



REQUEST FOR PROPOSAL **ARCHITECTURAL DESIGN SERVICES**

Habitat for Humanity Portland / Metro East
Real Estate Development

SCOPE OF WORK: **ARCHITECTURAL DESIGN SERVICES, CD-CA**
PROJECT DESCRIPTION: **NEW CONSTRUCTION, (31) UNITS, (7) BUILDINGS**
Attached, Condominiums, Type VB Construction
DATE OF WORK: **Start: April, 2019**
Complete Commercial Building Permitting by 1/1/2020

PROJECT NAME: **CHERRY BLOSSOM AFFORDABLE HOUSING**
PROJECT LOCATION: 10840-10848 SE Salmon St., Portland
SE Cherry Blossom Drive at SE Main Street

PROPOSAL DUE DATE: **No later than: 4:00PM PST, THURSDAY, APRIL 18, 2019**

RESPONSE SUBMITTAL: **Deliver RFP response via email/mail/in person, to:**
Address: Habitat for Humanity Portland/Metro East
Attn: Real Estate Development Manager
1478 NE Killingsworth St., Portland, OR 97211
Email: Procurement@habitatportlandmetro.org

CONTACT FOR QUESTIONS: Direct all questions to the following email address:
Procurement@habitatportlandmetro.org

RFPs are available at <http://habitatportlandmetro.org/our-builds/bid-opportunities/>. If you do not have electronic access, please contact Habitat for Humanity Portland/Metro East at 503-287-9529.

RFP Content:

- I. Introduction
- II. Contract Structure
- III. Procurement Procedure
 - A. Respondent Instructions for Proposal
 - B. Evaluation Criteria
- Exhibit A: Scope of Work
- Appendix A: Respondent Information: Forms for Completion
- Appendix B: Information Provided

I. INTRODUCTION

Habitat for Humanity Portland/Metro East (Habitat) is releasing this Request for Proposal (RFP) to solicit Proposals for Architectural design services for an affordable housing project comprising new construction of 31 attached homes to be sold as affordable condominium units to deserving low-income families. This RFP provides a detailed description of the project and scope of work in EXHIBIT A, attached.

Habitat for Humanity Portland/Metro East is annually increasing the number of homes we build, and will increasingly be developing large-scale and multi-family affordable housing projects. Because Habitat is seeking to increase development capacity, there are ongoing opportunities for firms that can leverage opportunities for economies of scale, and provide expert project management to minimize contract time, while creatively ensuring that projects provide decent homes for Habitat Homebuyers.

Since 1981, we have built over 250 homes in the Portland/Metro East service area (Multnomah County and northern Clackamas County). Our commitment to building decent and affordable housing harnesses the good will of over 3,500 volunteers per year, including the work of Habitat Homebuyers. For more information about Habitat's approach, as well as photographs of completed homes and details on our programs and current builds, please visit our website at <http://habitatportlandmetro.org/our-builds/>.

Habitat for Humanity reserves the right to:

- Reject any or all offers and discontinue this RFP process without obligation or liability
- Accept other than the proposal with the lowest Fee and/or
- Award more than one contract

II. CONTRACT STRUCTURE

Habitat for Humanity Portland/Metro East (Habitat) will serve as Owner/Developer and General Contractor for this project. If selected, Respondent firm will enter into a contract with Habitat to provide professional design services for the scope of work outlined in Exhibit A of this RFP.

The contract will be the standard AIA B109 Owner-Architect Agreement for Multi-family Residential or Mixed Use Residential Project, modified to reflect that Owner and General Contractor are the same entity.

Habitat will identify and retain all design consultants, including, but not limited to, structural, civil, envelope, and landscape consultants, and firm contracted for architectural design services will be expected to coordinate with Habitat retained consultants. MEP consultants will be retained by the Architect. Proposed project schedule may indicate contracting dates for Owner to meet.

Respondent will identify subcontractors, as applicable, and will be required to indicate percent range of fee proposed to be subcontracted.

III. **PROCUREMENT PROCEDURE**

A. RESPONDENT INSTRUCTIONS

Respondent must submit Proposal per directions on RFP cover sheet, page 1, in order to be considered: Incomplete or late proposals will not be considered.

Format:

Letter or 11x17 format, landscape or portrait orientation. Proposals may be submitted in digital and/or hard copy format.

Proposal Materials:

Please review RFP document and initial pages as indicated. Please refer to APPENDIX A for forms to be completed with proposal. The following materials must be included with RFP response:

1. All RFP pages, initialed
2. Appendix A, completed
3. Additional Proposal materials, optional

B. Evaluation Criteria for Contract Award:

Selection for provision of professional services shall be per the following evaluation criteria:

1. Demonstration of capacity to work within project timeline, including commercial building permitting completion by 1/1/2020
2. Experience on related projects of similar scale and budget
3. Proposal that balances fee and effectiveness of scope of services / Proposed Fee
4. Extent proposal leverages the Habitat Owner-GC contract structure, and/or Respondent qualifications in design-build or other applicable team structure
5. Diversity Contractor certification with the City of Portland

EXHIBIT A:
CONTRACT SCOPE OF WORK
ARCHITECTURAL DESIGN SERVICES

Project Description:

New construction of 31-unit affordable housing development on two adjacent properties comprising the Development Parcel, totaling approximately 1.73 AC/ 75,350 SF. Habitat for Humanity Portland/Metro East (Habitat) has advanced the Cherry Blossom development through design development and completed Type III City Design Review with approval. Please see *Final Findings and Decision by the Design Commission*, # LU 15-231235/ PC#14-185673, in Appendix B, Information Provided.

The Development Parcel is located off of SE Cherry Blossom Drive at SE Main Street in the City of Portland's Gateway neighborhood. The site is zoned high-density residential with an environmental conservation and design overlay, R3cd. The project will construct 31 units of attached condominium units through use of a 25% amenity bonus, in the form of (7) 3-story buildings of Type VB construction, per the Design Review Decision. All units will undergo condo platting and be sold as affordable condominiums to deserving low-income families in Habitat's Homebuyer program.

Project Schedule:

Project design schedule will prioritize expedited permit set production and submittal, driven by deadline to complete commercial building permitting by January, 2020, in advance of expiration date of Design Review Decision. Permitting shall be completed and building permits issued no later than January 1, 2020.

Scope of Work - Architectural Design Services:

The following comprises the contract scope of work to be performed by, or under the direct supervision of, a professional, registered Architect, R.A.:

Architectural Basic Services will be reduced to include Construction Documentation and minimal Construction Administration, per modified AIA standard contract, AIAB109 Owner-Architect Agreement. Modifications will reflect the Habitat Owner/GC contract structure and omission of SD and DD design phases.

Construction Documentation

The Architect will take the existing conceptual design into CAD, in compliance with the approved Design Review decision. Please refer to materials and conditions of LU 15-231235 for full Design decision and included attachments, including the Narrative (A1), manufacturer cut sheets (4), and the Design Review drawings (C1), comprised of (3) plans. The full materials have been digitally scanned from the case file at the City of Portland records office, and have been made available in Appendix B.

As an experienced General Contractor in the construction of decent and affordable homes of this scale and construction type, Habitat has an established a portfolio of preferred standard construction specifications and materials suppliers.

Considerations:

- Construction Document set will serve a reduced purpose in legal protection to the Owner due to Habitat Owner/GC contract structure. Permit Set production to facilitate timeline and efficient permitting process and approval should be prioritized over final construction document set development.
- Level of finish will be per Design Review Decision; and per Habitat standard specifications, to be provided. Reduced Project Manual is expected.
- Habitat places importance on minimizing maintenance fees associated with common areas within the development in order to keep HOA fees to a minimum

Contract Administration

Minimal CA services to maintain design intent.

Considerations:

- Reduced CA services are desired by Owner/GC
- Owner/GC initiated changes in the field will not require change orders

APPENDIX A:
RESPONDENT INFORMATION: FORMS TO BE COMPLETED

RESPONDENT FIRM INFORMATION

Please complete Appendix A Sections. If additional space is required, please attach additional pages.

Respondent Firm Information

Firm registered name (Corporate, DBA, etc.): _____

Mailing Address: _____

Primary Respondent Contact

Title: _____

Phone: _____

Email: _____

Preferred contact: Phone ____, Email _____

Desired Firm Qualifications - Check all that apply

- ☐ YES Experience in Portland, Oregon, years: ____
- ☐ YES Affordable housing or housing that is affordable (i.e. workforce housing)
- ☐ YES Commercial building permitting: 3-10 units ____, 11-50 units ____, 51+ units ____
- ☐ YES Design/Build qualifications and/or experience
- ☐ YES Completion of Earth Advantage and/or LEED Certified homes
- ☐ YES MWDESB/ Diversity Contractor Certification: Certification Number(s): Please list certification(s) and registration number(s): _____

I, the undersigned, hereby certify that I have read the RFP document, including attachments, and have the authority to represent the Firm for the organization.

Signature: _____ date: _____

FORMS

Please complete Appendix A Sections. If additional space is required, please attach additional pages.

Design Team Qualifications and Key Personnel

☐ *Check box if additional pages have been attached.*

Please list key personnel and qualifications:

Name: _____, Title: _____

Relevant qualifications: _____

Name: _____, Title: _____

Relevant qualifications: _____

Name: _____, Title: _____

Relevant qualifications: _____

Name: _____, Title: _____

Relevant qualifications: _____

Please list proposed Sub-consultants, as applicable:

Firm name: _____, Percent of Fee, Approx. range: _____

Services to be provided: _____

Please list proposed Sub-consultants, as applicable:

Firm name: _____, Percent of Fee, Approx. range: _____

Services to be provided: _____

Firm name: _____, Percent of Fee, Approx. range: _____

Services to be provided: _____

Proposal Narrative:

Please provide comments on proposed scope of work and contract structure, and conditions if applicable. Proposal evaluation and final selection will be based on Evaluation Criteria.

☐ *Check box if narrative is included with Proposal, on separate pages.*

Proposed Project Schedule:

☐ *Check box to confirm that Proposed Project Schedule has been included with Proposal.*

Proposed Start Date: _____

Please provide Proposed Project Schedule for completing work, especially commercial building permitting intake. It is recommended to include timelines for Owner-Architect meetings and Owner decisions required to keep project on track.

Proposed Fee Schedule

☐ *Check box to confirm that Proposed Fee Schedule has been included with Proposal.*

Please provide Proposed Fee Schedule as attached document, and complete below section:

Total Fee – Architectural Design Services: _____

Total Fee – Architect Retained Consultants: _____

TOTAL PROPOSED FEE: _____

APPENDIX B:
INFORMATION PROVIDED
LU 231235 DZ Case File Materials

Final Findings and Decision by the Design Commission, # LU 15-231235/ PC#14-185673, are included here in low resolution. High resolution digital files are available upon request.



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

**STAFF REPORT AND RECOMMENDATION TO THE
DESIGN COMMISSION - APPROVAL**

CASE FILE: LU 15-231235 DZ
PC # 14-185673
Cherry Blossom Townhome Apartments
REVIEW BY: Design Commission
WHEN: January 19, 2017, 1:30 pm
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

Bureau of Development Services Staff: Jeffrey Mitchem 503-823-7011 /
Jeffrey.Mitchem@portlandoregon.gov

GENERAL INFORMATION

Applicant: Lane Lowry
Portland Property Investors LLC
10117 SE Sunnyside Rd # 707
Clackamas OR 97015

Representative: Tim Allred
Ankrom Moisan Architects
38 NW Davis St, #300
Portland, OR 97209

Site Address: 10840-10848 SE SALMON ST
Legal Description: LOT 1&2 TL 9800, EVERGLADE; TL 11000 1.26 ACRES,
SECTION 03 1S 2E
Tax Account No.: R261600040, R992030110, R992030110
State ID No.: 1S2E03BD 09800, 1S2E03BD 11000, 1S2E03BD 11000
Quarter Section: 3141
Neighborhood: Mill Park, contact Doug Reed at doughomes@aol.com.
Business District: Gateway Area Business Association, contact Paul Wild at
paul.wild@mhcc.edu
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-
823-4550.
Plan District: Gateway
Zoning: R3d, cd – Residential 3,000 with Design and Conservation
Overlays
Case Type: DZ, Design Review
Procedure: Type III, with a public hearing before the Design Commission.
The decision of the Design Commission can be appealed to City
Council.

*EXH
A.1*

Proposal:

The proposal is for a 31-unit attached townhome apartment project on 1.73 acres clustered around a conservation overlay area. Accessed entirely via an internal driveway, on-site parking is provided within all but two of the units. Units fronting SE Cherry Blossom Dr feature sidewalk oriented entries. Following, are key components of the development program:

Building Height. Maximum height (33.120.215) *allowed* – 35 feet; *proposed* – approximately 30 feet.

Density. Maximum density (33.120.205) *allowed* – 1 unit per 3,000 square feet of site area (75,358 sf / 3,000 sf) = 25 units, w/ amenity bonuses – 36 units; *proposed* – 31 units, requiring a 25% amenity bonus (33.120.265) achieved as follows: 20% or more 3 bedroom units, 10%; tree preservation, 10%; outdoor areas, 5%.

Auto Parking. Auto parking: *required* – 1/unit, 31 total spaces (33.266.110); *proposed* – 39 spaces.

Bike Parking. Long-term bike parking: *required* – 1.1/unit, 34 spaces; *proposed* – 34 spaces within units. Short-term bike parking: *required* – 2 spaces; *proposed* – 6 spaces near pocket park.

Building Materials. Finish cladding on the ground level of all buildings will be Hardie Artisan Lap (5/16" thick, 3.5" reveal) and Trim; upper levels of all buildings will be Hardieplank (5/16" thick, 4" reveal) and batten boards (.75" thick, 2.5 width). Windows doors are specified vinyl VPI casement.

Modifications/Adjustments. No Modifications or Adjustments are requested.

Design Review is required because the proposal is for new construction within a Design Overlay zone.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.825 Design Review
- Gateway Regional Center Design Guidelines

ANALYSIS

Site and Vicinity: The 75,358 SF site is vacant with a conservation area of approximately 30,000 SF, leaving a developable area of approximately 45,000 SF. The site fronts SE Cherry Blossom Drive and SE Main St and is abutted to the west by a wide variety of buildings in numerous uses, including the main Portland Adventist Medical Campus, the Floyd Light Middle School, the Portland Community Policing Facility, Multi-family residential buildings, and is within one-quarter of a mile to Mall 205. In addition to these commercial, office, and institutional uses, there are a number of single-family homes located to the east and southeast of the site. Southeast Cherry Blossom Drive is designated a Community Transit Street, District Collector, a City Bikeway, and a City Walkway.

Zoning: The Residential 3,000 (R3) zone is a low density multi-dwelling zone. It allows approximately 14.5 dwelling units per acre. Density may be as high as 21 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one and two story buildings and a relatively low building coverage. The major types of new development will be townhouses and small multi-dwelling residences. This development is compatible with low and medium density single-dwelling development. Generally, R3

zoning will be applied on large sites or groups of sites. Newly created lots in the R3 zone must be at least 6,000 square feet in area for multi-dwelling development, 1,600 square feet for development with attached or detached houses, and 4,000 square feet for development with duplexes. Minimum lot width and depth standards may apply.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate the following land use reviews for this site:

- EA13-211634 APPT. Early Assistance Appointment to discuss previously proposed work (multi-dwelling development).
- EA14-185673 PC. Pre-Application Conference to discuss proposed work evaluated herein.
- EA15-161144 APPT. Early Assistance Appointment to discuss proposed work evaluated herein.
- EA 16-128922 DAR. Relevant to this Land Use Review is the Design Advice Request Hearing on November 10, 2016. Commissioners in attendance: David Wark, Don Vallaster, Jessica Molinar, Andrew Clarke, Sam Rodrigues. A Summary of Commission comments:

1. MASSING, SCALE and FORM. *GUIDELINES: A1 Strengthen Relationships Between Buildings and the Street; B2 Integrate Ground-Level Building Elements.*
 - Building Clusters and Orientation. *The SE corner of the site (including the corner unit and the abutting driveway terminus) is very important as a gateway to the project from the abutting neighborhood and should be well thought out and detailed as signifying entry to project.*
 - Internal Clusters. *Study separate pedestrian entries to each unit for all units interior to the site.*
 - 3-D Model. *Bring digital model to LUR Hearing.*
 - Building 8. *Seems like one unit too many. But, could be supported if better designed open space buffer between managers unit and other units – too much pavement, units too close to one another.*
 - Garages. *Study fewer two-car garages to gain more room between Building 7 and Building 8.*
2. GROUND FLOOR. *GUIDELINES: A2 Enhance Visual and Physical Connections. Enhance visual and physical connections between buildings and adjacent sidewalks; C1 Provide Opportunities for Active Uses at Major Street intersections.*
 - Entries. *Study another pedestrian only entry on west end of site. Study pedestrian only entries to interior units to enhance safety. Make internal drive a shared court/less “street like” – must be an asset to the residents.*
 - Entrance Patios. *Commission supports privacy screens made of cedar as proposed.*
3. UPPER FLOORS. *GUIDELINES: C6 Build on View Opportunities.*
 - Balconies. *Juliettes should be included on all units.*
4. MATERIALS. *GUIDELINES: B1 Convey Design Quality and Building Permanence.*
 - Cladding. *Primary – Hardy Artisan lap and board/batten. Trim – wood. Panel reveals should be well-detailed.*
5. MECHANICAL . *GUIDELINES: A3 Integrate Building Mechanical Equipment and Service Areas.*

- Rooftop . *Commission supports venting vertically as indicated by Applicant.*
- Water. *Well-integrated drainage at shared court is necessary.*
- 6. OTHER. *GUIDELINES: C12 Integrate Lighting; C3. Support Open Spaces with New Development.*
 - Circulation. *Better pedestrian entry to site. Maximize pedestrian connections between units and internal drive/ abutting ROW.*
 - Lighting. *Well-integrated with architectural and landscaping accent lighting. Minimize off-site light bleed.*
 - Outdoor Amenity. *Study program relationship between units and abutting E-zone natural space.*

Agency Review: A Notice of proposal in Your Neighborhood was mailed **December 29, 2016**. The following Bureaus have responded with no issue or concerns:

1. Bureau of Environmental Services (Exhibit E.1)
2. Water Bureau (Exhibit E.2)
3. Fire Bureau (Exhibit E.3)
4. Life Safety (Exhibit E.4)
5. Urban Forestry (Exhibit E.5)
6. Site Development (Exhibit E.6)
7. Portland Bureau of Transportation (Exhibit E.7)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **December 29, 2016**. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Russ & Julia Koerth, email dated December 7, 2016. Comments in opposition to the project citing traffic impacts. (Exhibit F.1)
2. Doug Reed, email dated January 5, 2017. Comments in opposition to the project citing traffic impacts. (Exhibit F.2)

Staff Response: The proposed project complies with minimum required parking standards as regulated Portland Zoning Code Chapter 33.266.110.D – the minimum required parking for the site is 31 spaces; the design includes 39 on-site parking spaces.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Gateway Regional Center Design Guidelines.

Gateway Regional Center Design Guidelines

The Gateway Regional Center is the City of Portland's only designated regional center. The area is envisioned to redevelop into a highly urbanized, pedestrian-oriented center, with an overall built size and scale second only to Portland's Central City.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

Gateway Regional Center Design Goals

Ten goals for design review in the Gateway Regional Center have been established to enhance the area's design quality, support its livability, and guide its transition to a pedestrian-oriented, active, urban regional center. They are:

1. Encourage urban design excellence.
2. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Gateway Regional Center as a whole.
3. Provide for a pleasant, rich, and diverse experience for pedestrians.
4. Assist in creating a regional center that emphasizes a mix of active uses and experiences and is safe, lively, and prosperous.
5. Provide for the humanization of the Gateway Regional Center through the promotion of parks, plazas, open spaces, public art, and trees.
6. Integrate and honor the diversity and history of Gateway.
7. Integrate sustainable principles into the development process.
8. Encourage the development of a distinctive character for subdistricts within the regional center, and link them.
9. Encourage and incorporate transit orientation and usage.
10. Enhance the physical and visual linkages between the Gateway Regional Center and adjacent neighborhoods.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A Pedestrian Emphasis

A1. Strengthen Relationships Between Buildings and the Street. Integrate building setback areas with adjacent streets.

A2. Enhance Visual and Physical Connections. Enhance visual and physical connections between buildings and adjacent sidewalks. Orient semi-public building spaces to the sidewalk and street.

Findings for A1 and A2: The proposed townhomes are well integrated with abutting rights-of-way and reinforce a safe and pleasant pedestrian network both on- and off-site in the following ways:

- A pedestrian-oriented shared court serving as auto access for unit parking and partial pedestrian access. This private shared court is designed to give resident pedestrians the priority over automobiles – pervious pavers, landscaping planters and distinct pavers at unit entries, entry bollards, lighting, short-term bicycle parking, etc. These features will also calm automobile movements accessing garages.
- All street-facing units feature sidewalk-oriented patios and entries.
- The entry point to the shared court is at center-site flanked by townhome unit clusters oriented to the site's natural amenity (conservation zone), thereby visually and physically connecting the heart of the project with the public sidewalk.
- Spacious entry patios (approximately 5'x7'), pathways and landscaping strike a

balance between interior privacy while reinforcing a social aspect of front porch (oriented to SE Salmon St) culture prevalent in the neighborhood. In these ways, the new building is directly and safely linked with adjacent public realm.

Therefore, these guidelines are met.

B Development Design

B1. Convey Design Quality and Building Permanence. Use design principles and building materials that convey quality and permanence.

B3. Design for Coherency. Integrate the different parts of a building to achieve a coherent design.

Findings for B1 and B3: The design's clear articulation of a simplified building form acknowledges the single residential use typology in a contemporary manner. Specifically, the project successfully conveys a quality and cohesive expression as follows:

- The tectonics of its form and unified material/color palate establish a strong sense of identity and order, especially at the street-facing elevation.
- Recessed, canopied residential entries coupled with a subtle material shift will subtly express entry and the transition to private interior space.
- Material shift and planar shifts between units subtly express each unit and visually accent building voids.
- A contextually germane skin system and finish cladding palette of quality and permanence
 - ground level of all buildings will be Hardie Artisan Lap (5/16" thick, 3.5" reveal) and Trim;
 - upper levels of all buildings will be Hardieplank (5/16" thick, 4" reveal) and batten boards (.75" thick, 2.5 width); and,
 - windows doors are specified vinyl VPI casement.
- Critical to the success of the composition is the visual interest achieved through a combination of the following façade components:
 - deep window recesses (5 1/4"),
 - projecting bays with prominent shadow lines,
 - recessed balconies integrated with recessed façade planes,
 - unified street-facing patios, and
 - contemporary shed roof form.

Therefore, these guidelines are met.

B2. Integrate Ground-Level Building Elements. Integrate the different ground-level building elements with the building's architecture.

Findings: The new buildings foster a comfortable sense of urban enclosure and create visual interest along the sidewalks of SE Cherry Blossom St in the following ways:

- The street-facing unit clusters are built to the allowed front building setback of 10' and flank the primary pedestrian entrance to the shared court and central natural area.
- The street-facing unit clusters feature recessed entries and patios with direct access to the SE Salmon St sidewalk.
- Integrated bench seating at the primary pedestrian entry and at all unit entry patios.
- A visually pervious ground-level of each unit with large glazing volumes of operable windows oriented to the entry patios and public right-of-way.

- Street-facing facades feature a simple contemporary building expression featuring projecting bays, framed bay windows and large glazing volumes.
- The ground-level of each building is clad in a contextually germane and visually interesting material – stained 1"x6" HardiePlank.

Therefore, this guideline is met.

B6. Integrate Ecological / Sustainable Concepts. Integrate ecological/sustainable features or concepts with site and development designs.

C3. Support Open Spaces with New Development. Develop buildings that are oriented to adjacent open spaces.

Findings for B6 and C3: The site development program is fundamentally configured as a clustered townhome housing model centered by both passive and active outdoor space with pervasive connections between the public and private realm. Specifically, the following site elements will ensure the design will be pleasant and well connected:

- Seven-buildings clustered around a central common natural area with abutting pocket park and play area.
- Unit entries, outdoor patios, and active floor area are oriented to the common natural area.
- Ample pathway connections between sidewalk, units and site amenities.
- Multi-faceted outdoor space programming – active pocket park, stormwater features, raised garden beds, picnic tables, covered outdoor seating, and centralized short-term bike parking.
- Preservation of trees in and near the conservation area.

Therefore, these guidelines are met.

C Context Enhancement

C4. Develop Complementary Parking Areas. Develop, orient and screen parking area to complement adjacent buildings and the pedestrian environment.

Findings: All auto parking is oriented interior to the site within the ground-level of all but two units. As stated earlier, the internal driveway accessing the parking is resolved as a shared auto/pedestrian court with numerous traffic calming features. Such a configuration will ensure that the parking areas are well-screened from the abutting right-of-way and therefore complimentary to the pedestrian environment.

Therefore, this guideline is met.

C5. Transition to Adjacent Neighborhoods. Orient the building mass of new development toward the higher-density areas and/or active streets of the regional center.

Findings: The proposal successfully responds to the area's transitional development character with elements that enhance the building's sense of place while successfully reinforcing context of differing scale – single-dwelling to the east and institutional/commercial to the west. The following key aspects of the design reflect the City's vision for appropriate growth within the Gateway Regional Center:

- Increased transit-supportive density of appropriate scale within the Regional Center boundaries;

- massing consistent with the residential portions of the neighborhood;
- an architectural typology mediating the character distinctions east and west of the site; and,
- emphasis of the significance of the site's public frontage on SE Salmon St with building orientation, and individual unit entries and patios.

Therefore, this guideline is met.

C6. Build on View Opportunities. Incorporate semi-public building spaces to facilitate views to and from public amenities. Develop new buildings to emphasize pedestrian views down streets or corridors at focal points or wayfinding markers.

Findings: The site features an on-site public amenity in the form of a forested conservation area around which the townhome clusters are oriented. This amenity is well-embraced by building features such as sidewalk pedestrian connections, ground-level patios with unit access, over-story views from well-glazed living area and balconies. In addition, the abutting rights-of-way are treated as amenities by virtue of direct individual unit entries and patios with seating.

Therefore, this guideline is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

This residential infill project reinforces the transitional nature of the southeast corner of the Gateway Plan District by delivering a transitional development typology – low density multiple dwelling, incremental massing between single-family and commercial, pedestrian-oriented, and transit supportive. This is achieved through accommodating concealed on-site parking, reinforcing pedestrian system connectivity, sidewalk building orientation, building set-back compliance and open space integration. The proposal therefore merits approval.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Design Commission decision)

Staff recommends approval of a 31-unit attached townhome apartment project with 39 interior parking spaces on 1.73 acres clustered around a conservation overlay area within the Gateway Plan District.

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.51. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-231235 DZ. No field changes allowed."

=====

Procedural Information. The application for this land use review was submitted on September 3, 2015, and was determined to be complete on February 29, 2016.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on September 3, 2015.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended 245 days. **The 120 days will expire on March 1, 2017.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case. This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance. Your comments to the Design Commission can be mailed, c/o the Design Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or faxed to 503-823-5630.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. You may review the file on this case by appointment at our office at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. Please call the file review line at 503-823-7617 to schedule an appointment.

Appeal of the decision. The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Design Commission, City Council will hold an evidentiary hearing, one in which new evidence can be submitted to them. Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,000.00 will be charged.**

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee

waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the city.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Jeffrey Mitchem
January 9, 2017

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. 120-day Extension #1
 - 3. 120-day Extension #2
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Design Review Drawing Set (Sheet C.1-C.51)
 - Sheet C.2 Site Plan (attached)
 - Sheet C.7 Typical Front Elevation (attached)
 - Sheet C.8 Typical Side Elevation (attached)
- D. Notification information:
 - 1. Request for response
 - 2. Posting letter sent to applicant
 - 3. Notice to be posted
 - 4. Applicant's statement certifying posting
 - 5. Mailed notice
 - 6. Mailing list
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Water Bureau
 - 3. Fire Bureau
 - 4. Life Safety
 - 5. Urban Forestry
 - 6. Site Development
 - 7. Portland Bureau of Transportation
- F. Letters
 - 1. Russ & Julia Koerth, email dated December 7, 2016. Comments in opposition to the project citing traffic impacts.
 - 2. Doug Reed, email dated January 5, 2017. Comments in opposition to the project citing traffic impacts.
- G. Other
 - 1. Original LUR Application
 - 2. Geotechnical Report
- H. Post First Hearing




CHERRY BLOSSOM ST. FRONTAGE

CHERRY BLOSSOM TOWNHOME APTS

LAND USE HEARING LU15-231235

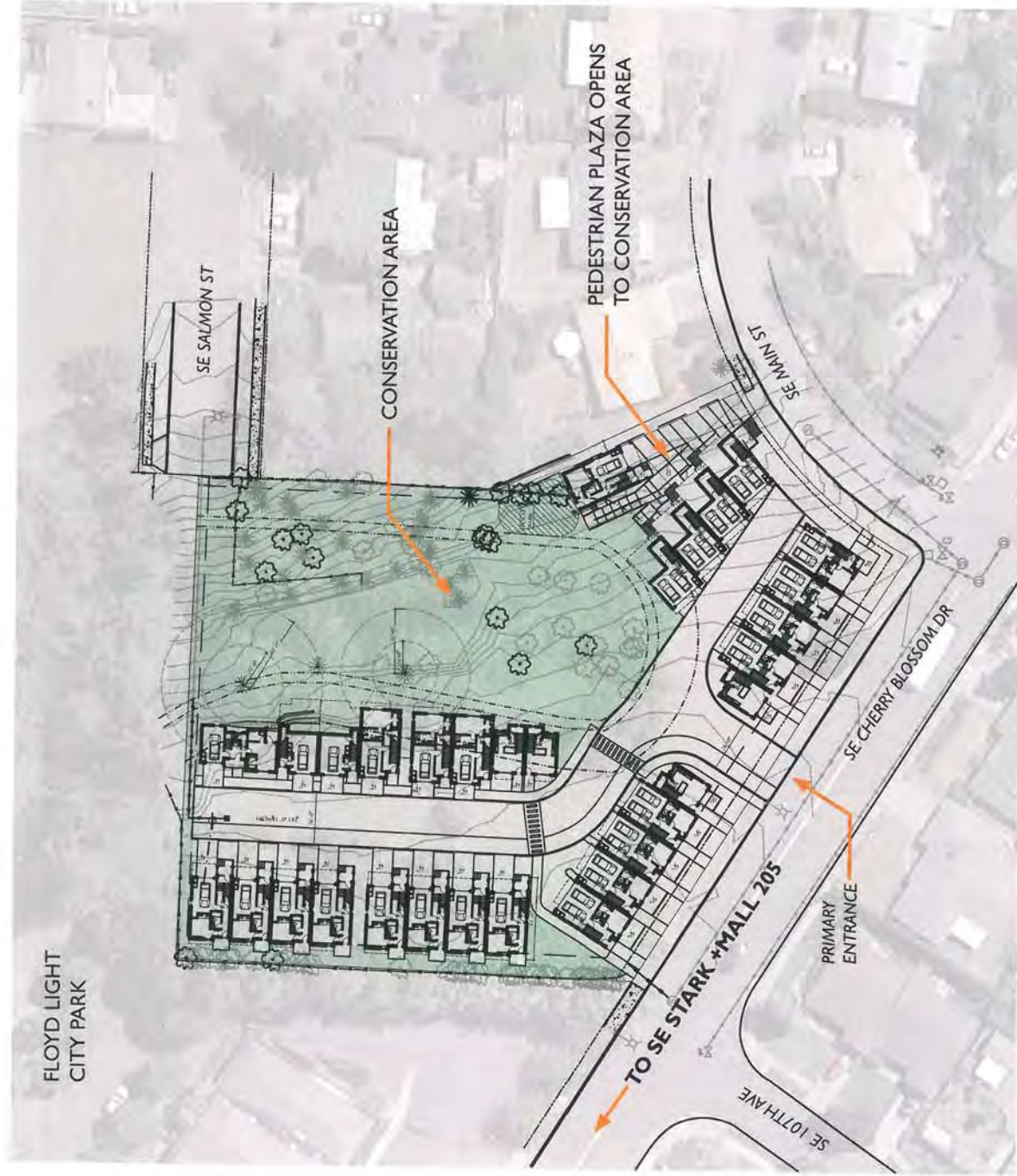
PORTLAND, OREGON

Approved
City of Portland - Bureau of Development Services

Planner:  Date: **01-23-17**

*** This approval applies only to the reviews requested and is subject to all conditions of approval. A4-2002-2013-001 ***

Adrian Molan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
adrianmolan.com



CHERRY BLOSSOM TOWNHOME APTS

PORTLAND, OREGON

SITE CONTEXT

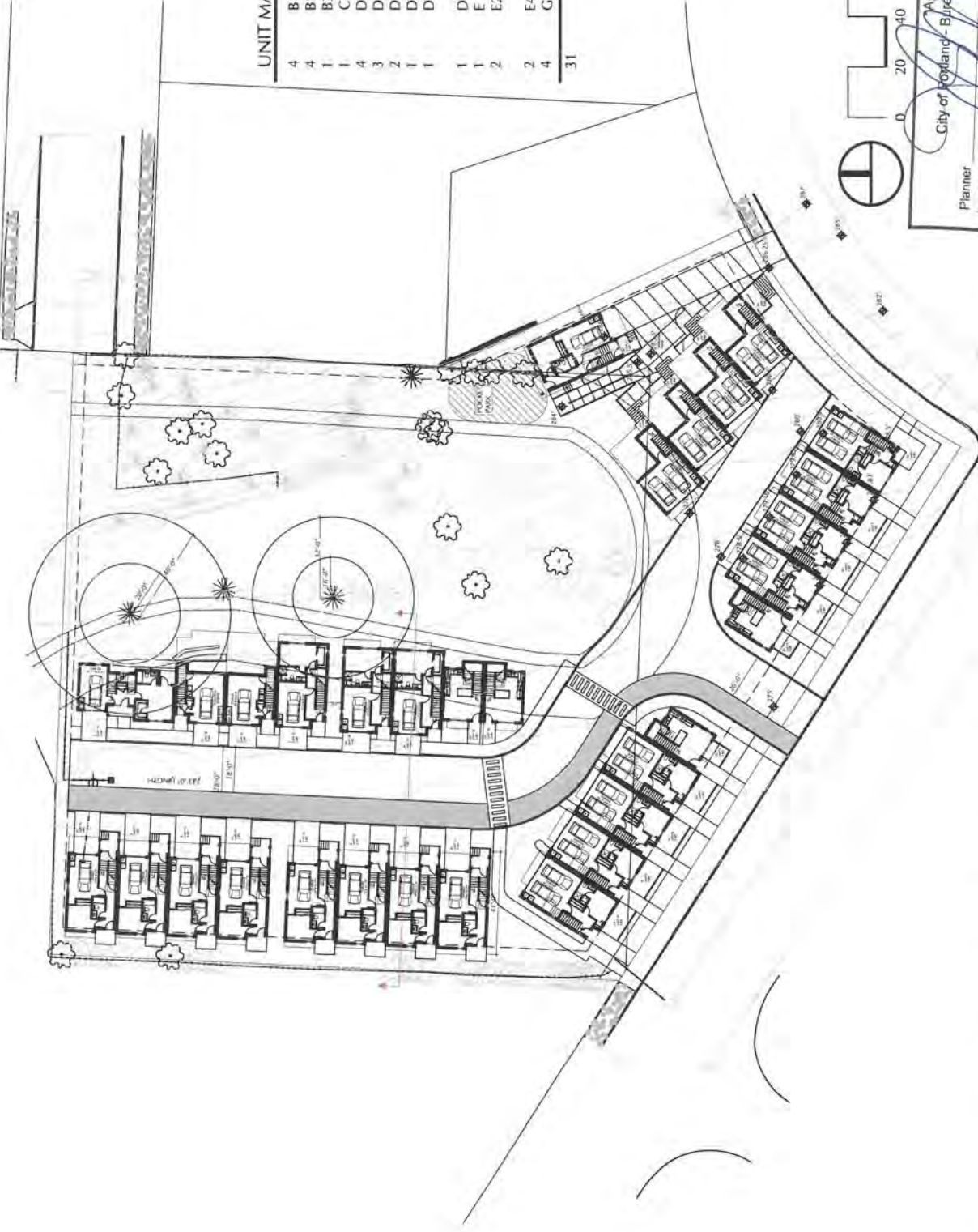
Planner *[Signature]* Date **01-23-17**

* Approved*
City of Portland - Bureau of Development Services

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603

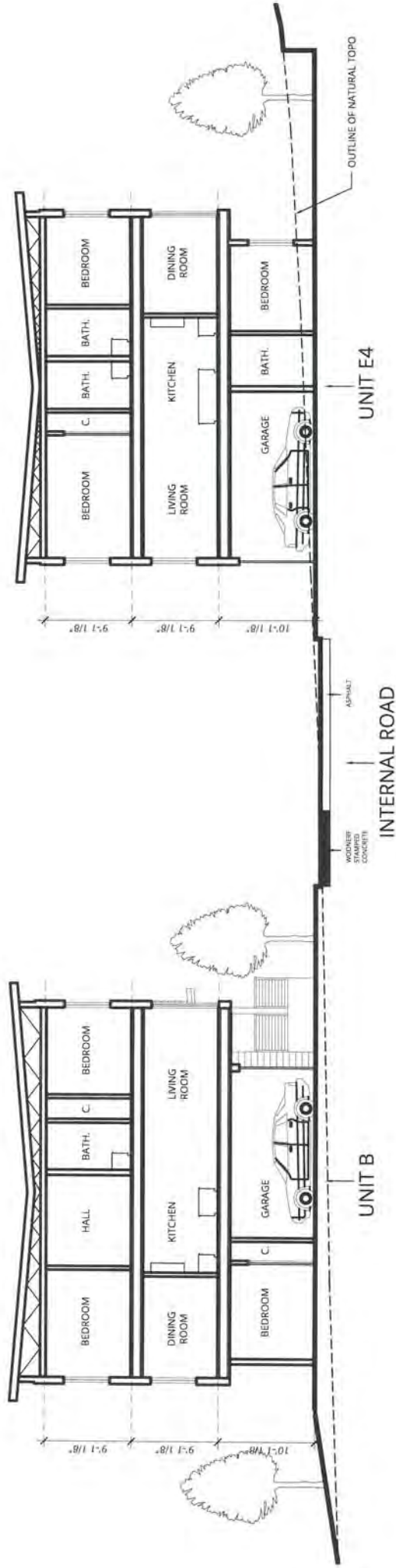


UNIT MATRIX	DESCRIPTION
4 B	BLANTON ST.
4 B1	BLANTON ST END UNIT
1 B3	BLANTON ST MANAGER UNIT
1 C	CHERRY BLOSSOM 38' WIDE
4 D	PIEDMONT
3 D1	PIEDMONT END UNIT
2 D3	PIEDMONT STEEP GRADE
1 D4	PIEDMONT END UNIT STEEP GRADE
1 D5	PIEDMONT END UNIT STEEP GRADE
	-SIDE ENTRY
1 D6	PIEDMONT END UNIT SIDE ENTRY
1 E	PIEDMONT FRONT ENTRY END UNIT
2 E2	PIEDMONT FRONT ENTRY
	-STEEP GRADE
2 E4	PIEDMONT FRONT ENTRY
4 G	2 BD TOWNHOME - NO GARAGE
31	



Planner _____ Approved* _____
 City of Portland - Bureau of Development Services
 Date 01-23-17
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

C-04



Planner *[Signature]* *Approved*
 City of Portland / Bureau of Development Services
 Date 01-22-17
 * This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

CHERRY BLOSSOM TOWNHOME APTS

PORTLAND, OREGON



CHERRY BLOSSOM ST. FRONTAGE

CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY PERSPECTIVES
PORTLAND, OREGON

Planner

[Signature]

City of Portland, Bureau of Development Services

Date

01-23-17

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CHERRY BLOSSOM GREENWAY

CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY PERSPECTIVES

PORTLAND, OREGON

Planner _____ Date _____
City of Portland - Bureau of Development Services
01-23-17
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ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com





CHERRY BLOSSOM PEDESTRIAN COURT

City of Portland - Bureau of Development Services
 Planner *[Signature]* Date **01-23-17**
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CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY PERSPECTIVES
 PORTLAND, OREGON



01-23-2017



BLDG 1 FRONT ELEVATION



BLDG 1 REAR ELEVATION

City of Portland - Bureau of Development Services
 Approved*
 Planner: *[Signature]* Date: 01-23-17
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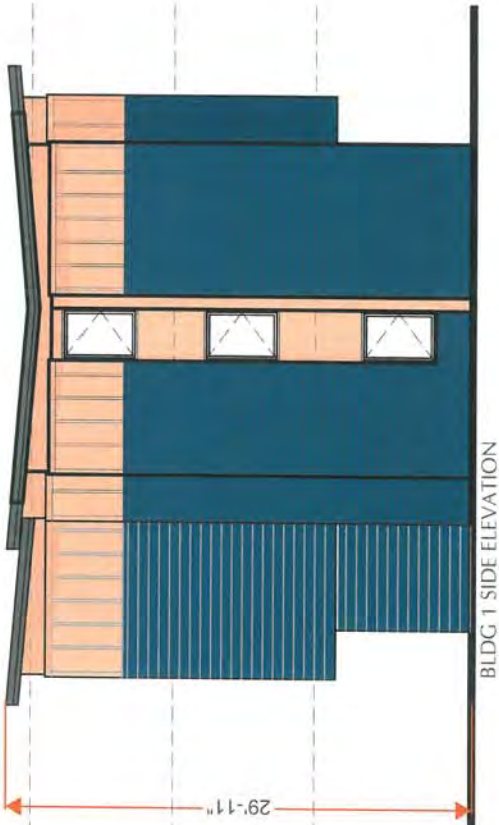
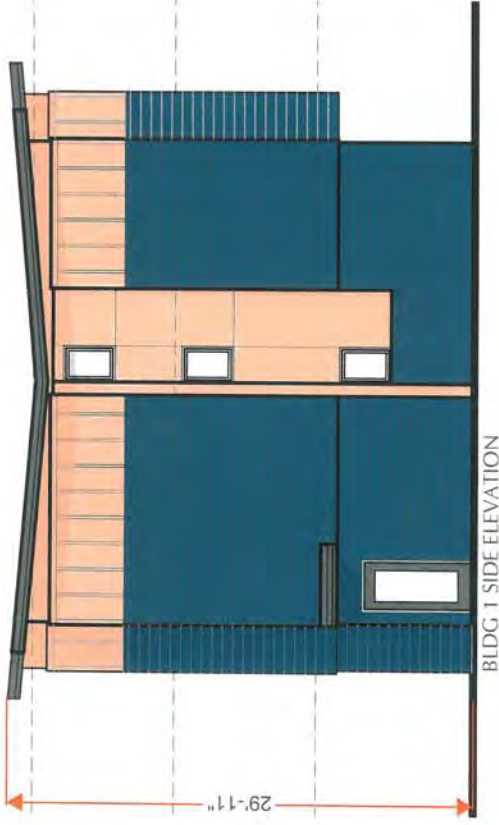
CHERRY BLOSSOM TOWNHOME APTS

PORTLAND, OREGON

PRELIMINARY ELEVATIONS 1/8" = 1'-0"



ANKROM MOISAN



City of Portland - Bureau of Development Services
 Approved*
 Planner: *[Signature]* Date: **01-23-17**
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CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY ELEVATIONS 1/8" = 1'-0"
 PORTLAND, OREGON



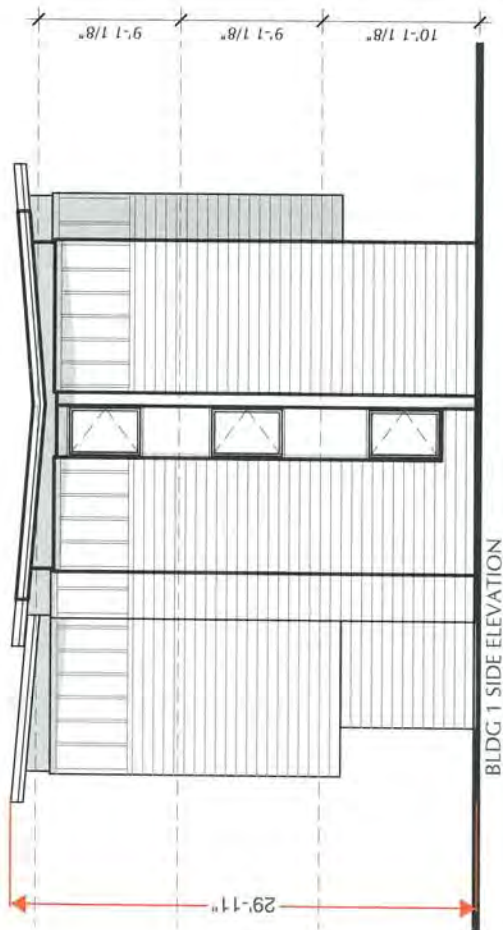
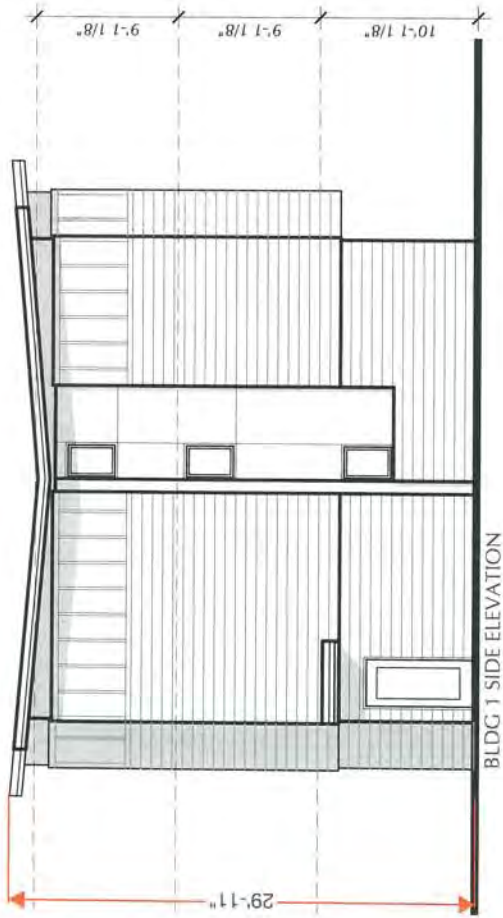
Approved
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CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY ELEVATIONS 1/8" = 1'-0"

PORTLAND, OREGON

Ankrom Moisan Architects, Inc.
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 ankrommoisan.com





Planner [Signature] City of Portland - Bureau of Development Services
 Approved
 Date 01-23-17
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CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY ELEVATIONS 1/8" = 1'-0"
 PORTLAND, OREGON



BLDG 2 FRONT ELEVATION



BLDG 2 REAR ELEVATION

Approved
 City of Portland - Bureau of Development Services
 Planner *[Signature]* Date **01-23-17**
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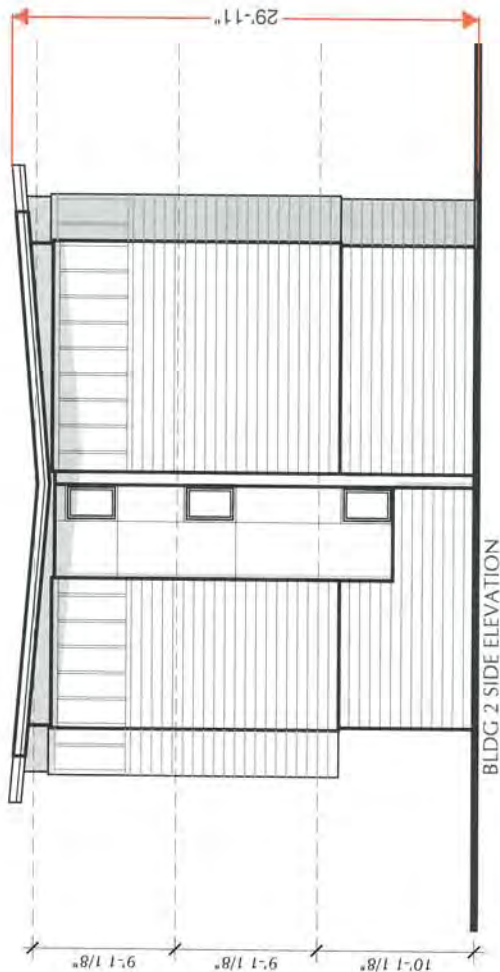
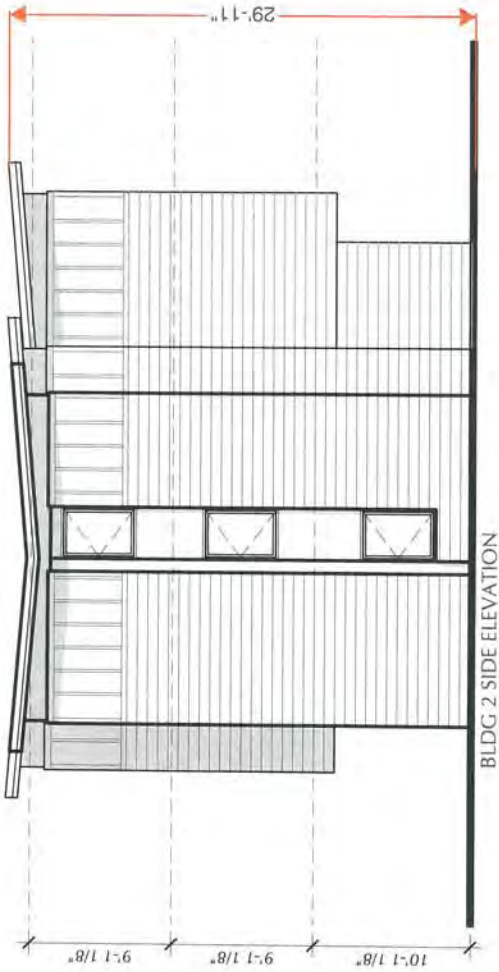
PRELIMINARY ELEVATIONS 1/8" = 1'-0"

CHERRY BLOSSOM TOWNHOME APTS

PORTLAND, OREGON

Ankrom Moisan Architects, Inc.
 ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
 ankrommoisan.com





Planner *[Signature]* *Approved*
 City of Portland - Bureau of Development Services
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CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY ELEVATIONS 1/8" = 1'-0"

PORTLAND, OREGON

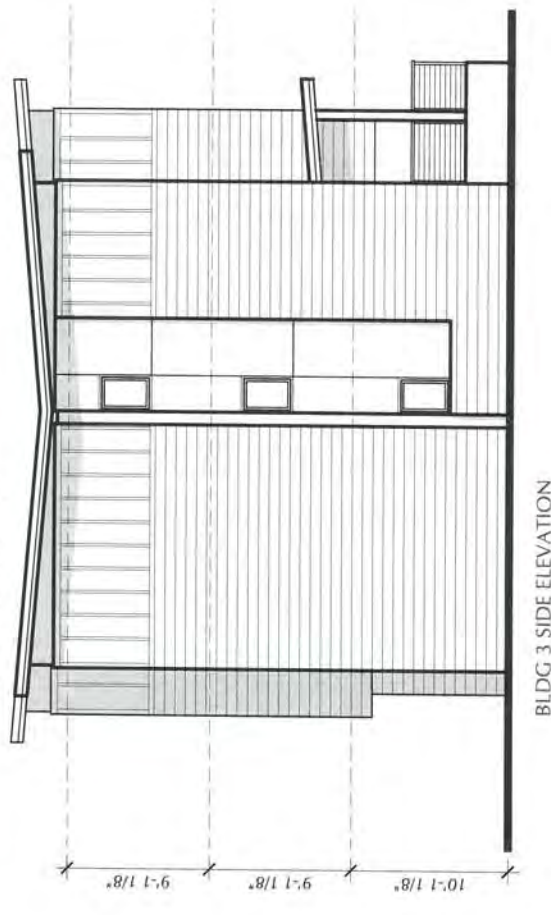
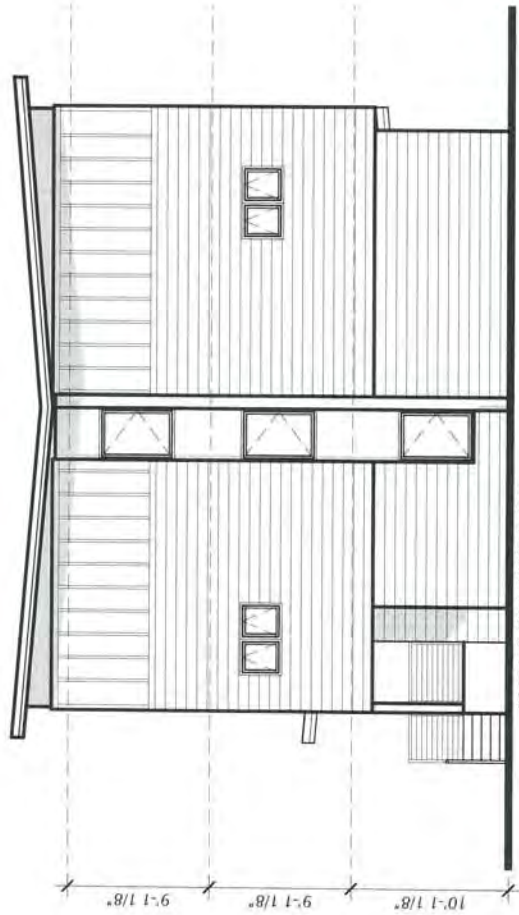


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CHERRY BLOSSOM TOWNHOME APTS

PORTLAND, OREGON

PRELIMINARY ELEVATIONS 1/8" = 1'-0"



Planner [Signature] *Approved*
 City of Portland - Bureau of Development Services
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CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY ELEVATIONS: 1/8" = 1'-0"

PORTLAND, OREGON

2



BLDG. 4 FRONT ELEVATION



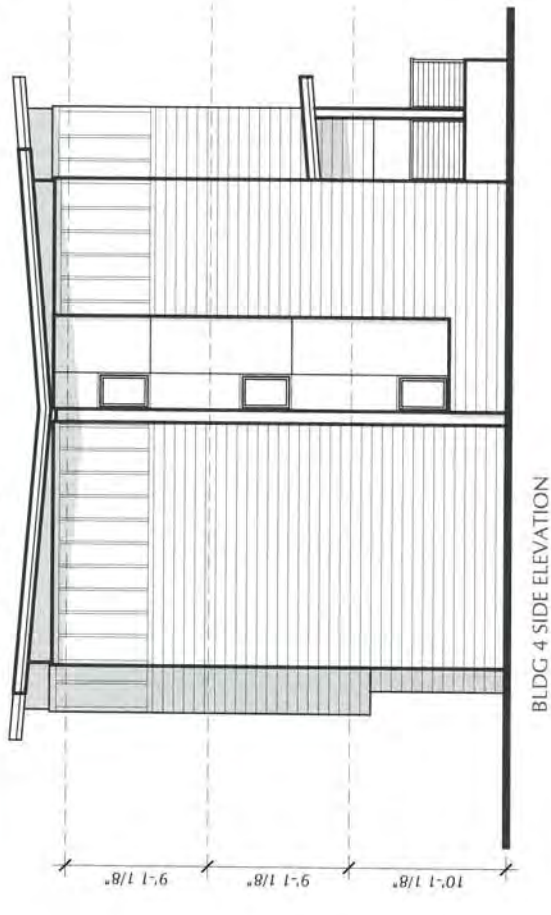
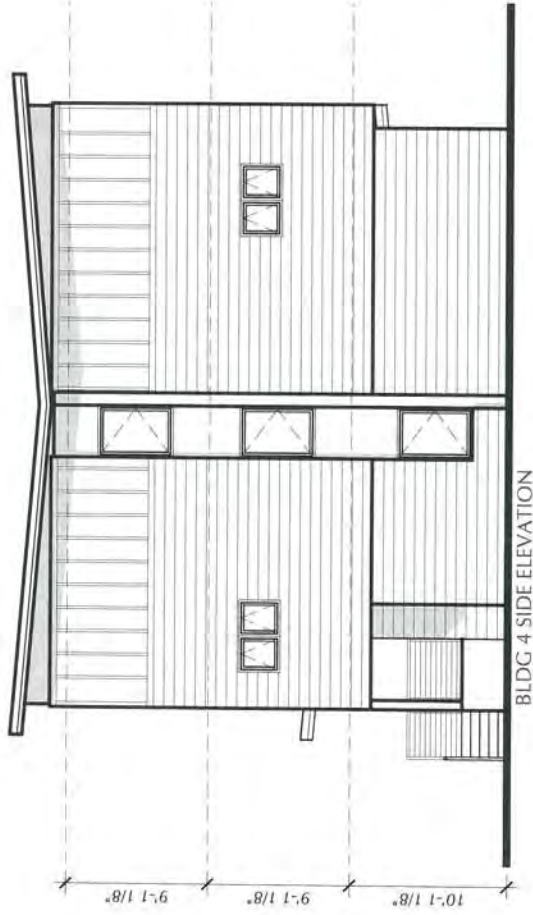
BLDG. 4 REAR ELEVATION

City of Portland - Bureau of Development Services
Planner _____ Date 01-23-17
* Approved*
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CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY ELEVATIONS 1/8" = 1'-0"

PORTLAND, OREGON

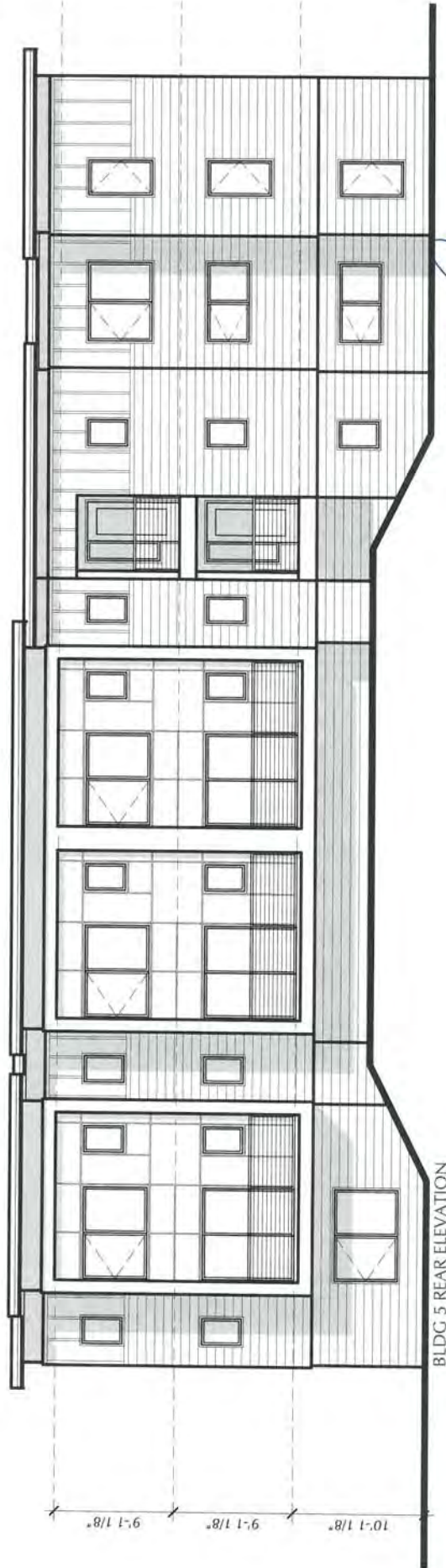


Approved
 City of Portland - Bureau of Development Services
 Planner [Signature] Date 01-23-17
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CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY ELEVATIONS 1/8" = 1'-0"

PORTLAND, OREGON

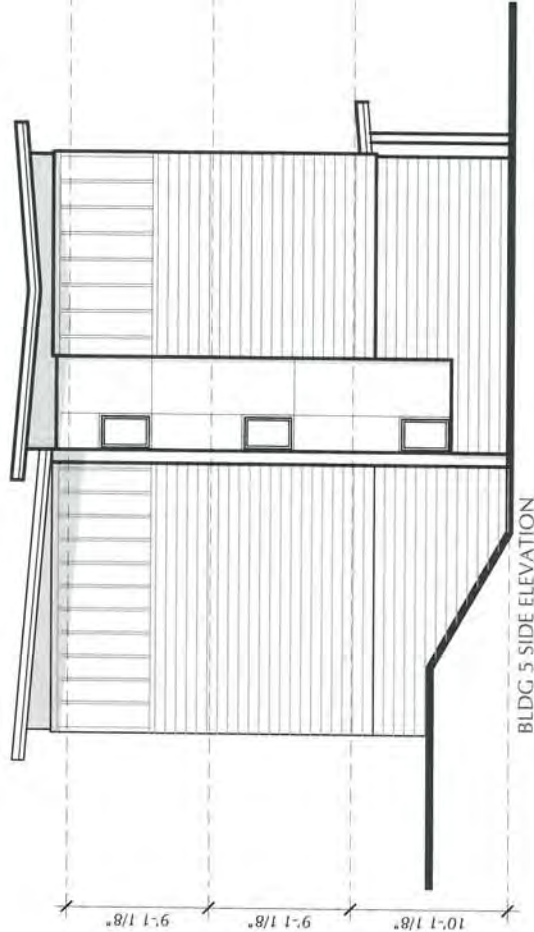
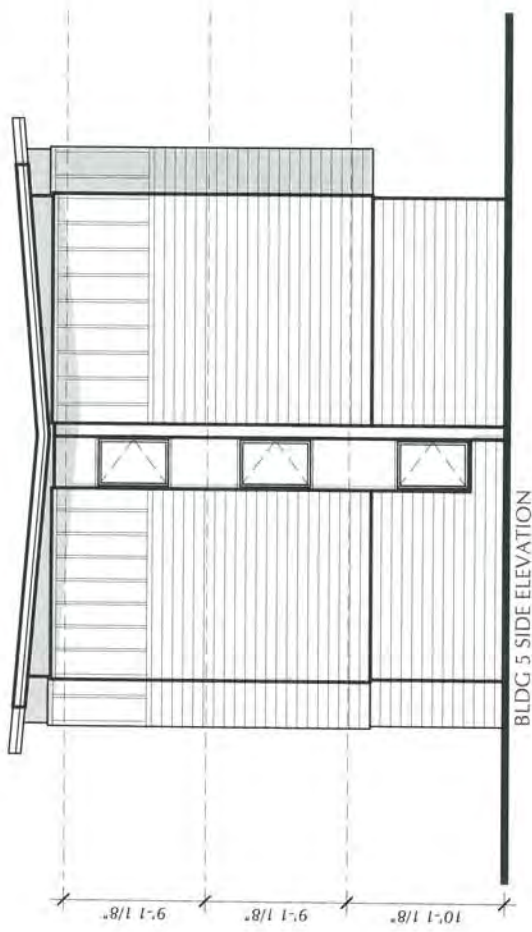


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 City of Portland - Bureau of Development Services
 Planner: *[Signature]* Date: 01-28-17
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CHERRY BLOSSOM TOWNHOME APTS

PORTLAND, OREGON

PRELIMINARY ELEVATIONS 1/8" = 1'-0"



Planner *[Signature]* *Approved*
 City of Portland Bureau of Development Services
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CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY ELEVATIONS 1/8" = 1'-0"

PORTLAND, OREGON

C



Planner
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City of Portland / Bureau of Development Services

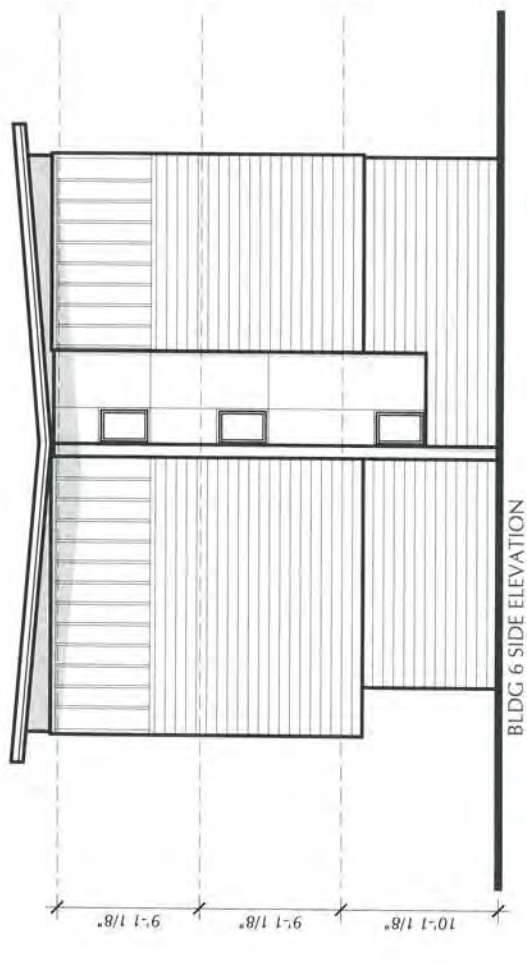
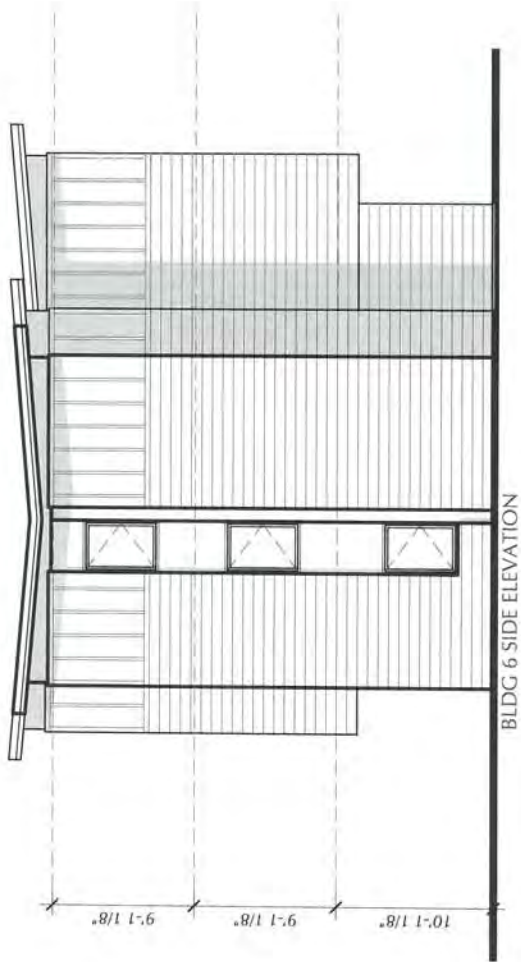
Date 01-23-17

Approved

CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY ELEVATIONS 1/8" = 1'-0"

PORTLAND, OREGON



CHERRY BLOSSOM TOWNHOME APTS

PORTLAND, OREGON

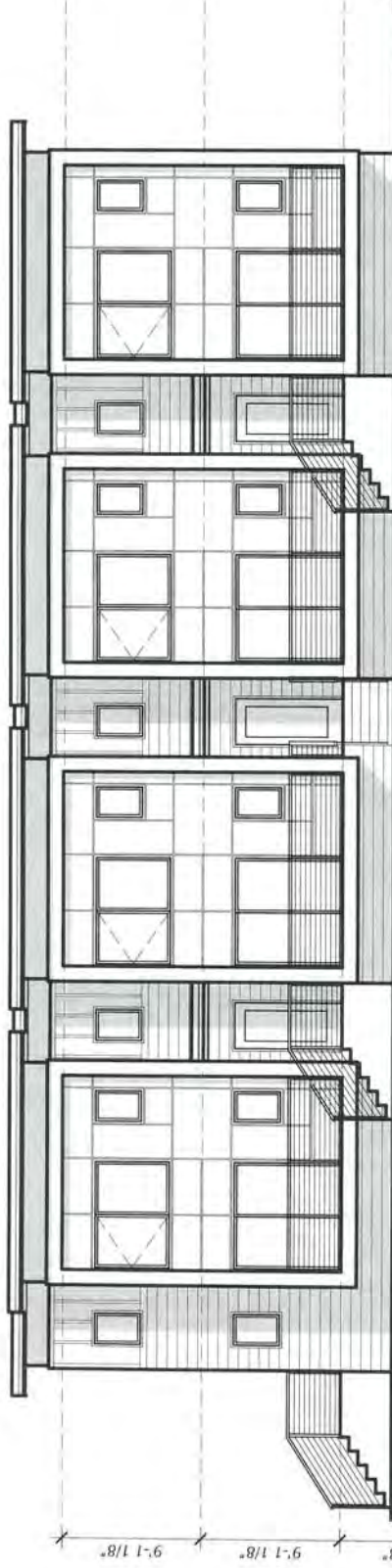
PRELIMINARY ELEVATIONS 1/8" = 1'-0"

City of Portland - Bureau of Development Services

Planner _____ Date _____

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Approved*



BLDG 7 FRONT ELEVATION



BLDG 7 REAR ELEVATION

City of Portland / Bureau of Development Services

Approved

Planner

Date

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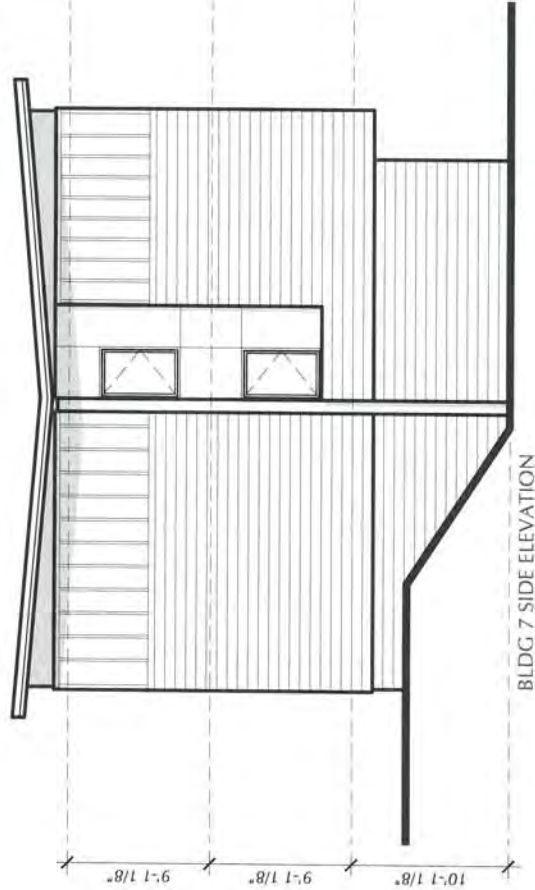
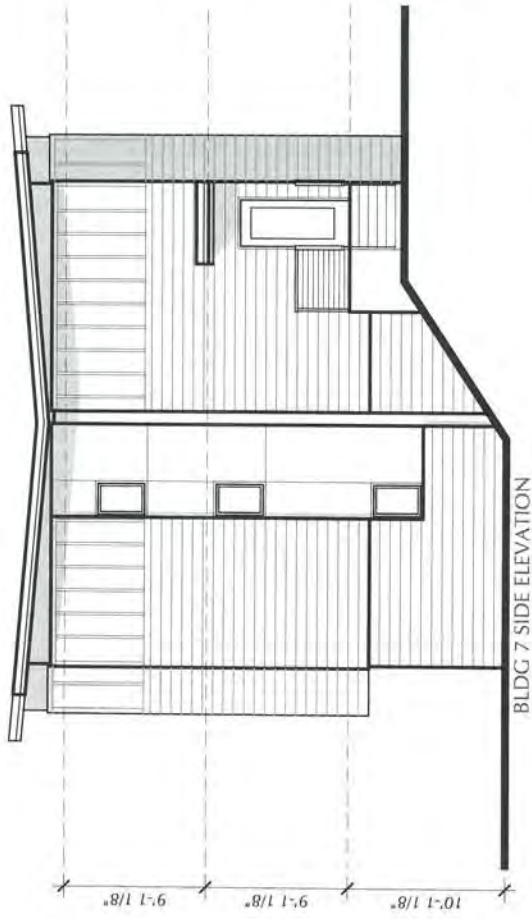
CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY ELEVATIONS 1/8" = 1'-0"

PORTLAND, OREGON

Ankrom Moisan Architects, Inc.
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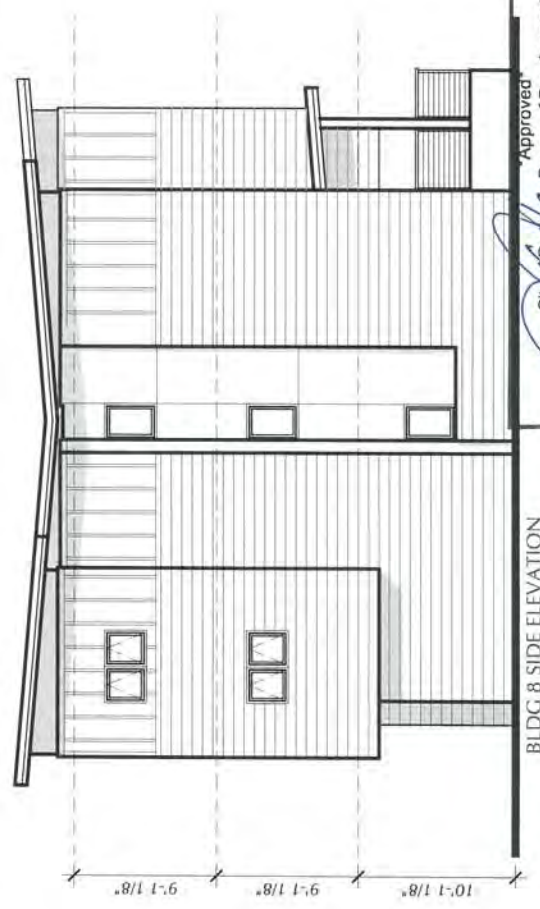
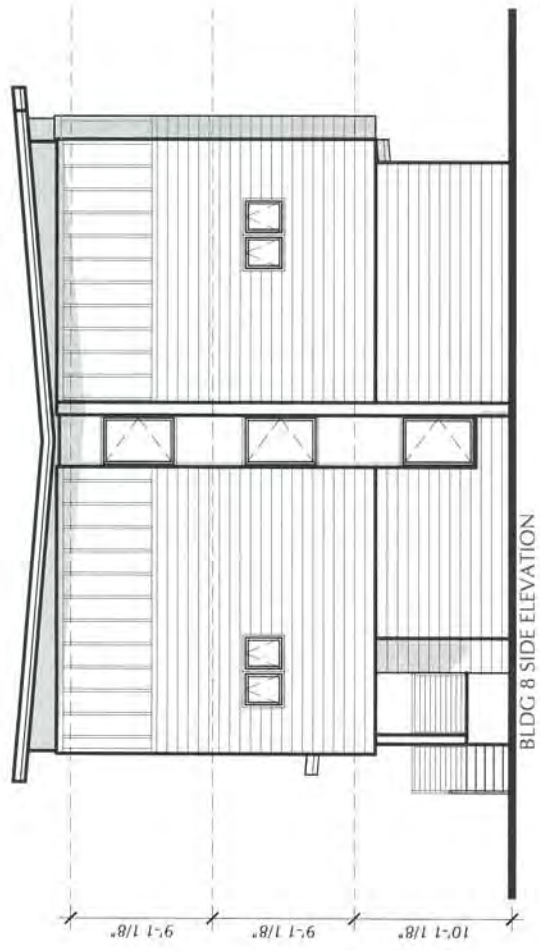
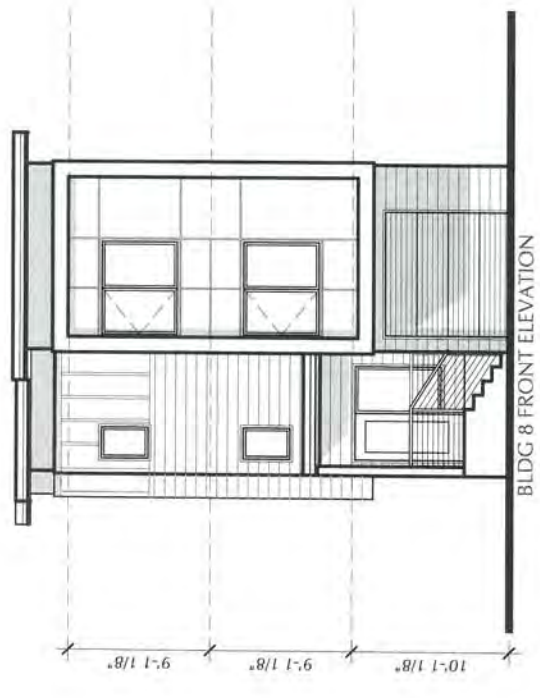


City of Portland - Bureau of Development Services
 Approved*
 Planner *[Signature]* Date **01-23-17**
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CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY ELEVATIONS 1/8" = 1'-0"

PORTLAND, OREGON

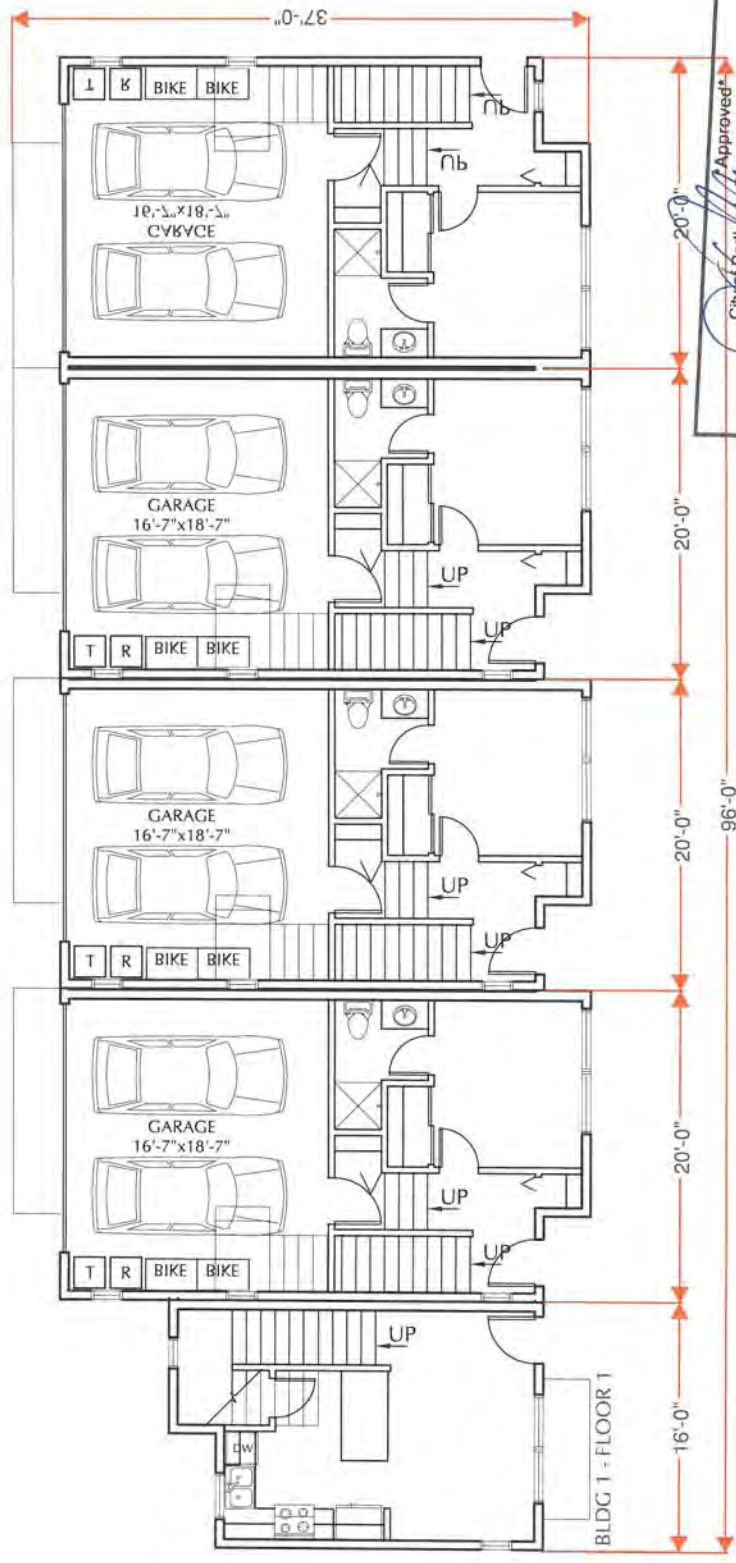


City of Portland
Bureau of Development Services
Approved
Planner
Date 01-23-17
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CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY ELEVATIONS 1/8" = 1'-0"

PORTLAND, OREGON



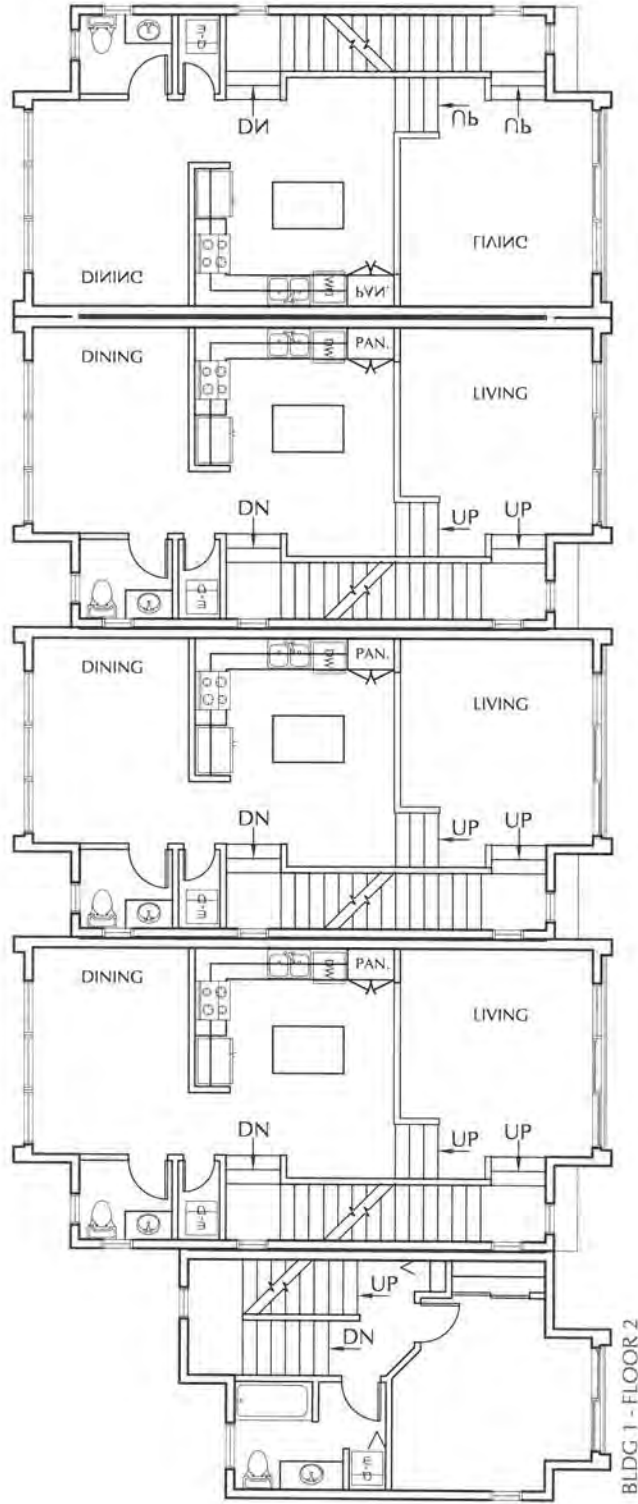
Approved*
 City of Portland, Bureau of Development Services
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Ankrom Moisan Architects, Inc.
 ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
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CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

PORTLAND, OREGON



BLDG 1 - FLOOR 2

Approved

City of Portland - Bureau of Development Services

Date 01-23-17

Planner

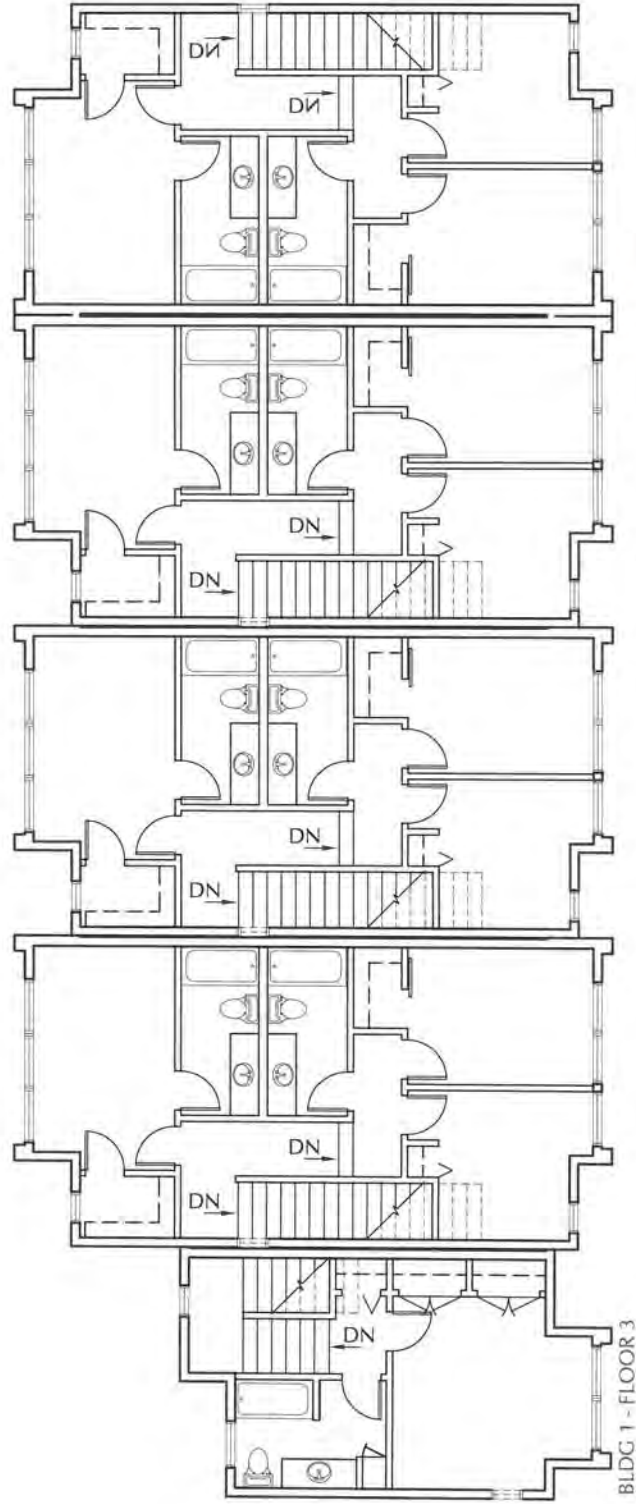
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CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

PORTLAND, OREGON

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BLDG 1 - FLOOR 3

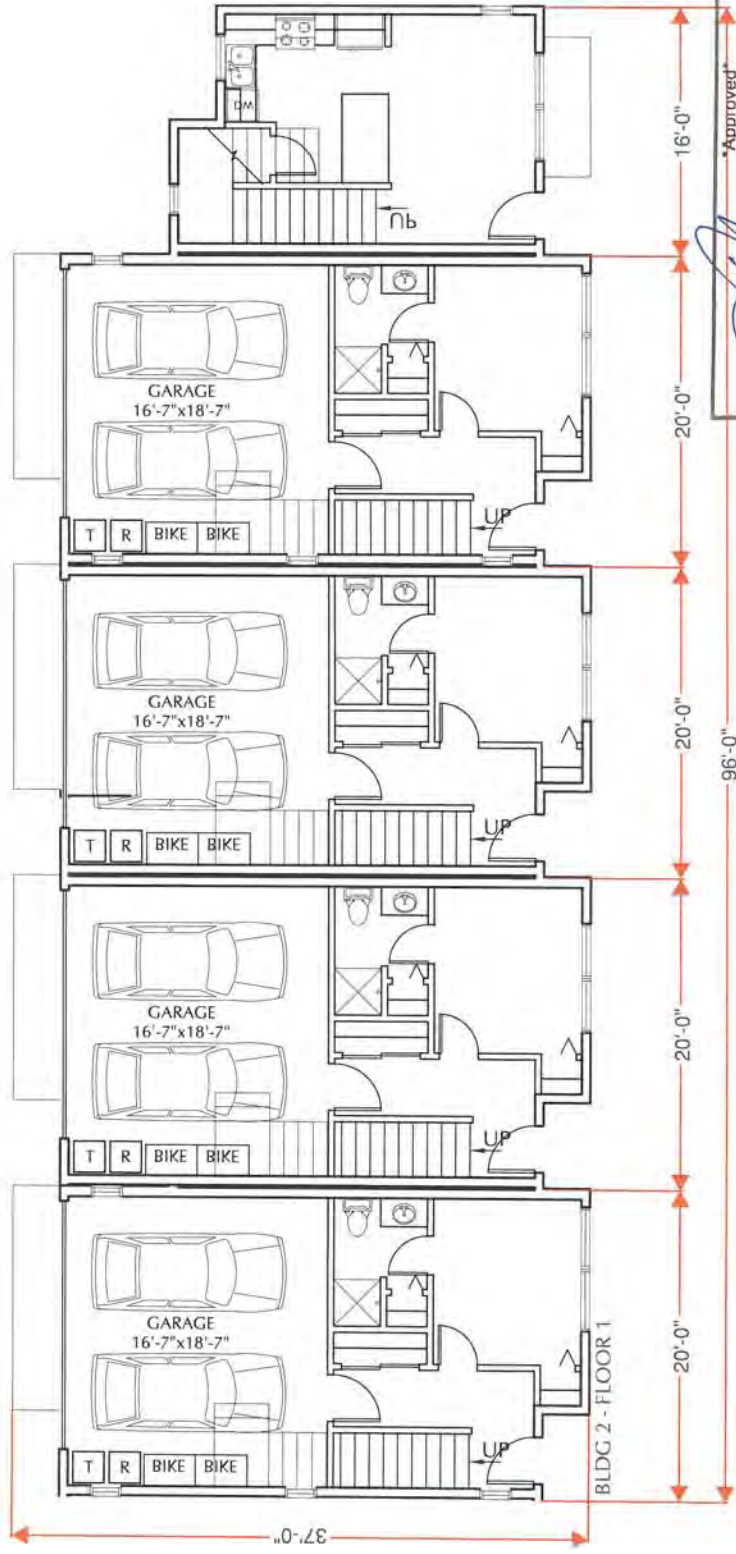
City of Portland - Bureau of Development Services
 Approved*
 Planner: [Signature]
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CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

PORTLAND, OREGON

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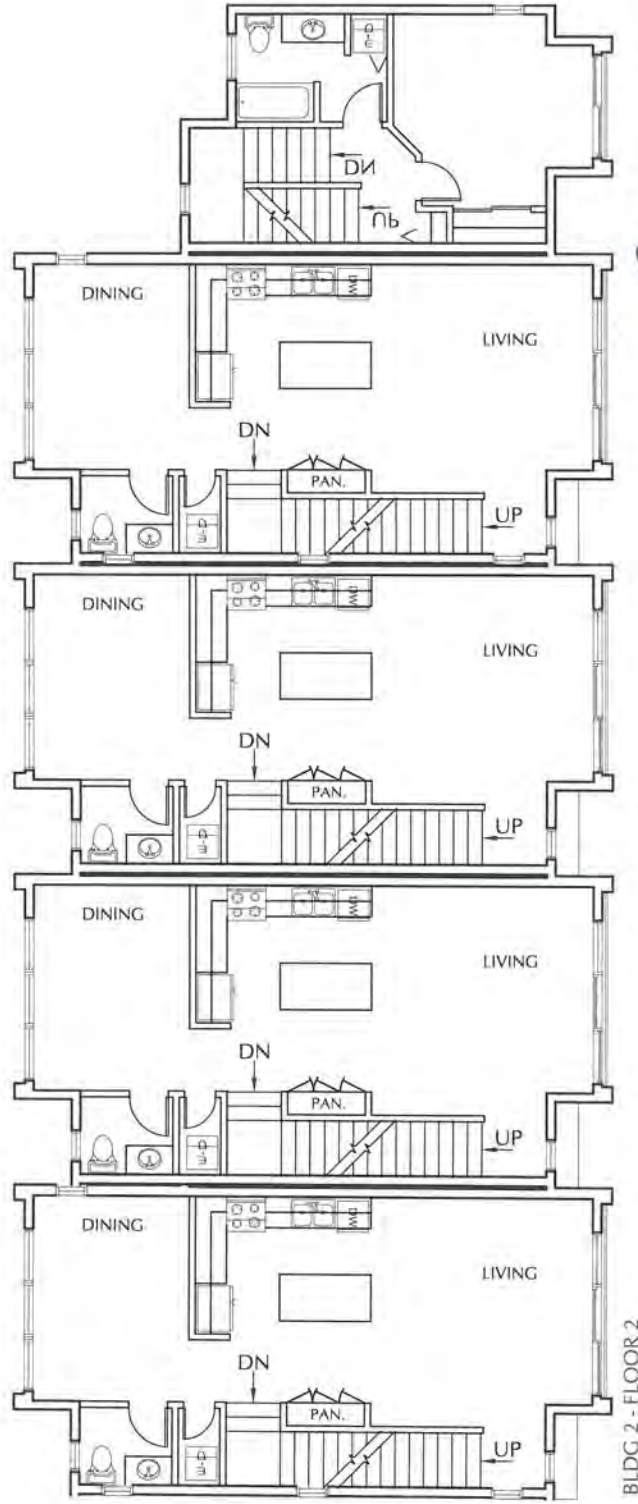
City of Portland - Bureau of Development Services
 Planter Date **01-23-17**
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CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

PORTLAND, OREGON

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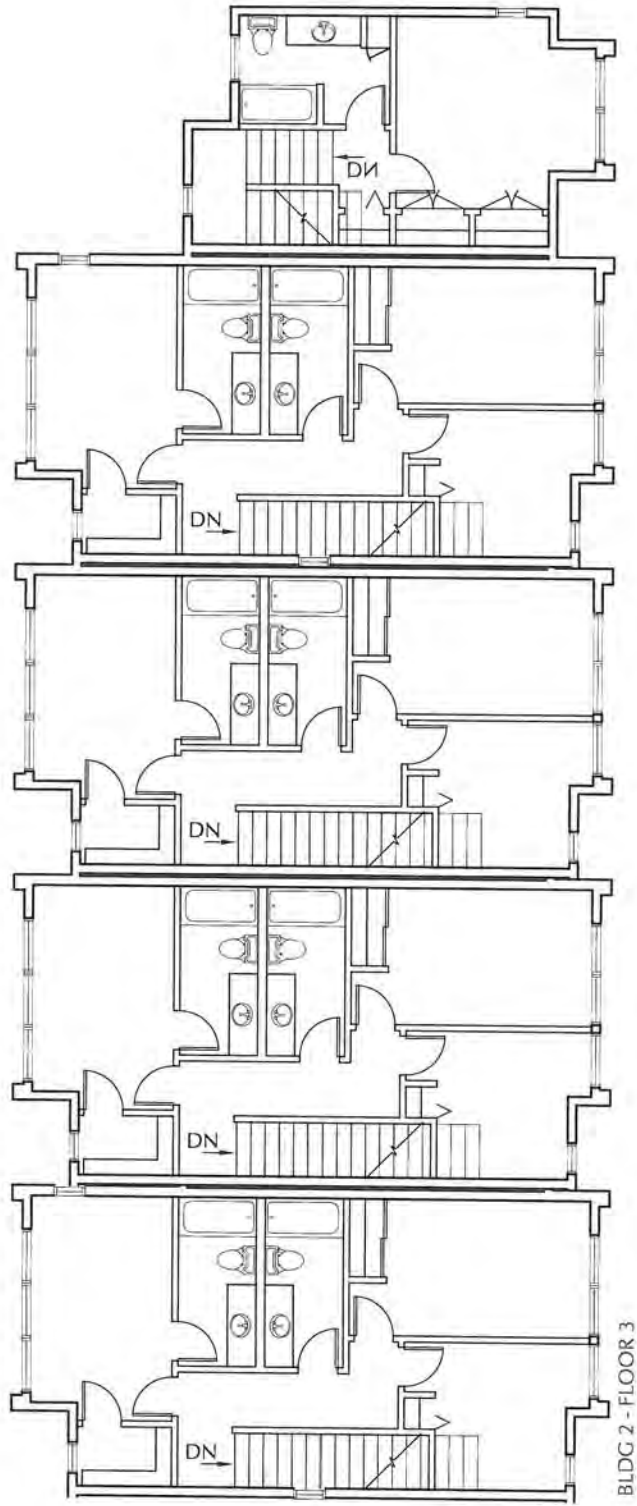


BLDG 2 - FLOOR 2

Approved
 City of Portland - Bureau of Development Services
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CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

PORTLAND, OREGON



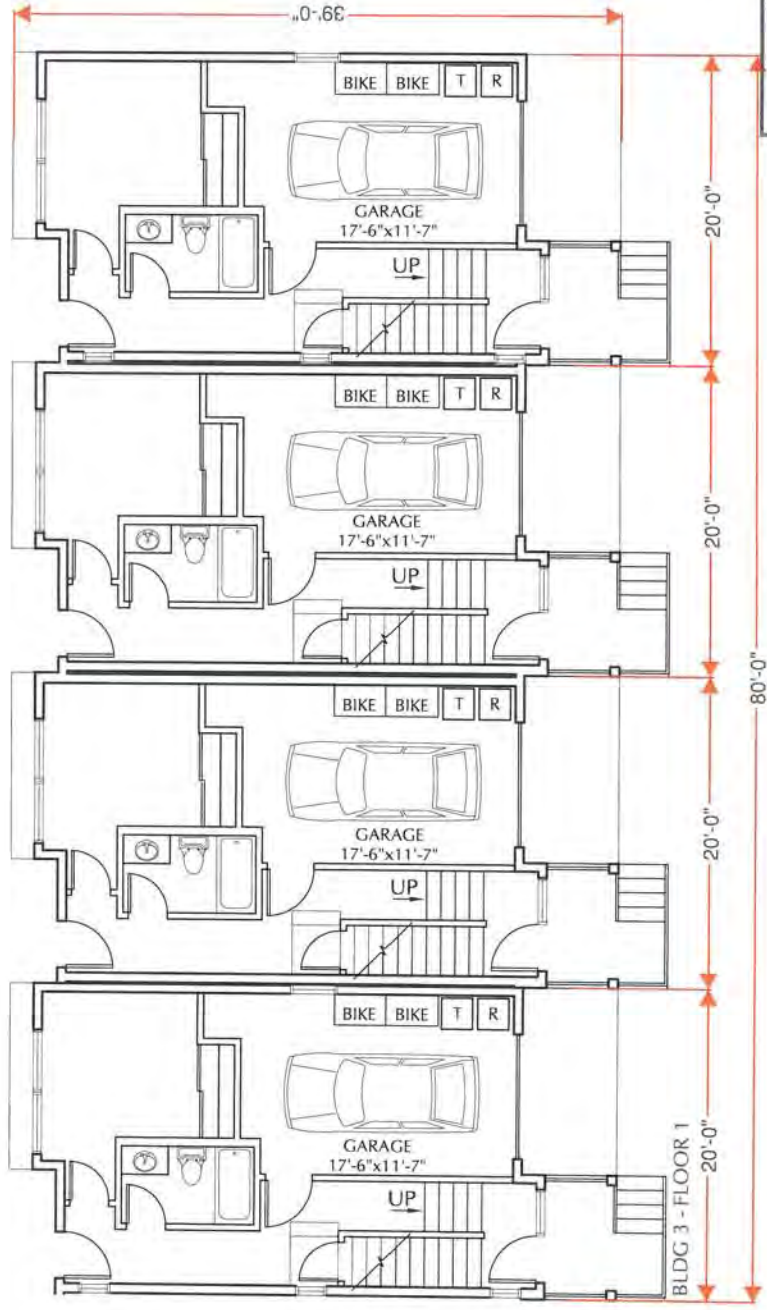
BLDG 2 - FLOOR 3

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CHERRY BLOSSOM TOWNHOME APTS

PORTLAND, OREGON

PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

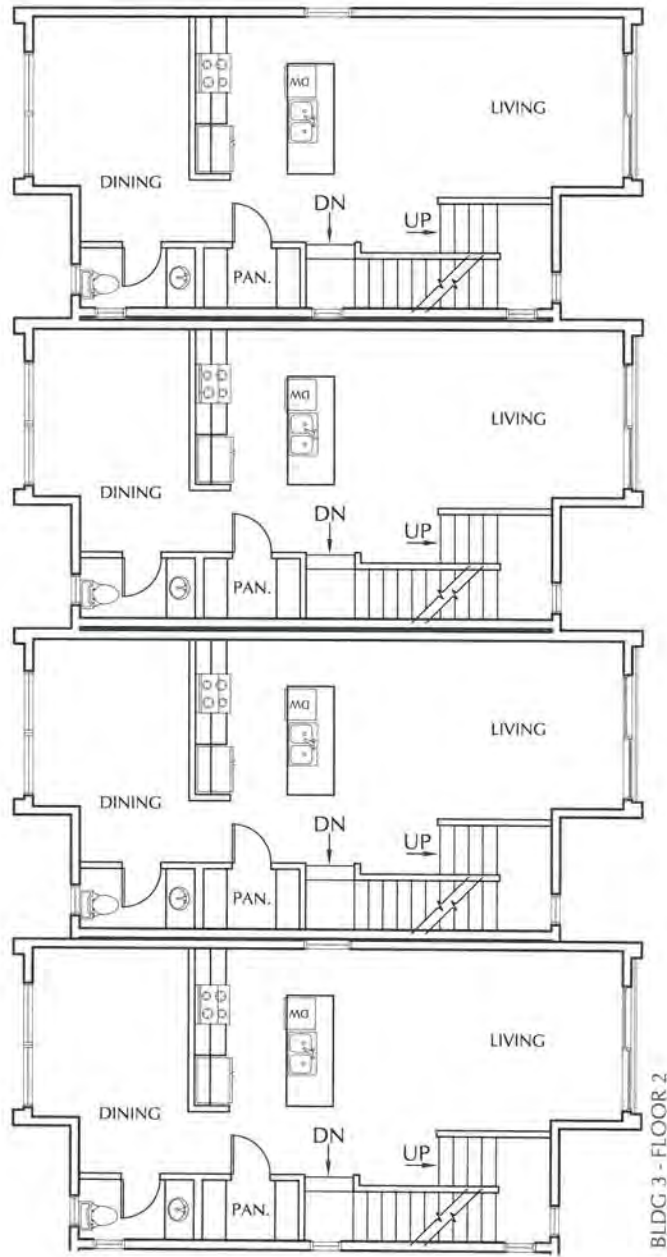


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PORTLAND, OREGON



Approved

City of Portland Bureau of Development Services

Planner

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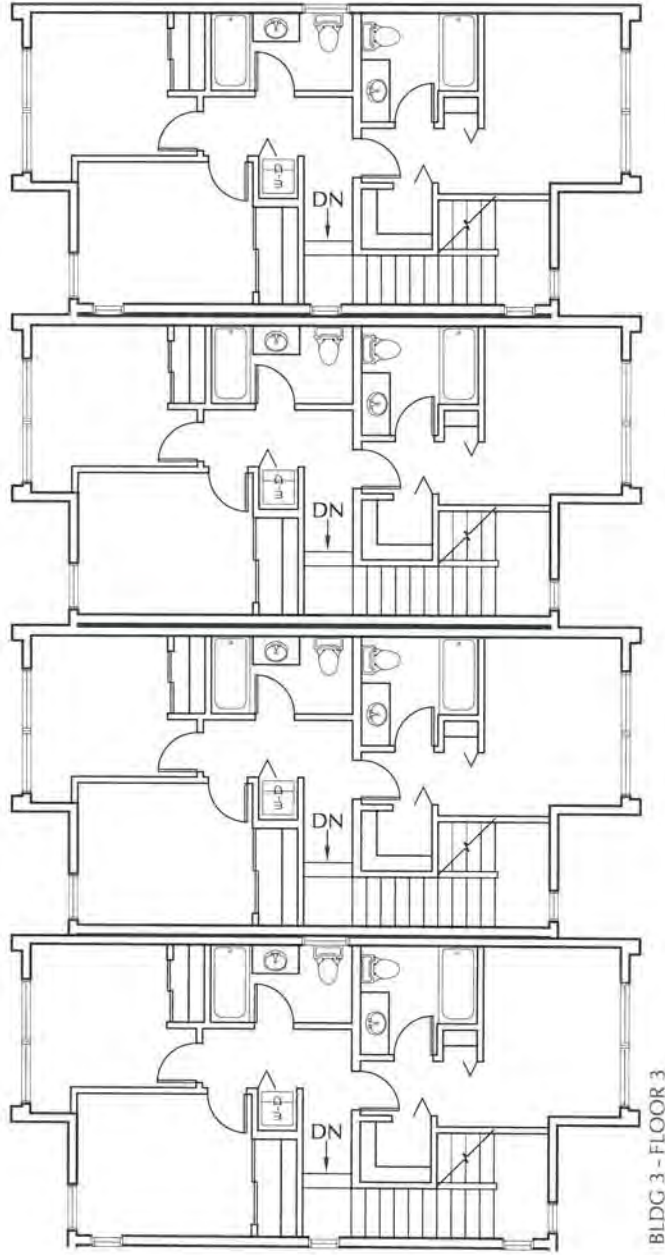
CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

PORTLAND, OREGON

Ankrom Moisan Architects, Inc.
 ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
 ankrommoisan.com



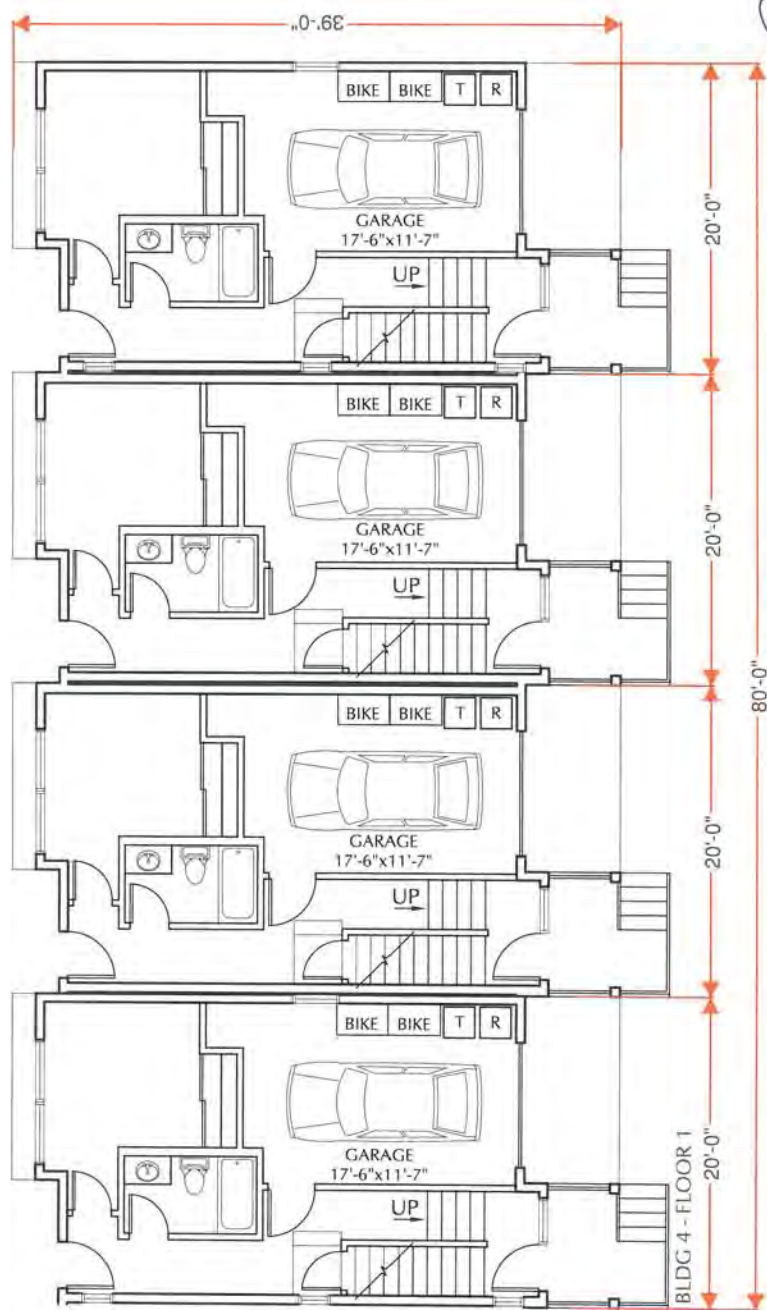


BLDG 3 - FLOOR 3

Approved
 City of Portland - Bureau of Development Services
 Planner *[Signature]* Date **01-23-17**
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

PORTLAND, OREGON

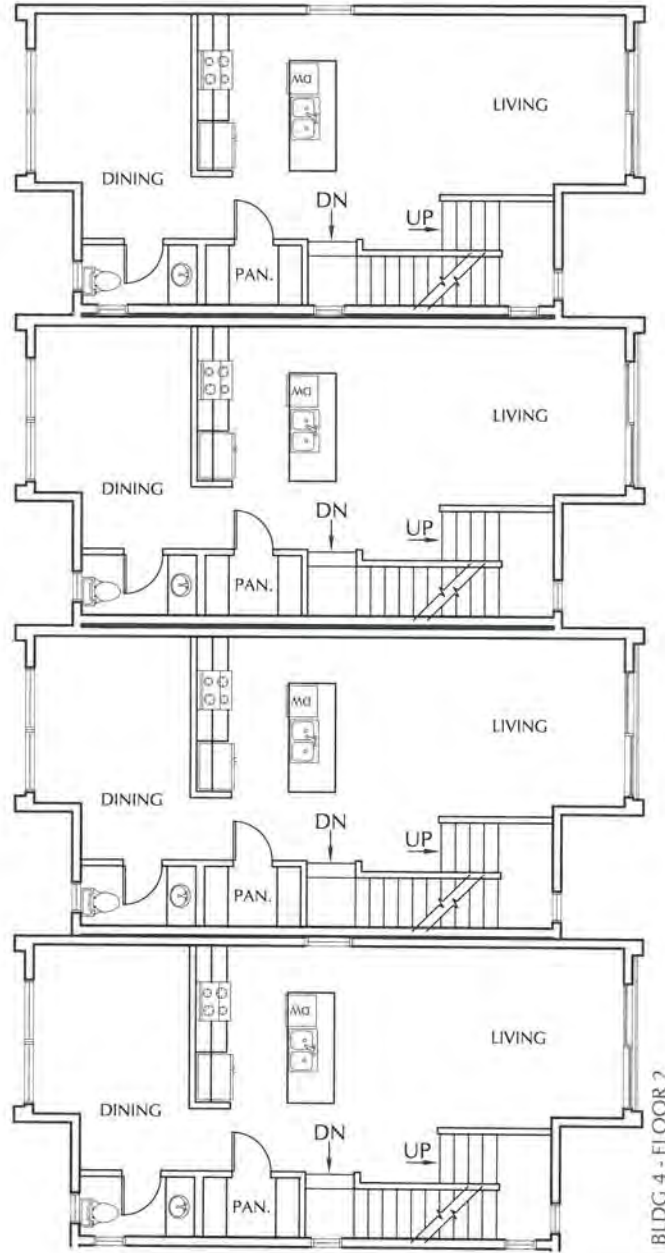


Approved
 City of Portland, Bureau of Development Services
 Planner: *[Signature]* Date: **01-23-17**
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

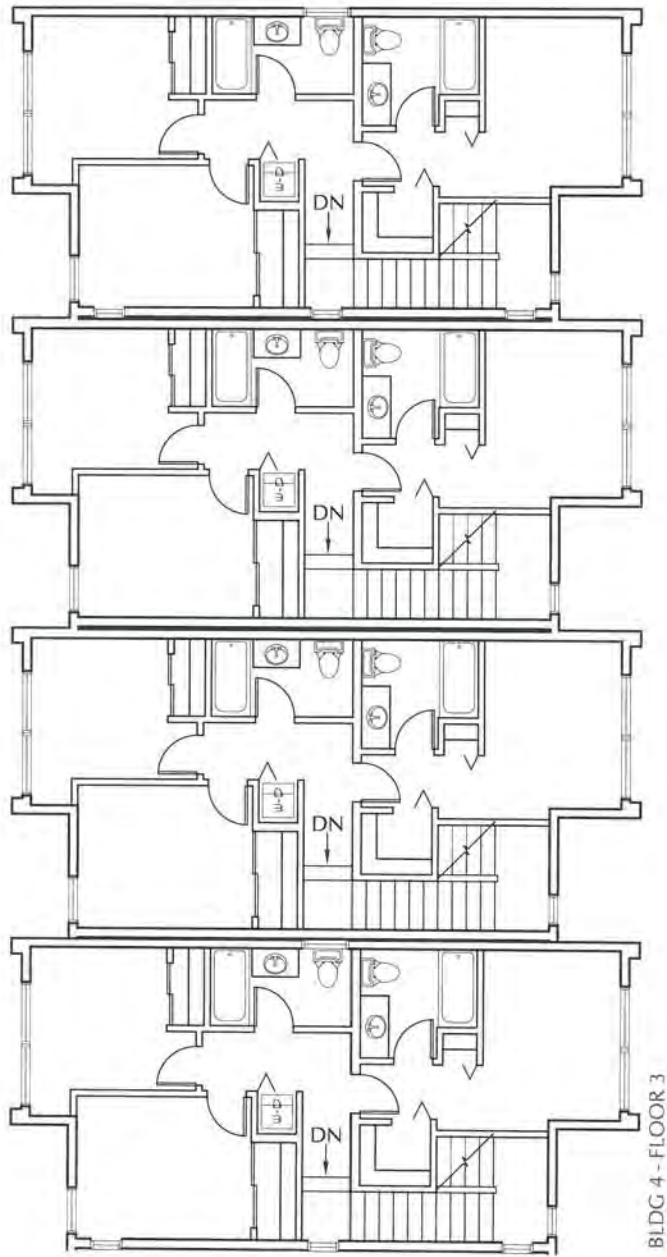
PORTLAND, OREGON



Approved
 City of Portland - Bureau of Development Services 3-17
 Planner: *[Signature]* Date: *[Signature]*
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

PORTLAND, OREGON



BLDG 4 - FLOOR 3

Approved

Planned by City of Portland - Bureau of Development Services

Date

01-23-17

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

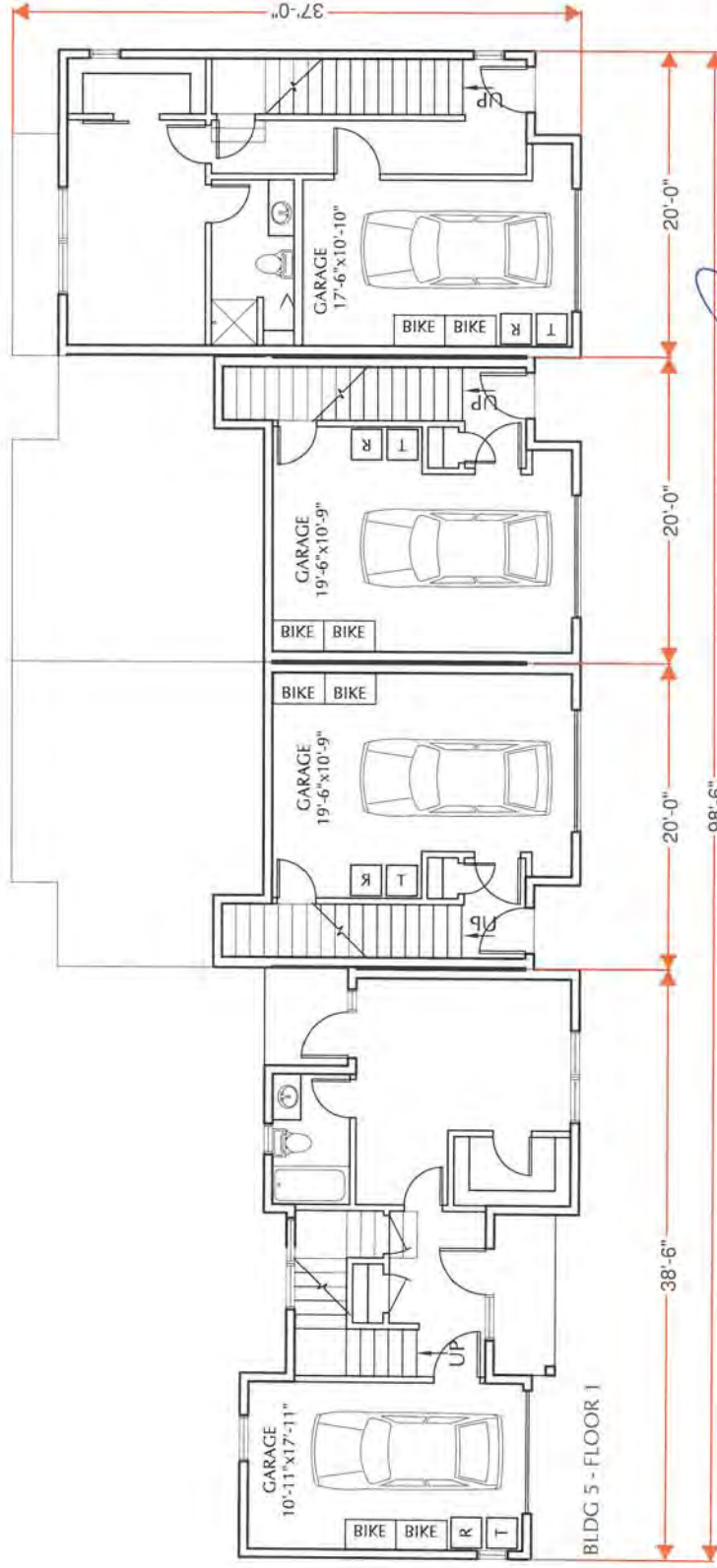
CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

PORTLAND, OREGON

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com

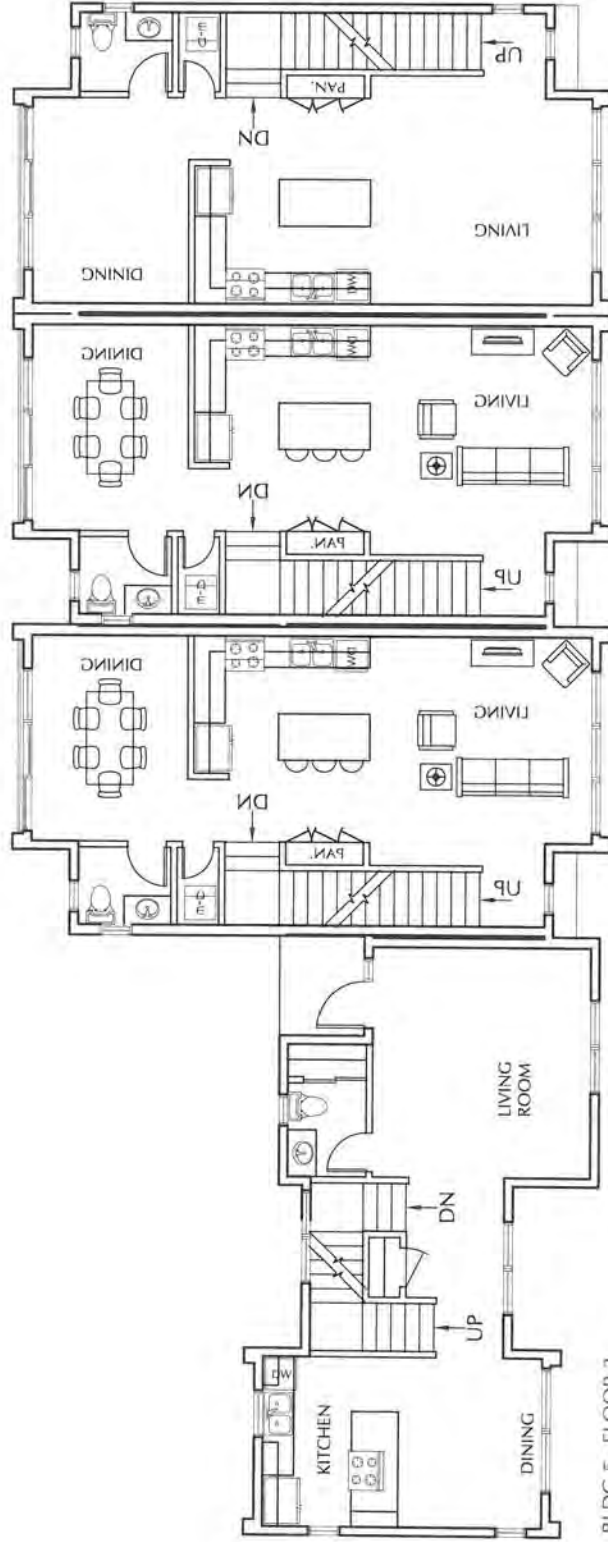




Approved
 City of Portland Bureau of Development Services
 Planner: *[Signature]* Date: **01-23-17**
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

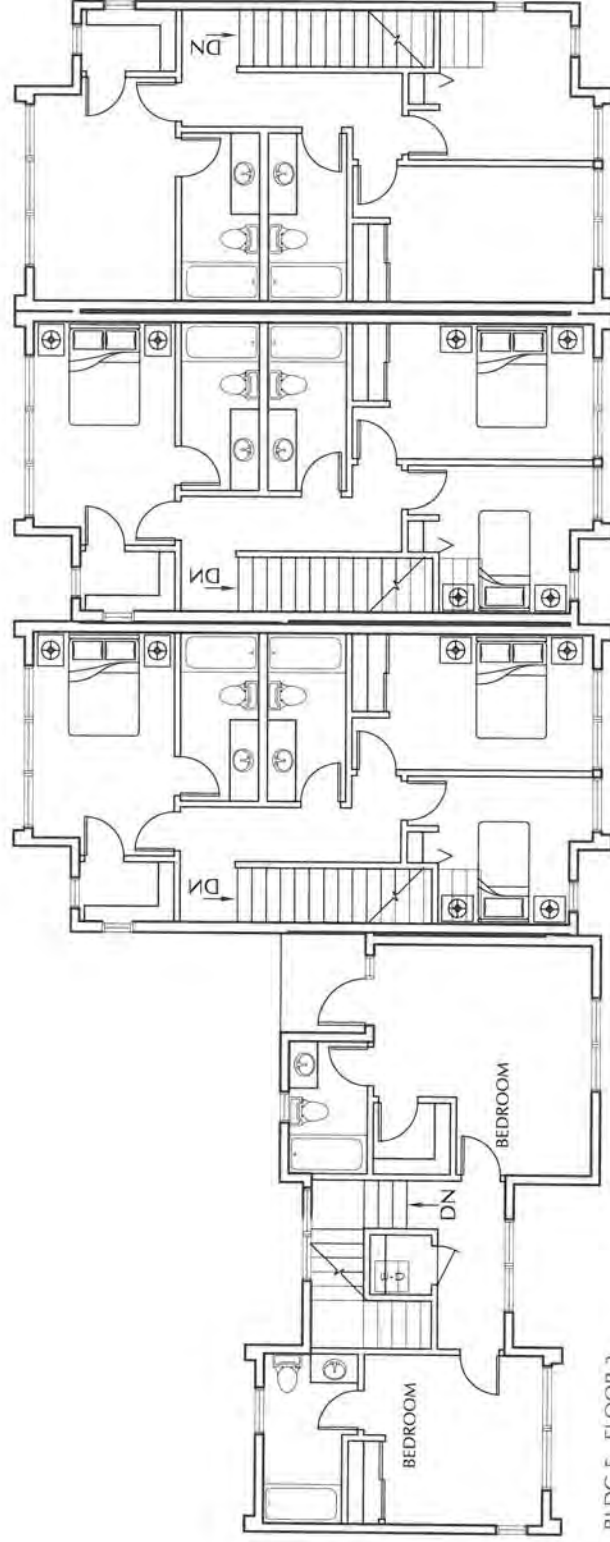
Ankrom Moisan Architects, Inc.
 ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
 ankrommoisan.com

CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY FLOOR PLANS 1/8" = 1'-0" PORTLAND, OREGON



Approved
 City of Portland, Bureau of Development Services
 Planner: *[Signature]* Date: *01-23-17*
 * This application applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY FLOOR PLANS 1/8" = 1'-0"
 PORTLAND, OREGON

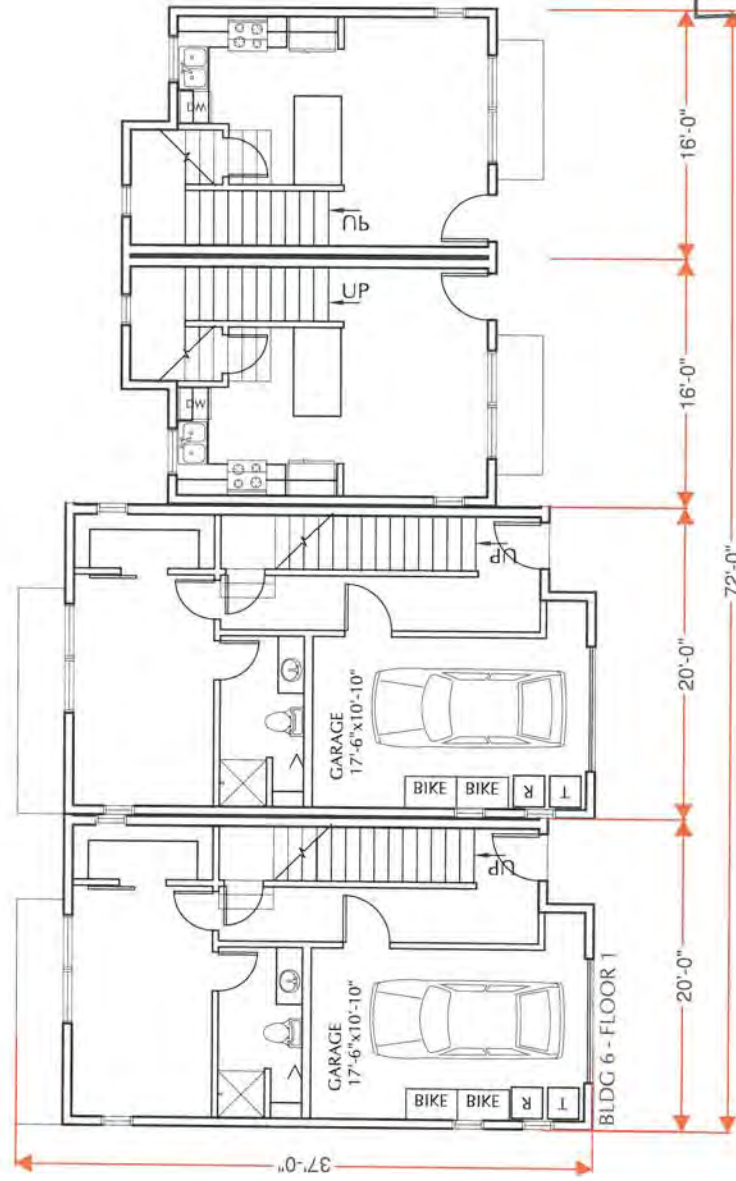


BLDG 5 - FLOOR 3

Approved
 City of Portland - Bureau of Development Services
 Planner *[Signature]* Date **01-23-17**
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

PORTLAND, OREGON



City of Portland - Bureau of Development Services

Planner *[Signature]* *Approved*

Date 01-23-17

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

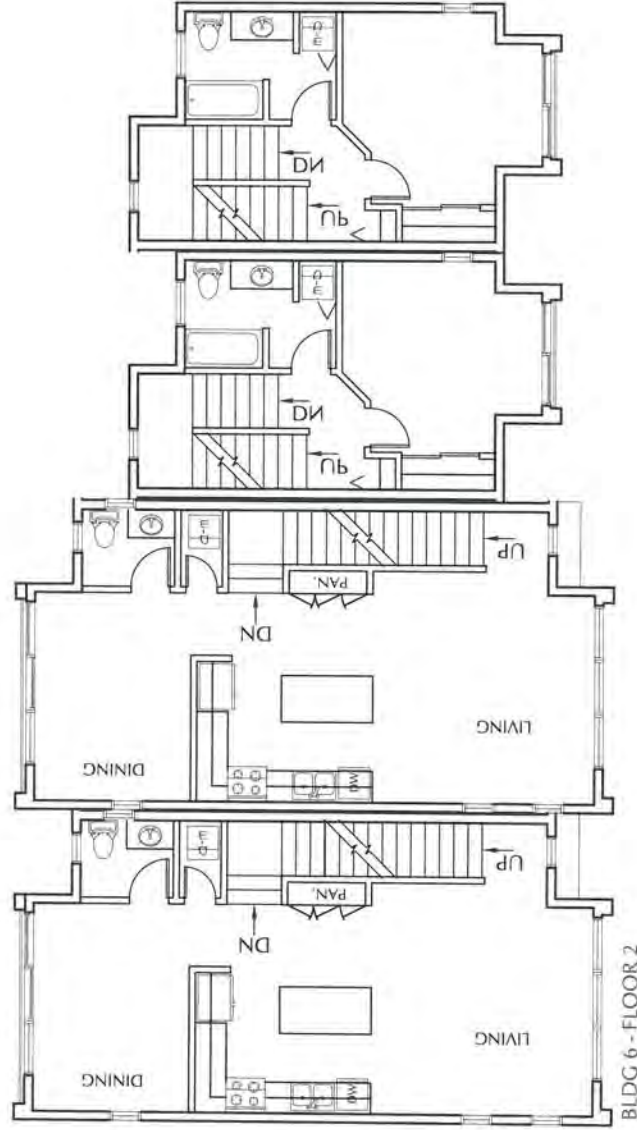
CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

PORTLAND, OREGON

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com





BLDG 6 - FLOOR 2

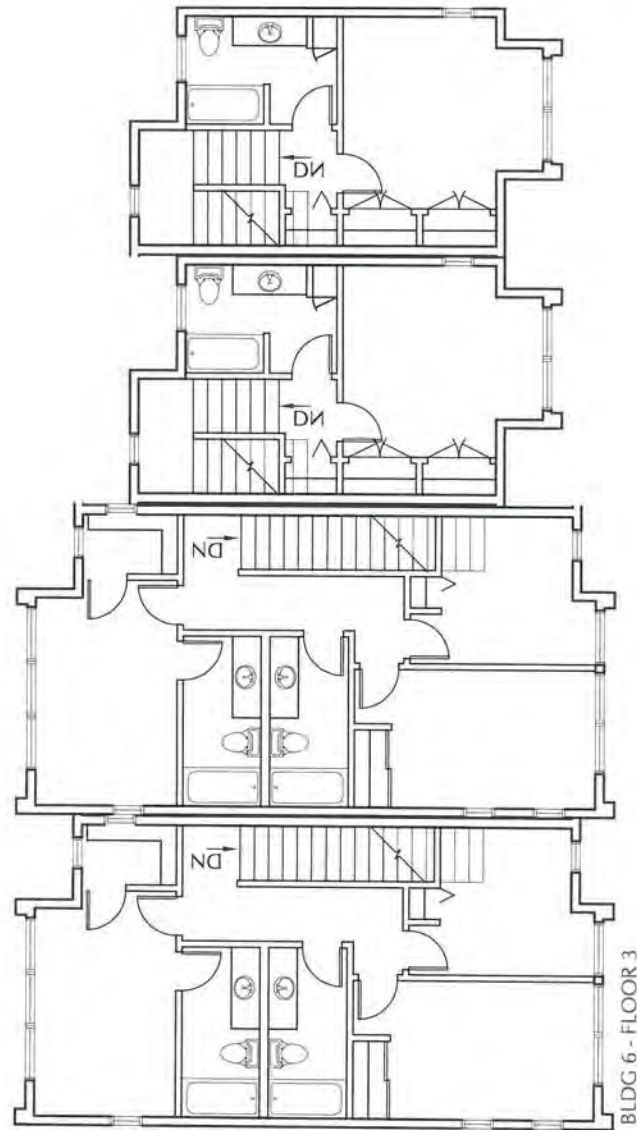
City of Portland, Bureau of Development Services
 Approved*
 Planner: [Signature]
 Date: 01-23-17
 * This plan is subject to the reviews requested and is subject to all applicable zoning requirements may apply.

Ankrom Moisan Architects, Inc.
 ARCHITECTURE INTERIORS (REDA) DESIGN IDENTITY
 ankrommoisan.com

CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

PORTLAND, OREGON

✓

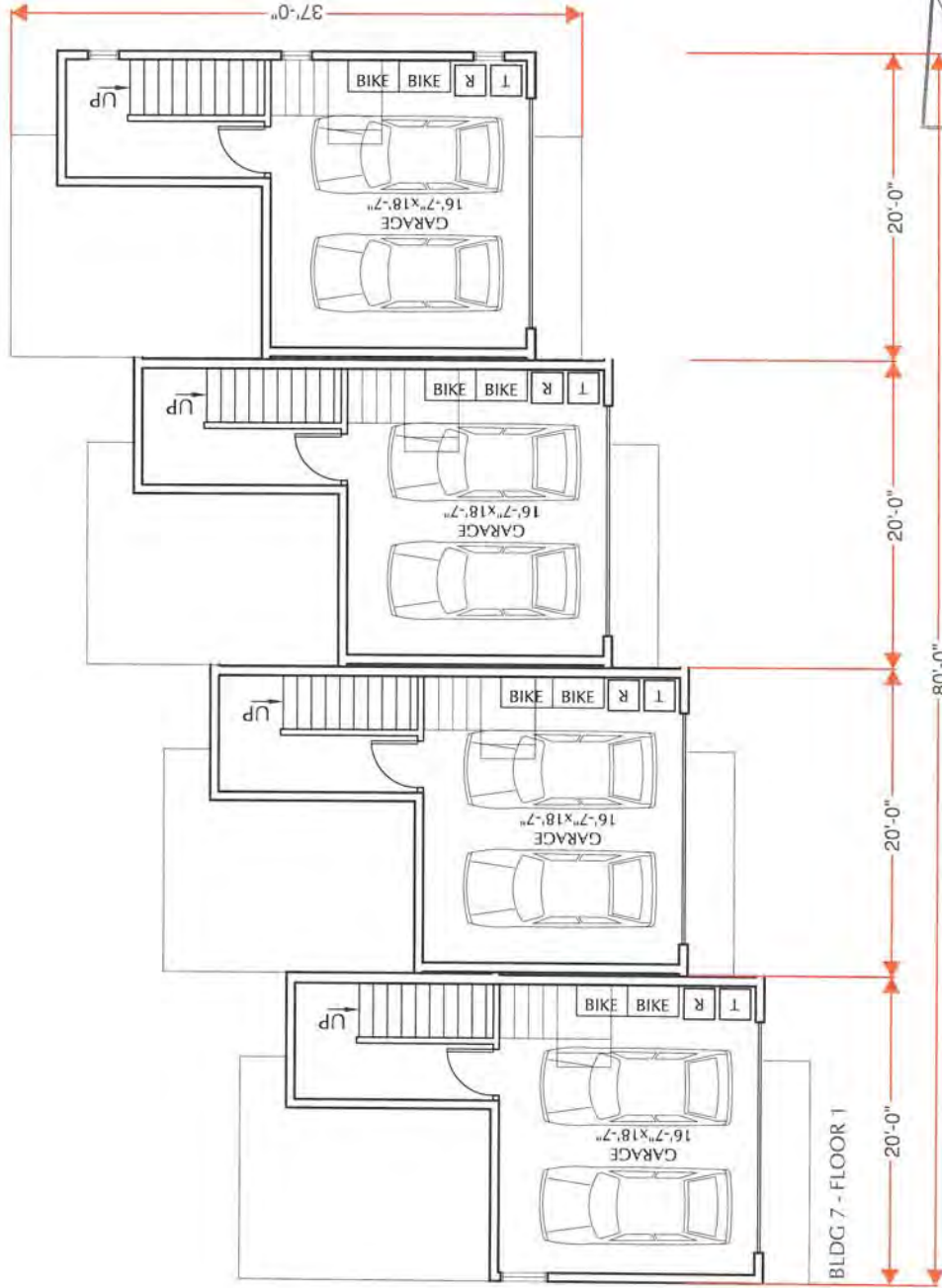


City of Portland - Bureau of Development Services
 Approved
 Planner: [Signature]
 Date: 01-23-17
 This plan is subject to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

PORTLAND, OREGON



City of Portland
Bureau of Development Services
Planner
* This plan is subject to the City of Portland's review and is subject to the City of Portland's approval. Additional zoning requirements may apply to this project.

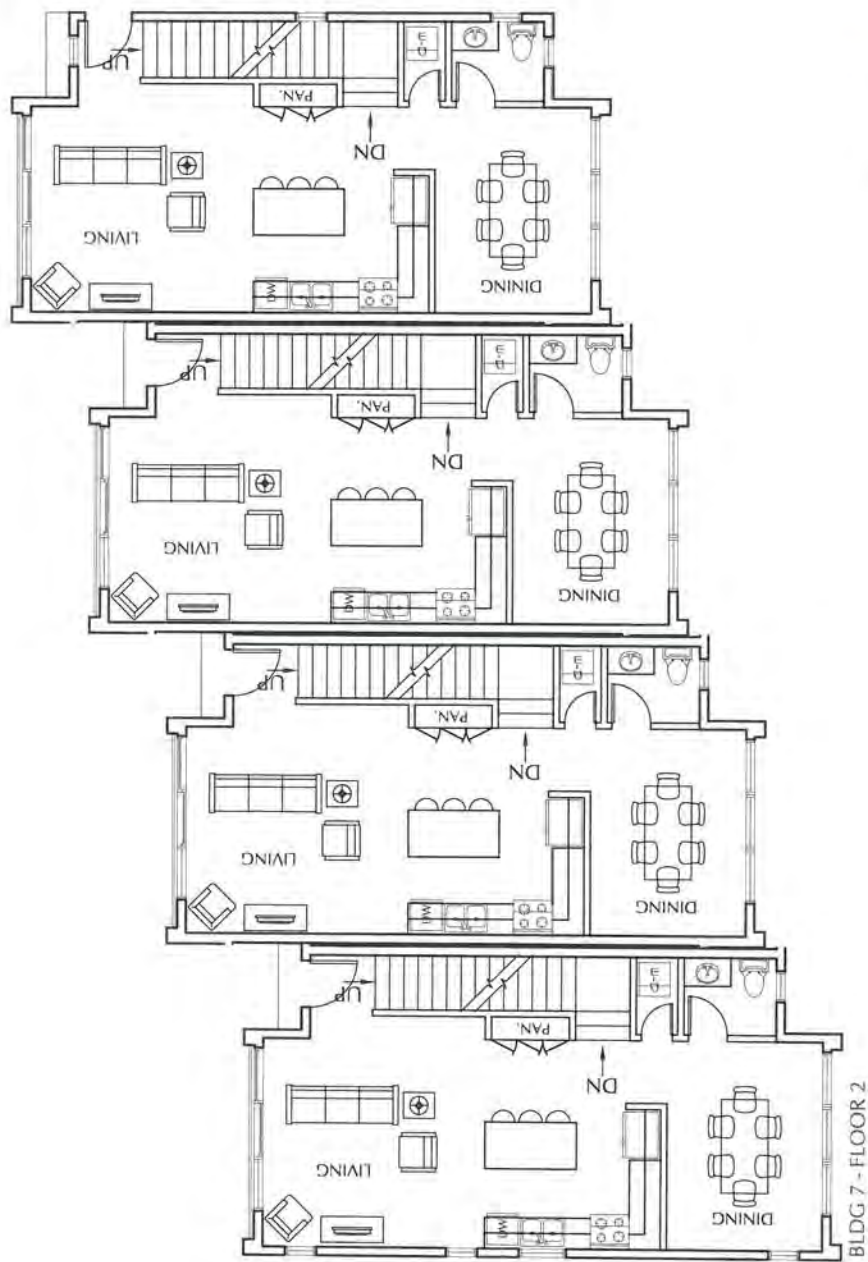
Date 01-23-17

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com

CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

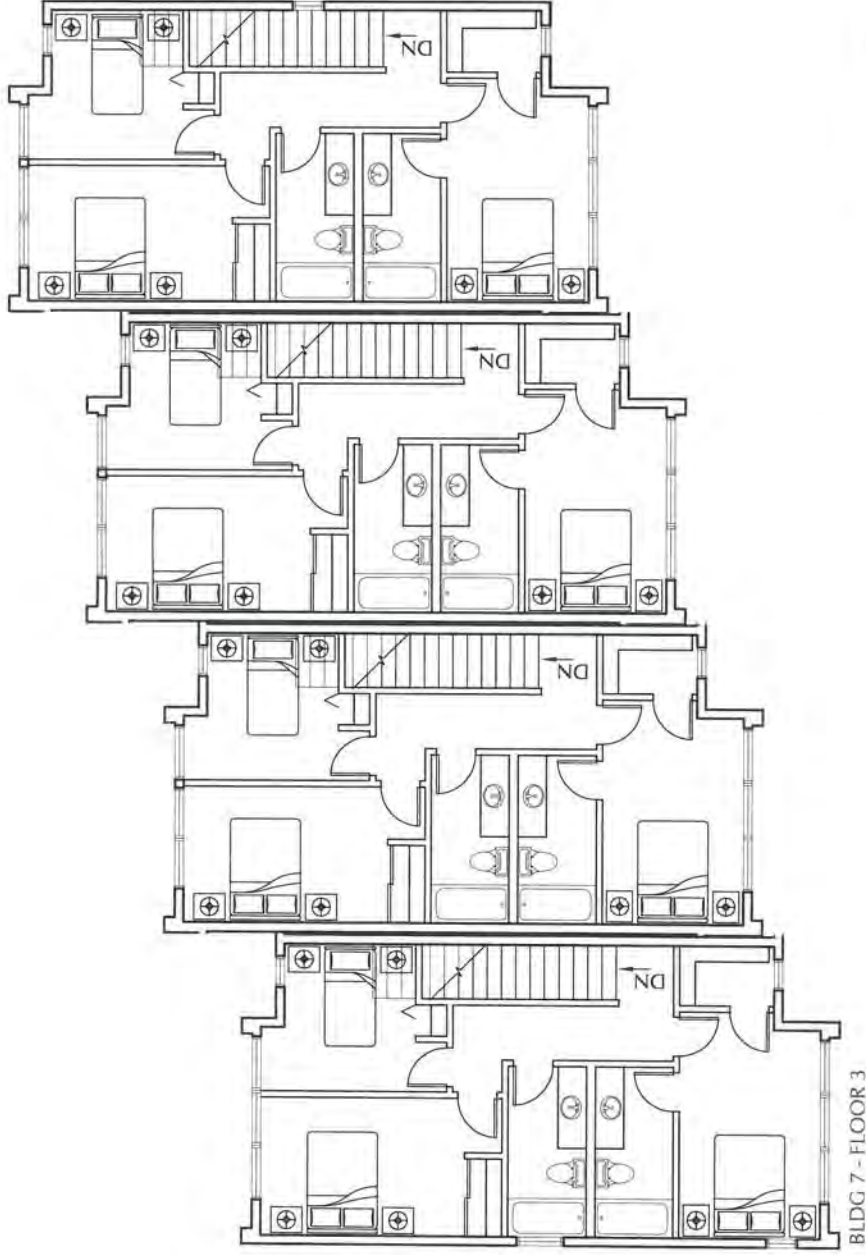
PORTLAND, OREGON



Planner *[Signature]* Approved*
 City of Portland Bureau of Development Services
 Date 01-23-17
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CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

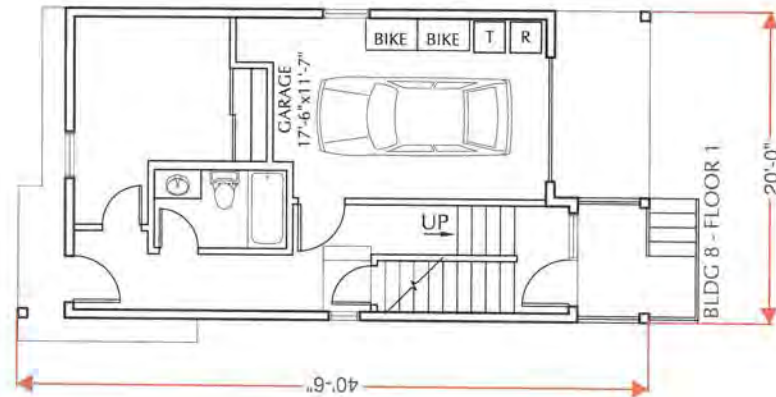


BLDG 7 - FLOOR 3

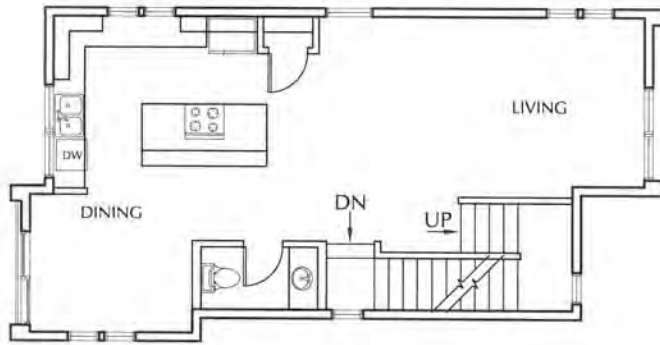
City of Portland - Bureau of Development Services
 Approved*
 Planner *[Signature]* Date **01-23-17**
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CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY FLOOR PLANS 1/8" = 1'-0"

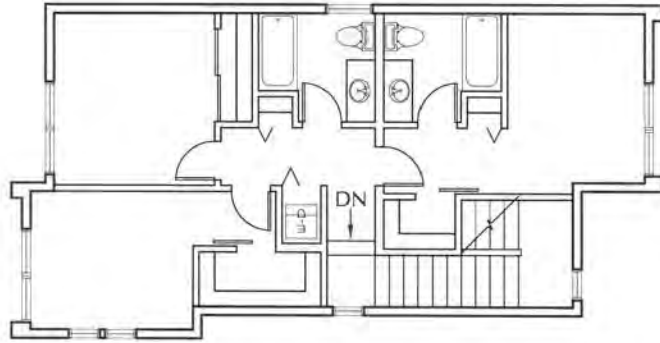
PORTLAND, OREGON



BLDG 8 - FLOOR 1

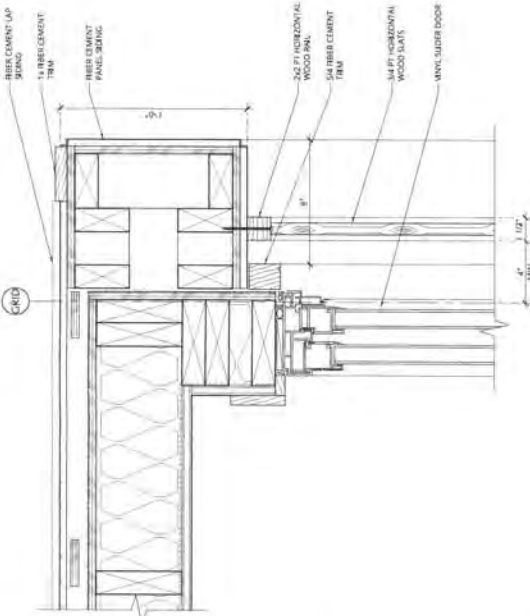


BLDG 8 - FLOOR 2

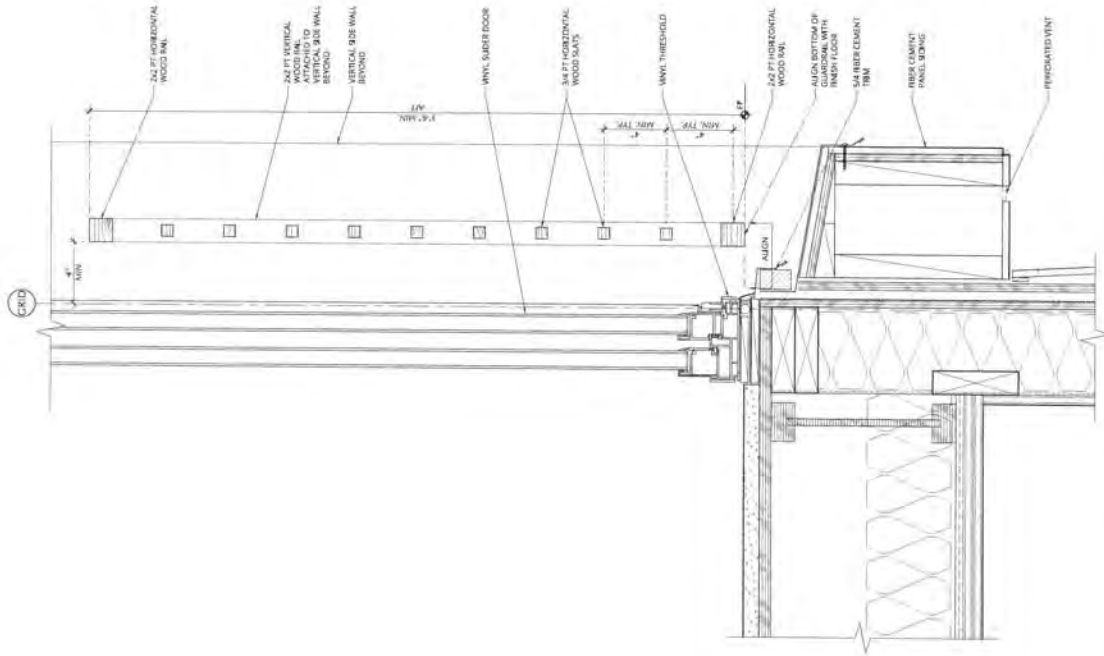


BLDG 8 - FLOOR 3

Approved
 - City of Portland - Bureau of Development Services
 Planner: *[Signature]* Date: 01-23-17
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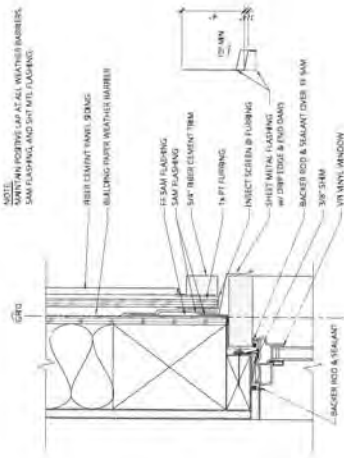


2 BALCONY ATTACHMENT PLAN @ SLIDER JAMB
3'-11 1/2"

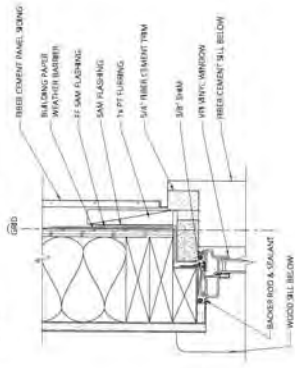


1 BALCONY ATTACHMENT @ SLIDER THRESHOLD
3'-11 1/2"

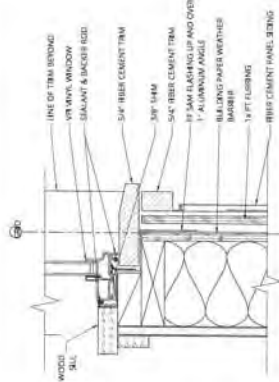
Approved
City of Portland - Bureau of Development Services
Date **01-23-17**
Planner *[Signature]*
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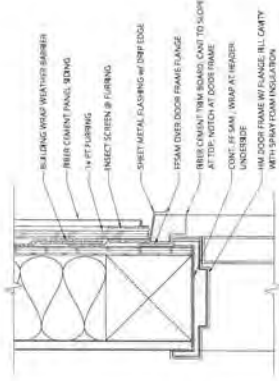
1 WINDOW HEAD @ FIBER CEMENT



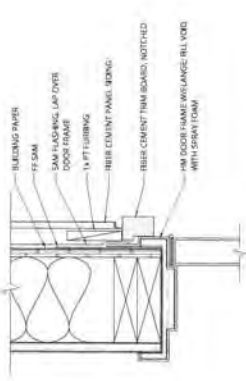
6 WINDOW JAMB @ FIBER CEMENT 3' x 10'



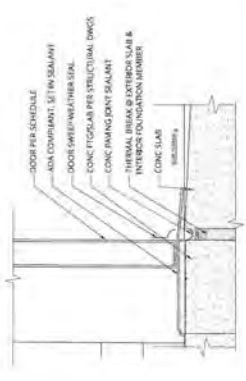
11 WINDOW SILL @ FIBER CEMENT



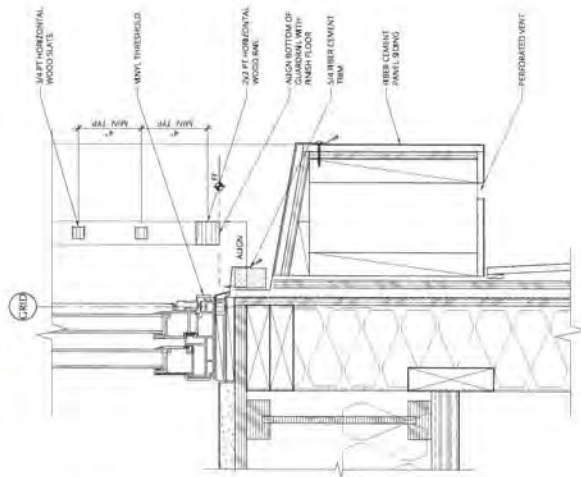
2 HM DOOR HEAD @ FIBER CEMENT



7 HM DOOR JAMB @ FIBER CEMENT



12 DOOR THRESHOLD - TYP.

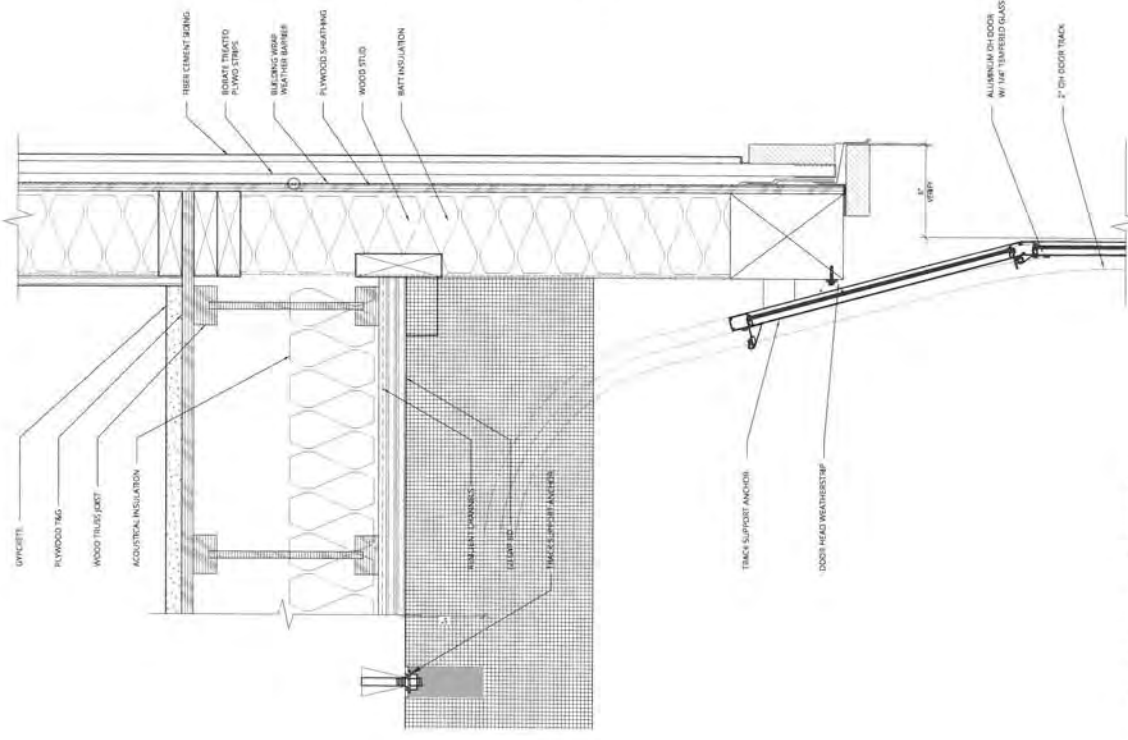


13 SLIDER THRESHOLD @ FIBER CEMENT

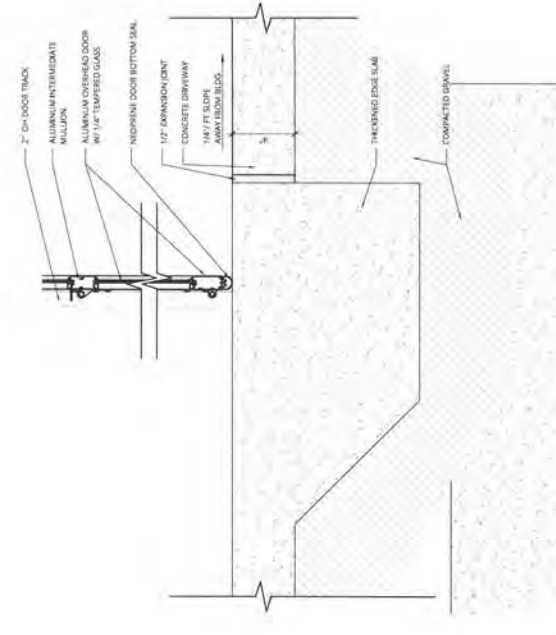
City of Portland Bureau of Development Services - 17

Planner: [Signature] Date: _____

* This application is only to the reviews requested and is subject to all applicable zoning requirements may apply.

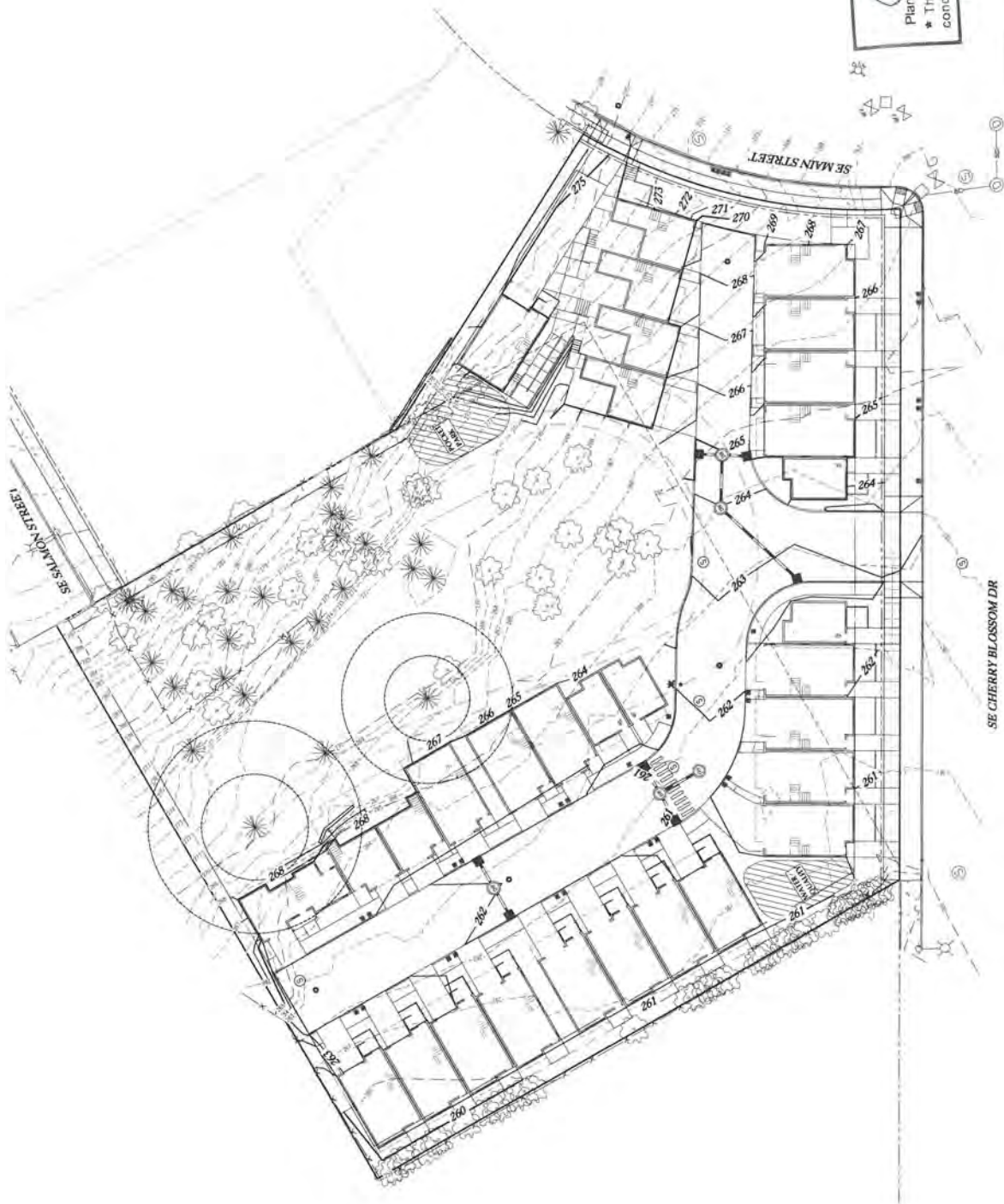


1 OVERHEAD DOOR HEAD
3/4" x 1/2"

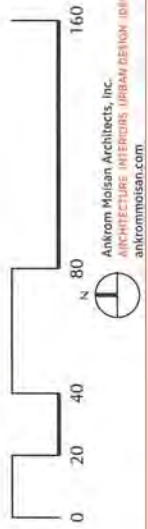


2 OVERHEAD DOOR BASE
3/4" x 1/2"

City of Portland - Bureau of Development Services
Planner: *[Signature]* Date: **01-23-17**
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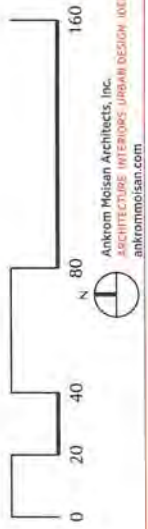
Approved
 City of Portland Bureau of Development Services
 Planner: [Signature]
 Date: 01-23-17
 * This plan applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY GRADING PLAN
 PORTLAND, OREGON

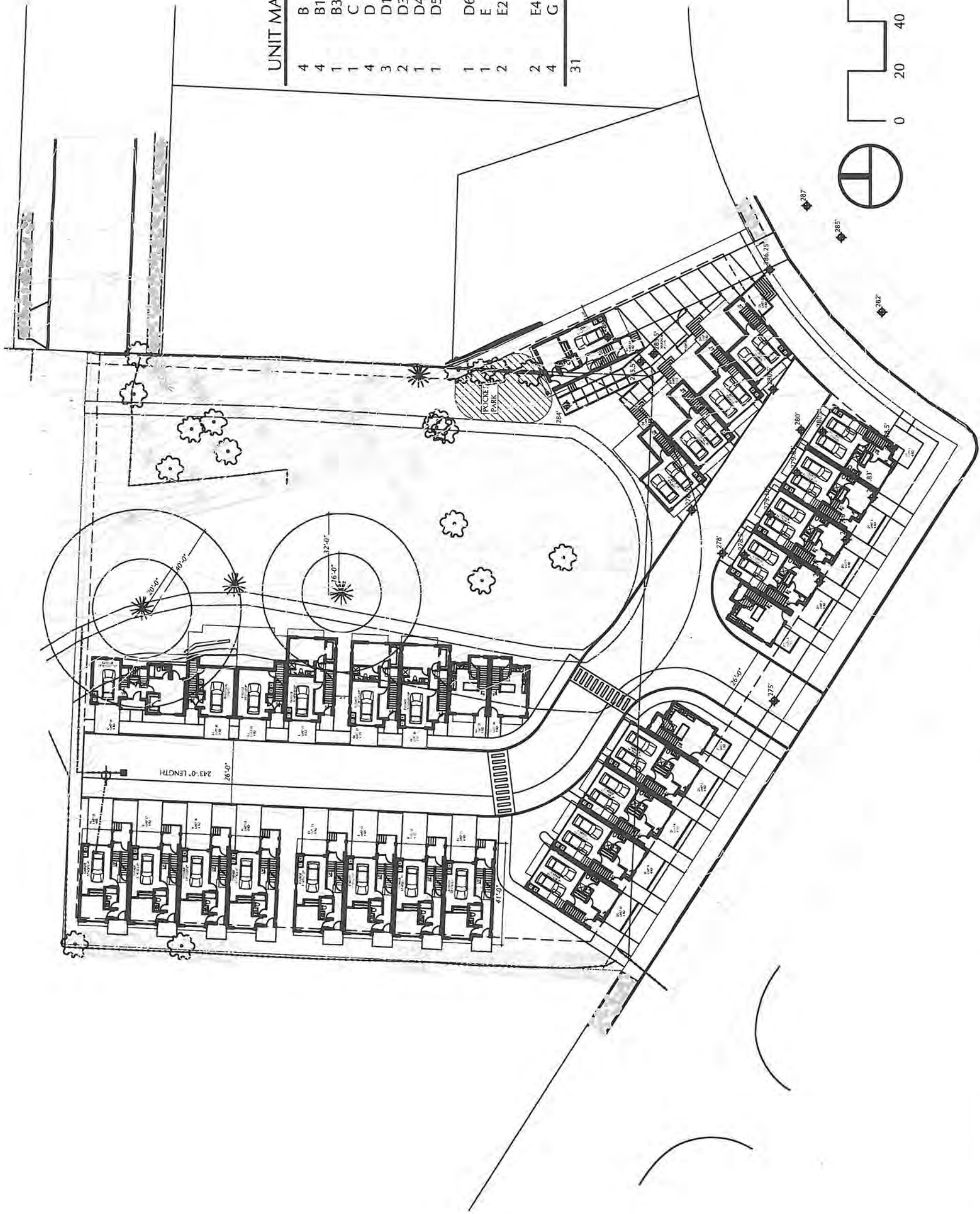


Approved: _____
 City of Portland - Bureau of Development Services
 Date: _____
 Planner: _____
 * This plan is subject to the reviews requested and is subject to all
 applicable codes and regulations. Additional zoning requirements may apply.



CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY UTILITY PLAN

PORTLAND, OREGON



UNIT MATRIX		DESCRIPTION
4	B	BLANTON ST.
4	B1	BLANTON ST END UNIT
1	B3	BLANTON ST MANAGER UNIT
1	C	CHERRY BLOSSOM 38' WIDE
4	D	PIEDMONT
3	D1	PIEDMONT END UNIT
2	D3	PIEDMONT STEEP GRADE
1	D4	PIEDMONT END UNIT STEEP GRADE
1	D5	PIEDMONT END UNIT STEEP GRADE
		-SIDE ENTRY
1	D6	PIEDMONT END UNIT SIDE ENTRY
1	E	PIEDMONT FRONT ENTRY END UNIT
2	E2	PIEDMONT FRONT ENTRY
		-STEEP GRADE
2	E4	PIEDMONT FRONT ENTRY
4	G	2 BD TOWNHOME - NO GARAGE
31		

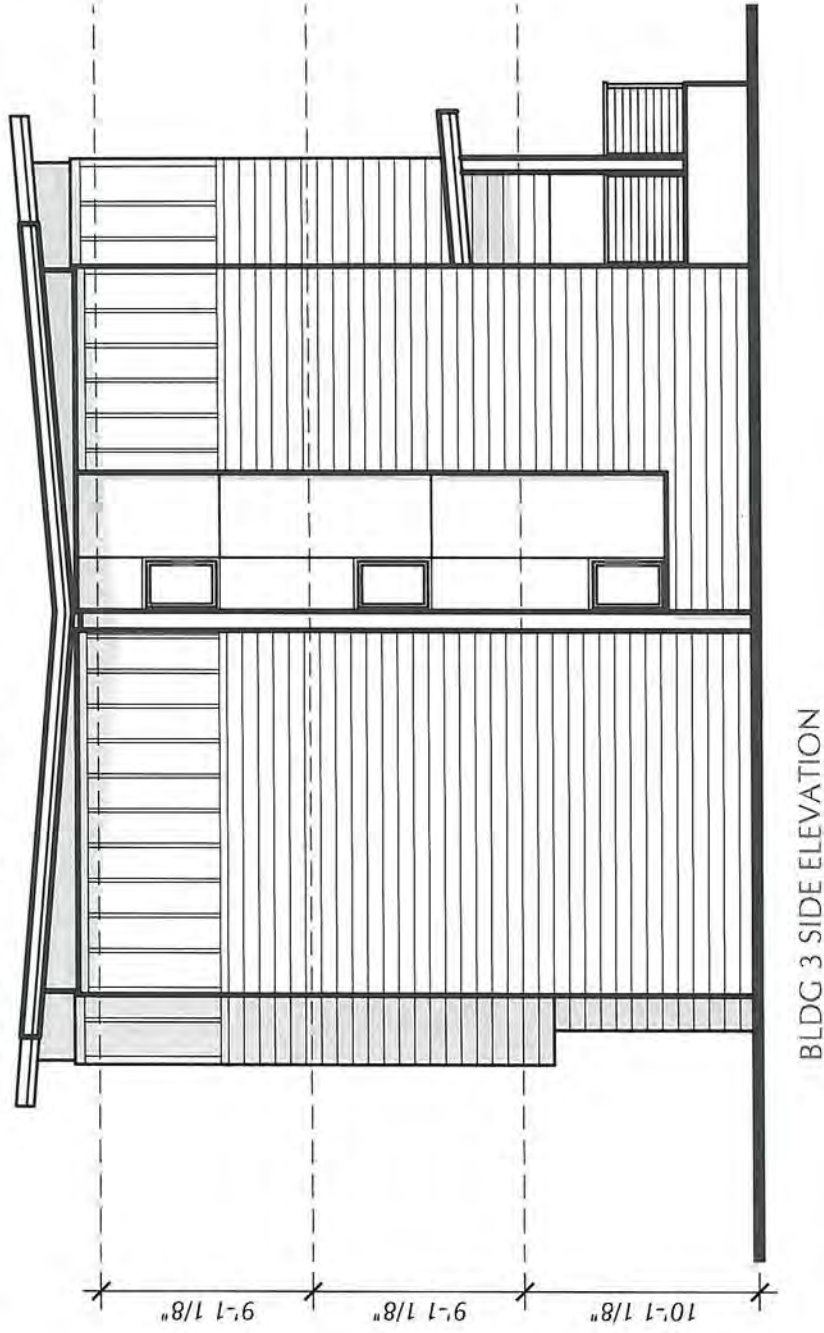
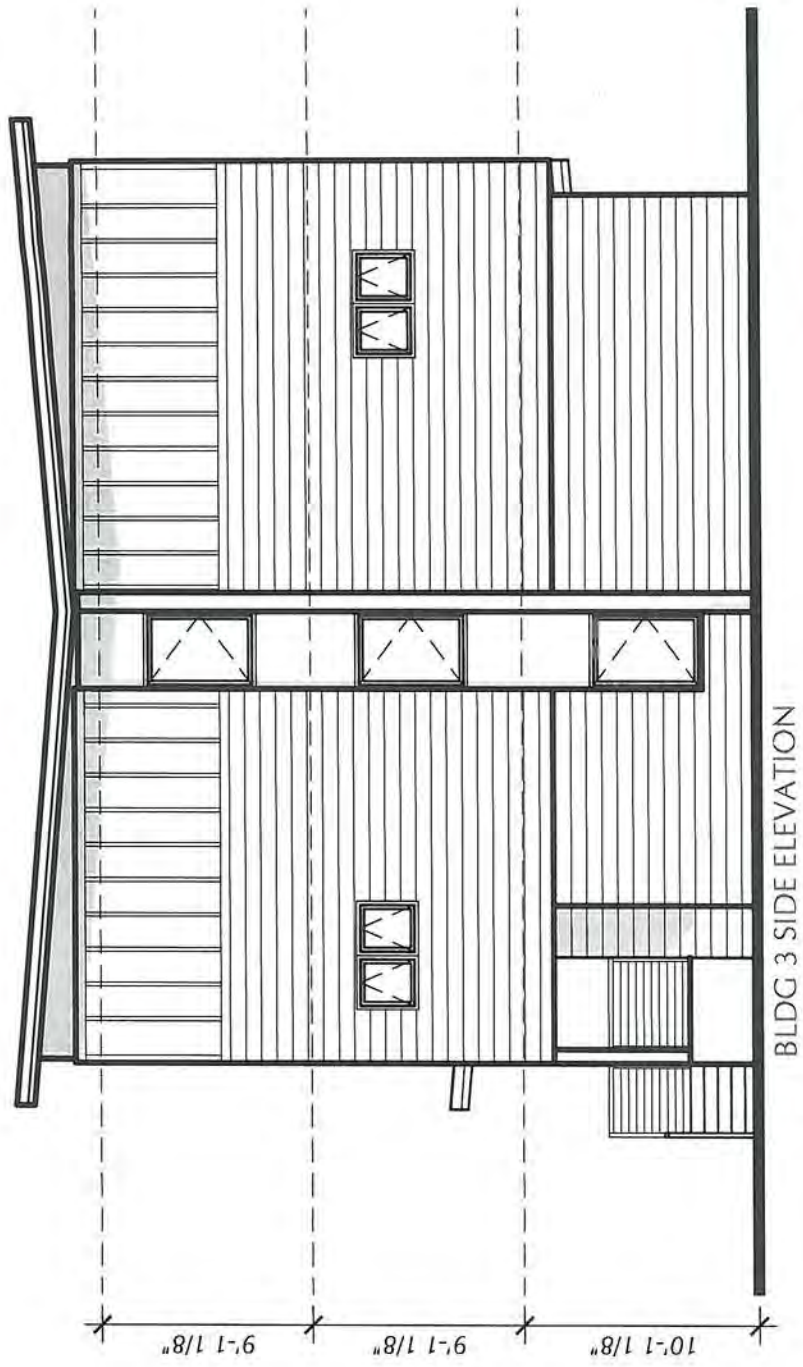




CHERRY BLOSSOM TOWNHOME APTS

PRELIMINARY ELEVATIONS 1/8" = 1'-0"

PORTLAND, OREGON



CHERRY BLOSSOM TOWNHOME APTS

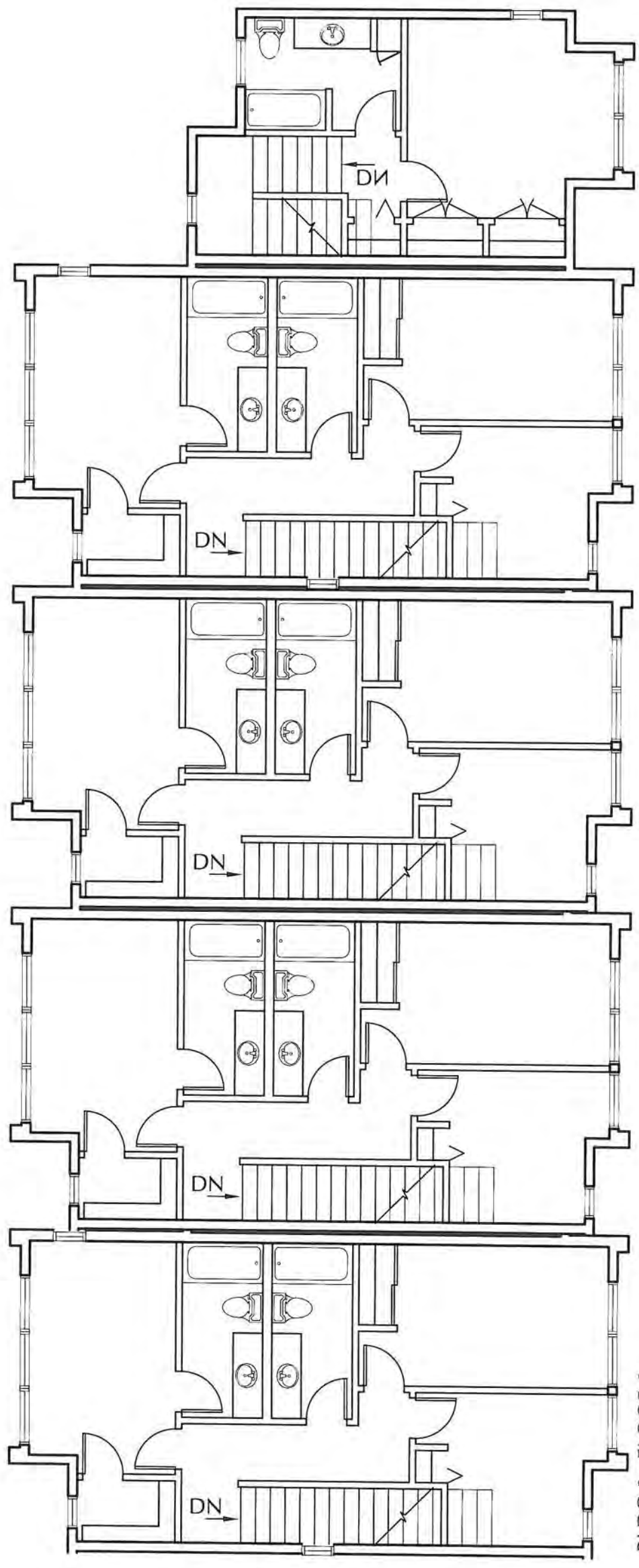
PRELIMINARY ELEVATIONS 1/8" = 1'-0"

PORTLAND, OREGON

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
ankrommoisan.com



12/02/2016



BLDG 2 - FLOOR 3

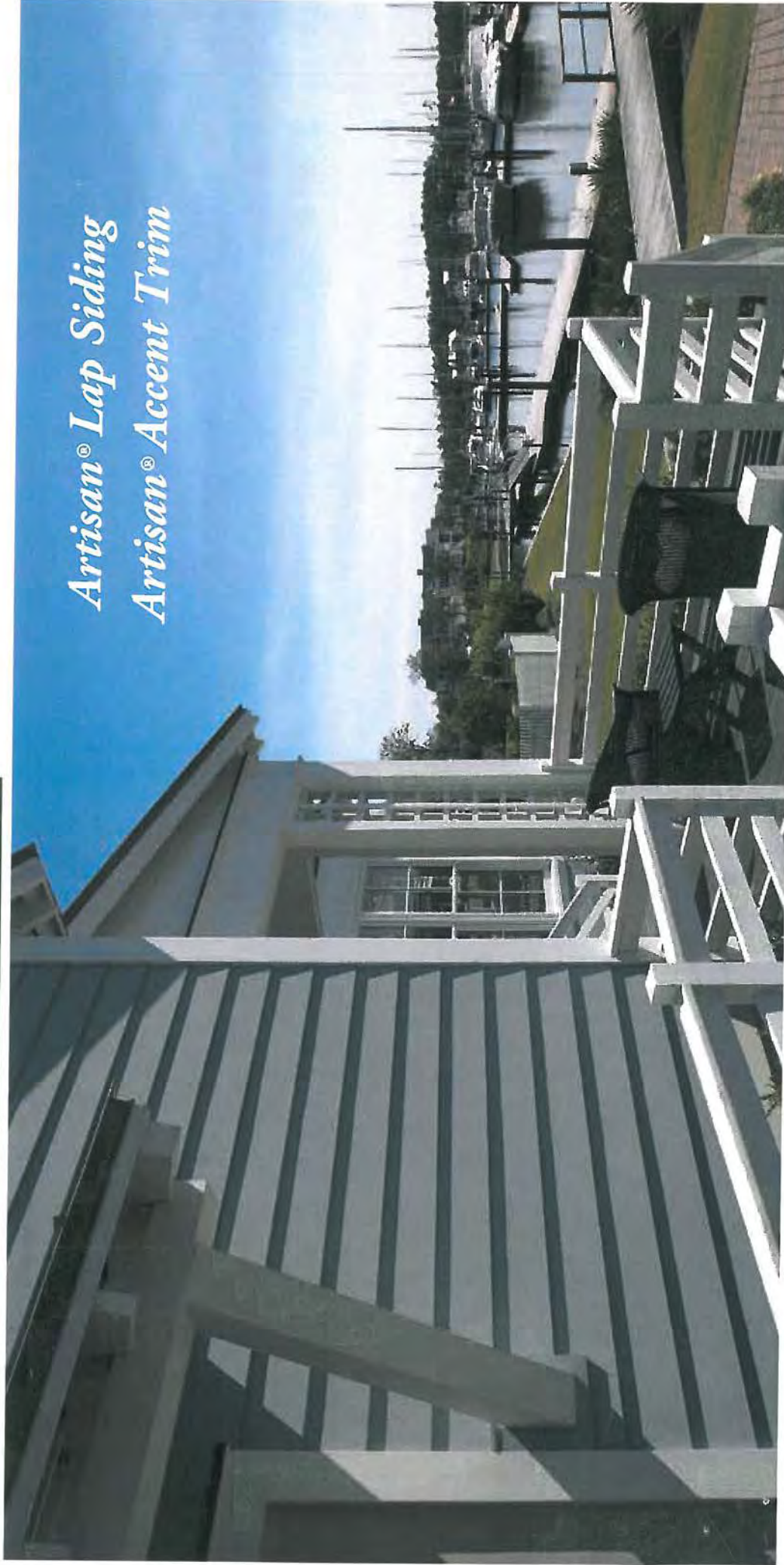
* Approved*
City of Portland - Bureau of Development Services
Planner [Signature] Date 01-23-17
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

DESIGN THAT
ENDURES

artisan[™]
JamesHardie

EXH
A.7

Artisan® Lap Siding
Artisan® Accent Trim



VISUALLY INSPIRING

Artisan Lap Siding

Artisan lap siding is a premium exterior product that combines elegant aesthetics with the unrivaled durability of James Hardie® siding. This unique product line opens the door to unlimited possibilities giving architects, builders and homeowners alike the opportunity to express themselves through the highest standards in design.

Details

- Distinctively deep shadow lines
- Ability to miter corners
- Tongue and groove joints provide low profile seams

PRODUCT SPECIFICATIONS

Finish

- Ready to Paint
- When painting product, use 100% acrylic paint

Warranty

Artisan lap siding is protected by a 30-year limited non-prorated warranty. This product replacement warranty is the best in the industry.

Size/Weight/Texture

Length: 12'

Thickness: 5/8"

Width: 5-1/4" (4" exposure)

7-1/4" (6" exposure)

8-1/4" (7" exposure)

Weight: 4.55 lbs./sq. ft.

Texture: Smooth and Woodgrain

Nail line is 1" from the top edge of the board



Artisan lap siding is manufactured with a unique tongue and groove joint design for precise fit and finish



LONG-LASTING BEAUTY

Artisan lap siding is at the forefront of innovation and is backed by over 15 years of research and development. Boasting absolute precision in its symmetry and engineered for your local climate, Artisan resists flame spread, hurricane-force winds, pests, as well as damage from moisture and rot, snow, ice and hail.



THE FINISHING TOUCH

Artisan Accent Trim

Introducing new Artisan accent trim, our most innovative trim technology ever. Artisan accent trim is designed to deliver superior performance and durability just like other James Hardie products offer.

Details

- Easily installed with 2.5" finishing nails
- Thicker trim to complement your Artisan lap siding
- Complete cladding solution

PRODUCT SPECIFICATIONS

Finish

- Ready to paint
- When painting product, use 100% acrylic paint

Warranty

Artisan accent trim is protected by a 15-year transferable, limited warranty.

Size/Weight/Texture

Length: 12'

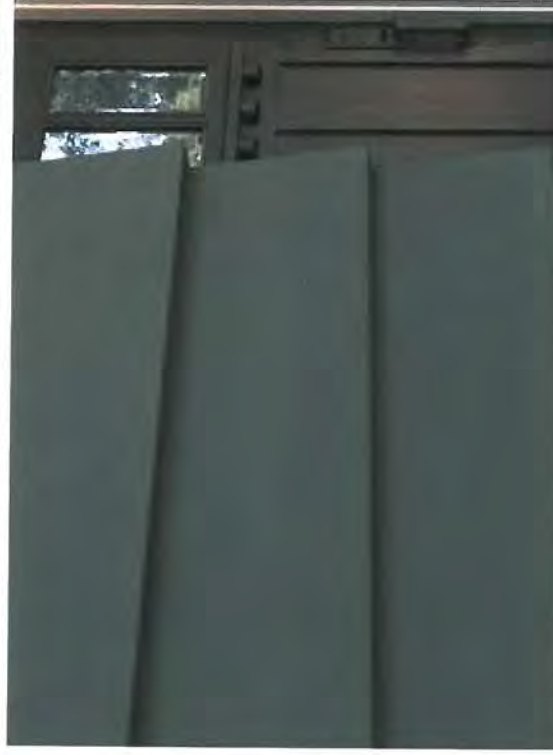
Thickness: 1½"

Width: 4" (3.5" actual)

6" (5.5" actual)

Weight: 8 lbs./sq. ft.

Texture: Smooth



ArtisanLuxury.com

888.800.7864

Additional installation information, warranties and warnings are available at ArtisanLuxury.com.

artisan
JamesHardie

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HardieTrim® Boards

● HardieTrim® Batten Boards



RUSTIC GRAIN®
Autumn Tan

Thickness .75 in.
Length 12 ft. boards
Width 2.5 in.
Pcs./Pallet 437

Available Colors



[View all HardieTrim Batten Boards](#)


● Plank, Panel, Batten and Shingle Colors

Trim and Soffit Colors

Color Selection

	ARCTIC WHITE		SAIL CLOTH		NAVAJO BEIGE		SANDSTONE BEIGE		AUTUMN TAN		KHAKI BROWN		COBBLE STONE		MONTEREY TAUPE		WOODSTOCK BROWN
	TIMBER BARK		HEATHERED MOSS		MOUNTAIN SAGE		CHESTNUT BROWN		TRADITIONAL RED		COUNTRY LANE RED		PEARL GRAY		GRAY SLATE		AGED PEWTER
	NIGHT GRAY		RICH ESPRESSO		LIGHT MIST		BOOTHBAY BLUE		EVENING BLUE		DEEP OCEAN		IRON GRAY				


Siding	Trim	Soffit	HardieWrap®	Finishing Touches
HardiePlank® Lap Siding	● HardiePanel® Vertical Siding		HardieShingle® Siding	



SELECT CEDARMILL®
Navajo Beige


Thickness	5/16 in.
Size	4 ft. x 8 ft. 4 ft. x 9 ft.* 4 ft. x 10 ft.
Pcs./Pallet	50 50 50
Pcs./Sq.	3.2 2.8 2.5

Available Colors



[View all HardiePanel Vertical Siding Products](#)

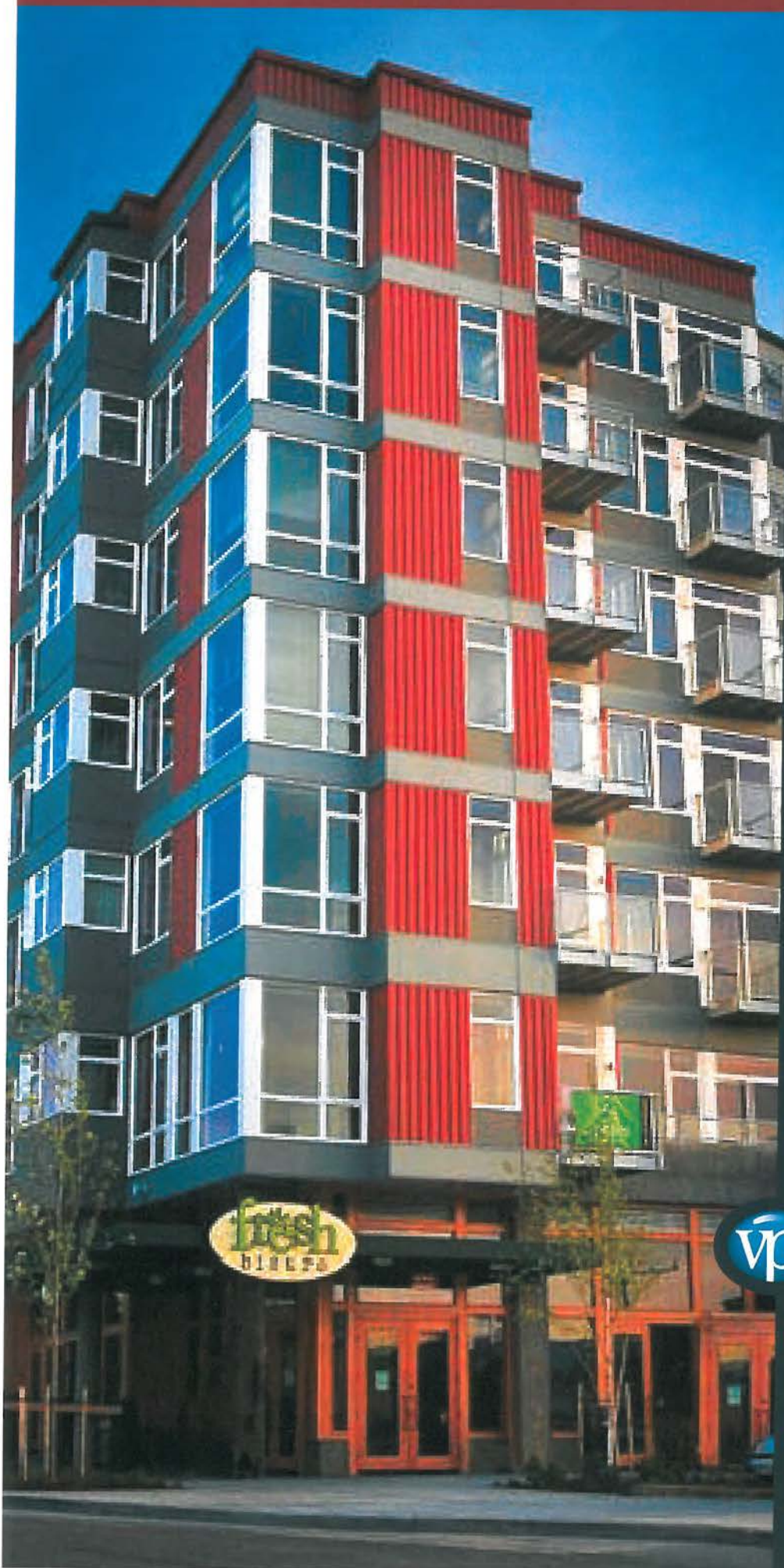
*All 4 ft. x 9 ft. HardiePanel vertical siding only available primed.


JamesHardie
 Siding | Trim

ABOUT JAMES HARDIE

PRODUCTS

COLOR



vpi Quality Windows

Design, Technology and Value



ENDURANCE SERIES Windows

Midrise Performance

If you are building a midrise structure in the Northwest United States, you are probably already specifying the Endurance Series by VPI Quality Windows.

In a world where demanding specifications and uncompromising jobsite testing is a way of life, The Endurance Series excels. Unlike many other window companies, VPI achieves superior product performance ratings in the lab and consistent performance in the field.

We diligently apply a consistent set of design and manufacturing principles to deliver industry leading water intrusion resistance. Reinforcement of framing members and flexible panel functionality, eliminating window mulling significantly reduces potential water penetration pathways. Our manufacturing process is systematic, documented, controlled and constantly improving.

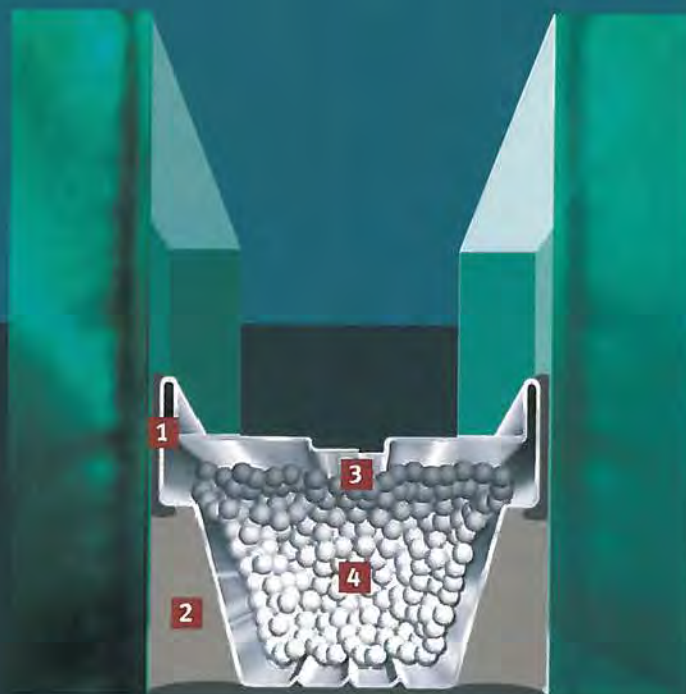
VPI offers the widest variety of operational styles, combinations, and colors available anywhere. No matter what the requirements are for your project, VPI Quality Windows has a product that will do the job, confidently and consistently.



Super Edge™ exceeds industry standard for seal durability by 4 times or more

Super Edge™ glazing in the VPI Endurance window is based on a rugged polyisobutylene/silicone dual sealed insulating glass unit. This construction delivers the best durability available today.

In the rigorous P-1 test, insulating glass units are subjected to worst case, real world conditions: 140° F, 100% humidity and constant UV exposure. *Most* insulating glass units fail this test in between eight and twenty two weeks. VPI's Super Edge™ insulating glass units passed 80 weeks of testing, and never failed! The proof is in the field. Failure rates of these units is demonstrated to be less than 0.20% in twenty years, a fraction of windows with other sealant and spacer systems.



Super Edge™ Unit Construction

- 1 Primary Seal- Polyisobutylene (PIB). Excellent resistance to UV, moisture permeation and argon retention.
- 2 Secondary Seal- Specifically formulated silicone. Excellent weathering resistance, glass adhesion and UV protection. Best sealant available for structural integrity.
- 3 Spacer- Stainless steel. Maximized area for sealant coverage and low seal stress. Four bent corner, single joint construction.
- 4 Desiccant- Molecular sieve. Optimized moisture absorption.



Protecting everyone's interest, with Protective Film™

Excess stucco. Slopped mud. Scratched glass. Spattered paint. Cleaning up this mess at the end of a job is a hassle, taking up valuable time and labor. Even worse, damaged glass must be reordered and replaced.

Choose VPI Quality Windows with our patented Protective Film™ and make clean-up a snap. When the job is over, builders simply peel off the Protective Film and throw it away- saving you both time and money.

"VPI performance is better and more consistent than any of the vinyl window products we've used."

Ryan Roberts, Lake Washington Windows

"Thornton Place was the largest project to date for Walsh Seattle and was full of challenges. Your dedication and collaboration were instrumental... On behalf of a grateful Company, we thank you."
Walsh Construction

"We are very satisfied with VPI. VPI window products demonstrate a blend of solid performance, high quality manufacturing and color options that are unique in the industry."
George H. Singer, Senior Architect, The Soltner Group, Architects Inc.



The proof is in our performance.

Backed by one of the strongest warranties in the business including twenty year seal failure coverage, project owners can be confident that the Endurance Series™ will stand the test of time. Thousands of units have been built with or converted to Endurance.

vpi Quality Windows
Design, Technology and Value

www.vpiwindows.com • 800.634.1478
3420 E. Ferry Avenue • Spokane, Washington 99202



ISO 9001: 2008 Certified

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Patio Doors

[Endurance Series](#)[Marathon Series](#)[Bellevue Patio Doors](#)[► PDF Brochure](#)[► Configurations](#)[► Performance Summary](#)[► Product Drawings](#)[► Decorative Grids](#)

Bellevue French Door

Bellevue Narrowline Door

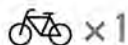
[Gallery](#)

Our Bellevue line includes stunning patio doors, which are available up to 8' tall, and make quite an impression in any home. We also offer a unique French door system for those who want added style and functionality.

BELLEVUE
S E R I E S
PATIO DOOR SYSTEM



VPI Quality Windows is an ENERGYSTAR® Partner.
ENERGYSTAR® qualified products use less energy.
Learn more at www.energystar.gov.



THE STIRRUP

An economical space saver,
the Stirrup tides cluttered bike
rooms, keeping bikes out of
the way and secure.

CONSTRUCTION/MATERIAL

- .25" Plate Steel Backer
- .375" Solid Steel Hook
- .625" Solid Steel Lock bar

DIMENSIONS

- 3.5" Width
- 35" Length
- 19.75" Depth (from wall)

MOUNTING

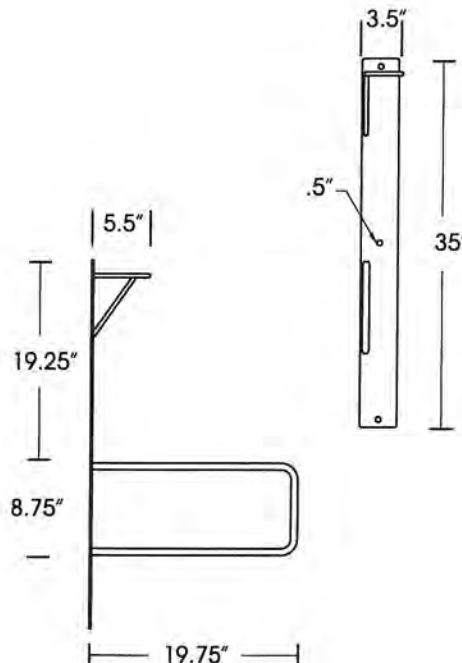
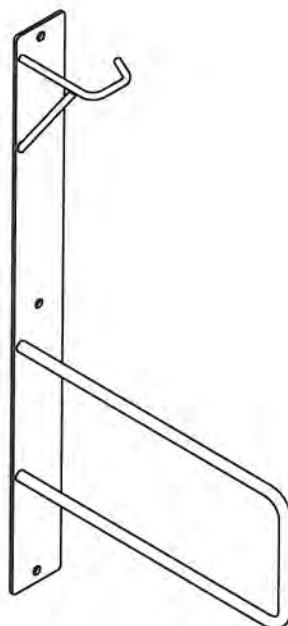
- (3) .5" Mounting Holes

FINISH OPTIONS

- ☐ Hot Dipped Galvanized
- ☐ Powder Coating
- #
- ☐ Thermoplastic Coating
- #

FEATURES

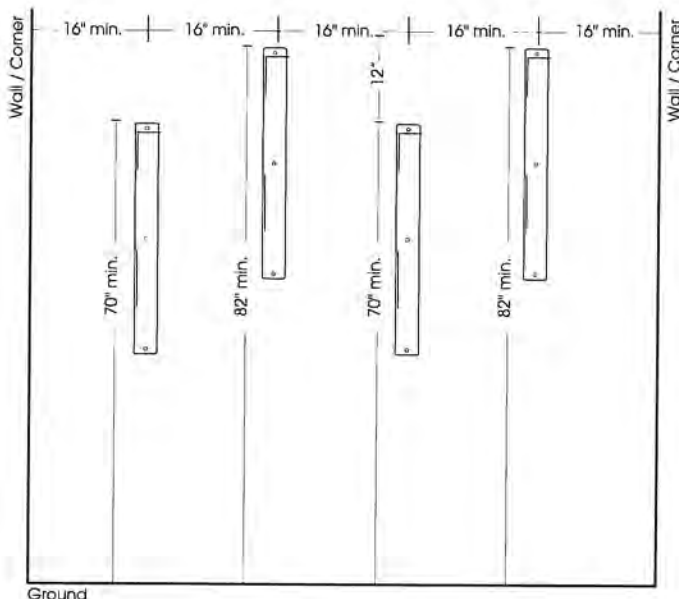
- U-Lock Compatible



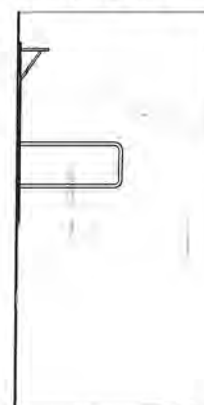
RECOMMENDED LAYOUT

NOTES

Wall mount bike racks can be installed non-staggered at 20"-24" spacing.



Distance from wall
depends on height of bike:
40" Avg - 47.5" max



CONTRACTOR:

JOB:

NOTES:



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

MEMORANDUM

Date: January 13, 2017
To: Portland Design Commission
From: Jeff Mitchem, Development Review, 503-823-7011
Re: LU 15-231235 DZ – Cherry Blossom Townhome Apartments
Design Review Commission Memo, Commission Hearing Date – January 19, 2017

Attached, please find a Drawing Set and Staff Report recommending **Approval** of the project as proposed. Please note that a DAR was held for this case on November 10, 2016. Commissioners in attendance: David Wark, Don Vallaster, Jessica Molinar, Andrew Clarke, Sam Rodrigues. A Summary of Commission comments and **Applicant response** follows.

Summary of Staff Report Findings for Approval

Following, is a summary of the Staff Report Findings for Approval Criteria not yet met.

1. **MASSING, SCALE and FORM. GUIDELINES:** A1 *Strengthen Relationships Between Buildings and the Street*; B2 *Integrate Ground-Level Building Elements.*
 - Building Clusters and Orientation. *The SE corner of the site (including the corner unit and the abutting driveway terminus) is very important as a gateway to the project from the abutting neighborhood and should be well thought out and detailed as signifying entry to project.*
 - Internal Clusters. *Study separate pedestrian entries to each unit for all units interior to the site.*
 - 3-D Model. *Bring digital model to LUR Hearing.*
 - Building 8. *Seems like one unit too many. But, could be supported if better designed open space buffer between managers unit and other units – too much pavement, units too close to one another.*
 - Garages. *Study fewer two-car garages to gain more room between Building 7 and Building 8.*

Applicant Response: *Unit re-configuration results in greater separation between Building 7 and 8.*

2. **GROUND FLOOR. GUIDELINES:** A2 *Enhance Visual and Physical Connections. Enhance visual and physical connections between buildings and adjacent sidewalks*; C1 *Provide Opportunities for Active Uses at Major Street intersections.*
 - Entries. *Study another pedestrian only entry on west end of site. Study pedestrian only entries to interior units to enhance safety. Make internal drive a shared court/less "street like" – must be an asset to the residents.*
 - Entrance Patios. *Commission supports privacy screens made of cedar as proposed.*

Applicant Response: *Additional pedestrian entry featured at southwest corner of site.*

3. **UPPER FLOORS. GUIDELINES:** C6 *Build on View Opportunities.*
 - Balconies. *Juliettes should be included on all units.*

Applicant Response: *Juliettes added to all units.*

4. **MATERIALS. GUIDELINES:** B1 *Convey Design Quality and Building Permanence.*
 - Cladding. *Primary – Hardy Artisan lap and board/batten. Trim – wood. Panel reveals should be well-detailed.*

Applicant Response: *Sufficient section details provided indicating project meets guidelines considering context.*

5. **MECHANICAL. GUIDELINES:** A3 *Integrate Building Mechanical Equipment and Service Areas.*
 - Rooftop. *Commission supports venting vertically as indicated by Applicant.*

EXHA
H.B

- Water. *Well-integrated drainage at shared court is necessary.*

Applicant Response: Well-integrated unit mechanical and internal drive configured as “woonerf” or shared street.

6. **OTHER. GUIDELINES:** C12 Integrate Lighting; C3. Support Open Spaces with New Development.

- Circulation. *Better pedestrian entry to site. Maximize pedestrian connections between units and internal drive/abutting ROW.*
- Lighting. *Well-integrated with architectural and landscaping accent lighting. Minimize off-site light bleed.*
- Outdoor Amenity. *Study program relationship between units and abutting E-zone natural space.*

Applicant Response: Pedestrian connections between site, e-zone and abutting ROW increased, traffic calming (scored paving) on-site well-resolved, pocket park integrated with e-zone.

	A	B	C	D	E
1	INFO1		NAME	ADDRESS/IO ADDRESS	CITY/STATE/ZIP/ADDRESSEE
2	1S2E03BD 9400		ARNTSON-MOE NANCY J	10920 SE CHERRY BLOSSOM DR #A	SALEM OR 97305
3	1S2E03BD 203		BALL PATRICK J & BALL, SHEILA S	1250 SE 111TH AVE	PORTLAND OR 97216
4	1S2E03BD 202		BALL PATRICK O & BALL, BARBARA J	11104 SE SALMON ST	PORTLAND OR 97216
5	1S2E03BD 9900		BURCHAK JAY & BURCHAK, MARILYN	10929 SE MAIN ST	PORTLAND OR 97216
6	1S2E03BD 10600		CARMEN EVELYN Y	11010 SE SALMON ST	PORTLAND OR 97216-3558
7	1S2E03BD 10800		COLEMAN DONNA	10940 SE SALMON ST	PORTLAND OR 97216-3556
8	1S2E03BD 10400		COOLEY CONST CO	2314 NW SAVIER ST	PORTLAND OR 97210
9	1S2E03BD 5100		ELENEBOGEN P. & F. ALOMAIR	10924 SE MADISON DR	PORTLAND OR 97216-3116
10	1S2E03BA 2400		FEDERICI GINA M	1121 SE 111TH AVE	PORTLAND OR 97216-3511
11	1S2E03BA 2700		FENDER DANIEL J & JANINE K	1328 SE 120TH AVE	PORTLAND OR 97216
12	1S2E03BA 3200		FLOYD MICHAEL	1103 SE 111TH AVE	PORTLAND OR 97216
13	GRANITE EQUITY PARTNERS LLC		ATTN LOWRY,LANE	10117 SE SUNNYSIDE RD #F707	CLACKAMAS OR 97015-7708
14	1S2E03BD 8900		GRAVIS CURTIS & GRAVIS, ANALEE	10925 SE MADISON DR	PORTLAND OR 97216-3115
15	1S2E03BD 8700		GREEN DANIEL J & GREEN, AMY K	10911 SE MADISON DR	PORTLAND OR 97216
16	1S2E03BD 1700		T. GROENDAL THOMAS & C. KEATING	10950 SE MAIN ST	PORTLAND OR 97216
17	1S2E03BD 1600		HARVEY ETSUKO	11006 SE MAIN ST	PORTLAND OR 97216
18	1S2E03BD 10100		JENSEN NEIL J & JENSEN, DEENA E	11001 SE MAIN ST	PORTLAND OR 97216-3547
19	1S2E03BD 500		JONES CATHERINE A	11111 SE MAIN ST	PORTLAND OR 97216-3549
20	1S2E03BA 2500		JURJ JOHN & EUGENIA	11017 SE SALMON ST	PORTLAND OR 97216-3557
21	1S2E03BD 3500		KIMURA FRED Y & KIMURA, KIYOMI	1424 SE 110TH AVE	PORTLAND OR 97216-3508
22	1S2E03BD 1900		KOERTH JULIA & KOERTH, RUSSELL JR	10949 SE CHERRY BLOSSOM DR	PORTLAND OR 97216
23	1S2E03BD 1300		KOU MENGE & LEI, JIANCHUN	11038 SE MAIN ST	PORTLAND OR 97216-3548
24	1S2E03BD 8400		LAMA DONDUP G	10831 SE MADISON DR	PORTLAND OR 97216-3113
25	1S2E03BD 8000		LANCOTOT GARY E & LANCOTOT, DIANNE	1415 SE 109TH AVE	PORTLAND OR 97216-3147
26	1S2E03BD 5300		LAUDERBACK DONNA L TR	10912 SE MADISON DR	PORTLAND OR 97216-3116
27	1S2E03BD 9100		LI JIN J & ZHU, XIANG L	1429 SE 110TH AVE	PORTLAND OR 97216-3507
28	1S2E03BD 2000		LI YAN QING	10961 SE CHERRY BLOSSOM DR	PORTLAND OR 97216-3109
29	1S2E03BD 9300		C. MAGBANUA & L. MAGBANUA	10917 SE MADISON DR	PORTLAND OR 97216-3115
30	1S2E03BD 8800		R. & J. RICHARD TR	1211 SE 111TH AVE	PORTLAND OR 97216-3513
31	1S2E03BD 10500		MASON TIMOTHY R	1418 SE 109TH AVE	PORTLAND OR 97216-3148
32	1S2E03BD 5400		W. & P. MATSUDA	11011 SE MAIN ST	PORTLAND OR 97216-3547
33	1S2E03BD 10200		J. & K. MATSEN	11033 SE CHERRY BLOSSOM DR	PORTLAND OR 97216-3539
34	1S2E03BD 2200		M. MCGUIRK TR & R. MOORE TR	10953 SE SALMON ST	PORTLAND OR 97216-3555
35	1S2E03BA 2600		K. & A. MILLER KAREN	PO BOX 92003	PORTLAND OR 97292
36	1S2E03BD 10000		MILLER MARIA J	11016 SE MAIN ST	PORTLAND OR 97216-3548
37	1S2E03BD 1500		L. & S. MORRELL	10930 SE MADISON DR	PORTLAND OR 97216-3116
38	1S2E03BD 5000		A. & J. NEWMAN	11026 SE MAIN ST	PORTLAND OR 97216-3548
39	1S2E03BD 1400		PALM PAUL H & PALM, PATRICIA L	10906 SE CHERRY BLOSSOM DR	PORTLAND OR 97216-3110
40	1S2E03BD 9500		J. & R. POLINSKY JUDITH	10123 SE MARKET ST	PORTLAND OR 97216-2532
41	1S2E03BC 200		ATTN CONTROLLER	1120 SW 5TH AVE #1302	PORTLAND OR 97204-1912
42	CITY OF PORTLAND		PP&R	10117 SE SUNNYSIDE RD #F707	CLACKAMAS OR 97015-7708
43	PORTLAND ADVENTIST MEDICAL CENTER		PORTLAND PROPERTY INVESTORS LLC	10901 SE MADISON DR	PORTLAND OR 97216
44	LEASED MEALS ON WHEELS		PROKOPEC CHRISTIAAN J	906 NW 23RD AVE	PORTLAND OR 97210
45	1S2E03BD 11000		REDTAIL NEST LLC	10918 SE MADISON DR	PORTLAND OR 97216-3116
46	1S2E03BD 8600		ROLPH MYRON J	10932 SE SALMON ST	PORTLAND OR 97216
47	1S2E03BD 3100		B. RUSSELL, K & J. SCHULTE	1500 SE 110TH AVE	PORTLAND OR 97233-1719
48	1S2E03BD 5200		ATTN:FINANCE DEPT	10950 SE SALMON ST	PORTLAND OR 97216
49	1S2E03BD 10900		SCHWORM MARC A & SCHWORM, HEATHER A	7544 NE SACRAMENTO ST	PORTLAND OR 97213
50	\$DAVID DOUGLAS SCHOOL DISTRICT		SEEMAN DANIEL A & SEEMAN, TOSHIKO S	10940 SE CHERRY BLOSSOM DR	PORTLAND OR 97216-3110
51	1S2E03BD 10700		SEYMOUR MONIQUE M	1444 SE 110TH AVE	PORTLAND OR 97216-3508
52	1S2E03BD 10300		SHALUNG PALDEN D & SHALUNG, TSEHING Y	11011 SE CHERRY BLOSSOM DR	PORTLAND OR 97216-3539
53	1S2E03BD 3600		STONE PEBBLES MARY-MARGARET	10841 SE MADISON DR	PORTLAND OR 97216
54	1S2E03BD 2100		THRINGER TESS & REYNOLDS, ADAM	1441 SE 110TH AVE	PORTLAND OR 97216-3507
55	1S2E03BD 8500		VIGNA DENNIS J	2154 NE BROADWAY #200	PORTLAND OR 97232-1561
56	1S2E03BD 9000		WESTON INVESTMENT CO LLC	930 SE 82ND AVE	PORTLAND OR 97216
57	1S2E03BC 100		WISE CHUCK & WISE, SADONA		
58	1S2E03BD 9600				

A		B	C	D	E
58	152E03HD 1600		WRENN ROBERT L & WRENN, CHERI	PO BOX 86036	PORTLAND OR 97286
59	152E03HD 8100		YANHS HOA KIEN	10838 SE MADISON DR	PORTLAND OR 97216
60	APPLICANT		LANE LOWRY	10117 SE SUNNYSIDE RD, 707	CLACKAMAS OR 97015
61	REPRESENTATIVE	ANKROM MOISMAN ARCHITECTS	TIM ALLRED	38 NW DAVIS ST, #300	PORTLAND OR 97209
62	HAZELWOOD NA	EPNO	ARLENE KIMURA	1017 NE 117TH AVE	PORTLAND OR 97220
63		EPNO	RICHARD BIXBY	1017 NE 117TH AVE	PORTLAND OR 97220
64	MTL, PARK NA	EPNO	PRESIDENT/LAND USE CONTRACT	1017 NE 117TH AVE	PORTLAND OR 97220
65		GATEWAY AREA BA	PRED SANCHEZ	11124 NE HALSEY ST PMB 478	PORTLAND OR 97220
66		MIDWAY BA	DAVID DAY	3758 SE 122ND AVE	PORTLAND OR 97236
67		AIA URBAN DESIGN COMMITTEE	ROBERT HOFMAN	403 NW 11TH	PORTLAND OR 97209
68		OREGON WALKS	C/O DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
69		DAVID DOUGLAS SCHOOL DIST	PATT KOMAR	11300 NE HALSEY ST	PORTLAND OR 97220
70		METRO	SUSTAINABILITY CENTER	600 NE GRAND AVE	PORTLAND OR 97232
71			TEAM OREGONIAN	1500 SW 1ST AVE STE 400	PORTLAND OR 97201-5828
72		KARLA MOORE-LOVE	CITY HALL	1221 SW 4TH AVE #130	PORTLAND OR 97204
73		TRI-MET	GRANT O'CONNELL	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
74			AUDITORS OFFICE	131/130	TONI ANDERSON
75			FLOYD LIGHT PARK	B106/R1302/TRAILS	SARA DRAKE
76				B129	PDC
77	15-231235 DZ	HRNG	12/29/16	CASE FILE MITCHEM	PORTLAND OR 97201

EXH
D.6



CITY OF PORTLAND ENVIRONMENTAL SERVICES



1120 SW Fifth Avenue, Room 1000, Portland, Oregon 97204 ■ Nick Fish, Commissioner ■ Michael Jordan, Director

Bureau of Environmental Services

Completeness Review Response

Date: September 30, 2015

To: Jeffrey Mitchem, BDS Land Use Services

503-823-7011, Jeffrey.Mitchem@portlandoregon.gov

From: Benjamin Kersens, BES System Development

503-823-5523, Ben.Kersens@portlandoregon.gov

Case File: LU 15-231235

Location: 10848 SE SALMON ST

R#: R159223, R331973, R331973

Proposal: 23-unit detached residential (condo) development.

BES has reviewed the documents received for this Land Use Review, and requests the following information be submitted in order to make the submittal complete:

- ☒ Presumptive or Performance Approach Stormwater Report: See [Appendix D.4](#) and [D.5](#) of the [2014 Stormwater Management Manual](#) (SWMM) for stormwater report submittal guides. The report must follow the outline included in Appendix D.4 and be stamped by a registered engineer. Required elements of the report include:
 - a. The applicant has noted in the narrative that vegetated facilities will be used for stormwater management of the driveway and parking areas. Vegetated facilities were not indicated on the plans. The notes on the Preliminary Composite Utility Plan indicates that pervious concrete will be used.
 - b. Infiltration rates at the surface were not provided and infiltration rates at 4 feet deep are noted to be at 0.3 inches per hour. It is unclear if pervious pavement is a viable option at this location. Please provide calculations that demonstrate that the 10 year storm can be infiltrated through the pervious pavement into the soil with a drawdown time of less than 30 hours. Infiltration testing at the surface will likely be necessary. Be sure to indicate the intended factor of safety.
 - c. If vegetated facilities will be used then provide calculations for the vegetated facilities prepared by an engineer using the Presumptive Approach Calculator (PAC) found in [Appendix C](#), or other software if the principles of [Section 2.2.2](#) are followed. Show the locations of the facilities on revised plans.
 - d. Infiltration rates at 4 feet deep were noted to be limited (0.3 inches/hour), vegetated facilities are typically only a few feet deep and using them to provide total onsite infiltration may be challenging due to their necessary size. Connection to drywells may be necessary as a discharge point in order to access the higher infiltration rates.

Handwritten initials: E.H. and E.I.

- a. An approved Special Circumstance would need to be provided if sedimentation manholes are used instead of vegetated facilities.
- e. Calculations for the proposed drywells will need to be provided by a registered engineer. The infiltration rates are relatively low therefore the drywell table in the SWMM is insufficient. Be sure to indicate the intended factor of safety.
 - a. The engineer and geotech should note that there are public sumps in the area that surcharge during high flow events. This may be due to lower percolation capacities in the vicinity.
- ☒ Construction management plans and narrative will need to be provided to indicate the timing of construction of the pervious pavement relative to the construction of the homes. Protection of the pervious pavement and the underlying soils from construction vehicles will be necessary. Please see the BDS Site Development RFC memo for additional information.
- ☒ Revised Preliminary Composite Utility Plan may be necessary if there are revisions to the proposed stormwater management plan.
- ☒ The applicant proposes disturbance and tree removal within both the transition and resource areas of the conservation zone. BES requests verification that the work as proposed does not require an Environmental Review.
- ☒ BES requests that the applicant and planner reconsider the retention of several large diameter native Douglas fir trees (especially 1140, 1192, and 1197) since they are viable resources within the Floyd Light Forest that is noted (page 51) in the 1993 Bureau of Planning's East Buttes, Terraces and Wetlands Conservation Plan.
- ☒ The applicant has designated trees 1193, 1194 and 1196 for protection. These trees, all large diameter native Douglas fir trees located within the resource area of the Environmental conservation overlay zone, are in very close proximity of proposed units 13, 14 and 15. The applicant should demonstrate both on the construction management plan set and in narrative how these trees will be protected during construction.
- ☒ The applicant should demonstrate how they are meeting Title 33.430.140 minimum site enhancement standards (table 430-2) for disturbance within the resource area and tree removal and replacement standards (table 430-3). Plans should include species and location.
- ☒ BES notes that a shared solid waste disposal area is not noted on the plans. The BDS planner should note that BES does not confirm whether there is accessible garbage service for each structure.



Nick Fish, Commissioner
Michael Stuhr, P.E., Administrator
1120 SW 5th Avenue, Room 600
Portland, Oregon 97204-1926
Information: 503-823-7404
www.portlandoregon.gov/water



An Equal Opportunity Employer

DATE: December 12, 2016
TO: Jeffrey Mitchem
Bureau of Development Services
FROM: Mari Moore
Development Review and Services
SUBJECT: Review of **15-231235 DZ**

The Water Bureau has reviewed the proposed action and has no issue with the proposal.

Water is available from the 6" main in SE Main Street and 10" main in SE Cherry Blossom Drive. Static pressure is estimated as 55 – 69 psi.

The site has 2 – 5/8" metered domestic services. Services must be removed at the time new services are installed. The applicant is responsible for all fees to remove services.

Per Title 21 water lines may not cross property lines. All tax lots must be consolidated into one tax account prior to the purchase of new services. Application to consolidate tax lots is facilitated by the Multnomah County Tax Assessor's Office. For additional information please contact the County at 503-988-3326.

If multiple buildings are to be served by a single domestic and/or fire service the property owner will be required to sign a Separate Water Service Agreement, which states, if the property is divided in the future a separate water service must be installed for each resulting lot prior to land division.

Conditions of Approval: None

Please call me if you have any questions or comments. My phone number is 503-823-7364.

bx H
E.2

Tree Plan for Cherry Blossom

This Tree Plan is required by Chapter 11.50.020 in conjunction with a development permit application. It covers tree inventory, tree preservation, neighbor trees, tree density and tree protection measures.

Tree Preservation and Mitigation

The property is 75,358 sq. ft. and the preservation of private trees is required by Chapter 11.50.040.a.1. Trees were inventoried by an ISA Certified Arborist and tree diameter measurements are consistent with City Code. There are private trees that are 12 inches or more in diameter and 10 of them are subject to mitigation. These have been inventoried per Chapter 11.50.040.a. and b. Please see the Tree Table for details. Trees with "exempt" in the Status column cannot be counted to meet the tree preservation requirement (Chapter 33.630.030.)

Nine trees 12 inches in diameter or larger will be protected, and root protection zones (RPZs) have been listed in the Tree Table. Nine 12-inch plus trees are protected and 16 are required by 11.50.040.C.1. A mitigation payment of \$8,400 (7 x \$1200) will be paid into the Tree Fund.

Neighbor Trees

Chapter 33.730.060.D requires that trees on adjacent properties located within 15 feet of a proposed disturbance area must be protected from damage. No clearing and grading restrictions are needed at this time as no proposed construction activity affects adjacent trees.

Tree Density

In addition to the 12-inch plus trees, many trees between 6 inches and 12 inches in diameter will be protected. Based on their diameters the 37 protected trees yield the equivalent of 23,000 square feet of Tree Canopy Area. Based on the property size an additional 7,143 sq. ft. of Tree Canopy Area is needed.

- Fifteen additional medium trees of 1.5-inch caliper will be planted, for an additional 7,500 square feet of Tree Area.
- Species selection may be made from (but is not limited to) the Portland Tree and Landscape Manual. Please go to <https://www.portlandoregon.gov/bds/article/71964>
- Alternatively, the owner may pay \$450 per medium tree into the City Tree Fund as mitigation (11.50.050.C.3.c.), or plant any mixture of large, medium and small trees that yields 7,143 sq. ft.

Britt A. G.

W 15 - 231235 02

Street Trees

There is street frontage along SE Cherry Blossom Dr., SE Main St. and SE Salmon St. Street tree density will be addressed in an addendum.

Tree Protection

The owner will use the Prescriptive Path for tree protection (11.60.030.C.1.) and may encroach on the root protection zone (RPZ) as delineated by Figure 60-1 without consulting an arborist. RPZs are listed in the Tree Table. As required by 11.60.030.C.1, fencing will be built at the edge of the root protection zones before construction activity begins. Fencing will consist of 6-foot high metal chain link secured with 8-foot metal posts. No signage is required. Without supervision by an ISA Certified Arborist a root protection zone may be entered only for tasks like surveying, measuring and sampling. Upon completion of the task the fence must be closed.

Without authorization, none of the following is allowed within a root protection zone:

1. New buildings;
2. Grade change or cut and fill, during or after construction;
3. New impervious surfaces;
4. Utility or drainage field placement;
5. Staging or storage of materials and equipment during construction;
6. Vehicle maneuvering during construction.

Conclusion

The goal of this Tree Plan is to meet the requirements of the tree preservation code, and to observe all laws, rules, and regulations. All trees to be removed should be verified and marked and all tree protection measures should be inspected and approved before any clearing or grading work begins. It is the owner's responsibility to implement this tree plan fully, and to monitor the construction process to its conclusion. Deviations can result in tree damage, liability, and violations of the City Code.


Conclusion

The goal of this Tree Plan is to meet the requirements of the tree preservation code, and to observe all laws, rules, and regulations. All trees to be removed should be verified and marked and all tree protection measures should be inspected and approved before any clearing or grading work begins. It is the owner's responsibility to implement this tree plan fully, and to monitor the construction process to its conclusion. Deviations can result in tree damage, liability, and violations of the City Code.

Assumptions and Limiting Conditions

Multnomah Tree Experts, Ltd. 8325 SW 42nd Ave. Portland, OR 97219
(503) 452-8160 Fax (503) 452-2921 peter@multnomahtree.com

1. Client warrants any legal description provided to the Consultant is correct and titles and ownerships to property are good and marketable. Consultant shall not be responsible for incorrect information provided by Client. Client agrees to defend, indemnify, and hold Consultant, its officers, directors, employees, and agents harmless from any claims or damages, including attorney fees, arising out of acts or omissions of Client in connection with work performed pursuant to this Agreement.
2. All data will be verified insofar as feasible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The Consultant shall not be required to give testimony or attend court or hearings by reason of this report unless subsequent contractual arrangements are made, including additional fees.
4. The report and any values expressed therein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
5. Sketches, drawings and photographs in the report are intended as visual aids and may not be to scale. The reproduction of information generated by others will be for coordination and ease of reference. Inclusion of such information does not constitute a representation by the consulting arborist, or by Multnomah Tree Experts, Ltd., as to the sufficiency or accuracy of the information.
6. Unless expressed otherwise, information in the report covers only items that were examined, and reflects the condition of those items at the time of inspection. The inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing, or coring, unless otherwise stated.
7. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
8. The report is the completed work product. Any additional work, including production of a site plan, addenda and revisions, construction of tree protection measures, tree work, or inspection of tree protection measures, for example, must be contracted separately.
9. Loss or alteration of any part of the report invalidates the entire report. Ownership of any documents produced passes to the Client only when all fees have been paid.



Peter Torres, President

CCB# 154349

Certified Arborist PN 0650-B

Table 430-3, Tree Replacement for Environmental Zones for Cherry Blossom site

Diameter	Trees Cut	Option A	Option B
6 to 12	17	34	NA
13 to 18	1	3	1 tree & 3 shrubs
19 to 24	1	5	3 trees & 6 shrubs
25 to 30	0	0	0 trees & 0 shrubs
over 30	3	30	21 trees & 36 shrubs

Trees to be removed from Transition Area

1140	Douglas fir	23	23	large	none	viable
1141	bird cherry	10	0	exempt	A	nuisance species
1142	bird cherry	8	0	exempt	A	nuisance species
1192	Douglas fir	44	44	large	none	viable; trunk singed by fire to 12'
1195	Douglas fir	42	0	exempt	C	dead
1197	Douglas fir	31	31	large	none	viable
1241	Ulmus sp.	12	0	exempt	C	mechanical damage
1242	Ulmus sp.	14	0	exempt	C	mechanical damage; excessive lean;
1246	bird cherry	11	0	exempt	C	trunk decay; terminal decline
1328	bird cherry	10	0	exempt	A	nuisance species
1334	plum	12	12	regular	none	viable
1338	pear	6	0	exempt	C	excessive lean; black berries
1339	pear	12	0	exempt	C	excessive lean; black berries
1340	pear	6	0	exempt	C	excessive lean; black berries
1352	English haw	12	0	exempt	A	nuisance species
1353	English haw	12	0	exempt	A	nuisance species
1420	plum	7	0	exempt	C	stem decay
1421	plum	7	0	exempt	C	trunk decay
1422	plum	9	0	exempt	C	trunk decay; basal decay
1423	fig	5	0	exempt	C	excessive lean; undersize
1424	plum	10	0	exempt	C	terminal decline
1443	pear	6	6	small	none	viable

No.	Species	¹ DBH	² DBH	Status	Code	Remarks	Action	RPZ	E-Zone	Canopy Credit
1099	Norway maple	7	0	exempt	AF	nuisance species	remove	0	TA	
1112	Douglas fir	19	0	exempt	F	viable; ivy	protect	14	TA	
1113	English hawthorn	6	0	exempt	AG	off site	none	0	no	
1114	Douglas fir	12	0	exempt	F	viable	protect	10	TA	
1115	Douglas fir	23	0	exempt	F	viable	protect	16	TA	
1116	Douglas fir	20	0	exempt	F	viable	protect	14	TA	
1117	Douglas fir	23	0	exempt	F	viable	protect	16	TA	
1118	Douglas fir	13	0	exempt	F	viable	protect	10	TA	
1119	English hawthorn	7,4	0	exempt	AF	nuisance species	remove	0	TA	
1120	Douglas fir	32	0	exempt	F	viable	protect	22	E-Zone	
1121	Douglas fir	21	0	exempt	F	viable	protect	14	E-Zone	
1122	Norway maple	5	0	exempt	AF	nuisance species	remove	0	E-Zone	
1123	Norway maple	5	0	exempt	AF	nuisance species	remove	0	E-Zone	
1124	Douglas fir	27	0	exempt	F	viable	protect	18	E-Zone	
1125	Douglas fir	19	0	exempt	CF	dead; 25' snag	none	0	E-Zone	
1126	Norway maple	5	0	exempt	AF	nuisance species	remove	0	E-Zone	
1127	Norway maple	7	0	exempt	AF	nuisance species	remove	0	E-Zone	
1128	Douglas fir	27	0	exempt	F	viable; ivy	protect	18	TA	
1129	Douglas fir	14	0	exempt	F	viable; suppressed	protect	10	E-Zone	
1137	English hawthorn	8	0	exempt	AG	off site	none	0	no	
1138	Douglas fir	24	0	exempt	F	viable	protect	16	TA	
1139	Douglas fir	23	0	exempt	F	viable	protect	16	TA	
1140	Douglas fir	23	0	exempt	F	viable	remove	0	TA	
1141	bird cherry	10	0	exempt	AF	nuisance species	remove	0	TA	
1142	bird cherry	8	0	exempt	AF	nuisance species	remove	0	TA	
1143	Douglas fir	11	0	exempt	CF	nuisance species	remove	0	TA	
1144	Douglas fir	24	0	exempt	F	dead; 15' snag	none	0	TA	
1145	Douglas fir	18	0	exempt	F	viable	protect	16	TA	
1146	Douglas fir	19	0	exempt	F	viable	protect	12	TA	
1147	bird cherry	8	0	exempt	AF	nuisance species	protect	12	E-Zone	
1148	bird cherry	8	0	exempt	AF	nuisance species	remove	0	E-Zone	
1149	English hawthorn	8	0	exempt	AF	nuisance species	remove	0	E-Zone	
1150	bird cherry	9	0	exempt	AF	nuisance species	remove	0	TA	
1151	Douglas fir	13	0	exempt	F	viable	remove	0	TA	
1152	Douglas fir	10	0	exempt	F	viable	protect	10	E-Zone	
1153	Douglas fir	15	0	exempt	F	viable	protect	12	E-Zone	

No.	Species	¹ DBH	² DBH	Status	Code	Remarks	Action	RPZ	E-Zone	Canopy Credit
1154	dead	9		0 exempt	CF	dead; 20' snag	none	0	E-Zone	
1173	Port-Orford cedar	11		0 exempt	F	topped for lines	protect	8	E-Zone	
1174	bird cherry	8		0 exempt	AF	nuisance species	remove	0	E-Zone	
1175	Douglas fir	29		0 exempt	F	viable	protect	20	E-Zone	
1176	Douglas fir	29		0 exempt	F	viable	protect	20	E-Zone	
1177	Douglas fir	28		0 exempt	F	viable	protect	20	E-Zone	
1181	bird cherry	6		0 exempt	AF	nuisance species	remove	0	E-Zone	
1182	Douglas fir	29		0 exempt	F	viable	protect	20	E-Zone	
1183	Douglas fir	16		0 exempt	F	viable	protect	12	E-Zone	
1184	Douglas fir	22		0 exempt	F	viable	protect	16	E-Zone	
1192	Douglas fir	44		0 exempt	F	viable; trunk singed by fire to 12'	remove	0	TA	
1193	Douglas fir	43		0 exempt	F	viable	protect	30	E-Zone	
1194	Douglas fir	29		0 exempt	CF	decline; no top; dead branches	none	0	E-Zone	
1195	Douglas fir	42		0 exempt	CF	dead	remove	0	TA	
1196	Douglas fir	35		0 exempt	F	viable	protect	24	E-Zone	
1197	Douglas fir	31		0 exempt	F	viable	remove	0	TA	
1198	Chinese elm	7,6		0 exempt	F	viable; multiple stems from base	protect	8	E-Zone	
1241	Ulmus sp.	12		0 exempt	CF	mechanical damage	remove	0	TA	
1242	Ulmus sp.	14		0 exempt	CF	mechanical damage; excessive lean;	remove	0	TA	
1246	bird cherry	11		0 exempt	ACF	scorched				
1269	bird cherry	14		0 exempt	AC	nuisance; trunk decay; terminal decline	remove	0	TA	
1273	apple	13		0 exempt	C	nuisance; trunk and stem decay	remove	0	no	
1274	pear	7	7 small		none	severe trunk decay; terminal decline	remove	0	no	
1275	pear	7	7 small		none	viable	remove	0	no	
1276	pear	7	0 exempt		C	viable	remove	0	no	
1277	pear	6	6 small		none	trunk decay; cavity	remove	0	no	
1278	pear	6	6 small		none	viable	remove	0	no	
1279	pear	6	6 small		none	viable	remove	0	no	
1285	plum	14	0 exempt		C	viable	remove	0	no	
1286	European birch	10	0 exempt		C	trunk decay; mechanical damage	remove	0	no	
1289	hickory	9	9 small		C	mechanical damage to trunk	remove	0	no	
1290	Ulmus sp.	6,6,6,7	16 regular		none	viable	remove	0	no	
1296	plum	7	0 exempt		C	viable; multiple stems	remove	0	no	
1297	pear	6	6 small		none	trunk decay; cavity in trunk	remove	0	no	
1298	pear	5	0 exempt		B	viable	remove	0	no	
						undersize	remove	0	no	

No.	Species	¹ DBH	² DBH	Status	Code	Remarks	Action	RPZ	E-Zone	Canopy Credit
1299	dead	14	0	exempt	C	dead	remove	0	no	
1300	hickory	12	12	regular	none	viable; hedge-row	protect	10	no	1000
1301	hickory	10	10	small	none	viable; hedge-row	protect	8	no	500
1302	hickory	15	15	regular	none	viable; hedge-row	protect	10	no	1000
1303	hickory	6	6	small	none	viable; hedge-row	protect	8	no	500
1304	hickory	12	12	regular	none	viable; hedge-row	protect	8	no	1000
1305	hickory	11	11	small	none	viable; hedge-row	protect	8	no	500
1306	hickory	10.8	14	regular	none	viable; hedge-row	protect	8	no	1000
1307	hickory	9	0	exempt	C	excessive lean	protect	10	no	1000
1316	Douglas fir	7	7	small	none	viable	remove	0	no	
1317	hickory	11	11	small	none	viable; hedge-row	remove	0	no	
1318	hickory	7	7	small	none	viable; hedge-row	protect	10	no	500
1319	hickory	12	12	regular	none	viable; hedge-row	protect	8	no	500
1320	hickory	8	8	small	none	viable; hedge-row	protect	10	no	1000
1321	hickory	9	9	small	none	viable; hedge-row	protect	10	no	500
1328	bird cherry	10	0	exempt	AF	nuisance species	protect	10	no	500
1334	plum	12	12	regular	none	viable	remove	0	TA	
1338	pear	6	0	exempt	CF	excessive lean; black berries	remove	0	no	
1339	pear	12	0	exempt	CF	excessive lean; black berries	remove	0	TA	
1340	pear	6	0	exempt	CF	excessive lean; black berries	remove	0	TA	
1341	pear	12	0	exempt	C	excessive lean; black berries; size estimated	remove	0	TA	
1342	pear	6	0	exempt	C	excessive lean; black berries; size estimated	remove	0	no	
1343	plum	7	7	small	none	viable	remove	0	no	
1344	English hawthorn	12	0	exempt	A	nuisance species	remove	0	no	
1345	English hawthorn	8	0	exempt	A	nuisance species	remove	0	no	
1346	English hawthorn	6	0	exempt	A	nuisance species	remove	0	no	
1347	English hawthorn	12	0	exempt	A	nuisance species	remove	0	no	
1348	English hawthorn	10	0	exempt	A	nuisance species	remove	0	no	
1349	English hawthorn	6	0	exempt	A	nuisance species	remove	0	no	
1350	English hawthorn	6	0	exempt	A	nuisance species	remove	0	no	
1351	English hawthorn	8	0	exempt	A	nuisance species	remove	0	no	
1352	English hawthorn	12	0	exempt	AF	nuisance species	remove	0	no	
1353	English hawthorn	12	0	exempt	AF	nuisance species	remove	0	TA	
1354	plum	7	0	exempt	CF	terminal decline; dead top	remove	0	TA	
1355	fig	6	0	exempt	F	viable	none	0	E-Zone	
1356	plum	8	0	exempt	CF	terminal decline	protect	6	E-Zone	
							none	0	E-Zone	

No.	Species	¹ DBH	² DBH	Status	Code	Remarks	Action	RPZ	E-Zone	Canopy Credit
1357	filbert	n/a	0	exempt	BF	clump; stump suckers; all <6" dbh; no tag	none		0 E-Zone	
1358	scouler willow	6,6	0	exempt	CF	listed; excessive lean	none		0 E-Zone	
1359	plum	12	0	exempt	CF	basal decay	none		0 E-Zone	
1379	hickory	19	19	regular	none	viable	remove		0 no	
1380	Douglas fir	14	14	regular	none	viable	remove		0 no	
1381	hickory	9	0	exempt	C	excessive lean	remove		0 no	
1382	sugar maple	8	8	small	none	viable; hedge-row	protect	8	no	500
1384	sugar maple	6	6	small	none	viable; hedge-row	protect	6	no	500
1385	sugar maple	6	6	small	none	viable; hedge-row	protect	6	no	500
1386	sugar maple	6	6	small	none	viable; hedge-row	protect	8	no	500
1387	sugar maple	7	7	small	none	viable; hedge-row	protect	8	no	500
1388	sugar maple	6	6	small	none	viable; hedge-row	protect	8	no	500
1390	sugar maple	6	6	small	none	viable; hedge-row	protect	8	no	500
1391	sugar maple	6	6	small	none	viable; hedge-row	protect	8	no	500
1392	sugar maple	6	6	small	none	viable; hedge-row	protect	8	no	500
1393	sugar maple	6	6	small	none	viable; hedge-row	protect	8	no	500
1395	sugar maple	7	7	small	none	viable; hedge-row	protect	8	no	500
1396	sugar maple	8	8	small	none	viable; hedge-row	protect	8	no	500
1397	sugar maple	7	7	small	none	viable; hedge-row	protect	8	no	500
1398	sugar maple	7	7	small	none	viable; hedge-row	protect	8	no	500
1401	Douglas fir	20	20	large	none	viable	protect	8	no	500
1402	American chestnut	15	15	regular	none	viable	remove		0 no	
1420	plum	7	0	exempt	CF	stem decay	remove		0 no	
1421	plum	7	0	exempt	CF	trunk decay	remove	0	TA	
1422	plum	9	0	exempt	CF	trunk decay	remove	0	TA	
1423	fig	5	0	exempt	CF	trunk decay; basal decay	remove	0	TA	
1424	plum	10	0	exempt	CF	excessive lean; undersize	remove	0	TA	
1425	plum	9	0	exempt	CF	terminal decline	remove	0	TA	
1429	plum	13	0	exempt	CF	decline; excessive lean	none	0	E-Zone	
1430	fig	8,6	0	exempt	CF	terminal decline; blackberries	none	0	E-Zone	
1431	plum	8	0	exempt	CF	viable	none	0	E-Zone	
1432	fig	7	0	exempt	CF	terminal decline	none	0	E-Zone	
1433	plum	8	0	exempt	CF	excessive lean	none	0	E-Zone	
1443	pear	6	6	small	CF	terminal decline	none	0	E-Zone	
1465	sugar maple	14	14	regular	F	viable	remove	0	TA	
1466	sugar maple	8	8	small	none	viable; hedge-row	protect	10	no	1000
					none	viable; hedge-row	protect	8	no	500

No.	Species	¹ DBH	² DBH	Status	Code	Remarks	Action	RPZ	E-Zone	Canopy Credit
1467	sugar maple	8	8	small	none	viable; hedge-row	protect	8	no	500
1468	sugar maple	10,10	15	regular	none	viable; hedge-row	protect	8	no	1000
1469	sugar maple	6,8,8	15	regular	none	viable; hedge-row	protect	8	no	1000
1470	sugar maple	14	14	regular	none	viable; hedge-row	protect	8	no	1000
1471	sugar maple	6	6	small	none	viable; hedge-row	protect	8	no	500
1472	sugar maple	8	8	small	none	viable; hedge-row	protect	8	no	500
1473	sugar maple	8	8	small	none	viable; hedge-row	protect	8	no	500
1474	sugar maple	8	8	small	none	viable; hedge-row	protect	8	no	500
1475	sugar maple	6	6	small	none	viable; hedge-row	protect	8	no	500
1575	English hawthorn	12,12,16	0	exempt	A	nuisance species	remove	0	no	500
1593	qwanzan cherry	10	0	exempt	CG	street tree; off property; trunk decay	none	0	no	
1598	shore pine	12	12	regular	none	viable; off property	none	8	no	
1599	Pinus sp.	8	8	small	none	viable	remove	0	no	
1600	Pinus sp.	12	12	regular	none	viable	remove	0	no	
										23000

Summary	
Subject trees	46
Protected 12" trees	9
% of trees protected	19%

Area	Sq.Ft.
Total land area	73,233
Canopy coverage	23,000
To be planted on site	6,293

Subject trees in Summary Table only includes non-exempt trees 12 inches and larger
 RPZ means Root Protection Zone, a circle radius measured in feet
 DBH¹ means Diameter at Breast Height for all trees. DBH² includes non-exempt trees only.

Protected trees without green stripes are nuisance species, dead, dying or diseased, or undersized.

Nine 12-inch plus trees are protected and 16 are required by 11.50.040.C.1.
 A mitigation payment of \$8,400 (7 x \$1200) will be paid into the Tree Fund.

23,000 sq. ft. of existing canopy coverage is protected
 19,293 sq. ft. of total Tree Area is required for the property (Table 50-1)
 6,293 sq. ft. Tree Area needed. 13 medium trees of 1.5" caliper will be planted for density requirement.
 Please see Portland Tree and Landscape Manual for species selection
 (<http://www.portlandoregon.gov/bds/article/71964>)

There are XX overhead wires. Street tree planter strip width is XX feet.
 There are XX linear feet of street frontage.

Per 11.50.060.XX., XX street trees are required. They shall be 2" caliper.

Applicant shall consult with City Forester regarding disturbance to street trees (11.50.060.C.2.)

No.	Species	1 DBH	2 DBH	Status	Code	Remarks	Action	RPZ	E-Zone	Canopy Credit
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Code Letter Definitions

- A. Trees that are listed as nuisance or prohibited on the Portland Plant List;
 B. Trees that are less than 6 inches in diameter;
 C. Trees that are dead, dying or dangerous;
 D. Trees within 10 feet of an existing building that will remain on site;
 E. Trees where the trunk is located completely or partially within an existing right-of-way that is not part of the land division site;
 F. Trees where the trunk is located completely or partially within Environmental or Pleasant Valley Natural Resources Overlay zones;
 G. Off site.

Species

American chestnut- *Castanea dentat*
 apple- *Malus sylvestris*
 bird cherry- *Prunus avium*
 Chinese elm- *Ulmus parvifolia*
 Douglas fir- *Pseudotsuga menziesii*
 English hawthorn- *Crataegus* sp.
 European birch- *Betula pendula*
 fig- *Ficus* sp.
 filbert- *Corylus avellana*
 hickory- *Carya* sp.
 Norway maple- *Acer platanoides*
 pear- *Pyrus* sp.
 Pine- *Pinus* sp.
 plum- *Prunus cerasifera*
 Port-Orford cedar- *Chamaecyparis lawsoniana*
 quanzan cherry- *Prunus serrulata* "Kwanzan"
 scouler willow- *Salix scouleriana*
 shore pine- *Pinus contorta* var. *contorta*
 sugar maple- *Acer sacharrum*
 Elm- *Ulmus* sp.





City of Portland, Oregon
Bureau of Development Services
Site Development
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-6892
Fax: (503) 823-5433
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Land Use Review Response
Site Development Section, BDS

To: Jeffrey Mitchem, LUR Division
From: Jason Butler-Brown, Site Development (503-823-4936)

Location/Legal: LOT 1&2 TL 9800, EVERGLADE; TL 11000 1.26 ACRES, SECTION 03 1S 2E
Land Use Review: LU 15-231235
Proposal: 23-unit detached residential (condo) development.
Quarter Sec. Map: 3141
Date: January 3, 2017

Permits

Building permits will be required for the construction of the proposed apartments and site improvements.

Flood Hazards

The site is not located in either the FEMA Special (100-year) Flood Hazard Area or the community regulated 1996 Flood Inundation Area.

Geotechnical Engineering

A geotechnical report will be required at the time of building permit for the proposed development.

The October 21, 2013 GeoPacific Engineering *Geotechnical Engineering Report and Infiltration Testing, SE Salmon Street Apartments, 10840 SE Salmon Street, Portland, Oregon* was submitted with the application.

A detailed review of the report will be completed during building permit review. An addendum to the report must be submitted at the time of building permit application that include design recommendations that reflect the current building code; e.g. seismic design coefficients.

Stormwater Discharge and Treatment

The Bureau of Environmental Services will review the project for conformance to the current City of Portland [Stormwater Management Manual \(SWMM\)](#).

Construction Management and Erosion and Sediment Control

Erosion prevention and sediment control requirements found in [PCC 10](#) apply to all construction related ground disturbing activities. A detailed review of the Construction Management and Erosion and Sediment Control plans will be undertaken with the review of the permit application(s) for the proposed work.

The site qualifies as a Special Site per PCC [10.30.030](#) 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 will be required at the time of permit application.

Please refer to the City of Portland [Erosion and Sediment Control Manual](#) for additional information regarding erosion and sediment control requirements.

Conclusions

Site Development has no objection to the approval of this land division and does not request any conditions of approval.

**RESPONSE TO THE BUREAU OF DEVELOPMENT SERVICES
LAND USE REVIEW REQUEST**

**Portland Transportation
Development Review
Bureau of Transportation Engineering & Development**

LU: 15-231235-000-00-LU Date: December 26, 2016
To: Jeffrey Mitchem, Bureau of Development Services, B299/R5000
From: Fabio de Freitas, B106/800, (503) 823-4227
Applicant: Mark Dane
MARK DANE PLANNING INC
13630 SW BUTNER RD
BEAVERTON OR 97005
Location: 10848 SE SALMON ST
TYPE OF REQUEST: Type 3 procedure DZ - Design Review

DESCRIPTION OF PROJECT

23-unit detached residential (condo) development.

RESPONSE

Portland Bureau of Transportation/Development Review (PBOT) has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

DESIGN REVIEW APPROVAL CRITERIA

There are no applicable transportation-related approval criteria associated with the proposed Design Review. PBOT therefore has no objections to the proposed project.

ADDITIONAL INFORMATION

The proposed project will trigger r.o.w. improvements along the site's frontages (except for along SE Salmon). Said improvements and associated property dedications were previously identified in the associated Pre-application Conference for this project (EA 14-185673). The required r.o.w. improvements must be reviewed/permitted/ constructed under a Public Works Permit. Based on a review of the City's permit tracking system, the applicant has yet to initiate the Public Works process.




RECOMMENDATION

PBOT has no objection to the proposed Design Review request.

BH
E.7



BXA
H.2

	<p>ISSUES (per Board)</p> <ul style="list-style-type: none">Building QualityBuilding SafetyBuilding SecurityBuilding AccessBuilding AppearanceBuilding FunctionBuilding CostBuilding MaintenanceBuilding OperationsBuilding ManagementBuilding UseBuilding ImpactBuilding Legacy <p>Board #6: Guidelines ES, SS, CI Other: Circulation, Lighting, Outdoor Space</p>
<p>Guideline Buildings should be interesting to view, of long lasting quality and cohesive.</p> <p>Staff Recommendation Circulation – stored drive able, traffic calming, ped safety. Lighting – low level, well integrated, landscaping & circulation. Outdoor Amenity – illustrated and well integrated.</p>	 

 <p>END</p>	
 <p>questions</p>	 

 <p>END</p>	
 <p>questions</p>	 