



17TH + PETTYGROVE

Design Review Submittal 02 / February 20, 2017

LU 16-266376 DZM

“C” EXHIBITS : DESIGN DRAWINGS + DETAILS



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C: 1	Feedback From Design Review Commission On Hearing #1 (02.02.2017)
C: 2	Proposed Design Update
C: 6	Alternate Design Studies
C: 7	Site Plan
C: 8	Floor Plans
C: 13	Buiding Elevations
C: 20	Materials / Colors

APPENDIX: ADDITIONAL DESIGN DRAWINGS

APP: 1	Renderings
APP: 5	Projections Over the Right-of-Way

FEEDBACK FROM DESIGN REVIEW COMMISSION ON HEARING #1 (02.02.2017)

1. Overall Articulation & Patterning

- a. More transparent oriels within body of building
- b. Sameness to windows dilutes the special moments
- c. Building would benefit from maybe 1-3 projections that are unto themselves, rather than repeating the same projections

2. Materials

- a. Dark materials appear heavy
- b. Break up/separate projections from building to avoid monolithic massing
- c. Too much of the same cloth - repeated moves dilute the special qualities of the details

3. Second Floor Articulation

- a. Ambiguity in window pattern between second and upper floors
- b. Weak transition between second and upper floors
- c. Further differentiate 2nd floor as a transition between first and upper floors



DR Hearing 1 - Rendering view from corner of NW 18th and Pettygrove, looking SE



DR Hearing 1 - Rendering view from corner of NW 18th and Overton, looking NE

PROPOSED DESIGN UPDATE



DR Hearing 2 - Rendering view from corner of NW 18th and Pettygrove, looking SE



DR Hearing 2 - Rendering view from corner of NW 18th and Overton, looking NE

1. Overall Articulation & Patterning

- a. More transparent oriels within body of building
- b. Sameness to windows dilutes the special moments
- c. Building would benefit from maybe 1-3 projections that are unto themselves, rather than repeating the same projections

Design Response: The proposed design update changes the language of the mid-block oriel windows to distinguish them from the cantilevered brick corners. These new projections aim for 'lightness' as a counterpoint to the visual weight of the brick. Additionally, the design update modifies the window patterning - by raising the sills of selected windows - in order to provide greater visual interest across the facades.

2. Materials

- a. Dark materials appear heavy
- b. Break up / separate projections from building to avoid monolithic massing
- c. Too much of the same cloth - repeated moves dilute the special qualities of the details

Design Response: In order to reduce the perceived 'masiveness' of the building, the proposed design update makes three changes to the material palette: a lighter brick, additional glazing / articulation at the new oriel windows and additional wood cladding at the ground floor storefronts. These revisions attempt to lessen the impact of the building mass while providing meaningful differences between one compositional element and another.

3. Second Floor Articulation

- a. Ambiguity in window pattern between second and upper floors
- b. Weak transition between second and upper floors
- c. Further differentiate 2nd floor as a transition between first and upper floors

Design Response: The proposed design update attempts to further strengthen the reading of Level 2 as visually distinct levels 3 through 7 above. By providing an alternate window patterning and serving as visual and structural support for the oriels above, level 2 helps define the very real transition of concrete to wood frame construction in this '5 over 2' building.

PROPOSED DESIGN UPDATE



PREVIOUS

DR Hearing 1 - Rendering view from corner of NW 18th and Pettygrove, looking SE



PROPOSED

DR Hearing 2 - Rendering view from corner of NW 18th and Pettygrove, looking SE



PREVIOUS

DR Hearing 1 - Rendering view from corner of NW 18th and Overton, looking NE



PROPOSED

DR Hearing 2 - Rendering view from corner of NW 18th and Overton, looking NE

PROPOSED DESIGN UPDATE



DR Hearing 1 - North Elevation



DR Hearing 2 - North Elevation



DR Hearing 1 - West Elevation



DR Hearing 2 - West Elevation

PROPOSED DESIGN UPDATE



DR Hearing 1 - East Elevation



DR Hearing 2 - East Elevation



DR Hearing 1 - South Elevation



DR Hearing 2 - South Elevation

ALTERNATE DESIGN STUDIES

Through the course of our latest design iterations, we explored numerous ways to break the mass down further through different material options. Below are two alternate strategies that emerged from our process. Each strategy substitutes the use of a single brick color for a two-brick color scheme. At the end of this exploration, we still preferred the singular use of the medium ironspot for the richness of its color, and the continuity and clarity inherent in its use. The alternate brick colors considered for these studies are a light **modified granite** and a dark **manganese ironspot**.

Alternate 1 Places the dark brick on level 2 and the light brick on levels 3-7. The oriels retain dark metal panel.



Alternate 1 - View from 18th and Overton



Alternate 1 - View from 18th and Pettygrove

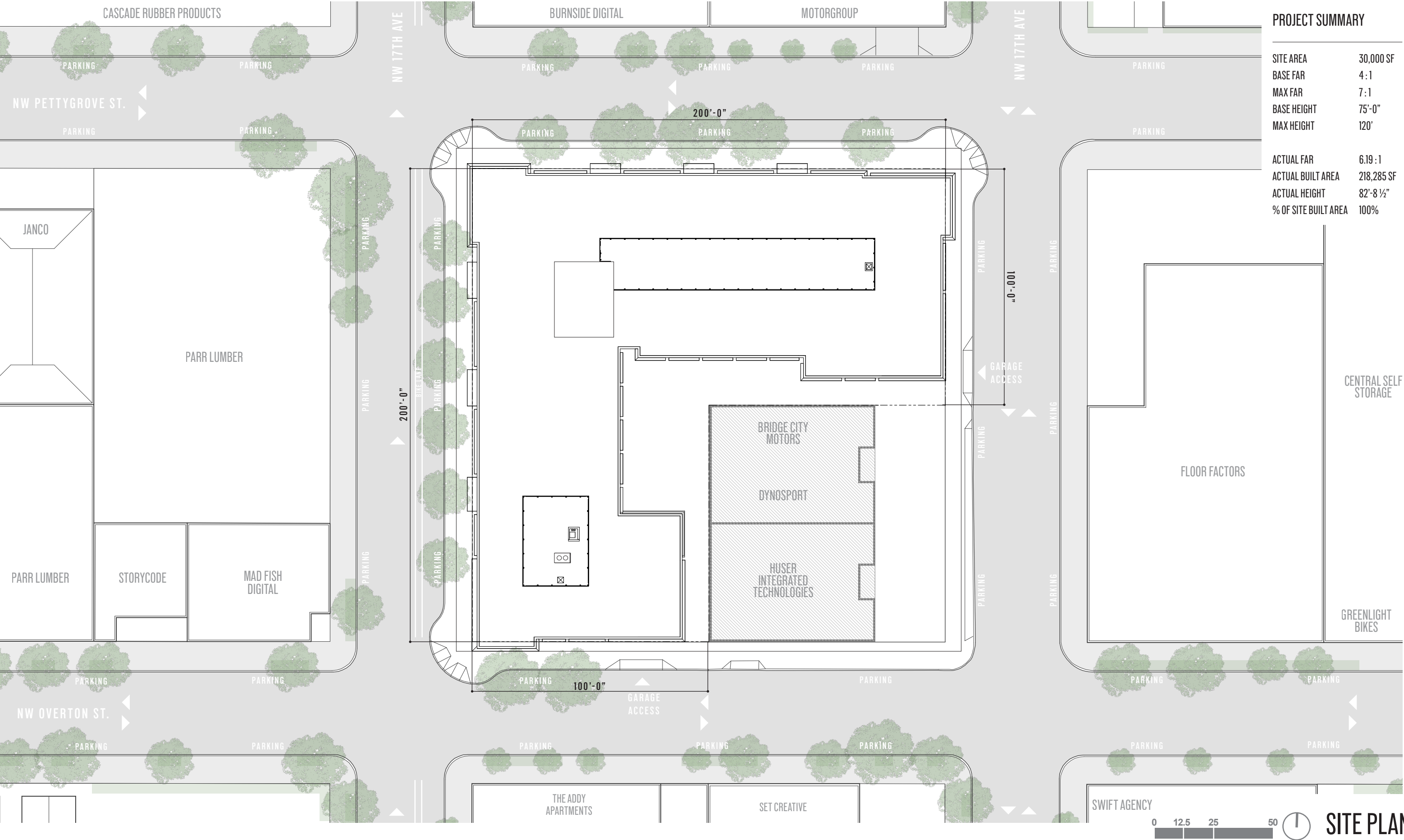


Alternate 2 - View from 18th and Overton



Alternate 2 - View from 18th and Pettygrove

Alternate 2 uses light brick to define the corners, while the dark brick defines the body of the building. This scheme also uses the metal panel of the oriel windows on the corner units of level 2.



PROJECT SUMMARY

SITE AREA	30,000 SF
BASE FAR	4:1
MAX FAR	7:1
BASE HEIGHT	75'-0"
MAX HEIGHT	120'
ACTUAL FAR	6.19:1
ACTUAL BUILT AREA	218,285 SF
ACTUAL HEIGHT	82'-8 ½"
% OF SITE BUILT AREA	100%

SITE PLAN

P-01 LEVEL SUMMARY

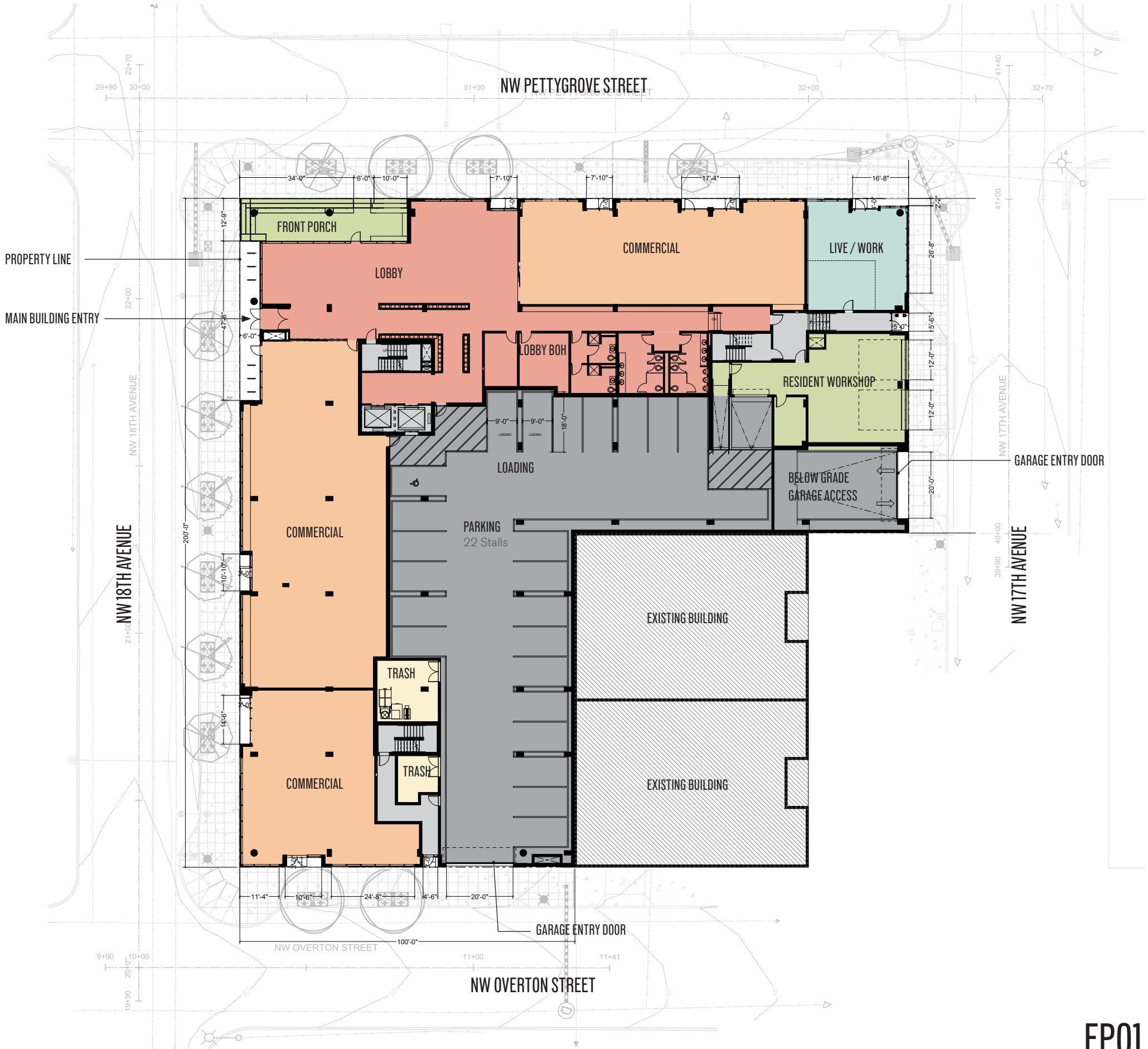
PARKING STALLS	97
LONG-TERM BIKE PARKING	156
AREA	35,049 GSF



COMMERCIAL
LOBBY / LEASING
AMENITY
HOUSING
SERVICE / SUPPORT
CIRCULATION
PARKING

FPP1 - BELOW GRADE PARKING PLAN





L-01 LEVEL SUMMARY

PARKING STALLS	22
LOADING STALLS	2
SHORT-TERM BIKE PARKING	12
AREA	27,879 GSF

- COMMERCIAL
- LOBBY / LEASING
- AMENITY
- HOUSING
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

FP01 - GROUND FLOOR PLAN



L-02 LEVEL SUMMARY

UNITS	31
INTERIOR AREA	26,087 GSF
EXTERIOR AREA	4,461 GSF
TOTAL AREA	30,548

- COMMERCIAL
- LOBBY / LEASING
- AMENITY
- HOUSING
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



10'-6" Prop. line to Bldg Separation
45% glazing allowed by code with
distance greater than 10' from
property line

10'-3" Prop. line to Bldg Separation
45% glazing allowed by code with
distance greater than 10' from
property line

FP02 - SECOND FLOOR PLAN

L-03 LEVEL SUMMARY

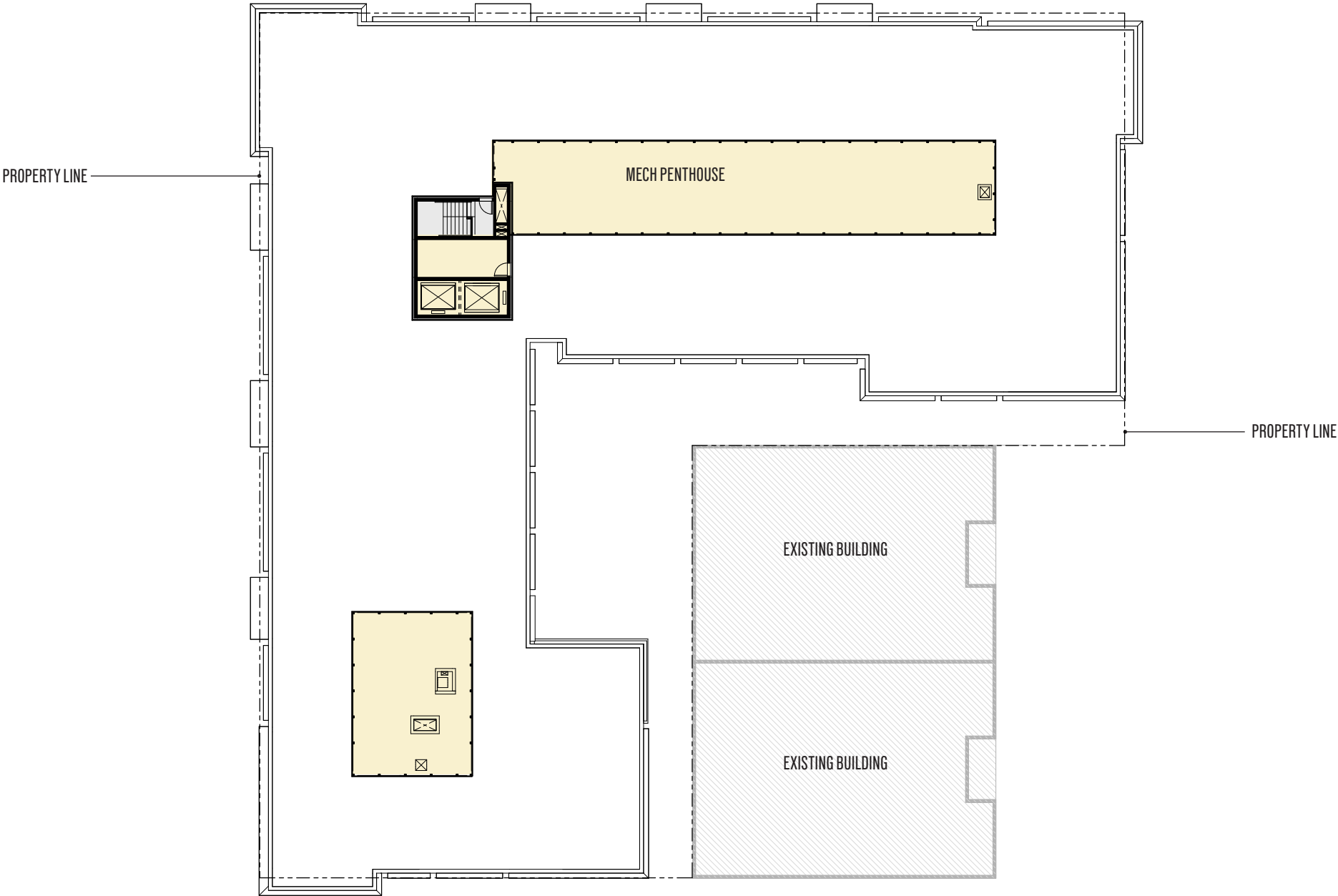
UNITS PER FLOOR	33
TYPICAL FLOOR AREA	25,854 GSF



FP03-07 - TYPICAL FLOOR PLAN

LEVEL SUMMARY

ROOF LEVEL AMENITY AREA 750 GSF



- COMMERCIAL
- LOBBY / LEASING
- AMENITY
- HOUSING
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



FP08 - ROOF PLAN





EAST ELEVATION - 17TH AVE.



EAST-FACING COURTYARD ELEVATION



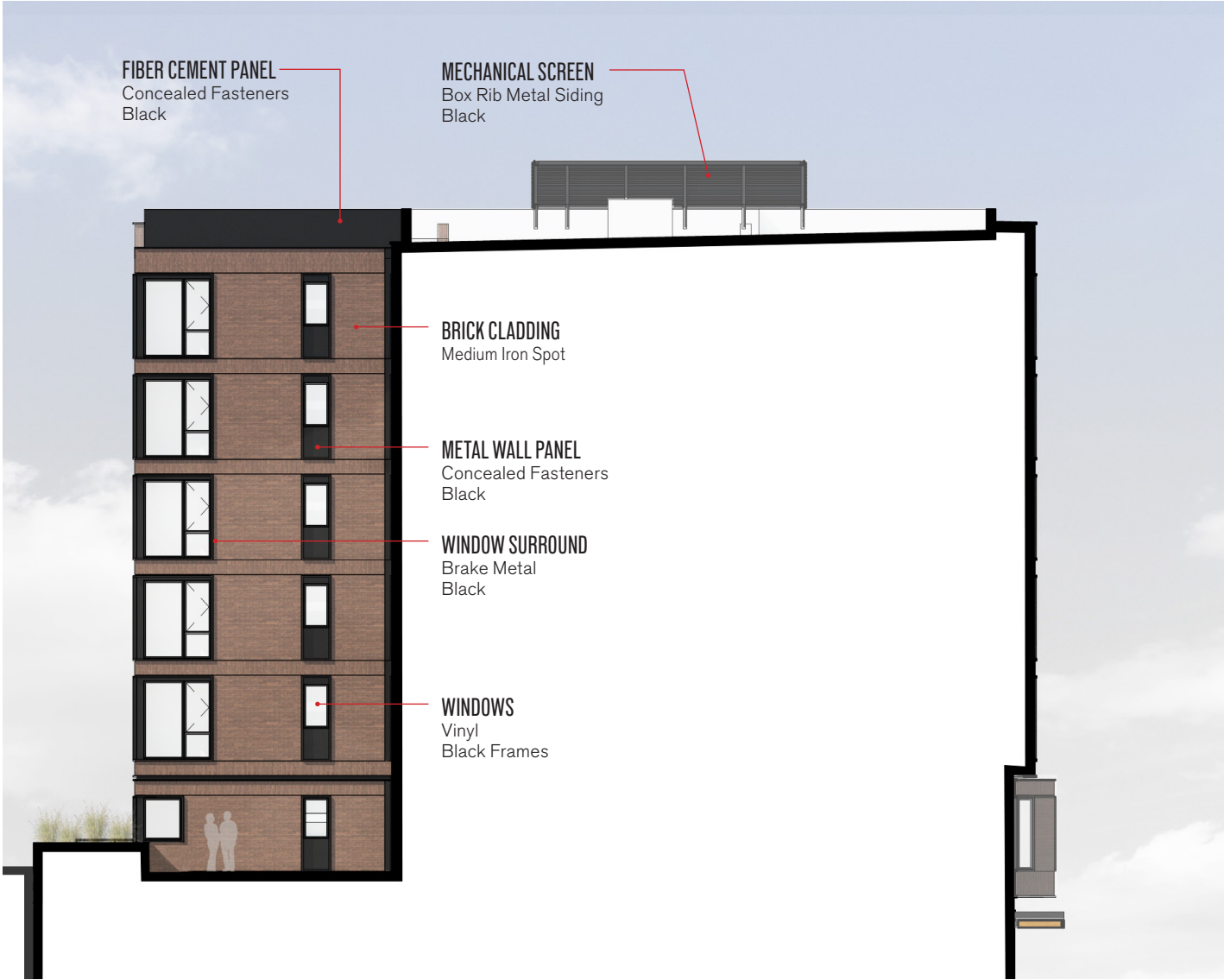
SOUTH ELEVATION - OVERTON ST.



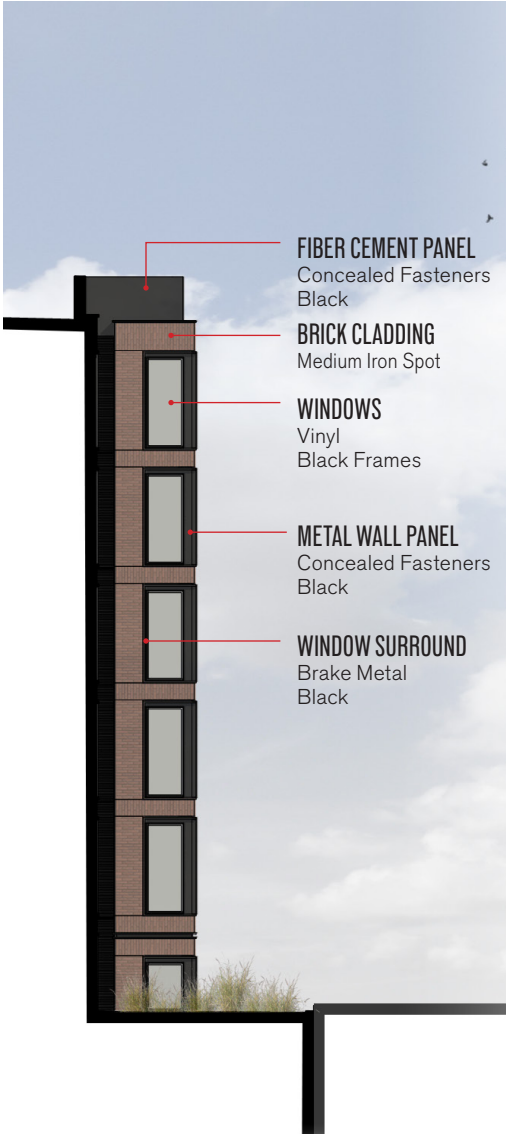
SOUTH-FACING COURTYARD ELEVATION



WEST ELEVATION - 18TH AVE.



HIDDEN NORTH FACING COURTYARD ELEVATION



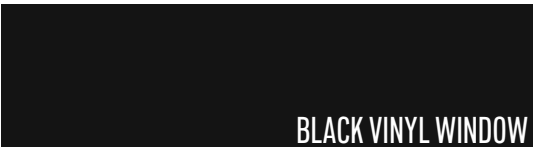
HIDDEN WEST FACING COURTYARD ELEVATION



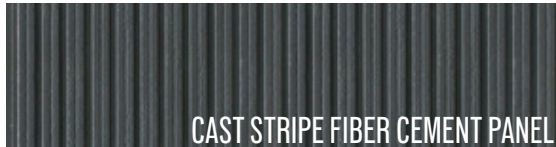
MEDIUM IRONSPOT BRICK



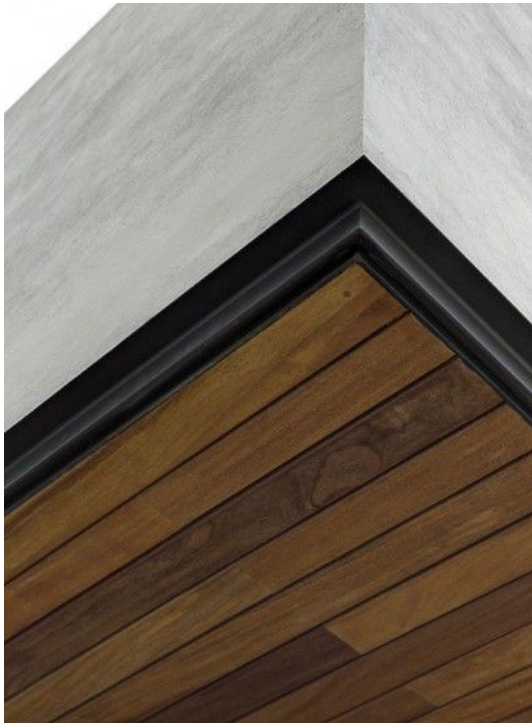
MATTE BLACK FIBER CEMENT PANEL



BLACK VINYL WINDOW



CAST STRIPE FIBER CEMENT PANEL



WOOD SOFFITS AND SIDING



ALUMINUM STOREFRONT



BOARD FORMED CONCRETE



ALUMINUM LOUVER

MATERIALS + COLORS



17TH + PETTYGROVE

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APPENDIX : ADDITIONAL DESIGN DRAWINGS



VIEW LOOKING SOUTHEAST FROM 18TH AND PETTYGROVE



VIEW LOOKING NORTHEAST FROM 18TH + OVERTON



VIEW LOOKING NORTHWEST FROM 17TH + OVERTON



VIEW FROM 17TH + PETTYGROVE

OSSC/32/#1
Window Projections into Public Right-of-Way
Page 2 of 3
Revised April 1, 2015

Standards for windows allowed to project into public right-of-way.

- A. Projection.** Maximum projection of 4 feet into the right-of-way including trim, eaves and ornament.
- B. Clearance.** Clearance above grade as defined in Chapter 32, Section 3202.3.2 of the current Oregon Structural Specialty Code. (The 2014 edition of the Oregon Structural Specialty Code states that no projection is allowed for clearances less than 8 feet above grade. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.)
- C. Area.** Maximum wall area of all windows which project into public right-of-way on a wall is 40% of the wall's area.
- D. Wall Length.** Maximum width of any single window which projects into public right-of-way is 50% of its building wall length.
- E. Window Area.** Minimum of 30% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides, and required side windows must be a minimum of 10% of side walls. When approved through design review, the window requirement for side walls may vary. Side windows must meet the requirements of Table 705.8 of the current Oregon Structural Specialty Code, maximum area of exterior wall openings based on fire separation distance and degree of opening protection. The separation distance is measured from the continuation of the property line. No openings will be allowed within 3 feet of the property line continuation.
- F. Width.** Maximum width of 12 feet for each projecting window element. When approved through design review, the width may vary provided the area of all windows on a wall which project into public right of way does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length.
- G. Separation.** Minimum separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall. When approved through Design Review, required separation may vary provided the area of all projecting window elements on a wall does not exceed 40% of the wall's area and the width of any single projecting window element over the right-of-way does not exceed 50% of its building wall's length.

OCCC/32/#1
Window Projections into Public Right-of-Way

How the project is meeting the standards:

- Projection:** All projections into the right-of-way (including trim, eaves and ornament) are no more than 4 feet and comply with this standard, as shown on the following pages.
- Clearance:** All projections into the right-of-way are within the requirements of standard B. Please refer to diagrams on following sheets showing height from adjacent sidewalk and extent of projection into the right-of-way. The only location where we are less than 12 feet above the adjacent grade is at the SW corner, where the clearance is 11' - 8". At that location, our projection is 3' - 6", which complies with the standard.
- Area:** All projections into the right-of-way remain well below the 40% required maximum. The highest percentage is at the west facade, which reaches 31% of total wall area, which complies with this standard.
- Wall Length:** No single window projection into the right-of-way is greater than 50% of its building wall length. The highest percentage is at the east facade, where the largest single projection is 34 feet, 4 inches on a building wall that is 91 feet, which equates to 38% of the building wall length. The project meets this standard.
- E. - G.:** Approval being requested through Design Review as follows:

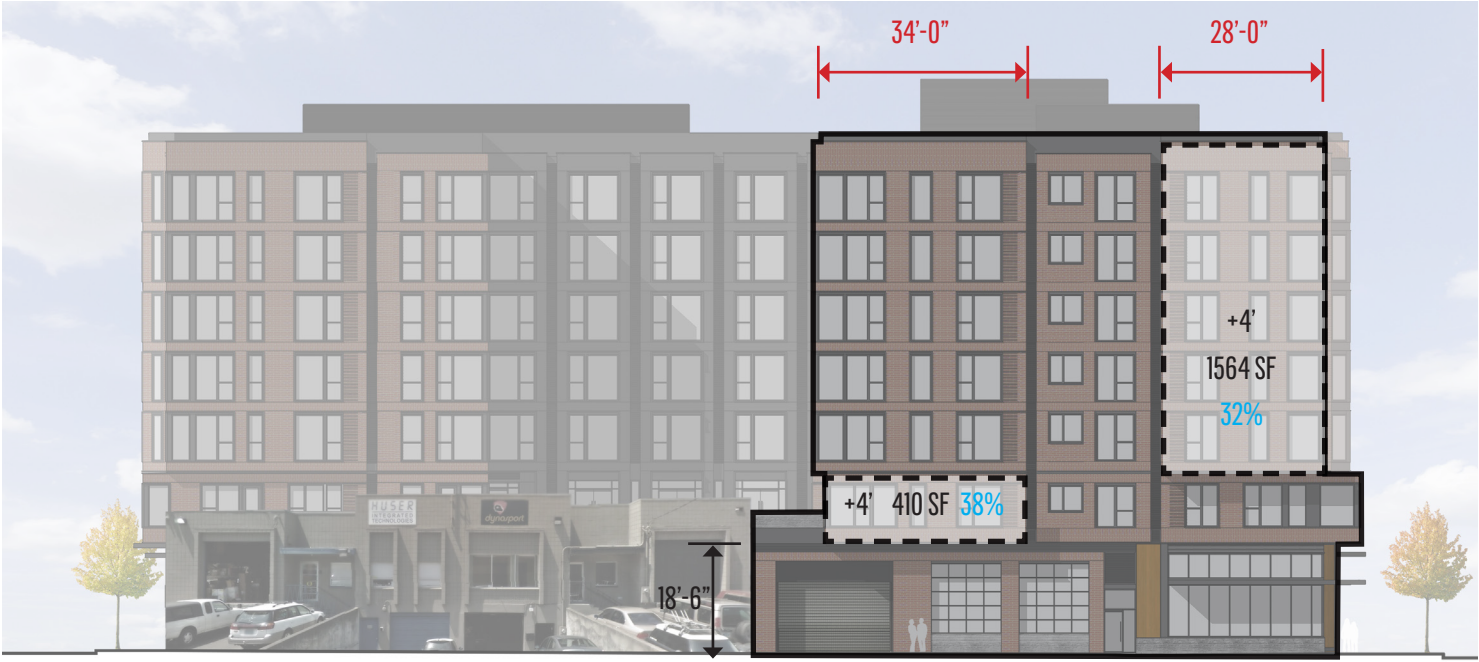
E. Project complies with all requirements of this standard.

F. Project requests approval through design review for widths of projecting window elements that exceed 12 feet but complies with standards C. and D. above. Please refer to the diagrams on the following pages where these conditions are shown with RED dimension strings.

G. Project requests approval through design review for one instance where the separation does not meet the minimum of 12 feet separation. This instance occurs on the West facade, as shown on the diagrams in the following pages (RED dimension string).



NORTH ELEVATION
22.75 % 17,746 SF Total Wall Area
4,038 SF Wall Area Projecting Over the Right of Way



EAST ELEVATION
24.5 % 8,062 SF Total Wall Area
1,974 SF Wall Area Projecting Over the Right of Way

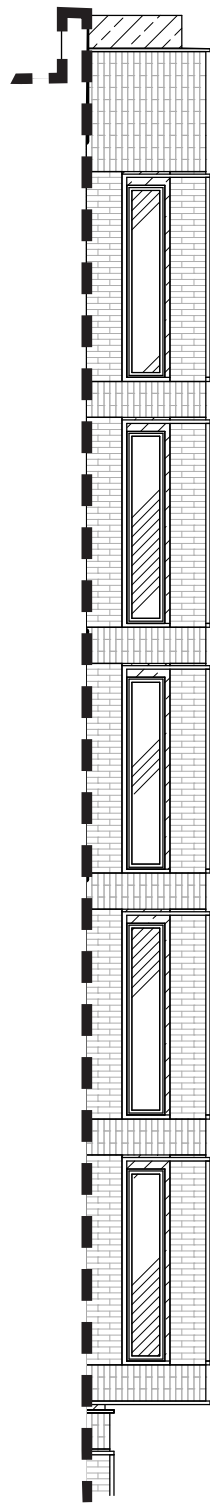


SOUTH ELEVATION
24.7 % 7,517 SF Total Wall Area
1,858 SF Wall Area Projecting Over the Right of Way

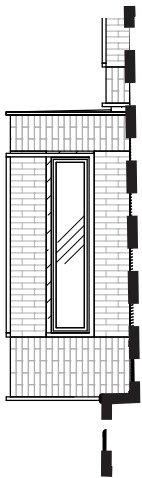


WEST ELEVATION
31.0 % 16,961 SF Total Wall Area
5,256 SF Wall Area Projecting Over the Right of Way

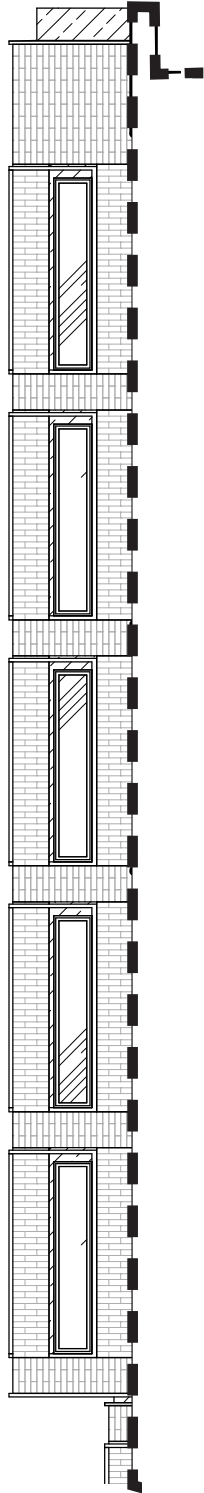
———— Total Wall Area Dimensions in **BLACK** Meet Design Standards
----- Projection Area Dimensions in **RED** Require Design Review Approval
 Percentages in **BLUE** Indicate % Glazing on Projecting Wall Surfaces



ELEVATION 01
31.7 % 268 SF Total Wall Area
85 SF Window Area



ELEVATION 02
25.9 % 58 SF Total Wall Area
15 SF Window Area



ELEVATION 03
31.1 % 273 SF Total Wall Area
85 SF Window Area



EAST ELEVATION

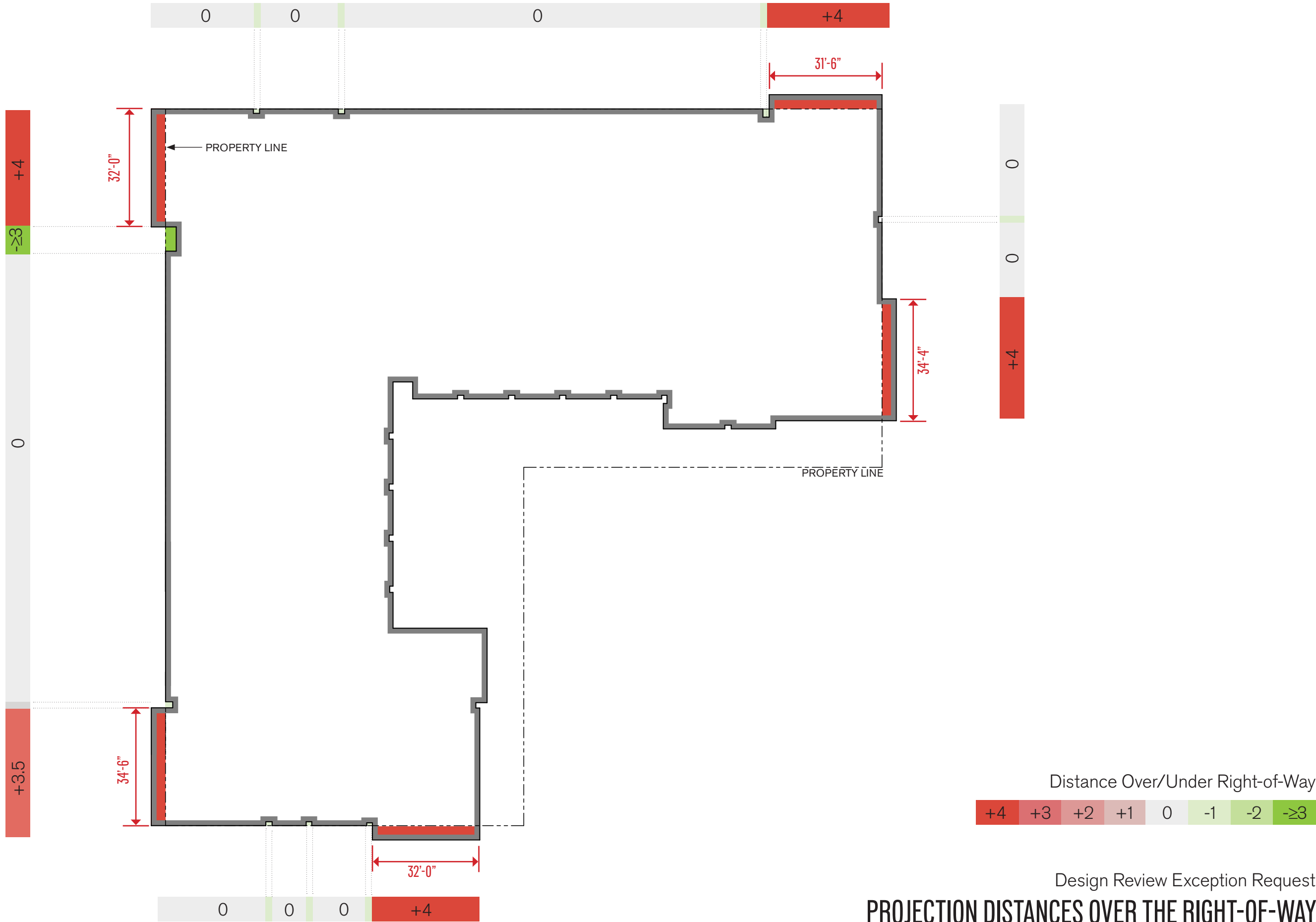


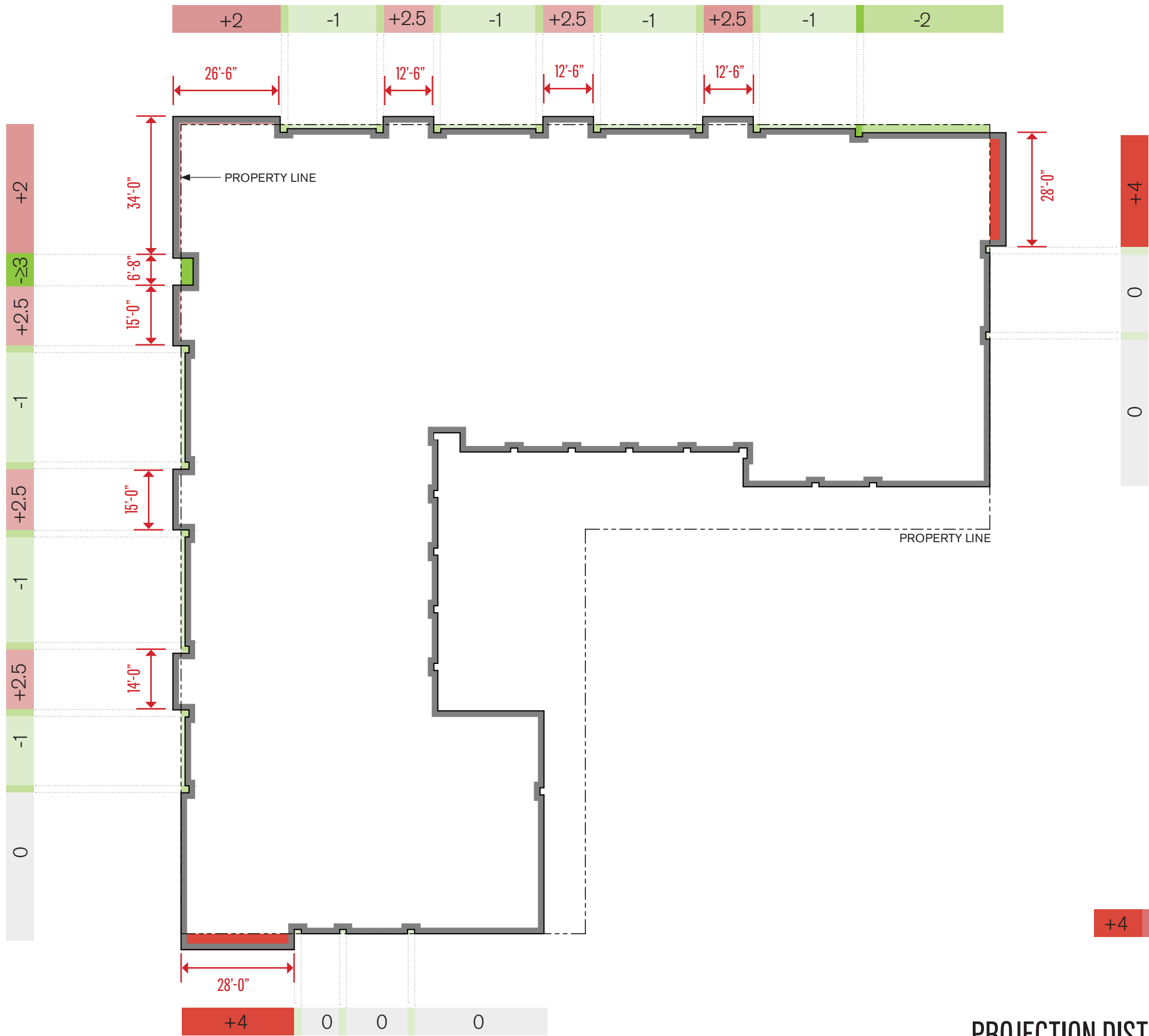
SOUTH ELEVATION



WEST ELEVATION

Design Review Exception Request
PROJECTION AREA OVER 2'-6" REQUIRING 10% SIDE WINDOW COVERAGE





LEVEL 03-07

Design Review Exception Request
PROJECTION DISTANCES OVER THE RIGHT-OF-WAY



Area with proposed projections into the R.O.W

660 sf



Area with proposed setbacks from the R.O.W.

27 sf

L-02 net gain from proposed projections:

633 sf

L-02 PLAN



Area with proposed projections into the R.O.W

518.5 sf



Area with proposed setbacks from the R.O.W.

218 sf

L-03 thru L-07 net gain *per floor* from proposed projections:

300.5 sf

2,135.5 sf total
L-02 thru L-07

L-03 THRU 07 PLAN