

4th & Harrison Portland, OR

HARTSHORNE PLUNKARD ARCHITECTURE
MYHRE GROUP ARCHITECTURE
LANGO HANSEN
CORE SPACES
06-18-15

Vicinity Map: South Auditorium District



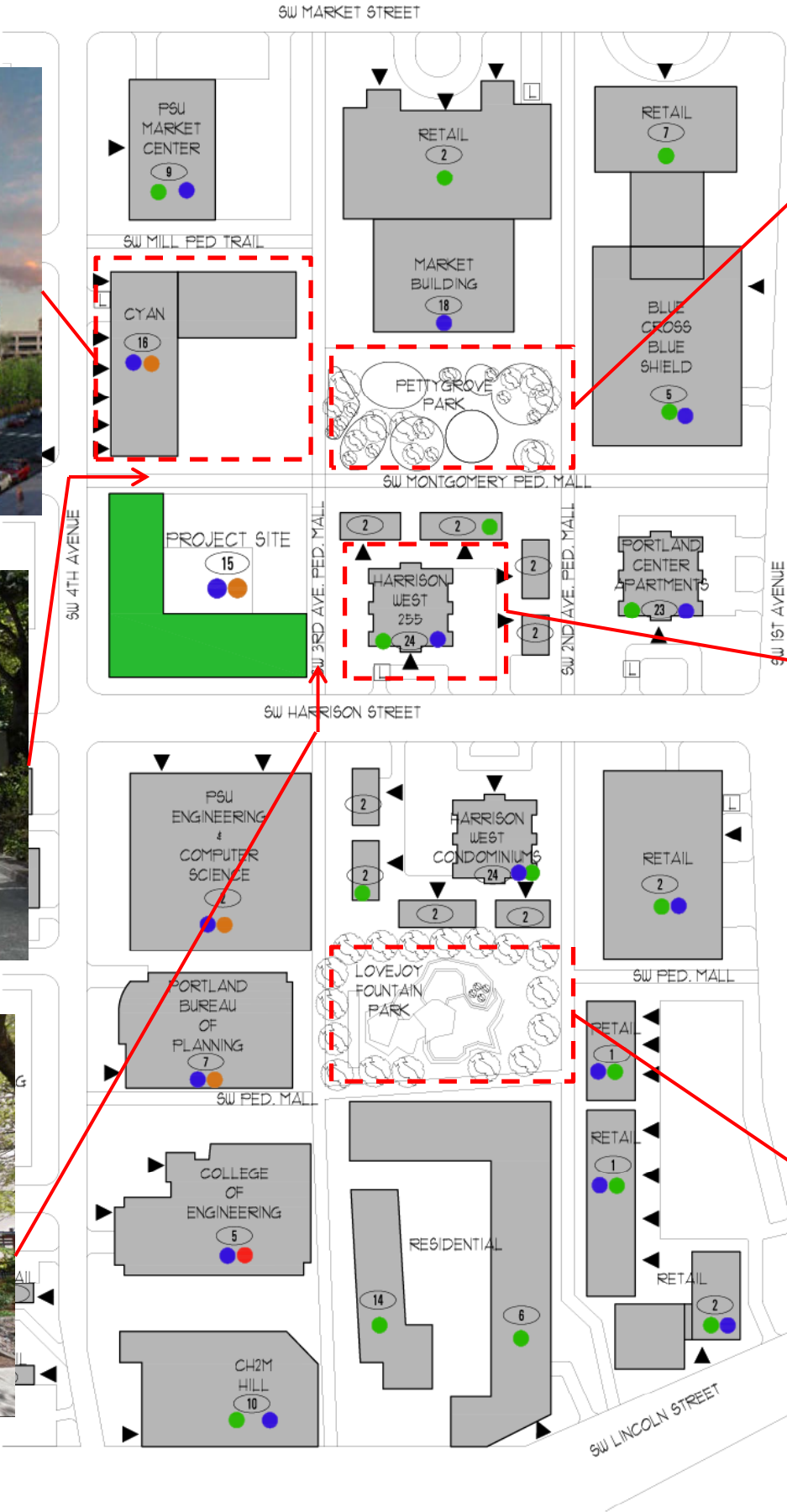
Cyan/PDX



Montgomery Ped Trail, SE view



3rd Ave Ped Trail, NE view



Pettygrove Park



Harrison West Tower

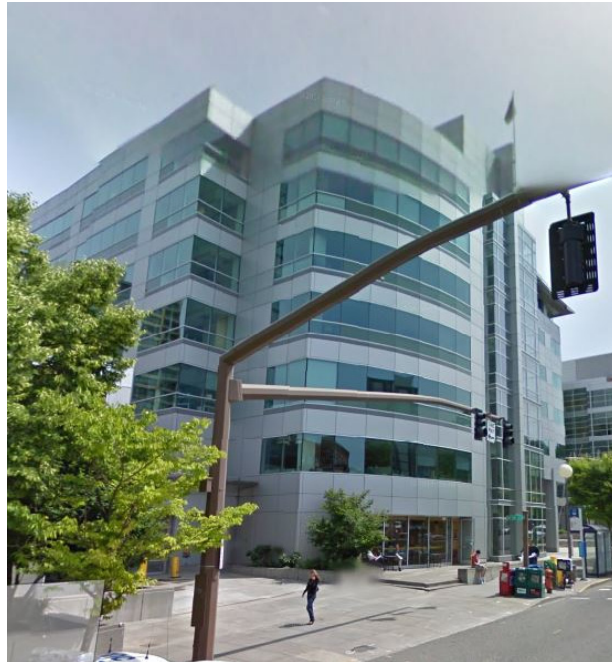


Lovejoy Fountain

| LEGEND | |
|---------------------------------------|-------------------|
| ● | CONCRETE |
| ● | METAL PANEL |
| ● | GLASS |
| ● | MASONRY |
| ● | SIDING |
| ▼ | ENTRANCE |
| ⬜ | LOADING |
| ⓧ | NUMBER OF STORIES |
| — | CAR ENTRANCE |



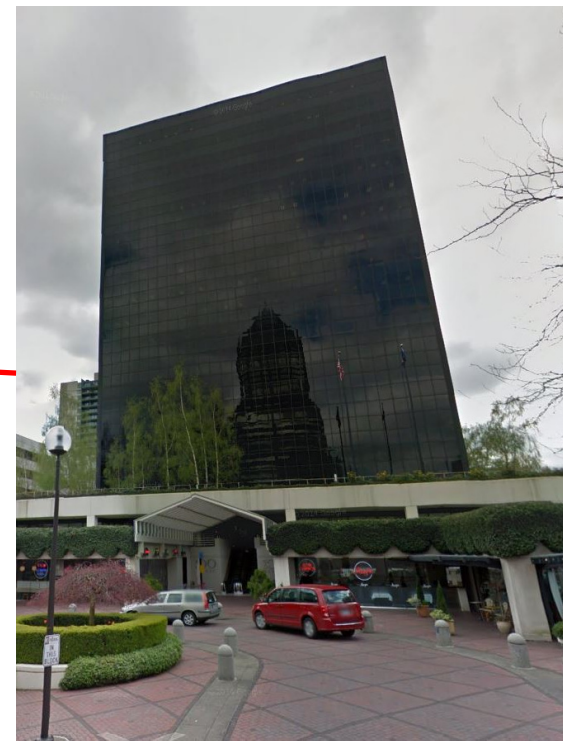
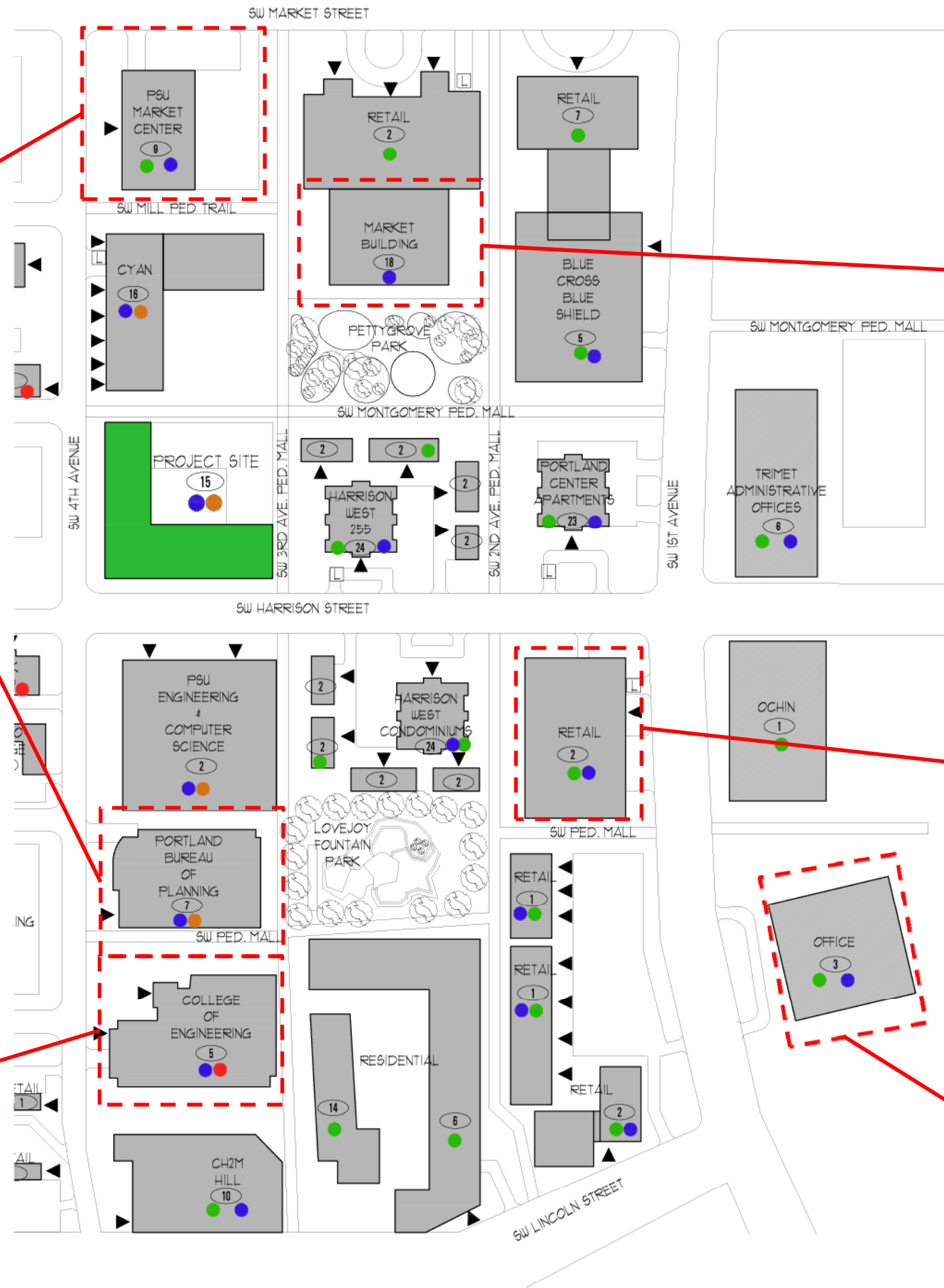
Portland State University, Market Center Building, 4th & Market



City of Portland, Planning Department & Bureau of Development Services, 4th & Hall



Maseeh College of Engineering and Computer Science, 4th & College



Black Box, 200 Market



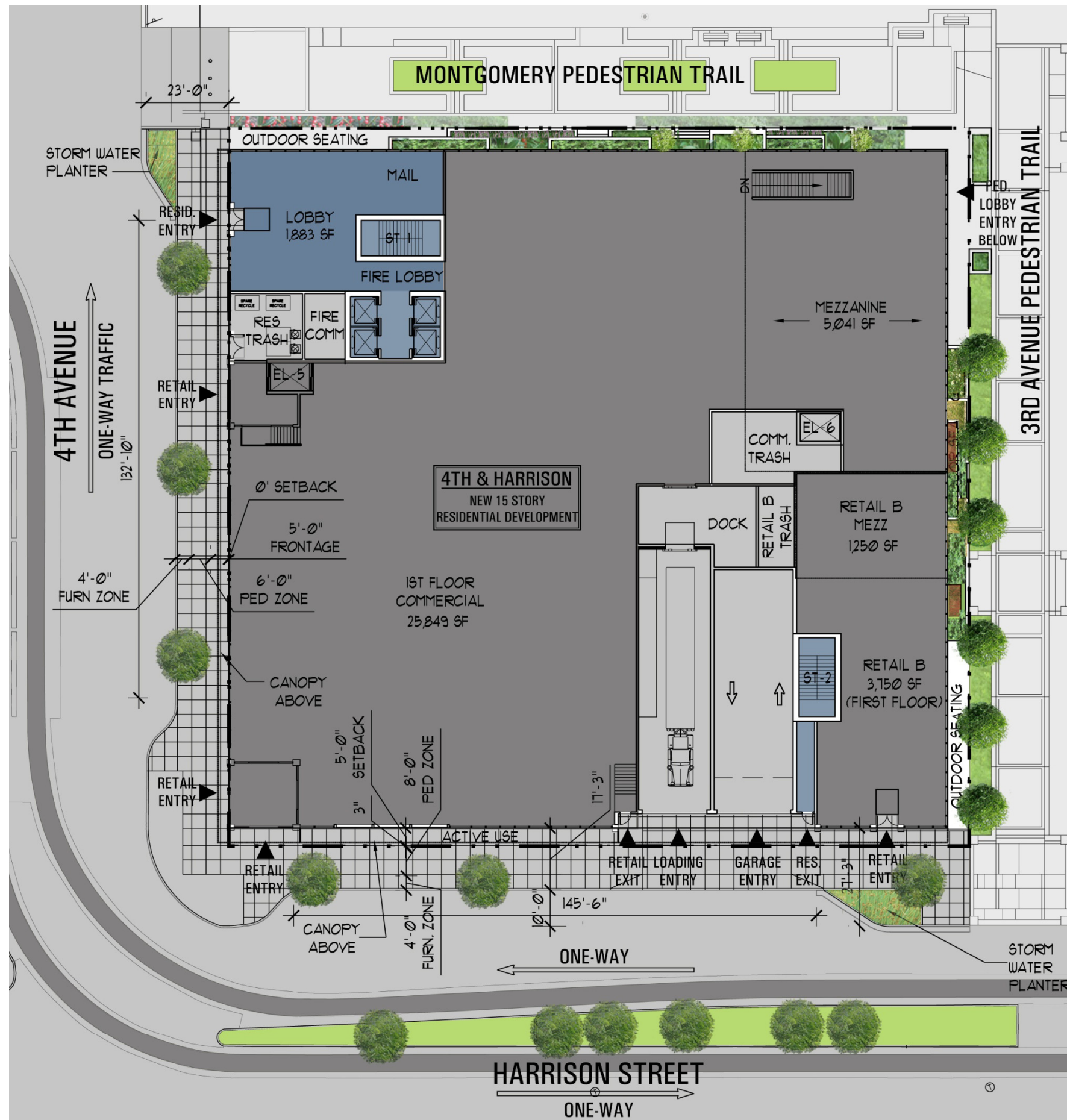
1st & Harrison, Harrison Towers beyond



Make a Wish Foundation, 1st & Lincoln

Vicinity Map: South Auditorium District

| LEGEND | |
|---------------------------------------|-------------------|
| ● | CONCRETE |
| ● | METAL PANEL |
| ● | GLASS |
| ● | MASONRY |
| ● | SIDING |
| ▼ | ENTRANCE |
| ⬜L⬜ | LOADING |
| ⊗ | NUMBER OF STORIES |
| —X— | CAR ENTRANCE |

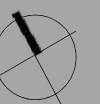
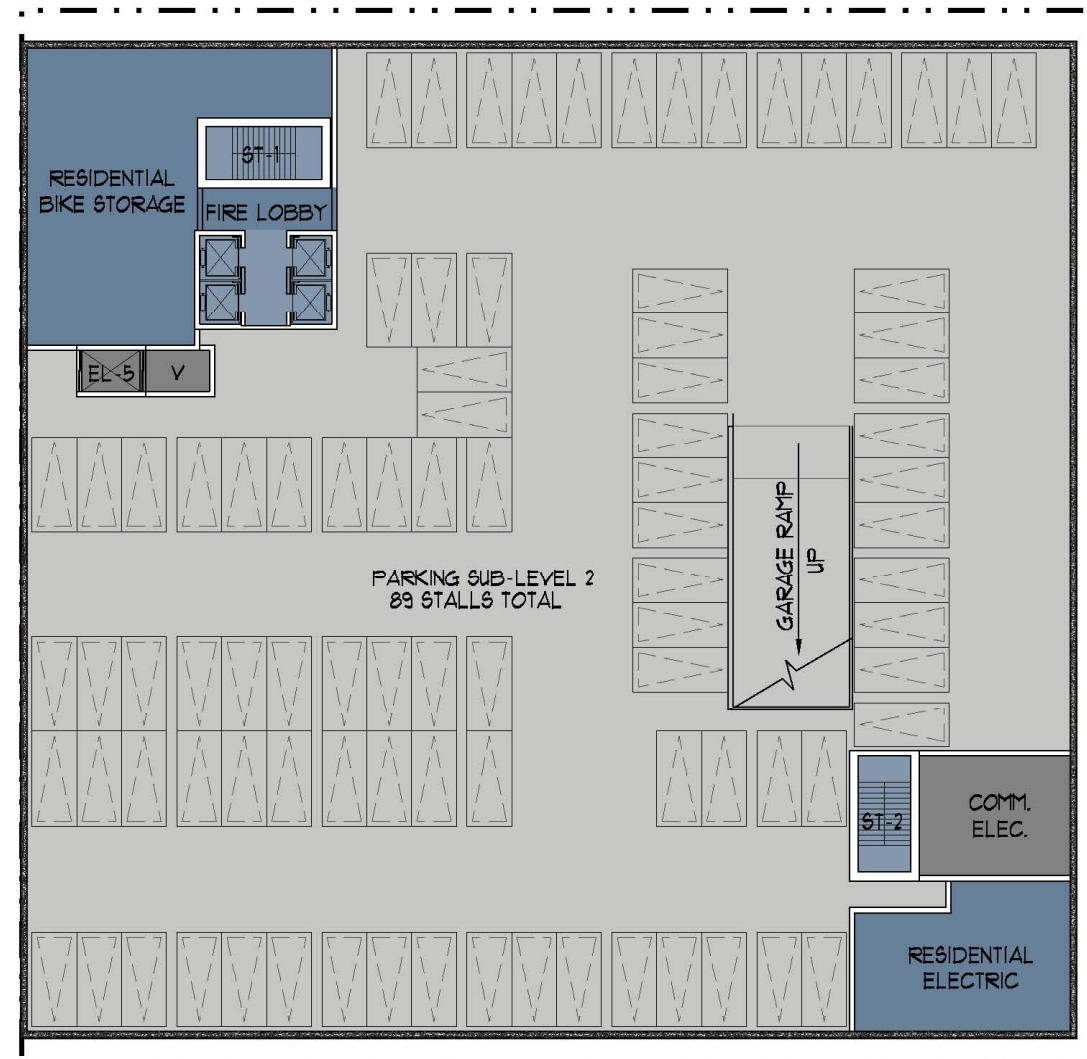
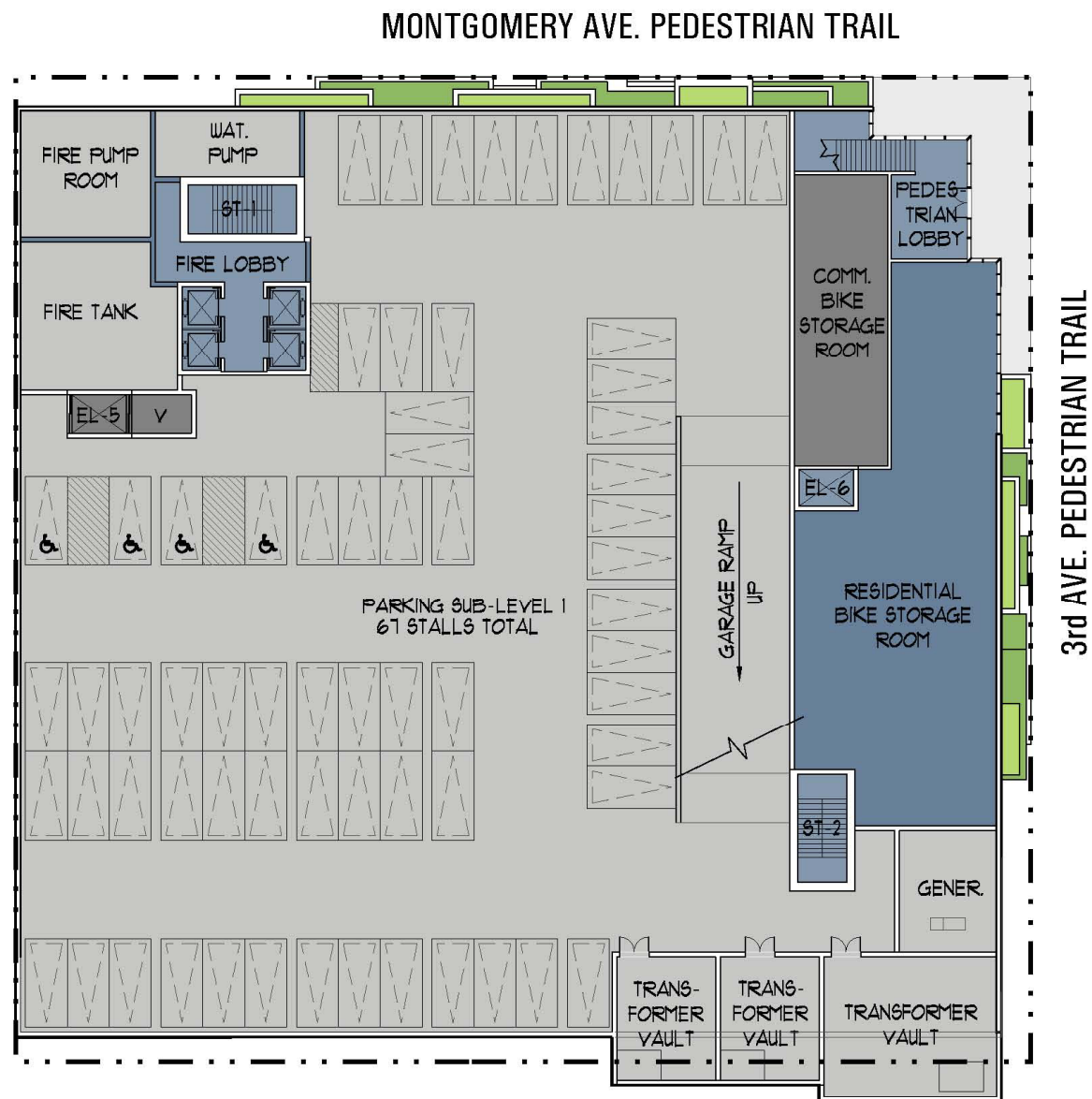


Proposed Site Plan/ Ground Level Plan

- 33,000 SF Grocery Store on the 1st floor with access from 4th & Harrison as well as a pedestrian lobby from 3rd & Montgomery
- 5,000 SF Fast Casual Restaurant
- Four active building corners at grade with direct connections to the adjacent exterior space
- Building design influenced by the South Auditorium District's existing buildings
- Sustainable Design Approach

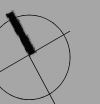
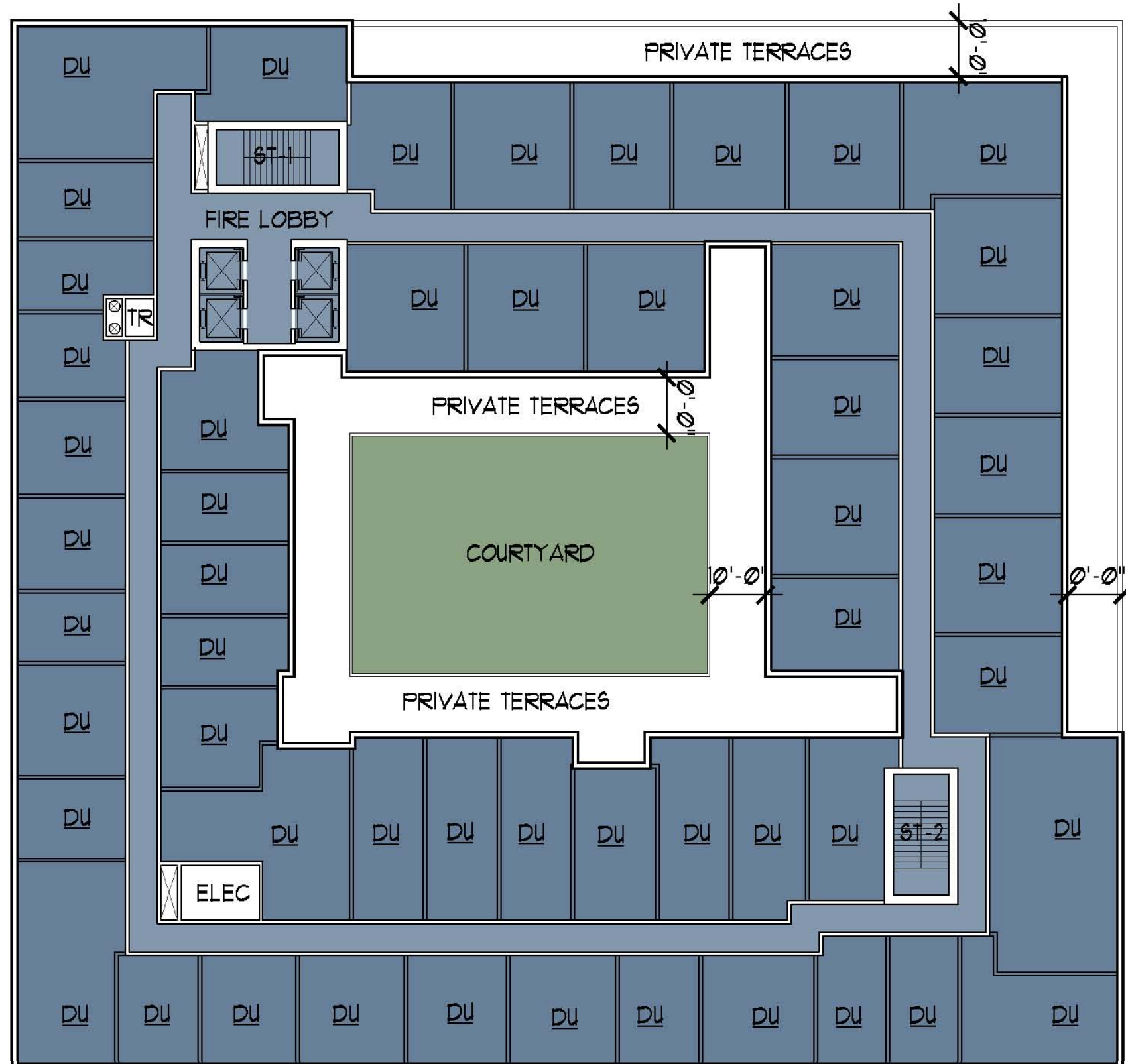
Proposed Lower Level Plans

- 158 Below Grade parking stalls:
Grocer = 66 spaces
(33,000 SF/1,000) x 2
Residential = 92 space
- Pedestrian Entrance from 3rd & Montgomery
- Ample bike parking for residents and retail



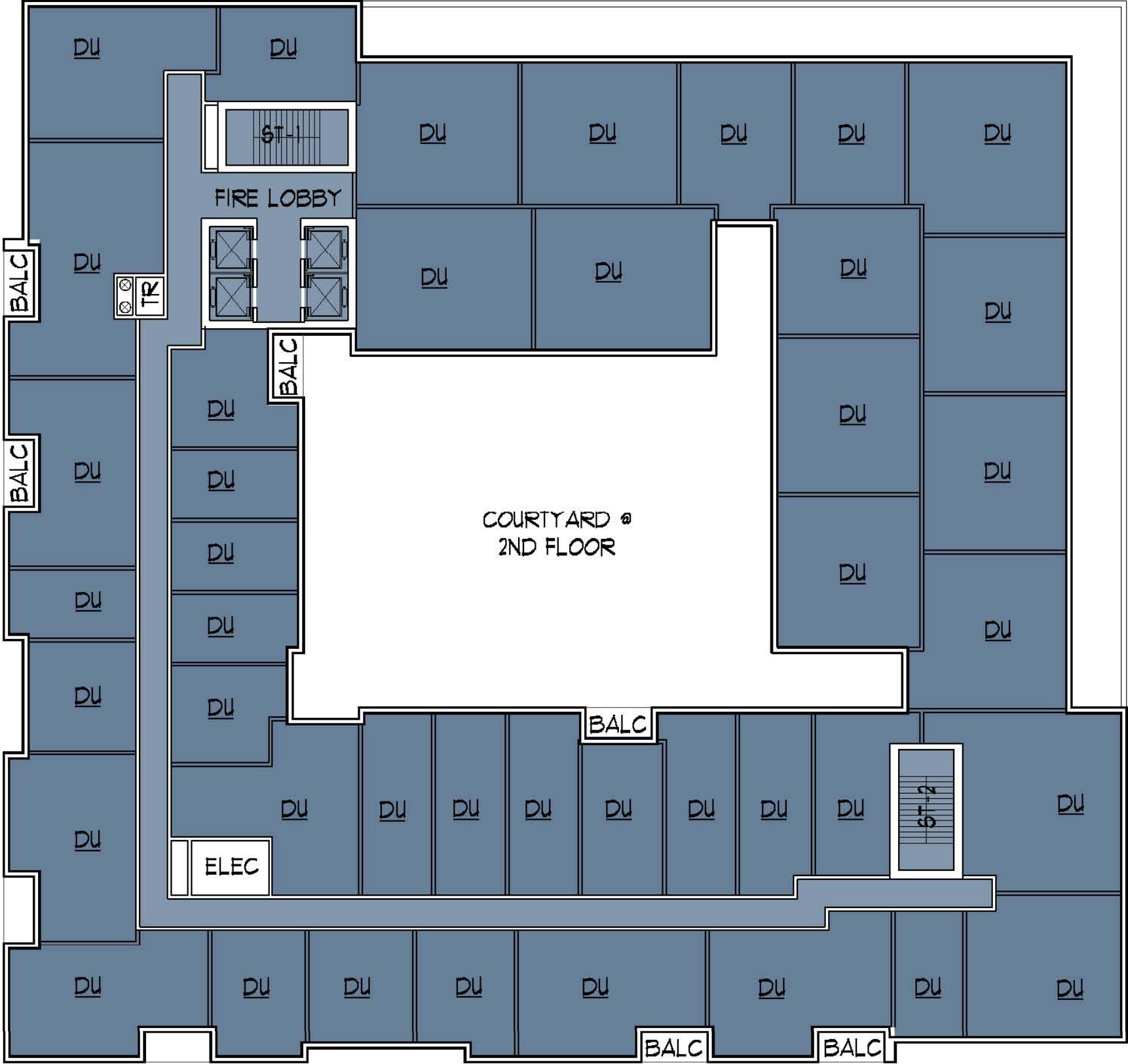
Proposed 2nd Floor Plan

- “Townhomes” on floors 2 & 3 along the pedestrian trails are setback 10’ from the base to create a ‘plinth’
- A series of private outdoor terraces along 3rd and Montgomery help connect the building to the park



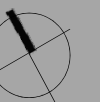
Proposed 3rd Floor Plan

- “Townhomes” on floors 2 & 3 along the pedestrian trails are setback 10’ from the base to create a ‘plinth’
- A series of private outdoor terraces along 3rd and Montgomery help connect the building to the park

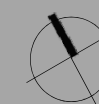


Proposed 4th Floor Plan

- 29,000 SF of outdoor space – providing “eyes on the park”
- Active outdoor landscaped amenity space overlooking Pettygrove Park on the 4th floor

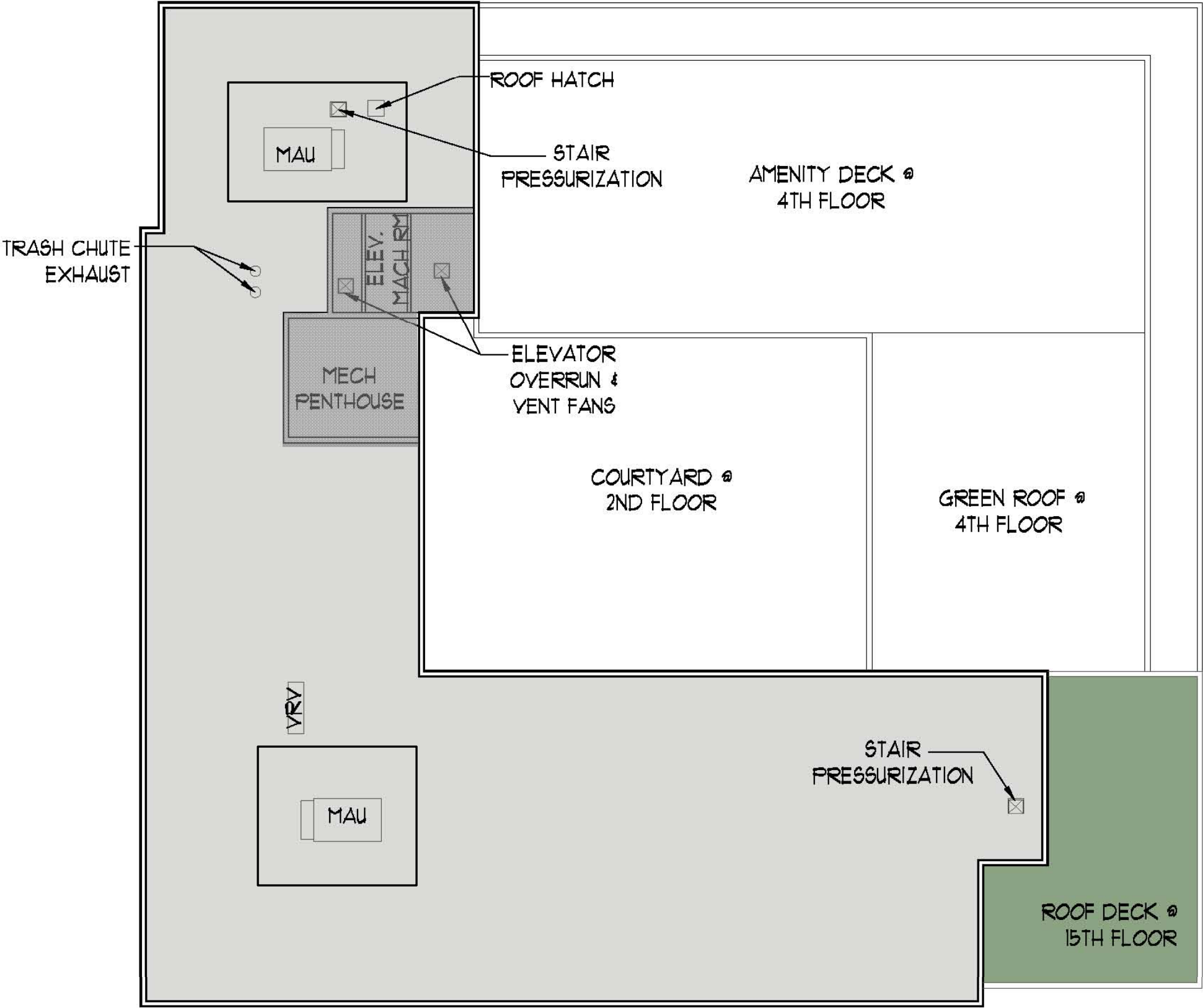


Proposed Typical Floor Plan

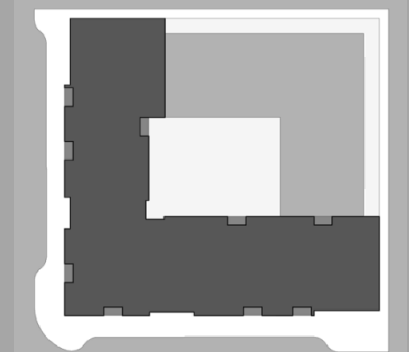


Proposed 15th Floor
Plan

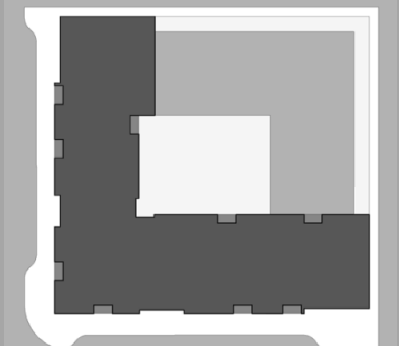




View from 4th &
Harrison

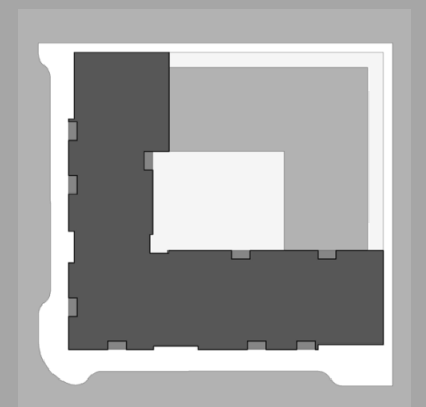


View to Pettygrove
Park down
Montgomery Street





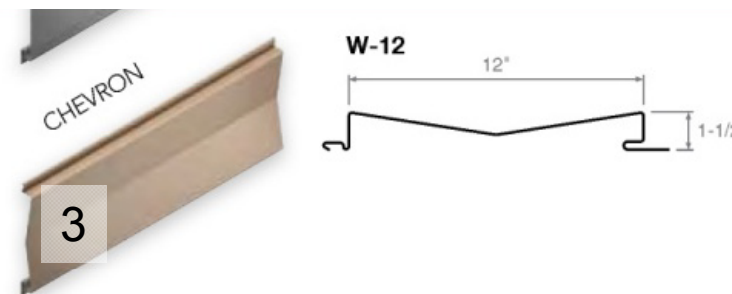
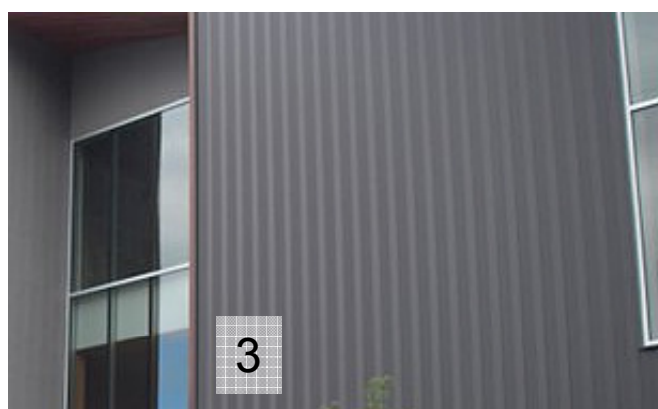
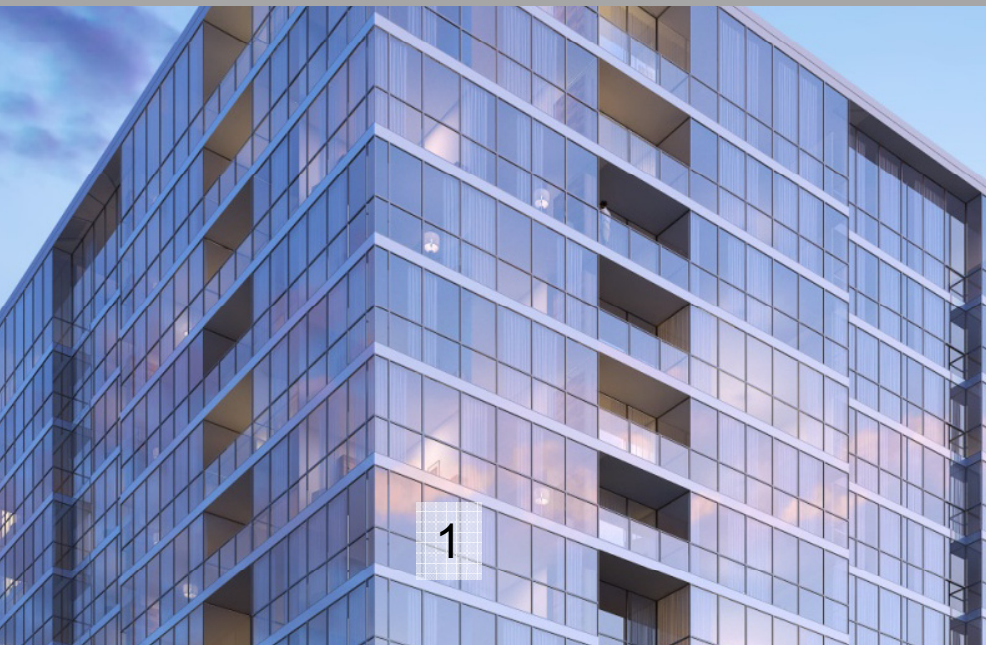
View from above
Pettygrove Park



Proposed Exterior Materials

Materials:

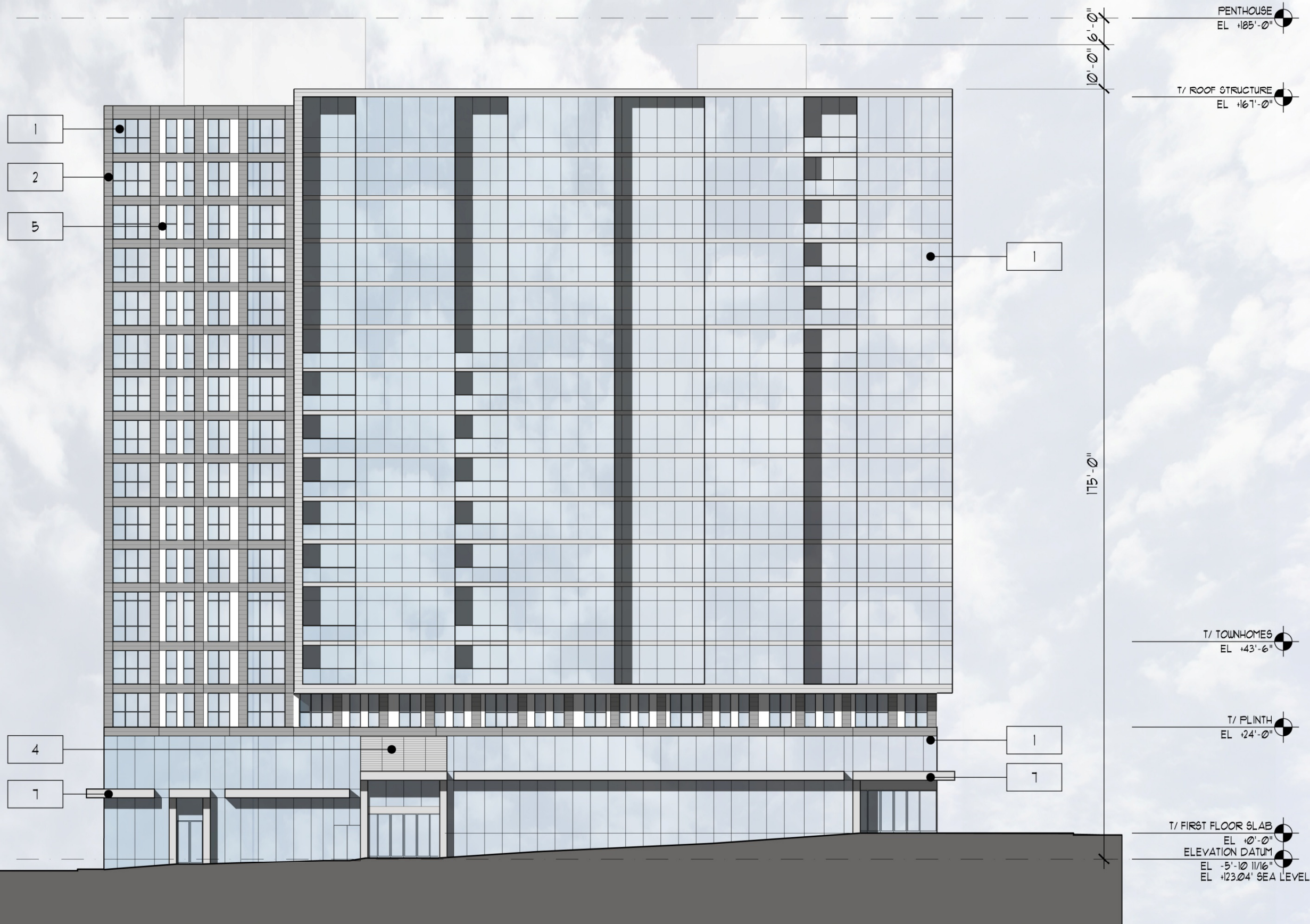
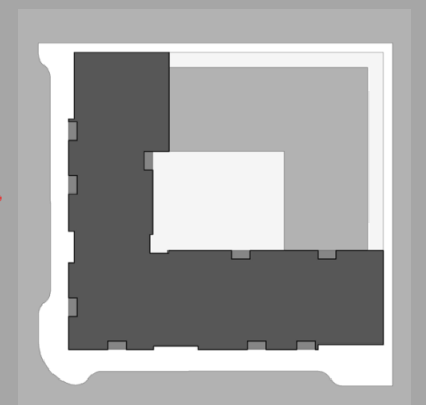
1. Glass: Structurally glazed window wall system with aluminum slab edge covers
2. Metal Panel (1): Metal panel along the framed portion to be 18 ga 12" panels
3. Metal Panel (2): Chevron metal panel along retail on 3rd & Montgomery with vision glass throughout
4. Louvers: Architectural louvers to be located in the recesses to minimize impact on the glazing
5. Metal Panel (3): Metal panel inset into the frame to be flat metal panel 18 ga



SW 4th Avenue Elevation

Materials:

1. Glass
2. Metal panel (1)
3. Metal panel (2)
4. Louvers
5. Metal panel (3)
6. Concrete planters
7. Metal canopy
8. Glass overhead doors



SW 4th Avenue Elevation

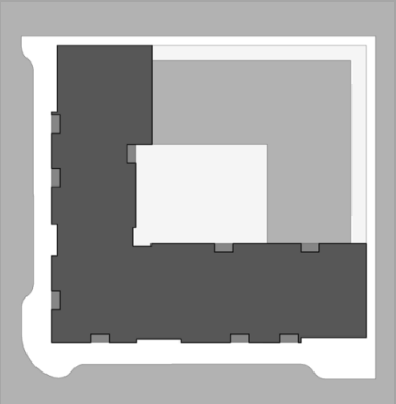
Materials:

1. Glass
2. Metal panel (1)
3. Metal panel (2)
4. Louvers
5. Metal panel (3)
6. Concrete planters
7. Metal canopy
8. Glass overhead doors



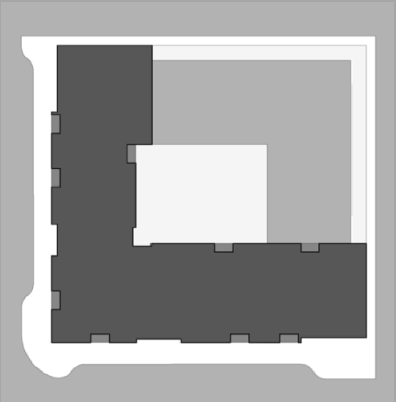
Harrison St. Elevation

- Materials:
- 1. Glass
 - 2. Metal panel (1)
 - 3. Metal panel (2)
 - 4. Louvers
 - 5. Metal panel (3)
 - 6. Concrete planters
 - 7. Metal canopy
 - 8. Glass overhead doors



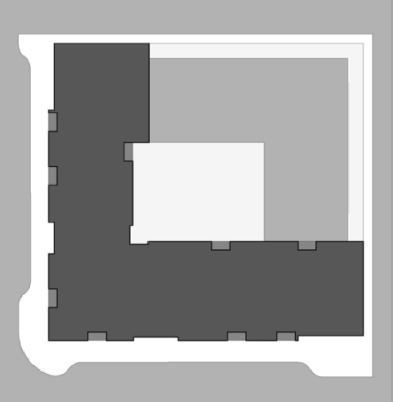
Harrison St. Elevation

- Materials:
- 1. Glass
 - 2. Metal panel (1)
 - 3. Metal panel (2)
 - 4. Louvers
 - 5. Metal panel (3)
 - 6. Concrete planters
 - 7. Metal canopy
 - 8. Glass overhead doors



3rd Avenue
Elevation

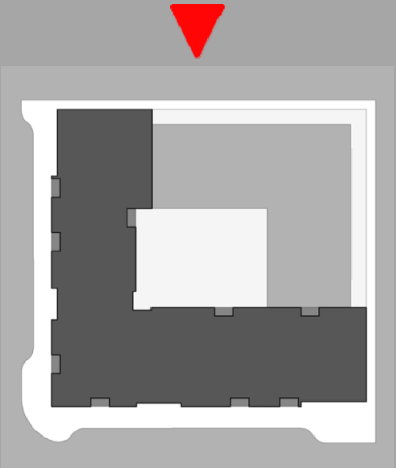
- Materials:
- 1. Glass
 - 2. Metal panel (1)
 - 3. Metal panel (2)
 - 4. Louvers
 - 5. Metal panel (3)
 - 6. Concrete planters
 - 7. Metal canopy
 - 8. Glass overhead doors





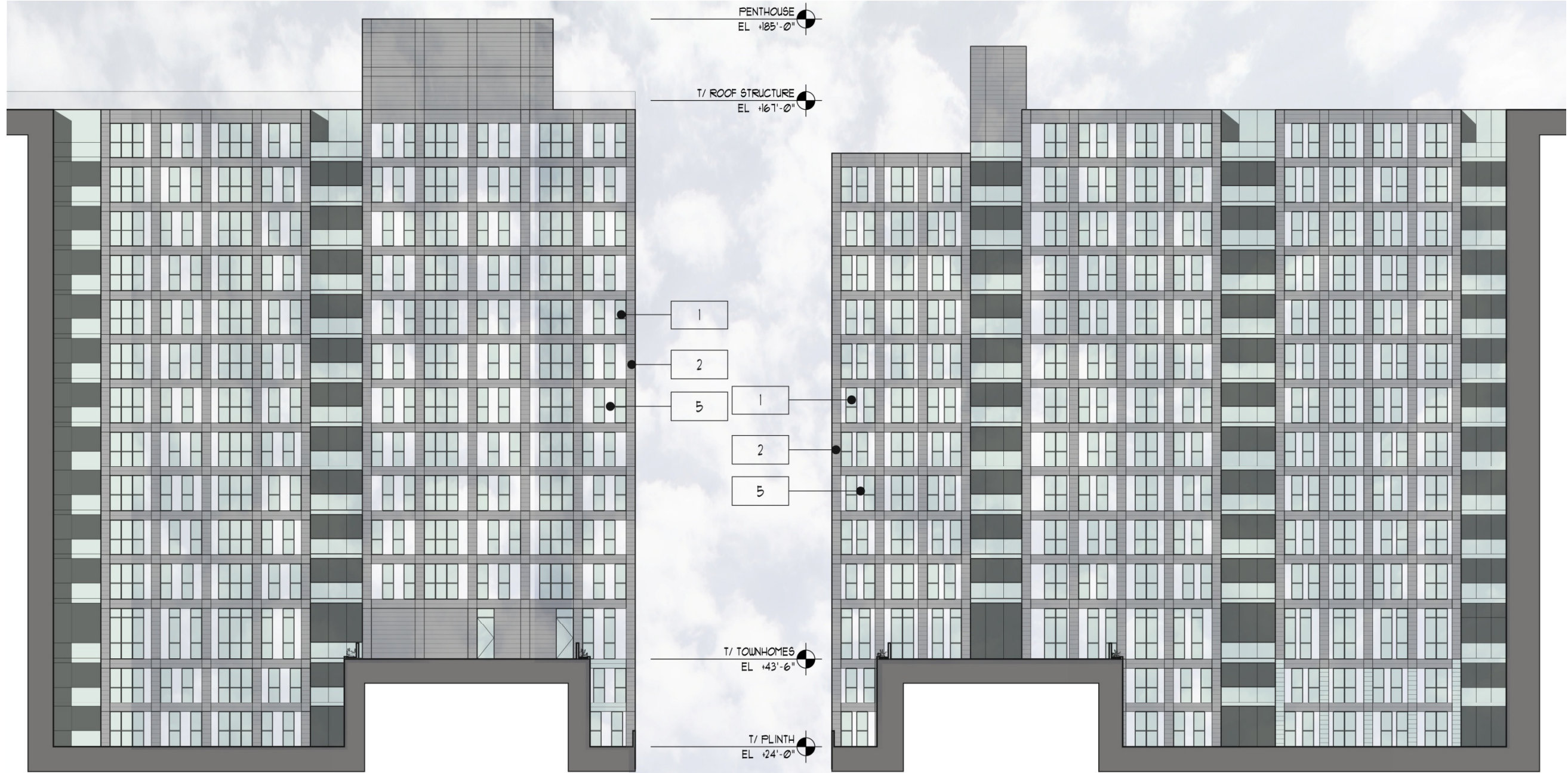
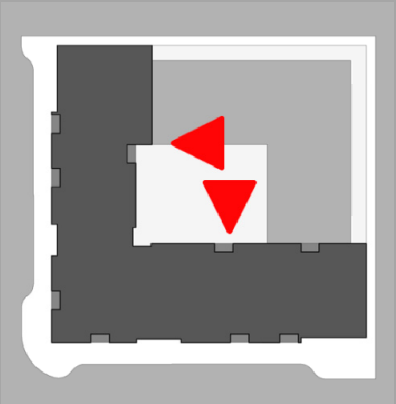
Montgomery St. Elevation

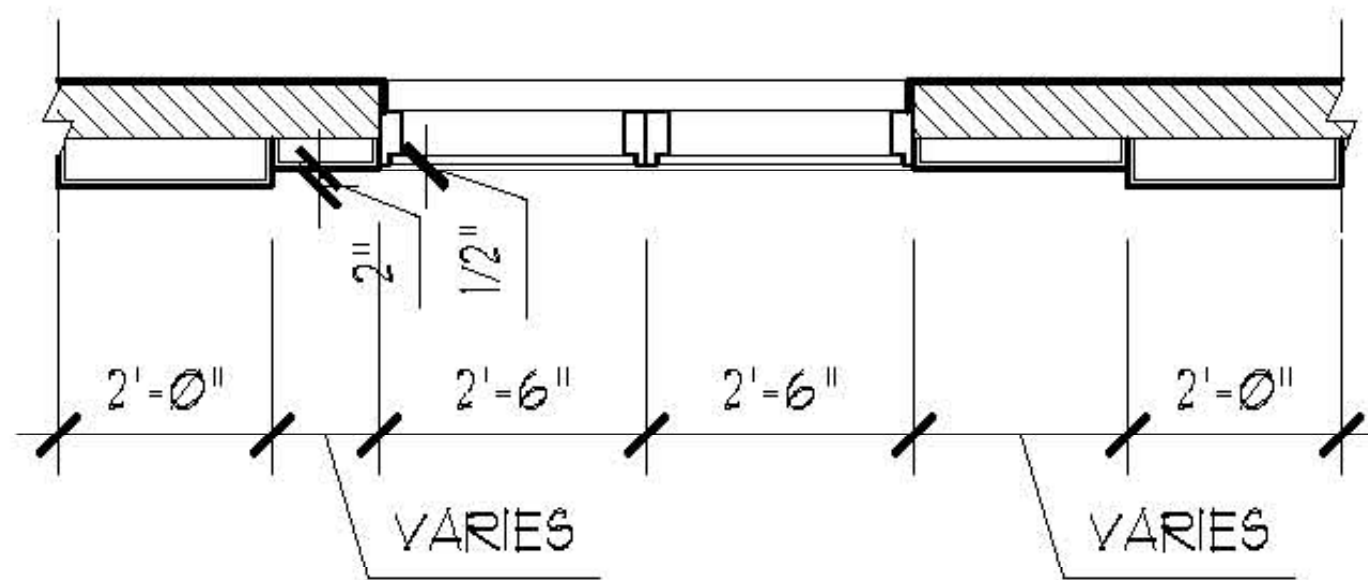
- Materials:
1. Glass
 2. Metal panel (1)
 3. Metal panel (2)
 4. Louvers
 5. Metal panel (3)
 6. Concrete planters
 7. Metal canopy
 8. Glass overhead doors



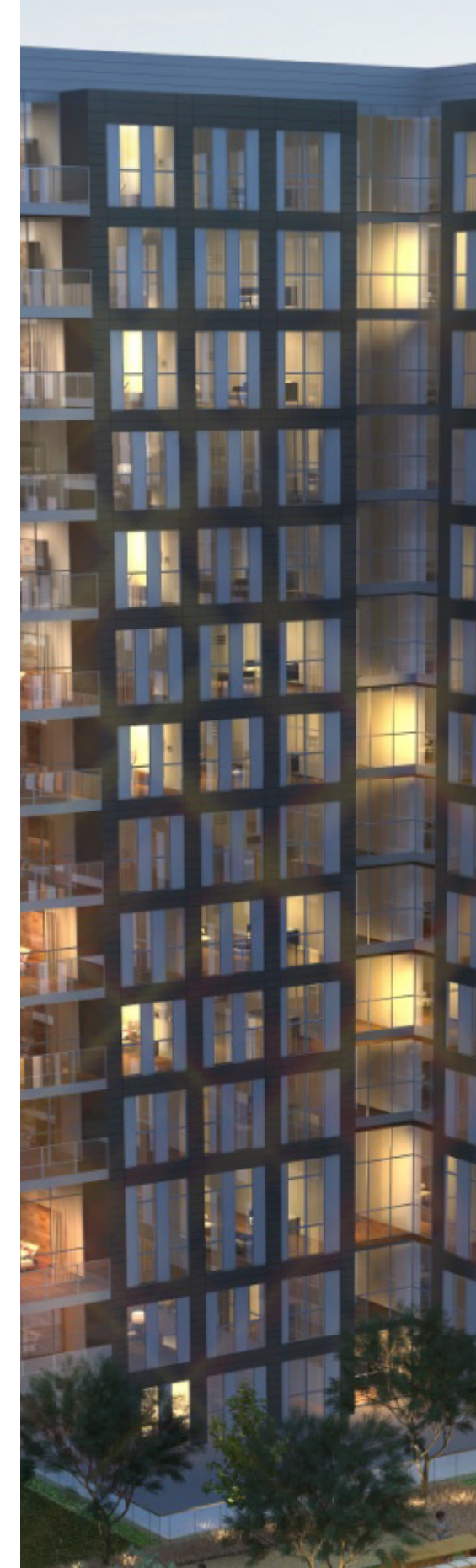
Courtyard Elevations

- Materials:
- 1. Glass
 - 2. Metal panel (1)
 - 3. Metal panel (2)
 - 4. Louvers
 - 5. Metal panel (3)
 - 6. Concrete planters
 - 7. Metal canopy
 - 8. Glass overhead doors

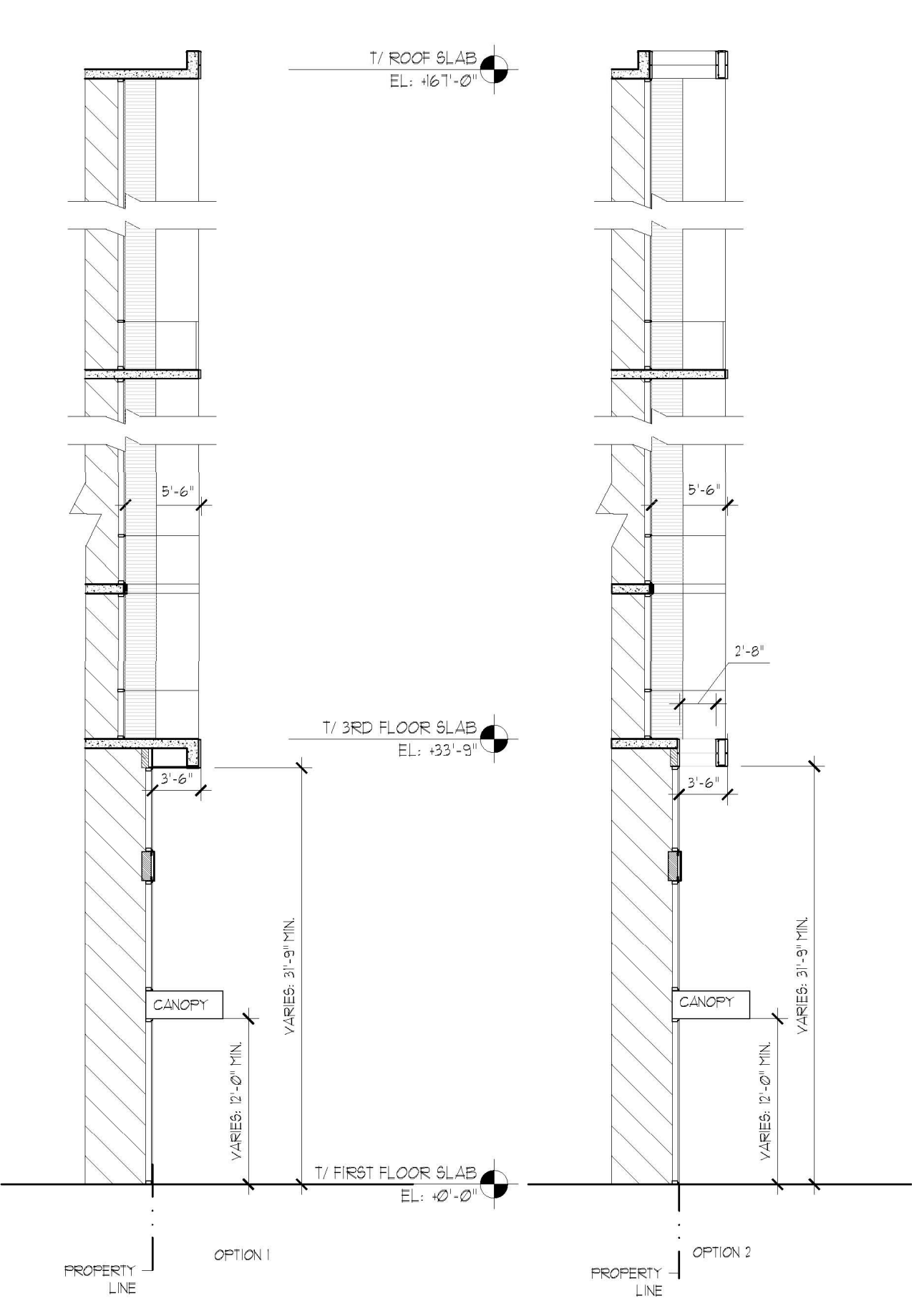
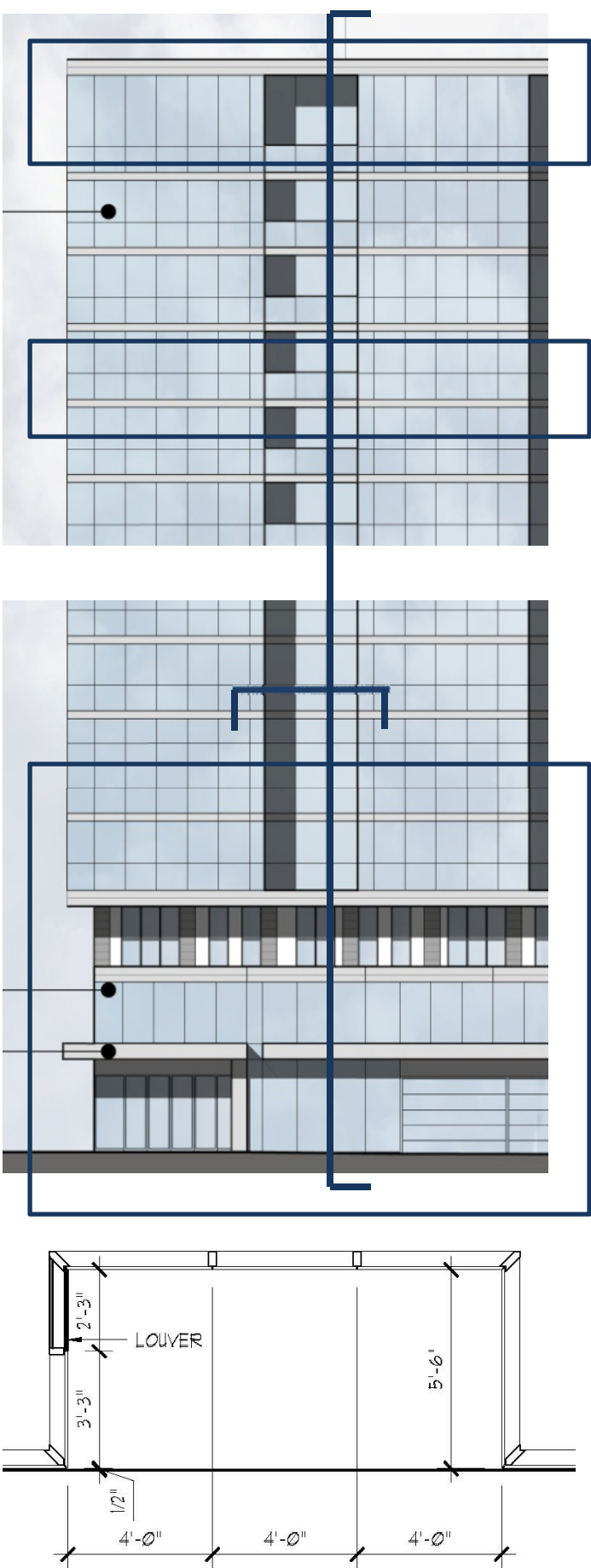


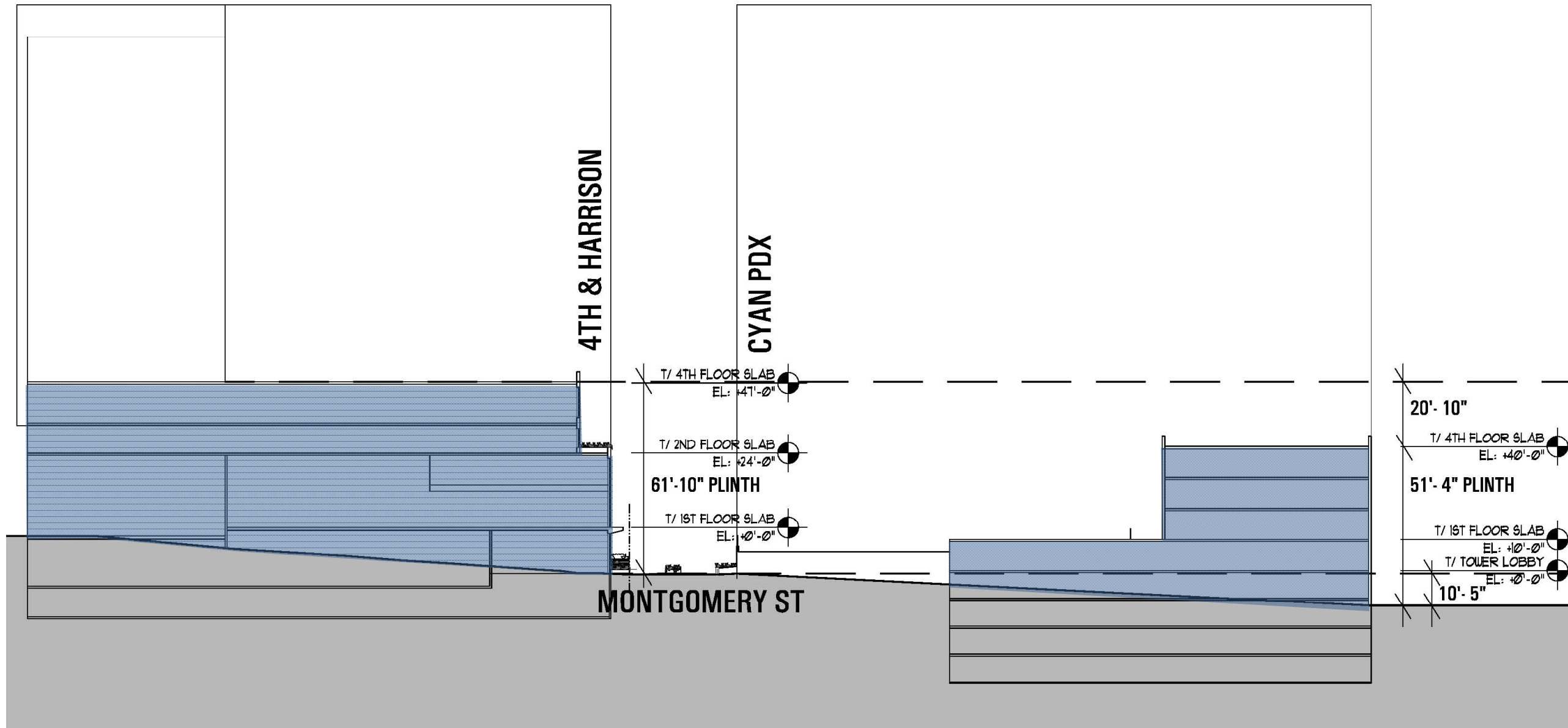


Proposed Exterior Details

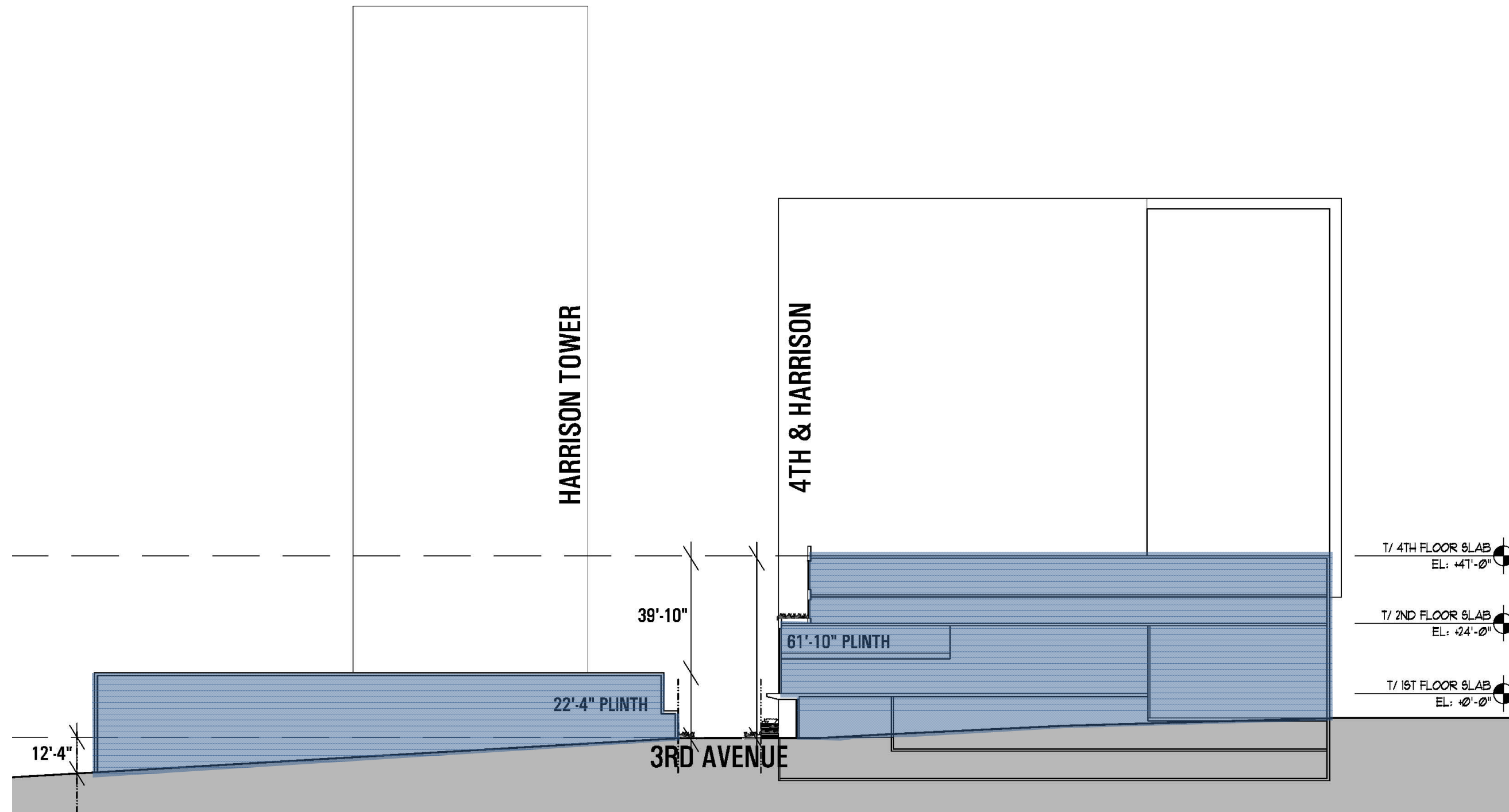


Proposed
Exterior Details

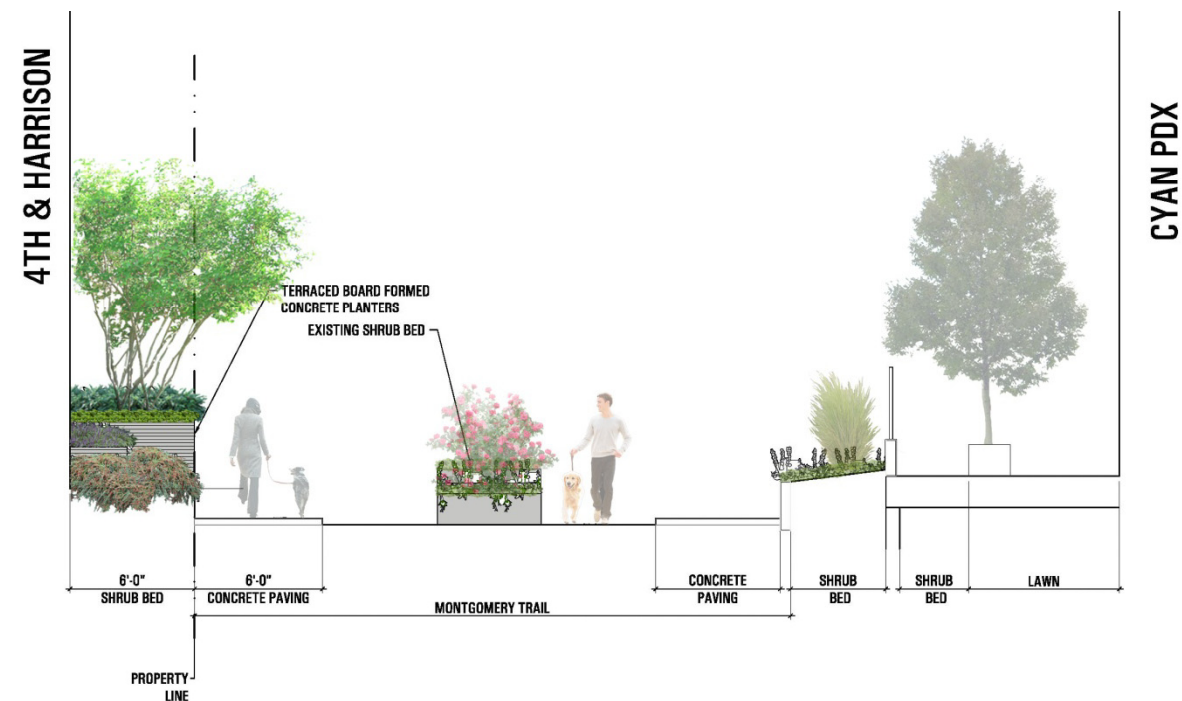


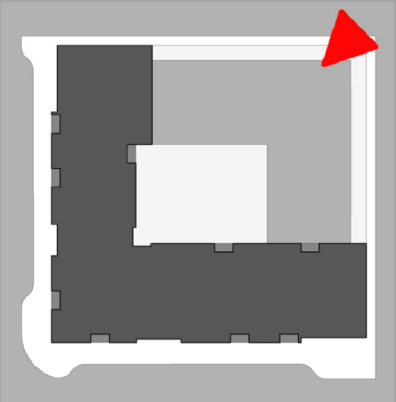


Building & Site Sections

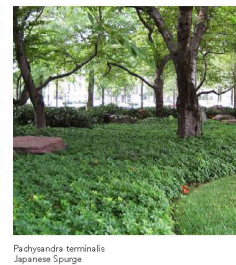
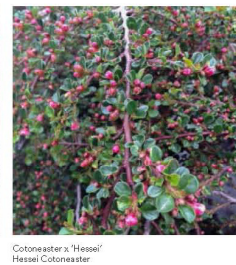
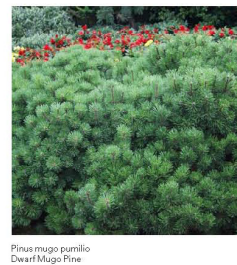
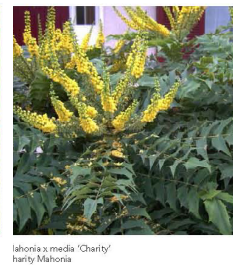


Landscape Precedence

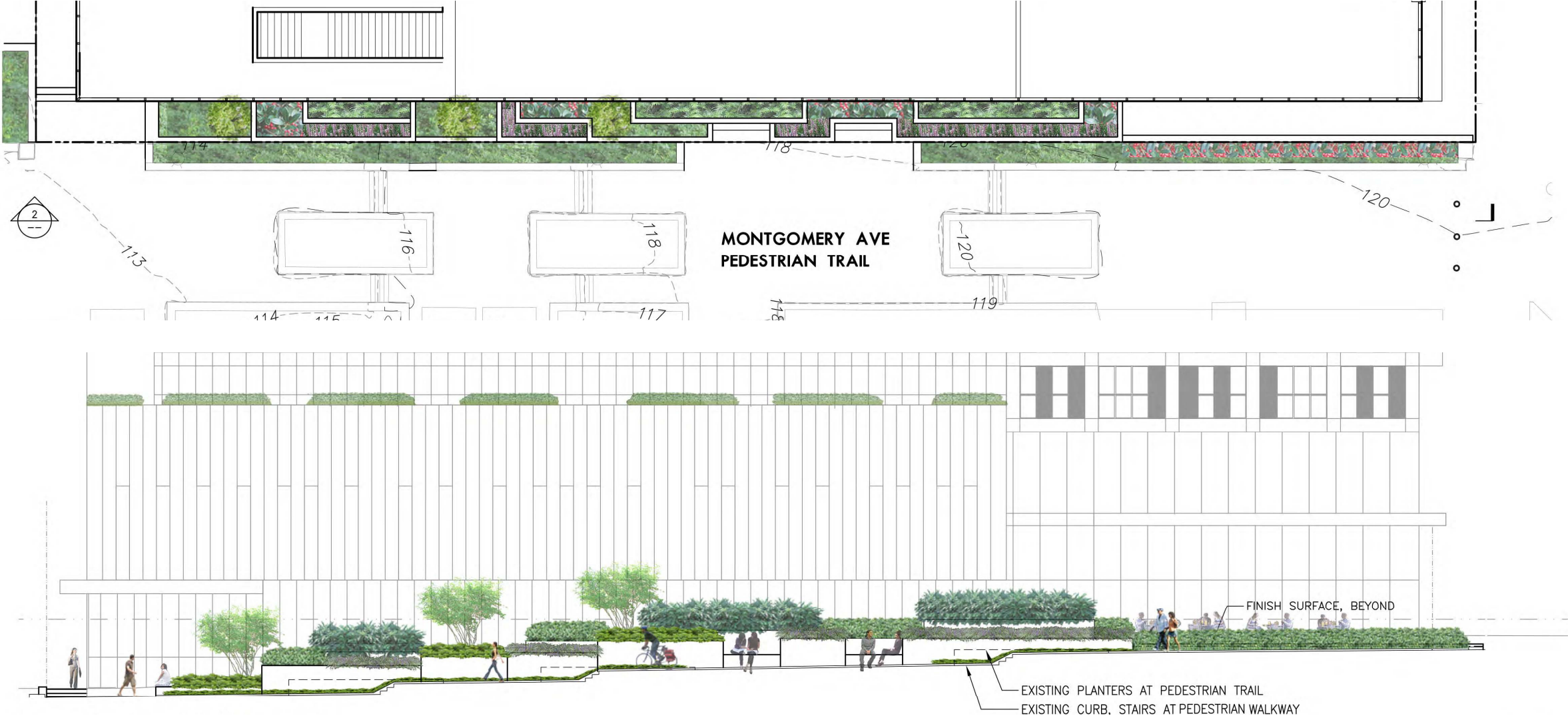




3rd Avenue Pedestrian Trail Proposed Landscape Design



Montgomery Avenue
Pedestrian Trail
Proposed
Landscape Design



Acer dirostratum
Vine Maple



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



Sarcococca racifolia
Fragrant Sweet Box



Skimmia japonica
Japanese Skimmia



Polystichum munifolium
Western Sword Fern



Cephalotaxus harringtonia
Japanese Plum Yew



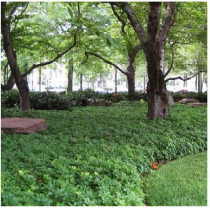
Rhododendron catawbiense 'Album'
White Catawba Rhododendron



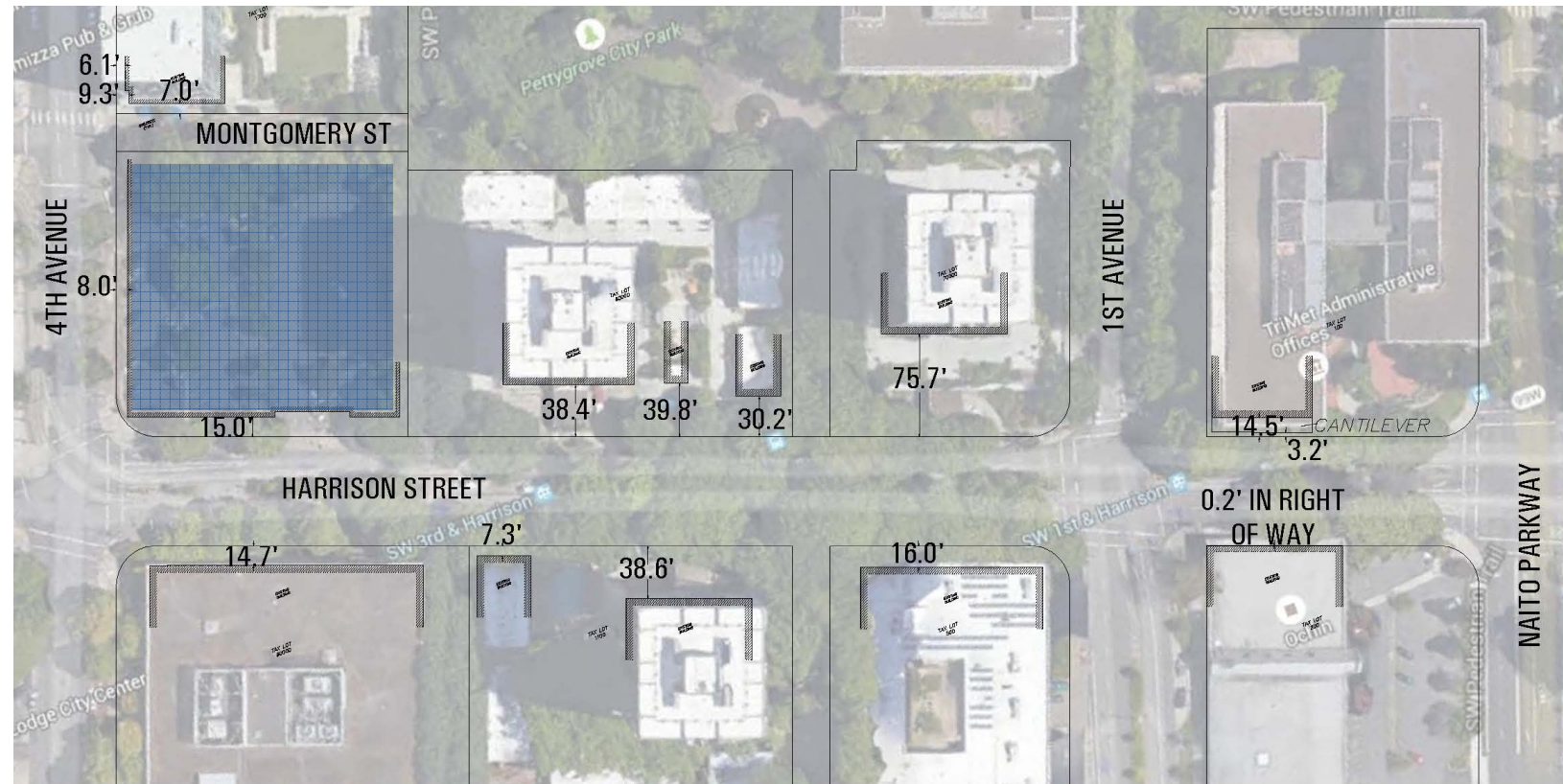
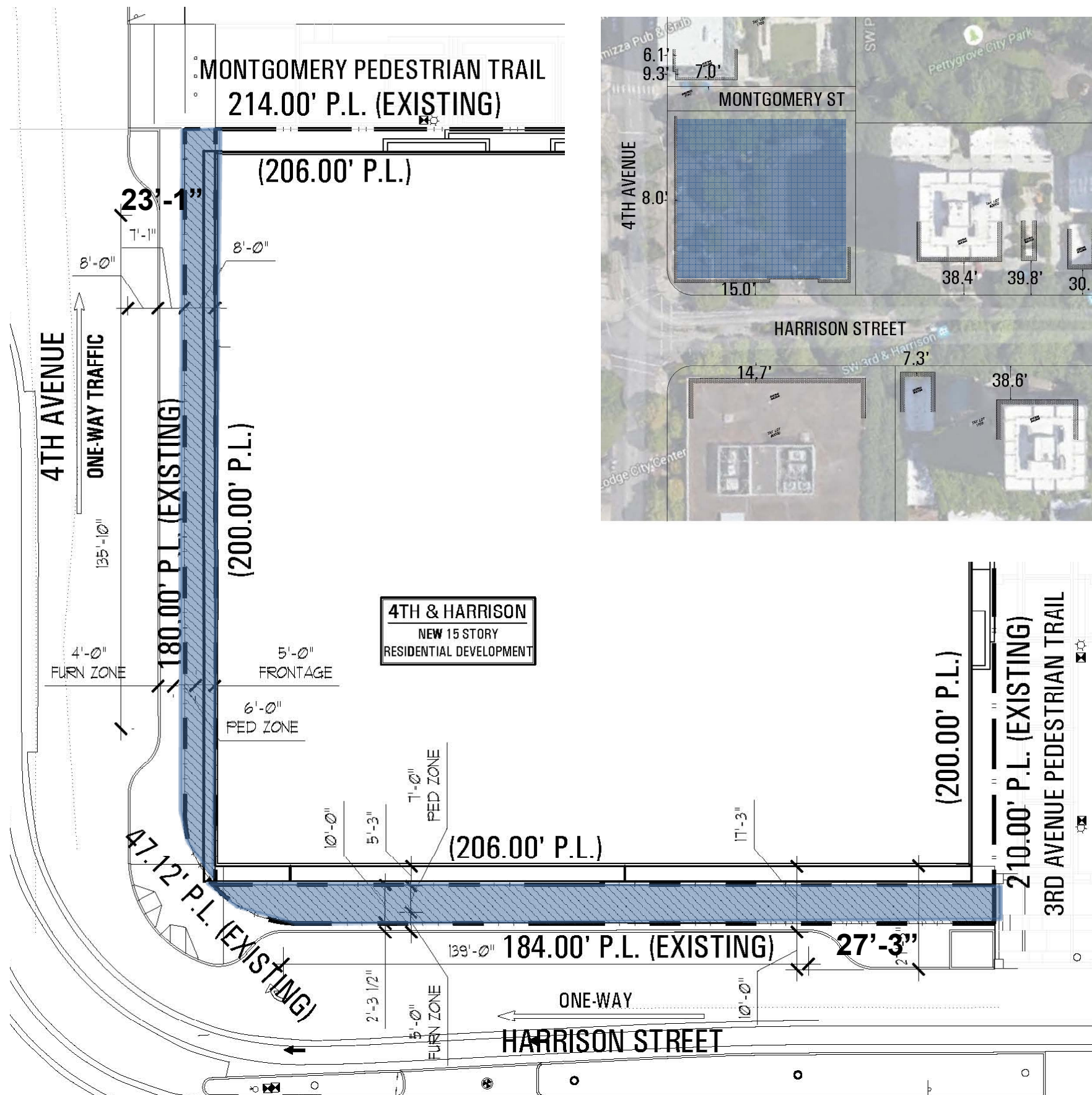
Lilopsis gigantea
Giant Lilyturf



Trachelospermum jasminoides 'Madison'
Madison Star Jasmine



Pachysandra terminalis
Japanese Spurge



Setback Precedence & Dedication

- 15' setbacks along Harrison are present at 4th, 1st and Naito Pkwy
- These buildings create a 'gateway' into the superblocks
- Along 4th, the building sets back 8', and the Cyan sets back 6' - this helps to continue the urban edge

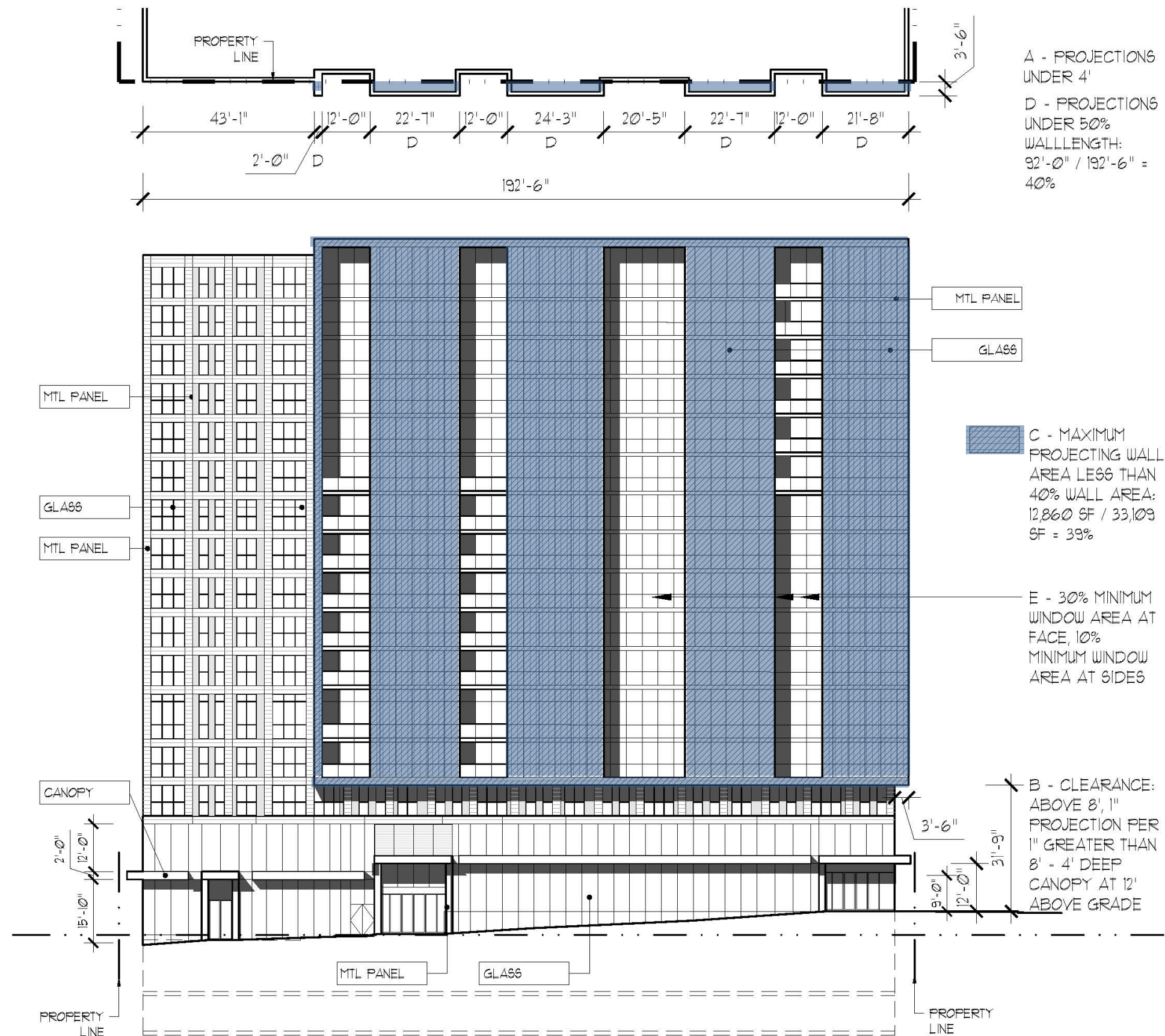
Projection Study

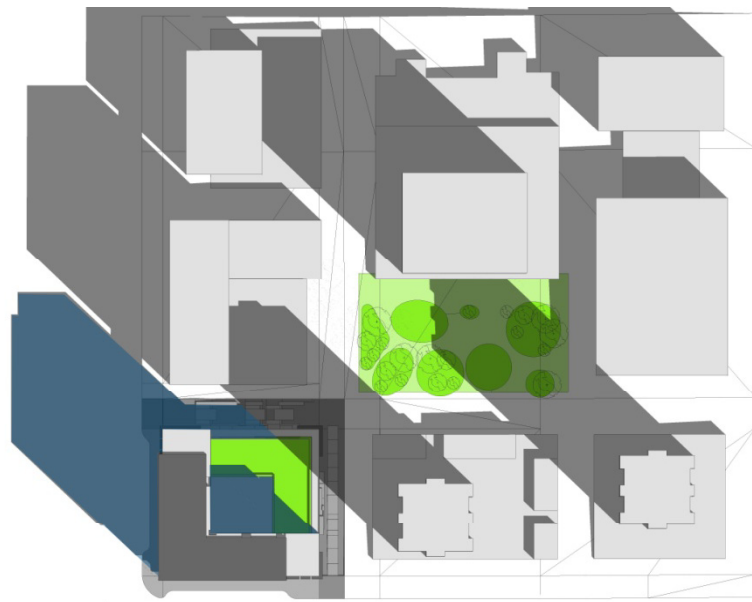
Window Projections into the Public Right-of-Way

Modification Requested:

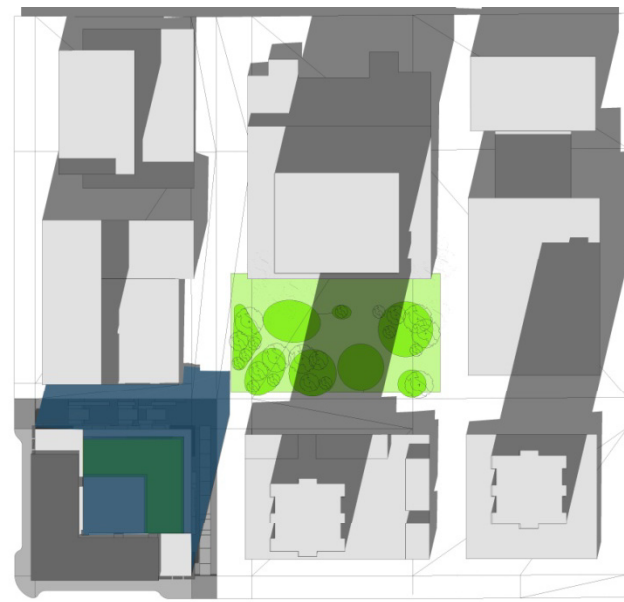
F. Maximum width of 12' for each projecting window element

Items A – E & G provided

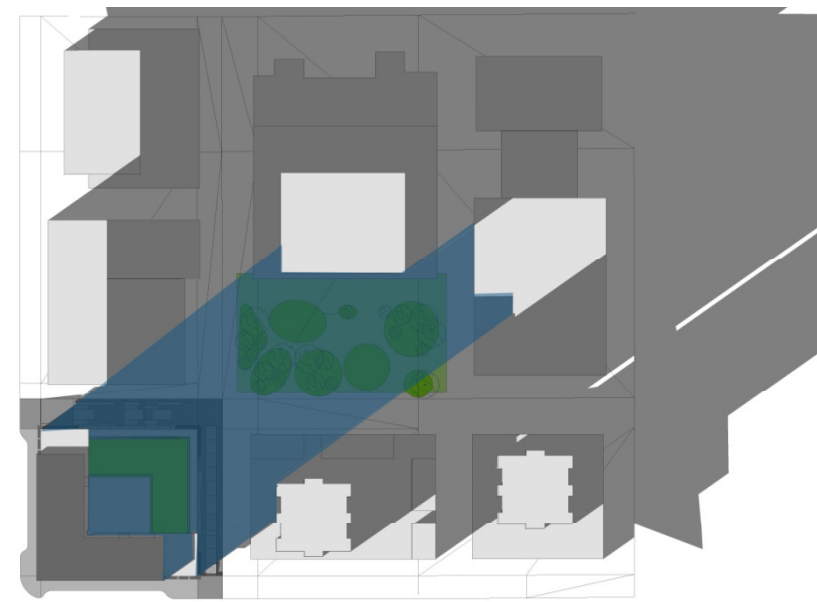




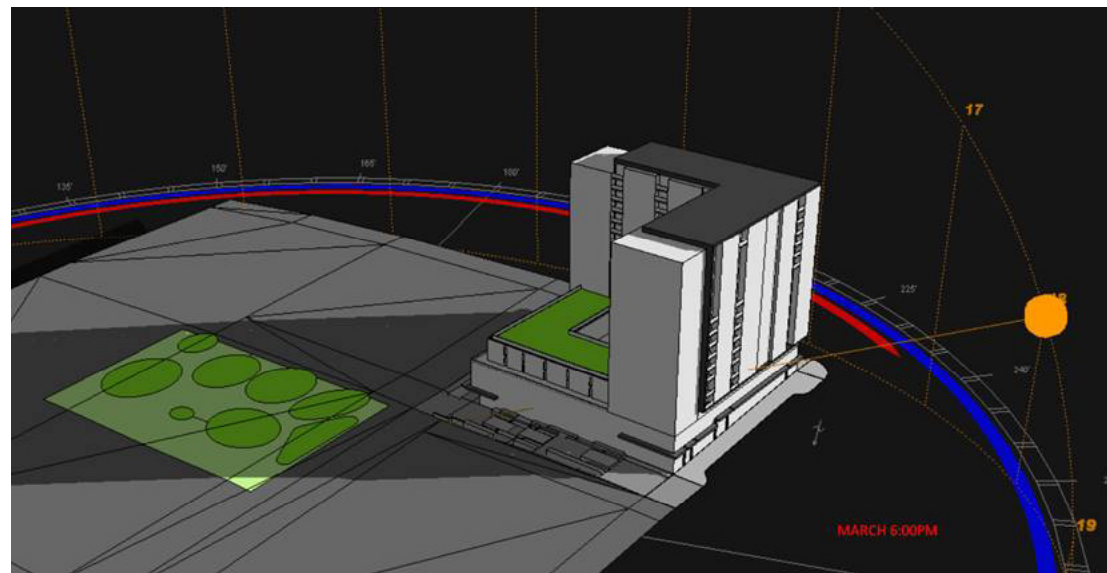
NOON



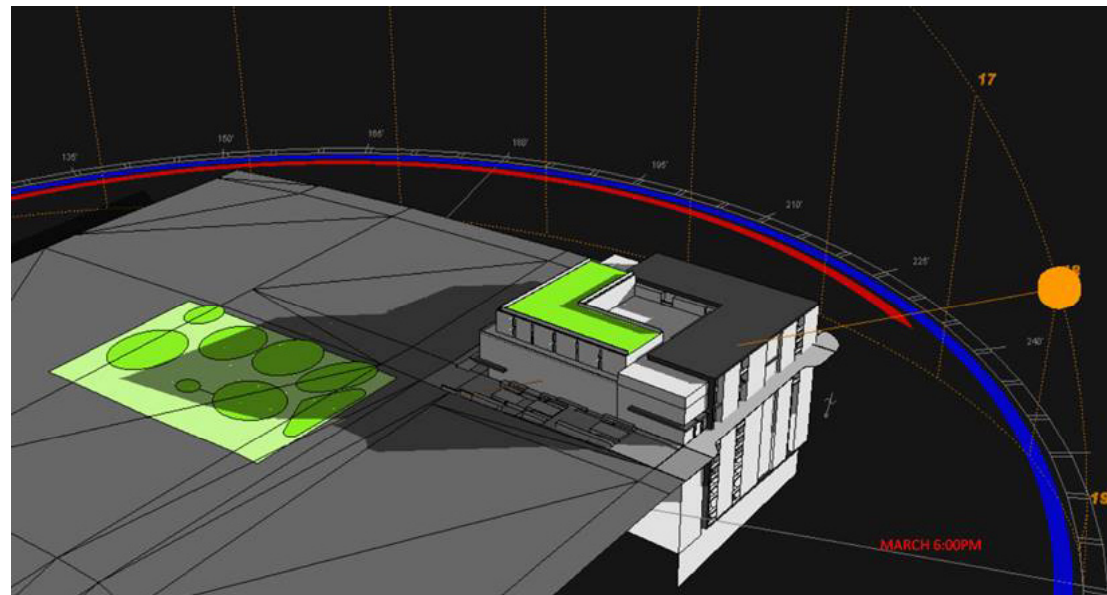
3 PM



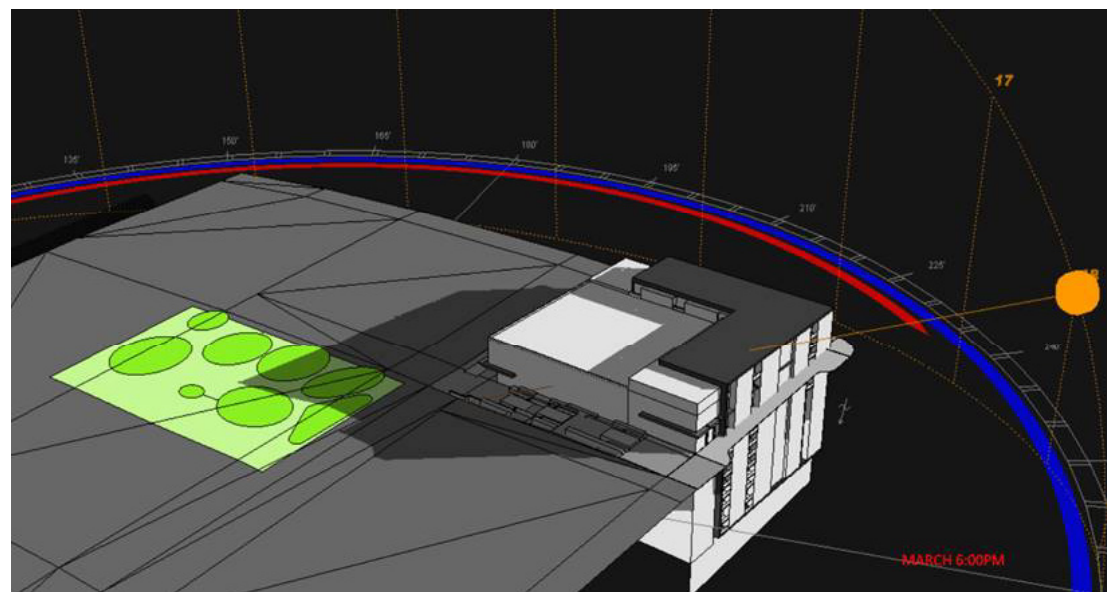
6 PM



Proposed Design



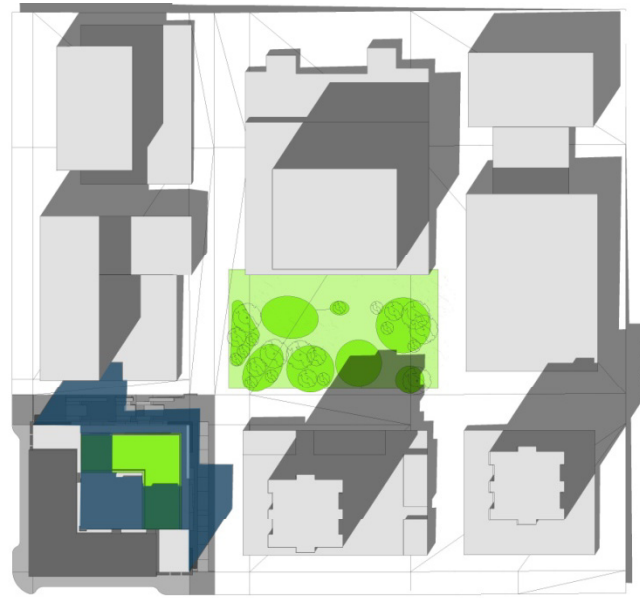
3-Story Bldg



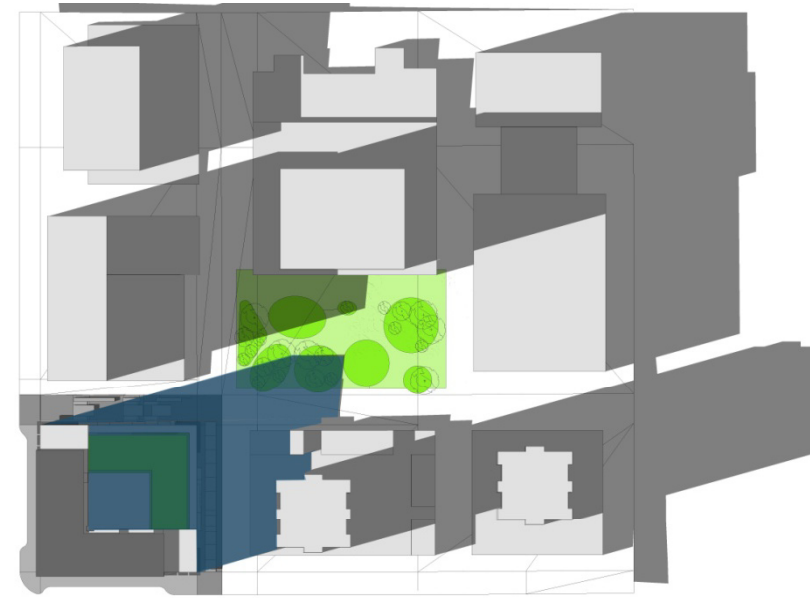
1- Story Bldg



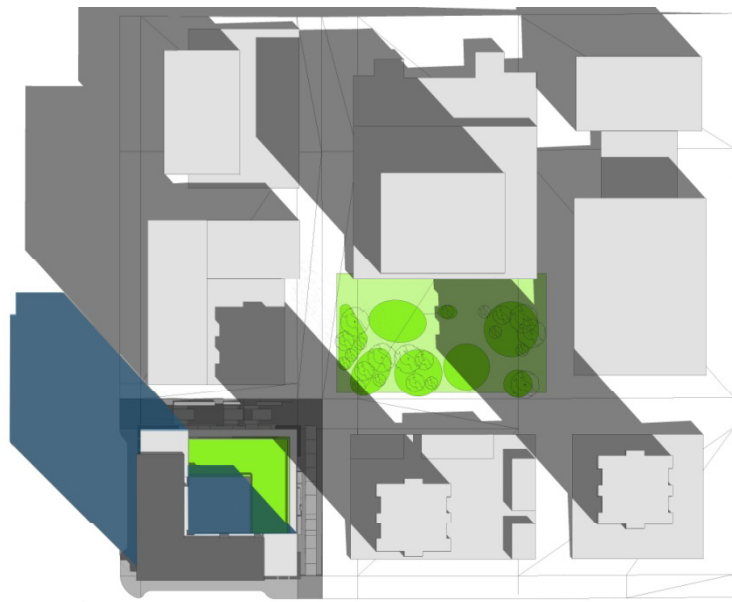
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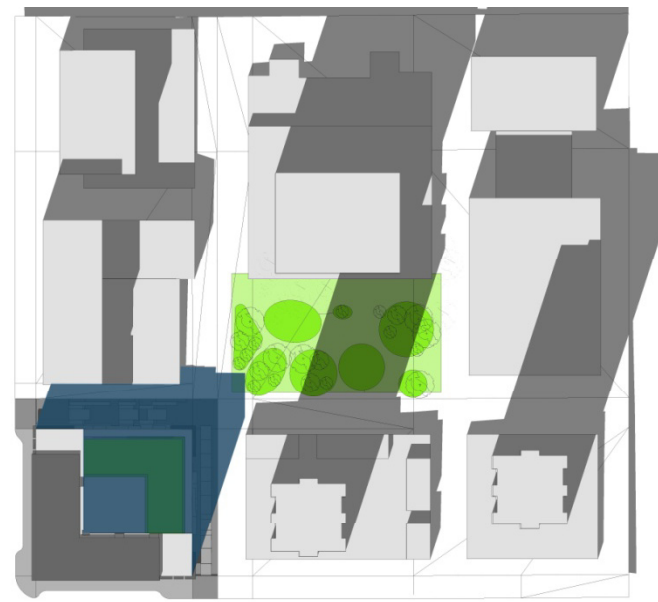
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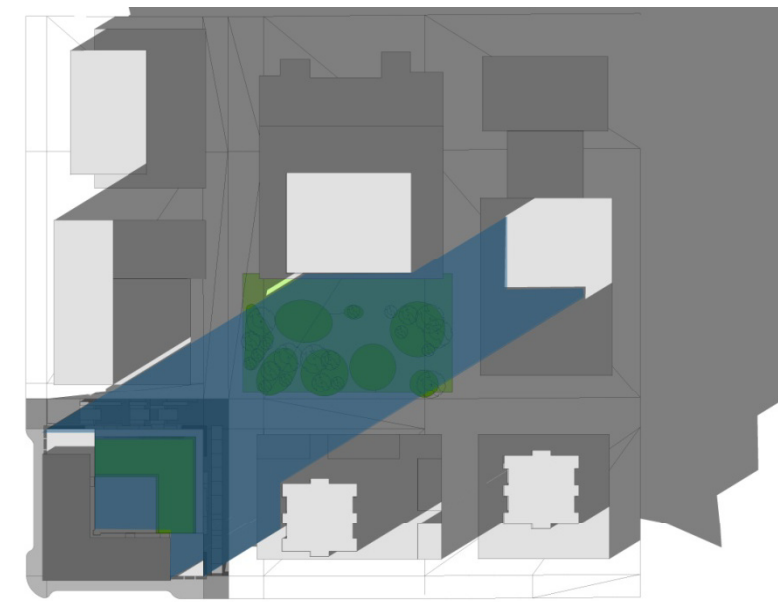
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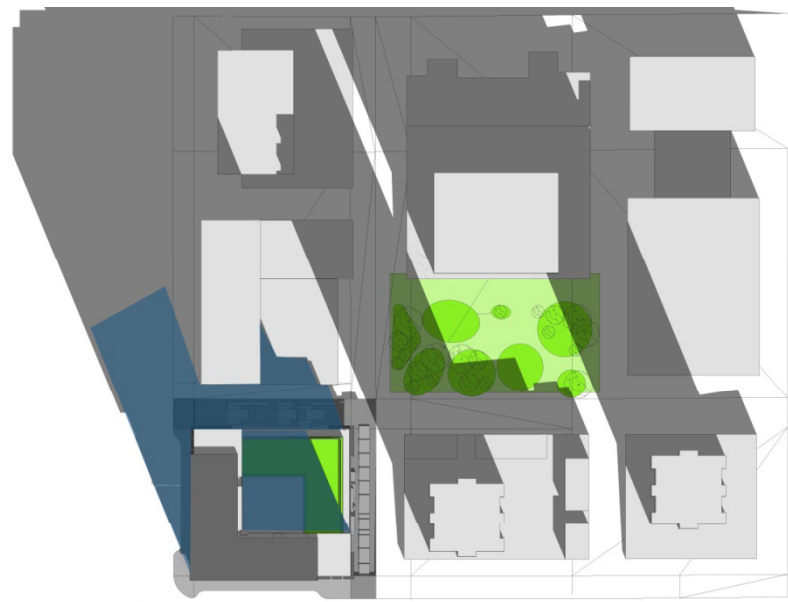
NOON



3 PM



6 PM



NOON



3 PM



6 PM

FAR Calculations

FAR SUMMARY

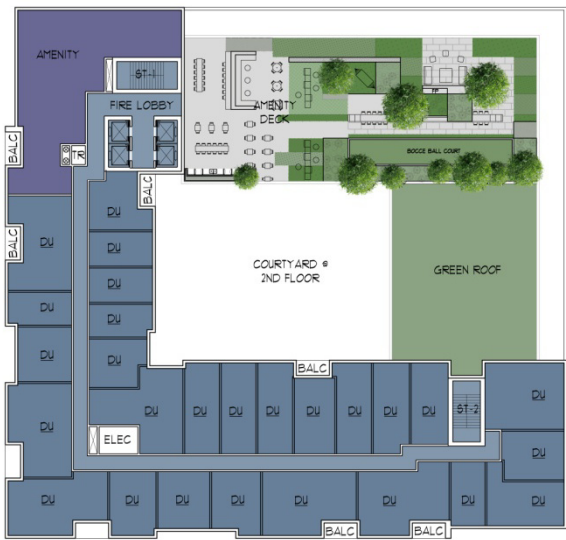
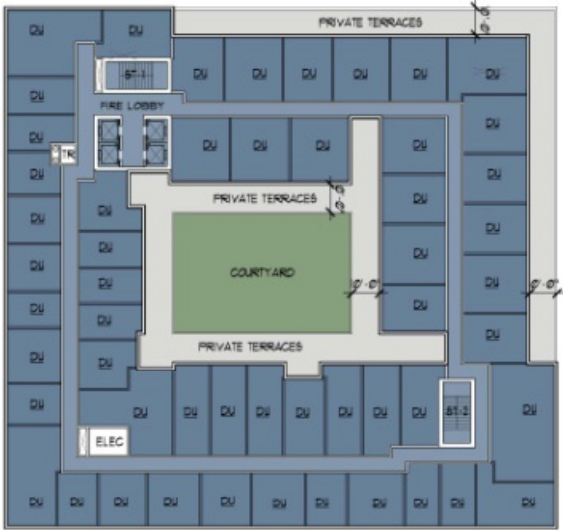
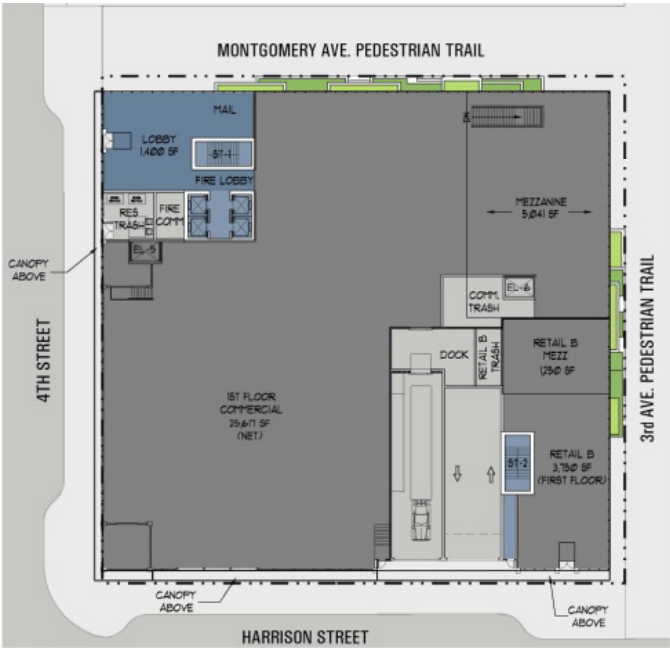
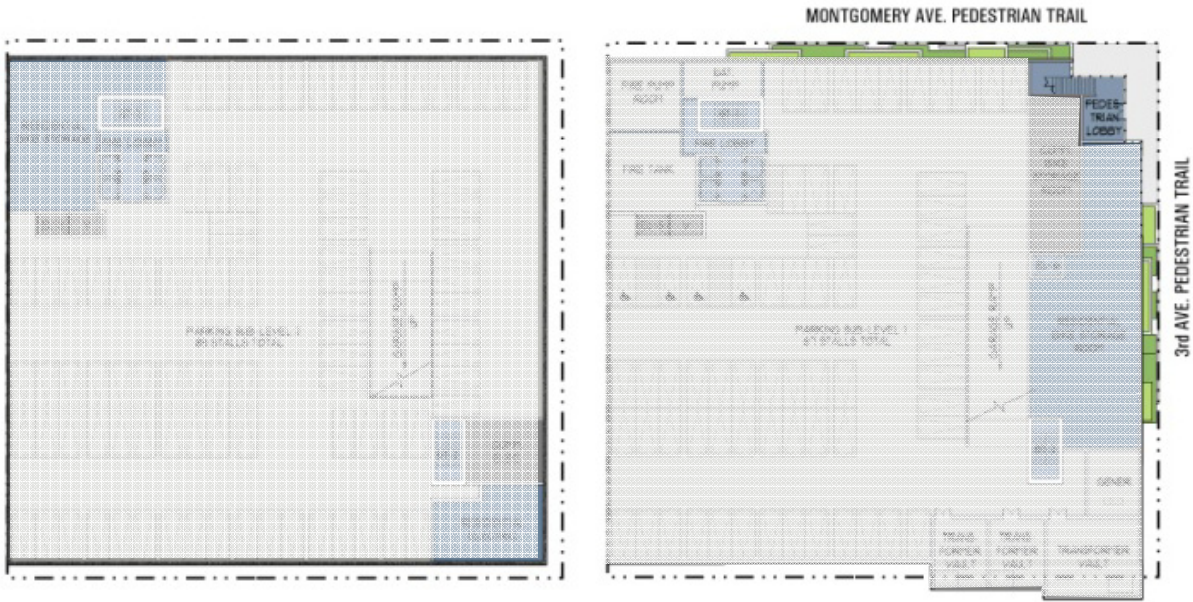
| | |
|-------------------------------------------------|-----------|
| SUB BASEMENT 1: | 671 SF |
| GROUND FLOOR: | 45,888 SF |
| 2 ND & 3 RD FLOORS (EA): | 29,136 SF |
| 4 TH – 14 TH FLOORS (EA): | 20,100 SF |
| 15 TH FLOOR: | 17,508 SF |

TOTAL FLOOR AREA: 343,439 SF

SITE AREA: 44,746 SF

ALLOWABLE FAR: 9:1

PROPOSED PROJECT FAR: 7.68:1

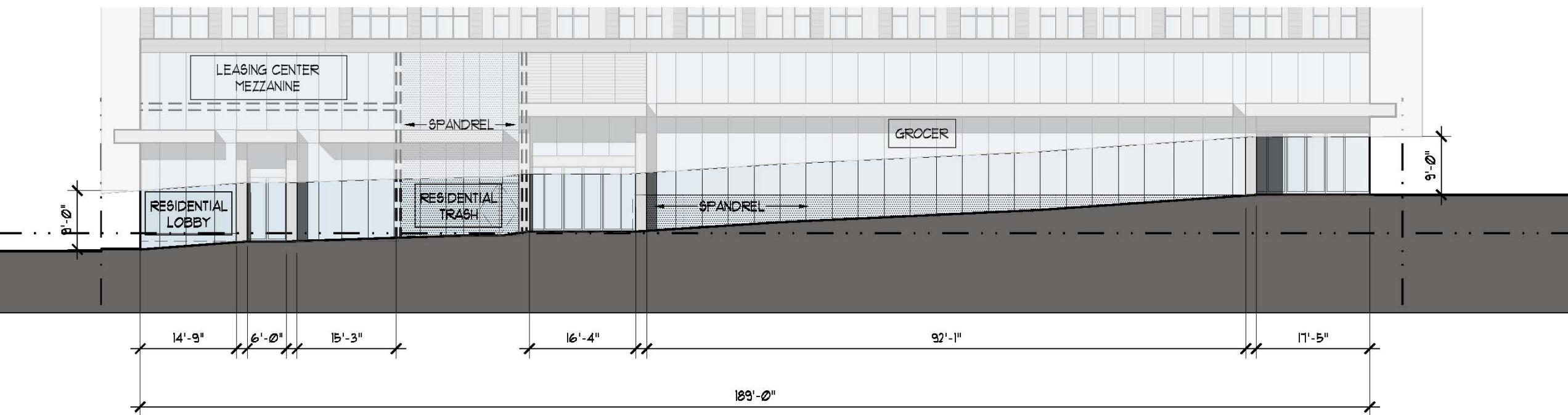


Ground Floor Window Areas

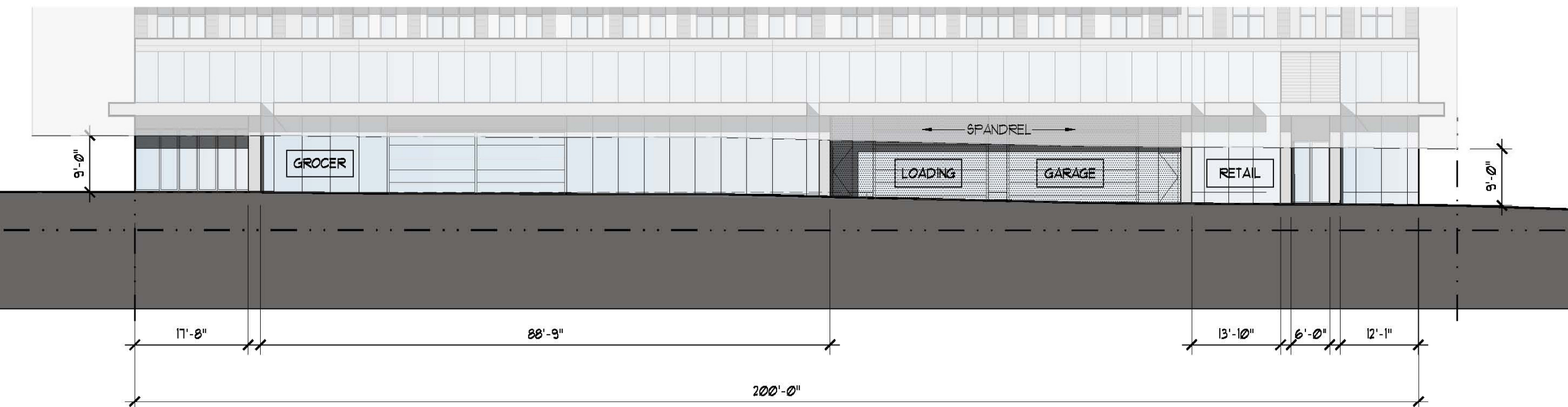
SW Harrison Street

Ground Floor Window Length:
 Total Length: 200'
 Window Length Required: 100'
 Window Length Provided: 138'-4"

Ground Floor Window Area:
 Total Area: 1,800 SF
 Window Area Required: 450 SF
 Window Area Provided: 1,245 SF



SW Harrison Street



SW 4th Avenue

SW 4th Avenue

Ground Floor Window Length:
 Total Length: 189'
 Window Length Required: 94'-6"
 Window Length Provided: 161'-10"

Ground Floor Window Area:
 Total Area: 1,703 SF
 Window Area Required: 426 SF
 Window Area Provided: 1,190 SF

Ground Floor Window Areas

Montgomery Avenue

Ground Floor Window Length:
Total Length: 200'
Window Length Required: 100'
Window Length Provided: 102'-6"

Ground Floor Window Area:
Total Area: 1,800 SF
Window Area Required: 450 SF
Window Area Provided: 750 SF

Montgomery Avenue

3rd Avenue

Ground Floor Window Length:
Total Length: 189'
Window Length Required: 94'-6"
Window Length Provided: 114'

Ground Floor Window Area:
Total Area: 1,704 SF
Window Area Required: 426 SF
Window Area Provided: 818 SF

3rd Avenue

