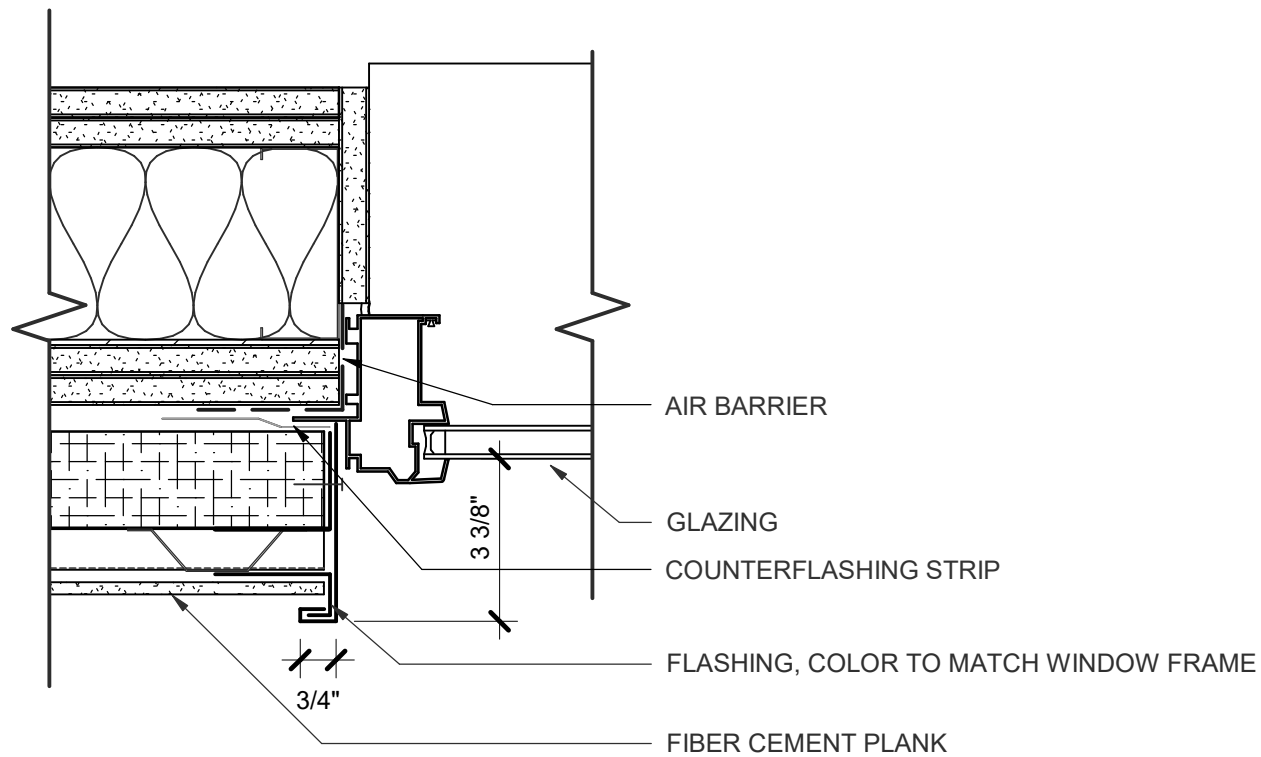
Ankeny Street



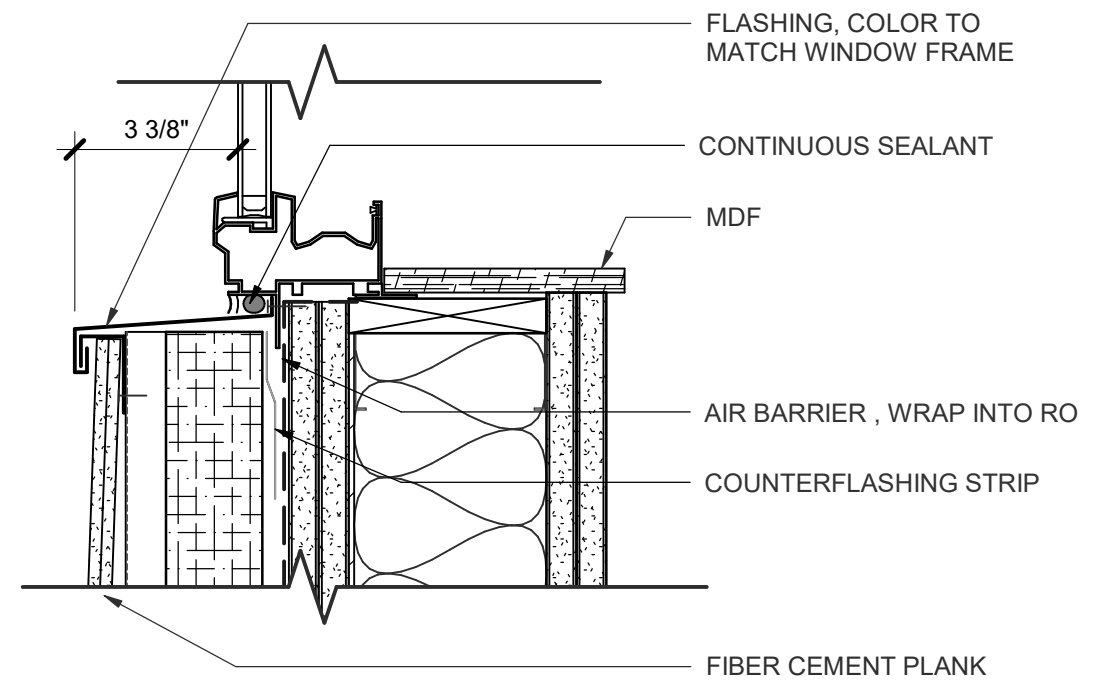
① VERTICAL JOINT TRIM
3" = 1'-0"



② TYPICAL WINDOW HEAD
3" = 1'-0"

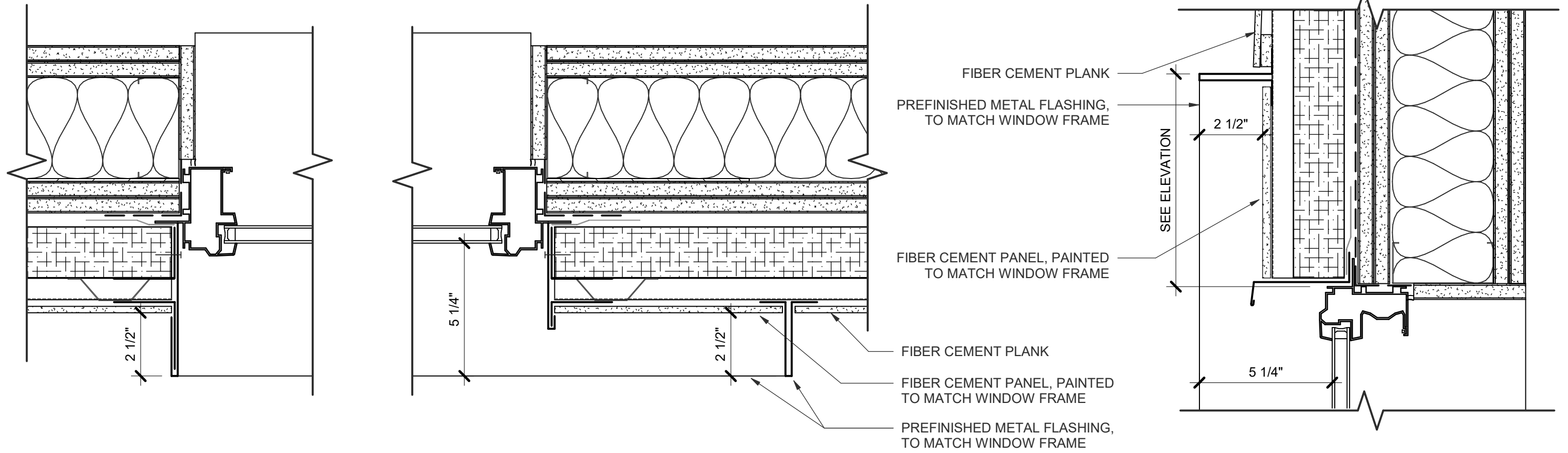


③ TYPICAL WINDOW JAMB
3" = 1'-0"



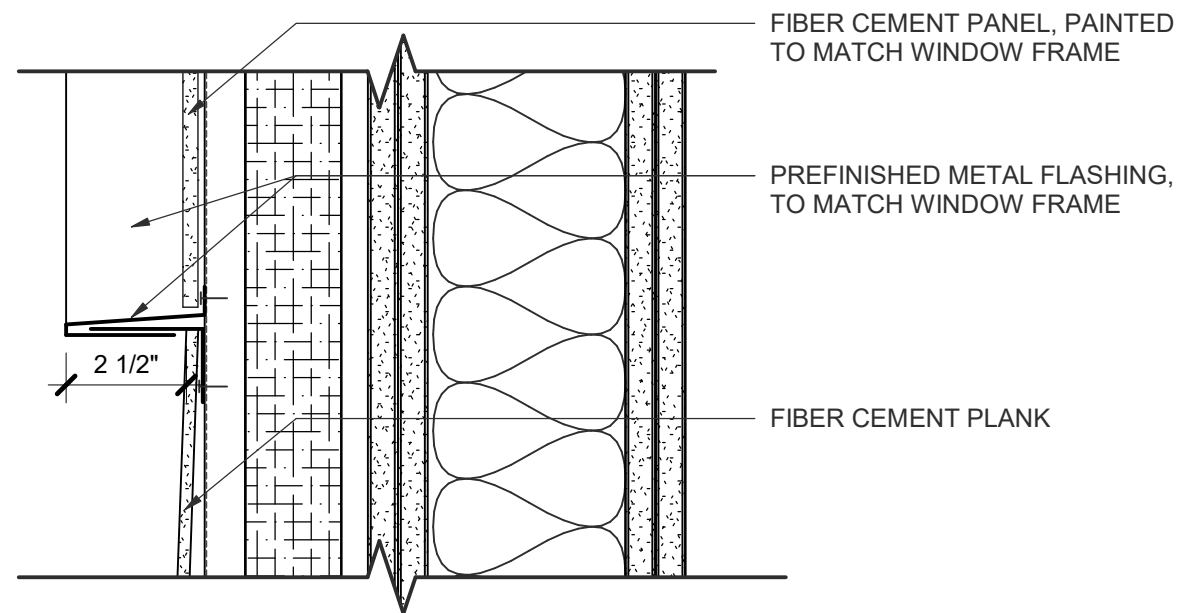
④ TYPICAL WINDOW SILL
3" = 1'-0"

DETAILS

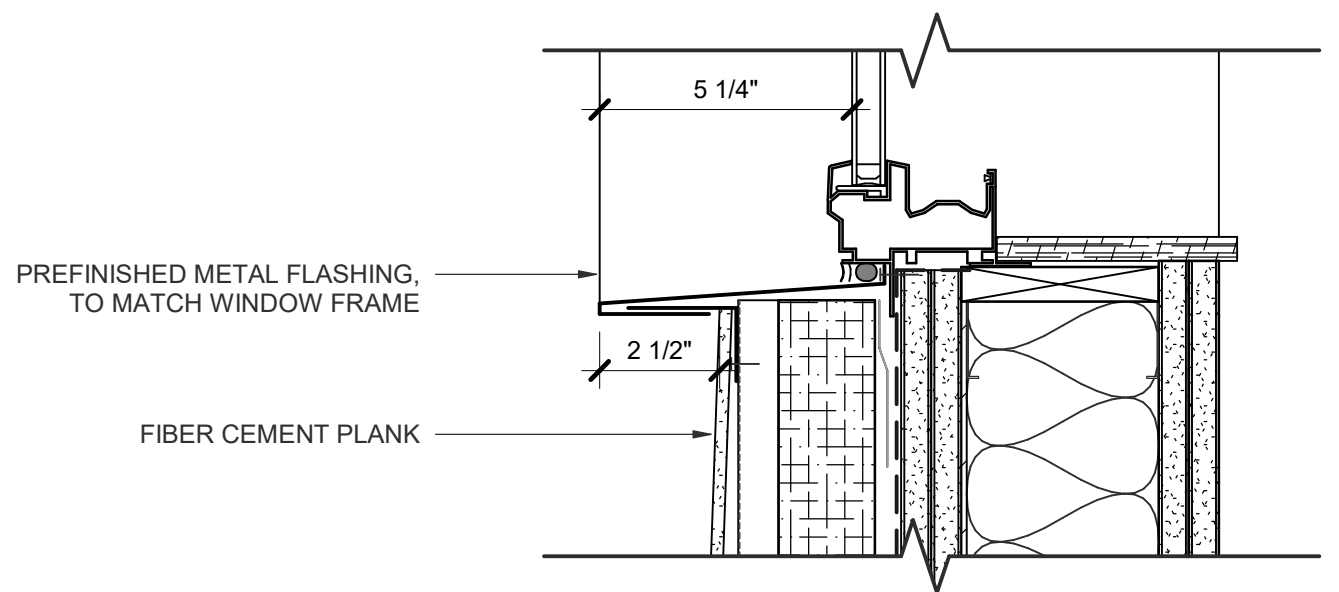


① WINDOW JAMB AT SURROUND
3" = 1'-0"

② WINDOW HEAD AT SURROUND
3" = 1'-0"

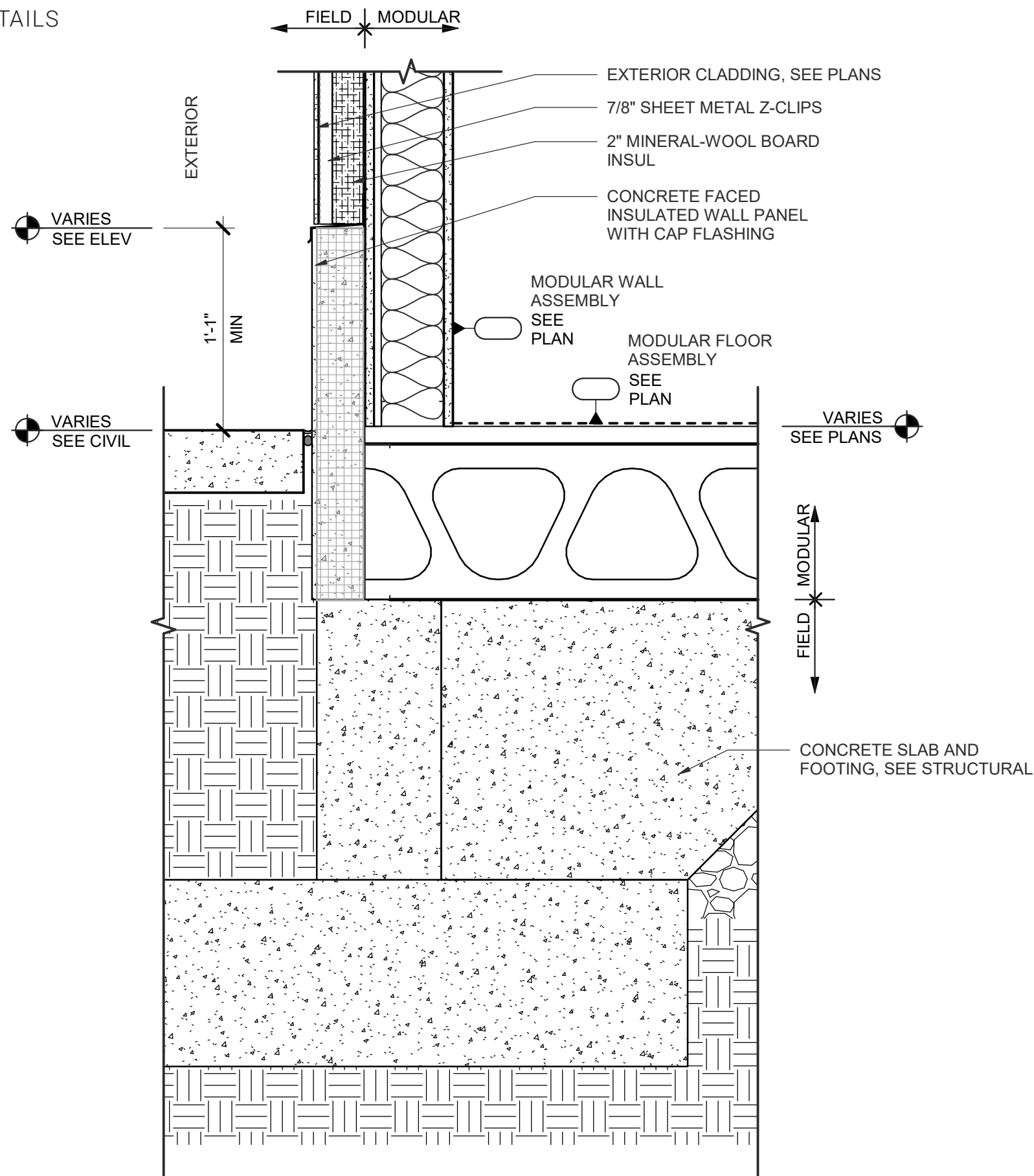


③ SILL TRIM AT SURROUND
3" = 1'-0"

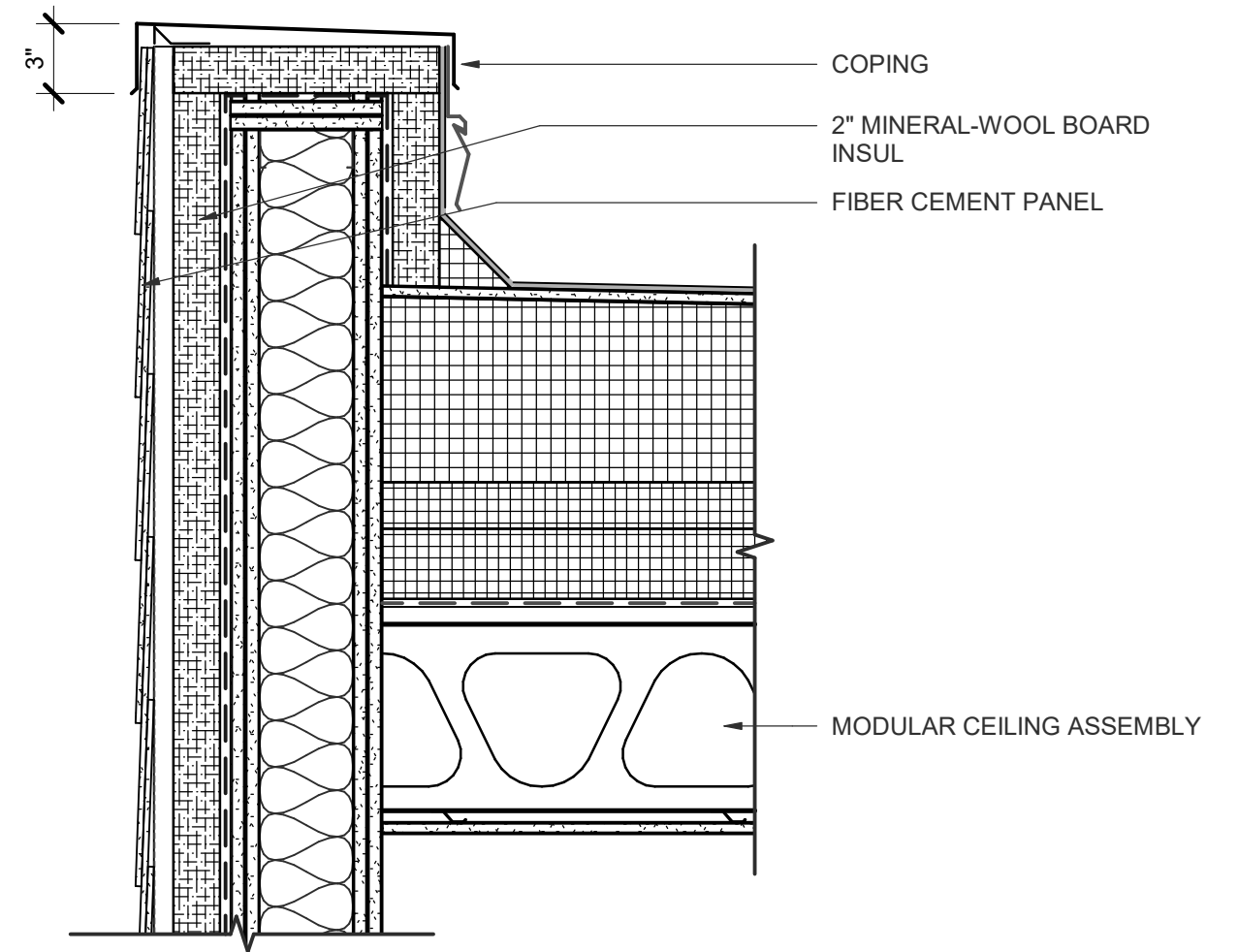


④ WINDOW SILL AT SURROUND
3" = 1'-0"

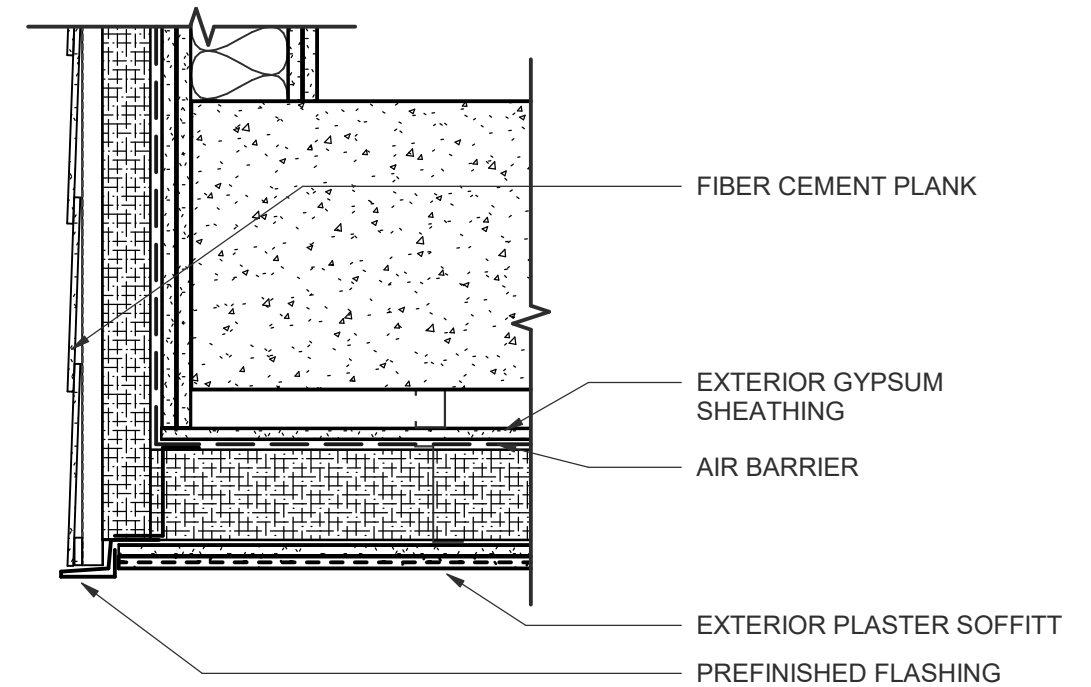
DETAILS



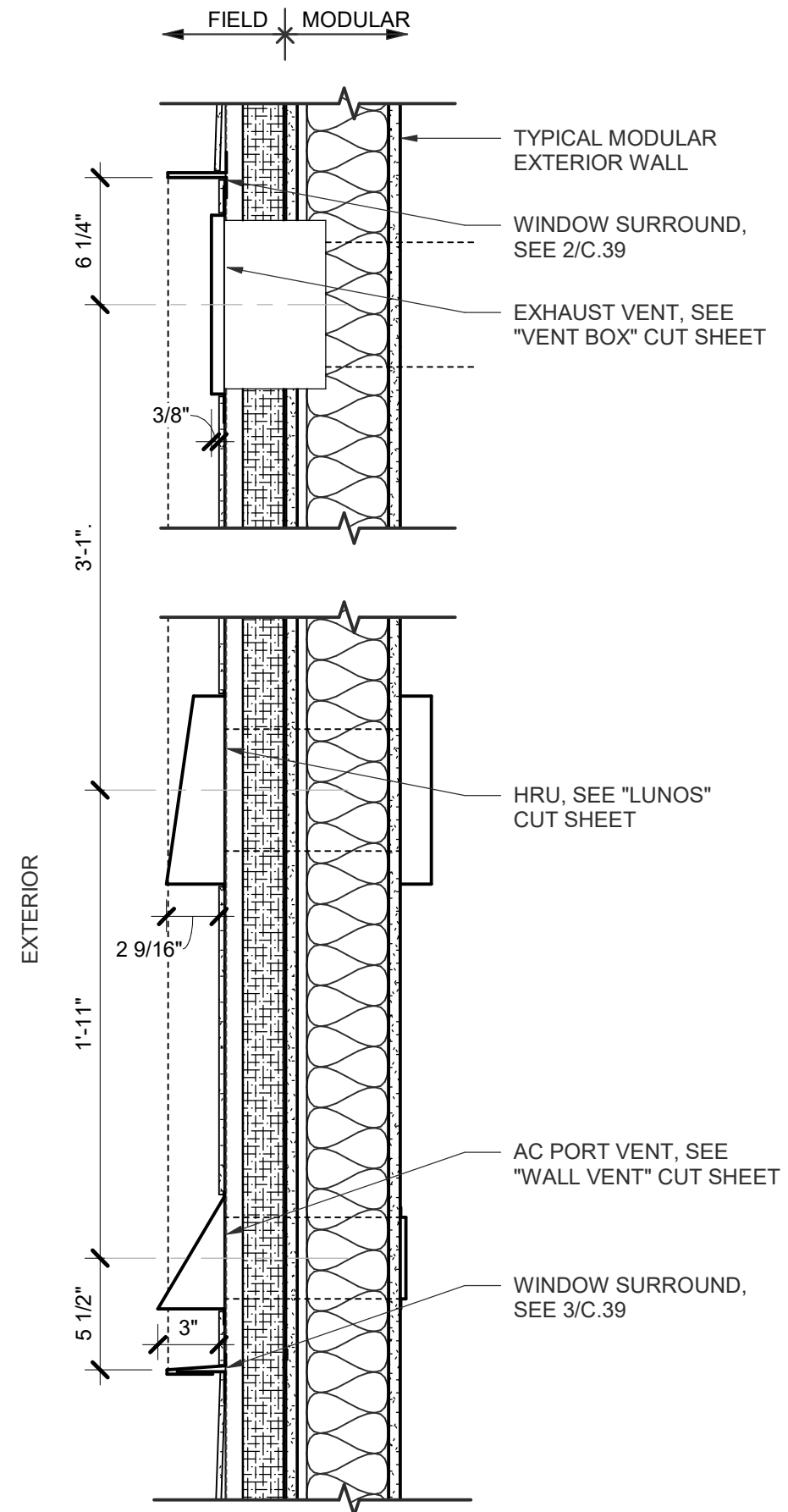
2 SECTION DETAIL - BASE AT MODULE
1 1/2" = 1'-0"



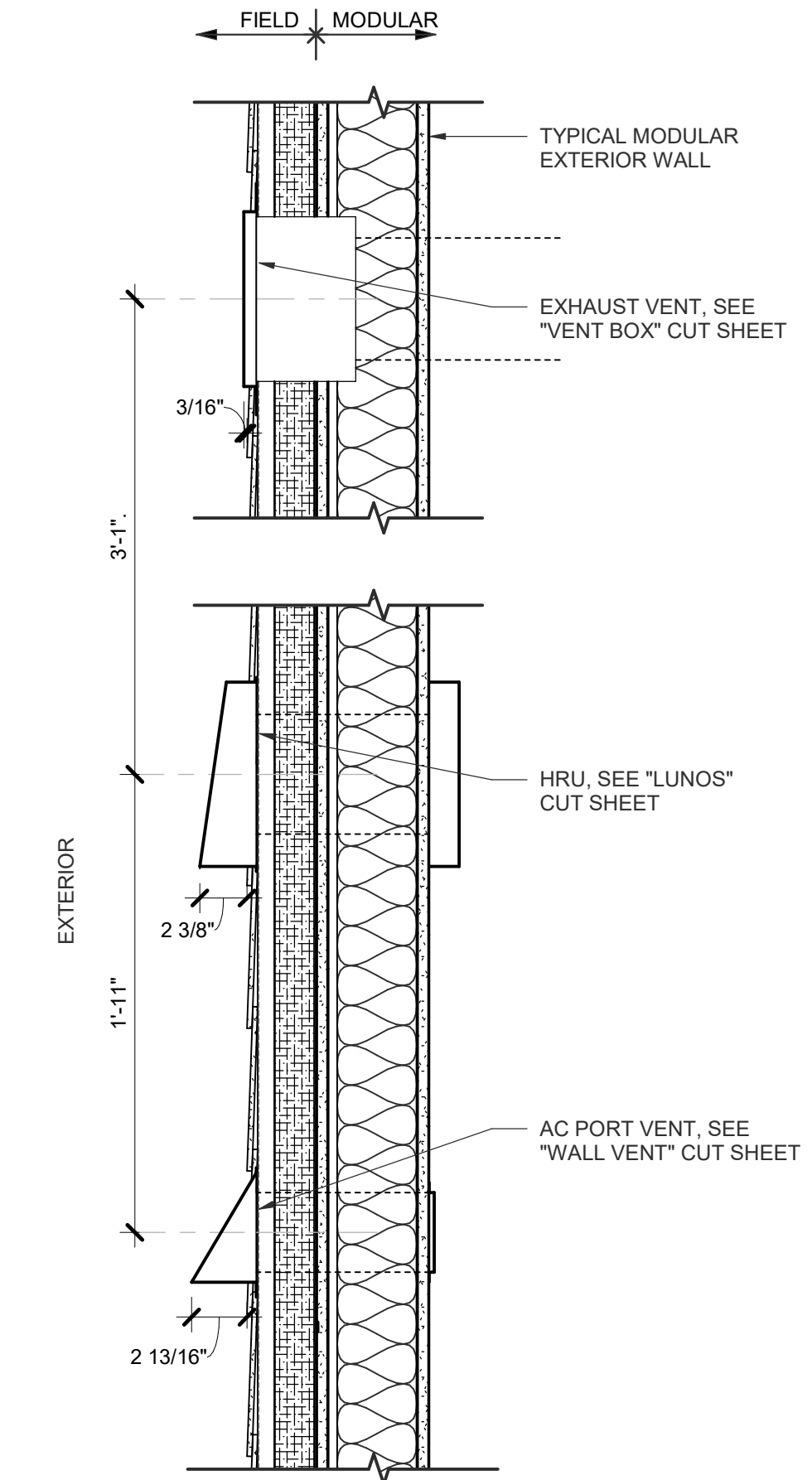
1 SECTION DETAIL - PARAPET AT MODULE DR
1 1/2" = 1'-0"



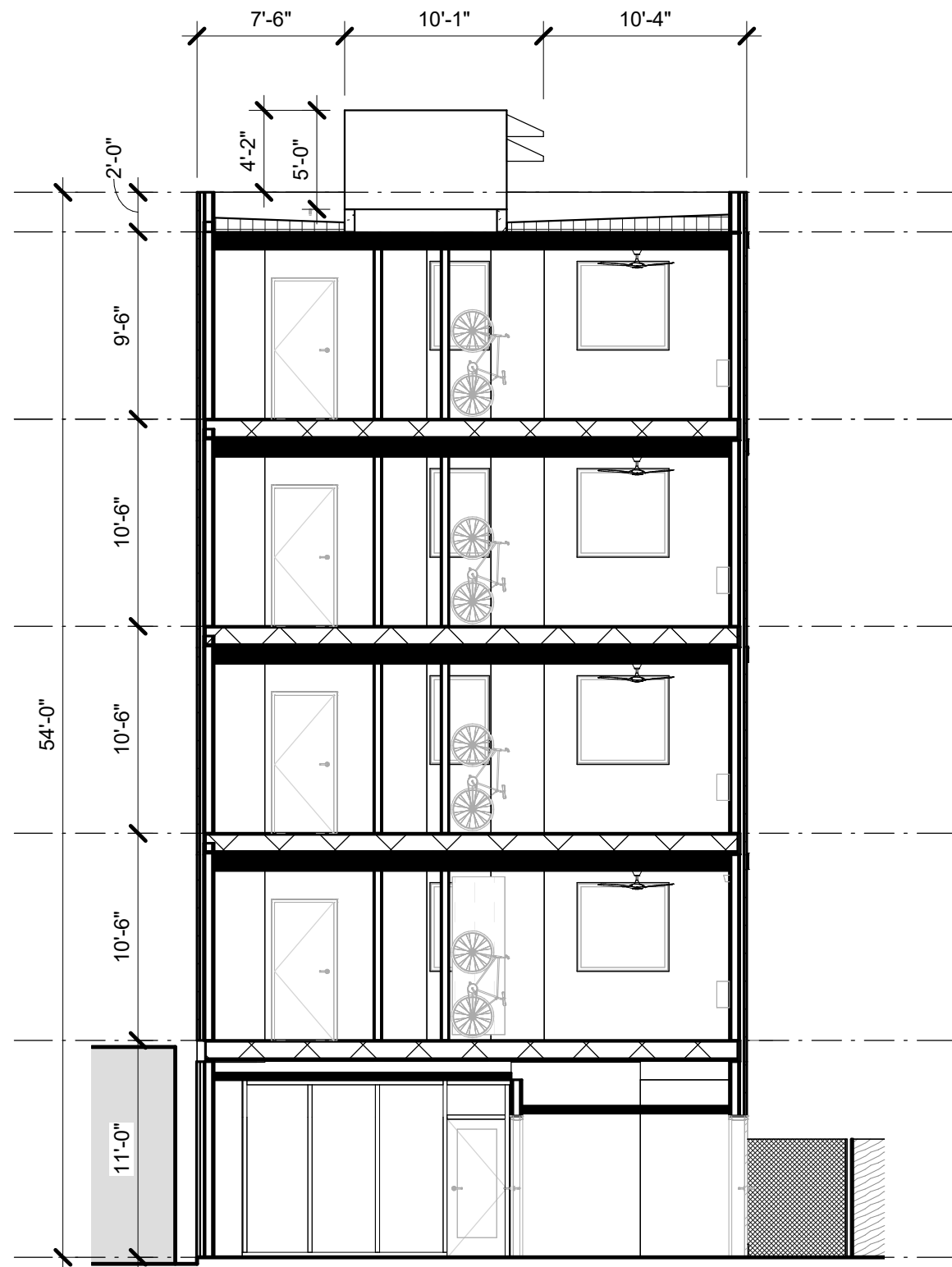
3 FIBER CEMENT PLANK TO CEMENT PLASTER SOFFIT
1 1/2" = 1'-0"



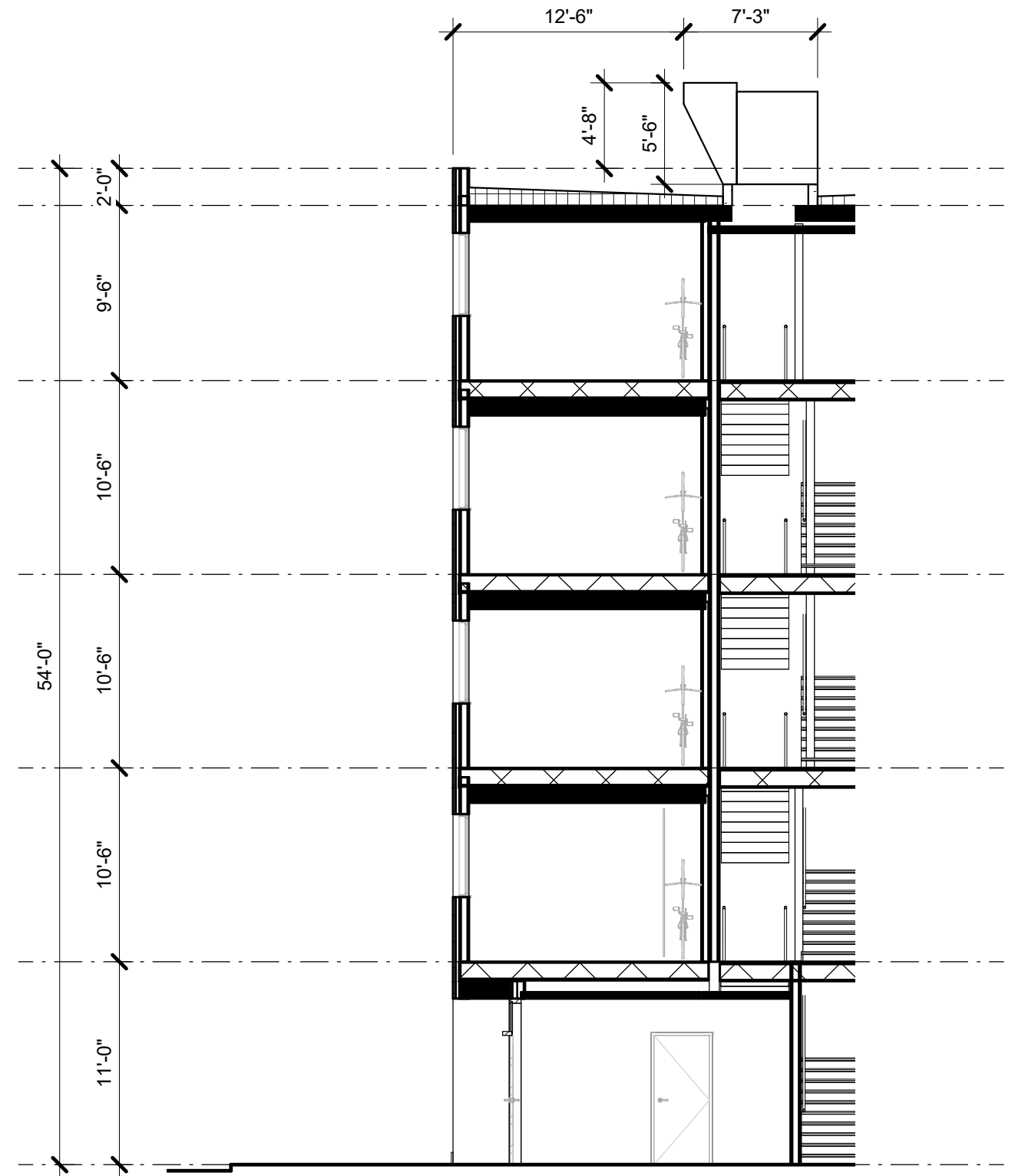
① MECHANICAL PENETRATIONS AT FIBER CEMENT PANEL
1 1/2" = 1'-0"



② MECHANICAL PENETRATIONS AT FIBER CEMENT PLANK
1 1/2" = 1'-0"



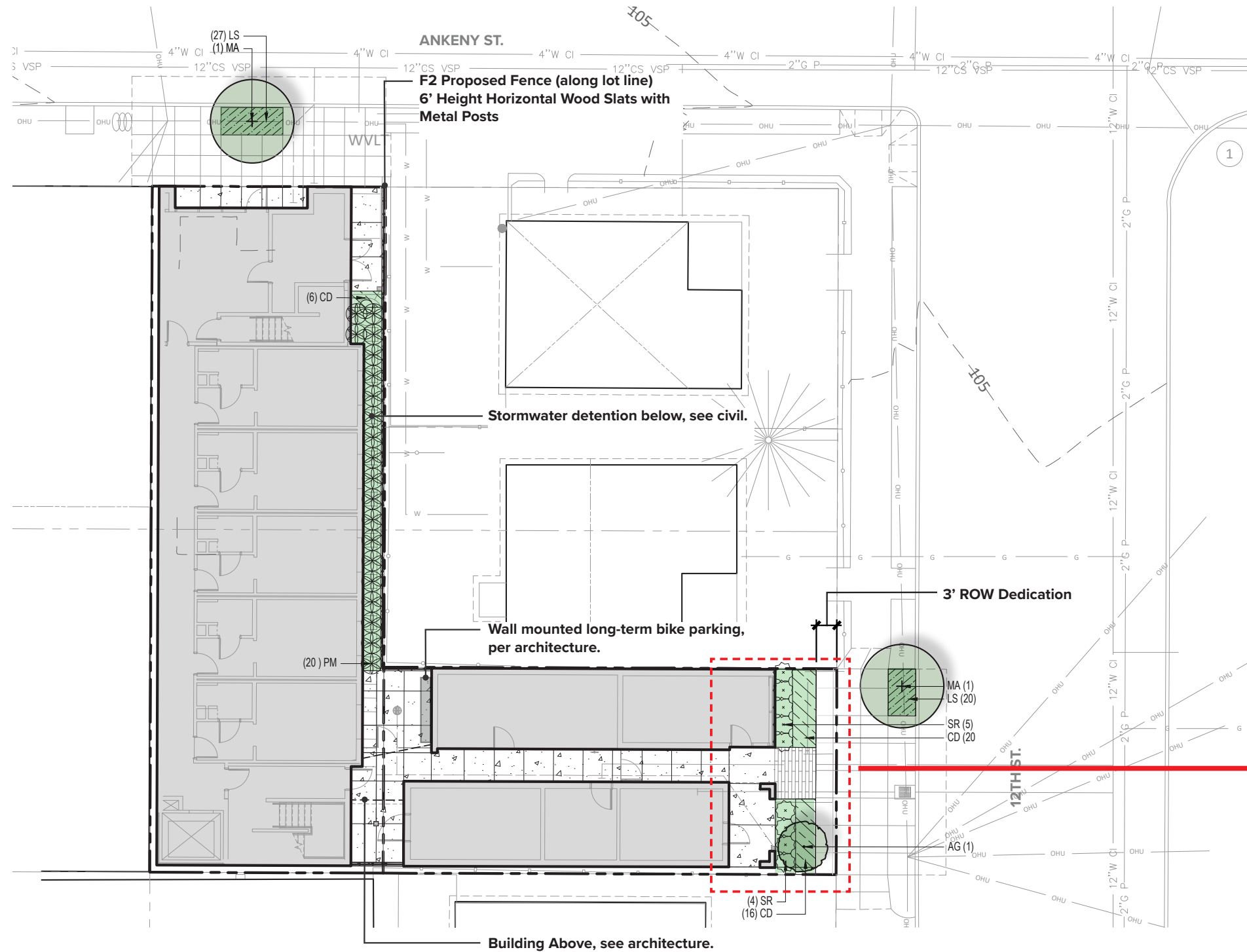
East / West Section



North / South Section

Landscape

LANDSCAPE PLAN



PLANTING SCHEDULE

STREET TREES

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
MA	MAACKIA AMURNIS / AMUR MAACKIA	1.5" CAL. +	AS SHOWN	2

SITE TREES

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
AG	ACER GRISEUM / PAPERBARK MAPLE	1.5" CAL.	AS SHOWN	1

SHRUBS

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
SD	CAREX DIVULSA / GRASSLAND SEDGE	1 GAL.	18" O.C.	42
LS	LIRIOPE SPICATA / LILYTURF	1 GAL.	15" O.C.	47
SR	SARCOCOCCA RUSCIFOLIA / FRAGRANT SWEET BOX	3 GAL.	AS SHOWN	9
PM	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	3 GAL.	AS SHOWN	20

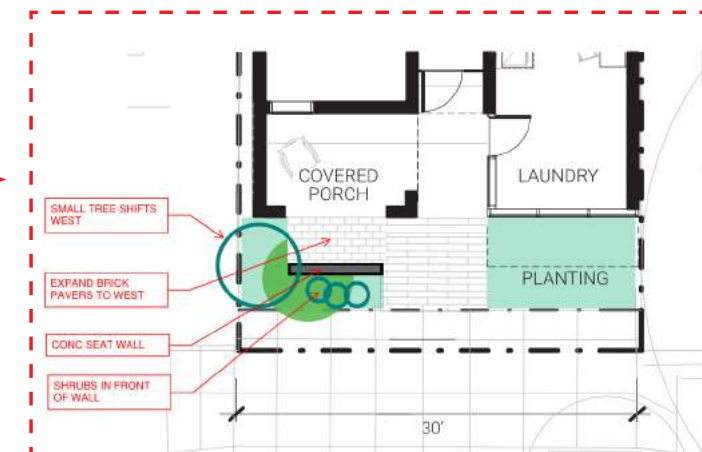
NOTES:

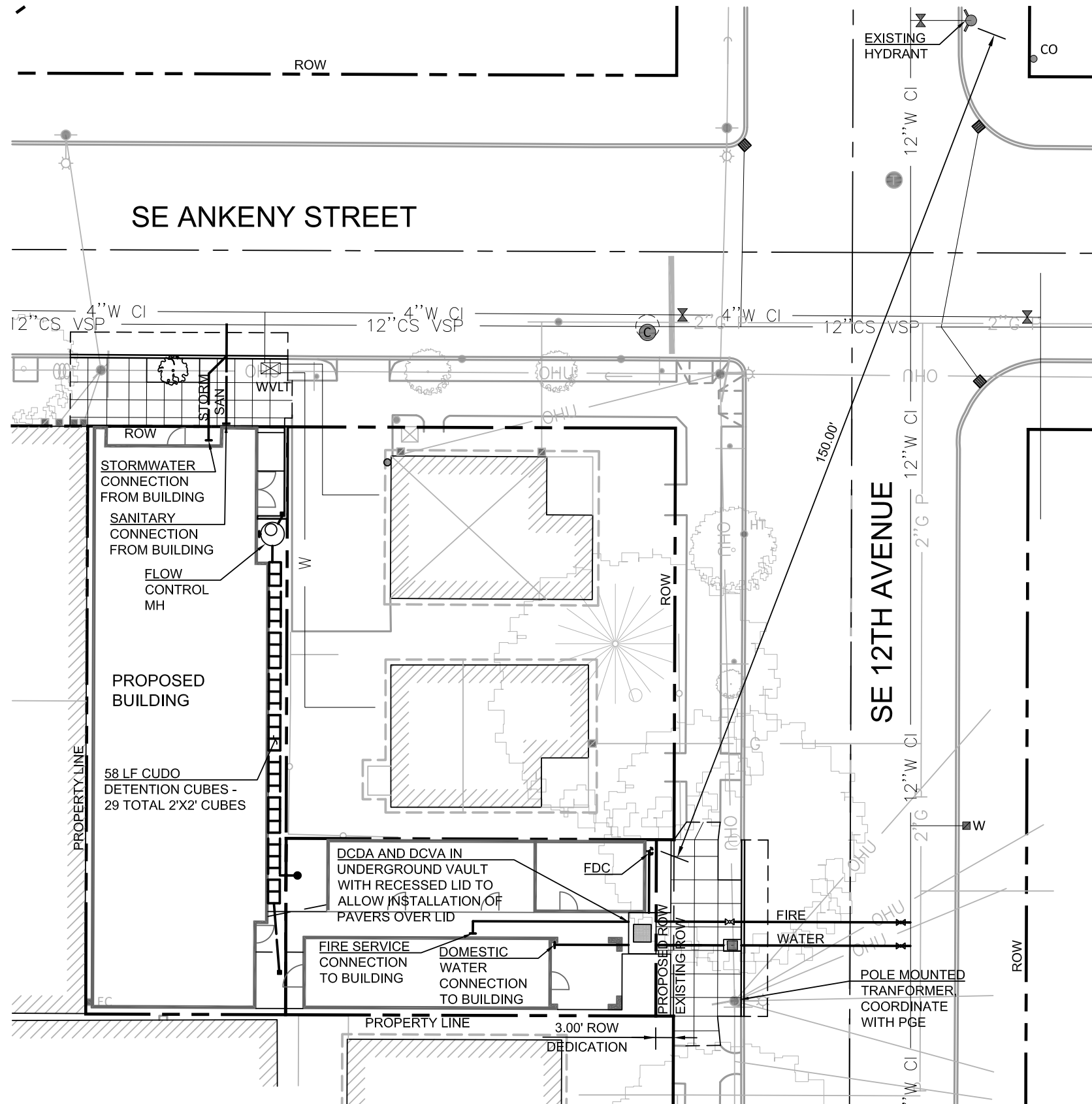
ON SITE TREE DENSITY REQUIREMENTS TO BE MET THROUGH PAYMENT TO TREE FUND

ALL PLANTING AREAS TO BE FULLY IRRIGATED

ALL PLANTING AREAS TO BE FULLY CLEARED OF INVASIVE OR NUISANCE PLANTS PRIOR TO PLANTING

SHORT-TERM BIKE PARKING TO BE ACCOMMODATED THROUGH PAYMENT TO BIKE FUND





STORMWATER NARRATIVE

PRIVATE SITE
 STORMWATER MANAGEMENT WILL BE PROVIDED VIA 29 TOTAL 2'X2' CUDO DETENTION CUBES EAST OF THE BUILDING. CUBES WILL CONNECT TO A FLOW CONTROL MH AND STORMWATER WILL THEN DISCHARGE TO THE PUBLIC COMBINED SEWER SYSTEM IN SE ANKENY ST.

PUBLIC STREET IMPROVEMENTS
 THERE WILL BE FEWER THAN 500 SF OF NEW IMPERVIOUS AREA ADDED TO THE ROW; THEREFORE, THE STORMWATER MANUAL WILL NOT BE TRIGGERED. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.

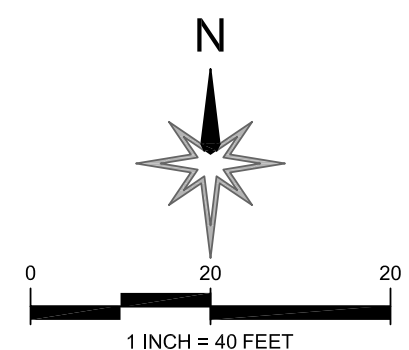
UTILITY CONTACTS

ELECTRICAL
 PORTLAND GENERAL ELECTRIC
 503-736-5450

NATURAL GAS
 JEREMY LORENCE
 NORTHWEST NATURAL GAS
 JEREMY.LORENCE@NWNATURAL.COM
 503-610-7693

WATER
 ANDRE MELLOTT
 PORTLAND WATER BUREAU
 ANDRE.MELLOTT@PORTLANDOREGON.GOV
 503-823-6369

STORM/SANITARY
 ELLA INDARTA
 PORTLAND BUREAU OF ENVIRONMENTAL SERVICES
 ELLA.INDARTA@PORTLANDOREGON.GOV
 503-823-2073

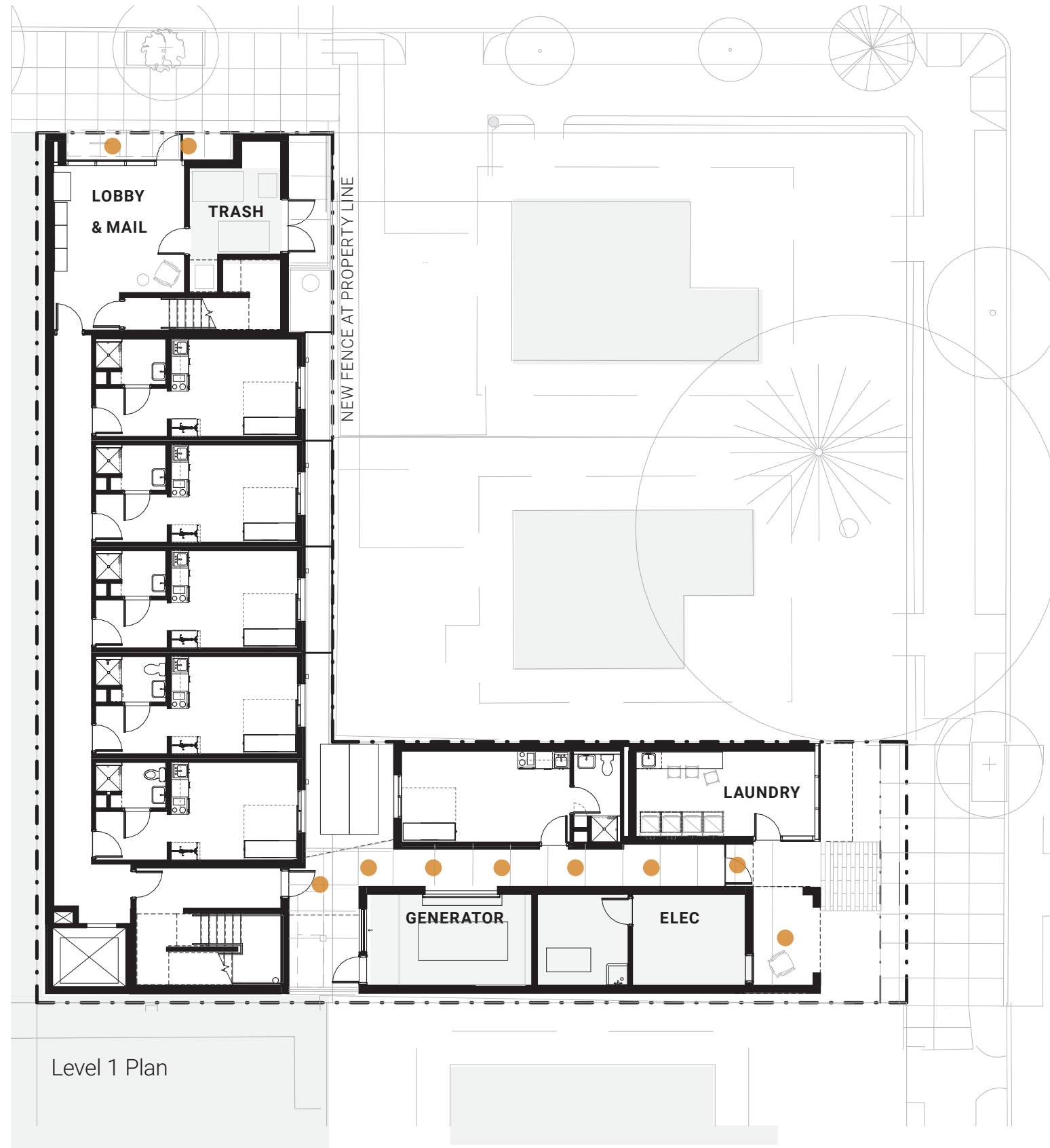
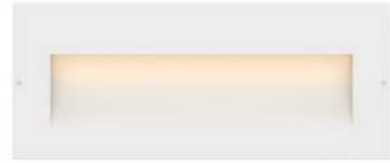


Lighting

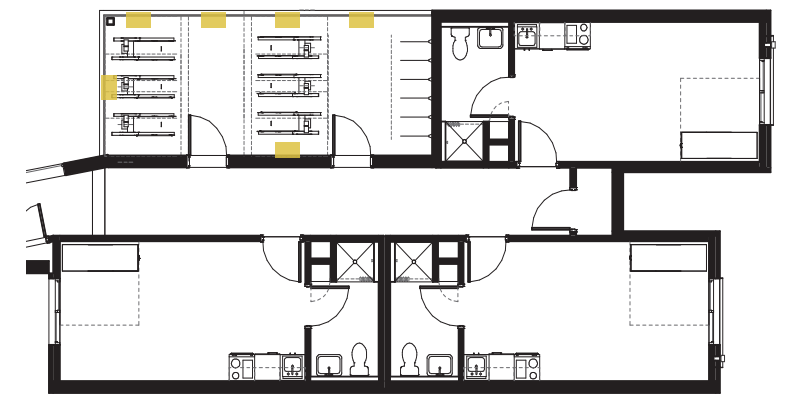
● Recessed Down Light



■ Recessed Wall Light



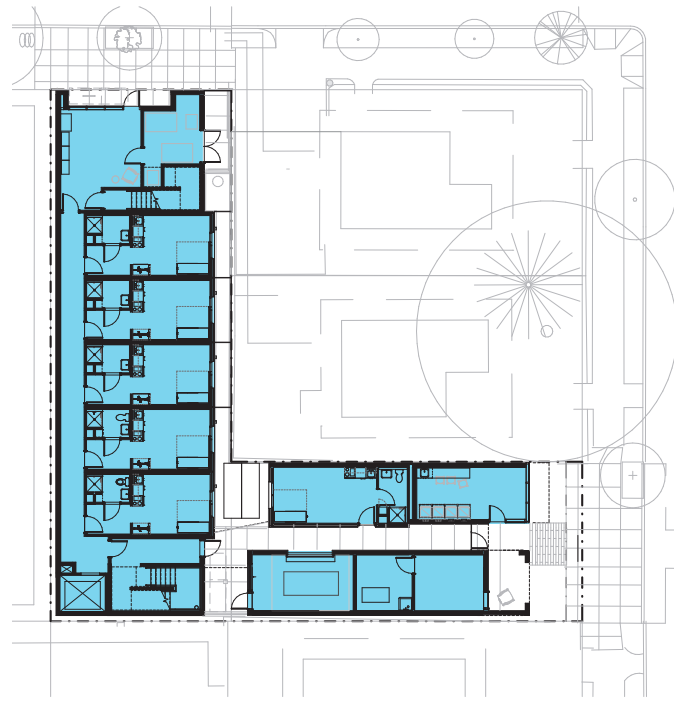
Level 1 Plan



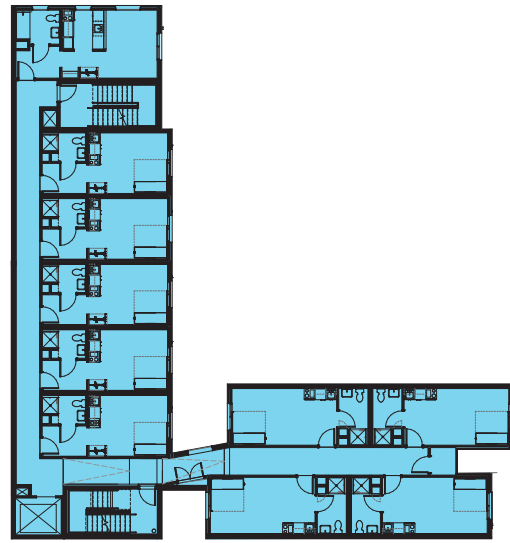
Level 4 Plan



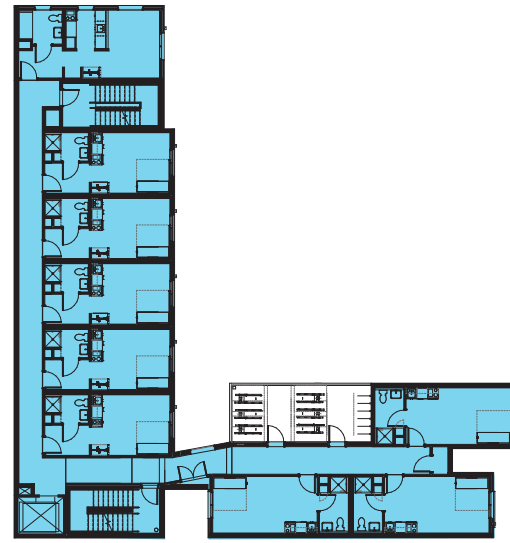
Diagrams



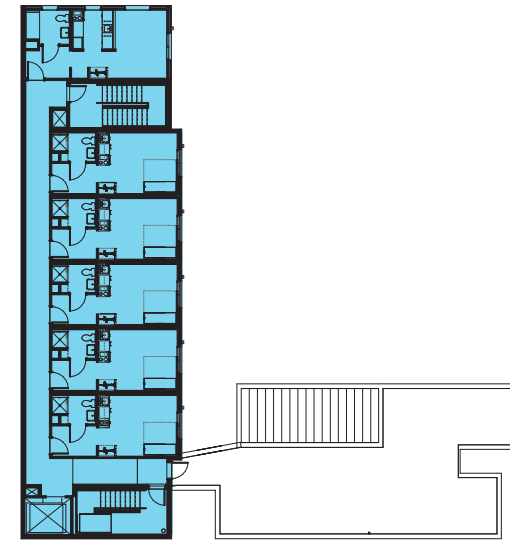
Level 1 Plan
3,948 SF



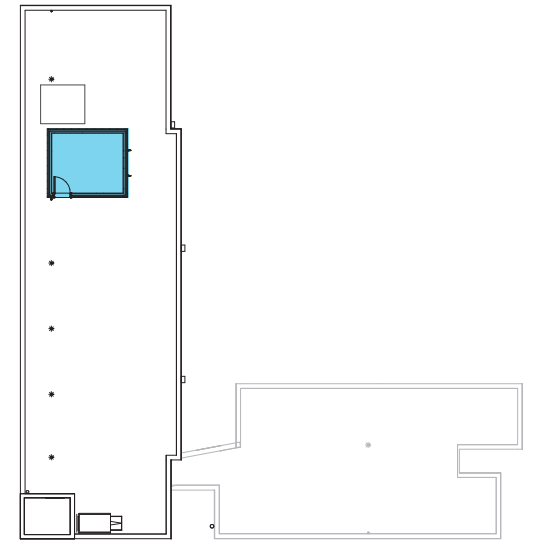
Level 2-4 Plan
4,425 SF



Level 4 Plan
4,137 SF



Level 5 Plan
2,874 SF

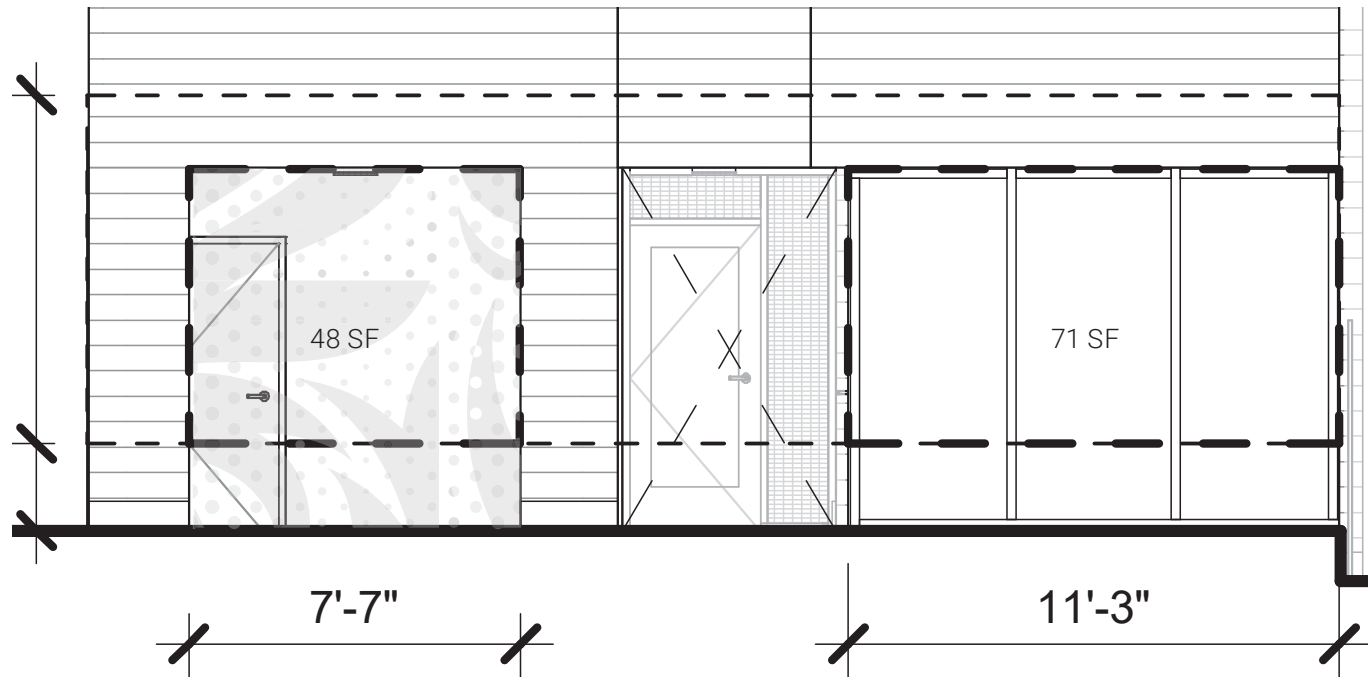


Roof Plan
190 SF

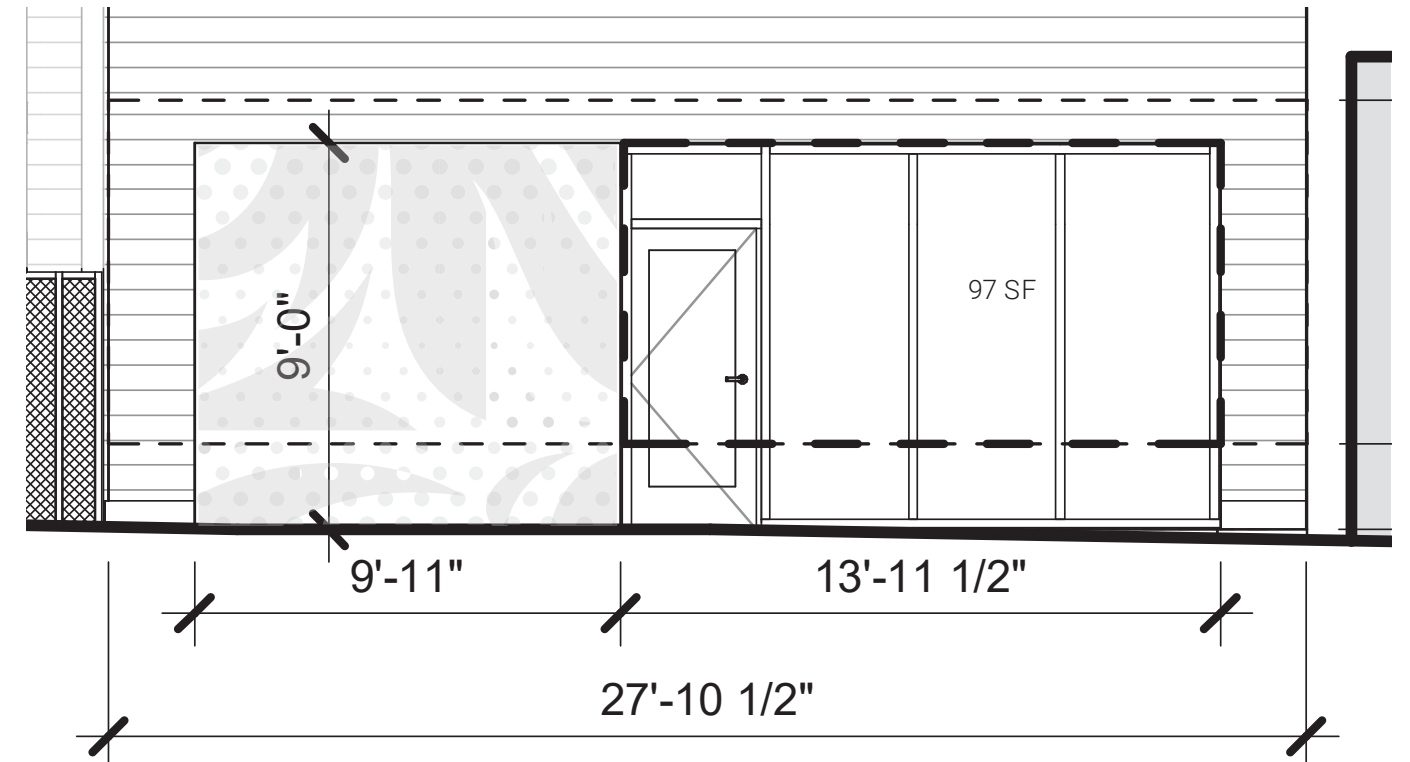
East Elevation - 12th Avenue



North Elevation - Ankeny Street



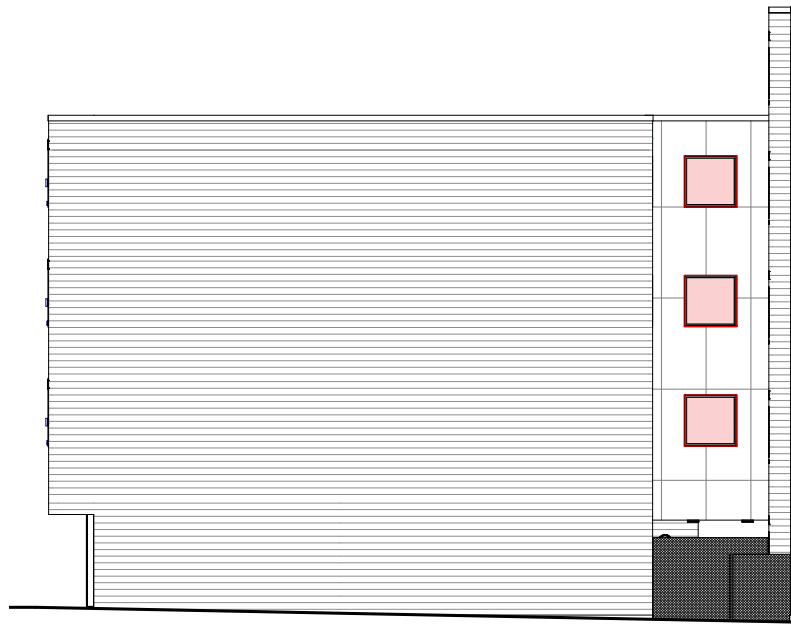
By Area: 21% RACC Art + 31% Glazing
 By Length: 26% RACC Art + 39% Glazing



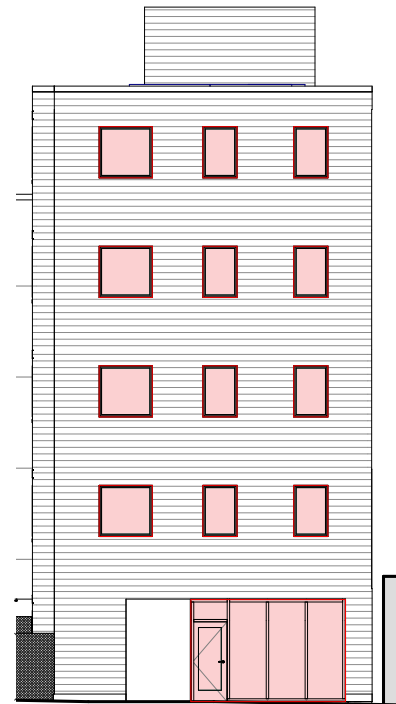
By Area: 40% Required
 By Length: 50% Required

By Area: 43% Glazing
 By Length: 50% Glazing

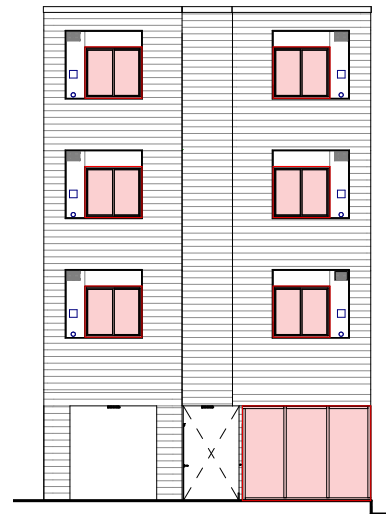
BIRD SAFE GLAZING



North Elevation A
2% glazing



North Elevation B
21% glazing



East Elevation A
18% glazing



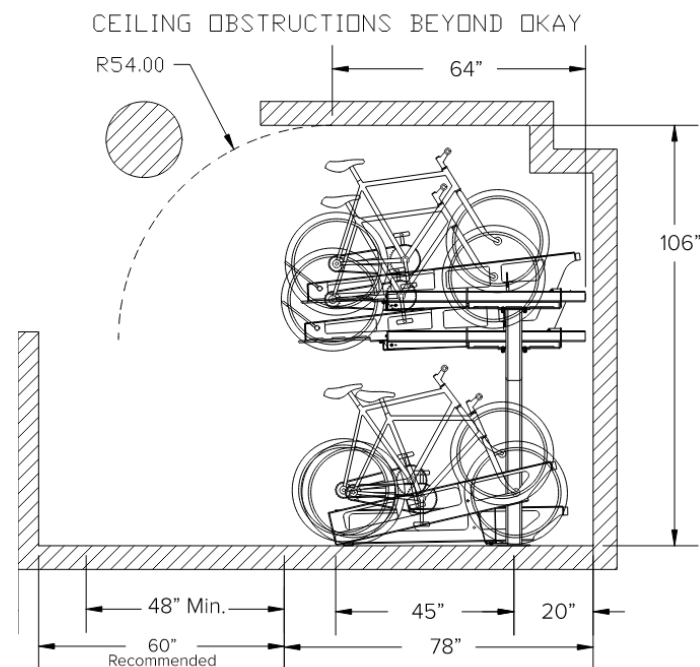
East Elevation A
13% glazing

Modifications + Adjustments

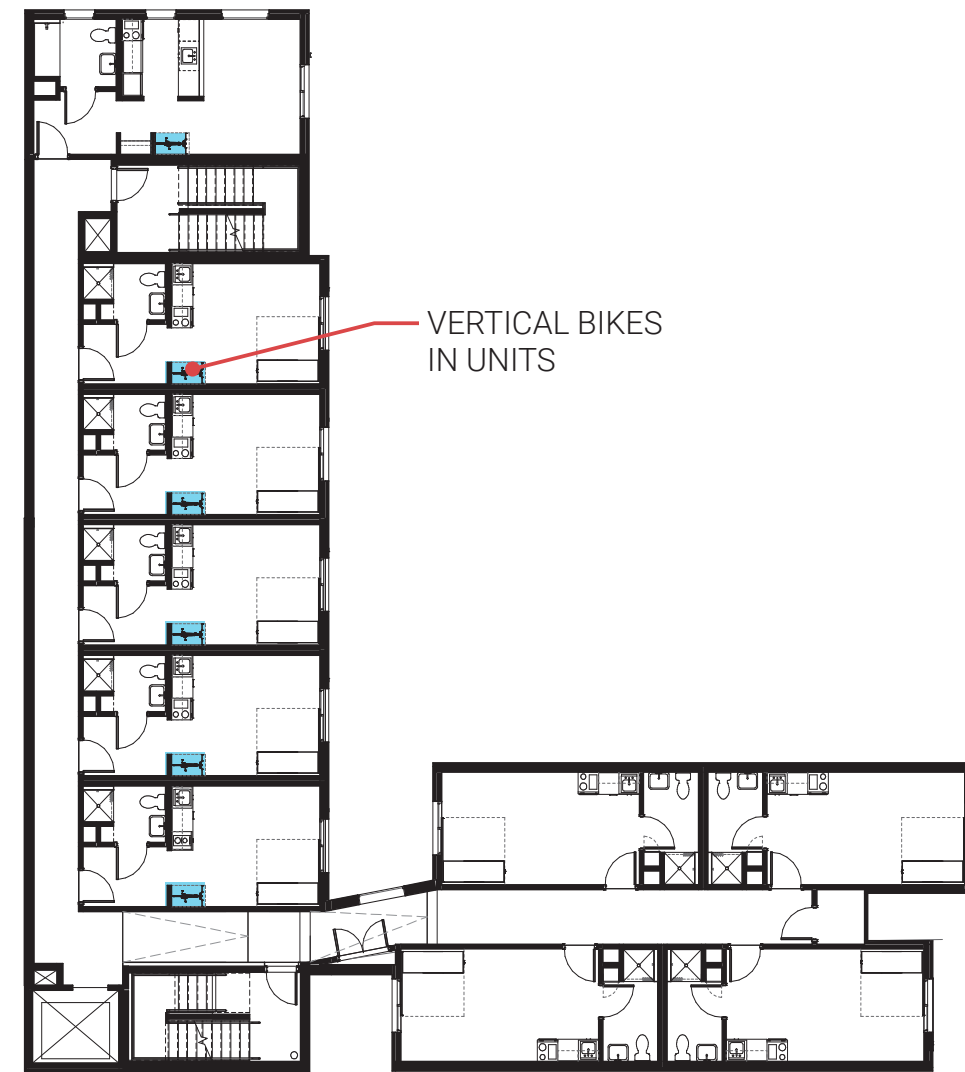
MODIFICATIONS + ADJUSTMENTS

BIKE PARKING MODIFICATION

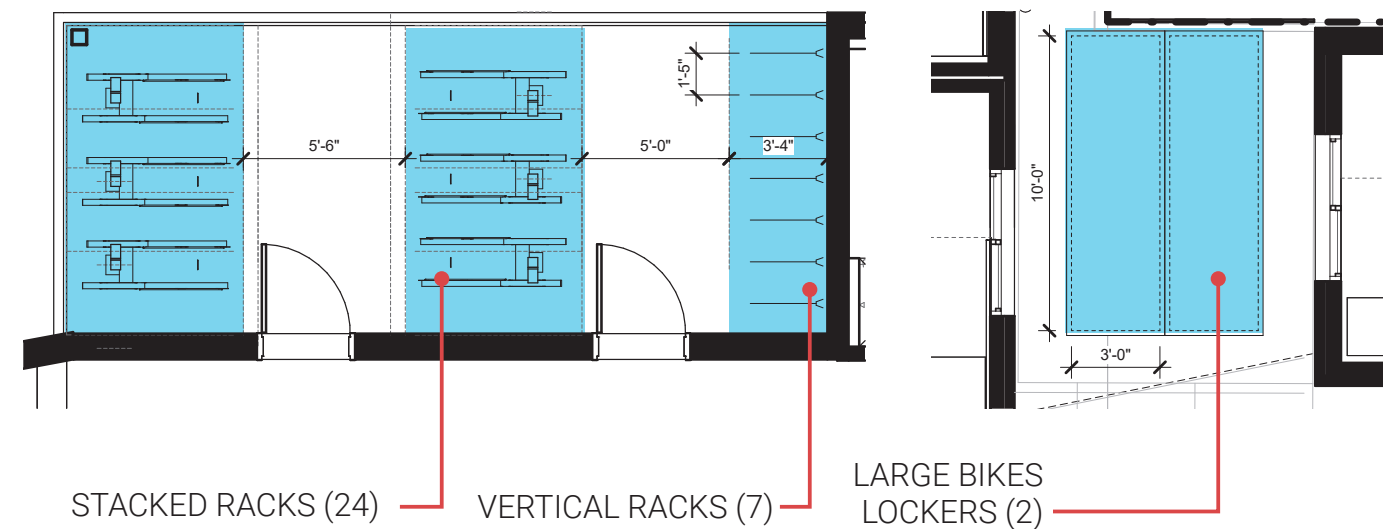
A modification is requested to the required spacing between stacked bike racks. Per the manufacturer specified, the required dimension between stacked racks is 4' minimum. The adjustment requests the zoning code stipulated dimension of 8' be reduced to 5'-6".



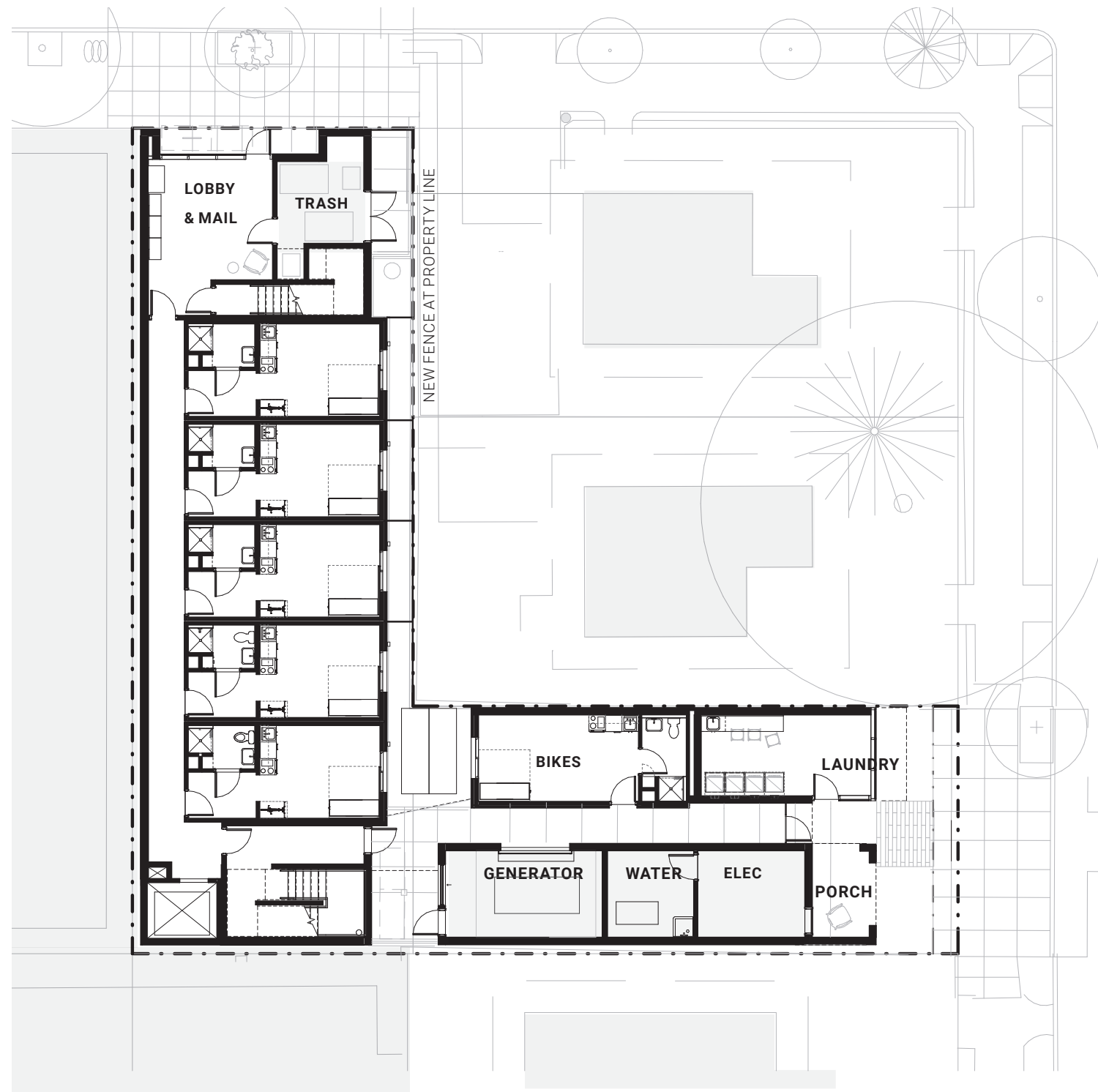
	Required	Provided
Total	62	62
50% in units max	31	29
50% in bike room min	31	33
30% horizontal	10	14
5% large bike spaces	2	2



Typical Floor Plan



Enlarged Bike Storage Plans at Level 4 and 1



LOADING ADJUSTMENT

- The development includes 41 units which is just one unit beyond the threshold.
- All units provided are affordable micro unit type studios. Because of the size of units, the loading impact is expected to be minimal.
- The site has limited square footage and is in an 'L' shape. The size and shape of the site balanced with the need to activate the street frontages makes a loading space impractical.
- The design team requests a loading space be waived for this development.

GROUND FLOOR WINDOW ADJUSTMENT

An adjustment is requested to allow for installation of public art to allow the project to meet ground floor window requirements. The site is on SE 12th which is the eastern border of the Central City Plan District. This area is considered a transitional zone to the neighborhoods to the east. Due to the location and the restriction of frontage due to the site geometry, the design team requests an adjustment be granted. The team will coordinate with the RACC Mural Program and execute the required covenant prior to permit submission. See attached drawings for location and extent.

1 2 3 4 5 10 15 25



Installed on over 8 million homes* from coast to coast, James Hardie® fiber cement siding products are designed to resist the most extreme conditions while delivering long term beauty and lower maintenance. Enjoy the warm, natural look of wood with unprecedented peace of mind. It's easy to see what makes James Hardie the market leader.

UNIQUE FORMULATION

We use the highest quality raw materials and proprietary additives for enhanced strength and moisture protection.

FINISHING TECHNOLOGY

Baked-on color delivers a beautiful finish that resists fading and makes a lasting impression.

*Estimate based on total James Hardie siding sales through 2016 and average housing unit size.

CONTENTS

4	HardieZone® System
6	Unique Formulation
8	Finishing Technology
10	James Hardie® Fiber Cement Exterior
12	HardiePlank® Lap Siding
14	HardiePanel® Vertical Siding
16	HardieShingle® Siding
18	HardieSoffit® Panels
20	Statement Collection™ Products
22	Color Inspiration
24	HardieWrap® Weather Barrier
25	Finishing Touches
26	The James Hardie Difference
28	Warranty and Endorsements

Finishing Technology

Primer

A quality primer is the first step to ensuring that the paint color you select beautifully expresses a home's true character now – and for years to come. Our distinctive primer is climate-tested and engineered to enhance the performance of paint on James Hardie® fiber cement siding products. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.

ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Our proprietary coatings are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your homes.



Exceptional finish adhesion

Our proprietary coating is engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.



Superior color retention

Finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



Superior UV resistance

ColorPlus® Technology finishes retain vibrancy longer when compared to vinyl siding and typical field paints on other siding products.



ColorPlus®
Technology

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq	25.0	20.0	16.7	14.3	12.5	9.3

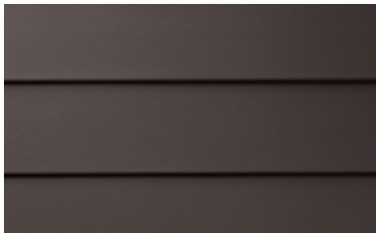
SELECT CEDARMILL®



SELECT CEDARMILL®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
STATEMENT COLLECTION™				✓		
DREAM COLLECTION™	✓	✓	✓	✓		
PRIME	✓	✓	✓	✓	✓	✓

SMOOTH



SMOOTH

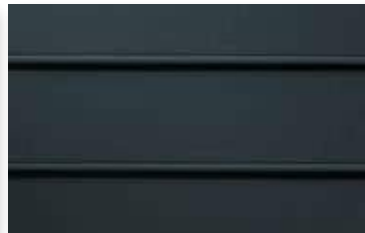
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
STATEMENT COLLECTION™						
DREAM COLLECTION™		✓	✓	✓		
PRIME	✓	✓	✓	✓	✓	✓

* HZ5® planks feature a drip edge. 9.25 in and 12 in widths in do not feature the drip edge

BEADED CEDARMILL®



BEADED SMOOTH



BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in	STATEMENT COLLECTION™	_____
Exposure	7 in	DREAM COLLECTION™	✓
Prime Pcs/Pallet	240	PRIME	_____
ColorPlus Pcs/Pallet	210		
Pcs/Sq	14.3		

STATEMENT COLLECTION™

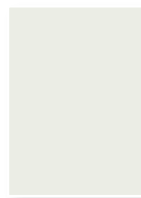
Make your next home stand out with our Statement Collection™ products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

ColorPlus® Technology

Plank, Panel, Shingle and Batten Color Offering



Soffit Color Offering



ARCTIC
WHITE

Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.



INTRODUCING

Hardie[®] Textured Panels

Contemporary design solutions for any style

It's Possible with James Hardie[™]








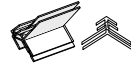
Product Offering

	SKU	Product Zone	Finish	Width	Length	Thickness	Sq ft / Piece	Weight / Piece	Pieces / Pallet	Weight / Pallet
Hardie® Smooth Sand Panel	6000591	HZ5°	Primed	4 ft	8 ft	5/16 in	32	79 lbs	50	3,950 lbs
	9000591	HZ10°	Primed	4 ft	8 ft	5/16 in	32	79 lbs	50	3,950 lbs
	6000590	HZ5°	Primed	4 ft	10 ft	5/16 in	40	97 lbs	50	4,850 lbs
	9000590	HZ10°	Primed	4 ft	10 ft	5/16 in	40	97 lbs	50	4,850 lbs
	6000611	HZ5°	Primed	4 ft	12 ft	5/16 in	48	115 lbs	40	4,600 lbs
	9000611	HZ10°	Primed	4 ft	12 ft	5/16 in	48	115 lbs	40	4,600 lbs
Hardie® Multi-Groove Panel	6000599	HZ5°	Primed	4 ft	8 ft	5/16 in	32	79 lbs	50	3,950 lbs
	9000599	HZ10°	Primed	4 ft	8 ft	5/16 in	32	79 lbs	50	3,950 lbs
	6000598	HZ5°	Primed	4 ft	10 ft	5/16 in	40	97 lbs	50	4,850 lbs
	9000598	HZ10°	Primed	4 ft	10 ft	5/16 in	40	97 lbs	50	4,850 lbs
	6000612	HZ5°	Primed	4 ft	12 ft	5/16 in	48	115 lbs	40	4,600 lbs
	9000612	HZ10°	Primed	4 ft	12 ft	5/16 in	48	115 lbs	40	4,600 lbs
Hardie® Knockdown Panel	9000589	HZ10°	Primed	4 ft	8 ft	5/16 in	32	79 lbs	50	3,950 lbs
	9000588	HZ10°	Primed	4 ft	10 ft	5/16 in	40	97 lbs	50	4,850 lbs
	9000613	HZ10°	Primed	4 ft	12 ft	5/16 in	48	115 lbs	40	4,600 lbs



Accessories

1. Joint Sealant  General purpose polyurethane exterior grade joint sealant. Not supplied by James Hardie.	2. HardieWrap® Weather Barrier  Water barrier and vapor permeable membrane. WRB with min. 90% drainage efficiency required for horizontal panel orientations.	3. Seam Tape  HardieWrap® seam tape or equivalent.	4. Flex Flashing  HardieWrap® flex flashing or equivalent.	5. Pro-Flashing  HardieWrap® pro-flashing or equivalent.	6. Foam Back Sealing Tape (EDPM)  Minimum 2 in. x 1/16 in. thick. Installed under vertical joints to improve water tightness.
--	---	--	--	--	---



Trim

1. J Trim  Aluminium extrusion to be used as a trim at abutments. (e.g. soffits, masonry, windows, etc.)	2. Low-Profile Inside Corner Trim  Aluminium extrusion to be used for inside corners.	3. Inside Corner Trim  Aluminium extrusion to be used for inside corners.	4. Low-Profile Outside Corner Trim  Aluminium extrusion to be used for outside corners.	5. Low Profile 45° Inside Corner Trim  Aluminum extrusion to be used for bay windows.	6. Low Profile 45° Outside Corner Trim  Aluminum extrusion to be used for bay windows.
--	---	---	---	---	--





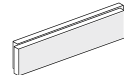
Vertical Trim Options

1. Vertical T Trim  Aluminium extrusion to be used along vertical butt joints. For horizontal panel orientations only.	2. Vertical H Trim  Aluminium extrusion to be used along vertical butt joints. For horizontal panel orientations only.
--	--

Horizontal Trim Options

1. Horizontal Angled T Flashing Trim  Aluminium extrusion to be used along horizontal control joints.	2. Horizontal Z Flashing Trim  Aluminium extrusion to be used along horizontal control joints.
---	--

Optional Accessories

1. Base Trim  Aluminium extrusion to be used as a base edge solution.	2. Base Outside Corner Trim  To be used as an outside corner connection for Base trim.	3. Base Inside Corner Trim  To be used as an inside corner connection for Base trim.	4. Base Joiner  To be used to connect Base trims.	5. HardieTrim® Boards  Fiber cement trim for corners and windows. Can be mounted horizontally or vertically.
---	--	--	---	--

Fastener Details

1. Straight 16 Gauge Stainless Finish Nails  Min. 1½ in. straight 16 gauge stainless finish nails. Not supplied by James Hardie.
--

Hardie® Textured Panels

With different textures to choose from, enjoy more freedom to explore a wide range of architectural styles and possibilities when bringing dream homes to life.



Hardie® Smooth Sand Panel

Fine-textured, smooth and consistent finish



Hardie® Knockdown Panel

Rough-textured, traditional stucco-like finish



Hardie® Multi-Groove Panel

Fine-textured, smooth finish with lines milled into the panel every 16 inches



**Redefine style
in beautiful
new ways.**



A. Hardie® Smooth Sand Panel | Main Cladding
B. Artisan® Square Channel Siding | Bottom Right Accent

Bring dream homes and visions to life with Hardie® Textured Panels, a beautiful new way to redefine style.

Available primed and ready for paint in multiple textures, panels can be oriented vertically or horizontally, used as a full wrap around the entire home, or simply as an accent.

Our shiplap joint system creates a sleek V-groove aesthetic with clean architectural lines.

With complementary trim solutions to achieve just the right look down to the last detail, Hardie® Textured Panels are the perfect touch to bring a modern elegance to any style of home.



A. Hardie® Multi-Groove Panel | Top Right and Bottom Left Window Accents (Vertical Application)
 B. Hardie® Smooth Sand Panel | Center Right
 C. Artisan® Square Channel Siding | Center (Horizontal Application)

A. HardiePlank® Lap Siding | Left
 B. Hardie® Smooth Sand Panel | Right

Easier to install. Nearly impossible to outperform.

Since inventing modern fiber cement siding, James Hardie has been helping to build strong, lasting homes that stand up to pests, water, and even fire, for unrelenting protection.

Hardie® Textured Panels resist cracking that can occur with traditional stucco cladding and perform beautifully under any weather condition to provide complete peace of mind for your customers and enhance your reputation.

Most importantly for you, our integrated design solution of panels and trims can be **installed with 40 to 50 percent less labor time** than traditional three-coat stucco.*

With fewer trades to manage, you can maximize jobsite efficiency. Those shorter cycle times can help you stay on schedule and within budget, with happier customers and even more time to take on additional projects.

*Actual labor savings may vary based on wall complexity.

Durability and Long-Lasting Beauty



Fire resistant, non-combustible material



Engineered to resist the effects of moisture



More resistant to cracking vs. traditional stucco



Engineered for Climate® to perform in your region



Pest resistant



Backed by 30-year non-prorated substrate warranty

WALL VENT



HOODED WALL VENT WITH SPRING LOADED DAMPER, GASKET, AND SCREEN- **WVE4_**



WVE4				
ITEM #	GALVANIZED	ALUMINUM	BROWN	BLACK
WVE4_	WVE4	WVE4A	WVE4BR	WVE4BK

- Exhaust side wall or eaves
- Equipped with a screen, damper, and gasket
- Available in the 4" model only
- Large hood design prevents restricted air flow
- Available in aluminum, galvanized, and painted metals



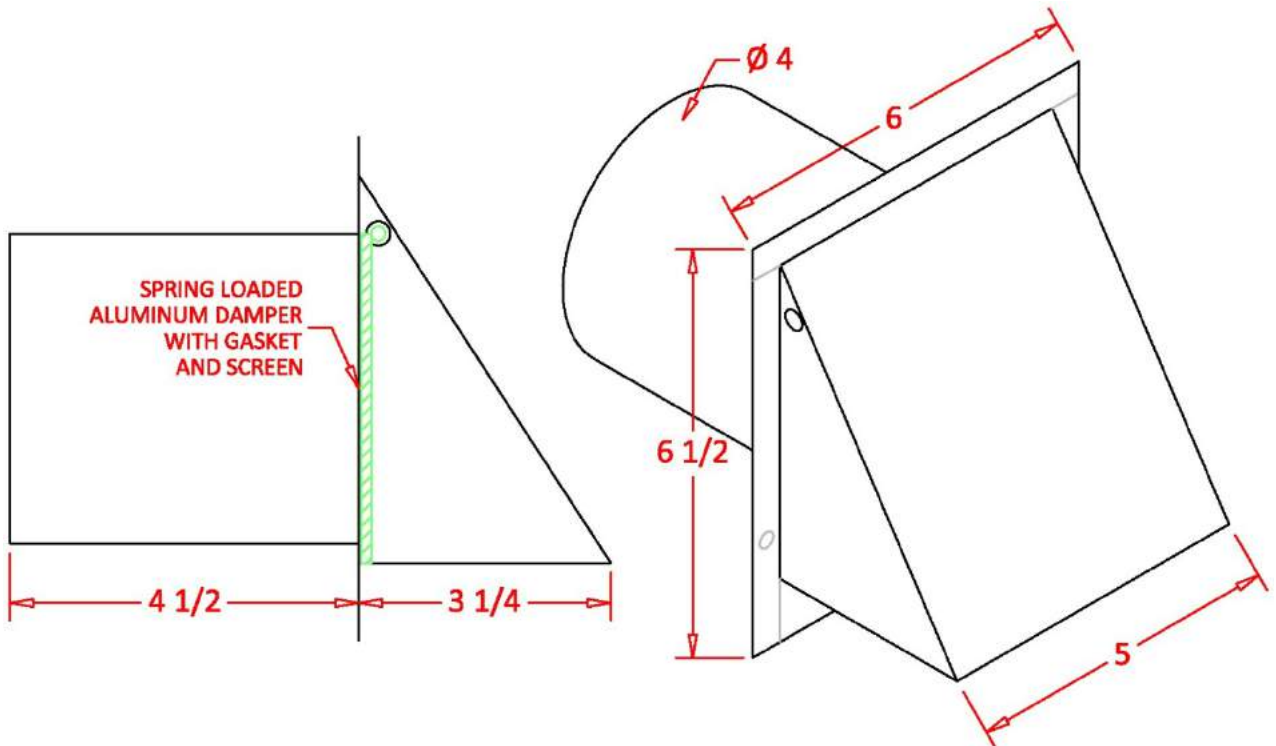
FRESH AIR MANUFACTURING CO.
Technologies in Ventilation
649 N. Ralstin St., Meridian, ID 83642 * (208)884-8931 * (800)-234-1903 * FAX: (208)884-8943



FAMCO

WALL VENT

HOODED WALL VENT WITH SPRING LOADED DAMPER, GASKET, AND SCREEN- **WVE4_**



- Equipped with a screen, damper, and gasket
- Available in the 4" model only
- Large hood design prevents restricted air flow
- Available in aluminum, galvanized, and pre-painted metals



FRESH AIR MANUFACTURING CO.
Technologies in Ventilation
649 N. Ralstin St., Meridian, ID 83642 * (208)884-8931 * (800)-234-1903 * FAX: (208)884-8943

1/HWE · 1/HAZ

- Außenhaube mit Schalldämmung
- Material Aluminium
- 1/HWE: Weiß pulverbeschichtet (ähnlich RAL 9016)
- 1/HAZ: Anthrazit pulverbeschichtet (ähnlich RAL 7016)

1/HWE-2 · 1/HAZ-2 für Lüfertypen e⁹⁰ und Ne^{xx}t

- Außenhaube mit Schalldämmung
- Material Aluminium
- 1/HWE-2: Weiß pulverbeschichtet (ähnlich RAL 9016)
- 1/HAZ-2: Anthrazit pulverbeschichtet (ähnlich RAL 7016)

1/HES

- Außenhaube mit Schalldämmung
- Material Edelstahl

Bestellnummern:	1/HWE	040 020
	1/HAZ	040 021
	1/HWE-2	040 107
	1/HAZ-2	040 108
	1/HES	040 218



Außenhaube Weiß 1/HWE



Außenhaube Anthrazit 1/HAZ



Außenhaube Edelstahl 1/HES

Einbau

Die Installation erfolgt mittels Schrauben und Dübeln des Rahmens auf die Außenwand.

Die Hauben werden lediglich in den verschraubten Rahmen geschoben und mit zwei kleinen Schrauben fixiert.

Technische Daten

Material	Aluminium Edelstahl
Maße	235 mm x 205 mm x 72 mm



e⁹⁰ und Ne^{xx}t Zweikanal- Außenblende
1/HWE-2 oder 1/HAZ-2

Hinweis

Produkte und deren Abbildungen können leicht variieren. Aufgrund ständiger Weiterentwicklungen und/oder mehrerer Lieferanten für z.B. Rohmaterialien können u.a. Farben leicht variieren (nicht bei Sichtteilen) oder auf Prospekten unterschiedlich dargestellt werden.

E255 01.22

Outer hoods

1/HWE · 1/HAZ

- Outer hood with sound insulation
- Material aluminium
- 1/HWE: White powder-coated (similar to RAL 9016)
- 1/HAZ: Anthracite powder-coated (similar to RAL 7016)

1/HWE-2 · 1/HAZ-2 for fan types e⁹⁰ and Ne^{xt}

- Outer hood with sound insulation
- Material aluminium
- 1/HWE-2: White powder-coated (similar to RAL 9016)
- 1/HAZ-2: Anthracite powder-coated (similar to RAL 7016)

1/HES

- Outer hood with sound insulation
- Material stainless steel

Order Nos.:	1/HWE	040 020
	1/HAZ	040 021
	1/HWE-2	040 107
	1/HAZ-2	040 108
	1/HES	040 218

Installation

The installation is carried out by screwing and doweling the frame onto the outer-wall. The hoods are simply pushed into the screwed frame and fixed with two small screws.

Technical data

Material	Aluminium Stainless steel
Dimensions	235 mm x 205 mm x 72 mm

Note

Products and illustrations may vary slightly. Due to continuous product development and/or several suppliers e.g. for raw materials, colours, among other things, may vary slightly (not for visible parts) or be shown differently in brochures.



Outer hood white 1/HWE



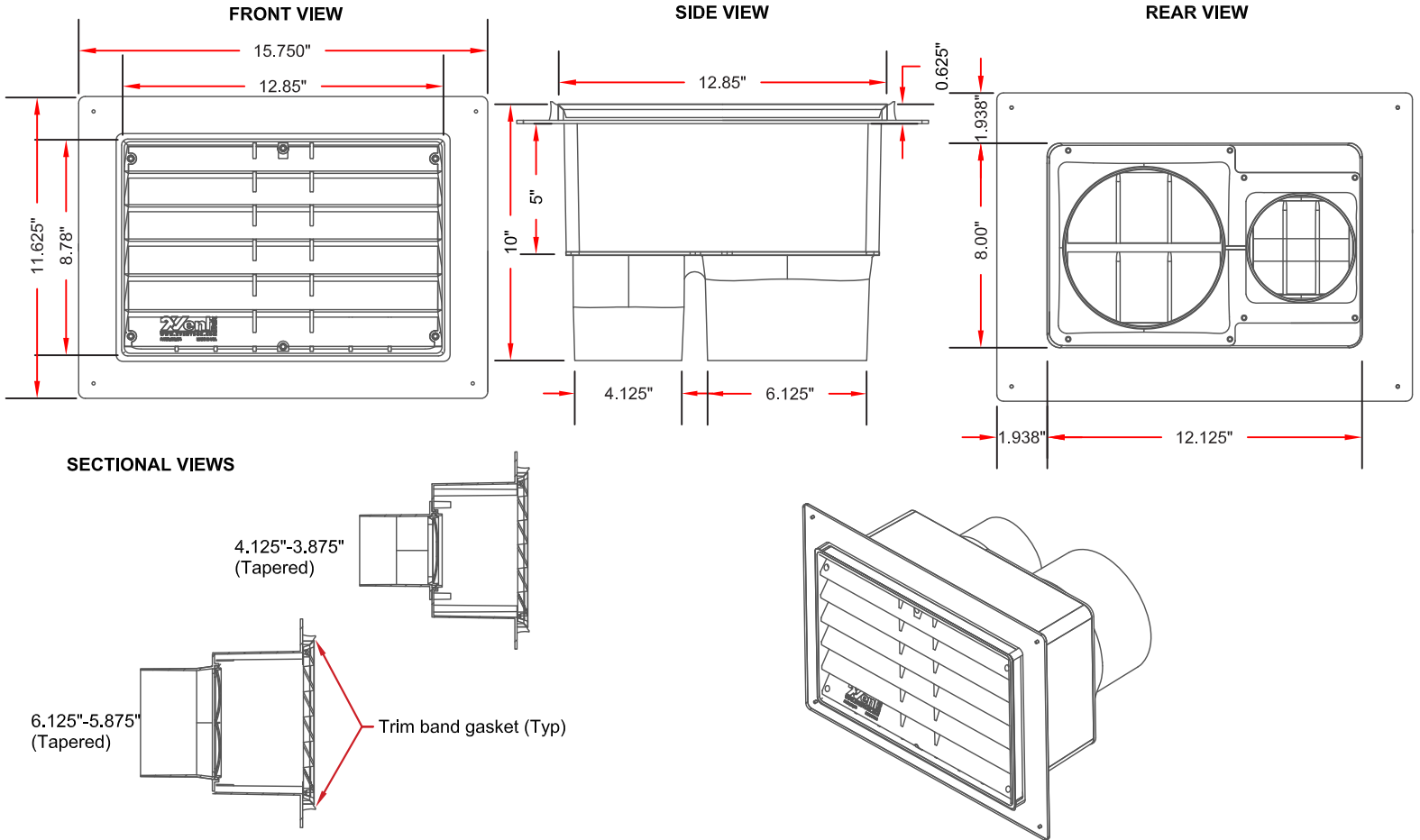
Outer hood anthracite 1/HAZ



Outer hood stainless steel 1/HES



e⁹⁰ and Ne^{xt} two-way outer screen
1/HWE-2 or 1/HAZ-2



MODEL # DHEB-64L-S

PERFORMANCE DATA

FOR USE

- Bathroom exhaust
- Dryer exhaust
- Kitchen hood exhaust
- Fresh air make-up
- Devices that require exterior exhaust or intake

MATERIALS

- Constructed from high temperature plastic polymers
- Material tested for use on high temperature appliance devices or components. (max sustainable operational temperature at 235°)
- All materials are UL compliant to UL723 flame spread rating and ASTM E84 standards
- All components made and fully assembled in the USA

GENERAL INFORMATION

BENEFITS

- Prevents exterior air from entering interior area
- Prevents mold & mildew*
- Eliminates water intrusion**
- Sold assembled
- Single step installation
- Greatly reduces labor cost
- Fits duct sizes up to 4" & 6" diameter ducts
- 100% non corrosive material
- Box cavity designed not to interfere with structural design

FEATURES

- Interior monolithic cavity, positive pitch sidewalls
- Mounted flush with exterior building surface
- Paintable, primer required
- Gravity back draft dampers
- Removable front louver for periodic maintenance and inspections
- Face louver is attached with six stainless steel screws
- Impact resistant
- UV stabilized

- TPE UV Stabilized Trim Band Gasket
- Available in White or Custom colors
- Available in 1hr fire rated

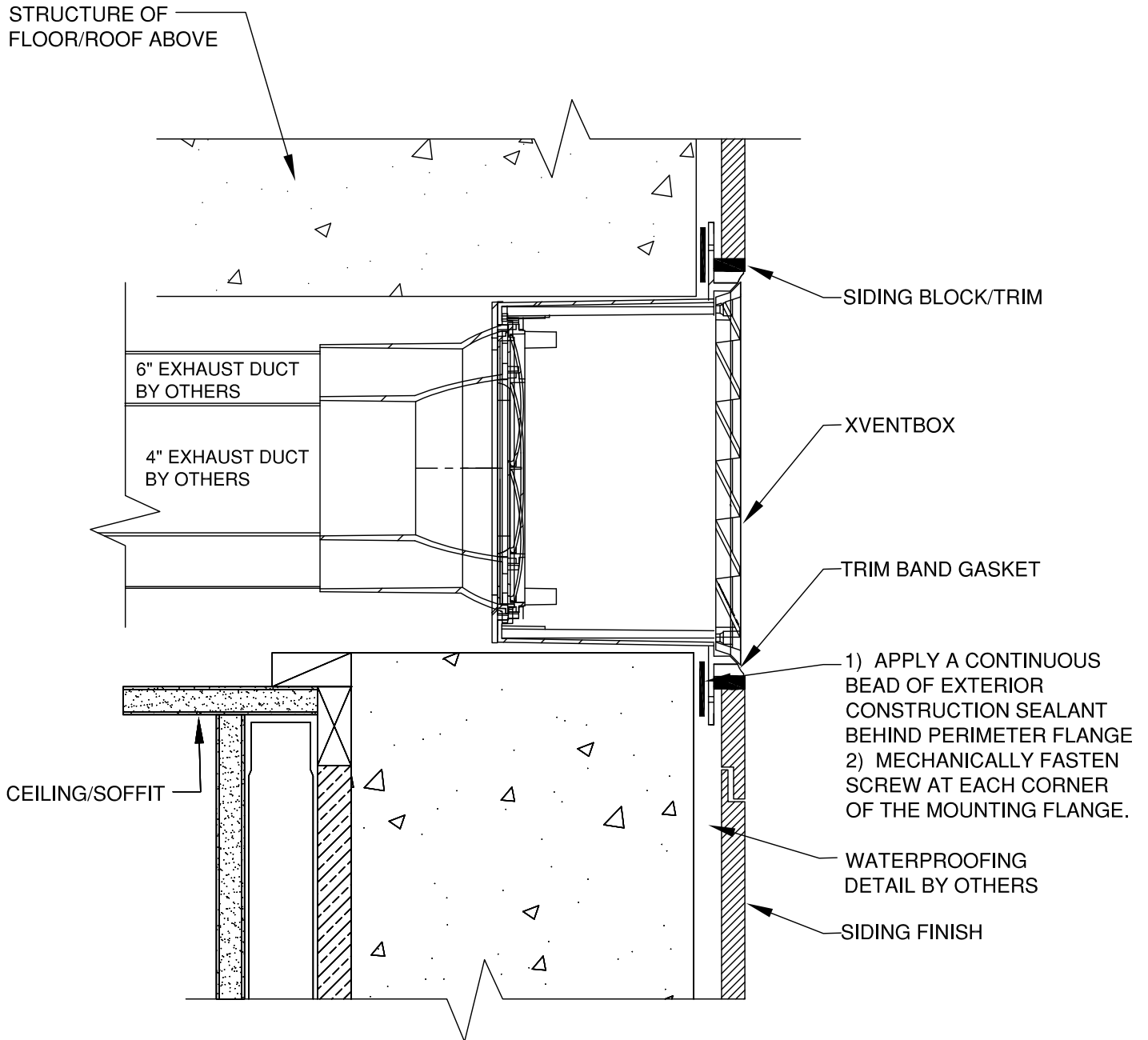
* with proper interior environmental conditions

** in accordance with manufacturer recommendations, connected to a ducted system

Information provided herein is an estimate, and any specifications listed should be independently verified. Benefits described herein apply only to the extent that the product is installed properly, with the correct fit, and used for its intended purpose. This document does not constitute a promise or warranty by Red Viking Group Inc that all products will perform as stated herein. Red Viking Group Inc disclaims any implied warranty of merchantability. For product warranty, please see www.xventbox.com/warranty.

SIDING - WALL PENETRATION

XVENT BOX MODEL DHEB-64L-S or DHEB-64R-S Series



WALL PENETRATION DETAIL

WWW.XVENTBOX.COM

866-983-6829 SALES@XVENTBOX.COM

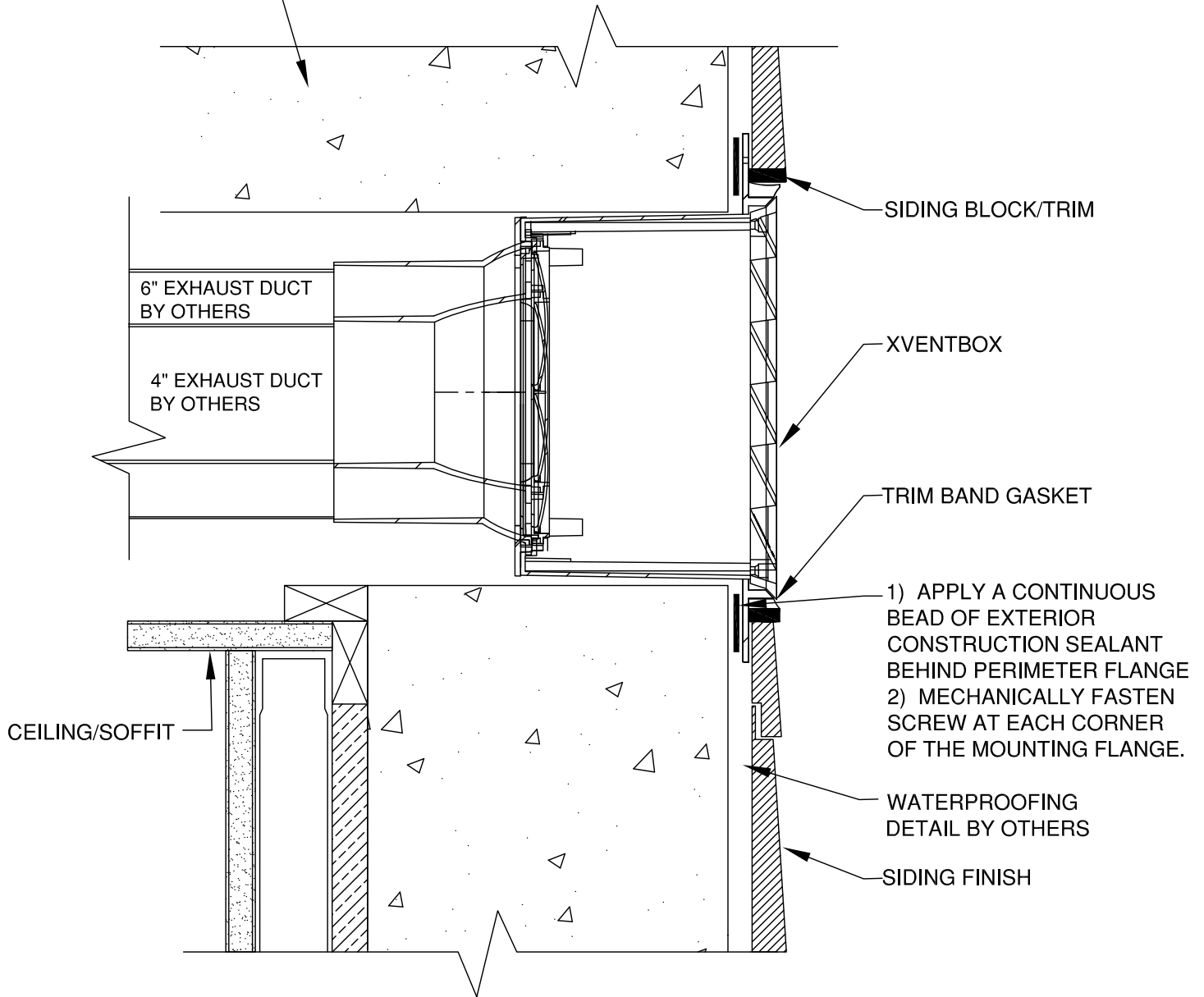
Information provided herein is an estimate, and any specifications listed should be independently verified. Benefits described herein apply only to the extent that the product is installed properly, with the correct fit, and used for its intended purpose. This document does not constitute a promise or warranty by Red Viking Group Inc that all products will perform as stated herein. Red Viking Group Inc disclaims any implied warranty of merchantability. For product warranty, please see www.xventbox.com/warranty.

Xvent Box
VENTILATION SYSTEMS

SIDING (2) - WALL PENETRATION

XVENT BOX MODEL DHEB-64L-S or DHEB-64R-S Series

STRUCTURE OF FLOOR/ROOF ABOVE



WALL PENETRATION DETAIL

WWW.XVENTBOX.COM

866-983-6829 SALES@XVENTBOX.COM

Information provided herein is an estimate, and any specifications listed should be independently verified. Benefits described herein apply only to the extent that the product is installed properly, with the correct fit, and used for its intended purpose. This document does not constitute a promise or warranty by Red Viking Group Inc that all products will perform as stated herein. Red Viking Group Inc disclaims any implied warranty of merchantability. For product warranty, please see www.xventbox.com/warranty.



Pella® 250 Series VINYL



Innovative and enhanced security and privacy features for your customers peace of mind.

Double-Hung



ENHANCED SECURITY AND PRIVACY

Give your customers more peace of mind with innovative security and privacy features. Double- and single-hung windows are designed with an interlocking checkrail, steel hardware reinforcement and a unique anti-jar sill. Sliding patio doors feature an integrated footbolt, tamper prevention system and blinds-between-the-glass.

STRONGER FRAMES THAN ORDINARY VINYL

Pella's precision welding process creates more durable products that resist warping or twisting over time. Pella 250 Series window frames are 52% stronger than ordinary vinyl.¹

PELLA'S FADE-RESISTANT VINYL FORMULA

Pella 250 Series is made of high-grade vinyl that resists yellowing and never needs painting. The solid color throughout the vinyl keeps minor dings and scratches virtually invisible. Solid-color frames are available in White, Almond and Fossil.

EXCLUSIVE WEATHER PROTECTION SYSTEM

Protect your home with our exclusive weather repel system on single- and double-hung windows. It has three points of protection to channel water away from the home – including triple weatherstripping.

ENERGY STAR® MOST EFFICIENT 2022 WINDOW²

Upgraded triple-pane glass windows are on average 62% more energy efficient than single-pane windows.³ Pella 250 Series offers products that have been awarded the ENERGY STAR Most Efficient Mark in 2022.²

DURABLE EXTERIOR FINISHES

Dual-color frame options offer white interiors with a choice of beautiful DuraColor™ exterior finishes that exceed industry requirements for fade resistance.⁴

FREE-FORM MULLING CAPABILITIES

Create a large or unique combination for your project by mulling standard and custom-sized windows together. Combinations are factory-mulled and arrive ready for installation.⁵

OPTIONAL PERFORMANCE ENHANCEMENTS

Increase energy performance and structural strength with optional performance enhancements such as foam insulation and steel reinforcement.

ADDITIONAL FEATURES AND OPTIONS

We have the features and options that fit most any project. Choose from multiple frame types, dual- and triple-pane glazing, several grille options and a full lineup of window & patio door styles.

LIMITED LIFETIME WARRANTY

Pella products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

TESTING BEYOND REQUIREMENTS

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:



Special shapes also available.

See back cover for disclosures.

PRODUCT SPECIFICATIONS

WINDOW & PATIO DOOR STYLES	MIN. WIDTH	MIN. HEIGHT	MAX. WIDTH	MAX. HEIGHT	PERFORMANCE CLASS & GRADE	PERFORMANCE VALUES			FRAME / INSTALL
						U-FACTOR	SHGC	STC	
AWNING DUAL-PANE VENT	16"	14-½"	59-½"	43-½"	LC35-LC50	0.26-0.30	0.17-0.43	30	Block Frame Integral Fin Fin with J-Channel Flush Flange® 5/8" Flange Frame
AWNING TRIPLE-PANE VENT	16"	14-½"	59-½"	43-½"	LC35-LC50	0.20-0.25	0.19-0.37	34	
CASEMENT DUAL-PANE VENT	14-½"	17-½"	35-½"	71-½"	LC35-LC50	0.26-0.30	0.17-0.43	30-33	
CASEMENT TRIPLE-PANE VENT	14-½"	17-½"	35-½"	71-½"	LC35-LC50	0.20-0.25	0.19-0.37	34	
SLIDING WINDOW DUAL-PANE VENT	21-½"	11-½"	96"	72" West Region 62" East Region	R25-R50	0.27-0.32	0.20-0.51	25	
SLIDING WINDOW TRIPLE-PANE VENT	21-½"	11-½"	96"	72" West Region 62" East Region	R25-R50	0.20-0.26	0.22-0.44	28	
DOUBLE-HUNG DUAL-PANE VENT	14-½"	23-½"	53-½"	78" West Region 86" East Region	R25-R50 West Region Only	0.27-0.33	0.19-0.49	26	
DOUBLE-HUNG TRIPLE-PANE VENT	14-½"	23-½"	53-½"	78"	R25-R50	0.21-0.27	0.21-0.42	28	
SINGLE-HUNG DUAL-PANE VENT	14-½"	23-½"	53-½"	77.5" West Region 96" East Region	R35-R50 West Region Only	0.27-0.33	0.20-0.51	25	
SINGLE-HUNG TRIPLE-PANE VENT	14-½"	23-½"	53-½"	77-½"	R35-R50	0.21-0.26	0.22-0.44	28	
FIXED FRAME RECTANGLE DUAL-PANE	11-½"	11-½"	108" 40 sq. ft. max.	108" 40 sq. ft. max.	CW30-CW50	0.26-0.31	0.21-0.58	26	
FIXED FRAME RECTANGLE TRIPLE-PANE	11-½"	11-½"	108" 40 sq. ft. max.	108" 40 sq. ft. max.	CW30-CW50	0.19-0.24	0.24-0.47	27	
SLIDING PATIO DOOR DUAL-PANE, OX or XO ⁹	46-½"	70-½"	95-½"	95-½"	LC35 - LC50	0.27-0.40	0.19-0.49	26	
SLIDING PATIO DOOR TRIPLE-PANE, OX or XO ⁹	46-½"	70-½"	95-½"	95-½"	LC35 - LC50	0.22-0.30	0.21-0.42	27	

WINDOW SIZES AVAILABLE IN 1/8" INCREMENTS

Special sizes available. For more information regarding performance, visit installpella.com. Visit PellaADM.com for specific sizes and glazings tested and for more information regarding frame and installation types.

GLASS & ADDITIONAL ENERGY EFFICIENCY UPGRADES

INSULSHIELD® LOW-E GLASS



**ADVANCED
LOW-E INSULATING
DUAL- OR TRIPLE-PANE
GLASS WITH ARGON**



**NATURALSUN
LOW-E INSULATING
DUAL- OR TRIPLE-PANE
GLASS WITH ARGON**

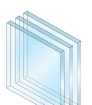


**SUNDEFENSE™
LOW-E INSULATING
DUAL-PANE GLASS
WITH ARGON**

ADDITIONAL GLASS OPTIONS



**TEMPERED
GLASS**



**TRIPLE
PANE**



**HIGH ALTITUDE
LOW-E⁸**



**OBSCURE
LOW-E**

FOAM INSULATION OPTIONS

Optional foam-insulated frame and sash are available to increase energy efficiency.

See back cover for disclosures.

COLORS

FRAME COLORS

Create a signature look with solid-color and dual-color frames. **Dual-color frames allow you to choose a different color for the exterior with a White interior.**

SOLID-COLOR:



DUAL-COLOR FRAMES:

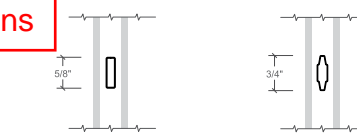


exterior frame color

GRILLES

GRILLES

Grilles are color-matched to your window or patio door interior and exterior frame color.



GRILLES-BETWEEN-THE-GLASS
FLAT 5/8" ^{#10}

GRILLES-BETWEEN-THE-GLASS
CONTOUR 3/4" ^{#10}

all other window locations

WINDOW HARDWARE

CASEMENT & AWNING

Folds neatly out of the way so it won't interfere with roomside window treatments. Finishes match interior frame colors.



**FOLD-AWAY
CRANK**

COLOR-MATCHED FINISHES:



at north facade on Ankeny

SLIDING, SINGLE- & DOUBLE-HUNG

Pella's cam-action locks pull the sashes against the weatherstripping for a tighter seal. Optional AutoLock hardware automatically locks the window when it is shut, simply close the sash and confirm it latches.



**CAM-ACTION
LOCK**



AUTOLOCK

COLOR-MATCHED FINISHES:



WINDOW LIMITED OPENING DEVICES

A vent stop can be engaged or disengaged manually and restricts how far the bottom sash of a single- or double-hung window can open. A window opening control device (WOCD) complies with a safety standard and allows for ventilation, emergency escape and rescue when released. A WOCD automatically limits the sash opening to less than four inches, unless it is intentionally disengaged, enabling the sash to fully open. Stainless steel limited opening devices are available on casement and awning windows, and WOCDs are available on casement windows.



**VENT
STOP**



**WINDOW OPENING
CONTROL DEVICE**

COLOR-MATCHED FINISHES:



See back cover for disclosures.

PATIO DOOR HARDWARE

SLIDING PATIO DOOR

Match the door's exterior color with a color-matched, corrosion-resistant handle, or upgrade the interior finish to add a touch of style.

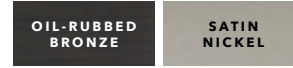


SLIDING PATIO DOOR HANDLE
Standard Multipoint Locking System

COLOR-MATCHED FINISHES:



ADDITIONAL FINISHES:



INTEGRATED FLUSH FOOTBOLT

Pella® 250 Series sliding patio door with footbolt is our most secure vinyl patio door.¹¹ The patent-pending footbolt is flush with the frame, providing secondary venting and locking abilities without compromising beauty.



INTEGRATED FLUSH FOOTBOLT

COLOR-MATCHED FINISHES:



PATIO DOOR BLINDS-BETWEEN-THE-GLASS^{12,13}

BLINDS-BETWEEN-THE-GLASS

Add privacy and complement your project's decor with blinds-between-the-glass. Located between panes of insulating glass, these blinds are protected from dust, damage and little hands.



- ¹ Based on the force required to bend a window frame profile.
- ² Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
- ³ Window energy efficiency calculated in a computer simulation using RESFEN 5.0 default parameters for a 2000 sq. foot existing single-story home when comparing a Pella 250 Series vinyl window with InsulShield Advanced Low-E triple pane glass with argon to a single paned wood or vinyl window. The range of energy efficiency will vary from 54% to 77% and will vary by location. Your actual savings will vary. The average window energy efficiency is based on a national average of 94 modeled cities across the country with an adjustment based on population. For more details see pella.com/methodology.
- ⁴ Exceeds AAMA 613 test requirements.
- ⁵ Actual mullion span and combination size availability depends on design pressure requirements. Consider combination size, weight, and jobsite handling during design.
- ⁶ 86" height is only available up to a 53.5" width with a cam-action lock and a 3/3 glass in an equal sash split.
- ⁷ 96" height is only available up to a 53.5" width in Contemporary sash split with 3/3 glass and a cam-action lock or AutoLock.
- ⁸ Only available in the West region.
- ⁹ Additional configurations available. Contact your local Pella expert for details.
- ¹⁰ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
- ¹¹ To achieve a Grade 40 rating on ASTM F842, a test for forced entry excluding glass breakage, the optional footbolt must be installed and engaged.
- ¹² Availability may vary by size. Contact your local Pella expert for more information.
- ¹³ Available on dual-pane products only. Not available on sliding patio doors with grilles-between-the-glass.

NOTE: Product specifications may change without notice.

Actual colors may vary from those shown and products may vary slightly from illustrations and photos

TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM



Design + Performance

Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone

glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



Brighton Landing
Cambridge, Massachusetts
 ARCHITECT
ADD Inc., Cambridge, Massachusetts
 GLAZING CONTRACTOR
Ipswich Bay Glass Company, Inc., Rowley, Massachusetts
 PHOTOGRAPHER
 © **Gordon Schenck, Jr.**

All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

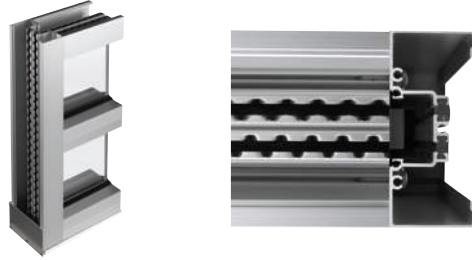
FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.



PERFORMANCE

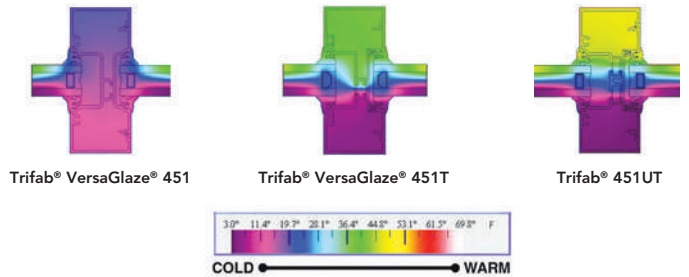
Kawneer’s IsoLock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual IsoLock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual IsoLock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

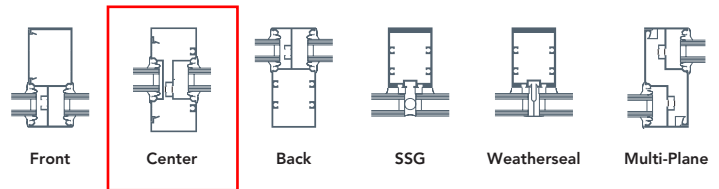
U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

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

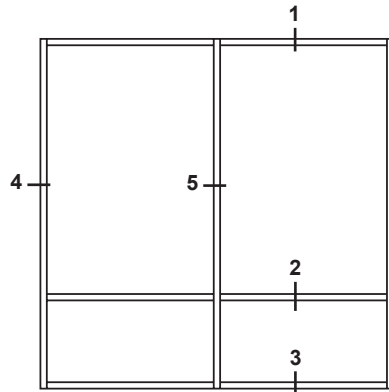


PERFORMANCE TEST STANDARDS

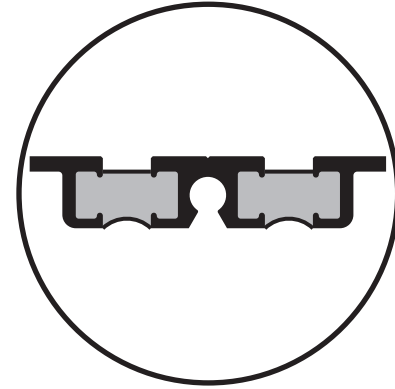
Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



Additional information and CAD details are available at www.kawneer.com

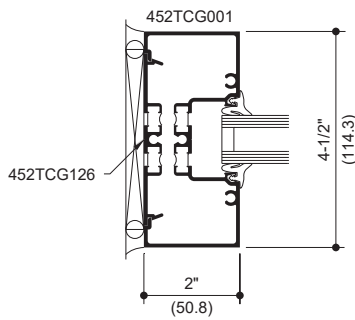


ELEVATION IS NUMBER KEYED TO DETAILS

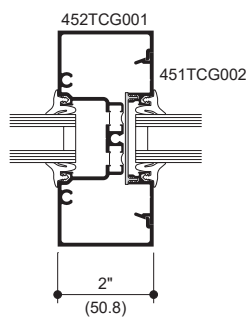


DUAL IsoLock® THERMAL BREAK

SCREW SPLINE

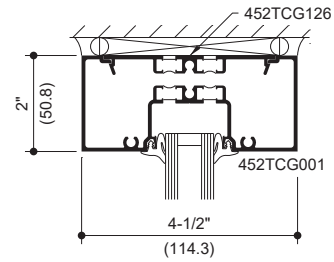


4 JAMB

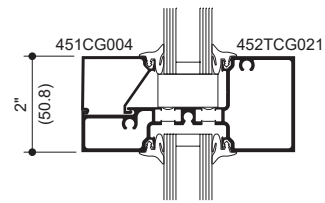


5 VERTICAL

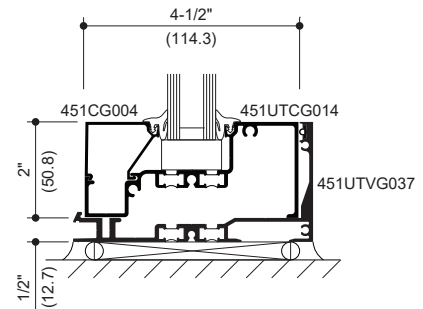
1 HEAD



2 HORIZONTAL



3 SILL



Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

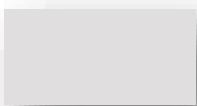
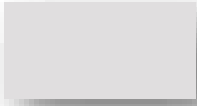
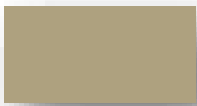




Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© 2013, Kawneer Company, Inc.

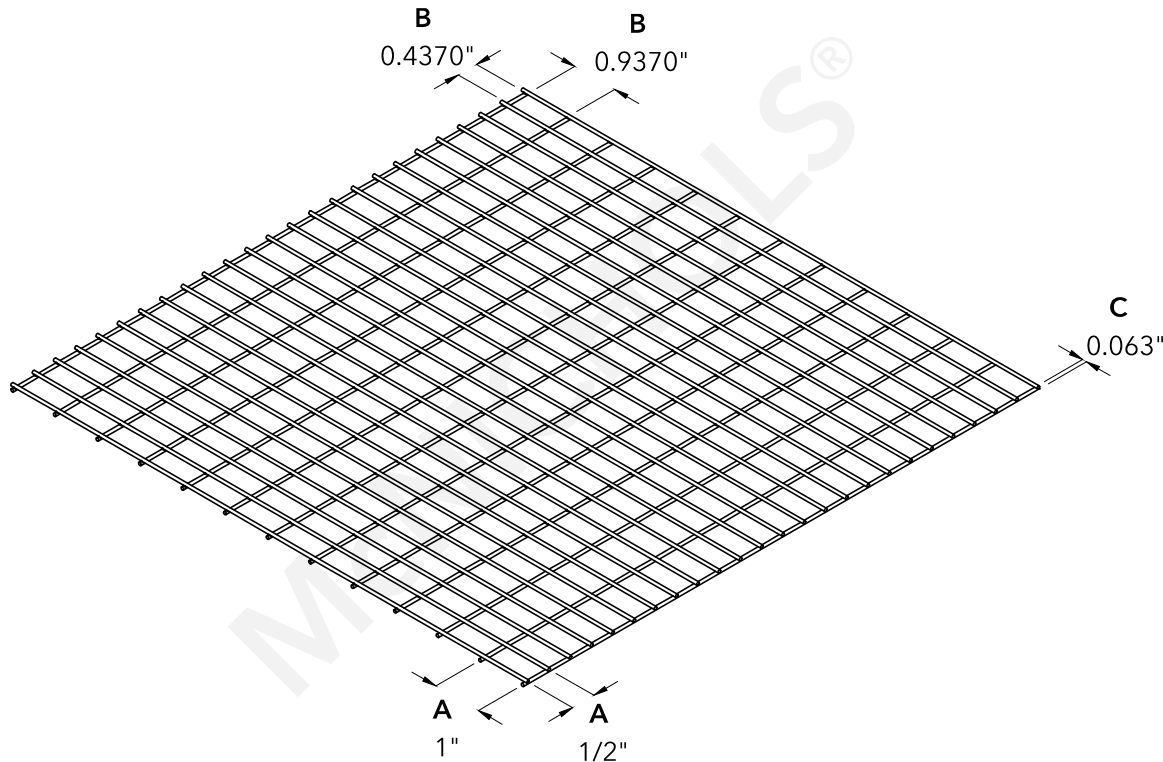


Kawneer Anodized Finishes

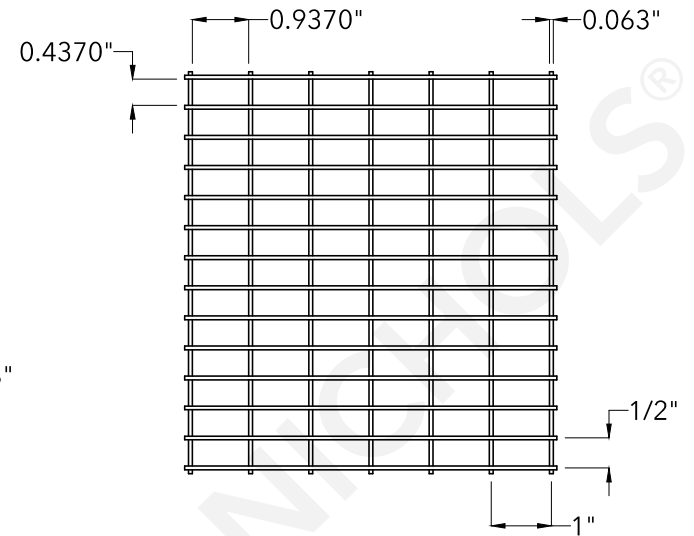
Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

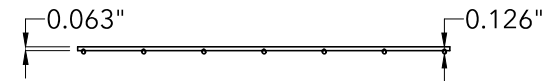
	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)



Top View



End View



McNICHOLS[®]

800.237.3820

mcnichols.com

McNICHOLS[®] WIRE MESH

MESH TYPE	Rectangular Mesh
CONSTRUCTION TYPE	Welded
SERIES NAME & NUMBER	HARDWARE & INDUSTRIAL CLOTH 1684
PRIMARY MATERIAL	Galvanized Steel
WEAVE or TRIM TYPE	Welded - Trimmed
PERCENT OPEN AREA	84%
A MESH SIZE	1" x 1/2"
B OPENING SIZE	0.9370" x 0.4370"
C WIRE DIAMETER/WIRE GAUGE	0.063" Thick (16 Gauge)

DRAWING

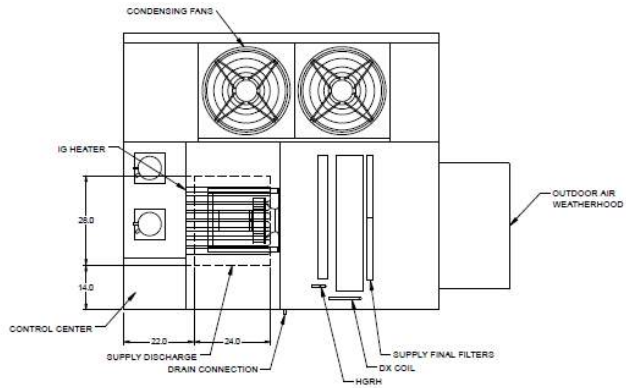
NOT TO SCALE

Item Number 341463
Revision Date 02.19.2021
Page Number 1 of 1

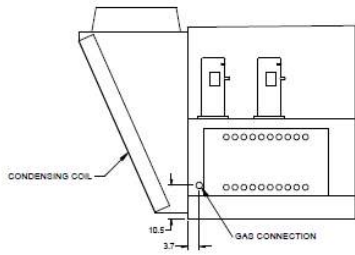
© 2021 **McNICHOLS CO.**
 All Rights Reserved.

Drawing is for visual and conceptual purposes, is not to scale, and is based on nominal manufacturing data subject to standard production tolerances. **McNICHOLS CO.** does not provide engineering services of any kind. Technical information provided is for evaluation by technically skilled persons only, with any use thereof to be at their independent discretion and risk. **McNICHOLS CO.** shall have no responsibility or liability for results obtained or damages resulting from improper evaluation or use. **McNICHOLS CO.** makes no representation or warranty of any kind, express or implied, at law or in equity, regarding drawing including with respect to merchantability, fitness for any particular use or purpose, or design. All other representations or warranties are hereby disclaimed. This document and other related documents are subject to **McNICHOLS CO.** Terms and Conditions.

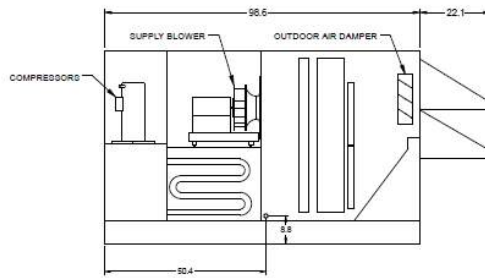
Mechanical Unit at Ankeny Roof
 LG EM_RT_DOAS_VX_Series



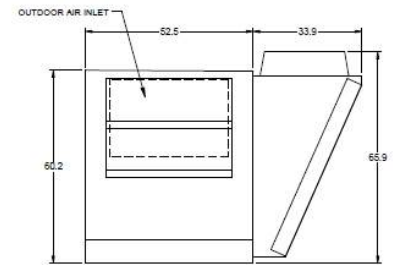
Plan



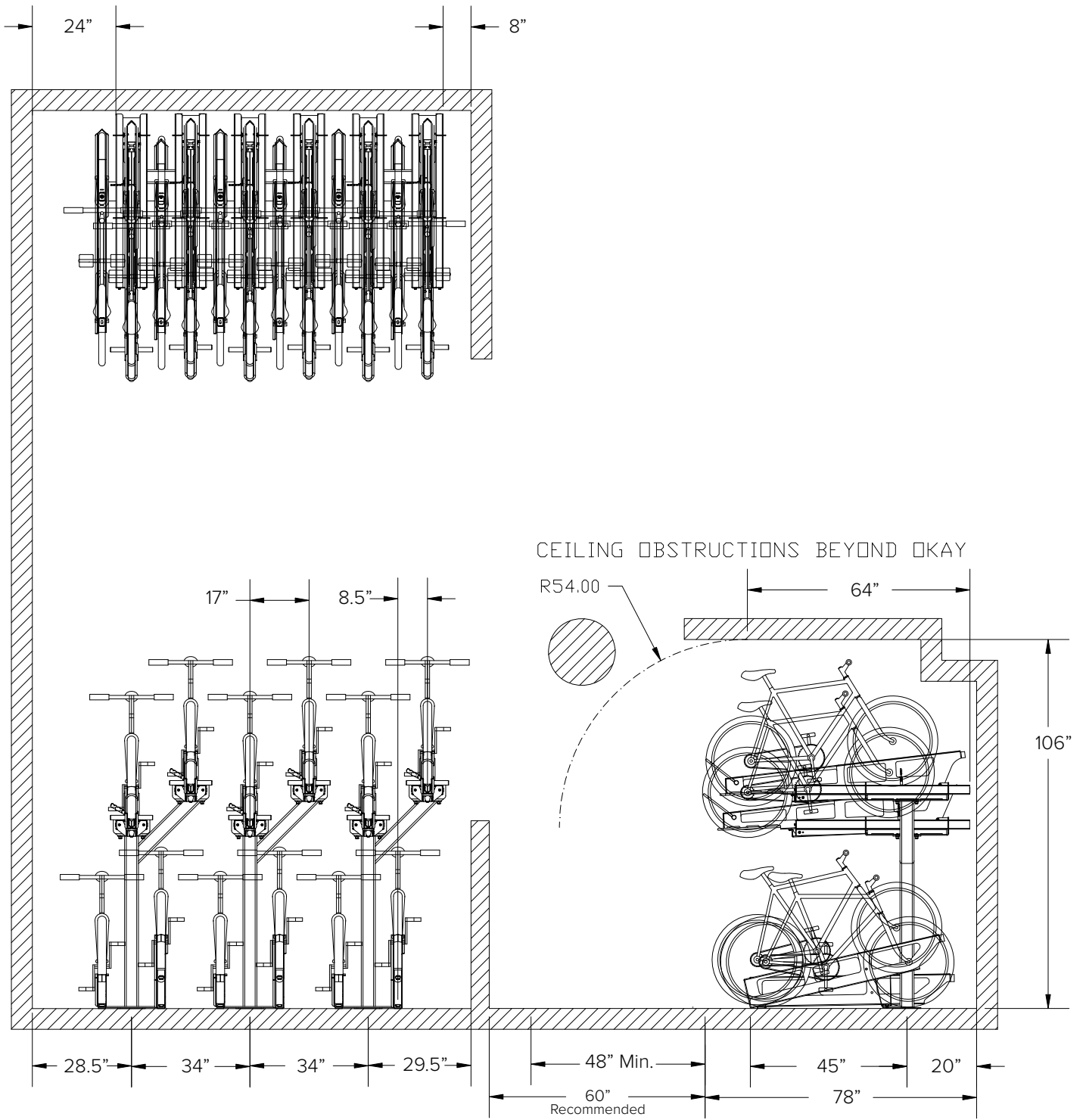
Left End

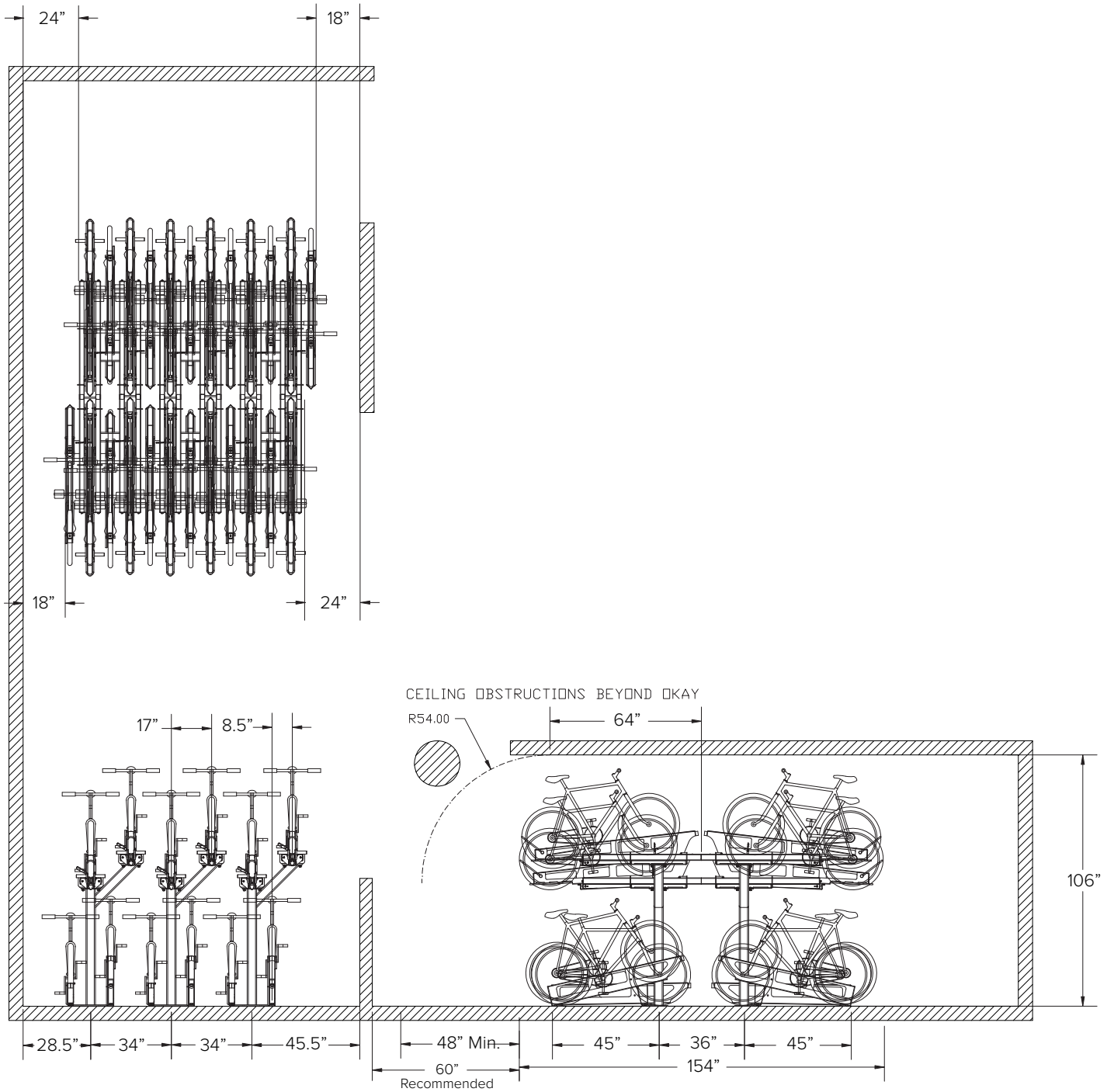


Elevation



Right End





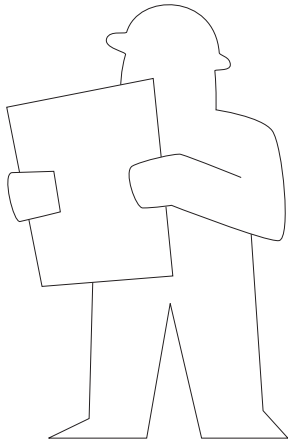

TOOLS NEEDED

Hammer drill
 Masonry bit, 3/8", 1/2"
 Hammer
 Socket wrench
 Sockets, 9/16", 3/4"
 Socket extension, 4-6"

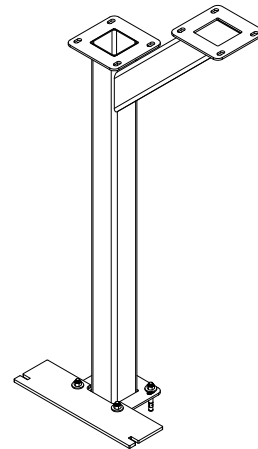
Hex wrench, 3/16"
 Tape measure
 Chalk line
 Marker
 Level

RECOMMENDED BASE MATERIAL

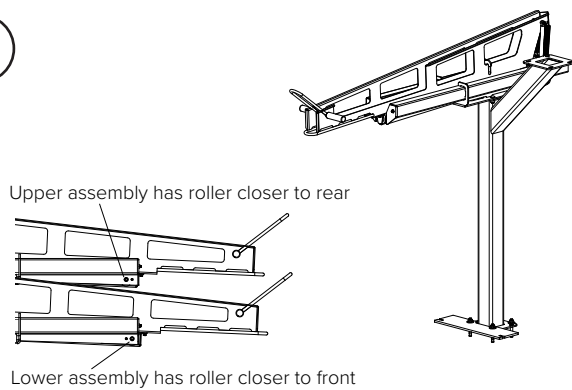
Solid concrete is the best base material for installation. To ensure the proper anchors are shipped with your racks, ask your Dero representative which anchor is appropriate for your application. Be sure nothing is underneath the base material that could be damaged by drilling.

1


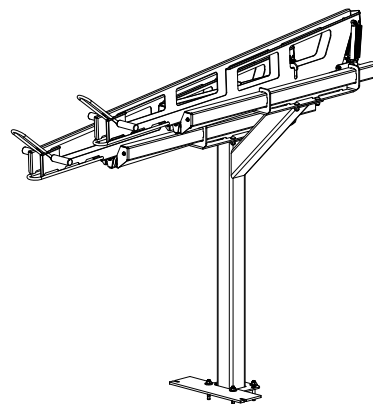
Refer to setback diagrams before installation to ensure sufficient space. Installation surface must be concrete of suitable strength. If surface is not level, contact Dero representative for workable solution.

2


Place the Uprights in position and secure with (4) 1/2" x 3.75" wedge anchors. At least 1.25" of wedge anchor threads should remain above the concrete. The Lower Tray Mount should be placed on the front side of the Upright and secured with the existing wedge anchors.

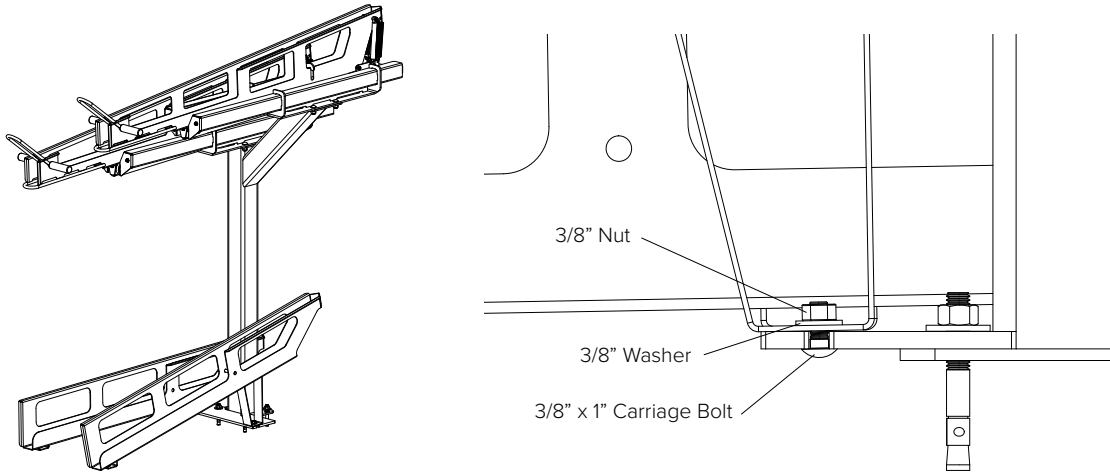
3


Place the lower Cantilever Assembly on the lower Upright position and secure with (4) 1/2" x 1.25" carriage bolts, 1/2" washers, and 1/2" nylock nuts.

4


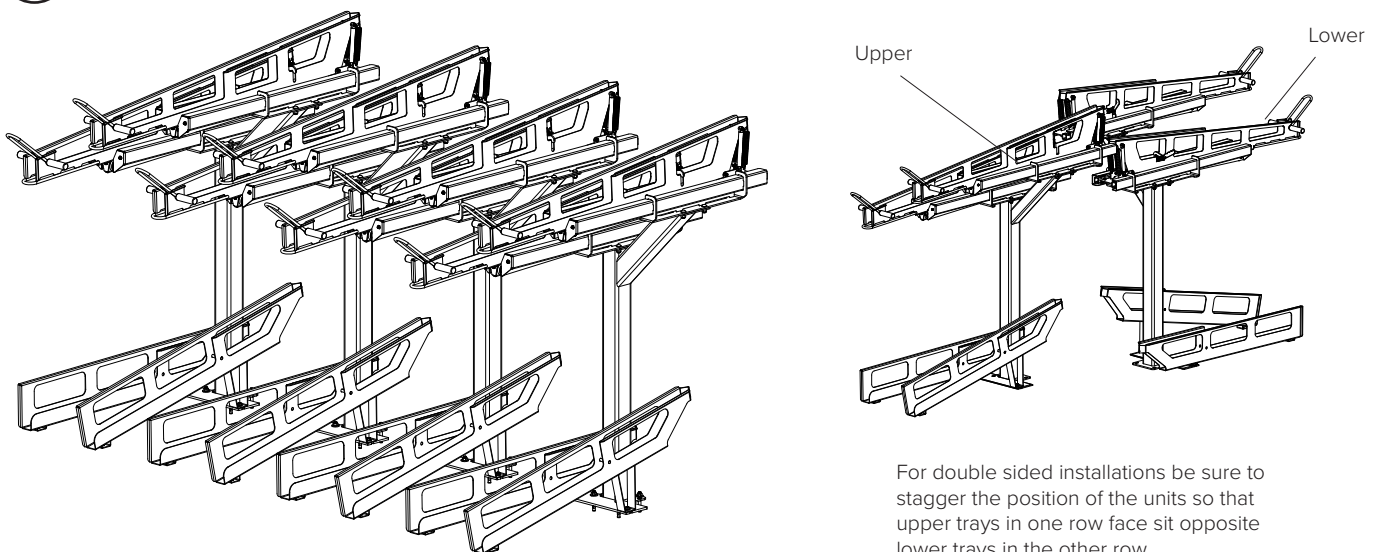
Do the same for the upper Cantilever Assembly.

5



Place the bottom Lower and Upper Trays in position and secure at the rear with (1) 3/8" x 1" carriage bolt, 3/8" washer, and 3/8" nut each. Secure at the front with (1) 3/8" x 3" wedge anchor each.

6



For double sided installations be sure to stagger the position of the units so that upper trays in one row face sit opposite lower trays in the other row.

Continue to the next section and repeat the previous steps.

Date: 3/23/22

From: Staci Monroe, Land Use Services
503-865-6516 / staci.monroe@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 22-107111 DZM AD – YBP Ankeny
Pre App: PC # 20-226632

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Staci Monroe at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: 4/18/22 – 27 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: 4/25/22**
- **A public hearing before the Design Commission is tentatively scheduled for May 5, 2022 at 1:30 PM**

Applicant: Leslie Cliffe | Bora Architects
720 SW Washington St, Ste 800 | Portland, OR 97205
cliffe@bora.co | 503-310-4639

Owner/Applicant: Aadne Tonning | HMS Development | YBP Ankeny LLC
6712 N Cutter Circle | Portland, OR 97217

Site Address: 1122 SE ANKENY STREET

Legal Description: BLOCK 238 W 34' & S 30' OF E 66' OF LOT 7 W 34' OF LOT 8, EAST PORTLAND

Tax Account No.: R226515860
State ID No.: 1N1E35CD 03600
Quarter Section: 3031

Neighborhood: Buckman, contact John Rose or Josh Baker at buckmanlandusepdx@gmail.com

Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.
District Coalition: Southeast Uplift, contact Matchu Williams at matchu@seuplift.org

Plan District: Central City - Central Eastside
Other Designations: none
Zoning: EXd – Central Employment with a Design Overlay
Case Type: DZM AD – Design Review with a Modification and Adjustment Review
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant requests Design Review for a new 4-5 story building on the L-shaped property at 1122 SE Ankeny in the Central Eastside subdistrict of Central City. The building will be comprised of 41 pre-fabricated units, include bike and laundry rooms and a lobby. The proposed exterior cladding is fiber cement panel and plank siding.

The following Adjustments are requested:

1. Loading (33.266.310) – To not provide one required Type B loading space on-site.
2. Ground Floor Windows (33.510.220) – To provide public art in-lieu of some of the ground floor windows required along the SE Ankeny and 12th.

The following Modification is requested:

1. Bike Parking (33.266.210) – To provide additional vertical bike parking spaces in-lieu of horizontal spaces and bike parking large space.

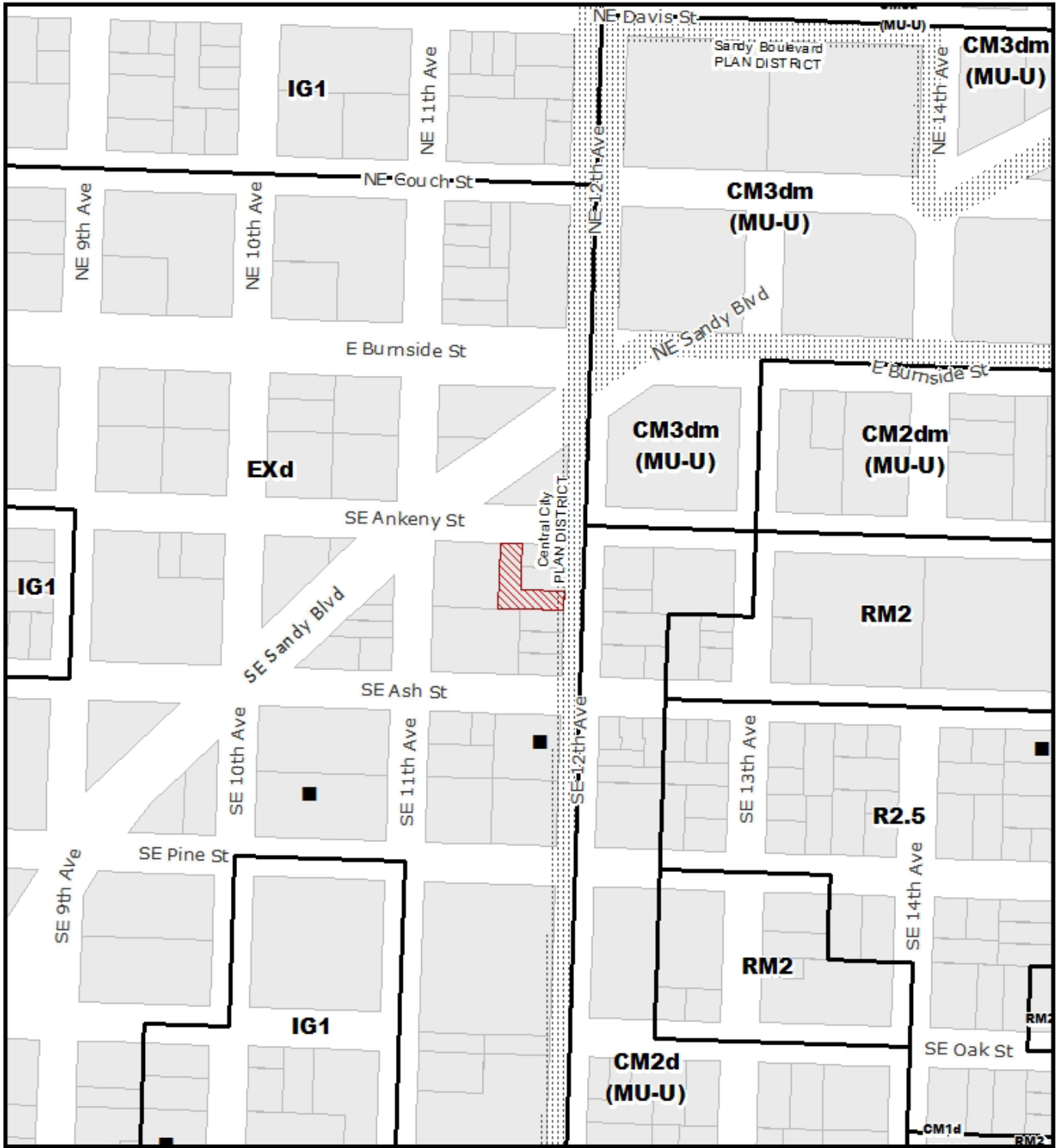
Approval Criteria:


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

- Central City Fundamental Design Guidelines
- Central Eastside Design Guidelines
- Adjustments Reviews – Section 33.805.040
- Modifications through Design Review – Section 33.825.040

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on January 26, 2022 and determined to be complete on 3/18/22.

Enclosures: Zoning Map, Site Plan, Building Elevations



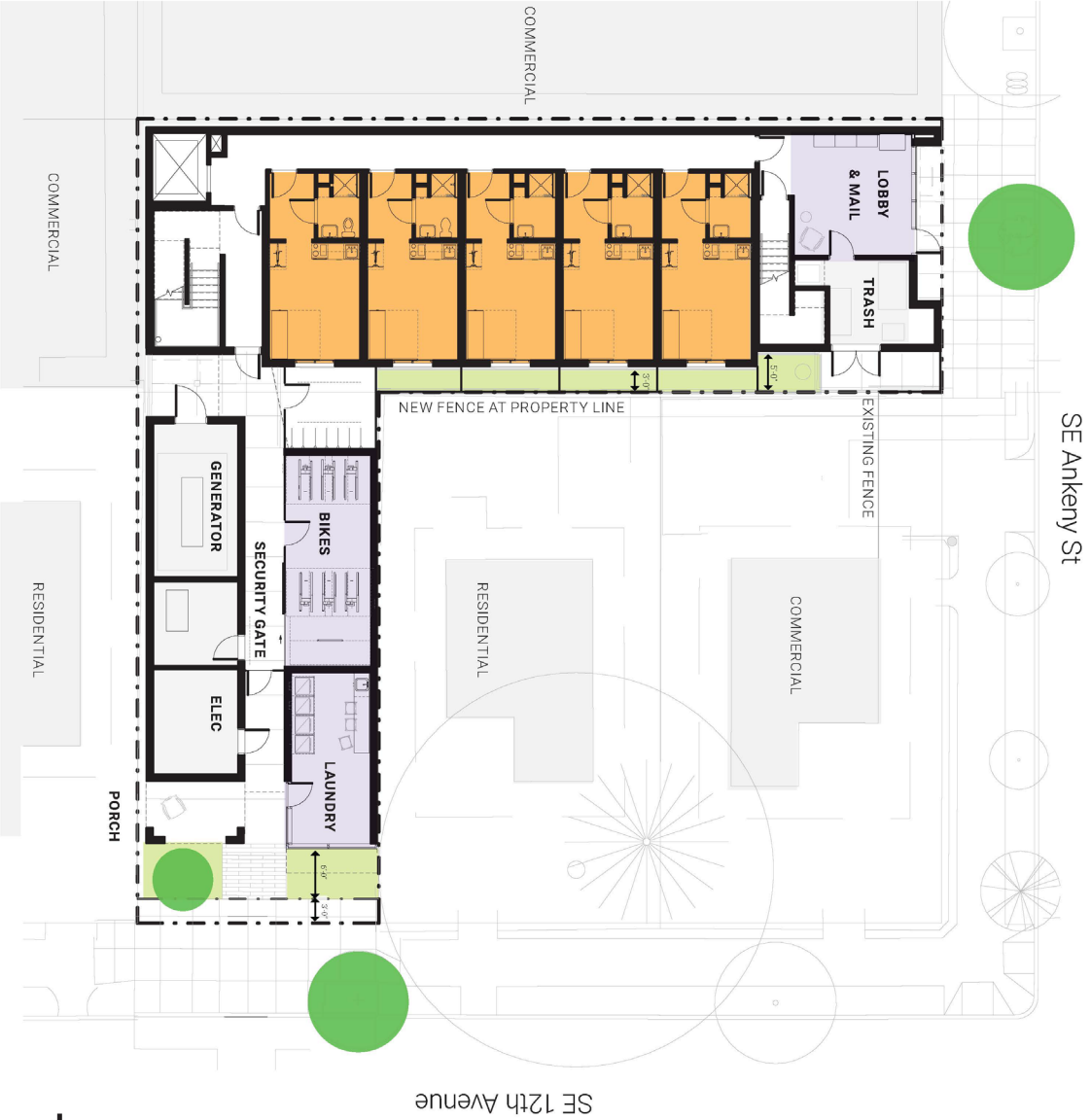
ZONING 
 For Zoning Code in effect Post August 1, 2021
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUB DISTRICT

 Site
 Historic Landmark

File No. LU 22 - 107111 DZM AD
 1/4 Section 3031
 Scale 1 inch = 200 feet
 State ID 1N1E35CD 3600
 Exhibit B Mar 21, 2022

GROUND FLOOR PLAN

- TYPE A-COMPATIBLE STUDIO UNIT
- FRONT ENTRY STUDIO UNIT
- SIDE ENTRY STUDIO UNIT
- UTILITIES
- AMENITIES



LU 22-107111 DZM VBP Ankeny DE | March 15, 2022

LU 22-107111 DZM AD
BORA
 C19





12th Ave View

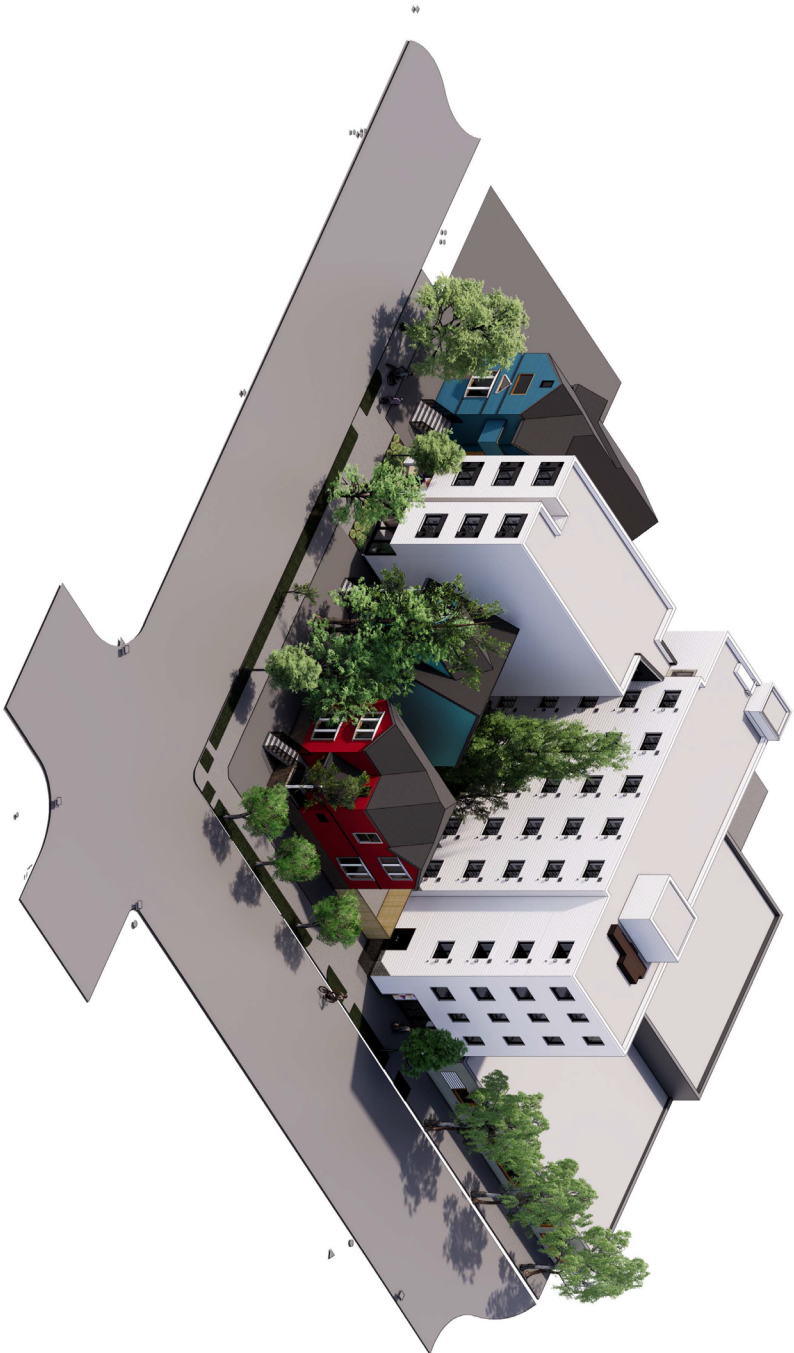
LU 22-107111 DZM YBP Arkeny, DE | March 15, 2022

LU 22-107111 DZM AD
BORA 0.26



Ankeny Street View

LU 22-107111 DZM YBP Ankeny, DE | March 15, 2022



NE Axonometric

LU 22-107111 DZM VBP Arkeny DE | March 15, 2022

Date: 3/31/22

To: Aadne Tønning | HMS Development
6712 N Cutter Circle | Portland OR 97217

Leslie Cliffe | Bora Architects
720 SW Washington Street, Suite 800 | Portland Oregon 97205

From: Staci Monroe

RE: LU 22-107111 DZM AD – YBP Ankeny

Dear Applicant:

I have received your application for a Design Review with a Modification and Adjustments at 1122 SE ANKENY STREET. Your application was deemed complete on **3/18/22**. Your case number is given above; the hearing is scheduled for **May 5, 2022 at 1:30 PM**. I am the planner handling your case, and can answer any questions you might have during the process.

The Zoning Code requires you to post notice on the site of your proposal 30 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. Because your site has:
 - 34 feet of frontage on SE Ankeny. You must post 1 sign along this street.
 - 30 feet of frontage on SE 12th . You must post 1 sign along this street.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the hearing for your case is scheduled for **May 5, 2022 at 1:30 PM**, you must post the notice by 4/5/22, 30 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. In addition, time limits on our processing of your case will be waived. You must return this statement to us by 4/21/22, 14 days before the hearing.
- E. You should not remove the notice before the hearing, but it must be taken down within two weeks after the final decision is made on your request.

Encl: Posting Notice
Statement Certifying Posting

cc: Application Case File

Type III Land Use Review

YBP Ankeny

CASE FILE	LU 22-107111 DZM AD
WHEN	Thursday, May 5, 2021 @ 1:30 PM <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>
WHERE	ONLINE: Link to hearing is available at www.portlandoregon.gov/bds/dcagenda
HOW	TO TESTIFY: Follow instructions on the Design Commission agenda or email the planner at staci.monroe@portlandoregon.gov
REVIEW BY	DESIGN COMMISSION
LAND USE REVIEW TYPE	DESIGN REVIEW
PROPOSAL	Design Review for a 4-5 story, L-shaped building providing 41 residential units. The building will be comprised of prefabricated modular units and contain bike and laundry rooms and a lobby. Adjustments are requested to not provide loading on-site and provide public art in-lieu of some ground floor windows. A Modification is requested to the type of long-term bike parking spaces.
REVIEW APPROVAL CRITERIA	<ul style="list-style-type: none">▪ Central City Fundamental Design Guidelines▪ Central Eastside Design Guidelines▪ Section 33.805.040 – Adjustment Approval Criteria▪ Section 33.825.040 – Modification Approval Criteria
SITE ADDRESS	1122 SE Ankeny Street
ZONING/ DESIGNATION	<ul style="list-style-type: none">▪ EXd – Central Employment zone with a Design Overlay▪ Central Eastside Subdistrict of the Central City Plan District
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	Staci Monroe City Planner (503) 865-6516 / staci.monroe@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 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

Aadne Tønning | HMS Development
6712 N Cutter Circle | Portland OR 97217

Leslie Cliffe | Bora Architects
720 SW Washington Street, Suite 800 | Portland Oregon 97205

DATE: 4/5/2022

TO: Staci Monroe
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING POSTING

Case File LU 22-107111

This certifies that I have posted notice on my site as required by the Zoning Code. I understand that the hearing is scheduled for May 5, 2022 at 1:30 PM, and that I was required to post the property at least 30 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 4/4/2022 (date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than 4/21/22, 14 days before the scheduled hearing. I also understand that if I do not post the notices by 30 days before the hearing, or return this form by 14 days before the hearing, my hearing will automatically be postponed. I also understand this will result in a waiver of the time limits for processing my case.

In addition, I understand that I may not remove the notices before the hearing, but am required to remove them within two weeks of the final decision on my request.



Signature

Leslie Cliffe

Print Name

720 SW Washington, Suite 800

Address

Portland, OR 97205

City/State/Zip Code

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E35CA 5100	WESTON INVESTMENT CO LLC	2154 NE BROADWAY #200	PORTLAND OR 97232-1561
3	RETURN SERVICE REQUESTED		1N1E35CA 5200	VIVAMUS LLC	1111 E BURNSIDE ST #300	PORTLAND OR 97214
4	RETURN SERVICE REQUESTED		1N1E35CA 5200	LYRICAL SYSTEMS LLC	3303 N MISSISSIPPI AVE	PORTLAND OR 97227
5	RETURN SERVICE REQUESTED		1N1E35CA 5200	WE KNOW GOOD INC	1111 E BURNSIDE ST FL 4	PORTLAND OR 97214
6	RETURN SERVICE REQUESTED		1N1E35CA 5200	MALONEY LAUERSDORF & REINER PC	1111 E BURNSIDE ST #300	PORTLAND OR 97214-1850
7	RETURN SERVICE REQUESTED		1N1E35CA 5200	VOICEBOX INC	734 SE 6TH AVE	PORTLAND OR 97214-2225
8	RETURN SERVICE REQUESTED		1N1E35CA 5201	RALL PROPERTIES LLC	21 NE 12TH AVE	PORTLAND OR 97232
9	RETURN SERVICE REQUESTED		1N1E35CA 5201	PORTLAND ROCK GYM INC	21 NE 12TH AVE	PORTLAND OR 97232
10	RETURN SERVICE REQUESTED		1N1E35CA 5201	RESTAURANT EQUITY GROUP LLC	3632 SE HAWTHORNE BLVD	PORTLAND OR 97214
11	RETURN SERVICE REQUESTED		1N1E35CA 5700	TRANSITION PROJECTS INC	665 NW HOYT ST	PORTLAND OR 97209-3769
12	RETURN SERVICE REQUESTED	1N1E35CA 5700	HOUSING AUTHORITY OF PORTLAND	TRANSITION PROJECTS INC	135 SW ASH ST #400	PORTLAND OR 97204
13	RETURN SERVICE REQUESTED	1N1E35CA 5800	COMPREHENSIVE OPTIONS FOR DRUG	ABUSERS INC	1027 E BURNSIDE ST	PORTLAND OR 97214-1328
14	RETURN SERVICE REQUESTED		1N1E35CD 1000	BELMONT 10-11 LLC	6140 S MACADAM AVE	PORTLAND OR 97239
15	RETURN SERVICE REQUESTED		1N1E35CD 1100	PHILIP RAGAWAY FAMILY TR	9333 SE MCBROD AVE	MILWAUKIE OR 97222-7326
16	RETURN SERVICE REQUESTED		1N1E35CD 1100	OLD TOWN MUSIC INC	55 SE 11TH AVE	PORTLAND OR 97214-1313
17	RETURN SERVICE REQUESTED		1N1E35CD 1200	NORMANDIE PDX LLC	1005 SE ANKENY ST	PORTLAND OR 97214
18	RETURN SERVICE REQUESTED		1N1E35CD 1200	BIR LOWER BURNSIDE LLC	2151 MICHELSON DR #282	IRVINE CA 92612
19	RETURN SERVICE REQUESTED		1N1E35CD 1400	1000 E BURNSIDE STREET LLC	5150 SW 85TH AVE	PORTLAND OR 97225
20	RETURN SERVICE REQUESTED		1N1E35CD 2700	STICKY HOLDINGS LLC	2918 NE EDGEHILL PL	PORTLAND OR 97212
21	RETURN SERVICE REQUESTED		1N1E35CD 2900	MOMO 1 LLC	PO BOX 15170	PORTLAND OR 97293-5170
22	RETURN SERVICE REQUESTED		1N1E35CD 300	UDG ALEXANDER LLC	735 SW 158TH AVE	BEAVERTON OR 97006-4952
23	RETURN SERVICE REQUESTED		1N1E35CD 3100	GARY HIRSCH INC	125 SE 11TH AVE	PORTLAND OR 97214
24	RETURN SERVICE REQUESTED		1N1E35CD 3100	NOTICE MORE LLC	125 SE 11TH AVE	PORTLAND OR 97214
25	RETURN SERVICE REQUESTED		1N1E35CD 3100	ON YOUR FEET USA LLC	125 SE 11TH AVE	PORTLAND OR 97214
26	RETURN SERVICE REQUESTED		1N1E35CD 3100	ROBERTSON CONSULTING INC	2722 SE 33RD AVE	PORTLAND OR 97202
27	RETURN SERVICE REQUESTED		1N1E35CD 3200	FREELAND BRIAN C	PO BOX 9007	PORTLAND OR 97207-9007
28	RETURN SERVICE REQUESTED		1N1E35CD 3300	GRANTZ ROSS A & GRANTZ ANGELA R	5840 SE SUNDIAL CT	MILWAUKIE OR 97222
29	RETURN SERVICE REQUESTED		1N1E35CD 3400	MT TABOR BREWING COMPANY LLC	2206 NW 115TH ST	VANCOUVER WA 98685
30	RETURN SERVICE REQUESTED		1N1E35CD 3400	LASKO PROPERTIES LLC	110 N PAGE ST	PORTLAND OR 97227-1909
31	RETURN SERVICE REQUESTED		1N1E35CD 3400	OHM SYSTEMS LLC	PO BOX 86833	PORTLAND OR 97286
32	RETURN SERVICE REQUESTED		1N1E35CD 3500	RUJAX IV LLC	11359 NE HALSEY ST	PORTLAND OR 97220
33	RETURN SERVICE REQUESTED		1N1E35CD 3500	SURFACE WORKS LLC	11359 NE HALSEY ST	PORTLAND OR 97220
34	RETURN SERVICE REQUESTED		1N1E35CD 3700	BLACKMAT PROPERTIES LLC	45 MOUNT TIBURON RD	TIBURON CA 94920
35	RETURN SERVICE REQUESTED		1N1E35CD 3800	STURGES PRISCILLA A	1906 BIRCH LN	NEWBERG OR 97132
36	RETURN SERVICE REQUESTED		1N1E35CD 400	ENCOMPASS LINDEN LLC	4582 S ULSTER ST #1200	DENVER CO 80237
37	RETURN SERVICE REQUESTED		1N1E35CD 400	DR MATTHEW KATHAN DDS	3500 NE M L KING BLVD	PORTLAND OR 97212
38	RETURN SERVICE REQUESTED	1N1E35CD 400	STAR2STAR COMMUNICATIONS LLC	BRIAN KANOUSE CROWE LLP	PO BOX 7	SOUTH BEND IN 46624
39	RETURN SERVICE REQUESTED		1N1E35CD 4000	BEGLAN MICHAEL J	121 SE 12TH AVE	PORTLAND OR 97214-1319
40	RETURN SERVICE REQUESTED	1N1E35CD 4100	RASMUSSEN FREDERICK A TR &	RASMUSSEN SHARON R TR	15596 SW MIDWAY RD	HILLSBORO OR 97123
41	RETURN SERVICE REQUESTED		1N1E35CD 4200	CHAATH JOSEPH & DUFALT JORDAN	135 SE 12TH AVE	PORTLAND OR 97214
42	RETURN SERVICE REQUESTED		1N1E35CD 4300	ROSE BROCK REV LIV TR	1720 NE 36TH AVE	PORTLAND OR 97212
43	RETURN SERVICE REQUESTED		1N1E35CD 4400	JIMMERSON BEM	1217 SE ASH ST	PORTLAND OR 97214
44	RETURN SERVICE REQUESTED		1N1E35CD 4500	SHPAK JONATHAN	128 SE 12TH AVE #3	PORTLAND OR 97214-1356
45	RETURN SERVICE REQUESTED		1N1E35CD 4500	TCAIXP LLC	1631 NE BROADWAY FMB 718	PORTLAND OR 97232
46	RETURN SERVICE REQUESTED		1N1E35CD 4601	GLASER ANDREA M	114 SE 12TH AVE	PORTLAND OR 97214
47	RETURN SERVICE REQUESTED		1N1E35CD 4602	MAPLETON WATERLOO LLC	9952 SANTA MONICA BLVD	BEVERLY HILLS CA 90212-1607
48	RETURN SERVICE REQUESTED		1N1E35CD 4700	SE 13TH PROPERTY OWNER LLC	10777 W TWAIN AVE #115	LAS VEGAS NV 89135
49	RETURN SERVICE REQUESTED		1N1E35CD 4800	1221 SE ASH LLC	1100 NE 28TH AVE #100	PORTLAND OR 97232
50	RETURN SERVICE REQUESTED		1N1E35CD 4901	MEACHAM CHRISTOPHER & BOEHMER MAREN	163 SE 13TH AVE	PORTLAND OR 97214
51	RETURN SERVICE REQUESTED		1N1E35CD 4902	SCHRIEVER SCOTT & STEENKAMP MARIET	151 SE 13TH AVE	PORTLAND OR 97214
52	RETURN SERVICE REQUESTED		1N1E35CD 5000	SCHERA RYAN	8625 N HURST AVE	PORTLAND OR 97203-3628
53	RETURN SERVICE REQUESTED		1N1E35CD 5100	IMAGO DEI MINISTRIES	1302 SE ANKENY ST	PORTLAND OR 97214-1419
54	RETURN SERVICE REQUESTED		1N1E35CD 5100	INTERNATIONAL JUSTICE MISSION	PO BOX 58147	WASHINGTON DC 20037
55	RETURN SERVICE REQUESTED		1N1E35CD 600	PACIFIC OUTDOOR ADVERTISING	715 NE EVERETT ST	PORTLAND OR 97232-2724
56	RETURN SERVICE REQUESTED		1N1E35CD 6500	SMITH JENNIFER Q & SMITH JEREMY C	239 SE 13TH AVE	PORTLAND OR 97214
57	RETURN SERVICE REQUESTED		1N1E35CD 6600	BASILE MARIA E	PO BOX 394	NORTH PLAINS OR 97133
58	RETURN SERVICE REQUESTED		1N1E35CD 6700	PETROSSIAN GREGORY	225 SE 13TH AVE	PORTLAND OR 97214
59	RETURN SERVICE REQUESTED		1N1E35CD 6800	MARK G STANLEY TR	215 SE 13TH AVE	PORTLAND OR 97214-1401
60	RETURN SERVICE REQUESTED		1N1E35CD 6900	KNIGHT DAMON G & BREWER KELLI S	1238 SE ASH ST	PORTLAND OR 97214
61	RETURN SERVICE REQUESTED		1N1E35CD 7000	MC GALLIARD JULIE J	1232 SE ASH ST	PORTLAND OR 97214-1421
62	RETURN SERVICE REQUESTED		1N1E35CD 7100	PIAZZA JIM	1226 SE ASH ST	PORTLAND OR 97214
63	RETURN SERVICE REQUESTED		1N1E35CD 7200	OOI MELANIE	1218 SE ASH ST	PORTLAND OR 97214-1421
64	RETURN SERVICE REQUESTED		1N1E35CD 7300	GEFFNER PHIL	2473 NW QUIMBY ST	PORTLAND OR 97210
65	RETURN SERVICE REQUESTED		1N1E35CD 7400	DICK FRANK A	1204 SE ASH ST	PORTLAND OR 97214
66	RETURN SERVICE REQUESTED	1N1E35CD 7500	DE BENEDETTI JOHN A TR &	DE BENEDETTI MARY K TR	3300 NE 19TH AVE	PORTLAND OR 97212-2405
67	RETURN SERVICE REQUESTED		1N1E35CD 7700	F H STEINBART CO INC	234 SE 12TH AVE	PORTLAND OR 97214
68	RETURN SERVICE REQUESTED		1N1E35CD 7800	SUMM OF THE PARTS LLC	PO BOX 2507	WILSONVILLE OR 97070
69	RETURN SERVICE REQUESTED		1N1E35CD 7900	LIGHTS OUT ENTERPRISES LLC	207 SE 12TH AVE	PORTLAND OR 97214
70	RETURN SERVICE REQUESTED		1N1E35CD 7900	TRIUMPH COFFEE LLC	201 SE 12TH AVE	PORTLAND OR 97214
71	RETURN SERVICE REQUESTED		1N1E35CD 7900	211 SE 12TH LLC	3347 SE BELMONT ST #1	PORTLAND OR 97214-6200
72	RETURN SERVICE REQUESTED	1N1E35CD 800	PORTLAND CITY OF	UDG 11TH & BURNSIDE LLC	735 SW 158TH AVE	BEAVERTON OR 97006-4952
73	RETURN SERVICE REQUESTED		1N1E35CD 8000	PINE STREET/ANGEL LLC	8255 SW HUNZIKER ST #103	TIGARD OR 97223

	A	B	C	D	E	F
74	RETURN SERVICE REQUESTED	1N1E35CD 80000	ASSN OF UNIT OWNERS OF	GARDNER CONDOMINIUM	1304 SE ASH ST #A	PORTLAND OR 97214
75	RETURN SERVICE REQUESTED		1N1E35CD 80001	AUSTIN RIC K	1304 SE ASH ST #K	PORTLAND OR 97214
76	RETURN SERVICE REQUESTED		1N1E35CD 80002	CHARMAN EMILY	1304 SE ASH ST #A	PORTLAND OR 97214
77	RETURN SERVICE REQUESTED		1N1E35CD 80003	ACLIS PDX LLC	52 PROGRESS PKWY	MARYLAND HTS MO 63043
78	RETURN SERVICE REQUESTED		1N1E35CD 80004	FINDLER PATRICK & CORWIN MEAGHAN	1304 SE ASH ST #C	PORTLAND OR 97214
79	RETURN SERVICE REQUESTED		1N1E35CD 80005	GOOCH SANDRA A	1304 SE ASH ST #D	PORTLAND OR 97214
80	RETURN SERVICE REQUESTED		1N1E35CD 80006	SHAPPELL TRAVIS S	1304 SE ASH ST #E	PORTLAND OR 97214
81	RETURN SERVICE REQUESTED		1N1E35CD 80007	ZIMONJA KARLA	1304 SE ASH ST #F	PORTLAND OR 97214
82	RETURN SERVICE REQUESTED		1N1E35CD 80008	RENA-DOZIER EMILY E	1304 SE ASH ST #G	PORTLAND OR 97214-1400
83	RETURN SERVICE REQUESTED		1N1E35CD 80009	HENDRICKSON JAMES C	1304 SE ASH ST #H	PORTLAND OR 97214
84	RETURN SERVICE REQUESTED		1N1E35CD 8400	MASON NICOLE	560 HAMILTON ST #12	COSTA MESA CA 92627-5503
85	RETURN SERVICE REQUESTED	1N1E35CD 8400	TROY LAUNDRY RESIDENTIAL	PROPERTY HOLDER LLC	133 N JEFFERSON ST 4TH FL	CHICAGO IL 60661
86	RETURN SERVICE REQUESTED		1N1E35CD 8400	GIBSON AUTO & ELECTRIC INC	1024 SE ASH ST	PORTLAND OR 97214
87	RETURN SERVICE REQUESTED	1N1E35CD 8401	TROY LAUNDRY PROPERTY HOLDER LLC	ATTN ANDREW WEPRIN	133 N JEFFERSON ST 4TH FLR	CHICAGO IL 60661
88	RETURN SERVICE REQUESTED		1N1E35CD 900	BREESE LIVING TRUST	1 3RD ST #208	ASTORIA OR 97103
89				CURRENT RESIDENT	1000 E BURNSIDE ST	PORTLAND OR 97214
90				CURRENT RESIDENT	1021 SE ANKENY ST	PORTLAND OR 97214
91				CURRENT RESIDENT	1111 E BURNSIDE ST #303	PORTLAND OR 97214
92				CURRENT RESIDENT	1111 E BURNSIDE ST #305	PORTLAND OR 97214
93				CURRENT RESIDENT	113 SE 12TH AVE	PORTLAND OR 97214
94				CURRENT RESIDENT	1212 SE ASH ST	PORTLAND OR 97214
95				CURRENT RESIDENT	1221 SE ASH ST	PORTLAND OR 97214
96				CURRENT RESIDENT	1229 SE ASH ST	PORTLAND OR 97214
97				CURRENT RESIDENT	1230 E BURNSIDE ST	PORTLAND OR 97214
98				CURRENT RESIDENT	1237 SE ASH ST	PORTLAND OR 97214
99				CURRENT RESIDENT	124 SE 11TH AVE #A	PORTLAND OR 97214
100				CURRENT RESIDENT	1250 E BURNSIDE ST #122	PORTLAND OR 97214
101				CURRENT RESIDENT	1250 E BURNSIDE ST #132	PORTLAND OR 97214
102				CURRENT RESIDENT	1250 E BURNSIDE ST #140	PORTLAND OR 97214
103				CURRENT RESIDENT	1250 E BURNSIDE ST #140	PORTLAND OR 97214
104				CURRENT RESIDENT	1250 E BURNSIDE ST #208	PORTLAND OR 97214
105				CURRENT RESIDENT	1250 E BURNSIDE ST #215	PORTLAND OR 97214
106				CURRENT RESIDENT	1250 E BURNSIDE ST #216	PORTLAND OR 97214
107				CURRENT RESIDENT	1250 E BURNSIDE ST #228	PORTLAND OR 97214
108				CURRENT RESIDENT	1250 E BURNSIDE ST #232	PORTLAND OR 97214
109				CURRENT RESIDENT	1250 E BURNSIDE ST #326	PORTLAND OR 97214
110				CURRENT RESIDENT	1250 E BURNSIDE ST #328	PORTLAND OR 97214
111				CURRENT RESIDENT	1250 E BURNSIDE ST #410	PORTLAND OR 97214
112				CURRENT RESIDENT	1250 E BURNSIDE ST #414	PORTLAND OR 97214
113				CURRENT RESIDENT	127 SE 12TH AVE #B	PORTLAND OR 97214
114				CURRENT RESIDENT	127 SE 12TH AVE #C	PORTLAND OR 97214
115				CURRENT RESIDENT	128 SE 12TH AVE #1	PORTLAND OR 97214
116				CURRENT RESIDENT	128 SE 12TH AVE #2	PORTLAND OR 97214
117				CURRENT RESIDENT	134 SE 12TH AVE	PORTLAND OR 97214
118				CURRENT RESIDENT	212 SE 12TH AVE	PORTLAND OR 97214
119				CURRENT RESIDENT	50 SE 13TH AVE #108	PORTLAND OR 97214
120				CURRENT RESIDENT	50 SE 13TH AVE #214	PORTLAND OR 97214
121				CURRENT RESIDENT	50 SE 13TH AVE #305	PORTLAND OR 97214
122				CURRENT RESIDENT	50 SE 13TH AVE #316	PORTLAND OR 97214
123				CURRENT RESIDENT	50 SE 13TH AVE #411	PORTLAND OR 97214
124				CURRENT RESIDENT	60 SE 10TH AVE #201	PORTLAND OR 97214
125				CURRENT RESIDENT	60 SE 10TH AVE #603	PORTLAND OR 97214
126				CURRENT RESIDENT	60 SE 10TH AVE #609	PORTLAND OR 97214
127				CURRENT RESIDENT	1010 SE ASH ST	PORTLAND OR 97214
128				CURRENT RESIDENT	1025 SE ASH ST #110	PORTLAND OR 97214
129				CURRENT RESIDENT	1033 E BURNSIDE ST	PORTLAND OR 97214
130				CURRENT RESIDENT	1111 E BURNSIDE ST #309	PORTLAND OR 97214
131				CURRENT RESIDENT	1111 E BURNSIDE ST #311	PORTLAND OR 97214
132				CURRENT RESIDENT	1223 SE ASH ST	PORTLAND OR 97214
133				CURRENT RESIDENT	1225 SE PINE ST #1	PORTLAND OR 97214
134				CURRENT RESIDENT	1225 SE PINE ST #2	PORTLAND OR 97214
135				CURRENT RESIDENT	1227 SE ASH ST	PORTLAND OR 97214
136				CURRENT RESIDENT	1233 SE ASH ST	PORTLAND OR 97214
137				CURRENT RESIDENT	124 SE 11TH AVE #B	PORTLAND OR 97214
138				CURRENT RESIDENT	1250 E BURNSIDE ST #118	PORTLAND OR 97214
139				CURRENT RESIDENT	1250 E BURNSIDE ST #130	PORTLAND OR 97214
140				CURRENT RESIDENT	1250 E BURNSIDE ST #204	PORTLAND OR 97214
141				CURRENT RESIDENT	1250 E BURNSIDE ST #231	PORTLAND OR 97214
142				CURRENT RESIDENT	1250 E BURNSIDE ST #238	PORTLAND OR 97214
143				CURRENT RESIDENT	1250 E BURNSIDE ST #240	PORTLAND OR 97214
144				CURRENT RESIDENT	1250 E BURNSIDE ST #242	PORTLAND OR 97214
145				CURRENT RESIDENT	1250 E BURNSIDE ST #309	PORTLAND OR 97214
146				CURRENT RESIDENT	1250 E BURNSIDE ST #310	PORTLAND OR 97214
147				CURRENT RESIDENT	1250 E BURNSIDE ST #312	PORTLAND OR 97214

	A	B	C	D	E	F
147				CURRENT RESIDENT	1250 E BURNSIDE ST #320	PORTLAND OR 97214
148				CURRENT RESIDENT	1250 E BURNSIDE ST #322	PORTLAND OR 97214
149				CURRENT RESIDENT	1250 E BURNSIDE ST #344	PORTLAND OR 97214
150				CURRENT RESIDENT	1250 E BURNSIDE ST #415	PORTLAND OR 97214
151				CURRENT RESIDENT	1250 E BURNSIDE ST #514	PORTLAND OR 97214
152				CURRENT RESIDENT	127 SE 12TH AVE #A	PORTLAND OR 97214
153				CURRENT RESIDENT	1304 SE ASH ST #B	PORTLAND OR 97214
154				CURRENT RESIDENT	1306 E BURNSIDE ST	PORTLAND OR 97214
155				CURRENT RESIDENT	211 SE 11TH AVE	PORTLAND OR 97214
156				CURRENT RESIDENT	221 SE 11TH AVE #101	PORTLAND OR 97214
157				CURRENT RESIDENT	50 SE 13TH AVE #118	PORTLAND OR 97214
158				CURRENT RESIDENT	50 SE 13TH AVE #211	PORTLAND OR 97214
159				CURRENT RESIDENT	50 SE 13TH AVE #303	PORTLAND OR 97214
160				CURRENT RESIDENT	50 SE 13TH AVE #306	PORTLAND OR 97214
161				CURRENT RESIDENT	50 SE 13TH AVE #309	PORTLAND OR 97214
162				CURRENT RESIDENT	50 SE 13TH AVE #314	PORTLAND OR 97214
163				CURRENT RESIDENT	50 SE 13TH AVE #315	PORTLAND OR 97214
164				CURRENT RESIDENT	50 SE 13TH AVE #320	PORTLAND OR 97214
165				CURRENT RESIDENT	50 SE 13TH AVE #402	PORTLAND OR 97214
166				CURRENT RESIDENT	50 SE 13TH AVE #403	PORTLAND OR 97214
167				CURRENT RESIDENT	50 SE 13TH AVE #414	PORTLAND OR 97214
168				CURRENT RESIDENT	60 SE 10TH AVE #204	PORTLAND OR 97214
169				CURRENT RESIDENT	60 SE 10TH AVE #310	PORTLAND OR 97214
170				CURRENT RESIDENT	60 SE 10TH AVE #409	PORTLAND OR 97214
171				CURRENT RESIDENT	60 SE 10TH AVE #410	PORTLAND OR 97214
172				CURRENT RESIDENT	60 SE 10TH AVE #506	PORTLAND OR 97214
173				CURRENT RESIDENT	60 SE 10TH AVE #509	PORTLAND OR 97214
174				CURRENT RESIDENT	60 SE 10TH AVE #601	PORTLAND OR 97214
175				CURRENT RESIDENT	1025 SE SANDY BLVD	PORTLAND OR 97214
176				CURRENT RESIDENT	1030 NE COUCH ST	PORTLAND OR 97232
177				CURRENT RESIDENT	1033 SE ASH ST	PORTLAND OR 97214
178				CURRENT RESIDENT	106 SE 11TH AVE	PORTLAND OR 97214
179				CURRENT RESIDENT	1101 E BURNSIDE ST	PORTLAND OR 97214
180				CURRENT RESIDENT	1111 E BURNSIDE ST #100	PORTLAND OR 97214
181				CURRENT RESIDENT	1111 E BURNSIDE ST #301	PORTLAND OR 97214
182				CURRENT RESIDENT	1111 E BURNSIDE ST #308	PORTLAND OR 97214
183				CURRENT RESIDENT	1111 E BURNSIDE ST #400	PORTLAND OR 97214
184				CURRENT RESIDENT	1111 SE PINE ST	PORTLAND OR 97214
185				CURRENT RESIDENT	1128 SE ASH ST	PORTLAND OR 97214
186				CURRENT RESIDENT	1130 SE ASH ST	PORTLAND OR 97214
187				CURRENT RESIDENT	1200 SE SANDY BLVD	PORTLAND OR 97214
188				CURRENT RESIDENT	123 SE 13TH AVE	PORTLAND OR 97214
189				CURRENT RESIDENT	1240 E BURNSIDE ST	PORTLAND OR 97214
190				CURRENT RESIDENT	1250 E BURNSIDE ST #102	PORTLAND OR 97214
191				CURRENT RESIDENT	1250 E BURNSIDE ST #110	PORTLAND OR 97214
192				CURRENT RESIDENT	1250 E BURNSIDE ST #136	PORTLAND OR 97214
193				CURRENT RESIDENT	1250 E BURNSIDE ST #138	PORTLAND OR 97214
194				CURRENT RESIDENT	1250 E BURNSIDE ST #210	PORTLAND OR 97214
195				CURRENT RESIDENT	1250 E BURNSIDE ST #212	PORTLAND OR 97214
196				CURRENT RESIDENT	1250 E BURNSIDE ST #217	PORTLAND OR 97214
197				CURRENT RESIDENT	1250 E BURNSIDE ST #222	PORTLAND OR 97214
198				CURRENT RESIDENT	1250 E BURNSIDE ST #229	PORTLAND OR 97214
199				CURRENT RESIDENT	1250 E BURNSIDE ST #300	PORTLAND OR 97214
200				CURRENT RESIDENT	1250 E BURNSIDE ST #302	PORTLAND OR 97214
201				CURRENT RESIDENT	1250 E BURNSIDE ST #308	PORTLAND OR 97214
202				CURRENT RESIDENT	1250 E BURNSIDE ST #319	PORTLAND OR 97214
203				CURRENT RESIDENT	1250 E BURNSIDE ST #324	PORTLAND OR 97214
204				CURRENT RESIDENT	1250 E BURNSIDE ST #332	PORTLAND OR 97214
205				CURRENT RESIDENT	1250 E BURNSIDE ST #338	PORTLAND OR 97214
206				CURRENT RESIDENT	1250 E BURNSIDE ST #400	PORTLAND OR 97214
207				CURRENT RESIDENT	1250 E BURNSIDE ST #405	PORTLAND OR 97214
208				CURRENT RESIDENT	1250 E BURNSIDE ST #418	PORTLAND OR 97214
209				CURRENT RESIDENT	1250 E BURNSIDE ST #509	PORTLAND OR 97214
210				CURRENT RESIDENT	1250 E BURNSIDE ST #510	PORTLAND OR 97214
211				CURRENT RESIDENT	1250 E BURNSIDE ST #519	PORTLAND OR 97214
212				CURRENT RESIDENT	129 SE 12TH AVE	PORTLAND OR 97214
213				CURRENT RESIDENT	211 SE 12TH AVE #B	PORTLAND OR 97214
214				CURRENT RESIDENT	211 SE 12TH AVE #C	PORTLAND OR 97214
215				CURRENT RESIDENT	22 SE 11TH AVE	PORTLAND OR 97214
216				CURRENT RESIDENT	50 SE 13TH AVE #103	PORTLAND OR 97214
217				CURRENT RESIDENT	50 SE 13TH AVE #107	PORTLAND OR 97214
218				CURRENT RESIDENT	50 SE 13TH AVE #203	PORTLAND OR 97214
219				CURRENT RESIDENT	50 SE 13TH AVE #219	PORTLAND OR 97214

	A	B	C	D	E	F
220				CURRENT RESIDENT	50 SE 13TH AVE #311	PORTLAND OR 97214
221				CURRENT RESIDENT	50 SE 13TH AVE #319	PORTLAND OR 97214
222				CURRENT RESIDENT	50 SE 13TH AVE #407	PORTLAND OR 97214
223				CURRENT RESIDENT	50 SE 13TH AVE #419	PORTLAND OR 97214
224				CURRENT RESIDENT	50 SE 13TH AVE #420	PORTLAND OR 97214
225				CURRENT RESIDENT	60 SE 10TH AVE #202	PORTLAND OR 97214
226				CURRENT RESIDENT	60 SE 10TH AVE #207	PORTLAND OR 97214
227				CURRENT RESIDENT	60 SE 10TH AVE #403	PORTLAND OR 97214
228				CURRENT RESIDENT	60 SE 10TH AVE #411	PORTLAND OR 97214
229				CURRENT RESIDENT	60 SE 10TH AVE #502	PORTLAND OR 97214
230				CURRENT RESIDENT	60 SE 10TH AVE #507	PORTLAND OR 97214
231				CURRENT RESIDENT	60 SE 10TH AVE #508	PORTLAND OR 97214
232				CURRENT RESIDENT	60 SE 10TH AVE #607	PORTLAND OR 97214
233				CURRENT RESIDENT	60 SE 10TH AVE #608	PORTLAND OR 97214
234				CURRENT RESIDENT	1006 SE ASH ST	PORTLAND OR 97214
235				CURRENT RESIDENT	1025 SE ASH ST #100	PORTLAND OR 97214
236				CURRENT RESIDENT	1025 SE ASH ST #200	PORTLAND OR 97214
237				CURRENT RESIDENT	1034 SE SANDY BLVD	PORTLAND OR 97214
238				CURRENT RESIDENT	1037 SE ASH ST	PORTLAND OR 97214
239				CURRENT RESIDENT	1111 E BURNSIDE ST #200	PORTLAND OR 97214
240				CURRENT RESIDENT	1111 E BURNSIDE ST #302	PORTLAND OR 97214
241				CURRENT RESIDENT	1111 E BURNSIDE ST #304	PORTLAND OR 97214
242				CURRENT RESIDENT	1111 E BURNSIDE ST #312	PORTLAND OR 97214
243				CURRENT RESIDENT	1155 SE PINE ST	PORTLAND OR 97214
244				CURRENT RESIDENT	1250 E BURNSIDE ST #126	PORTLAND OR 97214
245				CURRENT RESIDENT	1250 E BURNSIDE ST #128	PORTLAND OR 97214
246				CURRENT RESIDENT	1250 E BURNSIDE ST #131	PORTLAND OR 97214
247				CURRENT RESIDENT	1250 E BURNSIDE ST #134	PORTLAND OR 97214
248				CURRENT RESIDENT	1250 E BURNSIDE ST #200	PORTLAND OR 97214
249				CURRENT RESIDENT	1250 E BURNSIDE ST #224	PORTLAND OR 97214
250				CURRENT RESIDENT	1250 E BURNSIDE ST #226	PORTLAND OR 97214
251				CURRENT RESIDENT	1250 E BURNSIDE ST #306	PORTLAND OR 97214
252				CURRENT RESIDENT	1250 E BURNSIDE ST #315	PORTLAND OR 97214
253				CURRENT RESIDENT	1250 E BURNSIDE ST #317	PORTLAND OR 97214
254				CURRENT RESIDENT	1250 E BURNSIDE ST #318	PORTLAND OR 97214
255				CURRENT RESIDENT	1250 E BURNSIDE ST #340	PORTLAND OR 97214
256				CURRENT RESIDENT	1250 E BURNSIDE ST #343	PORTLAND OR 97214
257				CURRENT RESIDENT	1250 E BURNSIDE ST #412	PORTLAND OR 97214
258				CURRENT RESIDENT	1250 E BURNSIDE ST #507	PORTLAND OR 97214
259				CURRENT RESIDENT	1250 E BURNSIDE ST #515	PORTLAND OR 97214
260				CURRENT RESIDENT	132 SE 12TH AVE	PORTLAND OR 97214
261				CURRENT RESIDENT	211 SE 12TH AVE #A	PORTLAND OR 97214
262				CURRENT RESIDENT	213 SE 12TH AVE	PORTLAND OR 97214
263				CURRENT RESIDENT	30 SE 10TH AVE	PORTLAND OR 97214
264				CURRENT RESIDENT	50 SE 13TH AVE #105	PORTLAND OR 97214
265				CURRENT RESIDENT	50 SE 13TH AVE #115	PORTLAND OR 97214
266				CURRENT RESIDENT	50 SE 13TH AVE #202	PORTLAND OR 97214
267				CURRENT RESIDENT	50 SE 13TH AVE #209	PORTLAND OR 97214
268				CURRENT RESIDENT	50 SE 13TH AVE #217	PORTLAND OR 97214
269				CURRENT RESIDENT	50 SE 13TH AVE #218	PORTLAND OR 97214
270				CURRENT RESIDENT	50 SE 13TH AVE #302	PORTLAND OR 97214
271				CURRENT RESIDENT	50 SE 13TH AVE #308	PORTLAND OR 97214
272				CURRENT RESIDENT	50 SE 13TH AVE #404	PORTLAND OR 97214
273				CURRENT RESIDENT	50 SE 13TH AVE #406	PORTLAND OR 97214
274				CURRENT RESIDENT	50 SE 13TH AVE #408	PORTLAND OR 97214
275				CURRENT RESIDENT	50 SE 13TH AVE #412	PORTLAND OR 97214
276				CURRENT RESIDENT	50 SE 13TH AVE #413	PORTLAND OR 97214
277				CURRENT RESIDENT	60 SE 10TH AVE #306	PORTLAND OR 97214
278				CURRENT RESIDENT	60 SE 10TH AVE #311	PORTLAND OR 97214
279	RETURN SERVICE REQUESTED	OWNER	1N1E35CD 3600	YBP ANKENY LLC	6712 N CUTTER CIR	PORTLAND OR 97217
280	RETURN SERVICE REQUESTED	APPLICANT	BORA ARCHITECTS	CLIFFE LESLIE	720 SW WASHINGTON ST #800	PORTLAND OR 97205
281	RETURN SERVICE REQUESTED	PARTY OF INTEREST	HMS DEVELOPMENT	TONNING AADNE	6712 N CUTTER CIR	PORTLAND OR 97217
282	RETURN SERVICE REQUESTED		SE UPLIFT NEIGHBORHOOD PROGRAM	WILLIAMS MATCHU	3534 SE MAIN ST	PORTLAND OR 97214
283	RETURN SERVICE REQUESTED		LAND USE CONTACT	BELMONT AREA BA C/O SEUL	3534 SE MAIN ST	PORTLAND OR 97214
284	RETURN SERVICE REQUESTED		BUCKMAN COMMUNITY ASSOCIATION	ROSE JOHN & BAKER JOSH	3534 SE MAIN ST	PORTLAND OR 97214
285	RETURN SERVICE REQUESTED		LAND USE CONTACT	CENTRAL CITY CONCERN	232 NW 6TH AVE	PORTLAND OR 97209
286	RETURN SERVICE REQUESTED		KERNS NEIGHBORHOOD ASSOCIATION	LOPEZ JESSE	3534 SE MAIN ST	PORTLAND OR 97214
287	RETURN SERVICE REQUESTED		LAND USE CONTACT	ALA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97209
288	RETURN SERVICE REQUESTED			JUDY PETERS	6916 NE 40TH ST	VANCOUVER WA 98661
289	RETURN SERVICE REQUESTED		LAND USE CONTACT	RESTORE OREGON	1130 SW MORRISON ST #318	PORTLAND OR 97205
290	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
291	RETURN SERVICE REQUESTED			KARLA MOORE-LOVE (CITY HALL)	1221 SW 4TH AVE #130	PORTLAND OR 97204
292	RETURN SERVICE REQUESTED		RISK & LAND DEPARTMENT	NW NATURAL	250 SW TAYLOR STREET	PORTLAND OR 97204-3038

	A	B	C	D	E	F
293	RETURN SERVICE REQUESTED		LAND USE CONTACT	PACIFIC POWER & LIGHT	7544 NE 33RD DR	PORTLAND OR 97211
294	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
295	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
296	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
297	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
298	RETURN SERVICE REQUESTED		PORTLAND SCHOOL DISTRICT	LAND USE NOTICE CONTACT	501 N DIXON	PORTLAND OR 97227
299				LAND USE CONTACT	PROSPER PORTLAND	129/FROSPER
300					BRANDON SPENCER-HARTLE	B299/R7000
301					HEARINGS CLERK	299/3100
302					DAWN KRANTZ	B299/R5000
303	RETURN SERVICE REQUESTED	22-107111	HRNG 04-15-2022	CASE FILE MONROE	1900 SW 4TH AVE #5000	PORTLAND OR 97201

Date: April 15, 2022
To: Interested Person
From: Staci Monroe, Land Use Services
503-865-6516 / staci.monroe@portlandoregon.gov

NOTICE OF A PUBLIC HEARING ON A PROPOSAL IN YOUR NEIGHBORHOOD

CASE FILE: LU 22-107111 DZM AD - YBP Ankeny
PC 20-226632 EA

REVIEW BY: Design Commission

WHEN: May 5, 2022, at 1:30 PM

REMOTE ACCESS: Design Commission Agenda
<https://www.portlandoregon.gov/bds/dcagenda>

This meeting will be held remotely over Zoom.

To observe and participate remotely, please refer to the instructions included with this notice.

The City also provides a location where you can watch the remote hearing. No staff will be present and testimony can be provided over the phone. Please email bdshearingsclerk@portlandoregon.gov to request the in-person viewing location and instructions on how to participate.

Development has been proposed in your neighborhood requiring 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 are 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.

Applicant: Leslie Cliffe | Bora Architects
720 SW Washington St, Ste 800 | Portland, OR 97205
cliffe@bora.co | 503-310-4639

Owner: Aadne Tonning | HMS Development | YBP Ankeny LLC
6712 N Cutter Circle | Portland, OR 97217

Site Address: 1122 SE ANKENY STREET

Legal Description: BLOCK 238 W 34' & S 30' OF E 66' OF LOT 7 W 34' OF LOT 8, EAST
PORTLAND

Tax Account No.: R226515860
State ID No.: 1N1E35CD 03600
Quarter Section: 3031

Neighborhood: Buckman, contact John Rose or Josh Baker at buckmanlandusepdx@gmail.com

Business District: Central Eastside Industrial Council, contact ceic@ceic.cc
District Coalition: Southeast Uplift, contact Matchu Williams at matchu@seuplift.org

Plan District: Central City - Central Eastside

Other Designations: none

Zoning: EXd – Central Employment with a Design Overlay

Case Type: DZM AD – Design Review with a Modification and Adjustment Review

Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant requests Design Review for a new 4-5 story building on the L-shaped property at 1122 SE Ankeny in the Central Eastside subdistrict of Central City. The building will be comprised of 41 pre-fabricated units, include bike and laundry rooms and a lobby. The proposed exterior cladding is fiber cement panel and plank siding.

The following Adjustments are requested:

1. Loading (33.266.310) – To not provide one required Type B loading space on-site.
2. Ground Floor Windows (33.510.220) – To provide public art in-lieu of some of the ground floor windows required along the SE 12th:
 - a. Required - 40% of ground floor area be windows
 - b. Proposed - 31% of area be windows and remaining area met with public art

The following Modifications are requested:

1. Bike Parking (33.266.210) – To provide additional vertical bike parking spaces in-lieu of horizontal spaces and one large bike space.
2. Ground Floor Windows (33.140.230) – To provide public art in-lieu of some of the 50% of the length for ground floor windows on both street facades. Proposing:
 - SE 12th - 39% of length be windows and remaining length met with public art
 - SE Ankeny - 49% of length be windows and remaining length met with public art

Approval Criteria:

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

- Central City Fundamental Design Guidelines
- Central Eastside Design Guidelines
- Adjustments Reviews – Section 33.805.040
- Modifications through Design Review – Section 33.825.040

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 January 26, 2022 and determined to be complete on 3/18/22.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website at www.portlandoregon.gov/bds/35625. Land use review notices are listed on the website by the District Coalition in which the site is located; the District Coalition for this site is identified at the beginning of this notice. The file and

all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com/auditor/index.cfm?c=28197.

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.

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled 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.

We are seeking your comments on this proposal. To comment, you may write or testify at the remote 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 Staci Monroe at staci.monroe@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.

Thank you for any information you can provide regarding this case. Note: If you have already written, it is not necessary to write again; your correspondence will be given to the Design Commission.

If you plan to testify at the hearing, please refer to instructions included with this notice.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Design Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Design Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Design Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

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.

APPEAL PROCESS

You can appeal the decision of the Design Commission to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

HEARING CANCELLATION

This public hearing will be cancelled due the inclement weather or other similar emergency.

- Hearings Officer: This public hearing will be cancelled if the City of Portland is closed. Check local television or the City of Portland website (www.portlandoregon.gov) for closures. Contact the Hearings Office at 503-823-7307, for immediate information regarding cancellations or rescheduling.
- Design Commission, Historic Landmarks Commission or Adjustment Committee: This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.trimet.org) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

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: Instructions for Observing or Testifying at the Portland Design Commission or Historic Landmarks Commission Webinar Hearings, Zoning Map, Site Plan, Building Elevations

Observing or Testifying at the Portland Design Commission or Historic Landmarks Commission Webinar Hearings

Thank you for your interest in attending the Design Commission or Landmarks Commission Hearing. Due to the City's Emergency response to Covid-19, for the foreseeable future, we will be virtually adapting these hearings. To that end, Hearings will become ZOOM Webinars. The information below will help you get connected.

Preparing for the Hearing:

1. To access the Zoom Webinar, please go to the Commission Agenda, and click the link under the hearing date you are interested in participating.
 - Public Hearings: <https://www.portlandoregon.gov/bds/42441>
2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
 - Please also provide comments to the planner assigned in advance of the hearing.

Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:

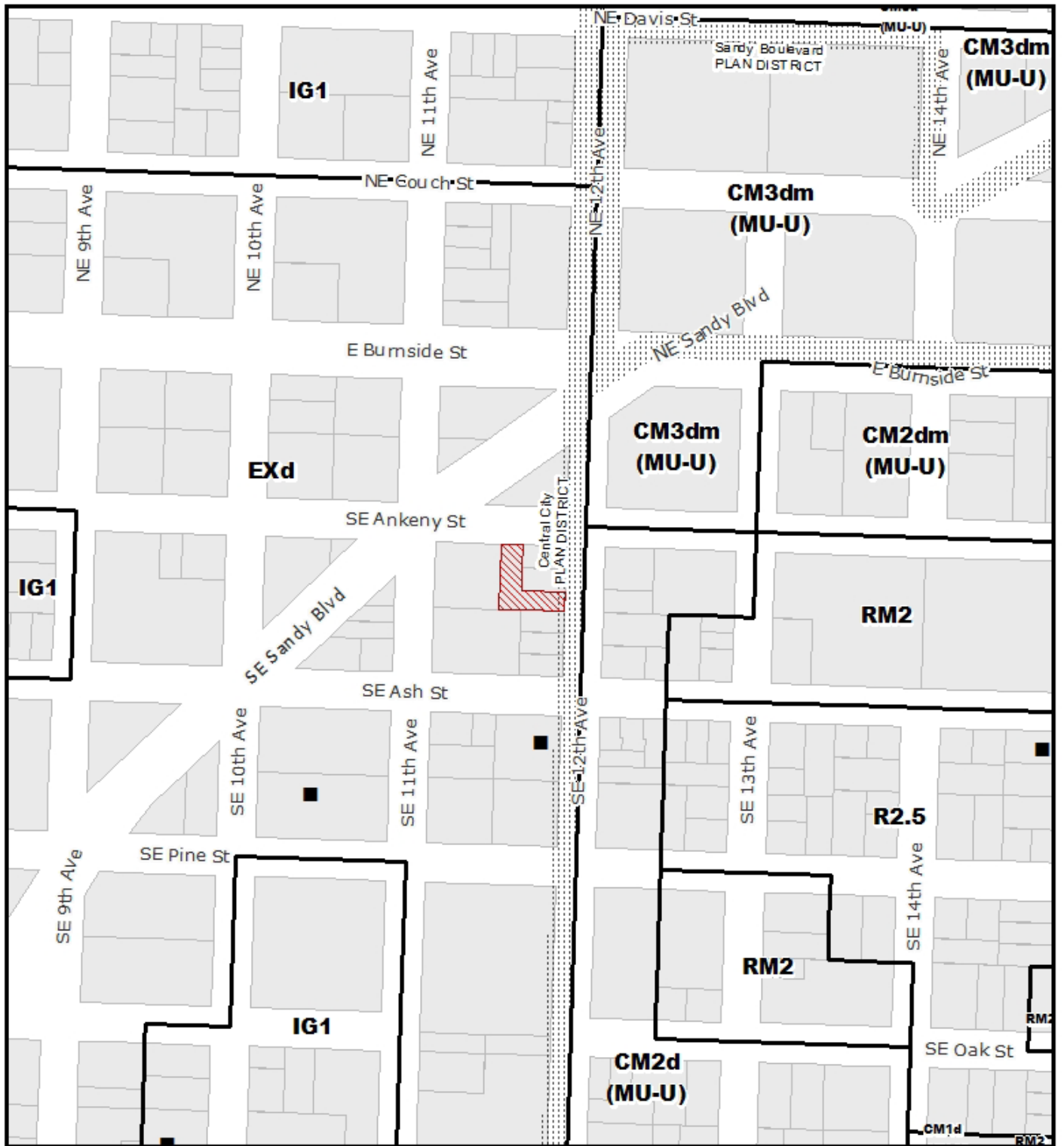
1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
 - The Webinar Link is posted to the Agenda typically 20-days prior to the hearing date.
2. Once you are registered you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than 1:20 PM on the date of the hearing.
4. You will be held in the ZOOM [waiting room](#) until the Webinar starts at 1:30 PM. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the [Zoom app](#) for easy entry into the Webinar.


Public participation in the Hearing:

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
 - If during registration you indicated you would like to testify, we will put your name in order of request.
 - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will unmute participants in the order of Webinar Registrations received.
 - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
 - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
 - If you will be participating by call-in, raise your hand by pressing *9 – the Webinar host will see this notification.
 - When you are unmuted, your name will be announced by the Hearings Clerk. Please be prepared to provide testimony.
 - Each testifier is allotted 2 minutes of testimony.
 - Please manage your time when testifying, the Hearings Clerk will provide a 15 second warning.
3. We will enable video sharing only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.

Follow-up:

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: <https://efiles.portlandoregon.gov/Search>.



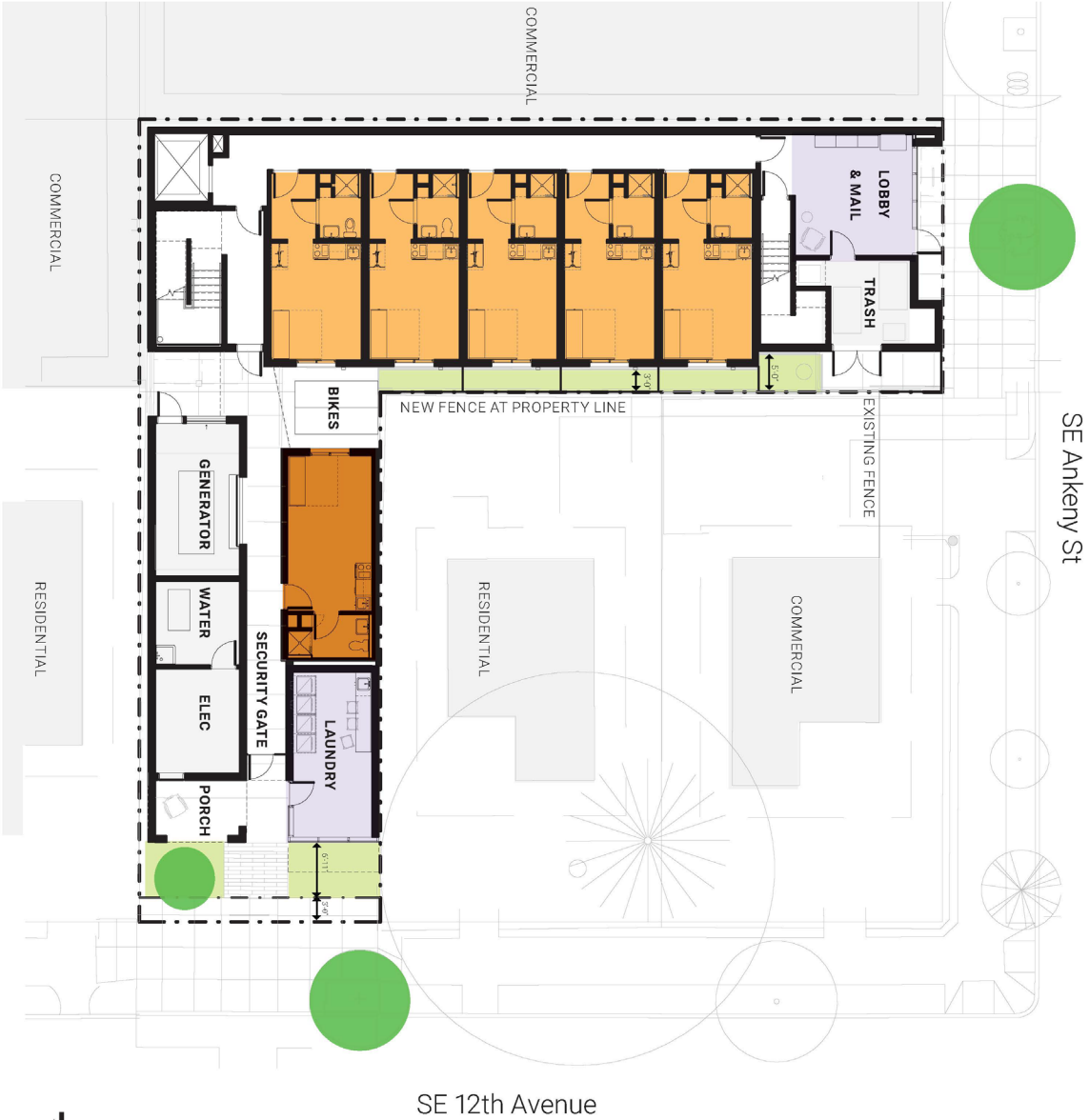
ZONING  NORTH
 For Zoning Code in effect Post August 1, 2021
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUB DISTRICT

 Site
 Historic Landmark

File No.	LU 22 - 107111 DZM AD
1/4 Section	3031
Scale	1 inch = 200 feet
State ID	1N1E35CD 3600
Exhibit	B Mar 21, 2022

GROUND FLOOR PLAN

- TYPE A-COMPATIBLE STUDIO UNIT
- FRONT ENTRY STUDIO UNIT
- SIDE ENTRY STUDIO UNIT
- UTILITIES
- AMENITIES



SE Ankeny St

SE 12th Avenue



NORTH ELEVATION



EAST ELEVATION

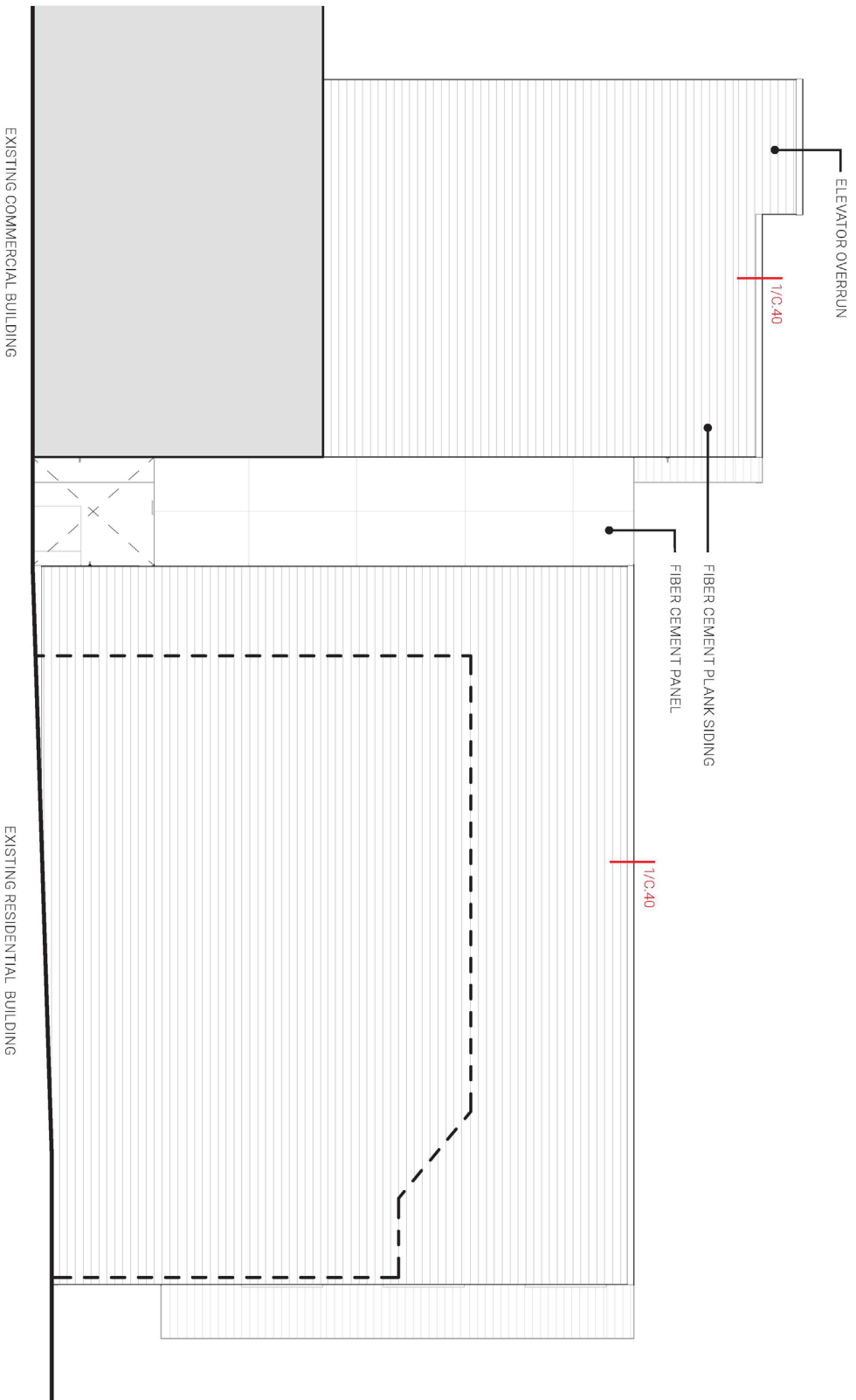


LU 22-107111 DZM VBP Arkeny DR | March 15, 2022

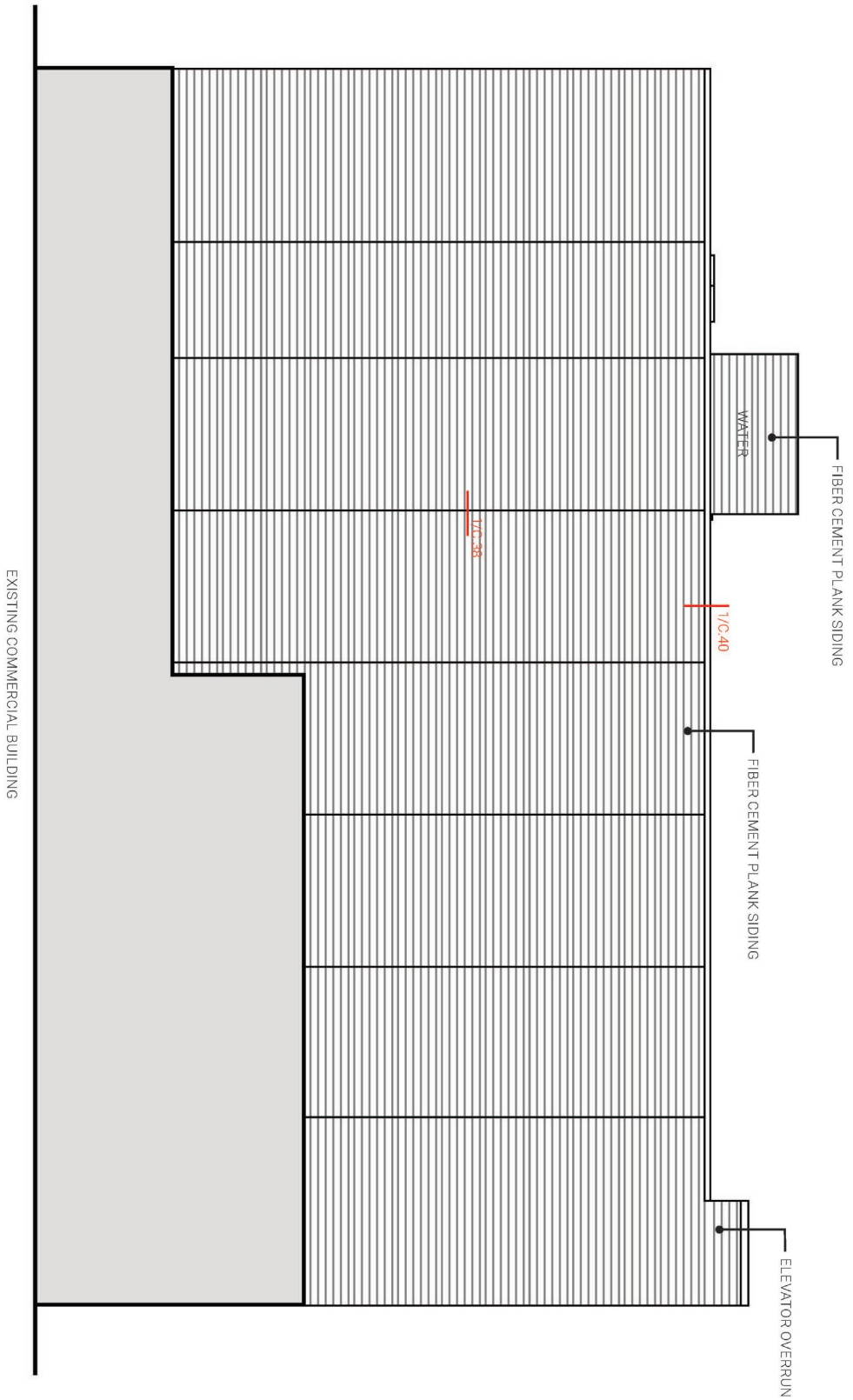
BORA

C-32

SOUTH ELEVATION



WEST ELEVATION



Land Use Response

Date: April 13, 2022
To: Staci Monroe, BDS Land Use Services
503-865-6516, staci.monroe@portlandoregon.gov
From: Ella Indarta, BES Systems Development
503-823-2073, Ella.Indarta@portlandoregon.gov
Case File: LU 22-107111
Location: 1122 SE ANKENY ST
R#: R150532, R150532, R150532
Proposal: The applicant requests Design Review for a new 4-5 story building on the L-shaped property at 1122 SE Ankeny in the Central Eastside subdistrict of Central City.

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 object to approval of the design review application. The proposed development will be subject to BES standards and requirements during the permit review process.

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. 12-inch VSP combined in SE Ankeny (BES as-built # 20039).
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:* The new development will be served by a new connection to the combined sewer in SE Ankeny within its frontage.
3. *Nonconforming Sewer:* The City of Portland considers the following configurations to be nonconforming sewers: private "partied" sewer laterals that are joined between two or more properties before connecting to a public sewer, private sewers that cross property lines with no recorded easement, and private sewers that extend beyond the property boundary into the public right-of-way. Based on City plumbing records, the subject property may have a neighboring sewer lateral from 113 SE 12th located on the property. This situation does not impact the design review application, however, new plumbing work on this site may trigger a requirement to bring the connections up to current standards. For additional information, the

applicant should contact the [BES Nonconforming Sewer Program](#) (Nonconforming@portlandoregon.gov or 503-823-7869).

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.

BES does not have specific approval criteria related to design reviews. Staff has provided the above information in order to assist BDS Land Use Services with review of relevant approval criteria and to inform the applicant of sewer requirements that will apply to future development of the site.

C. STORMWATER MANAGEMENT

For BES to recommend approval of the design review application, 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 ecroof 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. *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. Staff reviewed the submitted stormwater report from Vega Civil (January, 2022) and geotechnical report from Earth Engineers Inc (March, 2016). The submitted geotechnical report includes Encased infiltration test results of 0.25 and 2.25 inches per hour on this site with no safety factor applied. Based on poor infiltration rates, the applicant proposes for runoff from the development to be discharged offsite to the combined sewer after pollution reduction and flow and volume control standards are met with underground detention cubes sized per the

Performance Approach.

4. *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. If PBOT will require public right-of-way improvements during permit review, then public drainage improvements per the standards of the SWMM and the Sewer and Drainage Facilities Design Manual may be required. Public improvements must meet the Stormwater Hierarchy for runoff from impervious area in the right-of-way and a public works permit would be required. Refer to the SWMM for additional information.

BES does not have specific approval criteria related to design reviews. Staff has provided the above information in order to assist BDS Land Use Services with review of relevant approval criteria and to inform the applicant of stormwater management requirements that will apply to future development of the site.

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.
 - 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)*

G. 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.

**RESPONSE TO THE BUREAU OF DEVELOPMENT SERVICES
LAND USE REVIEW REQUEST**

LU: 22-107111-000-00-LU Date: April 12, 2022
To: Staci Monroe, Bureau of Development Services, B299/R5000
From: Tammy Boren-King, B106/800, 503-823-2948, tammy.boren-king@portlandoregon.gov
Applicant: Hms Development *Aadne Tønning*
HMS DEVELOPMENT
6712 N CUTTER CIRCLE
PORTLAND OR 97217
USA
Location: 1122 SE ANKENY ST
TYPE OF REQUEST: Type 3 procedure DZM - Design Review w/ Modifications

DESCRIPTION OF PROJECT

DZ HEARING - The applicant requests Design Review for a new 4-5 story building on the L-shaped property at 1122 SE Ankeny in the Central Eastside subdistrict of Central City. The building will be comprised of 41 pre-fabricated units, include bike and laundry rooms and a lobby. The proposed exterior cladding is fiber cement panel and plank siding. The following Adjustments are requested:

1. Loading (33.266.310) - To not provide one required Type B loading space on-site.
2. Ground Floor Windows (33.510.220) - To provide public art in-lieu of some of the ground floor windows required along the SE Ankeny and 12th.

The following Modification is requested:

1. Bike Parking (33.266.210) To provide additional vertical bike parking spaces in-lieu of horizontal spaces and bike parking large space.

RESPONSE

Portland Transportation/Development Review 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.

Design Review and Modifications

There are no transportation related approval criteria for the proposed design review. With that said, there are Title 17 requirements which are applied at the time of building permit that can substantially affect the design of a building. These are addressed in more detail below. Per 17.88.020, alterations which increase the number of occupants of a site are required to provide a standard full width improvement, including sidewalks, and may require dedication to allow the full width improvement to be constructed. Standard improvements are based on the requirements of [Creating Public Streets and Pedestrian Connections through the Land Use and Building Permit Process](#) and the [Portland Pedestrian Design Guide](#). In this case, no dedication is anticipated to provide a standard sidewalk corridor on SE Ankeny St., but 3-feet is

anticipated to provide the standard sidewalk corridor for SE 12th Ave. The submitted plans reflect the 3-foot of dedication. The submitted plans do not show any encroachments into the right-of-way. The plans show electric power being provided via a pole mounted transformer; no utility vault is anticipated in the sidewalk corridor. No driveways are proposed.

It is worth noting the applicant submitted a construction management plan which shows substantial use of the right-of-way for construction staging. The review of the construction management plan and associated staging is outside of the scope of this design review. PBOT having no objection to the design review should not be construed as tacit approval of the construction staging plan. The applicant will need to work with PBOT's Temporary Street Use Permitting team to obtain permits for any closure of the right-of-way during construction. Please visit <https://www.portland.gov/transportation/permitting/temporary-street-use-permitting-tsup> to learn about street use permitting and being the application process.

Alteration to the bike parking standards of 33.266.210 is being processed as a modification, not an adjustment. Modifications are reviewed under 33.825.040- Modifications that Will Better Meet Design Review Requirements. Since the approval criteria for the modification are tied into the overall Design Review, PBOT staff defers to the Bureau of Development Services for findings regarding how the bike parking modification request meets the applicable standards. PBOT recognizes the modification process is in place to balance various City goals. The subject site is within a portion of the City with a tightly interconnected grid of fully paved streets. Dense development makes this part of town attractive to transport via more active modes, such as bicycles. In addition, both site frontages represent substantial public investment in bicycle supportive infrastructure. SE 12th Ave. is a City Bikeway with a striped bicycle lane. SE Ankeny St. is a Major City Bikeway and part of the City's Neighborhood Greenway system. There is a median protected, striped bicycle crossing of NE Sandy Blvd. at NE Ankeny St, approximately 100-foot west of the site. SE Ankeny St. is a major route for cyclists through the neighborhood. PBOT anticipates this location being highly attractive for cyclists and is a location where the 2035 mode split goals established in the Transportation System Plan are likely to be achievable. As such, PBOT staff wishes to note the overall number of long term bicycle parking spaces provided by the project meets the required standard of 62 spaces. The specific types of spaces and layout of those spaces is the subject of the modification.

In addition to the modification, two adjustments are requested.

Adjustment Approval Criteria - 33.805.040.A

The adjustment approval criteria of 33.805.040.A - 33.805.040.B reads as follows:

"A. Granting the Adjustment will equally or better meet the purpose of the regulation to be modified.

B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area."

The purpose statement for 33.510.220- Ground Floor Windows has no transportation related evaluation factors. As such, PBOT has no objection to the adjustment request for 33.510.220.

The purpose statement for 33.266.310- Loading reads as follows:

33.266.310 Loading Standards

A. Purpose. A minimum number of loading spaces are required to ensure adequate areas for loading for larger uses and developments. These regulations ensure that the appearance of loading areas will be consistent with that of parking areas. The regulations ensure that access to and from loading facilities will not have a negative effect on the traffic safety or other transportation functions of the abutting right-of-way.

The proposed building has 41 residential units. One loading space meeting Standard B is required where there are more than 40 dwelling units in the building and the site abuts a street that is not a streetcar

alignment or light rail alignment. A Standard B loading space must be at least 18 feet long, 9 feet wide, and have a clearance of 10 feet.

The applicant has requested a waiver of the loading space requirement. Very little information was submitted to the record. No information was submitted regarding the anticipated loading demand. The applicant did note the units in the proposed building will be "micro unit type studios." No data was submitted to the record to support the assertion that micro units generate less of a loading demand than larger units. With that said, PBOT staff does acknowledge it is likely that move-in and move-out activities for micro units tend to be different than for larger units such as 1-bedroom or 2-bedroom units since there is simply less room for furniture.

When a property has frontage on more than one right-of-way, the driveway code (TRN 10.40) requires access be taken from the lowest classified street. The subject site has 34-feet of frontage on SE Ankeny St. and 50-feet of frontage on SE 12th Ave. SE 12th Ave. is the higher classified street, and not eligible for a driveway. The applicants did not seek an adjustment to the driveway code in order to attempt to locate a loading space on SE 12th Ave. Loading spaces accessed from a local service street, such as SE Ankeny St., allow for loading vehicles to back out onto the street. Loading spaces accessed from busier streets, such as SE 12th Ave, are not allowed to back out. Any exception to the driveway code to allow the loading space to be accessed from SE 12th Ave. would come with the requirement to provide forward motion ingress and egress. This means an on-site turn around for the loading vehicle would be needed. Given the small site size, the on-site turn around would eliminate a substantial portion of the first floor of the building on SE 12th Ave, which would not meet many of the zoning code requirements including limits on vehicle areas, ground floor active use requirements, and ground floor window requirements.

If the applicant was to provide the required loading space, it would be required to be located on the SE Ankeny St. side. SE Ankeny St. is a local service traffic street, making the loading space eligible for rearward motion (the vehicles could back out.) As noted above, SE Ankeny St. is a major bicycle facility and a neighborhood greenway. Neighborhood greenways are low-traffic and low-speed streets where the City gives priority to people walking, bicycling, and rolling. The various codes and policies applied to this street have resulted in a situation where loading vehicles are allowed back out onto a street that has been prioritized for more vulnerable users of the right-of-way. Waiving the requirement for the on-site loading space removes the situation where vehicles back out into a street which experiences a higher level of pedestrian and bicycle demand than a typical local service street. As such, staff finds the adjustment to waive loading is consistent with the classification of the adjacent streets.

If the applicant did provide the required loading space on SE Ankeny St, it would require a curb cut of at least 9-feet in width plus the width of standard driveway wings which are at least 3-feet each per PBOT standard drawing P-528. This results in a minimum of 15-feet of length being used for the driveway. This would result in the loss of an on-street parking space. An on-street parking space is available for anyone to use at any time. A curb cut leading to an on-site loading space is only available for the occupants of the private property to use. The loading space would be used sporadically, where an on-street parking space in this location is likely to be used continuously. In many situations, the loading demand created by a project is sufficient that the impact of having the loading happen in the street would exceed the impact of the loss of a single on street space. Given that the project is entirely micro units and only 1 unit over the requirement for an on-site loading space, PBOT recognizes that it is possible the loading demand may be balanced out by the retention of the on street parking space.

Any approval of an adjustment to the on-site loading space requirements of the Zoning Code shall not serve as tacit approval that existing truck loading zones within the vicinity of the site will continue to be available or that new ones will be created to support the proposed development. The applicant should have no expectation that truck loading zones will be available to serve the private delivery loading needs of their project. On street parking is at a premium in this area. PBOT's parking control section provided guidance that loading should be handled on site or via Temporary Street Use permitting. Staff includes this information to make sure all parties are aware that PBOT is not objecting to the waiver of the loading space, but PBOT also has no intention of creating an on-street loading zone to serve the needs of this building.

The following information regarding public improvements is provided in anticipation of building permits.

Required Public Improvements, Dedication, and Driveways

TSP Classifications: At this location, the City’s Transportation System Plan (TSP) classifies the abutting street(s) as follows:

The site is within a Pedestrian District.

Street Name	Traffic	Transit	Bicycle	Pedestrian	Freight
SE Ankeny St.	Local Service	Local Service	Major City Bikeway	Neighborhood Walkway	Freight District Street
SE 12 th Ave	Traffic Access Street	Transit Access Street	City Bikeway	Major City Walkway	Major Truck Street

Existing Improvements: At this location, according to the City’s GIS data, the site’s abutting rights-of-way are improved as follows:

Street Name	ROW Width*	Roadway Width*/Condition	Pedestrian Corridor Width*/Configuration			
			Curb	Furnishing	Sidewalk	Frontage
SE Ankeny St.	60-ft	36-ft paved	0.5-ft	3.5-ft	6-ft	2-ft
SE 12 th Ave	60-ft	36-ft paved	0.5-ft	3.5-ft	6-ft	2-ft

** The applicant is advised the information contained herein is derived from City GIS and other databases typically used by city staff, as well as information from the applicant. It has not been confirmed via a survey. It is the applicant’s responsibility to provide a current survey to document the location of the abutting rights-of-way and to confirm or challenge any anticipated dedication amount.*

Per 17.88.020, alterations which increase the number of occupants of a site are required to provide a standard full width improvement, including sidewalks, and may require dedication to allow the full width improvement to be constructed. Standard improvements are based on the requirements of [Creating Public Streets and Pedestrian Connections through the Land Use and Building Permit Process](#) and the [Portland Pedestrian Design Guide](#).

In this case, the construction of an apartment building on vacant land will result in an increase in trips. As such, a full width standard improvement is required to the satisfaction of the City Engineer, including dedication to accommodate that improvement.

The required improvement is less than 100 feet in length and is on a segment with an existing curb line. No ADA sidewalk ramps are required and it is not anticipated any utility lines will need to be relocated. As such, we anticipate the work can be accommodated via a Minor Improvement Permit associated with the building permit for the new structures.

Standard ROW Improvements:

The estimated dedication amount is based on the information available to City Staff. A site specific survey is necessary to determine the final dedication amount.

Street Name	Curb Location	Pedestrian Corridor Width	Pedestrian Corridor Configuration				Estimated Dedication
			Curb	Furnishing/ Stormwater	Sidewalk	Frontage	
SE Ankeny St.	No change	12-ft	0.5-ft	4-ft	6-ft	1.5-ft	None
SE 12 th Ave	No Change	15-ft	0.5-ft	4-ft	8-ft	2.5-ft	3-feet

Commercial Sidewalk Standards require the entire sidewalk corridor to be hardscaped with tree wells. See TRN 10.17 Section II.F.2 at <https://www.portlandoregon.gov/citycode/article/40993>

Transportation System Development Charges (Chapter 17.15)

System Development Charges (SDCs) may be assessed for this development. To receive an estimate of the SDC amount, the applicant is advised to leave a voicemail message to include the case file number, at (503) 823-7002, Option 2. Additional information about PBOT SDCs can be found at: <https://www.portlandoregon.gov/transportation/46210>.

Driveways and Curb Cuts (Section 17.28)

None are proposed. Any existing curb cuts will need to be closed and the curb rebuilt.

RECOMMENDATION

PBOT has no objection to the proposed design review.

Urban Forestry

Land Use Review Response

Date: April 13, 2022
From: Mariano Masolo
503-823-4560, Mariano.Masolo@portlandoregon.gov
Case File: 22-107111-000-00-LU
Location: 1122 SE ANKENY ST
Proposal: DZ HEARING - The applicant requests Design Review for a new 4-5 story building on the L-shaped property at 1122 SE Ankeny in the Central Eastside subdistrict of Central City. The building will be comprised of 41 pre-fabricated units, include bike and laundry rooms and a lobby. The proposed exterior cladding is fiber cement panel and plank siding.

The following Adjustments are requested:

1. Loading (33.266.310) ∩ To not provide one required Type B loading space on-site.
2. Ground Floor Windows (33.510.220) ∩ To provide public art in-lieu of some of the ground floor windows required along the SE Ankeny and 12th.

The following Modification is requested:

1. Bike Parking (33.266.210) ∩ To provide additional vertical bike parking spaces in-lieu of horizontal spaces and bike parking large space.

Urban Forestry has reviewed the proposal for its impact on existing city trees, street trees and heritage trees, street tree planting requirements and related mitigation in accordance with Title 11, Trees and for potential impacts upon urban tree canopy. It is the applicant's responsibility to disclose all aspects of their land use proposal that may impact required street tree plantings and existing street trees during the land use review process.

UNLESS EXPLICITLY STATED HEREIN, THIS REVIEW DOES NOT APPROVE STREET TREE REMOVALS AND DOES NOT PROVIDE ANY EXEMPTIONS TO TITLE 11 REQUIRMENTS.

Permits required after land use approval are subject to all applicable development standards and all provisions of the City Code, including Title 11. Title 11 regulations will be applied during the permit review process.

PLEASE NOTE THERE MAY BE OTHER APPLICABLE TREE REQUIREMENTS AS PER TITLE 33 PLANNING & ZONING.

A. Response Summary

Urban Forestry does not object to approval of the proposed development. The development will be subject to Urban Forestry standards and requirements during the permit review process.

B. Tree Plan (11.50.060)

A Title 11 compliant tree plan must be submitted with each phase of development review and permitting including land use reviews, building permits, and public works permits. The same tree plan shall be included with each permit.

A tree plan was not submitted with the land use proposal, and additional tree information is required.

The plan must include the following information for street trees:

- a. The size and location of street trees adjacent to the subject property.
- b. Trees proposed to be preserved including tree protection specifications in accordance with 11.60.030.
- c. Tree(s) proposed for removal.
- d. Tree planting plan (tree species and location(s)).

C. Street Trees

1. *Existing Street Conditions*

- a. SE 12th Ave: The site has approximately 30 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strip, sidewalks. There are overhead high voltage power lines. There is one street tree.
 - i. Callery pear (*Pyrus calleryana*) 18" DBH. Tree is fair condition.
- b. SE Ankeny St: The site has approximately 33 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strip, sidewalks. There are overhead high voltage power lines. There are no street trees.

2. *Street Tree Preservation* (11.50.040)

The existing street tree can be approved for removal if necessary to facilitate development. As per the current species, size, and condition of trees removed, it is estimated 2 trees may be required in accordance with the [Administrative Rule PRK-2.04](#) to mitigate the tree canopy loss as a result of the project. Mitigation for trees removed shall occur in the street planter strip, on site, or in the same watershed either by planting or by paying a fee in lieu of planting for each tree not planted. Mitigation will be required through the appropriate development permit. Fees-in-lieu will be charged in accordance with the [Title 11 Trees Fee Schedule](#). Street tree planting standards must also be met in accordance with 11.50.060.C.

3. *Street Tree Protection Specifications* (11.60.030)

The applicant has not provided a street tree protection plan. Tree protection is required for all trees required to be retained in accordance with Title 11 Trees, Protection Methods (11.60.030). Tree protection shall follow either the Prescriptive or Performance path. Protection methods must be shown on the tree plan. If using the Performance path, the alternate tree protection plan must be prepared by an arborist who has visited the site. The protection plan must describe the potential impacts of construction methods, staging areas, equipment usage, loading areas, and building materials that will impact regulated trees.

4. *Street Tree Planting* (11.50.060.C)

The applicant has not provided a conceptual street tree planting plan. One street tree must be planted or retained for each full increment of 25 linear feet (11.50.060.C.1). Street trees must be planted at a minimum 2 caliper inches. Trees will be required to be planted through the building permit and public works permit.

Trees required to be planted as part of the proposed development are subject to Title 11 regulations during the permit review process.

D. Heritage Trees

1. *Heritage Trees* (11.20.060):

There are no heritage trees located on/adjacent to the site that is on the City of Portland's Heritage Tree list.

E. Impacts to Urban Tree Canopy

Urban Forestry does not have specific approval criteria related to the land use proposal.

The land use proposal will not have potential impacts to urban tree canopy. Therefore, Urban Forestry has no objections to the requested adjustment.

F. Conditions of Approval

Urban Forestry has no objections to the proposal.

URBAN FORESTRY TREE REQUIREMENTS

Early Assistance and Land Use Review

Portland Parks & Recreation Urban Forestry staff review Early Assistance and Land Use Review materials to identify potential issues and requirements in accordance with Title 11, Trees and Title 33, Zoning Code. The purpose of these reviews is to identify potential issues and/or impacts on existing street trees, heritage trees, and trees on City-owned or managed sites (if applicable), as well as to provide adequate areas for future street tree planting on existing and proposed public streets. Trees on private property are subject to development standards from the Bureau of Development Services. See planning requirements for private property trees or call the Zoning Hotline at 503-823-7526.

Tree Plan Submittal Requirements (11.50.070)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The tree plan information may be combined with other relevant plan sheets. The tree plan submittal shall include the following information:

- existing improvements;
- proposed alterations;
- existing street trees ≥ 3 " DBH including size and location;
- existing on-site trees ≥ 6 " DBH within 15' of the limits of disturbance;
- trees proposed for removal;
- tree planting proposal, including tree size, species and location; and
- trees to be retained and proposed tree protection measures meeting the specification in Chapter 11.60.

Any changes to an approved Tree Plan, including amending tree species must be approved by the City Forester. Please note that the City Forester may not approve revised tree planting plans based on the lack of species availability. To facilitate species availability, it is recommended that tree procurement occur approximately 6 months prior to installation.

Tree Mitigation (11.50.040.C.2)

Healthy street trees ≥ 6 " DBH that are approved for removal shall be replanted with two trees in addition to trees required to be planted to meet Street Tree Planting Standards, below. When street improvements are to partially or fully unimproved streets, healthy street trees ≥ 12 " DBH approved for removal shall be replanted with two trees, with trees planted to meet Street Tree Planting Standards credited towards meeting this requirement. Tree replacement for trees removed shall occur in the street planter strip, on site, or in the same watershed either by planting or by paying a fee in lieu of planting in accordance with table 60-1, below.

On City-owned or managed sites, healthy, non-nuisance trees ≥ 6 " DBH that are approved for removal shall be replanted per the Administrative Rule PRK-2.04 for tree replacement standards, below:

Tree Replacement for Development on City Owned or Managed Sites

Size of tree to be removed (inches in diameter)	Number of trees to be planted
6 and up to 12	Up to 2
More than 12 and up to 20	Up to 3
More than 20 and up to 25	Up to 5
More than 25	Up to 6

Street Tree Planting Standards (11.50.050)

One street tree shall be planted or retained for each full increment of 25 linear feet per side of street frontage. Planting is exempt when existing above or below grade utilities prevent planting of street trees, or if the existing design of the street will not accommodate street tree planting because the planting strip is less than 3 feet wide, there is not a planting strip, or there is insufficient space to add tree wells. Trees planted to meet street tree planting standards are credited toward mitigation requirements when street improvements are to partially or fully unimproved streets. When the required number of trees cannot be planted, a fee in lieu of planting will be required, in accordance with Table 60-1, below.

Table 60-1 Broadleaf Tree Size Requirements

Development Type	Tree Size	
	On Site	Street
One and Two Family Residential	1.5”	1.5”
Multi Dwelling Residential	1.5”	2”
All others	1.5”	2.5”

Tree Planting Specifications

If there are fewer than 8 required trees, they may all be the same species. If there are between 8 and 24 required trees, no more than 40 percent can be of one species. If there are more than 24 required trees, no more than 24 percent can be of one species. Street tree species shall conform to the appropriate “City of Portland Approved Street Tree Planting List.” The City Forester may approve or require an alternate or unlisted species.

All required street trees shall be planted in-ground following Standard Drawing Number P-581 “Typical Street Tree installation,” except when in raised planters that are used to meet Bureau of Environmental Services storm water management requirements. Please include the Standard Drawing Number P-581 as part of the Public Works permit application. Plant materials shall be installed to current nursery industry standards and proper arboricultural practices [American National Standards Institute, *ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Planting and Transplanting)* 2012, Tree Care Industry Association, Inc. Londonderry, NH]. Plant materials shall be properly supported to ensure survival.

All trees required or approved to be planted by Title 11 shall be planted or payment in lieu of planting made prior to the expiration of the permit or City's final acceptance of the project, as applicable. However, it is encouraged that planting occur during the wet months or as per City Forester recommendations. Street tree planting may be deferred between May 1 and September 30 upon filing a performance guarantee as provided in Section 11.10.060 or other assurance deemed acceptable by the City Forester or BDS Director as applicable.

Tree Protection Specifications (11.60.030)

Trees to be retained shall be protected in accordance with Title 11 Trees, Protection Specifications (11.60.030.C). Tree protection shall be shown on the tree plan and include the distance from the trunk of the tree to the fence. A standard root protection zone is established as follows; a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter. Protection fencing shall be a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts established at the edge of the root protection zone and permissible encroachment area.



LIFE SAFETY COMMERCIAL PLAN REVIEW RESPONSE

To: Staci Monroe
From: Chanel Horn, Life Safety Plans Examiner
Date: April 12, 2022
RE: 1122 SE ANKENY ST, 22-107111-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 work proposed and the proposal must be designed to meet all applicable building codes and ordinances. (OSSC 105.1)
- 2** A Life Safety plans examiner has been in contact with the applicant. Please refer to correspondence from the Life Safety plans examiner for building code-related comments.

Building Code information is also available online at: <http://www.portlandonline.com/bds/> or by calling (503) 823-1456.

Completeness Response

Date: February 4, 2022

To: Staci Monroe, BDS Land Use Services
503-865-6516, staci.monroe@portlandoregon.gov

From: Ella Indarta, BES Systems Development
503-823-2073, Ella.Indarta@portlandoregon.gov

Case File: LU 22-107111

Location: 1122 SE ANKENY ST

Proposal: Proposed apartment building includes 41 units all offered at 60\$ AMI through a private program. The 'L' shaped building includes 5 story and 4 story connected sections at a total of 20,533 sf. The building consists of pre-fabricated modular units that will be shipped to the site fully finished. Modifications are requested to Bike Parking, Loading and Eco Roof requirements.

BES provides the following comments in response to materials received for the purpose of determining completeness of the above-referenced Land Use application. Items requested in this memo should not be considered final, as staff reserves the right to request additional materials during the formal review period.

1. **Presumptive or Performance Approach Stormwater Report (Private Property):** The applicant must submit a Presumptive (SWMM Section 2.5.2) or Performance Approach (SWMM Section 2.5.3) stormwater report. 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:
 - a. Results of infiltration tests, unless an Oregon-licensed engineer, certified engineering geologist, or registered geologist presents compelling evidence that site conditions make onsite infiltration of stormwater infeasible. The stormwater report narrative must incorporate this evidence in addressing how the project will meet the Stormwater Infiltration and Discharge Hierarchy. Infiltration testing may still be required at the discretion of BES. If testing is completed, the design team must test infiltration rates at depths that appear conducive to infiltration using field-based decisions and by referencing available soil information, geotechnical analyses and/or boring logs. To the extent feasible, proposed infiltration facilities must correspond with the location and depth of the completed infiltration testing. Indicate on a plan the approximate location of the test(s). Refer to Section 2.3.2 of the SWMM for complete infiltration testing requirements.
 - b. Include a narrative that provides justification for using underground detention rather than vegetated stormwater facilities.
 - c. 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.
 - d. 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.
2. **Additional Requests:**

- a. *Nonconforming Sewer*: The City of Portland considers the following configurations to be nonconforming sewers: private “partied” sewer laterals that are joined between two or more properties before connecting to a public sewer, private sewers that cross property lines with no recorded easement, and private sewers that extend beyond the property boundary into the public right-of-way. Based on City plumbing records, the subject property may host neighboring sewer lines. **Please provide documentation showing that the non-conforming sewer situation has been addressed. It is recommended that the issue is resolved in order to avoid delays in the development or potential changes to the layout of the site.**

**RESPONSE TO THE BUREAU OF DEVELOPMENT SERVICES
LAND USE REVIEW REQUEST FOR COMPLETENESS**

**Portland Transportation
Development Review
Bureau of Transportation Engineering & Development**

LU: 22-107111-000-00-LU Date: February 8, 2022
To: Staci Monroe, Bureau of Development Services, B299/R5000
From: Robert Haley, B106/800, 503-823-5171
Applicant: Hms Development *Aadne Tønning*
HMS DEVELOPMENT
6712 N CUTTER CIRCLE
PORTLAND OR 97217
USA
Location: 1122 SE ANKENY ST
TYPE OF REQUEST: Type 3 procedure DZM - Design Review w/ Modifications

DESCRIPTION OF PROJECT

Proposed apartment building includes 41 units all offered at 60\$ AMI through a private program. The 'L' shaped building includes 5 story and 4 story connected sections at a total of 20,533 sf. The building consists of pre-fabricated modular units that will be shipped to the site fully finished. Modifications are requested to Bike Parking, Loading and Eco Roof requirements.

RESPONSE

Portland Transportation/Development Review 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.

Previously identified dedications and frontage improvements shall continue to apply.

The applicant is requesting modifications to bike parking standards. Below are comments, recommendations, and requests for additional information from PBOT planning.

The applicant should add a couple additional short-term racks to address the missing horizontal spaces.

Additionally, PBOT planning notes a couple of other issues:

- PBOT planning appreciates the effort of them putting in horizontal spaces (4 spaces) in a few of the units to try and get to the required horizontal amount. But they that it is not worth it and so would support a modification of reducing the total horizontal spaces, if they just made those four horizontal in-unit spaces to vertical spaces.

- In reviewing the materials, the in-unit spaces don't appear to be "located in a closet or alcove of the dwelling unit" (33.266.210.D.4), which has been implemented as needing 3 sides (not necessarily a door). PBOT planning mentions that so that the applicant can take a look and address now, and not later.

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 Rich Eisenhauer at 503-823-6108.

Driveways and Curb Cuts (Section 17.28)

Curb cuts and driveway construction must meet the requirements in Title 17. The Title 17 driveway requirements will be enforced during the review of building permits.

**REVISED RESPONSE BASED ON REVISED BUILDING PLANS
SUBMITTED TO THE BUREAU OF DEVELOPMENT SERVICES
LAND USE REVIEW REQUEST**

LU: 22-107111-000-00-LU Date: May 4, 2022
To: Staci Monroe, Bureau of Development Services, B299/R5000
From: Tammy Boren-King, B106/800, 503-823-2948, tammy.boren-king@portlandoregon.gov
Applicant: Hms Development *Aadne Tønning*
HMS DEVELOPMENT
6712 N CUTTER CIRCLE
PORTLAND OR 97217
USA

Location: 1122 SE ANKENY ST

TYPE OF REQUEST: Type 3 procedure DZM - Design Review w/ Modifications

DESCRIPTION OF PROJECT

DZ HEARING - The applicant requests Design Review for a new 4-5 story building on the L-shaped property at 1122 SE Ankeny in the Central Eastside subdistrict of Central City. The building will be comprised of 41 pre-fabricated units, include bike and laundry rooms and a lobby. The proposed exterior cladding is fiber cement panel and plank siding. The following Adjustments are requested:

1. Loading (33.266.310) - To not provide one required Type B loading space on-site.
2. Ground Floor Windows (33.510.220) - To provide public art in-lieu of some of the ground floor windows required along the SE Ankeny and 12th.

The following Modification is requested:

1. Bike Parking (33.266.210) To provide additional vertical bike parking spaces in-lieu of horizontal spaces and bike parking large space.

RESPONSE TO NEWLY REQUESTED BICYCLE PARKING MODIFICATION

This response does not restate the entire original PBOT response. Instead, it is intended to address the additional modification to bicycle parking spacing that was requested late in the review process.

The original proposal was to provide the required number of bicycle parking racks, but to change their configuration. The additional modification request is to reduce the required maneuvering room for stacked bicycle racks. The application materials do not include a narrative or any explanation for the newly requested modification. No information was submitted by the applicant to document how the modification is consistent with the purpose of the standard for which the modification is requested as required by 33.825.040.B The purpose of the bicycle parking development standards are in 33.266.210. That purpose statement reads in part, "33.266.210 Bicycle Parking Development Standards. A. Purpose. These standards ensure that required bicycle parking is designed so people of all ages and abilities can access

the bicycle parking and securely lock their bicycle without undue inconvenience.”

As far as PBOT staff can tell, the two large sized bicycle parking spaces will remain on the ground floor in lockers. The rest of the spaces provided in the bike room are what are at issue in this modification request. The original proposal, to which PBOT staff did not object, had a ground floor bike room that was accessible from the 12th Ave. sidewalk by going through a security gate and the door to the bike room. PBOT staff deferred to BDS for findings regarding the modification, but did not object as the balance of the design seemed to allow access to the bicycle parking area without undue inconvenience.

The design now shows the bicycle parking room on the fourth floor of the building. Assuming people are not allowed to bring bicycles through the lobby, but have to take access from SE 12th Ave, the route to the bicycle room now goes through a security gate, down a 1st floor corridor which includes two doors, into an elevator, and down a 4th floor corridor before arriving at the door to the bicycle room. The structure does contain an elevator but no dimensions were provided. Based on scaling from the plans, it appears the elevator may only be 5-feet wide, making it too narrow to allow a bicycle to fit inside while still having both wheels on the ground. Bicycles vary in length, but an average is 68-inches. It is not clear the elevator will be useful unless the resident is able to lift their bicycle into the vertical position.

The hallways to access the elevator and bicycle parking room appear to only be 4-feet wide based on scaling from the plans. When walking a bicycle, there needs to be room for a person to stand next to the bicycle and account for the width of the handlebars. This is typically considered a minimum of 4-ft, 6-inches. Even if the corridors are 4-ft 6-inches, it will mean two people cannot pass each other if one of them has a bicycle. It is unclear how bicycle users could circulate to the bike room successfully while anyone else is also using the corridors. Additionally, it is unclear how the reduced maneuvering room within the bike room will be useable given that the door of the bike room swings into the proposed maneuvering room. All of these reasons compound to make it appear to PBOT staff that the purpose of the regulation is not being met by the multiple requested bicycle parking modifications. The revised proposal does not appear to provide bicycle parking that can be used without undue inconvenience.

PBOT does not support the requested bicycle parking modifications. PBOT rescinds the previous support for modifications to the bicycle parking code as that support was based on the bicycle parking room being on the first floor in a reasonably convenient location. PBOT recommends the applicant meet the bicycle parking code without modification.

PBOT’s findings regarding the adjustment to the required loading remain unchanged.

RECOMMENDATION

PBOT objects to the requested bicycle parking modifications.

May 5, 2022

VIA E-MAIL

City of Portland Design Commission
Bureau of Development Services
1900 SW Fourth Avenue
Portland, OR 97201

RE: 1122 SE Ankeny Street
LU 22-107111 DZM AD

Dear Commissioners:

This office represents Mary Roberts, who lives at 121 SE 12th Avenue, directly abutting the proposed “YPB Ankeny” development (1122 SE Ankeny Street) (the “Project”). Ms. Roberts conditionally supports the Project provided the Applicant provides a four-foot setback along the shared property line between Ms. Robert’s property and the Project, and a maximum height of 58 feet, as agreed to by the Applicant’s predecessor-in-interest.

1. BACKGROUND

On August 31, 2017, the Design Commission (the “Commission”) granted the Applicant’s predecessor-in-interest approval of a design review application for a previous version on the Project. *See* LU 16-184524 DZM. During the previous proceedings, Ms. Roberts entered into a settlement agreement with the Applicant’s predecessor-in-interest to ensure that a four-foot setback was included along the south property line for the Project, as well as a maximum height of 58 feet and other agreed design aspects. This four-foot setback was necessary in order to mitigate some of the adverse impacts of the Project and to ensure compliance with the City’s Design Guidelines (the “Guidelines”). While the Applicant is not requesting that the Commission enforce a private agreement, without the four-foot setback, the Project does not comply with the applicable Guidelines, as is discussed in detail below.

2. DISCUSSION

- (a) As currently proposed, the Project does not meet applicable design guidelines.**

The Central City Fundamental Design Guidelines and the Special Design Guidelines for the Design Zone of the Central Eastside District constitute the applicable criteria for the Application. Portland City Code (“PCC”) 33.825.055. They are not advisory and failure to meet them requires denial, as explained by the following statement from the Central City Guidelines:

“Design guidelines are qualitative statements that address the desired character of development. Their qualitative nature is intended to provide flexibility for designers and developers in achieving the city’s urban design goals. This flexibility must not be construed as rendering the guidelines merely advisory or otherwise diminish their legal effect as mandatory approval criteria.”

Central City Fundamental Design Guidelines at 16. In both the Design Review Application the Applicant bears the burden of proof and must demonstrate that the Project meets all applicable Guidelines.

As designed, and specifically without the requested setback between the Project and 121 SE 12th Avenue, the Application does not yet meet the Guidelines. Specifically, without the four-foot setback along the shared property line, the following Guidelines are not met: A4, C2, and C4 of the Central City/Central Eastside Guidelines, and C3-1 and C3-2 of the Central Eastside Guidelines.¹

- **A4 Use Unifying Elements.** Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.
- **C2 Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.
- **C3-1 Design to Enhance Existing Themes in the District.** Look to buildings from throughout the district for contextual precedent. Innovation and creativity are encouraged in design proposals, which enhance overall district character. The Central Eastside Guidelines note that “within the district, a context can be found in the siting, scale, material use and detailing of many older buildings.”
- **C3-2 Respect Adjacent Residential Neighborhoods.** Respect the architectural character and development patterns of adjacent residential neighborhoods. The Central Eastside Guidelines specifically address the EX zoning along SE 11th and 12th and emphasize protection of existing residential uses and the importance of these existing residential areas to smooth the transition to the single-family neighborhoods to the east: “New development should respect the architectural styles and development patterns of the adjacent residential neighborhoods. Consideration should be given to building height and bulk, building orientation, [...] architectural detailing and overall architectural style. The 10th-12th Avenue area should provide a graceful transition from the residential uses to the east and the C.E.I.D. core to the west.” Emphasis added.
- **C4 Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.

¹ Note that the Central Eastside Design Guidelines include the same general Guidelines used in the Central City Guidelines, but add additional sub-guidelines.

The Project currently fails to meet the above Guidelines because without the four-foot setback along the shared property line between Ms. Robert's property and the Project there is not sufficient respect for the development pattern of the adjacent single-family neighborhood along SE 12th Avenue, including Ms. Robert's property. Specifically, the Project only includes a three-foot setback where it abuts these dwellings, and fails to satisfy Guidelines A4, C2, C3-1, C3-2 and C4 that require unifying elements and respect for the surrounding existing development context. With respect to Guideline C2, as stated on page 8 of the Staff Report and Recommendation for the Project, "[g]iven the building cladding concerns and the lack of details for the gates, this guideline is not yet met."

3. CONCLUSION

For the above reasons, Ms. Robert's conditionally supports the Project provided the Commission includes as a condition of approval that the Applicant maintain a four-foot setback along the shared property line of Ms. Robert's property and the Project.

Very truly yours,



Garrett H. Stephenson

GST:jog/jmhi

cc: Ms. Mary Roberts (*via email*)
Ms. Staci Monroe, Portland Bureau of Development Services (*via email*)

PDX\122481\221964\GST\33615158.1

LU 22-107111 DZM AD - YBP Ankeny

ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	CITY	ZIP	ARE YOU ATTENDING FOR:	WOULD YOU LIKE TO TESTIFY	FOR OR AGAINST	TESTIFIED	DID NOT TESTIFY
Mary	Roberts	maryelizabeth.roberts0@gmail.com	121 SE 12th AVE	Portland	97214	YES	YES	AGAINST		
Joy	Lewis	avidyoj979@gmail.com	113 SE 12th Avenue	Portland	97214	YES	YES	AGAINST		
William	Phillips	wgep.ent.1@gmail.com	113 SE 12th Avenue	Portland	97214	YES	YES	AGAINST		

LU 22-109692 DZM - Welby

ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	CITY	ZIP	ARE YOU ATTENDING FOR:	WOULD YOU LIKE TO TESTIFY	FOR OR AGAINST	TESTIFIED	DID NOT TESTIFY
------------	-----------	-------	---------	------	-----	------------------------	---------------------------	----------------	-----------	-----------------



Land Use Review Application

File Number:

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

Type I Type Ix Type II Type IIx Type III Type IV

LU Reviews _____

[Y] [N] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

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

[Y] [N] 100-year Flood Plain [Y] [N] DOGAMI

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Related File # _____

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 _____

Cross Street _____ Sq. ft./Acreage _____

Site tax account number(s)

R _____ R _____ R _____

R _____ R _____ R _____

Describe project (attach additional page if necessary)

Describe proposed stormwater disposal methods

Identify requested land use reviews

• Design & Historic Reviews - For new development, provide project valuation.

For renovation, provide exterior alteration value.

AND provide total project valuation.

\$ _____

\$ _____

\$ _____

• Land Divisions - Identify number of lots (include lots for existing development).

New street (public or private)?

yes no

yes no N/A

• 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?

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 _____ 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

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

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

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 understanding and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

_____ Date: _____

Phone number: _____

Email this application and supporting documents to LandUseIntake@portlandoregon.gov | Submittal of locked or password protected documents will delay intake of your application. **2**

2/16/22

Leslie Cliffe | Bora Architects
720 SW Washington St, Ste 800
Portland OR 97205
cliffe@bora.com

Re: Land Use Review LU 22-107111 DZM – YBP Ankeny

Dear Leslie Cliffe:

The Bureau of Development Services received your application for a Design Review with Modifications located at 1122 SE ANKENY ST on January 26, 2022. Your case has been assigned to me, Staci Monroe. In order to continue to review your application, additional information is needed. Once you submit this information, your application will be considered complete, and I will proceed with a full review of your proposal. Up to this point, your application has been reviewed only to determine if all required information has been submitted. The application has not been fully reviewed to determine if it meets the relevant approval criteria, however some issues you may want to consider are identified in Section II below.

I. INFORMATION NECESSARY TO COMPLETE APPLICATION

The following information must be submitted before your proposal can be evaluated:

- 1. BES** - Submittal requirements indicated in the *attached* Response for Completeness from the BES:
 - Stormwater Report
 - Documentation of resolution to nonconforming sewer.
- 2. ROW Dedication** – The 3' dedication on SE 12th required by PBOT is only shown on the Utility Plan.
 - It needs to be reflected on the site, ground floor, and landscape plans as well.
 - Site area needs to be updated on the Zoning Summary page as well as the FAR.
- 3. Zoning Analysis:**
 - A detailed Zoning Analysis is needed to demonstrate compliance with the applicable development standards. In addition, a diagram of the bird safe glazing (PZC Section 33.510.223) requirements is needed.
 - Adjustments:
 - Loading - The request to not provide required loading on-site is an Adjustment, not a Modification request.
 - Ground Floor Windows - PZC Section 33.510.220 requires at least 40% of the ground level wall area have windows. The SE 12th façade proposes to use a mural (artwork) to meet the requirement. This would need to request an Adjustment. Furthermore, the artwork would need be processed and approved via the [City's Mural Program](#) or [RACC's Mural Program](#). If not, it might be considered a sign by Title 32, which is defined as an “identifiable image” and would be subject to the size limitations of the zone and require Design Review.
 - Fees for any additional Adjustments need to be paid before the application is deemed complete.

- Modifications – In addition to the modifications requested, the following standards do not appear to be met:
 - Required Building Line (Map 510-7, 33.510.215) - Along 12th, building must set back at least 6' from the street lot line along at least 75% of the length of the street lot line. The space between the building and the street lot line must be landscaped. The current design does not appear to meet this standard and once the ROW dedication is reflected on the site plan, the proposal will be even further out of conformance with this standard.
 - Pedestrian Standards (PZC Section 33.140.240) - 6' wide, hard-surfaced walkway from building entry to sidewalk on both street frontages. Cannot confirm the width of the walkway from SE 12th to the western bar but it looks to be less than 6' wide.
 - Fees for any additional modifications need to be paid before the application is deemed complete.
- 4. Approval Criteria** – Provide responses to the following approval criteria. I will forward a matrix of the guidelines separately for your use.
 - Central City Fundamental Design Guidelines – [full document](#)
 - Central Eastside Design Guidelines – [full document](#)
 - Modifications - [PZC Section 33.825.040](#)
 - Adjustment – [PZC Section 33.805.040](#)
- 5. Enlarged Elevations** – rooftop (parapet, RTU, enclosures, screens, solar panels, railing, etc) and the gasket.
- 6. Enlarged Sections and Details** – windows/doors, storefronts, wall vents, canopies, balconies, signage and their attachments, etc., control joints, seismic joints, and other visible construction details.
- 7. Elevations** – materials need to be noted on the west and south elevations.
- 8. Dimensions** – Dimensions need to be added through the plans including, building sections, elevations, enlarged ground floor plans, roof plan, etc.
- 9. Cutsheets** – Windows, doors, RTU, fence and gates, solar panels, all materials, bike racks, railings, etc.
- 10. Detailed Landscape Plan** – Landscape species and numbers need to be provided.
- 11. Response to DAR** – A brief narrative that addressed how the revised design addresses the issues identified by the Design Commission at the DAR. There are elements discussed that are not a part of the project.

12. Night Rendering

II. ISSUES TO CONSIDER

While not necessary to determine the application complete, additional information may be needed to show that your proposal meets the applicable approval criteria. You are encouraged to address the following issues regarding the approvability of your proposal:

- **Revised Design** – Staff is eager to receive the responses to the DAR comments. Some of the successful elements of the previous design are no longer present and some of the areas identified by the Commission as needing attention have not been addressed.
- **Bike Parking** – Per PBOT's Response for Completeness *attached*:
 - Add a couple additional short-term racks to address the missing horizontal spaces.
 - Could support a modification of reducing the total horizontal spaces if the four horizontal in-unit spaces were converted to vertical spaces.
 - The in-unit spaces don't appear to be "located in a closet or alcove of the dwelling unit" required per PZC Section 33.266.210.D.4.

- **Lighting** – Exterior lighting along SE 12th doesn't seem adequate to provide a sense of entry and safety.
- **Vents/Exhaust** – Need to be consolidated and better integrated so they do not “litter” the façade. Successful examples can be provided.
- **Construction Management Plan** – Need to confirm if the construction type and building location will necessitate a Construction Management Plan to address access issues on the adjacent properties.

III. TIME TO COMPLETE APPLICATION

The Portland Zoning Code allows you up to 180 days to complete your application. Since the 180-day period began on the day we received the application, the deadline to make your application complete is **Monday July 25, 2022**.

IV. DETERMINATION OF A COMPLETE APPLICATION

The application will be determined complete when you have submitted:

1. All of the requested information included in Section I, above. If you cannot provide all of the requested information at one time and intend to submit additional information, please include a written statement with each separate submittal indicating that you still intend to provide the additional missing information by the **Monday July 25, 2022** deadline, **or**
2. Some of the requested information included in Section I, above, and a written statement that no additional information will be provided; **or**
3. A written statement that none of the requested information included in Section I, above, will be provided.

Please be aware that not submitting the requested information may result in your application being denied. The information is needed to demonstrate the approval criteria are met. Once the application is deemed complete, review of your application can proceed using the information you have provided.

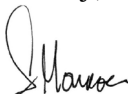
Your application will be approved if it meets the relevant land use review approval criteria. It is your responsibility to document how the approval criteria are met. The items listed above will help provide that documentation.

Voiding of Application

If your application is not complete by **Monday July 25, 2022**, it will be voided, and the application fee will not be refunded. The City's land use review procedures are outlined in Chapter 33.730 of the Portland Zoning Code.

Please contact me if you have any questions about this letter. My telephone number is **503-865-6516**, and my e-mail address is staci.monroe@portlandoregon.gov. Requested information noted above should be emailed to me. Please e-mail me for file dropbox instructions if document or drawing file sizes are greater than 5MB. Please label all correspondence and materials you submit with the case number LU 22-107111 DZM.

Sincerely,



Staci Monroe, Planner
Land Use Services Division

cc: Aadne Tønning | HMS Development | 6712 N Cutter Circle | Portland, Oregon, 97217 | Atønning@Andersen-Const.Com
Application Case File



City of Portland
Design Commission

Type III Land Use Review

LU 22-107111 DZM AD

YBP Ankeny 1122 SE Ankeny

May 5, 2022
Staff Presentation

Context

Location

Zoning

Approval Criteria

Context

Program Overview

Project History

Modifications | Adjustments | Exceptions

Applicant Presentation

Approvability Items

Context

Public Realm

Quality & Permanence

Modifications | Adjustments | Exceptions

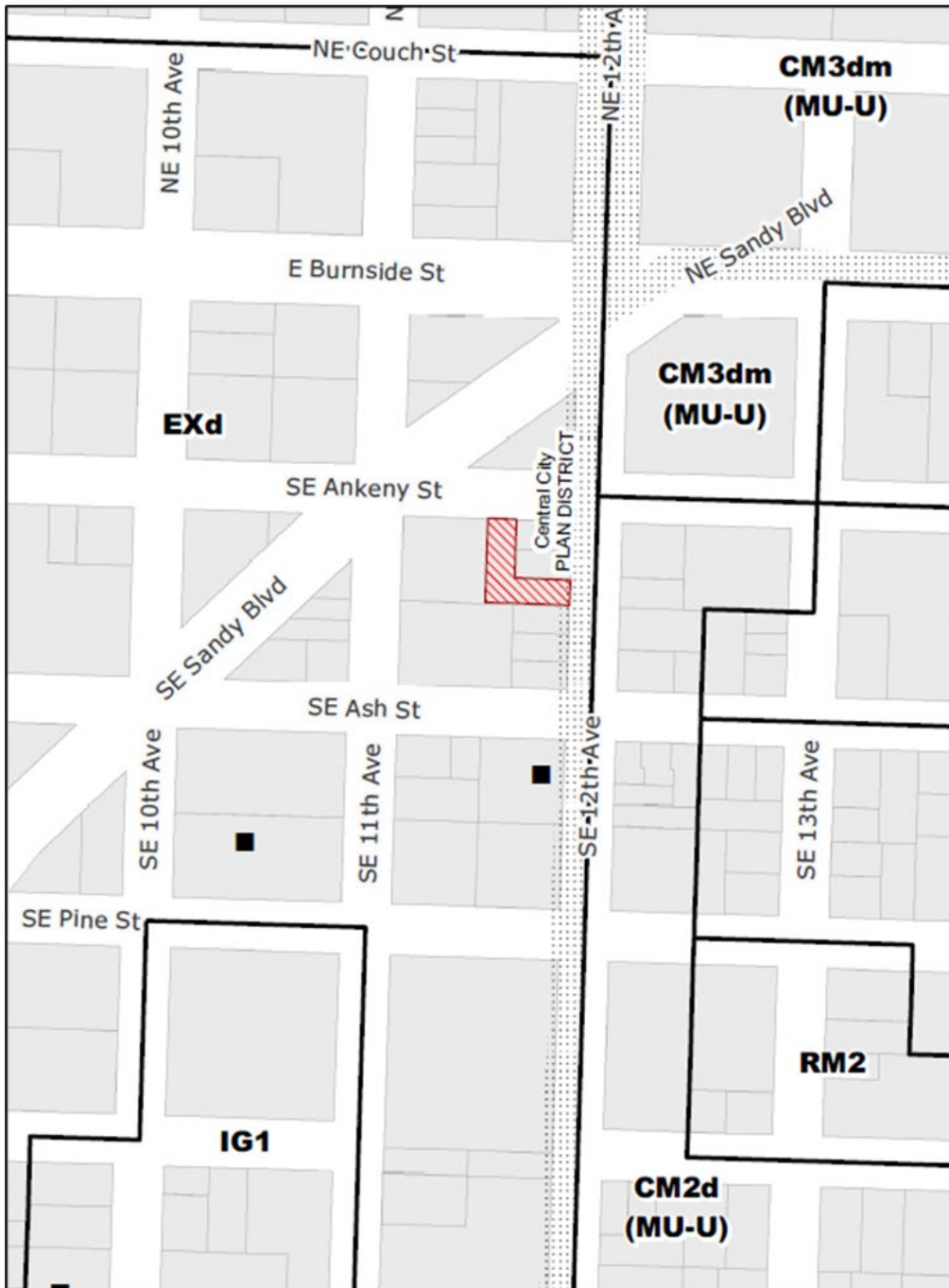
Staff Recommendation

Conditions of Approval

Next Steps

Context

LU 22-107111 DZM AD
Exhibit G5



Zoning

Location:
 Central City Plan District
 Central Eastside Sub District

Base Zone:
 Central Employment (EX)

Overlay:
 Design (d) Overlay

Floor Area Ratio:
 3:1 base
 3:1 bonus with IH

Height:
 50' base zone
 125' max with bonus



Approval Criteria

Central City Fundamental
Design Guidelines

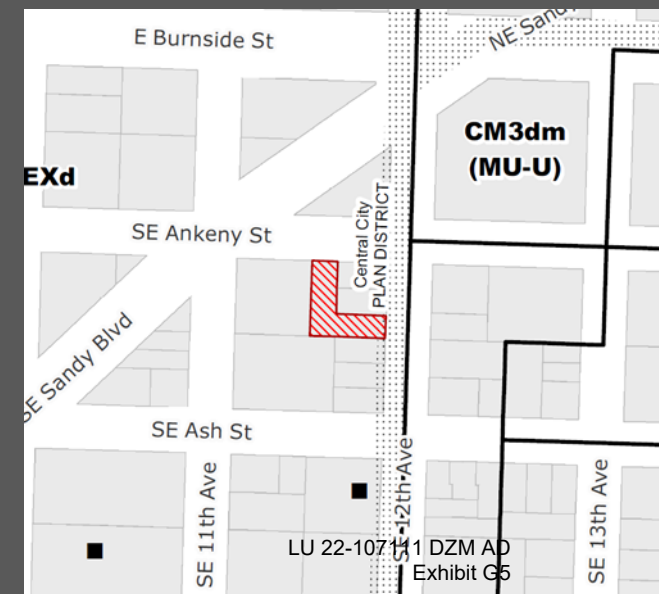
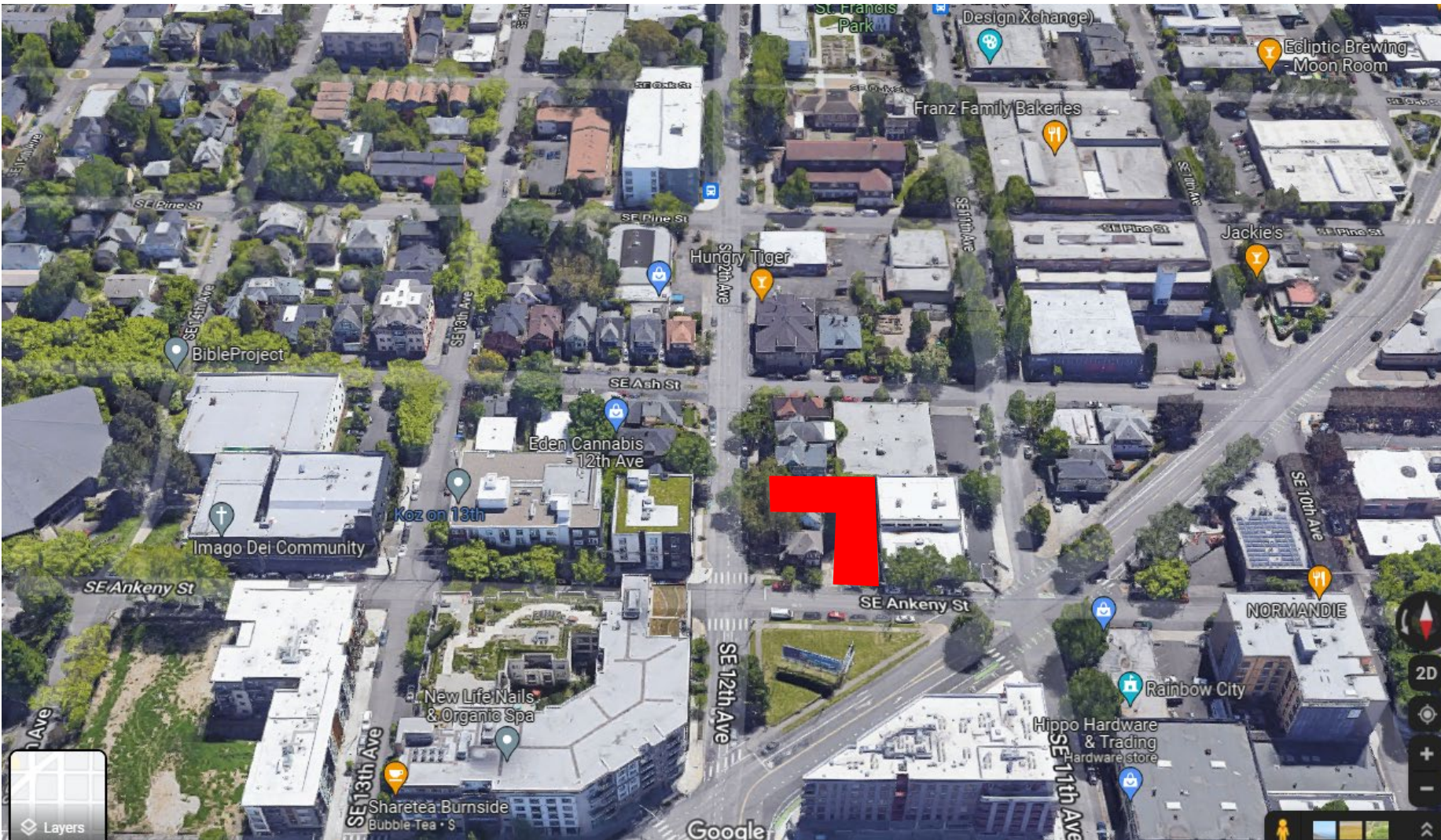
Central Eastside Design
Guidelines

Modifications
Section 33.825.040

Adjustments
Section 33.805.040

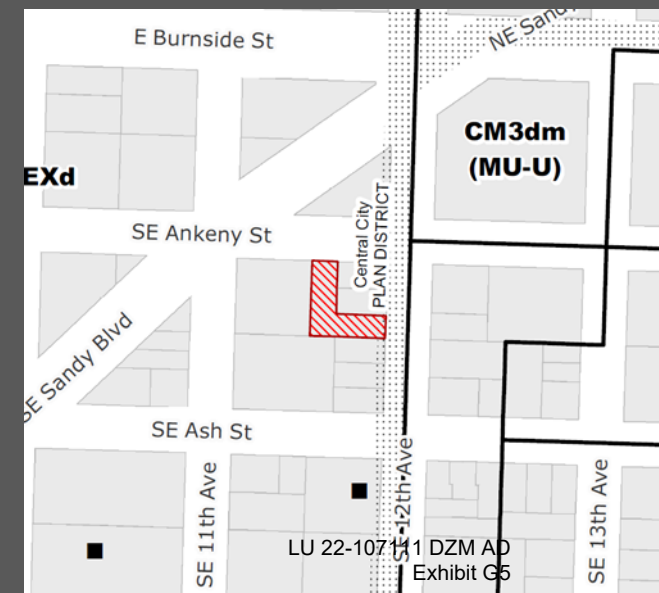
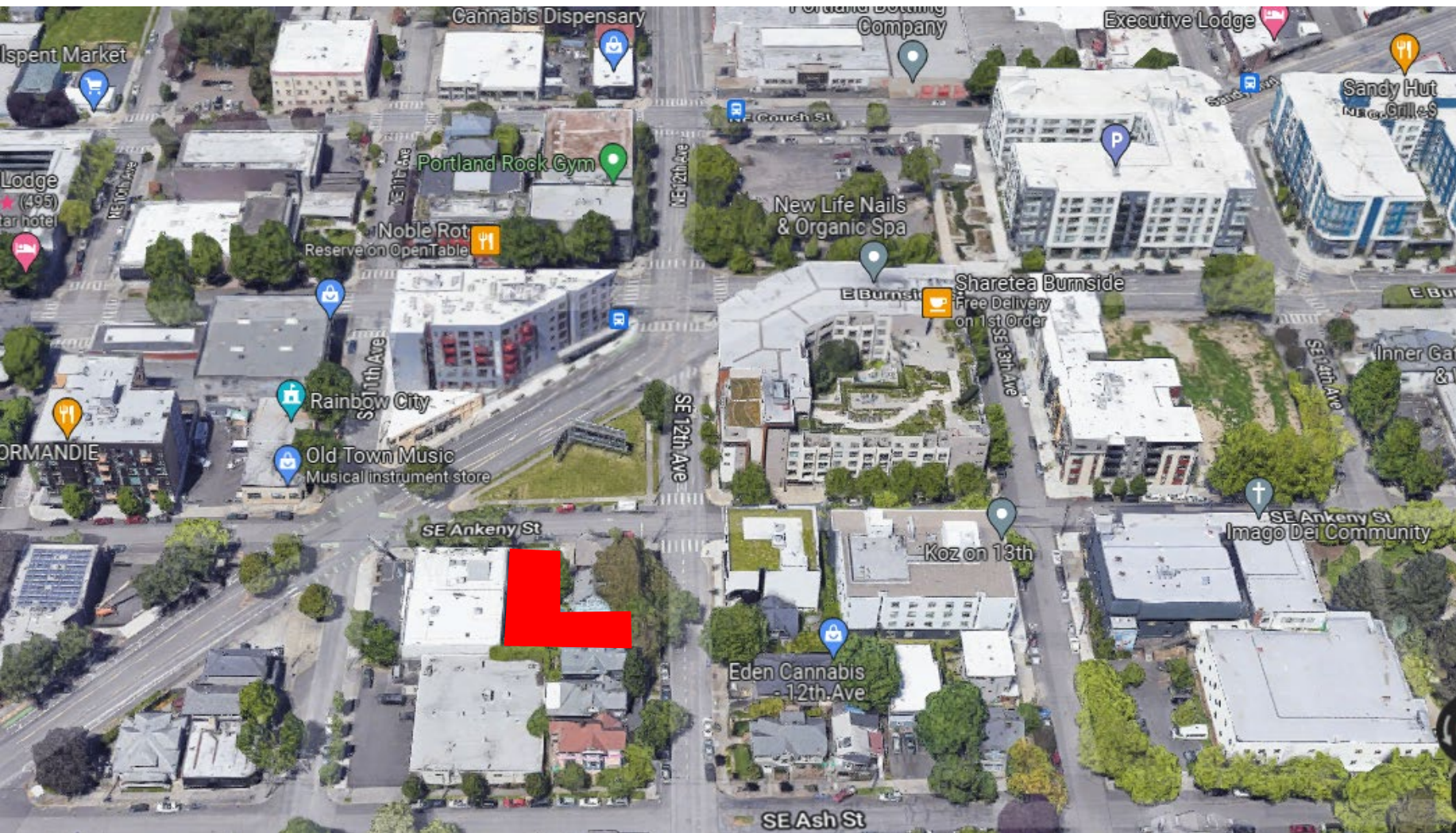
Context

Looking south



Context

Looking north





Context

5290 SF site – post 3' dedication
 12th - 30' wide frontage
 Ankeny - 34' wide frontage
 In a Pedestrian District
 Street Classifications

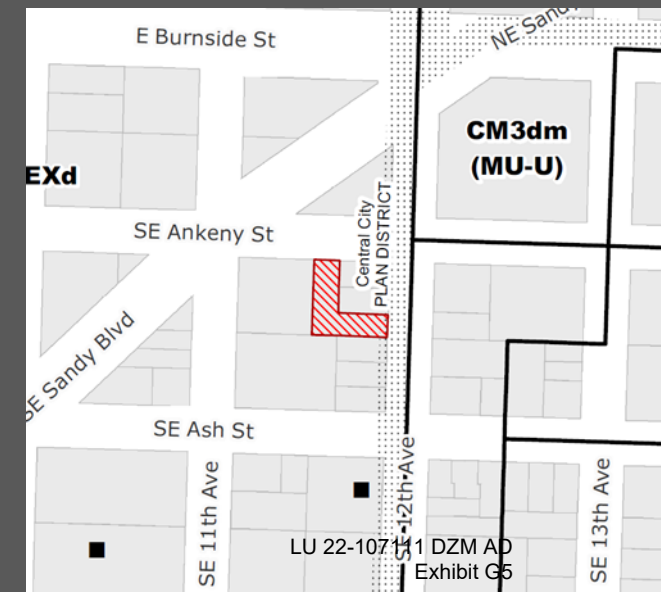
Street Designations:

SE 12th

Local Service Bikeway
 Neighborhood Walkway
 Transit Access Street

SE Ankeny

Major City Bikeway
 Major City Walkway
 Local Service Transit

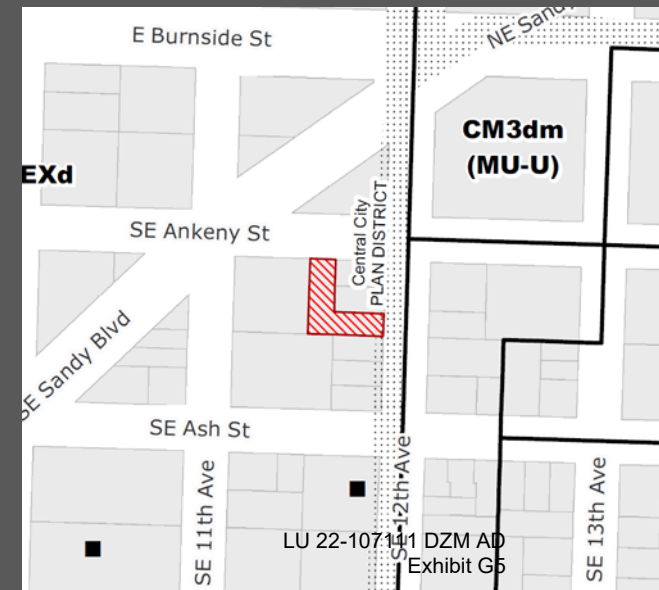




Context

101 SE 12th – two-story residential structure built in 1904 occupied with commercial use

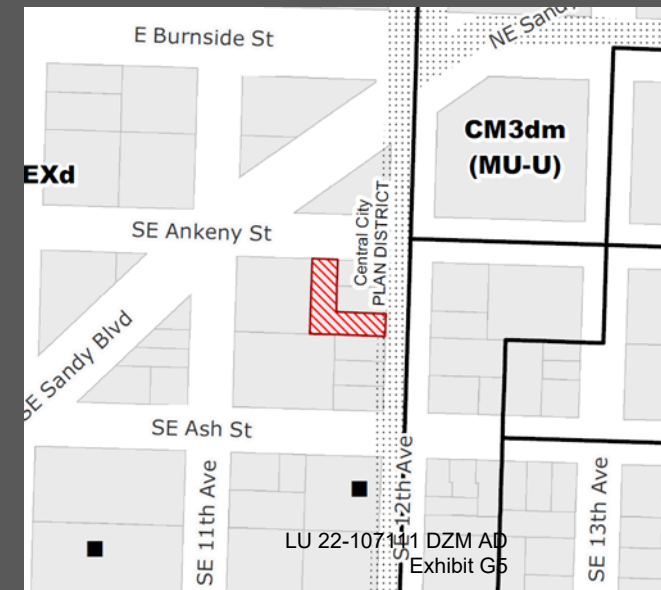
113 SE 12th – two-story residential structure built in 1904 occupied as a residence



LU 22-10714-1 DZM AD
Exhibit G5

Context

135, 127 & 121 SE 12th:
2-1/2 story residences,
built in 1894 in Queen
Anne Vernacular style,
designated as Significant
Resources*



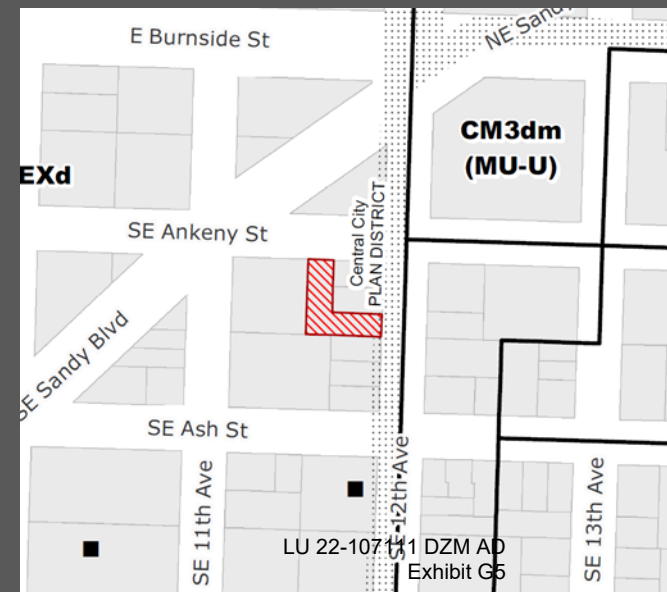


SE 12th

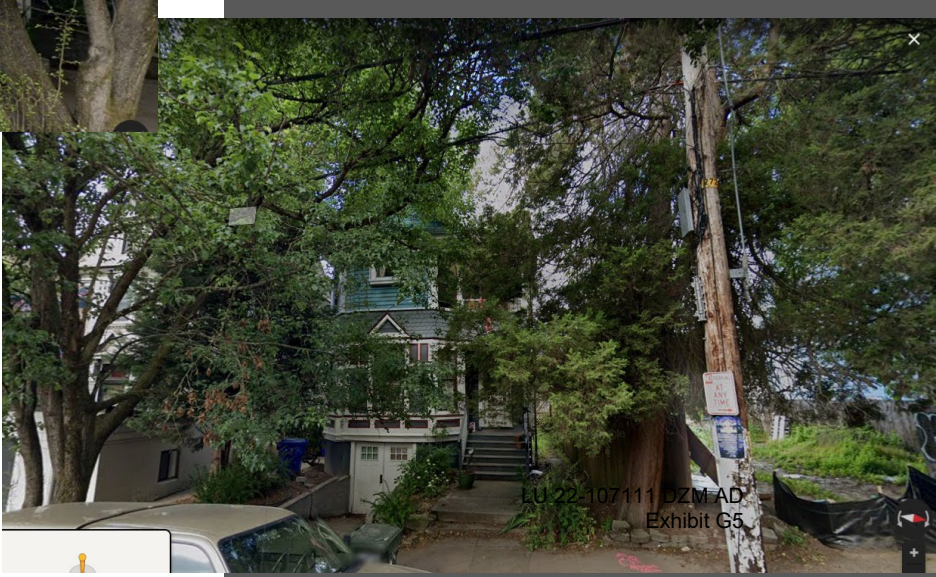
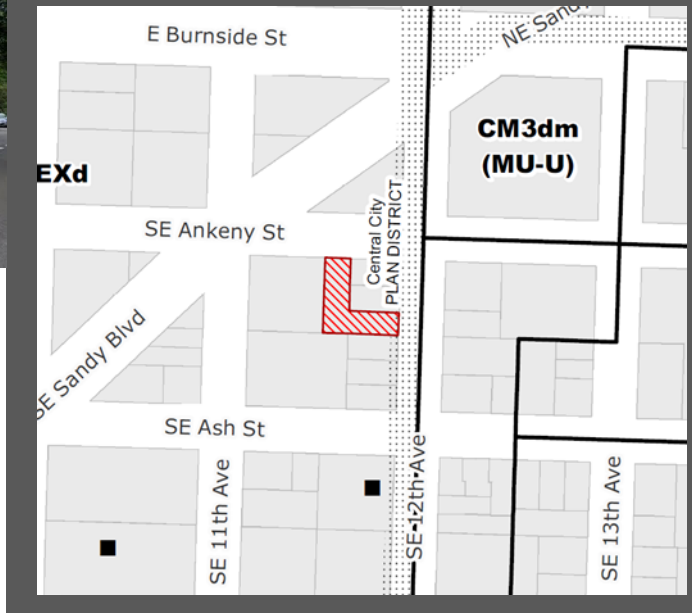
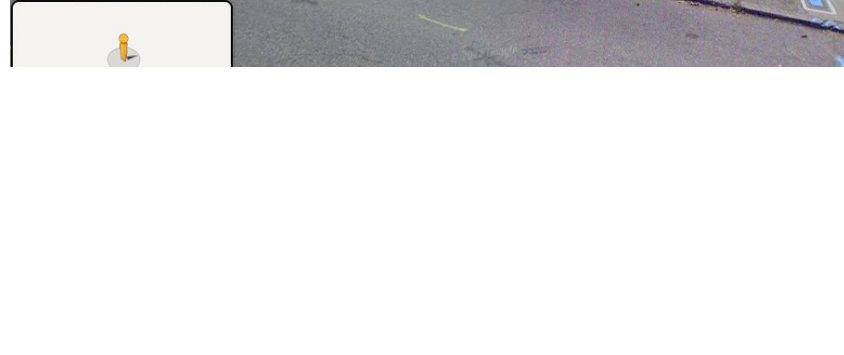


SE Ankeny

Context



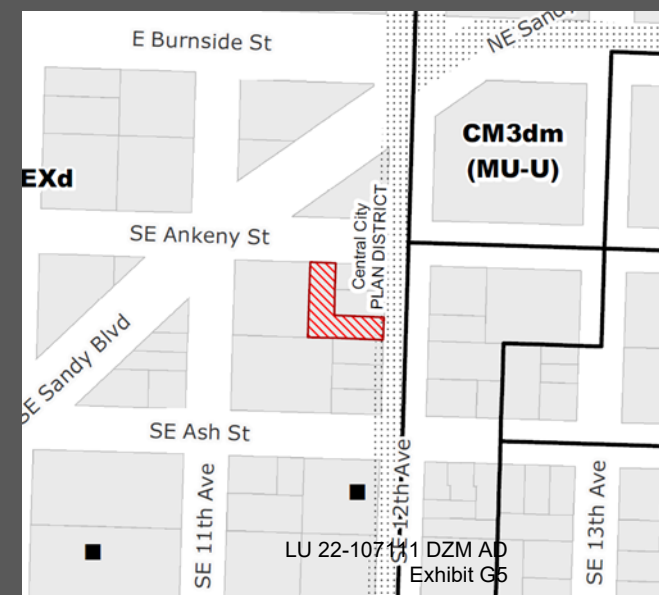
Context



LU-22-107111 DZM AD
Exhibit G5

Program Overview

- 4-5 story building
- 41 studio units
- Lobby, laundry, bike room
- No parking provided



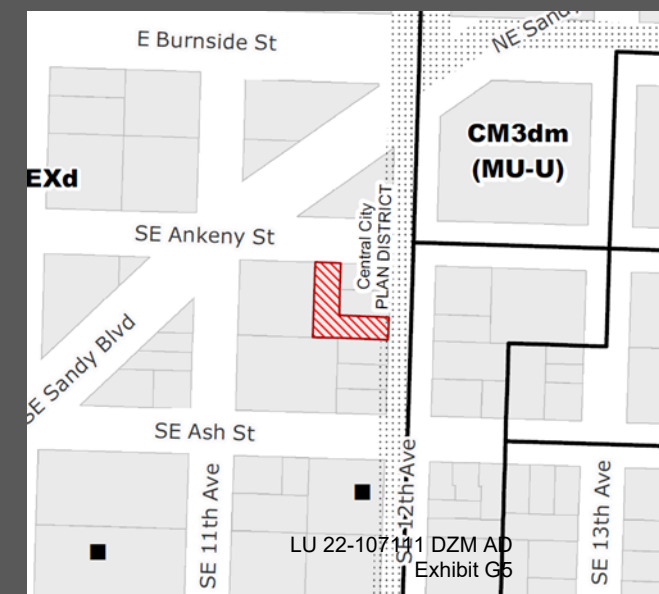


Project History

- DAR
- Previous Project

6/17/21 DAR

- Massing strategy with two bars of different scale is successful
- Study ways to differentiate buildings to better respond to their immediate context, without compromising the strong diagram and composition.
- Transition from the sidewalk to building on 12th needs to be enriched with layered landscaping, seating and a more inviting porch
- Ankeny frontage needs to provide weather protection
- Good options for material & colors



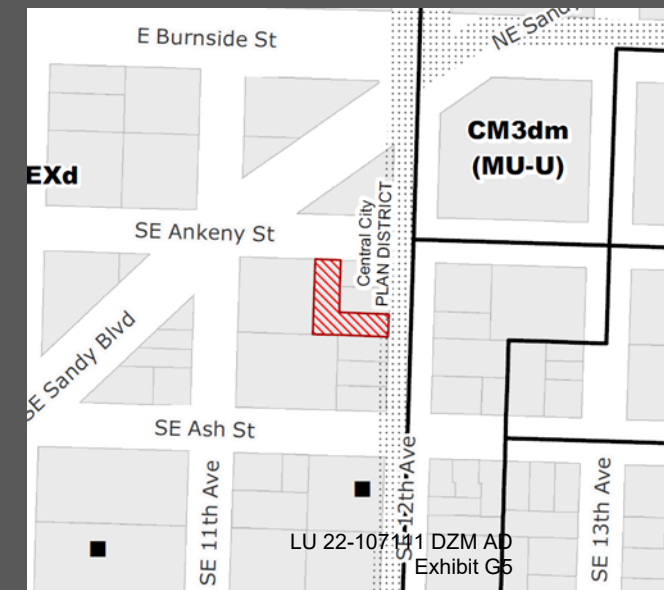


2017 Design Review Approval

- 5-6 story, 58-70' tall, 16 units
- Denied by Design Commission, approved on appeal to Council
- Conditions of approval do not apply - Construction Management Plan
- Settlement agreement with prior owner of subject site & abutting owner is a civil matter and not relevant to approval criteria.

Project History

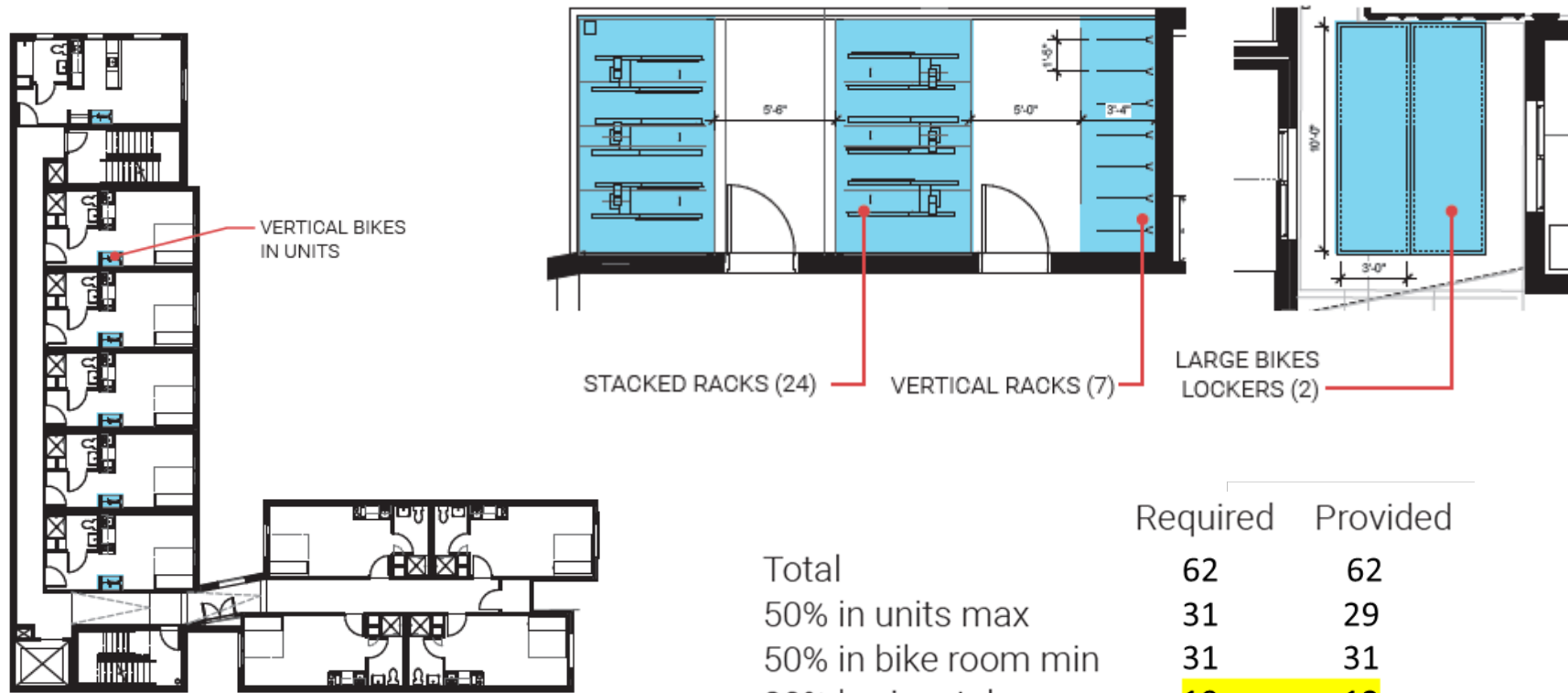
- DAR
- Previous Project



Modifications

Modification 1 & 2

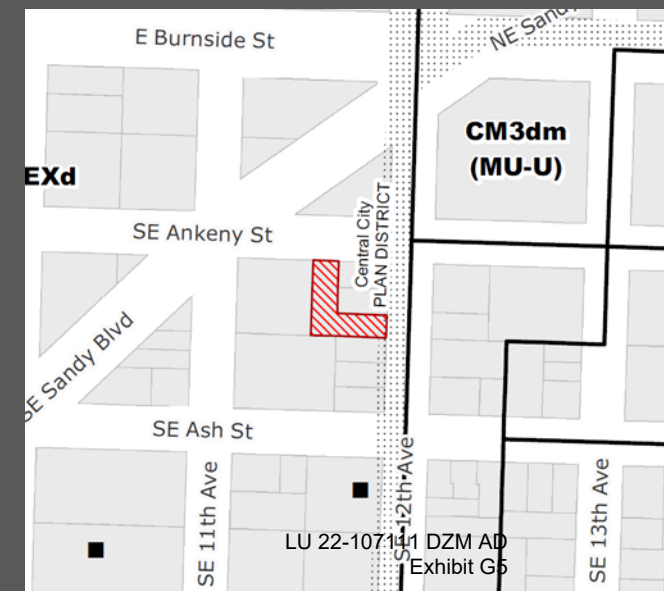
Modification 3



	Required	Provided
Total	62	62
50% in units max	31	29
50% in bike room min	31	31
30% horizontal	19	12
5% large bike spaces	3	2

Modifications 1 & 2 - Bike Parking

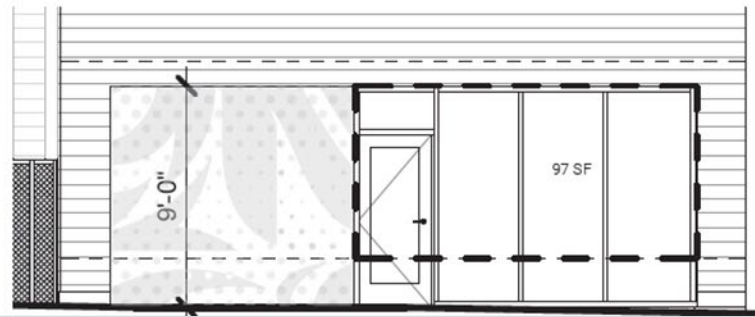
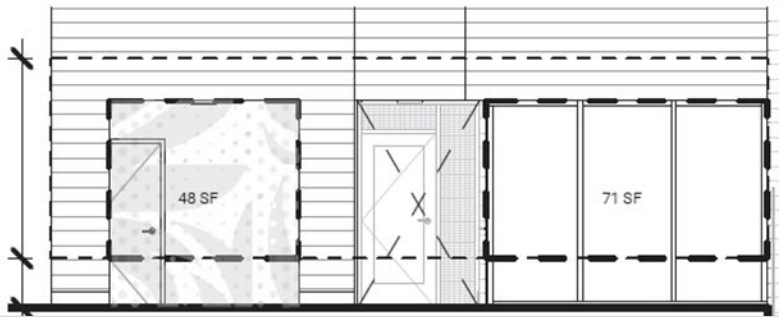
- Provide additional vertical spaces in-lieu of horizontal and one large space
- Reduce maneuvering area behind stacked spaces from required 8' to 5'-6"
- No PBOT support – updated since Staff Report



East Elevation - 12th Avenue



North Elevation - Ankeny Street



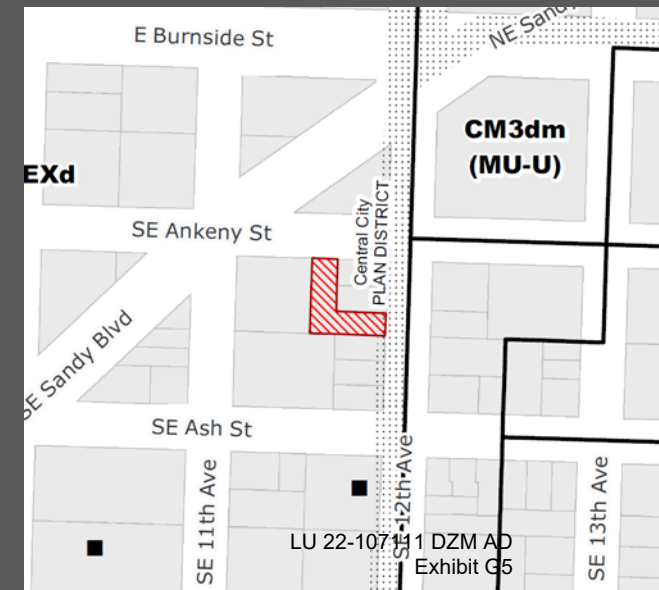
Modification 3 - Ground Floor Windows in EX

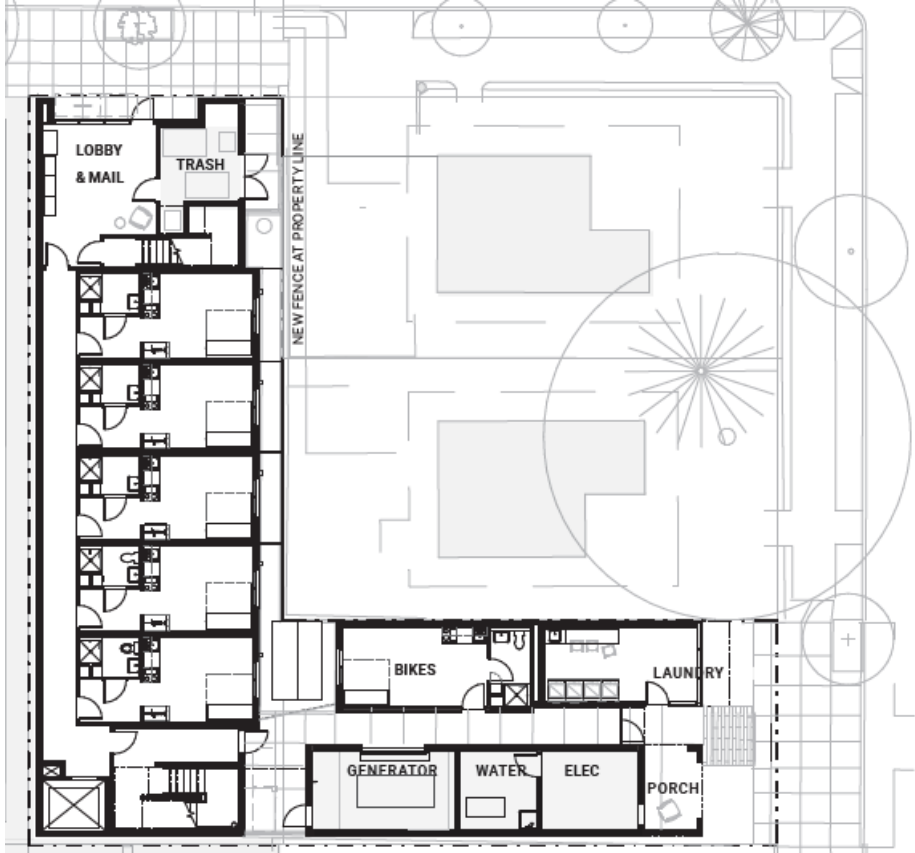
- Public art in-lieu of some of the 50% ground floor window length on 12th
- 39% of length be windows and remaining length met with public art
- BDS Support – Letter from RACC provided since Staff Report

Modifications

Modification 1 & 2

Modification 3





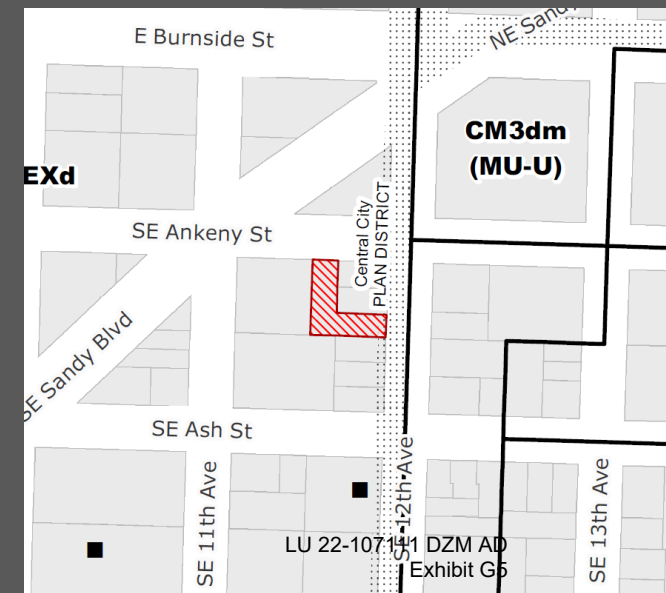
Adjustments

Adjustment 1

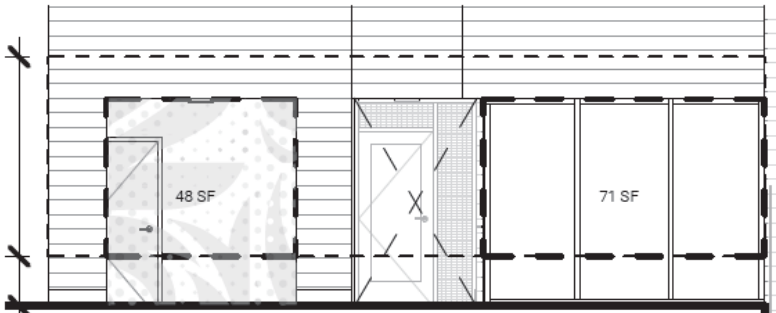
Adjustment 2

Adjustment 1 – Loading

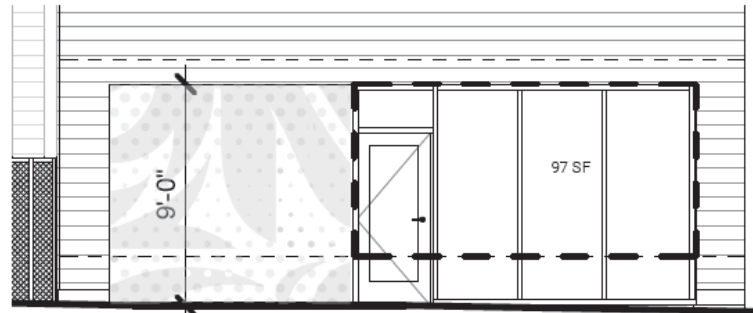
- Not provide one required Type B loading space onsite
- Residential buildings with > 40 units require 1 Type B loading space
- PBOT Support – unit size, no ped & bike conflicts, retains on-street parking



East Elevation - 12th Avenue



North Elevation - Ankeny Street



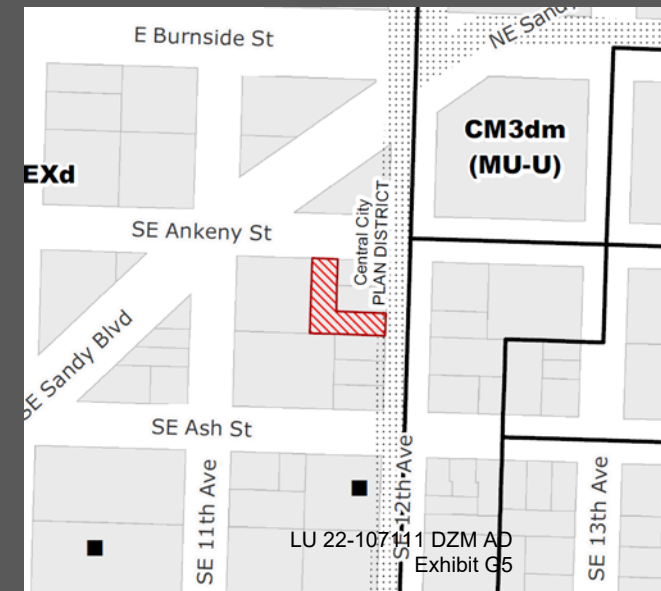
Adjustments

Adjustment 1

Adjustment 2

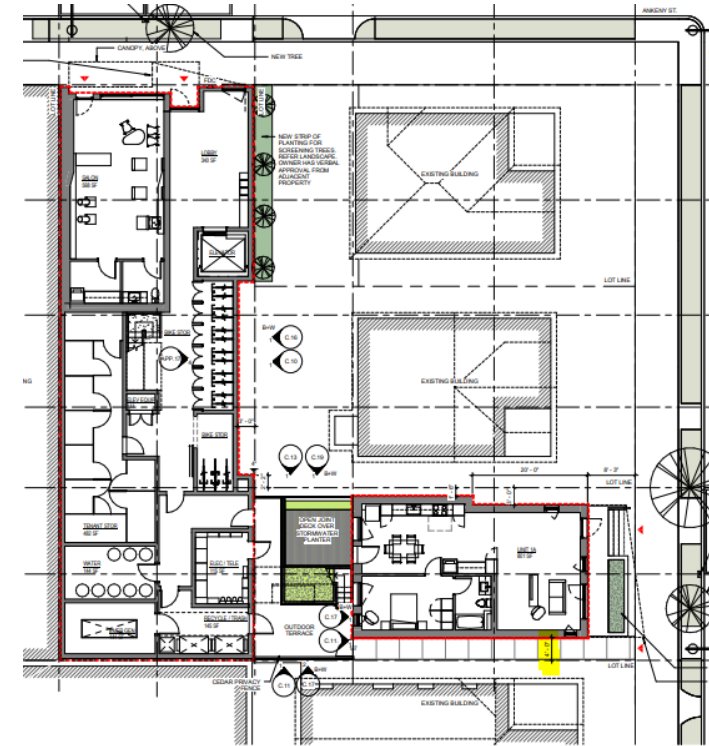
Adjustment 2 – Ground Floor Windows in CCPD

- Public art in-lieu of some of the 40% ground floor window area on 12th
- 31% of area will be windows and remaining area met with public art
- BDS Support – Letter from RACC provided since Staff Report



Public Comments

Letter received 5/4/22 that 4' setback along south property line abutting 121 SE 12th needed to meet guidelines A1, C2, C3-1, C3-2, C4.



LU 22-107111 DZM AD
Exhibit G5

Applicant Presentation

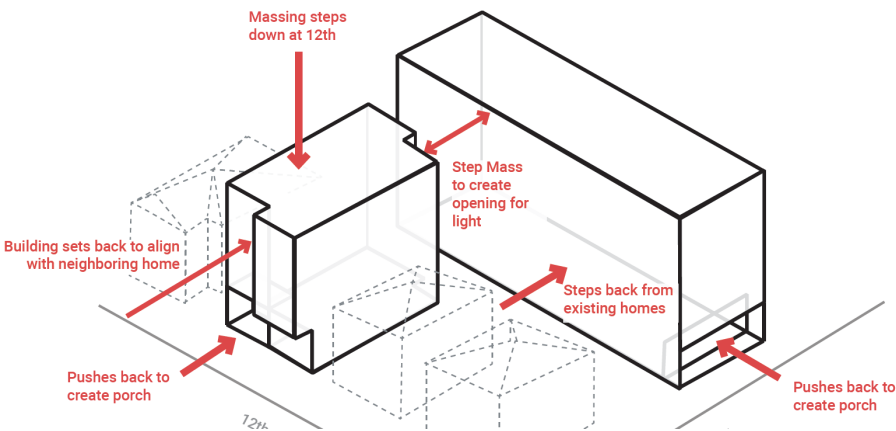
LU 22-107111 DZM AD
Exhibit G5

Discussion Topics

LU 22-107111 DZM AD
Exhibit G5

Context

Complementing the context



Complementing the context

- Ankeny bar – larger mass, repetitive fenestrations & zero setback (industrial)
- 12th bar – lower height, setback & vertical proportions (finer grain of residential)
- More could be done to better reflect the different frontages & different context
- DAR - opportunity to differentiate each volume to better respond to each context and to reduce scale - e.g. change in color and/or material, architectural expression of a taller ground floor on 12th to reflect elevated porches, addition of a canopy. etc.

Context

Complement the context



Complement the context

- Some successful elements of DAR such as larger windows, Juliet balconies, & end wall details

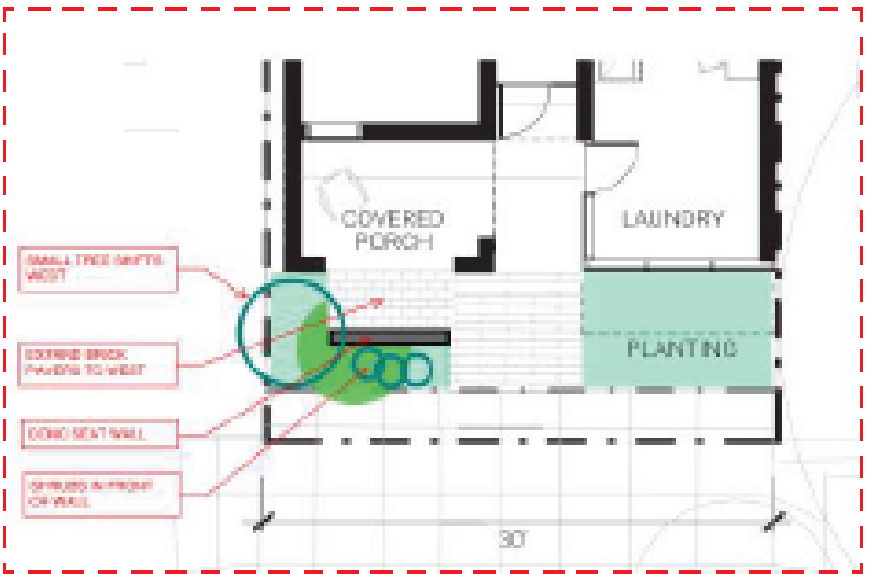
Transition from 12th

- 6' setback – tree, low plantings, walkway
- DAR discussion*
- Alternative design extends use of covered porch area, provides seating & layered landscaping like adjacent conditions
- Water feature opportunity

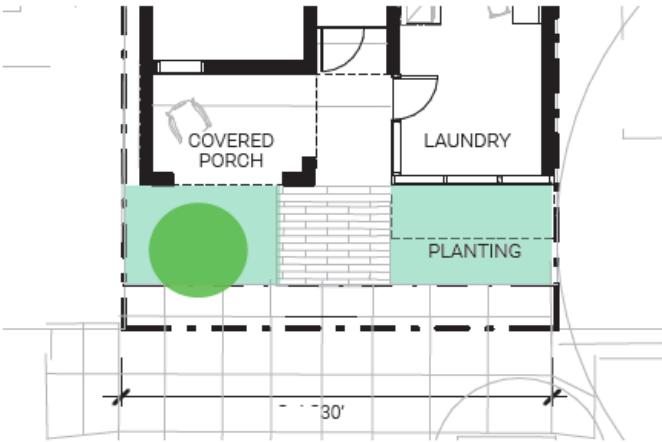


Context & Public Realm

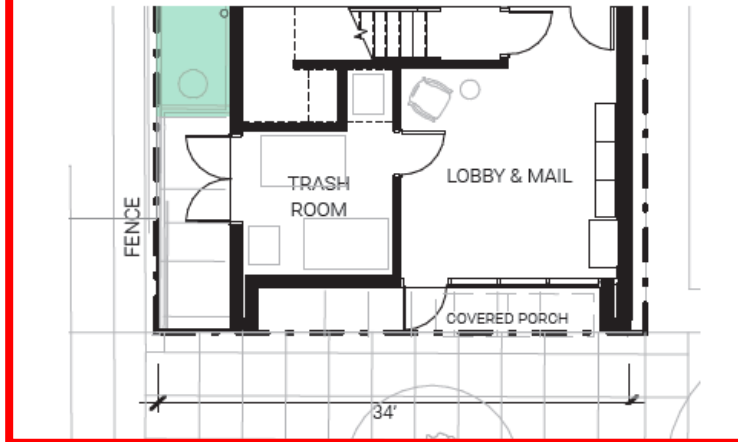
Transition along 12th



East Elevation - 12th Avenue



North Elevation - Ankeny Street



Public Realm

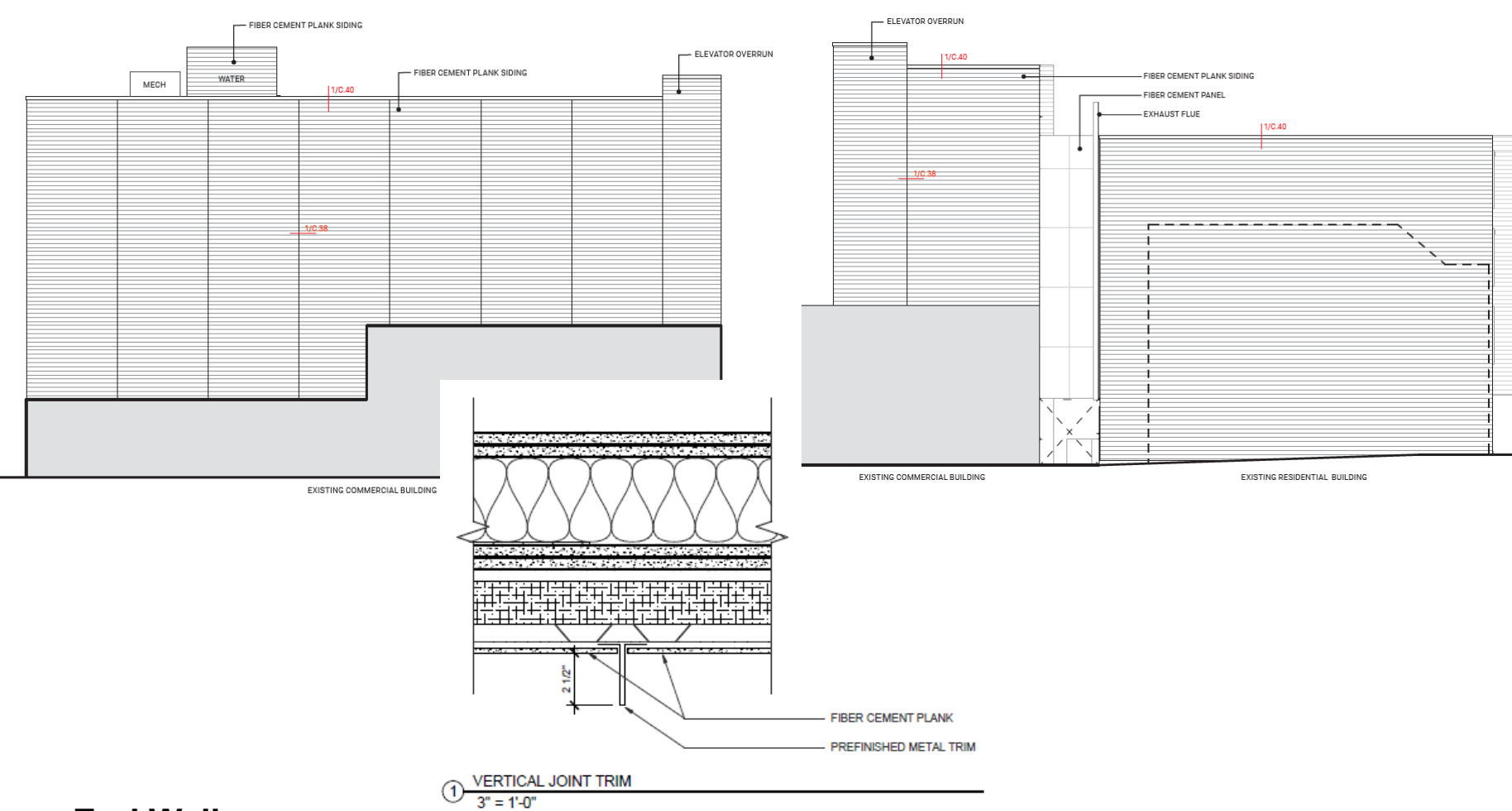
Weather Protection

Weather Protection

- 6' building setback on 12th
- 0' building setback on Ankeny, 3' deep recessed entry
- DAR – Weather protection needed on Ankeny to meet guidelines

Context

End walls



End Walls

- DAR - horizontal fins at all floor levels that helped mitigate the height & mass of the side and end walls.
- large planar surface, single material, void of any fenestrations on several
- 2-1/2" deep vertical metal fins on west & portion of south walls
- Look at additional ways to mitigate scale & provide some articulation


HardiePlank®
 Thickness 5/16 in
 Length 12 ft planks



SMOOTH



Hardie® Textured Panels
 With different textures to choose from, enjoy more freedom to explore a wide range of architectural styles and possibilities when bringing dream homes to life.



Hardie® Smooth Sand Panel
 Fine-textured, smooth and consistent finish



Quality & Permanence

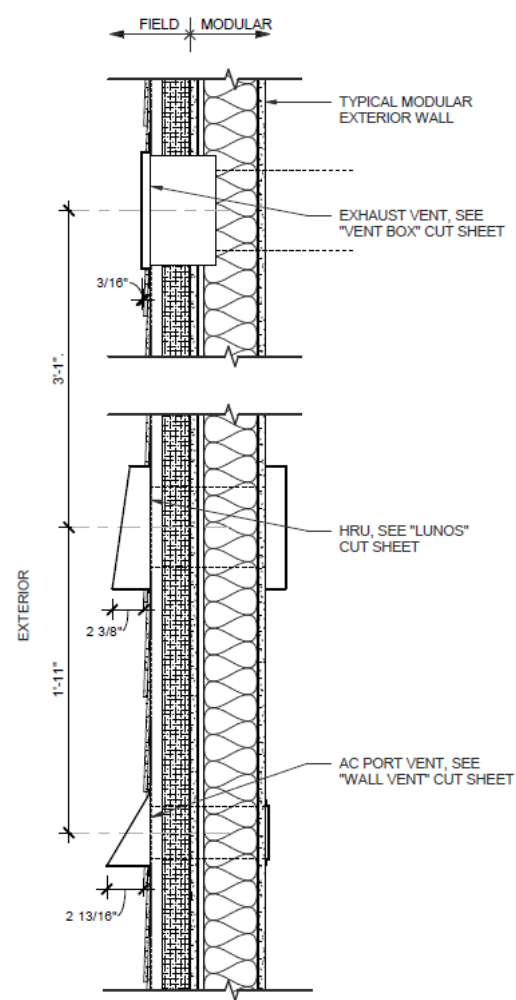
Building materials & gate/fence

Building Cladding

- Proposed 5/16” thick medium density panels & planks - smooth & wood grain texture
- Thicker medium density panel (7/16”) & plank (5/8”), or high-density fiber cement higher quality (durability, long-term quality & providing articulation on a façade)
- Applicant is exploring other materials

Gate & Fence

- Metal mesh fences & gate - Ankeny side yard & 12th entry
- Enlarged details needed to evaluate – durable & well-integrated



Quality & Permanence

Vents/louvers

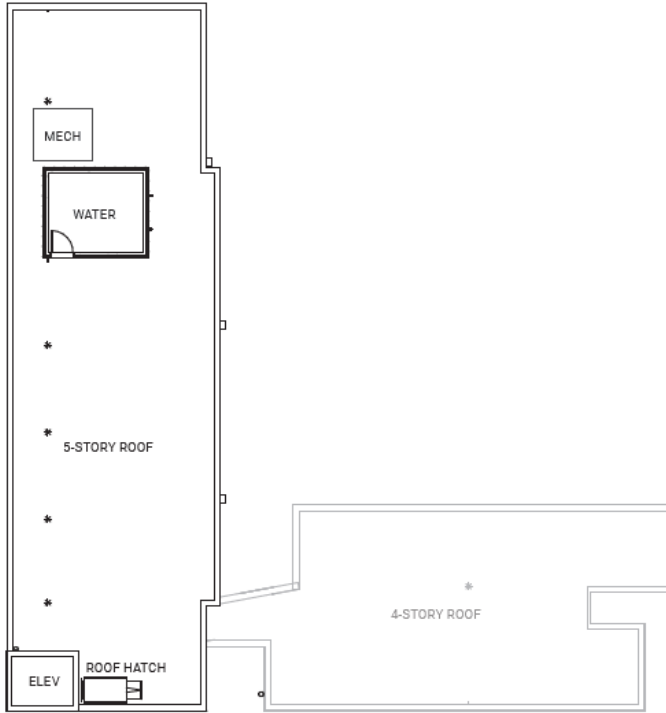


Vents/louvers

- Numerous exterior vents/louvers for each unit. Additional louver for AC may be needed.
- Current design to integrate louver/vents in larger fenestration with metal trim and same color. Consider flush vents with large louver.
- Laundry exhaust not yet shown.

Quality & Permanence

Rooftop Mechanical Unit

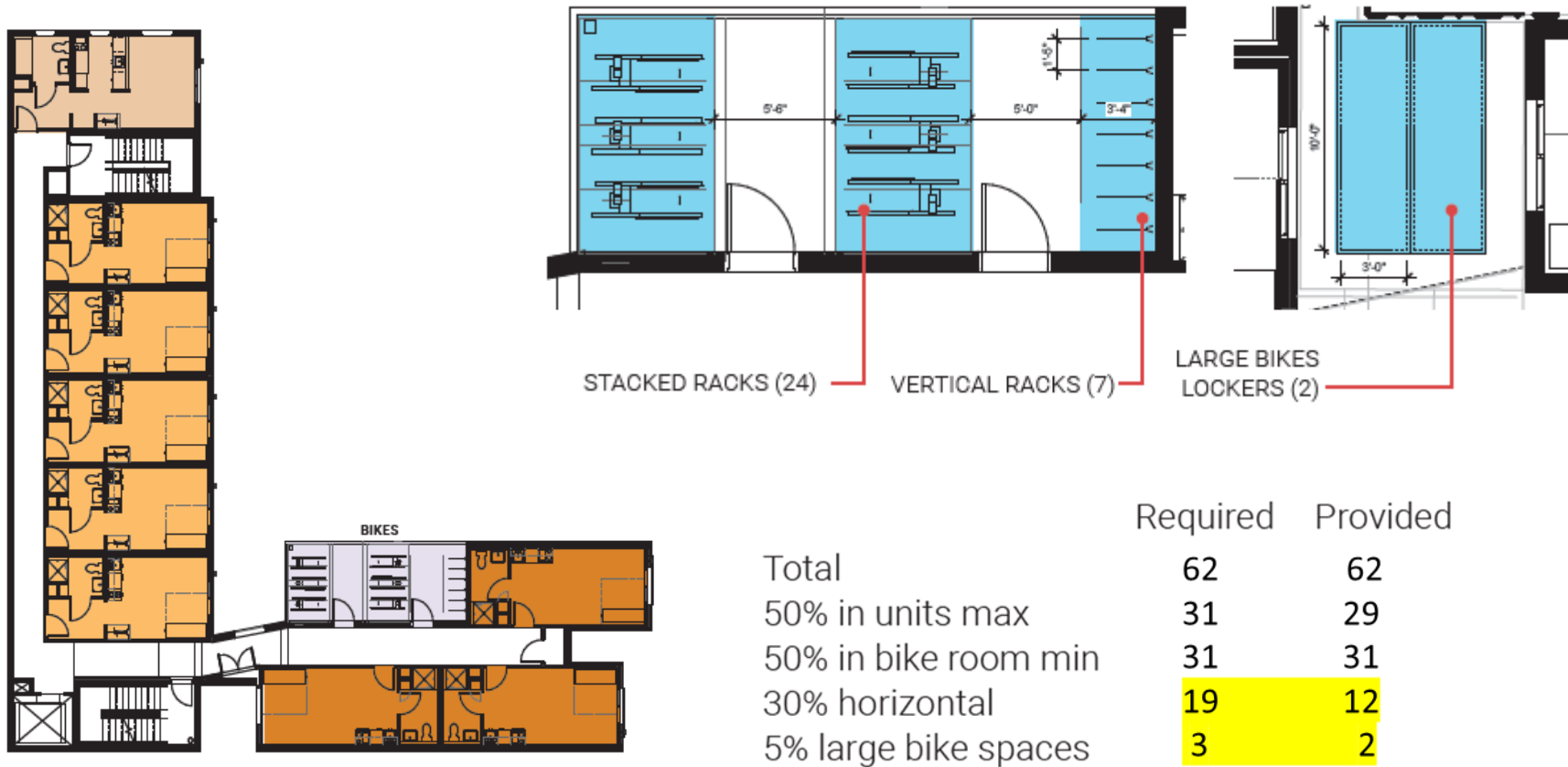


Rooftop Mechanical

- May not be visible on Ankeny immediately below, but other vantage points - 12th & west and north of the site.
- Better integrate unit - screen wall that extends from the water room, shifting the unit south of the water room, etc.

Modification

Bike Parking



Bike Parking

- Bike parking provided in units, on ground & upper floors
- Proposal to reduce maneuvering area behind bikes & allow more to be vertical and smaller than allowed.
- Information submitted does not demonstrate approval criteria are met – must meet the purpose of the regulations.
- BDS & PBOT Staff meeting with applicant tomorrow to discuss.

Staff Recommendations

LU 22-107111 DZM AD
Exhibit G5

Staff Recommendation

Outstanding issues:

- Scale & articulation of side and end walls
- Response to different frontages and contexts
- Loss of large windows and Juliet balconies
- Design of setback on 12th, including water feature
- Specificity of landscaping along the east side lot line
- Rooftop unit integration
- Vents & exhaust integration
- Access gate design & quality
- Bike parking Modification
- Need for weather protection

Denial of Design Review &
Modifications for Bike Parking

Next steps

- 120-day waiver & request for evidentiary hearing signed. Review process expires 3/18/23.
- Schedule return hearing 6/16 available

Questions

LU 22-107111 DZM AD
Exhibit G5

STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION

CASE FILE: LU 22-107111 DZM AD
PC # 20-226632

REVIEW BY: Design Commission

WHEN: May 5, 2022 at 1:30 PM

REMOTE ACCESS: Design Commission Agenda:

<https://www.portlandoregon.gov/bds/dcagenda>

This meeting will be held remotely over Zoom. To observe and participate remotely, please refer to the instructions included with this notice.

Bureau of Development Services Staff: Staci Monroe / staci.monroe@portlandoregon.gov

GENERAL INFORMATION

Applicant: Leslie Cliffe | Bora Architects
720 SW Washington St, Ste 800 | Portland OR 97205
cliffe@bora.co | 503-310-4639

Owner: Aadne Tonning | HMS Development | YBP Ankeny LLC
6712 N Cutter Circle | Portland OR 97217

Site Address: 1122 SE ANKENY STREET

Legal Description: BLOCK 238 W 34' & S 30' OF E 66' OF LOT 7 W 34' OF LOT 8, EAST PORTLAND

Tax Account No.: R226515860, R226515860, R226515860

State ID No.: 1N1E35CD 03600, 1N1E35CD 03600, 1N1E35CD 03600

Quarter Section: 3031

Neighborhood: Buckman, contact John Rose or Josh Baker at buckmanlandusepdx@gmail.com

Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.

District Coalition: Southeast Uplift, contact Matchu Williams at matchu@seuplift.org

Plan District: Central City - Central Eastside

Other Designations: none

Zoning: EXd – Central Employment with a Design Overlay

Case Type: DZM AD – Design Review with a Modification and Adjustment Review

Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant requests Design Review for a new 4-5 story building on the L-shaped property at 1122 SE Ankeny in the Central Eastside subdistrict of Central City. The building will be comprised of 41 prefabricated units and include bike and laundry rooms and a lobby. The

proposed exterior cladding is fiber cement panel and plank siding, vinyl windows and aluminum storefront.

The following Adjustments are requested:

1. Loading (33.266.310) – To not provide one required Type B loading space on-site.
2. Ground Floor Windows (33.510.220) – To provide public art in-lieu of some of the 40% ground floor windows required along the SE 12th (31% of area be windows and remaining area met with public art).

The following Modifications are requested:

1. Bike Parking (33.266.210.D) – To provide additional vertical bike parking spaces in-lieu of horizontal spaces and one large bike space.
2. Bike Parking (33.266.210.C.3, Table 266-7) - To reduce the maneuvering area behind the stacked bike spaces from 8' to 5'-6".
3. Ground Floor Windows (33.140.230) – To provide public art in-lieu of some of the 50% of the length for ground floor windows on SE 12th (39% of length be windows and remaining length met with public art).

Approval Criteria:

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

- Central City Fundamental Design Guidelines
- Central Eastside Design Guidelines
- Adjustments Reviews – Section 33.805.040
- Modifications through Design Review – Section 33.825.040

ANALYSIS

Site and Vicinity: The proposal is located on a 5,380 SF, “L” shaped site located in the Central City Plan District, within the Central Eastside Subdistrict. PBOT is requiring a 3' dedication along SE 12th reducing the site size to 5,290 SF. The site is comprised of two mid-block lots with abutting rear lot lines. The entire site currently sits vacant.

The site wraps two lots on the corner not owned by the applicant, both of which contain residential structures constructed in 1904. The remaining 3 lots south of the site along SE 12th contain houses that have been identified as having potential historical and architectural significance and designated as Significant Resources in the Zoning Code. 135, 127 and 121 SE 12th were all built in 1894 and were constructed in the Queen Anne Vernacular style.

The site is bordered by SE 12th Avenue [Transit Access Street, Traffic Access Street, City Bikeway, Major City Walkway, and Community Corridor] and SE Ankeny Street [Major City Bikeway, Neighborhood Walkway and Local Service for Transit and Traffic], and is located in a pedestrian district. The site is conveniently located close to bus routes along SE 11th and SE 12th, and N Burnside and NE Couch. Ankeny Street and 12th Avenue both begin to drop in elevation as they head West or South; however, they do so at a relatively equal rate, creating similar elevations for both mid-block street elevations of the site.

This site has excellent mass transit proximity. Three bus lines run east along Burnside and inversely west on Couch, just one and two blocks away respectively. A bus line also runs north on 12th Avenue with a stop one block away, and south on 11th Avenue with a stop less than a block away. The streetcars on Grand and MLK are also only six and seven blocks to the west.

The area around the site contains a mix of residential building types, from long existing single-family dwellings (some of which have been converted into business uses), to newer multi-story mixed-use housing buildings. The later becoming the dominant new development in the immediate area as the housing demand in Portland increases and available land decreases, with four new multi-unit residential buildings a block away. The site is a block south of the Burnside

and Sandy intersection, an area with a revitalized and lively commercial presence that continues west along both Burnside and Couch.

Zoning: The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Central Eastside Subdistrict of this plan district.

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

- LU 16-184524 DZM – Approval of an Appeal of a Type 3 Design Review Denial for a new 5- to 6-story, approximately 70’ tall, sixteen (16) unit apartment building in the Central Eastside Subdistrict of the Central City Plan District.

Staff Note: While this August 31, 2017 approval has not expired per Section 33.730.130.B.b, the new property owner is not pursuing the approved development. Therefore, none of the conditions of approval that were specific to the prior proposal are applicable to the new proposal, such as compliance with a Construction Management Plan. However, the new property owner has provided an updated Construction Management Plan that reflects the modular construction of the current proposal (see Exhibit A8). The revised plan includes measures to navigate construction on the narrow site and reduce construction impacts on adjacent properties.

In addition, a Settlement Agreement with the previous property owner and the owner of 113 SE 12th is not relevant to this new proposal. It is a private agreement and has no bearing on the approval criteria of a Design Review.

Agency Review: A “Request for Response” was mailed **March 23, 2022**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (see Exhibit E1)
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Transportation Engineering (see Exhibit E2)
- Bureau of Parks-Forestry Division (see Exhibit E3)
- Life Safety Plan Review Section of BDS (see Exhibit E4)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 15, 2022. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

Procedural History:

- Design Advice Request (DAR) with the Design Commission held on 6/17/22.
- Design Review application was submitted 1/26/22, deemed incomplete 2/16/22 and deemed complete 3/18/22. A hearing was scheduled within 48 days of the completeness date.

ZONING CODE APPROVAL CRITERIA

(1) Design Review – Chapter 33.825

Section 33.825.010 Purpose of Design Review

Design review implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

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 the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines

The Central Eastside is a unique neighborhood. The property and business owners are proud of the district's heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district's personality. To the general public, retail stores and commercial businesses provide the central focus within the district.

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11th and 12th Avenues.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central Eastside Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Central Eastside

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central

City as a whole;

6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

A2-1. Recognize Transportation Modes, Produce, and Commerce as Primary Themes of East Portland. Recognize and incorporate East Portland themes into a project design, when appropriate.

Findings for A2 and A2-1: The design of the building has a rectilinear form and rhythm of repetitive windows that connects the building to the industrial history of the district. This project is located with great mass transit proximity. Although the frontages are narrow, the glazed lobby and laundry room and the covered porch along both frontages will encourage pedestrian activation and engagement with local transit opportunities. *These guidelines are met.*

A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblock exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

Findings: The building occupies almost the entirety of the rectilinear site, which exists within the traditional 200' block pattern. *This guideline is met.*

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A5-3. Plan for or Incorporate Underground Utility Service. Plan for or Incorporate Underground Utility Service to development projects.

A5-4. Incorporate Works of Art. Incorporate Works of Art Into Development Projects.

A5-5. Incorporate Water Features. Enhance The Quality of Public Spaces by Incorporating Water Features.

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings for A5, A5-3, A5-4 and A5-5, A7, A8, C9: The proposal addresses these guidelines as follows:

- On Ankeny, the building extends to the property line holding the urban edge that occurs to the west with the existing commercial and industrial development. The 3' setback of the ground floor provides a protected area off the sidewalk. Large-glazed storefronts into an active lobby and an art mural will provide visual connections into and out of space

and contribute to a vibrant public realm.

- On 12th, the building is setback 6' from the new street lot line (3' west of current location) at its greatest point and up to 3' at the upper northern bay. The setback balances the sense of urban enclosure with the setback of the adjacent residential structures. The setback allows for a space that can be used by the building occupants. The glazed storefront into the laundry room and covered porch with an art mural behind it provide interest and transparency along the sidewalk. However, the design of the space within the 6' setback is limited to landscaping and a walkway to the entry. While this attempts to address the landscape transition from the sidewalk to the entry in a similar manner as the residential structures that occur on this side of block, it results in an unusable space. The applicant has designed an alternative with some paving and seating at the south end adjacent to the porch to discuss with the Commission. Staff is supportive of an alternate design that will engage the public realm, expand the use of the porch, and provide an urban edge. This unresolved space can include the elements proposed in the applicant's alternate proposal and/or should include a water feature as required by guideline A5-5.
- Both the SE Ankeny and SE 12th facades of the building will incorporate an art mural at the ground level facing the streets. Murals along these frontages will contribute to the eclectic expressions in inner southeast on buildings and along the ROW, including the newer large wall mural on the building immediately across the 12th Ave, and others up and down SE 12th and along Ankeny. The intent is to select an artist in conjunction with RACC Mural Program. The applicant met with RACC on 4/21/22 to initiate the process. Staff is awaiting a letter of intent from RACC to acknowledge the parameters of the art for these frontages. The applicant is hoping to get this letter in time for the 5/5 hearing.
- Electric service to the building will be underground, below the sidewalk, and routed to the electrical room via buried conduit. The transformer for this small site with narrow street frontages is not proposed to be underground, because that would require placement of additional poles on the sidewalk where the undergrounding begins and ends, creating a net increase in the number of poles on the block. Given the pole-mounted transformer, no further review from PBOT is warranted. Because PGE will accept a pole mounted transformer for this proposal and no transformer is proposed at the ground floor of the building, active frontages on both streets are maintained.

Given the need for confirmation of the art mural parameters from RACC, guidelines A5 and A5-4 are not yet met. Given the lack of a water feature and the unresolved design to the building setback along SE 12th, guidelines A5-5, A7, A8 and C9 are not yet met.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings: The proposal addresses this guideline as follows:

- Street trees within the planting strip help protect the pedestrian sidewalk from vehicles on the street.
- The building entries will all be lit with recessed lights integrated into the soffits.
- At the ground floor, the only exhaust will be for the generator, which will be on the western wall of the southern bar, not visible and far from the public realm. The exhaust associated with the laundry room fronting SE 12th has not yet been identified. This information is needed to assess any impacts on the pedestrian realm.

Given the missing information on the laundry room exhaust, this guideline is not yet

met.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

Findings: The main building entrances are recessed within the building and on the site to allow a space for socialization, rest and collecting one's self before entering away from the pedestrian through zone. These recessed areas allow the sidewalk to remain clear of obstruction. Lights within soffits are proposed at each entry ensuring these stopping and viewing spaces are safely lit. *This guideline is met.*

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

B6-1. Provide Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.

Findings for B1, B6 and B6-1: The building street frontage maintains, reinforces, and enhances the existing right-of-way pedestrian access in several ways. The recessed main entrances allow the sidewalk to remain clear for through pedestrian traffic and the street trees enhance the pedestrian experience. The 3' dedication on SE 12th will provide adequate depth for the different street zones to be installed in accordance with the right-of-way standards. Street trees and bike parking will be added in the furniture zone. The movement zone will remain free of obstruction and the building frontage has been articulated with glazing, entry points and a porch and planters on 12th.

On 12th, the building is setback 6'-11" from the street lot line, so weather protection over the public realm cannot be easily incorporated. On Ankeny, the building is on the street lot line with a 3' deep recessed entry. While the recessed entry extends almost the entire width of the Ankeny frontage providing cover for those accessing the building, no weather protection occurs above the sidewalk. At the DAR, the Commission stated weather protection over the sidewalk was necessary on Ankeny to enhance the pedestrian realm and could be another way to differentiate this frontage from the 12th.

Given the previously stated need for a canopy along SE Ankeny, these guidelines are not met.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings: All three building entrances are accessible as are all of residential units and common spaces (bike and laundry rooms) via the internal circulation and elevator. *This guideline is met.*

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Findings: With a mere 34' of frontage on Ankeny and an even smaller 30' of frontage on 12th Avenue, attention has been given to the design and articulation of the street-facing

facades. The ground level frontages include active spaces, including a lobby, laundry room and a covered front porch. The operable windows in the units and glazing in the corridor that connects the two buildings provide natural daylight and ventilation into units and provide varying views of the city while moving vertically throughout the building. These moves all contribute towards creating many different types of visual connections to the public spaces and enhance views into and out of the proposal. *This guideline is met.*

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

Findings: The building materials consist of fiber cement planks and panel, vinyl windows and aluminum storefront. The vinyl windows are commercial grade as are the aluminum storefronts.

Regarding the fiber cement siding, 5/16" thick medium density panels and planks are proposed, the plank with a woodgrain texture and smooth finish for the panel. Staff and the Commission have determined a thicker medium density panel (7/16") and plank (5/8"), or a high-density fiber cement product have demonstrated to be of higher quality in terms of durability, long-term quality, and providing articulation on a façade. The applicant has chosen a manufacturer that does not offer a 7/16" panel option, the manufacturer does offer a 5/8" plank option. The applicant is exploring other materials and will present alternatives at the upcoming hearing. The applicant is encouraged to explore both medium density products with a thicker profile or a high-density product that can be thinner due to the specifications.

Metal mesh fences at the Ankeny side yard and 12th Avenue entry are proposed. Enlarged elevations and mesh density and details are needed to evaluate the quality of the elements that need to be durable and well-integrated.

Given the building cladding concerns and the lack of details for the gates, this guideline is not yet met.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings: The building concept is straight-forward, a rectilinear building with a single material and simple repetitive, punch fenestrations and a single detail. The cladding is white and extended up to the rooftop enclosures and the details and other materials are black. A 2'-6" deep metal fin occurs vertically on the west and part of the south walls to create interest and attempt to break up the large scale of these facades. This metal fin is also used to create a larger fenestration surround on the 12th Avenue façade in order to contain the unit vents. Per the applicant, each unit requires three ports/vents, which must occur in the same location on each unit given the modular, prefabricated construction method. Staff is less concerned with the ports/vents on the east façade of the western bar, so long as they are painted to match the siding, given the significant distance from the public realm and the fact that the two properties between the building and 12th could be redeveloped in the near future. However, the composition of these elements on the eastern façade of the eastern bar are not yet successfully resolved. In addition, the applicant has indicated that AC is also being considered for each unit which would further complicate the facades. A holistic design approach is needed once all the vents/ports are known to ensure these elements are successfully integrated.

As noted in the findings above, enlarged elevations and details are still needed for the metal gates at the building entry and side yard to assess the quality and also the coherency with the building components.

Given the need to better integrate the vents on the façade and the assess the gate elements, this guideline is not yet met.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

C3-1. Design To Enhance Existing Themes In The District. look to buildings from throughout the district for contextual precedent. innovation and creativity are encouraged in design proposals, which enhance overall district character.

C3-2. Respect Adjacent Residential Neighborhoods. Respect the architectural character and development patterns of adjacent residential neighborhoods.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

Findings for A4, C4, C3-1, C3-2 and C8: The proposal addresses these guidelines as follows:

- The design of the project acknowledges its position between existing historic residences. The development steps the building back from 12th to acknowledge the alignment of the existing houses that flank the site. In addition, a covered porch has been added to connect to the language of existing covered porches adjacent.
- At the DAR, the Commission noted the landscaping along the east wall should be of a species that grows vertically to provide a buffer for the two residences to the east. The residential structure at the corner has converted to a commercial use with an outdoor patio. For the other residence, a large tree in the back yard provides a vertical screen of the upper façade of the building. The setback on the east property line of the project site is shallow (3' deep) and is a stormwater facility, so species options may be limited. The applicant has stated that physical access may be needed in this 3' setback and that dense tall landscaping would further reduce light access to the 1st level units which only have one window 3' from the wood fence. Staff agrees the 6' tall fence and the large tree will provide some privacy and buffer between the new building and the single-family home; however, given the DAR comments the applicant needs to study tall evergreen species or other options to discuss at the upcoming hearing. Staff intends to bring a list of tall evergreen species approved for stormwater facilities to the hearing to aid the discussion.
- The development navigates the intersection between the historic housing with fine grained vertical proportions on 12th with its more-dense fabric of industrial buildings to the west. It does this by separating the building into two masses. The western bar of the building takes its cues from warehouse buildings in the district using a historic repetitive pattern while the eastern bar steps down in height to just four stories and varies its massing to create the vertical proportions and smaller scale details of its residential neighbors. However, the massing, bulk and scale of the side walls are not compatible with the local character of this site. The Central Eastside District has a variety of building types and styles, from larger, full block, multi-story structures on the western side of the district to smaller, 1-2 story, 1/4-block industrial buildings and small-lot, single-family residential buildings at the eastern edge of the district, especially along SE 12th. A significant number of large multi-unit buildings have been built in the recent past, radically changing the scale from a single-family residential or 1 and 2 story industrial area to larger, multi-story (5 or 6 levels) structures, such as the development immediately across 12th Avenue.

This proposal site sits at the very edge of the Central City, in a transition zone amidst a very strong, lower density context. Additionally, the small size and "L" shape of this lot creates additional challenges to any larger-scaled development of the site. The site wraps two lots on the corner that are not owned by the applicant, both of which contain

residential structures constructed in 1904. The remaining 3 lots south of the site along SE 12th contain residential structures that have been identified as having potential historical and architectural significance and are designated as Significant Resources. The design concept presented at the DAR included horizontal fins at all floor levels that helped mitigate the height and mass of the side and end walls. 2-1/2" deep vertical metal fins have been added to the west and a portion of south walls. This approach does not seem to be enough to mitigate the large planar surface of a single material that is void of any fenestrations on several of the side walls. Staff recommends the applicant look into other ways to mitigate scale and provide some articulation on the side and end walls.

- At the DAR, the Commission discussed how the two bars with different frontages was an opportunity to differentiate each volume to better respond to each street frontage and adjacent context and as a way to reduce the scale of the building. While the vertical proportions on 12th are successful at responding to the finer grained context of the single-family residences, Staff feels that more could be done to better reflect the different frontages and different context (residential and industrial). The Commission noted several ways to achieve this at the DAR including change in color and/or material, architectural expression of a taller ground floor on 12th to respond to the elevated porches of the neighboring residences, addition of a canopy, etc. Staff recommends continuing discussion at the upcoming hearing.
- The current elevations lost some of the success of the DAR elevations such as larger windows, Juliet balconies, and as mentioned above additional detailing to break up long walls. These lost elements take away from a contextual response and a building that improves the living environment of the residents. (Refer to Exhibits C.12 and G.3)
- Finally, as noted in the findings above the design of the building setback along 12th remains unresolved.

Given the concerns with the end walls, response to different frontages and contexts, loss of large windows and Juliet balconies, appropriate landscaping along the east elevation and the setback on 12th, these guidelines are not yet met.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective storm water management tools.

Findings: The rooftop contains a 5' tall mechanical unit, enclosed water room, elevator overrun and roof hatch. The elevator overrun and water room are well integrated (materials and location) as is the roof hatch, which sits below the parapet and is ganged with the overrun. The mechanical unit will sit above the 2' tall parapet and be setback from the Ankeny frontage in front of the water room. Per the applicant, the location of the unit was determined by the structural capacity of the floor below. While the unit may not be visible on Ankeny immediately below, it will be visible from other vantage points like on 12th and west and north of the site. The applicant needs to explore ways to better integrate the unit, such as adding a screen wall that extends from the water room or shifting the unit south of the water room.

Given the lack of integration of the mechanical unit, this guideline is not yet met.

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings: Building lighting consists of recessed down lights in the soffits and ceilings at both entries and within the porch on 12th. Recessed lights will be placed on the guardrail wall within the bike storage porch on the 4th floor to conceal the lighting source and prevent spill-out light onto the neighboring properties. *This guideline is met.*

(2) Modification Review – Section 33.825.040

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. The review body may not consider modifications to standards for which adjustments are prohibited. Modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or other standards that are calculated based upon the size or intensity of the use such as the quantity of parking and loading spaces) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.
- C. Mitigation of impacts.** Any impacts resulting from the modifications are mitigated to the extent practical.

Modification #1: Bike Parking (33.266.210.D) – To provide additional vertical bike parking spaces in-lieu of horizontal spaces and one large bike space.

Modification #2: Bike Parking (33.266.210.C.3, Table 266-7) - To reduce the maneuvering area behind the stacked bike spaces from 8' to 5'-6".

Purpose Statement: The standards ensure that required bicycle parking is designed so people of all ages and abilities can access the bicycle parking and securely lock their bicycle without undue inconvenience. Bicycle parking is in areas that are reasonably safeguarded from theft and accidental damage. The standards allow for a variety of bicycle types, including but not limited to standard bicycles, tricycles, hand cycles, tandems, electric motor assisted cycles and cargo bicycles. Long-term bicycle parking is in secure, weather protected facilities and is intended for building and site occupants, and others who need bicycle parking for several hours or longer. Short-term bicycle parking is located in publicly accessible, highly visible locations that serve the main entrance of a building. Short-term bicycle parking is visible to pedestrians and bicyclists on the street and is intended for building and site visitors

Standards:

- Section 33.266.210.D.3.a - At least 30 percent of spaces must be in a horizontal rack, or on the lower level of a stacked bicycle parking rack.
- Section 33.266.210.D.3.b - At least 5 percent of spaces must accommodate a larger bicycle space, placed in a horizontal rack.
- Section 33.266.210.C.3, Table 266-7) -Stacked bicycle parking spaces must provide a maneuvering area width of 8'.

- A. Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

C. Mitigation of impacts. Any impacts resulting from the modifications are mitigated to the extent practical.

Findings: The proposal provides the total number of required long-term bike spaces (62) but requests to provide more vertical spaces in-lieu of horizontal spaces and one large cargo bike space. In addition, the maneuvering area behind the stack spaces in the bike room is 5'-6" rather than 8' required. PBOT has considered the shifts in types of spaces and provides the following response:

"PBOT recognizes the modification process is in place to balance various City goals. The subject site is within a portion of the City with a tightly interconnected grid of fully paved streets. Dense development makes this part of town attractive to transport via more active modes, such as bicycles. In addition, both site frontages represent substantial public investment in bicycle supportive infrastructure. SE 12th Ave. is a City Bikeway with a striped bicycle lane. SE Ankeny St. is a Major City Bikeway and part of the City's Neighborhood Greenway system. There is a median protected, striped bicycle crossing of NE Sandy Blvd. at NE Ankeny St, approximately 100-feet west of the site. SE Ankeny St. is a major route for cyclists through the neighborhood. PBOT anticipates this location being highly attractive for cyclists and is a location where the 2035 mode split goals established in the Transportation System Plan are likely to be achievable. As such, PBOT staff wishes to note the overall number of long-term bicycle parking spaces provided by the project meets the required standard of 62 spaces. The specific types of spaces and layout of those spaces is the subject of the modification".

PBOT's Bike Parking section has reviewed the shifts in types of parking (more vertical in lieu of horizontal and one cargo) and is supportive since overall number of spaces required is provided and the majority of the horizontal and cargo are provided. PBOT has not yet reviewed the request to reduce the maneuvering area behind the stacked spaces. BDS staff will forward this request to PBOT in hopes of getting a response in time for the upcoming hearing.

Given that PBOT has not yet considered the reduction in maneuvering area, these criteria are not yet.

Modification #3: Ground Floor Windows (33.140.230) – To provide public art in-lieu of some of the 50% of the length for ground floor windows on SE 12th (39% of length be windows and remaining length met with public art).

Purpose Statement: In the EX zone, blank walls on the ground level of buildings are limited in order to:

- Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas, or allowing public art at the ground level;
- Encourage continuity of retail and service uses;
- Encourage surveillance opportunities by restricting fortress-like facades at street level; and
- Avoid a monotonous pedestrian environment.

Standard: In the EX zone, all exterior walls on the ground level which are 20 feet or closer to a street lot line, sidewalk, plaza, or other public open space or right-of-way must have windows, for at least 50% of the length and 25% of the ground level wall area.

- A. Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Findings for A & B: The SE 12th frontage provides 39% of the ground floor length in glazed storefront into an active space (laundry). An art mural that extends for 26% of the ground length will mitigate the loss of glazing into active area on this challenging site with very narrow street frontages. Although the SE Ankeny frontage is meeting the ground floor length for glazing, a sizable art mural is also proposed. Together these art murals will contribute to the eclectic expressions in inner southeast on buildings and along the ROW, such as the newer large wall mural on the building immediately across the 12th Ave, and others that distinguish this area (Art Fills the Void banana, 70' tall geisha) and those up and down SE 12th and along Ankeny. The intent is to select an artist in conjunction with RACC Mural Program. The applicant met with RACC on 4/21/22 to initiate the process. Staff is awaiting a letter of intent from RACC to acknowledge the parameters of the art for these frontages. The applicant is hoping to get this letter in time for the 5/5 hearing.

Together the glazed active building frontages and the large-scale art murals on both frontages will better meet guidelines A8 (Contribute to a Vibrant Streetscape), A5-4 (Incorporate Works of Art) and A5 (Enhance, Embellish & Identify Areas).

- C. Mitigation of impacts.** Any impacts resulting from the modifications are mitigated to the extent practical.

Findings: The art mural would mitigate the loss of glazing by contributing excitement and interest to the public realm.

Given the need for confirmation of the art mural parameters from RACC, these approval criteria are not yet met.

(3) Adjustment Review – Chapter 33.805

33.805.010 Purpose

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply citywide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

Adjustment #1 - Loading (33.266.310) – To not provide one required Type B loading space on-site.

Standard - One loading space meeting Standard B is required where there are more than 40 dwelling units in the building and the site abuts a street that is not a streetcar alignment or light rail alignment. A Standard B loading space must be at least 18 feet long, 9 feet wide, and have a clearance of 10 feet.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A through F have been met:

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified.
- B.** If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area.

Findings: The purpose of the loading standards states “A minimum number of loading spaces are required to ensure adequate areas for loading for larger uses and developments. These regulations ensure that the appearance of loading areas will be consistent with that of parking areas. The regulations ensure that access to and from loading facilities will not have a negative effect on the traffic safety or other transportation functions of the abutting right-of-way.”

The proposed building will contain 41 dwelling units which would require one Standard B loading space on the site. The applicant has requested a waiver of the loading space requirement. Very little information was submitted to the record. No information was submitted regarding the anticipated loading demand. The applicant did note the units in the proposed building will be “micro unit type studios.” No data was submitted to the record to support the assertion that micro units generate less of a loading demand than larger units. With that said, PBOT staff does acknowledge it is likely that move-in and move-out activities for micro units tend to be different than for larger units such as 1-bedroom or 2-bedroom units since there is simply less room for furniture.

When a property has frontage on more than one right-of-way, the driveway code (TRN 10.40) requires access be taken from the lowest classified street. The subject site has 34-feet of frontage on SE Ankeny St. and 30-feet of frontage on SE 12th Ave. SE 12th Ave. is the higher classified street, and not eligible for a driveway. The applicants did not seek an adjustment to the driveway code in order to attempt to locate a loading space on SE 12th Ave. Loading spaces accessed from a local service street, such as SE Ankeny St., allow for loading vehicles to back out onto the street. Loading spaces accessed from busier streets, such as SE 12th Ave, are not allowed to back out. Any exception to the driveway code to allow the loading space to be accessed from SE 12th Ave. would come with the requirement to provide forward motion ingress and egress. This means an on-site turn around for the loading vehicle would be needed. Given the small site size, the on-site turn around would eliminate a substantial portion of the first floor of the building on SE 12th Ave, which would not meet many of the zoning code requirements including limits on vehicle areas, ground floor active use requirements, and ground floor window requirements.

If the applicant was to provide the required loading space, it would be required to be located on the SE Ankeny St. side. SE Ankeny St. is a local service traffic street, making the loading space eligible for rearward motion (the vehicles could back out.) As noted above, SE Ankeny St. is a major bicycle facility and a neighborhood greenway. Neighborhood greenways are low-traffic and low-speed streets where the City gives priority to people walking, bicycling, and rolling. The various codes and policies applied to this street have resulted in a situation where loading vehicles are allowed back out onto a street that has been prioritized for more vulnerable users of the right-of-way. Waiving the requirement for the on-site loading space removes the situation where vehicles back out into a street which experiences a higher level of pedestrian and bicycle demand than a typical local service street. As such, staff finds the adjustment to waive loading is consistent with the classification of the adjacent streets.

If the applicant did provide the required loading space on SE Ankeny St, it would require a curb cut of at least 9-feet in width plus the width of standard driveway wings which are at least 3-feet each per PBOT standard drawing P-528. This results in a minimum of 15-feet of length being used for the driveway. This would result in the loss of an on-street parking space. An on-street parking space is available for anyone to use at any time. A curb cut leading to an on-site loading space is only available for the occupants of the private property to use. The loading space would be used sporadically, where an on-street parking space in this location is likely to be used continuously. In many situations, the loading demand created by a project is sufficient that the impact of having the loading happen in the street would exceed the impact of the loss of a single on street space. Given that the project is entirely micro units and only 1 unit over the requirement for an on-site loading

space, PBOT recognizes that it is possible the loading demand may be balanced out by the retention of the on-street parking space.

Any approval of an adjustment to the on-site loading space requirements of the Zoning Code shall not serve as tacit approval that existing truck loading zones within the vicinity of the site will continue to be available or that new ones will be created to support the proposed development. The applicant should have no expectation that truck loading zones will be available to serve the private delivery loading needs of their project. On-street parking is at a premium in this area. PBOT's parking control section provided guidance that loading should be handled on site or via Temporary Street Use permitting. Staff includes this information to make sure all parties are aware that PBOT is not objecting to the waiver of the loading space, but PBOT also has no intention of creating an on-street loading zone to serve the needs of this building.

For these stated reasons, these approval criteria are met.

- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone.

Findings: No cumulative effects of the two adjustments requests have been identified. *This criterion does not apply.*

- D. City-designated scenic resources and historic resources in Historic, Conservation and National Register Districts and within the boundaries of Historic, Conservation and National Register Landmarks are preserved.

Findings: The site is not within a scenic resource or historic resource protection overlay. *This criterion does not apply.*

- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: Though the loading will have to occur in the right-of-way to service this building, the micro units are the mitigation as they result in small vehicles and short timeframes for move-in and move-out. *This criterion is met.*

- F. If in an environmental zone, the proposal has a few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: The site is not within an environmental overlay zone. *This criterion does not apply.*

Adjustment #2 - Ground Floor Windows (33.510.220) – To provide public art in-lieu of some of the 40% ground floor windows required along the SE 12th (31% of area be windows and remaining area met with public art).

Standard: Ground level facades that face a street lot line, sidewalk, plaza, or other publicly accessible open area or right-of-way must have windows that cover at least 40% of the ground level wall area. Optional artwork can be considered through the Adjustment process.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A through F have been met:

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified.

- B. If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area.

Findings: The purpose of ground floor window standard in the Central City Plan District is to limit blank walls in order to:

- Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas;
- Encourage continuity of retail and service uses;
- Encourage surveillance opportunities by restricting fortress-like facades at street level;
- Avoid a monotonous pedestrian environment; and

The SE 12th frontage provides 31% of the ground floor area in glazed storefront into an active space (laundry). An art mural that covers 21% of the ground floor area will mitigate the loss of glazing into active area on this challenging site with very narrow street frontages. Although the SE Ankeny frontage is meeting the ground floor area for glazing, a sizable art mural is also proposed. Together these art murals will contribute to the eclectic expressions in inner southeast on buildings and along the ROW, such as the newer large wall mural on the building immediately across the 12th Ave, and others that distinguish this area (Art Fills the Void banana, 70' tall geisha) and those up and down SE 12th and along Ankeny. The intent is to select an artist in conjunction with RACC Mural Program. The applicant met with RACC on 4/21/22 to initiate the process. Staff is awaiting a letter of intent from RACC to acknowledge the parameters of the art for these frontages. The applicant is hoping to get this letter in time for the 5/5 hearing.

Given the need for confirmation of the art mural parameters from RACC, the approval criterion is not yet met.

- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone.

Findings: No cumulative effects of the two adjustments requests have been identified. *This criterion does not apply.*

- D. City-designated scenic resources and historic resources in Historic, Conservation and National Register Districts and within the boundaries of Historic, Conservation and National Register Landmarks are preserved.

Findings: The site is not within a scenic resource or historic resource protection overlay. *This criterion does not apply.*

- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: The art mural would mitigate the loss of glazing by contributing excitement and interest to the public realm. *This criterion is met.*

- F. If in an environmental zone, the proposal has a few significant detrimental environmental impacts on the resource and resource values as is practicable.

Findings: The site is not within an environmental overlay zone. *This criterion does not apply.*

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 design review process implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces. While there are many aspects of the proposal that are admirable and successful there are several aspects that warrant further discussion and/or still need to be addressed. Specifically:

- Scale & articulation of side and end walls
- RACC art mural parameters
- Response to different frontages and contexts
- Loss of large windows and Juliet balconies
- Design of setback on 12th, including water feature
- Specificity of landscaping along the east side lot line
- Rooftop unit integration
- Vents & exhaust integration
- Access gate design & quality
- Bike parking Modification
- Need for weather protection

Given these outstanding items the following approval criteria have not been met:

- A5. Enhance, Embellish, and Identify Areas
 - A5-4. Incorporate Works of Art
 - A4. Use Unifying Elements.
 - A7. Establish and Maintain a Sense of Urban Enclosure
 - A8. Contribute to a Vibrant Streetscape
 - B1. Reinforce and Enhance the Pedestrian System
 - B2. Protect the Pedestrian
 - B6. Develop Weather Protection
 - B6-1. Provide Pedestrian Rain Protection
 - C4. Complement the Context of Existing Buildings
 - C2. Promote Quality and Permanence in Development
 - C3-1. Design To Enhance Existing Themes In The District
 - C3-2. Respect Adjacent Residential Neighborhoods
 - C5. Design for Coherency
 - C8. Differentiate the Sidewalk-Level of Buildings
 - C9. Develop Flexible Sidewalk-Level Spaces
 - C11. Integrate Roofs and Use Rooftops
- Modification Approval Criteria Section 33.825.040
Adjustment Approval Criteria Section 33.805.040

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time prior to the Design Commission decision)

Denial of a Design Review for a new 4-5 story building with 41 residential units and bike and laundry rooms and a lobby in the Central Eastside subdistrict of Central City.

Denial of an Adjustments to Ground Floor Windows (33.510.220).

Denial of Modifications to Bike Parking (33.266.210) and Ground Floor Windows (33.140.230).

Procedural Information. The application for this land use review was submitted on January 26, 2022 and was determined to be complete on 03/18/2022.

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 January 26, 2022.

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 a full extension of the 120-day review period as stated with (Exhibit A1). Unless further extended by the applicant, **the 120 days will expire on 3/18/23.**

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 recommendation 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.

This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case. This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance. Any new written testimony should be emailed to Staci Monroe at Planner staci.monroe@PortlandOregon.gov. If you cannot email comments and must mail comments via USPS mail, your comments to the Design Commission can be mailed c/o the Design Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

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 are interested in viewing information in the file, please contact the planner listed on this decision. 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>.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section, select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. You may review the file on this case at the Development Services Building at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Appeal of the decision: The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Design Commission, City Council will hold an evidentiary hearing, one in which new evidence can be submitted to them. Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record on hearing or if you testify at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5,513.00 will be charged.**)

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services website: <https://www.portlandoregon.gov/bds/article/411635>. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

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

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 must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed here.

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

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).

Planner's Name: Staci Monroe

Date: April 28, 2022

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement:
 1. 120-day waiver
 2. Neighborhood Contact Requirement Documentation
 3. Original drawing set
 4. Stormwater Report
 5. Zoning Compliance and Design Guideline responses
 6. Nonconforming sewer line documentation
 7. Revised drawing set 3-8-22
 8. Construction Work Plan – updated from 7/10/17 version
 9. Revised drawing set 4-12-22
 10. SE 12th setback options
 11. Applicant email in response to Staff concerns 4/19/22
- B. Zoning Map (attached):
- C. Plans & Drawings:
 1. through .80 (C19, C31-C34 attached)
- D. Notification information:
 1. Request for Response
 2. Posting letter sent to applicant
 3. Notice to be posted
 4. Applicant's statement certifying posting
 5. Mailing list
 6. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Bureau of Transportation Engineering
 3. Bureau of Parks-Forestry Division
 4. Life Safety Plan Review Section of BDS
 5. BES Request for Completeness Response
 6. PBOT Request for Completeness Response
- F. Letters: none
- G. Other:
 1. Original LUR Application
 2. Incomplete Letter dated 2/16/22
 3. DAR drawings (EA 21-047286 DA)
 4. DAR summary memo (EA 21-047286 DA)
- H.

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).

Type III Land Use Review

MEMORANDUM

Date: 4/28/22
To: Design Commission
From: Staci Monroe, Design / Historic Review Team
503-865-6516 | staci.monroe@portlandoregon.gov
Re: LU 22-107111 DZM AD – YBP Ankeny
Type III Design Review – May 5, 2022

This memo is regarding the upcoming Design Review on May 5th for YBP Ankeny. The following supporting documents are available as follows:

- **Drawings** – accessed at efiles.portlandoregon.gov/record/14994611. Note, Commissioners who requested hard copies will receive the drawing set by courier.
- **DAR Summary** - accessed at efiles.portlandoregon.gov/record/14994611
- **Guideline matrix** - attached to this memo

I. PROGRAM OVERVIEW

New 4-5 story building on the L-shaped property at 1122 SE Ankeny in the Central Eastside subdistrict of Central City. The building will be comprised of 41 prefabricated modular units and include bike and laundry rooms and a lobby. The proposed exterior cladding is fiber cement panel and plank siding, vinyl windows and aluminum storefront.

II. DEVELOPMENT TEAM BIO

Architect Leslie Cliffe | Bora Architects
Owner Aadne Tønning | HMS Development | YBP Ankeny LLC
Project Valuation \$6.5 million

III. DESIGN REVIEW APPROVAL CRITERIA – See attached matrix.

- Central City Fundamental Design Guidelines
- Central Eastside Design Guidelines
- Adjustments Reviews – Section 33.805.040
- Modifications through Design Review – Section 33.825.040

III. MODIFICATIONS

1. Bike Parking – To provide additional vertical bike parking spaces in-lieu of horizontal spaces and one large bike space.
2. Bike Parking – To reduce the maneuvering area behind the stacked spaces from 8' to 5'-6".
3. Ground Floor Windows – To provide public art in-lieu of some of the 50% of the length for ground floor windows on SE 12th (39% of length be windows and remaining length met with public art).

IV. ADJUSTMENTS

1. Loading – To not provide one required Type B loading space on-site.
2. Ground Floor Windows – To provide public art in-lieu of some of the 40% ground floor windows required along the SE 12th (31% of area be windows and remaining area met with public art).

V. STAFF RECOMMENDATION

Staff found that the proposal with Modifications and Adjustments does not yet meet the applicable approval criteria, therefore, the Staff Report recommends denial. While there are many aspects of the proposal that are admirable and successful there are several aspects that warrant further discussion and/or still need to be addressed. Specifically:

- Scale & articulation of side and end walls
- RACC art mural parameters
- Response to different frontages and contexts
- Loss of large windows and Juliet balconies
- Design of setback on 12th, including water feature
- Specificity of landscaping along the east side lot line
- Rooftop unit integration
- Vents & exhaust integration
- Access gate design & quality
- Bike parking Modification
- Need for weather protection

VI. PROCEDURAL NOTES

- The subject proposal was heard before the Design Commission at a voluntary Design Advice Requests (DAR) meeting, held on 6/17/22. Summary of Commission comments can be accessed at efiles.portlandoregon.gov/record/14994611
- The application was submitted on 1/26/22 and deemed complete on 3/18/22. A hearing was scheduled within 48 days of the complete date.