

Project Team

- Developer: Eli Spevak and Zach Parrish
- Builder: Orange Splot, LLC
- Architect: Hans Kretschmer, Green Gables Design & Restoration
- Consulting Architect: Mark Lakeman, Communitecture
- Construction Financing: Pacific Continental Bank

Estimated Timeline

Construction start – November 2011
Move-in: December 2012

Sales Prices

- 3-BR: \$335,000 - \$374,000
- 4-BR: \$414,000 - \$425,000

Your home will include...

- A private yard, ~200sf garden plot in the community garden, and dedicated off-street parking options
- Full access to the common building, garden shed, tool shed, bike storage rooms, and all shared outdoor spaces
- A wonderful community of neighbors

Past Projects

Visit www.orangesplot.net
Sabin Green
Peninsula Park Commons
Woolsey Corner

Cully Grove

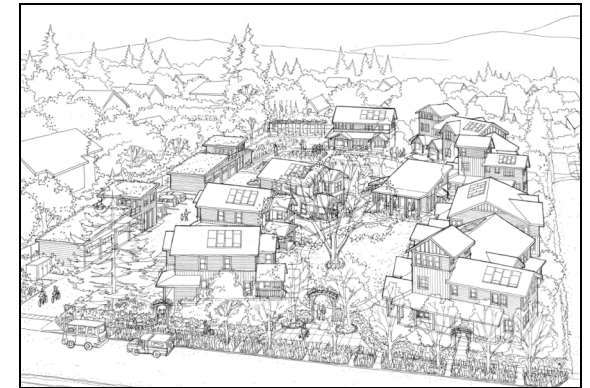
Site Plan



To learn more, visit
www.cullygrove.org
and call Eli at (503) 422-2607

Cully Grove

A multi-generational,
solar-powered garden
community coming to NE
Portland in 2012



On nearly 2 acres east of NE
47th and Going, we're
preparing to build a
community of 16 homes with
a shared common house that
will be a fun and sustainable
haven for urban gardeners
(and munchers) of all ages.

Vision

Cully Grove's design is grounded in the belief that the health and enrichment of individuals, communities, and the places in which they live are inextricably linked.

This 'farm in the city' will include a large garden, fruit bearing hedges & trees, bees, food processing, community gatherings, play areas for kids, and relaxing areas for adults.



(image courtesy of [The Big Orange Spot](#) by Daniel Pinkwater)

Note: Renderings are artist's conceptions and are not intended to depict an actual building, fencing, walkway, driveway or landscaping and are not to scale. Cully Grove LLC reserves the right to modify or change floor plans, elevations & materials without prior notice or obligation.

The Homes

(13) 3-BR homes: 1450-1530 sf

(3) 4-BR homes: 1870 sf

Green Features and Unit Amenities

- Will exceed **High Performance Home** and **EarthAdvantage Platinum** standards
- **Heating System:** in-floor radiant heat or mini-split heat pumps
- **Renewable Energy Systems:** solar hot water and photovoltaic (PV)
- **Air Quality:** whole house heat recovery Ventilators (HRVs)
- **Insulation** well beyond code (R-31 walls in 2x8 framing, R-49 attic)
- Hand crafted cedar trellises over windows for summer **solar shading** and decorative gable end artwork
- **Durable materials:** cast iron tubs with tile shower surrounds
- Flooring: tile entries, Marmoleum baths, solid oak everywhere else
- Fir clad windows. Fir or maple shaker-style cabinets, fir doors and trim
- Roofing: 50 year roofing on the homes. Green roofs on the carports

Common Amenities

- A **shared common house** provides a place for residents to gather for activities and host out-of-town guests
- A covered **outdoor kitchen sink for vegetable processing**
- A 4,400sf **community garden**
- **Play structure** for children within view of the common house & community garden
- **Bike storage rooms** with lockable wall racks will provide secure storage for **38 bicycles**
- A **tool lending library**
- A **central courtyard**, anchored by a magnificent 48" Oregon oak tree, can serve as a community gathering space or play field
- **19 existing trees** will be preserved, including a 32" deodar cedar, a stand of fir trees, and a small grove of hardwoods
- Extensive new **edible landscaping**, including espalier fruit trees, berry hedges, and grapes
- Homes for **chickens, bees**, and possibly small ruminants for mowing our grassy areas
- Irrigation system fed by a well