

13TH AND GLISAN



Pearl Building East
LU 16-153002 HRM AD

B.1

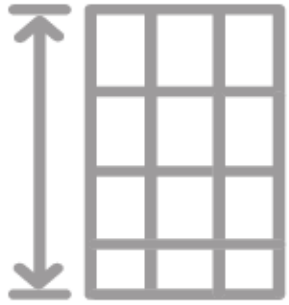
OUTREACH TIMELINE

- 11/19/2015 Pre-Application Meeting
- 03/16/2016 AIA AHC Presentation
- 03/24/2016 Client Meeting with Appellant
- 03/28/2016 DAR Meeting
- 04/11/2016 Meeting with Confectionery Loft Owners
- 04/19/2016 Neighborhood Meeting (Voted to Support)
- 12/06/2016 2nd Neighborhood Meeting
- 12/19/2016 1st Landmarks Hearing
- 02/27/2017 2nd Landmarks Hearing
- 03/20/2017 3rd Landmarks Hearing



CURRENT SITE: PEARL BUILDING EAST
NW 13TH AND GLISAN

DAR ADVICE SUMMARY



1. SCALE + MASSING

Commission Comments:

A. 6 stories with a set-back penthouse is approvable and appropriate.

B. Penthouse elements should not cause the building to appear as a 7-story building.

Project Response:

A. The project is proposed as 6 stories with a set-back penthouse.

B. Project proposes that penthouse elements are set back and disconnected from the planes of all major facades.



2. STREET FRONTAGE

Commission Comments:

A. Consider decreasing the scale of the opening at the Glisan Street garage door.

B. Consider decreasing the scale of the concrete base at Glisan Street.

Project Response:

A. Project proposes a canopy over the garage entrance to visually break up the scale of the opening, especially at the pedestrian scale.

B. Project proposes boardform concrete at the base to provide scale and texture. Metal louvers with integrated benches, as seen on neighboring buildings, are also proposed to break scale of the base and enliven the human experience on Glisan Street.



3. ROOFTOP LEVEL

Commission Comments:

A. Consider simple, industrial style for penthouse materials that do not distract from main brick mass of the building.

B. Penthouse elements should not cause the building to appear as a 7-story building.

Project Response:

A. Proposed materials are light colored to blend into sky and not distract from the bulk of the building.

B. Project proposes that penthouse elements are set-back and disconnected from the planes of major facades. The parapet acts as a natural guardrail so no additional guardrail element is needed. The deep cornice reduces sightlines of the penthouse from the street.



4. WINDOWS

Commission Comments:

A. The proportions of windows and divisions of mullions are appropriate.

B. Consider reducing size of metal spandrel panel in the ground level storefront system.

Project Response:

A. Additional detailing of windows are shown in the package to demonstrate window depth.

B. Project proposes a reduced spandrel panel at a size that accommodates concealing the structural support for the storefront system.



5. MATERIALS + DETAILS

Commission Comments:

A. Proposed materials of blended brick, concrete, dark painted steel, and limited wood is appropriate. Consider less detailed treatment of "end" walls at North and East.

B. Proposed continuation of windows onto North facade is acceptable. Consider extending line of brick.

Project Response:

A. Project proposes simple stuccoed or painted masonry units at East facade.

B. Pending agreement with neighboring building, project proposes extending brick line up to 70 feet on the North facade, with stuccoed or painted masonry adjacent to this brick.

COMPATIBLE MASSING



BASE ZONE: CENTRAL CITY - 6:1

Height Limit: 100 feet

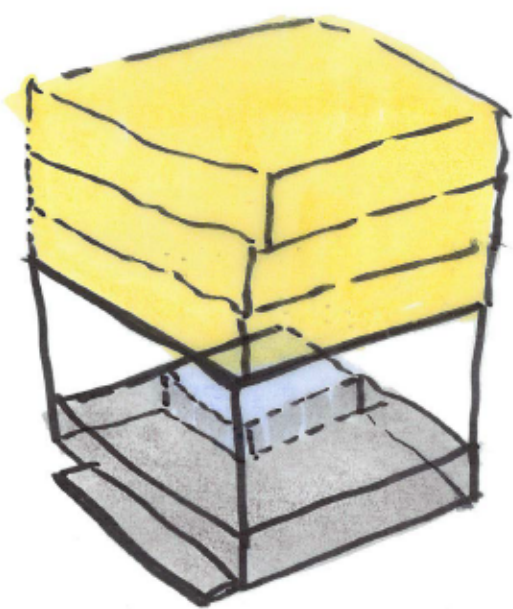
Land Use Classification: Central Employment (EX)

Plan District: Central City Plan District

District: NW 13th Ave. Historic Design District (d), use River District Design Guidelines

BONUS OPTIONS AVAILABLE:
Eligible for bonuses, but max increase of 3:1, 75 feet through bonuses. Total potential FAR for site is 9:1, 175 feet with bonuses.

- If FAR bonus of over 1:1 and less than 2:1 is earned, bonus 15' height.
- If FAR bonus over 2:1 and less than 3:1 is earned, bonus 30' height.
- If FAR bonus of 3:1 is earned, bonus 45' height.
- Housing height bonus of up to 75' (subject to review).

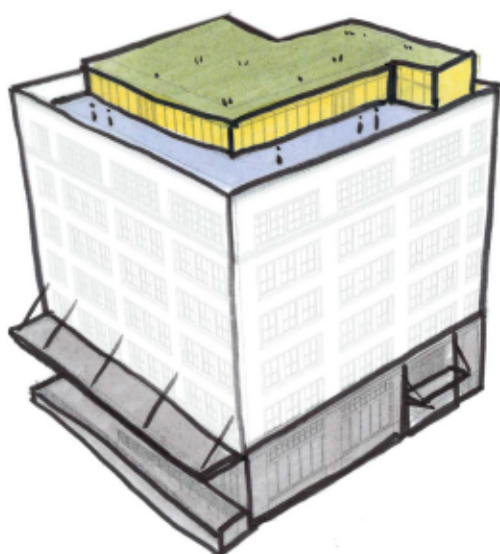


BONUS: LOCKER ROOM

For each square foot of area committed to locker room facilities, 40 square feet of additional floor area is earned.

To qualify for the bonus:

- a. must include showers, dressing area, and lockers
- b. all building tenants must have access
- c. At least 110% of required long-term bicycle parking for the site must be provided and must meet the standards of 33.266.220.B., Long-term Bicycle Parking.



PROJECT FAR SUMMARY

Lot Size:	10,000 SF
First Floor:	9,600 GSF
- (Retail:	3,600 GSF)
Second Floor:	9,834 GSF
Third Floor:	9,834 GSF
Fourth Floor:	9,834 GSF
Fifth Floor:	9,834 GSF
Sixth Floor:	9,834 GSF
Penthouse:	4,475 GSF

FAR: 6.32 (63,245/10,000)

LOCKER ROOM BONUS EARNED:

Locker Room 1:	297 SF
Locker Room 2:	282 SF
Total:	579 SF

40 sf per Locker Room = 23,160 Floor Area Earned
FAR Earned = 2.16 (23,160 SF/10,000 SF)
Total Allowable FAR for Site and Program = 8.16:1

PARKING AREAS

Parking level 1:	7,650 SF
Parking level 2:	8,325 SF
Parking level 3:	7,325 SF

Total: 23,300 SF
Total Parking Count: 45 spaces

SITE PLAN

PROPERTY LINE

LOADING DOCK FOR PEDESTRIAN ACCESS
(WITH CANOPY ABOVE)

PARKING GARAGE ENTRANCE
(WITH CANOPY ABOVE)

ADA ACCESSIBLE RAMP

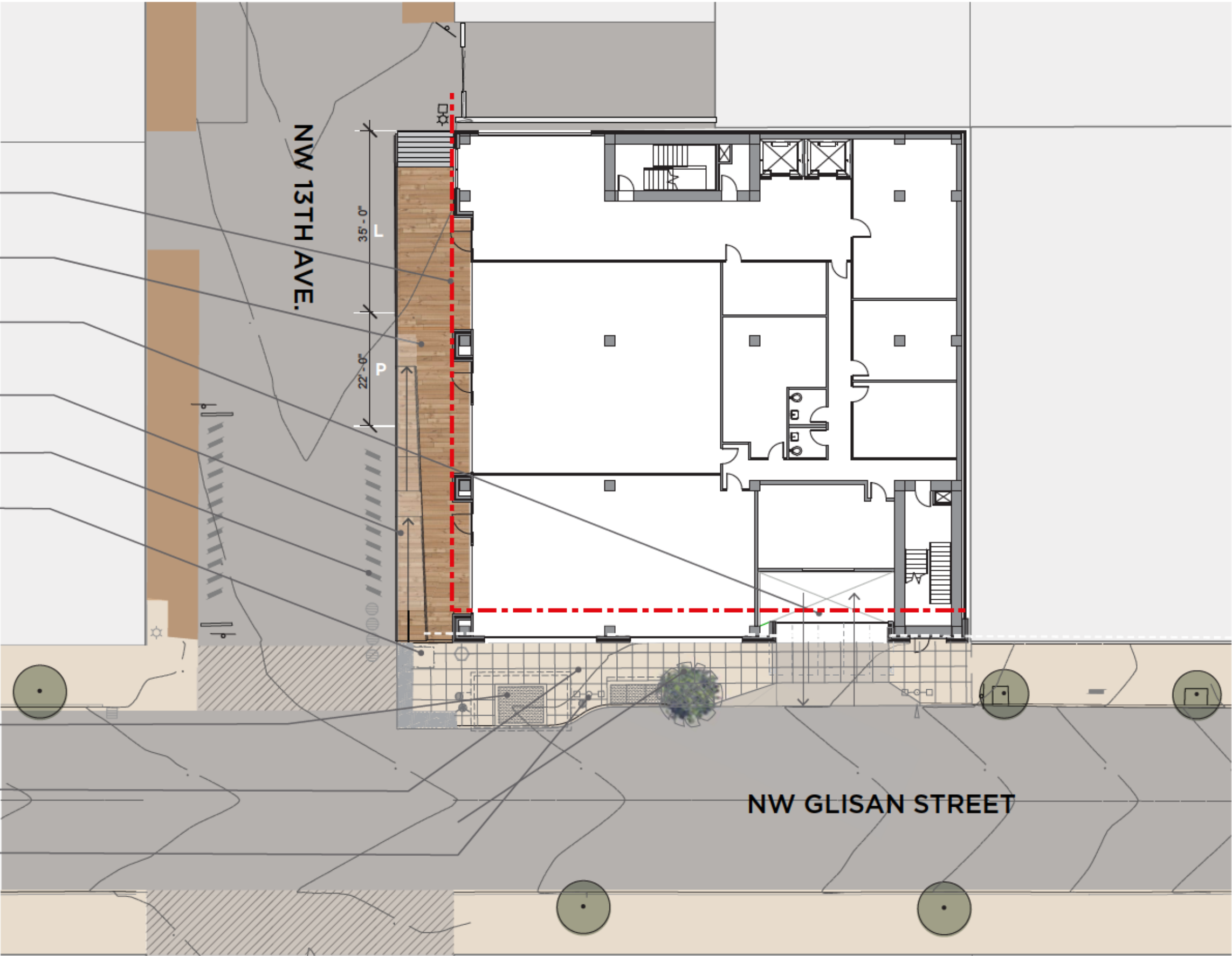
NEW SHORT-TERM BICYCLE PARKING (24)

EXISTING TRANSFORMER VAULT
TO REMAIN BELOW GRADE

PROPOSED NEW VAULT
LOCATION(S) BELOW GRADE

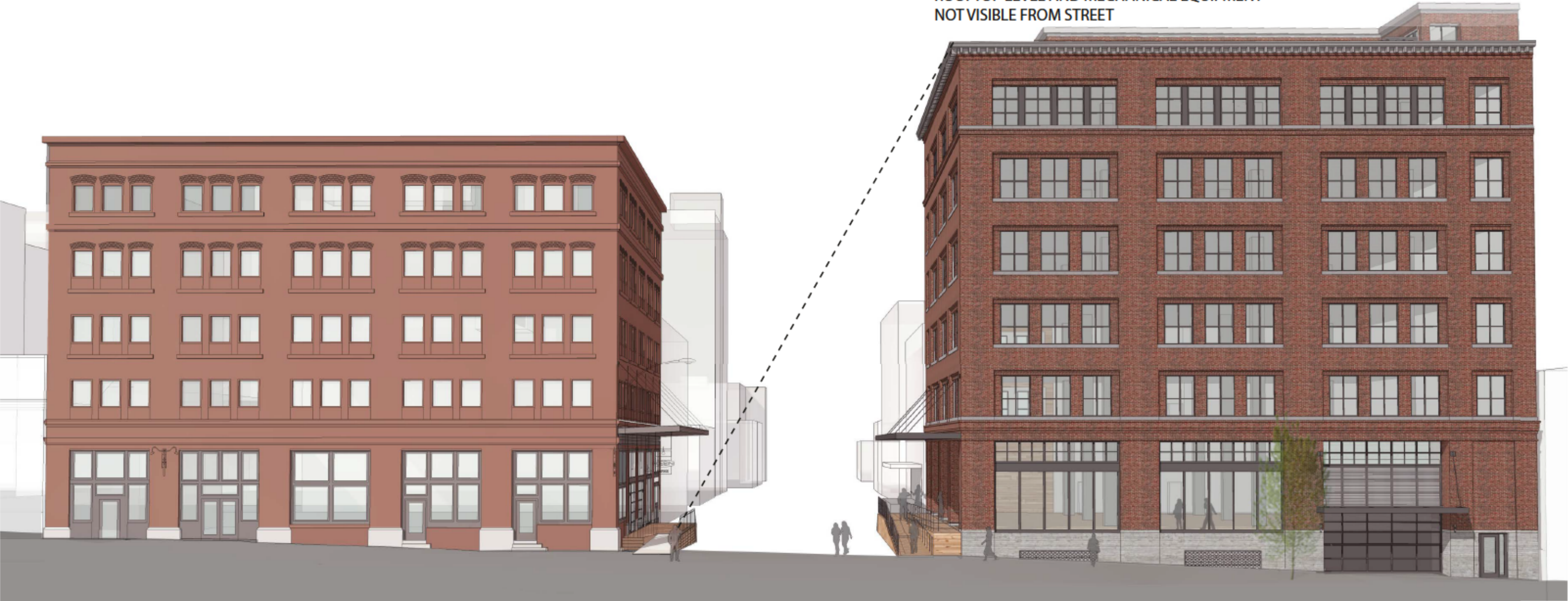
EXISTING LINE OF UTILITIES BELOW GRADE

NEW STREET LIGHTING AND
STREET TREE TO COMPLY WITH
RIVER DISTRICT R.O.W. STANDARDS



BUILDING SCALE, MASSING AND MATERIALS

ROOFTOP LEVEL AND MECHANICAL EQUIPMENT
NOT VISIBLE FROM STREET



Materials



BRICK FIELD



BRICK ACCENTS



BOARDFORM



CONCRETE



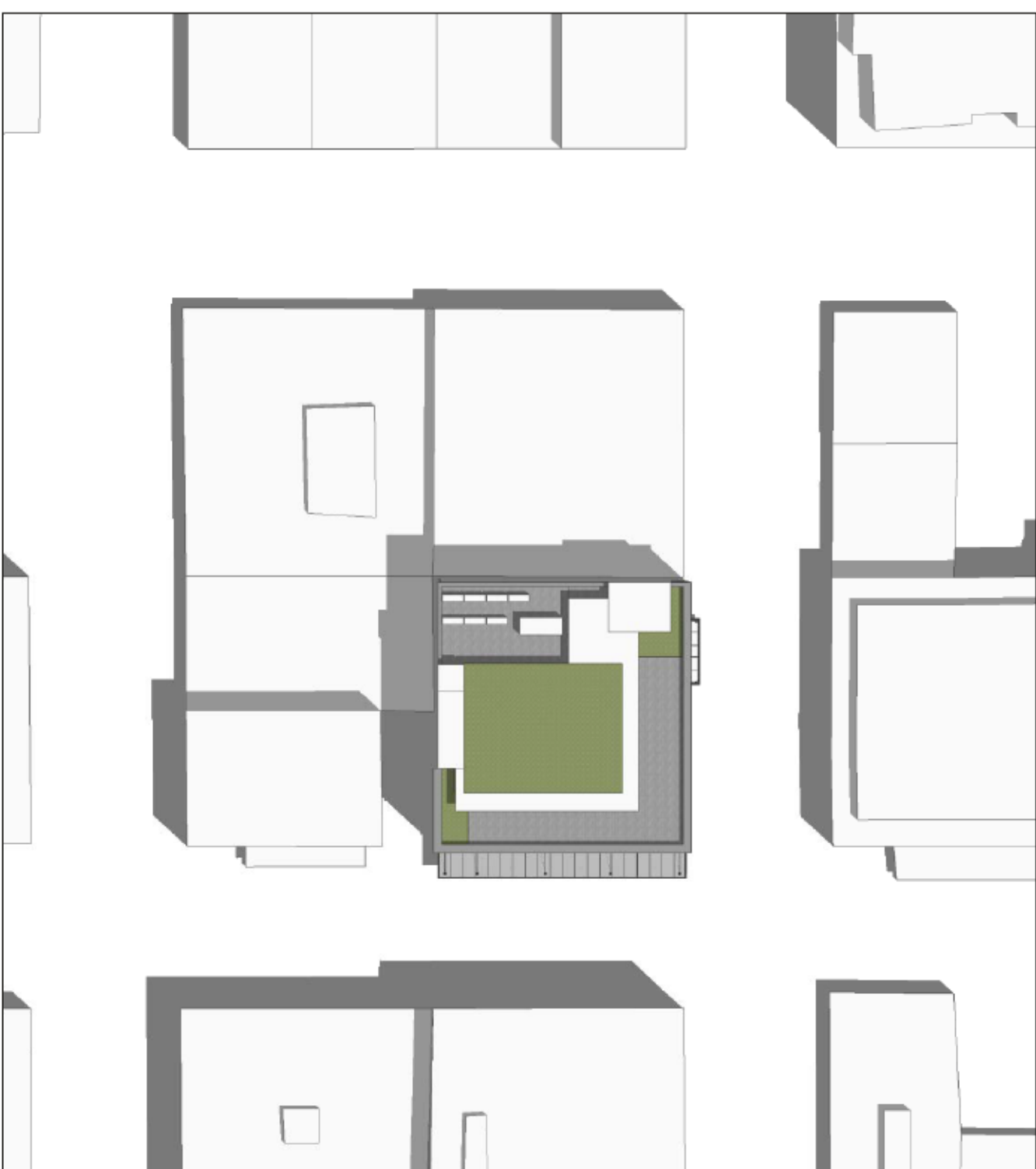
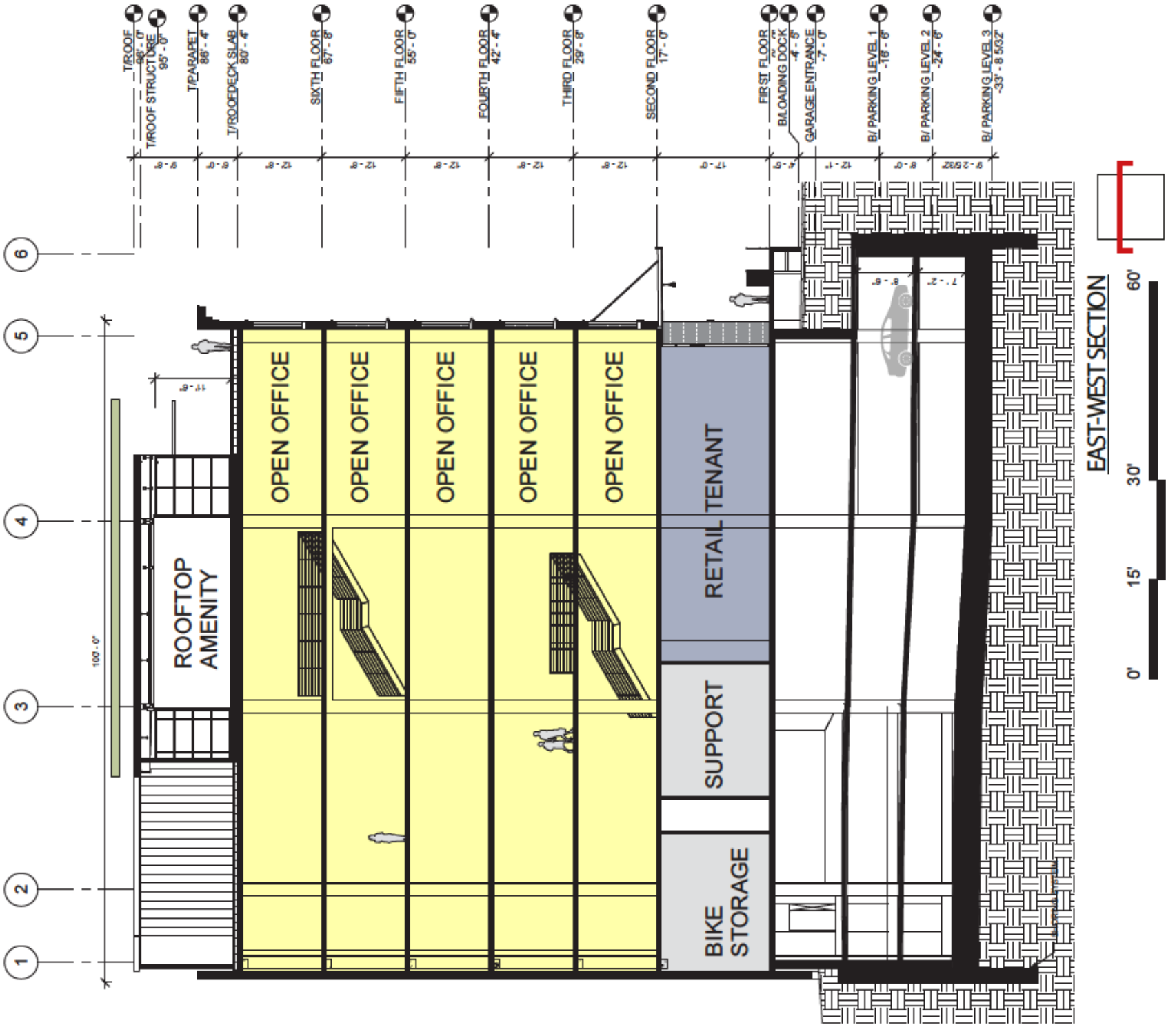
POWDER-COATED STEEL



WOOD

B.6

BUILDING SECTION, SOLAR STUDY



June 21st at 1:00pm



Pearl Building East
LU 16-153002 HRM AD

LOOKING SOUTH ON 13TH AVENUE



FINAL FINDINGS AND DECISION BY THE LANDMARKS COMMISSION RENDERED ON MARCH 20, 2017

NEW BUILDINGS IN THE HISTORIC DISTRICT

NW 13th Avenue Historic District Design Guidelines (FEB. 1996)

2. Height and Bulk. Buildings in the NW 13th Avenue Historic District display a consistent mass. Buildings are typically two to six stories in height.

New construction should likewise be at least equivalent to two stories in height, and should not exceed the maximum allowed height and density requirements in the Zoning Code.

Findings:

- Although the building is 6 stories with a penthouse the top floor has design elements that reduce its visibility through recessed massing. This deliberate gesture will allow the building to achieve a perceived height of 6 floors.
- While the building will be taller than many others in the district it will be perceived at six stories in height in accordance with this guideline.
- The commission stated that, though at 96' the building is taller than other in the district the height was within the allowed limits of the base zone for the site. Furthermore they agreed that at 7 stories (6 stories with a penthouse) the building was in keeping with guideline 2 of the Northwest 13th Avenue Historic District Guidelines. They stated that the building's height was mitigated by its many gestures toward compatibility with the district.



Initial Design Sketch

COMPATIBLE MASSING IN THE DISTRICT



IRVING STREET LOFTS

1314 NW IRVING ST
8-STORY EQUIVALENT PLUS
PENTHOUSE
89'-127' PER RLIS
PHOTOGRAMMETRIC DATA



WEIDEN & KENNEDY BUILDING

1227 NW DAVIS ST
5-6 STORIES PLUS PENTHOUSE
122' PER RLIS PHOTOGRAMMETRIC
DATA



CHOWN PELLA CONDOMINIUMS

416 NW 13TH AVE
7 STORIES (SOUTHERN PORTION)
PLUS TOWER
SOUTHERN PORTION IS 85' PER RLIS
PHOTOGRAMMETRIC DATA

FINAL FINDINGS AND DECISION BY THE LANDMARKS COMMISSION RENDERED ON MARCH 20, 2017

NEW BUILDINGS IN THE HISTORIC DISTRICT

NW 13th Avenue Historic District Design Guidelines (FEB. 1996)

4. *Scale and Proportion.* Historic warehouse structures in the NW 13th Avenue Historic District consistently feature masonry walls with openings recessed from the building plane. The size and relationship of windows, doors, and other architectural elements in new buildings should be of a scale and proportion that is compatible with the historic architectural pattern. Blank walls should be avoided in street-facing elevations, especially at the ground floor.

Findings:

- The ground floor windows are storefront-style windows with transoms which are inspired by but are not exact replicas of the building across the street.
- The pedestrian zone of the Glisan Street elevation is mostly board-formed concrete resulting in a need to modify the ground floor window standard which is discussed further below. This design is driven by the need to elevate the first floor on 13th Avenue to allow for the elevated loading dock feature on this façade and the desire to maintain the tripartite design in order to be consistent with the character defining features of many of the buildings in the 13th Avenue Historic District.

5. *Materials, Colors, and Textures.* Historic warehouse buildings feature consistent exterior materials and textures and most buildings display a consistent range of colors. Buildings are clad in masonry, either brick or concrete. Window systems typically consist of wood sash, double-hung windows, or wood or metal industrial casement windows. New buildings should be compatible with the materials, colors and textures found in the District. Use of masonry and stuccoed masonry as a major building material is encouraged. For the purpose of achieving historic compatibility, careful attention should be given to new brickwork as follows: a) the color, texture and size of the brick; b) the width of the joints between the bricks; and c) the color and profile of the mortar joint. The use of non-traditional finish materials should be avoided. Also, the use of wood as a major exterior surface material should be avoided.

Findings:

- The various windows, their proportion, and arrangement mimic the contributing resources in the district.
- The two street-facing elevations of the building are clad in red brick on a board form concrete plinth. This brick over concrete condition is common in the district's tripartite brick warehouse buildings like the Chown Pella Lofts and the Simon Building in the District.
- The brick proposed for the building is a 7" by 2" red brick that with 5/16" joints in grayish brown. This is in keeping with the District's character.

FINAL FINDINGS AND DECISION BY THE LANDMARKS COMMISSION RENDERED ON MARCH 20, 2017

CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

Findings A3, A4 and A5:

- The proposal includes many elements that define the NW 13th Avenue Historic District including a tripartite design; extensive use of brick and most notably, a large loading dock like feature.
- These features work together to unify the building with the contributing resources within the historic district and ensure that the historic district retains its identifiable character. This is particularly true of the loading dock element within the right-of-way which is a gesture to one of the District's most unique and compelling features.

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

Findings A6, A7, A8 AND A9:

- ...the building design includes many of the district character-defining features assembled sensitively so as not to adversely affect the 13th Avenue Historic District.
- The new building will activate a space currently occupied by a parking lot which is not in character with the historic district. It will establish a continuous street wall missing in this area and creating a more vibrant and active frontage along NW 13th Avenue.

FINAL FINDINGS AND DECISION BY THE LANDMARKS COMMISSION RENDERED ON MARCH 20, 2017

CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES

NW 13th Avenue Historic District Design Guidelines (FEB. 1996)

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

Findings for C3 and C4:

- The proposal uses the vocabulary of the district including tripartite composition; extensive use of brick, and a loading dock. These features work to make the building compatible and respectful to the integrity of nearby contributing resources and the district.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings:

- The NW 13th Avenue and NW Glisan Street elevations of the Pearl East building incorporate many of the features that define the NW13th Avenue Historic District. The use of brick cladding, multi-pane windows, tripartite composition, and the loading dock feature evoke the significant history of the historic district and unify the building with its neighbors.

LOOKING SOUTH ON 13TH AVENUE

