

OCTOBER 28, 2013

UNICO OVERTON

DESIGN
ADVICE
REQUEST
SUBMITTAL



OVERTON
APARTMENTS

Portland, Oregon



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Development Standards

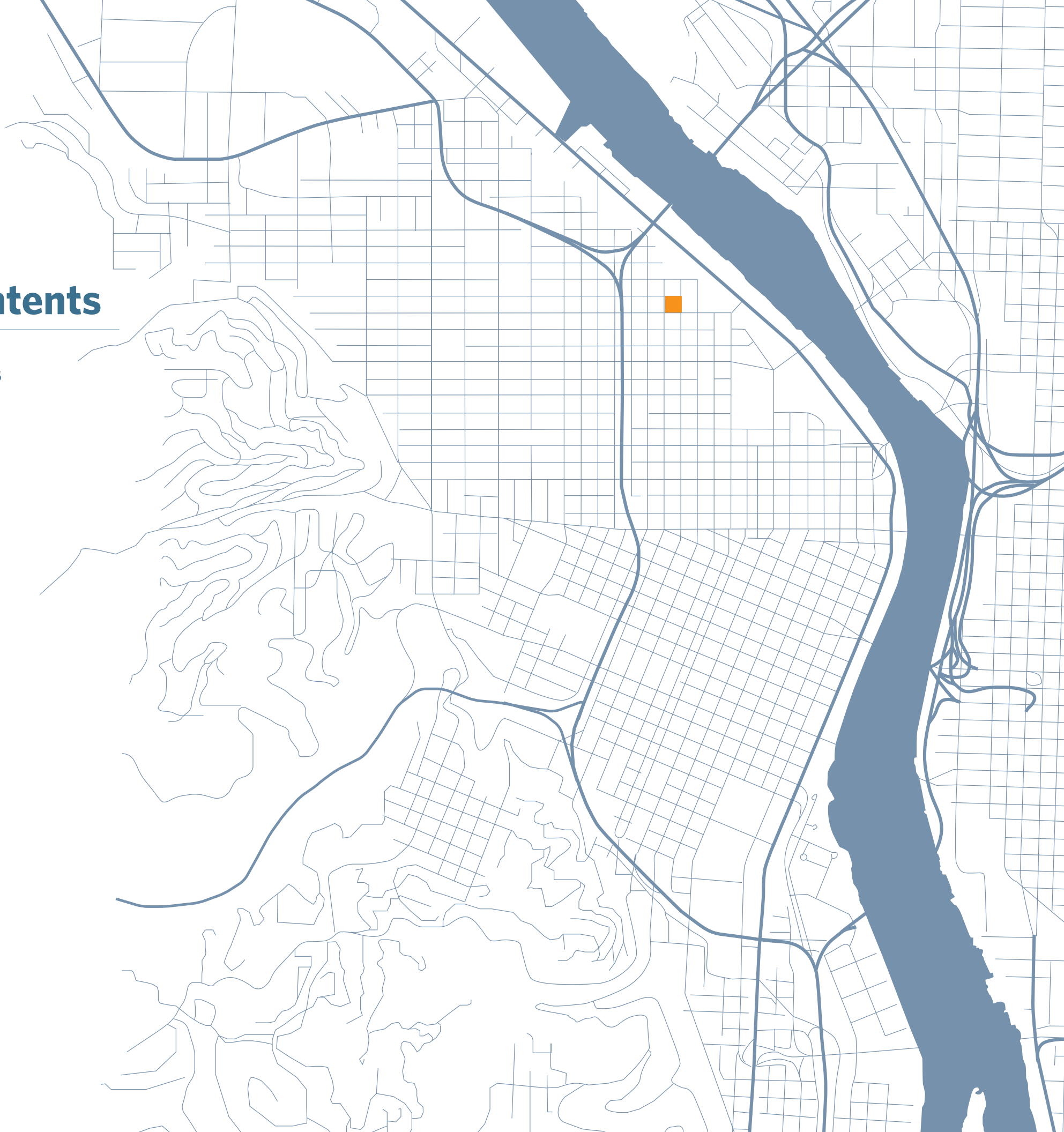
Site

Design Explorations

Design Proposal

FAR Summary

Appendix



Central City Plan District Development Standards

FAR (33.510.200, 33.510.210, 33.140.250)

Map 510-2 indicates a Maximum FAR of 4:1 or 160,000 sf

The North Pearl Subarea indicates a Maximum FAR through floor area bonuses of 9:1 or 360,000 sf

Bonus floor area options possible include:

- Residential bonus for North Pearl Subarea of 2:1- 1 sf bonus per 1 sf residential, up to 2:1

- Locker room bonus option of 40 sf per 1 sf locker room

- Efficient family size units in North Pearl Subarea - min. 20 units. 3 br <1200 sf earns 3 sf bonus per 1 sf unit area. 2 br <1000 sf earns 2 sf bonus per 1 sf unit area.

Other potential FAR bonuses include: Rooftop Gardens, Percent for Art, Water Features or Public Fountains, Eco-roof, Middle-Income Housing, Affordable Housing Replacement Fund, and Transfer by a Central City Masterplan.

Height (33.510.205, 33.510.210, 33.140.210)

Map 510-3 indicates a maximum building height of 100 ft.

- Map 510-16 indicates the property is within the North Pearl Opportunity Area- allowing for additional height beyond 100 ft. Floor area above 100 ft. must be earned through bonus FAR provisions.

- Height increased to 175 ft. if the length of any facade above 100 ft. does not exceed 150 ft. or No limit if floors above 100 ft. are limited to 12,500 sf and the length of any facade above 100 ft. does not exceed 120 ft..

Central City Plan District Parking and Access

Parking (33.510.261)

Located in River District 2 parking sector

Parking in River District 2 Parking sector (33.510.265)

Parking maximums: Residential/ Hotel- 1.7 spaces per unit. No minimum required.

Required Building Lines (33.510.215)

No requirements for building lines

Ground Floor Windows (33.510.220, 33.140.230)

Minimum 50 % of length and 25% of ground floor wall area to be windows opening onto working areas or lobbies, pedestrian entrances or display windows. Does not apply to residential or parking structures setback 5 ft. and landscaped to L2 standards

Required Windows above Ground Floor (33.510.221)

Not applicable

Ground Floor Active Use Area (33.510.225)

Not applicable

Minimum Active Floor Area (33.510.226)

Not applicable

Required Residential Development Area (33.510.230)

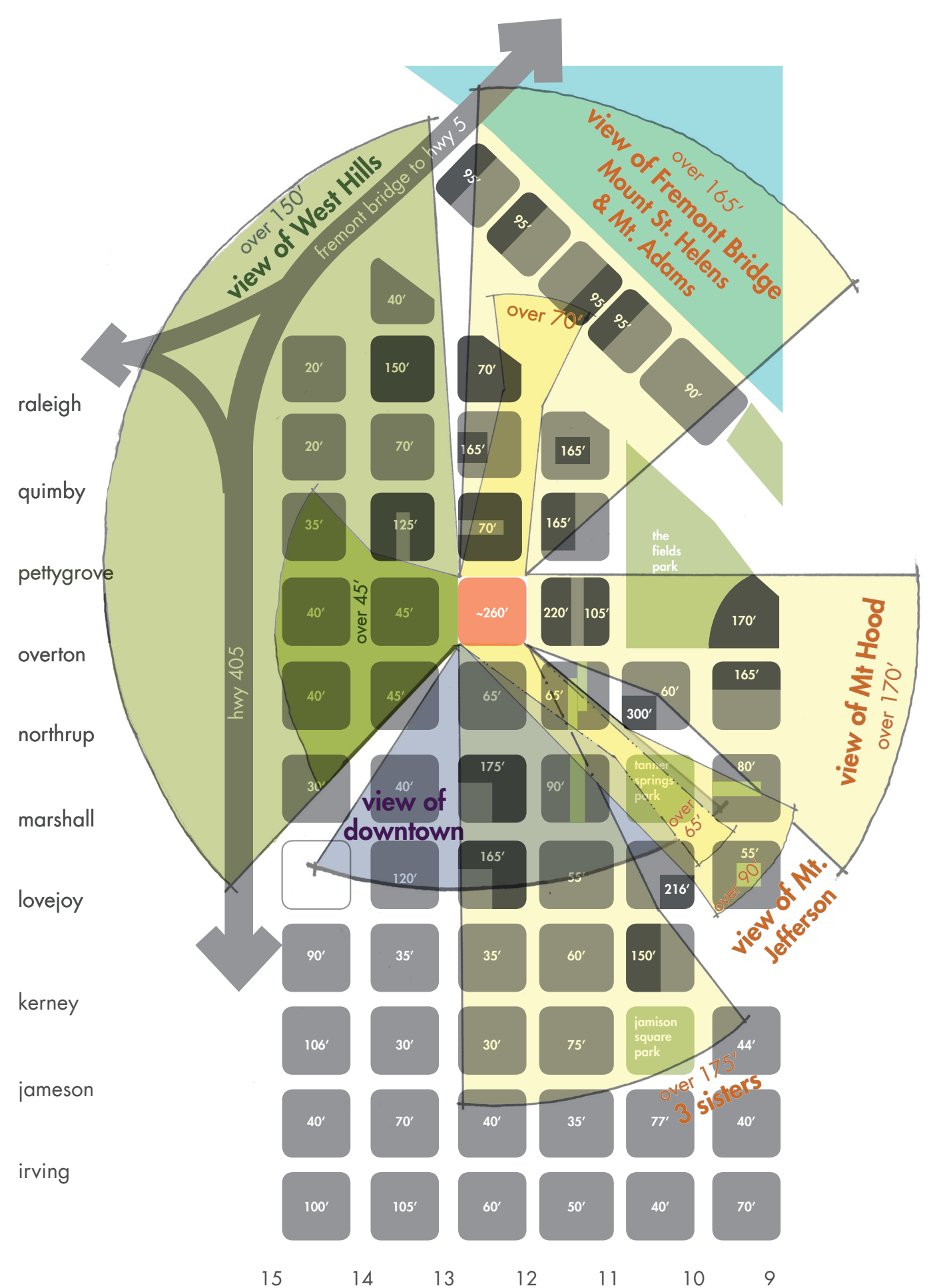
Not applicable

Demolitions (33.510.242)

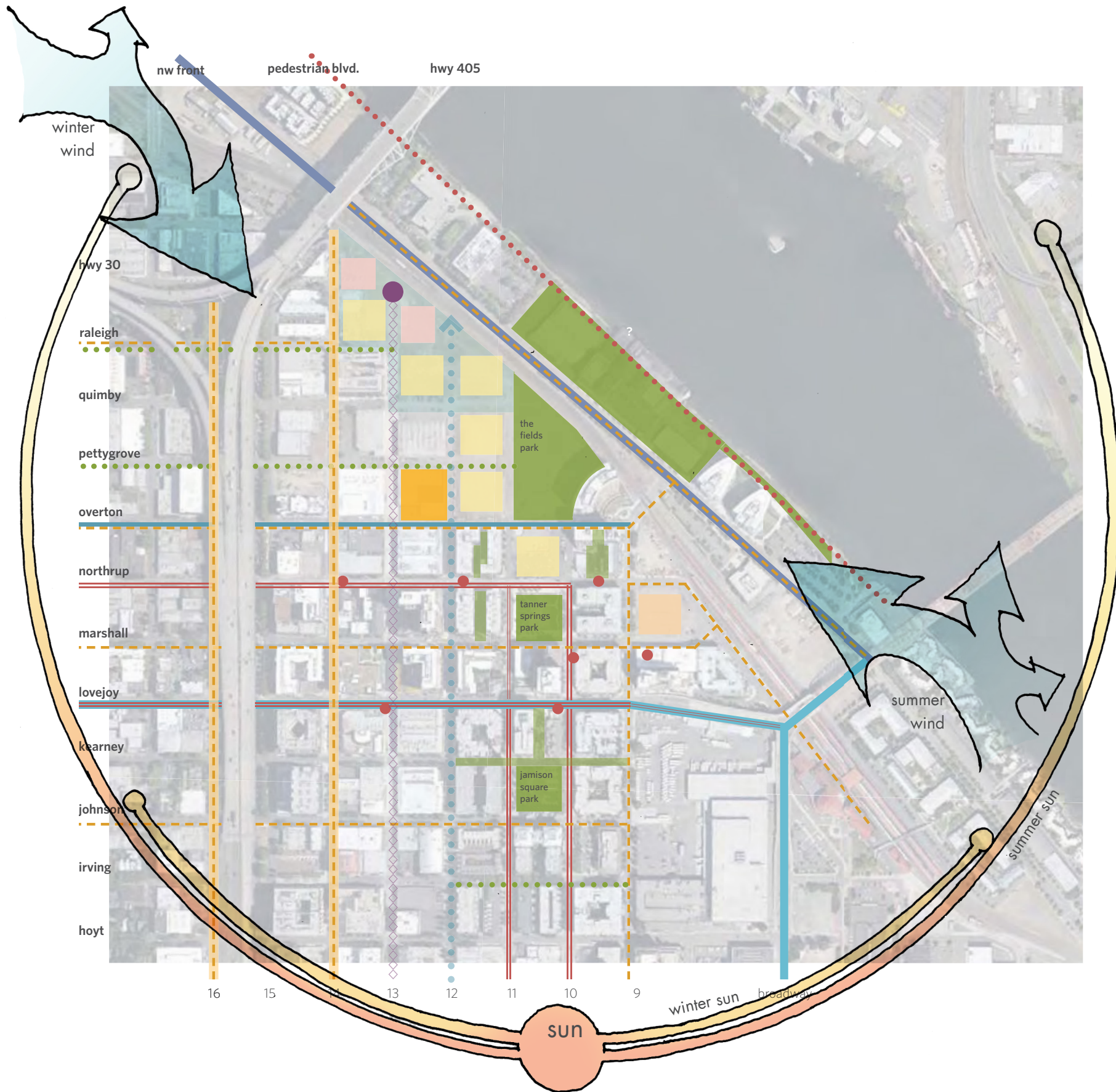
Sites must be landscaped within 6 months of demolition unless there is an approved development for the site.

Additional Standards in the North Pearl Subarea (33.510.251)



NW 13th Avenue height corridor limits height to 75 ft. within 20 ft. of property line.











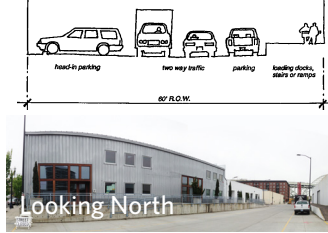

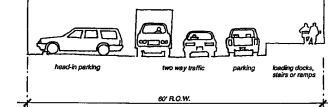







Site



Key

-  main street corridor with loading docks **13th ave**
-  minor main street **overton**
-  green street **pettygrove & raleigh**
-  bikeway
-  tree-lined view corridor street **12th ave**
-  community corridor
-  street car
-  proposed street car
-  urban thoroughway **NW front**
-  community main street **lovejoy st**
-  pedestrian boulevard
-  transit stop
-  parks
-  pedestrian connections
-  future 'universal street'
-  future residential (HOYT)
-  future office (HOYT)
-  future office (HOYT)
-  future focal point
-  SITE

	Street Type	Traffic	R.O.W.	Road width	Sidewalk	Curbline	Parking	Bicycles	Lights	Trees	St. Setbacks
PETTYGROVE Green Street	Special Function St.	Local Service	60' ROW	22' roadway	13' sidewalks	bioswales	Options A, B or C	bikes share road	3 lights per block face	Mixed Layer Trees	n/a    
OVERTON Minor Main	(E) Typ. Street	Traffic Access St.	60' ROW	36' roadway	12' sidewalks	n/a	allowed both sides	City Bikeway	Twin Ornamental	Uniform Plantings	n/a    
13TH AVE Retail Docks	Special Function St.	Local Service	60' ROW	22' travel lane	dock with 6' clear	n/a	allowed both sides	bicycles share road	Cobra Lights	w/out Street Trees	75' ht w/in 20'     
12TH AVE Buffer/Views	(E) Typ. Street	Local Service	60' ROW	36' roadway	12' sidewalks	n/a	allowed both sides	bicycles share road	Twin Ornamental	Mixed Layer Trees	n/a on site     

Design Explorations

To create a **sense of place** for the residents

To **celebrate the unique context of the Pearl District** and to anticipate future growth of the surrounding sites

To **maximize views** and **access to daylight** for all residents

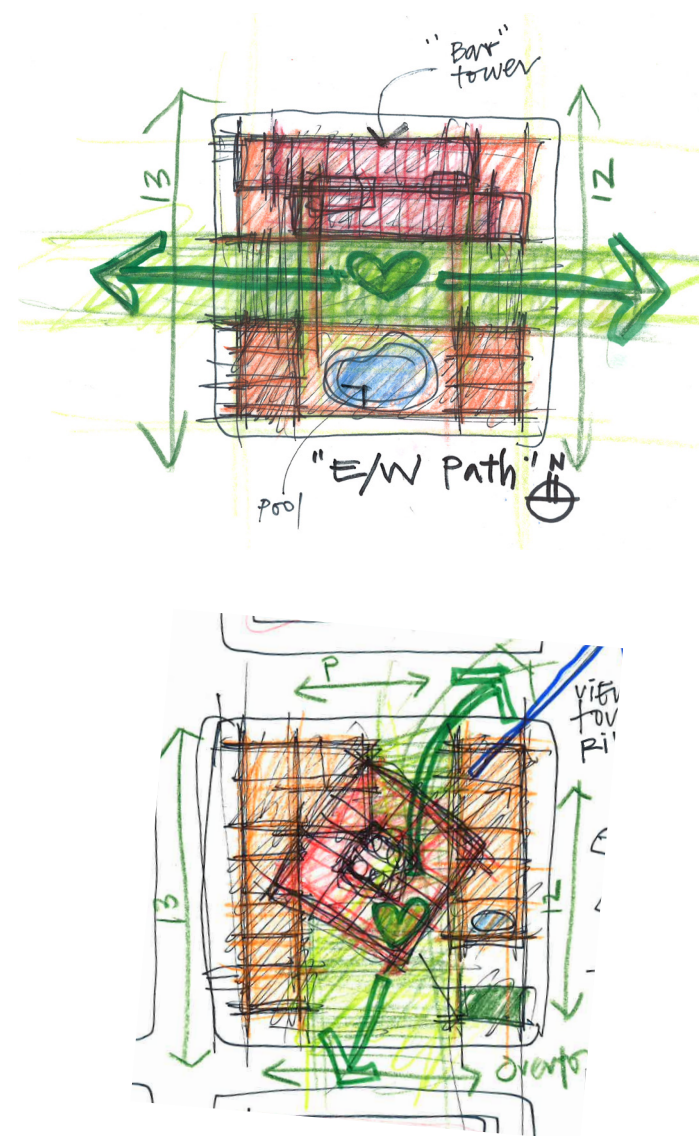
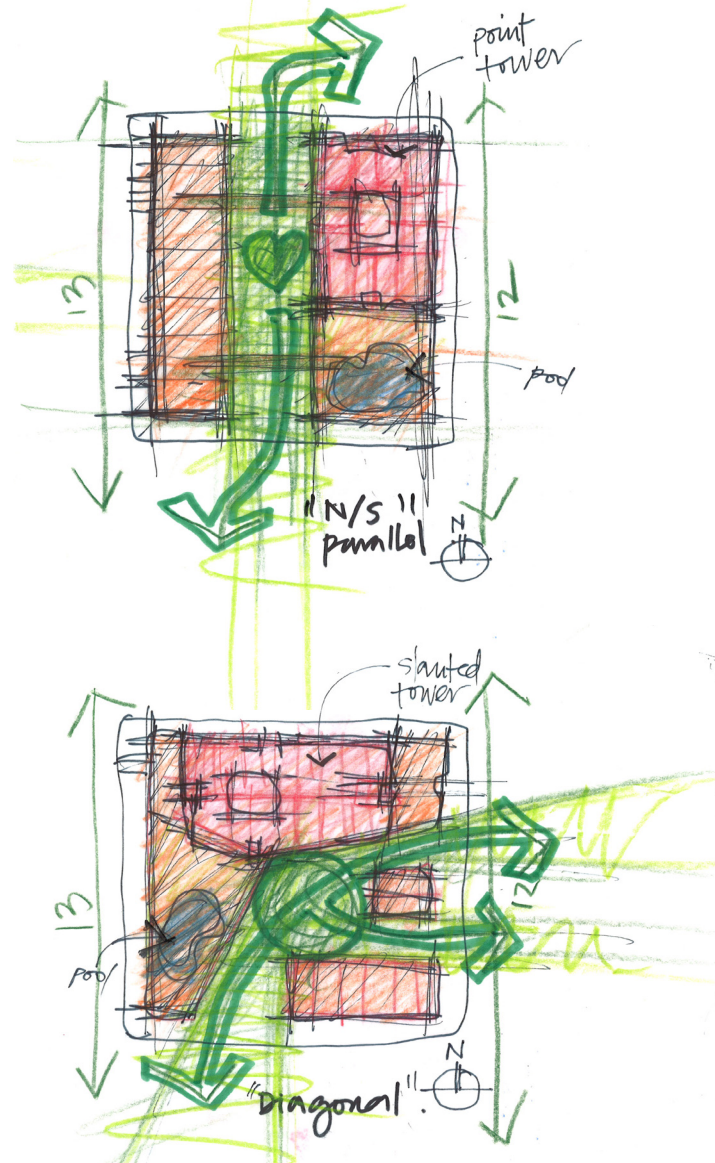
To **foster a vibrant streetscape** and ground plane activity

To provide **unrivaled residential amenities** including podium garden and outdoor swimming pool, potentially in a conditioned environment for year round use

To economically **maximize allowable FAR** including bonuses up to 7:1

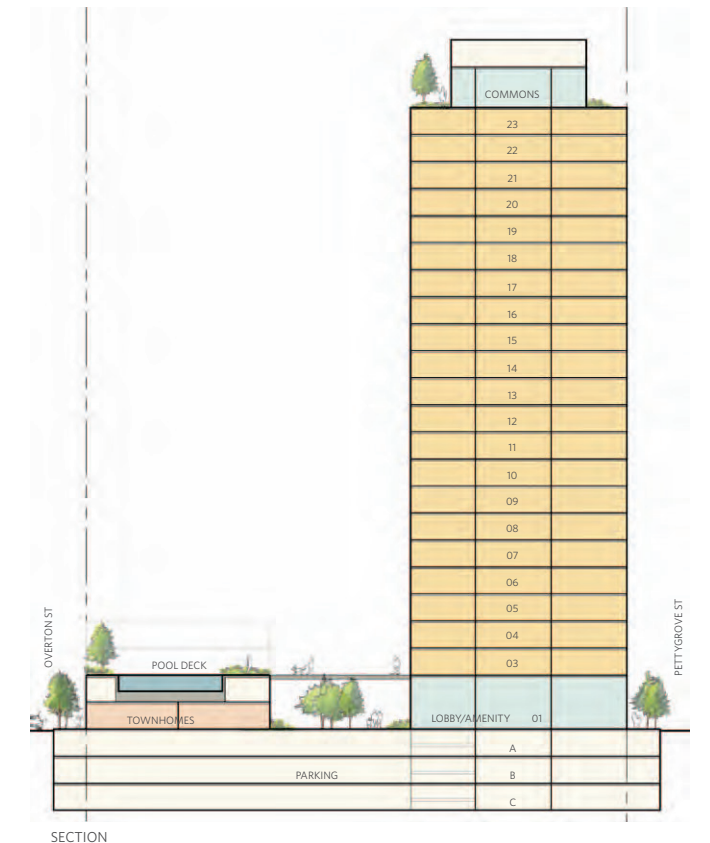
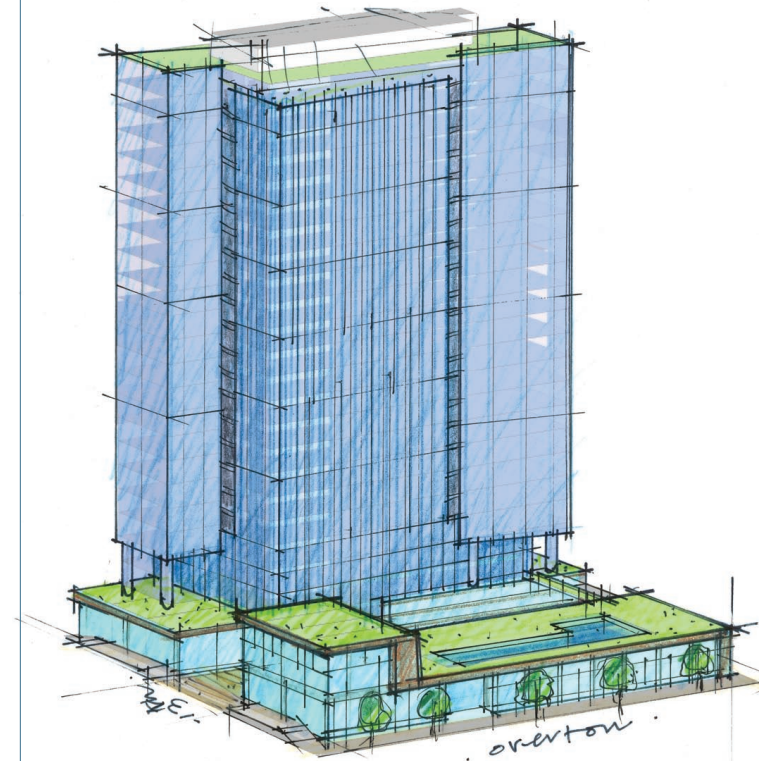
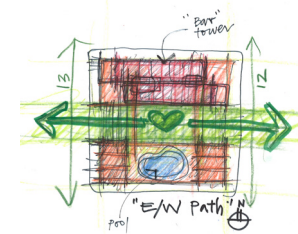
To provide **below grade parking** for residents

These studies are our initial observations of the project potentials, and they only serve as discussion points to further define the project program, aspirations, and architectural expression.



Bar Tower

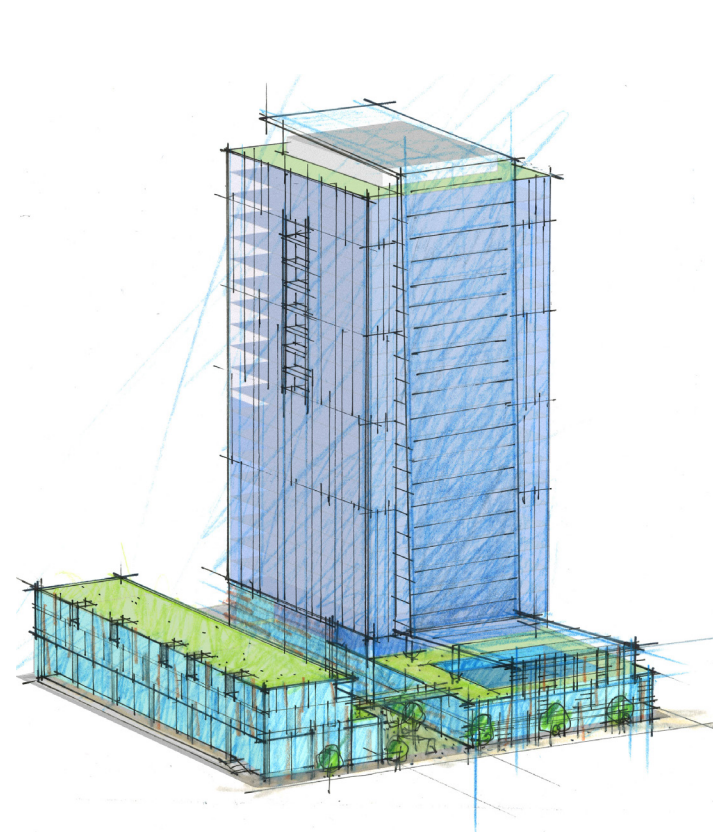
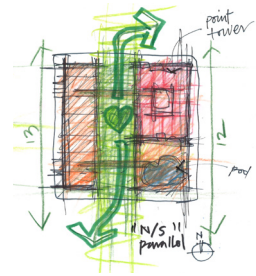
- STOP**
- + All tower units face north and south (daylight and views.)
 - + Low mass on south side of site for maximum daylight penetration into site and tower.
 - Tower facades (North and South) are too long more than 150' on length.
 - Tower casts long shadow on properties to the north.
 - Open space/plaza orients against the grains of the existing context/urban fabric.
 - Open space/plaza does not get much sunlight/daylight.



Point Tower

STOP

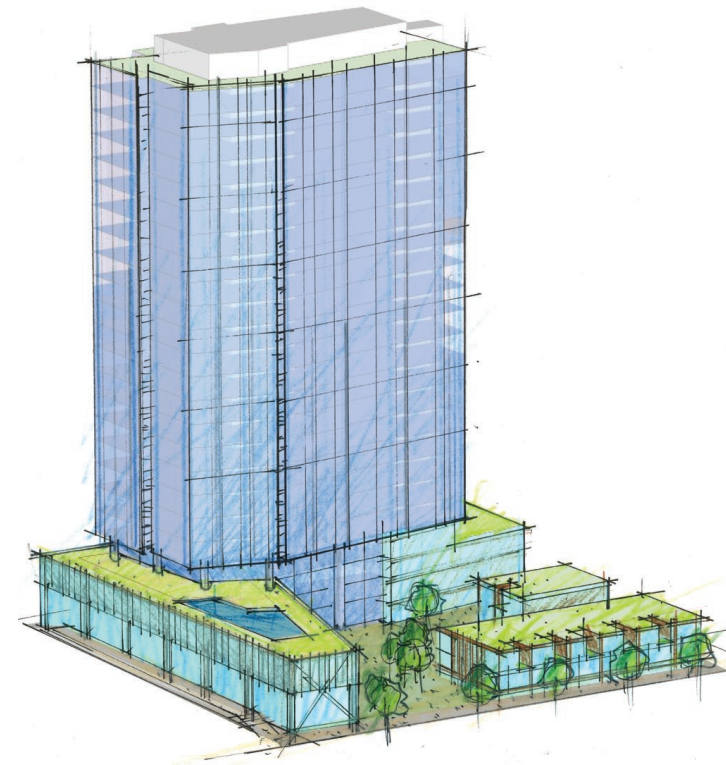
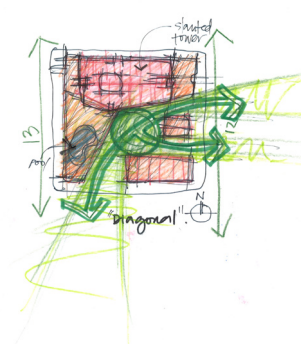
- + Compact tower shade with all facades less than 120' in length.
- + Open space/plaza fits within the context/urban fabric.
- + Open space/plaza has access to sunlight/daylight.
- Up to 25% of tower units view directly into block 17 units.
- Tower placement casts long shadow on properties to the north.



Canted Tower

STOP

- + All tower units face north and south (daylight and views.)
- + Low mass on south side of site for maximum daylight penetration into site and tower.
- + Open space/plaza has access to sunlight/daylight.
- Tower facades (North and South) are too long more than 150' on length.
- Tower casts long shadow on properties to the north.
- Townhome placements seem suburban.



Design Proposal Rotated Tower

GO

TOWER

The efficiently planned 250' tall residential point tower is centrally placed on the site to extend the view zone between the building and its neighbors. The tower's alignment is also rotated off the urban grid and optimized to further increase views and daylight opportunities for residents. This alignment is significant in defining the dialogue between the building and the river as it parallels the Willamette's edge. This rotated plan will increase residents' privacy and minimize direct viewing into neighboring tower's residential spaces. Light and airy, the tower rises above the podium to brighten the skyline with window wall and textured metal panel facades.

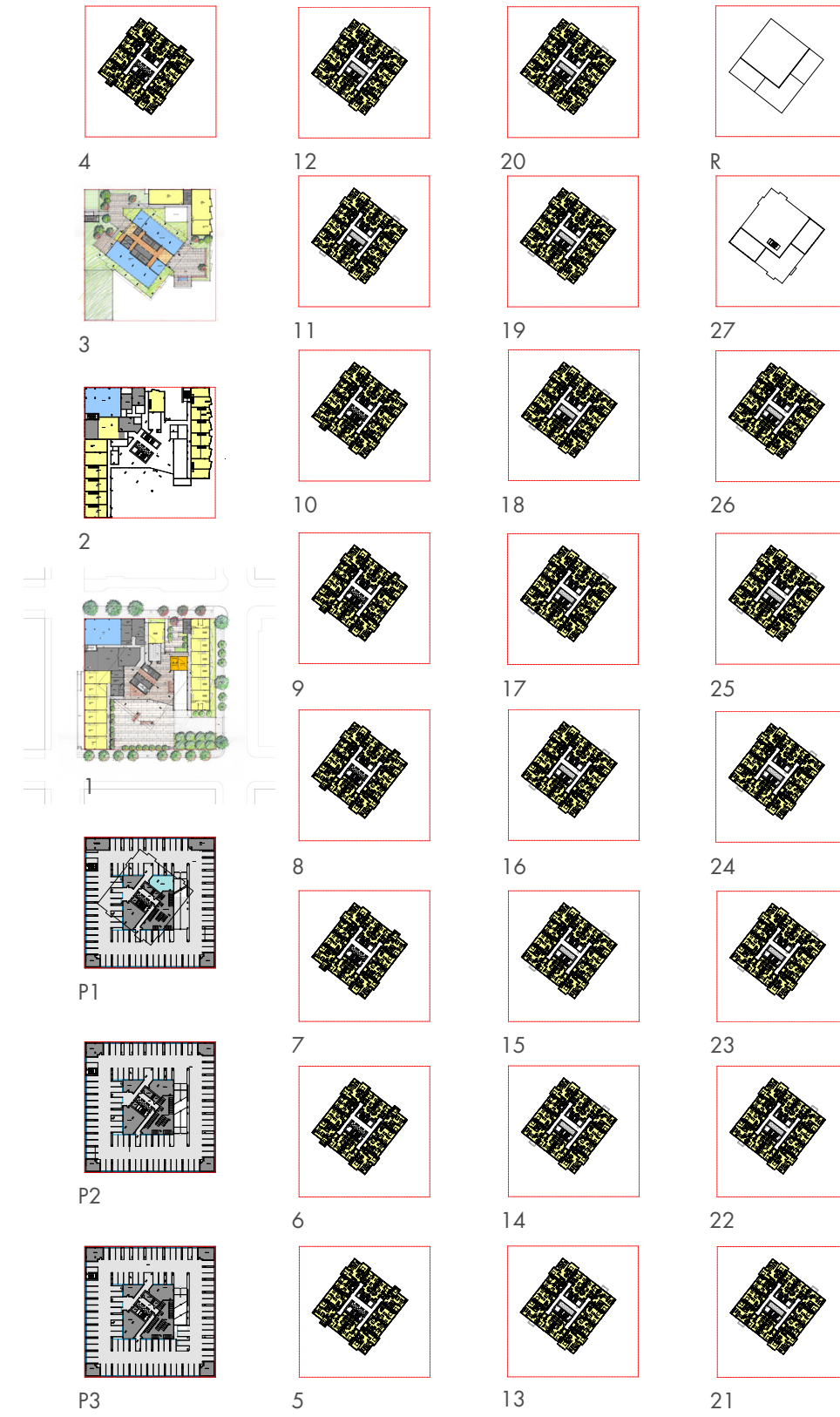
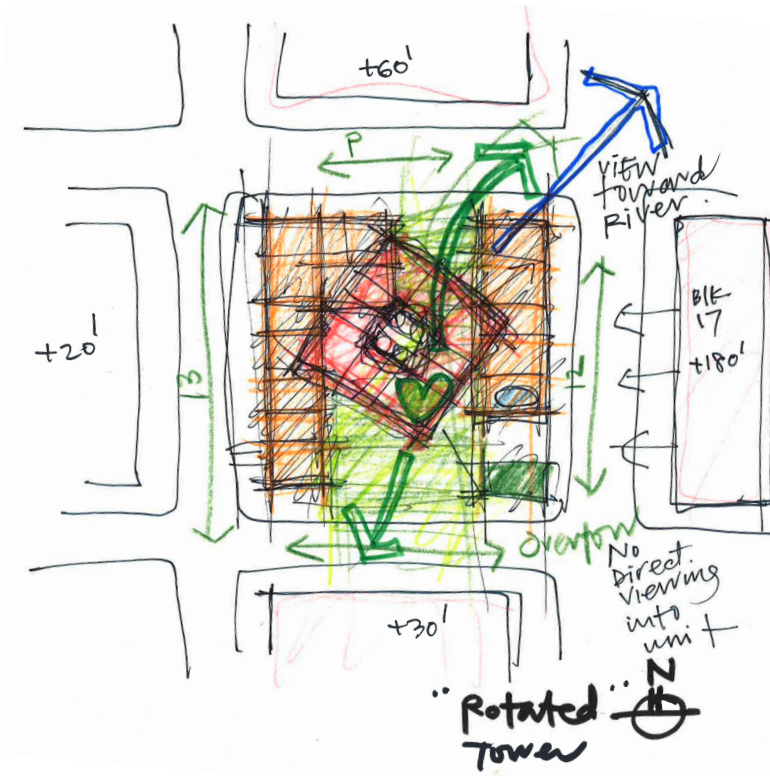
PODIUM

The podium anchors the building to the neighborhood. It is grounded with richly hued masonry walls punctuated by glazed and unglazed openings. Drawing on influences reminiscent of the warehouse district, it incorporates an elevated sidewalk / dock amenity and will be designed to accommodate flexibility. The third level will provide prime indoor and outdoor amenity spaces.

SITE

The northern street face is defined by one and two story retail and residential support space. Additional retail, live/work units, and townhomes flank the east and west sides further establishing the urban edges for the project.

The grand building lobby is centrally located on site with a large welcoming plaza facing south. The lobby and plaza are integral, forming a virtually seamless indoor and outdoor room. Trees and landscaped planters work together to maintain the building lines and form inviting places for respite. The smaller Pettygrove plaza entrance faces north and provides a second pedestrian entry off of the primary green street. This court offers a more private outdoor patio and garden for the townhouse tenants and others to enjoy. Drop off and parking access is from 12th Avenue. Service access is from 13th Avenue.



Design Proposal





GROUND FLOOR PLAN-1

200'-0'

Design Proposal

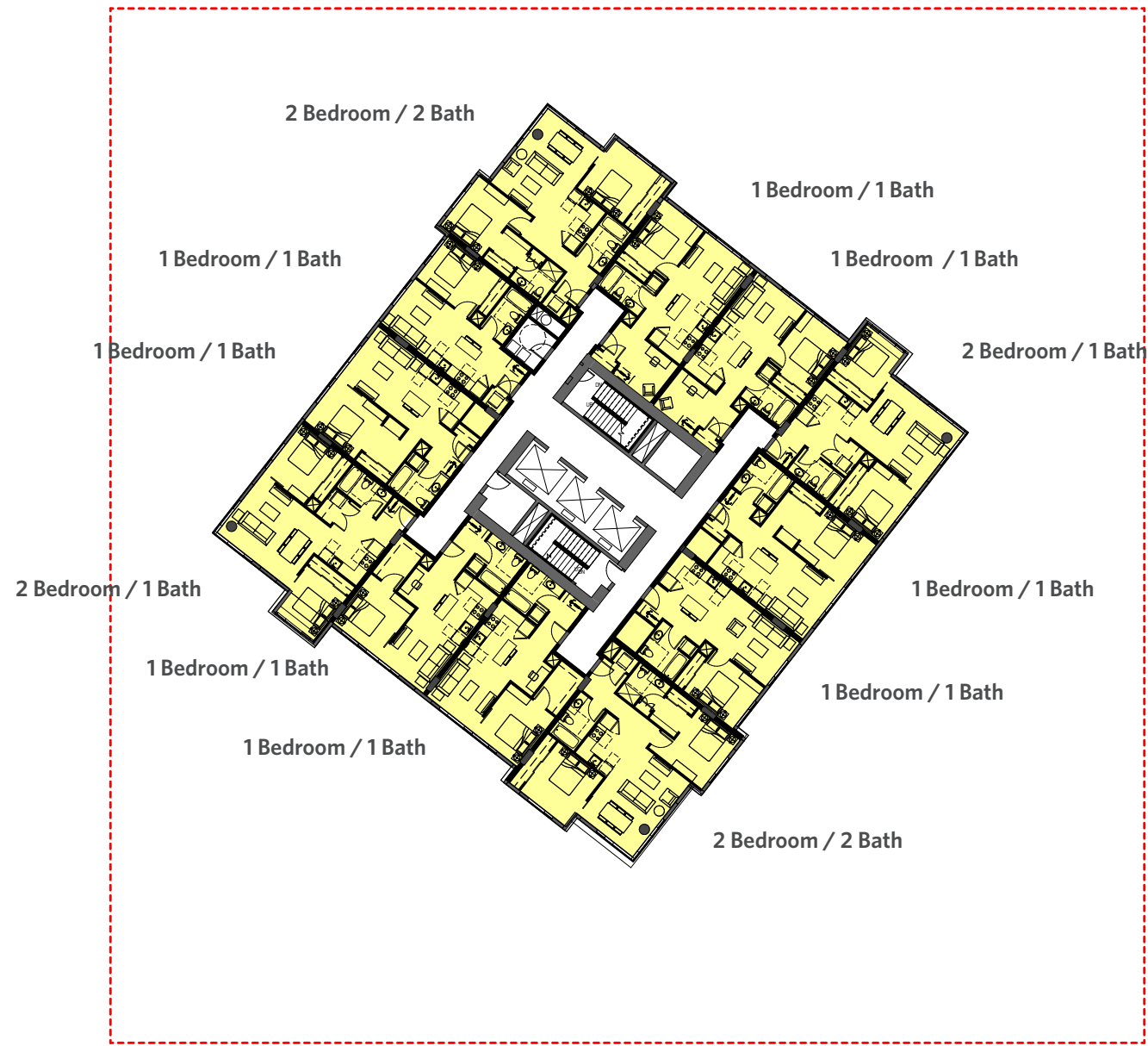


PARKING PLAN- P1

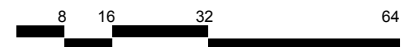


AMENITY FLOOR PLAN- 3

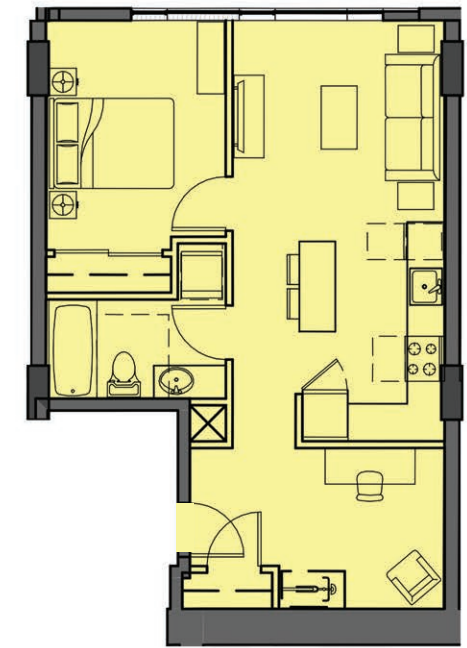




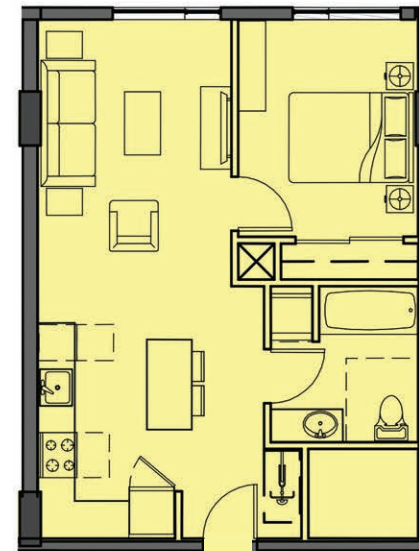
TYPICAL TOWER PLAN- 11



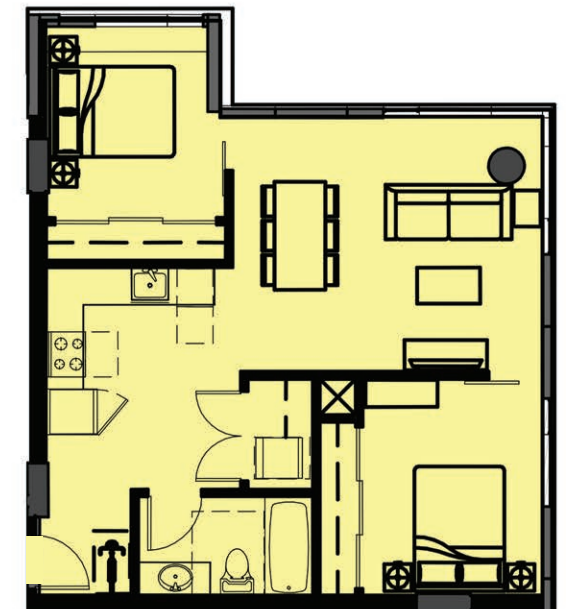
2 Bedroom / 2 Bath



1 Bedroom / 1 Bath



1 Bedroom / 1 Bath



2 Bedroom / 1 Bath



CLASSIC

Gray and white painted metal panels

- Simple and cleanline, but also potentially dull and static.
- Missed opportunity to integrate color into the design.



INTEGRATED

Metal panels gradated in shade from dark to light

- Gradation of tone from dark to light may make the tower appear more slender and uplifting.
- Dark and light tones are unlikely to fall out of fashion.
- Missed opportunity to integrate color into the design.



EARTH AND SKY

Multicolored spandrel glass

- Visually rich and dynamic, but may appear too bold to some.
- Risk that color mix will be dated before the life of the building is complete.



CITY AND RIVER

Gradated colored metal panels

- Mass of tower is broken up by color, making it visually appear more slender.
- Gradation of color will add visual interest to the design.
- Opportunity to express the tower's orientation to the river and the city through color.

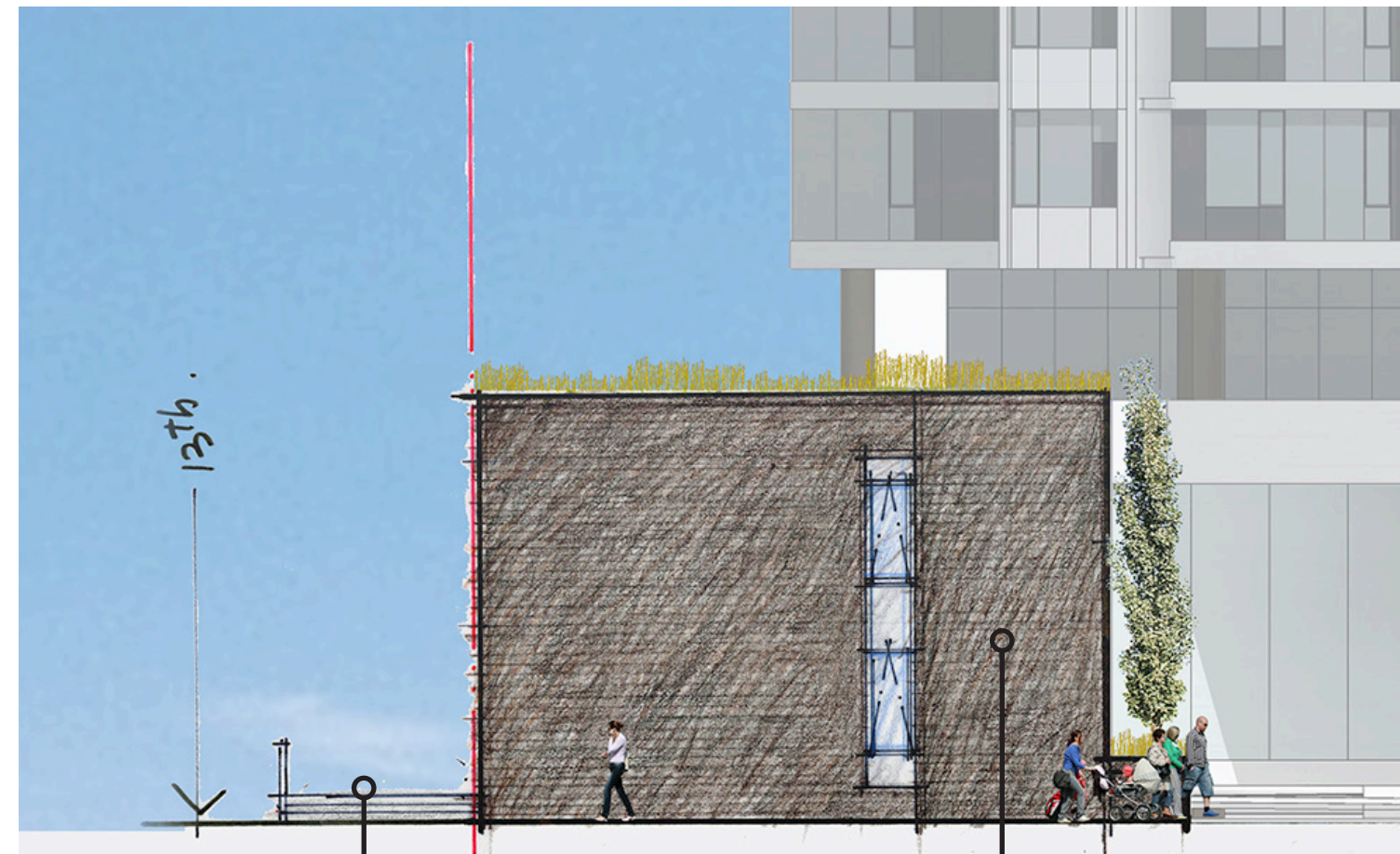


UNIFIED

Richly colored metal panel

- Mass of tower is broken up by color, making it appear visually more slender and uplifting.
- A single rich tone that relates to the masonry podium will be selected.
- The mix of materials will appear unified and harmonious, yet offer contrast to provide visual interest to the skyline.

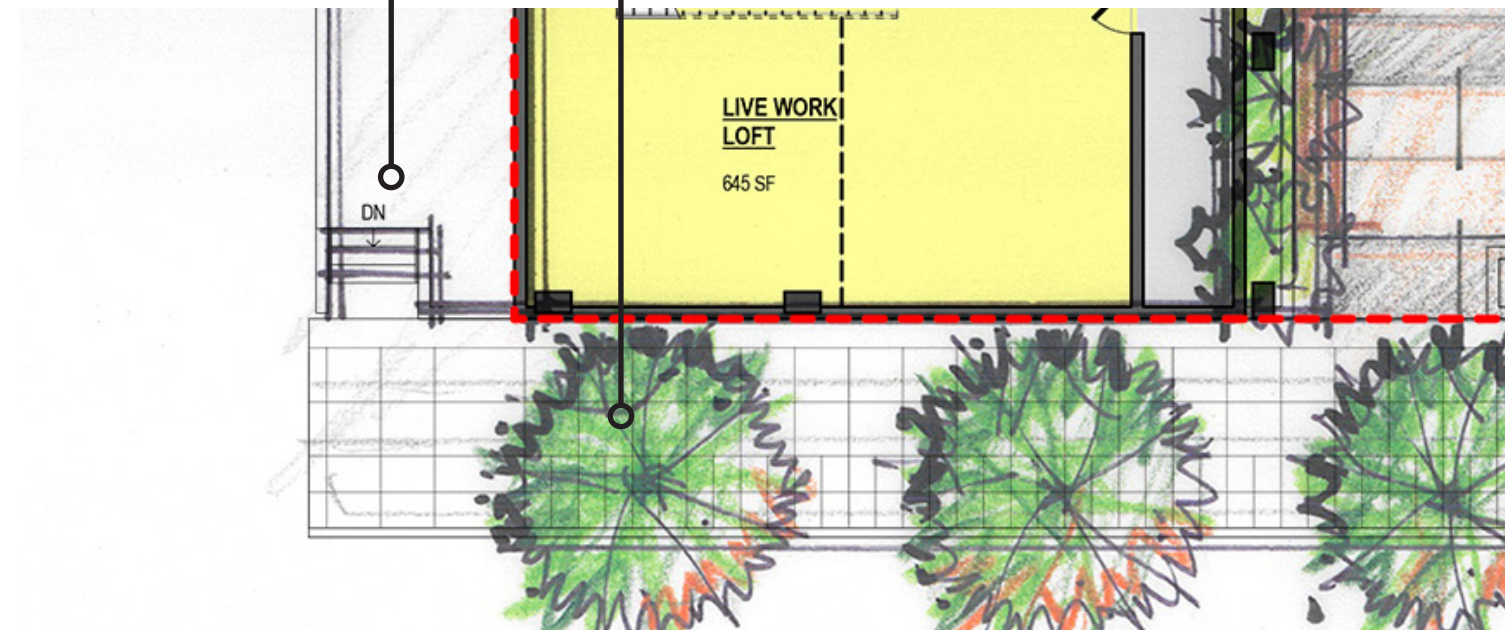
Elevation Overton Street

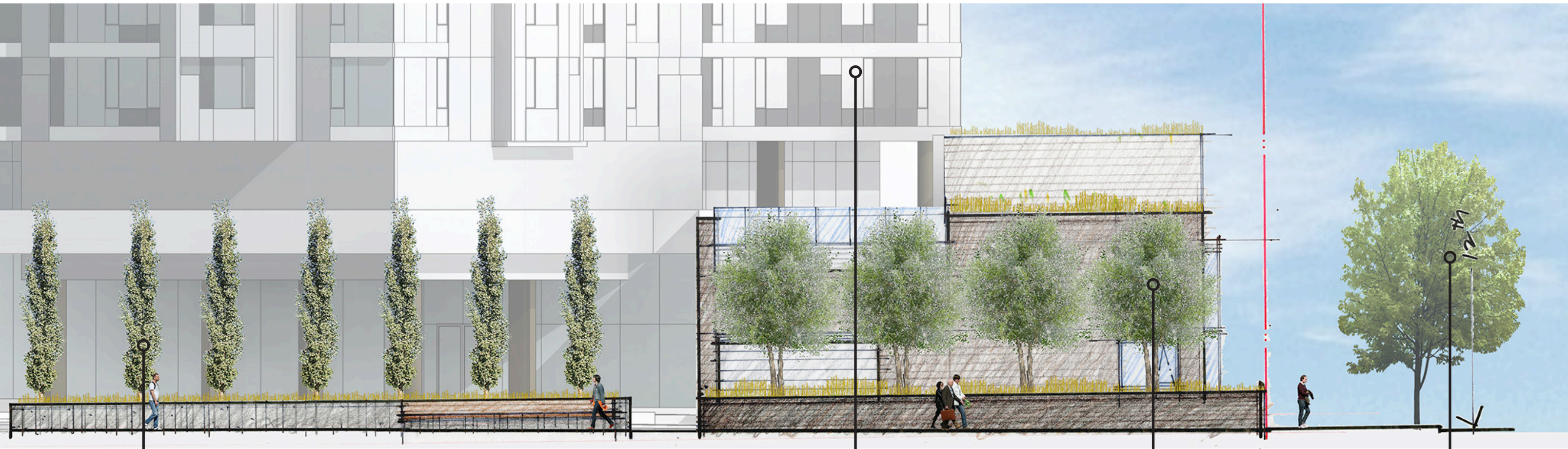


ELEVATED DOCK

ARMSTRONG RED MAPLE

RICH MASONRY



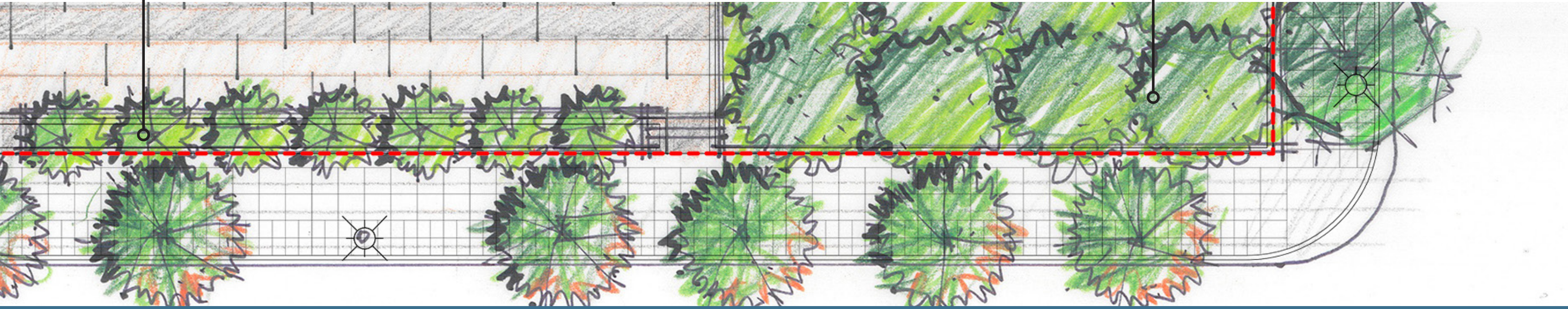


SWEDISH
ASPEN

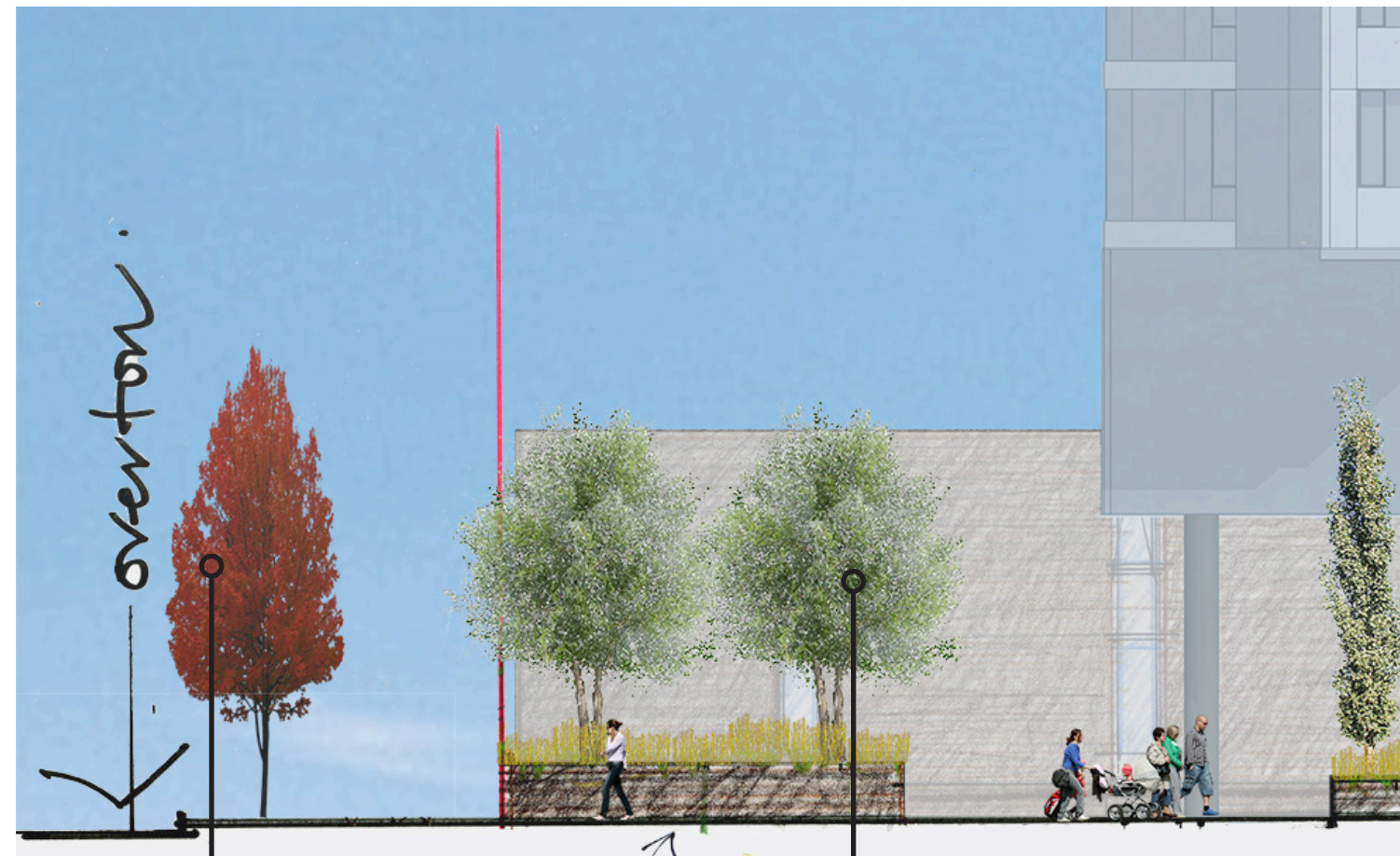
WINDOW
SYSTEM

RIVER
BIRCH

RAYWOOD
ASH



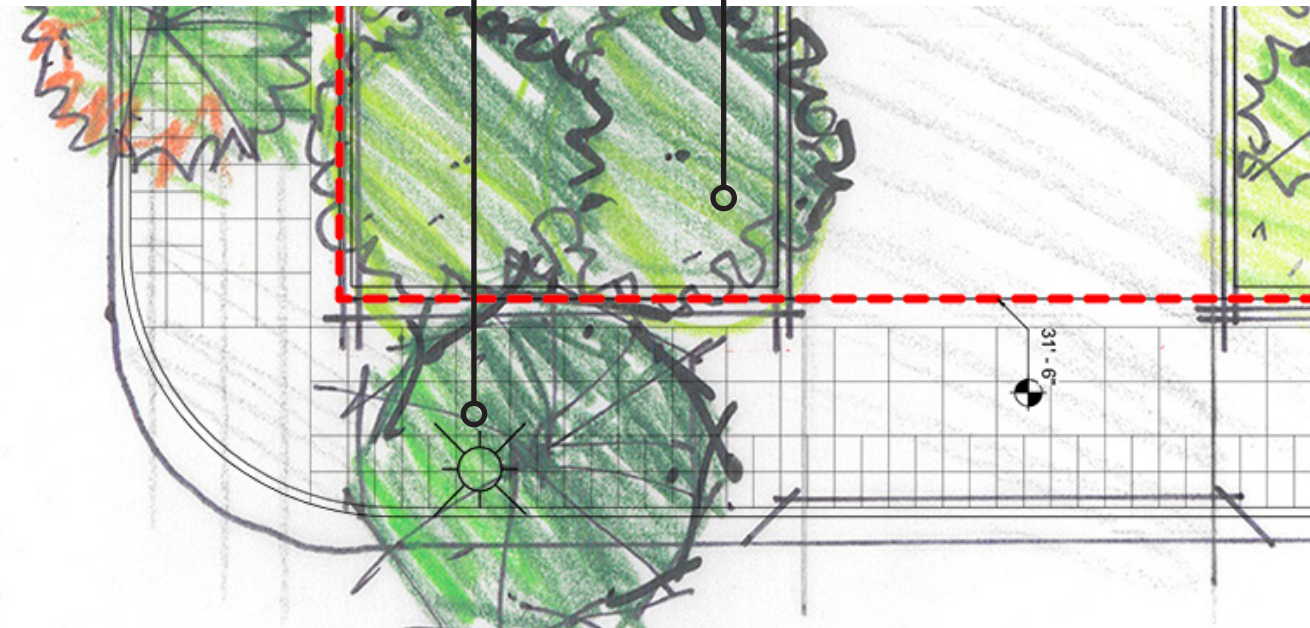
Elevation 12 Avenue



ARMSTRONG
RED MAPLE

RAYWOOD
ASH

RIVER
BIRCH



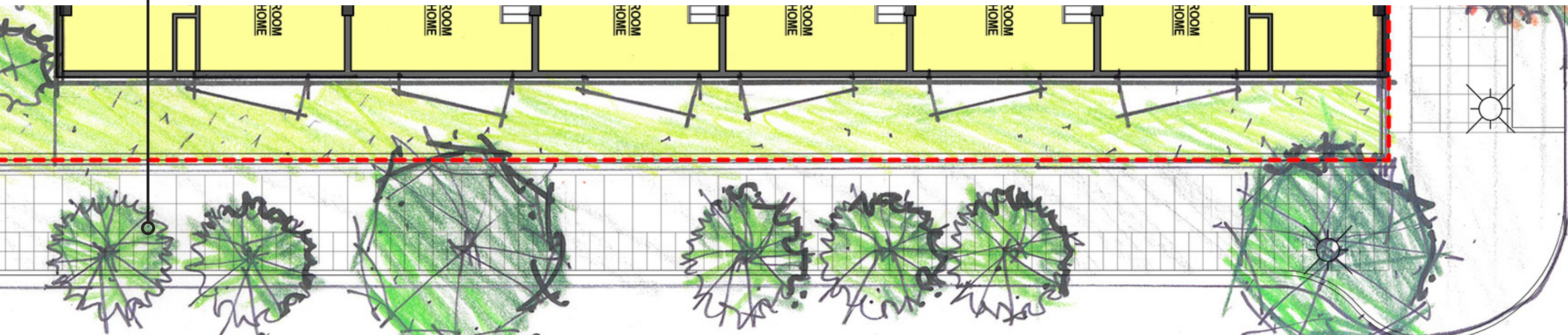


SKYROCKET
OAK

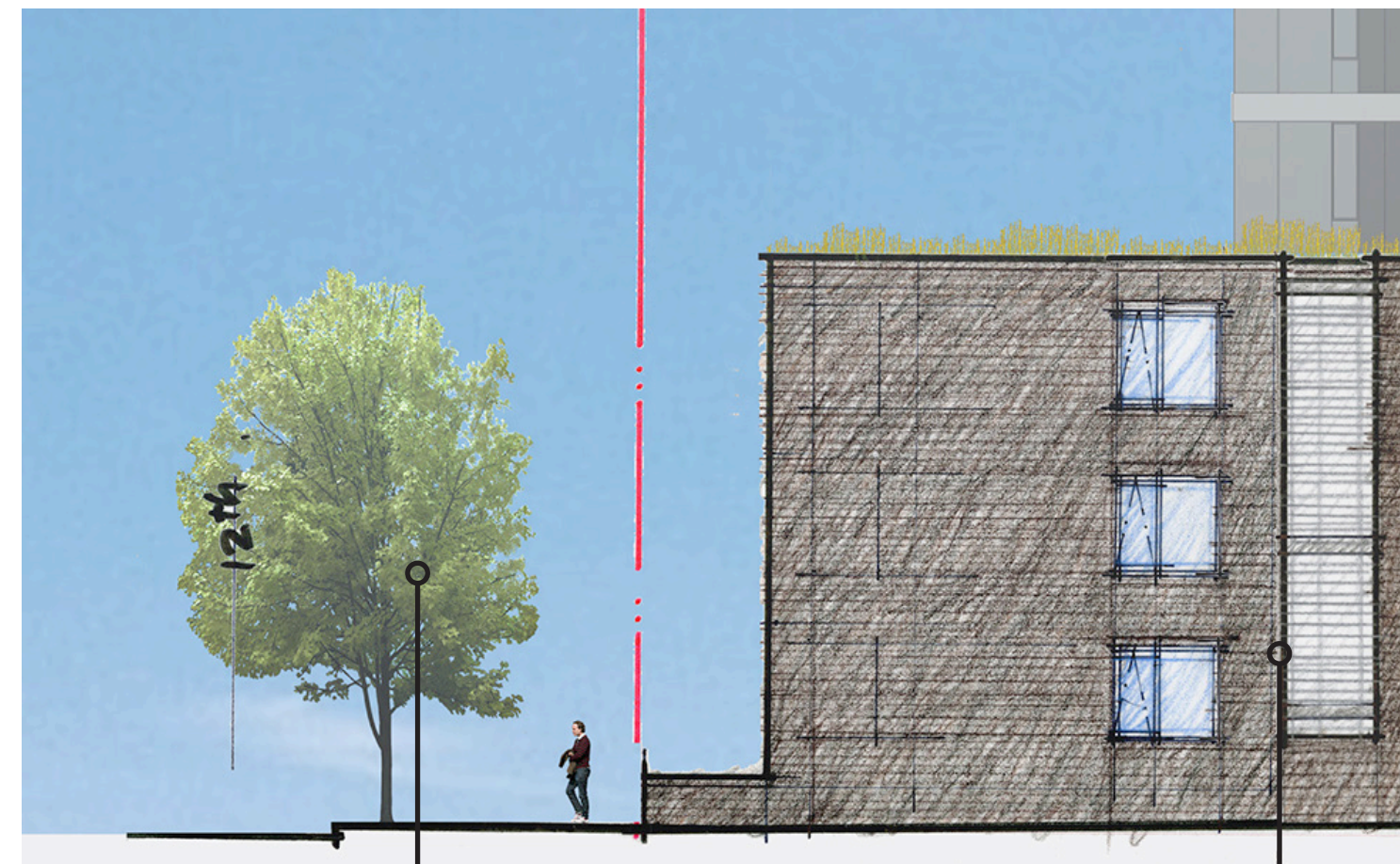
RICH
MASONRY

WINDOW
SYSTEM

RED SUNSET
MAPLE



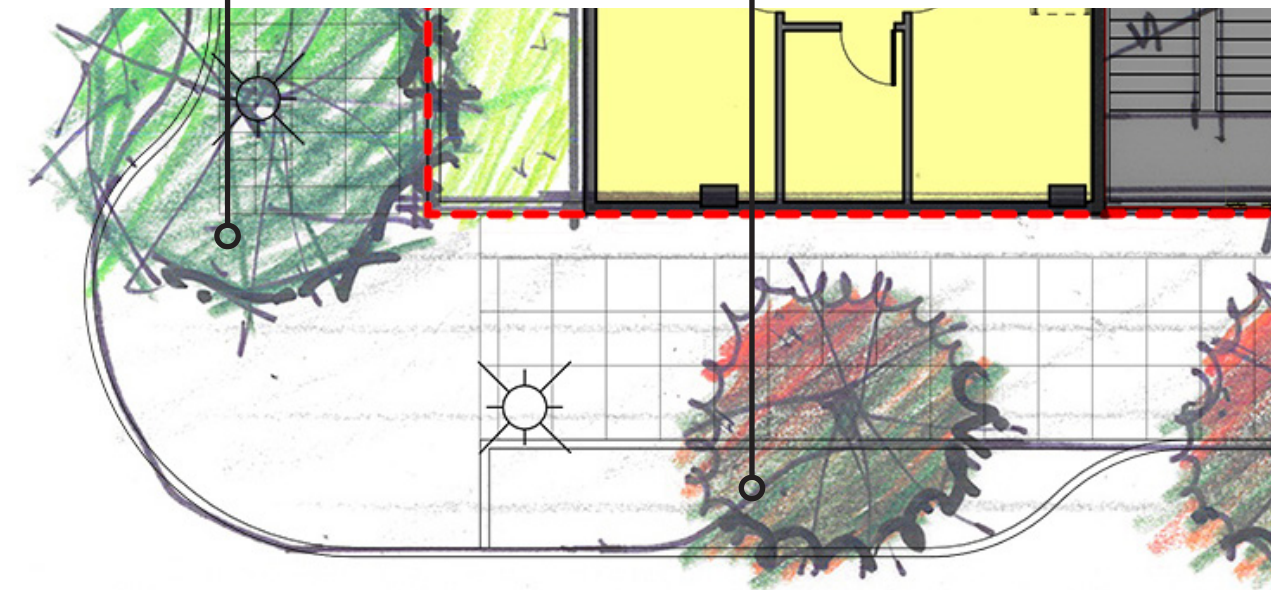
Elevation Pettygrove Street



RAYWOOD
ASH

RED SUNSET
MAPLE

RICH
MASONRY

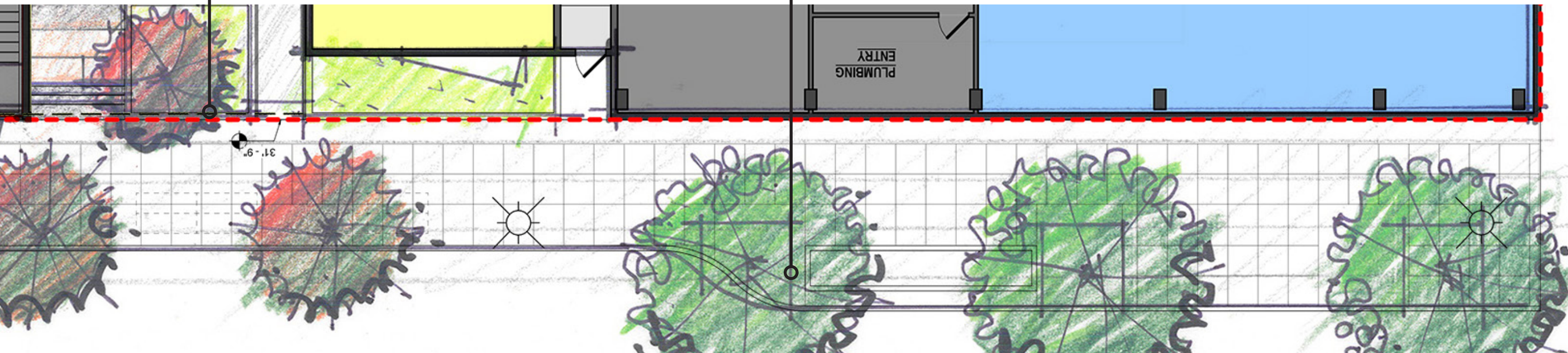




VINE
MAPLE

LONDON
PLANETREE

WINDOW
SYSTEM



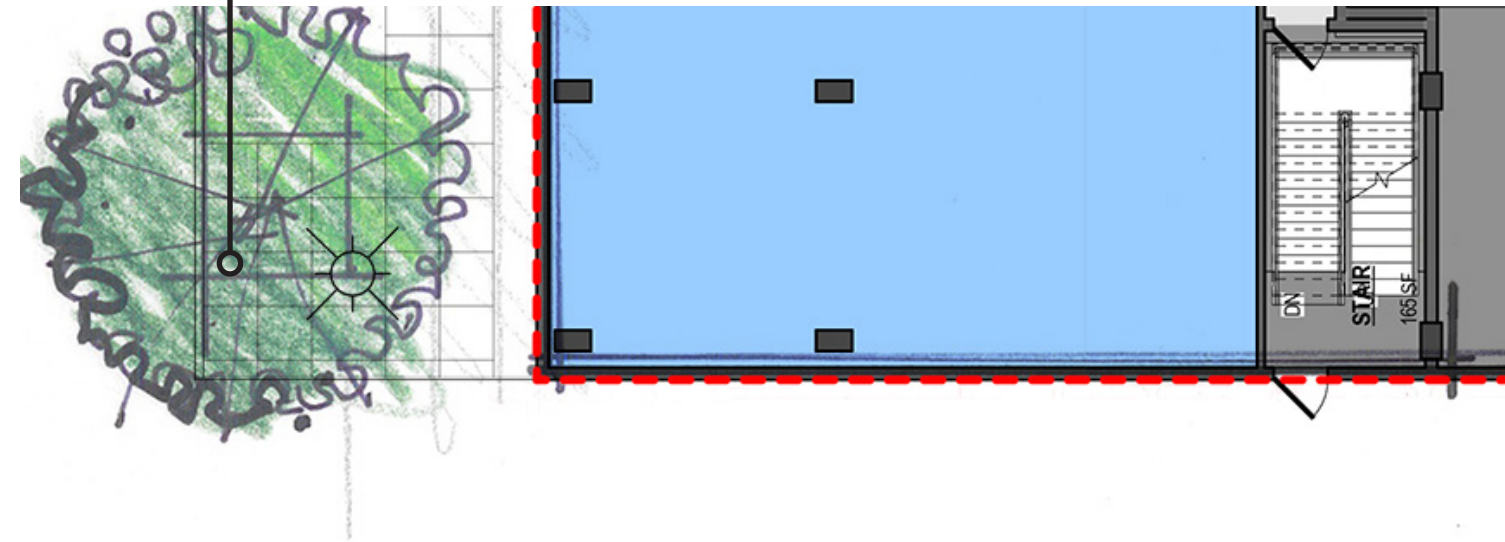
Elevation 13th Avenue

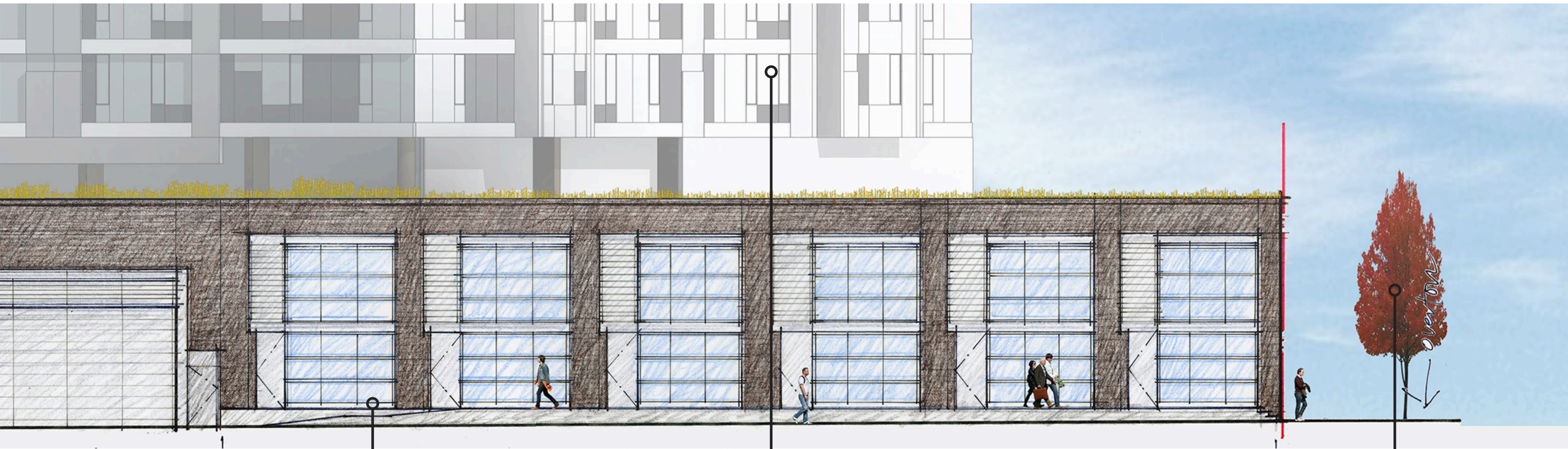


LONDON
PLANETREE

WINDOW
SYSTEM

RICH
MASONRY

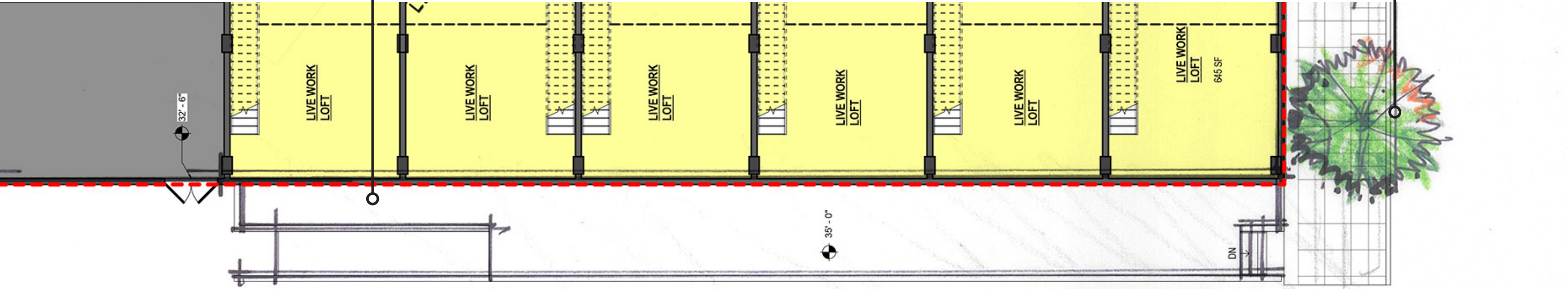




ELEVATED DOCK

WINDOW SYSTEM

ARMSTRONG RED MAPLE



Conceptual Materials Landscape

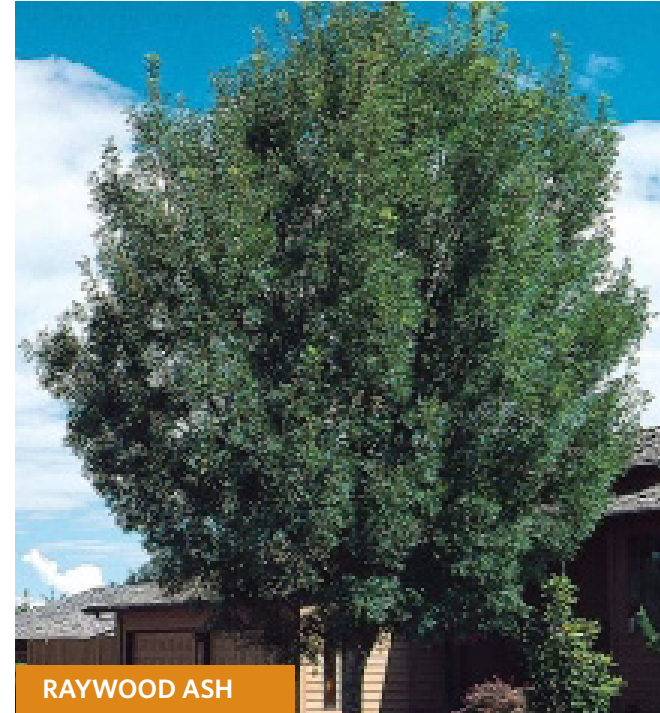




LONDON PLANETREE



VINE MAPLE



RAYWOOD ASH



RIVER BIRCH



ARMSTRONG RED MAPLE



SKYROCKET OAK



SWEDISH ASPEN

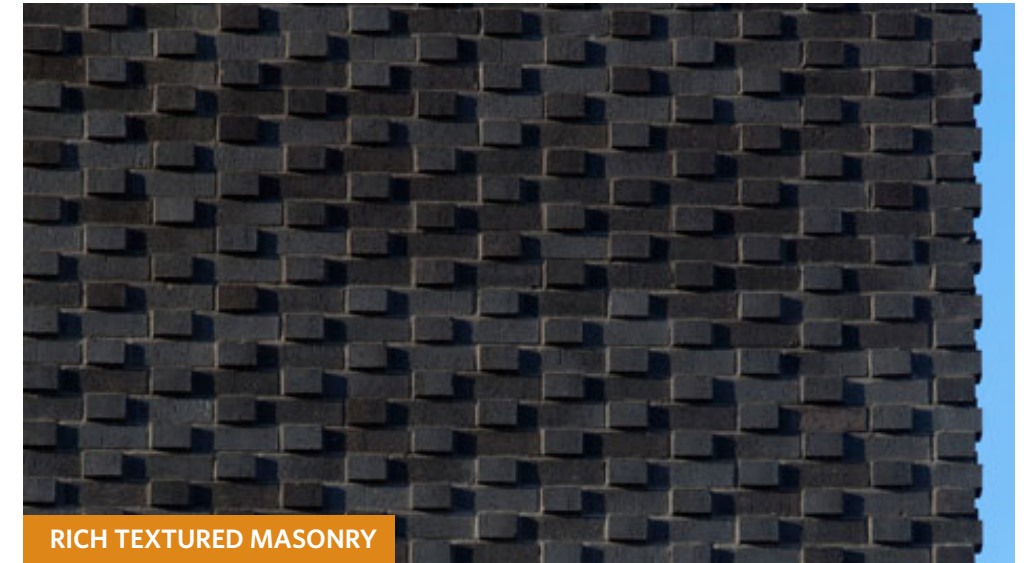


RED SUNSET MAPLE

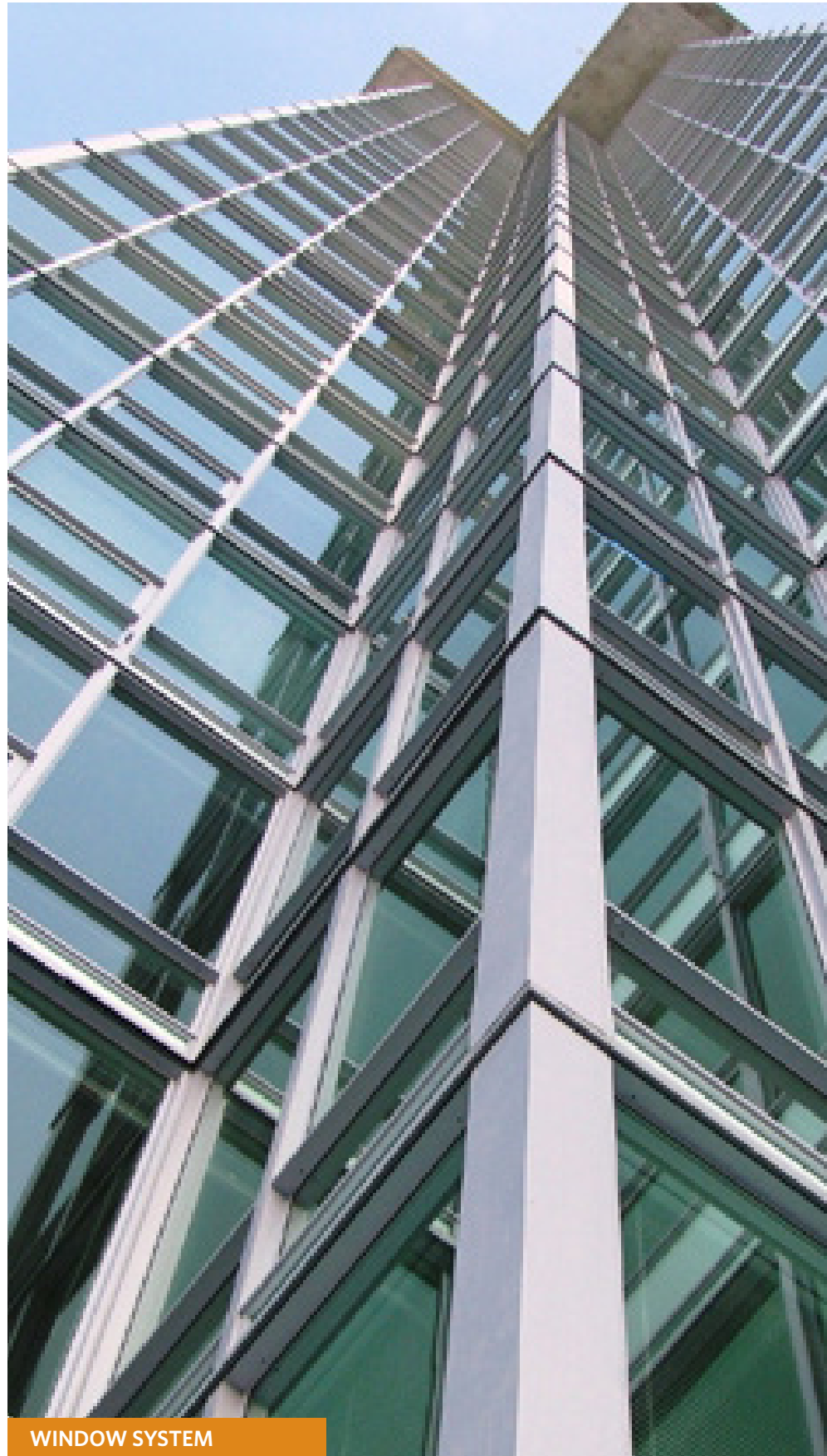


VARIOUS GROUNDCOVERS

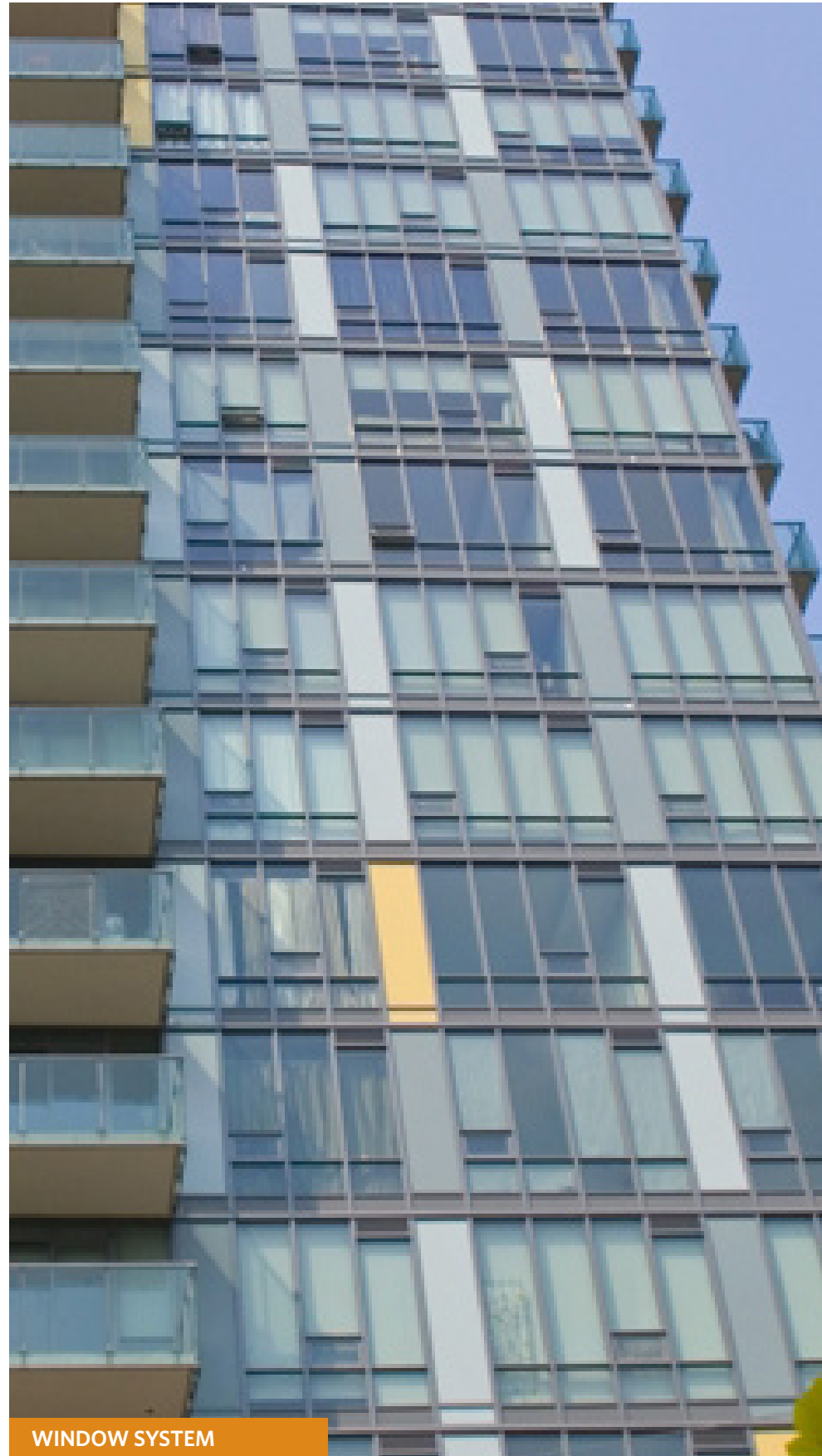
Conceptual Materials Podium



Conceptual Materials Tower



WINDOW SYSTEM



WINDOW SYSTEM



WINDOW SYSTEM



WINDOW SYSTEM

FAR Summary

AREA SUMMARY																								
FLOOR	LIVE / WORK LOFT		1 BDRM TOWNHOME		2 BDRM TOWNHOME		3 BDRM TOWNHOME		3 BDRM FLAT		1 BDRM FLAT		1 BDRM + DEN		1 BDRM		2 BDRM / 2 BATH		2 BDRM / 1 BATH		TOTAL UNITS/FLOOR	TOTAL UNIT SF/FLOOR	TOTAL GSF PER FLOOR	
	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF	QTY	AVG NSF				
ROOF																					0	0	8,067	
26														2	646	7	1,063				9	8,733	11,054	
25													4	722	6	629	2	958				12	8,578	11,054
24													4	722	6	629	2	958				12	8,578	11,054
23													4	722	6	629	2	958				12	8,578	11,054
22													4	722	6	629	2	958				12	8,578	11,054
21														6	629	2	958				8	5,690	11,054	
20			4	894										6	629	2	958				12	9,266	11,054	
19													4	722	6	629	2	958				12	8,578	11,054
18													4	722	6	629	2	958				12	8,578	11,054
17													4	722	6	629	2	958				12	8,578	11,054
16													4	722	6	629	2	958				12	8,578	11,054
15													4	722	6	629	2	958				12	8,578	11,054
14													4	722	6	629	2	958				12	8,578	11,054
13													4	722	6	629	2	958				12	8,578	11,054
12													4	722	6	629	2	958				12	8,578	11,054
11													4	722	6	629	2	958				12	8,578	11,054
10													2	683	6	629	2	958	2	814		12	8,684	11,164
9													2	683	6	629	2	958	2	814		12	8,684	11,164
8													2	683	6	629	2	958	2	814		12	8,684	11,164
7													2	683	6	629	2	958	2	814		12	8,684	11,164
6													2	683	6	629	2	958	2	814		12	8,684	11,164
5													2	683	6	629	2	958	2	814		12	8,684	11,164
4													2	683	6	629	2	958	2	814		12	8,684	11,164
3									2	1,200	1	525										3	2,925	11,633
2																						0	0	3,635
1	6	1,106	4	944	1	1,200	2	1,200														13	14,012	25,683
TOTALS	6	6,636	8	7352	1	1,200	2	2,400	2	2,400	1	525	66	47,106	134	84,320	51	49,593	14	11,396	285	212,928	304,030	ABOVE GRADE

PARKING		TOTAL GSF
FLOOR	STALLS	BELOW GRADE
P1	83	40,000
P2	85	40,000
P3	90	40,000
TOTAL SPACES	258	120,000

424,030 BUILDING TOTAL

BIKE PARKING		TOTALS
LONG TERM	1.5 per unit	428
LOCKER ROOM	10%	43
SHORT TERM	1 per 20 units	15
TOTAL BIKES		486

REQUIRED FOR FAR BONUS

FAR AND MASSING SUMMARY

MASSING

Total Above Grade Building Area

- 304,030 sf
- 7.6 : 1 FAR

Area Above 100'-0" Height Limit

- 184,930 sf

Bonus FAR required

- 184,930 (area above 100') / 40,000 (site area) = 4.62 FAR

RESIDENTIAL PROGRAM

Below 100'-0" Height Limit

- | | | |
|---|--------------|-----------------|
| • Square feet attributable to residential | = 114,351 sf | Levels 1-10 |
| • Number of efficient family size 2 bdrm. units | = 29 units | 27,550 sf total |
| • Number of efficient family size 3 bdrm. units | = 4 units | 4,800 sf total |

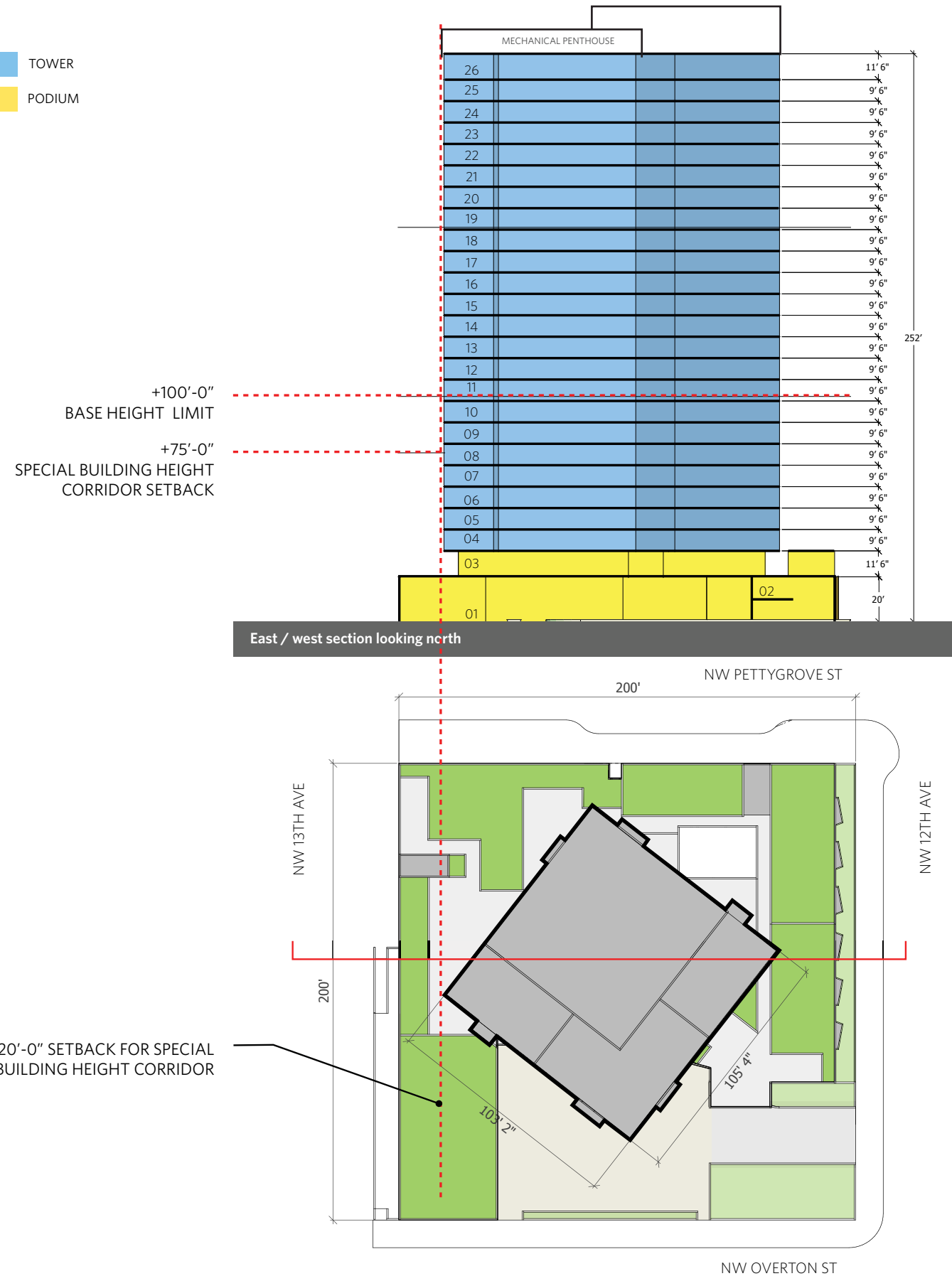
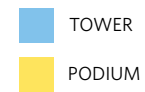
BONUS FAR SCENARIO

FAR Bonus Option

- | | Quantity | SF Earned |
|-------------------------------------|------------|------------|
| • Residential housing bonus (1:1) | 114,351 sf | 80,000 sf* |
| • Efficient family unit bonus (2:1) | 27,550 sf | 55,100 sf |
| • Efficient family unit bonus (3:1) | 4,800 sf | 14,400 sf |
| • Locker room bonus (40:1) | 750 sf | 30,000 sf |
| • Eco-roof (1:1) | 9,000 sf | 9,000 sf |

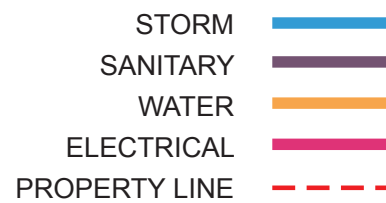
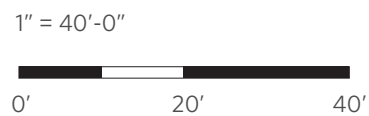
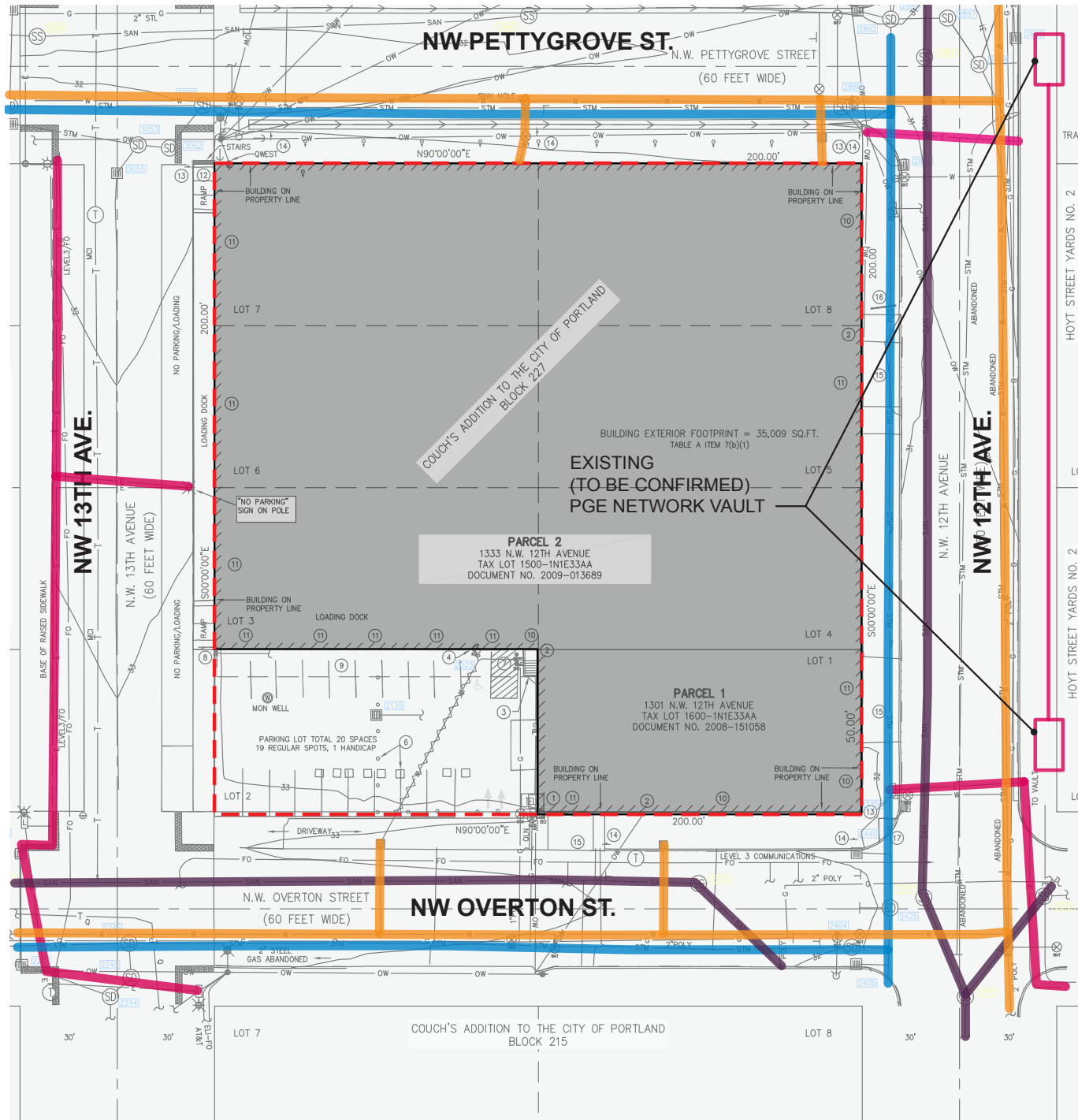
TOTAL = 188,500 sf

* Residential housing bonus capped at 80,000 sf for the property.

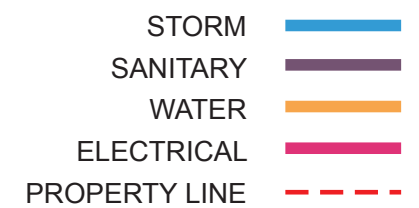
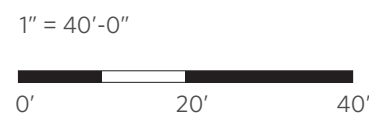
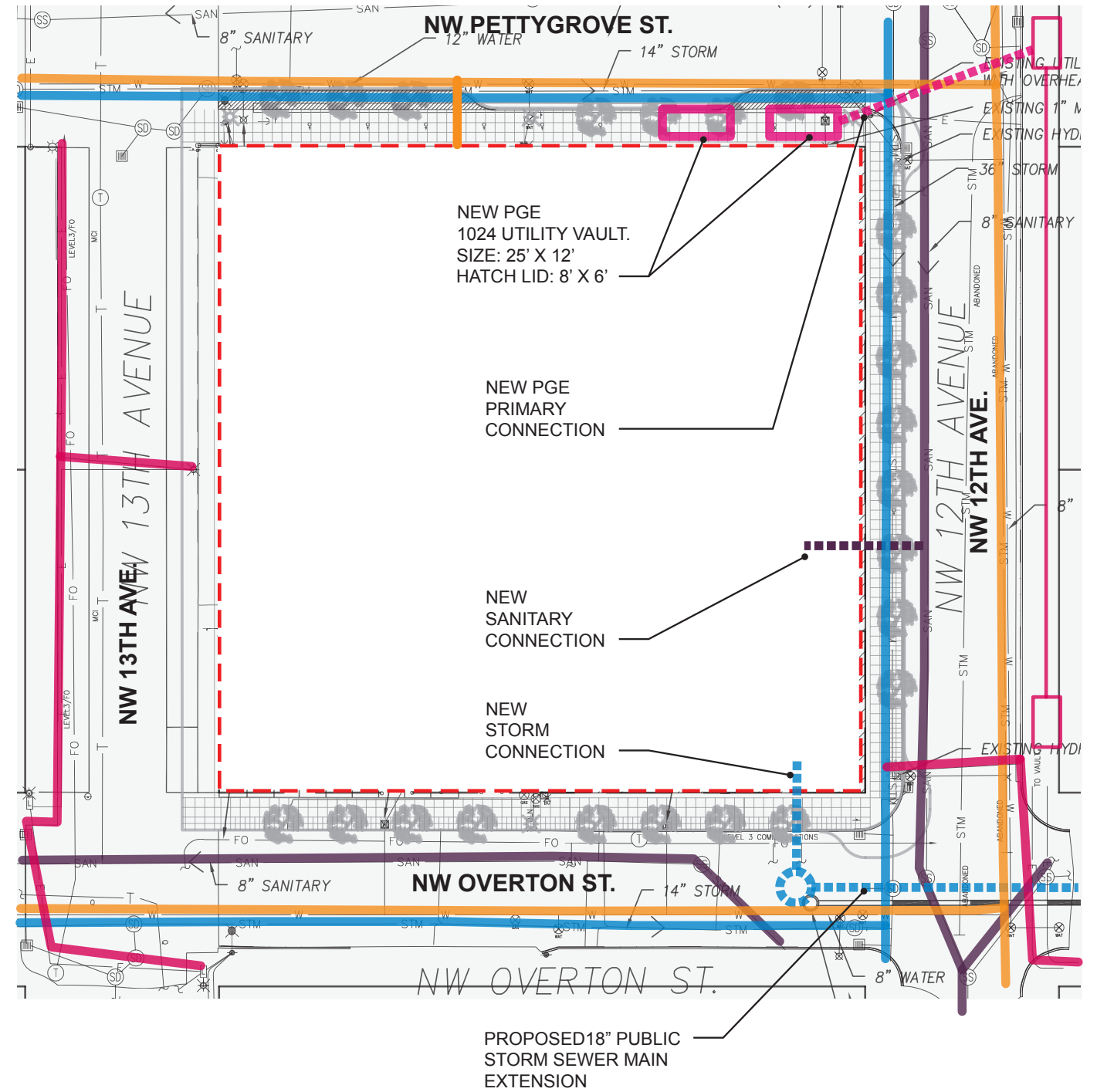


Appendix

Existing Utilities



Proposed Utilities





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