

H O L S T

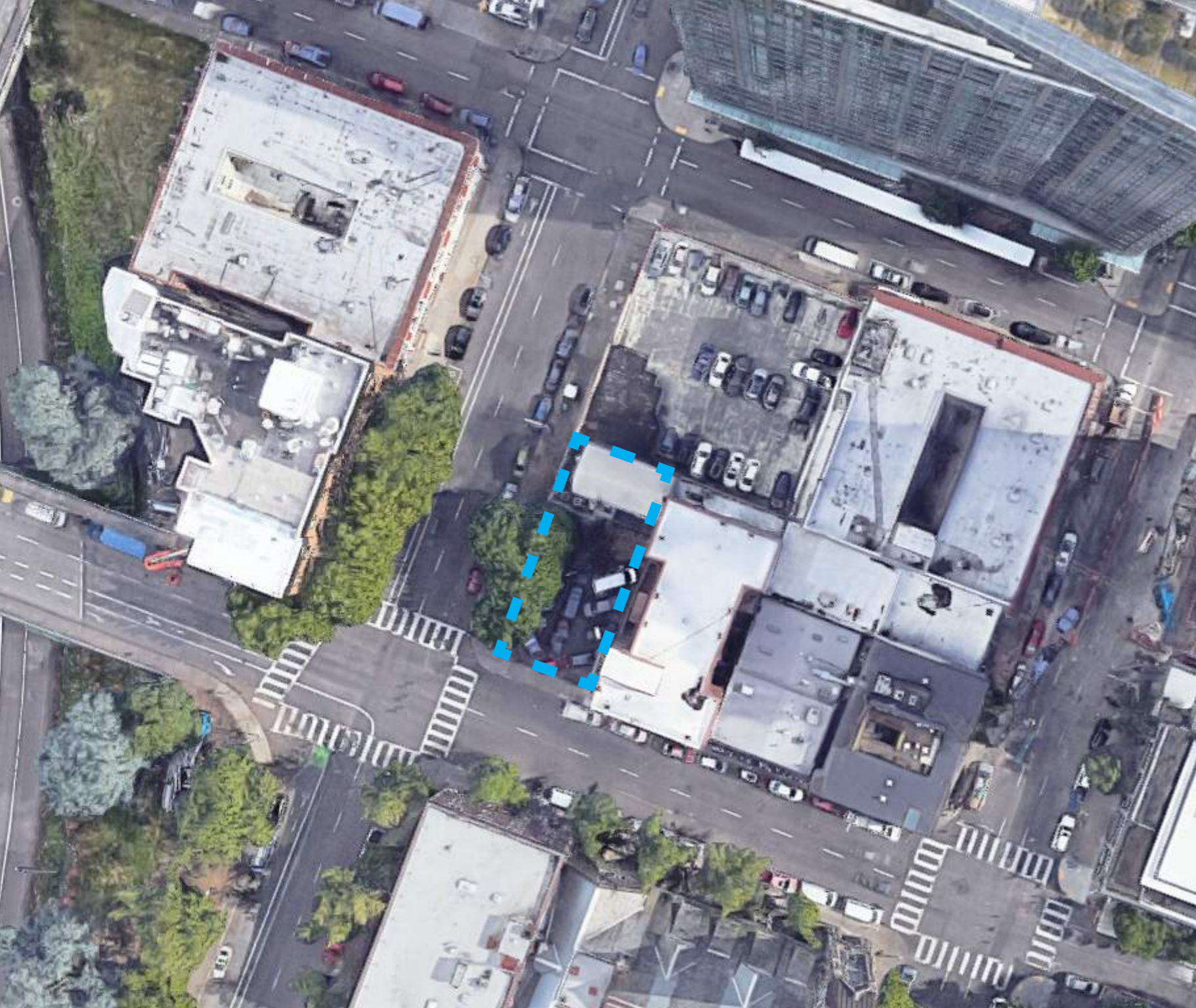
19 January 2023

COMMUNITY DEVELOPMENT  
PARTNERS

Julia West Apartments

PORTLAND, OR

*Design Package*



## SHEET INDEX

### PROJECT SUMMARY

TEAM INFORMATION .....	3
DEVELOPMENT PROGRAM .....	3

### CONTEXT STUDY

ZONING SUMMARY .....	5
URBAN CONTEXT .....	6
SITE CONTEXT .....	8

### CONCEPT DESIGN

PROPOSED SITE PLAN .....	13
ANTICIPATED MODIFICATIONS .....	13
BIKE PARKING .....	15
PUBLIC WORKS ALTERNATIVE REVIEW .....	16
BASEMENT FLOOR PLAN .....	17
LEVEL 01 FLOOR PLAN .....	18
LEVELS 02-05 FLOOR PLAN .....	19
LEVELS 06-11 FLOOR PLAN .....	20
LEVEL 12 FLOOR PLAN .....	21
PROJECT IMAGES .....	22
MATERIAL CONCEPT .....	25
ALTERNATE MATERIAL CONCEPT .....	28

# PROJECT SUMMARY

## TEAM INFO

### APPLICANT

HOLST ARCHITECTURE  
123 NE 3rd Ave Suite 310, Portland, OR 97232  
(503) 233-9856  
Contact: Maggie Harris  
mharris@holstarc.com

## DEVELOPMENT PROGRAM

### PROPOSAL

The proposed building is a 12-story [with 1 below-grade utility/BOH basement] CLT structure of approximately 59,890 square feet with 90 units, 60 studios and 30 1-bedrooms, of permanent supportive housing. Amenities will include community rooms, laundry lounge, rooftop terrace, on-site supportive services, and property management.



# CONTEXT STUDY

# ZONING SUMMARY

1131 SE OAK ST

## ZONING ANALYSIS

BASE ZONE: CX

OVERLAYS: DESIGN OVERLAY ZONE

PLAN DISTRICT: CENTRAL CITY PLAN DISTRICT

ALLOWABLE USES: OFFICE, RETAIL, RESIDENTIAL.

GROUND FLOOR ACTIVE USE: NONE

MAX FAR: 8:1

BONUS FAR: 8:1 (15:1 TOTAL)

MAX HEIGHT: 150 FT

BONUS HEIGHT: 150 FT [325 FT TOTAL]

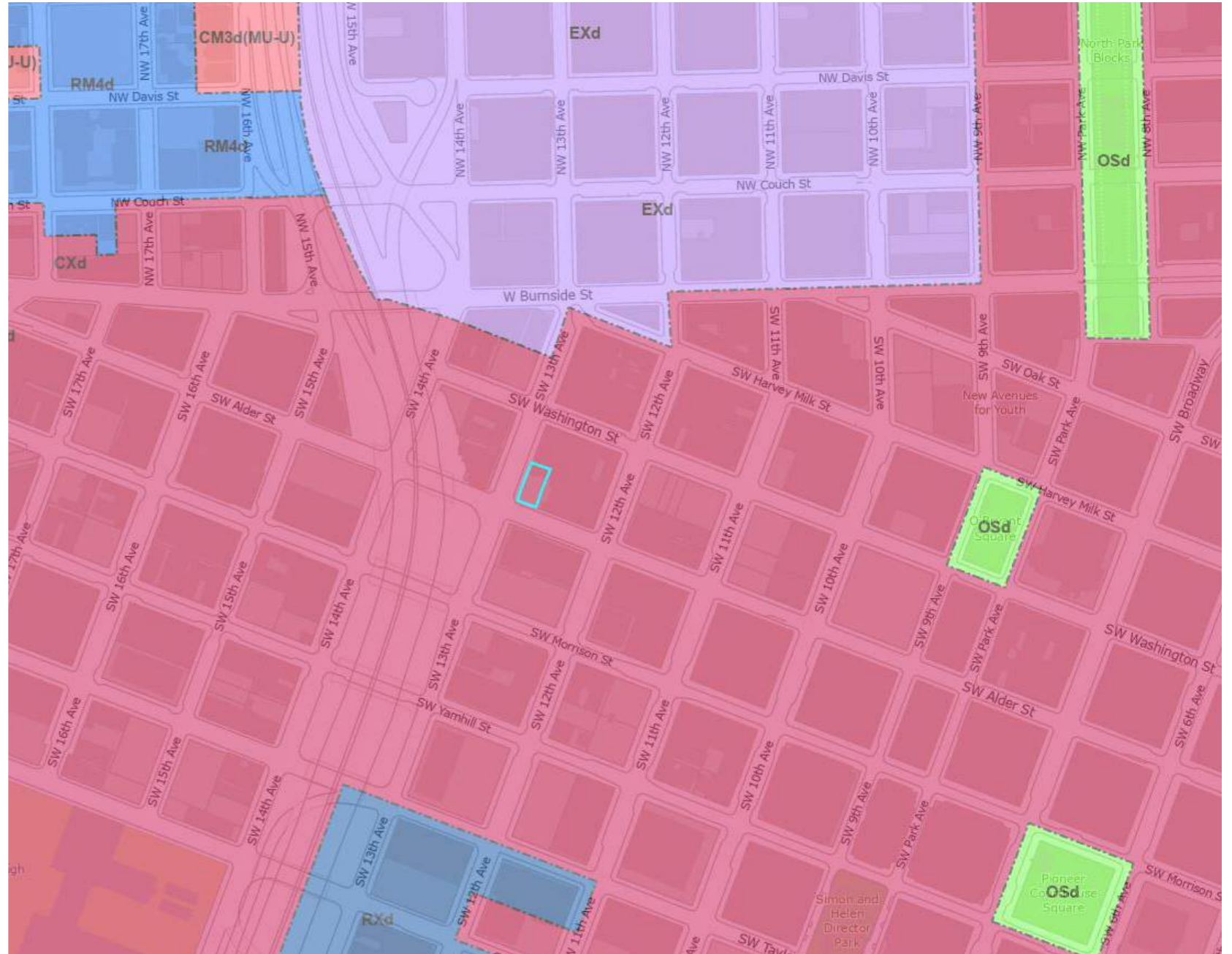
BLDG SETBACKS: NONE

MAX BUILDING SITE COVERAGE: 100%

MIN LANDSCAPED SITE AREA: NONE

MIN/MAX PARKING: HOUSEHOLD LIVING: NO MIN.  
[33.266.110.D.1.A.1]

GROUND FLOOR WINDOW STANDARDS APPLY



# URBAN CONTEXT

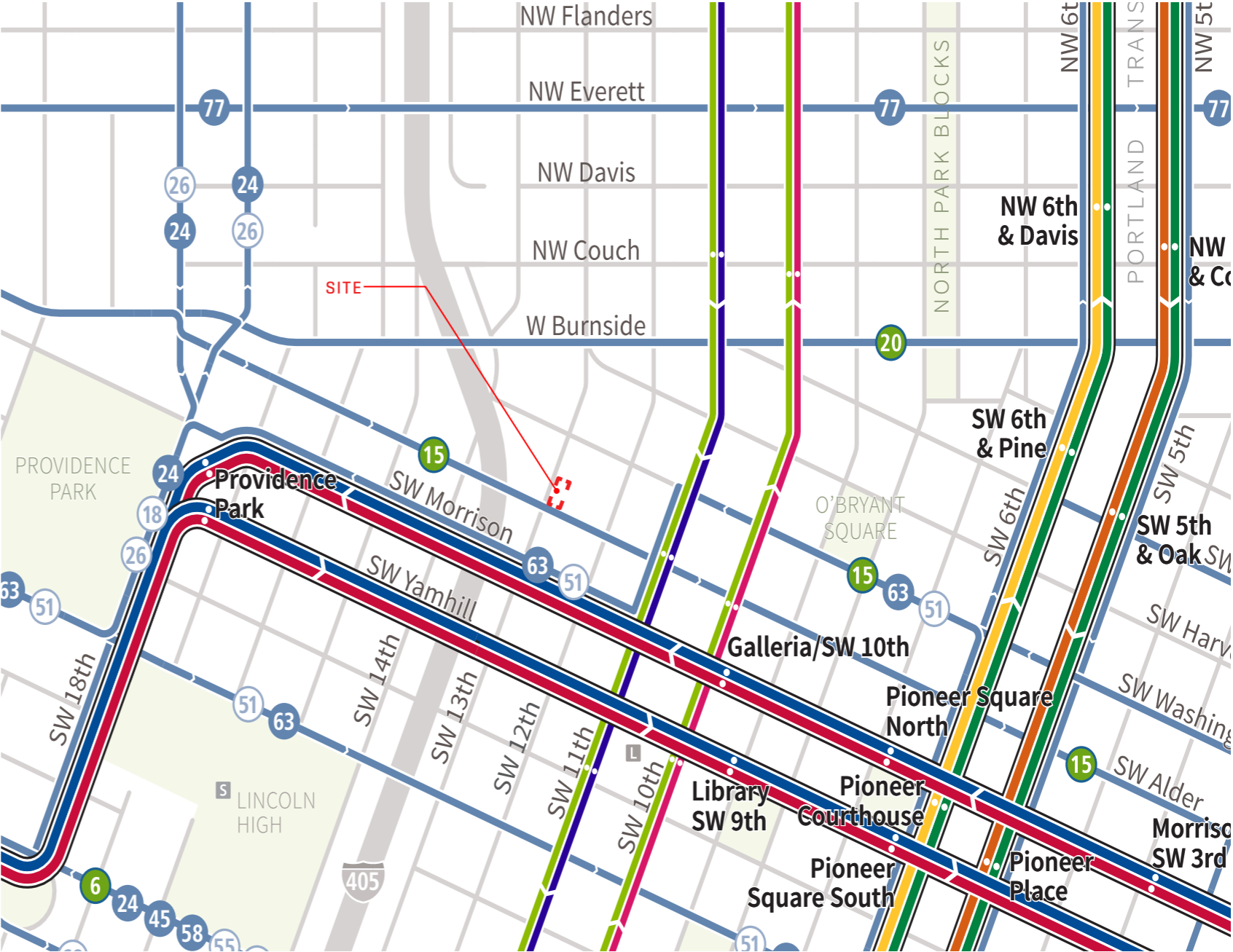
## PEDESTRIAN, TRANSIT, AND VEHICLE SITE ACCESS

### MULTI-MODAL CIRCULATION

- BUS LINE 15, 63, 51
- MAX LINE RED AND BLUE
- PORTLAND STREET CAR A & B LOOP

### PEDESTRIAN & VEHICLE ACCESS POINTS

- PEDESTRIAN ACCESS ON SW ALDER & SW 13TH AVE
- VEHICLE ACCESS: SW ALDER AND SW 13TH AVE
- BICYCLE ACCESS : DEDICATED BIKE LANE ON SW 13TH AVE



# URBAN CONTEXT

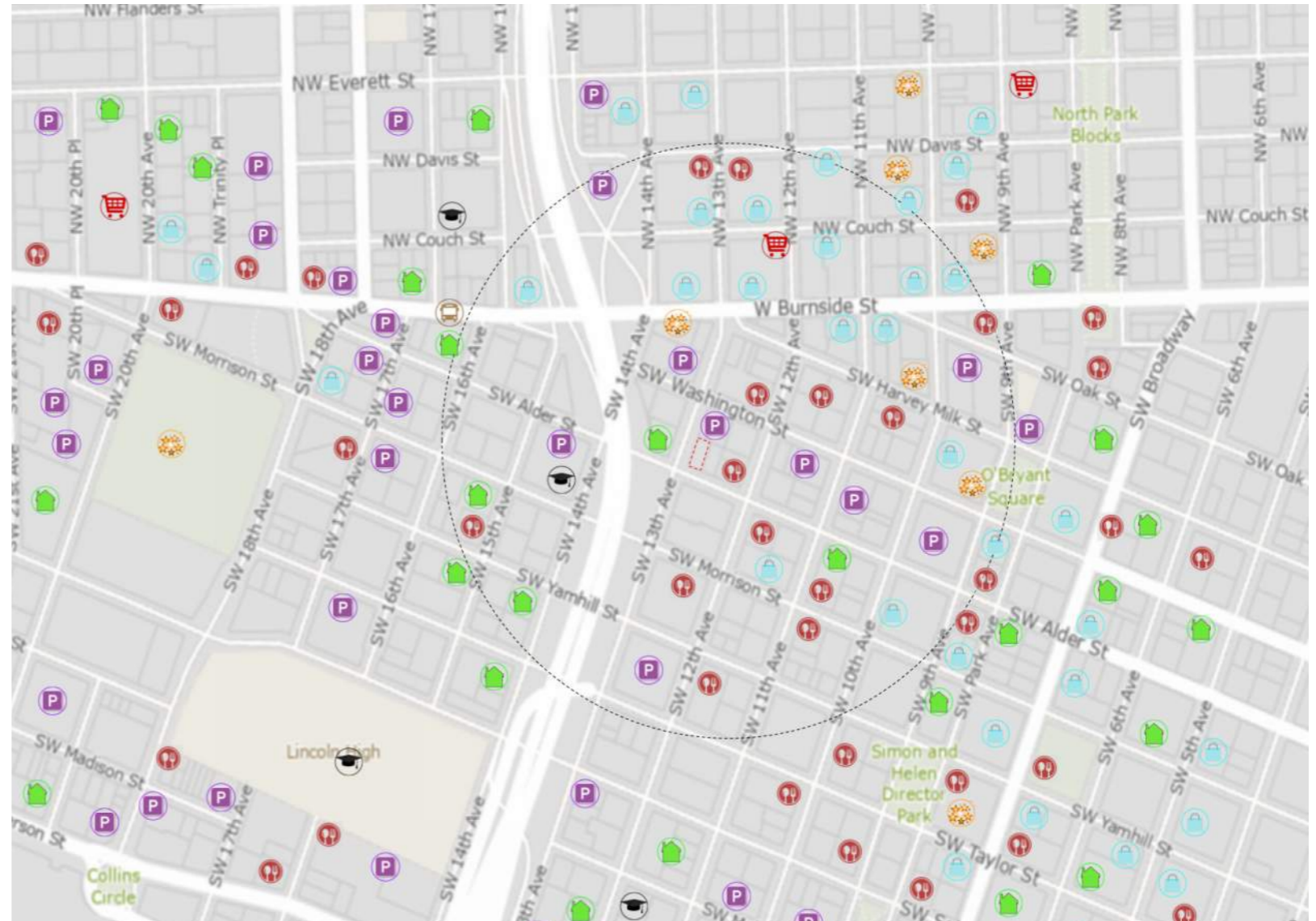
## PUBLIC AMENITIES & OPEN SPACE

### PUBLIC AMENITIES

- GROCERIES: FRED MEYER, WHOLE FOODS, TRADER JOE'S
- HEALTHCARE: WHOLE SYSTEMS HEALTHCARE, PORTLAND MENTAL HEALTH & WELLNESS, QUALITY HEALTH SOLUTIONS
- SHOPPING: BUFFALO EXCHANGE, SCRAP, PATAGONIA, VANS, POWELL'S CITY OF BOOKS
- DOWNTOWN COMMUNITY
- PUBLIC SCHOOLS: LINCOLN HIGH SCHOOL
- ENTERTAINMENT: PROVIDENCE PARK, CRYSTAL BALLROOM, LIVING ROOM THEATER, OREGON SYMPHONY

### OPEN SPACE

- O'BRYANT SQUARE - 154 FT FROM SITE
- SIMON AND HELEN DIRECTOR PARK - 0.33 MILES FROM SITE
- NORTH PARK BLOCKS - 0.39 MILES FROM SITE
- PIONEER COURTHOUSE SQUARE - 0.41 MILES FROM SITE
- SOUTH PARK BLOCKS - 0.42 MILES FROM SITE

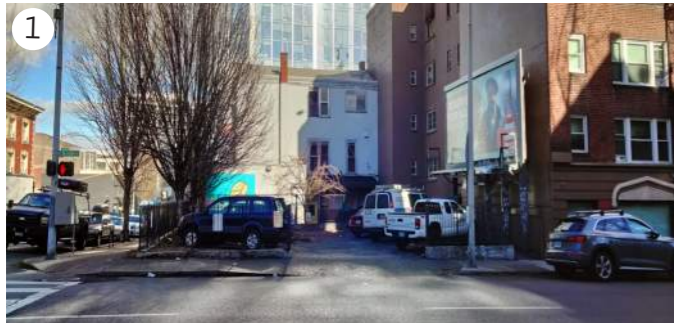


# SITE CONTEXT

## EXISTING CONDITIONS

### EXISTING CONDITIONS PLAN

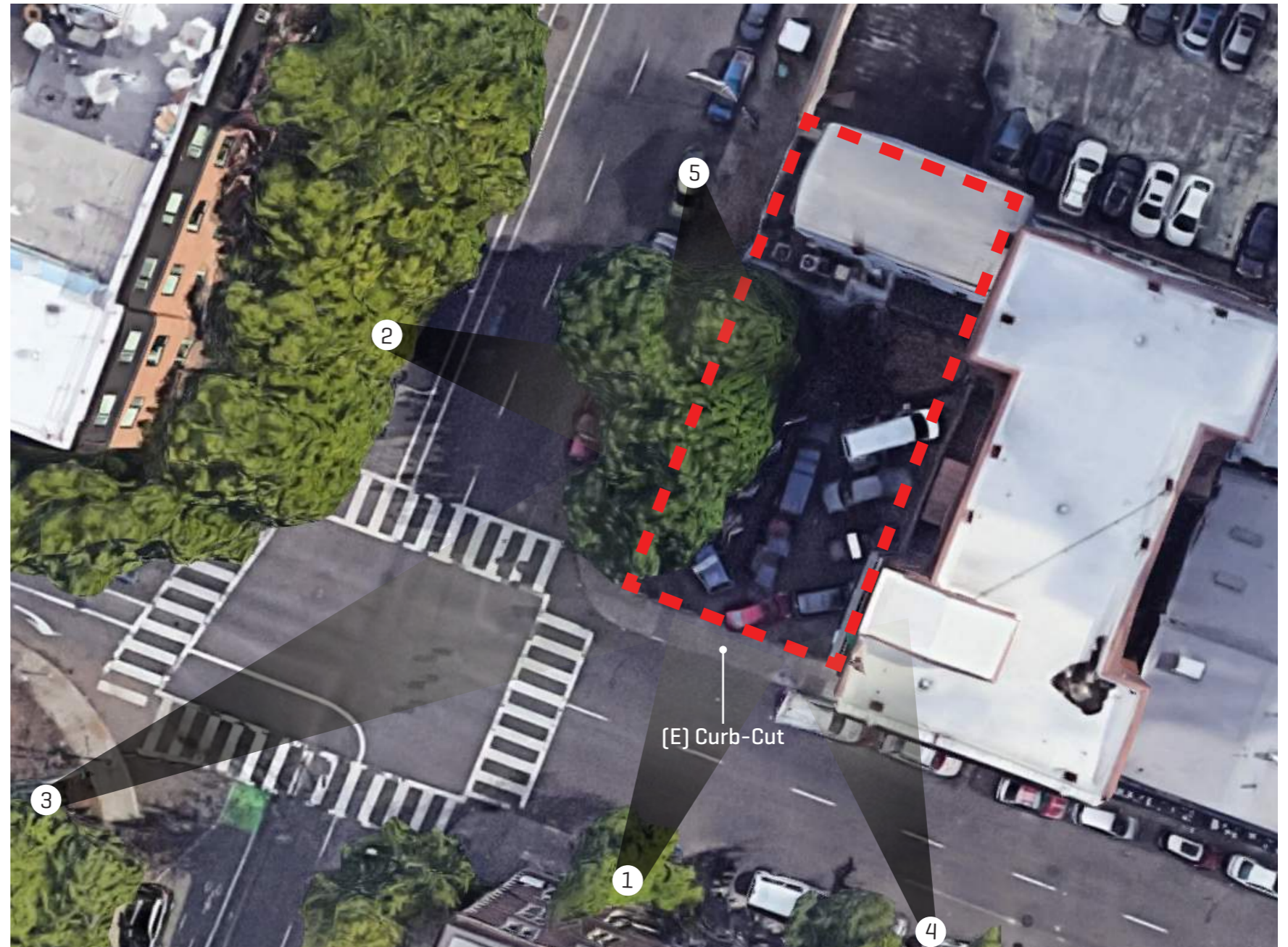
- THREE STORY BUILDING LOCATED ON NORTH OF SITE TO BE DEMOLISHED.
- EXISTING PARKING LOT TO BE DEMOLISHED.
- ONE CURB-CUT ON THE SOUTH SIDEWALK OF THE SITE TO BE DEMOLISHED.
- FOUR EXISTING TREES ON SITE TO BE REMOVED. EXISTING TREE IN R.O.W. TO REMAIN.



View 1: Site from South looking North



View 2: Site from Northwest looking Southeast.





# SITE CONTEXT

## SITE & VICINITY PHOTOS



Aerial view from NW looking SE



View 3: Site from opposite corner



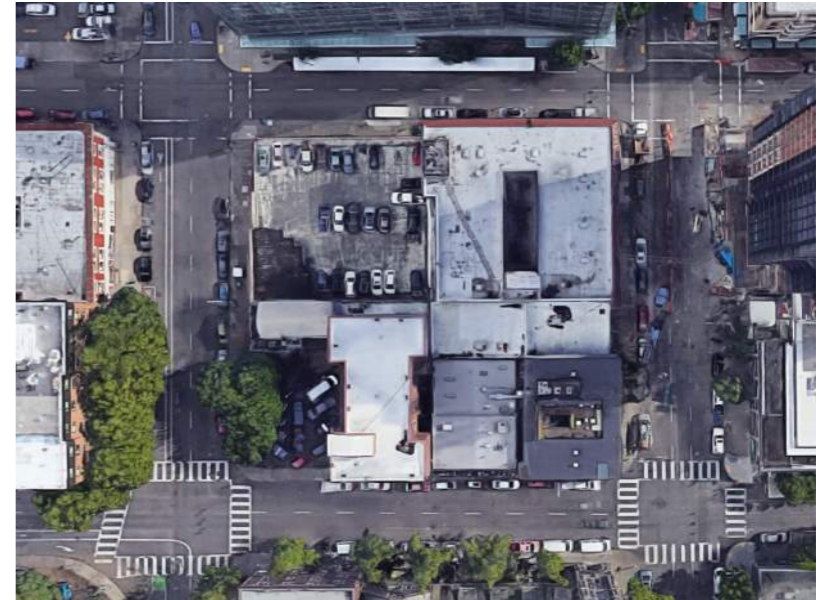
View 4: Site from SE corner



Aerial view from NE looking SW



View 5: Site from NW corner



View of complete block

# SITE CONTEXT

## UTILITIES

### GARBAGE & RECYCLING

Heiberg Garbage Services  
Phone: 503-794-8212  
Collection day: Tuesday

### SEWER & ENVIRONMENTAL

Bureau of Environmental Services  
Phone: 503-823-7740  
1120 SW 5th Ave. #613, Portland, OR 97204  
Watershed: Willamette River  
Clean River Rewards eligible

### WATER

Portland Water Bureau  
Phone: 503-823-7770  
1120 SW 5th Ave. #405, Portland, OR 97204

### POWER

Pacific Power (PacifiCorp)  
Phone: 888-221-7070

### GAS

NW Natural  
Phone: 800-422-4012



# SITE CONTEXT

## SITE CONSTRAINTS

### CONSTRAINTS & OPPORTUNITIES

- CENTRAL COMMERCIAL ZONING W/ DESIGN OVERLAY.
- CENTRAL CITY PLAN DISTRICT
- 1232 SW WASHINGTON STREET PARKING TO THE NORTH
- I-405 FREEWAY WEST OF SITE
- 1/8TH BLOCK LOT
- 4' ROW DEDICATION ON ALDER ST
- 6" ROW DEDICATION ON 13TH AVE



CONCEPT DESIGN

# PROPOSED SITE PLAN

522 SW 13TH STREET

## ANTICIPATED MODIFICATIONS/ADJUSTMENTS: 3

This proposal includes projecting windows into the public right-of-way, shown with a dashed line on the site plan. This is to provide a break in the massing without affecting the size of the units on an otherwise constrained site. Below is listed which of the City of Portland's requirements for window projections into the public right-of-way [OSSC/32/#1] are being met and which will need a modification/adjustment.

A. Projection. Maximum projection of 4 feet into the right-of-way including trim, eaves and ornament.

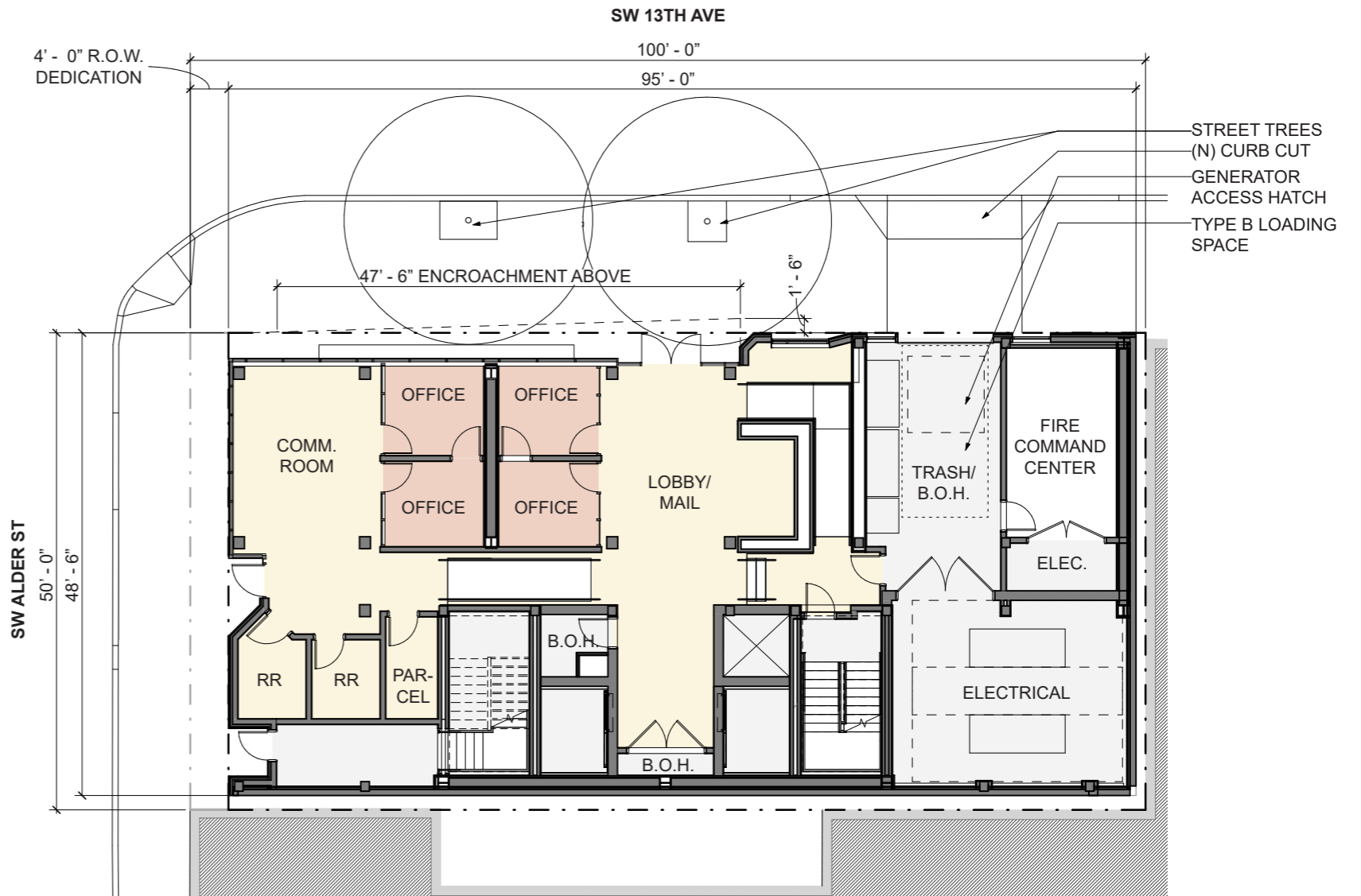
### Proposal meets, max projection is 1'-6"

B. Clearance. Clearance above grade as defined in Chapter 32, Section 3202.3.2 of the current Oregon Structural Specialty Code. [The 2004 edition of the Oregon Structural Specialty Code states that no projection is allowed for clearances less than 8 feet above grade. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.]

### Proposal meets, clearance above grade is 15' - 2"

C. Area. Maximum wall area of all windows which project into public right-of-way on a wall is 40% of the wall's area.

### Proposal meets, projection is 29% of the wall's area



Continued on next page...

D. Wall Length. Maximum width of any single window which projects into public right-of-way is 50% of its building wall length.

**Proposal meets, max width of projection is 47'-6"**

E. Window Area. Minimum of 30% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides. Required side windows must be a minimum of 10% of side walls.

**#1 Modificaion/adjustment anticipated. Proposed window area is 26% at the face of the projecting window element.**

F. Width. Maximum width of 12 feet for each projecting window element. When approved through Design Review, the width may vary provided the area of all windows on a wall which project into public right of way does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length.

**#2 Modificaion/adjustment anticipated**

G. Separation. Minimum separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall. When approved through Design Review, required separation may vary provided the area of all projecting window elements on a wall does not exceed 40% of the wall's area and the width of any single projecting window element over the right-of-way does not exceed 50% of its building wall's length.

**#3 Modificaion/adjustment anticipated**

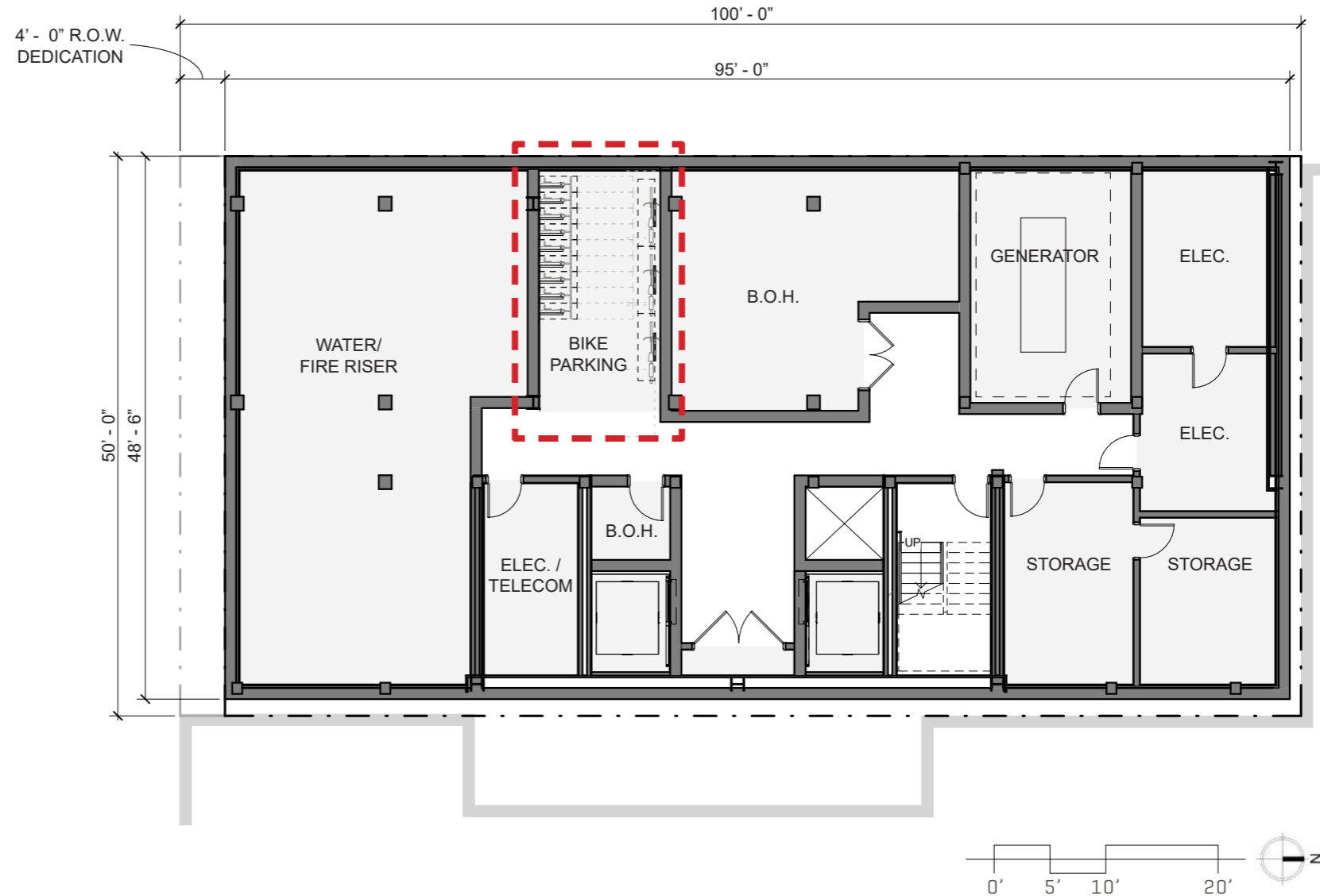


# BIKE PARKING

The building owner is willing to execute a covenant that restricts the building as an "Elderly and Disabled Housing," reducing the count to 1 space per 8 units per table 266-6 in Title 33.266.200.

Total bike count is 12 spaces located in the basement level. This includes 9 vertical racks and 3 horizontal parking spaces.

Additionally, the design team is planning on paying into the bicycle parking fund per 33.266.210.E.b in order to keep clear the "stopping zone" along the 13th Ave ground floor frontage. See ground floor plan on page 15.

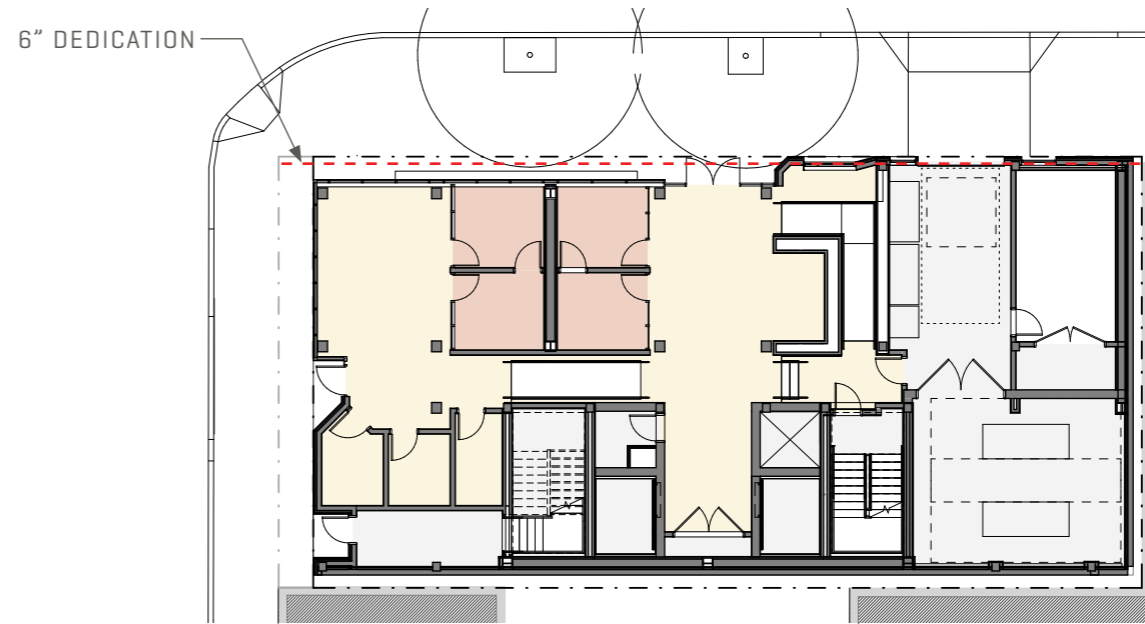


# PUBLIC WORKS ALTERNATIVE REVIEW

The design team plans to submit a Public Works Alternative to maintain the existing 14' - 6" ROW along 13th Avenue rather than reconstruct this frontage to the recommended city standard of 15' - 0". Forgoing this 6" dedication would help maximize the square footage and number of units in the project.

As designed, many efficiency dwelling units in the project are under the required 190 net square feet required by code, however, an appeal has been granted [#28228] to allow a minimum required area of 140 net square feet to be used. If the 6" dedication is required along 13th Avenue, 10 units would fail to meet the required minimum size and need to be removed from the project.

The design team feels the pedestrian experience would not be inhibited by reconstructing the ROW at 14' - 6" instead of the recommended city standard of 15' - 0" because more than 50% of the building's facade along 13th Avenue steps back 3' - 0" at the ground floor with paving up to the building's ground floor glazing, increasing the perceived width of the sidewalk in this area. This area would be used as a "stopping zone" and furnished with built-in seating.



LEVEL 01 FLOOR PLAN



TYPICAL UPPER FLOOR PLAN



# BASEMENT FLOOR PLAN

BUILDING [59,890 GSF]

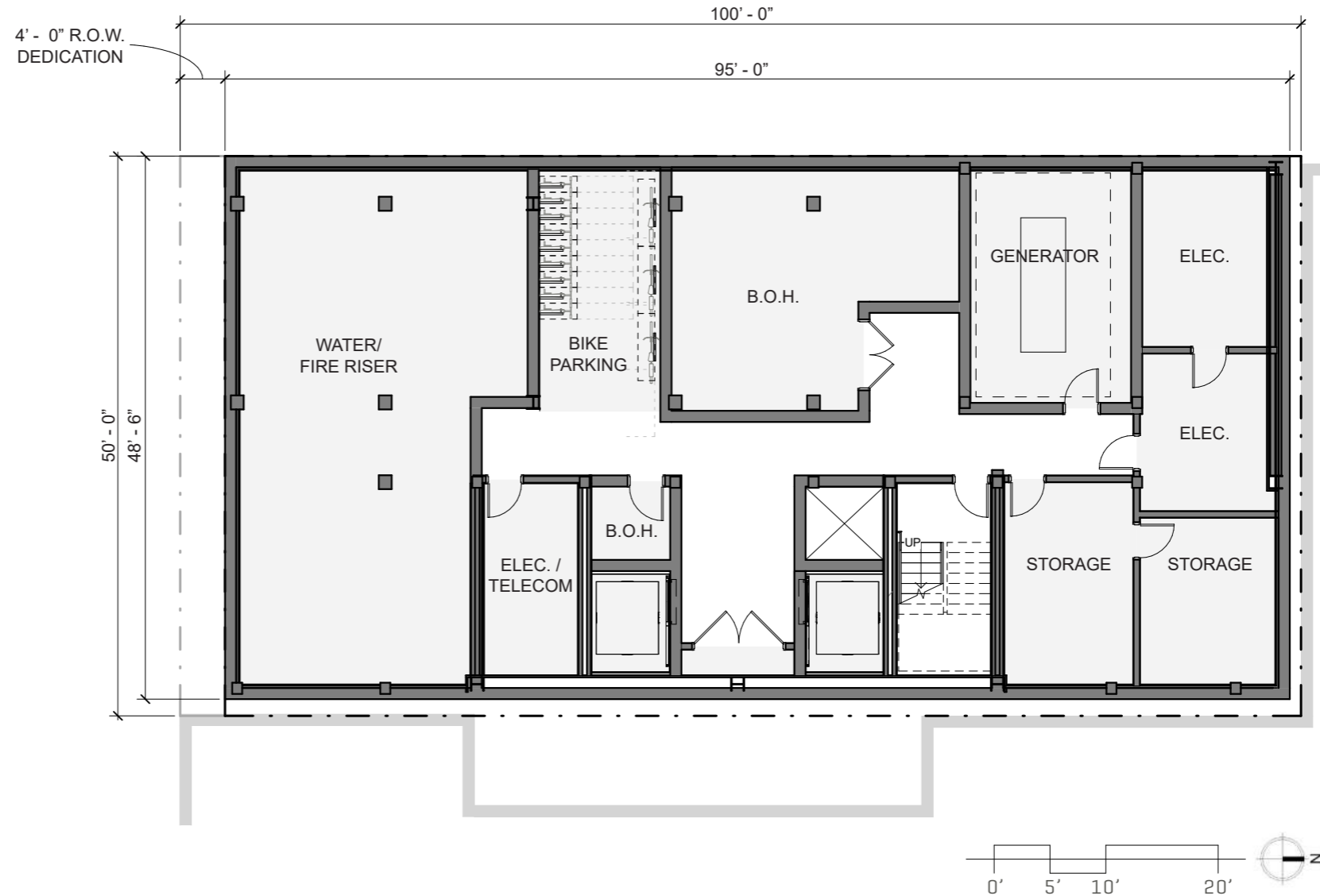
BASEMENT [4,607 GSF]

STORAGE - 493 SF

BIKE PARKING - 1,235 SF

B.O.H. - 1,290 SF

CIRC - 460 SF



# LEVEL 01 FLOOR PLAN

BUILDING [59,890 GSF]

LEVEL 01 [4,428 GSF]

LOBBY - 968 SF

OFFICE - 470 SF

COMMUNITY ROOM - 310 SF

RESTROOMS - 115 SF

B.O.H. - 1,168 SF

CIRC - 495 SF



# LEVELS 02-05 FLOOR PLAN

BUILDING [59,890 GSF]

LEVELS 02-05 [4,568 GSF]

1 BED - 3 UNITS

STUDIO - 6 UNITS

B.O.H. - 532 SF

CIRC - 929 SF



# LEVELS 06-11 FLOOR PLAN

BUILDING [59,890 GSF]

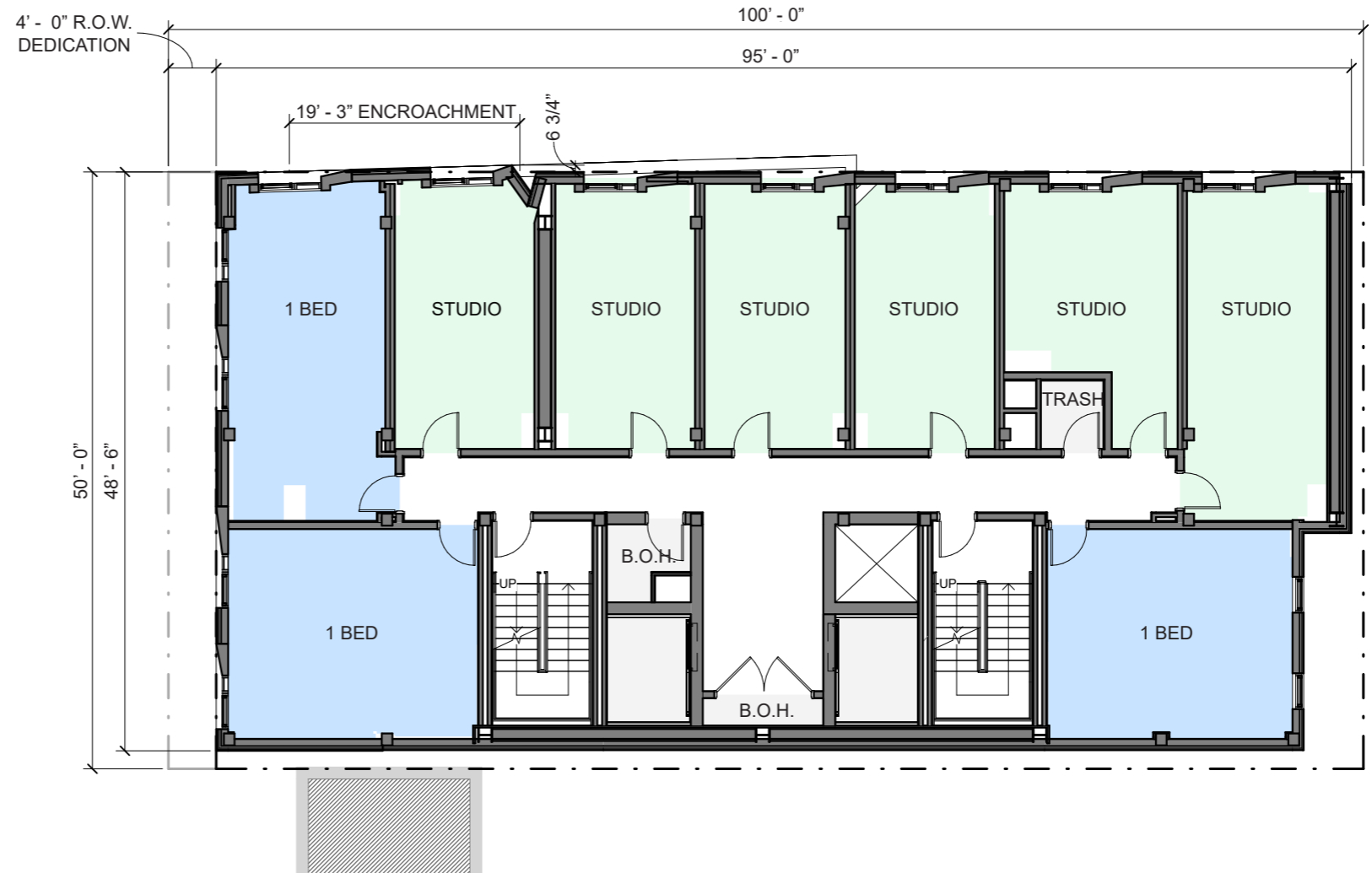
LEVELS 06-11 [4,538 GSF]

1 BED - 3 UNITS

STUDIO - 6 UNITS

B.O.H. - 532 SF

CIRC - 929 SF



# LEVEL 12 FLOOR PLAN

BUILDING [59,890 GSF]

LEVELS 12 [3,550 GSF]

PATIO - 550 SF

MEETING AREA - 734 SF

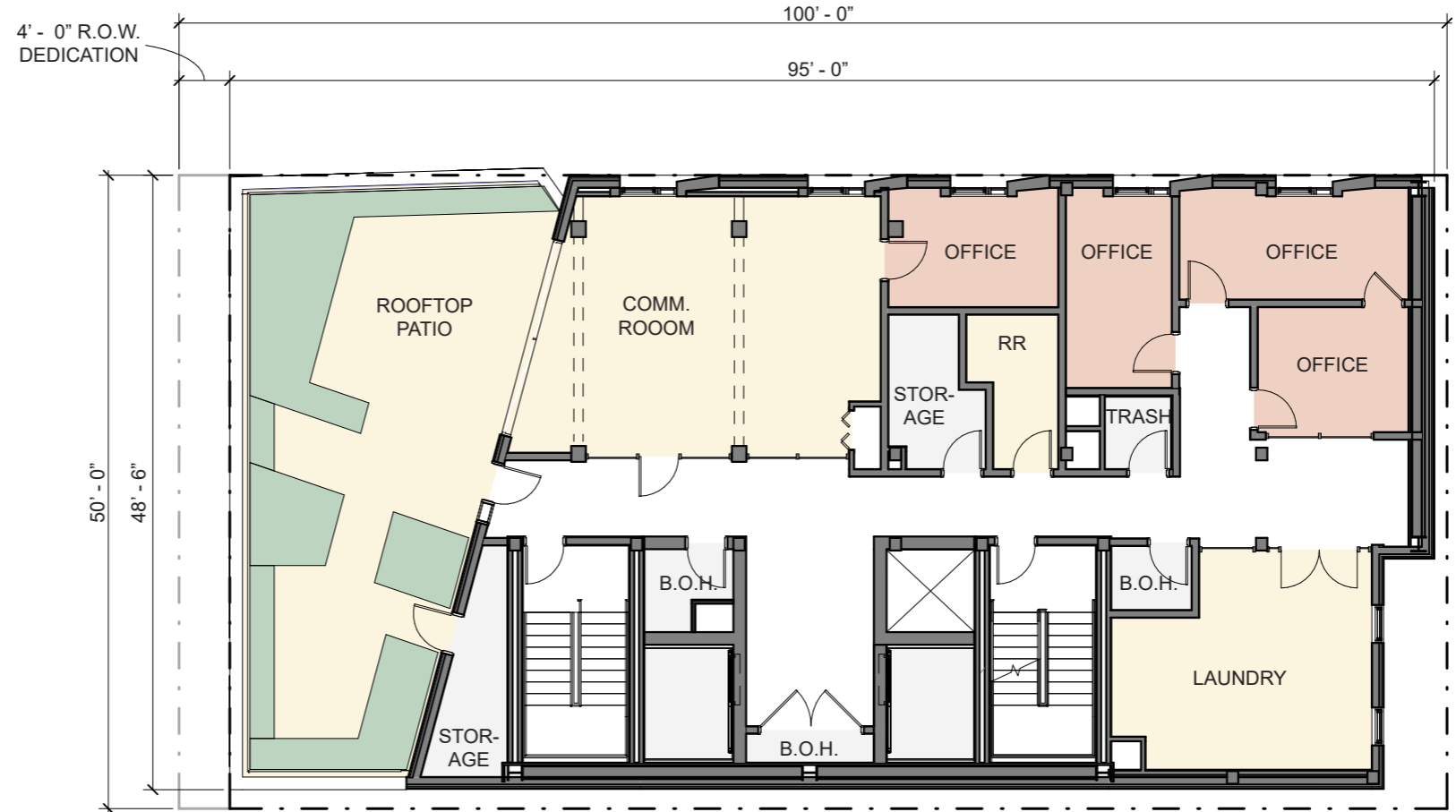
OFFICE- 293 SF

LAUNDRY - 389 SF

RESTROOMS- 139 SF

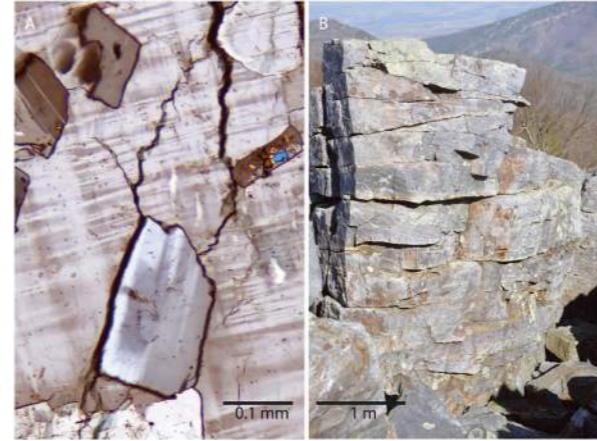
B.O.H. - 285 SF

CIRC - 853 SF

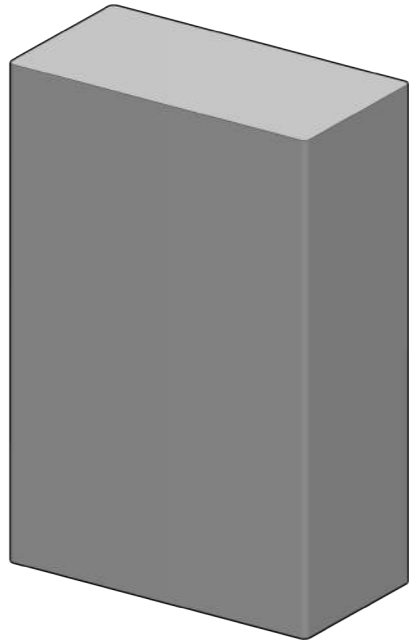


# PROJECT IMAGES

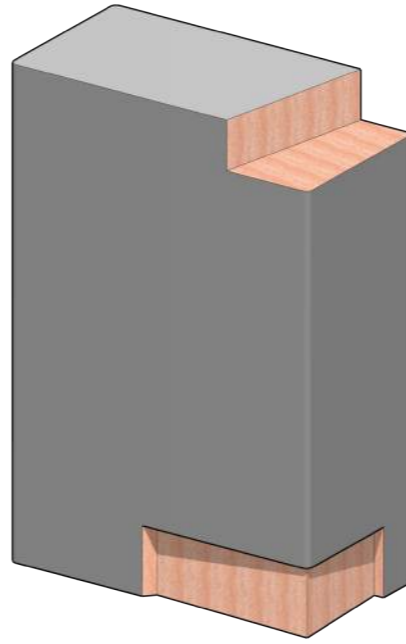
DESIGN INSPIRATION



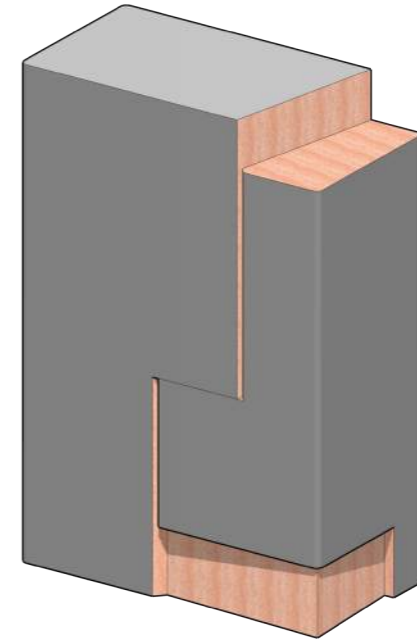
PROJECT IMAGES  
MASSING CONCEPT



SIMPLE EXTRUSION



MASSING ERODES  
AT GATHERING SPACES



CRACKS FORM  
CONNECTING THESE SPACES

# PROJECT IMAGES

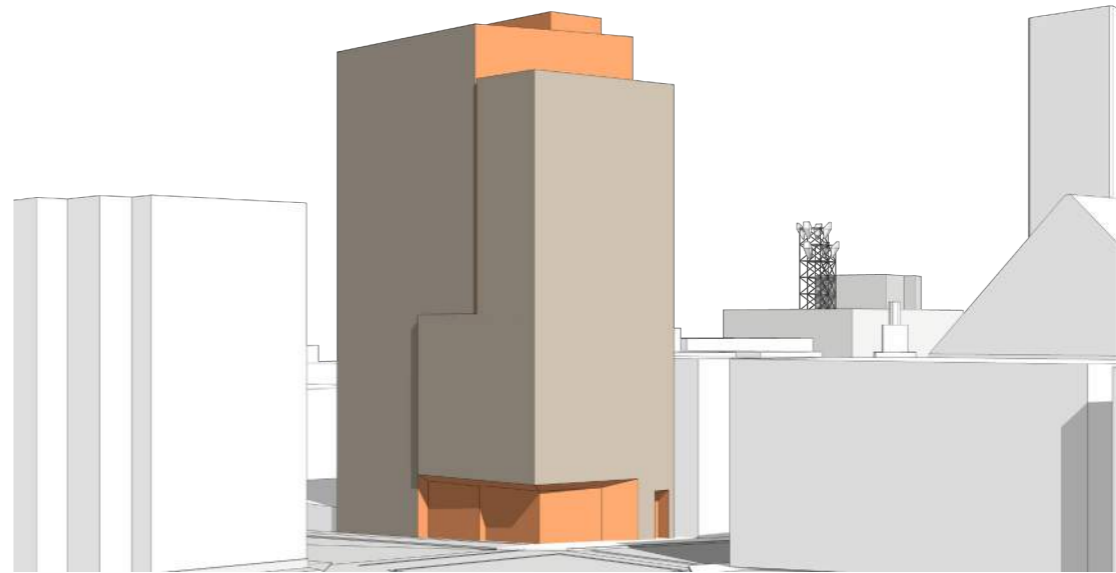
## MASSING CONCEPT



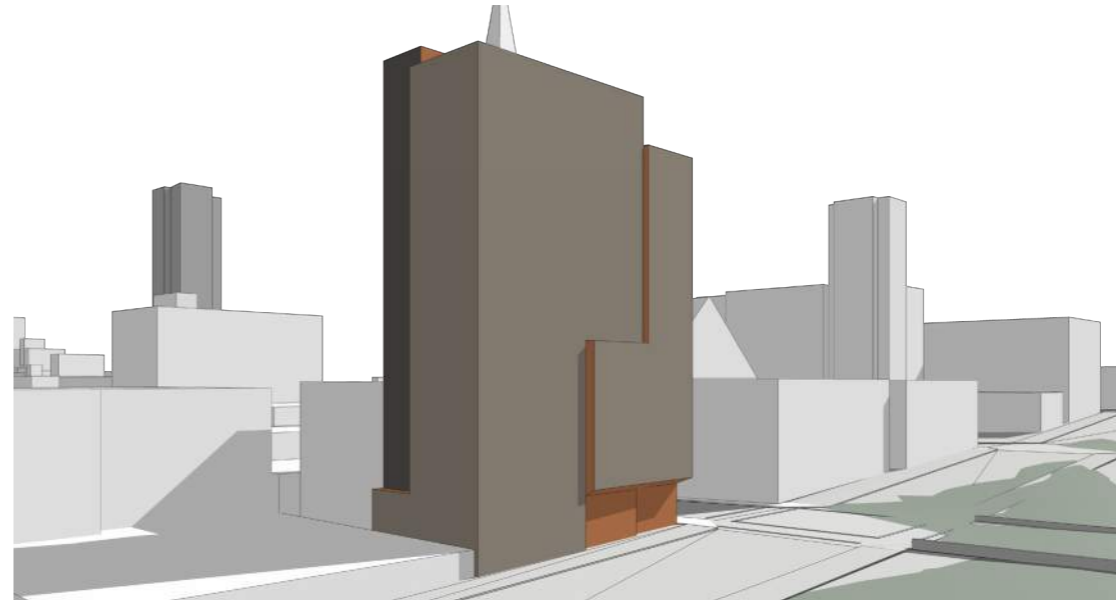
Proposed building aerial massing viewed from SW



Proposed building aerial massing viewed from NW



Proposed building massing viewed from SW looking NE



Proposed building massing viewed from NW looking SE



# MATERIAL CONCEPT



1. VINYL WINDOWS



2. FLAT PANEL METAL SIDING



3. THIN BRICK VENEER



# MATERIAL CONCEPT

## SURROUNDING CONTEXT



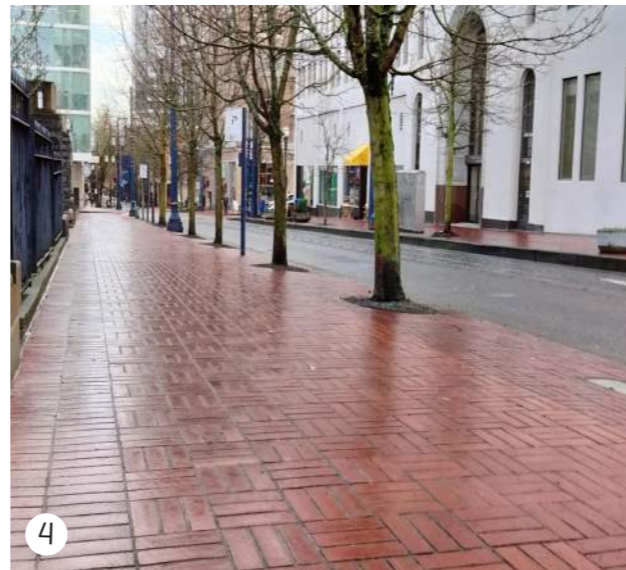
1  
ALDER HOUSE



2  
WASHINGTON PLAZA



3  
THE TWELVE 25 ALDER



4  
MORRISON STREET



5  
FIRST PRESBYTERIAN CHURCH

# MATERIAL CONCEPT

## PEDESTRIAN GROUND FLOOR



# ALTERNATE MATERIAL CONCEPT

The design team is carrying an alternate material concept due to the the current market cost for thin brick and it's potential impact on the overall budget. If the team decides to pursue metal panel, the goal would be to use it in a way that does not negatively impact the design concept and adds to the quality of the neighborhood.



Preferred material concept - thin brick veneer and metal panel



Alternate material concept - all metal panel

# ALTERNATE MATERIAL CONCEPT



1. VINYL WINDOWS



2. FLAT PANEL METAL SIDING



3. FLAT PANEL METAL SIDING



4. CHEVRON PROFILE METAL SIDING



# ALTERNATE MATERIAL CONCEPT

## SURROUNDING CONTEXT



1

HYATT CENTRIC



2

11 WEST RESIDENCES



3

12TH MORRISON



4

THE RITZ CARLTON

# ALTERNATE MATERIAL CONCEPT

## PEDESTRIAN GROUND FLOOR



H O L S T

THANK YOU