



4th & Harrison Portland, OR

DAR PRESENTATION

HARTSHORNE PLUNKARD ARCHITECTURE
MYHRE GROUP ARCHITECTURE
CORE CAMPUS

02-19-15



Team



Developer:



Lead Architect:



Consulting Architect:



Civil & Structural Engineer:



Consulting Engineers

MEP/FP Engineer:



Landscape Architect:



Traffic Consultant:





Project Summary

- 15 Story Mixed-Use Development
- 30-35,000 SF 1st Floor Retail (potential grocer)
- 430 Market Rate Residential Units on floors 2-15
- 158 sub-level parking spaces
- 2nd Floor Courtyard Amenity and Green Space
- 15th Floor Roof Deck Amenity and Green Roof
- Sustainable Design Approach



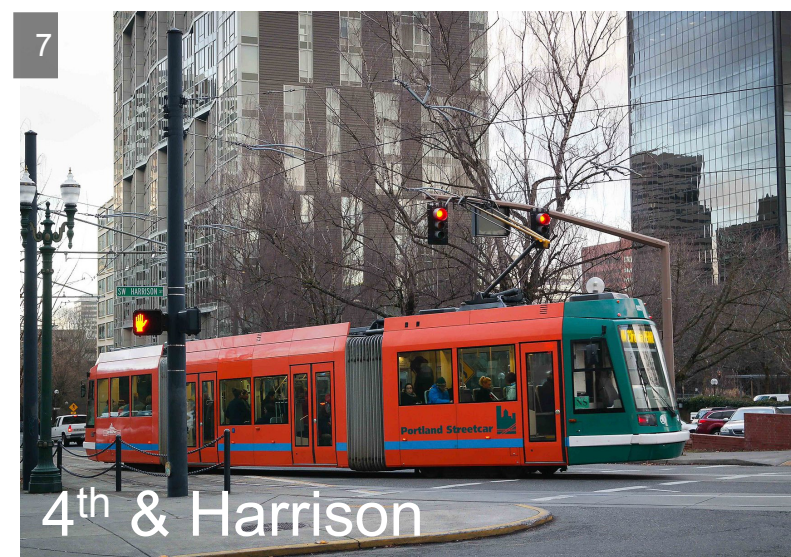
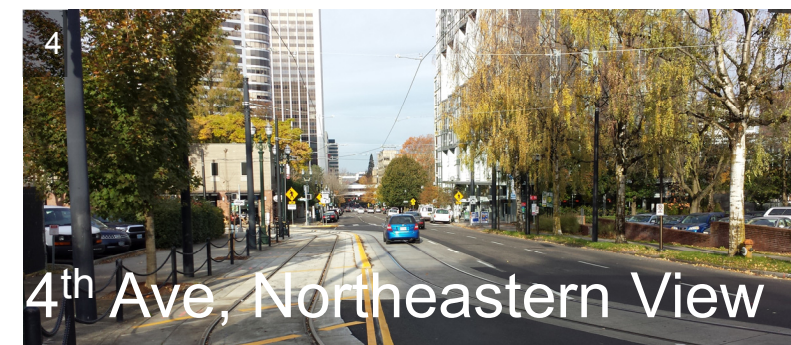
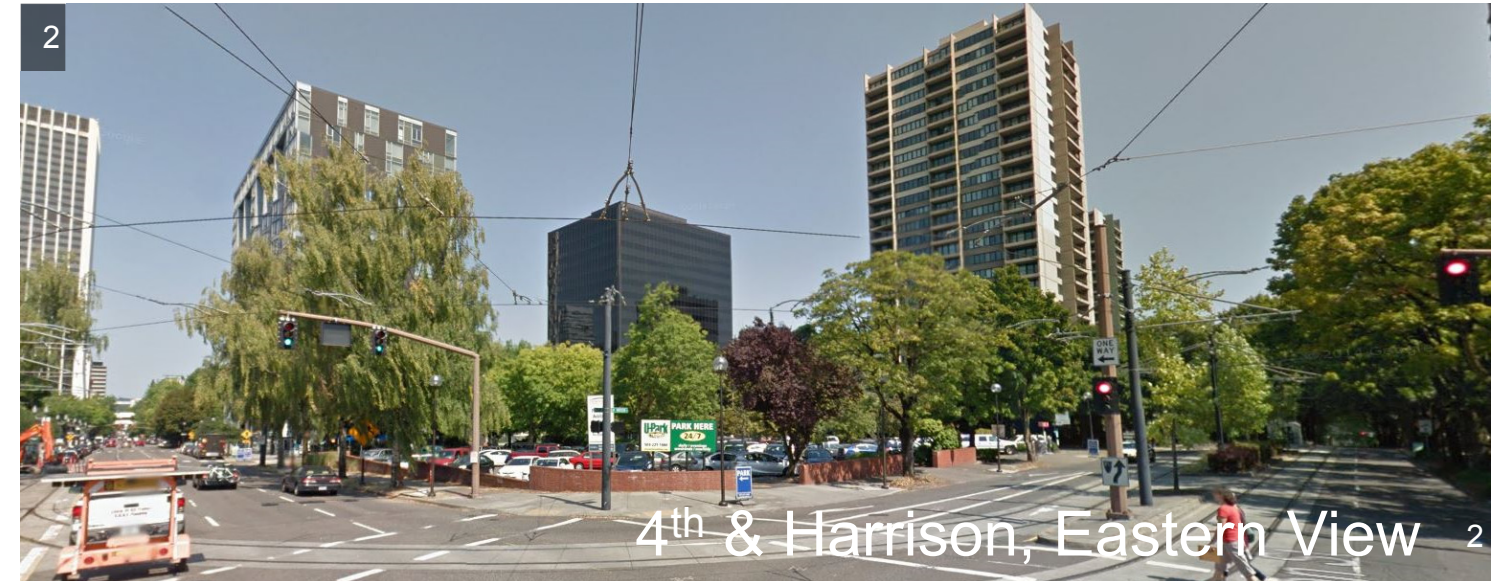
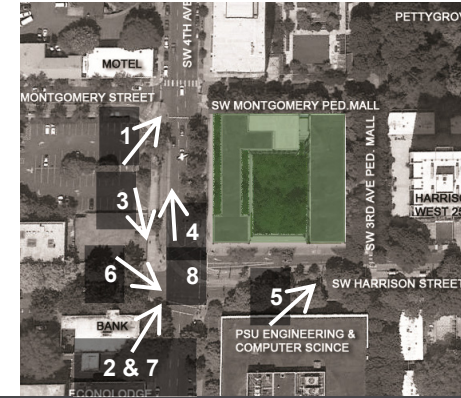
Site Overview



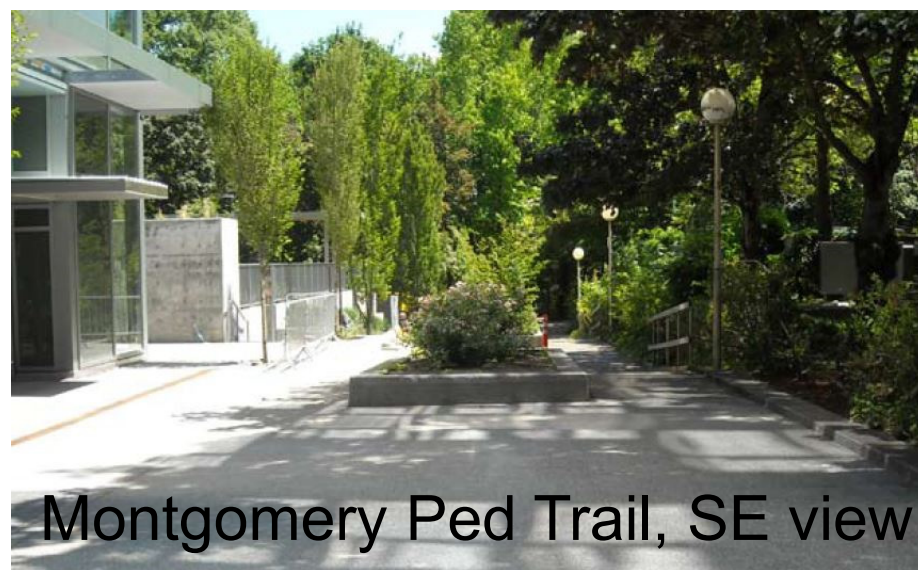
Zoning / Building Data

Site Building Data	Existing / Required	Proposed	Comments
Existing Zone	Central City Plan District (and South Auditorium PD)	Central City Plan District (and South Auditorium PD)	
Use	Mixed - Residential/Retail	Mixed - Residential/Retail	
Site Area	44,746 SF	44,746 SF	
MLA per Dwelling Unit	NA	NA	
Dwelling Units	0	400-440 Approx	
Maximum F.A.R.	6 (268,476 SF)	6 + 3 (402,714 SF)	We are seeking an FAR bonus per 33.510.210(C) (1)(a)(1): Max of 3:1 over base.
Area (F.A.R.)	NA	402,714	
Area (Gross)	NA	484,804	
Building Height	175'	175'	
Number of stories	15	15	
Yard Setbacks	15FT Harrison/6FT All others	15 FT Harrison/6 FT All others	
Total Parking Spaces	1.35 Spaces / Resd Unit Max 2/1000SF Commercial (Grocer) Max	Providing 158 approx total 70 Spaces for Commercial Balance for Residential	
Handicapped Spaces	2% Total Spaces	2% Total Spaces	
Loading Spaces	1	1	
Special Districts	Overlay: Central City Planning, PMD: South Auditorium		

Site Context



Site Context



Shadow Study – April 21



12pm



3pm

Shadow Study – Dec 21



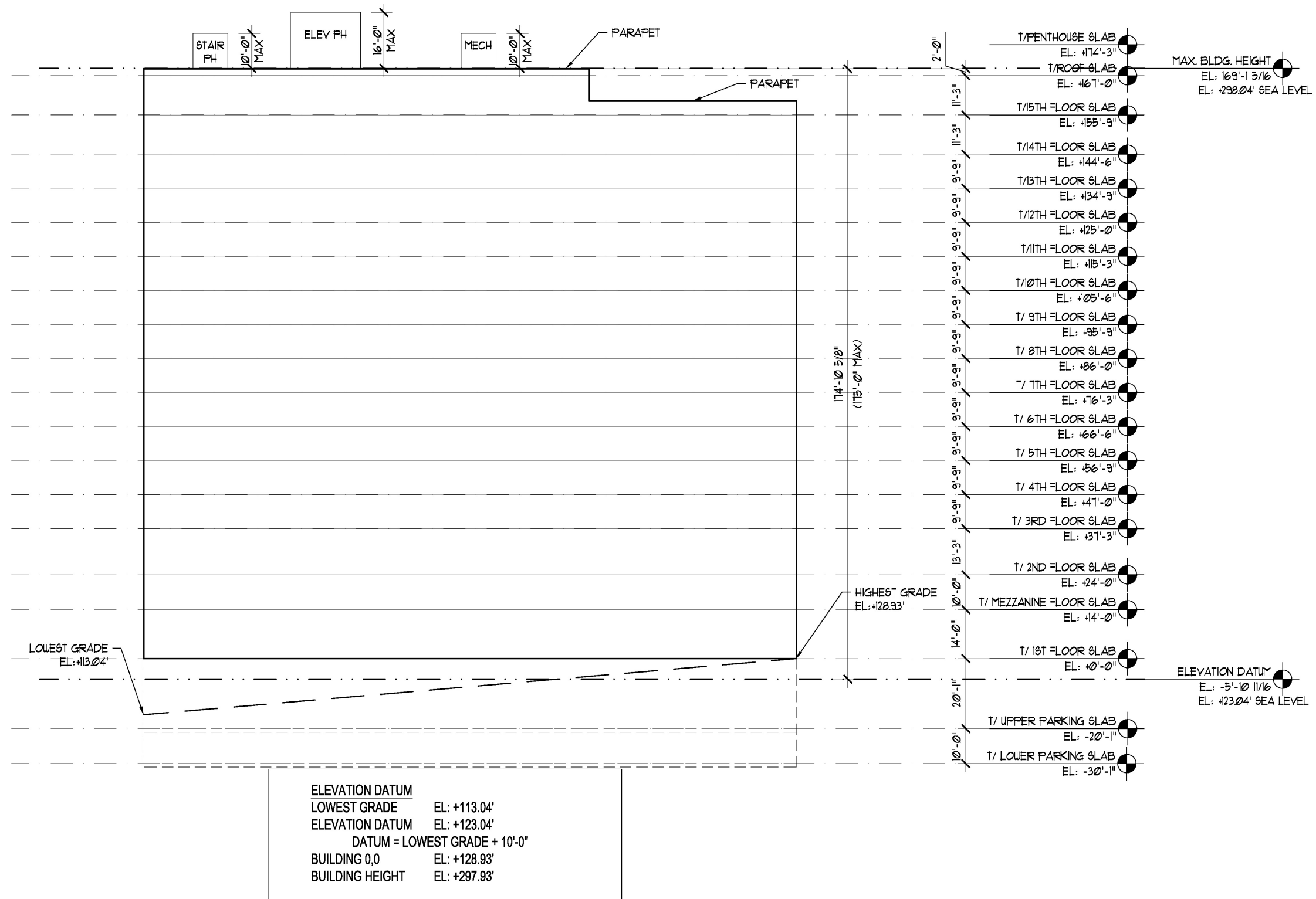
12pm



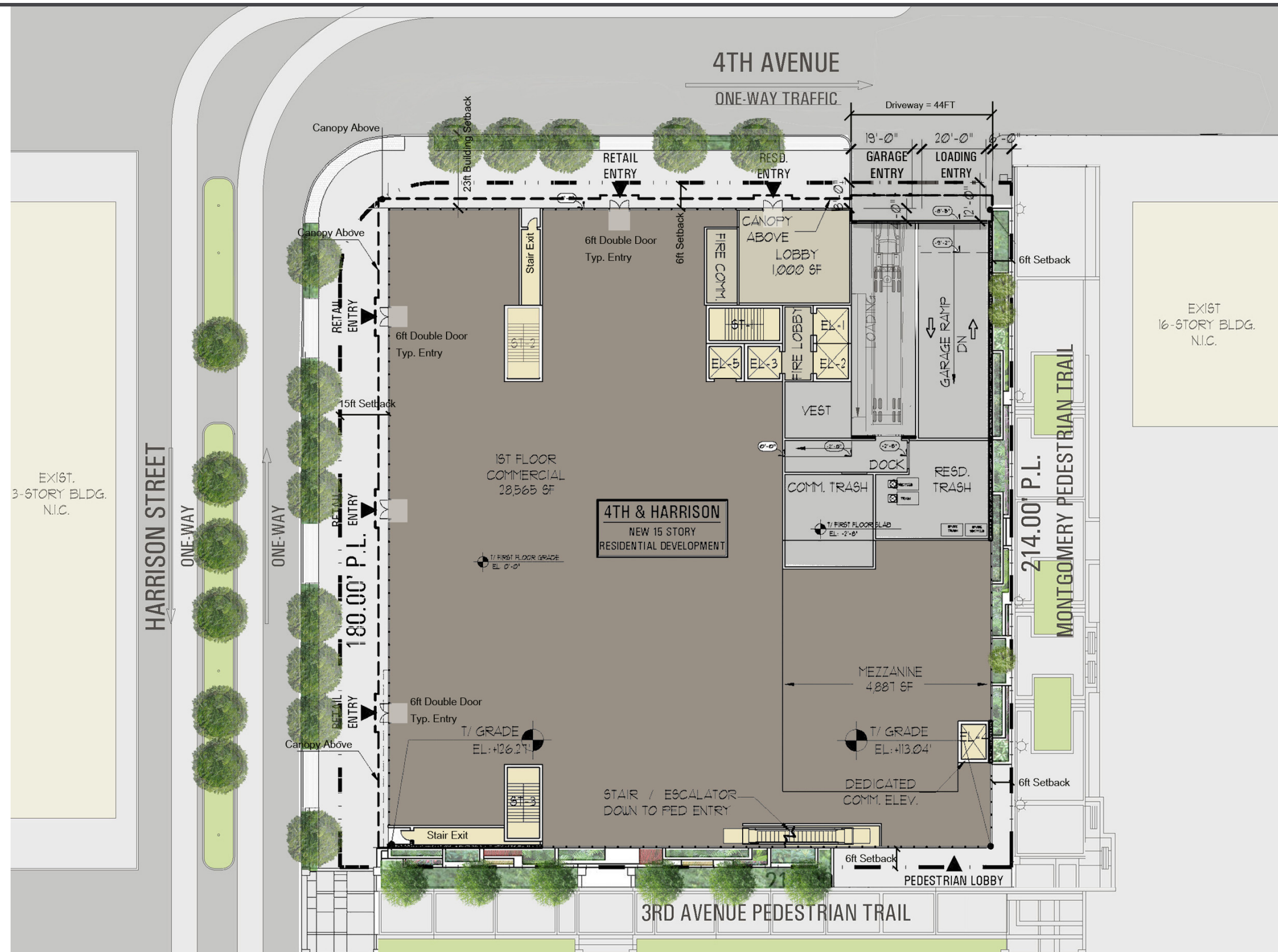
3pm



Datum – Building Height



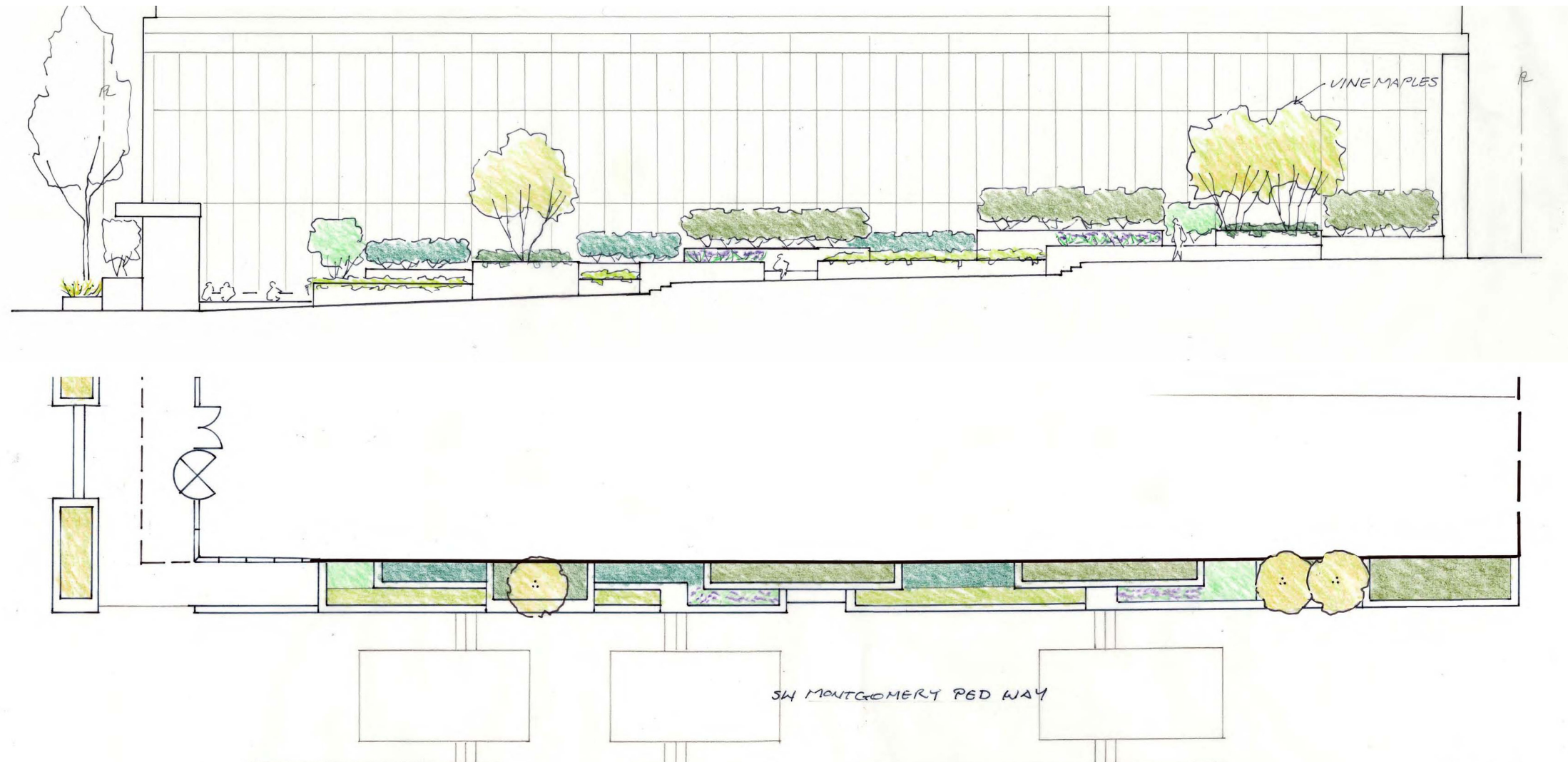
Site Plan



Landscape Concept



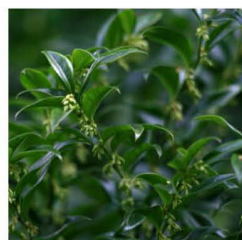
Landscape Concept, Montgomery Ave



Acer dirostratum
Vine Maple



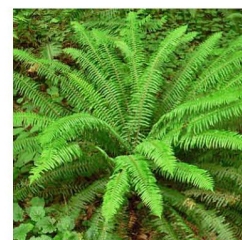
Camellia 'Winter's Snowman'
Winter's Snowman Ice Angels Camellia



Sarcococca rupestris
Fragrant Sweet Box



Skimmia japonica
Japanese Skimmia



Polystichum munifolium
Western Sword Fern



Cephalotaxus harringtonia
Japanese Plum Yew



Rhododendron catawbiense 'Album'
White Catawba Rhododendron



Lilippe gigantea
Giant Lilyturf



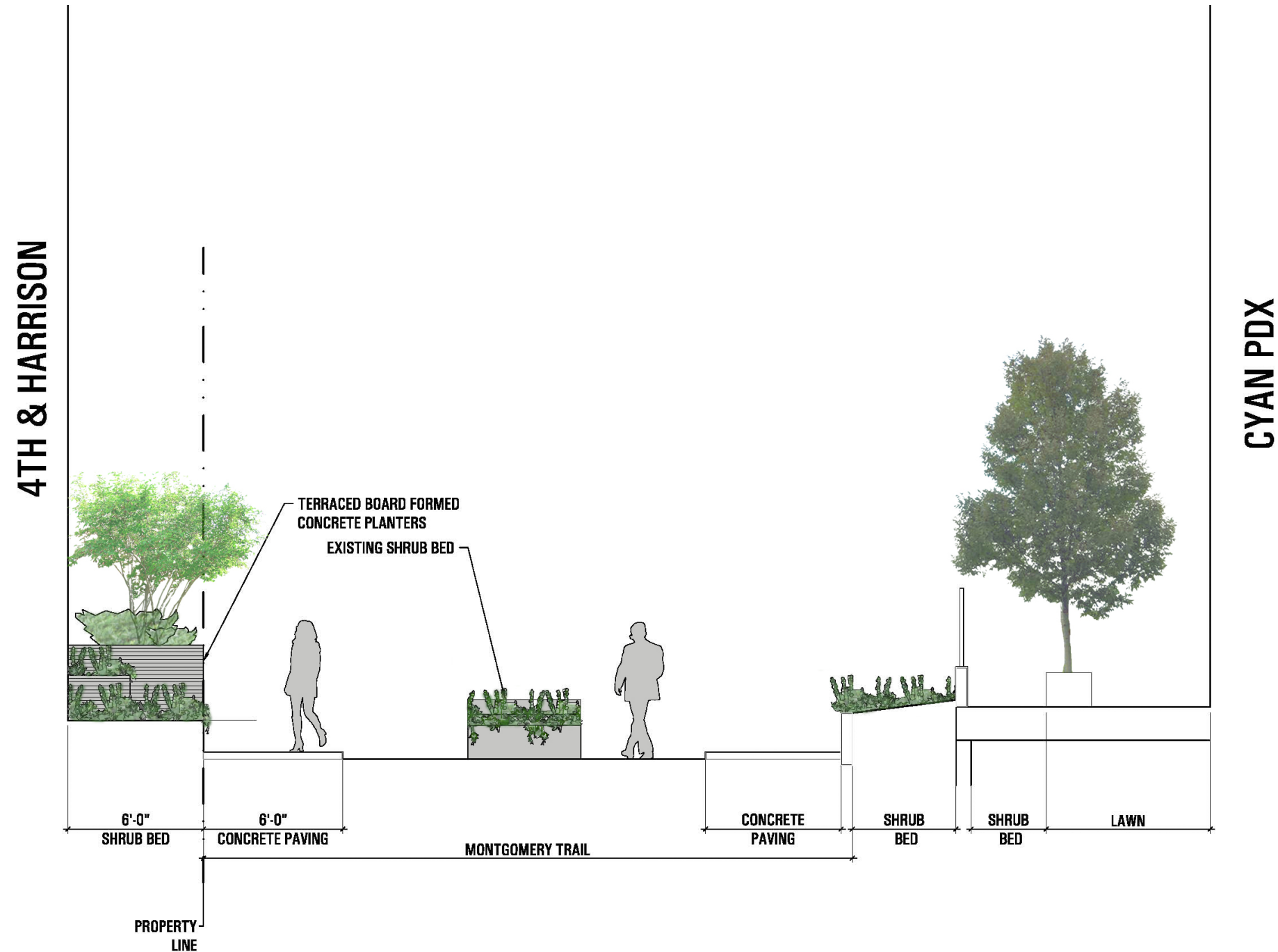
Trachelospermum jasminoides 'Madison'
Madison Star Jasmine



Pachysandra terminalis
Japanese Spurge



Pedestrian Trail Experience Montgomery Pedestrian Trail

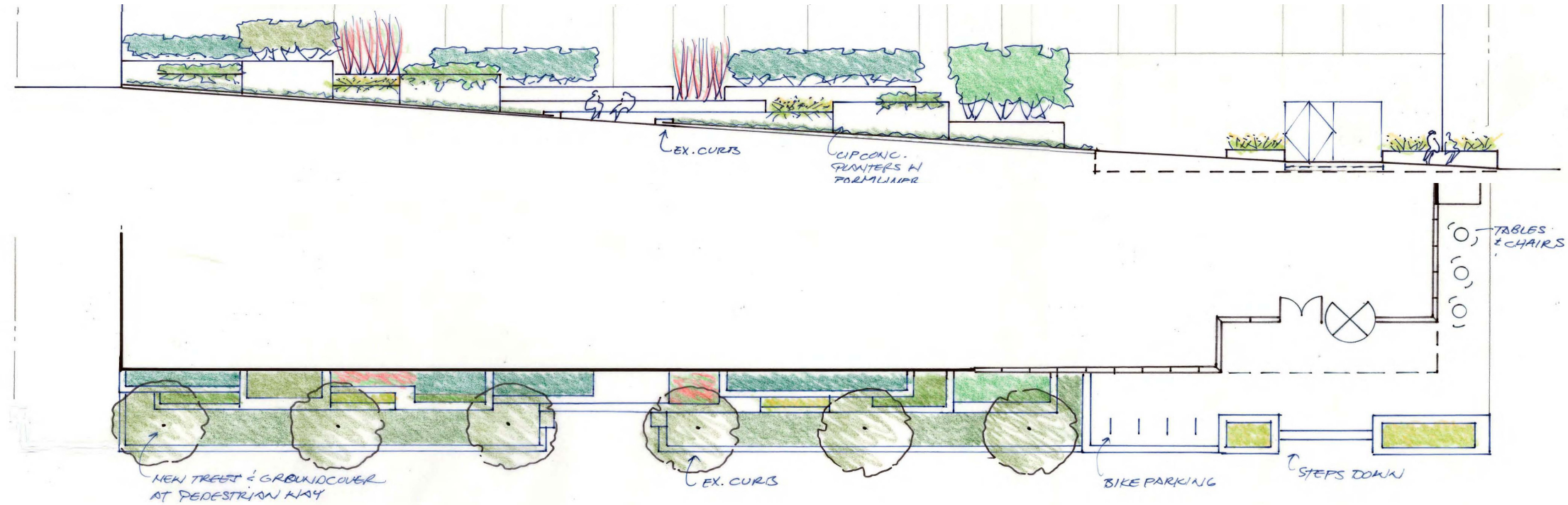




+ MGA
MYHRE GROUP ARCHITECTS



Landscape Concept, 3rd Ave



Zelkova serrata 'Musashino'
Musashino Columnar Zelkova



Cornus alba 'Sibirica'
Red Twig Dogwood



Miscanthus sinensis 'Adagio'
Adagio Maiden Grass



Taxus x media 'Dark Green Spreader'
Dark Green Spreader Yew



Polystichum munitum
Western Sword Fern



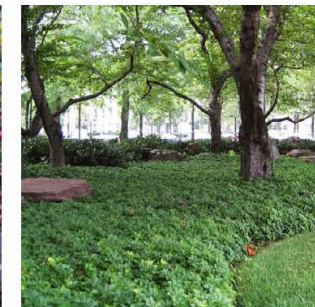
Mahonia x media 'Charity'
Charity Mahonia



Pinus mugo pumilio
Dwarf Mugo Pine



Cotoneaster x 'Hessei'
Hessei Cotoneaster

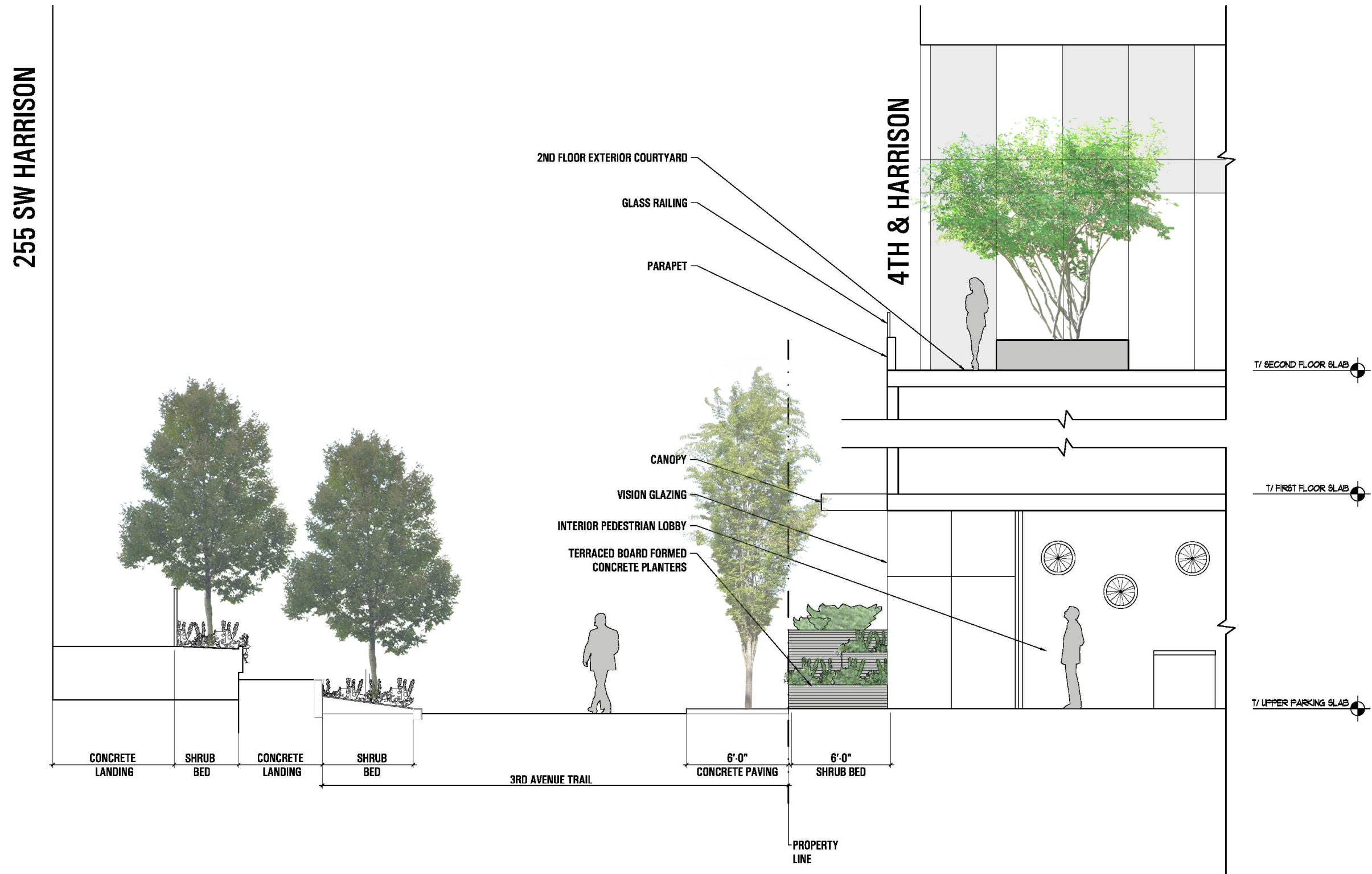


Pachysandra terminalis
Japanese Spurge



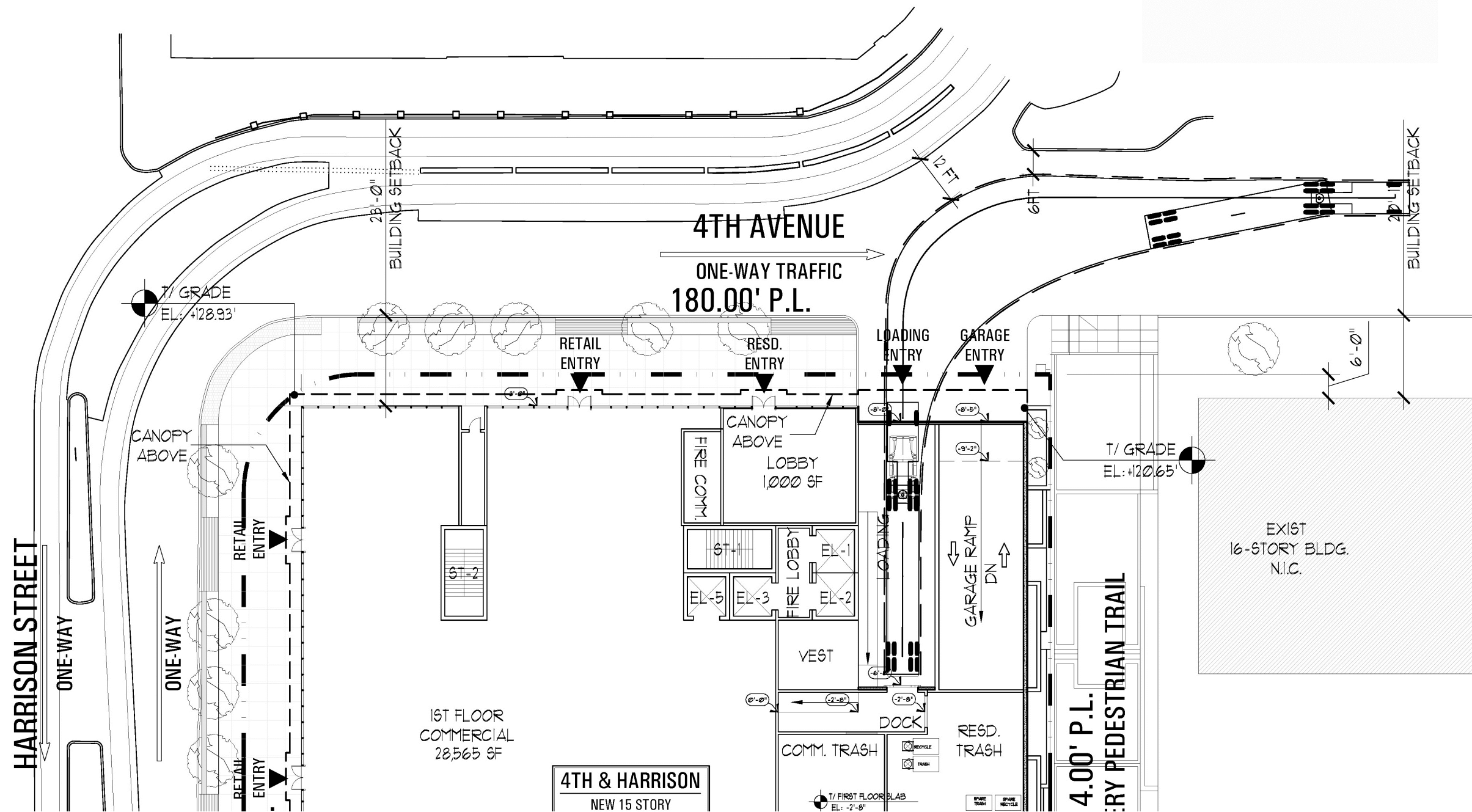
Pedestrian Trail Experience

3rd Avenue Pedestrian Trail

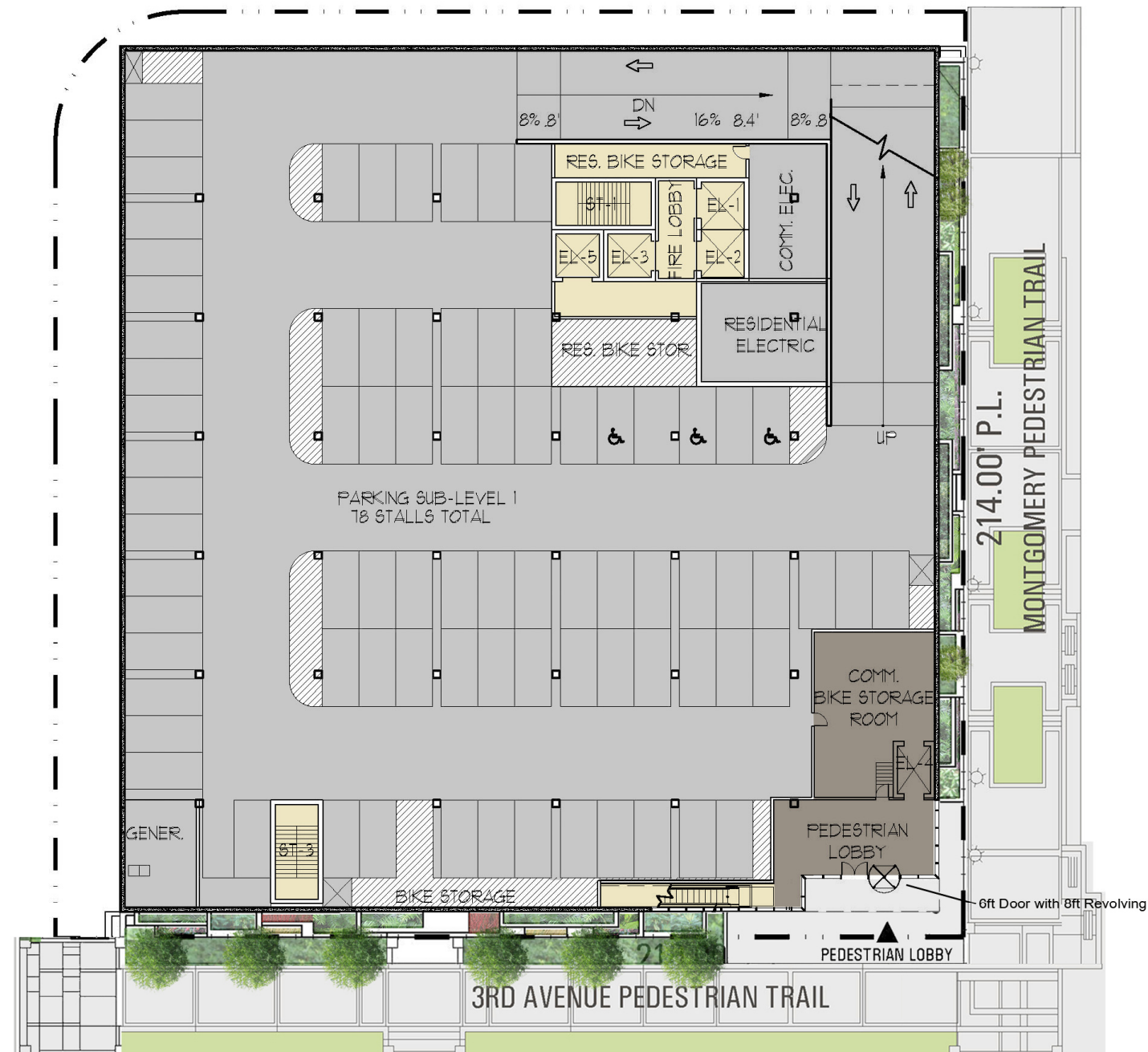




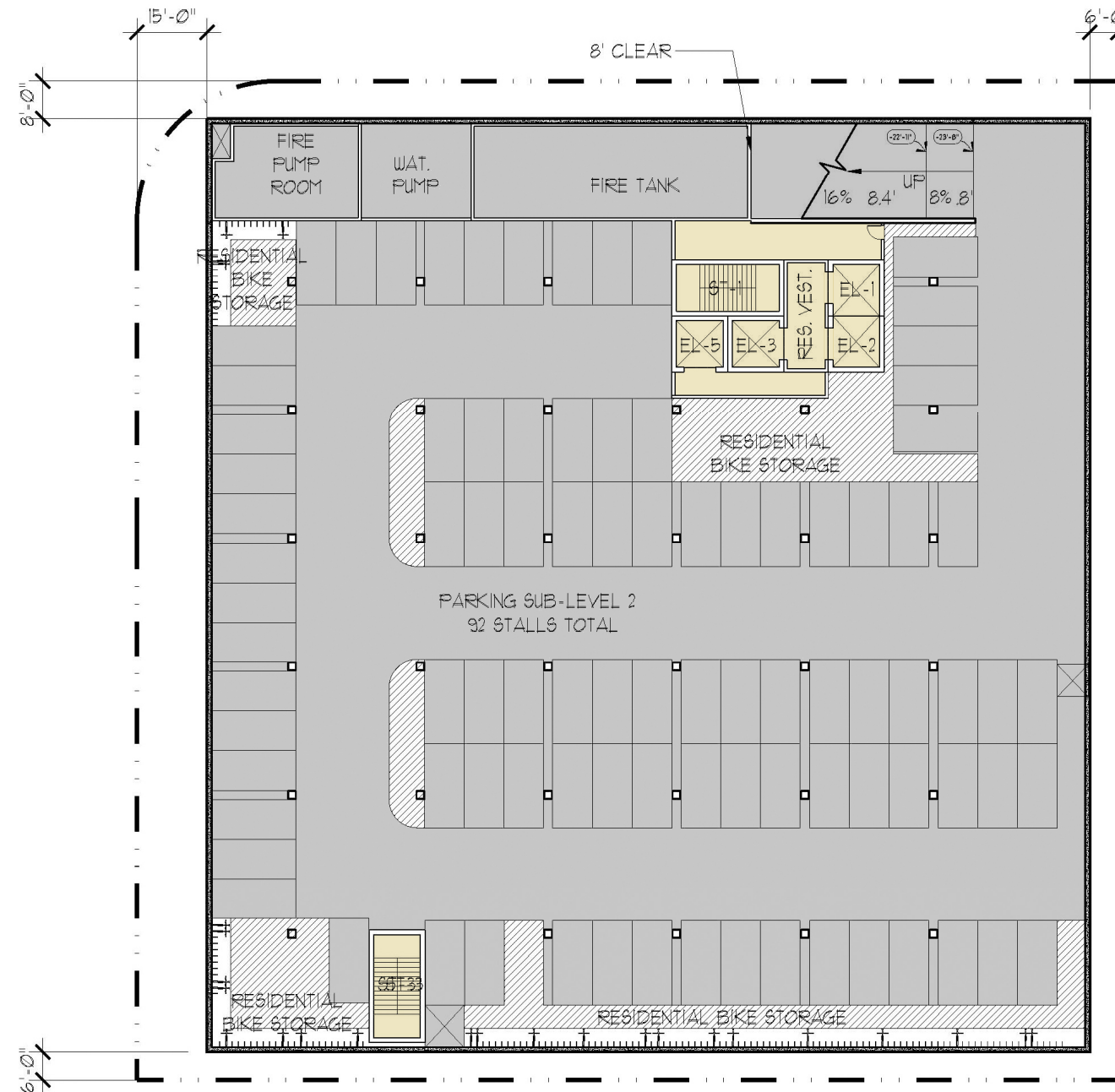
Loading Study – Truck Exit



Sub-Level 01



Sub-Level 02



1st Floor Plan



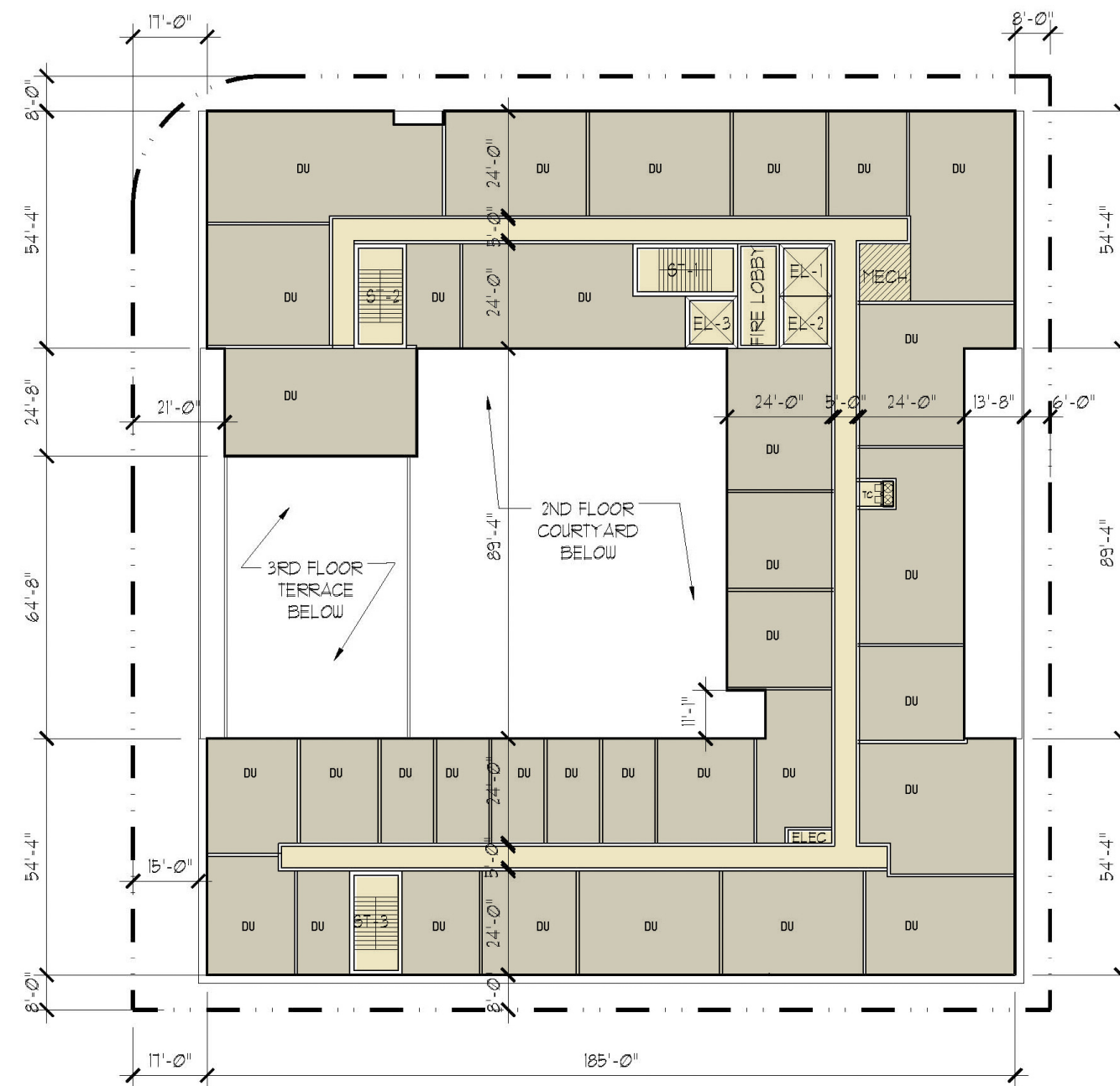
1st Floor Mezzanine Plan



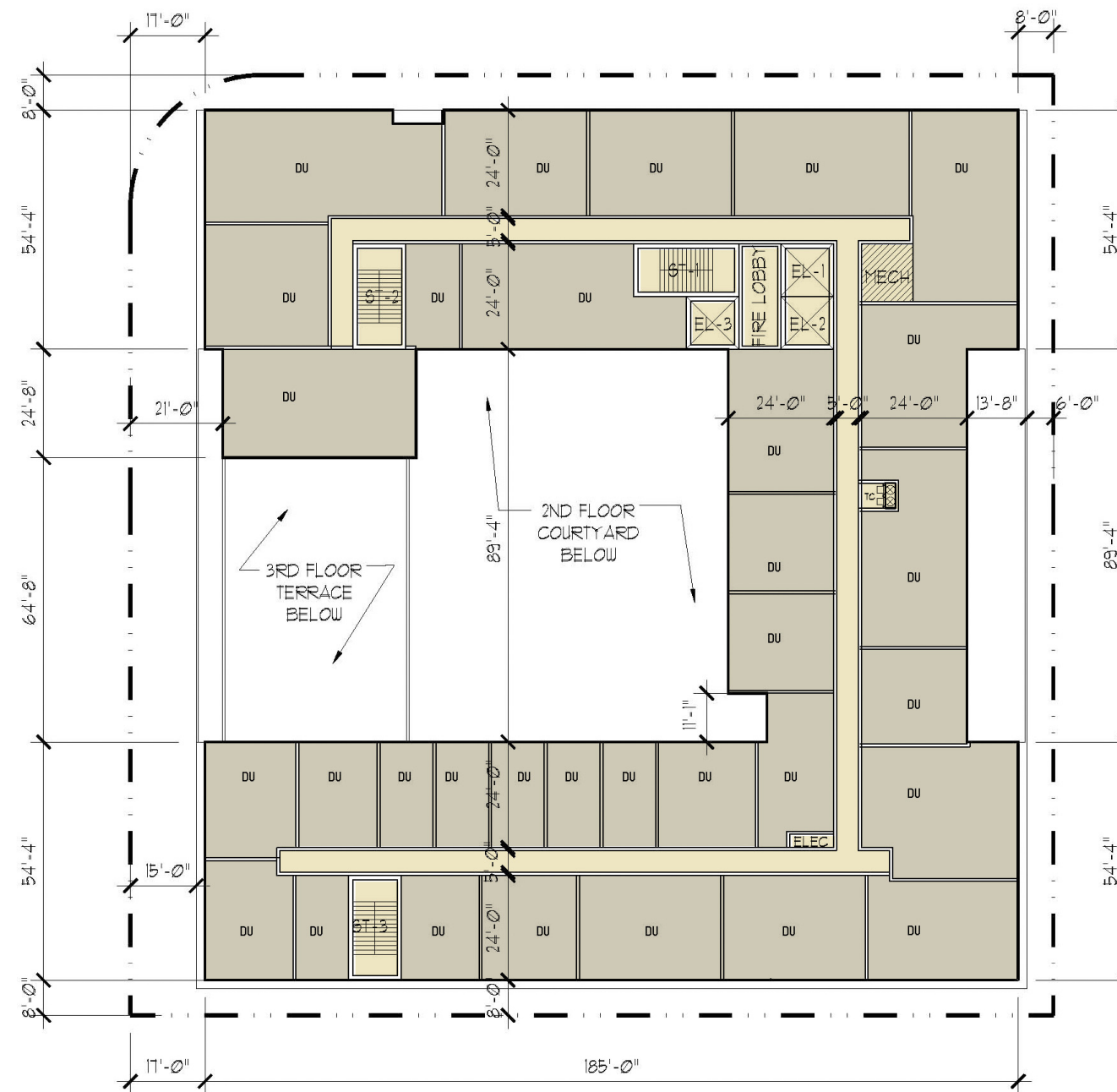
2nd Floor Plan

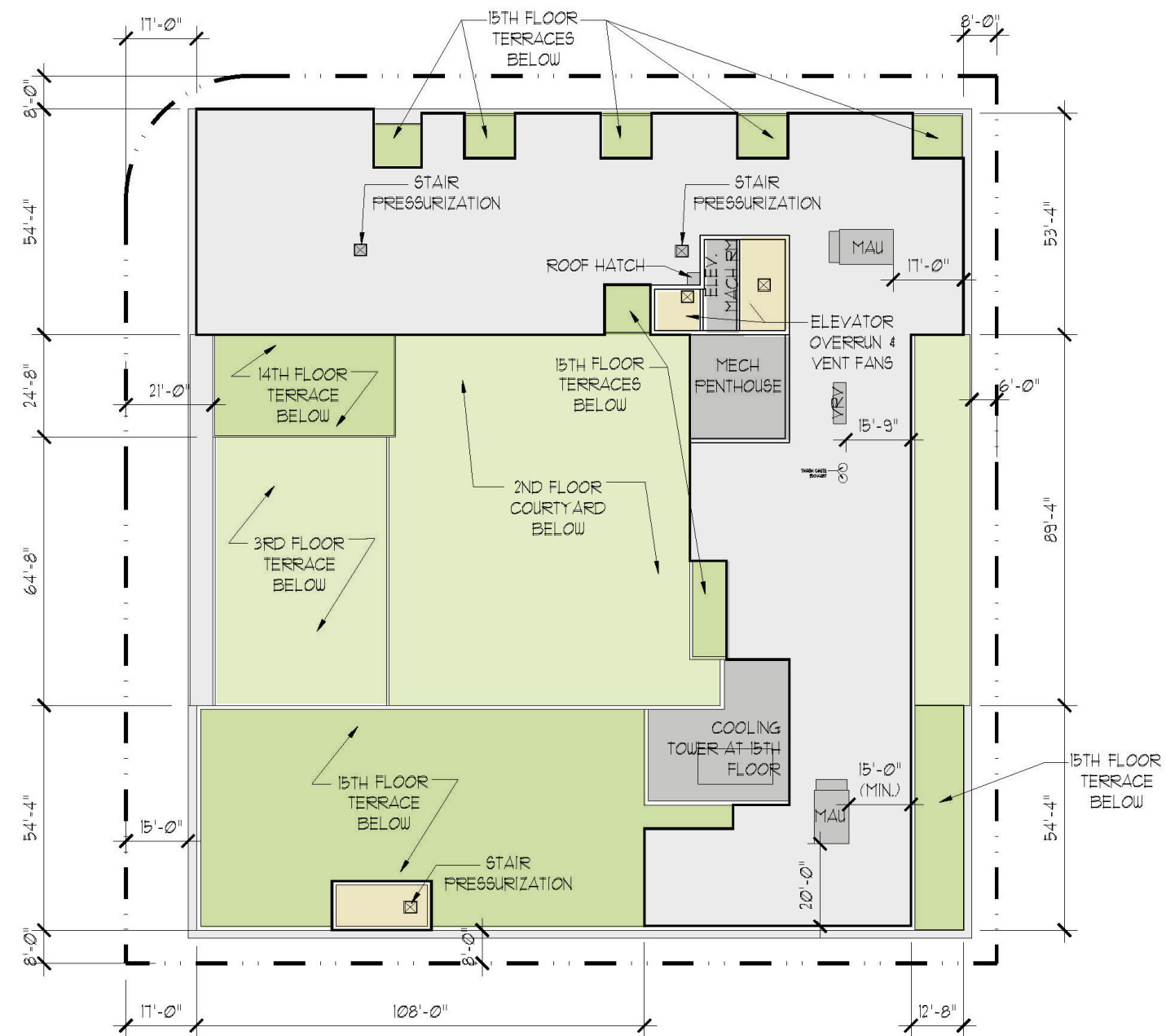


4th-5th & 11th-13th Floor Plan



14th Floor Plan







Architectural Design Context



PSU Academic Center – Yost Grube Hall



PSU Academic Center - Yost Grube Hall



Cyan/PDX– GBD Architecture



University Pointe – Sera Architects



Harrison West Tower - SOM

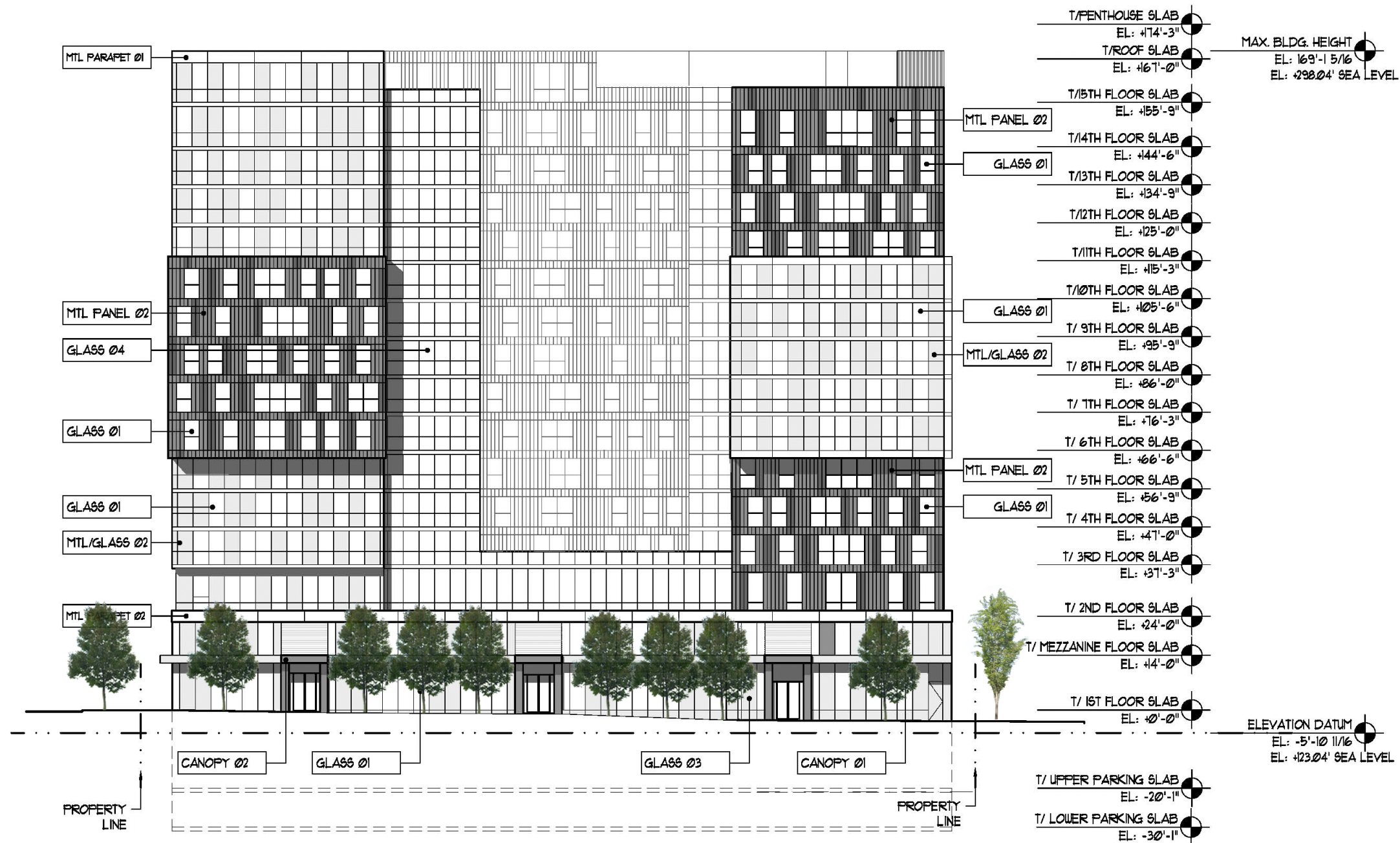


NW Elevation (4th Street)





SW Elevation (Harrison Street)





NE Elevation (Montgomery Pedestrian Trail)



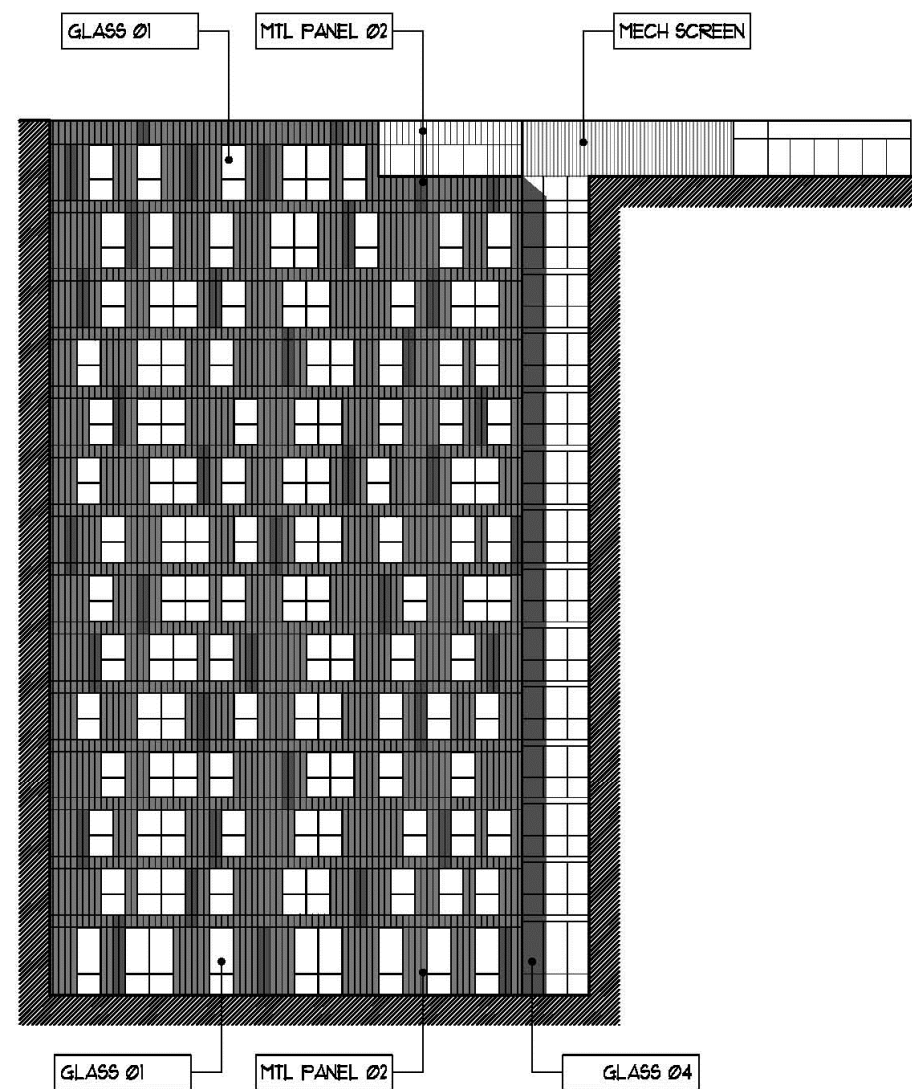


SE Elevation (3rd Avenue Pedestrian Trail)

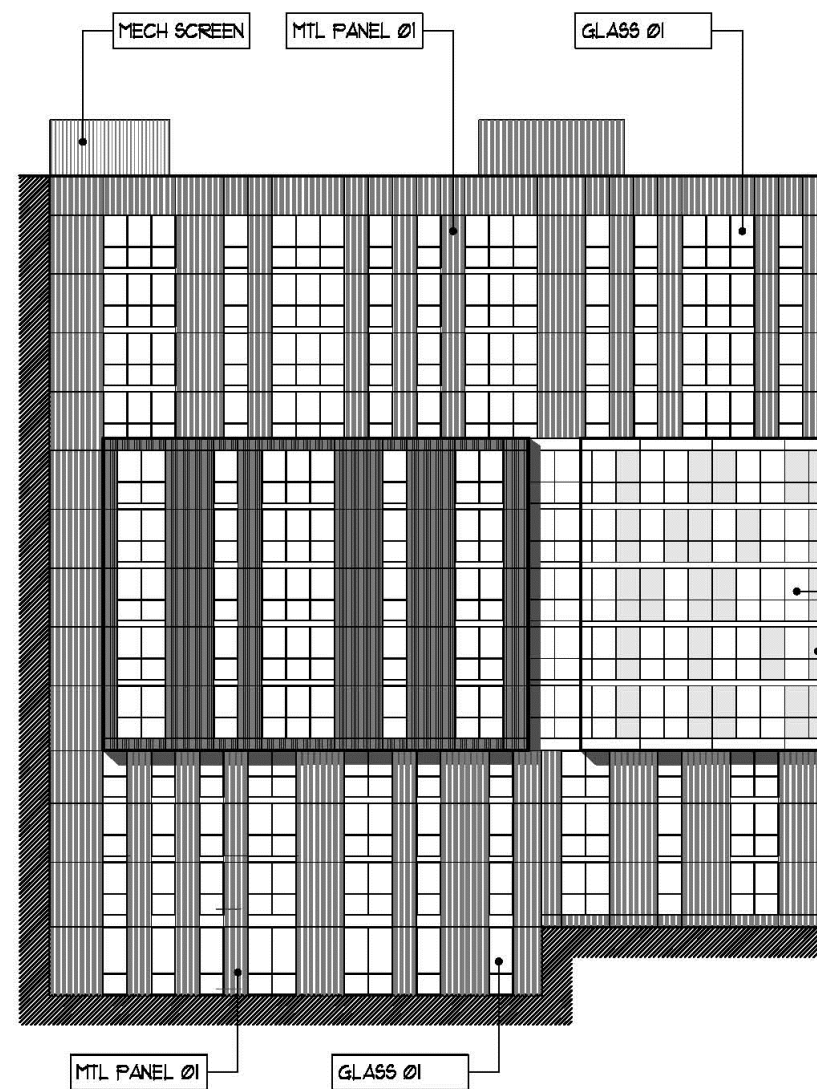




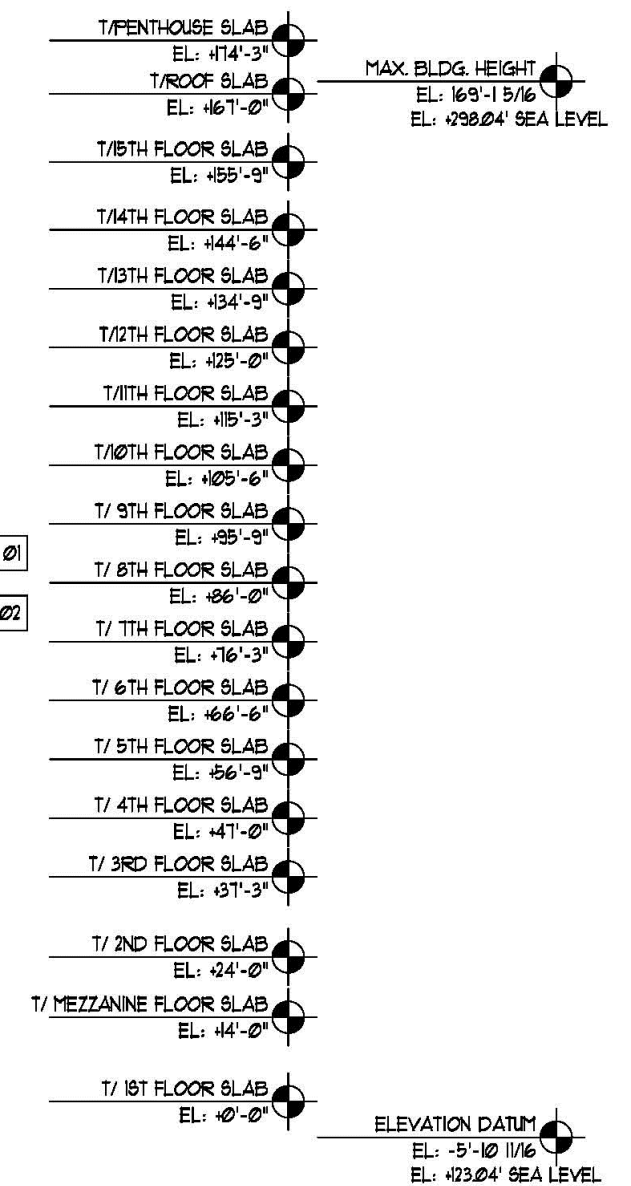
Courtyard Elevations



Facing Harrison

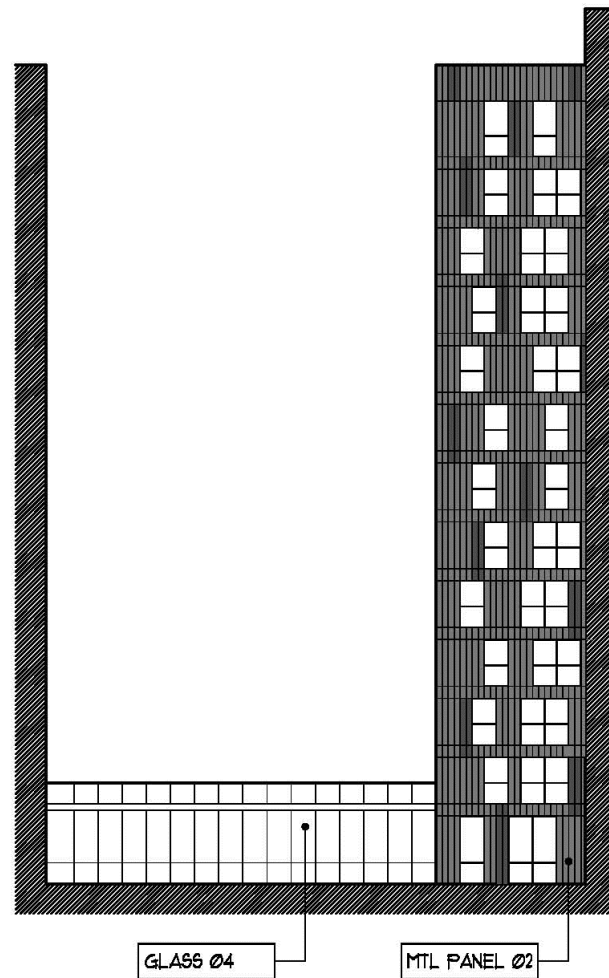


Facing 4th

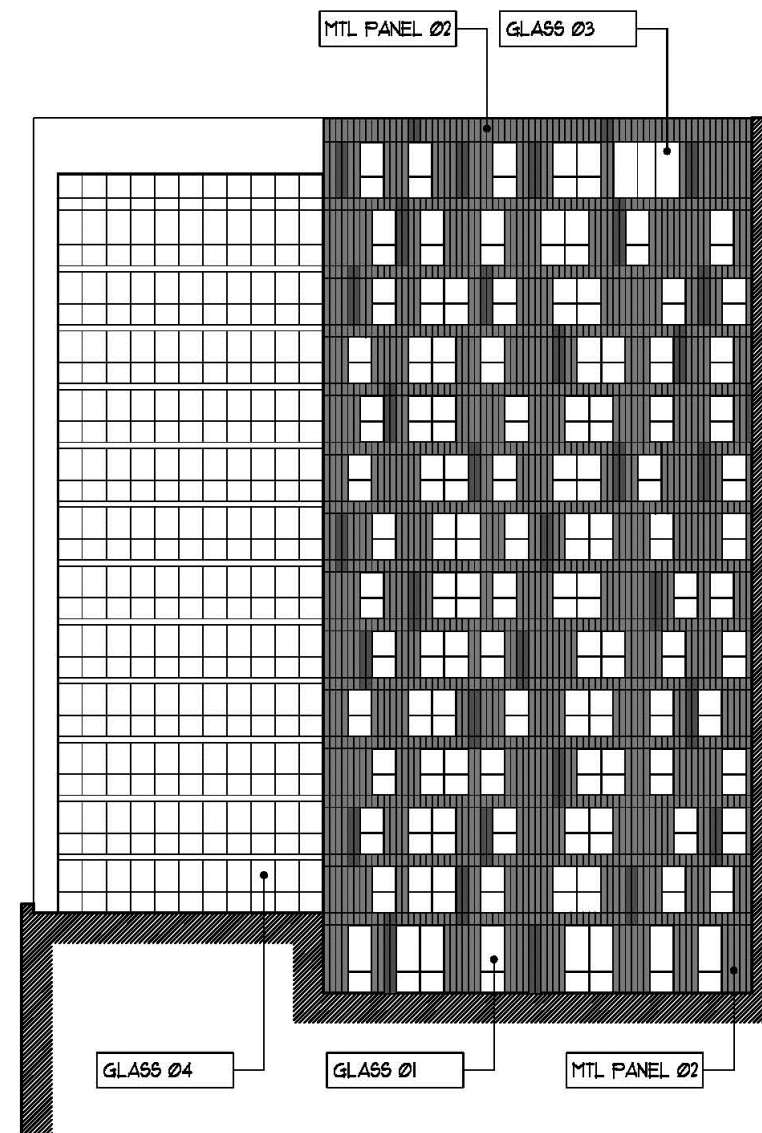




Courtyard Elevations



Opposite Harrison

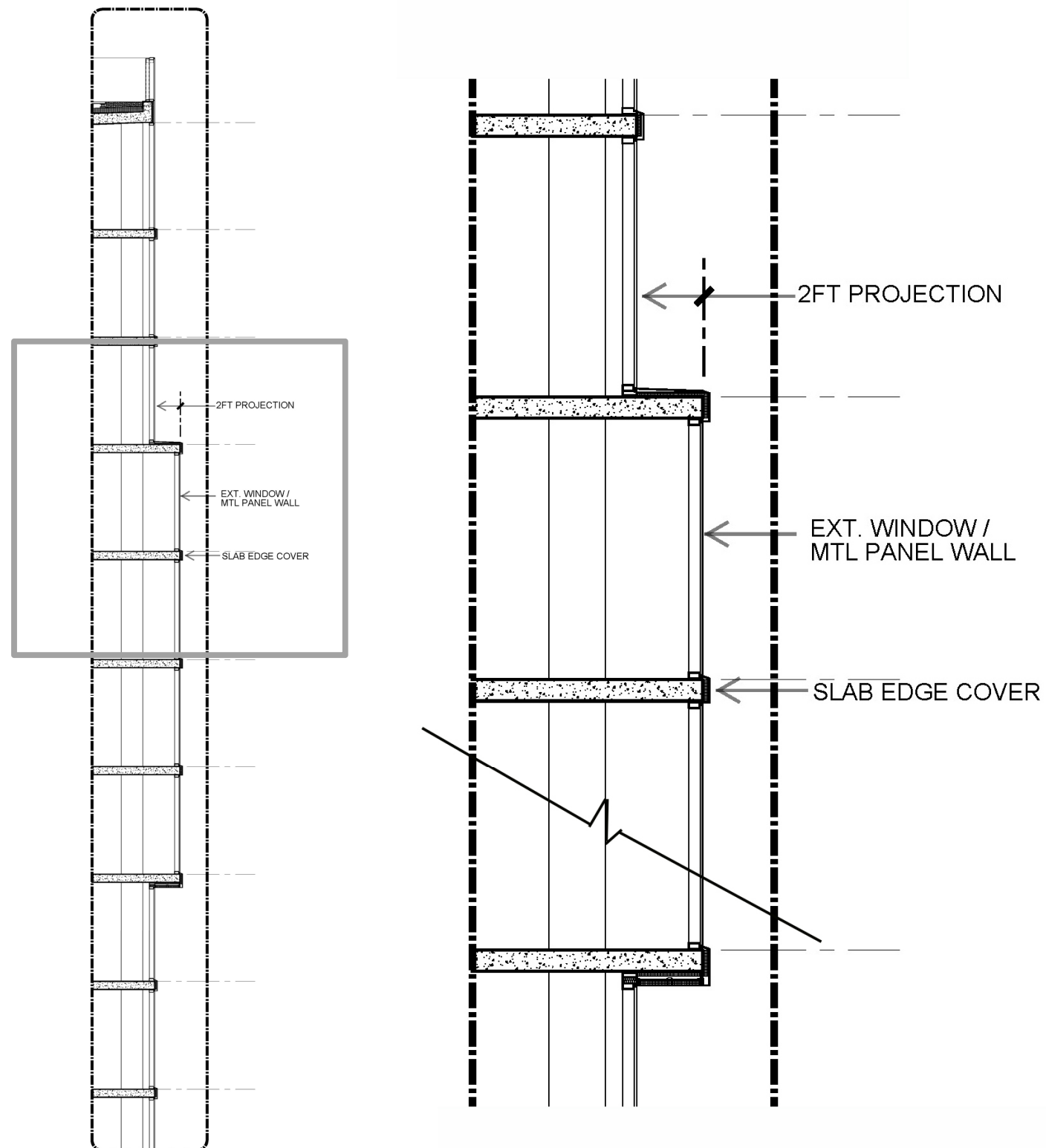


Opposite 4th

T/PENTHOUSE SLAB	EL: +174'-3"	MAX. BLDG. HEIGHT	EL: 169'-1 5/16" EL: +238.04' SEA LEVEL
T/ROOF SLAB	EL: +167'-0"		
T/15TH FLOOR SLAB	EL: +155'-9"		
T/14TH FLOOR SLAB	EL: +144'-6"		
T/13TH FLOOR SLAB	EL: +134'-9"		
T/12TH FLOOR SLAB	EL: +125'-0"		
T/11TH FLOOR SLAB	EL: +115'-3"		
T/10TH FLOOR SLAB	EL: +105'-6"		
T/ 9TH FLOOR SLAB	EL: +95'-9"		
T/ 8TH FLOOR SLAB	EL: +86'-0"		
T/ 7TH FLOOR SLAB	EL: +76'-3"		
T/ 6TH FLOOR SLAB	EL: +66'-6"		
T/ 5TH FLOOR SLAB	EL: +56'-9"		
T/ 4TH FLOOR SLAB	EL: +47'-0"		
T/ 3RD FLOOR SLAB	EL: +37'-3"		
T/ 2ND FLOOR SLAB	EL: +24'-0"		
T/ MEZZANINE FLOOR SLAB	EL: +14'-0"		
T/ 1ST FLOOR SLAB	EL: +0'-0"	ELEVATION DATUM	EL: -5'-10 11/16" EL: +23.04' SEA LEVEL



Projection Study



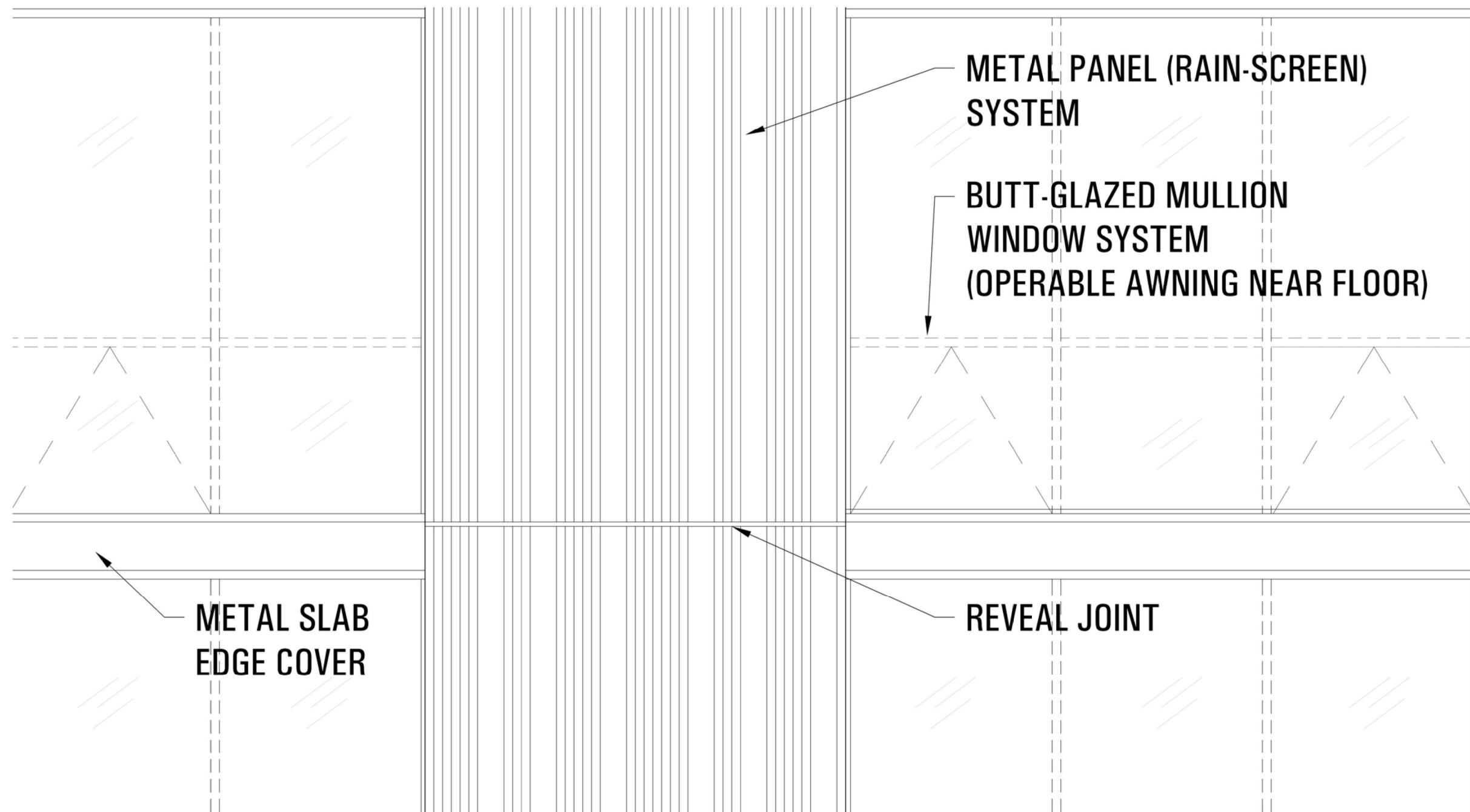
Overall Section

Enlarged Section



Projection Examples

Materiality



Vertical Reveal Metal Panel

Materiality



Vertical Reveal Metal Panel

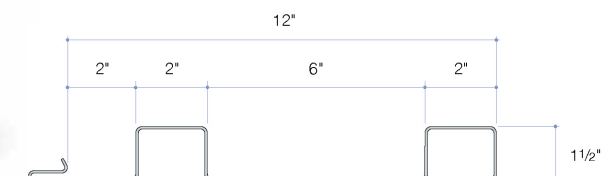
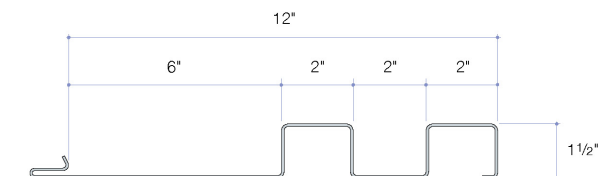
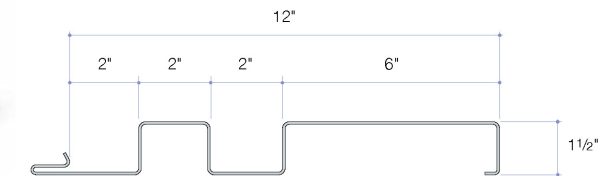
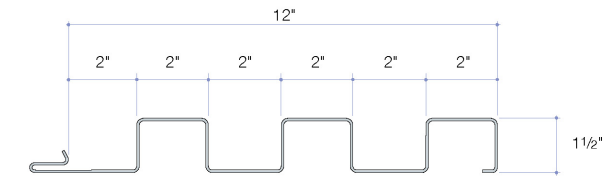
MATRIX SERIES* PROFILES

MX 1.0

MX 2.0

MX 3.0

MX 4.0



Available Materials

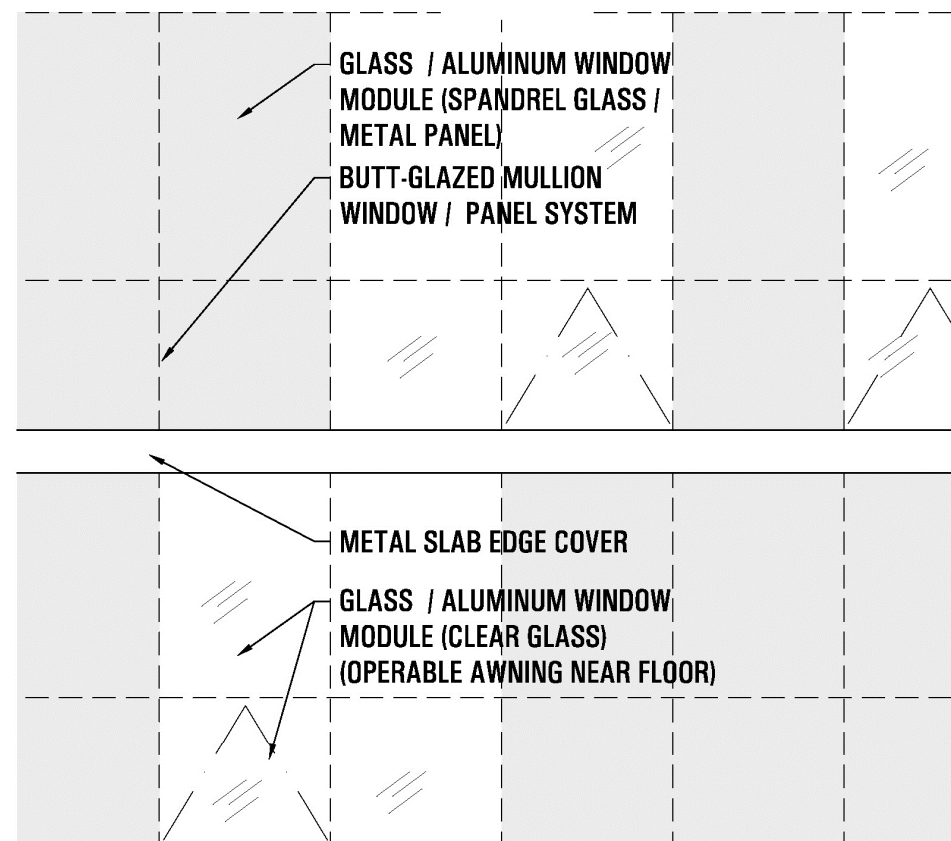
Aluminum .040 and .050
Zinc 0.8mm and 1.0mm
Galvalume 22 and 20 gauge

Available Painted Finishes

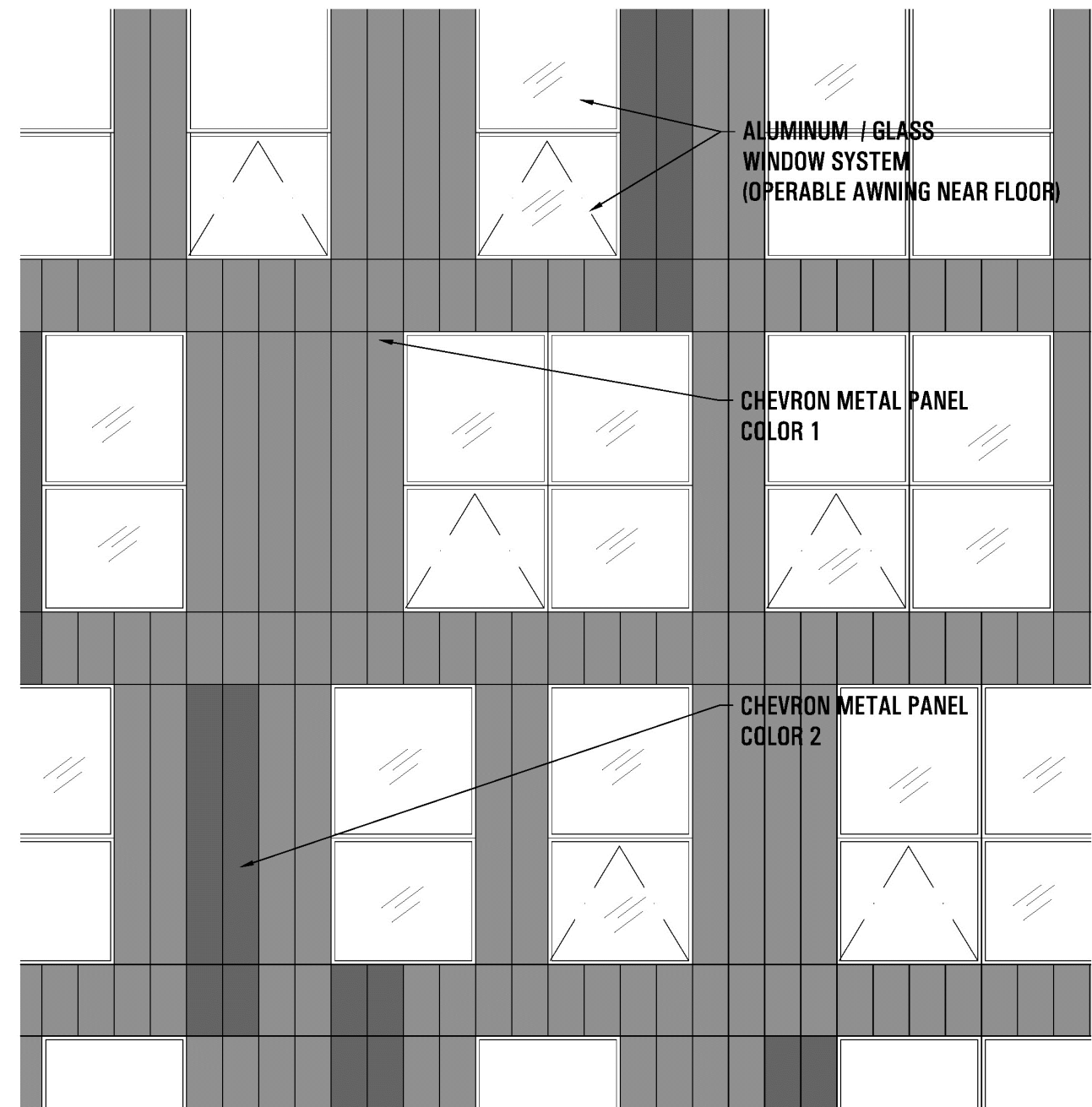
1.0 mil PVDF (Kynar 500 / Hylar 5000)
1.0 mil Mica
1.5 mil Metallic
Standard and custom colors available

* Patent Pending

Materiality



Glass / Spandrel / Mtl Panel Wall



Chevron Wall Panel

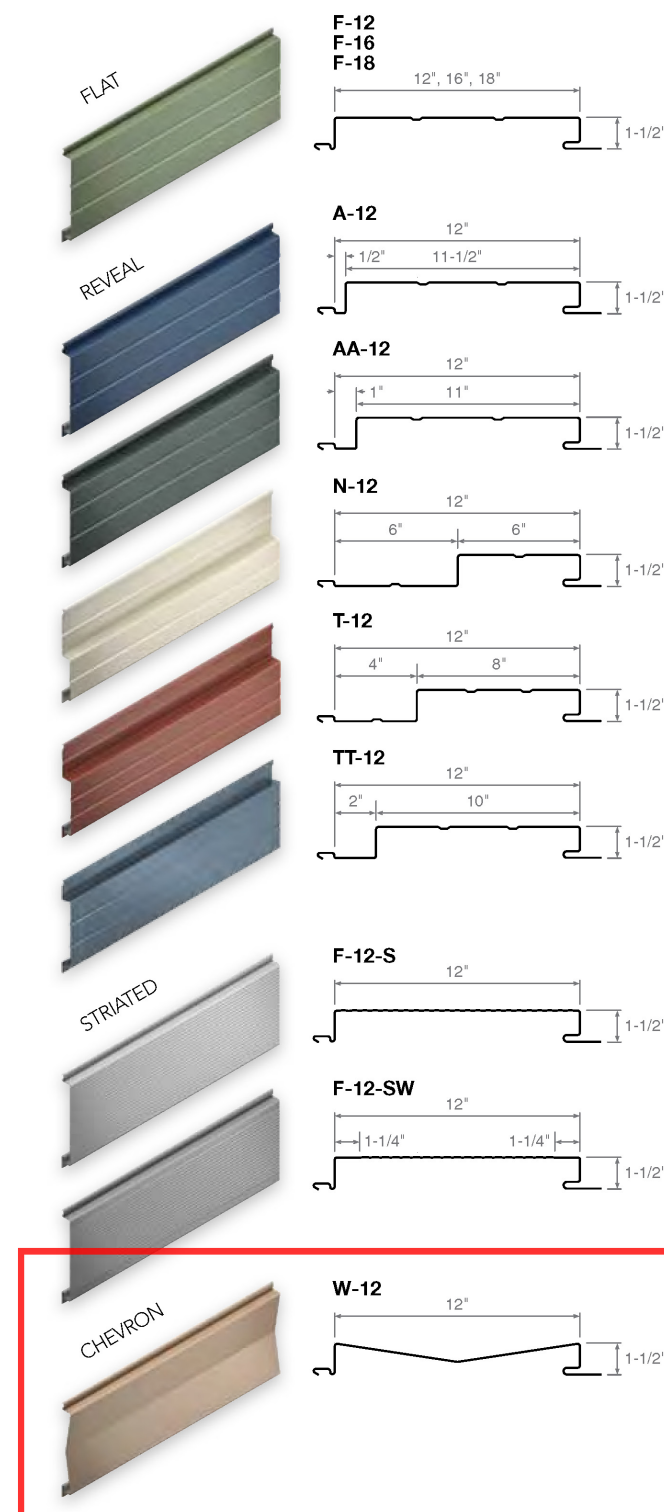
Materiality



Glass / Spandrel Wall



Chevron Metal Panel



Concealed fastener panels are available in either flat, reveal, striated or chevron profiles. With a common side joint the designer can mix and match panel profiles throughout the facade creating the exact desired effect. Panels maybe installed vertically, horizontally, or in combination.

Eleven unique profiles

Concealed fastener design

Common joint design allowing multiple panel integration

Weather tight or rainscreen rear ventilated application

Smooth surface standard, stucco embossed texture optional

All PVDF painted finishes available

Optional factory caulking available

Optional swaged ends of 2" (51mm)

Panel Depth
1-1/2" (38mm)

Cover Width
12" (305mm) Standard
16" (406mm) and 18" (457mm)
optional on F profile only

Lengths
5' (1.52m) to 30' (9.14m) Standard
Shorter and longer lengths available

Galvalume/Zincalume
Painted Steel Options
18 GA (1.19mm) / 20 GA (.91mm) /
22 GA (.76mm) / 24 GA (.60mm)

Aluminum Options
.050 GA (1.27mm) /
.040 GA (1mm) / .032 GA (.81mm)

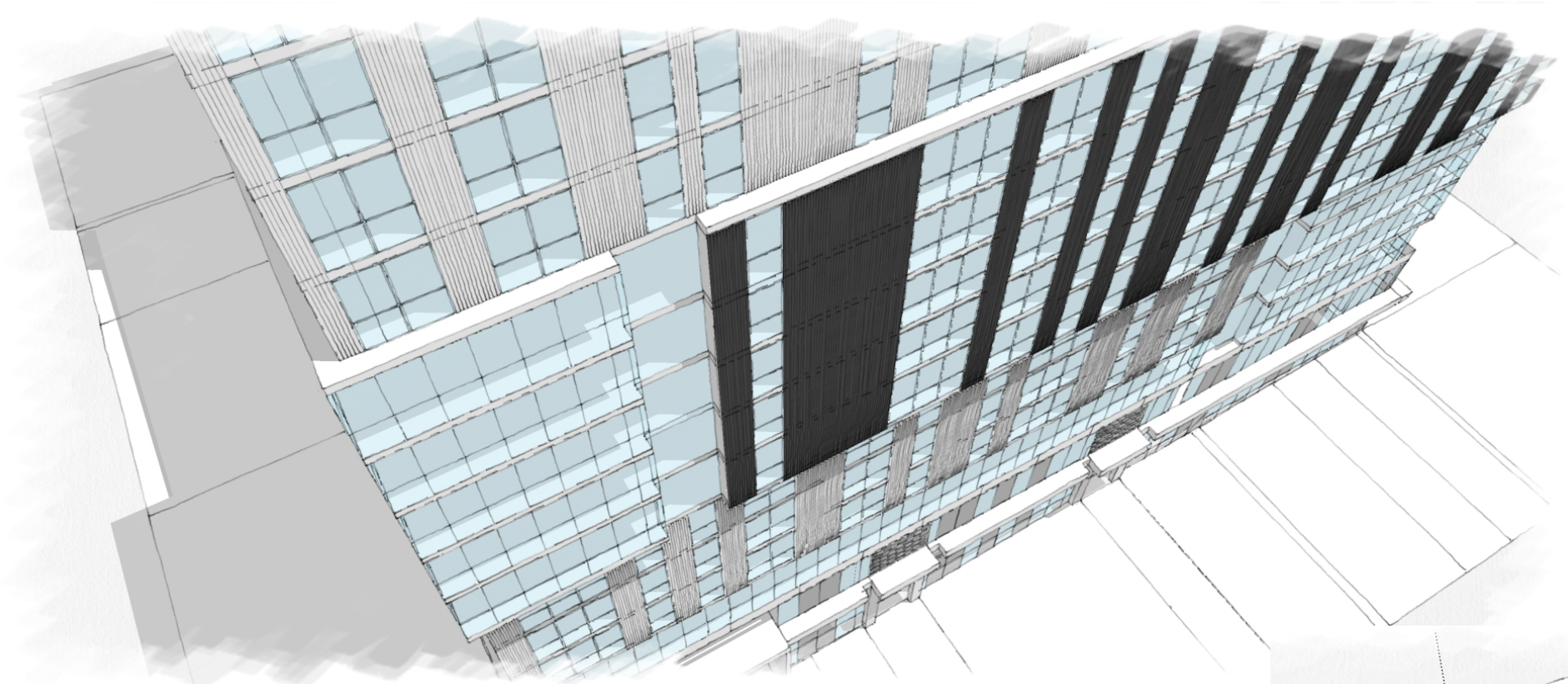
Stainless Steel Options
20 GA (.91mm) / 22GA (.76mm) /
24 GA (.60mm)

Zinc Options
18 GA (1.5mm) / 20 GA (1.0mm) /
22 GA (.91mm)

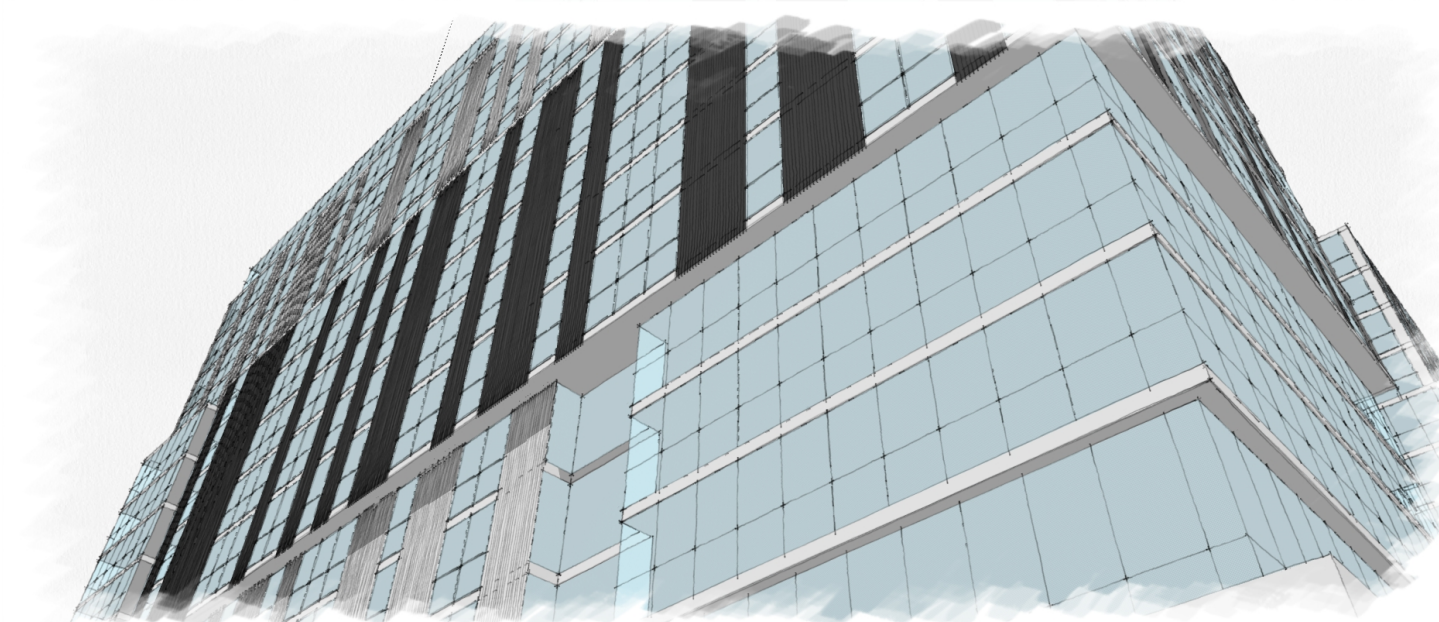
Natural Copper Options
20 oz. / 16 oz.

Application
Horizontal or vertical

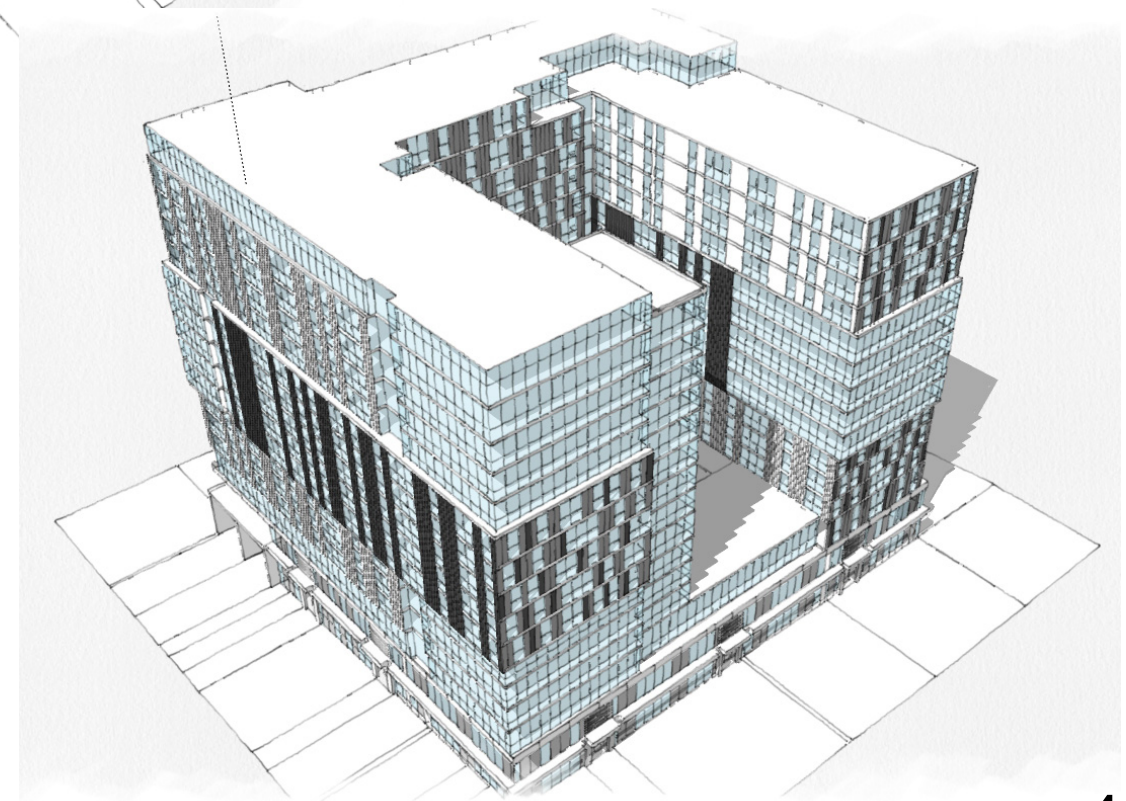
Façade Vignettes



Facing 4th Street



Facing 4th Street

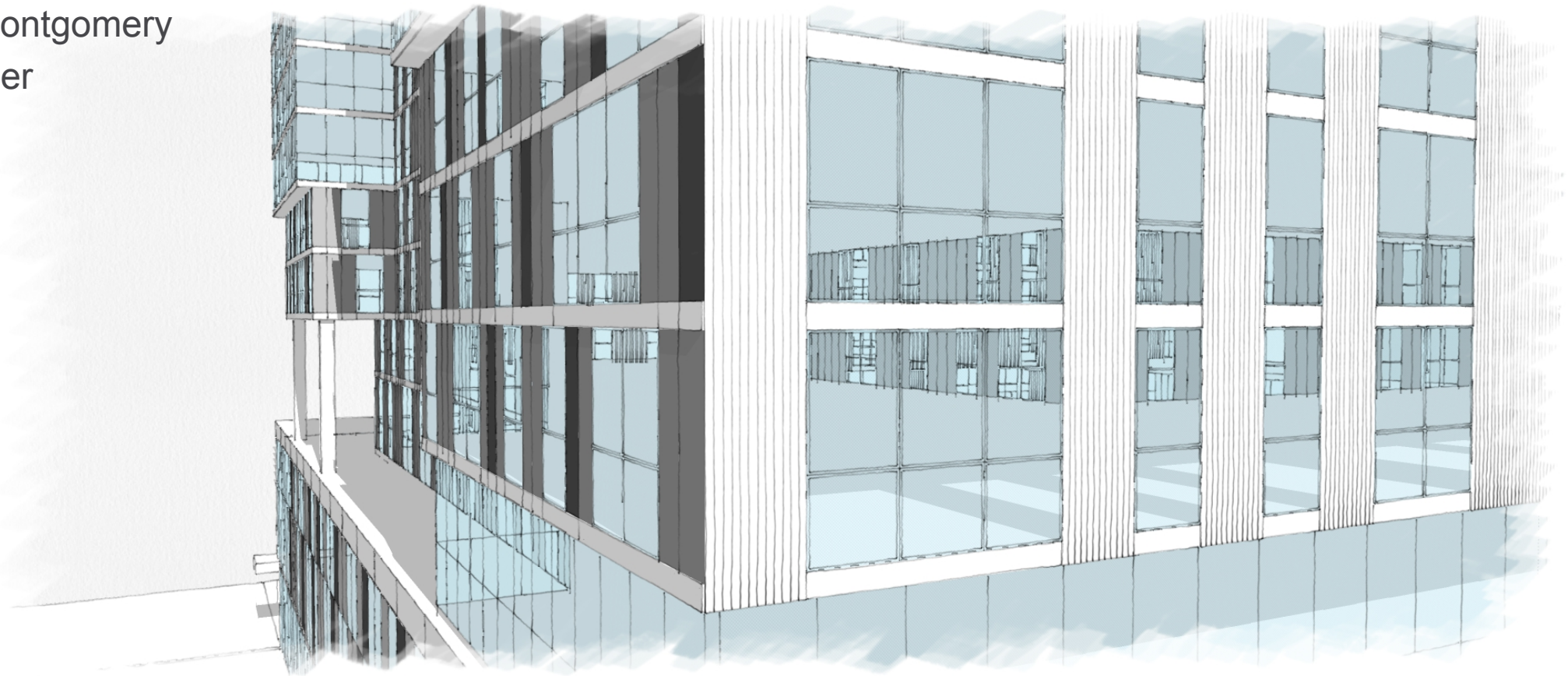


Facing Corner 4th / Harrison

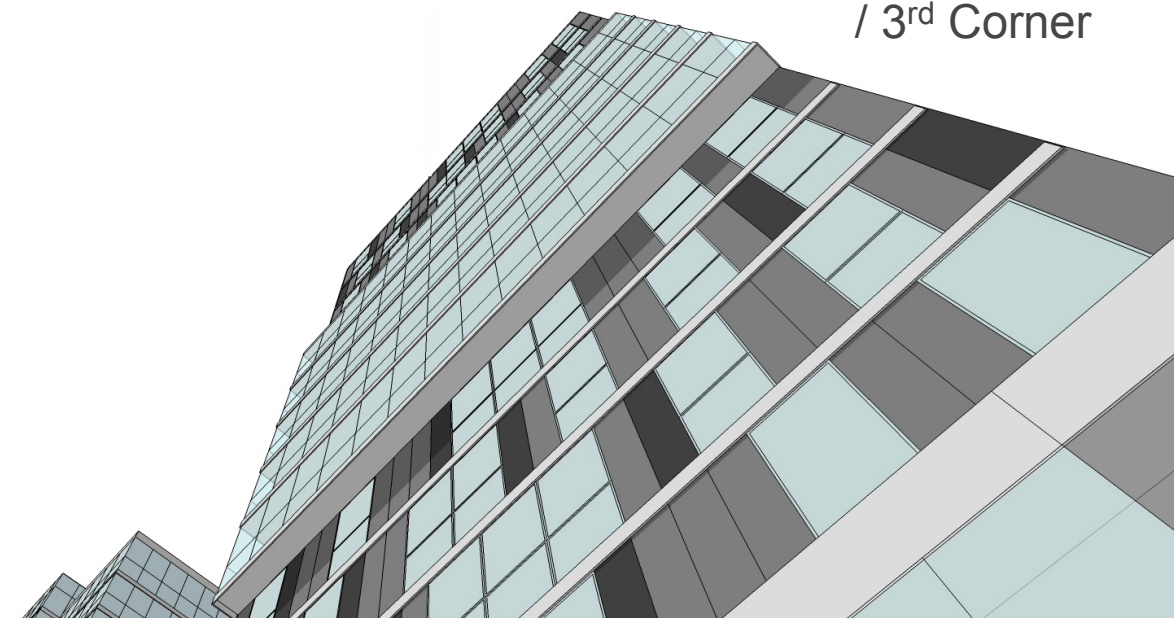


Façade Vignettes

Facing Montgomery
/ 4th Corner



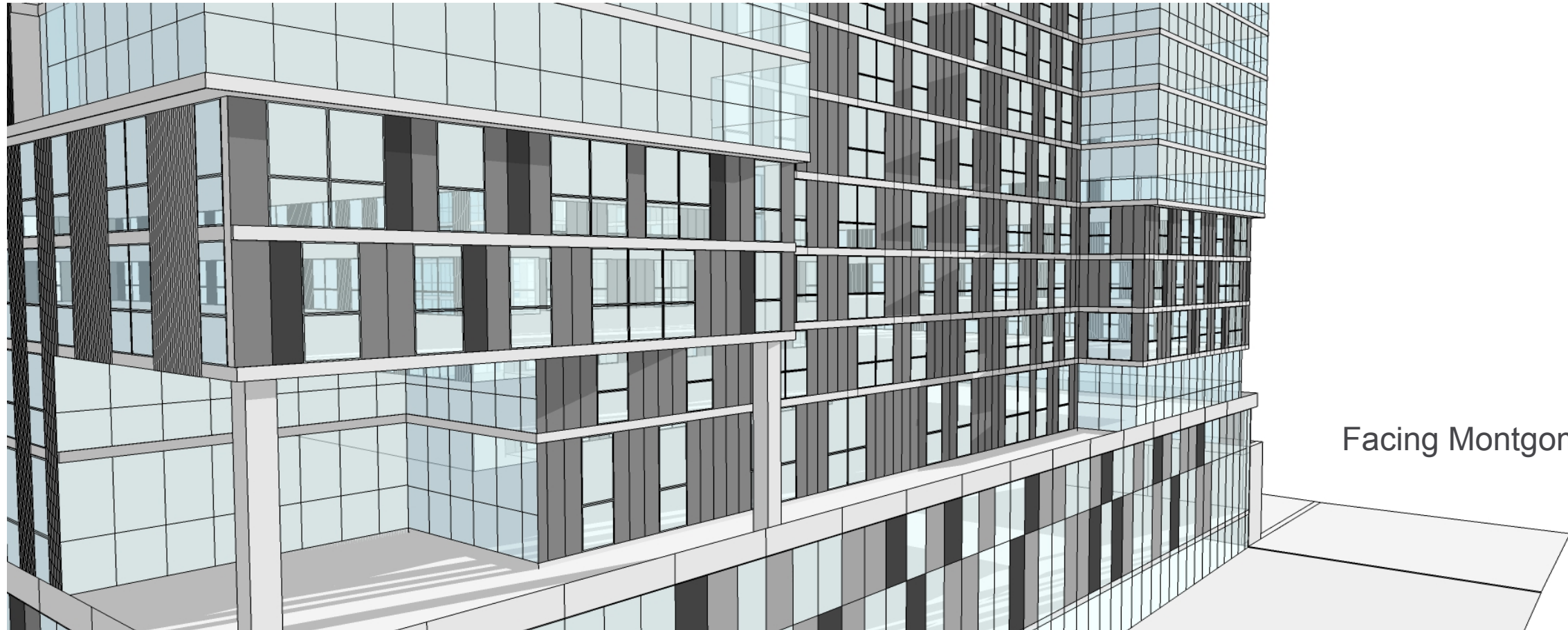
Facing Harrison
/ 3rd Corner



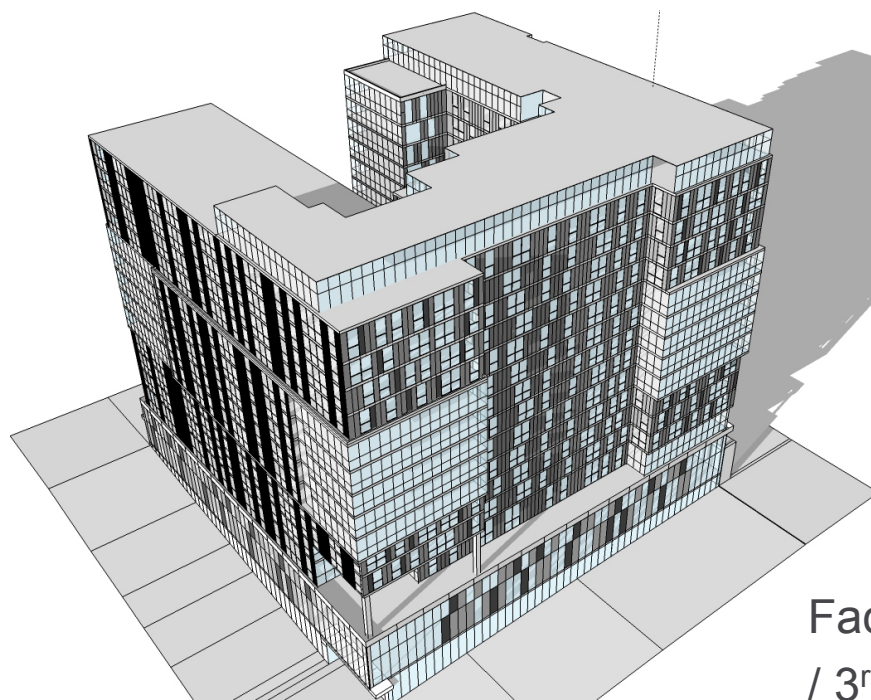
Facing Harrison
/ 3rd Corner



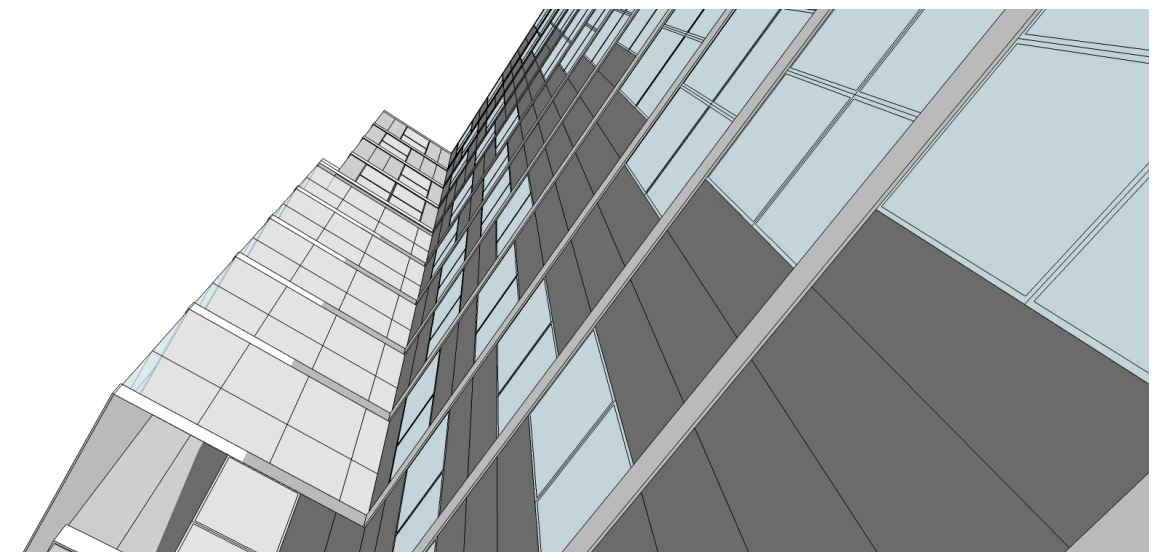
Façade Vignettes



Facing Montgomery Trail



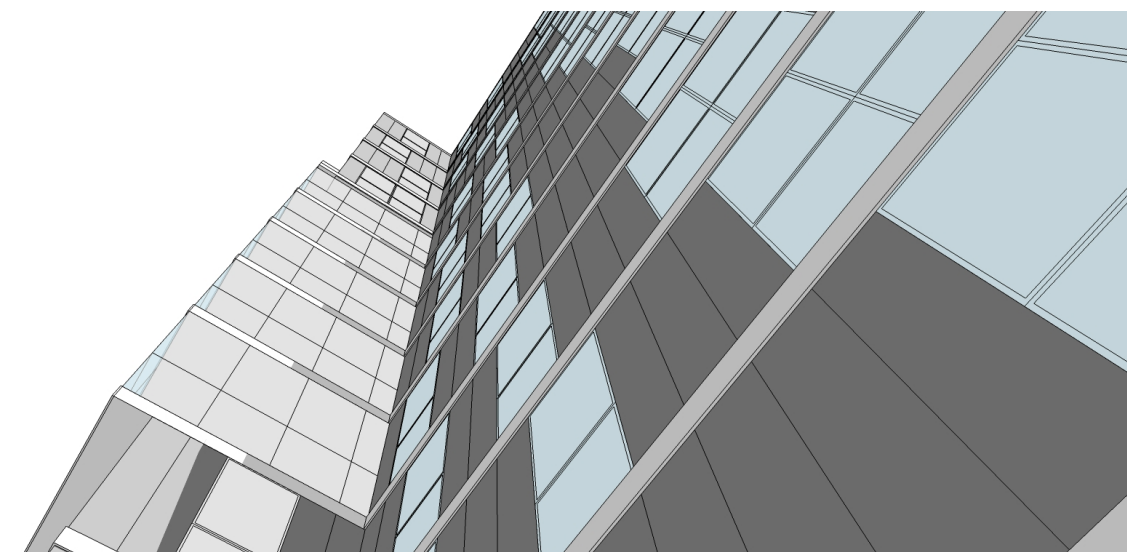
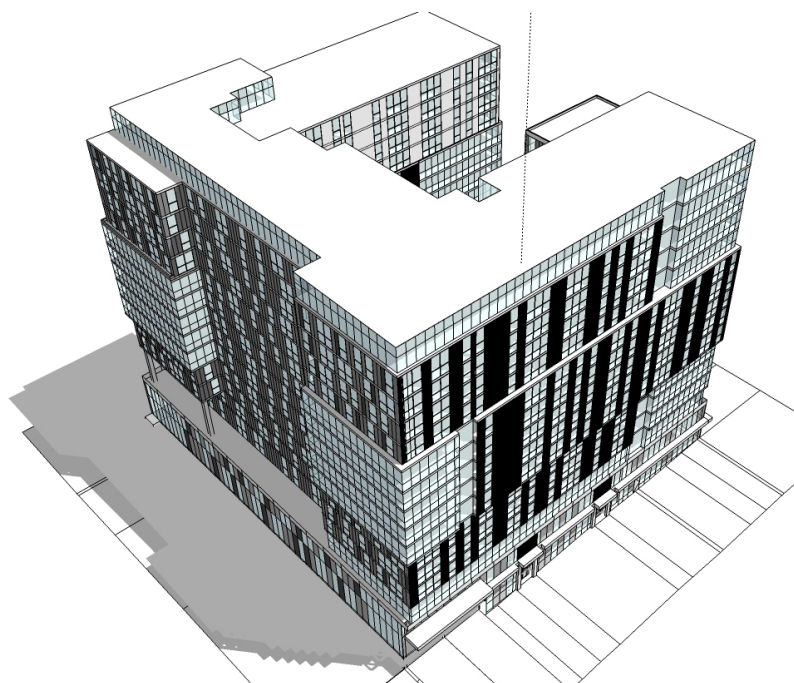
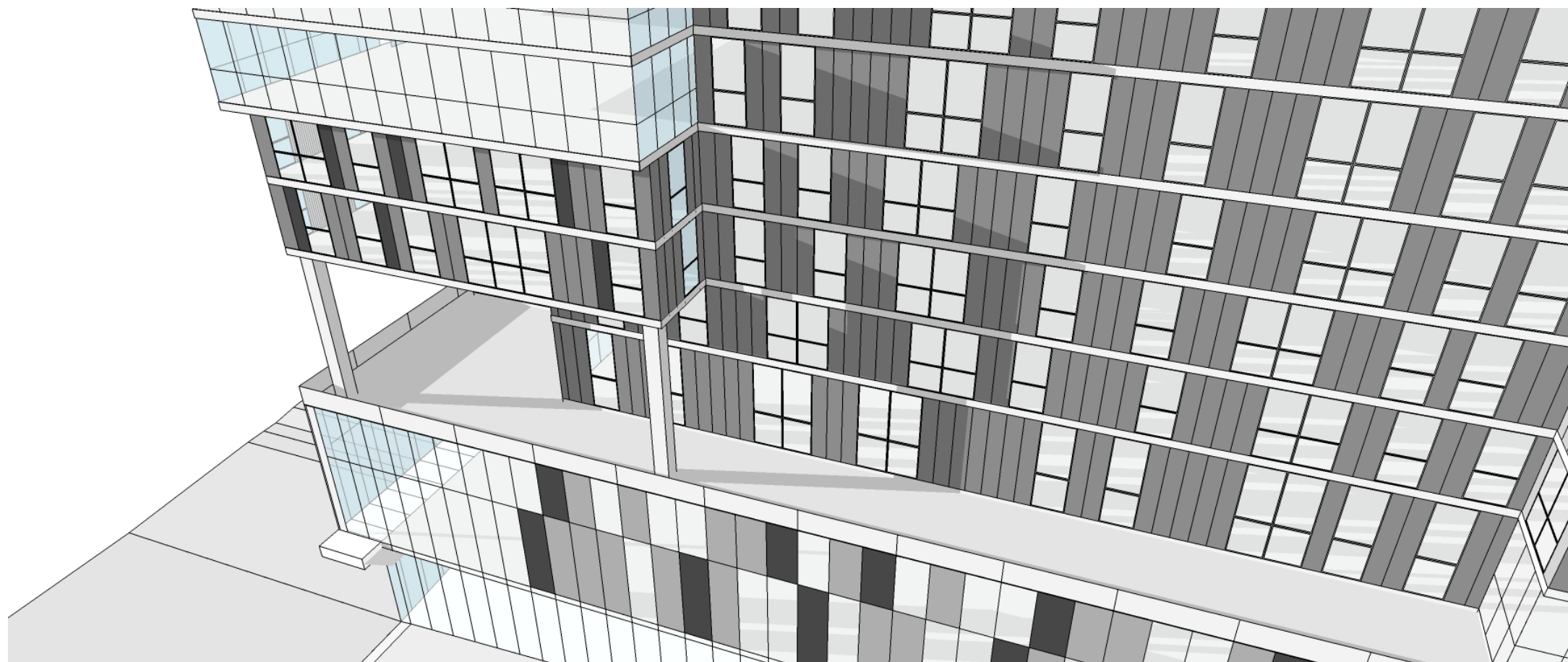
Facing Montgomery
/ 3rd Corner



Facing Montgomery Trail

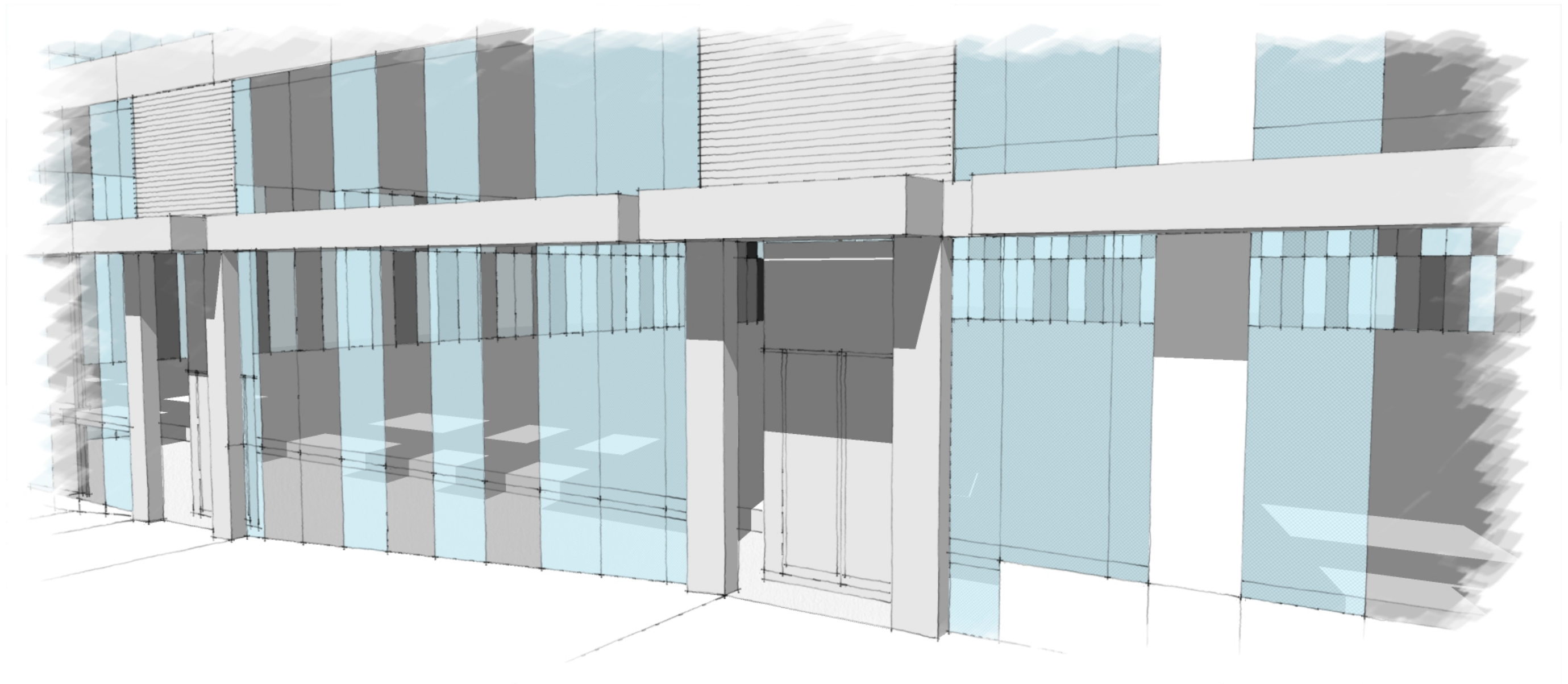


Façade Vignettes





Façade Vignettes



Typical Entryway 4th & Harrison First Floor

Project In Context

