



Garfield Street Apartments

VWR Development, LLC
 735 SW 158th Ave. | Beaverton, OR 97006
 phone 503.726.7060 | fax 503.726.7106

Project Summary

Address: 3914 NE Garfield Avenue
 Plan District: Albina
 Neighborhood: King
 Use: Multi-Unit Residential
 Zoning: RHd
 Site Area: 3,600sf
 Allowed F.A.R.: 4:1
 Calculated F.A.R.: 3.1:1

	provided	req/allowed
Building Area	11,093sf	14,400sf
Number of Stories	4 Stories	n/a
Landscape %	778sf (21.6%)	15% req
Building Height	45'-3"	75'-0"
Total Units	13 Units	n/a
Studio	6	
1-Bedroom	2	none
2-Bedroom	None	15
Car Parking	15	2
Bike Parking Long Term	2	
Bike Parking Short Term		
Building Setbacks		11'-0"
North	11'-0"	9'-0"
East	9'-0"	0'-0"
South	0'-0"	0'-0"
West	0'-0"	0'-0"

Neighborhood Association Meeting

Portland, OR
 October 14, 2015

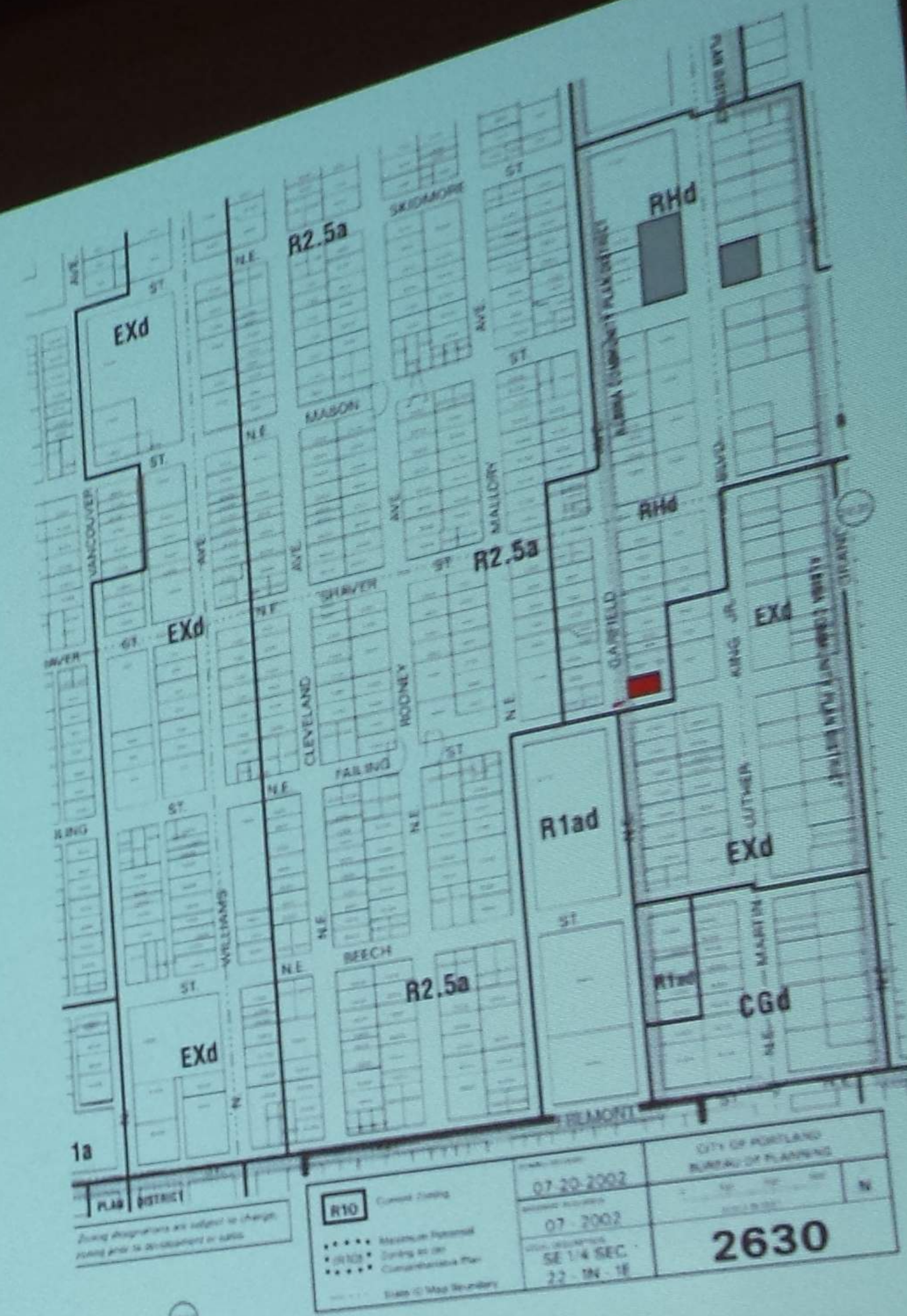
tva architects inc.
 122 SW Keith Avenue | Suite 1500 | Portland, Oregon 97204
 phone 503.209.3688 | www.tvaarchitects.com

- 6:30 VNA October
- 6:30 Introductions & Agenda
- 6:45 Vic Remmers (5 min)
- 7:10 Mike Boyer
- 7:35 New Business
- 7:35 Announcements
- 7:40 Approval of 3rd
- 7:50 Committee Rep
- 8:00 Announcements
- 8:10 Old Business
- 8:10 Traffic Safety
- 8:20 Chair Report

RHd

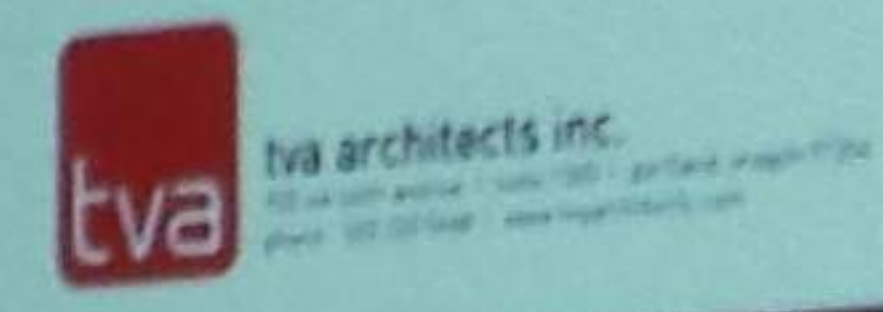
High Density Residential

SITE LOCATION

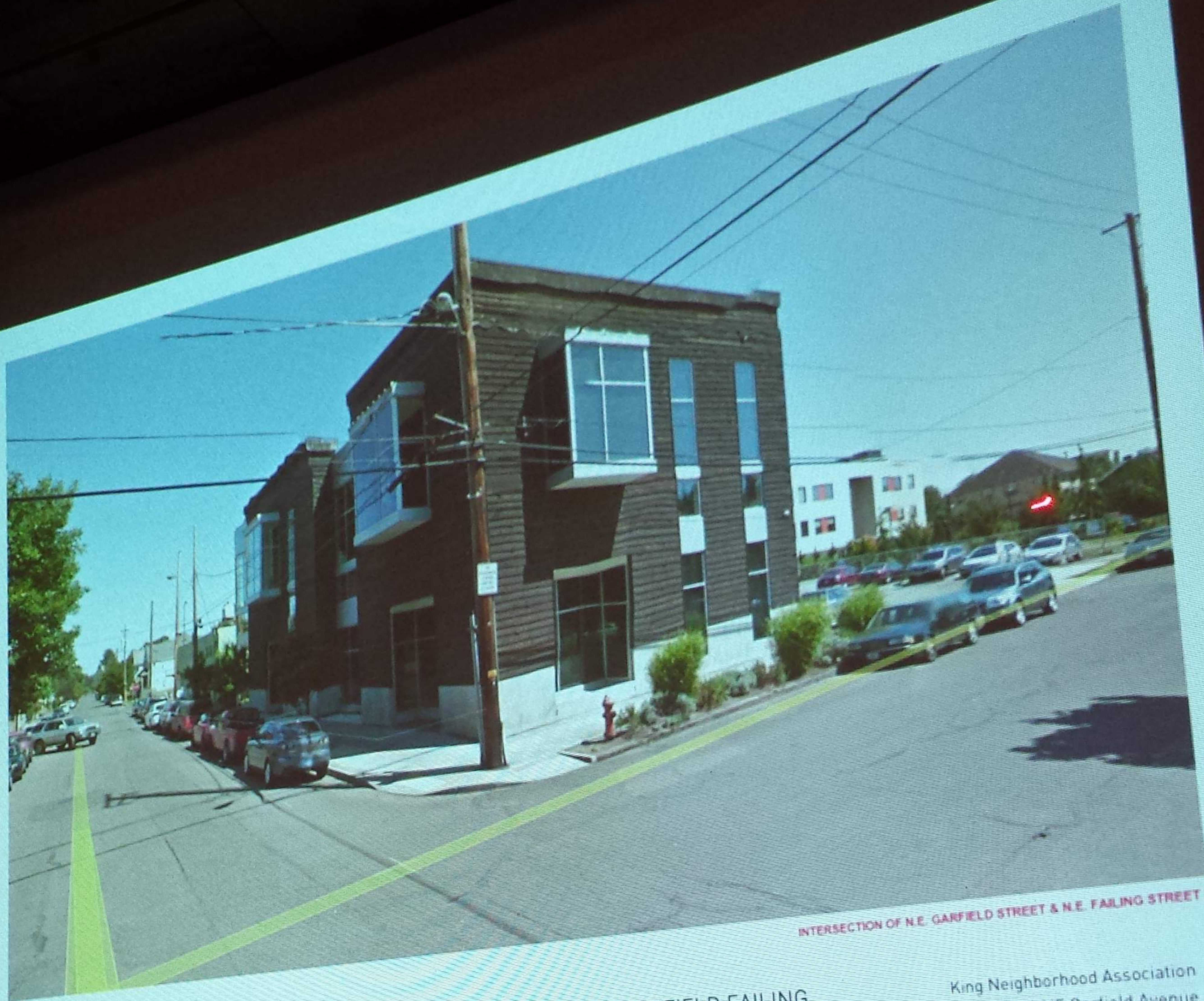


ZONING MAP 002 GARFIELD.FAILING
10.14.2015

King Neighborhood Association
3914 NE Garfield Avenue



- 6-30 ZNA October
- 6-30 Introduction & Agenda
- 6-45 Via Remedy
- 7-15 New City
- 7-35 New Business
- 7-35 Announcements
- 7-40 Approval of
- 7-50 Committee
- 7-50 Announcements
- 8-10 OIA Business
- 8-15 Traffic Safety
- 8-20 Chair Report



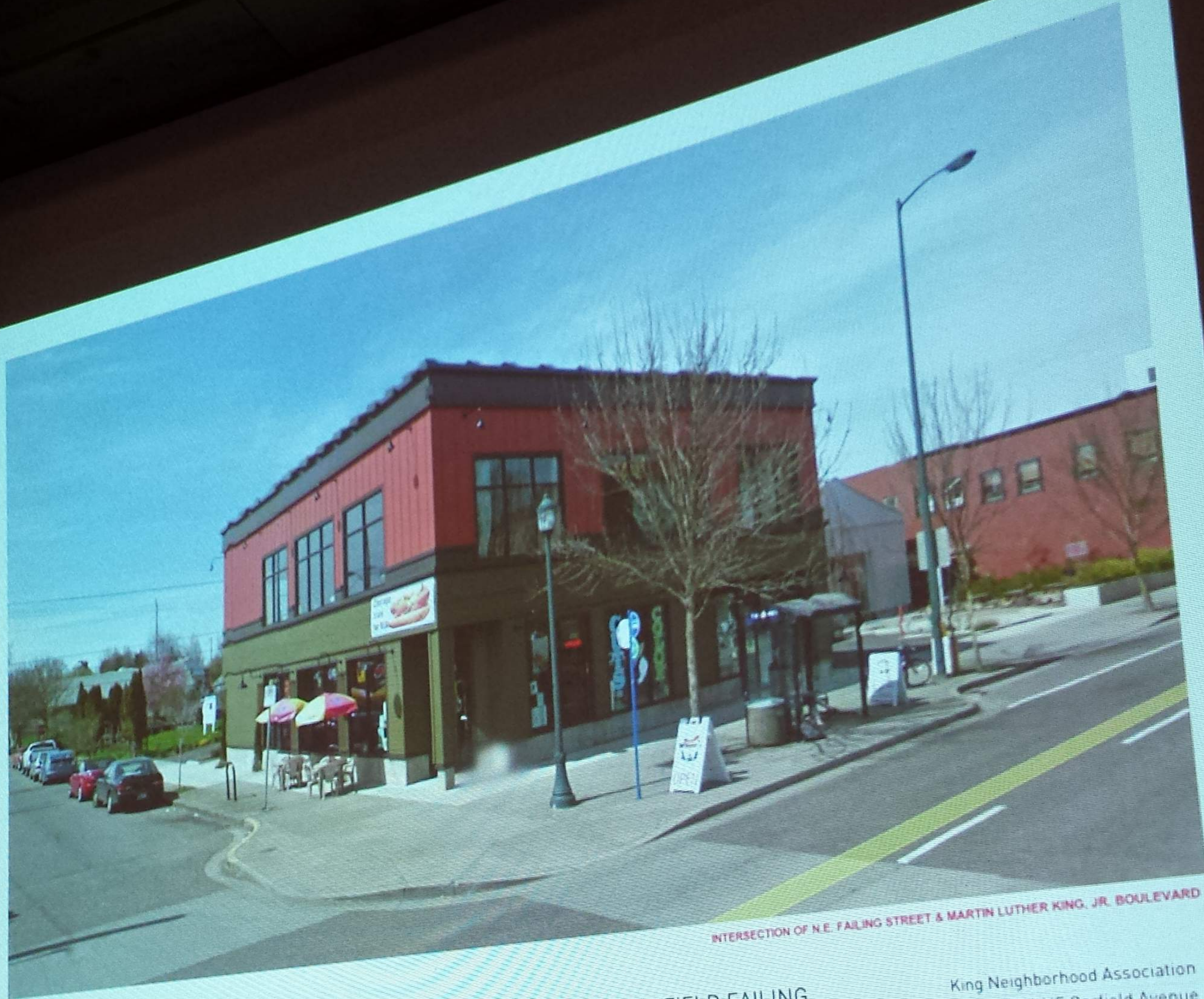
INTERSECTION OF N.E. GARFIELD STREET & N.E. FAILING STREET

tva architects inc.
131 NE 24th Avenue • Suite 1000 • Portland, Oregon 97232
phone: 503.225.7662 | www.tvaarchitects.com

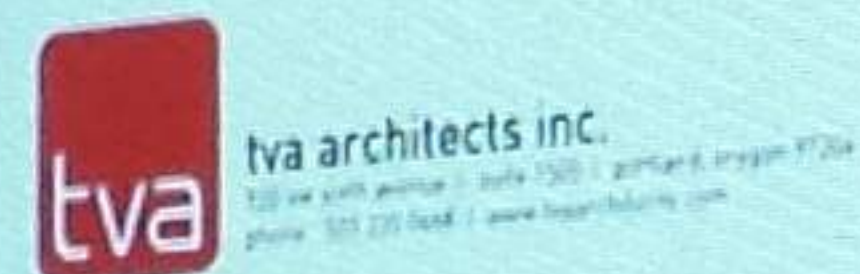
NEIGHBORHOOD CONTEXT PHOTOS 004 GARFIELD FAILING
10.14.2015

King Neighborhood Association
3914 NE Garfield Avenue

- KNA October 2
- 6:30 Introductions & Agenda
- 6:45 Vic Remmers (5 min)
- 7:10 Mike Boyer
- 7:35 New Business
- 7:35 Announcements
- 7:40 Approval of Se
- 7:50 Committee Repo
- 8:05 Announcements
- 8:10 Old Business
- 8:10 Traffic Safety
- 8:20 Chair Report



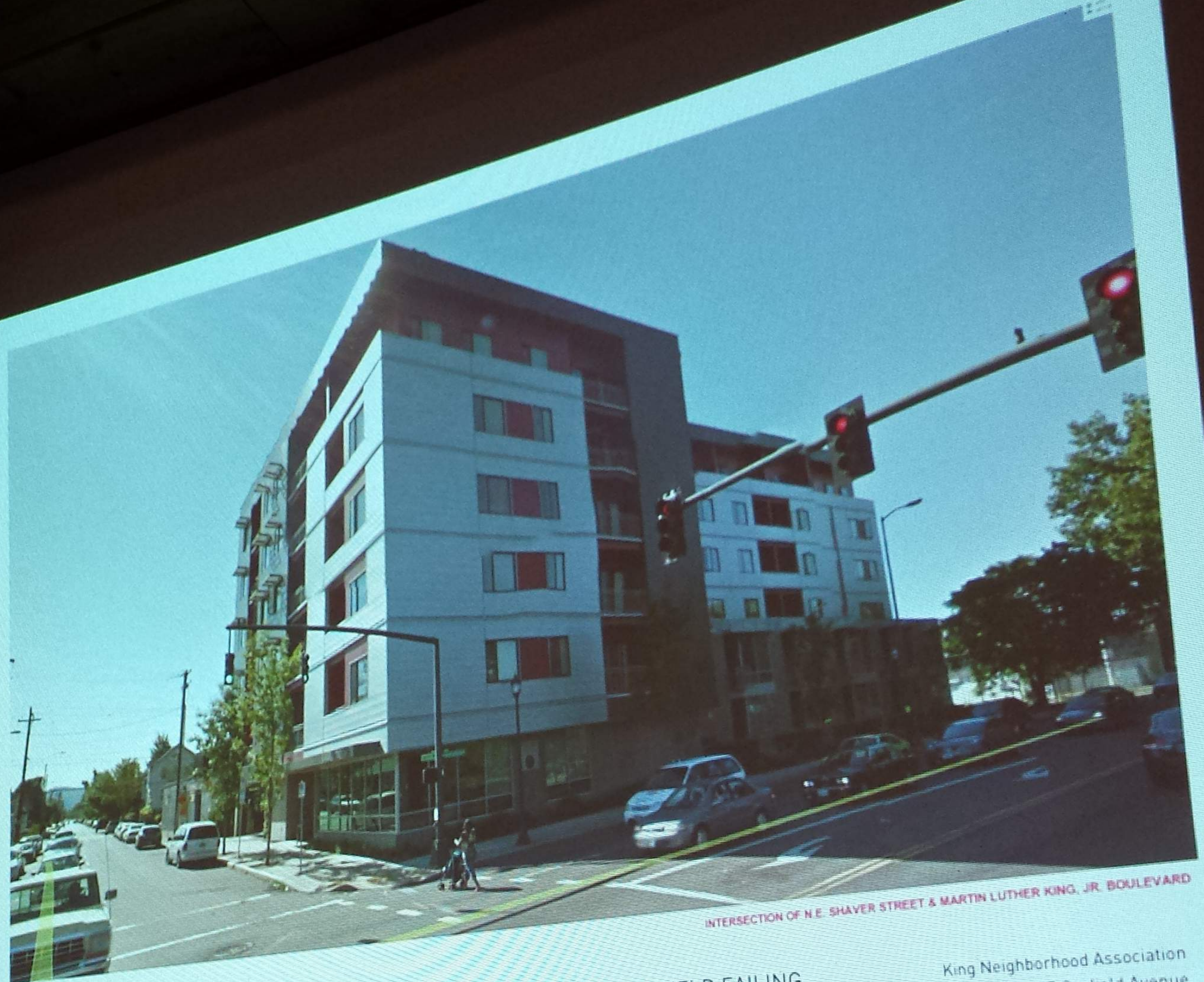
INTERSECTION OF N.E. FAILING STREET & MARTIN LUTHER KING, JR. BOULEVARD



NEIGHBORHOOD CONTEXT PHOTOS 005 GARFIELD FAILING
10.14.2015

King Neighborhood Association
3914 NE Garfield Avenue

- KNA October 2
- 6:30 Introductions & Agenda
- 6:45 Vic Remmers and Officer Zoeller (5 min)
- 7:10 Mike Boyer
- 7:35 New Business
- 7:35 Announcements
- 7:40 Approval of Se
- 7:50 Committee Repo
- 8:05 Announcements
- 8:10 Old Business
- 8:10 Traffic Safety
- 8:20 Chair Report



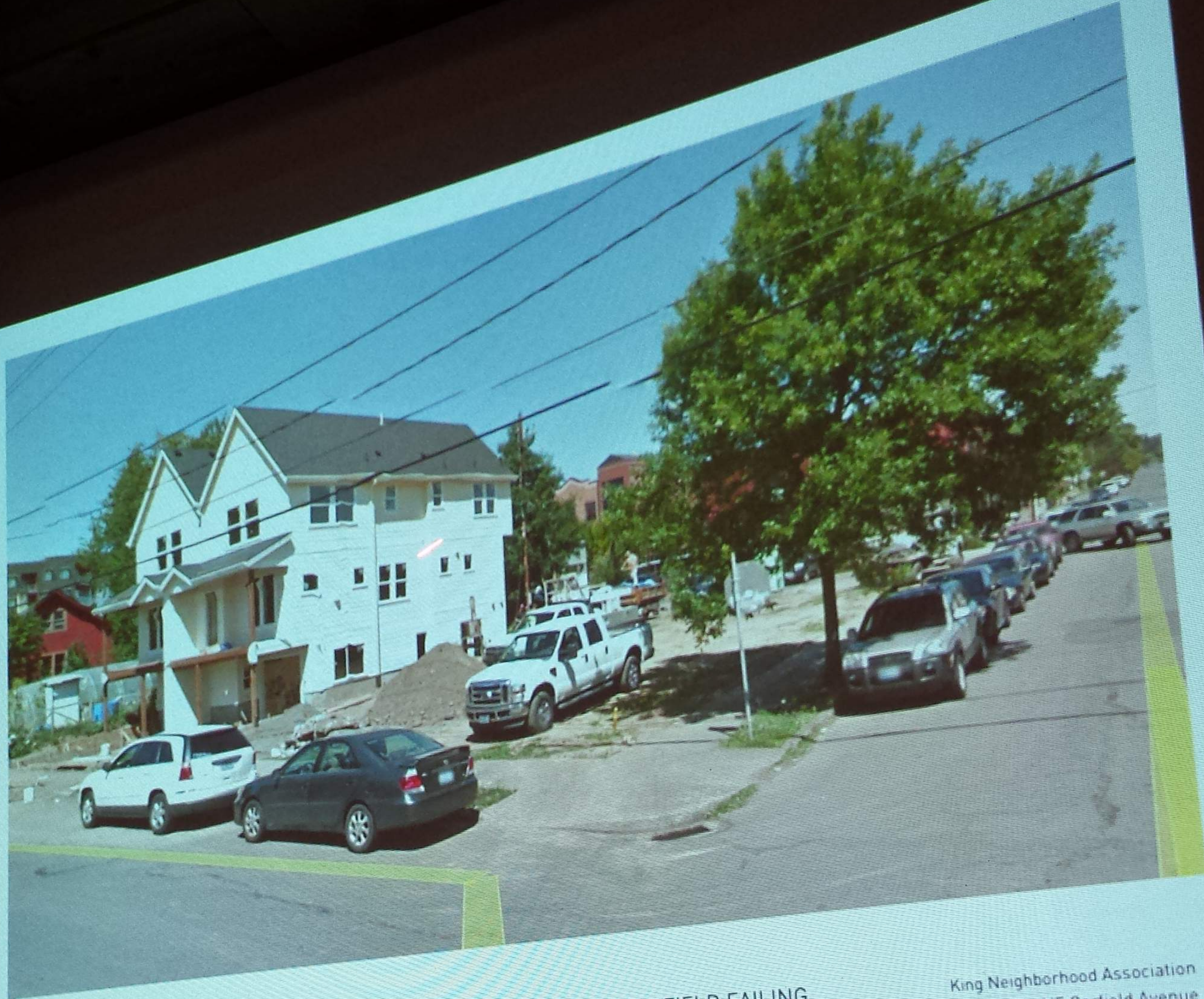
INTERSECTION OF N.E. SHAVER STREET & MARTIN LUTHER KING, JR. BOULEVARD

tva architects inc.
100 NE 4th Avenue, Suite 1000, Portland, Oregon 97232
phone: 503.225.0448 | www.tvaarchitects.com

NEIGHBORHOOD CONTEXT PHOTOS 006 GARFIELD FAILING
10.14.2015

King Neighborhood Association
3914 NE Garfield Avenue

- KNA October 2
- 6:30 Introductions & Agenda
- 6:45 Vic Remmers and Officer Zoeller (5 min)
- 7:10 Mike Boyer
- 7:35 New Business
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- 7:40 Approval of Se
- 7:50 Committee Repo
- 8:05 Announcements
- 8:10 Old Business
- 8:10 Traffic Safety
- 8:20 Chair Report

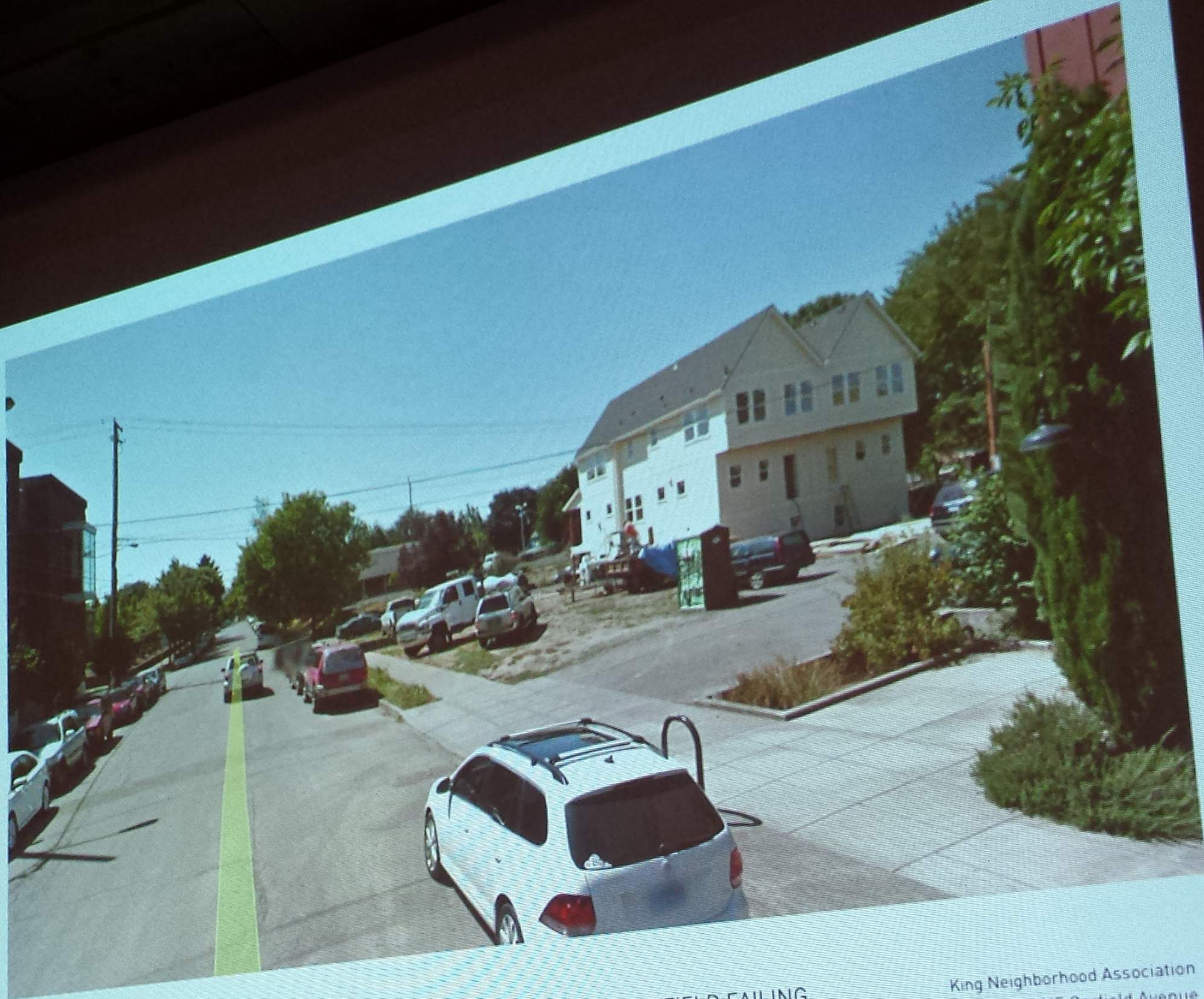


EXISTING SITE PHOTO 007 GARFIELD FAILING
10.14.2015

King Neighborhood Association
3914 NE Garfield Avenue

tva architects inc.
100 NE 22nd Avenue, Suite 1000, Portland, Oregon 97232
phone: 503.225.7648 | www.tva-architects.com

KNA October 2015
6:30 Introductions & Agenda
6:45 Vic Remmers (5 min)
7:10 Mike Boyer
7:35 New Business
7:35 Announcements
7:40 Approval of Se
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8:05 Announcements
8:10 Old Business
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8:20 Chair Report



EXISTING SITE PHOTO 008 GARFIELD FAILING
10.14.2015

King Neighborhood Association
3914 NE Garfield Avenue

tva architects inc.
1311 NE 4th Avenue, Suite 1000, Portland, Oregon 97232
Phone: 503.227.2848 | www.tva-architects.com

KNA October 2015
6:30 Introductions & Agenda
6:45 Vic Remmers (5 min)
7:10 Mike Boyer
7:35 New Business
7:35 Announcements
7:40 Approval of Ser...
7:50 Committee Report
7:55 Announcements
8:10 Old Business
8:10 Traffic Safety
8:20 Chair Report



RENDERING VIEW 009 GARFIELD FAILING
10.14.2015

King Neighborhood Association
3914 NE Garfield Avenue

tva architects inc.
1310 SW 10th Avenue • Suite 1000 • Portland, Oregon 97204
phone: 503.227.0448 • www.tvaarchitects.com

KNA October
6:30 Introductions &
Agenda
6:45 Vic Remmers and
7:10 Mike Boyer
7:35 New Business
7:35 Announcements
7:40 Approval of Se
7:50 Committee Repo
7:55 Announcements
8:10 Old Business
8:15 Traffic Safety
8:25 Chair Report



RENDERING VIEW 010 GARFIELD FAILING
10.14.2015

King Neighborhood Association
3914 NE Garfield Avenue

tva architects inc.
433 NE 40th Avenue • Suite 200 • Portland, Oregon 97224
phone: 503.251.0444 • www.tvaarchitects.com

KNA October
6:30 Introductions &
Agenda
6:45 Vic Remmers (Chair)
7:10 Mike Bayer
7:35 New Business
7:35 Announcements
7:40 Approval of Se
7:50 Committee Rep
7:50 Announcements
8:10 Old Business
8:10 Traffic Safety
8:20 Chair Report



RENDERING VIEW 011 GARFIELD FAILING
10.14.2015

King Neighborhood Association
3914 NE Garfield Avenue

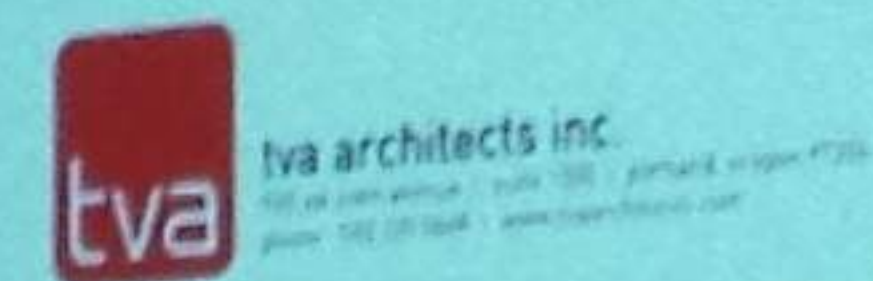
tva architects inc.
100 NE 4th Avenue, Suite 1000, Portland, Oregon 97232
phone: 503.237.8888 | www.tvaarchitects.com

KNA October
6:30 Introductions &
Agenda
6:45 Vic Remmers
7:10 Mike Boyer
7:35 New Business
7:35 Announcements
7:40 Approval of Se
7:50 Committee Rep
8:00 Announcements
8:10 Old Business
8:15 Traffic Safety
8:20 Chair Report

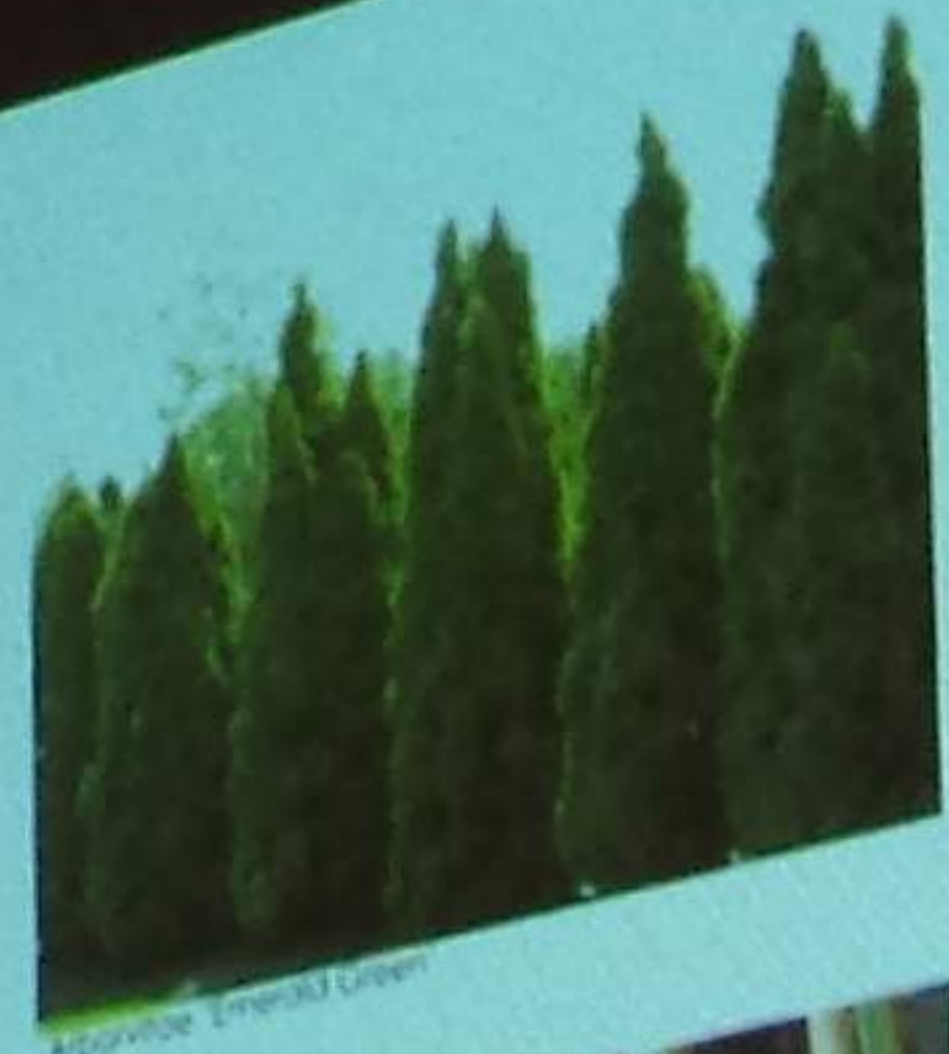


RENDERING VIEW 012 GARFIELD FAILING
10.14.2015

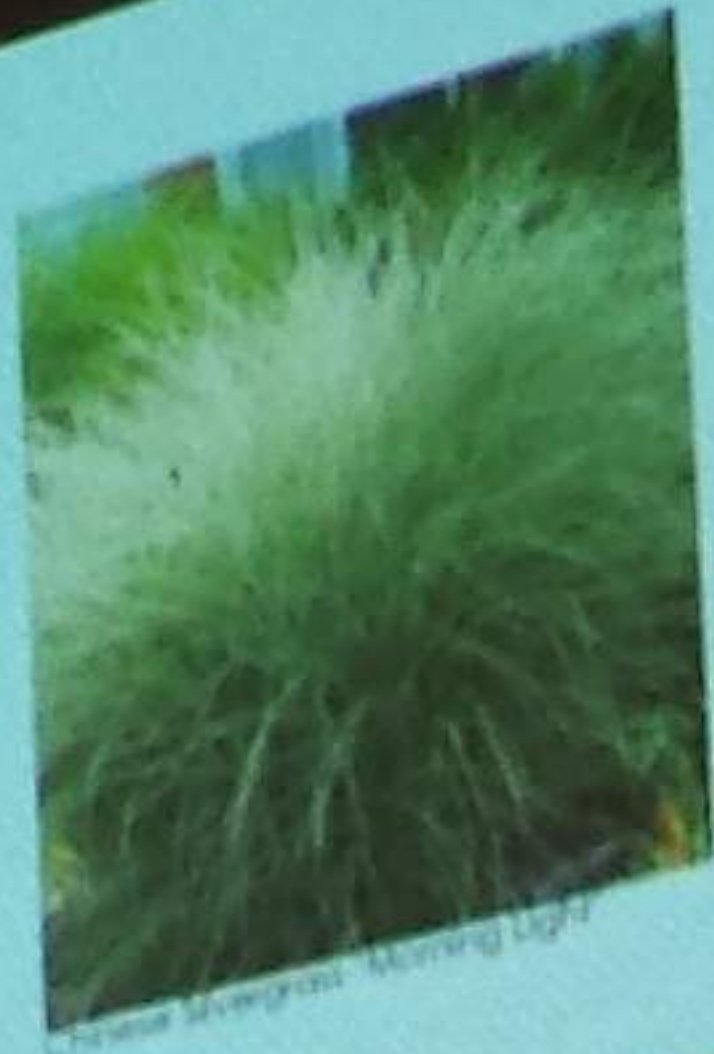
King Neighborhood Association
3914 NE Garfield Avenue



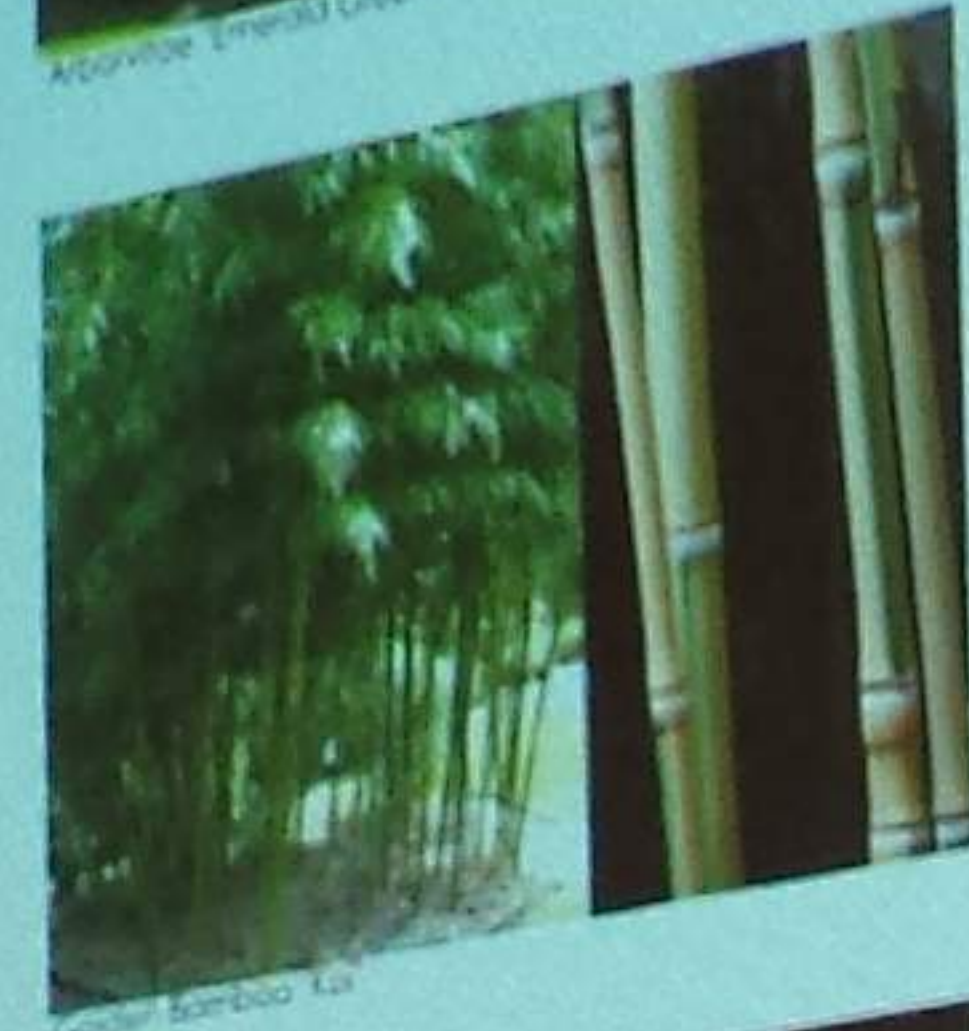
- 6:30 KNA October 2
- 6:30 Introductions & Agenda
- 6:45 Vic Remmele (6 m)
- 7:10 Mike Boyer
- 7:35 New Business
- 7:35 Announcements
- 7:40 Approval of Sep
- 7:50 Committee Repor
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- 8:10 Old Business
- 8:15 Traffic Safety
- 8:25 Chair Report



Arborvitae Emerald Green



Pampas Grass - Working Light



Bamboo - Emerald Green



Small Fountain Grass



Japanese Maple - Terry

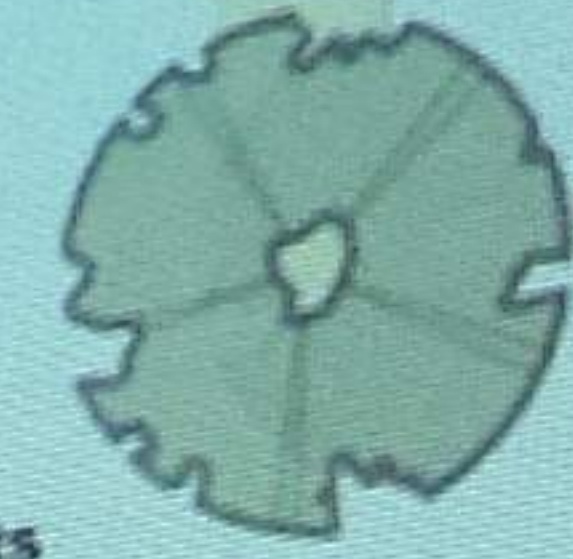
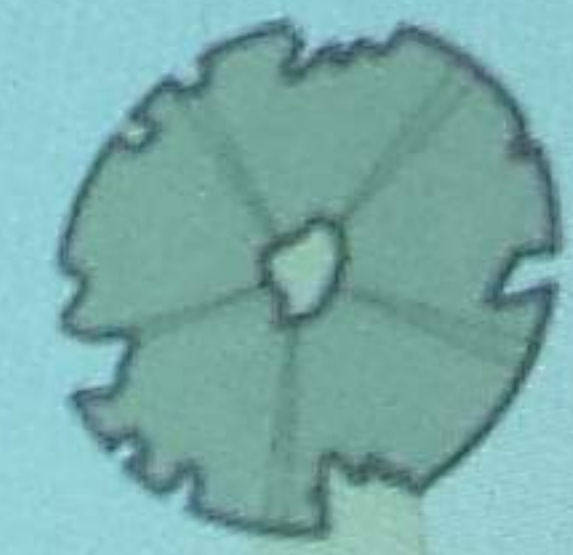
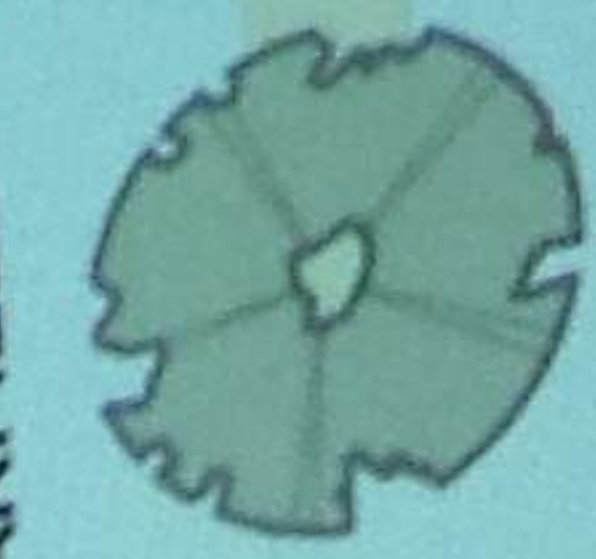


Paper Birch

MATERIALS 013 | GARFIELD FAIRING NO
10.14.2015.015

King Neighborhood Association
3914 NE Garfield Avenue

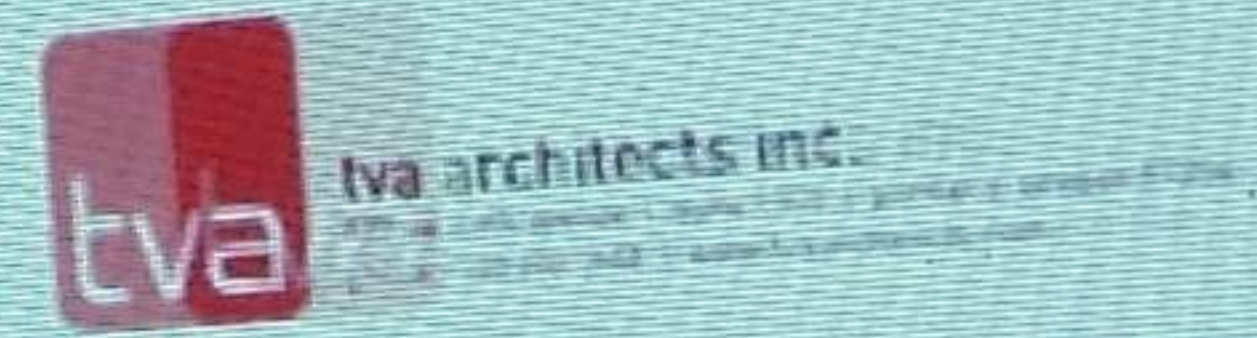
N.E. GARFIELD AVENUE



Unit Totals

Unit Type	SF	Total Units
Unit A	665sf	01 Total
Unit B	717sf	01 Total
Unit C	571sf	02 Total
Unit D	399sf	02 Total
Unit E	457sf	02 Total
Unit F	621sf	01 Total
Unit G	601sf	01 Total
Unit H	468sf	01 Total
Unit J	616sf	01 Total

13 Total Units



SITE PLAN/LEVEL 01

KNA October

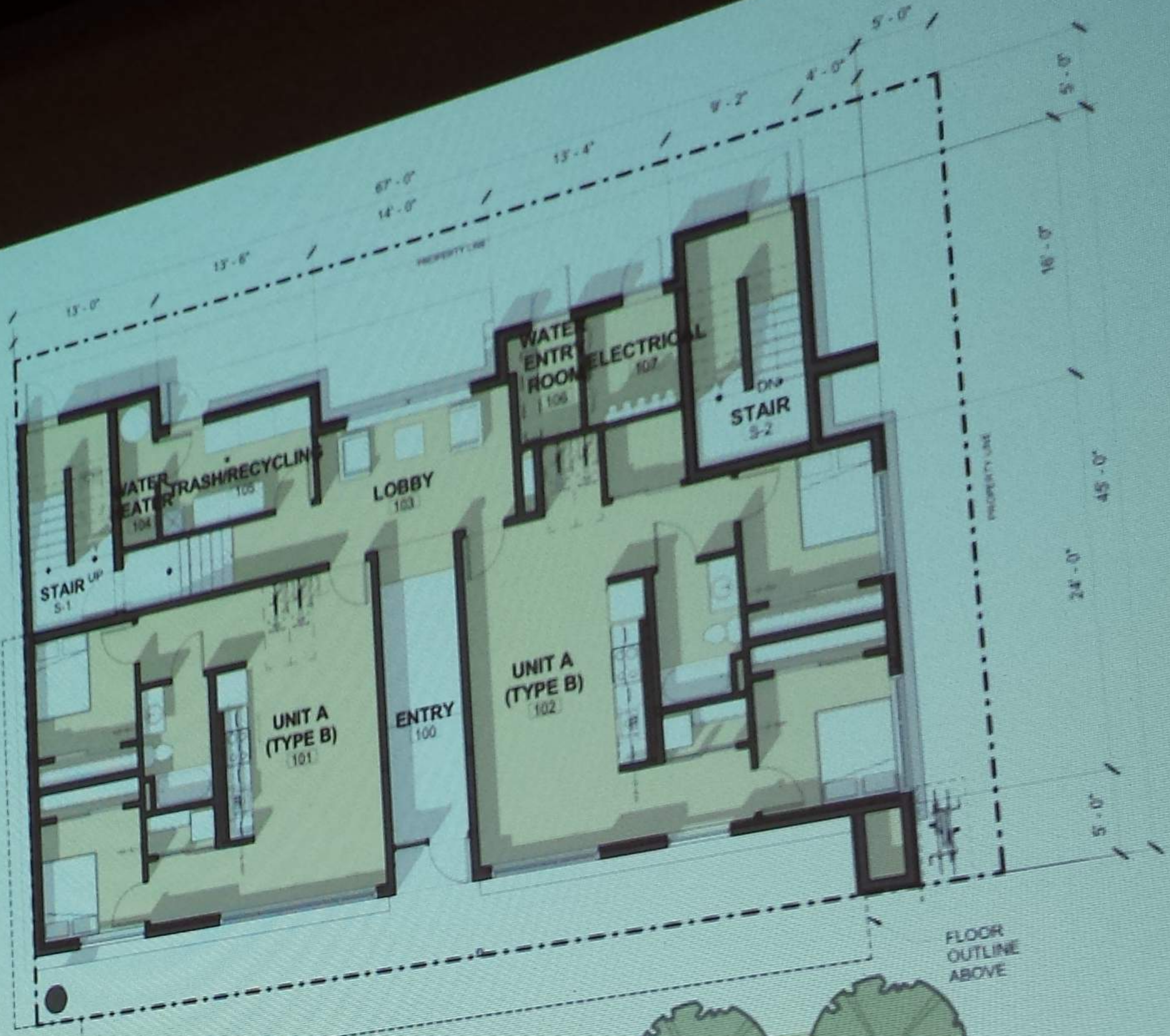
6:30 Introductions & Agenda
Gifford Zoeller (5 min)

6:45 Vic Remmers and
7:10 Mike Bayer

7:35 New Business
7:35 Announcements
7:40 Approval of Se
7:50 Committee Rep
7:50 Announcements

8:10 Old Business
8:10 Traffic Safety
8:20 Chair Report

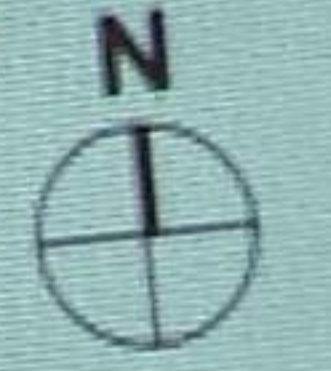
N.E. GARFIELD AVENUE



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Unit J	616sf	01 Total

13 Total Units

N.E. FAILING STREET

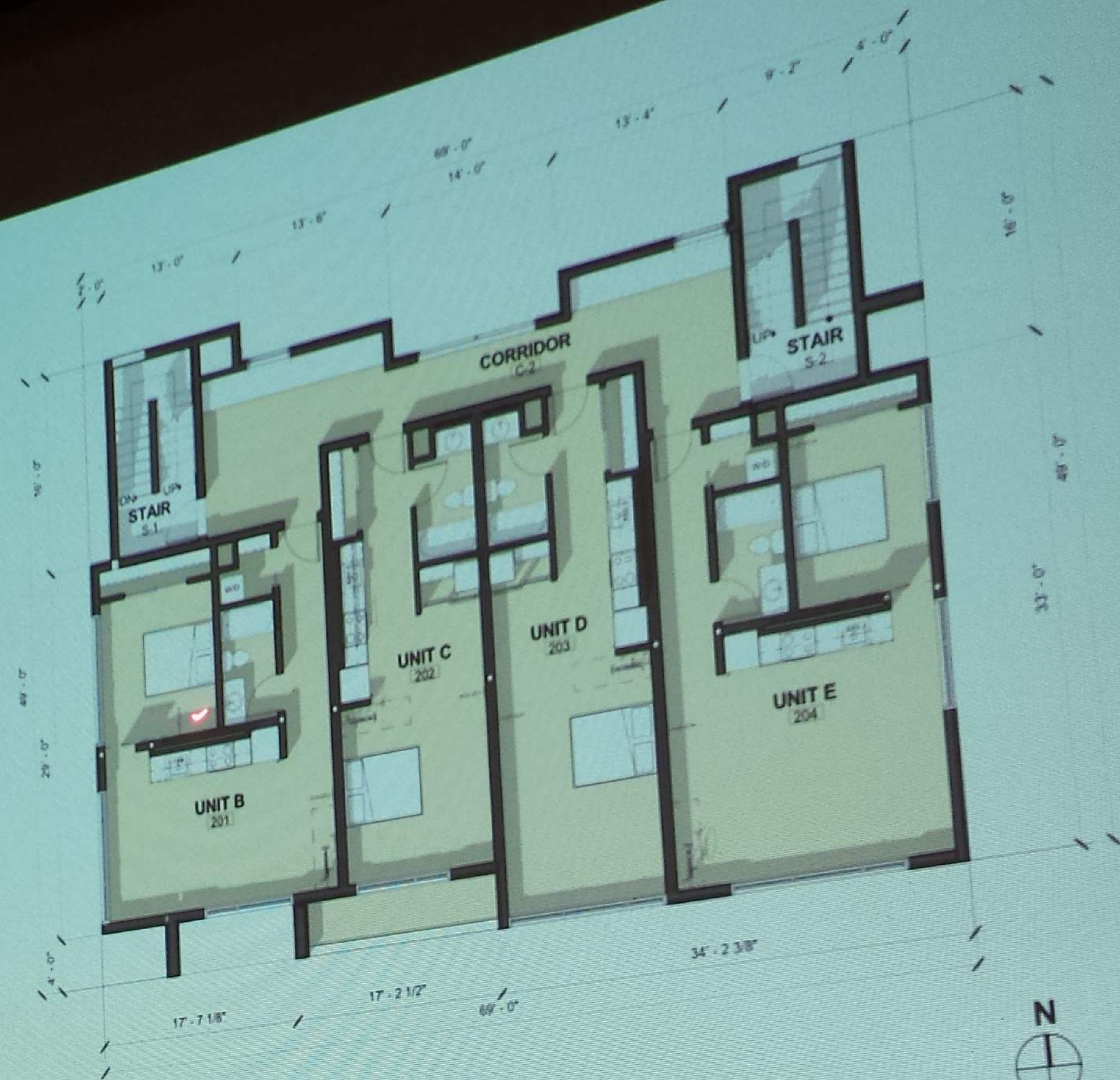


SITE PLAN/LEVEL 01 FLOOR PLAN 014 GARFIELD FAILING
 1/8" = 1'-0" 10.14.2015

King Neighborhood Association
 3914 NE Garfield Avenue



- 6:30 KNA Dinner
- 6:30 Introduction & Agenda
- 6:45 Vic Remmick
- 7:10 Mike Bayer
- 7:30 New Business
- 7:35 Announcements
- 7:40 Approval of S...
- 7:50 Committee R...
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13 Total Units

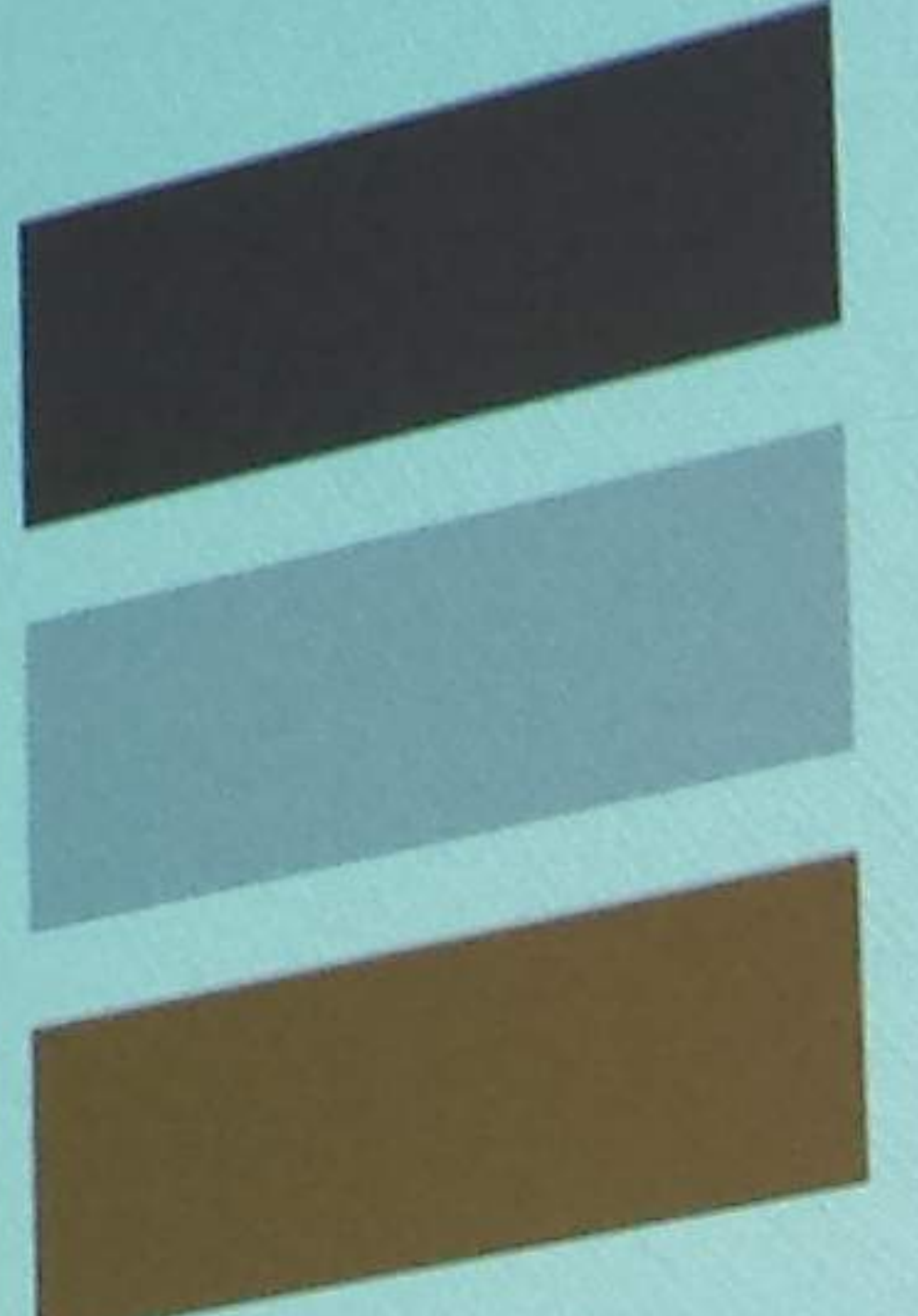
tva tva architects inc.
 400 NE North Avenue Suite 1000 Portland, Oregon 97232
 phone: 503 227-3638 www.tvaarchitects.com

LEVEL 02-03 TYPICAL FLOOR PLAN 015 GARFIELD FAILING
 1/8" = 1'-0" 10.14.2015

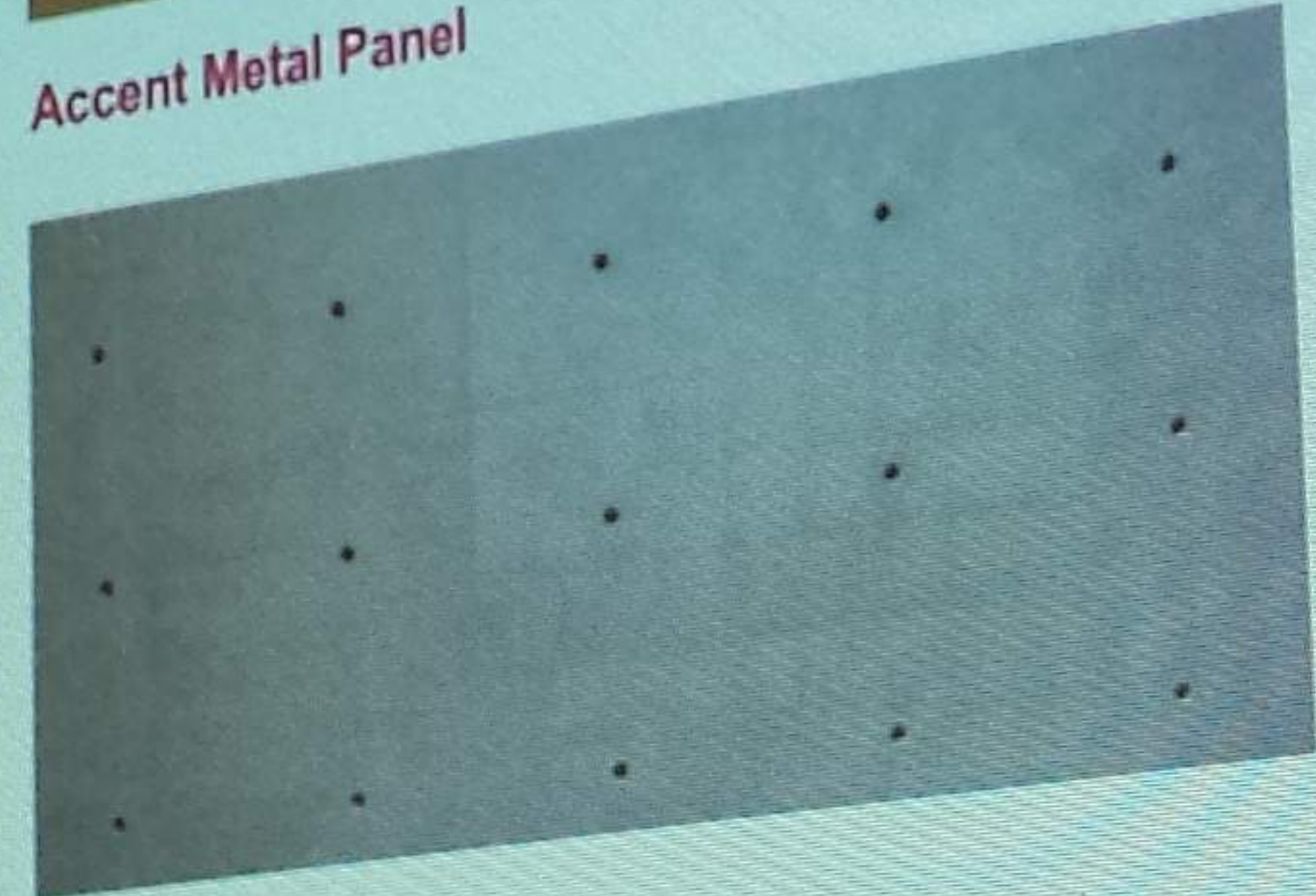
King Neighborhood Association
 3914 NE Garfield Avenue

ONA October
 6:30 Introductions & Agenda
 6:45 Vic Remmers Chair
 7:10 Mike Boyer
 7:35 New Business
 7:35 Announcements
 7:40 Approval of S
 7:50 Committee Repo
 8:05 Announcements
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 8:25 Chair Report

Exterior Building Material Photos



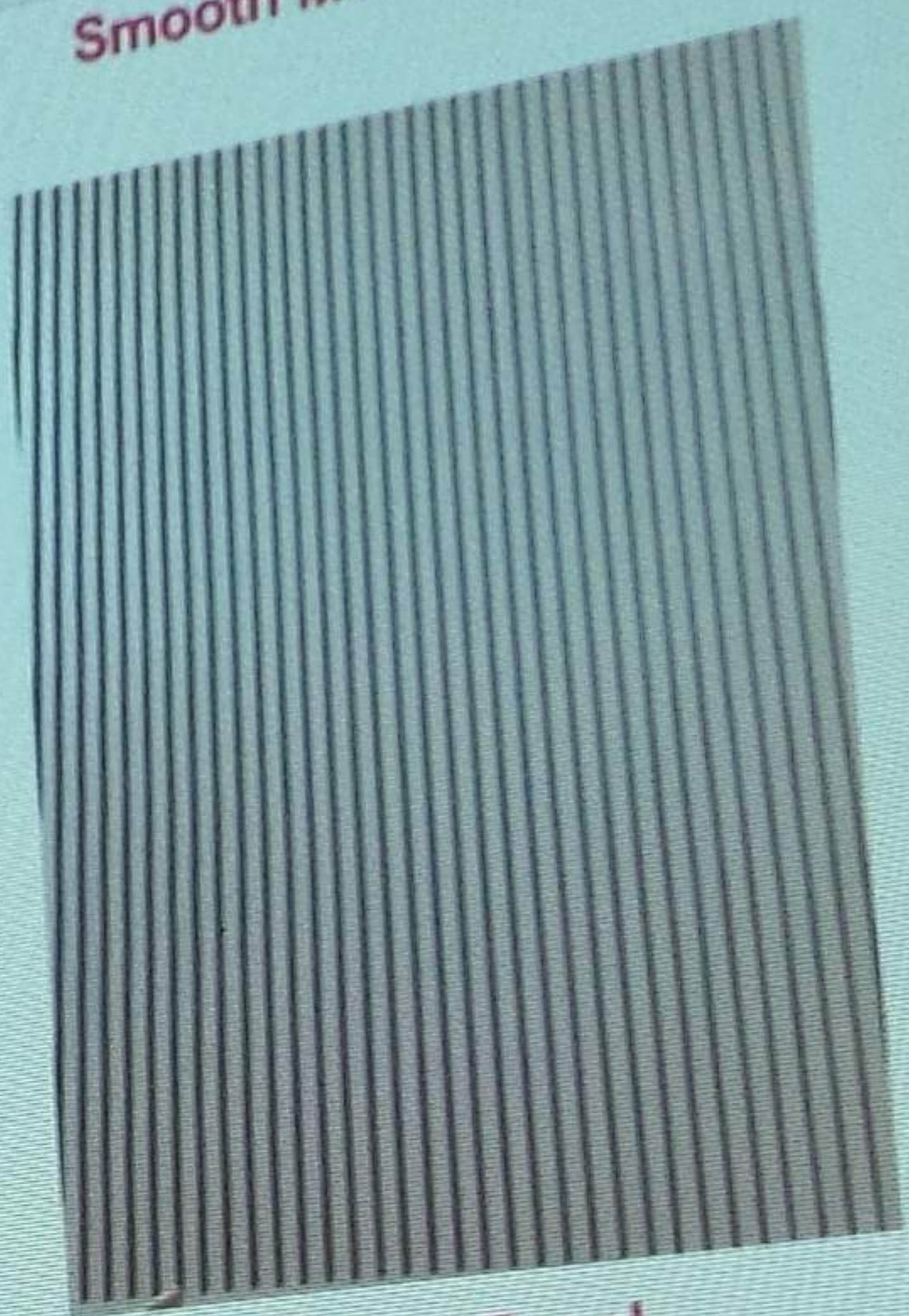
Accent Metal Panel



Concrete



Smooth Metal Panel



Ribbed Metal Panel

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phone: 503.257.3638 • www.tvaarchitects.com

EXTERIOR BUILDING MATERIALS 018 GARFIELD FAILING
3/8" = 1'-0" 10.14.2015

King Neighborhood Association
3914 NE Garfield Avenue

KNA October
6:30 Introductions & Agenda
6:45 Vic Remmers (Chair)
7:10 Mike Boyer
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