



# Pearl Block 24

Portland, OR

*Summer, 2022*

GBD

GREYSTAR



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View looking North towards St. Johns



# Project Team

- DEVELOPER: GREYSTAR
- ARCHITECT: GBD ARCHITECTS
- LANDSCAPE: LANGO HANSEN
- STRUCTURAL: DCI ENGINEERS



View looking North towards St. Johns



## Project Goals

- Capitalize on Views
- Urban Oasis
- Integrate into a well established, thriving neighborhood
- Focus on the pedestrian scale
- Celebrate the city as an amenity
- Pedestrian way along 12th - landscape
- Retail activation on Fields Park
- Deliver housing supply to market
- Optimize site and buildable footprint
- Provide adequate program and parking



View looking South towards Downtown Portland with the Freemont Bridge in the foreground



Site Location

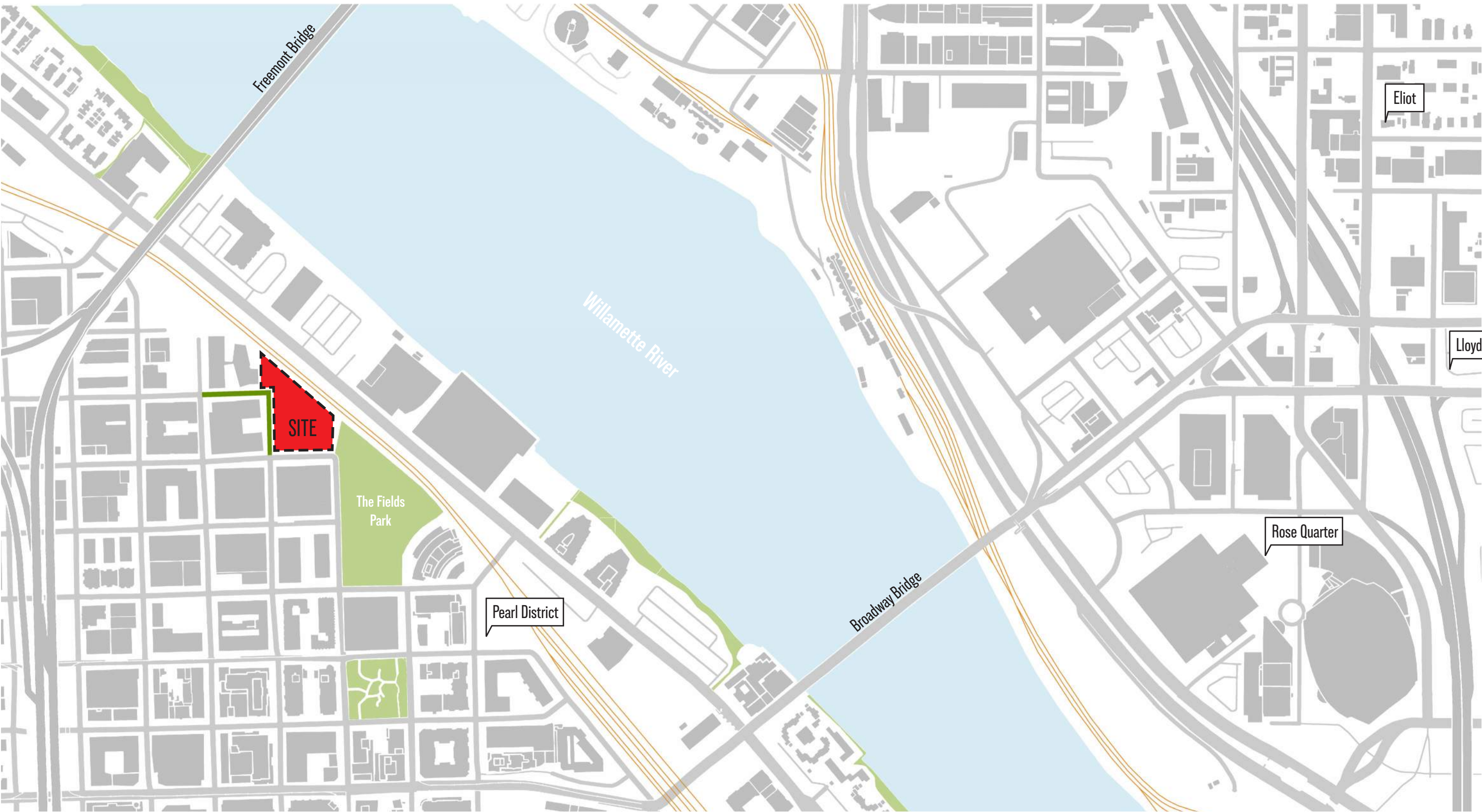


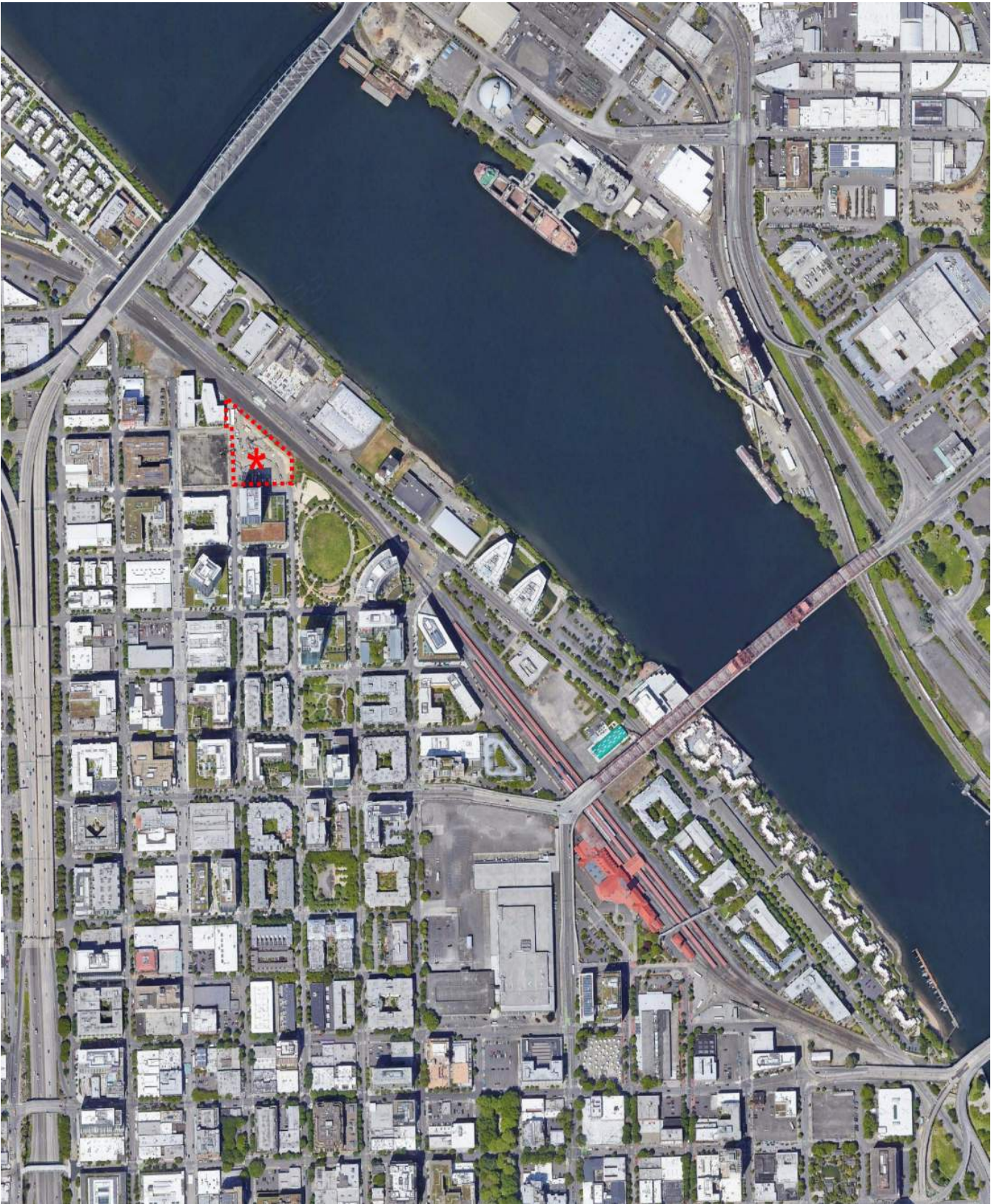
Figure Ground Map of Site



History



1984



2022



History



1988



2022



# Zoning Summary

Block 24 in North Pearl on NW Quimby St and in between NW 12th & NW 11th

Zoning: EXd:  
(Central Employment with Design Overlay)

Plan Area: Central City Plan District

Subdistrict: Pearl

Ped District: Central City Pedestrian District

Neighborhood Plan: Central City 2035 Plan

Historic Designation: None

Site Area: 70,280 square feet

Base Height: 100' (Map 510-3), area eligible for height increase

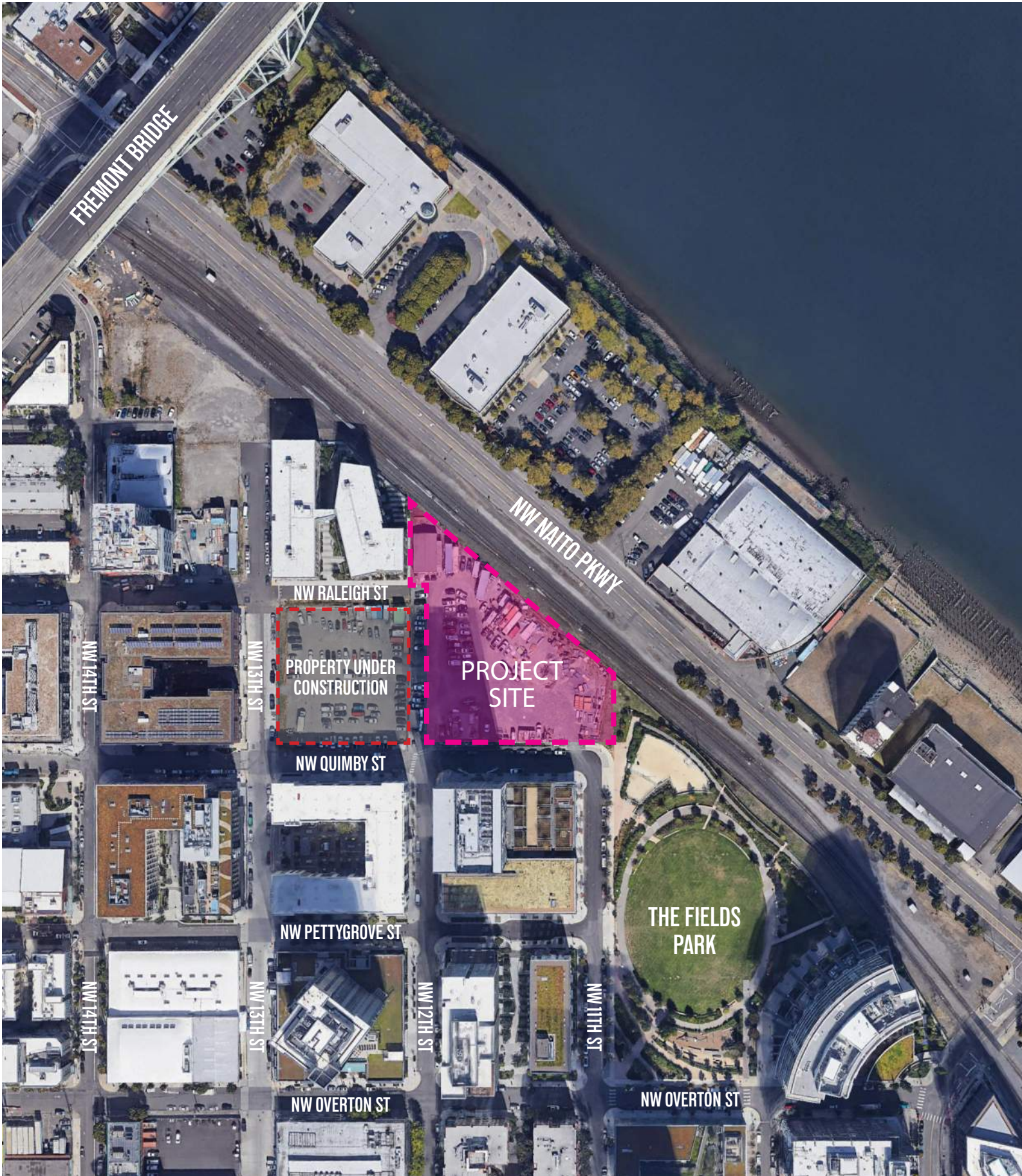
Bonus Height: 410' (Map 510-4)

Base FAR: 5:1 = 352,857 square feet

FAR Increase: 3:1; no limit on transferable FAR into site

NOTES:

- 1. 8:1 max FAR without transferring in FAR
- 2. Site is within view corridor, no protrusions above 410'
- 3. 410' Height limit is on western half of the site
- 4. Per Map 510-16, for buildings taller than 175', floor plates above 100' must not be larger than 12,500 sf





Site Location



Figure Ground Map of Site



Site Location

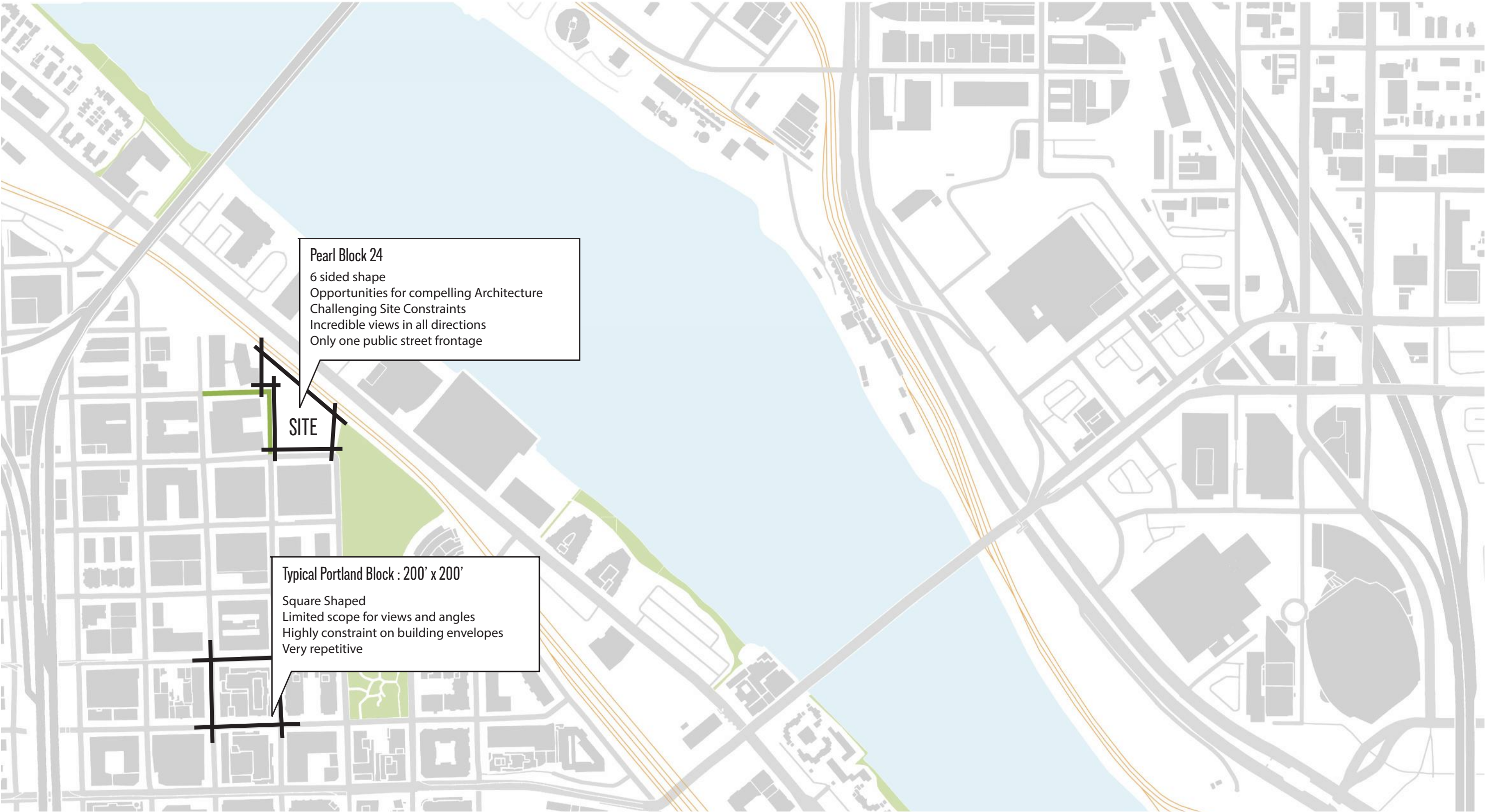


Figure Ground Map of Site



Site Views

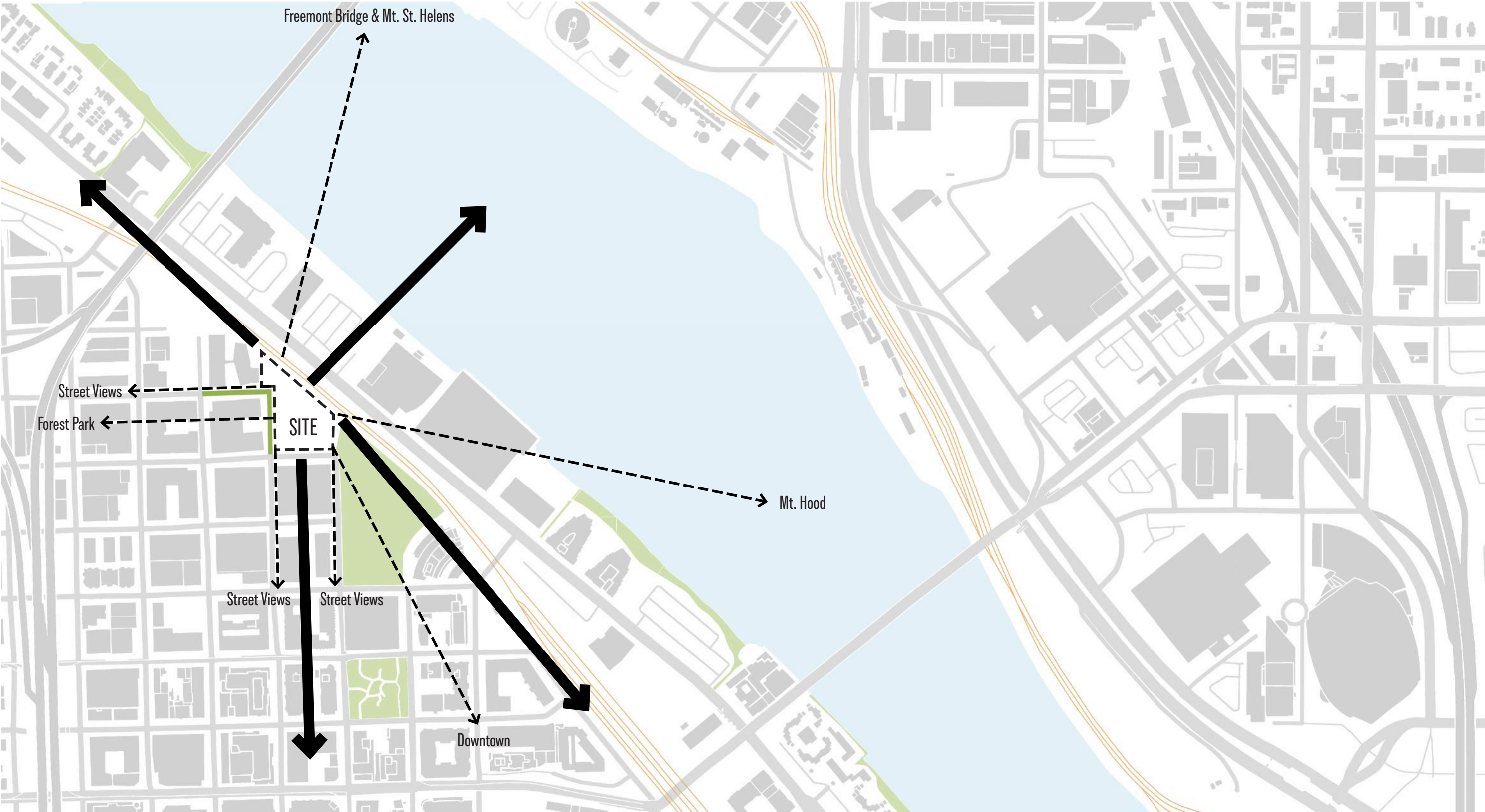


Figure Ground Map of Site



Site Views

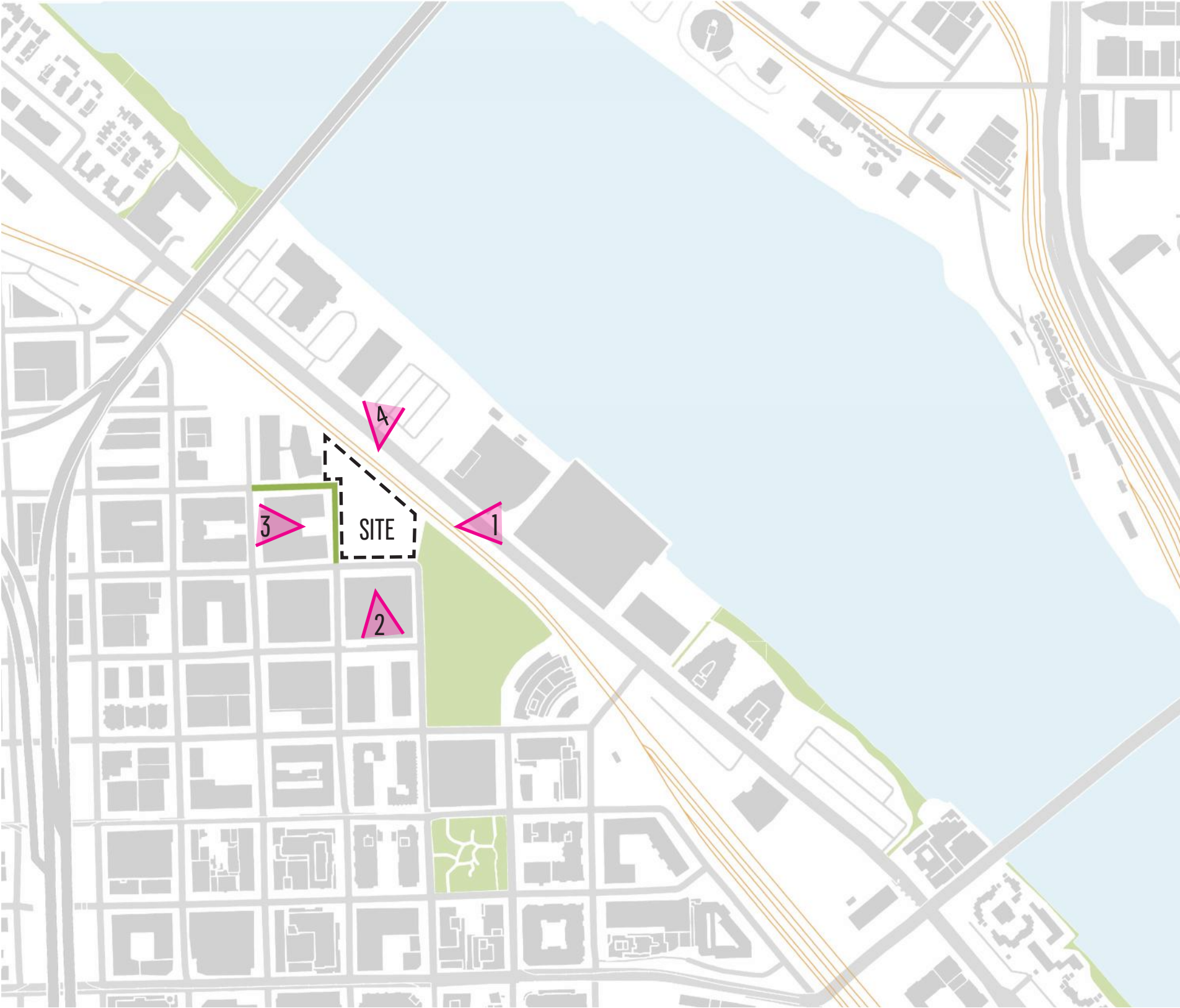


Figure Ground Map of Site



1. Incredible views of Mt. Hood



2. Views looking into the Pearl & Downtown Portland



3. Views of the West Hills & Forest Park



4. Views looking at the Freemont Bridge & Willamette River



# Site Plan - Aerial Photograph



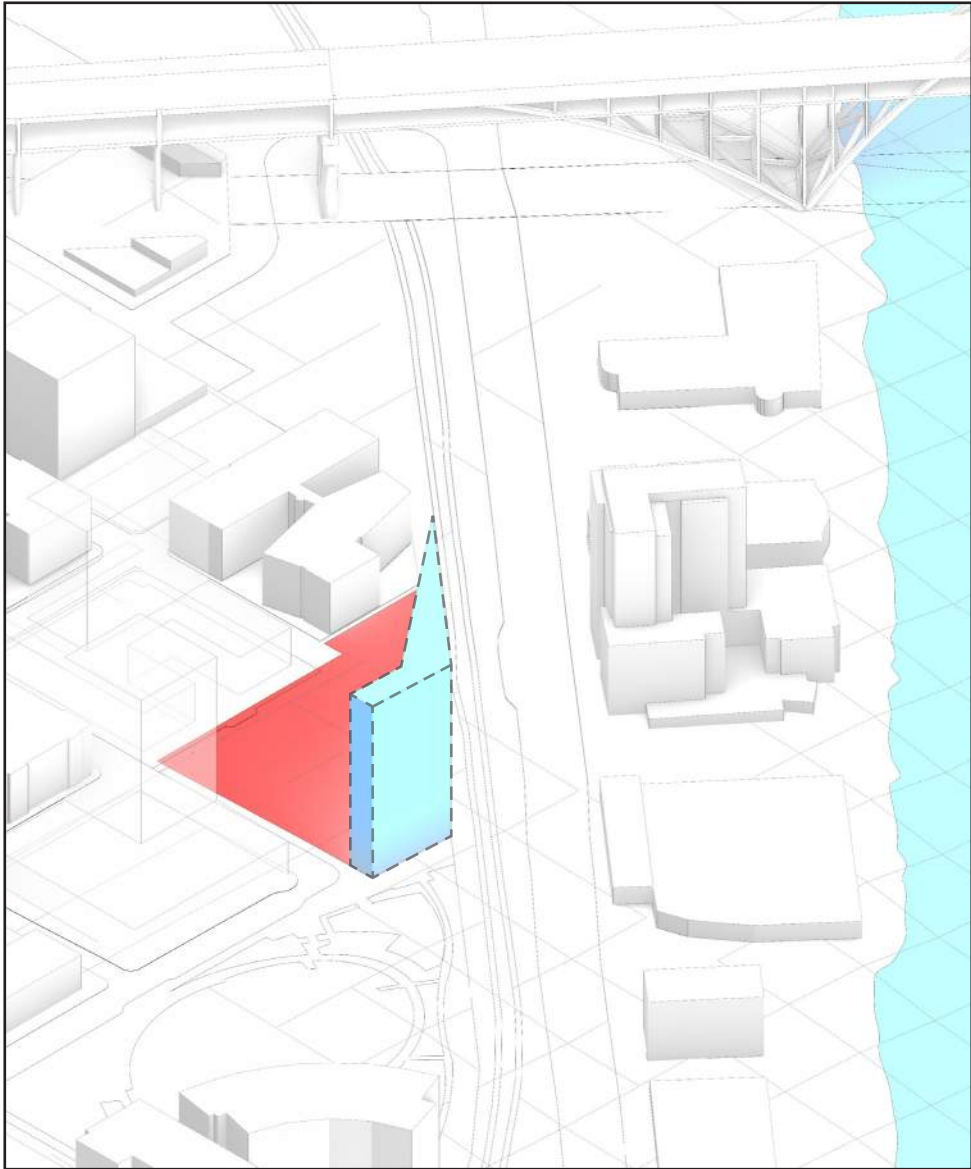
View looking down at the site



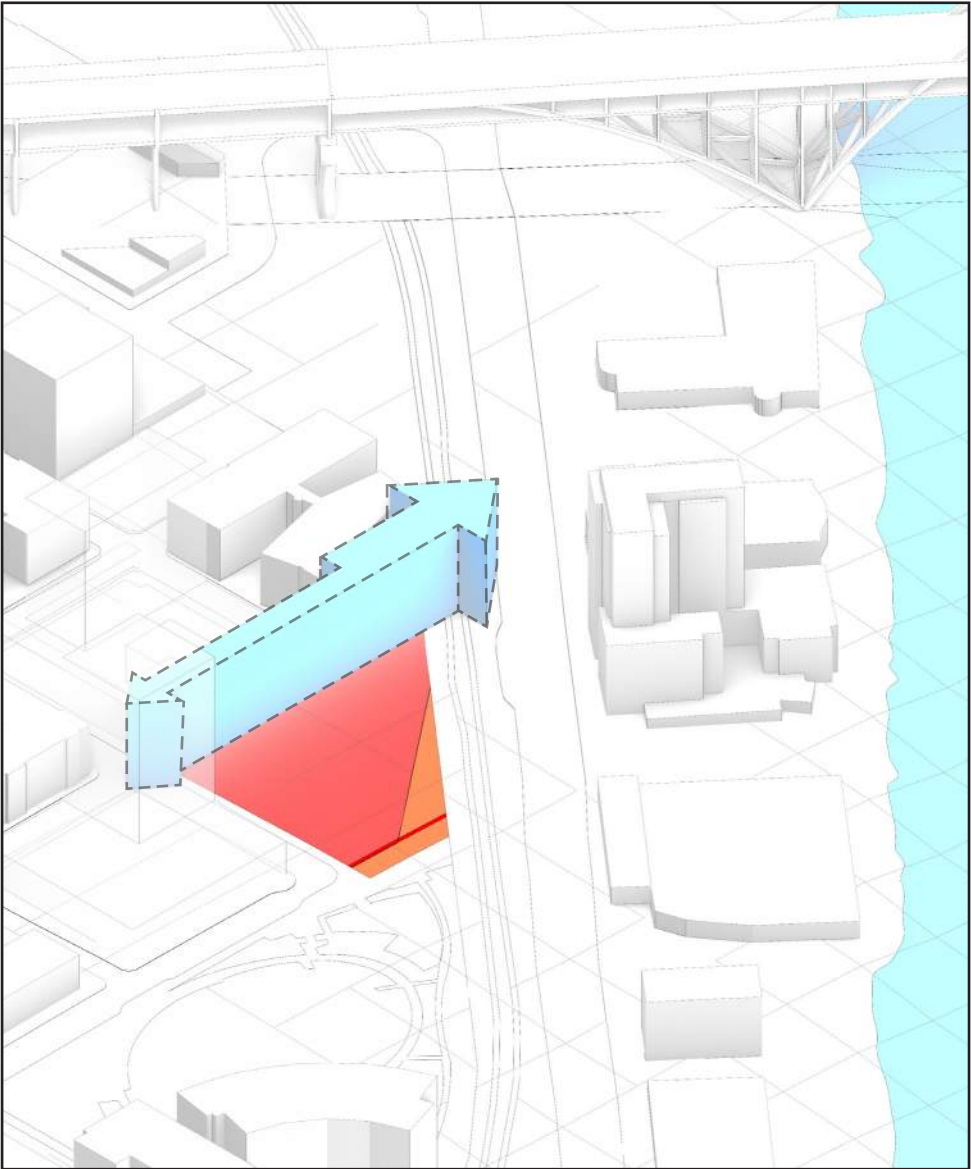
# Site Analysis Diagrams



Site Extents



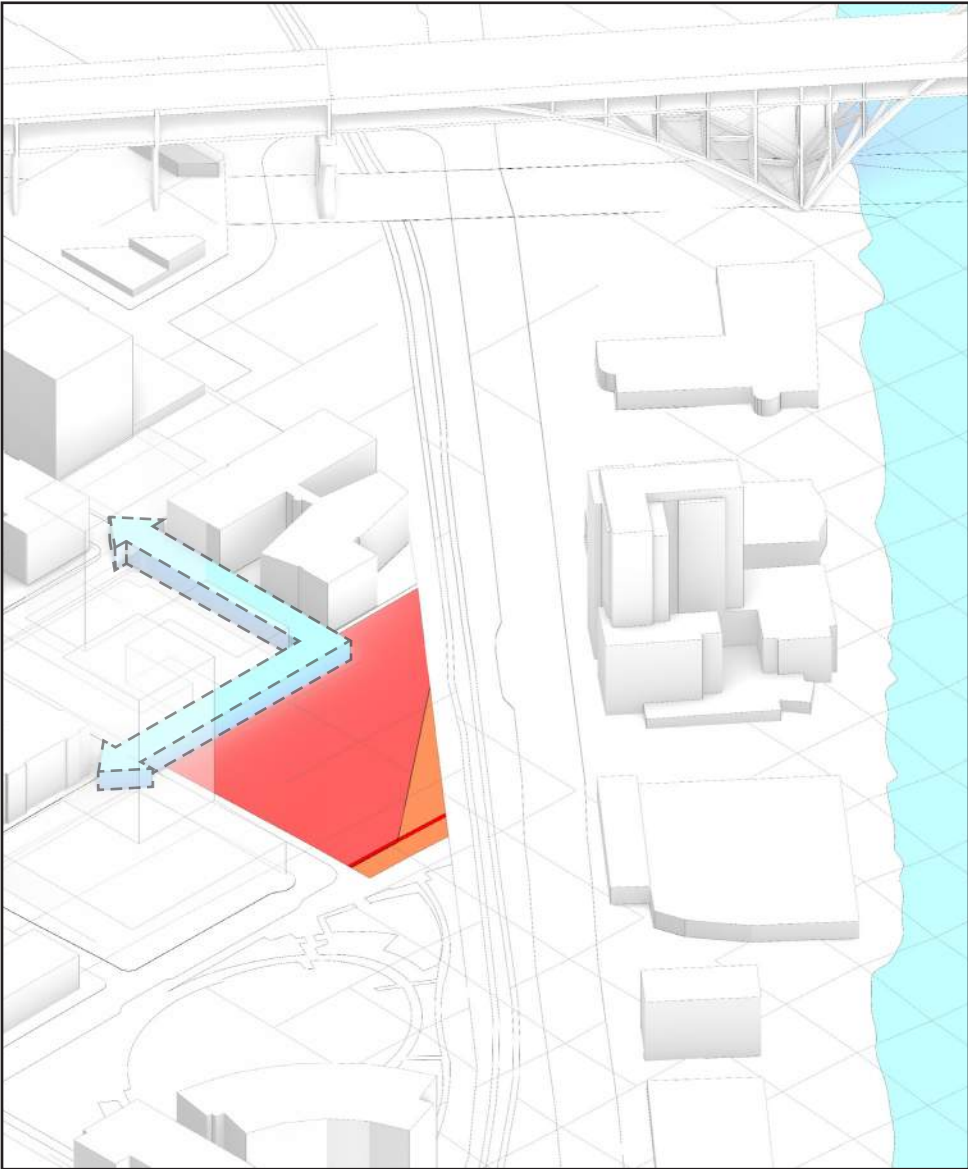
PGE + Sewer Easement - No building allowed in this zone



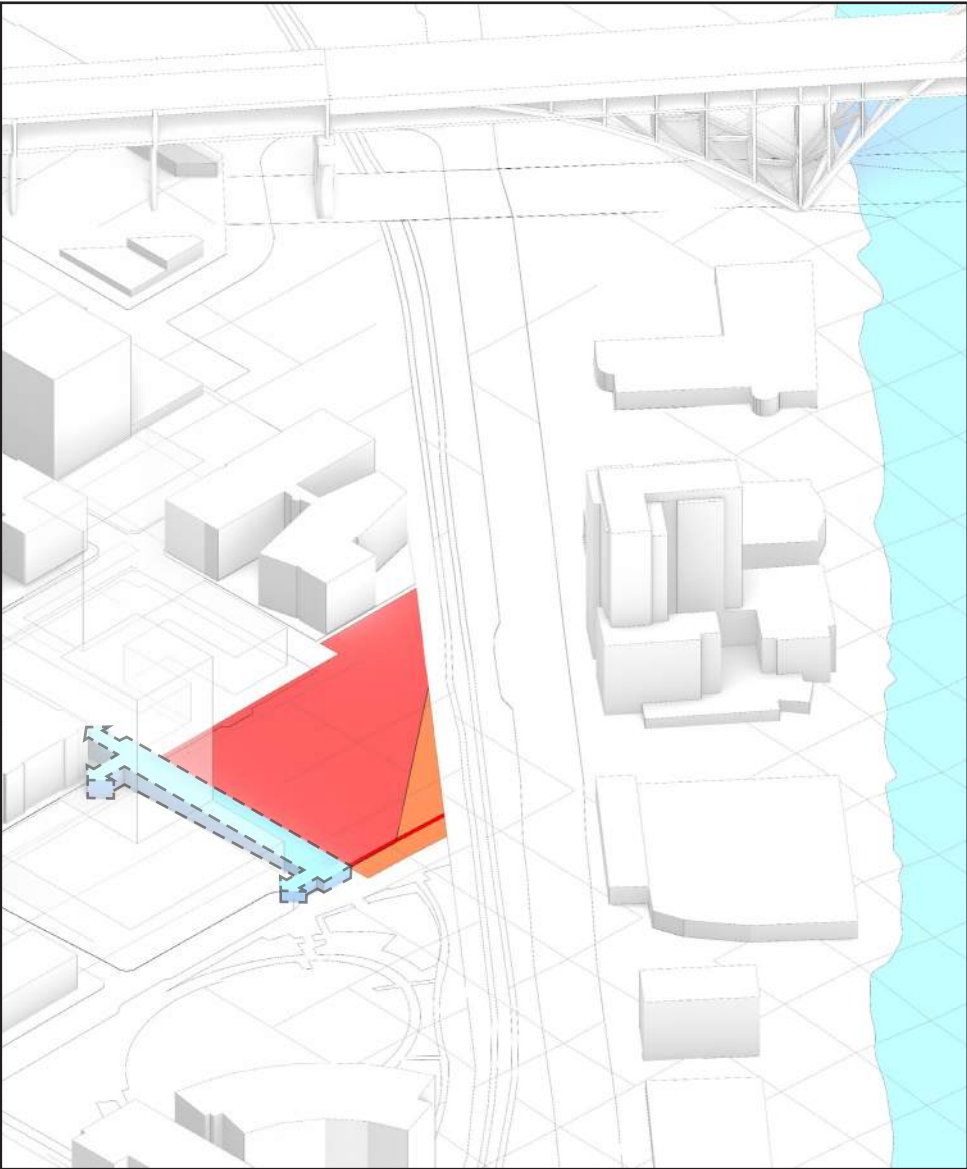
View Corridor - Structures can not exceed 100' in this zone



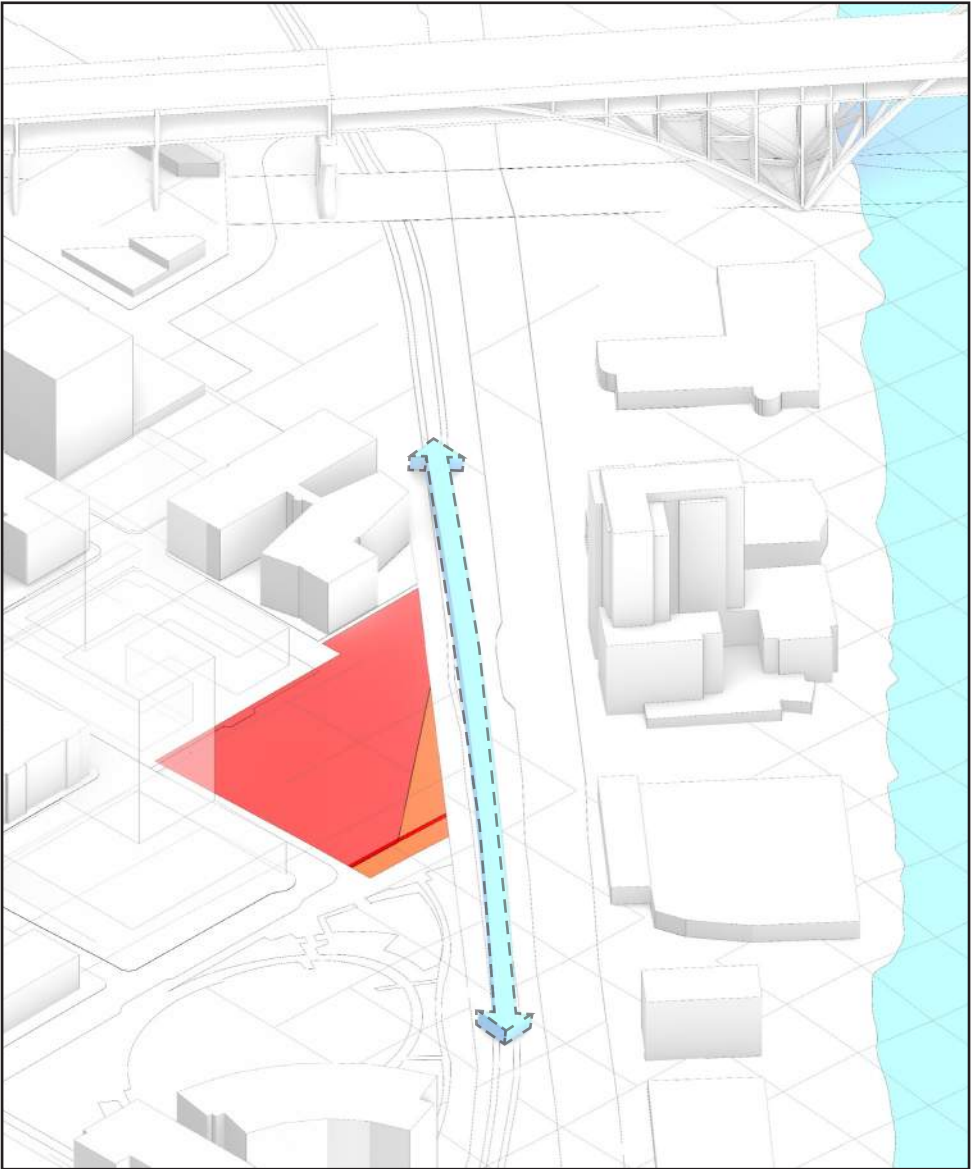
# Site Analysis Diagrams



Only ped and bike access on these 2 sides of the site



Public Road Access - Only side with vehicular access



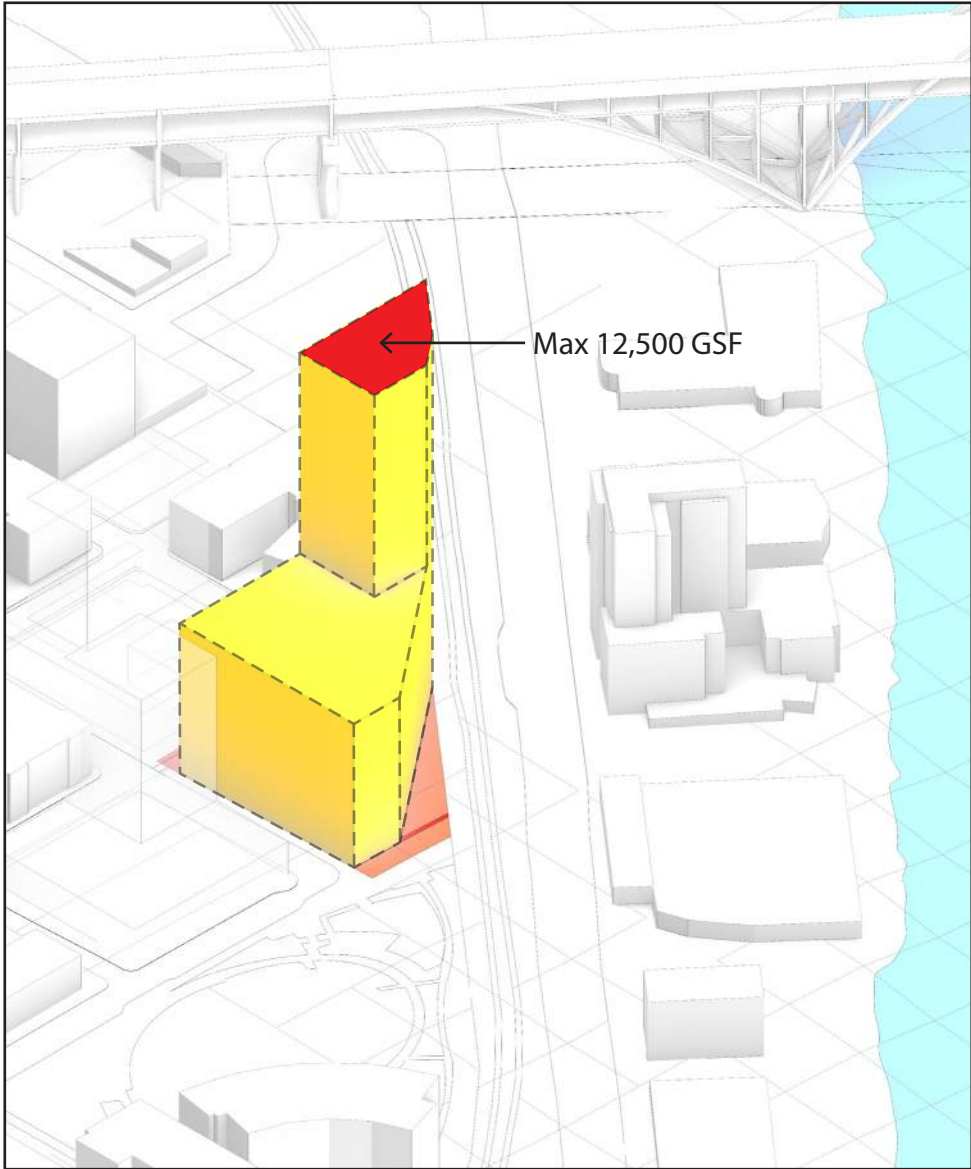
Railway - Long side of site poses challenges due to trains



# Height Envelope Diagrams



Envelope at max allowed height of 100' and 410' on western half



Structure above 175' can't have area exceeding 12,500 gsf above 100'



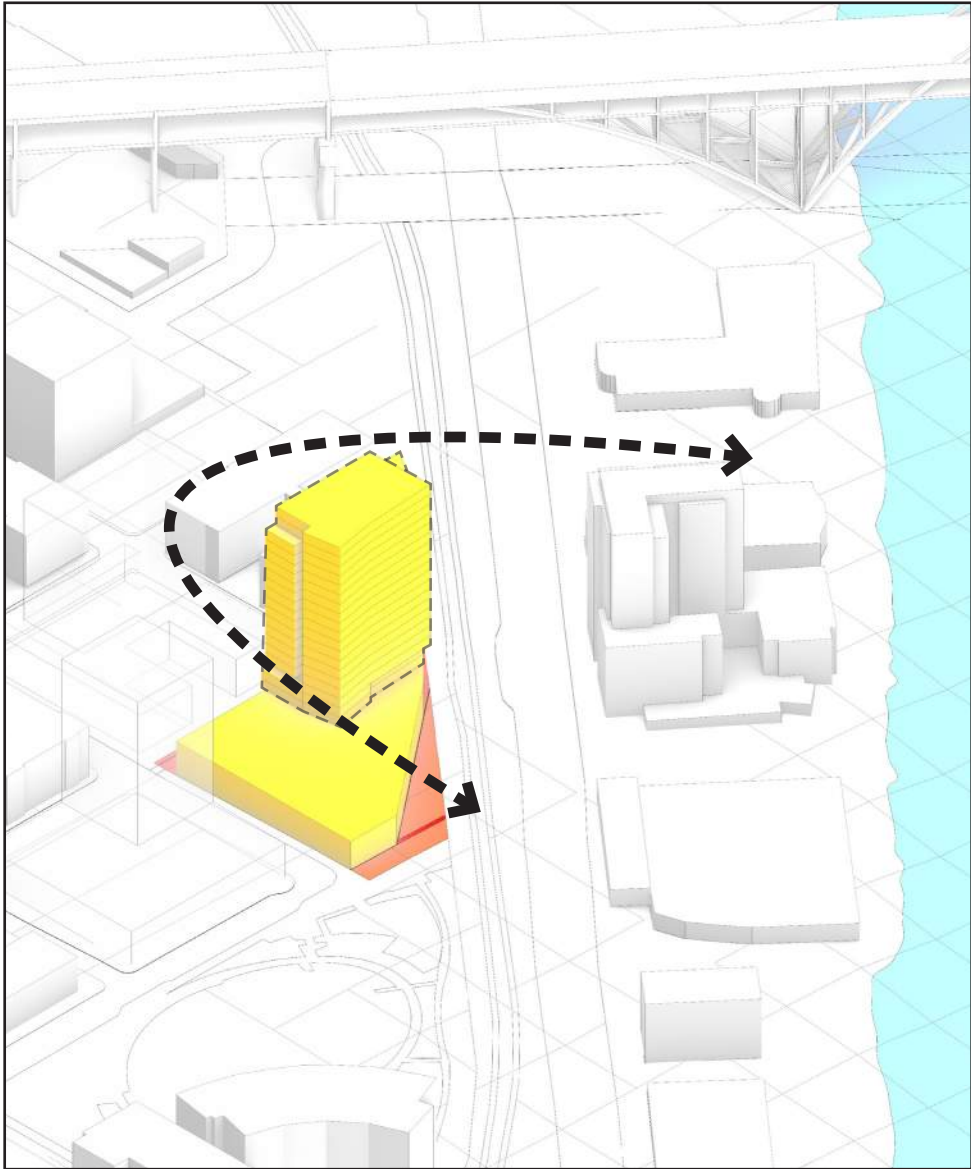
Structural type limitation - Max height possible is 252'



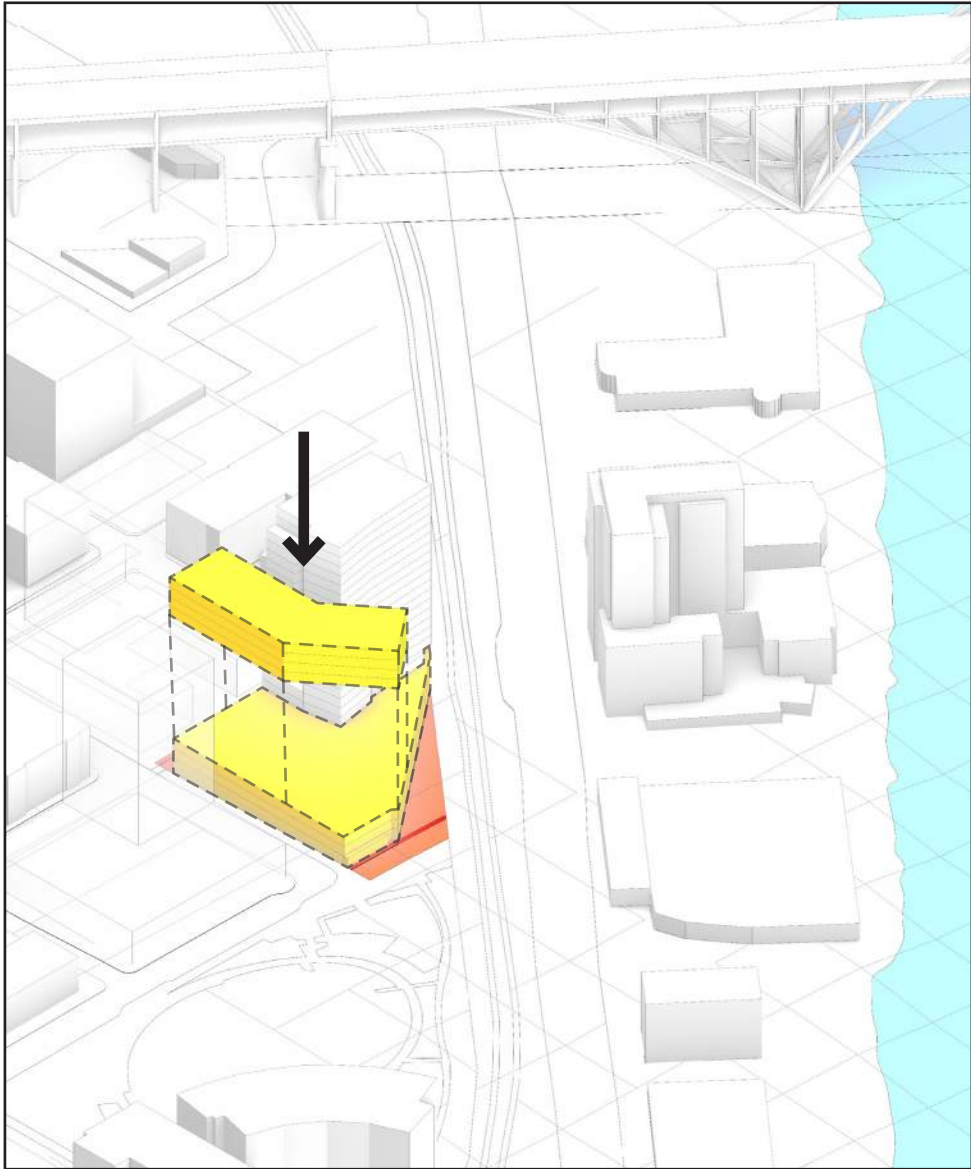
# Massing Evolution Diagrams



Massing Envelope



Angle the tower to accommodate enhanced views



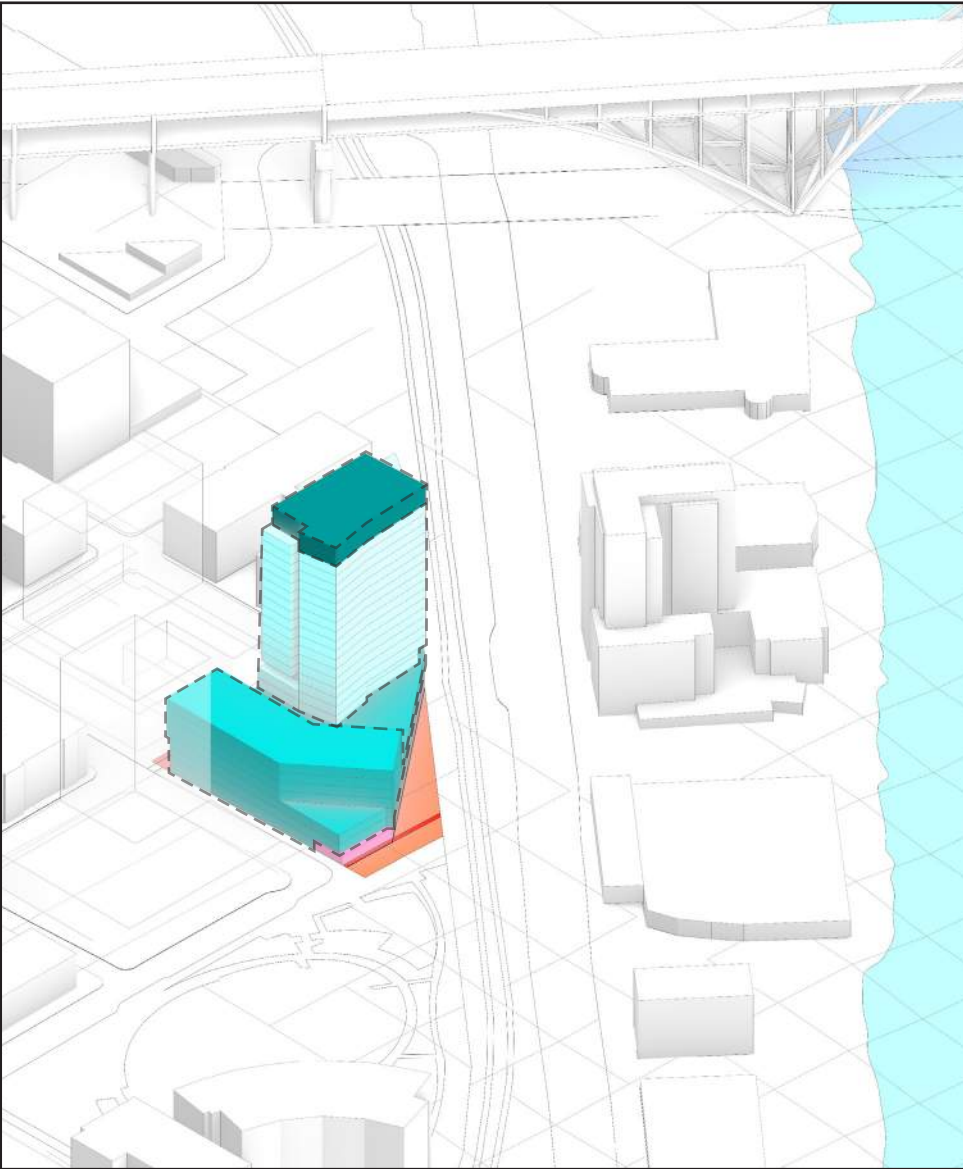
Low rise at south end, over Podium



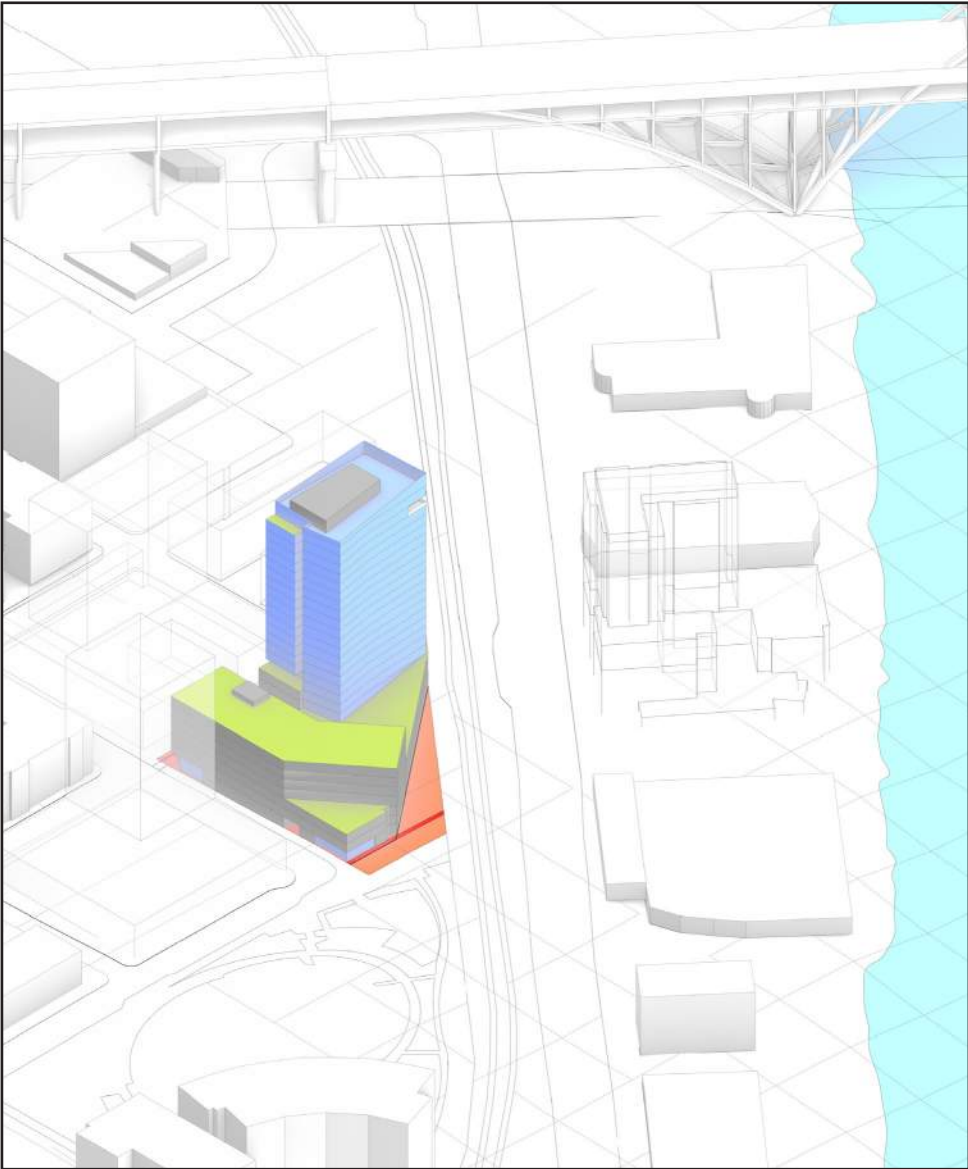
# Massing Evolution Diagrams



Integrate building with landscape



Program the building



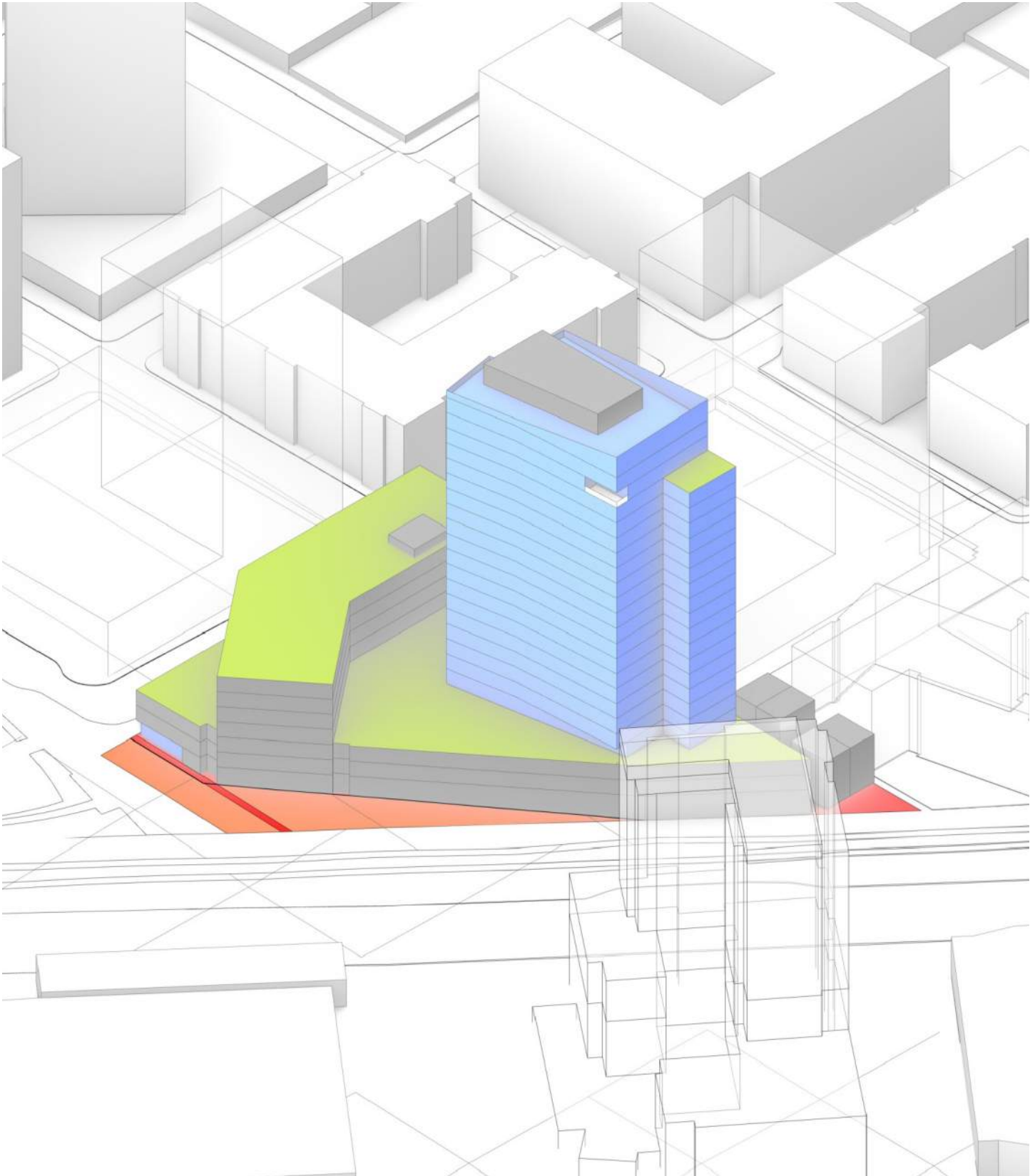
Design Concept



Massing Diagrams



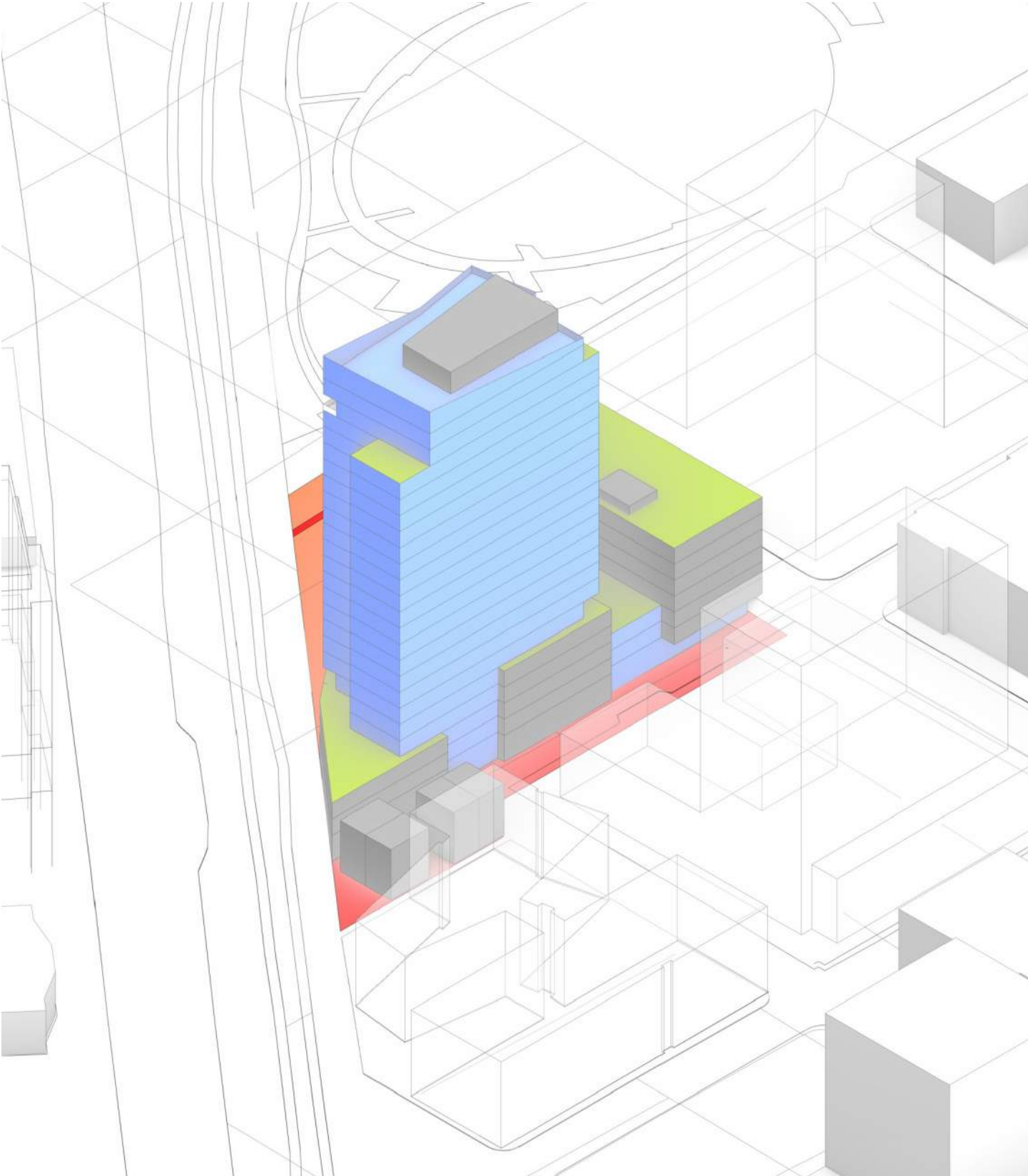
Conceptual View - Looking NW



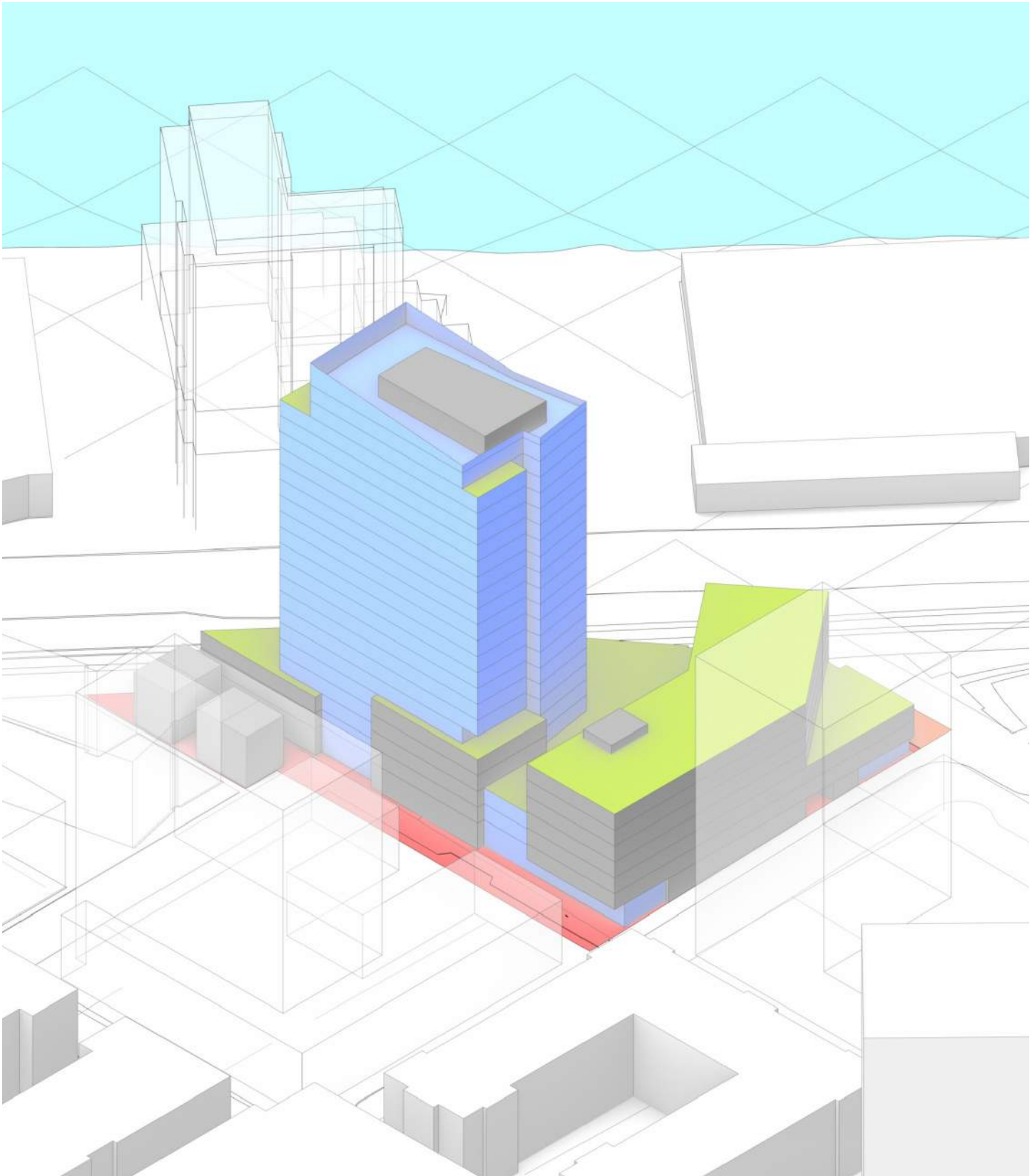
Conceptual View - Looking SW



Massing Diagrams



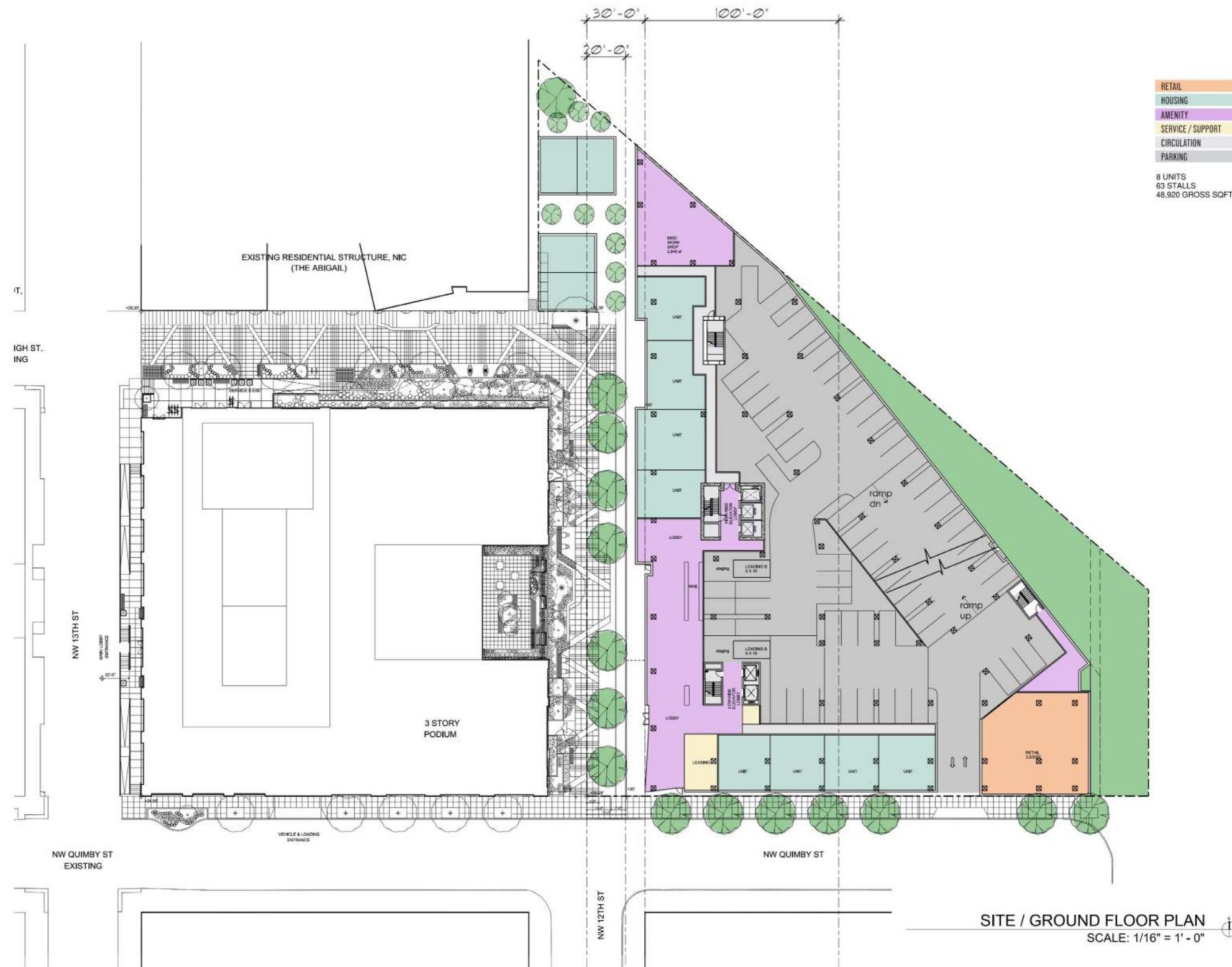
Conceptual View - Looking SE



Conceptual View - Looking NE



## Plans: Site Plan and Program Summary



PROGRAM SUMMARY:

- Site Area: 70,280 sf
- Above-grade gross area: 450,844 sf
- Housing area: 302,000 sf
- Apartments: approx. 440 units
- Parking area: 123,000 sf
- Parking stalls: approx. 300 stalls
- Commercial: approx. 3,000 sf
- Building height: approx. 250 feet

STORMWATER:

Stormwater disposal will be achieved via a combination of vegetated roofs and on site flow-through water facilities.



Plans









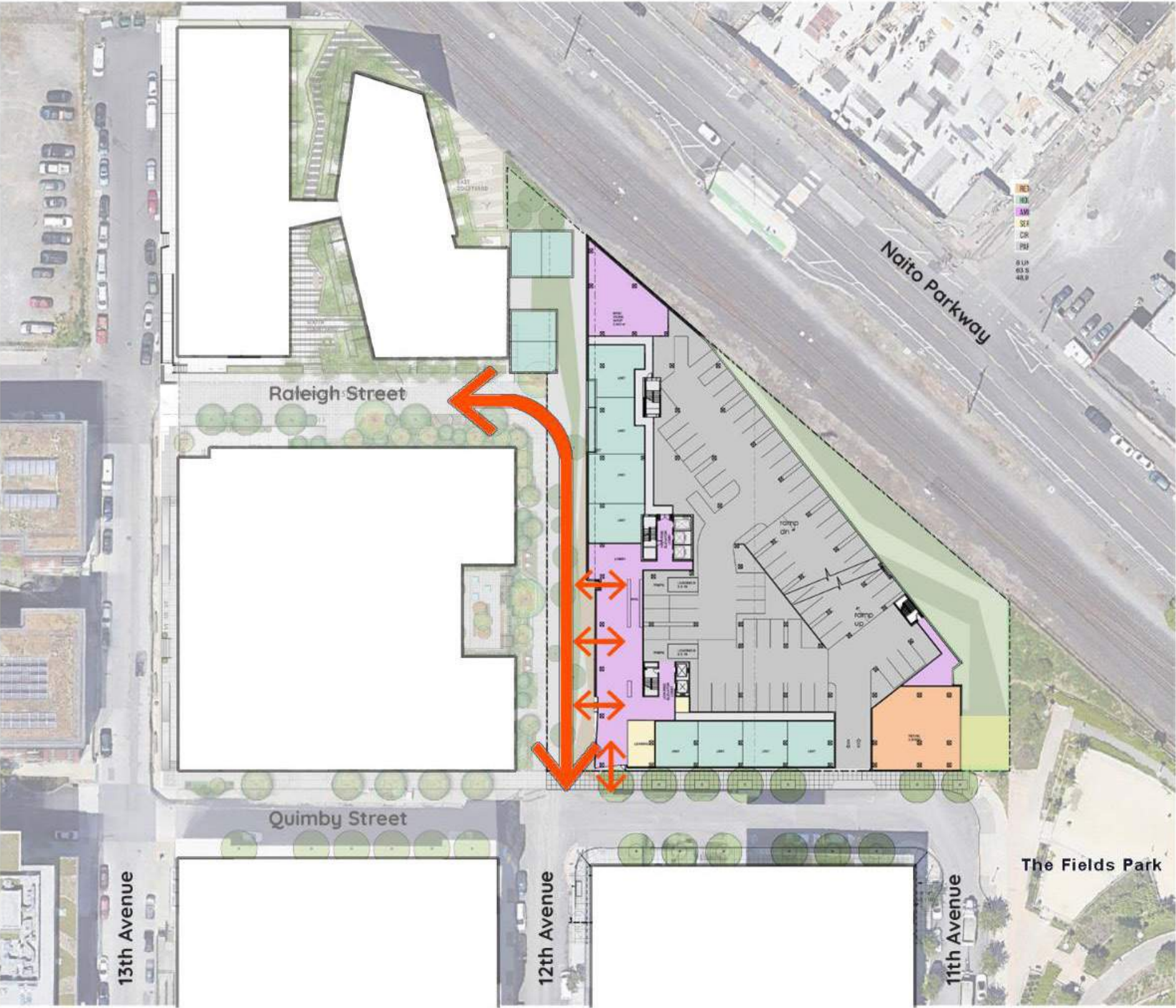
# Conceptual Section





# Landscape Concepts

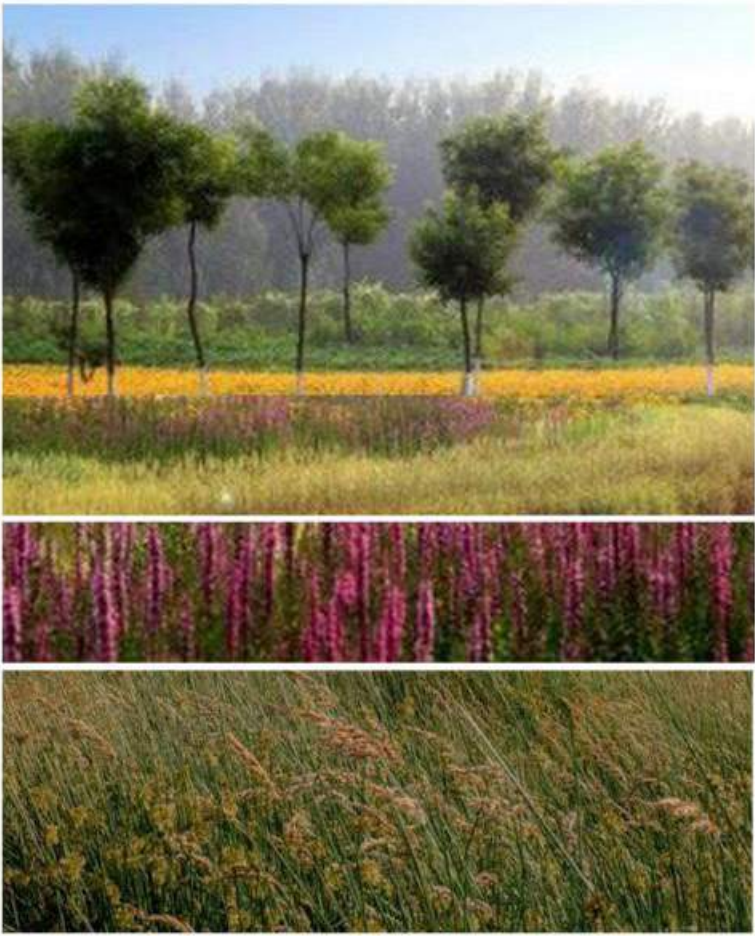
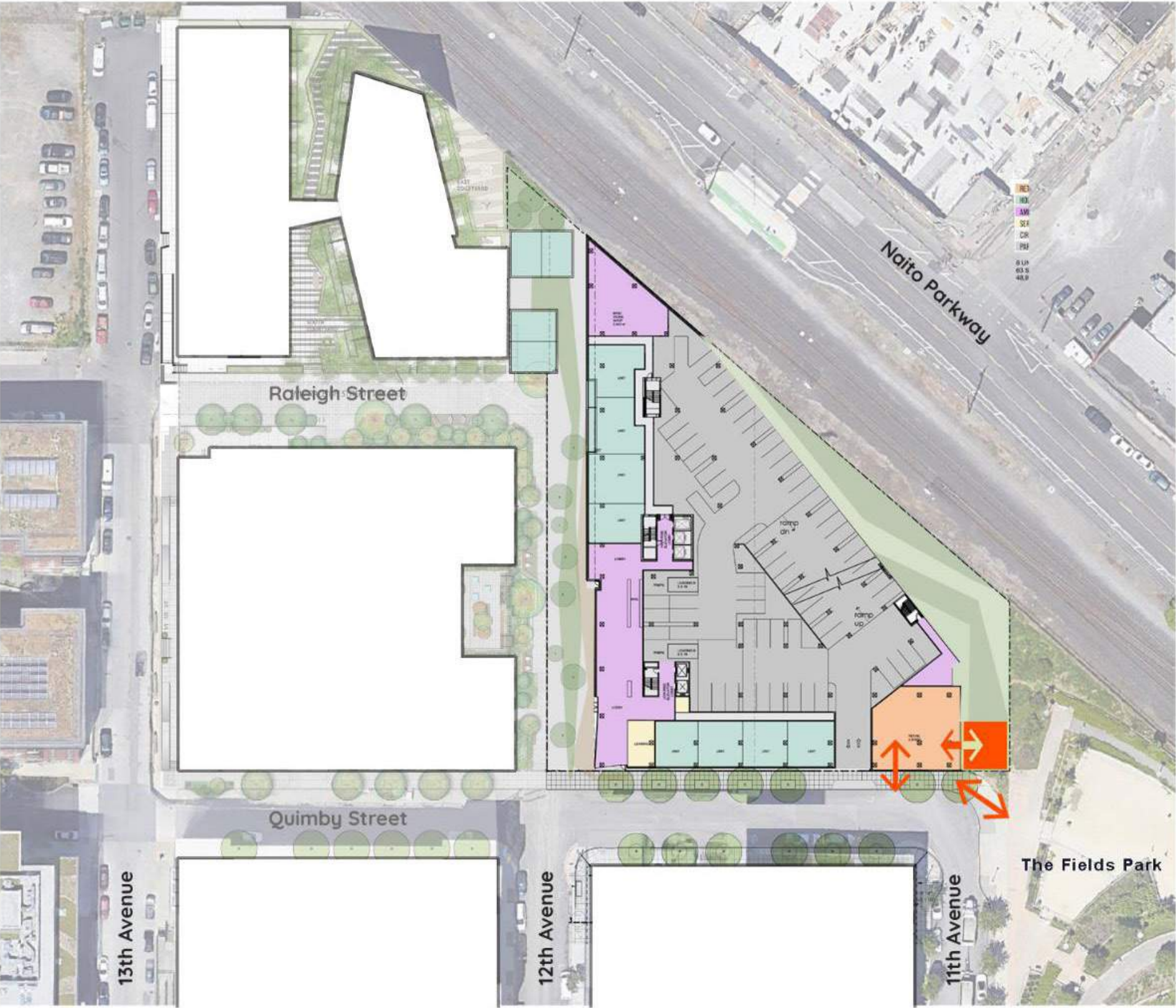
## 12th Avenue Experience





# Landscape Concepts

## Quimby Retail and Side Yard





# Landscape Concepts

## Garden Terrace





Thank you.