



Pearl Block 24

Portland, OR

Design Review Submittal | 03.02.23

Submittal #2 | 04.12.23

Submittal #3 | 05.12.23

APPENDIX

LU 23-018913 DZ

GBD

GREYSTAR

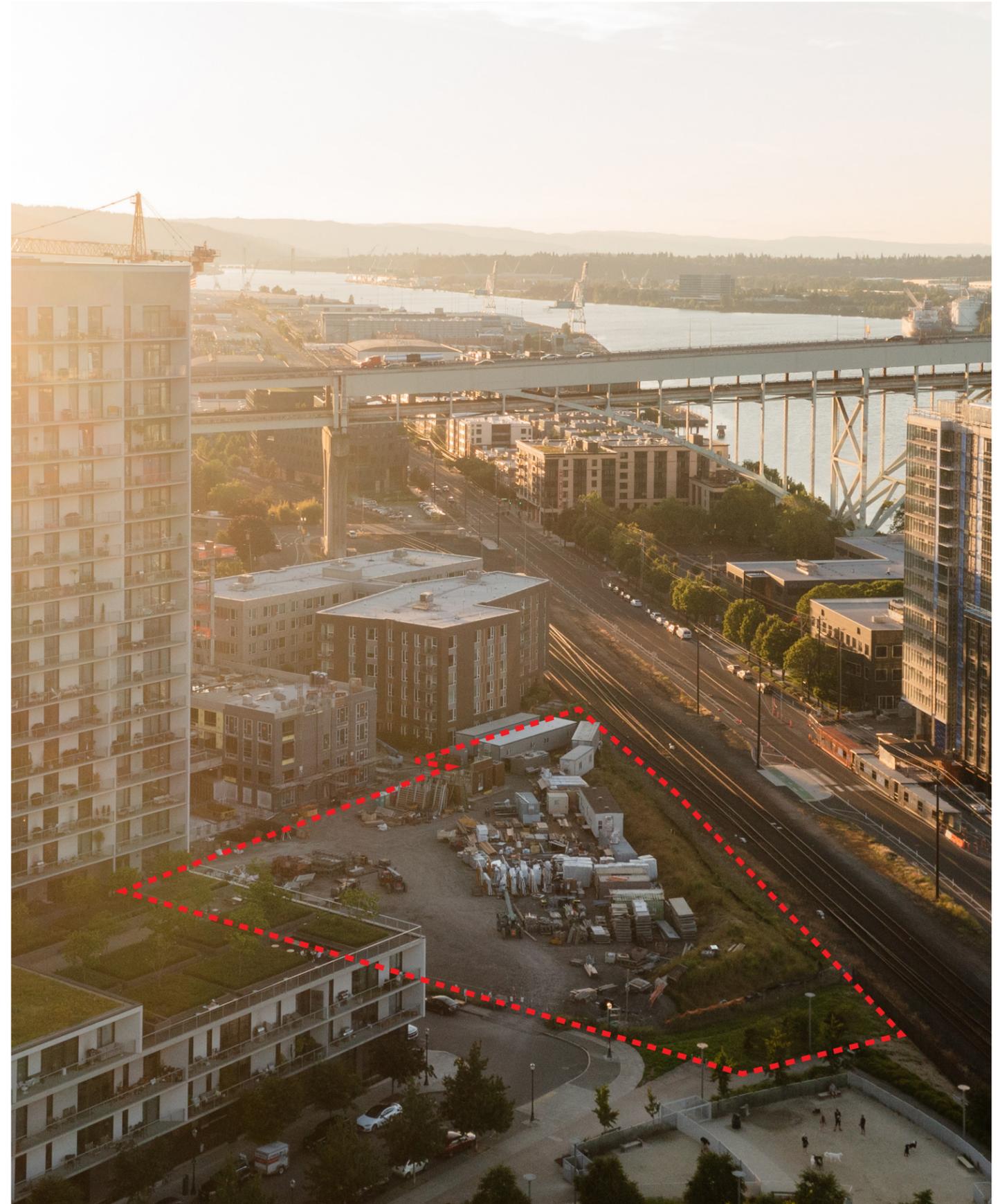
lango.hansen

LANDSCAPE ARCHITECTS P.C.

APPENDIX - SUPPLEMENTAL DRAWINGS

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PART 01 - HISTORY

PART 01 / HISTORY

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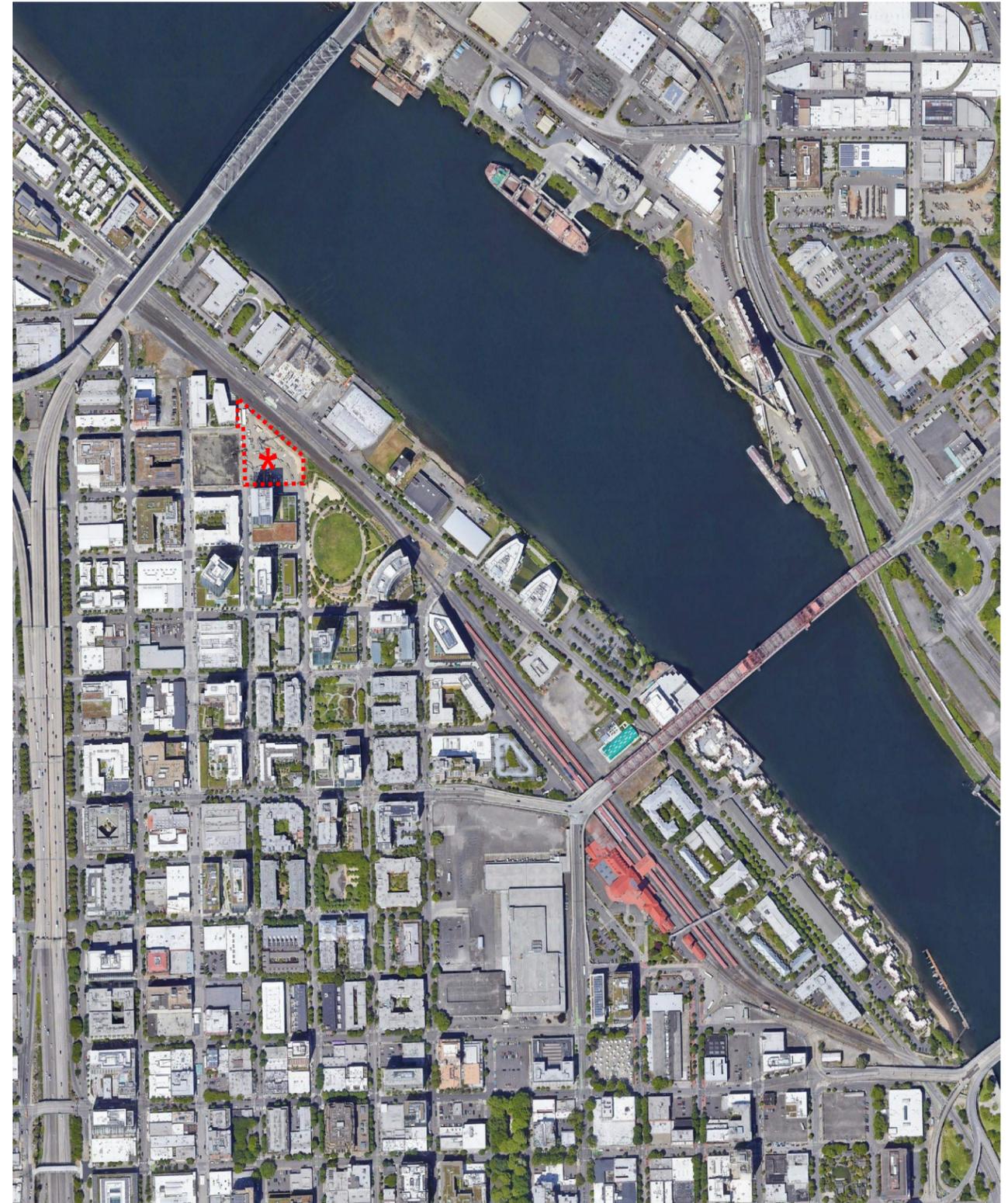
PART 07 / MODIFICATIONS



History



1984

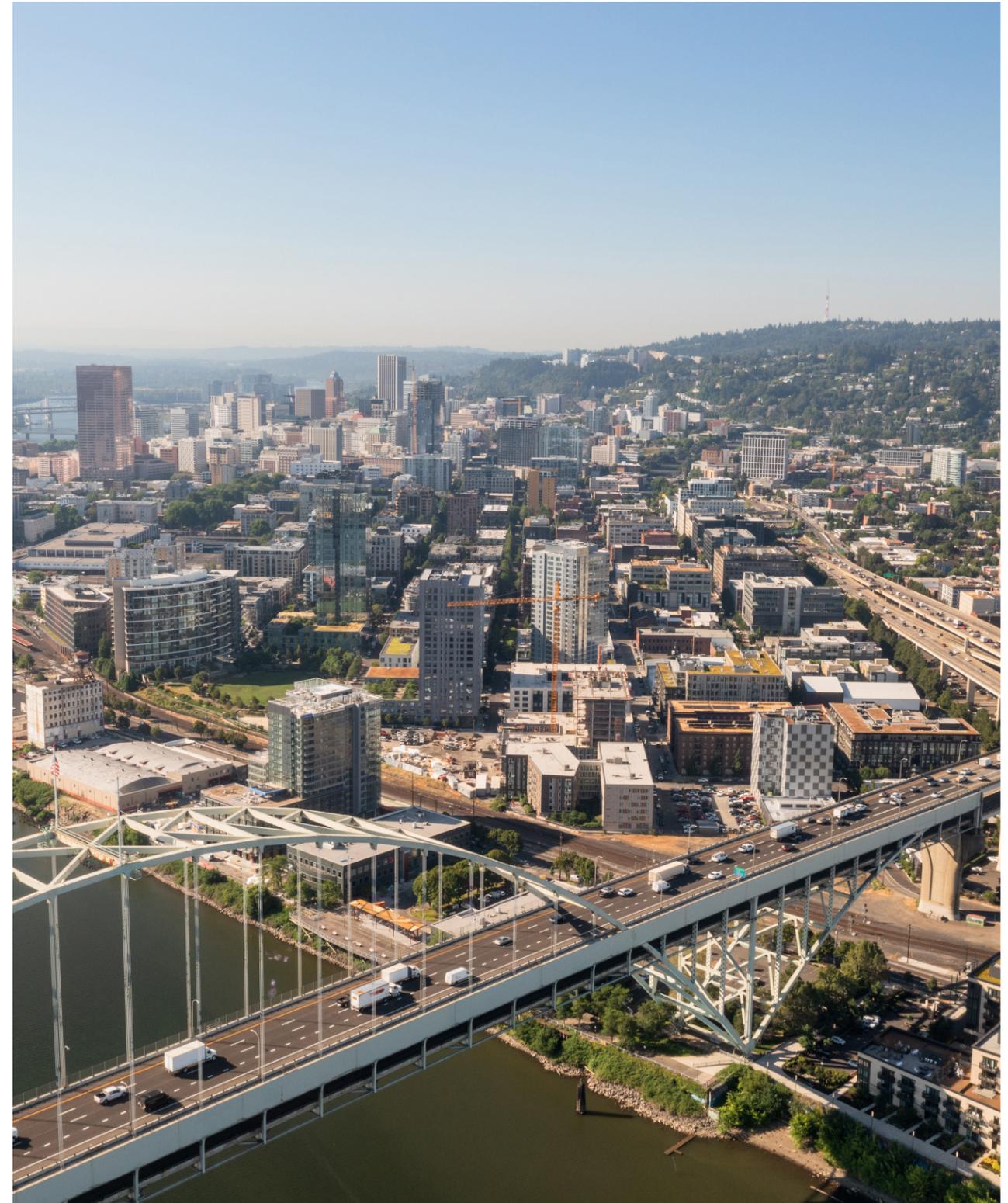


2022

History



1988



2022

PART 02 - ZONING

PART 01 / HISTORY

PART 02 / ZONING

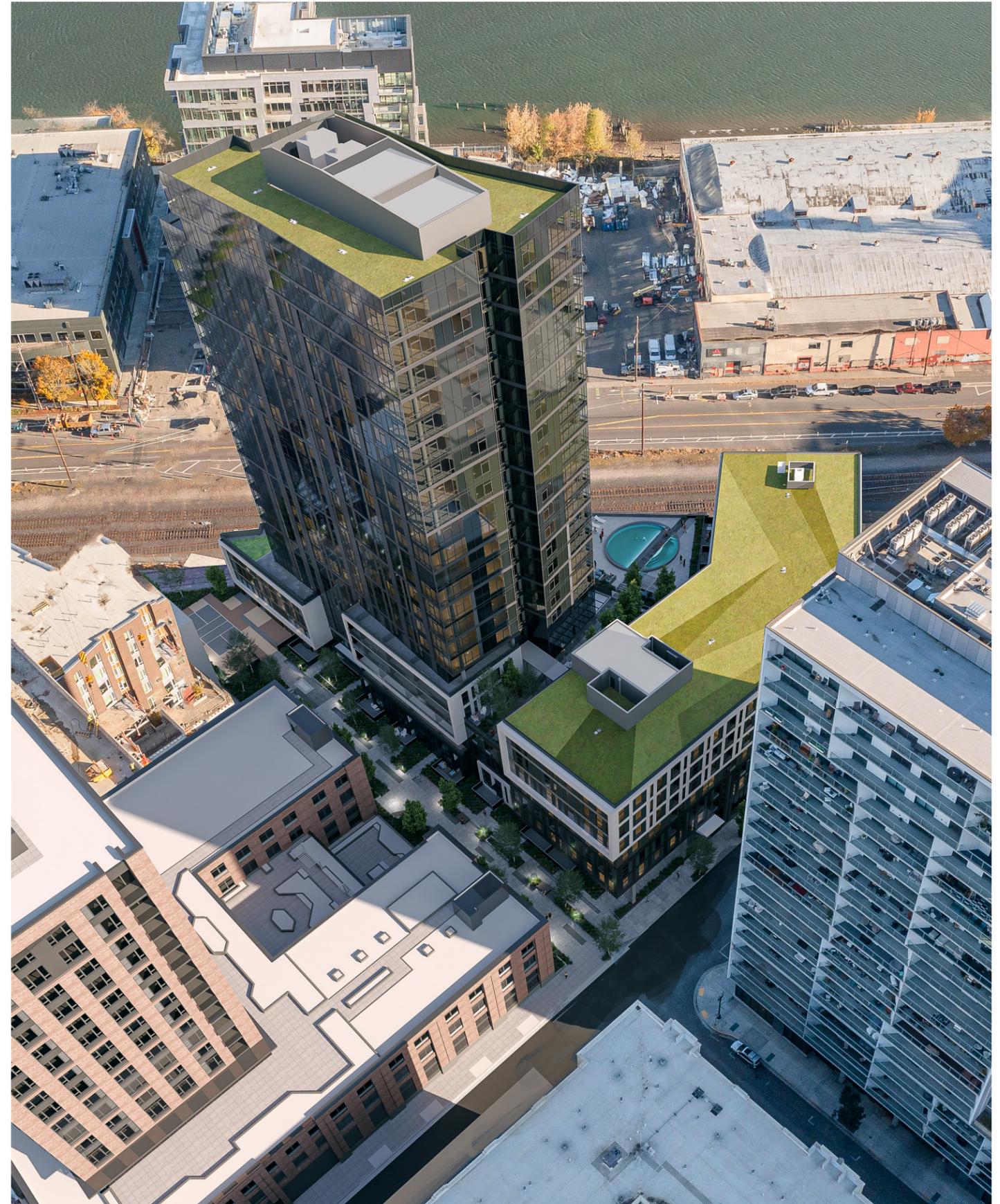
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Zoning Summary

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:

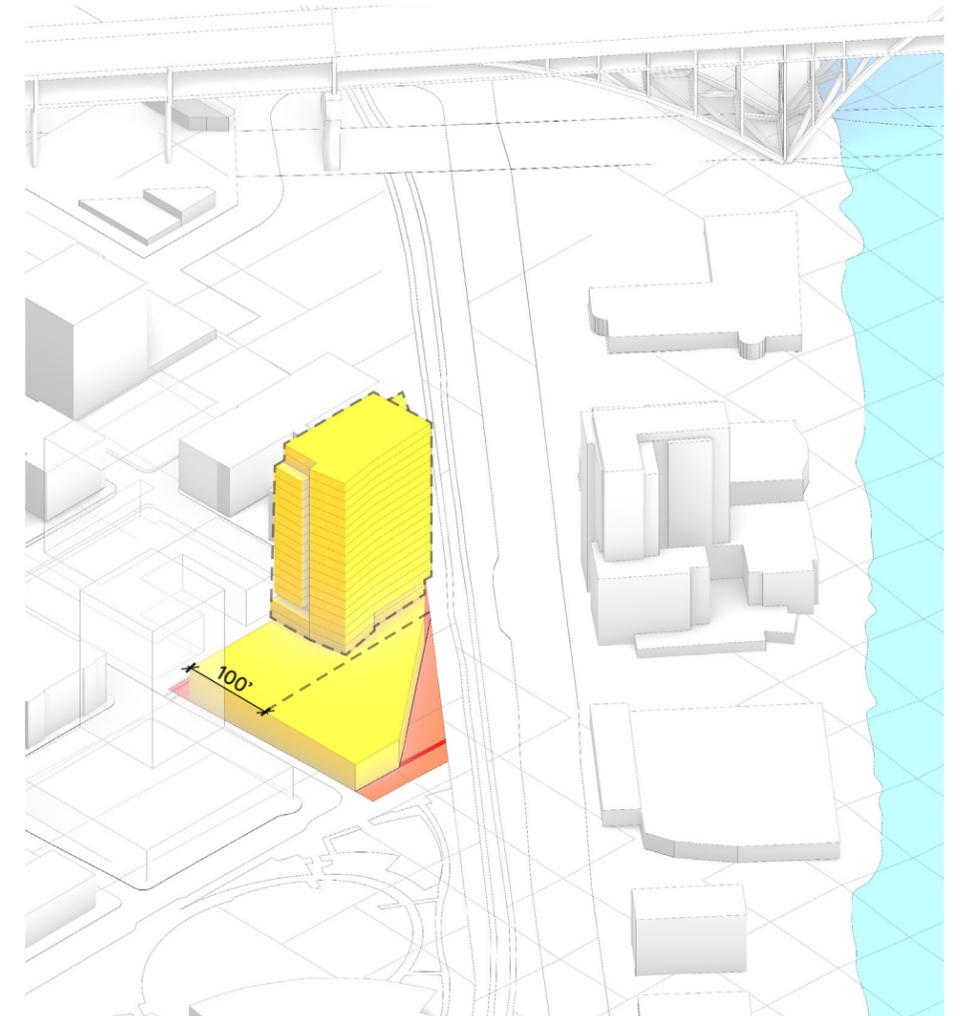
1. 8:1 max FAR without transferring in FAR
2. Site is within view corridor, no protrusions above 410'
3. 410' Height limit is on western half of the site
4. Per Map 510-16, for buildings taller than 175', floor plates above 100' must not be larger than 12,500 sf



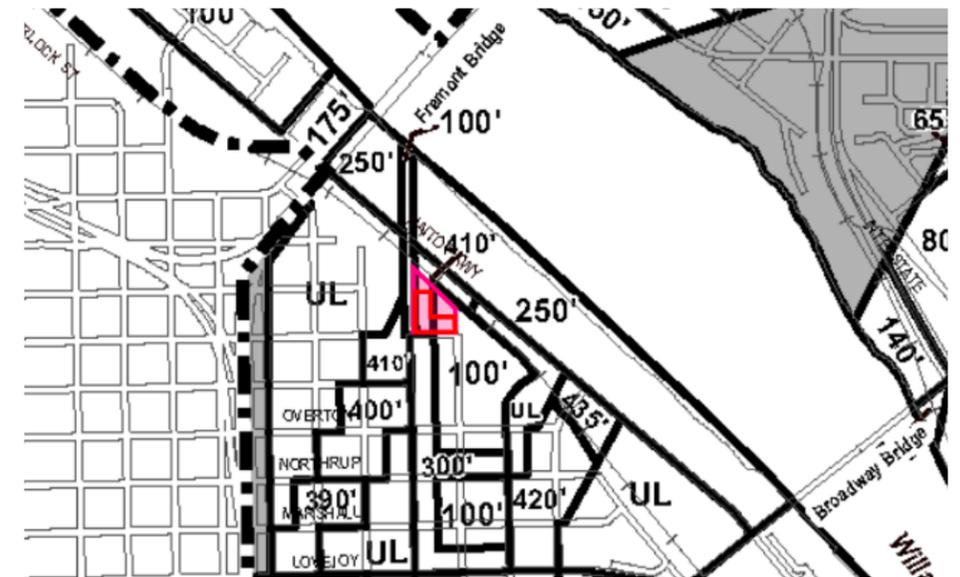
Tower Height Diagram



SITE PLAN WITH MAX. ALLOWED BASE AND BONUS HEIGHTS PER CENTRAL CITY PLAN DISTRICT



Tower falls within the 100' allowed height limit



Bonus Heights Map 510-4. Revised Aug 10, 2020

Zoning Summary - Areas and FAR Calcs

	SITE + USE				USE BREAKDOWN														COMMENTS
	SITE GSF	EXTERIOR GSF	PARKING GSF	STALL COUNT	USE	FLR-FLR HEIGHT	BUILDING GSF	TYPE IA PODIUM & TOWER			TYPE IIIA LOW-RISE			HOUSING TOTAL		RETAIL GSF	AMENITY GSF	SERVICE/ CIRC. NSF	
								HOUSING GSF	HOUSING NSF	HOUSING UNITS	FLR-FLR HEIGHT	HOUSING GSF	HOUSING NSF	HOUSING UNITS	HOUSING GSF				
ROOF					ROOF	3.0													
23rd FLOOR					HOUSING	11.0	11,825	11,825	9,676	8					11,825	9,676			2,149
22nd FLOOR		1,232			HOUSING	11.0	11,278	11,278	7,006	6					11,278	7,006		2,136	2,136
21st FLOOR					HOUSING	10.0	12,500	12,500	10,331	10					12,500	10,331			2,169
20th FLOOR					HOUSING	10.0	12,500	12,500	10,331	10					12,500	10,331			2,169
19th FLOOR					HOUSING	10.0	12,500	12,500	10,331	10					12,500	10,331			2,169
18th FLOOR					HOUSING	10.0	12,500	12,500	10,331	10					12,500	10,331			2,169
17th FLOOR					HOUSING	10.0	12,500	12,500	10,331	10					12,500	10,331			2,169
16th FLOOR					HOUSING	10.0	12,500	12,500	10,331	10					12,500	10,331			2,169
15th FLOOR					HOUSING	10.0	12,500	12,500	10,331	10					12,500	10,331			2,169
14th FLOOR					HOUSING	10.0	12,500	12,500	10,331	10					12,500	10,331			2,169
13th FLOOR					HOUSING	10.0	12,500	12,500	10,331	10					12,500	10,331			2,169
12th FLOOR					HOUSING	10.0	12,500	12,500	10,331	10					12,500	10,331			2,169
11th FLOOR					HOUSING	10.0	12,500	12,500	10,331	10					12,500	10,331			2,169
10th FLOOR					HOUSING	10.0	12,500	12,500	10,253	15					12,500	10,253			2,247
9th FLOOR					HOUSING	10.0	12,500	12,500	10,253	15					12,500	10,253			2,247
8th FLOOR					HOUSING	10.0	12,500	12,500	10,253	15					12,500	10,253			2,247
7th FLOOR					HOUSING	10.0	29,174	12,500	10,252	15	11.0	16,674	14,572	24	29,174	24,824			4,358
6th FLOOR		945			HOUSING	10.0	28,890	12,216	9,960	15	10.5	16,674	14,572	24	28,890	24,532			4,358
5th FLOOR					HOUSING	11.0	29,436	12,762	10,506	15	10.5	16,674	14,572	24	29,436	25,078			4,358
4th FLOOR		19,964			HOUSING/AMENITY	11.0	29,278	12,761	8,932	13	10.5	16,517	14,424	24	29,278	23,356	1,378		4,555
3rd FLOOR			21,411	38	HOUSING/PARKING	11.0	48,987	27,579	18,865	27	11				27,579	18,865			8,668
2nd FLOOR			22,836	59	HOUSING/PARKING	10.0	48,987	26,156	16,299	23	10				26,156	16,299	2,579		7,192
1.5 FLOOR			23,055	62	PARKING DECK ONLY		30,592	0	0					0	0				7,098
1st FLOOR	70,280	22,080	23,720	57	RETAIL/LOBBY/PKG	20.0	48,200	17,585	7,204	8	20				17,585	7,204	3,244	6,053	7,977
P1 Parking			25,230	83	PARKING	10.0	29,523												4,276
TOTALS	70,280	44,221	116,252	299		245	521,170	319,662	243,100	285	84	66,539	58,140	96	386,201	301,240	3,244	12,146	87,725

above grade: 491,647

Total Units 381

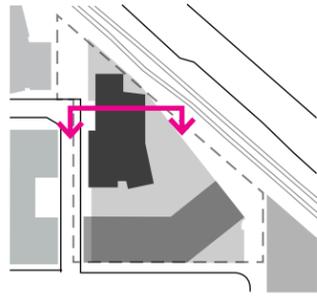
ZONING SUMMARY	
SITE AREA	70,280
MAX. FAR (BASE)	5
ACTUAL FAR	7.00
MAX. GSF	351,400
GSF ABOVE GRADE	491,647
GSF DELTA MAX. FAR	-140,247
MAX. HEIGHT (FT) (BASE)	100
MAX. HEIGHT (FT) (BONUS)	410
ACTUAL HEIGHT (FT)	245

PARKING RATIO GOAL		
Housing	0.70 /UNIT	267
Retail	0/1000 GSF	0
TOTAL NEEDED		267

PARKING STALLS PROVIDED	
Auto - 3 stack	0
Surface	299
Accessible (HC)	0
Below Grade	0
TOTAL PROVIDED	299

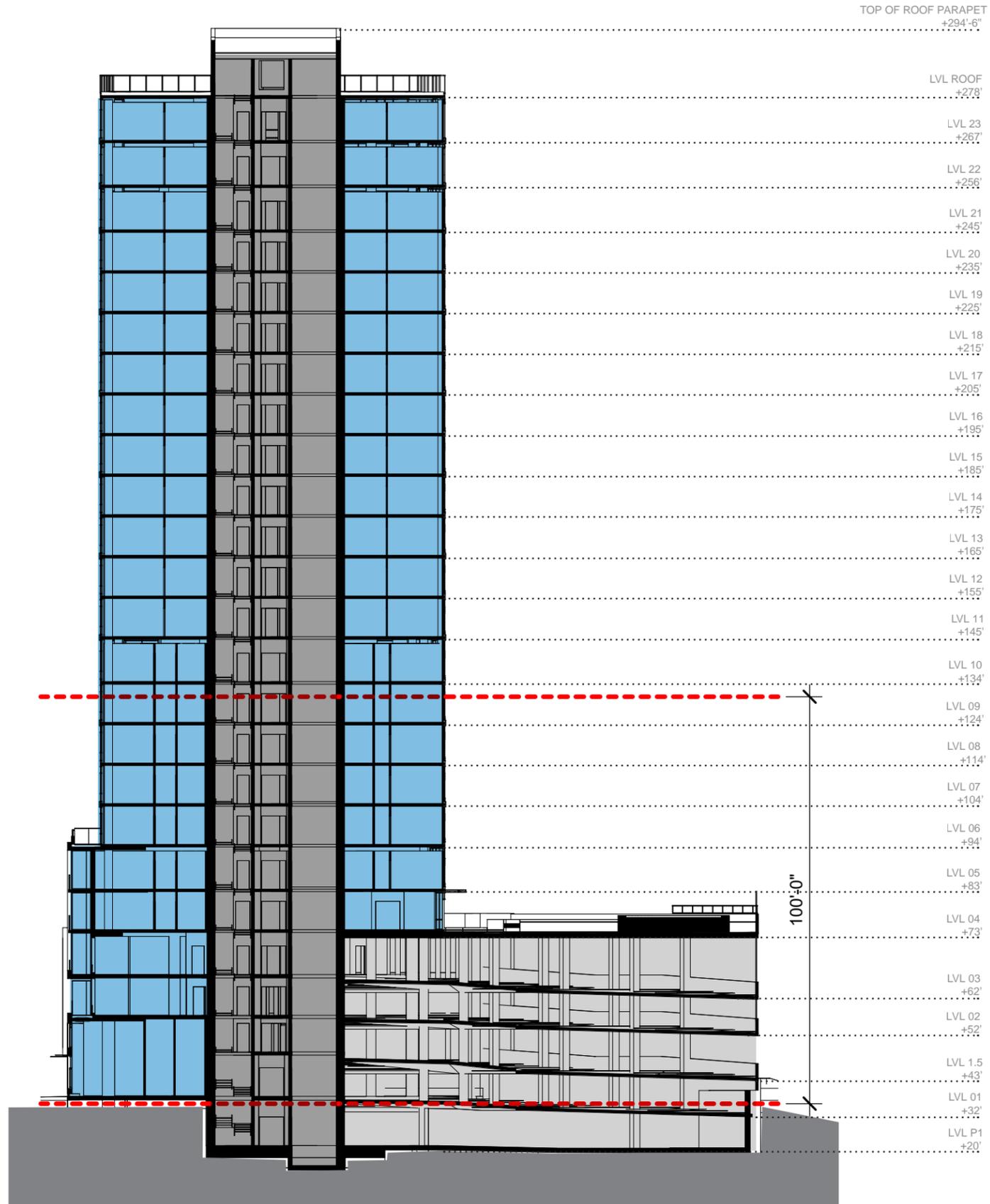
PER UNIT 0.78

Building Section - East/West

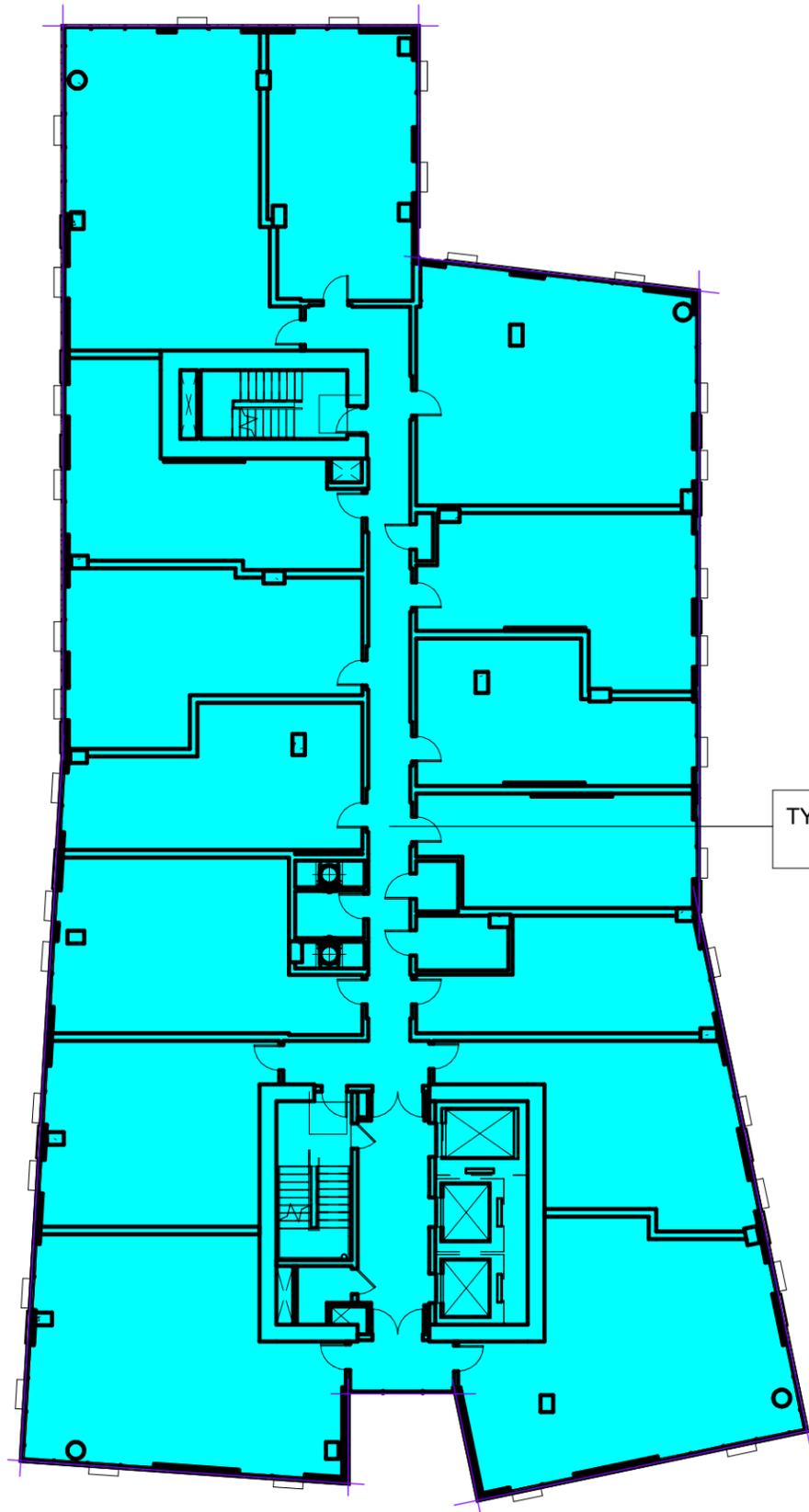


LEGEND

- Residential Unit
- Amenity
- Retail
- Lobby
- Bike Parking
- Service
- Parking
- Green Roof/Landscape



Typical Floor Plan at Levels 9 - 21 (at 100 feet and above)



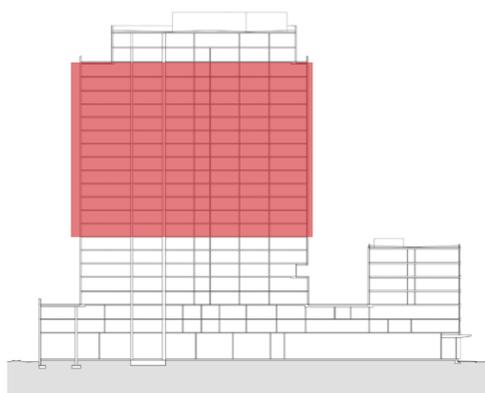
BLOCK 24

LEVEL 9-21

12,500 sf

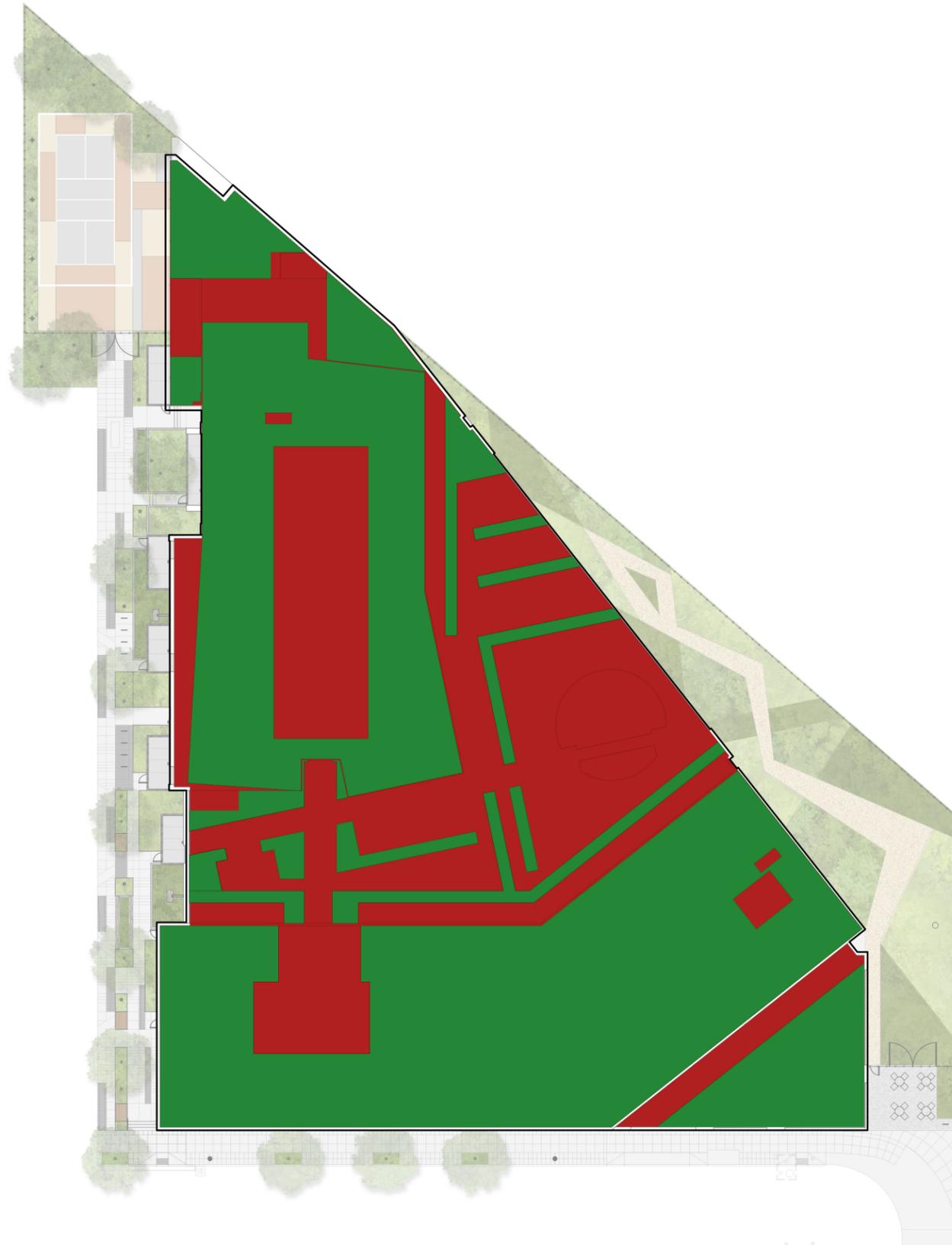
Total GSF floors at 100 feet and above

TYP FLOOR AREA
12,494.44 SF

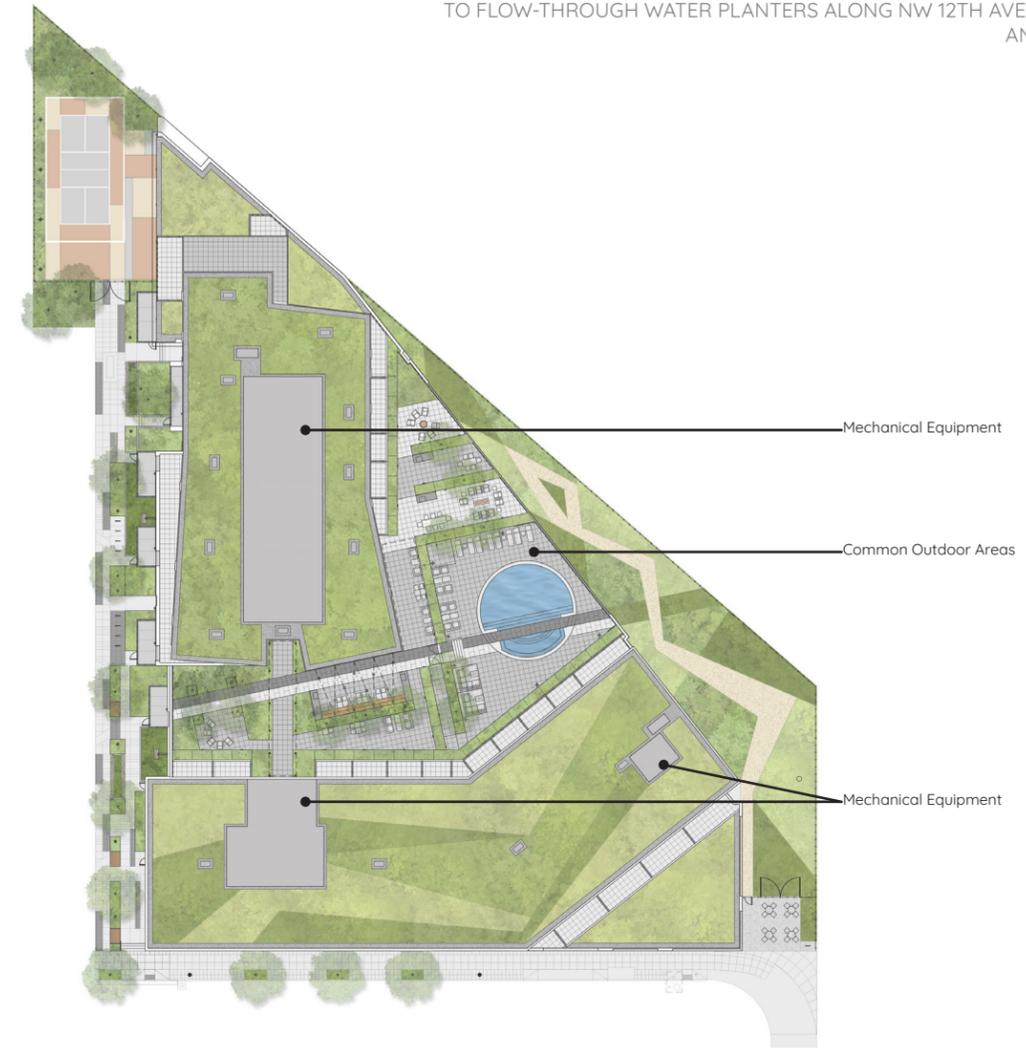


Area diagram - L9 - L21

* ALL STORMWATER FROM NON-ECOROOF AREAS SHOWN IN RED ARE CONVEYED TO FLOW-THROUGH WATER PLANTERS ALONG NW 12TH AVE. FOR TREATMENT AND CONTAINMENT.



ECOROOF SITE DIAGRAM



RENDERED SITE ROOF PLAN

LEGEND

- ECOROOF
- NON-ECOROOF AREAS

ECOROOF SUMMARY:

TOTAL ROOF NON-ECOROOF AREA (SHOWN IN RED): 19,814 SF

TOTAL ECOROOF AREA (SHOWN IN GREEN): 29,764 SF

TOTAL ROOF AREA (SHOWN IN GREEN + RED): 49,578 SF

TOTAL ECOROOF = 60% OF OVERALL ROOF AREA

ECOROOF DIAGRAM

PART 02 - DESIGN OBJECTIVES

PART 01 / HISTORY

PART 02 / ZONING

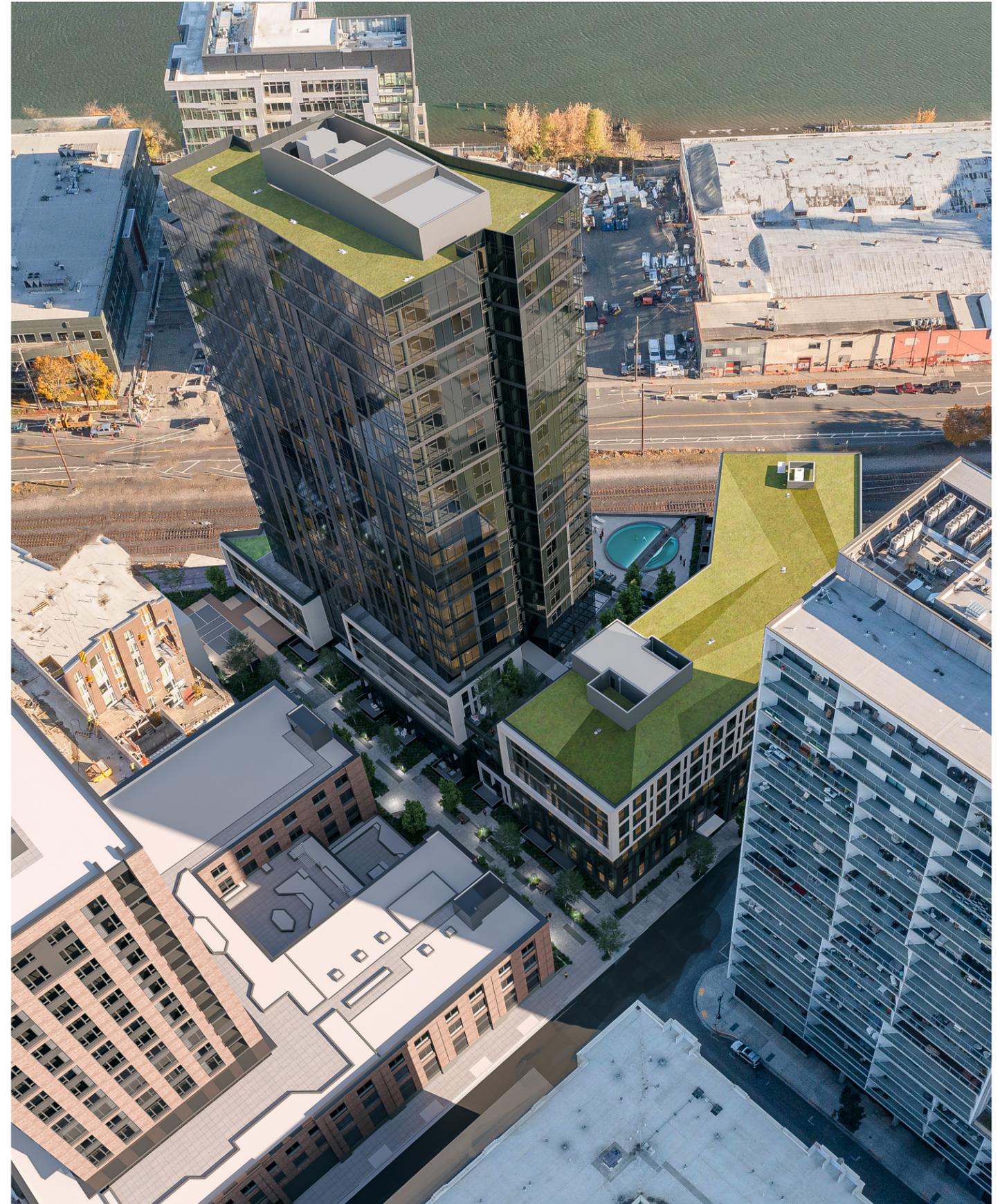
PART 03 / DESIGN OBJECTIVES

PART 04 / DESIGN ANALYSIS

PART 05 / MATERIALS AND GLAZING

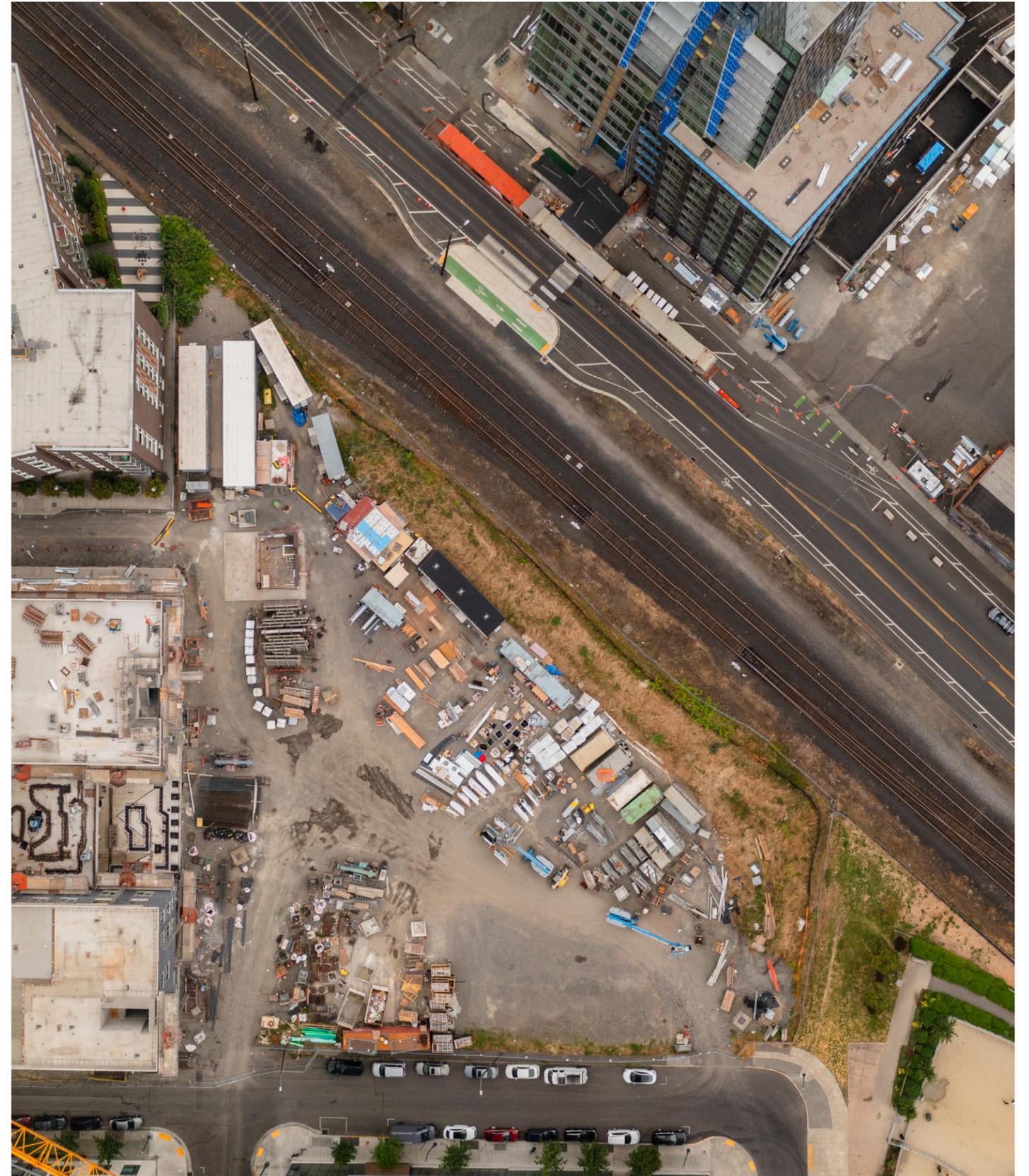
PART 06 / RENDERINGS

PART 07 / MODIFICATIONS



Design Objectives

- 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 build able footprint
- Provide adequate program and parking



View looking down at the site

PART 03 - DESIGN ANALYSIS

PART 01 / HISTORY

PART 02 / ZONING

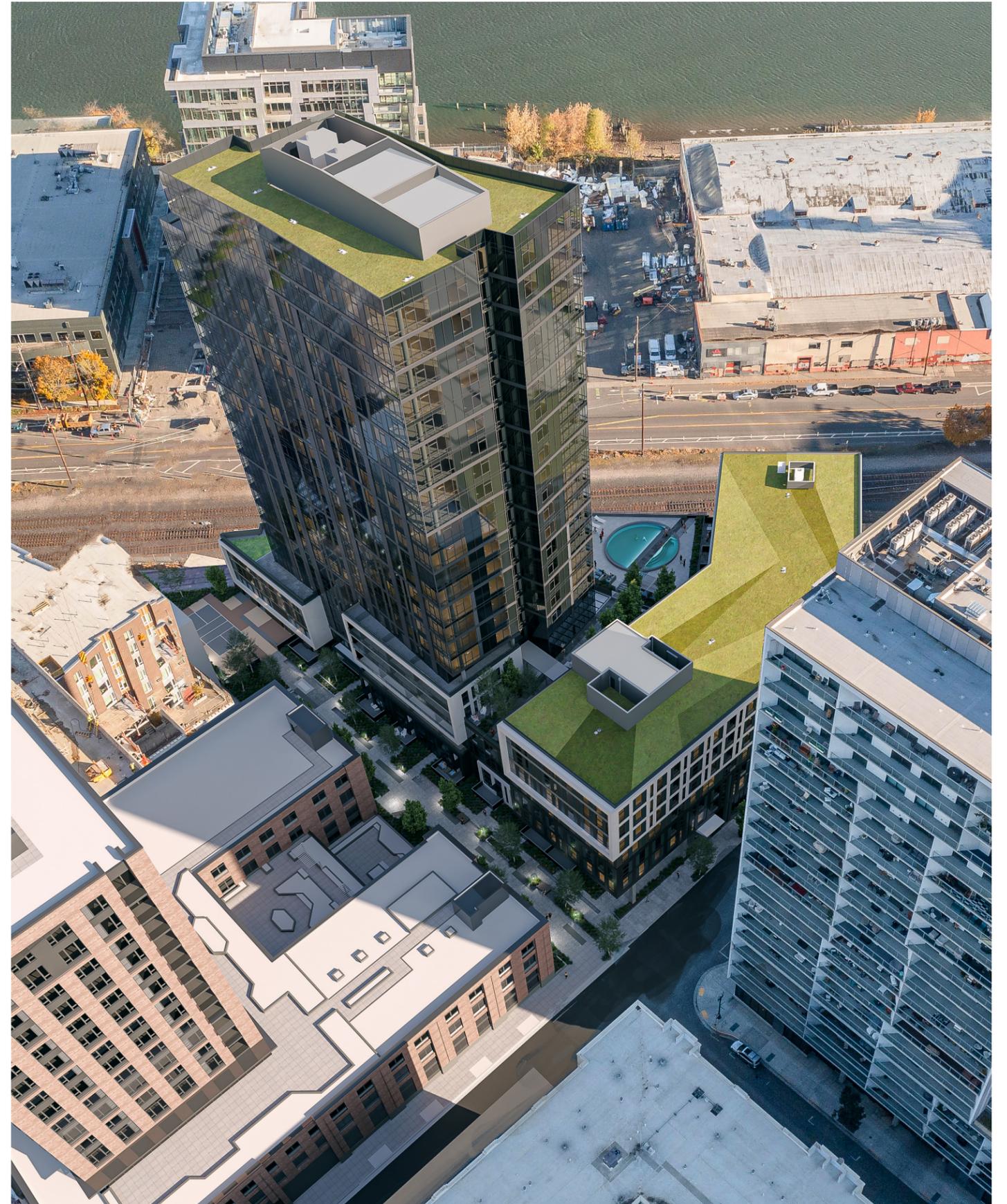
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Site Location



Figure Ground Map of Site

Site Location

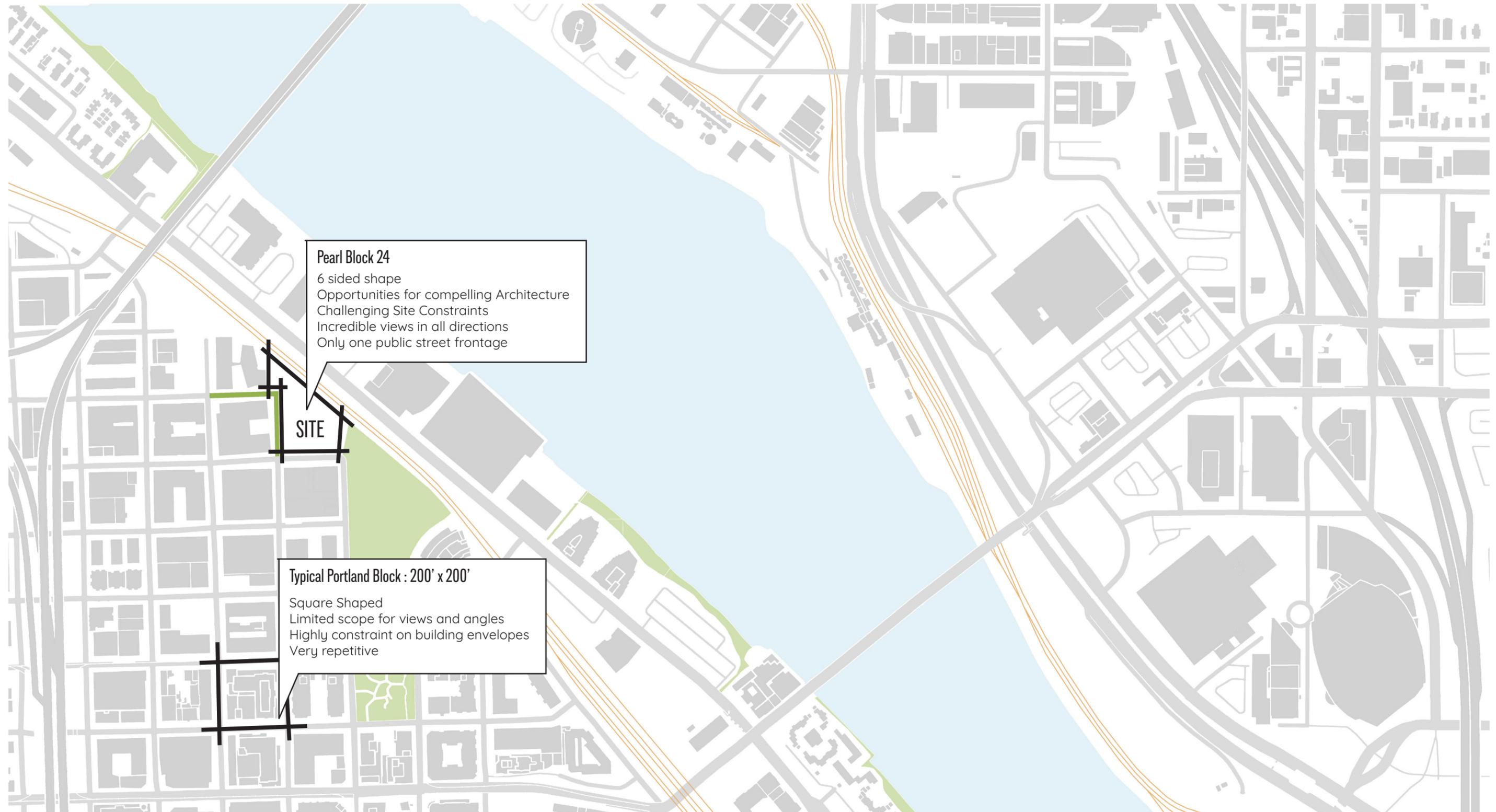


Figure Ground Map of Site

Site Views

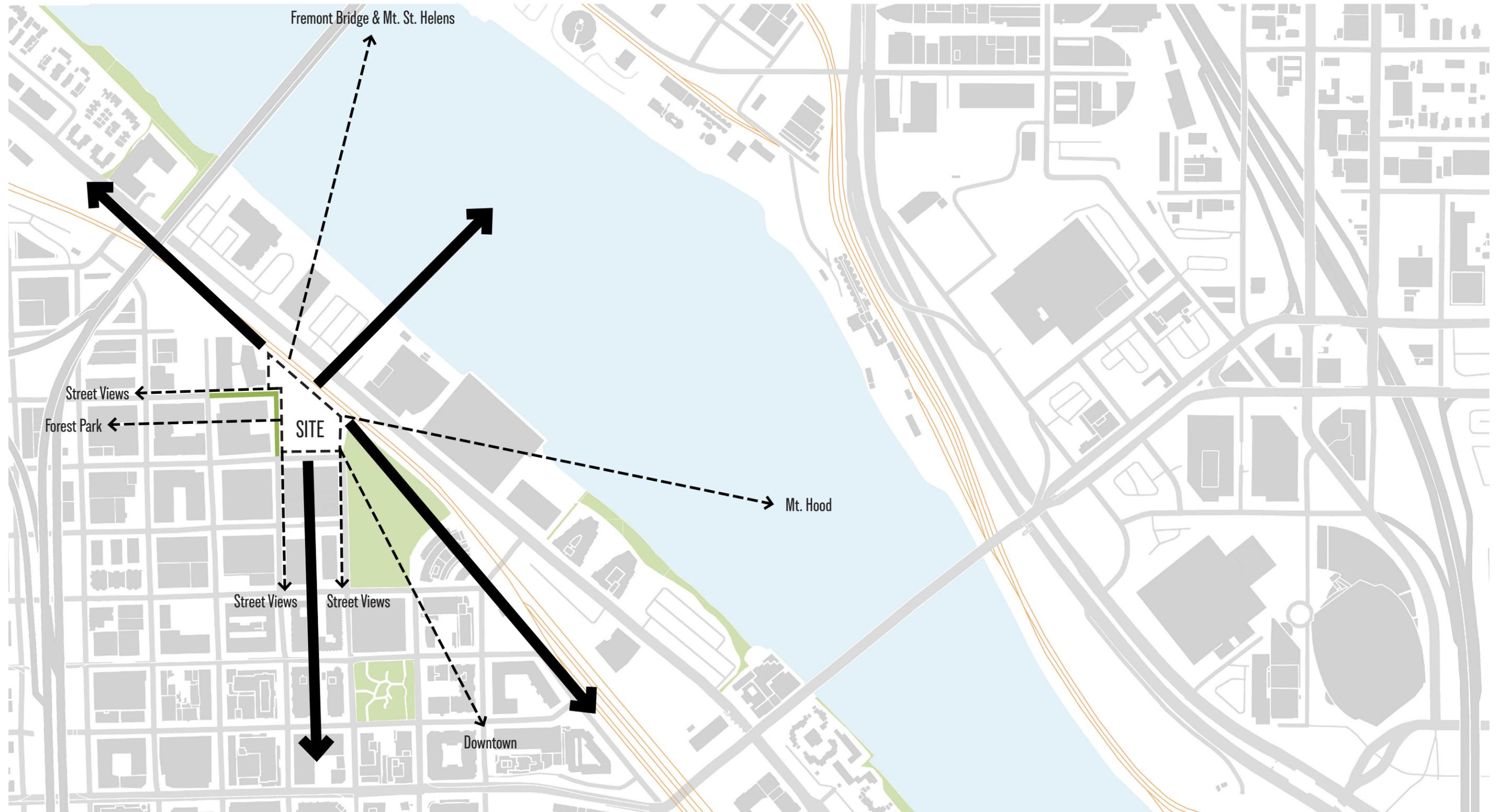


Figure Ground Map of Site

Site Views



1. Incredible views of Mt. Hood



2. Views looking into the Pearl & Downtown Portland



3. Views of the West Hills & Forest Park



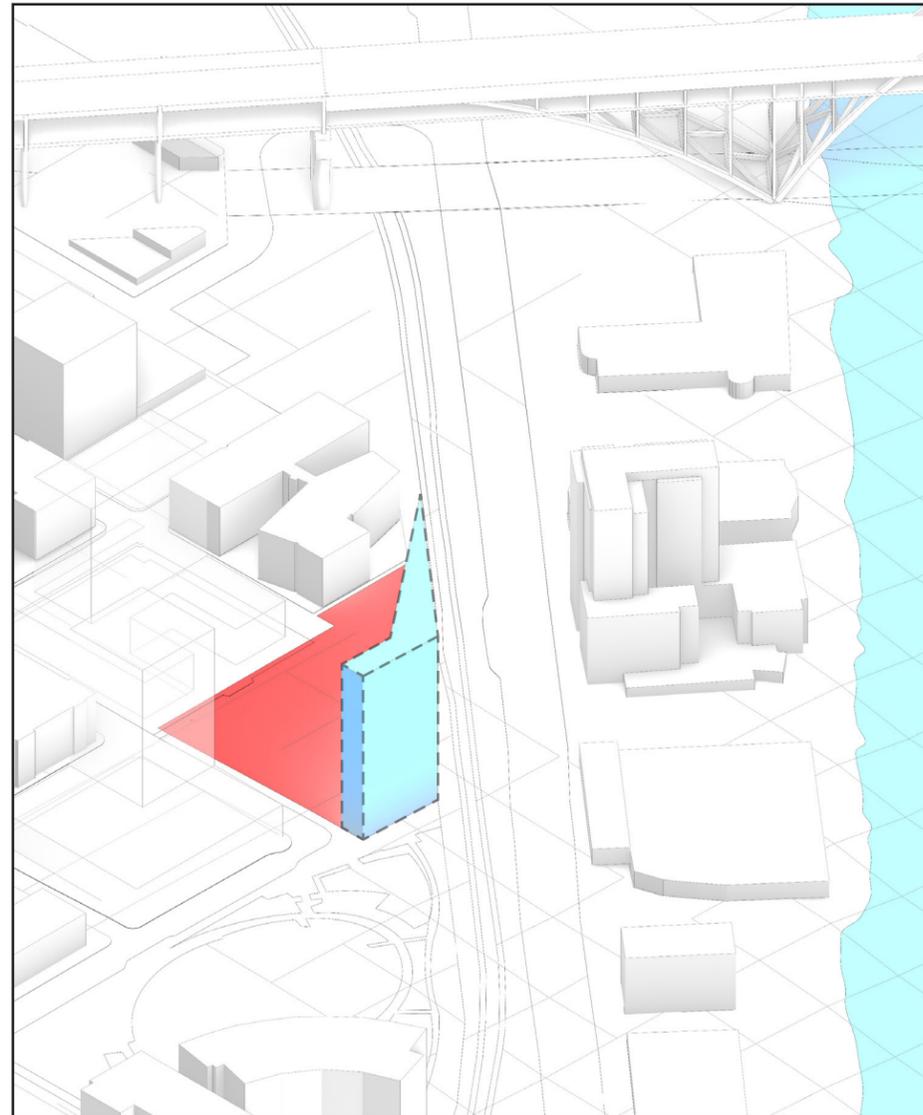
4. Views looking at the Fremont Bridge & Willamette River

Figure Ground Map of Site

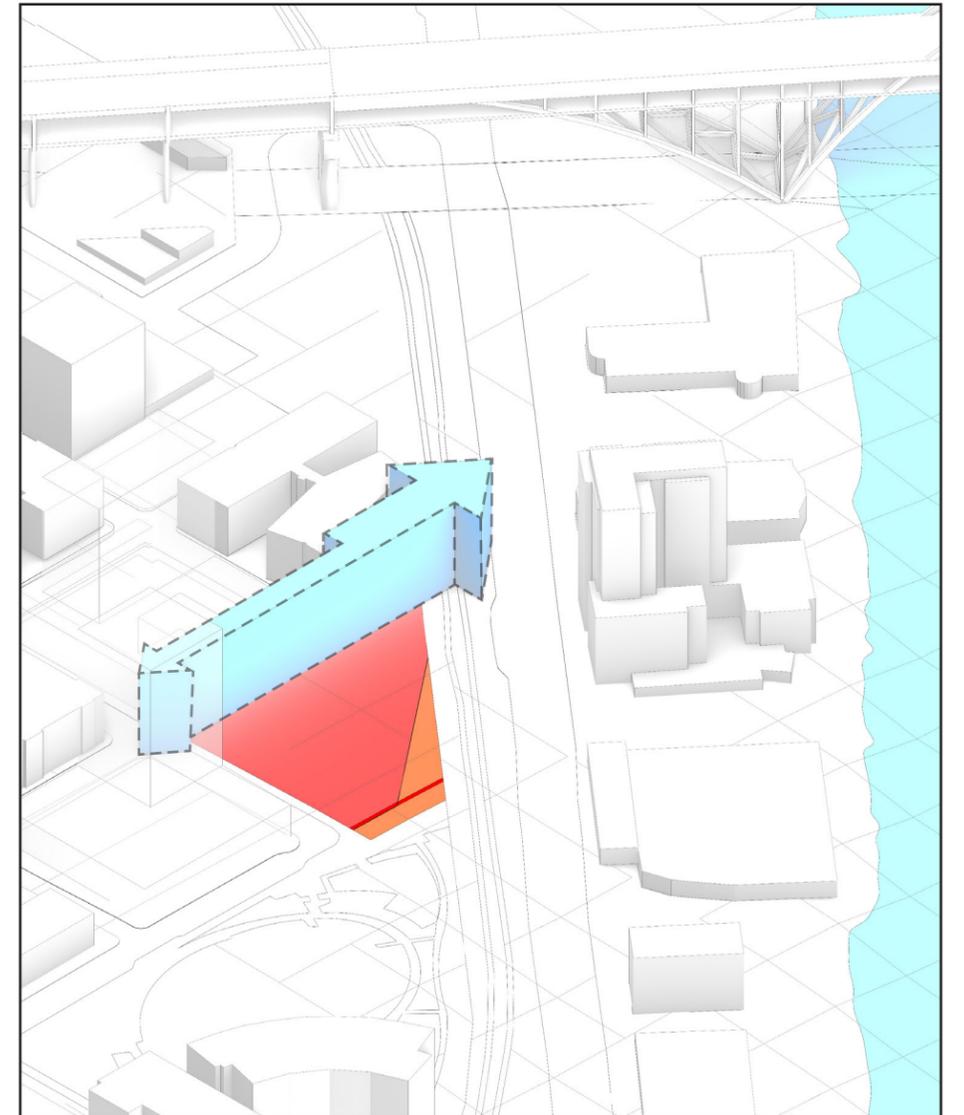
Site Analysis Diagrams



Site Extents

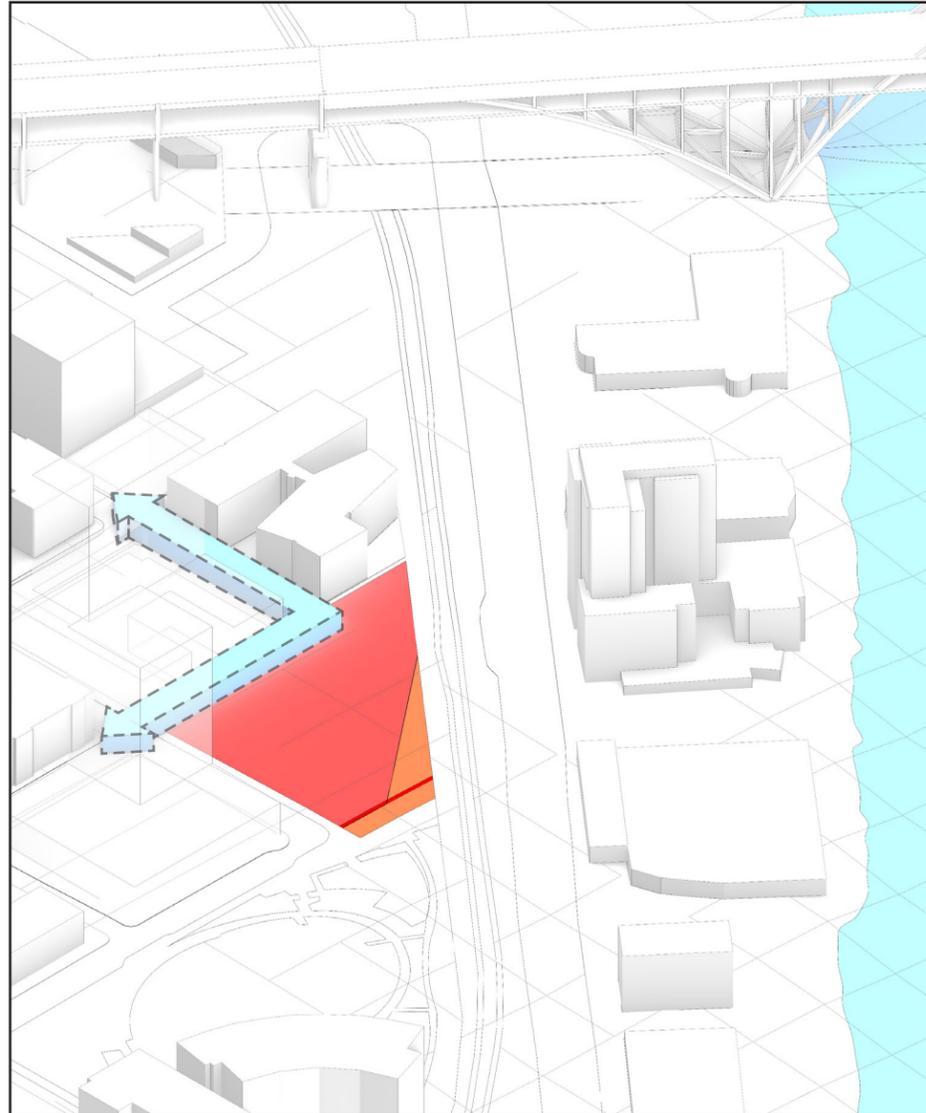


PGE + Sewer Easement - No building allowed in this zone

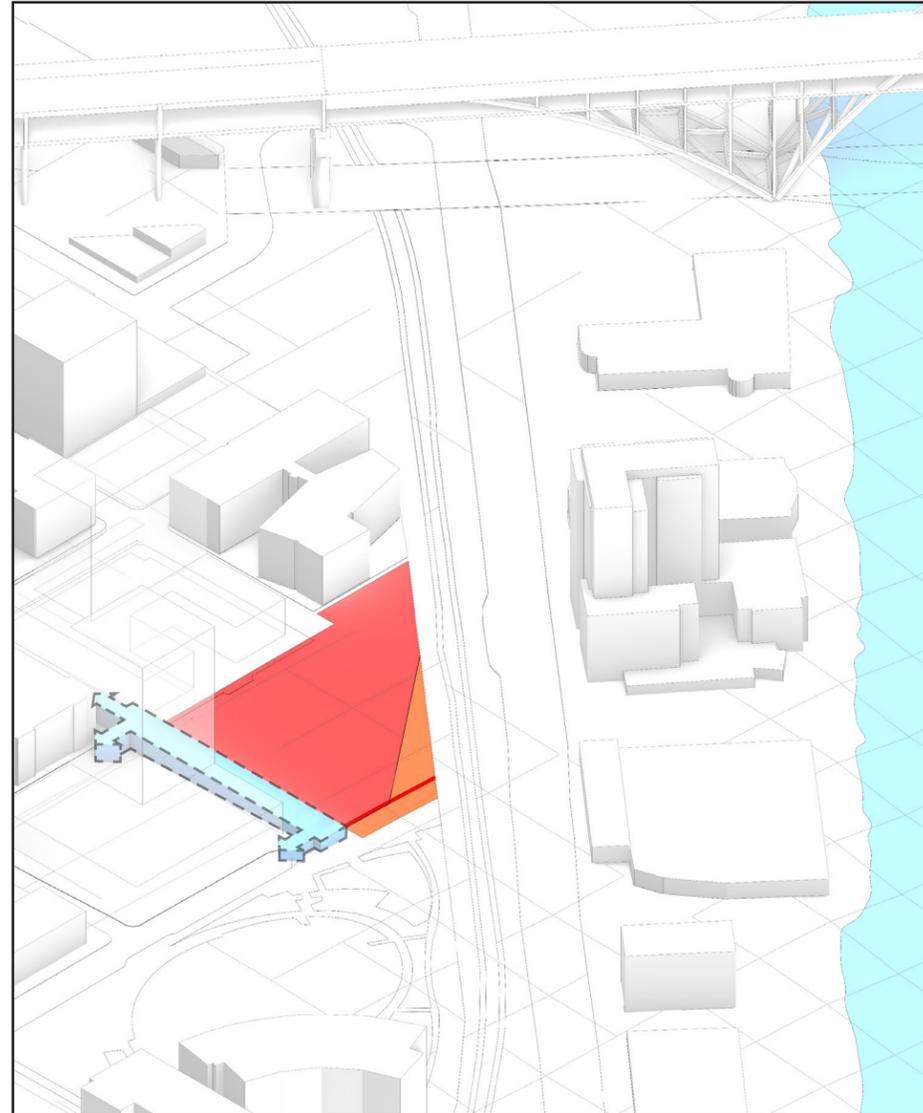


View Corridor - Structures can not exceed 100' in this zone

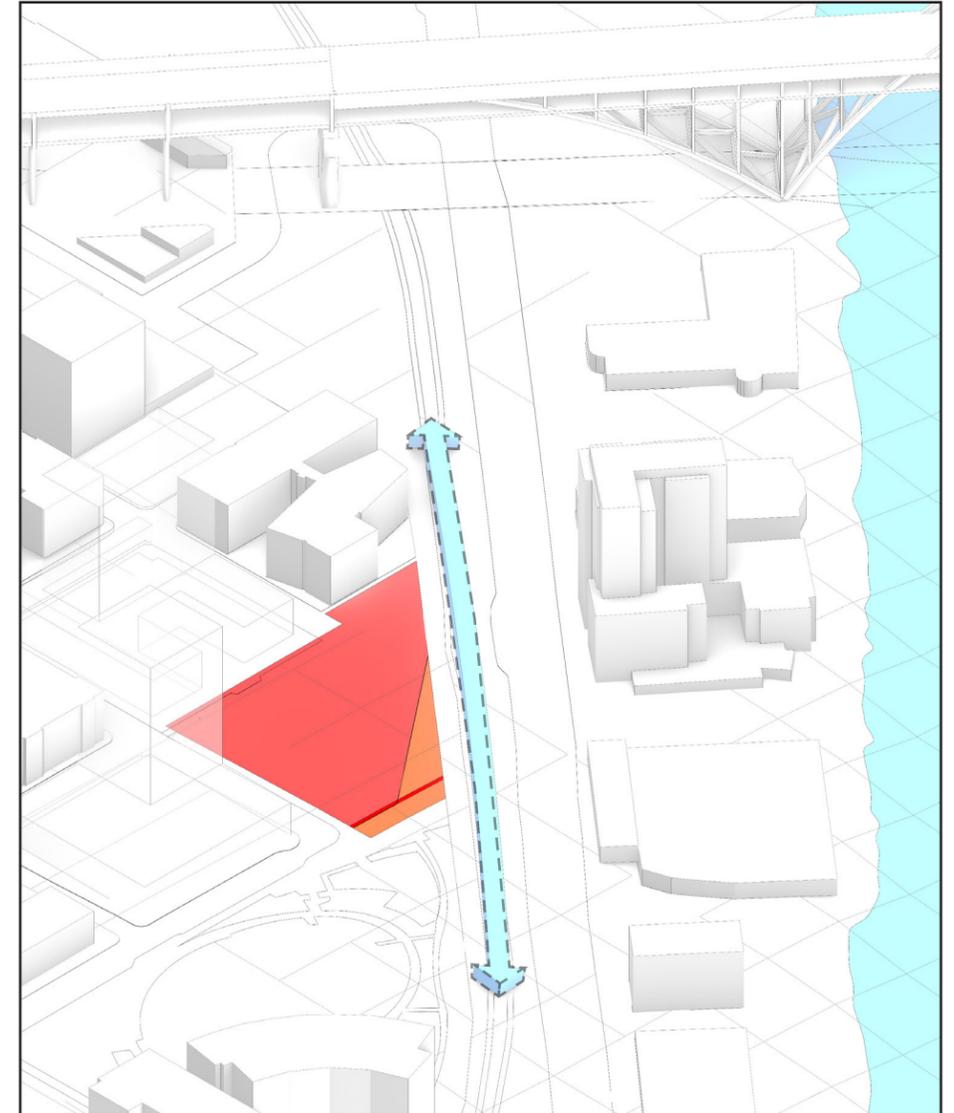
Site Analysis Diagrams



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



Public Road Access - Only side with vehicular access

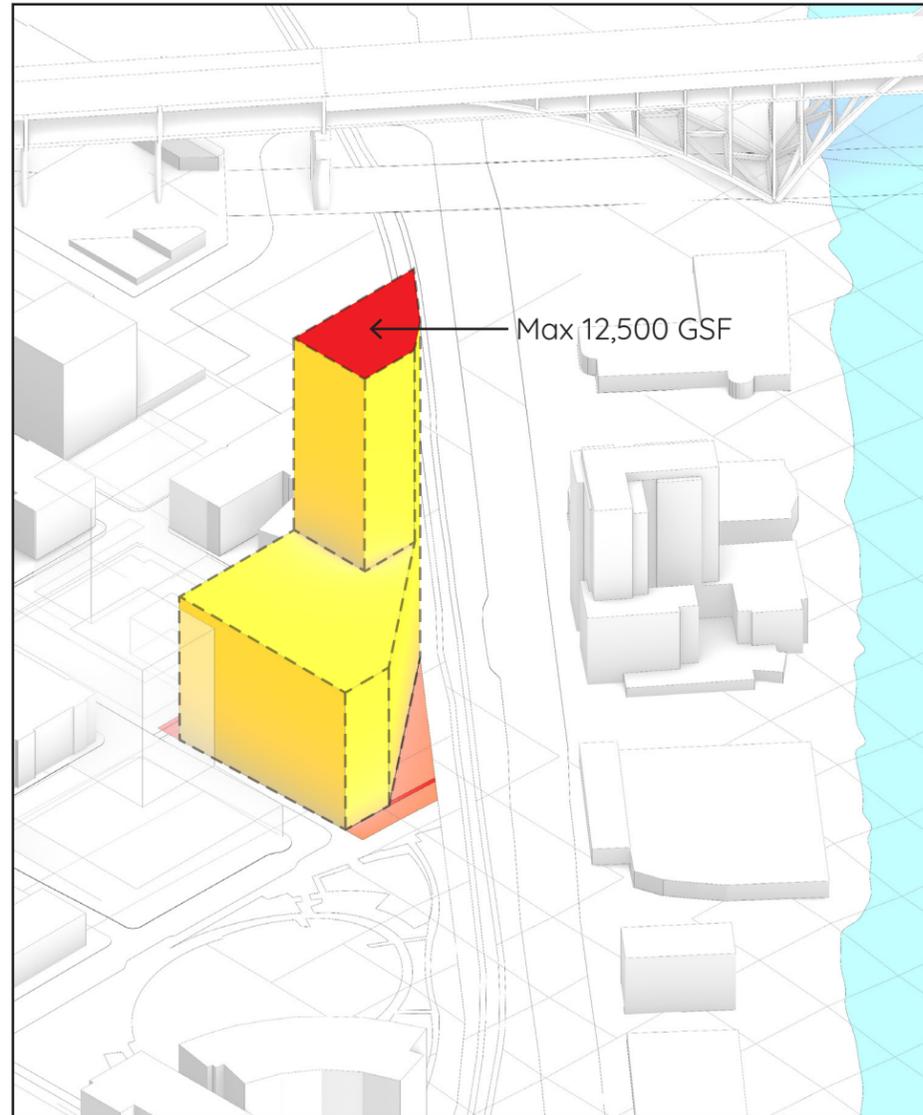


Railway - Long side of site poses challenges due to trains

Height Envelope Diagrams



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

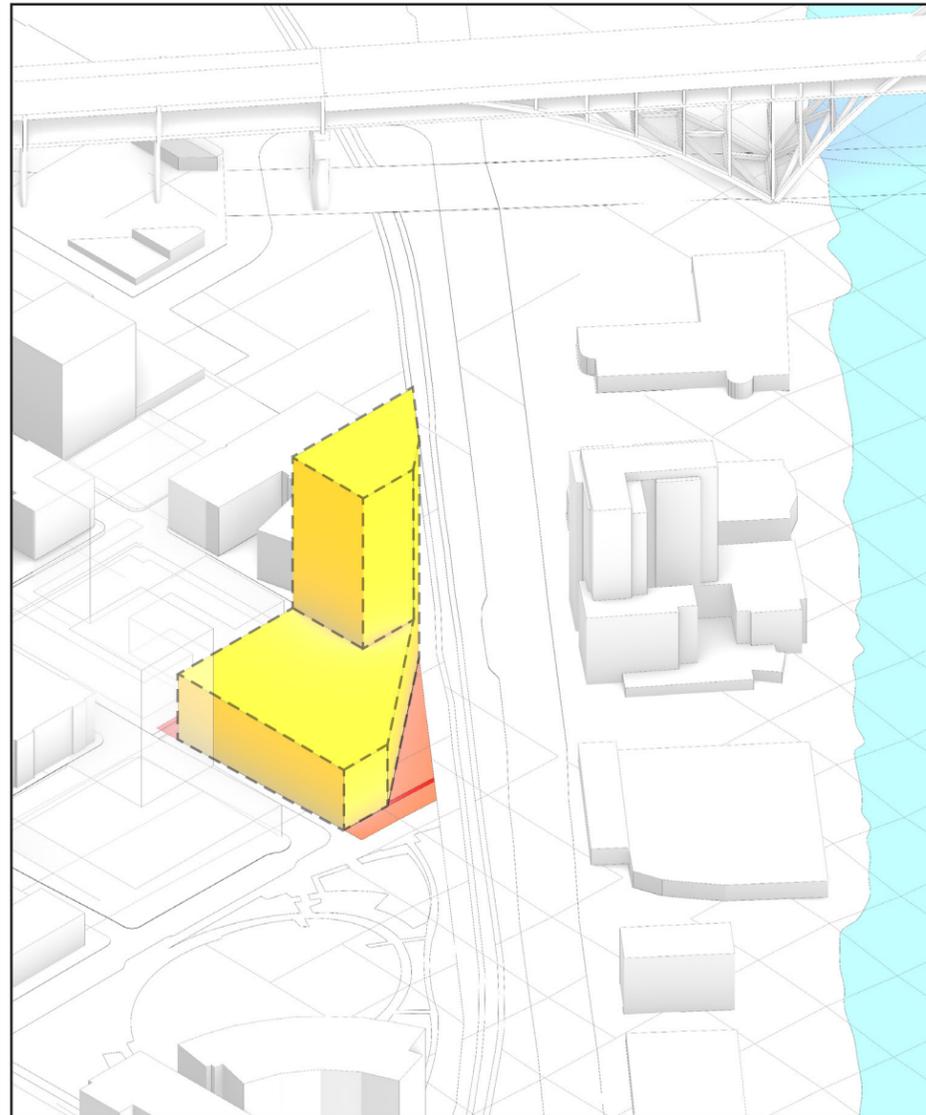


Structure above 175' can't have area exceeding 12,500 gsf above 100'

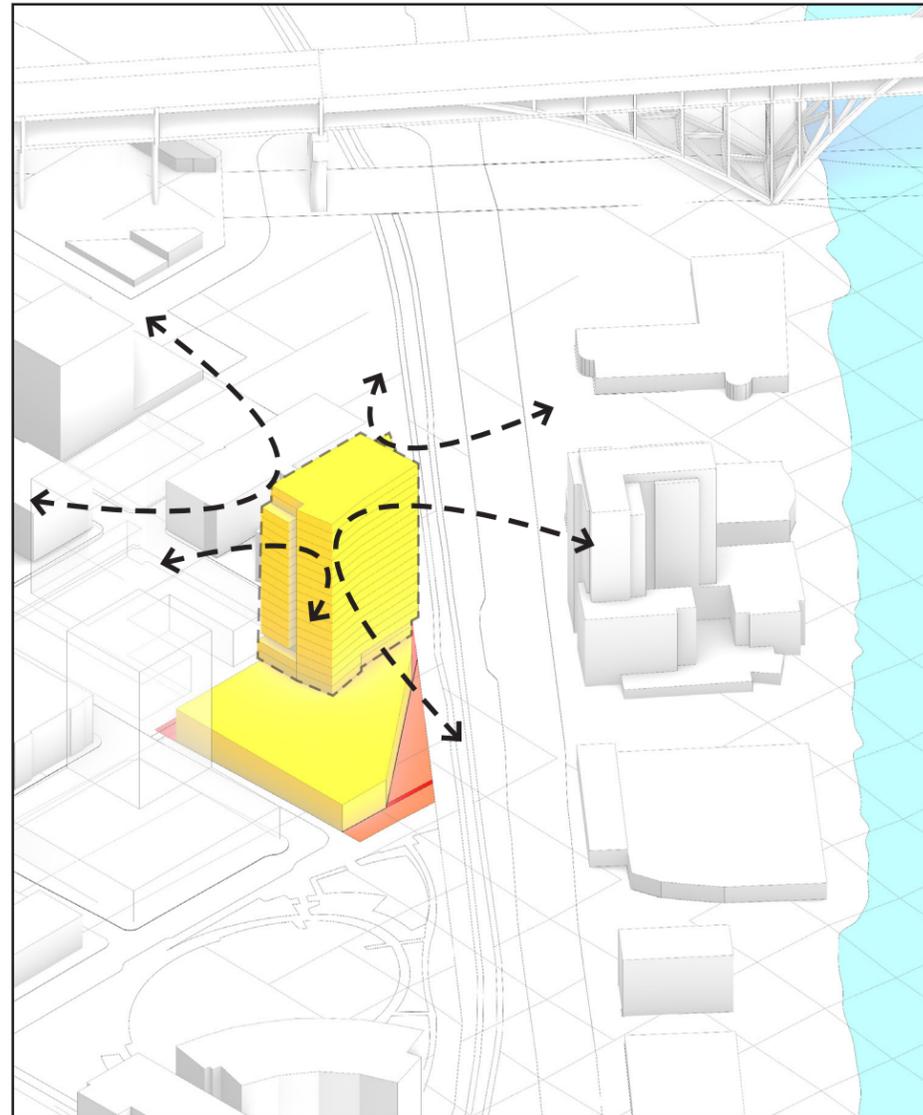


Structural type limitation - Max height possible is 252'

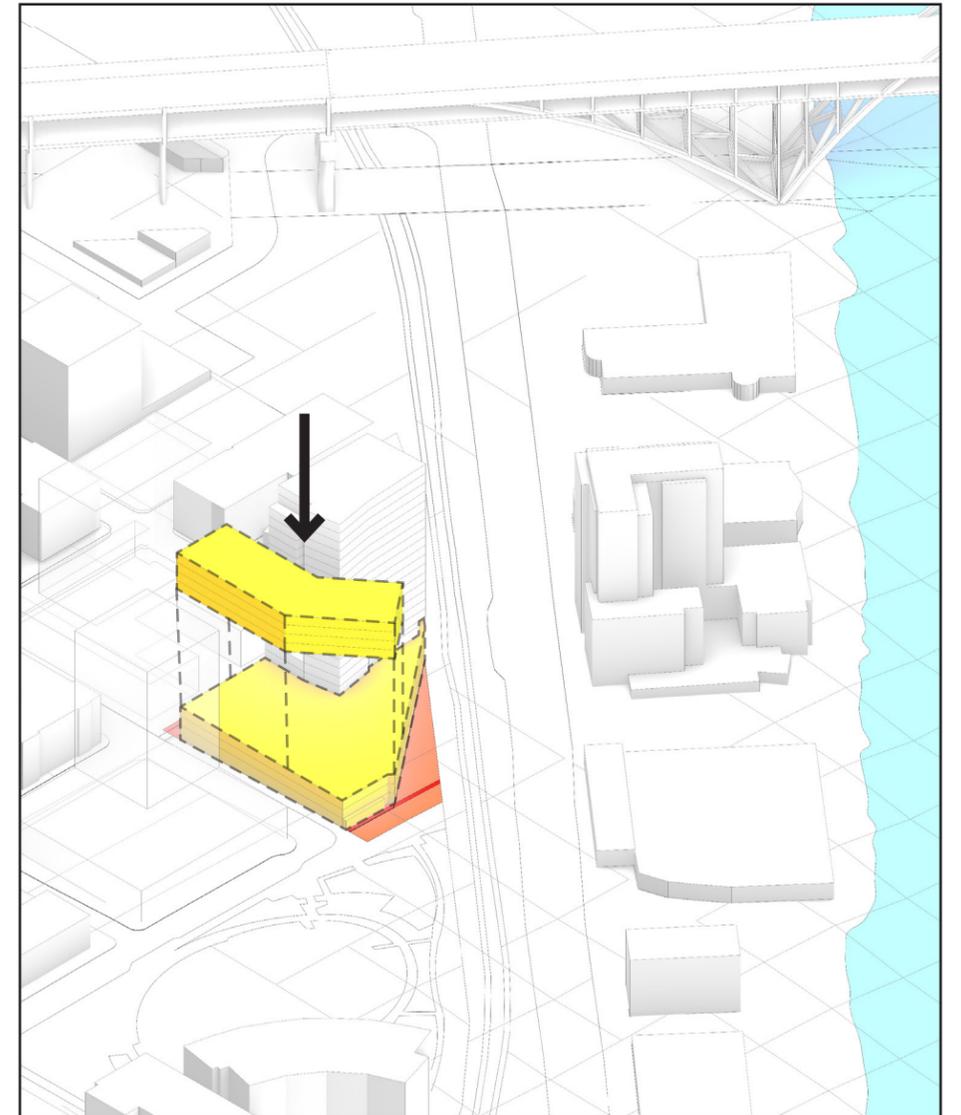
Massing Evolution Diagrams



Massing Envelope



Angle the tower to accommodate enhanced views

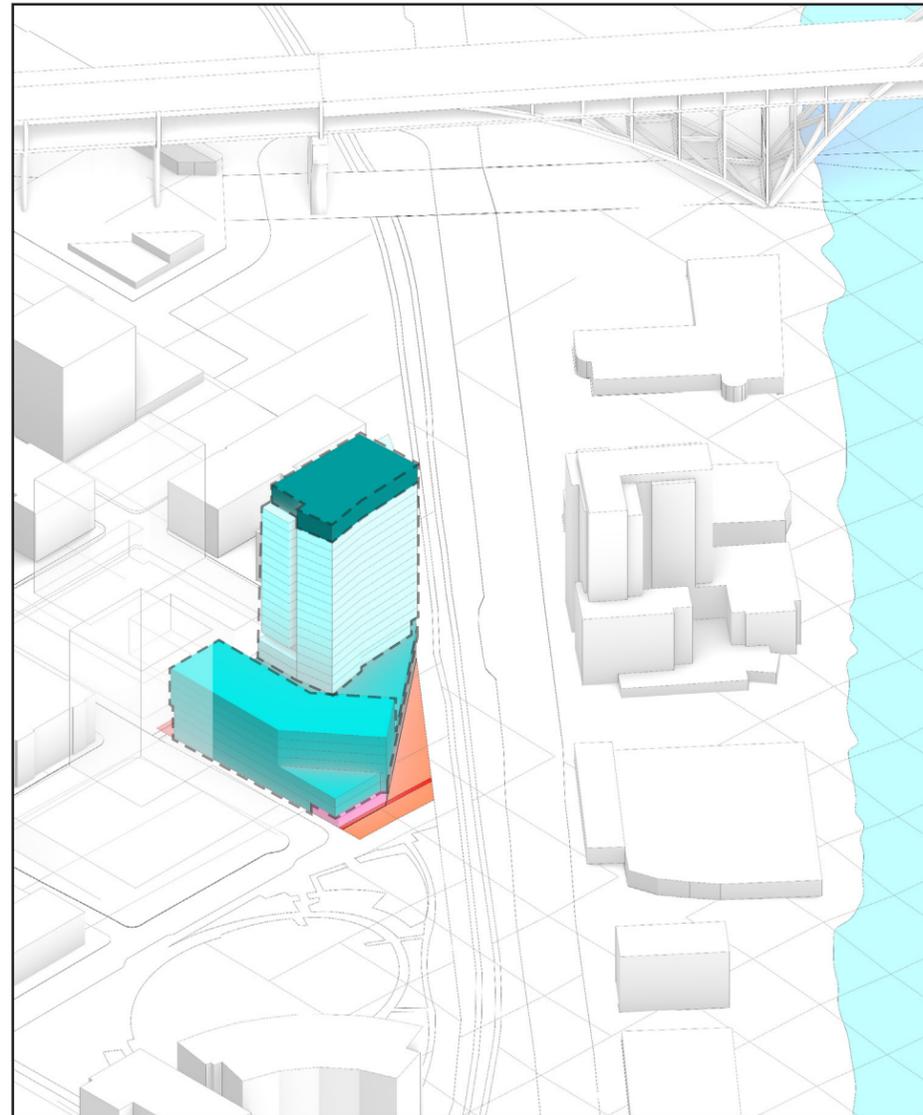


Low rise at south end, over Podium

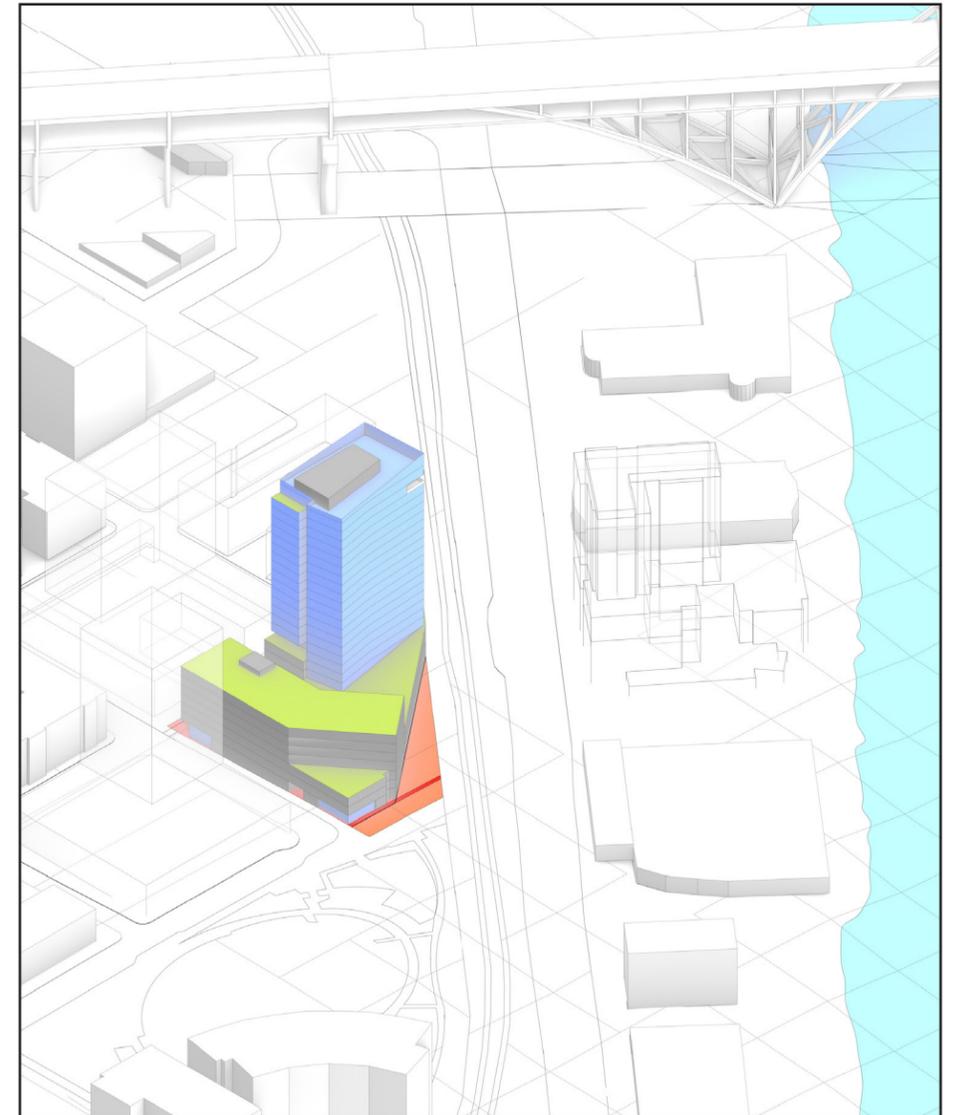
Massing Evolution Diagrams



Integrate building with landscape

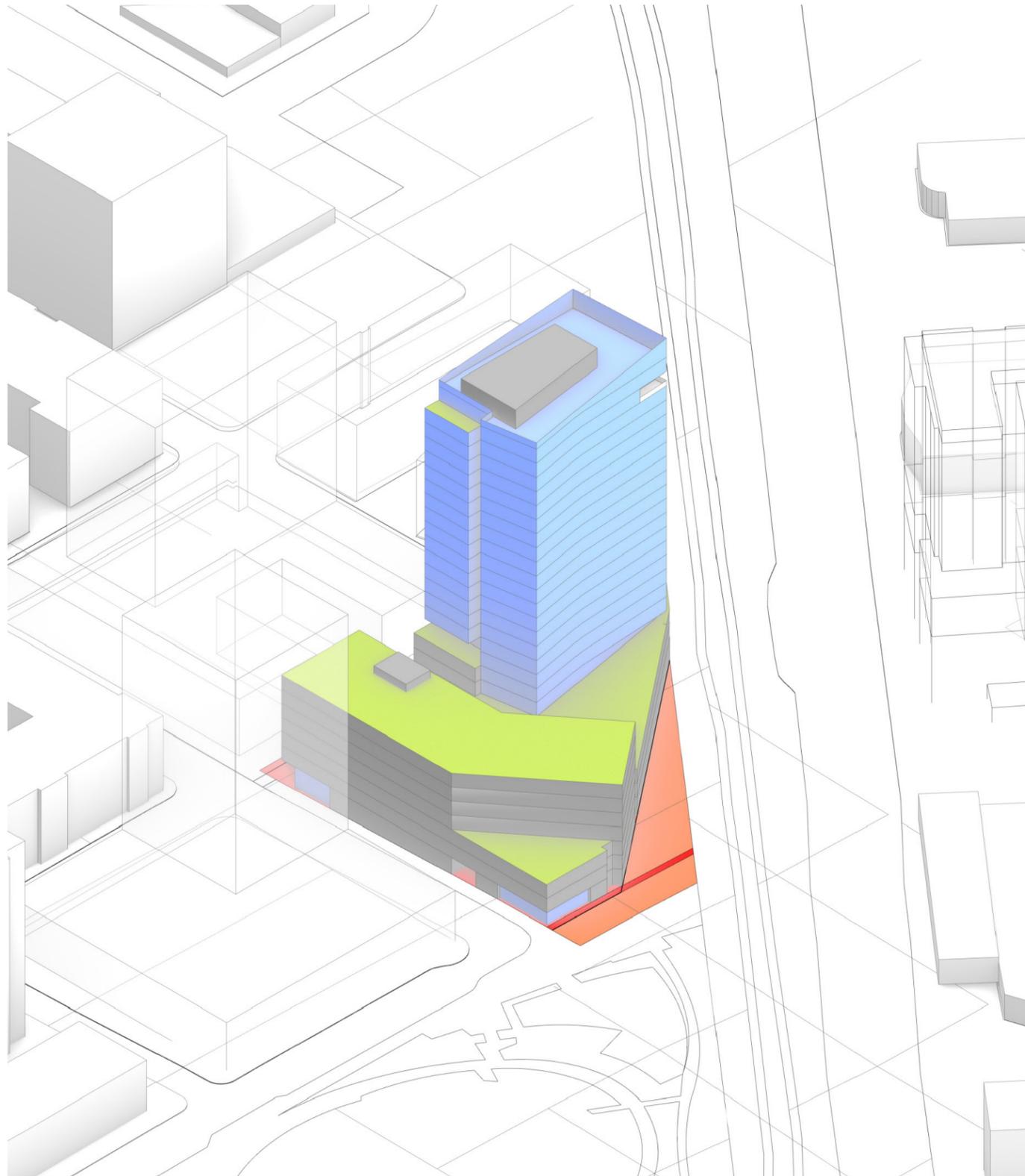


Program the building

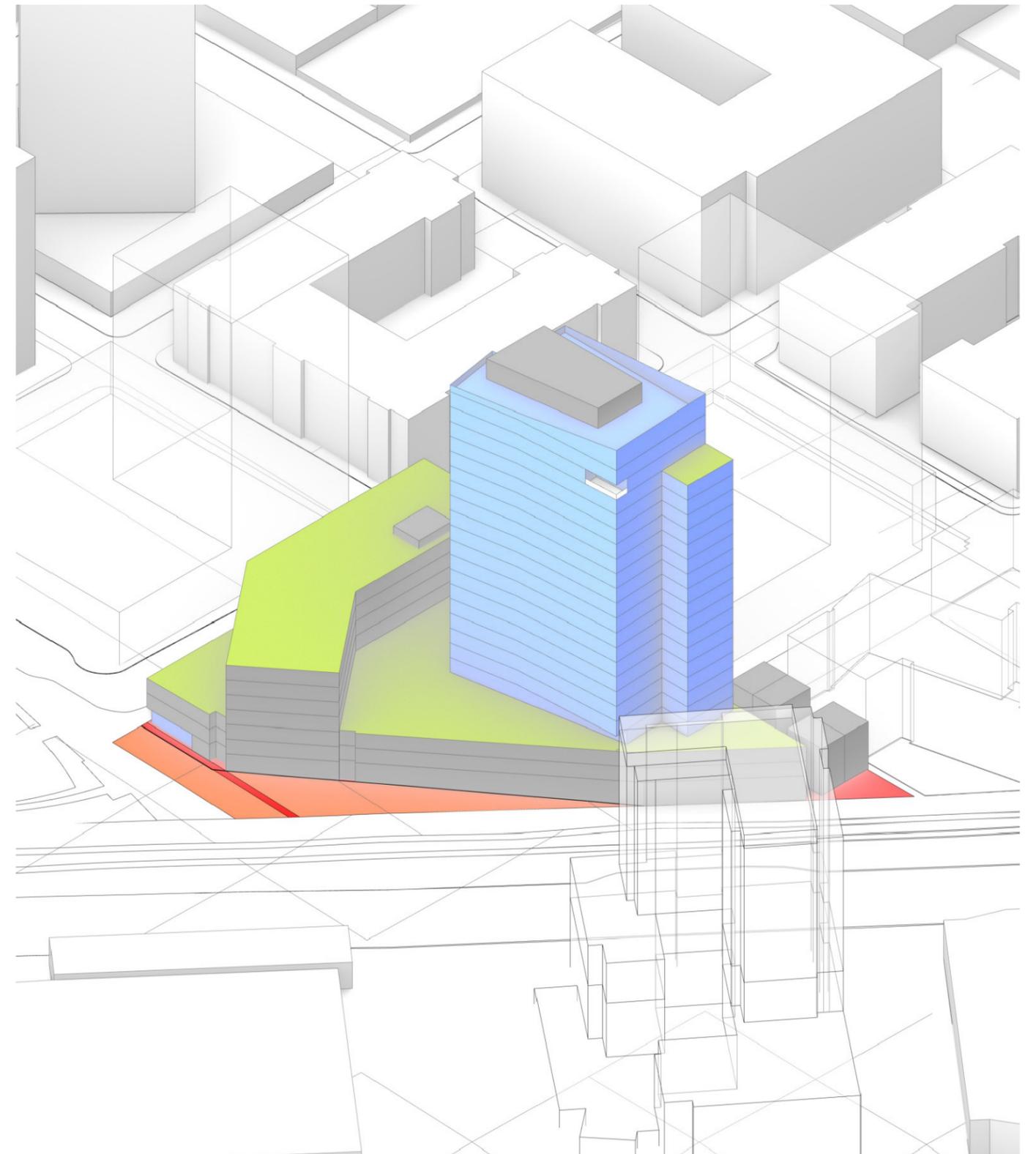


Design Concept

Massing Diagrams



Conceptual View - Looking NW

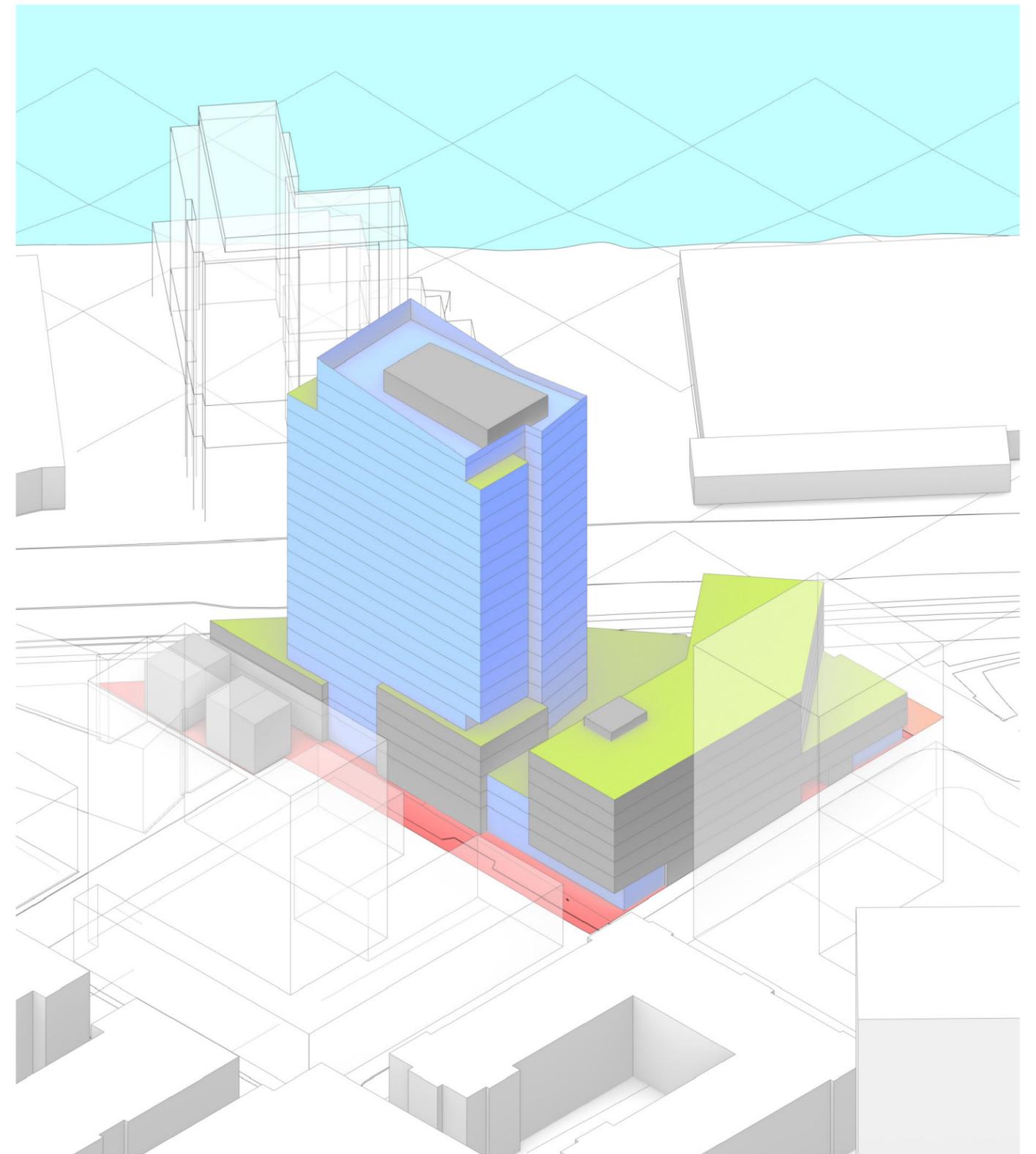


Conceptual View - Looking SW

Massing Diagrams



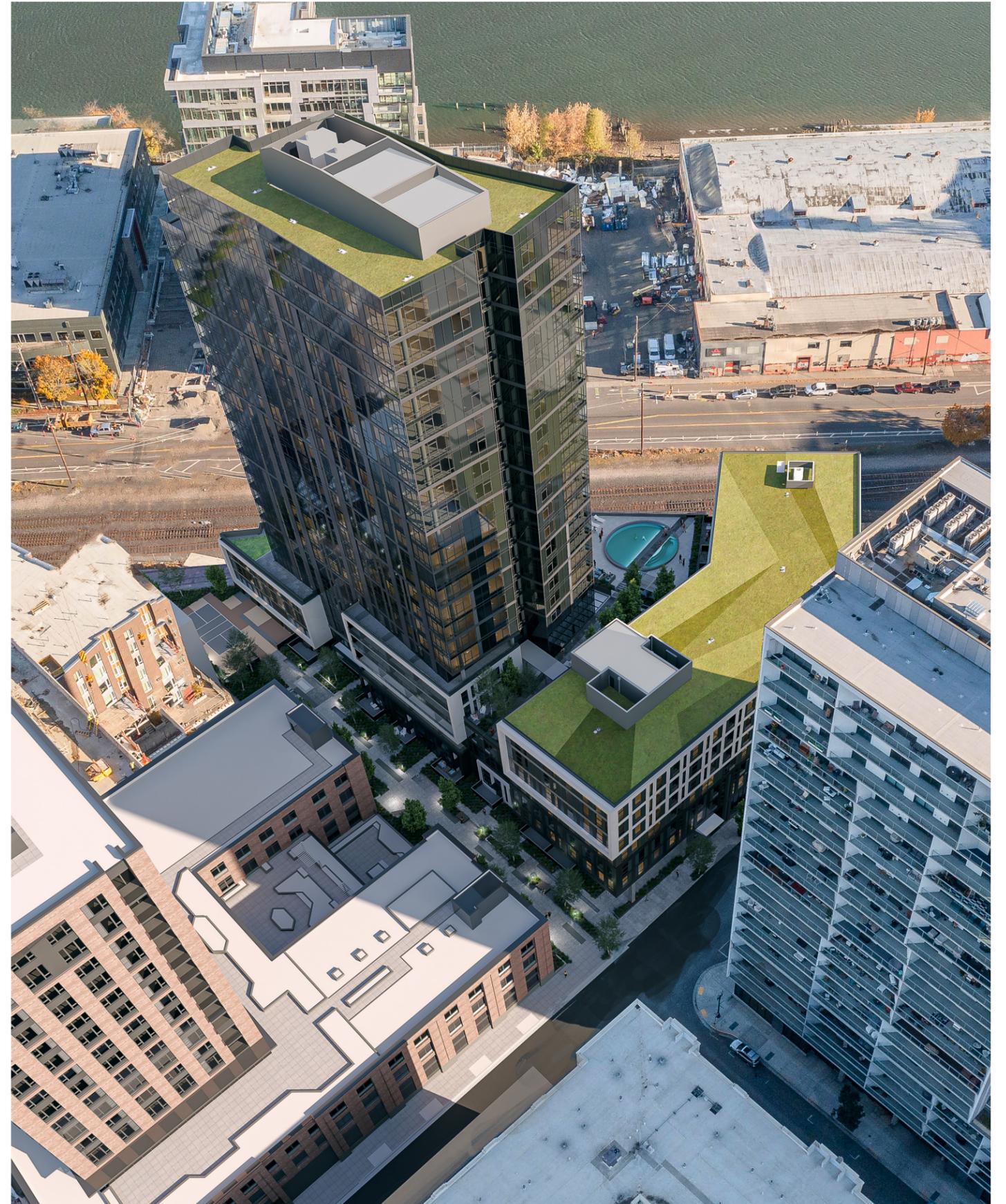
Conceptual View - Looking SE



Conceptual View - Looking NE

PART 05 - MATERIALS AND GLAZING

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- PART 06 / RENDERINGS
- PART 07 / MODIFICATIONS



Materials and Finishes



Fiber Cement Siding - 1: White



Fiber Cement Siding - 2: Charcoal



Fiber Cement Siding - 3: Charcoal



Fiber Cement Siding - 4: Grey



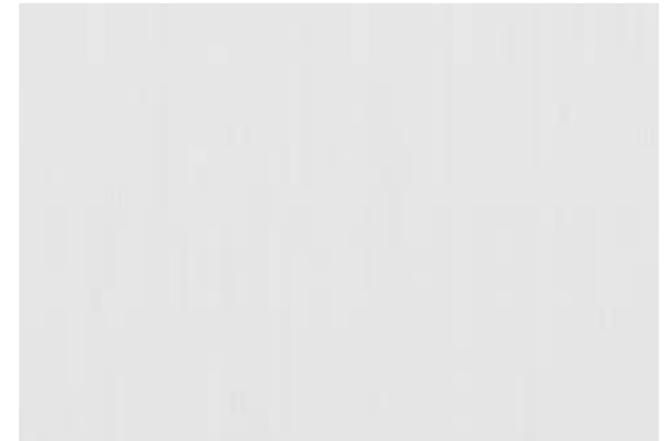
Fiber Cement Siding - 5: Wood Pattern



Metal Panel - 1: Medium Grey



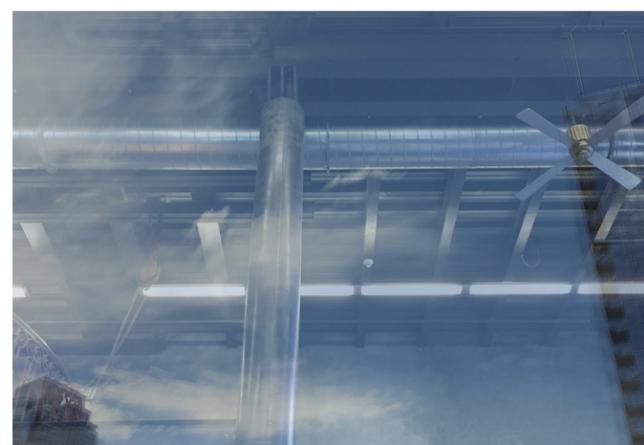
Metal Panel - 2: Pewter



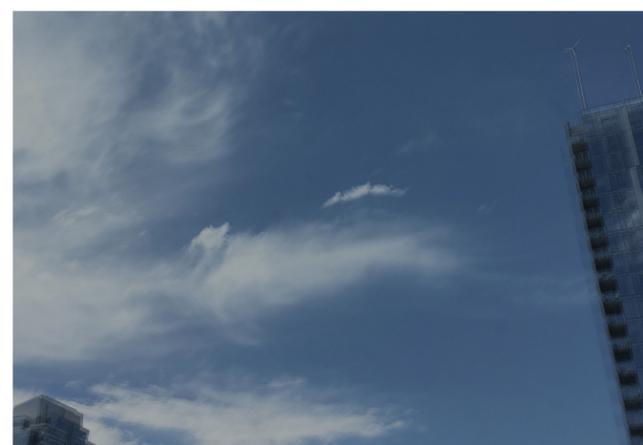
Metal Panel - 3: White



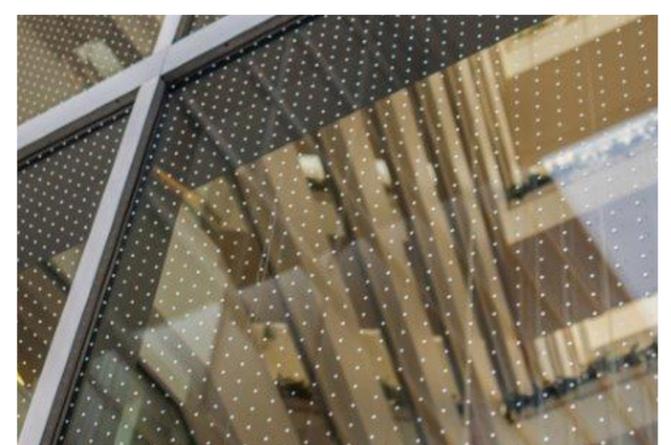
Brick: Harbour Mist



GL - 1: Vision Glazing

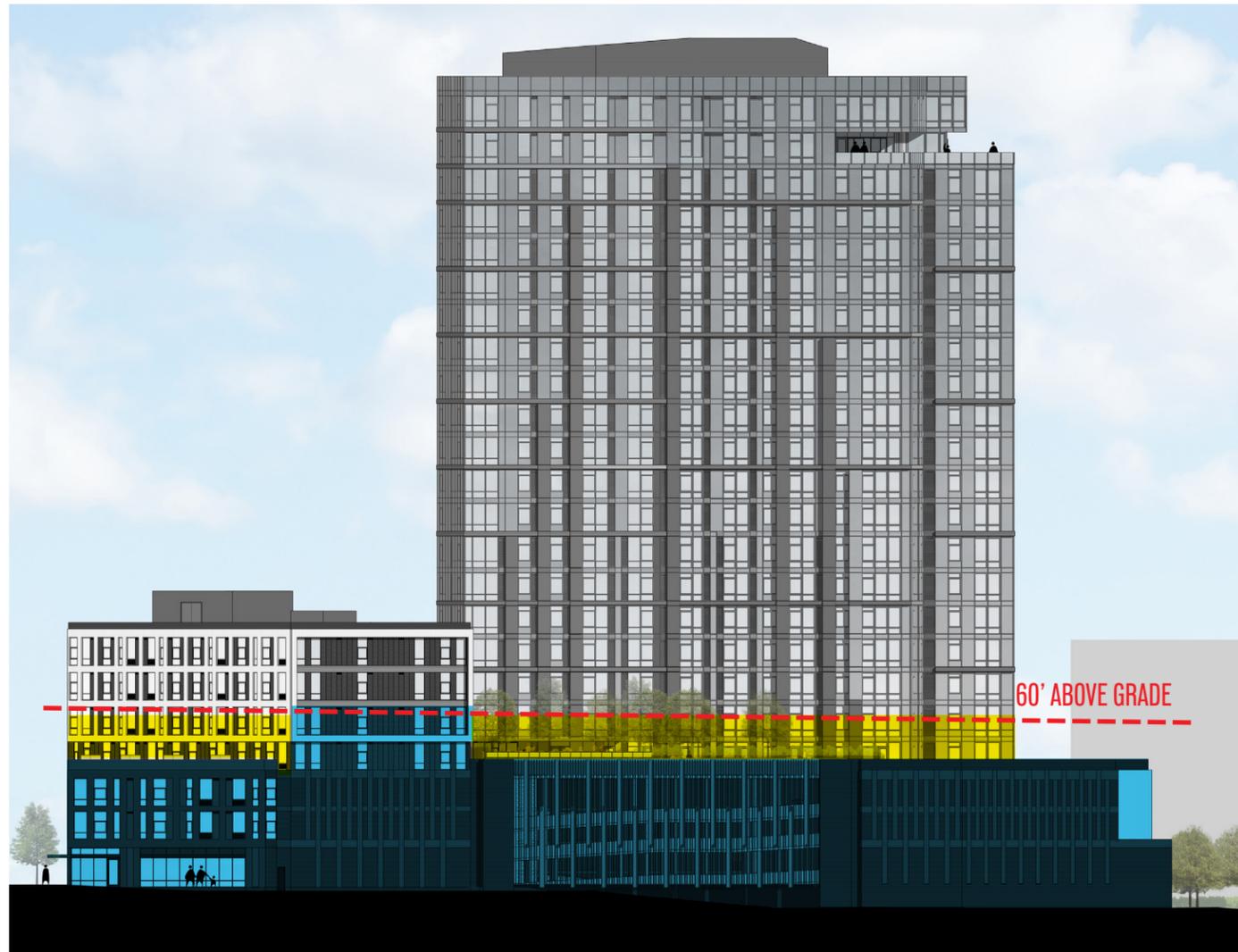


GL - 2: Spandrel Glazing



Bird Friendly Dot Pattern

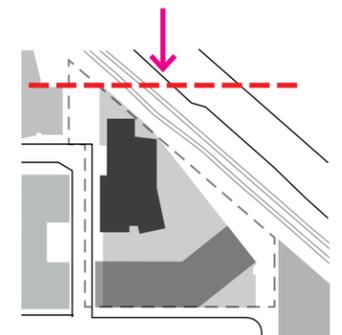
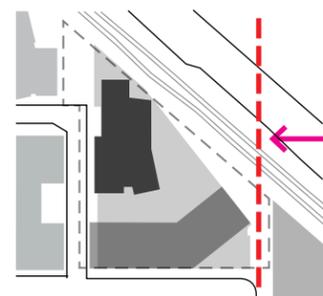
Bird Safe Glazing Diagrams



EAST ELEVATION



NORTH ELEVATION



BIRD-SAFE GLAZING

Bird-safe glazing will be provided at all glazed locations below 60'-0" above grade. Frit pattern will meet the required 2" x 4" max. dot pattern. See product cut-sheet for more information.

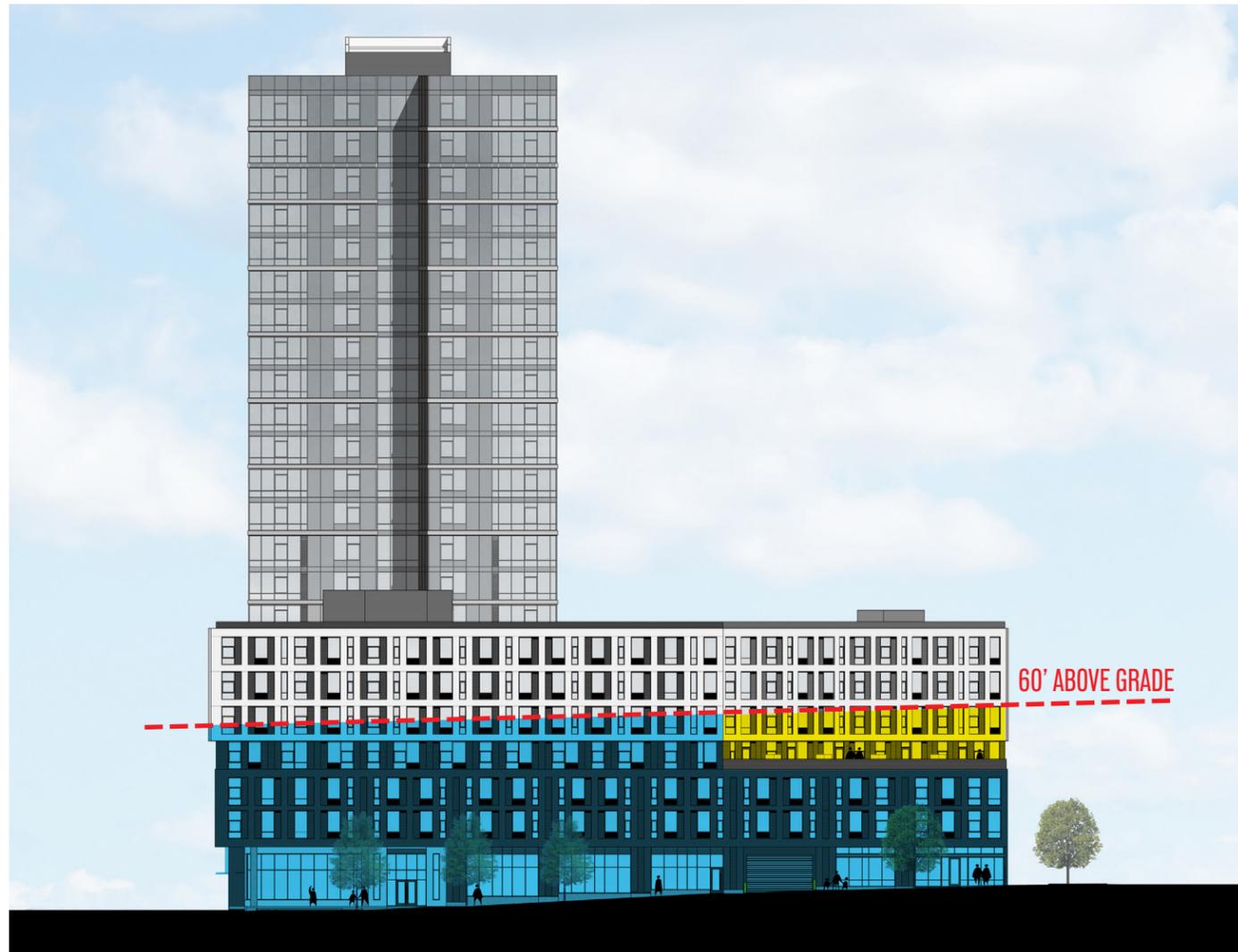
Up to 10% of each facade required to have Bid-Safe glazing is allowed to remain untreated.

LEGEND

■ Required Bird-Safe Glazing

■ Area Beyond - not directly adjacent to grade or ecoroof, no Bird-Safe glazing required

Bird Safe Glazing Diagrams



SOUTH ELEVATION

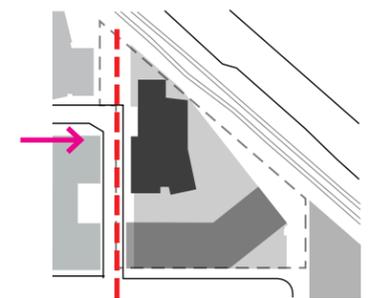
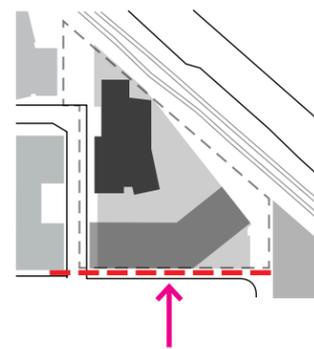


WEST ELEVATION

BIRD-SAFE GLAZING

Bird-safe glazing will be provided at all glazed locations below 60'-0" above grade. Frit pattern will meet the required 2" x 4" max. dot pattern. See product cut-sheet for more information.

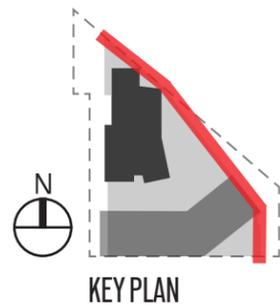
Up to 10% of each facade required to have Bird-Safe glazing is allowed to remain untreated.



LEGEND

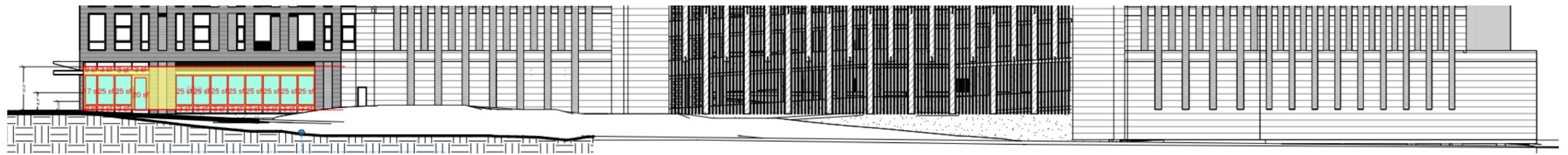
- Required Bird-Safe Glazing
- Area Beyond - not directly adjacent to grade or ecoroof, no Bird-Safe glazing required

Window Area Diagram - Ground Floor

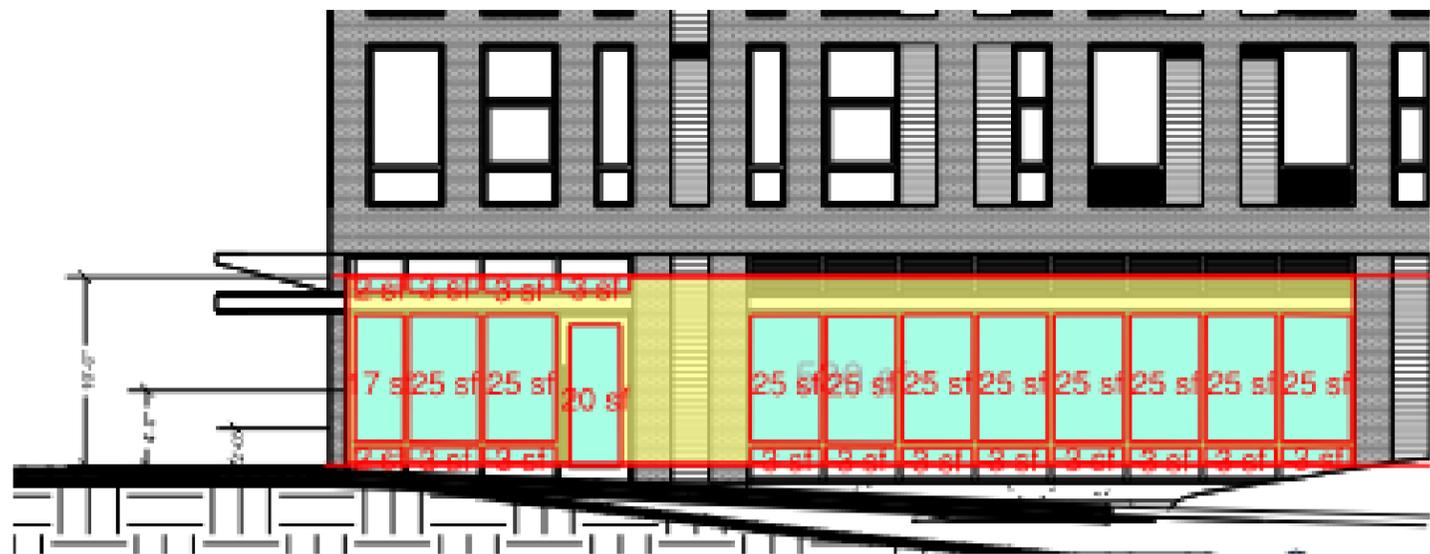


LEGEND

- Glazing Area
- Surface Area



NORTH EAST ELEVATION



NORTH EAST ELEVATION: ENLARGED

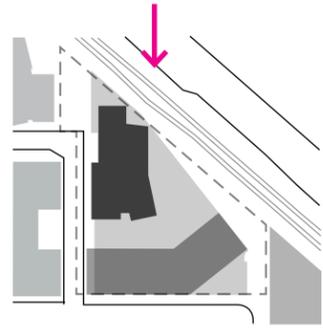
NORTH EAST ELEVATION

Surface Area: 530 sf
 Glazing Area: 320 sf

Glazing % - 60%

* Based on Code need to meet 40%
 North East and East Elevation are shown combined for clarity - shown for information only.
 The facade is greater than 20' from the adjacent street lot line.

North Elevation - Glazing Type Diagram

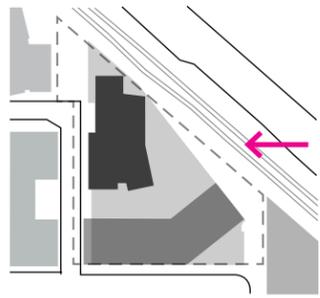


LEGEND

-  Vision Glazing
-  Spandrel Glazing
-  Metal Panel

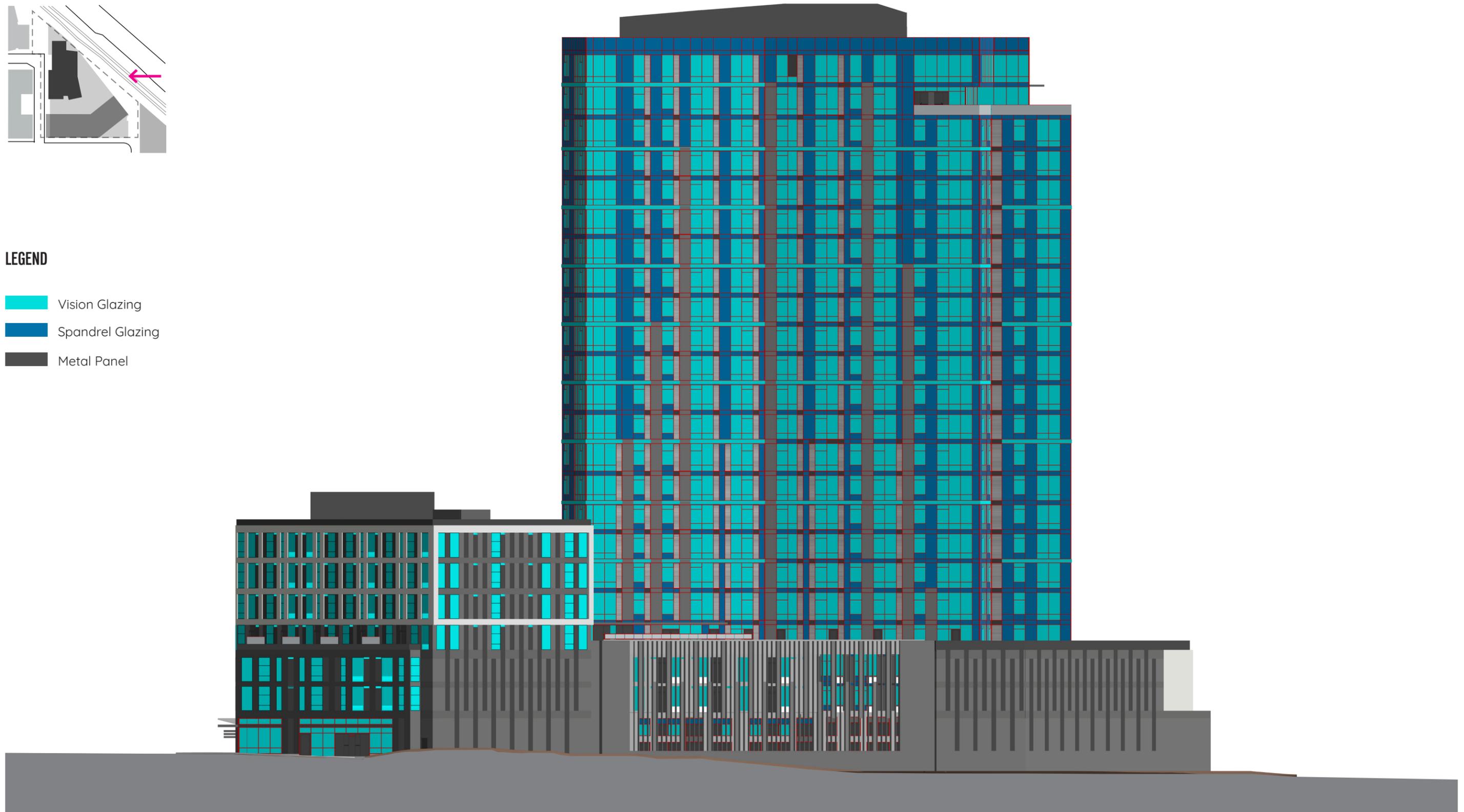


East Elevation - Glazing Type Diagram

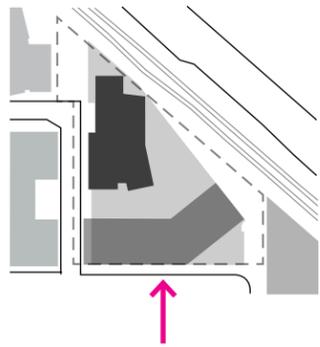


LEGEND

-  Vision Glazing
-  Spandrel Glazing
-  Metal Panel



South Elevation - Glazing Type Diagram

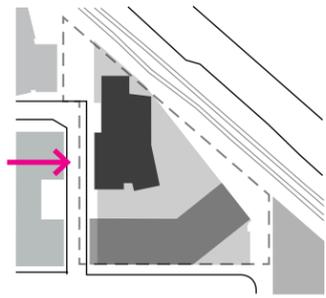


LEGEND

-  Vision Glazing
-  Spandrel Glazing
-  Metal Panel



West Elevation - Glazing Type Diagram



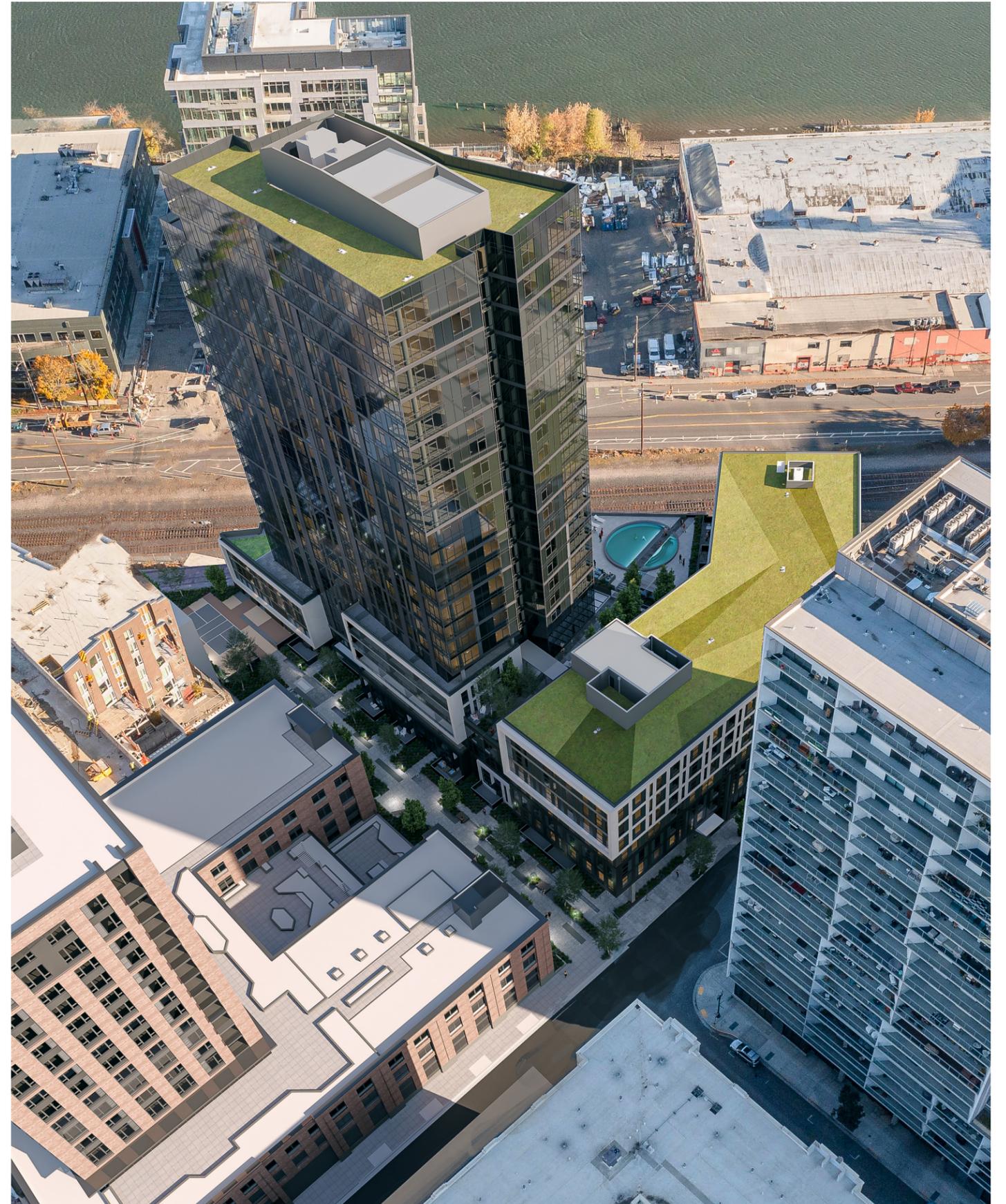
LEGEND

-  Vision Glazing
-  Spandrel Glazing
-  Metal Panel



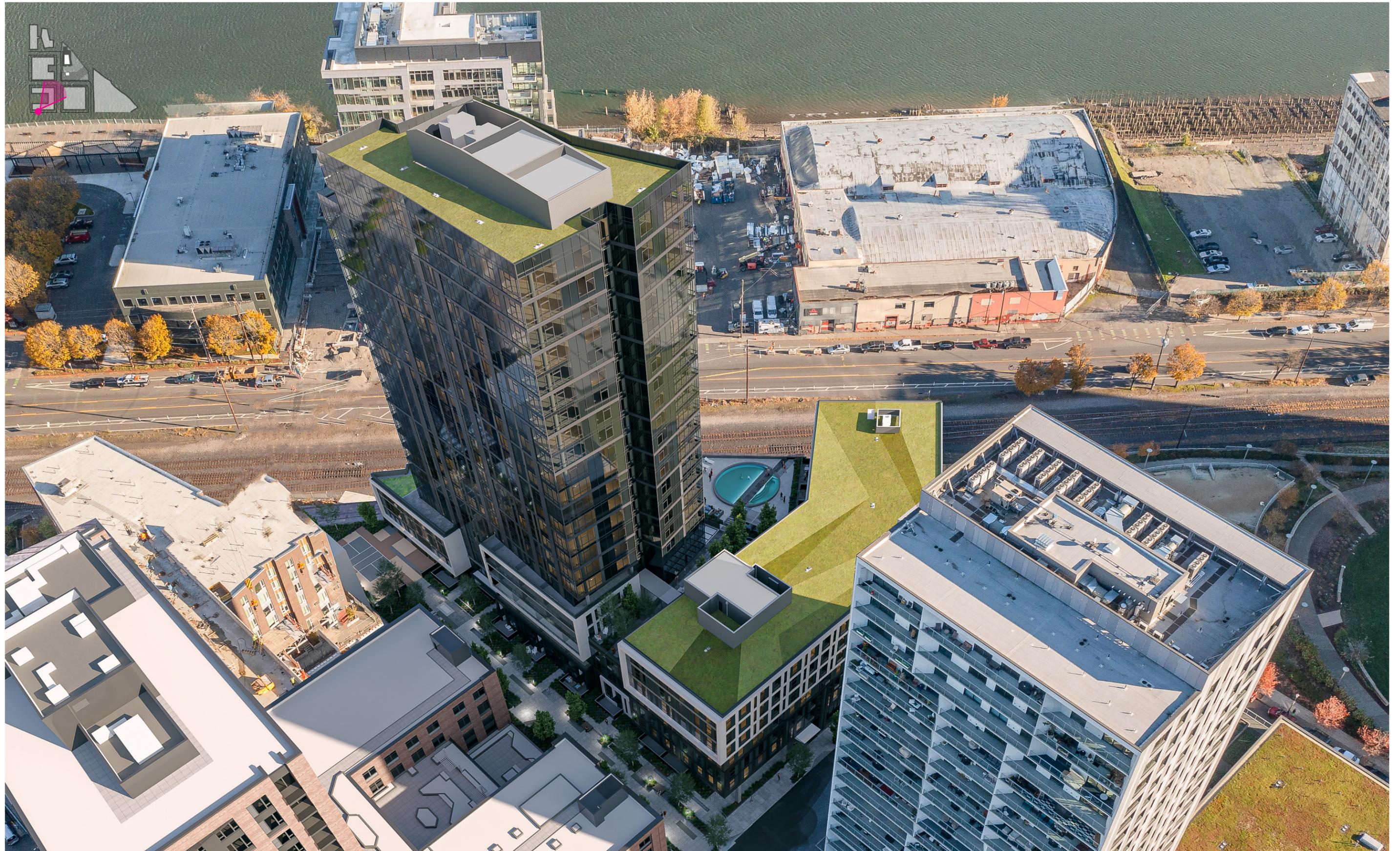
PART 06 - RENDERINGS

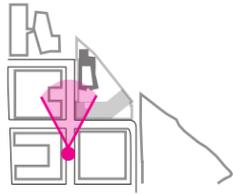
- PART 01 / HISTORY
- PART 02 / ZONING
- PART 03 / DESIGN OBJECTIVES
- PART 04 / DESIGN ANALYSIS
- PART 05 / MATERIALS AND GLAZING
- PART 06 / RENDERINGS**
- PART 07 / MODIFICATIONS

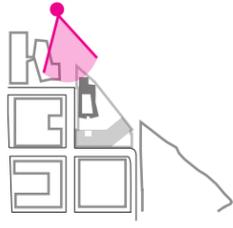






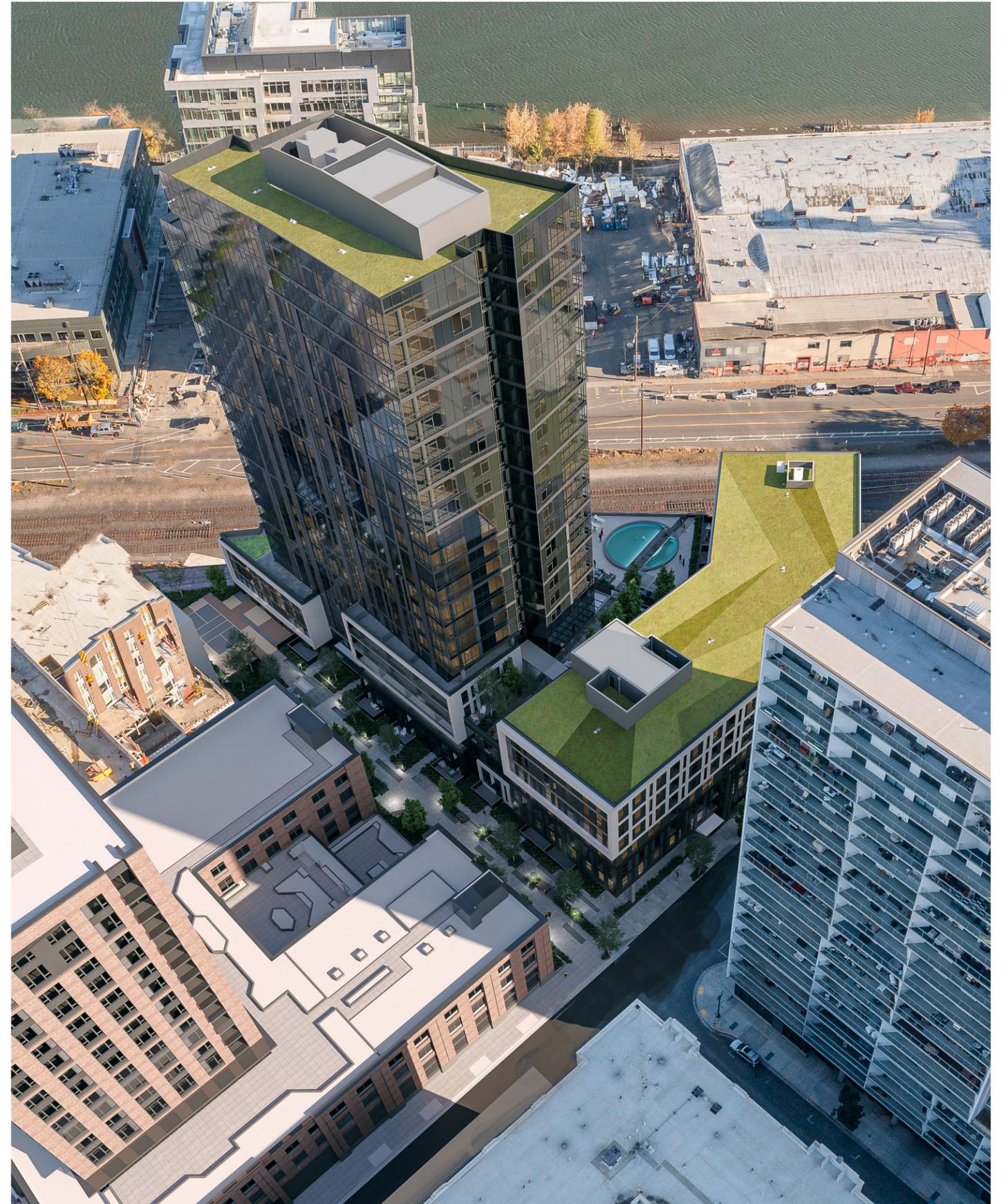


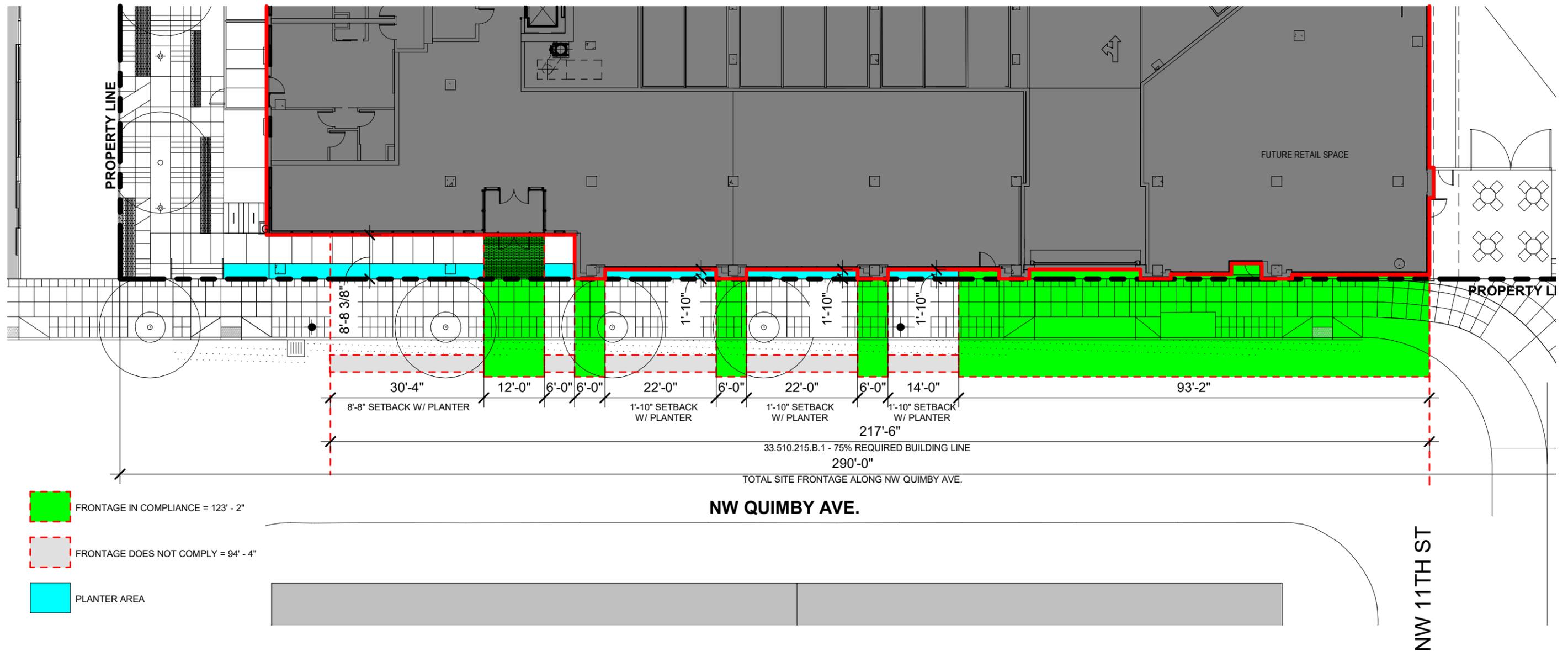




PART 07 - MODIFICATIONS

- PART 01 / HISTORY
- PART 02 / ZONING
- PART 03 / DESIGN OBJECTIVES
- PART 04 / DESIGN ANALYSIS
- PART 05 / MATERIALS AND GLAZING
- PART 06 / RENDERINGS
- PART 07 / MODIFICATIONS**





33.510.215 - Required Building Lines

Standards: The building must extend to the street lot line along at least 75 percent of the lot line.

MODIFICATION SUMMARY:

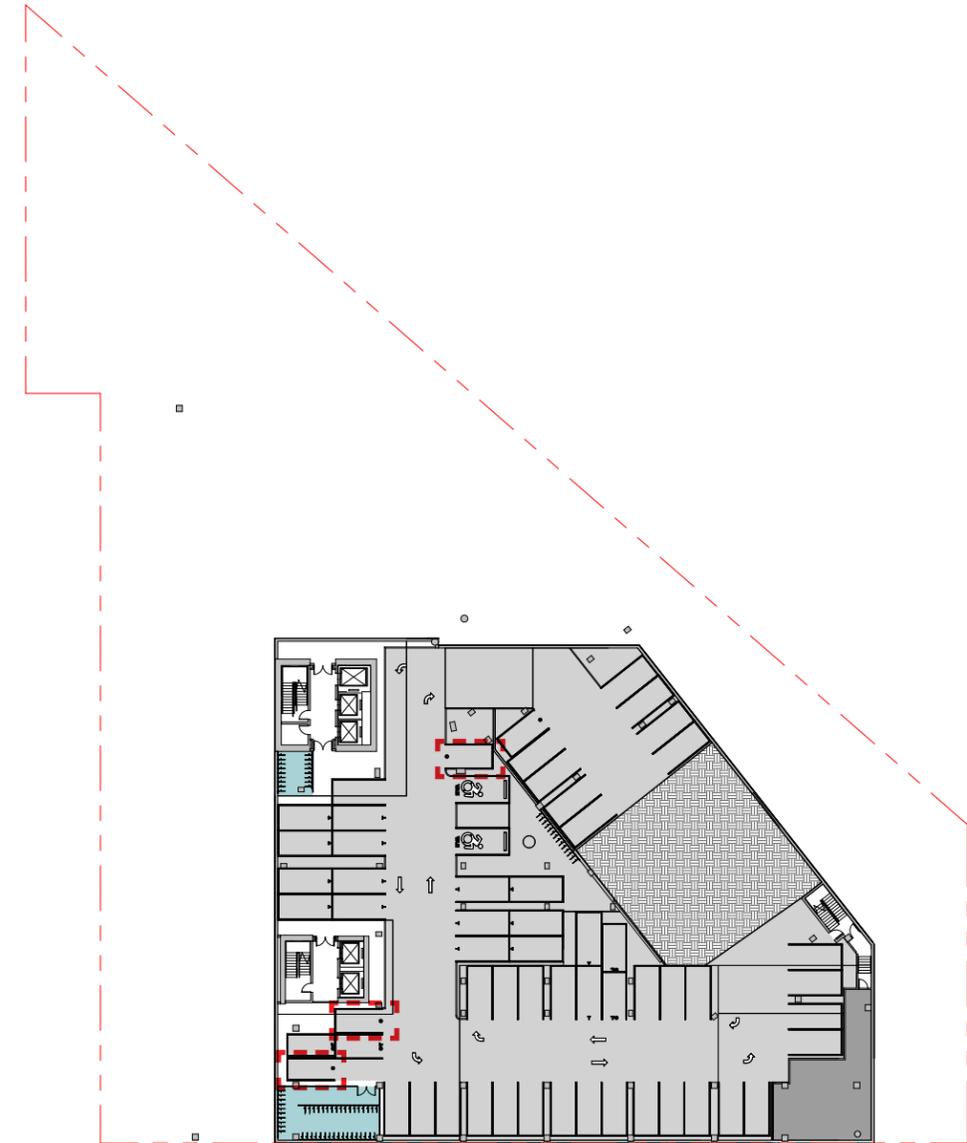
Site Length along NW Quimby: - - - - - 290 Feet
 Required Building Lines (75%): - - - - - 217.5 Feet

Meets requirement (see diagram above): - - - 123'-2"
 Frontage does not comply: - - - - - 94'-4"

MODIFICATION #1: REQUIRED BUILDING LINES



LEVEL 1 FLOOR PLAN



LEVEL P1 FLOOR PLAN

33.266.130.F.2 - PARKING SPACE AND AISLE DIMENSION

Parking spaces and aisles must meet the minimum dimension contained in Table 266-4. (8'-6" width for 90 degrees).

Table 266-4 Minimum Parking Space and Aisle Dimensions [1,2]					
Angle (A)	Width (B)	Curb Length (C)	1 Way Aisle Width (D)	2 Way Aisle Width (D)	Stall Depth (E)
0° (Parallel)	8 ft.	22 ft. 6 in.	12 ft.	20 ft.	8 ft.
30°	8 ft. 6 in.	17 ft.	12 ft.	20 ft.	15 ft.
45°	8 ft. 6 in.	12 ft.	12 ft.	20 ft.	17 ft.
60°	8 ft. 6 in.	9 ft. 9 in.	16 ft.	20 ft.	17 ft. 6 in.
90°	8 ft. 6 in.	8 ft. 6 in.	20 ft.	20 ft.	16 ft.

MODIFICATION SUMMARY:

- 6 stalls in total are currently at 8'-0" in width and 16'-0" in depth:
- 3 stalls on P1
- 3 stalls on Level 1



MODIFICATION #2: PARKING SPACE AND AISLE DIMENSIONS