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 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: __________

RFP Cherry Blossom | Page 7 of 10  Respondent initials: _____
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: __________
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.
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 Sunnyise Rd # 707  
Clakamas 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 dougrhomes@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.
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:**
   - 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.

   - Circulation. Better pedestrian entry to site. Maximize pedestrian connections between units and internal drive/abutting ROW.
   - 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 ¾”),
  - 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


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
FLOYD LIGHT
CITY PARK

CONSERVATION AREA

PEDESTRIAN PLAZA OPENS TO CONSERVATION AREA

TO SE STARK MALL 205

SE LOTTICHE

SE CHERRY BLOSSOM DR

SE MAIN ST

SE SALMON ST

"Approved"
City of Portland - Bureau of Development Services
Date 01-23-17

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

CHERRY BLOSSOM TOWNHOME APTS SITE CONTEXT
PORTLAND, OREGON
CHERRY BLOSSOM PEDESTRIAN COURT

CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY PERSPECTIVES
PORTLAND, OREGON
CHERRY BLOSSOM TOWNHOME APARTMENTS PRELIMINARY BLDG. DETAILS

PORTLAND, OREGON
CHERRY BLOSSOM TOWNHOME APTS PRELIMINARY LANDSCAPE PLAN
PORTLAND, OREGON
CHERRY BLOSSOM TOWNHOME APPTS PRELIMINARY ELEVATIONS 1/8" = 1'-0"

PORTLAND, OREGON

BLDG 3 SIDE ELEVATION
DESIGN THAT ENDURES

Artisan
JamesHardie

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
- Distinctly 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

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

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

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
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

JamesHardie

ABOUT JAMES HARDIE

PRODUCTS

COLOR
<table>
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<tr>
<th>Siding</th>
<th>Trim</th>
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<td>HardieShingle® Siding</td>
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**SELECT CEDARMILL®**

*Navajo Beige*

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<th>4 ft. x 9 ft*</th>
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</table>

Available Colors

View all HardiePanel Vertical Siding Products

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

**Protecting everyone's interest, with Protective Film™**

Excess stucco. Stopped 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 Solter 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
Patio Doors

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.

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 tidies 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.

CONTRACTOR:

JOB:

NOTES:
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 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.
- 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.
- 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.
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 guidelines. 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.
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.
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.
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.
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 as far 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.

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the plants or property in question may not arise in the future.

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or site plan, addenda and revisions, construction of tree protection measures, tree work, or
inspection of tree protection measures, for example, must be contracted separately.

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documents produced passes to the Client only when all fees have been paid.

Peter Torres, President

CCB# 154349  Certified Arborist PN 0650-3

Multnomah Tree Experts, Ltd.
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Field work done on 5/15/2015 by Ryan Neumann, ISA Certified Arborist PN-5539A

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Field work done on 5/15/2015 by Ryan Neumann, ISA Certified Arborist PN-5539A

Multnomah Tree Experts, Ltd.
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<td>no</td>
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<tr>
<td>1391</td>
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<td>6</td>
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<td>none</td>
<td>viable; hedge-row</td>
<td>protect</td>
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</tr>
<tr>
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<td>small</td>
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<tr>
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<tr>
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<tr>
<td>1402</td>
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<td>no</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1420</td>
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<td>CF</td>
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<td>0</td>
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<td></td>
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<tr>
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<td>CF</td>
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<td>TA</td>
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<tr>
<td>1422</td>
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<td>9</td>
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<td>CF</td>
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<td>TA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1423</td>
<td>fig</td>
<td>5</td>
<td>exempt</td>
<td>CF</td>
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<td>remove</td>
<td>0</td>
<td>TA</td>
<td></td>
<td></td>
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<td>1424</td>
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<td>exempt</td>
<td>CF</td>
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</tr>
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<td>CF</td>
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<td>E-Zone</td>
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<tr>
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<td>no</td>
<td>1000</td>
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<tr>
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<td>small</td>
<td>none</td>
<td>viable; hedge-row</td>
<td>protect</td>
<td>8</td>
<td>no</td>
<td>500</td>
<td></td>
</tr>
</tbody>
</table>

Field work done on 5/15/2015 by Ryan Neumann, ISA Certified Arborist PN-5539A

Multnomah Tree Experts, Ltd.
<table>
<thead>
<tr>
<th>No.</th>
<th>Species</th>
<th>1DBH</th>
<th>2DBH</th>
<th>Status</th>
<th>Code</th>
<th>Remarks</th>
<th>Action</th>
<th>RPZ</th>
<th>E-Zone</th>
<th>Canopy Credit</th>
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<td>0</td>
<td>exempt</td>
<td>CG</td>
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<td>no</td>
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<tr>
<td>1598</td>
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<td>12</td>
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<td>none</td>
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<tr>
<td>1599</td>
<td>Pinus sp.</td>
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<tr>
<td>1600</td>
<td>Pinus sp.</td>
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<td>viable;</td>
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<td>0</td>
<td>no</td>
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</table>

<table>
<thead>
<tr>
<th>Summary</th>
</tr>
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<tbody>
<tr>
<td>Subject trees</td>
</tr>
<tr>
<td>Protected 12&quot; trees</td>
</tr>
<tr>
<td>% of trees protected</td>
</tr>
</tbody>
</table>

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.
DBH\(^1\) means Diameter at Breast Height for all trees. DBH\(^2\) 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 ($8 x $1200) will be paid into the Tree Fund.

<table>
<thead>
<tr>
<th>Area</th>
<th>Sq.Ft.</th>
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<tbody>
<tr>
<td>Total land area</td>
<td>73,233</td>
</tr>
<tr>
<td>Canopy coverage</td>
<td>23,000</td>
</tr>
<tr>
<td>To be planted on site</td>
<td>6,293</td>
</tr>
</tbody>
</table>

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. of 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.)

Field work done on 5/15/2015 by Ryan Neumann, ISA Certified Arborist PN-5539A

Multnomah Tree Experts, Ltd.
<table>
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<tr>
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<th>RPZ</th>
<th>E-Zone</th>
<th>Canopy Credit</th>
</tr>
</thead>
</table>

**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 dentata*
- Apple- *Malus sylvestris*
- Bird cherry- *Prunus avium*
- Chinese elm- *Ulmus parvifolia*
- Douglas fir- *Pseudotsuga menziesii*
- English hawthorn- *Crataegus* sp.
- European birch- *Betula pendula*
- Fg- *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*
- Kwanzan cherry- *Prunus serrulata* "Kwanzan"
- Scouler willow- *Salix scouleriana*
- Shore pine- *Pinus contorta* var. *contorta*
- Sugar maple- *Acer sacharrum*
- Elm- *Ulmus* sp.

Field work done on 5/15/2015 by Ryan Neumann, ISA Certified Arborist PN-5539A
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.