







# application

PROPERTY: 2140 NW QUIMBY STREET PORTLAND OREGON  
RE: APPLICATION FOR A TYPE III DESIGN REVIEW  
SUBMITTED: JUNE 26, 2014  
REVISED: AUGUST 28, 2014

# project team

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ENTITLEMENT CONSULTANT GUARDIAN REAL ESTATE SERVICES

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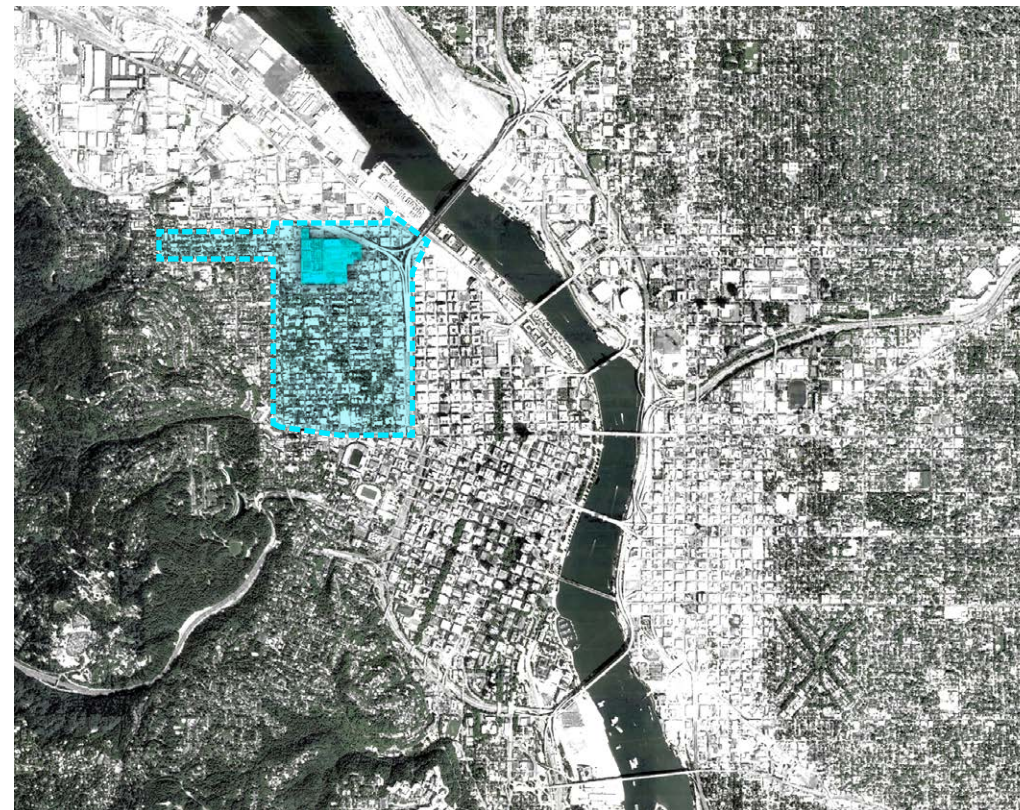
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# site location

Q21 is a mixed-use multifamily project proposed on a 200' x 260' site located in the Northwest Plan District just south and west of the Northwest Master Plan (highlighted at left).

The immediate neighborhood is described as a "Transition Area" within Appendix J of the Community Design Guidelines. It features larger industrial warehouse buildings, commercial office and institutional buildings (including Legacy Good Samaritan Hospital) and surface parking areas built in the post world war II era. There is less of the fine-grained potpourri of pre-war residential and mixed use buildings that typify much of the rest of the Northwest District. The area is on the verge of rapid transformation, however, and Q21 is emblematic of that change, featuring buildings that are of a higher density than many of the historic predecessors but which are more responsive to the pattern of diverse, smaller scale uses, frontages and building types that characterize the prevailing historic fabric of the greater District.



AERIAL OF THE CENTRAL CITY AREA WITH THE NORTHWEST PLAN DISTRICT OUTLINED



AERIAL OF THE IMMEDIATE SITE AREA WITH THE NORTHWEST MASTER PLAN OUTLINED



# site location



OVERHEAD PHOTO LOOKING NORTHEAST TOWARD THE FREMONT BRIDGE



# site history

| 1850s |



The site, now straddling Slabtown, Nob Hill, the Pearl District to the east, and the Northwest Industrial District, was relatively undeveloped through the end of the end of the 1800s and early 1900s.

The area was home to farming Chinese immigrants, poor workers, and various industry. The primary industry of the area at the turn of the century were wood mills taking advantaged of the still forested Portland hills.

The slabs of wood that were discarded to make milled lumber were stacked in large bundles around slabtown for cheap firewood and industrial use. The large piles of slabwood is how slabtown got its name.

| 1870s |



The turn of the century saw what has become defining features of the area. On top of Guilde's lake and the surrounding marshy area, to the north, was built an artificial island as the site of the 1905 Lewis and Clark Exposition. The lake was later permanently filled in to become the northwest industrial district.

Montgomery Ward built their now iconic Montgomery Park building just to the south of the industrial area, cementing northwest Portland's industrial and warehouse use.

The area also continued to be built up for single and shared housing for workers of the industrial area.

| 1890s |



| 1910s |



| 1930s |

| 1950s |

| 1970s |



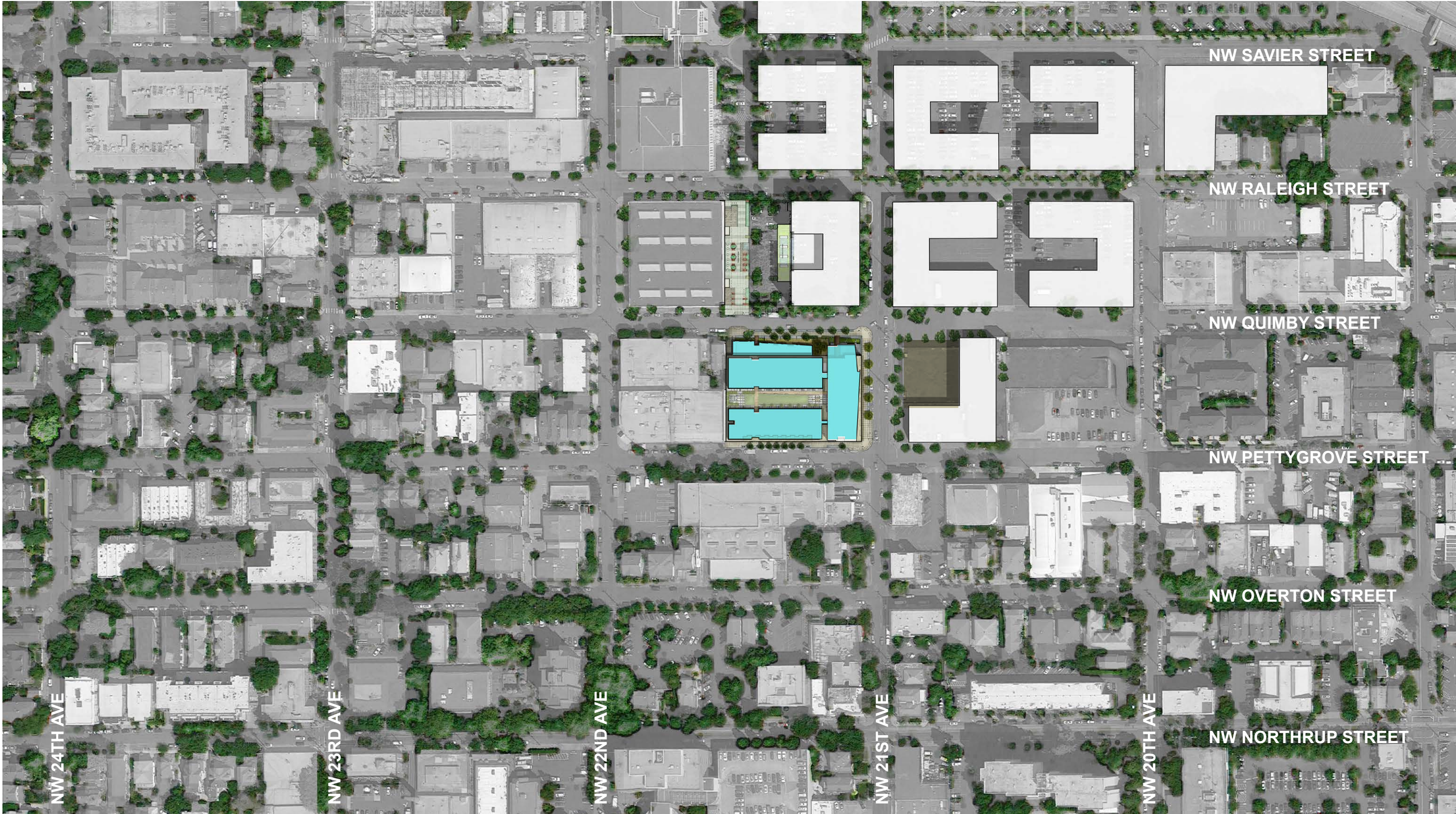
**Con-way**

Through the 1950s, the area continued to be a unique mix of warehouse industrial and varied types of housing. This is further evidenced by the historic victorian and multistoried houses that are still standing today.

In the 1970s, Con-way, formerly a Portland company called Consolidated Freightways, bought up land in the slabtown area and built the northwest branch of their headquarters.



# vicinity map





# site plan



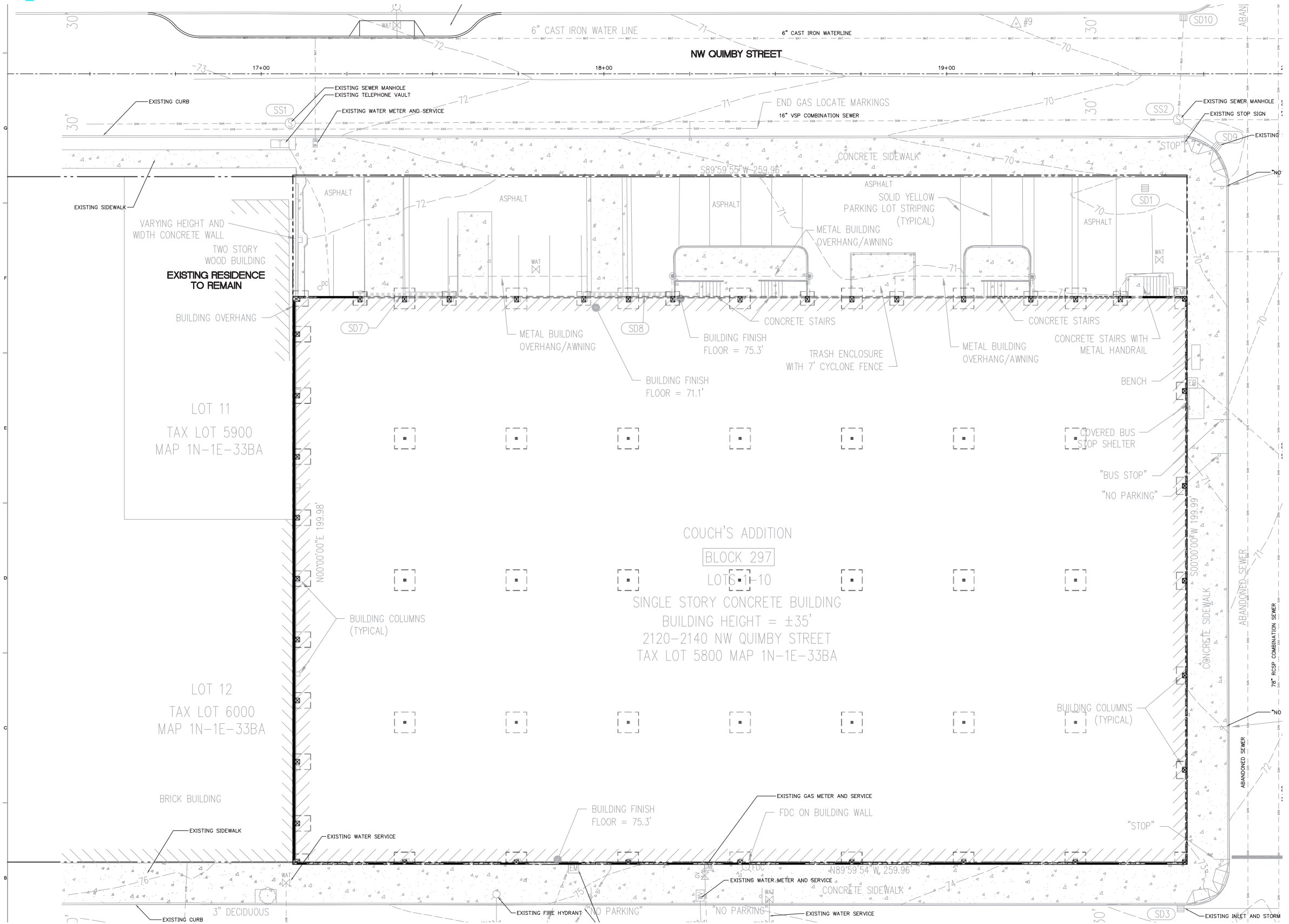


# existing site context





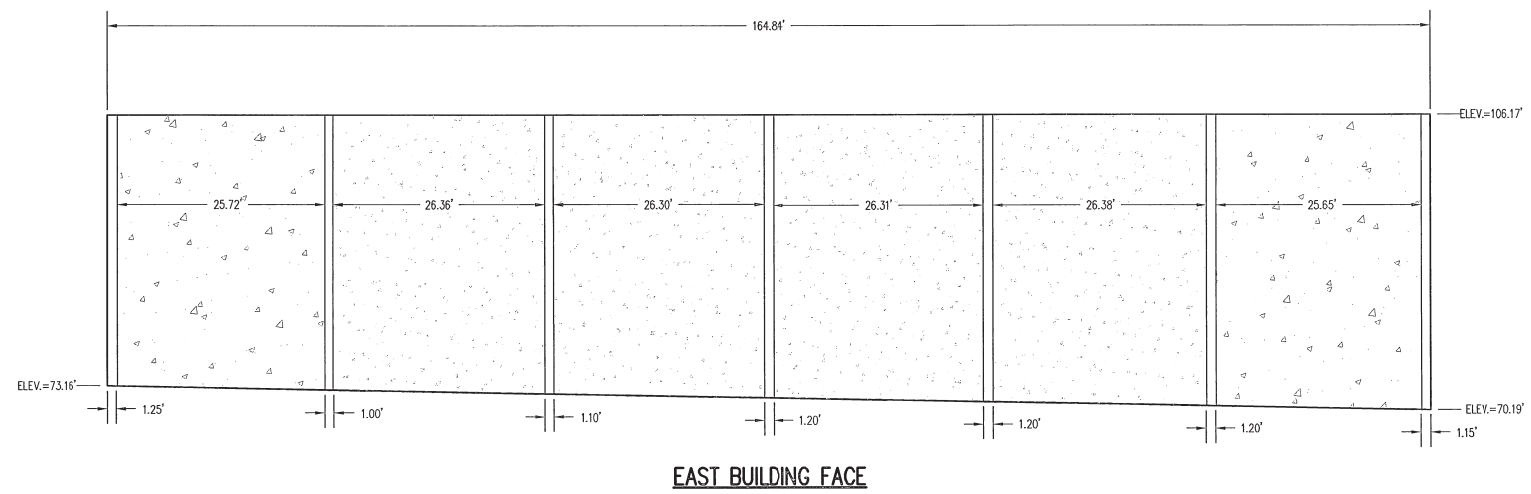
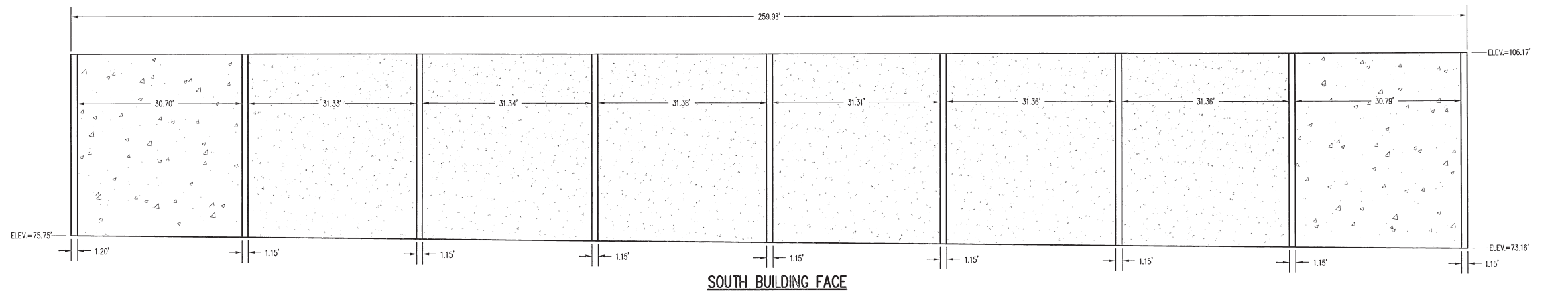
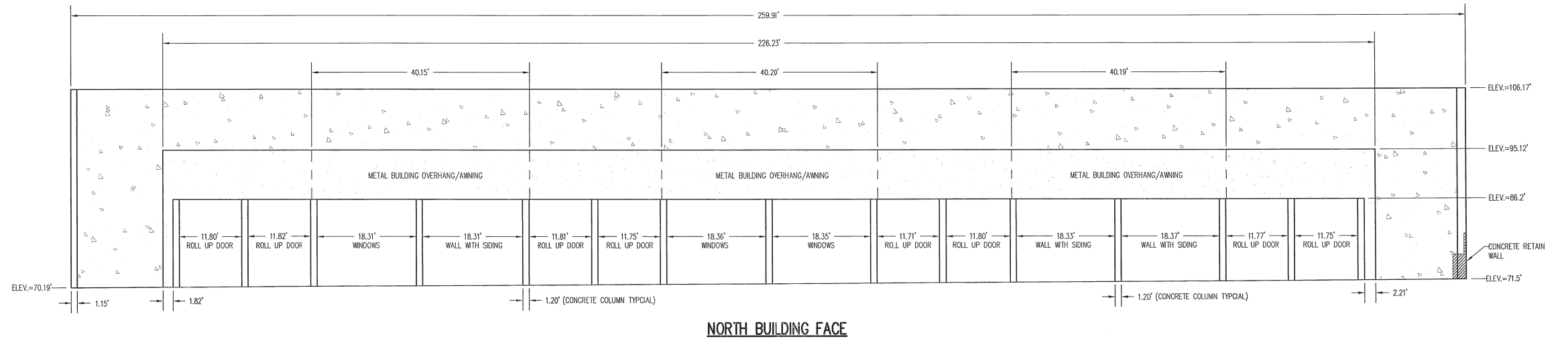
# existing site plan



**N**  
EXISTING GROUND FLOOR PLAN

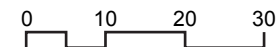


# existing elevations



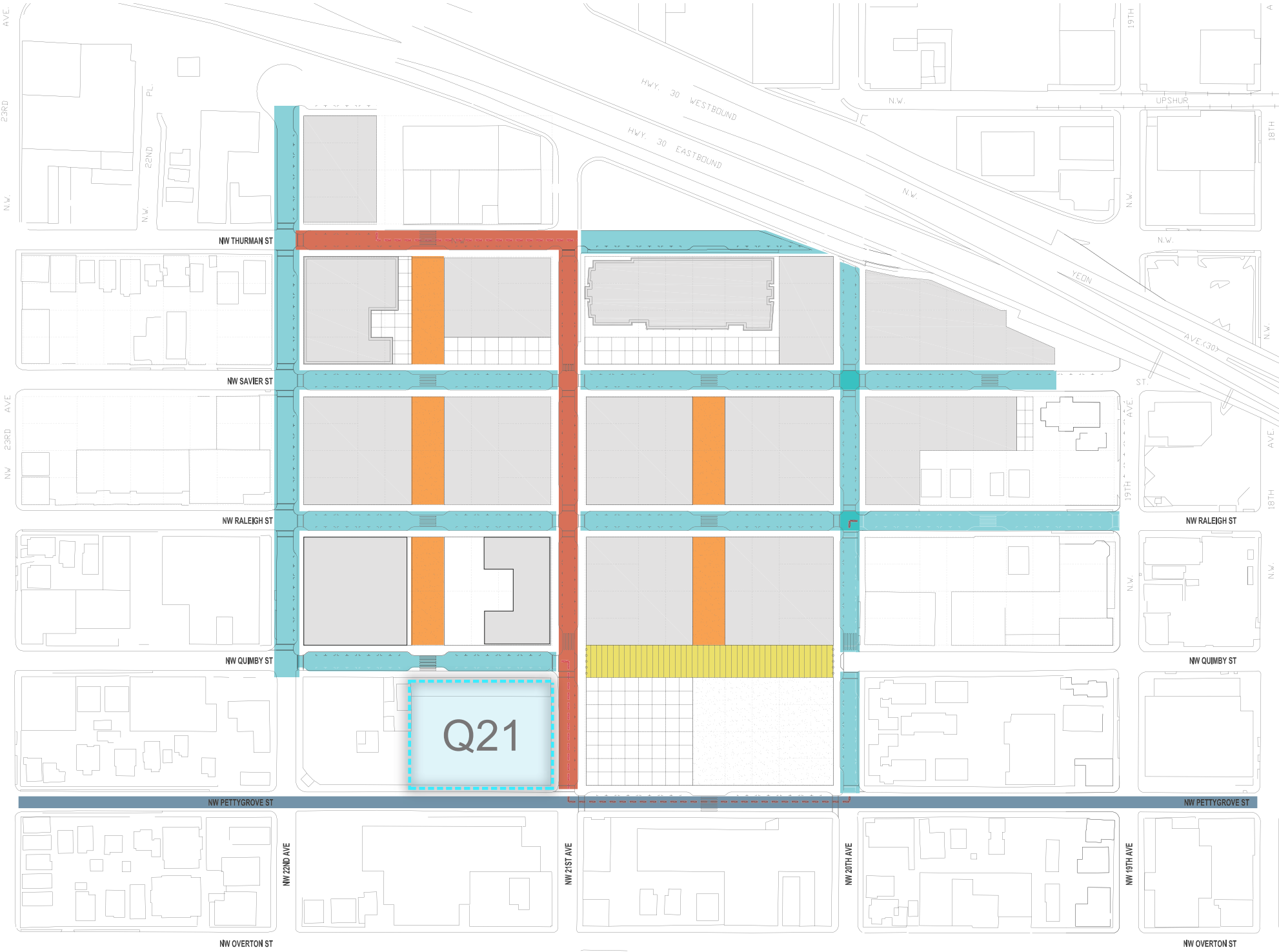
NOTE: WEST BUILDING FACE IS INACCESSIBLE AND PARTIALLY ADJOINING AN ADJACENT BUILDING.

EXISTING ELEVATIONS





# context northwest masterplan streets



- pedestrian accessways
- local service street w/ special design features
- city designated green street
- local service streets
- neighborhood community main street





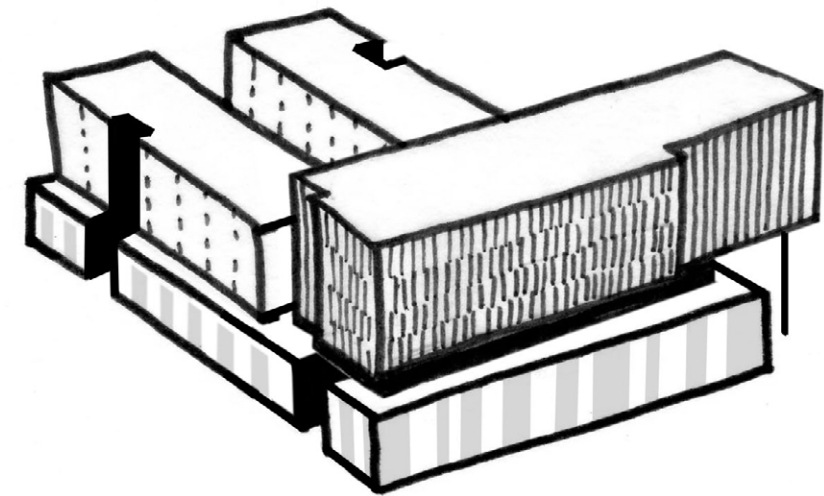
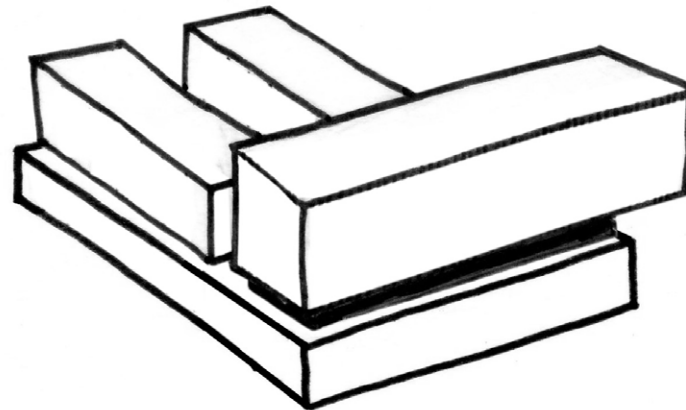
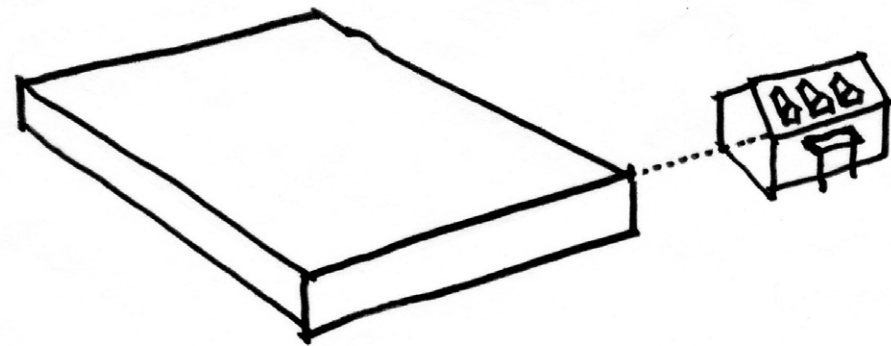


# Context northwest masterplan massing



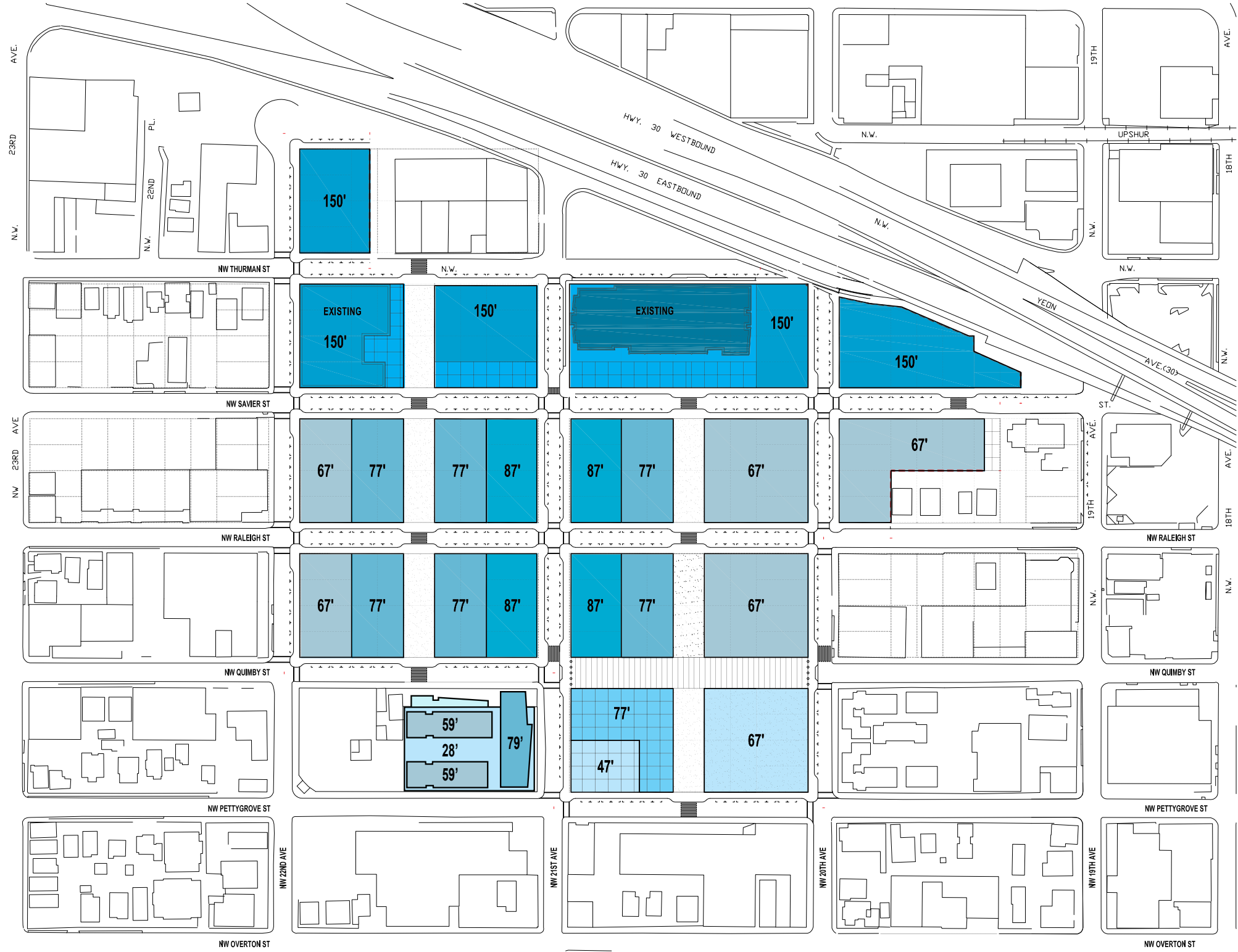


# design concept massing





# context building heights



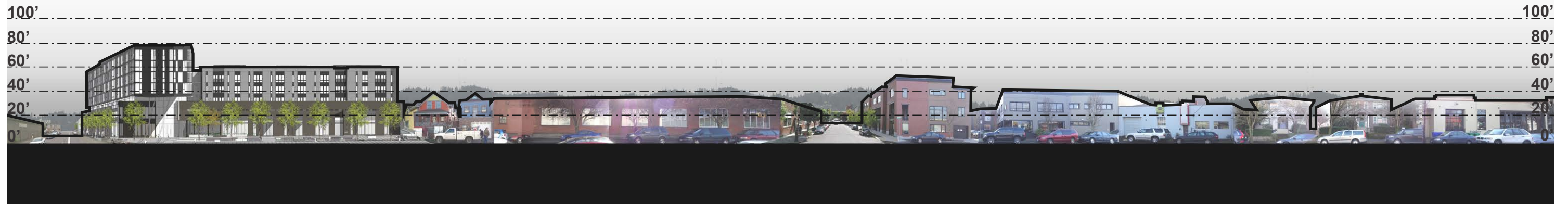
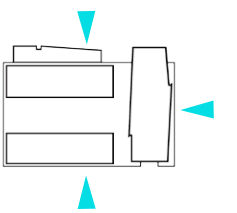
The scheme responds to the height limits established by the Northwest Master Plan. Featuring three bar buildings atop a podium, the tallest building mass is situated along NW 21st. Two shorter buildings align with NW Pettygrove and NW Quimby, at heights consistent with those at the outer edges of the Masterplan.

In general, the heights proposed are less than the maximum heights allowed by the Masterplan to allow the development to transition from the immediate neighborhood outside the Masterplan. The podium is set at a height similar to the fabric of two and three-story townhouses and large detached houses that predominated in the District at the turn of the last century.

The proposal utilizes the affordable housing bonus to enable heights that exceed the 45' height limit otherwise imposed on this block by the Northwest Plan District chapter of the zoning code.



# facade studies street elevations



Street Elevation: NW Quimby



Street Elevation: NW 21st



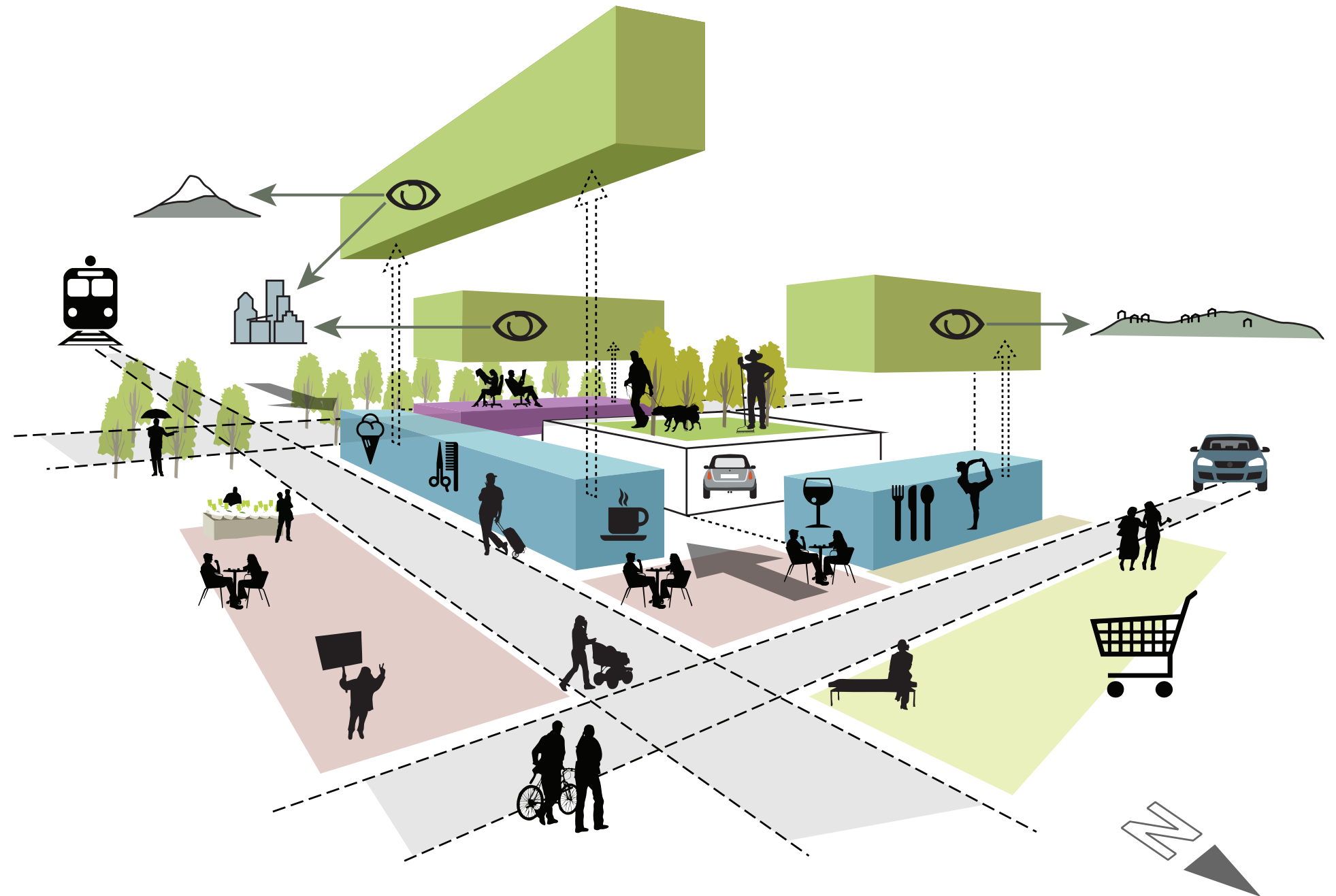
Street Elevation: NW Pettygrove



# design concept uses + context

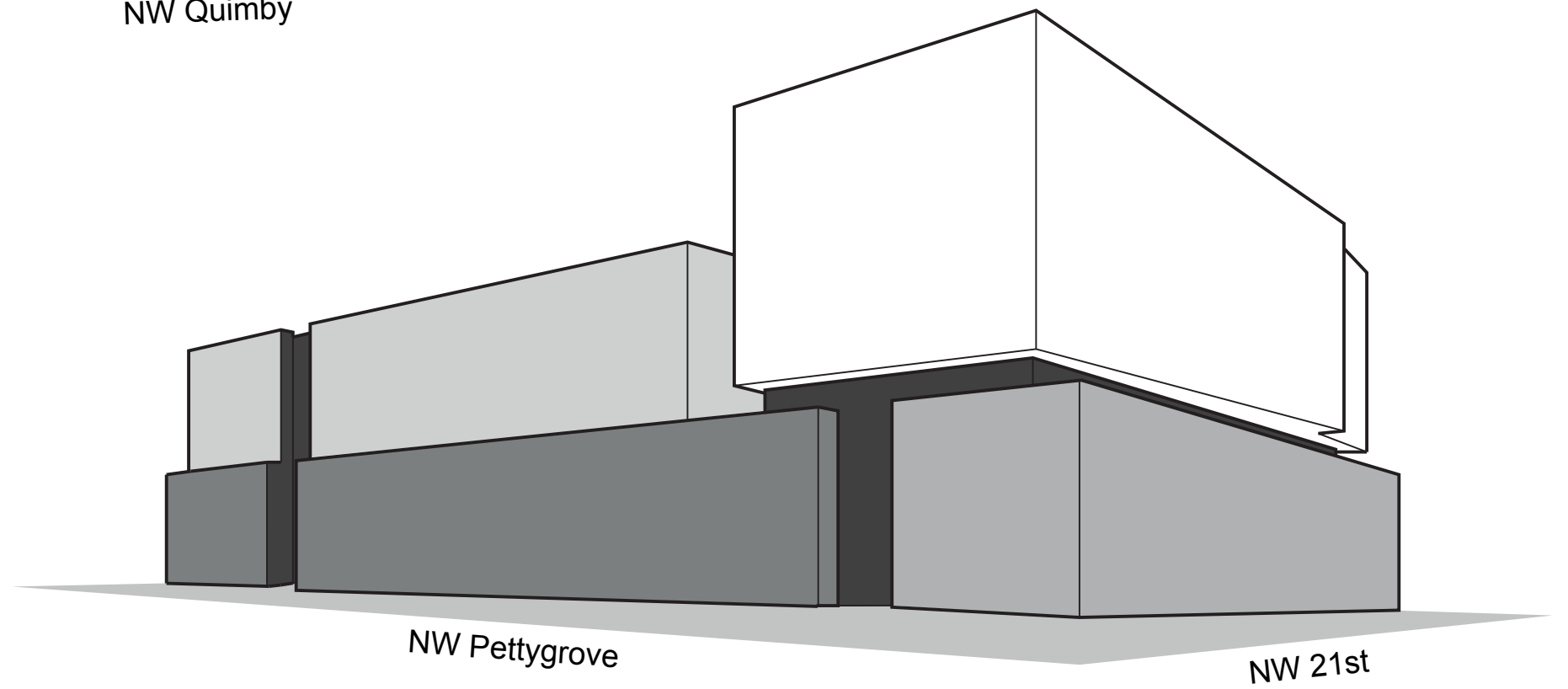
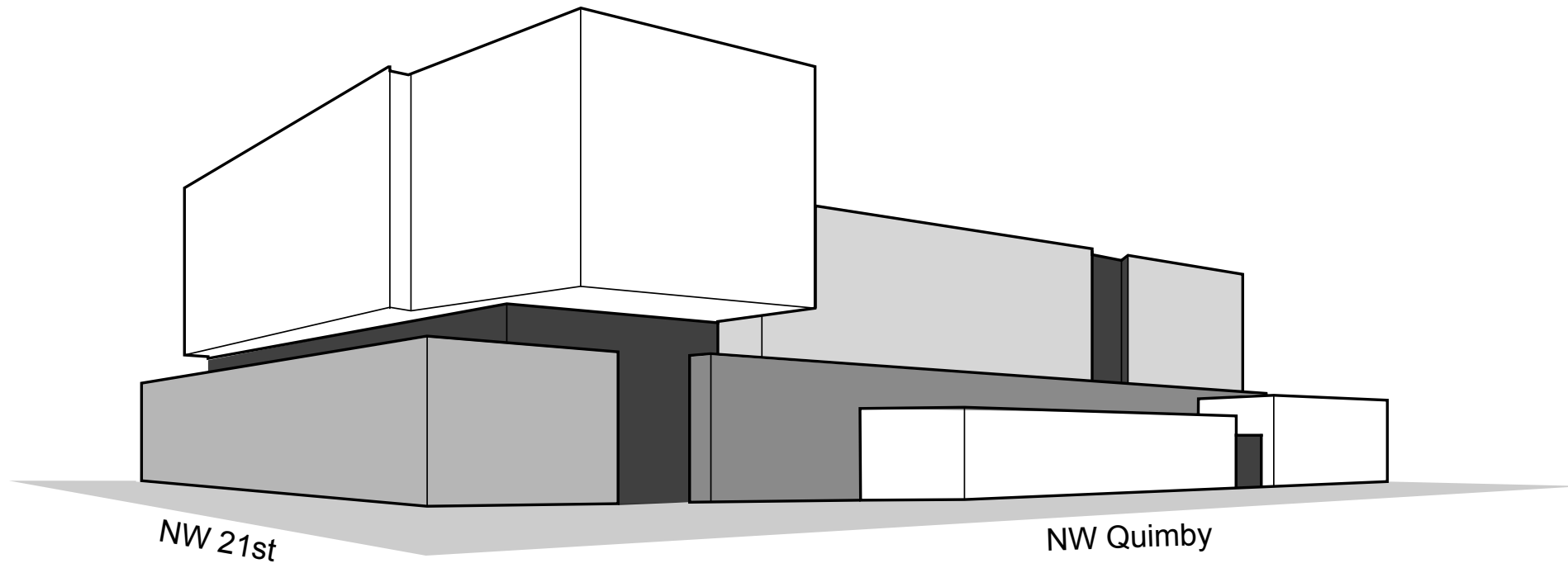
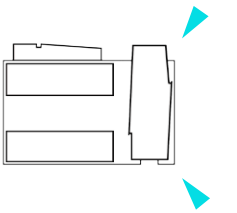
## GENERAL PRINCIPLES

- locate uses at the street level appropriate to each frontage
  - small scale retail spaces with a tall floor to ceiling height along NW 21st
  - retail and service space along NW Quimby to respond to the energy to the north
  - townhomes along NW Pettygrove with front doors on the street
- create a compact plaza space at the corner of NW 21st and Quimby to increase the amount of retail and service frontage, break up the massing and create a memorable space to add to the character of the emerging neighborhood
- Locate the residential above the commercial podium at the busier frontages to establish a strong urban street edge
- take advantage of views to Mt. Hood, downtown and the west hills at high level
- Integrate an inward-looking outdoor courtyard space in the middle of the scheme to juxtapose against the highly urban outer edges
- Remove parking and vehicular functions to the middle of the block to maximize pedestrian-oriented frontage
- Provide recesses, alcoves and shallow setbacks along the retail frontages to animate the street experience



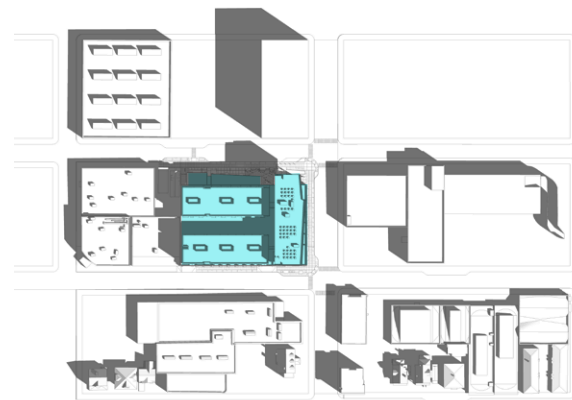


# design concept facade composition

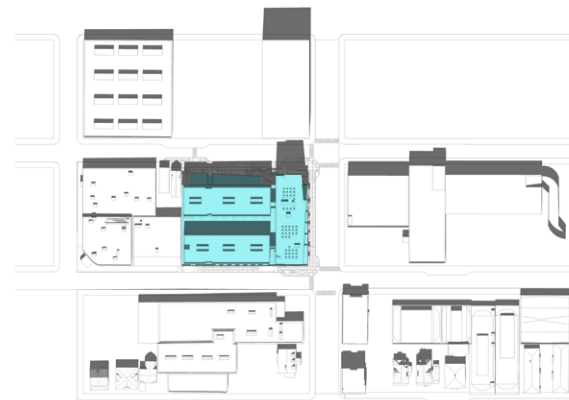




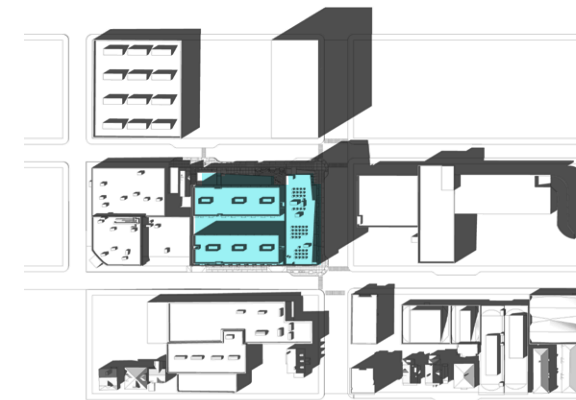
# shading studies



Equinox at 9:00 am



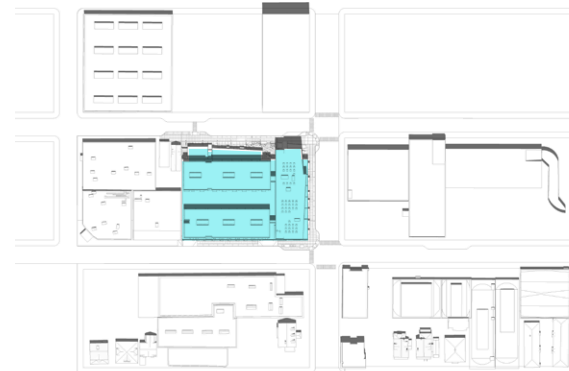
Equinox at 12:00 pm



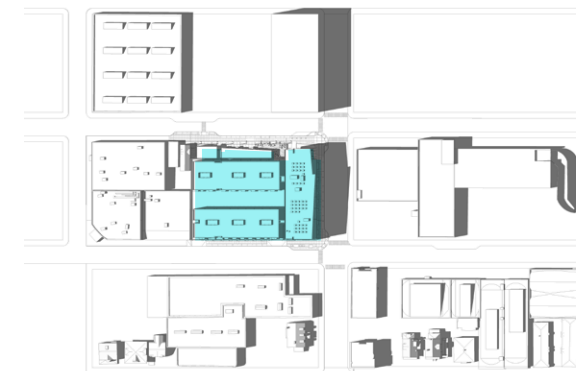
Equinox at 3:00 pm



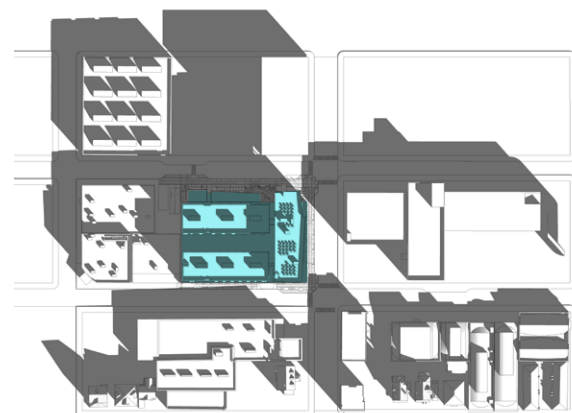
Summer Solstice at 9:00 am



Summer Solstice at 12:00 pm



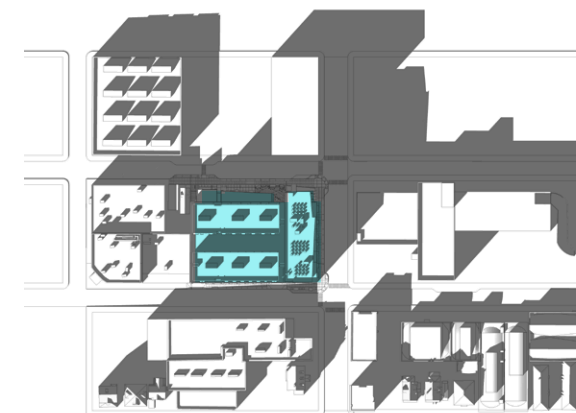
Summer Solstice at 3:00 pm



Winter Solstice at 9:00 am



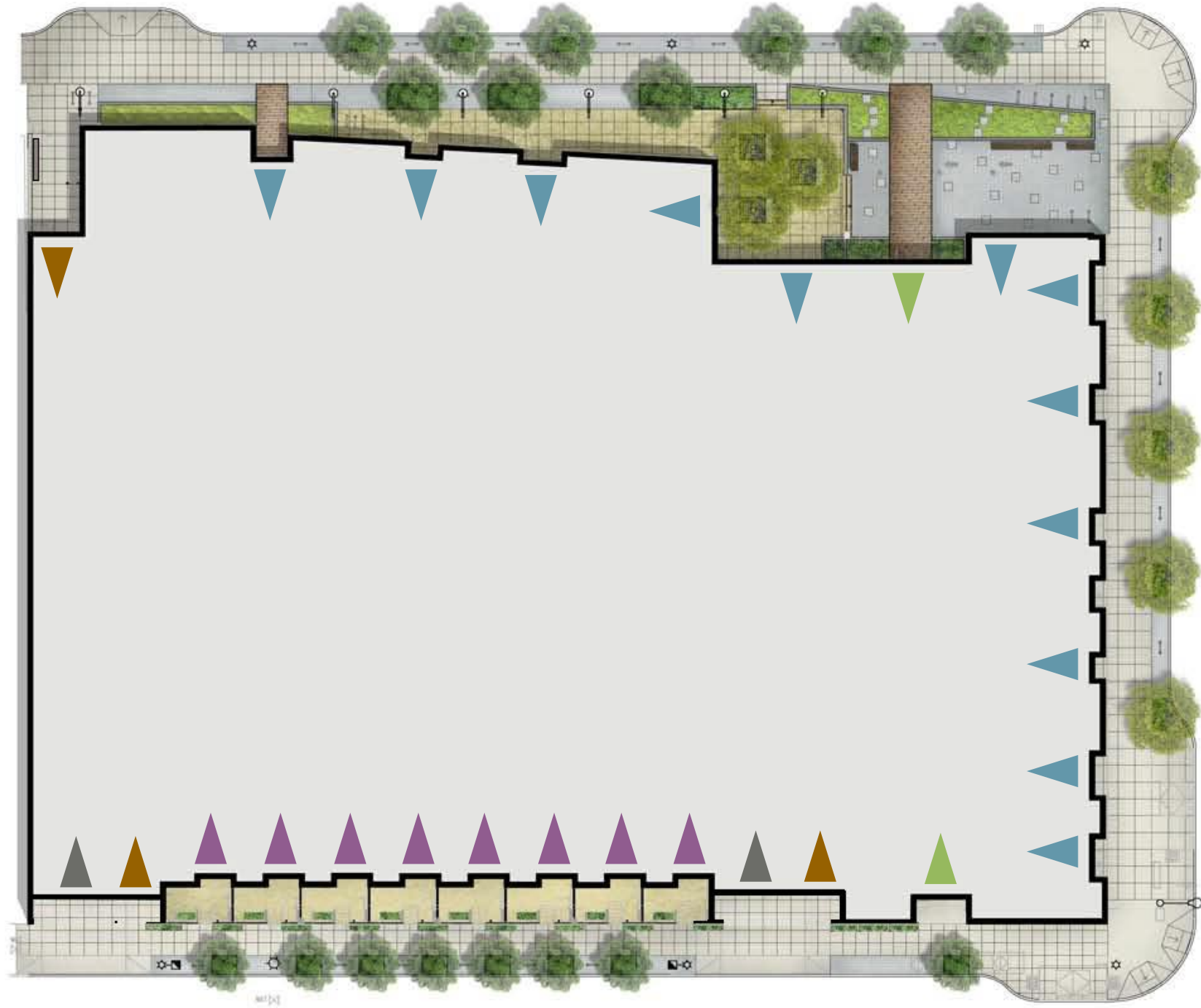
Winter Solstice at 12:00 pm



Winter Solstice at 3:00 pm



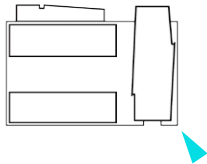
# design concept front doors on the street



- KEY
- ▶ retail entrance
  - ▶ residential apartment building entrance
  - ▶ townhome front door
  - ▶ vehicle/service access
  - ▶ residential egress exit

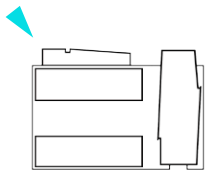


perspective nw 21st + nw pettygrove



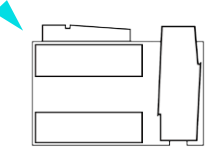


# perspective nw quimby



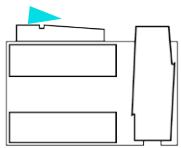


# perspective nw quimby



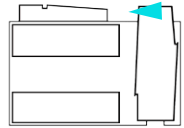


perspective retail on nw quimby



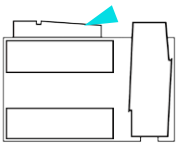


perspective entry plaza from 2nd floor





# perspective retail on nw quimby



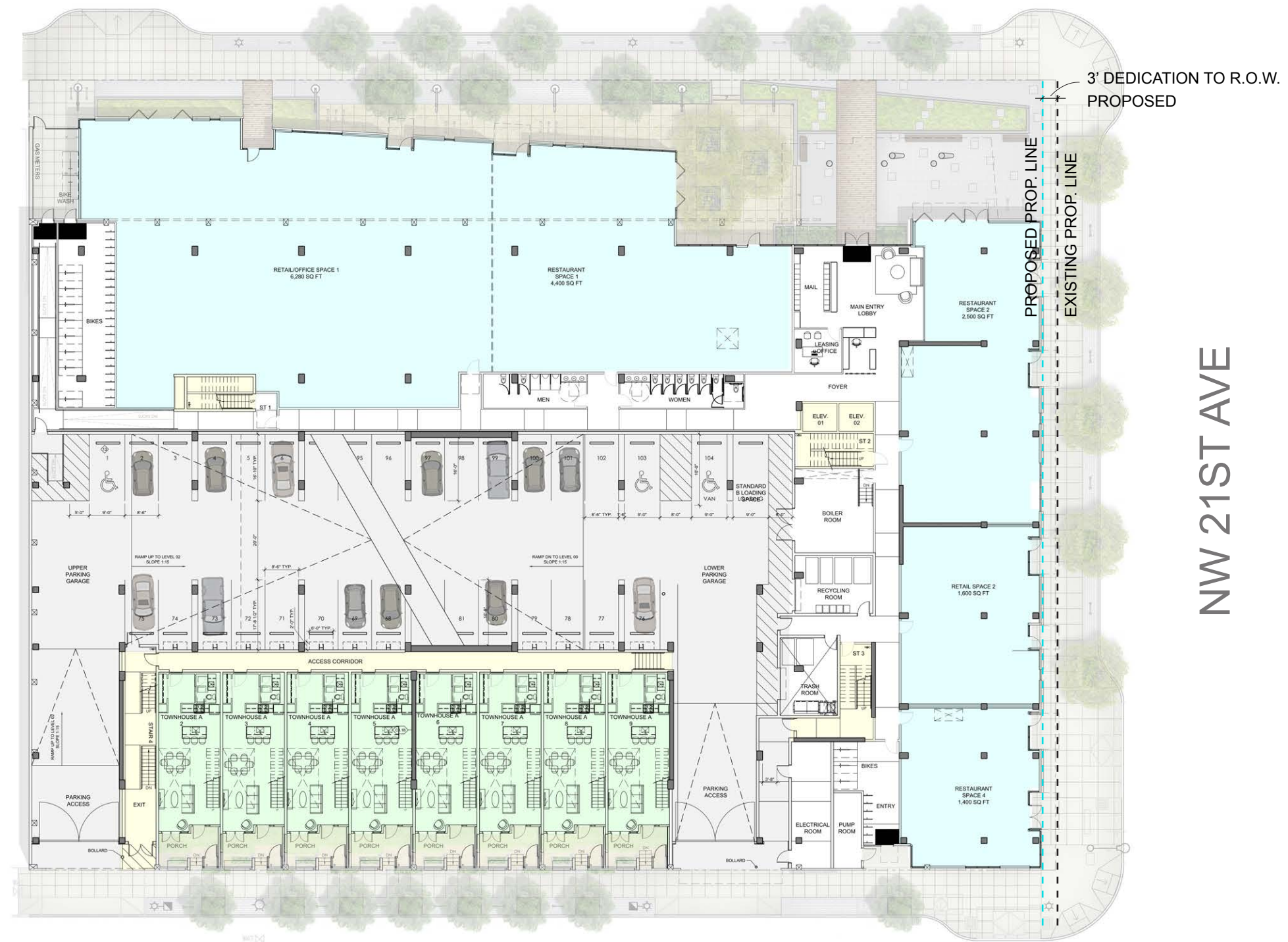


**PLANS, ELEVATIONS, SECTIONS**



# site plan

NW QUIMBY ST



NW 21ST AVE

NW PETTYGROVE ST



SITE PLAN - GROUND FLOOR



# floor plans

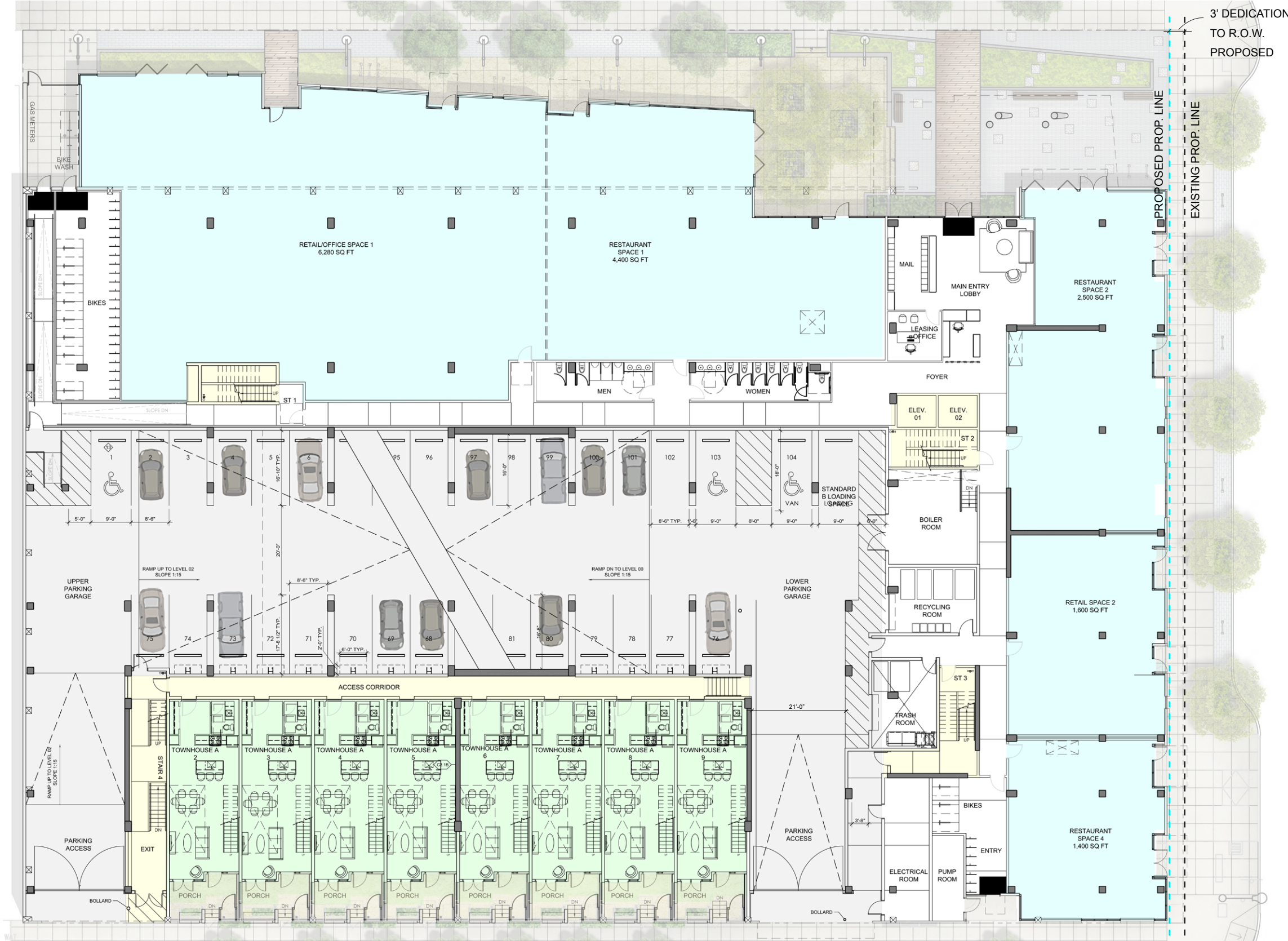


BASEMENT FLOOR PLAN





# floor plans



N  
GROUND FLOOR PLAN  
0 10 20 30



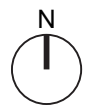
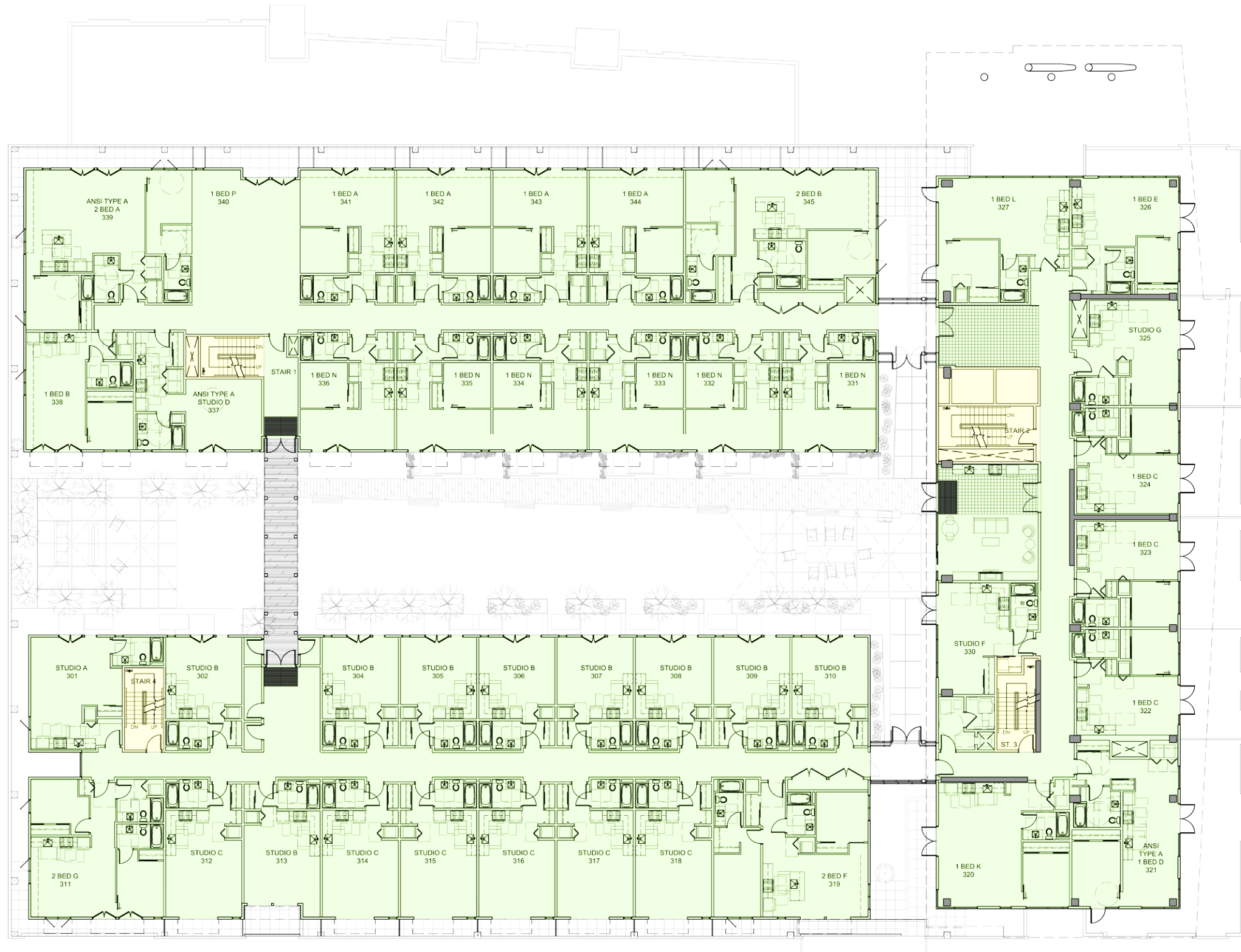
# floor plans



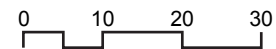
N  
SECOND FLOOR PLAN  
0 10 20 30



# floor plans



THIRD FLOOR PLAN





# floor plans

QUIMBY STREET



21ST AVENUE



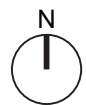
FOURTH + FIFTH FLOOR PLAN



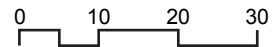


# floor plans

QUIMBY STREET

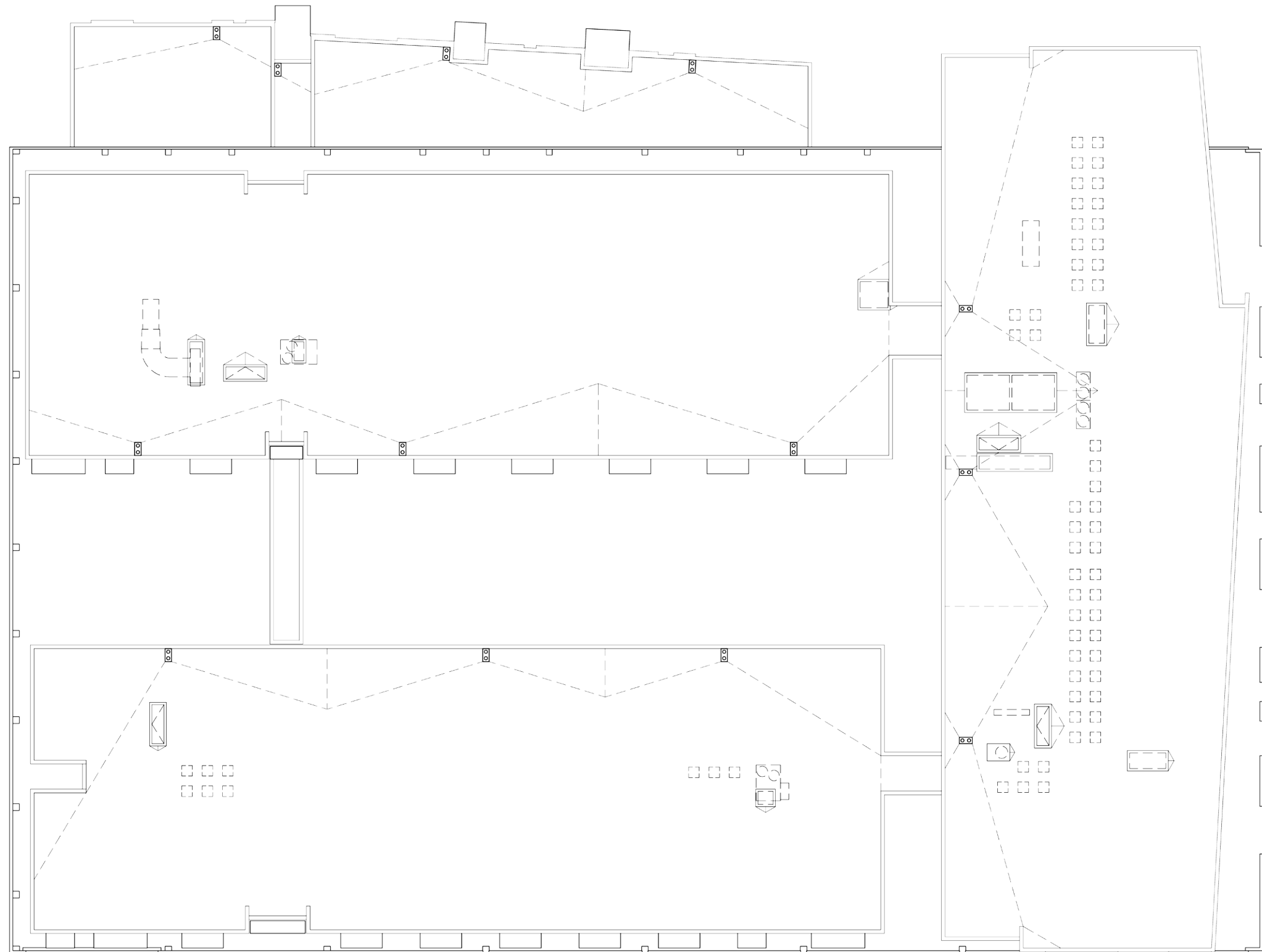


SIXTH AND SEVENTH FLOOR PLAN





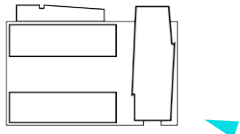
# floor plans



ROOF PLAN  
0 10 20 30

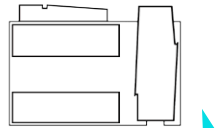


# perspective nw 21st + the future plaza



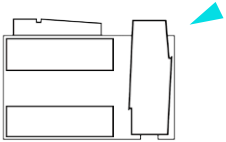


# perspective nw 21st



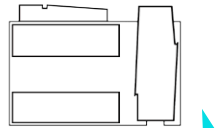


# perspective nw 21st + the future plaza



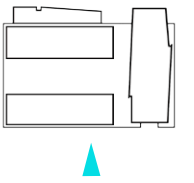


# perspective retail on nw 21st

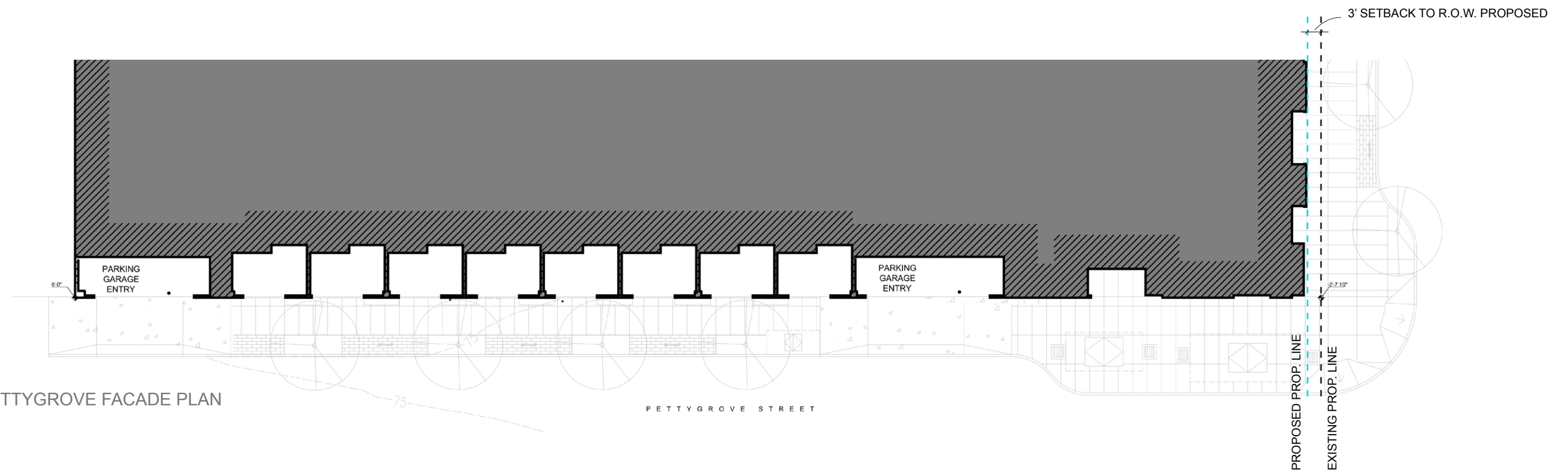




# facade analysis nw pettygrove



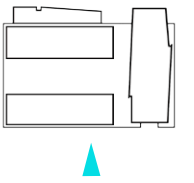
NW PETTYGROVE FACADE ELEVATION



NW PETTYGROVE FACADE PLAN



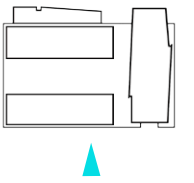
# facade analysis nw pettygrove



NW PETTYGROVE ELEVATION: KEY FACADE DIMENSIONS



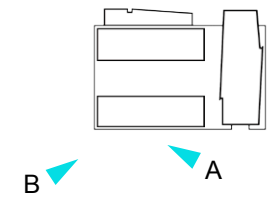
# facade analysis nw pettygrove



NW PETTYGROVE ELEVATION: KEY TRANSITIONS



# facade analysis nw pettygrove



PERSPECTIVE - TOWNHOMES



TOWNHOMES NEAR NW 19th AND NW NORTHROP



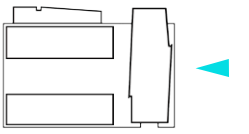
JOHNSON STREET TOWNHOMES



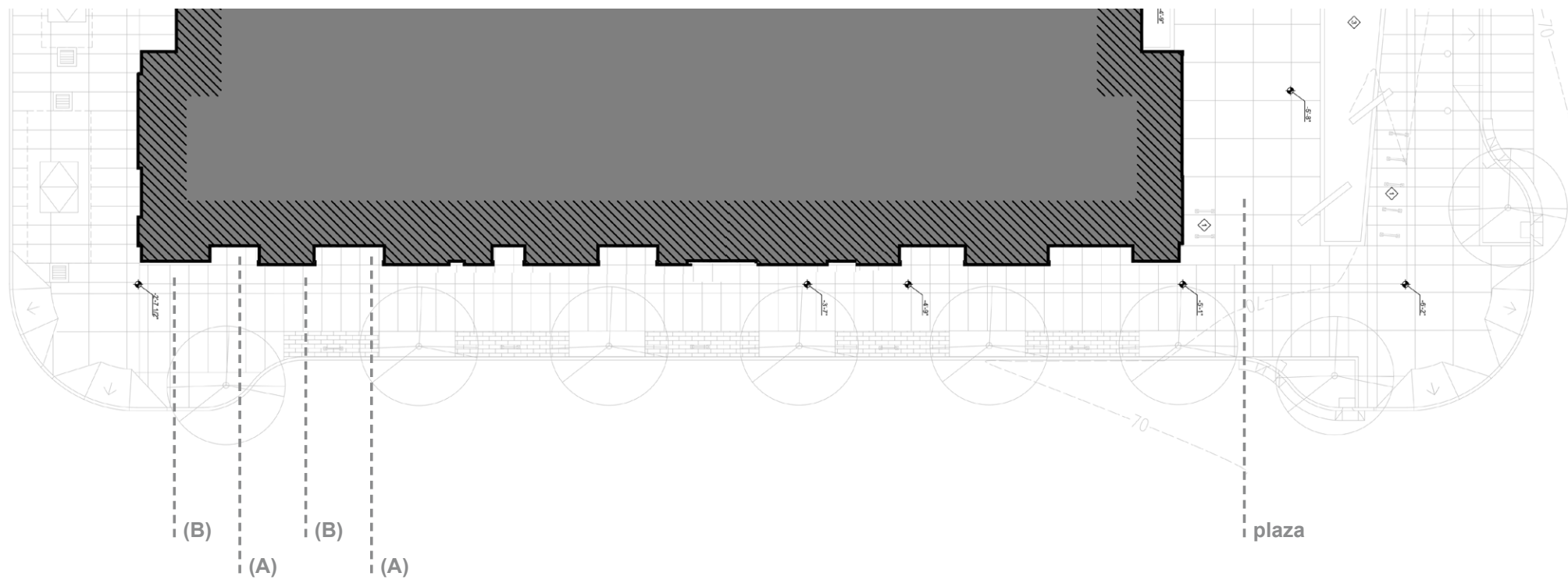
PERSPECTIVE - PETTYGROVE FACADE ELEMENTS



# facade analysis nw 21st



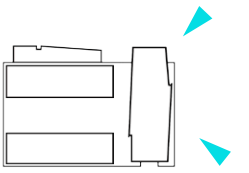
NW QUIMBY FACADE ELEVATION



NW QUIMBY FACADE PLAN



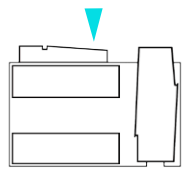
# facade analysis nw 21st



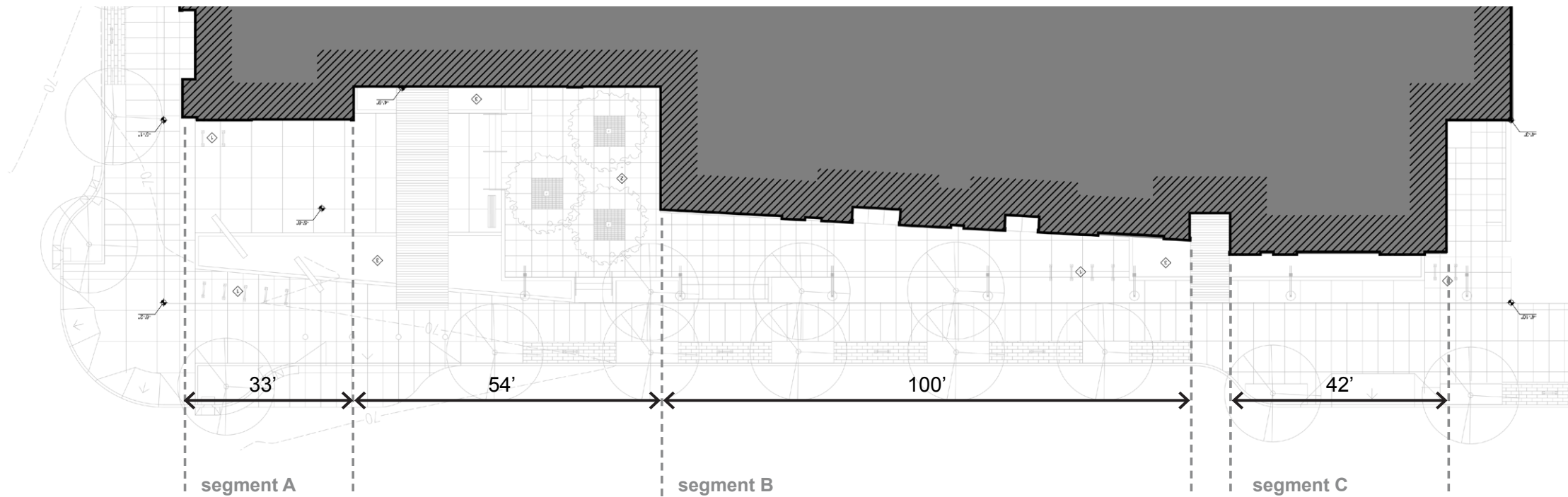
PERSPECTIVE - 21ST FACADE ELEMENTS



# facade analysis nw quimby



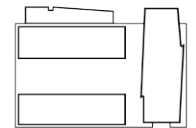
NW QUIMBY FACADE ELEVATION



NW QUIMBY FACADE PLAN



# facade analysis nw quimby



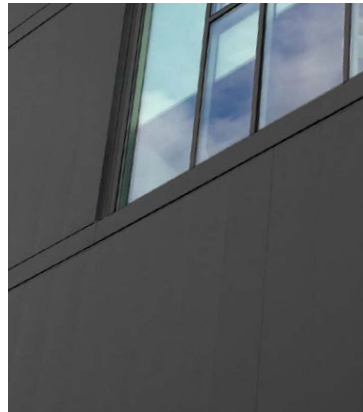
PERSPECTIVE -  
QUIMBY FACADE ELEMENTS



SITE PLAN -  
QUIMBY ACCESSWAY



# facade materials overview



ALUMINUM WINDOW WALL SYSTEM WITH METAL PANEL, COLOR 2



ALUMINUM WINDOW WALL SYSTEM, STOREFRONT AND ALUMINUM COMPOSITE PANEL, COLOR 1



STOREFRONT AND ALUMINUM COMPOSITE PANEL, COLOR 5



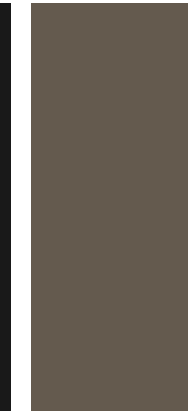
IPE PLANK SOFFIT AND PARTITION SCREEN



COLOR 1



COLOR 2



COLOR 3



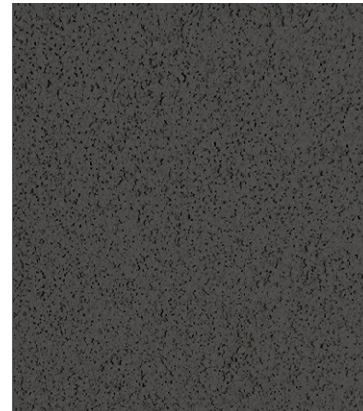
COLOR 4



COLOR 5



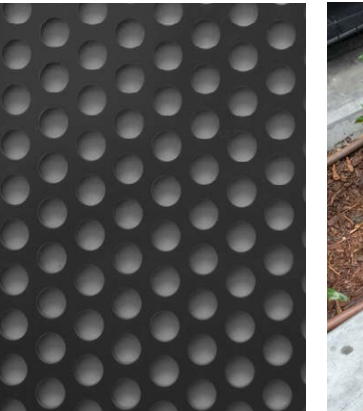
STUCCO, COLOR 4



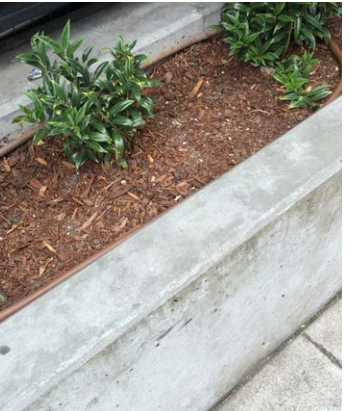
STUCCO, COLOR 1



VINYL WINDOWS AND DOORS, COLOR 2



PERFORATED METAL SCREENING ELEMENTS, COLOR 2



CAST CONCRETE SITE ELEMENTS



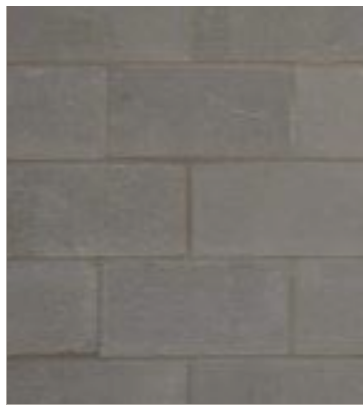
IPE PLANK DECKING



STEEL AWNING WITH IPE PLANK SOFFIT



(E) TILT UP CONCRETE, STAINED COLOR 3



CMU, STAINED COLOR 3



ALUMINUM CLAD WOOD DOORS AND WINDOWS



CAST CONCRETE STAIRS



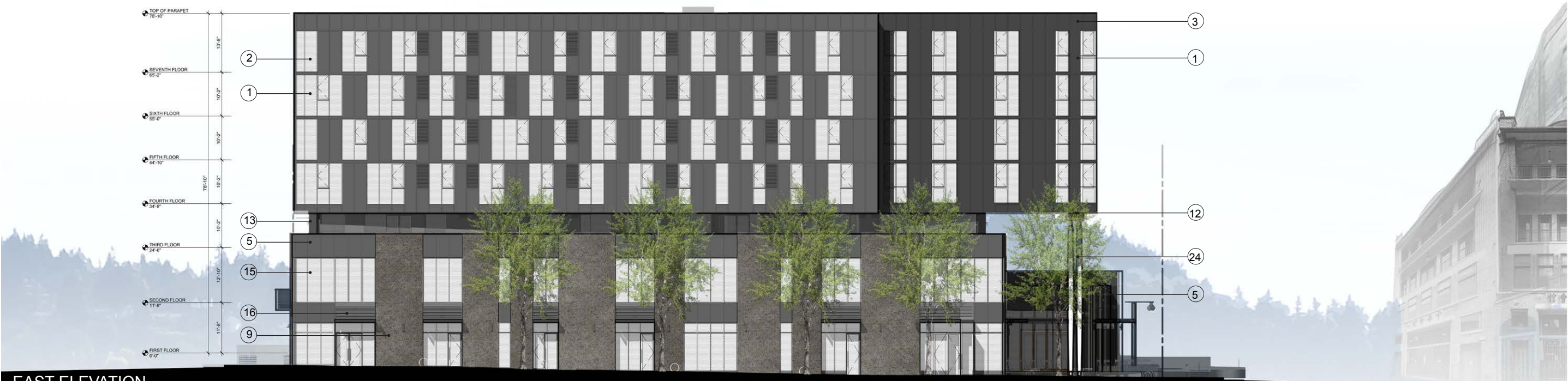
STEEL CLAD PLANTERS AND ADDRESS NUMBERS



WOOD DOOR



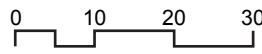
# elevations



**EAST ELEVATION**



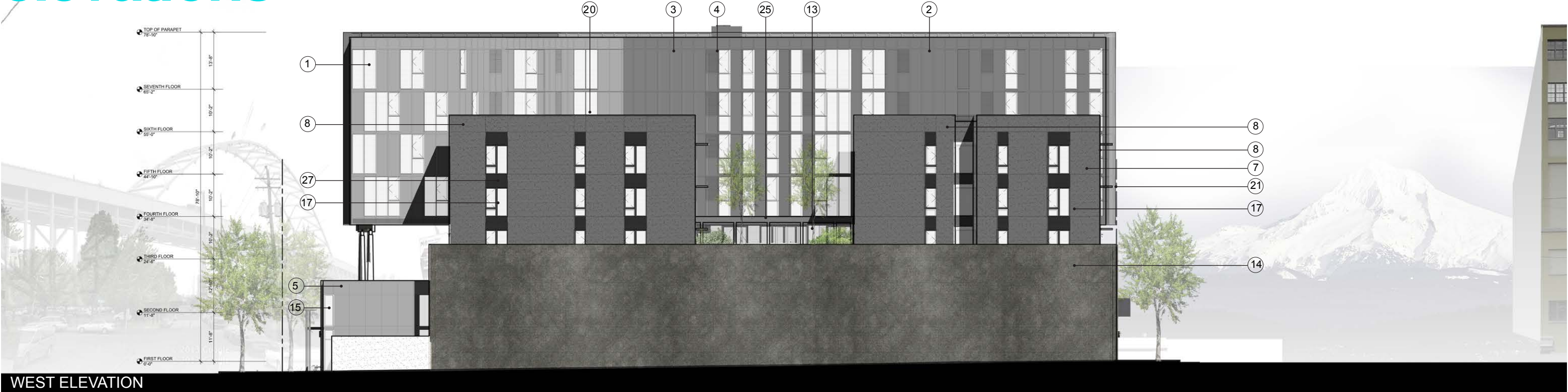
**NORTH ELEVATION**



- ① ALUMINUM WINDOW WALL
- ② WINDOW WALL SYSTEM, METAL PANEL, COLOR 1
- ③ WINDOW WALL SYSTEM, METAL PANEL, COLOR 2
- ④ WINDOW WALL SYSTEM VENTILATION PANEL
- ⑤ ALUMINUM COMPOSITE PANEL, COLOR 1
- ⑥ ALUMINUM COMPOSITE PANEL, COLOR 5
- ⑦ STUCCO, COLOR 4
- ⑧ STUCCO, COLOR 1
- ⑨ (E) TILT UP CONC, STAINED COLOR 3
- ⑩ IPE PLANK PARTITION SCREEN
- ⑫ (N) CAST CONC
- ⑬ ALUMINUM STOREFRONT, COLOR 5
- ⑭ CMU WALL, STAINED COLOR 3
- ⑮ ALUMINUM STOREFRONT, COLOR 1
- ⑯ ALUMINUM VENT LOUVER
- ⑰ VINYL DOORS AND WINDOWS, COLOR 2
- ⑱ ALUMINUM CLAD WOOD DOORS AND WINDOWS
- ⑲ WOOD DOOR AND WOOD FOLDING GLAZED WALL SYSTEM
- ⑳ PC PERFORATED METAL SCREEN
- ㉑ PC PERFORATED METAL SUNSCREEN
- ㉒ PC STEEL AWNING WITH IPE SOFFIT
- ㉓ PC STEEL AND PERFORATED METAL SUNSCREEN
- ㉔ PAINTED STEEL COLUMN
- ㉕ PC STEEL CANOPY WITH IPE SOFFIT
- ㉖ PC PERFORATED METAL GUARDRAIL
- ㉗ PC PERFORATED METAL PTAC SCREEN
- ㉘ PARKING GARAGE VENT
- \*\* PC - POWDER COATED



# elevations



WEST ELEVATION



SOUTH ELEVATION

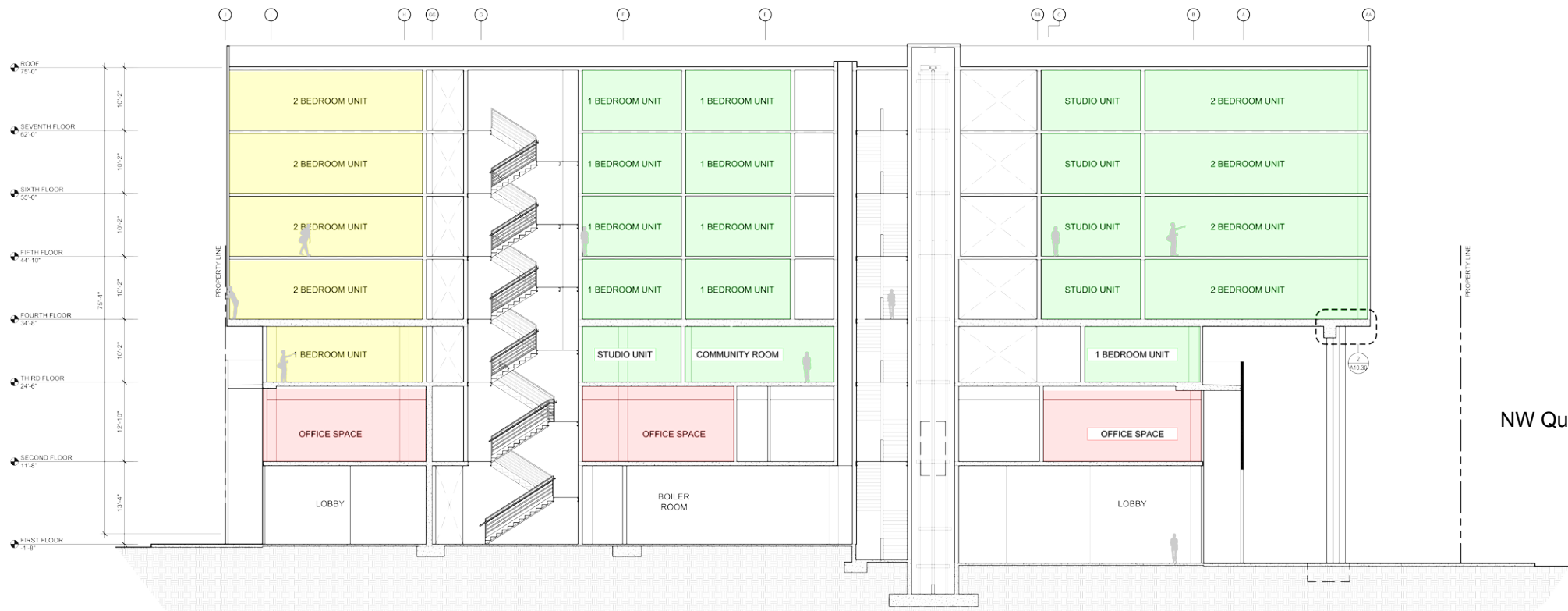
- |  |                                     |                                |   |                                   |                                   |
|--|-------------------------------------|--------------------------------|---|-----------------------------------|-----------------------------------|
| ① ALUMINUM WINDOW WALL                     | ⑥ ALUMINUM COMPOSITE PANEL, COLOR 5 | ⑫ (N) CAST CONC                | ⑰ VINYL DOORS AND WINDOWS, COLOR 2              | ⑳ PC PERFORATED METAL SCREEN      | ㉕ PC STEEL CANOPY WITH IPE SOFFIT |
| ② WINDOW WALL SYSTEM, METAL PANEL, COLOR 1 | ⑦ STUCCO, COLOR 4                   | ⑬ ALUMINUM STOREFRONT, COLOR 5 | ⑱ WOOD DOOR AND WOOD FOLDING GLAZED WALL SYSTEM | ㉑ PC PERFORATED METAL SUNSCREEN   | ㉖ PC PERFORATED METAL GUARDRAIL   |
| ③ WINDOW WALL SYSTEM, METAL PANEL, COLOR 2 | ⑧ STUCCO, COLOR 1                   | ⑭ CMU WALL, STAINED COLOR 3    | ㉒ PC STEEL AND PERFORATED METAL SUNSCREEN       | ㉓ PC STEEL AWNING WITH IPE SOFFIT | ㉗ PC PERFORATED METAL PTAC SCREEN |
| ④ WINDOW WALL SYSTEM VENTILATION PANEL     | ⑨ (E) TILT UP CONC, STAINED COLOR 3 | ⑮ ALUMINUM STOREFRONT, COLOR 1 | ㉔ PAINTED STEEL COLUMN                          | ㉘ PARKING GARAGE VENT             |                                   |
| ⑤ ALUMINUM COMPOSITE PANEL, COLOR 1        | ⑩ IPE PLANK PARTITION SCREEN        | ⑯ ALUMINUM VENT LOUVER         |   |                                   | ** PC - POWDER COATED             |



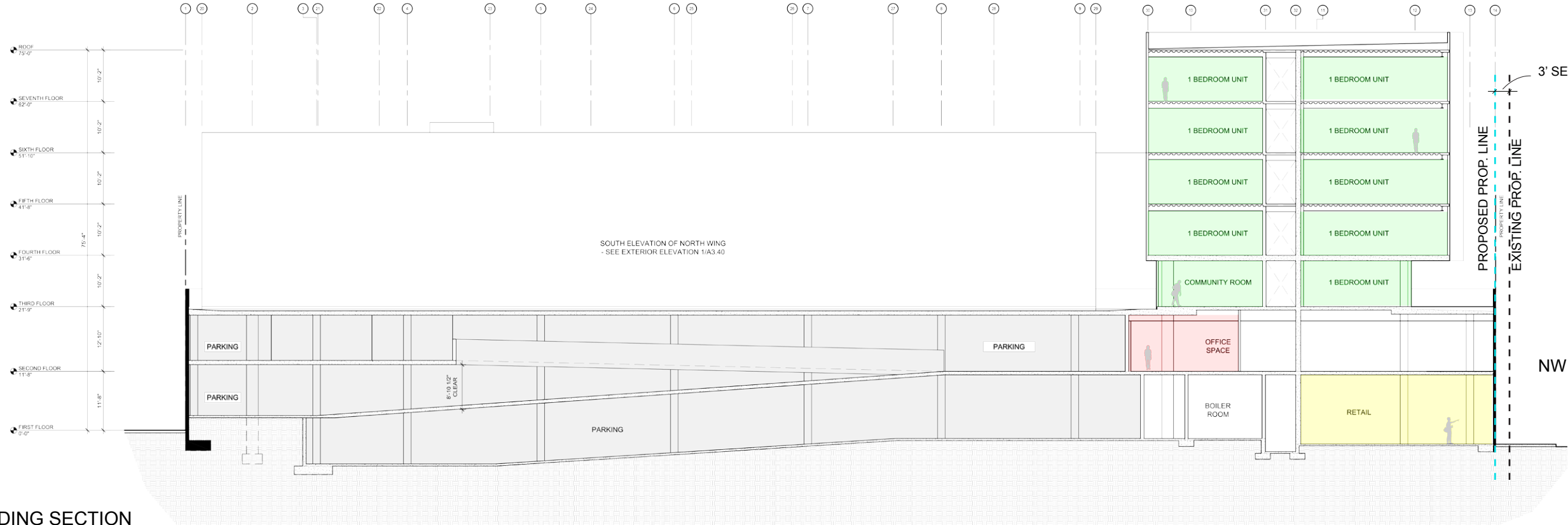
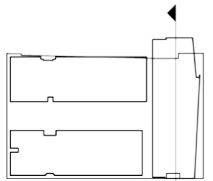
# sections

NW Pettygrove St

NW Quimby St



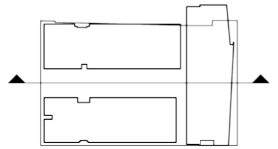
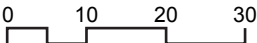
NORTH SOUTH BUILDING SECTION



3' SETBACK TO R.O.W. PROPOSED

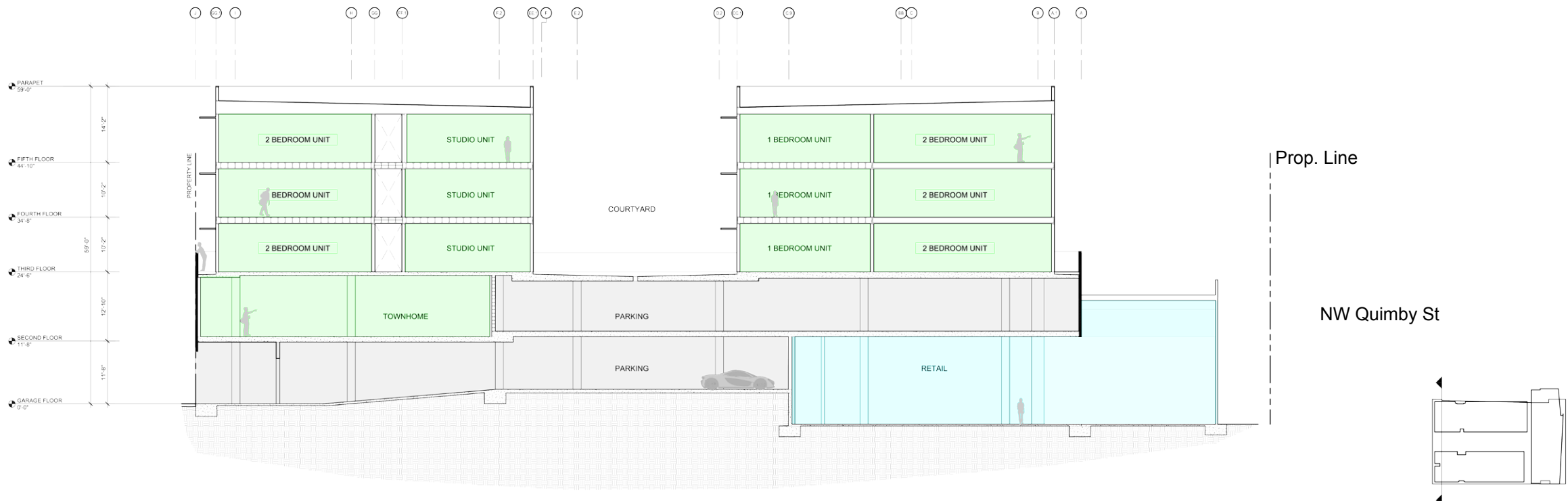
NW 21st Ave

EAST WEST BUILDING SECTION

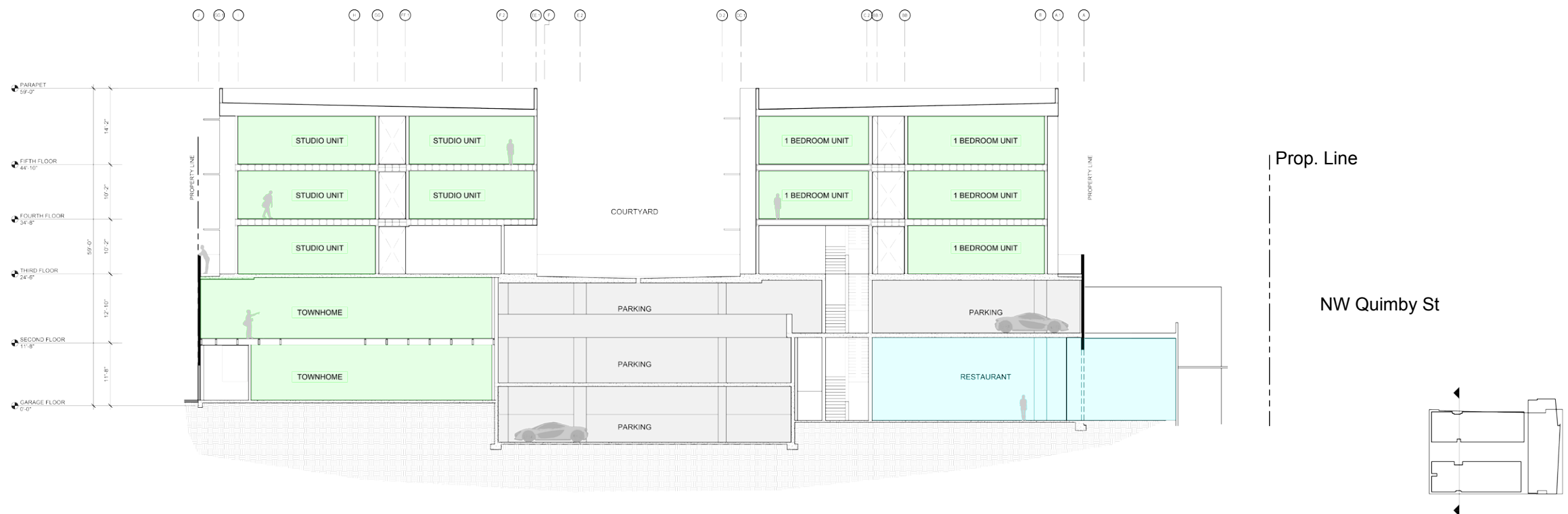




# sections



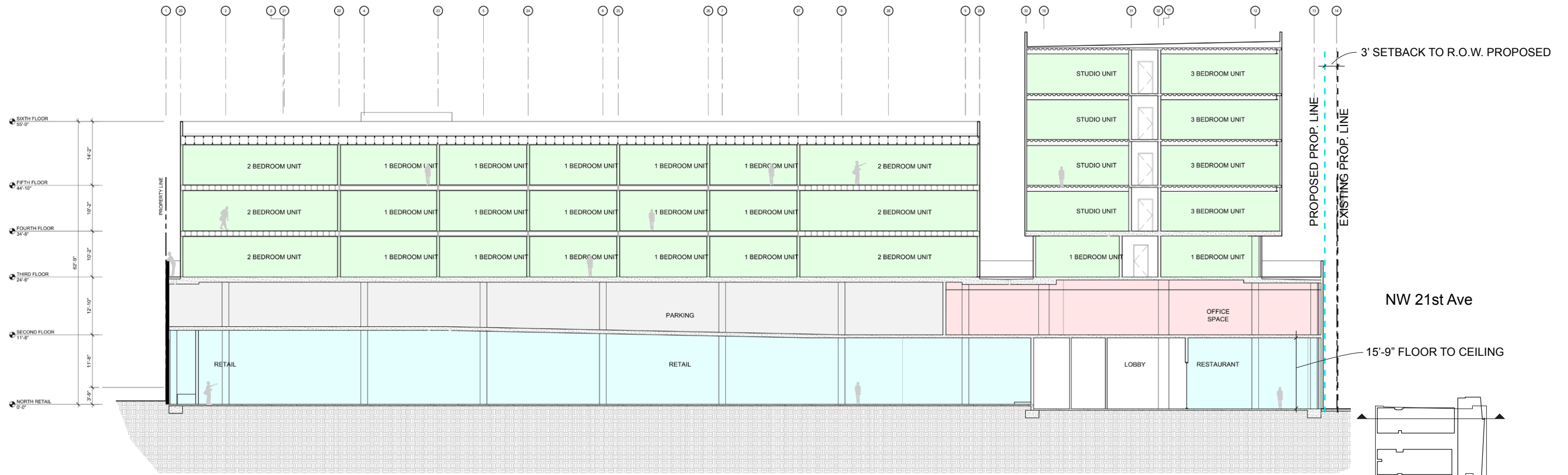
NORTH SOUTH BUILDING SECTION



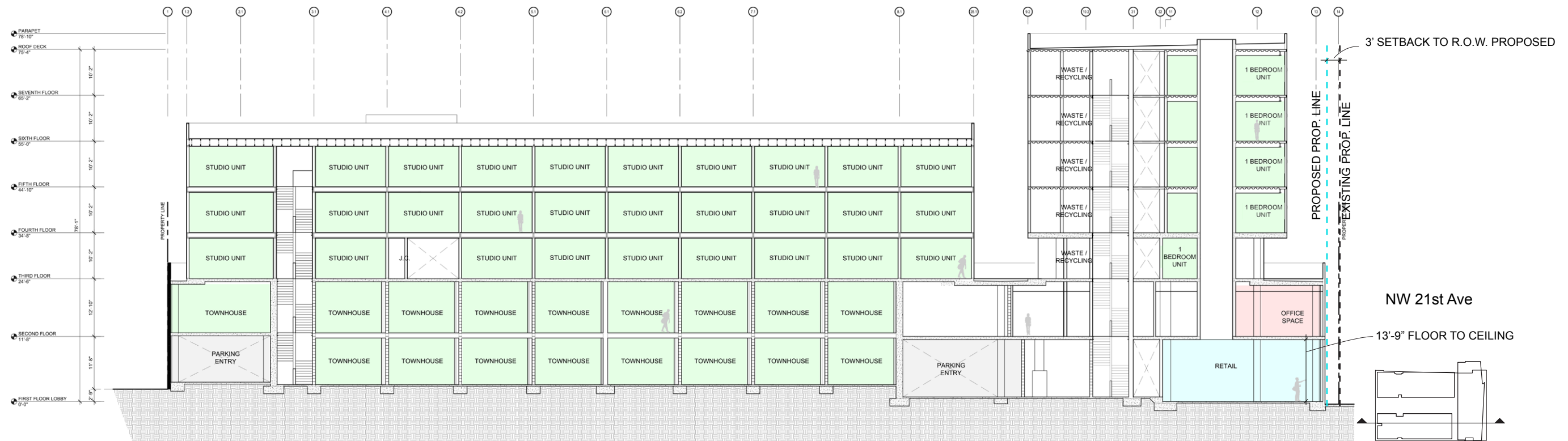
NORTH SOUTH BUILDING SECTION



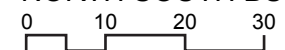




EAST WEST BUILDING

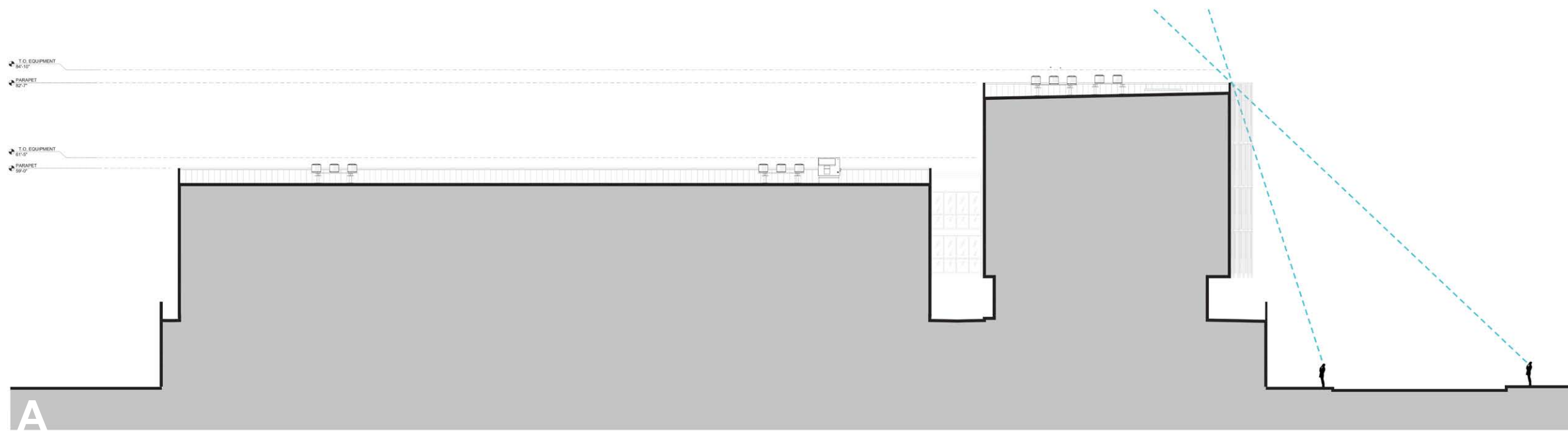
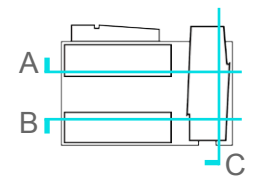


NORTH SOUTH BUILD





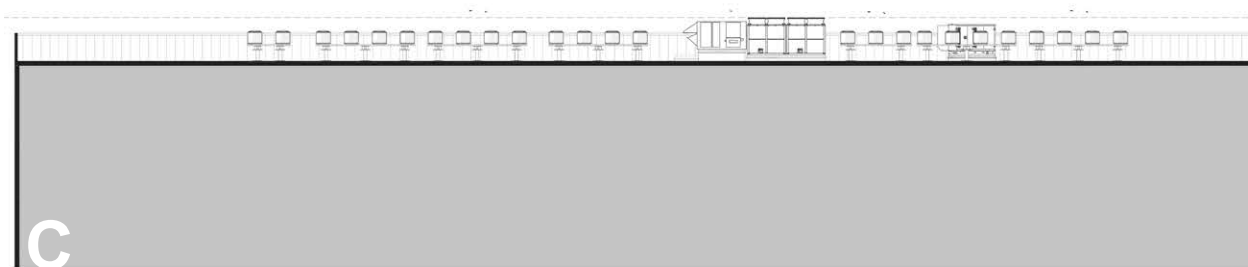
# roof sections mechanical equipment



Rooftop Section, Looking North



Rooftop Section, Looking South



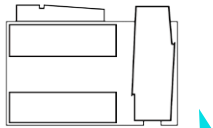
Rooftop Section, Looking West

Roofing material will be black EPDM membrane. All mechanical equipment will be painted black to match. Most equipment and vents will be shorter than the parapet.



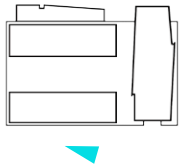


**perspective** nw 21st + nw pettygrove



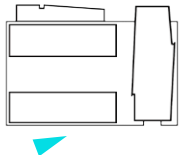


# perspective nw pettygrove





# perspective nw pettygrove

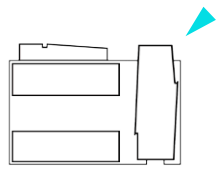




EAST BUILDING  
**ARCHITECTURE**

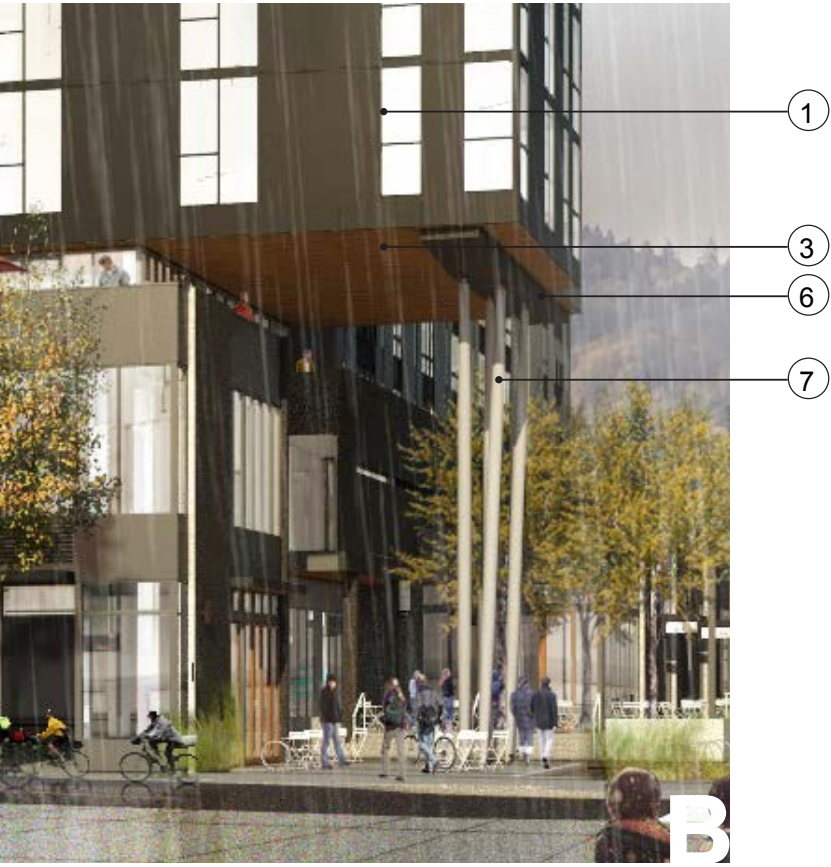
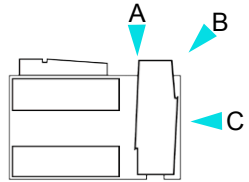


# east building nw quimby + 21st





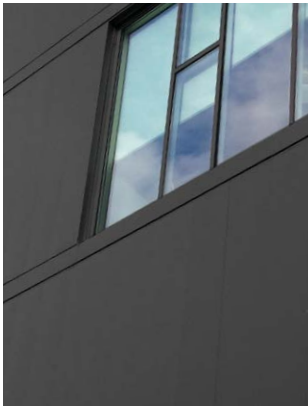
# materials east building



CORNER OF 21ST AND QUIMBY LOOKING WEST



CORNER OF NW PETTYGROVE AND 21ST LOOKING NORTH



1 ALUMINUM WINDOW WALL SYSTEM WITH METAL PANEL, COLOR 2



2 ALUMINUM WINDOW WALL SYSTEM WITH METAL PANEL, COLOR 1



3 IPE SOFFIT



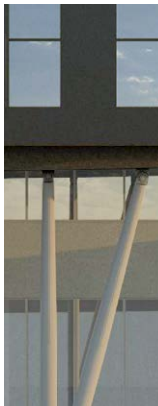
4 STOREFRONT AND ALUMINUM COMPOSITE PANEL, COLOR 5



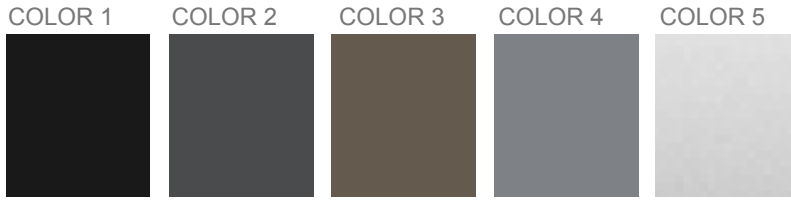
5 IPE PLANK PARTITION SCREEN AND SOFFIT



6 CAST CONCRETE BEAM

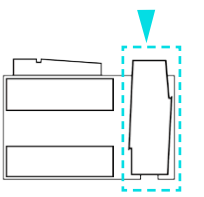


7 STEEL COLUMNS, COLOR 5

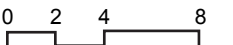
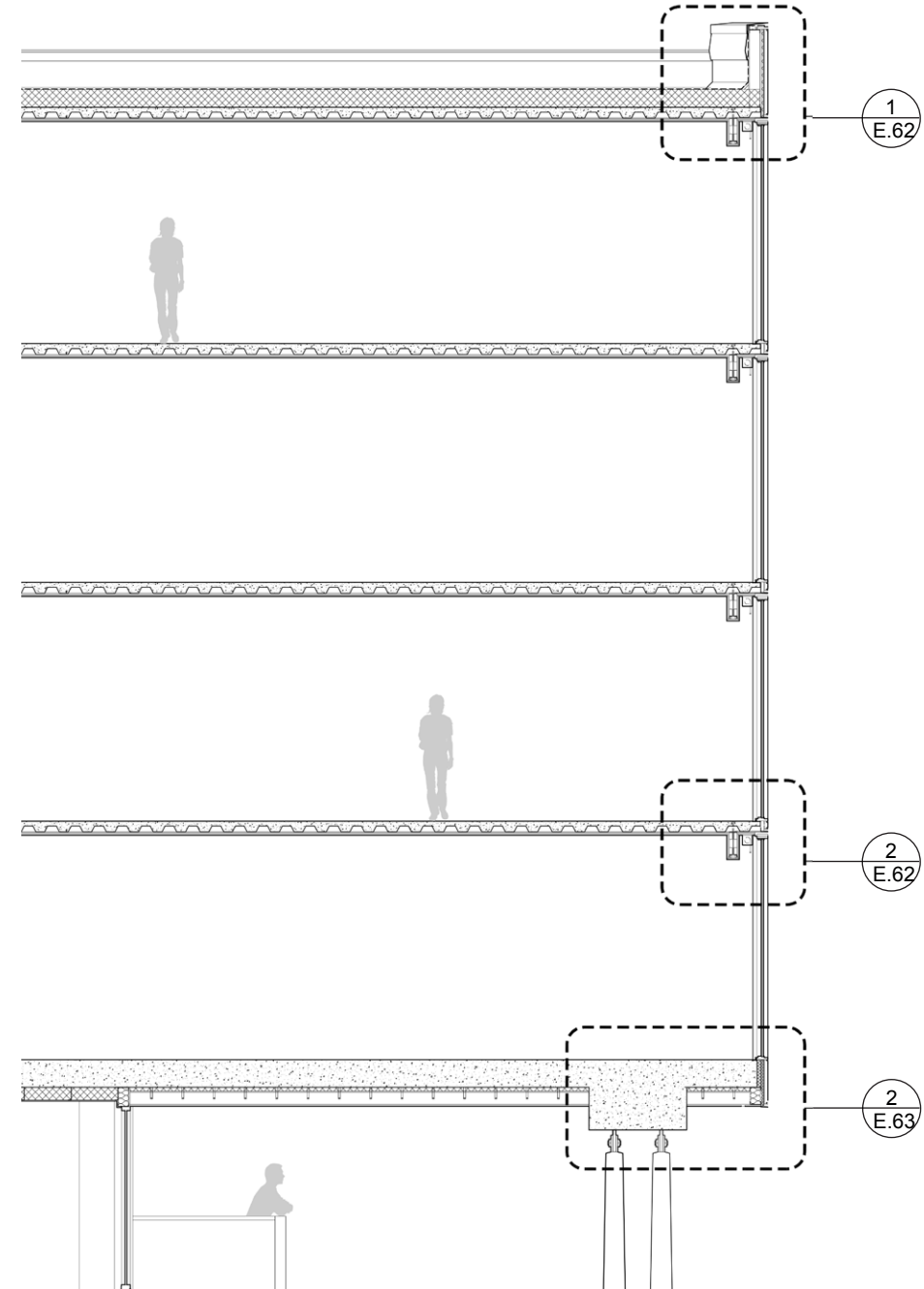
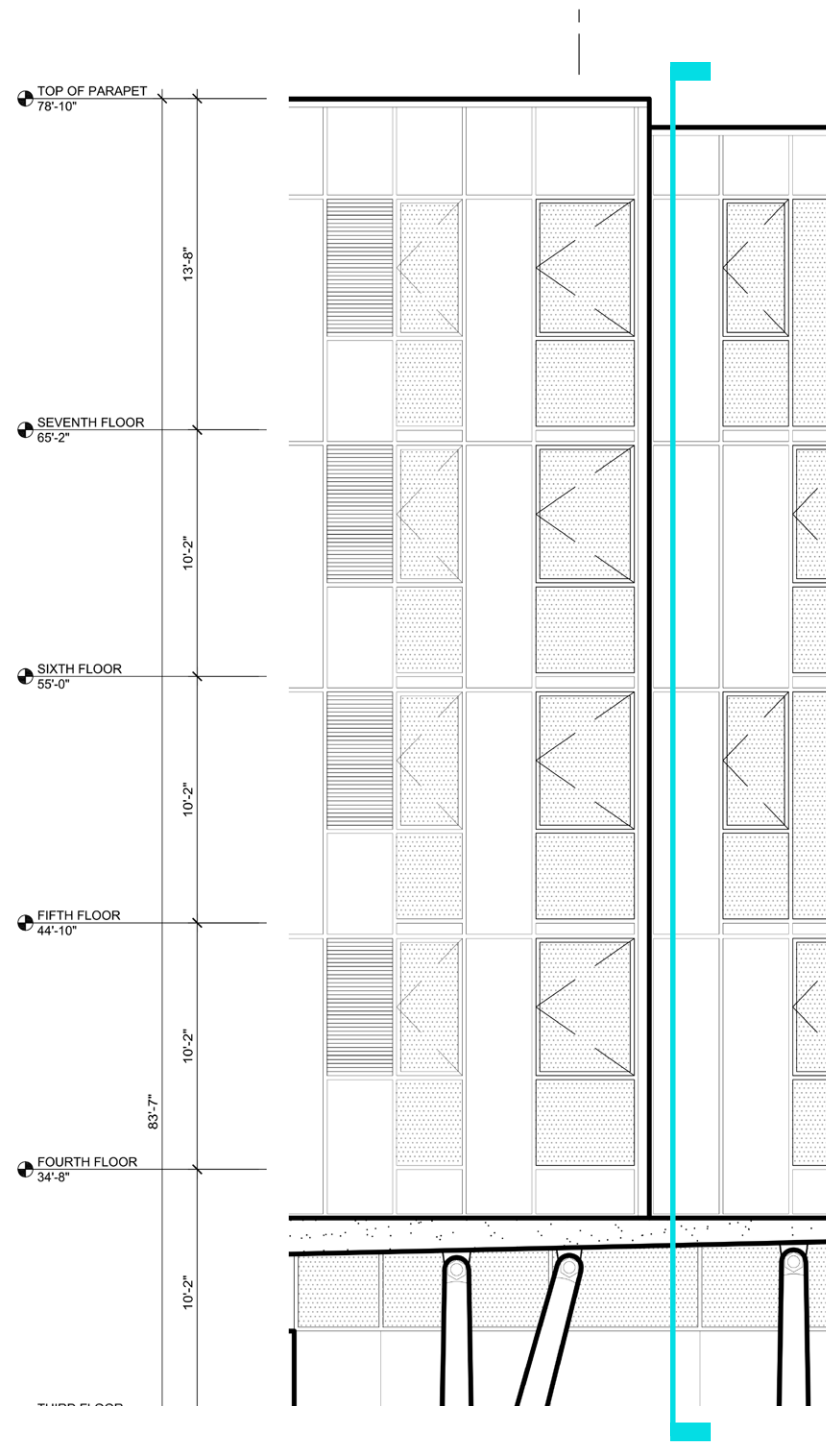




# wall section east building

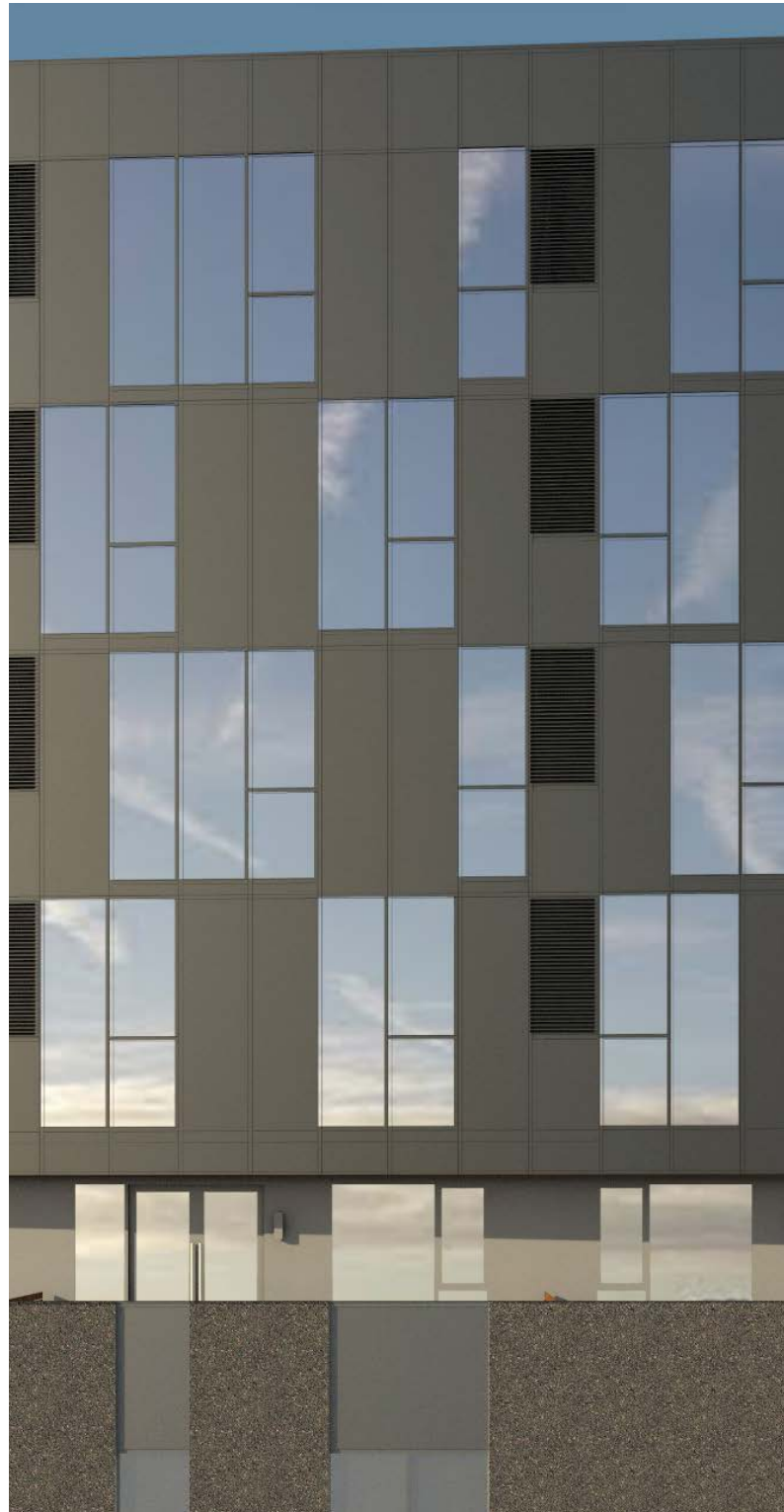
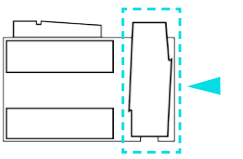


TYPICAL WINDOW WALL TOWER - NORTH

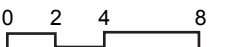
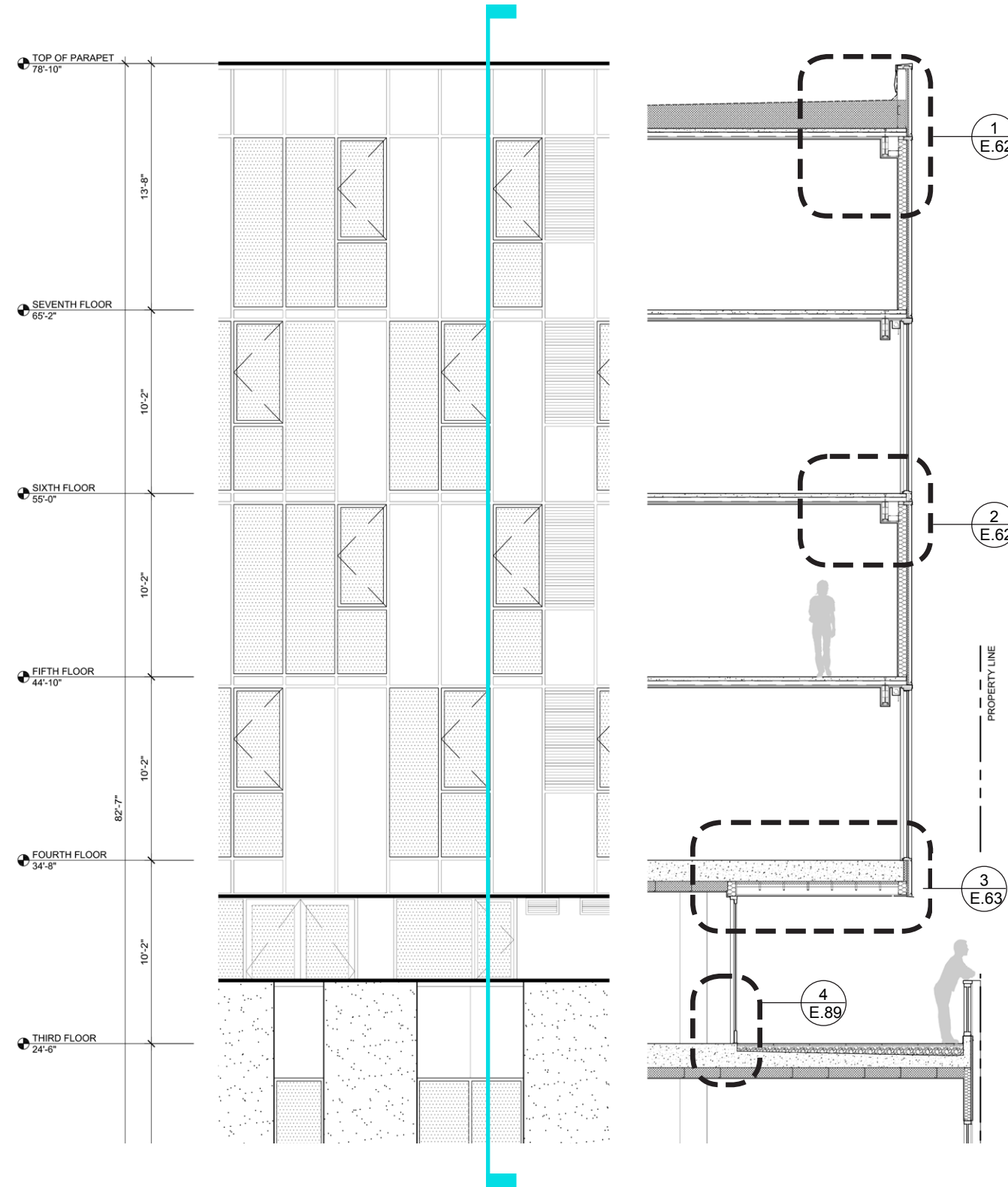




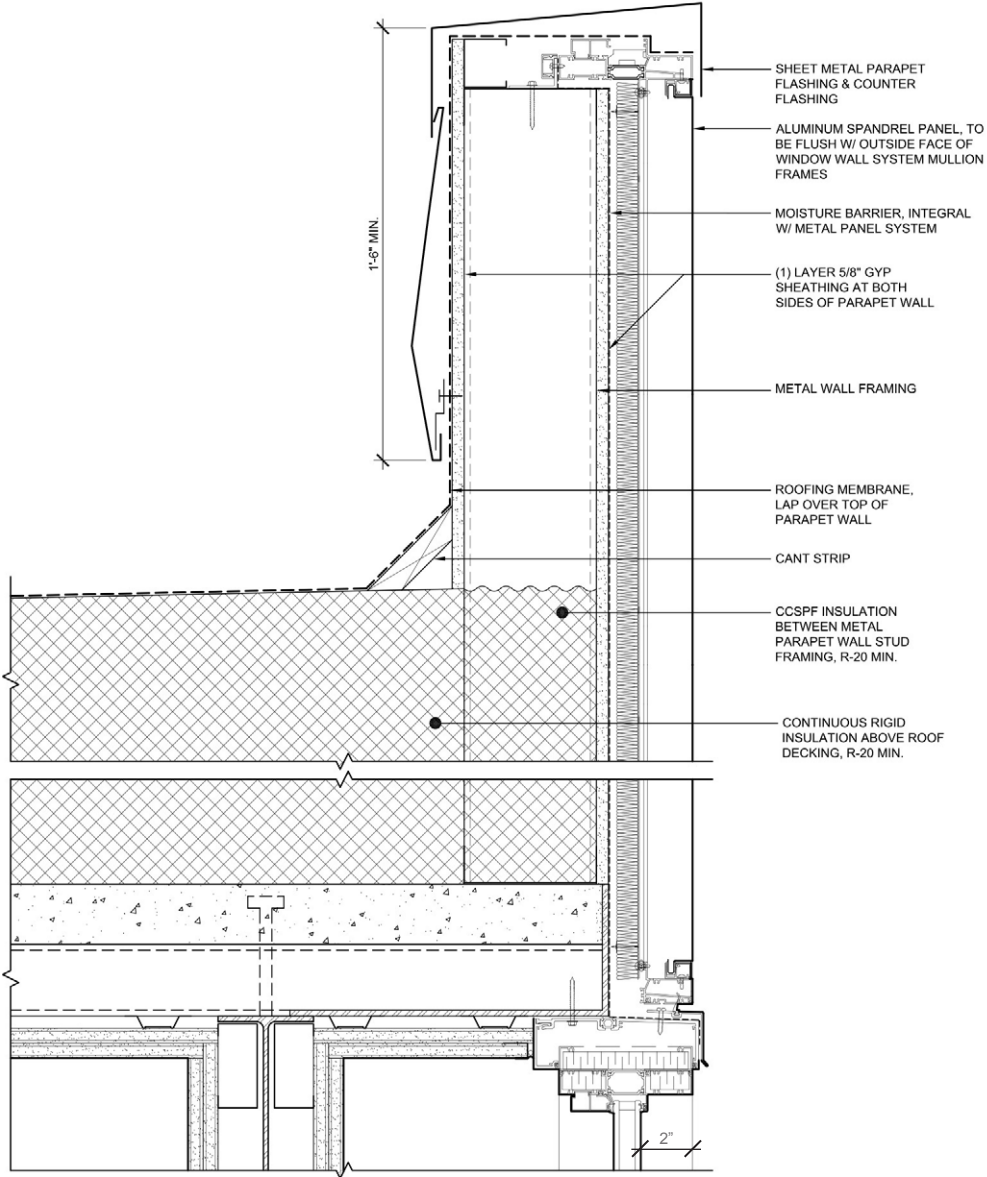
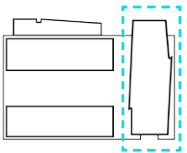
# wall section east building



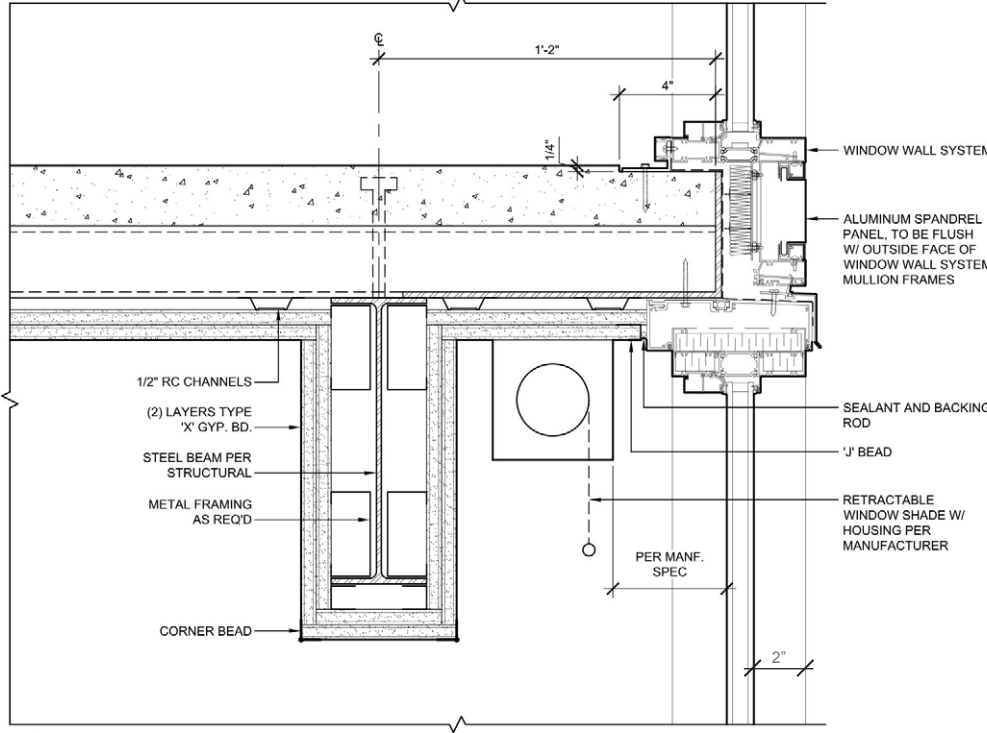
TYPICAL WINDOW WALL TOWER - EAST



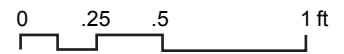




1 WINDOW WALL AT TOWER ROOF PARAPET

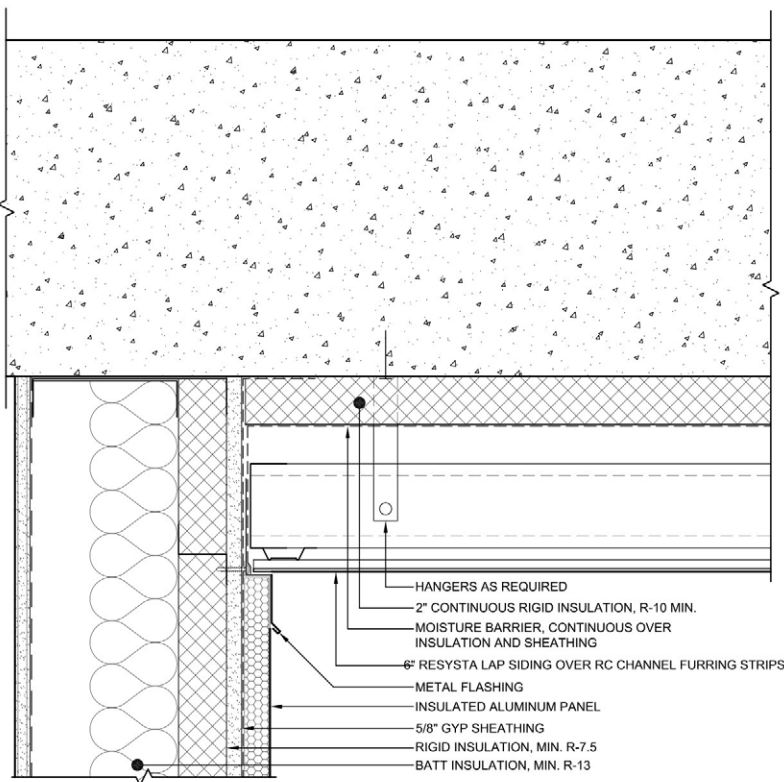
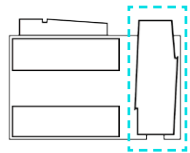


2 WINDOW WALL AT TOWER FLOOR

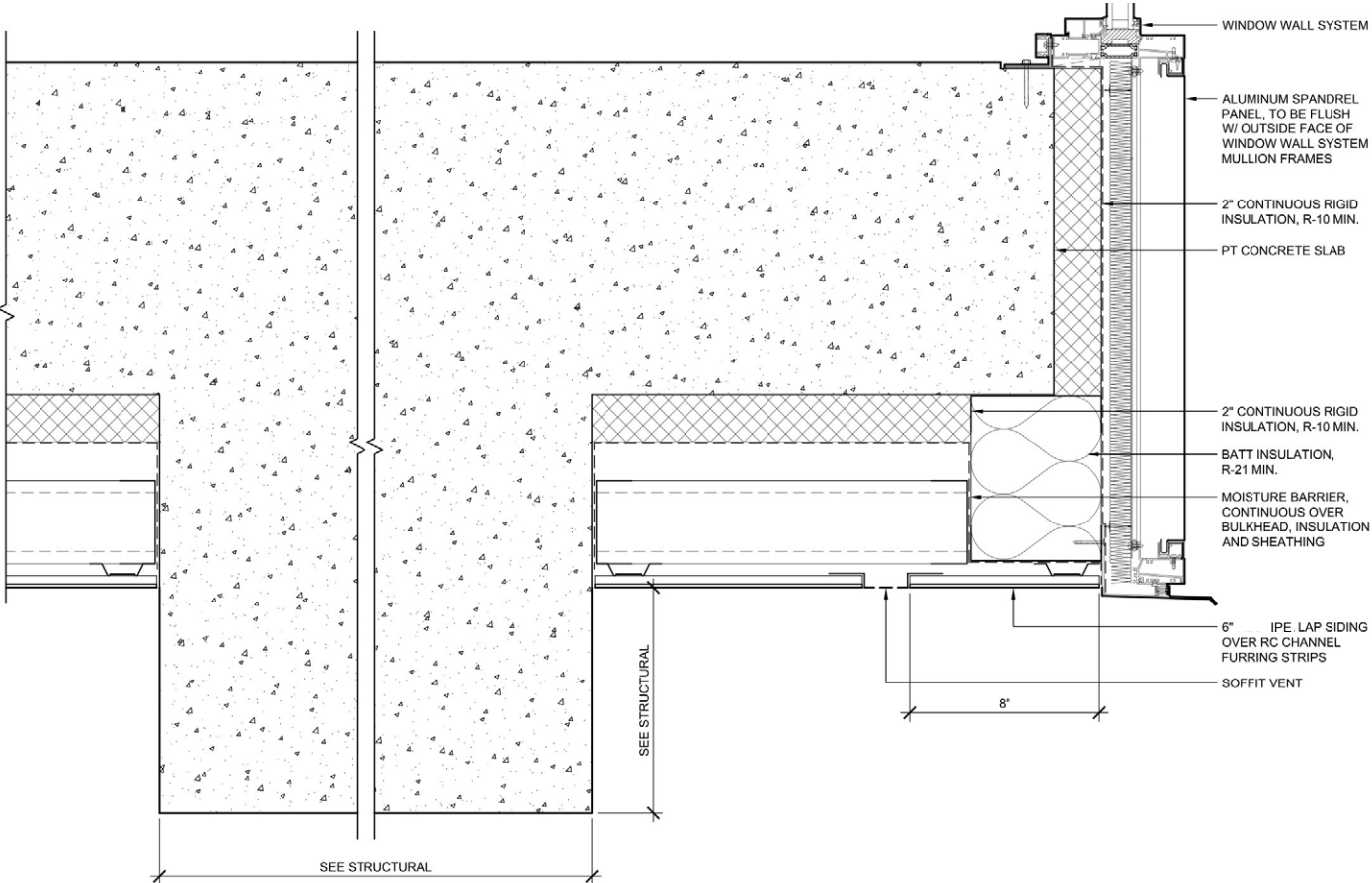




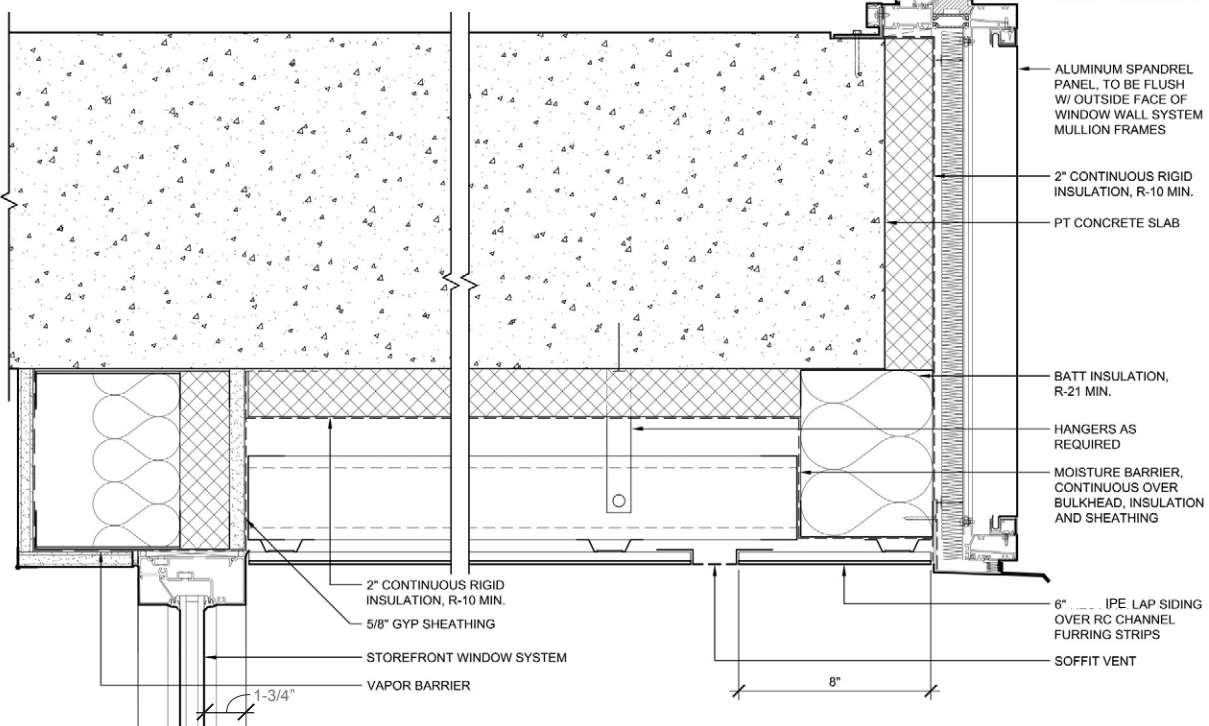
# details east building



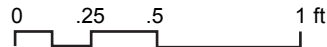
1 THIRD FLOOR METAL PANEL AT SOFFIT



2 TOWER SOFFIT AND CONCRETE BEAM



3 THIRD FLOOR STOREFRONT HEADER AND SOFFIT

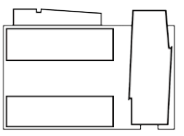




ENTRY PLAZA  
**ARCHITECTURE**

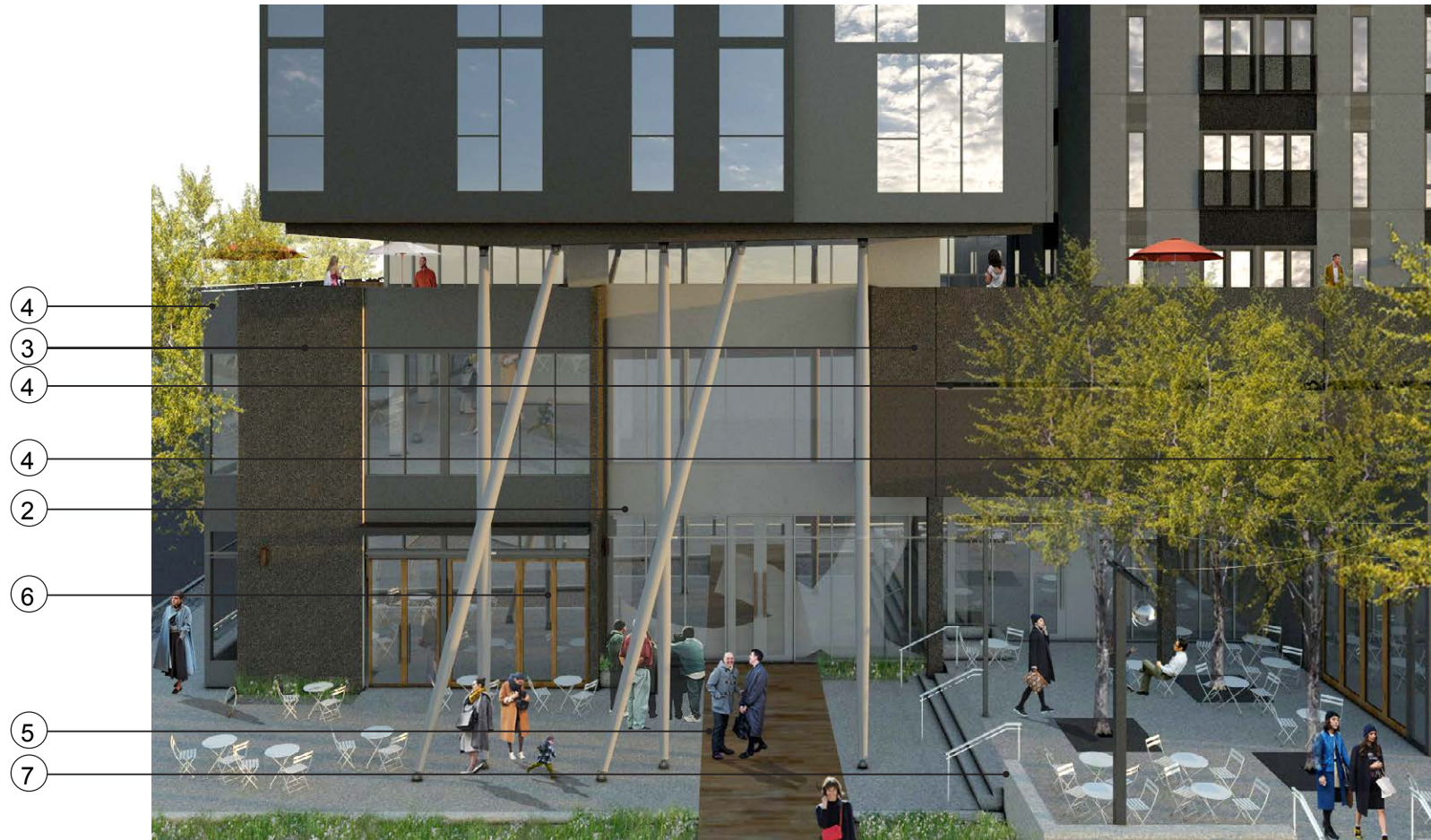
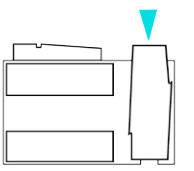


# entry plaza nw 21st





# materials entry plaza



MAIN BUILDING ENTRY AND RETAIL AT CORNER OF 21ST AND NW QUIMBY



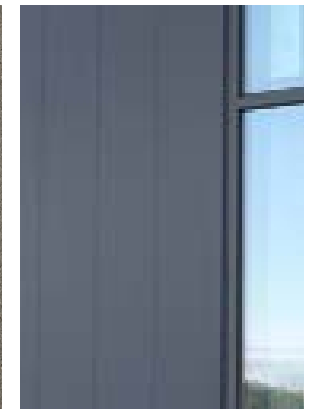
1 STEEL AWNING WITH IPE PLANK SOFFIT



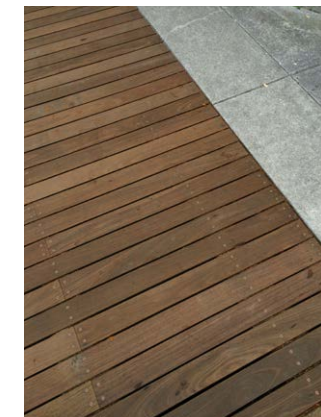
2 STOREFRONT AND ALUMINUM COMPOSITE PANEL, COLOR 5



3 (E) TILT UP CONCRETE, STAINED COLOR 3, CUT AND POLISHED EDGE



4 STOREFRONT AND ALUMINUM COMPOSITE PANEL, COLOR 1



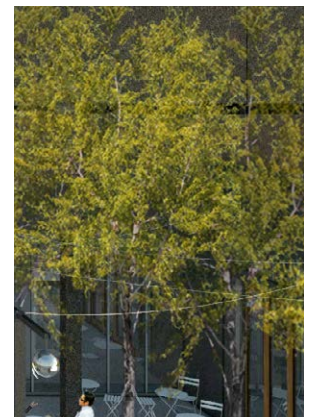
5 IPE DECKING



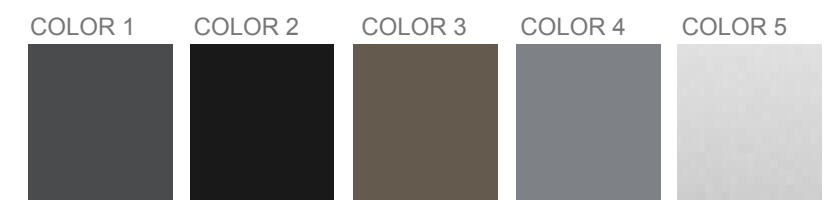
6 WOOD FOLDING GLAZED WALL SYSTEM



7 CAST CONCRETE

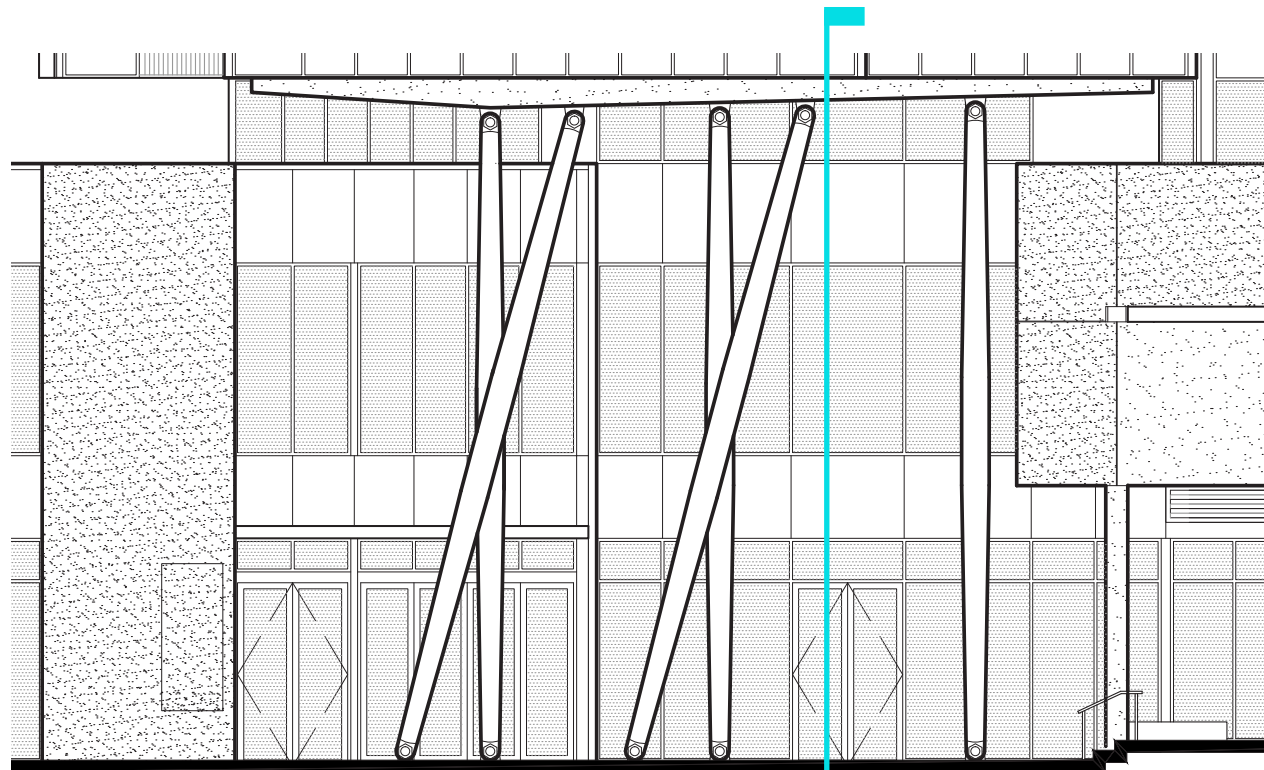


8 OPEN VENT FROM GARAGE





# entry plaza

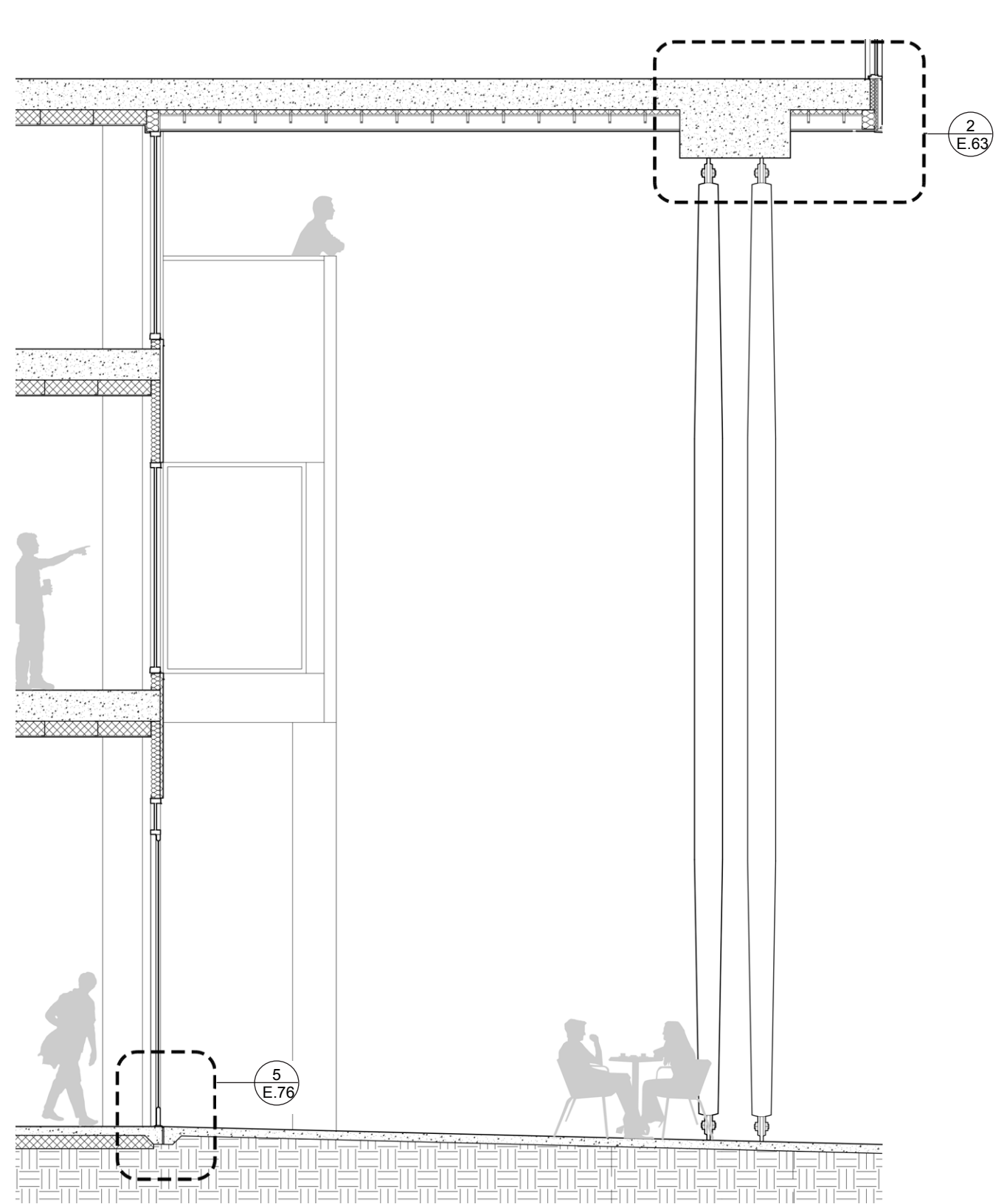


1 ELEVATION OF RESIDENTIAL ENTRANCE

0 2 4 8



BUILDING ENTRY ON NW 21ST AND NW QUIMBY



2 SECTION OF BUILDING PLAZA AND RESIDENTIAL ENTRANCE

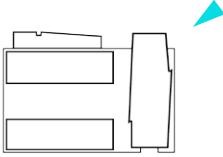
0 1 2 4



RETAIL  
**ARCHITECTURE**

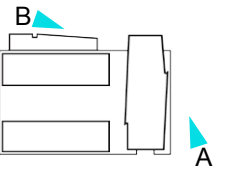


**retail** nw quimby + nw 21st

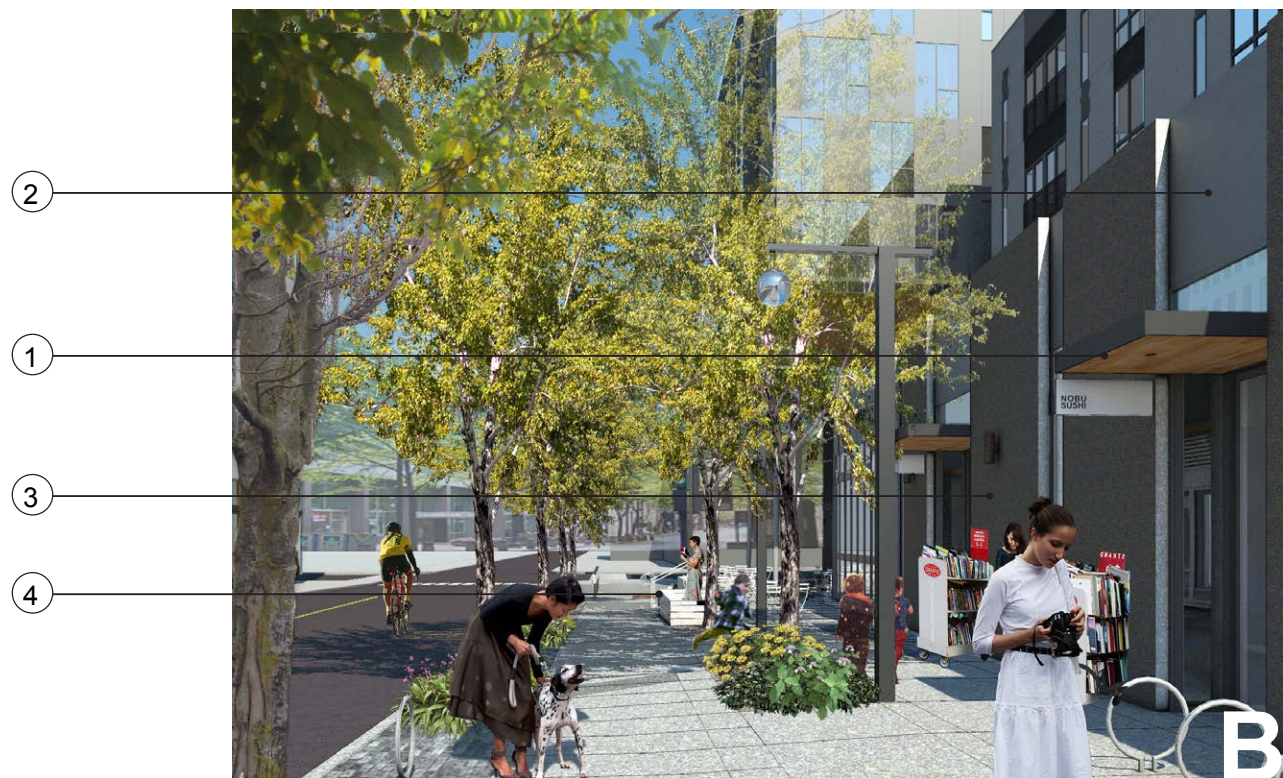




# materials retail



RETAIL, NW 21ST LOOKING NORTH



RETAIL, NW QUIMBY LOOKING EAST



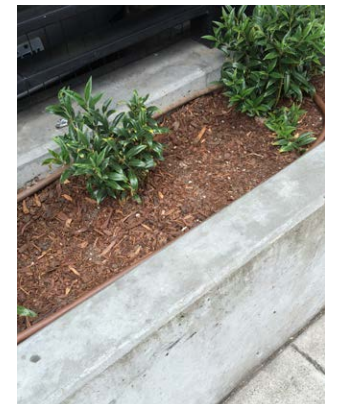
1 STEEL AWNING WITH IPE PLANK SOFFIT AND ALUMINUM VENT LOUVER



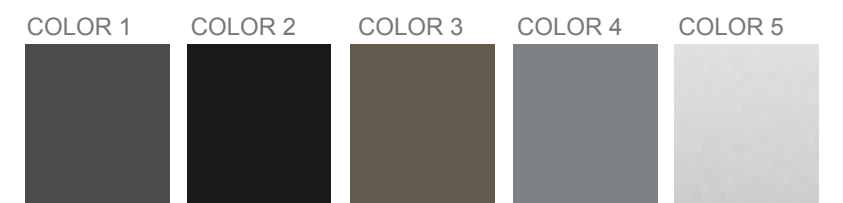
2 STOREFRONT AND ALUMINUM COMPOSITE PANEL, COLOR 1



3 (E) TILT UP CONCRETE, STAINED COLOR 3, CUT AND POLISHED EDGE

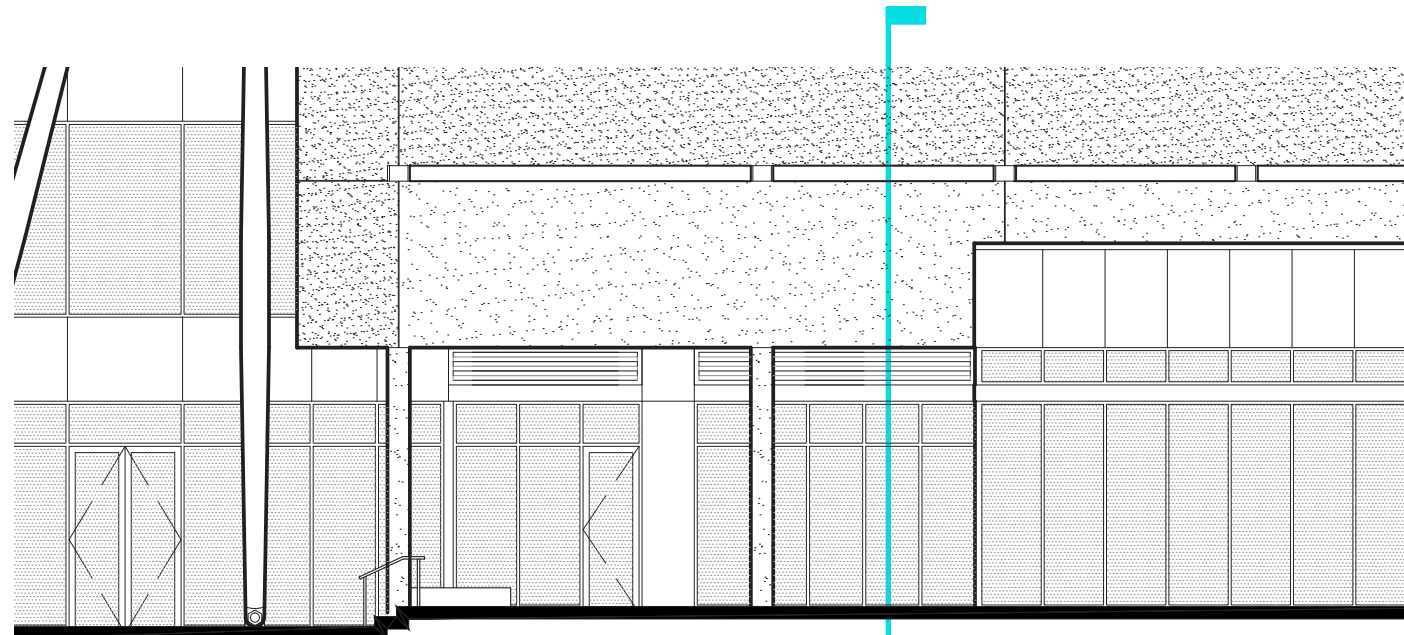
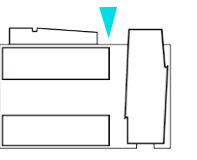


4 CAST CONCRETE PLANTER

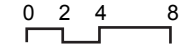




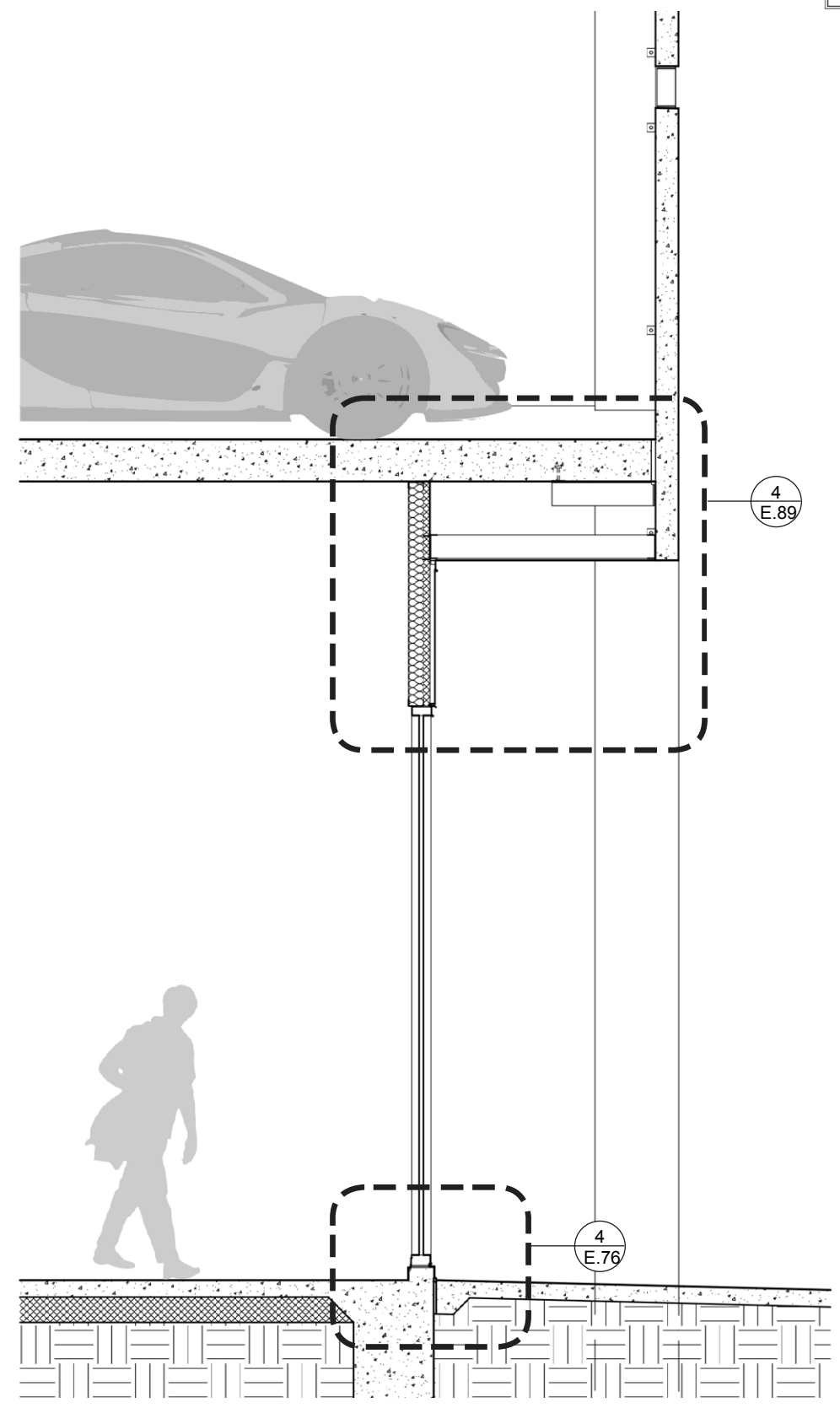
# vignette retail



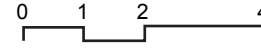
1 ELEVATION OF RESIDENTIAL ENTRANCE AND NORTH RETAIL



ENTRY PLAZA

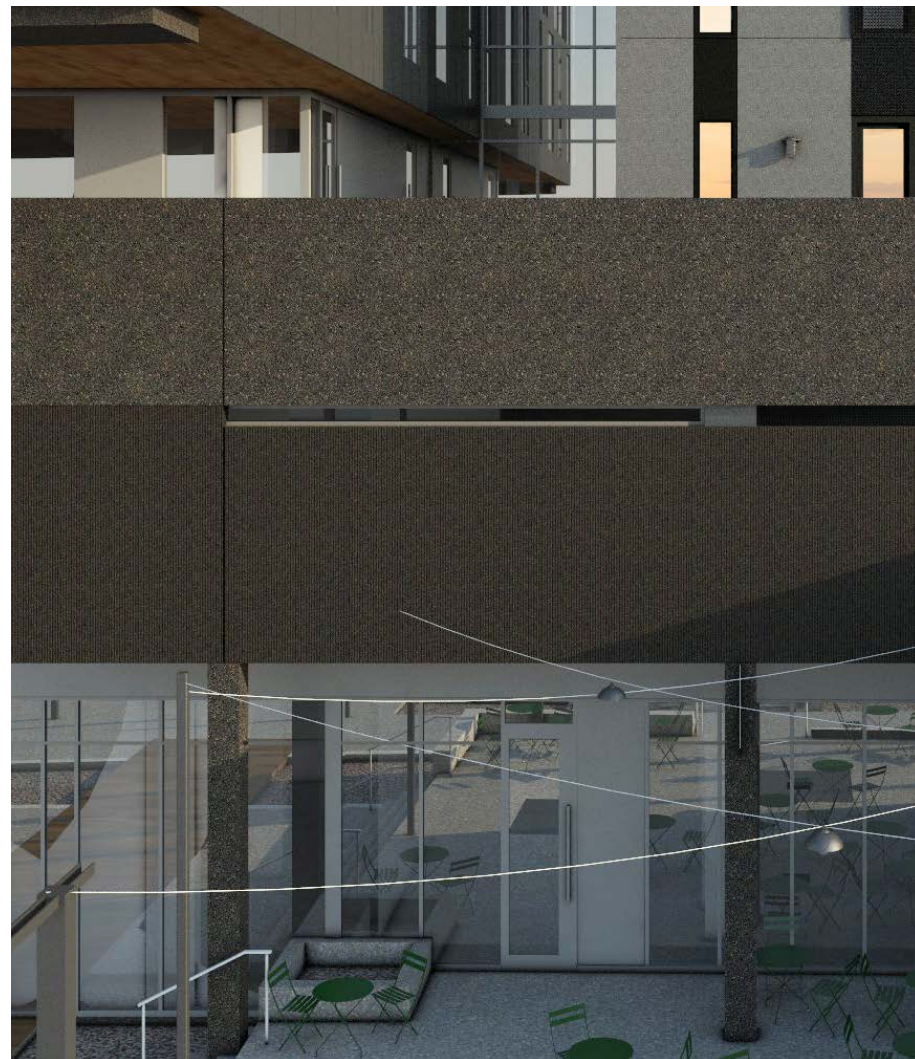
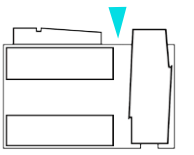


2 SECTION OF NORTH RETAIL AT PLAZA

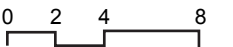
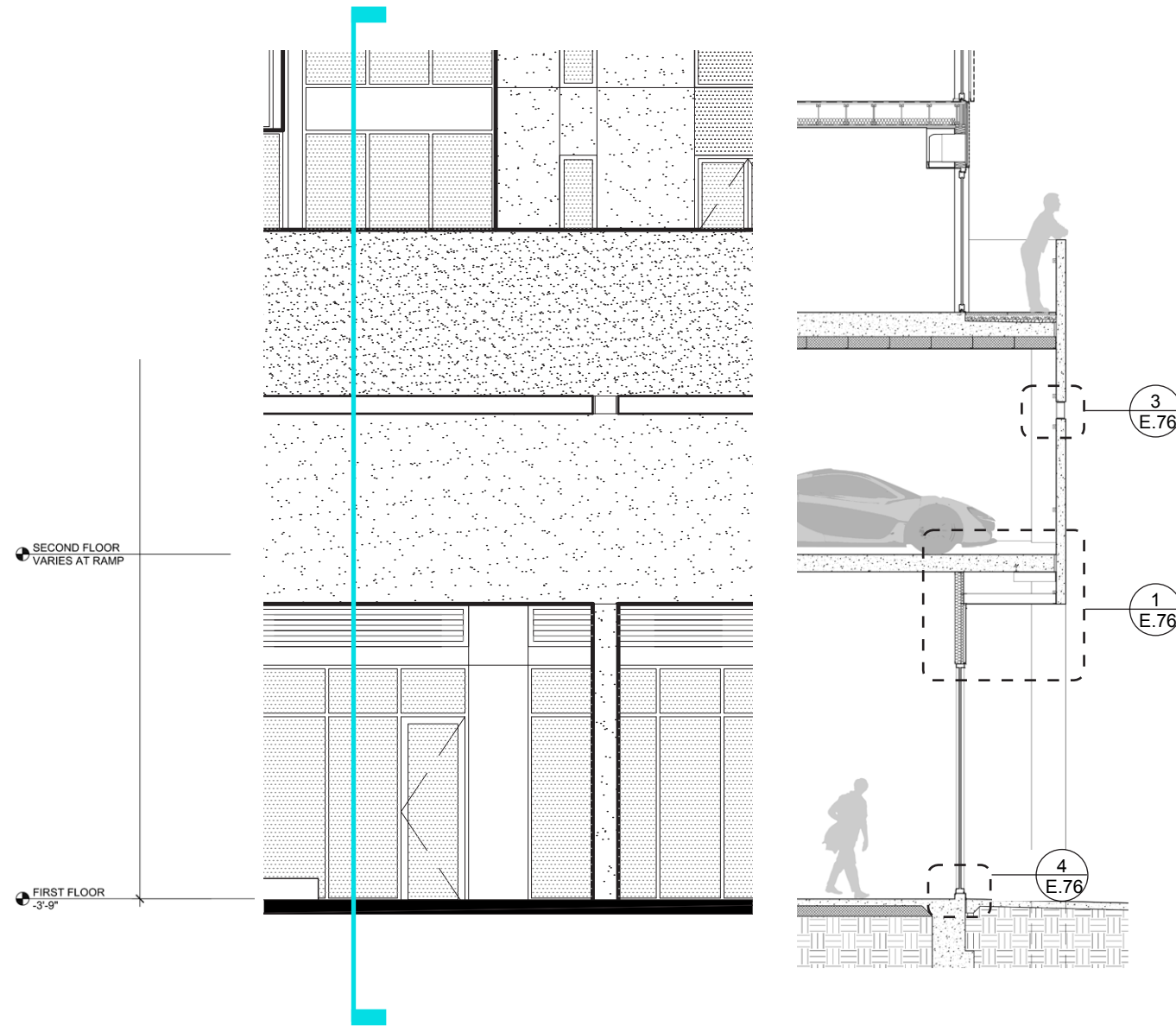




# wall section retail

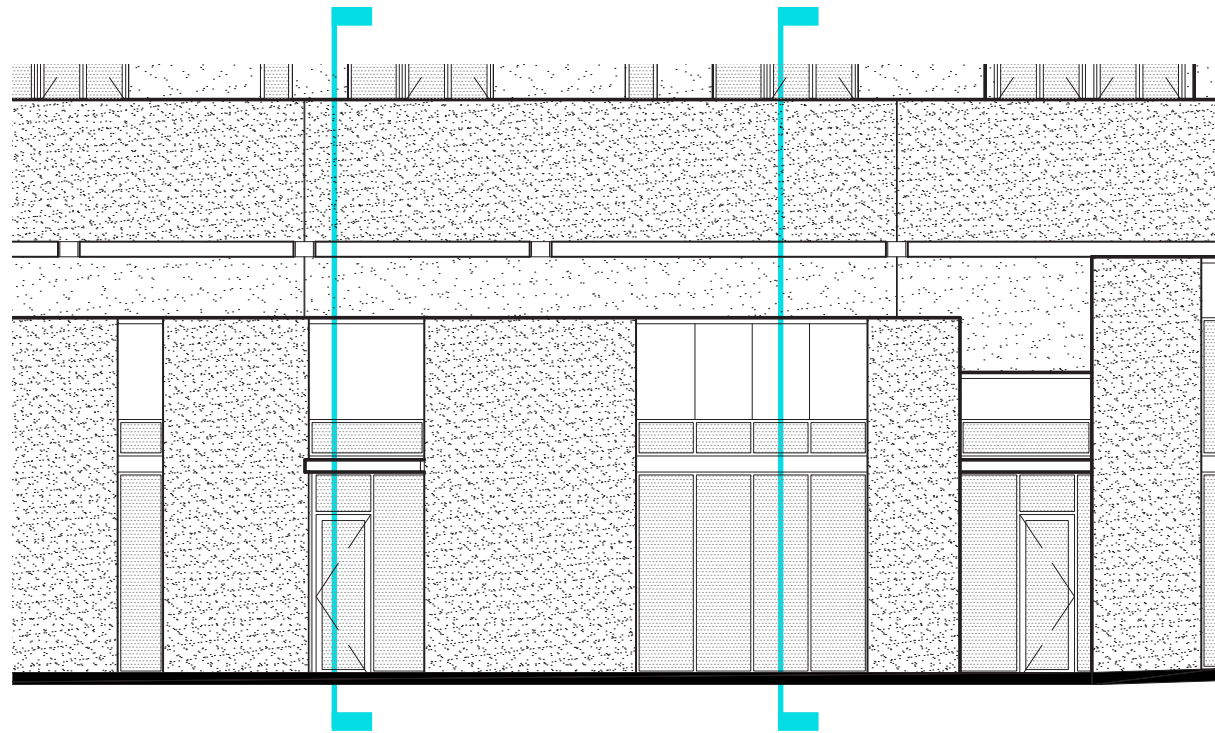
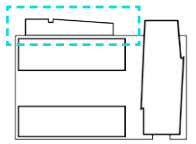


STOREFRONT ENTRY PLAZA

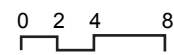




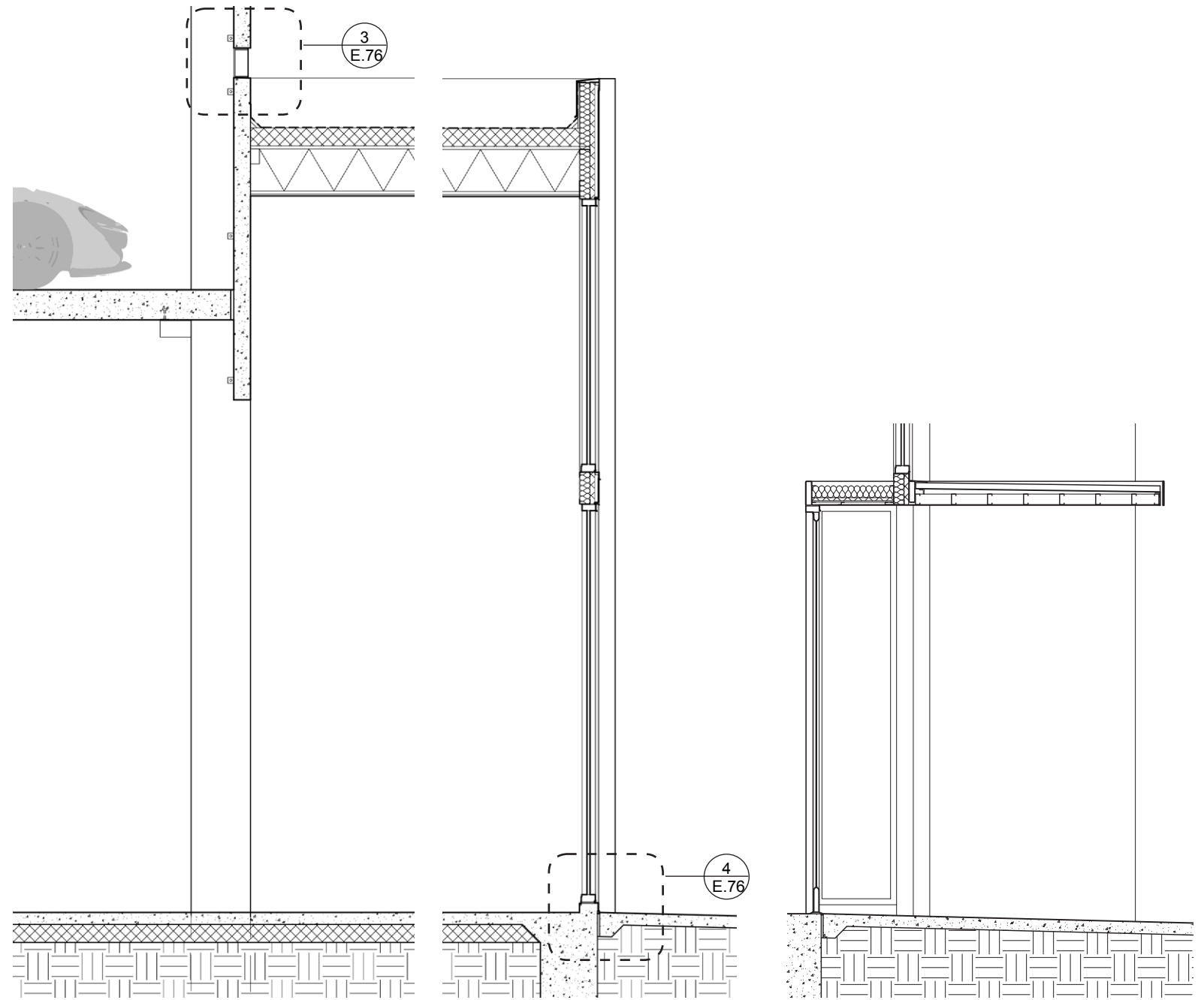
# vignette retail



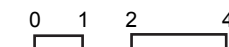
1 ELEVATION OF NORTH RETAIL



RIGHT OF WAY ALONG NORTH RETAIL



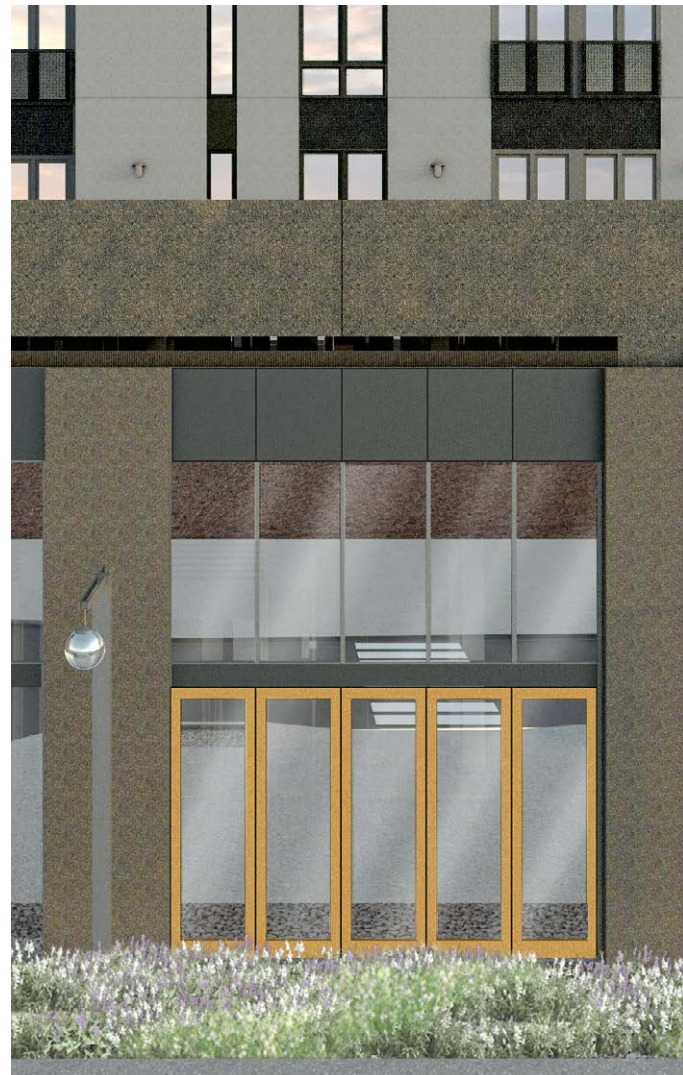
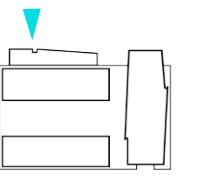
2 NORTH RETAIL



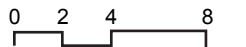
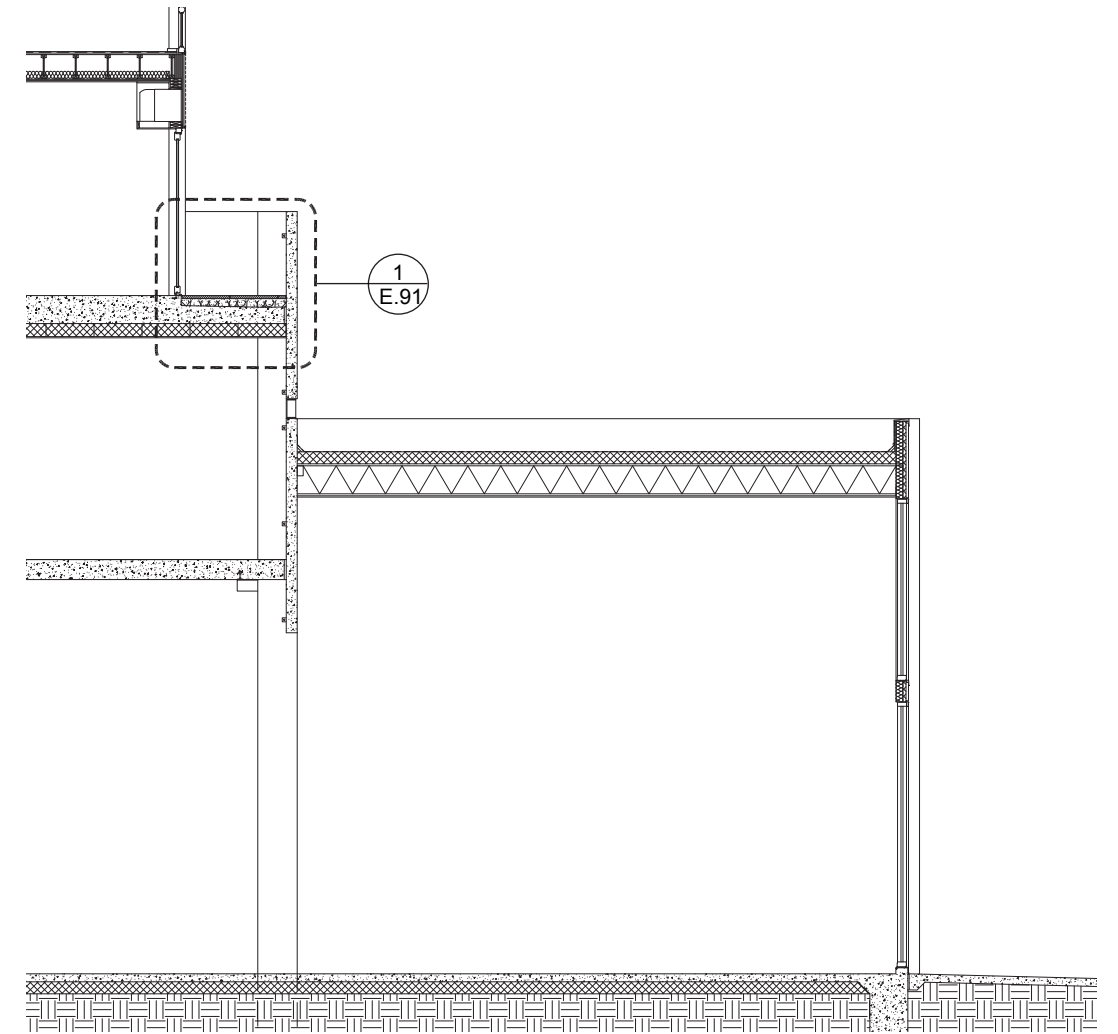
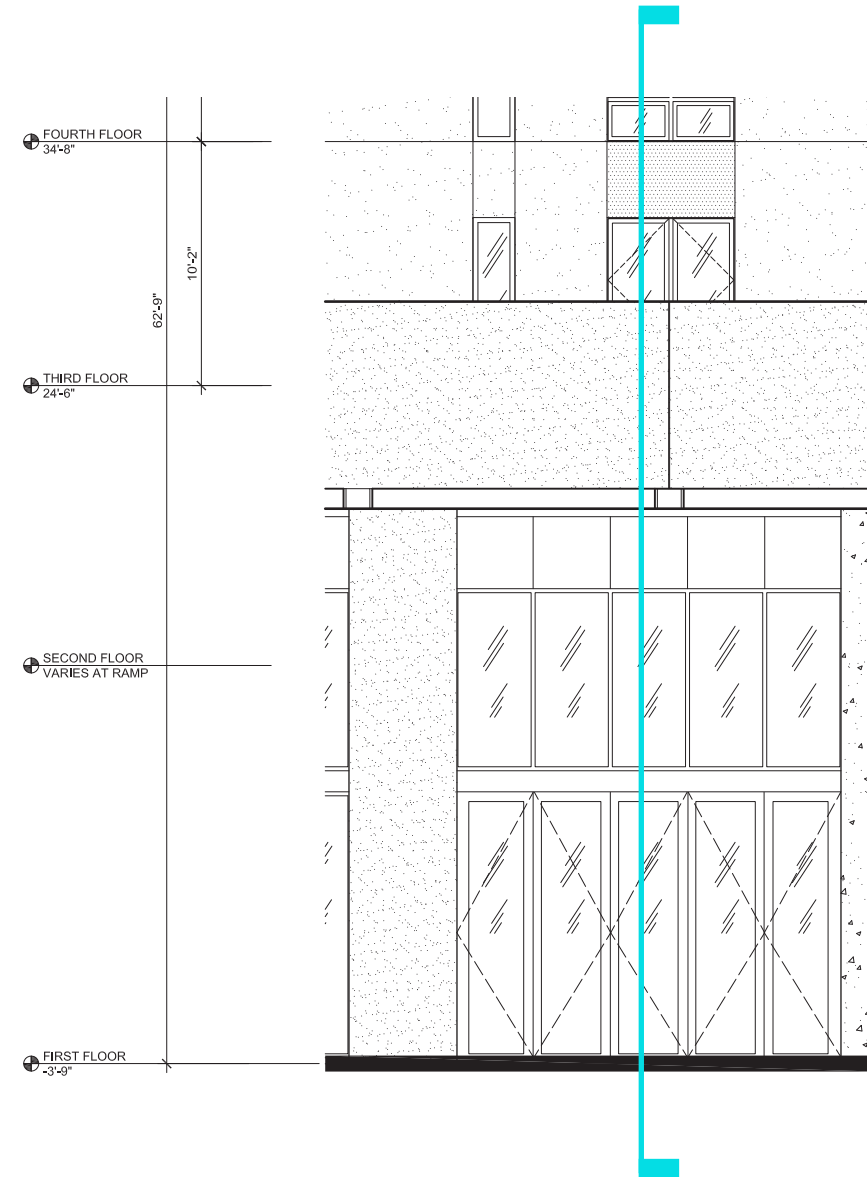
3 NORTH RETAIL EXTENSION



# wall section retail

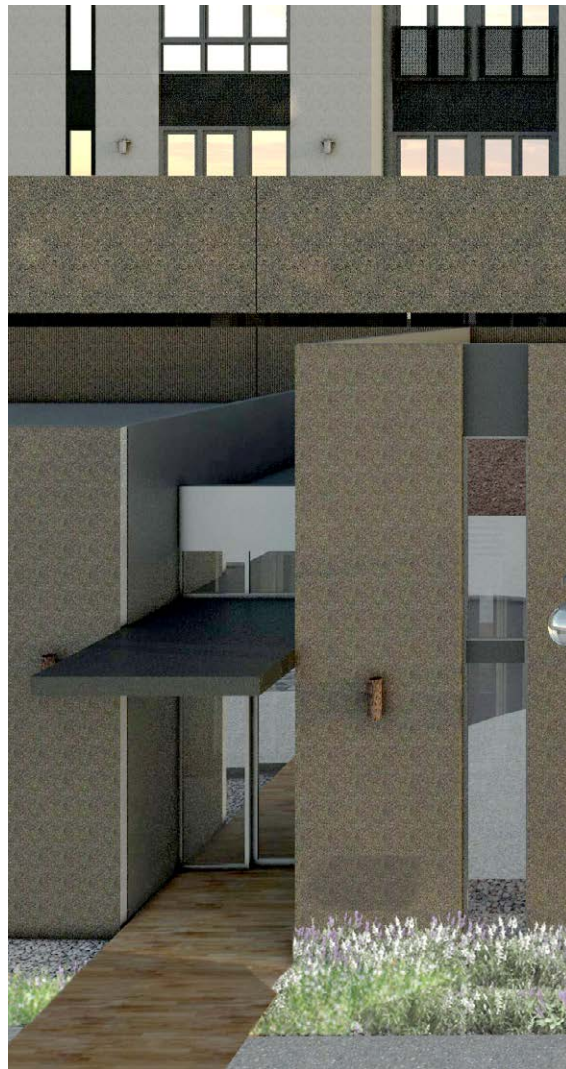
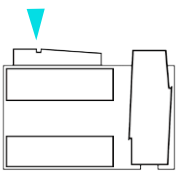


STOREFRONT AT RETAIL - NORTH

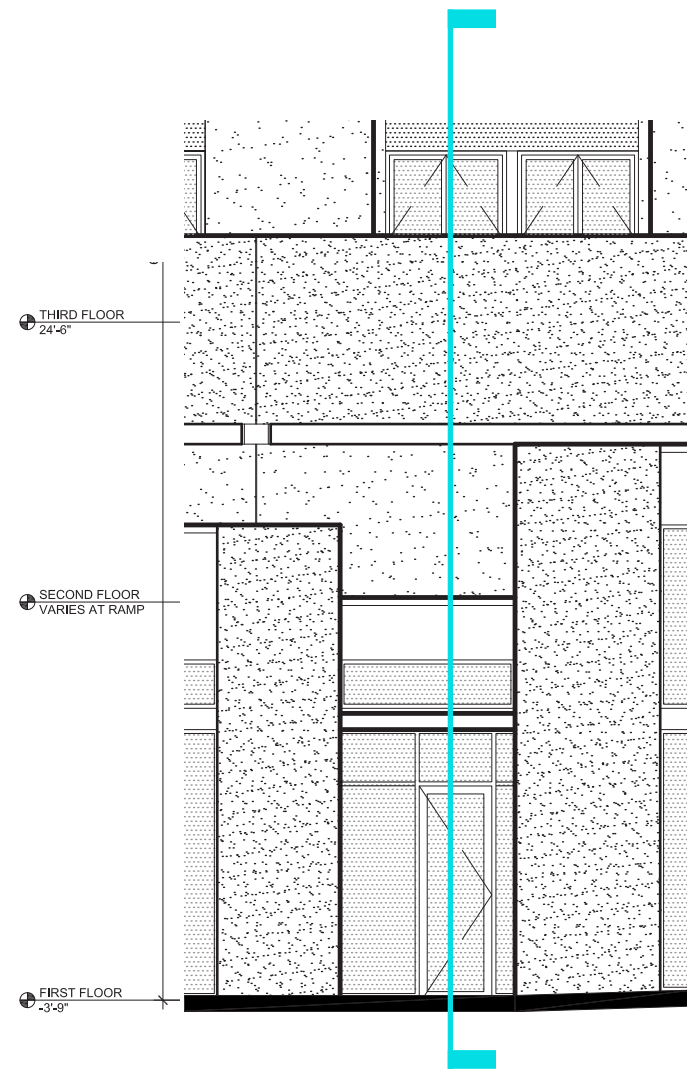




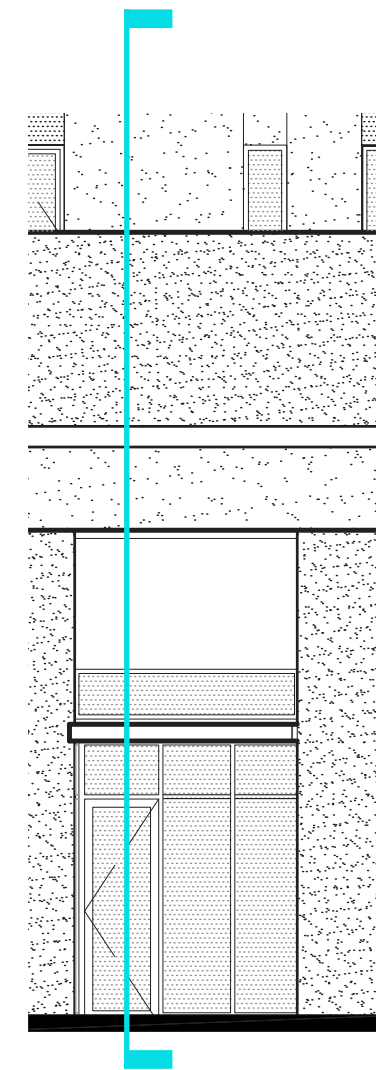
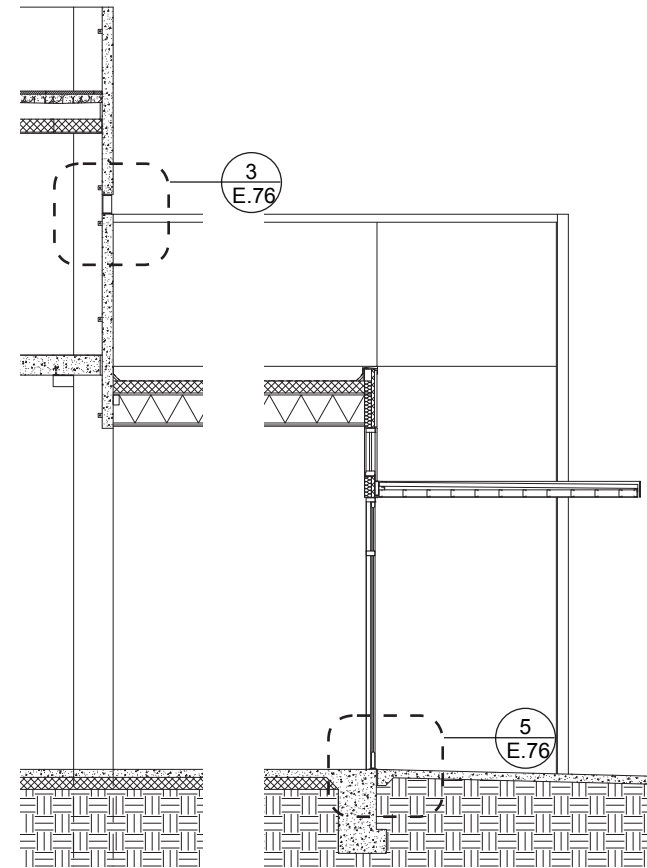
# wall section retail



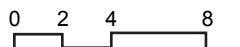
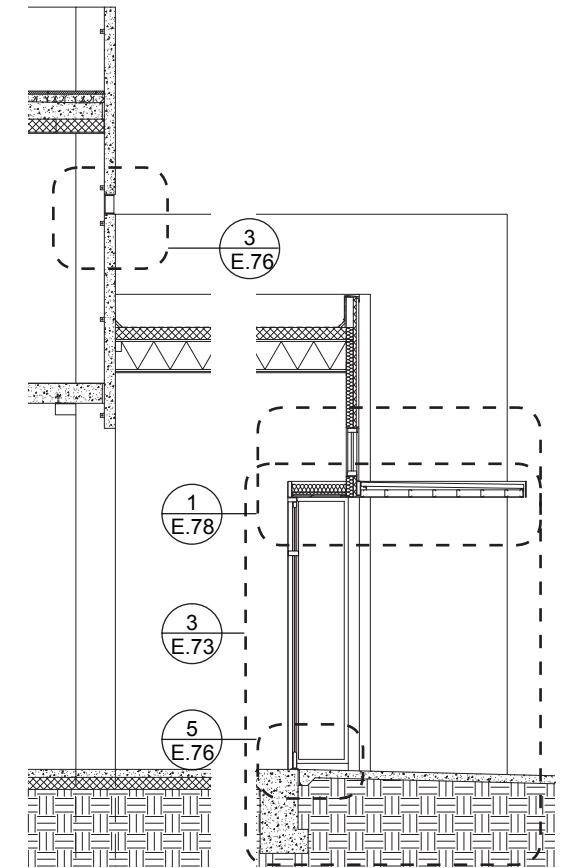
ENTRY AT RETAIL - NORTH



1 ENTRY AT RETAIL - NORTH

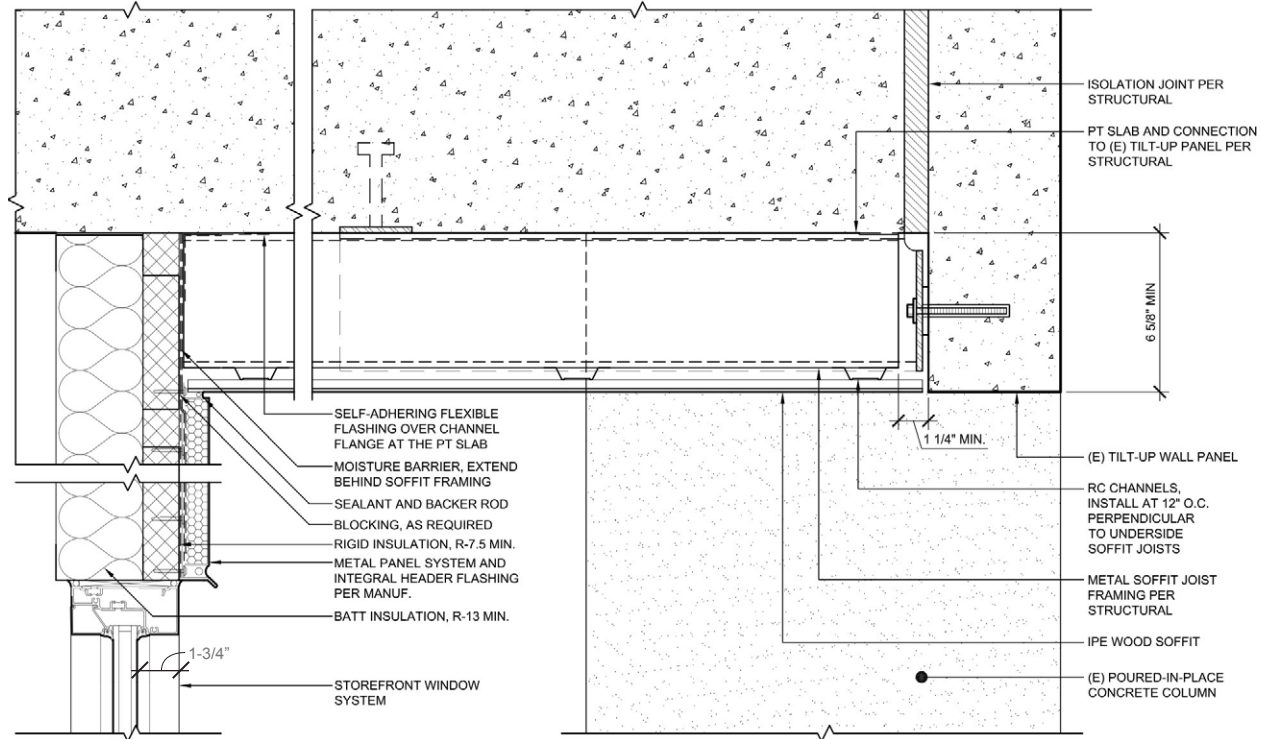


2 ENTRY AT RETAIL - NORTH

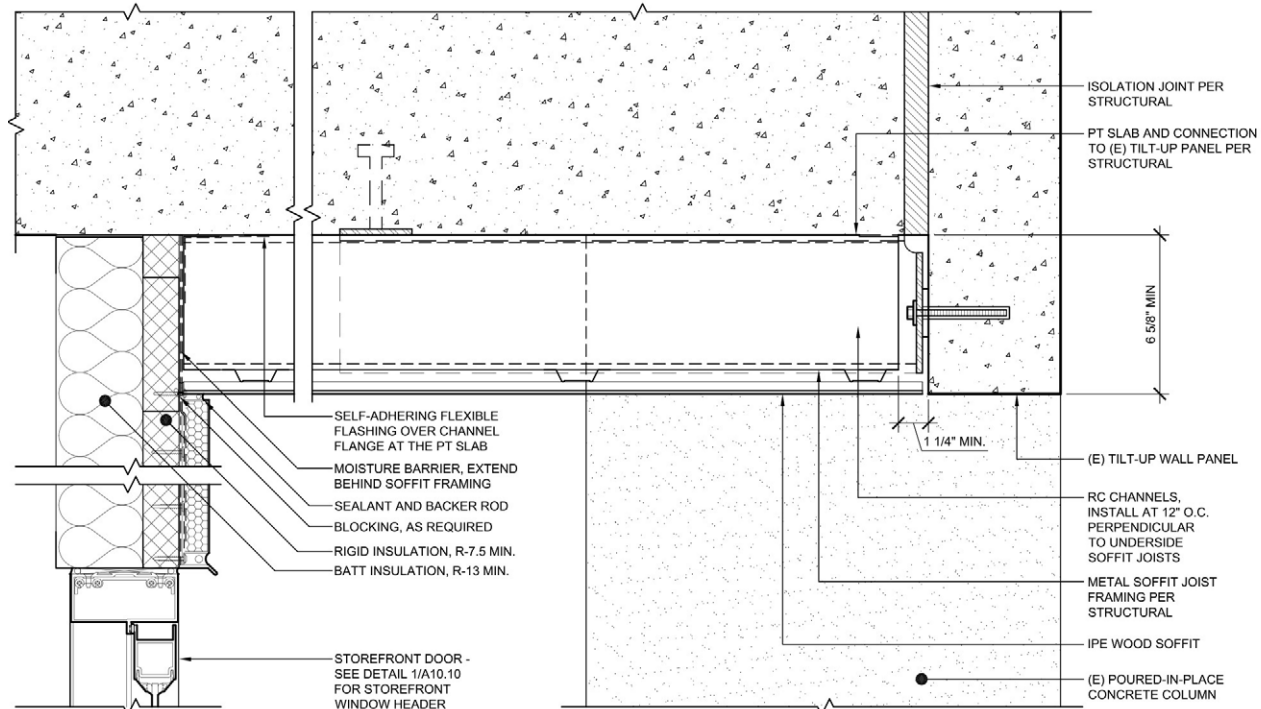




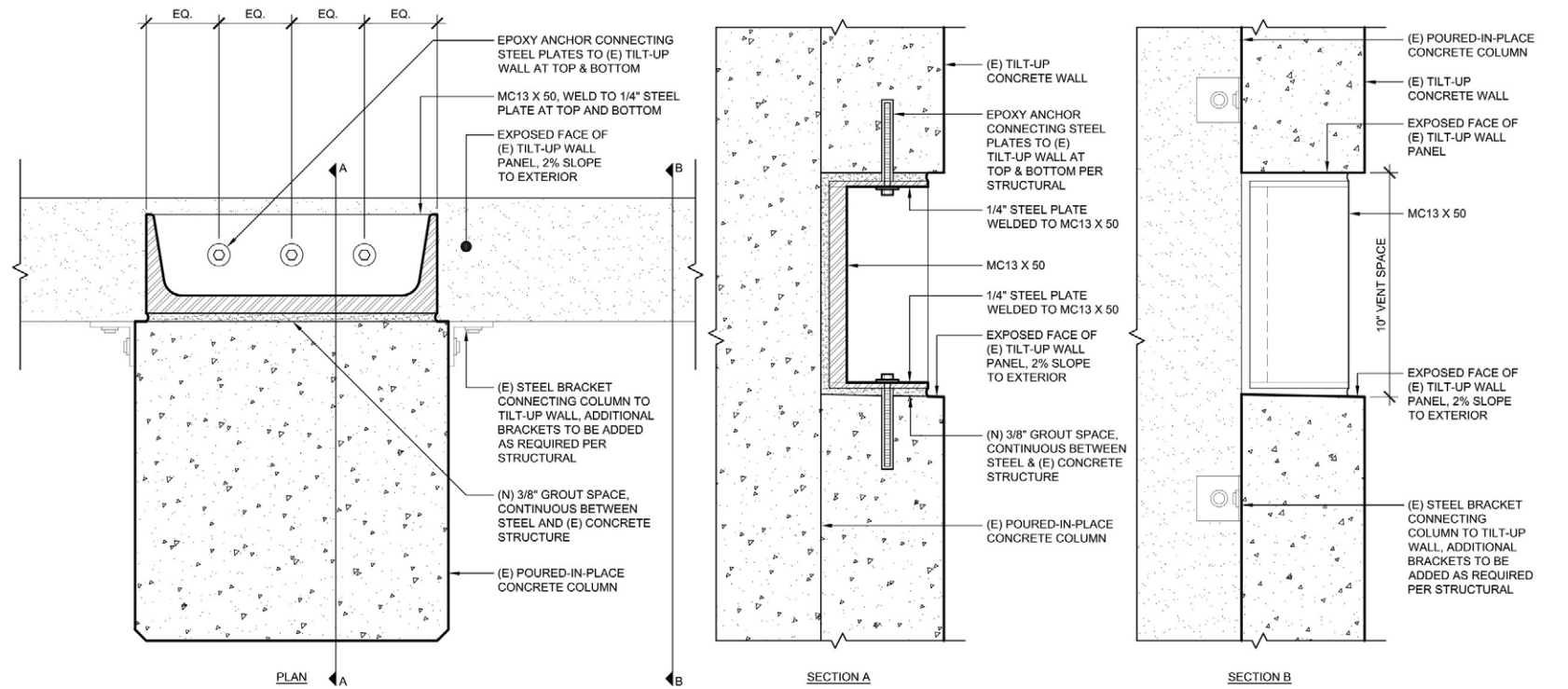
# details retail



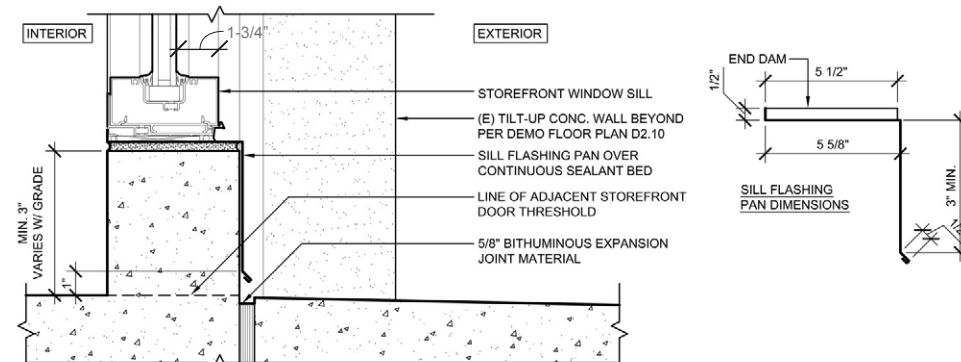
1 STOREFRONT AND SOFFIT AT BOARDWALK



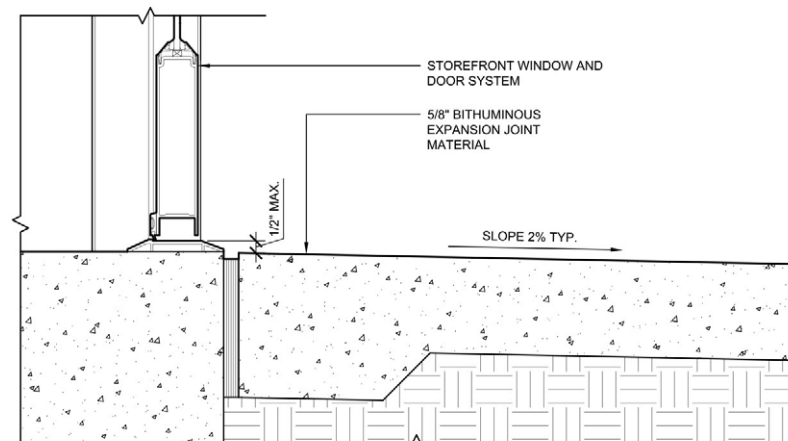
2 RETAIL ENTRANCE AT BOARDWALK



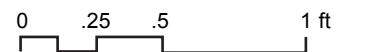
3 PARKING GARAGE VENT AT (E) TILT-UP WALL



4 STOREFRONT WINDOW SILL AT (E) TILT-UP WALL

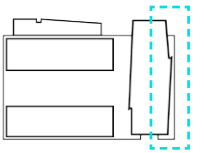


5 GROUND FLOOR STOREFRONT THRESHOLD





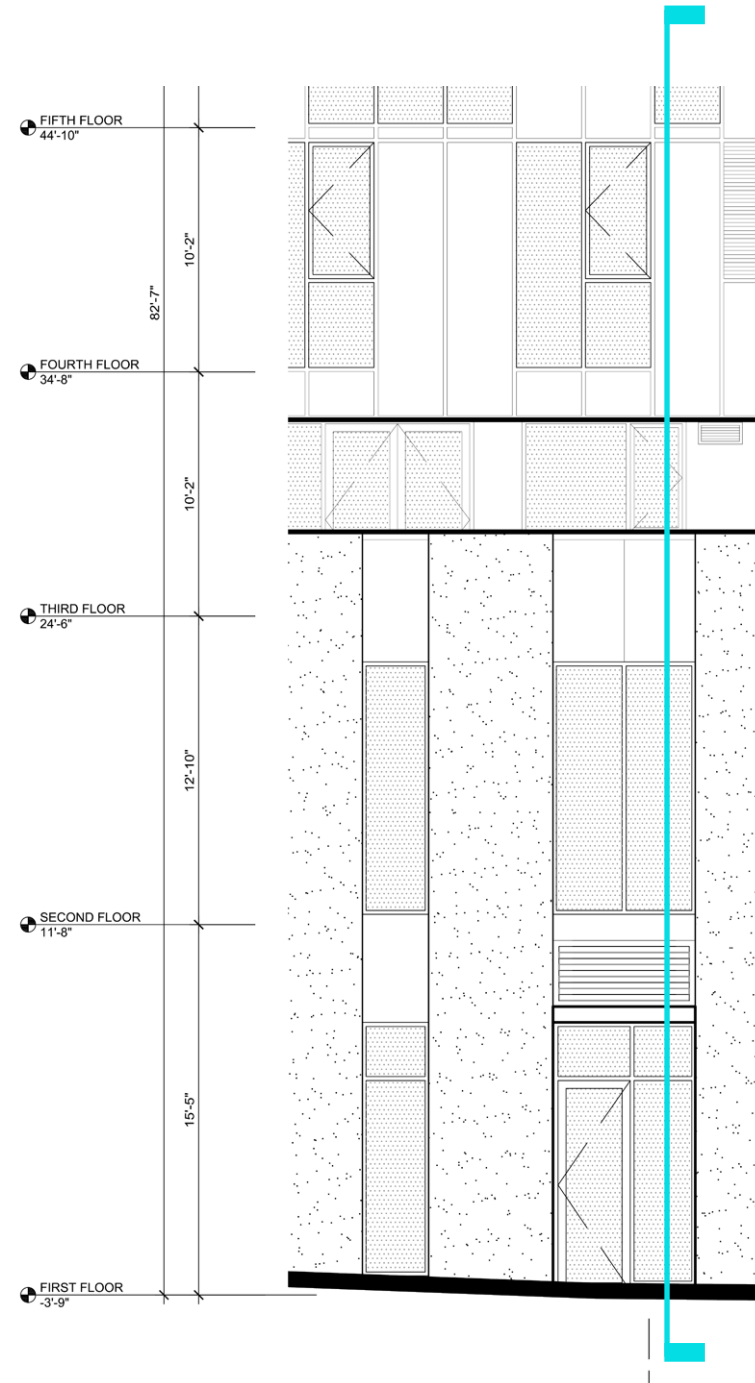
# wall section retail



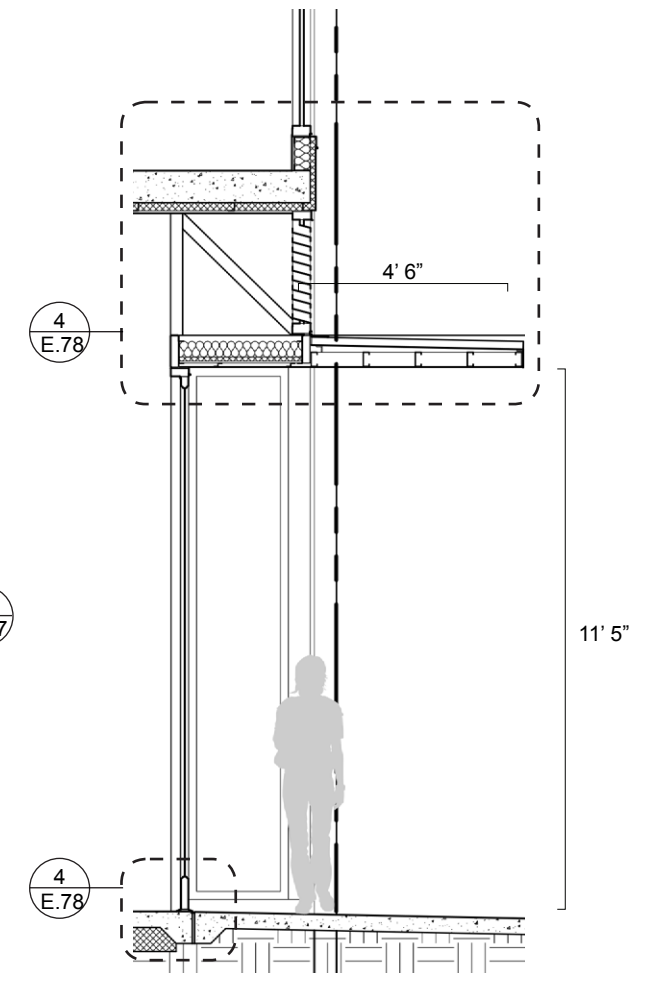
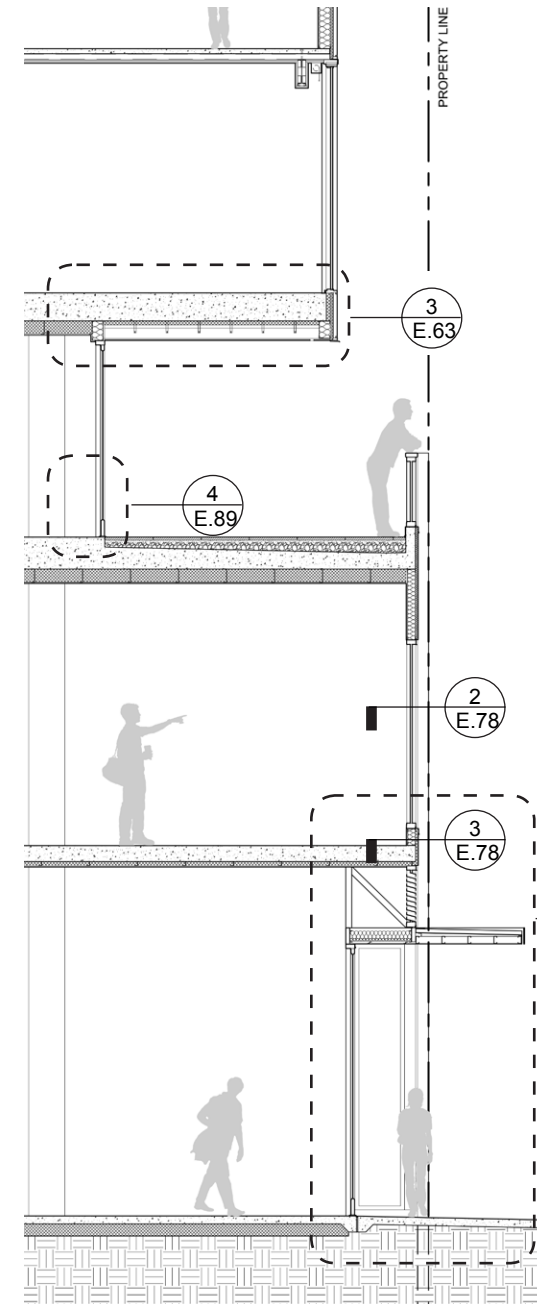
EAST RETAIL ENTRY



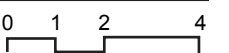
TYPICAL RETAIL ENTRY - EAST



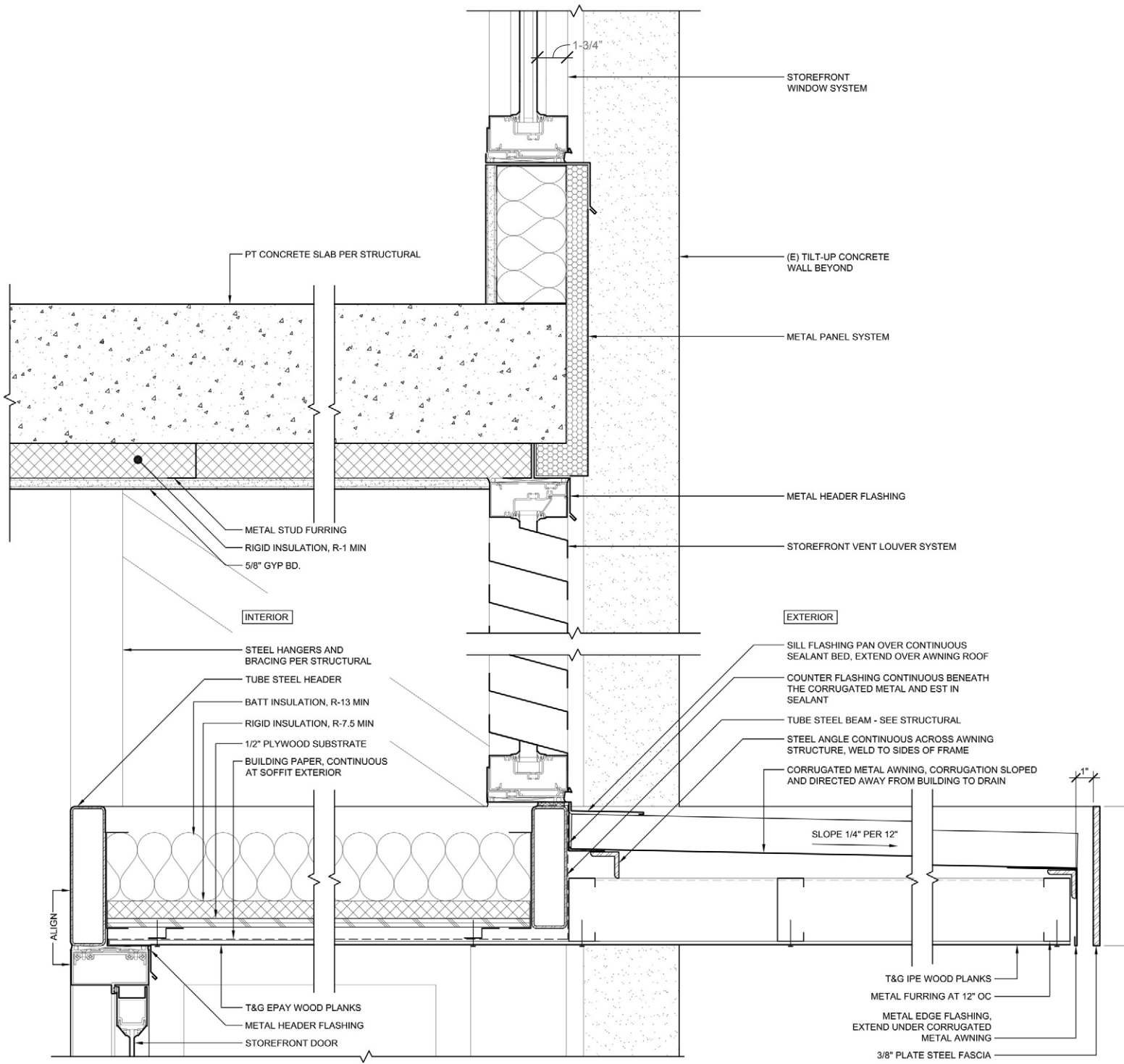
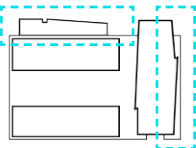
1 WALL SECTION OF EAST RETAIL ENTRANCE



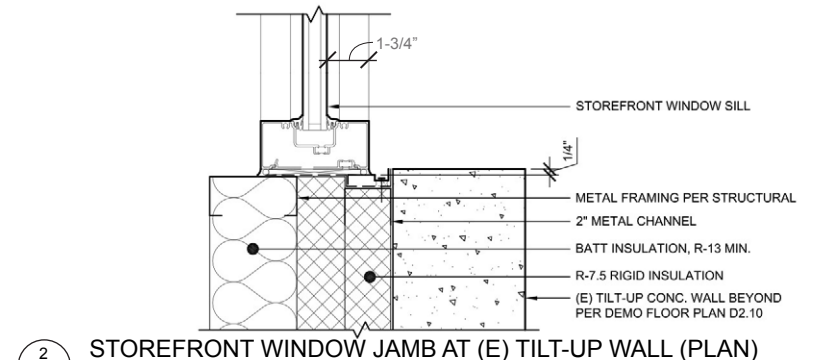
2 SECTION OF EAST RETAIL ENTRANCE



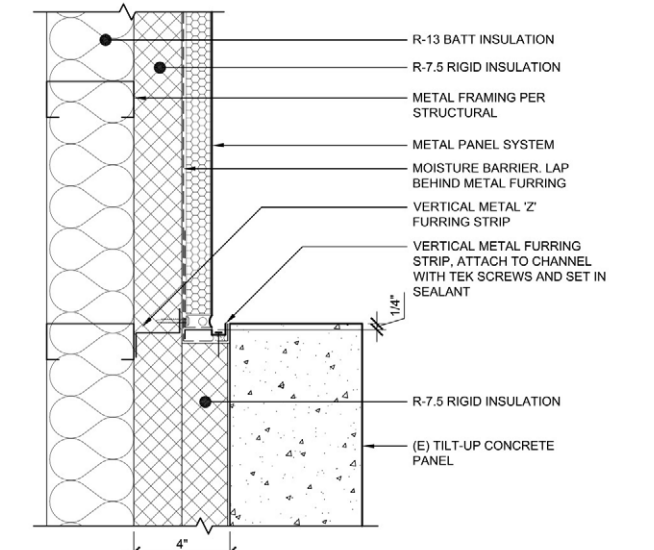




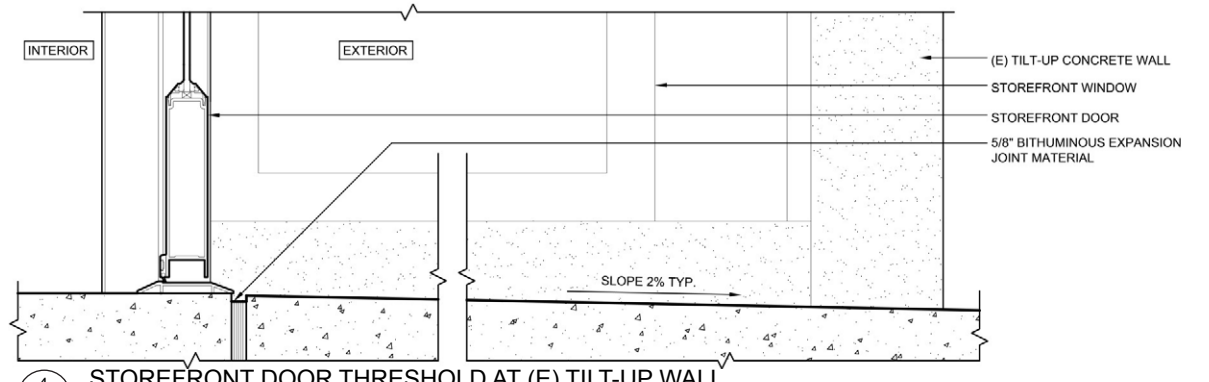
1 STOREFRONT DOOR AND AWNING AT (E) TILT-UP WALL



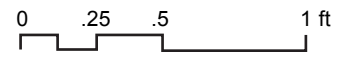
2 STOREFRONT WINDOW JAMB AT (E) TILT-UP WALL (PLAN)



3 INSULATION AT (E) TILT-UP WALL (PLAN)



4 STOREFRONT DOOR THRESHOLD AT (E) TILT-UP WALL

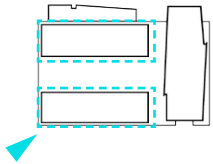




NORTH + SOUTH BUILDING  
**ARCHITECTURE**

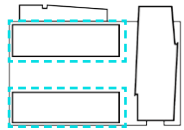


# north + south building nw pettygrove





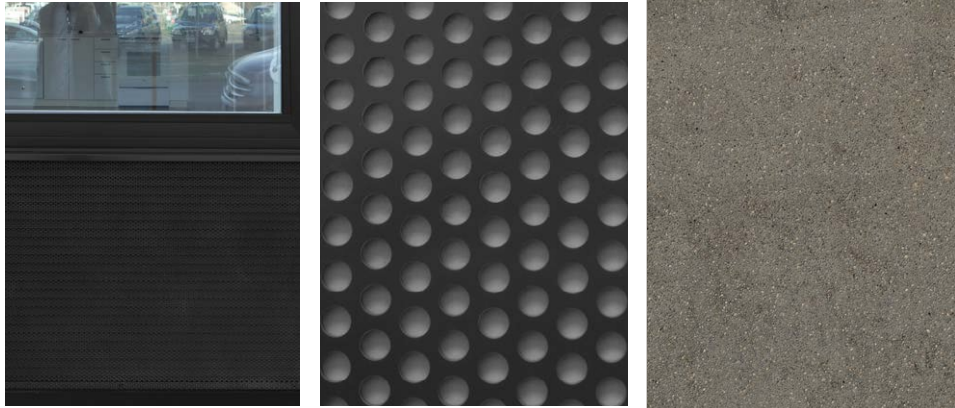
# materials north and south buildings



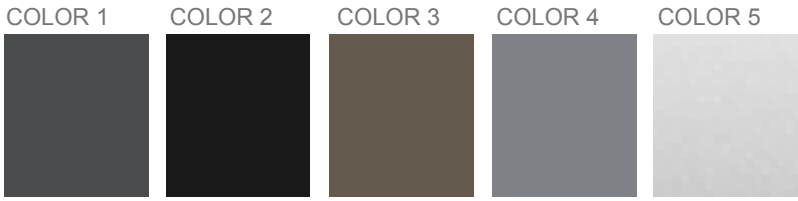
TYPICAL BAY AT SOUTH BAR, NW PETTYGROVE STREET



1 STUCCO, COLOR 1      2 VINYL WINDOWS AND DOORS, COLOR 2      3 STUCCO, COLOR 4

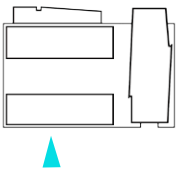


4 POWDER COATED PERFORATED METAL PTAC SCREEN      5 POWDER COATED PERFORATED METAL GUARDRAIL / SUNSCREEN      6 (E) TILT UP CONCRETE, STAINED COLOR 3, CUT AND POLISHED EDGE

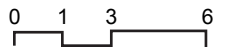
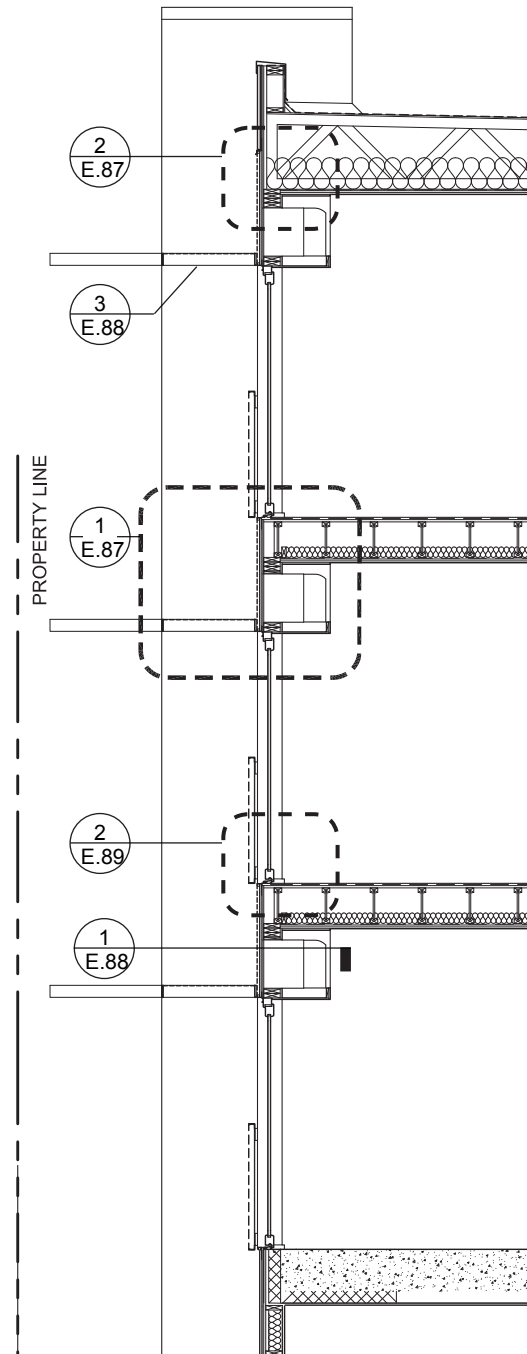
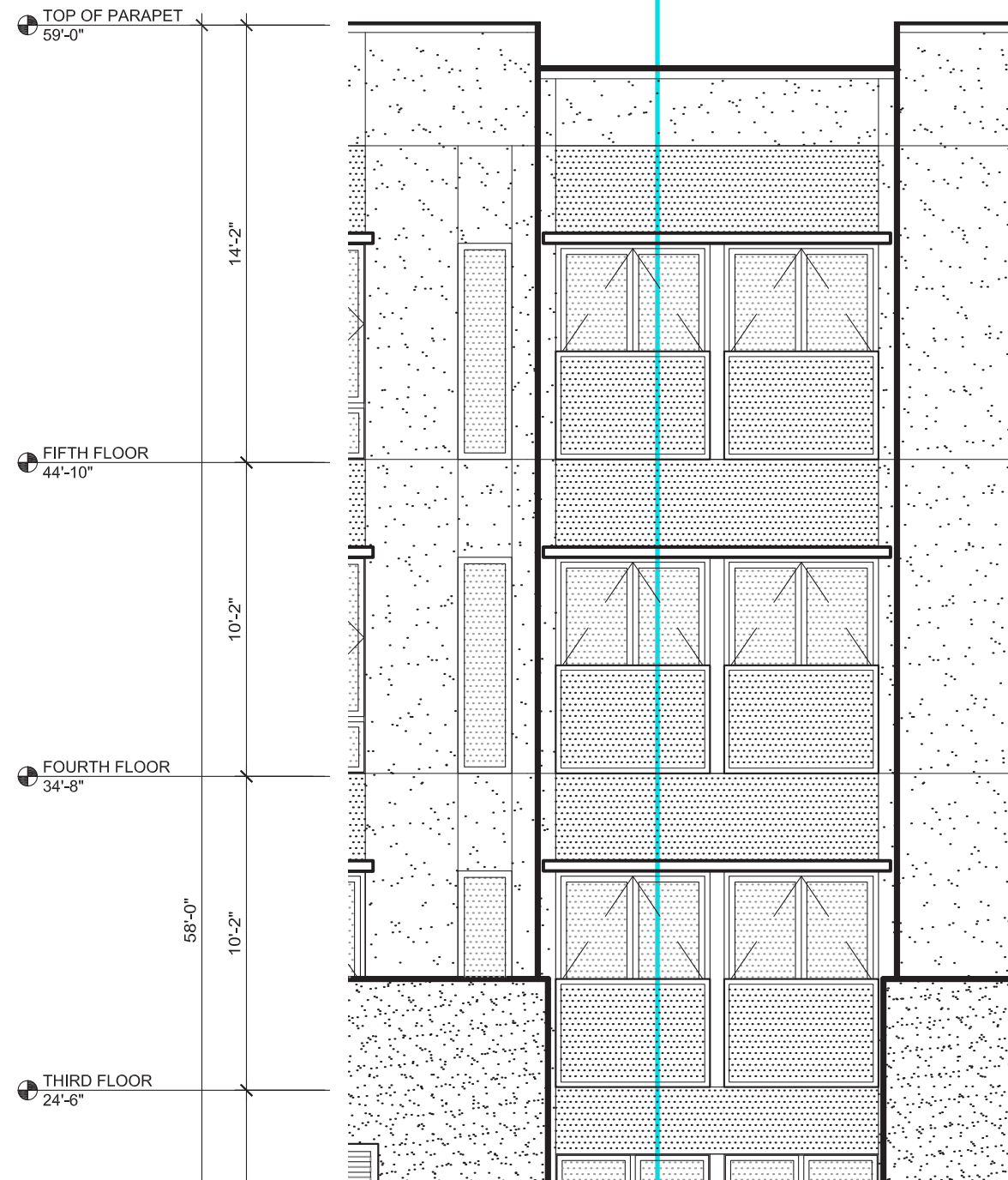




# wall section north and south buildings

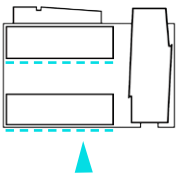


SOUTH BAR BAY AT RECESS

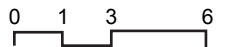
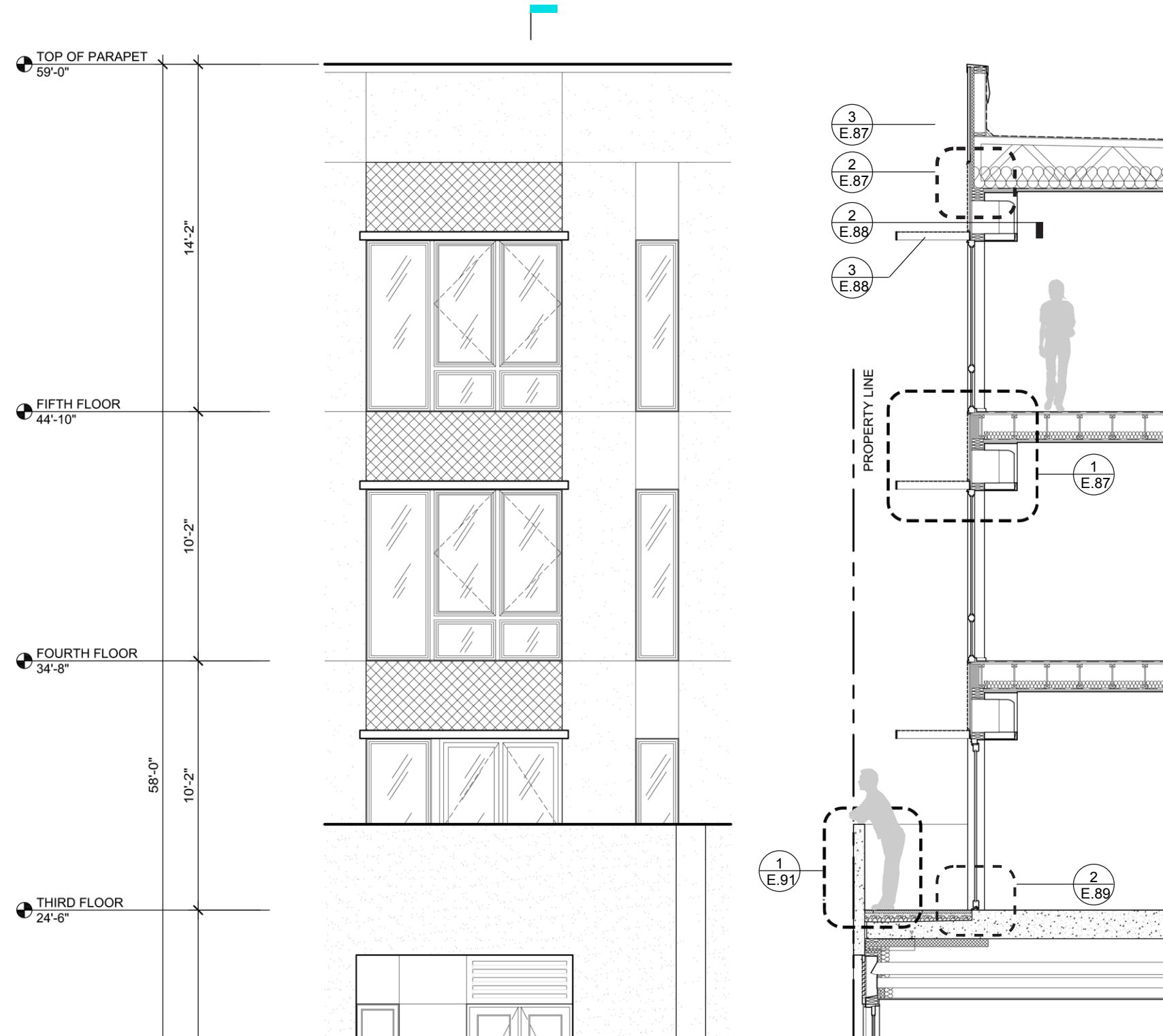




# wall section north and south buildings

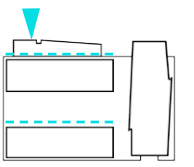


SOUTH BAR BAY ELEVATION TYPICAL

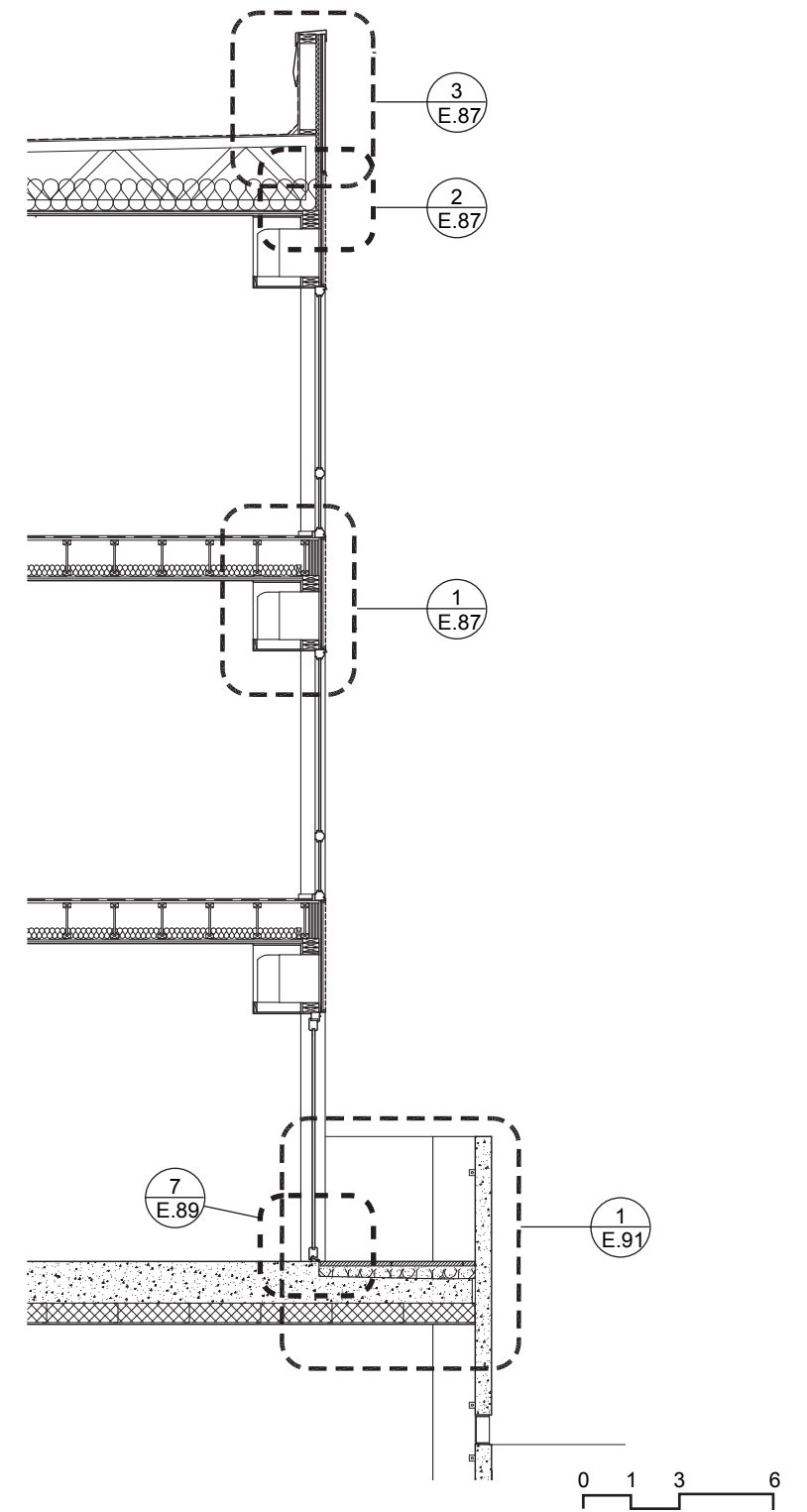
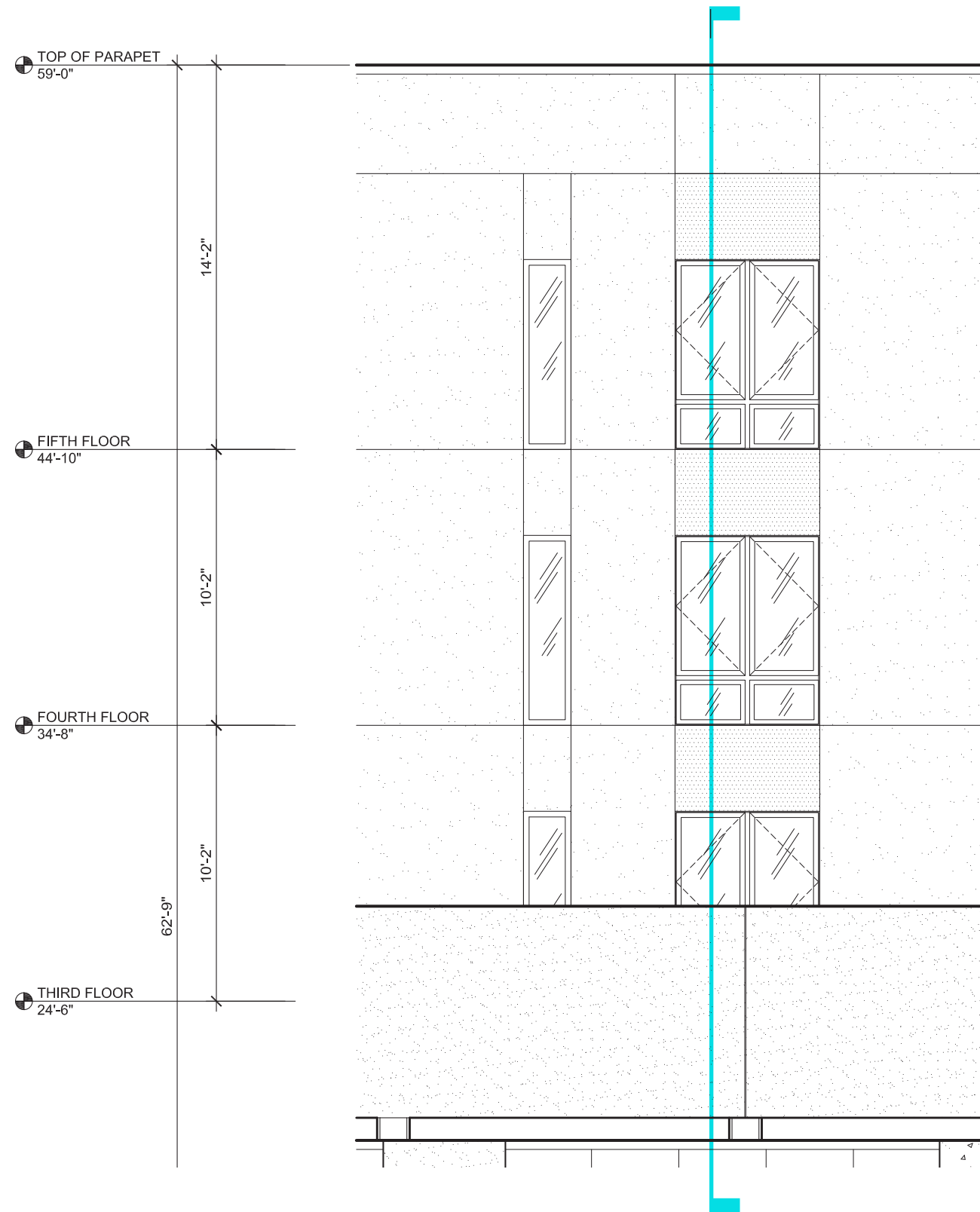




# wall section north and south buildings

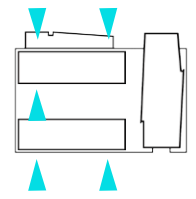


NORTH BAR BAY ELEVATION

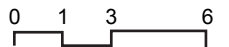
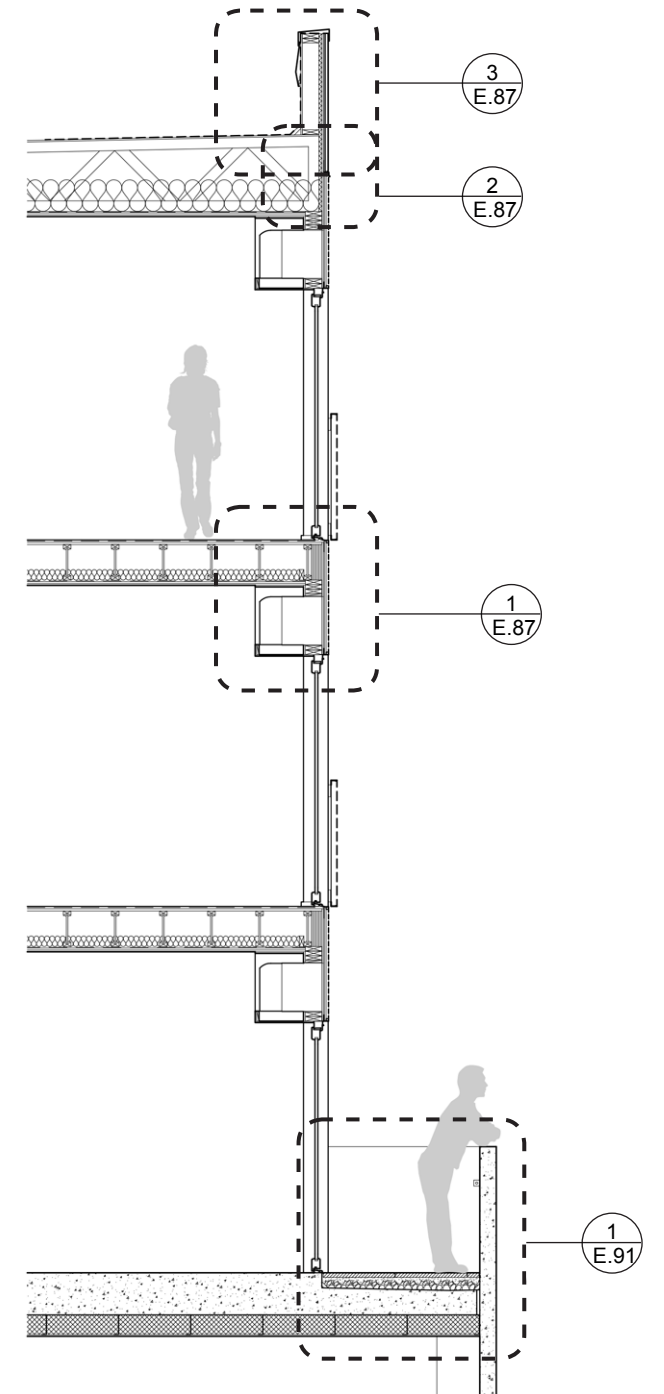
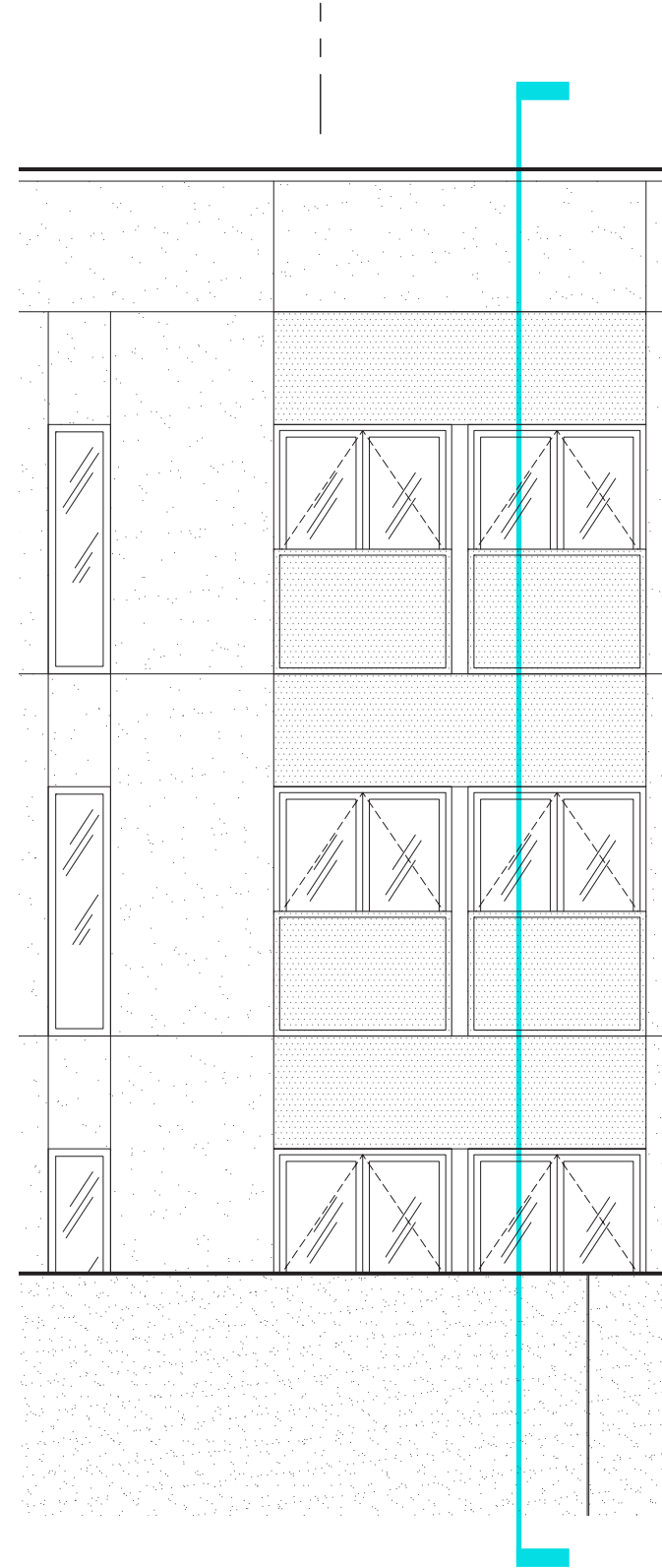




# wall section north and south buildings

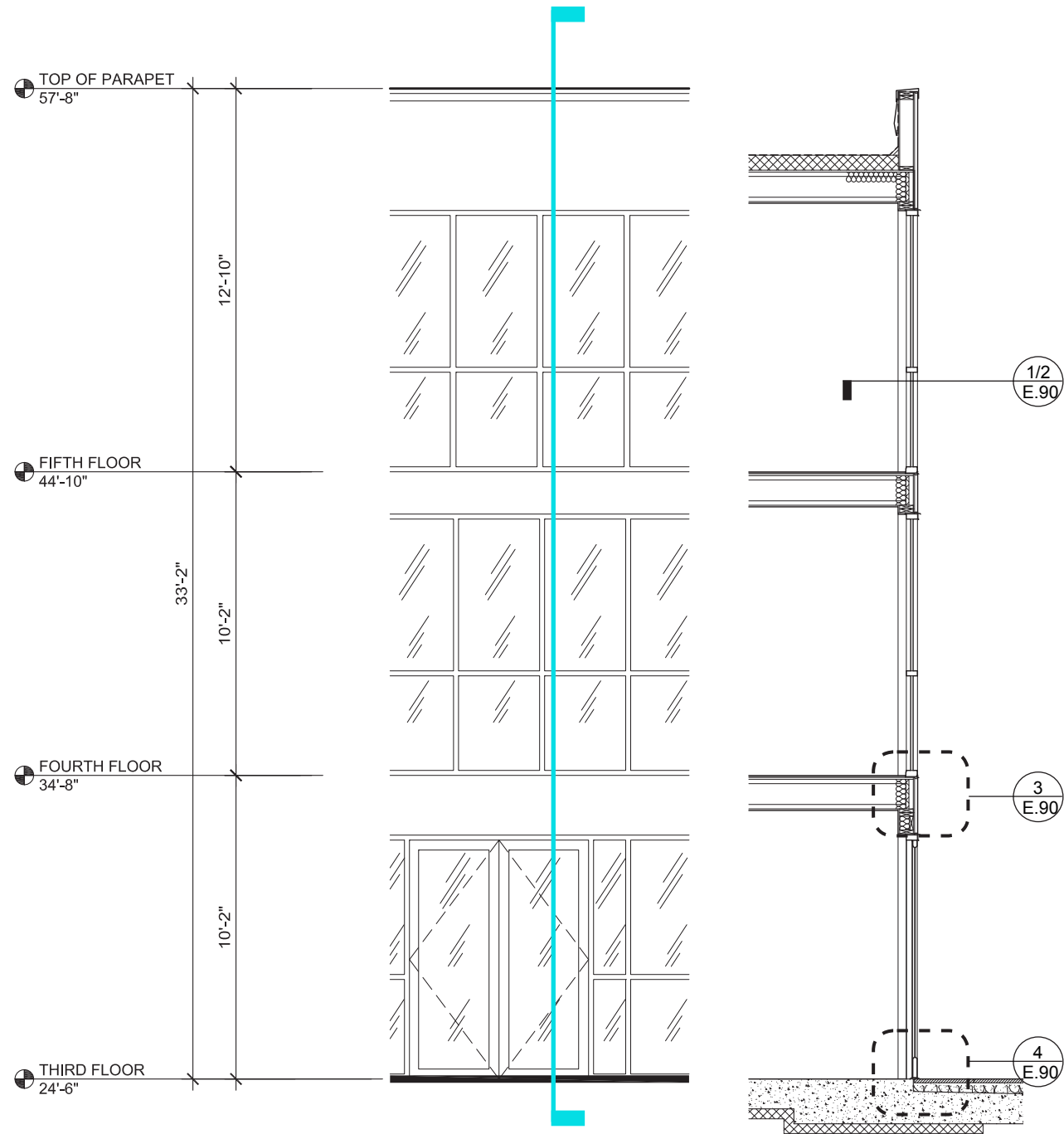
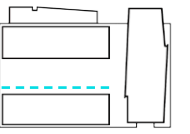


NORTH BAR BAY ELEVATION TYPICAL

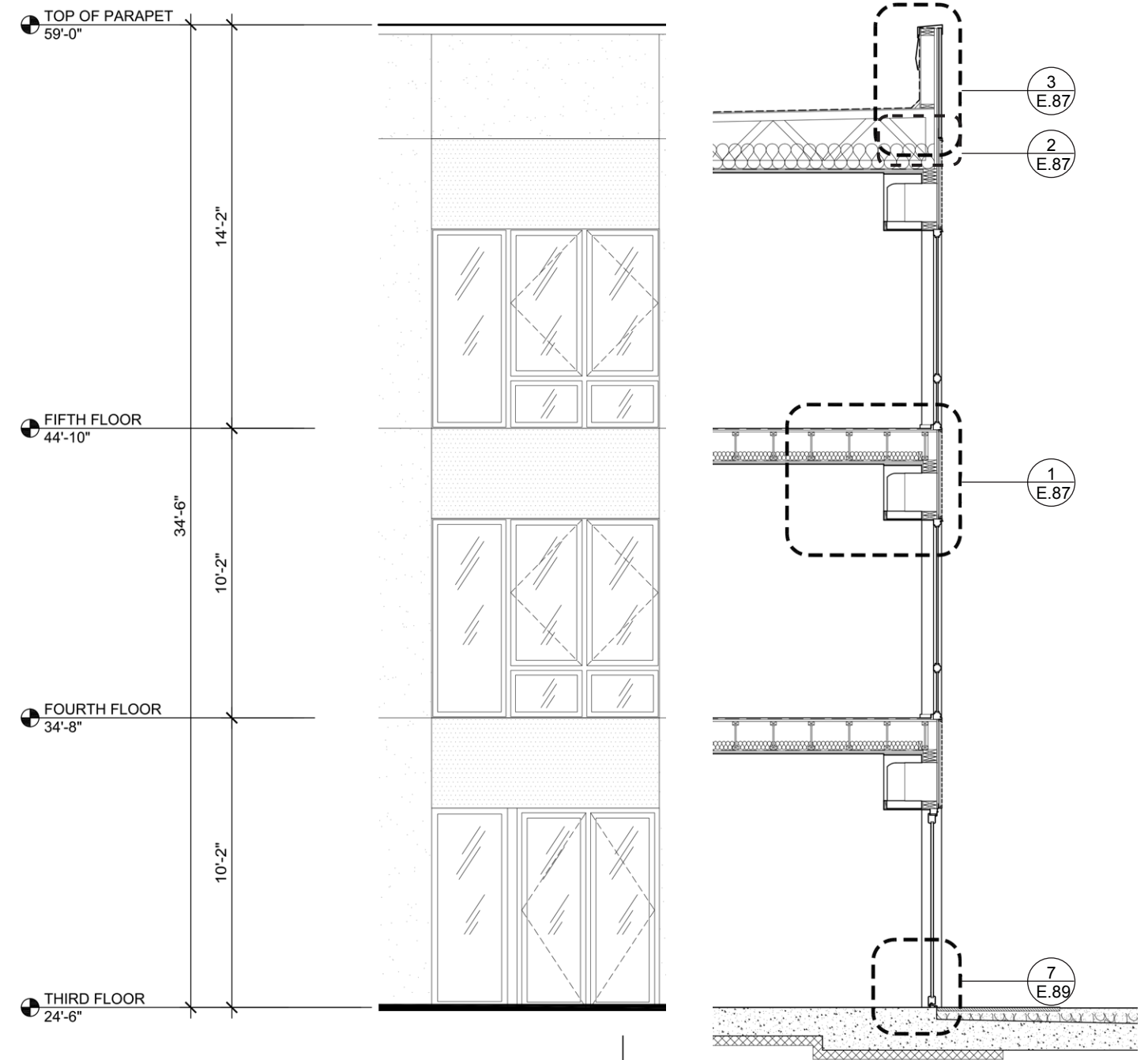




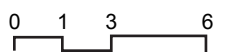
# wall section north and south buildings



1 BRIDGE, TYPICAL WALL SECTION

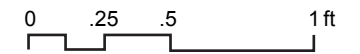
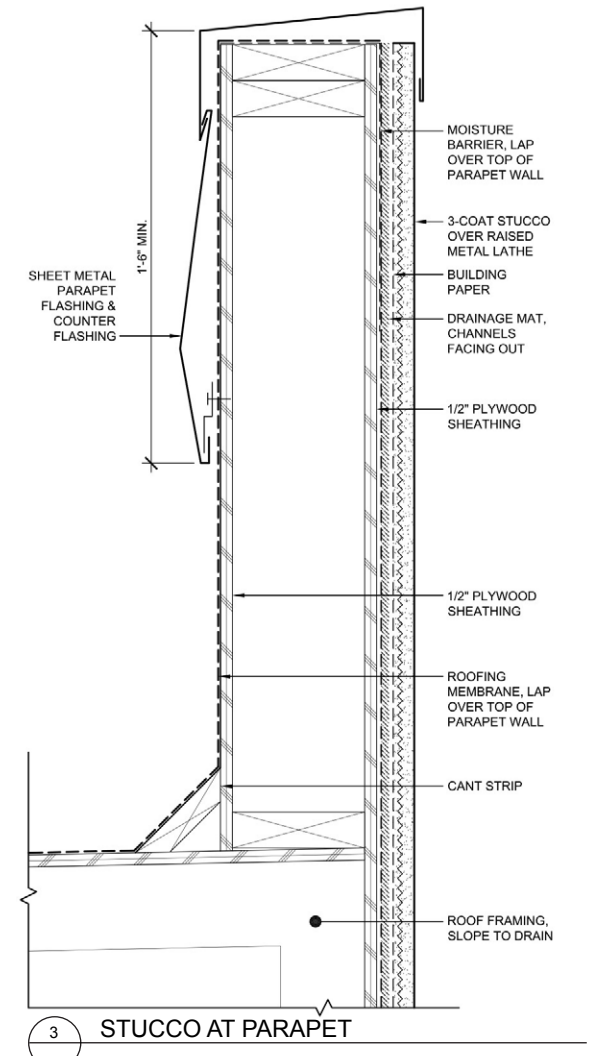
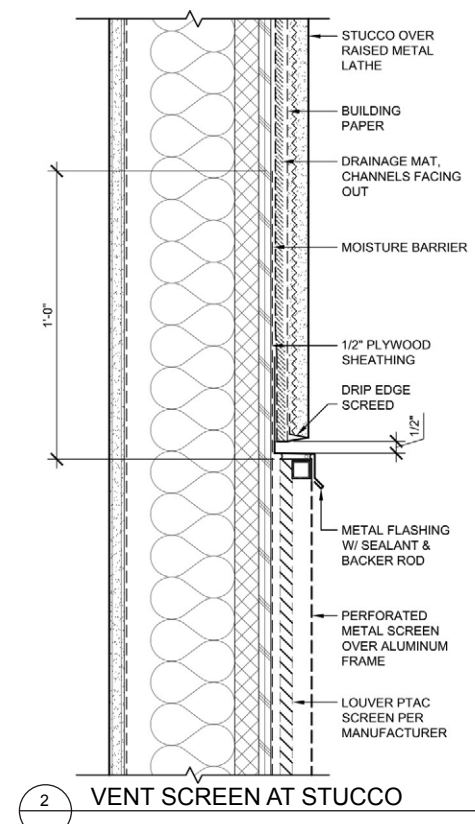
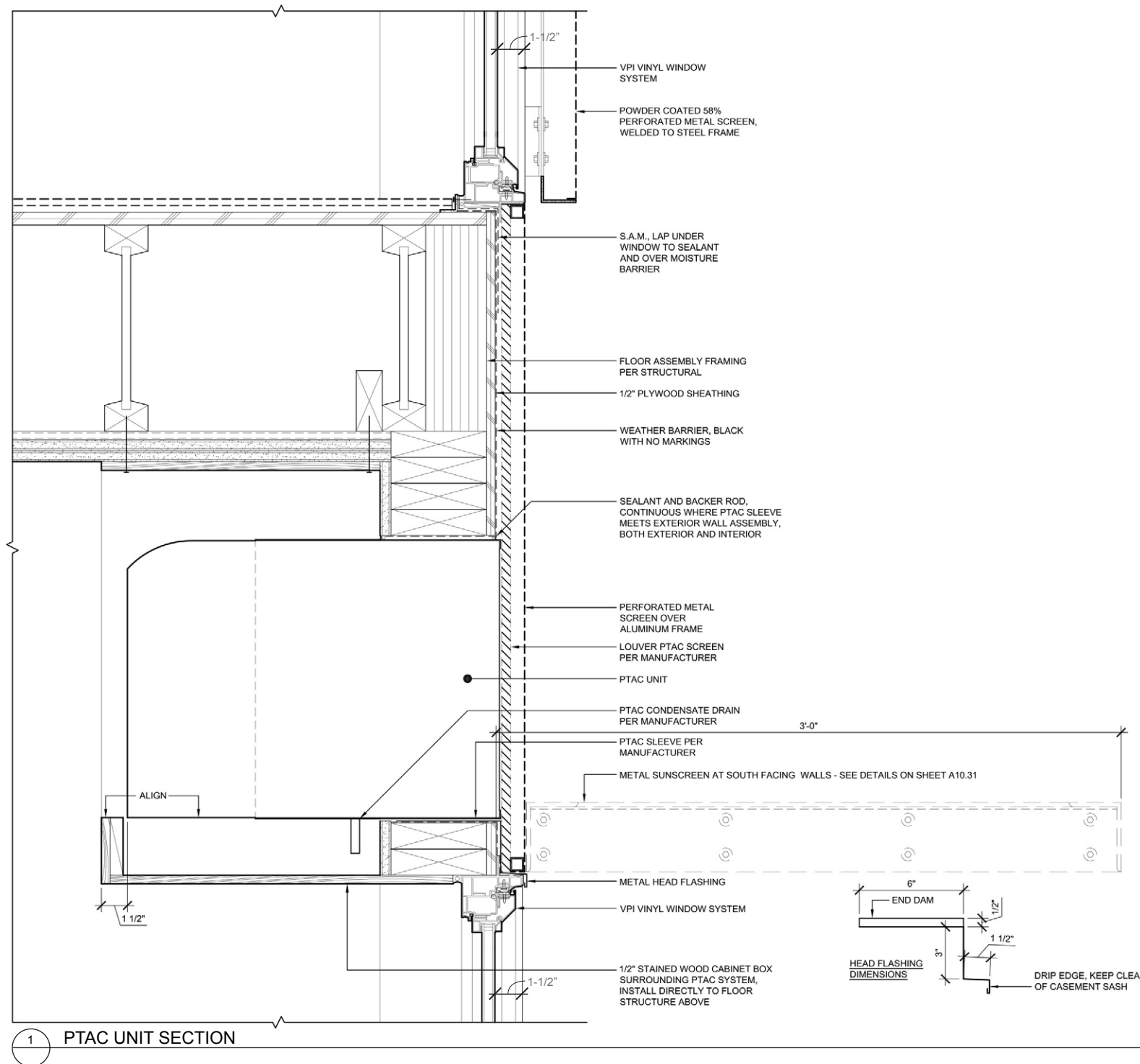
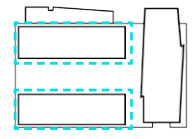


2 SOUTH BAR COURTYARD TYPICAL BAY



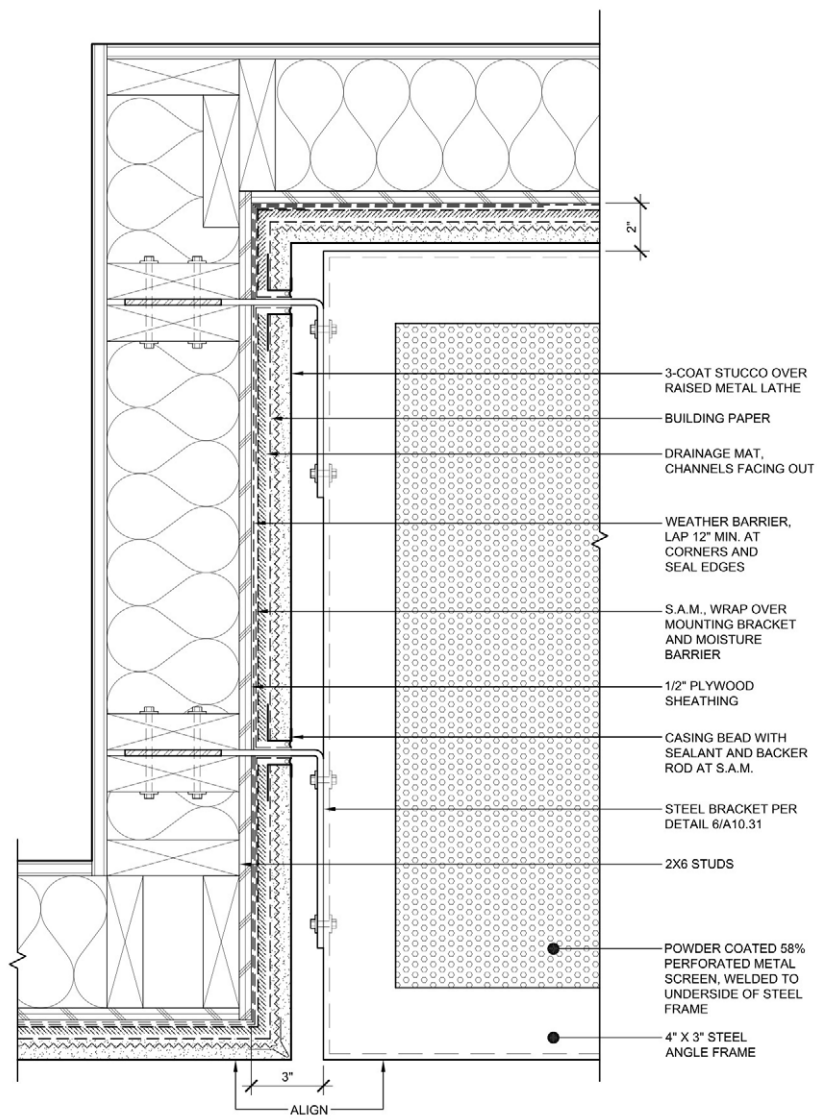
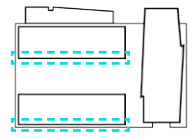


# details north and south buildings

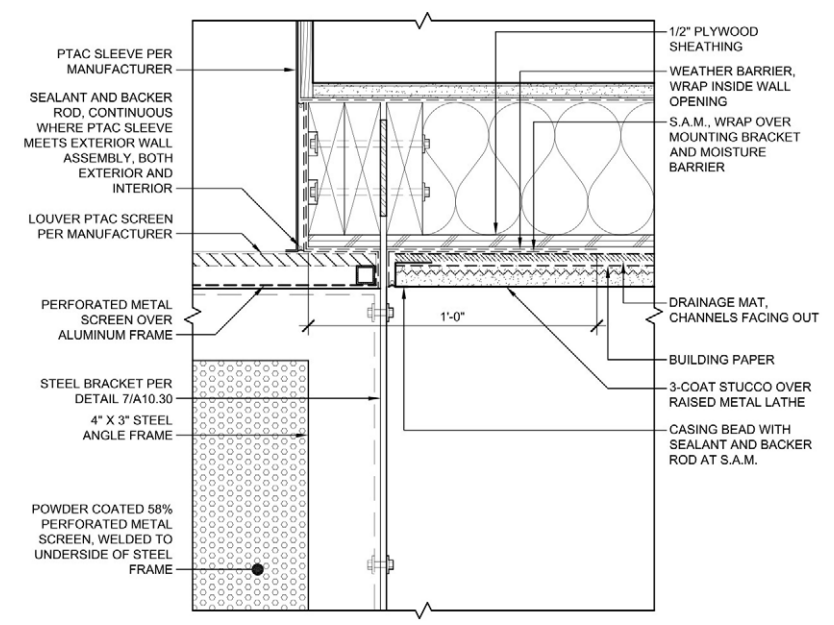




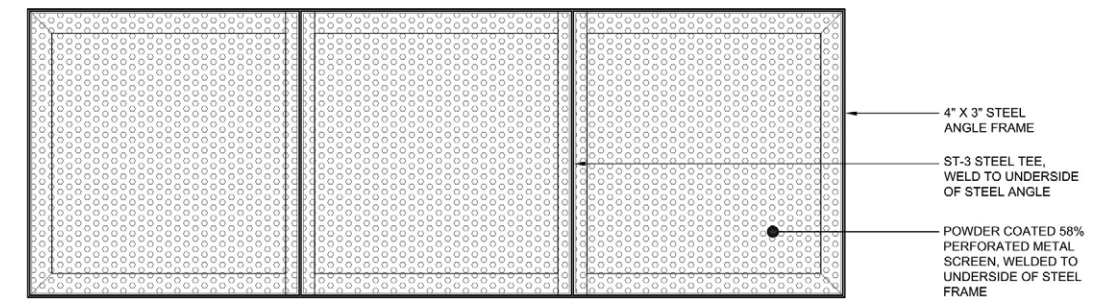
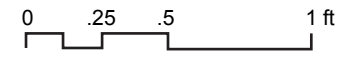
# details north and south buildings



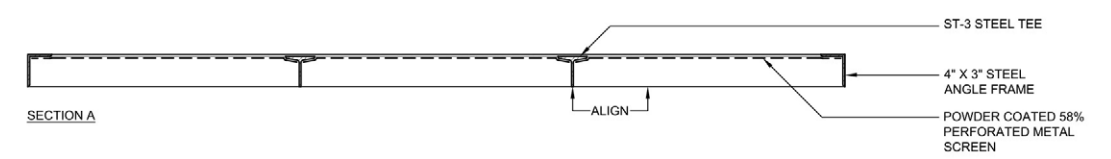
1 RECESSED WINDOW SUNSCREEN FRAME (PLAN)



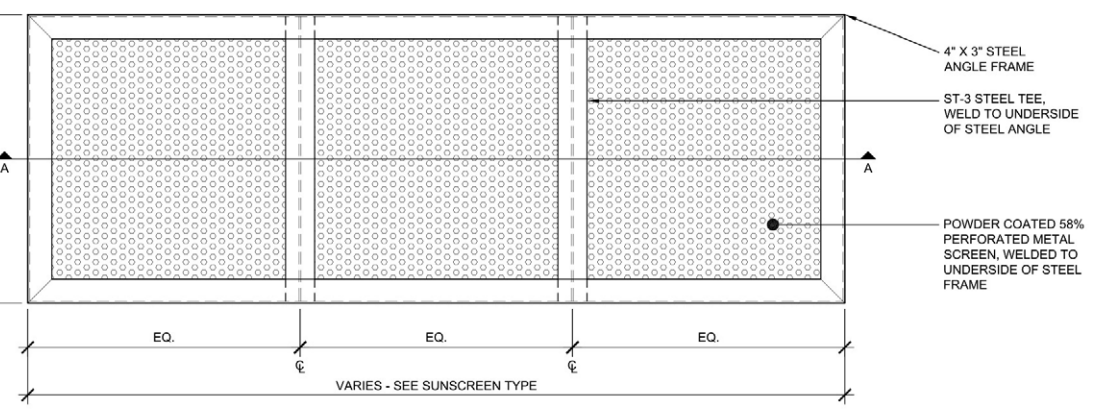
2 WINDOW SUNSCREEN FRAME AND BRACKET (PLAN)



PLAN (FROM BELOW)

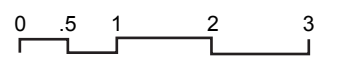


SECTION A

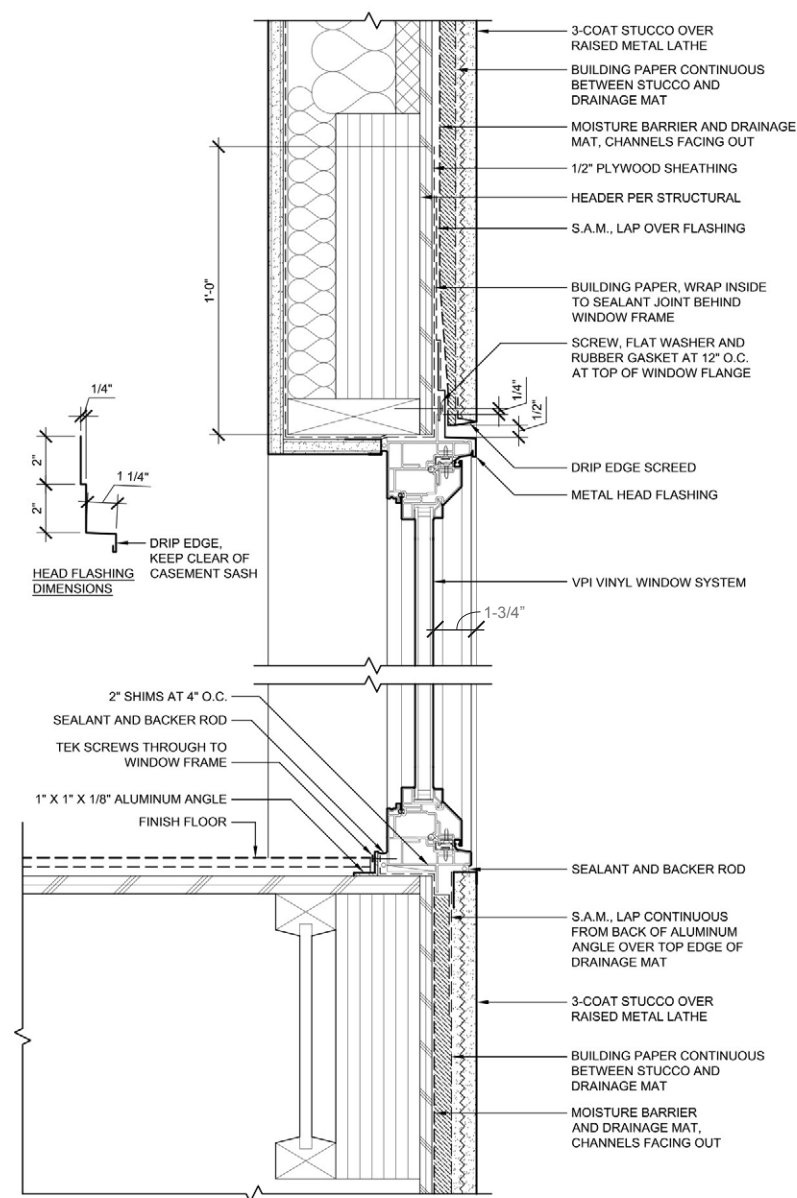


PLAN (FROM ABOVE)

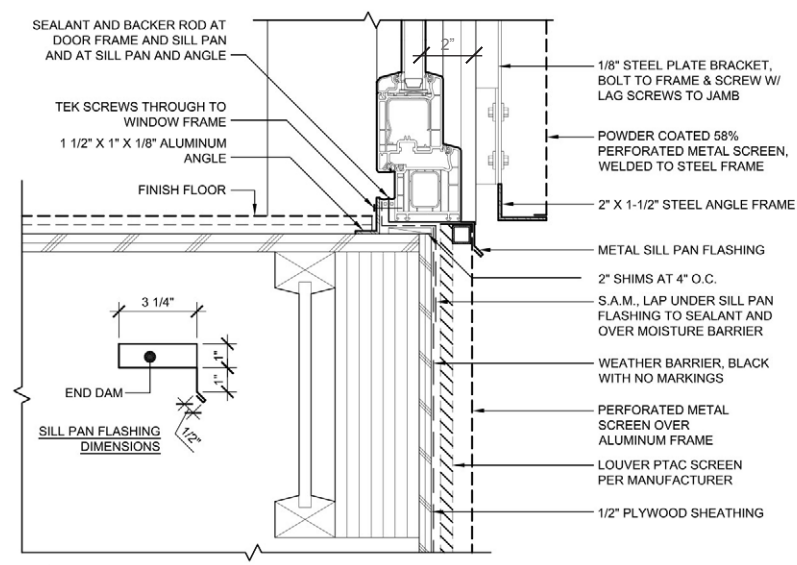
3 SUNSCREEN FRAME



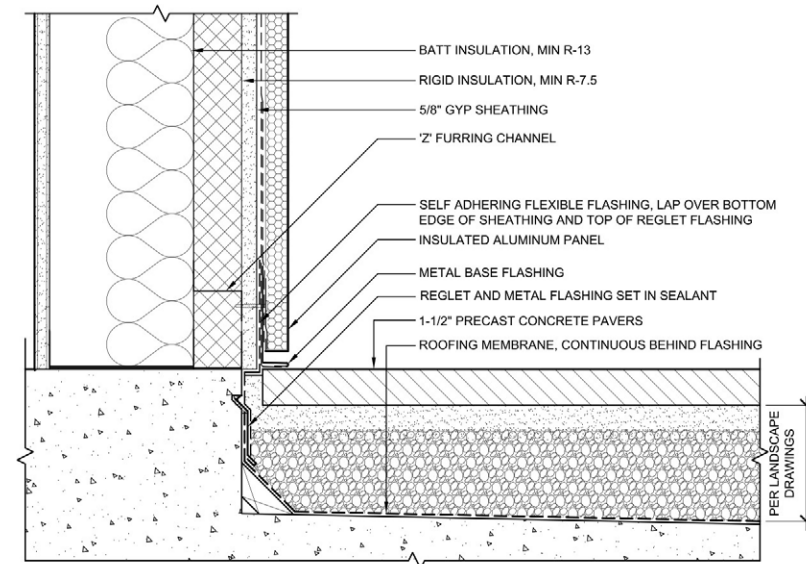




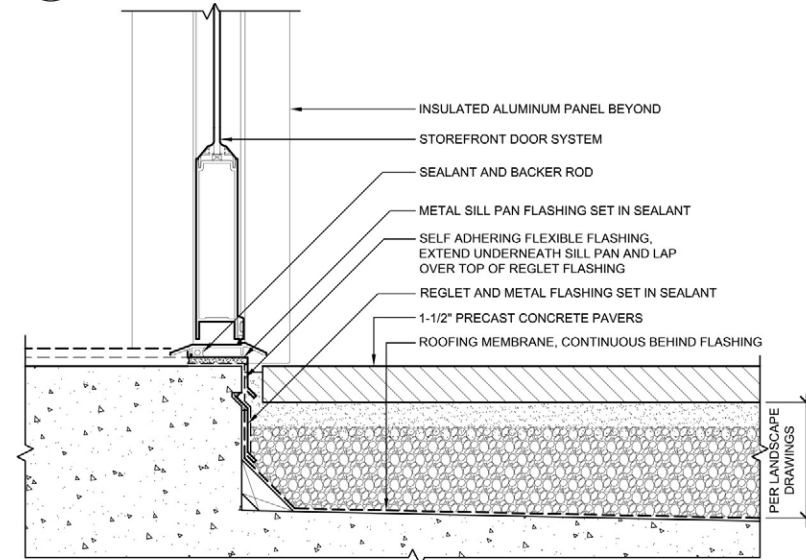
1 VINYL WINDOW SECTION AT STUCCO WALL



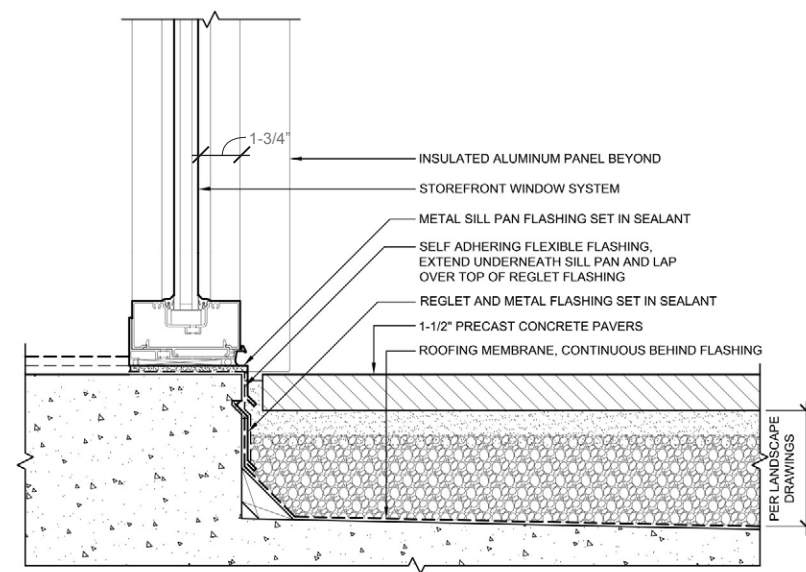
2 VINYL DOOR SILL AT PTAC SCREEN



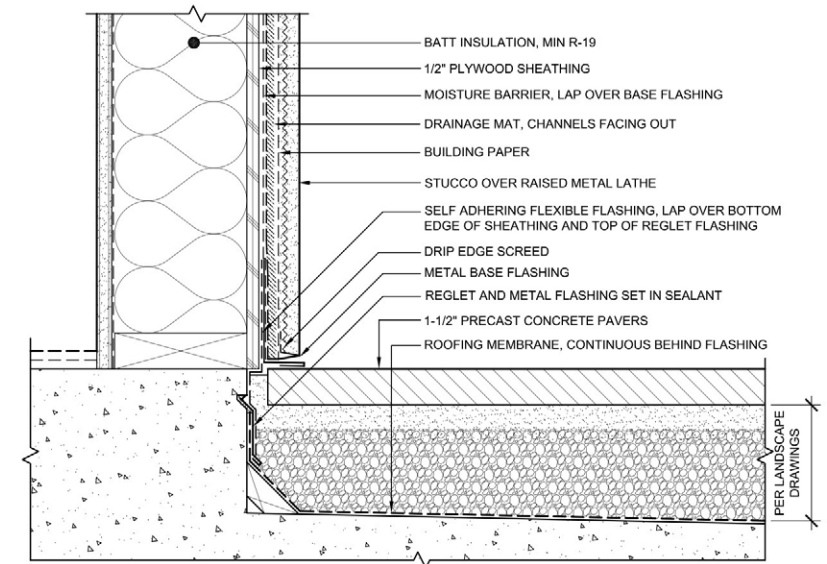
3 METAL PANEL AT THIRD FLOOR PAVERS



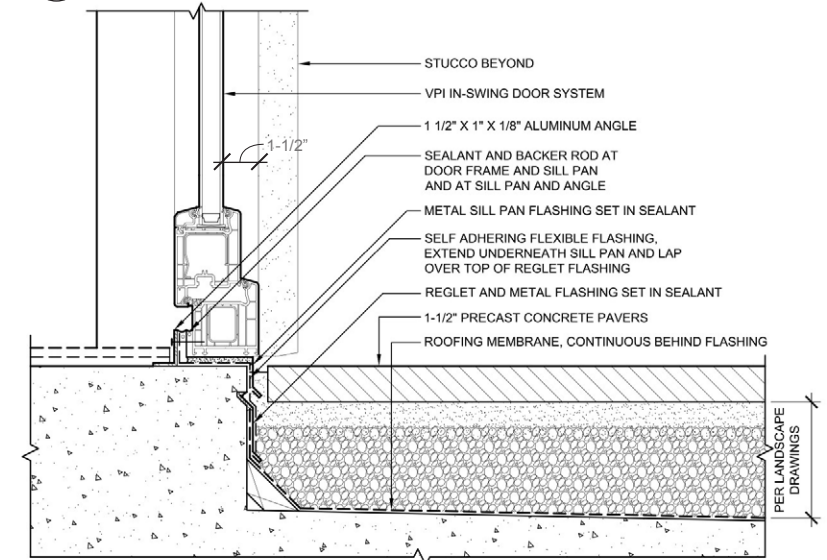
4 STOREFRONT DOOR AT THIRD FLOOR PAVERS



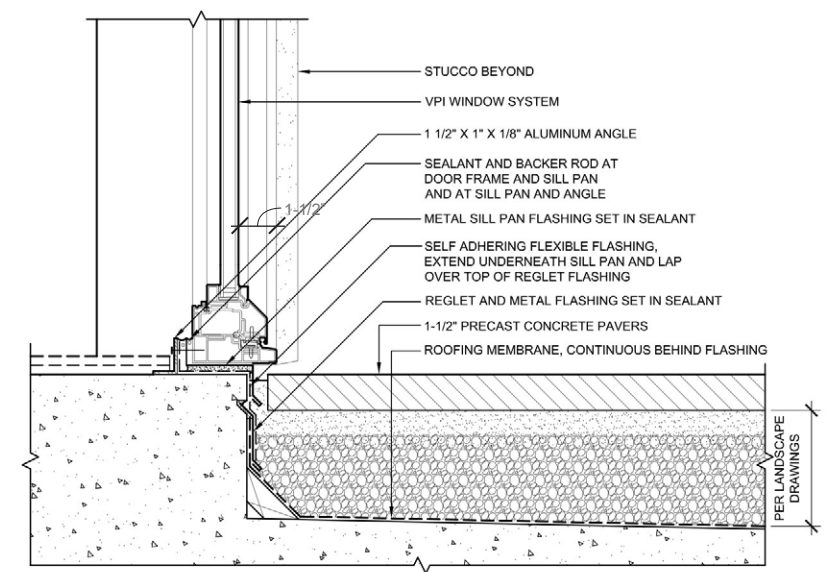
5 STOREFRONT WINDOW AT THIRD FLOOR PAVERS



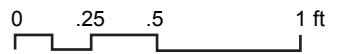
6 STUCCO AT THIRD FLOOR PAVERS



7 VINYL DOOR AT THIRD FLOOR PAVERS

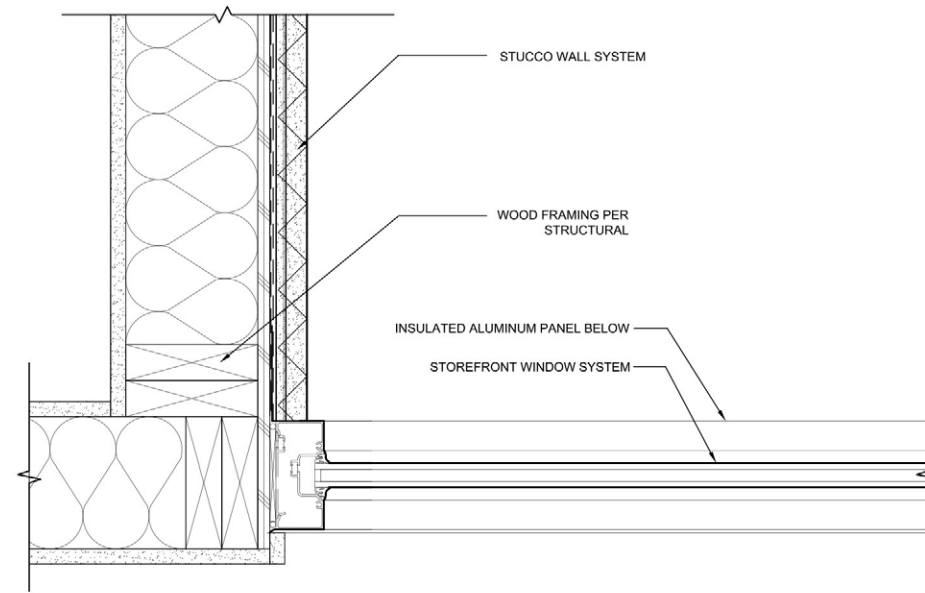


8 VINYL WINDOW AT THIRD FLOOR PAVERS

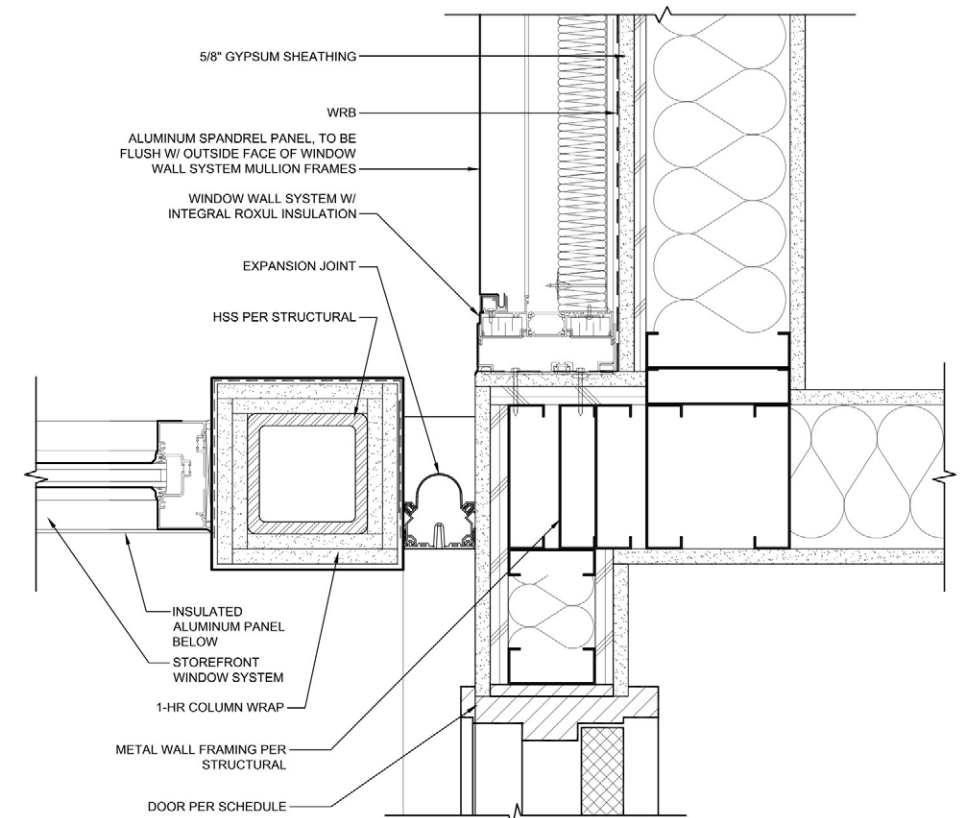




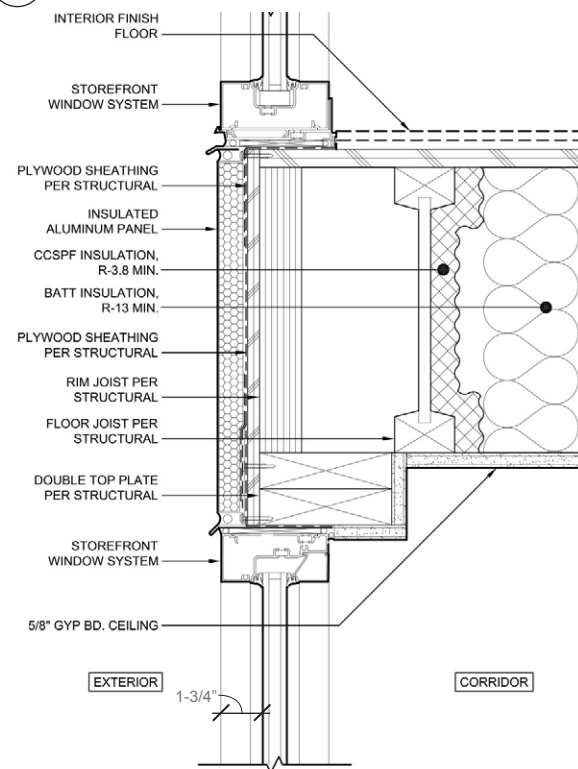
# details north and south buildings



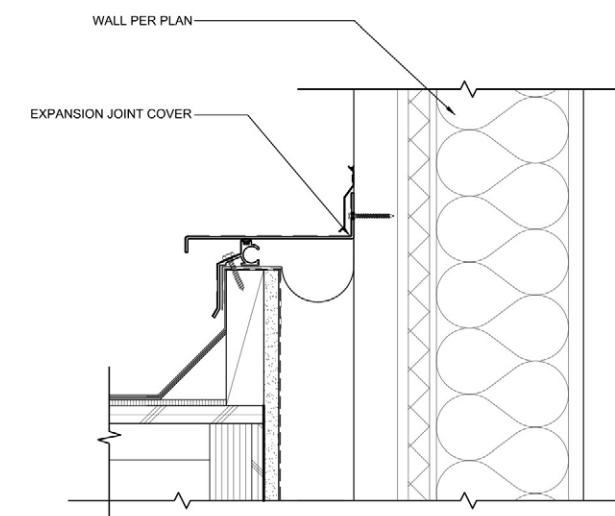
1 BRIDGE AT NORTH BUILDING CONNECTION (PLAN)



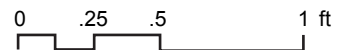
2 BRIDGE AT TOWER CONNECTION (PLAN)



3 BRIDGE STOREFRONT AT METAL PANEL

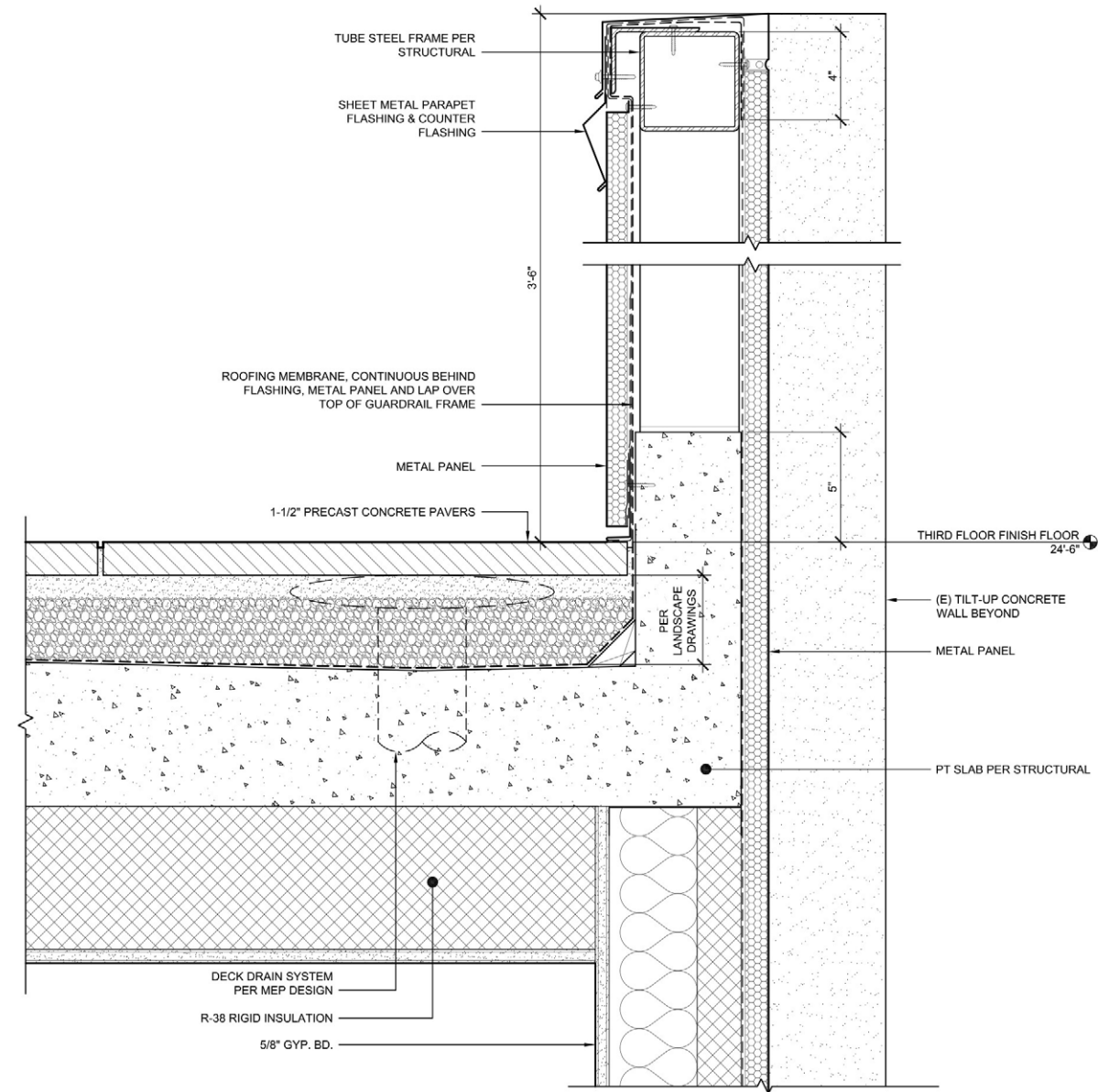
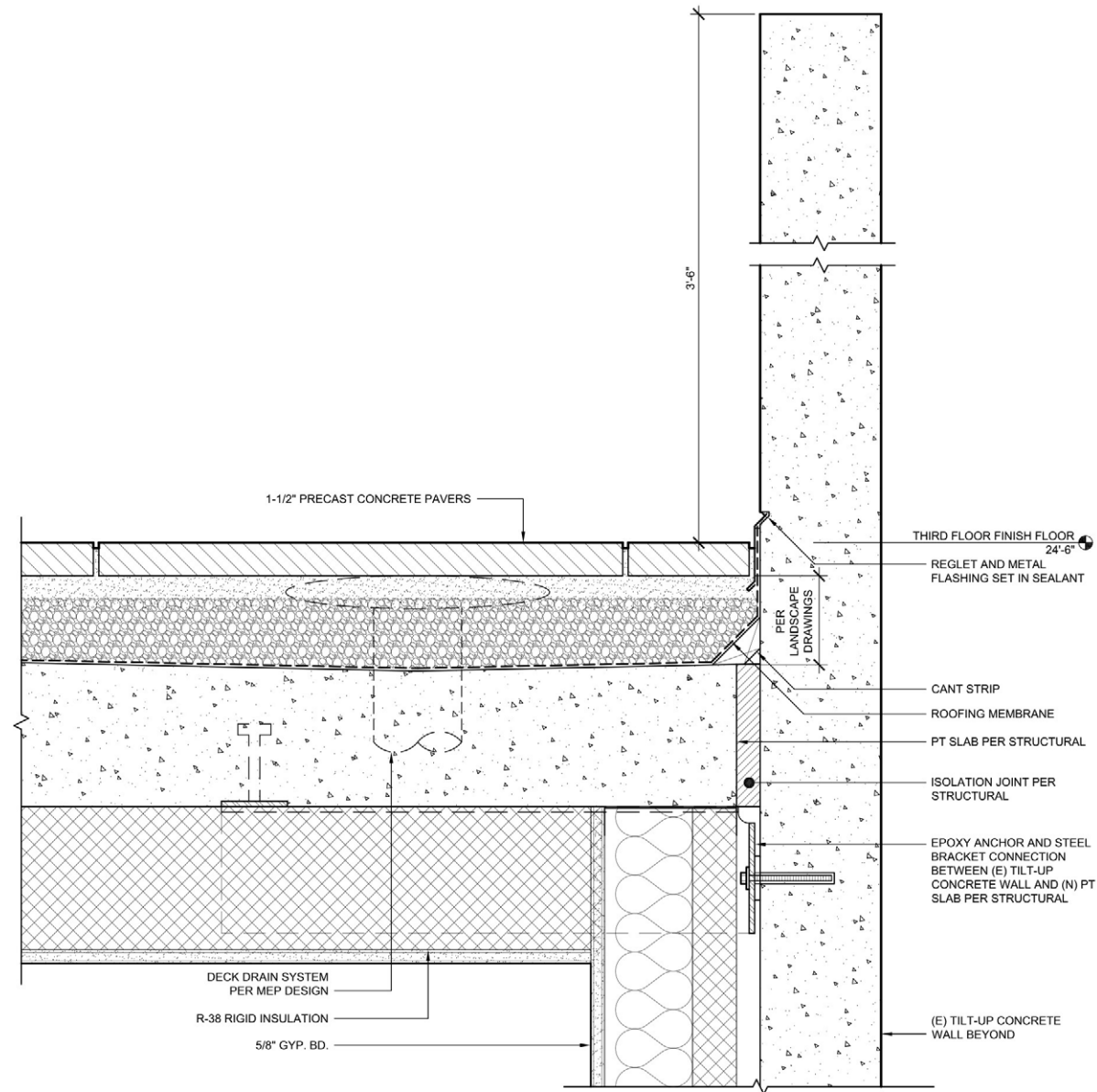
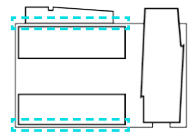


4 TYPICAL EXPANSION JOINT AT BRIDGE ROOF



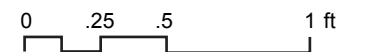


# details north and south buildings



1 EXTERIOR GUARDRAIL AT TILT-UP CONCRETE WALL

2 EXTERIOR GUARDRAIL AT TILT-UP CONCRETE WALL

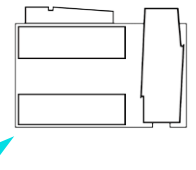




TOWNHOME  
**ARCHITECTURE**

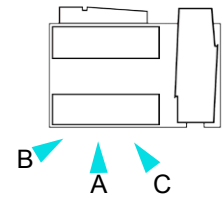


# townhome overview nw pettygrove





# materials townhomes



TYPICAL TOWNHOME ON NW PETTYGROVE



NW PETTYGROVE LOOKING NORTH



NW PETTYGROVE LOOKING SOUTH



1 STEEL PLATE AND CONCRETE PLANTER



2 ADDRESS NUMBERS



3 CAST CONCRETE STAIRS AND LANDING



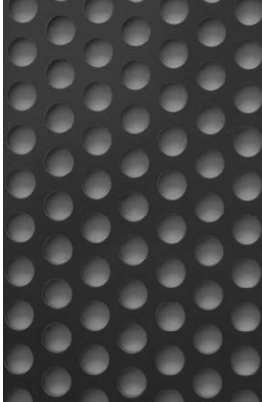
4 (E) TILT UP CONCRETE, STAINED COLOR 3, CUT AND POLISHED EDGE



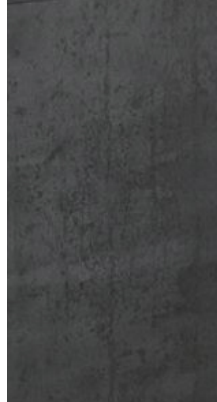
5 ALUMINUM CLAD WOOD WINDOWS AND DOORS



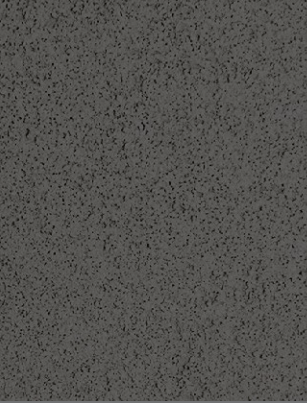
6 METAL PANEL



7 POWDER COATED PERFORATED METAL GUARDRAIL



8 STEEL PLATE



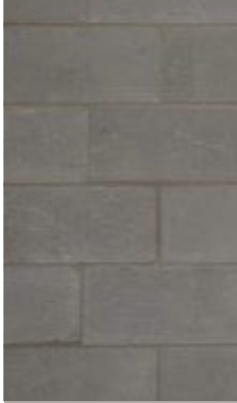
9 STUCCO, COLOR 1



10 WOOD DOOR



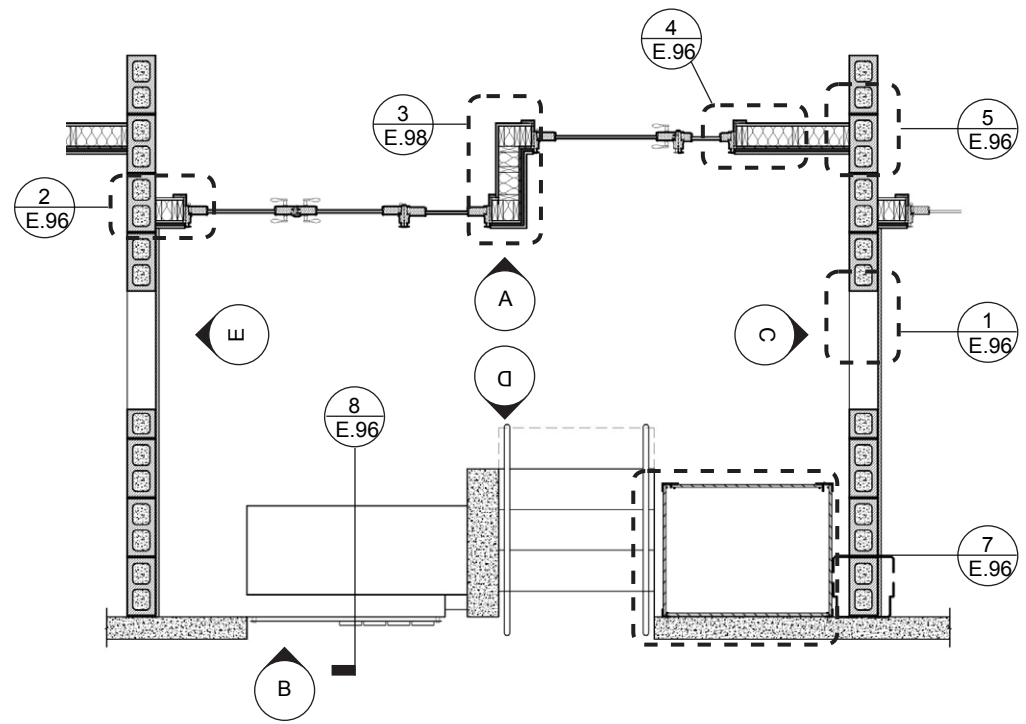
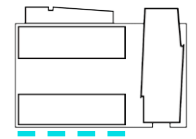
11 IPE PLANK PARTITION SCREEN AND SOFFIT



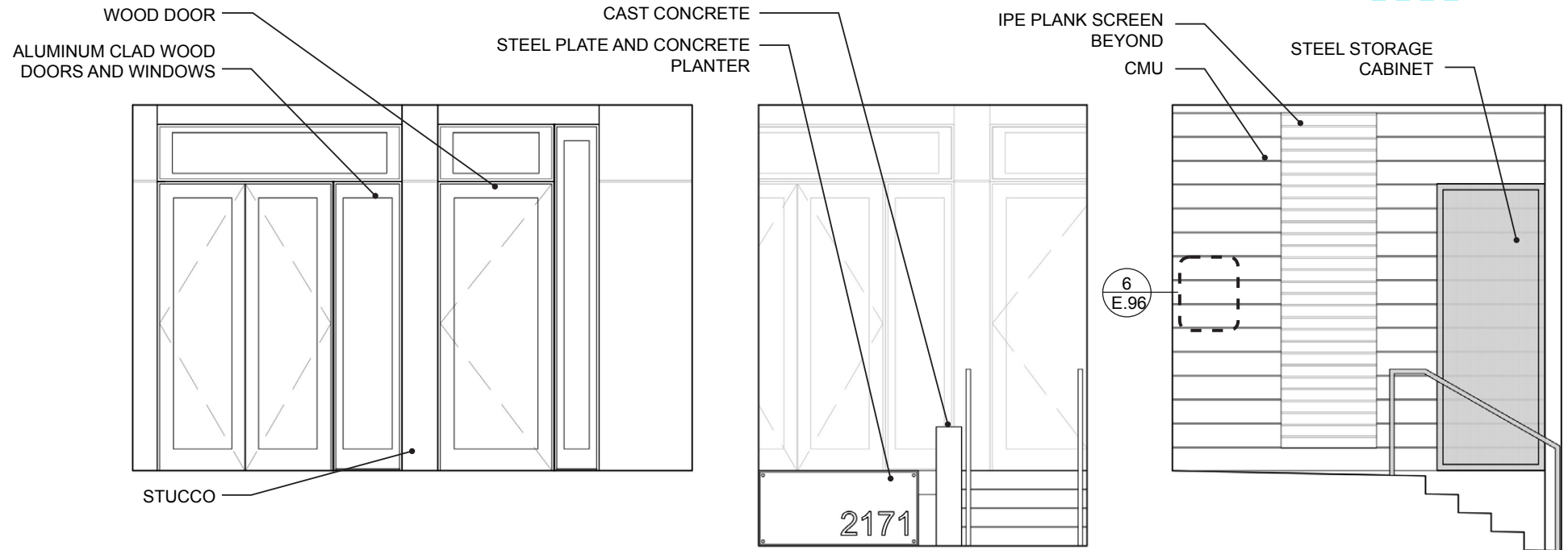
12 CMU WALL, STAINED COLOR 3



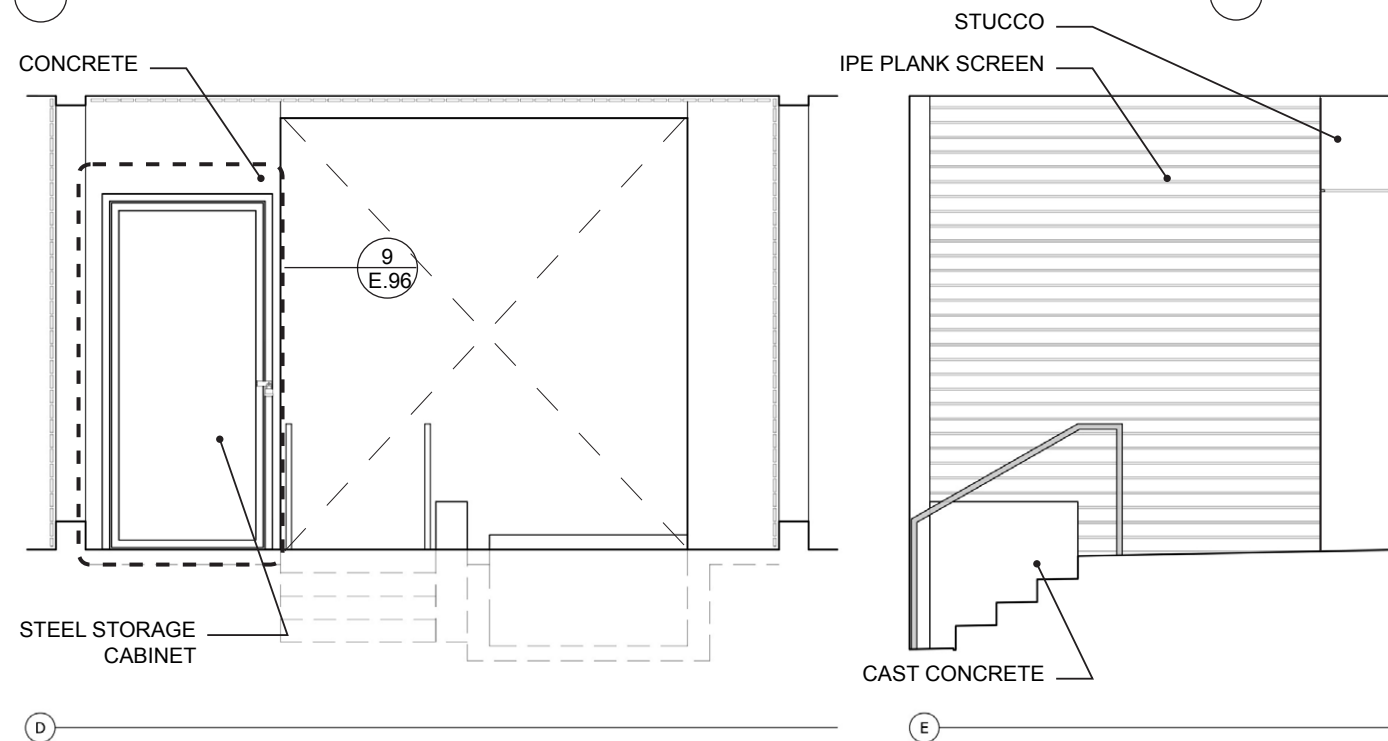
# details townhomes



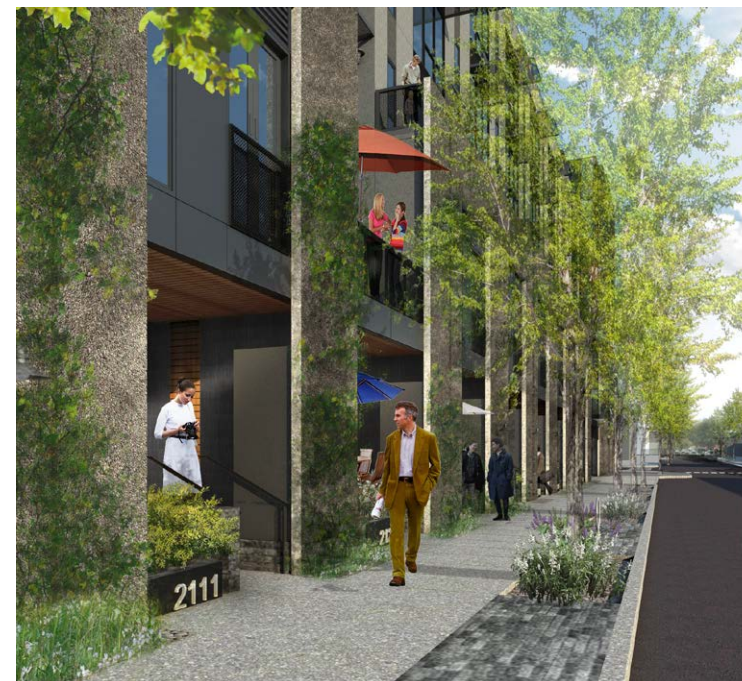
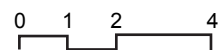
1 TOWNHOUSE ENTRY PLAN



2 TOWNHOUSE ENTRY ELEVATIONS



3 TOWNHOUSE ENTRY ELEVATIONS



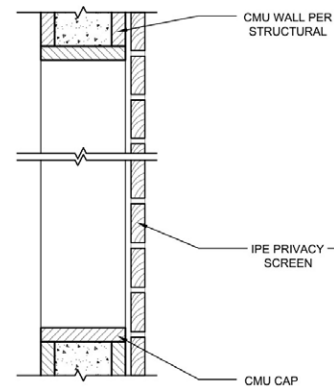
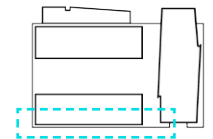
NW PETTYGROVE LOOKING NORTH



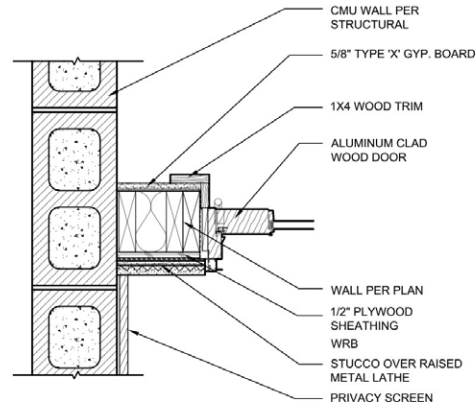
NW PETTYGROVE LOOKING SOUTH



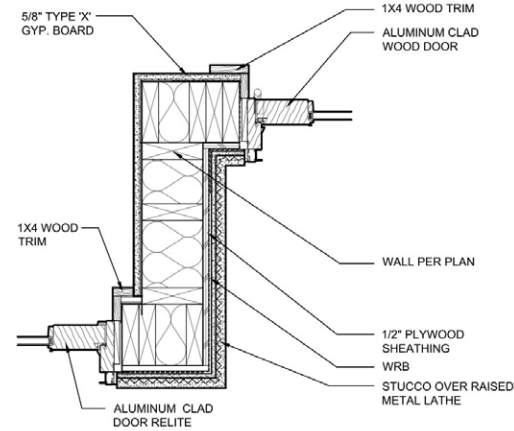
# details townhomes



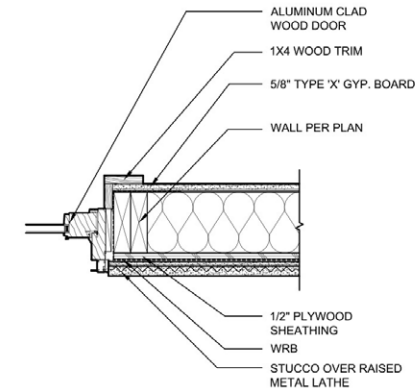
1 TOWNHOUSE PRIVACY SCREEN



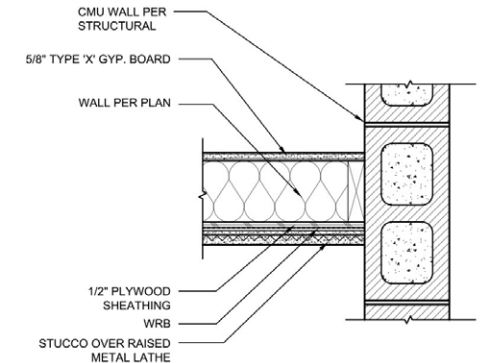
2 TOWNHOUSE ENTRY DETAIL



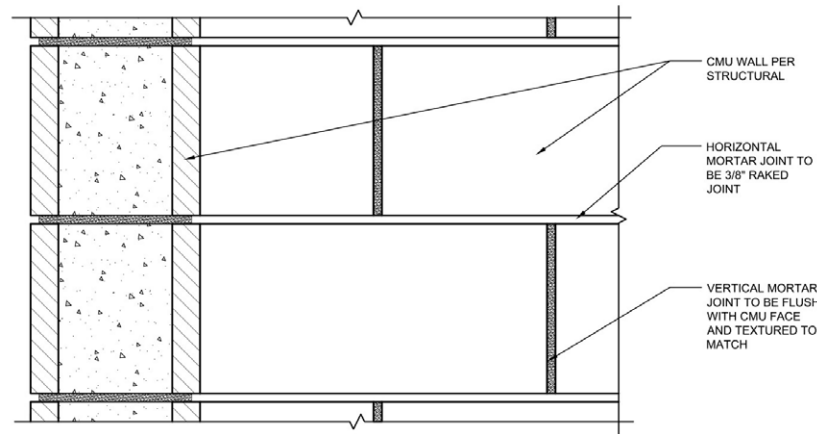
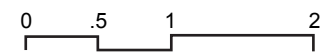
3 TOWNHOUSE ENTRY DETAIL



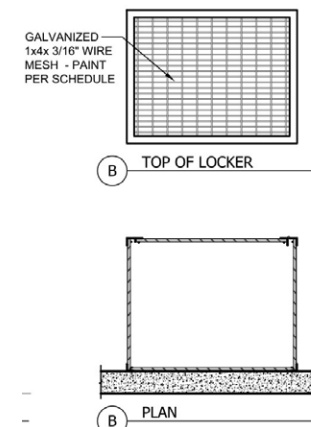
4 TOWNHOUSE ENTRY DETAIL



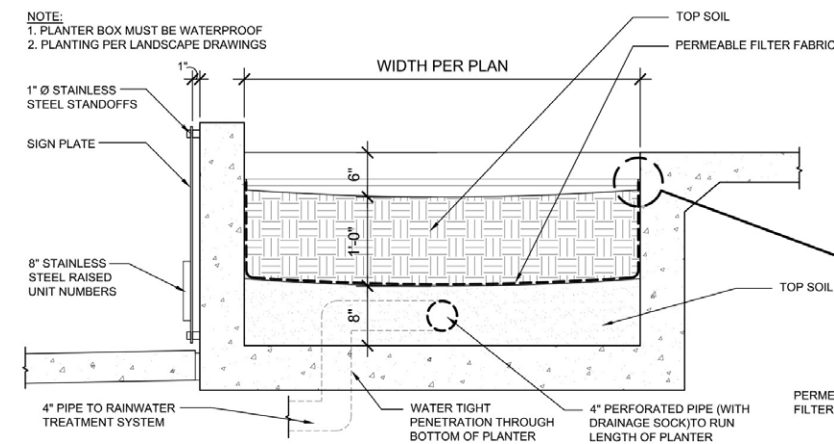
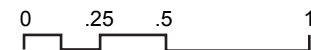
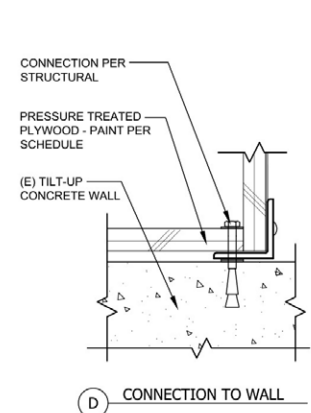
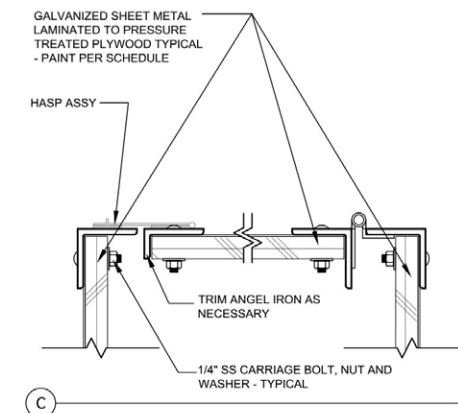
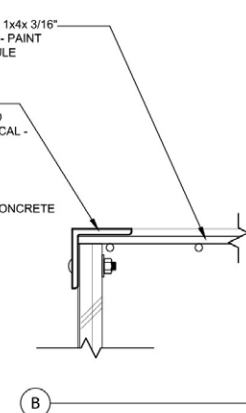
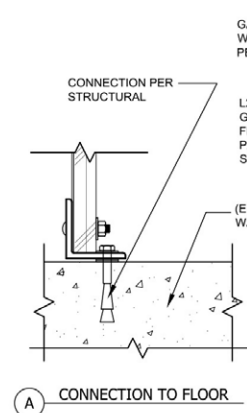
5 TOWNHOUSE ENTRY DETAIL



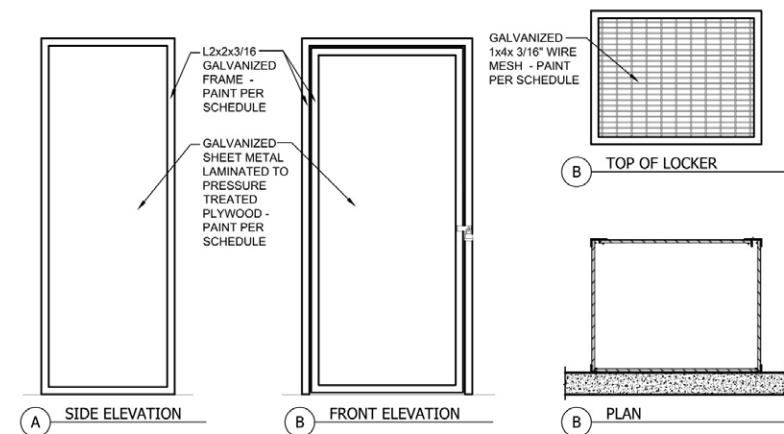
6 CMU MORTAR JOINT DETAIL



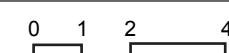
7 TOWNHOUSE STORAGE LOCKER DETAIL



8 TOWNHOUSE PLANTER

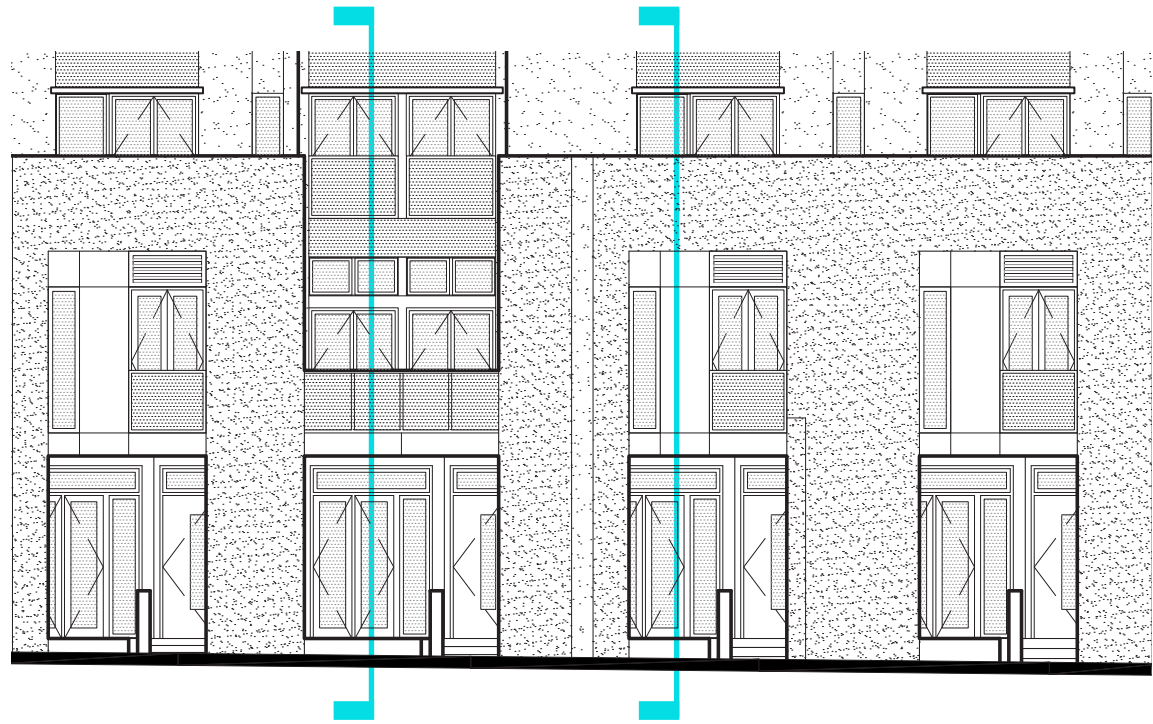
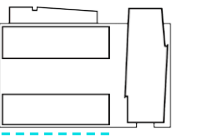


9 TOWNHOUSE STORAGE LOCKER





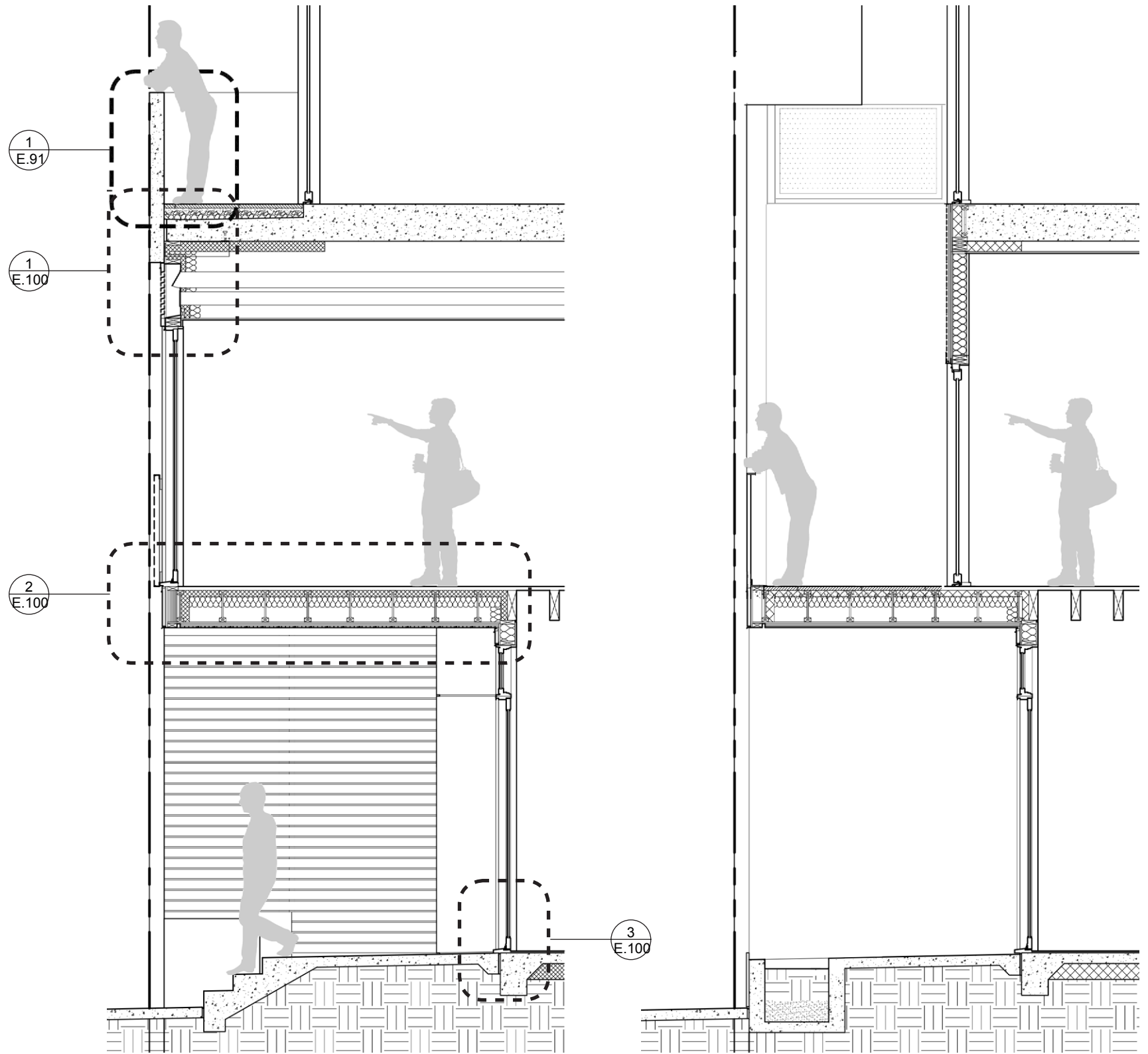
# vignette townhomes



1 TOWNHOMES - SOUTH ELEVATION



TOWNHOMES, PETTYGROVE LOOKING WEST

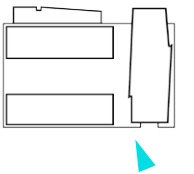


2 TOWNHOME ENTRANCE AT ENTRY STAIRS

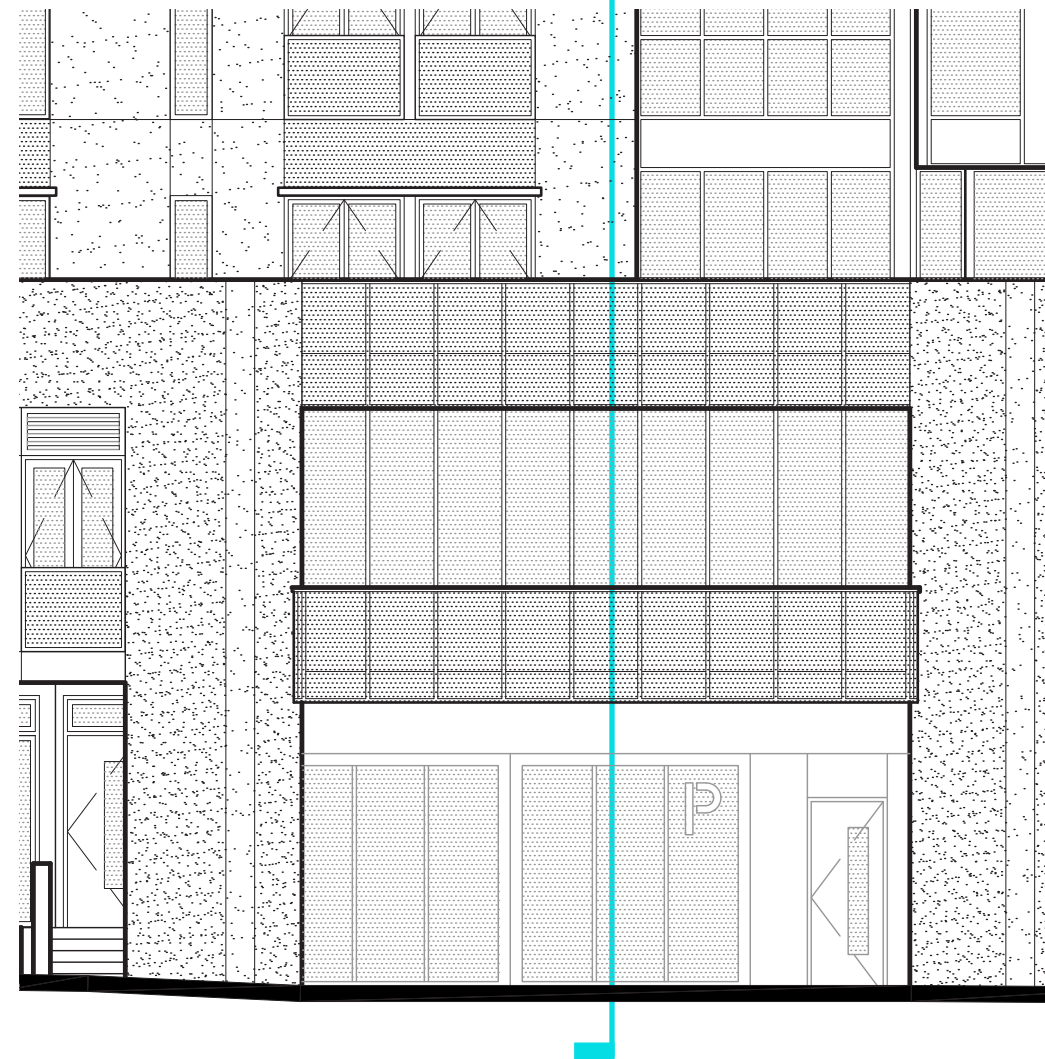
3 TOWNHOME ENTRANCE AT PLANTER BOX



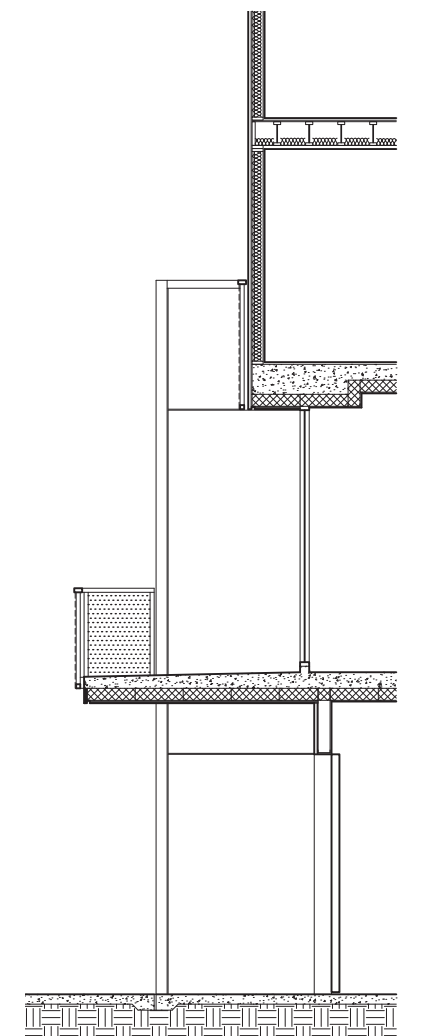
# vignette parking access



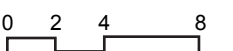
EAST GARAGE ENTRANCE AND SOUTHERN BUILDING ENTRANCE



1 EAST PARKING ACCESS & BALCONY ELEVATION

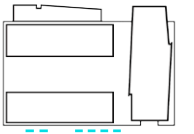


2 EAST PARKING SECTION

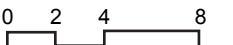
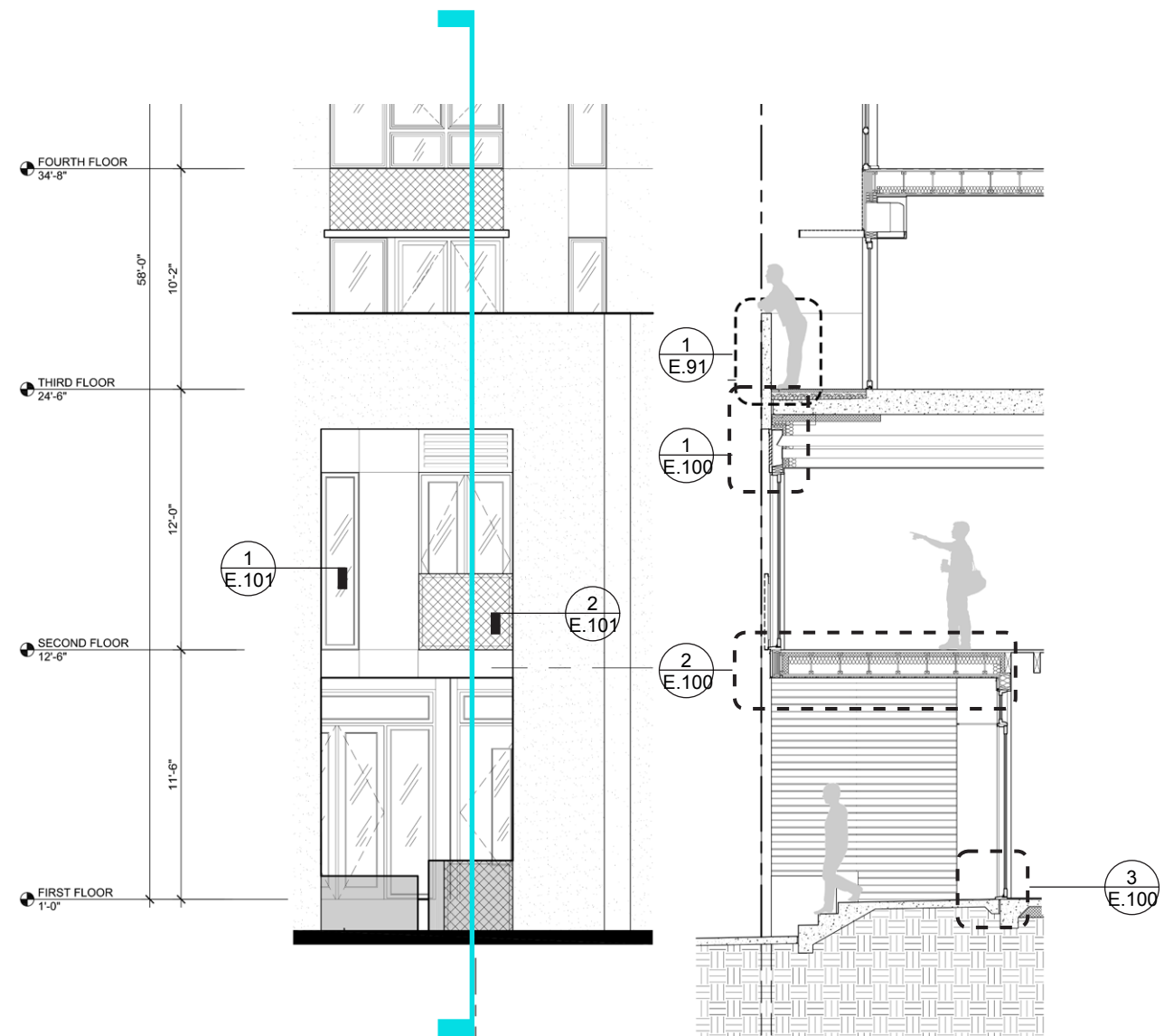




# wall section townhomes

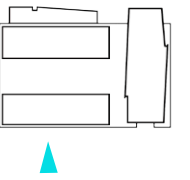


TYPICAL TOWNHOME

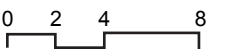
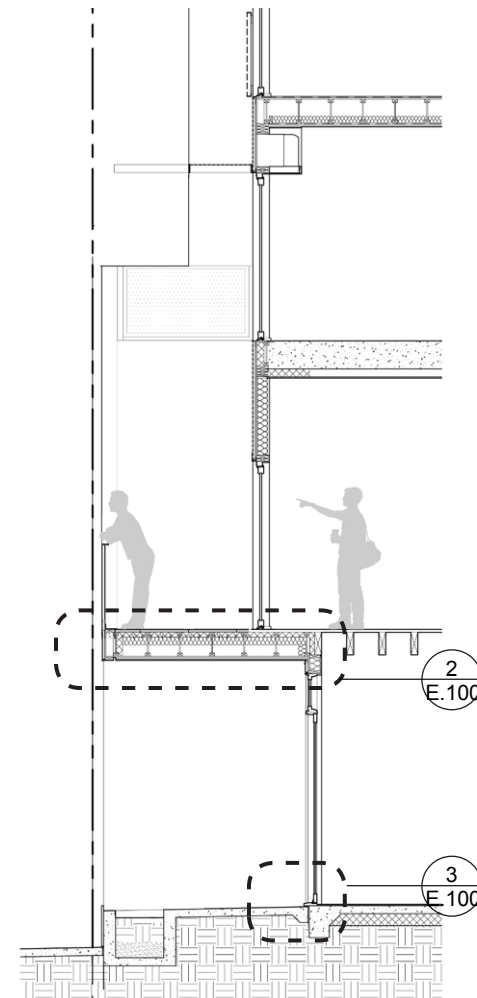
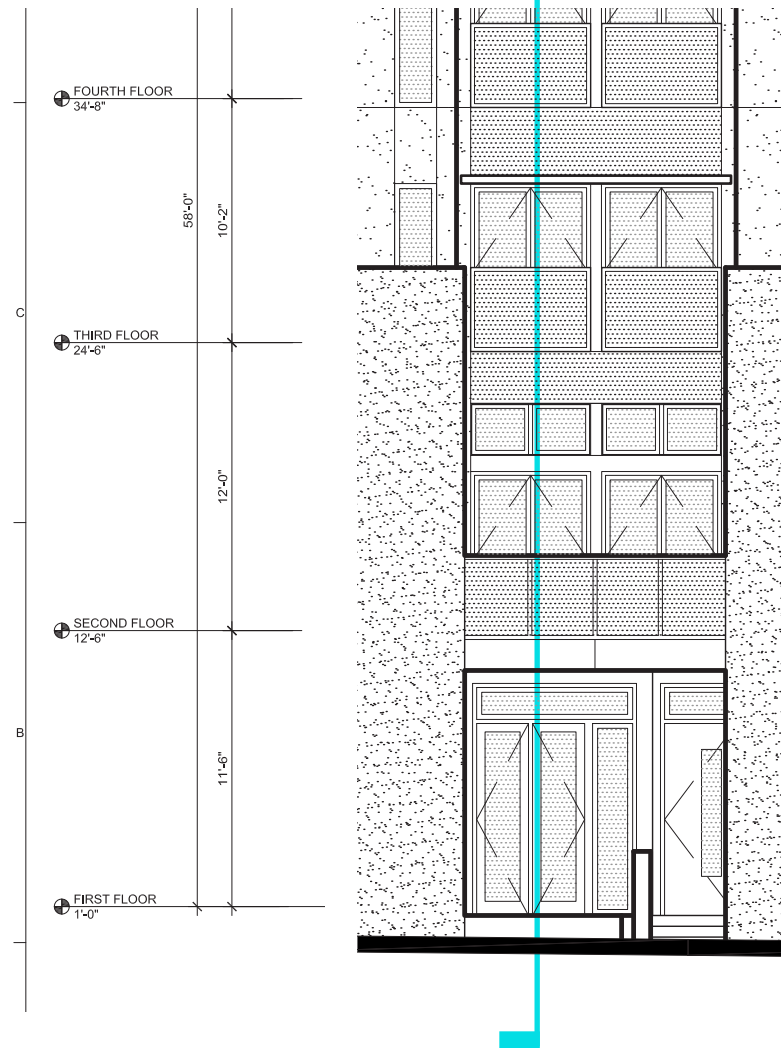




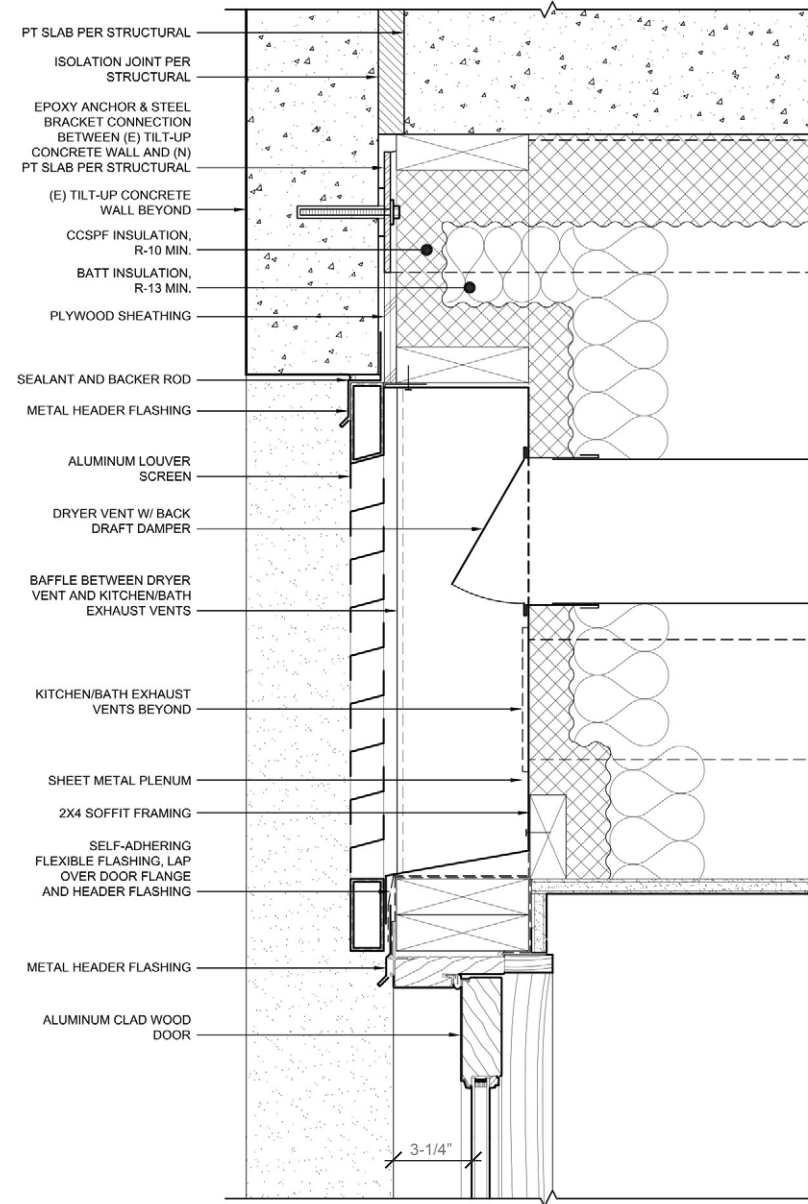
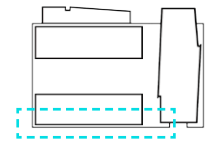
# wall section townhomes



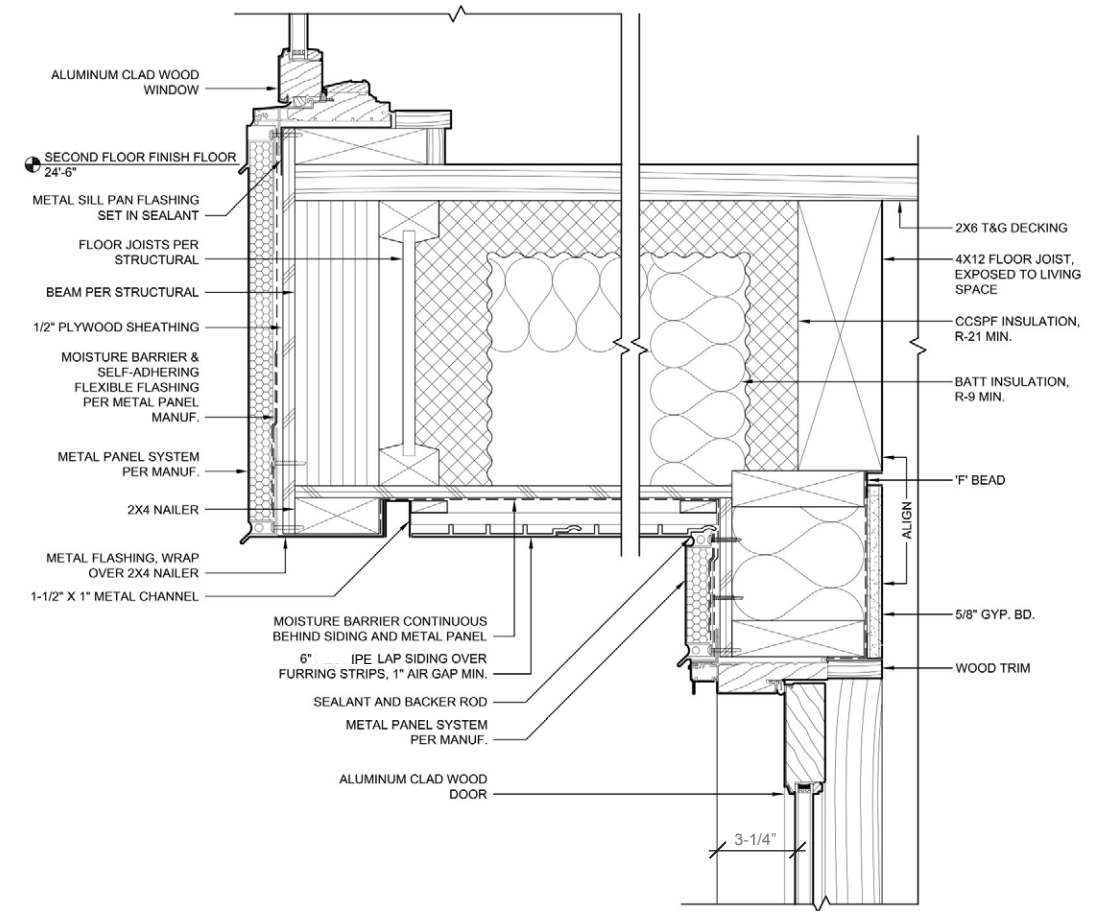
TOWNHOME AT RECESS



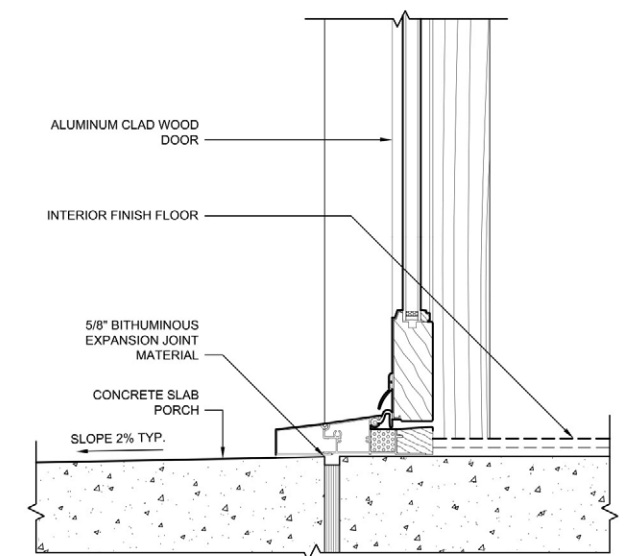




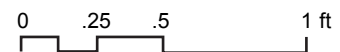
1 TOWNHOUSE 2ND FLOOR VENT LOUVER



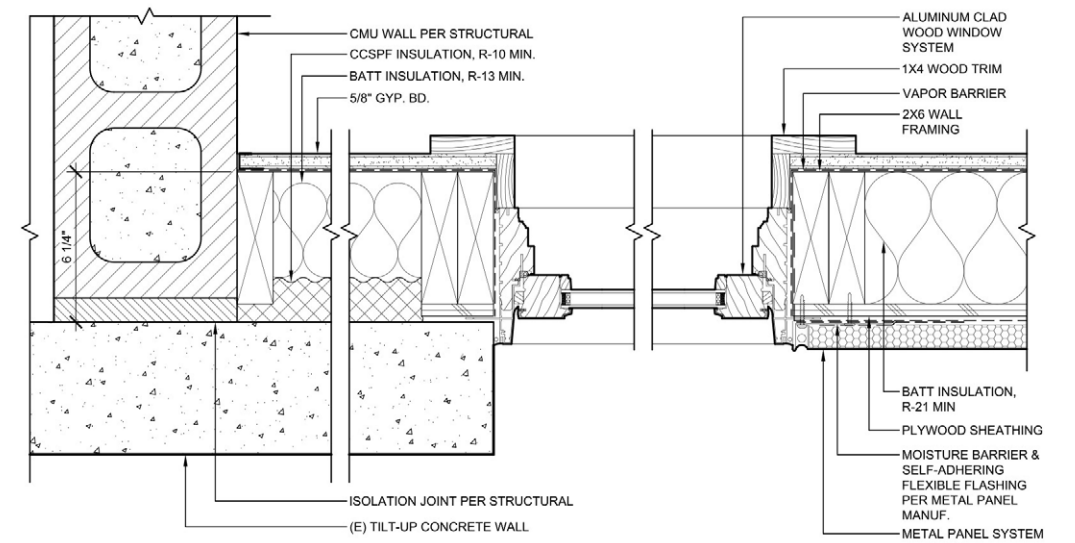
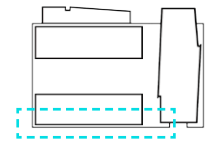
2 TOWNHOUSE EXTERIOR SOFFIT



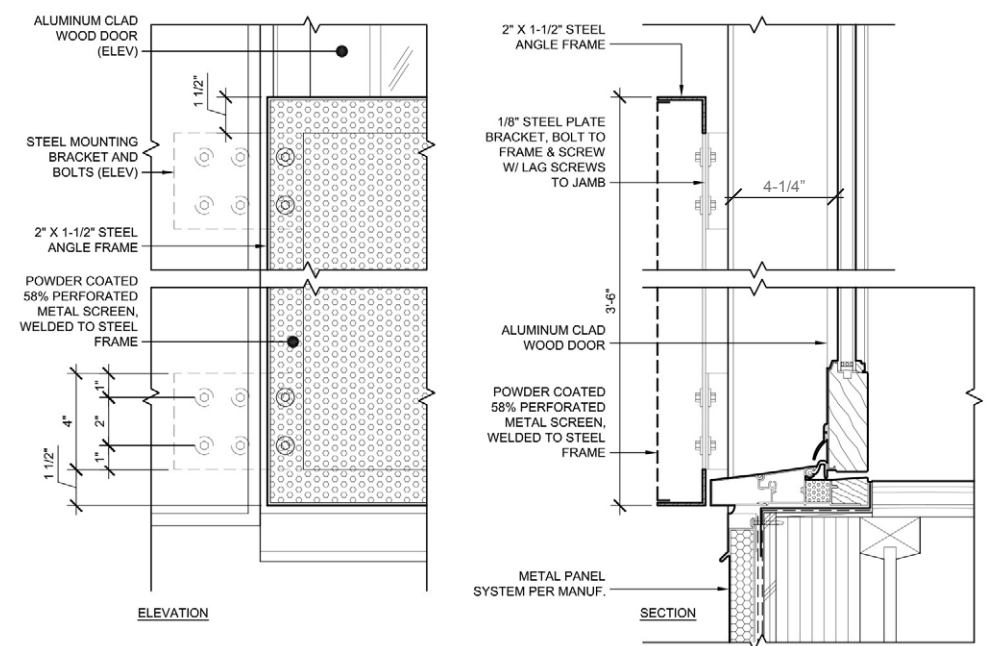
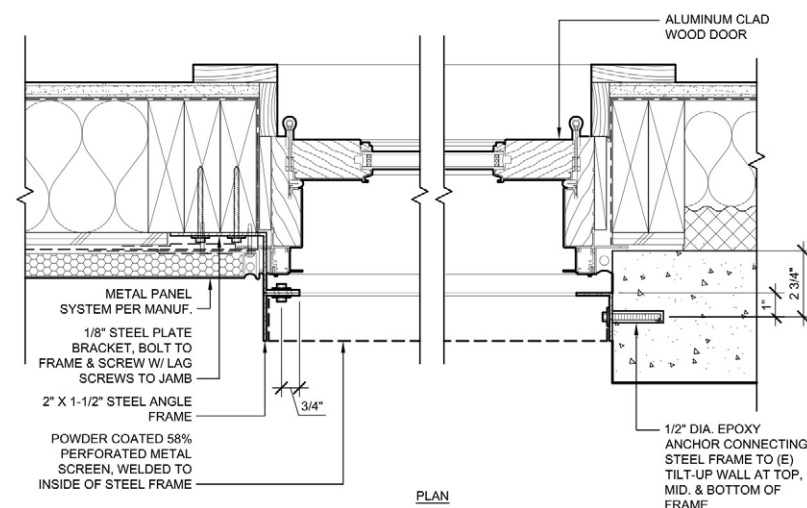
3 TOWNHOUSE ENTRY DOOR THRESHOLD



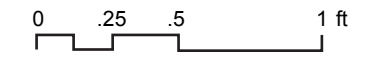




1 TOWNHOUSE 2ND FLOOR WINDOW JAMB AT TILT-UP WALL



2 TOWNHOUSE JULIET SCREEN AND DOOR SILL AT METAL PANEL

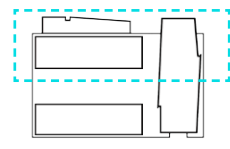




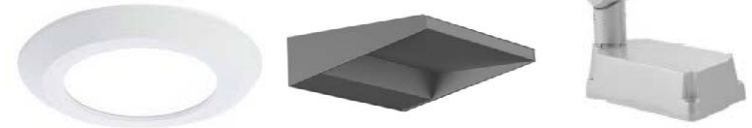
**SITE DESIGN**



# site lighting nw quimby

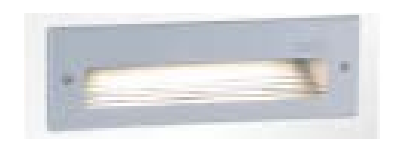


S3



S1 S2 sim. S20 S4

soffit & ceiling mounted



S11

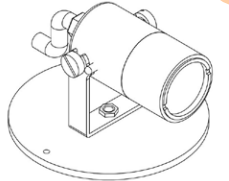


S5

ground and low-level lights



XO



S6 S7 sim.



S12

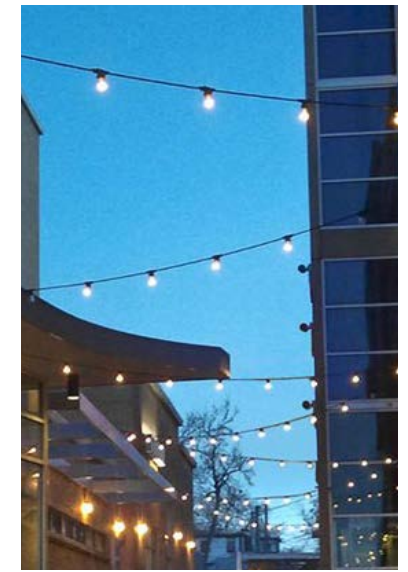


S16

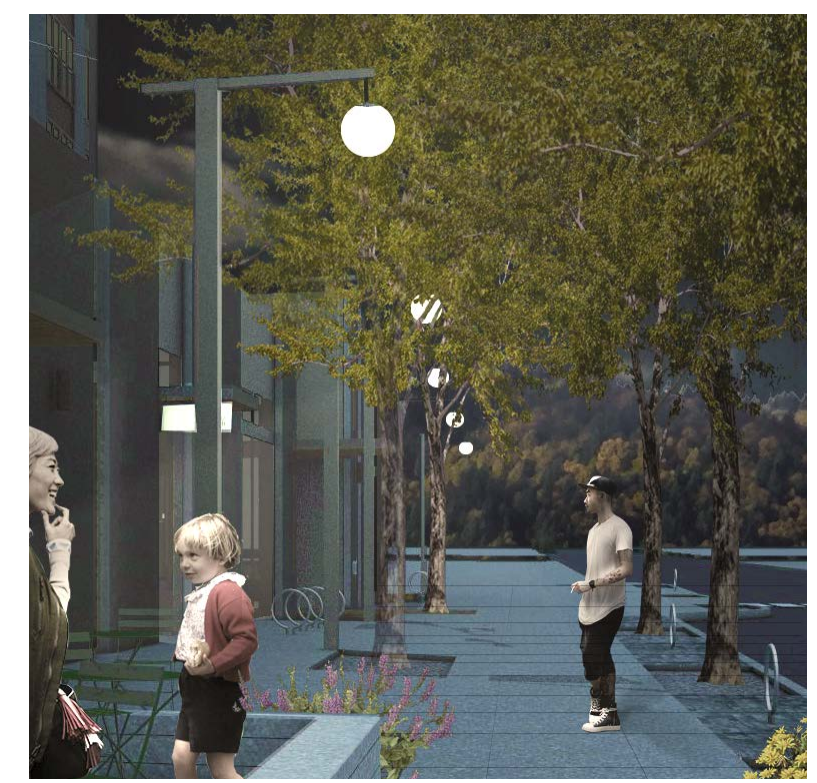
wall mounted & sconces



S17



S14



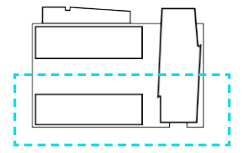
S9

bollards, poles & string lights





# site lighting nw pettygrove



S1



S10



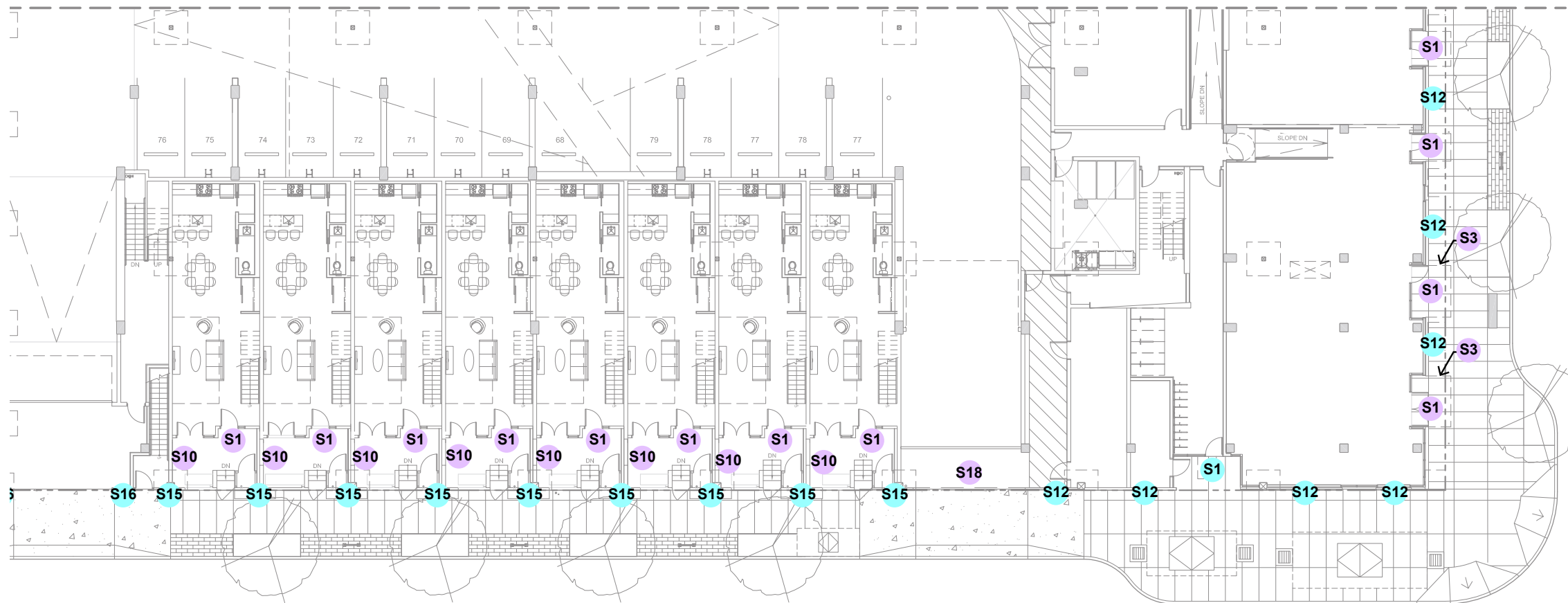
S18

soffit & ceiling mounted



S15

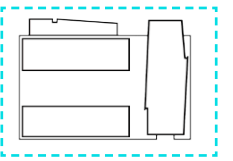
wall mounted & sconces



N  
GROUND FLOOR LIGHTING PLAN (SOUTH)  
0 10 20 40

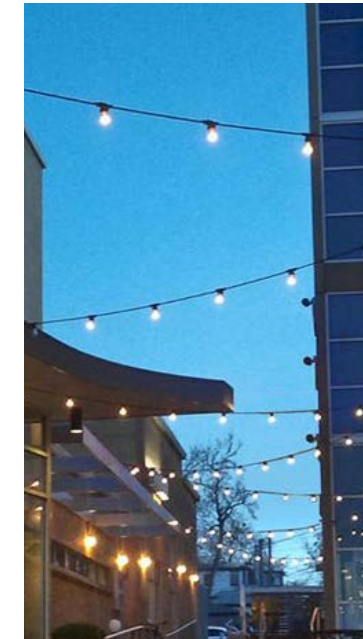


# site lighting courtyard



S13

bollards, poles & string lights



S14



S1

soffit & ceiling mounted



S15

wall mounted & sconces



S19

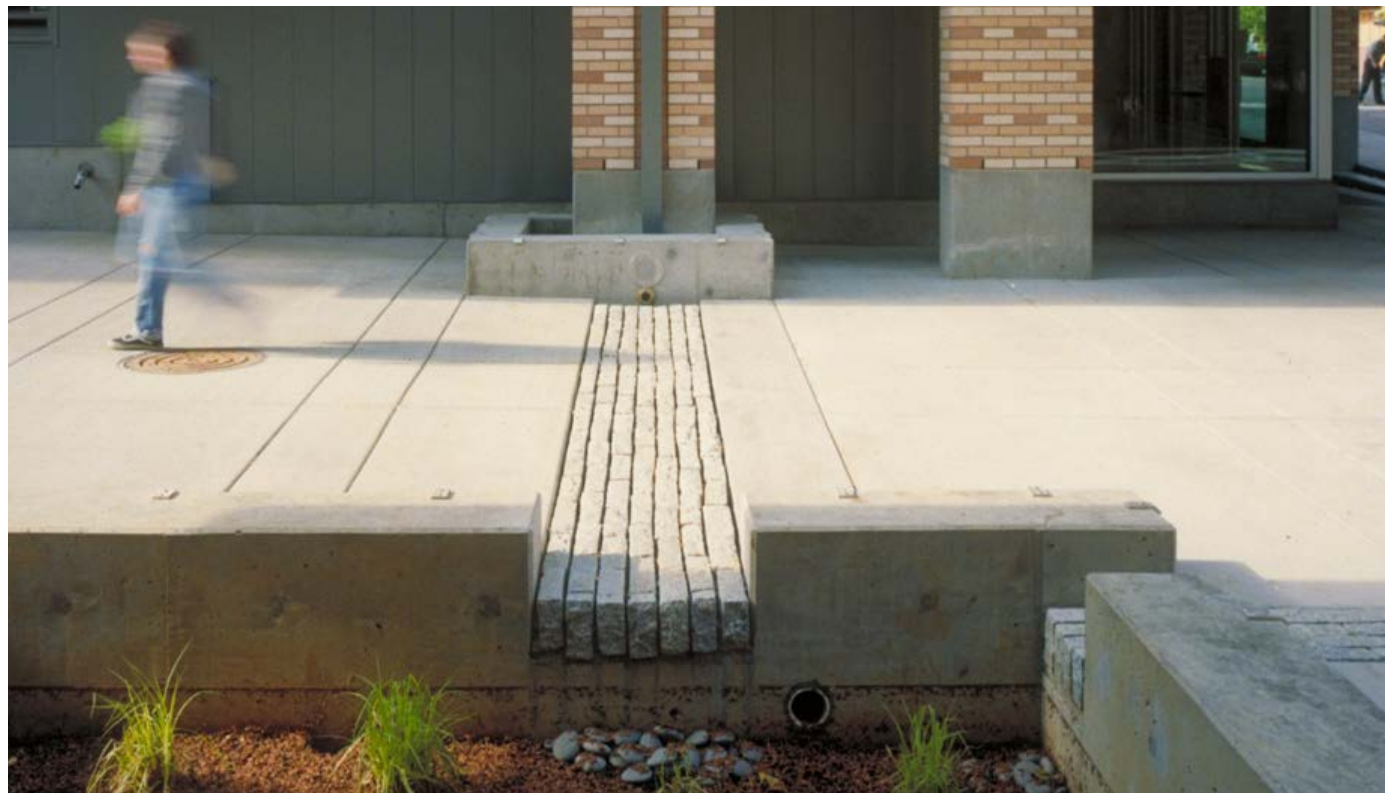
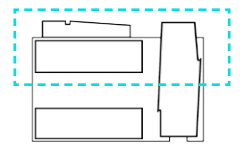


S8

ground and low-level lights

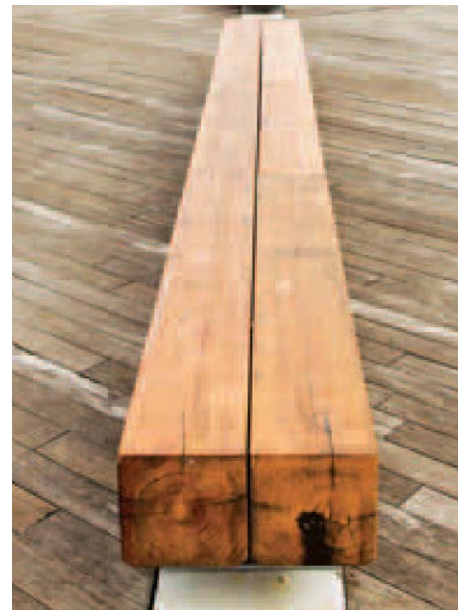
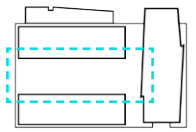


# site fixtures + features nw quimby and nw 21st





# site fixtures + features courtyard



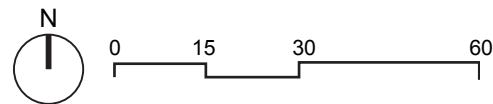
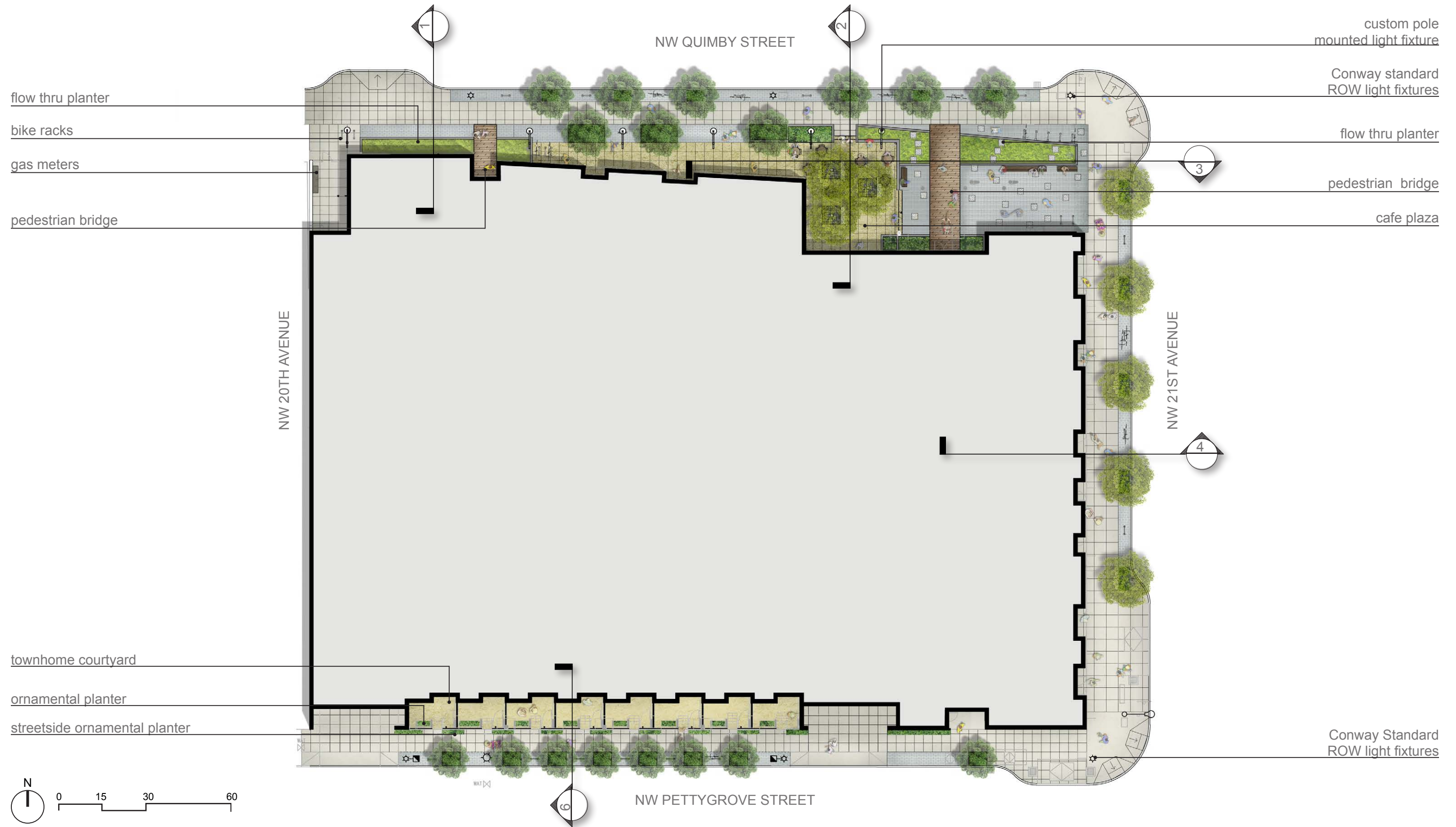


**APPENDIX A**

LANDSCAPE ARCHITECTURE

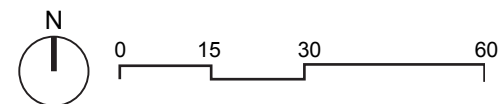
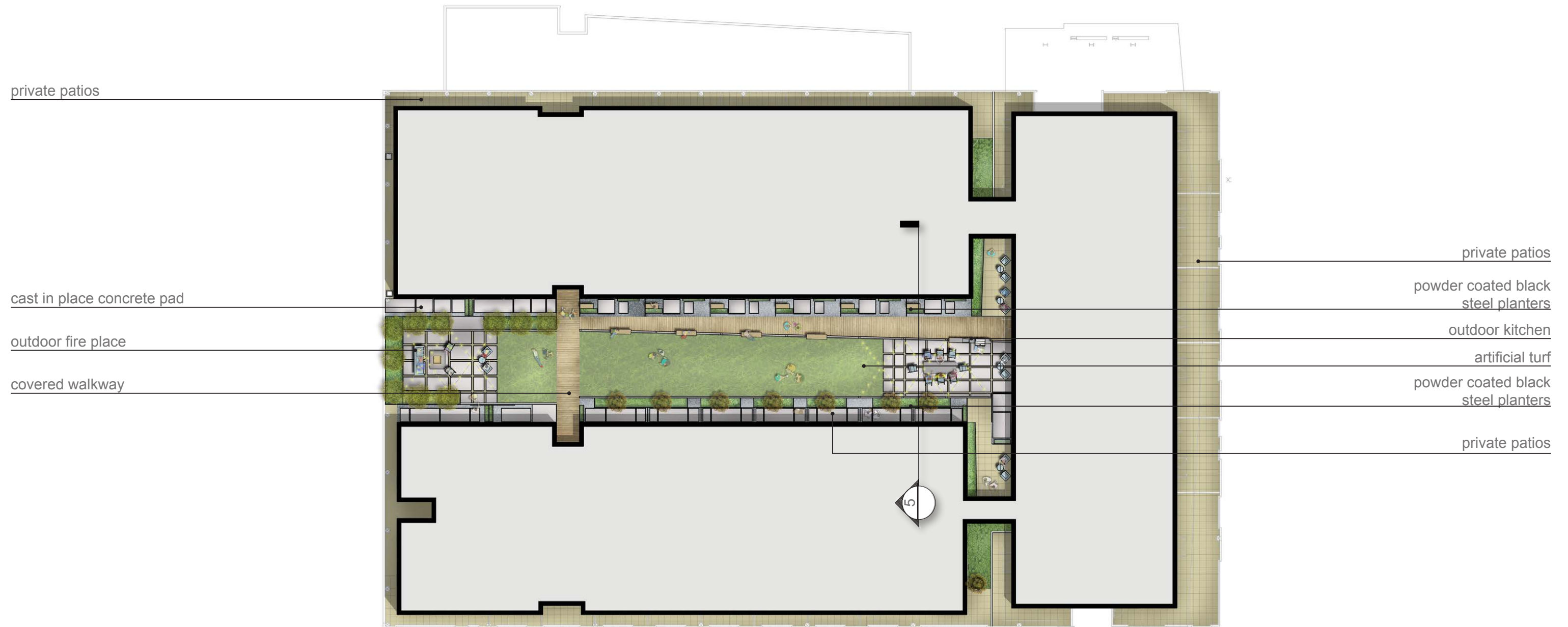


# landscape site plan plaza



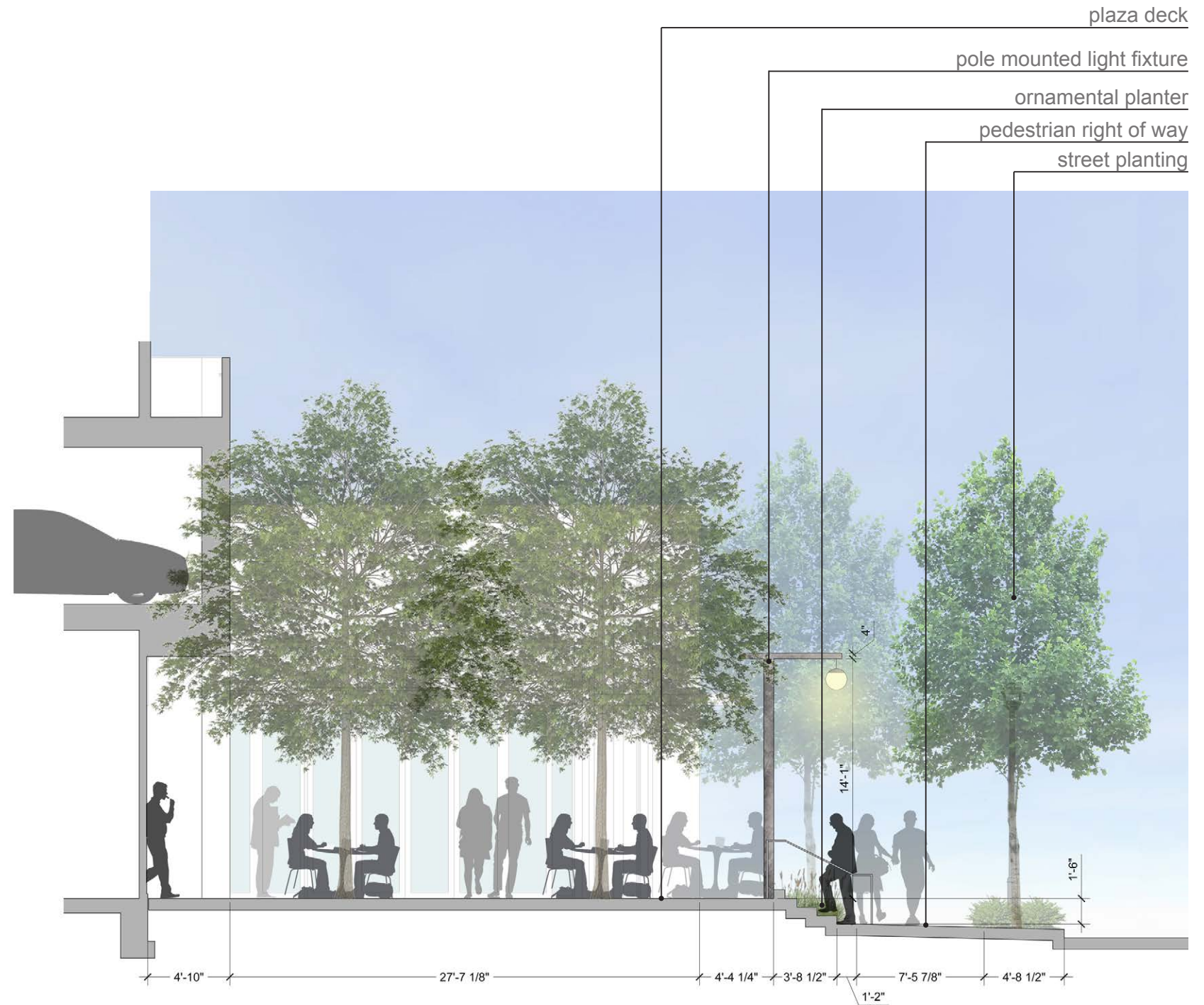
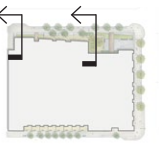


# landscape site plan courtyard





# landscape sections



1 QUIMBY LOOKING WEST

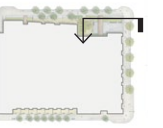
SCALE: 1/8" = 1'-0"

2 QUIMBY AT PLAZA LOOKING WEST

SCALE: 1/8" = 1'-0"

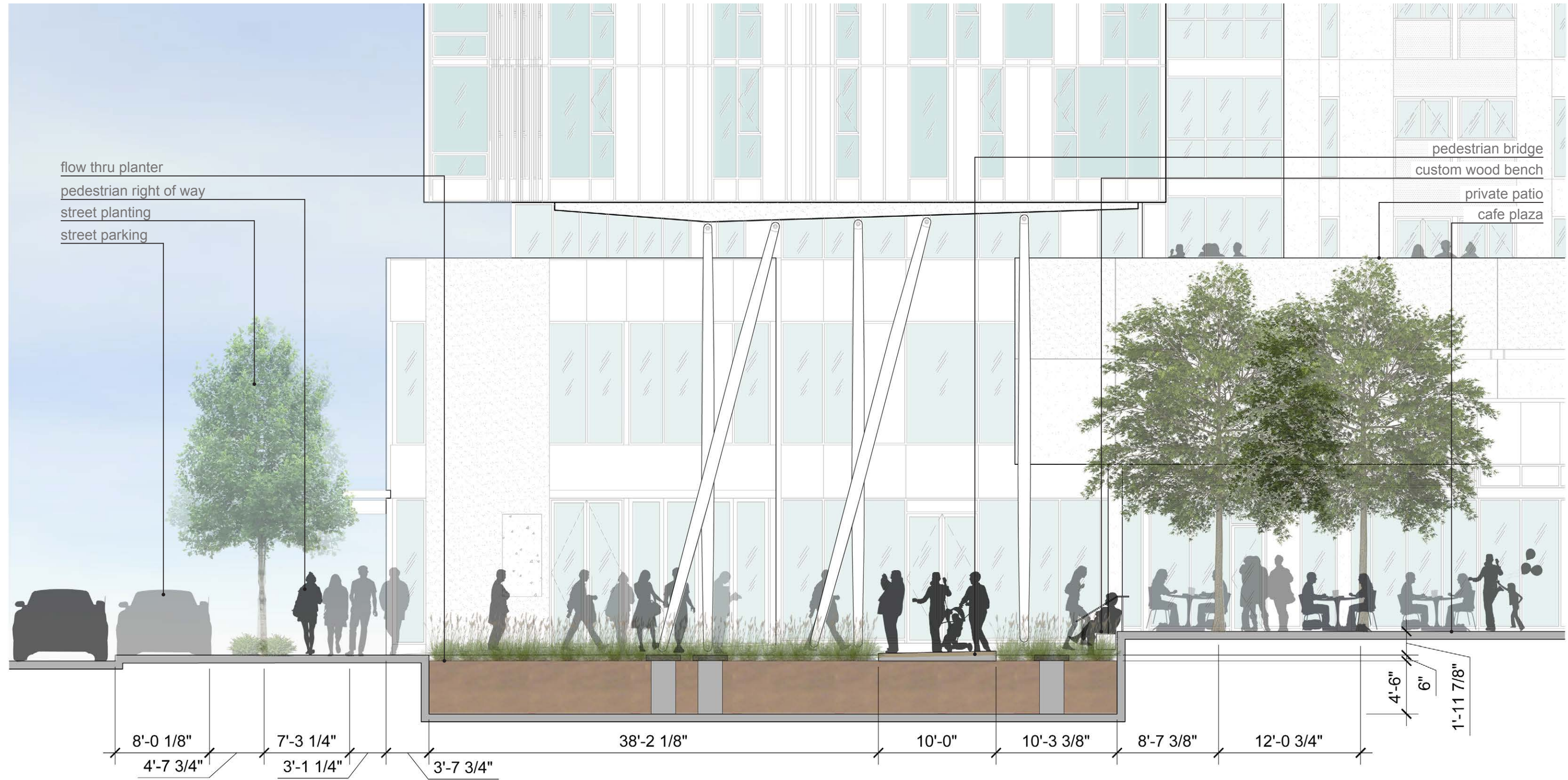


# landscape sections



flow thru planter  
pedestrian right of way  
street planting  
street parking

pedestrian bridge  
custom wood bench  
private patio  
cafe plaza

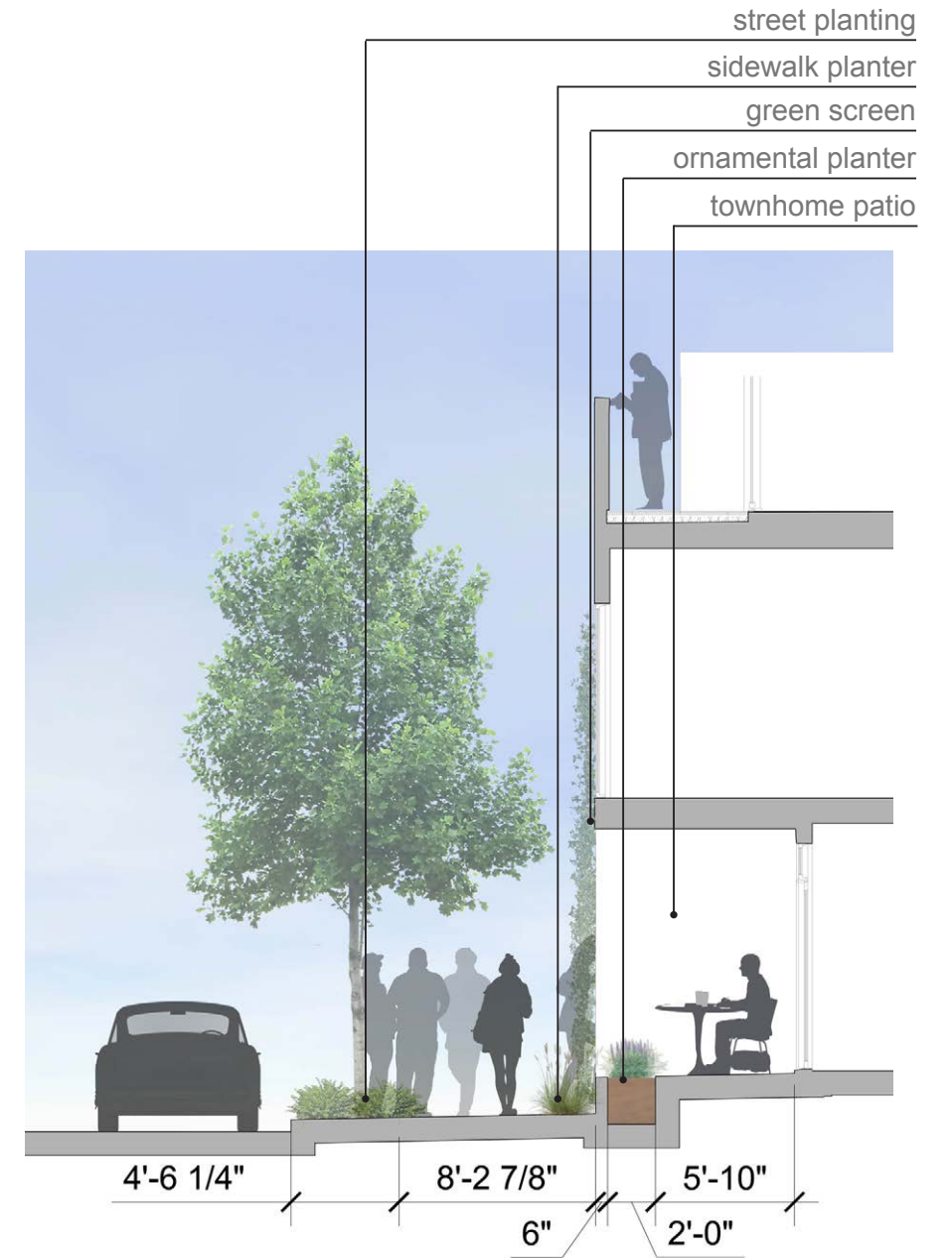
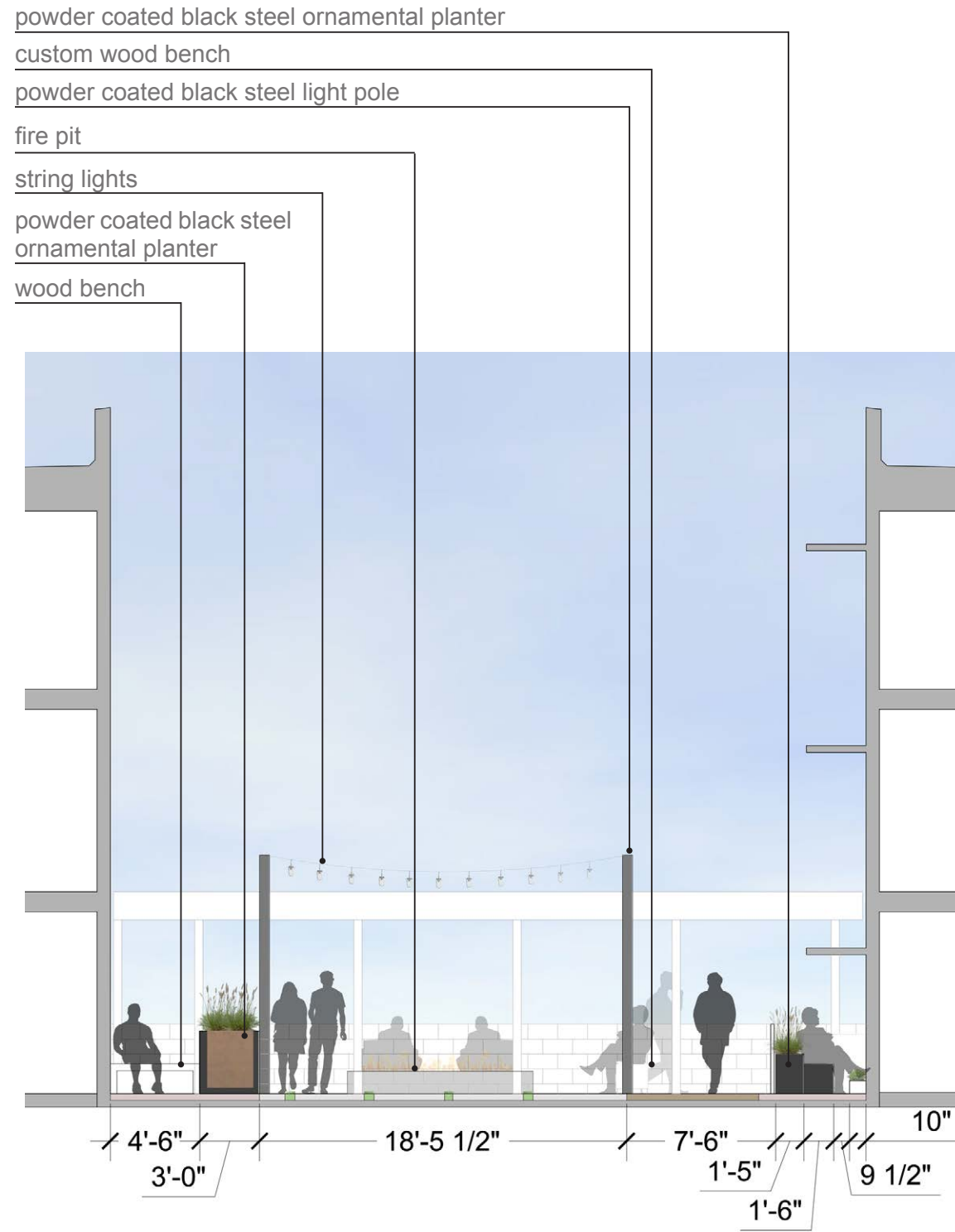
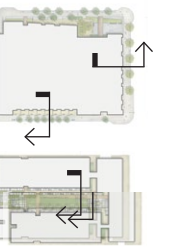


3 21ST AT PLAZA LOOKING SOUTH

SCALE: 1/4" = 1'-0"



# landscape sections



4 21ST AT RETAIL LOOKING NORTH

SCALE: 1/8" = 1'-0"

5 COURTYARD LOOKING WEST

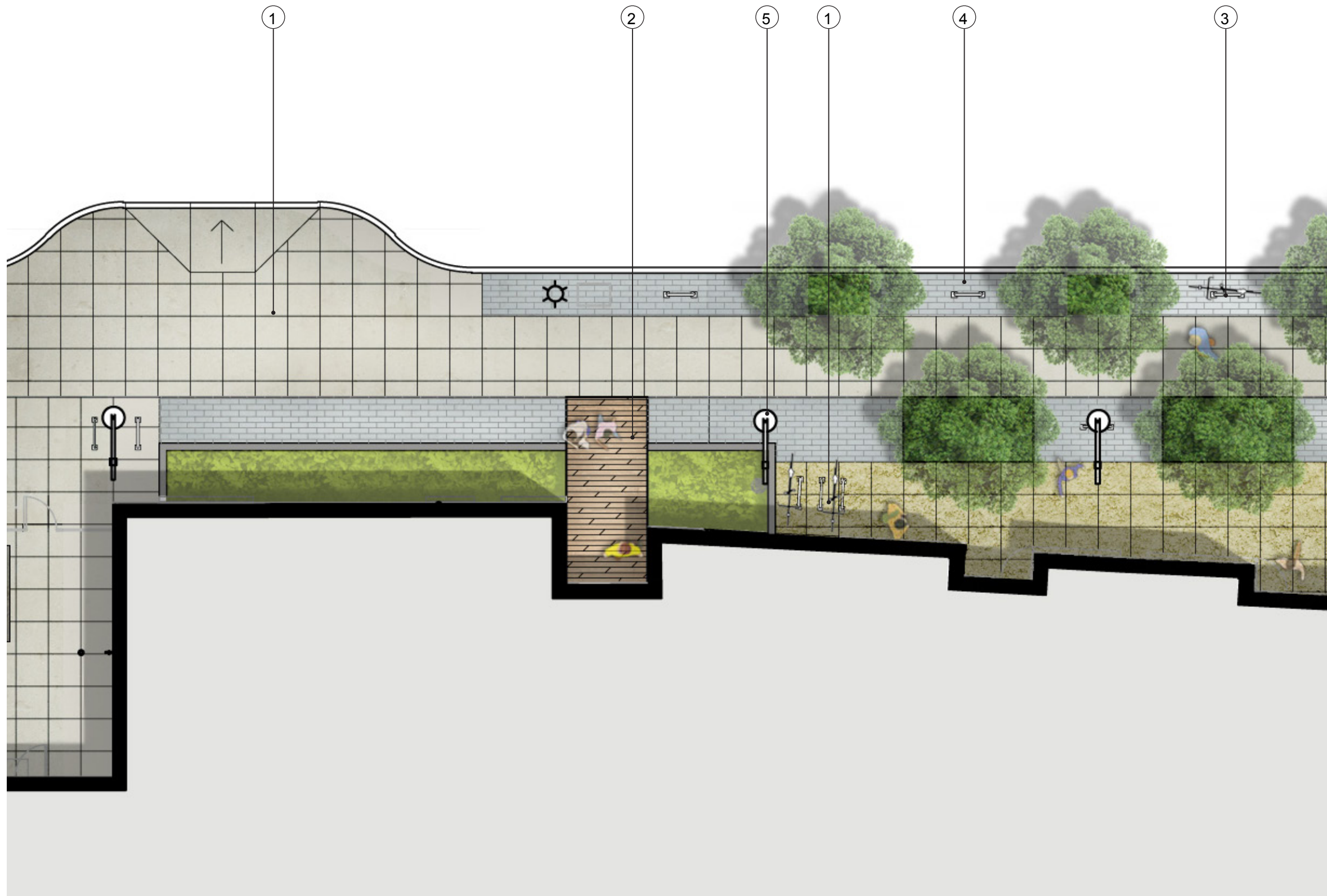
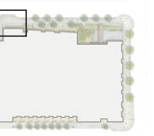
SCALE: 1/8" = 1'-0"

6 PETTYGROVE AT TOWNHOMES LOOKING WEST

SCALE: 1/8" = 1'-0"



# detail plan north



**1** 3x3 CONCRETE PAVING



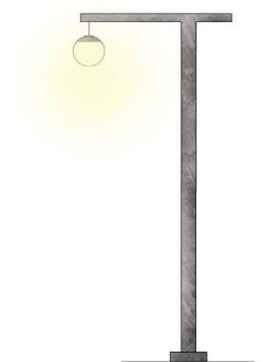
**2** IPE DECKING



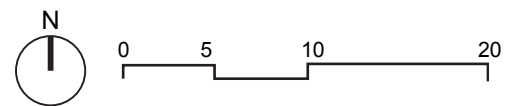
**3** BIKE RACK



**4** CONCRETE MODULAR PAVERS

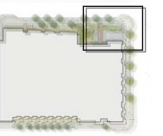
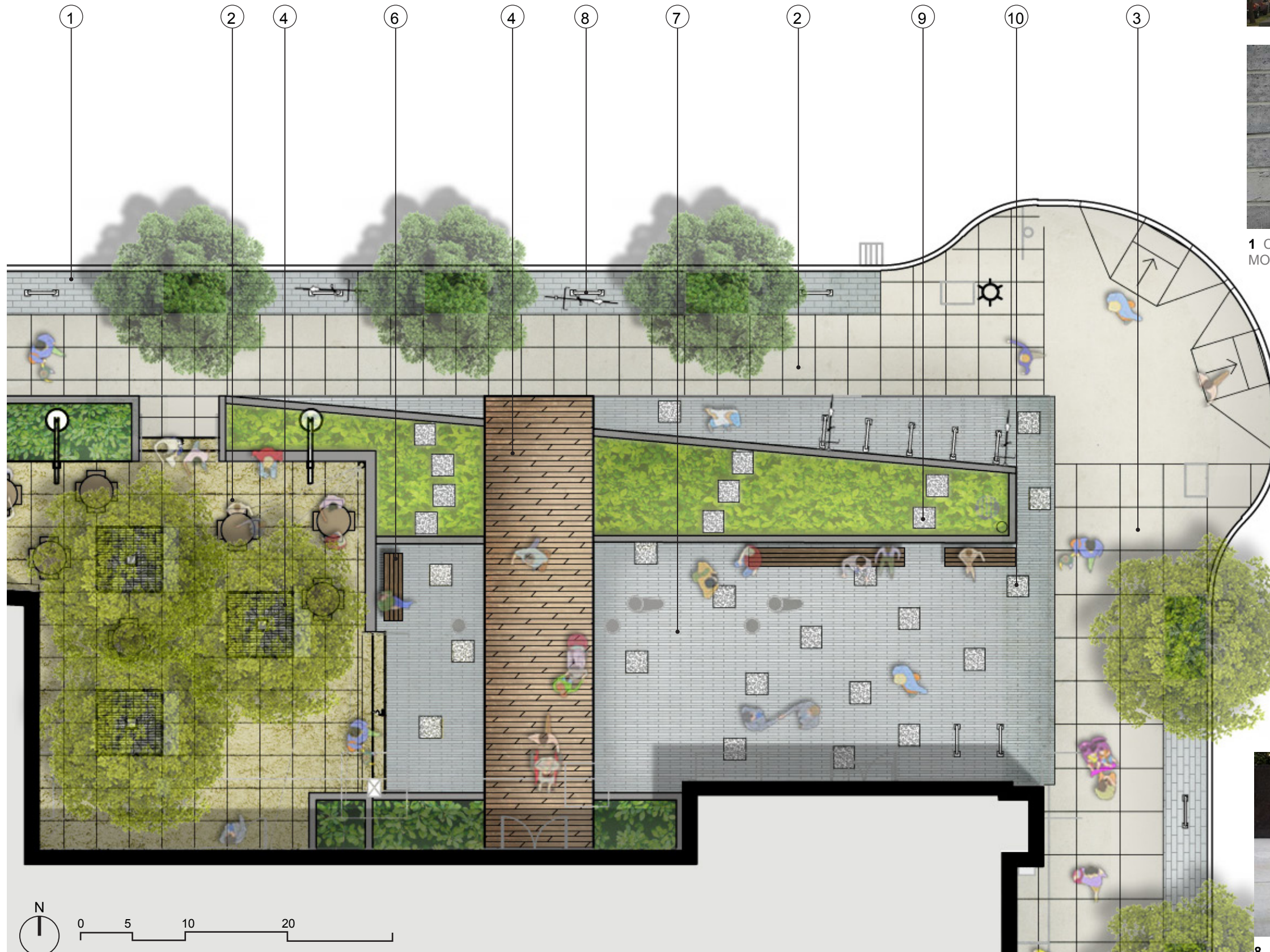


**5** CUSTOM POLE MOUNTED LIGHT FIXTURE





# detail plan plaza



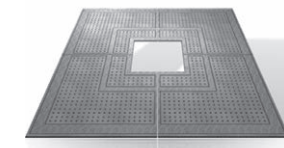
**1** CONCRETE MODULAR PAVERES



**2** 3x3 CONCRETE PAVING



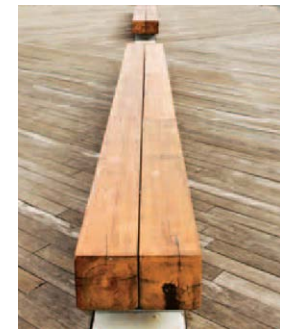
**3** 4x4 CONCRETE PAVING



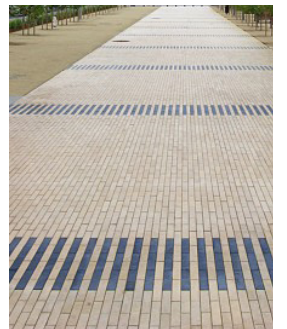
**4** URBAN ACCESSORIES "BOSTON" TREE GRATE



**5** IPE DECKING



**6** CUSTOM TIMBER BENCH



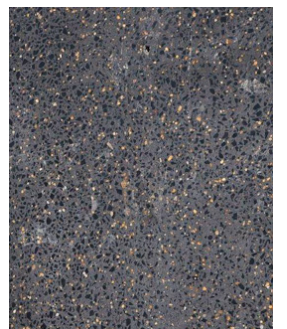
**7** PLANK PAVERS



**8** BIKE RACK



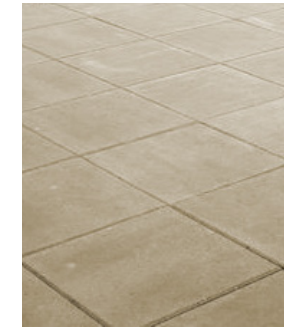
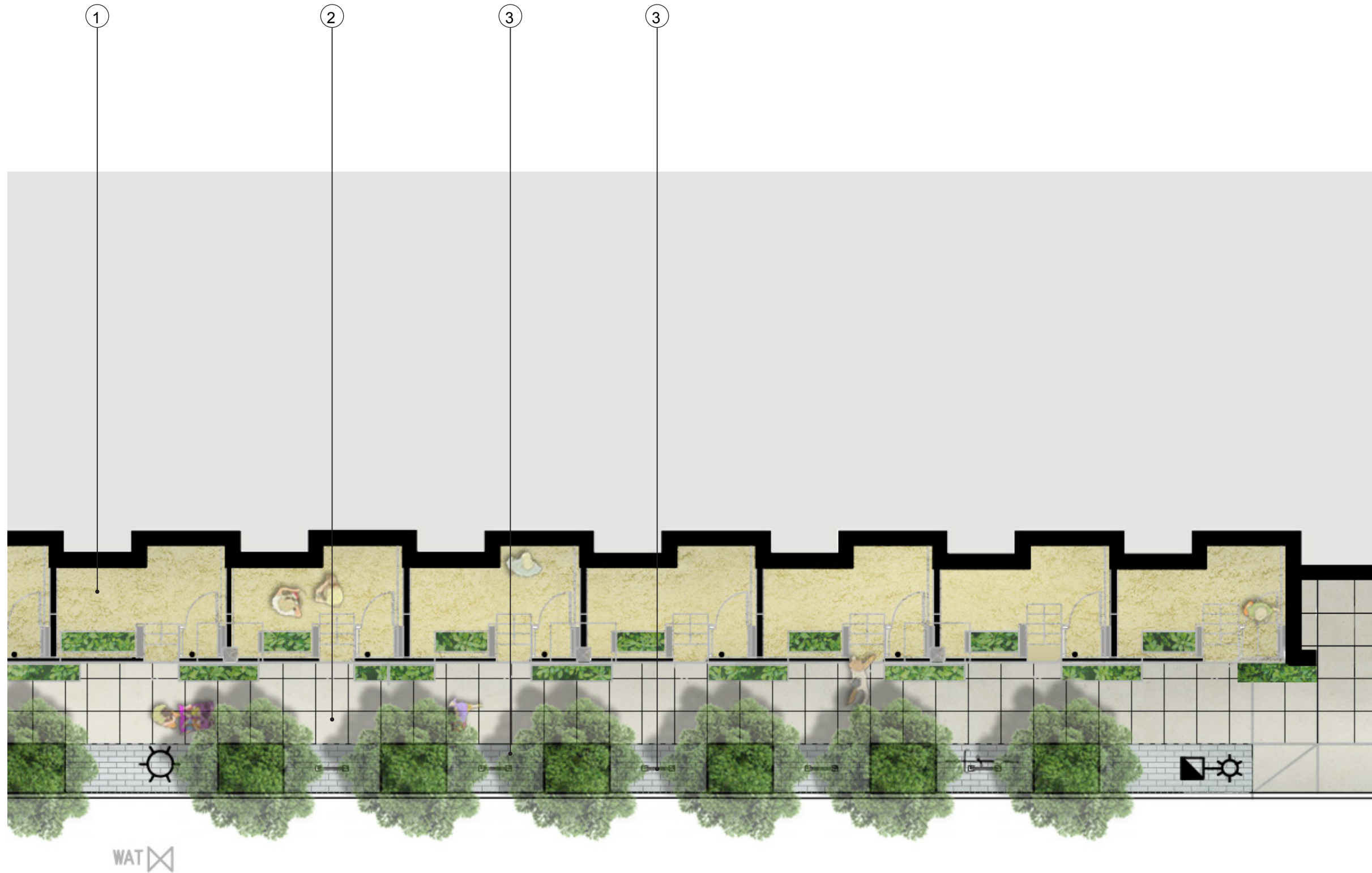
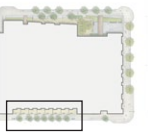
**9** SALVAGED TILT-UP BLOCK



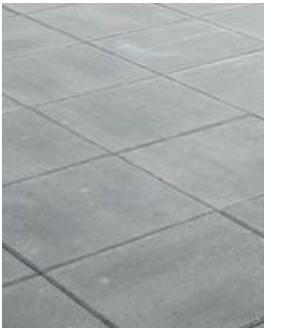
**10** SALVAGED TILT-UP PAVER



# detail plan townhomes



**1** 2x2 CONCRETE PAVING



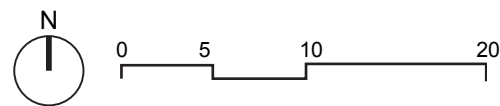
**2** 3x3 CONCRETE PAVING



**3** CONCRETE MODULAR PAVERS

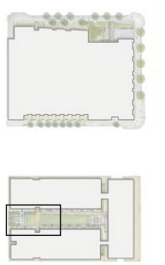


**4** BIKE RACK





# detail plan courtyard



**1** CAST IN PLACE CONCRETE PAVER WITH PEBBLE JOINTS



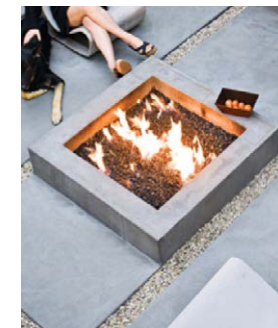
**2** ARTIFICIAL TURF - ACCESSIBLE SURFACE



**3** 1" MEXICAN PEBBLE



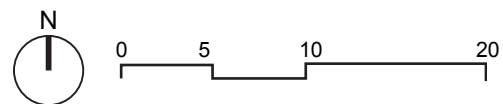
**4** IPE DECKING



**5** FIRE PIT

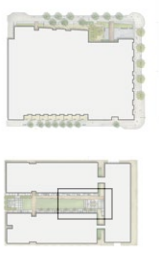


**6** POWDER COATED STEEL PLANTER





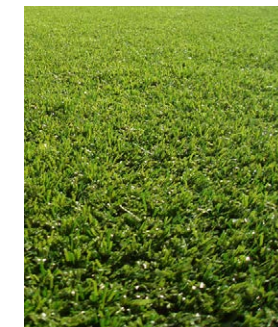
# detail plan courtyard



**1** CAST IN PLACE CONCRETE PAVER WITH PEBBLE JOINTS



**2** 1" MEXICAN PEBBLE



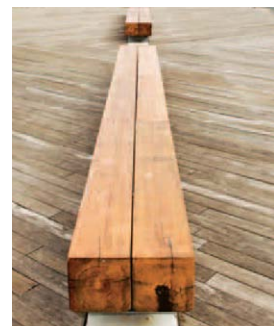
**3** ARTIFICIAL TURF - ACCESSIBLE SURFACE



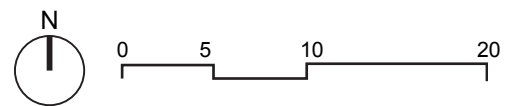
**4** IPE DECKING



**5** SANDSET PAVERS

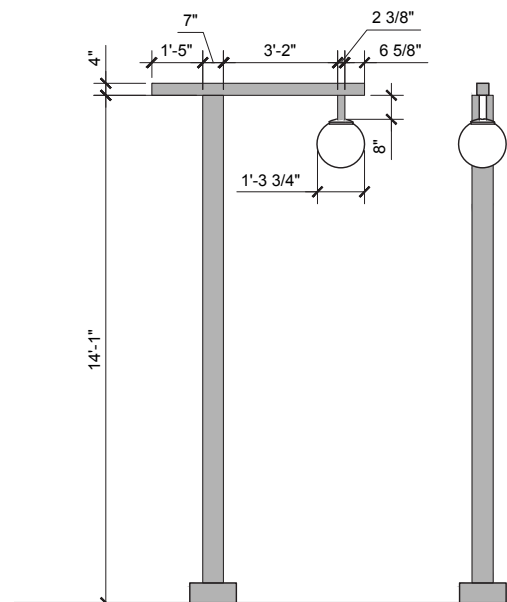


**6** CUSTOM TIMBER BENCH

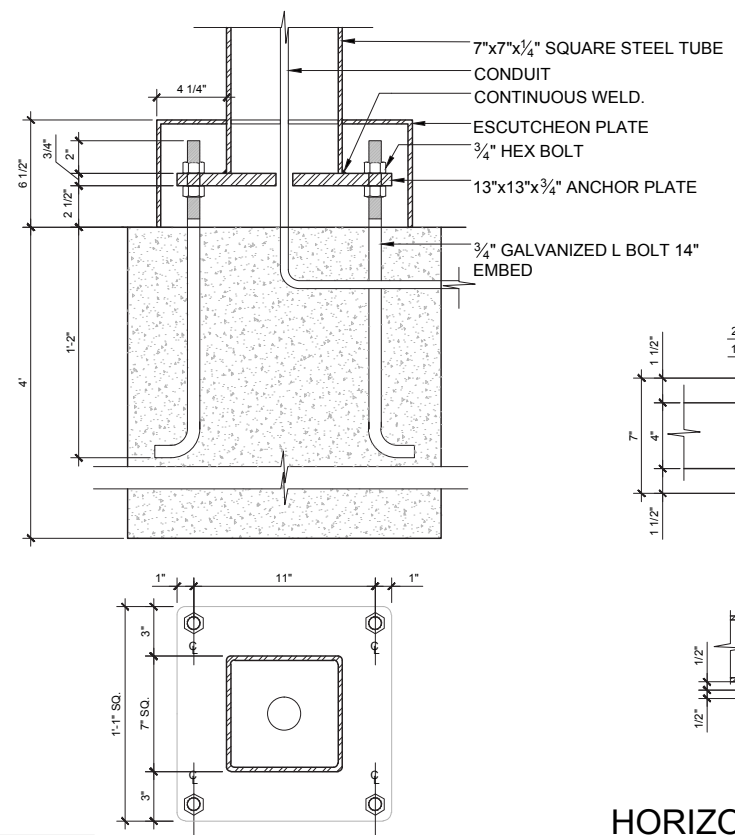




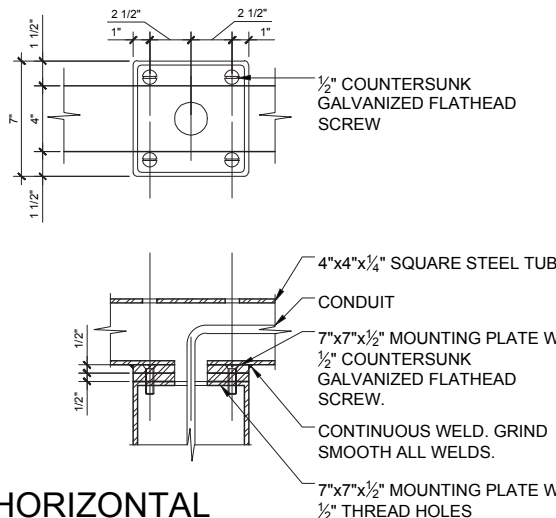
# details



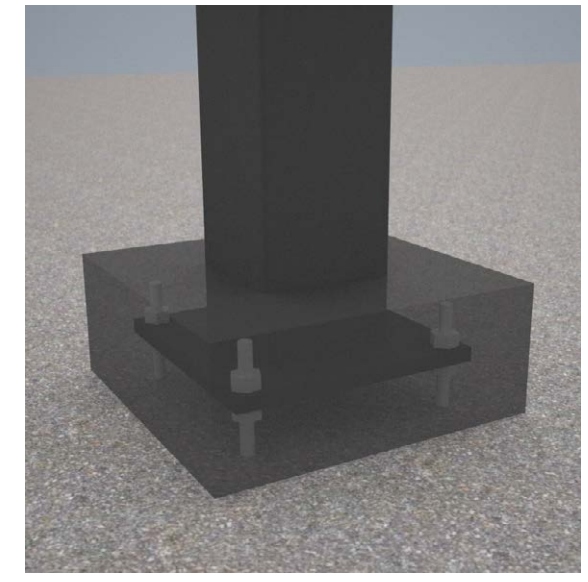
**ELEVATION**  
SCALE : 3/16" = 1'-0"



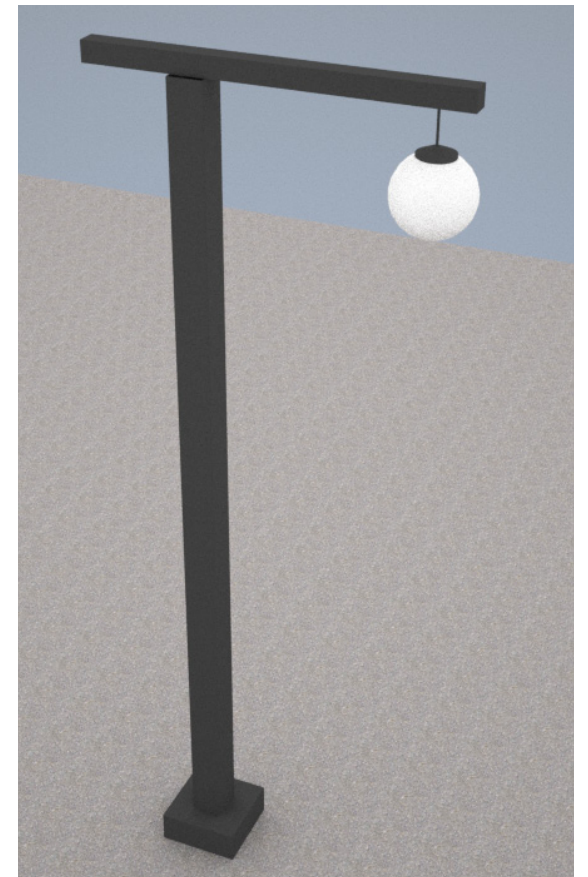
**BASE PLATE**  
SCALE : 1" = 1'-0"



**HORIZONTAL MOUNT**  
SCALE : 1" = 1'-0"

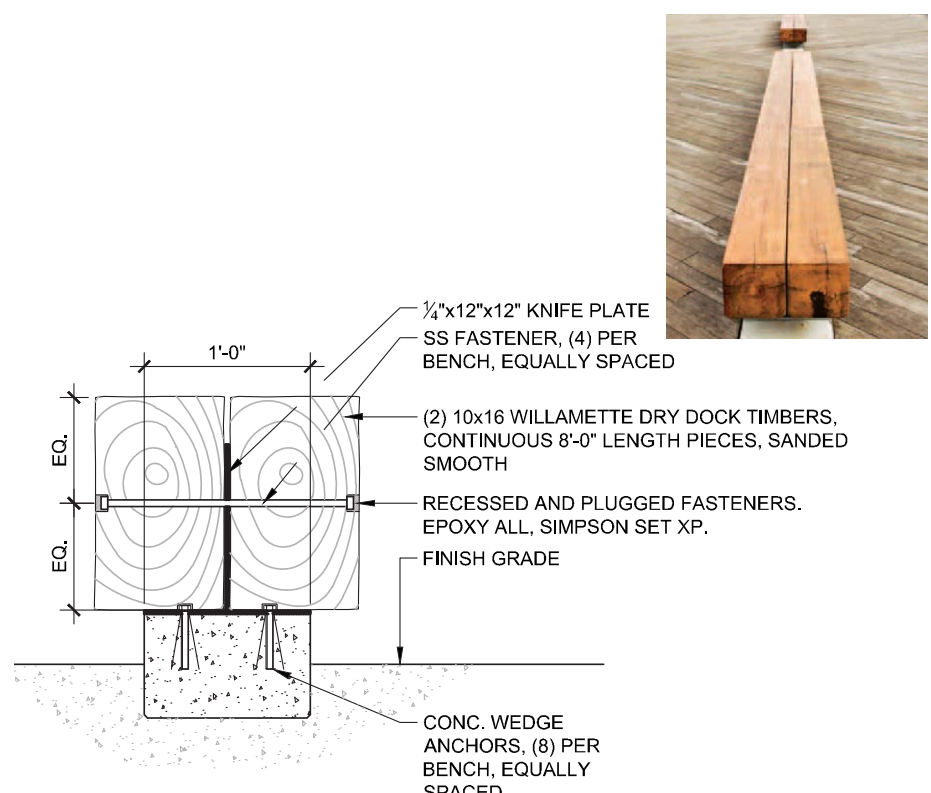


NTS



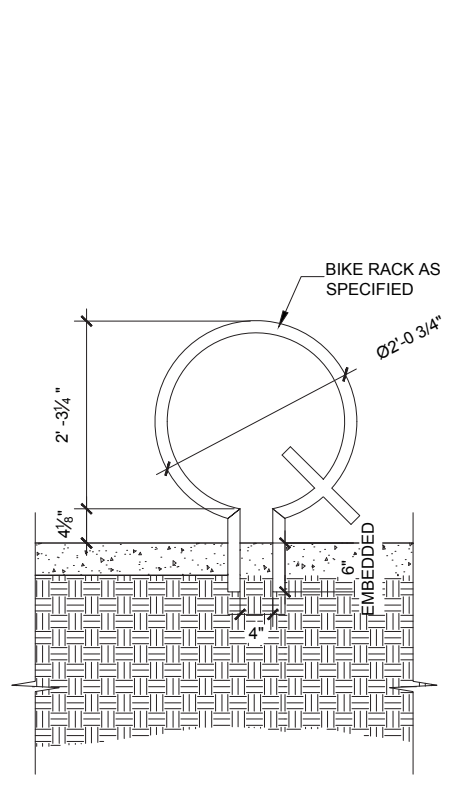
NTS

## Pole Mounted Globe Light



**Custom Timber Bench**

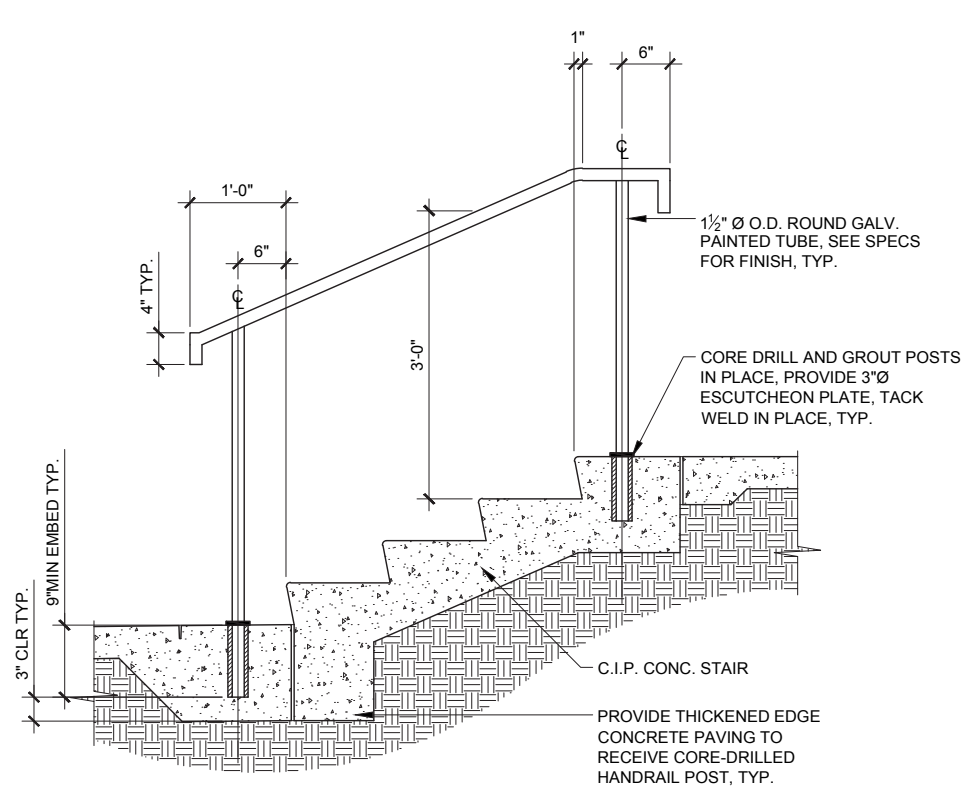
scale: 3/16" = 1'-0"



**TYP. Bike Rack**



scale: 3/16" = 1'-0"



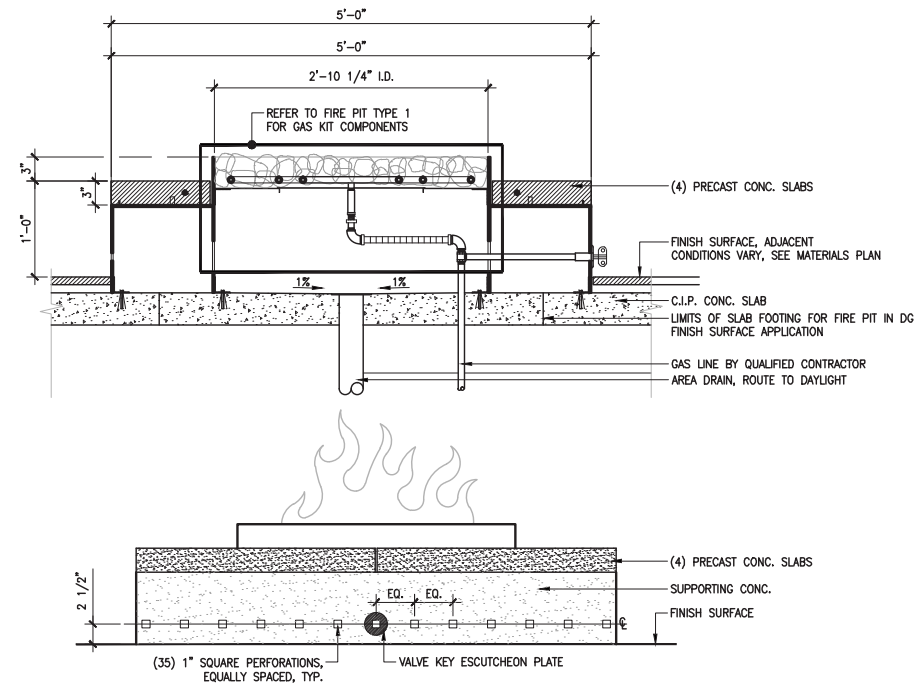
**TYP. Handrail**

scale: 1/2" = 1'-0"





# details

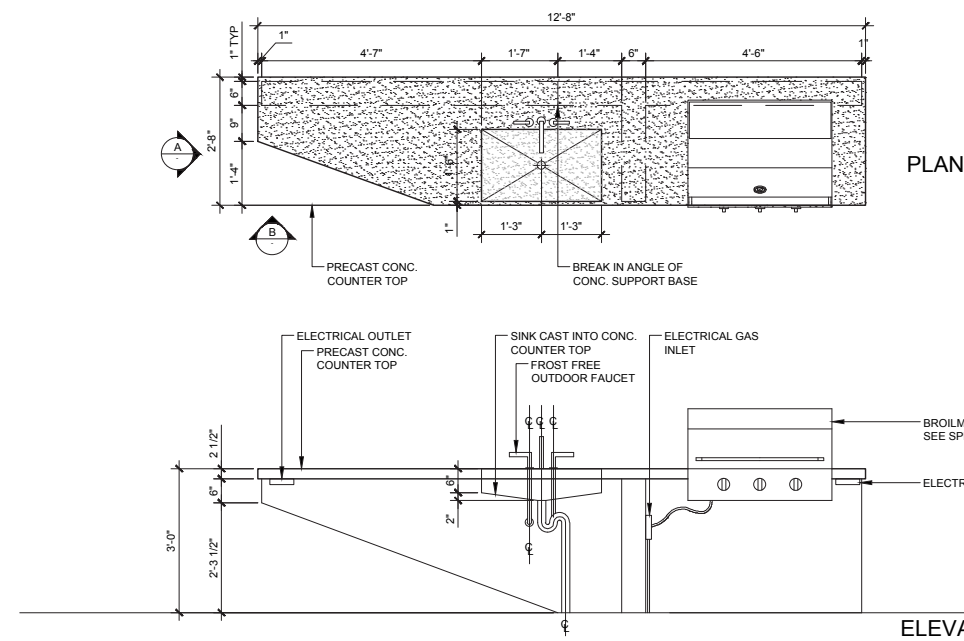
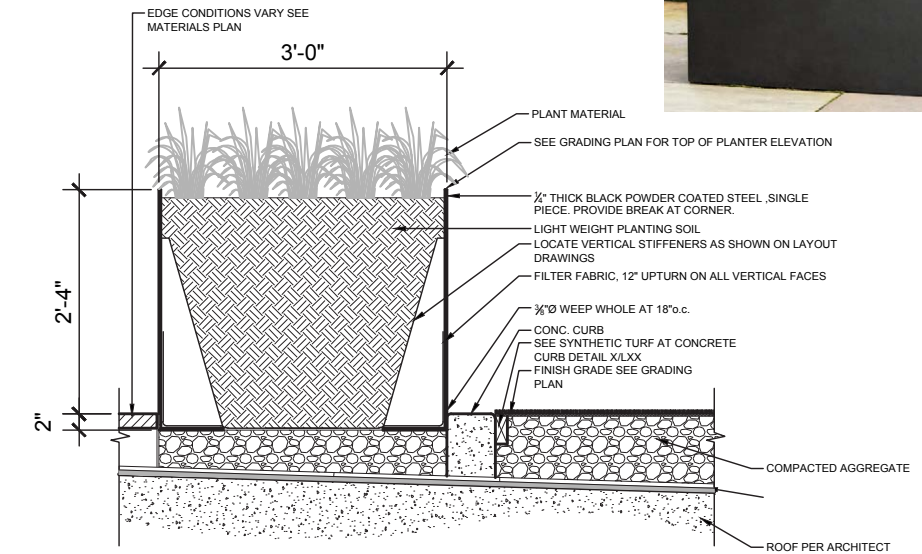


Fire Pit

scale: 1/2" = 1'-0"

Powder Coated Steel Planter

scale: 1/2" = 1'-0"



NTS

Fire Pit

scale: 1/4" = 1'-0"



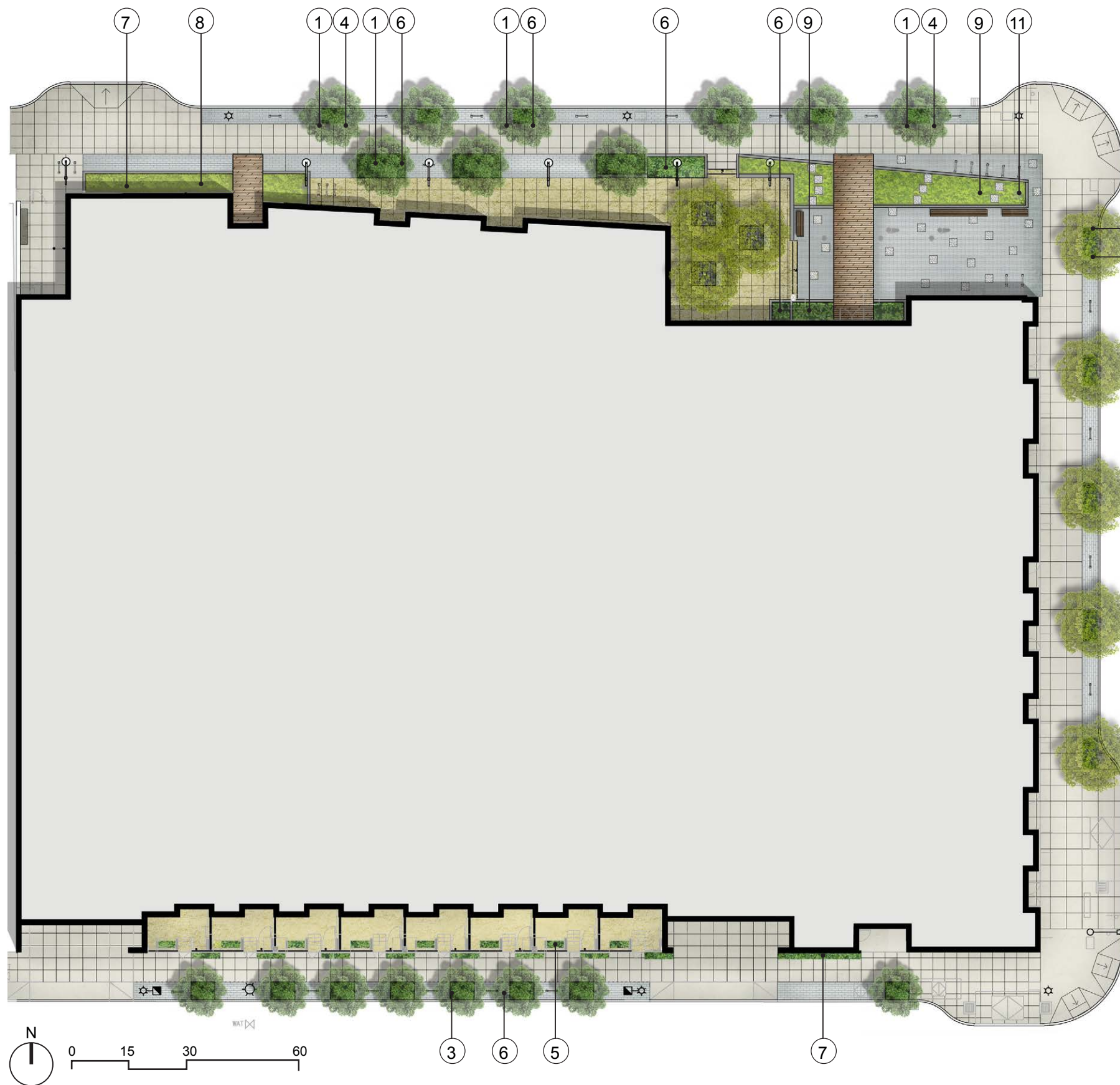
Broilmaster BBQ



Cordia Litter & Recycling



# planting plan plaza



## TREES



**1** CERCIDIPHYLLUM JAPONICUM, KATSURATREE



**2** NYSSA SYLVATICA, BLACK TUPELO



**3** ZELKOVA SERRATA 'MUSASHINO', COLUMNAR MUSASHINO ZELKOVA



**4** EUONYMUS JAPONICUS 'MONESS', SILVER PRINCESS BOXLEAF

## SHRUBS



**5** PIERIS JAPONICA 'CAVATINE', DWARF LILY-OF-THE-VALLEY



**6** SARCOCOCCA HOOKERIANA VAR. HUMILIS, HIMALAYAN SWEET BOX



**7** TRACHELOSPERMUM JASMINOIDES 'MADISON', MADISON JASMINE

## GRASSES



**8** JUNCUS EFFUSUS, SOFT RUSH



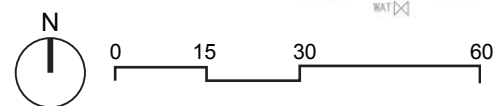
**9** HAKONECHLOA MACRA, JAPANESE FOREST GRASS



**10** LIRIOPE MUSCARI 'BIG BLUE', BIG BLUE LILYTURF

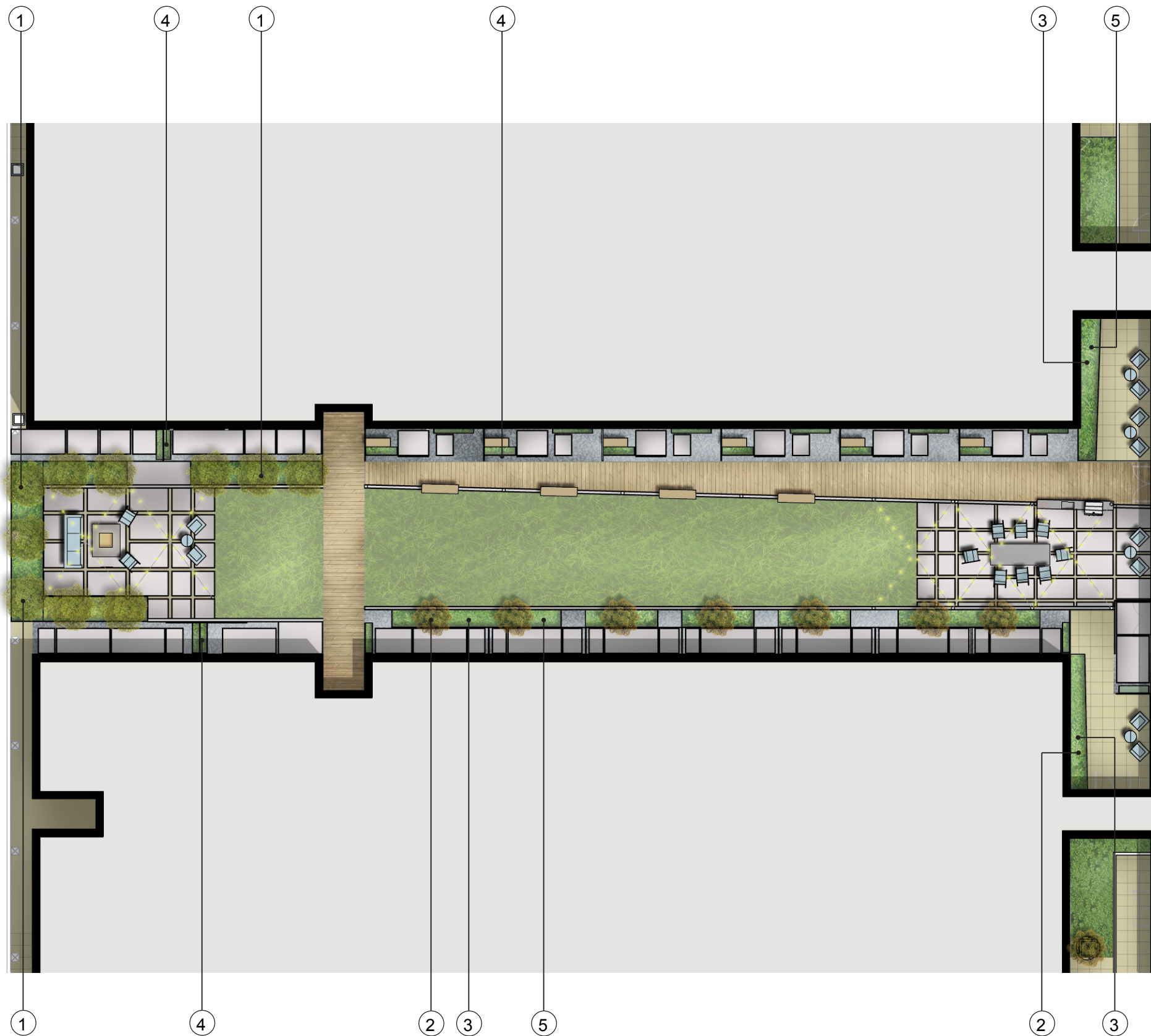


**11** TRADESCANTIA 'RED GRAPE', RED GRAPE SPIDERWORT





# planting plan courtyard



## TREES



**1** ACER CIRCINATUM, VINE MAPLE



**2** ACER PALMATUM 'RED PYGMY', RED PYGMY JAPANESE MAPLE

## SHRUBS



**3** SARCOCOCCA HOOKERIANA VAR. HUMILIS, HIMALAYAN SWEET BOX

## GRASSES



**4** SASA TSUBOIANA, IBUKI-ZASA



**5** HAKONECHLOA MACRA, JAPANESE FOREST GRASS



**APPENDIX B**

**CIVIL ENGINEERING**

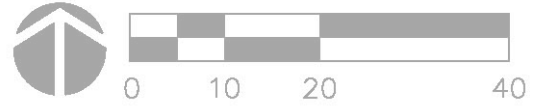


# pedestrian experience overall plan



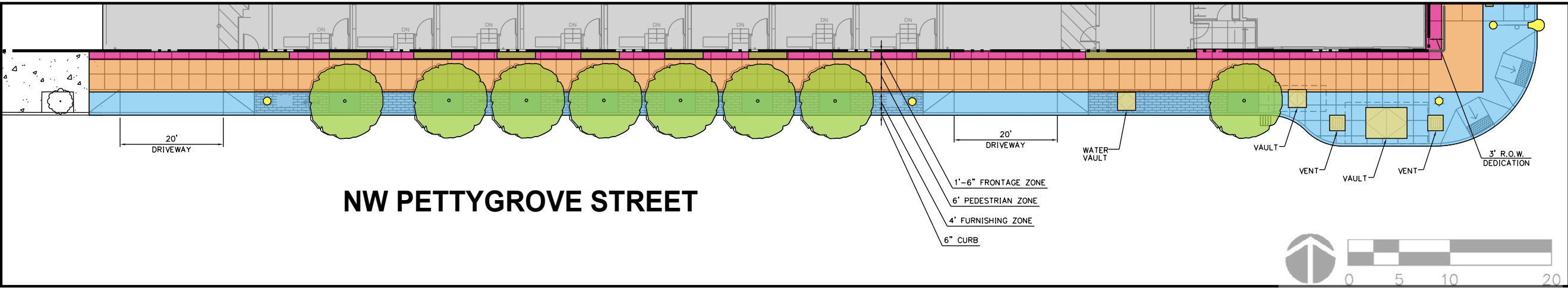
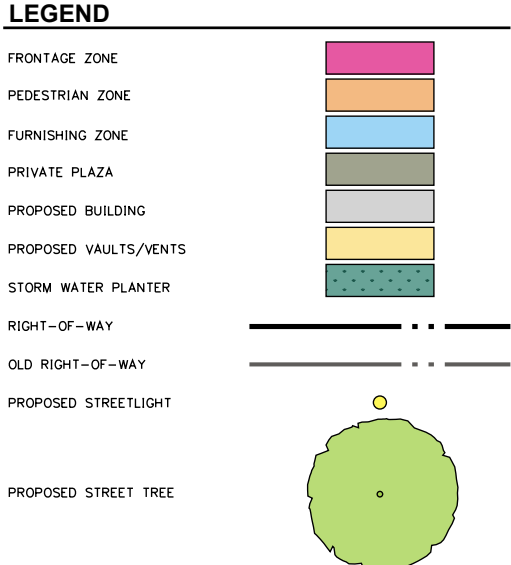
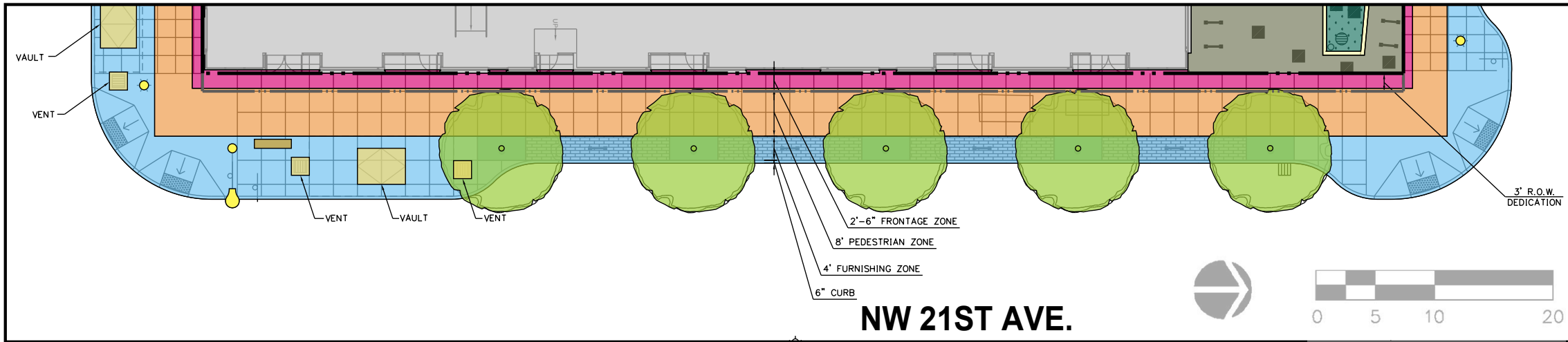
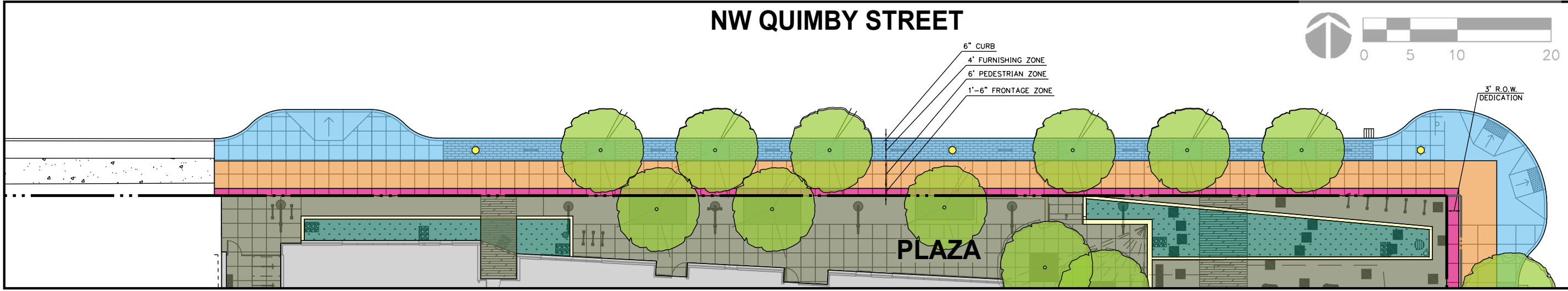
**LEGEND**

- FRONTAGE ZONE
- PEDESTRIAN ZONE
- FURNISHING ZONE
- PRIVATE PLAZA
- PROPOSED BUILDING
- PROPOSED VAULTS/VENTS
- STORM WATER PLANTER
- RIGHT-OF-WAY
- OLD RIGHT-OF-WAY
- PROPOSED STREETLIGHT
- PROPOSED STREET TREE



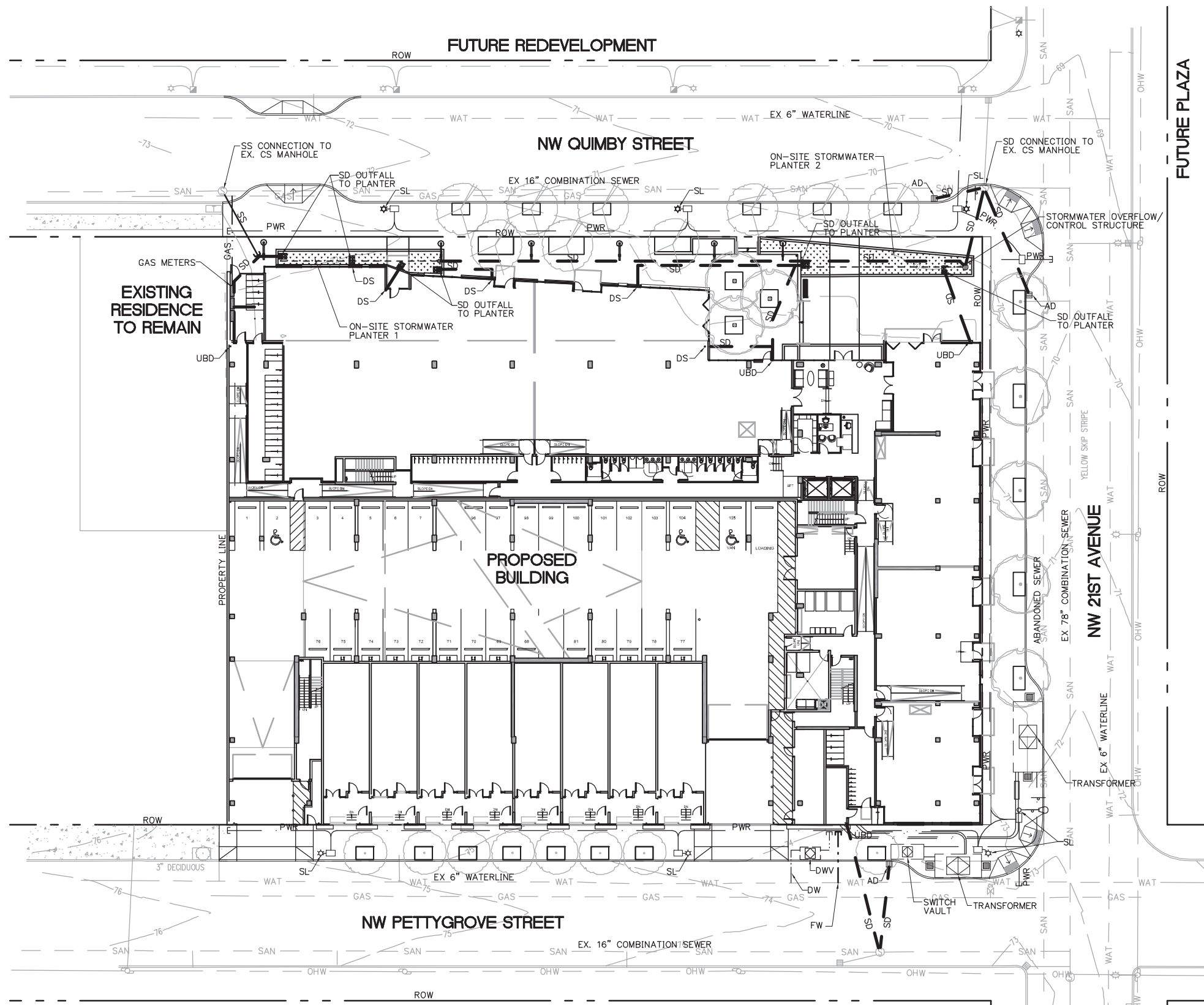


# pedestrian experience enlargements





# utility plan overall plan



## LEGEND

- EX EXISTING
- ROW RIGHT-OF-WAY
- CS COMBINED SEWER
- SS SANITARY SEWER
- DS BUILDING DOWNSPOUT
- UBD UNDERSLAB BUILDING DRAIN
- SD STORM DRAIN
- AD AREA DRAIN
- PWR POWER (UNDERGROUND)
- DW DOMESTIC WATER
- FW FIRE WATER
- DWV DOMESTIC WATER VAULT
- SL STREET LIGHT

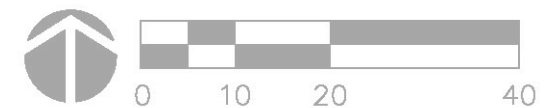
## STORMWATER NARRATIVE

ON-SITE STORMWATER HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL.

**WATER QUALITY:**  
VEGETATED PLANTERS 1 AND 2 WILL PROVIDE STORMWATER WATER QUALITY. THE PLANTERS WERE DESIGNED USING THE CITY OF PORTLAND'S PRESUMPTIVE APPROACH CALCULATOR.

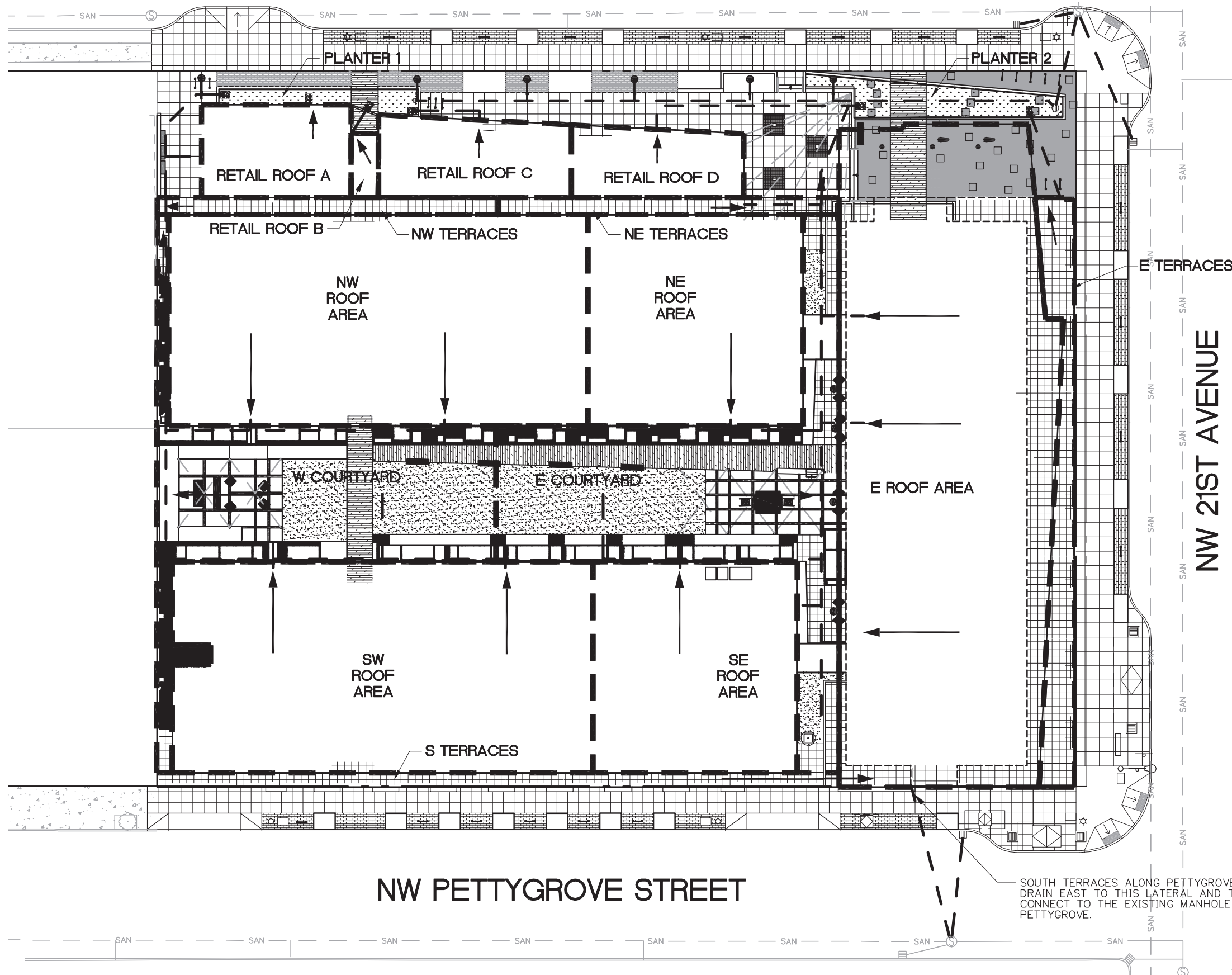
**WATER QUANTITY:**  
PLANTER 2 IS DESIGNED TO LIMIT THE 25-YEAR POST DEVELOPMENT PEAK RUNOFF RATE FROM THE SITE TO THE 10-YEAR PREDEVELOPMENT PEAK RATE. STORMWATER IS STORED IN THE ROCK SECTION AND ABOVE THE SOIL OF THE PLANTER AND THE CONTROL STRUCTURE LIMITS THE PEAK FLOWS AS REQUIRED.

**DISPOSAL:**  
POOR INFILTRATION RATES WERE FOUND ON THE SITE AND SO INFILTRATION IS NOT FEASIBLE FOR DISPOSAL. THE EXISTING PUBLIC SYSTEM ADJACENT TO THE SITE IS COMBINATION SEWER. A MAJORITY OF THE STORMWATER FROM THE SITE WILL DRAIN TO THE COMBINATION SEWER IN NW QUIMBY STREET FOLLOWING ON-SITE TREATMENT AND DETENTION. THE SMALL 3RD STORY TERRACES ALONG PETTYGROVE ARE NOT ABLE TO BE DRAINED TO THE NORTH PLANTERS AND WILL BE COLLECTED AND DISCHARGED TO THE COMBINATION SEWER IN PETTYGROVE. THE PROJECT WILL FALL INTO CATEGORY 4 OF THE DISPOSAL HIERARCHY.





# basin map stormwater



FACILITY ID	FACILITY AREA	MAX. IMPERVIOUS AREA TREATED	ACTUAL IMPERVIOUS AREA TREATED
PLANTER 1	283 SF	21,400 SF	20,758 SF
PLANTER 2	527 SF	40,000 SF	25,152 SF

## PLANTER 1 CATCHMANET INFORMATION

CATCHMENT ID	CATCHMENT AREA
W COURTYARD	4,103 SF
SW ROOF AREA	6,883 SF
NW ROOF AREA	6,914 SF
RETAIL ROOF A	1,084 SF
RETAIL ROOF B	139 SF
RETAIL ROOF C	1,174 SF
NW TERRACES	461 SF
<b>TOTAL AREA TO PLANTER 1</b>	<b>20,758 SF</b>

## PLANTER 2 CATCHMANET INFORMATION

CATCHMENT ID	CATCHMENT AREA
NE ROOF AREA	3,554 SF
E COURTYARD	4,923 SF
SE ROOF AREA	3,370 SF
E ROOF AREA	10,758 SF
RETAIL ROOF D	920 SF
E TERRACES	1,166 SF
NE TERRACES	461 SF
<b>TOTAL AREA TO PLANTER 2</b>	<b>25,152 SF</b>

SOUTH TERRACES ALONG PETTYGROVE WILL DRAIN EAST TO THIS LATERAL AND THEN CONNECT TO THE EXISTING MANHOLE IN PETTYGROVE.

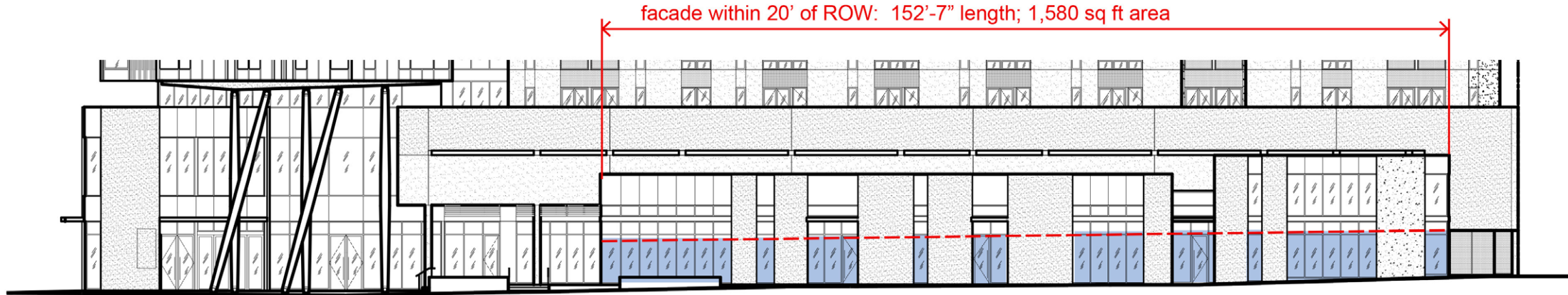


# APPENDIX C

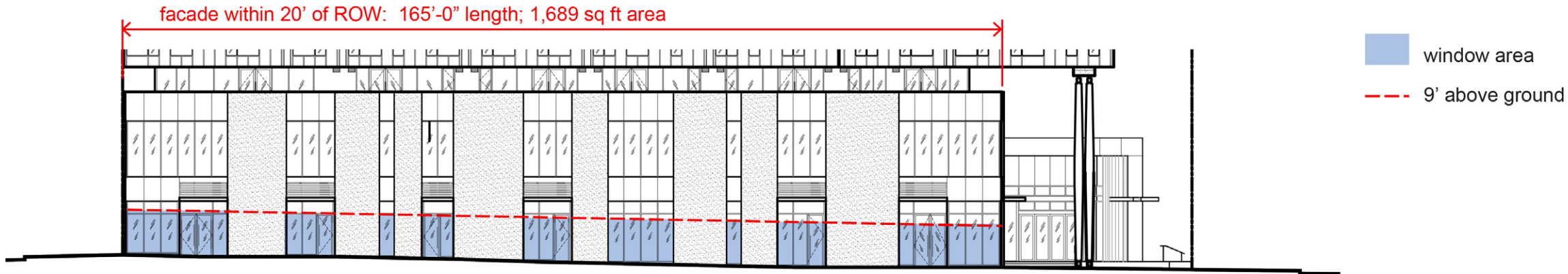
## GROUND FLOOR WINDOW ANALYSIS



# ground floor window analysis



**NW QIMBY ELEVATION**  
 total glazing length: 87'-5" (57.3%) total glazing area: 855 sq ft (54%)



**NW 21st ELEVATION**  
 total glazing length: 86'-10" (52.6%) total glazing area: 902 sq ft (52.6%)

■ window area  
 - - - 9' above ground



**NW PETTYGROVE ELEVATION**  
 total glazing length: 25'-0" (20.8%) total glazing area: 235 sq ft (18.5%) applicable facade: 120'-0" length; 1,270 sq ft area

The percentage of glazing length and area along NW Pettygrove is below the minimum required by 33.140.230 B. when the residential frontage is excluded. See Modification 5 in design narrative.





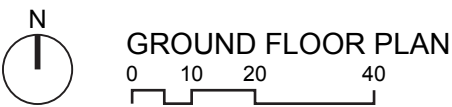
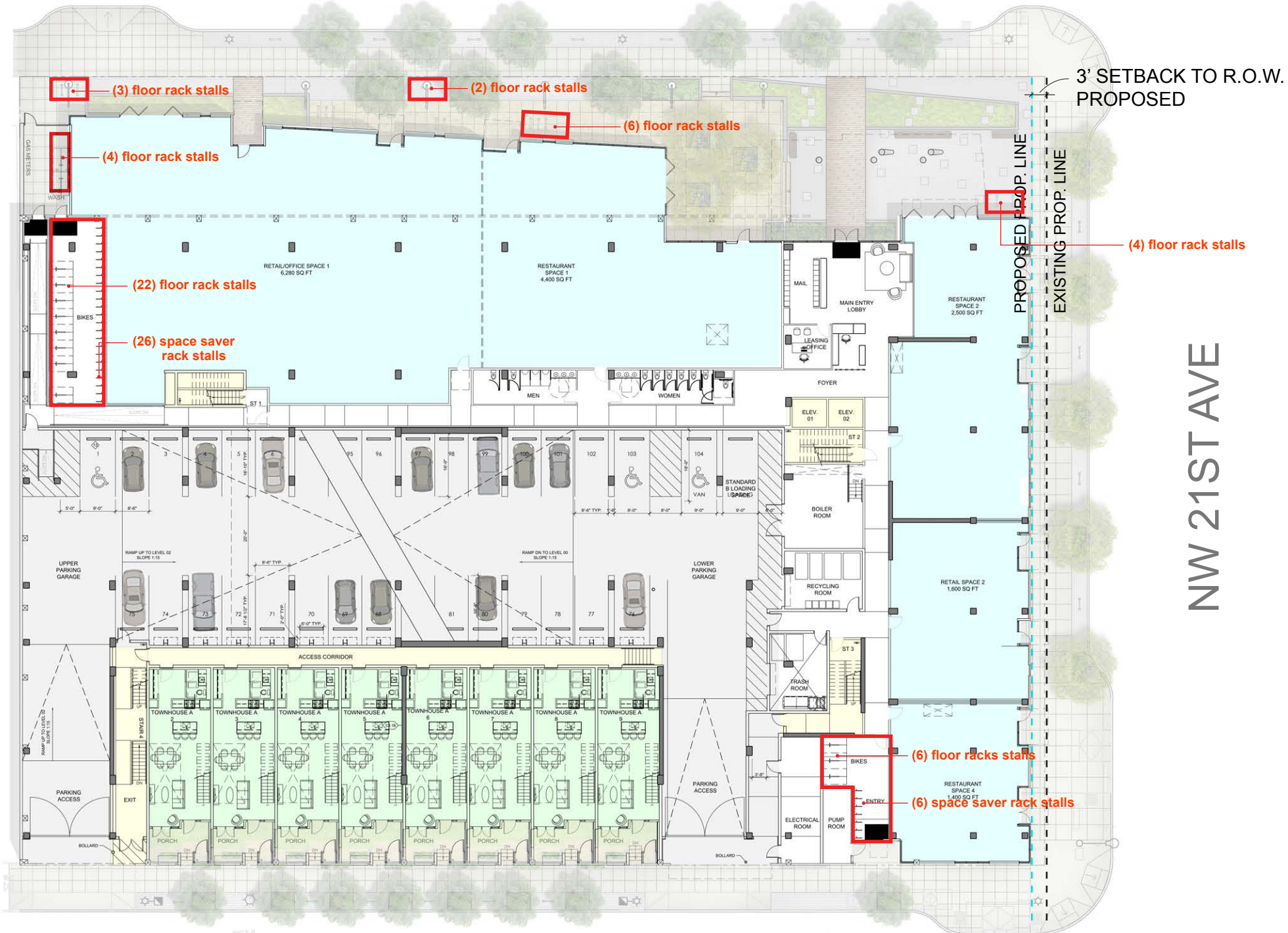
**APPENDIX D**

**BICYCLE PARKING**



# bicycle parking ground floor - exterior and interior

NW QUIMBY ST



NW PETTYGROVE ST



# bicycle parking basement



N  
BASEMENT FLOOR PLAN  
0 10 20 30



# bicycle parking second floor



N  
SECOND FLOOR PLAN  
0 10 20 30