



VWR Development, LLC

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Project Summary

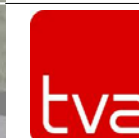
Address	1450 SW Jefferson
Plan District	Central City
Neighborhood	Goose Hollow
Use	Multi-Unit Residential
Zoning	CXd
Site Area	10,500 sf

Allowed F.A.R.	6:1
Calculated F.A.R.	3.6:1

	provided	req/allowed
Building Area	38,106 sf	63,000sf
Number of Stories	6 Stories	n/a
Landscape %	2,190sf	0% req
Building Height	66'-6"	180'-0"
Total Units	61 Units	n/a
Parking	None	none
Long Term Bike Parking (Bike Parking Room)	32	
Long Term Bike Parking (In Unit)	61	92
Short Term Bike Parking	4	4
Building Setbacks		
North	0'	0'
East	15'-0"	0'
South	2'-6"	0'
West	5'-6"	0'

DESIGN REVIEW

Jefferson Street Apartments



tva architects inc.
 920 sw sixth avenue | suite 1500 | portland, oregon 97204
 phone: 503 220 0668 | www.tvaarchitects.com

Portland, OR
 November 28th, 2014

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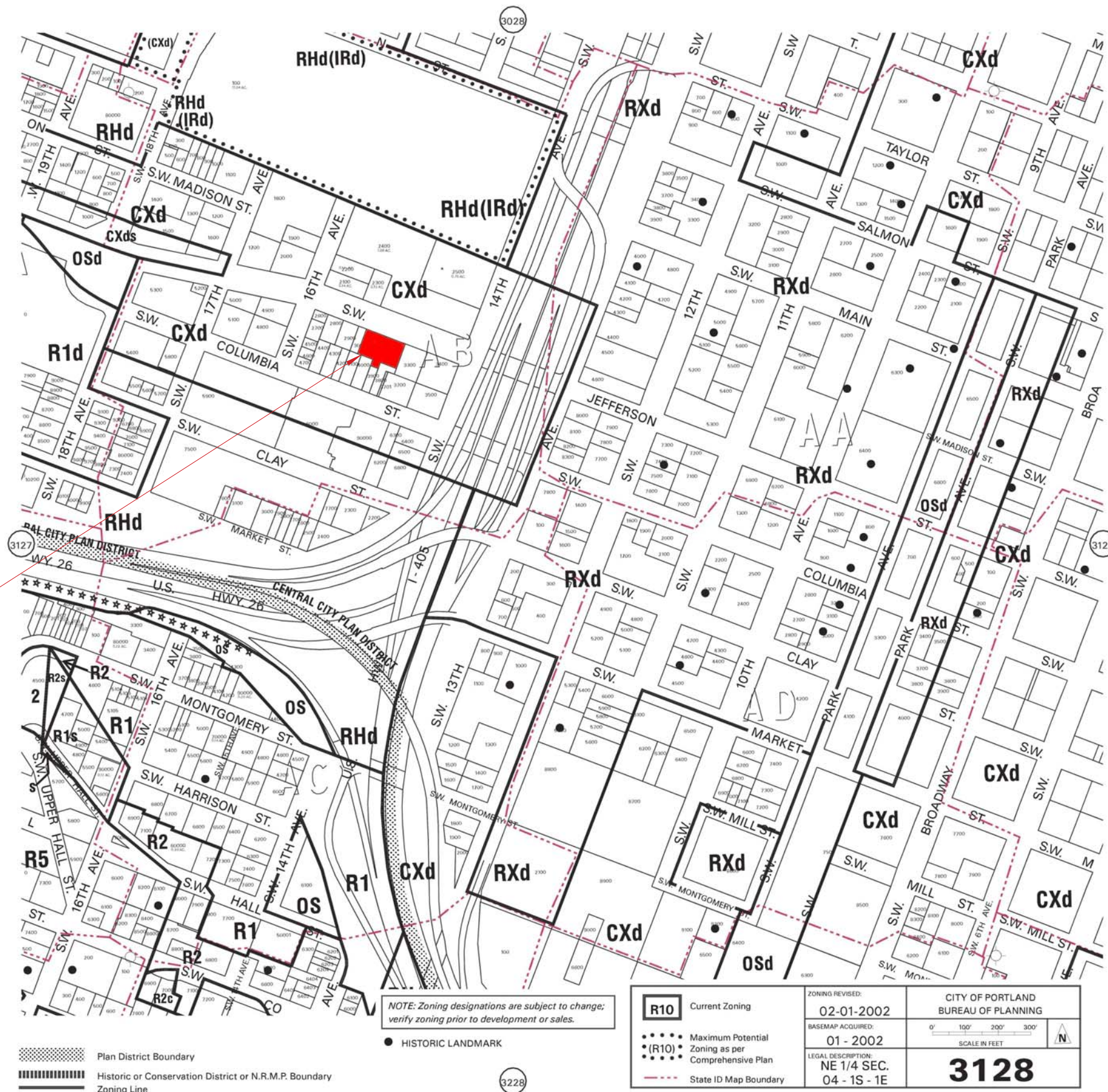
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*ATTACHMENTS:
 PRELIMINARY STORM DRAINAGE MEMO

CX

Central City
Design Overlay

SITE LOCATION



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ZONING MAP

002 JEFFERSON.14

11.28.2014

Goose Hollow Neighborhood
1450 SW JEFFERSON

INTRODUCTION

November 28th, 2014

Sheila Frugoli
City of Portland, Land Use Services
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201

Re: Jefferson.14 Apartments, Type III Land Use Review Application

Dear Sheila,

VWR Development is pleased to submit this Type III Land Use Review Application for the new Jefferson.14 Apartments at 1450 SW Jefferson Street. Jefferson.14 Apartments design submission reflects City of Portland's design goals and incorporates development to Bureau of Development Services, Bureau of Environmental Services, Transportation, and Water standards, along with Fire Marshall, City Forester and Parking Department requirements. It includes our Application, a Design Narrative responding to Title 33, the Central City fundamental Design and Goose Hollow District Design Guidelines, a vicinity plan, site survey, site plan, site utility feasibility plan, landscape plan, floor plans, roof plan, building elevations, enlarged elevations, building sections, typical sections and details, perspective studies, sightline studies, and colored renderings illustrating street views.

The proposed Jefferson.14 Apartments features 6 stories of new residential apartments. Ground floor area combines Lobby, interior bicycle storage, service rooms, studio and 1-bedroom apartment units. Upper floors offer a mix of 1 and 2-Bedroom, Studio and 'Micro' Apartment Units. Situated mid-block, the building is set back along Jefferson Street frontage, 'activating' the pedestrian zone not only with main building entry but with a series of ground floor Units accessed directly from the right of way. Vehicular parking is neither required nor provided in this development. The program and Project focus on a 'bike-intensive' design, supportive of the multi-modal transit (bike, bus, light rail) goals identified for the SW Jefferson corridor.

Sincerely,

Robert Thompson, FAIA
Principal Designer
TVA Architects



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I. PROJECT SUMMARY

Applicant/Owner

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Architect

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Request

VWR Development requests approval of Land Use Review (Type III Design Review) for proposed 6-story, Jefferson.14 Apartments. A concurrent request for an adjustment to Section 3.266.310.C of the Zoning Code, allowing the site to be developed without an on-site loading area.

Location

1450 SW Jefferson Street and adjacent (to be consolidated) Lot, in the Goose Hollow Neighborhood..

Site Size

10,500 Square Feet

Property Description

Property ID: R244214
County: Multnomah
Map No. 3029.5

Zoning

Central City Commercial (CX) with Design Review (d) Overlay.

Associations

Goose Hollow Foothills League Neighborhood Association
Goose Hollow Business Association



II. CURRENT CONDITIONS

Vicinity and Surrounding Uses

Proposed Jefferson.14 Apartments will be located midblock on the north side of the block bound by SW Columbia Street, SW 14th Avenue, SW Jefferson Street, SW 15th Avenue. The property is essentially rectangular, 80' x 125' elongated along street frontage, but includes a 20 x 25-foot 'flag' mid-lot (rear). Adjacent development includes a surface parking lot immediately east, a 3-story Office and surface parking to the south, and a residential property to the west. KGW-TV is across Jefferson Street. The larger Goose Hollow vicinity includes a wide variety of development, including mid-rise and high-rise apartments and condominiums, single family residences, Lincoln High School, Churches, Social and Athletic Clubs, and a variety of low-rise commercial properties and surface parking lots.

Zoning

The site is located within the boundaries of the Central City Plan. It is zoned Central City Commercial (CX) with Design Overlay (d). The property has a Floor Area Ratio of 6:1 (Map 510-2), for a total of 63,000 gross square feet (GSF). It has a maximum height allowance of 180' (Map 510-3).

Land Use History

The existing single family residence at 1450 SW Jefferson will be demolished, and the lot consolidated with the adjacent (vacant) lot.

Site Description

As shown on aerial photograph and site survey, the property is rectangular (125 x 80-feet), elongated east-west, along SW Jefferson Street frontage, with a minor, rectangular 'flag' (25 x 20-feet) located roughly at property midline, extending south. Overall area is 10,500 square feet. The site slopes from southeast (high) downward to the northwest, with a total fall of sixteen feet (142-126' MSL). A 2.5 story, wood-framed house, driveway and concrete retaining wall are located on the western portion of the lot. A combination of concrete and block retaining wall runs along the eastern property line. A third concrete retaining wall runs approximately 1/3 the length of southern property line (west).

Existing Site Conditions

Utilities

Domestic Water: Adequate water is available to the site from the 12-inch water main in SW Jefferson Street. Static water pressure is estimated as 56-70 psi.

Sanitary Sewer: All proposed waste will connect to the 9-inch VSP public combination sewer in SW Jefferson.

Fire Protection: A new fire water vault serving the property is proposed inside the north property boundary adjacent the main entry. This will be fed by the existing 12" line in SW Jefferson Street with an estimated static water pressure of 56-70 psi. The nearest fire hydrant is located to the north side of Jefferson Street 180' west of SW 14th Avenue.

Stormwater Treatment: Stormwater treatment will be handled on site, through roughly 475 sf of flow through planters. Run-off from the roof will be conveyed through pipes to a lined flow-through planter at the southeast corner of the site. The rear courtyard will sheet flow to a trench drain at the south edge of the site which will convey the runoff to the planter at the east side of the courtyard. This planters will provide both water quality and detention for the impervious areas.

Comments were received from the Bureau of Environmental Services in the form of a Pre-Application Conference Response, dated August 4, 2014. The response stated that the project will be subject to the requirements of the City of Portland Stormwater Management Manual. A Site Utility Plan and Presumptive Approach stormwater report is required with the land use application, addressing how stormwater is managed from the paved areas surrounding the building.

See Preliminary Storm Drainage Memo attachment at the end of this document for more information.

Other Public Services

Public Safety: Police and related public safety services will be provided by Portland Police Bureau, Central Precinct, 1111 SW 2nd Avenue.

Fire and Emergency Services: Fire and emergency medical services will be provided to the site by Portland Fire and Rescue. The nearest Fire Station is Station 04, Portland State University, 511 SW College Street.

Schools: Goose Hollow schools include Ainsworth Elementary, Metropolitan Learning Center, and Lincoln High School.

Streets: SW Jefferson Street is classified as a Traffic Access Street, A Transit Access Street, a City Bikeway Street, a Truck Access Street, and a Major Emergency Response Route within Portland Transportation System Plan's (TSP) Goose Hollow Pedestrian District.

The street is improved with 60-foot of paving in an 84-foot ROW. The site's frontage is improved with a 4-6-2 sidewalk configuration, 12-feet in overall width. It is not currently configured to meet Pedestrian Design Guide standards (.5-ft curb/4-ft wide furnishing zone/6-ft wide sidewalk/1.5-ft wide frontage zone) for a CXd-zone along a Traffic Access Street in a Pedestrian District. Pre-Application Conference discussion raised the question of how new (replacement) sidewalk, built to City Standard, should meet existing, nonconforming sidewalk to the east and west. While the City offered no concrete direction, so to speak, an "alternate frontage improvement solution" was referenced, subject to the City's Public Works Alternative Review Process.

There will be no need for property dedication in relation to the proposed project.

Transit: Five Tri-Met bus routes run along SW Jefferson Street, providing frequent, standard and rush hour service.

Vehicular Circulation: Vehicular traffic routes one-way, west on SW Jefferson Street. The street is currently striped for head-in, diagonal parking on the south side, fronting proposed Apartment, extending from SW 14th to SW 16th. No new parking will be provided.

A Bike Lane runs along the north side of SW Jefferson Street. Beginning at 1st Avenue and continuing over I-405 to Washington Park, the passes alongside the Jefferson Street Apartments site. Per conversation with City of Portland Bicycle Transportation specialist Jeff Smith, no special midblock crossing provisions for bicyclist access are recommended for the proposed development (ie crosswalk, signage, signal or warning device). Rather, City-endorsed bicycle travel utilizes sidewalk travel between the property and existing crosswalk at SW 14th. City acknowledges deficiency in regard to *eastbound* bicycle travel, toward PSU. SW Columbia Street is not currently a bikeway, complementing Jefferson. Portland Bureau of Transportation's "Missing Links" Program, funding small capital improvement projects to Portland Bikeway System, or another Grant slated for 2015, *may* develop a Columbia Street Bikeway.

III. PROPOSED PROJECT

Project Summary

The proposed Jefferson Street Apartments feature 6 Apartment levels including ground floor units opening to (semi) private patio terraces. Apartments will range in size from small studio (285 SF) to standard 2 bedroom units (700 SF) on elevated floors. Ground floor plan includes residential lobby, elevator, amenity and service spaces, as well as (6) 1-Bedroom units accessed directly from the right of way. A paved and landscaped walkway connects City sidewalk with secure, interior bike parking at the east property edge. Open site area is landscaped to provide both on-site storm water dispersal treatment and outdoor amenity space for building tenants and patrons.

Architectural Design

Building Siting Jefferson.14 is sited to maximize engagement with and activation of SW Jefferson Street, while providing small, outdoor rooms to ground floor apartments, primary access and lobby at street frontage high point (east), site-electrical equipment fully screened by the building, and exterior circulation around 80% of property perimeter. Site topography suggested a stepped ground floor slab to ensure a 'porous,' interactive building edge. Temporary shoring and retaining walls are required at interior lot lines, as well as a series of exterior stairs along street frontage. The two building 'blocks' optimize 'long' views to the north and east from Unit Interiors, ensure well (day)lit of interiors and unimpeded views, generally, to the south and west.

Site Development and Landscaping Jefferson.14 site development balances programmatic needs (pedestrian and bicyclist-oriented entry sequence and transition from right of way, way finding clarity and transparency, weather protection and security) with utility entry & routing and development requirements re on-site storm water management and engaging and activated, pedestrian-friendly right of way. Landscaped outdoor rooms at ground floor Units, planting beds along exterior circulation aisles & around Main Entry and lantern-like Lobby, and a naturalized terrace at the south lot 'flag' effect a soft, textural, colorful fringe within which the Apartment Building rises. Site and building lighting is a focal point for pedestrian experience and neighborhood concern regarding vagrancy, theft and property damage. Jefferson.14 lighting design will incorporate several lighting strategies, including canopy downlights, lighting cast into exterior stair cheek (retaining) and site walls, and heavily glazed exteriors allowing full transparency and lantern-like 'borrowed' light.

Ground Floor Program and Circulation Jefferson.14 plays to Portland's multi-modal transportation goals. Anticipating a collegiate tenant population based on proximity to Portland State University and Bicycle Lane adjacency, ground floor program incorporates a spacious bike maintenance and secure storage 'great' room opening directly to both the outdoors and the elevator lobby.

Building Massing presents two distinct, cantilevered 5-story volumes projecting toward Jefferson Street atop the ground floor exterior wall plane, mediated by an Entry canopy that sweeps around the NE Lobby corner. The canopy, a clean, horizontal plane, contrasting in color & texture to tactile concrete base and smooth & profiled metal panel cladding 'ribbons' above, floats above the building plinth, which both orders and opens ground floor access along the steeply sloping sidewalk and right of way. Massing expresses building circulation, with massing 'volumes' representing distinct apartment Unit blocks.

Exterior Aesthetic, Cladding and Envelope Performance Jefferson 14 facades both express the partie and overlay a pattern of materials and detail to animate the typology's repetitive, rhythmic, 'cellular' nature with a more lyric play of fenestration 'frames.' With its primary, street-facing elevation facing north and lacking sun-driven shadow, Jefferson.14 relies on volume, massing and building cladding, texture and color, plane and materiality to compose a visual proposition, provide and sustain visual interest, set order and balance against tension, projection and movement.



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PROPOSED PROJECT

006 JEFFERSON.14

11.28.2014

Goose Hollow Neighborhood

1450 SW JEFFERSON

IV. LEGAL JUSTIFICATION

This section addresses Portland Zoning Code and Goose Hollow Design Standards, to ensure the proposed Project adheres to applicable requirements.

TITLE 33, PLANNING AND ZONING

Zone: CXd
Description: Central Commercial
Overlay: d (Design Overlay Zone)
Zoning Map: 3128
Plan District: (CC) Central City Plan District, Goose Hollow Sub district

CENTRAL COMMERCIAL ZONE (CX)

Title 33.130.030. H. Central Commercial Zone

The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

Finding: New residential development along this central Goose Hollow corridor replacing vacant land and a single, dilapidated, multi-tenant, residence and providing a highly transparent façade along 85% of the street frontage will build on and contribute to neighborhood vitality. The goal of providing safe and attractive, pedestrian-oriented environment is supported by supplementing the Apartment's main Entry and Lobby 'hub' with a series of discreet Unit entries along SW Jefferson, each provided with private stair and landscaped patio terrace. This requirement is met.

Title 33.130.100 Primary Uses, Table 130-1

Finding: Household Living is permitted in a CX zone under Residential Use Category. This requirement is met.

Title 33.130.205, Floor Area Ratio

Purpose: Floor area ratios (FAR) regulate the amount of use (the intensity allowed on a site. FARs provide a means to match the potential amount of uses with the desired character of the area and the provision of public services. FAR also work with the height, setback, and building coverage standards to control the overall bulk of development.

Finding: Per Table 130-3, the applicable floor area for the project site is 4:1. The proposed Jefferson Street Apartments will provide 3.7:1. This requirement is met.

Title 33.130.210, Height

Purpose: The height limits are intended to control the overall scale of buildings.....The CX zone allows the tallest buildings, consistent with its desired character.

Finding: Per Table 130-3, the maximum height limit for the site is 180 feet. At a proposed height of 62-feet above highest adjacent right of way grade, the Jefferson Street Apartment, while somewhat taller than adjacent properties, remains contextually responsive. The historic neighborhood scale is acknowledged and preserved, while also responding to City of Portland's CX zoning intent. This requirement is met.

Title 33.130.215, C. Setbacks

Purpose: The required building setbacks promote streetscapes that are consistent with the desired character of the different commercial zones. The...CX setbacks promote buildings close to the sidewalk to reinforce a pedestrian orientation and built-up streetscape....The setback requirements along transit streets and in Pedestrian Districts create an environment that is inviting to pedestrians and transit users.

Minimum Building Setback- none required.

Minor projections of features attached to buildings (are) allowed.

Full projection allowed...the following features are allowed to project farther into the required building setbacks:

- (1) Canopies, marquees, awnings, and similar features may fully extend into a street setback;
- (2) Uncovered stairways and wheelchair ramps that lead to one entrance on the street-facing façade of a building may fully extend into a street setback;
- (3) Uncovered decks and stairways that are no more than 2-1/2 feet above the ground may fully extend into a required building setback;

Maximum Building Setback – none required.

Finding: Per Table 130-3, there is no maximum building setback in the Central Commercial (CX) base zone. Required Building Lines apply and are referenced in 33.510. This requirement is met.

Title 33.130.230 Ground Floor Windows

Purpose: In the C zones, blank walls on the ground level of buildings are limited in order to: Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas; Encourage continuity of retail and service uses; Encourage surveillance opportunities by restricting fortress-like facades at street level; and Avoid a monotonous pedestrian environment.

The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows set into the wall. The bottom of the windows must be no more than 4 feet above the adjacent exterior grade.

Finding: SW Jefferson Street-facing elevation window area is 62% of the overall elevation length and 60% of the wall area, as measured from finish grade to 9'-0" above finished grade. Views are provided into both Residential Lobby and Amenity space as well as streetside Apartment Units. Much of the glazed wall area is floor-ceiling storefront system; Lobby sill height is 2'6" above finish floor. While significant grade change along Jefferson Street frontage necessitates terracing the top of proposed retaining walls are constrained, allowing pedestrian views into the building at every point. This requirement is met.

IV. LEGAL JUSTIFICATION

Title 33.130.240 Pedestrian Standards

Purpose. The pedestrian standards encourage a safe, attractive, and usable pedestrian circulation system in all developments. They ensure a direct pedestrian connection between abutting streets and buildings on the site, and between buildings and other activities within the site. In addition, they provide for connections between adjacent sites, where feasible.

There must be a straight line connection between one main entrance of each building on the site and the adjacent street. The straight line connection may not be more than 20 feet longer or 120 percent of the straight line distance, whichever is less. Where the site has more than one street frontage, an additional connection, which does not have to be a straight line connection, is required between each of the other streets and a pedestrian entrance. However, if at least 50 percent of a street facing façade is within 10 feet of the street, no connection is required to that street.

The circulation system must be hard-surfaced, and be at least 6 feet wide. The on-site pedestrian circulation system must be lighted to a level where the system can be used at night by the employees and customers. The land between a building and a street lot line must be landscaped to at least the L1 level and/or hard-surfaced for use by pedestrians. This area may be counted towards any minimum landscaped area requirements....Bicycle parking may be located in the area between a building a street lot line when the area is hard-surfaced.

Finding: Several Unit entries accessed directly from public right of way are proposed, along with the building Lobby Entry and a secondary Entry dedicated to bicyclist access/egress. The direct-access Units are developed with private, landscaped, patio terraces and dedicated exterior stairs, maintaining a strong pedestrian connection to public right of way along the entire street frontage. A 'porous,' activated edge is thus proposed along SW Jefferson. Alternate responses to the approximately 10-feet of frontage elevation were considered, including change a leveling 'concourse' walkway (secondary circulation system inboard of the right of way) and stepping the ground floor slab incrementally. These approaches compared unfavorably. The retaining wall required for the former, reviewed during the Pre-Application Meeting, was seen as impeding the sidewalk activation even if 'softened' by landscaping within the building frontage zone, while a serially stepped slab was cost-prohibitive. Internal site circulation elements will be hard-surfaced and well-lit, typically integrating low, evergreen planting and will exceed 6-ft width. This requirement is met.

Title 33.130.242 Transit Street Main Entrance

Purpose: Locating the main entrance to a use on a transit street provides convenient pedestrian access between the use and public sidewalks and transit facilities, and so promotes walking and the use of transit. For portions of a building within the maximum building setback, at least one main entrance for each tenant space must be within 25-feet of the transit street, allow pedestrians to both enter and exit the building, and either face the transit street or be at an angle of up to 45 degrees from the transit street measured from the street property line. The main entrance must be unlocked during regular business hours. If the site has frontage on more than one transit street, these requirements must be met on at least one of the transit streets.

Finding: SW Jefferson Street is classified as a primary route, major arterial, emergency response and major transit route, and Service Level B Snow and ice priority route. 4 entrances are located within 25-feet of SW Jefferson Street. This requirement is met.

33.130.245 Exterior Display, Storage, and Work Activities

Finding: There is no exterior display, storage, or work activity associated with the intended uses. This requirement is not applicable.

33.130.290 Parking and Loading

The standards pertaining to the minimum required and maximum allowed number of auto parking spaces, minimum required number of bicycle parking spaces, parking lot placement, parking lot setbacks, and landscaping are stated in Chapter 33.266, Parking and Loading.

Finding: City regulated diagonal, head-in parking will be retained. Per discussion with City Parking, (2) existing parking stalls will be re-signed as 15-minute maximum, with new signage placed adjacent the Apartment's main entry. An adjustment is requested to omit inclusion of the required, single loading space. Bicycle parking will provided to meet or exceed City Zoning requirements, with long-term and short term bike parking augmented by secure, interior bike storage room.

33.130.295 Signs

The sign regulations are stated in Title 32, Signs and Related Regulations.

Finding: Exterior signage will be designed per Title 32 provisions. This requirement is met.

33.130.300 Street Trees

Street trees are required for all developments by the City Forester.

Finding: Existing street trees will be replaced with City of Portland-approved trees. This requirement is met.

33.130.310 Recycling Areas

Requirements for recycling areas are regulated by the Office of Sustainable Development.

Finding: Recycling Room and facilities are provided inside the building. This requirement is met.

33.266.310 Loading Standards

Purpose: A minimum number of loading spaces are required to ensure adequate areas for loading for larger uses and developments. These regulations ensure that the appearance of loading areas will be consistent with that of parking areas. The regulations ensure that access to and from loading facilities will not have a negative effect on the traffic safety or other transportation functions of the abutting right-of-way...One loading space meeting Standard B (9-feet by 18-feet, with 10-foot clearance) is required where there are more than 40 dwelling units in the building and the site abuts a street that is not a streetcar alignment or light rail alignment.

Finding: An adjustment is sought to pursue the Loading strategy proposed by Portland Parking Department, which maintains all stalls currently striped diagonally along Project site frontage, but re-signs (2) stalls as time-limited, 15-minute maximum stalls. Per Staff recommendation, these stalls may also be reserved through the Parking Office, as needed, to accommodate longer duration (move-in or move-out) tenant needs. Short-term parking stall use is anticipated for tenant Move-in/out and UPS/Fed Ex/Delivery. A 51% annual turnover is anticipated, based on National Apartment Association statistics (85,000 Unit/329 Property mid-rise apartments sampling). With 61 Units, or 1.15 moves/week, and at 2 hours/move average, recommended parking allocation of 1-2 re-signed stalls utilization range is 1.35-2.7%, based on a 12-hour restricted parking day. Package delivery, based on similar project scale and tenant demographics, is projected at 10 packages/day and 20 during weekends and holidays. With package concierge systems providing delivery carriers, including UPS, FedEx and USPS delivery efficiency, anticipated carrier loading utilization is negligible. A third and final loading usage and impact, trash and recycling pick-up, will be managed and mitigated, respectively, through vendor scheduling (including twice-weekly, off-peak hour collection). This approach has been utilized effectively and without disruption at all VWR Development properties, and is, of course, common practice within the Downtown Business District, generally.

IV. LEGAL JUSTIFICATION

CENTRAL CITY PLAN DISTRICT, DOWNTOWN SUB-DISTRICT

33.510.200 Floor Area Ratios

Purpose: The maximum floor area ratio (FAR) standards are intended to accomplish several purposes of the Central City Plan. These include coordinating private development with public investments in transportation systems and other infrastructure, limiting and stepping down building bulk to the Willamette River, residential neighborhoods, and historic districts. While consistent with these purposes, the floor area ratios are intended to be the largest in the Portland region. The maximum floor area ratios for all sites in the Central City plan district are shown on Map 510-2. Floor area ratios greater than shown on Map 510-2 are prohibited unless allowed by Subsections C. through G., or by 33.510.210.

Finding: Per Map 510-2, the applicable floor area for the project site is 6:1. The proposed Project FAR is under 4:1. This requirement is met.

33.510.205 Height

Purpose: The maximum building heights are intended to accomplish several purposes of the Central City Plan. These include protecting views, creating a step-down of building heights to the Willamette River, limiting shadows on public open spaces, ensuring building height compatibility and step downs to historical districts, and limiting shadows from new development on residential neighborhoods in and at the edges of the Central City. The maximum building height for all sites in the Central City plan district is shown on Map 510-3. Heights greater than shown on Map 510-3 are prohibited unless allowed by Subsections C. through G. or by 33.510.210.D. through G.

Finding: The maximum height limit for the site is 180 feet (Map 510-3). The proposed Project height is 66-feet 6-inches. This requirement is met.

33.510.215 Required Building Lines

Purpose: Required building lines are intended to enhance the urban quality of the Central City plan district. New development and major remodeling projects along a frontage containing a required building line must comply with either Subparagraphs a. or b. below, except where there is also a special building line. Exterior walls of buildings designed to meet the requirements of this paragraph must be at least 15 feet high.

- a. The building must extend to the street lot line along at least 75 percent of the lot line; or
- b. The building must extend to within 12 feet of the street lot line for 75 percent of the lot line. The space between the building and the street lot line must be designed as an extension of the sidewalk and committed to active uses such as sidewalk cafes, vendor's stands, or developed as "stopping places."

Finding: Required Building Lines are located on SW Jefferson Street. The SW Jefferson elevation extents cover approximately 87 percent of the lot line. The outdoor circulation space between the building Lobby and adjacent property to the east (a surface parking lot) is developed as a forecourt plaza and entry/access for bicyclists and pedestrians. This requirement is met.

33.510.220 Ground Floor Windows

Purpose: In the Central City plan district, blank walls on the ground level of buildings are limited in order to provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas; encourage continuity of retail and service uses; encourage surveillance opportunities by restricting fortress-like facades at street level; and avoid a monotonous pedestrian environment.

Finding: Floor-to-ceiling glazing, including windows and entry doors covers 62% of the overall SW Jefferson Street-facing, north elevation ground floor length at or exceeding a height of 9'-0" above finish floor. This requirement is met.

33.510.223 Exterior Display and Storage

Exterior display of goods and exterior storage are not allowed in the portions of the Downtown shown on Map 510-18. Outdoor seating for restaurants and pedestrian-oriented accessory uses, such as flower, food, or drink stands, are exempt from this requirement.

Finding: The proposed Jefferson Street Apartment Project site is one-half block east of Central City/Goose Hollow "Display and Storage-restricted" use areas. This requirement is not applicable.

33.510.225 Ground Floor Active Uses

Purpose. The ground floor active use standards are intended to reinforce the continuity of pedestrian-active ground-level building uses. The standards are also to help maintain a healthy urban district through the interrelationship of ground floor building occupancy and street level accessible public uses and activities. Active uses include but are not limited to: lobbies, retail, residential, commercial, and office.

B. Sites and development subject to the ground floor active use standard. Ground floor active use areas are shown on Map 510-7. On identified sites, all new development and all major remodeling projects must meet the standard below.

C. Ground floor active use standard. Buildings must be designed and constructed to accommodate uses such as those listed in Subsection A., above. Areas designed to accommodate these uses may be developed at the time of construction, or may be designed for later conversion to active uses. This standard must be met along at least 50 percent of the ground floor of walls that front onto a sidewalk, plaza, or other public open space. Areas designed to accommodate active uses must meet the following standards:

1. The distance from the finished floor to the bottom of the structure above must be at least 12 feet. The bottom of the structure above includes supporting beams;
2. The area must be at least 25 feet deep, measured from the street-facing facade;
3. The area may be designed to accommodate a single tenant or multiple tenants. In either case, the area must meet the standards of the Accessibility Chapter of the State of Oregon Structural Specialty Code. This code is administered by BDS; and
4. The street-facing facade must include windows and doors, or be structurally designed so doors and windows can be added when the space is converted to active building uses.

Finding: The proposed Jefferson.14 Apartment's Lobby as well as several street-facing ground floor units open directly to SW Jefferson Street. An overhead entry canopy is provided, with lighting and forecourt area paving contributing to a gracious building threshold and street frontage activation, inviting tenants and guests to linger outdoors.

33.510.261 Parking

Purpose. The parking and access regulations implement the Central City Transportation Management Plan by managing the supply of off-street parking to improve mobility, promote the use of alternative modes, support existing and new economic development, maintain air quality, and enhance the urban form of the Central City.

Finding: Existing City-managed, diagonally-striped parking will remain intact along the proposed development frontage. An adjustment is sought to (2) existing stalls, providing a Loading and pick-up/drop off stall (See

CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES

SECTION A – PORTLAND PERSONALITY

A1 – INTEGRATE THE RIVER

Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop access ways for pedestrians that provide connections to the Willamette River and greenway.

Finding: This guideline is not applicable.

A2 – EMPHASIZE PORTLAND THEMES

When provided, integrate Portland-related themes with the development's overall design concept.

Finding: This guideline is not applicable.

A3 – RESPECT THE PORTLAND BLOCK STRUCTURES

Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

Finding: This guideline is not applicable.

A4 – USE UNIFYING ELEMENTS

Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

Finding: Public ROW requirement sidewalk and street paving materials--street lighting, furniture, and street trees--will provide continuity with adjoining pedestrian zones along SW Jefferson Street. Properties adjacent and opposite present an eclectic mix. To the east, a dark, single story concrete building and parking block and a parking lot frame the Jefferson corridor 'gateway' west of the I-205 overpass. Across Jefferson, KGW's two-story, concrete structure recedes behind ivy-covered, earthen berms and a prominent, central raised brick planter, pivotal to a semi-circular brick drop-off drive-aisle. Further West, a variety of 2 and 3-story masonry and wood-clad SFR and multi-family properties shoulder single-story commercial development and surface parking. Adjacent properties south of the site, facing SW Columbia Street include a 2.5 story, professional building, surface parking, vacant land currently being developed and, again a mix of masonry and wood-clad SFR and multi-family apartment buildings. If there is a unifying development pattern, it is neither historical, nor stylistic, nor civic in nature. "New features," consistent with City, neighborhood and stakeholder development goals, are outlined as follows:

- 1) Entry court providing a place to meet, socialize, and transition, transparency from street to Lobby interior, and easy bicycle access to secure interior storage.
 - 2) Individual Apartment Unit entries along SW Jefferson offer transparency and interior views from the public ROW to complement the larger, lantern-like Main Entry,
 - 3) Landscape design providing design and way-finding clarity without sacrificing design complexity, integrating hardscape, landscape, lighting, seating and signage.
 - 4) Scaling devices, massing and canopies to highlight entry, provide visual interest, and cater to pedestrian comfort.
- This guideline is met.

A5 – ENHANCE, EMBELLISH, AND IDENTIFY AREAS

Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

Finding: As noted in A4 above, changing use patterns, development standards and aesthetics have each contributed to a *characteristically* diverse neighborhood, in general, and City block, in particular. 'Local character' aside, Central City and Goose Hollow Neighborhood Association Design Standards convergent support for pedestrian-friendly, vibrant, activated streetscapes impel development toward a more unified character and greater sense of place. The Apartment proposal, building to and surpassing standards for multi-modal lifestyle and an activated, porous ground floor, nudge the 1400 block toward Goose Hollow's vision of transforming a nondescript one-way urban street into a pleasant, evocative and urbane boulevard. This guideline is met.

A6 – REUSE / REHABILITATE / RESTORE BUILDINGS

Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

Finding: The Jefferson Street Apartments are not located in a historic district or conservation district. This guideline is not applicable.

A7 – ESTABLISH AND MAINTAIN A SENSE OF URBAN ENCLOSURE

Define public rights-of-way by creating and maintaining a sense of urban enclosure.

Finding: Building orientation and massing provide a consistent, composed and well-articulated edge to the right of way, 'enclosing' nearly the entire frontage, while simultaneously 'opening' the property to circulation into, along and around. This guideline is met.

A8 – CONTRIBUTE TO A VIBRANT STREETScape

Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

Finding: The Project contributes to a vibrant Streetscape by incorporating envelope transparency and unimpeded sightlines from right of way to building interiors; by providing weather-protected building entries below sheltering canopy and cantilevered overhang; by expanding and augmenting the public right of way with circulation aisles, entries and terrace patios; and, by lighting the right of way and transition zone with low-level, soffit and landscape lighting, providing a soft glow of understory light. During evening hours, the residential lobby and street-front apartment units will be lanterns, vitalizing the linkage between Downtown and Goose Hollow's SW Jefferson MAX Station at Collins Circle. This guideline is met.

A9 – STRENGTHEN GATEWAYS

Develop and/or strengthen gateway locations.

Finding: This guideline is not applicable.

SECTION B – PEDESTRIAN EMPHASIS

B1 – REINFORCE AND ENHANCE THE PEDESTRIAN SYSTEM

Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

Finding: The access route for pedestrian travel will be preserved. The requirement for a 12-ft sidewalk corridor with 6-in curb zone, 4-ft furnishing zone, 6-ft through pedestrian zone, and 1.5-ft frontage zone will be met. Street lighting, furniture, and street trees will be preserved and/or provided. This guideline is met.

B2 – PROTECT THE PEDESTRIAN

Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Finding: Protection for the pedestrian within the existing sidewalk corridor will be maintained. The Jefferson Street Apartments will be illuminated in the evening. No mechanical equipment will be located within sightlines; all recycling will be handled within the building, and electrical equipment will be located behind or within the building. This Project will enhance, not erode, the pedestrian environment. This guideline is met.

B3 – BRIDGE PEDESTRIAN OBSTACLES

Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

Finding: This guideline is not applicable.



CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES

B4 – PROVIDE STOPPING AND VIEWING PLACES

Provide safe, comfortable places where people can stop, view, socialize, and rest. Ensure that these places do not conflict with other sidewalk uses.

Finding: Several features providing a variety of opportunities to stop, view and socialize are incorporated in the Design: a series of landscaped, street-front courtyard patios, a landscaped circulation aisle connecting the right of way with residential lobby and interior bicycle storage and a furnished Building Entry forecourt. The building's north-facing orientation dampens the possibility of positive, (year-round) sunny outdoor space; therefore, the design of public outdoor space is geared toward ensuring a richly developed but primarily transitional experience more than longer term occupancy. Softened landscape edges are integrated w deep and varied 'thresholds', marking entry and celebrating passage, That said, the variety of exterior stairs descending toward the sidewalk along with Entry forecourt seating, will provide an inviting place to stop briefly, socialize, and rest. This guideline is met.

B5 – MAKE PLAZAS, PARKS AND OPEN SPACE SUCCESSFUL

Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally-oriented pocket parks that incorporate amenities for nearby patrons.

Finding: This guideline is not applicable.

B6 – DEVELOP WEATHER PROTECTION

Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

Finding: Sheltering, welcoming entry ways, both providing seasonal sun, glare & rain protection and reinforcing way finding, are provided by a combination of deep canopies and projecting building elements. This guideline is met.

B7 – INTEGRATE BARRIER-FREE DESIGN

Integrate access systems for all people with the building's overall design concept.

Finding: Falling grade, along the 1400 block of SW Jefferson, east to west, excludes the possibility of an explicitly barrier-free design, as cross slopes cannot be constrained to 2%. Within property bounds, Property design readily transitions to accessible standards, from the Main Residential Lobby Entry. The design, programmed to meet cyclists' needs from earliest concepts minimizes barriers

SECTION C – PROJECT DESIGN

C1 – ENHANCE VIEW OPPORTUNITIES

Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building facades that create visual connections to adjacent public spaces.

Finding: The Project's high degree north, east and south-facing glazing at lobby and residential units will maximize views toward, between and beyond neighboring buildings. Views from elevated floors toward downtown and Mount Hood beyond looking east and to NW Portland and Mount St Helens beyond looking north are similarly maximized. This guideline is met.

C2 – PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT

Use design principles and building materials that promote quality and permanence.

Finding: Jefferson Street Apartments facades and public spaces, interior and exterior, are crafted from the highest quality materials and detailed for superior durability the best possible appearance. Building materials will include: ground floor level cast-in-place concrete and aluminum storefront and entries, natural stone pavers; a combination of smooth and ribbed metal panel claddings at elevated floor levels; high-quality, reinforced vinyl windows. Residential windows are fixed-picture and crank-out casement style, with clear insulated glazing. Ground floor units have sliding patio style doors with clear insulated glazing. This guideline is met.

C3 – RESPECT ARCHITECTURAL INTEGRITY

Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

Finding: The guideline is not applicable.

C4 – COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS

Complement the context of existing buildings by using and adding to the local design vocabulary.

Finding: As described in A4-5 above, contextual character is varied, distinctive and divergent. This guideline is interpreted for spirit versus letter, and the Project proposes balancing a time-forward sensibility with context-historical sensitivity—building toward context-friendly 'multi-modal' lifestyle, vital and vibrant, modernist in appearance, but pattern-conscious in substance. This guideline is met.

C5 – DESIGN FOR COHERENCY

Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Finding: Massing and formal balance, cladding differentiation and interplay of materials, detail elaboration and façade syntax, proportion and harmony of parts in relation to whole, refined exterior envelope color palette, nuanced by changing light and shadow, contrast and harmony with landscape texture and transition, hierarchy and differentiation of ground floor program elements, service and utility management to minimize visual impact, grading managed to provide accessibility and function and comfort—all inform the design, intended to project an integrated and orderly yet lyric whole greater than sum of parts, mirroring a historic neighborhood and resourceful community intent on balancing City and Neighborhood priorities, maintaining identity, expanding and integrating commercial opportunity, managing transportation and transient concerns, creating and enriching places to live, work, play and celebrate both community and urbanity. This guideline is met.

C6 – DEVELOP TRANSITIONS BETWEEN BUILDINGS AND PUBLIC SPACES

Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Finding: Jefferson Project ground floor setback is increased to provide greater depth at the ground floor public space and residential entries, in particular, supporting a richly developed ground floor plane while mediating grade change along Jefferson Street. This guideline is met.

C7 – DESIGN CORNERS THAT BUILD ACTIVE INTERSECTIONS

Use design elements including, but not limited to, varying building heights, changes in facade plane, large windows, awnings, canopies, marquees, signs, and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Finding: Jefferson project is located midblock. This guideline is not applicable.

C8 – DIFFERENTIATE THE SIDEWALK-LEVEL OF BUILDINGS

Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

Finding: Ground floor exterior palette will diverge from typical residential floor level cladding, with the following proposed:

Ground floor: Combination of cast-in place concrete, aluminum storefront and entries with ultra-clear glazing, wood soffit at canopies and projecting building elements; painted steel canopy framing, where exposed.

Elevated floors: Combination of smooth and ribbed metal panel, steel reinforced vinyl windows with decorative metal window 'shadow trim' profiles.

The color palette will unify base and elevated floor levels.

Main entrance signage will be canopy mounted lettering. The ground floor level will be further set off with a variety of circulation and architectural accent lighting.



CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES

C9 – DEVELOP FLEXIBLE SIDEWALK-LEVEL SPACES

Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Finding: Whether people, residents, friends or guests arrive on foot, by bike or via Public Transit (bus or light rail), Jefferson Street Apartments provide interior and outdoor space to use and enjoy. A glassy facade communicates activity within the Lobby to the ROW beyond, energizing the streetscape with increased community and activity. Steps and seating provide inviting places to stop, socialize, and rest under the protective canopy of street trees. This guideline is met.

C10 – INTEGRATE ENCROACHMENTS

Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

Finding: There are no anticipated encroachments. This guideline is not applicable.

C11 – INTEGRATE ROOFS AND USE ROOFTOPS

Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Finding: Jefferson Street Apartments partie is expressed, with apartment blocks and circulation articulated. Building mass is 'extruded' upward through repetitive elevated floor plates and overhangs ground floor volume, providing visual interest corresponding to internal organization, while supporting ground level weather protection. The buildings sculptural' quality is resolved at roof level cleanly and simply. A single roof top unit is anticipated, and no rooftop program is proposed beyond HVAC, Elevator and MEP requirements. With natural grade sloping along and across the lot and with taller buildings located immediately to the east and south, no significant skyline impact is anticipated. Hardscape, landscape and flow-through water quality planter vegetation are organized to satisfy a range of functional and aesthetic needs, from storm-water management to privacy screening to visual excitement and tactile delight, to reinforcing a property 'threshold'. This guideline is met.

C12 – INTEGRATE EXTERIOR LIGHTING

Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Finding: The residential Lobby will be illuminated at night, a 'lantern' along SW Jefferson after adjacent, ground floor Apartment dwellers withdraw and retire. Fixtures cast into planter walls, exterior stairs provide additional way finding illumination and accent. Jefferson Street façade architectural lighting will graze cladding downward. No up light is anticipated. This guideline is met.

C13 – INTEGRATE SIGNS

Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Finding: Proposed Building identification is raised lettering on a low, masonry wall, integral with the north façade composition and residential Lobby Entry sequence. This guideline is met.

SECTION D SPECIAL AREAS NOT APPLICABLE

GOOSE HOLLOW DISTRICT DESIGN GUIDELINES

PORTLAND PERSONALITY

A5 Enhance, Embellish and Identify Areas

A5-4 Enhance SW Jefferson Street as a boulevard connecting Washing Park on the west to the Park Blocks in downtown.

Proposed Jefferson Street Mixed-Use Apartment design incorporates several elements to enhance the quality of pedestrian experience along Jefferson Street frontage. The Public right of way is expanded, providing a split-level sidewalk, one following the street grade and another, elevated, providing a concourse of sorts and allowing access to multiple tenant spaces at a single floor level datum. The barrier-free and fully accessible pedestrian zone is enriched with low plantings and landscaping, integral furnishing and opportunities for local artwork installation, permanent or rotating. He building façade beyond is highly glazed and transparent, and in that sense open to the exterior and contributing additional layers, including display windows as well as views into and through the ground floor. Street trees will be provided in the ROW Furnishing zone, meeting or exceeding City standards. This guideline is met.

A5-5 Incorporate water features or water design themes that enhance the quality, character, and image of the Goose Hollow District.

The Apartment's north-facing street-frontage poses a challenge for water feature success, being largely devoid of sunlight's dappled animation to excite delight; however, the design does incorporate flow-through planter area along the eastern property edge, cast as a rain-garden feature, contributing to both seasonal storm-water management and year-round, district and regional northwest aesthetic. This guideline is met.

PEDESTRIAN EMPHASIS

B1-1 Provide human scale and interest to buildings along sidewalks and walkways.

The sloping site, sidewalk and street provide a framework within which certain scaling devices—stairs, rails and low site walls retaining grade, for example—are reflexive responses, a natural alignment of community design guideline, programmatic need and sensibility. Other scaling devices simply fall in line behind: a mediating outdoor room at the Lobby, a concourse providing entry to leasable retail slots, landscaping softening edges and supporting transitions. Construction type and program contribute further: a Type 1 podium is built out with aluminum storefronts and cast-in-place architectural concrete, each contributing character, warmth, tactile presence and contrast to expansive, ultra-clear, sheets of floor-to-ceiling glazing. Overhead, the Type 3 residential floor plates cantilever over outdoor circulation—a wood soffit canvas, studded with accent lighting, providing protection from the rain. The building mass below is modulated and inflected; the floors above juxtapose horizontal with vertical expression, divide and subdivide, frame and reframe at finer scale. Façade elements maintain size and proportion but shift position across levels. Materials skip across the facades, color pattern plays within ordered composition. Compositional asymmetry is overlaid on a well-ordered and regular partie. Shadow and texture join color and materiality to nuance change, movement, expression. This guideline is met.

B1-2 Orient building entries at pedestrian circulation points which conveniently and effectively connect pedestrians with transit services.

The Apartment's entry, ground floor program and circulation, both from the right of way and internally, reinforce a commitment to extending Portland's leadership in bike-friendly design. Despite significant site slope, attention to grading, setbacks and circulation contribute to barrier free passage for bicyclists, and pedestrians alike. This guideline is met.

B6-1 Provide outdoor lighting at a human scale

The Apartment's ground floor transparency, featuring floor-ceiling glass, will cast soft light across the right of way during evening hours and into the night, with the Lobby, lantern-like, marking the building corner, and retail/commercial bays' interior lighting illuminating the sidewalk. Low level, low-to-the-ground landscape lighting is incorporated to provide greater visual depth, highlighting surface paving and planting color and texture. The design intent is to extend views along the length of the building frontage, to draw and focus attention on the Apartments, inviting a longer, more intentional and studied look, up and across the façade, windows lit, at the play of fenestration, cladding grazed, windows open, voices mixed with music, the City's life, people. This projected view provides stark relief to the bunker-like KGW across the street. The guideline-- hopefully more than the guideline--is met.

CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES

PROJECT DESIGN

C1-1 Integrate parking

On Site vehicular parking is neither required nor provided in the proposed Jefferson Street Apartments design. Existing diagonal parking is an as-built condition along Jefferson Street frontage. City of Portland Parking Office is considering proposal to re-allocate two stalls, and sign as permanent, all-hours, all-days Loading Zone. The Apartments are programmed and designed with a focus on bicycle, mass-transit and car-share usage.

C1-2 Integrate signs and awnings

See Central City Fundamental Design Guidelines C13 above.

EXISTING CONDITIONS MAP

LOCATED IN THE
N.E. 1/4 SECTION 4, T.1S, R.1E., W.M.,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
MARCH 4, 2014 SCALE 1"=10'

SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON CITY OF PORTLAND BENCHMARK NO. 4735, BEING A STANDARD DISC LOCATED AT THE INTERSECTION OF SW JEFFERSON AND SW 18TH AVENUE, ELEVATION: 112.442, COP DATUM.

A TRIMBLE S6-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 61445, RECORDS OF MULTNOMAH COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE, ETC.

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES. NO UTILITY LOCATES WERE DONE FOR THIS SITE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.

LEGEND:

Some Symbols shown may not be used on map

	DECIDUOUS TREE		UTILITY AND LIGHT POLE
	EVERGREEN TREE		GUY WIRE
	STORM SEWER MANHOLE		TRAFFIC SIGNAL POLE
	SANITARY SEWER CLEANOUT		ELECTRICAL POWER PEDESTAL
	CATCH BASIN		COMMUNICATIONS PEDESTAL
	SANITARY SEWER MANHOLE		COMMUNICATIONS MANHOLE
	WATER VALVE		OVERHEAD LINE
	WATER METER		GAS LINE
	FIRE HYDRANT		ELECTRICAL LINE
	GAS VALVE		COMMUNICATIONS LINE
	GAS METER		SANITARY SEWER LINE
	SIGN		STORM DRAIN LINE
	MAILBOX		WATER LINE
	UTILITY POLE		FENCE LINE
	LIGHT POLE		ELECTRIC RISER
	ELECTRIC METER		UTILITY RISER
			STORM ROOF DRAIN



Neighborhood/Context Photos



View looking from NW towards project site



View looking north at adjacent 3 story building on project site south property line



View looking from SE towards west property line of project site



View looking south at adjacent buildings on west property line



Neighborhood/Context Photos



View looking east from corner of SW Jefferson Street and SW 16th Avenue



View of existing building across from project site on north side of SW Jefferson Street



View looking west near corner of SW Jefferson Street and SW 16th Avenue



View looking west near corner of SW Jefferson Street and SW 17th Avenue



Neighborhood/Context Photos



View looking south from corner of SW Jefferson Street and SW 18th Avenue towards existing apartment building



View looking south from Goose Hollow MAX station of existing apartment building and new development



View looking west along SW 18th Avenue towards existing apartment building



View looking north from corner of SW Jefferson Street and SW 18th Avenue towards existing apartment building



View of Site From Jefferson Street



tva architects inc.
920 sw sixth avenue | suite 1500 | portland, oregon 97204
phone: 503 220 0668 | www.tvaarchitects.com

EXISTING SITE PHOTO

017 JEFFERSON.14

11.28.2014

Goose Hollow Neighborhood
1450 SW JEFFERSON

View Looking West on Jefferson Street



View Looking East on Jefferson Street



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EXISTING SITE PHOTO

019 JEFFERSON.14

11.28.2014

Goose Hollow Neighborhood
1450 SW JEFFERSON



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RENDERING VIEW FROM NW

020 JEFFERSON.14

11.28.2014

Goose Hollow Neighborhood
1450 SW JEFFERSON



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RENDERING VIEW FROM NORTH

021 JEFFERSON.14

11.28.2014

Goose Hollow Neighborhood
1450 SW JEFFERSON



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RENDERING VIEW FROM NORTH

022 JEFFERSON.14

11.28.2014

Goose Hollow Neighborhood
1450 SW JEFFERSON



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RENDERING VIEW FROM NE

023 JEFFERSON.14

11.28.2014

Goose Hollow Neighborhood
1450 SW JEFFERSON



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RENDERING VIEW FROM SW

024 JEFFERSON.14

11.28.2014

Goose Hollow Neighborhood
1450 SW JEFFERSON



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NIGHT RENDERING OF NORTH ELEVATION 024b JEFFERSON.14

11.28.2014

Goose Hollow Neighborhood
1450 SW JEFFERSON



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NIGHT RENDERING AT LOBBY 024c JEFFERSON.14

11.28.2014

Goose Hollow Neighborhood
1450 SW JEFFERSON



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phone: 503 220 0668 | www.tvaarchitects.com

NIGHT RENDERING ENLARGED NORTH ELEVATION 024d JEFFERSON.14

11.28.2014

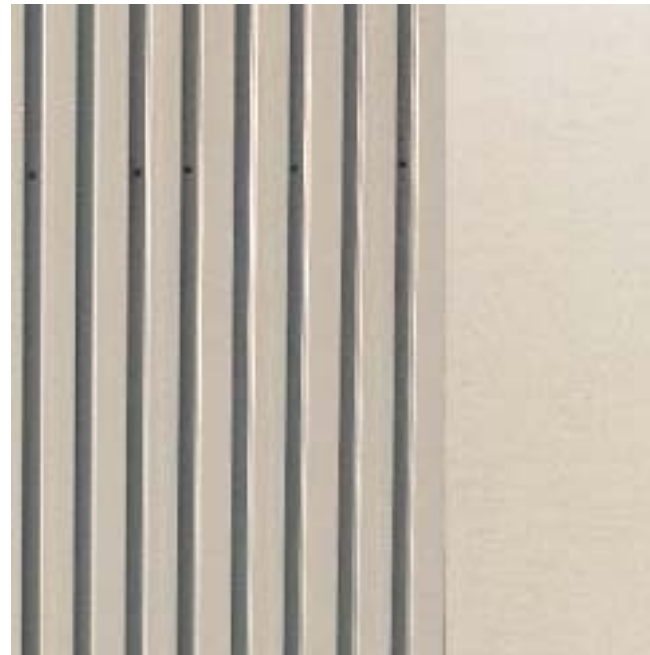
Goose Hollow Neighborhood
1450 SW JEFFERSON

Exterior Cladding Material Photos



Window

Upper Floor Levels: Clear low-e glazing
Color: Gun Metal



Smooth/Ribbed Metal Panels

22ga Insulated Wall Panel
Color: Taupe



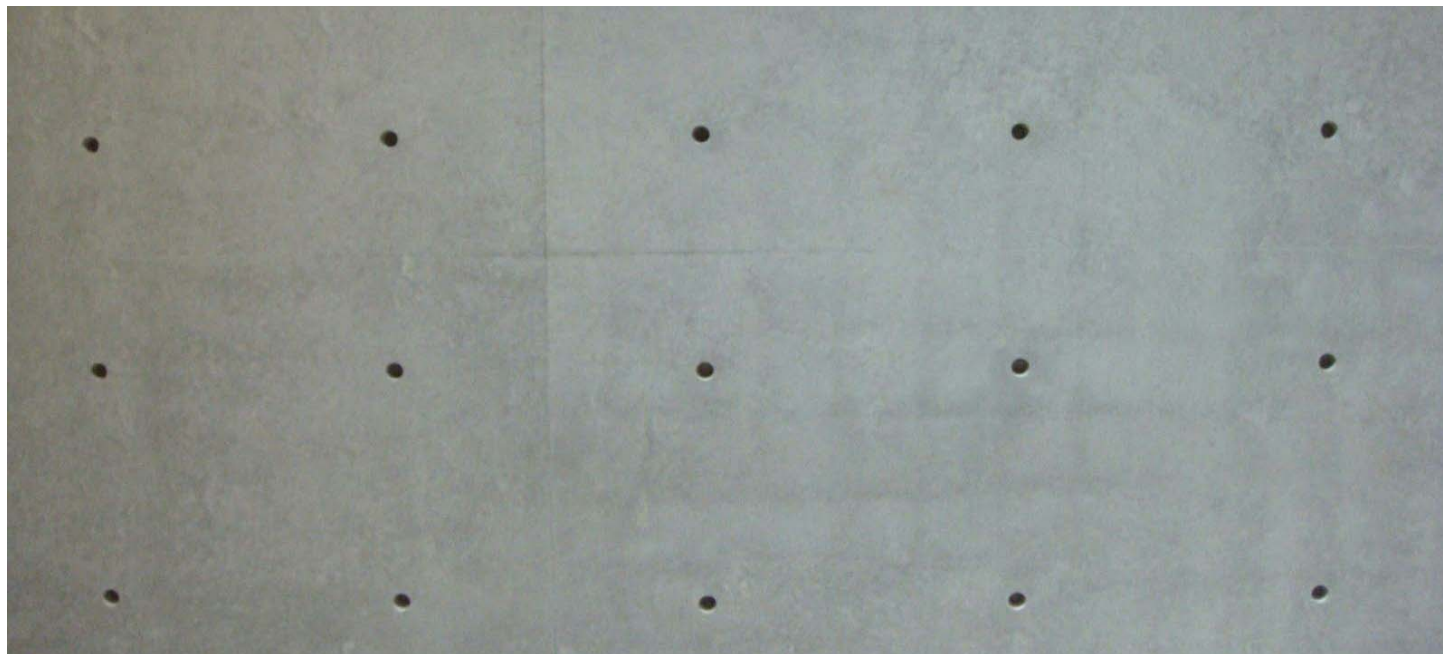
Fiber Cement Panel

1/2" Nominal Thickness
Color: Gun Metal



Ribbed Metal Panel

24ga Metal Sales T10a Wall Panel
Color: Taupe



Concrete

Cast-In-Place
Snap Ties @ 2'-0" O.C. each direction, typ.



ARCHITECTURAL CAST-IN-PLACE CONCRETE

- 1.1 SUBMITTALS
 - A. Shop Drawings: Show formwork construction including form-facing joints, reveals, construction and contraction joints, form joint-sealant details, form tie location and patterns, inserts and embedments, cutouts, cleanout panels, and other items that visually affect architectural cast-in-place concrete.
- 1.2 QUALITY ASSURANCE
 - A. Quality Standards: ACI 301 and ACI 303.1.
 - B. Mockups to demonstrate typical joints, surface finish, texture, tolerances, and standard of workmanship.
- 1.3 MATERIALS
 - A. Form-Facing Materials: Nonabsorptive form-facing panels, chamfer strips, and form ties.
 - B. Bar supports.
 - C. Concrete Materials:
 - 1. Portland Cement: ASTM C 150, Type I/II, gray.
 - 2. Aggregate: Normal weight, uniformly graded.
 - 3. Water.
 - 4. Admixtures: See structural notes.
 - D. Curing Materials: Waterborne, membrane-forming curing compound.
- 1.4 CONCRETE MIXTURES
 - A. Compressive Strength (28 Days): See structural drawings.
- 1.5 INSTALLATION
 - A. Formwork: Install snap ties per approved layout.
 - B. As-Cast Formed Finish: Smooth formed.

END OF SECTION

ARCHITECTURAL CAST-IN-PLACE CONCRETE
SECTION 03 33 00 - 1

14021A

DESIGN REVIEW 11.28.14



SW JEFFERSON ST.

EXISTING POWER POLE WITH OVERHEAD LINES



PLANT SCHEDULE

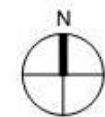
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	CA	CARPINUS BETULUS 'FRANZ FONTAINE' / FRANZ FONTAINE HORNBEAM	B & B	2"	CAL
	TI	TILIA CORDATA 'HALKA' / SUMMER SPRITE LINDEN	B & B	3.5"	CAL 12-15' H

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	CAL	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / FEATHER REED GRASS	1 GAL	
	COR	CORNUS SANGUINEA 'ARCTIC FIRE' TM / ARCTIC FIRE DOGWOOD	1 GAL	
	CAM	FARGESIA ROBUSTA 'CAMPBELL' / FOUNTAIN BAMBOO	1 GAL	5 FT.
	FAR	FARGESIA ROBUSTA 'GREEN SCREEN' / GREEN SCREEN BAMBOO	10 GAL	6"
	LIR	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL	
	OTT	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL	5 GAL	
	SAR	SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA	5 GAL	
	THU	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	5-6'	

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT
	JUNC	JUNCUS EFFUSUS VAR. PACIFICUS / PACIFIC RUSH	1 GAL

REFERENCE NOTES SCHEDULE

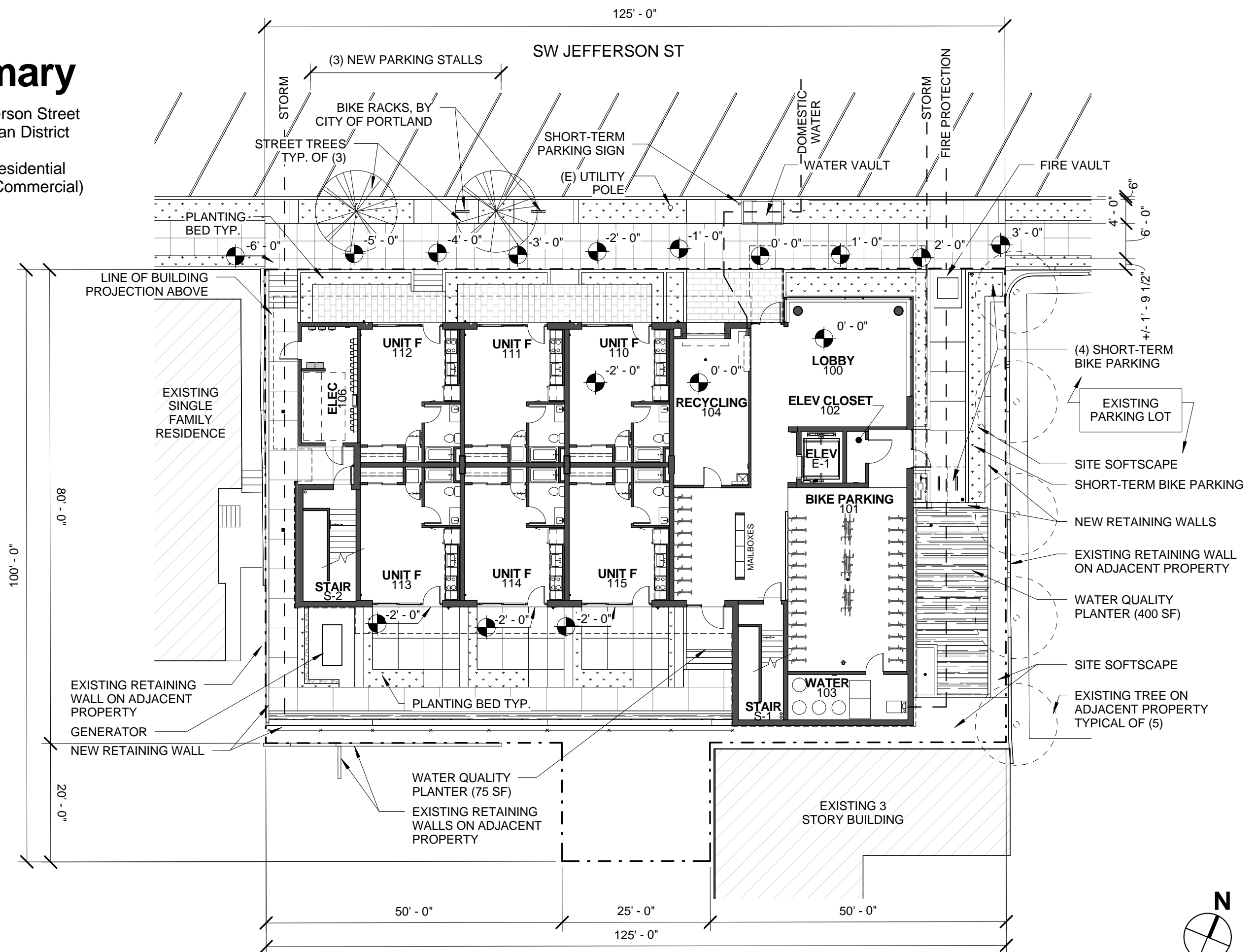
SYMBOL	DESCRIPTION
	CONCRETE PAVER 11 7/8" X 23 15/16" X 1 -3/4" MUTUAL MATERIAL - VANCOUVER BAY CHARCOAL
	6 FOOT METAL PICKET FENCE - BLACK POWDER COATED
	CONCRETE - MEDIUM BROOM FINISH
	BASALT RUBBLE



1 LANDSCAPE PLAN
1" = 20'-0"

Project Summary

Address: 1450 SW Jefferson Street
 Plan District: Central City Plan District
 Neighborhood: Goose Hollow
 Use: Multi-Family Residential
 Zoning: CXd (Central Commercial)
 Site Area: 10,500 SF



SITE PLAN 028 JEFFERSON.14

1/16" = 1'-0" 11.28.2014

Goose Hollow Neighborhood
 1450 SW JEFFERSON



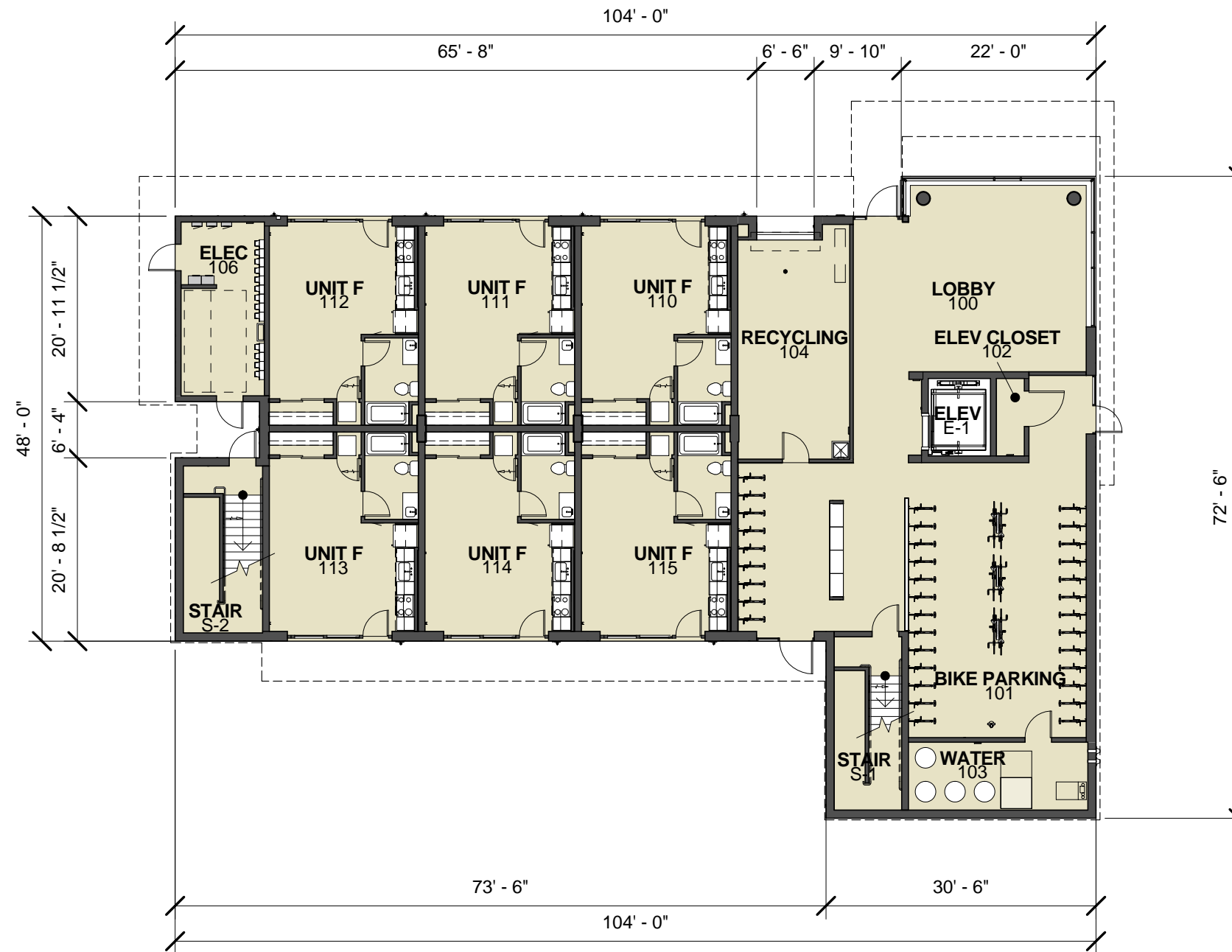
Floor Plan Levels 01 & 01.5

SW Jefferson Street

Unit Totals

Unit Type	SF	Total Units
Unit A	289sf	10 Total
Unit B	388sf	25 Total
Unit C	472sf	10 Total
Unit D	450sf	5 Total
Unit E	720sf	5 Total
Unit F	380sf	6 Total

61 Total Units



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LEVEL 01 FLOOR PLAN

029 JEFFERSON.14

1/16" = 1'-0" 11.28.2014

Goose Hollow Neighborhood
1450 SW JEFFERSON



Typical Floor Plan Levels 02 - 06

Unit Totals

Unit Type	SF	Total Units
Unit A	289sf	10 Total
Unit B	388sf	25 Total
Unit C	472sf	10 Total
Unit D	450sf	5 Total
Unit E	720sf	5 Total
Unit F	380sf	6 Total

61 Total Units



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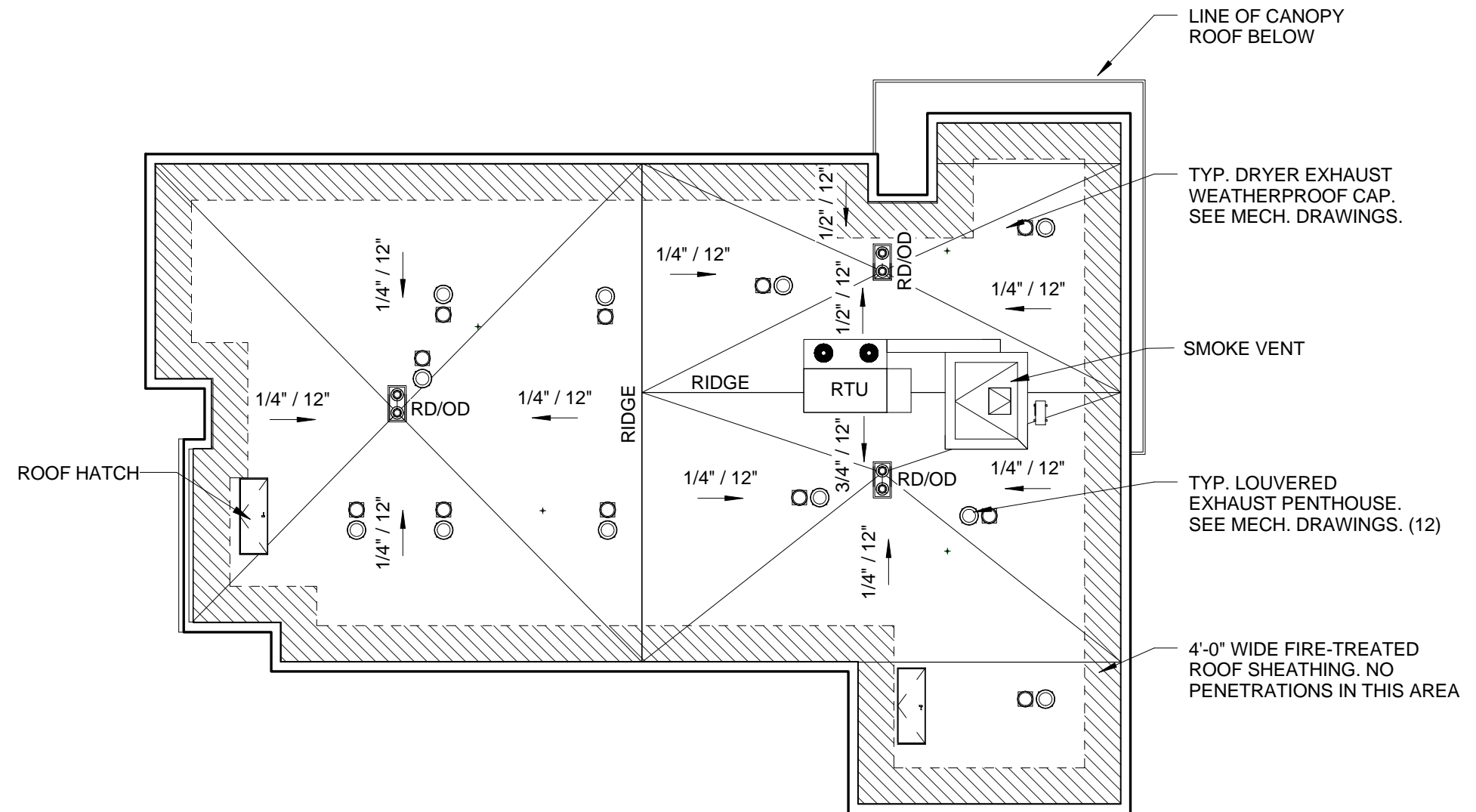
LEVELS 02-06 FLOOR PLAN

030 JEFFERSON.14

1/16" = 1'-0" 11.28.2014



Goose Hollow Neighborhood
1450 SW JEFFERSON



ROOF PLAN

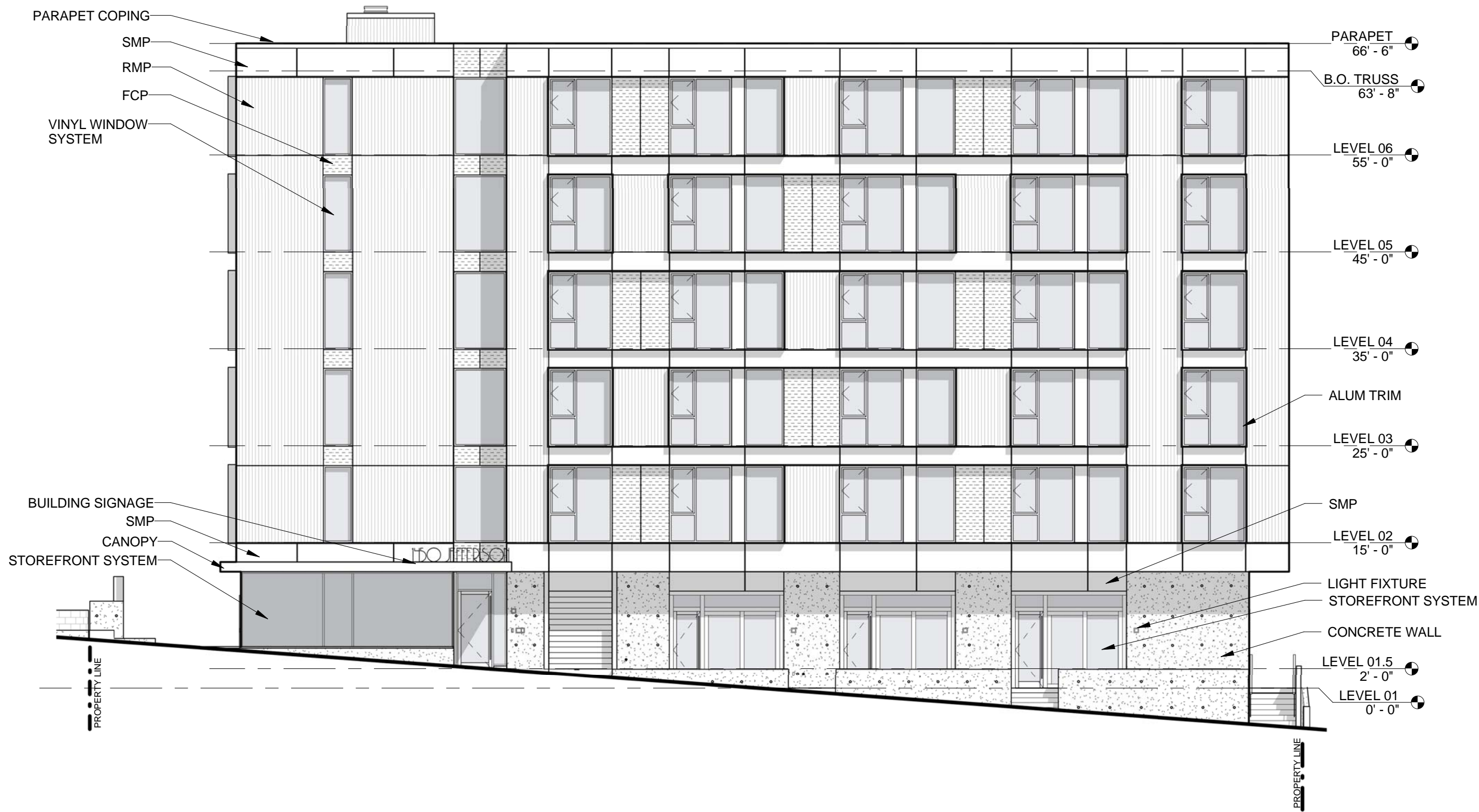
031 JEFFERSON.14

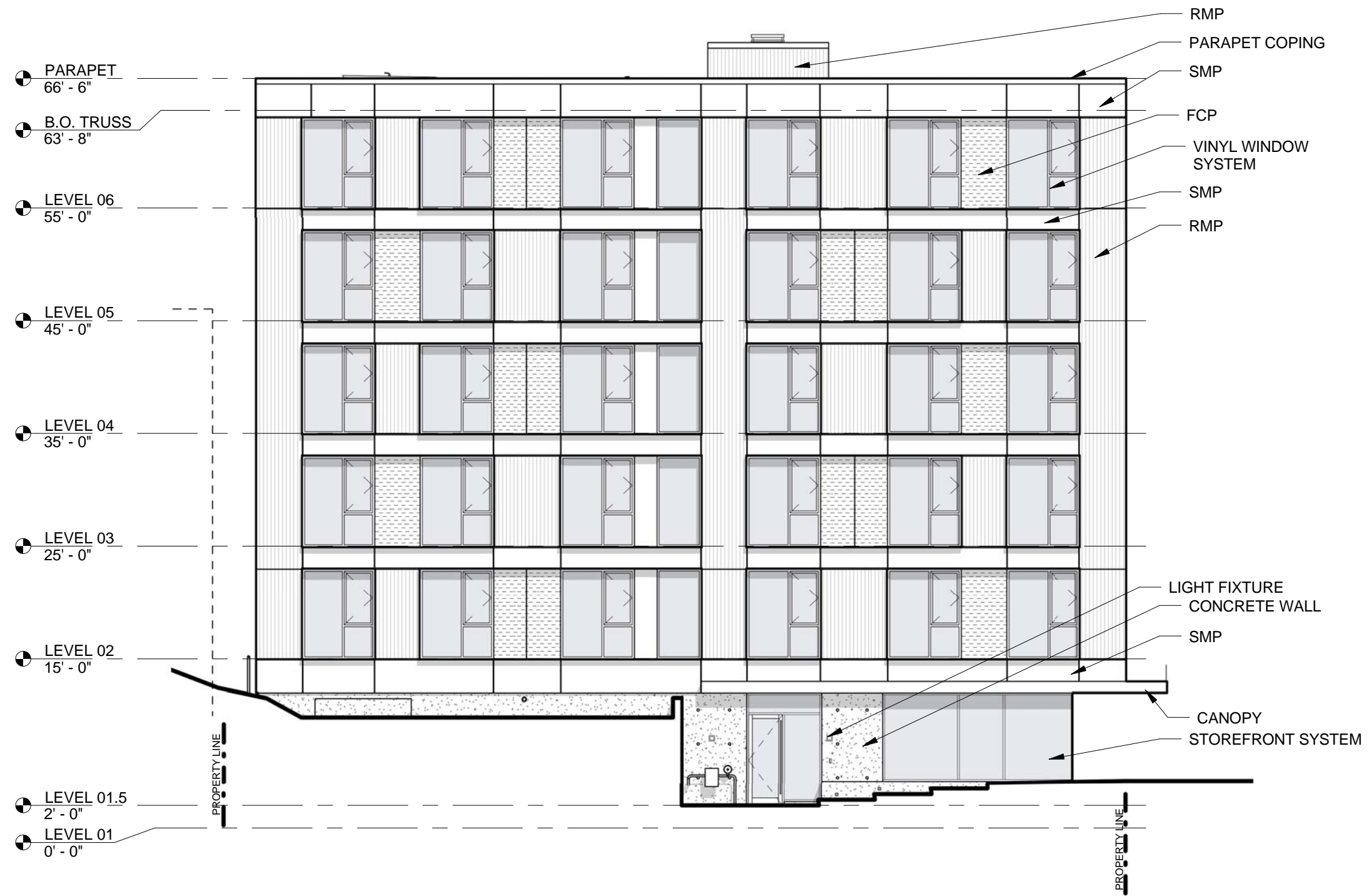
1/16" = 1'-0" 11.28.2014

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EAST ELEVATION

033 JEFFERSON.14

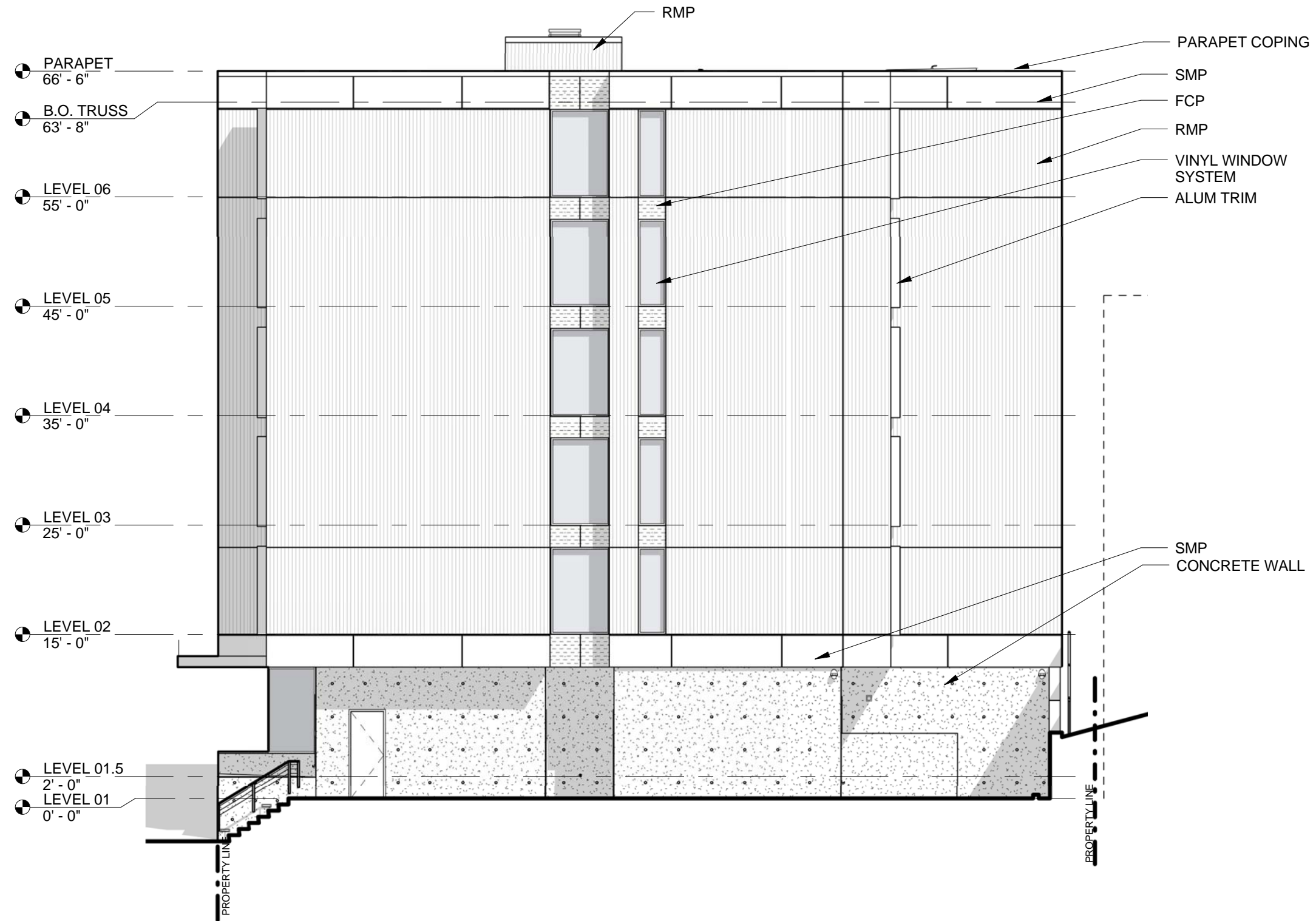
3/32" = 1'-0" 11.28.2014

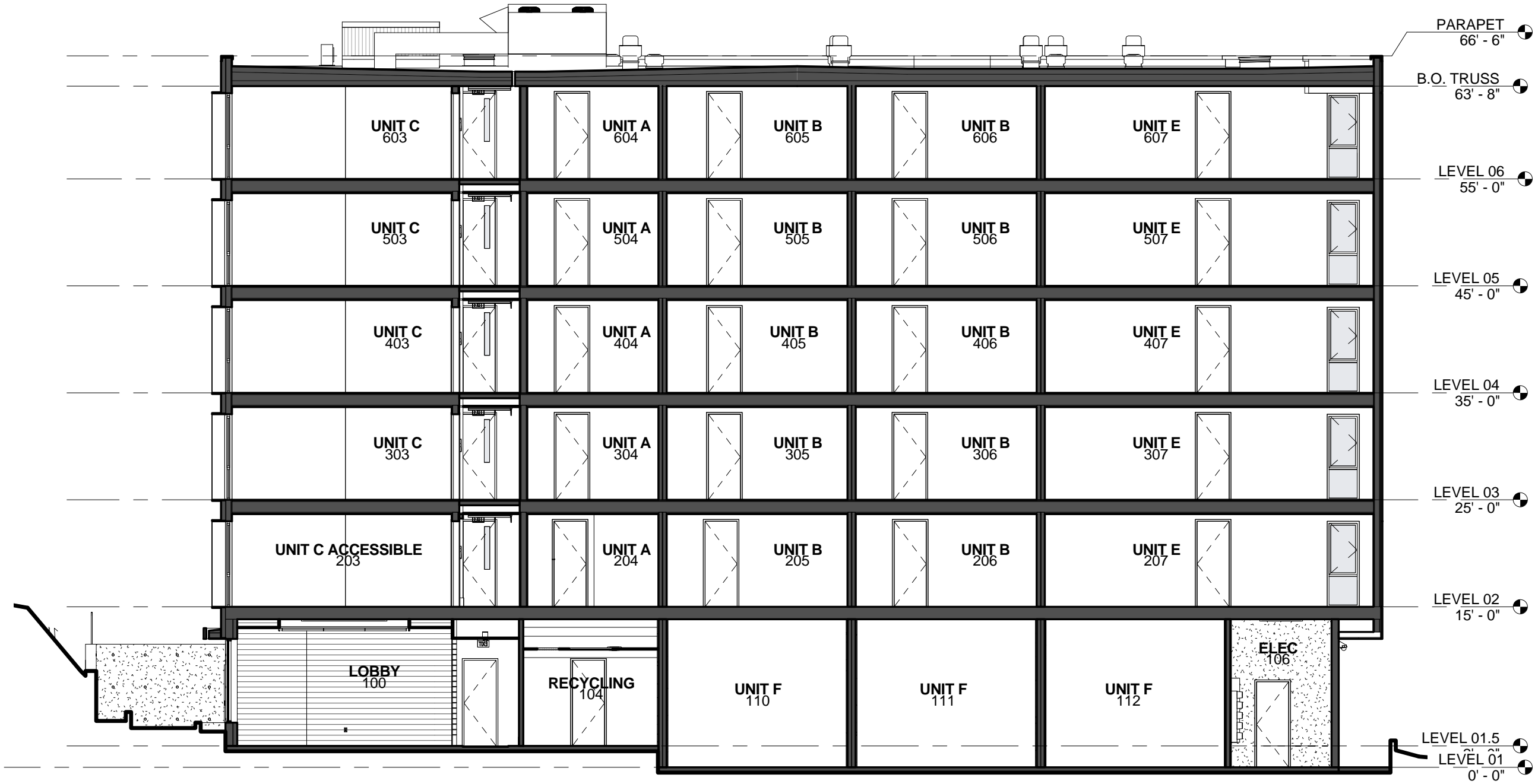
Goose Hollow Neighborhood
1450 SW JEFFERSON



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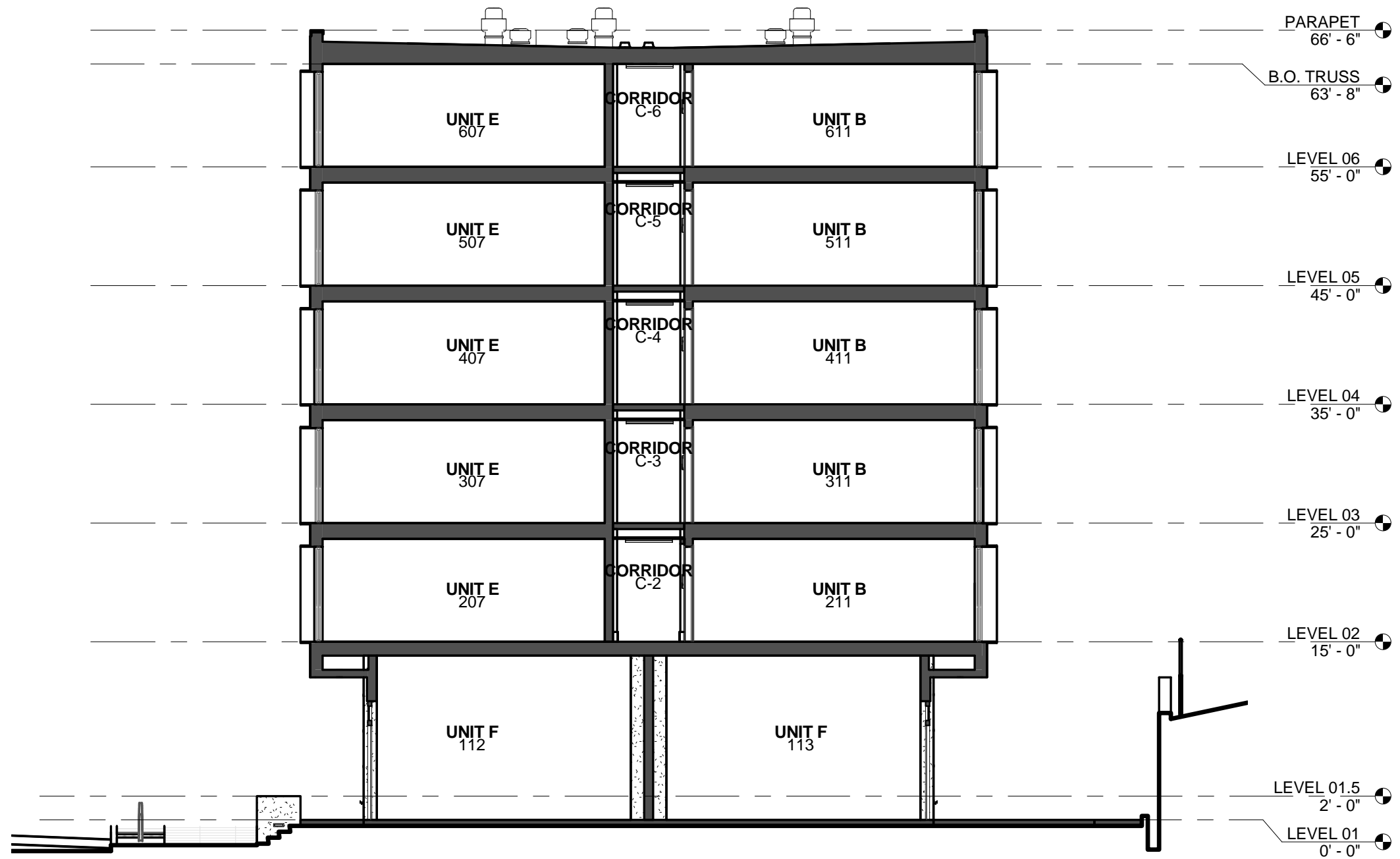
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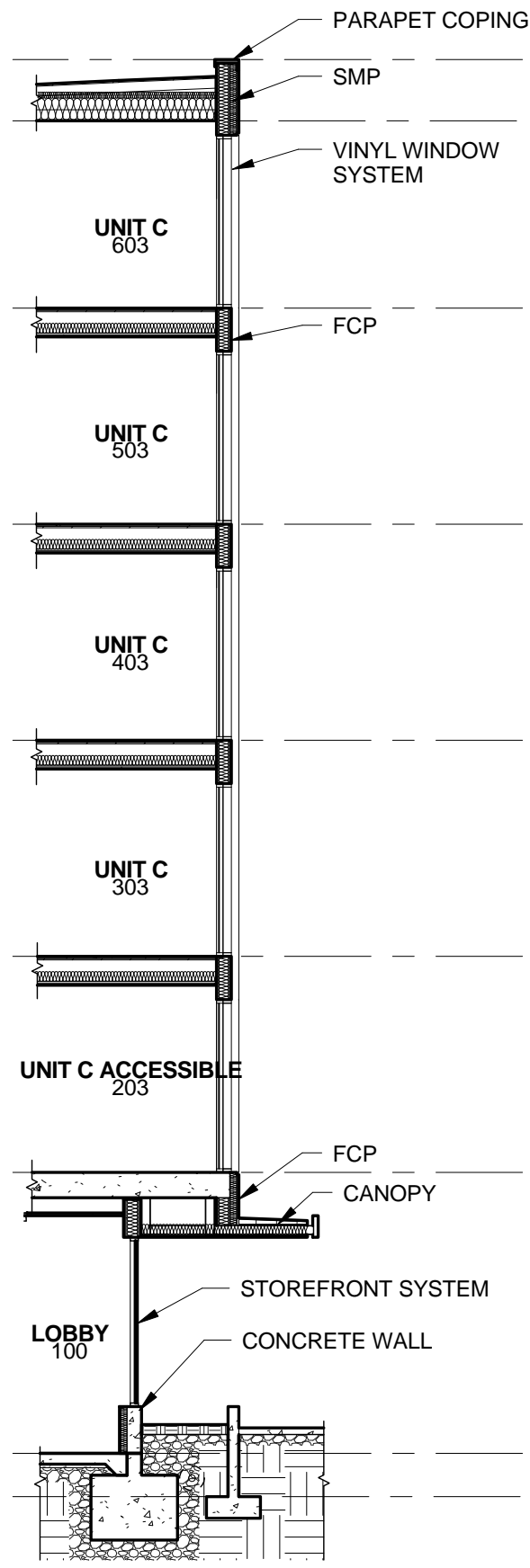
E/W BUILDING SECTION

036 JEFFERSON.14

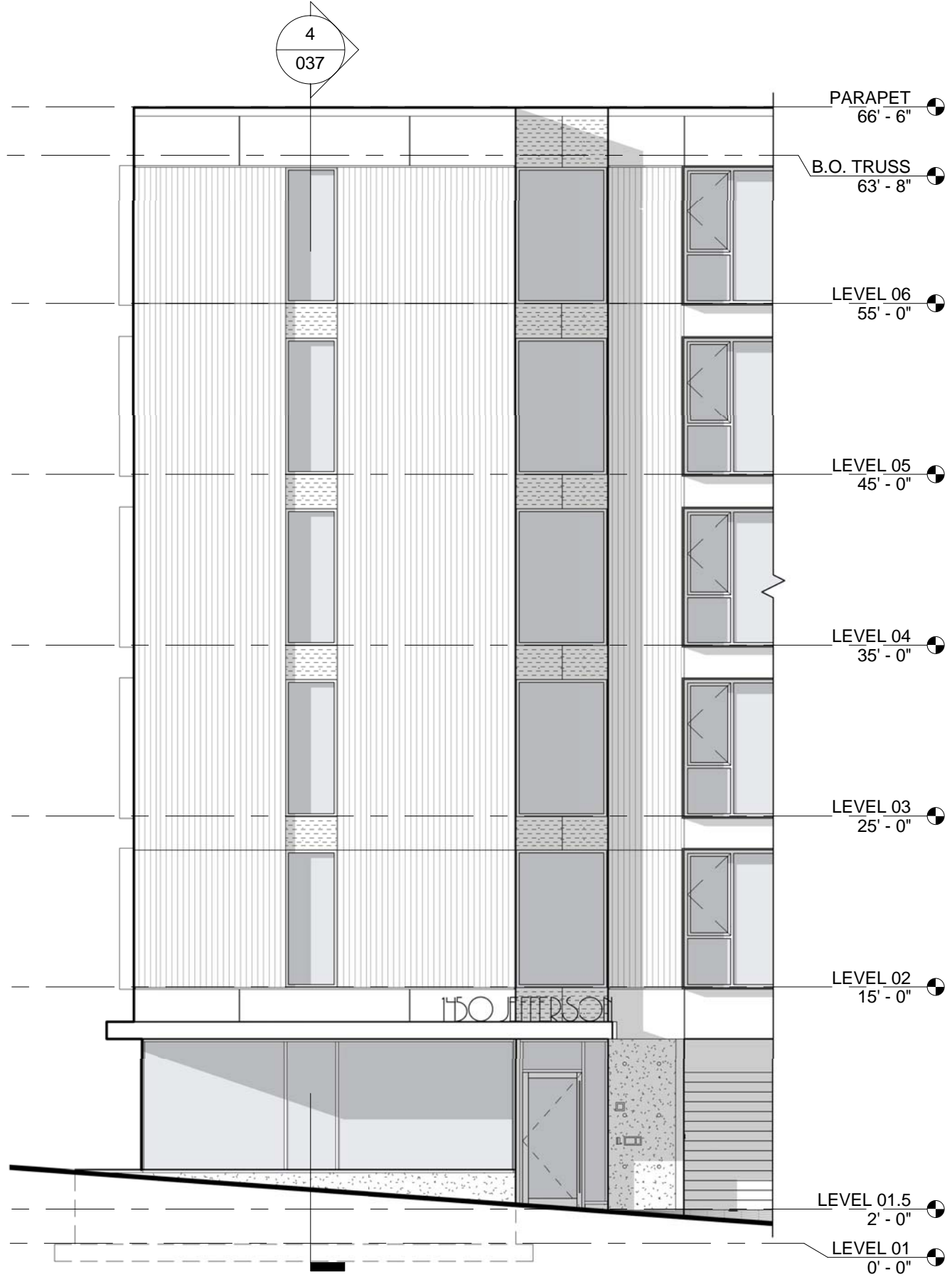
3/32" = 1'-0" 11.28.2014

Goose Hollow Neighborhood
 1450 SW JEFFERSON

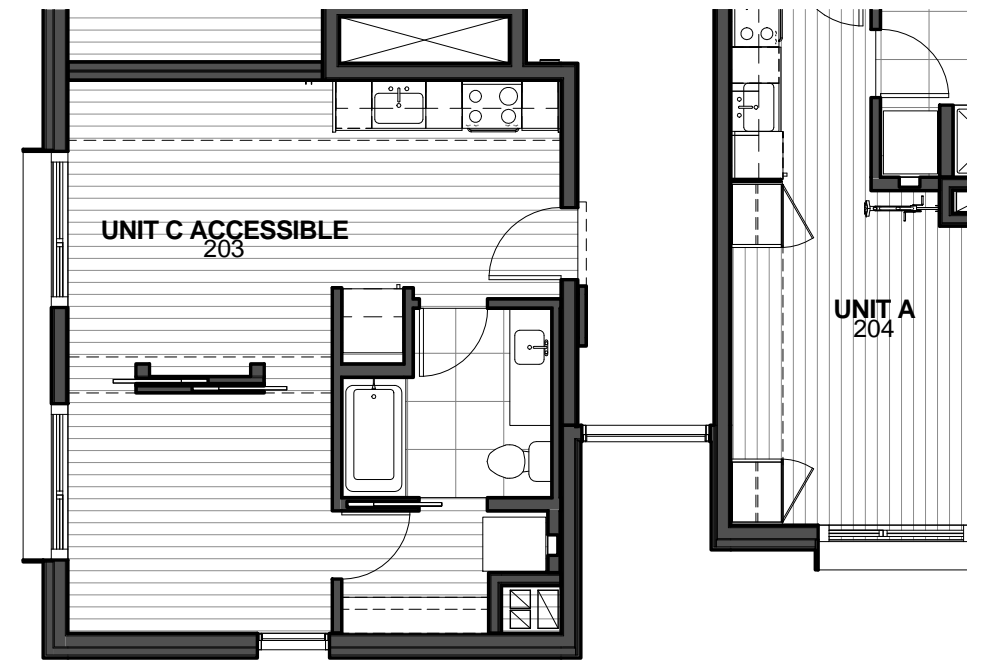




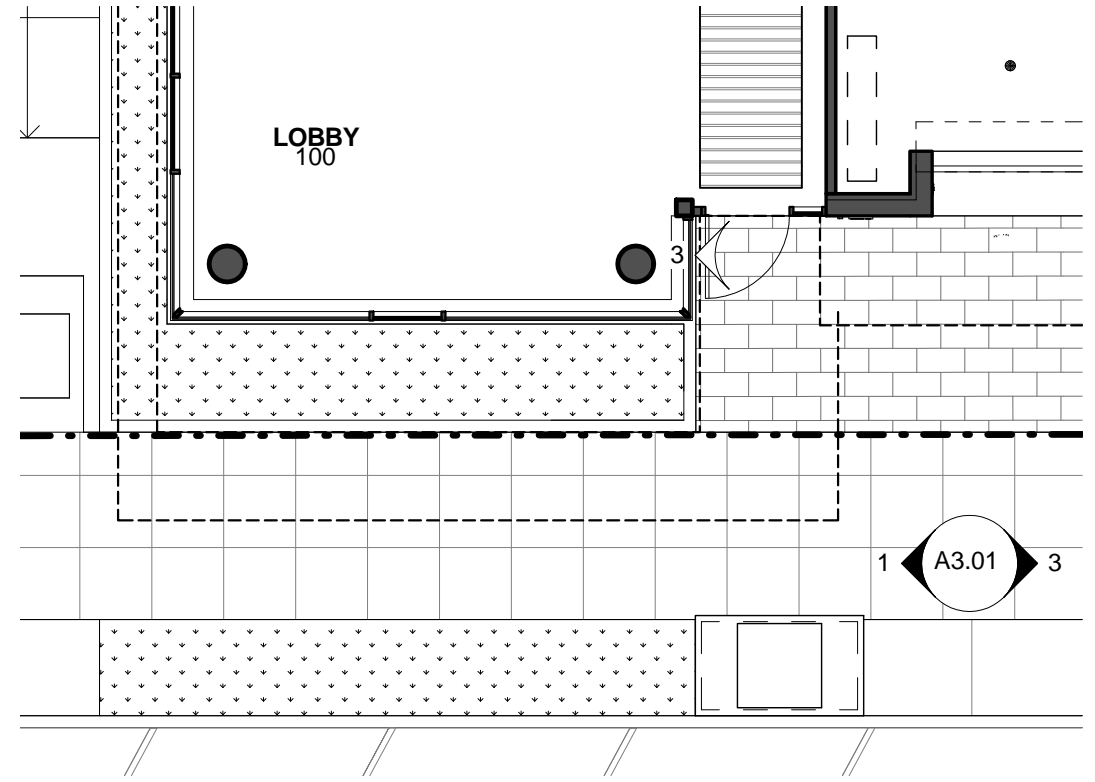
4 WALL SECTION
1/8" = 1'-0"



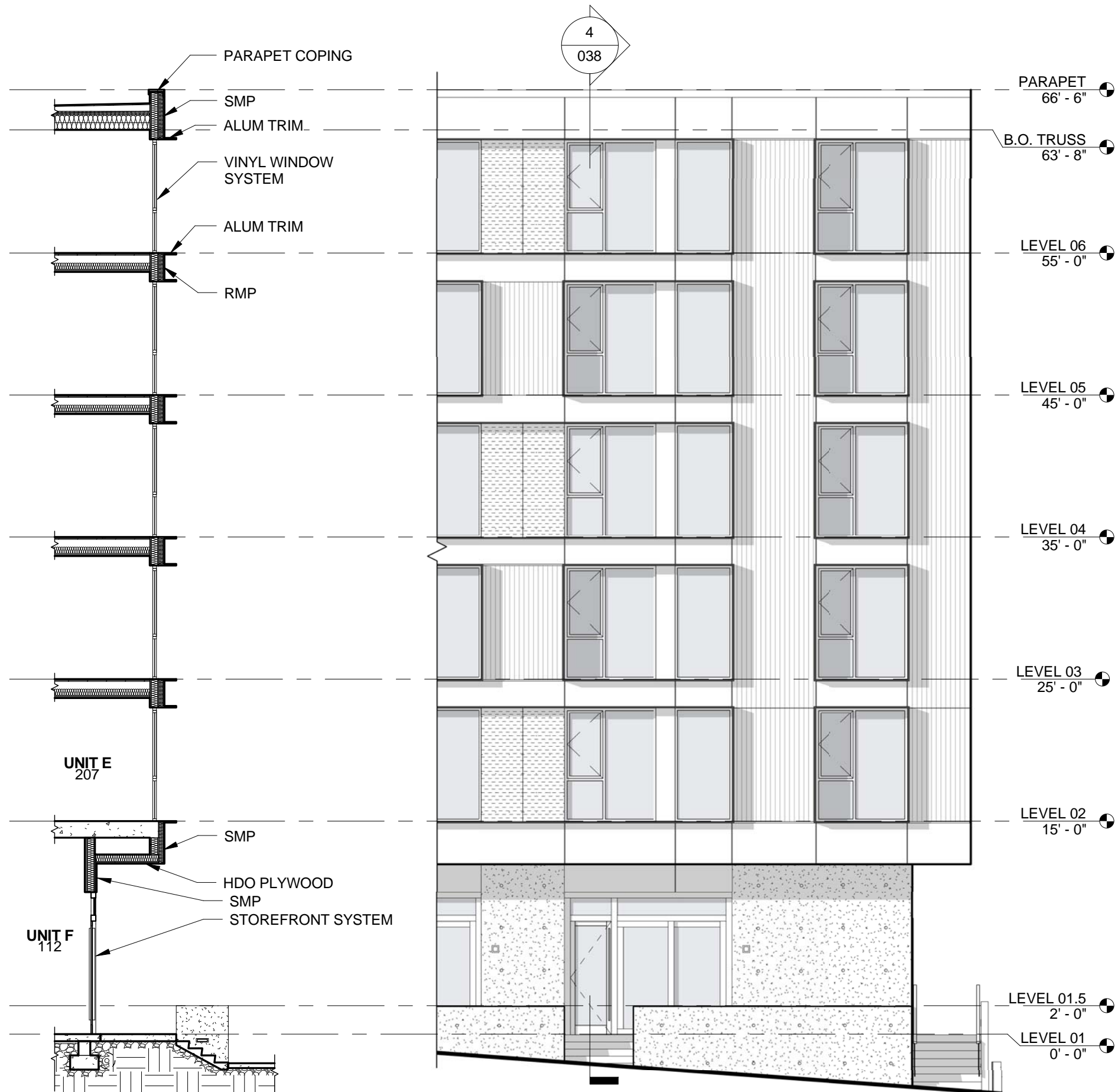
3 ENLARGED NORTH ELEVATION
1/8" = 1'-0"



2 LEVEL 02-06 TYPICAL FLOOR PLAN
1/8" = 1'-0"

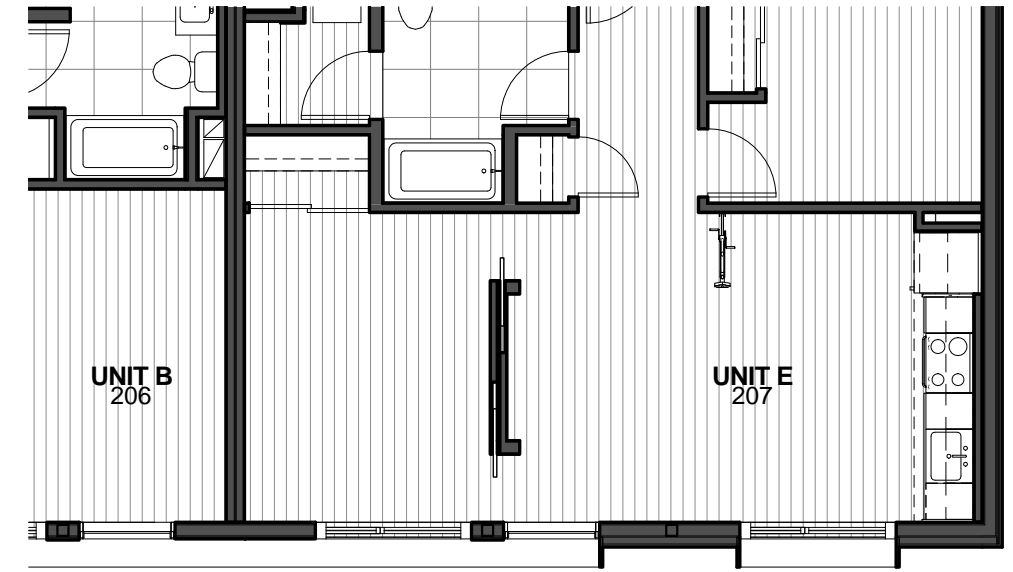


1 LEVEL 01.5 FLOOR PLAN
1/8" = 1'-0"

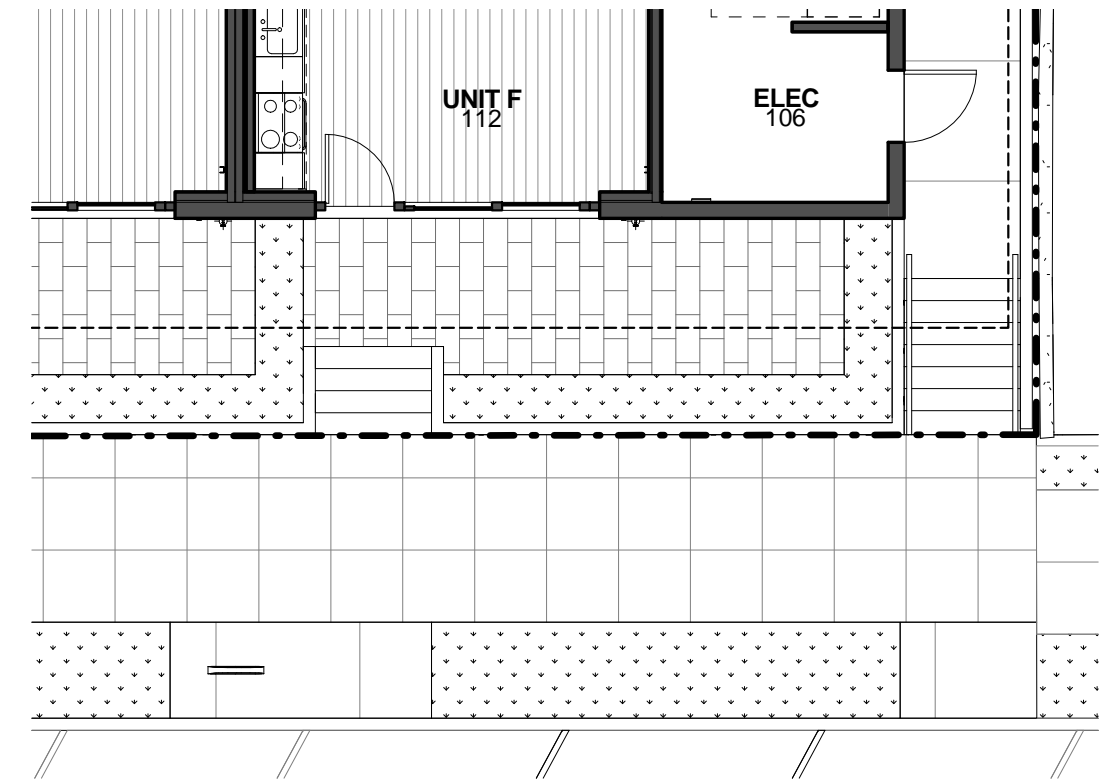


4 WALL SECTION
1/8" = 1'-0"

3 ENLARGED NORTH ELEVATION
1/8" = 1'-0"



2 LEVEL 02-06 TYPICAL FLOOR PLAN
1/8" = 1'-0"

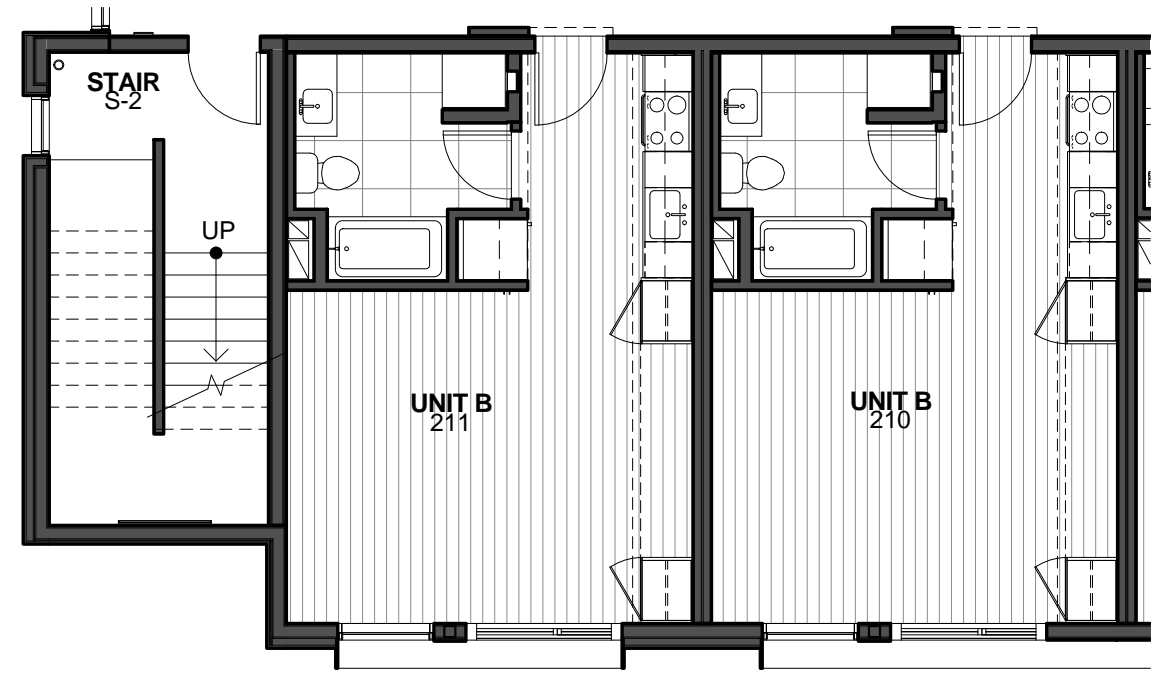


1 LEVEL 01.5 FLOOR PLAN
1/8" = 1'-0"

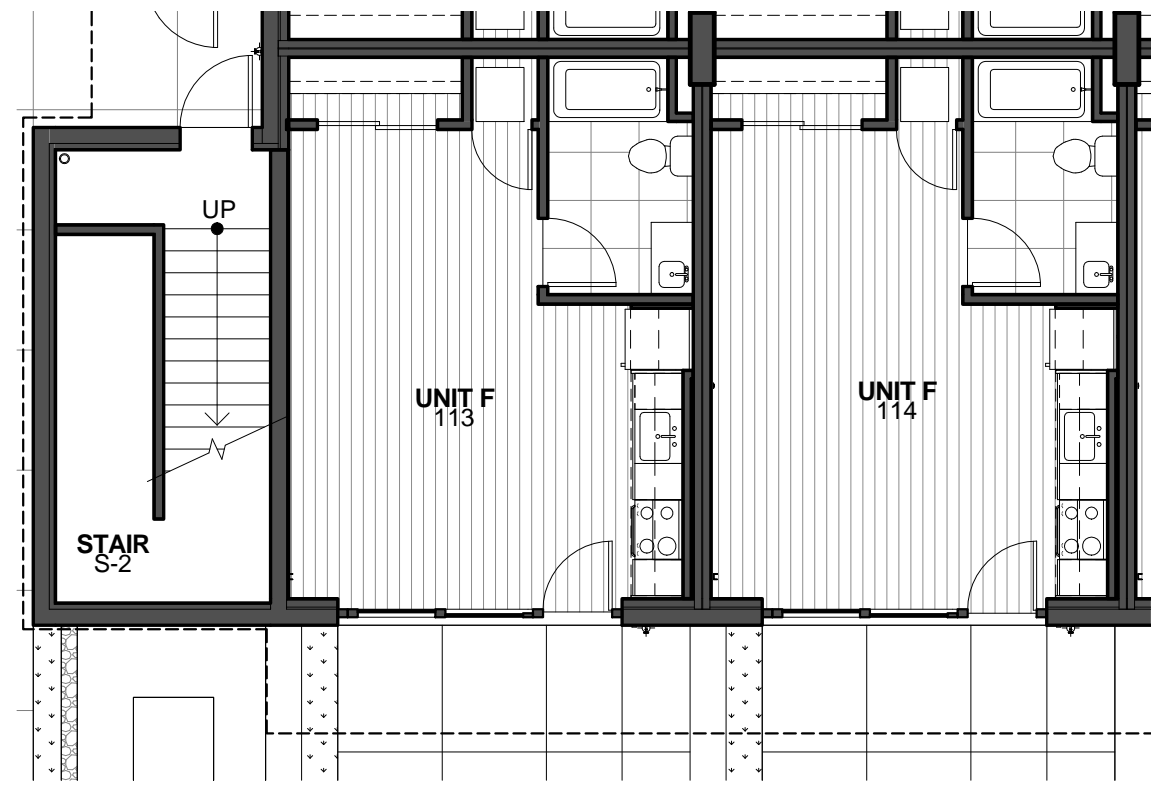
4
039



3 ENLARGED SOUTH ELEVATION
1/8" = 1'-0"

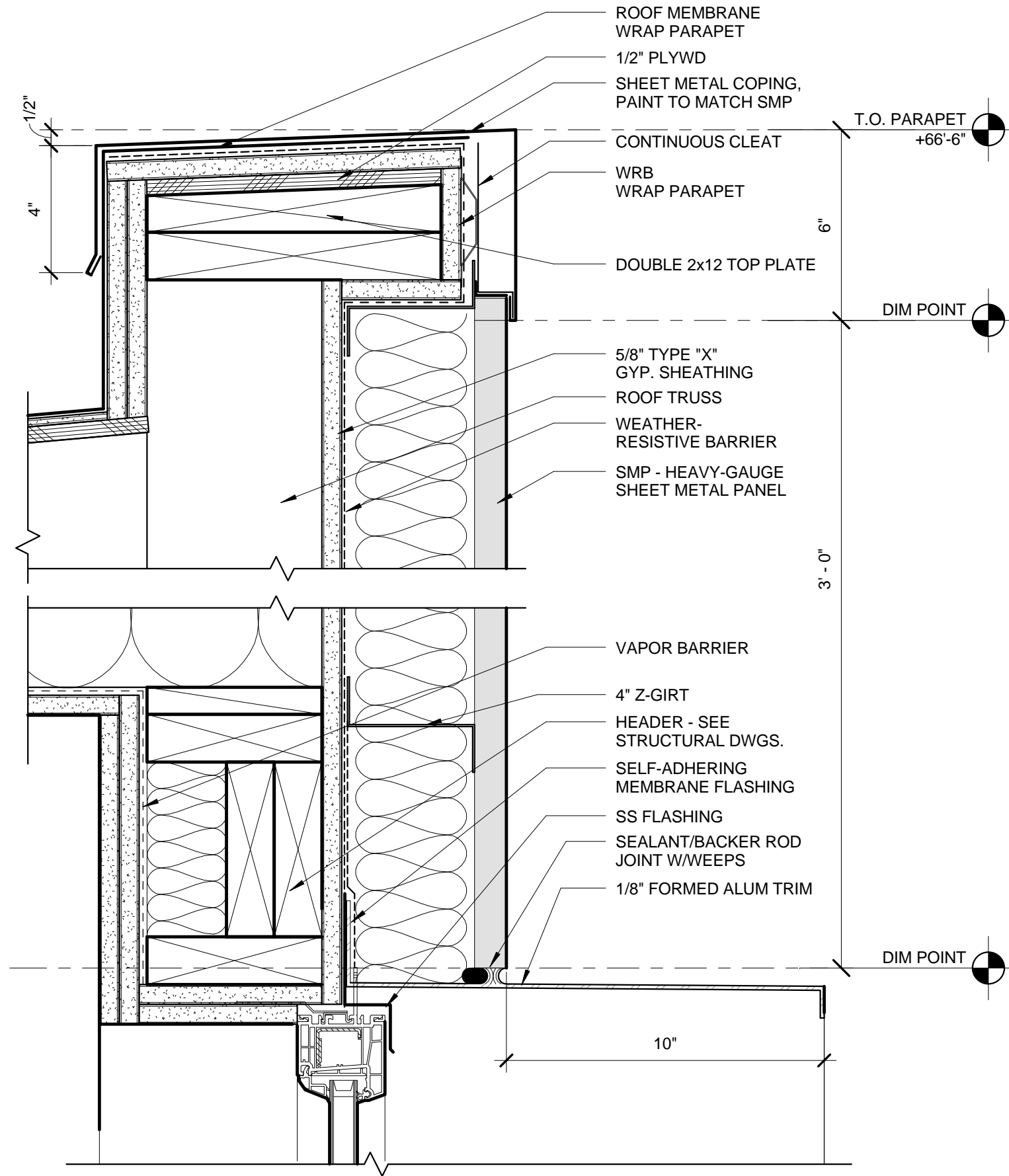


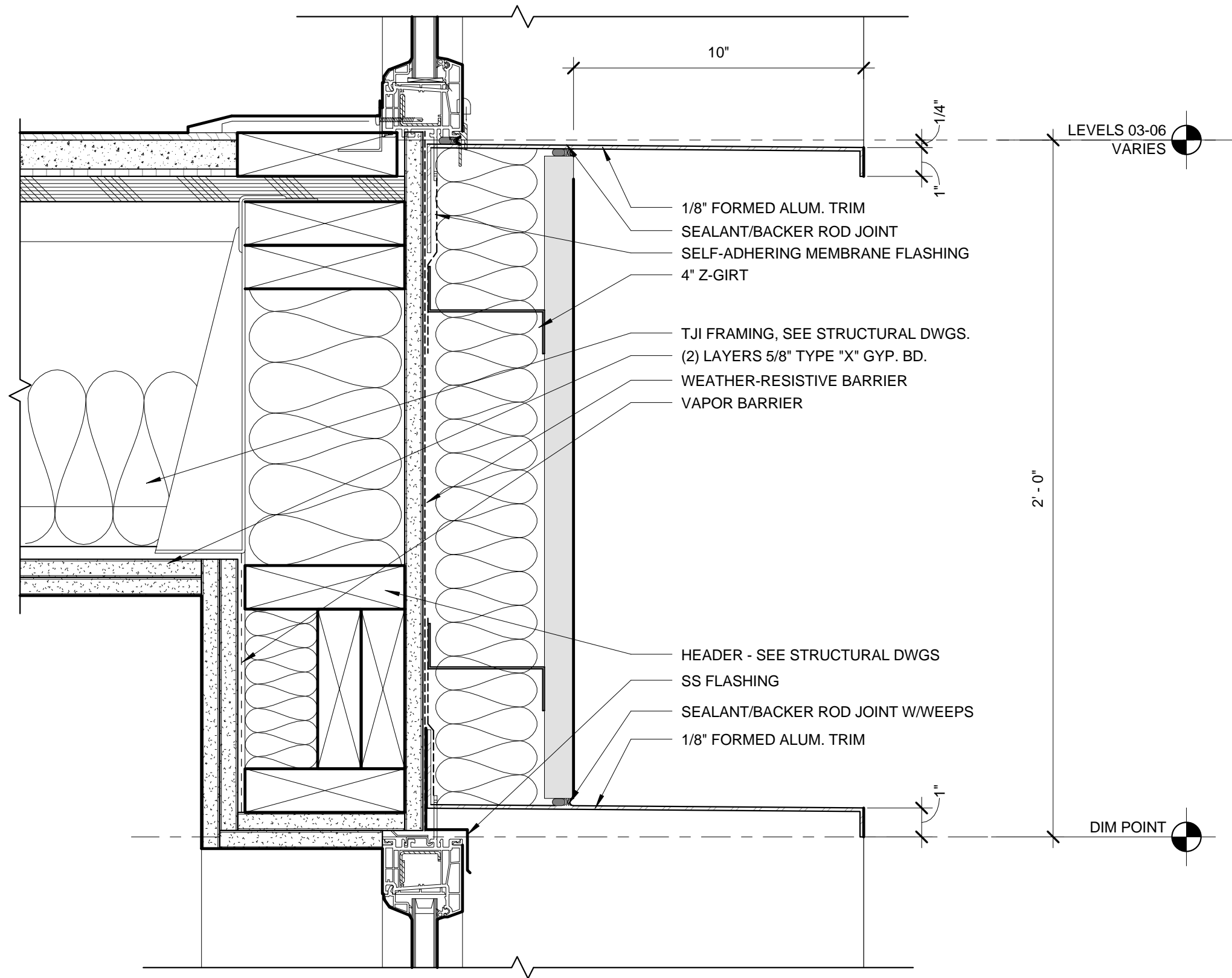
2 LEVEL 02-06 TYPICAL FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 01.5 FLOOR PLAN
1/8" = 1'-0"

4 WALL SECTION
1/8" = 1'-0"





DETAILS 041 JEFFERSON.14

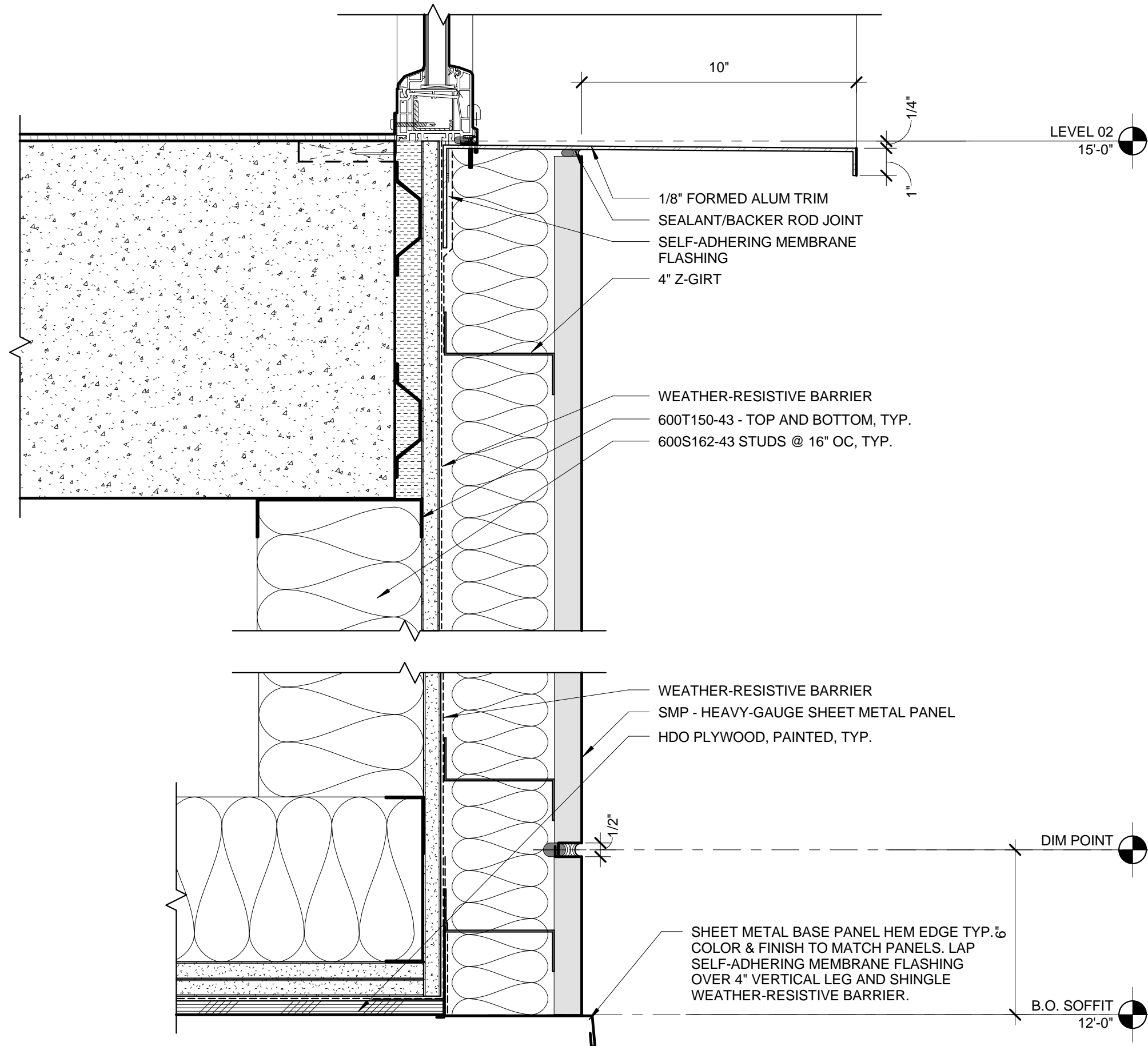
3" = 1'-0"

11.28.2014

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1450 SW JEFFERSON



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DETAILS 042 JEFFERSON.14

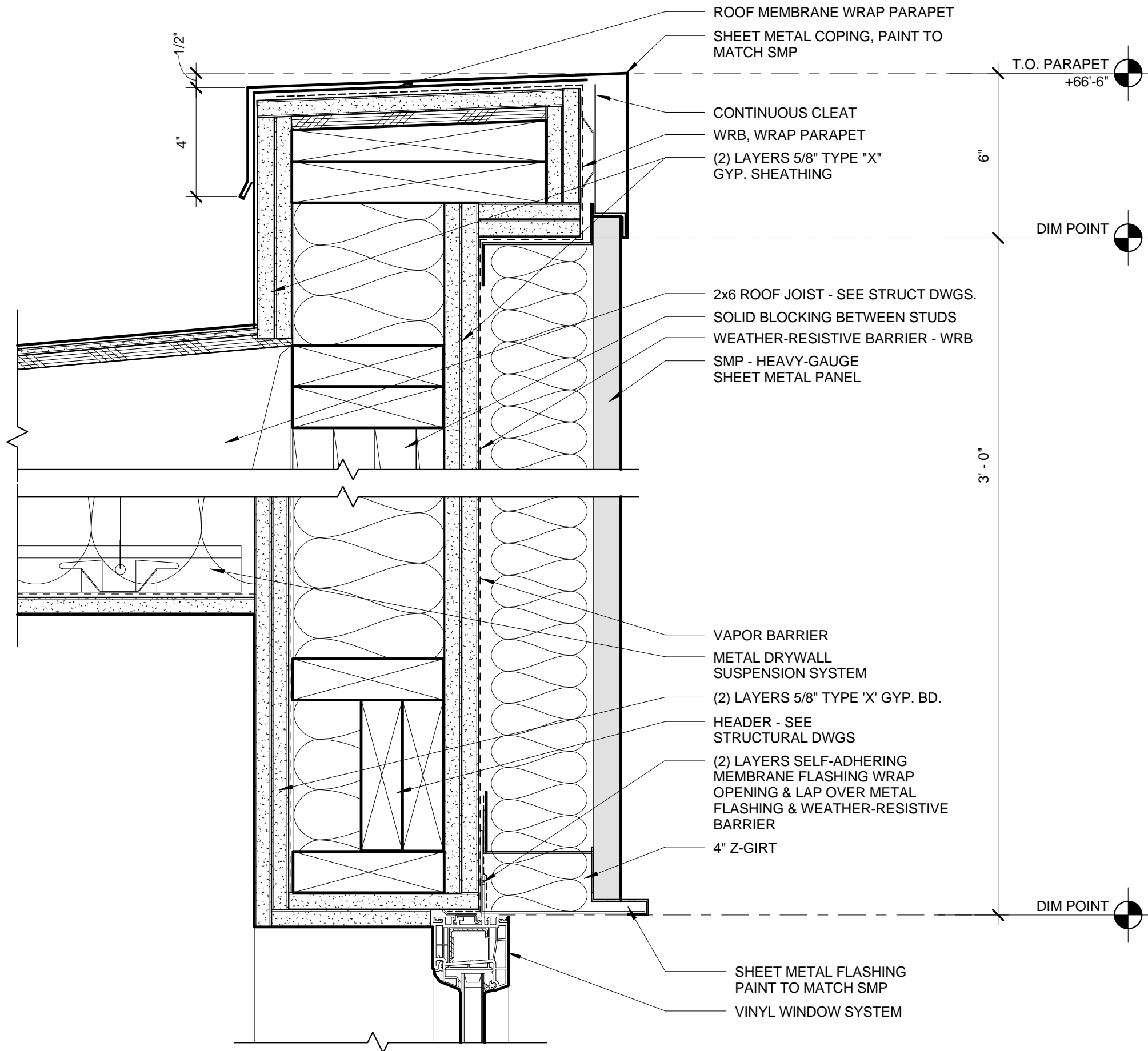
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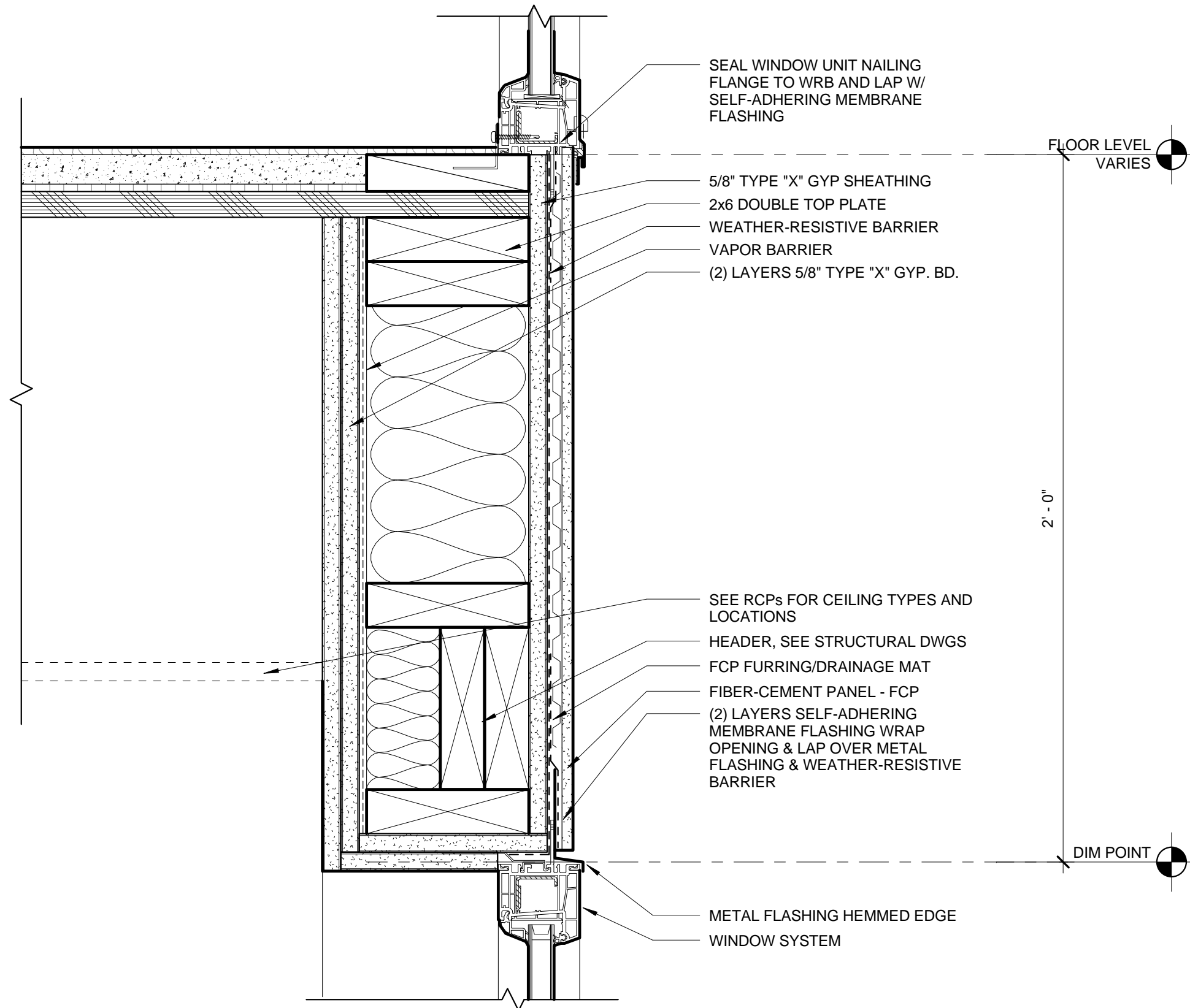
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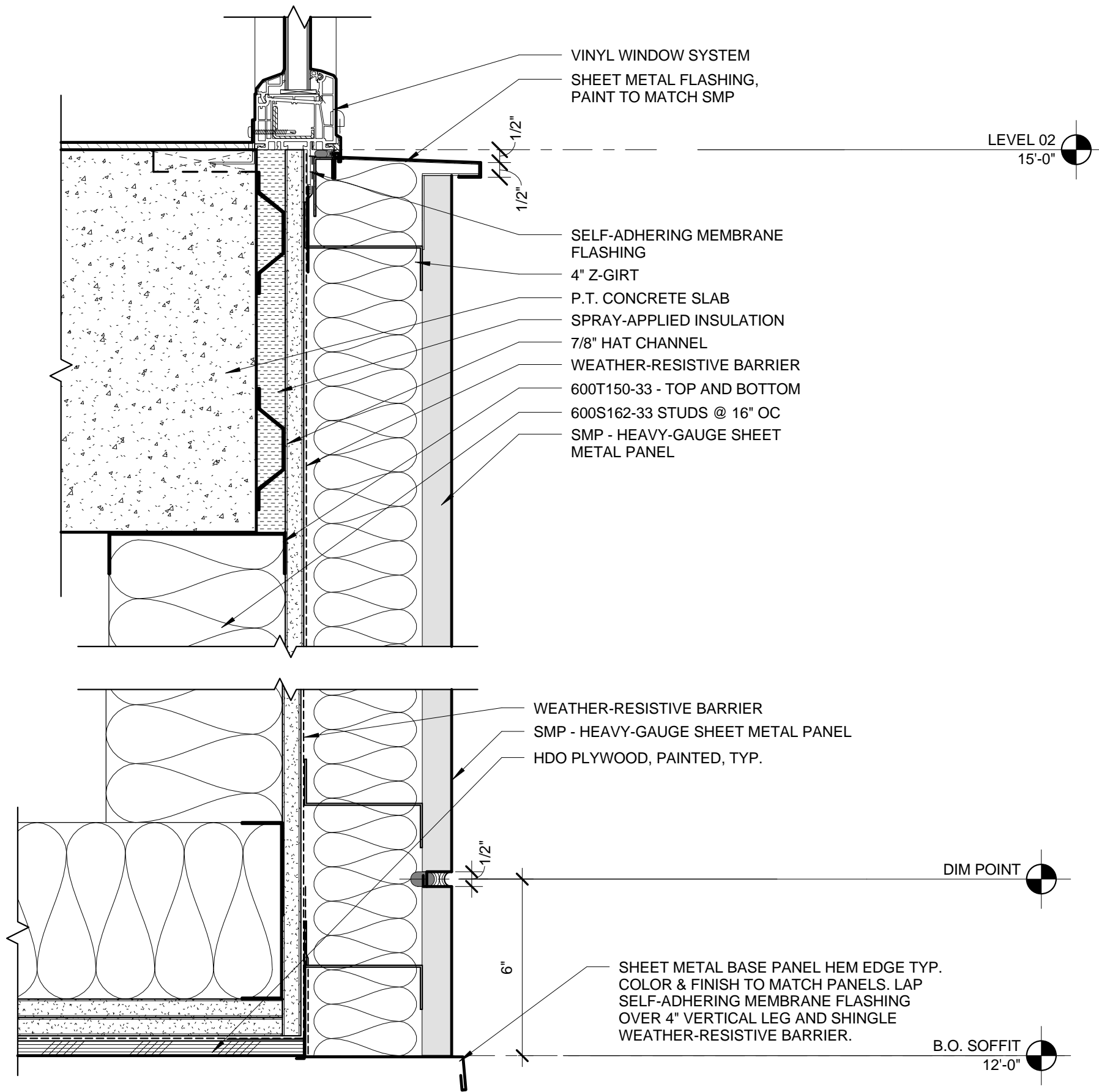
Goose Hollow Neighborhood
1450 SW JEFFERSON

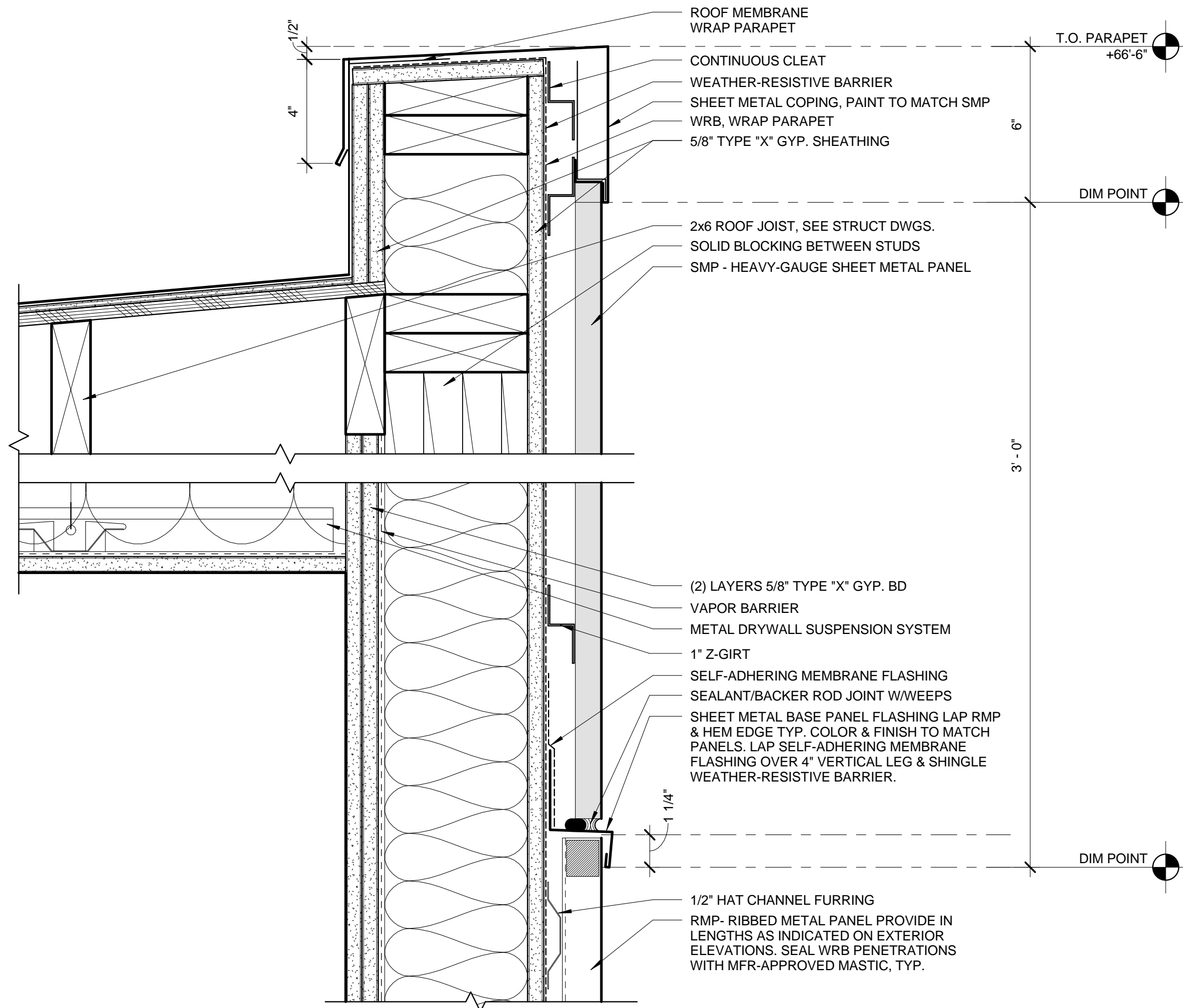


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DETAILS 046 JEFFERSON.14

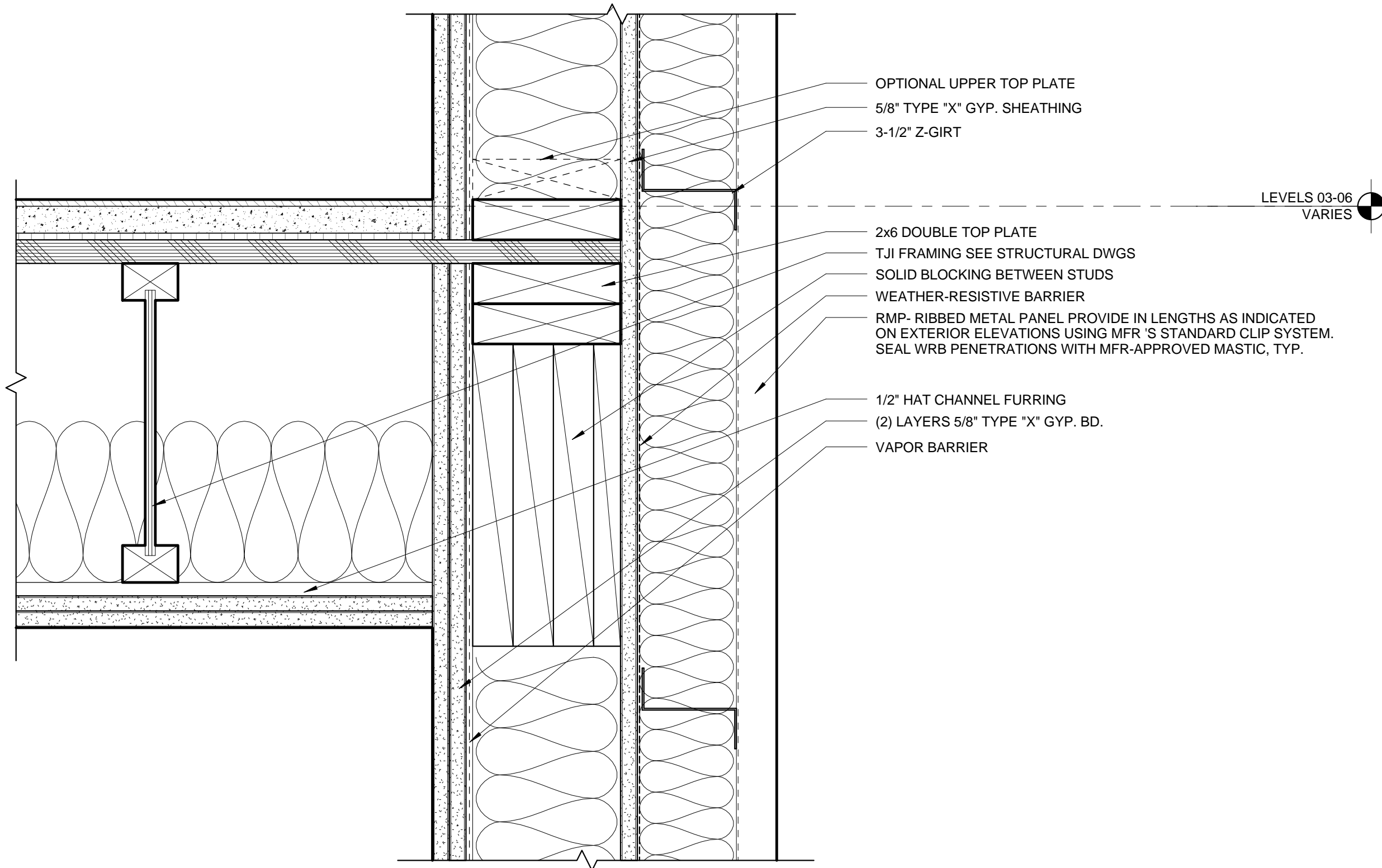
3" = 1'-0"

11.28.2014

Goose Hollow Neighborhood
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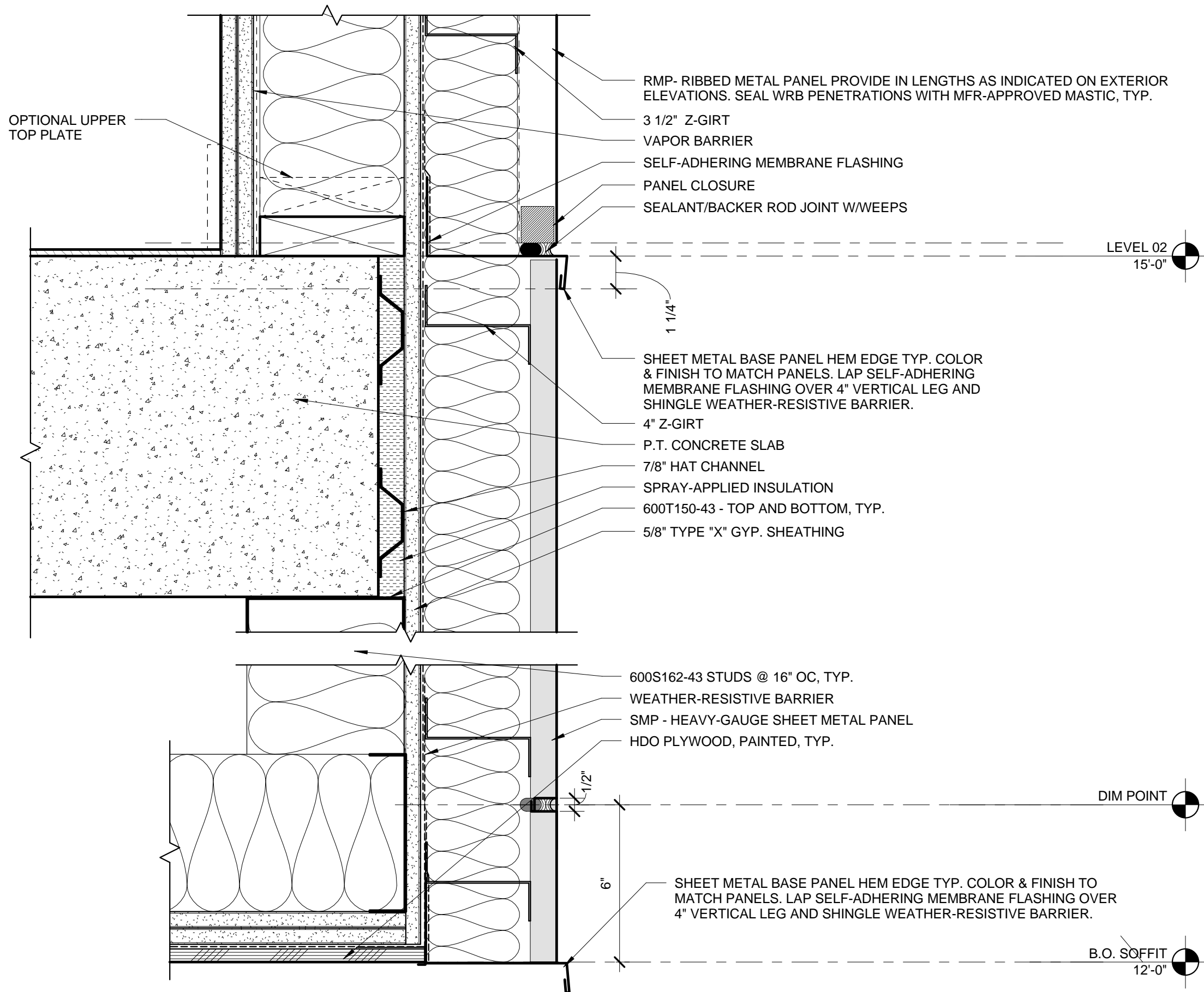


OPTIONAL UPPER TOP PLATE
 5/8" TYPE "X" GYP. SHEATHING
 3-1/2" Z-GIRT

LEVELS 03-06
 VARIES

2x6 DOUBLE TOP PLATE
 TJI FRAMING SEE STRUCTURAL DWGS
 SOLID BLOCKING BETWEEN STUDS
 WEATHER-RESISTIVE BARRIER
 RMP- RIBBED METAL PANEL PROVIDE IN LENGTHS AS INDICATED
 ON EXTERIOR ELEVATIONS USING MFR 'S STANDARD CLIP SYSTEM.
 SEAL WRB PENETRATIONS WITH MFR-APPROVED MASTIC, TYP.

1/2" HAT CHANNEL FURRING
 (2) LAYERS 5/8" TYPE "X" GYP. BD.
 VAPOR BARRIER





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RENDERING VIEW FROM NW

049 JEFFERSON.14

11.28.2014

Goose Hollow Neighborhood
1450 SW JEFFERSON