

# BORA

KILLIAN PACIFIC  
Lovejoy Square



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# PROJECT TEAM

## Owner

Lovejoy Square, LLC  
101 East Sixth St  
Vancouver, WA 98660  
Contact - Adam Tyler: 360 567 0626

## Architect

Bora Architects  
720 SW Washington, Suite 800  
Portland, OR 97205  
Ph: 503 226 1575

## Contractor

Turner  
1200 NW Naito Pkwy, Suite 300  
Portland, OR 97209  
Ph: 503 226 9825

## Landscape Architect

Shapiro Didway  
1204 SE Water Ave.  
Portland, Oregon 97214  
Ph: 503 232 0520

## Structural

KPFF Consulting Engineers  
111 SW Fifth Ave, Suite 2500  
Portland OR 97204  
Ph: 503 227 3251

## MEP

Glumac  
900 SW 5th Ave #1600  
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Ph: 503 227 5280

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720 SW Washington St  
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Portland OR 97205  
Ph: 971 280 8641

PROJECT INFORMATION

# PROJECT INFORMATION

## Project Summary

### LOVEJOY SQUARE Killian Pacific

Program Summary  
December 4, 2017

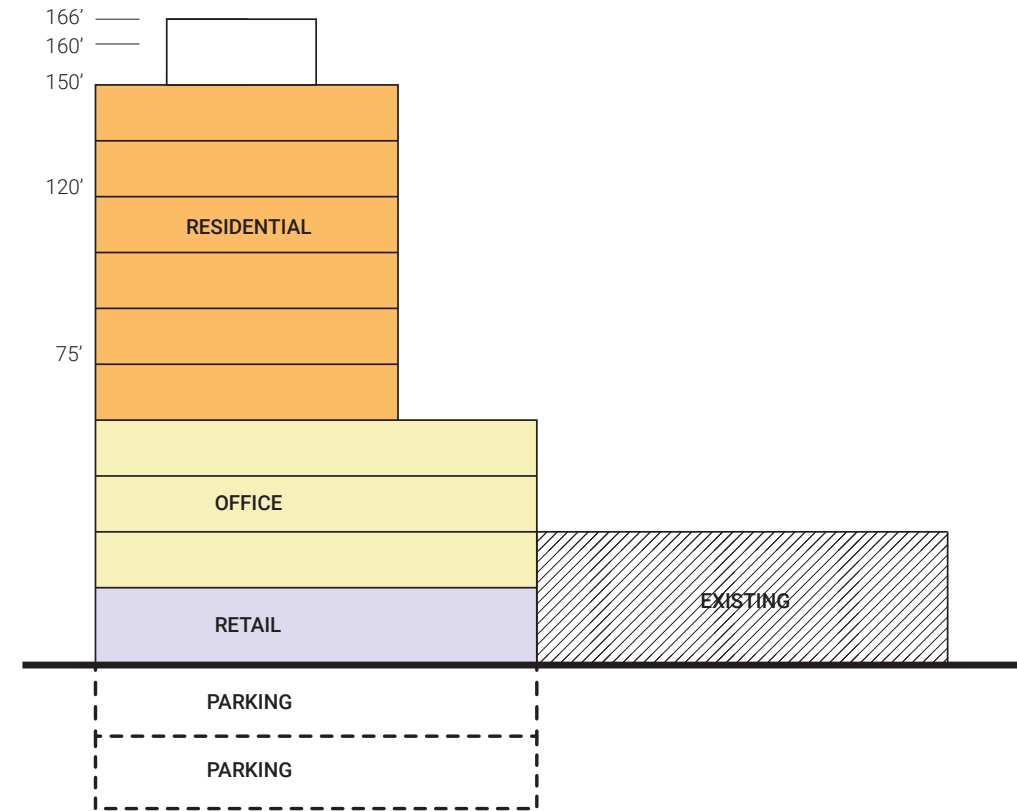
Site SF	18,000
Max FAR 8:1	144,000
Base FAR 5:1	90,000
Transfer required	33,193
<b>Total FAR</b>	<b>123,193</b>

Type	Area	Average	Quantity
<b>Retail</b>	<b>7,362</b>		<b>5</b>
Office - Level 2	13,450		1
Office - Level 3	12,465		1
Office - Level 4	7,976		1
<b>Office</b>	<b>33,891</b>		<b>3</b>
Studio	14,814	412	36
One Bedroom	24,252	674	36
Two Bedroom	7,074	1,179	6
<b>Total Units</b>	<b>46,140</b>		<b>78</b>
Lobby/ Amenity	2,684		
Bike Rm	1,078		
Service/ Mech	5,043		
<b>Total Net SF</b>	<b>96,198</b>		

Type	Area	FAR Area	Total FAR	Quantity
Level B2 (Parking)	18,000			
Level B1 (Parking)	18,000			
Level 1 - Retail	17,311	695	18,006	1
Level 2 - Office	15,836	416	16,252	1
Level 3 - Office	14,870	418	15,288	1
Level 4 - Office	10,251	270	10,521	1
Levels 5-10 each - Residential	10,087	434	10,521	6
Levels 5-10 Total	60,522		63,126	
<b>Total Gross SF</b>	<b>154,790</b>			<b>10</b>
<b>Total FAR</b>			<b>123,193</b>	
Net/Gross (w/out parking)	78.07%			

Parking	Quantity	Required Bike Parking
Level B1	32	Long-term res (1.5/unit) 117.00
Level B2	38	Retail (1/12,000 sf) 0.61
Total Parking	70	Office (1/10,000 sf) 3.39
		TOTAL 121.00
Bike Parking room provided	87	Short-term res (0.05/unit) 0.00
+ (1) space in each unit	78	Retail (1/5,000 sf) 1.47
TOTAL	165	Office (1/40,000 sf) 0.00
		TOTAL 1.47



10 Levels

# SITE CONTEXT

# SITE CONTEXT

Existing Context / Planned Projects



## Stagecraft Building

**Stories:** 2 stories  
**Program/Units:** retail or office  
**Parking:** Surface



## Block 136

**Stories:** 5 story office, 12-story resid., +/- 150 ft tall  
**Program/Units:** Office, 208 apts  
**Parking:** Below grade



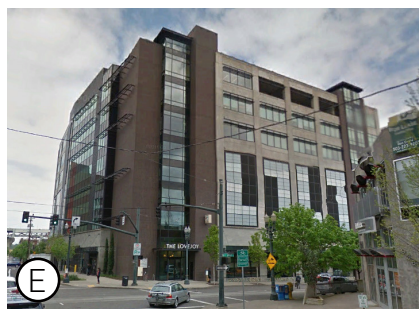
## RiverTec

**Stories:** 2 stories  
**Program/Units:** office/retail  
**Parking:** None



## Asa Flats

**Stories:** 12 stories, +/-170 ft tall  
**Program/Units:** 231 units, retail  
**Parking:** Below grade



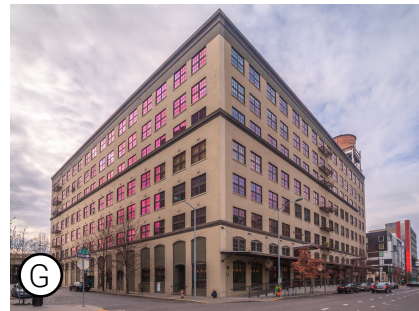
## The Lovejoy

**Stories:** 9 stories, +/- 120 ft tall  
**Program/Units:** Safeway, office  
**Parking:** Above grade



## Enso Apartments

**Stories:** 6 stories, +/- 70 ft tall  
**Program/Units:** apts, retail  
**Parking:** Below grade



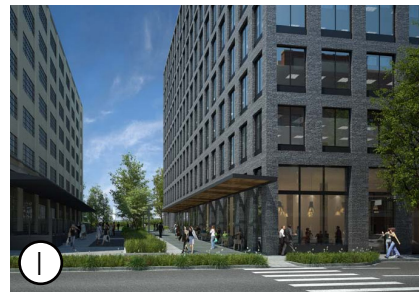
## Marshall-Wells

**Stories:** 8 stories, +/- 110 ft tall  
**Program/Units:** condos, retail  
**Parking:** ??



## Edge Lofts / REI

**Stories:** 10 stories, +/- 120 ft tall  
**Program/Units:** 125 condo units, retail  
**Parking:** Above grade



## Pearl West

**Stories:** 9 stories, +/- 120 ft tall  
**Program/Units:** office building  
**Parking:** Below grade

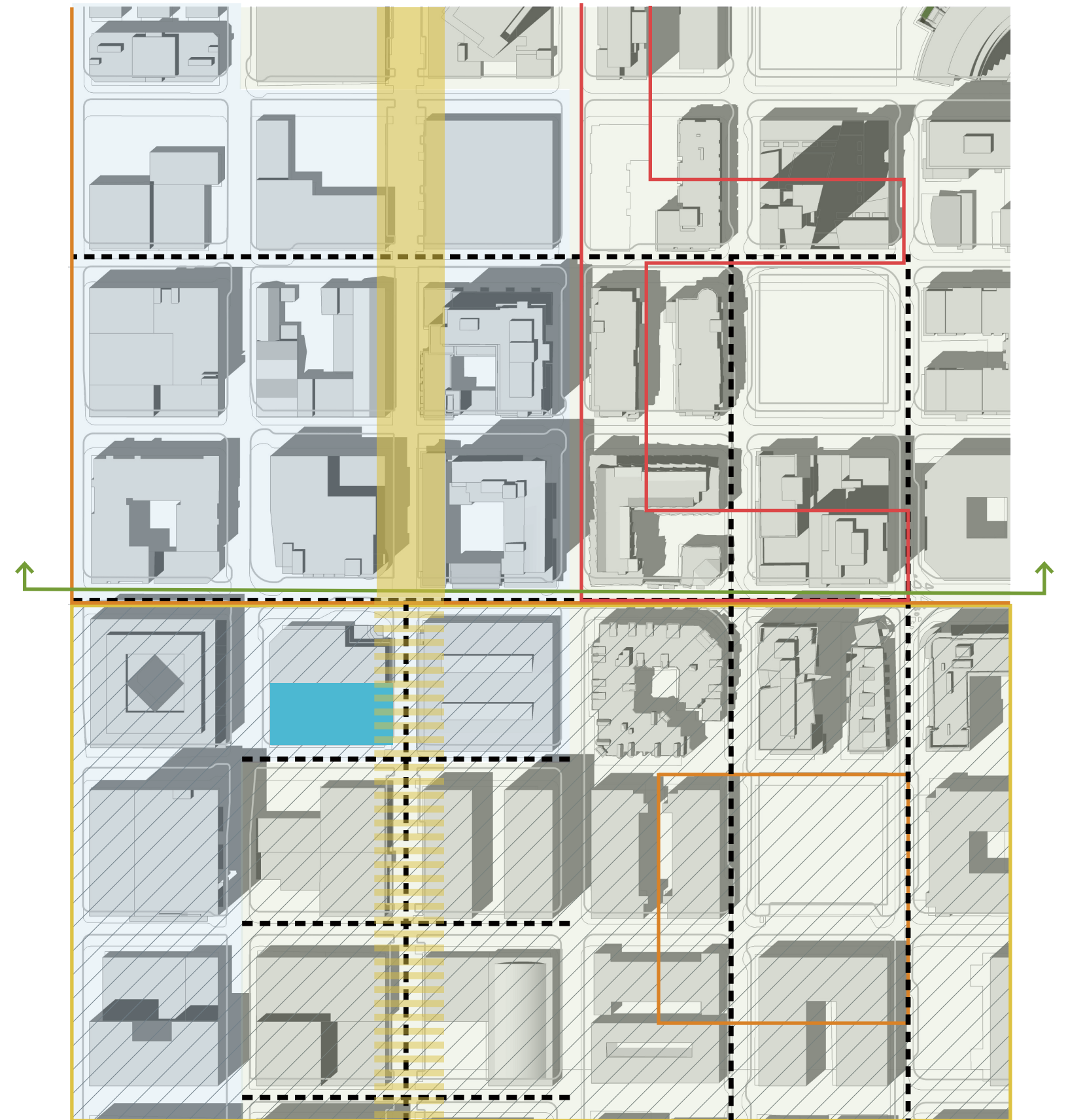


## The Dianne

**Stories:** 14 stories, +/-150 ft tall  
**Program/Units:** 102 apts, retail  
**Parking:** Mechanized



SITE CONTEXT  
Planning and Zoning



- BLOCK 142
- FAR 5:1
- FAR 4:1
- 225' Max Height
- 100' Max Height
- 75' Max Height
- Eligible for general and housing height bonus
- 75' height limit for 20' from lot line
- Required Building Lines
- North Pearl Height Opportunity District

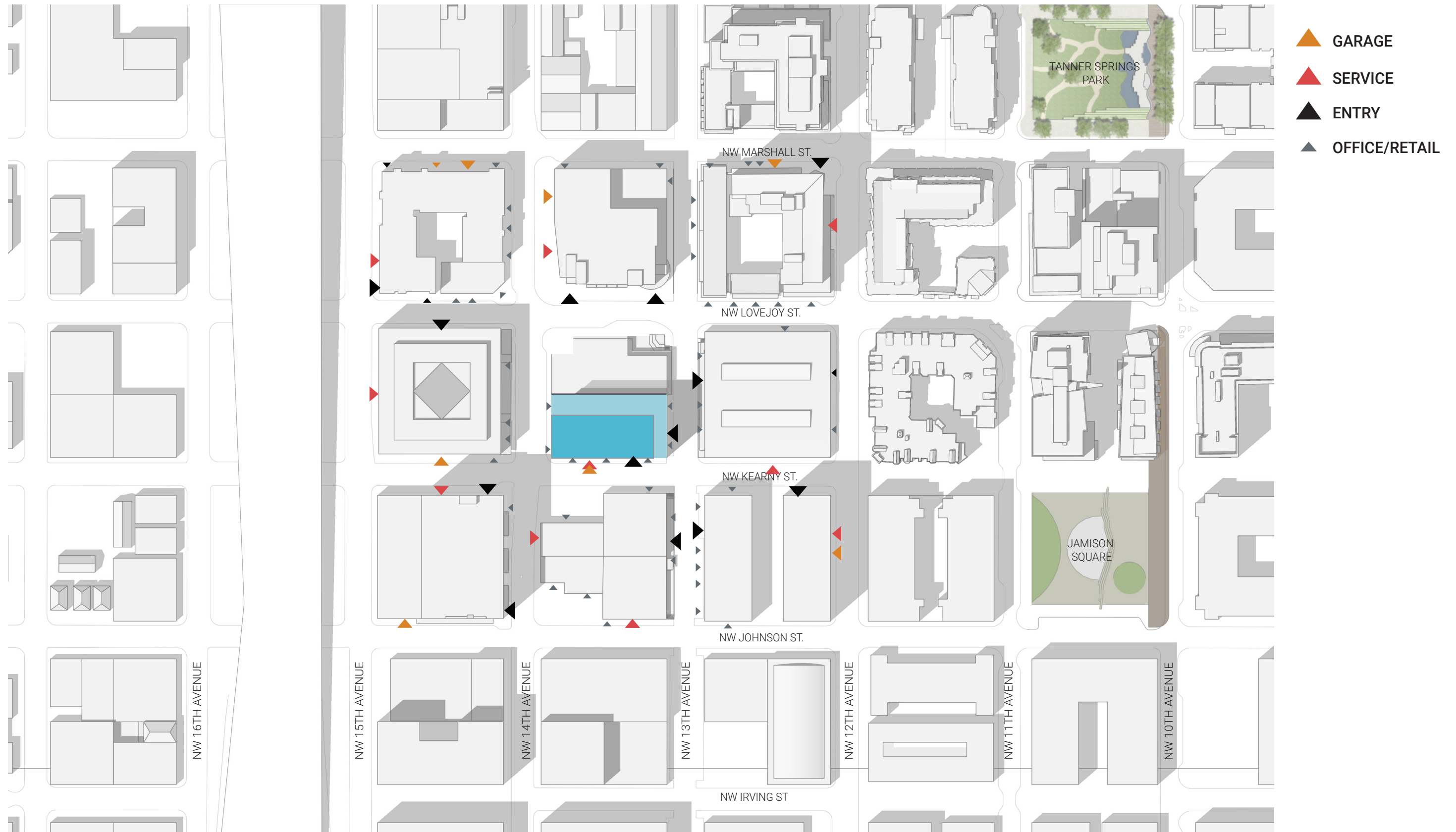
SITE CONTEXT  
Site Plan - Transportation





# SITE CONTEXT

Site Plan - Entries



SITE CONTEXT  
Site Plan - Building Heights

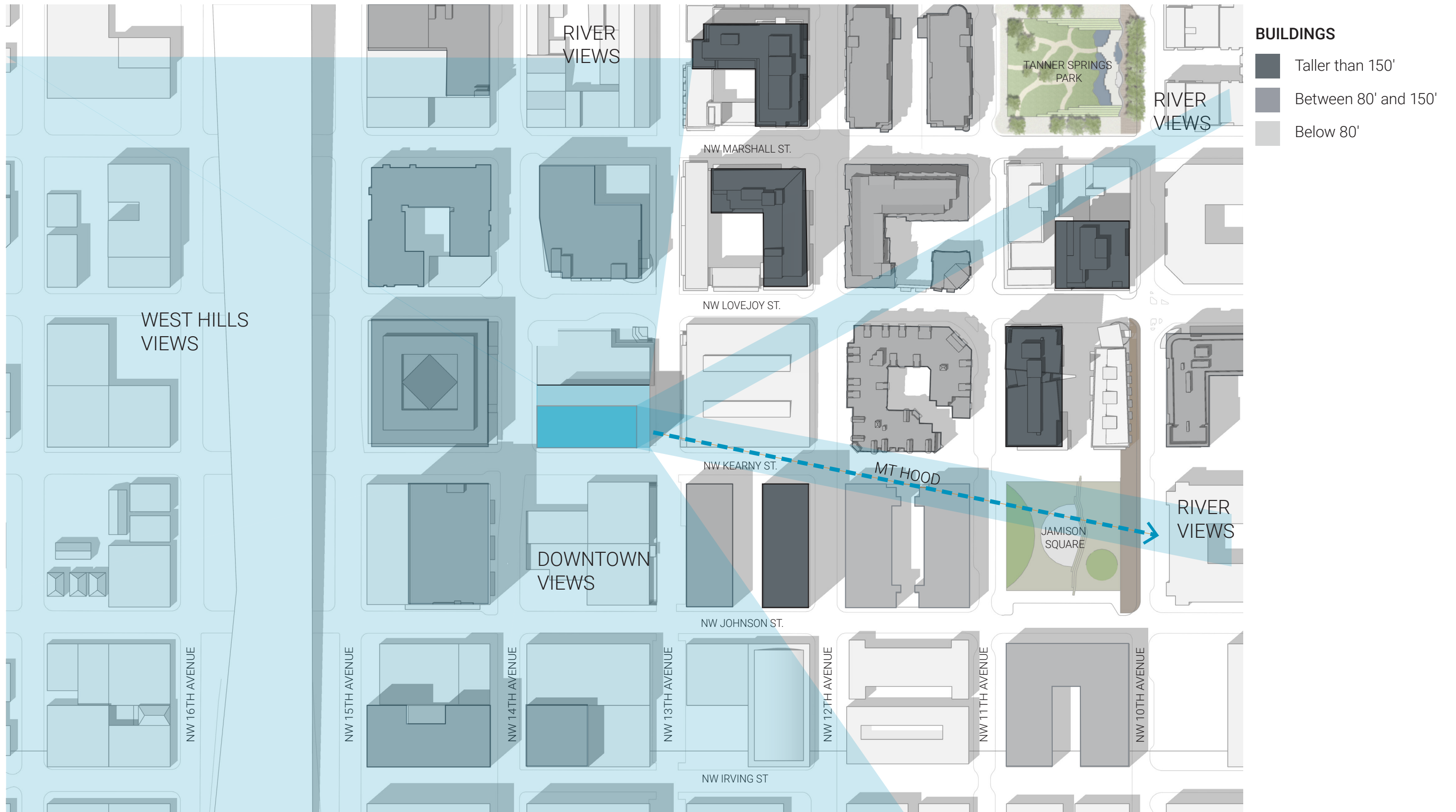


**BUILDINGS**

- 150' or Taller
- Between 75' and 150'
- From 0' to 75'

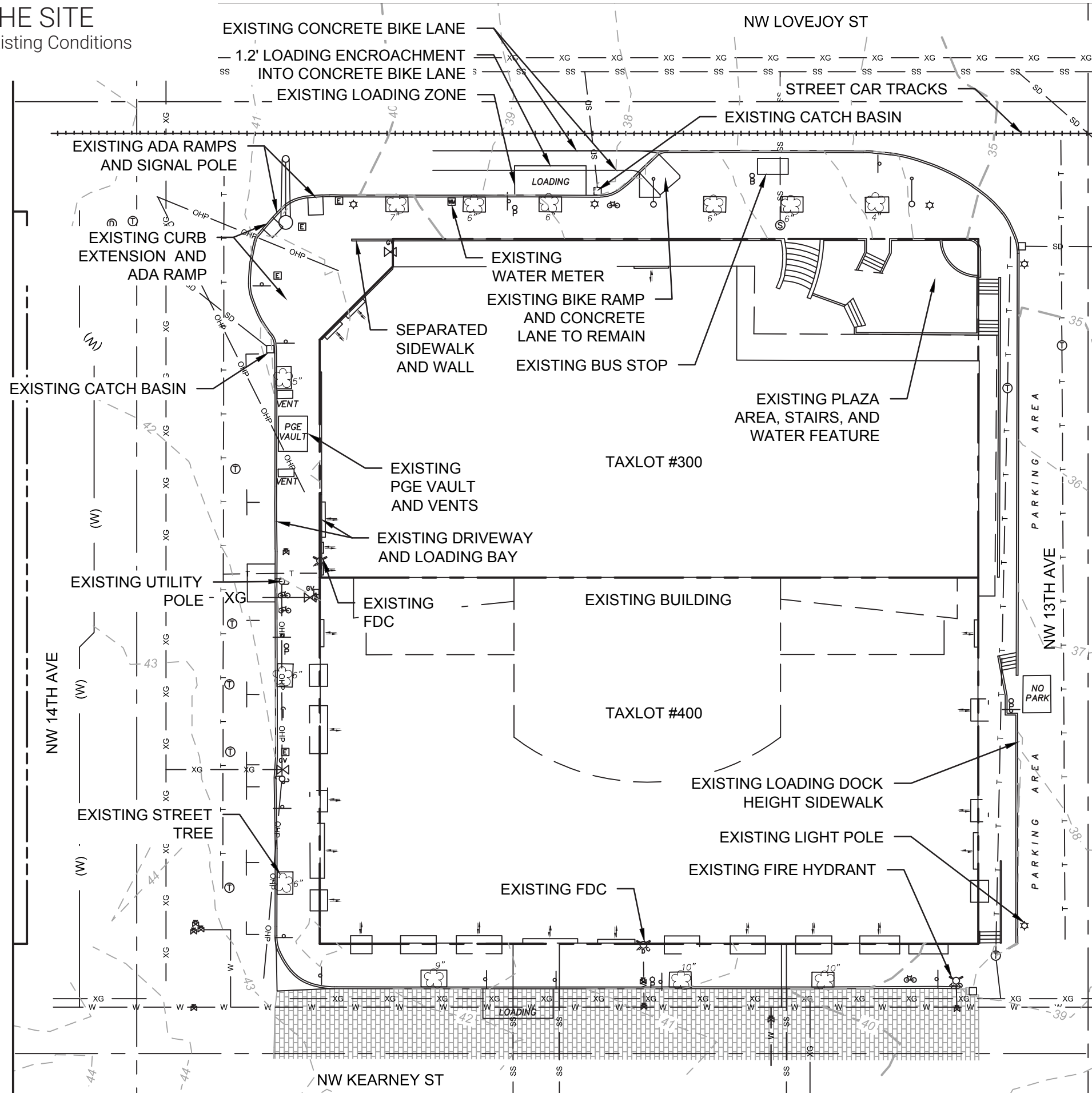
# SITE CONTEXT

Site Plan - Views



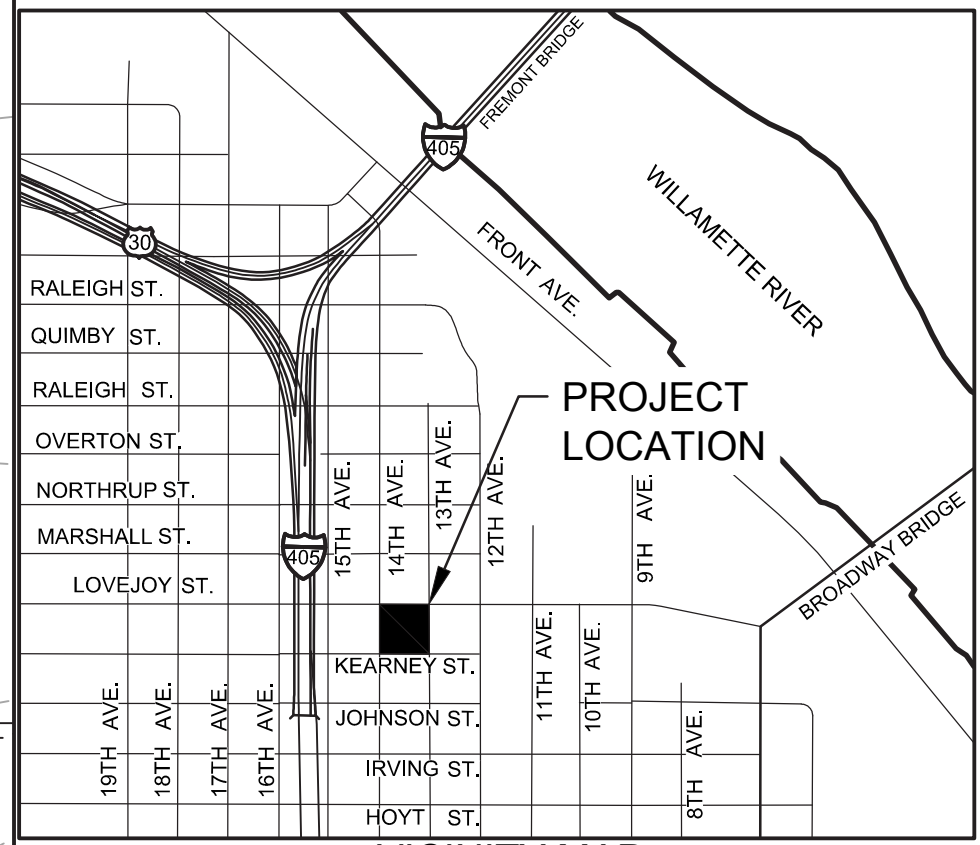
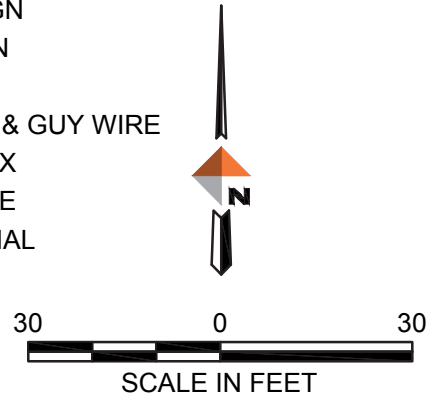
# THE SITE

**THE SITE**  
Existing Conditions



**LEGEND**

- — — — — RIGHT OF WAY LINE
- — — — — CENTER LINE
- XG — XG — XG — GAS LINE
- OHP — OHP — OHP — OVERHEAD POWER LINE
- T — T — T — TELECOM LINE
- SS — SS — SS — SANITARY LINE
- SD — SD — SD — STORM LINE
- - - - - 35 - - - - - EXISTING 5' CONTOUR
- - - - - 34 - - - - - EXISTING 1' CONTOUR
- + — + — + — STREETCAR TRACKS
- (W) — — — — ASSUMED WATER LINE
- w — w — w — WATER LINE
- — — — — CURB LINE
- ⊗ EXISTING X" TREE
- ⊕ BUS STOP SIGN
- ⊙ PARKING SIGN
- ⊙ SIGN
- ⊙ UTILITY POLE & GUY WIRE
- ⊕ JUNCTION BOX
- ⊙ LIGHT FIXTURE
- ⊙ TRAFFIC SIGNAL
- ⊙ MANHOLE
- ⊕ VALVES
- ⊙ BIKE RACK



**VICINITY MAP**

THE SITE  
Site Context Aerial

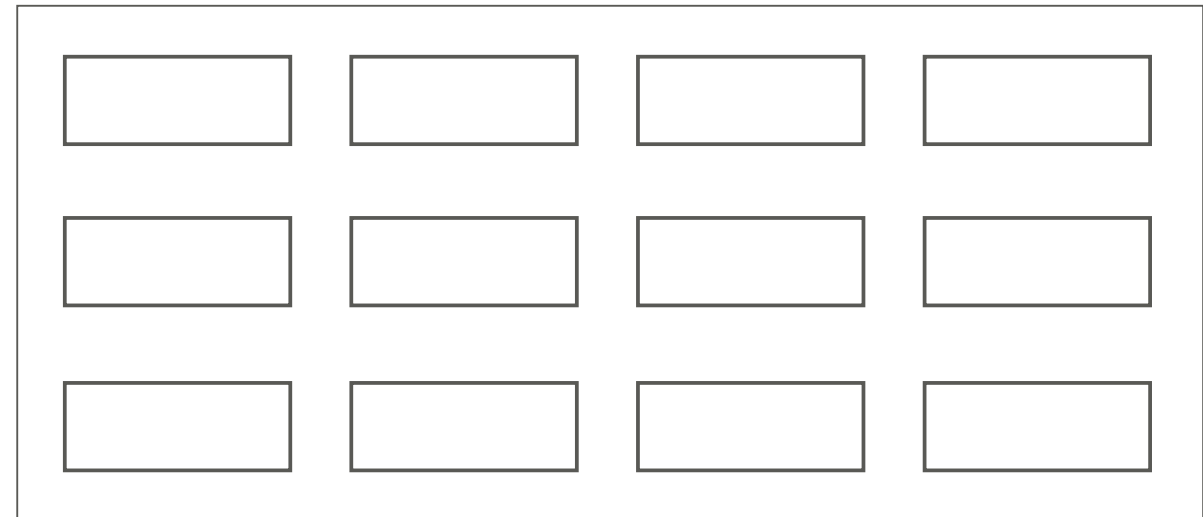


# BUILDING DESIGN

BUILDING DESIGN  
Facade Concept



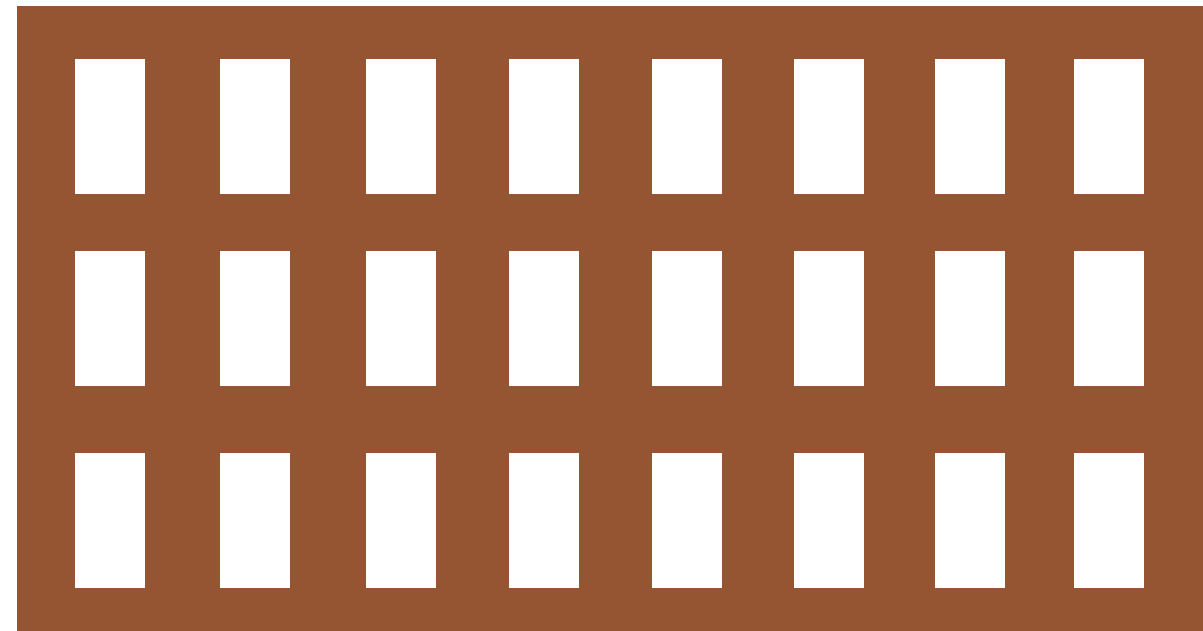
PEARL DISTRICT REINFORCED CONCRETE STRUCTURE



REGULARLY SPACED LARGE HORIZONTAL WINDOWS

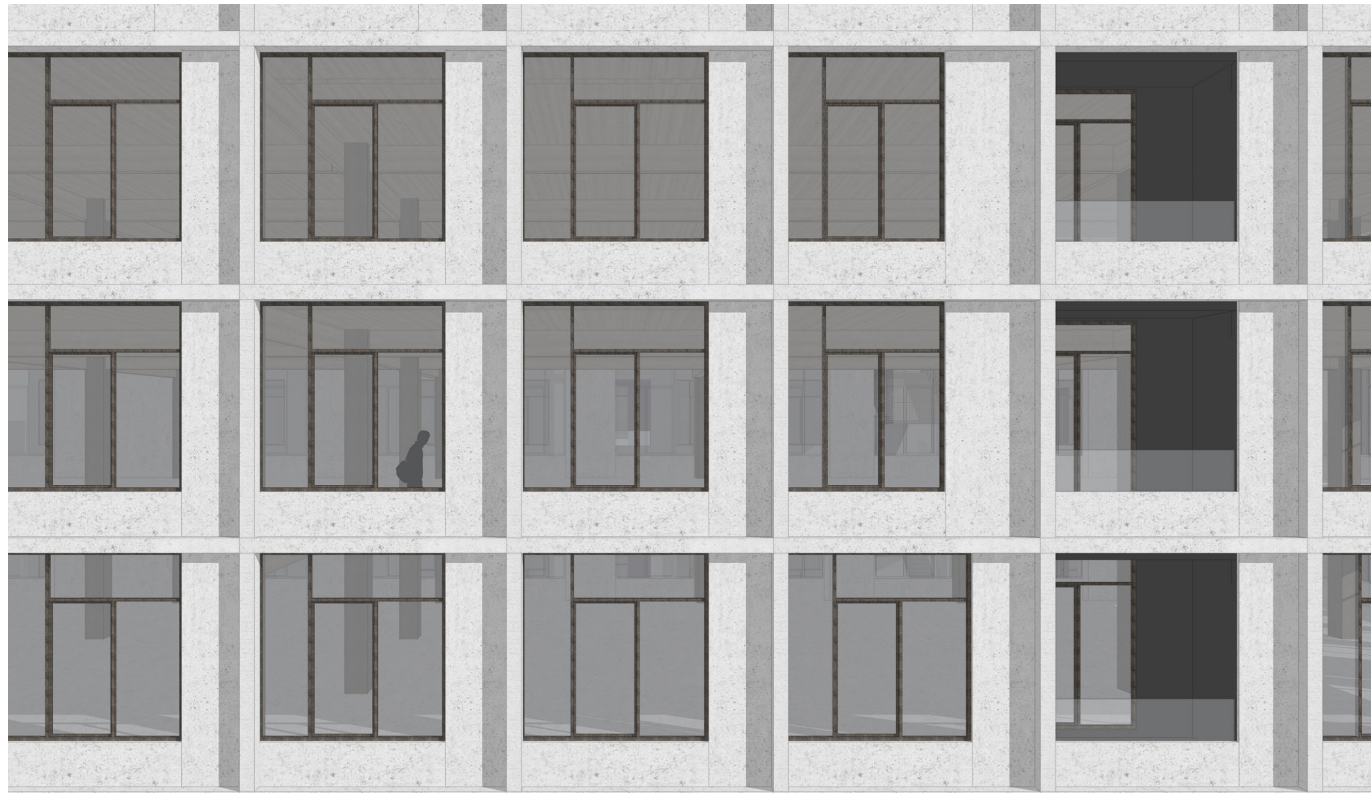


PEARL DISTRICT UNREINFORCED MASONRY STRUCTURE

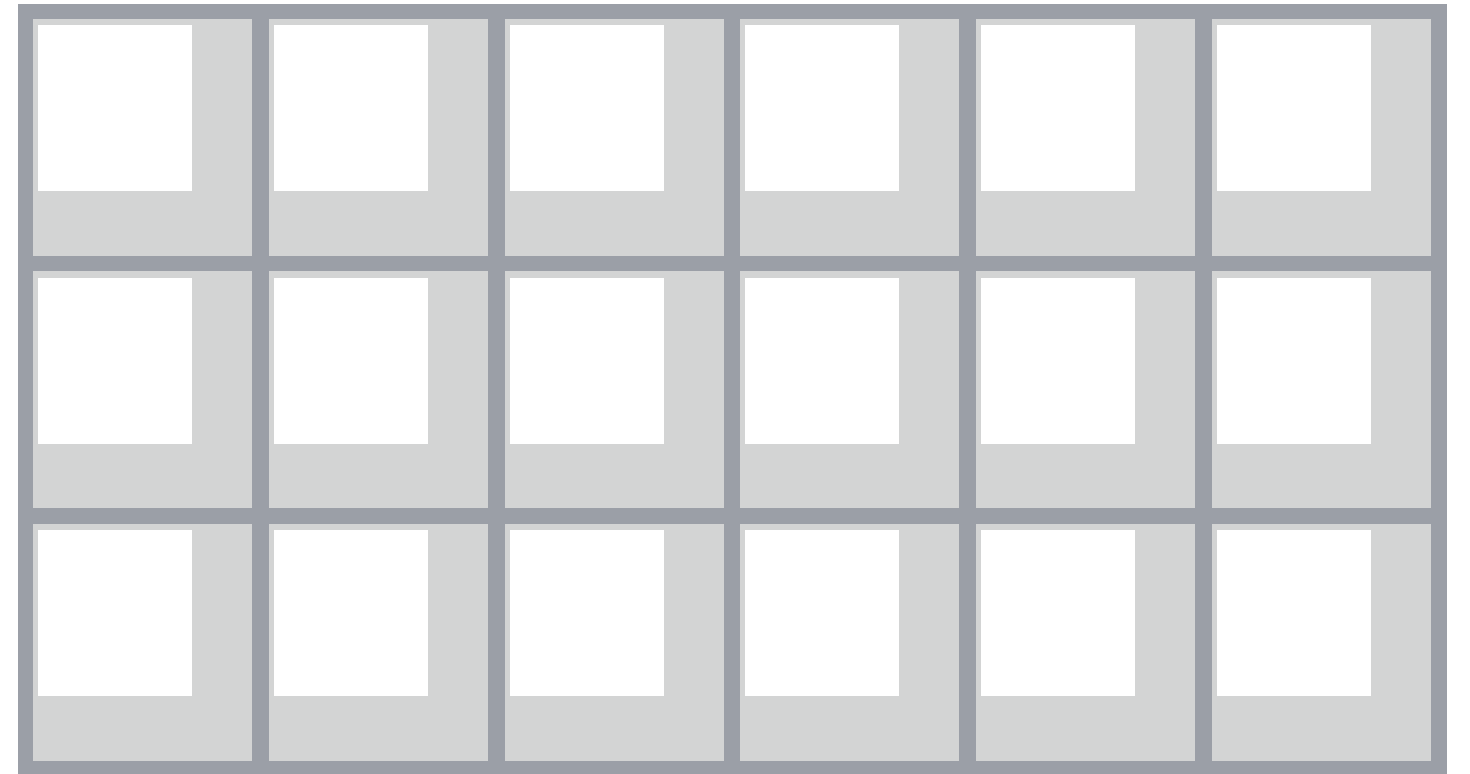


REGULARLY SPACED SMALL VERTICAL WINDOWS





LOVEJOY SQUARE HEAVY TIMBER STRUCTURAL SYSTEM



REGULARLY SPACED LARGE SQUARE FRAMES WITH OFFSET OPENINGS  
PROVIDES LAYERS OF DEPTH AND REFLECTS BEAMS AND COLUMNS WITHIN

# BUILDING DESIGN

Aerial Along 13th



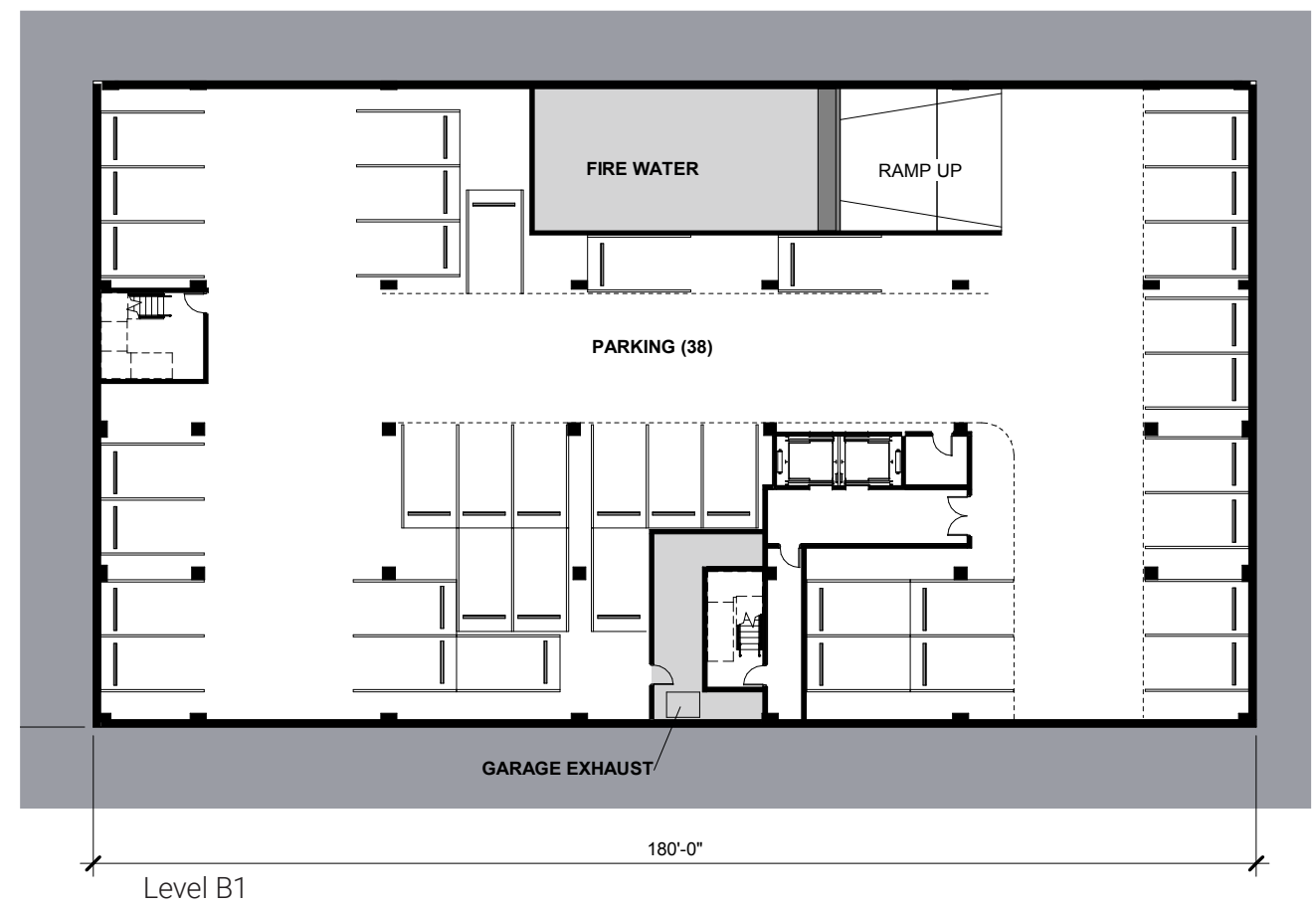
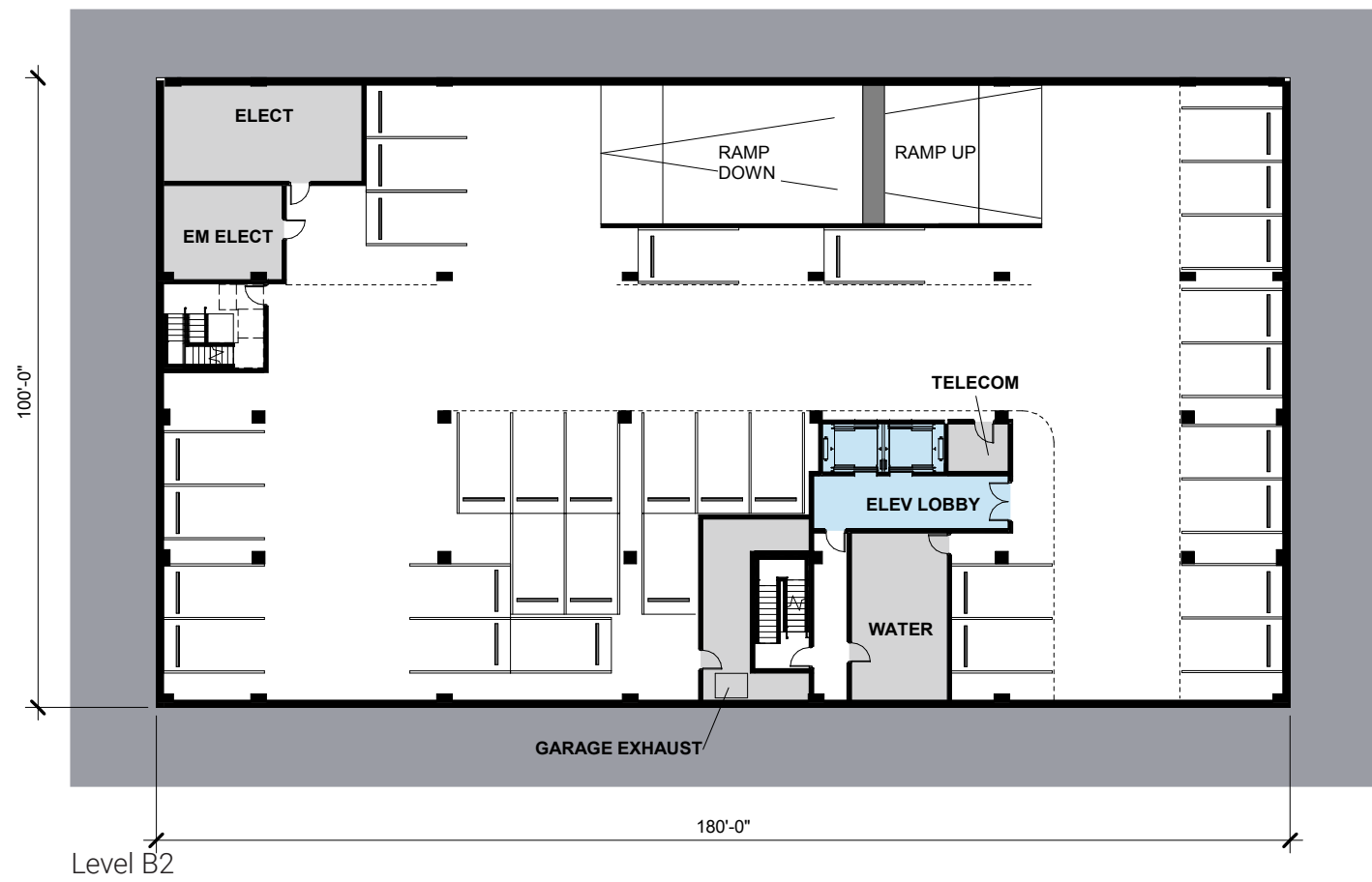
BUILDING DESIGN  
Aerial Along 14th



Mechanical Enclosure of Cooling Tower and Air Handler

# BUILDING PLANS

BUILDING PLANS  
Parking Levels B2 and B1



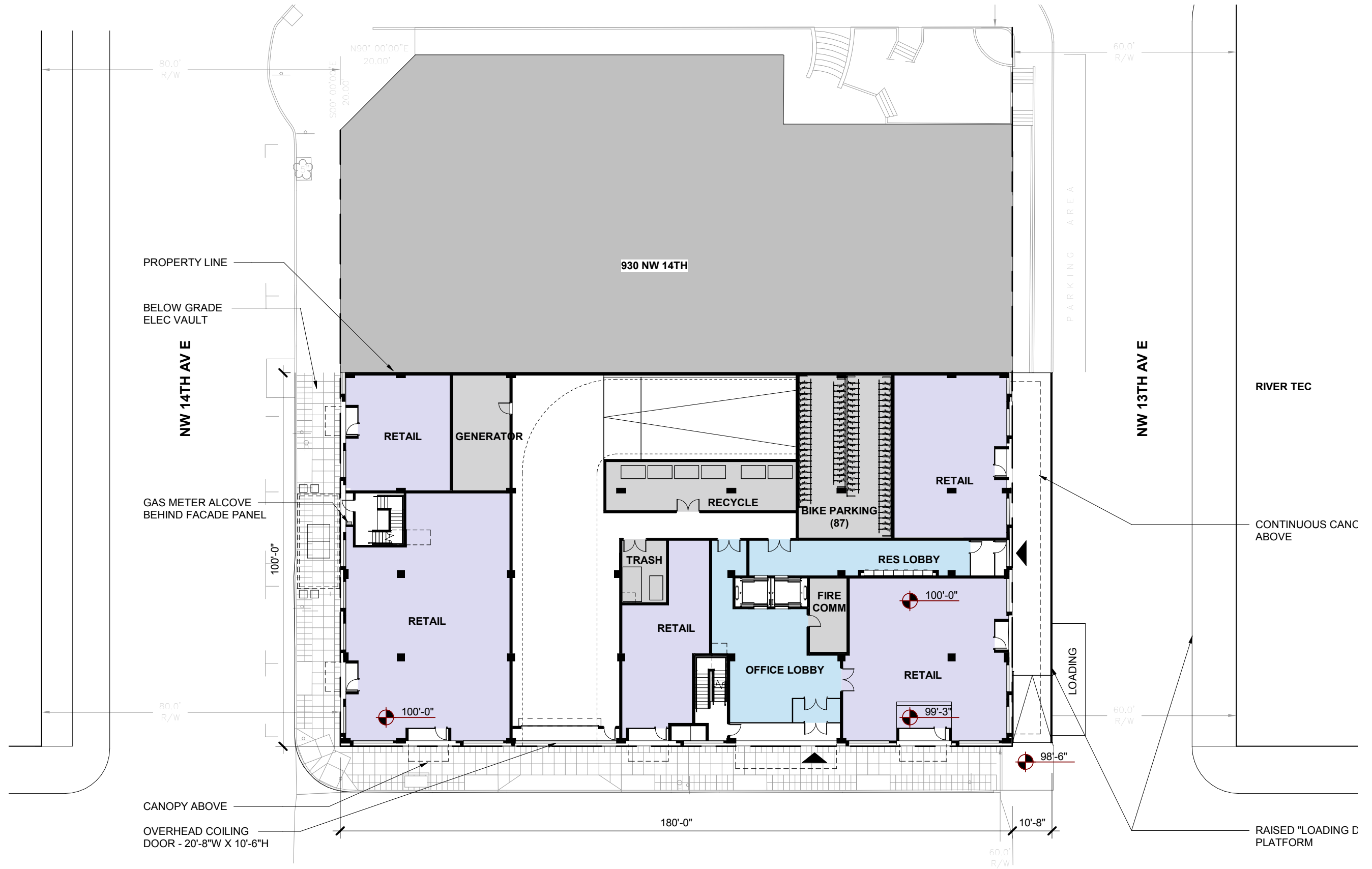
SCALE: 1/32" = 1'-0"

0' 10' 20' 40' 80'



# BUILDING PLANS

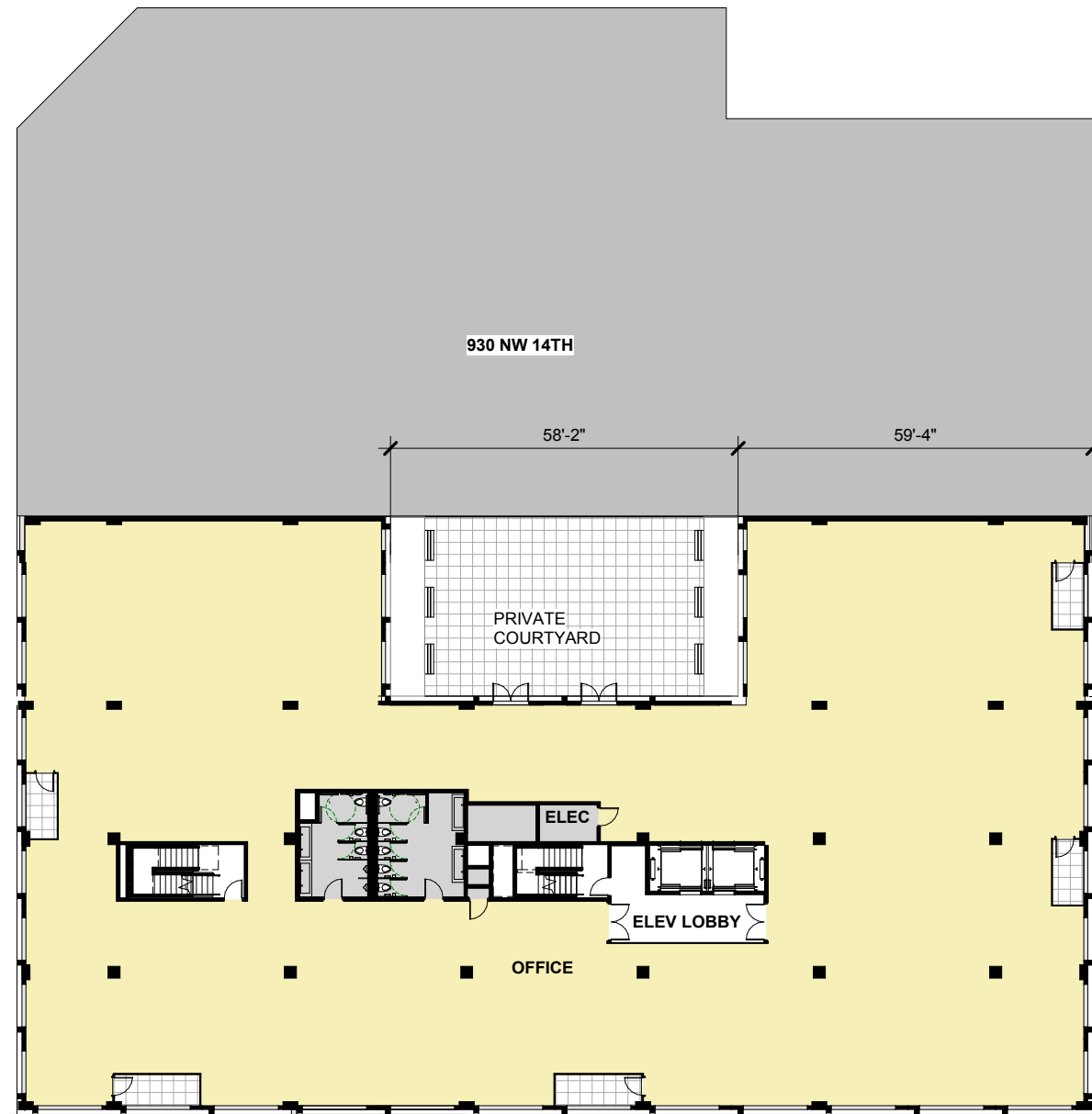
Level 1



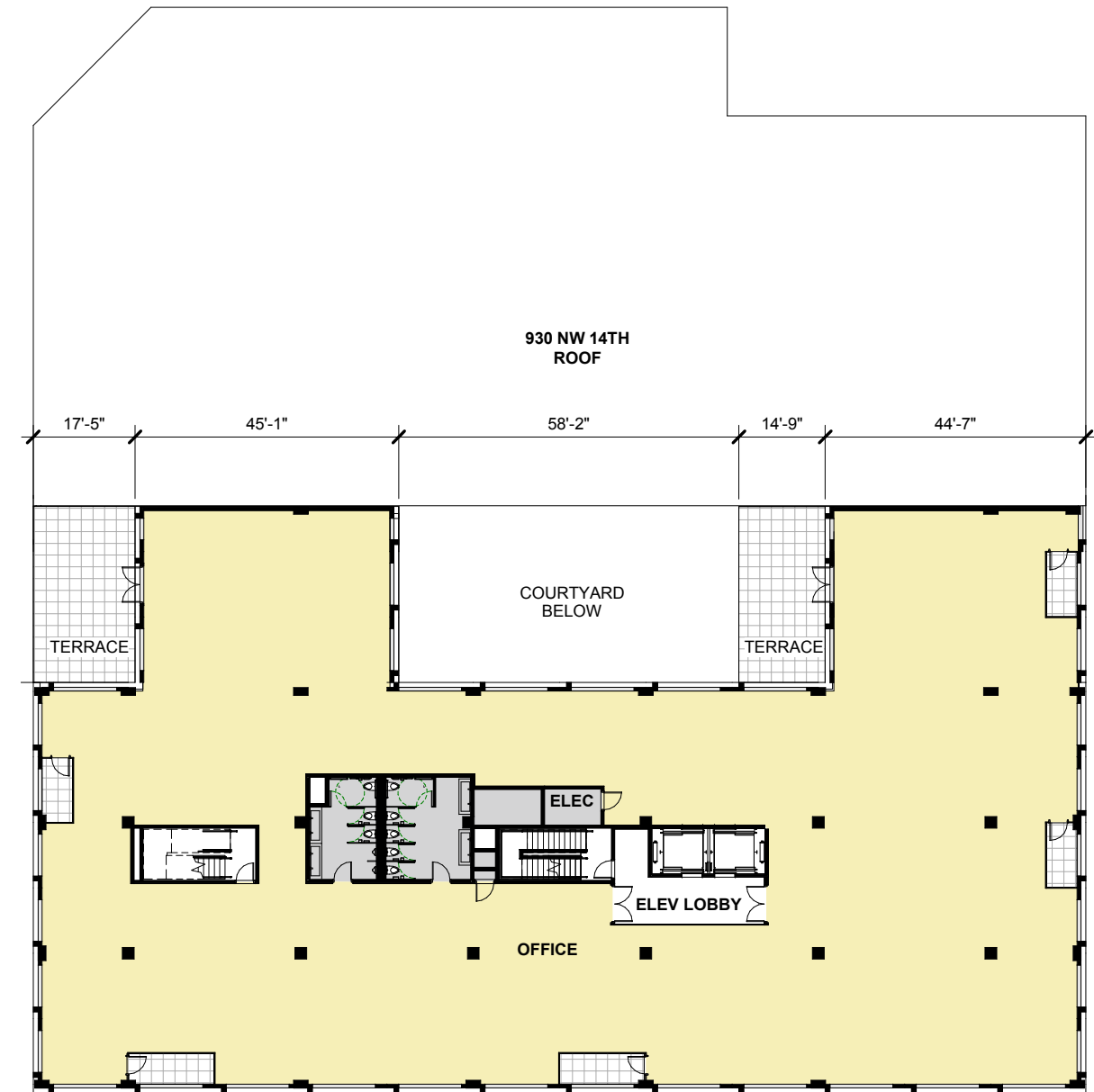
# BUILDING PLANS

Level 02 - Courtyard Level

Level 03 - Office and Terraces



Second Floor



Third Floor

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

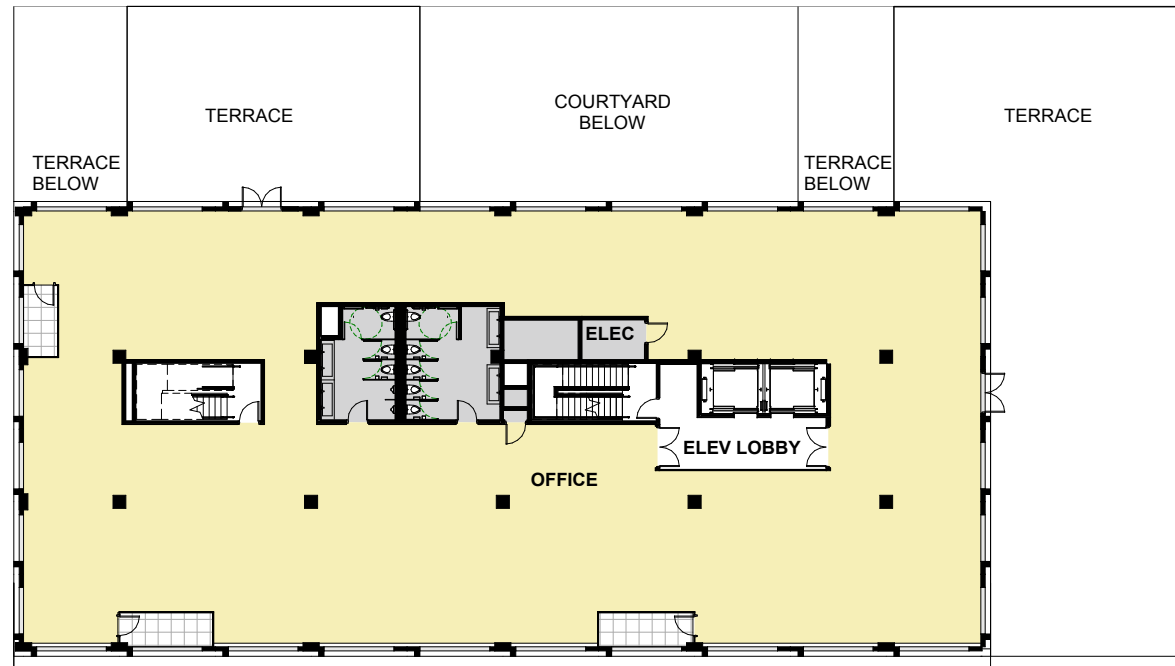
0' 10' 20' 40' 80'



# BUILDING PLANS

Levels 04 - Offices and Terraces

Levels 5-10 - Residential



04 Office Floor Plan



Typical Residential Floor Plan

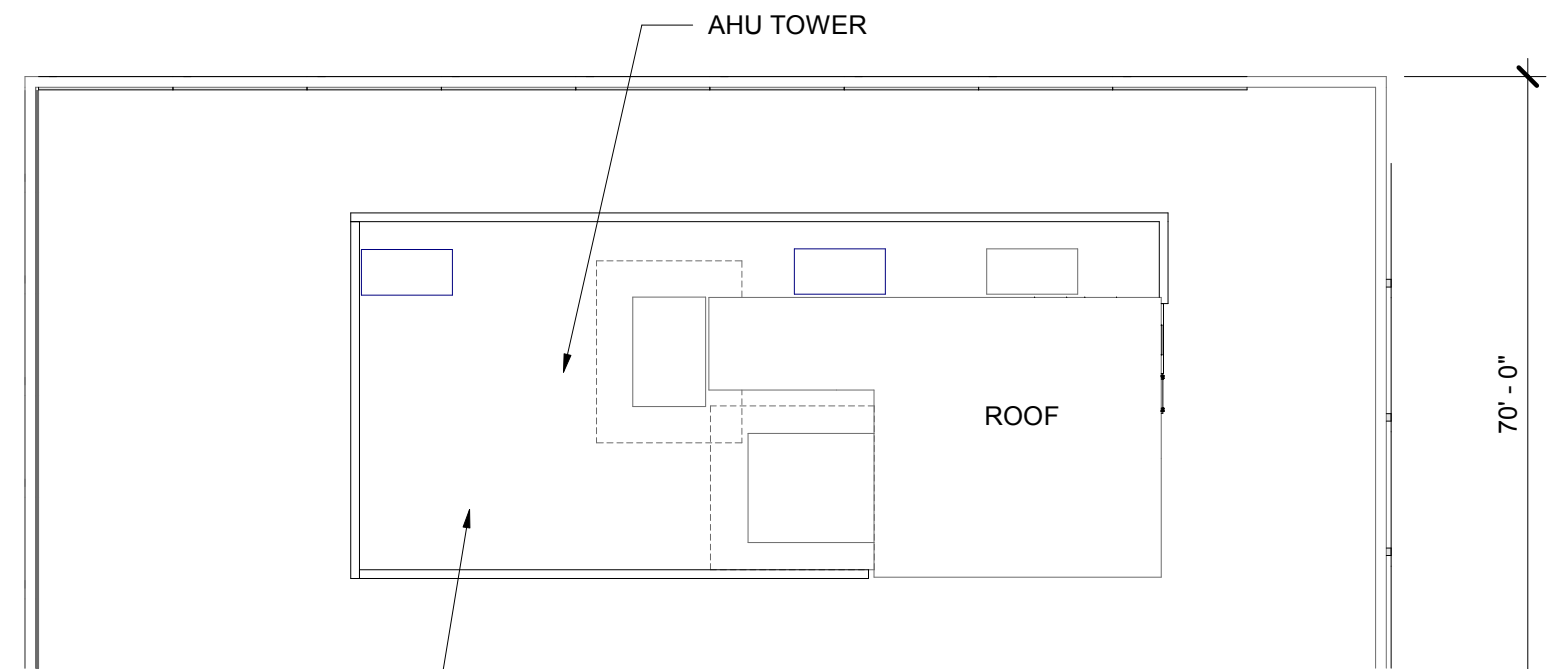
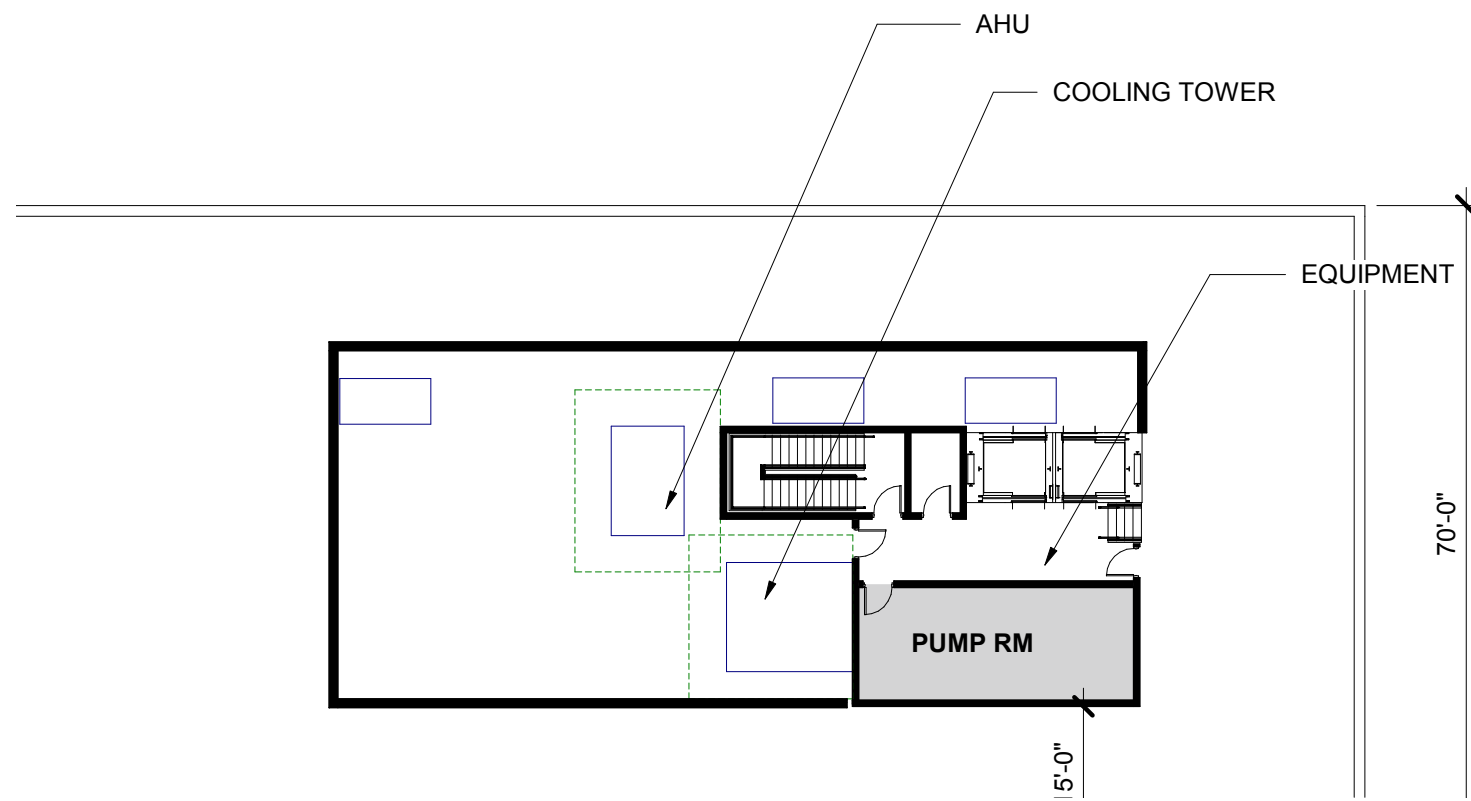
SCALE: 1/32" = 1'-0"

0' 10' 20' 40' 80'





BUILDING PLANS  
 Mechanical/Amenity Plan  
 Roof Level



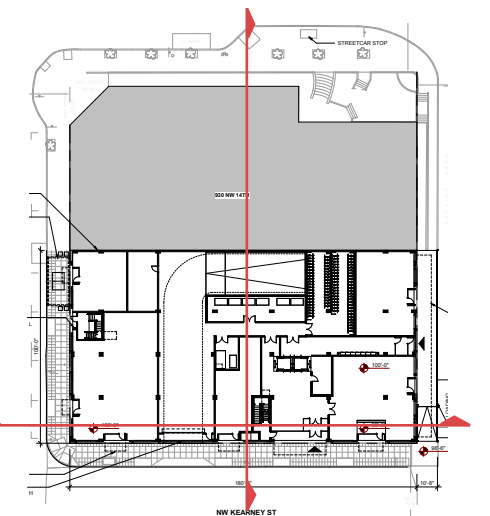
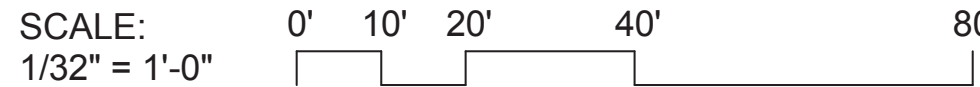
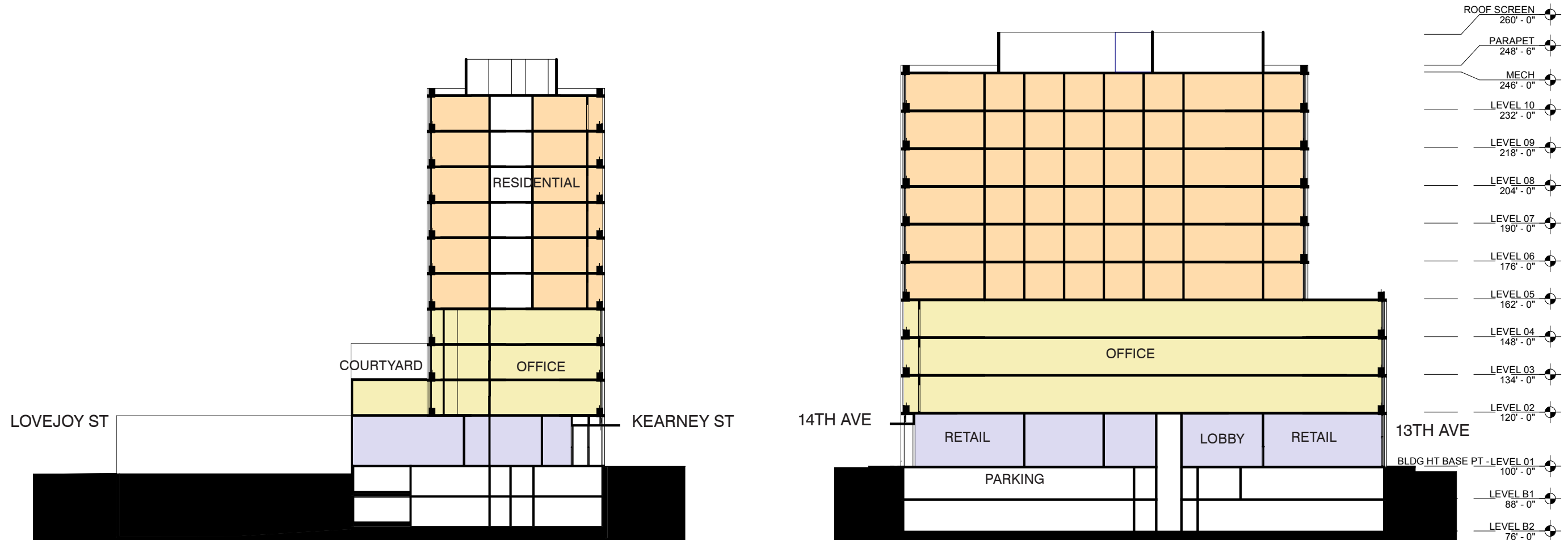
Mechanical Plan



# BUILDING SECTIONS

# BUILDING SECTIONS

N/S and E/W



# EXTERIOR

Elevations

Materials

Street Elevations

Perspectives

EXTERIOR  
North and East Elevations



EXTERIOR  
South and West Elevations

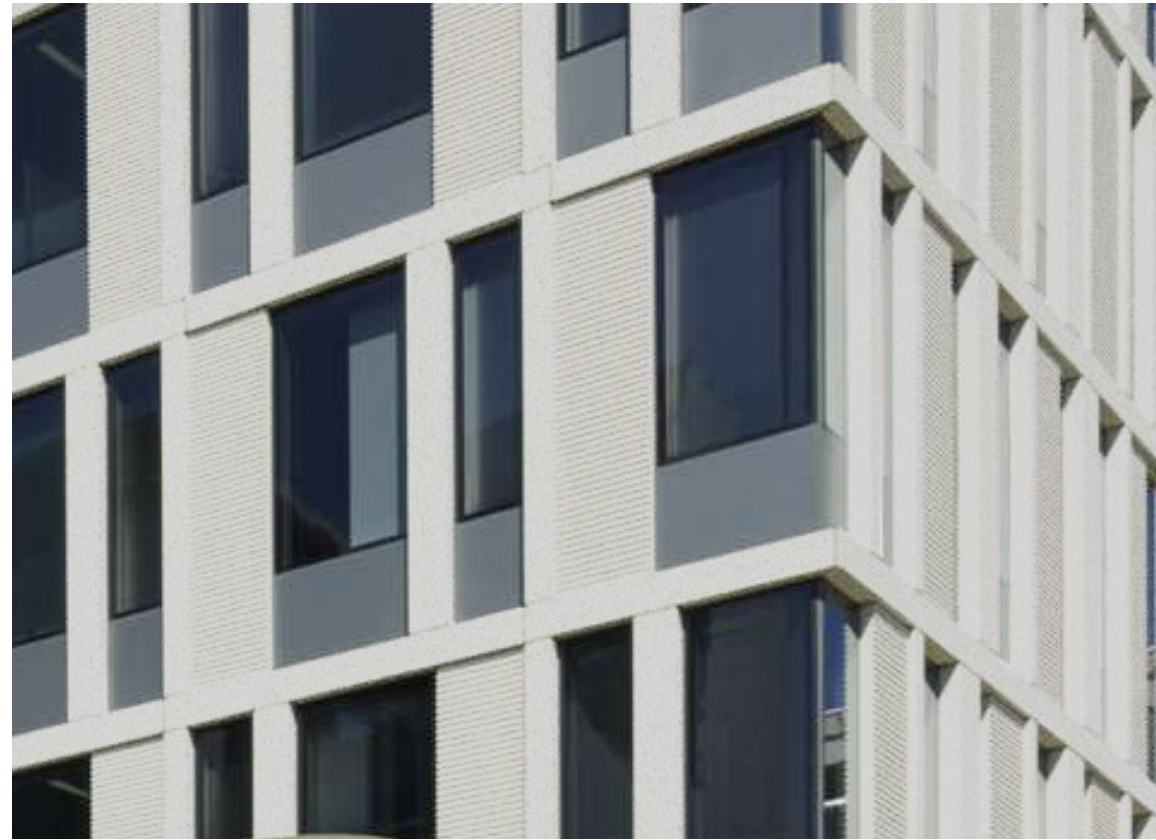


SCALE: 1/32" = 1'-0"  
0' 10' 20' 40' 80'

EXTERIOR  
Materials



Frame Material - GFRC



Exposed Wood Through Glass



Bronze Tone Mullions and Picket Rail



Bronze Tone Metal Panel



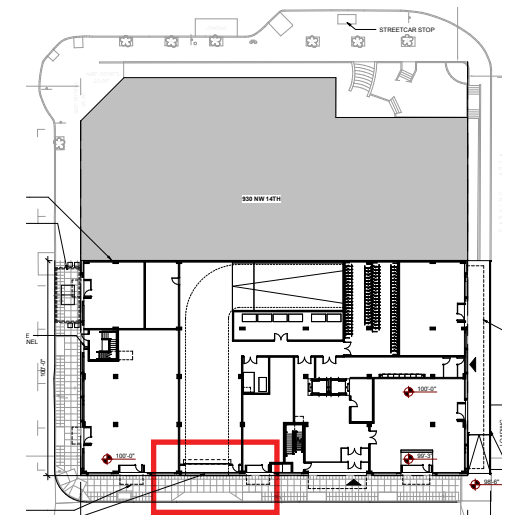
Overhead Coiling Door w/  
Custom Bronze Tone

EXTERIOR  
Street Level Studies



South Elevation @ Service Entrance

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





EXTERIOR  
Street Level Studies

Bronze Tone Aluminum Slider  
Window System with Internal  
Glass Rail

Bronze Tone  
Metal Panel



Curtainwall

Entry Canopy

GFRC Panel

Glass Entry Doors

Entry  
Canopy

Building Signage

Bronze Tone  
Metal Louver

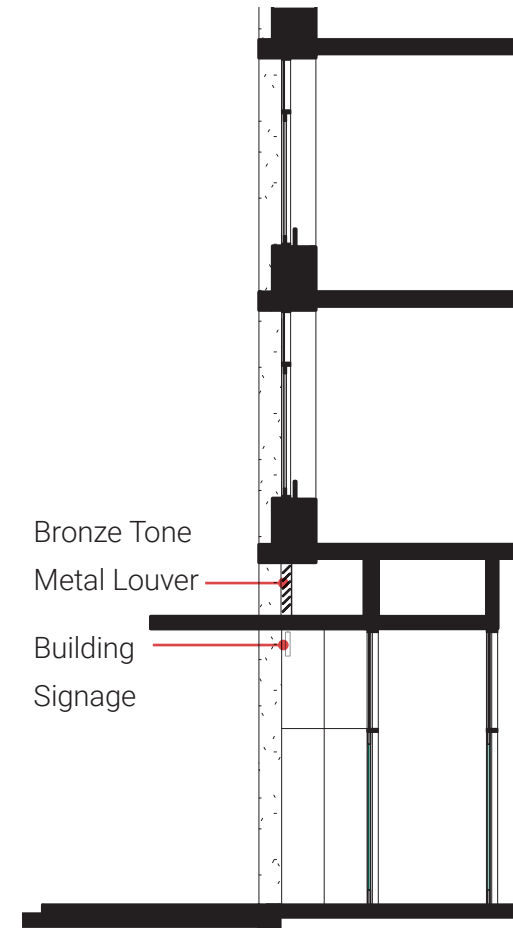
Glass Entry  
Door

Bronze Tone  
Metal Louver

Entry Canopy

South Elevation @ Lobby Entrance

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

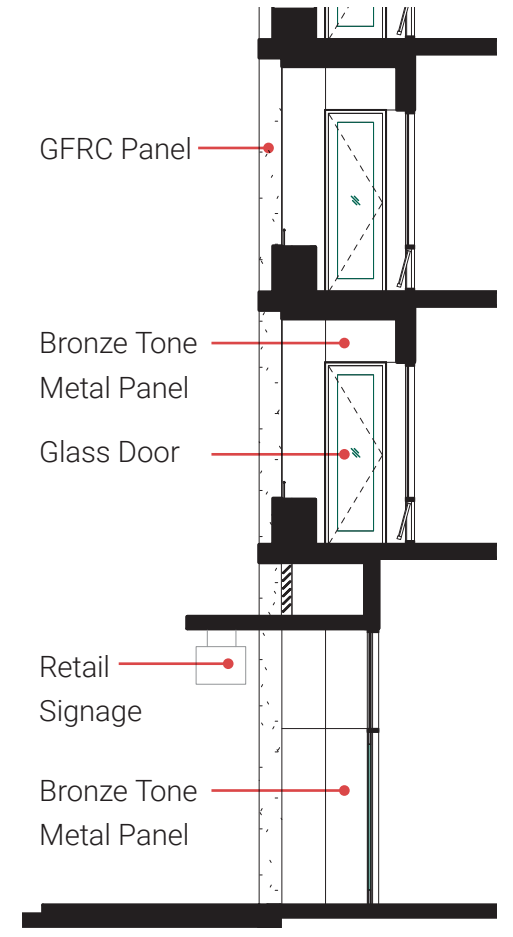


Bronze Tone  
Metal Louver

Building  
Signage

Lobby Section

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



GFRC Panel

Bronze Tone  
Metal Panel

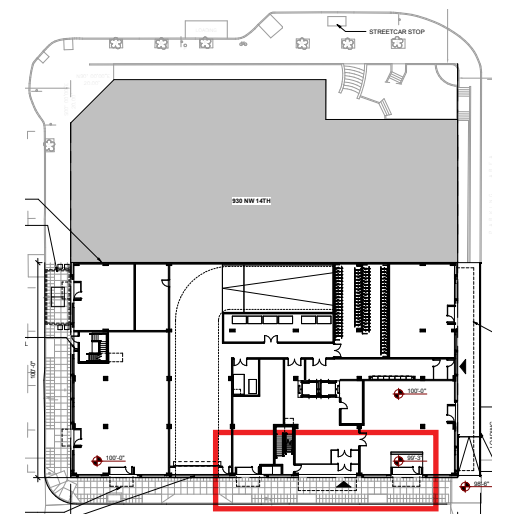
Glass Door

Retail  
Signage

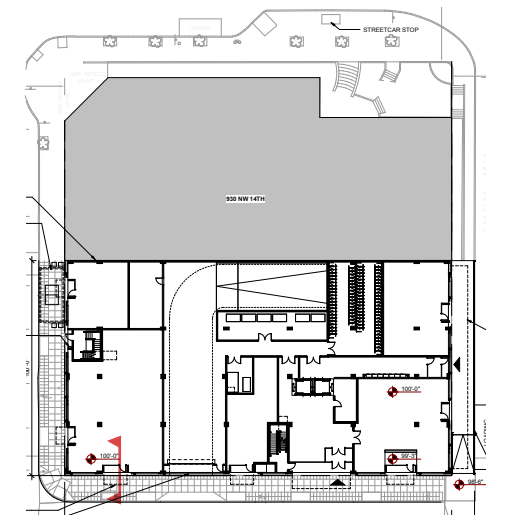
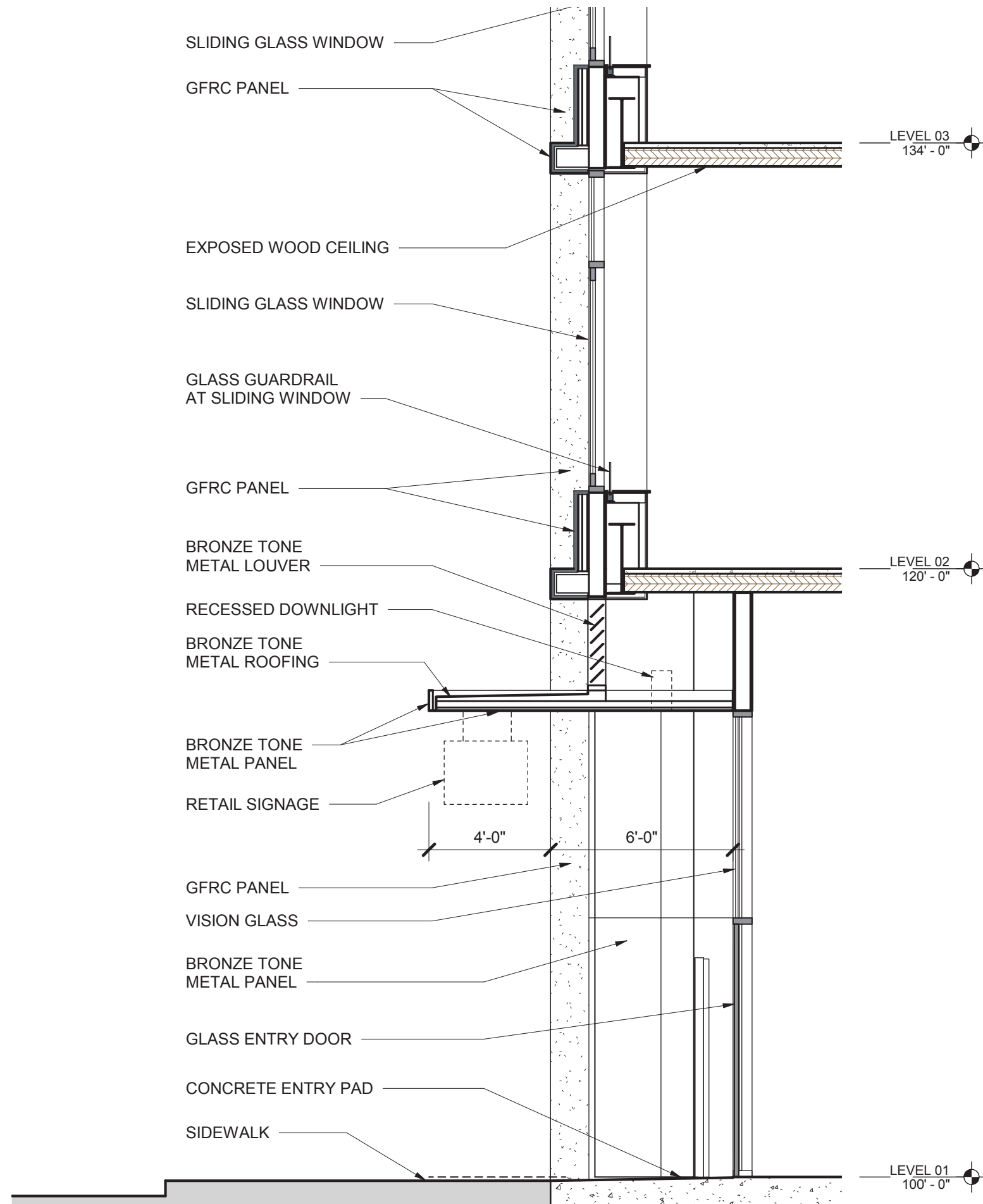
Bronze Tone  
Metal Panel

Retail Section

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

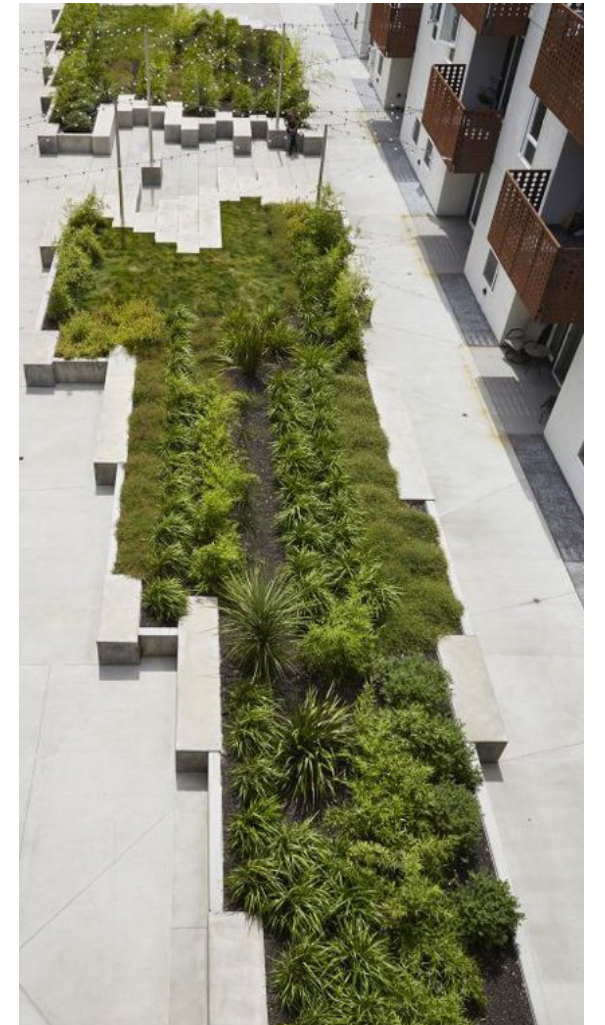
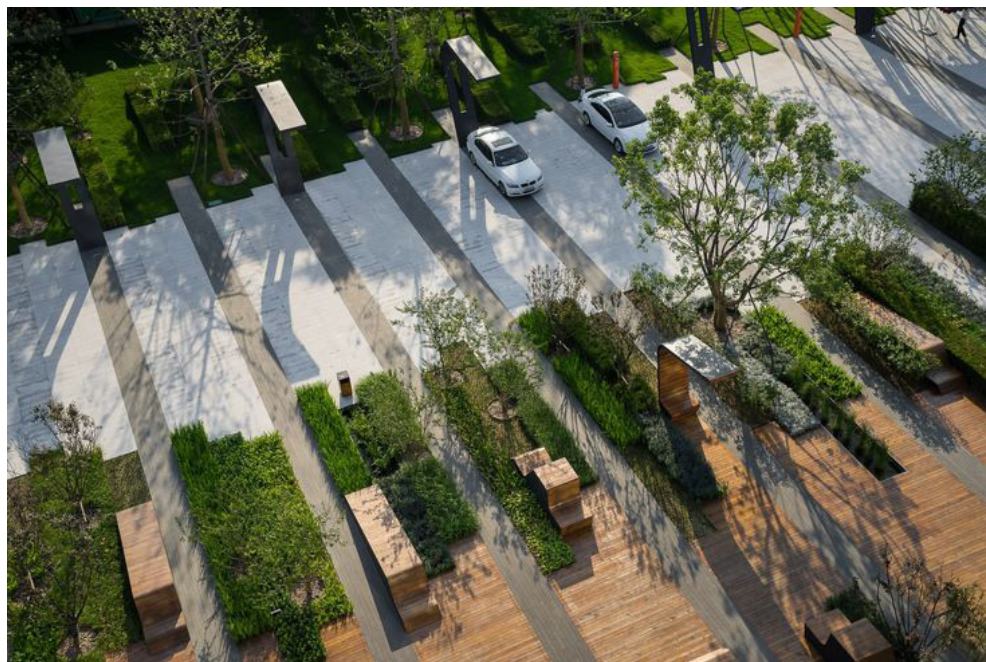
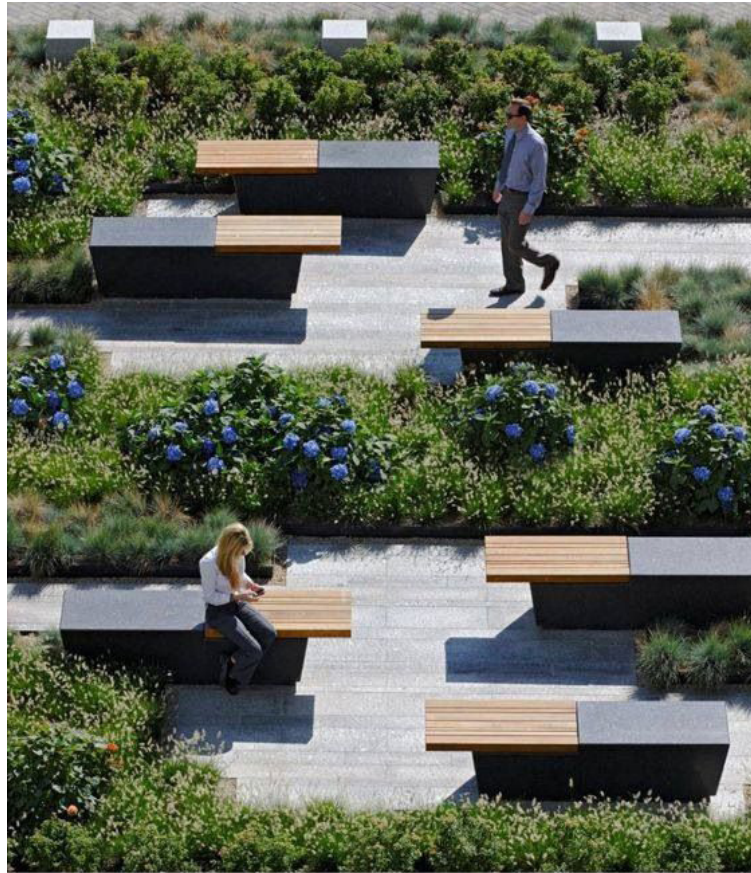


EXTERIOR  
Wall Section @ Retail Entry



LANDSCAPE  
AND LIGHTING

LANDSCAPE  
Design Inspiration



# LANDSCAPE AND LIGHTING

Plant Images



SPI - WESTERN SPIREA



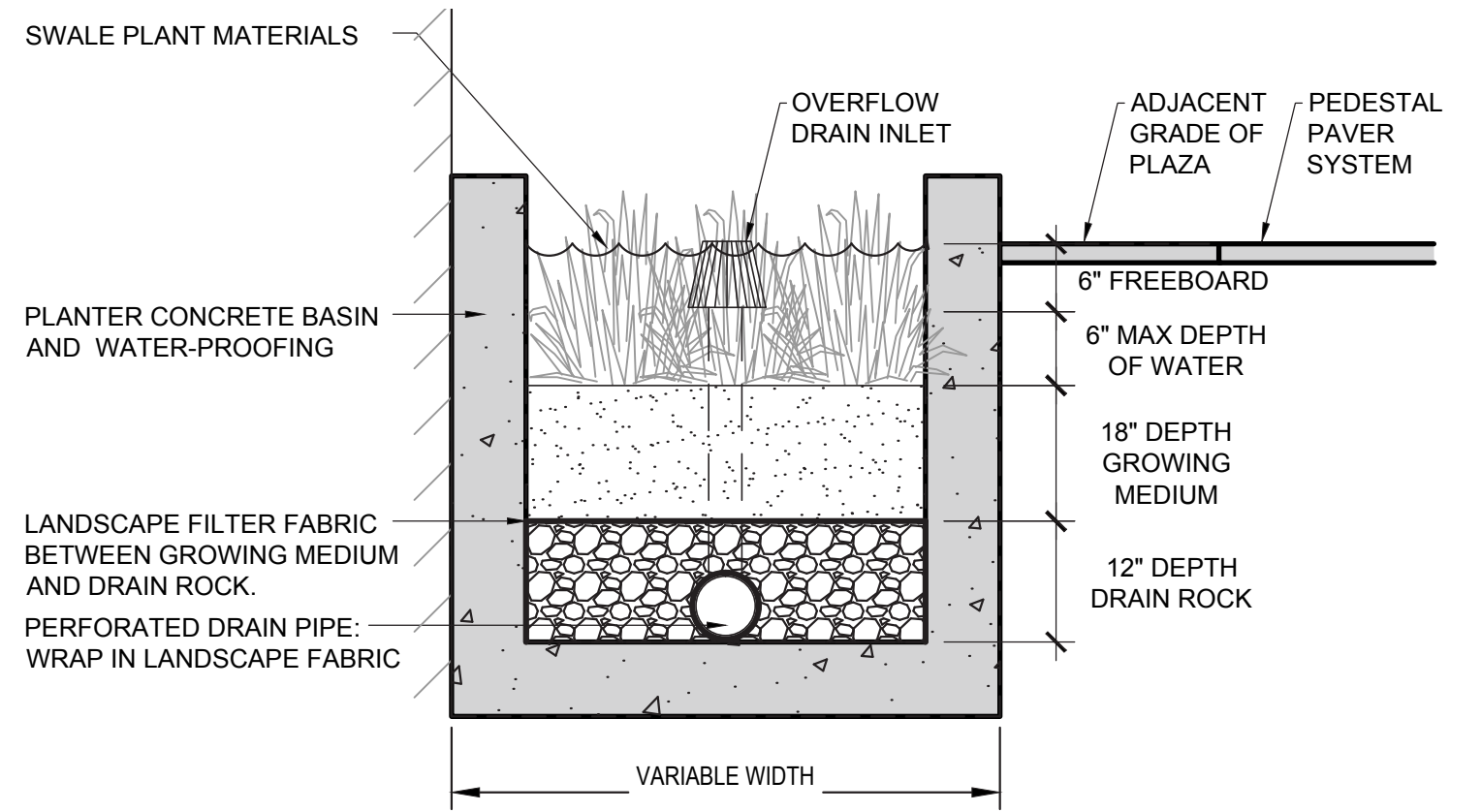
COR - KELSEYI DOGWOOD



MAH - COMPACT OREGON GRAPE

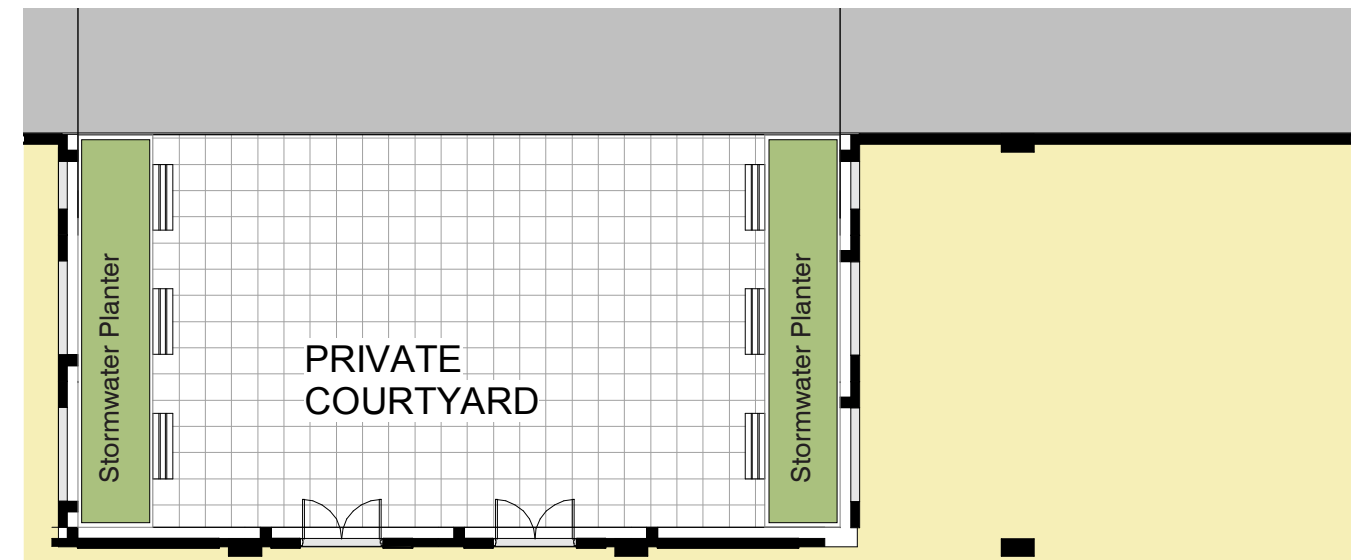


CARI - ICE DANCE JAPANESE SEDGE



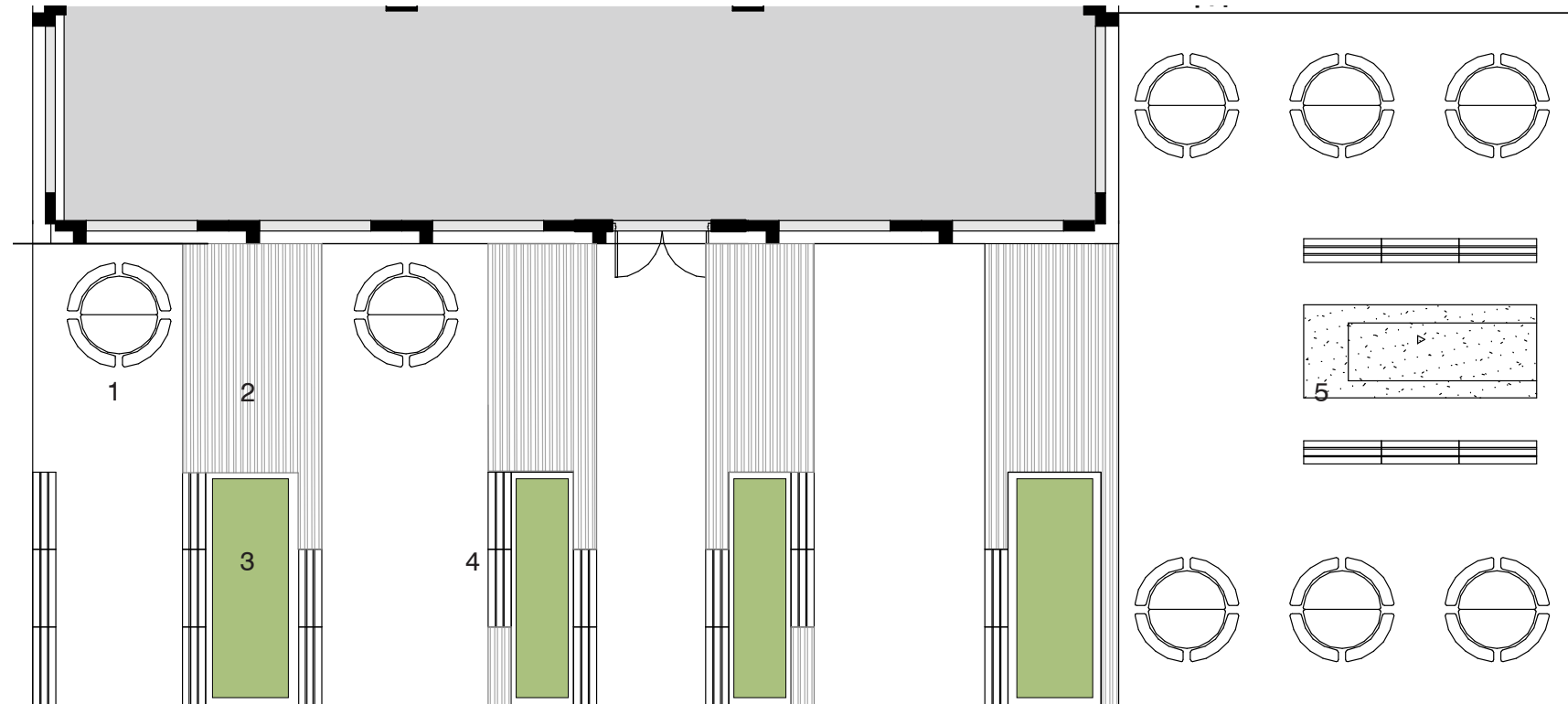
PLAZA STORMWATER PLANTER FACILITY WITH DRAIN ROCK

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



LEVEL 02 COURTYARD STORMWATER PLANTER LOCATION KEYPLAN

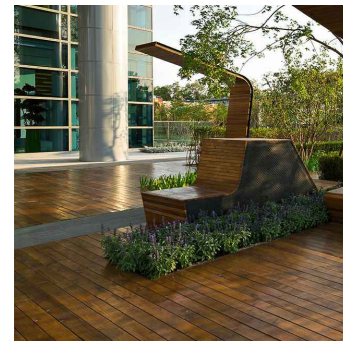
LANDSCAPE AND LIGHTING  
Level 2 - Courtyard Materials and Lighting Plan



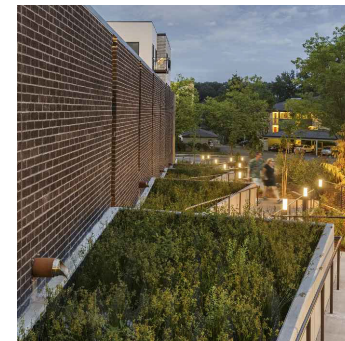
- 1 Furniture / cafe table and chairs
- 2 Wood deck paving
- 3 Tall planters
- 4 Bench
- 5 Fire table



1 CONCRETE PLANK PAVER



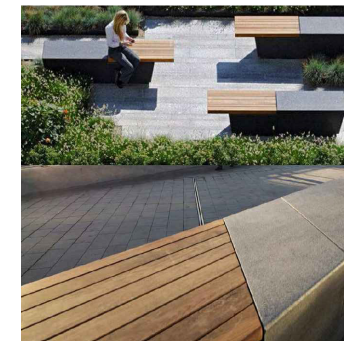
2 WOOD DECKING



3 STORMWATER PLANTER (STRMW)



4 36" / 18" TALL STEEL PLANTER



5 CONC / WOOD BENCH W/ BUILT IN LED LIGHT



6 FIRE TABLE



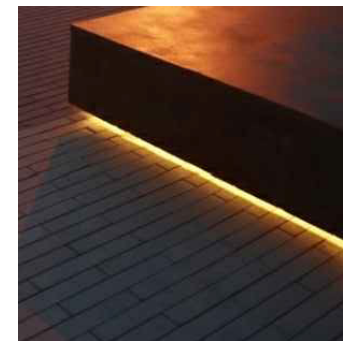
7 GREENSCREEN



8 SITE FURNISHINGS



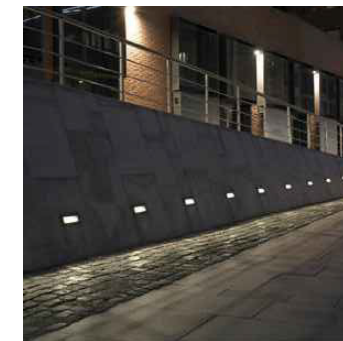
9 TREE UPLIGHT



10 RECESSED LED LIGHT STRIP



11 LED HANDRAIL



12 LED RECESSED LIGHT

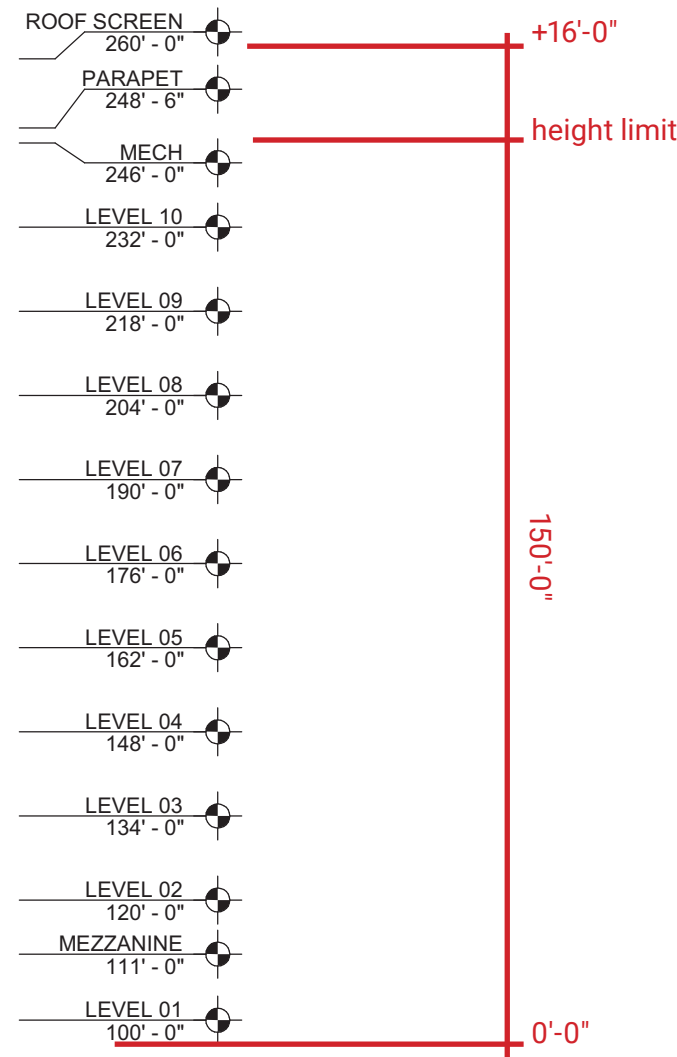
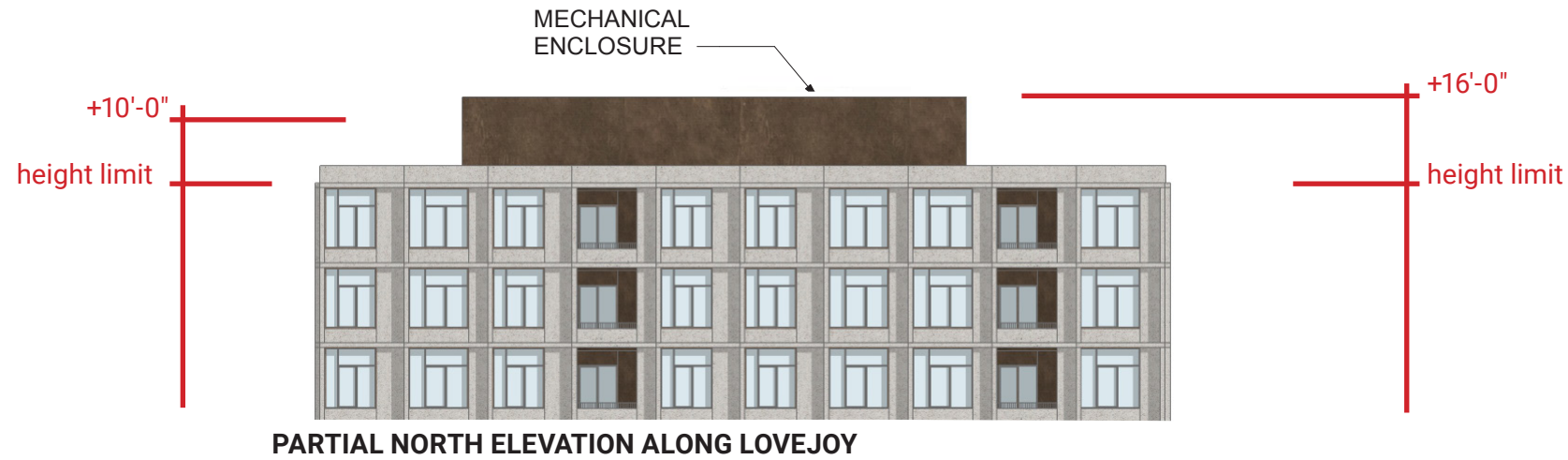
1 LEVEL 2 COURTYARD - MATERIALS PLAN  
1/16" = 1'-0"



# ADJUSTMENTS / MODIFICATIONS

# MODIFICATION

Height



## MODIFICATION:

33.140.210 Height -

B.2 Rooftop mechanical equipment and stairwell enclosures that provide rooftop access may extend above the height limit provided that are set back at least 15 feet from roof edges on street facing facades:

- a. Elevator mechanical equipment may extend 16' above the height limit.
- b. Other equipment and stairwell enclosures than cumulatively cover not more than 10 percent of the roof are may extend up to 10 feet above the height limit.

• Base height is 75'-0" + 45'-0" general bonus = 120'-0" + 30'-0" of housing extends to 150'-0" max.

• Building height is 147'-0" from the highest point on the site to the top of parapet.

• The roof top mechanical extends to 160'-0" = 10' above the height limit. The total roof area is 24,650 sf. The portion that extends above the parapet is 6,039 sf = 24.5% of the roof area. The modification request is an increase from 10% to 24.5% roof coverage.

• **Additionally a cooling tower on each building roof extends to approx. 166'-0". This 16' extension over the height limit is permitted only for elevator equipment. The modification request is to allow the two architecturally screened cooling towers to extend to the 16' limit.**

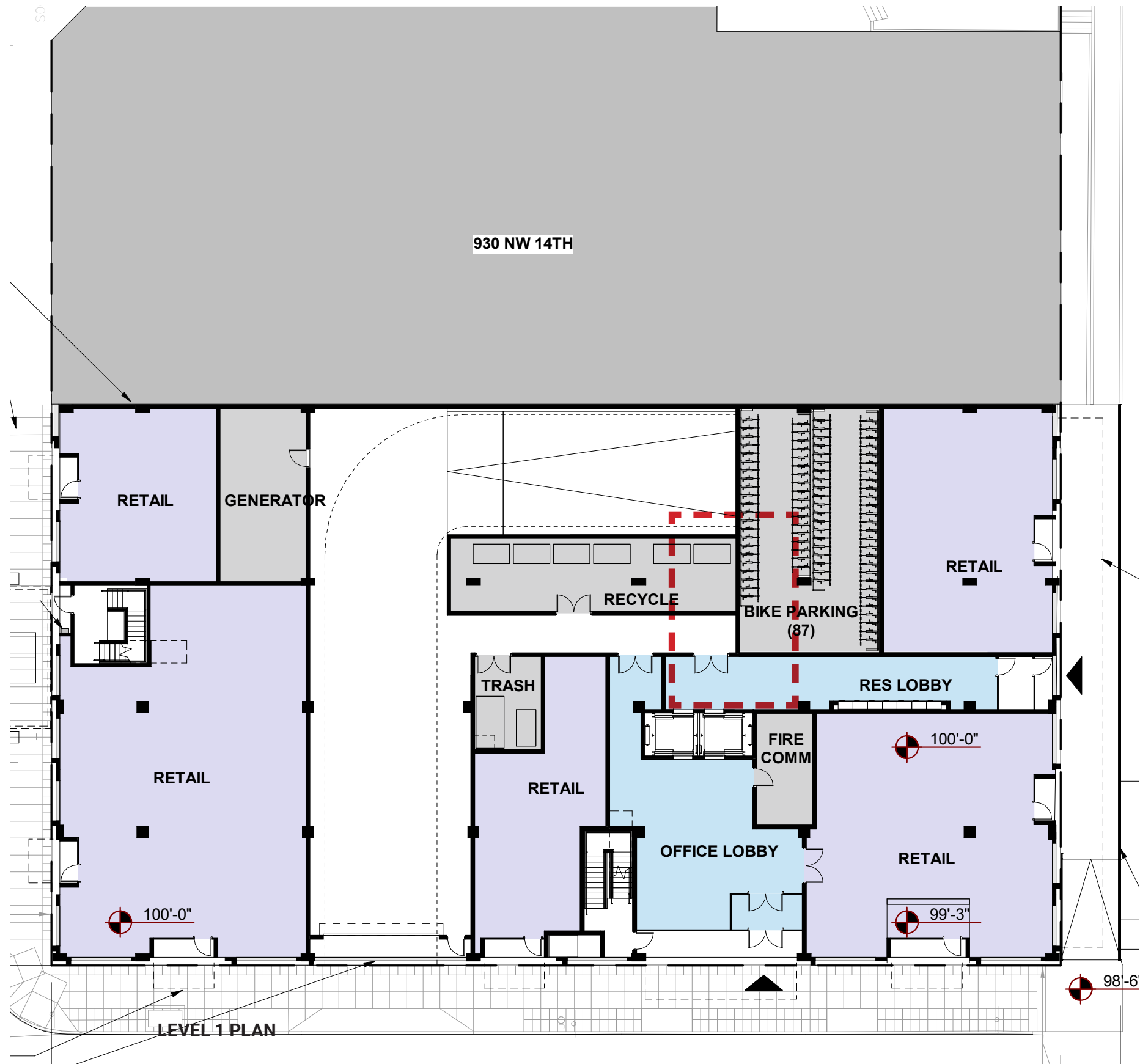
SCALE:  
1/32" = 1'-0"





# MODIFICATION

## Bicycle Parking



### MODIFICATION:

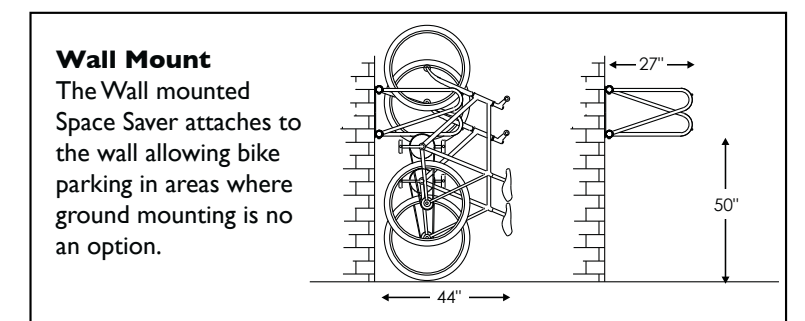
#### 33.266.220.C Standards for Bicycle Parking:

Bicycle racks. A space 2 feet by 6 feet must be provided for each bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.

All bike storage includes use of a vertical hanging system that allows bikes to be staggered to optimize space requirements. A Modification is requested, identical to that previously approved for the Block 15 and Block 17 projects, allowing for the clearance for this system. Clearance includes a 44"x18" space for each bike with bike hangars staggered vertically 6" min, and mounted at 18" o.c. min. A 5'-0" aisle is provided behind each bicycle rack for ease of storage and removal.

See program summary for total Req'd Long Term Bicycle Parking Spaces:

- Short term bike parking requirements will be met by paying into the City of Portland Bike Fund for sidewalk bike rack installation.

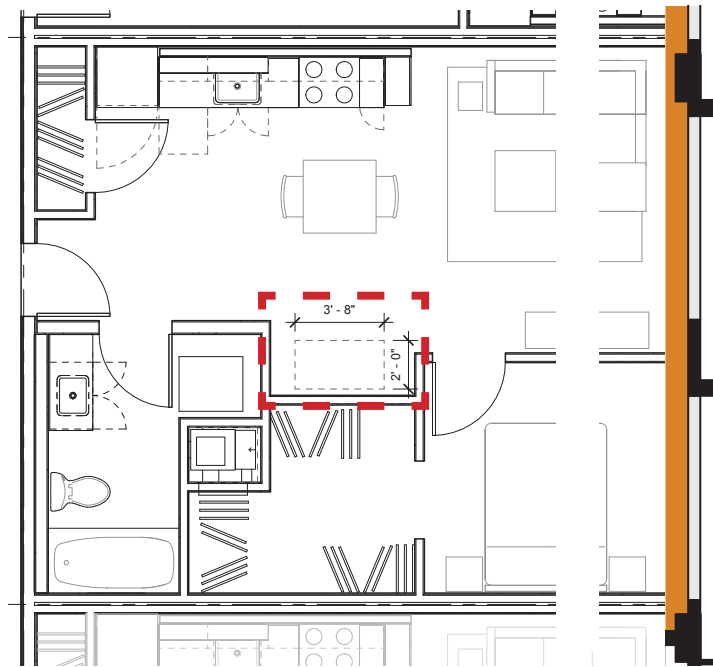


SCALE:  
1/32" = 1'-0"



# MODIFICATION

## Bicycle Parking



TYPICAL UNIT  
UNITS WITH WALL-MOUNTED BIKE HANGER



UNIT WALL-MOUNTED BIKE  
HANGER EXAMPLE

### MODIFICATION:

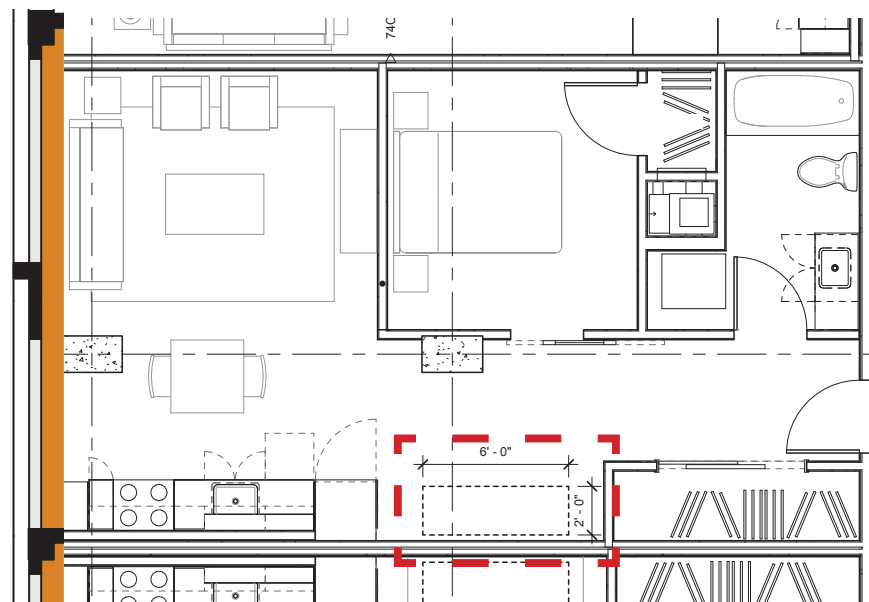
#### 33.266.220.C Standards for Bicycle Parking:

Bicycle racks. A space 2 feet by 6 feet must be provided for each bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.

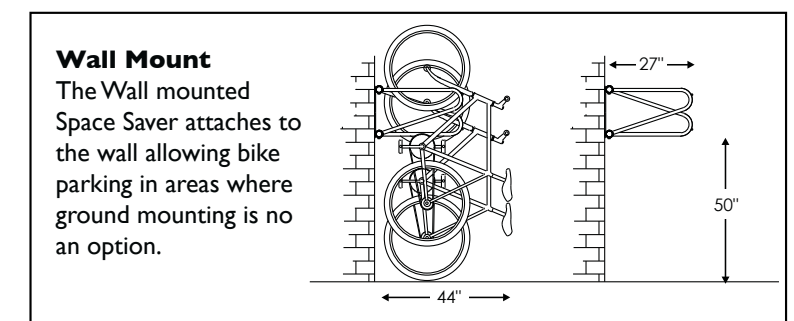
All bike storage includes use of a vertical hanging system that allows bikes to be staggered to optimize space requirements. A Modification is requested, identical to that previously approved for the Block 15 and Block 17 projects, allowing for the clearance for this system. Clearance includes a 44"x18" space for each bike with bike hangers staggered vertically 6" min, and mounted at 18" o.c. min. A 5'-0" aisle is provided behind each bicycle rack for ease of storage and removal.

See program summary for total Req'd Long Term Bicycle Parking Spaces.

- Short term bike parking requirements will be met by paying into the City of Portland Bike Fund for sidewalk bike rack installation.



TYPICAL UNIT  
UNITS WITH 2'-0" x 6'-0" FLOOR SPACE



# RENDERINGS

RENDERED VIEW  
Towards West Hills



RENDERED VIEW  
From 14th Ave



RENDERED VIEW  
From 13th Ave



DISCRETIONARY HEIGHT  
ALTERNATE PROPOSALS

# PROPOSAL A

Donate space to the Neighborhood Association

DESCRIPTION TO FOLLOW, PRIOR TO DESIGN REVIEW HEARING



PROPOSAL B  
Improvements to 14th Street

DESCRIPTION TO FOLLOW, PRIOR TO DESIGN REVIEW HEARING