

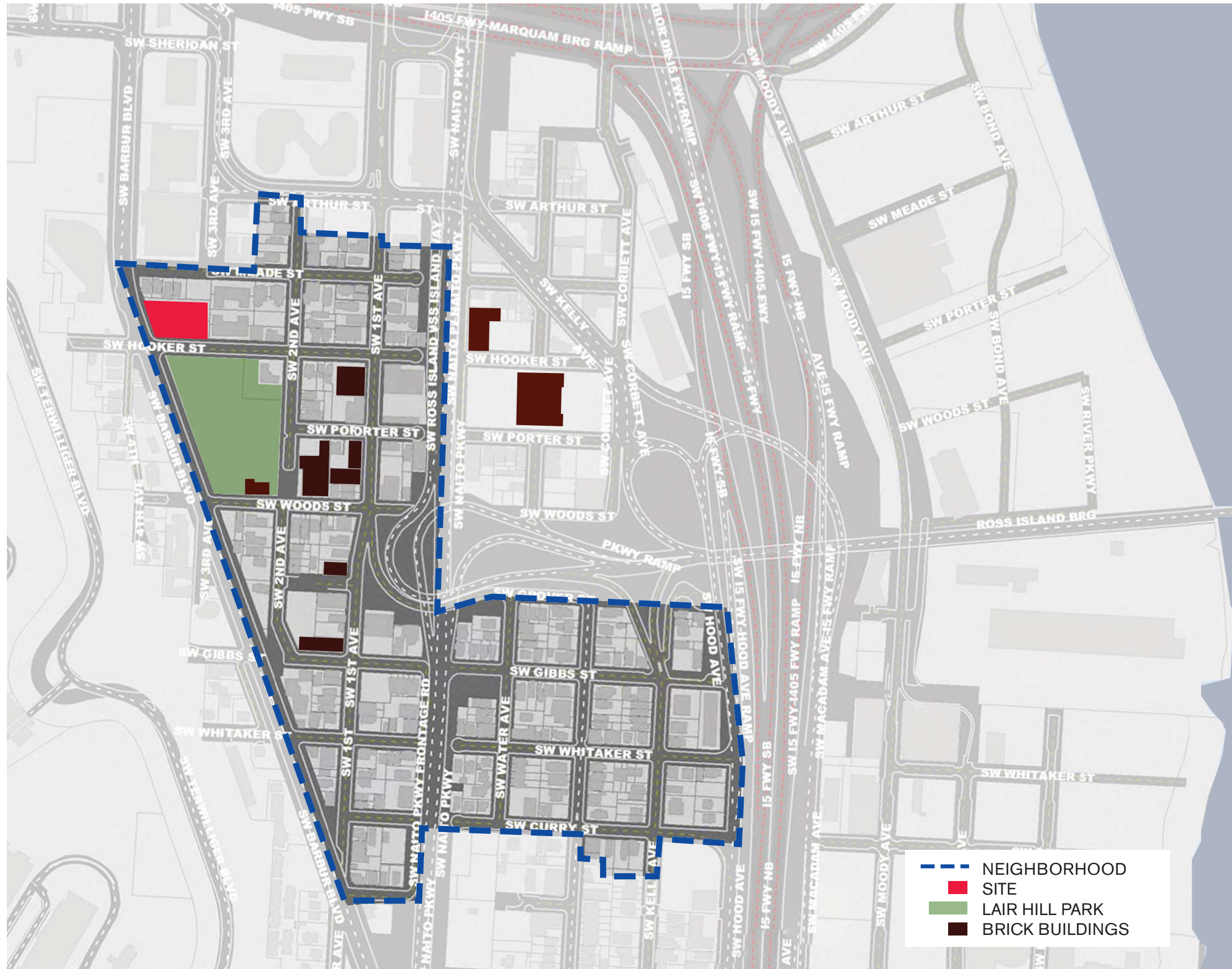


BARBUR & HOOKER APARTMENTS

DAR SUBMISSION IV

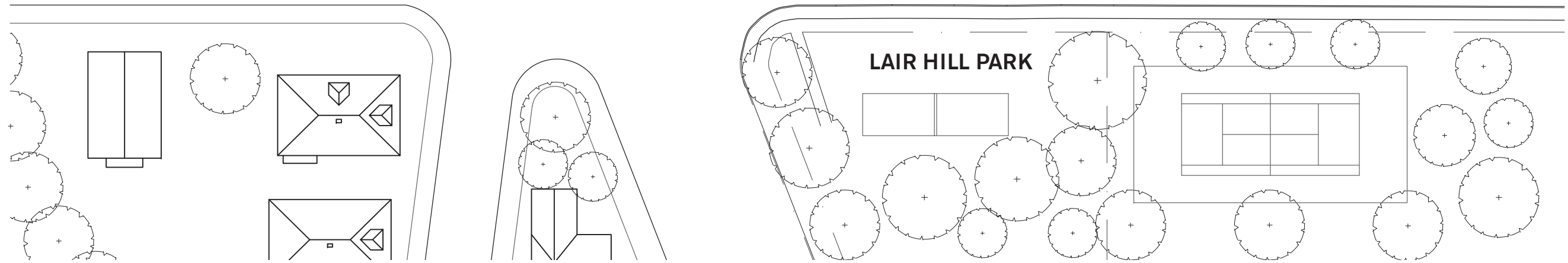
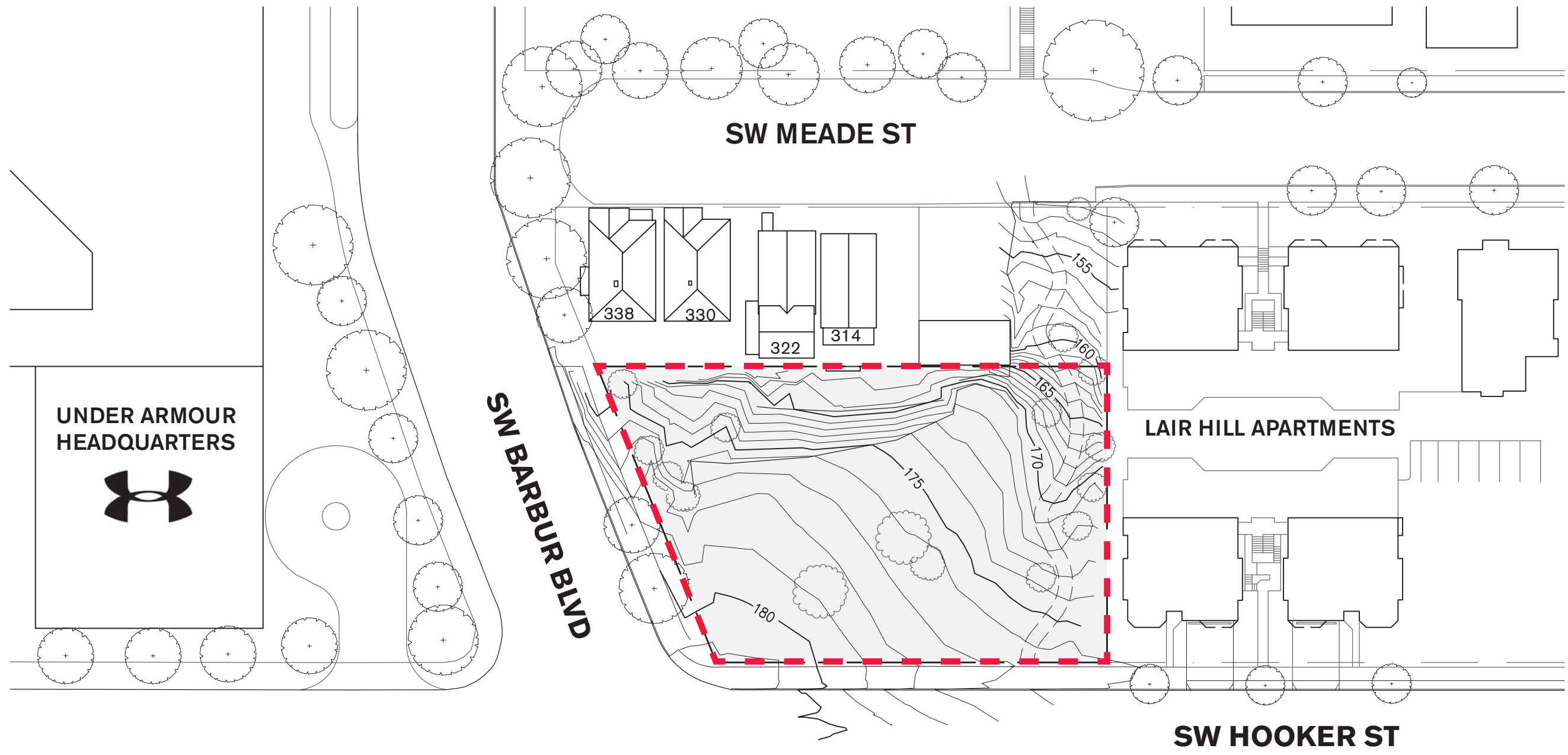
DECEMBER 12, 2016

DIAMONTIS INVESTMENTS





AERIAL VIEW



SITE TOPOGRAPHY





LAIR HILL APARTMENTS



LAIR HILL PARK



SW BARBUR BLVD



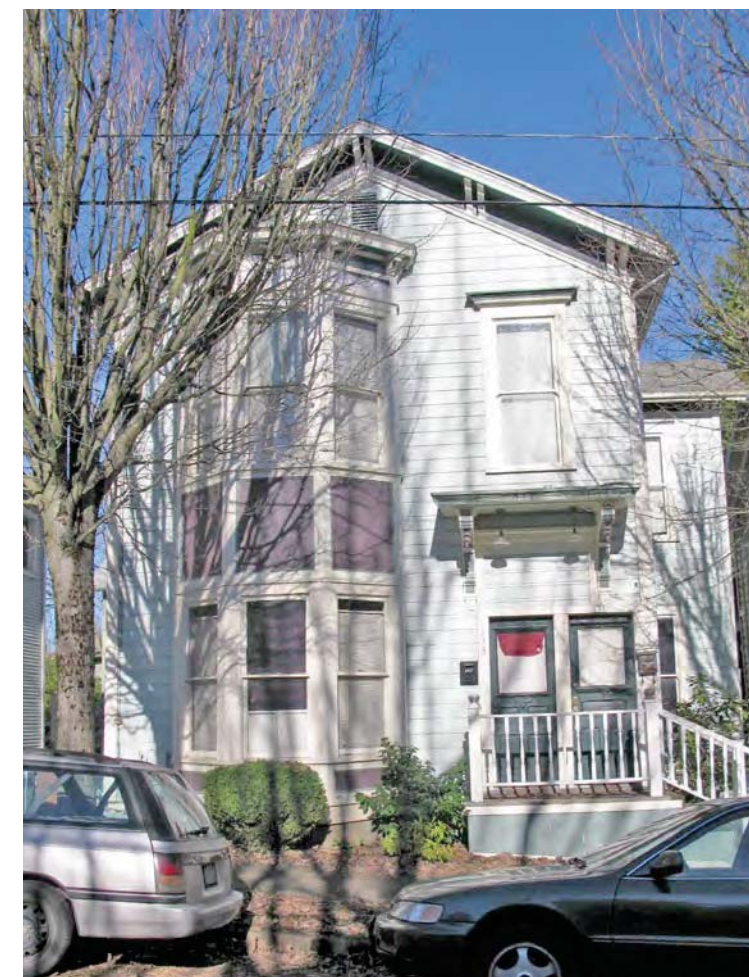
SW MEADE ST RESIDENCES



Neighborhood House, 1910
Currently used as Cedarwood Waldorf School
3030 SW 2nd Avenue, Portland, OR



Brick Building in Lair Hill Park, 1918
3037 SW 2nd Avenue, Portland, OR



Multi-Family Dwelling with Oriel Window, 1876
131 SW Hooker Street, Portland, OR



Cumberland Apartments, 1910
1405 SW Park Avenue, Portland, OR



Admiral Apartments, 1909
910 SW Park Avenue, Portland, OR



Chetopa Apartments, 1908
1812 NW Flanders Street, Portland, OR



Chetopa Apartments, 1908
1812 NW Flanders Street, Portland, OR



Tudor Arms Apartments, 1915
1811 NW Couch Street, Portland, OR



DAR
I

OCTOBER 28, 2013



DAR
II

FEBRUARY 2, 2014



DAR
III

JULY 28, 2014



DAR
IV

DECEMBER 12, 2016

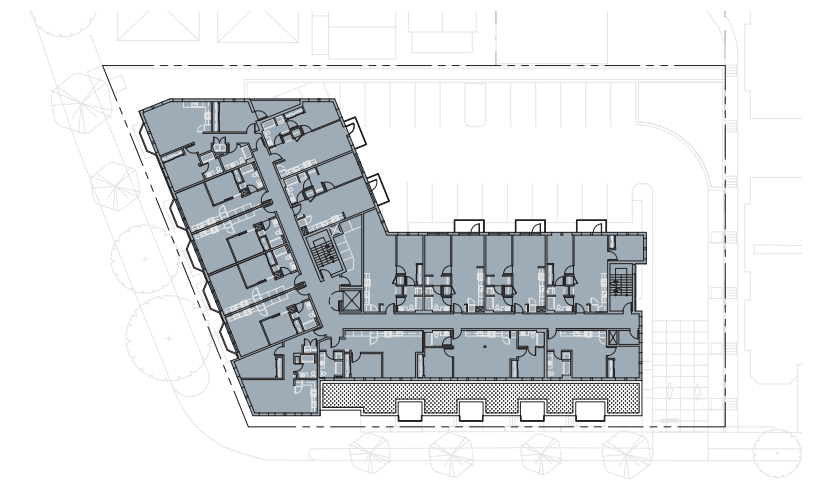


3-STORY 'L'-SHAPED BUILDING WITH 4TH FLOOR ALONG BARBUR & PENTHOUSE ON HOOKER

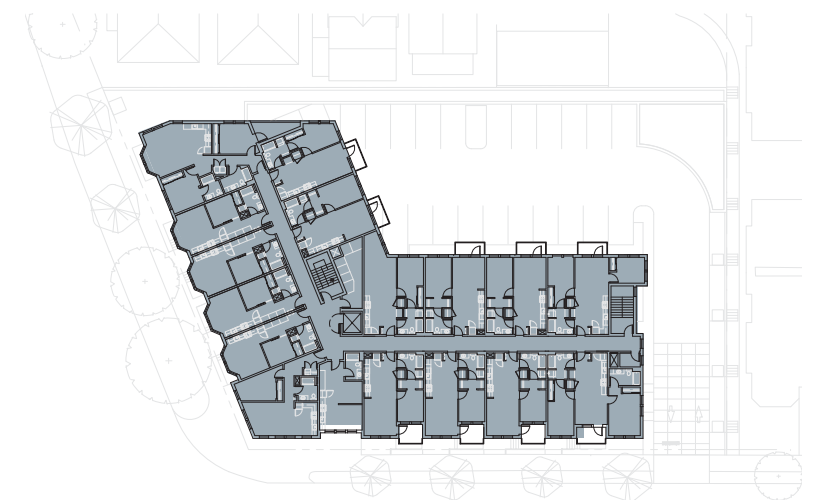
What we heard from HLC...

- Additional information needed to understand building height
- Building entry on SW Hooker Street vs. SW Barbur Boulevard is supported by HLC
- Fiberglass or wood windows are preferable to vinyl
- The variety of siding materials needs to be simplified
- The use of brick is appropriate for the neighborhood
- Stucco is preferable to lap siding where brick is not the primary siding material
- The architectural style needs to be more unified and harmonious

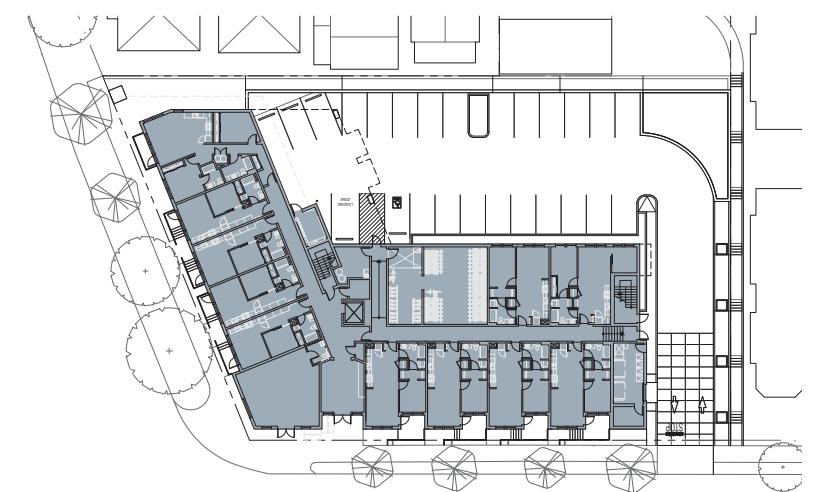
UNIT MIX	
STUDIO	18 (30%)
1-BR	32 (53%)
2-BR	10 (17%)
	60
24 AUTO PARKING SPACES (0.4/UNIT)	
75 BICYCLE PARKING SPACES (1.25/UNIT)	
50, 232 GSF	



LEVEL 4



LEVELS 2 & 3



LEVEL 1



3-STORY 'L'-SHAPED BUILDING WITH 4-STORY TOWER & PENTHOUSE

Responses to DAR I

- Reduced building footprint
- Simplified siding materials - fewer and more unified
- Brick on all street facing facades
- Stepped back 4th floor everywhere except tower
- More uniform bay rhythm along SW Hooker Street
- Simplified window types - less shape variety

What we heard from HLC...

- Penthouse level needs further development regarding setbacks, rooftop equipment, detailing, and materials
- Diminish the tower to 3 stories
- Provide more refined architectural detailing at tower
- Fiberglass or wood windows are preferable to vinyl
- Windows with more mullions to break scale down are preferable to modern, undivided lights
- Stucco is preferable to lap siding for non-brick facades
- Maintain concrete datum line around base of building
- Use scored concrete at north retaining walls

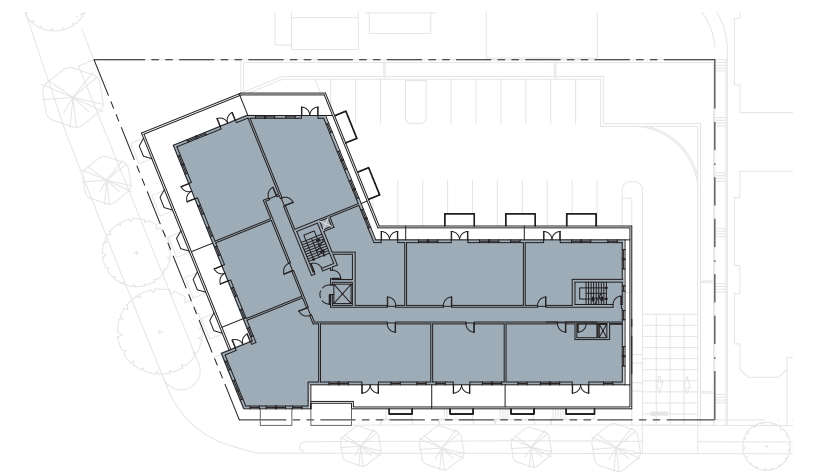
UNIT MIX

STUDIO	14 (25%)
1-BR	33 (60%)
2-BR	8 (15%)
	55

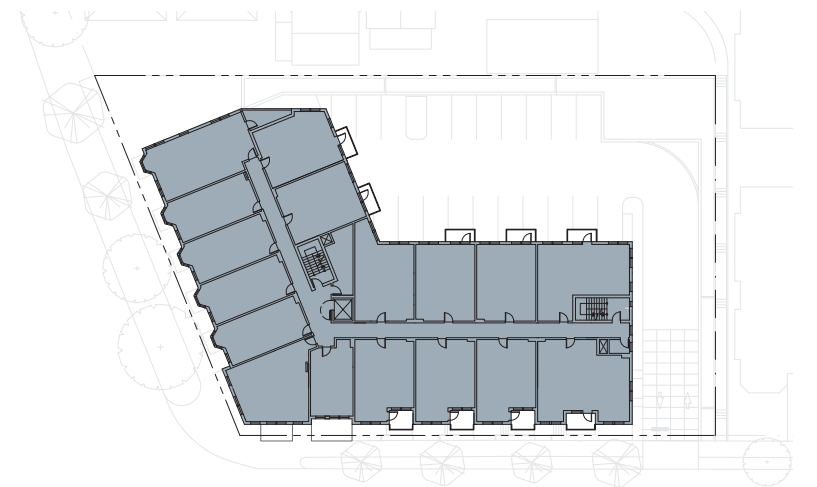
23 AUTO PARKING SPACES
(0.4/UNIT)

75 BICYCLE PARKING SPACES
(1.36/UNIT)

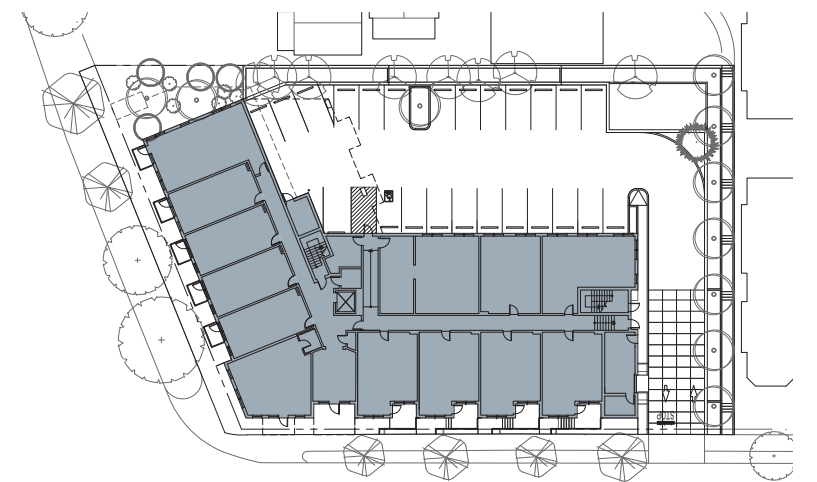
48,304 GSF



LEVEL 4



LEVELS 2 & 3



LEVEL 1



3-STORY 'L'-SHAPED BUILDING WITH PENTHOUSE

Responses to DAR II

- Provided underground parking
- Diminished retaining wall at North property line
- 4th floor stepped back more & on all sides to diminish its presence
- The corner retail space is removed and the building entry relocated to corner tower element
- Brick provided at interior walls of porches & balconies on SW Hooker Street
- The window types were further simplified
- Mullions were added to windows to enhance historic appearance
- Switched to Milgard Essence fiberglass windows
- Stucco panels used in lieu of fiber cement siding
- Brick cornice in lieu of wood cornice
- Brick datum line above first floor in lieu of concrete bellyband

What we heard from HLC...

- Penthouse needs further integration into building massing
- Underground parking with sloped driveway is great because it lowers retaining wall adjacent to SW Meade Street neighbors
- 4th floor / penthouse is still too visible - it should be set back 15' on all sides or just removed completely
- Provide a deeper, brick cornice with more refined articulation at the top of the building
- Provide more significant detailing at the brickwork below the oriel bays
- Balconies need to be designed to look more intentional and permanent
- More symmetry is needed at the building entrance
- Design is much improved from previous versions

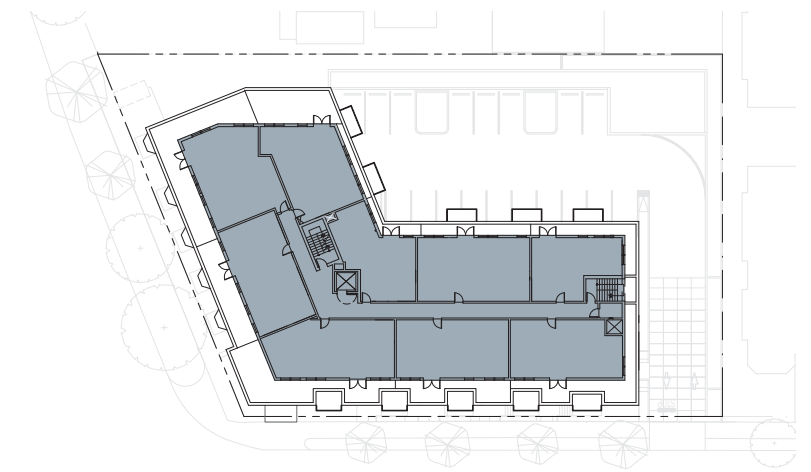
UNIT MIX	
STUDIO	12 (25%)
1-BR	38 (60%)
2-BR	6 (15%)
	56

48 AUTO PARKING SPACES
(0.85/UNIT)

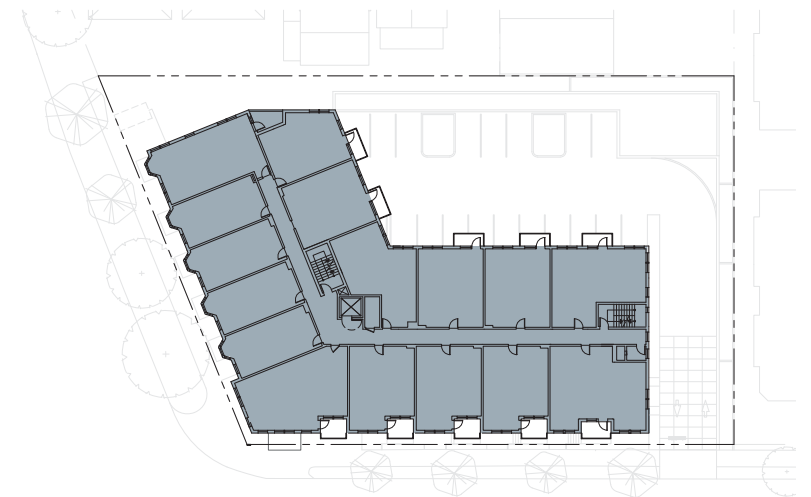
62 BICYCLE PARKING SPACES
(1.1/UNIT)

48,820 GSF LEVELS 1-4

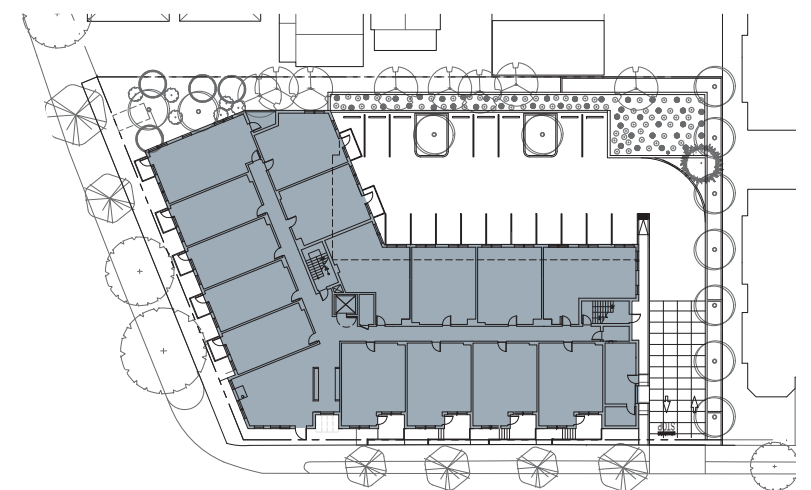
12,664 GSF
UNDERGROUND PARKING



LEVEL 4



LEVELS 2 & 3

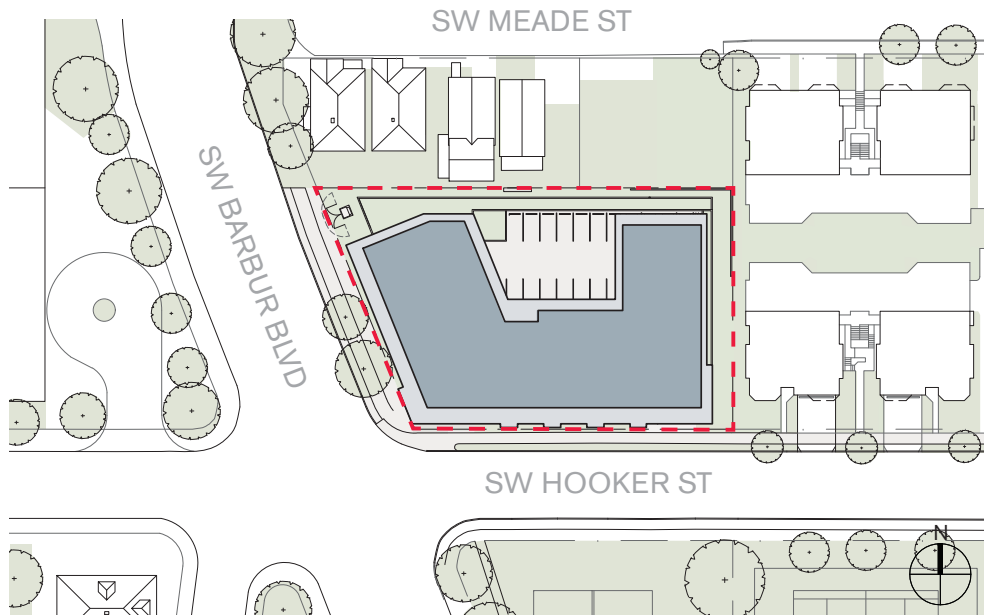


LEVEL 1 -
UNDERGROUND PARKING LEVEL NOT SHOWN

SCHEME
A



3-STORY 'U'-SHAPED BUILDING WITH PENTHOUSE

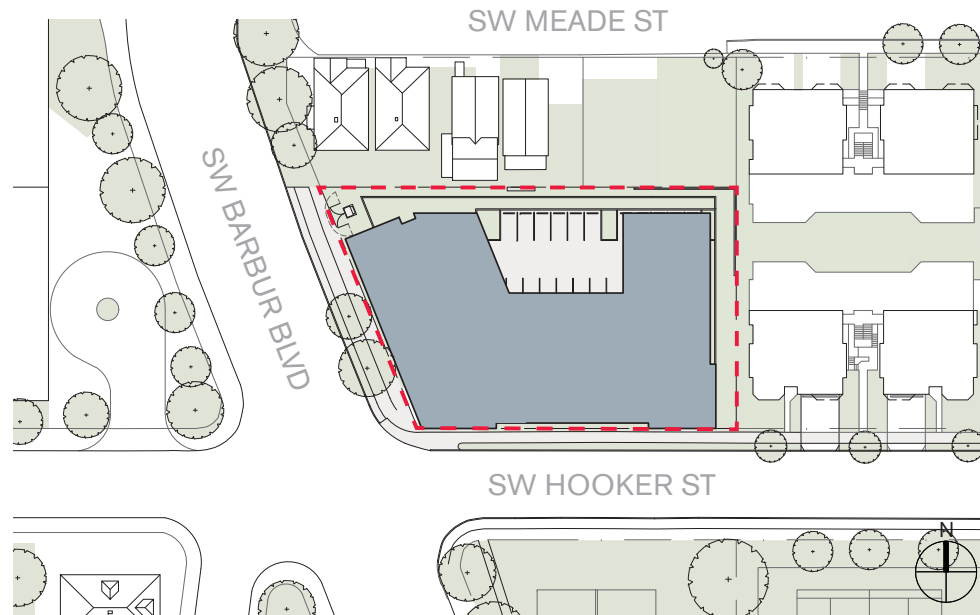


- + Meets pro forma
- + Provides unit diversity
- + Provides underground parking
- Large footprint
- Columns over surface parking

SCHEME
B



3-STORY 'U'-SHAPED BUILDING



- + 3 Stories
- Fails pro forma
- Large footprint

SCHEME
C



4/3 'L'-SHAPED BUILDING



- + Meets pro forma
- + Provides unit diversity
- + Site & district responsive design
- + Minimal footprint
- + Historical massing



3-STORY 'U'-SHAPED BUILDING WITH PENTHOUSE

Responses to DAR III

- Kept underground parking
- Kept low retaining wall at North property line
- Kept 4th floor / Penthouse
- Penthouse detailing is more refined
- More articulation at the brick cornice detailing & the brickwork at the base of the oriel bays
- More symmetry at the building entrance
- Footprint is larger & unit count increased to pay for underground parking

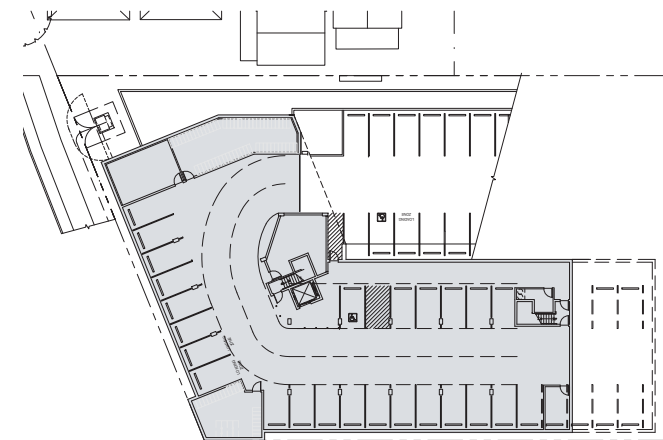
UNIT MIX	
STUDIO	12 (25%)
1-BR	50 (69%)
2-BR	10 (14%)
	72

47 AUTO PARKING SPACES
(0.65/UNIT)

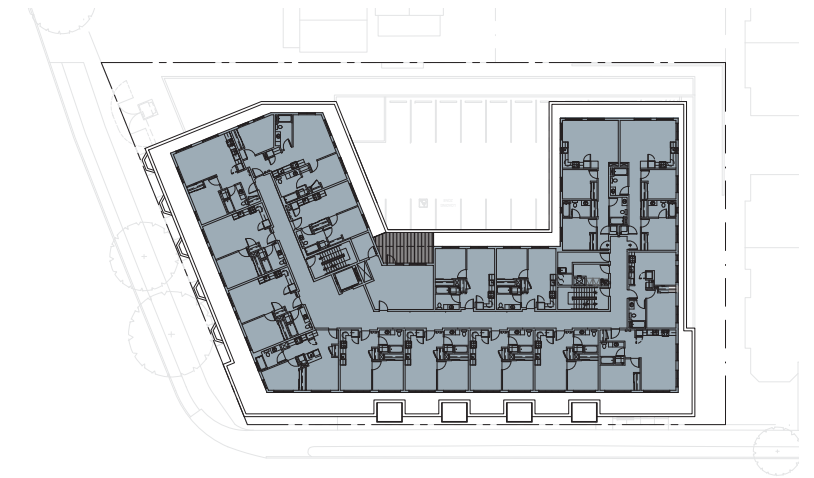
90 BICYCLE PARKING SPACES
(1.25/UNIT)

58,637 GSF

12,634 GSF
UNDERGROUND PARKING



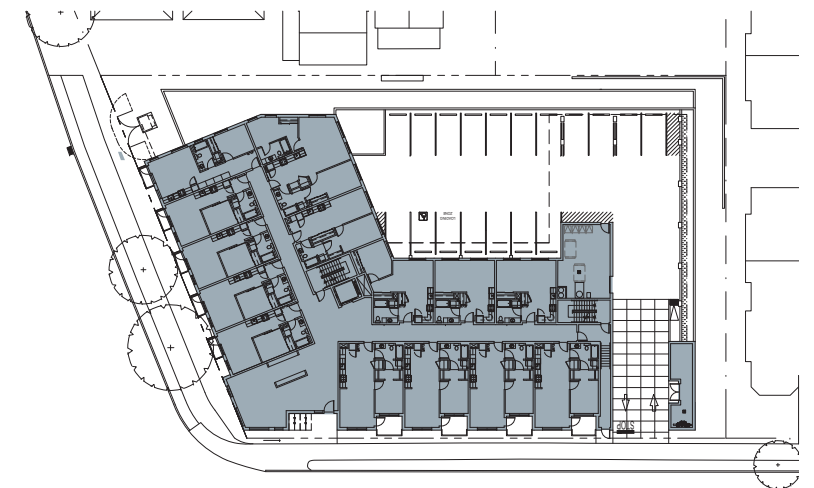
LEVEL 0 -
UNDERGROUND PARKING LEVEL



LEVEL 4



LEVELS 2 & 3



LEVEL 1



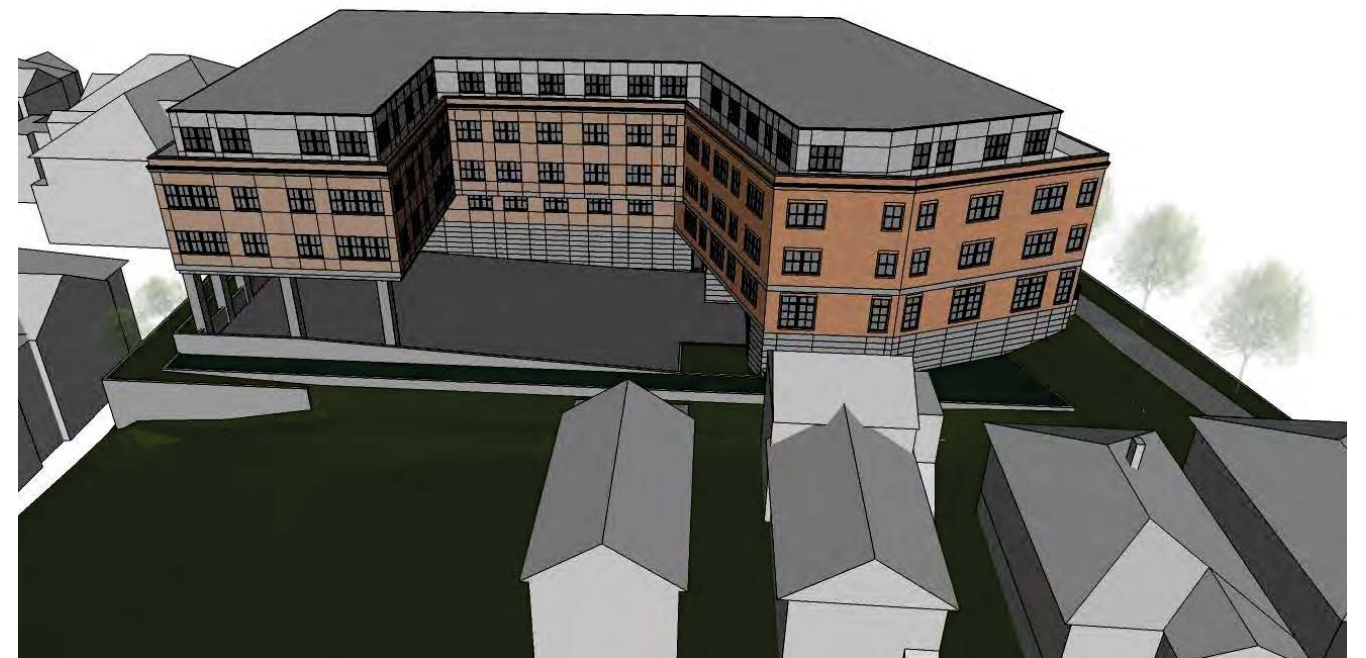
SW HOOKER ST VIEW



SW MEADE ST VIEW



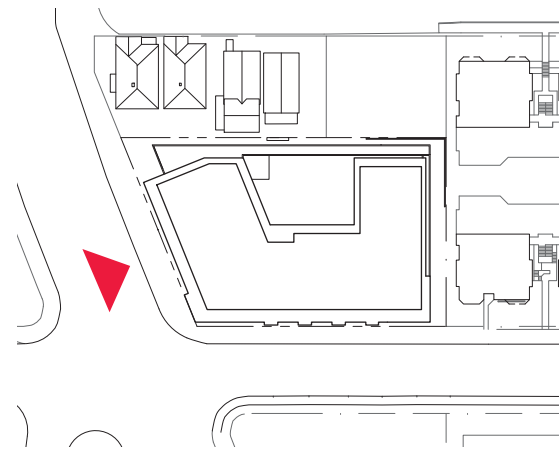
SW BARBUR BLVD VIEW

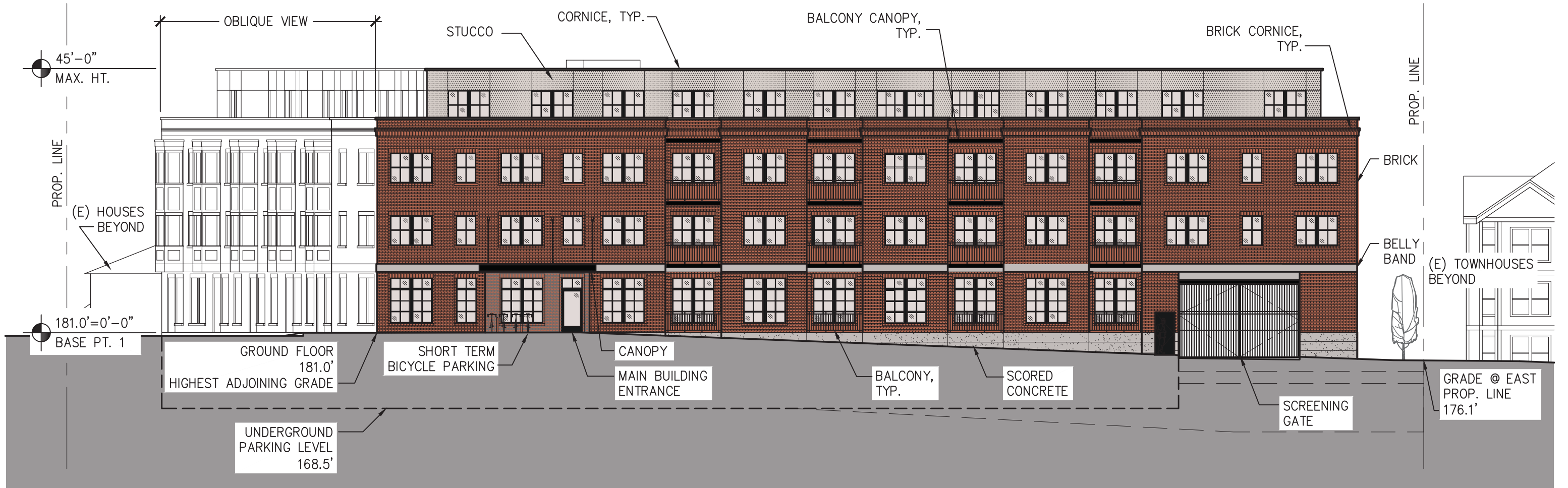


AERIAL OF NORTH SIDE OF BUILDING

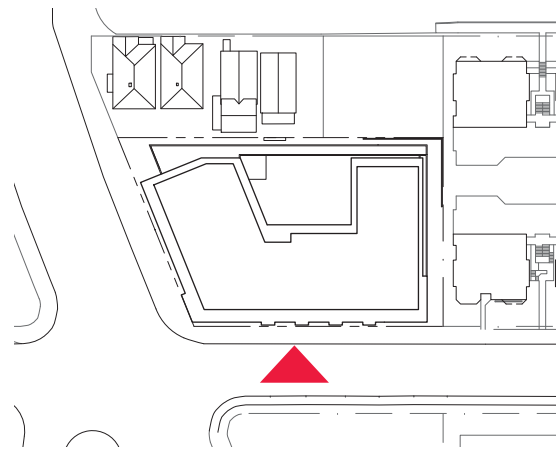


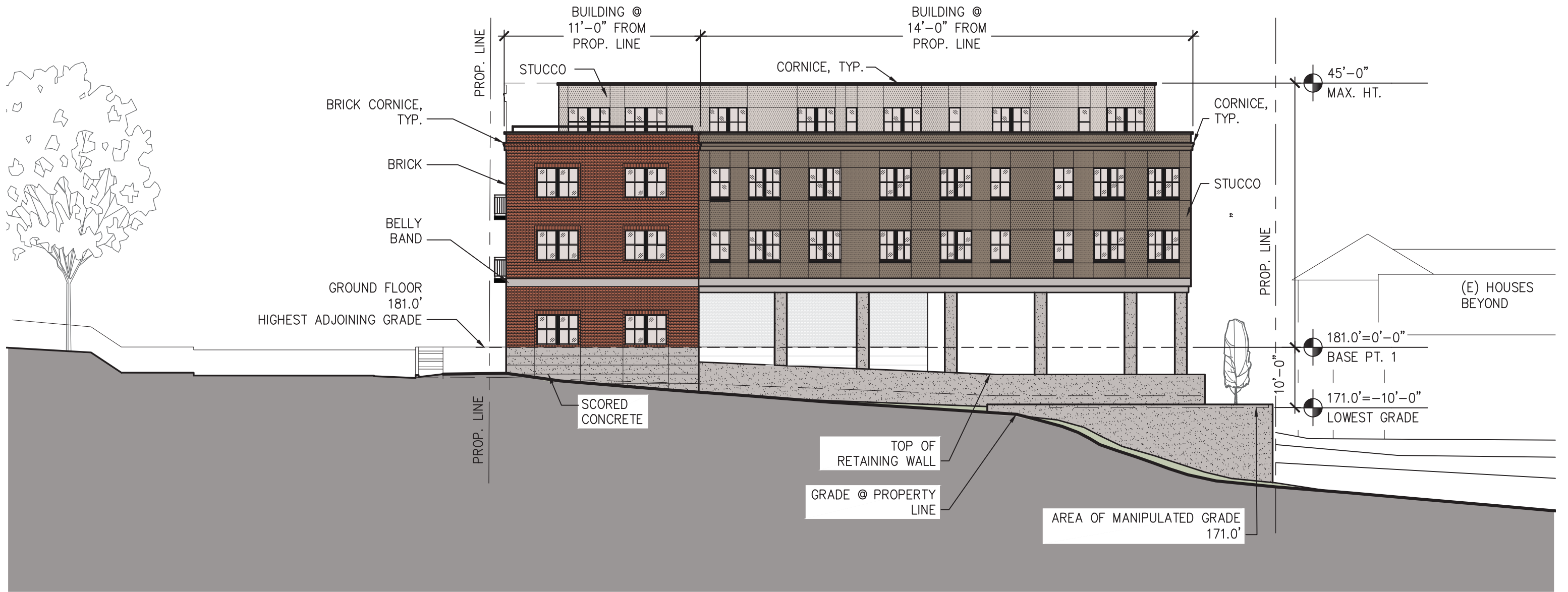
SW BARBUR BLVD ELEVATION



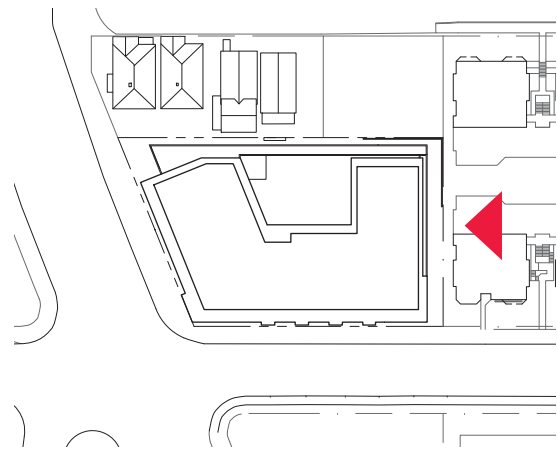


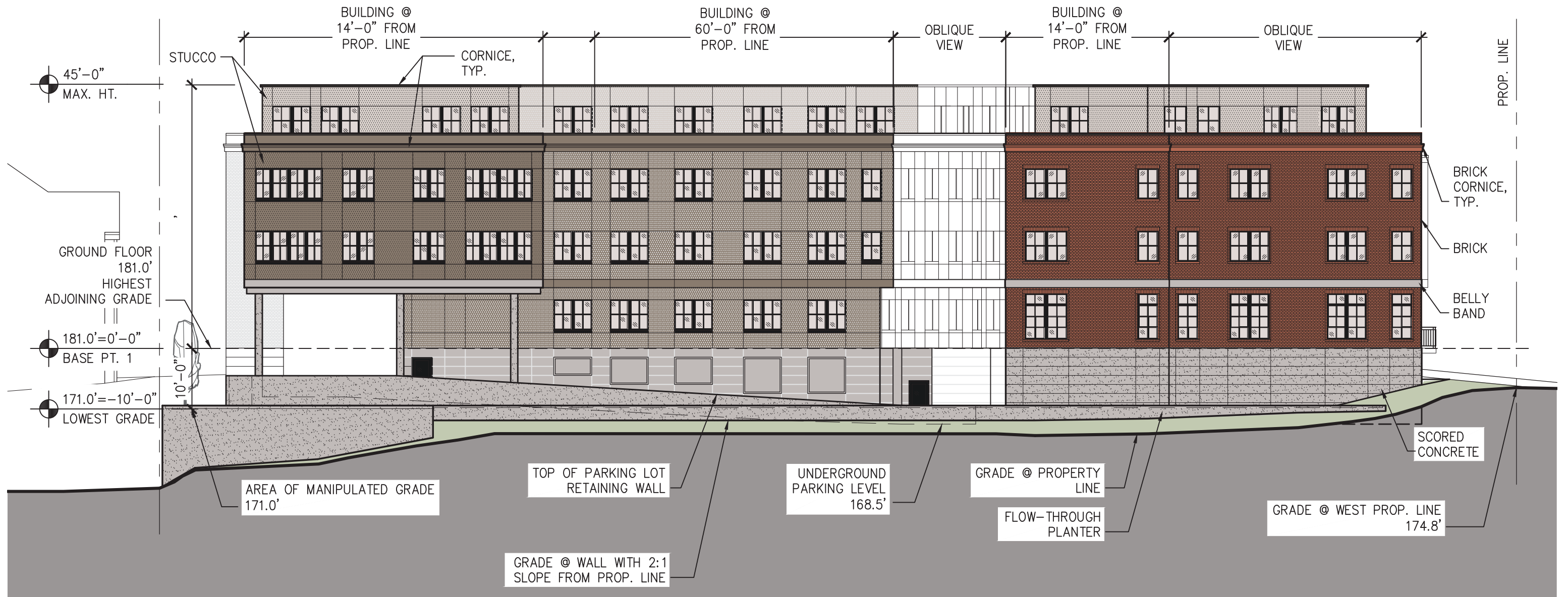
SW HOOKER ST ELEVATION



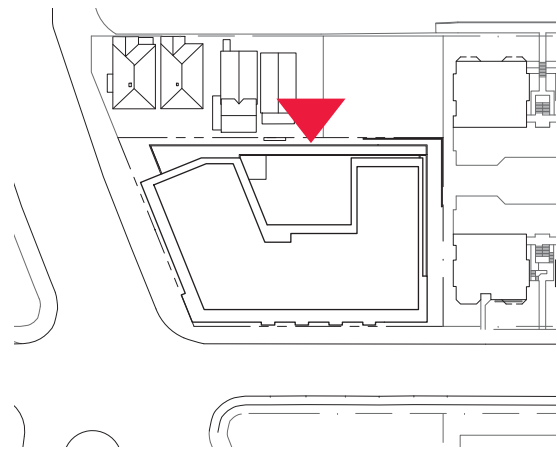


EAST ELEVATION





NORTH ELEVATION





3-STORY 'U'-SHAPED BUILDING

Responses to DAR III

- 3 Story Building - 4th floor removed altogether
- Footprint is larger & unit count decreased
- No underground parking to minimize cost due to diminished unit count

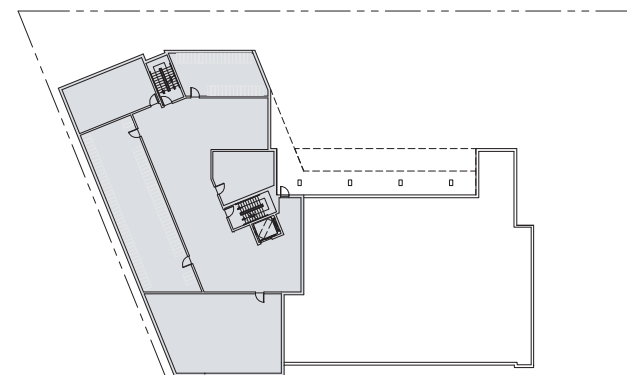
UNIT MIX	
STUDIO	25 (43%)
1-BR	26 (45%)
2-BR	7 (12%)
	58

17 AUTO PARKING SPACES
(0.29/UNIT)

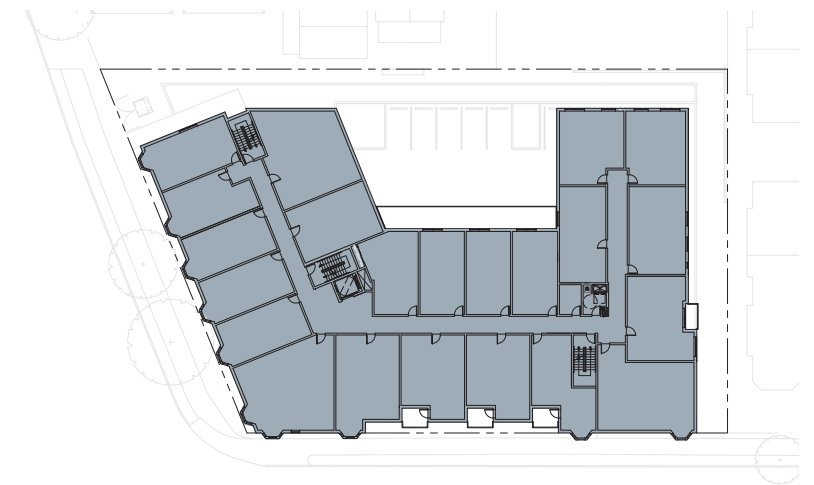
60 BICYCLE PARKING SPACES
(1.36/UNIT)

47,559 GSF

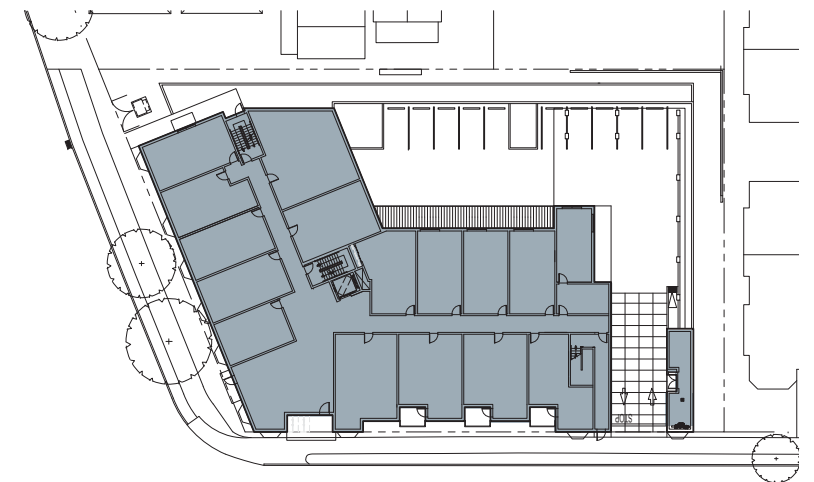
6,970 GSF
BASEMENT LEVEL



LEVEL 0 -
BASEMENT LEVEL



LEVELS 2 & 3



LEVEL 1



SW HOOKER ST VIEW



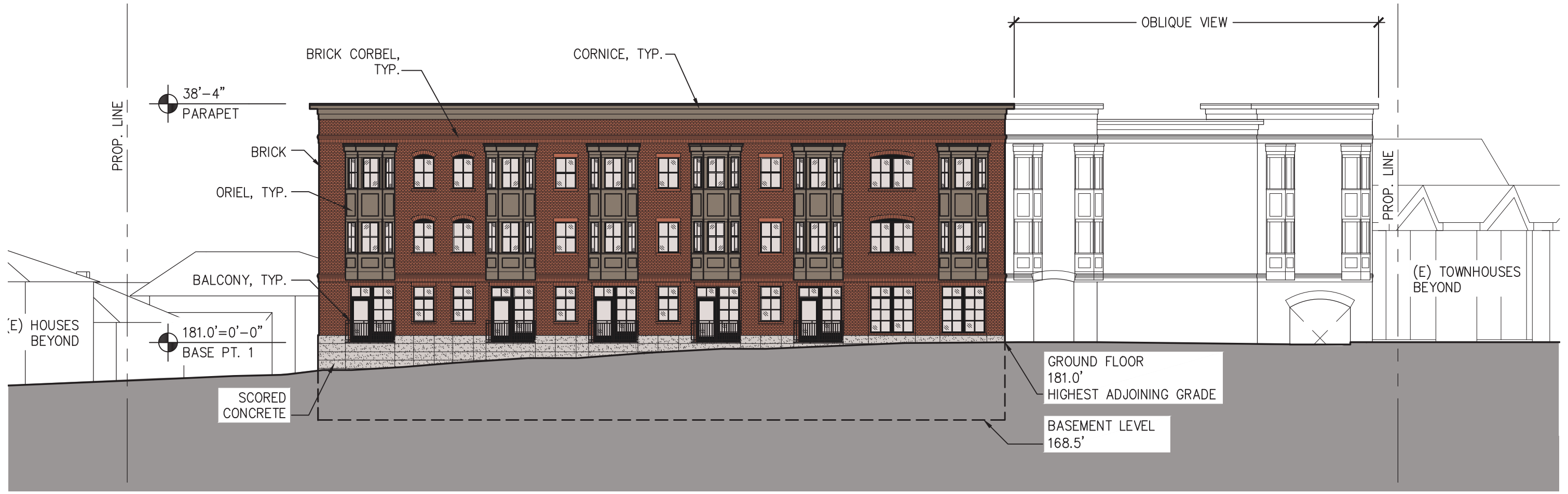
SW MEADE ST VIEW



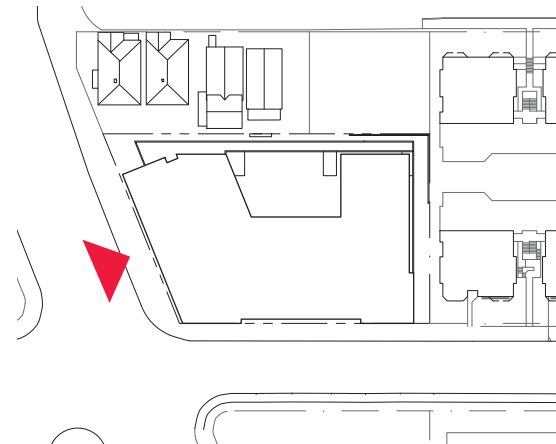
SW BARBUR BLVD VIEW

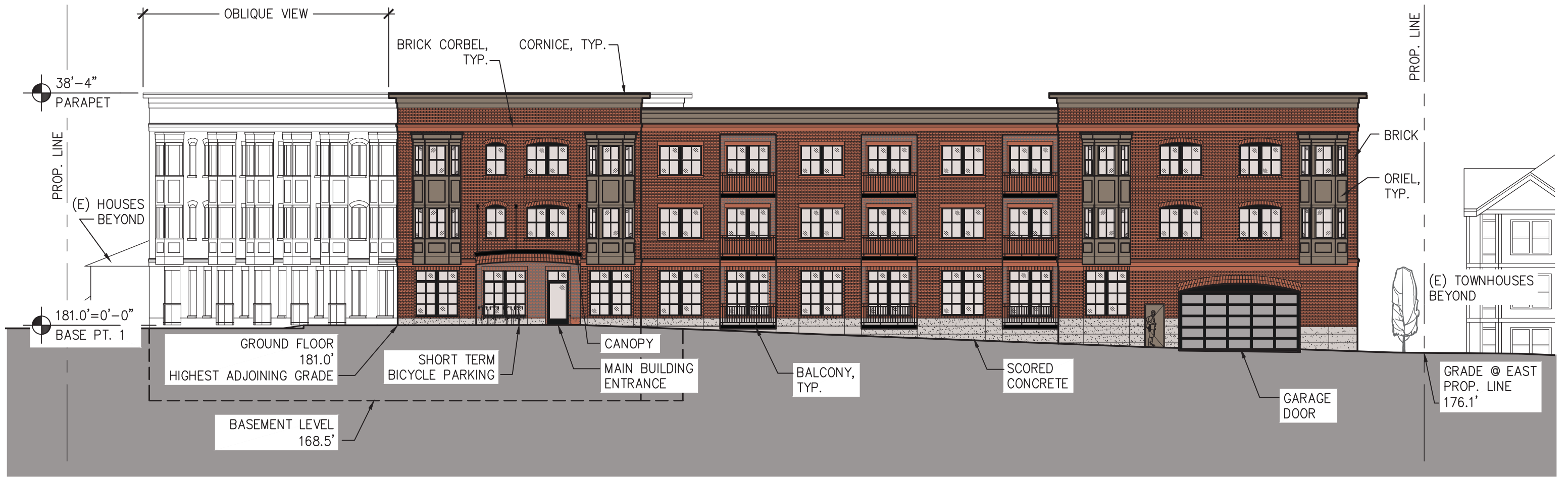


AERIAL OF NORTH SIDE OF BUILDING

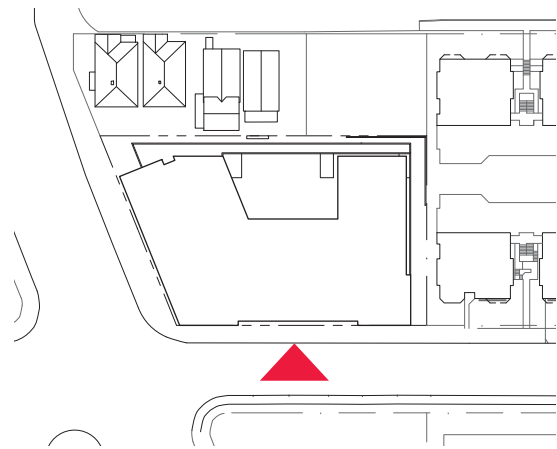


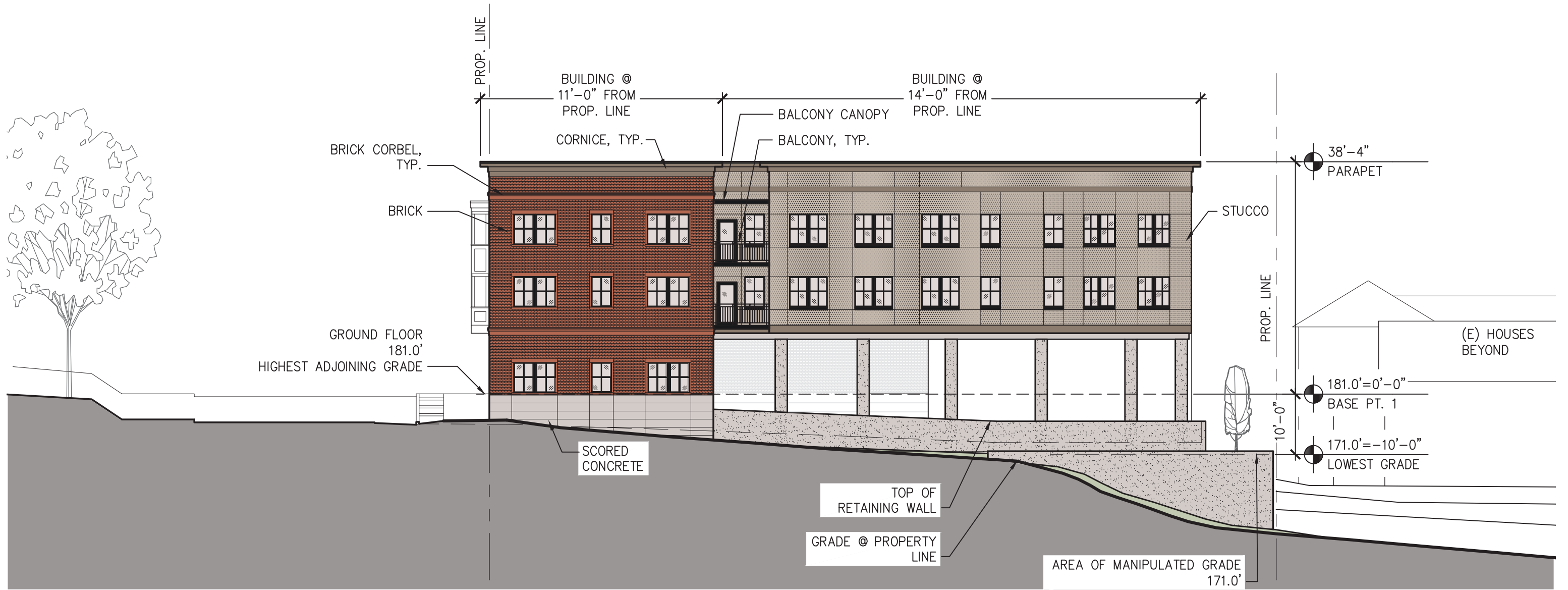
SW BARBUR BLVD ELEVATION



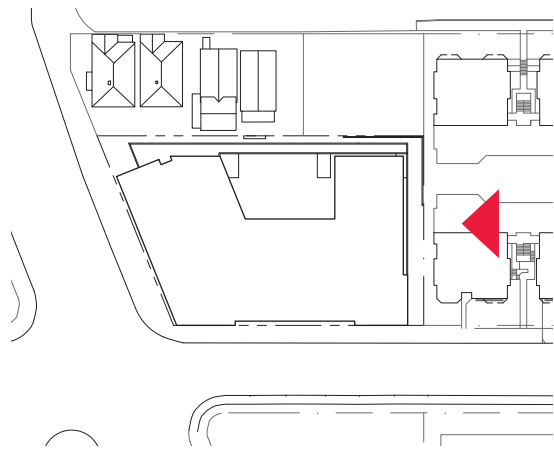


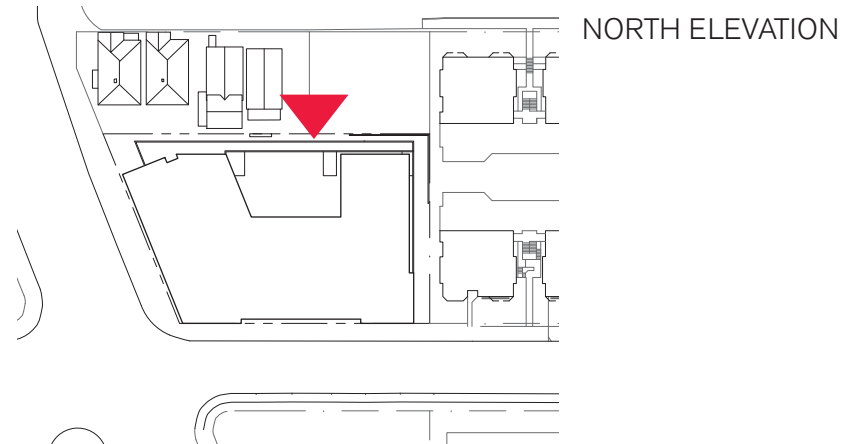
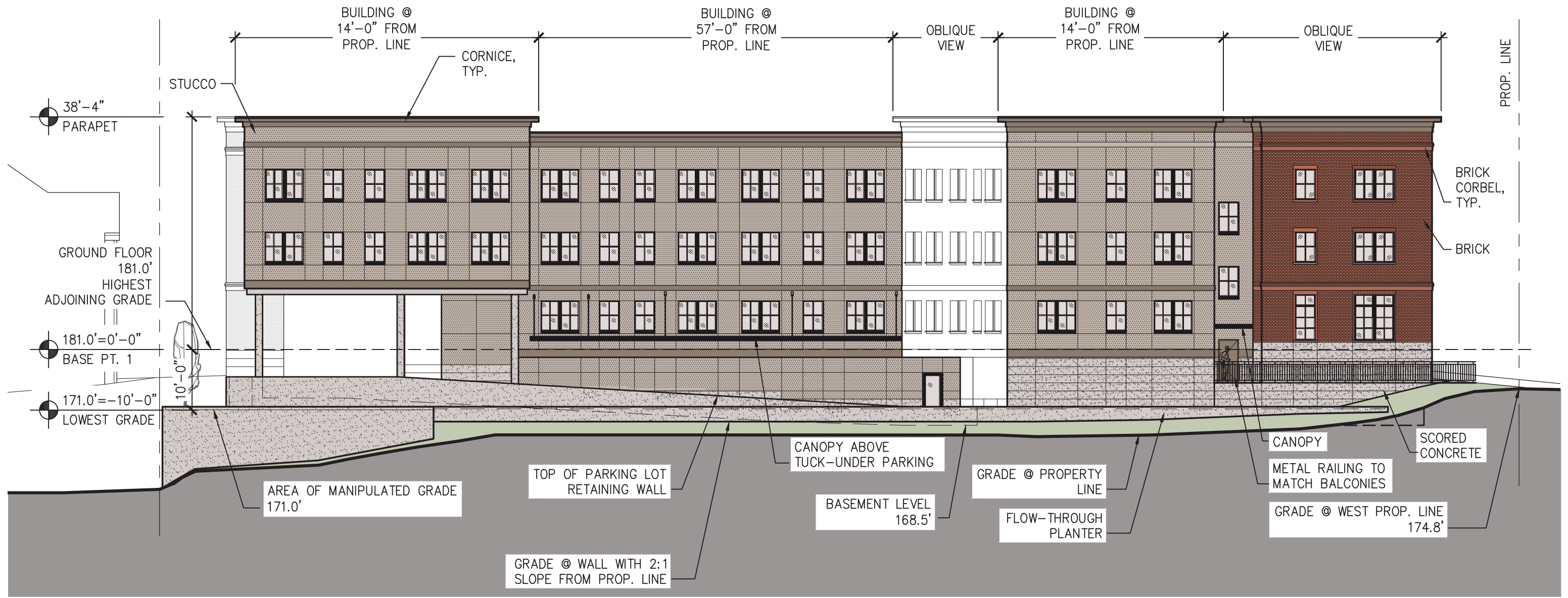
SW HOOKER ST ELEVATION





EAST ELEVATION







4/3 'L'-SHAPED BUILDING

Responses to DAR III

- Kept low retaining wall at north end of property
- Penthouse removed
- Fully integrated 4th floor only along SW Barbur Boulevard - 3 stories along SW Hooker Street
- 4th floor designed as part of the SW Barbur Boulevard massing versus the previous "box on the roof"
- More refined and deeper articulation at the cornice detailing
- More refined brickwork at the base of the oriel bays
- More symmetry at the building entrance
- A more cohesive, unified design that references historical multi-family buildings in Portland

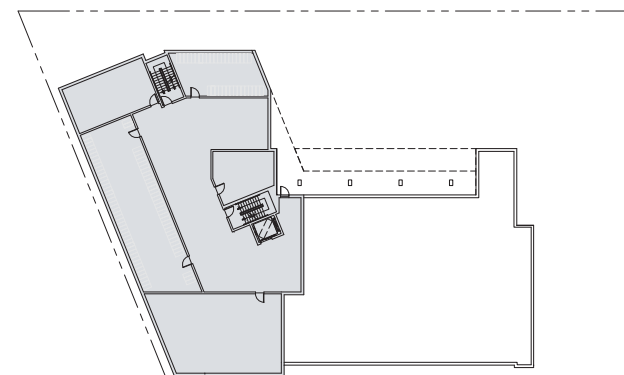
UNIT MIX	
STUDIO	27 (43%)
1-BR	26 (42%)
2-BR	9 (15%)
	62

17 AUTO PARKING SPACES
(0.28/UNIT)

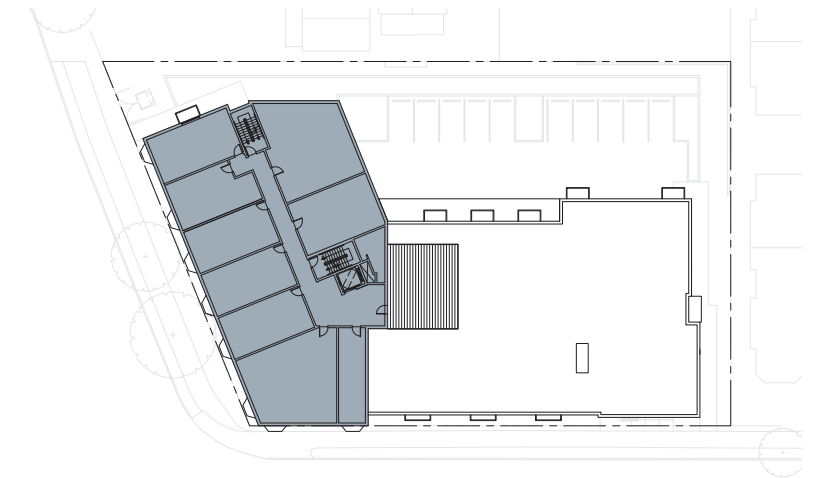
89 BICYCLE PARKING SPACES
(1.44/UNIT)

50,952 GSF

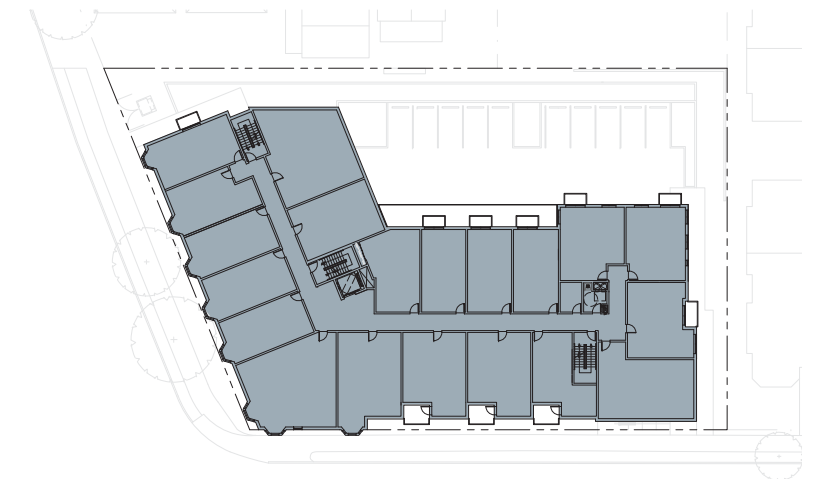
6,970 GSF
BASEMENT LEVEL



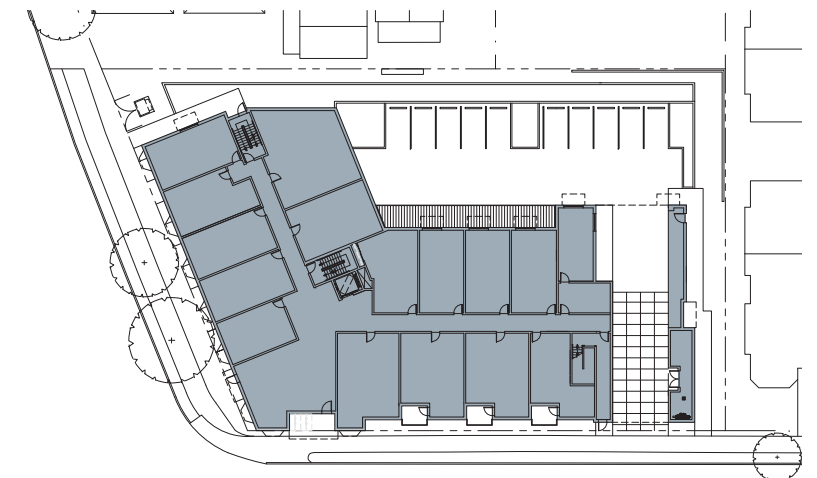
LEVEL 0 -
BASEMENT LEVEL



LEVEL 4



LEVELS 2 & 3



LEVEL 1





SW HOOKER ST VIEW



SW MEADE ST VIEW



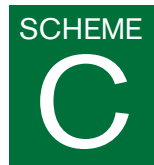
SW BARBUR BLVD VIEW

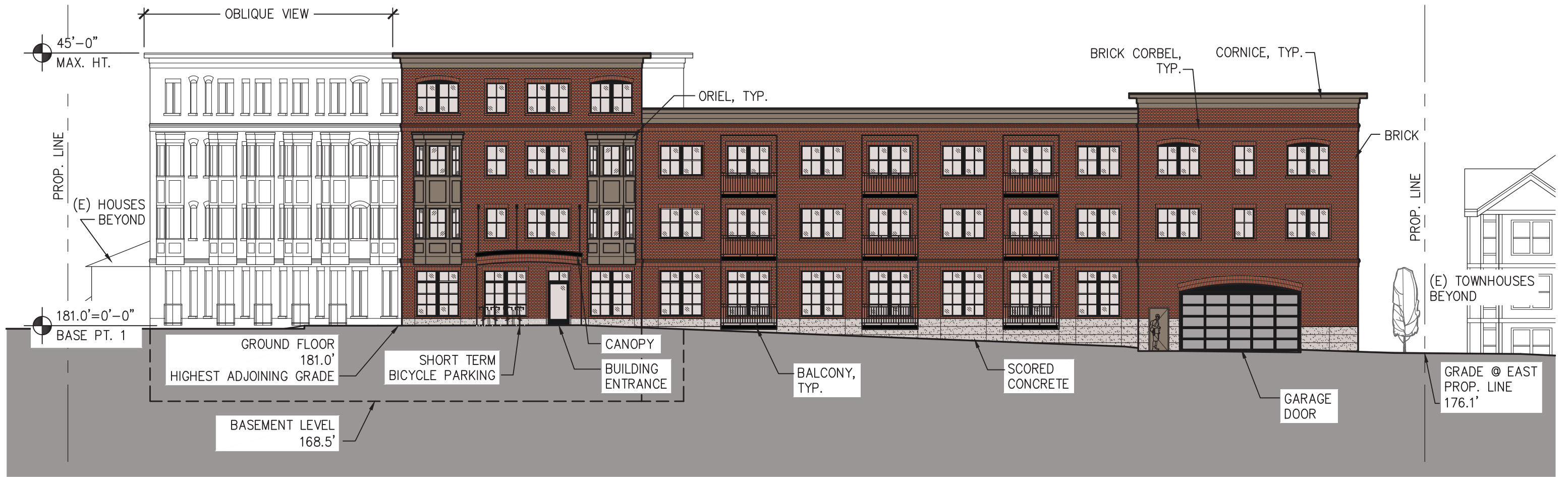


AERIAL OF NORTH SIDE OF BUILDING

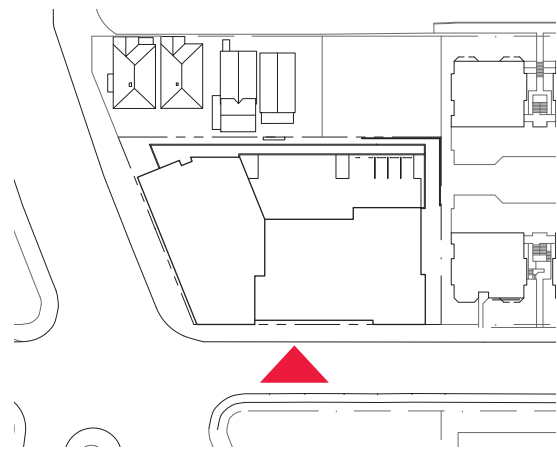


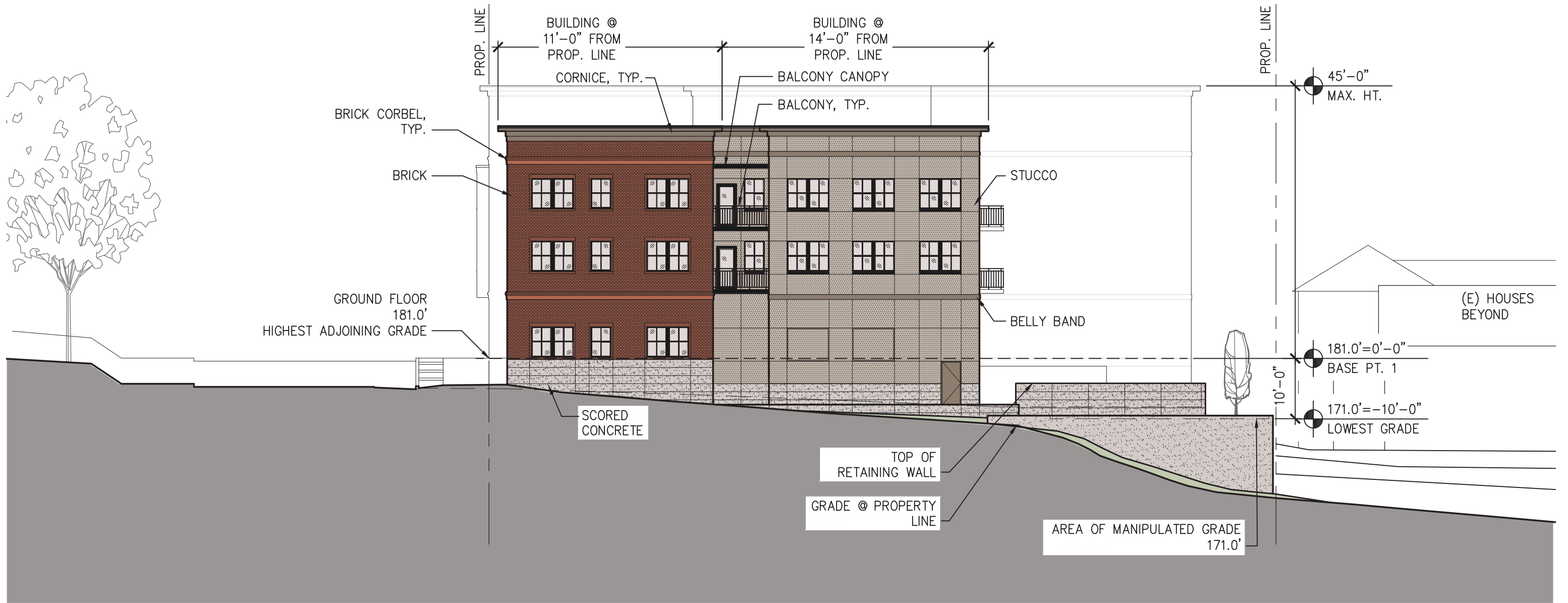
SW BARBUR BLVD ELEVATION



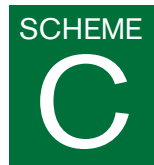
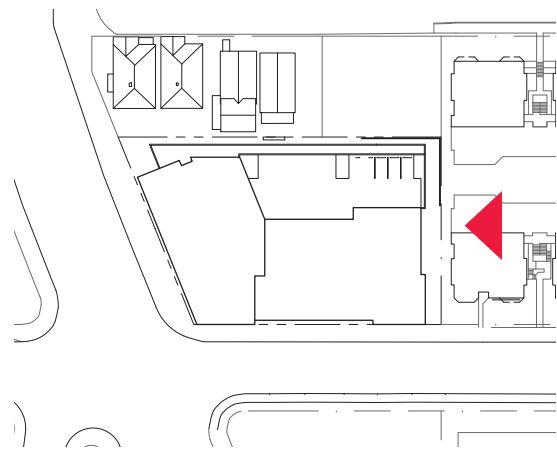


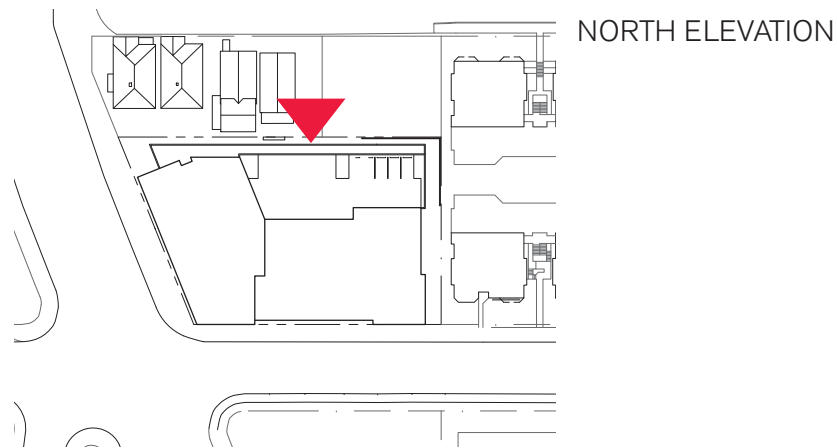
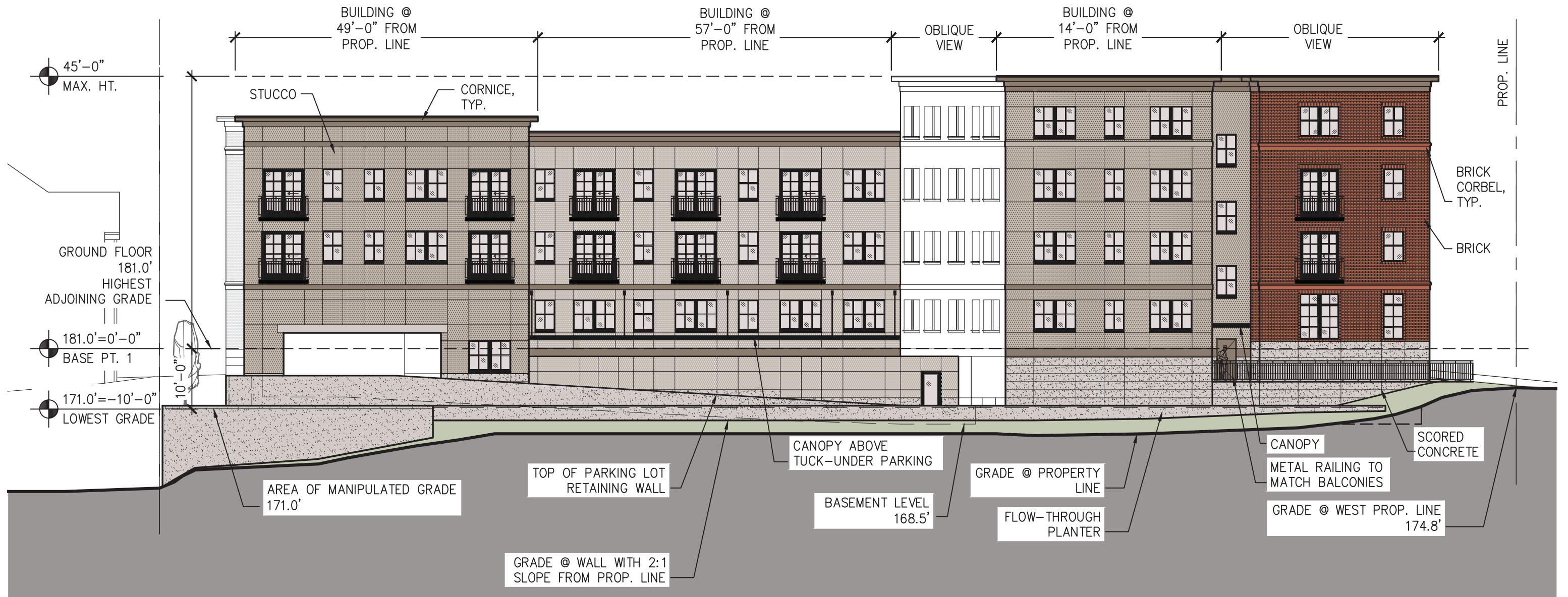
SW HOOKER ST ELEVATION



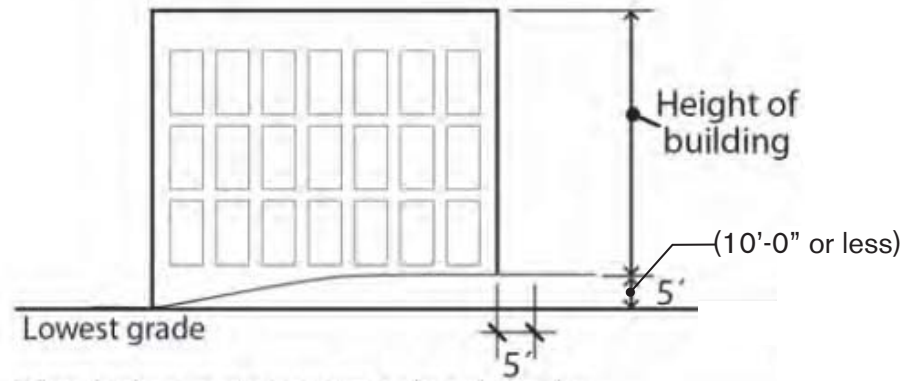


EAST ELEVATION

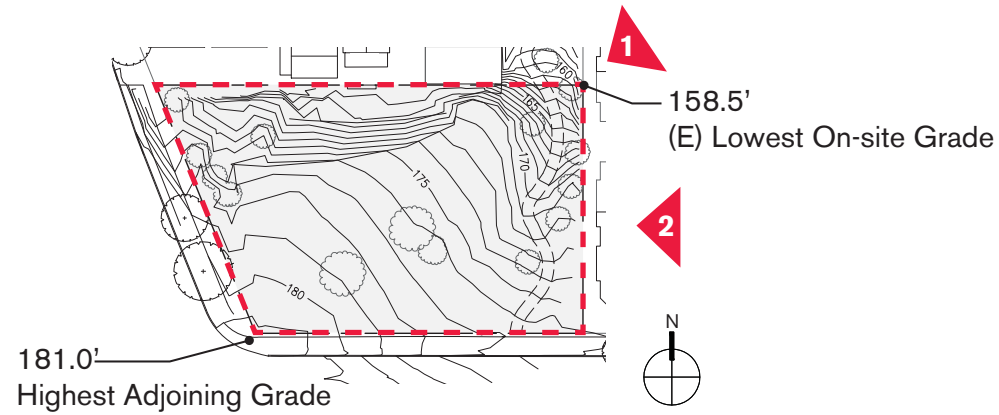




Measuring Height – Base Point 1



TITLE 33, PLANNING & ZONING - 33.930.050.A



1 PERSPECTIVE VIEW



2 EAST ELEVATION



STUCCO PANEL



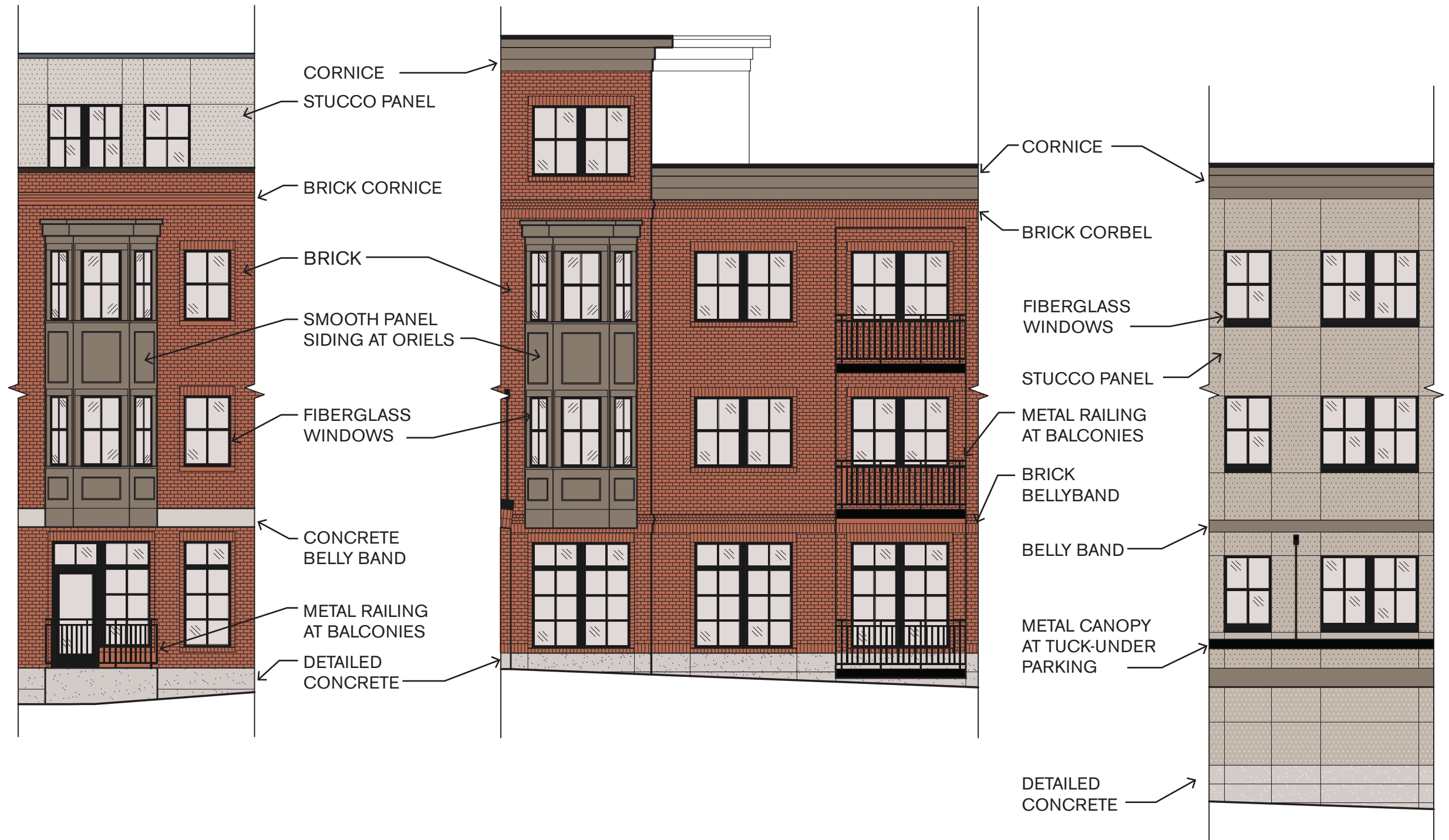
PAINTED SMOOTH PANEL SIDING



BRICK MASONRY
"MUTUAL MATERIALS" STANDARD
BURGUNDY & VINTAGE MIX
MISSION TEXTURE



SCORED
CONCRETE



PARTIAL ELEVATION



PARTIAL ELEVATION



PARTIAL ELEVATION





EXTERIOR

INTERIOR

MILGARD ESSENCE FIBERGLASS/WOOD WINDOWS

APPENDIX: WINDOWS

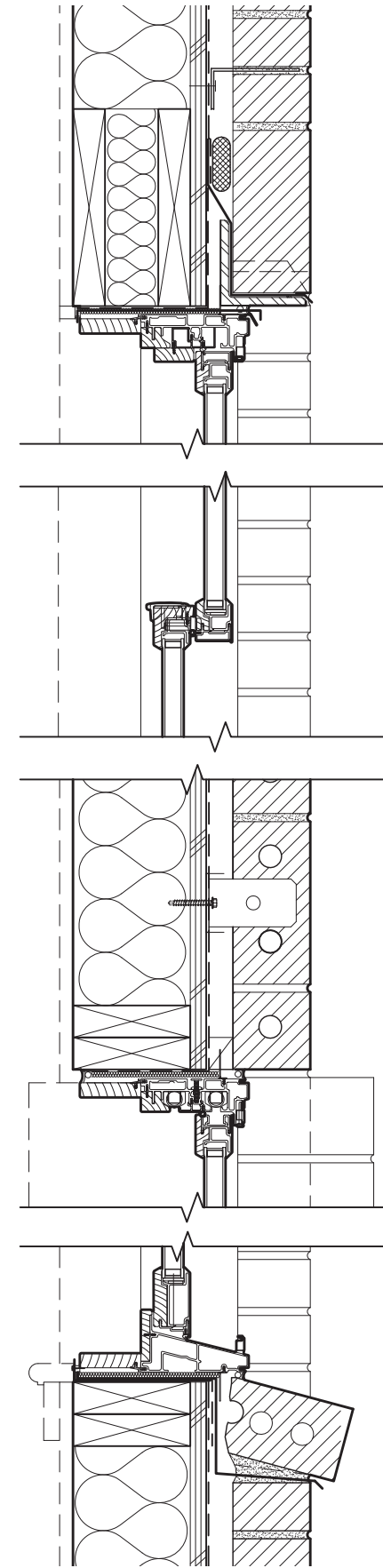
DOUBLE HUNG
WINDOWS

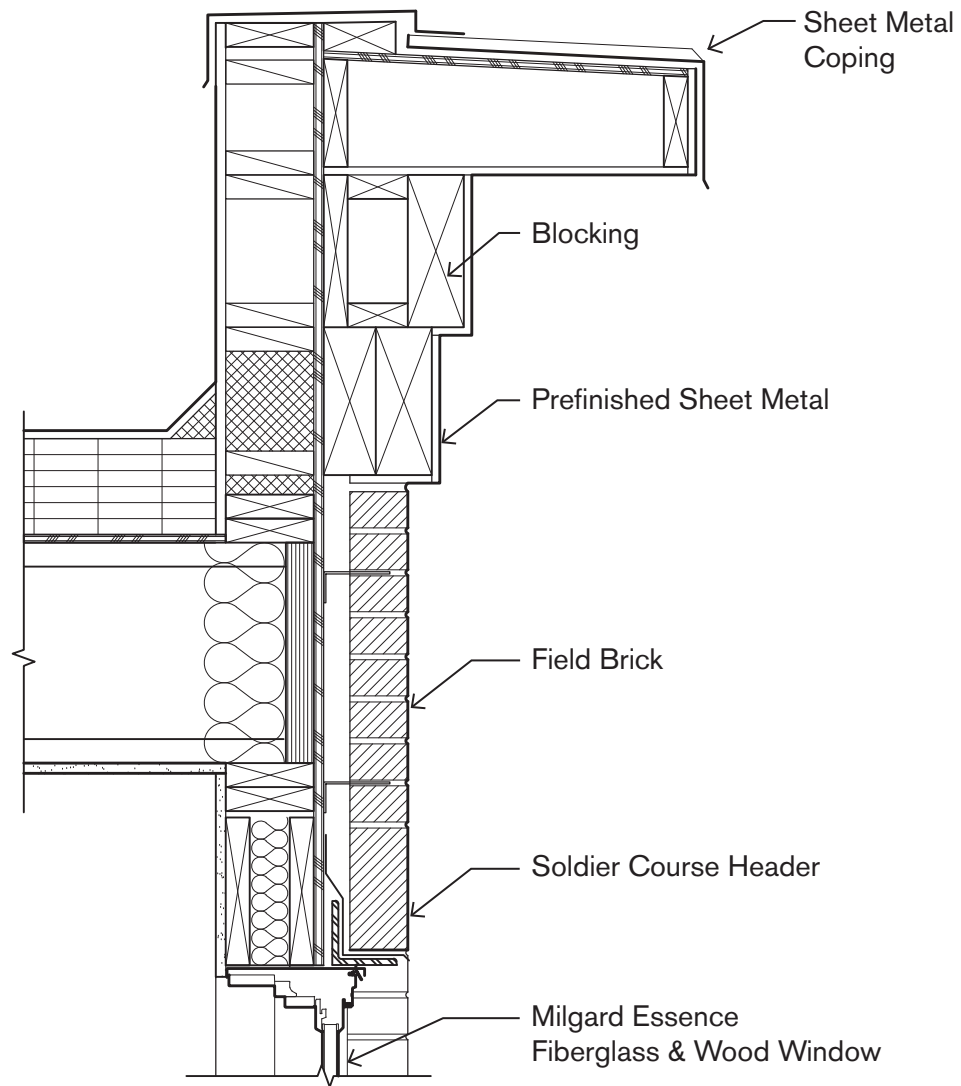
HEAD

MULLION

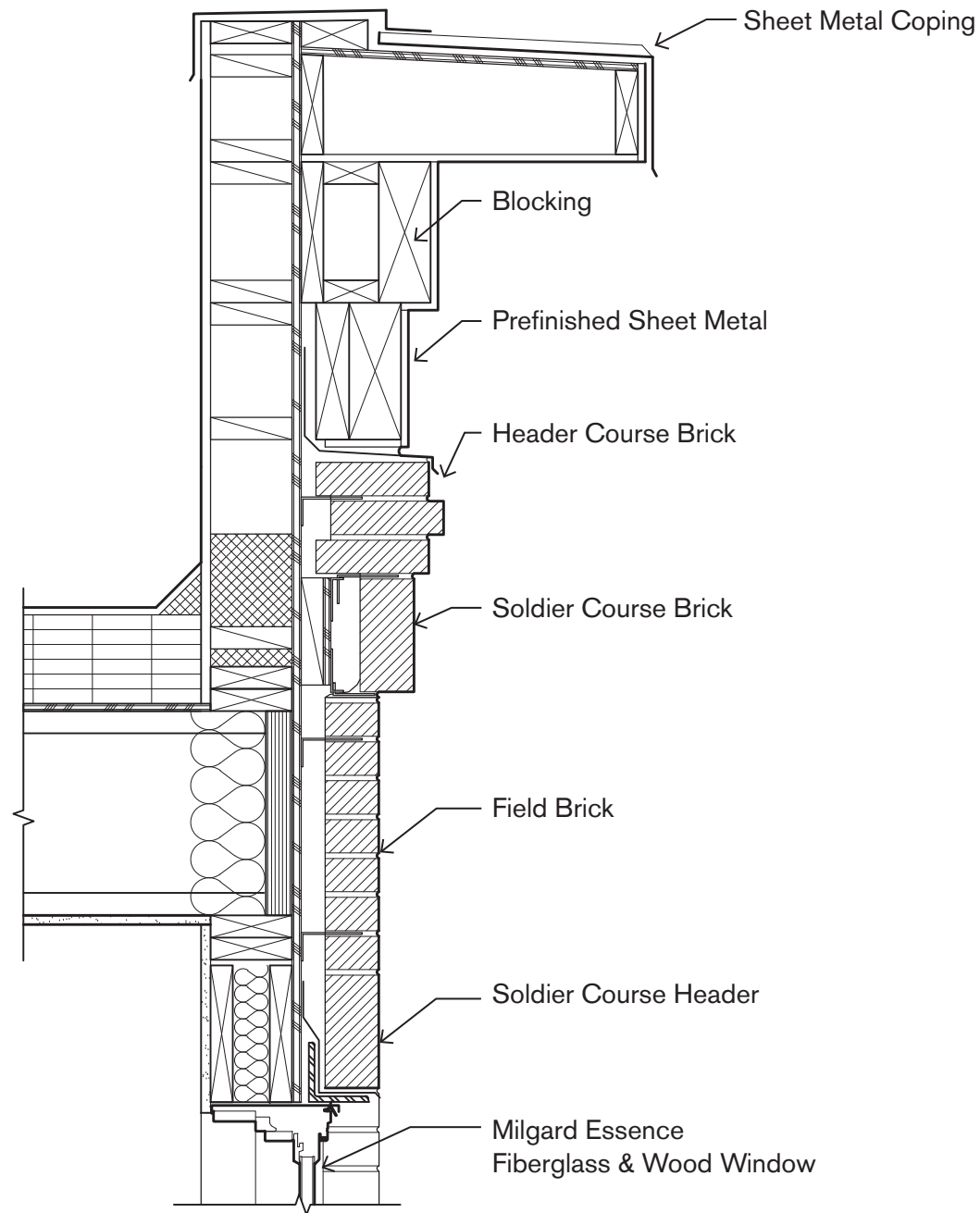
JAMB

SILL

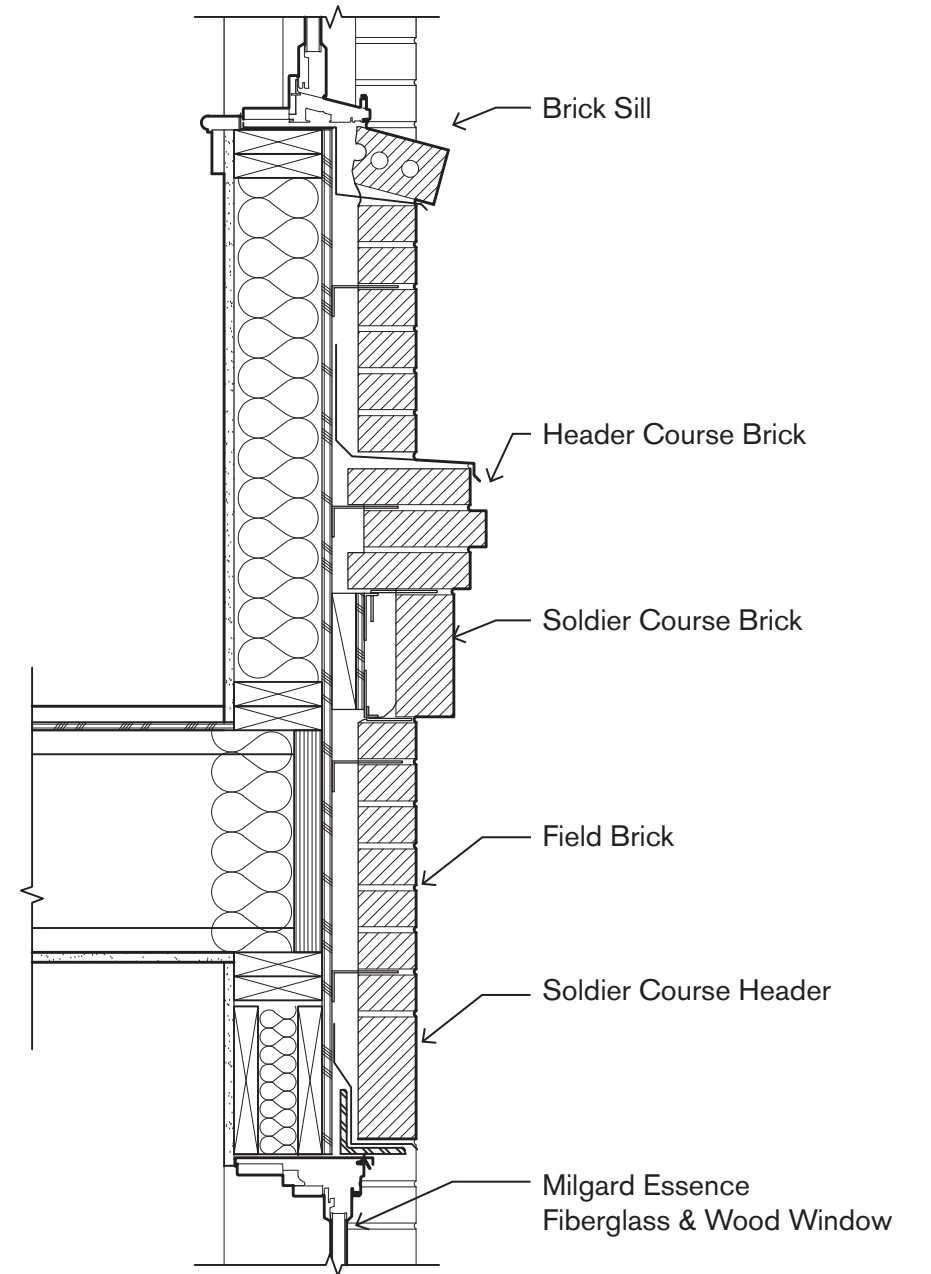




1 4TH FLOOR PARAPET - 1"=1'-0"



2 3RD FLOOR PARAPET - 1"=1'-0"



3 BRICK CORBEL - 1"=1'-0"

