

Design Advice Request

SUMMARY MEMO

Date: November 2, 2023

To: Jason Jones, Ankrom Moisan Architects

From: Hillary Adam, Design & Historic Review Team

503-823-8953 | hillary.adam@portlandoregon

Re: EA 23-075072 DAR - NEC of NE 25th & NE Oregon | Pepsi Blocks Building B

Design Advice Request Commission Summary Memo - October 19, 2023

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the October 19, 2023 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: https://efiles.portlandoregon.gov/Record/16403363/.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on October 19, 2023. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type 3 land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired

Please continue to coordinate with me as you prepare your Type 3 Land Use Review Application.

Encl: Summary Memo

Cc: Design Commission

Respondents

Executive Summary. Commissioners expressed excitement and delight with the project. They appreciated the submittal and many elements of the proposal. The majority of Commissioners were supportive of the proposal for townhouse units along the west and north ground level facades which were previously intended, in the 2018 Planned Development (PD), to be more active uses. Comments of concern were limited to the lack of both usable space and a landscape buffer at the townhouse stoops and the application of some materials.

Commissioners Present. Present: Santner, Molinar, Bue, Swank; absent: Robinson, Rodriguez; McCarter provided written comments.

Summary of Comments. Following is a general summary of Commission comments by design tenet. Please refer to the attached Community Design Guidelines matrix for a summary of the concept's response to future approval criteria.

CONTEXT

Ground Floor Uses

- The Commission expressed support for the ground level townhouses, acknowledging that we are in a different time than when the PD was approved in 2018. All Commissioners stated that a more robust landscape buffer between the stoops and the sidewalks was needed for these units.
- One Commissioner noted that the proposed townhouses are almost approximate to live/work units with their height, and therefore they are acceptable to meet guidelines.
- One Commissioner stated that Oregon is a relatively minor street and retail should be focused along Sandy. He said the focus needs to be on developing and filling the retail in Block A because that could be an amazing and dynamic space and we want to make sure that it is activated in that way.
- One Commissioner noted that Oregon is adjacent enough to Sandy that it would be good to think of it as a possibility for future retail expansion; even if it is not economically feasible now; it's important to plan for that future possibility. She noted, however, that the placement of the garage makes the SE corner not the best place for retail.
- A couple Commissioners expressed that, because of its height and abundance of glazing, the fitness center does provide the opportunity for convertibility if that was desired in the future; One Commissioner stated he did not have any concerns about the depth and convertibility of the coworking spaces on Oregon.

PUBLIC REALM

• Pedestrian Realm

- All Commissioners stated that there needs to be more landscaping at the townhouse stoops along the public-facing sidewalks to serve as a buffer between the public and private realms.
- One Commissioner noted that there is an excellent example of separation between ground floor units and sidewalk in Building A, with much lusher landscaping, and that needs to be mimicked. She noted that the weakness of the project is along 25th and woonerf and a need to amplify the stoop areas by making them large enough for people to sit out there. She noted that there will be a lovely landscaped woonerf and NE 25th will get a lot of sun so it will be nice to use these spaces, they just need more landscaping.
- One Commissioner provided written comments prior to the meeting, noting that too much space is being used to get to townhouse stairs and the lack of privacy landscaping is a conspicuous oversight. He encouraged the design team to make

- another pass at these areas and make them as welcoming, spacious enough for small table and chairs and green with landscaping to make living in these units desirable.
- One Commissioner expressed support for the pedestrian network throughout the development and stated that this project supports it between Oregon and the woonerf.
 She noted that consolidating vehicular crossing to one point is positive.
- A few Commissioners noted that consolidating the garage entries is a positive change, but one also noted that it seems to disrupt the flow of the pedestrian zone between the buildings.
- One Commissioner thanked the design team for providing so many balconies which will be activated at the upper levels and will make the public realm feel safer.

Pacific Park

- Multiple Commissioners expressed support for the design of Pacific Park. A couple of Commissioners noted that it would have been nice to have stoops facing the park but acknowledged that these are provided via Building A; one Commissioner noted that the solid walls on Building B may provide relief to the condition on the opposite side.
- One Commissioner noted that it seems like there won't be much daylight getting into the landscaped areas like Pacific Park.

Canopies

 A couple Commissioners expressed support for a lack of canopies along the townhouses with one saying that canopies should be signatory of building entries and the other stating a need for additional canopies around the more active aspects of the building like the fitness room and coworking lounge.

QUALITY & PERMANENCE

- The majority of Commissioners expressed support for the general form of the building but
 noted that there is some inconsistency with the proposal and the architectural principles stated
 in the PD in that the PD called for a simple singular form with singular materials and the
 proposal seems a few steps away from that.
- One Commissioner noted that the proposal is a much more heavily articulated form than a simple box with punched openings which was the articulated intent, but the reason for that is because of the provision of balconies which is a great benefit to those within and outside of the building. In addition to this, there is a frame with insets with different expressions at the corner and then there is also the wood. She noted a belief that it could be simplified without being too different in its design. Another Commissioner noted appreciation for the variety of balconies, stating that these could remain, and the building could be simplified to a more elegant façade in terms of both materials and colors that would be more consistent with the PD.
- One Commissioner articulated concerns about the brick frame elements, to which others agreed. He noted that the brick is supposed to be anchored to the ground but two columns beneath are clad in wood which does not lend itself to a feeling of grounding. He noted support for the 2-story expression at the ground level but noted that using this elsewhere on the building dilutes this element at the entry. He highlighted concerns about the two-story expression of the brick frame at the top, stating that capturing the residential units within the frame that would otherwise act as a beacon did not seem appropriate. He stated that capturing the 7th floor residential units could work if it was a recess or balcony but a glassy west-facing façade for these units was not appropriate for this building. He noted that not only does the brick frame element need to be more grounded to the ground plane but also within the frame as well. He stated that the brick at the northwest corner does not seem necessary; it's distracting from the rest of the building.

- One Commissioner expressed support for a building that has different tonalities on different
 materials within the same color space but that the execution so far is a bit busy for a design
 inspired by Zen and biophilic design and the intent is for clean and simple forms. She stated a
 hope that it can all come together in a simplified visual way so that the landscape elements
 really can stand out. Another Commissioner stated that contrasting metal panel (light with dark
 in the recesses) works.
- The majority of Commissioners stated that if wood is to be used, it needs to be located in protected areas such as under overhangs and away from irrigation spray zones and it cannot be used in-plane with another material.

HEIGHT MODIFICATION

 All Commissioners expressed support for a possible Modification to the height exception for elevator and stair overruns.

Exhibit List

- A. Applicant's Submittals
 - 1. Narrative, Neighborhood Contact, and Pre-Application Conference Summary
 - 2. Drawings dated 9/1/21
 - 3. Zoning Summary received October 4, 2023
 - 4. Drawings received October 5, 2023
- B. Zoning Map
- C. Drawings
 - 1. Drawing packet for October 19, 2023
- D. Notification
 - 1. Mailing list
 - 2. Mailed notice
 - 3. Posting instructions sent to applicant
 - 4. Posting notice as sent to applicant
 - 5. Applicant's statement certifying posting
- E. Service Bureau Comments
 - 1. Portland Bureau of Transportation
 - 2. Portland Parks and Recreation Urban Forestry Division
- F. Public Testimony
 - 1. Margaret Adams, wrote on October 9, 2023 with concerns about the removal of ground level retail.
- G. Other
 - 1. Application form
 - 2. Staff memo to Design Commission 10/28/21
 - 3. Guidelines matrix
 - 4. Staff Presentation
 - 5. Applicant Presentation
 - 6. Summary Memo, dated November 2, 2023



MEMORANDUM

Date: August 9, 2023

AM Project Number: 222220

SP Pepsi B-Building - Application Information

OWNER - SECURTIY PROPERTIES

- John Marasco Chief Development Officer
 - 701 Fifth Ave, Suite 5700 Seattle, WA 98104
 - Email: johnm@secprop.com
 - Phone Number: 206-628-8003
 - Invite to MS Team Meeting Yes
- Sarah Zahn Director of Development
 - 701 Fifth Ave, Suite 5700 Seattle, WA 98104
 - Email michaeln@secprop.com
 - Phone Number: 206-628-8003
 - Invite to MS Team Meeting Yes
- Gus Baum Director Of Development
 - 701 Fifth Ave, Suite 5700 Seattle, WA 98104
 - Email: gusb@secprop.com
 - Phone Number: 206-628-8003
 - Invite to MS Team Meeting Yes

ARCHITECT - ANKROM MOISAN ARCHITECT

- Don Sowieja Principle In Charge
 - 38 NW Davis Suite #300 Portland, OR 97209
 - Email: dons@ankrommoisan.com
 - Phone Number: 503-892-7114
 - Invite to MS Team Meeting Yes
- Jason Jones Associate Principle / Senior Project Manager
 - 38 NW Davis Suite #300 Portland, OR 97209
 - Email: jasonj@ankrommoisan.com
 - Phone Number: 503-952-1506
 - Invite to MS Team Meeting Yes
- Roberto Palau Associate / Project Designer
 - 38 NW Davis Suite #300 Portland, OR 97209

- Email: robertop@ankrommoisan.com
- Phone Number: 503-892-7119
- Invite to MS Team Meeting Yes
- Nina Rubenstein Senior Associate / Project Architect
 - 38 NW Davis Suite #300 Portland, OR 97209
 - Email: ninar@ankrommoisan.com
 - Phone Number: 503-892-7115
 - Invite to MS Team Meeting Yes

CIVIL ENGINEER - VEGA CIVIL ENGINEERING, LCC

- Martha Williamson Civil Engineer
 - 1300 SE Stark ST, Unite 201 Portland, OR 97209
 - Email: <u>martha@vegacivil.com</u>
 - Phone Number: 503-349-1381
 - Invite to MS Team Meeting Yes

LANDSCAPE ARCHITECT - LANGO HANSEN

- Kurt Lango Principal
 - 1100 NE Glisan St #36 Portland, OR 97209
 - Phone Number: 503-295-2437
 - Email: <u>kurt@langohansen.com</u>
 - Invite to MS Team Meeting Yes
- Katherine Sheie Senior Associate / Project Manager
 - 1100 NE Glisan St #36 Portland, OR 97209
 - Phone Number: 503-295-2437
 - Email: <u>katherine@langohansen.com</u>
 - Invite to MS Team Meeting Yes



August 9, 2023

City of Portland, Oregon Bureau of Development Services 1900 SW Fourth Avenue Portland, Oregon 97201

RE: Design Advice Request - Pepsi Site B - Case Number EA 23-05137 / Land Use Application 18-248691

Dear: To whom it may concern,

We are pleased to be submitting our Design Advice Request for the development of approximately 165 market-rate residential apartment dwelling units with associate ground-level residential amenities and below-grade parking. The project has been approved by the City of Portland Planned Development Land Use application 18-248691-LU. Below is a list of information included in the Design Advice Request Application:

- Written Project Description See application.
- Proposed Stormwater Disposal System See application.
- List of questions to be discussed at the Pre-application Conference See attached.
- Applicant Information Contact Information See attached.
- BDS Conference Facilitator Summary Memo Case File: EA 23-0351137 See attached.
- Kerns Neighborhood Association Board Meeting Minutes 7/19/2023 See attached.
- · Concept Package:

•	AREA SUMMARY & UNIT MIX	Page 1-2
•	SITE & GENERAL ZONING/CODE INFORMATION	Page 4-7

SITE SURVEY
 Page 8 (Drawn to Scale)

CONTEXT AERIALS
 Page 9
 STREET VIEWS
 CURRENT CONTEXT
 FUTURE CONTEXT
 Page 11
 FUTURE CONTEXT
 Page 12
 PLANNED DEVELOPMENT
 Page 14-17
 DESIGN CONSIDERATIONS
 Page 19-20

• SITE PLAN 21 Page 21 (Drawn to Scale)

• C.O.P. DESIGN GUIDELINES Page 23-26

OVERALL ELEVATIONS Page 33 (Drawn to Scale)
 ENLARGED ELEVATIONS Page 34-35 (Drawn to Scale)

PRELIMINARY MATERIALS
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STUDY SECTIONS Page 37 (Drawn to Scale)
 FLOOR PLAN STUDY Page 38-41 (Drawn to Scale)

SUSTAINABILITY STRATEGY Page 42-43
 LANDSCAPE CONCEPT Page 45-47

Sincerely,

Ankrom Moisan Architects, Inc.

Jason A Jones, Associate Principle, Senior Project Manager

Architecture Interiors Planning Brand Portland Seattle San Francisco



August 8, 2023

City of Portland, Oregon Bureau of Development Services 1900 SW Fourth Avenue Portland, Oregon 97201

RE: Design Advice Request - Questions - Pepsi Site B - Case Number EA 23-05137 / Land Use Application 18-248691

Dear: To whom it may concern,

Below is a list of questions we would like to discuss at that Design Advice Request Meeting.

1. Question:

 Vehicular access to the below-grade parking structure has been located coincident with the access to Phase A (Splash). Please confirm that this consolidation of vehicular access points is acceptable.

2. Question:

Two Type B loading spaces are provided along the woonerf along the north side of the building on private property.
 Please confirm this location is acceptable.

3. Question:

In order to meet PGE criteria for below-grade transformer vaults, the woonerf design has been revised to include a bollard-enclosed bicycle parking area. Please confirm that this revised design meets the intent of the approved Planned Development design of the Woonerf.

4. Question:

 At-grade plantings are proposed in the furnishing zone of the sidewalk along the 25th Ave Right of Way. Please confirm this use of the furnishing zone is acceptable.

Question:

 Consistent with the Planned Development, the proposed building materiality and massing expression are unique to Phase B, and in combination with Phase A (splash) support the idea of a district design approach for the second of five phases. Please confirm this approach meets the intent of the Planned Development application.

Sincerely,

Smark Joms

Ankrom Moisan Architects, Inc.

Jason A Jones, Associate Principle, Senior Project Manager

Architecture Interiors Planning Brand Portland Seattle San Francisco



Project: Pepsi Site Phase II

Meeting: Kerns Neighborhood Association Board Meeting

Date: July 19, 2023

NA Attendees: Jay Harris, Chair Dave Weaver, Vice-Chair

Michael Fox , Rebecca Boenke, Daniel Lyman, Kat James, Jamee Cunningham, Dani Vogel, Morrissey, Jim Kautz (online)

Heidi Barman (online), M Shannon (online)

Team Attendees: Sarah Zahn, Roberto Palau, Jason Jones, Don Sowieja, Patricia Gardner,

John Marasco (online)

I reached out to Kerns on May 24th, 2023 to get on their July agenda to present schematics that will be discussed at an upcoming Design Advice Hearing. The July board meeting was their first in person hybrid meeting. There were three NA members who attended online.

Don presented to the room on behalf of Ankrom Moisan and Security Properties. The building is 8 above grade stories and 2 stories of parking below grade. There are 165 units, 14 of which are affordable (8% of units). The units are a mix of units from studios to 2 bedrooms. There are 127 parking spaces and 290 bike parking spaces. Don placed the building in context of the master plan and went over the building massing and concepts.

Questions and concerns that came up from the neighborhood after the presentation were the following:

- Will all future buildings have to go through design review? (yes Type III)
- Was the overall project phase I and II impacted by construction and pandemic issues? (Yes overall timing has stretched out 2 years)
- There was a worry about light pollution (lighting will be lantern like to reduce light pollution)
- Is the parking for residents only? (In Phase II. Phase I has some public parking)
- Will the building be LEED certified? (No. It will be Earth Advantage Sustainable Certified which uses Energy Use Intensity (EUI) which is more difficult to achieve than LEED)
- There are colorful buildings in this neighborhood. Can this building be more colorful? (The project is early in the design phase but this building is trying to be calm in relationship to Phase I. The landscaping is schematically colorful)
- Will there be Public Art? (Integrated art is a core philosophy of Security Properties)
- The affordable housing units were seen as a positive.



- There were many new members they had overall questions about the master plan. Gus gave an overview of the phases and Woonerf. Pacific Street will be opened at end of phase 1. Phase IV will include a public park. Phase I will be complete in August 2024. Phase II has a 24 month construction window beginning in 2024. It will take 8 to 10 years for full completion depending on the overall economy. Some of the sites may have other developers who specialize in other types of buildings such as Senior Housing or Medical Office. Phase I has retail. Phase II does not have retail. Phase I has some public parking.
- Light and windows are important to the units (windows are extra large on this building)

In general, the NA was impressed by the environmental approach to construction in Phase I. The NA also appreciated the engagement by the Security Properties Team.



City of Portland, Oregon Bureau of Development Services Land Use Services

FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner Rebecca Esau, Director Phone: (503) 823-7300 TTY: 711 www.portland.gov/bds

BDS – Conference Facilitator Summary Memo

Pre-Application Conference

Date: July 11, 2023

To: Jason Jones, Ankrom Moisan Architects, jasonj@ankrommoisan.com

From: Matt Wickstrom, Conference Facilitator

Matt.Wickstrom@portlandoregon.gov, 503-865-6513

Case File: EA 23-035137 Location: NE 25TH AVE

Property ID: R699248

Proposal: A Pre-Application Conference to discuss a new 8-story building with 171

dwelling units and 2 stories of underground parking containing 157 parking spaces accessed from NE 25th Avenue. Retail, two-story townhouse style units and resident amenities are proposed on the ground floor. An at-grade landscaped plaza and rooftop deck are also proposed. The project is part of

a Planned Development approved in 2018 (LU 18-248691 PDBM).

This conference summary report identifies the participants at the conference, provides an initial response to the issues and requirements for the proposed project with separate response from key bureau representatives. This memo identifies current land use review fee information and provides related information that may be helpful as the project moves from concept to completion.

Pre-Application Conferences are required for all major (Type III and IV procedure) land use reviews. The purpose of the conference is to inform the applicant of the substantive and procedural requirements of the Land Use Review, to identify the submittal requirements and documents this information for the applicant and all interested persons.

The information provided at the conference and included in this summary is based on the information that was submitted prior to and at the meeting and reflects regulations in effect at the time of the conference. The meeting is intended to convey information. It is not a public hearing and no land use decision is rendered at the conference. Interested persons may attend the conference and obtain copies of all the written information that is submitted and prepared for it.

You must submit your Land Use Review application within two-years of the Conference.

Conference date: June 7, 2023

Expiration of Conference: June 6, 2025

A. Comments from Bureau Representatives: The chart below identifies the staff who participated in the conference and/or who submitted written comments:

Response attached	Bureau	Responsibilities	Contact
Yes	BDS Land Use Services	Review of land use review	Hannah Bryant 503-865-6520
Yes	PBOT	Public Streets	Michael Pina 503-823-4249
Yes	BES	Sanitary sewer service, public and private stormwater management, drainageways and drainage reserves, source controls	Emma Kohlsmith 503-823-8427
Yes	BDS Site Development	Septic systems, private rights-of- way, geotechnical requirements, erosion control	Jeff Duquette 503-823-5075
Yes	Water Bureau	Connections to public water	Sadie Silkie 503-823-7168
Yes	Water Bureau	Water quality backflow	Dave Barrigan 503-823-7479 Jim Baker 503-823-7480
Yes	Fire Bureau	Access grades, fire hydrants, turnarounds	Jeff Herman 503-823-3045
Yes	Portland Housing Bureau	Inclusionary housing requirements	Brett Eisenbrown 503-823-2970
Yes	Urban Forestry	Street trees	Dan Gleason 503-823-1691
No	devTeam Portland, BDS	Further information on devTeam Portland can be accessed at: Process Management - Major Projects Group Portland.gov	David Kuhnhausen 503-823-6770

Please refer to the memo Hannah Bryant, Land Use Services Design Historic Team for the list of application submittal requirements for the required land use review(s). Also, the attached responses from the City bureaus identify additional requirements that are pertinent to the land use review or a later Building Permit submittal.

If you have questions about comments included in this Pre-Application Summary Report, please contact the representative identified in the respective memo. Please note that staff comments are based on the information submitted at the time of application. If you have questions regarding the proposal beyond those covered in this summary report, or if your proposal changes in scope or configuration, a new Pre-Application Conference may be required or an additional Early Assistance application may be needed to provide responses to your follow-up questions.

B. Fees

Below is an estimate of land use fees that may apply to your proposal. Fees charged will be those in effect when the Land Use Review application is submitted. When more than one Land Use Review is requested, full fees are charged for each additional review. The fees below are current;

however, fees will increase effective July 1, 2023. You may view the current <u>Land Use Review</u> <u>fees</u> at the following link: <u>Fee Schedules - Building Permit Costs, Trade Permit Costs and Other BDS Fees | Portland.gov</u>

Land Use Review Type	Estimated Fee			
	.040 of project valuation	(min. fee \$6,079/max fee \$32,820)		
Type III Design Beyiew	+\$9,077	(combined service bureau fee)		
Type III Design Review	+\$1,886	(for each Design Modification)		
	+ \$5,503	(for each Adjustment Review)		
Type III Planned				
Development				
Amendment Review (if	¢11 110			
necessary and can be	\$11,448			
concurrent with Type III				
Design Review)				

During the building permit process, Permit Fees will be charged for review of your permits and Systems Development Charges (SDCs) may be assessed for new development. An online fee estimator is available on the BDS website at the following link: Estimate the Cost of Your Building Permit | Portland.gov.

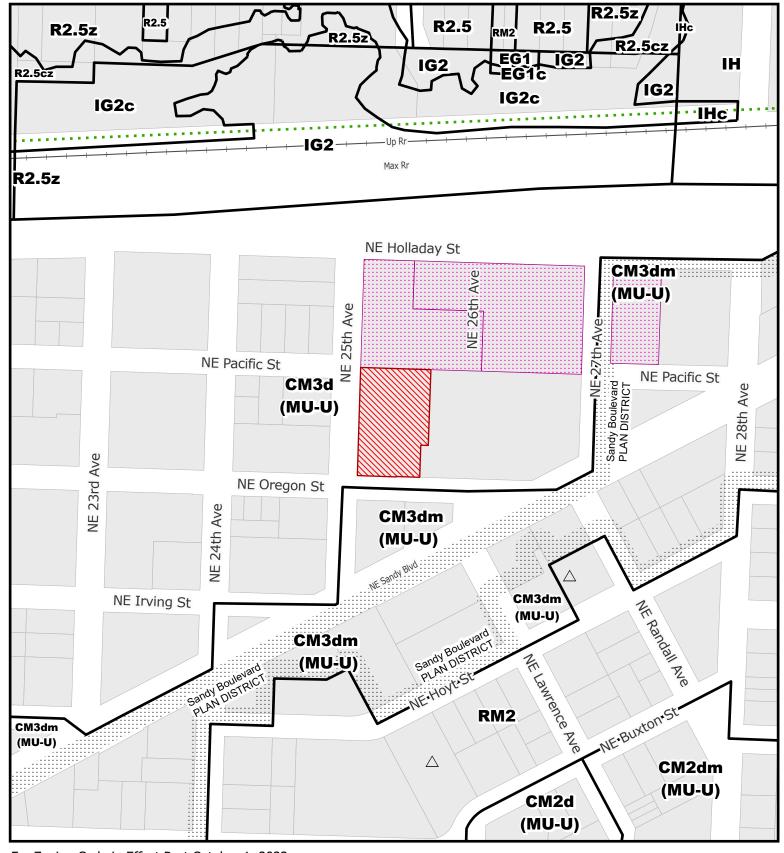
C. Other Information

- Preliminary Life Safety Plan Review Consultation: For Building Code/Life Safety information, you may sign up for a Preliminary Life Safety meeting. Information can be found at the following link: <u>Life Safety Preliminary Meeting Request Packet | Portland.gov</u>
- Electric Service Requirements. Information on electric service requirements for properties served by PGE can be found at the following link:
 https://www.portlandgeneral.com/construction/electric-service-requirements; and information on electric service requirements for properties served by Pacific Power can be found at the following link: https://www.pacificpower.net/working-with-us/builders-contractors/electric-service-requirements.html
 - Please note that the service requirements included in these links may not cover all requirements associated with your project. Applicants should contact the PGE Service Coordinator at 503-736-5450 or the Pacific Power Business Center at 888-221-7070 to identify issues that are specific to your project and to coordinate electric service requirements.
- 3. PGE requires minimum clearances from electric wires, conductors and cables. Before building, please be aware of these clearances by calling PGE at 503-736-5450. For more information on the PGE Minimum Clearance Requirements use the following link: Why You Should Respect Portland General Electric's Power Line Clearances | Portland.gov.
- 4. Portland Housing Bureau. The Housing Bureau provides financial assistance for various development phases to both nonprofit and for-profit affordable housing developers (typically multi-dwelling rental housing). For more information, go to the following link: https://www.portland.gov/phb.
- 5. Bureau of Planning and Sustainability. The Bureau of Planning and Sustainability delivers policy and programs related to green buildings, energy efficiency, renewable resources, waste reduction, and recycling. For more information on <u>Sustainability Programs and Services</u> in the Bureau of Planning and Sustainability go to the following link: https://www.portlandoregon.gov/bps/67121.

- 6. Energy Trust of Oregon. The <u>Energy Trust of Oregon</u> provides technical assistance and cash incentives for energy efficient design. For more information, go to the following link: https://www.energytrust.org/
- 7. Oregon Department of Energy. The <u>Oregon Department of Energy</u> Conservation Division provides information on a variety of programs to encourage energy conservation, including tax rebates and low-interest energy loans. For more information, go to the following link: http://www.oregon.gov/energy/Pages/index.aspx

Attachments:

Zoning Map
Site Plan
Architectural Concept Drawing
Conceptual Concept Drawing
BDS Land Use Services Response
PBOT Response
BES Response
BDS Site Development Response
Water Bureau Response
Water Bureau Water Quality Backflow Response
Portland Housing Bureau
Fire Bureau Response
Urban Forestry Response
Sign-in Sheet



For Zoning Code in Effect Post October 1, 2022



Site
Also Owned Parcels
Plan District

Historic Landmark

Recreational Trails



EA 23-035137 PC





SCALE: 1"=30'

CONCEPT DESIGN APRIL 20, 2023 EA 23-035137 PC

ARCHITECTURAL CONCEPT

EA 23-035137 PC



City of Portland, Oregon Bureau of Development Services

Land Use Services

FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner Rebecca Esau, Director Phone: (503) 823-7300 TTY: 711 www.portland.gov/bds

BDS – Land Use Planner Response

Pre-Application Conference

Date: June 30, 2023 To: Jason Jones (503) 952-1506

Jasonj@Ankrommoisan.Com

From: Hannah Bryant

503-865-6520, Hannah.Bryant@portlandoregon.gov

File No.: 23-035137 Location: NE 25TH AVE Tax Account: R699248

State ID Number: 1N1E36BC 12002

Zoning: CM3 (MU-U), d, NONE

Proposal: A Pre-Application Conference to discuss a new 8-story building with 171

dwelling units and 2 stories of underground parking containing 157 parking spaces accessed from NE 25th Avenue. Retail, two-story townhouse style units and resident amenities are proposed on the ground floor. An at-grade landscaped plaza and rooftop deck are also proposed. The project is part of

a Planned Development approved in 2018 (LU 18-248691 PDBM).

Please contact me with questions regarding this memo, or if I can be of further assistance as you move forward with your proposal.

The information provided at the conference and included in this response is based on the information you provided prior to and at the conference and reflects regulations in effect at the time of the conference. This response provides information and guidance only. It is preliminary in nature and based on the information the applicant provided to BDS staff. It is neither a land use review nor a final decision regarding this project. References are to the Portland Zoning Code available online at www.portland.gov/code/33.

Zoning:

Base: CM3 – Commercial Mixed Use 3
 Overlay(s): 'd' – Design overlay

Plan District: n/aPattern Area: Inner

Pedestrian District: Kerns Pedestrian District

Streets: Adjacent streets are classified as follows:

- NE 25th Avenue – Local Service Street for all modes

- NE Oregon Street - Local Service Street for all modes

- NE Pacific - Local Service Street for all modes

Transit: Considered "close to transit"

Corridors: NE Sandy Boulevard is considered a Civic Corridor

Neighborhood Plan: Kerns Neighborhood Plan

Historic Designation: n/a

A. KEY ISSUES AND REQUIREMENTS

The following issues and requirements have been summarized for the applicant to pay special attention to as they may impact the proposed project.

1. Design Overlay Review Options

- **a. Design Standards Track**. The proposal is not eligible to use the non-discretionary design standards track based on the thresholds in Section 33.420.050
- **b. Design Review Track.** A Type III Design Review will be required per Table 825-1 of Section 33.825.025 (of the code in effect on October 5, 2018). Additional information about Design Review can be found below in the sections below, including Design Review submittal requirements in Section D.
- **c. Neighborhood Contact Requirement (33.420.030)**. For proposals in the Design Overlay Zone that will add at least 10,000 square feet of net building area to a site, the neighborhood contact steps of 33.700.025.C are required.

2. Design Review and Other Land Use Review Processes

- **a. Design Review Approval Criteria.** The applicable approval criteria are the Community Design Guidelines and can be found at <u>portlandoregon.gov/designguidelines</u>. A matrix of the guidelines for your use has been attached.
- b. Additional Land Use Reviews. Additional land use reviews can be requested in addition to the Design Review. The development standards of the Zoning Code are expected to be met. However, if a standard cannot be met, a *Modification* or *Adjustment* review can be requested. Please note, requests for Modifications or Adjustments must mitigate and better meet the purpose of the standard and applicable Design Guidelines.
 - A Modification review may be requested for site-related standards (such as setbacks, size
 of loading spaces) that are not met.
 - An Adjustment review may be requested as part of the design review for use-related development standards (such as floor area ratios, number of loading spaces, number of parking spaces) that are not met.

All additional land use reviews should be listed on the land use application, the respective fees paid, and a response provided that addresses the additional approval criteria listed in the relevant Portland Zoning Code Chapters.

- **c.** Other Approval Criteria. May apply if Modifications (Section 33.825.040) or Adjustments (Section 33.805.040) to development standards are requested. If a Planned Development Amendment is requested, it will be subject to the approval criteria in 33.270.200.
- d. Fee(s). Current fee(s) for land use reviews can be found at Land Use Services Fee Schedule.
- e. Design Advice Request Recommended. A Design Advice Request (DAR) is recommended before the Design Commission. The items noted in Section 3 below would be potential topics of discussion at the DAR meeting. Please refer to the DAR Information Sheet for process details and submittal requirements at portland.gov/bds/zoning-land-use/documents/design-advicerequest-information-sheet.
- f. 2022 Guide to Design Review. You are encouraged to review the Guide to the Design Review Process prepared by the Design Commission, which provides guidance and expectations of the Design Review process. This guide was adopted by the Design Commission in January 2022.

The guide can be found at https://www.portland.gov/sites/default/files/2022/2022-dz-guide-to-design-review 2.pdf.

g. Certificate of Compliance. Approval of a Design Review allows for the proposed work to be built. The expectation is that the building permit will reflect the project (including the details) that was approved. To ensure this, a Certificate of Compliance will be required at the time of building permit as indicated in a condition of approval. The Certificate of Compliance form can be found at portland.gov/bds/documents/certificate-compliance-design-and-historic-resource-review-approvals.

3. Design Review Issues to Address

This preliminary feedback is a response to the information in your Pre-Application Conference submittal and based on the approval criteria of the Community Design Guidelines.

a. Context

Phasing – All components of the previously approved Phase 2 area must be included in this review, including all of the Pacific Park area, and the southern portion of the woonerf. See image below:



b. Public Realm

- Primary Entry The primary pedestrian entrance fronting NE 25th Avenue abuts a large back of house and loading area. These inactive and auto-oriented elements should be moved further from the pedestrian entrance.
- Ground Floor Activation Maximize the ground floor glazing and active uses behind it, especially on corners (CDG E3, E4).
- Ground level weather protection Pedestrian weather protection should be provided along walkways, plazas, and public sidewalks. This can be achieved with generous canopies that project out over the sidewalk or ground level setbacks for at least a majority of all street frontages (CDG E5).
- Utility Transformers Please note new requirements in Section 5.a. below, Electric Utility Provider Coordination (CDG D3, D8). If new utility transformers are needed, they should be located on-site as follows:
 - Within the building behind active uses or behind loading area, or
 - In underground parking garages, or
 - Underground below open space if the lid and associated no-build zone are integrated with the landscape design.

- Gas & Electric Meters Locate gas and electric meters inside the building to minimize their impact. Gas regulators may be placed on the building's exterior and should be well integrated and, ideally, screened within the façade (CDG D8).
- Signs Signs should be sized appropriately for the building, the district and the pedestrian realm and should incorporate district-appropriate materials (CDG P1, D6).

c. Quality & Permanence

- Ground level materials Materials at the ground floor should be durable enough for use adjacent to public sidewalks, such as brick and masonry (CDG E3).
- Coherency Materials and architecture should respond to the materials and design framework approved in the Planned Development review (CDG P1).
- Loading and parking door materials Integrate these doors with the architecture, including color. Solid doors with translucent glazing are a supportable option. If ventilation is needed, perforated doors with solid panels located to screen car lights and views into parking/loading areas is a supportable alternative (CDG E3, D4).
- Building materials High quality, durable building materials (building skin, storefronts, windows, doors, canopies, signs, etc.), that respond to the context of the surrounding area or district, are expected. At ground level facades facing pedestrian areas, provide robust materials that ensure longevity (CDG D7, D8).
- Vents/Louvers & Mechanical Vents through the roof are preferable. If wall-mounted on the facade, vents/louvers should be integrated into the window openings. The Code Guide specific to the screening of dryer vents can be found at portlandoregon.gov/bds/article/726141. Associated mechanical units should be organized and screened (CDG D8).
- Exterior Lighting Exterior lighting should be integrated into the building's overall concept and ensure a safe pedestrian condition along the adjacent sidewalk and within open spaces on the site. Exterior lighting can be used to highlight the building's architecture, however, should not impact the skyline at night (CDG D6, E3, E1).
- Landscaping Plan for sufficient space to support large shade trees and layered landscaping. Consider locating trees to the south and west of buildings to maximize their shade benefits. This area suffers from higher-than-average urban heat island effect, and as temperatures soar, large shade trees are increasingly critical to the health and comfort of residents and occupants (CDG E1, E2, E5).

4. Applicable Development Standards

Please note, meeting the minimum Title 33 standards does <u>not</u> ensure that a project will meet the Design Review approval criteria and receive approval. It is recommended you design to meet/exceed the approval criteria, and not begin with just meeting the minimum Title 33 standards.

- a. Development standards that will apply to the project. These include, but are not necessarily limited to, those from the following chapters in the Zoning Code (Title 33) and other City codes available online at portland.gov/code/33. This site is vested in the code in effect when the Planned Development application was submitted, on October 5, 2018. That code is available here: https://efiles.portlandoregon.gov/Record/13232338/
 - 33.825 Design Review
 - 33.854 Planned Development Review
 - 33.420 Design Overlay Zone
 - 33.266 Parking and Loading
 - <u>33.258 Nonconforming Upgrades</u> interior or exterior improvements to a site totaling more than \$347,000 requires up to 10% of the project cost must be spent toward bringing the site into conformance with identified zoning code standards.

- 33.248 Landscaping and Screening
- 33.245 Inclusionary Housing applies to new development with 20 or more dwelling units.
- 33.270 Planned Development
- 33.130 CM3 Zone (Commercial Mixed Use 3 base zone)
- <u>Title 32 Sign Code</u> signs over 32 SF in size in the Design Overlay zone require Design Review.
- Title 11 Tree Code
- **b.** Specific Development Standards to note for this project. This list is not intended to be comprehensive. Always reference Title 33 for all applicable development standards and the exact language of each standard.
 - Type III Planned Development Amendment Review The previous land use reviews approved a phase approach to Inclusionary Housing that allowed the majority of the site's IH units to be included in phase one (Splash). Staff understands that this intended plan was not able to come to fruition, and therefore phase one only contains the minimum quantity of IH units required by code. The previously approved IH-allocation exhibits need to be amended to reflect the as-built reality. This change to IH-allocation constitutes a major change per 33.854.510, requiring a Type III review. This Type III PDB (Amendment) review may be combined with the required Type III for this proposed development, and processed simultaneously under one land use review.

5. Coordination with Other Agencies

Refer to individual responses from all participating bureaus, review groups and agencies for more detailed information.

a. Electric Utility Provider Coordination

<u>Utility Transformers – Plan for Power</u> (new change for 7/1/22). Utility transformers should be located on-site, behind active use street frontage, behind at-grade loading docks, or in underground parking garages. Please consult with the Case Planner assigned to this Early Assistance appointment and coordinate with the utility providing electrical service to determine power needs, transformer sizing and transformer location. Please note this document <u>Guidance to Siting Electrical Transformers</u> and the below <u>Path to Siting Electrical Transformers</u>.

If an agreement is made with the Land Use Case Planner, and a written acknowledgement from the Utility Provider is provided per the steps below, a transformer can be located in the ROW. Please note, <u>PBOT has a Design Exception Request per TRN 8.13</u> process for locating private use utility vaults in the public right-of-way, known as Utility Vault Exclusive Use for Development (UVE). Additional information can be found at <u>portland.gov/transportation/development/utility-vault-permitting-and-leasing-development</u>.

Path to Siting Electric Transformers

- 1. Planner communicates the following to applicant:
 - a. Plan for power on-site: contact your power company to understand your power needs (see contacts further below). Specifically, the size of the utility provider's transformer and electrical room.
 - b. Identify your ground floor activation requirements (Zoning Code/land use approval criteria)
- 2. If planner finds no Code or Design/Historic Resource Review issues with the proposed location for a transformer on site, transformer is located on site.
- 3. If planner finds Code or Design/Historic Resource Review regulations not met with the proposed location[s] for a transformer on site:
 - a. Applicant works with power provider to identify other suitable locations on private property. If unsuccessful, applicant follows 'initial submittal' guidelines in TRN 8.13, co-signed by utility, to request locating transformer in a vault in the ROW (and city

- staff and applicant can get started on locating the vault to maximize trees and allow for utility needs); or
- b. Applicant can pursue further discussion to study design solutions in a Design Advice Request or additional Early Assistance meetings to allow transformer on site.
 - If a solution is found, transformer is located on site.
 - If no solutions, follow step 3.a above.
- For properties served by PGE <u>portlandgeneral.com/construction/electric-service-requirements</u>
- For properties served by Pacific Power <u>pacificpower.net/working-with-us/builders-contractors/electric-service-requirements.html</u>
- Note that the service requirements included in these links may not cover all requirements associated with your project. Applicants should contact the PGE Service Coordinator at 503-736-5450 or the Pacific Power Business Center at 888-221-7070 to identify issues that are specific to your project and to coordinate electric service requirements.
- PGE requires minimum clearances from electric wires, conductors and cables. Please be aware of these clearances by calling PGE at 503-736-5450. More information on PGE minimum clearance can be found at <u>portland.gov/bds/documents/why-you-should-respect-portland-general-electrics-power-line-clearances</u>

b. Transportation (PBOT)

- Garage entrance setback from property line. A "Driveway Design Exception" (DDE) by PBOT is required for garage entry doors to be located less than 20' from the property line to ensure that queuing in the ROW is minimized. The Design Review process supports garage doors to be located a no more than 5' from the building façade.
 - A DDE application is required to be submitted to PBOT with or in advance of the Land Use Review because the DDE must be completed prior to issuance of a Land Use Review decision. The application and information can be found at portlandoregon.gov/transportation/77521
- Loading. If Modifications or Adjustments to Title 33 loading standards are contemplated, you must reach out early and coordinate with both PBOT and BDS Design Review staff ahead of the Land Use Review submittal. PBOT may require a Traffic Scope Approval and Loading Demand Study, which both need to be submitted before the Land Use Review submittal. More information can be found at portland.gov/transportation/development/traffic-impact-studies.
- Public Works Permit If PBOT requires a 30% Public Works Permit approval before their response to a Design Review, it should be noted that such approvals can often take longer than the Land Use Review process. Therefore, you are highly encouraged to initiate the Public Works Permit process before you submit the Design Review.

c. Environmental Services (BES)

Stormwater Management. Stormwater management information, including infiltration tests, utility plans, stormwater facility designs, and site landscaping, must be submitted with the Design Review application. BES needs to review these elements early to ensure there are no issues that could affect the building size, location, or site design.

d. Fire / Life Safety

Preliminary Life Safety Meeting. A separate, preliminary life safety meeting is very beneficial to identify critical life safety and building code issues early in the process and allow the Design Review proposal to address those issues. This meeting is encouraged prior to submitting the Design Review. More information and the application can be found at portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet.

- Glazing and Energy Calculations. If large amounts of glazing are proposed, it is highly
 encouraged that energy calculations are done prior to submitting the Design Review, in case
 the building design is affected by energy code requirements.
- **e. Urban Forestry** Projects that require street tree preservation and planting should reach out to Urban Forestry early in the concept design phase to understand the requirements and process.
- f. Housing Bureau (PHB) Projects that trigger Inclusionary Housing (new buildings with 20 or more dwelling units or alterations to existing buildings that add 20 or more dwelling units) or choose to voluntarily comply with the requirements of Chapter 33.245 in order to obtain bonus FAR or density, should contact the Portland Housing Bureau at 503-823-9042 or inclusionary-housing@portlandoregon.gov. Additional information regarding the City's Inclusionary Housing program is available online at the following link: portland.gov/phb/inclusionary-housing.

B. QUESTIONS RAISED AT THE MEETING

1. Planned Development Design Guidelines

The proposed project has been approved by the City of Portland Planned Development Land Use application 18-248691. Please confirm that the approved Planned Development design guides will be the governing requirements for this project.

The Planned Development review (LU 18-248691 PDBM) and subsequent Planned Development Amendment (LU 20-116765 PDM DZ) approved a master plan framework for subsequent parcel-specific development on this site. The development footprint, height, inclusionary housing, loading and parking access and adjacent publicly-accessible open spaces are outlined through these reviews.

Staff notes that these plans approved the front-loading of IH units that did not come to fruition in Phase A. Therefore, a Planned Development Amendment review is necessary to amend the previously approved IH requirements. This review should occur as soon as possible, and staff suggests that it occur concurrently with the DZ review for this Phase 2 building.

2. Loading

Please confirm that under zoning code 33.266, the loading location illustrated on the site plan (page 19 of 40) is acceptable.

- Please confirm that the # Of Spaces Required is as follows:
- Residential: One standard A or two standard B loading spaces
- Other Uses: One standard A (20,000 sq. ft. 50,000 sq. ft.)

On street loading was not supported by PBOT through the original PDBM review. At this Pre-Application meeting, PBOT noted on-street loading is not supportable when there is such a lot of private, non-required parking being proposed.

Changes to the previously approved loading space locations (i.e., between Building A and Building B) should be captured through the new Planned Development Amendment review.

One loading space meeting Standard A or two loading spaces meeting Standard B are required when there are more than 100 dwelling units in the building.

3. Allowable Roof Deck

The proposed building intends to have an unenclosed occupied roof deck above the highest residential level in accordance with 503.1.4 Exception 1 – The occupancy located on an occupied roof shall not be

limited to the occupancies allowed on the story immediately below the roof where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1 or 903.1.2 and occupant notification in accordance with 907.5 is provided in the area of the occupied roof deck.

Please schedule a preliminary fire and life safety meeting to review the requirements and design considerations for the roof deck.

5. Vesting

Please confirm if we are vested under the 2016 Base Design Review Guidelines based on the submittal date of the Planned Development, or Guidelines in place at the time of the Design Review application for Phase B.

The site is vested under the zoning code and design guidelines in effect on October 5, 2018, the submittal date for the original Planned Development review (LU 18-248691 PDBM).

6. ROW Woonerf Standards

Please confirm what standards are vested and applicable for the Woonerf since it has changed from City ROW to Private Land.

The previously approved exhibits for LU 20-116765 PDB (the LU that converted the woonerf to private property) will determine the design, materials and phasing of the woonerf. If changes are proposed to these previously approved exhibits, they will require a follow up Type IIx review.

C. PREVIOUS LAND USE REVIEWS

As part of your application, address relevant conditions of approval from previous land use reviews on the site and discuss the current status of compliance. Below are the relevant land use case reviews that the City of Portland has on record for the subject site:

- LU 20-116765 PDB A Type IIx review to change the woonerf from a public right-of-way to a privately-owned street.
- LU 18-248691 PDBM Planned Development Review approval for a 4.5-block Planned Development with bonus height and bonus FAR at the site of the former Pepsi bottling plant. Included Modification review approval for two Modifications: to increase the maximum building setbacks and to reduce the quantity of publicly accessible park or plaza from 15% to 12.13% across the site.
- LU 19-183735 DZM AD Design Review approval for the first phase of the previously approved Sandy Boulevard Planned Development. The first phase includes renovations for the existing Pepsi Pavilion building; one new mixed-income, mixed-use building; two levels of below-grade parking; a new publicly-dedicated woonerf-style street; a new publicly accessible plaza and a new publicly accessible pedestrian path.

D. SUBMITTAL REQUIREMENTS FOR LAND USE REVIEWS

This list identifies the materials you must submit for your Land Use application to be considered complete. For additional details, see Zoning Code Section 33.730.060.

GENERAL

- Digital submittal required.
- For final drawings (C Exhibits) and Appendix set (APP Exhibits):
 - Use 11"x17" format
 - Leave a 1.5"x5" blank space at the bottom right corner for Staff to add the case number, exhibit number and stamp.
- Conduct a thorough review before submitting your drawing packet.
- Review all color quality in submittal to ensure it accurately represent the colors intended.

BDS Pre-Application Conference Response 23-035137 - Pepsi Planned Development Phase Two Page 9

 When returning for a 2nd hearing, revisions to the prior submittals should be illustrated and clearly marked in a side-by-side comparison.

PROJECT INFORMATION & NARRATIVE

- Land Use Review application form
- Project team and project cost
- Project description
- Zoning summary
- Response to guidelines/approval criteria (Word doc.)
- Modifications and Adjustments requests & approval criteria responses (Word doc.)
- Response to DAR (narrative)
- Technical Reports Stormwater Loading Analysis, Queuing Study, etc.

DRAWINGS

"C" Exhibits should represent proposed development/alterations, be at an architectural or engineering scale and use 11"x17" format:

- Title Page
- Table of Contents
- Site Plan
- Floor and Roof Plans roof plan should show all rooftop elements, including mechanical
- Elevations B/W and color, and without shade or shadows, include material key, street-facing elevations in their immediate context, including adjacent buildings
- Building Sections Include some depicting relationships to adjacent buildings
- Enlarged Details windows/doors, storefronts, canopies, balconies, signage, and their attachments, etc., control joints, seismic joints, and other visible construction details
- Materials / Colors clearly identify each building material by name
- Landscape Plans
- Lighting Plans
- Civil Plans
- Cut Sheets only pertinent product info like type, finish, color, dimensions

SUPPORTING INFORMATION

Appendix ("APP" Exhibits) should include information that supports the drawings and use 11"x17" format:

- Renderings day and night in context, must be simple and not enhanced marketing-type images, avoid dramatic lighting effects
- Context plan area, urban (3-block radius), site
- Sightlines sightline drawings from relevant vantage points
- Material Photos & Examples
- Massing & Design Concept
- Miscellaneous Diagrams FAR, ground floor windows, clear vs. spandrel panels, height, Modifications, Adjustments, etc.
- Responses to DAR (diagram)

E. NEIGHBORHOOD NOTIFICATION

When you apply for a Type III Land Use Review, all property owners within 400 feet, and all neighborhood associations and recognized organizations within 1,000 feet of your site will receive notification of your proposal.

- The site is located within the neighborhood association of Kerns, contact Jesse Lopez at yosoyjay@gmail.com.
- The site is located within 1,000 feet of Sullivans Gulch neighborhood association, contact DJ Heffernan at djheff1@gmail.com.
- The site is located within the district neighborhood coalition of Southeast Uplift, contact Matchu Williams at matchu@seuplift.org.
- The site is not located within any business association boundary.

 Contact information for neighborhood associations, neighborhood district coalitions, and business associations is available at <u>portlandoregon.gov/civic/search</u>.

F. SUBMITTAL - LAND USE REVIEWS & PERMITS

<u>PLEASE BE ADVISED</u> - If a Land Use Review is required, permits for the work subject to the Land Use Review cannot be accepted until the Land Use Review approval is issued and recorded.

Land Use Reviews and other LUS application submittals:

When you are ready to submit a land use review application, please see the BDS Website at portland.gov/bds/land-use-review-fees-and-types/land-use-reviews-and-final-plat-applications for current submittal requirements. Currently, we are accepting electronic land use applications via email at LandUseIntake@portlandoregon.gov. A Land Use Services technician will contact you with instructions for providing payment for emailed applications.

Permit submittals:

When you are ready to submit a permit, please see our website for updated information on how to apply for permits at portland.gov/bds/permit-review-process/apply-or-pay-permits.



1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185

Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation

Mingus Mapps Commissioner Tara Wasiak Interim Director

PBOT – Development Review

Pre-Application Conference Response

Date: May 28, 2022

To: Jason Jones, ANKROM MOISAN ARCHITECTS

503-952-1506, jasonj@ankrommoisan.com

From: Michael Pina, PBOT Development Review

503-823-4249, Michael.Pina@portlandoregon.gov

Case File: EA 23-035137 Location: NE 25TH AVE

R#: R699248

Proposal: A Pre-Application Conference to discuss a new 8-story building with 171 dwelling

units and 2 stories of underground parking containing 157 parking spaces accessed

from NE 25th Avenue. Retail, two-story townhouse style units and resident amenities are proposed on the ground floor. An at-grade landscaped plaza and rooftop deck are also proposed. The project is part of a Planned Development

approved in 2018 (LU 18-248691 PDBM).

Portland Bureau of Transportation/Development Review (PBOT) staff has reviewed the preapplication conference materials to identify potential issues and requirements.

A. KEY ISSUES AND REQUIREMENTS

- Required dedications and frontage improvements are to be consistent with Public Works
 Master Plan Street Job TB0082 (18-270545 WT), which is to receive 30 percent Public Works
 concept approval prior to issuance of the building permit.
- Identify either one Std A or two Std. B loading spaces within parking garage on submitted plan materials, in accordance with 33.266.310. On-street loading is evaluated after completion of the project by PBOT Parking Control. With providing 157 on-site parking spaces, approval of on-street loading should not be expected.
- PBOT will not allow an electrical vault in the ROW. The project must identify a location on-site. Land-use application materials will need to provide a utility plan identifying an on-site location.
- A Driveway Design Exception (DDE) will be required for a garage gate closer than 20-ft from the street property line will be required prior to land use approval.
- Awnings and canopies must demonstrate compliance with PBOT's Encroachment Policy.
 Please submit a cross-section which includes the Right-of-Way with plan drawings at time of Land Use review.

B. GENERAL COMMENTS

<u>TSP Classifications:</u> At this location, the City's Transportation System Plan (TSP) classifies the abutting street(s) as follows:

Street Name Traf	affic Transit	Bicvcle	Pedestrian	Freiaht	Emergency	Street
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						Response	Design
NE Oregon St	Local Service	Local Service	Local Service	Local Service in Ped. Dist.	Local Service	Minor Response	Local Street
NE 25 th Ave	Local Service	Local Service	Local Service	Local Service in Ped. Dist.	Local Service	Minor Response	Local Street

<u>Existing Improvements:</u> At this location, according to the City's GIS data, the site's abutting Rights-of-Way (ROW) are improved as follows:

Street Name	ROW Width*	Roadway	Pedestrian Corridor Width*/Configuration			
	vviatn	Width*/Condition	Curb	Furnishing	Sidewalk	Frontage
NE Oregon St	50-ft	30-ft, paved	0.5-ft	2.5-ft	6-ft	1-ft
NE 25 th Ave	60-ft	34-ft, paved	0.5-ft	N/A	5.5-ft	2-ft

NOTE: The applicant is advised the information contained herein is derived from City GIS and other databases typically used by city staff, as well as information from the applicant. It has not been confirmed via a survey. This evaluation is not implied to be more accurate than the sources that the information was obtained from. It is the applicant's responsibility to provide a current survey to document the location of the abutting rights-of-way to challenge any anticipated dedication amount that is being required.

1. Required ROW Improvements: The proposal triggers both thresholds noted in 17.88.020, thus requiring dedication and frontage improvements surrounding the site. The following improvements are to be reviewed under a Public Works Permit, which is to receive 30% Concept approval prior to Building Permit approval. The applicant should refer to Street Job TB0082 (18-270545 WT) for reference.

PBOT has updated the City's *Pedestrian Design Guide (PDG)*, the Bureau's reference document for pedestrian corridor standards, effective July 1, 2022. With the new PDG, PBOT evaluates the required pedestrian corridor width based upon the 'Design' classification in accordance with the City's Transportation System Plan (TSP). Thus, the following standards are reflective of the updated *PDG*.

- Both NE Oregon St and NE 25th Ave: For a Local Street within a Pedestrian District in the CM3 zone, the City's Creating Public Streets and Connections document (TRN 1.09) recommends 56-ft ROW to accommodate a 32-ft paved roadway with parking on both sides and two 12-ft wide pedestrian corridors consisting of a 0.5-ft wide curb, 6-ft wide vegetated furnishing zone, and a 1.5-ft wide frontage zone. According to City GIS, the existing pedestrian corridor does not meet City standards due to a curbtight sidewalk.
 - According to the site's Public Works Masterplan (PWMP) TB0082 (18-270545 WT) document, the project proposes to push the curb out approximately 2-ft and dedicate 0.9-ft on NE Oregon ad 1.1-ft on NE 25th to accomplish an 11-ft wide corridor on both frontages. Although today's standard is a 12-ft wide pedestrian corridor, the Planned Development land-use approval vested the site to retain the 11-ft wide corridor in this instance.
- <u>Corner</u>: Reconstruct the abutting corner as proposed in aforementioned street job.

Therefore, reconstruct both frontages and corner to the above referenced standards, reviewed through a Public Works permit.

2. Loading Requirements: In accordance with 33.266.310.C.1.c, one Standard A or two Standard B loading spaces are required when there are more than 100 dwelling units in the building. Standard B loading spaces have a measurement of 18-ft long, 9-ft wide, and a vertical clearance of 10-ft. The applicant's submittal did not provide specifications confirming compliance with these standards. Formal Design review materials shall provide specifications demonstrating

compliance with PBOT access standards. Providing sufficient on-site loading is to the site's benefit, and operational functions should be evaluated when considering alternatives.

The applicant asked specifically about providing an on-street loading zone to serve the building. On-street loading is evaluated after completion of the project by PBOT Parking Control in accordance with 16.20.220 (https://www.portland.gov/transportation/parking). However, PBOT is ultimately responsible for management of the public right-of-way (17.24.005) and may remove, relocate, or modify existing truck loading zones as needed to effectively manage the competing public demands for a limited amount of ROW. Approval of an on-street truck loading space does serve as tacit approval that existing truck loading zones within the abutting ROW will continue to be available to support the private loading needs of the project. Truck loading zones are not for the exclusive use of the abutting property and may be used by anyone during the timeframe specified for loading functions. With providing 157 on-site parking spaces, approval of on-street loading should not be expected.

- 3. Vehicular Access: Title 17.28 provides PBOT the authority to review driveway access with regards to location, width, and operation at any time. The previous PWMP identified a curb cut location for the proposed parking garage. Curb cuts shall meet 17.28.110 and TRN 10.40 and incorporated into the review of the Public Works permit.
 - The applicant asked about consolidating the on-site parking access to the one located on NE Oregon St, which is proposed for Phase 1A, currently under construction. PBOT has no initial concerns regarding this proposal, however an operation and queuing analysis (see below) is needed to determine if this location is acceptable. Staff may want to refer to the previously submitted Loading Management Plan submitted with Phase 1A (20-145451 TR).
- 4. Driveway Design Exception: Although not specified in EA materials, it is anticipated that project will propose three elements which may not meet TRN 10.40 and thus necessities the review of a Driveway Design Exception (DDE), which is required to be submitted and approved prior to PBOT supporting the Design Review land-use case: 1) a garage door less than 20-ft from the property line; 2) a garage door serving more than 100 vehicle spaces; and 3) a driveway slope exceeding 16 percent. More information on each of the standards below.
 - An Access Controlling Mechanism (garage gate) proposed to be less than 20-ft from the NE 25th Ave property line, requires the following information to be submitted to support the DDE request: (NOTE: if access is consolidated as noted above, a DDE for this may not be needed).
 - Total building area; a description and size of each of the expected building uses (retail, office, residential, etc) that will have access to the garage; number of proposed parking spaces; height and width of proposed security gate; speed and/or opening time of security gate; activation method for opening/closing the security gate; and hours that the gate will remain open, if applicable.
 - A Queuing and Operational Analysis prepared by a professional traffic consultant is required for any access control mechanism proposed across a driveway that provides access to 100 or more parking spaces or as determined necessary by the City Traffic Engineer (see below for scoping information), also to be included in the DDE request.
 - For Driveway Slopes exceeding 18 percent, (if applicable) TRN 10.40.E.3 states "The maximum grade break (algebraic difference in running grade) within a driveway or driveway approach without requiring a vertical curve shall be 18 percent for a crest and 13 percent for a sag (as defined by AASHTO). Vertical curves may not encroach into the pedestrian corridor." The intent of this provision is to ensure sufficient sight distance for pedestrians,

vertical clearance for required ADA and loading vehicles, and to prevent damage to the ROW. It was unclear from EA materials if the proposed garage access will meet the above standard. If not, a DDE will be required providing a cross section of the underground parking garage access, to include the following:

- Elevation at street centerline and gutter; grades on roadway, sidewalk, and driveway surfaces; parking garage finish floor elevation; and vertical cleance height to structure.
- 5. Scoping requirements: To support the queuing and operational analysis, a scope of TIS work must first be submitted and approved by PBOT prior to preparation of the study. The applicant is required to complete the appropriate Scope Approval forms for review and approval by PBOT. At time of this response, PBOT Development Review Traffic Engineers has yet received a scope for the required TIS, therefore this item remains outstanding. Forms can be found at: https://www.portlandoregon.gov/transportation/74543. Completed Scope Approval forms, supporting documentation, and/or additional questions are directed to email PBOT at PBOTDevRevTrafficScopes@portlandoregon.gov.
- **6. Required Bike Parking:** The subject area is in a location which has high multi-modal options serving the site. If the project is not vested in the previous bike parking standards, PBOT would expect that the required bike parking be met in accordance with 33.266.200 be fully met. An Adjustment to reduce bike parking will not be supported.
- 7. **Street Lighting:** Required streetlights should be consistent with the aforementioned street job. The applicant is encouraged to contact Stefan Bussey, Traffic Engineer at 503.823.5556 or at Stefan.Bussey@portlandoregon.gov for more information.

8. Public Works Response:

Jake Wiser, Senor Civil Engineering Associate, jabob.wiser@portlandoregon.gov

Staff has not received a response at time of this response but will relay any information provided. Alternatively, the applicant is encouraged to contact the Public Works Project Manager above for any questions on the Public Works submittal requirements. General information on the Public Works process can be found here: https://www.portlandoregon.gov/index.cfm?&c=53147.

C. TRANSPORTATION CODE REQUIREMENTS

The following information must be addressed by the applicant in order to receive building permit approval from PBOT. Loading must be addressed in order to receive land use review approval from PBOT.

Topic	Code and Comments	Code Citation & Link
Garage Entry Gate/Door	Portland transportation policies call for minimizing conflicts between vehicles and pedestrians, especially in areas that are designated as City Walkways or Pedestrian Districts. The applicant's design should respond by eliminating or reducing the size of as many garage entrances as possible. If there are doors on the garage entrances, they will need to be designed with remote operation or be located at least 20 feet back from the sidewalk.	17.28.110.D

Topic	Code and Comments	Code Citation & Link
Driveway Gate	Any proposed gate for the parking garage driveway needs to be located to prevent entering vehicles from queuing in the public street or queuing across the sidewalk. A queuing and operational analysis of the gate needs to be provided by the applicant to PBOT to determine the appropriate gate location. At a minimum the gate will need to be located 20 feet beyond the back of the sidewalk.	17.28.110
Garage Entry Warning System	The garage entry must be designed to allow exiting drivers to see pedestrians on the sidewalks approaching the vehicle exits. In addition, an audio/visual warning system must be installed to warn pedestrians of exiting vehicles.	(Portland Policy Document TRN 10.42)

D. SUBMITTAL REQUIREMENTS FOR LAND USE

This list identifies Portland Transportation submittal requirements. Please see the Conference Summary Memo for all of the materials you must submit for your application to be considered complete.

- 1. Written narrative adequately addressing all land-use and transportation related approval criteria.
- 2. Preliminary plans showing required dedication(s) and Right-of-Way improvements.
- 3. A Driveway Design Exception (DDE)

All submittal requirements should be provided with the application.

E.BUILDING PERMIT INFORMATION

At the time of permit review (following the land use review) you should be aware of the following:

- 1. System Development Charges (SDCs) may be assessed for this development. To receive an estimate of the SDC amount, the applicant is advised to leave a voicemail message to include the case file number, at (503) 823-7002, Option 2. Additional information about PBOT SDCs can be found at: https://www.portlandoregon.gov/transportation/46210.
- 2. The ROW improvements will need to be designed by an Oregon licensed civil engineer and constructed under a Public Works Permit, which is separate from the Building Permit that will be necessary for construction of the proposed project. Conceptual PW Design must be submitted to Public Works Permitting in order to verify the type of PW Permit that is required and to determine the required performance guarantee amount. PW Design Review will determine specific design elements including stormwater management, bus stop, curb-cuts, landscaping, location of signage, location of utility poles and street lights, as well as other design requirements.

The applicant is therefore encouraged to contact Public Works at (503) 823-1987 or at pwp@portlandoregon.gov to familiarize themselves with the process and initiate the

appropriate meetings/process. Additional information on the City's Public Works Permitting process can be found at the following link: http://www.portlandonline.com/publicworks. It is important for the applicant to understand the Public Works process and timeline thereof to avoid any conflicts with the Building Permit process.

- 3. The applicant is advised that the City cannot guarantee the accuracy of location of utilities in the street, and that the information used by the City and furnished to the applicant or their representatives may be incorrect. Verification of private and public utility locations, as well as the responsibility for any and all damage caused by work in the right-of-way, will be the responsibility of the permittee at the time of performing work and right-of-way improvements associated with their project.
- 4. When proposed development will prohibit use of an area of within the public right-of-way, a separate street temporary closure permit will be required. Additionally, closures that do not allow safe passage and unobstructed flow of normal public use in a partially open area or lane, will also require a city approved Traffic Control Plan. For information on obtaining a separate temporary street closure permit, please contact: http://www.portlandoregon.gov/transportation/permitting (503-823-7611), for an application, general information, cost and submittal information Jesse Long (503-823-7611) Jesse.Long@portlandoregon.gov.
- 5. Excavation and Shoring: The limits of excavation must be shown in the building permit plans. If the proposed development and excavation are in close proximity to the right-of-way, excavation limits will need to be shown in order to verify that no work is proposed within the right-of-way which exceeds the limits of the PW Permit (if required). If the excavation layback exceeds the limits of the PW Permit, approval of a mass excavation encroachment permit will be required as a condition of the building permit that the work is proposed under. Excavation information may be provided on the Grading and Erosion Control Plan sheets, or on a separate plan sheet. Please provide slope layback information, as well as the limits relative to the finished face of curb and property lines in cross sections, include the location of all utilities within the right-of-way. Cross sections are to be worst case scenarios for each frontage.

The limits of shoring for the proposed development must be shown in the building permit plans that the work will occur under. Shoring designs are also preferred to be reflected in a detail drawing so that the anticipated wall height and required pile size is absolutely clear to the contractor during construction. Piling, that are located in the right-of-way, will be required to be cut off 5-feet below the curb gutter elevation, tiebacks must be de-tensioned at the end of their required use and prior to approval of final inspection and certificate of occupancy.

If shoring or structural walls which support the right-of-way are proposed; sufficient information on their design, design calculations and a geotechnical report will be required for evaluation by the Transportation Bridges and Structures group prior to PBOT building permit approval, or issuance of an encroachment permit (if applicable). If tieback shoring is proposed, the tiebacks may not extend past the centerline of the impacted right-of-way without obtaining written consent from the adjacent property owner, copies of the consent must be provided to PBOT as a condition of the encroachment permit approval.

The applicant is advised that Transportation Structural and encroachment reviews will require additional review time by other Bureaus and Transportation departments and could

impact the time needed for PBOT building permit approval. It is recommended that the applicant's design team provide the necessary information to PBOT at an early stage of the permit process, in an additional separate design set.

Designs and Calculations are required to be stamped by an Oregon licensed civil engineer. A digital copy should be provided to the PBOT plan reviewer in order to help expedite the Bridges and Structures group for review. The applicant is advised to contact Wayne Close, Engineering Technician III, Building Plan Review, at 503-823-7647 or at Wayne.Close@portlandoregon.gov

1120 SW Fifth Ave, Suite 613, Portland, Oregon 97204 • Mingus Mapps, Commissioner • Dawn Uchiyama, Director

Pre-Application Conference Response

Date: June 13th, 2023

To: Matt Wickstrom, Conference Facilitator

503-865-6513, Matt.Wickstrom@portlandoregon.gov

From: Emma Kohlsmith, BES Systems Development

503-823-8427, Emma.Kohlsmith@portlandoregon.gov

Case File: EA 23-035137 Location: NE 25TH AVE

R#: R699248

Proposal: A Pre-Application Conference to discuss a new 8-story building with 171 dwelling units and

2 stories of underground parking containing 157 parking spaces accessed from NE 25th Avenue. Retail, two-story townhouse style units and resident amenities are proposed on the ground floor. An at-grade landscaped plaza and rooftop deck are also proposed. The project is part of a Planned Development approved in 2018 (LU 18-248691 PDBM).

The Bureau of Environmental Services (BES) has reviewed the submitted materials to identify potential issues and requirements and provide the following comments. Some references to Portland City Code (PCC) are included below; the applicant may refer to the Auditor's Office Online Charter and Code.

A. KEY ISSUES AND REQUIREMENTS

Following is a brief summary of issues and requirements that may impact your proposed project or are submittal requirements that will require time to prepare prior to submittal of the application.

1. The applicant must submit a stormwater report, including the results of infiltration testing, with the design review application.

B. SANITARY SERVICE

- 1. Sanitary Infrastructure: According to available GIS data, the following sewer infrastructure is located in the vicinity of the project site:
 - a. Public 8-inch combined sewer of varying materials in NE 25th Avenue (BES as-built # 21529).
 - b. Public 8-inch VSP combined sewer in NE 25th Avenue at the northeast corner of the lot under review (BES as-built # 20678).
 - c. Public 12-inch VSP combined sewer in NE Oregon Street (BES as-built #20355).
- Preferred Sanitary Discharge Location: The preferred discharge location for sanitary flows from this development is to the 8-inch combined sewer in NE 25th Avenue (ABH169-ABH172). Note that this is a change from the location identified in previous BES responses. The change is in response to changes in the planned Capital Improvement work in NE Oregon Street, as described below.
- BES Capital Improvement Project: BES is in the process of designing a Capital Improvement Project (CIP) in the vicinity of this development. Under current plans, a 48-inch sewer will be installed in NE Oregon Street within the frontage of this development. Currently, construction for this project is planned for June 2024 through March 2026. Additional project information

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- can be found here: https://www.portland.gov/bes/improvements/construction/sandy-boulevard-sewer-and-stormwater-project.
- 4. Water Main and Sewer Main Locations: According to available GIS data, a water main is located between the proposed development site and the combined main in NE 25th Avenue. Any new connection(s) to the sewer main will cross the water main and will require a Water Utility Protection Plan. Sanitary laterals must meet required separation distances according to the Water Bureau; the applicant should contact the assigned Water Bureau reviewer or the Water Bureau general email (devrev@portlandoregon.gov) with questions related to required separation distances.
- 5. Connection Requirements: Connections to the City sewer system must meet the standards of the City of Portland's Sewer and Drainage Facilities Design Manual, PCC 17.32.090, administrative rules ENB-4.07 and ENB-4.17, and all other relevant City codes and rules. Sanitary sewage from private property must be separately conveyed to the property line and connected through individual laterals for discharge to the City separate sanitary or combined sewer. Per ENB-4.07, sewer connection permits are required to make new connections to City mains and laterals, relocate or upsize existing laterals, and repair sewers in City right-of-way. The permittee is responsible for verifying the location, depth and size of an existing sewer lateral and for ensuring the lateral is clear of obstructions prior to connection.

C. STORMWATER MANAGEMENT

- 1. Stormwater Infrastructure: According to available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:
 - a. There are no public storm-only sewers available to this property and a public storm main extension is not required. The combined sewer described above may provide the only offsite discharge location for stormwater from the development.
 - b. Currently, stormwater from the public right-of-way discharges to the public combined sewer.
- General Stormwater Management Requirements: Development and redevelopment sites that include any of the triggers listed in PCC 17.38.040 are subject to the policies and standards of PCC 17.38.035, Portland's Stormwater Management Manual (SWMM) and Source Control Manual (SCM). Projects must comply with the current adopted version of the SWMM as of the permit application date. A fundamental evaluation factor in the SWMM is the Stormwater Infiltration and Discharge Hierarchy (Section 1.3.3), which sets the framework that will be used to determine when a project's stormwater runoff must be infiltrated onsite and when offsite discharge will be permitted, and the parameters that must be met for either scenario. If tested infiltration rates on a property are greater than or equal to 2 inches per hour, onsite infiltration will be required unless the site qualifies for the ecoroof exception per Section 3.2.1 or infiltration is determined infeasible based on site conditions described in Chapter 2 of the SWMM. Note that maximum building coverage allowed by the zoning code, including below grade development, does not exempt the applicant from stormwater requirements. Pollution reduction and flow control requirements must be met using vegetated facilities to the maximum extent feasible, though roof runoff and some paved impervious surfaces are exempt when discharging directly to a UIC (refer to Sections 1.3.2, 1.3.4, 3.2.4 and 4.2.2 of the SWMM).
- 3. Public Right-of-Way Stormwater Management: Stormwater runoff from the public right-of-way must comply with all applicable standards of the SWMM and Sewer and Drainage Facilities Design Manual and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee.
 - a. PBOT requires new sidewalk construction in a pedestrian corridor where a curb and paved street already exist. Since the public right-of-way improvements were reviewed for the whole site and obtained concept approval under the 2016 SWMM, the proposed

- project is vested under the 2016 SWMM. Therefore, sidewalk improvements behind an existing curb are exempt from SWMM requirements.
- b. Under the 2020 SWMM, sidewalk improvements behind an existing curb that create or replace 500 SF or more of impervious area are no longer exempt from stormwater management requirements unless they fall under a specific exemption described in Section 1.2.1.2 of the SWMM. Additional guidance on meeting the 2020 SWMM for projects in the public right-of-way is available at https://www.portland.gov/bes/stormwater/swmm-and-right-way-projects.
- 4. Private Property Stormwater Management: Stormwater runoff from this project must comply with all applicable standards of the SWMM and SCM and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee.
 - a. Building Stormwater Management Approach: Per the Planned Development review, onsite infiltration via drywells was proposed to manage runoff from this portion of the site. Therefore, BES expects that onsite infiltration of stormwater will be proposed for the building. If this stormwater design changes, please coordinate with the assigned BES reviewer as soon as possible.
 - b. Woonerf Stormwater Management Approach: Previous submittals proposed for stormwater runoff for the entirety of the woonerf area to be managed through a proposed detention pipe system located at the western end of the woonerf.
 - This proposed stormwater management system was initially reviewed through the previous PWP and determined to meet SWMM requirements. Moving forward, this facility will be reviewed and approved through the building permit process since it will be located on private property instead of in public right-of-way.
 - 2) The decision for LU 20-116765 includes the following condition related to the woonerf:
 - (1) The stormwater facility for the proposed woonerf must be installed during the first phase of woonerf construction and must be adequately sized for the full buildout of the woonerf. If an alternate stormwater management system is proposed for the woonerf, it must be reviewed and approved by BES as meeting the SWMM and it must adequately manage triggered impervious surfaces for each phase of development, to the satisfaction of BES.
 - 3) The applicant should also be aware that since the proposed detention pipe system will be shared across property lines, a plumbing code appeal through BDS is likely necessary to confirm that the proposed facility is acceptable based on plumbing code requirements. Note that a maintenance agreement is likely also necessary please coordinate with BDS.
 - c. Site Characterization: Note that BES identified through researching property records or other means that this property is known to have contaminated soil from former leaking underground storage tanks (LUST 26-93-0094, 26-98-0680, and 26-16-0369). Through the Planned Development review, the applicant submitted the necessary soil contamination location information to demonstrate that contamination will not be further mobilized or exacerbated by infiltration of stormwater based on current proposed infiltration locations. The applicant should note that if the proposed infiltration locations change and infiltration is proposed within the areas of contamination, then additional information may be required by BES. Please contact the reviewer identified above if locations change.
 - 1) UICs: If the applicant is installing underground injection controls (UICs), please note that UICs must be rule authorized by DEQ's UIC Program. While BES may assess infiltration feasibility to meet SWMM and SCM requirements, the information provided to BES may not be sufficient for rule authorization. It is highly

recommended that the applicant receive approval from DEQ's UIC Program to infiltrate on this site using UICs prior to land use and building permit reviews.

- d. Storm Report: With the design review application, the applicant must submit a Presumptive (SWMM Section 2.5.2) or Performance Approach (SWMM Section 2.5.3) stormwater report and a preliminary utility plan showing stormwater management facilities sized according to SWMM standards. The report must follow the outline included in Section 3.4.3 of the SWMM and be stamped by an Oregon registered engineer or other qualified design professional. Required elements of the report include:
 - 1) Results of infiltration test(s) on the subject site performed by an Oregon-licensed engineer, certified engineering geologist, or registered geologist in accordance with the open pit, encased or double-ring infiltrometer testing methods described in Section 2.3.2 of the SWMM. To best assess the feasibility of onsite infiltration, the design team must test infiltration rates at depths that appear conducive to infiltration using field-based decisions and by referencing available soil information, geotechnical analyses and/or boring logs. To the extent feasible, proposed infiltration facilities must correspond with the location and depth of the completed infiltration testing. Indicate on a plan the approximate location of the test(s).
 - Calculations prepared by an engineer using the <u>Presumptive Approach Calculator</u> (<u>PAC</u>). If using other software under the Performance Approach, the principles of Section 2.5.3 must be followed.
 - Determination of the seasonal high depth to groundwater per Section 2.3.1 of the SWMM prepared by an Oregon registered professional engineer, certified engineering geologist or registered geologist.
- e. *Infiltration Facility Setback Requirements:* Required minimum setback distances from infiltration facilities to slopes, property lines, foundations and other features are described in Section 2.2.4 and Table 2-1 of the SWMM. Most infiltration facilities must be set back 5 feet from parcel property lines and 10 feet from foundations, as measured to the high water level at the edge of vegetated facilities, the middle of drywells, and the edge of soakage trenches. Note that no setbacks are required for property lines with the right-of-way. Additional specific setback requirements are described for rain gardens, filter strips, downspout extensions, and ponds (see Section 2.2.4 of the SWMM). BES will review all proposals to reduce required setbacks. Stormwater facilities with reduced setbacks may need to be designed under the Presumptive or Performance Approach and additional documentation and analysis (such as analysis from a geotechnical engineer, structural engineer, registered geologist or other environmental professional) may be required as described in Section 2.2.4 of the SWMM.
- 5. Clean River Rewards Program: Clean River Rewards, Portland's stormwater discount program, offers discounts up to 100% of the City's onsite stormwater management charge to ratepayers who manage stormwater runoff on their property. Please note that this discount is not automatically applied; ratepayers must register their property and describe how stormwater is being managed to qualify. Be aware that some properties discharging to the Multnomah County Drainage Districts (within the Columbia Slough watershed) are not charged an onsite stormwater management fee by the City and are therefore ineligible to register for this program. See the <u>Clean River Rewards website</u> or call 503-823-1371 for more information.

D. GENERAL PUBLIC WORKS PERMIT INFORMATION

For questions related to the public improvements described throughout these notes, please contact Rod Krauter at (503) 823-7064 or <u>rodney.krauter@portlandoregon.gov</u> or the BES Development Engineering hotline at (503) 823-7761, option 3.

1. General Public Works Permit Information: Information on the City's public works permit (PWP) process, including submittal requirements and review timelines, is available at

- www.portlandoregon.gov/publicworks. All submitted public works plans must meet the City's Sewer and Drainage Facilities Design Manual (SDFDM), SWMM, and public works permitting plan submittal requirements and drafting standards. Contact Public Works Permitting at (503) 823-1987 or pwp@portlandoregon.gov with questions related to the general public works permit process.
- 2. Hazardous Substances Code: The City's Hazardous Substances Code (PCC 17.24.067) requires the excavation and removal of disturbed contaminated soils from right-of-way access areas and utility corridors. The soils must be replaced with clean fill at a minimum depth of 5 feet. A demarcation/contaminant barrier is also required when it has been determined the soils are contaminated at depth. Erosion control measures for contaminated soils (Section 8.2.1 of the SCM) must be met. Soil stockpiles must be covered and contained with a barrier on all four sides, with an impervious layer underneath the stockpile to inhibit contaminants from leaching back into the soil.

E. SUBMITTAL REQUIREMENTS FOR LAND USE

- Full land use plan set, including preliminary utility plan showing all existing and proposed sanitary and storm facilities and connections. All BES assets and easements must also be shown and labeled on plans.
- 2. A Presumptive/Performance approach stormwater report, including the results of infiltration testing, as described in this memo.

F. PERMIT INFORMATION

At the time of permit review the applicant should be aware of the following:

- Connection Fees: Sewage system connection fees and system development charges are assessed at the time of building plan review and change every fiscal year on July 1st. For additional information on these fees, navigate <u>here</u> or call the BES Development Review Team at 503-823-7761.
- 2. Connection Requirements: Connection to public sewers must meet the standards of the City of Portland's Sewer and Drainage Facilities Design Manual.
- 3. *UIC Registration*: The Oregon Department of Environmental Quality (DEQ) regulates underground injection control (UIC) facilities to protect groundwater. Drywells and soakage trenches are examples of UICs. It is the applicant's responsibility to register all onsite UICs with DEQ, as appropriate. To learn more visit <u>DEQ's website</u> or contact the DEQ UIC Program at 503-229-5623. The SWMM also includes general UIC information.
- 4. Source Control Requirements: Source control requirements from the <u>Source Control Manual</u> (SCM), <u>Portland City Code</u> (PCC) <u>Title 17</u>, and <u>BES Administrative Rules</u> that may be applicable to this project are listed below with the corresponding chapter, section, code, or rule. For specific questions on the following, please contact BES Source Control at 503-823-7122. <u>BES recommends that requirements related to site contamination be addressed prior to building permit reviews to help avoid potentially long delays.</u>
 - a. Site Use and Activity-Based Source Control Requirements (SCM Chapter 6): BES recommends the applicant review the following SCM sections to understand the structural, treatment, and operational BMP requirements that may impact the project design.
 - 1) Waste and Recycling Storage (SCM Section 6.1)
 - 2) Covered Vehicle Parking (SCM Section 6.3)
 - b. Site Dewatering Requirements (SCM Chapter 9, PCC 17.34, PCC 17.36, PCC 17.38, PCC 17.39, ENB 4.32) BES evaluates requests for temporary and long-term stormwater and groundwater dewatering discharges into the city sewer system for approval or denial. See Appendix 1 of the SCM for the Construction Dewatering

Discharge Application Form. If approved, a Discharge Permit for the storm or combined sewer may be required.

- 1) Fees are assessed for temporary construction discharges to the public sewer system navigate <u>HERE</u> for current rates and information about dewatering as it relates to <u>construction projects</u>.
- 2) Construction discharges to City UICs are prohibited.
- 3) Construction discharges to private UICs (e.g., drywells or soakage trenches) must be authorized by DEQ's UIC Program.
- When dewatering is proposed on known/suspect contaminated site, BES may require analysis of the discharged stormwater or groundwater to determine the appropriate discharge system or if treatment may be needed prior to discharge.



City of Portland, Oregon Bureau of Development Services Land Use Services

FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner Rebecca Esau, Director Phone: (503) 823-7300 TTY: 711 www.portland.gov/bds

Site Development

Early Assistance Conference Response

Date: June 20, 2023

To: Matt Wickstrom, Conference Facilitator

503-865-6513, Matt.Wickstrom@portlandoregon.gov

From: Jeff Duquette, jeff.duquette@portlandoregon.gov

Case File: EA 23-035137
Location: NE 25TH AVE

R#: R699248

Proposal: A Pre-Application Conference to discuss a new 8-story building with 171 dwelling

units and 2 stories of underground parking containing 157 parking spaces accessed from NE 25th Avenue. Retail, two-story townhouse style units and resident amenities are proposed on the ground floor. An at-grade landscaped plaza and rooftop deck are also proposed. The project is part of a Planned

Development approved in 2018 (LU 18-248691 PDBM).

The Site Development Section of the Bureau of Development Services (BDS) has reviewed the pre-application conference materials to identify potential issues and requirements.

A. Key Issues and Requirements

<u>Geotechnical</u>. In order to evaluate whether the foundation of the proposed structure comply with the Oregon Structural Specialty Code (OSSC), a geotechnical report study will be required at the times of building permit applications. For buildings that exceed six stories in height, the geotechnical report must also include a site-specific seismic hazard study prepared in accordance with ASCE 7 and the OSSC. The soils report should also include recommendations for temporary construction shoring for excavations adjacent to the public right-of-way or private property.

Potential Landslide Hazard Area. The site is not located in the Potential Landslide Hazard Area.

<u>Floodplain</u>. The site is not within the 100-year floodplain.

<u>Stormwater discharge and treatment</u>. The Bureau of Environmental Services will review the project for conformance to the City Stormwater Management Manual.

<u>Septic system</u>. BDS Site Development found no evidence indicating the presence of a functioning or abandoned on-site septic disposal system.

<u>Erosion control</u>. Erosion prevention and sediment control requirements found in Title 10 apply to both site preparation work and development. Full compliance with the erosion control requirements of Title 10, as well as maintenance of the erosion control elements, such as silt fences on private property, storm drain inlet protection and bio bags in the public right-of-way, is

the responsibility of the property owner, the developer of the land division and the builders of structures on the individual lots. Please refer to the City of Portland *Erosion and Sediment Control Manual* for additional information regarding erosion and sediment control requirements.

Erosion control requirements found in Title 10, apply to both site preparation work and development. The project area meets the criteria specified in City Code 10.30.030 as a Special Site with additional requirements for erosion, sediment and pollution control. An erosion control plan prepared by a Certified Professional in Erosion and Sediment Control (CPESC) or State of Oregon registered professional engineer, and special inspections by the CPESC or P.E. during construction, will be required at the time of building permit application.

<u>DEQ 1200C Permits</u>: A 1200-C permit from the Oregon Department of Environmental Quality is required for:

Construction activities including clearing, grading, excavation, and stockpiling that will
disturb a combined area of one or more acres and may discharge to surface waters or
conveyance systems leading to surface waters of the state.

OR

Any construction activity that results in the disturbance of less than one acre of land that is
a necessary and required component (e.g. utilities, structure, or infrastructure) of a final
project that will ultimately disturb one or more acres of land and may discharge to surface
waters or conveyance systems leading to surface waters of the state.

BDS Site Development requires approval by Oregon DEQ of the 1200C Permit before the erosion and sediment control plan for a City of Portland Permit Application can be approved.

B. Permit Requirements

- 1. An approved Demolition Permit for any structures on the site that will be removed and are in excess of 500 square feet in area.
- 2. Commercial building permit.
- 3. A Geotechnical Engineering Report and site-specific seismic hazard study.
- 4. An Excavation Shoring Plan and supporting design calculations.
- 5. Erosion & Sediment Control Plan and an approved DEQ 1200C Permit.

C. Submittal Requirements for Land Use

1. Preliminary utility plan.

FOREST TO FAUCET

Mingus Mapps, Commissioner Gabriel Solmer, Administrator

1120 SW Fifth Avenue, Suite 405 Portland, Oregon 97204-1926 Information: 503-823-7404 portlandoregon.gov/water



Water Bureau

Early Assistance Appointment Response

Date: June 7, 2023

To: Matt Wickstrom, Conference Facilitator

503-865-6513, Matt.Wickstrom@portlandoregon.gov

From: Sadie Silkie, PWB Development Services

503-823-7168, Sadie.Silkie@portlandoregon.gov

Case File: EA 23-035137 Location: NE 25TH AVE

Property ID: R699248

Proposal: A Pre-Application Conference to discuss a new 8-story building with 171 dwelling

units and 2 stories of underground parking containing 157 parking spaces accessed from NE 25th Avenue. Retail, two-story townhouse style units and resident amenities are proposed on the ground floor. An at-grade landscaped plaza and rooftop deck are also proposed. The project is part of a Planned

Development approved in 2018 (LU 18-248691 PDBM).

The Portland Water Bureau (PWB) has reviewed the Early Assistance materials to identify potential issues and requirements.

A. KEY ISSUES

1. None identified.

B. WATER AVAILABILITY

- Water is available to this site from the 8" CI water main in NE 25th Avenue. The static water pressure is estimated as 53 - 67 psi at 150 feet in elevation. Water is also available from the 16" CI water main in NE Oregon Street
- 2. The site has no current water service. Service line and meter sizes will be determined by the total fixture units being served by the line and meter.

Submission of the fixture count is required at permit application. Please refer to the <u>W3</u> and <u>W4</u> forms on our website for more information. Note that for multiple meters serving one site, a separate fixture count form is needed to size each meter.

C. OTHER CATEGORY

1. Backflow prevention assemblies are required for all dedicated irrigation services, dedicated fire lines, mixed-use/multi-tenant developments, certain occupancies, and meters larger than 1.5". A backflow assembly may be required on smaller services based on the use of the property. Dedicated fire sprinkler water services are to be equipped with a state-approved detector style backflow prevention assembly.

Please contact us for translation or interpretation, or for accommodations for people with disabilities. More information · Más información · Thêm thông tin · 欲了解更多信 · Дополнительная информация Mai multe informații · Подробиці · Macluumaad dheeri ah · अधिक सूचना · Tichikin Poraus

Backflow prevention assemblies can significantly impact property frontage development. Water Bureau required backflow assembly installations are required on private property, at the public right of way line, centered on the city's water service. Some installations are required to be installed above finished grade in an approved insulated outdoor enclosure. Assemblies installed inside of buildings must be approved prior to installation. Water services to high rise buildings (measured 75-feet from lowest finished floor to top of structure) are required to be equipped with Reduced Pressure type backflow assemblies.

Please reference possible backflow assembly requirements for your project at https://www.portland.gov/water/backflow-prevention/backflow-assembly-installation-requirements or contact Water Quality Inspection at 503-823-7479 for more information.

- 2. To obtain fire flow information fill out a "Fire Flow Request Form" found at our website, https://www.portland.gov/water/water-development-services/request-fire-flow-information or by calling 503-823-1408.
- 3. If there is contamination in or near the ROW at the location of proposed water mains or services, PWB requires:
 - a. Verification of clean soils at the location of the installations; or
 - b. Identification of the extent and degree of contamination such that appropriate remediation plans can be generated prior to any PWB construction. The remediation, disposal fees, and charges are the responsibility of the applicant.

D. WATER CODE REQUIREMENTS

Separate Water Service Requirements and Availability for Residential and Commercial Development

The Portland Water Bureau's guiding code, Title 21 was updated in January 2021.

- Separate PWB meters are encouraged for as many residential units on your development as feasible. Multiple units can potentially share a service to the main with meters in a common vault or box in the ROW. Please see provided details at: https://www.portland.gov/water/water-development-services/separate-meter.
 - If separation standards and other requirements cannot be met with separate meters, a shared meter may be required.
- New mixed-use structures are required to have separate meters for the commercial and residential portions of the development.
 - Existing mixed-use structures, and those converted to mixed-use, are not affected.
- New commercial development with no residential use, and having permanent irrigated areas of 1,000 square feet or more, are required to have a separate water meter for irrigation use. The requirement only applies to permanent irrigation services intended to remain longer than 24 months.
- Water services may not cross property lines. Separate services and meters are required for development on an individual lot, regardless of lot ownership. An exception is when a single structure crosses a property line, in which case a single meter may serve the structure.

Topic	Code and Comments	Code Citation & Link
Title 21	City Water Code	Title 21 Water
Engineering and Technical Standards	Administrative Rule	Administrative Rule

E. PERMIT INFORMATION

At the time of permit review (following the land use review) you should be aware of the following:

- Meters will be sized during the building permit process. Sizing is based on total count of all fixtures supplied by the identified meter. Applicant will provide an SDC Form, W-3, or W-4 for each meter as part of the building permit submittal. There will be no reduction in meter size based on grey water usage or the installation of low-flow fixtures.
- All new domestic service taps and upsized meters will be assessed a <u>System Development Charge</u> (SDC). Fee is based on meter size except when a header service is installed, in which case the fee is based on the shared meter equivalent. See PWB Code Guide for more information: https://www.portland.gov/water/water-development-services/separate-meter/.
- 3. SDC credit will be given for meters that are permanently removed. SDC credit is applied towards services within the same lot and is not transferrable.
- 4. Fire lines are excluded from Systems Development Charges.
- 5. The applicant can consider the use of a combination domestic and fire service for domestic services of 2" or less.
- 6. Service/Mains work may fall outside of our Rate Ordinance requiring a Site Specific estimate. Ordinance rates for service installations and water main extensions can be found in Exhibit A of the current Water Fee Schedule: https://www.portland.gov/water/water-development-fees/.



Mingus Mapps, Commissioner Gabriel Solmer, Director

1120 SW Fifth Avenue, Room 405 Portland, Oregon 97204-1926 Information: 503-823-7404 portlandoregon.gov/water



Water Quality Backflow

Land Use and Early Assistance Response

Dave Barrigan, 503-823-7479 – Jim Baker, 503-823-7480

Folder # 23-035137-EA

Conditions/Issues/Concerns:

Due to the high-rise nature of the proposed project, reduced pressure type backflow assemblies will be required for all water services supplying this property (fire, domestic and irrigation). These backflow assemblies must be installed outside of the structure and must be installed 12-inches above finished grade in a prefabricated insulated outdoor enclosure, atop of a 4-inch-thick concrete pad.

It is of utmost importance that you decide early in this process where the water services will be entering the property to accommodate the backflow assembly installations. Please work with Water Bureau Development Services as soon as possible as these installations will impact frontage development. And please, do your research when choosing a manufacturer for the approved backflow assemblies required. There are many to choose from and there are many approved assemblies with very short lay lengths, making the installations very compact. A Reduced Pressure Detector Assembly (RPDA) will be required for the fire sprinkler water service, a Reduced Pressure Backflow Assembly (RPBA) for domestic and irrigation services.

General information:

Backflow prevention assemblies are required for all dedicated irrigation services, dedicated fire lines, mixed-use/multi-tenant developments, certain occupancies, and meters larger than 1.5". A backflow assembly may be required on smaller services based on the use of the property. Dedicated fire sprinkler water services are to be equipped with a state-approved detector style backflow prevention assembly.

Backflow prevention assemblies can significantly impact property frontage development. Water Bureau required backflow assembly installations are required on private property, at the public right of way line, centered on the city's water service. Some installations are required to be installed above finished grade in an approved insulated outdoor enclosure.

Please reference possible backflow assembly requirements for your project at https://www.portland.gov/water/backflow-prevention/backflow-assembly-installation-requirements or contact Water Quality Inspection at 503-823-7479 for more information.

Topic	Code and Comments	Code Citation & Link
Title 21	City Water Code	Title 21 Water
OAR 333	Oregon Administrative Rules Chapter 333	



PHB- Inclusionary Housing Response

Pre-Application Conference

Date: June 12, 2023

To: Jason Jones (Ankrom Moisan Architects)

From: Brett Eisenbrown, Housing Program Specialist, Brett.Eisenbrown@portlandoregon.gov

Case File: 23-035137

Location: NE 25th Avenue

Property ID: R699248

Proposal: A Pre-Application Conference to discuss a new 8-story building with 171 dwelling units

and 2 stories of underground parking containing 157 parking spaces accessed from NE 25th Avenue. Retail, two-story townhouse style units and resident amenities are proposed on the ground floor. An at-grade landscaped plaza and rooftop deck are also proposed. The project is part of a Planned Development approved in 2018 (LU 18-248691 PDBM).

Section I: Inclusionary Housing Code Overview

Pursuant to Inclusionary Housing Code Section PCC <u>30.01.120</u> and Zoning Code Chapter PCC <u>33.245</u>, effective February 1, 2017, all residential buildings proposing 20 or more new residential units must provide a percentage of the new units at rents affordable to households at 80% of the Median Family Income (MFI). The City has defined four different options for meeting the Inclusionary Housing (IH) requirements. All permit applications must include one of these options in their proposal or pay a fee-in-lieu.

The IH affordability period is 99-years and the property owner must enter into an Inclusionary Housing Covenant with Portland Housing Bureau (PHB), the details of which are specific to the IH option chosen, and must submit to annual monitoring by PHB Risk Analysis & Compliance team, including the submission of annual rents and tenant income.

PHB has reviewed the materials submitted as well as the input from the meeting to determine the minimum requirements of the proposed building and provide the following comments.

Section II: Property Specifics

A. Subjectivity to Inclusionary Housing

The applicant was informed that this project, in its current configuration, triggers the IH requirements.

The applicant's development proposal includes 171 housing units.

**After discussing the project with Planning and Zoning, PHB is still unclear if the vesting date for this building will be determined by the Planned Development or a future land use or building permit



application. The vesting date will affect the IH obligations. For the purposes of this Pre-Application response, PHB will provide the IH obligations based on a vesting date under the Planned Development and based on current IH requirements (assuming a future vesting date). If the project is not vested under the Planned Development, then the project must meet the IH obligations in effect at the time of vesting as determined by Planning and Zoning.**

The options discussed below specifically correlate to the information provided. PHB asks the applicant to be aware that any change in the building plans detailing the number of units, types, and sizes will require additional PHB review.

B. IH Options Discussed in Pre-Application Conference

Option 2: 60% MFI units

Option 2 would require that the building offer either 8% or 10% of its residential units at 60% MFI. Current rent restriction figures can be found on page 2 on the current year's "Income and Rent Limits (PHB)" document located here: https://www.portland.gov/phb/income-rent-and-utility-limits

Reasonable Equivalency:

As per Inclusionary Housing Administrative Rules, applicants are required to make Inclusionary Housing Units ("IH Rental Units") reasonably equivalent to market rate units. PHB will assess reasonable equivalency using the following criteria:

- Bedroom Distribution and Unit Count: IH Rental Units must be provided at the same ratio within the development as market rate units
- **Unit Sizes:** IH Rental Units must be at least 95% the size of the average of the total units with the same bedroom count, as measured in square feet.
- Unit Distribution: No more than 25% of the total units on any floor shall be designated as IH Rental Units, excluding the top floor of a development.
- Unit Amenities: IH Rental Units must have like or equal performing finishes and appliances as far as durability and sustainability to the market rate units, which will be certified by a development's architect prior to receiving its final certificate of occupancy.

To meet the Reasonable Equivalency standard of Bedroom Distribution and Unit Count, the building must provide either 8% or 10% of each unit type as IH Rental Units. With the currently proposed plans, this equates to a total of either thirteen (13) or seventeen (17) IH Rental Units.

Reconfiguration:

The applicant may also elect to provide an alternative mix of IH Rental Units based on the total number of bedrooms included in the development – Reconfiguration. This option allows for redistribution of bedrooms into IH Rental Units of two bedrooms or more. This results in a building with a smaller overall number of IH Rental Units that are greater in size.

Incentives:

As proposed above, the project would be eligible to receive:

- 10-year property tax exemption on the IH Rental Units, associated percentage of the square footage of the common residential area and residential designated parking.
 - Multiple Unit Limited Tax Exemption (MULTE) Program Portland City Code 3.103: https://www.portland.gov/code/3/103



- Effective July 1, Inclusionary Housing projects seeking approval for the Multiple-Unit Limited Tax Exemption (MULTE) Program will begin paying processing fees due to Multnomah County at permit issuance. Until now, the Portland Housing Bureau has paid these fees to Multnomah County on behalf of the projects. Current County rates are \$850 per unit in the building receiving the tax exemption up to a maximum amount of \$9,000 per building. PHB reviewers will apply the fees within the City's permitting system. The fees apply to any new permits which have not gone through pre-screening and are not yet under review as of July 1, 2022.
- Affordable Housing Construction Excise Tax (AHCET) exemption for the IH Rental
 - Affordable Housing Construction Excise Tax FAQ: https://www.portland.gov/sites/default/files/2020/affordable-housing-cetfaas.pdf
 - AHCET Exemption application: https://www.portland.gov/sites/default/files/2020/ahcet-exemption-application-6-18-19.docx
- System Development Charge (SDC) exemption for the IH Rental Units
 - System Development Charge Exemption Program website: https://www.portland.gov/phb/sdc-exemption/rentals
 - o If the project will be providing affordable units in addition to the minimum number of required units to fulfill the IH Program requirements, the SDC Exemption Program may be available for the additional portion of the project with restricted affordability.
- Full or partial exemption from parking requirements as detailed in Portland Zoning Code, administered by Bureau of Development Services, Planning and Zoning.
- FAR density bonus as detailed in Portland Zoning Code, administered by Bureau of Development Services, Planning and Zoning.

For Projects that receive the 10-year property tax exemption through the MULTE Program, at least 5% of the Rental Units restricted under the MULTE Regulatory Agreement must be built to be Type A as defined by the Oregon Structural Specialty Code, according to PCC 3.103.040(D).

On-Site Consolidation:

For Projects that have multiple buildings on the same Site, as defined in PCC 33.910.030, Applicants may choose to utilize On-Site Consolidation which allows for the IH requirements for each individual building on the Site to be met in another building on the same Site. All Reasonable Equivalency standards, as described above and fully outlined in HOU-3.04-Inclusionary Housing Program, are met. Each building on the Site ("Transferring Building") can only send to one other building on the Site ("Consolidated Building"). The Consolidated Building must be able to absorb the full IH requirements of the Transferring Building in order for PHB to approve. A Consolidated Building can absorb the requirements on multiple Transferring Buildings, assuming all requirements can be met. The Consolidated Building may be eligible for financial incentives on any IH Units received from an approved Transferring Building if the following conditions are met prior to the permit issuance for both **Buildings:**

PHB approves the Transferring Building's proposed Consolidated Building,



- PHB approves the incentive program applications for the Consolidated Building,
- iii. PHB determines that the application for tax exemption meets the extended affordability requirements, which state: "During the Compliance Period, Extended Affordability Projects must make any additional exempted units Affordable to households earning 60% or less of the area MFI if the Base FAR is less than 5:1. or to households earning 80% or less of the area MFI if the Base FAR is 5:1 or areater."
- The 10-year tax exemption applies only to the Consolidated Building. iv.

Section III: Important Reminders

Below is a list of common items that can cause a delay in PHB signing-off on your permit. Please make sure your permit application, project plans, and project timelines all account for the following:

- A. Inclusionary Housing Intake Form—PHB needs a completed Intake form in order to determine IH requirements and corresponding incentives for the project. It is best practice to submit the intake form with permit application. PHB cannot proceed with its review without this application.
- B. Gross Square Footage (GSF) of Units within the Plan Set—PHB needs the GSF of each residential dwelling unit in a project clearly identified within the plan set. It is PHB's preference that this information be included in the architectural pages within the individual units on the floor plans. If that is not possible, please provide a chart with the unit number, unity type (studio, 1BR, etc.), and GSF either in the code summary or architectural pages. For PHB, GSF should be calculated using Life Safety's definition.
- C. MULTE Approval—All projects that apply for the MULTE must go before Portland City Council for approval. The MULTE Council process takes 7-9 weeks to complete. Please work this process into your project timeline and provide a completed MULTE Application as soon as possible. This 7 to 9week process does not include finalizing regulatory agreements, which can take several more weeks.
- D. Water Meter Sizing Worksheet (W-4): Projects that are mixed-use, and applying for SDC Exemptions, are required to submit two W-4s to the Portland Water Bureau. One W-4 showing only the residential space and a second W-4 showing only the commercial space. Please label each as either "Residential" or "Commercial" at the top of the corresponding W-4 form. These should be submitted with your SDC application packet with the permit application. If the W-4 forms submitted do not follow the guidelines above, you will need to resubmit the W-4 forms before SDC exemption estimates can be calculated, which may delay the permit approval timeline. W-4 Forms are available at: https://www.portland.gov/water/water-development-services/documents/w-4-form-largemeter-sizing-worksheet. If you have specific questions about completing the W-4, please contact the Portland Water Bureau.
- E. SDC Loan/Deferral Contracts: When requesting an SDC loan or deferral contract, applicants should wait until after the SDC Exemption is approved by PHB to make the loan or deferral contract request to the SDC Bureau. This will ensure that the loan/deferral contract is for the correct amount. More information on the assessment of SDCs can be found at: https://www.portland.gov/bds/currentfee-schedules/systems-development-charges-sdcs#toc-payment-methods-and-timing-of-sdcs.



F. Rent Determination: PHB determines rent using the HUD's annually published Median Family Income and Rent Chart (MFI and Rent Chart) for the Portland Metropolitan Area. The current MFI and Rent Chart is available at: https://www.portland.gov/phb/income-rent-and-utility-limits.

The MFI and Rent Chart is posted and updated annually on the PHB website. Maximum rent paid by tenants includes any utility allowance (see below) or required expenses to live in an IH Rental Unit (i.e. parking, meal plans, and amenities). Details and instructions on how to apply the MFI and Rent Chart can be found in PHB's Risk Analysis & Compliance Policies & Guidelines located at https://www.portland.gov/phb/development-incentive-project-compliance.

G. Utility Allowance: IH Rental Units are subject to an Utility Allowance (UA). UAs are passed along to the tenant in the form of reduced rent for those utilities which are paid for by the tenant.

Owners may choose from one of two methods to determine the UA:

- 1. UA Schedule. The UA Schedule takes averages obtained from local utility providers to determine the utility allowance based on the Building's types of utilities. The current year's schedule can be found here under "Utility Allowance Schedule": https://www.portland.gov/phb/income-rent-and-utility-limits
- 2. Energy Consumption Model Analysis. Applicant may commission an Energy Consumption Model Analysis through an Oregon Housing and Community Service (OHCS) approved Energy Consumption Model Analyst to determine the utility allowance based on the specifics of the building.

To the extent IH Rental Unit tenants pay their own utilities directly or are billed back for reimbursement of utilities by the Owner, the Owner must deduct that amount from the maximum allowable rent charged to the tenant. No UA is required for utilities paid by the Owner and not reimbursed by the tenant.

Example: a one-person household earning 80% MFI occupies a studio IH Rental Unit. The maximum monthly rent for that unit, based on the MFI and Rent Chart, is \$1,140 and the UA is \$84. The maximum an Owner could collect from this household is \$1,056 = (\$1,140 - \$84).

For more information, you may refer to the Inclusionary Housing Program Administrative Rules: https://www.portland.gov/policies/housing/program-specific-administrative-rules/hou-304inclusionary-housing-program or visit the Inclusionary Housing website at https://portland.gov/inclusionary-housing/inclusionary-housing-comprehensive-guide. To reach PHB's Inclusionary Housing staff, please call 503-823-9042 or email Inclusionary-Housing@portlandoregon.gov.

Rene Gonzalez, Commissioner Sara Boone, Fire Chief Kari Schimel, Fire Marshal Prevention Division 1300 SE Gideon St. Portland, OR, 97202 Phone: (503)823-3770

Fire Bureau

Pre-Application Conference Response

Date: June 7, 2023

To: Matt Wickstrom, Conference Facilitator

503-865-6513, Matt.Wickstrom@portlandoregon.gov

From: Jeff Herman, 503-823-3045

Jeff.Herman@portlandoregon.gov

Case File: EA 23-035137 Location: NE 25TH AVE

Property ID: R699248

Proposal: A Pre-Application Conference to discuss a new 8-story building with 171

dwelling units and 2 stories of underground parking containing 157 parking spaces accessed from NE 25th Avenue. Retail, two-story townhouse style units and resident amenities are proposed on the ground floor. An at-grade landscaped plaza and rooftop deck are also proposed. The project is part of

a Planned Development approved in 2018 (LU 18-248691 PDBM).

The Fire Bureau has reviewed the pre-application conference materials to identify potential issues and requirements. No Issues have been identified at this time with Fire access or water supply. Please refer to our Fire Access and Water Supply Guide for all City of Portland Fire Bureau requirements. The Guide can be found at the following link: Fire & Life Safety Requirements for Fire Department Access and Water Supplies (portland.gov)

JEFF HERMAN

Fire Inspector

503-209-8373



1900 SW 4th Ave. Ste 5000, Portland, OR 97201 Tel: 503-823-TREE (8733) Fax: 503-823-4493 email: trees@portlandoregon.gov/trees

Urban Forestry Early Assistance Response

Date: June 01, 2023 From: Dan Gleason

503-823-1691, Daniel.Gleason@portlandoregon.gov

Case File: EA 23-035137 Location: NE 25TH AVE

Proposal: A Pre-Application Conference to discuss a new 8-story building with 171 dwelling units and 2 stories of underground parking containing 157 parking spaces accessed from NE 25th Avenue. Retail, two-story townhouse style units and resident amenities are proposed on the ground floor. An at-grade landscaped plaza and rooftop deck are also proposed. The project is part of a Planned Development approved in 2018 (LU 18-248691 PDBM).

Portland Parks, Urban Forestry staff has reviewed the Early Assistance materials to identify potential issues and requirements in accordance with Title 11, Trees. This response identifies potential issues and/or impacts on existing street and heritage trees, and trees on city-owned or managed sites, if applicable. Trees on private property are subject to development standards from the Bureau of Development Services. See planner requirements for private property trees.

Please note that there may be other applicable tree requirements in Title 33 Planning & Zoning.

A. Response Summary

The development will be subject to Urban Forestry standards and requirements during the permit review process as detailed below.

B. Tree Plan (11.50.060)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. A tree plan was submitted with the EA application, but additional tree information will be required once the civil concept is submitted. The plan must include the following information for street trees:

a. Tree planting plan (tree species, size, and location(s)).

C. Street Trees

- 1. Existing Street Conditions
 - a. NE 25th Ave: The site has approximately 200 feet of street frontage. The right-of-way is improved with pavement, curbs, sidewalks, but no street trees. There are overhead high voltage power lines. There are no street trees.



b. NE Oregon St: The site has approximately 130 feet of street frontage. The right-of-way is improved with pavement, curbs, and sidewalks. There are no overhead high voltage power lines. There are no street trees.

2. *Street Tree Planting* (11.50.060.C)

The applicant has provided a conceptual street tree planting plan showing that new street trees are anticipated to be planted as part of the project. The plan shows four new trees on each frontage. Additional trees may be required based on the location of driveways and utilities. The utility connections must be designed to allow for street tree placement to meet 11.50.060.

Street trees must be planted at a minimum 2.5 caliper inches and be a species chosen from the approved planting list (https://www.portland.gov/trees/tree-planting/street-tree-planting-lists). The tree planting must be shown on the Public Works plans.

Street tree planting may be exempt under 11.50.060.B when existing above or below grade utilities prevent planting street trees or when the existing planting strip is less than 3-feet wide.

Due to the existing condition of the right-of-way, street trees may not be required unless PBOT requires frontage improvements.

D. Heritage Trees

1. *Heritage Trees* (11.20.060):

There is not a heritage tree located on or adjacent to the site that is on the City of Portland's Heritage Tree list.





1900 SW 4th Ave. Ste 5000, Portland, OR 97201 Tel: 503-823-TREE (8733) Fax: 503-823-4493 email: trees@portlandoregon.gov/trees

URBAN FORESTRY TREE REQUIREMENTS Early Assistance and Land Use Review

Portland Parks & Recreation Urban Forestry staff review Early Assistance and Land Use Review materials to identify potential issues and requirements in accordance with Title 11, Trees and Title 33, Zoning Code. The purpose of these reviews is to identify potential issues and/or impacts on existing street trees, heritage trees, and trees on City-owned or managed sites (if applicable), as well as to provide adequate areas for future street tree planting on existing and proposed public streets. Trees on private property are subject to development standards from the Bureau of Development Services. See planning requirements for private property trees or call the Zoning Hotline at 503-823-7526.

Tree Plan Submittal Requirements (11.50.070)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The tree plan information may be combined with other relevant plan sheets. The tree plan submittal shall include the following information:

existing improvements;
proposed alterations;
existing street trees > 3" DBH including size and location;
existing on-site trees > 6" DBH within 15' of the limits of disturbance;
trees proposed for removal;
tree planting proposal, including tree size, species and location; and
trees to be retained and proposed tree protection measures meeting the specification in
Chapter 11.60.

Any changes to an approved Tree Plan, including amending tree species must be approved by the City Forester. Please note that the City Forester may not approve revised tree planting plans based on the lack of species availability. To facilitate species availability, it is recommended that tree procurement occur approximately 6 months prior to installation.

<u>Tree Mitigation (11.50.040.C.2)</u>

Healthy street trees \geq 6" DBH that are approved for removal shall be replanted with two trees <u>in addition</u> to trees required to be planted to meet Street Tree Planting Standards, below. When street improvements are to partially or fully unimproved streets, healthy street trees \geq 12" DBH approved for removal shall be replanted with two trees, with trees planted to meet Street Tree Planting Standards credited towards meeting this requirement. Tree replacement for trees removed shall occur in the street planter strip, on site, or in the same watershed either by planting or by paying a fee in lieu of planting in accordance with table 60-1, below.

On City-owned or managed sites, healthy, non-nuisance trees ≥ 6" DBH that are approved for removal shall be replanted per the Administrative Rule for tree replacement standards, below:



Tree Replacement for Development on City Owned or Managed Sites

Size of tree to be removed (inches in diameter)	Number of trees to be planted
6 and up to 12	Up to 2
More than 12 and up to 20	Up to 3
More than 20 and up to 25	Up to 5
More than 25	Up to 6

Street Tree Planting Standards (11.50.050)

One street tree shall be planted or retained for each full increment of 25 linear feet per side of street frontage. Planting is exempt when <u>existing</u> above or below grade utilities prevent planting of street trees, or if the existing design of the street will not accommodate street tree planting because the planting strip is less than 3 feet wide, there is not a planting strip, or there is insufficient space to add tree wells. Trees planted to meet street tree planting standards are credited toward mitigation requirements when street improvements are to partially or fully unimproved streets. When the required number of trees cannot be planted, a fee in lieu of planting will be required, in accordance with Table 60-1, below.

Table 60-1 Broadleaf Tree Size Requirements

Development	Tree Size							
Type	On Site	Street						
One and Two Family Residential	1.5"	1.5"						
Multi Dwelling Residential	1.5"	2"						
All others	1.5"	2.5"						

Tree Planting Specifications

If there are fewer than 8 required trees, they may all be the same species. If there are between 8 and 24 required trees, no more than 40 percent can be of one species. If there are more than 24 required trees, no more than 24 percent can be of one species. Street tree species shall conform to the appropriate "City of Portland Approved Street Tree Planting List." The City Forester may approve or require an alternate or unlisted species.

All required street trees shall be planted in-ground following Standard Drawing Number P-581 "Typical Street Tree installation," except when in raised planters that are used to meet Bureau of Environmental Services storm water management requirements. Please include the Standard



Drawing Number P-581 as part of the Public Works permit application. Plant materials shall be installed to current nursery industry standards and proper arboricultural practices [American National Standards Institute, ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Planting and Transplanting) 2012, Tree Care Industry Association, Inc. Londonderry, NH]. Plant materials shall be properly supported to ensure survival.

All trees required or approved to be planted by Title 11 shall be planted or payment in lieu of planting made prior to the expiration of the permit or City's final acceptance of the project, as applicable. However, it is encouraged that planting occur during the wet months or as per City Forester recommendations. Street tree planting may be deferred between May 1 and September 30 upon filing a performance guarantee as provided in Section 11.10.060 or other assurance deemed acceptable by the City Forester or BDS Director as applicable.

<u>Tree Protection Specifications (11.60.030)</u>

Trees to be retained shall be protected in accordance with Title 11 Trees, Protection Specifications (11.60.030.C). Tree protection shall be shown on the tree plan and include the distance from the trunk of the tree to the fence. A standard root protection zone is established as follows; a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter. Protection fencing shall be a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts established at the edge of the root protection zone and permissible encroachment area.



23-035137 PC NE 25th Ave. & NE Oregon St. Sign-in Sheet June 7, 2023

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PEPSI BLOCKS _ BUILDING B

PORTLAND, OR EA 23-035137 | DESIGN ADVICE REQUEST | August 9, 2023



lango.hansen LANDSCAPE ARCHITECTS PC





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BUILDING HEIGHT 8 STORIES (85 FT TOTAL)

2 LEVELS BELOW GRADE PARKING

RESIDENTIAL APARTMENTS 165 UNITS TOTAL (14 AFFORDABLE UNITS*)

UNIT MIX

36 STUDIOS

74 ONE BEDROOMS

36 TWO BEDROOMS

10 ONE BED TOWNHOMES

9 TWO BED TOWNHOMES

PARKING

127 AUTO STALLS (0.77:1 RATIO TO UNITS)

248 BIKE PARKING (1.5 PER UNIT)

AMENITIES

L1-L2 LEASING, LOUNGE AND FITNESS

L8 CLUB ROOM

GROUND LEVEL COURTYARD

ROOFTOP AMENITY WITH VIEWS TO THE WEST HILLS

* 8% OF TOTAL UNITS RESERVED FOR HOUSEHOLDS EARNING NO MORE THAN 60% OF AREA MEDIAN INCOME.

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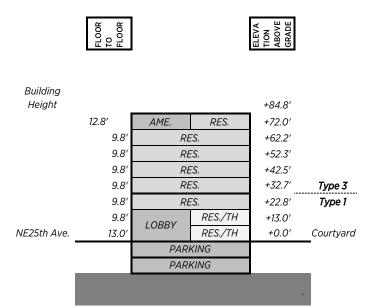
503.245.7100

CLIENT

GUS BAUM SECURITY PROPERTIES 701 FIFTH AVE, SUITE 5700

SEATTLE, WA 98104

206.787-8481



Site Area		31967 SF								
BUILDING B										

BUILDING	В			PARKING		N	ON-REVENU	E	RESIDENTIAL				
FLOOR	TOTAL GROSS AREA PER FLOOR	TOTAL FAR AREA PER FLOOR	STRUCTURED PARKING AREA	AVG. AREA PER STALL	STALLS	AMENITY & COMMUNITY	B.O.H / CORRIDOR/ STAIR	LOBBY/ LEASING	BALCONIES & PATIOS	RENTABLE RES. AREA	EFFICIENCY	UNIT COUNT	
ROOF	1390 SF	1390 SF					1390 SF						
LEVEL 8	21760 SF	22711 SF				1936 SF	2809 SF		952 SF	17014 SF	78.2%	22 UNITS	
LEVEL 7	21760 SF	22776 SF					2661 SF		1016 SF	19098 SF	87.8%	24 UNITS	
LEVEL 6	21760 SF	22776 SF					2661 SF		1016 SF	19098 SF	87.8%	24 UNITS	
LEVEL 5	21760 SF	22776 SF					2661 SF		1016 SF	19098 SF	87.8%	24 UNITS	
LEVEL 4	21760 SF	22776 SF					2661 SF		1016 SF	19098 SF	87.8%	24 UNITS	
LEVEL 3	21552 SF	22569 SF					2598 SF		1016 SF	18954 SF	87.9%	24 UNITS	
LEVEL 2	16997 SF	16997 SF					2403 SF			14594 SF	85.9%	4 UNITS	
GROUND LEVEL / LOBBY	18714 SF	18714 SF				5154 SF	2360 SF	3620 SF	770 SF	11200 SF	59.8%	19 UNITS	
	27382 SF		27382 SF		57 STALLS								
	26999 SF		26999 SF		70 STALLS								
TOTAL	221831 SF		54381 SF	428 SF	127 STALLS	7090 SF	20816 SF	3620 SF	6804 SF	138154 SF	82.9%	165 UNITS	

FAR TOTAL	173484 SF
FAR	5.427

Avg Unit Size 837 SF

PKG. RATIO UNITS 165 UNITS PARKING 127 STALLS TOTAL RATIO 0.77

^{*}Elevator and mechanical shafts area is deducted from total gross area

BUILDINGB B	RESIDI	I AATTKE
FLOOR	EFFICIENCY	UNIT COUNT
ROOF		
LEVEL 8	78.2%	22 UNITS
LEVEL77	87.8%	24 UNITS
LEVEL66	87.8%	24 UNITS
LEVEL55	87.8%	24 UNITS
LEVEL44	87.8%	24 UNITS
LEVEL33	87.9%	24 UNITS
LEVEL22	85.9%	4 UNITS
GROUND LEWEL/ LDOBBY	59.8%	19 WNITES
TOTAIL	82.9%	165 UNITES

	UNITIS																			
STU	DID	1 BBECDE							2 BED				TOWNHOMES							
ST-A	UB- A	1BR-B	1BR-B.1	1 BR-C	1 BR-D	1 BR-D.1	1 BR-D.2	2 BR-B	2 BR-C	2 BR-D	2 BR-D.1	TH-1A	TH-1A.1	TH-1A.2	TH-1A.3	TH-2A	TH-2B	TH-2C	TH-2C.1	TH-2D
537 SF	599 SF	717 SF	738 SF	691 SF	830 SF	782 SF	820 SF	1128 SF	1066 SF	1178 SF	1264 SF	927 SF	1007 SF	938 SF	997 SF	1300 SF	1330 SF	1323 SF	1728 SF	1579 SF
7.3%	14.5%	27.3%	2.4%	7.9%	3.6%	0.6%	2.4%	7.9%	7.3%	3.6%	3.6%	2.4%	0.0%	0.0%	0.0%	120.7%	3.0%	120.7%	0.6%	0.6%
2	4	7		2	1			2	2		1									
2	4	7	1	2	1		1	2	2	1	1									
2	4	7	1	2	1		1	2	2	1	1									
2	4	7	1	2	1		1	2	2	1	1									
2	4	7	1	2	1		1	2	2	1	1									
2	4	8		2	1	1		2	2	2	1									
		2		1				1												
												4	2	2	2	1	5	1	1	1
																				1
12 WINTES	24 UNITS	45 UNITS	4 UNITS	13 WNTES	6 UNITS	1 WINTES	4 UNITS	13 WINTES	12 WINTES	6 UNITS	6 UNITS	4 UNITS	2 UNITS	2 UNITS	2 UNITS	1 WINTES	5 UNITES	1 WINTES	1 WINTES	1 WINTES
21.8%				44.	2%			22.4%				111590/								

	644441 SSF	14376 SF	32265 SF	2953 SF	8977 SF	49822 SJF	782 SF	3280 SF	14658 SF	127/93 SF	7068 SF	7584 SF	3707 SF	2015 SF	1877 SF	1994 SF	1300 SF	66500 SSF	1323 SF	1772/8 SF	157/9 SF
	2082	0 SF	53239 SF							42103 SF				22173 SF							
	36 UI	ZITIV	73 UNITIS							37 U	NITIS		19 WINITES								
oss a	rea 578 SF	AVG	729 SF AVG						111533858	FANC		116675\$FFAAV8C									

O1 SITE ANALYSIS

Site Location & Zoning

EXISTING PROPERTY INFORMATION

Address : NEC/ Oregon and NE 25th AVE

Portland, OR 97232

Property ID Number: R699248

Lot Area : 31,967 sq. ft. Neighborhood : Kerns

Jurisdiction: Portland/Multnomah

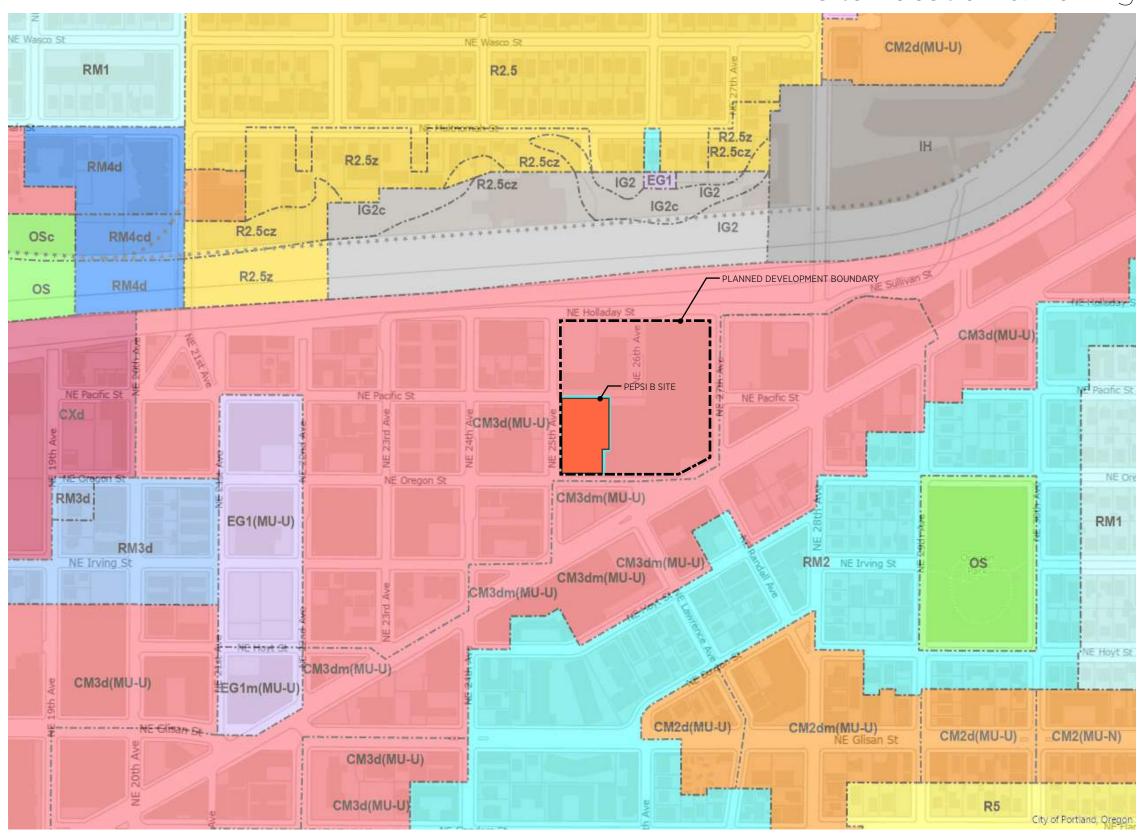
ZONING INFORMATION

Base: CM3 - Commercial Mixed Use 3

Overlay: d - Design

Base Overlay Combo: CM3d(MU-u)

Comp Plan: MU-U - Mixed Use -Urban Center





Zoning Massing Impacts

PROPERTY ID: R699248				
SITE AREA	31,967 sf Total			
ZONING	Overlay: D - Design (Chapter 33.420) Base Overlay Combo: (CM3d(Mu-U) (Chapter 33.130) Comp Plan: Mu-U - Mixed U-Urban Center			
TYPICAL USES OFFICE RESIDENTIAL PROCESS OFFICE RESIDENTI	Specific Allowable Uses: Retail Sales and Services, Office Space, Household Living, Vehicle Repair, Institutional Uses, and Limited Manufacturing or Other Low-Impact Industrial Uses.			
PLANNED DEVELOPMENT	Approval Date: December 6, 2018 Title: Sandy Boulevard Planned Development Reference Number: LU 18-248691 PDBM PC # 18-131409			
PLANNED DEVELOPMENT	Approval Date: September 19, 2019 Title: Pepsi Planned Development - Phase One Reference Number: LU 19-183735 DZM AD PC # 18-180700			
FAR	Code Section 33.130.205 Max3:1, 5:1 with Inclusionary Housing Bonus Mandatory and Voluntary Inclusionary housing bonuses are applicable			
DENSITY	Min 1 unit per 1000sq.ft. of site area - 32 Units (Code Section - 33.130.209)			
HEIGHT	Code Section 33.130.210 Base: 65-Feet Max. With Bonuses: 87-Feet Per Planned Development Review Findings			
STEP-DOWN HEIGHT	n/a. No lot lines abutting residential zones (33.130.210.B.2.a)			

PROPERTY ID : R699248				
DESIGN REVIEW	Design Review Required (Code Section - 33.130.205) Code Section 33.245 Inclusionary Housing Bonus Options Apply (Code Section - 33.245)			
BONUSES				
SETBACKS	Code Section 33.130.220 Min.: 0 ft Street Lot Line: 0 ft Street Lot Line Abutting Civic Corridor: 0 ft Lot Line Abutting Zone: n/a Max.: 10 ft Street Lot Line: 10 ft Street Lot Line Abutting Civic Corridor: 10 ft Transit Street Or Pedestrian District: 10 ft			
MAX. BUILDING COVERAGE	Code Section – 33.130.220 100% of site area max. Site is in Inner Pattern Area.			
MIN. LANDSCAPE AREA	15%			
LANDSCAPE BUFFER	Abutting an RF - RH or RMP Zoned Lots :			
BUILDING LENGTH AND FACADE ARTICULATION	Code Section 33.130.222 Building Length: The maximum building length for the portion of a building located within 20 feet of a street lot line is 200 feet. Portion of buildings must be separated by 20' Facade Articulation: 25% of the area of a street-facing facade within 20' must be divided into facade plane that are off-set by at least 2' in depth from the rest of the facade.			

Zoning Massing Impacts

PROPERTY ID : R699248	
PARKING	Code Section 33.266 Standard B for C zones Max for Commercial/Mixed-Use or Multi Dwelling = 1.35 spaces per unit No minimum of parking spaces required. Parking space size: 8'-6" x 16'. Minimum aisle width: 20'. In a building with more than 5 dwelling units and more than 7 parking spaces, 6 or 50% - whichever is more – of the parking spaces must include electrical conduit adjacent to the parking spaces for installation of at least a Level 2 vehicle charger.
BIKE PARKING	Code Section 33.266.200 Long Term: 1.5 per unit (Standard A) for household living. Short Term: 1 per 20 units (Standard A) for household living.
LOADING	Code Section 33.266.310 One loading space meeting Standard A, or two (2) meeting Standard B Standard A – 35' Long X 10' wide X 13' tall Standard B – 18' Long X 9' wide X 10' tall
DISCLOSURES	Information provided within this Study generated from Portland, Oregon Development Code 33.130 and Multnomah Tax Maps applicable at time study.

General Code Information

PROPERTY ID : R699248	
CODES	Building Code 2022 OSSC Mechanical Code 2022 OSMC Plumbing Code 2021 OPSC Energy Code 2021 OESC Electrical Code 2021 OESC, 2020 NEC based on NFPA 70 Fire Code 2022 PFC Accessibility 2010 ADA, 2022 OSSC Chapter 11, ICC A117.1 (2017), FHA Elevator 2011 Oregon Elevator Specialty Code based on 2010 ASME A17.1 Sprinkler NFPA 13 (2019) Standpipes NFPA 14 (2019) Fire Pumps NFPA 20 (2019) Fire Alarm NFPA 72 (2019) Identify building codes applicable to this project. Emergency & Standby Power Systems NFPA 111 (2019)
OCCUPANCY	302.1 The following occupancy groups will be included in this project: A-3, B, R-2, S-2
CONSTRUCTION TYPE	Type IIIA over type IA construction.
ALLOWABLE HEIGHT AND BUILDING	The proposed building will not exceed max allowable building height. of 85 feet for type IIIA Construction.
ACCESSIBILITY	2010 ADA, 2022 OSSC Chapter 11, ICC A117.1 (2017), FHA

BLOCK 43 5/8" IR W/YP0 **NE PACIFIC ST** OHU 589°47'26"E 146.96" PARTITION PLAT NO. 2019-32 _ _ SULLIVANS ADDITION 1N1E36BC-12003 DOC. NO. 2019-080067 (TRACT 2) OWNER: SP JADE II, LLC PARCEL 1 N89°47'26"W 131.29' **NE OREGON ST** SULLIVANS ADDITION BLOCK 24 SULLIVANS ADDITION BRICK & CONCRETE BUILDING 2530 NE CREGON STREET

REV. DATE BY

DESCRIPTION

Site Survey Plan

NOTES:

I.) VERTICAL DATUM: CITY OF PORTLAND
BENCHMARK: 2-1/2 INCH BRASS DISK AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF NE SANDY BOULEVARD AND
NE 28TH AVENUE.
BENCHMARK NO. 3774

ELEVATION = 155.933'

2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, AS ESTABLISHED FROM FOUND AND HELD MONUMENTS PER PARTITION PLAT NO. 2019-32.

3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON PRELIMINARY TITLE REPORT ORDER NO. 322300110 EFFECTIVE DATE 4/4/2023, BY LAWYERS TITLE OF OREGON, LLC. ALL PLOTTABLE EASEMENTS DESCRIBED IN SAID REPORT ARE OTHER BLANKET TYPE EASEMENTS AFFECT THE SUBJECT PROPERTY PER DOCUMENT NO. 2021-156730 AND DOCUMENT NO.

4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

5.) THIS SURVEY WAS PERFORMED TO PROVIDE MAPPING OF CURRENT CONDITIONS OF PARCEL 1N1E36BC-1200 INFORMATION SHOWN THAT IS NOT WITHIN OR IMMEDIATELY ADJACENT TO SAID PARCEL IS BASED ON PREVIOU AND MAY BE OSSOLETE.

SANITARY TABLE: LEGEND: BUILDING OUTLINE WITH DOOR COMBINED MANHOLE RIM = 146.96' CONCRETE SURFACE RIM = 146.96' IE IN (NE) NOT VISIBLE IE 8" IN (E) = 136.56' IE 8" IN (SS) = 134.66' IE 8" IN (SSW) = 136.56 IE 8" IN (SW) = 139.71' IE 8" OUT (N) = 133.56' BUILDING OVERHANG CURB LINE EASEMENT LINE RIGHT-OF-WAY LINE RIGHT-OF-WAY CENTERLINE COMBINED MANHOLE RIM = 147.15' PLATTED LOT LINE SUBJECT PROPERTY LINE RIM = 147.15' IE 6" IN (W) = 142.05' IE 8" IN (NE) = 141.85' IE 8" IN (E) = 142.05' IE 8" OUT (S) = 141.45' F ELECTRICAL LINE STORM LINE COMBINED MANHOLE RIME 150.80' IE 10" IN (N) = 141.60' IE 6" IN (NE) = 141.50' IE 10" IN (S) = 141.50' IE 8" IN (S) = 144.10' IE 8" IN (S) = 144.10' IE 8" IN (S) = 143.80' IE 12" OUT (W) = 140.80' SANITARY SEWER LINE WATER LINE GAS LINE OVERHEAD UTILITY LINES UNDERGROUND LINE PER RECORD SIGN BOLLARD DRIVEWAY ENTRY 4 COMBINED MANHOLE RIM = 147.85' IE 8" IN (N) = 139.85' IE 8" IN (N) = 139.85' IE 8" IN (E) = 141.55' IE 8" IN (SE) = 141.85' IE 8" IN (SW) = 141.75' IE 12" OUT (W) = 139.25 HANDICAP RAMP ROOF DRAIN ELECTRICAL MANHOLE Ø JB E Ø FLECTRICAL IUNCTION BOX ELECTRICAL METER ELECTRICAL CABINET GUY ANCHOR LUMINAIRE STORM TABLE: \$\frac{\sqrt{\phi}}{\phi}\phi \rightarrow \frac{\phi}{\phi} \right OVERHEAD LIGHT CATCH BASIN (SUMP TYPE) RIM = 146.06' WATER LEVEL = 145.34' POWER POLE/OVERHEAD LIGHT WITH UTILITY DROP 2 CATCH BASIN (SUMP TYPE) RIM = 146.62' WATER LEVEL = 145.97' GAS METER GAS VALVE SANITARY MANHOLE 3 CATCH BASIN RIM = 146.58' IE 8" OUT (W) = 143.88' STORM MANHOLE CATCH BASIN AREA DRAIN (4) CATCH BASIN RIM = 146.29' IE 8" OUT (NNE) = 144.34' SANITARY/STORM CLEAN OUT TRAFFIC SIGNAL BOX PEDESTRIAN CONTROL SIGNAL ARN 5 CATCH BASIN RIM = 147.48' IE 8" OUT (SW) = 145.28' FIRE HYDRANT WATER METER 6 CATCH BASIN RIM = 147.18' IE 8" OUT (NW) = 145.08 FIRE DEPARTMENT CONNECT WATER MANHOLE 7 CATCH BASIN RIM = 147.29' IE 8" OUT (NE) = 144.99' WATER VAULT HOSE BIB 0 DECIDUOUS TREE -PERIMETER REPRESENTS DRIPLING CONIFEROUS TREE -PERIMETER REPRESENTS DRIPLINE FOUND MONUMENT AS NOTED

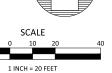
PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATIO
4	1-1/8" BRASS CAP "KPFF CONTROL"	174459.68	356159.27	147.84
5	1-1/8" BRASS CAP "KPFF CONTROL"	174713.32	356153.05	147.08

REGISTERED PROFESSIONAL LAND SURVEYOR

Schuyler Dury 2023.04.14 15:31:39-07'00





FOUND 5/8" IR W/YPC "KPFF INC.", HELD FOUND 1-1/8" BRASS DISK "KPFF INC.", HELD

BOUNDARY & TOPOGRAPHIC SURVEY PHASE II - PARCEL B SECURITY PROPERTIES

SURVEYED BY:

DRAWN BY:

CHECKED BY:

PROJECT NO.:

2300079

2300079-SB.DWG

APRIL 14, 2023 DATE: CONTOUR INTERVAL: 1 FOOT 1 OF 1

CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON SITE SURVEY

EA 23-035137 DAR AUGUST 9, 2023 EA 23-075072 DA A2

Context Aerials

VIEW 1 VIEW 2





VIEW 3

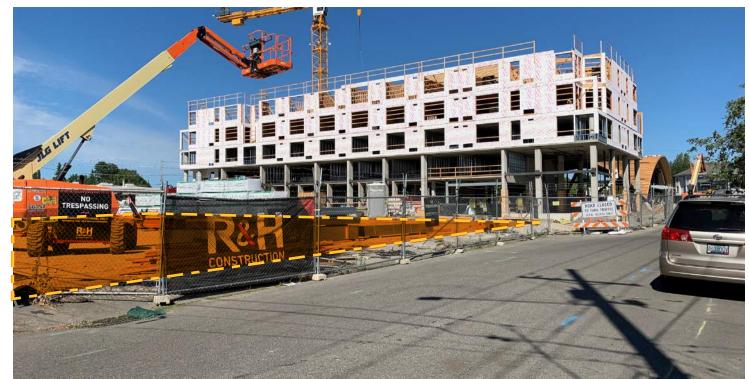


VIEW 4



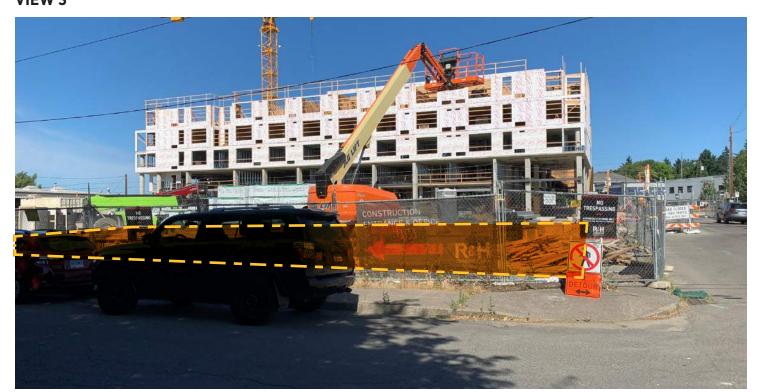
Street Views

VIEW 1 VIEW 2

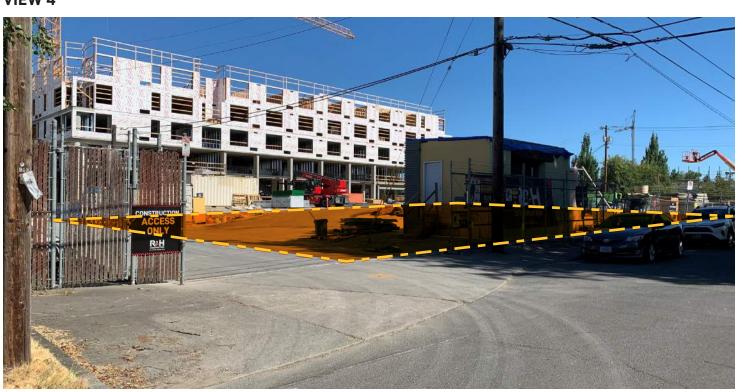




VIEW 3



VIEW 4



Current Context (Splash_Under Construction)



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc CONTEXT AERIALS

Future Context (Splash_Rendering)



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc **CONTEXT AERIALS**

O2 APPROVED PLANNED DEVELOPMENT



Approved Planned Development Criteria

PRINCIPLES

1-84

KEEP THE PAVILION

IMPROVE CONNECTIVITY VARIETY OF OPEN SPACE

BLOCK THE FREEWAY A RANGE OF BUILDING HEIGHTS **WOONERF STREET** MINIMIZE INTERIOR VEHICULAR ACCESS

SITE AERIAL

KERN'S NEIGHBORHOOD

PORTLAND BOTTLING COMPANY SANDY BOULEVARD ARCHITECTURE

COMMUNITY INPUT

COHESIVE STYLE FOR DEVELOPMENT

PATTERNS OF THE PAVILION NO MID CENTURY ARCHITECTURE NO GLASS TOWER

GREEN-UP SANDY SANDY METAMORPHOSIS **CURVES ARE NICE** THEATER CULTURE PLACE TO GATHER **MORE FAMILY UNITS**



LEGEND

RETAIL

RESIDENTIAL UNIT OR ACTIVE **GROUND FLOOR USE**

ACTIVE GROUND FLOOR USE ALLOWED PER CODE 33.130.230.B

EXAMPLE USES:

- WORK LIVE - LOBBY
- FITNESS
- LEASING
- OFFICE
- CYCLING LOUNGE

→ PARKING GARAGE ENTRANCE

* PRIMARY ENTRANCE

▶ POTENTIAL ENTRY

LOADING SPACE - STANDARD A

LOADING SPACE - STANDARD B

PRIORITY LOCATION FOR FLEXIBLE CONSTRUCTION SYSTEM ALLOWING FOR GROUND LEVEL ACTIVE USE AREAS TO BE ADAPTABLE FOR TRADITIONAL FUTURE COMMERCIAL USE.

*CHANGES TO ENTRY LOCATIONS AND QUANTITY, AS WELL AS USES, MAY OCCUR AS INDIVIDUAL BUILDINGS ARE DEVELOPED AS PART OF THE VERTICAL DESIGN PHASES, FINAL ENTRY LOCATIONS WILL COMPLY WITH THE STANDARDS OF 33.270.200 AND THE BALANCE OF TITLE 33 OR SEEK MODIFICATION(S) TO THE STANDARDS CONSISTENT WITH THE REQUIREMENTS OF 33.825 DESIGN REVIEW."

*CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, ROOFTOP EQUIPMENT AND SIMILAR. ELEMENTS ARE IN ADDITION TO THESE OVERALL DIMENSIONS, ITEMS RELATED TO FACADE ARTICULATION WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER

*ALL GARAGE ENTRIES AND LOADING SPACES ARE CONCEPTUAL AND SUBJECT TO FUTURE REVIEWS WITH INDIVIDUAL LAND USE APPLICATIONS.

SITE DEVELOPMENT CAPACITY

224,448 SITE AREA

5.0 FAR 1,122,240 TOTAL ABOVE GRADE GSF

MINIMUM DEVELOPMENT CAPACITY 224.448 SITE AREA

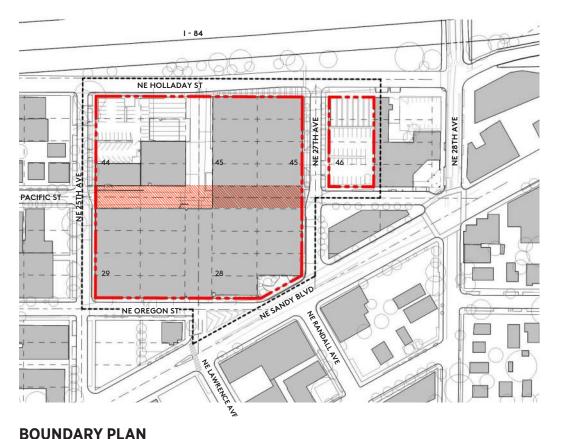
3.6 FAR 809.669 TOTAL ABOVE GRADE GSE

* THIS APPLICATION PROPOSES A MAXIMUM AND MINIMUM HEIGHT RANGE FOR FACH BLOCK THE APPLICANT MAY CHANGE THIS BUILDING HEIGHT IN THE DESIGN REVIEW APPROVAL PROCESS FOR EACH VERTICAL DEVELOPMENT IF THE CHANGE IN HEIGHT FROM THE MINIMUM OR MAXIMUM RANGE IS 10% OR LESS. THE CHANGE WILL NOT REQUIRE AN AMENDMEN

TO THE PLANNED DEVELOPMENT APPROVAL

*CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, ROOFTOP EQUIPMENT AND SIMILAR ELEMENTS ARE IN ADDITION TO THESE OVERALL ARTICUI ATION WILL BE DEFINED AS PART OF

SITE DEVELOPMENT MASSING DIAGRAM



LEGEND

LOT LINE

RIGHT-OF-WAY TO BE DEDICATED

Approved Planned Development Criteria

1.2 - PLANNED DEVELOPMENT APPROVAL CRITERIA

PLANNED DEVELOPMENT PURPOSE

[REF 33.270.010]

Flexibility and increased intensity of development if the proposed development is well-designed and can be successfully integrated into the neighborhood and provides public benefits.

PD is intended to promote:

- High quality design integrated into the broader urban fabric, and complements existing character
- Pedestrian- and transit-oriented development
- Bulk, height, and orientation that ensures that light and air within the public realm, and that public view corridors are protected
- A safe and vibrant public realm, with buildings and uses that are oriented to activate key public gathering spaces, be they public open space, transit stations, or the Willamette River
- Open space areas that include gathering spaces and passive and/or active recreation opportunities
- Affordable housing
- Energy efficient development

BONUS

- 2 to 1 additional FAR
- 55 feet additional height

APPROVAL CRITERIA

A. Urban design and development framework

- 1. The proposed overall scheme and site plan provide a framework for development that meets applicable Community Design Guidelines and will result in development that complements the surrounding area
- 2. Scale and massing of the development addresses the context of the area, including historic resources, and provides appropriate scale and massing transitions to the adjacent uses and development specifically at the edges of the Master Plan area
- 3. Proposed plazas, parks, or open areas are well located to serve the site and public, and are designed to address safety and comfort of users
- 4. The site plan promotes active ground floor uses on key streets to serve the development and surrounding neighborhood

B. Transportation system

The transportation and circulation system provides multi-modal connections that support the development of the site, limit impacts to adjacent neighborhoods.

C. Stormwater Management

The Planned Development meets the requirements of the Stormwater Management Manual or describes a phased approach to meet the requirements.

PLANNED DEVELOPMENT REQUIREMENTS

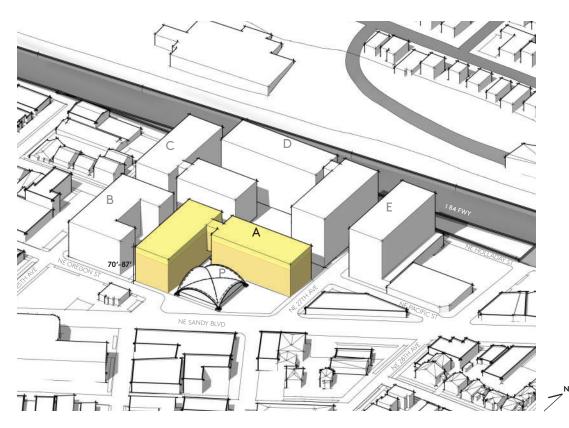
[REF 33.270.200]

- A. Affordable housing. (Mandatory Inclusionary Housing (per 33.130.212.C.1) or Voluntary Inclusionary Housing (per 33.130.212.C.2)
- **B. Plaza or park.** At least 1<u>5% of the total PD site area must be a publicly</u> accessible plaza or park, meeting the following:
- 1. The plaza or park must be:
 - a. Located outside on the site
 - b. Located adjacent to a public street
 - c. Open and accessible to the public from 7am to 9pm
- 2. The plaza must have a minimum dimension of 50 feet by 50 feet.
- 3. Open space used to meet required residential outdoor area standards cannot be used to meet this requirement.
- 4. Abutting building walls must meet ground floor window standards, and there must be at least one building entrance facing the plaza or park.
- 5. The property owner must execute a covenant with the City ensuring the preservation, maintenance, and continued operation of the plaza or park.
- C. Energy efficient buildings. All buildings (except for accessory structures), must meet the energy efficiency requirements of the BPS.
- D. Design Review.

D. Phasing Plan

The Planned Development establishes coordinated phasing of development that demonstrates how the site will be developed over time and how any required development elements will be met.

- E. Configure the site and development to visually integrate both natural and built features of the site and the natural and built features of the surrounding area. Aspects to be considered include:
- 1. Orienting the site and development to the public realm, while limiting less active uses of the site such as parking and storage areas along the public
- 2. Preservation of natural features on the site, such as stands of trees, water
- 3. Inclusion of architectural features that complement positive characteristics of surrounding development, such as similar building scale and style, building materials, setbacks, and landscaping
- 4. Mitigation of differences in appearance through means such as setbacks, screening, landscaping, and other design features
- 5. Minimizing potential negative effects on surrounding residential uses
- 6. Preservation of any City-designated scenic resources



BUILDING A MASSING DIAGRAM

PRINCIPLES

PAVILION IS THE STAR.

BALANCE ACTIVE & PASSIVE USES IN THE PLAZA.

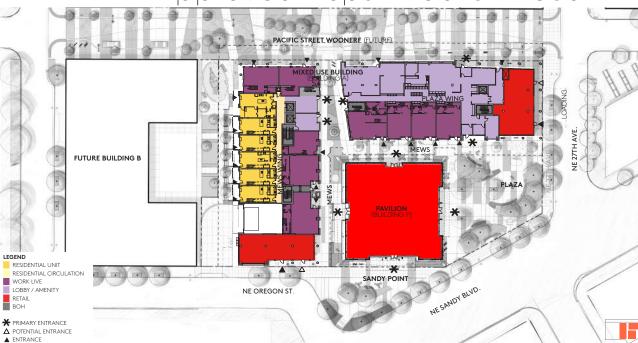
ACTIVATE THE GROUND FLOOR EDGES.

RESPOND TO PLANNED DEVELOPMENT DESIGN PRINCIPLES.

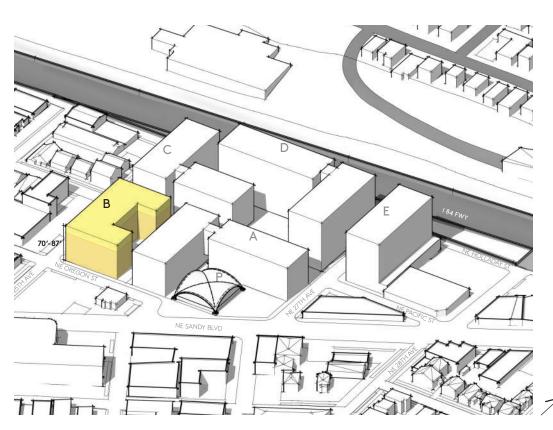
ENSURE VIABILITY OF CONTINUED USE OF EXISTING BUILDINGS.

PROVIDE SIGNIFICANT AFFORDABLE HOUSING, INCLUDING 3 BEDROOM UNITS.

Approved Pepsi Blocks Phase 1A







BUILDING B MASSING DIAGRAM

LEGEND

65' (BASE HEIGHT 70' - 87' 85' - 120'

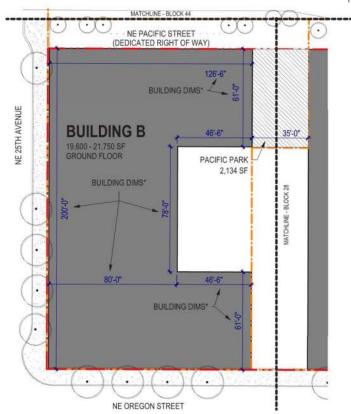
> 118,530 BUILDING B MINIMUM FLOOR AREA 161,710 BUILDING B MAXIMUM FLOOR AREA 6-8 STORIES

NOTE: SEE SECTION 3.4 FOR BUILDING FOOTPRINT

* THIS APPLICATION PROPOSES A MAXIMUM AND MINIMUM HEIGHT RANGE FOR EACH BLOCK. THE APPLICANT MAY CHANGE THIS BUILDING HEIGHT IN THE DESIGN REVIEW APPROVAL PROCESS FOR EACH VERTICAL DEVELOPMENT. IF THE CHANGE IN HEIGHT FROM THE MINIMUM OR MAXIMUM RANGE IS 10% OR LESS, THE CHANGE WILL NOT REQUIRE AN AMENDMENT TO THE PLANNET DEVELOPMENT APPROVAL.

*CANOPIES, BAYS, ORIEL WINDOWS,
OVERHANGS, SIGNAGE, ARCHITECTURAL
FEATURES, ROOFTOP EQUIPMENT AND SIMILAR
ELEMENTS ARE IN ADDITION TO THESE OVERALL
DIMENSIONS. ITEMS RELATED TO FACADE
ARTICULATION WILL BE DEFINED AS PART OF
THE VERTICAL DESIGN PHASE AS REQUIRED PER
TITLE 33.

Planned Development Diagrams_Building B



ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE

---- MATCH LINE

*Ground floor footprints as represented are diagrammatic. Actual building articulation including canopies, bays, overhangs, signage, architectural features, roof top equipment and similar elements will be proposed with individual building land use applications, and may vary in either direction from what is shown in the diagrams and may extend as allowed by Title 33 over ROW areas, and similarly over the publicly accessible open spaces.

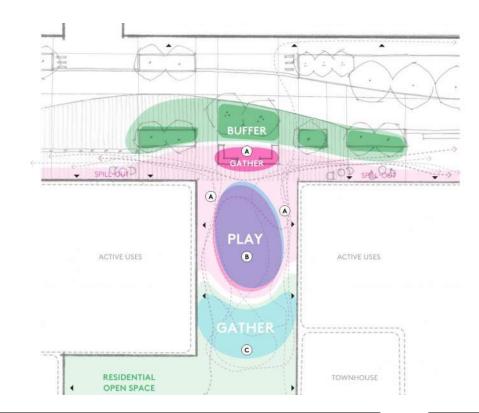
PHASE BOUNDARY

REQUIRED PUBLICLY ACCESSIBLE OPEN

FOOTPRINT

*Building dimensions may range +/- 10% from what is shown

BUILDING B SITE DIAGRAM



DESIGN FRAMEWORK

GENERAL NOTES

- Create a smaller, more intimate pocket park, away from the noise of Sandy Boulevard, with some of the family focused amenities a the Park.
- Create an environment that is safe day and night: encourage "eye on the street" from adjacent ground floor uses; do not create visus barriers, provide pedestrion level lighting.
- Create a multi-generational space that considers the needs residents of all ages.
- Continue paving treatment from pedestrion spaces of wooner create a seamless flow of spaces. Keep the spaces on the som general elevation as the woonerf.
- Provide a minimum 5' width at building frontages to accommode active edges. Allow for site furnishings, street signage, movable corts, furnishings and short-term bike parking.
- Create a gradient of spaces: from public, to semi-private. Use the edge to the residential open space as a place for more landscape buffer.

A. GATHER (PUBLIC)

- other seating, to allow people to linger and gather in small groups.
- Locate smaller gathering spaces to encourage pedestrian flow the central park space.

Create a unique

 Create a unique and safe play area that is welcoming to the neighborhood.

C. GATHER (SEMI-PUBLIC)

- Provide landscaped open space that creates a visual screen t residential space beyond, but also allows for small gathering incorporate pockets for trees with adequate soil death.
- Design to accommodate movable furnishing

03 DESIGN EXPLORATION

Design Considerations







ZEN LIFE

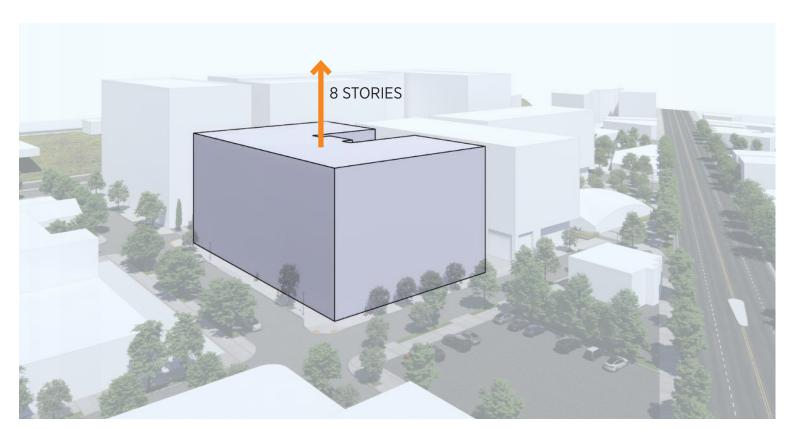
WELLNESS_CALM_QUIET SUSTAINABLE LIVING BALANCE

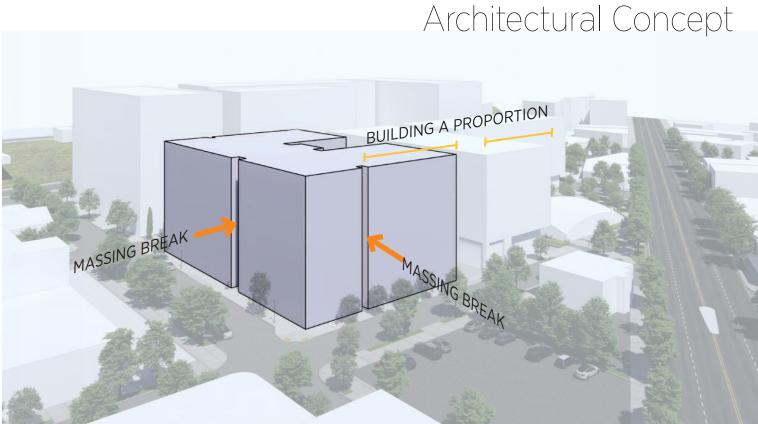
SECRET GARDEN

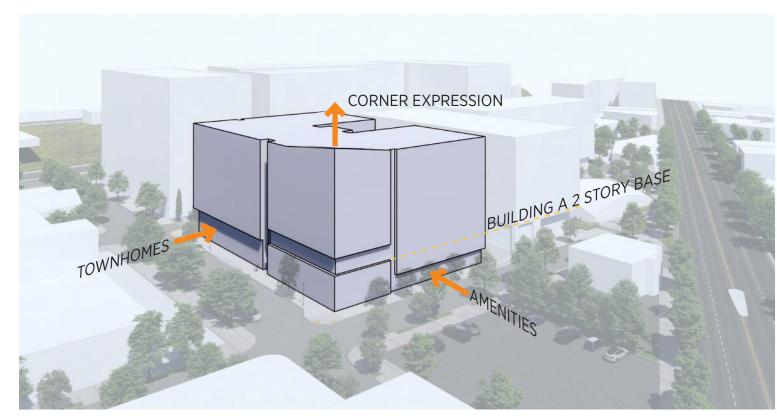
WONDER
REVEAL_DISCOVER
BIOPHILIC DESIGN

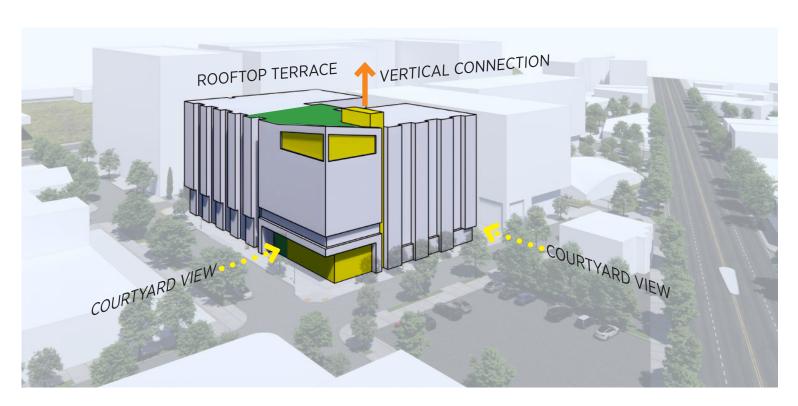
REPETITION - ORDER - ELEGANCE

SIMPLE FORMS
SINGULAR IN MATERIALITY
COMPLEMENT BUILDING A









SITE PLAN



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc SITE PLAN

EA 23-035137 DAR AUGUST 9, 2023

04 ARCHITECTURAL CONCEPT

Portland Citywide Design Guidelines

01 - Build on the character, local identity, and aspiration of the place.

Implement planned development, complement the residential neighborhood to West.

02 - Create positive relationships with surroundings

Ground level Townhomes at NE 25th Ave. & NE Pacific St. (Woonerf).

Parklet, entry/amenities on corner, co-work on NE Oregon St.

Balconies as expression of Residential uses.

03 - Integrate and enhance on-site features and opportunities to contribute to a location's uniqueness.

Ground level Townhomes at NE 25th Ave. & NE Pacific St. (Woonerf).

Hidden Garden.

04 - Design the sidewalk level of buildings to be active and human-scaled.

Ground level Townhomes at NE 25th Ave. & NE Pacific St. (Woonerf).

Private stoops.

Lobby/Amenity, grade engagement.

Co-work expression.

05 - Provide opportunities to pause, sit, and interact.

Main entry seating, temporary bike parking and landscape features.

Parklet, art installation.

Hidden Garden.

NE Pacific St. Woonerf.

06 - Integrate and minimize the impact of parking and necessary building services.

Combine vehicle access with Splash.

Building services below grade.

07 - Support the comfort, safety, and dignity of residents, workers, and visitors through thoughtful site and building design.

Ground level living elevated.

Townhomes expression, Balcony expression, Roof deck expression.

08 - Design for quality, using enduring materials and strategies with a coherent approach.

Single building with composed expression parti.

Ground level concrete, wood, steel detailing.

Main facade metal panel, recesses fiber cement, balconies steel/glass.

Large windows.

09 - Design for resilience, health, and stewardship of the environment, ensuring adaptability to climate change and the evolving needs of the city.

Planned development EUI criteria, Earth Advantage certification. ETO program. Basic good design strategies.





Portland Citywide Design Guidelines O1 - Build on the character, local identity, and aspiration of the place.



A - Orient a buildings mass and landscaping to enhance natural topography.

Southwest corner expression.

Main Entry, Lobby/amenities, and rooftop located on southwest corner.

C - Utilizing landscaped setbacks and entry sequences that mimic nearby residential patterns.

Townhomes stoops on NE 25th Ave. and NE Pacific St. Main Entry architectural and landscaping features.

F - Design buildings that integrate topography.

NE Pacific St. Woonerf. Townhomes expression.

H - Transforming Civic Corridors into green, lush pedestrian-oriented streetscapes.

NE Pacific St. Woonerf. Ground floor amenities setback. Townhomes stoops landscaping. Northeast parklet.





Portland Citywide Design Guidelines O4 - Design the sidewalk level of buildings to be active and human-scaled.

- A Designing covered entries, signage, seating, and glazing details that contribute to interest and activity at human-scale.

Covered main entry with landscaping, bike parking and seating. Amenity rooms and canopies facing NE Oregon Ave.

C - Activating a corner with a welcoming entry, weather protection, and

Southeast corner main entry expression.

D - Incorporating distinctive paving patterns, landscaping, artwork, and large entry canopies.

Paving patterns and landscape design consistent with the larger development.

Northeast corner parklet with art installation.

fer.

G - Buffering ground floor residential units with generously landscaped planters to provide privacy and safety for residents.

Townhomes style two story units with raised stoops and landscape buf-

Trellis and Vines - Mounded or Raised Planters with Ornamental Tree and Shrub Planting Seating Nooks with Custom Wood & Steel Seatwalls and Fire Bowls Grills with Custom Countertop and Cabinetry Porcelain Pavers on Pedestals Tiered Custom Seating Fire Bowl Element and Planter

LANDSCAPE CONCEPT | ROOF TERRACE PLAN | 1/16"=1'-0"

Portland Citywide Design Guidelines Of - Support comfort, safety, and dignity of residents, workers, and visitors through

- thoughtful site and building design.
- B Orienting residential units around a common shared green space. Storm-water gardens, seating areas, and internal pathways are integrated to create a comfortable and multi-functional shared space.

Public access to courtyard and parklet.

Townhomes with private raised stoops around courtyard.

- D Designing development to include gathering and play spaces in central locations. Parklet connected to NE Pacific St woonerf.
- E Offering pedestrian circulation through the site that connect the public realm, building entries, parking, and open areas.

NE Pacific St. woonerf style with parking, pedestrian walkways, building entry and private stoops.

F - Creating an open and centrally located allows for eyes on the space.

Courtyard with access to main lobby.



PLANNED DEVELOPMENT



FACADE DIAGRAM

Architectural Concept

MAIN CHARACTERISTICS

RESPONDS TO THE LARGER CONTEXT
VIEW FROM SANDY
BUILDING AS A BEACON FOR THE PEPSI BLOCKS LARGER DEVELOPMENT
RESIDENTIAL BALCONY AS CHARACTER INFORMANT
DOUBLE HEIGHT FRAMED ENTRY
TOWNHOMES AT NE 25TH AVE. AND NE PACIFIC ST.



PRECEDENT IMAGES







Architectural Concept



WEST ELEVATION (25TH AVE)



SOUTH ELEVATION (OREGON AVE)



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc

SOUTHWEST



NORTHEAST



SOUTHEAST

Architectural Concept



NORTHWEST



ARCHITECTURAL CONCEPT

EA 23-035137 DAR AUGUST 9 , 2023 EA 23-075072 DA A2

Architectural Concept _ Renderings



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc ARCHITECTURAL CONCEPT



Architectural Concept _ Renderings







Pepsi B SECURITY PROPERTIES
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ARCHITECTURAL CONCEPT



Architectural Concept _ Renderings



ARCHITECTURAL CONCEPT

EA 23-035137 DAR AUGUST 9 , 2023 EA 23-075072 DA A2

Architectural Concept _ Elevations

WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



Architectural Concept _ Enlarged Elevations

WEST ELEVATION _ GROUND FLOOR

Pepsi B

SECURITY PROPERTIES
© Ankrom Moisan Architects, Inc



WOONERF NORTH STOOPS WEST STOOPS MAIN ENTRY / LOBBY / AMENITIES

SCALE: 1"=15'

Architectural Concept _ Enlarged Elevations

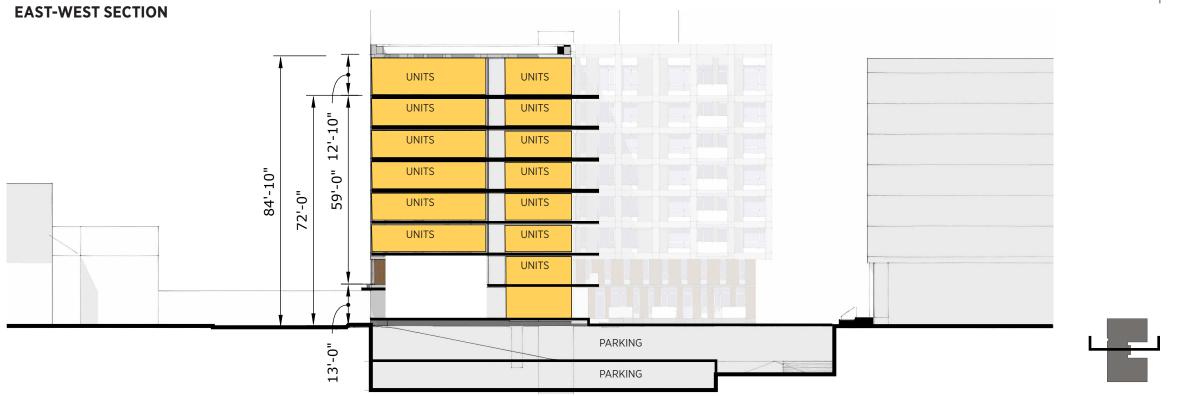
SOUTH ELEVATION _ GROUND FLOOR



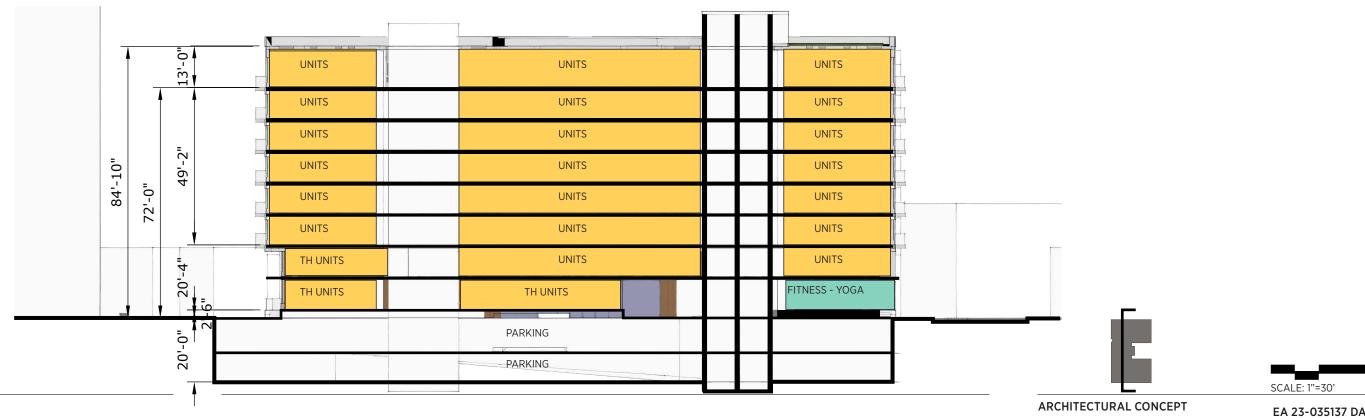
SCALE: 1"=15'

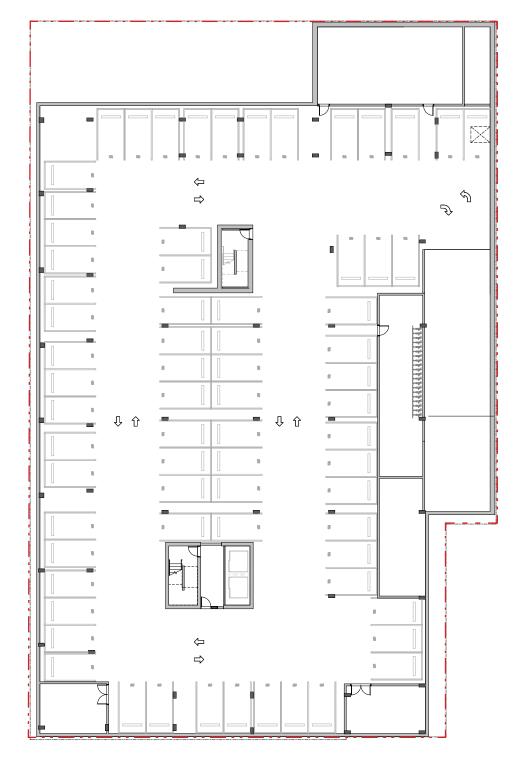


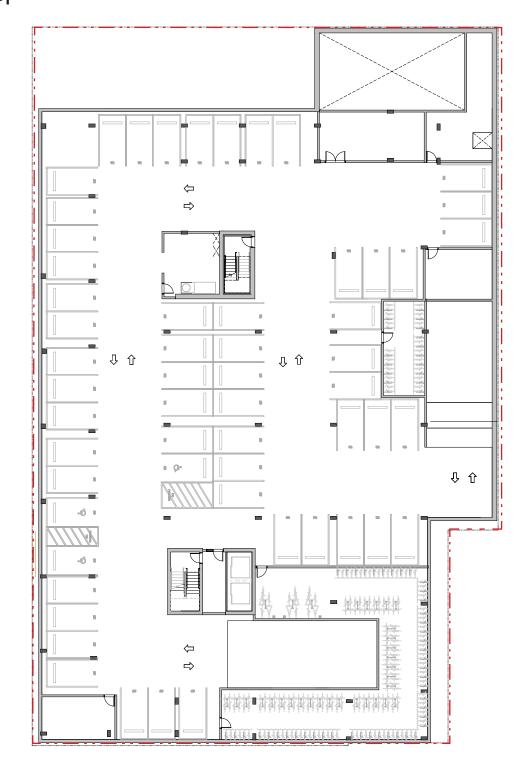
Architectural Concept _ Sections

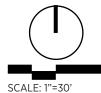


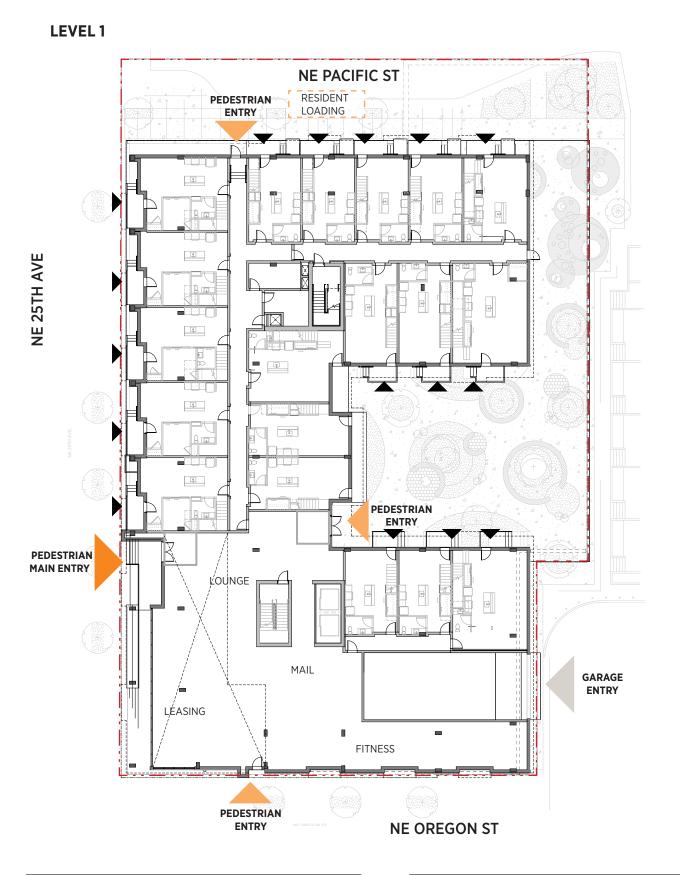
NORTH-SOUTH SECTION



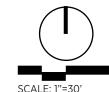




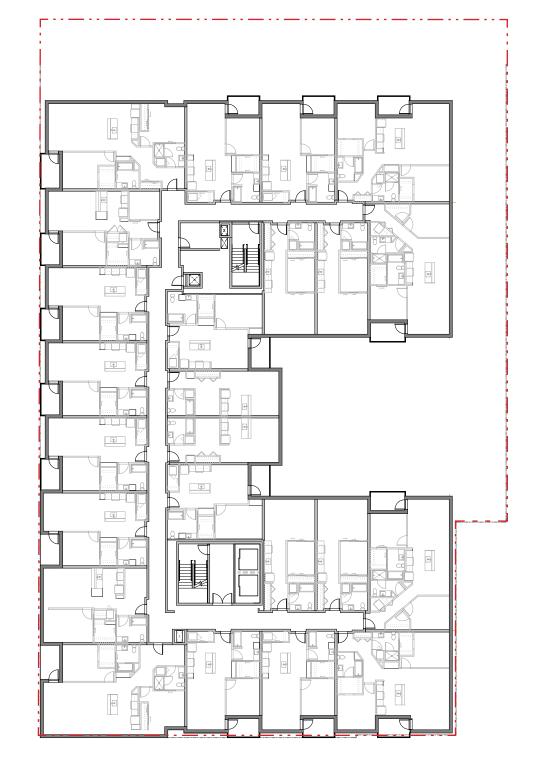




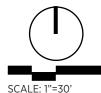








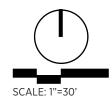




Architectural Concept _ Plans

LEVEL 8





Executive Summary

This preliminary energy model and report have been created to verify that the Pepsi Blocks project is on track to meet the maximum Energy Use Intensity (EUI) required by the Energy Efficient Building Requirements for Planned Development Bonuses established by the City of Portland.

To qualify for the Planned Development Bonus, the project must achieve a design EUI equal to or less than the EUI Standards listed in Table 1 based on building type. For Multifamily buildings, this maximum EUI is 27.7 kBTU/sf/yr.

Table 1: Energy Efficiency Standards for Planned Development Bonus

Use Type	Baseline EUI (kBtu/sf)	Baseline Reduction (percentage)	EUI Standard (kBtu/sf)
Residential			
Multifamily Dwelling	55.3	50	27.7
Commercial			
Financial Office*	73.1	70	21.9
Fitness Center	42.6	70	12.8
Hotel	69.3	70	20.8
Medical Office*	77.5	70	23.2
Office*	79.3	70	23.8
Retail*	72.0	70	21.6
Institutional			
Adult Education	71.0	70	21.3
College	131.9	70	39.6
K-12 School*	71.1	70	21.3
Library	103.6	70	31.1
Meeting Hall	30.7	70	9.2
Performing Arts	37.4	70	11.2
Preschool	73.2	70	22.0
Residence Hall*	74.2	70	22.2
Senior Care	107.5	70	32.2
Vocational School	63.1	70	18.9

Table 2: Summary of Key Package Items

	Key Energy Conservation Measures (ECMs) for Package to Comply with the Planned Development Bonus		
Compliance Package:	 40% gross WWR Typical Double Pane Vinyl glazing package ENERGY STAR rated Panasonic Whole House fans Energy Recovery Ventilation for the Corridor Units Reverse Cycle Chiller Plant meeting 100% of the DHW load Energy Star Appliances (Dishwasher/Clothes Washer/Refrigerator) Assumed all LED lighting package in Dwelling Units Assumed better than code lighting in common areas and parking garage 		

Conclusion: The project can achieve the required 27.7 EUI by applying the compliance package of measures described in this report. It is important for the project team to stay closely coordinated to ensure that the final design still achieves the required energy savings.

Sustainability Strategy

Starting Point Building Parameters

Table 3: Summary of Starting Point Proposed Design Parameters

	Proposed Description (New Construction)
Starting Point Package	40% gross Window to Wall Ratio (WWR)
	(Window area / gross wall ratio)
	Glazing System: Vinyl, Double Pane, Argon filled IGU, Low-e
	2014 OEESC Prescriptive Compliant Constructions (2x6 Wood Framing, R-21 Batt for typical wall)
	Baseline Code Space by Space Lighting Power Density, no controls
	Dwelling unit living spaces and bedrooms conditioned by electric resistance
	Rooftop Heat Pump Conditioning Unit for Corridor
	Corridor Ventilation to Pressurize Hallways (~12 CFM/apt)
	In apartments, Whole House Fans (WHFs) provide ventilation, PTHP cycle to meet load.
	Central Domestic Hot Water heating. Gas Boiler, 80% Efficient.
	No Onsite Renewable Energy systems
	Standard Plumbing Fixtures (2.5 GPM showerhead, 2.2 GPM Lavs)
	Residential Plug Load Density at 1 W/sf (Includes Standard Appliances: Dishwasher, Clothes
	Washer, Refrigerator, Dryer, and Misc. Loads)

Table 4: Key Energy Conservation Measures

ECM#	Proposed Description (New Construction)	Energy Use Intensity Impact (kBTU/SF/yr)	Energy Savings Impact
0	Proposed Starting Point	38.1	
1	ENERGY STAR rated Panasonic WHF (7.4 CFM/W)	-0.7	1.8%
2	Bedrooms Conditioned by Package Terminal Heat Pumps	-0.4	0.9%
3	Reverse Cycle Chiller supplement DHW boilers, meet 100% of DHW load with annual COP = 2.2	-8.2	21.4%
4	Low Flow Plumbing Fixtures (1.75 GPM Showerhead, 1.5 GPM Lavs)	-2.9	7.6%
5	Energy Star Appliance Package (DW/CW/Ref)	-0.5	1.2%
6	Add Energy Recovery Ventilation to Rooftop Corridor Unit (DOAS).	-0.2	0.5%
7	Dwelling Unit LED Lighting Design (APT/BR = 0.65 W/sf, hardwired + plugin lighting)	-0.1	0.4%
8	Common Area Reduced Lighting Design: (Amenities = 0.52W/sf, Lobby = 0.65 W/sf, Corridor = 0.41 W/sf, Retail = 1.14 W/sf, Elec/Mech Rms = 0.68 W/sf)	-0.1	0.3%
9	Parking Garage Reduced Lighting Design (PKG = 0.14 W/sf)	-0.5	1.2%
	Combined ECMs (1-9)	26.8*	29.5%*

Additional ECMs to Consider				
X1	Triple Pane Glazing (U-0.16)	-0.9	2.4%	
X2	Improved Envelope (2x8 Wood Frame Walls)	-0.2	0.5%	
хз	On-site Photovoltaic PV System (200 kW)- Requires 55% of roof area, and 530 panels. System size is scalable.	-3.3	8.4%	
X4	Energy Star Heat Pump Dryers	-1.2	3.1%	
X5	Reduced Air Leakage (0.025cfm/sf)	-0.1	0.3%	

^{*} Individual measure savings do not add up directly overall package savings, because of interactive effects

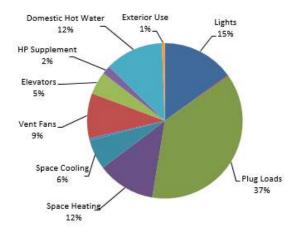


Figure 1. Proposed Combined ECM Energy Pie

Sustainability Strategy

Residential Plug Load Sensitivity Analysis

Rushing used the methodology of the Energy Star Multifamily High-Rise Simulation Guidelines to estimate the plug load energy use for the dwelling units. For the Energy Conservation Measures being explored that impact the plug-load, the following peak Watts/SF have been calculated:

- 1.1 W/sf with a standard appliance package.
- 1.0 W/sf with Energy Star dishwasher, clothes washer, refrigerator package
- 0.8 W/sf with Energy Star dishwasher, clothes washer, refrigerator, and heat pump dryer

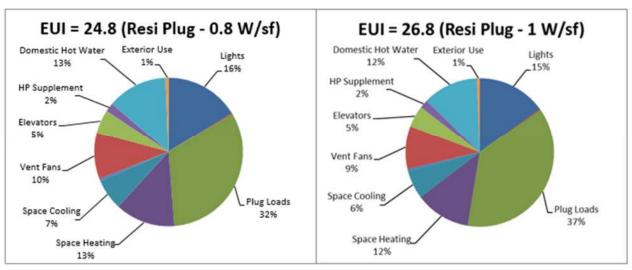


Figure 2. Residential Plug Load Sensitivity- Both graphs include the full set of ECMs 1-9, but the left graph also includes the additional upgrade to heat-pump clothes dryers, further reducing plug load

Air-to-Water Heat Pumps + Condensing Boilers

Rushing is recommending a full Colmac Reverse Cycle Chiller (also known as Air-to-Water Heat Pump) system serving 100% of domestic hot water load. Another design option uses a smaller Air-to-Water Heat Pump plant sized to meet 50-66% of the DHW load and Condensing Natural Gas Boilers to meet the remaining load, which reduces heat pump cost.

It would likely take multiple additional ECMs to hit the target EUI with the partial AWHP plant. The two most obvious measures being switching to heat pump dryers AND making up the remaining deficit with a significant onsite PV system. Because of the cost of PV, the savings from downsizing the DHW heat pumps get eaten up quickly, but this could be further explored as a VE option.

05 LANDSCAPE CONCEPT



LANDSCAPE CONCEPT | BLOCK CONTEXT PLAN

lango.hansen LANDSCAPE ARCHITECTS PC

LANDSCAPE CONCEPT

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Landscape Concept



Mounded Planters with Tree and Shrub Planting



Sculptural, Mounded Play Surfacing and Play Elements



Seating Nooks with Custom Seatwalls



Mounded Planters with Specialty Paving

LANDSCAPE CONCEPT | GROUND FLOOR PLAN | 1/16"=1'-0"

Townhouse Stoops and Fitness Terrace: Precast Concrete Pedestal Pavers

Mounded or Raised Planters with Ornamental Tree and Shrub Planting — Seating Nooks with Custom Wood & Concrete Seatwalls

and Specialty Paving -CIP Concrete Paving with Specialty Finish & Scoring -

Standard PBOT Streetscape and Tree Planting **NE Pacific Street Woonerf**

Mounded or Raised Planters with Ornamental Tree and Shrub Planting – Sculptural, Mounded Play Surfacing with Ground-Level Play Elements –

CIP Concrete Paving with Specialty Finish & Scoring

■ NE Oregon St

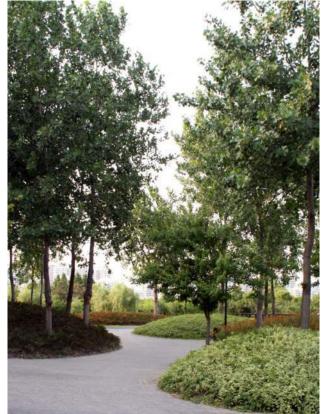
lango.hansen

LANDSCAPE ARCHITECTS PC

25th Ave

Raised Planters with Trellis and Vines - Mounded or Raised Planters with Ornamental Tree and Shrub Planting - Seating Nooks with Custom Wood & Steel Seatwalls and Fire Bowls Grills with Custom Countertop and Cabinetry Porcelain Pavers on Pedestals **Tiered Custom Seating** Fire Bowl **Element and Planter**

Landscape Concept



Mounded Planters with Tree and Shrub Planting



Fire Bowls



Seating Nooks with Custom Seatwalls

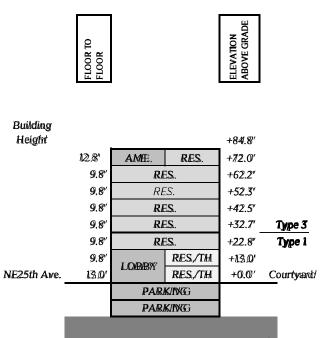


Terrace Furnishings with Grills and Custom Cabinetry

LANDSCAPE CONCEPT | ROOF TERRACE PLAN | 1/16"=1'-0"

tango.nansen

LANDSCAPE ARCHITECTS PC



Site Area	31967 S
-----------	---------

BUILL	DINGB B			PARKING			NON-R				RESID	ENTRAL	
FLOOR	TOTAL GROSS AREA PER FLOOR	TOTALFAR AREA PER FLOOR	RESIDENTIAL PARKING AREA	STALISS	BIKEPARKNISO	AMENITY&& COMMUNITYY	LEASABIE STORAGE	B.O.H// CORRIDOR// STAIR	LOBBY// LEASING	BALCONIES & PATTOSS	RENTABLE RES. AREA	EFFICIENCY	UNIT COOUNT
ROOF	1536 SF	1536 SF						1536 SF					
LEWELL88	21594 SF	22427 SF				1903 SF	249 SF	2969 SF		833 SF	16473 SF	76.3%	21 WINTES
LEWEL77	21594 SF	224855 SJF					249 SF	2826 SF		892 SF	185188SF	85.8%	23 UNITISS
LEWELL66	21594 SF	22485 SF					249 SF	2826 SF		892 SF	185188SFF	85.8%	23 UNITISS
LIEWELL55	21594 SF	22485 SF					249 SF	2826 SF		892 SF	185188SF	85.8%	23 UNITISS
LEWEL 44	21594 SF	22485 SF					249 SF	2826 SF		892 SF	185188SFF	85.8%	23 UNITISS
LEWEL33	21594 SF	22485 SF					249 SF	2826 SF		892 SF	185188SFF	85.8%	23 UNITISS
LEWEL22	14439 SF	14439 SF				4099 SSF		1699 SF			12330 SF	85.4%	3 UNITISS
GROUNDLEEVEL/LOBBBY	1877577 SIF	18757 SF				3501 SF		4417 SF	17/68 SF	1069 SF	10839 SF	57.8%	21 WNITES
LIEWELLPP1	246433SH		18543 SF	53 STALLISS	2835 SF			3264 SF					
LIEWELLP22	27760 SF		22321 SF	64 STALLS	14113 SFF			40226SF]			
TOTAL	216697 SF		4086 45 5 F	111775STAAL\$.S	4248 SF	5813 SF	1495 SF	32048359F	17/68 SIF	6359 SF	132233 SF	810%	160 UNITES

FAR TOTAL	169585 SF
	5.305

^{*}Elevator and mechanical shafts area is deducted from total gross area *Balcony areas are added to the FAR areas

PKG.	PRATTIO D
UNITISS	160 UNIT:
PARKING	117 STALLS
RATIO	0.73
AVG AREA ST	349 SF

Avg Unit 826 SF

BUILDINGBB	RESIDENTIALI
FLOOR	UNITCOUNT
ROOF	
LIEWELL88	21 WINTES
LIEWIELL77	23 UNITISS
LIEWIELL66	23 UNITISS
LIEWIELL55	23 UNITISS
LIEWIELL/44	23 UNITISS
LIEWIELL33	23 UNITS
LIEWIELL 22	3 UNITISS
GROUND LEWEL! LOOBY	21 WINTES
LEVEL P1	
LIEWIELL PI22	
TOTAL	160 UNITISS

							UN	IM\$5							
STU				1 BHEEDD				2 B	ED			Т	OWNHOME	S	
ST-A	UB-A	1BBR-4B3	1B 3 R 2- 4 3311	1 BBR-CC	1 BB/R-400	1 BBR-40022	2 BR-B	2 BR-C	2 BR -D	2 BR-D.11	TH-114A	THI-1 /A 11	TH-1 (A).33	TH-2A	THI-2C 11
510 SF	580 SF	717/\$SF	738 SF	742 SF	830 SF	820 SF	1112288SSFF	1066 SF	119977SFF	1224 SF	879 SF	996 SF	957 SF	1468 SF	1497 SF
3.8%	15.0%	27.5%	3.8%	7.5%	3.8%	3.1%	8.1‰	7.5%	3.8%	3.1%	8.8%	1.9%	1 . 3 ‰	0.6%	0.6%
1	4	7	1	2	1		2	2	1						
1	4	7	1	2	1	1	2	2	1	1					
1	4	7	1	2	1	1	2	2	1	1					
1	4	7	1	2	1	1	2	2	1	1					
1	4	7	1	2	1	1	2	2	1	1					
1	4	7	1	2	1	1	2	2	1	1					
		2					1								
											14	3	2	1	1
6 UNITS	24 UNITS	44 UNITS	6 UNITIS	12 WINTES	6 UNITS	5 UNITISS	13 WNITES	12 WINTES	6 UNITS	5 UNITISS	14 WINTES	3 UNITISS	2 UNITISS	1 WINTES	1 WINTES
18	.8%			45.6%				22.	5%				13 .1 1%		

	30600SIF	13920 SF	31548 SF	44300 SSF	89000SIF	4982 SF	40999S9F	14658 SF	1227/93 SF	7183 SF	61211 SSFF	12302 SF	2989 SF	19 1/4/\$9F	1468 SF	1497 SF
	1698	30 SF	53959 SF			40755 SF			20170 SF							
	30 U	INITS	73 UNITS		36 UNITS				21 WINTES							
A	rea 566 S I	6 SF AVG 739 SF AVG		11B32S\$FAWCC				9	9600 SEF AVG							

vat

Pepsi B

Zoning Massing Impacts

PROPERTY ID : R699248	
SITE AREA	31,967 sf Total
ZONING	Overlay: D - Design (Chapter 33.420) Base Overlay Combo: (CM3d(Mu-U) (Chapter 33.130) Comp Plan: Mu-U - Mixed U-Urban Center
TYPICAL USES RETAIL OFFICE RESIDENTIAL INDUSTRY INSTITUTIONAL OPEN SPACE	Specific Allowable Uses: Retail Sales and Services, Office Space, Household Living, Vehicle Repair, Institutional Uses, and Limited Manufacturing or Other Low-Impact Industrial Uses.
PLANNED DEVELOPMENT	Approval Date: December 6, 2018 Title: Sandy Boulevard Planned Development Reference Number: LU 18-248691 PDBM PC # 18-131409
PLANNED DEVELOPMENT	Approval Date: September 19, 2019 Title: Pepsi Planned Development - Phase One Reference Number: LU 19-183735 DZM AD PC # 18-180700
FAR	Code Section 33.130.205 Max3:1, 5:1 with Inclusionary Housing Bonus Mandatory and Voluntary Inclusionary housing bonuses are applicable
DENSITY	Min 1 unit per 1000sq.ft. of site area - 32 Units (Code Section - 33.130.209)
HEIGHT	Code Section 33.130.210 Base: 65-Feet Max. With Bonuses: 87-Feet Per Planned Development Review Findings
STEP-DOWN HEIGHT	n/a. No lot lines abutting residential zones (33.130.210.B.2.a)

PROPERTY ID : R699248	
DESIGN REVIEW	Design Review Required (Code Section - 33.130.205)
BONUSES	Code Section 33.245 Inclusionary Housing Bonus Options Apply (Code Section - 33.245)
SETBACKS	Code Section 33.130.220 Min.: 0 ft Street Lot Line: 0 ft Street Lot Line Abutting Civic Corridor: 0 ft Lot Line Abutting Zone: n/a Max.: 10 ft Street Lot Line: 10 ft Street Lot Line Abutting Civic Corridor: 10 ft Transit Street Or Pedestrian District: 10 ft
MAX. BUILDING COVERAGE	Code Section – 33.130.220 100% of site area max. Site is in Inner Pattern Area.
MIN. LANDSCAPE AREA	15%
LANDSCAPE BUFFER	Abutting an RF - RH or RMP Zoned Lots :
BUILDING LENGTH AND FACADE ARTICULATION	Code Section 33.130.222 Building Length: The maximum building length for the portion of a building located within 20 feet of a street lot line is 200 feet. Portion of buildings must be separated by 20' Facade Articulation: 25% of the area of a street-facing facade within 20' must be divided into facade plane that are off-set by at least 2' in depth from the rest of the facade.

Zoning Massing Impacts

DADKING	Code Coetien 77 OCC
PARKING	Code Section 33.266
	Standard B for C zones
	Max for Commercial/Mixed-Use or Multi Dwelling = 1.35 spaces per unit
	No minimum of parking spaces required.
	Parking space size: 8'-6" x 16'. Minimum aisle width: 20'.
	In a building with more than 5 dwelling units and more than 7 parking spaces, 6 or 50% - whichever is more – of the parking spaces must include
	electrical conduit adjacent to the parking spaces for installation of at least a
	Level 2 vehicle charger.
	Level 2 verilcie charger.
BIKE PARKING	Code Section 33.266.200
	Long Term: 1.5 per unit (Standard A) for household living.
	Short Term: 1 per 20 units (Standard A) for household living.
LOADING	Code Section 33.266.310
	One loading space meeting Standard A, or two (2) meeting Standard B
	Standard A – 35' Long X 10' wide X 13' tall
	Standard B – 18' Long X 9' wide X 10' tall
DISCLOSURES	Information provided within this Study generated from Portland, Oregon
	Development Code 33.130 and Multnomah Tax Maps applicable at time stud

Pepsi B

Zoning Code Summary

	ZONING CODE SUMMARY (SITE AREA	31,967 SF)
	BASE ZONE AND PLANNED DEVELOPMENT CODE REQUIREMENTS	PROPOSED BUILDING
FAR	Max. 5:1 (Planned development allows for 10% variation = 5.5:1 Max.)	169,585 sf / 31,967 sf = 5.3 (Planned development allows for 10% variation = 5.5:1 Max.)
DENSITY	Min. 1 Unit per 1,000 sf of site area _ 31,967 sf / 1,000sf = 32 UNITS	160 UNITS
HEIGHT	Max. 87 ft per planned development.	85 ft
SETBACK	Min. None Max. 10 ft	NE OREGON ST. = 1'-6" Max. NE 25TH AVE. = 8'-6" Max. NE PACIFIC ST (NOT A PUBLIC RIGHT OF WAY) = 5'-0" Max.
BUILDING COVERAGE	Max. 100%	BUILDING FOOTPRINT 22,485 sf / 31,967 sf = 70.3 % *EXCLUDING UNDERGROUND PARKING
BUILDING LENGTH AND FAÇADE ARTICULATION	Max. 200 ft for the portion of the building located within 20 ft a of steet lot line A portion of the building must be separated by 20 ft 25% of the area of a street-facing facade within 20 ft must be divided into facade plane that are off-set by at least 2 ft in depth from the rest of the facade. No Ground floor	SEE ELEVATION DIAGRAMS BELOW







NORTH (NE PACIFIC ST.) *NOT A PUBLIC RIGHT OF WAY HIGHLIGHTED AREA _ SETBACK GREATER THAN 2FT = 40%

WEST (NE 25TH AVE.)HIGHLIGHTED AREA _ SETBACK GREATER THAN 2FT = 27%

SOUTH (NE OREGON ST.)

HIGHLIGHTED AREA _ SETBACK GREATER THAN 2FT = 25%

ZONING CODE SUMMARY

EA 23-075072 DAOCTOBER 19, 2023

Pepsi B

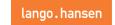
	ZONING CODE SUMMARY (SITE A	AREA 31,967 SF)
	BASE ZONE AND PLANNED DEVELOPMENT CODE REQUIREMENTS	PROPOSED BUILDING
LANDSCAPED AREAS	15% of site = 4,800 sf	2,760 sf L1 STANDARD AT GROUND FLOOR.
	1/3 (1,500 sf) may be used by recreational use or by pedestrians.	540 sf OF ROOF TERRACE PLANTING.
		3,340 sf (1,500 sf) OF RECREATIONAL OR PEDESTRIAN USE AT THE GROUND FLOOR
		TOTAL = 4,800 sf
REQUIRED OUTDOOR AREAS	Min. 48 sf per unit = 7,680 sf	PRIVATE DECKS AND TOWNHOMES STOOPS = 6,359 sf
		L1 COURTYARD = 5,970 sf
		L8 INDOOR CLUB ROOM = 1,903 sf
		ROOFTOP = 5,905 sf
		TOTAL = 20,137 sf
WINDOWS	Street facing facades = NE Oregon St. 40%, other streets 25%	STREET FACING FACADES
	Ground floor windows (2ft to 10ft above finish grade) 40% glazing.	NE OREGON ST. = 40%
		NE 25TH AVE. = 36%
		NE PACIFIC ST (NOT A PUBLIC RIGHT OF WAY) = 32%
		GROUND FLOOR
		NE OREGON ST. = 56%
		NE 25TH AVE. = 57%
		NE PACIFIC ST (NOT A PUBLIC RIGHT OF WAY) = 32%
SCREENING	Mechanical equipment on ground floor level = Screened by walls, fences, or vegetation to L2 or F2 standards.	NO MECHANICAL EQUIPMENT ON THE GROUND FLOOR.
TRANSIT STREET MAIN ENTRANCE	Not required if not on a transit street.	SITE HAS NO FRONTAGE ON A TRANSIT STREET
PARKING	No minimum of parking spces required.	RESIDENTIAL PARKING
		118 + 3 ACCESSIBLE = 121 STALLS (AS SHOWN ON DRAWINGS)
BIKE PARKING	Long Term 1.5 per unit = 240 Stalls	LONG TERM = 249 + 4 ACCESSIBLE = 253 STALLS
	Short Term 1 per 20 units = 8 Stalls	SHORT TERM = 8 STALLS
LOADING	One loading space standard A or two standard B A = 35 ft x 10 ft x 13 ft Tall B = 18 ft x 9 ft x 10 ft Tall	TWO TYPE B LOADING STALLS PROVIDED ON NE PACIFIC ST.

Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc ZONING CODE SUMMARY



PEPSI BLOCKS _ BUILDING B

PORTLAND, OR
EA 23-075072 DA | DESIGN ADVICE REQUEST | October 19, 2023



LANDSCAPE ARCHITECTS PC





EA 23-075072 DAOCTOBER 19 , 2023

Table of Contents

BUILDING HEIGHT 8 STORIES (85 FT TOTAL)

2 LEVELS BELOW GRADE PARKING

RESIDENTIAL APARTMENTS 160 UNITS TOTAL (13 AFFORDABLE UNITS*)

UNIT MIX

30 STUDIOS

73 ONE BEDROOMS

36 TWO BEDROOMS

21 ONE BED TOWNHOMES

PARKING

121 AUTO STALLS (0.76 : 1 RATIO TO UNITS)

253 LONG TERM BIKE PARKING (1.58 PER UNIT)

249 STANDARD + 4 ACCESSIBLE

8 SHORT TERM BIKE PARKING

AMENITIES

L1-L2 LEASING, LOUNGE AND FITNESS

L8 CLUB ROOM

GROUND LEVEL COURTYARD

ROOFTOP AMENITY WITH VIEWS TO THE WEST HILLS

* 8% OF TOTAL UNITS RESERVED FOR HOUSEHOLDS EARNING NO MORE THAN 60% OF AREA MEDIAN INCOME.

AREA SUMMARY	1
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CLIENT

GUS BAUM

SECURITY PROPERTIES 701 FIFTH AVE, SUITE 5700 SEATTLE, WA 98104

206.787-8481

Building Height +84.8′ RES. 128' AME. +72.0" RES. +62.2" 9.8 9.8" RES. +52.3" 9.8" RES. +42.5" RES. +32.7′ 9.8 Туре 3 RES. +22.8" Tyype 1 RES./TH +130' LOBBY NE25th Ave. 13.0' RES./TH +0.0' Courtyard **PARKING** PARK/ING

Site Area 31967 SF

DIMENSION DESCRIPTION AND ADDRESS OF THE PROPERTY OF THE PROPE															
	BUILLD) NGCB B				PARKING			NON-REVENUE				RESIDENTIAAL			
	FLOOR	TOTAL GROSSS AREA PER FLOOR	TOTAL HAR AREA PER FLOOR	RESIDENTAAL PARKING AREA	STALIS	BIKEPARKING	AMENTPY&&	LEASABLE STORAGE	B.O.H // CORRIDIORE// STAIR	LOBBY// LEASING	BALCONIES & PATIOS	RENTABLEE RES. AREA	EFFICIENCY	UNITCOUNT	
	ROOF	1536 SF	1536 SF						1536 SF						
	LIEWILL88	21594 SF	22427 SF				1903 SF	249 SF	2969 SF		833 SF	16473 SF	76.3%	21 WINTES	
	LEWEL177	21594 SF	22485 SF					249 SF	2826 SF		892 SF	185188SFF	85.8%	23 UNITIS	
	LEWELL66	21594 SF	22485 SF					249 SF	2826 SF		892 SF	18518SF	85.8%	23 UNITISS	
	LIEWELL55	21594 SF	22485 SF					249 SF	2826 SF		892 SF	1851885F	85.8%	23 UNITIS	
	LIEWELL/4	21594 SF	22485 SF					249 SF	2826 SF		892 SF	185188SFF	85.8%	23 UNITIS	
	LIEWELL33	21594 SF	22485 SF					249 SF	2826 SF		892 SF	185188SFF	85.8%	23 UNITIS	
	LIEWELL22	14439 SF	14439 SF				4099 SSF		1699 SF			12330 SF	85.4%	3 UNIIIS	
И	GROUNDHEWEL∕LDBBBY	18757 SF	18757 SF				3501 SF		4417 SF	17768 SF	1069 SF	10839 SF	57.8%	21 WINTES	
	LIEWELLPP1	246 433\$\$F		18543 SF	55 STALLIS	2835 SF			3264 SF						
	LIEWELLP22	2776@SF		22321 SF	66 STALLS	141135\$F			40226 SSF		-				
	TOTAL	216697 SF		40864SSF	12/155TAALS.S	4248 SF	5813 S F	1495 SF	320483S9F	17/68 SF	6 359 SF	132233 SF	81.0%	160 UNITISS	

FAR TOTAL	169585 SF
	5.305

^{*}Elevator and mechanical shafts area is deducted from total gross area

*Balcony areas are added to the FAR areas

AVG

PKG.	RAATIO O
UNITISS	160 UNITS
PARKING	121 STALLS
RATIO	0.76
AVG AREA ST	338 SF

Avg Unit 826 SF

BUILDINGB B	RESIDENTIALI
FLOOR	UNITCOUNT
ROOF	
LIEWIELL88	21 WINTES
LIEWIELL77	23 UNITIS
LIEWIELL66	23 UNITISS
LIEWIELL55	23 UNITIS
LIEWIELL44	23 UNITISS
LIEWIELL33	23 UNITS
LIEWIELL22	3 UNITISS
GROUND LEWEL/LOOBBY	21 WINTES
LEVEL P1	
LIEWELLP122	
TOTAL	160 UNITES

	UNITS:														
STU		1 BHD)					2 BE D				TOWNHOMES				
ST-A	UB-A	1BBR-BB	1B3FR5 811	1 BBFR-CC	1 BBFR-000	1 BBFR-40022	2 BR-B	2 BR-C	2 BR -D	2 BR-D.11	TH-11AA	TH-1 (A)11	TH-11A333	TH-2A	THI-2C 11
510 SF	580 SF	717/SSF	738 SF	742 SF	830 SF	820 SF	11228SSFF	1066 SF	119977SSFF	1224 SF	879 SF	996 SF	957 SF	1468 SF	1497 SF
3.8%	15.0%	27.5%	3.8%	7.5%	3.8%	3.1%	8.1‰	7.5%	3.8%	3.1%	8.8%	1.99‰	1. <i>3</i> ‰	0.6%	0.6%
1	4	7	1	2	1		2	2	1						
1	4	7	1	2	1	1	2	2	1	1					
1	4	7	1	2	1	1	2	2	1	1					
1	4	7	1	2	1	1	2	2	1	1					
1	4	7	1	2	1	1	2	2	1	1					
1	4	7	1	2	1	1	2	2	1	1					
		2					1								
											14	3	2	1	1
													·		
6 UNITS	24 UNITS	44 UNITS	6 UNITS	12 WINTES	6 UNITS	5 UNITISS	13 WNTES	12 WINTES	6 UNITS	5 UNITISS	14 UNITES	3 UNITS	2 UNITIS	1 WINTES	1 WINTES
18.	25 %			45.6%				22.5%							

	30600S9F	13920 SF	31548 SF	4430SF	89000S9F	4982 SF	40999SIF	14658 SF	1227/93 SF	7183 SF	61211SFF	12302 SF	2989 SF	191141SFF	1468 SF	1497 SF
	1698	16980 SF 53959 SF		40755 SF			20170 SF									
Г	30 U	30 UNITS 73 UNITS			36 UNITS 21 UNITS											
ar	ea 566 Si	566 SF AVG 739 SF AVG		11B322SFFAAVCC			960 SF AVG									

vat

O1 SITE ANALYSIS

Site Location & Zoning

EXISTING PROPERTY INFORMATION

Address : NEC/ Oregon and NE 25th AVE

Portland, OR 97232

Property ID Number: R699248

Lot Area : 31,967 sq. ft. Neighborhood : Kerns

Jurisdiction: Portland/Multnomah

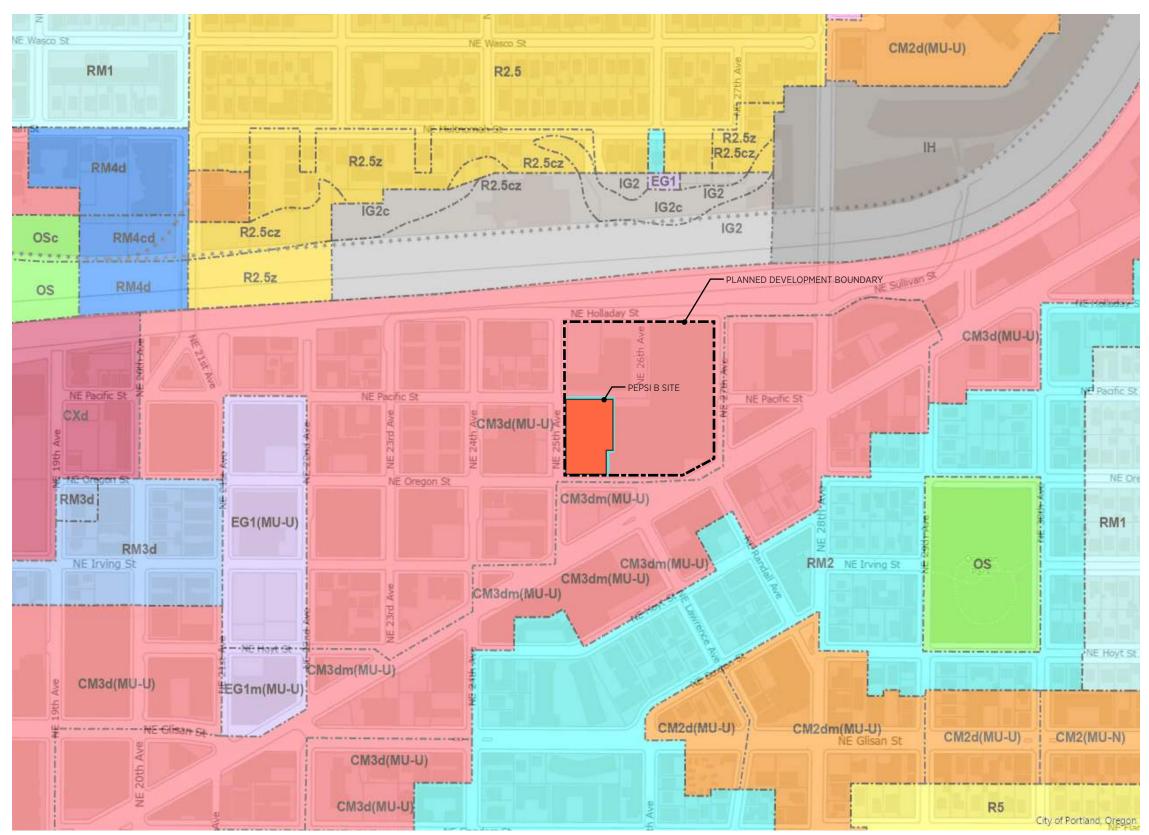
ZONING INFORMATION

Base: CM3 - Commercial Mixed Use 3

Overlay: d - Design

Base Overlay Combo: CM3d(MU-u)

Comp Plan: MU-U - Mixed Use -Urban Center





Zoning Massing Impacts

PROPERTY ID : R699248	
SITE AREA	31,967 sf Total
ZONING	Overlay: D - Design (Chapter 33.420) Base Overlay Combo: (CM3d(Mu-U) (Chapter 33.130) Comp Plan: Mu-U - Mixed U-Urban Center
TYPICAL USES RETAIL OFFICE RESIDENTIAL NOUSTRY INSTITUTIONAL OPEN SPACE	Specific Allowable Uses: Retail Sales and Services, Office Space, Household Living, Vehicle Repair, Institutional Uses, and Limited Manufacturing or Other Low-Impact Industrial Uses.
PLANNED DEVELOPMENT	Approval Date: December 6, 2018 Title: Sandy Boulevard Planned Development Reference Number: LU 18-248691 PDBM PC # 18-131409
PLANNED DEVELOPMENT	Approval Date: September 19, 2019 Title: Pepsi Planned Development - Phase One Reference Number: LU 19-183735 DZM AD PC # 18-180700
FAR	Code Section 33.130.205 Max3:1, 5:1 with Inclusionary Housing Bonus Mandatory and Voluntary Inclusionary housing bonuses are applicable
DENSITY	Min 1 unit per 1000sq.ft. of site area - 32 Units (Code Section - 33.130.209)
HEIGHT	Code Section 33.130.210 Base: 65-Feet Max. With Bonuses: 87-Feet Per Planned Development Review Findings
STEP-DOWN HEIGHT	n/a. No lot lines abutting residential zones (33.130.210.B.2.a)

PROPERTY ID : R699248	
DESIGN REVIEW	Design Review Required (Code Section - 33.130.205)
BONUSES	Code Section 33.245 Inclusionary Housing Bonus Options Apply (Code Section - 33.245)
SETBACKS	Code Section 33.130.220 Min.: 0 ft Street Lot Line: 0 ft Street Lot Line Abutting Civic Corridor: 0 ft Lot Line Abutting Zone: n/a Max.: 10 ft Street Lot Line: 10 ft Street Lot Line Abutting Civic Corridor: 10 ft Transit Street Or Pedestrian District: 10 ft
MAX. BUILDING COVERAGE	Code Section – 33.130.220 100% of site area max. Site is in Inner Pattern Area.
MIN. LANDSCAPE AREA	15%
LANDSCAPE BUFFER	Abutting an RF - RH or RMP Zoned Lots :
BUILDING LENGTH AND FACADE ARTICULATION	Code Section 33.130.222 Building Length: The maximum building length for the portion of a building located within 20 feet of a street lot line is 200 feet. Portion of buildings must be separated by 20' Facade Articulation: 25% of the area of a street-facing facade within 20' must be divided into facade plane that are off-set by at least 2' in depth from the rest of the facade.

Zoning Massing Impacts

DADIGING	6 1 6 1: 77 000
PARKING	Code Section 33.266
	Standard B for C zones
	Max for Commercial/Mixed-Use or Multi Dwelling = 1.35 spaces per unit
	No minimum of parking spaces required.
	Parking space size: 8'-6" x 16'. Minimum aisle width: 20'.
	In a building with more than 5 dwelling units and more than 7 parking
	spaces, 6 or 50% - whichever is more - of the parking spaces must include
	electrical conduit adjacent to the parking spaces for installation of at least a
	Level 2 vehicle charger.
BIKE PARKING	Code Section 33.266.200
	Long Term: 1.5 per unit (Standard A) for household living.
	Short Term: 1 per 20 units (Standard A) for household living.
LOADING	Code Section 33.266.310
	One loading space meeting Standard A, or two (2) meeting Standard B
	Standard A – 35' Long X 10' wide X 13' tall
	Standard B – 18' Long X 9' wide X 10' tall
DISCLOSURES	Information provided within this Study generated from Portland, Oregon
	Development Code 33.130 and Multnomah Tax Maps applicable at time stud

Zoning Code Summary

	ZONING CODE SUMMARY (SITE AREA 31,967 SF)								
	BASE ZONE AND PLANNED DEVELOPMENT CODE REQUIREMENTS	PROPOSED BUILDING							
FAR	Max. 5:1 (Planned development allows for 10% variation = 5.5:1 Max.)	169,585 sf / 31,967 sf = 5.3:1 (Planned development allows for 10% variation = 5.5:1 Max.)							
DENSITY	Min. 1 Unit per 1,000 sf of site area _ 31,967 sf / 1,000sf = 32 UNITS	160 UNITS							
HEIGHT	Max. 87 ft per planned development.	85 ft							
SETBACK	Min. None Max. 10 ft	NE OREGON ST. = 1'-6" Max. NE 25TH AVE. = 8'-6" Max. NE PACIFIC ST (NOT A PUBLIC RIGHT OF WAY) = 5'-0" Max.							
BUILDING COVERAGE	Max. 100%	BUILDING FOOTPRINT 22,485 sf / 31,967 sf = 70.3 % *EXCLUDING UNDERGROUND PARKING							
BUILDING LENGTH AND FAÇADE ARTICULATION	Max. 200 ft for the portion of the building located within 20 ft a of steet lot line A portion of the building must be separated by 20 ft 25% of the area of a street-facing facade within 20 ft must be divided into facade plane that are off-set by at least 2 ft in depth from the rest of the facade. No Ground floor active use is required.	SEE ELEVATION DIAGRAMS BELOW							
127'-6"									



NORTH (NE PACIFIC ST.) *NOT A PUBLIC RIGHT OF WAY HIGHLIGHTED AREA _ SETBACK GREATER THAN 2FT = 40%

17'-6" 105'-0" 76'-6"

WEST (NE 25TH AVE.) HIGHLIGHTED AREA _ SETBACK GREATER THAN 2FT = 27% 40'-0" 89'-0"

SOUTH (NE OREGON ST.)HIGHLIGHTED AREA _ SETBACK GREATER THAN 2FT = 25%

ZONING CODE SUMMARY

EA 23-075072 DA

Zoning Code Summary

ZONING CODE SUMMARY (SITE AREA 31,967 SF)					
	BASE ZONE AND PLANNED DEVELOPMENT CODE REQUIREMENTS	PROPOSED BUILDING			
LANDSCAPED AREAS	15% of site = 4,800 sf 1/3 (1,500 sf) may be used by recreational use or by pedestrians.	2,760 sf L1 STANDARD AT GROUND FLOOR. 540 sf OF ROOF TERRACE PLANTING. 3,340 sf (1,500 sf) OF RECREATIONAL OR PEDESTRIAN USE AT THE GROUND FLOOR. TOTAL = 4,800 sf			
REQUIRED OUTDOOR AREAS	Min. 48 sf per unit = 7,680 sf	PRIVATE DECKS AND TOWNHOMES STOOPS = 6,359 sf L1 COURTYARD = 5,970 sf L8 INDOOR CLUB ROOM = 1,903 sf ROOFTOP = 5,905 sf TOTAL = 20,137 sf			
WINDOWS	Street facing facades = NE Oregon St. 40%, other streets 25% Ground floor windows (2ft to 10ft above finish grade) 40% glazing.	STREET FACING FACADES NE OREGON ST. = 40% NE 25TH AVE. = 36% NE PACIFIC ST (NOT A PUBLIC RIGHT OF WAY) = 32%			
		GROUND FLOOR NE OREGON ST. = 56% NE 25TH AVE. = 57% NE PACIFIC ST (NOT A PUBLIC RIGHT OF WAY) = 32%			
SCREENING	Mechanical equipment on ground floor level = Screened by walls, fences, or vegetation to L2 or F2 standards.	NO MECHANICAL EQUIPMENT ON THE GROUND FLOOR.			
TRANSIT STREET MAIN ENTRANCE	Not required if not on a transit street.	SITE HAS NO FRONTAGE ON A TRANSIT STREET			
PARKING	No minimum of parking spces required.	RESIDENTIAL PARKING 118 + 3 ACCESSIBLE = 121 STALLS (AS SHOWN ON DRAWINGS)			
BIKE PARKING	Long Term 1.5 per unit = 240 Stalls Short Term 1 per 20 units = 8 Stalls	LONG TERM = 249 + 4 ACCESSIBLE = 253 STALLS SHORT TERM = 8 STALLS			
LOADING	One loading space standard A or two standard B A = 35 ft x 10 ft x 13 ft Tall B = 18 ft x 9 ft x 10 ft Tall	TWO TYPE B LOADING STALLS PROVIDED ON NE PACIFIC ST.			

Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc ZONING CODE SUMMARY

General Code Information

PROPERTY ID: R699248				
CODES	Building Code 2022 OSSC Mechanical Code 2022 OSMC Plumbing Code 2021 OPSC Energy Code 2021 OESC Electrical Code 2021 OESC, 2020 NEC based on NFPA 70 Fire Code 2022 PFC Accessibility 2010 ADA, 2022 OSSC Chapter 11, ICC A117.1 (2017), FHA Elevator 2011 Oregon Elevator Specialty Code based on 2010 ASME A17.1 Sprinkler NFPA 13 (2019) Standpipes NFPA 14 (2019) Fire Pumps NFPA 20 (2019) Fire Alarm NFPA 72 (2019) Identify building codes applicable to this project. Emergency & Standby Power Systems NFPA 111 (2019)			
OCCUPANCY	302.1 The following occupancy groups will be included in this project: A-3, B, R-2, S-2			
CONSTRUCTION TYPE	Type IIIA over type IA construction.			
ALLOWABLE HEIGHT AND BUILDING	The proposed building will not exceed max allowable building height. of 85 feet for type IIIA Construction.			
ACCESSIBILITY	2010 ADA, 2022 OSSC Chapter 11, ICC A117.1 (2017), FHA			

BLOCK 43 PAKCEL I 5/8" IR W/YP0 "LOVELAND" S89°11'47"W-0,32 **NE PACIFIC ST** OHU 589°47'26"E 146.96" PARTITION PLAT NO. 2019-32 _ _ SULLIVANS ADDITION . 1N1E36BC-12003 DOC. NO. 2019-080067 (TRACT 2) OWNER: SP JADE II, LLC PARCEL 1 N89°47'26"W 131.29' **NE OREGON ST** SULLIVANS ADDITION BLOCK 24 SULLIVANS ADDITION BRICK & CONCRETE BUILDING 2530 NE CREGON STREET

REV. DATE BY

DESCRIPTION

Site Survey Plan

NOTES:

1.) VERTICAL DATUM: CITY OF PORTLAND
BENCHMARK: 2-1/2 INCH BRASS DISK AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF NE SANDY BOULEVARD AND
NE 28TH AVENUE.
BENCHMARK NO. 3774
ELEVATION = 155.933'

2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, AS ESTABLISHED FROM FOUND AND HELD MONUMENTS PER PARTITION PLAT NO. 2019-32.

3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON PRELIMINARY TITLE REPORT ORDER NO. 322300110 EFFECTIVE DATE 4/4/2023, BY LAWYERS TITLE OF OREGON, LLC. ALL PLOTTABLE EASEMENTS DESCRIBED IN SAID REPORT ARE OTHER BLANKET TYPE EASEMENTS AFFECT THE SUBJECT PROPERTY PER DOCUMENT NO. 2021-156730 AND DOCUMENT NO.

4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

5.) THIS SURVEY WAS PERFORMED TO PROVIDE MAPPING OF CURRENT CONDITIONS OF PARCEL IN1E368C-12002. INFORMATION SHOWN THAT IS NOT WITHIN OR IMMEDIATELY ADJACENT TO SAID PARCEL IS BASED ON PREVIOUS WOR AND MAY BE OSSULTE.

SANITARY TABLE: LEGEND: BUILDING OUTLINE WITH DOOR COMBINED MANHOLE RIM = 146.96' CONCRETE SURFACE RIM = 146.96' IE IN (NE) NOT VISIBLE IE 8" IN (E) = 136.56' IE 8" IN (SS) = 134.66' IE 8" IN (SSW) = 136.56 IE 8" IN (SW) = 139.71' IE 8" OUT (N) = 133.56' BUILDING G CURB LINE BUILDING OVERHANG EASEMENT LINE RIGHT-OF-WAY LINE RIGHT-OF-WAY CENTERLINE COMBINED MANHOLE RIM = 147.15' PLATTED LOT LINE SUBJECT PROPERTY LINE RIM = 147.15' IE 6" IN (W) = 142.05' IE 8" IN (NE) = 141.85' IE 8" IN (E) = 142.05' IE 8" OUT (S) = 141.45' F ELECTRICAL LINE STORM LINE COMBINED MANHOLE RIME 150.80' IE 10" IN (N) = 141.60' IE 6" IN (NE) = 141.50' IE 10" IN (S) = 141.50' IE 8" IN (S) = 144.10' IE 8" IN (S) = 144.10' IE 8" IN (S) = 143.80' IE 12" OUT (W) = 140.80' SANITARY SEWER LINE WATER LINE GAS LINE OVERHEAD UTILITY LINES UNDERGROUND LINE PER RECORD SIGN BOLLARD DRIVEWAY ENTRY 4 COMBINED MANHOLE RIM = 147.85' IE 8" IN (N) = 139.85' IE 8" IN (N) = 139.85' IE 12" IN (E) = 141.55' IE 8" IN (SE) = 141.85' IE 8" IN (SW) = 141.75' IE 12" OUT (W) = 139.25 HANDICAP RAMP ROOF DRAIN (E) ELECTRICAL MANHOLE Ø JB E Ø FLECTRICAL IUNCTION BOX ELECTRICAL METER ELECTRICAL CABINET GUY ANCHOR LUMINAIRE STORM TABLE: \$\frac{\sqrt{\phi}}{\phi}\phi \rightarrow \frac{\phi}{\phi} \right OVERHEAD LIGHT CATCH BASIN (SUMP TYPE) RIM = 146.06' WATER LEVEL = 145.34' POWER POLE/OVERHEAD LIGHT WITH UTILITY DROP 2 CATCH BASIN (SUMP TYPE) RIM = 146.62' WATER LEVEL = 145.97' GAS METER GAS VALVE SANITARY MANHOLE 3 CATCH BASIN RIM = 146.58' IE 8" OUT (W) = 143.88' STORM MANHOLE CATCH BASIN AREA DRAIN (4) CATCH BASIN RIM = 146.29' IE 8" OUT (NNE) = 144.34' SANITARY/STORM CLEAN OUT TRAFFIC SIGNAL BOX PEDESTRIAN CONTROL SIGNAL ARM 5 CATCH BASIN RIM = 147.48' IE 8" OUT (SW) = 145.28' FIRE HYDRANT WATER METER 6 CATCH BASIN RIM = 147.18' IE 8" OUT (NW) = 145.08 FIRE DEPARTMENT CONNECT WATER MANHOLE 7 CATCH BASIN RIM = 147.29' IE 8" OUT (NE) = 144.99' WATER VAULT HOSE BIB 0 DECIDUOUS TREE -PERIMETER REPRESENTS DRIPLING CONIFEROUS TREE -PERIMETER REPRESENTS DRIPLINE FOUND MONUMENT AS NOTED FOUND 5/8" IR W/YPC "KPFF INC.", HELD FOUND 1-1/8" BRASS DISK "KPFF INC.", HELD

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATIO
4	1-1/8" BRASS CAP "KPFF CONTROL"	174459.68	356159.27	147.84
5	1-1/8" BRASS CAP "KPFF CONTROL"	174713.32	356153.05	147.08

REGISTERED PROFESSIONAL LAND SURVEYOR

Schuyler Dury 2023.04.14 15:31:39-07'00

BOUNDARY & TOPOGRAPHIC SURVEY

PHASE II - PARCEL B

SECURITY PROPERTIES

CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

SURVEYED BY:

DRAWN BY:

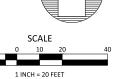
CHECKED BY:

PROJECT NO.:

2300079

2300079-SB.DWG





DATE:

CONTOUR INTERVAL: 1 FOOT 1 OF 1

APRIL 14, 2023

SITE SURVEY

EA 23-075072 DA OCTOBER 19, 2023

Context Aerials

VIEW 1



VIEW 2



VIEW 3

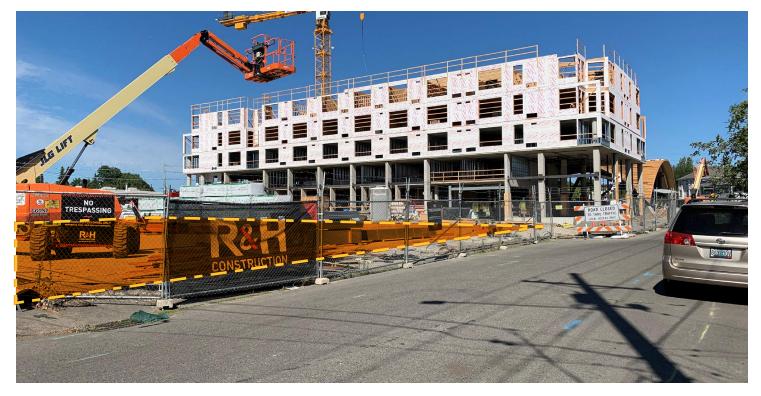


VIEW 4



Street Views

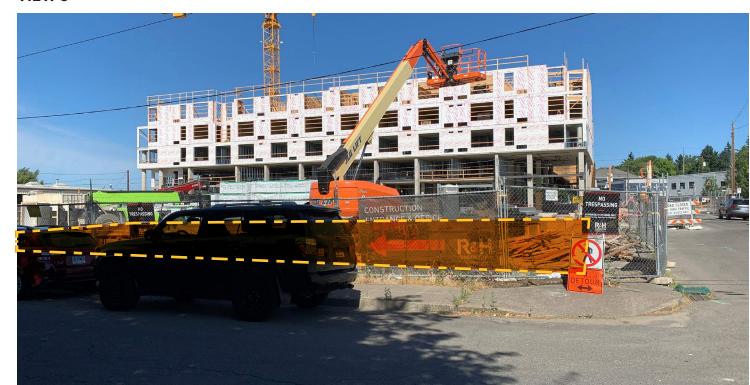
VIEW 1



VIEW 2



VIEW 3



VIEW 4



Current Context (Splash_Under Construction)



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc CONTEXT AERIALS EA 23-075072 DA

Future Context (Splash_Rendering)



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc

CONTEXT AERIALS

O2 APPROVED PLANNED DEVELOPMENT



Approved Planned Development Criteria

PRINCIPLES

1-84

KEEP THE PAVILION

IMPROVE CONNECTIVITY VARIETY OF OPEN SPACE

BLOCK THE FREEWAY A RANGE OF BUILDING HEIGHTS **WOONERF STREET** MINIMIZE INTERIOR VEHICULAR ACCESS

SITE AERIAL

KERN'S NEIGHBORHOOD

PORTLAND BOTTLING COMPANY SANDY BOULEVARD ARCHITECTURE

COMMUNITY INPUT

COHESIVE STYLE FOR DEVELOPMENT

PATTERNS OF THE PAVILION NO MID CENTURY ARCHITECTURE NO GLASS TOWER

GREEN-UP SANDY SANDY METAMORPHOSIS **CURVES ARE NICE** THEATER CULTURE PLACE TO GATHER **MORE FAMILY UNITS**



LEGEND

RETAIL

RESIDENTIAL UNIT OR ACTIVE GROUND FLOOR USE

ACTIVE GROUND FLOOR USE ALLOWED PER CODE 33.130.230.B

EXAMPLE USES:

- WORK LIVE
- LOBBY
- FITNESS
- LEASING
- OFFICE
- CYCLING LOUNGE

→ PARKING GARAGE ENTRANCE

* PRIMARY ENTRANCE

▶ POTENTIAL ENTRY

LOADING SPACE - STANDARD A

LOADING SPACE - STANDARD B

COMMERCIAL USE.

PRIORITY LOCATION FOR FLEXIBLE CONSTRUCTION SYSTEM ALLOWING FOR GROUND LEVEL ACTIVE USE AREAS TO BE ADAPTABLE FOR TRADITIONAL FUTURE

*CHANGES TO ENTRY LOCATIONS AND QUANTITY, AS WELL AS USES, MAY OCCUR AS INDIVIDUAL BUILDINGS ARE DEVELOPED AS PART OF THE VERTICAL DESIGN PHASES, FINAL

ENTRY LOCATIONS WILL COMPLY WITH THE STANDARDS OF 33,270,200 AND THE BALANCE OF TITLE 33 OR SEEK MODIFICATION(S) TO THE STANDARDS CONSISTENT WITH THE REQUIREMENTS OF 33.825 DESIGN REVIEW."

*CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, ROOFTOP EQUIPMENT AND SIMILAR ELEMENTS ARE IN ADDITION TO THESE OVERALL DIMENSIONS, ITEMS RELATED TO FACADE ARTICULATION WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER

*ALL GARAGE ENTRIES AND LOADING SPACES ARE CONCEPTUAL AND SUBJECT TO FUTURE REVIEWS WITH INDIVIDUAL LAND USE APPLICATIONS.

PLANNED DEVELOPMENT

EA 23-075072 DA OCTOBER 19, 2023

65 TO'- 87' 85'-120' NE SANDY BLVD 65' 65' 65' 65' 65' 65' 65'

LEGEND

65' (BASE HEIGHT) 70' - 87' 85' - 120'

SITE DEVELOPMENT CAPACITY

224,448 SITE AREA

5.0 FAR 1,122,240 TOTAL ABOVE GRADE GSF

MINIMUM DEVELOPMENT CAPACITY 224.448 SITE AREA

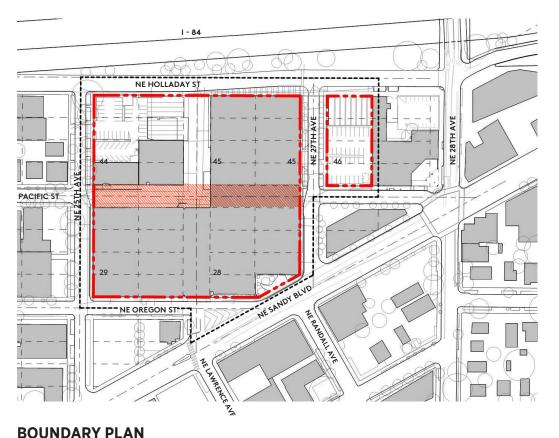
3.6 FAR 809.669 TOTAL ABOVE GRADE GSE

---,---

* THIS APPLICATION PROPOSES A MAXIMUM AND MINIMUM HEIGHT RANGE FOR EACH BLOCK. THE APPLICANT MAY CHANGE THIS BUILDING HEIGHT IN THE DESIGN REVIEW APPROVAL PROCESS FOR EACH VERTICAL DEVELOPMENT. IF THE CHANGE IN HEIGHT FROM THE MINIMUM OR MAXIMUM RANGE IS 10% OR LESS, THE CHANGE WILL NOT REQUIRE AN AMENDMENT OT HE PLANNED DEVELOPMENT APPROVAL.

*CANOPIES, BAYS, ORIEL WINDOWS,
OVERHANGS, SIGNAGE, ARCHITECTURAL
FEATURES, ROOFTOP EQUIPMENT AND SIMILAR
ELEMENTS ARE IN ADDITION TO THESE OVERALL
DIMENSIONS. ITEMS RELATED TO FACADE
ARTICULATION WILL BE DEFINED AS PART OF
THE VERTICAL DESIGN PHASE AS REQUIRED PER
TITLE 33

SITE DEVELOPMENT MASSING DIAGRAM



LEGEND

LOT LINE

APPROXIMATE PROJECT BOUNDA
RIGHT-OF-WAY TO BE DEDICATED

Approved Planned Development Criteria

1.2 - PLANNED DEVELOPMENT APPROVAL CRITERIA

[REF. 33.854.310]

PLANNED DEVELOPMENT PURPOSE

[REF 33.270.010]

Flexibility and increased intensity of development if the proposed development is well-designed and can be successfully integrated into the neighborhood and provides public benefits.

PD is intended to promote:

- High quality design integrated into the broader urban fabric, and complements existing character
- Pedestrian- and transit-oriented development
- Bulk, height, and orientation that ensures that light and air within the public realm, and that public view corridors are protected
- A safe and vibrant public realm, with buildings and uses that are oriented to activate key public gathering spaces, be they public open space, transit stations, or the Willamette River
- Open space areas that include gathering spaces and passive and/or active recreation opportunities
- Affordable housing
- Energy efficient development

BONUS

- 2 to 1 additional FAR
- 55 feet additional height

APPROVAL CRITERIA

A. Urban design and development framework

- The proposed overall scheme and site plan provide a framework for development that meets applicable Community Design Guidelines and will result in development that complements the surrounding area
- Scale and massing of the development addresses the context of the area, including historic resources, and provides appropriate scale and massing transitions to the adjacent uses and development specifically at the edges of the Master Plan area
- 3. Proposed plazas, parks, or open areas are well located to serve the site and public, and are designed to address safety and comfort of users
- 4. The site plan promotes active ground floor uses on key streets to serve the development and surrounding neighborhood

B. Transportation system

The transportation and circulation system provides multi-modal connections that support the development of the site, limit impacts to adjacent neighborhoods.

C. Stormwater Management

The Planned Development meets the requirements of the Stormwater Management Manual or describes a phased approach to meet the requirements.

PLANNED DEVELOPMENT REQUIREMENTS

[REF 33.270.200]

- **A. Affordable housing.** (Mandatory Inclusionary Housing (per 33.130.212.C.1) or Voluntary Inclusionary Housing (per 33.130.212.C.2)
- **B. Plaza or park.** At least 15% of the total PD site area must be a publicly accessible plaza or park, meeting the following:
- 1. The plaza or park must be:
 - a. Located outside on the site
 - b. Located <u>adjacent to a public street</u>
 - c. Open and accessible to the public from 7am to 9pm
- 2. The plaza must have a minimum dimension of 50 feet by 50 feet
- 3. Open space used to meet required residential outdoor area standards cannot be used to meet this requirement.
- 4. <u>Abutting building walls must meet ground floor window standards,</u> and there must be <u>at least one building entrance</u> facing the plaza or park.
- The property owner must execute a covenant with the City ensuring the preservation, maintenance, and continued operation of the plaza or park.
- **C. Energy efficient buildings.** All buildings (except for accessory structures), must meet the energy efficiency requirements of the BPS.
- D. Design Review.

D. Phasing Plan

The Planned Development establishes coordinated phasing of development that demonstrates how the site will be developed over time and how any required development elements will be met.

- **E.** Configure the site and development to visually **integrate both natural and built features** of the site and the natural and built features of the surrounding area. Aspects to be considered include:
- Orienting the site and development to the public realm, while limiting less active uses of the site such as parking and storage areas along the public realm
- 2. Preservation of natural features on the site, such as stands of trees, water features or topographical elements
- 3. Inclusion of architectural features that complement positive characteristics of surrounding development, such as similar building scale and style, building materials, setbacks, and landscaping
- 4. Mitigation of differences in appearance through means such as setbacks, screening, landscaping, and other design features
- 5. Minimizing potential negative effects on surrounding residential uses
- 6. Preservation of any City-designated scenic resources

B E 184 FWY NE SANDY BLVD

BUILDING A MASSING DIAGRAM

PRINCIPLES

PAVILION IS THE STAR.

BALANCE ACTIVE & PASSIVE USES IN THE PLAZA.

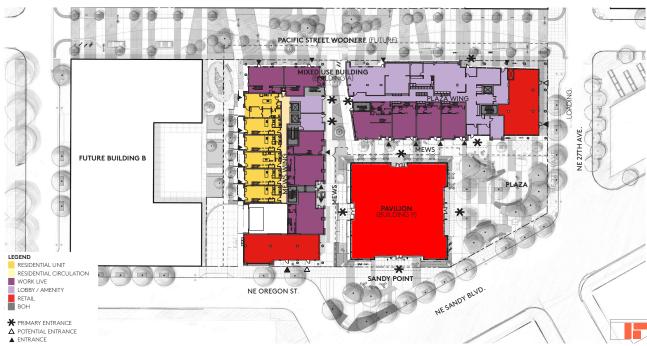
ACTIVATE THE GROUND FLOOR EDGES.

RESPOND TO PLANNED DEVELOPMENT DESIGN PRINCIPLES.

ENSURE VIABILITY OF CONTINUED USE OF EXISTING BUILDINGS.

PROVIDE SIGNIFICANT AFFORDABLE HOUSING, INCLUDING 3 BEDROOM UNITS.

Approved Pepsi Blocks Phase 1A





LEGEND

118,530 BUILDING B MINIMUM FLOOR AREA 161,710 BUILDING B MAXIMUM FLOOR AREA

NOTE: SEE SECTION 3.4 FOR BUILDING FOOTPRINT

* THIS APPLICATION PROPOSES A MAXIMUM AND

MINIMUM HEIGHT RANGE FOR EACH BLOCK.
THE APPLICANT MAY CHANGE THIS BUILDING

HEIGHT IN THE DESIGN REVIEW APPROVAL PROCESS FOR EACH VERTICAL DEVELOPMENT.

OR MAXIMUM RANGE IS 10% OR LESS. THE

TO THE PLANNED DEVELOPMENT APPROVAL.

*CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL

CHANGE WILL NOT REQUIRE AN AMENDMENT

FEATURES, ROOFTOP EQUIPMENT AND SIMILAR

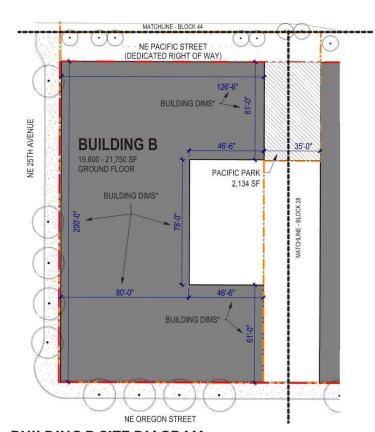
ELEMENTS ARE IN ADDITION TO THESE OVERALL

ARTICULATION WILL BE DEFINED AS PART OF

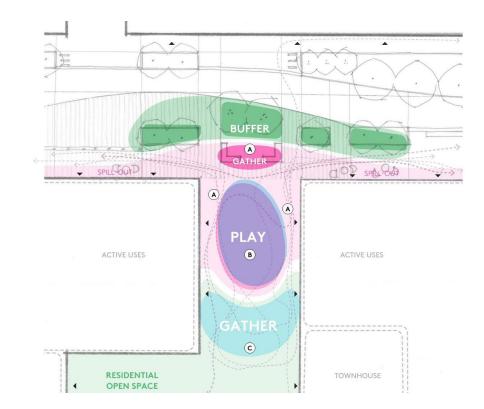
IF THE CHANGE IN HEIGHT FROM THE MINIMUM

BUILDING B MASSING DIAGRAM

Planned Development Diagrams_Building B



BUILDING B SITE DIAGRAM



PROPERTY LINE

PHASE BOUNDARY



FOOTPRINT



REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE



ADDITIONAL PUBLICLY ACCESSIBLE OPEN

*Ground floor footprints as represented are diagrammatic. Actual building articulation including canopies, bays, overhangs, signage, architectural features, roof top equipment and similar elements will be proposed with individual building land use applications, and may vary in either direction from what is shown in the diagrams and may extend as allowed by Title 33 over ROW areas, and similarly over the publicly accessible open spaces.

*Building dimensions may range +/- 10% from what is

DESIGN FRAMEWORK

GENERAL NOTES

A. GATHER (PUBLIC)

C. GATHER (SEMI-PUBLIC)

- Design to accommodate movable furnishings.

03 DESIGN EXPLORATION

Design Considerations







ZEN LIFE

WELLNESS_CALM_QUIET SUSTAINABLE LIVING BALANCE

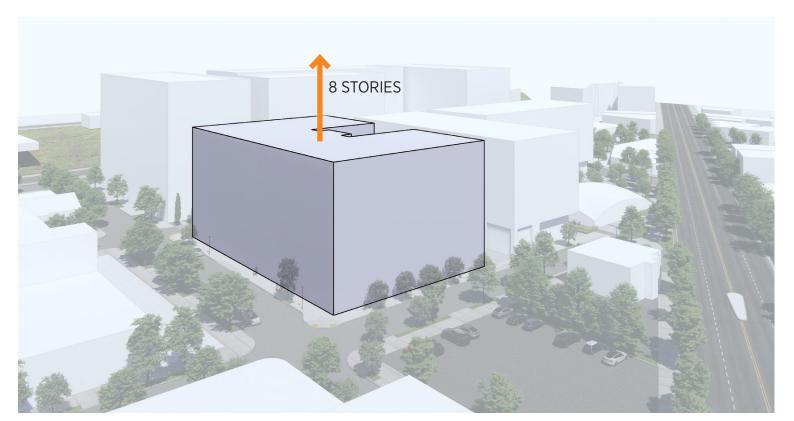
SECRET GARDEN

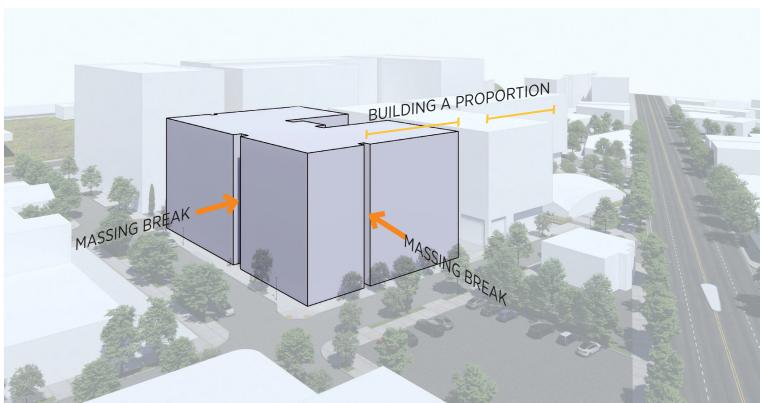
WONDER
REVEAL_DISCOVER
BIOPHILIC DESIGN

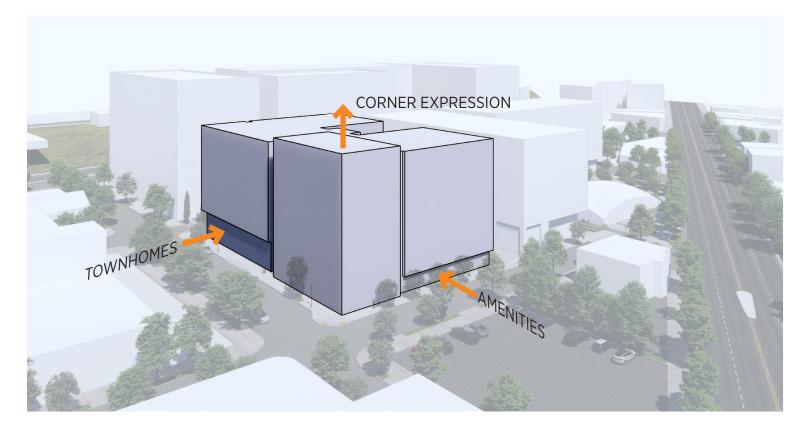
REPETITION - ORDER - ELEGANCE

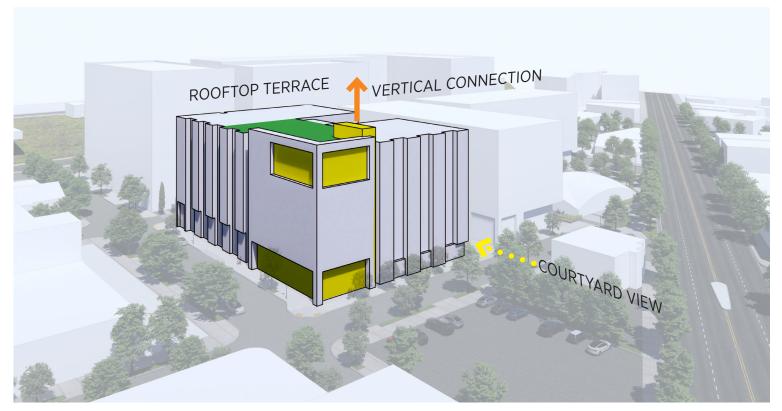
SIMPLE FORMS
COHESIVE COLOR PALETTE
COMPLEMENT BUILDING A

Architectural Concept









UPDATE Site Plan



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc SITE PLAN EA 23-075072 DA OCTOBER 19, 2023

04 ARCHITECTURAL CONCEPT

Architectural Concept



MAIN CHARACTERISTICS

RESPONDS TO THE LARGER CONTEXT.

VIEW FROM SANDY.

BUILDING AS A BEACON FOR THE PEPSI BLOCKS LARGER DEVELOPMENT.

RESIDENTIAL BALCONY AS CHARACTER INFORMANT.

DOUBLE HEIGHT FRAMED ENTRY.

TOWNHOMES AT NE 25TH AVE. AND NE PACIFIC ST.

FACADE DIAGRAM



PRECEDENT IMAGES





Architectural Concept

WEST ELEVATION (25TH AVE)



SOUTH ELEVATION (OREGON ST)



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc

Architectural Concept



EAST ELEVATION (COURTYARD)



NORTH ELEVATION (PACIFIC ST)



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc

Architectural Concept

SOUTHWEST



NORTHEAST



SOUTHEAST



NORTHWEST



ARCHITECTURAL CONCEPT

Architectural Concept _ Renderings



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc ARCHITECTURAL CONCEPT







Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc

ARCHITECTURAL CONCEPT



Architectural Concept _ Renderings







Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc

ARCHITECTURAL CONCEPT

Architectural Concept _ Elevations

WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION





Architectural Concept _ Enlarged Elevations

WEST ELEVATION _ GROUND FLOOR



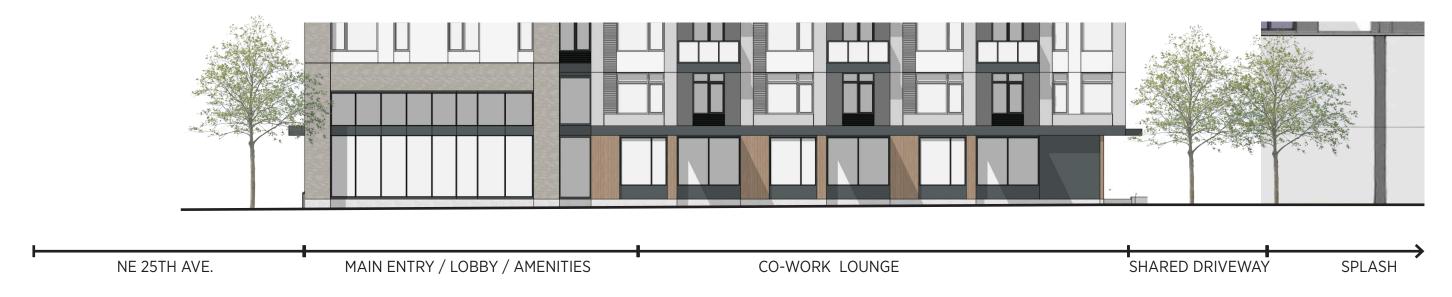


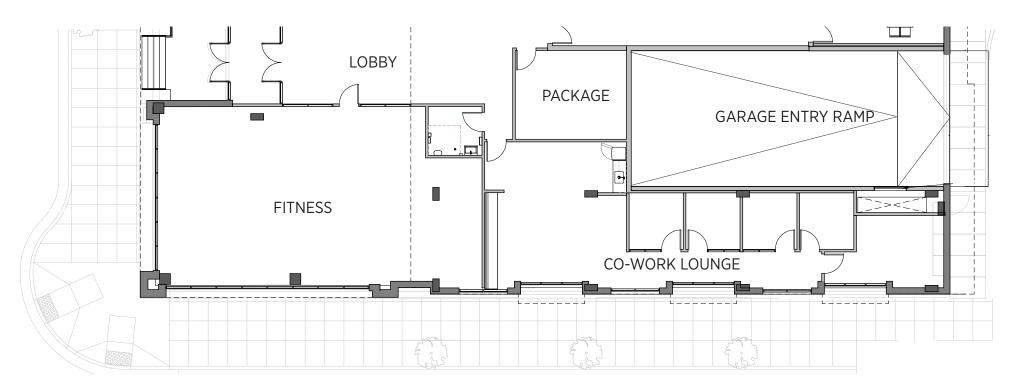
ARCHITECTURAL CONCEPT

SCHEMATIC DESIGN JULY 19, 2023

Architectural Concept _ Enlarged Elevations

SOUTH ELEVATION _ GROUND FLOOR



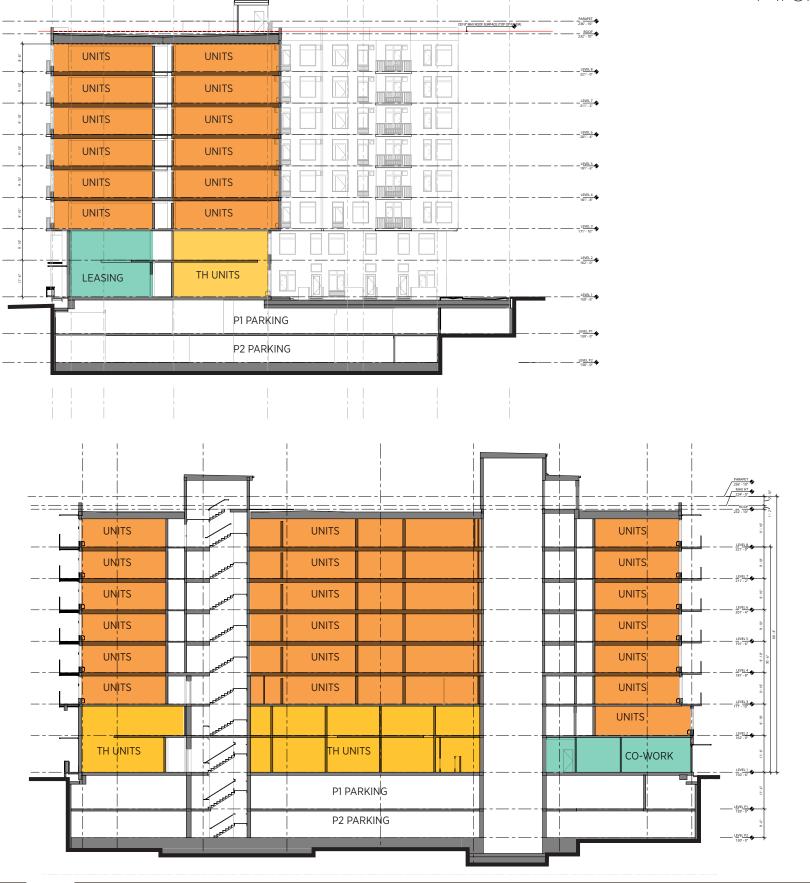


Architectural Concept _ Materials

SOUTH ELEVATION



Architectural Concept _ Sections







SCALE: 1"=30'

ARCHITECTURAL CONCEPT

NCEPT EA 23-075072 DA OCTOBER 19 , 2023

01 - Build on the character, local identity, and aspiration of the place.

Implement planned development, complement the residential neighborhood to West.

02 - Create positive relationships with surroundings

Ground level Townhomes at NE 25th Ave. & NE Pacific St. (Woonerf).

Parklet, entry/amenities on corner, co-work on NE Oregon St.

Balconies as expression of Residential uses.

03 - Integrate and enhance on-site features and opportunities to contribute to a location's uniqueness.

Ground level Townhomes at NE 25th Ave. & NE Pacific St. (Woonerf).

Hidden Garden.

04 - Design the sidewalk level of buildings to be active and human-scaled.

Ground level Townhomes at NE 25th Ave. & NE Pacific St. (Woonerf).

Private stoops.

Lobby/Amenity, grade engagement.

Co-work expression.

05 - Provide opportunities to pause, sit, and interact.

Main entry seating, temporary bike parking and landscape features.

Parklet, art installation.

Hidden Garden.

NE Pacific St. Woonerf.

06 - Integrate and minimize the impact of parking and necessary building services.

Combine vehicle access with Splash.

Building services below grade.

07 - Support the comfort, safety, and dignity of residents, workers, and visitors through thoughtful site and building design.

Ground level living elevated.

Townhomes expression, Balcony expression, Roof deck expression.

08 - Design for quality, using enduring materials and strategies with a coherent approach.

Single building with composed expression parti.

Ground level concrete, wood, steel detailing.

Main facade metal panel, recesses fiber cement, balconies steel/glass.

Large windows.

09 - Design for resilience, health, and stewardship of the environment, ensuring adaptability to climate change and the evolving needs of the city.

Planned development EUI criteria, Earth Advantage certification. ETO program. Basic good design strategies.



Pepsi B **SECURITY PROPERTIES**

Portland Citywide Design Guidelines O1 - Build on the character, local identity, and aspiration of the place.



A - Orient a buildings mass and landscaping to enhance natural topography.

Southwest corner expression.

Main Entry, Lobby/amenities, and rooftop located on southwest corner.

C - Utilizing landscaped setbacks and entry sequences that mimic nearby residential patterns.

Townhomes stoops on NE 25th Ave. and NE Pacific St. Stoops enganged with the sidewalk without a lanscape as a barrier. Main Entry architectural and landscaping features.

F - Design buildings that integrate topography.

NE Pacific St. Woonerf. Townhomes expression.

H - Transforming Civic Corridors into green, lush pedestrian-oriented streetscapes.

NE Pacific St. Woonerf. Ground floor amenities setback. Townhomes stoops landscaping. Northeast parklet.





Portland Citywide Design Guidelines **04** - Design the **sidewalk level of buildings** to be active and human-scaled.

A - Designing covered entries, signage, seating, and glazing details that contribute to interest and activity at human-scale.

Covered main entry with landscaping, bike parking and seating. Amenity rooms and canopies facing NE Oregon Ave.

C - Activating a corner with a welcoming entry, weather protection, and seating.

Southeast corner main entry expression.

D - Incorporating distinctive paving patterns, landscaping, artwork, and large entry canopies.

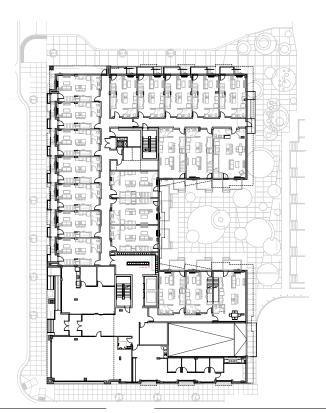
Paving patterns and landscape design consistent with the larger development.

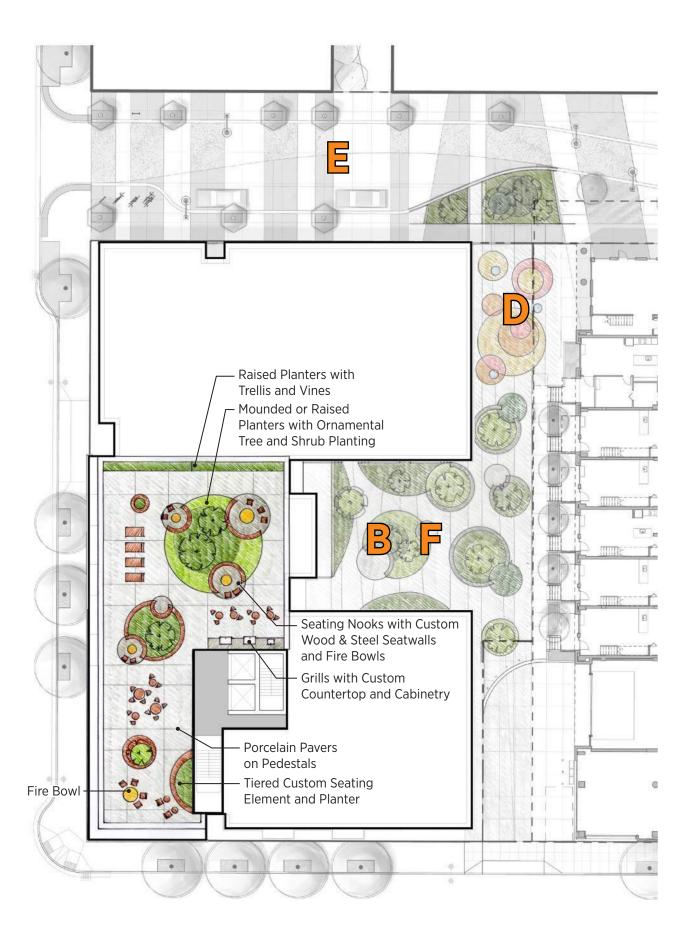
Northeast corner parklet with art installation.

G - Buffering ground floor residential units with generously landscaped planters to provide privacy and safety for residents.

Townhome style two story units with raised stoops.

Stoops enganged with the sidewalk without a lanscape as a barrier.





LANDSCAPE CONCEPT | ROOF TERRACE PLAN | 1/16"=1'-0"

Portland Citywide Design Guidelines **07** - Support comfort, safety, and dignity of residents, workers, and visitors through

- thoughtful site and building design.
- B Orienting residential units around a common shared green space. Storm-water gardens, seating areas, and internal pathways are integrated to create a comfortable and multi-functional shared space.

Public access to courtyard and parklet.

Townhomes with private raised stoops around courtyard.

- D Designing development to include gathering and play spaces in central locations. Parklet connected to NE Pacific St woonerf.
- E Offering pedestrian circulation through the site that connect the public realm, building entries, parking, and open areas.

NE Pacific St. woonerf style with parking, pedestrian walkways, building entry and private stoops.

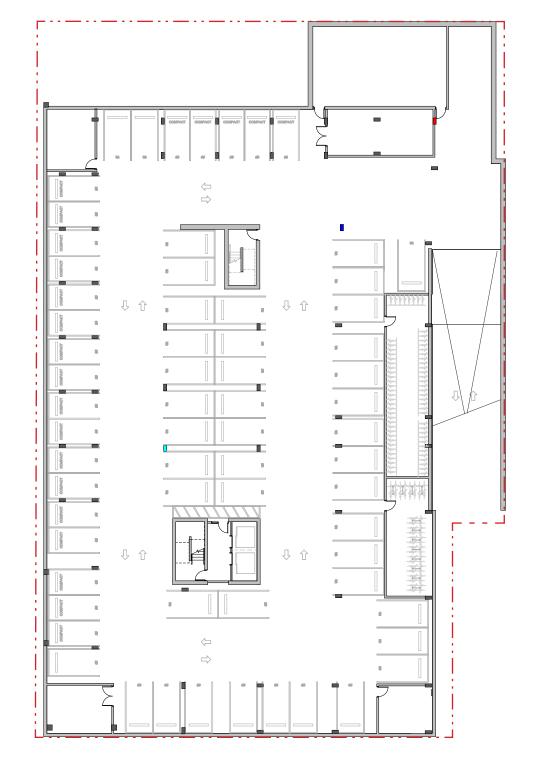
F - Creating an open and centrally located allows for eyes on the space.

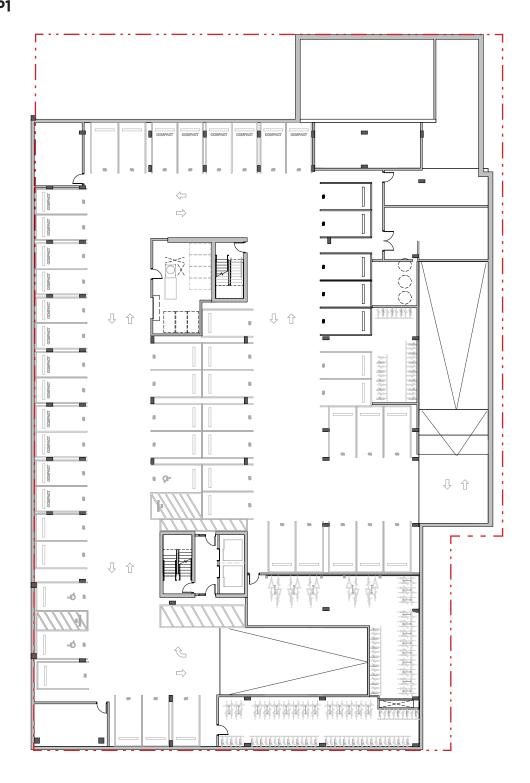
Courtyard with access to main lobby.



PLANNED DEVELOPMENT

LEVEL P2 LEVEL P1





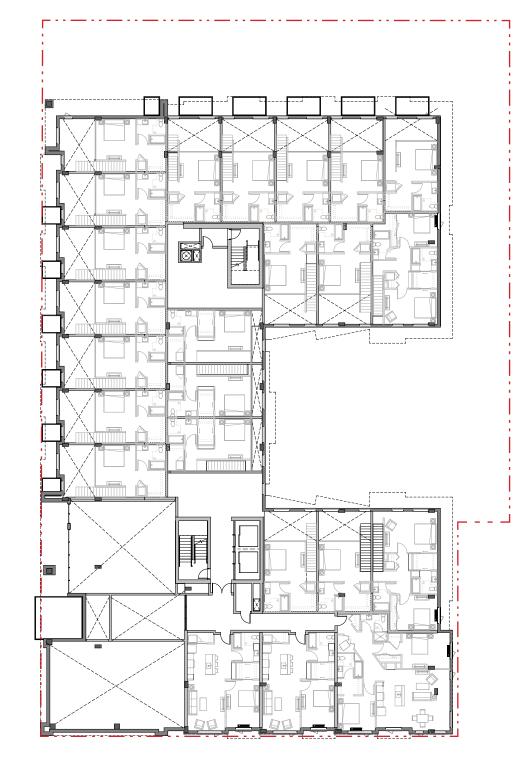


Architectural Concept _ Plans

LEVEL 1 **NE PACIFIC ST** RESIDENT LOADING PEDESTRIAN **ENTRY** PEDESTRIAN ENTRY **NE 25TH AVE** PEDESTRIAN MAIN ENTRY GARAGE **ENTRY**

NE OREGON ST



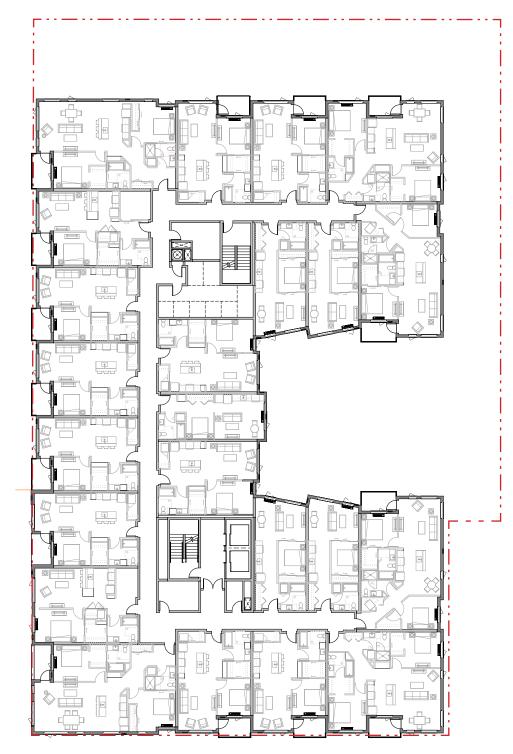




ARCHITECTURAL CONCEPT

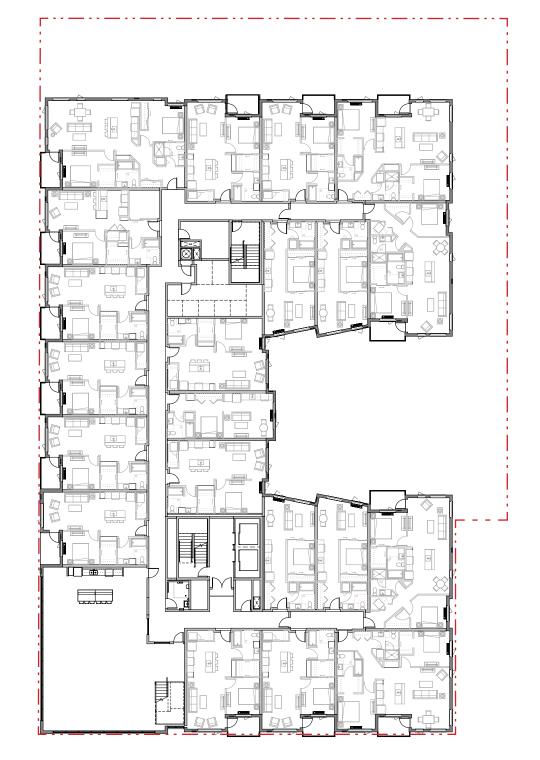
LEVEL 3 LEVEL 4-7

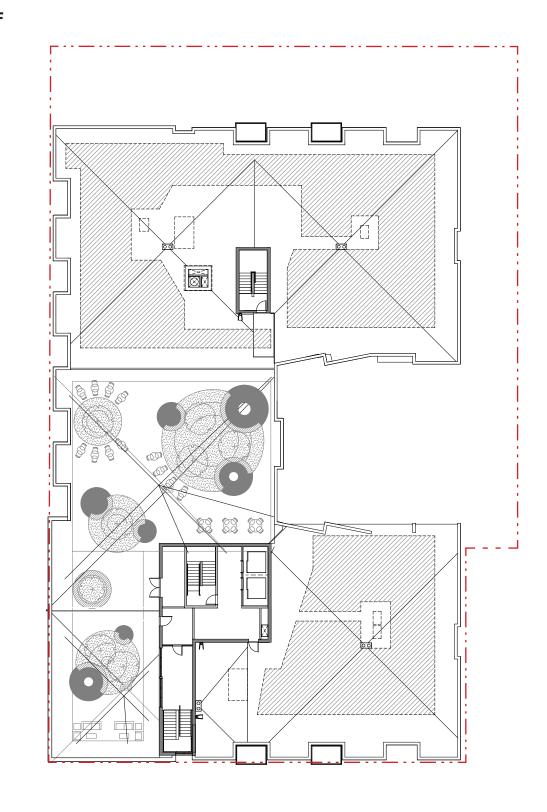






LEVEL 8 **ROOF**







Executive Summary

This preliminary energy model and report have been created to verify that the Pepsi Blocks project is on track to meet the maximum Energy Use Intensity (EUI) required by the Energy Efficient Building Requirements for Planned Development Bonuses established by the City of Portland.

To qualify for the Planned Development Bonus, the project must achieve a design EUI equal to or less than the EUI Standards listed in Table 1 based on building type. For Multifamily buildings, this maximum EUI is 27.7 kBTU/sf/yr.

Table 1: Energy Efficiency Standards for Planned Development Bonus

Use Type	Baseline EUI (kBtu/sf)	Baseline Reduction (percentage)	EUI Standard (kBtu/sf)		
Residential					
Multifamily Dwelling	55.3	50	27.7		
Commercial					
Financial Office*	73.1	70	21.9		
Fitness Center	42.6	70	12.8		
Hotel	69.3	70	20.8		
Medical Office*	77.5	70	23.2		
Office*	79.3	70	23.8		
Retail*	72.0	70	21.6		
Institutional					
Adult Education	71.0	70	21.3		
College	131.9	70	39.6		
K-12 School*	71.1	70	21.3		
Library	103.6	70	31.1		
Meeting Hall	30.7	70	9.2		
Performing Arts	37.4	70	11.2		
Preschool	73.2	70	22.0		
Residence Hall*	74.2	70	22.2		
Senior Care	107.5	70	32.2		
Vocational School	63.1	70	18.9		

Table 2: Summary of Key Package Items

	Key Energy Conservation Measures (ECMs) for Package to Comply with the Planned Development Bonus
Compliance Package:	 40% gross WWR Typical Double Pane Vinyl glazing package ENERGY STAR rated Panasonic Whole House fans Energy Recovery Ventilation for the Corridor Units Reverse Cycle Chiller Plant meeting 100% of the DHW load Energy Star Appliances (Dishwasher/Clothes Washer/Refrigerator) Assumed all LED lighting package in Dwelling Units Assumed better than code lighting in common areas and parking garage

Conclusion: The project can achieve the required 27.7 EUI by applying the compliance package of measures described in this report. It is important for the project team to stay closely coordinated to ensure that the final design still achieves the required energy savings.

Sustainability Strategy

Starting Point Building Parameters

Table 3: Summary of Starting Point Proposed Design Parameters

	Proposed Description (New Construction)								
	40% gross Window to Wall Ratio (WWR)								
	(Window area / gross wall ratio)								
	Glazing System: Vinyl, Double Pane, Argon filled IGU, Low-e								
	2014 OEESC Prescriptive Compliant Constructions (2x6 Wood Framing, R-21 Batt for typical wall)								
ge	Baseline Code Space by Space Lighting Power Density, no controls								
acka	Dwelling unit living spaces and bedrooms conditioned by electric resistance								
nt P	Rooftop Heat Pump Conditioning Unit for Corridor								
Starting Point Package	Corridor Ventilation to Pressurize Hallways (~12 CFM/apt)								
ting	In apartments, Whole House Fans (WHFs) provide ventilation, PTHP cycle to meet load.								
Star	Central Domestic Hot Water heating. Gas Boiler, 80% Efficient.								
	No Onsite Renewable Energy systems								
	Standard Plumbing Fixtures (2.5 GPM showerhead, 2.2 GPM Lavs)								
	Residential Plug Load Density at 1 W/sf (Includes Standard Appliances: Dishwasher, Clothes								
	Washer, Refrigerator, Dryer, and Misc. Loads)								

Pepsi B

Table 4: Key Energy Conservation Measures

ECM#	Proposed Description (New Construction)	Energy Use Intensity Impact (kBTU/SF/yr)	Energy Savings Impact
0	Proposed Starting Point	38.1	
1	ENERGY STAR rated Panasonic WHF (7.4 CFM/W)	-0.7	1.8%
2	Bedrooms Conditioned by Package Terminal Heat Pumps	-0.4	0.9%
3	Reverse Cycle Chiller supplement DHW boilers, meet 100% of DHW load with annual COP = 2.2	-8.2	21.4%
4	Low Flow Plumbing Fixtures (1.75 GPM Showerhead, 1.5 GPM Lavs)	-2.9	7.6%
5	Energy Star Appliance Package (DW/CW/Ref)	-0.5	1.2%
6	Add Energy Recovery Ventilation to Rooftop Corridor Unit (DOAS).	-0.2	0.5%
7	Dwelling Unit LED Lighting Design (APT/BR = 0.65 W/sf, hardwired + plugin lighting)	-0.1	0.4%
8	Common Area Reduced Lighting Design: (Amenities = 0.52W/sf, Lobby = 0.65 W/sf, Corridor = 0.41 W/sf, Retail = 1.14 W/sf, Elec/Mech Rms = 0.68 W/sf)	-0.1	0.3%
9	Parking Garage Reduced Lighting Design (PKG = 0.14 W/sf)	-0.5	1.2%
	Combined ECMs (1-9)	26.8*	29.5%*

	Additional ECMs to Consider												
X1	Triple Pane Glazing (U-0.16)	-0.9	2.4%										
X2	Improved Envelope (2x8 Wood Frame Walls)	-0.2	0.5%										
хз	On-site Photovoltaic PV System (200 kW)- Requires 55% of roof area, and 530 panels. System size is scalable.	-3.3	8.4%										
X4	Energy Star Heat Pump Dryers	-1.2	3.1%										
X5	Reduced Air Leakage (0.025cfm/sf)	-0.1	0.3%										

^{*} Individual measure savings do not add up directly overall package savings, because of interactive effects

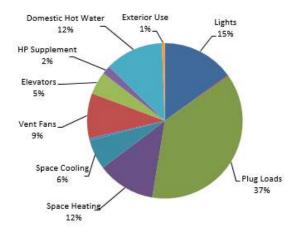


Figure 1. Proposed Combined ECM Energy Pie

Residential Plug Load Sensitivity Analysis

Rushing used the methodology of the Energy Star Multifamily High-Rise Simulation Guidelines to estimate the plug load energy use for the dwelling units. For the Energy Conservation Measures being explored that impact the plug-load, the following peak Watts/SF have been calculated:

- 1.1 W/sf with a standard appliance package.
- 1.0 W/sf with Energy Star dishwasher, clothes washer, refrigerator package
- 0.8 W/sf with Energy Star dishwasher, clothes washer, refrigerator, and heat pump dryer

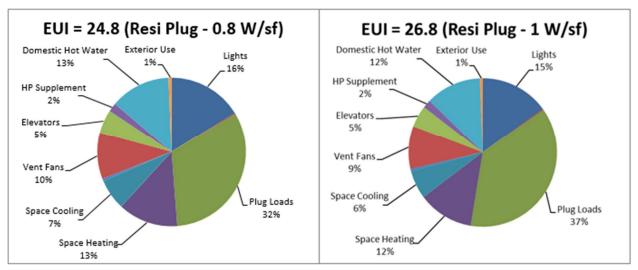


Figure 2. Residential Plug Load Sensitivity- Both graphs include the full set of ECMs 1-9, but the left graph also includes the additional upgrade to heat-pump clothes dryers, further reducing plug load

Air-to-Water Heat Pumps + Condensing Boilers

Rushing is recommending a full Colmac Reverse Cycle Chiller (also known as Air-to-Water Heat Pump) system serving 100% of domestic hot water load. Another design option uses a smaller Air-to-Water Heat Pump plant sized to meet 50-66% of the DHW load and Condensing Natural Gas Boilers to meet the remaining load, which reduces heat pump cost.

It would likely take multiple additional ECMs to hit the target EUI with the partial AWHP plant. The two most obvious measures being switching to heat pump dryers AND making up the remaining deficit with a significant onsite PV system. Because of the cost of PV, the savings from downsizing the DHW heat pumps get eaten up quickly, but this could be further explored as a VE option.

05 LANDSCAPE CONCEPT

Landscape Concept



LANDSCAPE CONCEPT | BLOCK CONTEXT PLAN

LANDSCAPE ARCHITECTS PC

LANDSCAPE CONCEPT

Landscape Concept





Sculptural, Mounded Play Surfacing and Play Elements



Seating Nooks with Custom Seatwalls



Mounded Planters with Specialty Paving

LANDSCAPE CONCEPT | GROUND FLOOR PLAN | 1/16"=1'-0"

Townhouse Stoops and Fitness Terrace: Precast Concrete Pedestal Pavers

Wood & Concrete Seatwall
and Specialty Pavin —
CIP Concrete Paving with
Specialty Finish & Scoring

Standard PBOT Streetscape and Tree Planting

Mounded or Raised Planters with Ornamental

NE Pacific Street Woonerf

Mounded or Raised Planters with Ornamental Tree and Shrub Planting -Sculptural, Mounded Play Surfacing with Ground-Level Play Elements -

CIP Concrete Paving with Specialty Finish & Scoring

■ NE Oregon St

lango.hansen

LANDSCAPE ARCHITECTS PC

LANDSCAPE CONCEPT

Landscape Concept



Mounded Planters with Tree and Shrub Planting



Fire Bowls



Seating Nooks with Custom Seatwalls



Terrace Furnishings with Grills and Custom Cabinetry

LANDSCAPE CONCEPT | ROOF TERRACE PLAN | 1/16"=1'-0"

 Raised Planters with Trellis and Vines
 Mounded or Raised Planters with Ornamental Tree and Shrub Planting

> - Seating Nooks with Custom Wood & Steel Seatwalls

Countertop and Cabinetry

and Fire Bowls
Grills with Custom

Porcelain Pavers on Pedestals

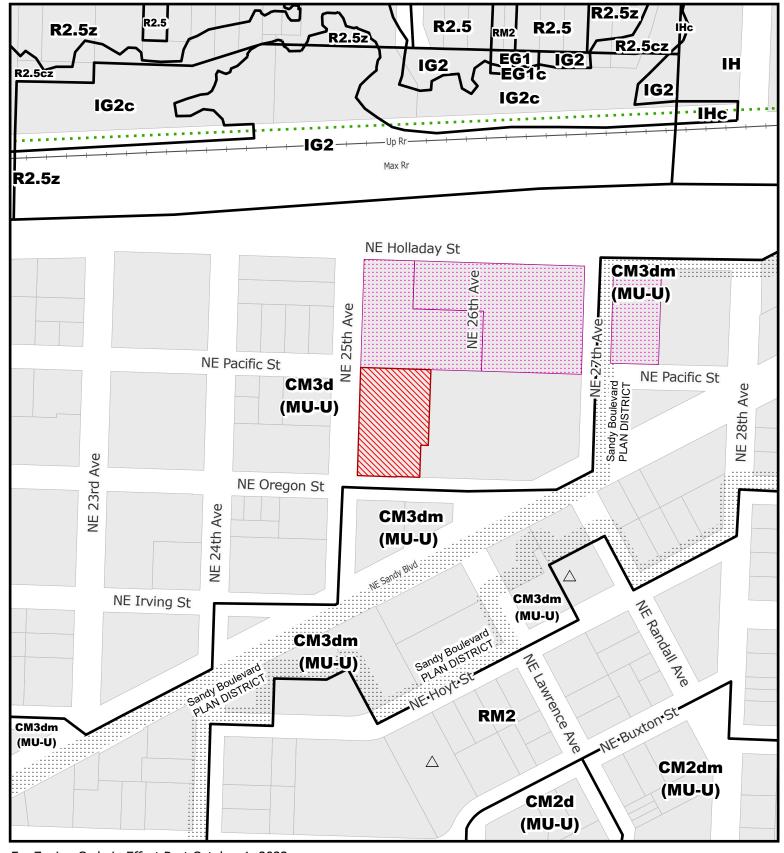
Tiered Custom Seating

Element and Planter

NDSSARE SONSERT

LANDSCAPE ARCHITECTS PC

Fire Bowl



For Zoning Code in Effect Post October 1, 2022



Site

Also Owned Parcels

Plan District

Historic Landmark

Recreational Trails



PEPSI BLOCKS _ BUILDING B

PORTLAND, OR

EA 23-075072 DA | DESIGN ADVICE REQUEST | October 19, 2023

lango.hansen LANDSCAPE ARCHITECTS PC





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701 FIFTH AVE, SUITE 5700

SEATTLE, WA 98104

206.787-8481

IGN

8 STORIES (85 FT TOTAL)

2 LEVELS BELOW GRADE PARKING

RESIDENTIAL APARTMENTS

BUILDING HEIGHT

160 UNITS TOTAL (13 AFFORDABLE UNITS*)

UNIT MIX

30 STUDIOS

73 ONE BEDROOMS

36 TWO BEDROOMS

21 ONE BED TOWNHOMES

PARKING

121 AUTO STALLS (0.76 : 1 RATIO TO UNITS)

253 LONG TERM BIKE PARKING (1.58 PER UNIT)

249 STANDARD + 4 ACCESSIBLE

8 SHORT TERM BIKE PARKING

AMENITIES

L1-L2 LEASING, LOUNGE AND FITNESS

L8 CLUB ROOM

GROUND LEVEL COURTYARD

ROOFTOP AMENITY WITH VIEWS TO THE WEST HILLS

* 8% OF TOTAL UNITS RESERVED FOR HOUSEHOLDS EARNING NO MORE THAN 60% OF AREA MEDIAN INCOME.

Building Height +84.8′ AME. RES. +72.0" 128' RES. +62.2" 9.8 RES. +52.3' 9.8 RES. +42.5" RES. +32.7' 9.8" Тууре 3 RES. +22.8′ 9.8" Tyype 1 RES./TH +130' LOBBY RES/TH +0.0' Courtyard NE25th Ave. 13.0' PARK/ING PARK/ING

' SE
7

BUILL	DINGB B			PARKING			NON-REVENUE				RESIDENTIAA L				
FLOOR	TOTAL GROSSS AREA PER FLOOR	TOTAL FAR AREA PER FLOOR	RESIDENTIAL PARKING AREA		BIKEPARKING	AMENTYY&& COMMUNITYY	LEASABLE STORAGE	B.O.H // CORRIDORY/ STAIR	LOBBY// LEASING	BALCONIES & PATIOS	RENTABLEE RES. AREA	EFFICIENCY	TMUCONTINU		
ROOF	1536 SF	1536 SF						1536 SF							
LEWELL88	21594 SF	22427 SF				1903 SF	249 SF	2969 SF		833 SF	16473 SF	76.3%	21 WNITS		
LIEWELL77	21594 SF	22485 SF					249 SF	2826 SF		892 SF	185188SF	85.8%	23 UNITIS		
LEWELL66	21594 SF	22485 SF					249 SF	2826 SF		892 SF	185188SF	85.8%	23 UNITS		
LIEWIIL55	21594 SF	22485 SF					249 SF	2826 SF		892 SF	185188SFF	85.8%	23 UNITS		
LEWEL 44	21594 SF	22485 SF					249 SF	2826 SF		892 SF	185188SFF	85.8%	23 UNITIS		
LEWEL3	21594 SF	22485 SF					249 SF	2826 SF		892 SF	185188SF	85.8%	23 UNITIS		
LEWEL22	14439 SF	14439 SF				4099 SSF		1699 SF			12330 SF	85.4%	3 UNITISS		
GROUNDLEWEL/LOBBBY	18757 SF	187/57/SF				3501 SF		4417 SF	17768 SF	1069 SF	10839 SF	57.8%	21 WNITES		
LEWELPP1	246 433\$\$F		18543 SF	55 STALLISS	2835 SF			3264 SF							
LEWELP22	2776@SF	_	22321 SF	66 STALIS	141B3SFF		_	40226 SSF	_						
TOTAIL	216697 SF		40864SSF	12 /155TAAL\$.S	4248 SF	5813 S F	1495 SF	32048359F	17/68 SF	6 359 SF	132233 SF	81.0%	160 UNITS		

FAR TOTAL	169585 SF
	5.305

Avg Unit 826 SF

PKG. RATIO
UNITS 160 UNITS
PARKING 121 STALLS
RATIO 0.76
AVG AREA ST 338 SF

^{*}Elevator and mechanical shafts area is deducted from total gross area *Balcony areas are added to the FAR areas

BUILD) NG(B B	RESIDENTIALI
FLOOR	UNITCOUNT
ROOF	
LIEWIELL88	21 WINTES
LIEWIELL77	23 UNITISS
LIEWIELL66	23 UNITISS
LIEWIELL55	23 UNITISS
LEWELL/4	23 UNITISS
LIEWIELL33	23 UNITS
LEWEL22	3 UNITISS
GROWND LEWEL! LOOBBY	21 WINTES
LEVEL P1	
LIEWELLP122	
TOTAL	160 UNITES

	UNITS:														
STUDIO 1 BHD								2 B	ED		TOWNHOMES				
ST-A	UB-A	1BBR-B3	1B3FRB3 11	1 BBR-CC	1 BB/FRDD	1 BBFR-40022	2 BR-B	2 BR-C	2 BR -D	2 BR-D.11	TH-11AA	TH-1 (A)11	TH-11A33	TH-2A	THI-2C .11
510 SF	580 SF	717/SSF	738 SF	742 SF	830 SF	820 SF	11228SFF	1066 SF	119977SSFF	1224 SF	879 SF	996 SF	957 SF	1468 SF	1497 SF
3.8%	15.0%	27.5%	3.8%	7.5%	3.8%	3.1%	8.1‰	7.5%	3.8%	3.1%	8.8%	1.9%	1 . 3 ‰	0.6%	0.6%
1	4	7	1	2	1		2	2	1						
1	4	7	1	2	1	1	2	2	1	1					
1	4	7	1	2	1	1	2	2	1	1					
1	4	7	1	2	1	1	2	2	1	1					
1	4	7	1	2	1	1	2	2	1	1					
1	4	7	1	2	1	1	2	2	1	1					
		2					1								
											14	3	2	1	1
6 UNITS	24 UNITS	44 UNITS	6 UNITS	12 WINTES	6 UNITS	5 UNITISS	13 WINTES	12 WINTES	6 UNITS	5 UNITES	14 UINTES	3 UNITS	2 UNITISS	1 WINTES	1 WINTES
18.	8 ‰			45.6%				22.	5%				13.11%		

	30600S9F	13920 SF	31548 SF	4413300 SSIF	89000S9F	49822 SJF	40999S9F	14658 SF	127793 SF	7183 SF	61211 SSFF	12302 SF	2989 SF	19 114158FF	1468 SF	1497 SF	
	1698	0 SF	53959 SF						4075	5 SF		20170 SF					
	30 U	NI T S	73 UNITIS						36 UI	VITS		21 WINTES					
ar	ea 566 SF	F AVG	739 SF AVG						111532295	FANCE		960 SJF AVG					

vat

O1 SITE ANALYSIS

Site Location & Zoning

EXISTING PROPERTY INFORMATION

Address : NEC/ Oregon and NE 25th AVE

Portland, OR 97232

Property ID Number: R699248

Lot Area : 31,967 sq. ft. Neighborhood : Kerns

Jurisdiction: Portland/Multnomah

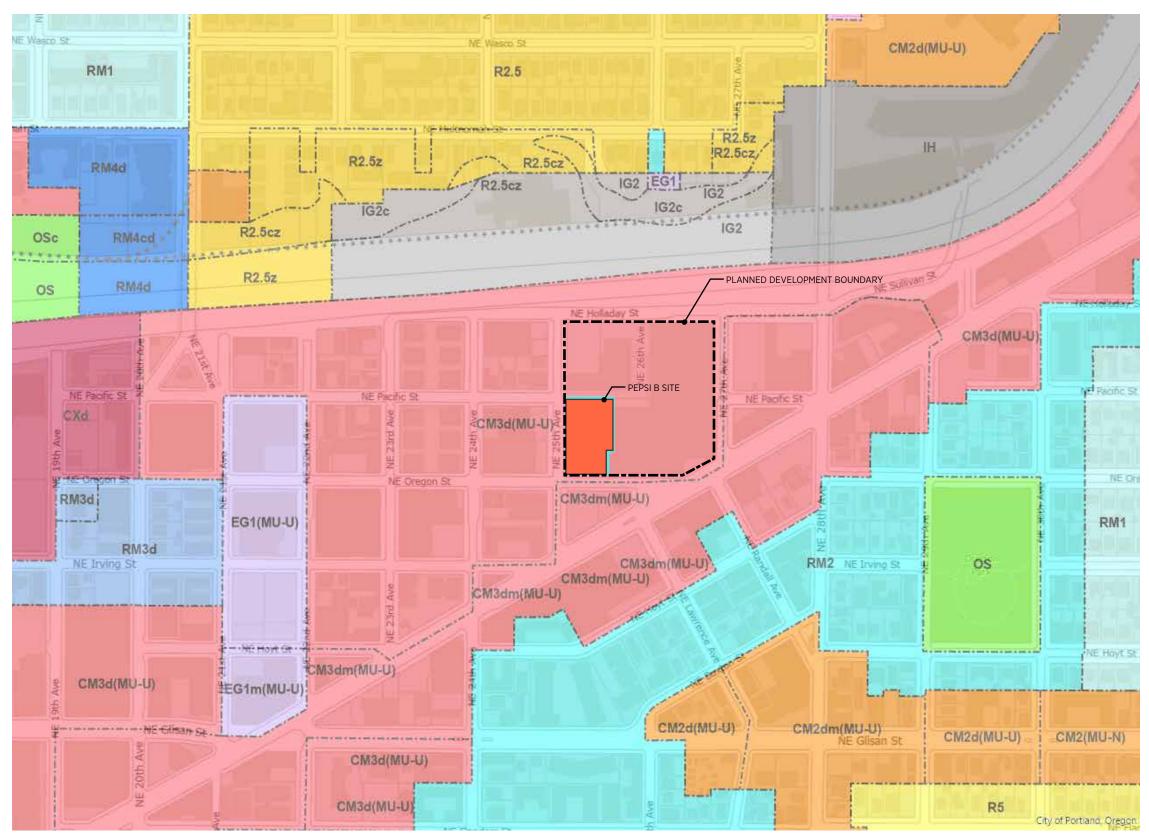
ZONING INFORMATION

Base: CM3 - Commercial Mixed Use 3

Overlay: d - Design

Base Overlay Combo: CM3d(MU-u)

Comp Plan: MU-U - Mixed Use -Urban Center





Zoning Massing Impacts

PROPERTY ID: R699248		
SITE AREA	31,967 sf Total	
ZONING	Overlay: D – Design (Chapter 33.420) Base Overlay Combo: (CM3d(Mu-U) (Chapter 33.130) Comp Plan: Mu-U – Mixed U-Urban Center	
TYPICAL USES OF ASSESSMENT OF	Specific Allowable Uses: Retail Sales and Services, Office Space, Household Living, Vehicle Repair, Institutional Uses, and Limited Manufacturing or Other Low-Impact Industrial Uses.	
PLANNED DEVELOPMENT	Approval Date: December 6, 2018 Title: Sandy Boulevard Planned Development Reference Number: LU 18-248691 PDBM PC # 18-131409	
PLANNED DEVELOPMENT	Approval Date: September 19, 2019 Title: Pepsi Planned Development - Phase One Reference Number: LU 19-183735 DZM AD PC # 18-180700	
FAR	Code Section 33.130.205 Max3:1, 5:1 with Inclusionary Housing Bonus Mandatory and Voluntary Inclusionary housing bonuses are applicable	
DENSITY	Min 1 unit per 1000sq.ft. of site area - 32 Units (Code Section - 33.130.209)	
HEIGHT	Code Section 33.130.210 Base: 65-Feet Max. With Bonuses: 87-Feet Per Planned Development Review Findings	
STEP-DOWN HEIGHT	n/a. No lot lines abutting residential zones (33.130.210.B.2.a)	

PROPERTY ID: R699248		
DESIGN REVIEW	Design Review Required (Code Section - 33.130.205)	
BONUSES	Code Section 33.245 Inclusionary Housing Bonus Options Apply (Code Section - 33.245)	
SETBACKS	Code Section 33.130.220 Min.: 0 ft Street Lot Line: 0 ft Street Lot Line Abutting Civic Corridor: 0 ft Lot Line Abutting Zone: n/a Max.: 10 ft Street Lot Line: 10 ft Street Lot Line Abutting Civic Corridor: 10 ft Transit Street Or Pedestrian District: 10 ft	
MAX. BUILDING COVERAGE	Code Section – 33.130.220 100% of site area max. Site is in Inner Pattern Area.	
MIN. LANDSCAPE AREA	15%	
LANDSCAPE BUFFER	Abutting an RF - RH or RMP Zoned Lots :	
BUILDING LENGTH AND FACADE ARTICULATION	Code Section 33.130.222 Building Length: The maximum building length for the portion of a building located within 20 feet of a street lot line is 200 feet. Portion of buildings must be separated by 20' Facade Articulation: 25% of the area of a street-facing facade within 20' must be divided into facade plane that are off-set by at least 2' in depth from the rest of the facade.	

Zoning Massing Impacts

PROPERTY ID: R699248		
PARKING	Code Section 33.266 Standard B for C zones Max for Commercial/Mixed-Use or Multi Dwelling = 1.35 spaces per unit No minimum of parking spaces required. Parking space size: 8'-6" x 16'. Minimum aisle width: 20'. In a building with more than 5 dwelling units and more than 7 parking spaces, 6 or 50% - whichever is more – of the parking spaces must include electrical conduit adjacent to the parking spaces for installation of at least a Level 2 vehicle charger.	
BIKE PARKING	Code Section 33.266.200 Long Term: 1.5 per unit (Standard A) for household living. Short Term: 1 per 20 units (Standard A) for household living.	
LOADING	Code Section 33.266.310 One loading space meeting Standard A, or two (2) meeting Standard B Standard A – 35' Long X 10' wide X 13' tall Standard B – 18' Long X 9' wide X 10' tall	
DISCLOSURES	Information provided within this Study generated from Portland, Oregon Development Code 33.130 and Multnomah Tax Maps applicable at time study.	

Zoning Code Summary

ZONING CODE SUMMARY (SITE AREA 31,967 SF)		
	BASE ZONE AND PLANNED DEVELOPMENT CODE REQUIREMENTS	PROPOSED BUILDING
FAR	Max. 5:1 (Planned development allows for 10% variation = 5.5:1 Max.)	169,585 sf / 31,967 sf = 5.3:1 (Planned development allows for 10% variation = 5.5:1 Max.)
DENSITY	Min. 1 Unit per 1,000 sf of site area _ 31,967 sf / 1,000sf = 32 UNITS	160 UNITS
HEIGHT	Max. 87 ft per planned development.	85 ft
SETBACK	Min. None Max. 10 ft	NE OREGON ST. = 1'-6" Max. NE 25TH AVE. = 8'-6" Max. NE PACIFIC ST (NOT A PUBLIC RIGHT OF WAY) = 5'-0" Max.
BUILDING COVERAGE	Max. 100%	BUILDING FOOTPRINT 22,485 sf / 31,967 sf = 70.3 % *EXCLUDING UNDERGROUND PARKING
BUILDING LENGTH AND FAÇADE ARTICULATION	Max. 200 ft for the portion of the building located within 20 ft a of steet lot line A portion of the building must be separated by 20 ft 25% of the area of a street-facing facade within 20 ft must be divided into facade plane that are off-set by at least 2 ft in depth from the rest of the facade. No Ground floor active use is required.	SEE ELEVATION DIAGRAMS BELOW







NORTH (NE PACIFIC ST.) *NOT A PUBLIC RIGHT OF WAY HIGHLIGHTED AREA _ SETBACK GREATER THAN 2FT = 40%

WEST (NE 25TH AVE.)HIGHLIGHTED AREA _ SETBACK GREATER THAN 2FT = 27%

SOUTH (NE OREGON ST.)HIGHLIGHTED AREA _ SETBACK GREATER THAN 2FT = 25%

ZONING CODE SUMMARY

Zoning Code Summary

	ZONING CODE SUMMARY (SITE A	AREA 31,967 SF)
	BASE ZONE AND PLANNED DEVELOPMENT CODE REQUIREMENTS	PROPOSED BUILDING
LANDSCAPED AREAS	15% of site = 4,800 sf 1/3 (1,500 sf) may be used by recreational use or by pedestrians.	2,760 sf L1 STANDARD AT GROUND FLOOR. 540 sf OF ROOF TERRACE PLANTING. 1,500 sf OF RECREATIONAL OR PEDESTRIAN USE AT THE GROUND FLOOR. TOTAL = 4,800 sf
REQUIRED OUTDOOR AREAS	Min. 48 sf per unit = 7,680 sf	PRIVATE DECKS AND TOWNHOMES STOOPS = 6,359 sf L1 COURTYARD = 5,970 sf L8 INDOOR CLUB ROOM = 1,903 sf ROOFTOP = 5,905 sf TOTAL = 20,137 sf
WINDOWS	Street facing facades = NE Oregon St. 40%, other streets 25% Ground floor windows (2ft to 10ft above finish grade) 40% glazing.	STREET FACING FACADES NE OREGON ST. = 40% NE 25TH AVE. = 36% NE PACIFIC ST (NOT A PUBLIC RIGHT OF WAY) = 32%
		GROUND FLOOR NE OREGON ST. = 56% NE 25TH AVE. = 57% NE PACIFIC ST (NOT A PUBLIC RIGHT OF WAY) = 32%
SCREENING	Mechanical equipment on ground floor level = Screened by walls, fences, or vegetation to L2 or F2 standards.	NO MECHANICAL EQUIPMENT ON THE GROUND FLOOR.
TRANSIT STREET MAIN ENTRANCE	Not required if not on a transit street.	SITE HAS NO FRONTAGE ON A TRANSIT STREET
PARKING	No minimum of parking spaces required.	RESIDENTIAL PARKING 118 + 3 ACCESSIBLE = 121 STALLS (AS SHOWN ON DRAWINGS)
BIKE PARKING	Long Term 1.5 per unit = 240 Stalls Short Term 1 per 20 units = 8 Stalls	LONG TERM = 249 + 4 ACCESSIBLE = 253 STALLS SHORT TERM = 8 STALLS
LOADING	One loading space standard A or two standard B A = 35 ft x 10 ft x 13 ft Tall B = 18 ft x 9 ft x 10 ft Tall	TWO TYPE B LOADING STALLS PROVIDED ON NE PACIFIC ST.

Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc ZONING CODE SUMMARY

General Code Information

PROPERTY ID: R699248			
CODES	Building Code 2022 OSSC Mechanical Code 2022 OSMC Plumbing Code 2021 OPSC Energy Code 2021 OESC Electrical Code 2021 OESC, 2020 NEC based on NFPA 70 Fire Code 2022 PFC Accessibility 2010 ADA, 2022 OSSC Chapter 11, ICC A117.1 (2017), FHA Elevator 2011 Oregon Elevator Specialty Code based on 2010 ASME A17.1 Sprinkler NFPA 13 (2019) Standpipes NFPA 14 (2019) Fire Pumps NFPA 20 (2019) Fire Alarm NFPA 72 (2019) Identify building codes applicable to this project. Emergency & Standby Power Systems NFPA 111 (2019)		
OCCUPANCY	302.1 The following occupancy groups will be included in this project: A-3, B, R-2, S-2		
CONSTRUCTION TYPE	Type IIIA over type IA construction.		
ALLOWABLE HEIGHT AND BUILDING	The proposed building will not exceed max allowable building height. of 85 feet for type IIIA Construction.		
ACCESSIBILITY	2010 ADA, 2022 OSSC Chapter 11, ICC A117.1 (2017), FHA		

BLOCK 43 PAKCEL I 5/8" IR W/YP0 NE PACIFIC ST OHU 589°47'26"E 146.96" PARTITION PLAT NO. 2019-32 _ _ SULLIVANS ADDITION 1N1E36BC-12003 DOC. NO. 2019-080067 (TRACT 2) OWNER: SP JADE II, LLC PARCEL 1 NE OREGON ST SULLIVANS ADDITION BLOCK 24 SULLIVANS ADDITION

REV. DATE BY

DESCRIPTION

Site Survey Plan

NOTES:

1.) VERTICAL DATUM: CITY OF PORTLAND
BENCHMARK: 2-1/2 INCH BRASS DISK AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF NE SANDY BOULEVARD AND
NE 28TH AVENUE.
BENCHMARK NO. 3774
ELEVATION = 155.933'

2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, AS ESTABLISHED FROM FOUND AND HELD MONUMENTS PER PARTITION PLAT NO. 2019-32.

3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON PRELIMINARY TITLE REPORT ORDER NO. 322300110 EFFECTIVE DATE 4/4/2023, BY LAWYERS TITLE OF OREGON, LLC. ALL PLOTTABLE EASEMENTS DESCRIBED IN SAID REPORT ARE OTHER BLANKET TYPE EASEMENTS AFFECT THE SUBJECT PROPERTY PER DOCUMENT NO. 2021-156730 AND DOCUMENT NO.

4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

5.) THIS SURVEY WAS PERFORMED TO PROVIDE MAPPING OF CURRENT CONDITIONS OF PARCEL IN1E36BC-12002. INFORMATION SHOWN THAT IS NOT WITHIN OR IMMEDIATELY ADJACENT TO SAID PARCEL IS BASED ON PREVIOUS WOR AND MAY BE OSSOLITE.

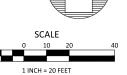
SANITARY TABLE: LEGEND: BUILDING OUTLINE WITH DOOR COMBINED MANHOLE RIM = 146.96' CONCRETE SURFACE RIM = 146.96' IE IN (NE) NOT VISIBLE IE 8" IN (E) = 136.56' IE 8" IN (SE) = 134.66' IE 8" IN (SSW) = 139.71' IE 8" OUT (N) = 133.56' BUILDING OVERHANG CURB LINE EASEMENT EASEMENT LINE RIGHT-OF-WAY LINE RIGHT-OF-WAY CENTERLINE COMBINED MANHOLE RIM = 147.15' PLATTED LOT LINE SUBJECT PROPERTY LINE RIM = 147.15' IE 6" IN (W) = 142.05' IE 8" IN (NE) = 141.85' IE 8" IN (E) = 142.05' IE 8" OUT (S) = 141.45' ELECTRICAL LINE STORM LINE COMBINED MANHOLE RIME 150.80' IE 10" IN (N) = 141.60' IE 6" IN (NE) = 141.50' IE 10" IN (S) = 141.50' IE 8" IN (S) = 144.10' IE 8" IN (S) = 144.10' IE 8" IN (S) = 143.80' IE 12" OUT (W) = 140.80' SANITARY SEWER LINE WATER LINE GAS LINE OVERHEAD UTILITY LINES UNDERGROUND LINE PER RECORD SIGN BOLLARD DRIVEWAY ENTRY 4 COMBINED MANHOLE RIM = 147.85' IE 8" IN (N) = 139.85' IE 8" IN (N) = 139.85' IE 12" IN (E) = 141.55' IE 8" IN (SE) = 141.85' IE 8" IN (SW) = 141.75' IE 12" OUT (W) = 139.25 HANDICAP RAMP ROOF DRAIN ELECTRICAL MANHOLE Ø JB E Ø FLECTRICAL IUNCTION BOX ELECTRICAL METER ELECTRICAL CABINET GUY ANCHOR LUMINAIRE STORM TABLE: \$\frac{\sqrt{\phi}}{\phi}\phi \rightarrow \frac{\phi}{\phi} \right OVERHEAD LIGHT CATCH BASIN (SUMP TYPE) RIM = 146.06' WATER LEVEL = 145.34' POWER POLE/OVERHEAD LIGHT WITH UTILITY DROP 2 CATCH BASIN (SUMP TYPE) RIM = 146.62' WATER LEVEL = 145.97' GAS METER GAS VALVE SANITARY MANHOLE 3 CATCH BASIN RIM = 146.58' IE 8" OUT (W) = 143.88' STORM MANHOLE CATCH BASIN AREA DRAIN (4) CATCH BASIN RIM = 146.29' IE 8" OUT (NNE) = 144.34' SANITARY/STORM CLEAN OUT 0 5 5 7 5 8 0 8 0 8 8 0 TRAFFIC SIGNAL BOX PEDESTRIAN CONTROL SIGNAL ARM 5 CATCH BASIN RIM = 147.48' IE 8" OUT (SW) = 145.28' FIRE HYDRANT WATER METER 6 CATCH BASIN RIM = 147.18' IE 8" OUT (NW) = 145.08 FIRE DEPARTMENT CONNECT WATER MANHOLE 7 CATCH BASIN RIM = 147.29' IE 8" OUT (NE) = 144.99' WATER VAULT HOSE BIB 0 DECIDUOUS TREE -PERIMETER REPRESENTS DRIPLING ** CONIFEROUS TREE -PERIMETER REPRESENTS DRIPLINE FOUND MONUMENT AS NOTED FOUND 5/8" IR W/YPC "KPFF INC.", HELD

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
4	1-1/8" BRASS CAP "KPFF CONTROL"	174459.68	356159.27	147.84'
5	1-1/8" BRASS CAP "KPFF CONTROL"	174713.32	356153.05	147.08'

REGISTERED PROFESSIONAL LAND SURVEYOR

Schuyler Dury 2023.04.14 15:31:39-07'00 OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326
RENEWAL 12/31/2023



FOUND 1-1/8" BRASS DISK "KPFF INC.", HELD

BOUNDARY & TOPOGRAPHIC SURVEY PHASE II - PARCEL B SECURITY PROPERTIES

SURVEYED BY:

DRAWN BY:

CHECKED BY:

PROJECT NO.:

2300079

2300079-SB.DWG

APRIL 14, 2023 DATE: CONTOUR INTERVAL: 1 FOOT 1 OF 1

CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON SITE SURVEY

EA 23-075072 DA OCTOBER 19, 2023

Context Aerials

VIEW 1



VIEW 2



VIEW 3



VIEW 4



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc

CONTEXT AERIALS

Street Views

VIEW 1



VIEW 2



VIEW 3



VIEW 4



STREET VIEWS

Current Context (Splash_Under Construction)



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc CONTEXT AERIALS

EA 23-075072 DA

OCTOBER 19, 2023

Future Context (Splash_Rendering)



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc

CONTEXT AERIALS

EA 23-075072 DA

OCTOBER 19, 2023

O2 APPROVED PLANNED DEVELOPMENT



Approved Planned Development Criteria

LEGEND

PRINCIPLES

1-84

KEEP THE PAVILION

IMPROVE CONNECTIVITY VARIETY OF OPEN SPACE

BLOCK THE FREEWAY
A RANGE OF BUILDING HEIGHTS
WOONERF STREET
MINIMIZE INTERIOR VEHICULAR ACCESS

SITE AERIAL

KERN'S NEIGHBORHOOD

PORTLAND BOTTLING COMPANY SANDY BOULEVARD ARCHITECTURE

COMMUNITY INPUT

COHESIVE STYLE FOR DEVELOPMENT

PATTERNS OF THE PAVILION
NO MID CENTURY ARCHITECTURE
NO GLASS TOWER

GREEN-UP SANDY
SANDY METAMORPHOSIS
CURVES ARE NICE
THEATER CULTURE
PLACE TO GATHER
MORE FAMILY UNITS



PLANNED DEVELOPMENT

EA 23-075072 DAOCTOBER 19, 2023

65' CC 70' - 87' 85' - 120' 85' - 120' NE SANDY BLVD 65' 65' 65' 65' 65'

65' (BASE HEIGHT) 70' - 87' 85' - 120'

SITE DEVELOPMENT CAPACITY

224,448 SITE AREA

5.0 FAR 1,122,240 TOTAL ABOVE GRADE GSF

MINIMUM DEVELOPMENT CAPACITY

224,448 SITE AREA

3.6 FAR 809,669 TOTAL ABOVE GRADE GSF

* THIS APPLICATION PROPOSES A MAXIMUM AND MINIMUM HEIGHT RANGE FOR EACH BLOCK. THE APPLICANT MAY CHANGE THIS BUILDING HEIGHT IN THE DESIGN REVIEW APPROVAL PROCESS FOR EACH VERTICAL DEVELOPMENT. IF THE CHANGE IN HEIGHT FROM THE MINIMUM OR MAXIMUM RANGE IS 10% OR LESS, THE CHANGE WILL NOT REQUIRE AN AMENDMENT TO THE PLANNED DEVELOPMENT APPROVAL.

*CANOPIES, BAYS, ORIEL WINDOWS,
OVERHANGS, SIGNAGE, ARCHITECTURAL
FEATURES, ROOFTOP EQUIPMENT AND SIMILAR
ELEMENTS ARE IN ADDITION TO THESE OVERALL
DIMENSIONS. ITEMS RELATED TO FACADE
ARTICULATION WILL BE DEFINED AS PART OF
THE VERTICAL DESIGN PHASE AS REQUIRED PER
TITLE 3.5

SITE DEVELOPMENT MASSING DIAGRAM



(1.06% of the 15% total PD requirement)

Approved Planned Development Criteria

1.2 - PLANNED DEVELOPMENT APPROVAL CRITERIA

EF. 33.854.310]

PLANNED DEVELOPMENT PURPOSE

[REF 33.270.010]

Flexibility and increased intensity of development if the proposed development is well-designed and can be successfully integrated into the neighborhood and provides public benefits.

PD is intended to promote:

- High quality design integrated into the broader urban fabric, and complements existing character
- Pedestrian- and transit-oriented development
- Bulk, height, and orientation that ensures that light and air within the public realm, and that public view corridors are protected
- A safe and vibrant public realm, with buildings and uses that are oriented to activate key public gathering spaces, be they public open space, transit stations, or the Willamette River
- Open space areas that include gathering spaces and passive and/or active recreation opportunities
- Affordable housing
- Energy efficient development

BONUS

- 2 to 1 additional FAR
- 55 feet additional height

APPROVAL CRITERIA

A. Urban design and development framework

- The proposed overall scheme and site plan provide a framework for development that meets applicable Community Design Guidelines and will result in development that complements the surrounding area
- Scale and massing of the development addresses the context of the area, including historic resources, and provides appropriate scale and massing transitions to the adjacent uses and development specifically at the edges of the Master Plan area
- 3. Proposed plazas, parks, or open areas are well located to serve the site and public, and are designed to address safety and comfort of users
- 4. The site plan promotes active ground floor uses on key streets to serve the development and surrounding neighborhood

B. Transportation system

The transportation and circulation system provides multi-modal connections that support the development of the site, limit impacts to adjacent neighborhoods.

C. Stormwater Management

The Planned Development meets the requirements of the Stormwater Management Manual or describes a phased approach to meet the requirements.

PLANNED DEVELOPMENT REQUIREMENTS

[REF 33.270.200]

- **A. Affordable housing.** (Mandatory Inclusionary Housing (per 33.130.212.C.1) or Voluntary Inclusionary Housing (per 33.130.212.C.2)
- **B. Plaza or park.** At least 15% of the total PD site area must be a publicly accessible plaza or park, meeting the following:
- 1. The plaza or park must be:
 - a. Located outside on the site
 - b. Located adjacent to a public street
 - c. Open and accessible to the public from 7am to 9pm
- 2. The plaza must have a minimum dimension of 50 feet by 50 feet.
- 3. Open space used to meet required residential outdoor area standards cannot be used to meet this requirement.
- 4. <u>Abutting building walls must meet ground floor window standards</u>, and there must be <u>at least one building entrance</u> facing the plaza or park.
- The property owner must execute a covenant with the City ensuring the preservation, maintenance, and continued operation of the plaza or park.
- **C. Energy efficient buildings.** All buildings (except for accessory structures), must meet the energy efficiency requirements of the BPS.
- D. Design Review.

D. Phasing Plan

The Planned Development establishes coordinated phasing of development that demonstrates how the site will be developed over time and how any required development elements will be met.

- **E.** Configure the site and development to visually **integrate both natural and built features** of the site and the natural and built features of the surrounding area. Aspects to be considered include:
- Orienting the site and development to the public realm, while limiting less active uses of the site such as parking and storage areas along the public realm
- 2. Preservation of natural features on the site, such as stands of trees, water features or topographical elements
- 3. Inclusion of architectural features that complement positive characteristics of surrounding development, such as similar building scale and style, building materials, setbacks, and landscaping
- 4. Mitigation of differences in appearance through means such as setbacks, screening, landscaping, and other design features
- 5. Minimizing potential negative effects on surrounding residential uses
- 6. Preservation of any City-designated scenic resources

PLANNED DEVELOPMENT

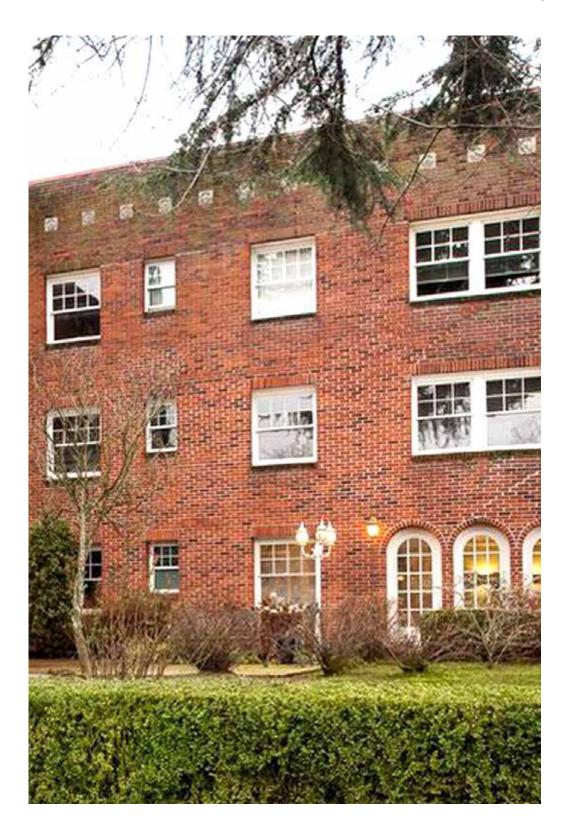
OPEN SPACE PLAN *Publicly Accessible Pacific Park

Approved Planned Development Criteria _ Materiality & Form

SINGULARITY OF MATERIAL & SIMPLE FORMS



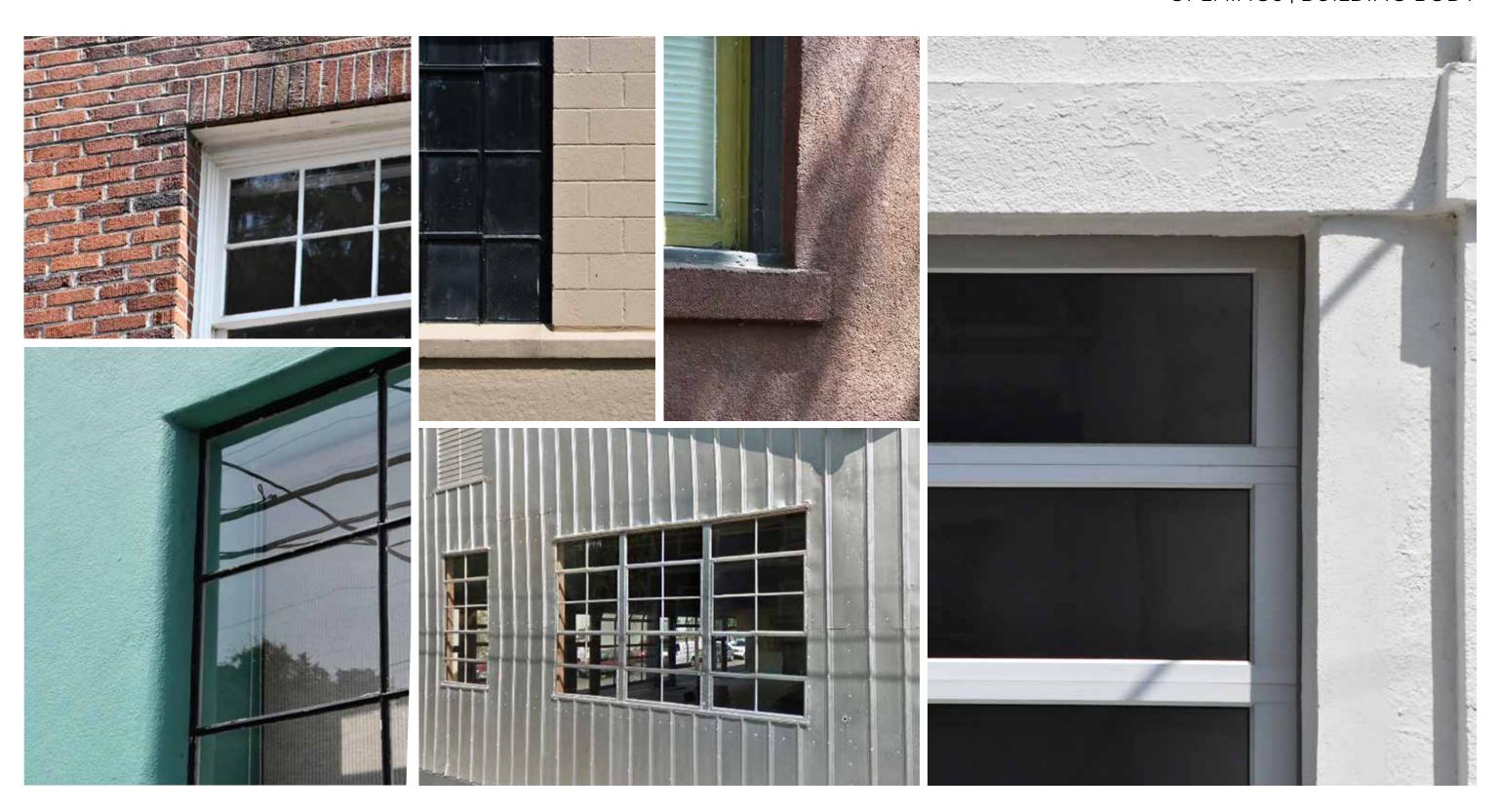








Approved Planned Development Criteria _ Materiality & Form OPENINGS | BUILDING BODY



Approved Planned Development Criteria _ Materiality & Form

OPENINGS | PEDESTRIAN INTERFACE













Approved Planned Development Criteria _ Materiality & Form

ELEMENTS ADDITIVE TO FORM





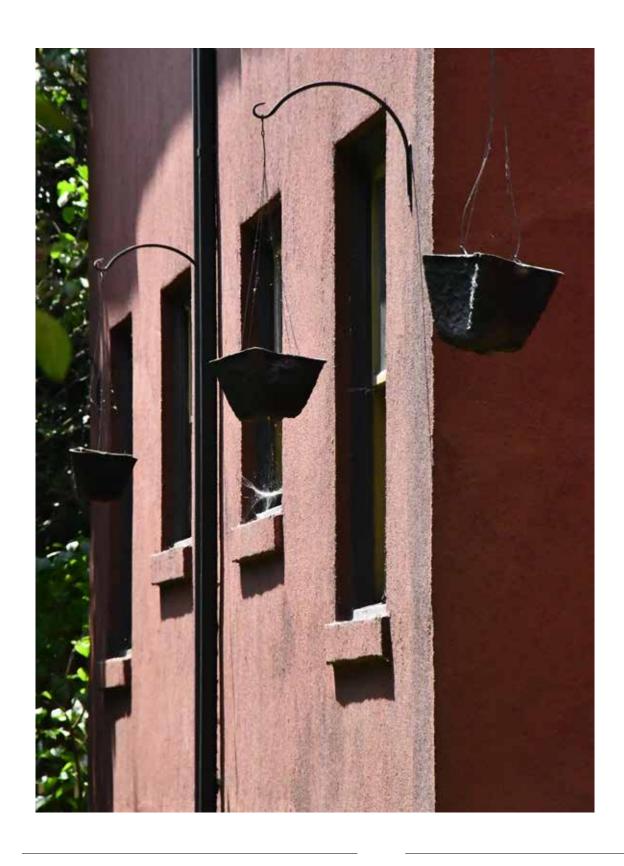








Approved Planned Development Criteria _ Architectural Principles



- PREDOMINANTLY SIMPLE SINGULAR FORMS
- PREDOMINANTLY SINGULAR IN MATERIALITY
- STUCCO/CEMENTITIOUS, BRICK, METAL
- WOOD AS ACCENT
- PREDOMINANTLY PUNCHED WINDOWS IN SOLID BODY
- GLAZED, PUNCHED, OR OPERABLE AT BASE
- PREDOMINANTLY ADDITIVE DECKS & ELEMENTS
- PAVILION IS THE FOLLY

B E 184 FWY NE SANDY BLVD

BUILDING A MASSING DIAGRAM

PRINCIPLES

PAVILION IS THE STAR.

BALANCE ACTIVE & PASSIVE USES IN THE PLAZA.

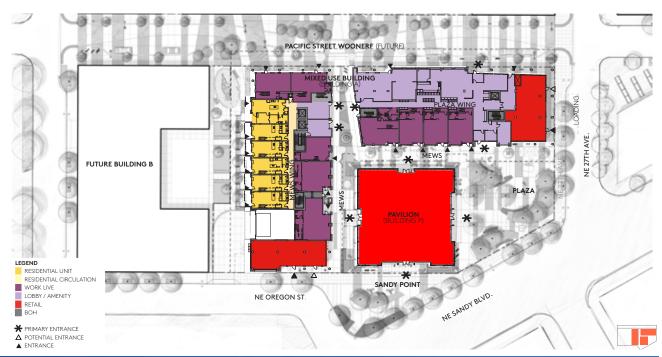
ACTIVATE THE GROUND FLOOR EDGES.

RESPOND TO PLANNED DEVELOPMENT DESIGN PRINCIPLES.

ENSURE VIABILITY OF CONTINUED USE OF EXISTING BUILDINGS.

PROVIDE SIGNIFICANT AFFORDABLE HOUSING, INCLUDING 3 BEDROOM UNITS.

Approved Pepsi Blocks Phase 1A



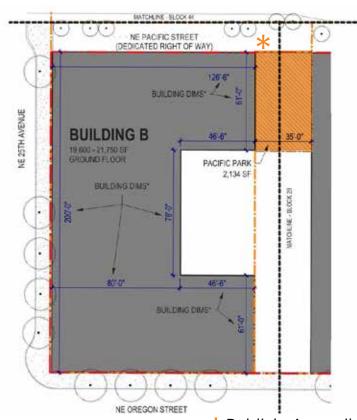


PLANNED DEVELOPMENT

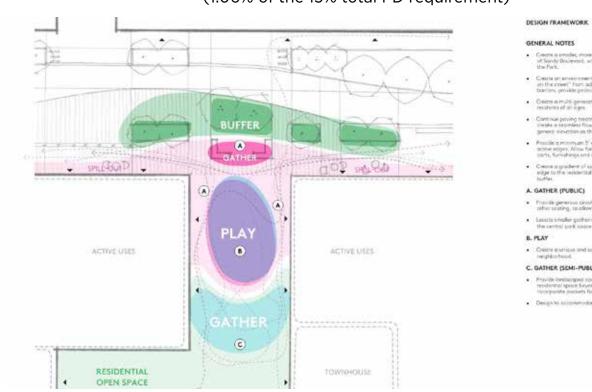
EA 23-075072 DAOCTOBER 19, 2023

BUILDING B MASSING DIAGRAM

Planned Development Diagrams _ Building B



BUILDING B SITE DIAGRAM * Publicly Accessible Pacific Park (1.06% of the 15% total PD requirement)



PROPERTY LINE PHASE BOUNDARY ---- MATCH LINE FOOTPRINT REQUIRED PUBLICLY ACCESSIBLE OPEN ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE

"Ground floor footprints as represented are diagrammatic. Actual building articulation including canopies, bays, overhangs, signage, architectural features, roof top equipment and similar elements will be proposed with individual building land use applications, and may vary in either direction from what is shown in the diagrams and may extend as allowed by Tibe 33 over ROW areas, and similarly over the publicly accessible open spaces.

*Building dimensions may range +/- 10% from what is

Cleans a unique and safe play area that is welcoming to the neighborhood.

C. GATHER (SEMI-PUBLIC)

65' (BASE HEIGHT)

6-8 STORIES

118,530 BUILDING B MINIMUM FLOOR AREA

161,710 BUILDING B MAXIMUM FLOOR AREA

NOTE: SEE SECTION 3.4 FOR BUILDING FOOTPRINT

* THIS APPLICATION PROPOSES A MAXIMUM AND

MINIMUM HEIGHT RANGE FOR EACH BLOCK.
THE APPLICANT MAY CHANGE THIS BUILDING

HEIGHT IN THE DESIGN REVIEW APPROVAL PROCESS FOR EACH VERTICAL DEVELOPMENT.

OR MAXIMUM RANGE IS 10% OR LESS. THE

TO THE PLANNED DEVELOPMENT APPROVAL.

OVERHANGS, SIGNAGE, ARCHITECTURAL

*CANOPIES, BAYS, ORIEL WINDOWS,

IF THE CHANGE IN HEIGHT FROM THE MINIMUM

CHANGE WILL NOT REQUIRE AN AMENDMENT

FEATURES, ROOFTOP EQUIPMENT AND SIMILAR

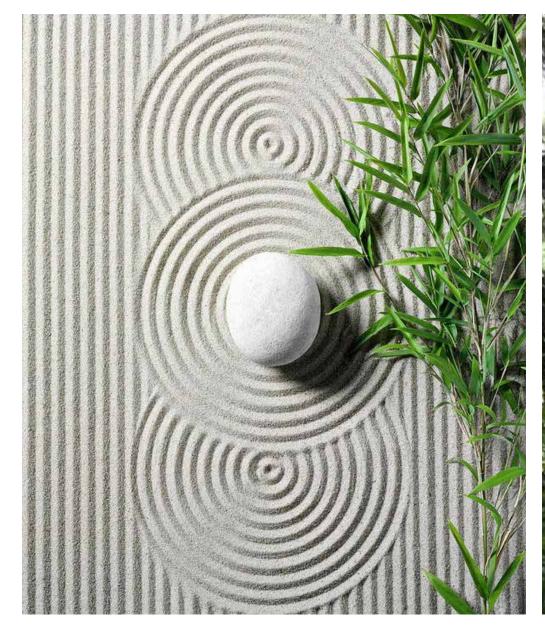
ELEMENTS ARE IN ADDITION TO THESE OVERALL

ARTICULATION WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER

Pepsi B

03 DESIGN EXPLORATION

Design Considerations







ZEN LIFE

WELLNESS_CALM_QUIET SUSTAINABLE LIVING BALANCE

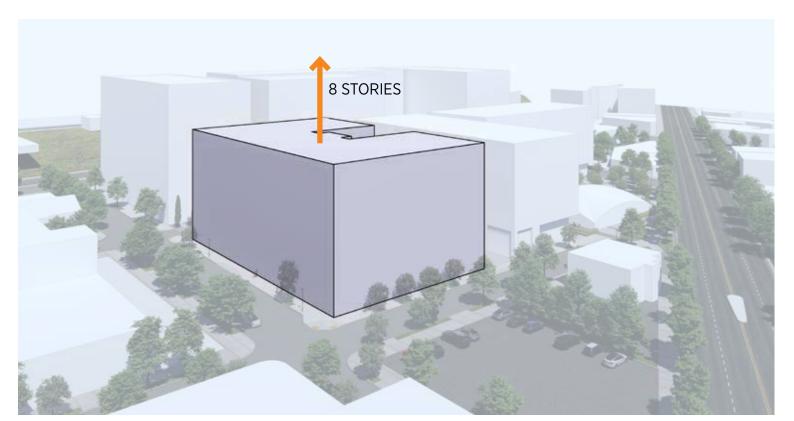
SECRET GARDEN

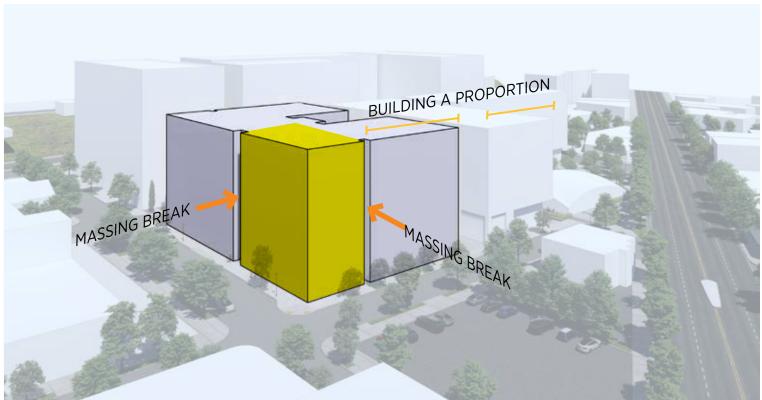
WONDER
REVEAL_DISCOVER
BIOPHILIC DESIGN

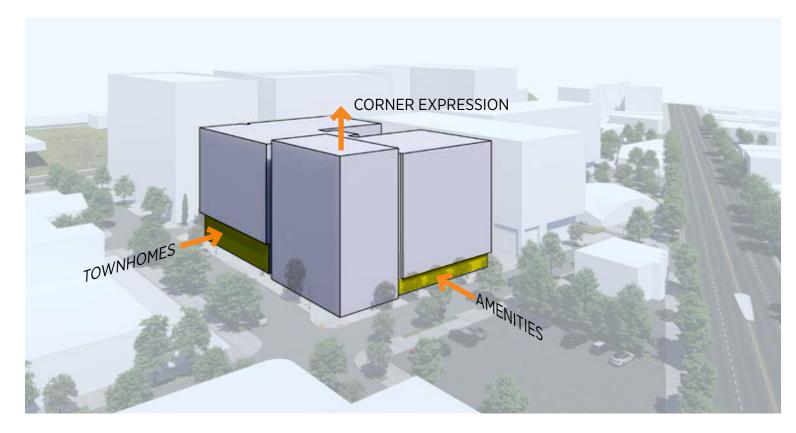
REPETITION - ORDER - ELEGANCE

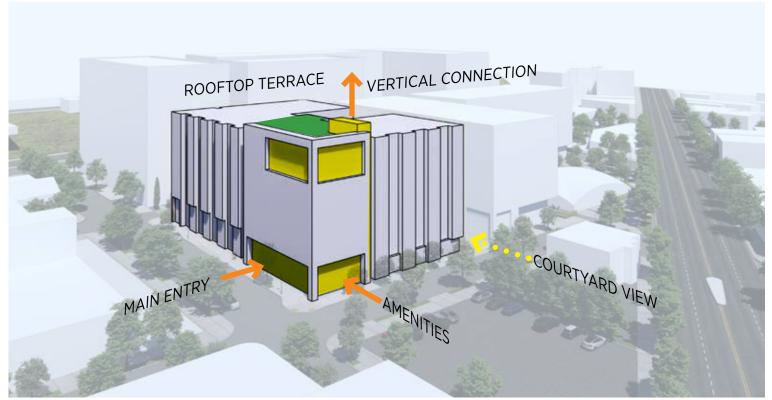
SIMPLE FORMS
COHESIVE COLOR PALETTE
COMPLEMENT BUILDING A

Architectural Concept _ Massing Articulation









Site Plan



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc **EA 23-075072 DA** OCTOBER 19 , 2023

04 ARCHITECTURAL CONCEPT



MAIN CHARACTERISTICS

RESPONDS TO THE LARGER CONTEXT.

VIEW FROM SANDY.

BUILDING AS A BEACON FOR THE PEPSI BLOCKS LARGER DEVELOPMENT.

RESIDENTIAL BALCONY AS CHARACTER INFORMANT.

DOUBLE HEIGHT FRAMED ENTRY.

TOWNHOMES AT NE 25TH AVE. AND NE PACIFIC ST.

FACADE DIAGRAM



PRECEDENT IMAGES





WEST ELEVATION (25TH AVE)



SOUTH ELEVATION (OREGON ST)



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EAST ELEVATION (COURTYARD)



NORTH ELEVATION (PACIFIC ST)



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EA 23-075072 DA OCTOBER 19 , 2023

SOUTHWEST



NORTHEAST



SOUTHEAST



NORTHWEST



ARCHITECTURAL CONCEPT

EA 23-075072 DA OCTOBER 19 , 2023

Architectural Concept _ Renderings



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc ARCHITECTURAL CONCEPT

EA 23-075072 DA OCTOBER 19 , 2023

Architectural Concept _ Renderings





Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc

ARCHITECTURAL CONCEPT

Architectural Concept _ Renderings







Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc

ARCHITECTURAL CONCEPT

Architectural Concept _ Elevations

WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION





Architectural Concept _ Enlarged Elevations

WEST ELEVATION _ GROUND FLOOR



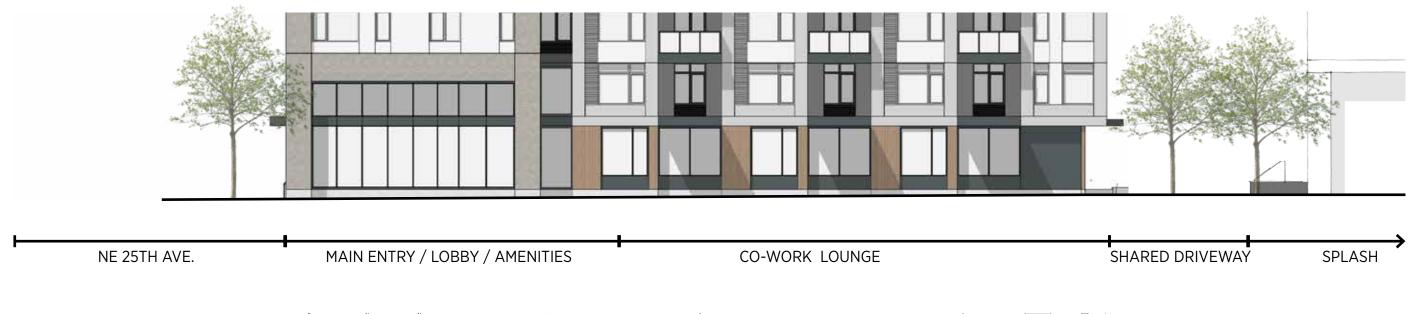


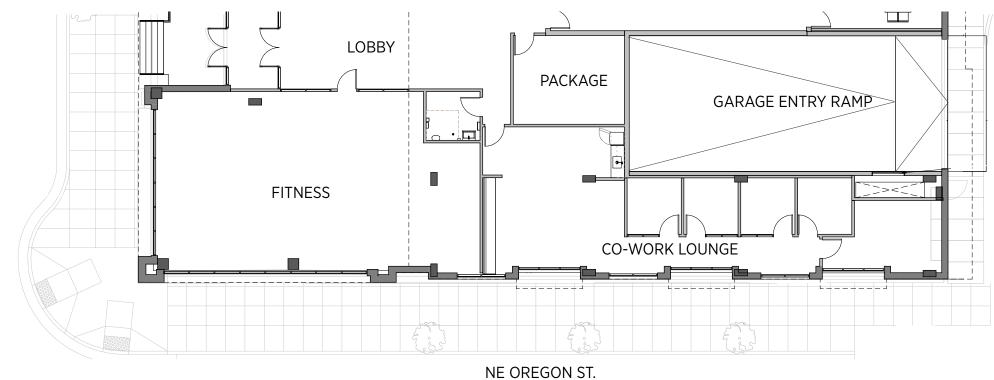
Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc ARCHITECTURAL CONCEPT

SCHEMATIC DESIGN JULY 19, 2023

Architectural Concept _ Enlarged Elevations

SOUTH ELEVATION _ GROUND FLOOR



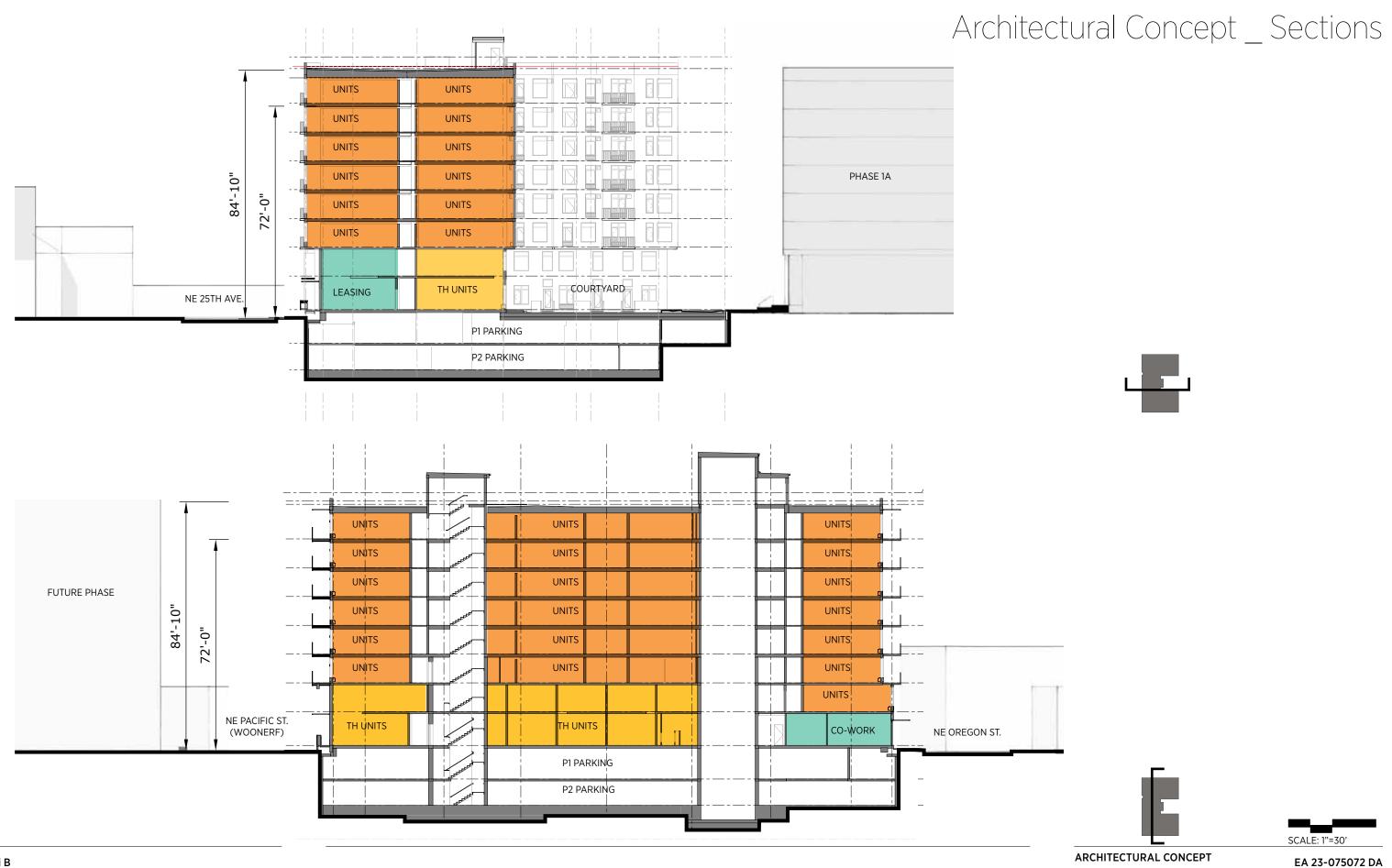


JULY 19, 2023

Architectural Concept _ Materials

SOUTH ELEVATION





OCTOBER 19, 2023

Portland Community Design Guidelines

PORTLAND PERSONALITY GUIDELINES

P1: Community Plan Area Character
P2: Historic and Conservation Districts
P3: Gateways
NOT APPLICABLE
NOT APPLICABLE

PEDESTRIAN EMPHASIS GUIDELINES

E1: Pedestrian Networks	APPLICABLE
E2: Stopping Places	APPLICABLE
E3: The Sidewalk Level of Buildings	APPLICABLE
E4: Corners that Build Active Intersections	APPLICABLE
E5: Light, Wind and Rain	APPLICABLE

PROJECT DESIGN GUIDELINES

D1: Outdoor Areas	APPLICABLE
D2: Main Entrances	APPLICABLE
D3: Landscape Features	APPLICABLE
D4: Parking Areas and Garages	APPLICABLE
D5: Crime Prevention	APPLICABLE
D6: Architectural Integrity	NOT APPLICABLE
D7: Blending into the Neighborhood	APPLICABLE
D8: Interest, Quality and Composition	APPLICABLE





Portland Community Design Guidelines

E1 - Pedestrian Networks.

Paving patterns and landscape design consistent with the larger development.

Northeast corner parklet with art installation.

E2 - Stopping Places.

Covered main entry with landscaping, bike parking and seating. Amenity rooms and canopies facing NE Oregon Ave.

E3 - The Sidewalk Level of Buildings.

Townhome style two story units with raised stoops. Stoops enganged with the sidewalk without a lanscape as a barrier.

E4 - Corners that Build Active Intersections.

Southeast corner main entry expression.

E4 - Light, Wind and Rain.

Covered main entry with landscaping. Canopies facing NE Oregon Ave. and at townhomes entries.



PLANNED DEVELOPMENT

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Raised Planters with Trellis and Vines Mounded or Raised Planters with Ornamental Tree and Shrub Planting Seating Nooks with Custom Wood & Steel Seatwalls and Fire Bowls Grills with Custom Countertop and Cabinetry Porcelain Pavers on Pedestals **Tiered Custom Seating** Fire Bowl **Element and Planter**

LANDSCAPE CONCEPT | ROOF TERRACE PLAN | 1/16"=1'-0"

Portland Community Design Guidelines

D1 - Outdoor Areas.

NE Pacific St. Woonerf.

Northeast parklet and courtyard open to the public.

Townhomes stoops and balconies.

Rooftop ammenity.

D2 - Main Entrances.

Southwest corner expression.

Main Entry, Lobby/amenities, and rooftop located on southwest corner.

D3 - Landscape Features.

NE Pacific St. Woonerf.

Ground floor amenities setback.

Townhomes stoops landscaping.

Northeast parklet and courtyard open to the public.

D4 - Parking Areas and Garages.

Garage entries consolidated and not facing the street.



PLANNED DEVELOPMENT

EA 23-075072 DAOCTOBER 19, 2023



Portland Community Design Guidelines





D5 - Crime Prevention.

Townhome style two story units with raised stoops. Stoops engaged with the sidewalk without a landscape as a barrier. Active ground level uses oriented to NE Oregon Ave. / NE Sandy Blvd.

D7 - Blending into the Neighborhood.

Responds to Planned Development criteria.

Townhomes stoops on NE 25th Ave. and NE Pacific St.

Stoops engaged with the sidewalk without a landscape as a barrier.

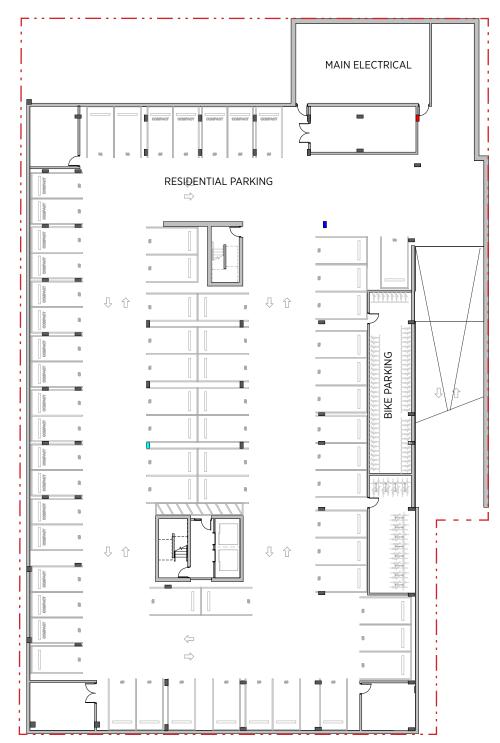
Main Entry architectural and landscaping features.

D8 - Interest, Quality and Composition.

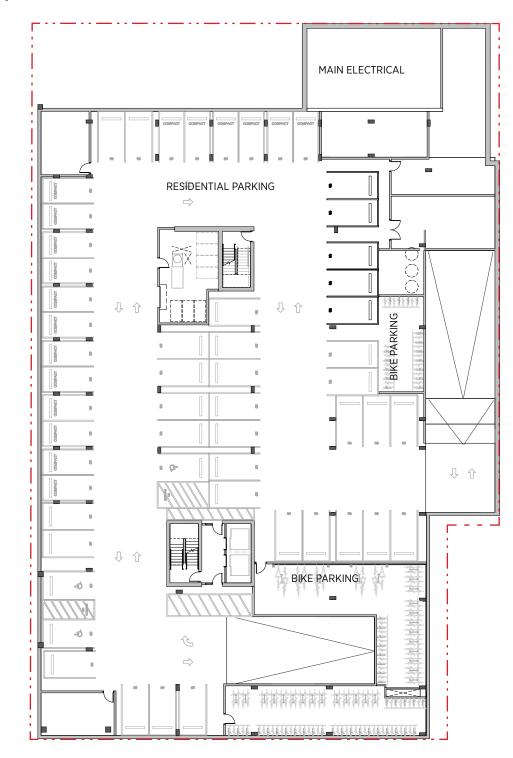
Singular architectural expression.
Cohesive color palette.
Use of quality materials like brick, wood and metal.

Pepsi B
SECURITY PROPERTIES

LEVEL P2



LEVEL P1





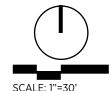
Architectural Concept _ Plans

LEVEL 1 **NE PACIFIC ST** PEDESTRIAN ENTRY PEDESTRIAN ENTRY **NE 25TH AVE** LEASING PEDESTRIAN LOBBY MAIN ENTRY PACKAGE GARAGE **ENTRY FITNESS**

NE OREGON ST







ARCHITECTURAL CONCEPT

EA 23-075072 DAOCTOBER 19, 2023

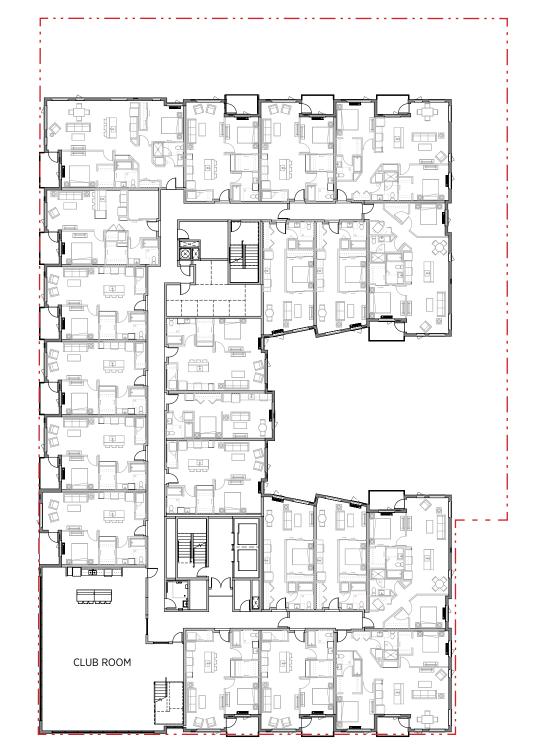
LEVEL 3 LEVEL 4-7

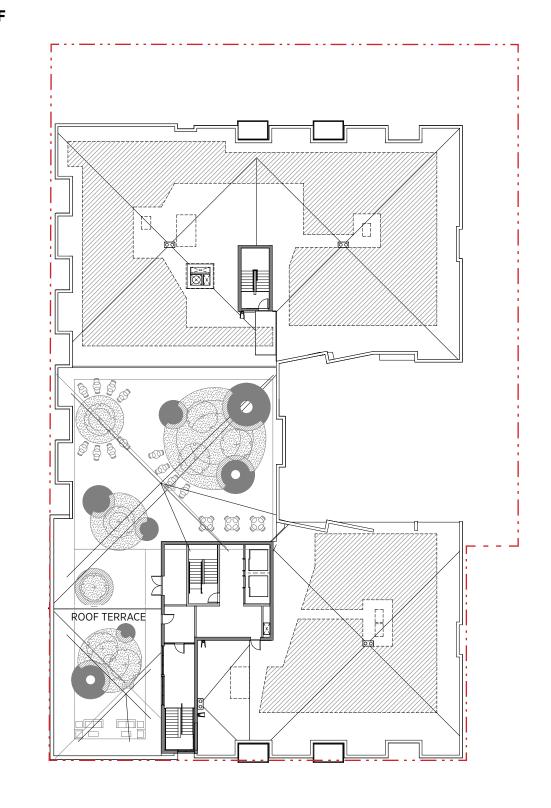


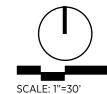




LEVEL 8 ROOF







ARCHITECTURAL CONCEPT

EA 23-075072 DAOCTOBER 19 , 2023

Sustainability Strategy

This preliminary energy model and report have been created to verify that the Pepsi Blocks project is on track to meet the maximum Energy Use Intensity (EUI) required by the Energy Efficient Building Requirements for Planned Development Bonuses established by the City of Portland.

To qualify for the Planned Development Bonus, the project must achieve a design EUI equal to or less than the EUI Standards listed in Table 1 based on building type. For Multifamily buildings, this maximum EUI is 27.7 kBTU/sf/yr.

Table 1: Energy Efficiency Standards for Planned Development Bonus

Use Type	Baseline EUI (kBtu/sf)	Baseline Reduction (percentage)	EUI Standard (kBtu/sf)	
Residential				
Multifamily Dwelling	55.3	50	27.7	
Commercial				
Financial Office*	73.1	70	21.9	
Fitness Center	42.6	70	12.8	
Hotel	69.3	70	20.8	
Medical Office*	77.5	70	23.2	
Office*	79.3	70	23.8	
Retail*	72.0	70	21.6	
Institutional				
Adult Education	71.0	70	21.3	
College	131.9	70	39.6	
K-12 School*	71.1	70	21.3	
Library	103.6	70	31.1	
Meeting Hall	30.7	70	9.2	
Performing Arts	37.4	70	11.2	
Preschool	73.2	70	22.0	
Residence Hall*	74.2	70	22.2	
Senior Care	107.5	70	32.2	
Vocational School	63.1	70	18.9	

Table 2: Summary of Key Package Items

	Key Energy Conservation Measures (ECMs) for Package to Comply with the Planned Development Bonus
Compliance Package:	 40% gross WWR Typical Double Pane Vinyl glazing package ENERGY STAR rated Panasonic Whole House fans Energy Recovery Ventilation for the Corridor Units Reverse Cycle Chiller Plant meeting 100% of the DHW load Energy Star Appliances (Dishwasher/Clothes Washer/Refrigerator) Assumed all LED lighting package in Dwelling Units Assumed better than code lighting in common areas and parking garage

Conclusion: The project can achieve the required 27.7 EUI by applying the compliance package of measures described in this report. It is important for the project team to stay closely coordinated to ensure that the final design still achieves the required energy savings.

NOTE:

This document was taken from Pepsi Phase 1A and used as a guidepost for the approach.

Starting Point Building Parameters

Table 3: Summary of Starting Point Proposed Design Parameters

	Proposed Description (New Construction)				
	40% gross Window to Wall Ratio (WWR)				
	(Window area / gross wall ratio)				
	Glazing System: Vinyl, Double Pane, Argon filled IGU, Low-e				
	2014 OEESC Prescriptive Compliant Constructions (2x6 Wood Framing, R-21 Batt for typical wall)				
ge	Baseline Code Space by Space Lighting Power Density, no controls				
acka	Dwelling unit living spaces and bedrooms conditioned by electric resistance				
Point Package	Rooftop Heat Pump Conditioning Unit for Corridor				
	Corridor Ventilation to Pressurize Hallways (~12 CFM/apt)				
Starting	In apartments, Whole House Fans (WHFs) provide ventilation, PTHP cycle to meet load.				
Stal	Central Domestic Hot Water heating. Gas Boiler, 80% Efficient.				
	No Onsite Renewable Energy systems				
	Standard Plumbing Fixtures (2.5 GPM showerhead, 2.2 GPM Lavs)				
	Residential Plug Load Density at 1 W/sf (Includes Standard Appliances: Dishwasher, Clothes				
	Washer, Refrigerator, Dryer, and Misc. Loads)				

Table 4: Key Energy Conservation Measures

ECM#	Proposed Description (New Construction)	Energy Use Intensity Impact (kBTU/SF/yr)	Energy Savings Impact
0	Proposed Starting Point	38.1	
1	ENERGY STAR rated Panasonic WHF (7.4 CFM/W)	-0.7	1.8%
2	Bedrooms Conditioned by Package Terminal Heat Pumps	-0.4	0.9%
3	Reverse Cycle Chiller supplement DHW boilers, meet 100% of DHW load with annual COP = 2.2	-8.2	21.4%
4	Low Flow Plumbing Fixtures (1.75 GPM Showerhead, 1.5 GPM Lavs)	-2.9	7.6%
5	Energy Star Appliance Package (DW/CW/Ref)	-0.5	1.2%
6	Add Energy Recovery Ventilation to Rooftop Corridor Unit (DOAS).	-0.2	0.5%
7	Dwelling Unit LED Lighting Design (APT/BR = 0.65 W/sf, hardwired + plugin lighting)	-0.1	0.4%
8	Common Area Reduced Lighting Design: (Amenities = 0.52W/sf, Lobby = 0.65 W/sf, Corridor = 0.41 W/sf, Retail = 1.14 W/sf, Elec/Mech Rms = 0.68 W/sf)	-0.1	0.3%
9	Parking Garage Reduced Lighting Design (PKG = 0.14 W/sf)	-0.5	1.2%
	Combined ECMs (1-9)	26.8*	29.5%*

	Additional ECMs to Consider						
X1	Triple Pane Glazing (U-0.16)	-0.9	2.4%				
X2	Improved Envelope (2x8 Wood Frame Walls)	-0.2	0.5%				
хз	On-site Photovoltaic PV System (200 kW)- Requires 55% of roof area, and 530 panels. System size is scalable.	-3.3	8.4%				
X4	Energy Star Heat Pump Dryers	-1.2	3.1%				
X5	Reduced Air Leakage (0.025cfm/sf)	-0.1	0.3%				

^{*} Individual measure savings do not add up directly overall package savings, because of interactive effects

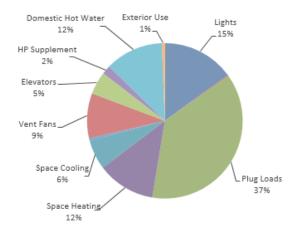


Figure 1. Proposed Combined ECM Energy Pie

NOTE:

This document was taken from Pepsi Phase 1A and used as a guidepost for the approach.

Residential Plug Load Sensitivity Analysis

Rushing used the methodology of the Energy Star Multifamily High-Rise Simulation Guidelines to estimate the plug load energy use for the dwelling units. For the Energy Conservation Measures being explored that impact the plug-load, the following peak Watts/SF have been calculated:

- 1.1 W/sf with a standard appliance package.
- 1.0 W/sf with Energy Star dishwasher, clothes washer, refrigerator package
- 0.8 W/sf with Energy Star dishwasher, clothes washer, refrigerator, and heat pump dryer

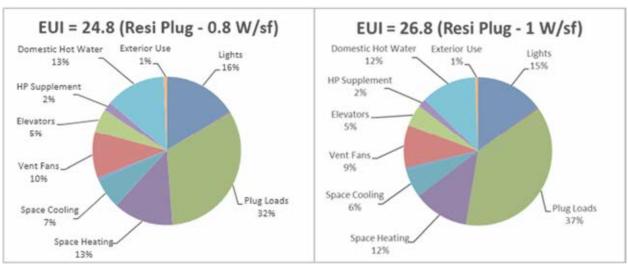


Figure 2. Residential Plug Load Sensitivity- Both graphs include the full set of ECMs 1-9, but the left graph also includes the additional upgrade to heat-pump clothes dryers, further reducing plug load

Air-to-Water Heat Pumps + Condensing Boilers

Rushing is recommending a full Colmac Reverse Cycle Chiller (also known as Air-to-Water Heat Pump) system serving 100% of domestic hot water load. Another design option uses a smaller Air-to-Water Heat Pump plant sized to meet 50-66% of the DHW load and Condensing Natural Gas Boilers to meet the remaining load, which reduces heat pump cost.

It would likely take multiple additional ECMs to hit the target EUI with the partial AWHP plant. The two most obvious measures being switching to heat pump dryers AND making up the remaining deficit with a significant onsite PV system. Because of the cost of PV, the savings from downsizing the DHW heat pumps get eaten up quickly, but this could be further explored as a VE option.

INTERFACE ENGINEERING

POTENTIAL MEASURES TO DECREASE BUILDING EUI

Pepsi Block B 100 SW Main Street, Suite 1600. Portland, OR 97204 503.382.2266 **EUI Measures** Potential Measures to Decrease Measure #5 Measure #6 Measure #9 Measure #1 Measure #2 Measure #3 Measure #4 Measure #7 Measure #8 Building EUI Energy Recovery Ventilators Serv Dedicated Outdoor Air Supply High-Efficiency Mini-Split System Programmable Thermostats in Garage Exhaust Gas Detection Energy Recovery Ventilators Serv Variable Refrigerant Flow Heat Pump Water Heaters High Efficiency PTHP Living Units Common Areas (DOAS) w/ Energy Recovery (Single or Multi-Zone) Living Units July 13, 2023 Energy Recovery Ventilator Packaged Terminal Heat Pump Energy Recovery Ventilator DOAS Unit VRF System Mini-Split Cooling System Gas Detection System Project EUI Target: 27.7 BEEFEE ST 1. EUI = Energy Use Index. This is a measure of a building's energy usage, in units of kBtu per square foot of floor area per year. A lower EUI indicates a building uses less energy than a building with a higher EUI. 2. Items described at right are MEP measures that Interface has implemented on past projects as a means of reducing the building EUI. Energy modeling must be used to determine the resulting EUI of the implemented measures Shaded measures at right are those currently implemented. Variable refrigerant flow (VRF) systems use refrigerant rather than water to ransport heating and cooling through the building. The refrigerant is Sas detection system in the garage Cooling is provided by a mini-split ogrammable thermostats allow for nergy recovery ventilator (ERV) is onditioned by an outdoor heat allows supply and exhaust fans to Heat pump water heaters extract heat PTHP unit located below the window in poling system consisting of an outdoor occupants to increase/reduce space Energy recovery ventilator (ERV) is mounted in the ceiling space and Rooftop dedicated outdoor air supply ecovery condensing unit mounted on perate at minimal speed when from ambient air in lieu of burning fossil pedroom. Unit is provided with DX ndensing unit and indoor fan coil. mperatures during unoccupied (DOAS) unit provides tempered air (70mounted in the ceiling space and provides ventilation air to common the roof. Depending on the CO+NO2 concentrations are below a uels to create heat. The system System Description Cooling, heat pump heating, and ouctless wall mount fan coils are typica provides ventilation air to living unit. space(s). Unit can also be used to 75°F) to corridors, and exhaust corridors manufacturer, two or three refrigerant et threshold. Fan will increase to the onsists of outdoor heat pumps located electric strip heat for use only during or this application, with ductless fan Unit also exhausts bathroom(s) exhausts bathroom(s), eliminating t an approximately equivalent rate. nes are routed to branch controller aximum airflow only when CO or NO2 n the garage, paired with storage tanks defrost cycle. coil units mounted on the wall within rogrammable thermostats are typicall xes in the occupied space that ncentrations exceed the set ach space requiring cooling control refrigerant flow to ducted fan co units. Fan coil units provide heating and cooling via ducted supply air to each mperature control zone Area(s) Served Living Units Common Spaces Corridors MDF/IDF/Elec Living Units Whole Building Living Units Common Spaces Garage Unit is equipped with a ventilation air he DOAS unit is equipped with a supply fan, an exhaust fan, and an rogrammable thermostats will provide ntegral energy recovery core. This cor entilation air supply fan, an exhaust Unit is equipped with a ventilation air energy savings over non-programmable Jnits with SEER efficiency ratings abov fan, heat pump heating and cooling, /RF with integral heat recovery transfer transfers heat from the exhaust supply fan, an exhaust fan, and an ermostats. Wall heaters are most CO+NO2 concentrations will rarely irstream to the ventilation air supply Code baseline will achieve additional and an integral energy recovery wheel eat rejected from one portion of the integral energy recovery core. This cor ten provided with line voltage single ceed the set threshold in the space, Heat pumps are a significantly more irstream (during heating conditions) t energy savings compared to a Code or flat plate heat exchanger. This heat building to another. Spaces in cooling owing the fans to operate at minimun ransfers heat from the exhaust nits with SEER efficiency ratings above oole thermostats, which do not allow t ffective means of transferring heat into re-heat ventilation supply air. This pr seline unit. exchanger transfers heat from the mode reject heat from the space into How This System Achieves Energy airstream to the ventilation air supply Code baseline will achieve additional mperature setbacks unless manually peed at most times. This provides a omestic water than fossil fuels, leading eating reduces the heating and xhaust airstream to the ventilation air the refrigerant, with this heating energy Savings stream (during heating conditions) to ergy savings compared to a Code ljusted by the occupant. A nificant reduction in fan energy o an overall reduction in energy usage Given the quantity of PTHP units that wil supply airstream (during heating hen transferred to spaces calling for cooling load associated with ventilation pre-heat ventilation supply air. This pre rogrammable thermostat for sage compared to a system that ssociated with the heating of domestic be provided for the project, a small onditions) to pre-heat ventilation neating. This provides an overall air, reducing overall energy usage. eating reduces the heating and seboard heaters will automate this perates continuously at the maximur crease in SEER rating could have a supply air. This pre-heating reduces the reduction in energy associated with cooling load associated with ventilation emperature setback, providing an peed and airflow rate. significant impact on the building EUI eating and cooling load associated eating/cooling. Code requires energy recovery air, reducing overall energy usage. overall reduction in building energy with ventilation air, reducing overall ventilators in living units ≥ 500 sq. ft. owever providing in living units < 500 sq. ft nergy usage. will further reduce the building EUI.

05 LANDSCAPE CONCEPT

Landscape Concept



LANDSCAPE CONCEPT | BLOCK CONTEXT PLAN

LANDSCAPE CONCEPT EA 23-0

Landscape Concept



Mounded Planters with Tree and Shrub Planting



Sculptural, Mounded Play Surfacing and Play Elements



Seating Nooks with Custom Seatwalls



Mounded Planters with Specialty Paving

LANDSCAPE CONCEPT | GROUND FLOOR PLAN | 1/16"=1'-0"

Townhouse Stoops and Fitness Terrace: Precast Concrete Pedestal Pavers

Wood & Concrete Seatwall
and Specialty Pavin

CIP Concrete Paving with
Specialty Finish & Scoring

Standard PBOT Streetscape and Tree Planting

Mounded or Raised Planters with Ornamental

NE Pacific Street Woonerf

Mounded or Raised Planters with Ornamental Tree and Shrub Planting Sculptural, Mounded Play Surfacing with Ground-Level Play Elements

CIP Concrete Paving with Specialty Finish & Scoring

■ NE Oregon St

LANDSCAPE CONCEPT

Landscape Concept



Mounded Planters with Tree and Shrub Planting



Fire Bowls



Seating Nooks with Custom Seatwalls



Terrace Furnishings with Grills and Custom Cabinetry

LANDSCAPE CONCEPT | ROOF TERRACE PLAN | 1/16"=1'-0"

Raised Planters with Trellis and Vines - Mounded or Raised Planters with Ornamental Tree and Shrub Planting

> - Seating Nooks with Custom Wood & Steel Seatwalls

Countertop and Cabinetry

and Fire Bowls Grills with Custom

Porcelain Pavers on Pedestals

Tiered Custom Seating

Element and Planter

LANDSCAPE ARCHITECTS PC

Fire Bowl

Design Advice Request

PEPSI BLOCKS - Building B

CASE FILE	EA 23-075072 DA			
WHEN	Thursday October 19, 2023 @ 1:30 PM (This is the hearing start time - see Commission agenda for estimated project start time)			
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission			
HOW	TO COMMENT: Follow instructions on the Design Commission agenda or email the planner at Hillary.Adam@portlandoregon.gov			
REVIEW BY	Design Commission			
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review			
PROPOSAL	Proposal for an 8-story residential building with approximately 173,000sf of floor area with two levels of below grade parking. The proposal includes some deviations from the approved Planned Development including relocation of the garage entry to the southeast corner, introduction of residential units at the west and north ground levels, the elimination of ground level retail, and an increase in floor area exceeding 5% of previously approved maximum. Two Type B loading spaces are proposed in the woonerf on NE Pacific Street. No modifications or adjustments are currently identified.			
REVIEW APPROVAL CRITERIA	Community Design Guidelines			
SITE ADDRESS	Northeast Corner of NE 25 th Avenue and NE Oregon Street			
ZONING/ DESIGNATION	CM3d – Commercial Mixed Use 3 with Design overlay			
APPLICANT(S)	Jason Jones, Ankrom Moisan Architects OWNER(S) Gus Baum, Security Properties			
QUESTIONS? BDS CONTACT	Hillary Adam, City Planner (503) 823-8953 / Hillary.Adam@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201			

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ Письменныйили устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письменныйили устный перевод | Тисьмовий або усний переклад





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www.PortlandOregon.gov/bds/translated

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GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS

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33.730.050 F. Other pre-application advice.

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Opportunity for Public Comment

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Design Advice Request Results

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City of Portland, Oregon Bureau of Development Services Land Use Services

FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner Rebecca Esau, Director Phone: (503) 823-7300 TTY: 711 www.portland.gov/bds

Date: September 25, 2023

To: JASON JONES, ANKROM MOISAN ARCHITECTS

From: Hillary Adam, Land Use Services, Hillary.Adam@portlandoregon.gov

RE: Design Advice Request posting for EA 23-075072 DA

Dear JASON JONES, ANKROM MOISAN ARCHITECTS:

I have received your application for a Design Advice Request (DA) at the northeast corner of NE 25th Avenue and NE Oregon Street. Your case number is given above. The first meeting with the Design Commission is scheduled for **October 19, 2023**. I am the planner handling your case and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These signs must be placed within 10 feet of the street frontage line and must be visible to pedestrians and motorists. You may <u>not</u> post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for October 19, 2023 you must post the notice by September 29, 2023, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by October 5, 2023, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice

Statement Certifying Posting

Additional Instructions for Posting Notice Signs

cc: Application Case File

	N JONES, ANKROM MOISAN ARCHITEC DAVIS SUITE #300 PORTLAND, OR 9	
DATE:		
TO:	Hillary Adam Bureau of Development Services 1900 SW Fourth Ave., Suite 5000 Portland, Oregon 97201	
	APPLICANT'S STATEMENT CEI	RTIFYING DESIGN ADVICE REQUEST POSTING
	Case	File EA 23-075072 DA
	uled for October 19, 2023 at 1:30PM, and	te. I understand that the meeting with the Design Commission is d that I was required to post the property at least 20 days before
	quired number of poster boards, with the(date). These w to pedestrians and motorists.	notices attached, were set up on vere placed adjacent to each street frontage so that they were
<u>2023</u> ,	14 days before the scheduled meeting. \underline{I}	the Bureau of Development Services no later than October 5, also understand that if I do not post the notices by September 8, my meeting will automatically be postponed.
	tion, I understand that I may not remove two weeks of the meeting.	the notices before the meeting but am required to remove them
		Signature
		Print Name
		Address
		City/State/Zip Code

Design Advice Request

PEPSI BLOCKS - Building B

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	Α Ι		В	C	D	F	F
1 ENDORSEMENT		INFO1		INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2 RETURN SERVICE REQ		111101		1N1E36BC 10600	2400 SANDY LLC	2406 NE SANDY BLVD	PORTLAND OR 97232
3 RETURN SERVICE REQ				1N1E36BC 90018	ADAMS MARGARET L	711 NE RANDALL AVE #305	PORTLAND OR 97232
4 RETURN SERVICE REO	w · · ·			11123020 30010	FAR ZENITH LLC	820 NE 27TH AVE	PORTLAND OR 97232
5 RETURN SERVICE REQ	w · · ·				GOLDMAN ADAM E	2415 NE PACIFIC ST	PORTLAND OR 97232-2330
6 RETURN SERVICE REQ	DUESTED				SPRINGBOARD INNOVATION	2420 NE SANDY BLVD	PORTLAND OR 97232
7 RETURN SERVICE REO					DAVA BEAD & TRADE INC	2470 NE SANDY BLVD	PORTLAND OR 97232-2340
8 RETURN SERVICE REQ					BEAGLE OUINN	711 NE RANDALL AVE #100	PORTLAND OR 97232
9 RETURN SERVICE REQ					MYERS ARWEN E	711 NE RANDALL AVE #101	PORTLAND OR 97232
10 RETURN SERVICE REQ				HICKS JESSE & HICKS ROBERT &	GRIMES LAURA	711 NE RANDALL AVE #102	PORTLAND OR 97232
11 RETURN SERVICE REQ	QUESTED				BRACKETT ROSS & BIONDOLILLO MARIE	711 NE RANDALL AVE #103	PORTLAND OR 97232-2385
12 RETURN SERVICE REQ	QUESTED				MACKENZIE KATHERINE A	711 NE RANDALL AVE #104	PORTLAND OR 97232
13 RETURN SERVICE REQ	QUESTED				QIAN YIFANG	711 NE RANDALL AVE #105	PORTLAND OR 97232-2386
14 RETURN SERVICE REQ	QUESTED				ZIMMER MEGAN M	711 NE RANDALL AVE #106	PORTLAND OR 97232
15 RETURN SERVICE REQ	QUESTED			ENRUQUEZ LUNA & GAGE JOHN &	STAR LISA	711 NE RANDALL AVE #202	PORTLAND OR 97232
16 RETURN SERVICE REQ					DREW MITCHELL	711 NE RANDALL AVE #203	PORTLAND OR 97232
17 RETURN SERVICE REQ	QUESTED			DESILVA PAUL A JR &	DESILVA PAUL A SR	711 NE RANDALL AVE #302	PORTLAND OR 97232
18 RETURN SERVICE REQ	QUESTED				LUNINE BEN H	711 NE RANDALL AVE #303	PORTLAND OR 97232
19 RETURN SERVICE REQ	QUESTED				SPEAR DANIEL J	711 NE RANDALL AVE #304	PORTLAND OR 97232
20 RETURN SERVICE REQ	QUESTED				OHLINGER CONSTANCE & ROSWITHA	711 NE RANDALL AVE #307	PORTLAND OR 97232
21 RETURN SERVICE REQ	QUESTED				ALLPORT EDITIONS INC	716 NE LAWRENCE AVE	PORTLAND OR 97232-2367
22 RETURN SERVICE REQ					HRB TAX GROUP INC	1 H AND R BLOCK WAY	KANSAS CITY MO 64105-1905
23 RETURN SERVICE REQ				ISACSON KARL E TR &	ISACSON AMY E TR	105 MENTEL AVE	SANTA CRUZ CA 95062
24 RETURN SERVICE REQ					FIT KITCHEN DIRECT LLC	1061 NE 9TH AVE #1115	PORTLAND OR 97232
25 RETURN SERVICE REQ					FBPDX LLC	1126 SE DIVISION ST #190	PORTLAND OR 97202
26 RETURN SERVICE REQ					JERRY H TITUS REV LIV TR ET AL	11737 SOVEREIGN CT	HAPPY VALLEY OR 97086
27 RETURN SERVICE REQ					PIJOAN OLIVER & PIJOAN JANNA L	1328 NW 17TH ST	CORVALLIS OR 97330 GLADSTONE OR 97027
28 RETURN SERVICE REQ 29 RETURN SERVICE REO					LAM KIEU THIEN	16851 SE WEBSTER RD	GLADSTONE OR 97027 NORCROSS GA 30093
					C P MEDICAL CORP	1775 CORPORATE DR #150	TUALATIN OR 97062
30 RETURN SERVICE REQ 31 RETURN SERVICE REQ					TR MADISON LLC D&R PROPERTY INVESTORS LLC	18753 SW MARTINAZZI AVE 2078 NW EVERETT ST	PORTLAND OR 97062
32 RETURN SERVICE REQ					LE JAG LLC	2105 N KILLINGSWORTH ST	PORTLAND OR 97217
33 RETURN SERVICE REQ	~				KAMP GRIZZLY INC	2316 NE OREGON ST #109	PORTLAND OR 97232
34 RETURN SERVICE REQ					THOMAS E BLACK REV TR	2424 NE 17TH AVE	PORTLAND OR 97232 PORTLAND OR 97212-4236
35 RETURN SERVICE REQ					NEW NEW CRUSHER COURT LLC	2500 NE SANDY BLVD	PORTLAND OR 97232
36 RETURN SERVICE REQ					PIONEER LAVADA JONES LLC	2500 NE SANDY BLVD #C	PORTLAND OR 97232
37 RETURN SERVICE REQ					ATOMIC GARAGE LLC	25028 AIRPORT RD NE	AURORA OR 97002
38 RETURN SERVICE REO					POTTER BRYAN & POTTER ELDON	2507 NE 32ND AVE	PORTLAND OR 97212
39 RETURN SERVICE REQ	QUESTED				SWEATPANTS CORPORATION	2713 NE SANDY BLVD	PORTLAND OR 97232
40 RETURN SERVICE REQ	QUESTED			ASSOCIATION OF UNIT OWNERS OF	LINDQUIST CONDOMINIUM	2722 NE 33RD AVE	PORTLAND OR 97212
41 RETURN SERVICE REQ	QUESTED				BUTLER BLOCK LLC	315 NE LAURELHURST PL	PORTLAND OR 97232
42 RETURN SERVICE REQ					FERGUSON FAMILY INVESTMENTS LLC	3438 NE DAVIS ST	PORTLAND OR 97232
43 RETURN SERVICE REQ				BLASZAK FRANKLIN G TR &	BLASZAK CATHRYN L TR	4070 SW DOGWOOD LN	PORTLAND OR 97225
44 RETURN SERVICE REQ					URBAN NEST EGG LLC	6336 NE SANDY BLVD	PORTLAND OR 97213
45 RETURN SERVICE REQ					NANCY M HORVAT LIV TR	64588 E WIND RIDGE CIR	TUCSON AZ 85739-2109
46 RETURN SERVICE REQ					SV COFFEE ROASTERS INC	6819 SE HOLGATE BLVD	PORTLAND OR 97206
47 RETURN SERVICE REQ					SPLASH OWNER LLC	701 5TH AVE #5700	SEATTLE WA 98104-7097
48 RETURN SERVICE REQ 49 RETURN SERVICE REO					CHICKPEADX LTD	7025 N GREENWICH AVE	PORTLAND OR 97217
					OYARZUN JUAN P G	711 NE RANDALL AVE UNIT 201	PORTLAND OR 97232
					YOUNG DAVID A	7848 TEXHOMA AVE	NORTHRIDGE CA 91325
51 RETURN SERVICE REQ 52 RETURN SERVICE REO					ARDEA DEVELOPMENT LLC CALFAS CHRISTINE M	907 NE 25TH AVE A PO BOX 14374	PORTLAND OR 97232 PORTLAND OR 97293-0374
53 RETURN SERVICE REQ					GARBANZO LLC	PO BOX 14374 PO BOX 2519	PORTLAND OR 97293-0374 PORTLAND OR 97208
54 RETURN SERVICE REQ	~				SLAMA HOLDINGS LLC	PO BOX 3736	PORTLAND OR 97208-3736
55 RETURN SERVICE REO	~				LAURIE L BALMUTH REV TR	PO BOX 561	PORT ORFORD OR 97465
56 RETURN SERVICE REQ	QUESTED				GRANT DAWN F	PO BOX 82692	PORTLAND OR 97282-0692
57 RETURN SERVICE REQ	- QUESTED				MCKINLEY BUILDING LLC	PO BOX 8880	KETCHUM ID 83340
58 RETURN SERVICE REQ					CHURCH BAR LLC	2600 NE SANDY BLVD	PORTLAND OR 97232
	_				CURRENT RESIDENT	2316 NE OREGON ST	PORTLAND OR 97232
60					CURRENT RESIDENT	2322 NE PACIFIC ST	PORTLAND OR 97232
61					CURRENT RESIDENT	2322 NE PACIFIC ST #180	PORTLAND OR 97232
62					CURRENT RESIDENT	2322 NE PACIFIC ST #181	PORTLAND OR 97232
63					CURRENT RESIDENT	2322 NE PACIFIC ST #182	PORTLAND OR 97232
64					CURRENT RESIDENT	2322 NE PACIFIC ST #183	PORTLAND OR 97232
65					CURRENT RESIDENT	2322 NE PACIFIC ST #186	PORTLAND OR 97232
59 60 61 62 63 64 65 66 67 70 71 72					CURRENT RESIDENT	2322 NE PACIFIC ST #187	PORTLAND OR 97232
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68					CURRENT RESIDENT	2322 NE PACIFIC ST #189	PORTLAND OR 97232
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74	<u> </u>	•	CURRENT RESIDENT	2323 NE PACIFIC ST #201	PORTLAND OR 97232
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77			CURRENT RESIDENT	2323 NE PACIFIC ST #206	PORTLAND OR 97232
78			CURRENT RESIDENT	2323 NE PACIFIC ST #207	PORTLAND OR 97232
79			CURRENT RESIDENT	2323 NE PACIFIC ST #208	PORTLAND OR 97232
80			CURRENT RESIDENT	2323 NE PACIFIC ST #209	PORTLAND OR 97232
81			CURRENT RESIDENT	2323 NE PACIFIC ST #211	PORTLAND OR 97232
82			CURRENT RESIDENT	2323 NE PACIFIC ST #213	PORTLAND OR 97232
83			CURRENT RESIDENT	2400 NE HOLLADAY ST	PORTLAND OR 97232
84			CURRENT RESIDENT	2400 NE SANDY BLVD	PORTLAND OR 97232
85			CURRENT RESIDENT	2402 NE OREGON ST	PORTLAND OR 97232
86			CURRENT RESIDENT	2410 NE OREGON ST	PORTLAND OR 97232
87			CURRENT RESIDENT	2414 NE PACIFIC ST	PORTLAND OR 97232
88			CURRENT RESIDENT	2418 NE OREGON ST	PORTLAND OR 97232
89			CURRENT RESIDENT	2419 NE SANDY BLVD	PORTLAND OR 97232
90			CURRENT RESIDENT	2421 NE IRVING ST	PORTLAND OR 97232
91			CURRENT RESIDENT	2421 NE IRVING ST #1	PORTLAND OR 97232
92			CURRENT RESIDENT	2421 NE IRVING ST #1	PORTLAND OR 97232
93			CURRENT RESIDENT	2421 NE IRVING SI #10 2421 NE IRVING ST #101	PORTLAND OR 97232
94			CURRENT RESIDENT	2421 NE IRVING SI #101 2421 NE IRVING ST #102	PORTLAND OR 97232
95			CURRENT RESIDENT	2421 NE IRVING ST #102 2421 NE IRVING ST #103	PORTLAND OR 97232 PORTLAND OR 97232
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100			CURRENT RESIDENT	2421 NE IRVING ST #107 2421 NE IRVING ST #108	PORTLAND OR 97232 PORTLAND OR 97232
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104			CURRENT RESIDENT	2421 NE IRVING ST #110 2421 NE IRVING ST #111	PORTLAND OR 97232 PORTLAND OR 97232
105			CURRENT RESIDENT	2421 NE IRVING ST #111 2421 NE IRVING ST #112	PORTLAND OR 97232
105			CURRENT RESIDENT	2421 NE IRVING ST #112 2421 NE IRVING ST #113	PORTLAND OR 97232
107			CURRENT RESIDENT	2421 NE IRVING ST #113 2421 NE IRVING ST #114	PORTLAND OR 97232 PORTLAND OR 97232
107			CURRENT RESIDENT	2421 NE IRVING ST #114 2421 NE IRVING ST #115	PORTLAND OR 97232
100			CURRENT RESIDENT	2421 NE IRVING ST #115 2421 NE IRVING ST #116	PORTLAND OR 97232 PORTLAND OR 97232
110			CURRENT RESIDENT	2421 NE IRVING ST #110	PORTLAND OR 97232
111			CURRENT RESIDENT	2421 NE IRVING ST #12	PORTLAND OR 97232
112			CURRENT RESIDENT	2421 NE IRVING ST #14 2421 NE IRVING ST #15	PORTLAND OR 97232
112			CURRENT RESIDENT	2421 NE IRVING ST #15	PORTLAND OR 97232
114			CURRENT RESIDENT	2421 NE IRVING ST #10	PORTLAND OR 97232
115			CURRENT RESIDENT	2421 NE IRVING ST #201 2421 NE IRVING ST #202	PORTLAND OR 97232 PORTLAND OR 97232
116			CURRENT RESIDENT	2421 NE IRVING ST #202 2421 NE IRVING ST #203	PORTLAND OR 97232
117			CURRENT RESIDENT	2421 NE IRVING ST #203	PORTLAND OR 97232
110			CURRENT RESIDENT	2421 NE IRVING ST #204 2421 NE IRVING ST #205	PORTLAND OR 97232
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121			CURRENT RESIDENT	2421 NE IRVING ST #207 2421 NE IRVING ST #208	PORTLAND OR 97232 PORTLAND OR 97232
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123			CURRENT RESIDENT	2421 NE IRVING ST #209 2421 NE IRVING ST #210	PORTLAND OR 97232 PORTLAND OR 97232
124			CURRENT RESIDENT	2421 NE IRVING ST #210 2421 NE IRVING ST #211	PORTLAND OR 97232
125			CURRENT RESIDENT	2421 NE IRVING SI #211 2421 NE IRVING ST #212	PORTLAND OR 97232
126			CURRENT RESIDENT	2421 NE IRVING SI #212 2421 NE IRVING ST #213	PORTLAND OR 97232
127			CURRENT RESIDENT	2421 NE IRVING ST #215	PORTLAND OR 97232
128			CURRENT RESIDENT	2421 NE IRVING SI #214 2421 NE IRVING ST #215	PORTLAND OR 97232
129			CURRENT RESIDENT	2421 NE IRVING ST #215 2421 NE IRVING ST #216	PORTLAND OR 97232
130			CURRENT RESIDENT	2421 NE IRVING SI #210	PORTLAND OR 97232
131			CURRENT RESIDENT	2421 NE IRVING ST #B	PORTLAND OR 97232
132			CURRENT RESIDENT	2423 NE PACIFIC ST	PORTLAND OR 97232 PORTLAND OR 97232
133			CURRENT RESIDENT	2429 NE PACIFIC ST	PORTLAND OR 97232
134			CURRENT RESIDENT	2430 NE SANDY BLVD	PORTLAND OR 97232 PORTLAND OR 97232
135			CURRENT RESIDENT	2445 NE PACIFIC ST	PORTLAND OR 97232 PORTLAND OR 97232
136			CURRENT RESIDENT	2450 NE SANDY BLVD	PORTLAND OR 97232
137			CURRENT RESIDENT	2453 NE PACIFIC ST	PORTLAND OR 97232
138			CURRENT RESIDENT	2502 NE SANDY BLVD	PORTLAND OR 97232 PORTLAND OR 97232
139			CURRENT RESIDENT	2504 NE SANDY BLVD	PORTLAND OR 97232 PORTLAND OR 97232
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142			CURRENT RESIDENT	2506 NE SANDY BLVD	PORTLAND OR 97232
142			CURRENT RESIDENT	2530 NE OREGON ST	PORTLAND OR 97232 PORTLAND OR 97232
144			CURRENT RESIDENT	2535 NE SANDY BLVD	
145			CURRENT RESIDENT	2550 NE SANDY AVE	PORTLAND OR 97232
145			CURRENT RESIDENT	2627 NE SANDY BLVD	PORTLAND OR 97232
140			CURRENT RESIDENT	604 NE 24TH AVE	PORTLAND OR 97232

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147		<u> </u>		CURRENT RESIDENT	701 NE 24TH AVE	PORTLAND OR 97232
				CURRENT RESIDENT	715 NE LAWRENCE AVE	PORTLAND OR 97232
149				CURRENT RESIDENT	727 NE 24TH AVE	PORTLAND OR 97232
150				CURRENT RESIDENT	737 NE 25TH AVE	PORTLAND OR 97232
151				CURRENT RESIDENT	803 NE 25TH AVE	PORTLAND OR 97232
152				CURRENT RESIDENT	804 NE 23RD AVE	PORTLAND OR 97232
153				CURRENT RESIDENT	805 NE 24TH AVE	PORTLAND OR 97232
154				CURRENT RESIDENT	809 NE 24TH AVE	PORTLAND OR 97232
155				CURRENT RESIDENT	809 NE 25TH AVE	PORTLAND OR 97232
156				CURRENT RESIDENT	825 NE 25TH AVE	PORTLAND OR 97232
157				CURRENT RESIDENT	831 NE 24TH AVE	PORTLAND OR 97232
158				CURRENT RESIDENT	832 NE 23RD AVE	PORTLAND OR 97232
159				CURRENT RESIDENT	835 NE 24TH AVE	PORTLAND OR 97232
160				CURRENT RESIDENT	836 NE 23RD AVE	PORTLAND OR 97232
161				CURRENT RESIDENT	836 NE 24TH AVE	PORTLAND OR 97232
162				CURRENT RESIDENT	904 NE 23RD AVE	PORTLAND OR 97232
163				CURRENT RESIDENT	906 NE 24TH AVE	PORTLAND OR 97232
164				CURRENT RESIDENT	906 NE 24TH AVE #A	PORTLAND OR 97232
165				CURRENT RESIDENT	906 NE 24TH AVE #B	PORTLAND OR 97232
166				CURRENT RESIDENT	907 NE 25TH AVE	PORTLAND OR 97232
167				CURRENT RESIDENT	908 NE 23RD AVE	PORTLAND OR 97232
148 150 151 152 153 154 155 156 156 166 161 162 163 164 167 177 177 177 177 177 177 177 177 178 179 180 181 182 183 184 183 184 188 189 190				CURRENT RESIDENT	909 NE 24TH AVE	PORTLAND OR 97232
170				CURRENT RESIDENT CURRENT RESIDENT	915 NE 25TH AVE 918 NE 23RD AVE	PORTLAND OR 97232 PORTLAND OR 97232
171				CURRENT RESIDENT	918 NE 23RD AVE 919 NE 24TH AVE	PORTLAND OR 97232 PORTLAND OR 97232
172				CURRENT RESIDENT	922 NE 23RD AVE	PORTLAND OR 97232
172				CURRENT RESIDENT	923 NE 24TH AVE	PORTLAND OR 97232
174				CURRENT RESIDENT	924 NE 24TH AVE	PORTLAND OR 97232
175				CURRENT RESIDENT	925 NE 25TH AVE	PORTLAND OR 97232
176				CURRENT RESIDENT	929 NE 26TH AVE	PORTLAND OR 97232
177				CURRENT RESIDENT	932 NE 23RD AVE	PORTLAND OR 97232
178				CURRENT RESIDENT	935 NE 24TH AVE	PORTLAND OR 97232
179				CURRENT RESIDENT	936 NE 23RD AVE	PORTLAND OR 97232
180				CURRENT RESIDENT	2608 NE SANDY BLVD	PORTLAND OR 97232
181				CURRENT RESIDENT	2616 NE SANDY BLVD	PORTLAND OR 97232
182				CURRENT RESIDENT	2626 NE SANDY BLVD	PORTLAND OR 97232
183				CURRENT RESIDENT	2630 NE SANDY BLVD	PORTLAND OR 97232
184				CURRENT RESIDENT	2636 NE SANDY BLVD	PORTLAND OR 97232
185				CURRENT RESIDENT	2636 NE SANDY BLVD #F	PORTLAND OR 97232
186				CURRENT RESIDENT	2642 NE SANDY BLVD	PORTLAND OR 97232
187				CURRENT RESIDENT	711 NE RANDALL AVE	PORTLAND OR 97232
188				CURRENT RESIDENT	711 NE RANDALL AVE #201	PORTLAND OR 97232
189				CURRENT RESIDENT	711 NE RANDALL AVE #204	PORTLAND OR 97232
190				CURRENT RESIDENT CURRENT RESIDENT	711 NE RANDALL AVE #205 711 NE RANDALL AVE #206	PORTLAND OR 97232 PORTLAND OR 97232
192				CURRENT RESIDENT CURRENT RESIDENT	711 NE RANDALL AVE #206 711 NE RANDALL AVE #301	PORTLAND OR 97232 PORTLAND OR 97232
193				CURRENT RESIDENT CURRENT RESIDENT	711 NE RANDALL AVE #301 711 NE RANDALL AVE #306	PORTLAND OR 97232 PORTLAND OR 97232
	TURN SERVICE REQUESTED		OWNER	SP JADE II LLC	701 5TH AVE #5700	SEATTLE WA 98104-7014
195 RE	TURN SERVICE REQUESTED	APPLICANT/ARCHITECT	ANKROM MOSIAM ARCHITECTS	JONES JASON & SOWIEJA DON	38 NW DAVIS ST #300	PORTLAND OR 97209
	TURN SERVICE REQUESTED	PARTY OF INTEREST	LANGO HANSEN	SHEIE KATHERINE	1100 NE GLISAN ST #36	PORTLAND OR 97209
	TURN SERVICE REQUESTED	PARTY OF INTEREST	LANGO HANSEN LANDSCAPE ARCHITECTS	LANGO KURT	1100 NW GLISAN ST #3B	PORTLAND OR 97209
	TURN SERVICE REQUESTED	PWP ENGINEER	VEGA CIVIL ENGINEERING LLC	WILLIAMSON MARTHA	1300 SE STARK ST #207	PORTLAND OR 97214
	TURN SERVICE REQUESTED	PARTY OF INTEREST	ANKROM MOSIAM ARCHITECTS	RUBENSTEIN NINA & PALAU ROBERTO	38 NW DAVIS ST #300	PORTLAND OR 97209
	TURN SERVICE REQUESTED	PARTY OF INTEREST	SECURITY PROPERTIES	ZAHN SARAH & MARASCO JOHN	701 FIFTH AVE #5700	SEATTLE WA 98104-7014
	TURN SERVICE REQUESTED	PARTY OF INTEREST	SECURITY PROPERTIES MULTIFAMILY	DEVELOPMENT CO ATTN BAUM GUS	701 5TH AVE #5700	SEATTLE WA 98104-7014
202 RE	TURN SERVICE REQUESTED		KERNS NEIGHBORHOOD ASSOCIATION	HARRIS JAY	3439 NE SANDY BLVD #627	PORTLAND OR 97232
203 RE	TURN SERVICE REQUESTED		LAND USE CONTACT	SE UPLIFT NEIGHBORHOOD PROGRAM	3534 SE MAIN ST	PORTLAND OR 97214
204 RE	TURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	1600 SW FOURTH AVE #109	PORTLAND OR 97201
205 RE	TURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
206				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
207					DAWN KRANTZ	B299/R5000

Design Advice Request

PEPSI BLOCKS - Building B

CASE FILE	EA 23-075072 DA			
WHEN	Thursday October 19, 2023 @ 1:30 PM (This is the hearing start time - see Commission agenda for estimated project start time)			
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission			
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at Hillary.Adam@portlandoregon.gov			
REVIEW BY	Design Commission			
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review			
PROPOSAL	Proposal for an 8-story residential building with approximately 173,000sf of floor area with two levels of below grade parking. The proposal includes some deviations from the approved Planned Development including relocation of the garage entry to the southeast corner, introduction of residential units at the west and north ground levels, the elimination of ground level retail, and an increase in floor area exceeding 5% of previously approved maximum. Two Type B loading spaces are proposed in the woonerf on NE Pacific Street. No modifications or adjustments are currently identified.			
REVIEW APPROVAL CRITERIA	Community Design Guidelines			
SITE ADDRESS	Northeast Corner of NE 25 th Avenue and NE Oregon Street			
ZONING/ DESIGNATION	CM3d – Commercial Mixed Use 3 with Design overlay			
APPLICANT(S)	Jason Jones, Ankrom Moisan Architects OWNER(S) SP Jade II LLC			
QUESTIONS? BDS CONTACT	Hillary Adam, City Planner (503) 823-8953 / Hillary.Adam@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201			

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ Письменныйили устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письменныйили устный перевод | Таducere sau Interpretare







www.PortlandOregon.gov/bds/translated

Relay Service: 711





City of Portland, Oregon Bureau of Development Services Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner Rebecca Esau, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868 www.portland.gov/bds

DESIGN ADVICE REQUEST PROCESS OVERVIEW

Purpose

Design Advice Requests (DARs) are a form of early assistance intended to provide a public forum for the preliminary discussion and exchange of information between the applicant, BDS staff, the public, and the representative Commission. The feedback that results from a DAR is advisory and preliminary in nature. The DAR is not a land use review and decisions are not made in the DAR process.

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use review. In some cases, a DAR may be required by a provision of the Zoning Code. These requests do not substitute for required prescribed regulatory or legislative processes.

Public Participation

The public meeting with the Commission will provide an opportunity for parties to submit oral and written comment. The Commission relies on Portlanders to bring their perspective on their community. Portland has a strong design legacy that continues through this process. The public's early input on significant projects helps to make sure we get this right. Continued participation through the land use review is necessary for public comments to be part of the land use review record.

Meeting Order

The order of appearance for those attending the meeting is as follows:

- BDS Staff Introduction
- Applicant Presentation
- City Staff Discussion Topics
- Public Comments
- Commission and Applicant Discussion

Guiding Criteria

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in the subsequent land use review. All feedback should relate to the concept's response to the Guidelines. Copies of the Design Guidelines are available online at portlandoregon.gov/designguidelines.

Outside DAR Scope

The Commissions only have the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. Here other resources for questions on issues that the Commissions cannot address:

Bureau of Planning and Sustainability (BPS)

503-823-7700 | portlandoregon.gov/bps

Bureau of Transportation (PBOT) | 503-823-5185 | portlandoregon.gov/transportation

Office of Community & Civic Life

503-823-4519 | portlandoregon.gov/civic

- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning
- Zoning Allowances
- On-Street Parking
- Construction Impacts on Streets & Sidewalks
- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation

Architectural Concept _ Renderings



Pepsi B
SECURITY PROPERTIES

Ankrom Moisan Architects, inc

ECTURAL CONCEPT

EA 23-035137 DAR
AUGUST 9, 2023

EA 23-075072 DA

SITE PLAN



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc. EA 23-035137 DAR AUGUST 9 , 2023 EA 23-075072 DA

Observing or Testifying at the Portland Design Commission, Historic Landmarks Commission, or Adjustment Committee Webinar Hearings

Thank you for your interest in attending a land use public hearing. All hearings are currently held virtually, via Zoom. The information below will help you get connected.

***If you do not have access to the internet from a home computer or mobile phone, please see the end of this document for instructions on how to participate from a City building at 1900 SW 4th Avenue in downtown Portland.

Preparing for the Hearing:

- 1. To access the Zoom Webinar, please go to the online hearing Agenda, and click the link under the hearing date you are interested in participating: https://www.portlandoregon.gov/bds/42441
- 2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
 - Please also provide comments to the planner assigned in advance of the hearing.

Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:

- 1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
 - The Webinar Link is posted to the Online Agenda typically one week prior to the hearing date.
- 2. Once you register you will receive an email notification of how to log-in or access the Webinar.
- 3. You can enter the Webinar no sooner than ten minutes before the start of the hearing.
- 4. You will be held in the Zoom waiting room until the Webinar begins. (Please note each individual agenda item has an <u>estimated</u> start time.)
- 5. If using a smartphone or tablet, download the Zoom app for easy entry into the Webinar.

Public participation in the Hearing:

- 1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
- 2. You can provide public comment in this Webinar in several ways:
 - If during registration you indicated you would like to testify, we will put your name in order of request. Once in the hearing, testifiers will be renamed "Testifier 1 (Your Name)"
 - Members of the public will be automatically muted except for when they are called by the Hearings
 Clerk for their public comment. During the Webinar, the Hearings Clerk will promote participants
 to "Panelists" in the order of Webinar Registrations received. When it is your turn to provide
 testimony, please accept the Clerk's invitation to be promoted to Panelist.
 - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
 - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
 - If you will be participating by call-in, raise your hand by pressing *9 the Webinar host will see this notification.
 - When you are moved to Panelist position for your testimony, your name will be announced by the Chair or Hearings Clerk. Please be prepared to provide testimony.
 - Each testifier is allotted 2 minutes of testimony unless the Chair grants additional time.
 - Please manage your time when testifying. As a courtesy to other testifiers and our volunteer Commissions, please do not attempt to exceed the allotted amount of time.
- 3. We will enable screen sharing of presentations only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.
- 4. Testifiers who engage in inappropriate behavior or language will be promptly removed from the hearing.

Follow-up:

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: https://efiles.portlandoregon.gov/Search.

If you do not have access to the internet from a home computer or mobile phone, we can provide accommodations for you to view a live video display of the hearing from 1900 SW 4th Avenue in downtown Portland. This option for participation requires you to travel to a City building where we will provide a computer for viewing the hearing. City staff will not be present at this viewing location. If you require such accommodation, please contact the BDS Hearings Clerk at 503-865-6525 before 8 AM on the day of the hearing.





City of Portland, Oregon Bureau of Development Services Land Use Services

FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner Rebecca Esau, Director Phone: (503) 823-7300 TTY: 711 www.portland.gov/bds

Date: September 25, 2023

To: JASON JONES, ANKROM MOISAN ARCHITECTS

From: Hillary Adam, Land Use Services, Hillary.Adam@portlandoregon.gov

RE: Design Advice Request posting for EA 23-075072 DA

Dear JASON JONES, ANKROM MOISAN ARCHITECTS:

I have received your application for a Design Advice Request (DA) at the northeast corner of NE 25th Avenue and NE Oregon Street. Your case number is given above. The first meeting with the Design Commission is scheduled for **October 19, 2023**. I am the planner handling your case and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These signs must be placed within 10 feet of the street frontage line and must be visible to pedestrians and motorists. You may <u>not</u> post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for October 19, 2023 you must post the notice by September 29, 2023, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by October 5, 2023, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice

Statement Certifying Posting

Additional Instructions for Posting Notice Signs

cc: Application Case File

Design Advice Request

PEPSI BLOCKS - Building B

CASE FILE	EA 23-075072 DA			
WHEN	Thursday October 19, 2023 @ 1:30 PM (This is the hearing start time - see Commission agenda for estimated project start time)			
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission			
HOW	TO COMMENT: Follow instructions on the Design Commission agenda or email the planner at Hillary.Adam@portlandoregon.gov			
REVIEW BY	Design Commission			
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review			
PROPOSAL	Proposal for an 8-story residential building with approximately 173,000sf of floor area with two levels of below grade parking. The proposal includes some deviations from the approved Planned Development including relocation of the garage entry to the southeast corner, introduction of residential units at the west and north ground levels, the elimination of ground level retail, and an increase in floor area exceeding 5% of previously approved maximum. Two Type B loading spaces are proposed in the woonerf on NE Pacific Street. No modifications or adjustments are currently identified.			
REVIEW APPROVAL CRITERIA	Community Design Guidelines			
SITE ADDRESS	Northeast Corner of NE 25 th Avenue and NE Oregon Street			
ZONING/ DESIGNATION	CM3d – Commercial Mixed Use 3 with Design overlay			
APPLICANT(S)	Jason Jones, Ankrom Moisan Architects OWNER(S) Gus Baum, Security Properties			
QUESTIONS? BDS CONTACT	Hillary Adam, City Planner (503) 823-8953 / Hillary.Adam@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201			

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ Письменныйили устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письменныйили устный перевод | Тисьмовий або усний переклад





503-823-7300 BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868 Relay Service: 711



1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185 Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation Mingus Mapps Commissioner Millicent Williams Director

PBOT – Development Review Design Advice Request (DAR) Response

Date: October 13, 2023

To: Jason Jones, ANKROM MOISAN ARCHITECTS

503-952-1506, jasonj@ankrommoisan.com

From: Michael Pina, PBOT Development Review

503-823-4249, michael.pina@portlandoregon.gov

Case File: EA 23-075072 Location: NE 25TH AVE

R#: R699248

Proposal: DZ HEARING - Proposal for an 8-story residential building with approximately

173,000sf of floor area with two levels of below grade parking. The proposal includes some deviations from the approved Planned Development including relocation of the garage entry to the southeast corner, introduction of residential units at the west and north ground levels, the elimination of ground level retail, and an increase in floor area exceeding 5% of previously approved maximum. Two Type B loading spaces are proposed in the woonerf on NE Pacific Street. No modifications or adjustments are

currently identified.

The following comments are in response to the applicant's Design Advice Request (DAR), submitted October 12, 2023.

KEY ISSUES

Driveway Design Exception (DDE): As noted in Early Assistance (EA) meeting 23-035137 PC, the project requires approval of a DDE for A Queuing and Operational Analysis prepared by a professional traffic consultant is required for any access control mechanism proposed across a driveway that provides access to 100 or more parking spaces. Given that the proposed parking garage entry is proposed to share the same driveway with Building A, the analysis will need to be prepared by a Oregon licensed traffic engineer, reviewed through a DDE. The DDE is required to be approved prior to PBOT supporting the land-use case. City records indicate that a DDE has yet to be applied for. This item remains outstanding.

Utility Plan: PBOT could not locate a utility plan with the applicant's submittals. As referenced in the EA, any electrical transformer is to be located on-site and not within the public Right-of-Way (ROW). Please submit a utility plan indicating an on-site location of the electrical transformer. This item remains outstanding.

Vegetation in ROW: Any proposed planters or in-ground plantings shall comply with Section C.18 for moveable planter boxes and/or Section C.5 for in-ground plantings of PBOT's Encroachment Policy, which are to be low-growing, walkable landscaping at a maximum height of 6-inches at full maturity, installed and maintained by the abutting property owner in a way that does not impede, cause damage, or create an unsafe condition into the pedestrian through zone. Any proposed taller in-ground plantings shall first obtain an Encroachment permit.

Loading Space: The applicant showed the required loading space within the privately-owned woonerf. This is acceptable by PBOT.



1900 SW 4th Ave. Ste 5000, Portland, OR 97201 Tel: 503-823-TREE (8733) Fax: 503-823-4493 email: trees@portlandoregon.gov

web: portlandoregon.gov/trees

Urban Forestry Early Assistance Response

Date: October 23, 2023 From: Dan Gleason

503-823-1691, Daniel.Gleason@portlandoregon.gov

Case File: EA 23-075072 Location: NE 25TH AVE

Proposal: DZ HEARING - Proposal for an 8-story residential building with approximately 173,000sf of floor area with two levels of below grade parking. The proposal includes some deviations from the approved Planned Development including relocation of the garage entry to the southeast corner, introduction of residential units at the west and north ground levels, the elimination of ground level retail, and an increase in floor area exceeding 5% of previously approved maximum. Two Type B loading spaces are proposed in the woonerf on NE Pacific Street. No modifications or adjustments are currently identified.

Portland Parks, Urban Forestry staff has reviewed the Early Assistance materials to identify potential issues and requirements in accordance with Title 11, Trees. This response identifies potential issues and/or impacts on existing street and heritage trees, and trees on city-owned or managed sites, if applicable. Trees on private property are subject to development standards from the Bureau of Development Services. See planner requirements for private property trees.

Please note that there may be other applicable tree requirements in Title 33 Planning & Zoning.

A. Response Summary

The development will be subject to Urban Forestry standards and requirements during the permit review process as detailed below.

B. Tree Plan (11.50.060)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. A tree plan was not submitted with the EA application, but additional tree information is required. The plan must include the following information for street trees:

- a. The size and location of street trees adjacent to the subject property.
- b. Trees proposed to be preserved including tree protection specifications in accordance with 11.60.030.
- c. Tree(s) proposed for removal.
- d. Tree planting plan (tree species and location(s)).

C. Street Trees

- 1. Existing Street Conditions
 - a. Both frontages do not have any existing street trees and are not configured for new street trees to be planted without dedication and frontage improvements.



2. *Street Tree Planting* (11.50.060.C)

The applicant has not provided a conceptual street tree planting plan. One street tree must be planted or retained for each full increment of 25 linear feet (11.50.060.C.1). Street trees must be planted at a minimum 2.5 caliper inches. Trees will be required to be planted through a public works permit.

Street tree planting may be exempt under 11.50.060.B when existing above or below grade utilities prevent planting street trees or when the existing planting strip is less than 3-feet wide.

Due to the existing condition of the right-of-way, street trees may not be required unless PBOT requires frontage improvements.

D. Heritage Trees

1. *Heritage Trees* (11.20.060):

There is not a heritage tree located on or adjacent to the site that is on the City of Portland's Heritage Tree list.



1900 SW 4th Ave. Ste 5000, Portland, OR 97201 Tel: 503-823-TREE (8733) Fax: 503-823-4493 email: trees@portlandoregon.gov web: portlandoregon.gov/trees

URBAN FORESTRY TREE REQUIREMENTS Early Assistance and Land Use Review

Portland Parks & Recreation Urban Forestry staff review Early Assistance and Land Use Review materials to identify potential issues and requirements in accordance with Title 11, Trees and Title 33, Zoning Code. The purpose of these reviews is to identify potential issues and/or impacts on existing street trees, heritage trees, and trees on City-owned or managed sites (if applicable), as well as to provide adequate areas for future street tree planting on existing and proposed public streets. Trees on private property are subject to development standards from the Bureau of Development Services. See planning requirements for private property trees or call the Zoning Hotline at 503-823-7526.

Tree Plan Submittal Requirements (11.50.070)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The tree plan information may be combined with other relevant plan sheets. The tree plan submittal shall include the following information:

existing improvements;
proposed alterations;
existing street trees ≥ 3" DBH including size and location;
existing on-site trees ≥ 6" DBH within 15' of the limits of disturbance;
trees proposed for removal;
tree planting proposal, including tree size, species and location; and
trees to be retained and proposed tree protection measures meeting the specification in
Chapter 11.60.

Any changes to an approved Tree Plan, including amending tree species must be approved by the City Forester. Please note that the City Forester may not approve revised tree planting plans based on the lack of species availability. To facilitate species availability, it is recommended that tree procurement occur approximately 6 months prior to installation.

<u>Tree Mitigation (11.50.040.C.2)</u>

Healthy street trees \geq 6" DBH that are approved for removal shall be replanted with two trees <u>in addition</u> to trees required to be planted to meet Street Tree Planting Standards, below. When street improvements are to partially or fully unimproved streets, healthy street trees \geq 12" DBH approved for removal shall be replanted with two trees, with trees planted to meet Street Tree Planting Standards credited towards meeting this requirement. Tree replacement for trees removed shall occur in the street planter strip, on site, or in the same watershed either by planting or by paying a fee in lieu of planting in accordance with table 60-1, below.

On City-owned or managed sites, healthy, non-nuisance trees ≥ 6" DBH that are approved for removal shall be replanted per the Administrative Rule for tree replacement standards, below:



Tree Replacement for Development on City Owned or Managed Sites

Size of tree to be removed (inches in diameter)	Number of trees to be planted	
6 and up to 12	Up to 2	
More than 12 and up to 20	Up to 3	
More than 20 and up to 25	Up to 5	
More than 25	Up to 6	

Street Tree Planting Standards (11.50.050)

One street tree shall be planted or retained for each full increment of 25 linear feet per side of street frontage. Planting is exempt when <u>existing</u> above or below grade utilities prevent planting of street trees, or if the existing design of the street will not accommodate street tree planting because the planting strip is less than 3 feet wide, there is not a planting strip, or there is insufficient space to add tree wells. Trees planted to meet street tree planting standards are credited toward mitigation requirements when street improvements are to partially or fully unimproved streets. When the required number of trees cannot be planted, a fee in lieu of planting will be required, in accordance with Table 60-1, below.

Table 60-1 Broadleaf Tree Size Requirements

Development	Tree Size		
Type	On Site	Street	
One and Two Family Residential	1.5"	1.5"	
Multi Dwelling Residential	1.5"	2"	
All others	1.5"	2.5"	

Tree Planting Specifications

If there are fewer than 8 required trees, they may all be the same species. If there are between 8 and 24 required trees, no more than 40 percent can be of one species. If there are more than 24 required trees, no more than 24 percent can be of one species. Street tree species shall conform to the appropriate "City of Portland Approved Street Tree Planting List." The City Forester may approve or require an alternate or unlisted species.

All required street trees shall be planted in-ground following Standard Drawing Number P-581 "Typical Street Tree installation," except when in raised planters that are used to meet Bureau of Environmental Services storm water management requirements. Please include the Standard Drawing Number P-581 as part of the Public Works permit application. Plant materials shall be installed to current nursery industry standards and proper arboricultural practices [American National



Standards Institute, ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Planting and Transplanting) 2012, Tree Care Industry Association, Inc. Londonderry, NH]. Plant materials shall be properly supported to ensure survival.

All trees required or approved to be planted by Title 11 shall be planted or payment in lieu of planting made prior to the expiration of the permit or City's final acceptance of the project, as applicable. However, it is encouraged that planting occur during the wet months or as per City Forester recommendations. Street tree planting may be deferred between May 1 and September 30 upon filing a performance guarantee as provided in Section 11.10.060 or other assurance deemed acceptable by the City Forester or BDS Director as applicable.

<u>Tree Protection Specifications (11.60.030)</u>

Trees to be retained shall be protected in accordance with Title 11 Trees, Protection Specifications (11.60.030.C). Tree protection shall be shown on the tree plan and include the distance from the trunk of the tree to the fence. A standard root protection zone is established as follows; a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter. Protection fencing shall be a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts established at the edge of the root protection zone and permissible encroachment area.

Pepsi Blocks - Building B

Margaret Adams <margaretlouiseadams@gmail.com>

Mon 10/9/2023 8:14 PM
To:Adam, Hillary <Hillary.Adam@portlandoregon.gov>
Hello Hillary,

I just wanted to send a comment in regards to Pepsi Blocks Building B, as a neighbor across the street from the old Pepsi building. I was disappointed to read that ground level retail was being removed from the plans. I think a key to keeping this neighborhood vibrant is a mix of residential and business space. This neighborhood is already very dense with residents and lots of apartment buildings. If we are able to do our shopping and dining close by, there is less of a need for cars and parking etc etc. I was very excited when the plans were initially introduced with the hope of new retail shops close by.

Thank you for your consideration.

Margaret Adams 711 NE Randall Ave Unit 305 Portland, OR, 97232



City of Portland, Oregon - Bureau of Development Services



1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds

Early	Assistance Application	File Number:	File Number:		
FOR II	NTAKE, STAFF USE ONLY	Appt Date/Time:			
Date Re	ecby	—⊩ Qtr Sec Map(s)	Zoning		
LU Revi	iews Expected		Plan District		
Related	cases		Historic and/or Design District		
Υ	N Unincorporated MC				
Y N Potential Landslide Hazard Area (LD & PD only)		l, () ∥	District Coalition		
Υ	N 100-year Flood Plain				
Υ	N DOGAMI (high)	Neighborhood within 4	Neighborhood within 400/1000 ft		
Site Address	s		Site Size/Area		
Site Address	s		Site Size/Area		
Property ID	(s) RR	R	R		
Short Proneeded.	oject Description: do not leave blank or direct to "see	e attached". Attach additional sh	eets for a more detailed description, if		
	Historic Review (New development: give project value Early Assistance Type and check boxes for desired meet		alteration value) \$		
Farly As	ssistance Type	City Reviewers	On-line MS Teams No meeting,		

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided	No meeting, written notes provided
☐ Pre-application Conference Only required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed		
☐ Design Advice Request Public Zoom meeting with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
☐ Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks		
☐ Zoning Only	BDS Land Use Services		
☐ Pre-Permit Zoning Plan Check ☐ 1-2 housing units ☐ all other development	BDS Land Use Services		
Public Works Inquiry for 1-2 housing units Only for 1-2 unit projects that do not require a land use review, land division or property line adjustment	Transportation, Environmental Services, Water		

Applicant Information Include a separate sheet for additional names if needed. PRIMARY CONTACT, check all that apply □ Applicant □ Owner □ Other Invite to MS Teams Meeting?: ☐ Yes ☐ No _____Company____ Mailing Address _____ State Zip Code Day Phone ☐ Owner Check all that apply □ Applicant Other Invite to MS Teams Meeting?: ☐ Yes ☐ No _____Company_____ Name Mailing Address State Zip Code Day Phone Check all that apply ☐ Applicant ☐ Owner Other Invite to MS Teams Meeting?: ☐ Yes ☐ No Company Mailing Address State Zip Code Day Phone_____email____ Please submit the following materials to LandUseIntake@portlandoregon.gov: ☐ Written project description, including proposed stormwater disposal system and additional property IDs if not included above. ☐ List of questions to be discussed. □ Site plans drawn to a measurable scale, with scale and scale bar identified and building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified. ☐ If the site is in a design overlay and you're planning to meet design standards, completed scorecards are required. Scorecards are available at https://www.portland.gov/bds/land-use-review-fees-and-types/design-standards.

Note:

- 1. See the Land Use Services fee schedule for detailed fee information: www.portland.gov/bds/current-fee-schedules.
- 2. Public notice (email and internet posting) is provided for Pre-application conferences and Design Advice Requests.
- 3. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
- 4. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
- 5. Estimates for System Development Charges (SDCs) are not provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
- 6. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner by scheduling a 15-minute appointment or a Life Safety Preliminary Meeting (www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet).





City of Portland, Oregon Bureau of Development Services

Land Use Services

FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner Rebecca Esau, Director Phone: (503) 823-7300 TTY: 711 www.portland.gov/bds

Design Advice Request

DISCUSSION MEMO

Date: October 12, 2023

To: Portland Design Commission

From: Hillary Adam, Design & Historic Review Team

503-823-8953 | hillary.adam@portlandoregon.gov

Re: EA 23-075072 DA – Pepsi Blocks, Building B

Design Advice Request Memo - October 19, 2023

This memo is regarding the upcoming DAR on October 19, 2023 for Pepsi Blocks, Building B. The following supporting documents are available as follows:

- Drawings accessed here https://efiles.portlandoregon.gov/record/16343891. Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix and other documents (attached)

I. PROGRAM OVERVIEW

The proposal is for an 8-story residential building with approximately 173,000sf of floor area with two levels of below grade parking. The proposal includes some deviations from the approved Planned Development including relocation of the garage entry to the southeast corner, introduction of residential units at the west and north ground levels, the elimination of ground level retail, and an increase in floor area of 4.8% of previously approved maximum. Two Type B loading spaces are proposed in the woonerf on NE Pacific Street. No modifications or adjustments have been identified.

II. DEVELOPMENT TEAM BIO

Architect Jason Jones | Ankrom Moisan Architects

Owner's Representative Gus Baum | Security Properties

Project Valuation \$45 million

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: Community Design Guidelines (see attached matrix)

IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on October 19, 2023:

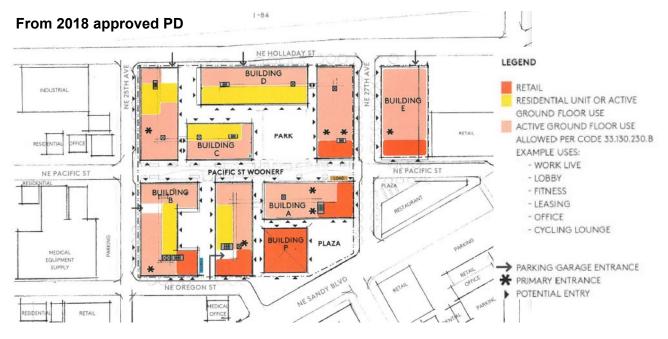
(cont.)

CONTEXT

- 1. **Policy**. The following summarizes key policy context as it applies to the subject site.
 - a. **2018 Pepsi Blocks Planned Development.** In 2018, LU 18-248691 PDBM approved a framework of development for this site and the surrounding area between NE Sandy, NE Oregon, NE 25th, NE Holladay, and NE 27th, with one half-block across NE 27th. The Planned Development (PD) established certain development standards and design characteristics for buildings, open spaces, and streets with the PD boundary. This included minimum and maximum allowed floor area and heights for each block within the PD, and the ability to exceed those maximums through certain processes when exceeding 5%. The current proposal exceeds the maximum floor area (161,710sf) established for Block B by 4.8% (169,585sf), which does not require additional land use process.
 - b. **Development Standards Base Zone (CM3).** Standards established in the PD supersede base zone standards; however, where silent in the PD, the base zone standards apply.
 - c. **Streets TSP Designations.** All streets are local service, and thus there is no established hierarchy of streets around this block. However, NE Pacific Street to the north is a private street, designed as a woonerf to prioritize pedestrian and bicycle safety by discouraging through traffic.
- 2. Natural. There are no natural features on the site. However, a portion of the site at the northeast corner is to be designed as a publicly accessible play area/pocket park. The design and development of this park were required by the PD to be in conjunction with the design and development of Block B. The design framework for Pacific Park, as established in the 2018 PD, is outlined under Public Realm, below.
- 3. Built. Design and development of Block A, which includes the pavilion at Sandy Boulevard was approved in 2019 and is currently under construction. Images of these buildings are included in the packet. Other built context around the site includes a surface parking lot to the south servicing a one-story brick and fiber cement panel medical office building, a one-story concrete Moderne building to the southwest housing an automotive equipment supply office, a surface parking lot to the west servicing a one-story concrete office warehouse building and 4-story concrete block and lap fiber cement medical manufacturing facility, and a 3-story shingled mixed-use building to the northwest.

PUBLIC REALM

1. **Ground Level Uses.** The 2018 PD envisioned ground level residential at the interior courtyard (only) with more active uses such as work/live, lobby, fitness, leasing, office, or cycling lounge on the frontages on NE 25th, NE Pacific, and retail at the southeast corner. Additionally, the below-grade parking entrance was, at that time, shown to be accessed from NE 25th. The current proposal shows the garage entrance to now be located at the southeast corner, utilizing the vehicle area already approved and under construction for the building to the east. The remaining area is now shown to be a co-working amenity area instead of retail. The areas previously shown to be designated as active use areas are now mostly shown to be residential units with stoops accessed from the adjacent sidewalk. Therefore, the proposed plan deviates from the approved PD Active Ground Floor Plan, which is presented on the following page.



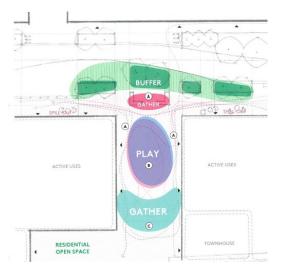
No Planned Development amendment is required for the proposed changes to the ground floor uses, but the building program/design are still subject to Design Review. With regard to the proposed residential units occupying nearly 60% of the ground level floor area, including the outward-facing frontages of NE 25th and NE Pacific, staff notes that the 2019 approved design for Block A to the east matches what was envisioned in the approved 2018 PD, thus having been the first development approved within the PD area, established a certain expectation for adherence to the PD as well as design quality for the area.

Townhouses on Block A are limited to the yellow area above the garage entry (in the diagram above) with work/live spaces along Pacific and facing the pavilion (Building P on the above plan). Notably, the townhouses on Block A were designed at 20'+ tall and include elevated stoops that are about 6' deep by about 16' wide with a 3' deep planter in front of the stoop for privacy. The current proposal shows 20' tall townhouse units with elevated stoops about 5' deep by about 5' wide with no landscape buffer between the stoop and the sidewalk. Staff believes that townhouses at the ground level frontages could be a successful alternative to work/live provided the stoops are further recessed into the site so that a landscape buffer, and therefore additional privacy, could be provided at these transitional areas. It has not yet been demonstrated that the proposed design would be activated by the residents, though there does appear to be enough space for small outdoor furnishings.

With the understanding that 2018 was a very different time than today, staff believes that residential amenity space could be acceptable at the southeast corner provided it was designed to be convertible and accessible from the exterior in the future. While the depth of this space has not been provided, certain retail establishments could someday thrive in a unique linear space such as that shown. The relocation of the garage entry to the alreadyestablished vehicle area accessed from NE Oregon allows the NE 25th Avenue frontage to be strengthened through a repetition of similarly designed spaces, uninterrupted by a large vehicular entry. PBOT has indicated support for the relocated garage entry.

- 2. **Pacific Park.** The design framework established by the 2018 PD for Pacific Park and the partiplan from the approved PD are below:
 - a. Create a smaller, more intimate pocket park, away from the noise of Sandy Boulevard, with some of the family focused amenities of the Park.

- b. Create an environment that is safe day and night: encourage "eyes on the street" from adjacent ground floor uses; do not create visual barriers, provide pedestrian level lighting.
- c. Create a multi-generational space that considers the needs of residents of all ages.
- d. Continue paving treatment from pedestrian spaces of woonerf to create a seamless flow of spaces. Keep the spaces on the same general elevation as the woonerf.
- e. Provide a minimum 5' width at building frontages to accommodate active edges. Allow for site furnishings, street signage, movable carts, furnishings and short-term bike parking.
- f. Create a gradient of spaces, to semi-private. Use the edge to the residential open space as a place for more landscape buffer.
- g. For "A" Gather (Public):
 - i. Provide generous circulation space near entrances, with benches or other seating, to allow people to linger and gather in small groups.
 - ii. Locate smaller gathering spaces to encourage pedestrian flow into the central park space.
- h. For "B" Play:
 - i. Create a unique and safe play area that is welcoming to the neighborhood.
- i. For "C" Gather (Semi-Public):
 - Provide landscaped open space that creates a visual screen to residential space beyond, but also allows for small gatherings, incorporate pockets for trees with adequate soil depth.
 - ii. Design to accommodate movable furnishings.



The proposed park design shows a general adherence to the 2018 parti diagram though it is not entirely clear if there is a gathering space at the north end (area A) with benches as is suggested by "g.i" above or if movable furnishings can be accommodated in area "C" as is suggested by "i.ii". Staff notes that the parti diagram and the design framework for Pacific Park are a framework and not objective criteria.

QUALITY & PERMANENCE

- 1. **Exterior materials**. The 2018 PD established the following architectural principles for the site:
 - a. Predominantly simple singular forms
 - b. Predominantly singular in materiality
 - c. Stucco/cementitious, brick, metal
 - d. Wood as accent
 - e. Predominantly punched windows in solid body
 - f. Glazed, punched, or operable at base
 - g. Predominantly additive decks & elements
 - h. Pavilion is the folly.

The proposal appears to both meet and not meet these architectural principles. <u>Generally, the building features a relatively simple form in that it is an articulated C-shaped box with alternating columns of recessed balconies and punched and operable windows.</u> At the southwest corner, where both the ground level entry and 8th floor amenity room are located, this pattern changes to a brick frame element surrounding storefront at the double-height lower two levels and at the upper two levels around a 7th floor residential unit and the 8th floor amenity, with metal panel and punched windows at levels 3-6. A similar brick frame element appears at the northwest corner around residential units. The frame element could be a successful way of marking the entry and common area corners, however, it is less successful at the northwest corner and at the 7th level.

The brick frames logically extend to the ground where most of the exterior cladding is wood in a two-story expression at the townhouses and one-story at the south façade co-working space with some concrete at the base and southeast corner. Notably, it also appears that wood is proposed across the eastern interior courtyard façade at all levels. The introduction of brick as a framing element in only some areas deviates from the first design principle and the proposed application of materials appears to deviate from the second and fourth design principles.

2. Coherency. The proposed design is relatively coherent in that the basic form is a C-shaped box with regularized openings and alternating columns of balconies at the upper levels. However, the brick frame element is less coherent in its deployment at two distinctly different corners and in its capture of private residential space as well as communal space. The use of wood at the first two levels and particularly at the townhouse units is coherent and appears to be relatively well protected beneath upper-level overhangs; however, the use of wood at all 8 levels of the eastern courtyard façade leaves the wood susceptible to water damage and results in an incoherent expression. The use of light color metal panel as a grounding element across the majority of the facades is coherent and helps tie the overall expression together, however this material should be used at the eastern courtyard wall as well.



CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Portland, Oregon 97201, www.portlandoregon.gov/bds



COMMUNITY DESIGN GUIDELINES (1998) DATE: October 19, 2023	PROJECT NAME: Pepsi Blocks Bldg B PROJECT ARCHITECT: Jason Jones, Ankrom Moisan Architects		CASE NUMBER: EA 23-075072 DA PROJECT VALUE \$45 million	
CONTEXT	STAFF		COMMISSION	
P1: Community Plan Area Character. Enhance sense of place & identity by incorporating features that respond to area's desired characteristics and traditions	+/-	Slight deviation from approved Planned Development (PD) with residential at the ground level; no retail.	+/-	Comments
P2: Historic and Conservation Districts. Enhance identity of historic and conservation districts, using features that reinforce area's significance		N/A		
P3: Gateways. Develop/strengthen transitional role of gateways adopted in community plan		N/A		
D7: Blending into the Neighborhood. Incorporate elements of nearby quality buildings such as building details		Materials selected are somewhat appropriate for neighborhood, with some refinement of their application needed.		
PUBLIC REALM	STAFF		COMMISSION	
	+/-	Comments	+/-	Comments
E1: Pedestrian Networks. Create a safe and connected sidewalk network for pedestrians		Garage entrance located near neighboring vehicle entry at SE corner, thus NE 25th will be an uninterrupted pedestrian-friendly street. This location for the garage entry does include a sidewalk across the entry to connect pedestrians from NE Oregon to the pocket park area south of NE Pacific.		
E2: Stopping Places. Provide comfortable places along circulation routes to stop, meet and rest		Benches are shown in the pedestrian area between this building and "Splash" to the east.		
E3: The Sidewalk Level of Buildings. Create a sense of enclosure through design features, gathering places and differentiated facades		Facades are differentiated at the lower levels. All residential units at the ground level have stoops.		
E4: Corners that Build Active Intersections. Create active intersections through careful scale and location of building entrances		A lobby and a narrow co-working space are located at the western and eastern south corners, respectively; residences are located at the north corners.		
E5: Light, Wind and Rain. Design to protect pedestrians from sun, shadow, glare, reflection, wind and rain		Around much of the building, the 3rd floor overhangs the ground level, though this may be too high to provide much shelter. A large canopy projects at the main entry, though there is little extension beyond the property line.		

D1: Outdoor Areas. Create outdoor areas when possible. Design these areas to be accessible and connected to pedestrian circulation		Outdoor areas are provided at the roof level for residents, and at the ground level with a publicly-accessible pocket park, which is connected to the woonerf and other future open spaces in the PD area.		
D2: Main Entrances. Make main entrances to buildings prominent and transit-oriented		No transit streets front the property. The main entry is oriented west, facing NE 25th, and is subtly indicated by the two-story expression of the exterior.		
D3: Landscape Features. Enhance building design through placement of landscape features		The landscape placement corresponds with the approved PD.		
D4: Parking Areas and Garages. Integrate parking to minimize negative impacts for pedestrians		Parking is located in the same area as another vehicle entry for an adjacent building, thus concentrating vehicle impacts to one area across the two buildings, and allowing all other frontages to be pedestrian-focused.		
D5: Crime Prevention. Reduce crime through placement of windows and active ground level use		The ground level is about 60% residential with the other 40% serving the primary residential use. The ground level residences are designed to be accessible from the sidewalk, with living spaces slightly elevated and set back which should instill enough of a sense of privacy that there will be some visibility between the exterior and interior.		
QUALITY & PERMANENCE	STAFF		COMMISSION	
	+/-	Comments	+/-	Comments
D6: Architectural Integrity. Respect building character when making exterior modifications		N/A		
D8: Interest, Quality and Composition. All parts of a building should be interesting and long lasting, forming a cohesive composition		Brick frame elements could use some refinement. Wood should be limited to protected areas and used as an accent material. Materials should be limited in number and deployed in a logical way.		





Design Advice Request

EA 23-075072 DA

NEC NE 25th & NE Oregon

October 19, 2023

Staff Presentation

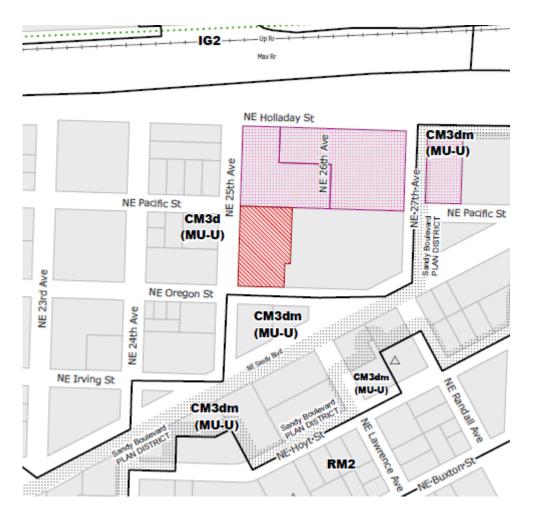
Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion



Location:

Northeast corner of NE 25th Ave & NE Oregon St Within the Pepsi Blocks Planned Development Area

Base Zone:

CM3d, Commercial Mixed Use 3, Design Overlay

Approval Criteria:

 Community Design Guidelines

Height:

87' max, some extensions allowed*
85' proposed +
stair/elevator to 101' if set back 15' (may need a Mod)
*May need a Modification

Floor Area:

min. 118,530sf; max. 161,710sf* or 5:1* *can go up to 169,795sf (<5%) without additional process 169,585 proposed

Site Challenges:

Relatively flat site

Zoning



Aerial View of Pepsi Blocks and surrounding area

PACIFIC STREET WOONERF

*

SOUTH

GARDEN

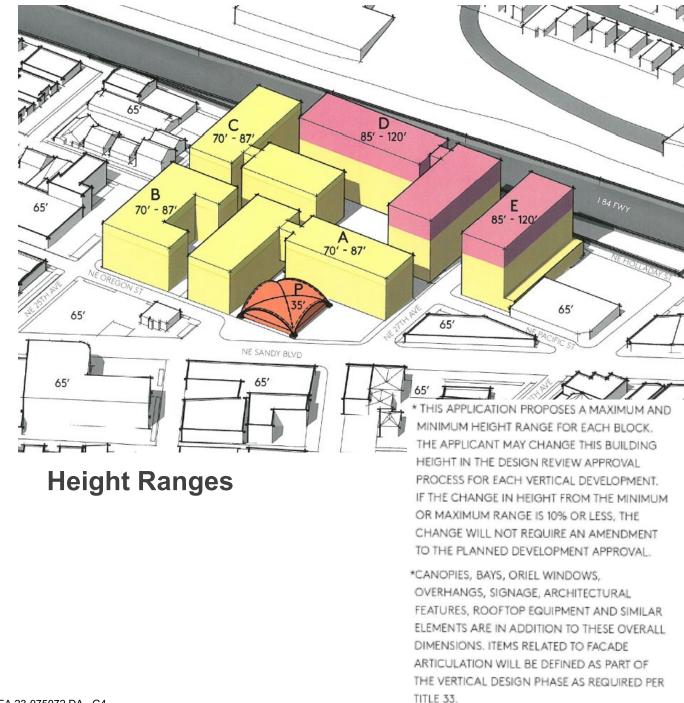
50'

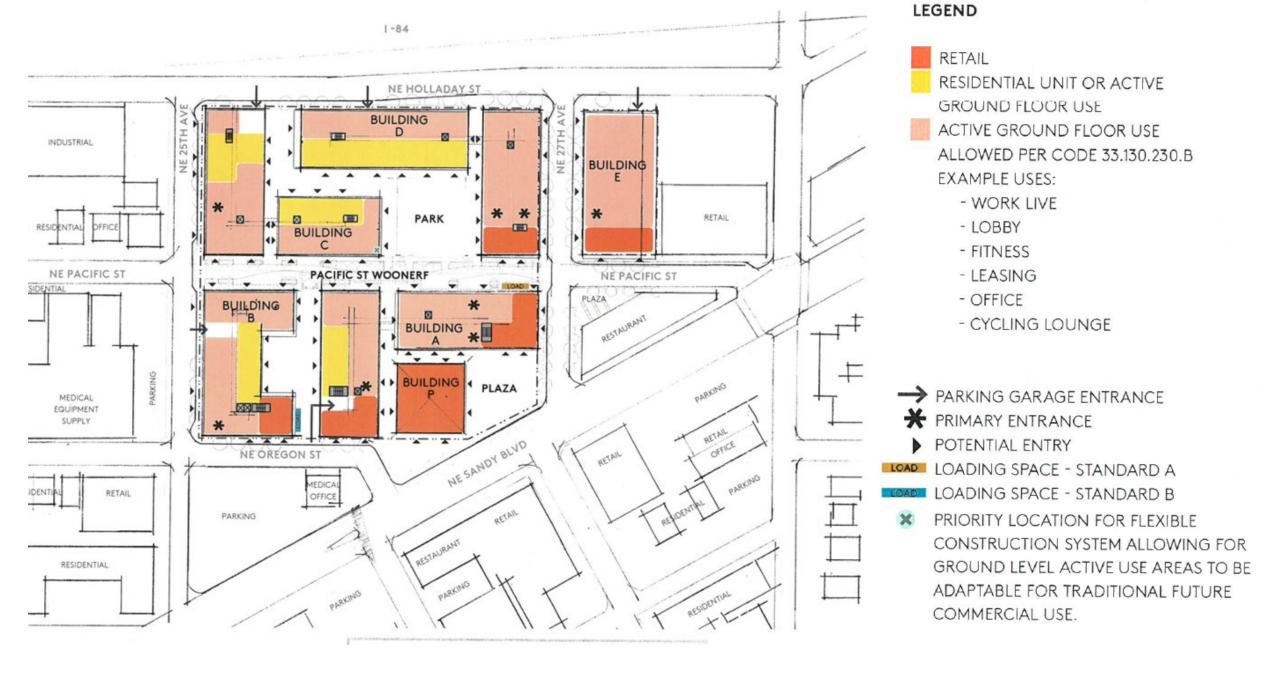
PLAZA

ME SANDY BLVD

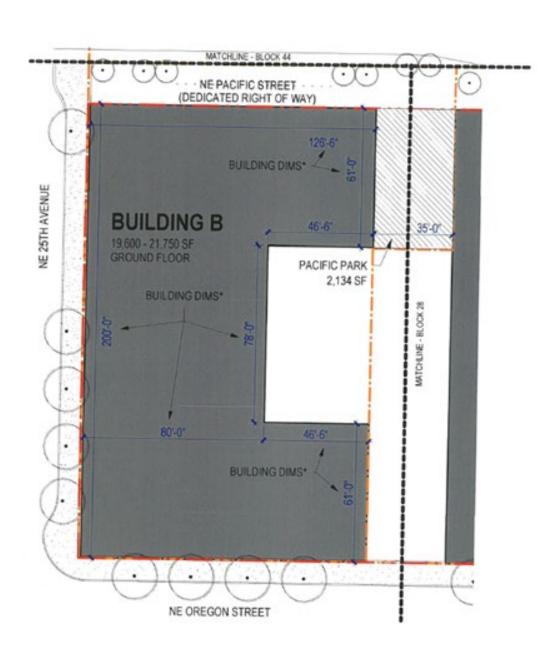
NE PACIFIC ST

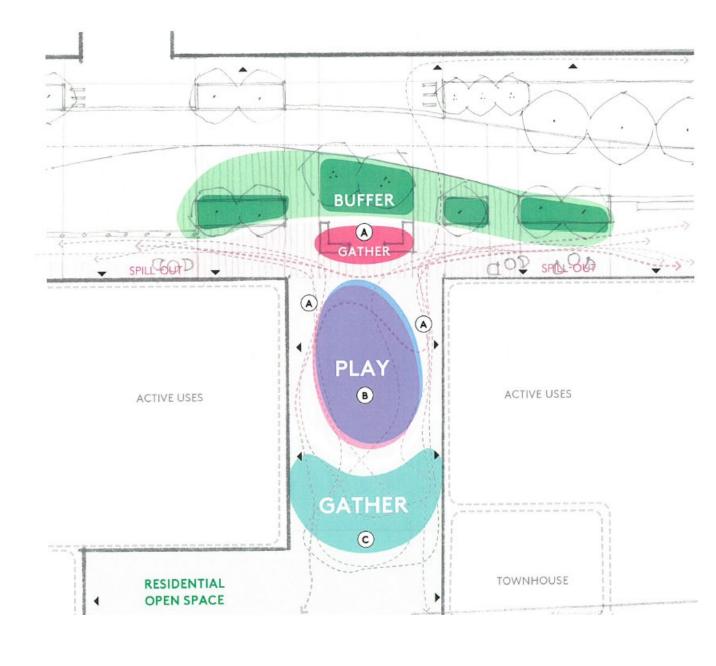
Open Space Plan



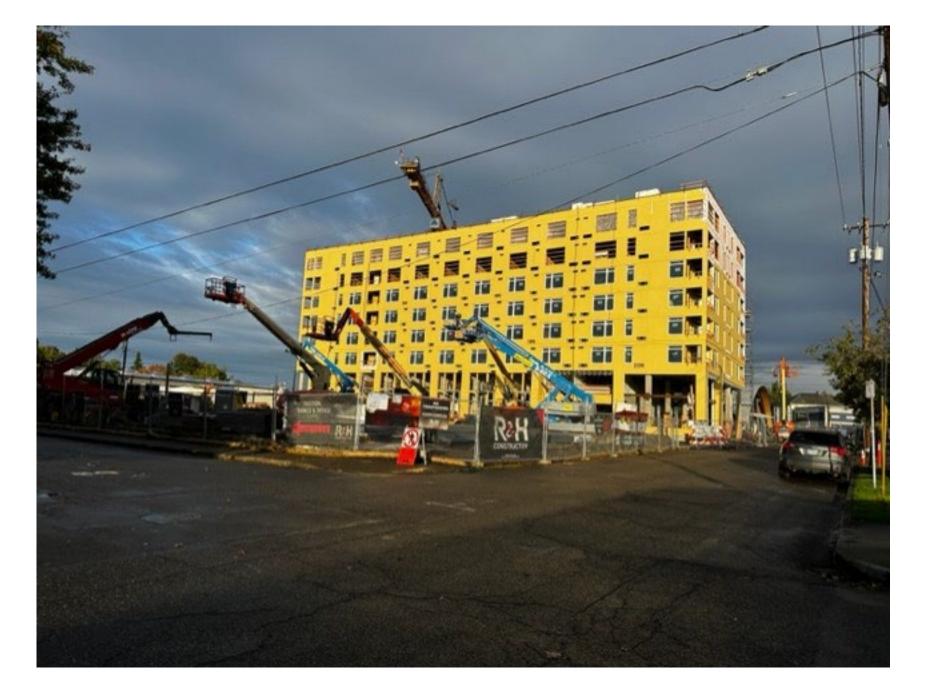


Active Ground Floor Plan



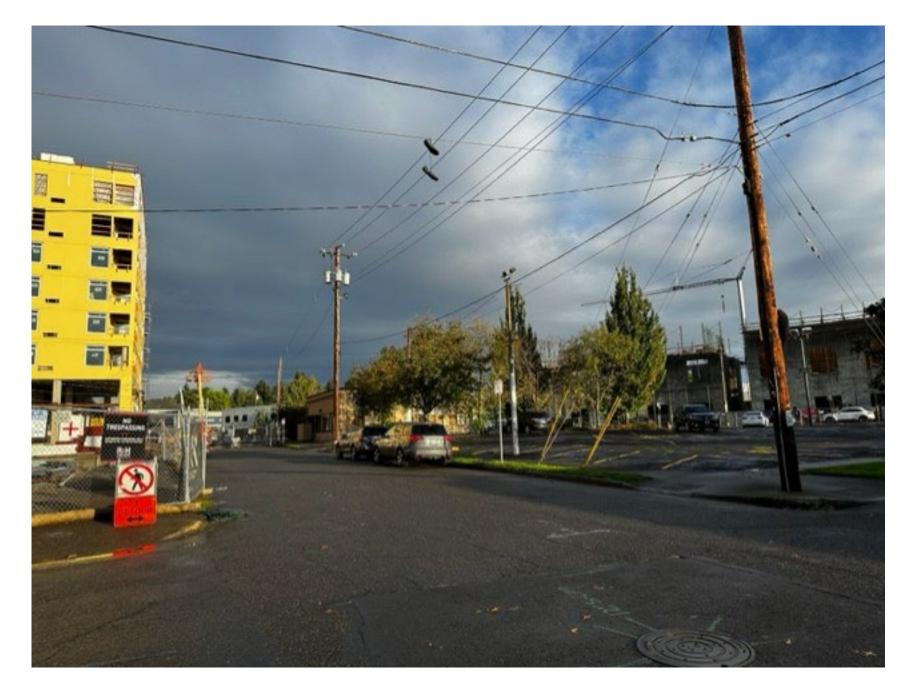


Pacific Park Framework Plan





EA 23-075072 DA G4



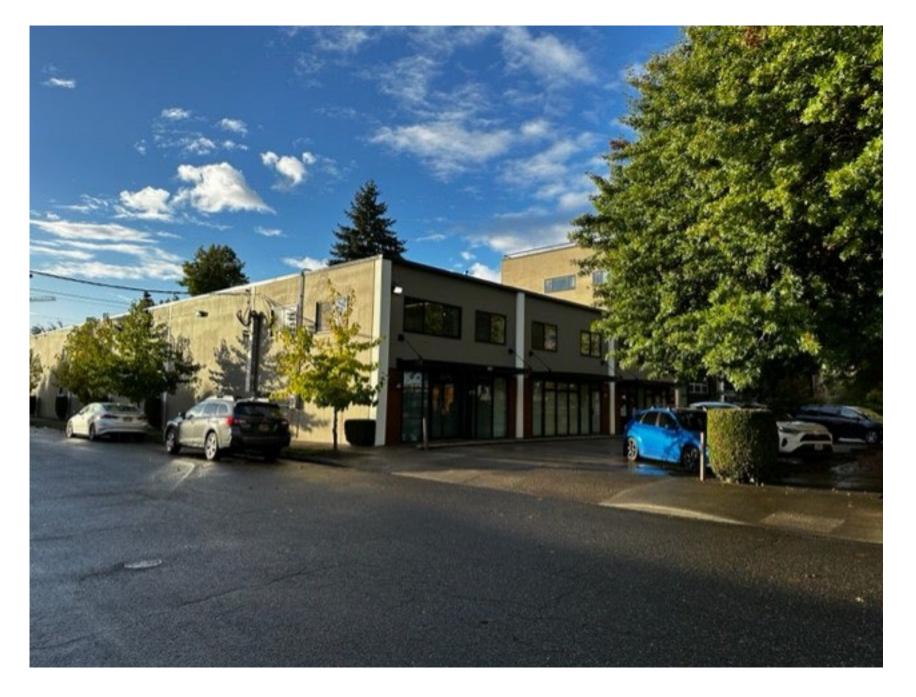


EA 23-075072 DA G4





EA 23-075072 DA G4





EA 23-075072 DA G4





EA 23-075072 DA G4



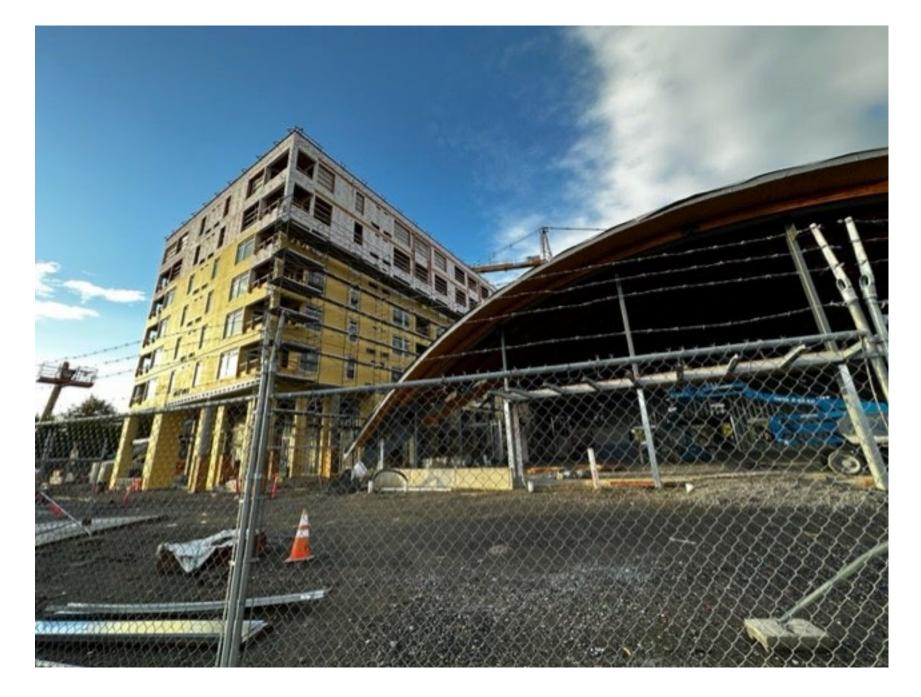


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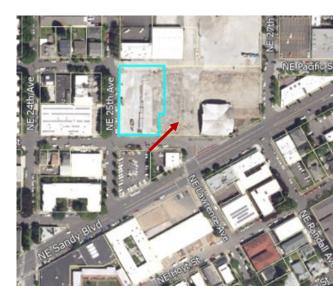
EA 23-075072 DA G4



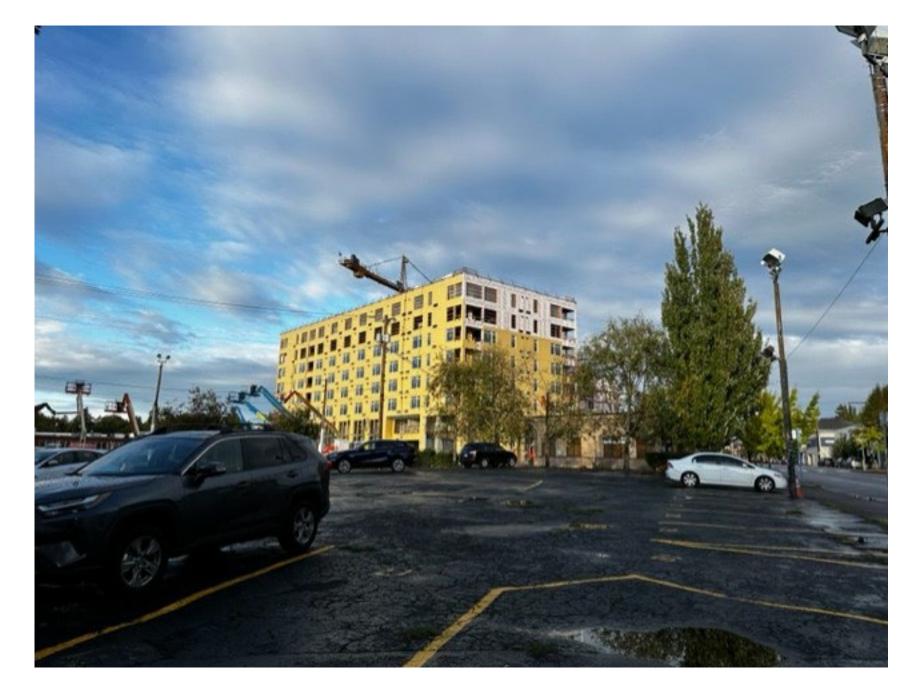


EA 23-075072 DA G4





EA 23-075072 DA G4





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EA 23-075072 DA G4

PORTLAND STREETCAR SYSTEM CONCEPT PLAN

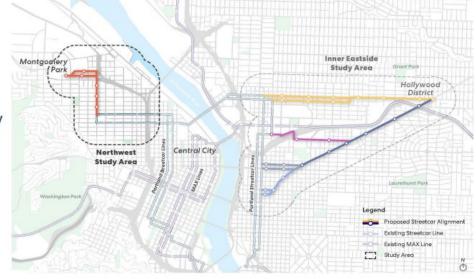
A Framework for Future Corridor Planning and Alternatives Analysis



Adopted September 9, 2009 by Portland City Council

Montgomery Park to Hollywood (MP2H) MP2H Study

- Evaluated as two distinct study areas.
- Westside nearer term transit investment and land use changes.
- Eastside preliminary assessment of most promising route.
- How could investments impact development, jobs, housing and transportation options.



Long Range Planning Efforts

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

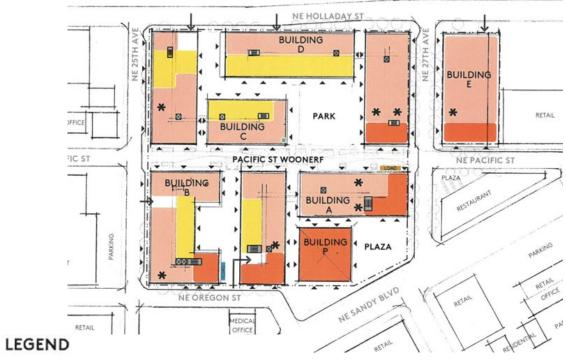
- Ground Level Uses
- Pacific Park

Quality & Permanence:

- Exterior Materials
- Coherency

Ground Level Uses





2018 Active Ground Floor Plan

RETAIL

RESIDENTIAL UNIT OR ACTIVE GROUND FLOOR USE

ACTIVE GROUND FLOOR USE
ALLOWED PER CODE 33.130.230.B
EXAMPLE USES:

- WORK LIVE
- LOBBY
- FITNESS
- LEASING
- OFFICE
- CYCLING LOUNGE

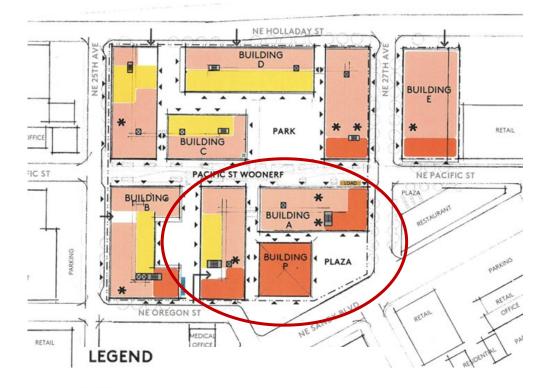
Ground Level Uses

MIXED USE BUILDING | GROUND FLOOR PLAN



Approved Ground Floor Plan for Building A (2019)

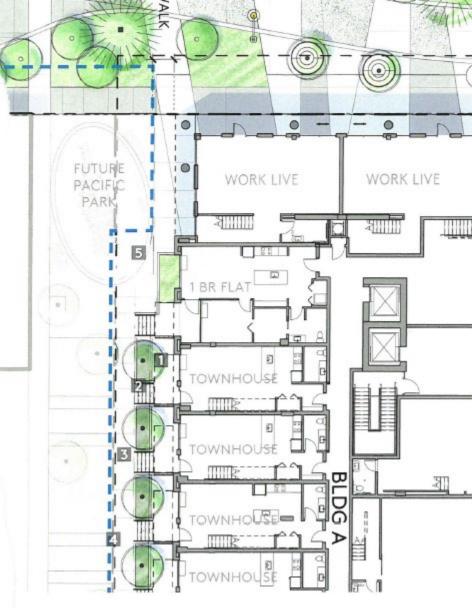
EA 23-075072 DA G4



- RETAIL
- RESIDENTIAL UNIT OR ACTIVE GROUND FLOOR USE
- ACTIVE GROUND FLOOR USE
 ALLOWED PER CODE 33.130.230.B
 EXAMPLE USES:
 - WORK LIVE
 - LOBBY
 - FITNESS
 - LEASING
 - OFFICE
 - CYCLING LOUNGE

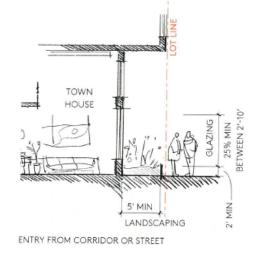
Ground Level Uses

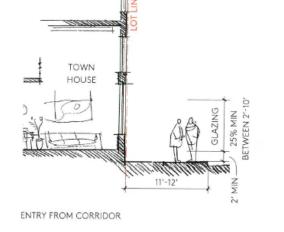


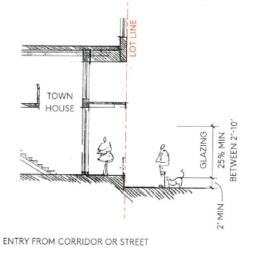


Ground Level Uses



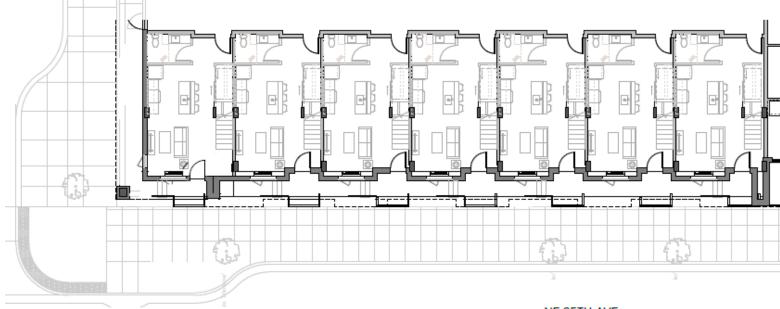






TOWNHOUSE ADJOINING A STREET LOT LINE [1]

*Building Relationships Adjoining Open Space (2018)



NE 25TH AVE.

Proposed Townhouse Stoops

NE Pacific Street Woonerf Context/Public Realm Pacific Park Mounded or Raised Planters with Ornamental Tree and Shrub Planting -Sculptural, Mounded Play Sculptural, Mounded Play Surfacing and Play Element Surfacing with Ground-Level Play Elements Townhouse Stoops and Mounded Planters with Tree and Shrub Planting Fitness Terrace: Precast Concrete Pedestal Pavers BUFFER Mounded or Raised Planters with Ornamental (A)COD SPOR SPOR Wood & Concrete Seatwall and Specialty Pavin CIP Concrete Paving with Specialty Finish & Scoring -A. GATHER (PUBLIC) **PLAY** Standard PBOT · Provide generous circulation space near entrances, with benches or Streetscape and other seating, to allow people to linger and gather in small groups. (B) **ACTIVE USES** Tree Planting Locate smaller gathering spaces to encourage pedestrian flow into CIP Concrete Paving with the central park space. Specialty Finish & Scoring -B. PLAY · Create a unique and safe play area that is welcoming to the neighborhood. **GATHER** C. GATHER (SEMI-PUBLIC) · Provide landscaped open space that creates a visual screen to (c) residential space beyond, but also allows for small gatherings. Incorporate pockets for trees with adequate soil depth. NE Oregon St Design to accommodate movable furnishings. RESIDENTIAL

EA 23-075072 DA G4

OPEN SPACE

Quality & Permanence

Exterior Materials

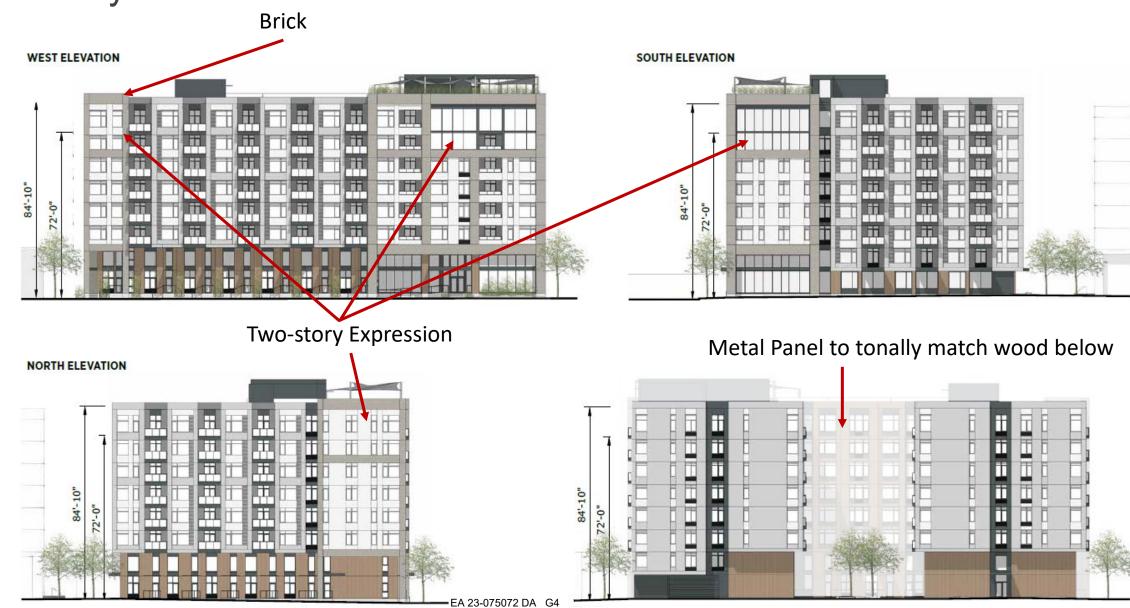


Architectural Principles (2018)

- PREDOMINANTLY SIMPLE SINGULAR FORMS
- PREDOMINANTLY SINGULAR IN MATERIALITY
- STUCCO/CEMENTITIOUS, BRICK, METAL
- WOOD AS ACCENT
- PREDOMINANTLY PUNCHED WINDOWS IN SOLID BODY

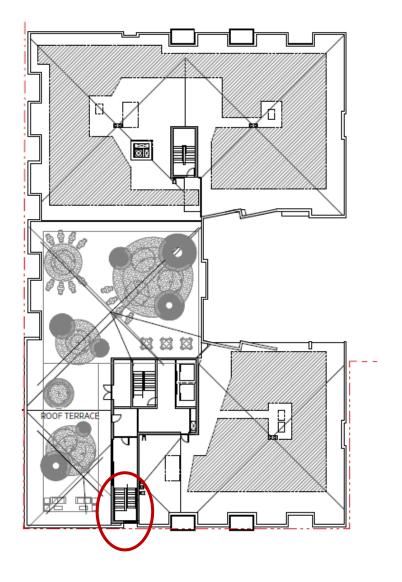
Quality & Permanence

Coherency



Modification

Height Exception







One public comment was received

- Noted disappointment in removal of ground floor retail
- Retail/business is key for maintaining a vibrant neighborhood
- Neighborhood is already dense
- Amenities nearby mean less need for cars/parking

Staff Introduction

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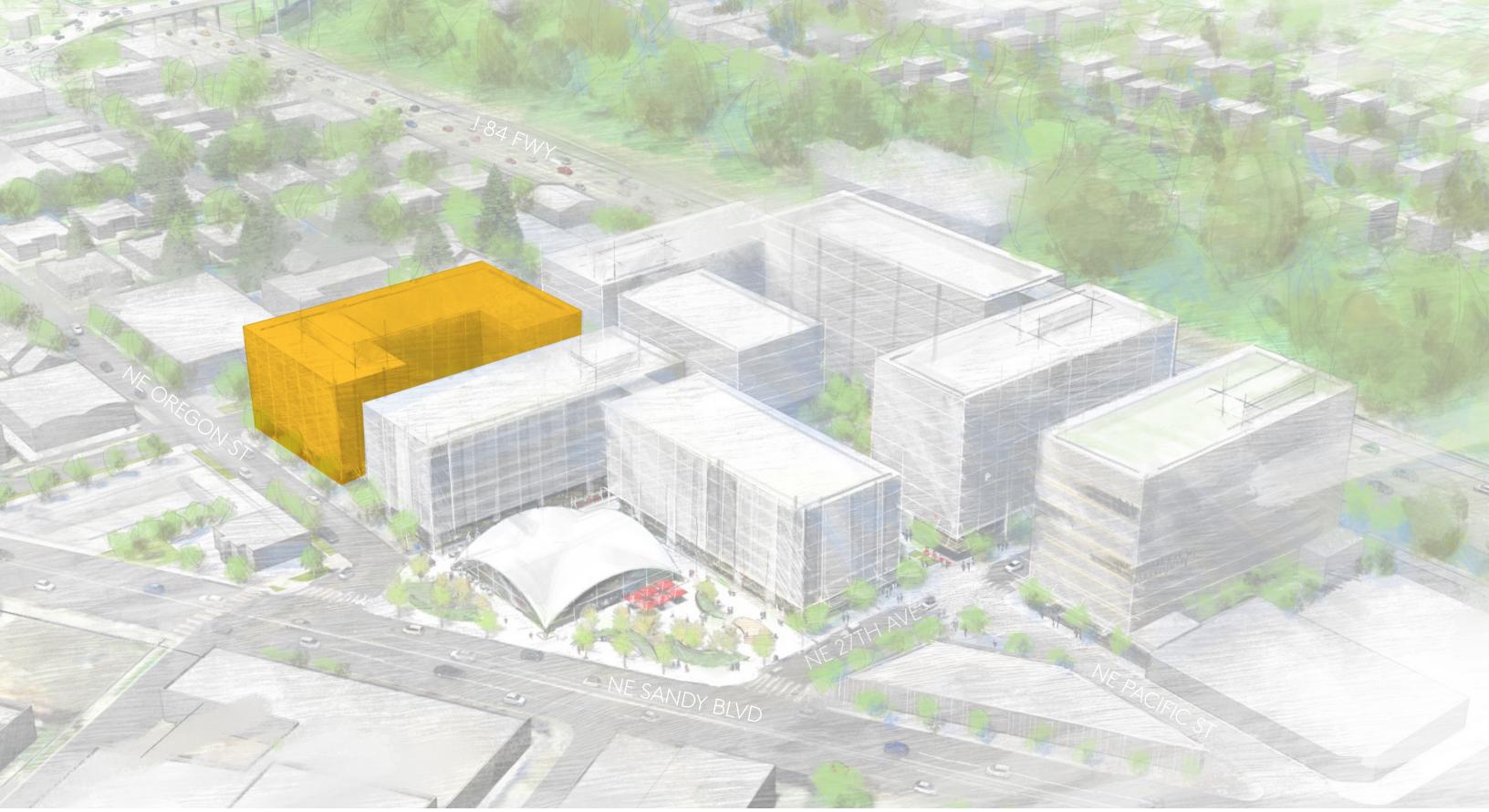
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PEPSI BLOCKS _ BUILDING B

PORTLAND, OR EA 23-075072 DA | DESIGN ADVICE REQUEST | October 19, 2023







EA 23-075072 DA OCTOBER 19 , 2023

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CONTACT INFORMATION

JASON JONES ANKROM MOISAN ARCHITECTS 38 NW DAVIS, SUITE 300 PORTLAND, OR 97209

503.245.7100

SECURITY PROPERTIES 701 FIFTH AVE, SUITE 5700 SEATTLE, WA 98104

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ARCHITECT

DON SOWIEJA

CLIENT

GUS BAUM 206.787-8481

BUILDING HEIGHT 8 STORIES (85 FT TOTAL)

2 LEVELS BELOW GRADE PARKING

RESIDENTIAL APARTMENTS

160 UNITS TOTAL (13 AFFORDABLE UNITS*)

UNIT MIX

30 STUDIOS

73 ONE BEDROOMS

36 TWO BEDROOMS

21 ONE BED TOWNHOMES

PARKING

121 AUTO STALLS (0.76 : 1 RATIO TO UNITS)

253 LONG TERM BIKE PARKING (1.58 PER UNIT)

249 STANDARD + 4 ACCESSIBLE

8 SHORT TERM BIKE PARKING

AMENITIES

L1-L2 LEASING, LOUNGE, FITNESS AND CO-WORKING

L8 CLUB ROOM

GROUND LEVEL COURTYARD

ROOFTOP AMENITY WITH VIEWS TO THE WEST HILLS

* 8% OF TOTAL UNITS RESERVED FOR HOUSEHOLDS EARNING NO MORE THAN 60% OF AREA MEDIAN INCOME.

O1 SITE ANALYSIS

Site Location & Zoning

EXISTING PROPERTY INFORMATION

Address : NEC/ Oregon and NE 25th AVE

Portland, OR 97232

Property ID Number: R699248

Lot Area : 31,967 sq. ft. Neighborhood : Kerns

Jurisdiction: Portland/Multnomah

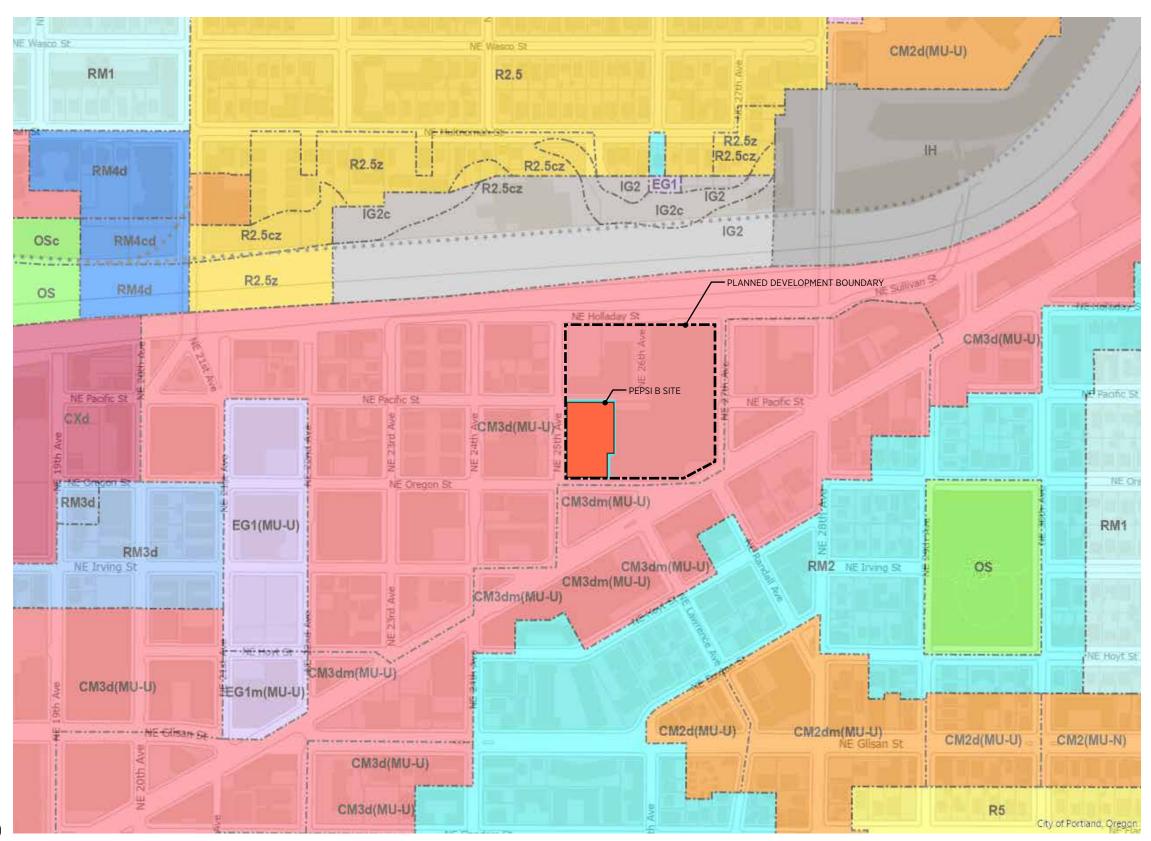
ZONING INFORMATION

Base: CM3 - Commercial Mixed Use 3

Overlay: d - Design

Base Overlay Combo: CM3d(MU-u)

Comp Plan: MU-U - Mixed Use -Urban Center





BLOCK 43 5/8" IR W/YP0 NE PACIFIC ST OHU 589°47'26"E 146.96" PARTITION PLAT NO. 2019-32 _ _ SULLIVANS ADDITION 1N1E36BC-12003 DOC. NO. 2019-080067 (TRACT 2) OWNER: SP JADE II, LLC PARCEL 1 NE OREGON ST SULLIVANS ADDITION BLOCK 24 SULLIVANS ADDITION

REV. DATE BY

DESCRIPTION

Site Survey Plan

NOTES:

1.) VERTICAL DATUM: CITY OF PORTLAND
BENCHMARK: 2-1/2 INCH BRASS DISK AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF NE SANDY BOULEVARD AND
NE 28TH AVENUE.
BENCHMARK NO. 3774
ELEVATION = 155.933'

3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON PRELIMINARY TITLE REPORT ORDER NO. 322300110 EFFECTIVE DATE 4/4/2023, BY LAWYERS TITLE OF OREGON, LLC. ALL PLOTTABLE EASEMENTS DESCRIBED IN SAID REPORT ARE OTHER BLANKET TYPE EASEMENTS AFFECT THE SUBJECT PROPERTY PER DOCUMENT NO. 2021-156730 AND DOCUMENT NO.

4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

5.) THIS SURVEY WAS PERFORMED TO PROVIDE MAPPING OF CURRENT CONDITIONS OF PARCEL IN1E36BC-12002 INFORMATION SHOWN THAT IS NOT WITHIN OR IMMEDIATELY ADJACENT TO SAID PARCEL IS BASED ON PREVIOUS AND MAY BE OSSOLETE.

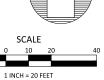
SANITARY TABLE: LEGEND: BUILDING OUTLINE WITH DOOR COMBINED MANHOLE RIM = 146.96' CONCRETE SURFACE RIM = 146.96' IE IN (NE) NOT VISIBLE IE 8" IN (E) = 136.56' IE 8" IN (SE) = 134.66' IE 8" IN (SSW) = 139.71' IE 8" OUT (N) = 133.56' BUILDING OVERHANG CURB LINE EASEMENT EASEMENT LINE RIGHT-OF-WAY LINE RIGHT-OF-WAY CENTERLINE COMBINED MANHOLE RIM = 147.15' PLATTED LOT LINE SUBJECT PROPERTY LINE RIM = 147.15' IE 6" IN (W) = 142.05' IE 8" IN (NE) = 141.85' IE 8" IN (E) = 142.05' IE 8" OUT (S) = 141.45' F ELECTRICAL LINE STORM LINE COMBINED MANHOLE RIME 150.80' IE 10" IN (N) = 141.60' IE 6" IN (NE) = 141.50' IE 10" IN (S) = 141.50' IE 8" IN (S) = 144.10' IE 8" IN (S) = 144.10' IE 8" IN (S) = 143.80' IE 12" OUT (W) = 140.80' SANITARY SEWER LINE WATER LINE GAS LINE OVERHEAD UTILITY LINES UNDERGROUND LINE PER RECORD SIGN BOLLARD DRIVEWAY ENTRY 4 COMBINED MANHOLE RIM = 147.85' IE 8" IN (N) = 139.85' IE 8" IN (N) = 139.85' IE 12" IN (E) = 141.55' IE 8" IN (SE) = 141.85' IE 8" IN (SW) = 141.75' IE 12" OUT (W) = 139.25 HANDICAP RAMP ROOF DRAIN ELECTRICAL MANHOLE Ø JB E Ø FLECTRICAL IUNCTION BOX ELECTRICAL METER ELECTRICAL CABINET GUY ANCHOR LUMINAIRE STORM TABLE: \$\frac{\sqrt{\phi}}{\phi}\phi \rightarrow \frac{\phi}{\phi} \right OVERHEAD LIGHT CATCH BASIN (SUMP TYPE) RIM = 146.06' WATER LEVEL = 145.34' POWER POLE/OVERHEAD LIGHT WITH UTILITY DROP 2 CATCH BASIN (SUMP TYPE) RIM = 146.62' WATER LEVEL = 145.97' GAS METER GAS VALVE SANITARY MANHOLE 3 CATCH BASIN RIM = 146.58' IE 8" OUT (W) = 143.88' STORM MANHOLE CATCH BASIN AREA DRAIN (4) CATCH BASIN RIM = 146.29' IE 8" OUT (NNE) = 144.34' SANITARY/STORM CLEAN OUT 0 5 5 7 5 8 0 8 8 0 HB TRAFFIC SIGNAL BOX PEDESTRIAN CONTROL SIGNAL ARN 5 CATCH BASIN RIM = 147.48' IE 8" OUT (SW) = 145.28' FIRE HYDRANT WATER METER 6 CATCH BASIN RIM = 147.18' IE 8" OUT (NW) = 145.08 FIRE DEPARTMENT CONNEC WATER MANHOLE 7 CATCH BASIN RIM = 147.29' IE 8" OUT (NE) = 144.99' WATER VAULT HOSE BIB 0 DECIDUOUS TREE -PERIMETER REPRESENTS DRIPLING CONIFEROUS TREE -PERIMETER REPRESENTS DRIPLINE FOUND MONUMENT AS NOTED FOUND 5/8" IR W/YPC "KPFF INC.", HELD FOUND 1-1/8" BRASS DISK "KPFF INC.", HELD

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATIO
4	1-1/8" BRASS CAP "KPFF CONTROL"	174459.68	356159.27	147.84
5	1-1/8" BRASS CAP "KPFF CONTROL"	174713.32	356153.05	147.08

REGISTERED PROFESSIONAL LAND SURVEYOR Schuyler Dury 2023.04.14 15:31:39-07'00

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326
RENEWAL 12/31/2023



BOUNDARY & TOPOGRAPHIC SURVEY PHASE II - PARCEL B SECURITY PROPERTIES

APRIL 14, 2023 DATE: CONTOUR INTERVAL: 1 FOOT 1 OF 1

CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON SITE SURVEY

SURVEYED BY:

DRAWN BY:

CHECKED BY:

PROJECT NO.:

2300079

2300079-SB.DWG

EA 23-075072 DA OCTOBER 19, 2023

02 APPROVED PLANNED DEVELOPMENT

65' 70' - 87' 85' - 120' 85' - 120' 85' - 120' 85' - 120' 65' 65' 65' 65' 65'

65' (BASE HEIGHT) 70' - 87' 85' - 120'

SITE DEVELOPMENT CAPACITY

224.448 SITE AREA

5.0 FAR 1,122,240 TOTAL ABOVE GRADE GSF

MINIMUM DEVELOPMENT CAPACITY

224,448 SITE AREA

3.6 FAR 809.669 TOTAL ABOVE GRADE GSE

* THIS APPLICATION PROPOSES A MAXIMUM AND MINIMUM HEIGHT RANGE FOR EACH BLOCK. THE APPLICANT MAY CHANGE THIS BUILDING HEIGHT IN THE DESIGN REVIEW APPROVAL. PROCESS FOR EACH VERTICAL DEVELOPMENT. IF THE CHANGE IN HEIGHT FROM THE MINIMUM OR MAXIMUM RANGE IS 10% OR LESS, THE CHANGE WILL NOT REQUIRE AN AMENDMENT TO THE PLANNED DEVELOPMENT APPROVAL.

*CANOPIES, BAYS, ORIEL WINDOWS,
OVERHANGS, SIGNAGE, ARCHITECTURAL
FEATURES, ROOFTOP EQUIPMENT AND SIMILAR
ELEMENTS ARE IN ADDITION TO THESE OVERALL
DIMENSIONS. ITEMS RELATED TO FACADE
ARTICULATION WILL BE DEFINED AS PART OF
THE VERTICAL DESIGN PHASE AS REQUIRED PER
TITLE 33.

SITE DEVELOPMENT MASSING DIAGRAM



OPEN SPACE PLAN ★ Publicly Accessible Pacific Park
(1.06% of the 15% total PD requirement)

Approved Planned Development Criteria

2035 Update addition of Planned Development.

LU 18-248691 PDBM - PC # 18-131409 - December 6, 2018

1.2 - PLANNED DEVELOPMENT APPROVAL CRITERIA

[REF. 33.854.310]

PLANNED DEVELOPMENT PURPOSE

[REF 33.270.010]

Flexibility and increased intensity of development if the proposed development is well-designed and can be successfully integrated into the neighborhood and provides public benefits.

PD is intended to promote:

- High quality design integrated into the broader urban fabric, and complements existing character
- Pedestrian- and transit-oriented development
- Bulk, height, and orientation that ensures that light and air within the public realm, and that public view corridors are protected
- A safe and vibrant public realm, with buildings and uses that are oriented to activate key public gathering spaces, be they public open space, transit stations, or the Willamette River
- Open space areas that include gathering spaces and passive and/or active recreation opportunities
- Affordable housing
- Energy efficient development

BONUS

- 2 to 1 additional FAR
- 55 feet additional height

APPROVAL CRITERIA

A. Urban design and development framework

- The proposed overall scheme and site plan provide a framework for development that meets applicable Community Design Guidelines and will result in development that complements the surrounding area.
- Scale and massing of the development addresses the context of the area, including historic resources, and provides appropriate scale and massing transitions to the adjacent uses and development specifically at the edges of the Master Plan area
- 3. Proposed plazas, parks, or open areas are well located to serve the site and public, and are designed to address safety and comfort of users
- 4. The site plan promotes active ground floor uses on key streets to serve the development and surrounding neighborhood

B. Transportation system

The transportation and circulation system provides multi-modal connections that support the development of the site, limit impacts to adjacent neighborhoods.

C. Stormwater Management

The Planned Development meets the requirements of the Stormwater Management Manual or describes a phased approach to meet the requirements.

PLANNED DEVELOPMENT REQUIREMENTS

[REF 33.270.200]

A. Affordable housing. (Mandatory Inclusionary Housing (per 33.130.212.C.1) or Voluntary Inclusionary Housing (per 33.130.212.C.2)

B. Plaza or park. At least 1<u>5% of the total PD site area must be a publicly accessible plaza or park, meeting the following:</u>

- 1. The plaza or park must be:
 - a. Located outside on the site
 - b. Located adjacent to a public street
 - c. Open and accessible to the public from 7am to 9pm
- 2. The plaza must have a minimum dimension of 50 feet by 50 feet.
- 3. Open space used to meet required residential outdoor area standards cannot be used to meet this requirement.
- 4. <u>Abutting building walls must meet ground floor window standards,</u> and there must be <u>at least one building entrance</u> facing the plaza or park.
- 5. The property owner must execute a covenant with the City ensuring the preservation, maintenance, and continued operation of the plaza or park.
- **C. Energy efficient buildings.** All buildings (except for accessory structures), must meet the energy efficiency requirements of the BPS.

D. Design Review.

D. Phasing Plan

The Planned Development establishes coordinated phasing of development that demonstrates how the site will be developed over time and how any required development elements will be met.

E. Configure the site and development to visually **integrate both natural and built features** of the site and the natural and built features of the surrounding area. Aspects to be considered include:

- Orienting the site and development to the public realm, while limiting less active uses of the site such as parking and storage areas along the public realm
- 2. Preservation of natural features on the site, such as stands of trees, water features or topographical elements
- Inclusion of architectural features that complement positive characteristics of surrounding development, such as similar building scale and style, building materials, setbacks, and landscaping
- 4. Mitigation of differences in appearance through means such as setbacks, screening, landscaping, and other design features
- 5. Minimizing potential negative effects on surrounding residential uses
- 6. Preservation of any City-designated scenic resources

PLANNED DEVELOPMENT



Approved Planned Development Criteria

PRINCIPLES

1-84

KEEP THE PAVILION

IMPROVE CONNECTIVITY VARIETY OF OPEN SPACE

BLOCK THE FREEWAY A RANGE OF BUILDING HEIGHTS **WOONERF STREET** MINIMIZE INTERIOR VEHICULAR ACCESS

SITE AERIAL

KERN'S NEIGHBORHOOD

PORTLAND BOTTLING COMPANY SANDY BOULEVARD ARCHITECTURE

COMMUNITY INPUT

COHESIVE STYLE FOR DEVELOPMENT

PATTERNS OF THE PAVILION NO MID CENTURY ARCHITECTURE NO GLASS TOWER

GREEN-UP SANDY SANDY METAMORPHOSIS **CURVES ARE NICE** THEATER CULTURE PLACE TO GATHER **MORE FAMILY UNITS**



LEGEND

RETAIL RESIDENTIAL UNIT OR ACTIVE

ACTIVE GROUND FLOOR USE ALLOWED PER CODE 33:130:230.B

LOADING SPACE - STANDARD A

LOADING SPACE - STANDARD B

CONSTRUCTION SYSTEM ALLOWING FOR GROUND LEVEL ACTIVE USE AREAS TO BE ADAPTABLE FOR TRADITIONAL FUTURE COMMERCIAL USE.

QUANTITY, AS WELL AS USES, MAY OCCUR AS INDIVIDUAL BUILDINGS ARE DEVELOPED AS PART OF THE VERTICAL DESIGN PHASES. FINAL ENTRY LOCATIONS WILL COMPLY WITH THE STANDARDS OF 33,270,200 AND THE BALANCE OF TITLE 33 OR SEEK MODIFICATION(S) TO THE STANDARDS CONSISTENT WITH THE REQUIREMENTS OF 33.825 DESIGN REVIEW."

OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, ROOFTOP EQUIPMENT AND SIMILAR ELEMENTS ARE IN ADDITION TO THESE OVERALL DIMENSIONS, ITEMS RELATED TO FACADE ARTICULATION WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER

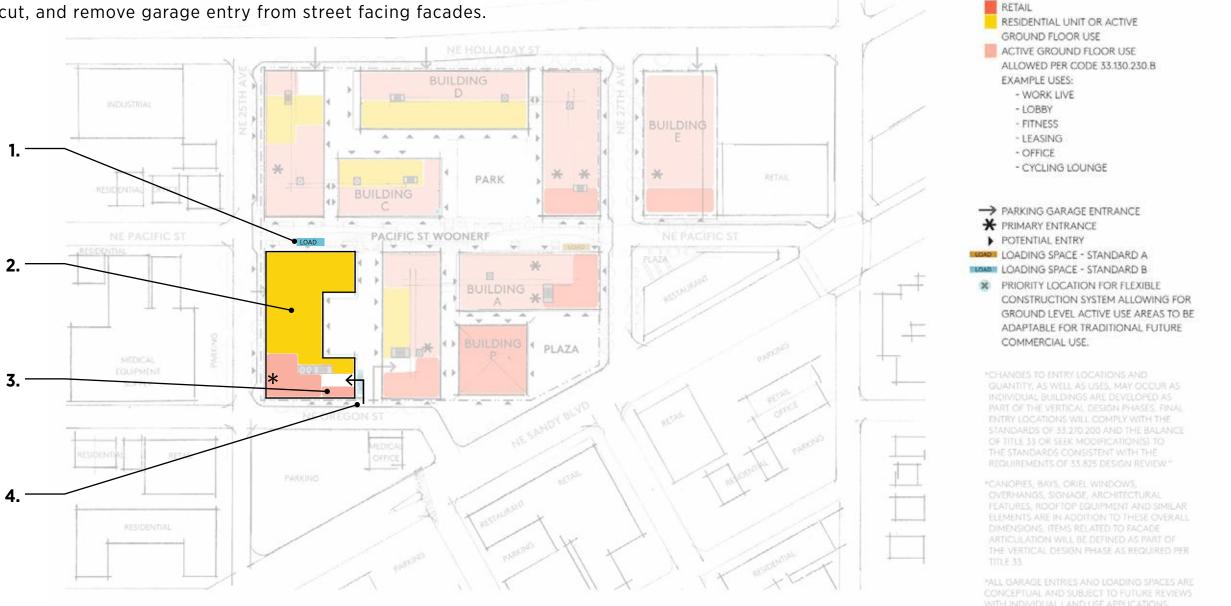
*ALL GARAGE ENTRIES AND LOADING SPACES ARE CONCEPTUAL AND SUBJECT TO FUTURE REVIEWS WITH INDIVIDUAL LAND USE APPLICATIONS.

LEGEND

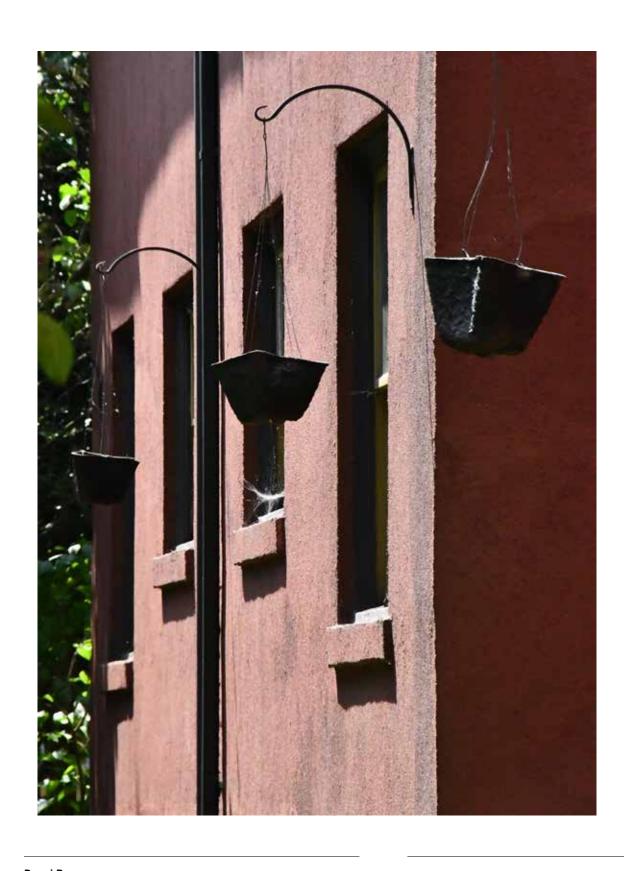
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- 3. Refine retail ground floor use on NE Oregon St. as resident Co-work space to ensure active uses under reduced retail space demand. Splash is providing 15,000 square feet of retail next door including the 10,000 square feet pavillion, which is the focus for activation.

4. Consolidate vehicular access points on NE Oregon St. with approved Splash access to minimize pedestrian/vehicle interaction, maximize benefit of the curb cut, and remove garage entry from street facing facades.



Approved Planned Development Criteria _ Architectural Principles



- PREDOMINANTLY SIMPLE SINGULAR FORMS
- PREDOMINANTLY SINGULAR IN MATERIALITY
- STUCCO/CEMENTITIOUS, BRICK, METAL
- WOOD AS ACCENT
- PREDOMINANTLY PUNCHED WINDOWS IN SOLID BODY
- GLAZED, PUNCHED, OR OPERABLE AT BASE
- PREDOMINANTLY ADDITIVE DECKS & ELEMENTS
- PAVILION IS THE FOLLY

Current Context (Splash_Under Construction)



Pepsi B SECURITY PROPERTIES © Ankrom Moisan Architects, Inc CONTEXT AERIALS

Context Aerials

VIEW 1



VIEW 2



VIEW 3



VIEW 4



03 LANDSCAPE CONCEPT

Approved Planned Development Criteria _ Framework Plan

BUFFER (\mathbf{A}) **ACTIVE USES ACTIVE USES**

DESIGN FRAMEWORK

GENERAL NOTES

- Create a smaller, more intimate pocket park, away from the noise of Sandy Boulevard, with some of the family focused amenities of the Park.
- Create an environment that is safe day and night: encourage "eyes on the street" from adjacent ground floor uses; do not create visual barriers, provide pedestrian level lighting.
- Create a multi-generational space that considers the needs of residents of all ages.
- Continue paving treatment from pedestrian spaces of woonerf to create a seamless flow of spaces. Keep the spaces on the same general elevation as the woonerf.
- Provide a minimum 5' width at building frontages to accommodate active edges. Allow for site furnishings, street signage, movable carts, furnishings and short-term bike parking.
- Create a gradient of spaces: from public, to semi-private. Use the edge to the residential open space as a place for more landscape buffer.

A. GATHER (PUBLIC)

• Provide generous circulation space near entrances, with benches or other seating, to allow people to linger and gather in small groups.



Landscape Concept



LANDSCAPE CONCEPT | BLOCK CONTEXT PLAN

LANDSCAPE ARCHITECTS PC

LANDSCAPE CONCEPT

EA 23-075072 DA OCTOBER 19, 2023

Landscape Concept





Sculptural, Mounded Play Surfacing and Play Elements



Seating Nooks with Custom Seatwalls



Mounded Planters with Specialty Paving

LANDSCAPE CONCEPT | GROUND FLOOR PLAN | 1/16"=1'-0"

Townhouse Stoops and Fitness Terrace: Precast Concrete Pedestal Pavers

Wood & Concrete Seatwall
and Specialty Pavin

CIP Concrete Paving with
Specialty Finish & Scoring

Standard PBOT Streetscape and Tree Planting

Mounded or Raised Planters with Ornamental

NE Pacific Street Woonerf

Mounded or Raised Planters with Ornamental Tree and Shrub Planting Sculptural, Mounded Play Surfacing with Ground-Level Play Elements

CIP Concrete Paving with Specialty Finish & Scoring

■ NE Oregon St

tangornanoon en

LANDSCAPE ARCHITECTS PC

LANDSCAPE CONCEPT

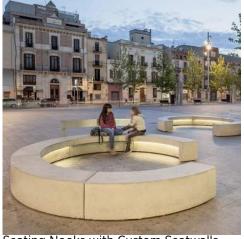
Landscape Concept



Mounded Planters with Tree and Shrub Planting



Fire Bowls



Seating Nooks with Custom Seatwalls



Terrace Furnishings with Grills and Custom Cabinetry

LANDSCAPE CONCEPT | ROOF TERRACE PLAN | 1/16"=1'-0"

Raised Planters with Trellis and Vines - Mounded or Raised Planters with Ornamental Tree and Shrub Planting

> Seating Nooks with Custom Wood & Steel Seatwalls

Countertop and Cabinetry

and Fire Bowls Grills with Custom

Porcelain Pavers on Pedestals

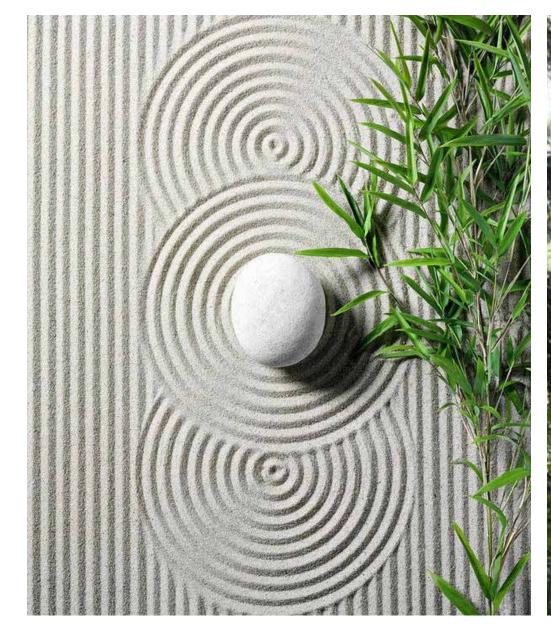
Tiered Custom Seating

Element and Planter

Fire Bowl

04 DESIGN EXPLORATION

Design Considerations







ZEN LIFE

WELLNESS_CALM_QUIET SUSTAINABLE LIVING BALANCE

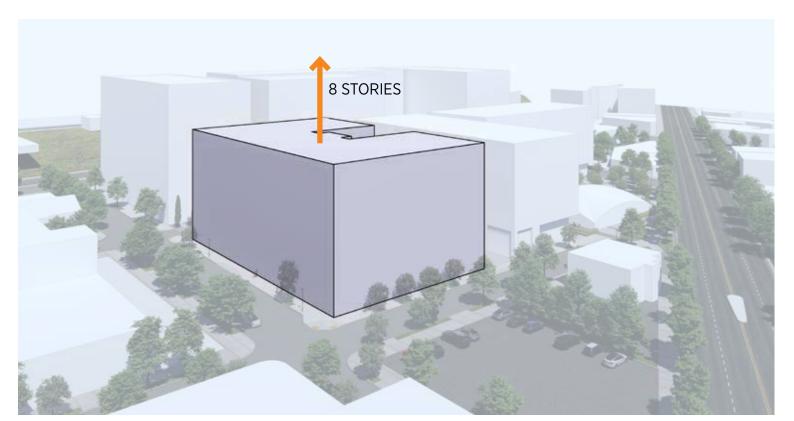
SECRET GARDEN

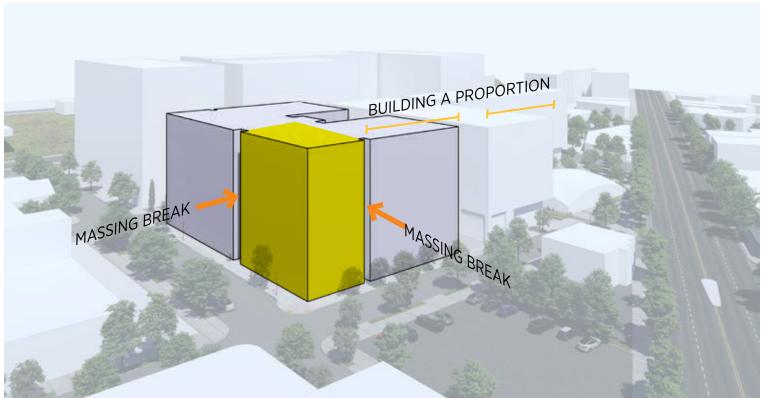
WONDER
REVEAL_DISCOVER
BIOPHILIC DESIGN

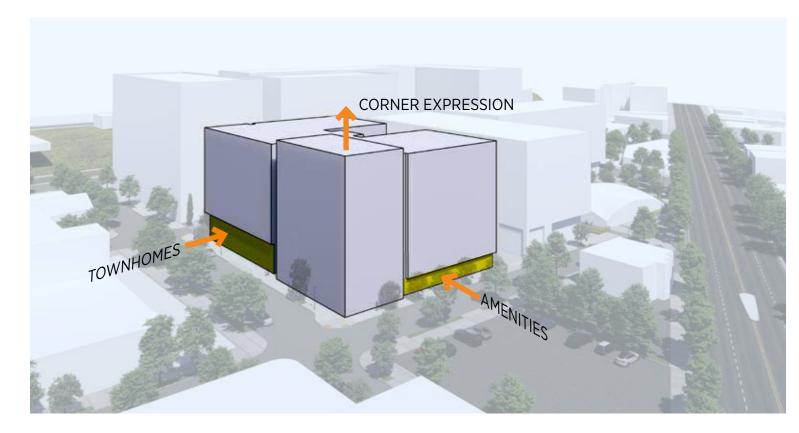
REPETITION - ORDER - ELEGANCE

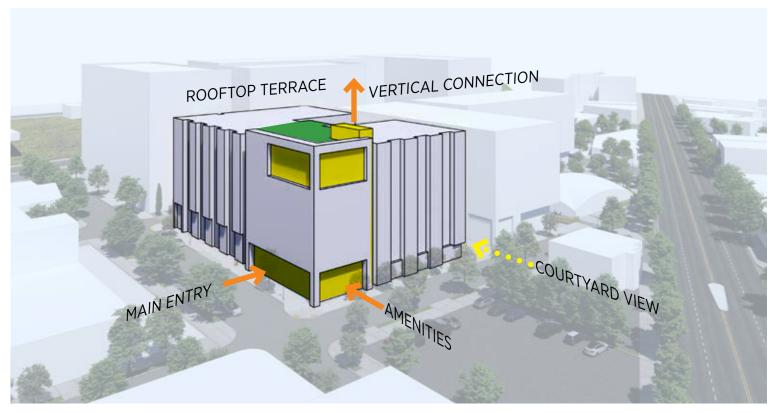
SIMPLE FORMS
COHESIVE COLOR PALETTE
COMPLEMENT BUILDING A

Architectural Concept _ Massing Articulation









Pepsi B





MAIN CHARACTERISTICS

RESPONDS TO THE LARGER CONTEXT.

VIEW FROM SANDY.

BUILDING AS A BEACON FOR THE PEPSI BLOCKS LARGER DEVELOPMENT.

RESIDENTIAL BALCONY AS CHARACTER INFORMANT.

DOUBLE HEIGHT FRAMED ENTRY.

TOWNHOMES AT NE 25TH AVE. AND NE PACIFIC ST.

FACADE DIAGRAM

PLANNED DEVELOPMENT RESPONSES

PREDOMINANTLY SIMPLE SINGULAR FORMS - Single mass with consistent application of form texture via balcony recesses.

PREDOMINANTLY SINGULAR IN MATERIAL - Singular palette with tonal and textural refinement. Brick at corners to anchor western boundary of Planned Development area, complementing Pavilion.

STUCCO/CEMENTITIOUS, BRICK, METAL - Metal with brick massing definition at corner.

WOOD AS ACCENT - Wood provided at residential/pedestrian base locations.

PREDOMINANTLY PUNCHED WINDOWS IN SOLID BODY - Punched windows incorporated with massing texture.

GLAZED, PUNCHED OR OPERABLE AT BASE - Fenestration respond to uses. Glazed at active entry, Punched/Operable at Residential.

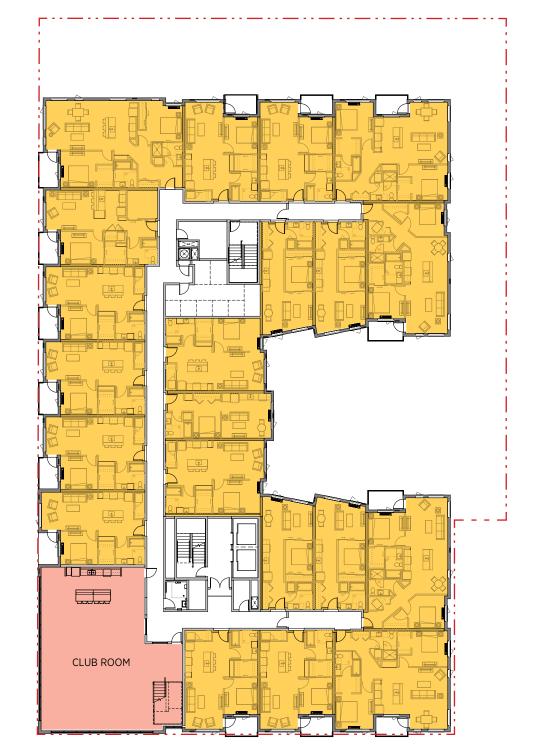
PREDOMINANTLY ADDITIVE DECKS/ELEMENTS - Decks added to massing texture, Canopies project at base and top.

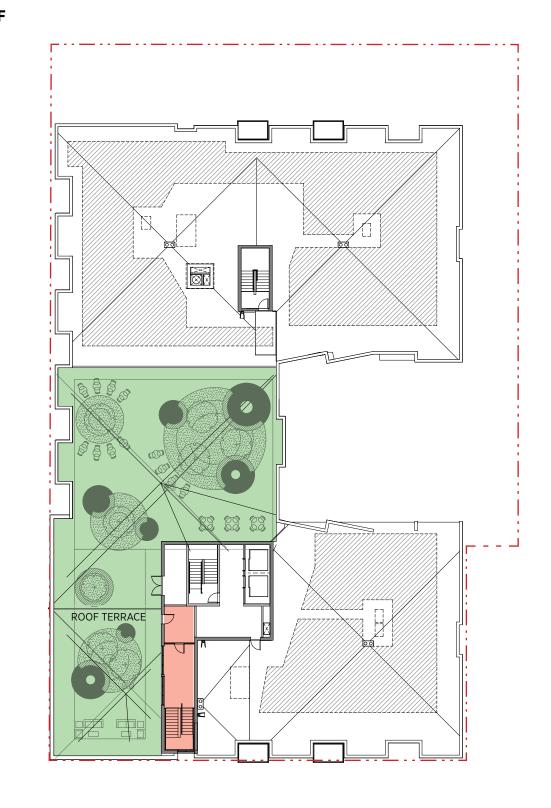
Site Plan



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LEVEL 8 **ROOF**







Pepsi B



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Architectural Concept _ Renderings



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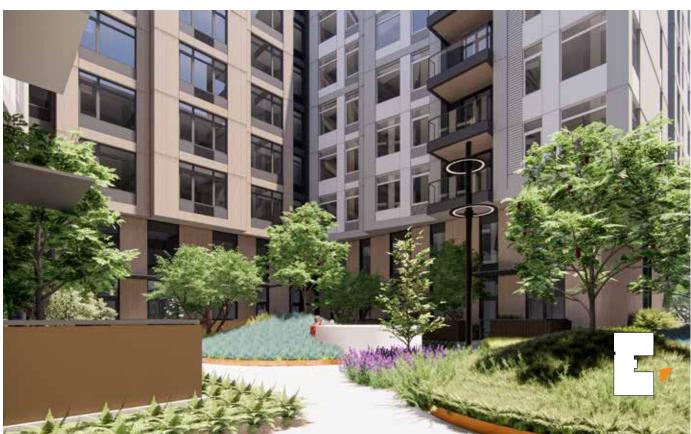
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ARCHITECTURAL CONCEPT



Architectural Concept _ Renderings



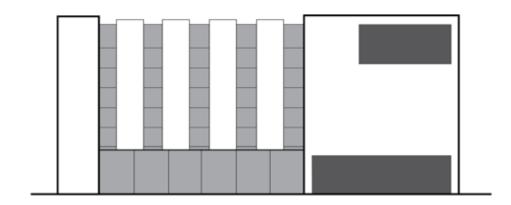


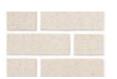


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ARCHITECTURAL CONCEPT

Architectural Concept





BRICK



WOOD



METAL WALL PANEL



BALCONY WALL

WEST ELEVATION (25TH AVE)



SOUTH ELEVATION (OREGON ST)



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Architectural Concept _ Materials

SOUTH ELEVATION

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Portland Community Design Guidelines

PORTLAND PERSONALITY GUIDELINES

P1: Community Plan Area Character
P2: Historic and Conservation Districts
P3: Gateways
NOT APPLICABLE
NOT APPLICABLE

PEDESTRIAN EMPHASIS GUIDELINES

E1: Pedestrian Networks	APPLICABLE
E2: Stopping Places	APPLICABLE
E3: The Sidewalk Level of Buildings	APPLICABLE
E4: Corners that Build Active Intersections	APPLICABLE
E5: Light, Wind and Rain	APPLICABLE

PROJECT DESIGN GUIDELINES

D1: Outdoor Areas	APPLICABLE
D2: Main Entrances	APPLICABLE
D3: Landscape Features	APPLICABLE
D4: Parking Areas and Garages	APPLICABLE
D5: Crime Prevention	APPLICABLE
D6: Architectural Integrity	NOT APPLICABLE
D7: Blending into the Neighborhood	APPLICABLE
D8: Interest, Quality and Composition	APPLICABLE





Portland Community Design Guidelines

E1 - Pedestrian Networks.

Paving patterns and landscape design consistent with the larger development.

Northeast corner parklet with art installation.

E2 - Stopping Places.

Covered main entry with landscaping, bike parking and seating. Amenity rooms and canopies facing NE Oregon Ave.

E3 - The Sidewalk Level of Buildings.

Townhome style two story units with raised stoops. Stoops engaged with the sidewalk without a landscape as a barrier.

E4 - Corners that Build Active Intersections.

Southwest corner main entry expression.

E5 - Light, Wind and Rain.

Covered main entry with landscaping. Canopies facing NE Oregon Ave. and at townhomes entries.

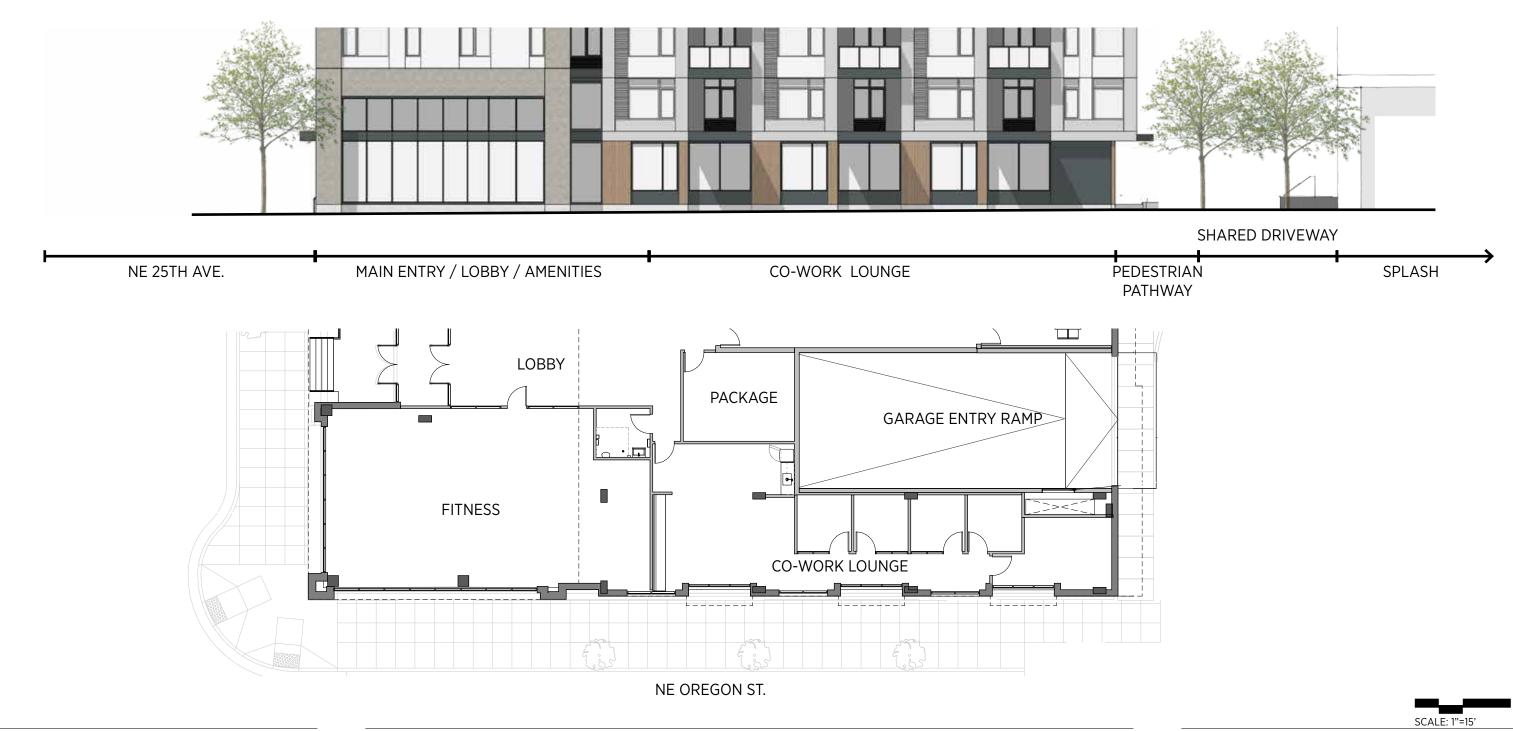
Architectural Concept _ Enlarged Elevations

WEST ELEVATION _ GROUND FLOOR





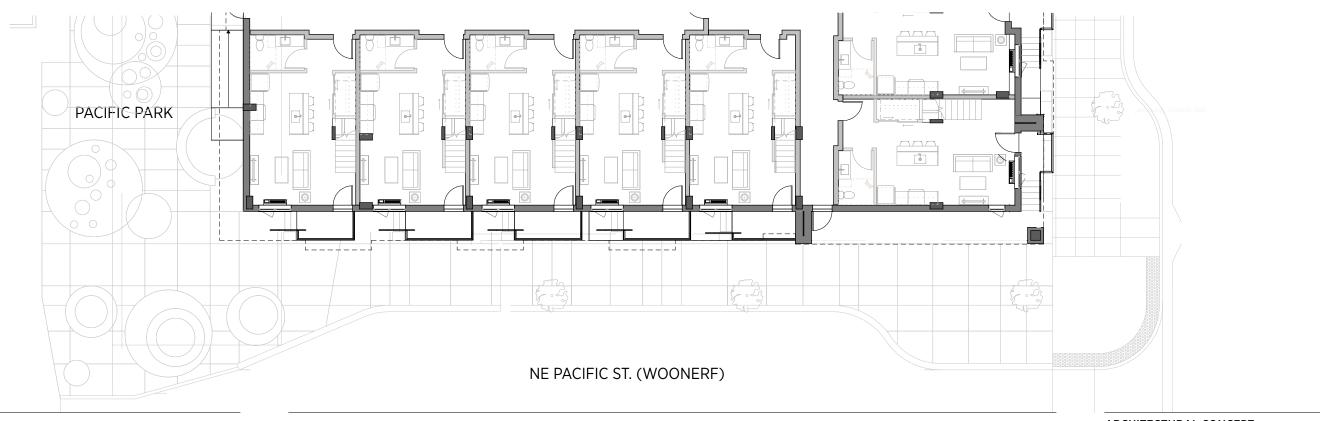
SOUTH ELEVATION _ GROUND FLOOR



Architectural Concept _ Enlarged Elevations

NORTH ELEVATION _ GROUND FLOOR





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Raised Planters with Trellis and Vines Mounded or Raised Planters with Ornamental Tree and Shrub Planting Seating Nooks with Custom Wood & Steel Seatwalls and Fire Bowls Grills with Custom Countertop and Cabinetry Porcelain Pavers on Pedestals **Tiered Custom Seating** Fire Bowl Element and Planter

LANDSCAPE CONCEPT | ROOF TERRACE PLAN | 1/16"=1'-0"

Portland Community Design Guidelines

D1 - Outdoor Areas.

NE Pacific St. Woonerf.

Northeast Pacific Park and courtyard open to the public.

Townhomes stoops and balconies.

Rooftop amenity.

D2 - Main Entrances.

Southwest corner expression.

Projecting building scale canopy.

Main Entry, Lobby/amenities, and rooftop located on southwest corner.

D3 - Landscape Features.

NE Pacific St. Woonerf.

Ground floor amenities setback.

Townhomes stoops landscaping.

Northeast Pacific Park and courtyard open to the public.

D4 - Parking Areas and Garages.

Garage entries consolidated and not facing the street.



PLANNED DEVELOPMENT

EA 23-075072 DAOCTOBER 19, 2023



Portland Community Design Guidelines





D5 - Crime Prevention.

Townhome style two story units with raised stoops.

Stoops engaged with the sidewalk without a landscape as a barrier.

Active ground level uses oriented to NE Oregon Ave. / NE Sandy Blvd.

D7 - Blending into the Neighborhood.

Responds to Planned Development criteria.

Townhomes stoops on NE 25th Ave. and NE Pacific St.

Stoops engaged with the sidewalk without a landscape as a barrier.

Main Entry architectural and landscaping features.

Brick accenting to anchor western boundary of Planned Development at engagement with adjacent neighborhood.

D8 - Interest, Quality and Composition.

Singular architectural expression.

Cohesive color palette.

Use of quality materials like brick, wood and metal.

Metal panel as primary material with Brick accent at corner expression.

LEGEND

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