

PEARL APARTMENTS - DAR #2

PORTLAND, OREGON
PAUL PROPERTIES LLC

DECEMBER 22, 2016



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PEARL APARTMENTS - DAR #1

PORTLAND, OREGON
PAUL PROPERTIES LLC

NOVEMBER 3, 2016



PEARL APARTMENTS - DAR #2

DECEMBER 22, 2016

THE FOLLOWING BULLET POINT SUMMARY OUTLINES THE MAJOR CHANGES THAT REFLECT OUR RESPONSE TO DESIGN COMMISSION INPUT AND FEEDBACK AS WELL AS COMMENTS FROM THE PEARL DISTRICT NEIGHBORHOOD ASSOCIATION.

- THE OVERALL SCULPTURAL MASSING AND COMPOSITION OF THE BUILDING HAS BEEN SIMPLIFIED TO REFLECT A SIMPLE PUNCHED OPENING FAÇADE, REFLECTING THE OLD TRADITIONAL WAREHOUSE STRUCTURES ALONG NW 13TH AVENUE. THE PUNCHED OPENING PATTERN OF THE FAÇADE REFLECTS THE VERTICAL AND HORIZONTAL COLUMN AND BEAM GRID OF THE BUILDING STRUCTURE.
- THE FAÇADE OPENINGS ARE INFILLED WITH LARGE PANELS OF GLASS TO MAXIMIZE TRANSPARENCY AND LIGHT INTO AND OUT OF THE BUILDING, WHICH IS ESSENTIAL TO THE SPECIAL QUALITY OF THE LIVING SPACE WHEN DEALING WITH SUCH SMALL UNIT SIZES.
- IN AN EFFORT TO CREATE ORDER AND TEXTURE ON THE FAÇADE, BLACK RIBBED METAL PANELS ARE USED IN CONJUNCTION WITH THE GLASS WINDOWS AT THE INFILL AREAS, WHICH ALLOWS THE VERTICAL AND HORIZONTAL MASONRY STRUCTURAL GRID TO REMAIN CONSISTENT IN WIDTH AND DEPTH.
- ALL OCCUPIED LIVING SPACE HAS BEEN PULLED BACK TO THE PROPERTY LINE ON THE EAST ELEVATION OF THE BUILDING PER THE DESIGN COMMISSION'S REQUEST.
- PROJECTING BALCONIES HAVE BEEN ADDED TO THE SOUTH ELEVATION OF THE BUILDING AND SHROUDED IN BLACK METAL PANELS TO TIE THEM BOTH VERTICALLY AND HORIZONTALLY TOGETHER, CREATING A SIMPLE PATTERN OF PROJECTING ELEMENTS AND ADDING A PATTERN OF WOVEN GEOMETRY TO THE FAÇADE.
- A SEVENTH FLOOR HAS BEEN ADDED TO THE PROJECT BASED ON A 5 OVER 2 CONSTRUCTION MODEL, WHICH WILL ALLOW THE DEVELOPER TO MAXIMIZE THE AVAILABLE FAR ON THE SITE AT THE RECOMMENDATION OF THE DESIGN COMMISSION.
- THE APARTMENT LOBBY HAS BEEN MODIFIED AND A LARGE WINDOW ADDED TO THE SOUTH ELEVATION FOR GREATER TRANSPARENCY INTO THE LOBBY PER THE COMMISSION'S RECOMMENDATION. THE RECYCLING ROOM NEEDS TO STAY IN ITS CURRENT LOCATION IN THAT IT IS THE ONLY POINT WHERE THE GROUND FLOOR OF THE BUILDING MEETS THE SIDEWALK.
- THE EXTERIOR CLADDING HAS BEEN CHANGED FROM ZINC METAL PANELS TO BRICK MASONRY AND RIBBED METAL PANELS PER THE RECOMMENDATION OF THE DESIGN COMMISSION AND THE NEIGHBORHOOD ASSOCIATION, TO BETTER FIT INTO THE CONTEXT OF THE INDUSTRIAL BUILDINGS ALONG NW 13TH AVENUE. RATHER THAN COPYING THE TRADITIONAL RED BRICK ON MANY OF THE OLD WAREHOUSES, WE ARE PROPOSING A DARK GREY GUN METAL COLORED BRICK, SIMILAR IN COLOR TO OUR ORIGINAL ZINC PANEL, FOR WE BELIEVE IT PROJECTS A SIMPLER, MORE ELEGANT AND UNDERSTATED BUILDING.
- WE HAVE MAINTAINED THE ELEVATED GROUND FLOOR DOCK SIDEWALK ALONG THE EAST ELEVATION AND THE INDUSTRIAL CANOPY THAT IS CONSISTENT WITH MANY CANOPIES ALONG NW 13TH AVENUE. LARGE 10' HIGH WOOD-FRAMED OPERABLE WINDOWS/DOORS ARE STILL PROPOSED AT THE EAST AND SOUTH ELEVATIONS AT THE LEVEL ONE RETAIL SPACE TO MAXIMIZE TRANSPARENCY AND TO REINFORCE STRONG ACTIVE GROUND FLOOR USES.























**RIVER DISTRICT
GUIDELINE A5-1-1
“REINFORCE THE
IDENTITY OF THE
PEARL DISTRICT
NEIGHBORHOOD”:**

The punched opening pattern of the facade reflects the vertical and horizontal column and beam grid of the urban warehouse buildings in the NW 13th Avenue Historic District.

Balconies and terraces maximize views of the river and emphasize the River District Ambiance. An amenity space on the top floor provides exterior access and views for all residents.



**RIVER DISTRICT
GUIDELINE A5-1-1
“REINFORCE THE
IDENTITY OF THE
PEARL DISTRICT
NEIGHBORHOOD”:**

The building massing and scale responds to other warehouse buildings in the Pearl District Neighborhood and 13th Avenue Historic District.

Brick masonry and an industrial canopy are incorporated to reflect the character of this unique pedestrian corridor.





**RIVER DISTRICT
GUIDELINE A5-1-1
“REINFORCE THE
IDENTITY OF THE
PEARL DISTRICT
NEIGHBORHOOD”:**

A warehouse loading dock is maintained on NW 13th Avenue and incorporated into the retail frontage experience.

Active ground level retail contributes to the attraction of the arts and art gallery concentration in the Pearl District Neighborhood.



**RIVER DISTRICT
GUIDELINE A3-1:
“PROVIDE
CONVENIENT
PEDESTRIAN
LINKAGES”:**

The building scale, massing, material palette, canopy, and dock reinforce the sense of place along NW 13th Avenue and support the use of this pedestrian corridor for First Thursday Street Fairs and other creative uses.

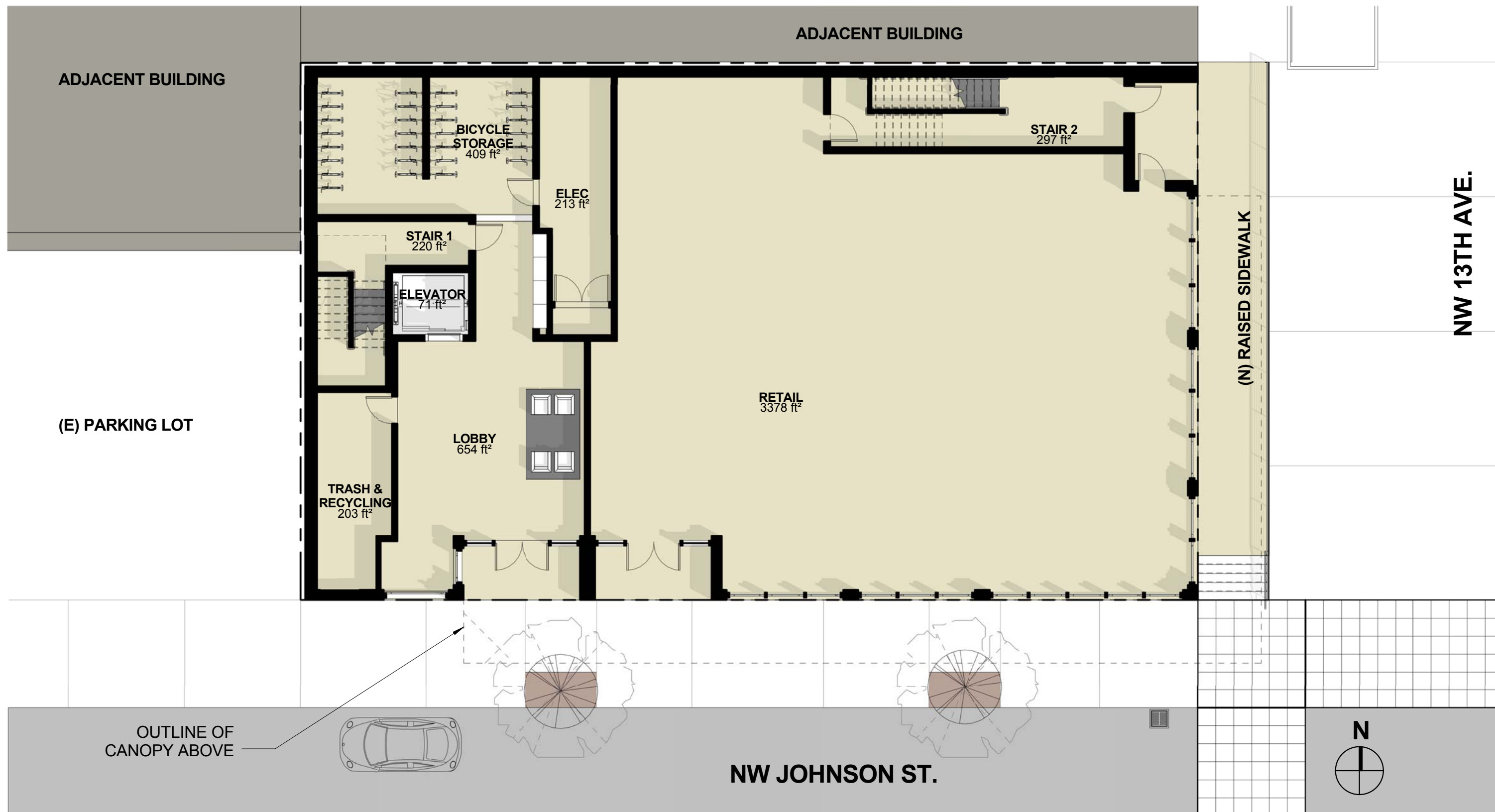


PROJECT SUMMARY

Zoning	EX	
Site Area	6,000sf	
Acres	0.14 Acres	
	provided	req/allowed
FAR (Floor Area Ratio)	6.39:1 (38,307sf)	7:1 (42,000sf)
	4:1 - Base FAR	24,000sf
	3:1 - Bonus FAR	18,000sf
	Total Available Area	42,000sf
Number of Stories	7	n/a
Building Height	76'-6"	75'-0" above grade plus height bonus
Parking (below grade)	none	none
Required Setbacks		
Front, Back, Side	0'-0"	0'-0"
Total Area Above Grade	38,307gsf	42,000sf (Max FAR)













Level 04 Unit Total

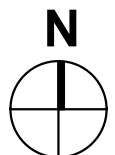
Unit Type	SF	Total Units
Studio	297sf-454sf	7 Total
1-Bedroom	600-688sf	3 Total
		10 Units



Level 05 Unit Total

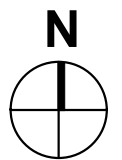
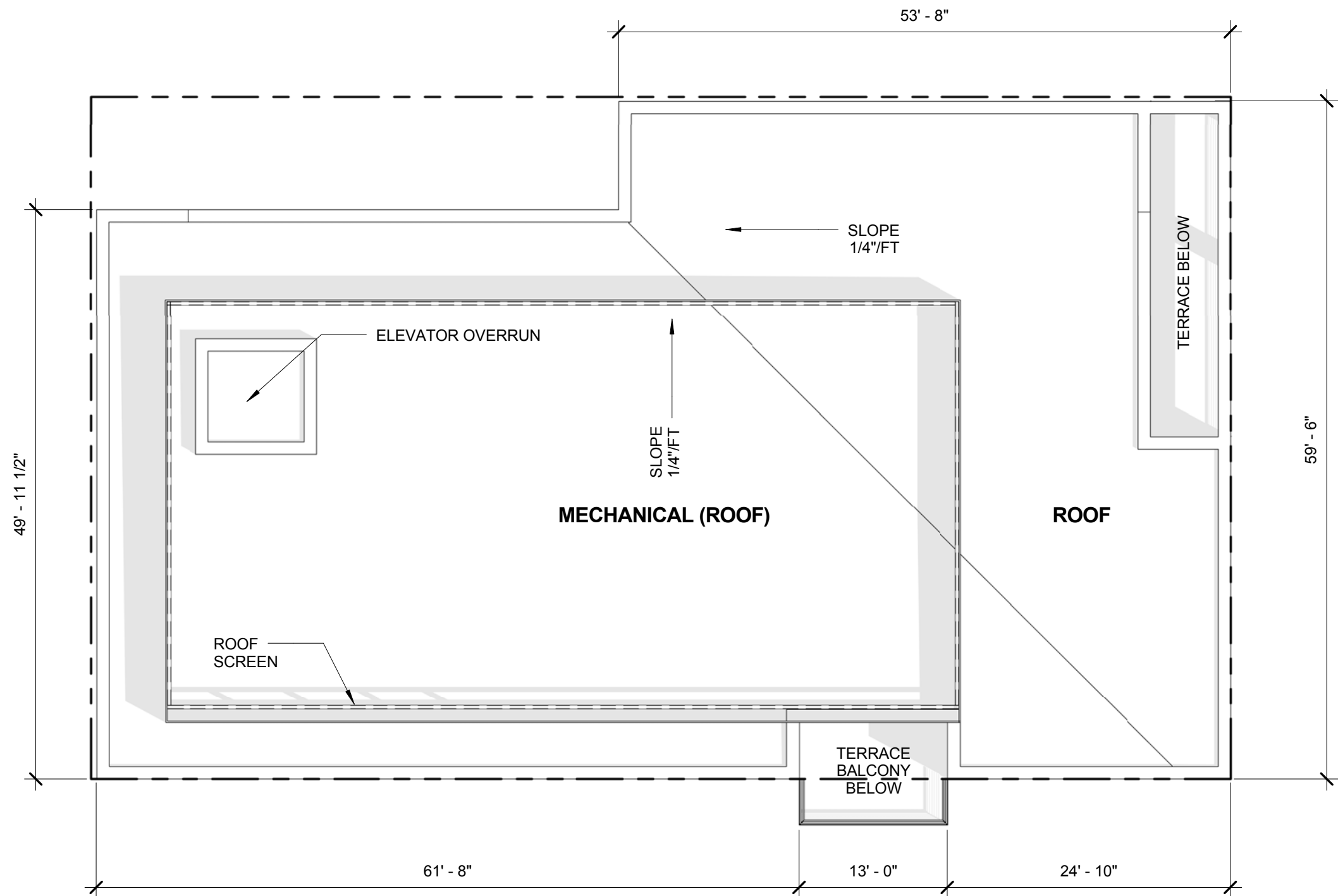
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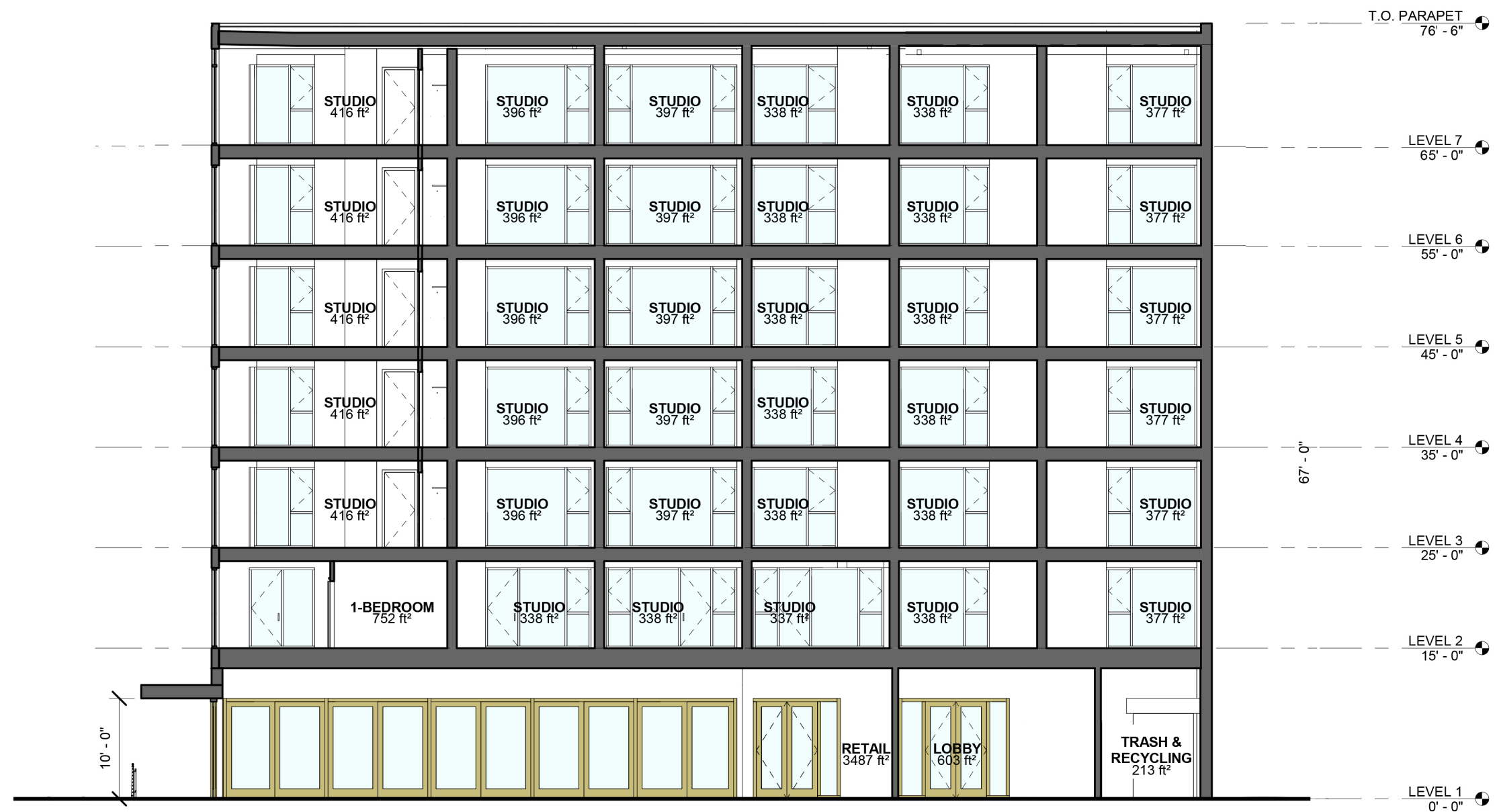








ROOF PLAN





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