

## **Table of Contents**

**Section 1: Overview** 

Context Map

**Zoning Analysis** 

**Section 2: Design Concept** 

**Project Overview** 

Site Plan

Parking Plan

Typical Building Plans

**Building Section** 

Elevations

Courtyard + Street Level Building Plans

## **Project Team**

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## Section 1 - Overview Context Map

## **Site Description**

The site is located in the River District, one block north and east of the 13th Avenue Historic District, and one block south of the North Pearl Subarea. The site is bound by NW 13th Avenue, NW Johnson Streer, NW 12th Avenue, and NW Kearney Street, and is one block south and west of the streetcar line.

#### **Zone + District Classifications**

EXd Base Zone

Central Employment (EX) Land Use Classification

Plan District Central City Plan District

River District, RD-2 **District** 

(Core + Parking Sector)

Design Overlay Zone Design District (d),

use River District Design Guidelines

### Legend



1/4 Mile Walking Radius

NW 13th Ave Historic District

Bus Stop

Streetcar Stop

Grocery

Restaurants/Cafes

#### **Ground Level Use**

Retail and Service Residential

#### Roads/Paths

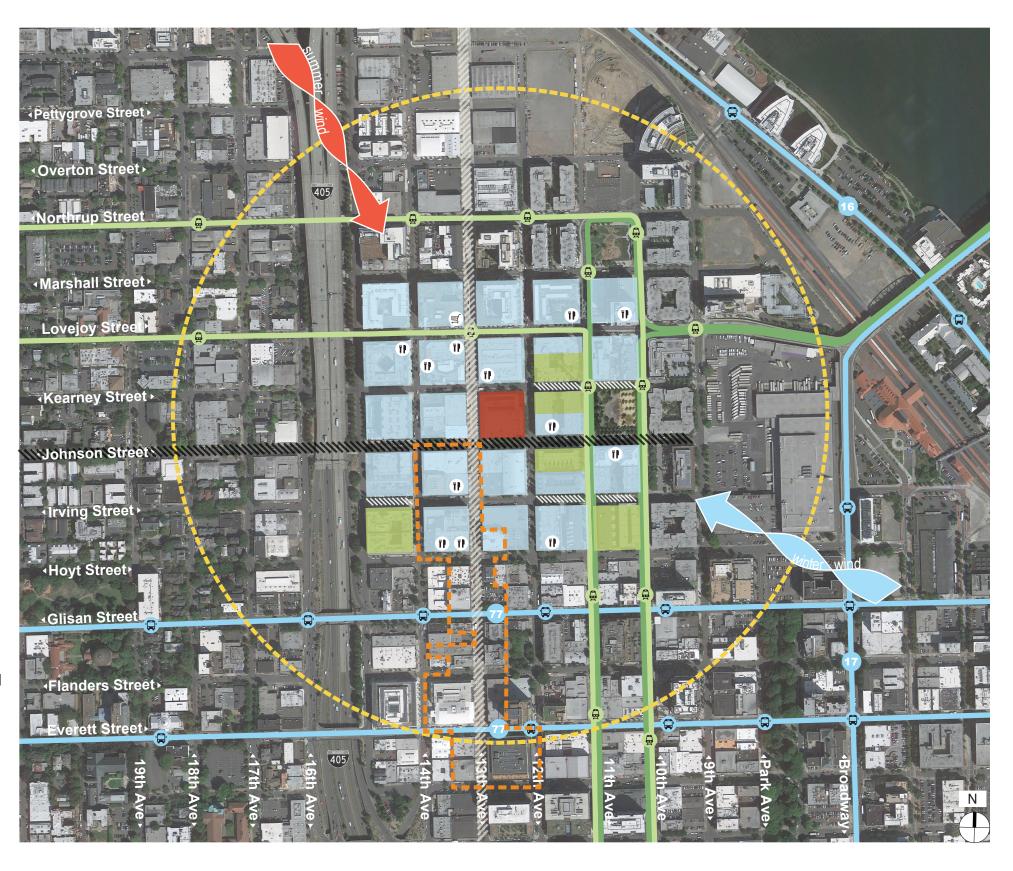
Pedestrian-Only Road Shared Roadway

**IIII** Greenway

#### **Transit Lines**

Streetcar - NS Line Streetcar - CL Line

Bus Route







## Section 1 - Overview

## **Zoning Analysis**

City of Portland - Zoning Map

### **Site Development Standards**

Allowable Residential Household Living, Retail Sales + Service, Vehicle Repair, Commercial + Commercial Uses

Outdoor Recreation

**Density Allowed** "High Density"

Max FAR 4:1, 7:1 max with bonuses

Max Height 75', 150' max with bonuses

0' required for Special Building Lines **Building Setbacks** on 13th Ave, Johnson St + Kearney

10' max for Ped Zone at 12th Ave

Max Building Coverage 100% of site area

Min Landscaped Area None

**Ground Floor Windows** Standards apply

Standards apply Ped Standards

**Ground Floor Active** Uses + Minimum Active Not required

Floor Area

Min Parking Spaces CCPR Residential: no min

CCPR Residential: 1.7 per unit Max Parking Spaces

CCPR Office Growth Parking: 2.0 per

1.000 nsf

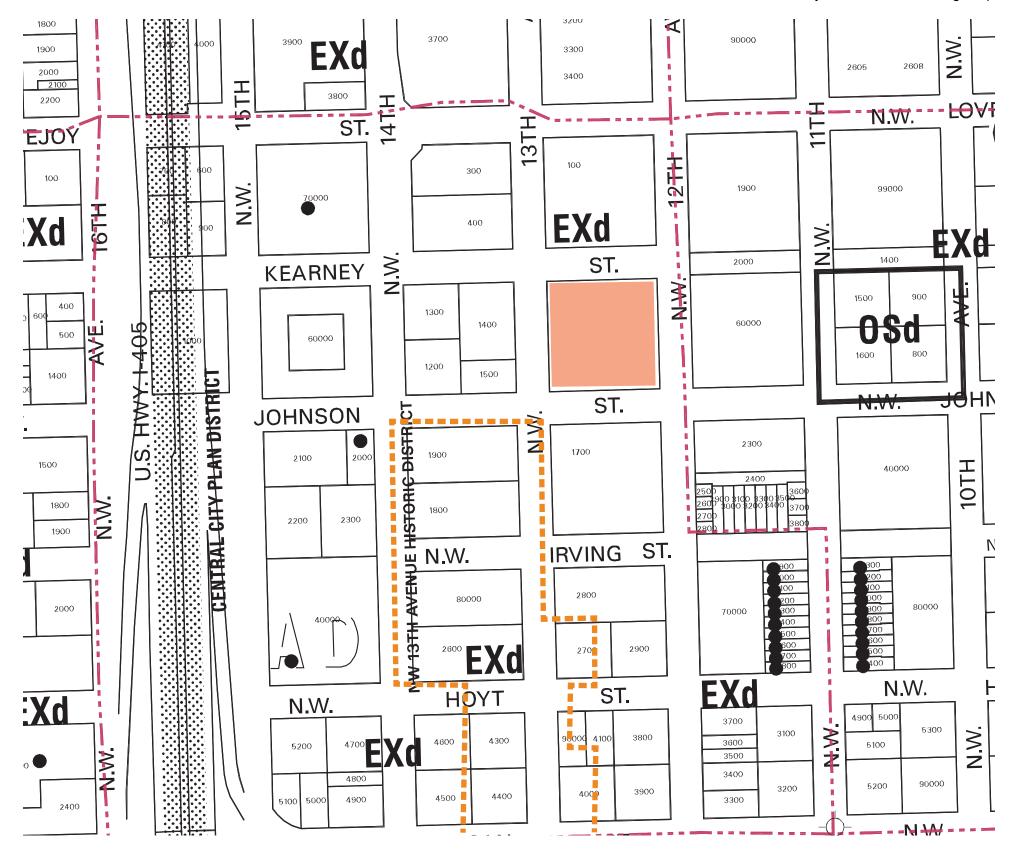
Bicycle Parking Retail: 1 per 12,000 nsf (long-term)

1 per 5,000 nsf (short-term)

Office: 1 per 10,000 nsf (long-term) 1 per 40,000 nsf (short-term)

Household Living:

1.5 per unit (long-term) 1 per 20 units (short-term)





## Section 2 - Design Concept

## **Project Overview**

## **Project Components**

Public Courtyard:

Between Johnson + Kearney

#### Lowrise:

Office or Residential

Retail base and dock

75' tall

Wood or steel framed over concrete podium

## Highrise:

Residential upper floors

Residential amenities + live/work in base

+/- 220 units

150' tall

Concrete structure

## Parking Structure:

Below-grade

Access off 12th Avenue

Bicycle mezzanine







# Section 2 - Design Concept

## **Project Overview**

## **Project Goals**

- Fit in to the Pearl District
- Embraced by Community
- Provide Public Court / Mews
- Activate 13th Avenue
- Dock Sets the Tone
- Dynamic Marketplace Retail
- Residential Tower to Height Limit
- Creative Workspace Lofts
- Visible Sustainability







## Section 2 - Design Concept Site Plan

## **Project Data**

Site Area: 40,000 SF

Proposed FAR: 7:1 using bonuses (280,000 SF)

Proposed Building Height: Lowrise at 75', Highrise at 150' using

bonuses and public benefits

**Building Coverage:** +/- 30,000 SF

Landscape/ Hardscape

Coverage:

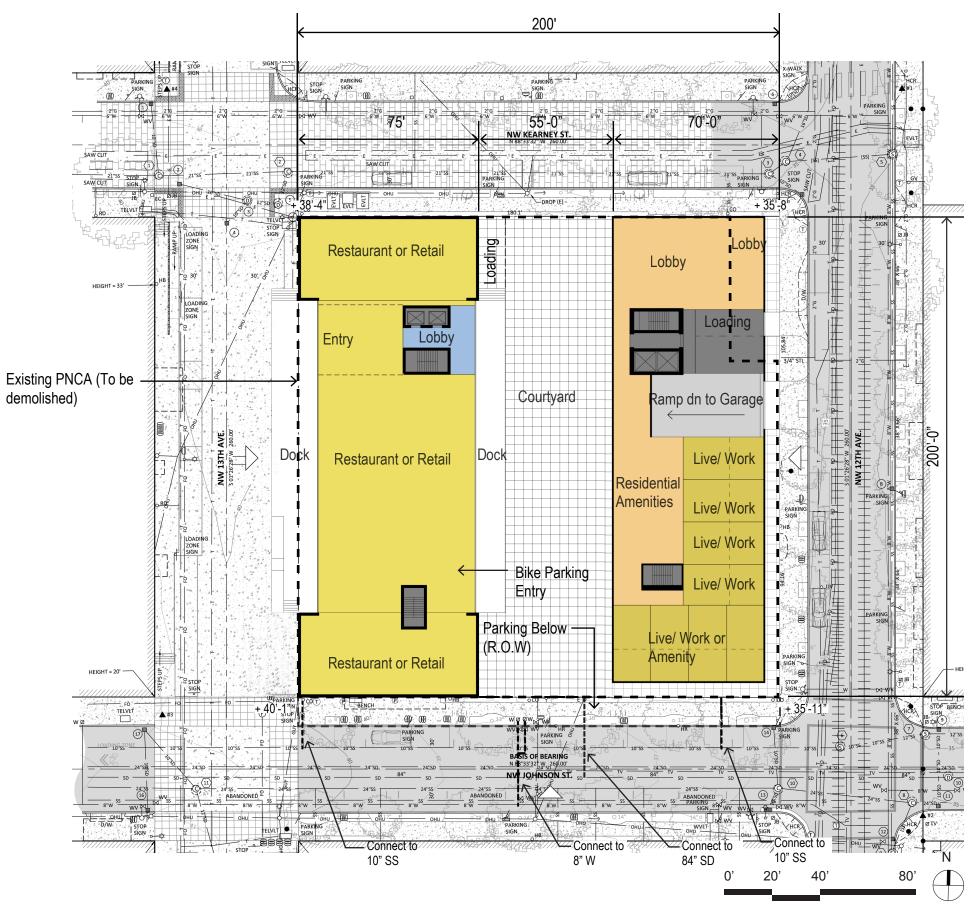
+/- 10,000 SF

Parking Provided: +/- 222 Spaces

Bicycle Parking Provided: +/- 458 long-term spaces

(in basement bike mezzanine)

+/- 18 short-term spaces



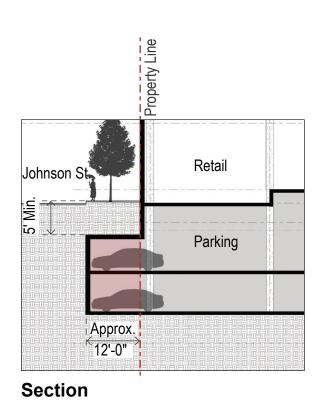


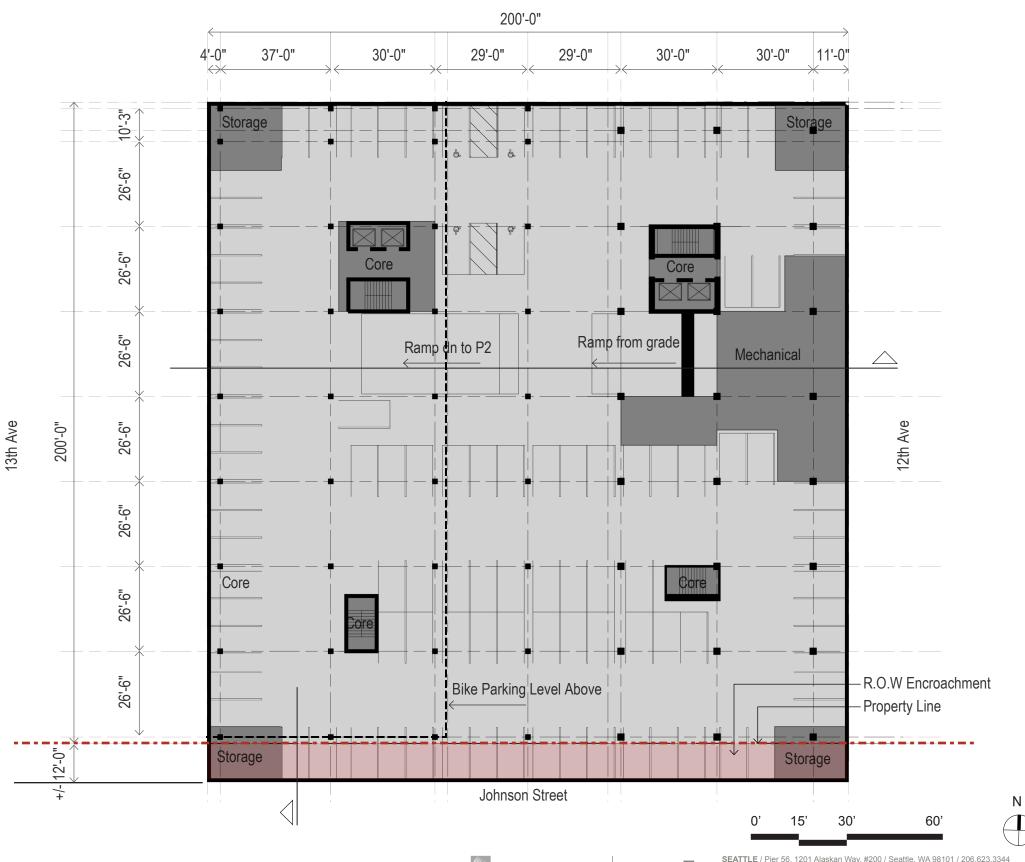
## Section 2 - Design Concept Parking Plan

#### Parking under the Right-of-Way

The project is proposing to build two levels of below-grade parking under the right-of-way on Johnson Street using a "Revocable Encroachment Permit" and a building code appeal from the Bureau of Development Services.

The limit of encroachment would be to the curb line (which is not considered a "Major Encroachment"). The building portion in the ROW will be severable from the main building. Five feet of ground above the garage encroachment is required and proposed for planting and utilities.





Kearney Street

# Section 2 - Design Concept

## Typical Floor Plans

## **Building Data**

**Overall Gross Area** +/- 379,800 SF

12th Avenue Highrise +/- 206,000 SF Street Level: +/- 13,850 SF Level 2: +/- 5,475 SF Level 3: +/- 14,360 SF Levels 4 - 14: +/- 14,630 SF Level 15: +/- 11,000 SF

13th Avenue Lowrise +/- 74,000 SF Street Level +/- 13,940 SF Levels 2-5 +/- 15,000 SF

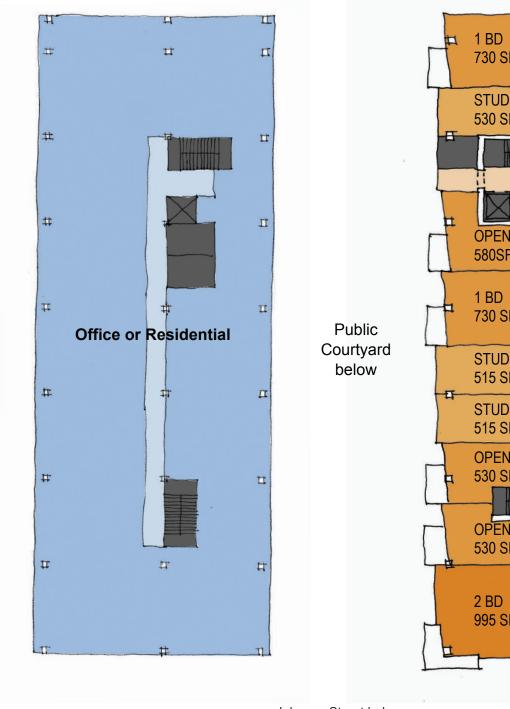
Total Area (FAR): +/- 280,000 SF

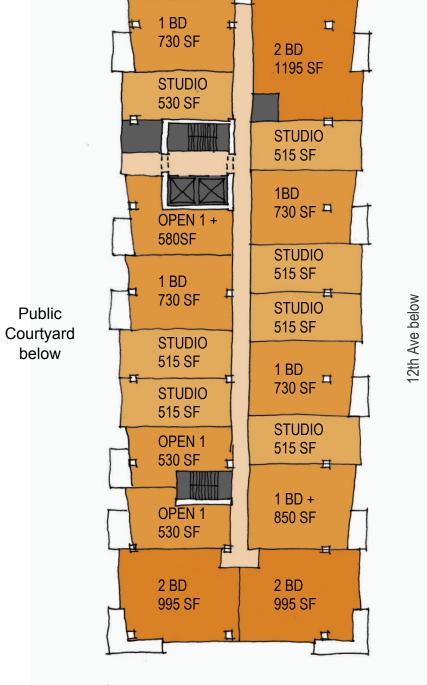
Parking Levels: +/- 99,800 SF

### Area by Use:

**Total Retail** +/- 200,000 SF +/- 14,700 SF **Total Residential** Total Lowrise Office or Res +/- 60,000 SF

#### Kearney Street below





Johnson Street below



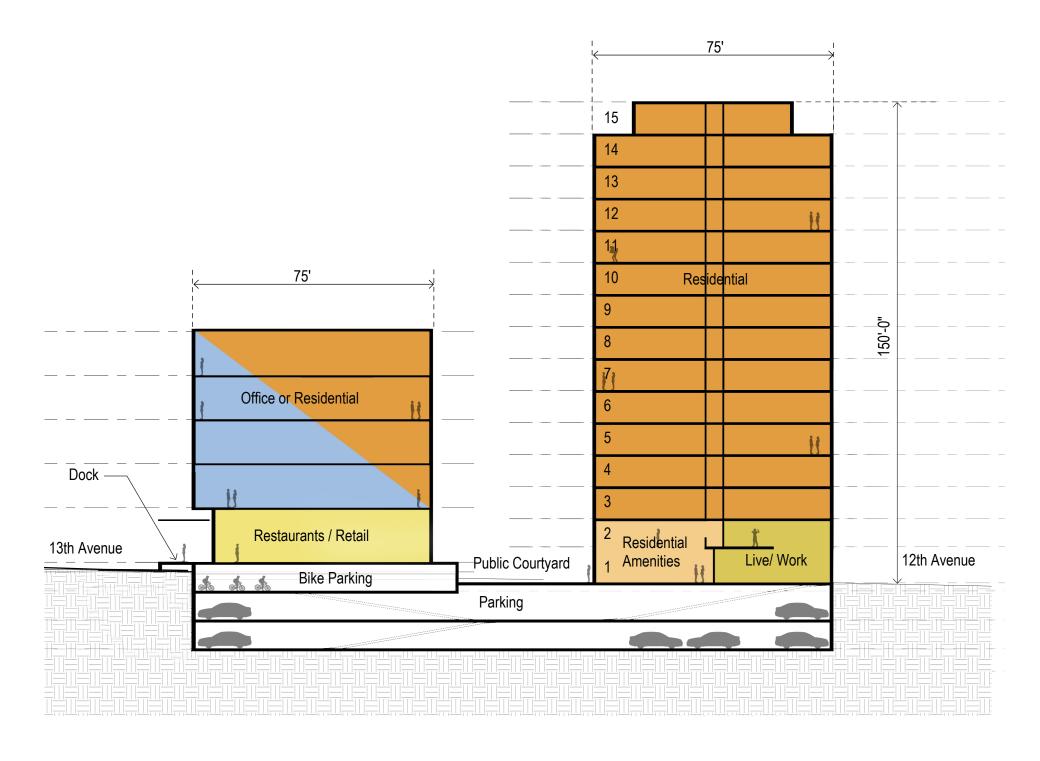






13th Ave below

# Section 2 - Design Concept Building Section



Building Section at 13th Ave Dock and Live/Work



## **Current Design Exploration**

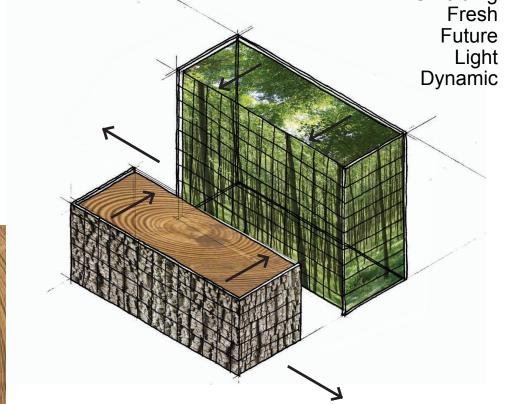
**Concept Development** 

## Seedling

a young plant or tree grown from a seed

Live
Habitat
Delicate
Unfolding
Fresh
Future
Light







the dense inner part of a tree trunk, yielding the hardest timber

Work
Layers
Heavy
Solid
History
Durable
Massive
Processed



# Section 2 - Design Concept Elevations

## **Potential Highrise Material Palette**

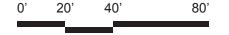
Window-wall
Metal Panel or Preceast Concrete
Exposed Concrete Structure
Painted Steel or Glass Balcony railings



North Elevation on Kearney Street



West Elevation of Lowrise on 13th Avenue





## Section 2 - Design Concept **Elevations**

#### **Potential Lowrise Material Palette**

Masonry or Glass Fiber Reinforced Concrete Aluminum or Wood Storefront Painted Steel Railings/Balconies Concrete Dock with Painted Steel Railings



South Elevation on Johnson Street



East Elevation of Highrise on 12th Avenue







## Section 2 - Design Concept Courtyard + Street Level Building Plans

#### **Ground Floor Vision**

This scheme envisions the lowrise as an open market character of space with restaurants or retail located in the center of the building along a retail dock facing 13th Avenue. Dock-level retail activity could spill out on to the dock, and to a second raised dock on the courtyard side of the building. Street-level retail spaces would be located on the north and south ends of the building.

The ground level of the highrise would contain residential amenity spaces on the courtyard, and four live/work units on 12th Avenue.

