



404 NW 23RD AVE NW FLANDERS HOUSING

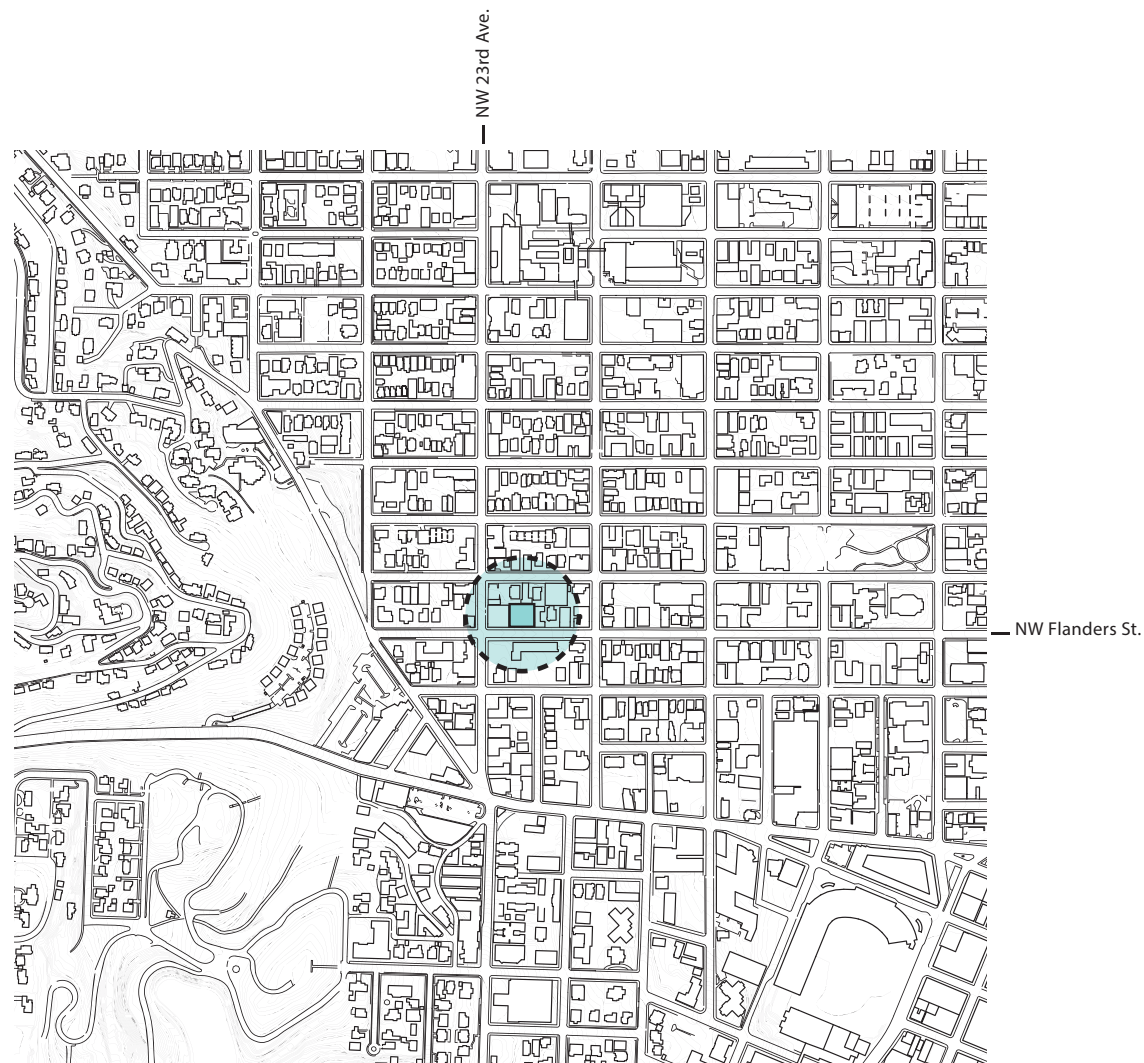
PRESENTED BY WORKS PROGRESS ARCHITECTURE

Portland OR; Revised October 7, 2016

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PROJECT AND SITE INFORMATION



PROJECT SUMMARY

[Meads Add, Block 2, W 5’ of Lot 8, Lot 11, E 1/2 of S 100’ of LOT 12]

This proposal is for a new multi-unit development with underground basement parking and additional surface parking. The building will be comprised of multi-unit residential uses on the upper levels with common amenity space on the ground level for the resident’s and their guests use. The 21 residential units are a mix of one bedroom and two bedroom units. Building from observations of building forms and typologies adjacent and in the neighborhood, the development/ design team started with a goal to create a cohesive, well designed building that adhered to the Community Design Standards including the Historic Alphabet District Addendum. In general, the building adheres to these standards with the material selections, scale and form. In turn, the architecture

of the building utilizes traditional building forms, typologies, and materials in a contemporary way which integrates with the existing commercial & residential buildings in the neighborhood. The ground floor has a generous amount of common space for residents that activates NW Flanders. The proposed design is sympathetic to the buildings context and surrounding typologies of commercial structures to the west and north, while respecting the existing residential buildings to the north and east and activating the streetscape along NW Flanders to the south.

ZONING CODE

Development Standards Summary

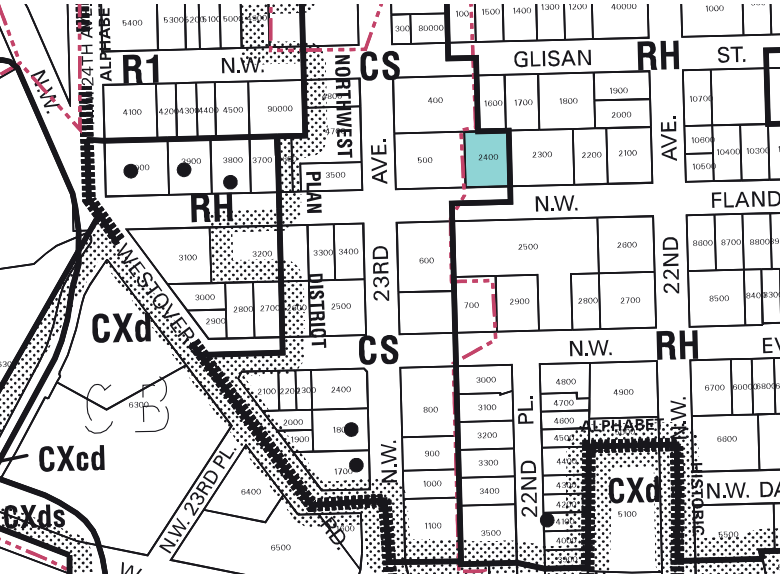
Base Zone	CS (will be CM2 or CM3)
Overlay	d (Design Review)
District	NP (Northwest Plan Distirct)
	AB (Alphabet Historic District)
Business District	Nob Hill
Uses Allowed	Residential, Commercial, office Limited or C/U: commercial parking, industrial services
Base Zone FAR	3:1 (33.130.205) Commercial limit only 3:1 total not including below grade parking. New code will limit the overal FAR to 3:1
Base Zone Height	45ft
Maximum Setback:	10’ Pedestrian Street
Garage Setback:.....	5’ or closer, OR 18’(will need exception)
Ground Floor	Ground floor window requirements apply; 50% of length/ 25% of wall area Public art or display areas qualify towards requirement
Pedestrian District	Pedestrian standards apply (min. 12’ clear height) Additional landscaping at street edge
Entrance Requirements	Main Entrance must be within 25’ of transit street
Max lot coverage	No limit (minimum of 50%)
Landscape %	None

R Zone Setback	Applies to north and east (11-14’ likely) If height is 45’ or less facing the R lot line, would be 11’ setback. If height is more than 45’ facing the R Can step along north edge due to C zone overlap.
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PARKING

A land use decision in 1986 requires at least a 1:1 parking ratio.

ZONING MAP



EXISTING CONDITIONS



Corner of NW 23rd and Flanders looking NorthEast



NW Flanders looking East



NW Flanders looking West

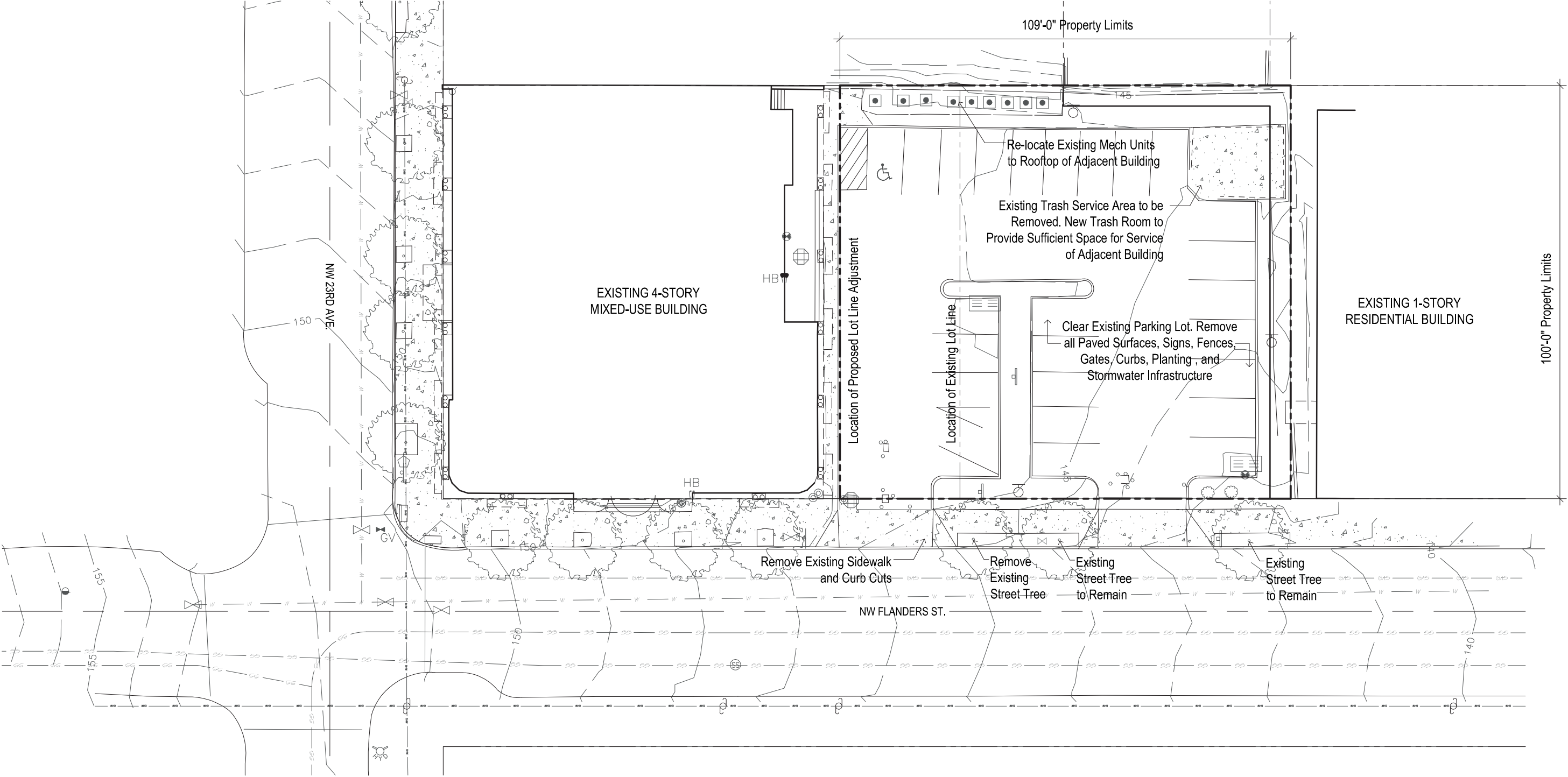


NW Flanders looking West



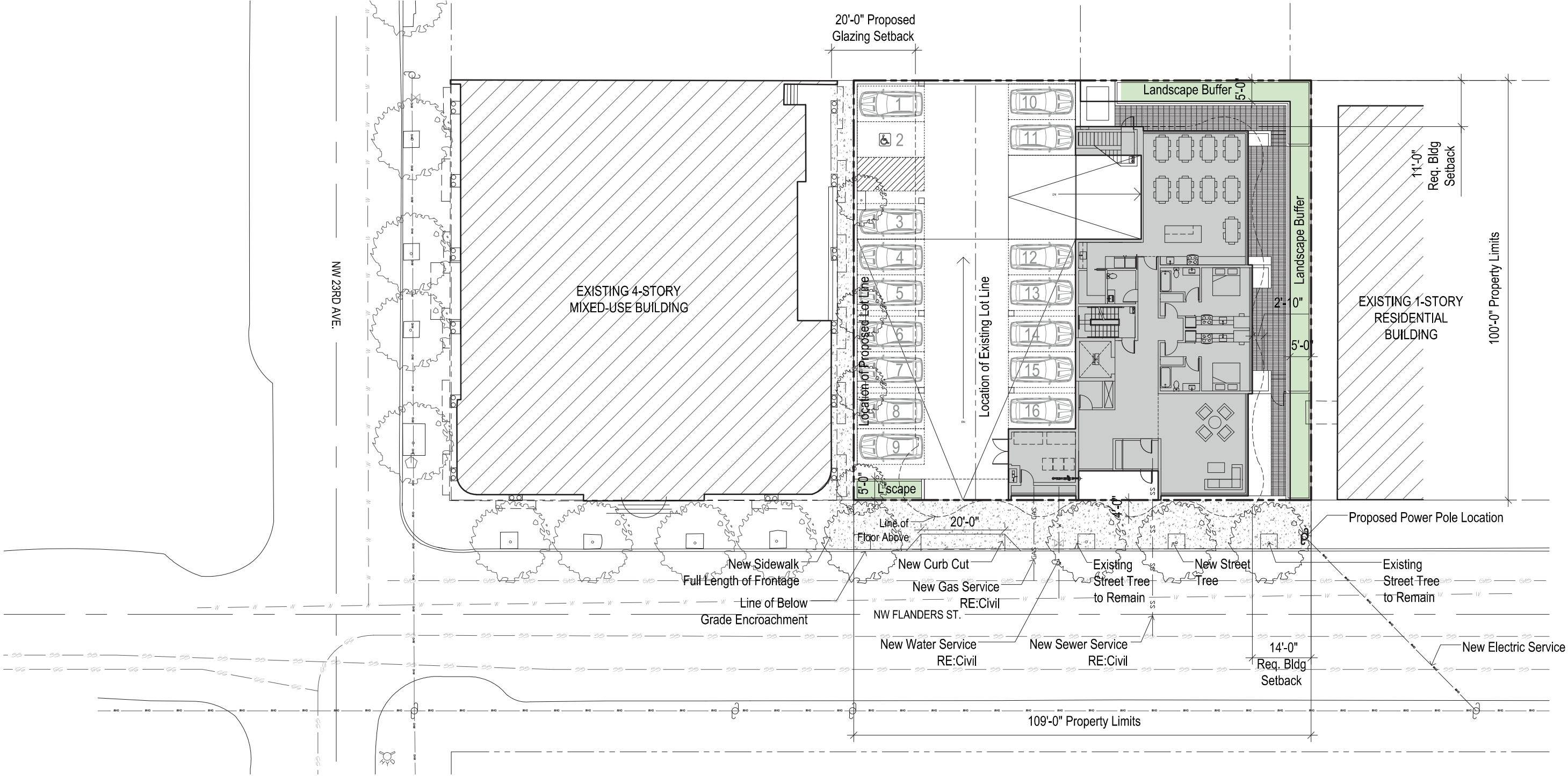
Vicinity Map

- Site
- Bike Transit
- Bus Transit



SCALE:1:300

PROPOSED SITE PLAN



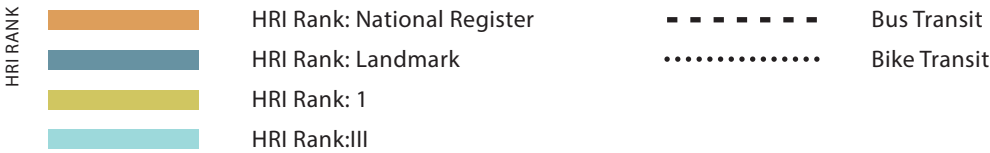
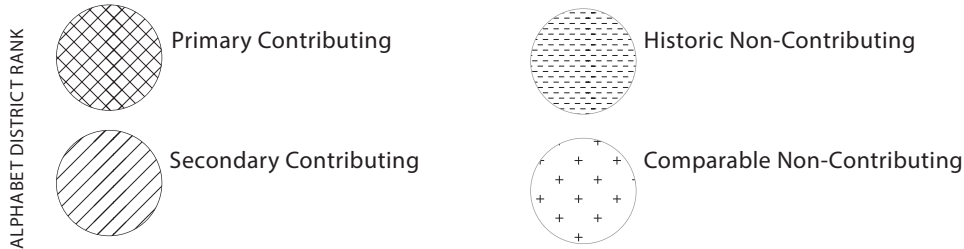
Total Site Area12,161 SF
Parking 22 (+4 Potential) Stalls



SCALE:1:300

DESIGN CONCEPT

CONTEXT PHOTOS





1. Three-Story Commercial/
Residential



4. One-Story Commercial



7. Multi-Story Residential



10. Three-Story Residential



13. Three-Story Residential



16. Three-Story Residential



19. Multi-Story Residential



22 Three-Story Residential



2. Three-Story Residential



5. Three-Story Residential



8. Three-Story Residential



11. Three-Story Residential



14 Multi-Story Residential



17. Three-Story Residential



20. Three-Story Residential



23. Single-Story Residential



3. Two-Story Residential



6. Single-Story Commercial



9. Multi-Story Residential



12. Two-Story Residential



15. Three-Story Commercial



18. Single-Story Residential



21. Three-Story Residential



24. Three-Story Residential



Oriel + Bay Windows

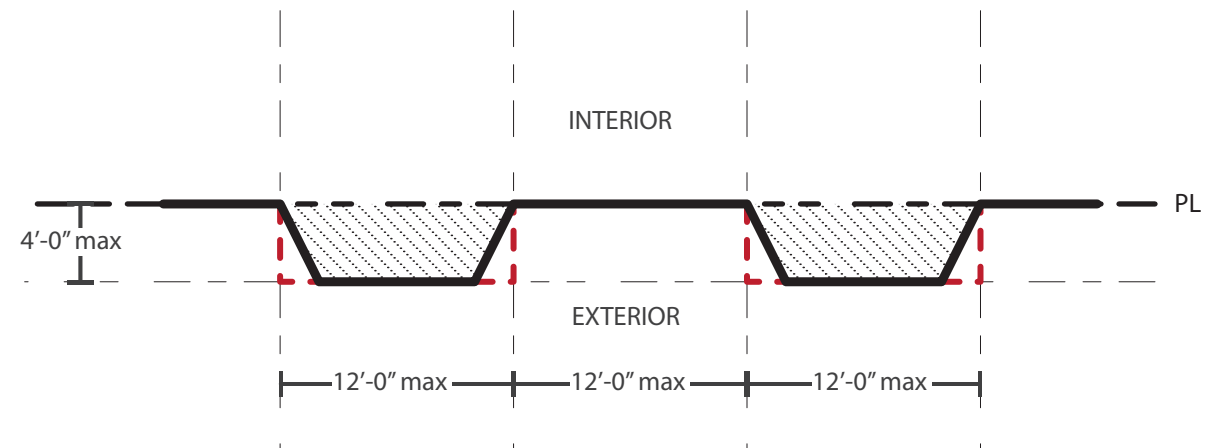


Curved Projections

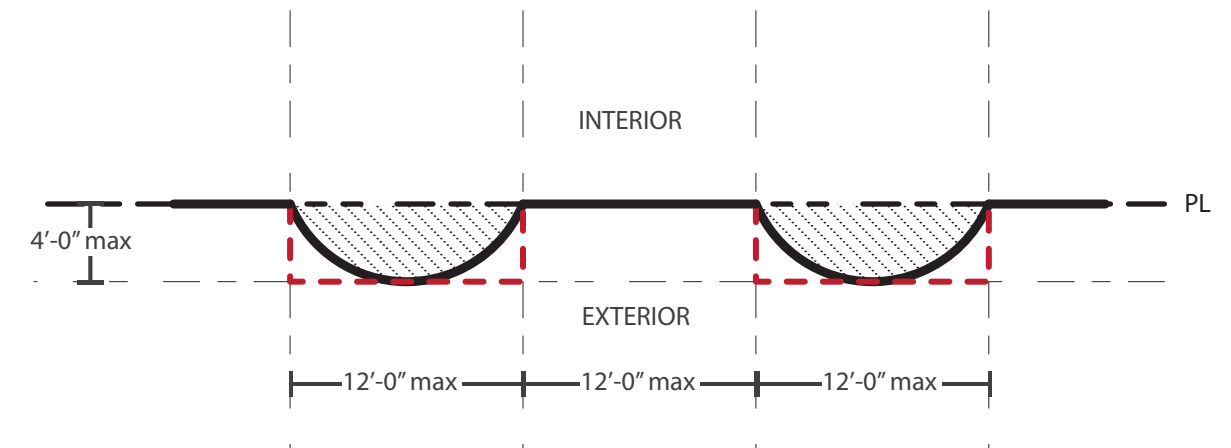


Cedar Shingles

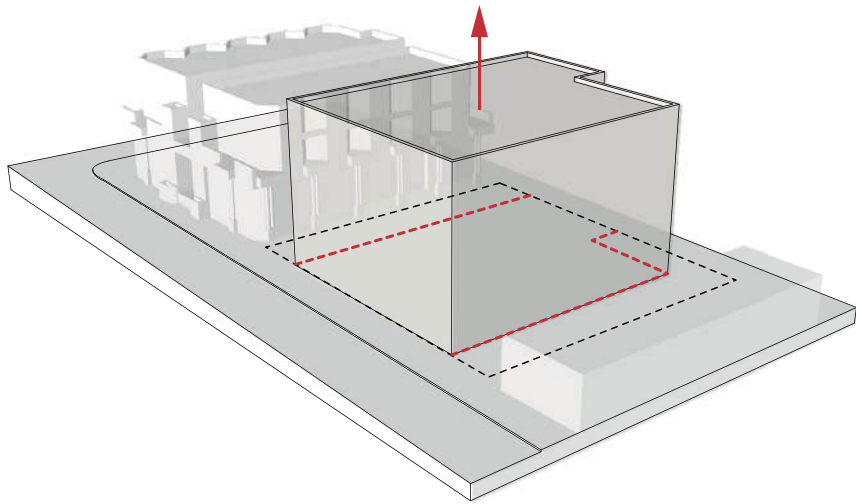
TRADITIONAL BAY WINDOW DIAGRAMS



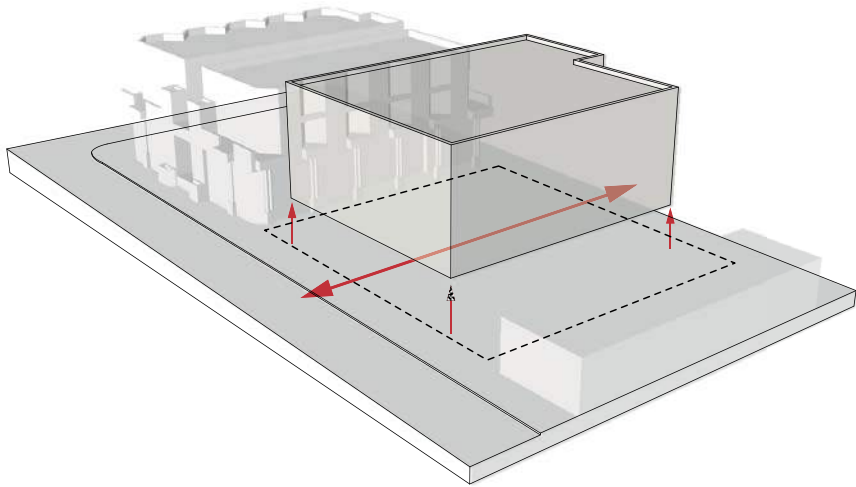
Traditional Bay Window - Faceted



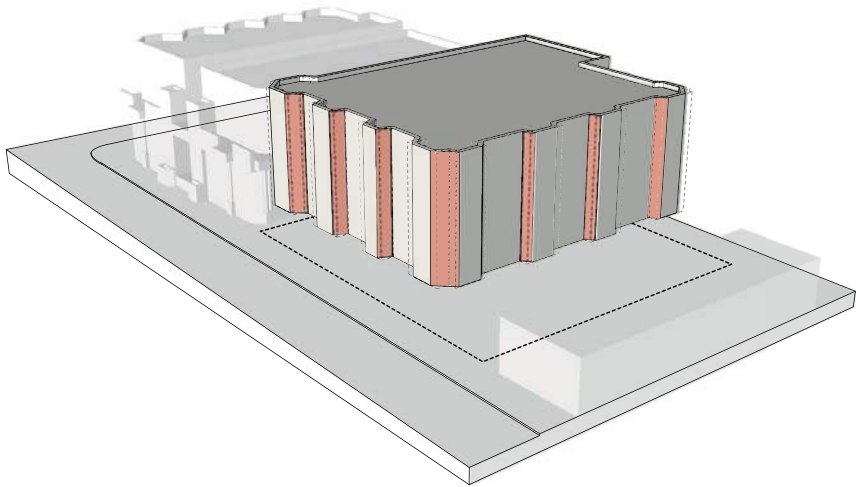
Traditional Bay Window - Curved



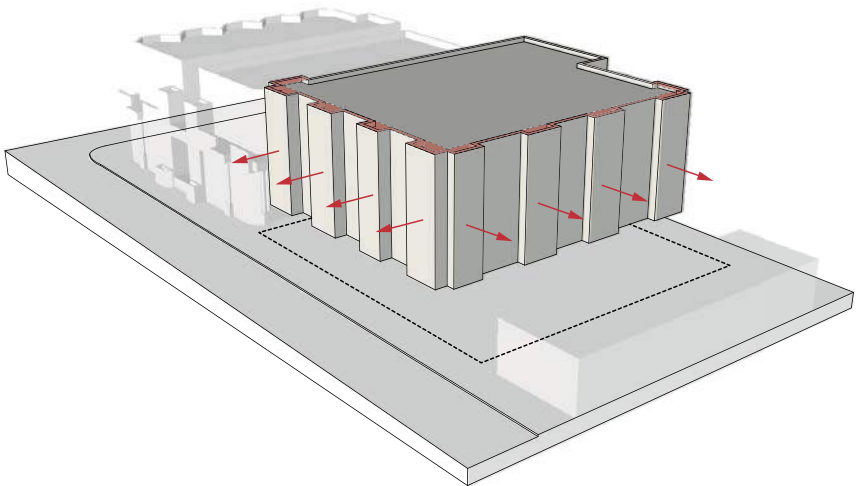
Allowable Massing - Setbacks and Building Height



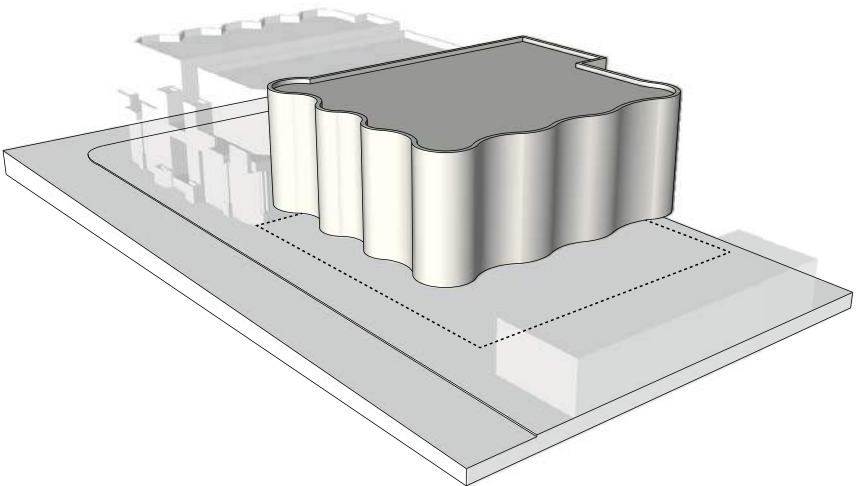
Lift Massing - Activate Ground Floor



Adjust Massing - Response to Traditional Bay Window



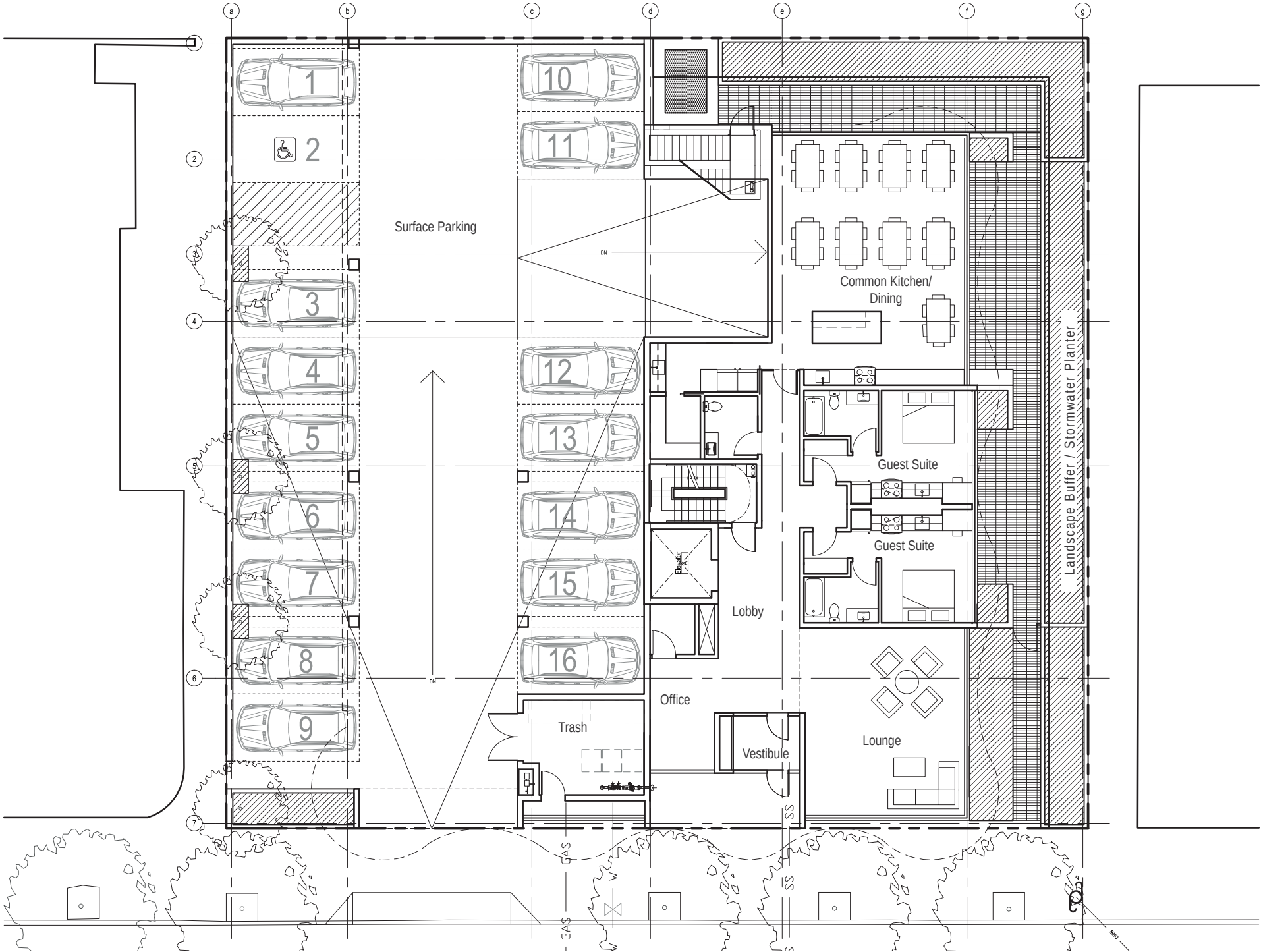
Maximize Allowable Projections - Oriel Window Standard



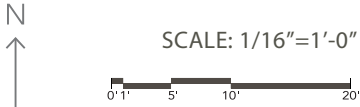
Curved Massing - Response to Site Analysis

BUILDING DRAWINGS

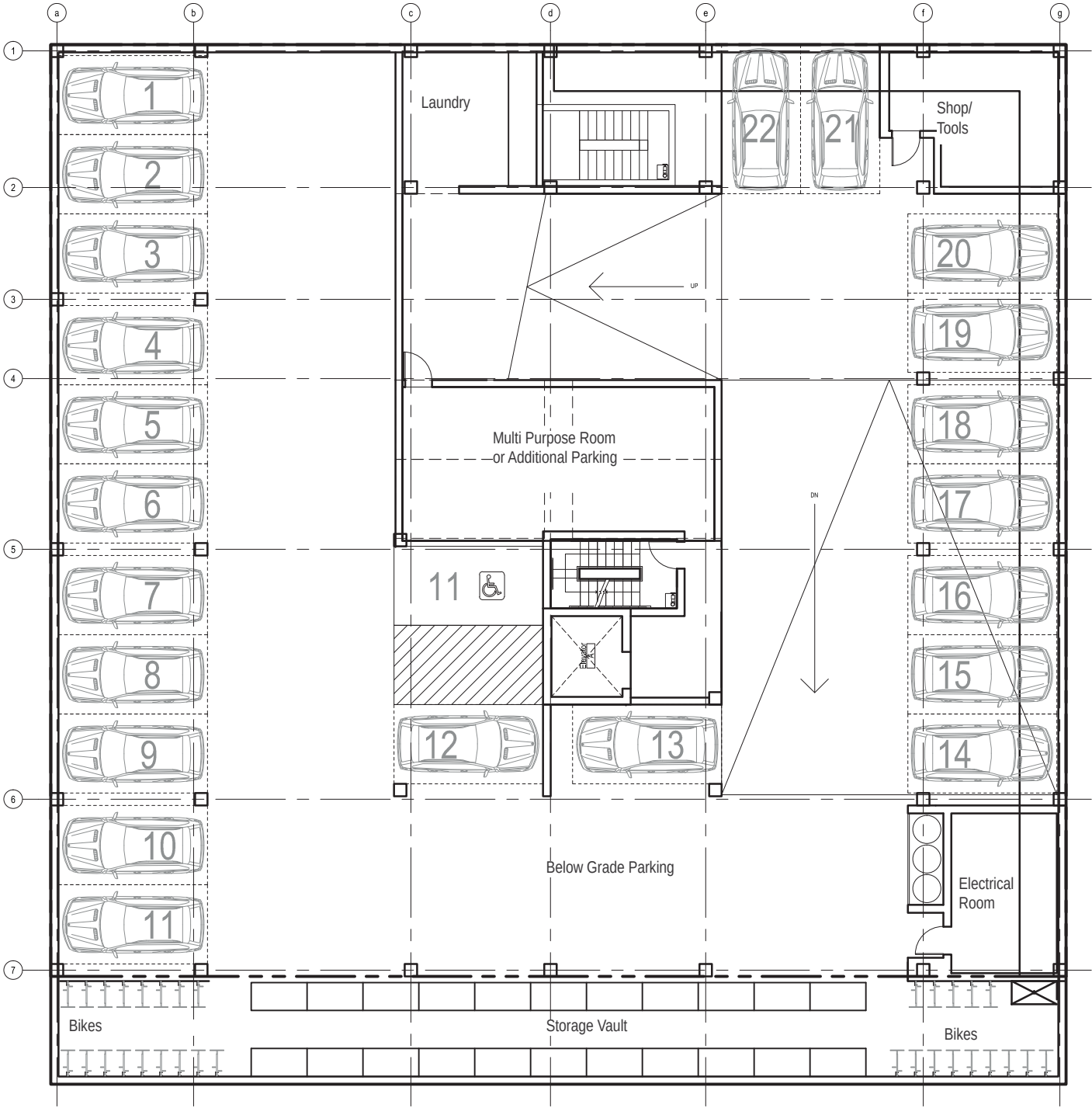
BUILDING PLANS
GROUND FLOOR



LEVEL 1 SUMMARY	
Gross SF	3,640 sf
Net Leasable SF	624 sf
Level 1 FAR	.33
Parking	16 spaces

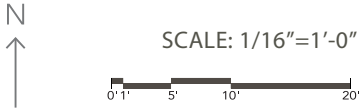


BUILDING PLANS
LOWER LEVEL PARKING

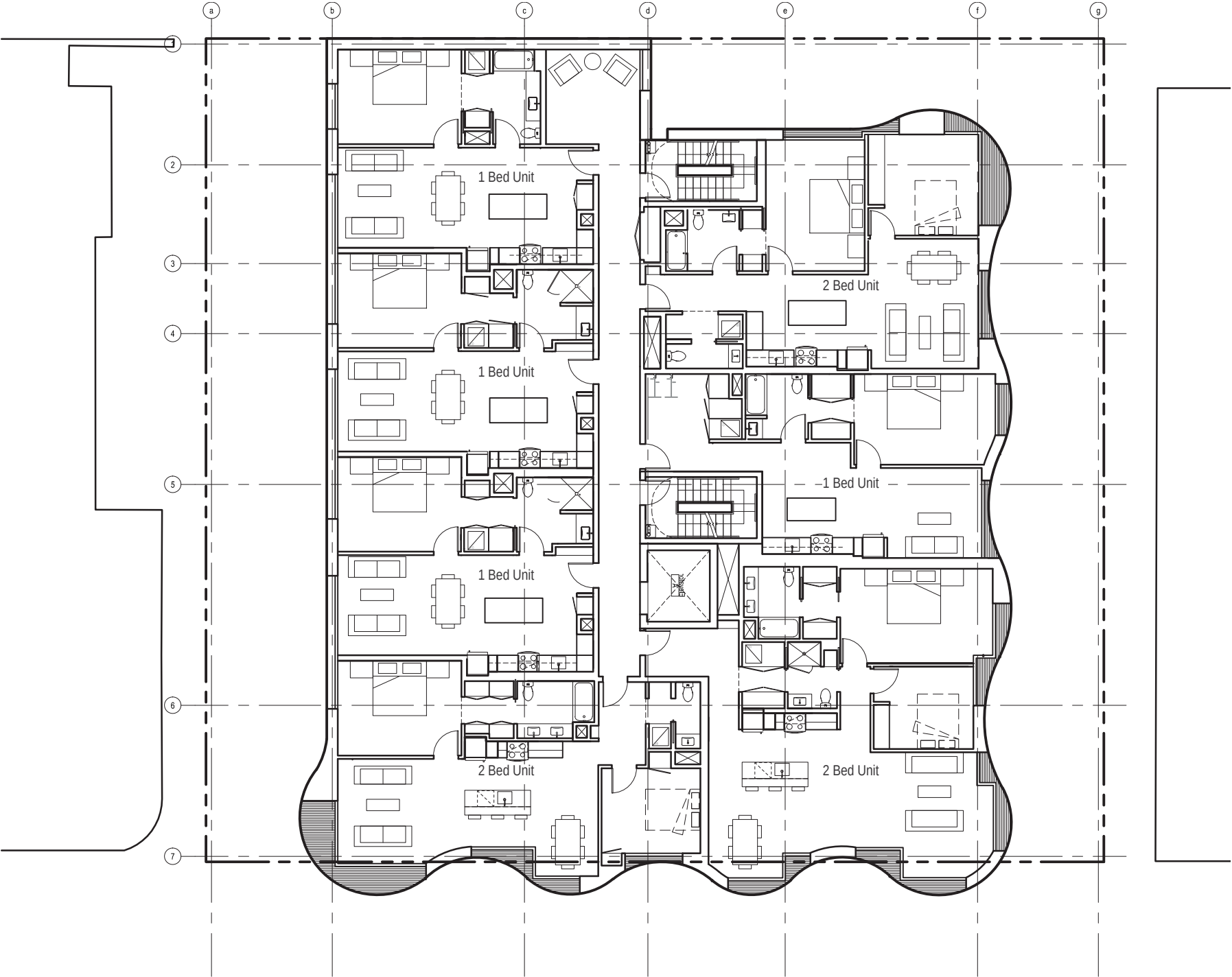


LOWER LEVEL SUMMARY

Total Area	12,161 sf
Conditioned Space (Common Area).....	1,347 sf
Un-Conditioned Space (Storage and Parking)	10,814 sf
Level 0 FAR	1.12
Parking	23 spaces
Bike Parking	31 spaces

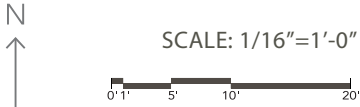


BUILDING PLANS
SECOND LEVEL



LEVEL 02 PLAN SUMMARY

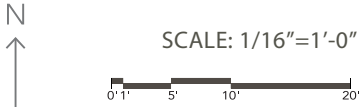
Gross SF	7,723 sf
Net Leasable SF.....	6,687 sf
Level 2 FAR	.71



BUILDING PLANS
THIRD LEVEL



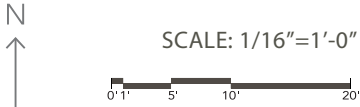
LEVEL 03 PLAN SUMMARY	
Gross SF	7,723 sf
Net Leasable SF.....	6,687 sf
Level 3 FAR	.71



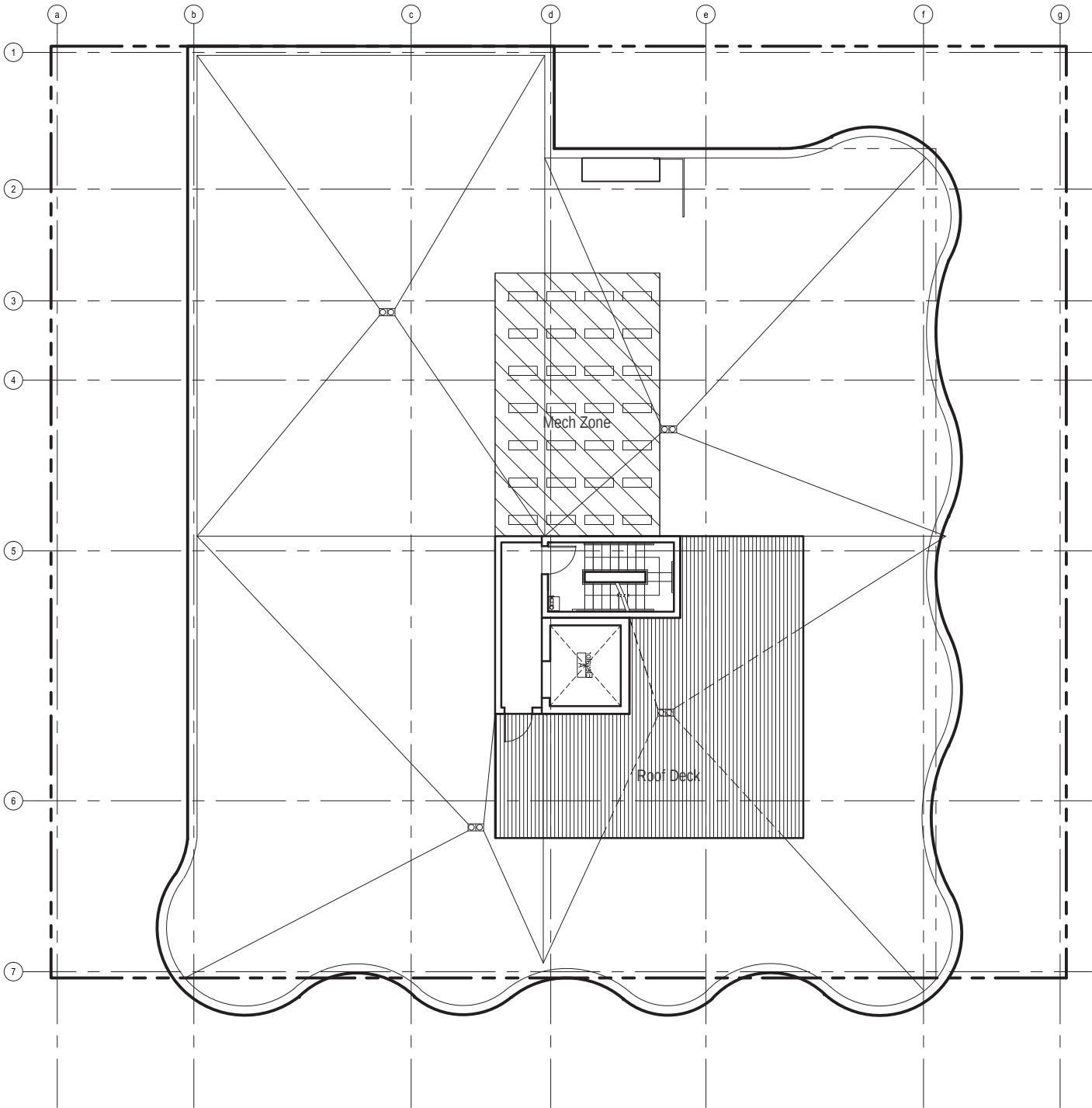
BUILDING PLANS
FOURTH LEVEL



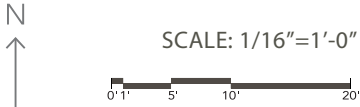
LEVEL 04 PLAN SUMMARY	
Gross SF	7,723 sf
Net Leasable SF.....	6,687 sf
Level 4 FAR	.71



BUILDING PLANS
ROOF PLAN



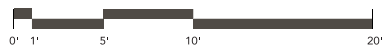
ROOF PLAN SUMMARY	
Gross SF	323 sf
Roof Deck	749 sf
Roof FAR	.03



SCALE: $3/32'' = 1'-0''$

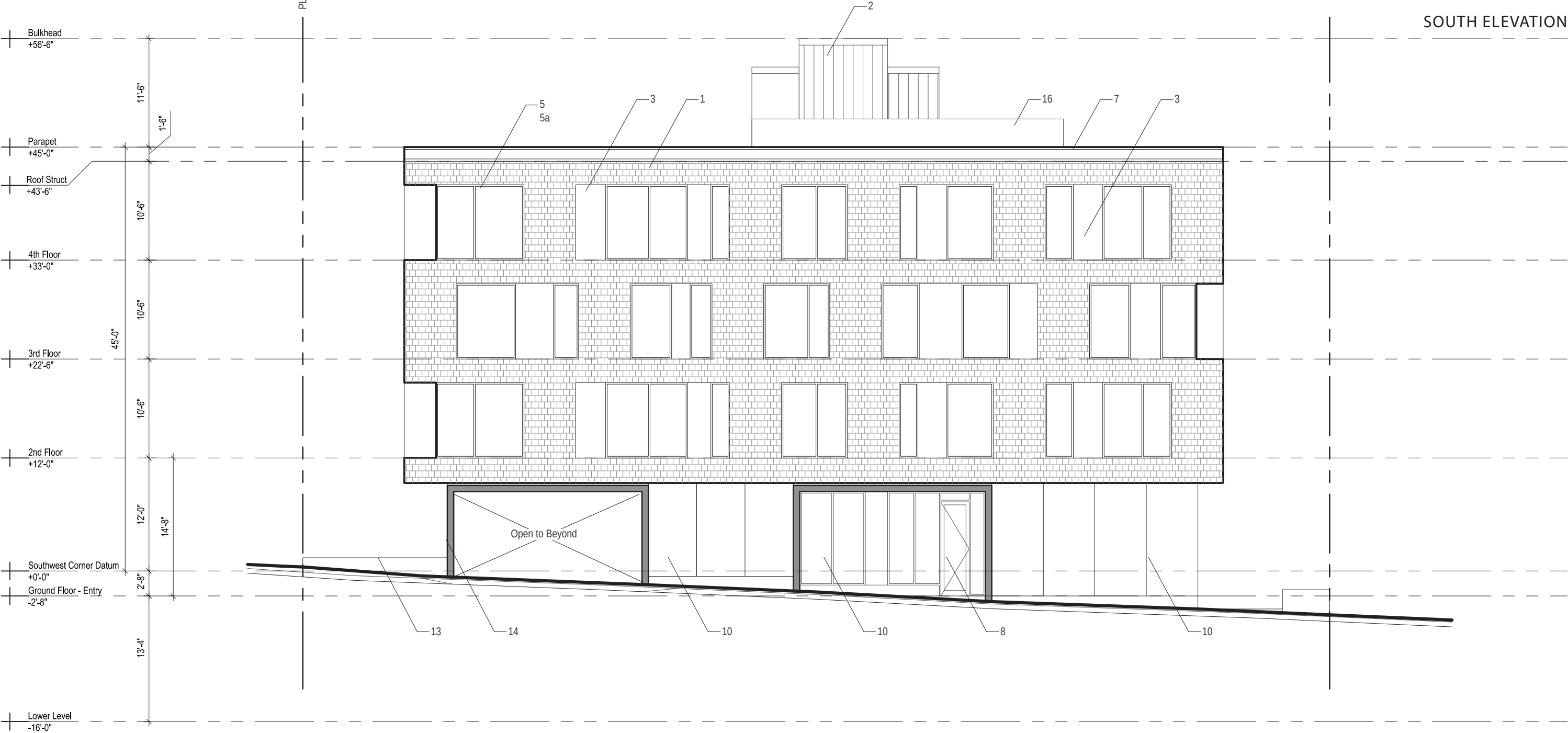


- SCALE: 3/32"=1'-0"



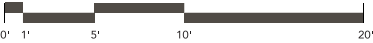
BUILDING ELEVATIONS

SOUTH ELEVATION



- MATERIAL KEY
- | | |
|--|---|
| 1. Cedar Shingle Rainscreen, Weathered Finish | 12. Cedar Slat Rainscreen (Lobby), Natural Finish (not used) |
| 2. Mechanically Fastened Core Backed Metal Panel, Color B | 13. Stormwater Planter |
| 3. Core Backed Flat Metal Infill Panel, Color A | 14. Exposed Concrete |
| 4. Smooth Fiber Cement Lap Siding, Painted (not used) | 15. Wooden Roof Deck, Natural IPE |
| 5. Clear Glazing Units; Aluminum Clad Wood Windows, Color A | 16. Guardrail, Color A |
| 5a. One Operable Awning Window per Room | 17. Exterior Cove Lighting |
| 6. Sheet Metal Flashing, Color A | 18. Call Box |
| 7. Continuous Sheet Metal Copping and Fascia, Color C | 19. Post offset individual building address signage, Cotton White |
| 8. Narrow Frame Aluminum Entrance Door, Glass | |
| 9. Flushline Aluminum Entrance Door (Solid) | |
| 10. Aluminum Storefront System with Structural Silicone Joints | |
| 11. Coiling Overhead Door, Perforated Slats | |

SCALE: 3/32"=1'-0"

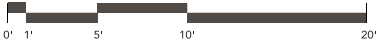


BUILDING ELEVATIONS
EAST ELEVATION

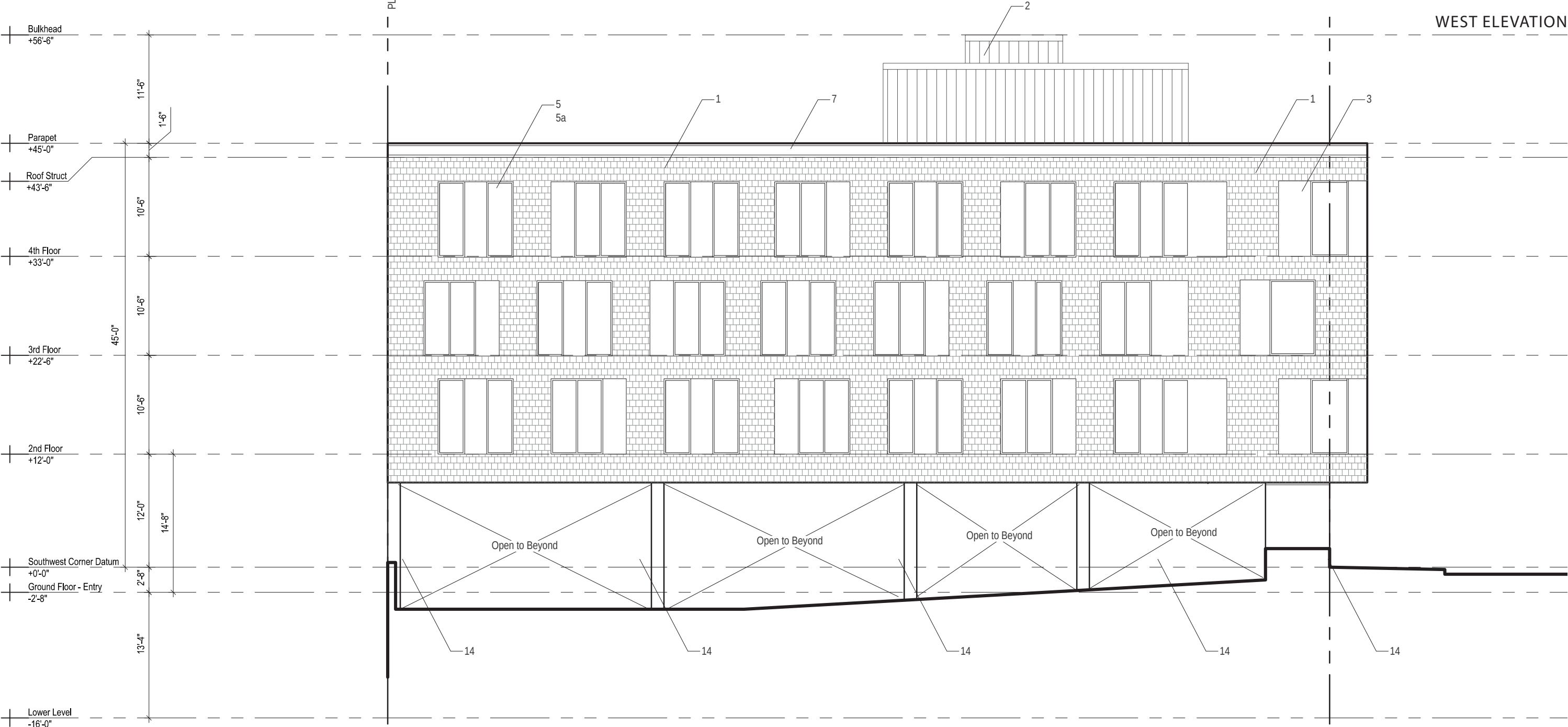


- MATERIAL KEY
- | | |
|--|---|
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| 2. Mechanically Fastened Core Backed Metal Panel, Color B | 13. Stormwater Planter |
| 3. Core Backed Flat Metal Infill Panel, Color A | 14. Exposed Concrete |
| 4. Smooth Fiber Cement Lap Siding, Painted (not used) | 15. Wooden Roof Deck, Natural IPE |
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| 10. Aluminum Storefront System with Structural Silicone Joints | |
| 11. Coiling Overhead Door, Perforated Slats | |

SCALE: 3/32"=1'-0"



BUILDING ELEVATIONS
WEST ELEVATION



- MATERIAL KEY
1. Cedar Shingle Rainscreen, Weathered Finish

2. Mechanically Fastened Core Backed Metal Panel, Color B

3. Core Backed Flat Metal Infill Panel, Color A

4. Smooth Fiber Cement Lap Siding, Painted (not used)

5. Clear Glazing Units; Aluminum Clad Wood Windows, Color A

5a. One Operable Awning Window per Room

6. Sheet Metal Flashing, Color A

7. Continuous Sheet Metal Coping and Fascia, Color C

8. Narrow Frame Aluminum Entrance Door, Glass

9. Flushline Aluminum Entrance Door (Solid)

10. Aluminum Storefront System with Structural Silicone Joints

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12. Cedar Slat Rainscreen (Lobby), Natural Finish (not used)

13. Stormwater Planter

14. Exposed Concrete

15. Wooden Roof Deck, Natural IPE

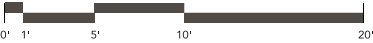
16. Guardrail, Color A

17. Exterior Cove Lighting

18. Call Box

19. Post offset individual building address signage, Cotton White

SCALE: 3/32"=1'-0"



BUILDING RENDERINGS



