



CITY CONTEXT MAP

Modera Main Street | SW 19th Ave & SW Main St. Portland

Mill Creek Residential Trust | Design Advice Review | 11.05.20



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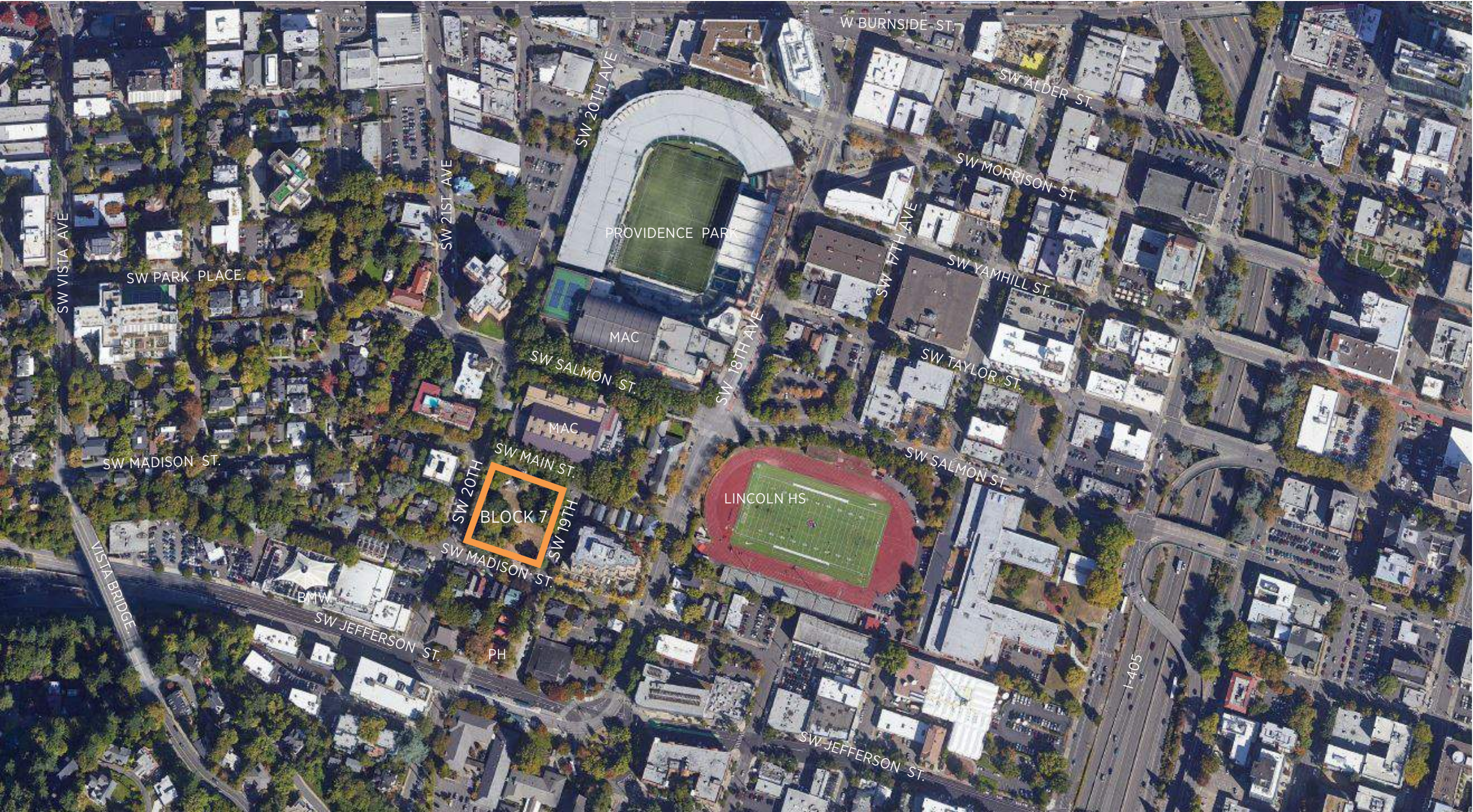
Architect

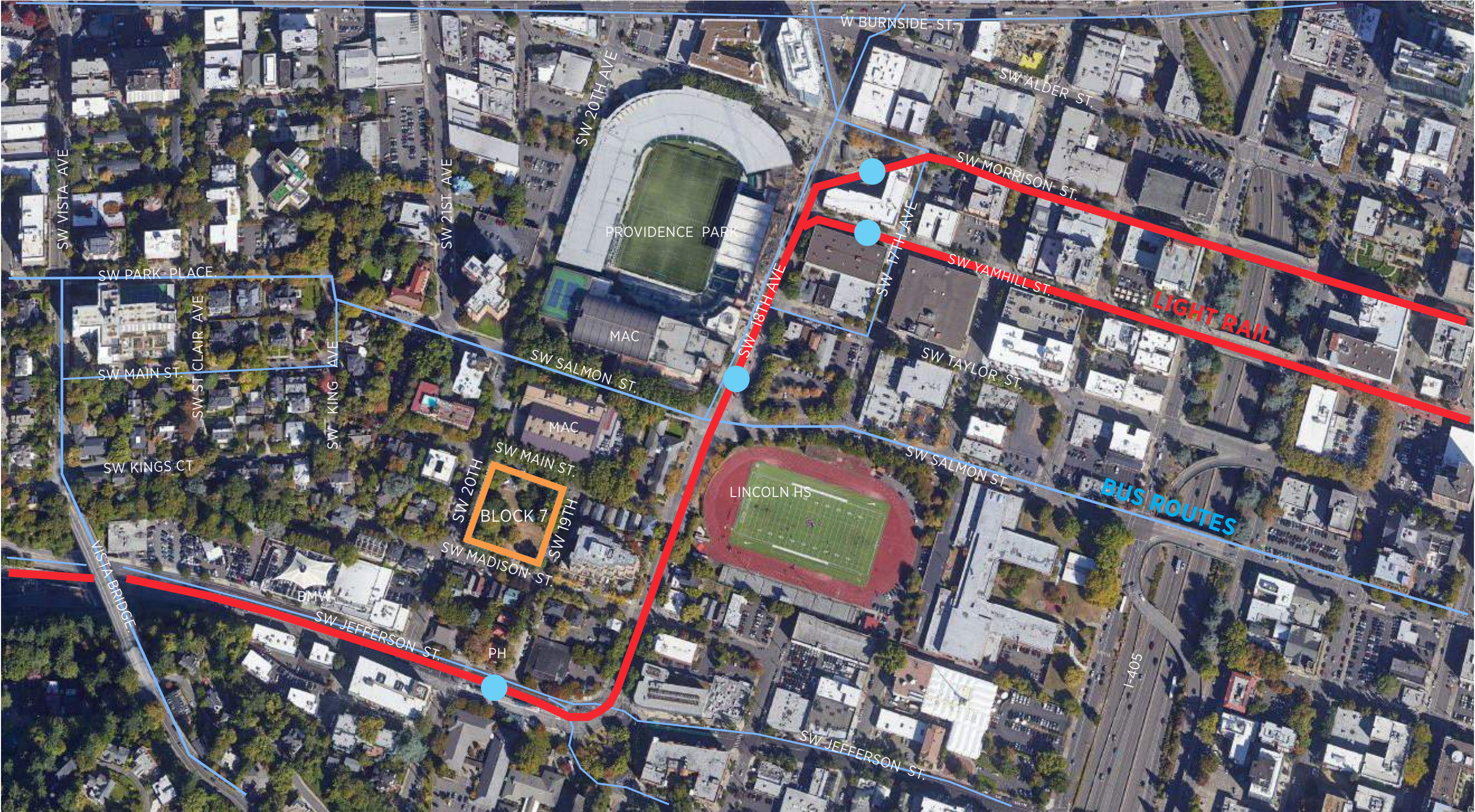
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Zoning Code Summary

Zoning Designations

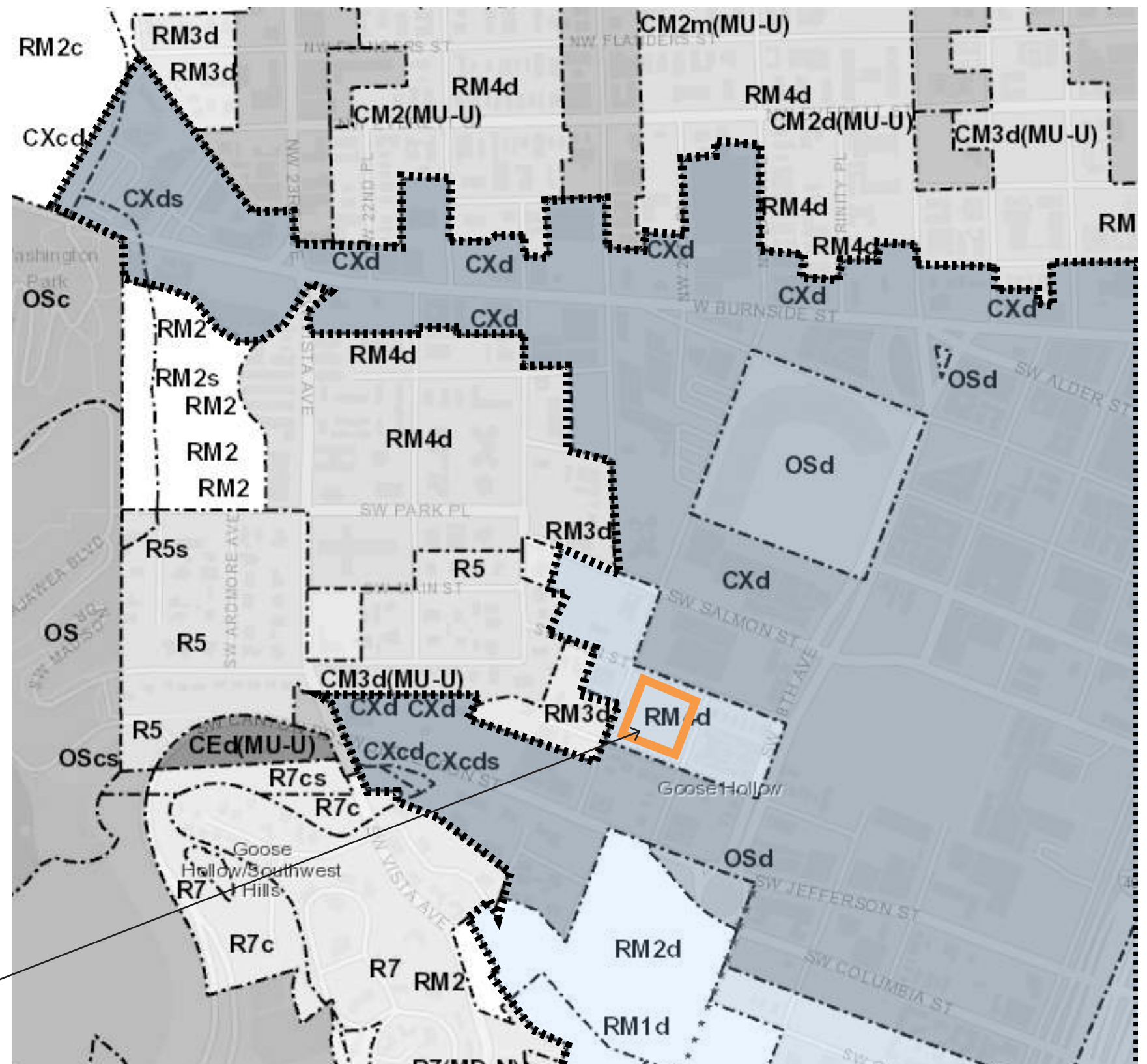
Site is within:

Base Zone : **RM4d (Residential Multi-Dwelling 4)**

The RM4 zone is a 'high density, urban-scale multi-dwelling zone, intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback'

Overlay zone : **CC (Central City Plan District)**

The Central City Plan district ‘regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit supportive development, pedestrian and bicycle-friendly streets, vibrant public realm and healthy urban river’



Building Height Standards

Zoning code encourages:

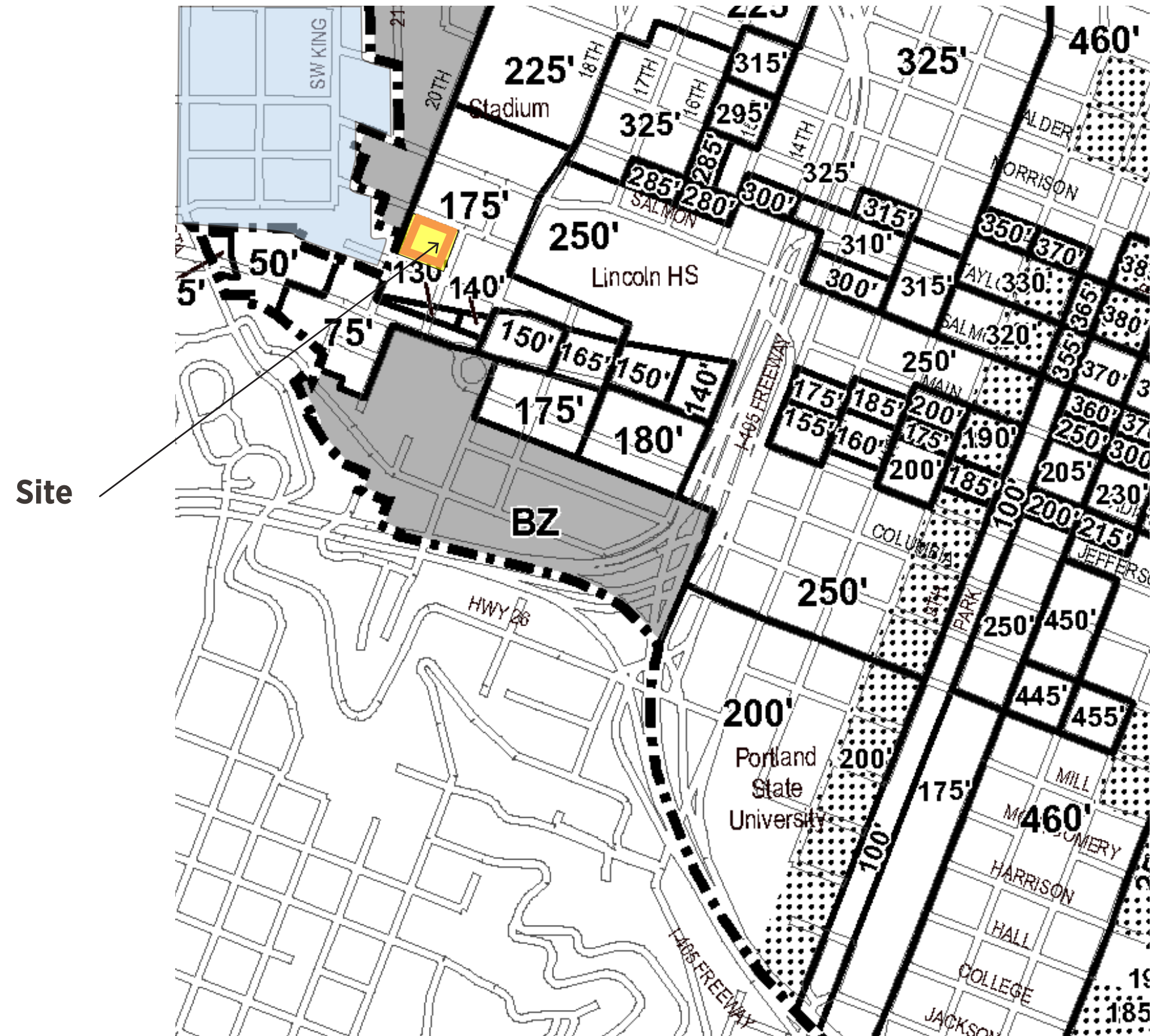
- Locating tallest building heights along high-capacity transit lines
- Protecting designated public views
- Varying building height across the Central City

Central City Plan District Base Building Height for site = 100ft with the area eligible for height increase bonus.

Bonus height is earned through an Floor Area Ratio (FAR) bonus or transfer.

Max Bonus Height allowed for this site = 175ft

Measured from lowest level sidewalk plus 10'



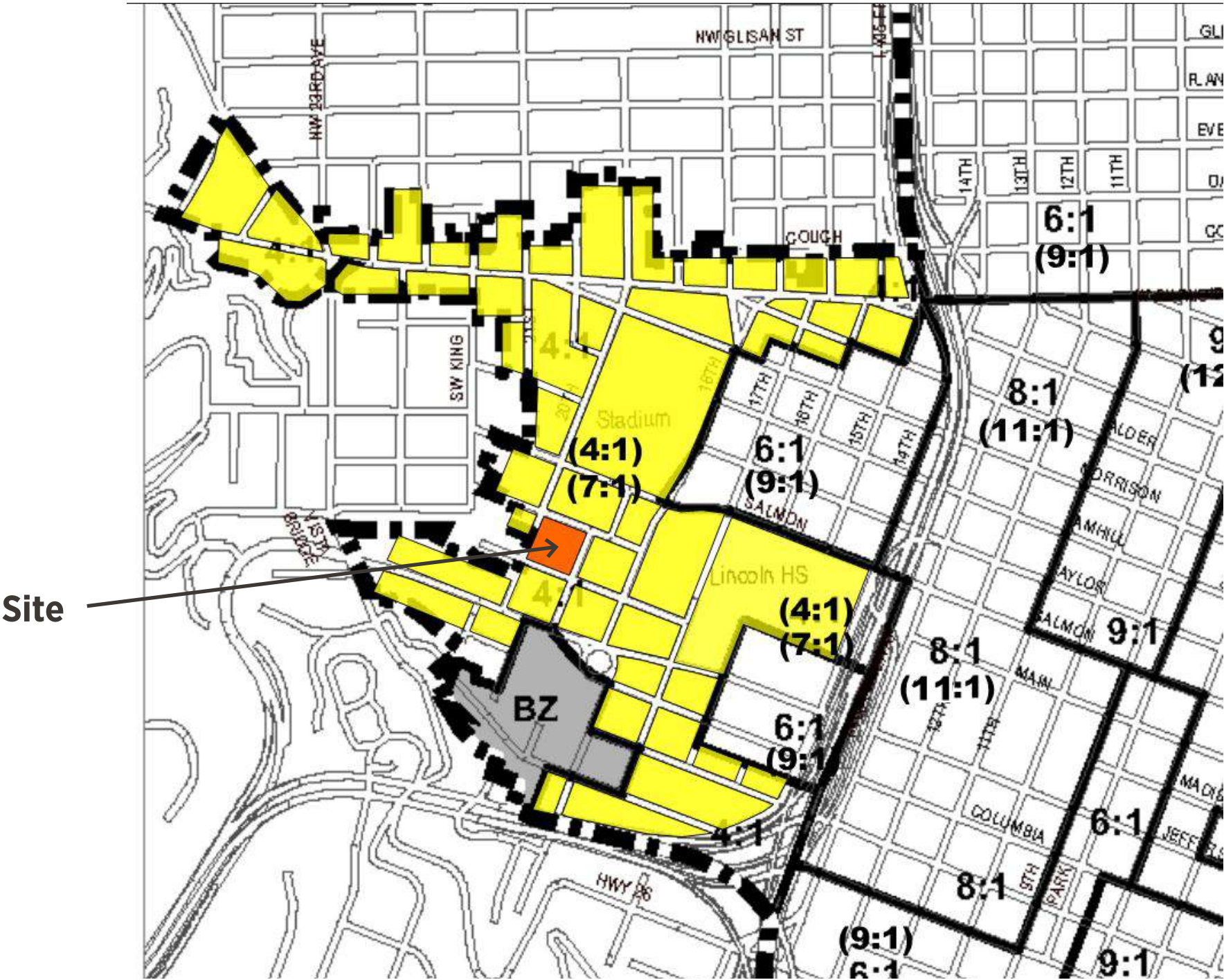
Floor Area Ratio (FAR)

FARs work with the height, setback and building coverage standards to control the overall bulk of development. It is the ratio of floor area to site area.

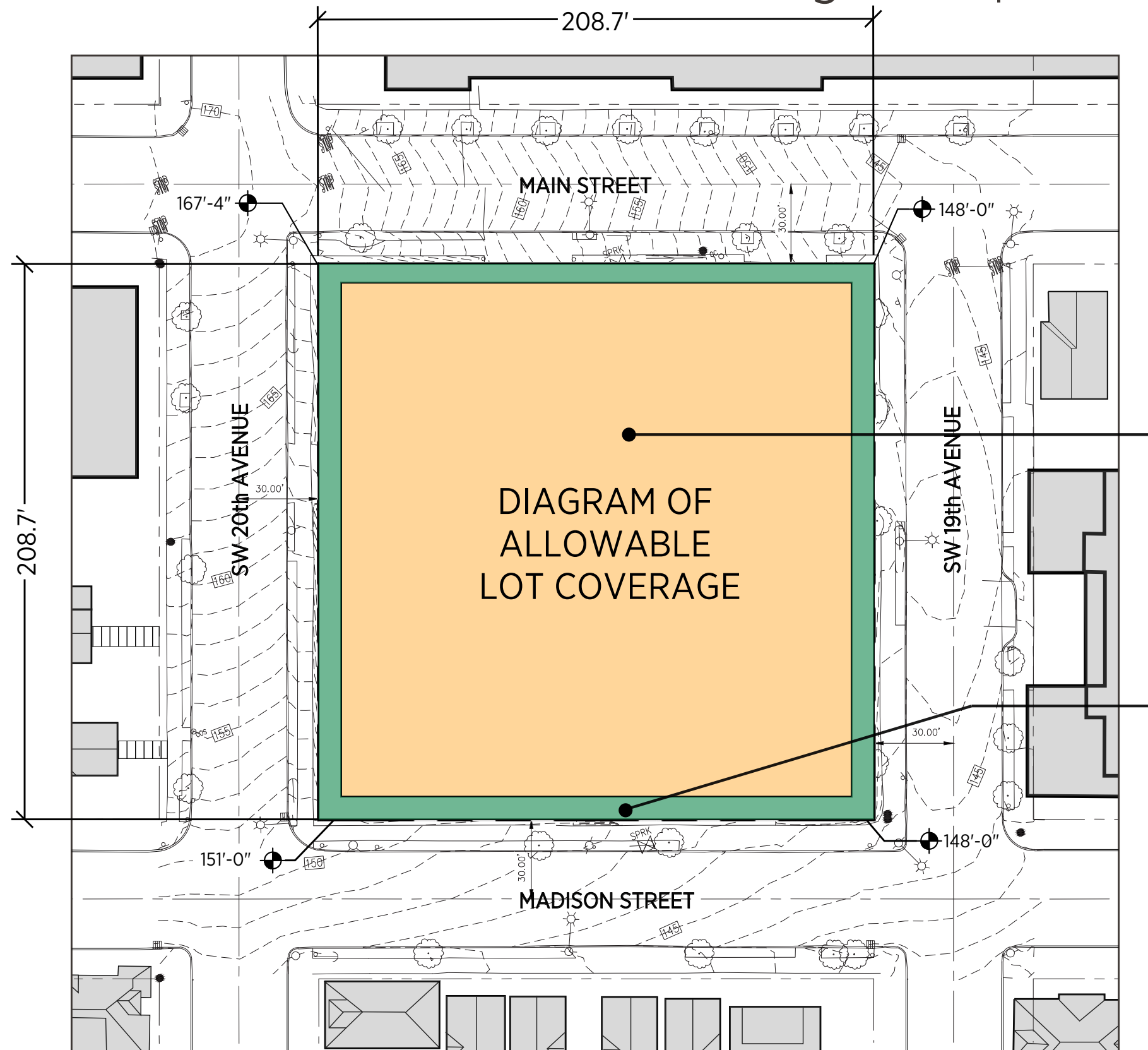
Base Minimum FAR	= 1 : 1
Base Maximum FAR	= 4 : 1
Inclusionary Housing FAR bonus	= 3 : 1
Transfer FAR Allowance	= Unlimited
Site Area	= 43,556 sf
Proposed FAR Floor area	= Approx. 402,067 sf
Proposed FAR	= Approx. 9.23 : 1

Maximum Floor Area Ratios

Map 510-2



Zoning Code | Building Coverage & Required Open Space



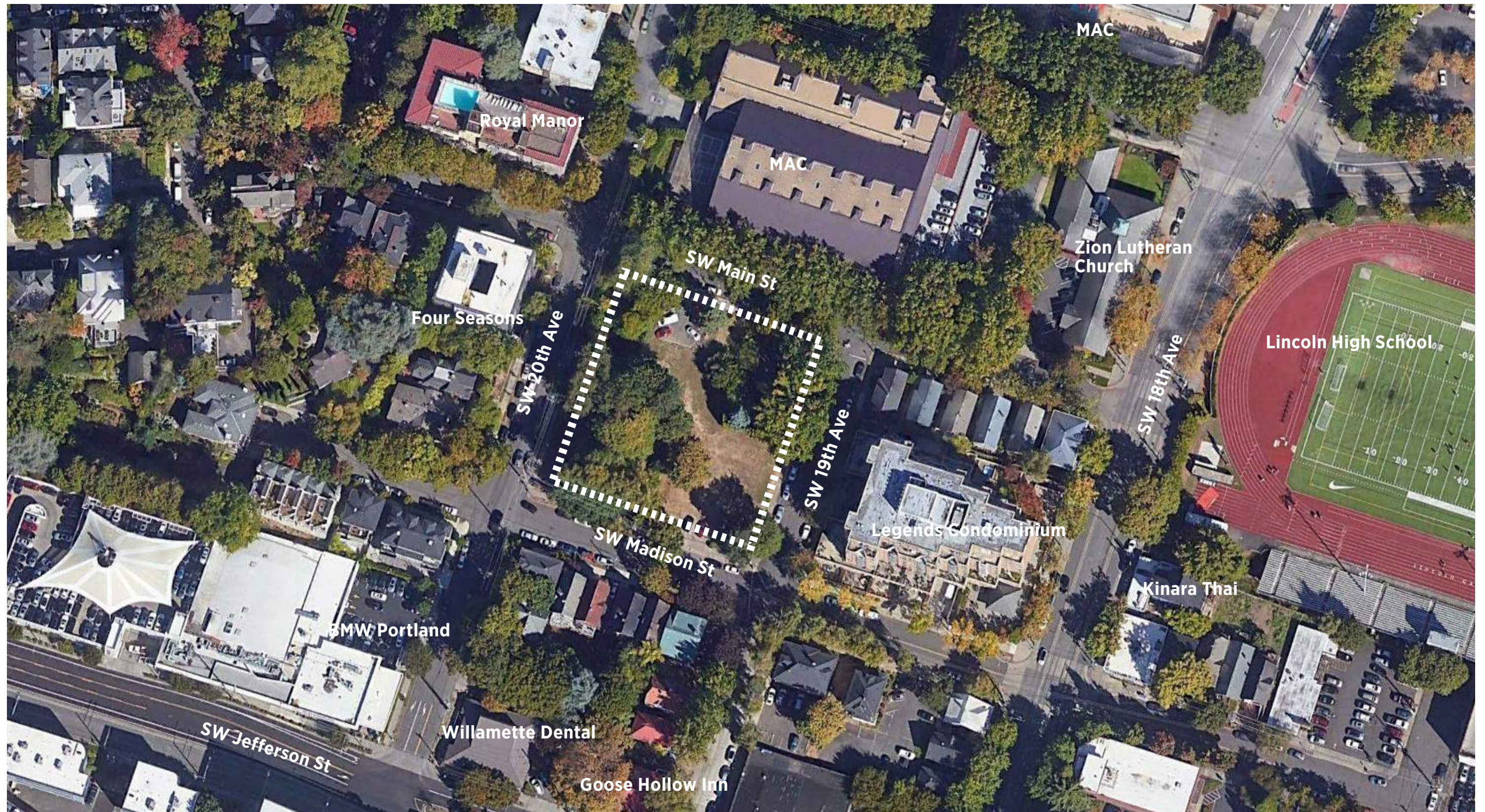
Zoning standards:

- Maximum lot coverage = 85%
- Minimum open area = 15%
- 2/3 min. of open area is green space
- 1/3 of open area can be hardscape
- Site area = 43,556 sf (208.7' x 208.7')
- 85% Max coverage = 37,023 sf
- 15% Open area = 6,533 sf

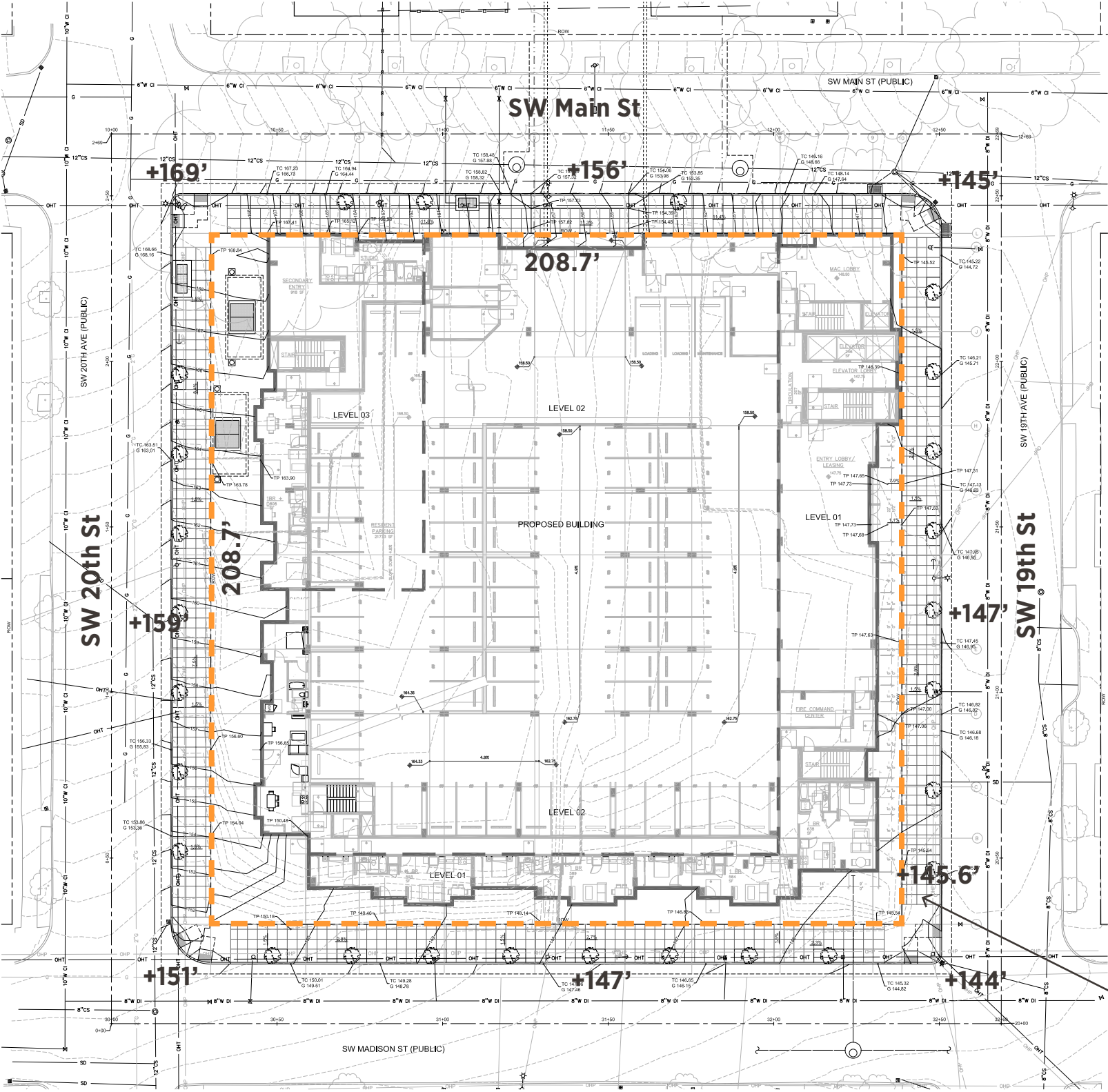
Sidewalks and frontages

- 60' right-of-way at all (4) frontages
- All frontages have to be replaced per Portland Bureau of Transportation (PBOT) standards and requirements





Site Survey & Preliminary Sidewalk Improvements



Site Area = 208.7'x 208.7' = 43,555.69sf

Zoning 'Base' elevation = +145.6' + 10' = +155.6'

Context | Surrounding streets



Four Seasons SW 20th Ave



MAC SW Main St



SW 19th Ave



Legends Condominiums SW 19th Ave



SW Madison St



SW 20th Ave

Context | Building types, scale and size



Legends Condominiums SW 19th Ave



Four Seasons SW Main St



MAC SW Main St



SW Main St



Four Seasons SW 20th Ave



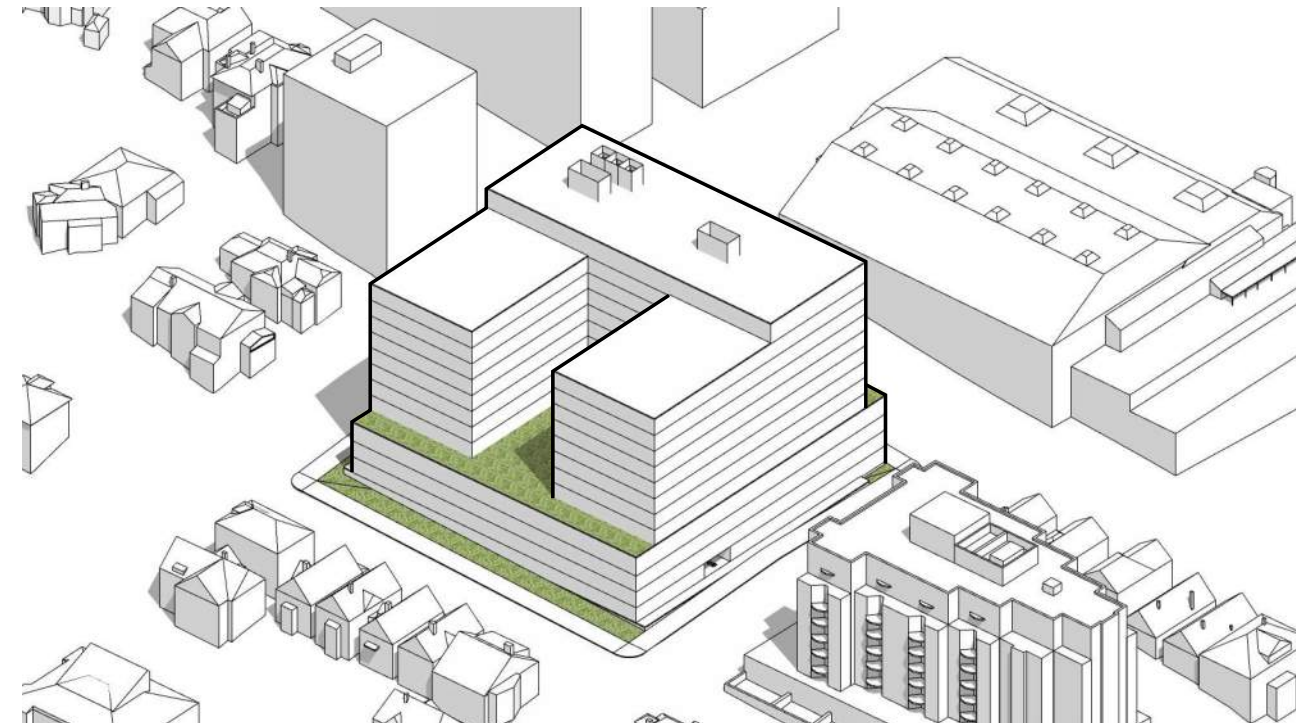
Royal Manor SW Main St

Early Concept Development

'U' shape plan



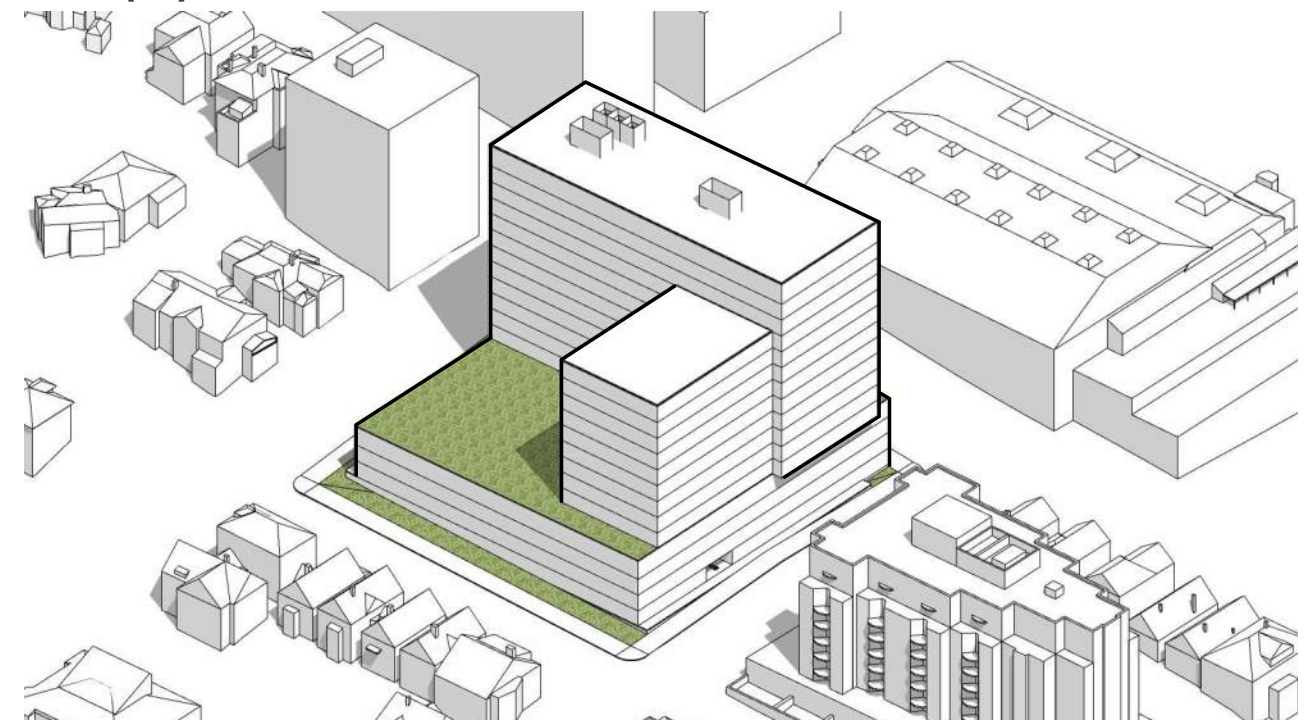
'mod U' shape plan



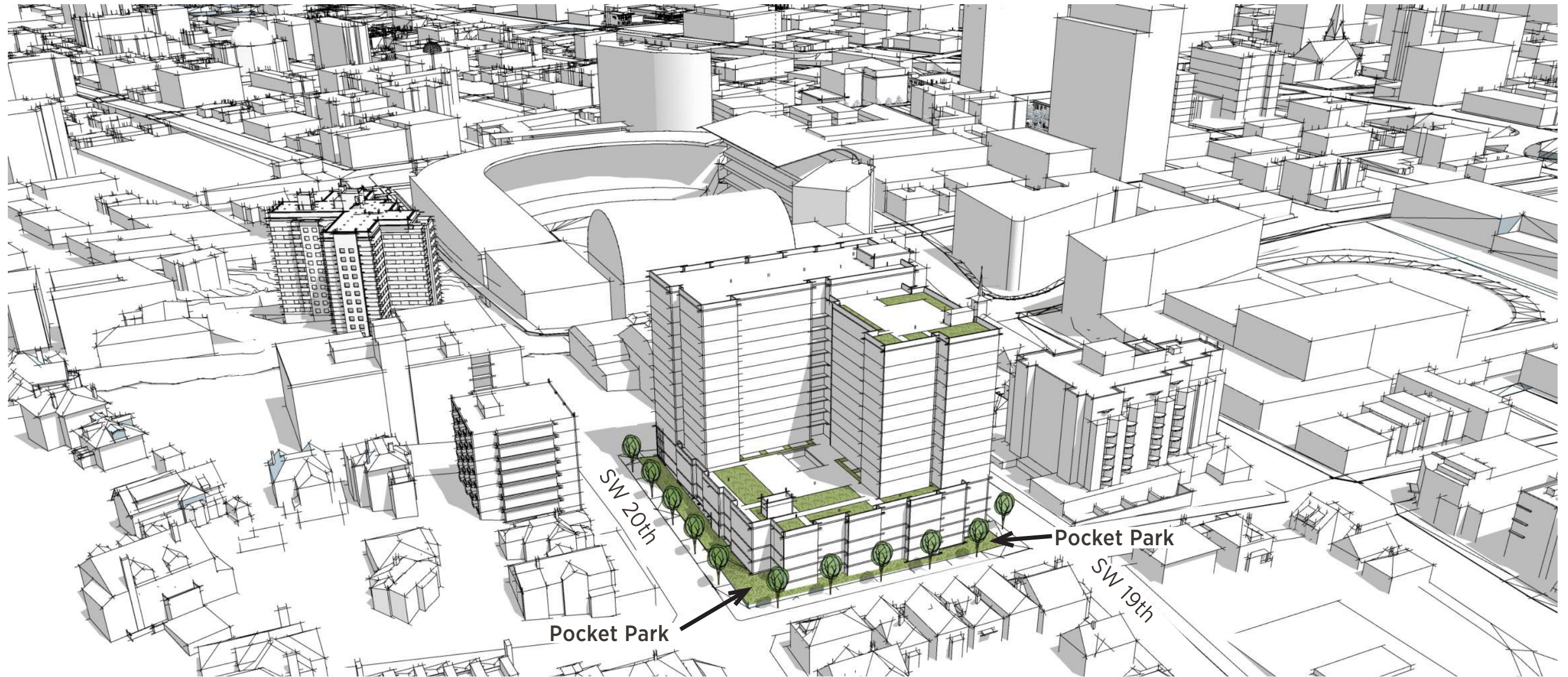
'mod U' shape plan



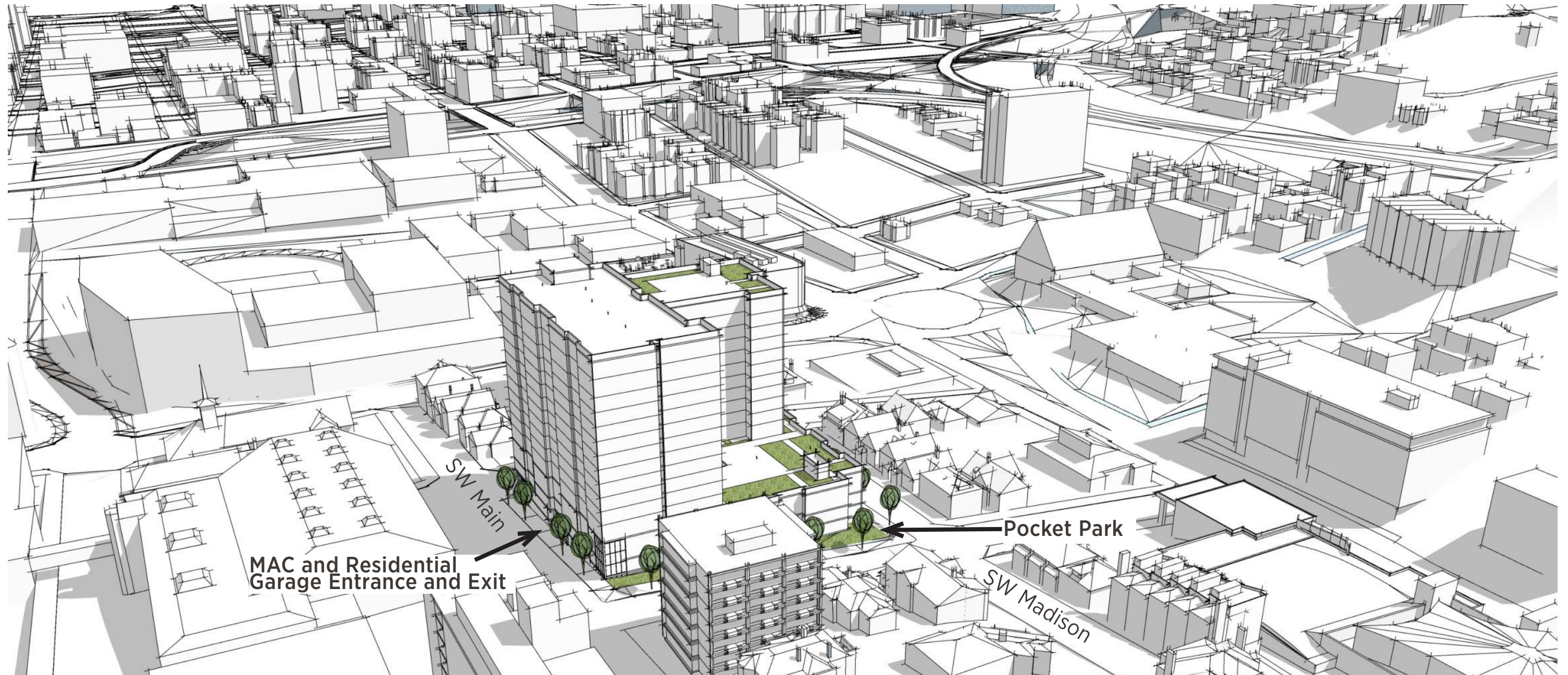
'L' shape plan



Concept Massing | View from Southwest



Concept Massing | View from Northwest



Proposed North-South Section

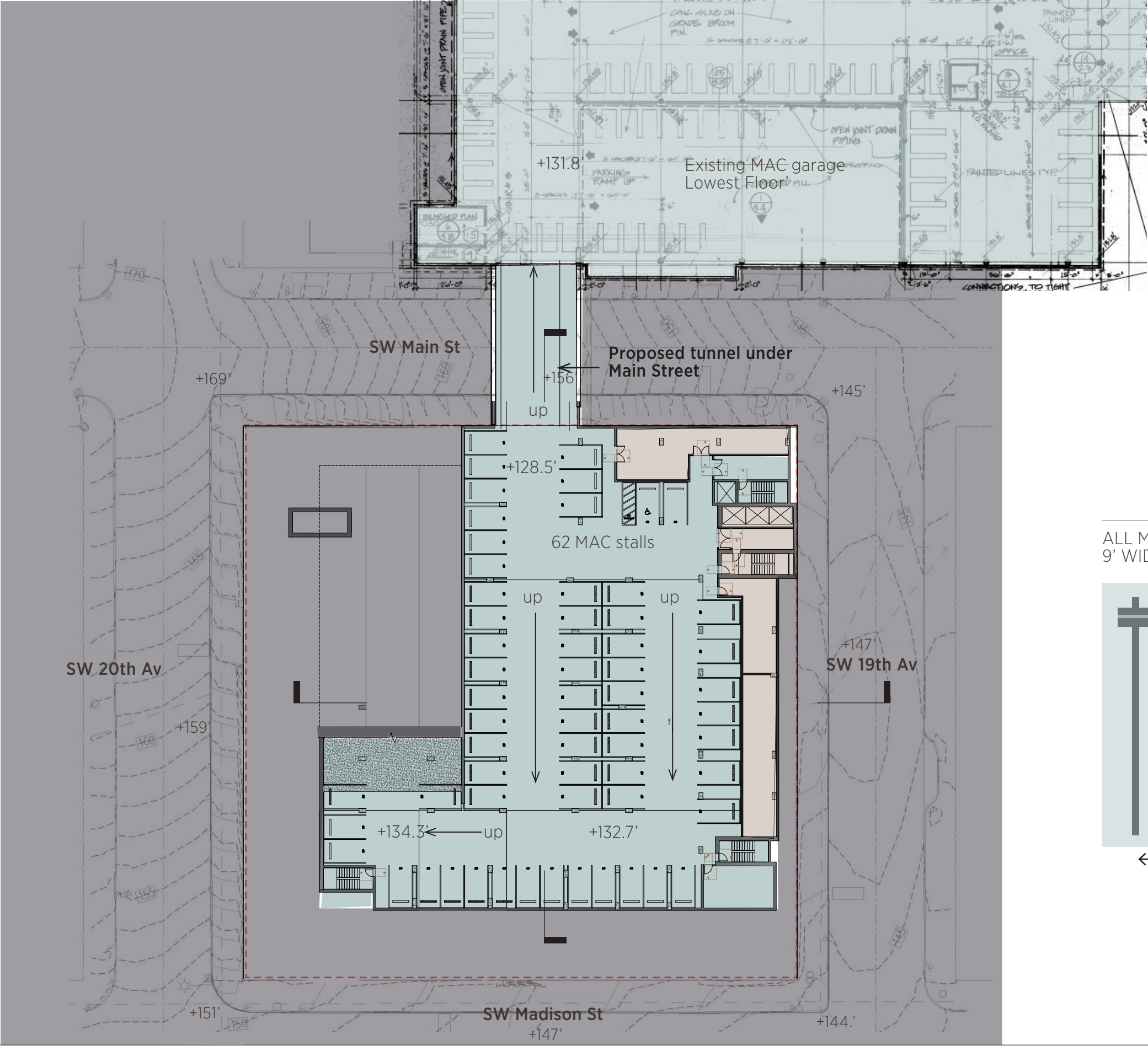


Proposed East-West Section

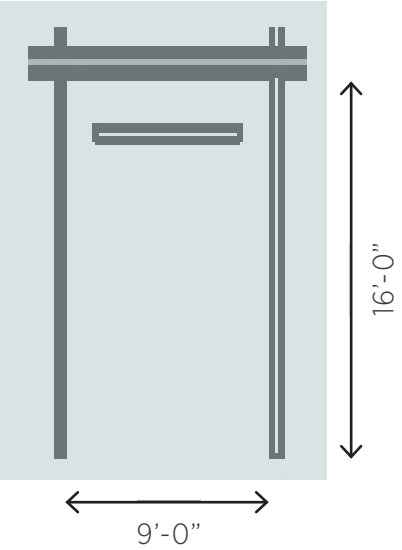


1" : 30'

Level B2

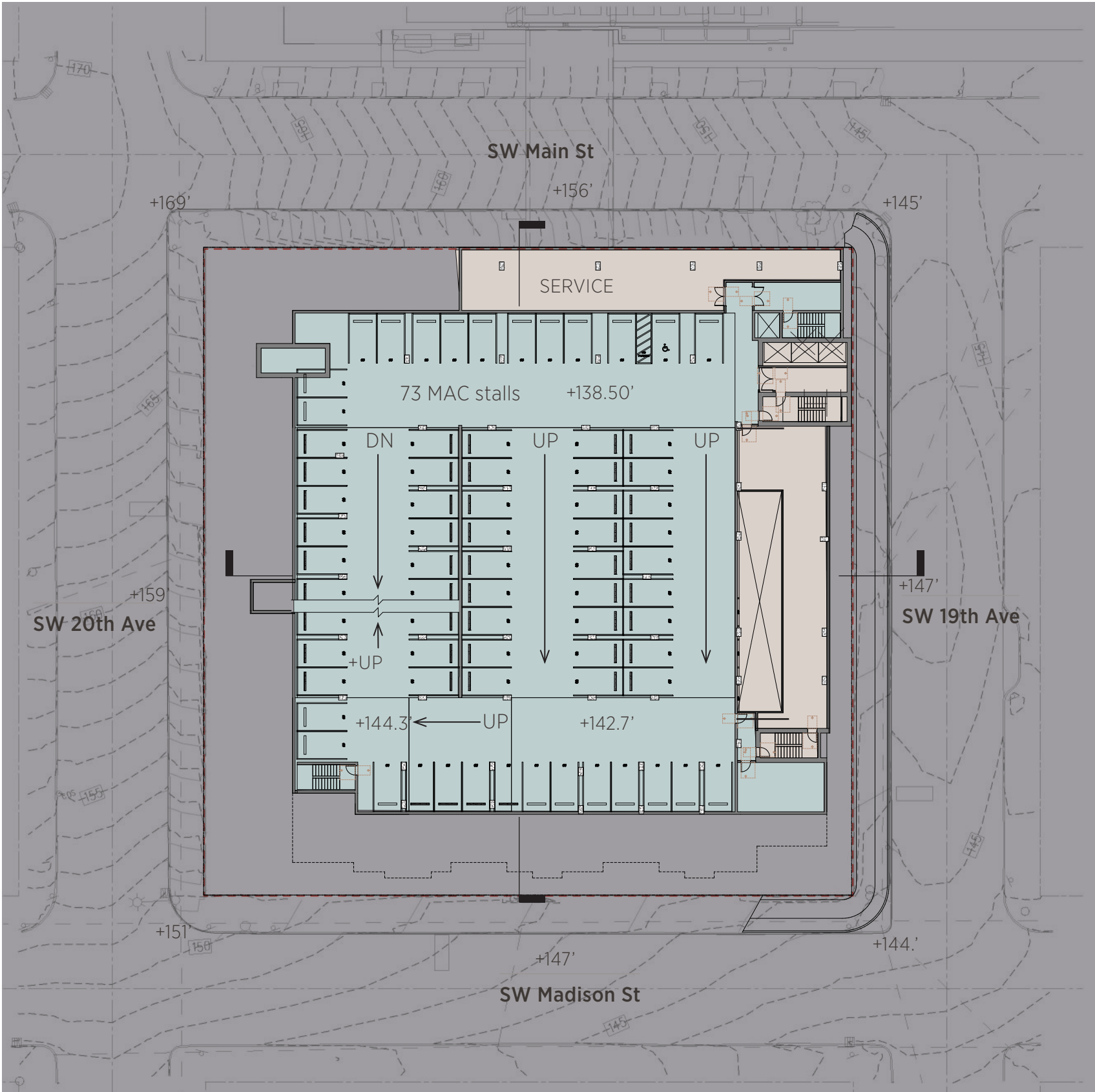


ALL MAC PARKING STALLS TO BE 9' WIDE AND 16' DEEP:

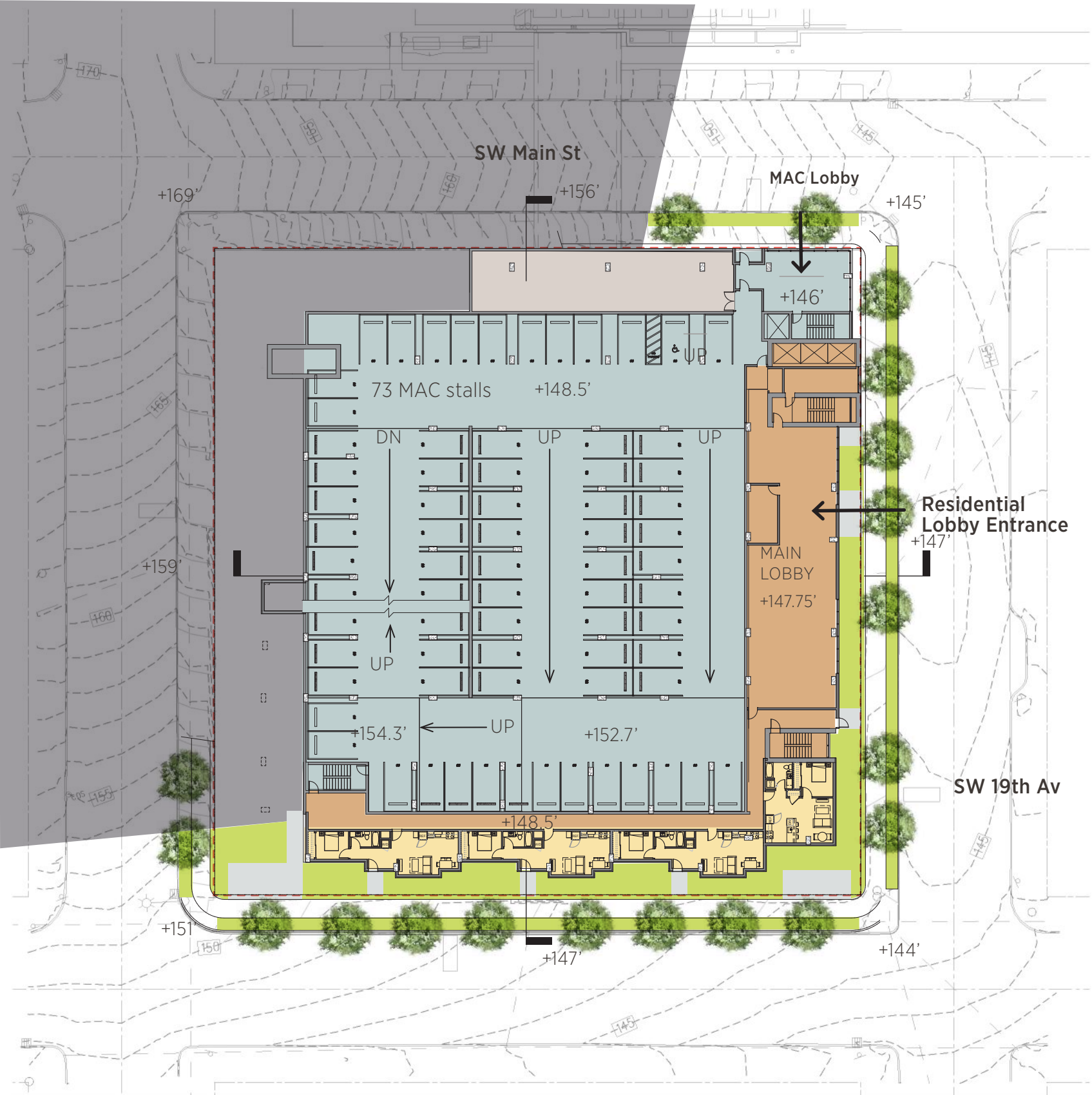


1" : 40'

Level B1

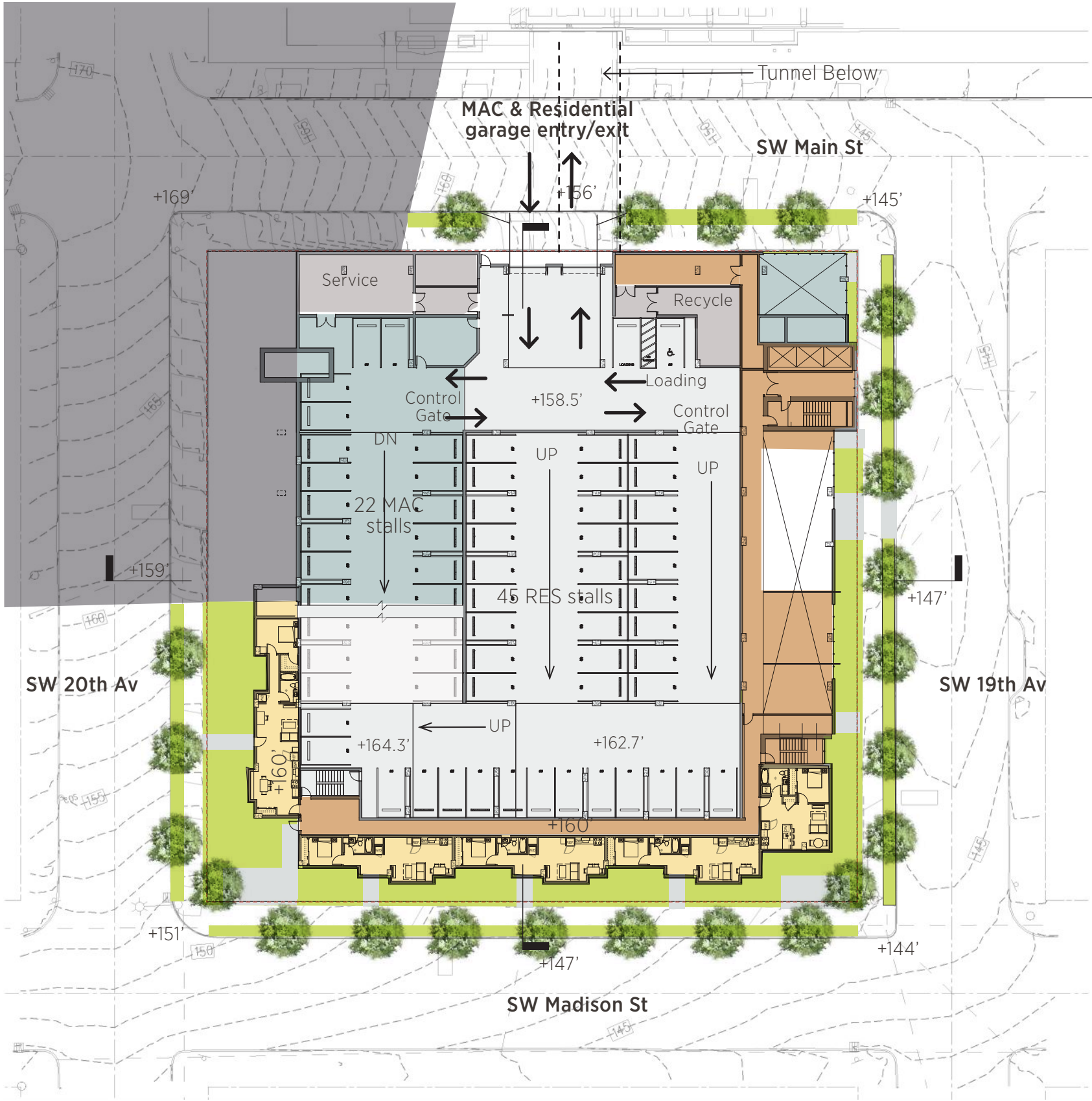


1" : 40'

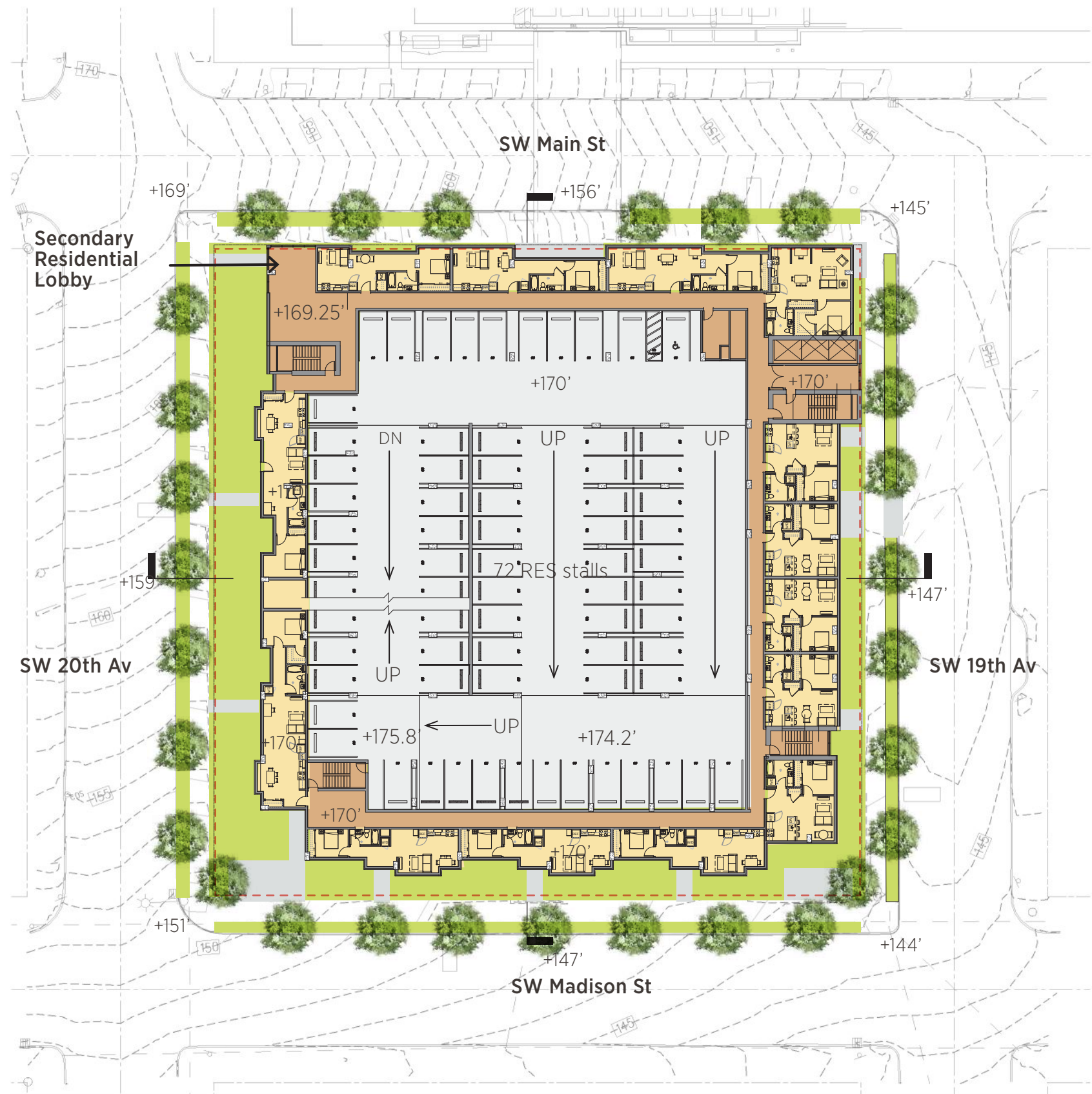


1" : 40'

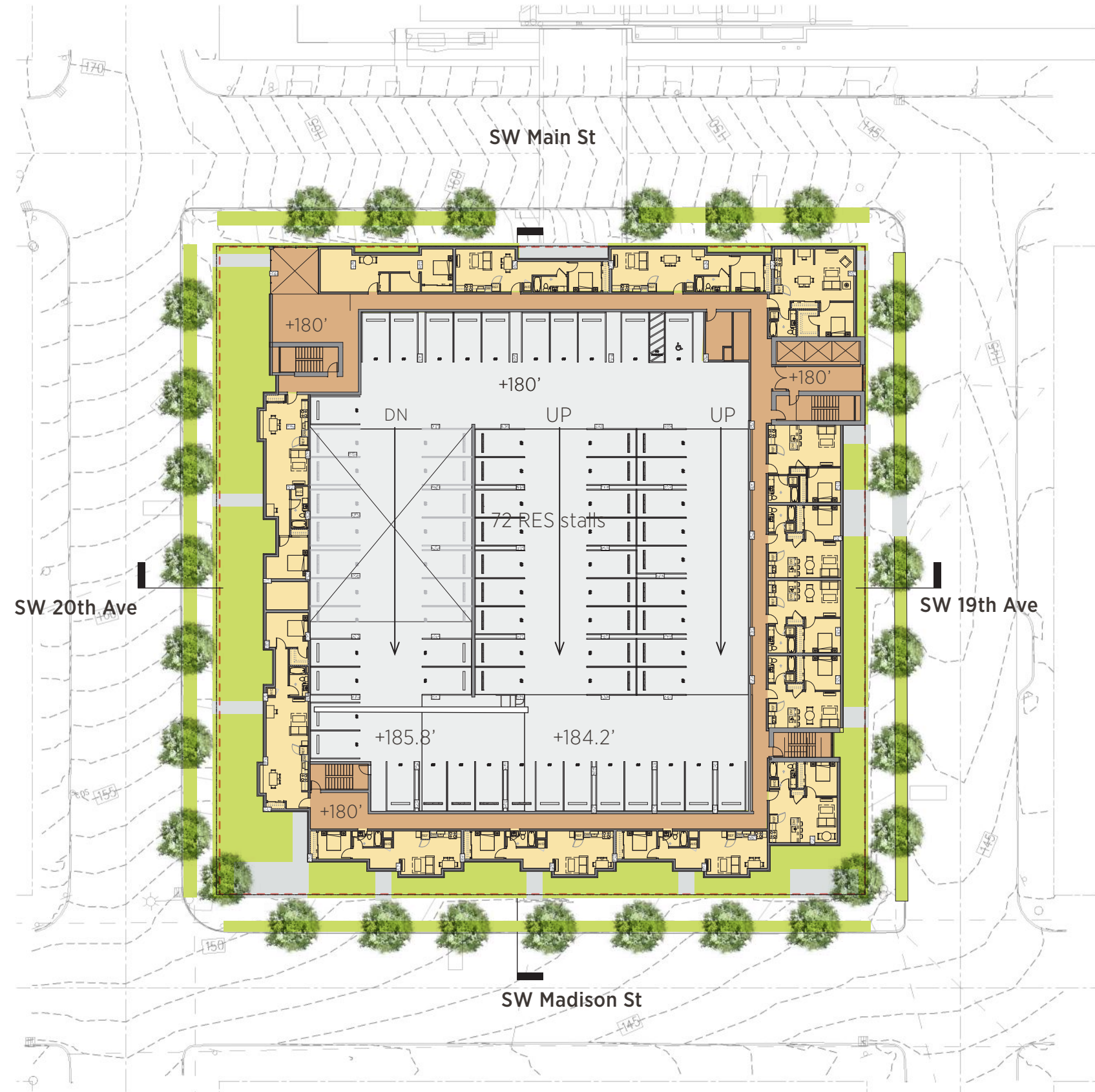
Level 2



1" : 40'



1" : 40'



1" : 40'



1" : 40'



1" : 40'



1" : 40'

Design Approach

Tenants of Good Urban Design:

1. Respond to Context

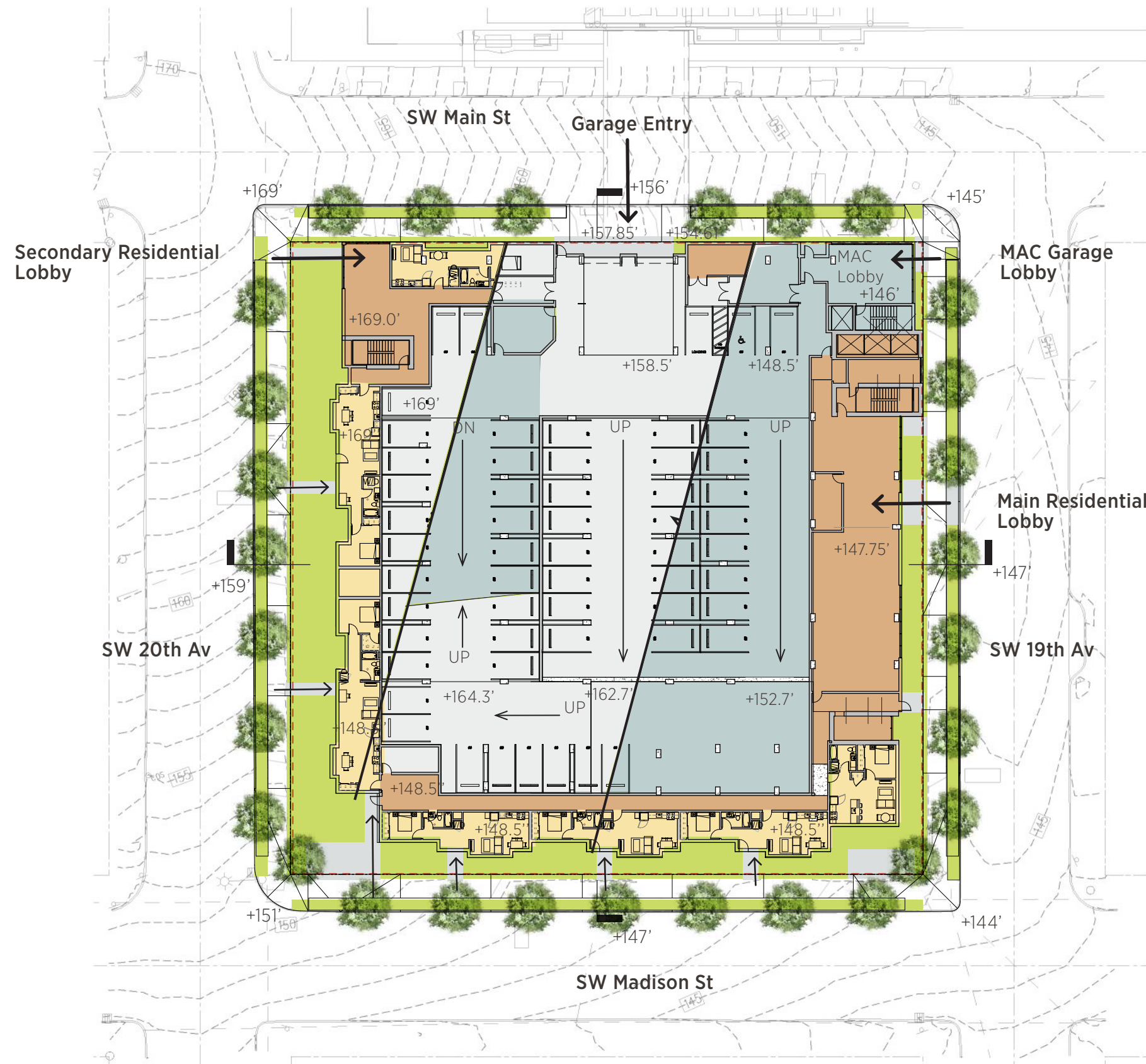
- Residential streetscape
- Varied scales
- Varied building types & styles
- Integrate parking
- Active frontages
- Create great homes for people

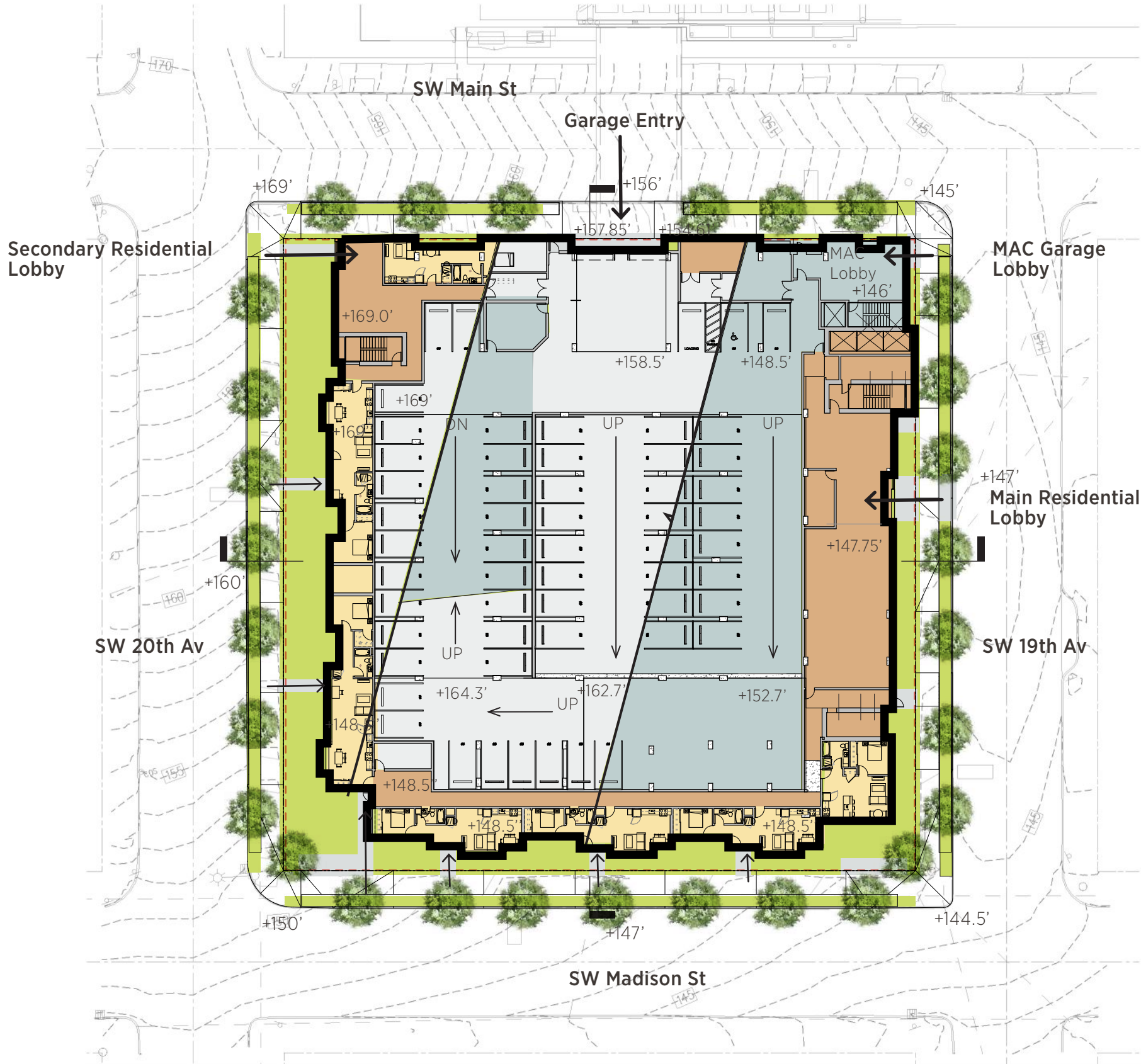
2. Enhance Public Realm

- Pedestrian streetscape
- Pocket parks and events
- Lush interesting landscape

3. Create Quality & Permanence

- Robust materials





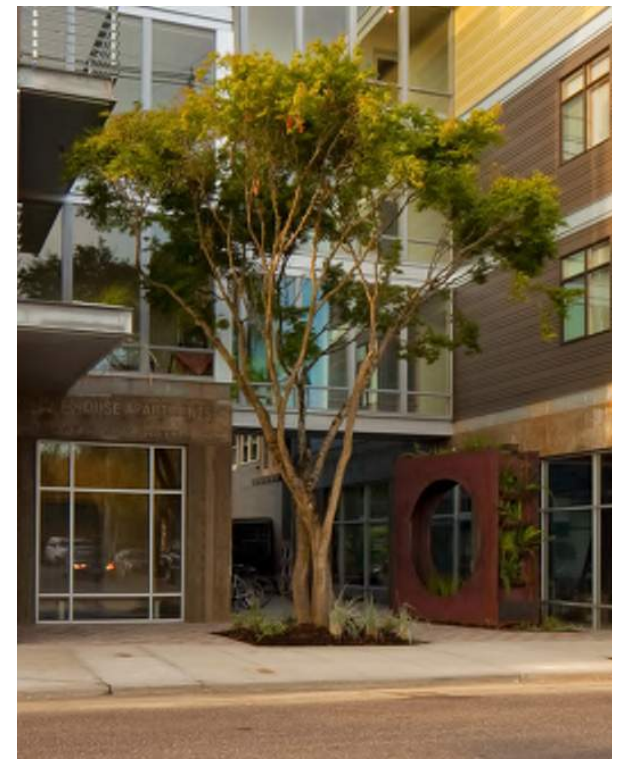
Streetscape | Articulation Precedents



Streetscape | Podium Facade Precedents

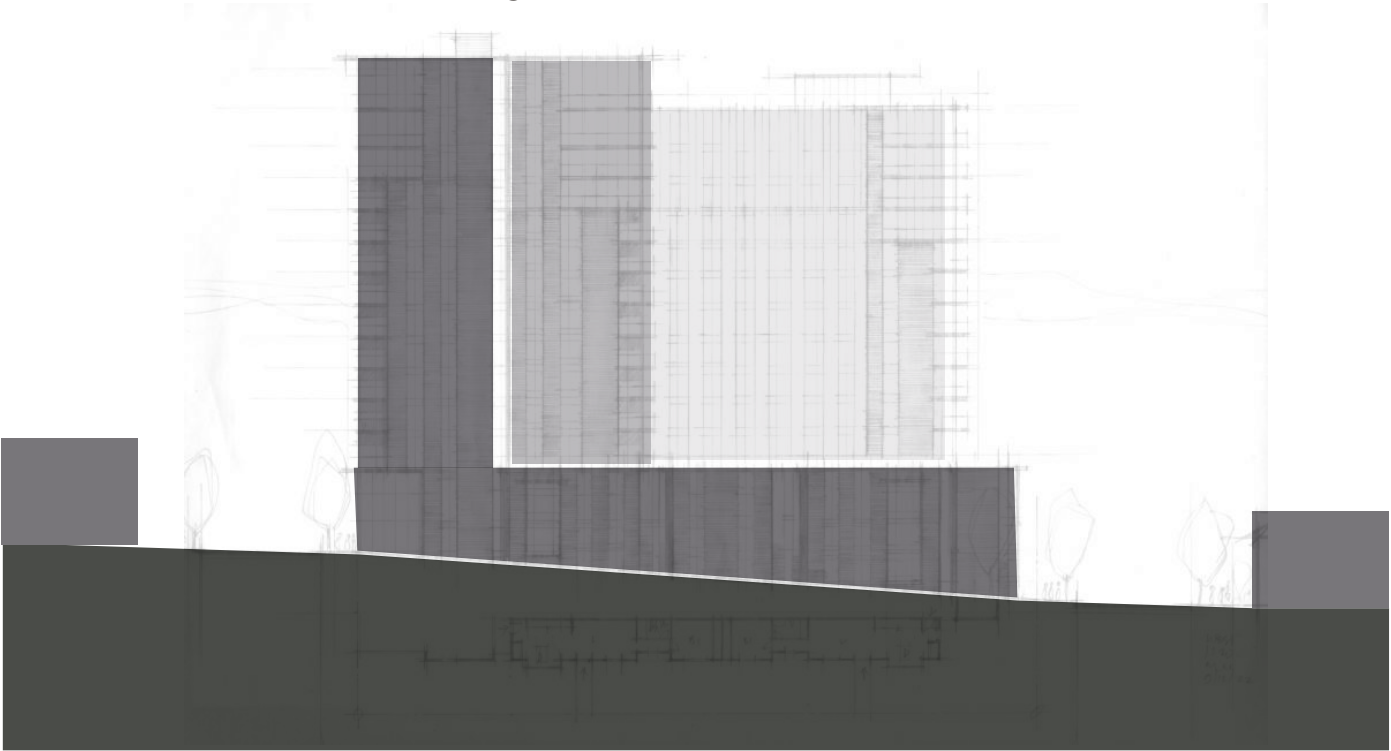


Streetscape | Landscaping Precedents

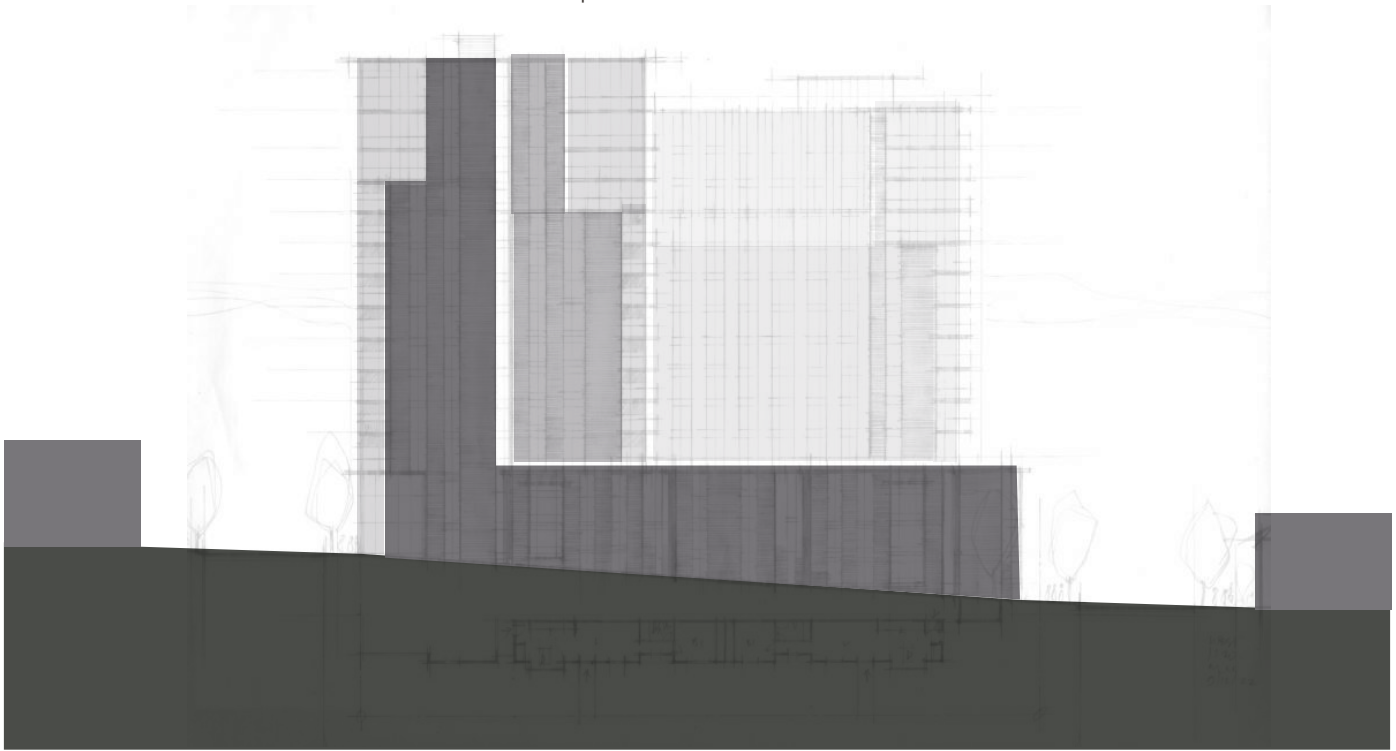


Streetscape | Vertical Articulation Diagrams

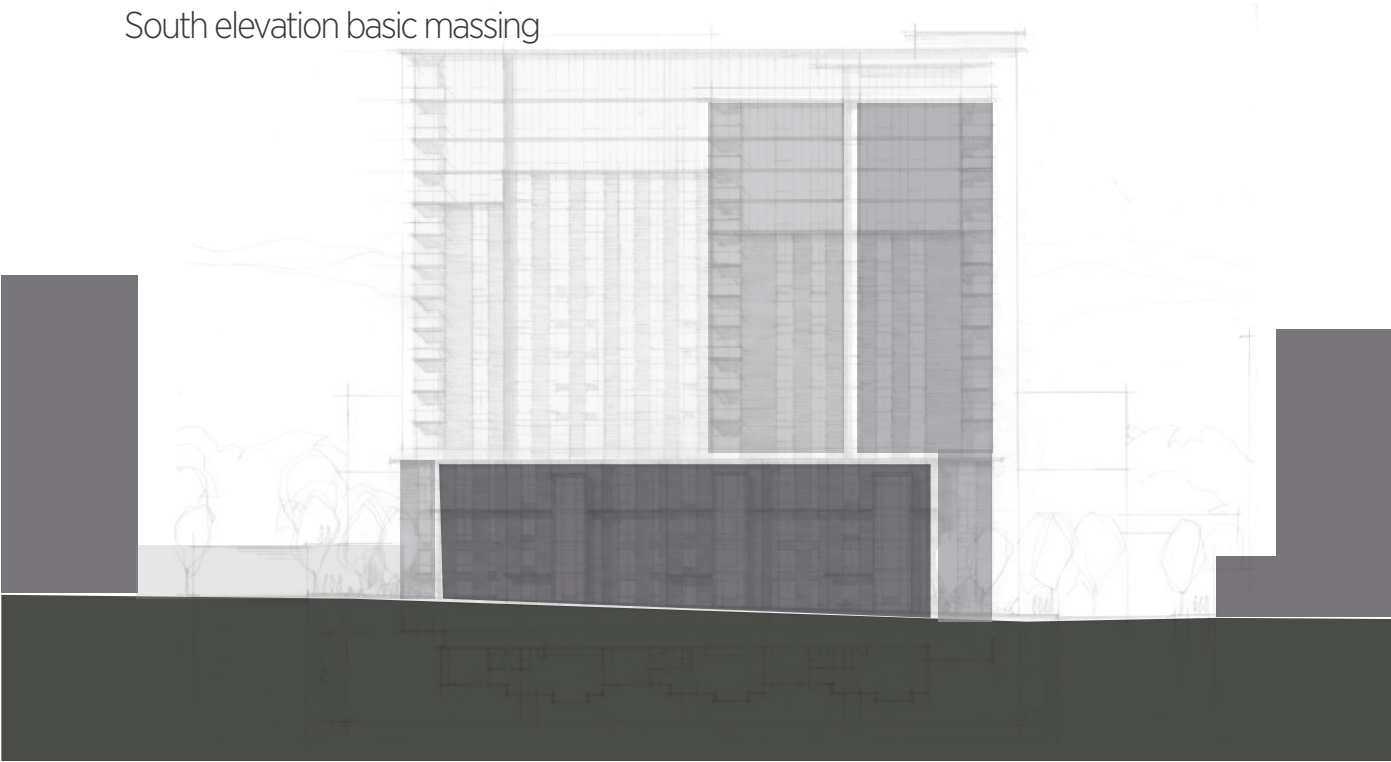
West elevation basic massing



West elevation with articulated top



South elevation basic massing

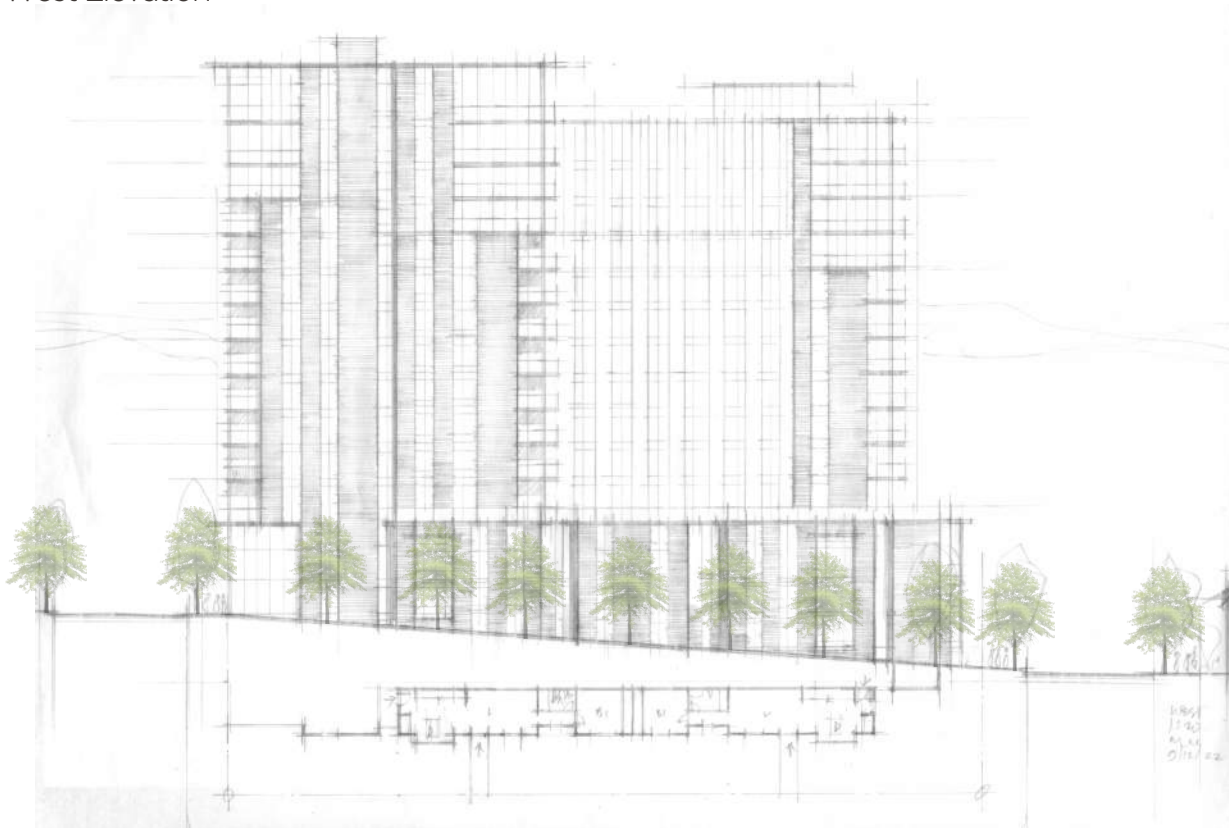


South elevation with articulated top



Elevation concept

West Elevation



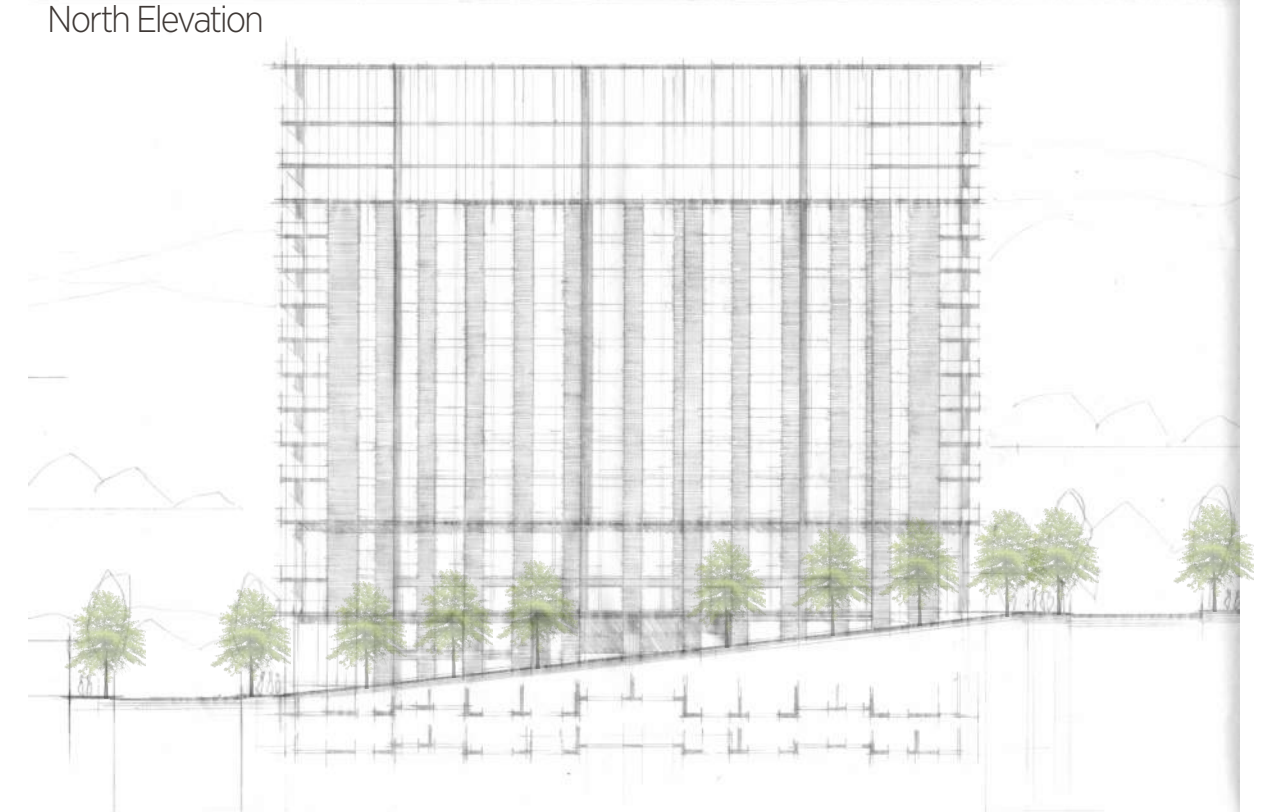
South Elevation



East Elevation



North Elevation



SW Madison Street Looking West



SW Madison Street Looking East



SW Madison Street Looking West







Birdseye SW 20th Ave & Madison St





SW Main Street Garage Entry



SW Main Street Looking West



SW 19th Ave | Main Entrance Lobby





SW 19th Ave Looking South





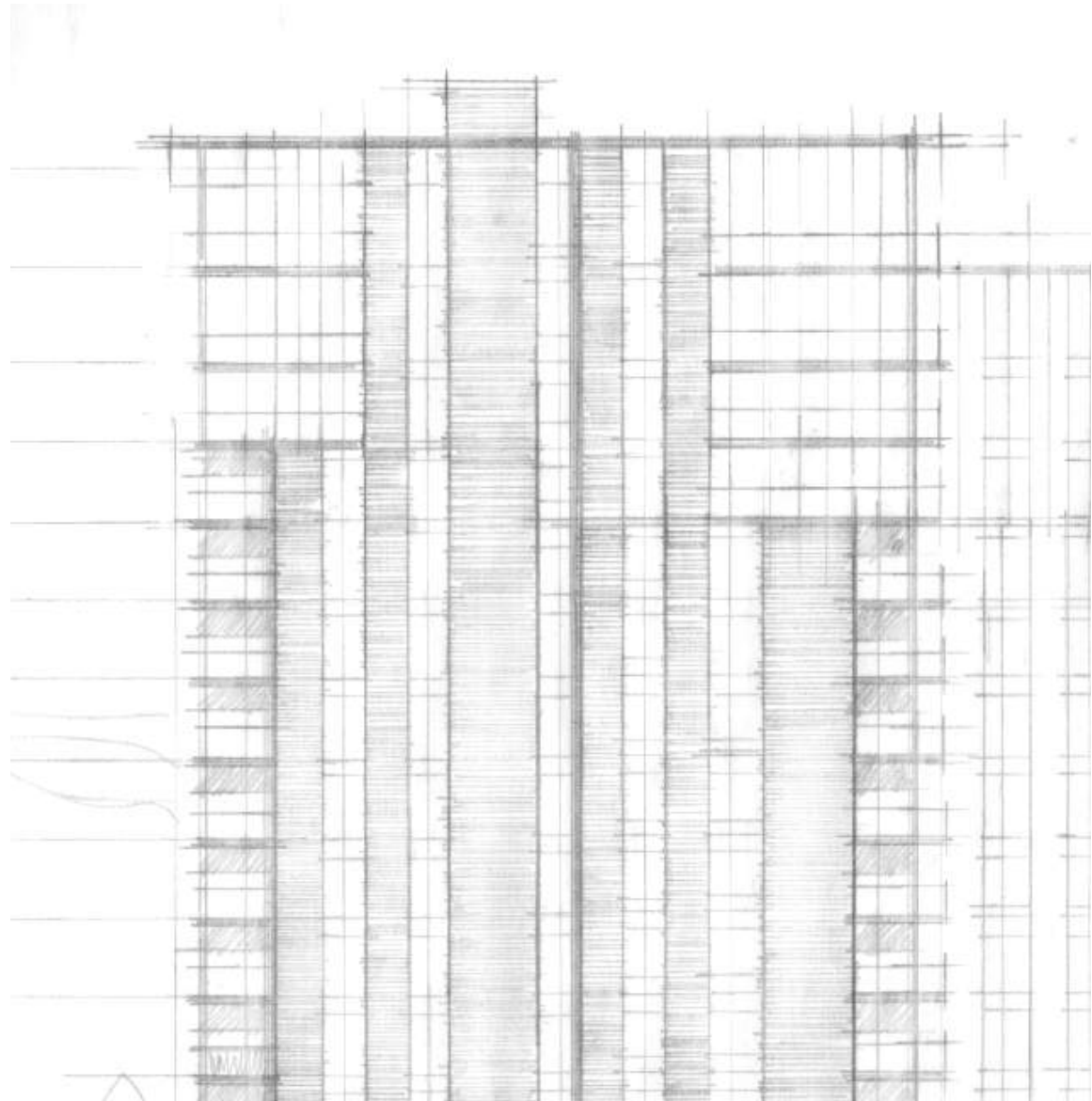
SW 20th Ave Looking South



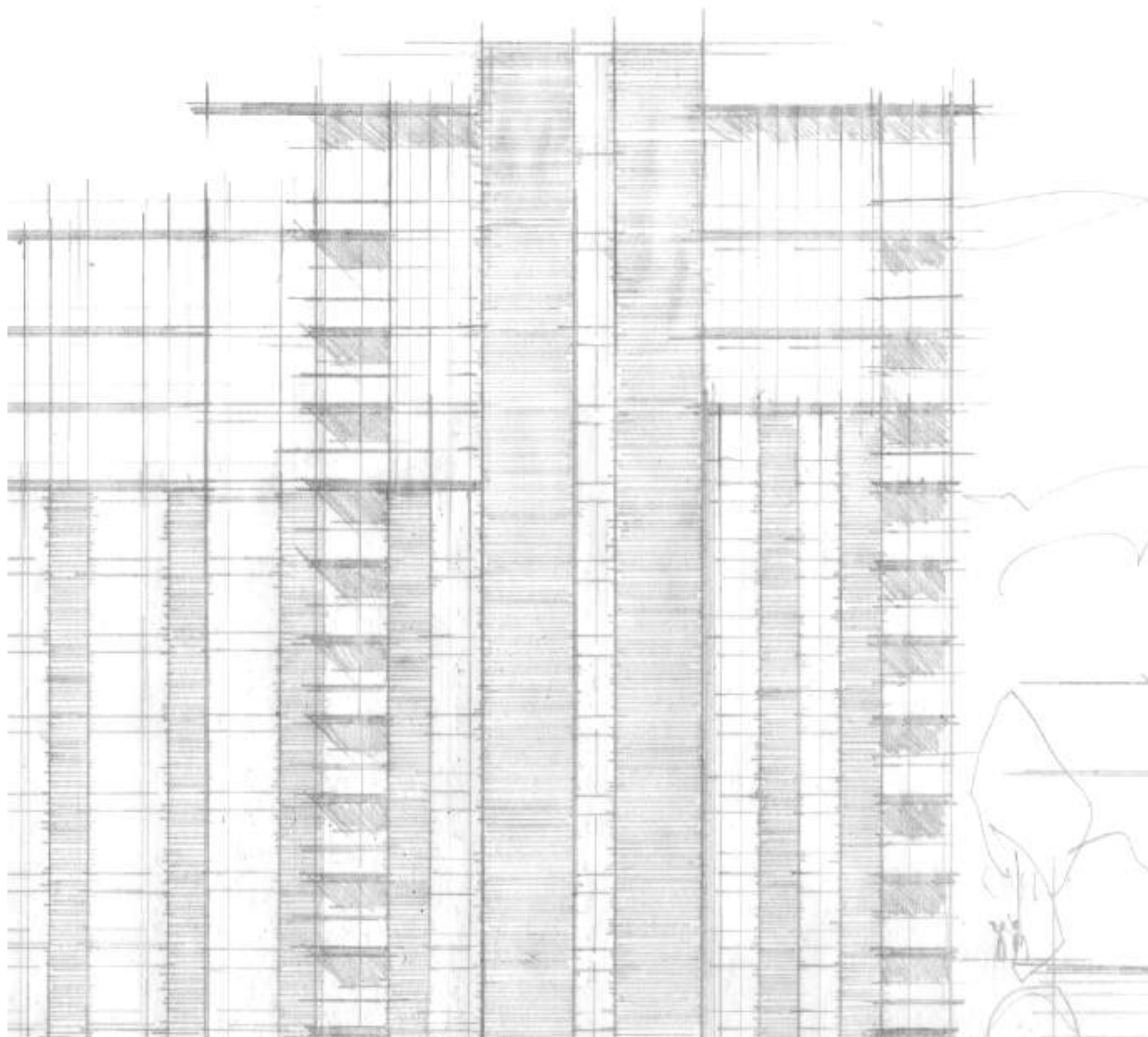
Birdseye SW 20th Ave & Main St



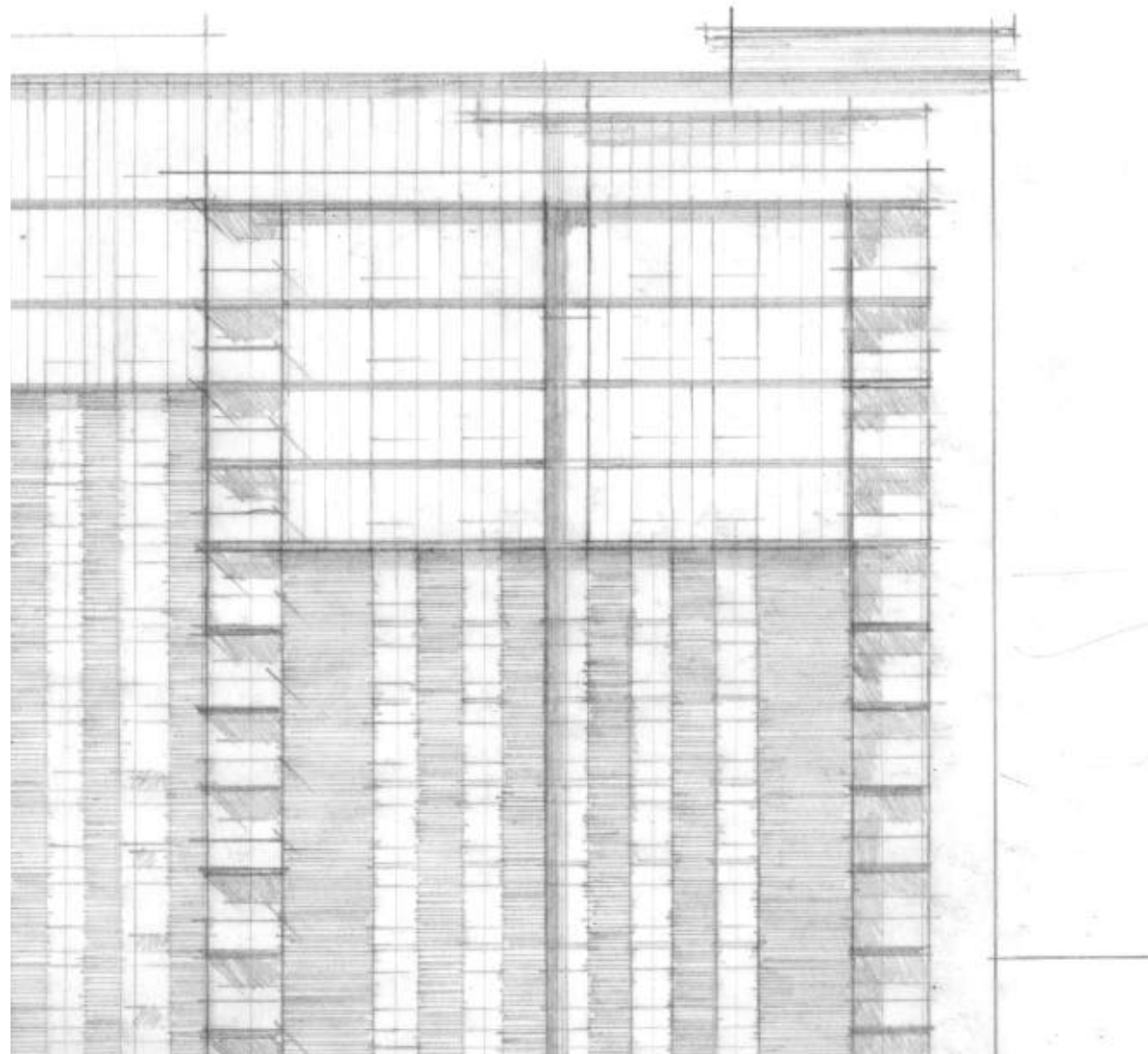
West Elevation | Upper Stories Articulation



East Elevation | Upper Stories Articulation



South Elevation | Upper Stories Articulation



SE Aerial View

