

PRELIMINARY
NOT FOR
CONSTRUCTION

Well-crafted simplicity.

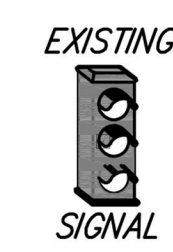
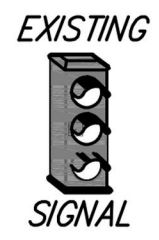
OREGON WORSTED
**ALLEN BLVD
REDEV.**

Revisions

HD 18010
Original Issue: 2022.01.31
Drawn/Check By: DWN/CHK_BY
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**SITE PLAN
& VICINITY
MAP**

A101
DESIGN REVIEW



HIGHWAY 217

ALLEN BLVD.

EXISTING PEPPERTREE MOTEL (NOT A PART)

EXISTING POND

FUTURE DEVELOPMENT AREA
235,002 SF (5.3 ACRES)

FLOOD BASIN
171,070 SF (3.9 ACRES)

ROW DEDICATION
2,967 SF (0.06 ACRE)

PARKS TRAIL
13,334 SF (0.3 ACRE)

PAD 2
4,000 SF

PAD 1
4,000 SF

122 ROOMS HOTEL
FOUR STORY
123 SPACES

FUTURE SHARED ACCESS
REAR WATER LINE EASEMENT

SLIDING GATE
18' WIDE PEDESTRIAN EASEMENT

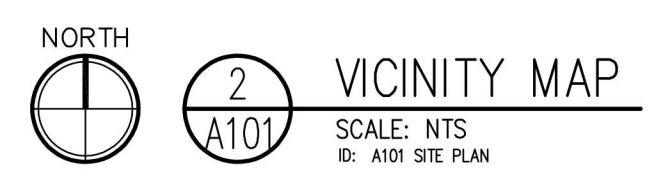
EXISTING TREES

EXISTING BERM

EXISTING BRIDGE

FANNO CREEK

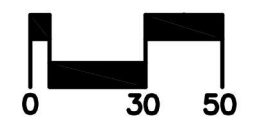
50' VEGETATED CORRIDOR

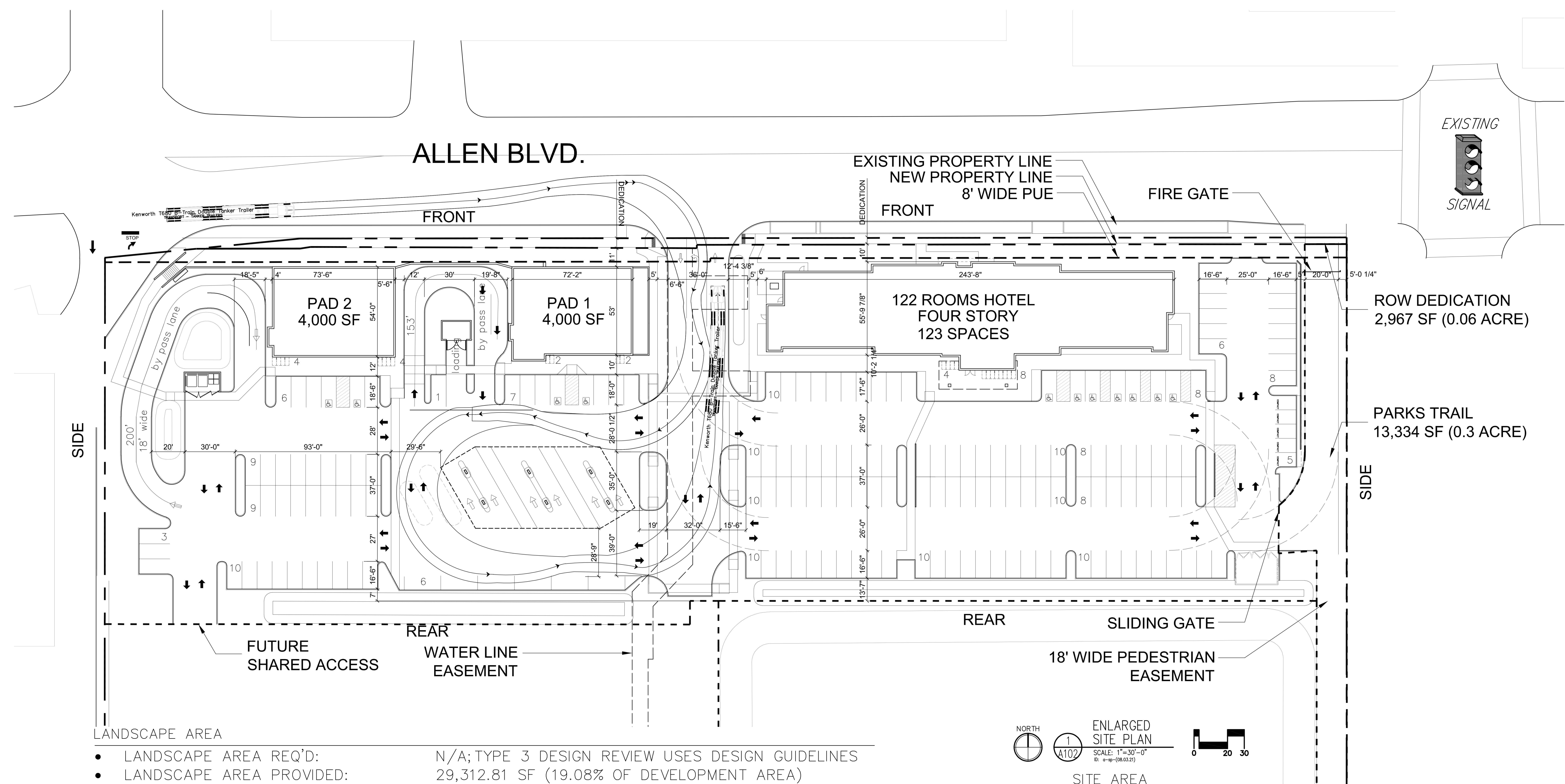


VICINITY MAP
SCALE: NTS
ID: A101 SITE PLAN



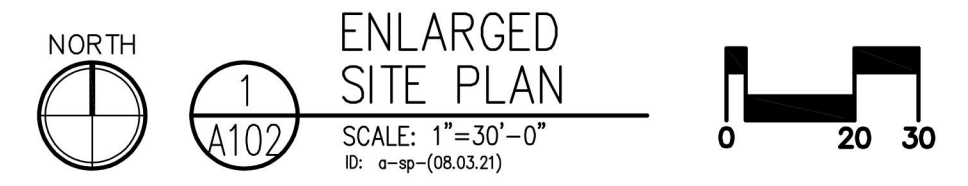
SITE PLAN
SCALE: 1"=50'-0"
ID: 0-01-(06.03.21)





LANDSCAPE AREA

- LANDSCAPE AREA REQ'D: N/A; TYPE 3 DESIGN REVIEW USES DESIGN GUIDELINES
- LANDSCAPE AREA PROVIDED: 29,312.81 SF (19.08% OF DEVELOPMENT AREA)
- INTERIOR LANDSCAPE PROVIDED: 14,435.05 SF



SITE AREA

- CURRENT DEVELOPMENT AREA: 158,681 SF
- UNDEVELOPED AREA: 229,641 SF
- FLOOD BASIN: 171,070 SF
- PARKS TRAIL: 13,334 SF
- ROW DEDICATION: 2,967 SF
- CREEK AND ADJACENT NATURAL AREA ACCOUNT FOR REMAINDER OF SITE: ~187,343 SF
- TOTAL: 17.52 ACRES (763,304 SF)**

BUILDING AREA

- HOTEL: 48,660 SF (122 ROOMS)
- PAD 1: 4,000 SF
- PAD 2: 4,000 SF
- TOTAL: 56,660 SF**

Use	SF	# of Rooms	Minimum Parking		Maximum Parking		Bicycle Parking					
			Code Req	per	# of stalls	Code Req	per	Short Term		Long Term		
								# of stalls	Code Req	# of stalls	Code Req	# of Stalls
Hotel	49,327	122	1	per room	122	1.5	room	183	Not Required	0	1 space per 10 guest units	12
Convenience/Gas	4,000	0	3.3	per 1,000 sf	13	6.2	per 1,000 sf	25	2 spaces or 1 space per 12,000 sq. ft. of floor area	2	2 spaces or 1 space per 12,000 sq. ft. of floor area	2
Retail	2,000	0	3.3	per 1,000 sf	7	6.2	per 1,000 sf	12	2 spaces or 1 space per 12,000 sq. ft. of floor area	2	2 spaces or 1 space per 12,000 sq. ft. of floor area	2
Fast Food	2,000	0	10	per 1,000 sf	20	14.9	per 1,000 sf	30	2 spaces or 1 space per 4,000 sq. ft. of floor area	2	2 spaces or 1 space per 4,000 sq. ft. of floor area	2
Total					162			250		6		18
Provided						168				6		18