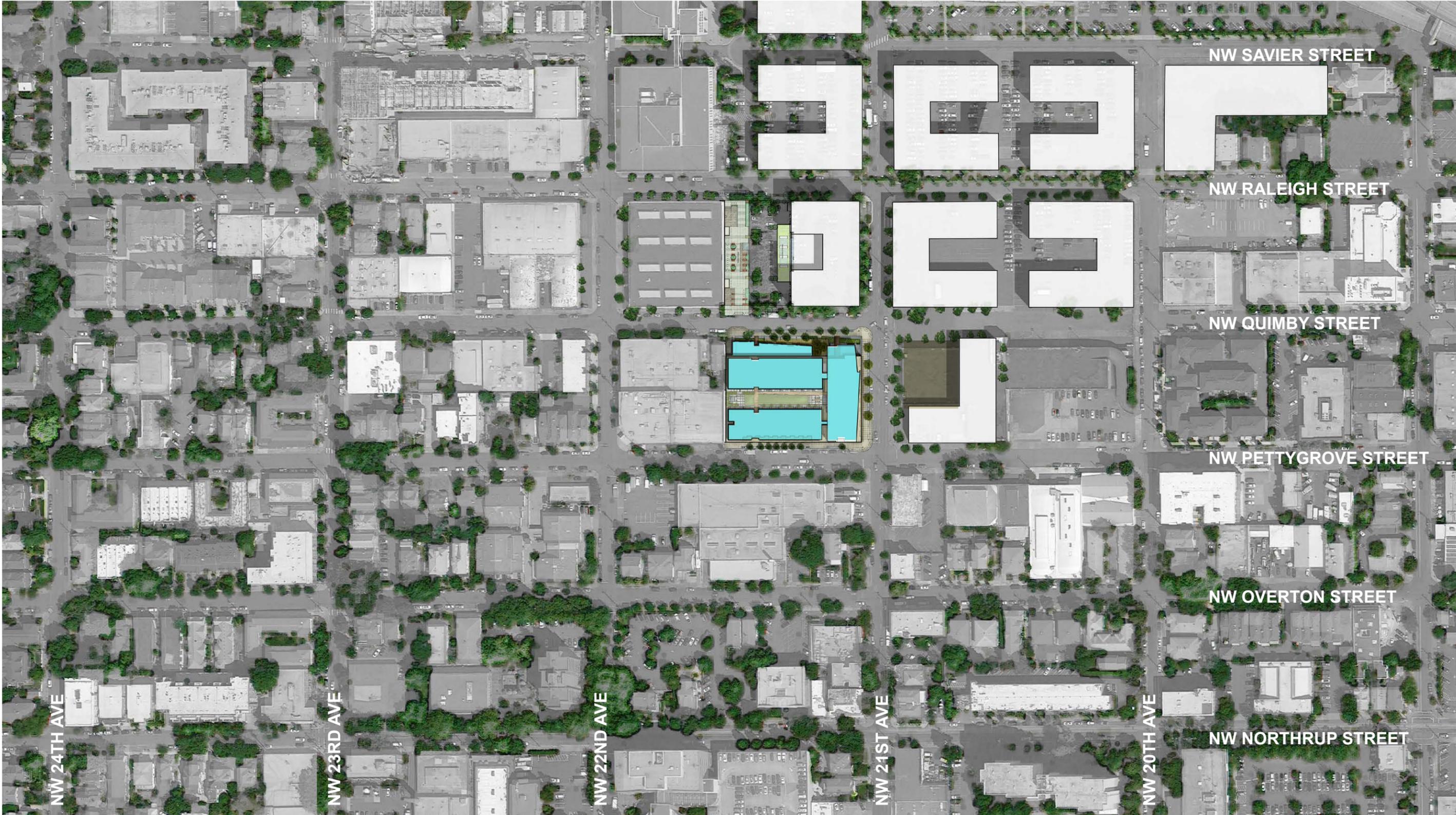




# vicinity map



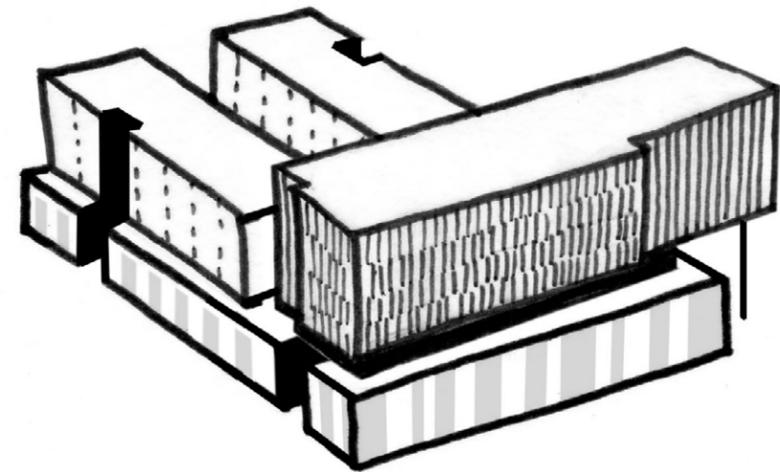
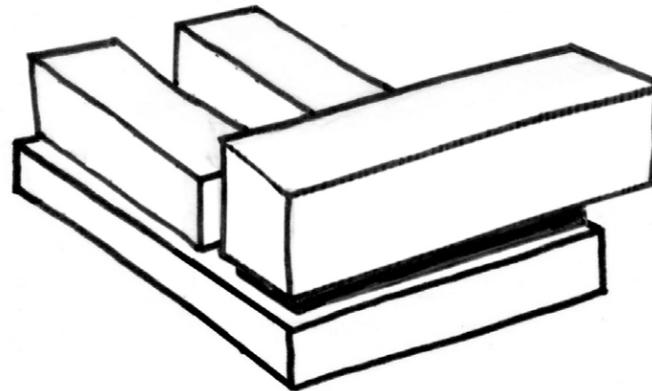
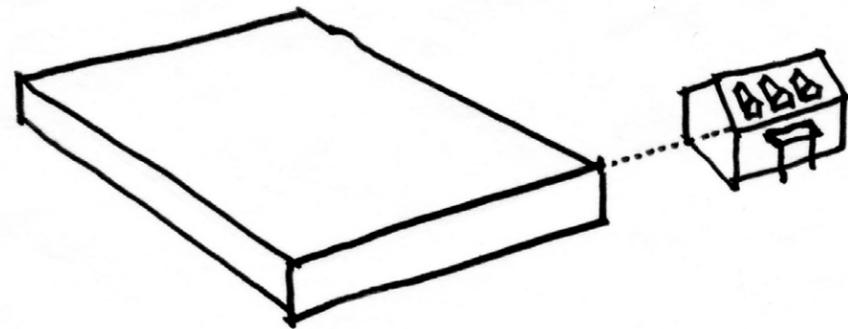
# site plan



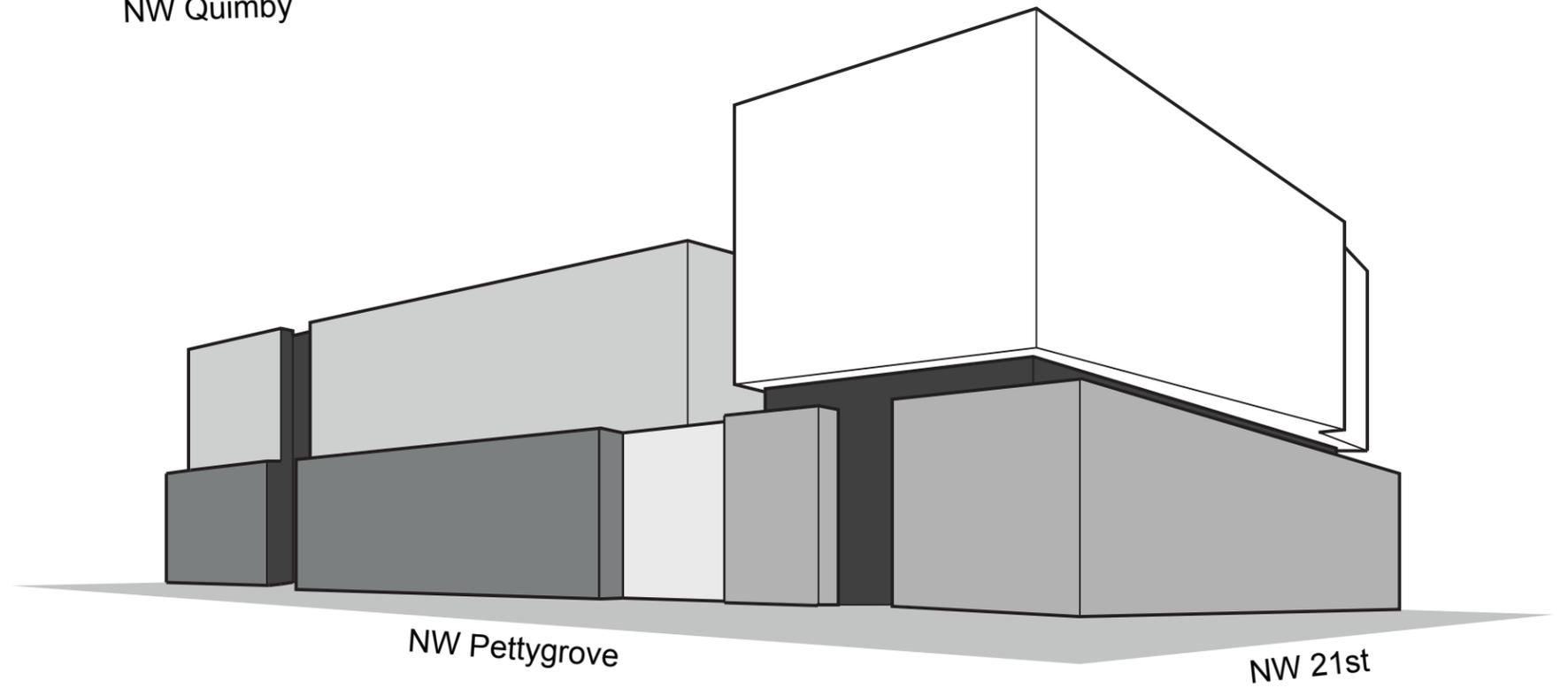
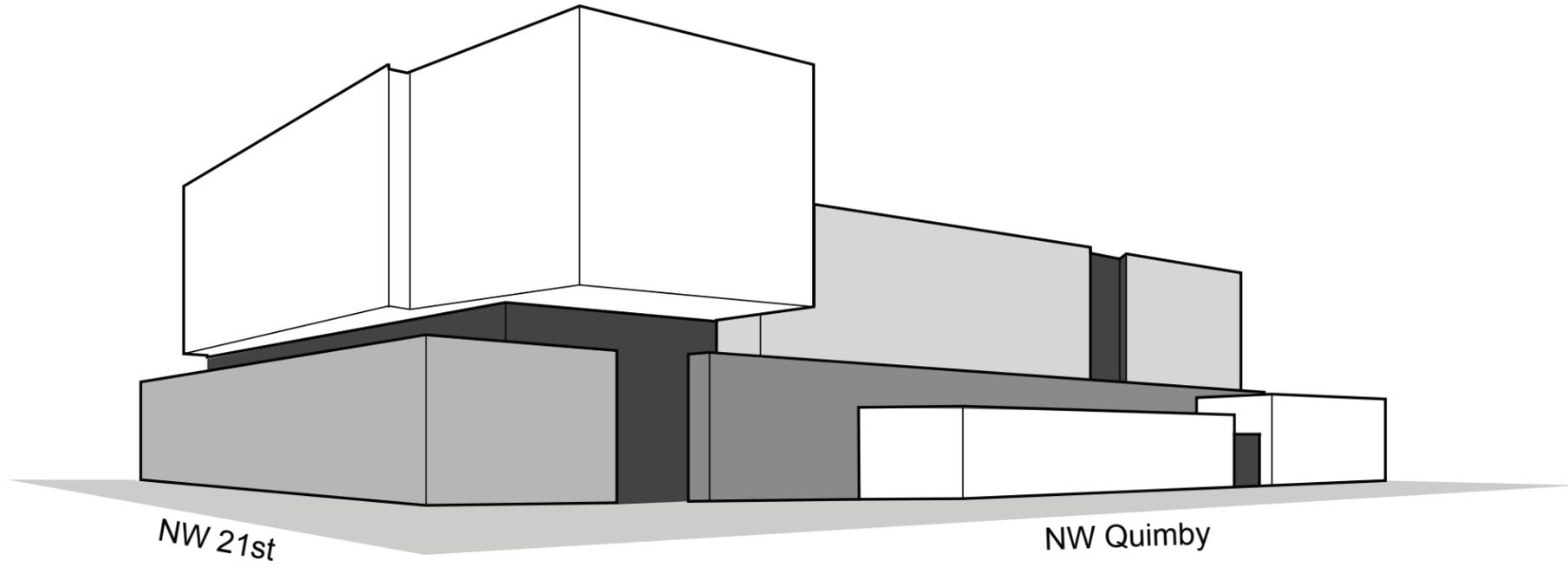
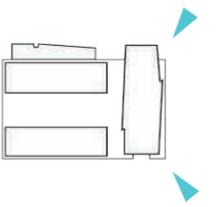




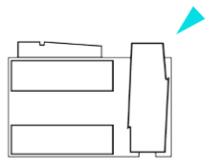
# design concept massing



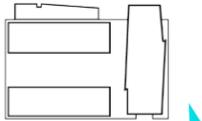
# design concept facade composition



# east building nw quimby + 21st



**perspective** nw 21st + nw pettygrove



# NW Quimby St

DAR 01: reduce setback

**Response: ground floor retail extended to reduce setback**

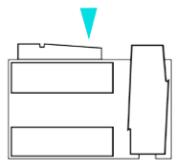
DAR 02: respond to accessway from Block 296  
refine on-site walkways and plaza

**Response: massing addresses accessway; on-site walkways further refined; level change reduced**

Staff Report: provide on-site accessibility to outdoor spaces

**Response: shallow ramp provided; all spaces accessible**

# facade analysis nw quimby

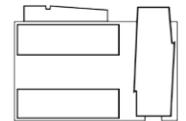


NW QUIMBY FACADE ELEVATION



NW QUIMBY FACADE PLAN

# facade analysis nw quimby



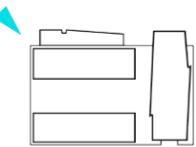
PERSPECTIVE -  
QUIMBY FACADE ELEMENTS



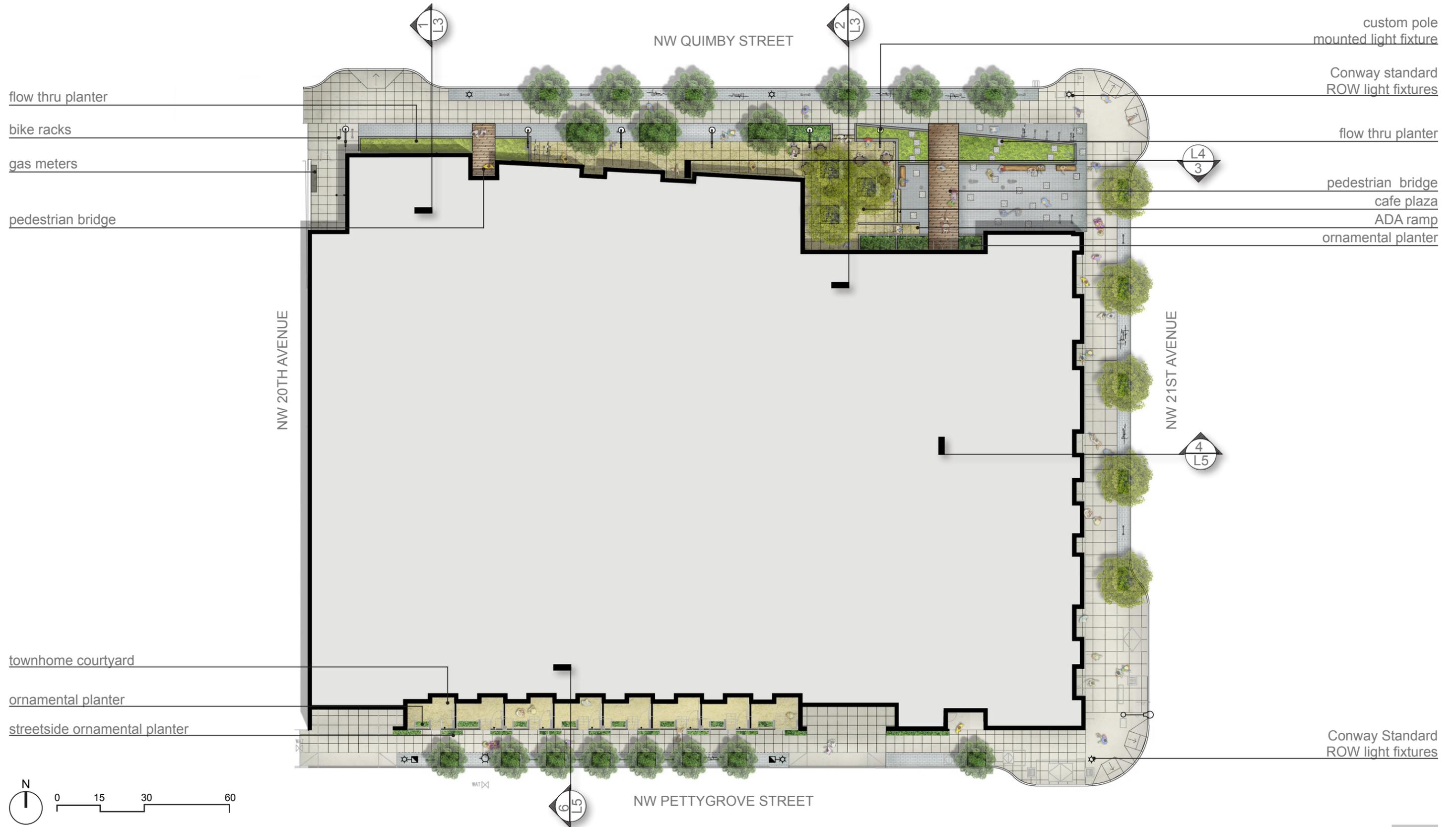
SITE PLAN -  
QUIMBY ACCESSWAY



# perspective nw quimby



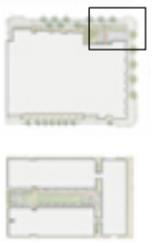
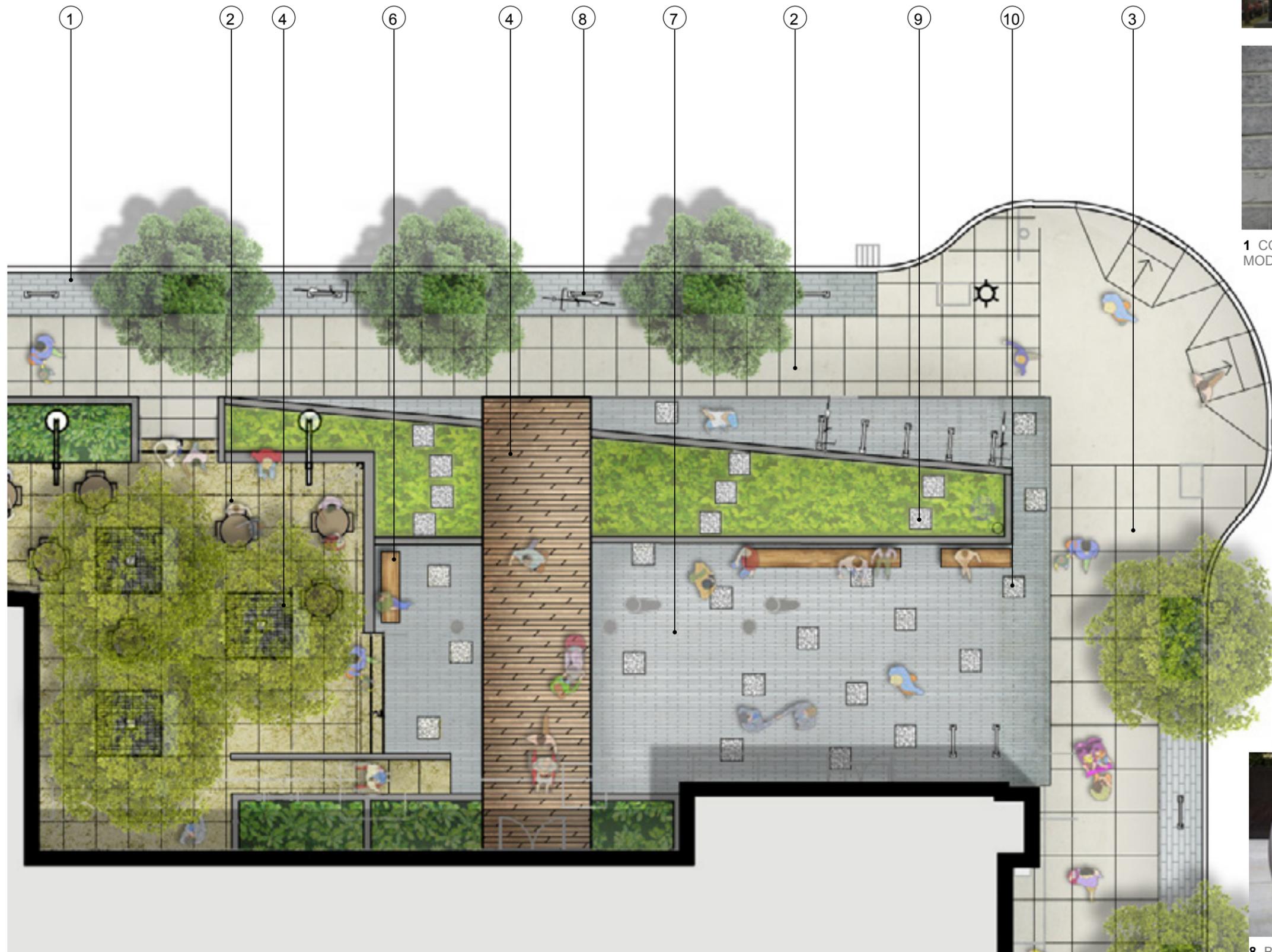
# landscape site plan plaza



AUGUST 2014

2140 NW 21st St Portland, OR

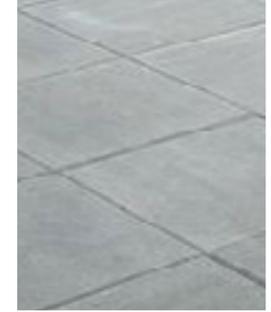
# detail plan plaza



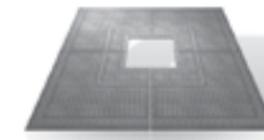
**1** CONCRETE MODULAR PAVERES



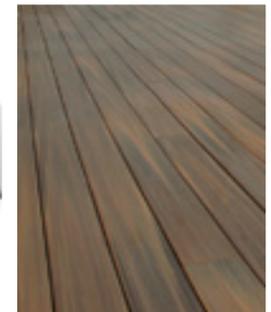
**2** 3x3 CONCRETE PAVING



**3** 4x4 CONCRETE PAVING



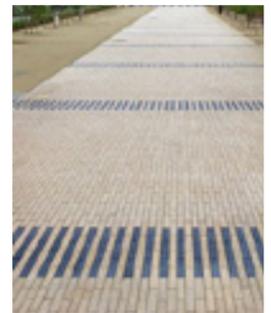
**4** URBAN ACCESSORIES "BOSTON" TREE GRATE



**5** IPE DECKING



**6** CUSTOM TIMBER BENCH



**7** PLANK PAVERS



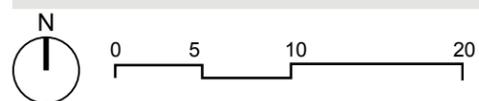
**8** BIKE RACK



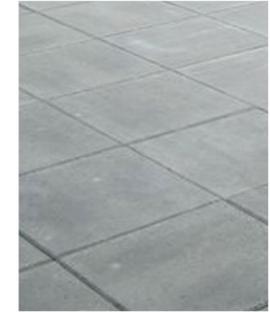
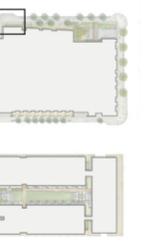
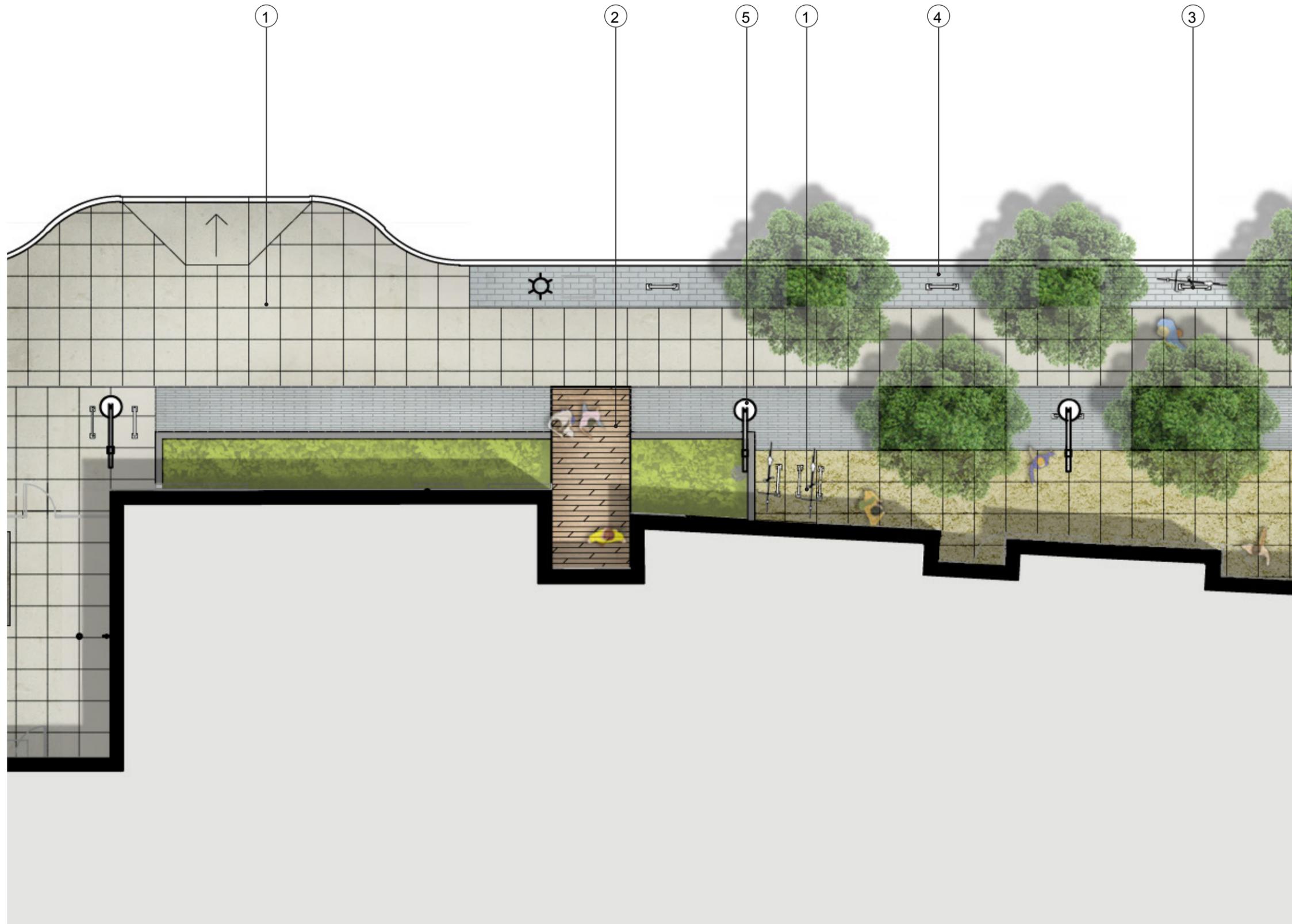
**9** SALVAGED TILT-UP BLOCK



**10** SALVAGED TILT-UP PAVER



# detail plan north



**1** 3x3 CONCRETE PAVING



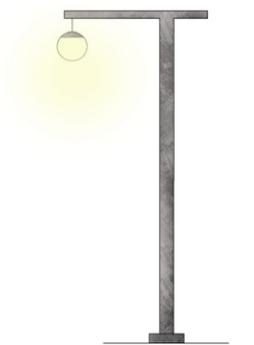
**2** IPE DECKING



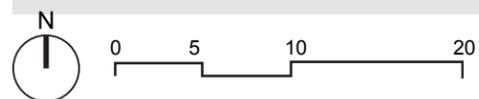
**3** BIKE RACK



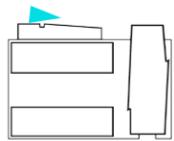
**4** CONCRETE MODULAR PAVERS



**5** CUSTOM POLE MOUNTED LIGHT FIXTURE



perspective retail on nw quimby



# NW 21st St

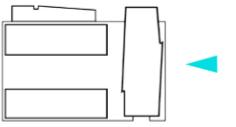
**DAR 02: provide 3' dedication**

**Response: dedication provided, facade composition adjusted to increase openness**

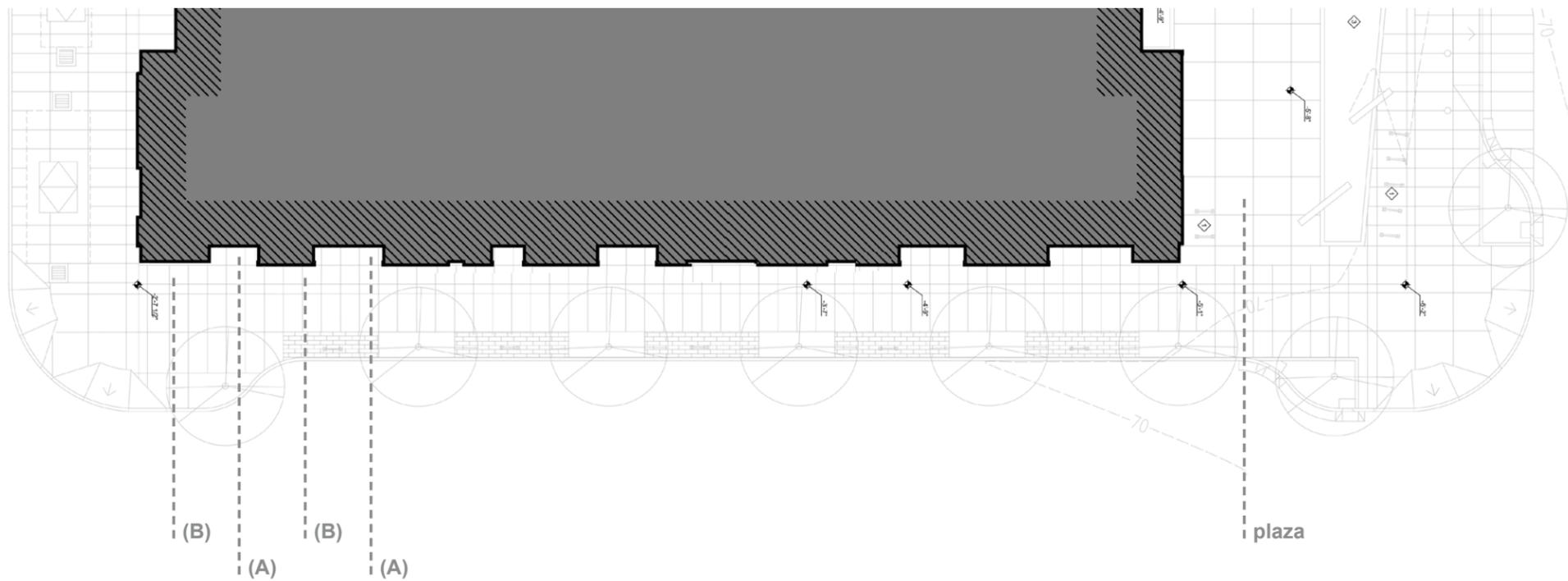
**Staff Recommendation: increase glazing ratio**

**Response: glazed areas widened; ratio increased**

# facade analysis nw 21st

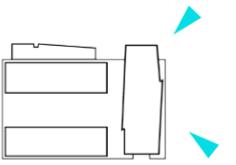


NW QUIMBY FACADE ELEVATION



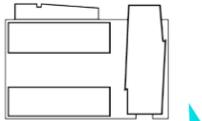
NW QUIMBY FACADE PLAN

# facade analysis nw 21st

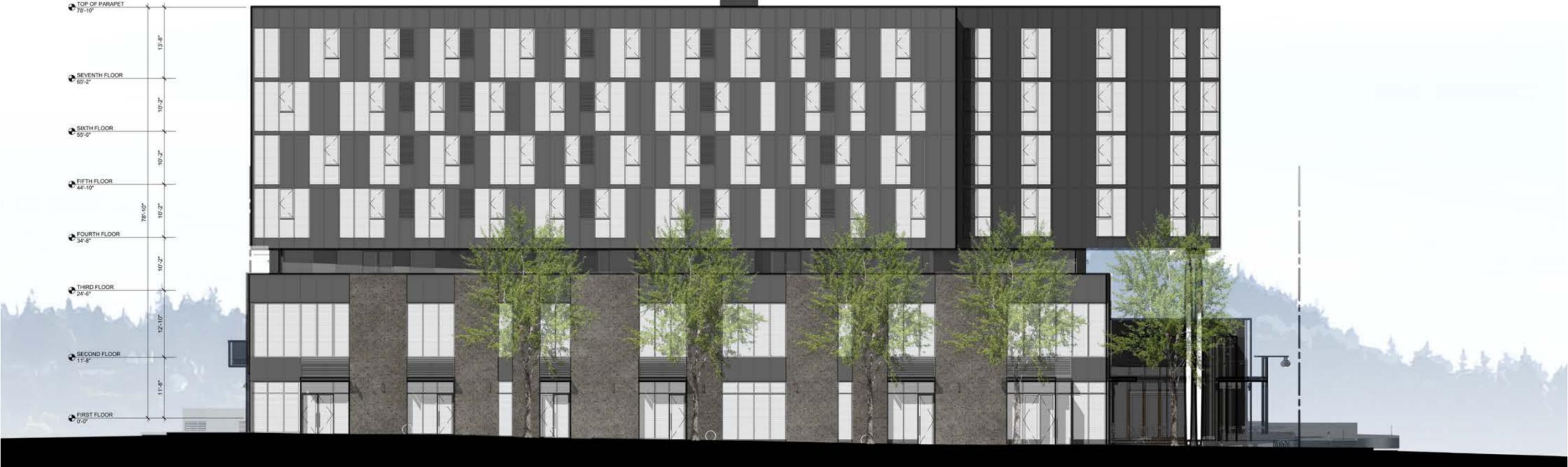


PERSPECTIVE - 21ST FACADE ELEMENTS

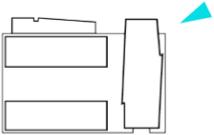
# perspective retail on nw 21st



# east elevation NW 21st Ave



**perspective** nw 21st + the future plaza



# NW Pettygrove St

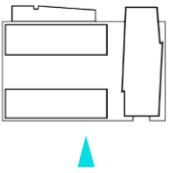
DAR 01, Staff Report: break up length of facade

**Response: 3 recesses along the facade**

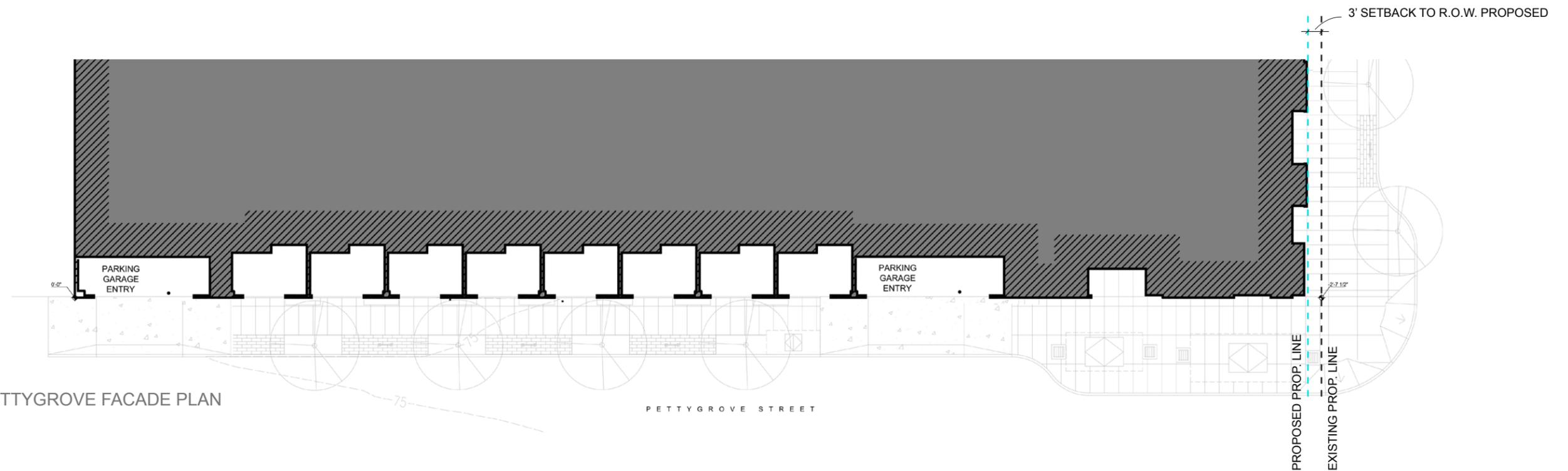
Staff Report: concern over two garage entrances

**Response: garage design is fundamental to the scheme**

# facade analysis nw pettygrove



NW PETTYGROVE FACADE ELEVATION

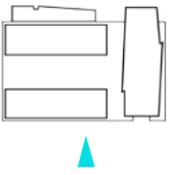


NW PETTYGROVE FACADE PLAN

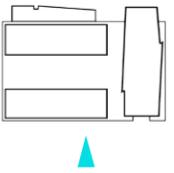
# south elevation NW Pettygrove St



# facade breaks nw pettygrove

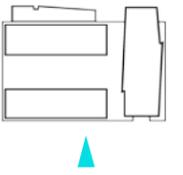


# facade analysis nw pettygrove

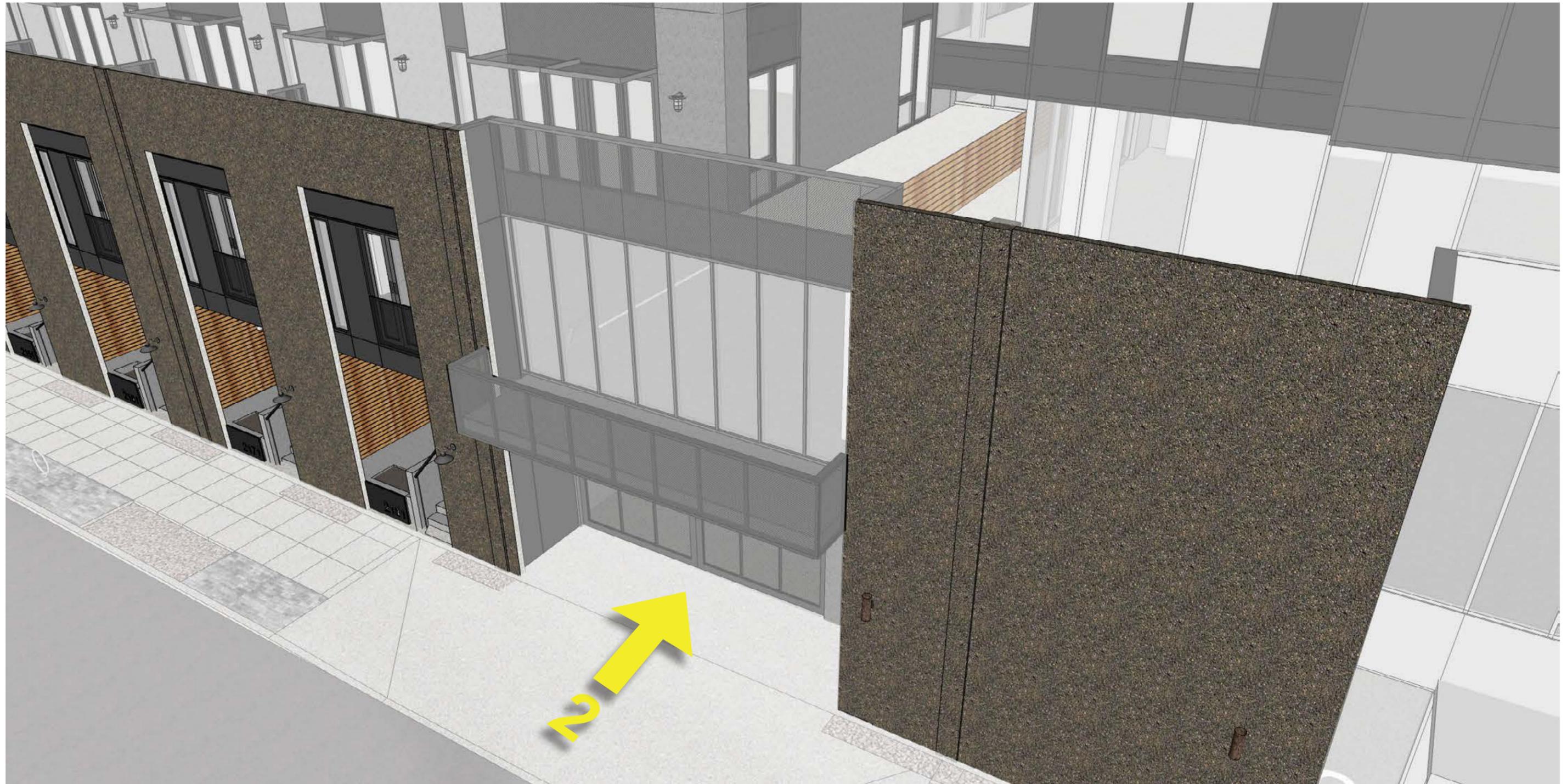
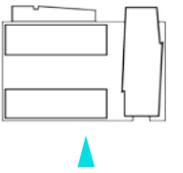


NW PETTYGROVE ELEVATION: KEY FACADE DIMENSIONS

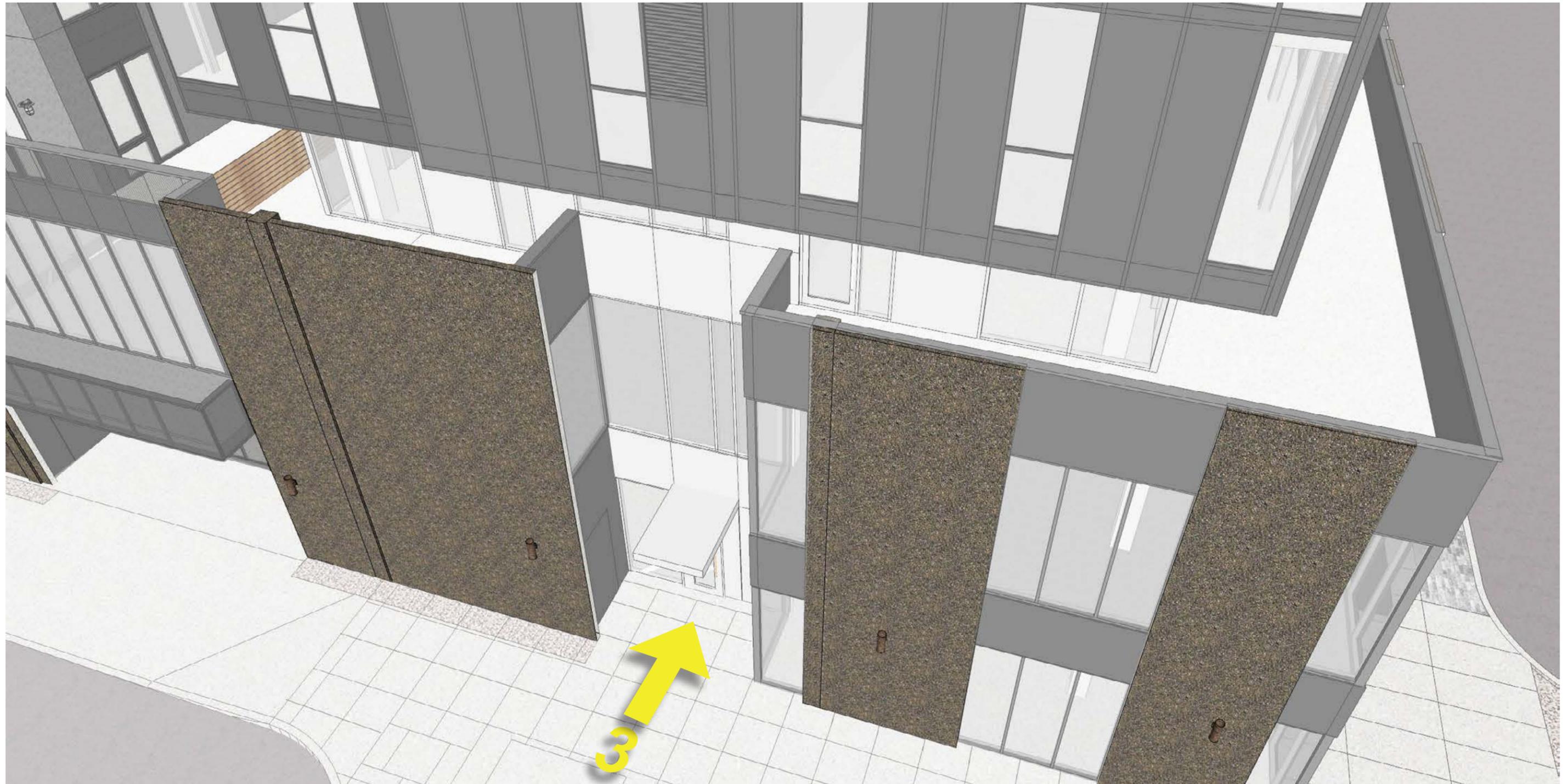
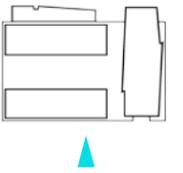
# facade breaks nw pettygrove



# facade breaks nw pettygrove



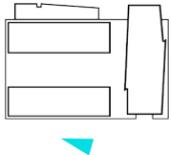
# facade breaks nw pettygrove



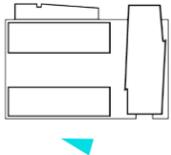
# townhome precedent



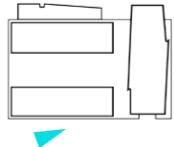
# perspective nw pettygrove



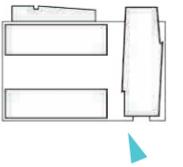
# perspective nw pettygrove



# perspective nw pettygrove



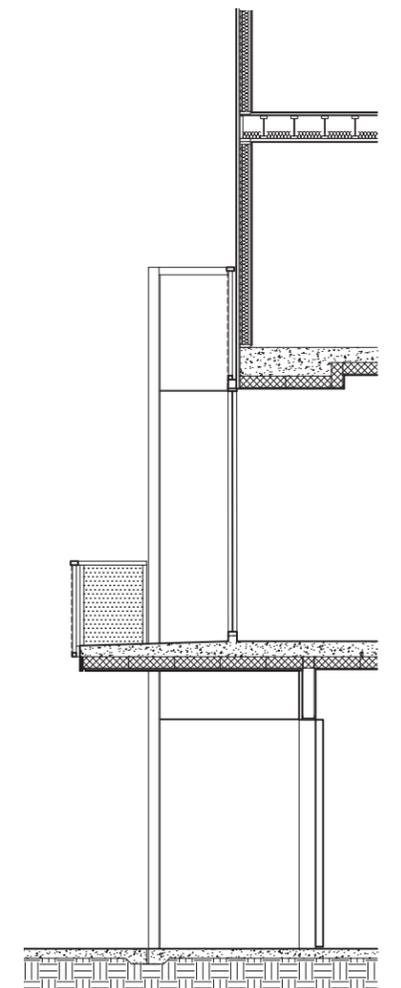
# vignette parking access



EAST GARAGE ENTRANCE AND SOUTHERN BUILDING ENTRANCE



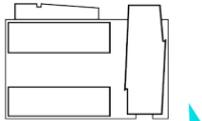
1 EAST PARKING ACCESS & BALCONY ELEVATION



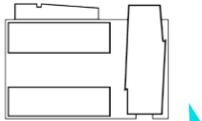
2 EAST PARKING SECTION

0 2 4 8

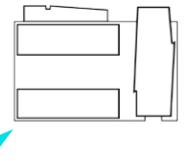
# perspective nw 21st + nw pettygrove



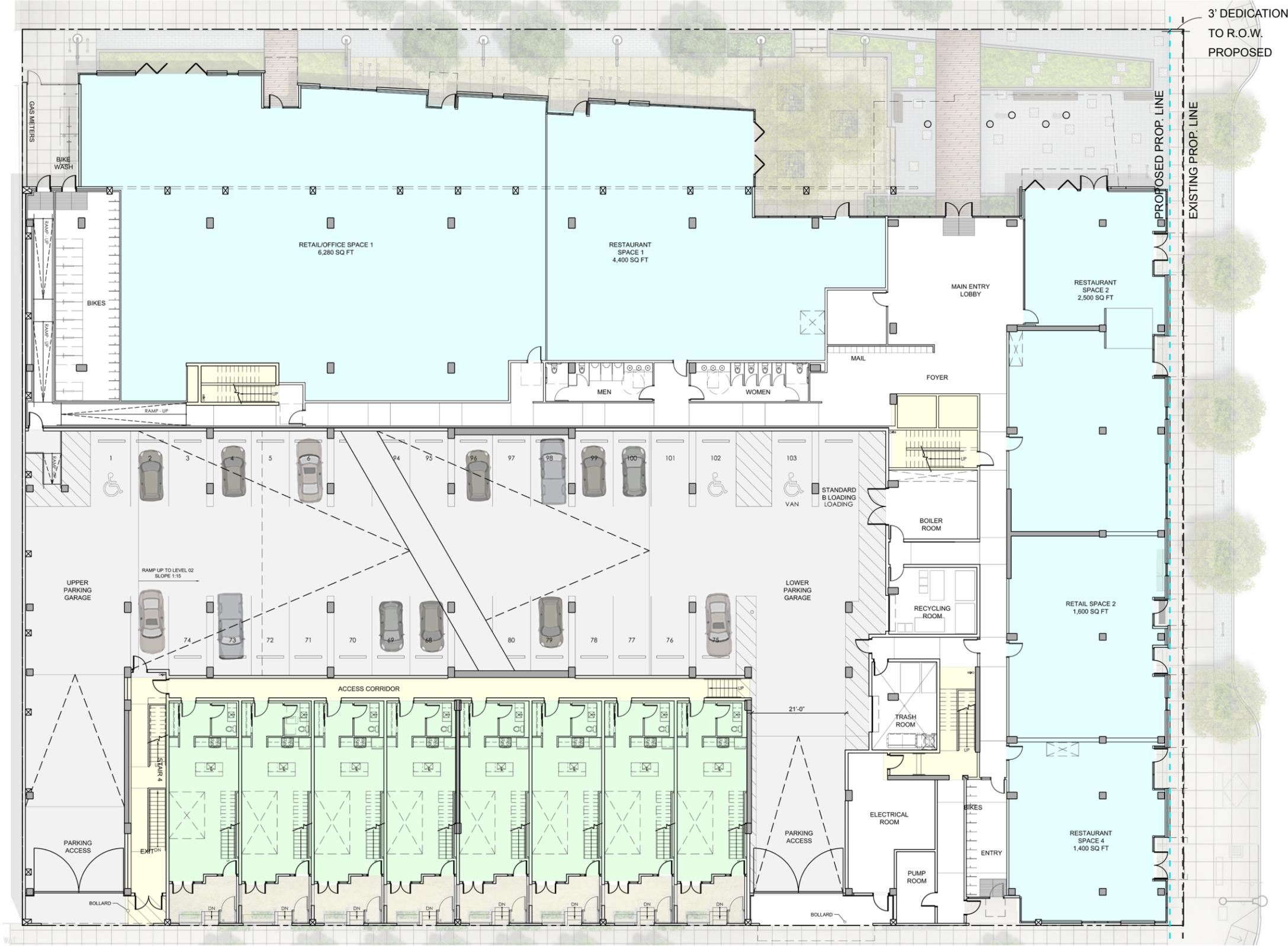
**perspective** nw 21st + nw pettygrove



# townhome overview nw pettygrove



# floor plans



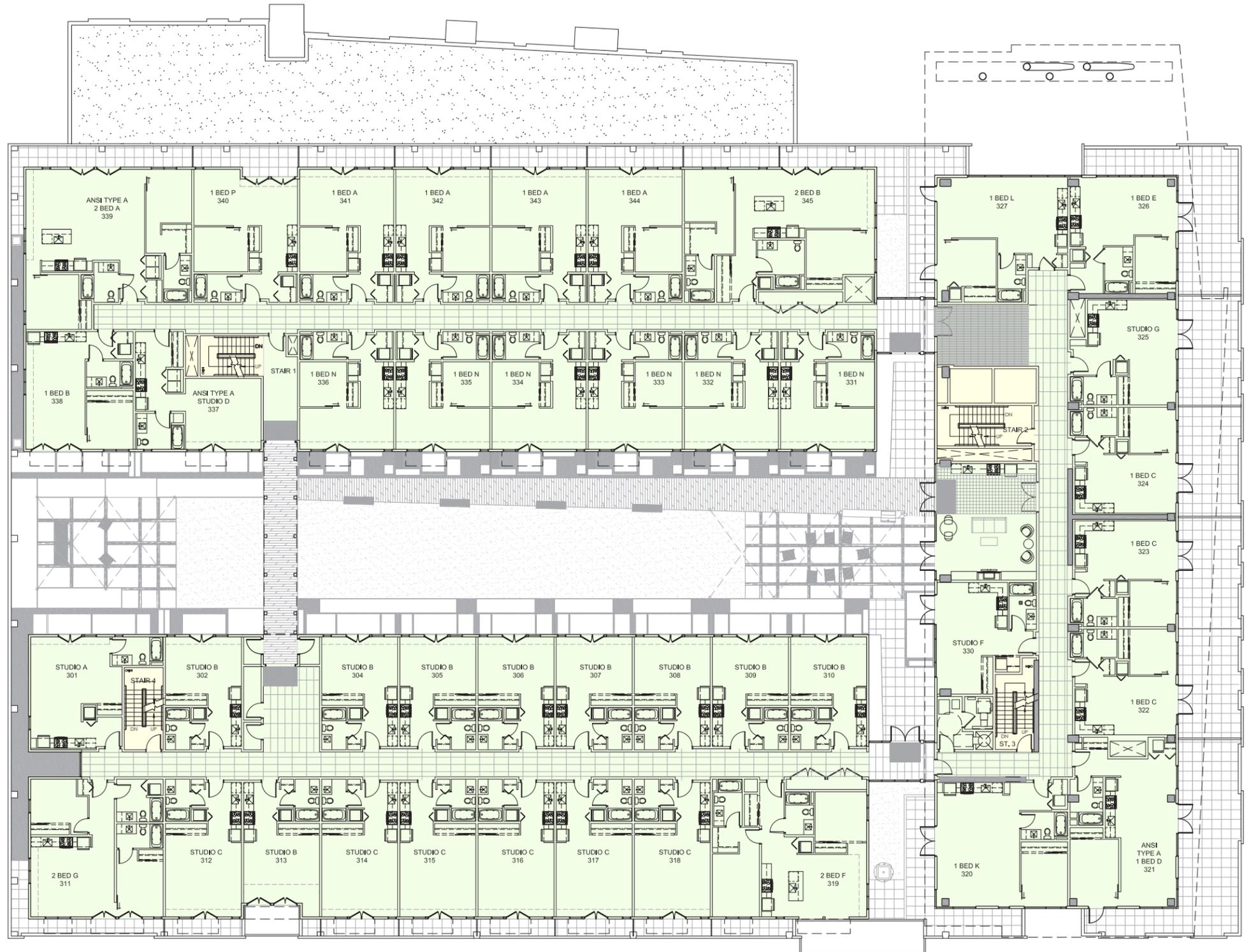
N  
GROUND FLOOR PLAN  
0 10 20 30

# floor plans



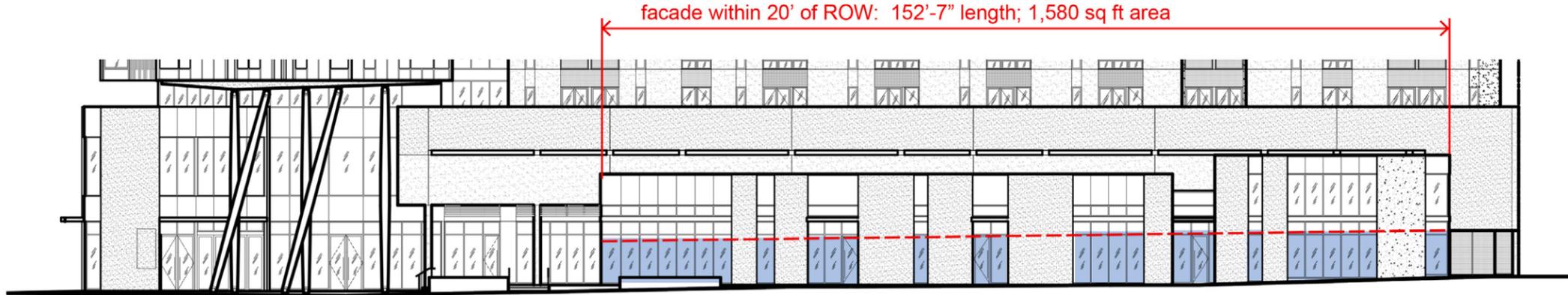
N  
SECOND FLOOR PLAN  
0 10 20 30

# floor plans

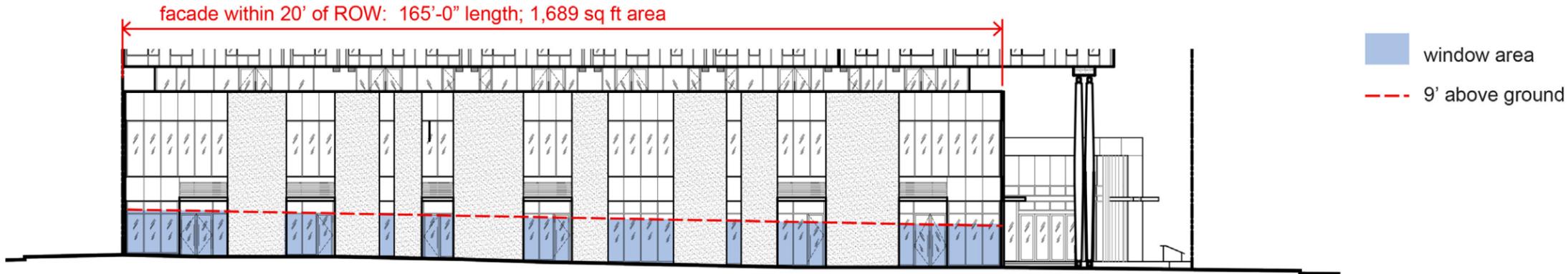


N  
THIRD FLOOR PLAN  
0 10 20 30

# ground floor window analysis



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



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

■ window area  
 - - - 9' above ground

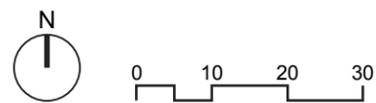


**NW PETTYGROVE ELEVATION**  
 total glazing length: 25'-0" (20.8%) total glazing area: 235 sq ft (18.5%) applicable facade: 120'-0" length; 1,270 sq ft area

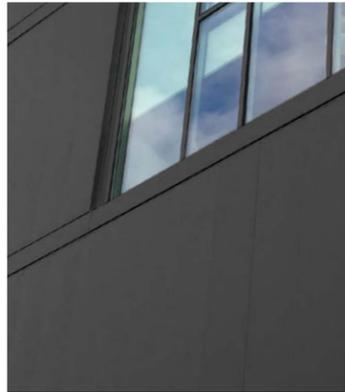
The percentage of glazing length and area along NW Pettygrove is below the minimum required by 33.140.230 B. when the residential frontage is excluded. See Modification 5 in design narrative.



# parking alternative layout



# facade materials overview



ALUMINUM WINDOW WALL SYSTEM WITH METAL PANEL, COLOR 2



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



STOREFRONT AND ALUMINUM COMPOSITE PANEL, COLOR 5



IPE PLANK SOFFIT AND PARTITION SCREEN



COLOR 1



COLOR 2



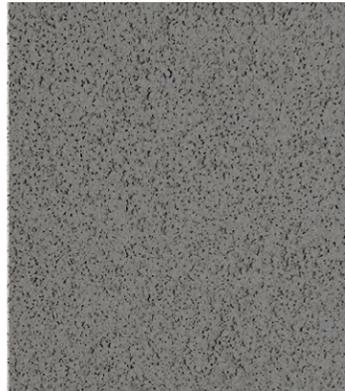
COLOR 3



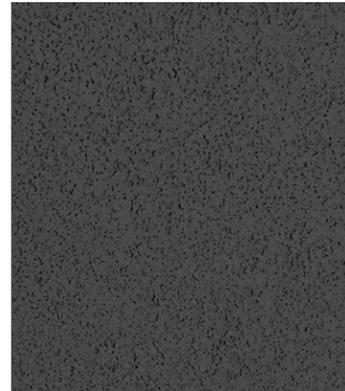
COLOR 4



COLOR 5



STUCCO, COLOR 4



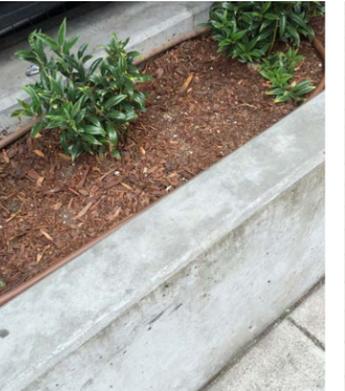
STUCCO, COLOR 1



VINYL WINDOWS AND DOORS, COLOR 2



PERFORATED METAL SCREENING ELEMENTS, COLOR 2



CAST CONCRETE SITE ELEMENTS



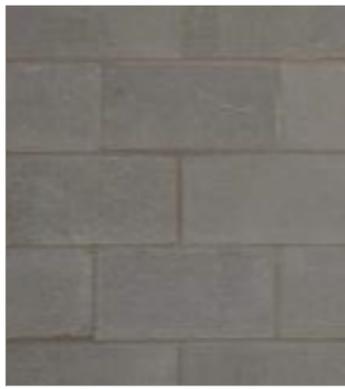
IPE PLANK DECKING



STEEL AWNING WITH IPE PLANK SOFFIT



(E) TILT UP CONCRETE, STAINED COLOR 3



CMU, STAINED COLOR 3



ALUMINUM CLAD WOOD DOORS AND WINDOWS



CAST CONCRETE STAIRS

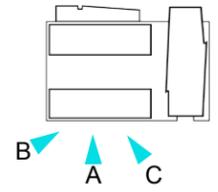


STEEL CLAD PLANTERS AND ADDRESS NUMBERS



WOOD DOOR

# materials townhomes



TYPICAL TOWNHOME ON NW PETTYGROVE



NW PETTYGROVE LOOKING NORTH



NW PETTYGROVE LOOKING SOUTH



1 STEEL PLATE AND CONCRETE PLANTER



2 ADDRESS NUMBERS



3 CAST CONCRETE STAIRS AND LANDING



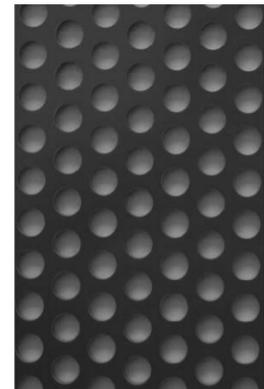
4 (E) TILT UP CONCRETE, STAINED COLOR 3, CUT AND POLISHED EDGE



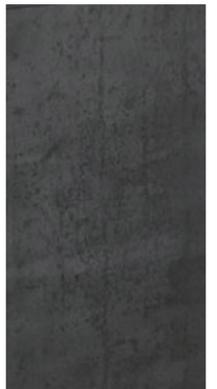
5 ALUMINUM CLAD WOOD WINDOWS AND DOORS



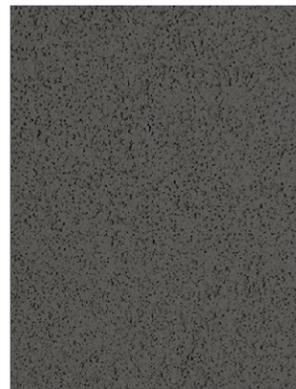
6 METAL PANEL



7 POWDER COATED PERFORATED METAL GUARDRAIL



8 STEEL PLATE



9 STUCCO, COLOR 1



10 WOOD DOOR

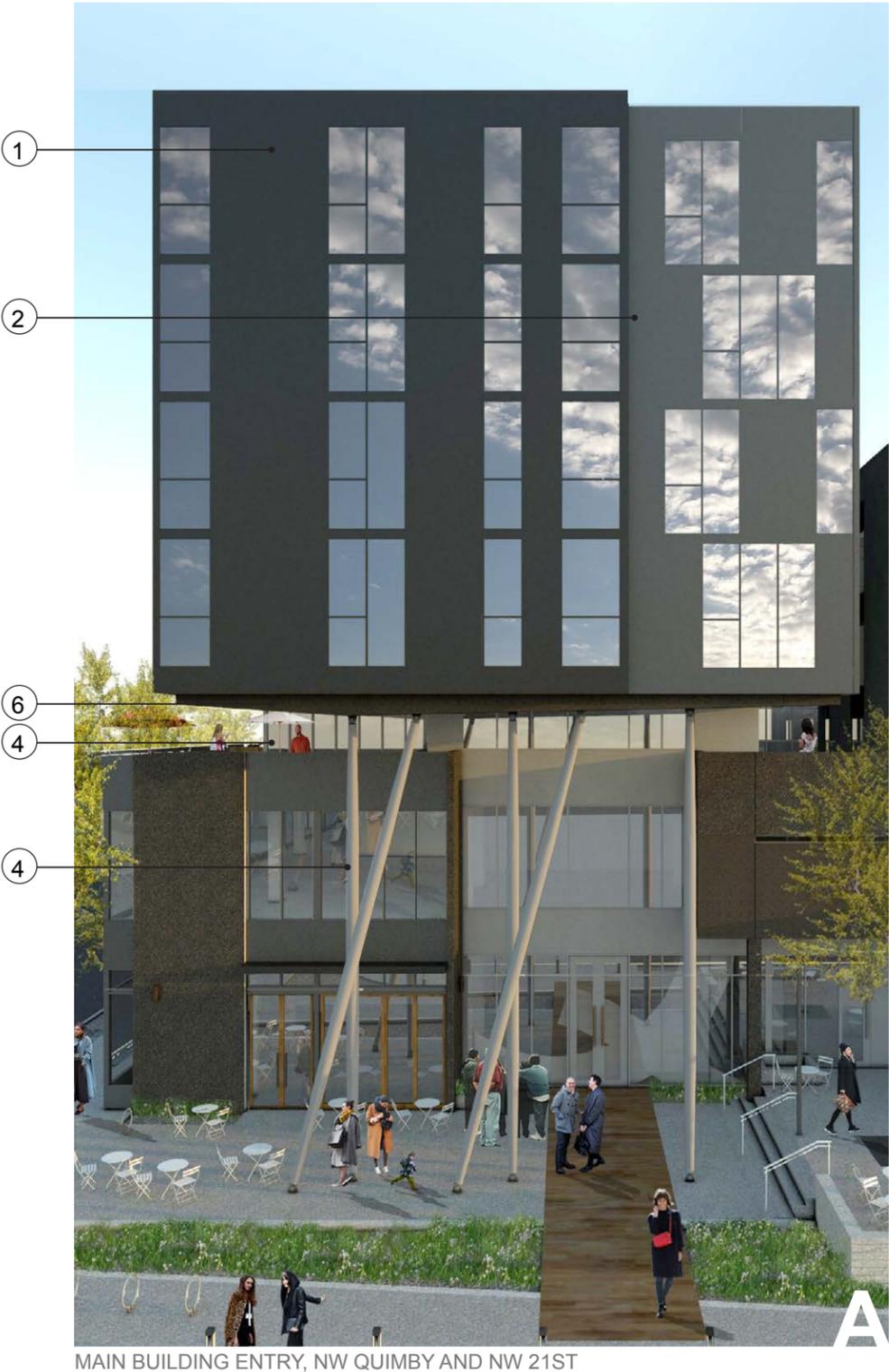
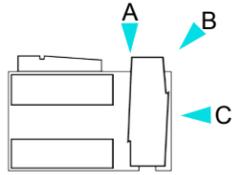


11 IPE PLANK PARTITION SCREEN AND SOFFIT



12 CMU WALL, STAINED COLOR 3

# materials east building



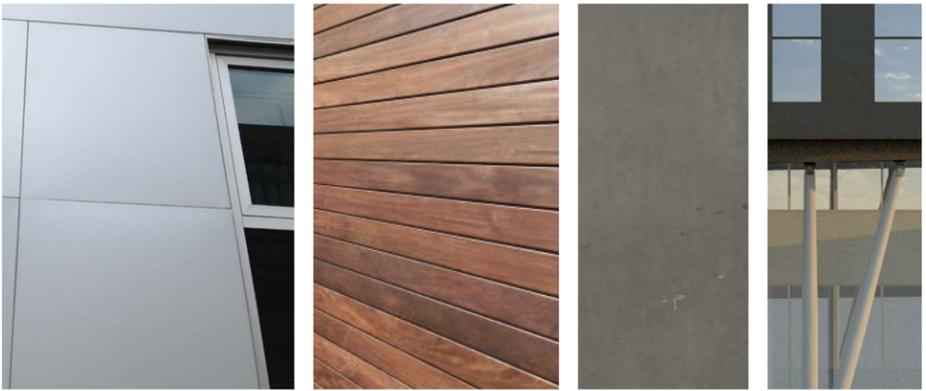
CORNER OF 21ST AND QUIMBY LOOKING WEST



CORNER OF NW PETTYGROVE AND 21ST LOOKING NORTH



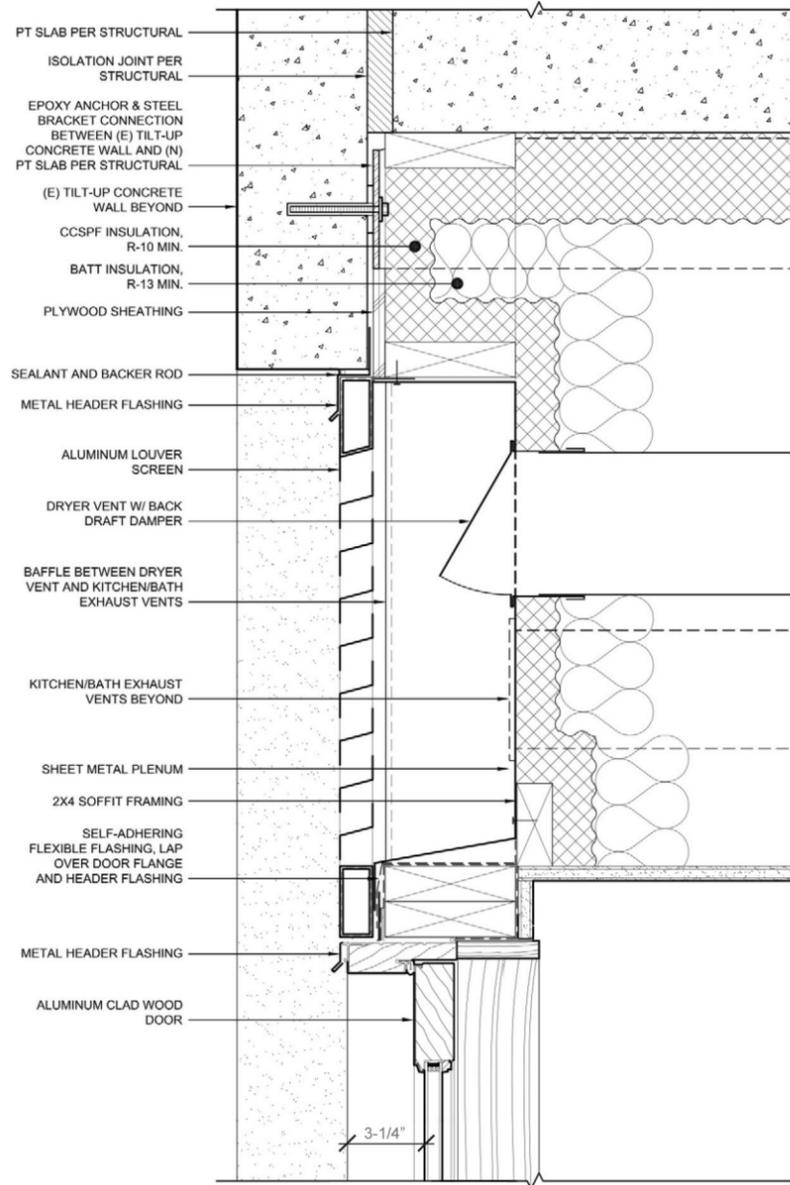
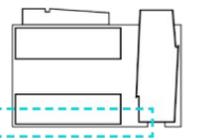
1 ALUMINUM WINDOW WALL SYSTEM WITH METAL PANEL, COLOR 2  
2 ALUMINUM WINDOW WALL SYSTEM WITH METAL PANEL, COLOR 1  
3 IPE SOFFIT



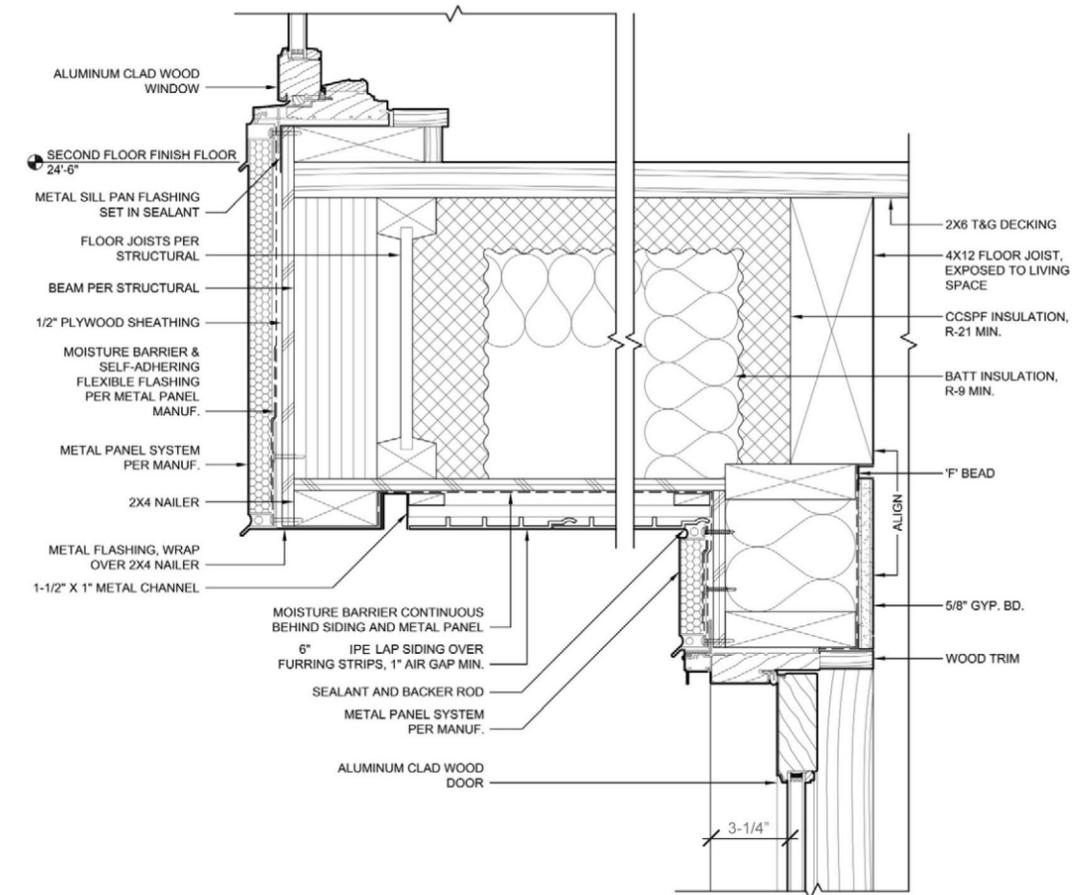
4 STOREFRONT AND ALUMINUM COMPOSITE PANEL, COLOR 5  
5 IPE PLANK PARTITION SCREEN AND SOFFIT  
6 CAST CONCRETE BEAM  
7 STEEL COLUMNS, COLOR 5



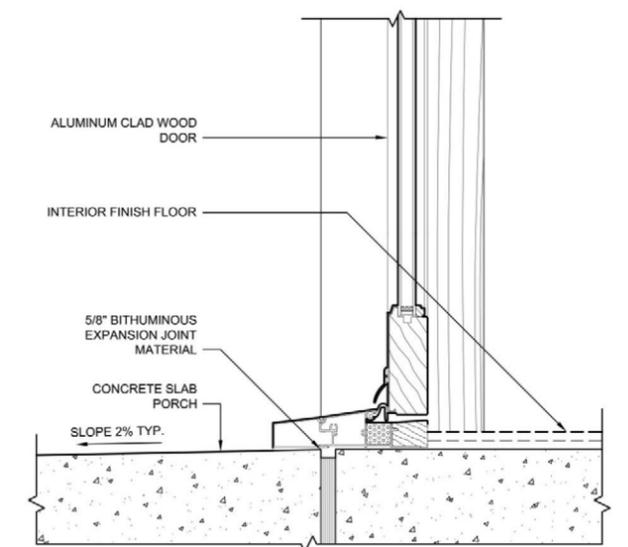




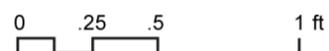
1 TOWNHOUSE 2ND FLOOR VENT LOUVER



2 TOWNHOUSE EXTERIOR SOFFIT



3 TOWNHOUSE ENTRY DOOR THRESHOLD



# plaza precedents



**Director Park Canopy**

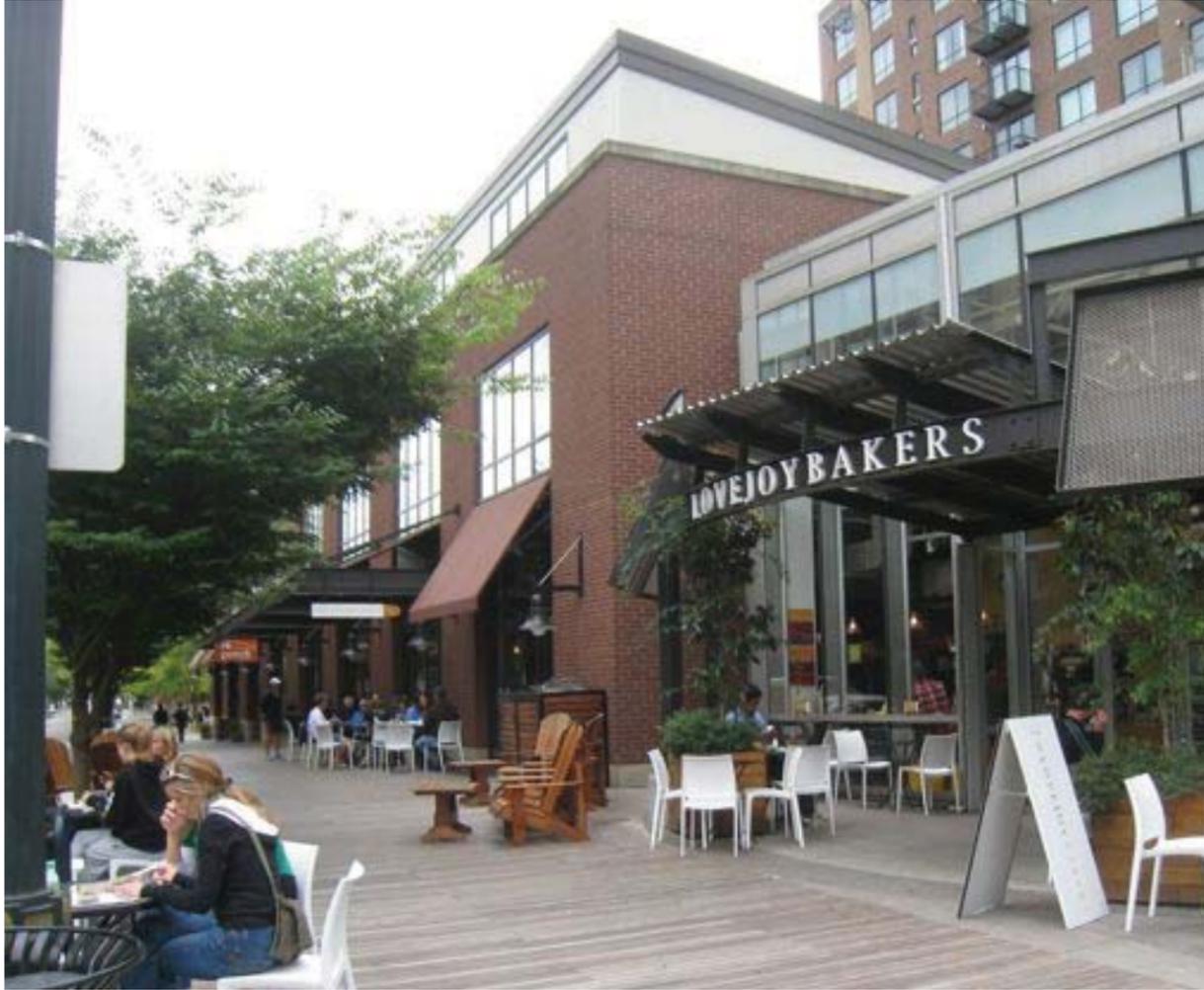


**NW 13th and Hoyt**

# plaza precedents



**Ecotrust Bldg**



**Lovejoy Bakers (NW)**

# plaza precedents



**Retail Plaza, NW 23rd and Lovejoy St.**