



PSU SURGE SPACE

Type II Design Review Submittal | **Surge Site 1 & 2** | March 24, 2017 (REVISED April 28, 2017)

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UPDATED CONTENT

PROJECT TEAM

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PROJECT NARRATIVE

BACKGROUND - NEUBERGER HALL RENOVATION

Neuberger Hall is located on the campus of Portland State University, along the South Park Blocks south of downtown Portland. Neuberger Hall occupies the block bound by SW Park Avenue, SW Harrison Street, SW Broadway and SW Hall Street. The original portion of the building, which was completed in 1961, occupies the western half of the block. The 1969 addition occupies the eastern half of the block. The two buildings are now joined by a common floor plan, but they maintain distinct exterior appearances.

As it has throughout its existence, Neuberger Hall hosts a wide variety of administrative programs and academic departments. It is the expectation that the building will continue to serve a diverse mix of functions.

THE NEED FOR TEMPORARY SURGE SITES

Neuberger Hall is one of the most heavily utilized buildings on the PSU campus. It is home to many academic and administrative programs including Student Services, the College of Liberal Arts and general purpose classrooms. As such these spaces must remain operational during the Neuberger Hall renovation. PSU does not have sufficient surge space on campus. Attempts to lease space near the campus were unsuccessful primarily due to the type and nature of space needing accommodation is not readily available in what are primarily office buildings in the surrounding district.

The proposal is for temporary surge space to accommodate students and faculty throughout construction phase and renovation project to approximately 227,000 sf for Portland State University’s Neuberger Hall. The temporary surge space will accommodate the needs of Neuberger Hall programs only, accommodating both students and faculty. Upon the completion of the Neuberger Hall Renovation, the temporary trailers will be demobilized, removed, and all sites returned to their pre-existing condition (Ref Surge Site Timeline below).

A Surge Site Campus Map showing the four proposed Surge Sites is provided on the following page. (Ref: Exhibit 4) PSU will NOT require all four surge sites for the Neuberger Hall renovation. At the time of this submission, Surge Site 4 (Ref: Exhibit 4) is owned by Tri-Met. PSU is working with Tri-Met to negotiate the purchase of the land. If a transaction occurs within time of permitting, PSU would like to utilize this site in place of Surge Site 2 (located at 10th Ave. & SW Montgomery) – effectively a 1:1 swap.

This proposal will identify both of these options and present them for your approval with and without Surge Site 4. We are asking that you may approve both of the presented options (that include all four sites) but ultimately will utilize only three.

Surge Site Improvements

Modular trailer manufacturers provide few options for customers planning a short lease like the one planned for the the Neuberger Hall Renovation. This lack of available options presents a dilemma when trying to meet both the design criteria for the Central City Plan District & Design Overlay zones and budgetary responsibilities utilizing public funding. In order to mitigate some of these modular trailer shortcomings, we are proposing a number of betterment solutions for all of the proposed Surge Sites. The improvements include: additional setbacks from pedestrian right-of-ways providing additional opportunities for planting strips & arborvitae trees and buffer zones creating a more pleasant transition and visual pedestrian experience. Lighting for the proposed temporary sites will be limited to night-lighting only for pedestrian safety along all circulation paths, ramps, and raised platforms throughout the site with an emphasis to reduce glare to neighboring properties.

SURGE SITE SUSTAINABILITY

Portland State University will be leasing the temporary modular buildings and upon demobilization of the site, the proposed modular buildings will be returned to the manufacturer for their continued reuse and service.

SURGE SITE TIMELINE

The proposal for temporary surge space duration will be from the start of July 2017 through the end of October 2019 (or) 27 months and the modular trailers will be on site for a period 24 months within this duration. The proposed timeline for this temporary use is as follows:

- Sitework Preparation: **August 2017 – October 2017**
- Trailer Installation: **November 2017 – December 2017**
- Move-in: **December 2017**
- Operation: **January 2018 – August 2019**
- Move-out: **September 2019**
- Demobilization: **October 2019**

PRE-APPLICATION COMMENTS

A Pre-Application Conference was held on March 7th and additional direction in the subsequent week(s) was provided from BDS planning. The following topics decisions were discussed and are addressed in this application accordingly.

ALL SITES

- Conditional Use (CU) reviews will be a Type II and required for Surge Site 1 only
- All Design Reviews (DR) will be a Type II and required for all four Surge Sites
- Temporary modular trailers will not be included as part of the review valuations for LUS

SW 11TH AND MARKET (Site 1)

- Conditional Use: Required
- Design Review Required.
- Temporary Lot Consolidation: Will need to temporarily consolidate into one tax lot with Multnomah County
- Traffic Engineering: A limited traffic engineering memo will be required as part of the conditional use (CU) process addressing the CU approval criteria.

10th and Montgomery & 1914 SW Park Ave (SITE 2 and SITE 3)

- Conditional Use: Not Required
- Design Review Required

2033 SW 4th (Site 4)

- Conditional Use: Portland State University does not currently own this site and because the Zoning Map shows the site within two zones (RX & CX) a CU would be required for sites with split zoning. Three options are available for PSU that include:
 1. PSU stays out of the small RX portion of the site and utilizes the CX portion only.
 2. PSU requests a “Zone Map Error Correction” from the City.
 3. PSU purchases the land and is allowed an exemption for sites with split zoning: (Title 38.510.114.b, Exemptions for Portland State University, Sites with Split Zoning)
- Design Review Required

INFORMATION NECESSARY TO COMPLETE DESIGN REVIEW APPLICATION

All Surge Sites will be addressed within the cointext of the “site” as defined in the 2016 Assessment of Non-Conforming Sites document. Ref: [Appendices - Nonconforming Development Option 2 Covenant](#)

UPDATED CONTENT

REQUESTED MODIFICATIONS

SITE 1 (NON-CONFORMING DEVELOPMENT):

SW 11TH AND MARKET (Surge Site 1)

At this time, we anticipate requesting modifications to the following:

33.130.232.b.2, Ground Floor Windows in the RX Zone that have non-residential development – Reduces minimum percentage of windows to less than 50% on the north and west facades, and raises the qualifying window features for bottom of window above the minimum standard of 48 inches.

~~33.120.275, Setbacks for Institutional Development in the RX Zone – Reduces the minimum setback of 10 feet to 3 feet along the temporary modular building’s west façade.~~

33.120.275.C, Buffering Across a Street from a Residential Zone – Reduces amount of L1 landscaping within 10 foot buffer zone to accommodate accessible ramps for temporary modular buildings.

10th and Montgomery (Surge Site 2)

At this time, we anticipate requesting modifications to the following:

33.130.232.b.2, Ground Floor Windows in the CX Zone – Reduces minimum percentage of windows to less than 50% on the north and west facades, and raises the qualifying window features for bottom of window above the minimum standard of 48 inches.

SITE 2 (NON-CONFORMING DEVELOPMENT):

1914 SW Park Ave (Surge Site 3)

At this time, we anticipate requesting modifications to the following:

33.130.232.b.2, Ground Floor Windows in the CX Zone – Reduces minimum percentage of windows to less than 50% on the north and west facades, and raises the qualifying window features for bottom of window above the minimum standard of 48 inches.

33.510.225, Ground Floor Active Uses – Reduces minimum percentage of active uses to less than 50% on the north and west facades.

2033 SW 4th (Surge Site 4)

At this time, we anticipate requesting modifications to the following:

33.130.232.b.2, Ground Floor Windows in the CX Zone – Reduces minimum percentage of windows to less than 50% on the north and west facades, and raises the qualifying window features for bottom of window above the minimum standard of 48 inches.

33.130.215, Table 130-3, Maximum 10 feet Setback at a transit street– Increases the maximum setback of 10 feet to 20 feet along the temporary modular trailer’s east façade.

UPDATED CONTENT

PROJECT INFORMATION

UPDATED CONTENT

Exhibit **C4**

REQUESTED MODIFICATIONS SUMMARY

Modification #1

33.130.230.b.2

Ground Floor Windows in the CX Zone

Requirement:

The Ground Floor must have windows for at least 50% of the length of the walls and occupy at least 25% if the wall area up to 9 feet above the finished grade.

Purpose:

To provide a pleasant and engaging pedestrian environment, continuity of retail uses, and enhance security for the street level.

Proposal:

The modular trailers will provide temporary classroom and faculty space for the duration of the Neuberger Hall renovation and be on site for a 24 month period. For this temporary use, Portland State University intends to utilize pre-manufactured leased modular trailers. The options for leased trailers do not satisfy the criteria of the Ground Floor Windows requirement.

When considering the Neuberger Hall renovation project in it’s entirety, it would be our intent to prioritize public funds towards the long term improvements at Neuberger Hall which will have a far greater and lasting impact toward enhancing the pedestrian environment within the downtown district.

Some of the proposed enhancements for the Neuberger Hall renovation include:

- New building entries and canopies along the east and west facades.
- Enhanced landscaping elements along existing pedestrian access routes
- Enhanced building connectivity on west side toward the south park blocks
- Enhanced pedestrian environment along SW Broadway with direct visual connections from a proposed interior gallery space and building entry lobby

While the proposed temporary modular buildings do not meet the standards of the Ground Floor Requirement, several steps have been taken to enhance the overall appearance of the temporary project so that it may contribute to the quality of this central city location.

The steps taken include:

Setback. The temporary modular units step back from the property lines to allow room for an appropriate transition buffer between the pedestrian right-of-way and the temporary modular unit facades.

Landscape Buffers and Screening: Skirting consisting of the temporary modular unit siding will extend along the bottoms of the temporary modular units façade and will conceal and protect the underside of the temporary modular units. Plantings and shrubbery will create visual interest and texture for both pedestrians and motorist passing by.

Temporary Use. The proposed site will be returned to its existing condition which is tied to the completion of the Neuberger Hall Renovation and approximately 27 months for temporary surge space site prep and construction.

This proposal better meets the design guidelines because it is focused on providing as much energy toward project areas related directly toward the Neuberger Hall renovation while also making additional efforts toward the temporary pedestrian environments within the Surge Sites themselves.

REQUESTED MODIFICATIONS SUMMARY

Modification #2

33.120.275.C, Table 120-5

Buffering Across a Street from a Residential Zone

Requirement:

10 ft. to L1 standard:

Where the area to be landscaped is less than 30 feet deep, the standard is one large tree per 30 linear feet, one medium tree per 22 linear feet, or one small tree per 15 linear feet. Trees of different sizes may be combined to meet the standard. Trees may be grouped.

Ground cover plants must fully cover the remainder of the landscaped area.

Purpose:

The intent is to maintain compatibility with and limit the negative impacts on surrounding residential areas from institutional uses.

Proposal:

The temporary modular units along SW Market will be set back 10 feet from north property line but propose two accessible ramps within the buffer zone for accessible access to the two temporary buildings along the North edge. To address concerns and to mitigate for the reduction in the required buffering, we have proposed a 64’ x 20’ central courtyard that is open to SW Market. [Ref: Exhibit C24](#)

The steps taken include:

Setback. The temporary modular trailers will step back approximately 10 feet from the property lines to allow room for an appropriate transition buffer between the pedestrian right-of-way and the temporary modular unit facades.

Landscape Buffers and Screening: Skirting consisting of the temporary modular unit siding will extend along the bottoms of the temporary modular units façade and will conceal and protect the underside of the temporary modular units. Plantings and shrubbery will create visual interest and texture for both pedestrians and motorist passing by. A 64’ x 20’ central courtyard that opens up to SW Market has been proposed.

Temporary Use. The proposed site will be returned to its existing condition which is tied to the completion of the Neuberger Hall Renovation and approximately 27 months for temporary surge space site prep and construction.

This proposal better meets the design guidelines because it is focused on providing as much energy toward project areas related directly toward the Neuberger Hall renovation while also making additional efforts toward the temporary pedestrian environments within the Surge Sites themselves.

ZONING CODE SUMMARY - SITE 1 (NONCONFORMING DEVELOPMENT SITES)

Property Description - Site 1 of the PSU Campus Site Plan and Nonconforming Upgrades

Site Address: 1825 SW Broadway, PO Box 751, Portland OR 97207
Plan District: CC – Central City Plan District (33.510)
Base Overlay Zones: RXd – Central Residential Design Zone (33.120)
CXd – Central Commercial Design Zone (33.130)

BLACK = COMPLETED
GRAY = NOTES

Requirement	Reference	Standard	Proposal / Notes
Allowed Uses	33.130, 33.120	Allowed uses per Table 130-1, 120-1	CX: Schools, Colleges – Complies RX: Colleges – Conditional Use Review Required (CU)
Development Standards for Conditional Use	33.815.060	The development standards for conditional uses are those of the base zone, any applicable overlay zones or plan districts, <i>and any relevant regulations in the 200s series of chapters.</i>	Conditional Use Requested for Surge Site 1, Ref: LU 17-140640 CU
Sites with Split Zoning	33.815.070	When a proposed use is located on a site which has more than one zone, and the use is a conditional use in one zone and an allowed or limited use in the other, any proposals on the allowed site are subject to conditional use review.	Conditional Use Requested for Surge Site 1, Ref: LU 17-140640 CU
Exemptions for Portland State University	33.510.114	Development by Portland State University within the University District, is exempt from the Conditional Use requirements of Section 33.815.070 (above), Sites with Split Zoning	
Institutional and Other Uses in R Zones	33.815.105.B.2 and 3	The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, tree preservation, and landscaping; or The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, tree preservation, and other design features.	In-process Ref: Appendices – 2016 Assessment of Non-Conforming Sites

Development Standards for Residential Zones, Commercial Zones, and Central City Plan District

Requirement	Reference	Standard	Proposal / Notes
Housing Types Allowed	33.120.200, Table 120-1	House, Attached House, Accessory Dwelling Unit, Duplex, Multi-Dwelling Structure, Multi-Dwelling Development, Manufactured Development, Manufactured Dwelling, Houseboat, SRO Units, Group Structures (with CU)	Complies
Development on Lots and Lots of Record	33.120.210		N/A
Lot Size	33.130.200; see 33.613	No required minimum	Site 1 = 827,510 sf

ZONING CODE SUMMARY - SITE 1 (NONCONFORMING DEVELOPMENT SITES)

Floor Area Ratio (Site 1)	33.130.205, Table 130-3 33.120.275, Table 120-5 33.510.200, Map 510-2	RX Zone N/A 6:1 per Central City Master Plan 2 to 1 for RX portion of site	SITE 1 (RX/CX) Lot Size: 827,510 sf, Above Grade Total: 1,252,688 sf SITE 1 (RX/CX) FAR: 1.5:1
Floor Area Ratio (Surge Site 1)	33.510.200, Map 510-2 33.120.275, Table 120-5	RX Zone N/A 6:1 per Central City Master Plan Maximum Floor Area Ratio per Base Zone: 2 to 1	Lot Size: 30,293 sf, Above Grade Total: 14,936 sf FAR 0.49:1
Floor Area Ratio	33.130.205, Table 130-3 33.510.200, Map 510-2	FAR of 4:1 allowed in CX base zone – superseded by the CCPD FAR of 6:1 per Central City Master Plan	Lot Size: 9,280 sf, Above Grade Total: 5,100 sf FAR 0.55:1
Height	33.120.215, Table 120-3 33.130.210, Table 130-3 33.510.205, Map 510-3	100’ per RX 75’ per CX 125’ per Central City Plan District	Complies
Height Standard – Rooftop Mechanical Equipment	33.130.210.B.2	All rooftop mechanical equipment and enclosures of stairwells that provide rooftop access must be set back at least 15 feet from all roof edges that are parallel to street lot lines.... Stairwell enclosures and other rooftop mechanical equipment which cumulatively cover no more than 10 percent of the roof area may extend 10feet above the height limit.	Complies
Development Standards for Institutions	33.120.275, Table 120-5	Per 33.815.105.B.2 and 3, Institutional and Other Uses in R Zones	See following
• Minimum Setback	Table 120-5	1 foot for every 2 feet of building height, but in no case less than 10 feet	In-process Ref: Appendices – 2016 Assessment of Non-Conforming Sites, Site Plan Notes 1.0
• Max. Building Coverage	Table 120-5	70% of Site Area	Complies
• Min Landscaped Area	Table 120-5	20% of Site Area	In-process Ref: Appendices – 2016 Assessment of Non-Conforming Sites Site Plan Notes 1.0
• Max Height	Table 120-5	75 ft	Complies
• Buffering	Table 120-5	10 ft. to L3 standard Abutting Residential Zone	In-process Ref: Appendices – 2016 Assessment of Non-Conforming Sites, Site Plan Notes 1.0
• Buffering	Table 120-5	10 ft. to L1 standard Across Street from Residential Zone	Modification Requested, Ref: Exhibit C7
Required Building Lines	33.510.215, Map 510-6	New development and major remodeling projects along a frontage containing a required building line must be at least 15 feet high	Site is not subject to this standard
Building Length	33.120.230	Max building length of 100 feet within 30 feet of a street	Complies
Setbacks	33.130.215, Table 130-3	No setbacks required per base zone. Maximum 10 feet at a transit street or pedestrian district.	Complies
Building Coverage	33.130.220, Table 130-3	No Limit for commercial zone	Complies
Landscaped Areas	33.130.225, Table 130-3 33.120.235, Table 120-3	None required per base zone.	Complies

PROJECT INFORMATION

ZONING CODE SUMMARY - SITE 1 (NONCONFORMING DEVELOPMENT SITES)

Ground Floor Windows	33.130.230.B.2	Ground Floor Windows must be at least 50% of the length and 25% of the area up to 9' above grade	See below
Ground Floor Windows	33.510.220	In the RX, CX, and EX zones, all major remodeling projects must also meet the ground floor window standard of the base zone, or the “Optional artwork” standard; 33.510.220.C.	Modification Requested, Ref: Exhibit C6
<ul style="list-style-type: none">Optional artwork	33.510.220.C	Projects proposing to use artwork as an alternative to the ground floor window requirements may apply for this through the adjustment procedure. Projects may also apply for a modification through design review if they meet the following qualifications. Buildings having more than 50 percent of their ground level space in storage, parking, or loading areas, or in uses which by their nature are not conducive to windows (such as theaters), may be allowed to use the design review process. Artwork and displays relating to activities occurring within the building are encouraged. In these instances, the artwork will be allowed if it is found to be consistent with the purpose for the ground floor window standard.	
Main Entrances	33.120.231	At least one main entrance for each structure must be within 8 feet of the longest street-facing wall of the dwelling unit	
Screening	33.120.250 33.130.235	All exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties.	In-process Ref: Appendices – 2016 Assessment of Non-Conforming Sites, Site Plan Notes 4.0
Ground Floor Active Uses	33.510.225, Map 510-7	Site is not subject to this standard	
Minimum Active Floor Area	33.510.226, Map 510-7	Site is not subject to this standard	
Required Outdoor Areas	33.120.240	At least 48 square feet of outdoor area is required for each dwelling unit on the site.	Complies
Pedestrian Standards	33.120.255.B.1.a.1 33.130.240.B.1.a.1	Connection required between main entrance and the adjacent street.	Complies
Transit Street Main Entrance	33.130.242	Sites with at least one frontage on a transit street where any of the floor area on the site is nonresidential use must locate at least one main entrance within 25’ of transit street.	Complies - <i>Site is on a “Regional Transitway & Major Transit Priority Street” (SW 10th & SW Mill) which is classified as a “Transit Street” as defined by Title 33.910 and street classification identified in the Transportation Element of the Comprehensive Plan (Ref: Central City District – Map 6.42.2 (Page 2-112))</i>
Exterior Display, Storage and Work Activities	33.130.245, 33.510.223	Exterior display and storage are not allowed in CX zone. Outdoor eating areas, outdoor markets, entertainment and recreation uses commonly performed outside are allowed.	Complies
Mechanical Equipment along the Portland Streetcar Alignment	33.510.224, Map 510-11	Site is not subject to this standard	
Required Residential Development Areas	33.510.230, Map 510-5	Site is not subject to this standard	
General Requirements for Residential and Mixed-Use Developments	33.130.250	Project type is not subject to this standard	Complies
Trucks and Equipment	33.130.255, 33.510.240	Regulations for truck and equipment parking apply to business vehicles that are parked regularly at a site. The regulations do not apply to pick-up and delivery activities, or other services at the site which occur on an intermittent and short-term basis.	Complies
Drive-Through Facilities	33.130.260.D.2	Drive-through facilities are allowed in the CX zones which are intended for auto accommodating development.	Complies

PROJECT INFORMATION

ZONING CODE SUMMARY - SITE 1 (NONCONFORMING DEVELOPMENT SITES)

Amenity Bonuses	33.120.265	The amenity bonus provisions are applicable to all housing types in the R3, R2, and R1 zones.	
Detached Accessory Structures	33.130.265	Maintain separation and privacy to residential lots from non-residential development.	N/A
Alternative Development Options	33.120.270	Project type is not subject to this standard	N/A
Fences	33.120.285 33.130.270	Standards apply to walls, fences and screens of all types.	In-process Ref: Appendices – 2016 Assessment of Non-Conforming Sites, Site Plan Notes 4.0
Demolitions	33.130.275.C 33.120.290	Site must be landscaped to the L1 standard within 6 months of the demolition of buildings unless there is an approved development for the site through design review	N/A
Detached Accessory Structures	33.120.280	Maintain separation and privacy to residential lots from non-residential development.	Complies Ref: Appendices – 2016 Assessment of Non-Conforming Sites
Additional Standards for Garages	33.120.283		N/A
Nonconforming Development	33.120.300 33.130.285	Existing development that does not conform to the development standards of this chapter may be subject to the regulations of Chapter 33.258, Nonconforming Situations	In-process Ref: Appendices – 2016 Assessment of Non-Conforming Sites
Parking and Loading	33.120.305 33.130.290 33.266.130.G.2	Standards are listed in 33.266, Parking and Loading.	In-process Ref: Appendices – 2016 Assessment of Non-Conforming Sites, Site Plan Notes 4.0
Signs	33.120.310 33.130.295	Standards are listed in Title 32, Signs and Related Regulations 1 sf per 1 ft. of primary building wall 1.5 sf if no freestanding signs Size Limit: 100 sf (CX zones), 50 sf (RX zones) Max Height: 20 ft. (CX zones), 15 ft. (RX zones)	All signs will be within allowable size limit, area, and height for both the CX and RX zones. All signs will be mounted on primary building wall with no projections and lighted to 5 ft/candle min, per campus standard.
Superblock Requirements	33.130.305	Development in the CX zone on land that includes vacated rights-of-way may be subject to the superblock standards of Chapter 33.293, Superblocks.	
Recycling Areas	33.130.310	Requirements for recycling areas are regulated by the Office of Planning and Sustainability	Complies

ZONING CODE SUMMARY - SITE 1 (NONCONFORMING DEVELOPMENT SITES)

Parking & Loading Standards

Requirement	Reference	Standard	Proposal / Notes
Parking and Loading	33.266.110, 33.266.115, Table 266-1 and 266-2	Base zone (CX): no minimum parking requirements Base Zone Use (Standard B): Maximum apply for college: 1 per 400 sq. ft. of net building area exclusive of dormitories, plus 1 per 2.6 dorm rooms	Superseded by below
Parking in the Core Area	33.510.263, Map 510-8	Project is in the UD-1 parking sector.	Complies
• Description of Types of Parking	33.510.261.B.1	Growth parking is created in conjunction with additions of non-residential floor area and is provided for employees, customers and clients.	N/A
Parking	33.510.263, Table 510.6	Growth Parking: Allowed Schools, Colleges: 1 per 1000 net sf max	N/A
Bicycle Parking	33.266.200	Bicycle parking requirements are based on the primary use.	
	33.266.210, Table 266-6	Long-Term: Colleges: 1 per 20,000 sf , Short-Term: Colleges: 1 per 10,000 sf	Complies, Ref: Exhibit C5
Loading Standards	33.266.310		
• Number and Size of Loading Spaces	33.266.310.C.2.c, 33.266.310.D	Buildings where any of the floor area is in uses other than household living with more than 50,000 sf of floor area require two loading spaces at least 35 ft. long, 10 ft. wide and with a 12 ft. clearance.	Complies
• Forward Motion	33.266.310.F	Loading facilities must be designed so that vehicles enter and exit the site in a forward motion.	N/A

DESIGN GUIDELINES RESPONSE

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
A	PORTLAND PERSONALITY	
A1	Integrate the River	<p><i>Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway.</i></p> <p>N/A</p>
A2	Emphasize Portland Themes	<p><i>When provided, Integrate Portland-related themes with the development’s overall design concept.</i></p> <p>Not provided.</p>
A3	Respect the Portland Block Structure	<p><i>Maintain and extend the traditional 200-foot block pattern to preserve the Central City’s ration of open-space to built space.</i></p> <p><i>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.</i></p> <p>The proposed temporary surge sites respect the Portland Block Structure and provide temporary pedestrian improvements along all of all primary street edges consisting of setbacks and planting strips to provide a thoughtful transition from between the temporary project site and the pedestrian zone abutting all Local Service Transit Streets.</p>
A4	Use unifying elements	<p><i>Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.</i></p> <p>SITE 1: A primary circulation path running east/west will provide PSU students with a unifying visual and physical connection from SW 12th over to SW 11th avenue.</p> <p>SITE 2: The proposed temporary buildings will provide a unifying link between the surrounding campus buildings on all sides and provide a physical connection toward SW 10th by orienting the entries toward to the east.</p>
A5	Enhance, Embellish and Identify Area	<p><i>Enhance an area by reflecting the local character within the right-of-way.</i></p> <p><i>Embellish an area by integrating elements in new development that build on the area’s character.</i></p> <p><i>Identify an area’s special features or qualities by integrating them into new development.</i></p> <p>SITE 1: The temporary modular units along Market Street will be set back 10 feet from the</p>

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
		<p>pedestrian right-of-way and provide a landscape buffer consisting of arborvitae trees and bark mulch. These planting beds will also serve as markers and define areas of entry for these temporary modular units. The temporary modular units along 12th avenue will be setback a minimum of 36 inches from the ROW and provide a planting edge that will define an east point of entry to the central portion of the temporary modular site.</p> <p>SITE 2: Planting strips consisting of arborvitae trees and bark mulch will be placed along the sites north and east facades. These planting beds will also serve as markers and define areas of entry for the temporary modular units.</p>
A6	Reuse/Rehabilitate/ Restore Buildings	<p><i>Where practical, reuse, rehabilitate, and restore buildings and/or building elements</i></p> <p>The proposed temporary modular units and associated development will be located at a vacant lot, owned by Portland State University, beginning August 2017 and removed October 2019. At the time of this removal, the site will be restored to existing conditions. The proposed temporary modular buildings being are most importantly, temporary. Portland State University will be leasing these units and upon demobilization of the site, the proposed modular units will be returned to the manufacturer for their continued reuse and service.</p>
A7	Establish & Maintain a Sense of Urban Enclosure	<p><i>Define public rights-of-way by creating and maintaining a sense of urban enclosure.</i></p> <p>A combination of design elements will contribute to reinforcement of the Urban Enclosure at the surrounding blocks including: preservation of existing site, planting strips, and setbacks where applicable. These design elements will enable a graceful means of transition for all sites and serve as a pedestrian gateway to temporary site throughout the Neuberger Hall Renovation.</p>
A8	Contribute to the Cityscape, Stage and the Action	<p><i>Integrate building setbacks with adjacent sidewalks to increase the space for potential public use.</i></p> <p><i>Develop visual and physical connections into buildings’ active interior spaces from adjacent sidewalks.</i></p> <p><i>Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.</i></p> <p>Site 1: The use of low planting areas and building skirts (along the bottom of the modular units) will provide a pleasant and seamless buffer and transition to the urban district beyond while allowing views and welcome interaction of Market Street to the north and the flanking 11th & 12th side streets.</p> <p>Site 2: The use of low planting areas and building skirts (along the bottom of the modular units) will provide a pleasant and seamless transition and buffer to the surrounding campus buildings and urban district beyond while allowing views and welcome</p>

PROJECT INFORMATION

DESIGN GUIDELINES RESPONSE

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
		interaction the pedestrian street along the north edge of the site.
A9	Strengthen Gateways	<p><i>Develop and/or strengthen gateway locations.</i></p> <p>SITE 1: A welcoming transition is emphasized at the vacated 11th street pedestrian thoroughfare that exist on east side of the proposed building site. The single level program distribution will also provide a through site visual connection between SW 11th and 12th streets.</p> <p>SITE 2: Not applicable.</p>
B	PEDESTRIAN EMPHASIS	
B1	Reinforce and Enhance the Pedestrian System	<p><i>Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed.</i></p> <p><i>Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone and the curb.</i></p> <p><i>Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks</i></p> <p>SITE 1: Paving access ways will be provided to the temporary building site on the north, west, and east sides to reinforce the pedestrian system. These access ways will reinforce the sidewalk zones by maintaining the city standard paving in the pedestrian zone and including temporary asphalt walking surfaces and planting strips within the building frontage zone. The furnishing zone will protected and maintained to its existing condition.</p> <p>SITE 2: Paving access ways will be provided to the temporary building site on the north and east sides to reinforce the pedestrian system. These access ways will reinforce the sidewalk zones by maintaining the city standard paving in the pedestrian zone and including temporary asphalt walking surfaces and planting strips within the building frontage zone. The furnishing zone will protected and maintained to its existing condition.</p>
B2	Protect the Pedestrian	<p><i>Protect the pedestrian environment from vehicular movement.</i></p> <p><i>Develop integrated identification, sign, and sidewalk-oriented night-lighting that offer safety, interest, and diversity to the pedestrian.</i></p> <p><i>Incorporate building equipment, mechanical exhaust routing systems and/or service areas in a manner that does not distract from the pedestrian environment.</i></p> <p>The pedestrian environment will be strengthened by a combination of building setbacks and planting strips providing a buffer between the temporary buildings and ROW.</p> <p>Night-lighting will also be provided for pedestrian safety along all pedestrian</p>

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
		walkways, ramps, and raised platforms between the temporary modular units along the ROW.
		The temporary buildings will have a small mechanical unit located on each of its two short sides that will be oriented away from the primary street. The orientation along with proposed setbacks and planting strips will contribute to reducing their impact on both the site and pedestrian experience.
B3	Bridge Pedestrian Obstacles	<p><i>Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.</i></p> <p>Existing curb ramps to adjacent crosswalks will be maintained in addition to a temporary asphalt paving circulation system throughout the proposed temporary site. The temporary site will be fully accessible.</p>
B4	Provide Stopping & Viewing Places	<p><i>Provide safe, comfortable places where people can stop, view, socialize, and rest.</i></p> <p><i>Ensure that these places do not conflict with other sidewalk uses.</i></p> <p>The proposed temporary buildings include asphalt and accessible ramp systems providing a pleasant and seamless transition to the existing sidewalk zone throughout the building site. The proposed site will be returned to its existing condition which is tied to the completion of the Neuberger Hall Renovation or 25 months after the start of site prep and construction.</p>
B5	Make Plazas, Parks & Open Space Successful	<p><i>Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces.</i></p> <p><i>Where provided, integrate water features, and/or public art to enhance the public open space.</i></p> <p><i>Develop locally-oriented pocket parks that incorporate amenities for nearby patrons.</i></p> <p>SITE 1: The site will be oriented with main entries on three sides connecting to SW 11th, 12th (along the east and west sides) and SW Market Street to the north. Open space will be preserved along the sites east and south sides to their existing condition.</p> <p>SITE 2: The site will be oriented with the primary entries to the north edge of the site which is a pedestrian only street.</p>
B6	Develop Weather Protection	<p><i>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.</i></p> <p>The proposed asphalt and accessible ramp systems will be resistant to weather and</p>

PROJECT INFORMATION

DESIGN GUIDELINES RESPONSE

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
		provide a safe circulation system throughout the proposed temporary use period.
B7	Integrate Barrier Free Design	<i>Integrate access systems for all people with the building’s overall design concept.</i> All Surge Sites and temporary modular units will be fully accessible.
C	PROJECT DESIGN	
C1	Enhance View Opportunities	<i>Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity.</i> <i>Size and place new buildings to protect existing views and view corridors.</i> <i>Develop building facades that create visual connections to adjacent public spaces.</i> SITE 1: An open space consisting of planting strips and an asphalt circulation path will run east/west through the center of the proposed building site. This open space will provide small scale views between both 11th and 12th streets and provide pedestrians with additional visual experiences and physical connections to the surrounding buildings and green space SITE 2: Open space between buildings will consist of planting strips and asphalt circulation paths that will run north/south through the building site. This open space will provide small scale views and additional visual experiences and physical connections to the surrounding buildings and green spaces beyond.
C2	Promote Quality and Permanence in Development	<i>Use design principles and building materials that promote quality and permanence.</i> The proposed use and commitment to removal of the temporary modular buildings will provide for the future opportunity of a permanent development to happen at the proposed building sites.
C3	Respect Architectural Integrity	<i>Respect the original character of an existing building when modifying its exterior.</i> <i>Develop vertical and horizontal additions that are compatible with the existing building to enhance the overall proposal’s architectural integrity</i> Not applicable.
C4	Complement the Context of Existing Buildings	<i>Compliment the context of existing buildings by using and adding to the local design vocabulary.</i> The proposed use and commitment to removal of the temporary modular buildings will provide for the future opportunity of a permanent development to happen at this corner site.

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
C5	Design for Coherency	<i>Integrate the different building and design details elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.</i> The proposed buildings will be constructed off-site & installed quickly over a two month period (including site prep and landscaping) minimizing disruption to the surrounding environment and PSU class schedule. Numerous sustainable building materials including cement fiber vertical siding will be utilized with an emphasis on durability for continued reuse after site demobilization and the Neuberger Hall Renovation is complete.
C6	Develop Transitions between Buildings and Public Spaces	<i>Develop transitions between private development and public open space</i> <i>Use 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.</i> SITE 1: The proposed temporary buildings will be oriented toward SW Market Street and provide landscape buffers between the modular units and the pedestrian zone. Combined, these elements will enable a pleasant transition and visual experience with connections to the surrounding urban and institutional context. SITE 2: The proposed temporary buildings will be oriented with the primary entries along the north edge of the site, transitioning to a pedestrian thoroughfare and campus buildings beyond.
C7	Design Corners that Build Active Intersections	<i>Use design elements including, but not limited to varying the building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs, and pedestrian entrances to highlight building corners.</i> <i>Locate flexible sidewalk-level retail opportunities at building corners.</i> <i>Locate stairs, elevators and other upper floor building access points toward the middle of the block.</i> SITE 1: An active circulation path running east/west at the center of the proposed project site will increase activity at both the 11th and 12th street intersections. SITE 2: The project site utilizes the north edge of the site as primary entry points and will create activity at the southwest corner of the site.

PROJECT INFORMATION

DESIGN GUIDELINES RESPONSE

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
C8	Differentiate the Sidewalk Level of Buildings	<p><i>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.</i></p> <p>The sidewalk level of the proposed temporary modular units will be a single level. Exterior materials will consist of cement fiber vertical siding, highly insulated vinyl windows, and temporary ramp/stair systems all of which will be softened by a landscape buffer consisting of arborvitae trees along all building edges.</p>
C9	Develop Flexible Sidewalk Level Spaces	<p><i>Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.</i></p> <p>The proposed use for the site will accommodate two primary active uses along the right-of-way including classroom and faculty office space. This temporary active space is needed for the duration of the Neuberger Hall renovation project or approximately a 27 month period after the start of construction.</p>
C10	Integrate Encroachments	<p><i>Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment.</i></p> <p>No encroachments proposed.</p>
C11	Integrate Roofs & Use Roof Tops	<p><i>Integrate roof function, shape, surface materials, and colors with the building’s overall design concept.</i></p> <p><i>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.</i></p> <p><i>Develop rooftop terraces, gardens, and associated landscape areas to be effective stormwater management tools</i></p> <p>SITE 1: The temporary buildings will have a small mechanical unit located on both of its short sides. By orienting the buildings in an east/west relationship to the site, their impact on the pedestrian will be minimized and further concealed by a landscape buffer and buildings setbacks.</p> <p>SITE 2: The temporary buildings will have a small mechanical unit located on both of its short sides. By orienting the buildings in an east/west relationship to the site, their impact on the pedestrian will be minimized and further concealed by a landscape buffer and buildings setbacks.</p>
C12	Integrate Exterior Lighting	<p><i>Integrate exterior lighting and its staging or structural components with the building’s overall design concept.</i></p> <p><i>Use exterior lighting to highlight the building’s architecture, being sensitive to its impact on the skyline at night.</i></p>

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
C13	Integrate Signs	<p>Lighting for the proposed temporary site will be limited to night-lighting only for pedestrian along all circulation paths, ramps, and raised platforms throughout the site.</p> <p><i>Integrate signs and their associated structural components with the buildings overall design concept.</i></p> <p><i>Size, place, design, and light signs to not dominate the skyline.</i></p> <p><i>Signs should have only a minimal presence on the Portland skyline.</i></p> <p>All signs will conform to the standard of Title 32, Signs and Related Regulations.</p>

PROJECT INFORMATION

UPDATED CONTENT



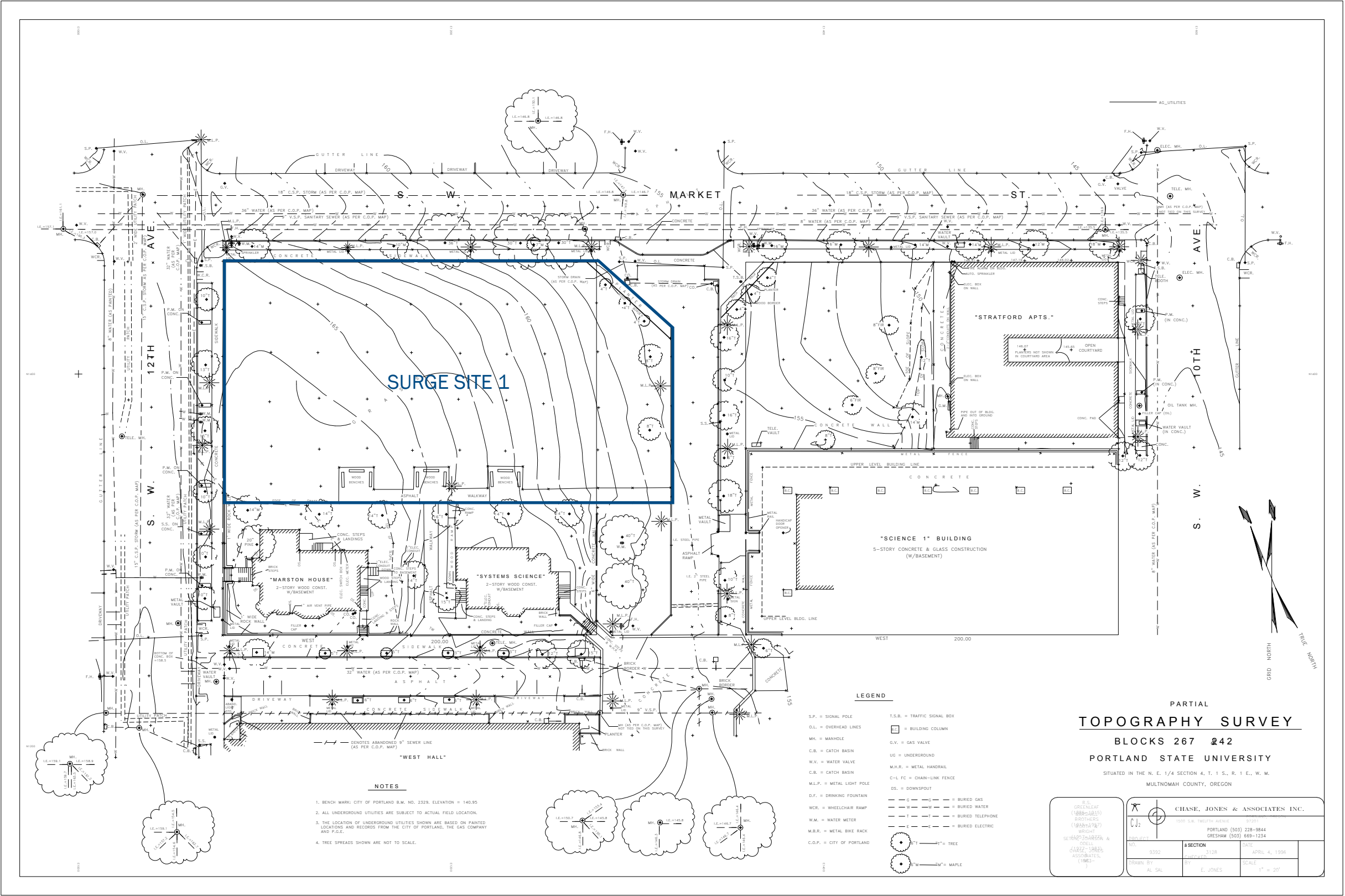
SCALE: 1 IN = 300 FT

Vicinity Plan

SITE CONTEXT

SURGE SITE 1

12th Ave. & SW Market Street



Site Survey with Existing Utilities | 12th Ave & SW Market St

SITE CONTEXT (SITE 1)



SW MARKET ST FACING WEST



SW MARKET ST FACING EAST



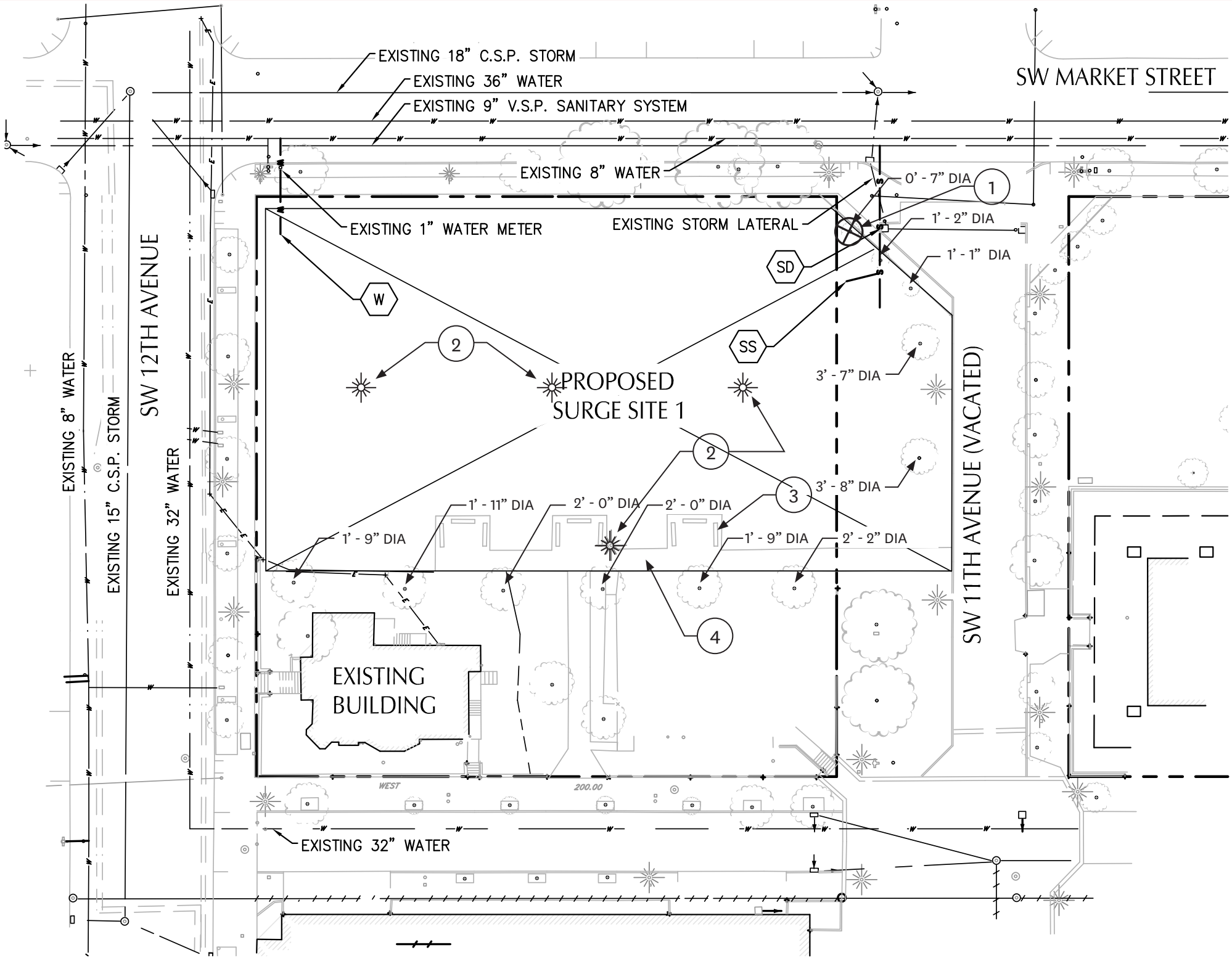
SW 12TH ST FACING EAST



SW MILL ST FACING NORTH



SW MILL ST FACING WEST



UTILITY PLAN

N.T.S

UTILITY KEY NOTES

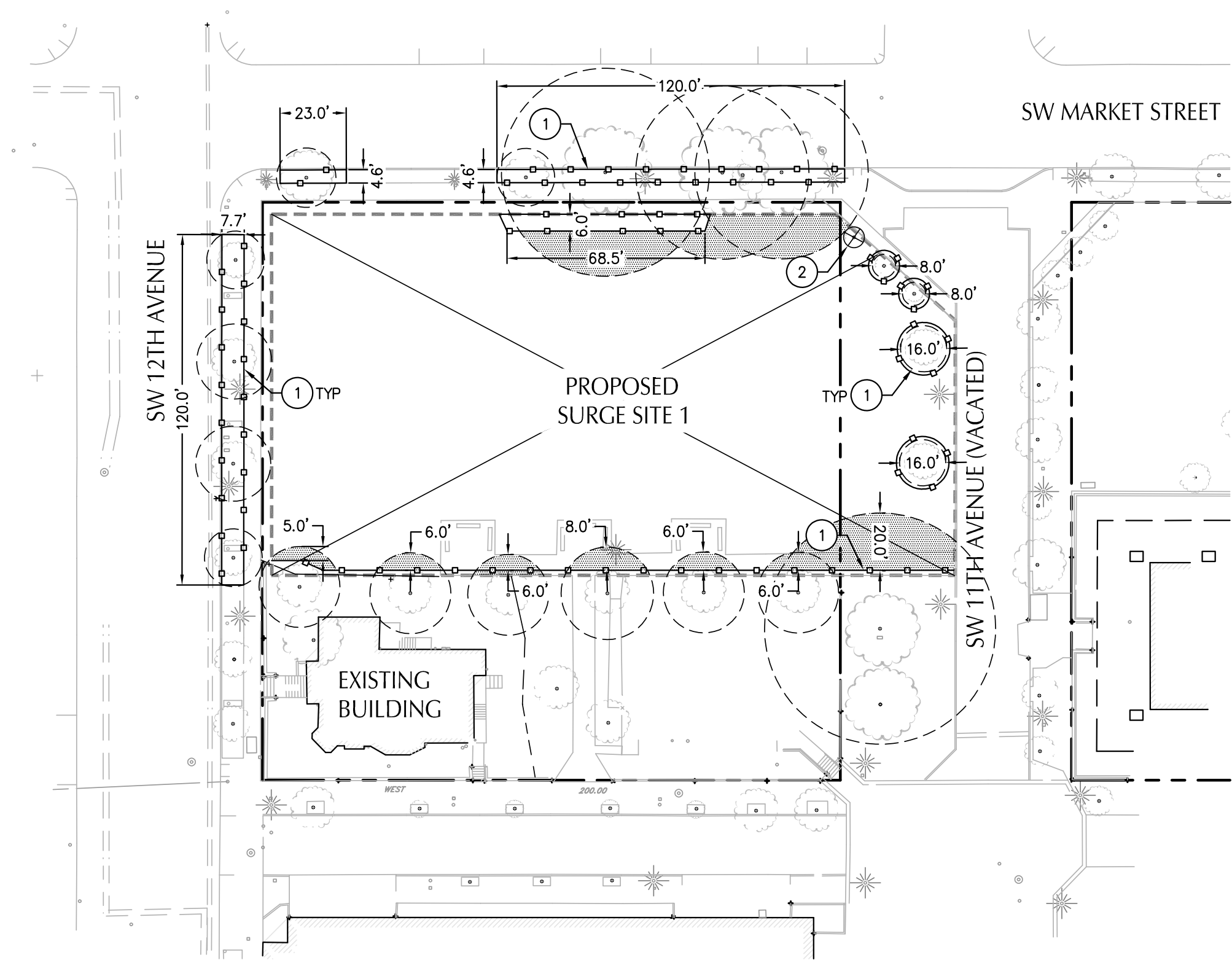
- CONNECT SEWER TO EXISTING SEWER LATERAL. SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT DOMESTIC WATER SYSTEM TO EXISTING 1" WATER SERVICE. INSTALL DOUBLE CHECK VALVE ASSEMBLY AT PROPERTY LINE. SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT STORMWATER TO EXISTING CATCH BASIN.

SITE KEY NOTES

- CONTRACTOR TO REMOVE TREE AND REPLANT EQUIV AFTER SITE DEMOBILIZATION
- CONTRACTOR TO REMOVE EXISTING LIGHT POLE AND REINSTALL AFTER SITE DEMOBILIZATION
- CONTRACTOR TO REMOVE EXISTING SITE BENCHES AND REPLACE AFTER SITE DEMOBILIZATION
- CONTRACTOR TO RETURN ALL EXISTING PATHWAYS TO EXISTING CONDITION AFTER SITE DEMOBILIZATION

DIA = DIAMETER OF TREE MEASURED AT 4.5' ABOVE GRADE





TREE PROTECTION PLAN
N.T.S

KEY NOTES

- 1 INSTALL ROOT PROTECTION FENCING
- 2 EXISTING TREE TO BE REMOVED

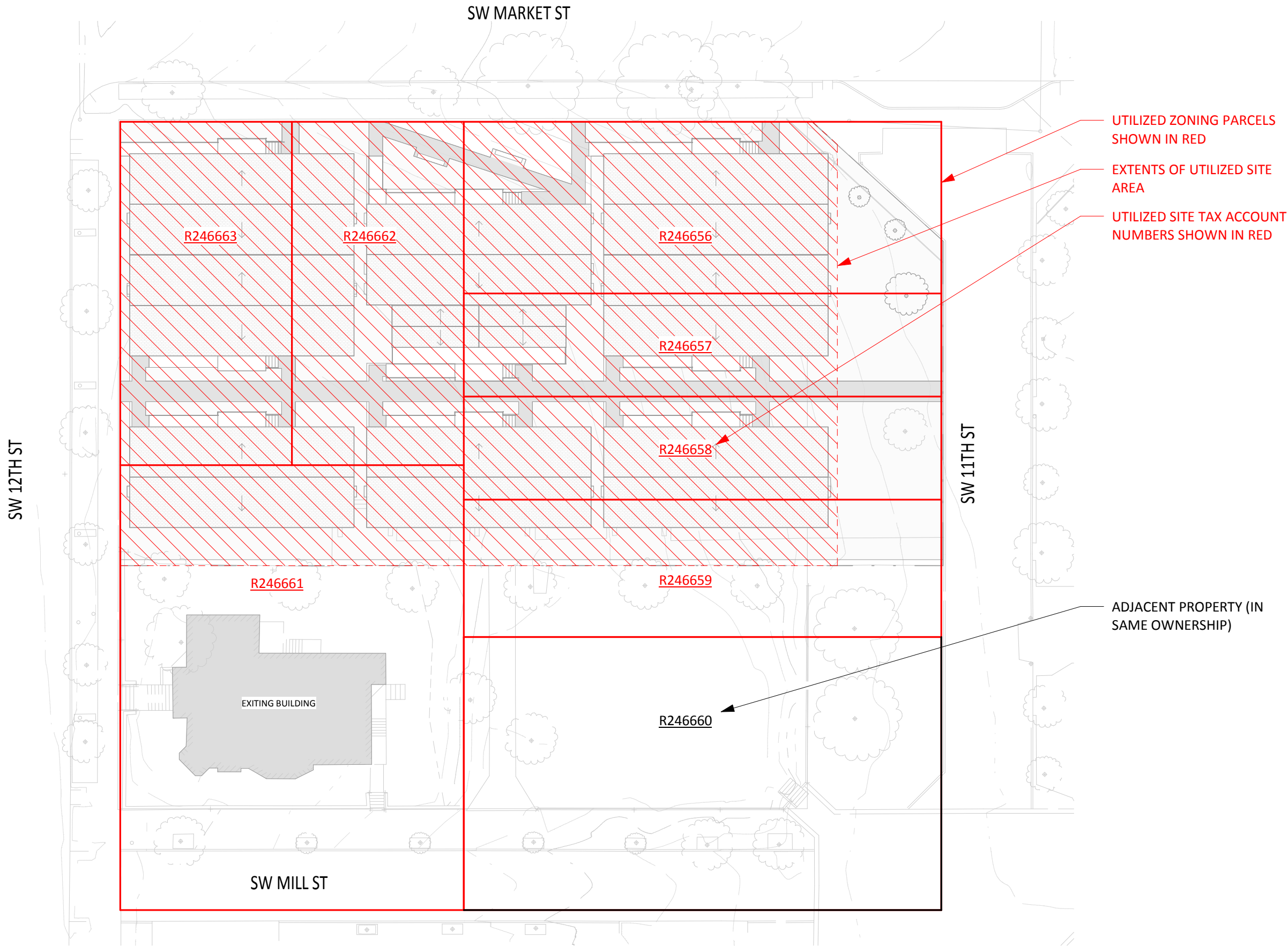
NOTES

- 1. ROOT PROTECTION ZONE MUST HAVE 1-FOOT RADIUS FROM THE CENTER OF THE TRUNK PER INCH OF TREE DIAMETER.
- 2. ROOT PROTECTION FENCING MUST BE A MINIMUM OF 6-FOOT HIGH CHAIN LINK FENCE WITH 8-FOOT METAL POSTS.
- 3. CONSTRUCTION ACTIVITIES MAY ENCROACH NO MORE THAN 25% OF THE ROOT PROTECTION ZONE AREA. THE ENCROACHMENT MAY NOT BE CLOSER THAN ONE HALF OF THE ROOT PROTECTION ZONE RADIUS.

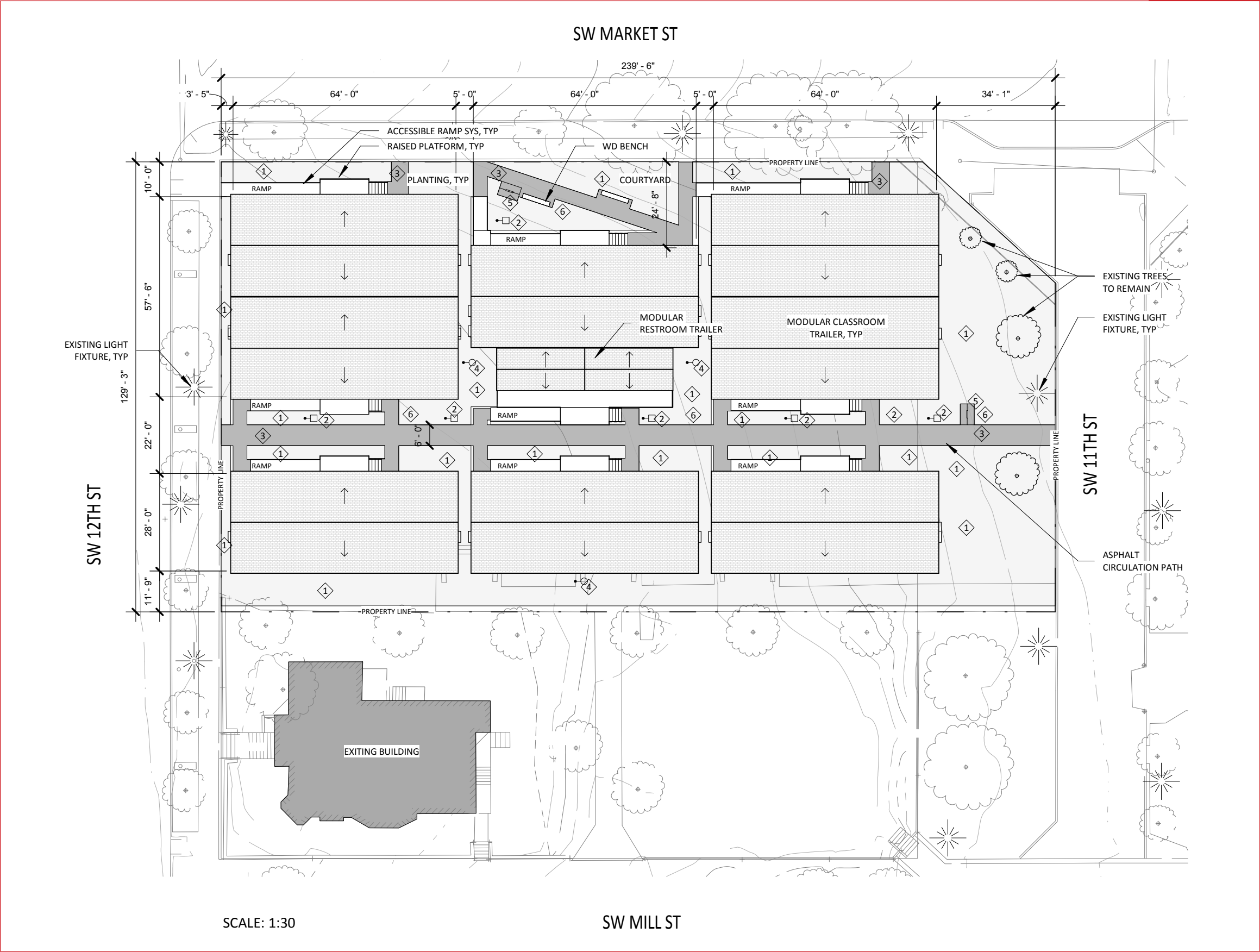
LEGEND

- ROOT PROTECTION FENCING
- ROOT PROTECTION ZONE
- SITE LIMITS
- TREE REMOVAL
- ALLOWABLE ENCROACHMENT AREA (25% OR LESS OF ROOT PROTECTION ZONE)





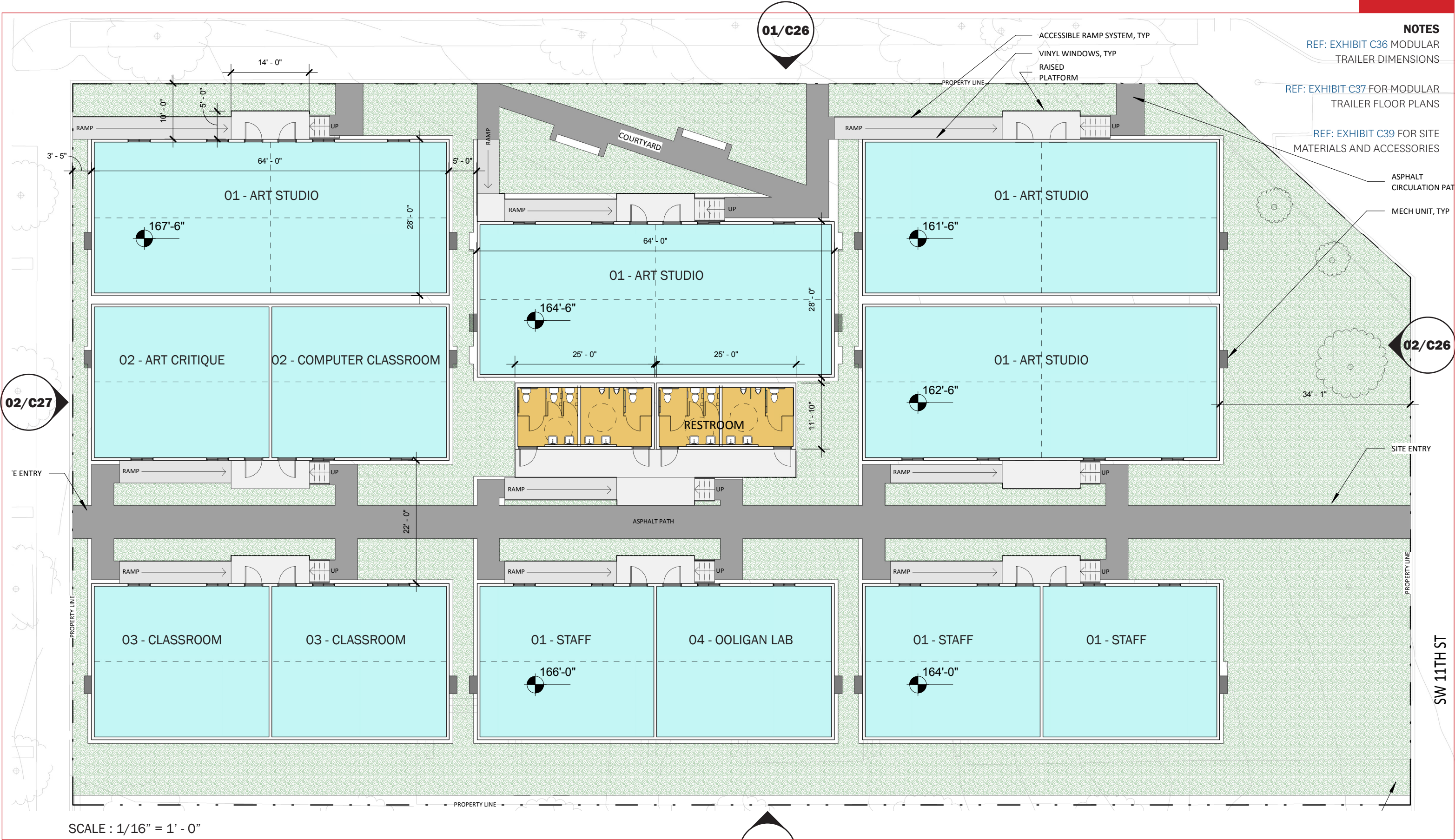
UPDATED CONTENT



- NOTES**
- REF: EXHIBIT C36 MODULAR TRAILER DIMENSIONS
- REF: EXHIBIT C37 FOR MODULAR TRAILER FLOOR PLANS
- REF: EXHIBIT C39 FOR SITE MATERIALS AND ACCESSORIES

ALL EXTERIOR SIGNAGE TO BE LIGHTED, 5 FT/CANDLE MIN

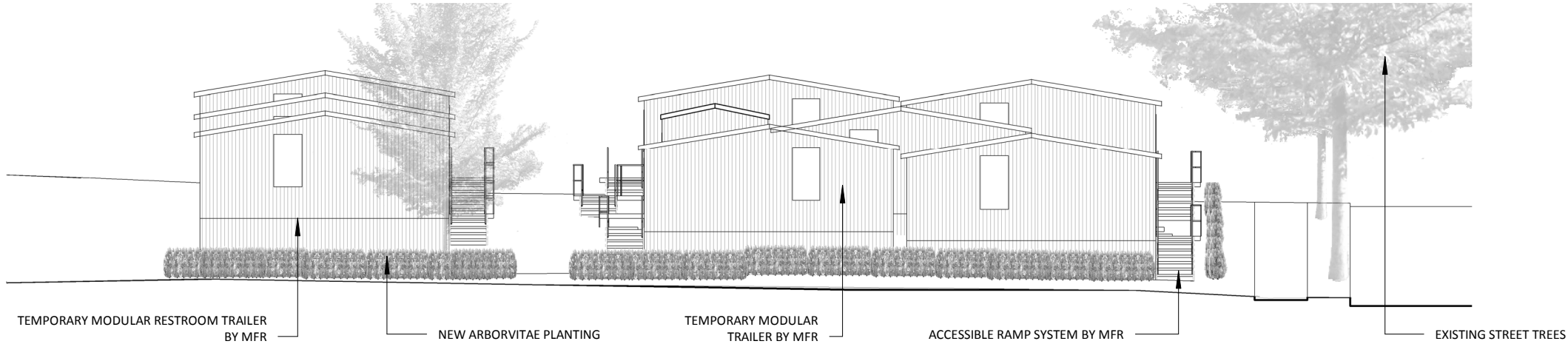
- SHEET NOTES**
- 1 LANDSCAPING TO L1 STANDARD
 - 2 CONTRACTOR TO REUSE EXSITING POLE MOUNTED AREA LUMINAIRE OR EQUIVALENT AT ALL CIRCULATION PATHS AND STAIRS
 - 3 ASPHALT CIRCULATION PATH, 6 FT MIN.
 - 4 POLE MOUNTED TRANSFORMER
 - 5 SHORT TERM BICYCLE PARKING
 - 6 TRASH/RECYCLING - COMMON TRASH AND RECYCLING RECEPTACLES FOR DAILY CUSTODIAL REMOVAL WILL BE PRESENT ON SITE. ALL GARBAGE WILL BE HAULED AWAY AS NEEDED AND DISPOSED PER AN EXISTING "CUSTODIAL TASK LIST".
REF: WWW.PDX.EDU/FACILITIES/CUSTODIAL-SERVICES-O





01 - NORTH ELEVATION - MARKET STREET

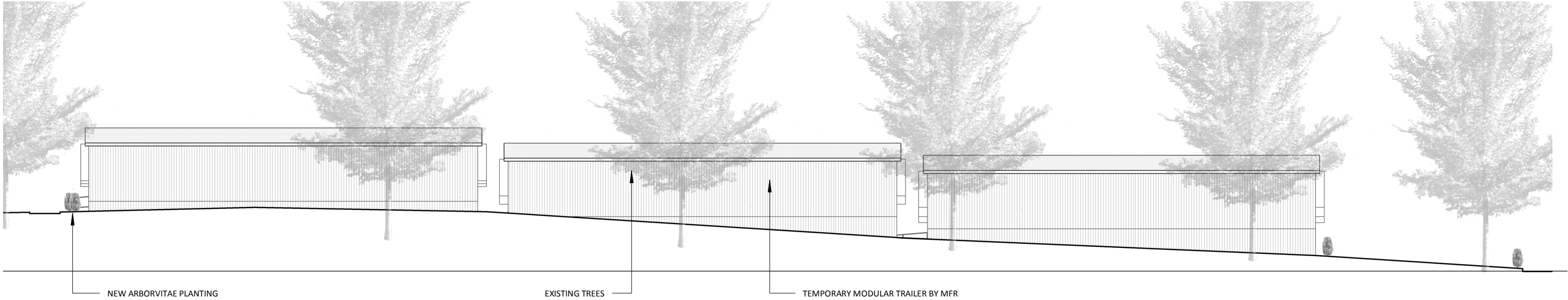
SCALE : 1/16" = 1' - 0"



02 - EAST ELEVATION - VACATED SW 11TH STREET

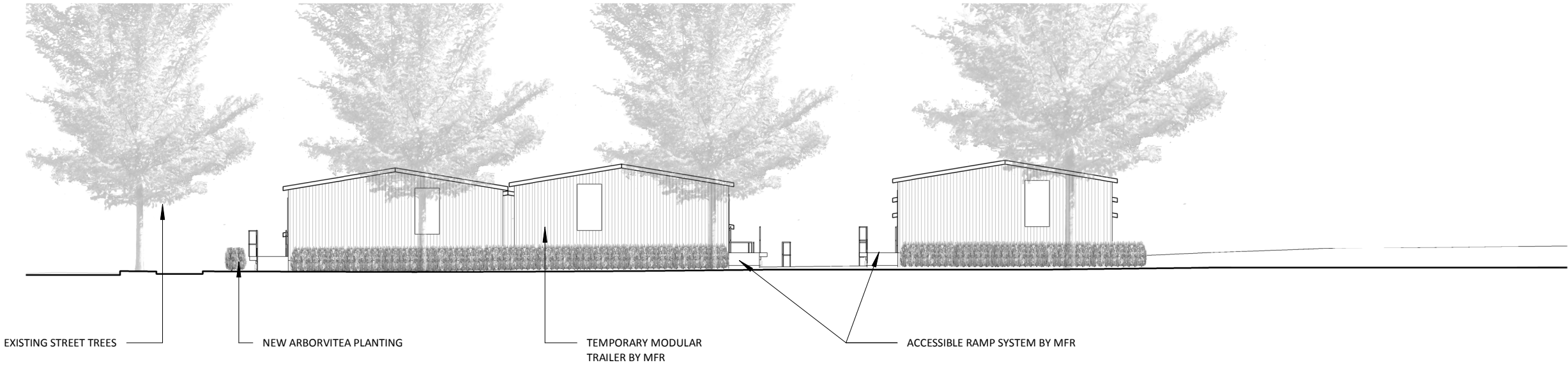
SCALE : 1/16" = 1' - 0"

- NOTES**
- REF: EXHIBIT C36 MODULAR TRAILER DIMENSIONS
 - REF: EXHIBIT C37FOR MODULAR TRAILER FLOOR PLANS
 - REF: EXHIBIT C39 FOR SITE MATERIALS AND ACCESSORIES



01 - SOUTH ELEVATION

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



02 -WEST ELEVATION - SW 12TH STREET

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

NOTES

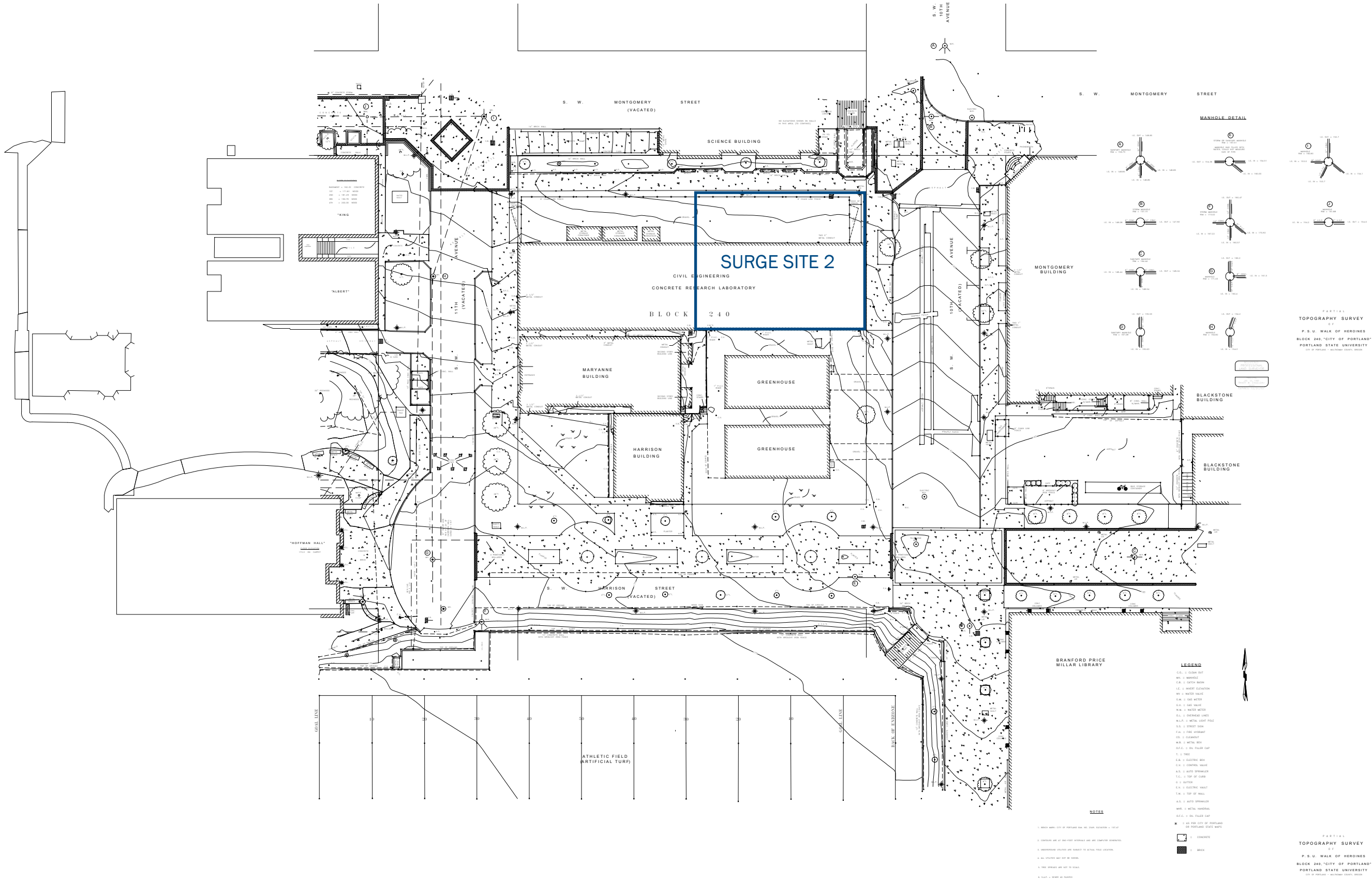
REF: EXHIBIT C36 MODULAR TRAILER DIMENSIONS

REF: EXHIBIT C37 FOR MODULAR TRAILER FLOOR PLANS

REF: EXHIBIT C39 FOR SITE MATERIALS AND ACCESSORIES

SURGE SITE 2 (*OPTION I ONLY - REF EXHIBIT C4*)

10th Ave. & SW Montgomery Street

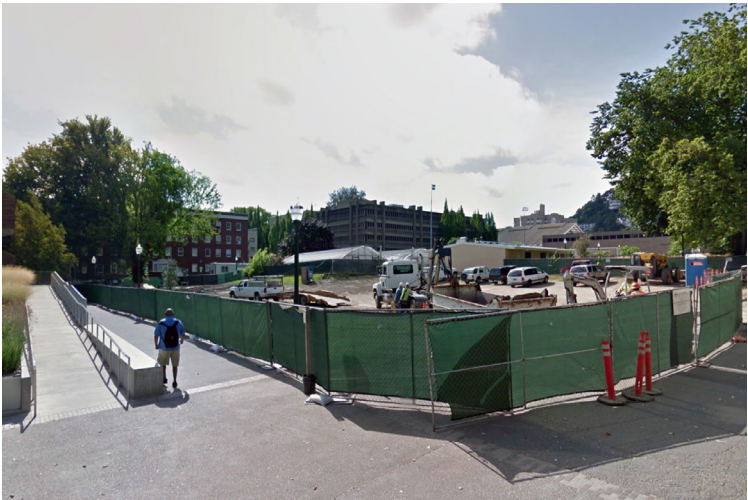


Site Survey with Existing Utilities | 10th & SW Montgomery St (1875 SW Park Ave)

SITE CONTEXT (SITE 2)



SW 10TH AVE FACING SOUTHWEST



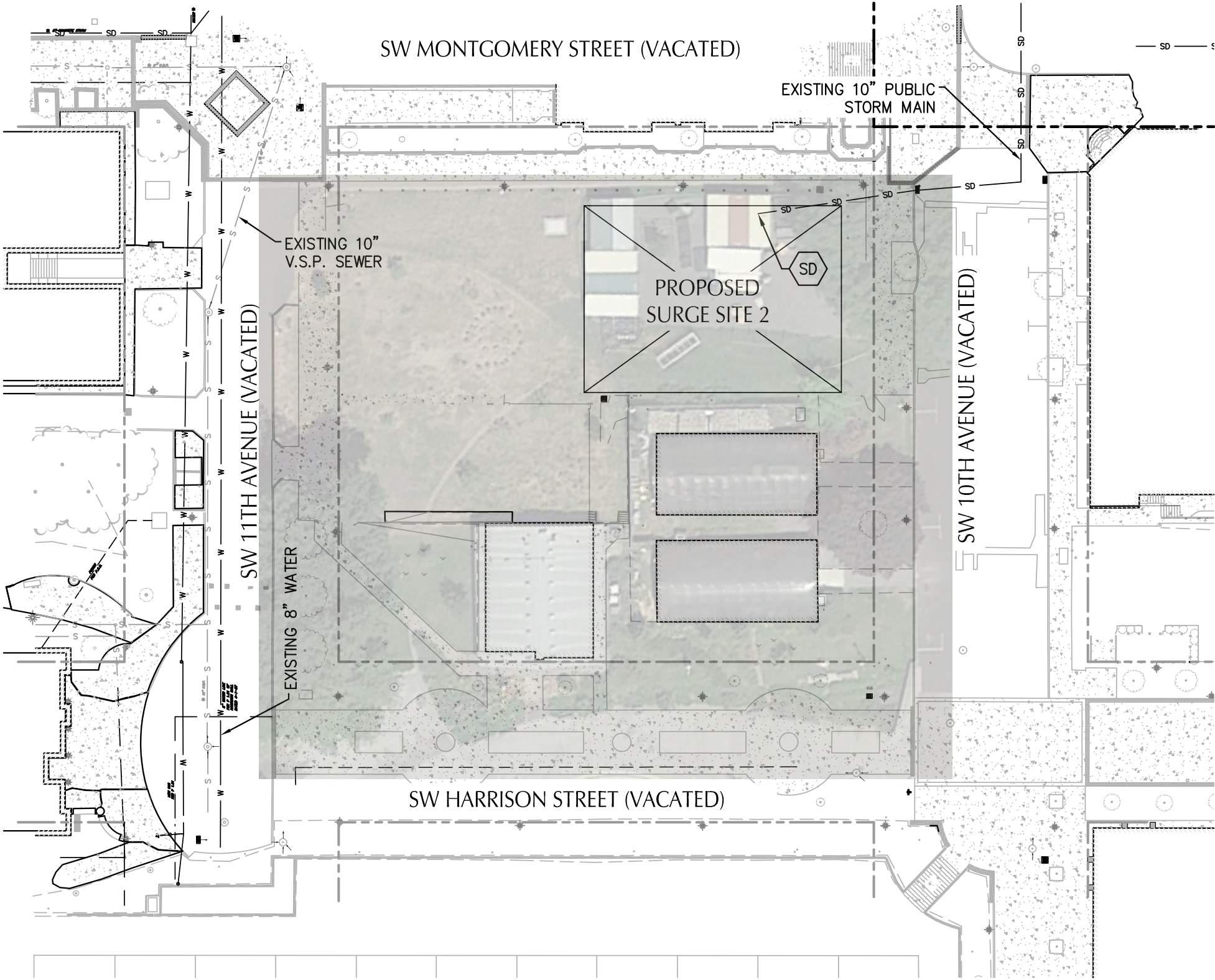
SW 11TH AVE FACING SOUTHEAST



SW 11TH AVE FACING EAST



SW 10TH AVE FACING WEST



UTILITY KEY NOTES

SD
CONNECT STORMWATER TO EXISTING 10-INCH STORM ONLY LATERAL.

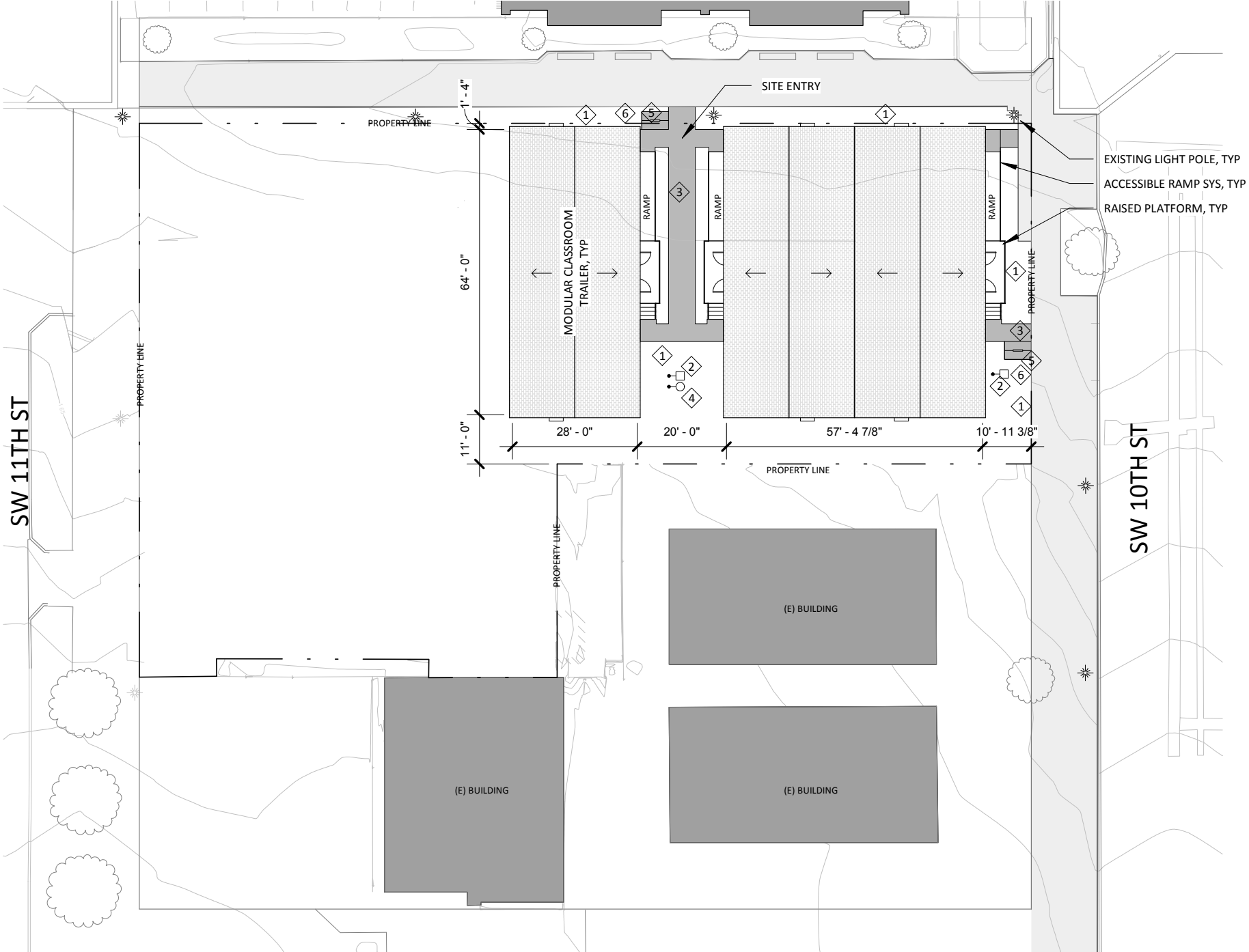
UTILITY PLAN

N.T.S



UPDATED CONTENT

- NOTES
- REF: EXHIBIT C36 MODULAR TRAILER DIMENSIONS
- REF: EXHIBIT C37 FOR MODULAR TRAILER FLOOR PLANS
- REF: EXHIBIT C39 FOR SITE MATERIALS AND ACCESSORIES
- ALL EXTERIOR SIGNAGE TO BE LIGHTED, 5 FT/CANDLE MIN
- SHEET NOTES
- 1 LANDSCAPING TO L1 STANDARD
- 2 CONTRACTOR TO PROVIDE POLE MOUNTED AREA LUMINAIRE UP TO 20 FEET IN HEIGHT AT ALL CIRCULATION PATHS AND STAIRS
- 3 ASPHALT CIRCULATION PATH, 6 FT MIN.
- 4 POLE MOUNTED TRANSFORMER
- 5 SHORT TERM BICYCLE PARKING
- 6 TRASH/RECYCLING - COMMON TRASH AND RECYCLING RECEPTACLES FOR DAILY CUSTODIAL REMOVAL WILL BE PRESENT ON SITE. ALL GARBAGE WILL BE HAULED AWAY AS NEEDED AND DISPOSED PER AN EXISTING "CUSTODIAL TASK LIST".
- REF: WWW.PDX.EDU/FACILITIES/CUSTODIAL-SERVICES-0



SCALE : 1" = 30'-0"

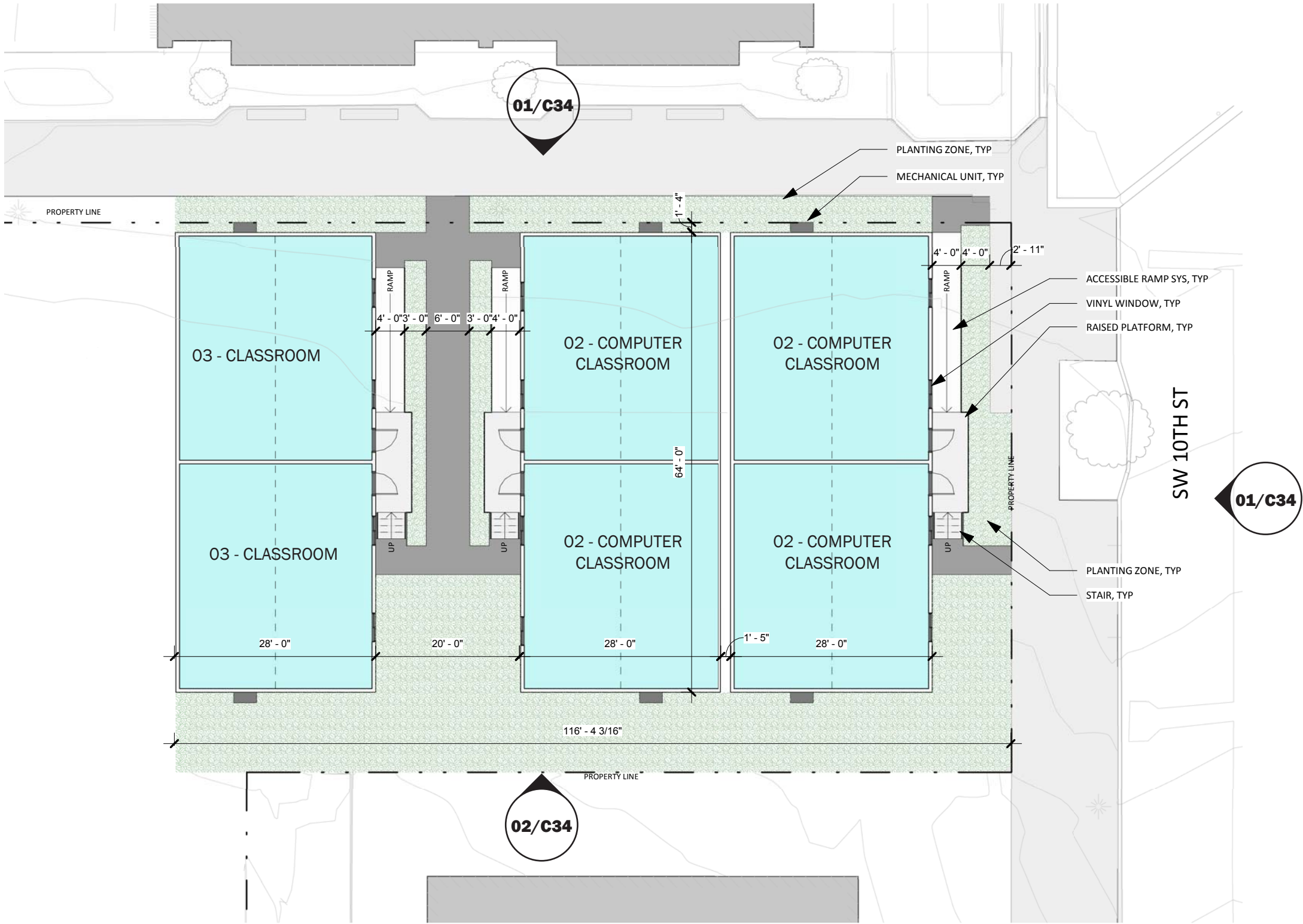


NOTES

REF: EXHIBIT C36 MODULAR TRAILER DIMENSIONS

REF: EXHIBIT C37 FOR MODULAR TRAILER FLOOR PLANS

REF: EXHIBIT C39 FOR SITE MATERIALS AND ACCESSORIES



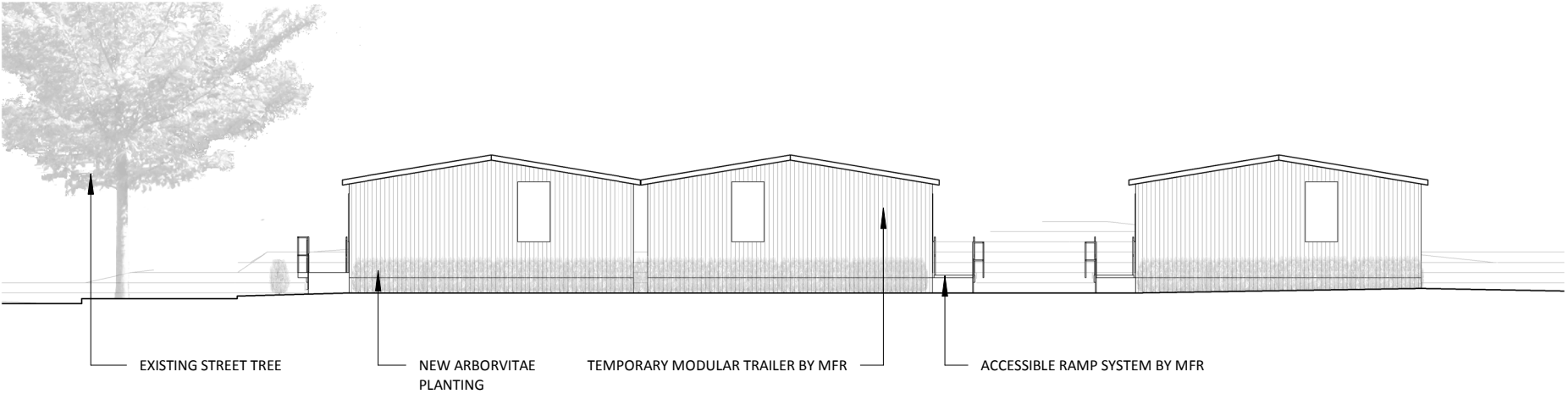
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NOTES

REF: EXHIBIT C36 MODULAR TRAILER DIMENSIONS

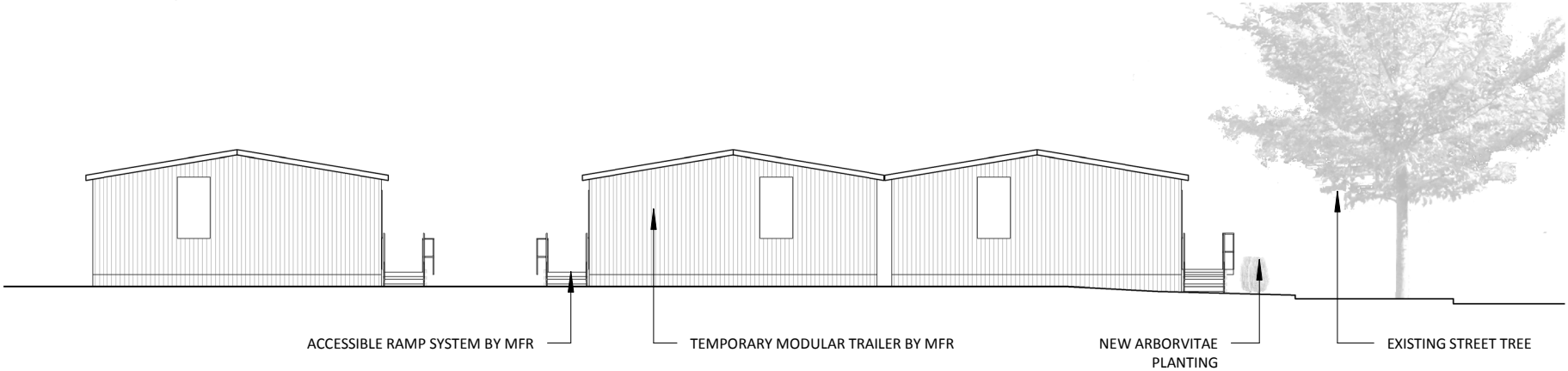
REF: EXHIBIT C37 FOR MODULAR TRAILER FLOOR PLANS

REF: EXHIBIT C39 FOR SITE MATERIALS AND ACCESSORIES



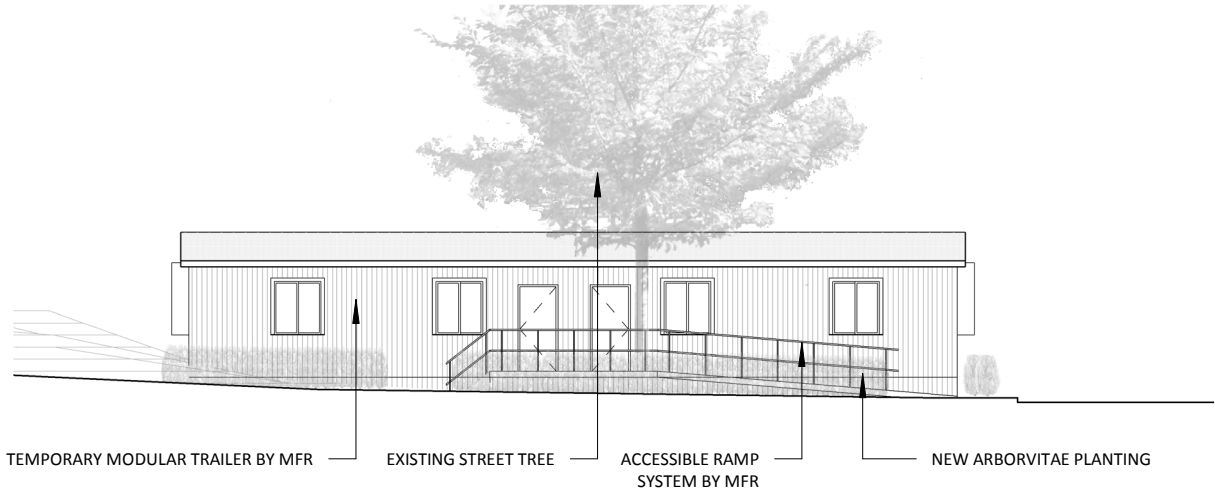
01 - NORTH ELEVATION

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



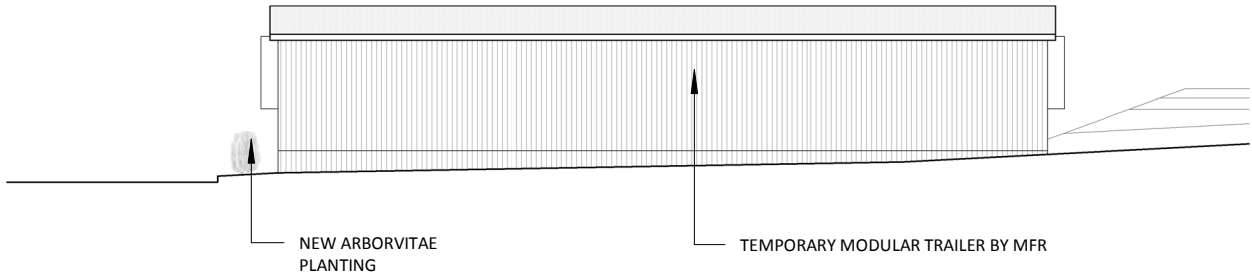
02 - SOUTH ELEVATION

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



03 - EAST ELEVATION - SW 10TH AVE

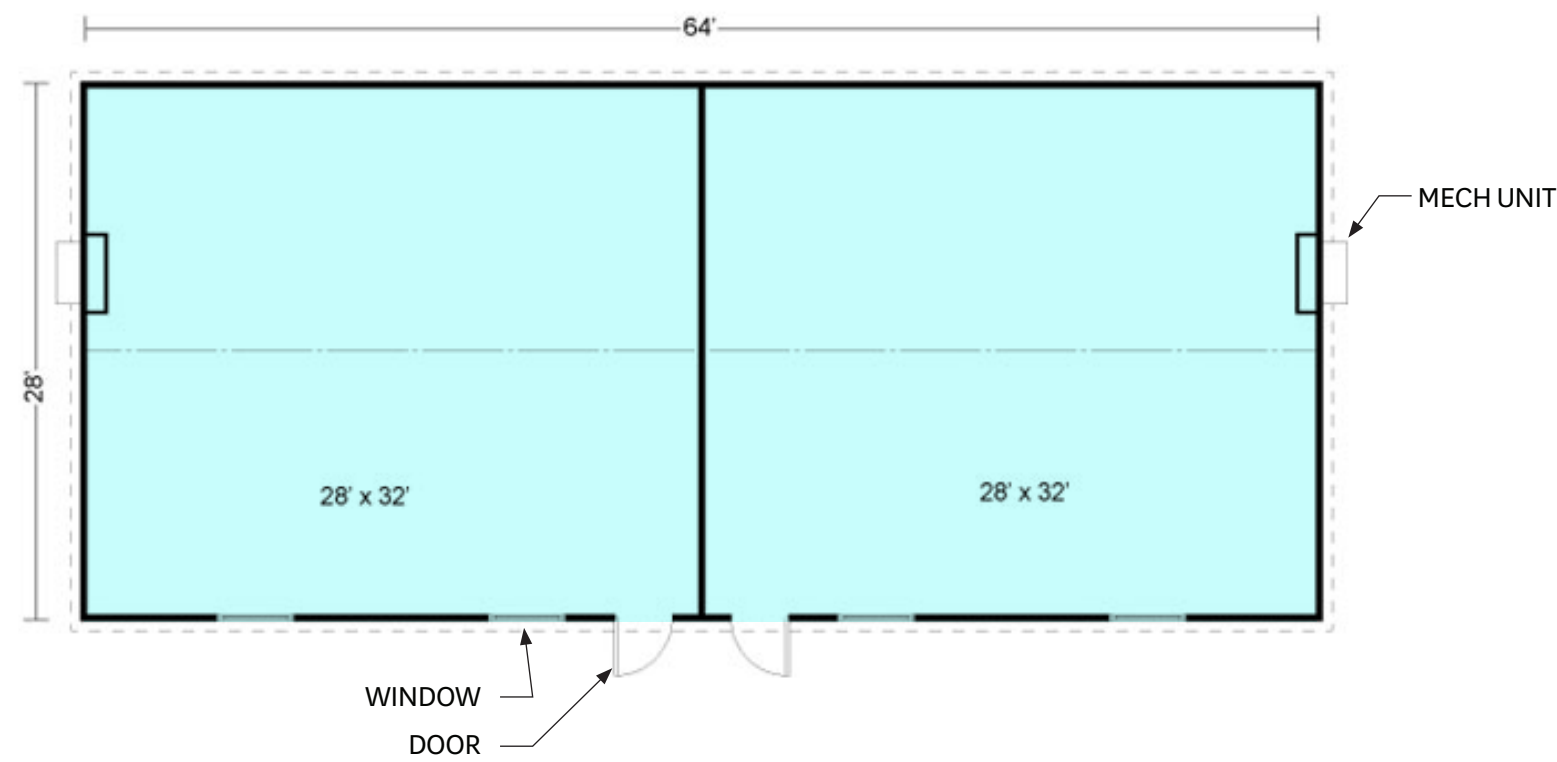
SCALE : 1/16" = 1' - 0"



WEST ELEVATION

DETAILS *(ALL SITES)*

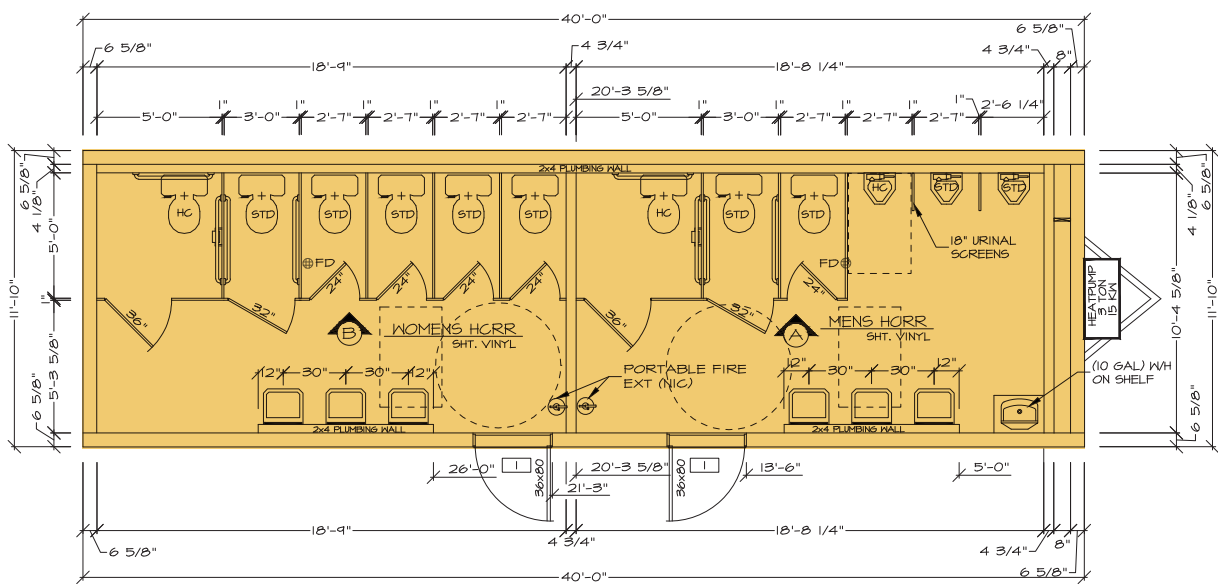
01 - 28' X 64' TEMPORARY MODULAR TRAILER BY MFR



GENERAL SPECIFICATIONS

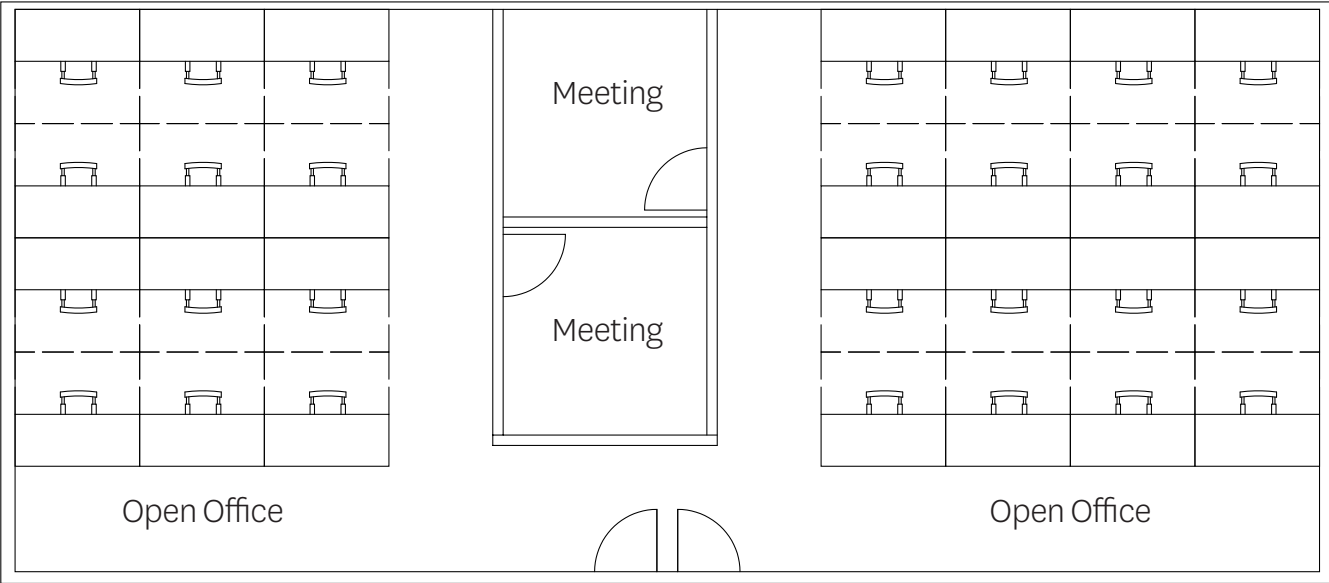
- All trailer dimensions are ADA compliant
- Bow truss
- Suspended T-grid ceiling with fluorescent lights
- Exterior hollow core metal door with entrance lever handle
- Heating and air conditioning
- T1-11 siding
- Flooring optional

02 - 12' X 40' RESTROOM UNIT BY MFR

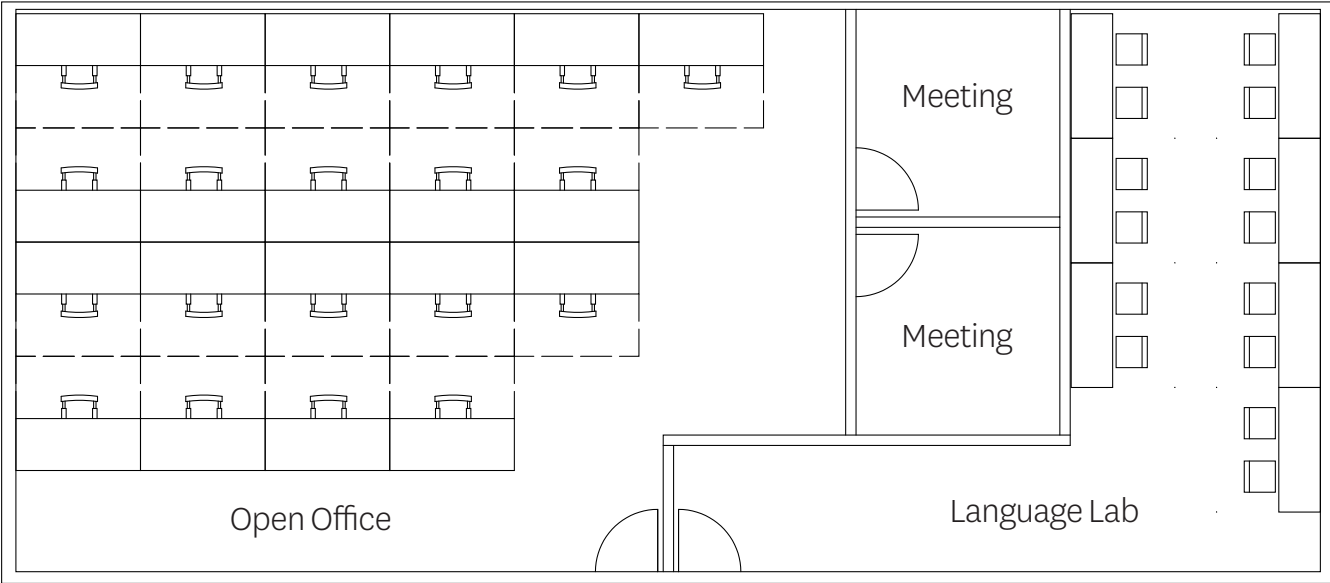


GENERAL SPECIFICATIONS

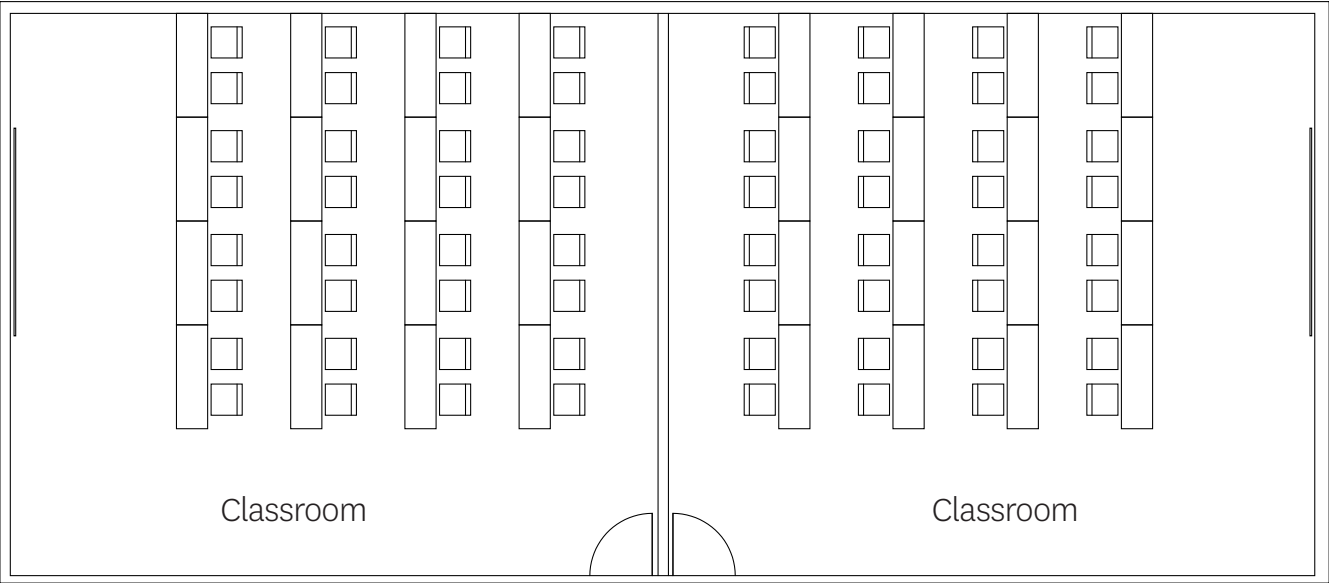
- All trailer dimensions are ADA compliant12x44
- Low slope rafters & mansard
- Suspended T-grid ceiling with fluorescent lights (some fixtures parabolic)
- Exterior glass panel storefront door
- Lap siding
- Heating and air conditioning
- Carpet & VC tile flooring



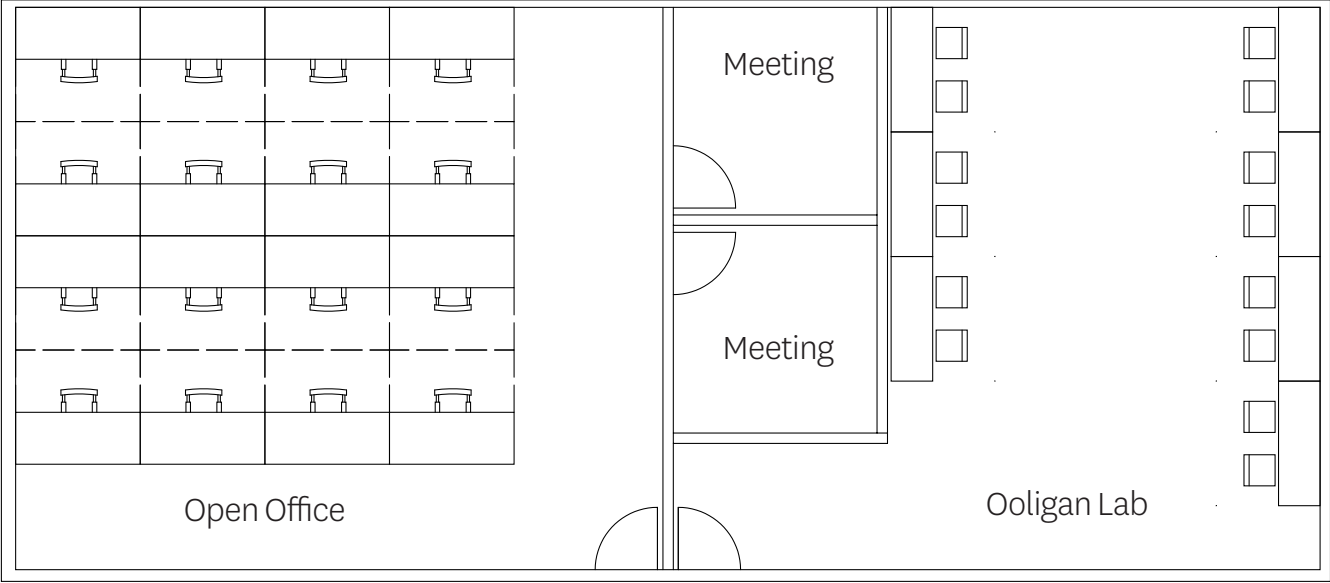
01 - STAFF (TYPICAL)



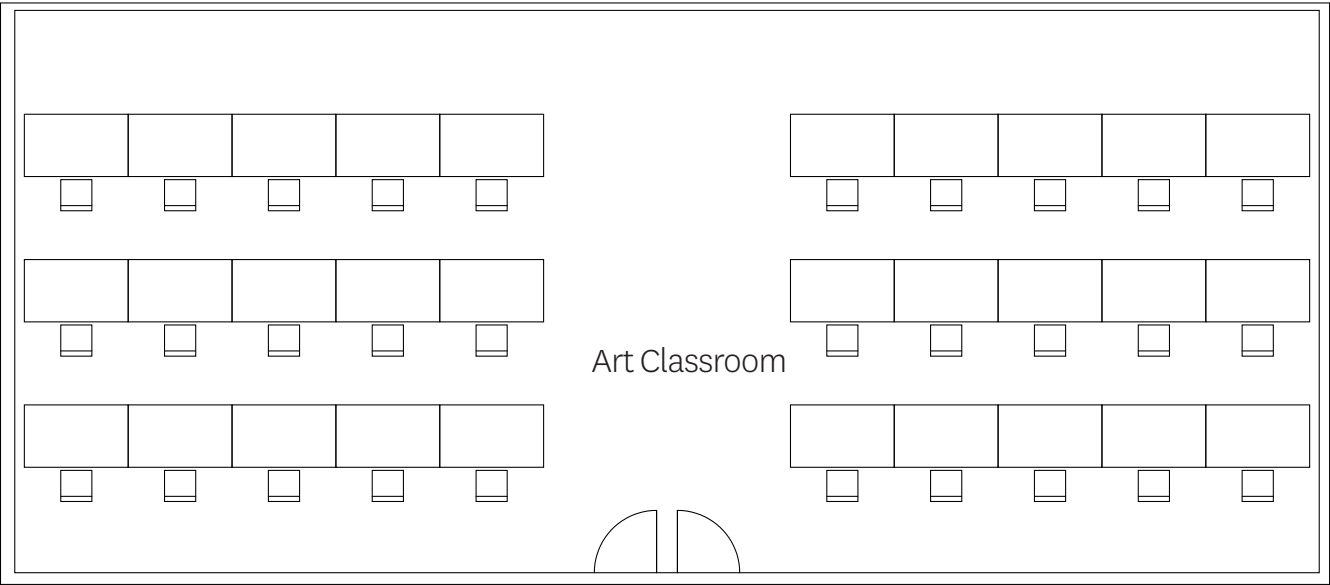
02 - STUDENT SERVICES (TYPICAL)



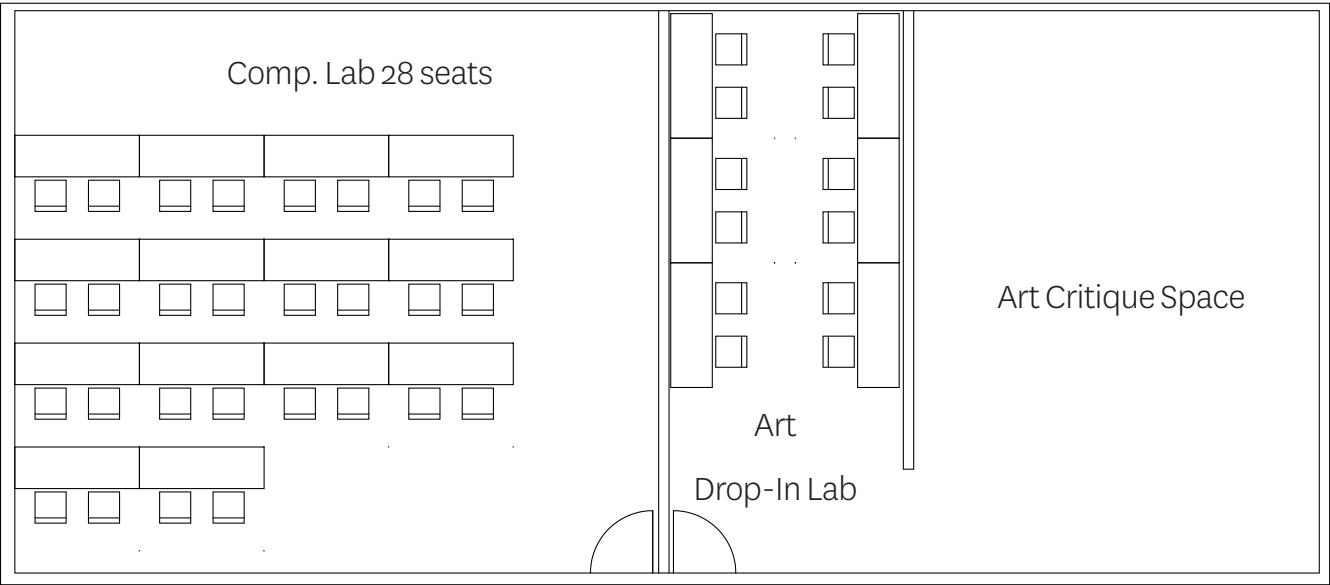
03 - CLASSROOM (TYPICAL)



04 - STAFF & OOLIGAN LAB (TYPICAL)



01 - ART STUDIO (TYPICAL)



02 - COMPUTER CLASSROOM & ART CRITIQUE (TYPICAL)

SURGE SITE TEMPORARY LANDSCAPE BUFFERS, PLANTING STRIPS, AND RAMP SYSTEMS



ASPHALT CIRCULATION PATHS



ARBORVITAE TREES



ARBORVITAE PLANTING STRIPS WITH BARK MULCH



ACCESSIBLE RAMP SYSTEM BY MANUFACTURER

