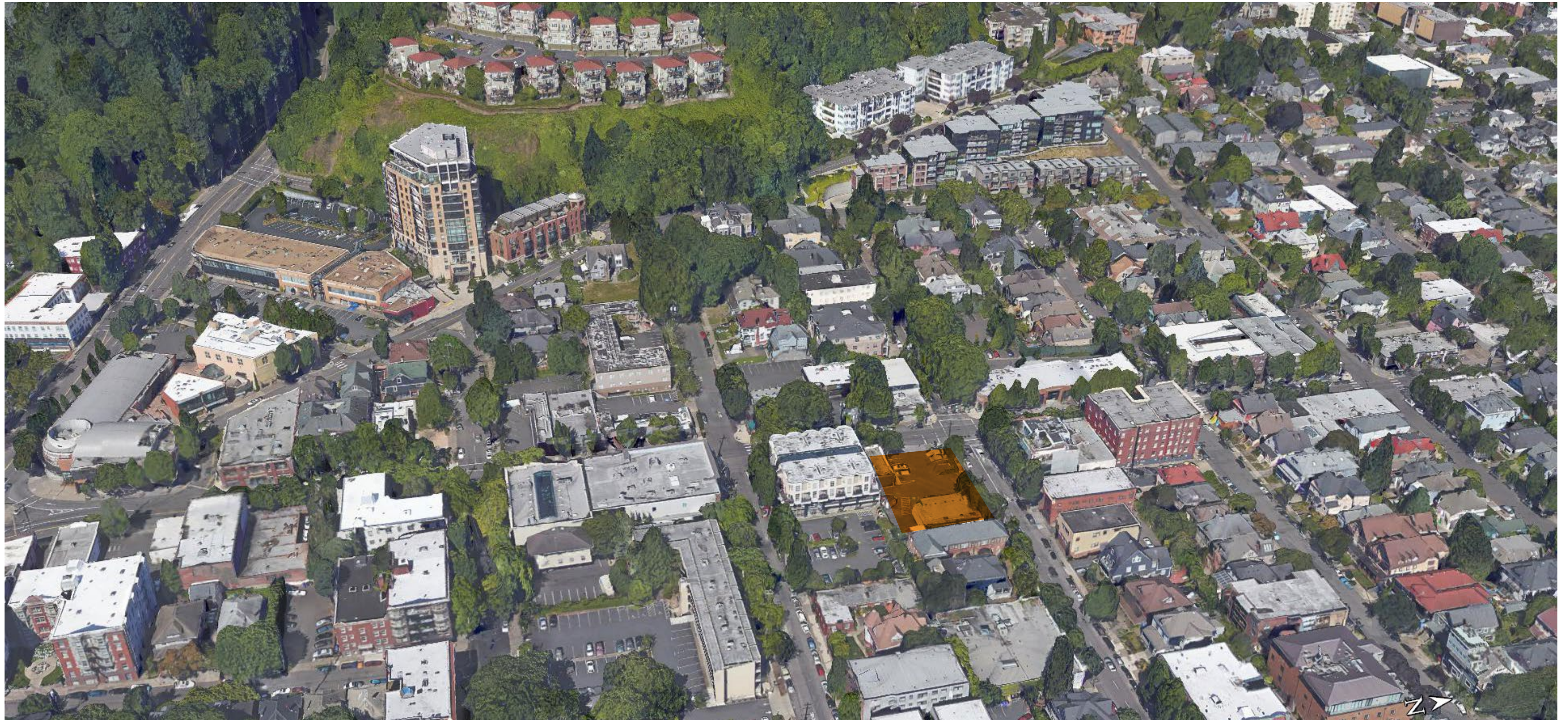
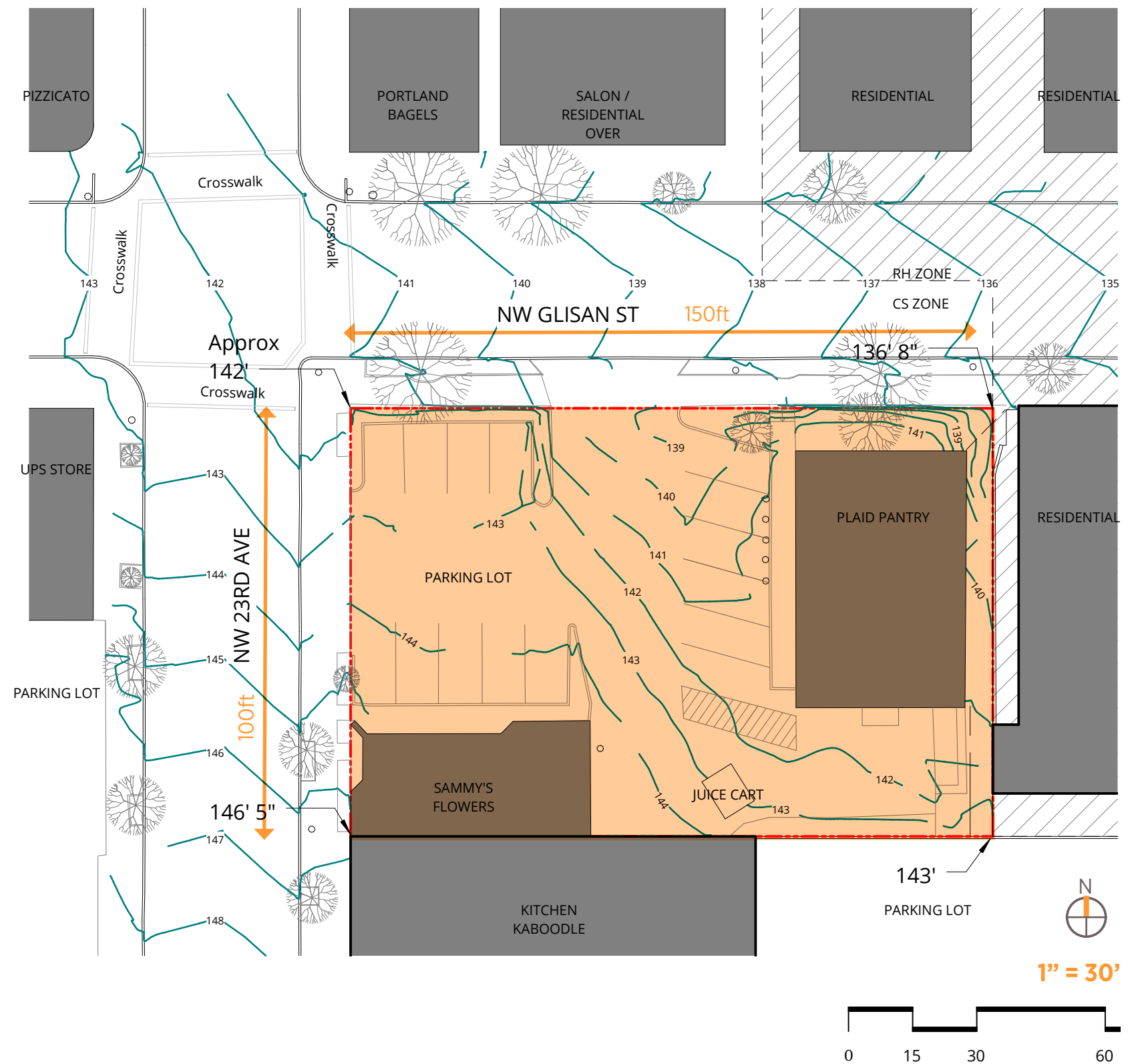




EXISTING SITE

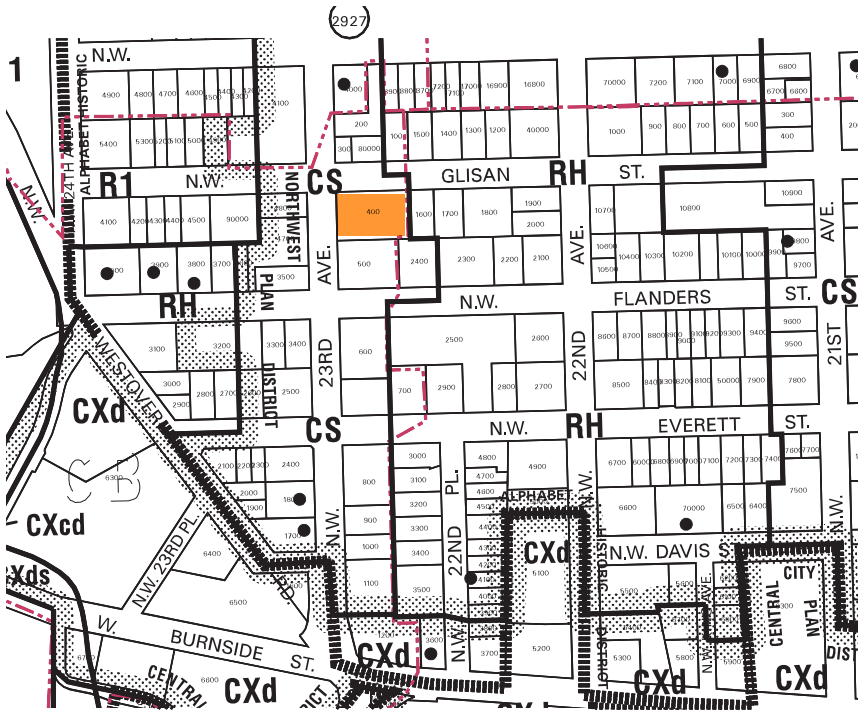


SITE DESCRIPTION

Client: Restoration Hardware (RH)
Address: 2270-2280 NW Glisan Street, Portland OR
Cross street: NW Glisan St and NW 23rd Ave
Site Area: 15,000 sf

PROJECT DESCRIPTION

A new 3-story commercial building at the corner of NW 23rd Avenue and NW Glisan Street in the Historic Alphet District. One level of below-grade parking for 20 vehicles is included. Both the underground parking and at-grade, enclosed loading will be accessed from NW Glisan Street via the same driveway. Two pedestrian entries will be accessed from NW 23rd Avenue. The rooftop is planned to include a small enclosure (that includes several stairways, an elevator, an open covered trellis and solid roof structure, and outdoor display.)



ZONING SUMMARY

Zone: Commercial Storefront (CS)
Plan district: Northwest
Other: Alphet Historic District, Non-contributing
LUR: Historic Resource Review Type III
Adjacent Zones: High Density Housing (RH) to east

DEVELOPMENT STANDARDS

Max FAR: 3:1 = 45,000 sf
Proposed FAR area = 42,000sq.ft

Max Height: 45ft

- A Modification is requested for some rooftop structures and the building parapet. Set back rooftop structures are 12'-6" above height limit, Parapet is 2' above height limit. Elevator is within 16' allowed over height limit.

Ground Floor Window Standards:

- 50% of length & 25% of area below 9ft high on NW 23rd required.
- 25% of length & 12.5% of area below 9ft high on NW Glisan St required.
- A Modification is requested for window length on NW 23rd and NW Glisan

Loading:

- Loading Bay of 35' x 10' x 13' high provided
- A modification is requested for requirement for entering and exiting in a forward motion.
- Deliveries made primarily by UPS with additional 25' box truck deliveries Monday - Friday before 10am.

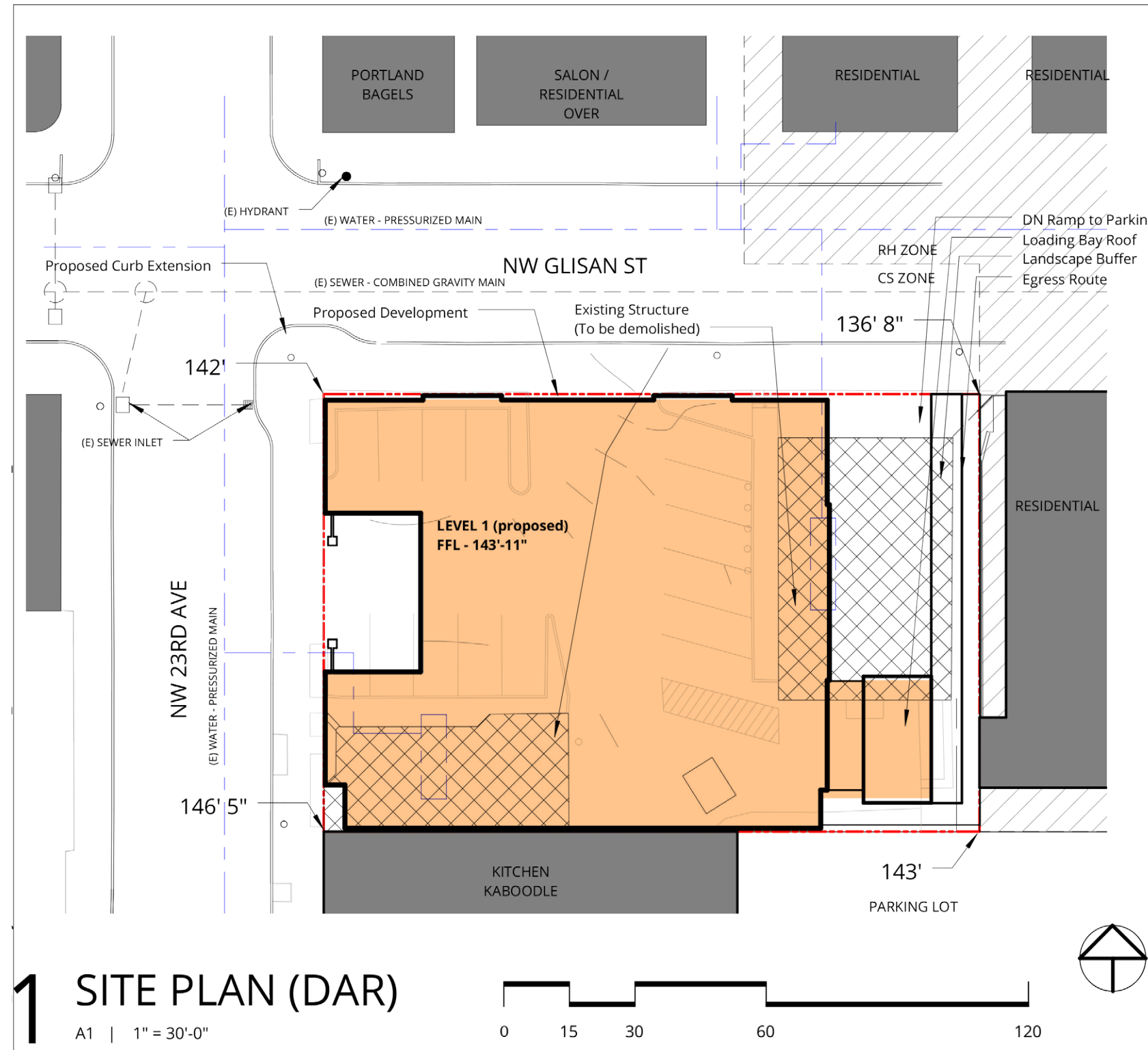
APPROVAL CRITERIA

HISTORIC ALPHABET DISTRICT: COMMUNITY DESIGN GUIDELINES

- Heirarchy of compatibility
- Compatible with historic qualities of district

COMMUNITY DESIGN GUIDELINES

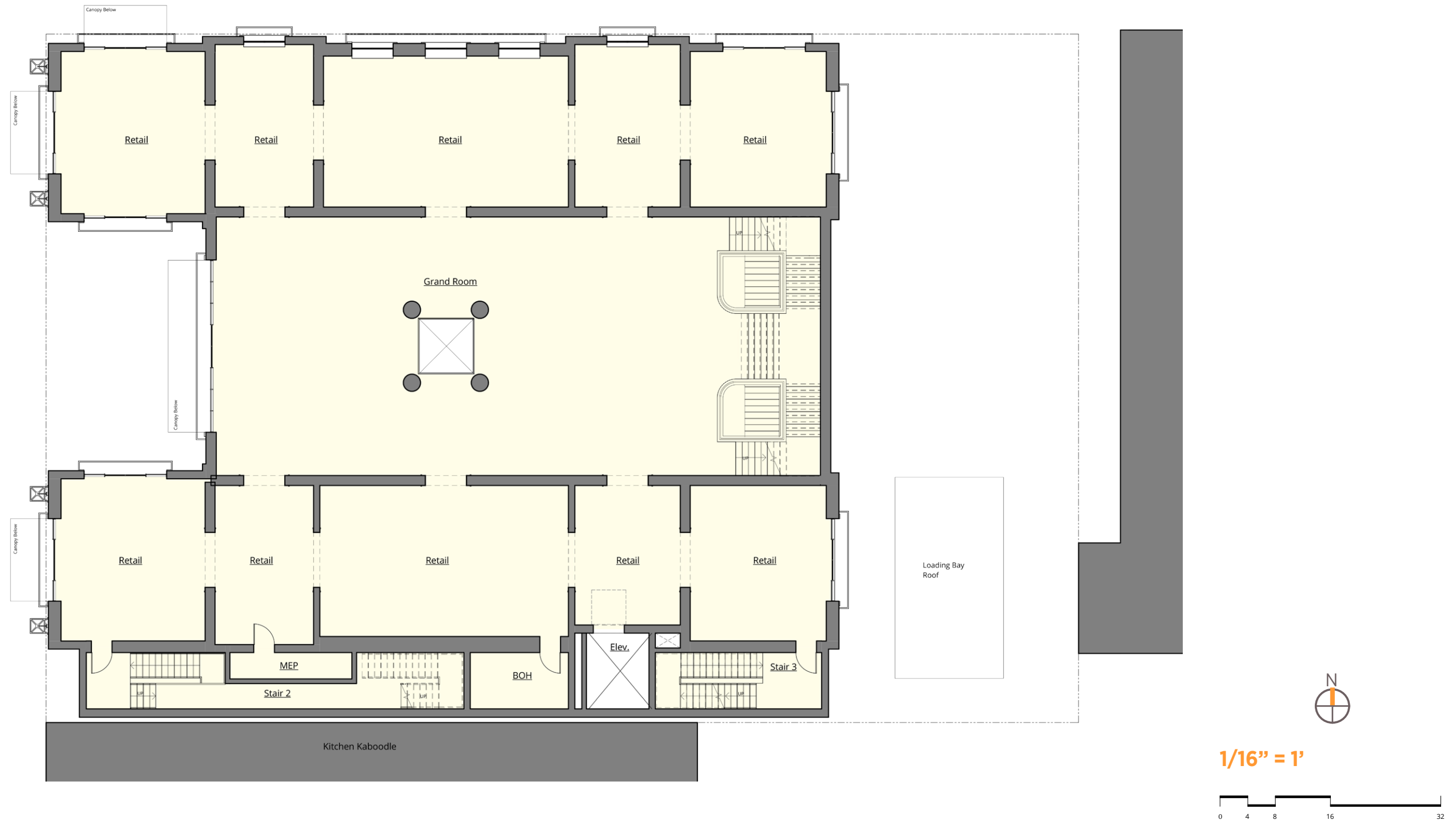
- Enhance Plan area character, sense of place and identity
- Stopping places
- Create sense of enclosure to street
- Create visual interest
- Create active, unified and clear identity at intersections
- Enhance comfort to pedestrians
- Make entries prominent and interesting
- Integrate attractive and compatible parking
- Blend into neighborhood



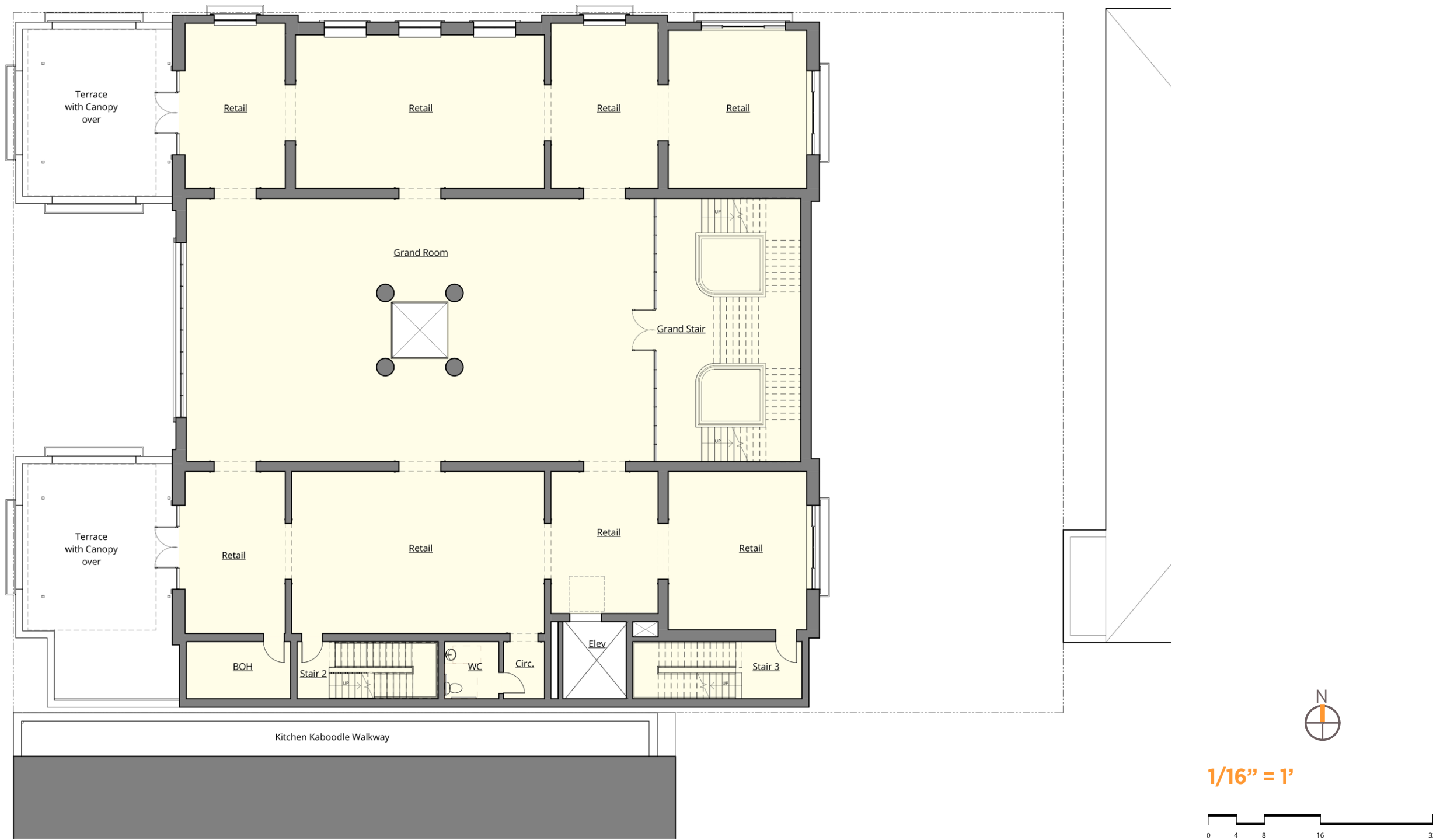
GROUND FLOOR PLAN



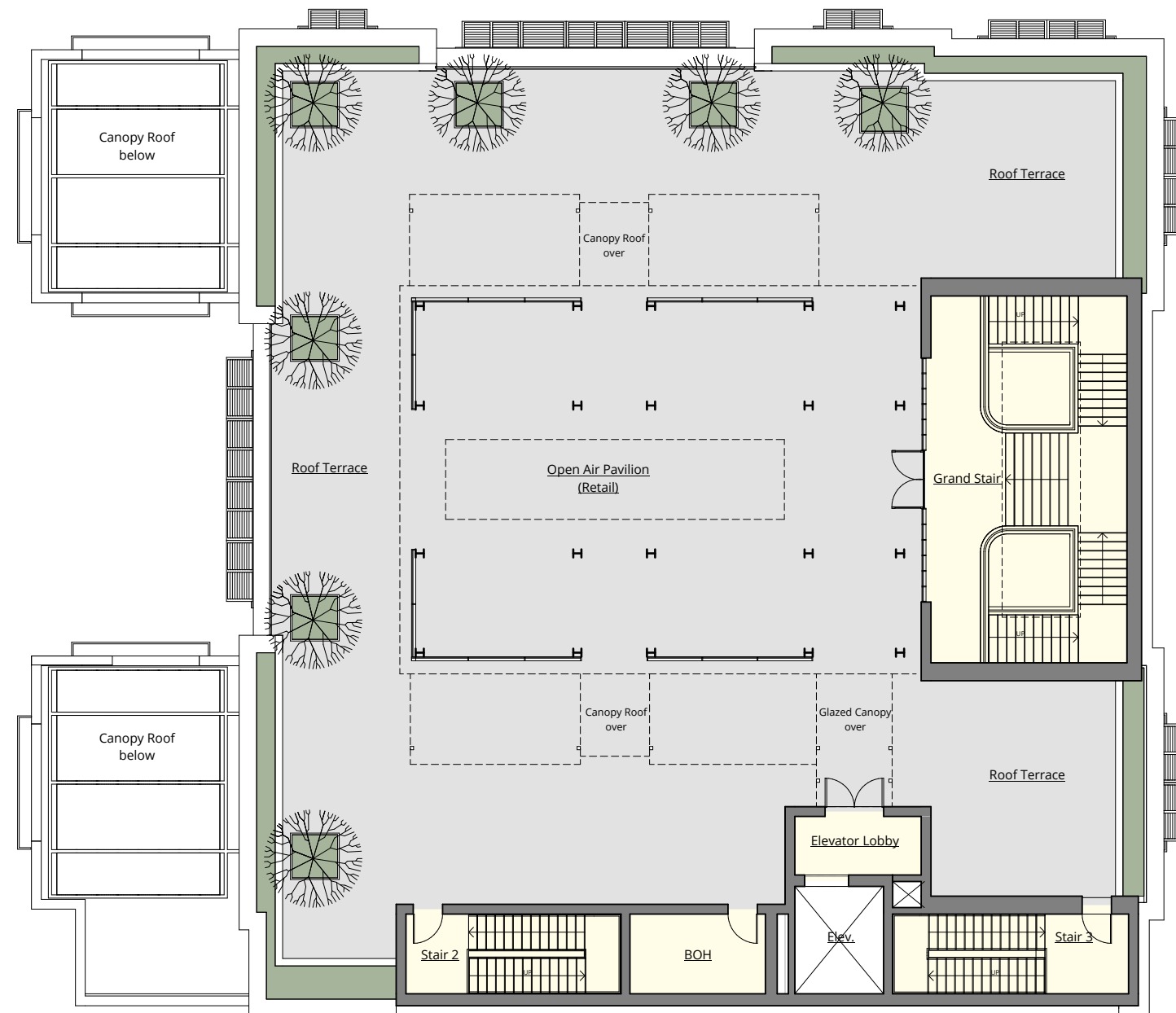
SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF TERRACE PLAN



1/16" = 1'



BASEMENT PLAN



ARCHITECTURAL CONTEXT STUDY - NW 23RD (SOUTH)



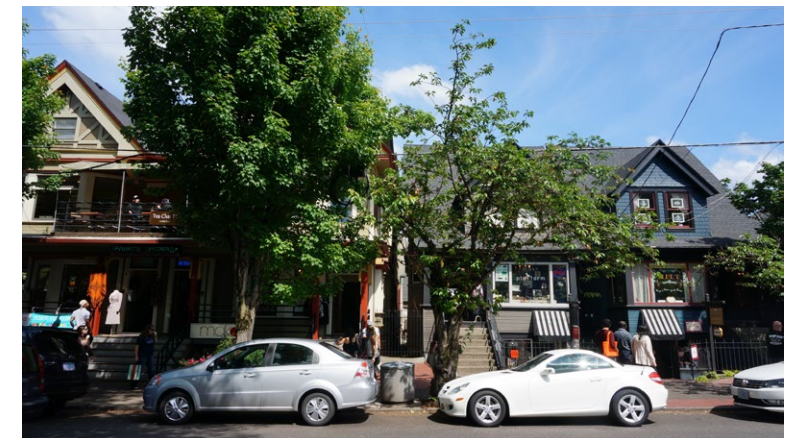
ARCHITECTURAL CONTEXT STUDY - NW 23RD (SOUTH)



ARCHITECTURAL CONTEXT STUDY - NW 23RD (NORTH)



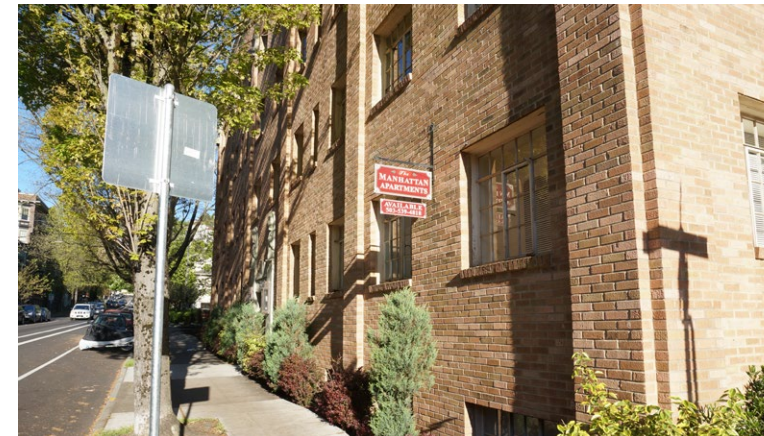
ARCHITECTURAL CONTEXT STUDY - NW 23RD DETAILS



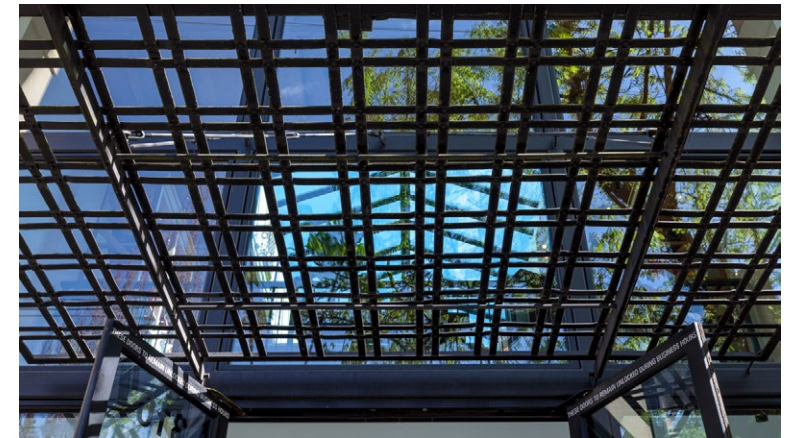
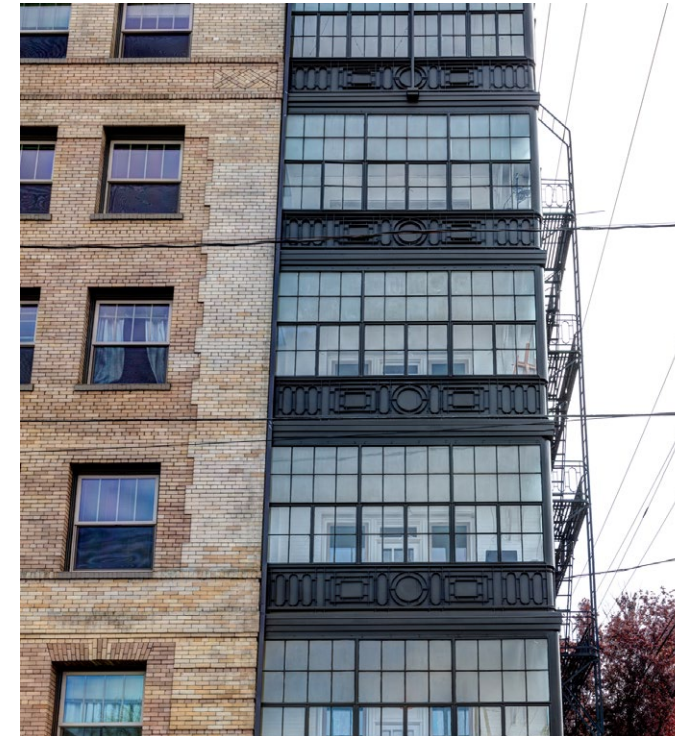
ARCHITECTURAL CONTEXT STUDY - NW GLISAN



ARCHITECTURAL CONTEXT STUDY - NW GLISAN & FLANDERS



ARCHITECTURAL CONTEXT STUDY - DISTRICT



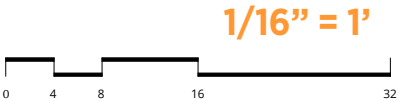
PREVIOUS DAR CONCEPT - NW GLISAN & NW 23RD PERSPECTIVE



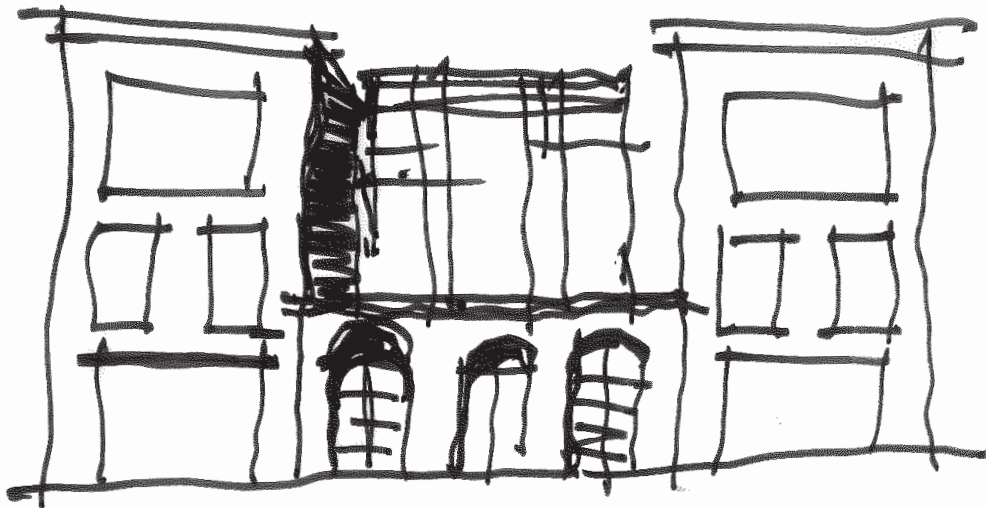
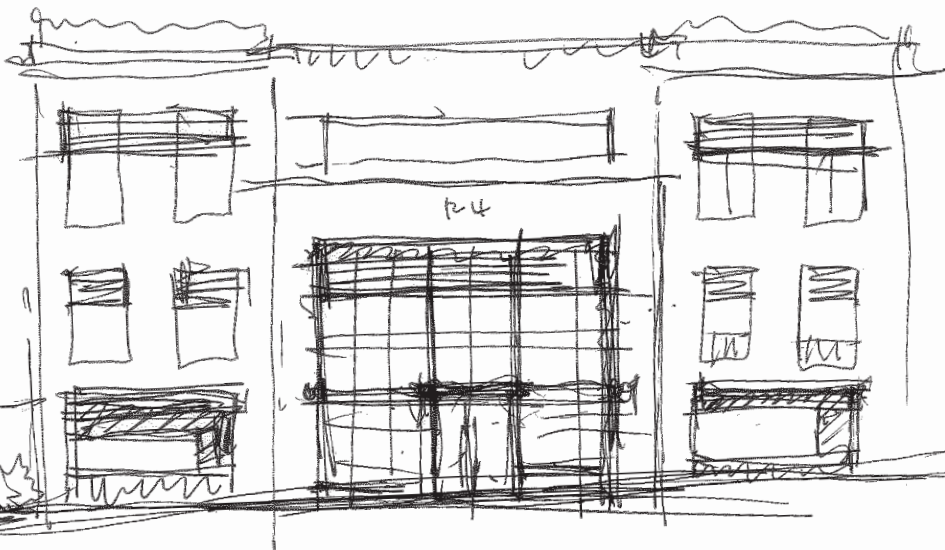
PREVIOUS DAR CONCEPT - NW GLISAN PERSPECTIVE



PREVIOUS DAR NW 23RD ELEVATION



CONCEPT DEVELOPMENT - NW 23RD ELEVATION STUDIES









Glass canopies over three central openings.



Glass canopies over central ground floor doors

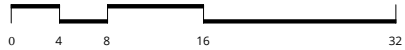
PROPOSED NW GLISAN STREET ELEVATION



PROPOSED NW GLISAN STREET ELEVATION



1/16" = 1'



PROPOSED EAST / REAR ELEVATION



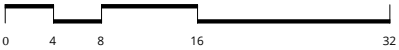
1/16" = 1'





COURTYARD ELEVATION & EAST/WEST SECTION

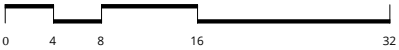
1/16" = 1'





NORTH / SOUTH SECTION

1/16" = 1'

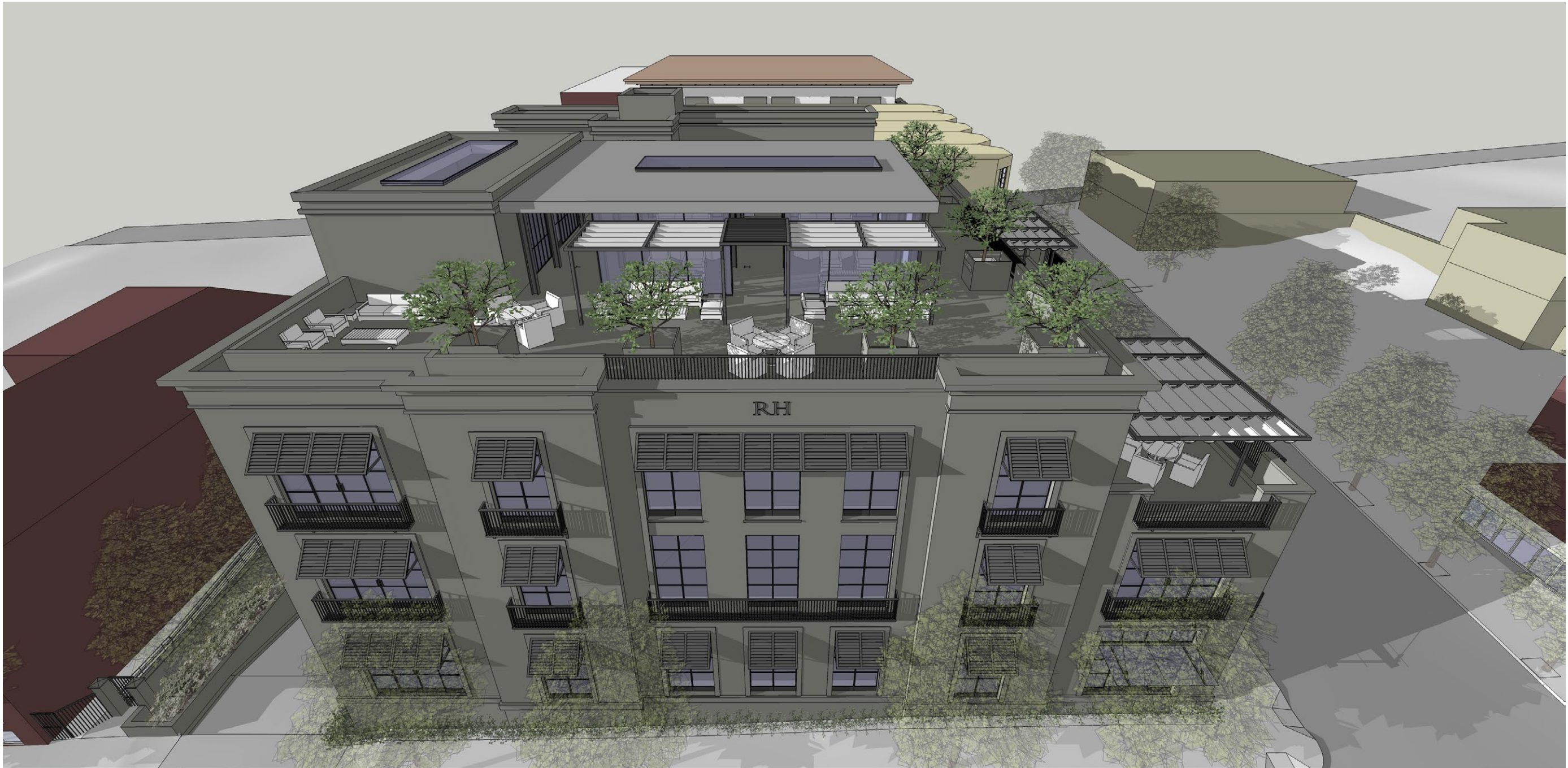












ROOF TERRACE EXAMPLES



