



Type IIx Design Review, EA No. 17-173115
Submitted February 08, 2018

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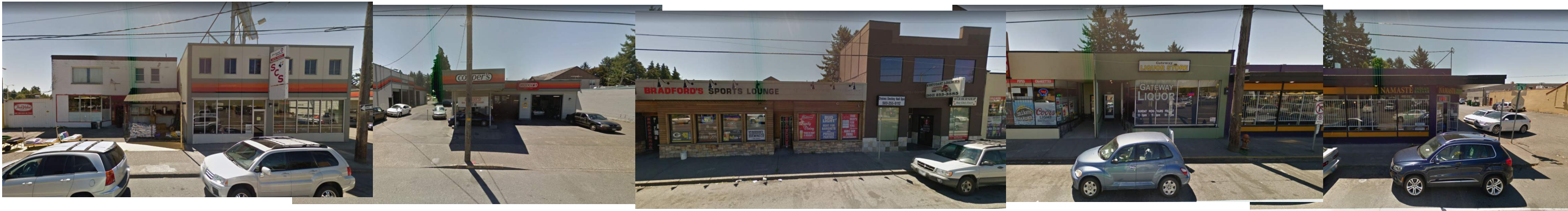
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INFORMATION

PROPERTY:	NE Halsey St & 106th Street
RE:	Design Advice Request
SUBMITTED:	February 08, 2018
ARCHITECT:	HOLST
CONTACT:	Dave Otte, Partner dotte@holstarc.com 503 233 9856
OWNER:	Human Solutions Inc.
CONTACT:	Andy Miller amiller@humansolutions.org 503 548 0240



NE HALSEY & 106TH ST



HALSEY STREET SOUTH SIDE (WEST)



HALSEY STREET - SOUTH SIDE (EAST)



HALSEY STREET - NORTH SIDE





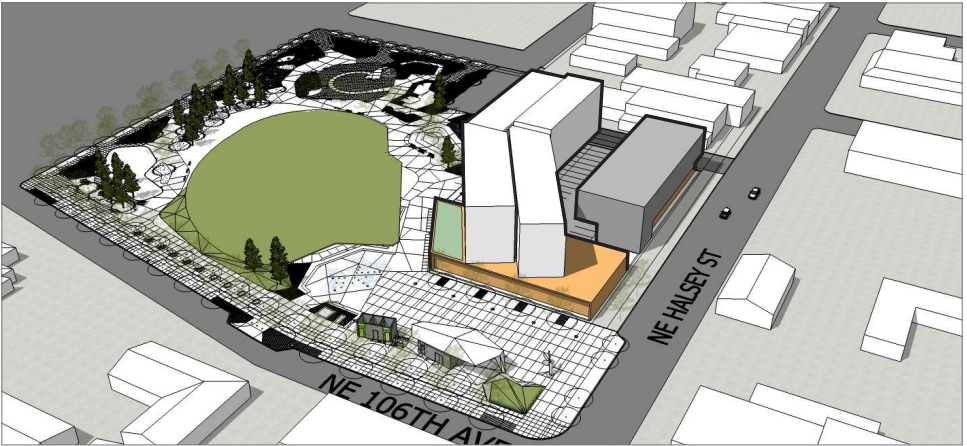
OPTION A

- TALLEST SCHEME - 72 FT
- BIGGEST JUMP IN SCALE FROM THE EXISTING TYPOLOGY ON HALSEY
- FEWEST EYES ON THE PARK
- SURFACE PARKING IS HARDER TO SCREEN FROM THE PARK



OPTION B

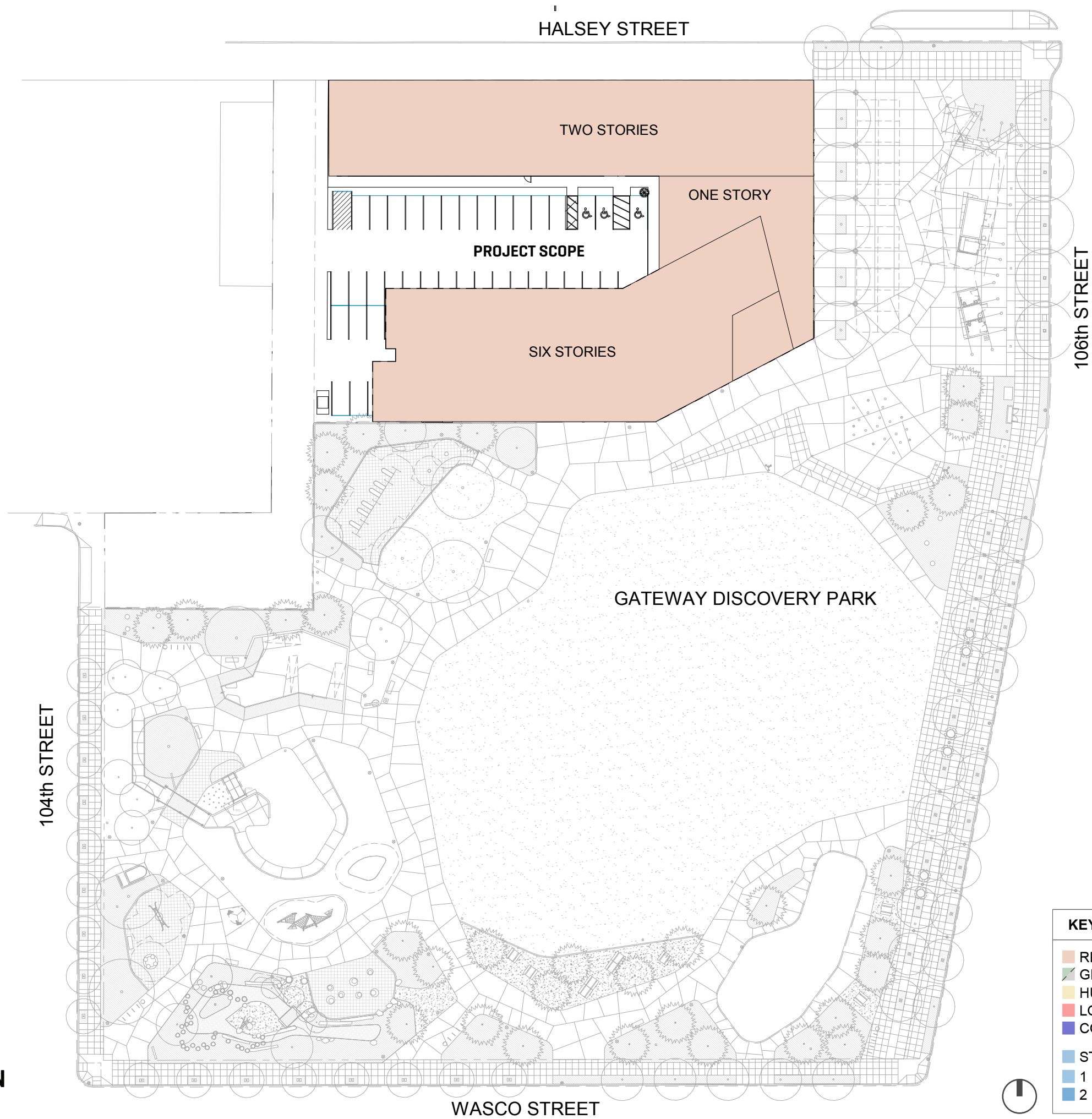
- STEPPED HEIGHT FROM 45 FT UP TO 68 FT
- ANCHORS THE PLAZA WITH TALL PORTION
- 2 STORIES OF OFFICE
- SURFACE PARKING IS HARDER TO SCREEN FROM THE PARK



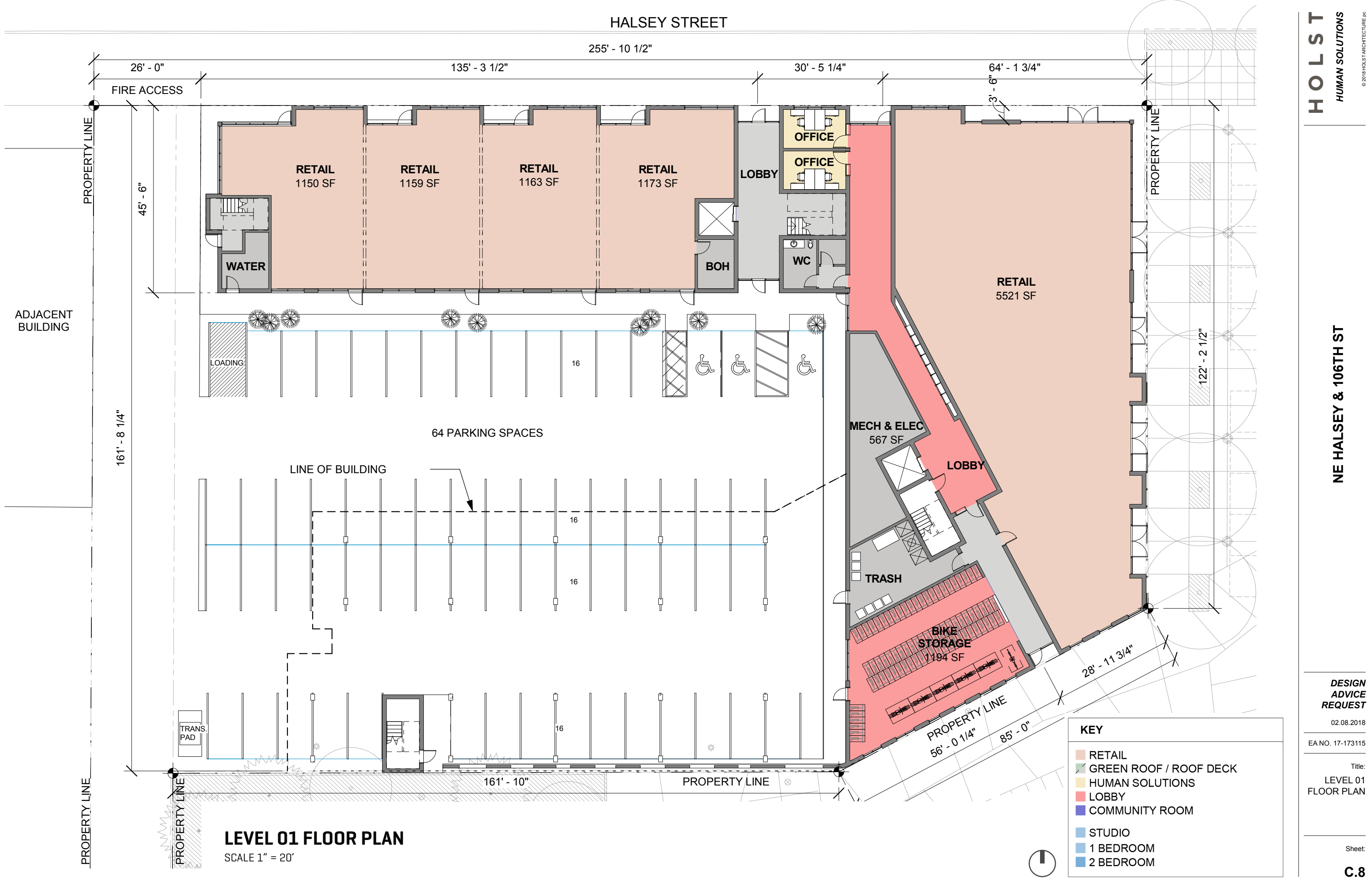
OPTION C **PREFFERED**

- SHORTEST SCHEME - STEPPED HEIGHT FROM 45 FT ON HALSEY, DOWN TO 18 FT ON THE PLAZA, AND UP TO 58 FT ON THE PARK
- LEAST JUMP IN SCALE FROM THE EXISTING TYPOLOGY ON HALSEY
- MOST EYES ON THE PARK
- MOST AMOUNT OF ROOF AND FOUNDATION AREA
- 2 STORIES OF OFFICE
- SURFACE PARKING IS EASIER TO SCREEN FROM THE PARK

SITE PLAN
SCALE 1" = 50'



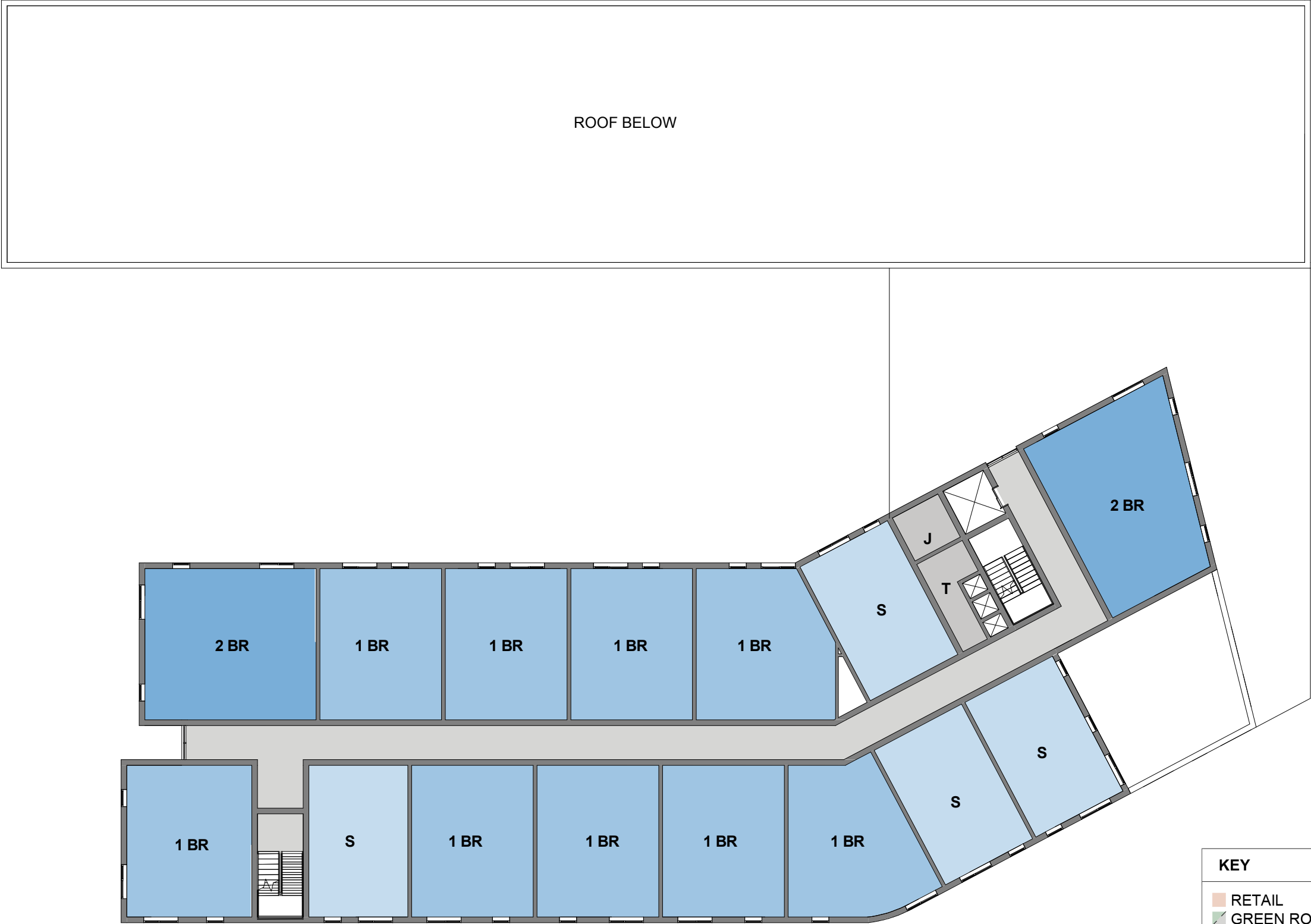
KEY	
■	RETAIL
■	GREEN ROOF / ROOF DECK
■	HUMAN SOLUTIONS
■	LOBBY
■	COMMUNITY ROOM
■	STUDIO
■	1 BEDROOM
■	2 BEDROOM





LEVEL 02 FLOOR PLAN

SCALE 1" = 20'



LEVEL 03 - 06 FLOOR PLAN
SCALE 1" = 20'

KEY

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