

### City of Portland, Oregon - Bureau of Development Services



Early Assistance Application	File Number: 14-	illie	27.20	0	
FOR INTAKE, STAFF USE ONLY		1412	SU DA		
Date Rec 41514 by & Sandy	Appt Date/Time				_
LU Reviews Expected D?	Qtr Sec Map(s) 35	29	Zoning (	258	Cox
☐ Required ☐ Optional	Plan District ma				0
[Y] [N] Unincorporated MC	Neighborhood So	1:			
[Y] [N] Flood Hazard Area (LD & PD only)	District Coalition St	- 1			
[Y] [N] Potential Landslide Hazard Area (LD & PD only)		THEPOY	ETLANK	>	
[11 [11] 1 Statuta Estatus Financia (Sec. 21)	Neighborhood within 4				sula o
APPLICANT: Complete all sections below the					
Project Description - include proposed stormwater di		arce	Is alox	24	
	plex in 2 p	4 /	90 Res	ide	ntin
Apartment building com SW Landing Brive with Units and 177 parking disposal method to be	approximates ig stalls.  determined	Stur	90 Res	1 de	ntin
Project Description - include proposed stormwater dispartment building com SW Landing Brive With Units and 177 parking dispark method to be  Design Review (New development: give project valuation. Ren	approximates ig stalls.  determined	alue) \$_	90 Res	000 No m	eeting, en notes ded
Project Description - include proposed stormwater dispartment building com SW Landing Brive With Units and 177 parking Olis posul method to be Design Review (New development: give project valuation. Ren	plex in 2 f approximately stalls. determined	alue) \$_	90 Rs mwa te 24,000,	000 No m	en notes
Project Description - include proposed stormwater dis Apartment by Iding Com SW Landing Drive With Units and 177 Parking dis posel method to be Design Review (New development: give project valuation. Rer Early Assistance Type	city Reviewers  BDS Land Use Services. Transportation, Environmental Services, Water, others as	alue) \$_	90 Res	000 No m	en notes ded
Project Description - include proposed stormwater di  Apartment building Com  SW Landing Drive With  Units and 177 Parkin  Olis posul method to be  Design Review (New development: give project valuation. Rer  Early Assistance Type  Pre-application Conference required for Type III and IV land use reviews	city Reviewers  BDS Land Use Services, Transportation, Environmental Services, Water, others as needed  BDS Land Use Services, Design	alue) \$_	90 Res mwn te 24,000, g & written provided \$4,114	000 No m	en notes
Project Description - include proposed stormwater discharactment building come SW Landing Brive With SW Landing Brive With SW Landing Brive With Jones and 177 parking of the Design Review (New development: give project valuation. Remarks Assistance Type  Pre-application Conference required for Type III and IV land use reviews  Design Commission Advice Request presentation at Design Commission  Early Assistance - Zoning and Infrastructure Bureaus	city Reviewers  BDS Land Use Services. Transportation, Environmental Services, Water, others as needed  BDS Land Use Services, Design Commission  BDS Land Use Services, Transportation, Environmental Services, Water, others as needed	alue) \$	90 Res mwn te 24,000, g & written provided \$4,114	000 No m writte provi	en notes ded
Project Description - include proposed stormwater discharged and I	City Reviewers  BDS Land Use Services, Transportation, Environmental Services, Water Services, Transportation, Environmental Services, Water Services, Water Services, Water	Meeting notes p	90 Res mwn Te 24,000, g & written provided \$4,114 \$2,520 \$1,462	000 No m writte provi	\$1,05

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

Transportation, Environmental

Services, Water

\$450

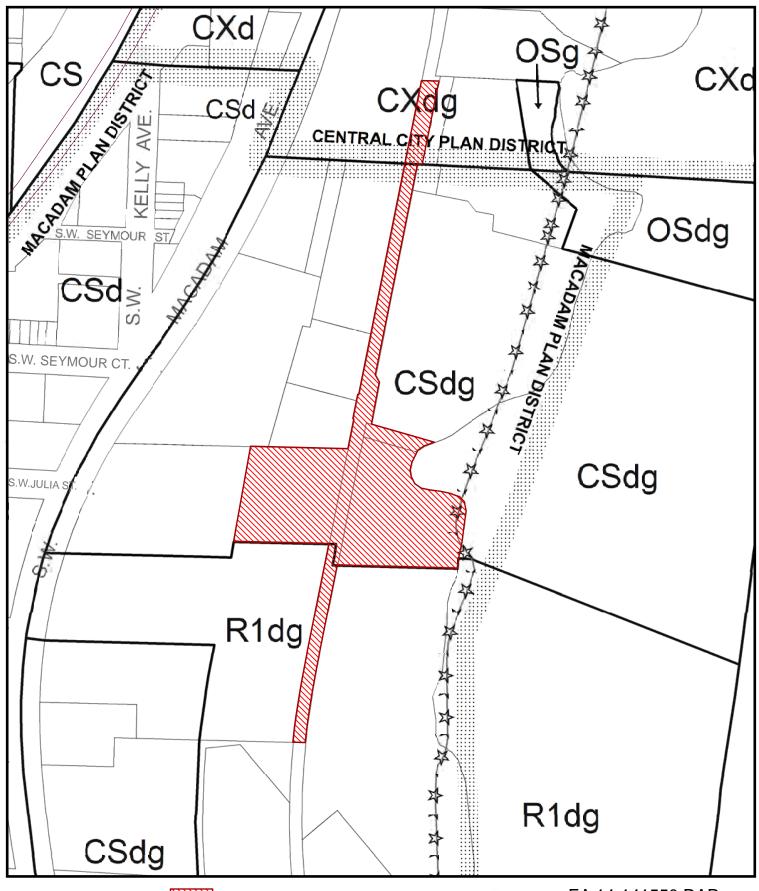
\$150

☐ All other development

☐ Public Works Inquiry for 1-2 housing units

No land use review or property line adjustment expected

Day Phone 503 445 73/2 FAX 503445 7395  Check all that apply Applicant Owner Other De Name Lee Novnk Company For Mailing Address 174/ Village Center City Las Vegas NV State NV Day Phone 702 405/267 FAX 702 405 1252  Check all that apply Applicant Owner Other	zip Code 97209  email Kurts@Sera polx. Conveloper  re Property Company
Mailing Address 338 NW 5 <sup>th</sup> Ave  City Portland State OK  Day Phone 503 445 73/2 FAX 503445 7395  Check all that apply Applicant Owner Other De  Name Lee Novak Company Fo  Mailing Address 1741 Village Center Ci  City Las Vegas NV State NV  Day Phone 702 405 1267 FAX 702 405 1252  Check all that apply Applicant Owner Other  Name Company  Mailing Address  City State  Day Phone FAX  Submit the following:  Fee  Two site plans, to scale, (8.5x11 inches) showing: 1) existing and prograter, sewer and stormwater connections and facilities; 3) lot dimensional Building elevations  Additional two site plans, to scale, 11x17 inches or larger in size	zip Code 97209 email Kurts@Serapdx.com veloper re Property Company
City Portland State OK Day Phone 503 445 73/2 FAX 503445 7395  Check all that apply Applicant Owner Company Form Mailing Address 174/ VIII and Center CI City Las Vegas NV State NI Day Phone 702 405 1267 FAX 702 405 1252  Check all that apply Applicant Owner Other  Name Company Mailing Address City State Day Phone FAX  Submit the following: Fee Two site plans, to scale, (8.5x11 inches) showing: 1) existing and programment of the plans of the pl	reloper re Property Company
Check all that apply Applicant Owner Company For Mailing Address 1741 Village Center City Las Vegas NV State NV  Day Phone 702 405 1267 FAX 702 405 1252  Check all that apply Applicant Owner Company Mailing Address  City State FAX  Submit the following:  Fee  Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposed water, sewer and stormwater connections and facilities; 3) lot dimensional Building elevations  Additional two site plans, to scale, 11x17 inches or larger in size	reloper re Property Company
Check all that apply	reloper re Property Company ricle
Mailing Address 1741 VIII. 19 Center CI City Las Vegas NV State NV Day Phone 702 405 1267 FAX 702 405 1252  Check all that apply Applicant Owner Other Name Company Mailing Address City State Day Phone FAX  Submit the following: Fee Two site plans, to scale, (8.5x11 inches) showing: 1) existing and prorwater, sewer and stormwater connections and facilities; 3) lot dimensi Building elevations Additional two site plans, to scale, 11x17 inches or larger in size	re Property Company
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City	rcle ggin 1
Day Phone 702 405 1267 FAX 702 405 1252  Check all that apply Applicant Owner Other  Name Company  Mailing Address  City State  Day Phone FAX  Submit the following:  Fee  Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposition water, sewer and stormwater connections and facilities; 3) lot dimensi Building elevations  Additional two site plans, to scale, 11x17 inches or larger in size	89101
Check all that apply Applicant Owner Other	Zip Code 89/34
Check all that apply Applicant Owner Other	email /novake fore Property
Mailing Address  CityState  Day PhoneFAX  Submit the following:  Fee  Two site plans, to scale, (8.5x11 inches) showing: 1) existing and propositely according to the plans, to scale, (8.5x11 inches) showing: 3) lot dimensional Building elevations  Additional two site plans, to scale, 11x17 inches or larger in size	
Mailing Address  City	
City	
Day PhoneFAX	Zíp Code
Submit the following:  Fee  Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposite plans, to scale and stormwater connections and facilities; 3) lot dimensional Building elevations  Additional two site plans, to scale, 11x17 inches or larger in size	email
<ul> <li>Fee</li> <li>Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposition water, sewer and stormwater connections and facilities; 3) lot dimensi</li> <li>■ Building elevations</li> <li>■ Additional two site plans, to scale, 11x17 inches or larger in size</li> </ul>	
List questions to be discussed.	osed development; 2) existing and proposed ns, north arrow and ground elevation
	. 1
	. 1
Following a pre-application conference, the summary report with web link of you prefer to receive paper copies, please check this box.	



**ZONING** 



Site



Historic Landmark



Recreational Trail



This site lies within the:
MACADAM PLAN DISTRICT

File No. <u>EA 14-141550 DAR</u>

1/4 Section <u>3429,3529</u>

Scale <u>1 inch = 200 feet</u>

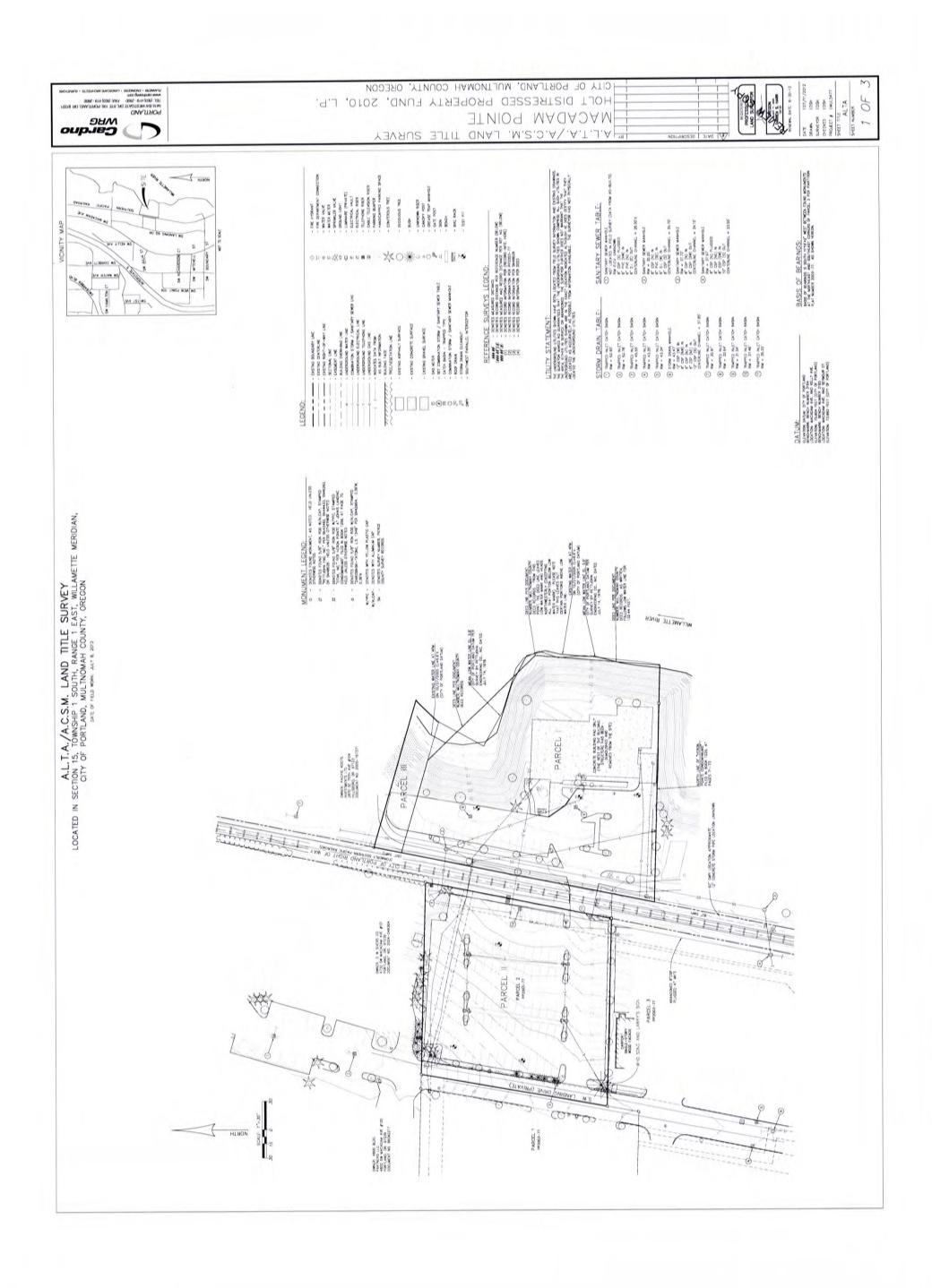
State\_Id <u>1S1E15BA 602</u>

Exhibit <u>B</u> (Apr 16,2014)



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SITE LOCATION 1





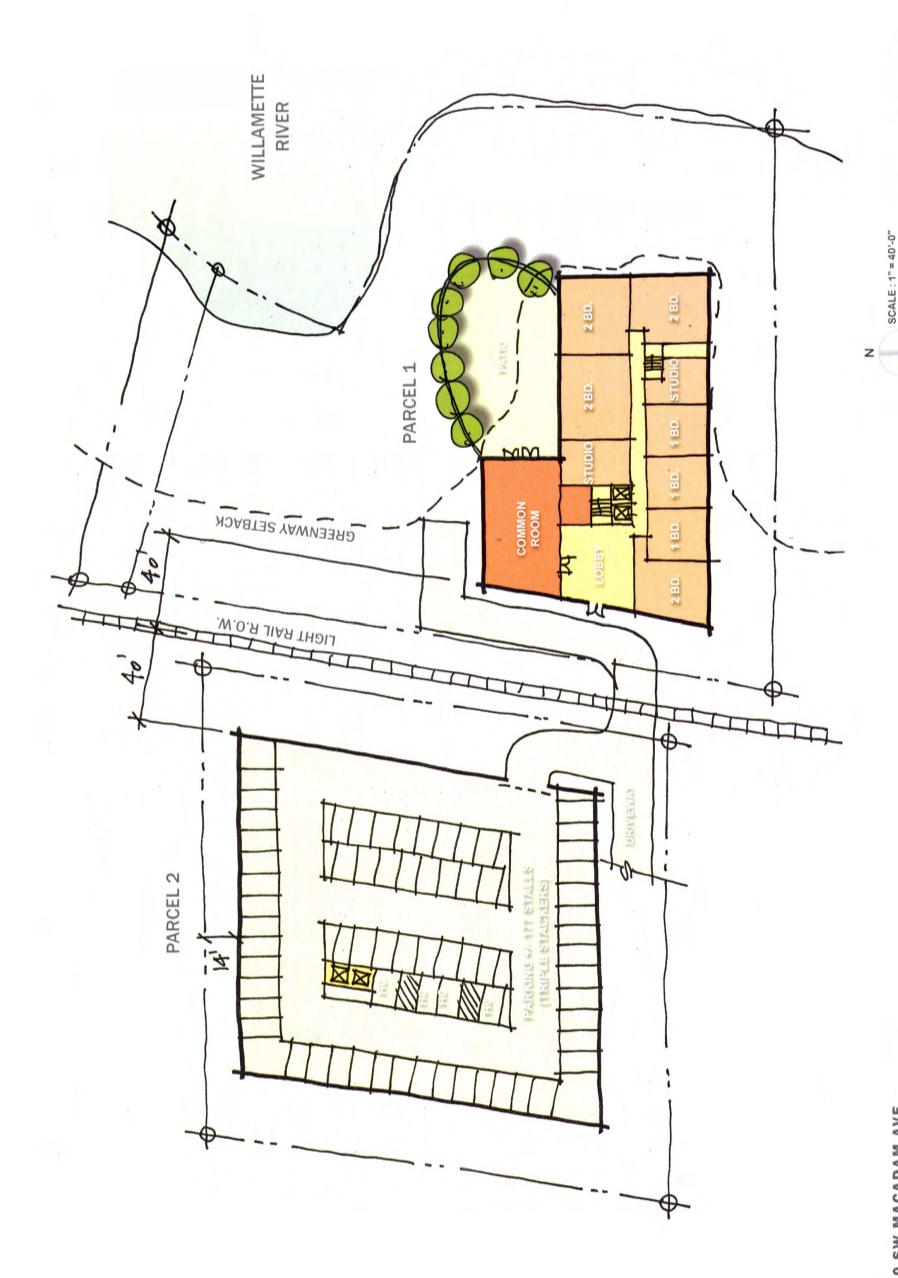
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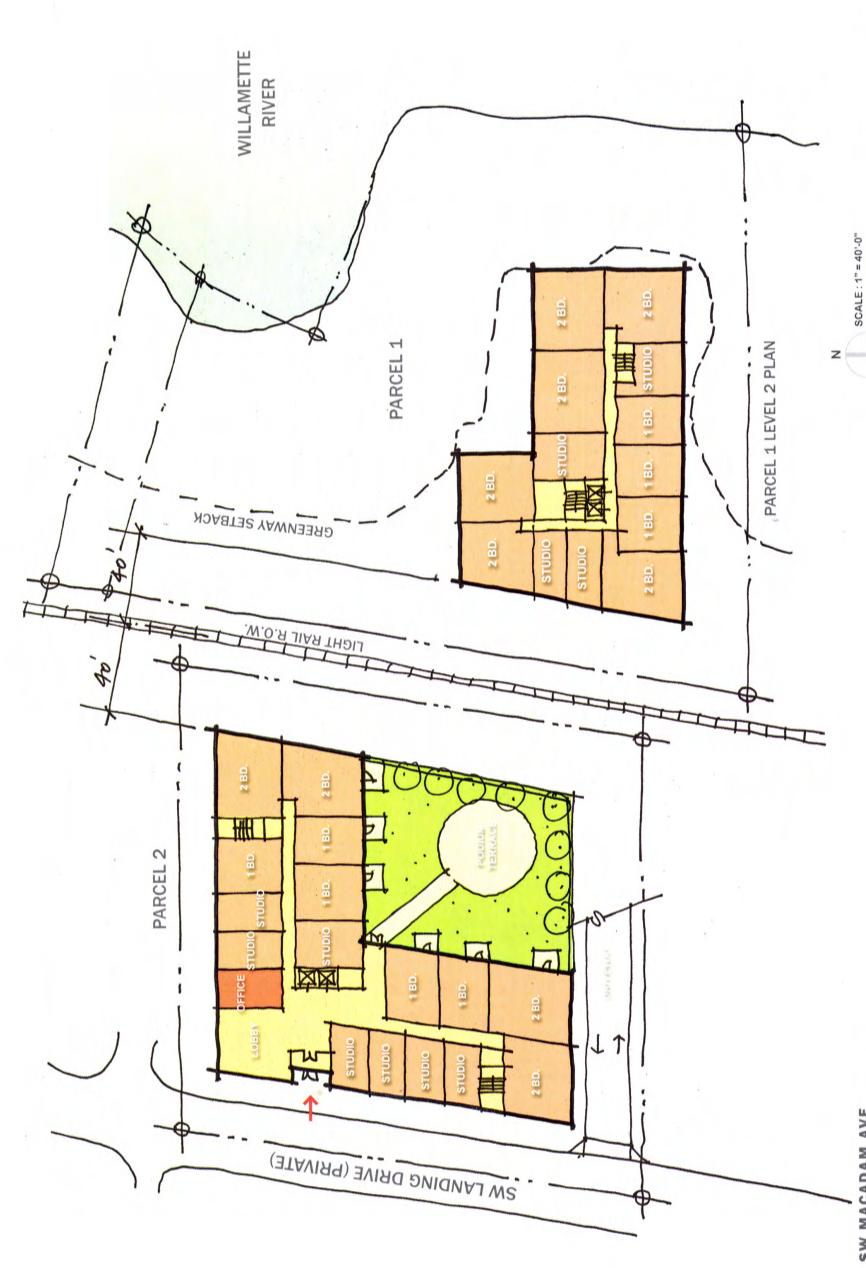
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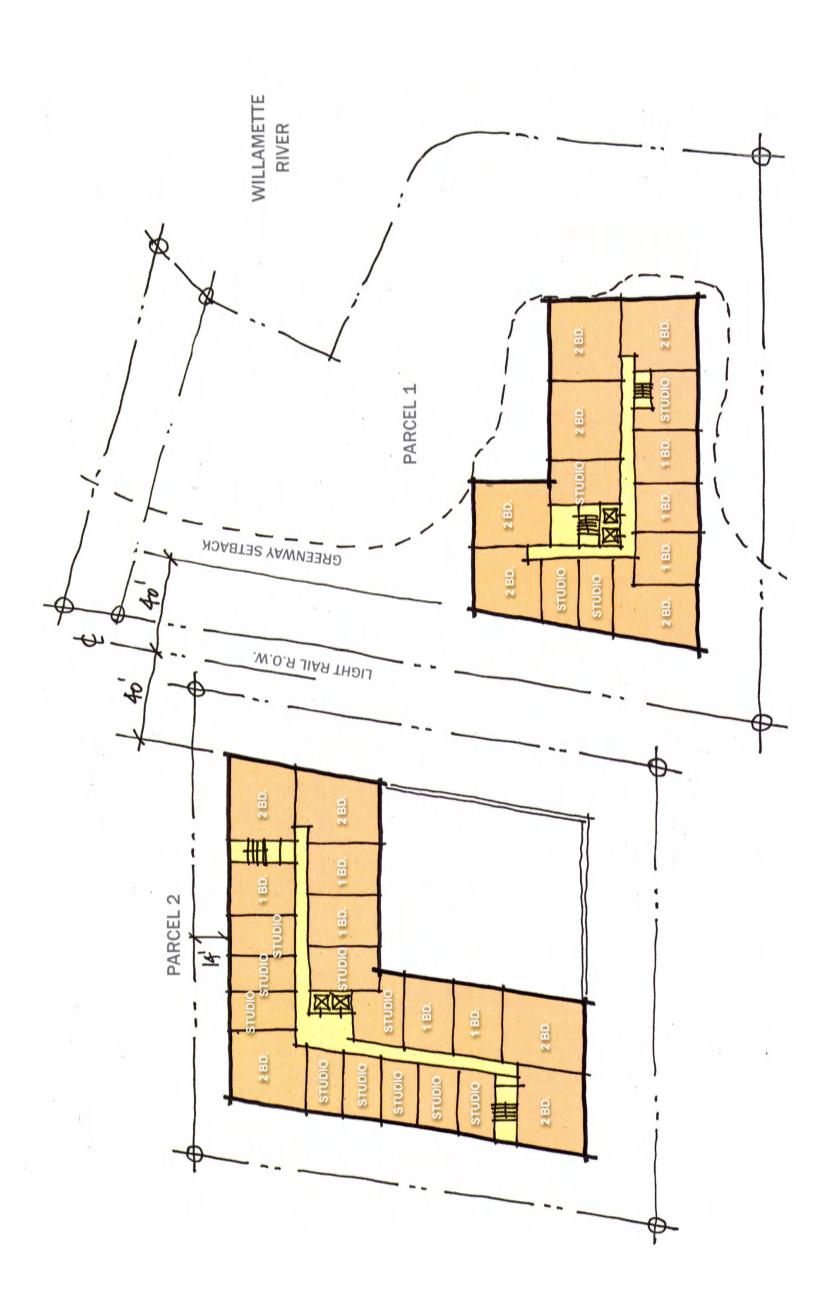


603

40,

20,

02.13.2014



SCALE: 1" = 40'-0"

9

.09

# 4640 SW MACADAM PROJECT DATA

OTAL oss SF	33,885	26,800	26,800	26,800	26,800	26,800	15,300	183,185
N. S. W. C.	6,900	20,530	23,190	23,190	23,190	23,190	13,300	rentable area 133,490
	თ	58	33	33	33	33	20	190
Parking T Stalls U	177							177
FAR	4,680	15,300	15,300	15,300	15,300	15,300	15,300	96,480
Ave Unit Size		999	985	999	999	999	999	999
Units		9	20	20	20	20	20	116
Total Gross	22,385	15,300	15,300	15,300	15,300	15,300	15,300	114,185
partment Rentable		10,640	13,300	13,300	13,300	13,300	13,300	rentable area 77,140
Sommon A		4,660	2,000	2,000	2,000	2,000	2,000	14,660
Parking C	22,385							22.385
FAR	11,500	11,500	11,500	11,500	11,500	11,500	0	000 69
Ave nit Size	797	761	761	761	761	761		761
	თ	13	13	13	13	13		74
	11,500	11,500	11,500	11,500	11,500	11,500		69 000
	6,900	9,890	9,890	9,890	9,890	9,890		rentable area
ommon A Area F	2,600	1,610	1,610	1,610	1,610	1,610		10 650
12 ( WALL	2,000							2 000
*								TOTAL SOLIABE EEET
FLOOR	Ground	Ground	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	PINTOT
EVEL	Ε.		2 -	٠ س	4	22	. 9	
	FLOOR Amenity Common Apartment Total Units Ave FAR Parking Common Apartment Total Units Ave FAR Area Rentable Gross Unit Size	FLOOR Amenity Common Apartment Total Units Ave FAR Area Rentable Gross Unit Size  - Ground -	FLOOR         Amenity         Common         Apartment         Total         Unit Size         FAR         Parking         Common         Apartment         Total Apartment	FLOOR         Amenity         Common         Apartment         Total         Unit Size         Ave         FAR         Parking         Common         Apartment         Total Size         Ave         FAR         Parking         Common         Apartment         Total Total Size         Ave         FAR         Parking         Common Apartment         Total Size         Ave         FAR         Parking Size         Total April Size         Ave         FAR         Parking Size         Total April Size         Ave         FAR         Parking Size         Total April Size         Ave         FAR         Ave         FAR         Parking Size         Ave         FAR         Ave         Ave         FAR         Ave         Ave <td>FLOOR         Amenity         Common         Apartment         Total         Unit Size         Apartment         Total         Unit Size         Apartment         Total of Loors         Apartment         Apartment         Total of Loors         Apartment         Apartment         Apartment         Total of Loors         Apartment         Apartment</td> <td>FLOOR         Amenity         Common         Apartment         Total         Unit Size         FAR         Parking         Common         Apartment         Total District         Unit Size         FAR         Parking         Total District           -         Ground         2,000         2,600         6,900         11,500         &lt;</td> <td>FLOOR         Amenity         Common         Apartment         Total         Unit Size         FAR         Parking         Common         Apartment         Total         Unit Size         FAR         FAR         FAR         Parking         Common         Apartment         Total         Unit Size         FAR         Parking         Ground           -         Ground         2,000         2,600         11,500</td> <td>FLOOR Found Amoning Amoning Common Apartment Total Units Ave FAR Parking Total Units Rentable Gross Unit Size Rentable Gross Total Unit Size Total Unit Si</td>	FLOOR         Amenity         Common         Apartment         Total         Unit Size         Apartment         Total         Unit Size         Apartment         Total of Loors         Apartment         Apartment         Total of Loors         Apartment         Apartment         Apartment         Total of Loors         Apartment         Apartment	FLOOR         Amenity         Common         Apartment         Total         Unit Size         FAR         Parking         Common         Apartment         Total District         Unit Size         FAR         Parking         Total District           -         Ground         2,000         2,600         6,900         11,500         <	FLOOR         Amenity         Common         Apartment         Total         Unit Size         FAR         Parking         Common         Apartment         Total         Unit Size         FAR         FAR         FAR         Parking         Common         Apartment         Total         Unit Size         FAR         Parking         Ground           -         Ground         2,000         2,600         11,500	FLOOR Found Amoning Amoning Common Apartment Total Units Ave FAR Parking Total Units Rentable Gross Unit Size Rentable Gross Total Unit Size Total Unit Si

Parcel 2 Unit Count	_	yp Size	Mix
2 BR	29	1000	25%
1 BR	30	670	26%
Studio	57	490	49%
Total	116		

Mix 46% 31% 23%

Parcel 1 Unit Count 2 BR 1 BR Studio Total

Total Unit Count		Mix
2 BR	63	33%
1 BR	53	28%
Studio	74	38%
Total	190	%001

165,480 191,664 MAX

703

0.93 per unit

26,800

703

26,800

703

26,800

26,800

767

26,800

703

15,300

999







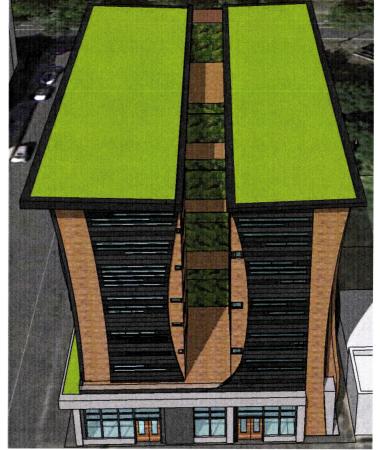




## THE WOODS | CONCEPT

The Woods concept, represented through the main facade of staggered sections of undulating wall, is an abstract representation of a forest, meant to give the viewer the sense of looking at dappled light through a grove of trees. The dark siding material, with matching windows and metal siding to create a dual effect- during the day, the siding will look like one solid band, while at night, the lit windows will give the appearance of the bark of trees.













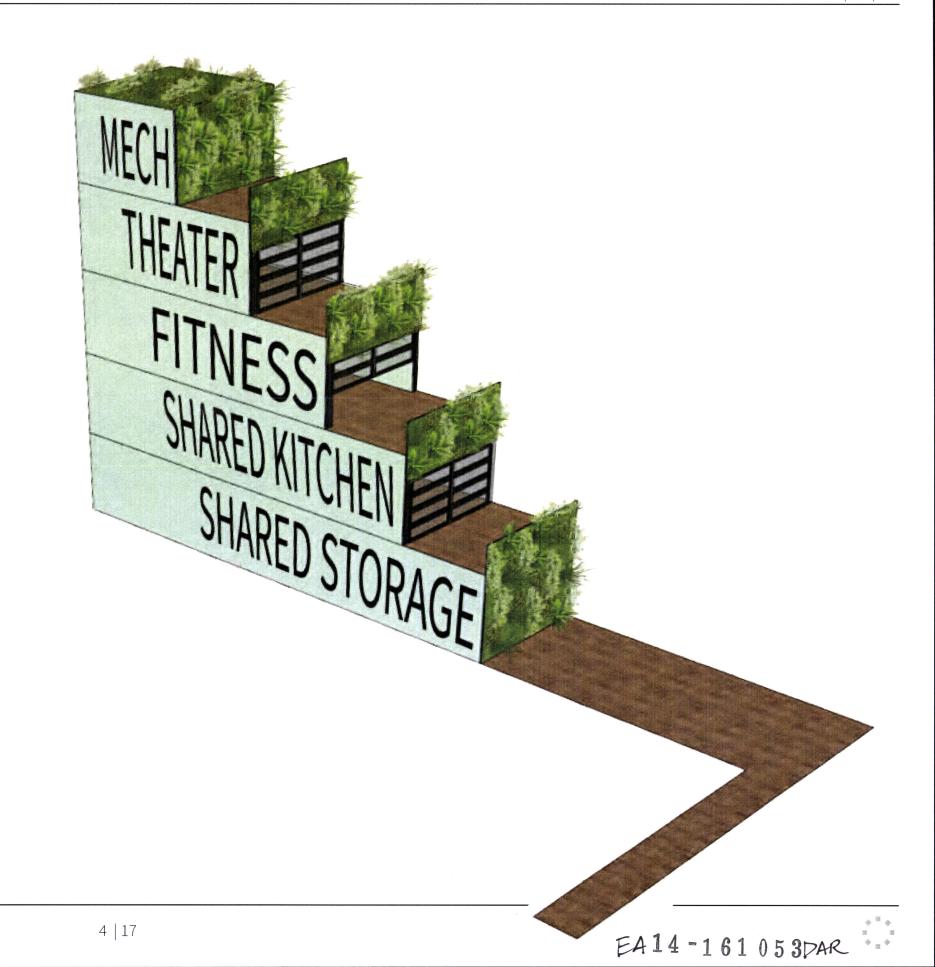


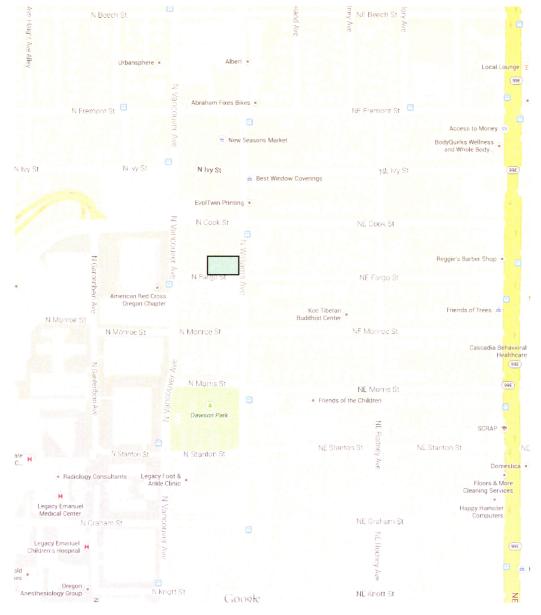


#### THE WOODS COURTYARD

On the east side of the building, along busteling North Williams Avenue, the forest-like walls clear to reveal the core of The Woods, a central courtyard feature of five platforms that step progressively back into the building. This space provides the main social area for the residentseach platform features an open roof deck space as well as a key amenity - a movie theater on one level, a gym below, and a shared kitchen space and shared storage occupy the bottom two levels. The face of each of these deck spaces will host a living wall and water feature, giving residents the experience of walking out their door to greet a vegetated living wall right outside their home. These spaces will be ideal for both individual relaxation and group socialization, connecting the residents with each other, the building, natural elements, and the urban landscape. A butterfly roof will drain rainwater down from the platforms into the courtyard area, which will then collect into a large rain water cistern at the ground level, making the courtyard both a social and functional space.



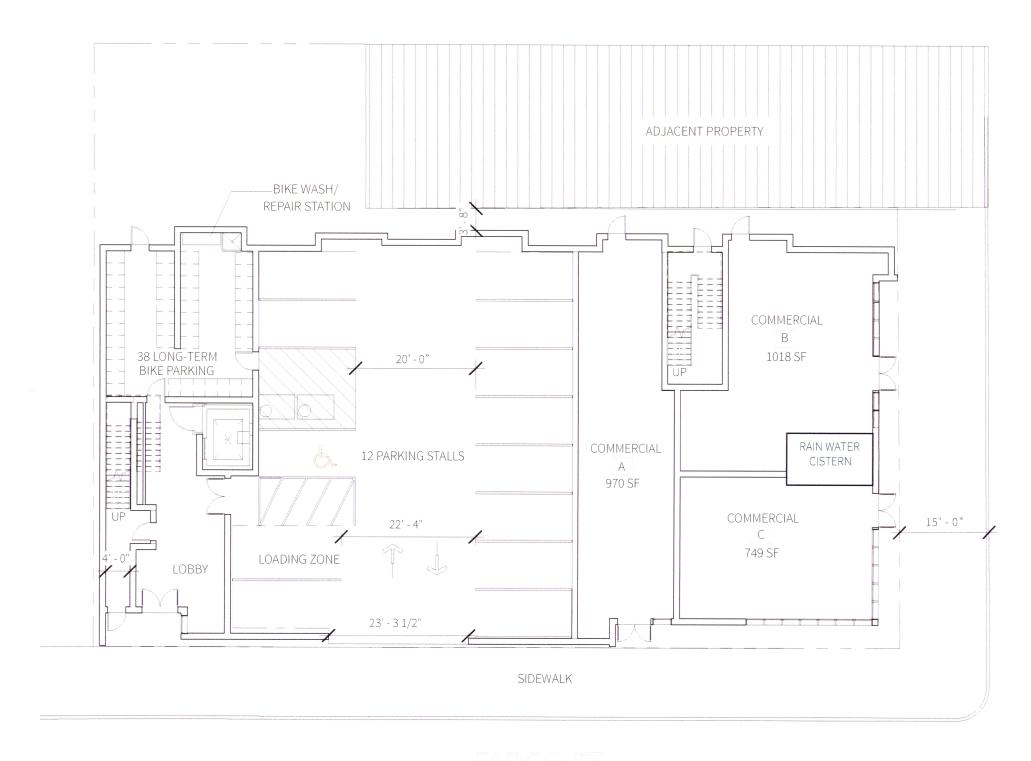


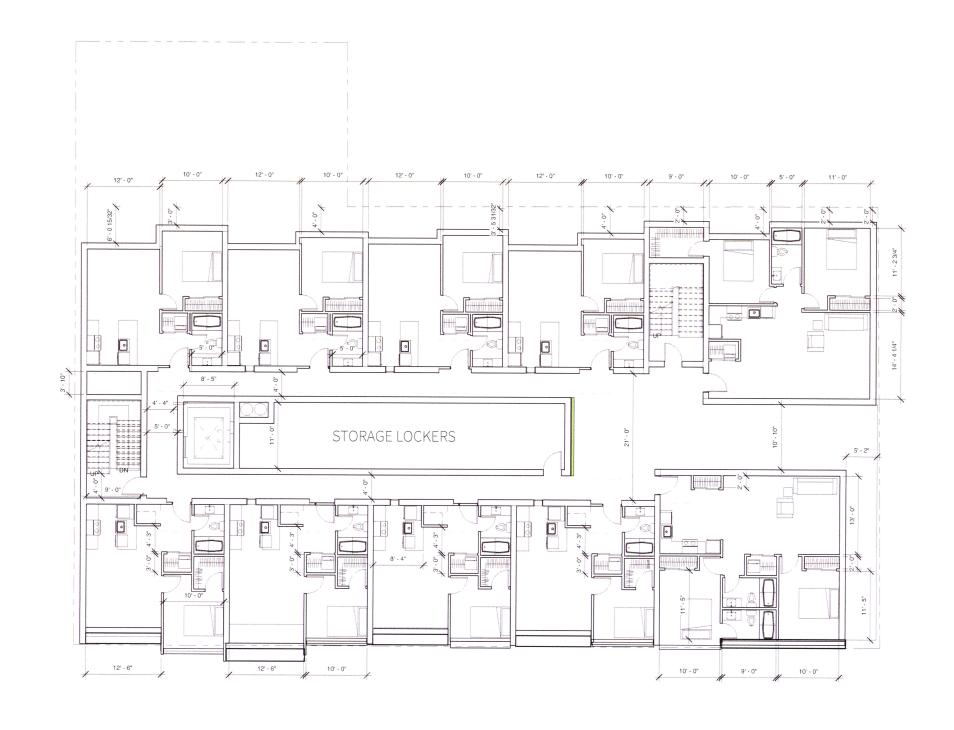


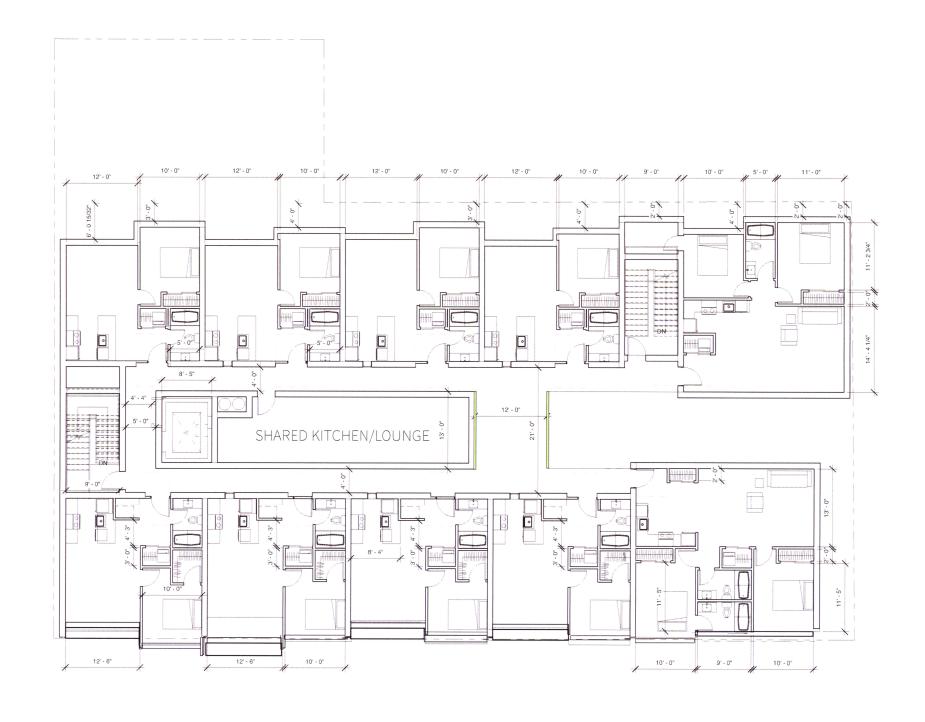


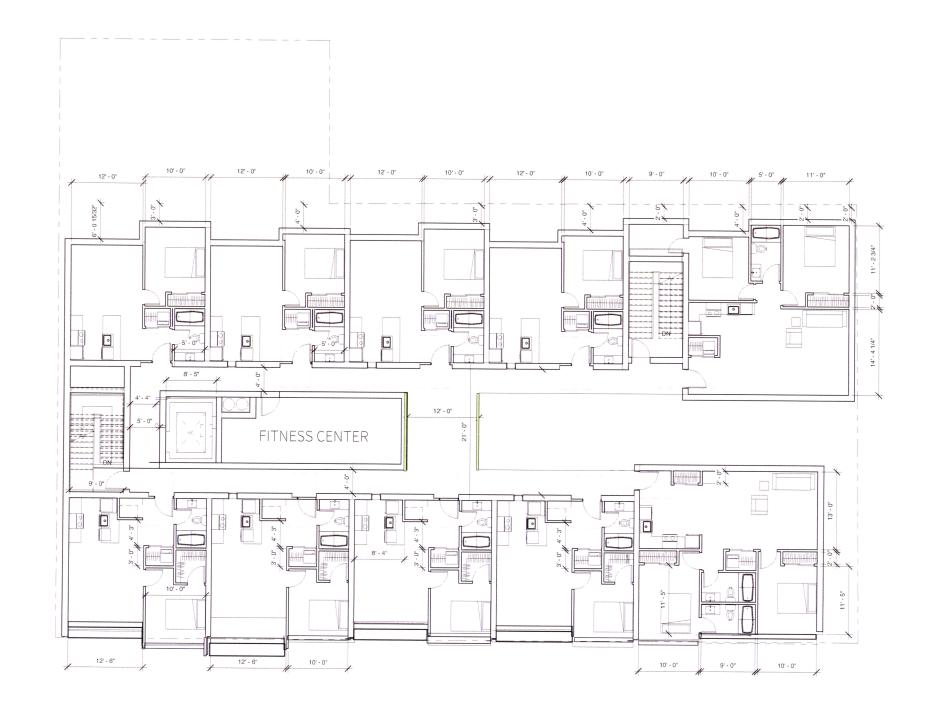
SITE

PROPERTY ID: P308609

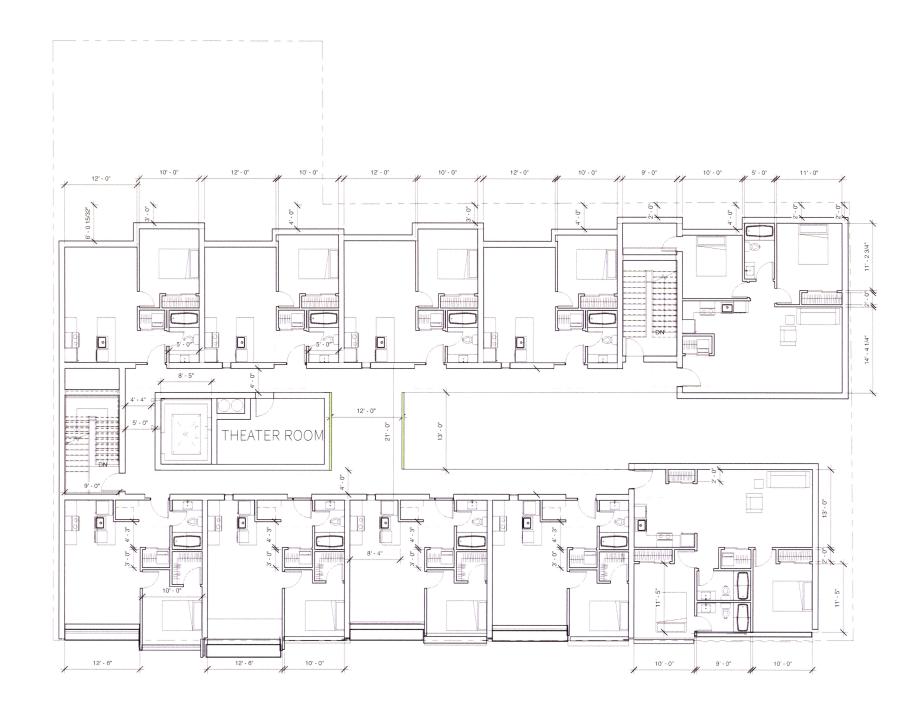


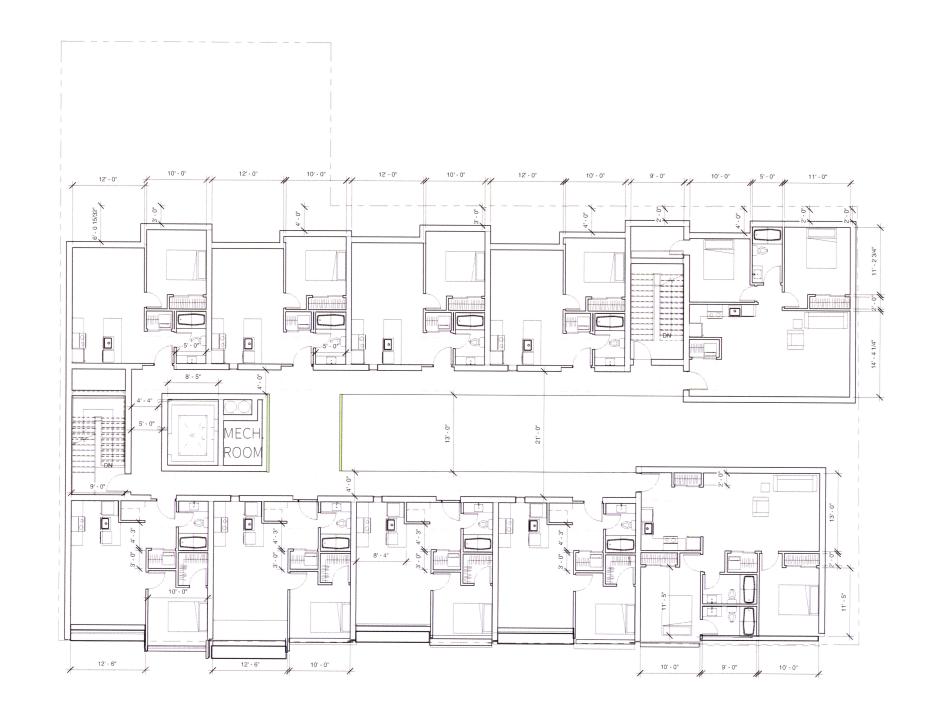






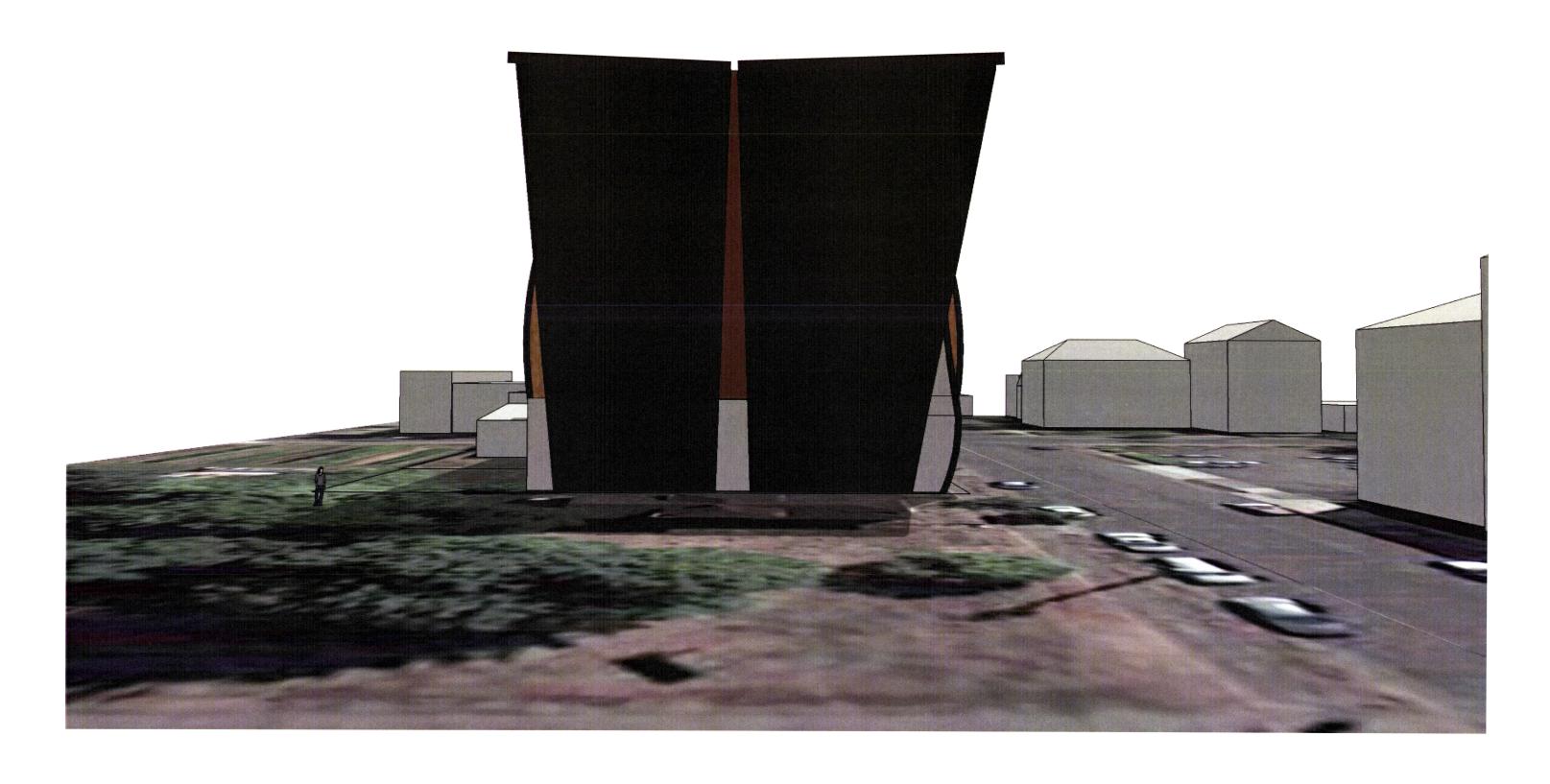
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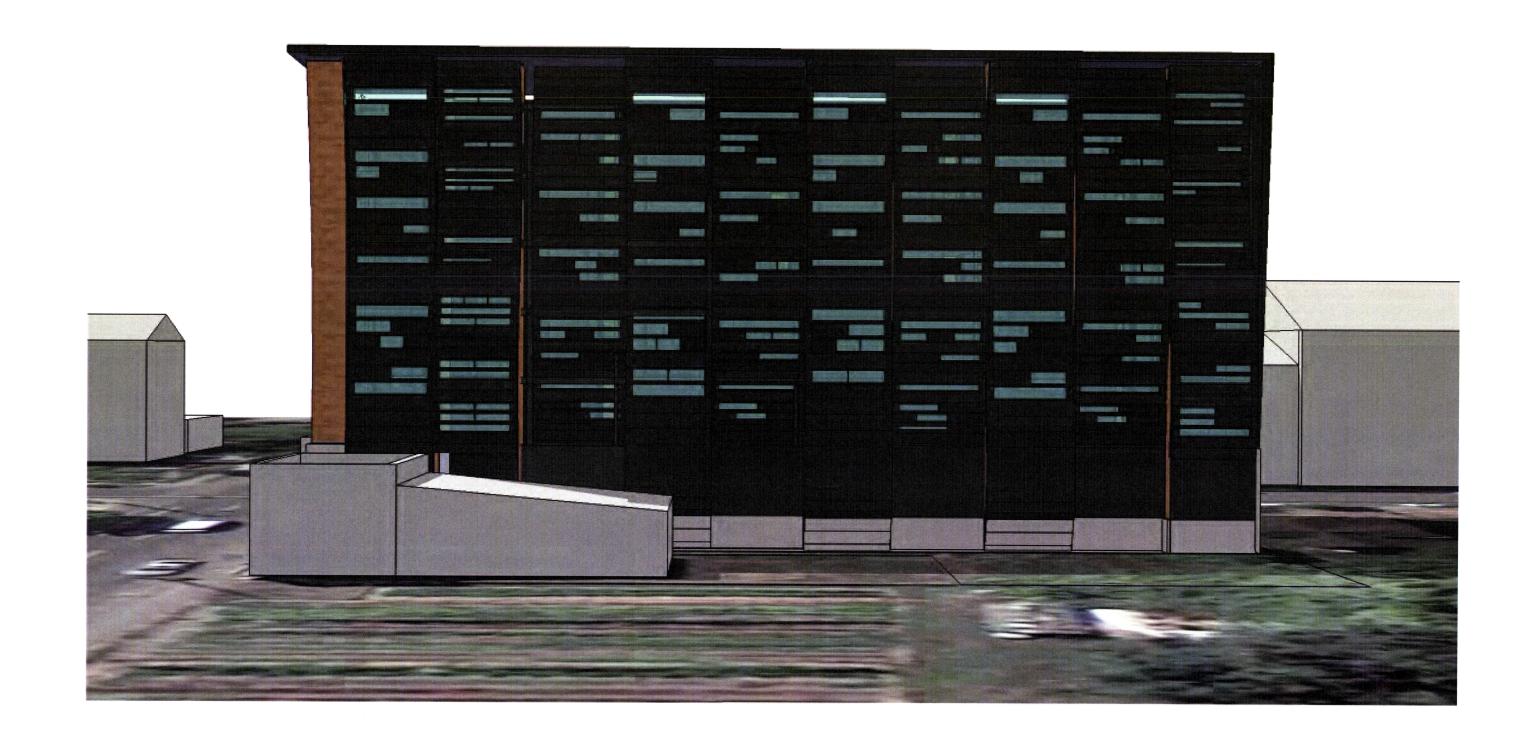














## THE WOODS





## EARLY ASSISTANCE COMMENTS AND CHANGES

To the left you can see a "before and after" glimps of the building based on the comments we recieved at the early assistance meeting.

Some of the general remarks were that bicycle storage should be on the ground level near the garage and not on the second floor (where the storage space is now). As well as the stair to access this bicycle storage at the second level was not nearly large enough.

We moved the residentail entrace/lobby to North fargo street to allow access to the garage and bycicle storage for the residents, This allowed a more substaintial activation of the North Willaims Street facade at the ground level.

There was concern of the courtyard facing east/west. We ammended the design in several attempts to orient the main courtyard facing south, however this orientation resulted in a major loss of units and compromised many of the design concepts integral to the themes of the Woods. South facing residences allow every unit to have windows facing south AND north, allowing living spaces to interact directly with daylight and engage with both the street and the courtyard. Light and airy living spaces and constant circulation were integral to the individual unit design- while the courtyard space is activated by the social setting and natural features, with the high walls and vegetated waterfalls mimicking the magnificent and open space of the Oneonta Gorge, the residences depend on the southern exposure and constant air flow to create a comfortable living space.