



**H O L S T**  
for Human Solutions Inc.

Type IIx Design Review, EA No. 17-173115  
Submitted February 22, 2018





INTERSTATE 205

INTERSTATE 84

NE 99TH AVE

NE PACIFIC ST

NE 102ND AVE

NE HASSALO ST

NE CLACKAMAS ST

NE HALSEY ST

NE WEIDLER ST

NE 104TH AVE

NE 104TH AVE

NE 106TH AVE

NE 106TH AVE

NE 107TH AVE

NE 108TH AVE

NE 108TH AVE

NE 109TH AVE

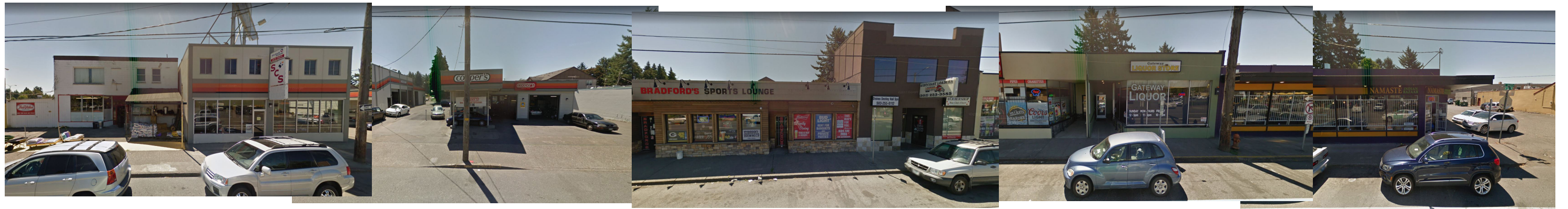
NE 110TH AVE

NE 111TH AVE

NE 111TH AVE

PROJECT SCOPE LINE





**HALSEY STREET SOUTH SIDE (WEST)**

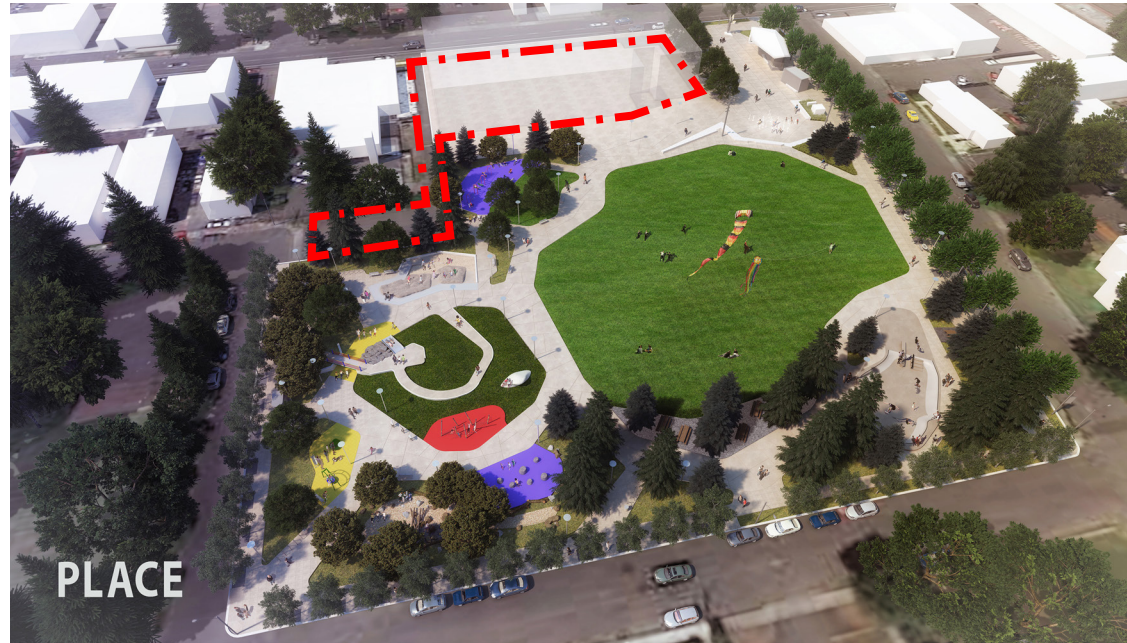


**HALSEY STREET - SOUTH SIDE (EAST)**



**HALSEY STREET - NORTH SIDE**







# PROGRAM GOALS

1. RETAIL ON HALSEY AND ON THE PLAZA

2. 75 APARTMENTS

35 MARKET RATE

40 AFFORDABLE

3. OFFICE SPACE (ON UPPER FLOORS)

4. ADEQUATE PARKING

60 MARKET RATE

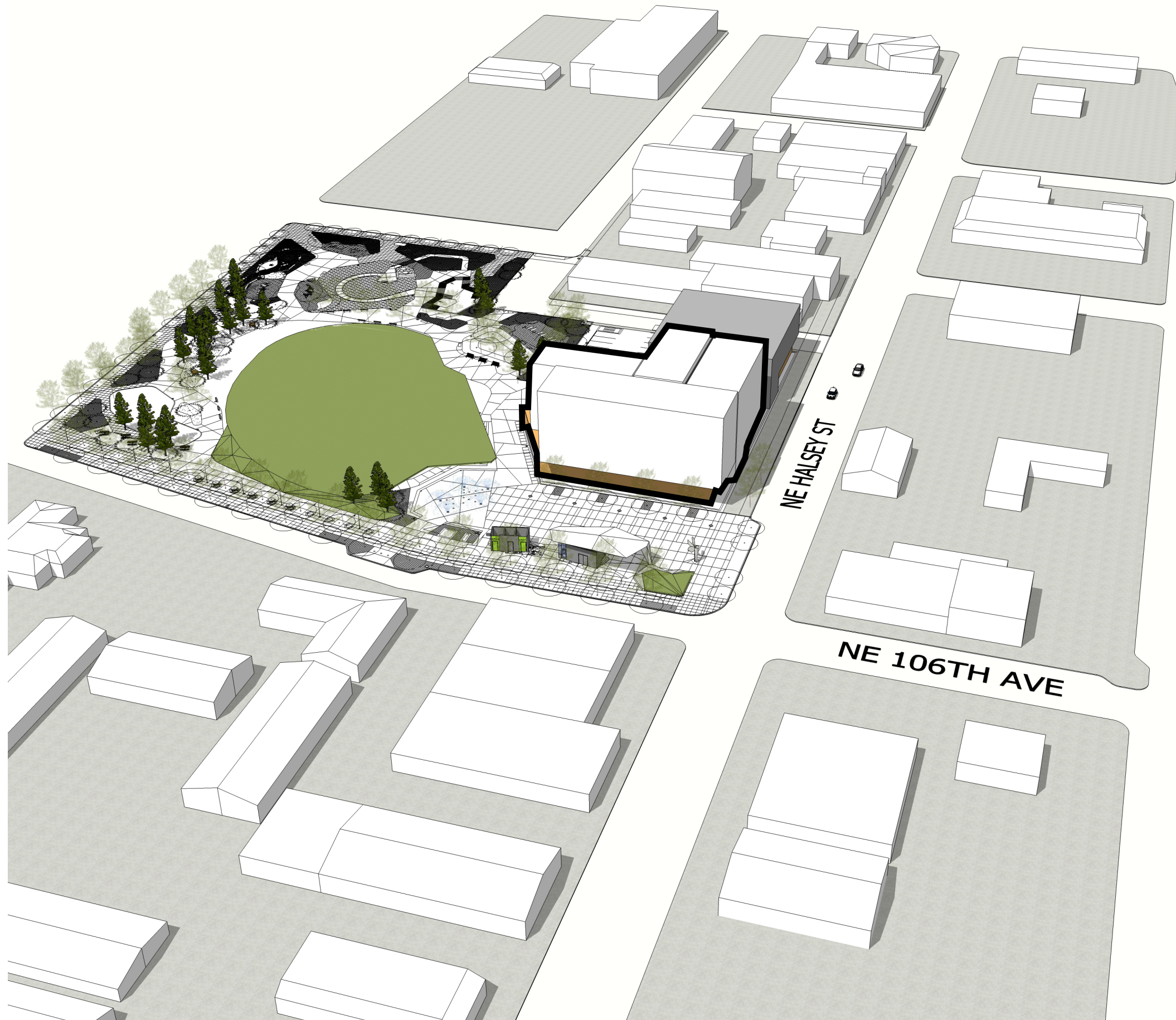




## OPTION A

- TALLEST SCHEME - 72FT
- BIGGEST JUMP IN SCALE FROM THE EXISTING TYPOLOGY ON HALSEY
- FEWEST EYES ON THE PARK
- SURFACE PARKING IS HARDER TO SCREEN FROM THE PARK





## OPTION B

- STEPPED HEIGHT FROM 45 FT UP TO 68 FT
- ANCHORS THE PLAZA WITH TALL PORTION
- 2 STORIES OF OFFICE
- SURFACE PARKING IS HARDER TO SCREEN FROM THE PARK





## OPTION C

- STEPPED HEIGHT FROM 30FT ON HALSEY TO 68 FT
- SMALLER JUMP IN SCALE FROM THE EXISTING TYPOLOGY ON HALSEY
- MOST EYES ON THE PARK
- MOST AMOUNT OF ROOF AND FOUNDATION AREA
- 2 STORIES OF OFFICE
- SURFACE PARKING IS EASIER TO SCREEN FROM THE PARK

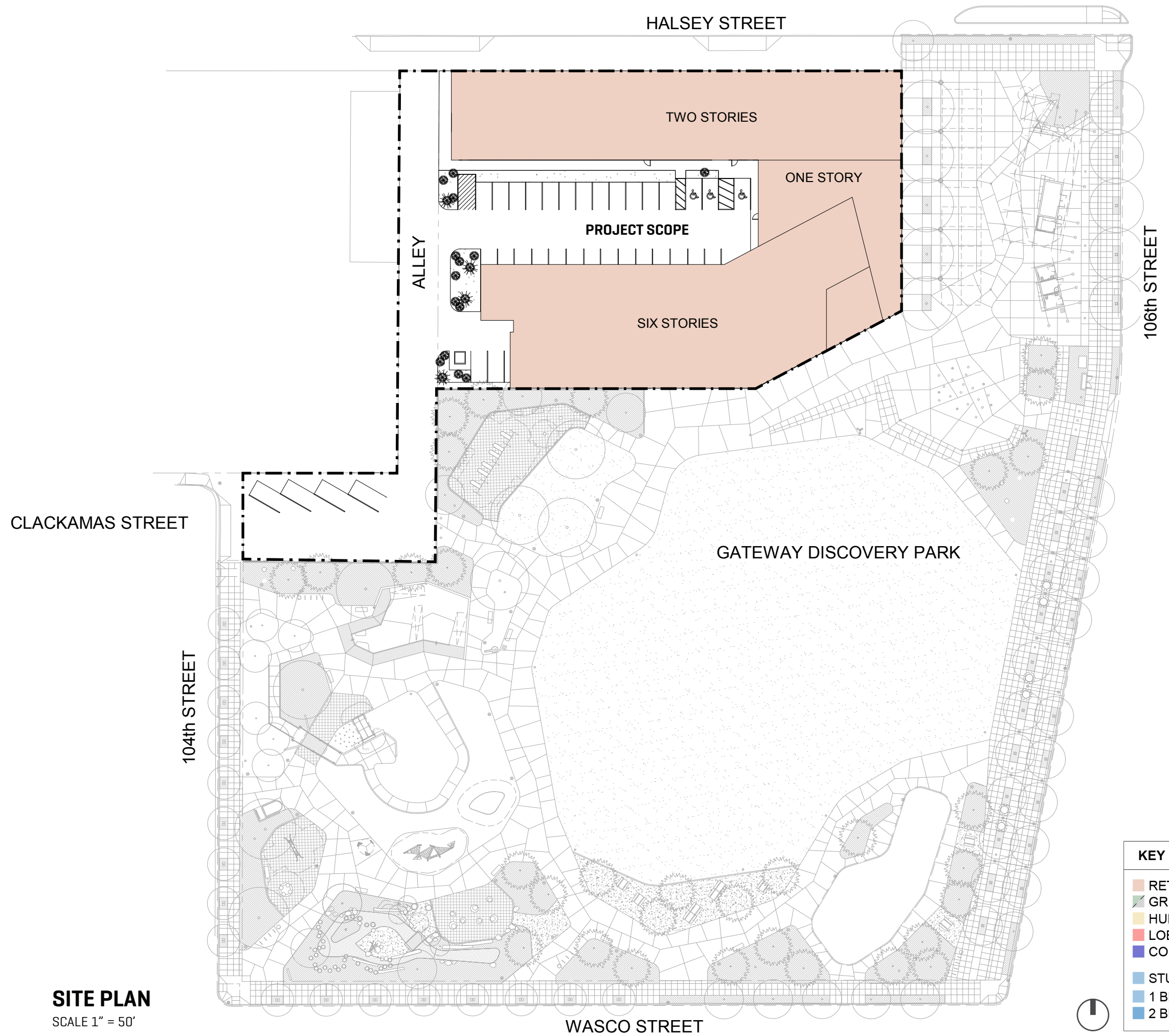




## PROPOSED MASSING

- STEPPED HEIGHT FROM 30FT ON HALSEY TO 69 FT
- 5 OVER 1 REDUCES LENGTH OF BUILDING ON PARK
- LEAST JUMP IN SCALE FROM THE EXISTING TYPOLOGY ON HALSEY
- 1 STORY OF OFFICE OVER RETAIL ON HALSEY
- CONTINUOUS RETAIL FRONTAGE ON HALSEY AND PLAZA
- SURFACE PARKING IN EASIER TO SCREEN FROM THE PARK





**SITE PLAN**  
SCALE 1" = 50'

KEY	
[Orange Box]	RETAIL
[Green Box]	GREEN ROOF / ROOF DECK
[Yellow Box]	HUMAN SOLUTIONS
[Red Box]	LOBBY
[Blue Box]	COMMUNITY ROOM
[Light Blue Box]	STUDIO
[Medium Blue Box]	1 BEDROOM
[Dark Blue Box]	2 BEDROOM



HALSEY STREET

255' - 10 1/2"

26' - 0"

137' - 0 1/4"

25' - 5 1/4"

67' - 5 1/4"

3' - 6"

PROPERTY LINE

45' - 6"

WATER

RETAIL  
1252 SF

RETAIL  
1258 SF

RETAIL  
1258 SF

RETAIL  
1258 SF

HSI LOBBY

BREAK ROOM

OFFICE

ELEC

RETAIL  
1908 SF

LOADING

16

GENERATOR ROOM  
236 SF

ALLEY

RESIDENTIAL LOBBY

14

14

TRASH

BIKE STORAGE  
1191 SF

LINE OF BUILDING ABOVE

28' - 11 3/4"

TRANS. PAD

14

PROPERTY LINE  
56' - 0 1/4"

85' - 0"

161' - 10"

PROPERTY LINE

KEY

- RETAIL
- GREEN ROOF / ROOF DECK
- HUMAN SOLUTIONS
- LOBBY
- COMMUNITY ROOM
- STUDIO
- 1 BEDROOM
- 2 BEDROOM



LEVEL 01 FLOOR PLAN

SCALE 1" = 20'

ADJACENT BUILDING

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

122' - 2 1/2"





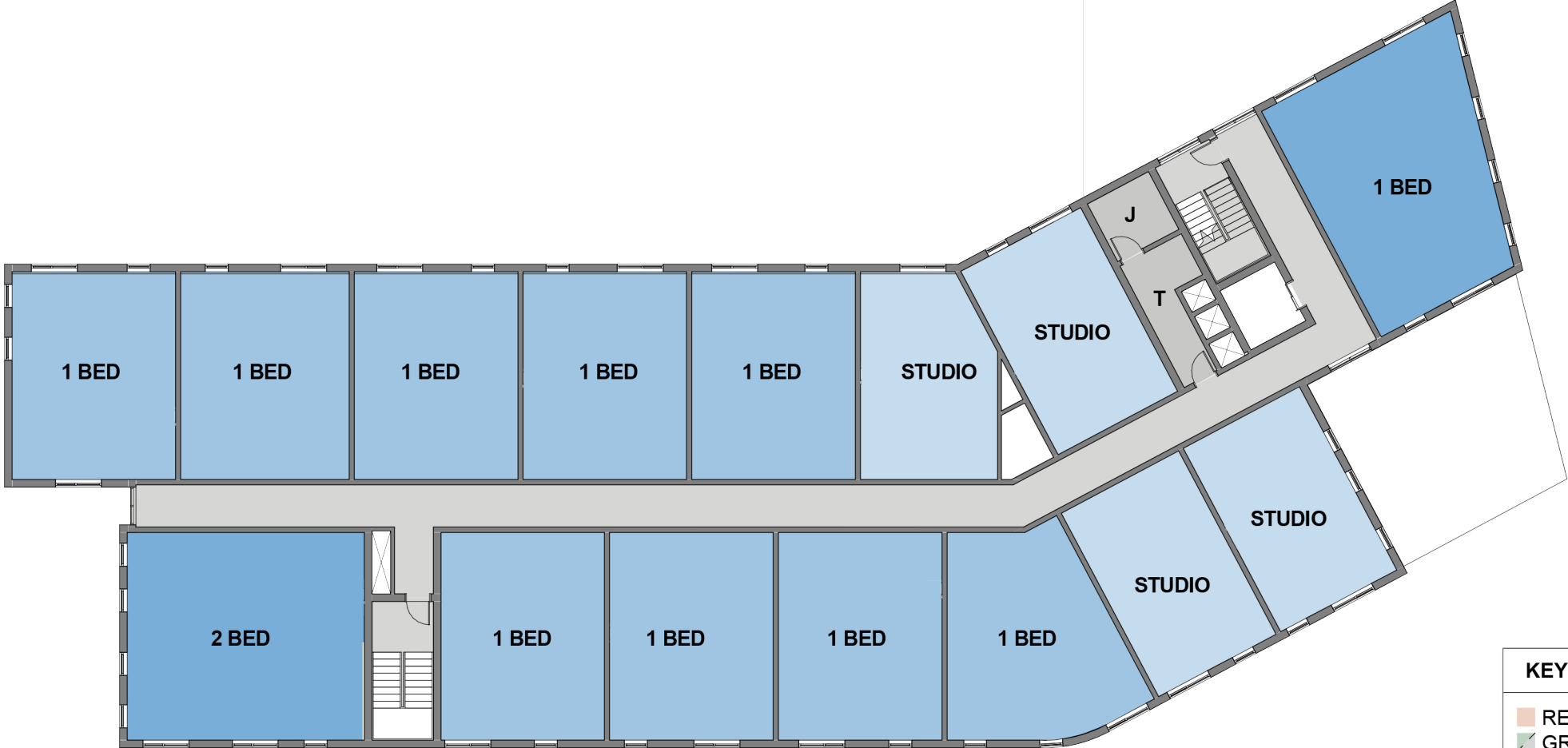
**LEVEL 02 FLOOR PLAN**

SCALE 1" = 20'

KEY	
[Light Orange Box]	RETAIL
[Light Green Box]	GREEN ROOF / ROOF DECK
[Light Yellow Box]	HUMAN SOLUTIONS
[Light Red Box]	LOBBY
[Purple Box]	COMMUNITY ROOM
[Light Blue Box]	STUDIO
[Medium Blue Box]	1 BEDROOM
[Dark Blue Box]	2 BEDROOM



ROOF BELOW

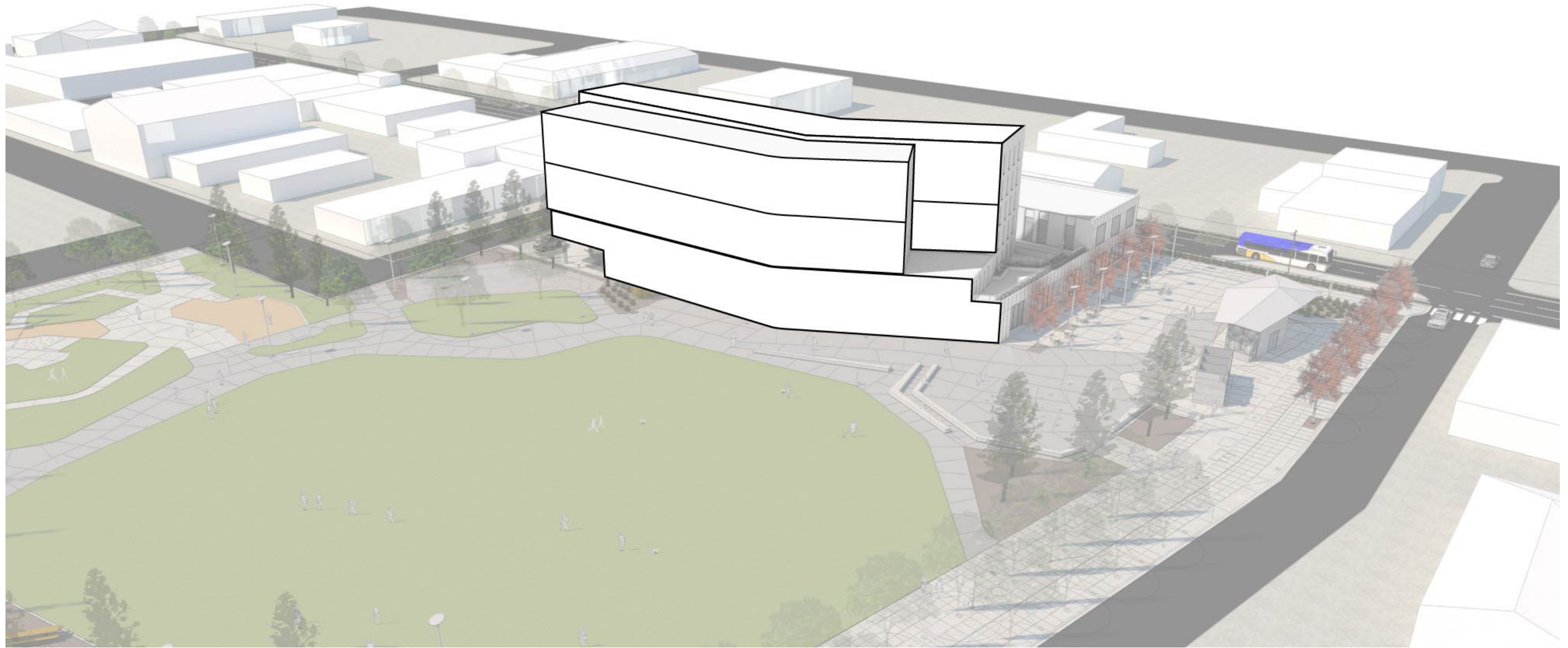


**LEVEL 03 - 06 FLOOR PLAN**

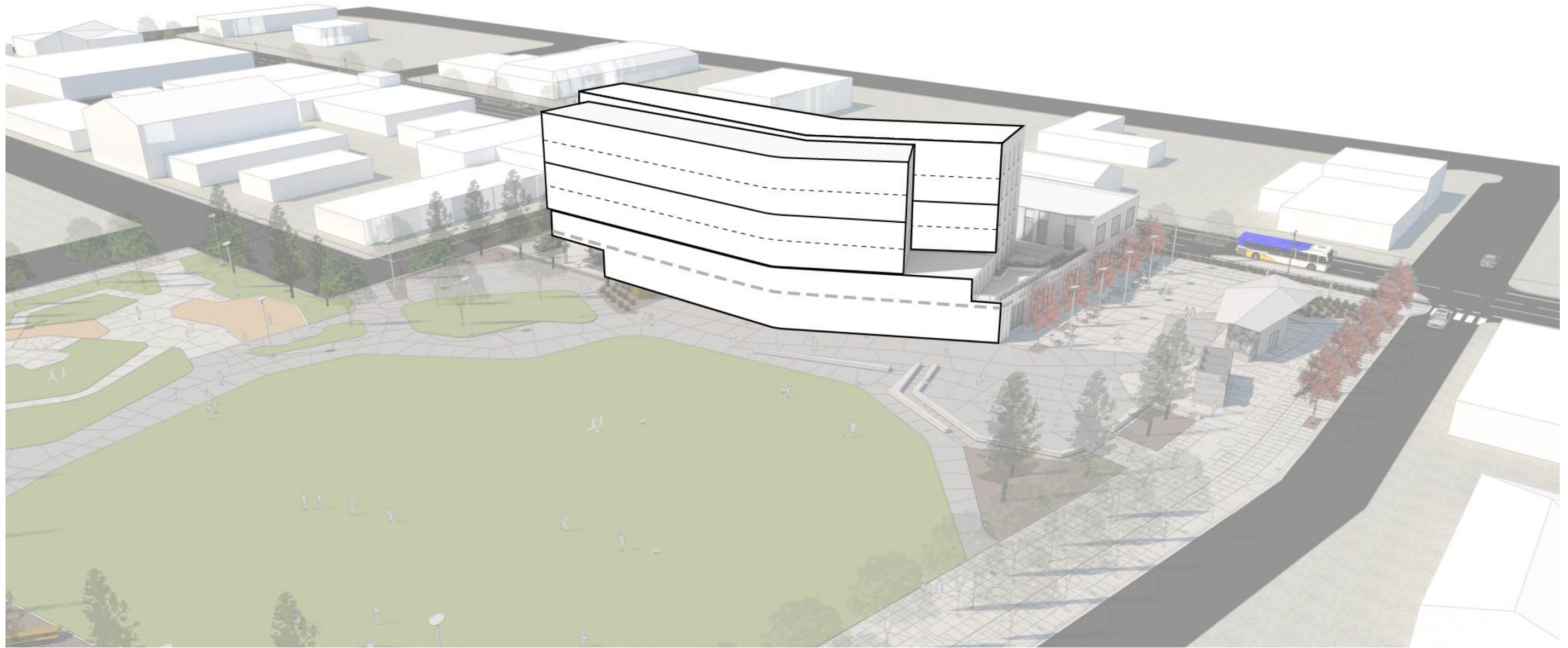
SCALE 1" = 20'

KEY	
[Light Blue Box]	RETAIL
[Green Box]	GREEN ROOF / ROOF DECK
[Yellow Box]	HUMAN SOLUTIONS
[Red Box]	LOBBY
[Dark Blue Box]	COMMUNITY ROOM
[Light Blue Box]	STUDIO
[Medium Blue Box]	1 BEDROOM
[Dark Blue Box]	2 BEDROOM

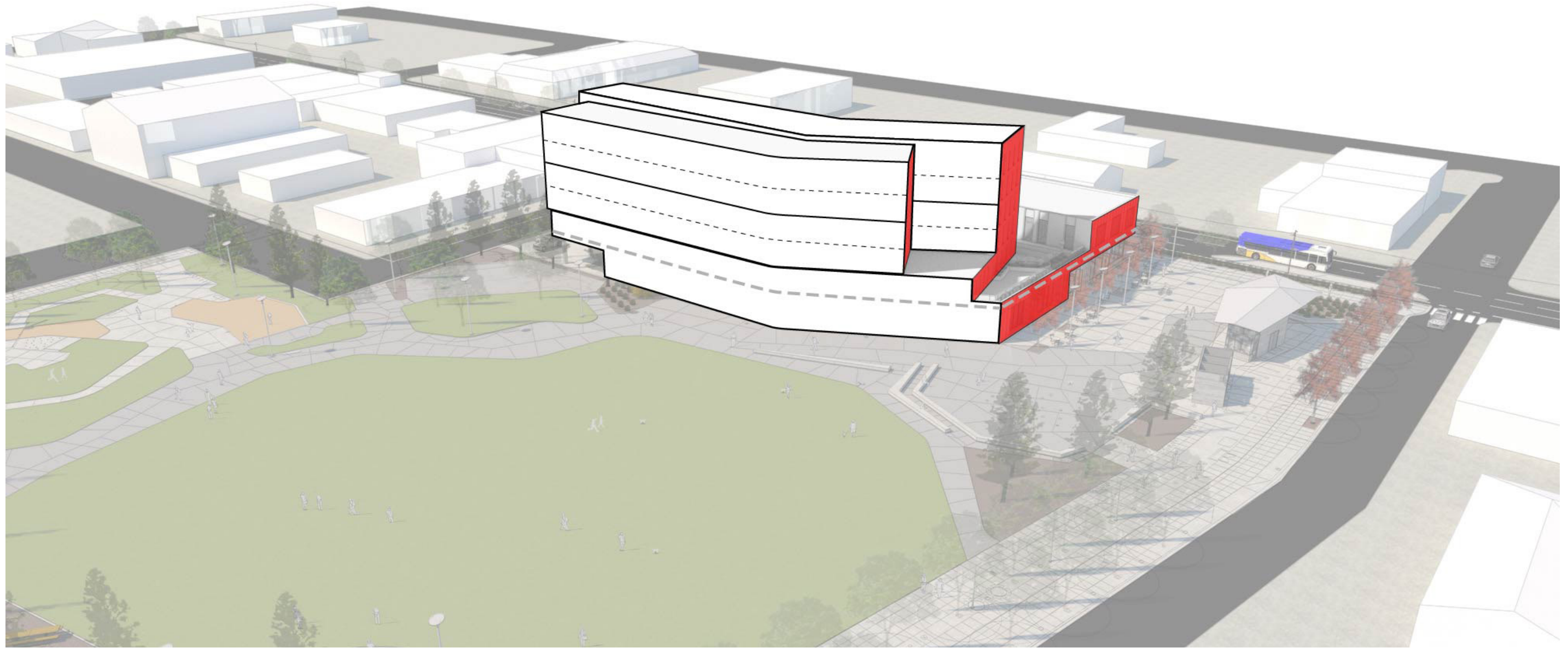




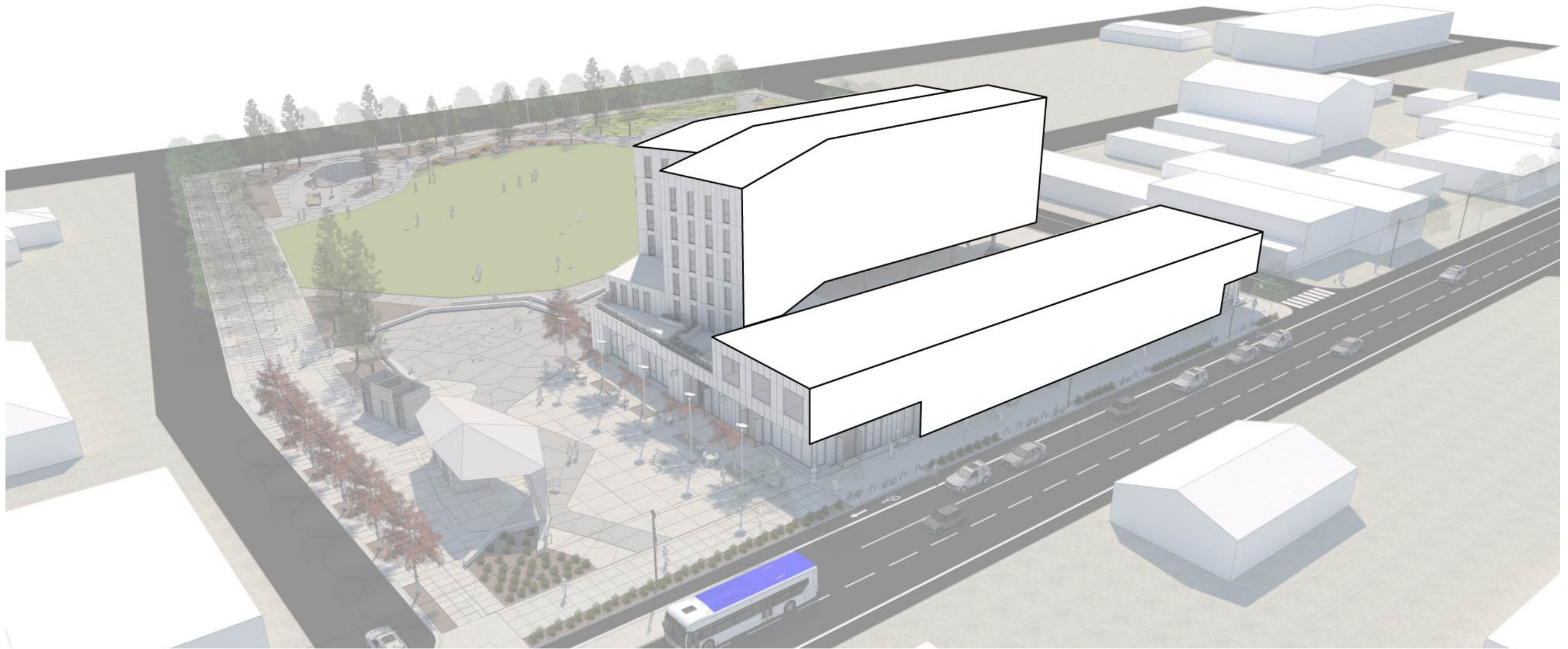




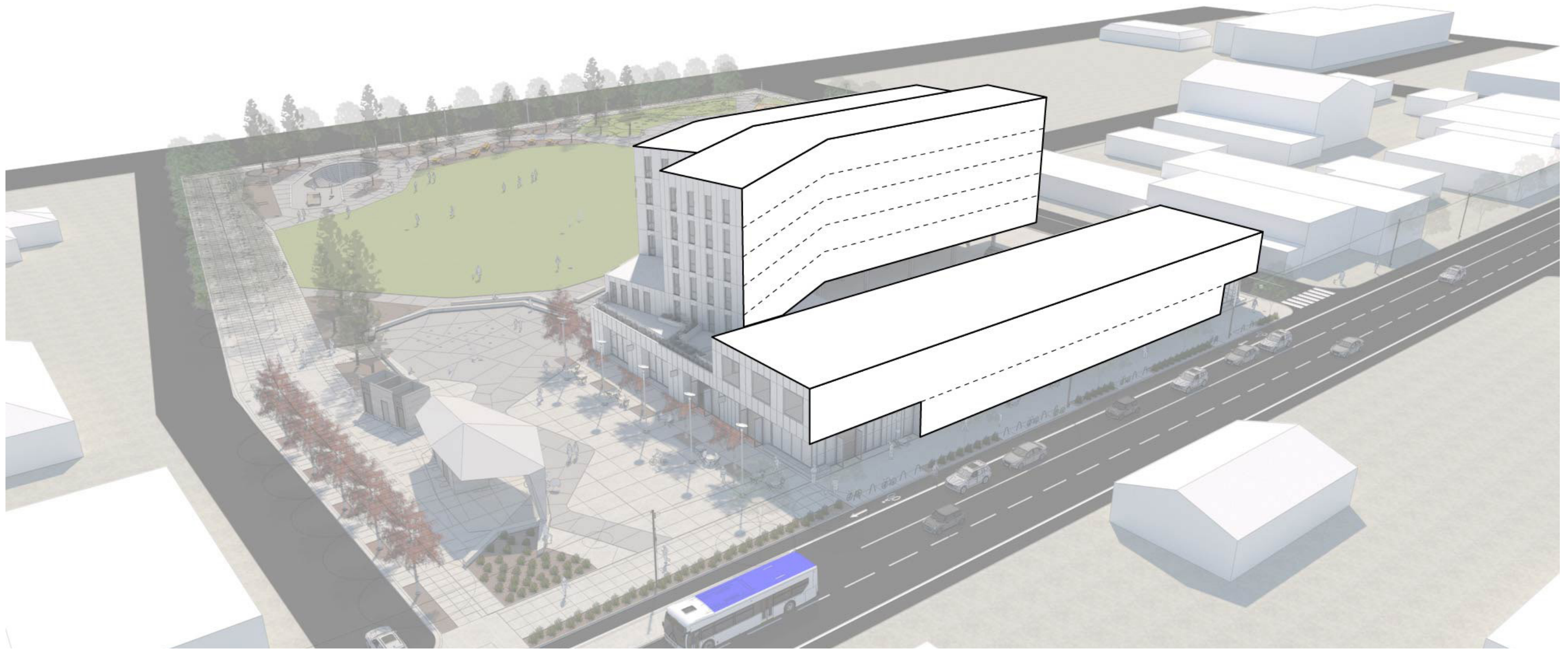




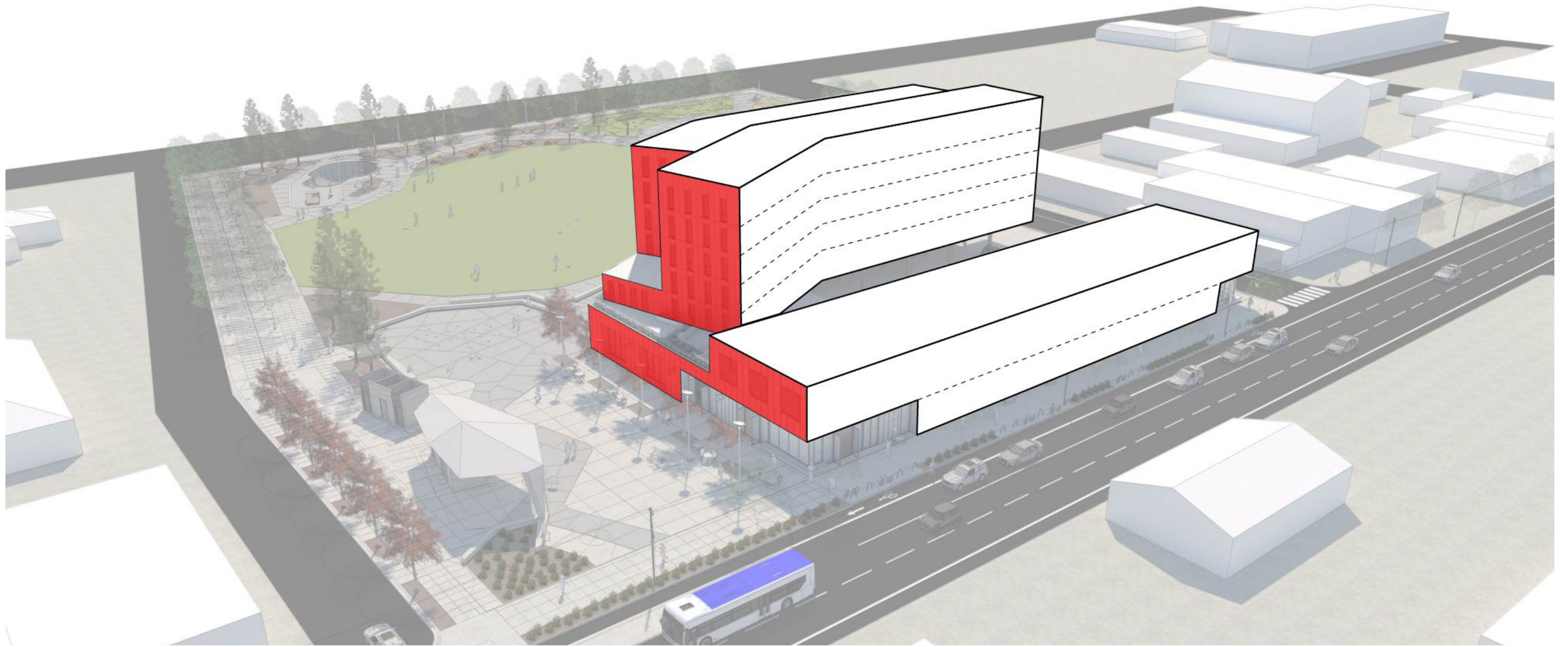




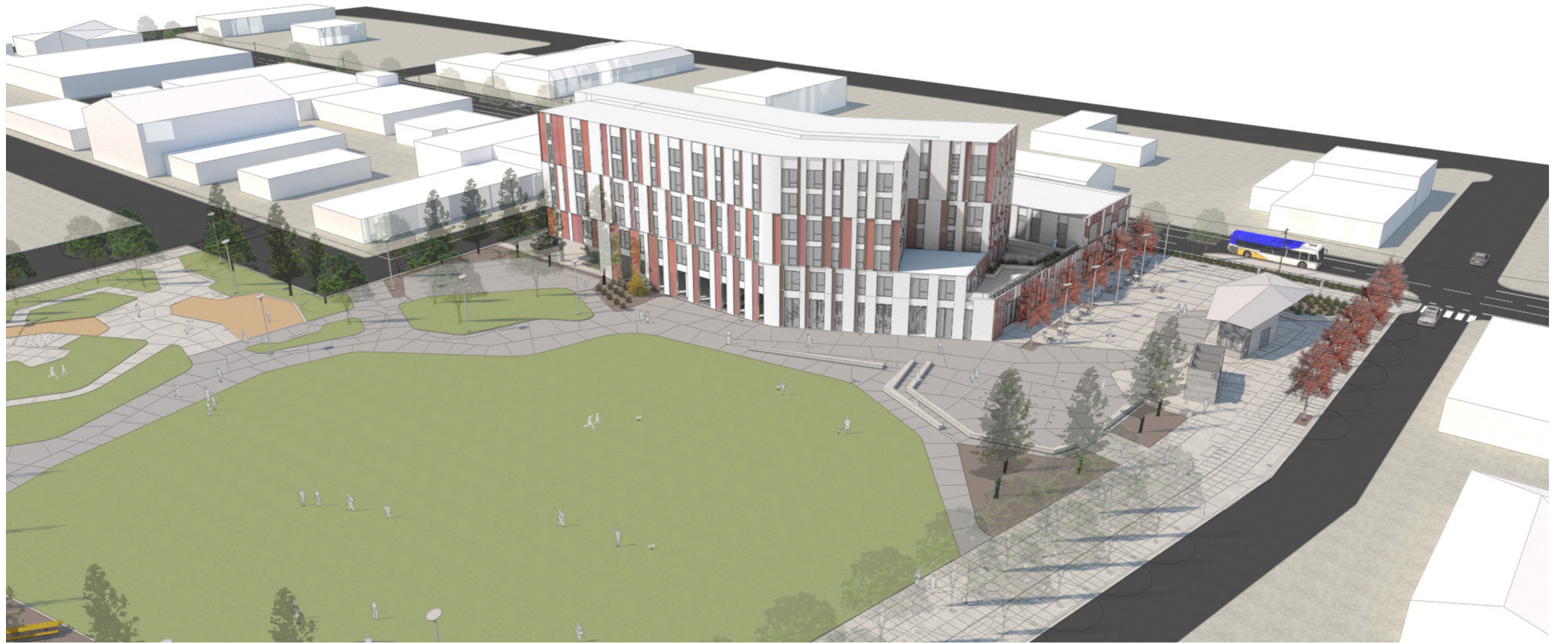


































MATERIAL PALETTE



HEAVY GAUGE METAL TRIM

BRICK VENEER

CUSTOM COLOR METAL PANEL

TEXTURED METAL PANEL, COLOR T.M. STOREFRONT



