

ZONING DATA:

ADDRESS: 2571 SE 82ND AVE
 ZONING: CSb
 MAXIMUM F.A.R. 3:1^a
 PROPOSED F.A.R. 1.70:1^b
 MINIMUM BUILDING COVERAGE: 50%
 MAXIMUM HEIGHT: 45'-0"
 MINIMUM SETBACKS:
 STREET: 0'
 SIDE: 0'
 REAR: 0'
 MAXIMUM SETBACKS STREET: 10'

SITE DATA:

SITE AREA: 20,643 GSF (.47 ACRES)
 LANDSCAPE REQUIRED: NONE
 OFF-STREET PARKING REQUIRED:
 RETAIL/COMMERCIAL NO
 RESIDENTIAL YES (0.20:UNIT)^c
 RESIDENTIAL PARKING REQUIRED: 7
 OFF-STREET PARKING PROVIDED: 16 (0.52:1)
 LONG-TERM BICYCLE PARKING REQUIRED:
 RESIDENTIAL: 1.1/UNIT (35)
 RETAIL/COMMERCIAL: 2
 SHORT-TERM BICYCLE PARKING REQUIRED:
 RESIDENTIAL: 3
 RETAIL/COMMERCIAL: 2
 LOADING REQUIRED: NO

^a Floor area for residential uses is not calculated as part of the FAR for the site and is allowed in addition to the FAR limits.
^b Residential area included in FAR indicated.
^c It is assumed that the live-work units will count towards the off-street residential parking requirements.

KEYNOTES:

1. Confirm buffer overlay applies to only the southern portion of the SE 81st Avenue R.O.W. and does not apply to the northern portion.
2. Additional building area and units may be added if building spans the drive aisle. Will require relocating the stair to the southern property line, relocating trash, loss of parking and additional structural complexity to address spans, vertical clearance requirements and fire ratings.

R1 ZONING

R2.5 ZONING

SE 81ST AVENUE

PORTLAND COMMUNITY COLLEGE

FUTURE ODOT PLAZA

SE 82ND AVENUE

CS ZONING



SE 82nd & DIVISION MIXED-USE - Option A Conceptual Site Flash Plan - Ground Floor

Portland, Oregon
 1" = 30'-0"
 November 14, 2014

Rev. 02

#141490

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 Portland, Oregon 97204
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BUILDING DATA:

GROSS BUILDING AREA:
 GROUND FLOOR: ±10,560 GSF
 SECOND FLOOR: ±12,230 GSF
 THIRD FLOOR: ±12,230 GSF
TOTAL: ±35,020 GSF

RENTABLE AREA:
 GROUND FLOOR
 RETAIL: ±5,900 NSF
 LIVE-WORK: ±1,740 NSF
SUB-TOTAL: ±7,640 NSF
 SECOND FLOOR HOUSING: ±9,940 NSF
 THIRD FLOOR HOUSING: ±9,940 NSF
TOTAL: ±27,520 NSF

UNIT BREAKDOWN PER FLOOR
 GROUND FLOOR: 3
 SECOND FLOOR: 14
 THIRD FLOOR: 14
TOTAL: 31

UNIT BREAKDOWN PER TYPE
 LIVE-WORK: 3 (10%)
 STUDIO/OPEN ONE BED: 16 (52%)
 ONE BEDROOM: 8 (26%)
 TWO BEDROOM: 4 (12%)

R2.5 ZONING R1 ZONING

SE 81ST AVENUE

SE 82ND AVENUE



CS ZONING



SE 82nd & DIVISION MIXED-USE - Option A Conceptual Site Flash Plan - Typical Floor (2-3)

Portland, Oregon
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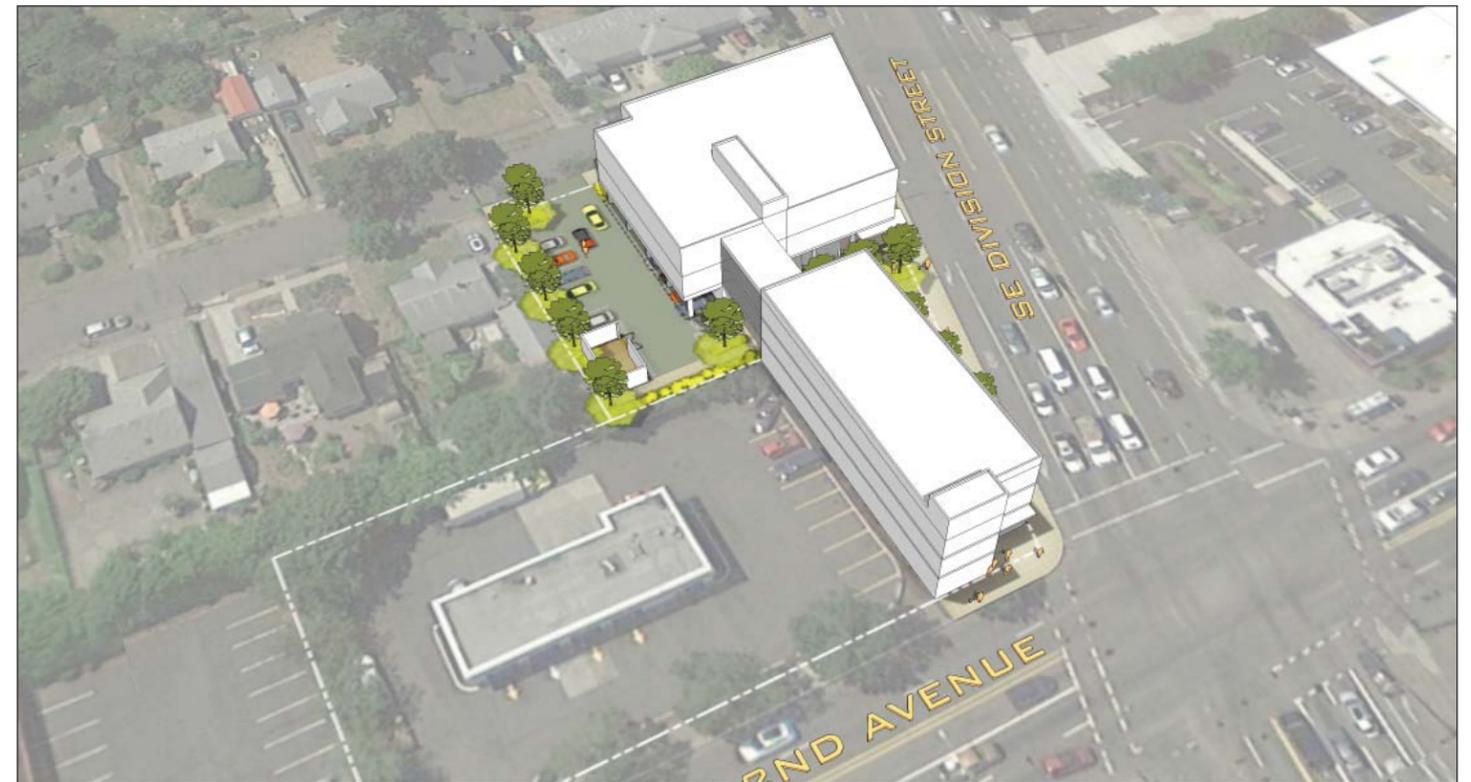
view from the northeast



view from the northwest



view from the southwest



view from the southeast

SE 82nd & DIVISION MIXED-USE - Option A Massing Studies

Portland, Oregon
 NTS
 November 14, 2014

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ZONING DATA:

ADDRESS: 2571 SE 82ND AVE
 ZONING: CSb
 MAXIMUM F.A.R. 3:1^a
 PROPOSED F.A.R. 1.36:1^b
 MINIMUM BUILDING COVERAGE: 50%
 MAXIMUM HEIGHT: 45'-0"
 MINIMUM SETBACKS:
 STREET: 0'
 SIDE: 0'
 REAR: 0'
 MAXIMUM SETBACKS STREET: 10'

SITE DATA:

SITE AREA: 20,643 GSF (.47 ACRES)
 LANDSCAPE REQUIRED: NONE
 OFF-STREET PARKING REQUIRED:
 RETAIL/COMMERCIAL NO
 RESIDENTIAL NO^c
 RESIDENTIAL PARKING REQUIRED: 0
 OFF-STREET PARKING PROVIDED: 25 (0.90:1)
 LONG-TERM BICYCLE PARKING REQUIRED:
 RESIDENTIAL: 1.1/UNIT (31)
 RETAIL/COMMERCIAL: 2
 SHORT-TERM BICYCLE PARKING REQUIRED:
 RESIDENTIAL: 2
 RETAIL/COMMERCIAL: 2
 LOADING REQUIRED: NO

^a Floor area for residential uses is not calculated as part of the FAR for the site and is allowed in addition to the FAR limits.
^b Residential area included in FAR indicated.
^c Fewer than 30 dwelling units are provided; therefore, no off-street parking is required per Chapter 33.266.110.D

KEYNOTES:

1. Confirm buffer overlay applies to only the southern portion of the SE 81st avenue R.O.W. and does not apply to the northern portion.
2. Additional building area and units may be added if building spans the drive aisle. Will require relocating the stair to the southern property line, relocating trash, loss of parking and additional structural complexity to address spans, vertical clearance requirements and fire ratings.
3. Inquire with PBOT if right-in only curb cut is possible.

R2.5 ZONING R1 ZONING



SE 82nd & DIVISION MIXED-USE - Option B Conceptual Site Flash Plan - Ground Floor

Portland, Oregon
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BUILDING DATA:

GROSS BUILDING AREA:

GROUND FLOOR		
BUILDING 'A':	±3,860 GSF	
BUILDING 'B':	±4,000 GSF	
SUB-TOTAL:	±7,860 GSF	
SECOND FLOOR		
BUILDING 'A':	±5,700 GSF	
BUILDING 'B':	±1,200 GSF	
SUB-TOTAL:	±6,900 GSF	
THIRD FLOOR		
BUILDING 'A':	±5,700 GSF	
BUILDING 'B':	0 GSF	
SUB-TOTAL:	±5,700 GSF	
FOURTH FLOOR		
BUILDING 'A':	±5,700 GSF	
BUILDING 'B':	0 GSF	
SUB-TOTAL:	±5,700 GSF	
TOTAL:	±26,160 GSF	

RENTABLE AREA:

GROUND FLOOR		
BUILDING 'A':	±2,210 NSF	
BUILDING 'B':	±4,000 NSF	
SUB-TOTAL:	±6,210 NSF	
SECOND FLOOR		
BUILDING 'A':	±4,950 NSF	
BUILDING 'B':	±1,200 NSF	
SUB-TOTAL:	±6,150 NSF	
THIRD FLOOR		
BUILDING 'A':	±4,950 NSF	
BUILDING 'B':	0 NSF	
SUB-TOTAL:	±4,950 NSF	
FOURTH FLOOR:		
BUILDING 'A':	±4,950 NSF	
BUILDING 'B':	0 NSF	
SUB-TOTAL:	±4,950 NSF	
TOTAL:	±22,260 NSF	

UNIT BREAKDOWN PER FLOOR

GROUND FLOOR:	4
SECOND FLOOR:	8
THIRD FLOOR:	8
FOURTH FLOOR:	8
TOTAL:	28

UNIT BREAKDOWN PER TYPE

LIVE-WORK	4 (14%)
STUDIO/OPEN ONE BED	9 (32%)
ONE BEDROOM	15 (54%)
TWO BEDROOM	0 (%)

R2.5 ZONING R1 ZONING

SE 81ST AVENUE

CS ZONING

SE DIVISION STREET

SE 82ND AVENUE



SE 82nd & DIVISION MIXED-USE - Option B Conceptual Site Flash Plan - Typical Floor (2-4)

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view from the northeast



view from the northwest



view from the southwest



view from the southeast

SE 82nd & DIVISION MIXED-USE - Option B Massing Studies

Portland, Oregon
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ZONING DATA:

ADDRESS: 2571 SE 82ND AVE
 ZONING: CSb
 MAXIMUM F.A.R. 3:1^a
 PROPOSED F.A.R. 2.69:1^b
 MINIMUM BUILDING COVERAGE: 50%
 MAXIMUM HEIGHT: 45'-0"
 MINIMUM SETBACKS:
 STREET: 0'
 SIDE: 0'
 REAR: 0'

MAXIMUM SETBACKS
 STREET: 10'

SITE DATA:

SITE AREA: 20,643 GSF
 (.47 ACRES)

LANDSCAPE REQUIRED: NONE

OFF-STREET PARKING REQUIRED
 RETAIL/COMMERCIAL NO
 RESIDENTIAL YES

RESIDENTIAL PARKING REQUIRED: 0.25:UNIT (12)

OFF-STREET PARKING PROVIDED

RESIDENTIAL: 12
 RETAIL: 11
 TOTAL: 23

LONG-TERM BICYCLE PARKING REQUIRED

RESIDENTIAL: 1.1/UNIT (53)
 RETAIL/COMMERCIAL: 2

SHORT-TERM BICYCLE PARKING REQUIRED

RESIDENTIAL: 2
 RETAIL/COMMERCIAL: 2

LOADING REQUIRED: YES

^a Floor area for residential uses is not calculated as part of the FAR for the site and is allowed in addition to the FAR limits.
^b Residential area included in FAR indicated.

KEYNOTES:

1. Confirm buffer overlay applies to only the southern portion of the SE 81st Avenue R.O.W. and does not apply to the northern portion.

R1 ZONING
 R2.5 ZONING

SE 81ST AVENUE

1

CS ZONING

SE DIVISION STREET

PORTLAND COMMUNITY COLLEGE

FUTURE ODOT PLAZA

SE 82ND AVENUE

LIVE-WORK ±970 GSF
 LIVE-WORK ±800 GSF
 LIVE-WORK ±800 GSF

COMMUNITY ROOM ±910 GSF

BUILDING 'A'

RETAIL/COMMERCIAL ±4000 GSF

BUILDING 'B'

STRUCTURED PARKING ±23 STALLS

±12' DEEP MEZZANINE

STORM WATER

10' BUFFER SETBACK

ON-SITE LOADING

BIKE STORAGE

RESIDENTIAL LOBBY

TRASH/RECYCLE

PLAZA

100'-0"

40'-0"



SE 82nd & DIVISION MIXED-USE - Option C Conceptual Site Flash Plan - Ground Floor

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BUILDING DATA:

GROSS BUILDING AREA:

GROUND FLOOR		
BUILDING 'A':	±12,670 GSF	
BUILDING 'B':	±4,000 GSF	
SUB-TOTAL	±16,600 GSF	
SECOND FLOOR		
BUILDING 'A':	±12,600 GSF	
BUILDING 'B':	±1,200 GSF	
SUB-TOTAL	±13,800 GSF	
THIRD FLOOR		
BUILDING 'A':	±12,600 GSF	
BUILDING 'B':	0 GSF	
SUB-TOTAL	±12,600 GSF	
FOURTH FLOOR		
BUILDING 'A':	±12,600 GSF	
BUILDING 'B':	0 GSF	
SUB-TOTAL	±12,600 GSF	
TOTAL:	±55,670 GSF	

RENTABLE AREA:

GROUND FLOOR		
BUILDING 'A':	±2,570 NSF	
BUILDING 'B':	±4,000 NSF	
SUB-TOTAL:	±6,570 NSF	
SECOND FLOOR		
BUILDING 'A':	±11,000 NSF	
BUILDING 'B':	±1,200 NSF	
SUB-TOTAL:	±12,200 NSF	
THIRD FLOOR		
BUILDING 'A':	±11,000 NSF	
BUILDING 'B':	0 NSF	
SUB-TOTAL:	±11,000 NSF	
FOURTH FLOOR		
BUILDING 'A':	±11,000 NSF	
BUILDING 'B':	0 NSF	
SUB-TOTAL:	±11,000 NSF	
TOTAL:	±40,770 NSF	

UNIT BREAKDOWN PER FLOOR

GROUND FLOOR:	3
SECOND FLOOR:	15
THIRD FLOOR:	15
FOURTH FLOOR:	15
TOTAL:	48

UNIT BREAKDOWN PER TYPE

LIVE-WORK	3 (6%)
STUDIO/OPEN ONE BED	33 (68%)
ONE BEDROOM	6 (13%)
TWO BEDROOM	6 (13%)

R2.5 ZONING R1 ZONING

SE 81ST AVENUE

BUILDING 'A'

BUILDING 'B'

SE 82ND AVENUE



SE 82nd & DIVISION MIXED-USE - Option C Conceptual Site Flash Plan - Typical Floor (2-4)

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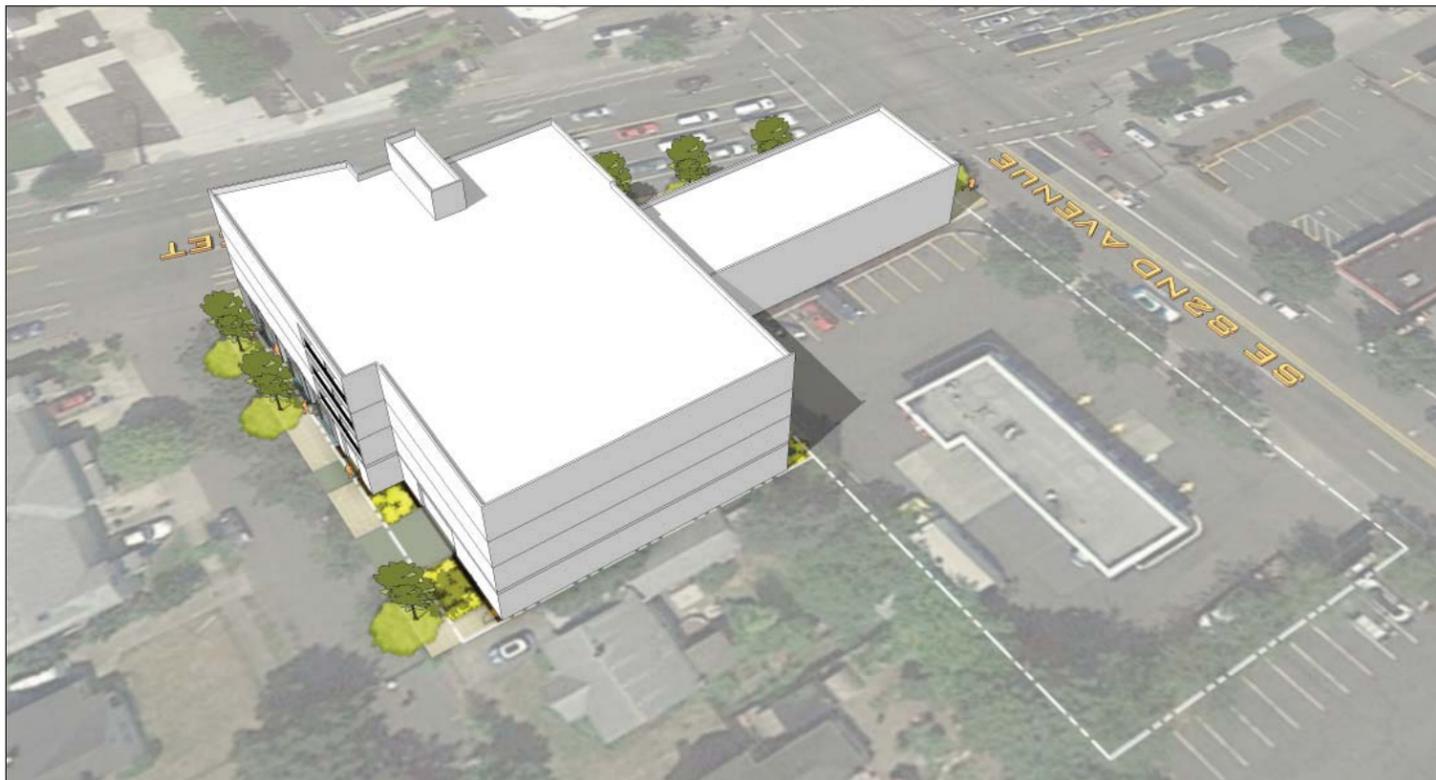




view from the northeast



view from the northwest



view from the southwest



view from the southeast

SE 82nd & DIVISION MIXED-USE - Option C Massing Studies

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