



DESIGN COMMISSION CONSULT – PROPOSAL DESCRIPTION

PAM 17-26000460

Applicant / Owner

RKM Development
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Representative / Contact

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Property Description

State ID#(s): R515001670; R515001660; R515001650

Assessor's R#(s): 1N3E32CC 5300; 5400; 4700

Site Address: 18449 SE Pine Street
Gresham, Oregon 97233

Project Narrative:

RKM Lifeworks NW (Project) is a proposed commercial office facility located in the Rockwood Town Center of Gresham, Oregon. In brief, the proposed scope of Work for the Project will consist of a 3-story wood framed building totaling approximately 24,000 sq. ft. and sited on three existing parcels totaling approximately 19,500 sq. ft.

The site is currently paved and undeveloped and has no structures on it. Off-site improvements assumed at this time include full street improvements along SE Oak Street and sidewalk upgrades along SE Pines Street. Utilities are assumed available to the site.

Site program and amenities include:

- Concrete flatwork and curbs allowing complete pedestrian access throughout the site and connection to the public right-of-way.
- Concrete plaza at building entrance. Plaza to include site furnishings and bicycle parking.
- Asphalt paving and striping for drive aisle, parking, and loading. Fifteen (15) parking spaces (including one accessible space) and one loading zone to be provided.
- Onsite storm water management.
- Landscaping and irrigation throughout the site.
- Site Lighting.

Facility program and amenities assumed at this time include, but may not be limited to the following:

- Building enclosure elements may include prefinished metal panel siding, masonry elements at stairs and elevator, painted fiber cement accent panels, and aluminum doors / windows.
- Additional amenities may include a frosted glass canopy at building entry and 3rd floor terrace.