

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
p&z@ci.moscow.id.us

Regular Meeting
~Agenda~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Wednesday
March 24, 2021

7:00 PM

Council Chambers
206 E 3rd Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of March 10, 2021 Minutes (ACTION ITEM)**

PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. **Public Comment**

(Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and resident city for the record and limit your remarks to three minutes.)

3. **Preliminary Development Review at 201 W Sixth Street – Sixth and Jackson Development (ACTION ITEM)**

On September 8, 2018, the Urban Renewal Agency published a request for proposals for the disposition and development of the portions of their Sixth and Jackson property that would remain after the development of Hello Walk. At the Agency's February 21, 2019 meeting, the Agency Board selected the proposal from Roderick Olps and directed staff to prepare the Exclusive Negotiation Agreement (ENA) between Mr. Olps and the Agency. On March 7, 2019 the Board approved an Exclusive Negotiation Agreement (ENA) with Mr. Olps for the disposition and development of the Agency's Sixth and Jackson property. On May 13, 2020, the Planning and Zoning Commission conducted a preliminary development review on the proposed project, but the project never advanced to the final review stage. The project was then delayed because of the Covid-19 pandemic and the Agency Board recently approved an updated project schedule at their February 18, 2021 meeting. An updated proposal was submitted to the Agency Board, which is substantially different than the original proposal. Since the subject property is located within the Legacy Crossing Overlay District, the proposed development is subject to the Legacy Crossing Design Guidelines and requires review and approval from the Planning and Zoning Commission. Since Mr. Olps has submitted development plans that are substantially different from the original development plans, the Commission needs to conduct another preliminary development review for conformance with the design guidelines.

PROPOSED ACTIONS: Conduct the preliminary development review of the proposed Sixth and Jackson Development and approve the proposal; approve the proposal with conditions; deny the proposal; or provide Staff further direction as deemed necessary.

4. **Continuing Education Discussion (ACTION ITEM)**

PROPOSED ACTIONS: Discuss what type of continuing education the Commission should pursue and provide staff further direction if necessary.

NOTICE: Moscow commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS**UPCOMING EVENTS/MEETINGS**

1. Next Planning & Zoning Commission regular meeting is scheduled for April 14, 2021.

ADJOURN

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PLANNING & ZONING COMMISSION



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Regular Meeting
~Minutes~

Mike Ray
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<https://www.ci.moscow.id.us/457/Planning-Zoning-Commission>

Wednesday
March 10, 2021

7:00 PM

Council Chambers
206 E Third Street

The meeting was called to order at 7:00 PM

MEMBERS PRESENT: Robb Parish (virtual), Chair; Rich Beebe (virtual), Scott Gropp, Joel Hamilton (virtual), Wendy McClure (virtual), Michael Nelsen, Nels Reese, Victoria Seever (virtual)
MEMBERS ABSENT: Dennis Wilson
OTHERS: Maureen Laflin (virtual)
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of February 24, 2021 Minutes (ACTION ITEM)

McClure moved for approval of the minutes as corrected, seconded by Beebe. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and resident city for the record and limit your remarks to three minutes.
None.

3. Public Hearing: Legislative Hearing Providing for the Amendment of Moscow City Code Title 4, Chapter 6; Providing for the Amendment of the Outdoor Lighting Code to Allow the Lighting of Public Art Displays (ACTION ITEM)

With the installation of the recent public art project, there has been some discussion amongst Staff regarding the lighting of public art in the City. Currently the majority of lighting is required to be full cut-off with up-lighting only permitted in certain circumstances. The Art Department has requested that the Commission review the current lighting ordinance to see if there's a possibility of providing an exemption from the full cut-off requirement for public art. The Commission conducted a special meeting on January 11, 2021 and reviewed different lighting options at the Helioterra public art installation. The Commission then directed Staff to prepare an ordinance amending the lighting code to allow up-lighting for public art.

Ray presented the proposed amendment as described above, giving a background and overview of the process that led to the legislative public hearing.

Public Hearing opened at 7:08 PM

Parish submitted for the record two emailed letters from Nancy Chaney, Moscow resident, who was concerned about the proposed amendment for reasons outlined in the attachment.

Public Hearing closed at 7:10 PM

Hamilton agreed with the concerns expressed by Chaney in regards to the Ordinance excluding the private sector from the same ability to up-light artwork. There was also hesitation surrounding how allowing partial cut-off could pose antithesis with the City's dark sky efforts. The proposed amendment was reviewed by the City Attorney, who didn't have any concern with the proposed language.

Seever moved to approve the proposed amendment to City Council with no conditions, seconded by Beebe. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

4. Final Review of Draft Sign Code (ACTION ITEM)

The Supreme Court Case, Reed vs. Town of Gilbert, in 2015 clarified when municipalities may impose content-based restrictions on signage. There are various places within the Sign Code which apply content-based restrictions and need to be amended to comply with the Supreme Court's ruling. Staff has completed a draft ordinance to convert portion of the sign code into table format and presented the proposed changes to the Latah County Board of Realtors on February 18, 2021.

Ray reviewed the history of the draft sign code with the Commissioners as described above. The proposed ordinance amendment is in the final stages of the Legal Department review. There followed some discussion about the strategic move to provide a chart in the code for users to easily find sign information. The decision to cap residential signs to three (3) per property was rehashed.

The Commission directed Staff to publish the final draft for a public hearing.

REPORTS

1. Transportation Commission Meeting

The next Transportation Commission meeting is scheduled to occur Thursday, March 11th.

ANNOUNCEMENTS

Ray informed the Commission that there are several subdivision developments that will possibly be at the application stage soon. Next Planning & Zoning Commission meeting will be covering a review of the Rusty Olps MURA proposed development plan.

UPCOMING EVENTS/MEETINGS

1. Next Planning & Zoning Commission regular meeting is scheduled for March 24, 2021.

The meeting adjourned at 7:24 PM

Robb Parish, Chair

CITY OF MOSCOW COMMUNITY PLANNING AND DESIGN DEPARTMENT DEVELOPMENT REVIEW REPORT

REVIEW DATE: March 15, 2021

GENERAL INFORMATION

Subject: Moscow Urban Renewal Agency request for redevelopment proposals for a parcel located at the southwest corner of the intersection of 6th Street and Jackson Street in Moscow, Idaho.

Applicant: Sixth and Jackson Development – Roderick Olps

Project Description: Roderick Olps is proposing a three-story 23,929 square foot mixed-use development. The proposal includes four adjoining buildings that contain six (6) commercial tenant spaces, one (1) commercial/café tenant space, and eight (8) enclosed parking bays on the ground level. The second and third levels contain a total of eight (8) 2-bedroom apartments and two (2) studio apartments.

Attachments:

1. Cover Sheet
2. Architectural Site Plan
3. Conceptual Images
4. Ground Level Floor Plan
5. Second Level Floor Plan
6. Third Level Floor Plan
7. Building Exterior Elevations

Prepared By: Mike Ray, AICP - Planning Manager

STAFF REVIEW

Summary: The proposed development complies with all of the requirements within the Legacy Crossing Overlay Design Guidelines document. The building placement and building height are all within the parameters dictated by the design guidelines. The proposed building complies with most of the building façade requirements which include front entry locations, façade design, the proportion of transparent window openings, and building materials. The only aspect of the building façade requirements that is deficient is the requirement that at least 75% of the façade width should contain projecting façade elements that provide shade and shelter to pedestrians when the facades are adjacent to public streets or pedestrian ways. The facades adjacent to Sixth Street and Hello-

Walk incorporate approximately 65% of projecting façade elements. Although the percentage of projecting façade elements is slightly less than is what is recommended in the design guidelines, Staff feels that the overall design of the project with numerous building projections meets the intent of the requirement.

The placement of off-street parking and the landscaping surrounding the parking lot exceed the surface parking requirements of the code. The number of bicycle parking spaces does need to be increased from what is currently shown on the plans, which is 8, to the required 14 spaces. More detail will need to be provided to determine if the stormwater management provisions meet the intent of the guidelines. However, there is a green roof that has been incorporated into the single-story commercial building adjacent to Hello-Walk as well as planters dispersed throughout the development. Hello-Walk has been extended in accordance with the design guidelines and public art has been proposed in the existing circular plaza that serves as the entrance to Hello-Walk.

Urban Mixed Commercial (UMC) Zoning District:

Proposed Use	Permitted			Notes
	Yes	No	CUP	
Three-Story Building				
Commercial and Cafe tenant spaces (first floor)	Y			Commercial uses that end up going into the tenant spaces will need to meet the allowed uses of the Urban Mixed Commercial (UMC) Zone.
Residential Apartments (second floor)	Y			
Residential Apartments (third floor)	Y			

Compliance Symbols:

Y – Yes NIP – No Information Provided
 N – No NA – Not Applicable
 P – Partial

Legacy Crossing Overlay (LCO) Design Guidelines

Criteria	Compliance	Notes
Pedestrian Corridor Facilities		
Continuation of Hello-Walk Corridor	Y	The proposed extension of Hello-Walk follows the location which is shown within the design guidelines.
Compliance with Hello-Walk Corridor Detail	Y	The proposed Hello-Walk detail is consistent with the detail that is shown within the design guidelines.
Building Placement		
Located within 5' of property lines along Jackson and Sixth Street	Y	Building setbacks from the build-to-line at intersection corners that are necessary to preserve visual sight distances are not to be counted against the maximum setback percentage and should be accomplished via angled or other building corner treatments to provide adequate motorist and pedestrian visibility. The proposed building corner treatment at Sixth and Jackson meets this sight distance provision.
20% of total building frontage length may be set back a maximum of 15' to accommodate façade articulation and public space amenities	Y	The proposed development meets the 5' maximum setback requirement.
Building Height		
Minimum height is 20' or two stories	Y	The majority of the proposed development is three stories in height.
Maximum height is 60' or five stories	Y	Proposal does not exceed this limitation.
General Building Façade Design		
Front façade shall include the main entrance and a number of transparent window openings	Y	Main entry locations are located on Sixth Street and the intersection of Sixth and also along the Hello-Walk corridor. Large transparent windows are located on the entire length of the building.

Blank walls on all facades that front a park, street, plaza, or other public spaces should be discouraged	Y	The same façade is continued on all sides of the buildings.
On all facades, a clear visual distinction between each floor should be provided	Y	Windows, façade articulations, and varying building treatments create a clear distinction between floors.
Facades should include both solid surfaces and window openings to avoid the creation of blank walls and/or glass curtain walls. Window openings should be balanced to avoid large blank wall surfaces on the façade	Y	The façade is evenly balanced between different sized windows and solid surfaces.
Rear and side facades should be designed with similar architectural elements, materials, and colors as the front façade. However, the design of side and rear facades may be simpler, and more casual in nature	Y	The rear and side facades are equivalent to the front façade.
Window Openings		
Fifty (50%) to eighty-five (85%) percent of ground-floor façades that front public streets and pedestrian ways should be occupied by windows and/or entry doors.	Y	Large transparent windows and doors occupy approximately 59% of the front facades (N, NE, E).
Windows and doors should utilize clear transparent glass in order to provide clear views of storefront displays from the street and to allow natural surveillance of the street and adjacent outdoor spaces.	Y	Transparent glass is proposed to be used for the windows and doors.
Mirror and tinted glass should be discouraged. Moderately tinted glass for energy conservation should be allowed.	Y	There is no proposed mirror or tinted glass.
For all floors above the ground floor, windows should occupy at least twenty (20%)	Y	The second-floor windows occupy approximately 25% of the total wall area.

of the total wall areas and should have a vertical orientation and proportion.		
Projecting Façade Elements		
Projecting façade elements should be in keeping with the historic architecture within the community including awnings and marquees.	Y	Brick masonry, solid concrete, and metal awnings are consistent with historical architecture within the downtown area.
Where buildings are adjacent to public streets or pedestrian ways, at least 75 percent of the façade width should contain projecting façade elements that provide shade and shelter to pedestrians	P	Approximately 65% of the façade widths adjacent to public streets or pedestrian ways contain metal awnings.
Façade Articulation		
Street facing building facades, as well as all facades that front a plaza or pedestrian way should be articulated to improve the quality of the design. Appropriate methods are described in Section 6.D.13	Y	The proposed building façades are articulated by increasing and varying the window openings; recessing windows and entryways; providing vertical and horizontal expression lines between the floors and around windows and doors; and adding depth and detail to each floor.
Building Materials		
Appropriate building materials that are encouraged on facades are listed within Section 6.D.14	Y	Proposed building materials include brick masonry, sealed concrete, flat vertical metal panels, wood panels, and custom metal panels.
Inappropriate building materials that are discouraged on facades are listed within Section 6.D.15	Y	No inappropriate building materials are proposed to be used.
Painted building surfaces should have a matte or low-gloss finish but trim work may have a glossy finish.	Y	Only painted surfaces will be flat metal panels which appear to have a low-gloss finish.

Required Off-Street Parking		
Vehicular parking should be required per the standards within Section 7.B.1	Y	23 parking spaces are provided and 9 are required.
Off-Street Parking Placement		
Off-street parking facilities should not be located between structures and adjacent public right-of-ways or pedestrian corridors	Y	The building and Hello-Walk corridor are located between the public right-of-way and off-street parking facility.
Off-street parking should be located underneath, behind, or to the side of all principle structures, or within parking structures	Y	Off-street parking facilities are located behind and to the side of the proposed development.
Other than public parking facilities, surface parking lots should be minimized in order to reduce the detrimental impacts of large surface parking lots within the LCO area	Y	The surface parking is minimized with the inclusion of 8 individual garage parking spaces.
Where podium parking is provided it should be screened from public view by the building with habitable space or other building features	NA	
Off-Street Parking Joint Use Provisions		
Shared joint use of off-street parking facilities among multiple properties is encouraged and may be approved by the approving body.	NA	
Off-Street Surface Parking Landscape Guidelines		
Surface parking areas should include one canopy tree placed within or around the	Y	5 canopy trees are required, 8 provided.

perimeter of the parking area for each five (5) stalls provided		
Off-street surface parking areas should be screened from adjacent public streets or pedestrian corridors by a five (5) foot wide landscape strip with shrubs or similar plantings that will provide adequate visual screening of the area at maturity and planted four (4) feet on center. The landscape strip may be reduced to three (3) feet in width with the inclusion of a fence or wall used for screening purposes.	Y	Landscape buffers that are adjacent to public streets meet the 5' width requirement and contain trees and shrubs. The remainder of the parking lot includes a 3' exterior buffer with shrubs every 6' and trees every 40'.
Parking Structure Design Guidelines		
The exterior design of parking structures should minimize its visual identity as parking through façade articulation, window openings and variations in color, material and/or texture	NA	
Where possible, parking structures should be placed in a manner to minimize interruption of street frontage and screened from view by habitable space of the uses that they serve	NA	
Where parking structures are located adjacent to public streets or pedestrian areas, the exterior of the parking structure should include architectural detail such as decorative façade features, planters, and storefronts to minimize the appearance of the parking structure to motorists and pedestrians	NA	

Key Public Spaces		
Developments within the LCO area should incorporate public open spaces and features (such as plazas, fountains, seating and gathering areas and pocket parks) as key focal points within the LCO area as identified within Figure 8.1	Y	The proposal includes a larger plaza space that has already been constructed at the intersection of Jackson and Sixth Street which leads into the Hello-Walk corridor.
Public Art Integration and Key Installation Locations		
Public art incorporation within building facades, street furnishings, public installations and other development components are highly encouraged	Y	The applicant has proposed a piece of public art near the Jackson and Sixth Street intersection.
Developments should incorporate public art installations within all proposed key public spaces and the identified installation locations identified in Figure 8.1	Y	The applicant has proposed a piece of public art within the key public space which has been identified at the southwest corner of Sixth and Jackson.
Stormwater Management		
To the greatest extent possible all developments within the LCO area should utilize best management practices to capture, detain, reuse, treat and otherwise control and reduce stormwater runoff from the development site. Such management plans should include items such as pervious pavement materials, bio-swales, green roofs, rainwater harvesting, and other such practices	Y	The proposal includes a green roof on the single-story commercial building adjacent to Hello-Walk as well as planters dispersed throughout the development.
All developments within the LCO area should integrate low impact stormwater management practices in	NIP	

addition to meeting all other stormwater requirements and provisions of Moscow City Code		
Public Transit Facilities		
All developments within the LCO area should assess the need for transit facilities necessary to serve the development including the location of public transit stops, benches, shelters and signage.	NA	
Bicycle Parking Facilities		
Developments within the LCO area should provide bicycle parking for each use of a lot or structure in accordance with the standards found within Section 9.C.1	P	14 bicycle parking spaces are required and 8 are shown on the site plan.
Each bicycle parking space shall be sufficient to accommodate a bicycle at least six (6) feet in length and two (2) feet wide, and shall be provided with some form of stable frame permanently anchored to a foundation to which a bicycle frame and both wheels may be conveniently secured using a chain and padlock, locker, or other storage facilities which are convenient for storage and are reasonably secure from theft and vandalism.	Y	Bicycle spaces of the required dimensions are shown on the site plan.
The separation of the bicycle parking spaces and the amount of corridor space must be adequate for convenient access to every space when the parking facility is full.	Y	
When automobile parking spaces are provided in a	NA	

structure, all required bicycle spaces shall be located inside that structure or should be located in other areas protected from the weather. Bicycle parking spaces in parking structures should be clearly marked as such and should be separated from auto parking by some form of barrier to minimize the possibility of damage from a vehicle.		
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6TH & JACKSON

MOSCOW, IDAHO

FEB 25, 2021

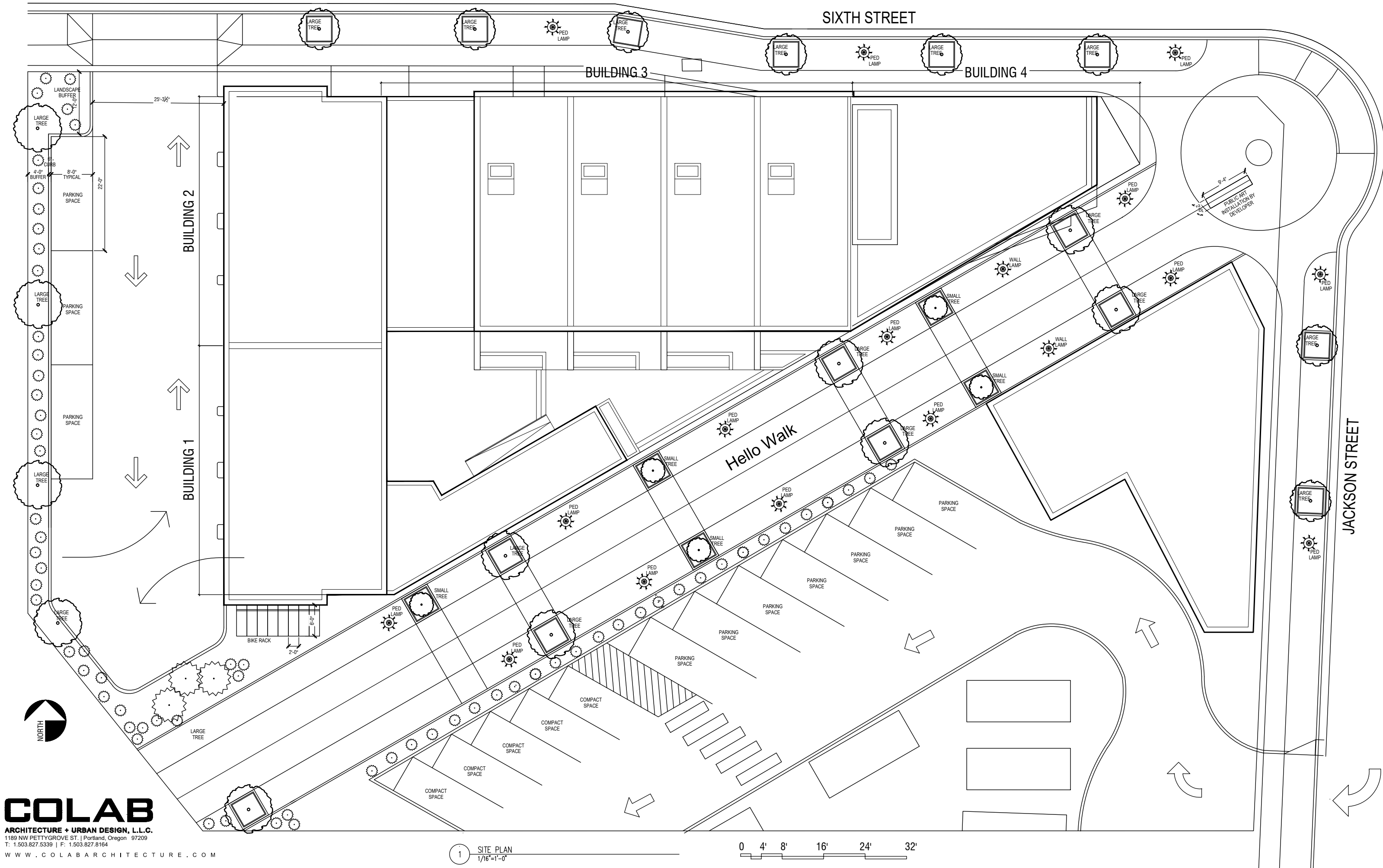
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SOUTH EAST VIEW



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SOUTH VIEW



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NORTH WEST VIEW



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NORTH VIEW



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HELLO WALK - WEST VIEW



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HELLO WALK - WEST VIEW 2



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HELLO WALK - EAST VIEW

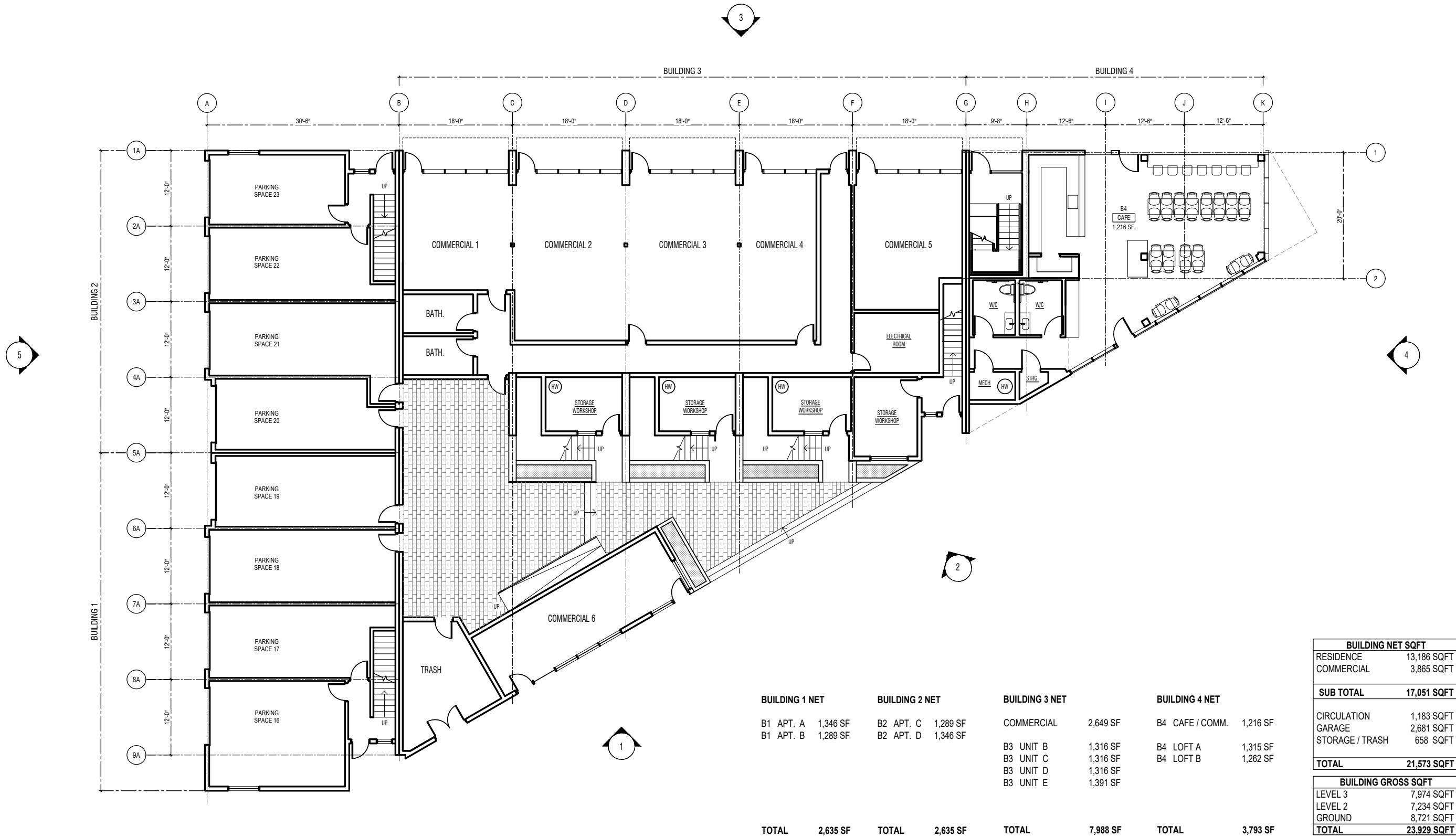


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SOUTH WEST 6TH ST. VIEW



BUILDING 1 NET

B1 APT. A 1,346 SF
B1 APT. B 1,289 SF

TOTAL 2,635 SF

BUILDING 2 NET

B2 APT. C 1,289 SF
B2 APT. D 1,346 SF

TOTAL 2,635 SF

BUILDING 3 NET

COMMERCIAL 2,649 SF
B3 UNIT B 1,316 SF
B3 UNIT C 1,316 SF
B3 UNIT D 1,316 SF
B3 UNIT E 1,391 SF

TOTAL 7,988 SF

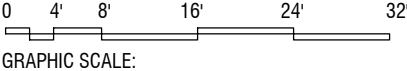
BUILDING 4 NET

B4 CAFE / COMM. 1,216 SF
B4 LOFT A 1,315 SF
B4 LOFT B 1,262 SF

TOTAL 3,793 SF

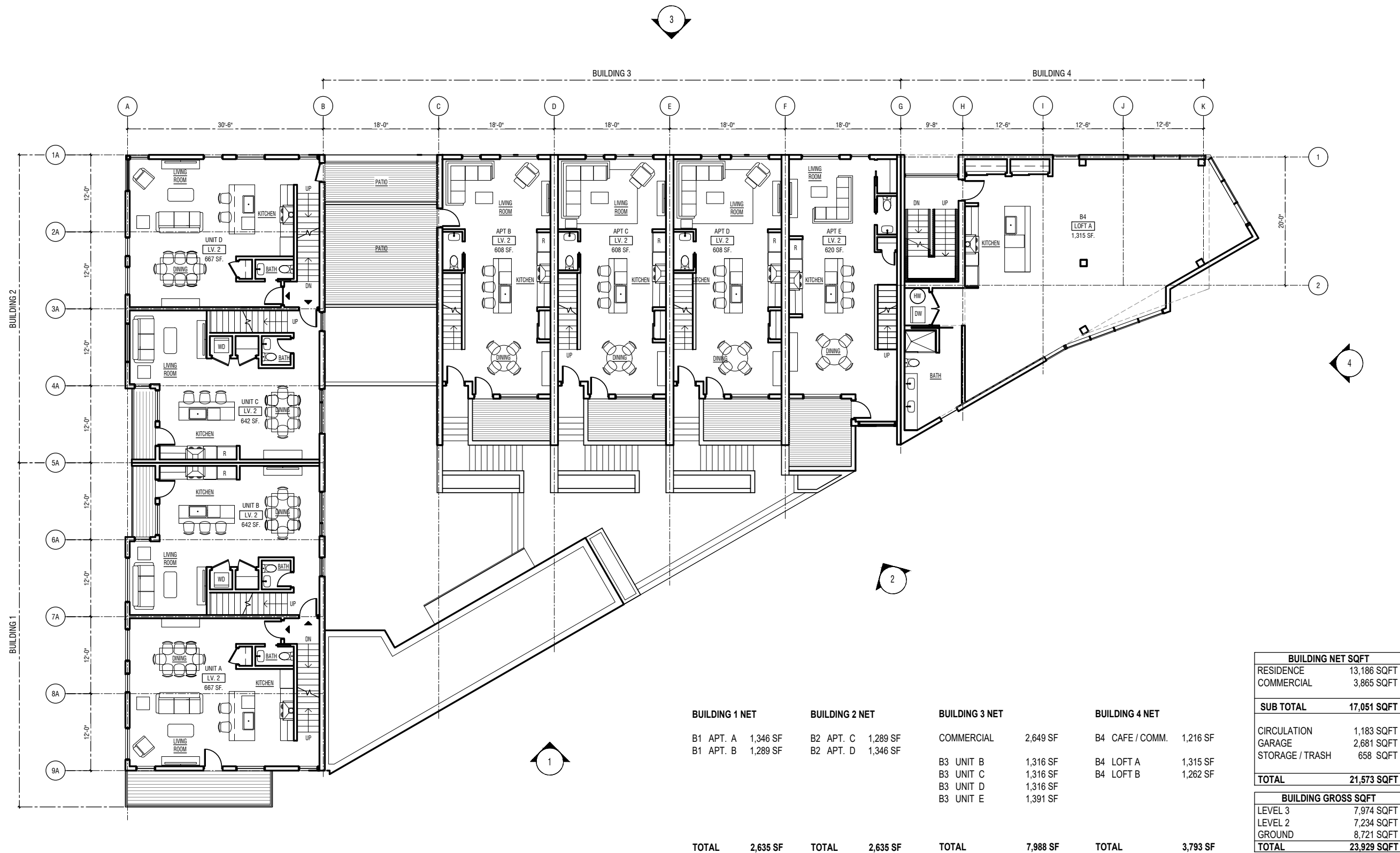
BUILDING NET SQFT	
RESIDENCE	13,186 SQFT
COMMERCIAL	3,865 SQFT
SUB TOTAL	17,051 SQFT
CIRCULATION	1,183 SQFT
GARAGE	2,681 SQFT
STORAGE / TRASH	658 SQFT
TOTAL	21,573 SQFT
BUILDING GROSS SQFT	
LEVEL 3	7,974 SQFT
LEVEL 2	7,234 SQFT
GROUND	8,721 SQFT
TOTAL	23,929 SQFT

1 FLOOR PLAN – LEVEL 1
1/16"=1'-0"



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BUILDING 1 NET

B1 APT. A 1,346 SF
B1 APT. B 1,289 SF

TOTAL 2,635 SF

BUILDING 2 NET

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B2 APT. D 1,346 SF

TOTAL 2,635 SF

BUILDING 3 NET

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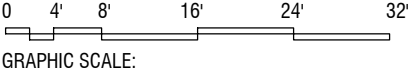
BUILDING 4 NET

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TOTAL 3,793 SF

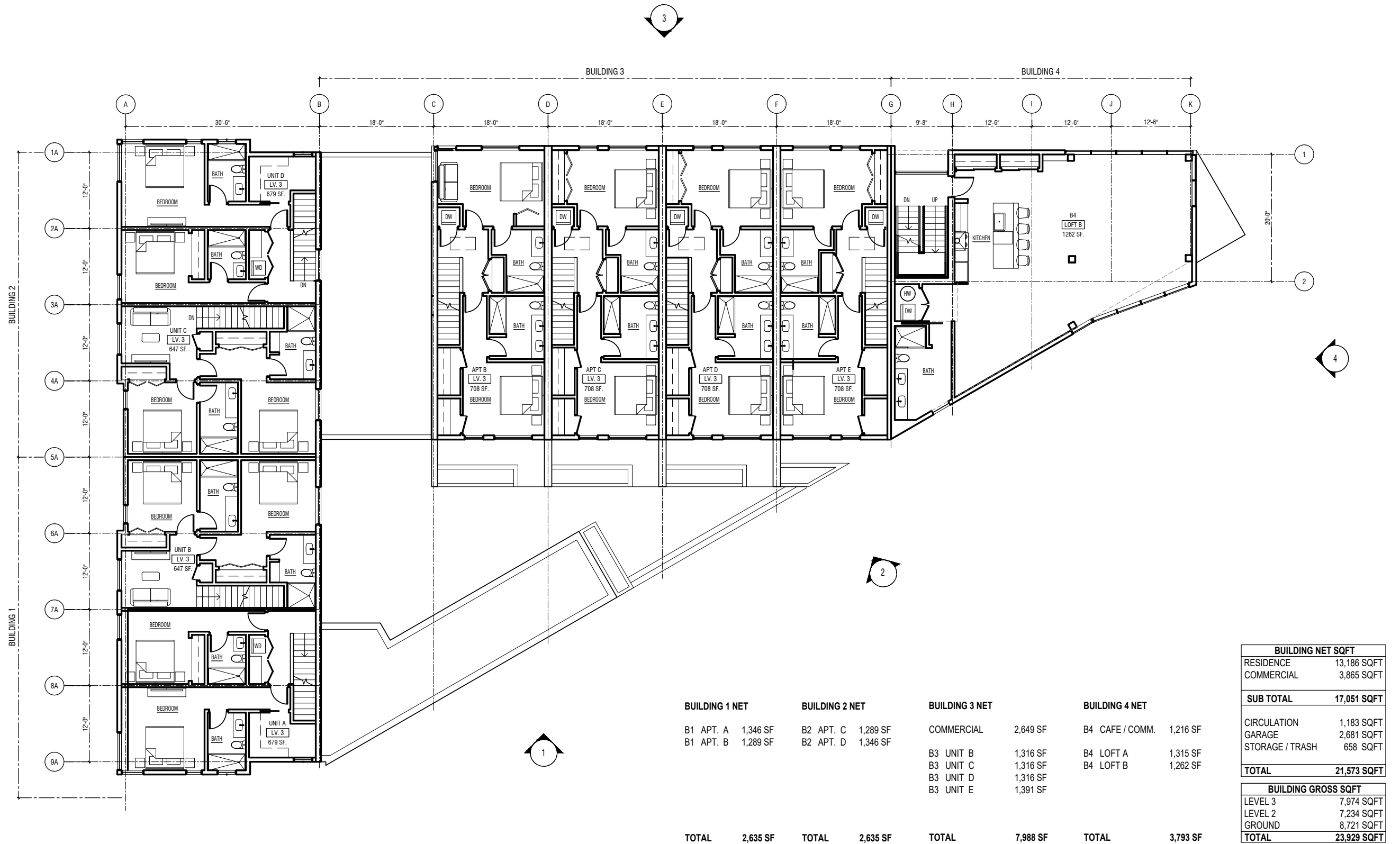
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STORAGE / TRASH	658 SQFT
TOTAL	21,573 SQFT
BUILDING GROSS SQFT	
LEVEL 3	7,974 SQFT
LEVEL 2	7,234 SQFT
GROUND	8,721 SQFT
TOTAL	23,929 SQFT

1 FLOOR PLAN – LEVEL 2
1/16"=1'-0"

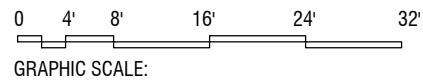


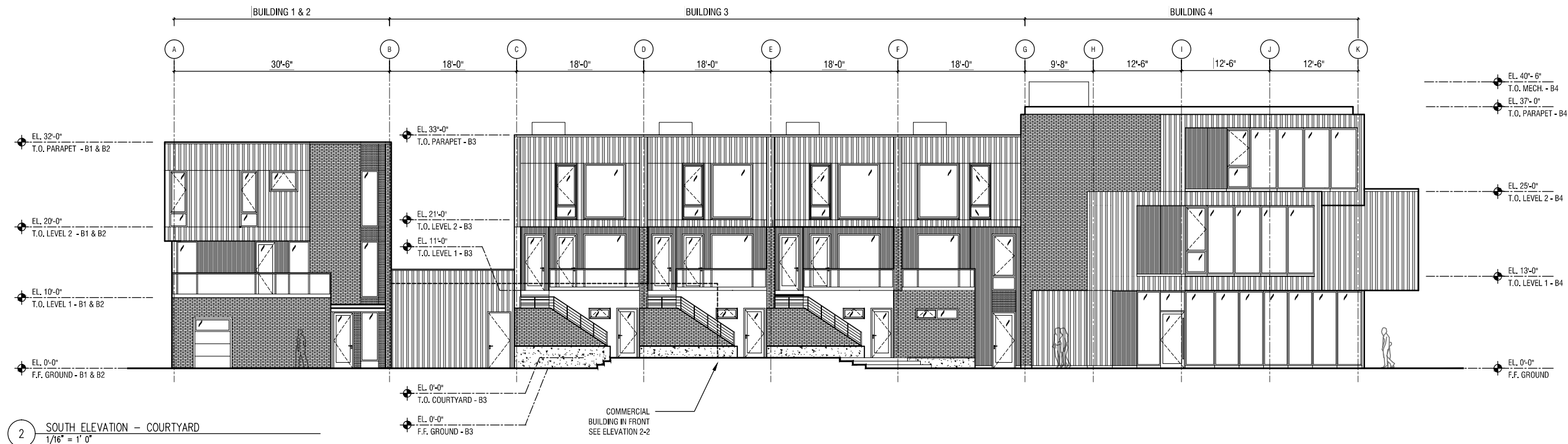
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1 FLOOR PLAN – LEVEL 3
1/16"=1'-0"





6TH AND JACKSON - EXTERIOR ELEVATIONS



6TH AND JACKSON - EXTERIOR ELEVATIONS