



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 4, 2020
To: Interested Person
From: Jill DeCoursey & Benjamin Nielsen, Land Use Services
503-823-7812 / Benjamin.Nielsen@portlandoregon.gov

NOTICE OF A REVISED TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

Revisions to the original decision are indicated with dashed-underlined text.

CASE FILE NUMBER: LU 18-159063 DZ – NEW TOWNHOMES

GENERAL INFORMATION

Applicant: Schuyler Smith | Polyphon Architecture & Design, LLC
412 NW Couch Street #309 | Portland, OR 97209
schuyler@polyphon.com

Owner: Knouf Investments LLC
14945 SW Sequoia Parkway #180 | Tigard, OR 97224-7153

Party of Interest: Henry Davison | Jersey 6 LLC
3132 NE 22nd Avenue | Portland, OR 97212

Site Address: 8114 N Jersey Street

Legal Description: BLOCK 3 LOT 7, SEVERANCE ADD
Tax Account No.: R756200910
State ID No.: 1N1W12AB 02400
Quarter Section: 2122

Neighborhood: St. Johns, contact Mike Vial at mikevial@gmail.com.
Business District: St. Johns Business Boosters, contact info@stjohnsbooster.org.
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-8877.

Plan District: St. Johns
Other Designations: None

Zoning: **R1d**- Residential 1,000 with Design Overlay
Case Type: **DZ**- Design Review
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

PROPOSAL:

The applicant is seeking Design Review approval for the construction of six attached, two-story, townhomes in the St Johns Plan District. The site is located mid-block. Two townhomes will be accessed from N Jersey Street and the remaining four will be accessed from a shared pedestrian path along the west side of the property. Private patios for five of the units will be provided along the east side of the property. The sixth unit will have a side porch on the west side of the property. The siding materials proposed include fiber cement Hardie Reveal panels and horizontal fiber cement siding. The recessed entries will be clad in wood.

The applicant is proposing amenity bonuses which allow an increase in unit density to 6 units, from the 5 units allowed by the base zone.

This proposal has been revised from the original staff decision to remove the originally-approved metal panel siding and replace it with fiber cement Hardie Reveal panels.

Design Review is required because the project proposes new construction within a design overlay zone. The applicant has chosen to go through Design Review, rather than meet the Community Design Standards.

RELEVANT APPROVAL CRITERIA:

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

- Community Design Guidelines

ANALYSIS

Site and Vicinity: The subject property is a 5,000 square-foot lot, located mid-block on N Jersey Street between N Richmond Avenue and N Mohawk Avenue. A single-family house is being demolished on the property as part of a separate demolition permit. N Jersey Street is categorized as a Major City Bikeway, Local Service Traffic Street, Local Service Transit Street, and Local Service Walkway. The property is located in a transitional area of the St. Johns neighborhood, with higher density commercial development to the west and north, and lower density residential areas to the east and south. The block of the subject property contains a variety of building types including commercial buildings, multi-family residential, duplex and triplex style housing, and single-family homes. A self-storage facility is located directly across the street from the subject property.

Zoning: The Residential 1,000 (R1) is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouse, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets. Newly created lots in the R1 zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. 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.

The St. Johns Plan District provides for an urban level of mixed-use development including commercial, employment, office, housing, institutional, and recreation uses. Specific objectives of the plan district include strengthening St. Johns' role as the commercial and civic center of the North Portland peninsula. These regulations: stimulate business and economic vitality; promote housing and mixed-use development; discourage auto-oriented uses and development; enhance the pedestrian environment and the character of buildings; and support the Willamette greenway and opportunities to celebrate the Willamette River as a unique element of the urban environment.

Land Use History: City records indicate no prior land use reviews for the property.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **May 15, 2018**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E-1)
- Water Bureau (Exhibit E-2)
- Fire Bureau
- Site Development Section of BDS (Exhibit E-3)
- Life Safety Section of BDS (Exhibit E-4)
- Bureau of Transportation (Exhibit E-5)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on May 15, 2018. Two written responses have been received from notified property owners in response to the proposal.

- Angela Hamilton, May 22, 2018, wrote to express concerns about the proposed tree removal, siding materials, density of development, lack of parking, and lack of unit affordability.
 - *Staff Response: These comments have been passed on to the applicant. The approval criteria for Design Review are limited to issues of building design and neighborhood compatibility as outlined in the Community Design Guidelines. Therefore, some of the raised concerns fall outside the scope of this review. Regarding the proposed siding materials, considerations of durability and quality have been factored into the review, see the findings for Guideline D8 below for details. Regarding the proposed tree removal, while several trees are being removed from the site, the new proposal will include more trees in total on site than are currently located on site.*
- Jody Swisher, May 25, 2018, wrote to express concerns about the density of development, lack of parking, tree removal, safety concerns during construction, and general quality of life.
 - *Staff Response: These comments have been passed on to the applicant. The approval criteria for Design Review are limited to issues of building design and neighborhood compatibility as outlined in the Community Design Guidelines. Therefore, some of the raised concerns fall outside the scope of this review. Regarding the proposed tree removal, while several trees are being removed from the site, the new proposal will include more trees in total on site than are currently located on site. Additionally, the proposal meets the Tree Code requirements for the site. A meeting between the property owner and Ms. Swisher was held on site to address concerns regarding tree removal, construction activity containment, and new fencing.*

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 Community Design Guidelines.

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

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

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions. This guideline may be accomplished in the St. Johns/Lombard Plan District by:

- A. In residential areas: Incorporating desired architectural and site development features to complement, rather than imitate, existing historic buildings.
- C. In residential areas: Dedicating a generous amount of site area to landscaping, and using species native to the area.
- D. Considering privacy when designing side and rear facades for residential buildings through use of textured glass, proper window location, and consideration of interface between adjacent development and proposed interior uses. Window area should not be reduced to gain privacy.
- E. Incorporating into or adjacent to the right-of-way historical or artistic elements that add richness and meaning to the area.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

Findings for P1, D7: The project site is located in a transitional area of the St. Johns neighborhood, with higher density commercial development to the west and north, and lower density residential areas to the east and south. The block of the subject property contains a variety of building types including commercial buildings, multi-family residential, duplex and triplex style housing, and single-family homes. A large self-storage facility is located directly across the street from the subject property. The location of the site on the edge of the downtown and within the R1 base zone make both the type and density of development proposed appropriate.

The proposed townhomes are designed in a contemporary style. The simple overall massing of the building is similar to other buildings in the neighborhood, in particular, the commercial development to the property's north and west. At roughly 24 feet tall, the townhomes will be of a comparable height to other residential buildings on the block. The primary façade material for the townhomes has been revised to be fiber cement panel, rather than the originally-approved vertically ribbed metal panel. The fiber cement panel material is better suited to the neighborhood-scale multi-dwelling development proposed than the originally-proposed metal panel. Planar breaks in the façade at each

entry, emphasized with a change in material, breaks down the overall massing of the structure into smaller scaled units, more compatible in scale with the single-family homes in the neighborhood.

The project meets its setback requirements, and proposes landscaped areas throughout the property. The landscaping within the front setback and along the west façade help to provide privacy off the sidewalk and pedestrian path. The units accessed from the sidewalk are raised several steps above grade, adding an additional layer of privacy from the sidewalk. The landscaped setback and raised stoop form an abridged version of the typical entry sequence found on single-family homes in the neighborhood. The arbor along right of way, creates interest along the sidewalk.

Therefore, these guidelines are met.

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

Findings for E1, E3, E5: Due to the small scale and mid-block location of this site, this project will have a limited impact on the public right of way. The project will include the rebuilding of the sidewalk and the removal of an existing curb cut. Removing the curb cut, adding street trees, and providing ample landscaping within the front setback will improve the pedestrian experience of this site. New trees along the sidewalk will help control sun, wind, and rain, improving pedestrian comfort. Two units will front the sidewalk, providing activity and visual interest along the street. Large windows and glazed entry doors will promote a connection between the private and public spaces, improving pedestrian comfort with additional “eyes on the street.” The trash and recycling area and other building utilities will be fully screened from the sidewalk.

Therefore, these guidelines are met.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Findings for D1, D3: This project includes private outdoor areas for five units at the east side of the property, a landscaped pedestrian path along the west side of the property, and landscaped setbacks at the front and rear of the property. Landscaping along the public sidewalk and private pedestrian path will make these essential circulation paths more pleasant for pedestrians. Landscaping along the west, south, and east property lines will help buffer this project from its neighbors.

Therefore, these guidelines are met.

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

Findings: The proposed design emphasizes each townhome entry with a material change and a break in the plane of the façade. Wood clad recesses and canopies add additional detail and interest at each entrance. Two units are accessed from the front sidewalk. The remaining four entries are accessed from a pedestrian path along the west property line. An arbor just off the sidewalk, at the beginning of the pedestrian path, clearly demarks the pathway and gives prominence to the entrances less visible from the street.

Therefore, this guideline is met.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings: Large windows and glazed entry doors along the front sidewalk and west pedestrian path provide activation of, and a visual connection to, the pedestrian areas of the site. The private outdoor areas on the east side of the property are fenced. The arbor and gate at the beginning of the private pedestrian path denote the transition from public to private space. Downlights at the entry canopies and bollard lights along the west pathway will provide light in the pedestrian areas.

Therefore, this guideline is met.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings: The proposed townhouse design uses a minimal palette of quality materials to create a cohesive and interesting exterior design. Fine-grained details and subtle massing and material shifts complement the otherwise simple form of the building. The façade articulation at each entry, emphasized with a shift in materials, creates a rhythm in the façade while also breaking down the scale of the project into contextually appropriate residential units.

The primary façade material has been revised to be Hardie Reveal fiber cement panels. These panels are thicker, denser, and more durable than standard fiber cement panels and are of suitable quality for the scale of development proposed. The secondary façade material is 1 1/16"-thick Boral TruExterior poly-ash siding. The alternating width metal panel provides an interesting fine-grained façade material, complimented by the regular horizontal channel profile of the Boral siding. Wood paneling is proposed at the recessed entries, the underside of the canopies, and the interior of the arbor. The consistent use of wood at points of entry adds interest and warmth in the areas where people will be most closely interacting with the building. Well integrated landscaping also adds depth and interest to the exterior of the proposal.

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 requirements of Title 11 can be met, and 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

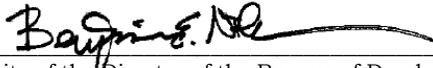
The project site is located in a transitional area of the St. Johns neighborhood, with higher density commercial development to the west and north, and lower density residential areas to the east and south. The proposed townhomes' contemporary design, simple material palette, integration of landscaping, and contextually appropriate massing successfully responds to the varied architectural character of the site, and the proposed fiber cement panels included in his revision continue this successful response. The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of six new townhomes, per the approved site plans, Exhibits C-1 through C-19, signed and dated July 18, 2018 or April 30, 2020, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 18-159063 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

Staff Planner: Benjamin Nielsen

Decision rendered by:  **on April 30, 2020.**
By authority of the Director of the Bureau of Development Services

Revised Decision mailed: May 4, 2020.

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on April 24, 2018, and was determined to be complete on May 10, 2018.

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 April 24, 2018.

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 21 days. The applicant has waived the right to a decision within 120 days; see Exhibit G.7.

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 decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project

elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received by 4:30 PM on May 18, 2020. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be e-mailed to BDSLUSTeamTech@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. An appeal fee of \$250 will be charged. Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations for the appeal of Type II and IIX decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded on or after **May 19, 2020** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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.

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

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

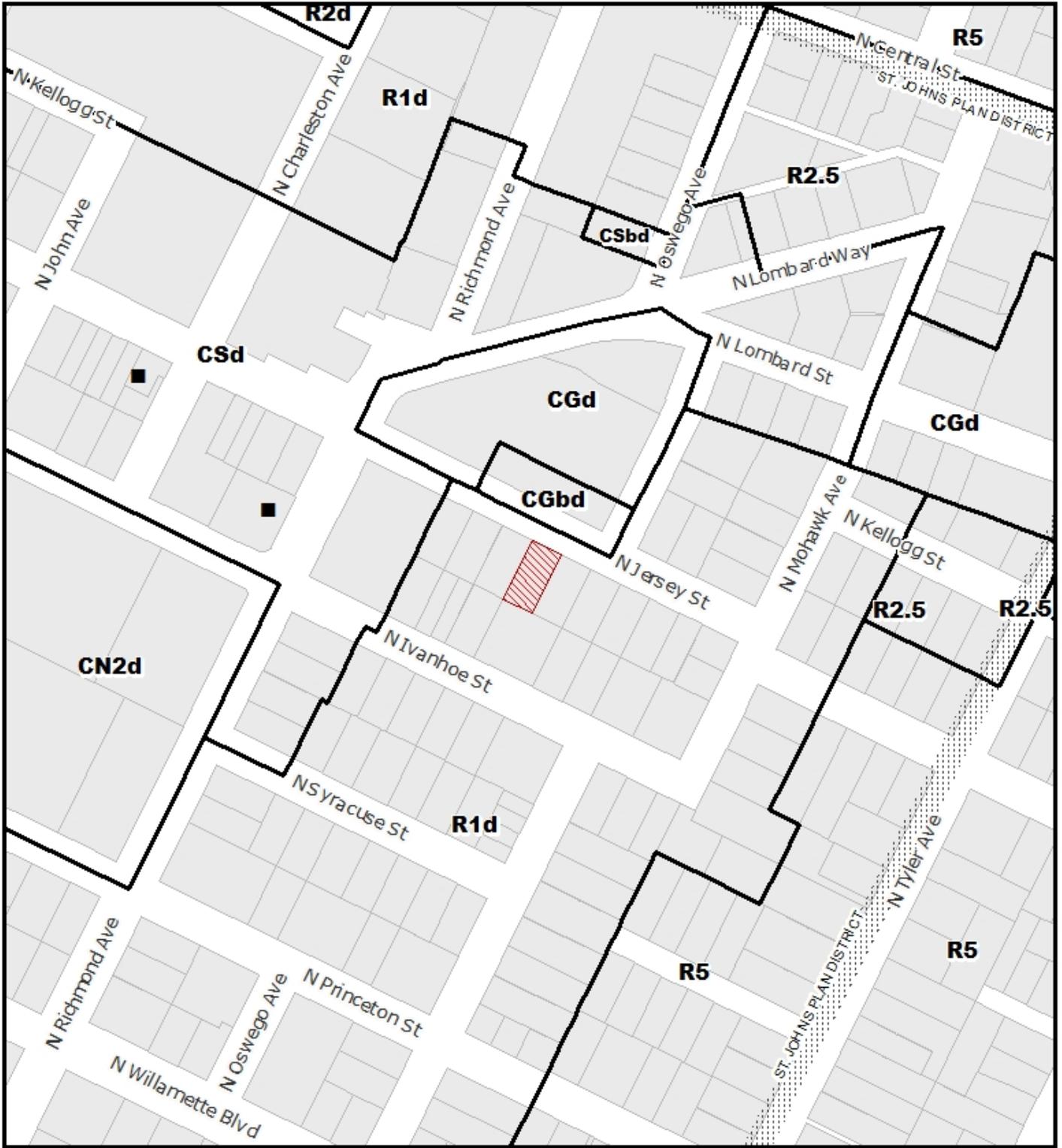
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Project Narrative
 2. Project Drawings
 3. Product Cutsheets
 4. Stormwater Report
 5. Revised Drawings (received 5/8/18)
 6. Revised Drawings (received 5/10/18)
 7. Revised Drawings (received 6/19/18)
 8. Arbor Concept Sketches (received 6/25/18)
 9. Revised Drawings (received 6/29/18)
 10. Material Sample (received 7/2/18)
 11. Revised Drawings (received 7/13/18)
 12. Revised Contour Reveal Product Information (7/13/18)
 13. Revised Elevations and Details (4/14/2020)
 14. Revised Renderings (4/15/2020)
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Lighting Plan
 3. Elevations
 - 3a. Revised Elevations (attached)
 4. Elevations
 - 4a. Revised Elevations (attached)
 5. Building Sections
 6. Details
 - 6a. Revised Details
 7. Details
 - 7a. Revised Details
 8. Details
 - 8a. Revised Details
 9. Entry Arbor
 10. Utility Plan
 11. Landscape Plan
 12. Plant Schedule
 13. Tree Plan
 14. Contour Reveal (Metal Siding) Product Information
 15. Boral Siding Product Information
 16. Lighting Product Information
 17. Windows Product Information

18. Door Product Information
19. HVAC Product Information
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Water Bureau
 3. Life Safety Review Section of BDS
 4. Site Development Review Section of BDS
 5. Bureau of Transportation Engineering and Development Review
- F. Correspondence:
 1. Angela Hamilton, May 22, 2018, concerns with proposal
 2. Jody Swisher, May 25, 2018, concerns with proposal
- G. Other:
 1. Original LU Application
 2. Incomplete Letter
 3. Email Correspondence
 4. Arborist Summary of Existing Trees
 5. Developer Summary of Site Meeting with Concerned Neighbor
 6. Request for Extension of 120-Day Review Period
 7. Waiver of 120-Day Review Period

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).



ZONING



THIS SITE LIES WITHIN THE:
ST. JOHNS PLAN DISTRICT



Site



Historic Landmark

File No.	LU 18-159063 DZ
1/4 Section	2122
Scale	1 inch = 200 feet
State ID	1N1W12AB 2400
Exhibit	B Apr 26, 2018

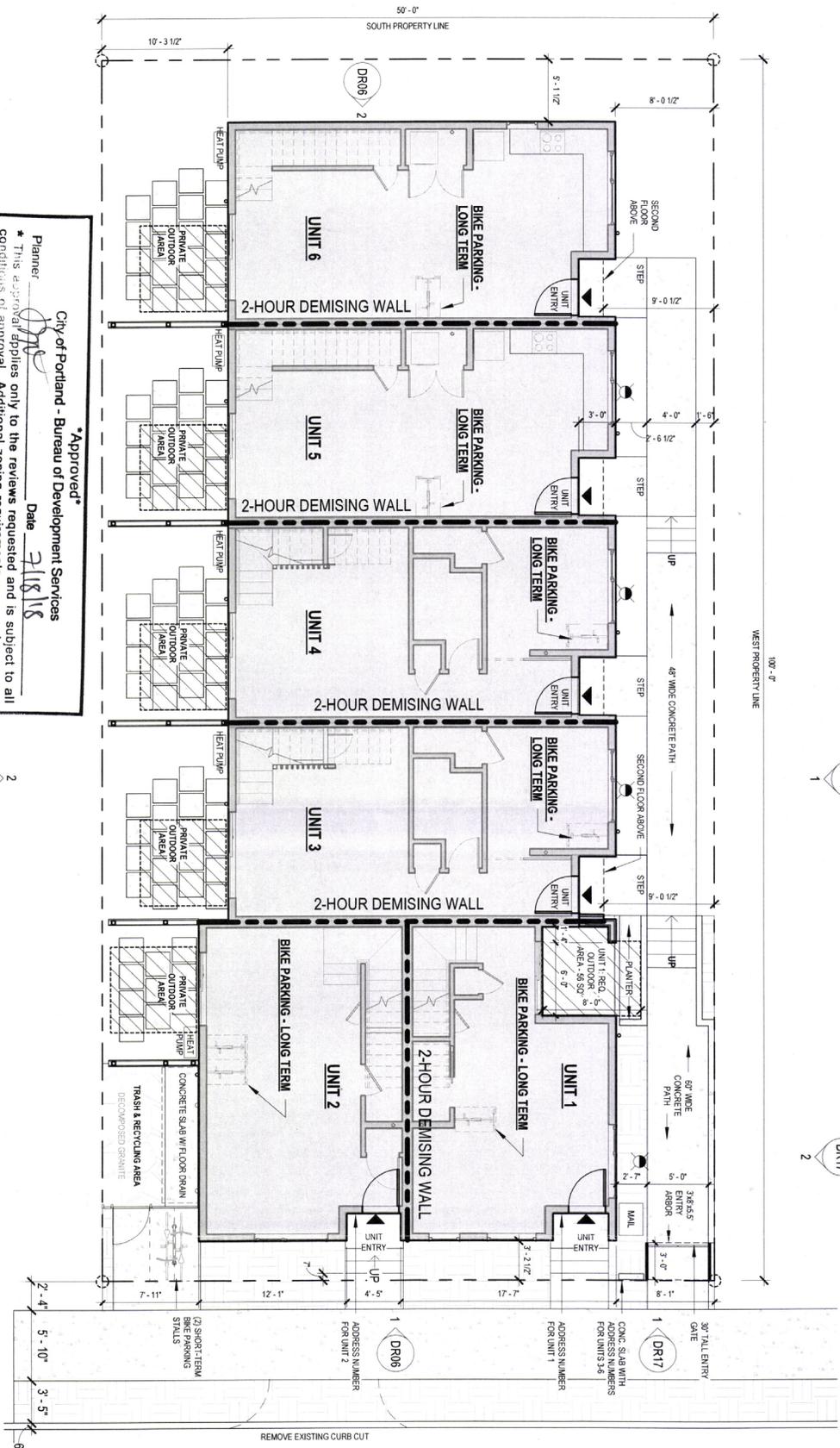


DR03 | **PROPOSED SITE PLAN**

SCALE: 1/8" = 1'-0"

City of Portland - Bureau of Development Services
 Approved*
 Planner: [Signature]
 Date: 3/18/18
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

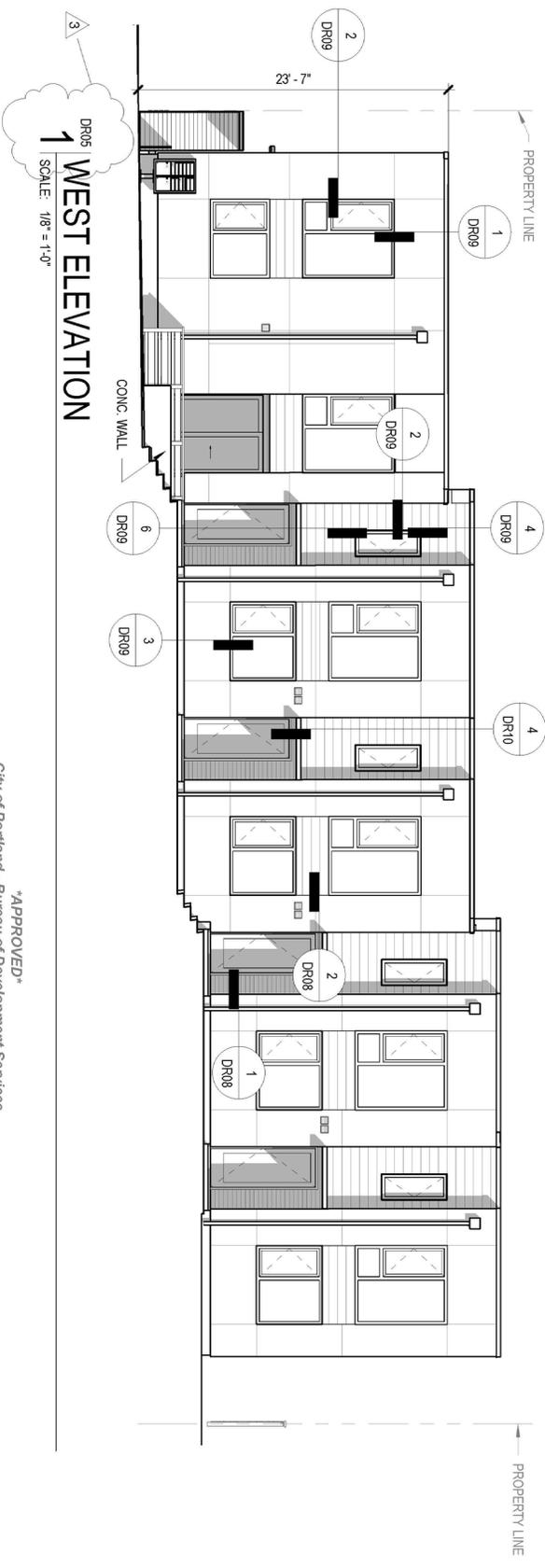
PROPOSED (6) TOWNHOUSES



PROPOSED SITE PLAN
 DR03
 ORIGINAL SHEET
 SIZE: 11" x 17"
 EXHIBIT C-1
 11-18-159003 DC

JERSEY6 TOWNHOMES
 8114 NORTH JERSEY STREET
 PORTLAND, OREGON 97203

POLYPHON
 ARCHITECTURE & DESIGN, LLC
 412 NW COUCH ST. | SUITE 309 | PORTLAND, OR 97209



APPROVED

City of Portland - Bureau of Development Services

Planner/Date: *Benjamin E. Nielsen - 04/30/2020*

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

LU 18-159063 DZ - Exhibit C.3a

- EXT. CLADDING 01
- WINDOWS 01
- EXT. CLADDING 02
- FENCING
- BIKE PARKING - SHORT TERM
- CONCRETE

DR05

ELEVATIONS

ORIGINAL SHEET
SIZE: 11" x 17"

JERSEY-6 TOWNHOMES

8114 NORTH JERSEY STREET
PORTLAND, OREGON 97203

POLYPHON

ARCHITECTURE & DESIGN, LLC polyphon.com

412 NW COUCH ST. | SUITE 309 | PORTLAND, OR 97209

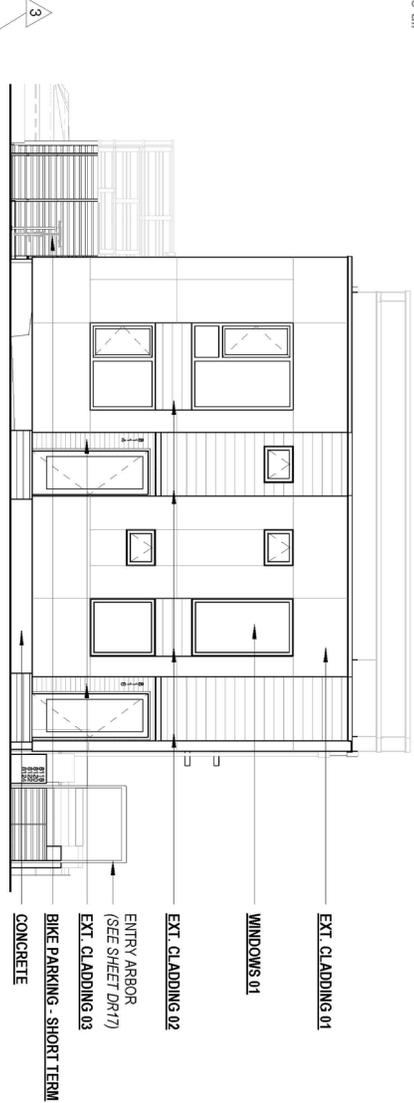
APPROVED

City of Portland - Bureau of Development Services
Planner/Date: Benjamin E. Nielsen - 04/30/2020

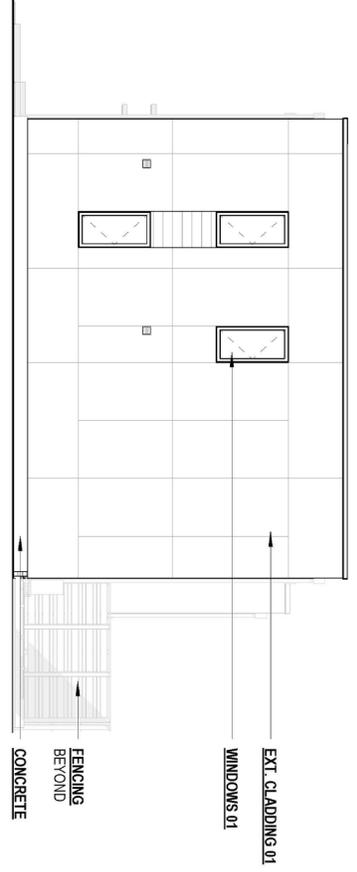
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

KEYNOTE LEGEND

- BIKE PARKING - LONG TERM:** VERMONT BIKE WORKS "MINI-MUW" BIKE HANGER WITH CABLE
- BIKE PARKING - SHORT TERM:** PER LANDSCAPE
- CONCRETE:** EXPOSED CAST IN PLACE CONCRETE
- DOWNSPOUT:** PRE-FINISHED 4" DIA. METAL DOWNSPOUT TO BE DIRECTED INTO STORMWATER SYSTEM PER CIVIL
- EXHAUST - BATHROOM:** MIN 80 CFM PAVASOVC "WHISPERGREEN" OR SIM. FAN; PROVIDE TIMER SWITCH; MAINTAIN 3" CLEARANCE FROM OPERABLE WINDOWS *VENT* EXHAUST LOUVER, PAINTED TO MATCH CLADDING
- EXHAUST - DRYER:** 4" SMOOTHWALL DUCT; MAINTAIN 3" CLEARANCE FROM OPERABLE WINDOWS *VENT* EXHAUST LOUVER; PAINTED TO MATCH CLADDING
- EXHAUST - RANGE HOOD:** MIN 120 CFM FAN; MAX 400 CFM; PROVIDE SEPARATE MAKE UP AIR INTAKE IF CFM EXCEEDS 400; MAINTAIN 3" CLEARANCE FROM OPERABLE WINDOWS; DUCT SIZE PER MANUF.; PAINTED TO MATCH CLADDING
- EXT. CLADDING 01:** JAMES HARDIE "HARDE-REVEAL 2.0" PAINTED, SMOOTH, FIBER CEMENT PANEL S; 1/2" THICK; REGLETS AT PANEL JOINTS
- EXT. CLADDING 02:** BORAL HORIZONTAL FIBER CEMENT CHANNEL SIDING; PAINTED, SMOOTH FACED - 1x8
- EXT. CLADDING 03:** HORIZONTAL 1x4 T&G VG CEDAR SIDING; SMOOTH FINISH; STAIN GRADE; SEMI-TRANSPARENT FINISH; TINT: NATURAL
- FENCING:** 1x4 HORIZONTAL CEDAR FENCING W/ 1/4" SPACING; DARK STAIN
- ROOFING 01:** WHITE MEMBRANE ROOFING; TPO OR PVC SINGLE PLY
- SCUPPERS:** PRE-FINISHED METAL SCUPPER; PAINTED
- SOFFIT - WOOD 01:** HORIZONTAL 1x4 T&G VG CEDAR SIDING; SMOOTH FINISH; STAIN GRADE; SEMI-TRANSPARENT FINISH; TINT: NATURAL
- TRIM - EXT. WALL:** NONE
- TRIM - WINDOW:** NONE
- WINDOWS 01:** JELD WEN PREMIUM VINYL *; COLOR - CLAY; WHITE INTERIOR; <U>0.30, STC 35+</U>



DR06
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



DR06
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

LU 18-159063 DZ - Exhibit C.4a

JERSEY-6 TOWNHOMES

8114 NORTH JERSEY STREET
PORTLAND, OREGON 97203



412 NW COUCH ST. | SUITE 309 | PORTLAND, OR 97209

ELEVATIONS
DR06

ORIGINAL SHEET
SIZE: 11" x 17"