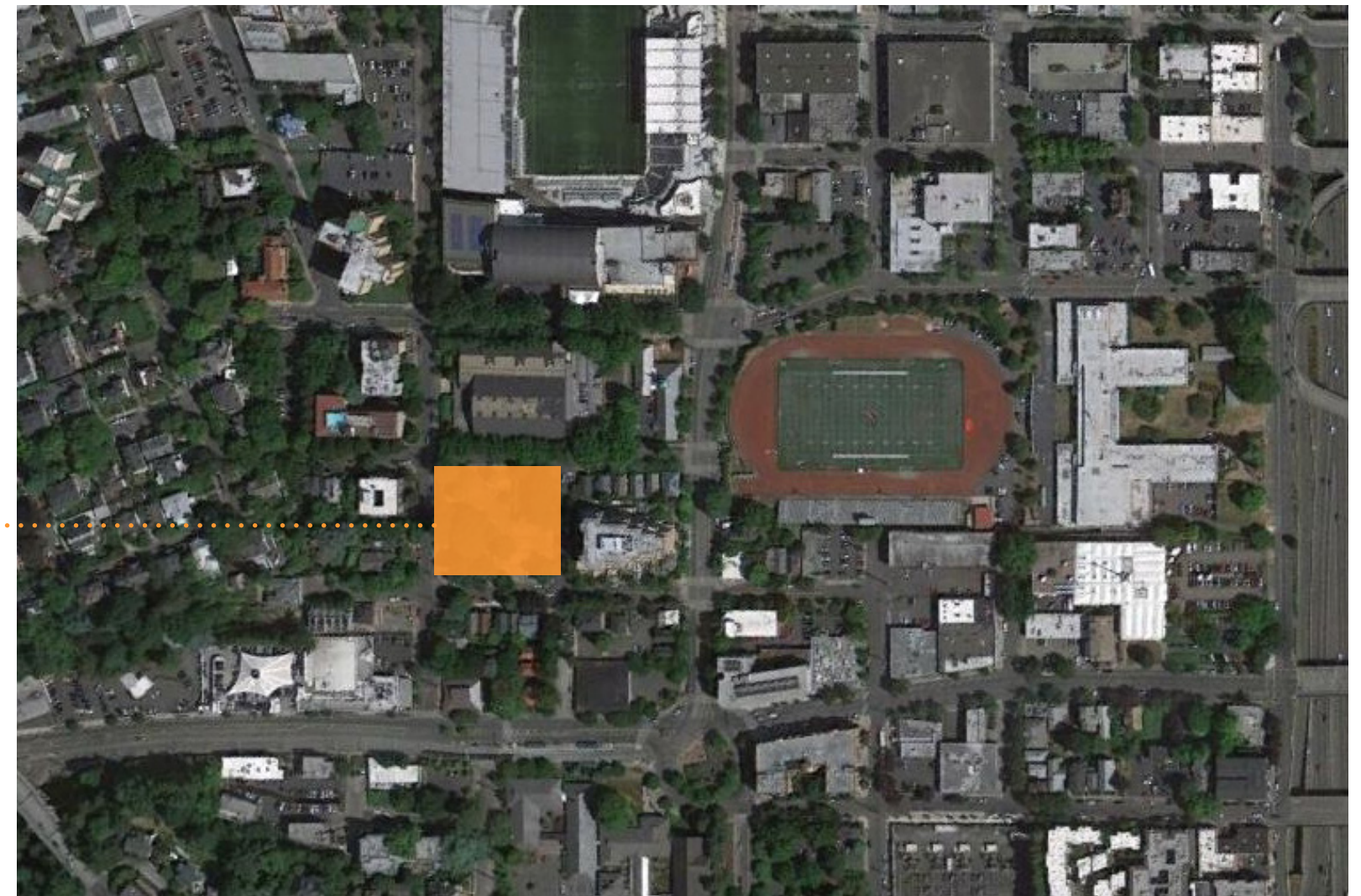
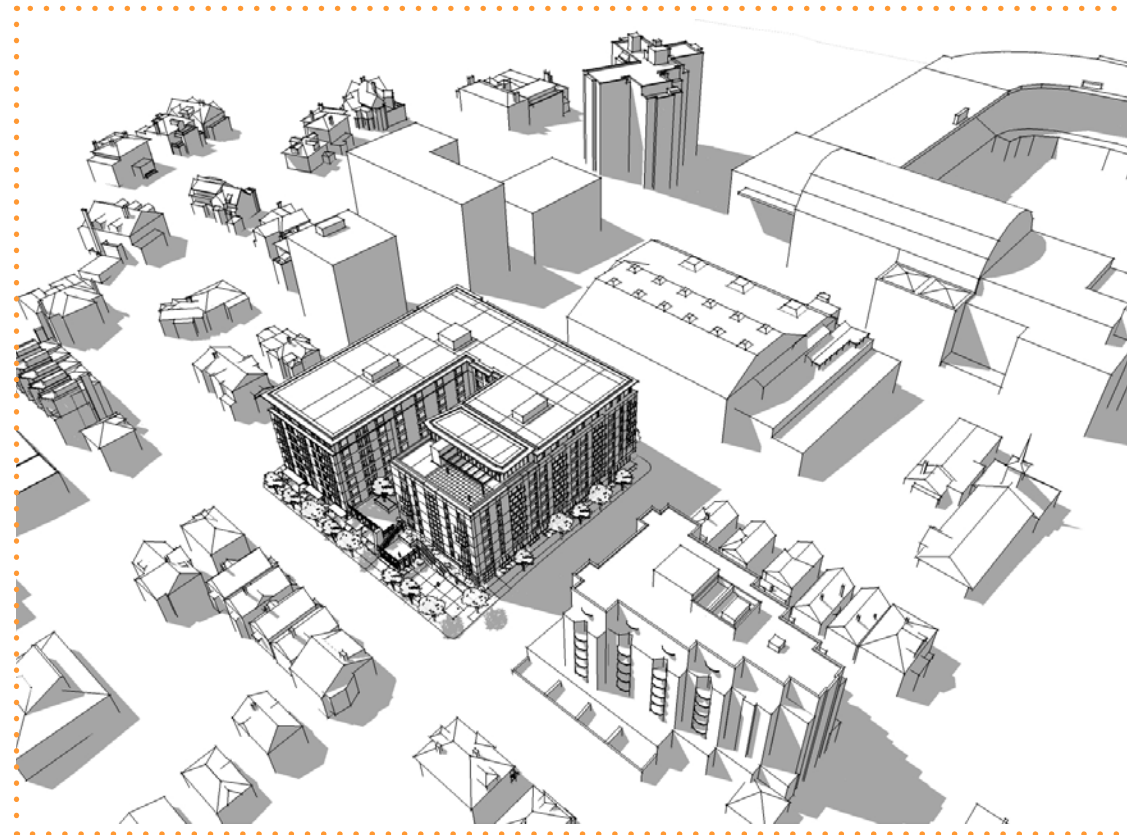


MAC Club Apartments

Design Advice Request

SAM RODRIGUEZ / ANKROM MOISAN
08.15.2013

MILLCREEK RESIDENTIAL TRUST



Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN BRANDING
ankrommoisan.com

6720 SW Macadam Ave / Suite 100
Portland, OR 97219
503.245.7100

117 S Main St / Suite 400
Seattle, WA 98104
206.576.1600



Table of Contents

C.2	Project Concept / Description	C.15	Building Sections
C.3	Project Matrix	C.16	Elevations
C.4	Vicinity: Overall Site Context Plan	C.17	Elevations
C.5	Vicinity: Immediate Site Context Images	C.18	Elevations
C.6	Parti and Massing Diagrams	C.19	Elevations
C.7	Parking P4	C.20	Perspectives
C.8	Parking P3	C.21	Perspectives
C.9	Parking P2	C.22	Perspectives
C.10	Parking P1	C.23	Perspectives
C.11	Level 1 Plan		
C.12	Levels 2-6 Plan		
C.13	Level 7 Plan		
C.14	Roof Plan		

Project Team

Developer
Sam Rodriguez, Mill Creek Residential Trust

Architect
Ankrom Moisan



General site conditions:

The project sits on a steeply sloping site, falling approximately 24 feet west to east and is bound by SW 19th and 20th and Main and Madison streets. The site is 208.7' x 208.7' for 43,556 SF.

The site has been previously cleared of structures with the exception of some surface parking and trees. It is assumed that the site is clean (environmentally) There are existing sidewalks and street curbs at all frontages with some trees within the sidewalk R.O.W.. It is assumed that the sidewalks will require removal and replacement and new street trees provided.

There has not been a site specific geotechnical analysis completed but a preliminary review by Scott Mills with GeoDesign indicates that there may be variable substrates which could require the use of piles at the easterly edge. There is a possibility after core analysis that the site might be capable of supporting a mat style foundation.

General project description:

This is a mixed use project with approximately 265 residential units and 166 residential use parking stalls. In addition there are around 16 guest rooms provided for the MAC and 225 MAC parking stalls. See attached conceptual plans and area matrix.

The site configuration creates some unique floor arrangements. See the site section(s). There are 7 levels of type IIA (metal) construction over four levels of Type IA (concrete) construction. At levels L-1 and P-1 the MAC guest rooms are located along 19th Street with Guest lobby and MAC parking access near the NE corner. Residential Lobby is located on 19th while residential parking access is from Main, level P1 and Madison, P2 with MAC parking access located on 19th.

The residential units will be a mix of studios, one and two bedrooms. The first housing level will contain lobby, leasing office, amenities (TBD) and access to the elevated courtyard (over parking). Amenities and a common deck will be at the top floor.



MAC Block 7

Ankrom Moisan

7/17/2013

Area Analysis		South Facing Courtyard Building															2013.02.18			
Level	FF elev	Total Gross Area		MAC Prkg				Residential Prkg		Gross Area Residential	MAC units	Commons		Net Area	Effic.	Studio 16%	1 BR Flat 36%	1 BR 32%	2 BR 16%	Units 687 sf avg
		Total Area	FAR Area	Area	% Total	Stalls	SF/Stall	Area	Stalls			Lobby	Ammenities							
Parapet	240																			
7th Floor (high-rise)	227	28,701	28,701							27,251			1,450	23,017	84%	5	13	12	4	34
6th Floor	217	31,594	31,594							31,594				27,621	87%	6	15	12	7	40
5th Floor	207	31,594	31,594							31,594				27,621	87%	6	15	12	7	40
4th Floor	197	31,594	31,594							31,594				27,621	87%	6	15	12	7	40
3rd Floor	187	31,594	31,594							31,594				27,621	87%	6	15	12	7	40
2nd Floor	177	31,594	31,594							31,594				27,621	87%	6	15	12	7	40
1st Floor	167	31,194	31,194							22,947	5,760	1,687	800	18,299	80%	6	8	9	4	27
P1-1st story per code	157	33,292	28,285					26,542	81		6,750									
P2-Basement - Daylight	147	36,938	12,424	2,700				28,428	85	2,700	1,200		1,880	2,700		2		3		5
P3-Lower Level 1	138	38,693		38,693		107	362													
P4-Lower Level 2	129	39,093		39,093		122	320													
Totals		365,881	258,574	80,486	34.9%	229	351	54,970	166	210,868	13,710	1,687	4,130	182,121	86%	43	96	84	43	266
16 units																				

Site Area		43,549 sf		
FAR as shown	FAR:	5.94 to 1	258,574 sf	
Base FAR	FAR:	4.00 to 1	174,196 sf	
Additional FAR reqd	FAR:	-1.94	-84,378 sf	
Eco Roof Bonus				
at 77% of footprint	FAR:	1.68	72,982 sf	(24,327 SF x 3)
Additional FAR reqd	FAR:	0.26	-11,396 sf	
Lowest adjacent grade		145.33		
Ave. grade plane		153 ft		
Building Height		87 feet above grade plane		
Actual site coverage	84.30%	36,711 sf		
Residential parking ratio	0.626			

MAC BLOCK 7 actual compared to Rh and Cx Zones

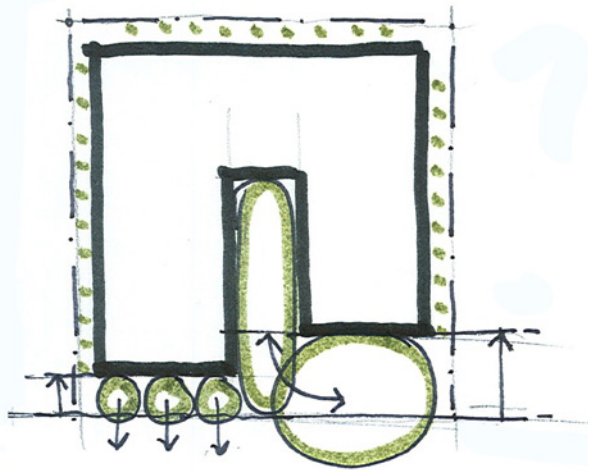
	Actual	Rh zone:	Cx zone:
Height: bonus	87' above grade plane	100' plus bonus	100' plus
Site Coverage:	84.3%	85%	100%
FAR up to 7:1	5.87	4:1 plus bonus up to 7:1	4:1 plus bonus
Uses:			
Residential (multi family)	Yes	Allowed	Allowed
Residential Parking	Yes	Allowed	Allowed
Commercial Parking (parking review required in central city)	Yes	Not allowed	Allowed



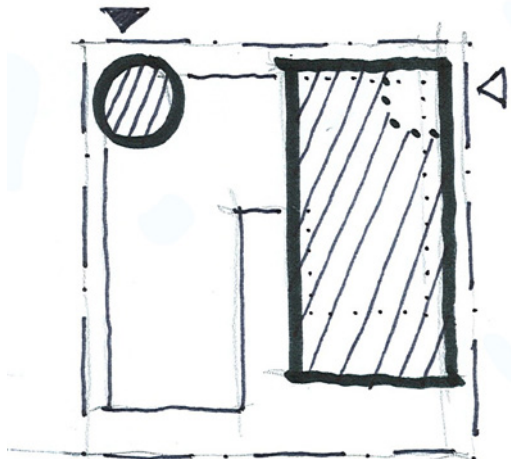




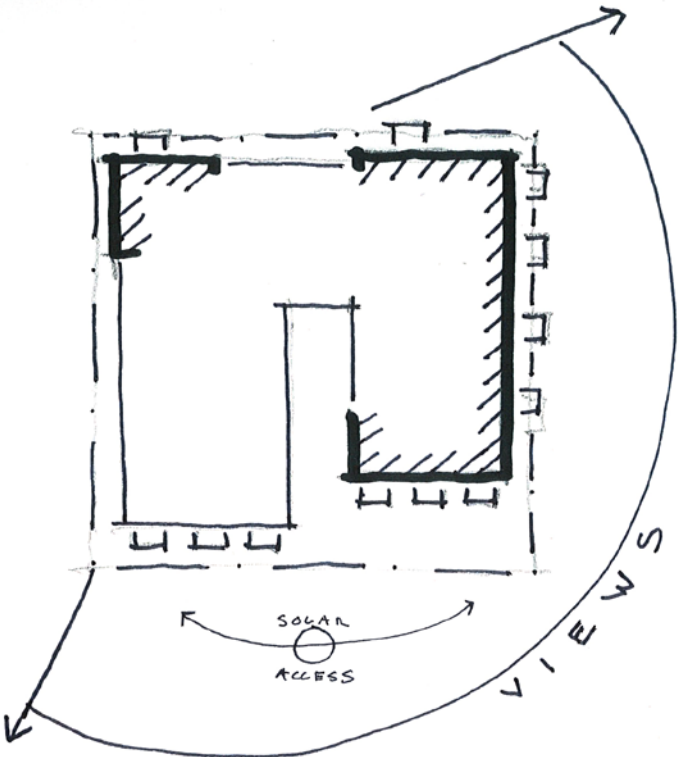
PARTI / MASSING DIAGRAMS



GREEN SPACES



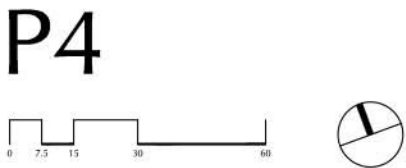
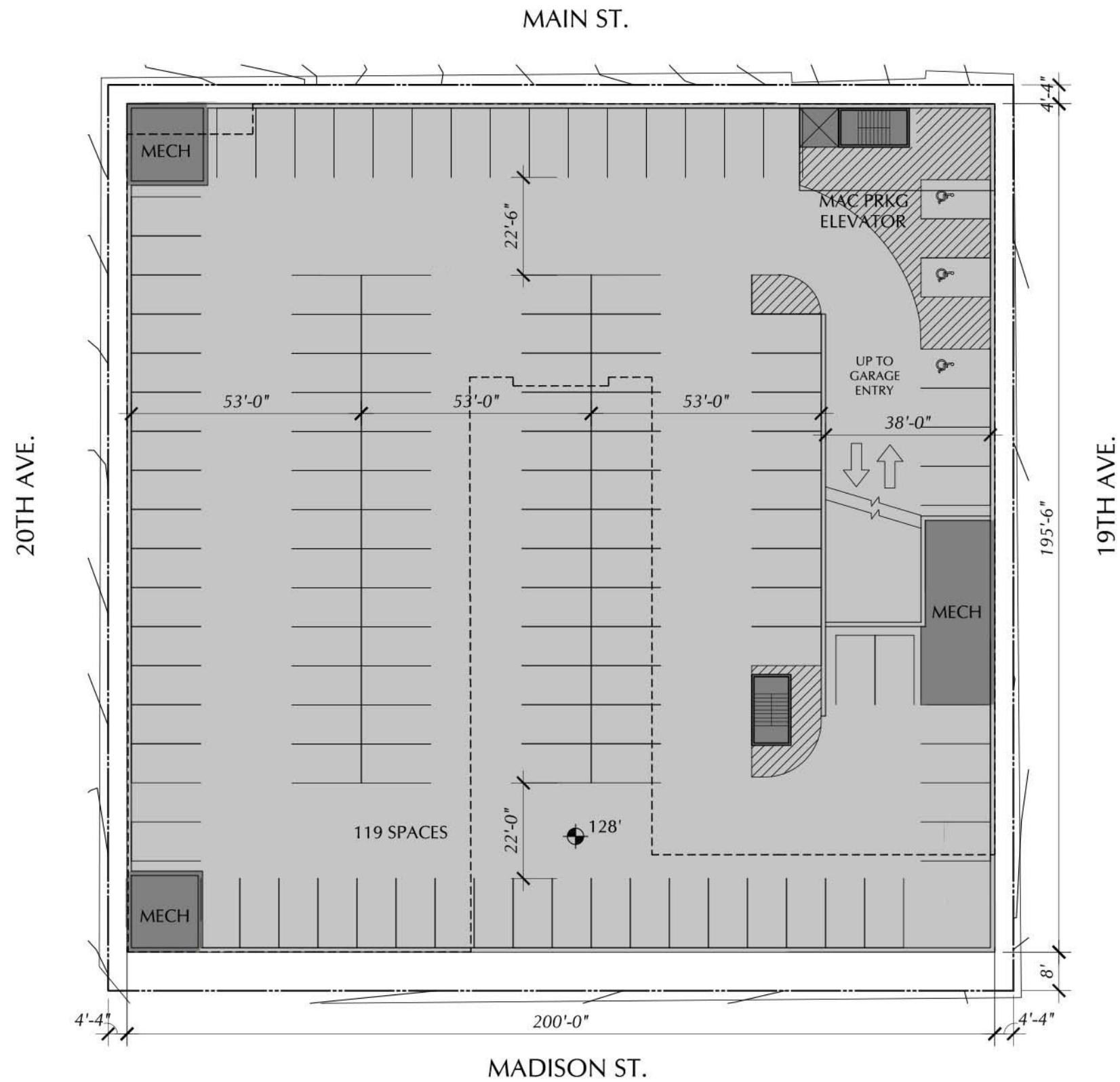
VISUAL HIERARCHY

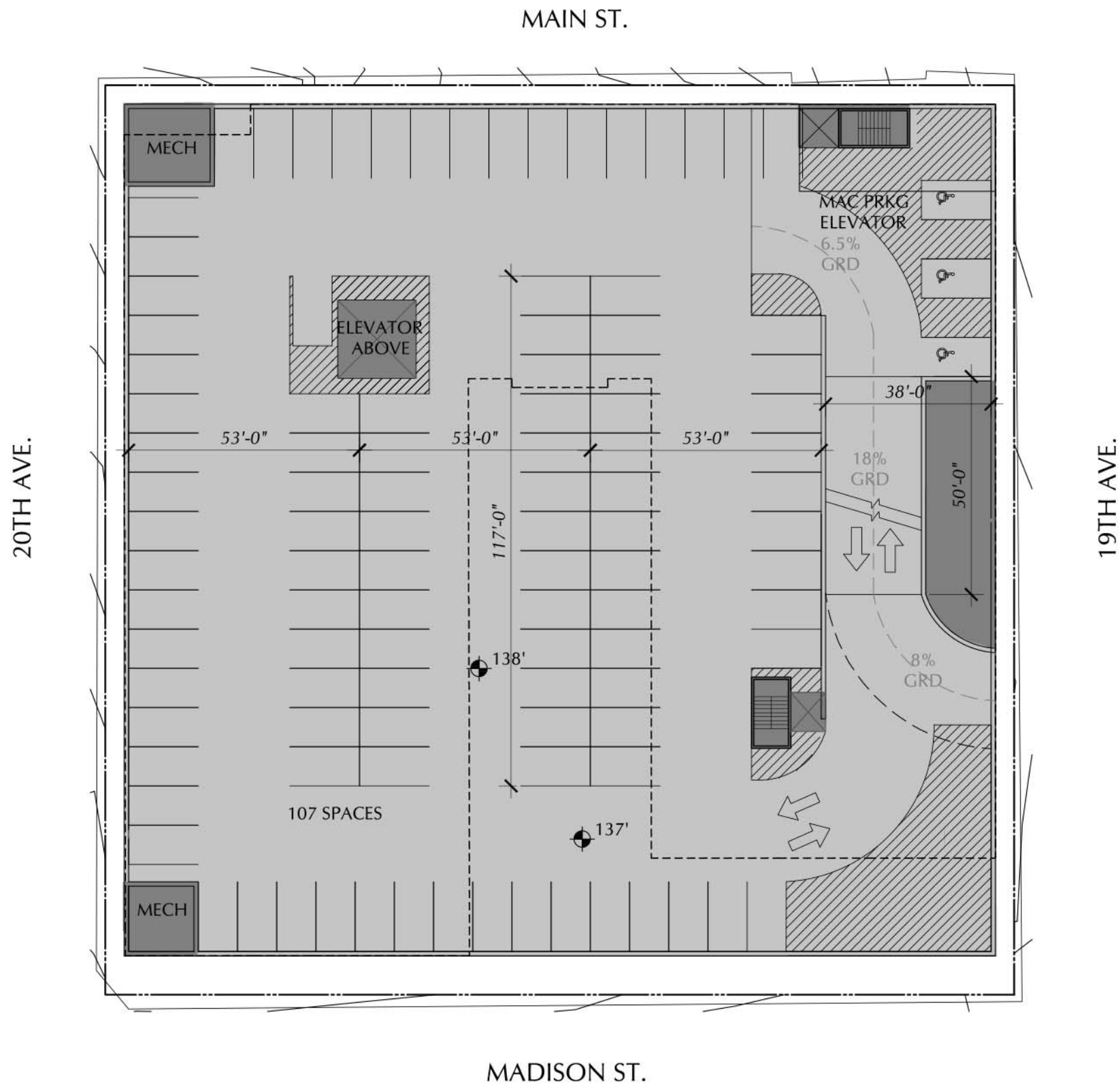


DECK PLACEMENT

PROCESS

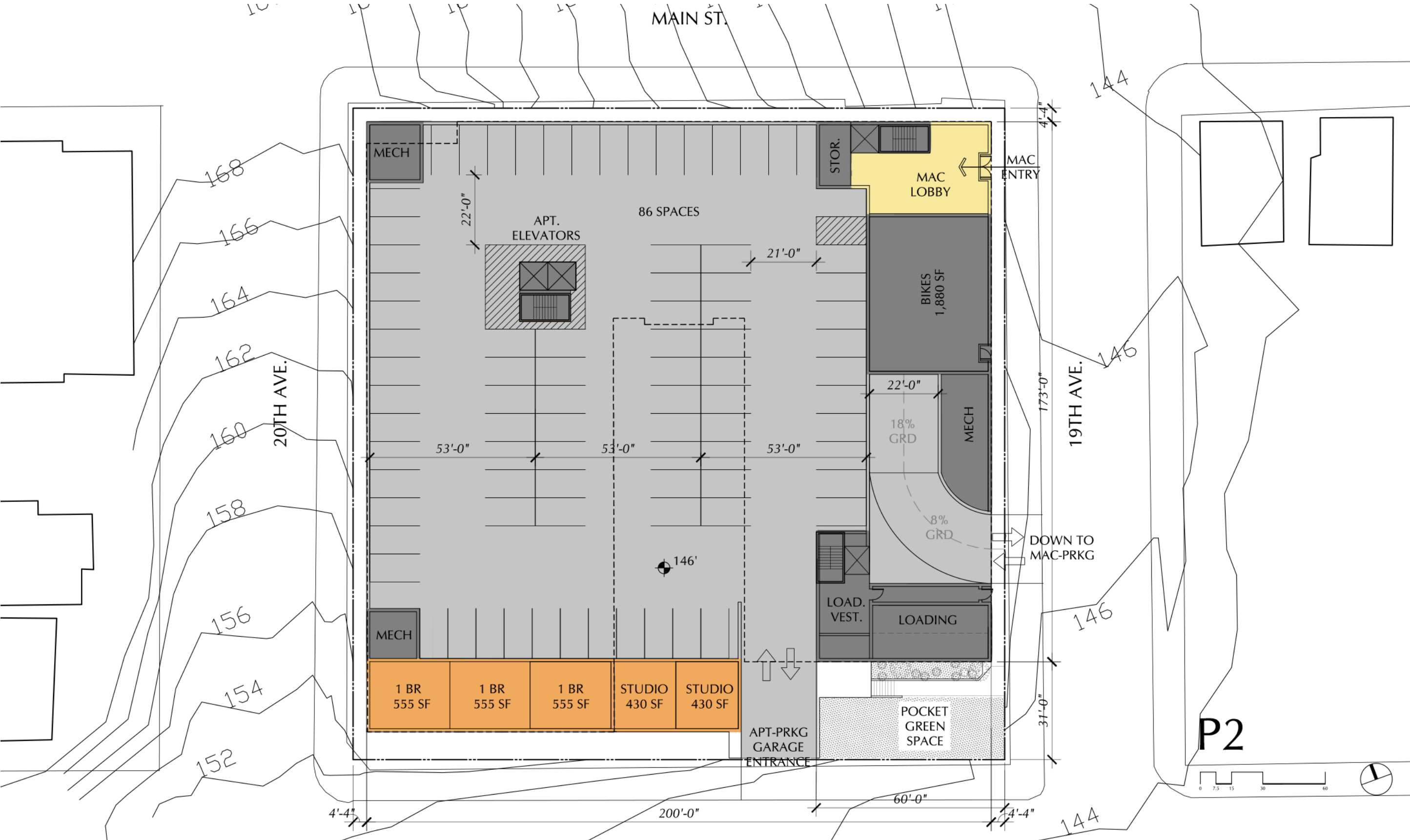


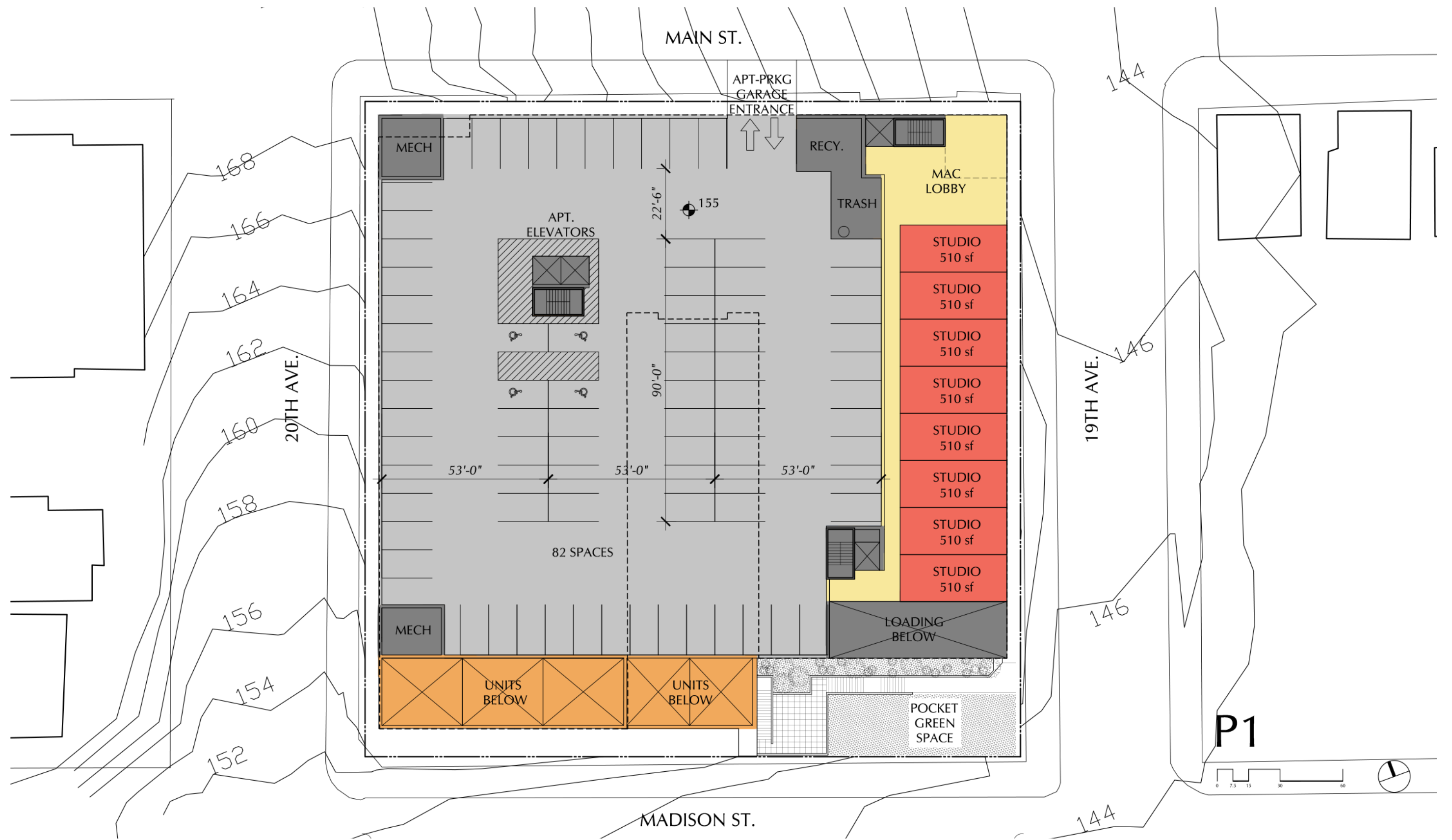




P3

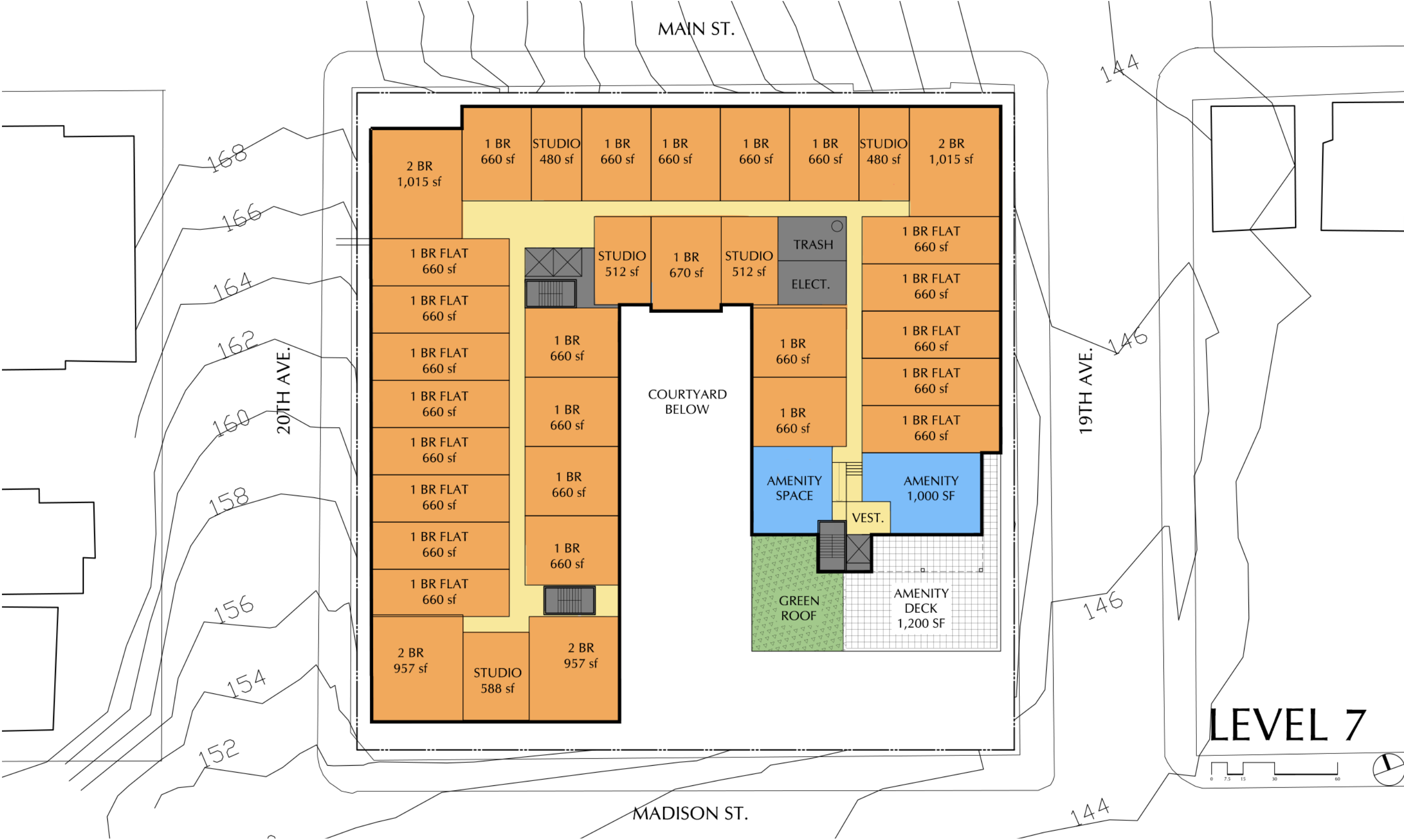




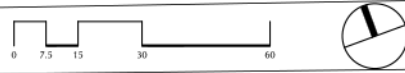


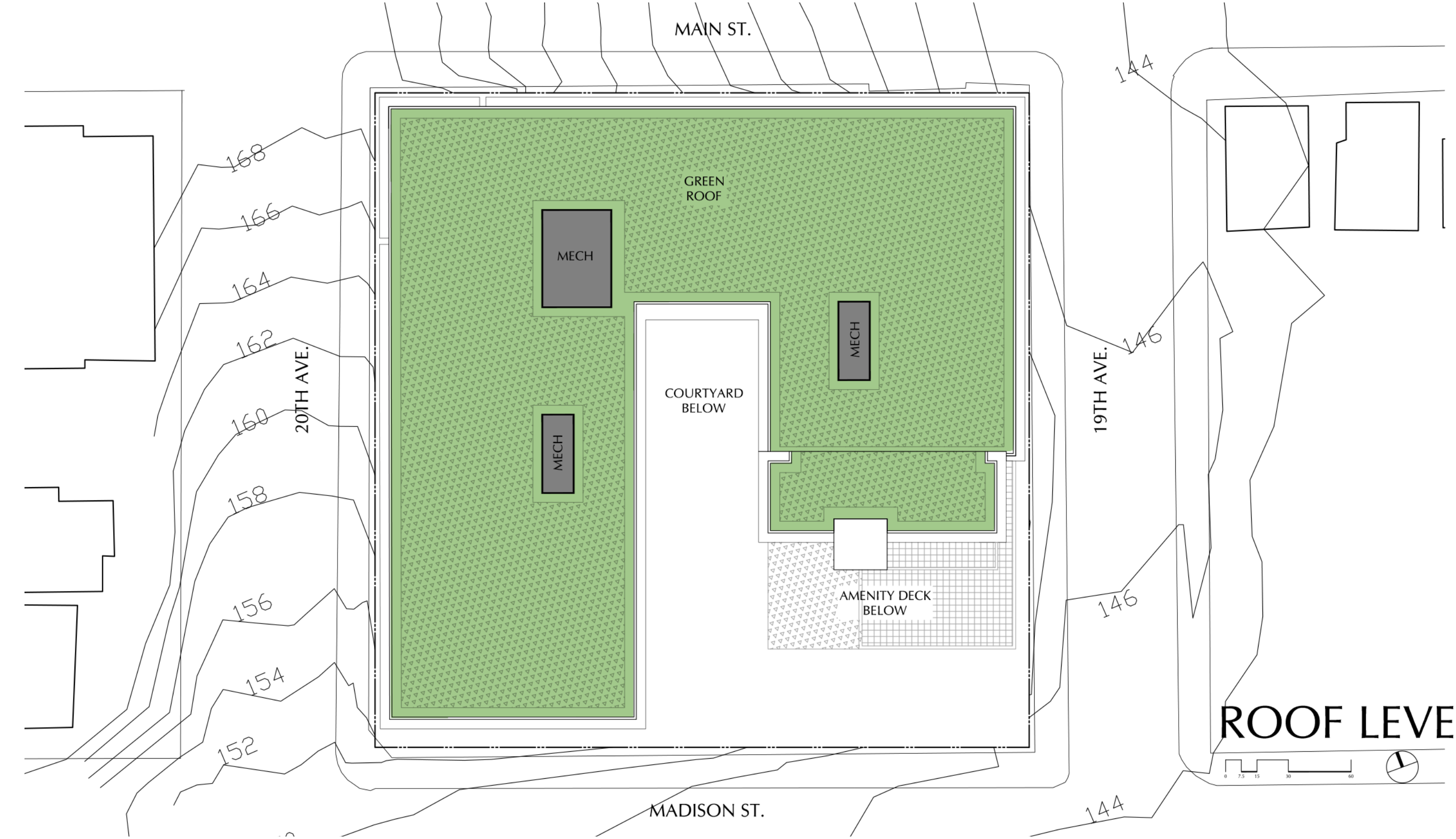


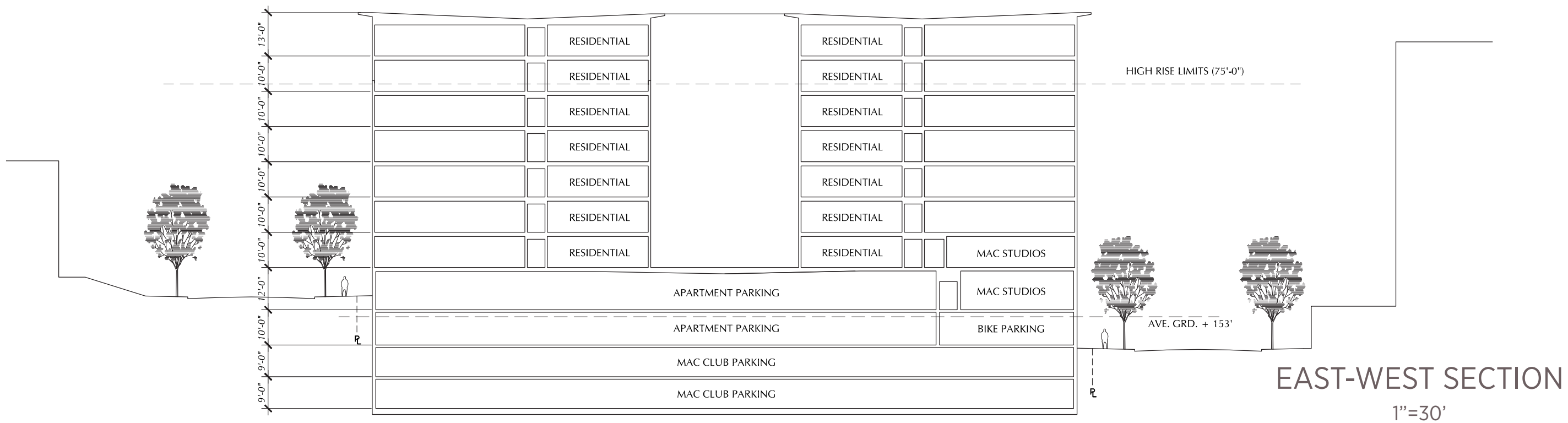
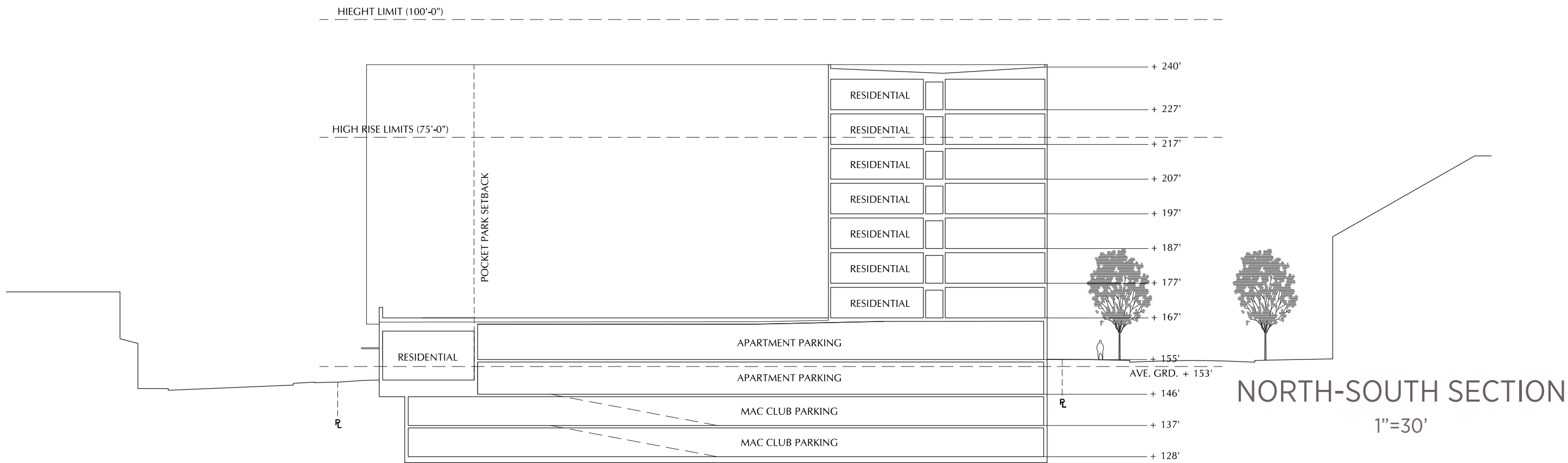




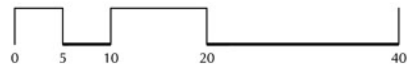
LEVEL 7





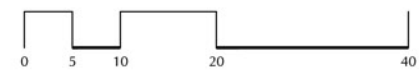


19TH AVE ELEVATION



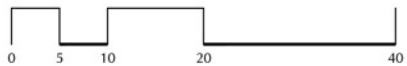
0 5 10 20 40 20TH AVE ELEVATION





MADISON ST ELEVATION





MAIN ST ELEVATION









