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PROJECT TEAM

Owner

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Civil Engineer

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5200 SW Macadam Ave, Suite 580
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PROJECT INFORMATION

Unit	# of Units	% of Total	Total Net SF	Average SF	Spaces /Unit	Total Parking
Flex (Live or Work)	5		4,705	941	1	5
Subtotal - Flex	5	3%	4,705			5
Garden 1 Bedroom	4		2,804	701	1	4
Subtotal - Garden	4	3%	2,804			4
1 Bedroom	15		11,591	773	1	15
1 Bedroom + Den	50		46,340	927	1	50
Subtotal - 1 Bedroom	65	41%	57,931			65
Subtotal	74	47%	65,440	884		
2 Bedroom	18		23,689	1,316	1	18
2 Bedroom + Den	56		86,650	1,547	1	56
Subtotal - 2 Bedroom	74	47%	110,339			74
Penthouse	9		18,639	2,071	2	18
Subtotal - Penthouse	9	6%	18,639			18
Unit Totals	157		194,418			161
Type A units (accessible)	4	2.55%	2% min req'd			
Retail	6		10,556	1,759		
Net Sellable			204,974	57.77%		
Lobby			1,705			
Community Gathering Room			1,088			
Exercise			908			
Guest Suites	3		1,338	446		
Storage			5,154			
Storage Units			147			
Utility			8,952			
Trash/Service			2,333			
Bike Storage			2,369			
Subtotal - Common			23,994			
Total Net SF			228,968			
Total Gross SF exluding parking and mech levels			293,051			
Ratio Net/Gross			78.13%			

Parking		Total SF	SF/Car	Required	Provided
Parking				161	
Standard spaces				165	
ADA spaces				6	
Subtotal - Parking		58,228	341	171	
Mortorcycle Parking					8
Required Long-term bike parking	Residential	1.50			236
Required Long-term bike parking	Retail	(to be provided by Retail tenant)			2
Provided Long-term bike parking		2,369			236
Required Short-term bike parking	Residential	0.05			8
Required Short-term bike parking	Retail				2

	#	Per Floor	Gross SF	FAR/Decks	FAR SF
Basement	1	3,231	3,231	0	0
Floor 1	1	37,024	37,024	1,194	38,218
Mezzanine	1	7,744	7,744	0	7,744
Floor 2	1	39,689	39,689	116	39,805
Floor 3	1	39,238	39,238	189	39,427
Floor 4	1	24,072	24,072	280	24,352
Floors 5-13	9	8,453	76,077	383	79,524
Floors 14-25	12	8,324	99,888	400	104,688
Floors 26-27	2	8,154	16,308	772	17,852
Floor 28	1	8,008	8,008	0	8,008
Lower Mech	1	2,806	2,806	0	2,806
Upper Mech	1	707	707	0	707
Total			354,792		363,131

HEIGHT SUMMARY	
Allowable height	100' at east half of block and 225' at west half limited only by FAR if floors 12,500 sf or less and 120' max façade length
Actual height	323' TO Parapet, 348'-8" TO Mech. Screen

FAR Summary	
Site Area	40,000 gsf
Base FAR (4:1)	4.00 160,000 gsf
Housing Bonus (2:1)	2.00 80,000 gsf
Eco-roof Bonus - 1 sf/ sf built	0.33 13,283 gsf
Transfer from Kearney Plaza	143,000 gsf
FAR Total	396,283 gsf
Max. Allowable FAR (9:1)	360,000 gsf
Design FAR - Building	363,131 gsf
Excess FAR	33,152 gsf

OVERALL SITE	SITE AREA	BASE FAR	MAX. TRANSFER/ BONUS	TOTAL AREA AVAILABLE	DESIGN SCHEDULE
Block 15 (4:1)	40,000	160,000	200,000	360,000	2013
Block 17 (4:1)	40,000	160,000	200,000	360,000	2013
Block 20 (4:1)	40,000	160,000	200,000	360,000	2015
Pettygrove	12,000	48,000	60,000	108,000	2015
Block 19 (2:1)	45,449	90,898	136,347	227,245	completed Jan. 2009
Blocks 23-29 (4:1)	265,654	1,062,616	1,328,270	2,390,886	2009
Total	443,103	1,681,514	2,124,617	3,806,131	
Block 19 Building				325,608	completed Jan. 2009
Earned bonus		162,804	162,804		
Block 15 Building				363,131	
Earned bonus		181,566	181,566		
Remaining Area		1,337,145	1,780,248	3,443,000	

	April					May					June				July						
	1	8	15	22	29	6	13	20	27	3	10	17	24	1	8	15	22	29			
Document Schedule						Revit Structural 5/3	50% DD Backgrounds 5/10				Revit Structural 6/7	100% DD Backgrounds 6/14									
	SD	DESIGN DEVELOPMENT (12 weeks)																			
Design Team		100% SD SET						Index 5/22 Consultant pdfs 5/24 (noon deadlines)	50% DD SET				Index 6/25 Consultant pdfs 6/27 (noon deadlines)	100% DD SET							
OAC Meeting Topics		<i>April 11</i> OAC MEETING AGENDA - Unit mix at podium - Tower 6 units per floor vs. 5 - Parking counts	<i>April 18</i> OAC MEETING AGENDA - Design approach for units - Unit type review - Initial kitchen and bath planning	<i>April 25</i> OAC MEETING AGENDA (Tiffany and John on vacation) - Unit type review - Landscape revisions	<i>May 2</i> OAC MEETING AGENDA - Cost estimate review - Exterior materials update - Exterior lighting	<i>May 8</i> OAC MEETING AGENDA (Clat in town) - Cost reductions list - Exterior materials update - Exterior lighting - Landscape update	<i>May 16</i> OAC MEETING AGENDA - Cost reductions list - Initial unit finishes	<i>May 23</i> OAC MEETING AGENDA - Bldg Mech Systems overview - Unit fan coil locations - Unit ductwork routing	<i>May 30</i> OAC MEETING AGENDA - Unit ceiling plans - Unit lighting	<i>June 6</i> OAC MEETING AGENDA - Exterior systems review - Exterior elevations and finishes - Landscape update	<i>June 13</i> OAC MEETING AGENDA - Finalize unit plans - Cost reductions list	<i>June 20</i> OAC MEETING AGENDA - Finalize unit plans - Cost reductions list - Unit and public space finishes	<i>June 27</i> OAC MEETING AGENDA - Design review preview - Hoyt review process								
					Andersen	Andersen	Andersen				Andersen										
Hoyt		REVIEW AND COMMENT				COST REDUCTIONS LIST				REVIEW AND COMMENT			COST REDUCTIONS LIST								
Contractor		COST ESTIMATE							COST CHECK												
City or Neighborhood	DESIGN ADVICE HEARING 4/4	PBOT Northrup appeal APPROVED 4/10	SUBMIT PRELIM. DESIGN REVIEW SET		F.S. PLANS REVIEW 5/3	DEEMED COMPLETE 5/3		SUBSTANTIVE DRAFT 5/13		INTERNAL NOTICE 5/27	PDNA	PDOT	SITE POSTING 6/11		PUBLIC NOTICE (10 SETS) 6/21		STAFF REPORT 7/1		DESIGN REVIEW HEARING 7/11	POSSIBLE SECOND HEARING 7/18	
		DESIGN REVIEW STAFF REVIEW (10 WEEKS)																			
																			2 WEEK APPEAL PERIOD		

SITE CONTEXT

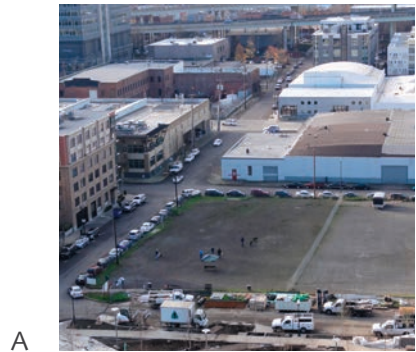




HOYT. BLOCK 15 - DRAFT

boora

- - - - Undeveloped land parcels owned by HOYT.
- - - - Land donated to parks by HOYT.



A



D



G



B



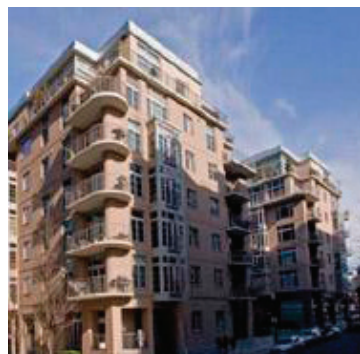
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H



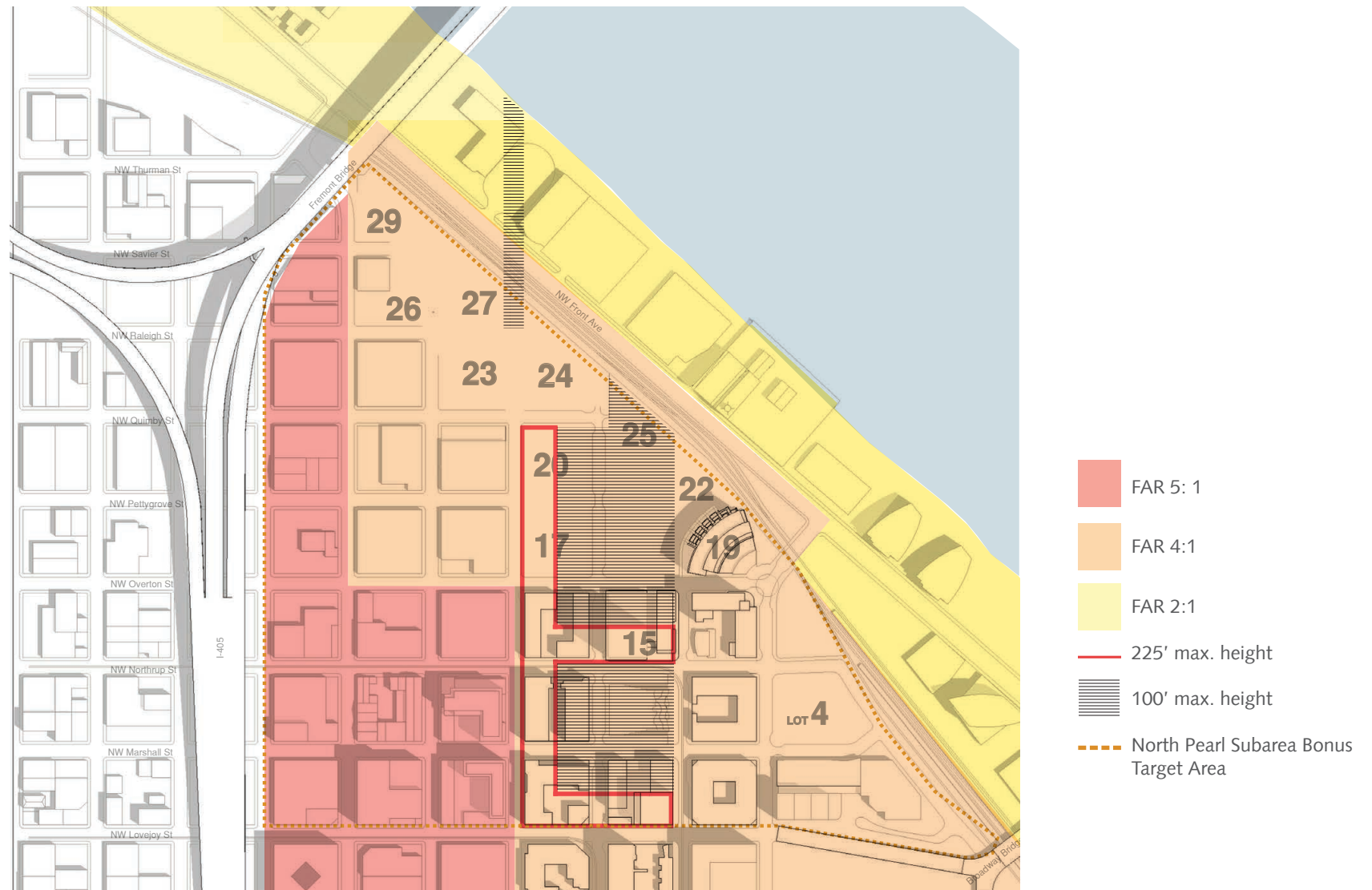
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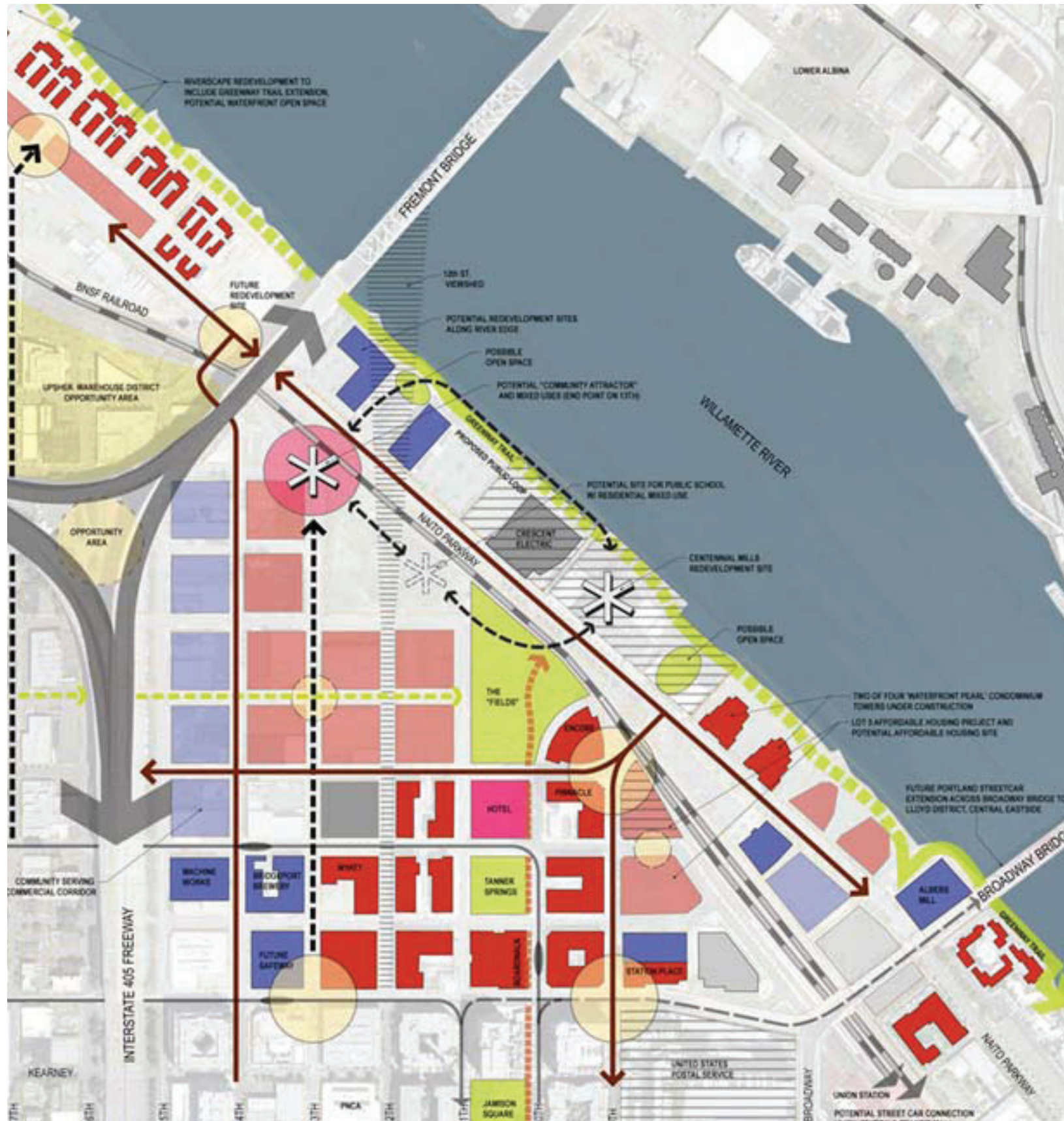
F

LEGEND

- A Future Apartment Building
- B The Fields Park
- C The Encore
- D The Sitka
- E The Pinnacle
- F Bridgeport
- G Tanner Springs Park
- H Lexis on the Park



The base zone for the northern portion of the Pearl District is EX(d), which allows a wide variety of residential, employment and commercial uses, subject to design review. This area lies within the Central City Plan District. This diagram shows the FAR and height limits on land parcels in this precinct. Within the North Pearl Subarea, the residential bonus is 2:1. Maximum FAR via bonuses or transfers is 9:1. In support of the goals of the North Pearl Plan, there is no maximum height in the North Pearl Subarea provided the floors above 100' do not exceed 12,500 sf and the length of any facade above 100' does not exceed 120' (150' by modification through design review).

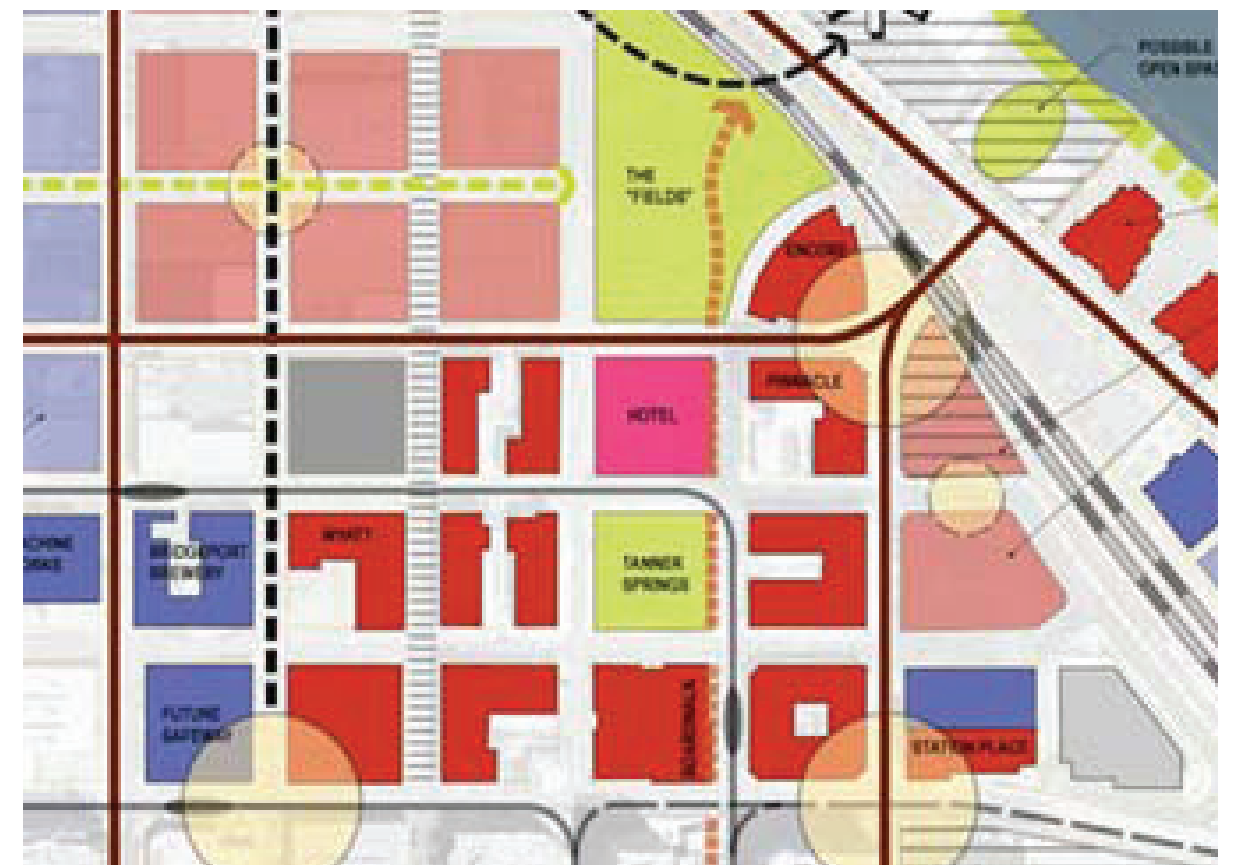


HOYT. BLOCK 15 - DRAFT

boora

In December 2008, the city enacted the North Pearl District Plan. The plan was developed over an 18 month process that included extensive public outreach and engaged a diverse group of stakeholders to develop a vision for the north end of the Pearl District. The North Pearl Subarea Height Opportunity Area was created to encourage development of taller buildings resolving in a dynamic and varied skyline.

Block 15 is the realization of the North Pearl vision.



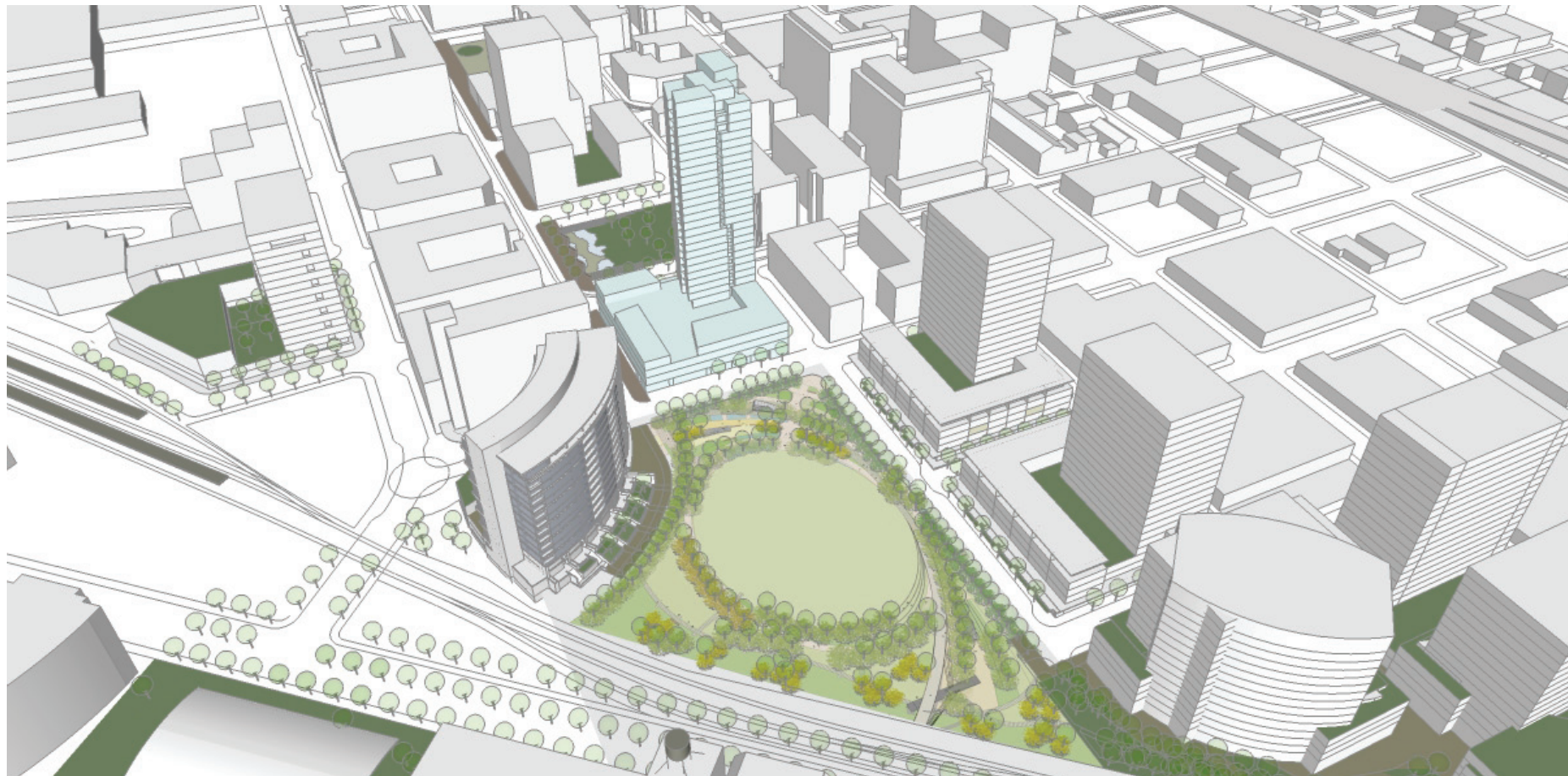


HOYT. BLOCK 15 - DRAFT

boora

Sites at the edge of the Pearl District Grid create unique architectural opportunities. These sites have unusual shapes, amazing views to and from the river and may be more suitable to sculptural and iconic buildings.

Sites within the fabric and orthogonal grid of the district create different opportunities and responsibilities. These sites suggest buildings that reinforce Portland's 200' block, define the streets that surround them and often play the important role of creating and extending the fabric of the district. Block 15 is such a site and building. Creating strong street edges, maintaining the 200' street grid even though the site is a super-block, and creating strong appropriate architecture.

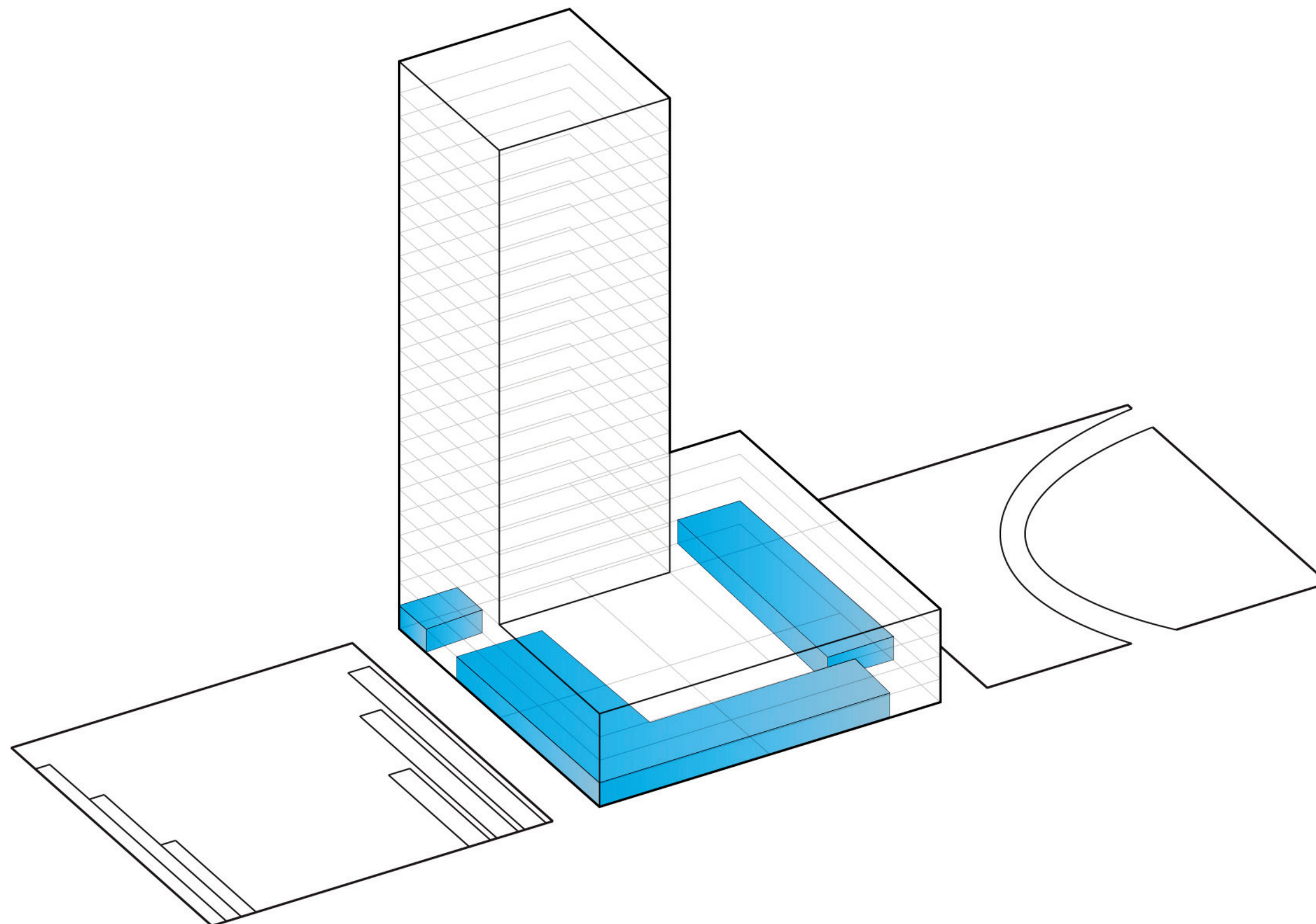


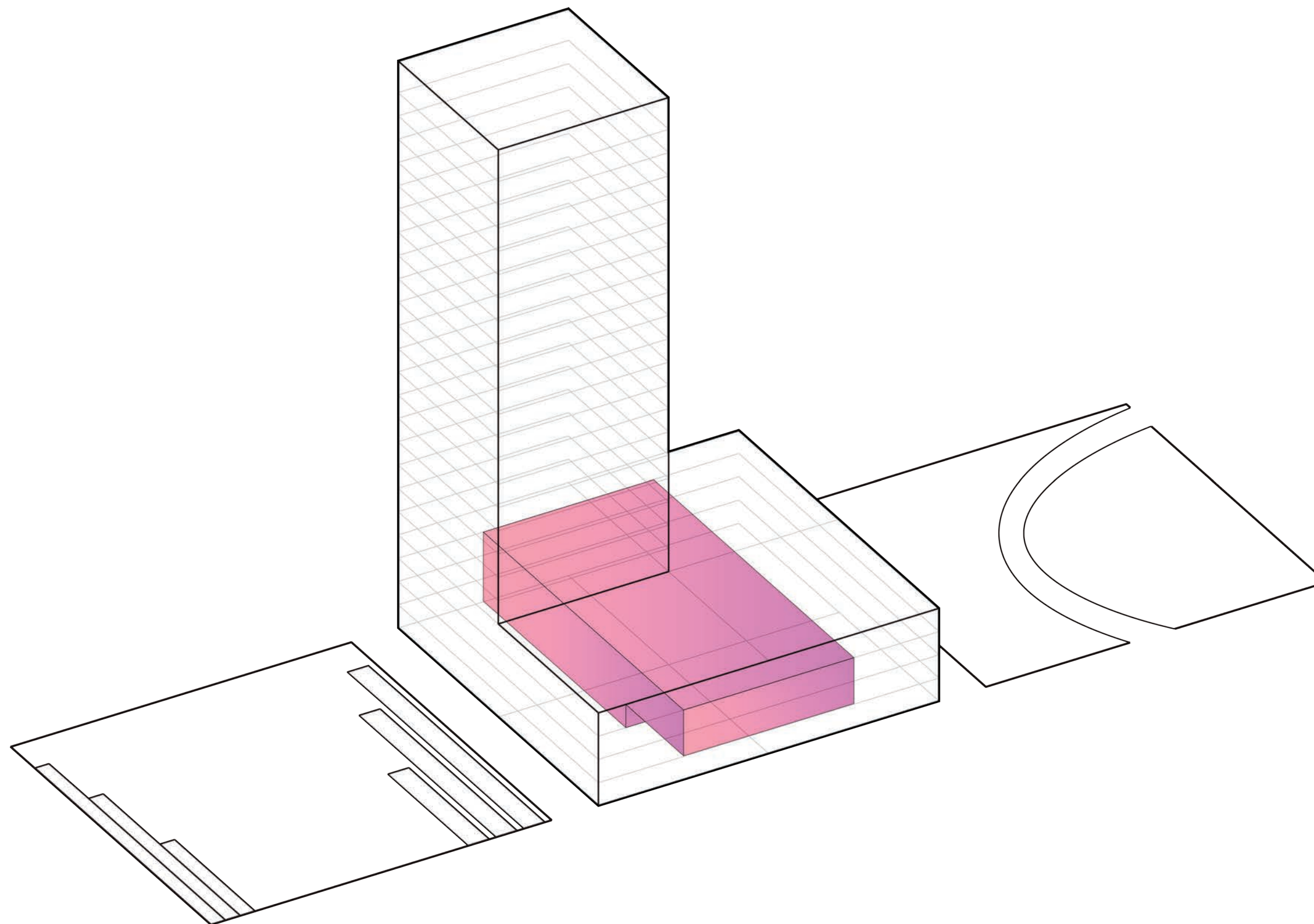
Potential Future Context - View from North

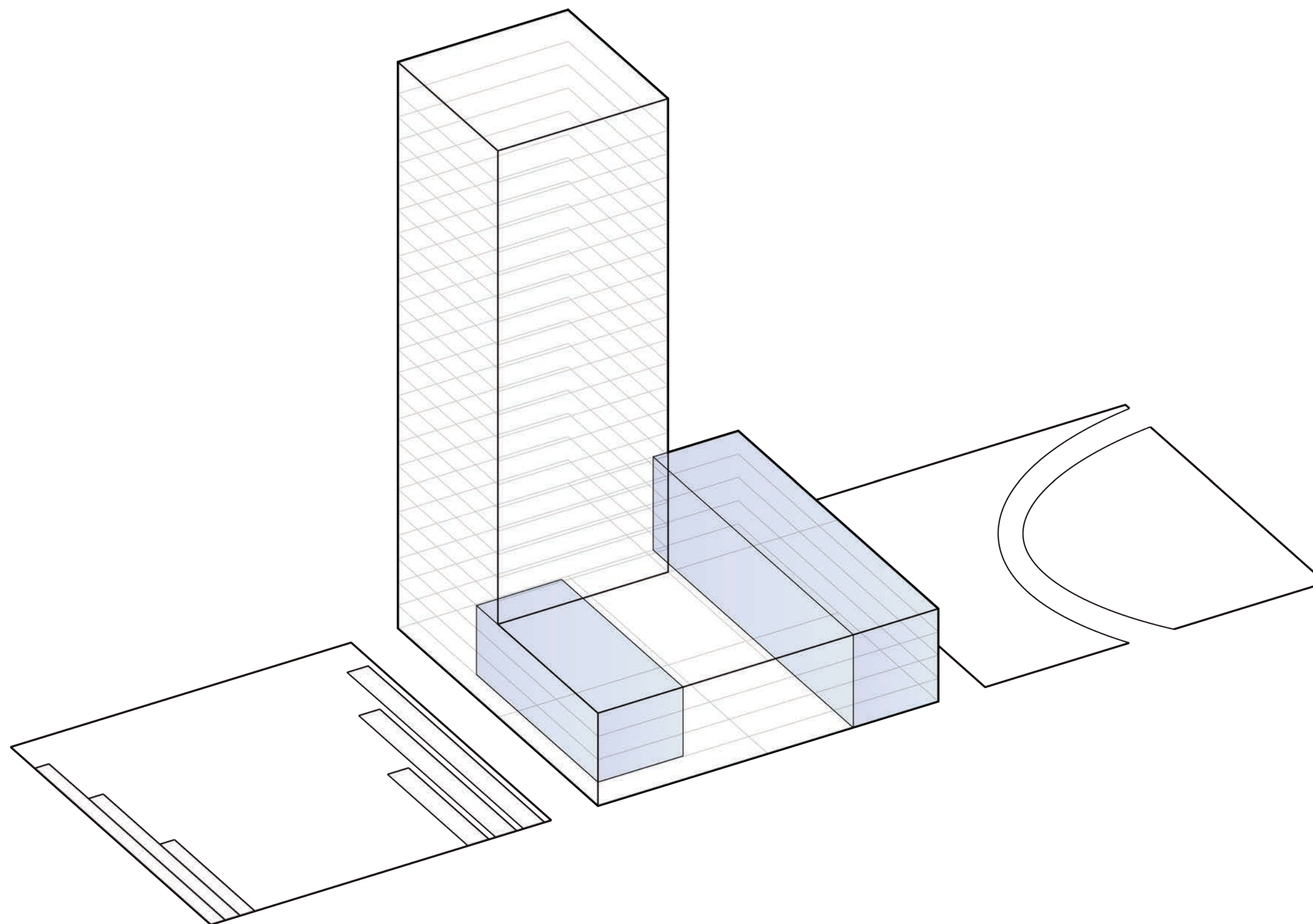


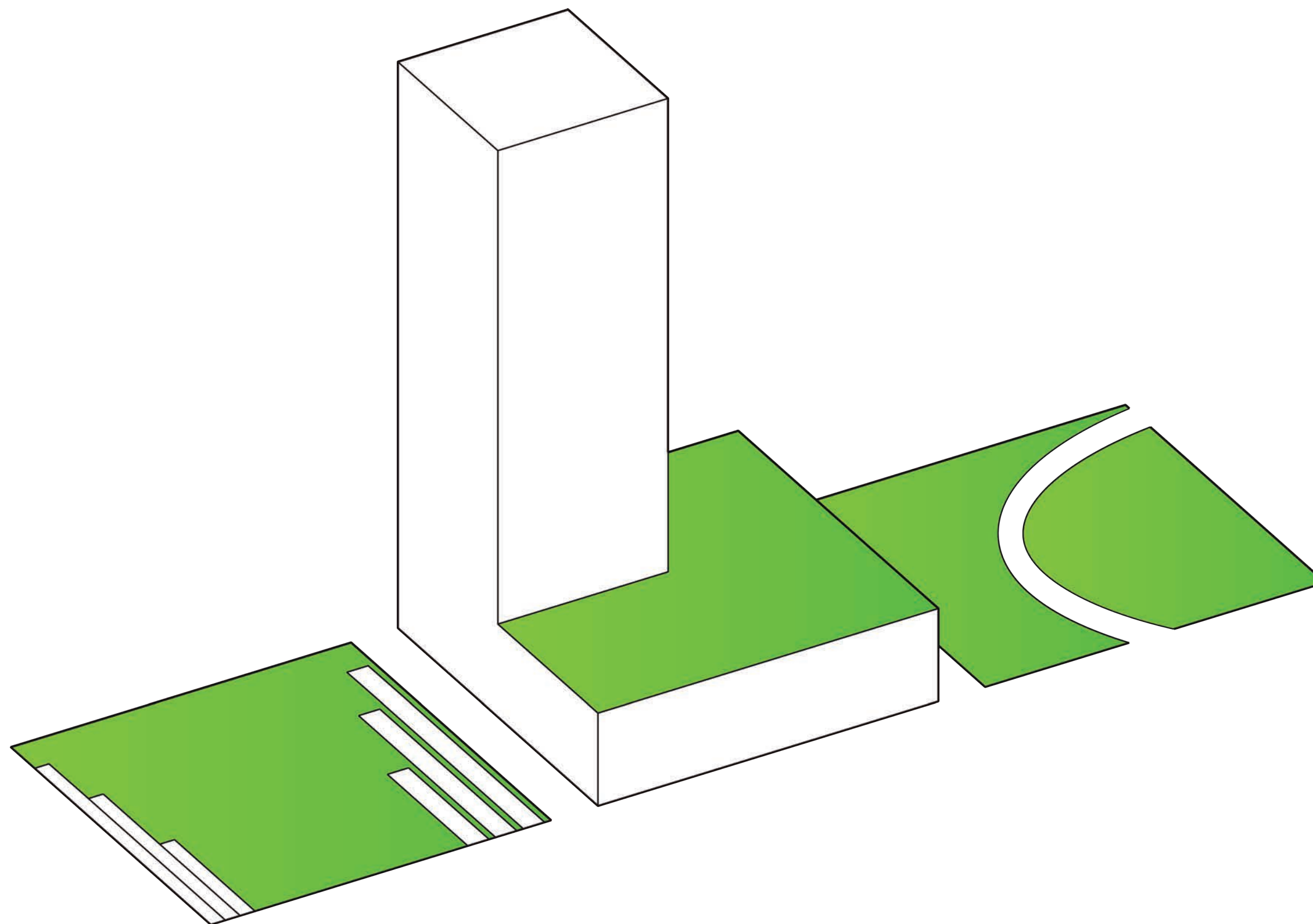
Potential Future Context - View from South

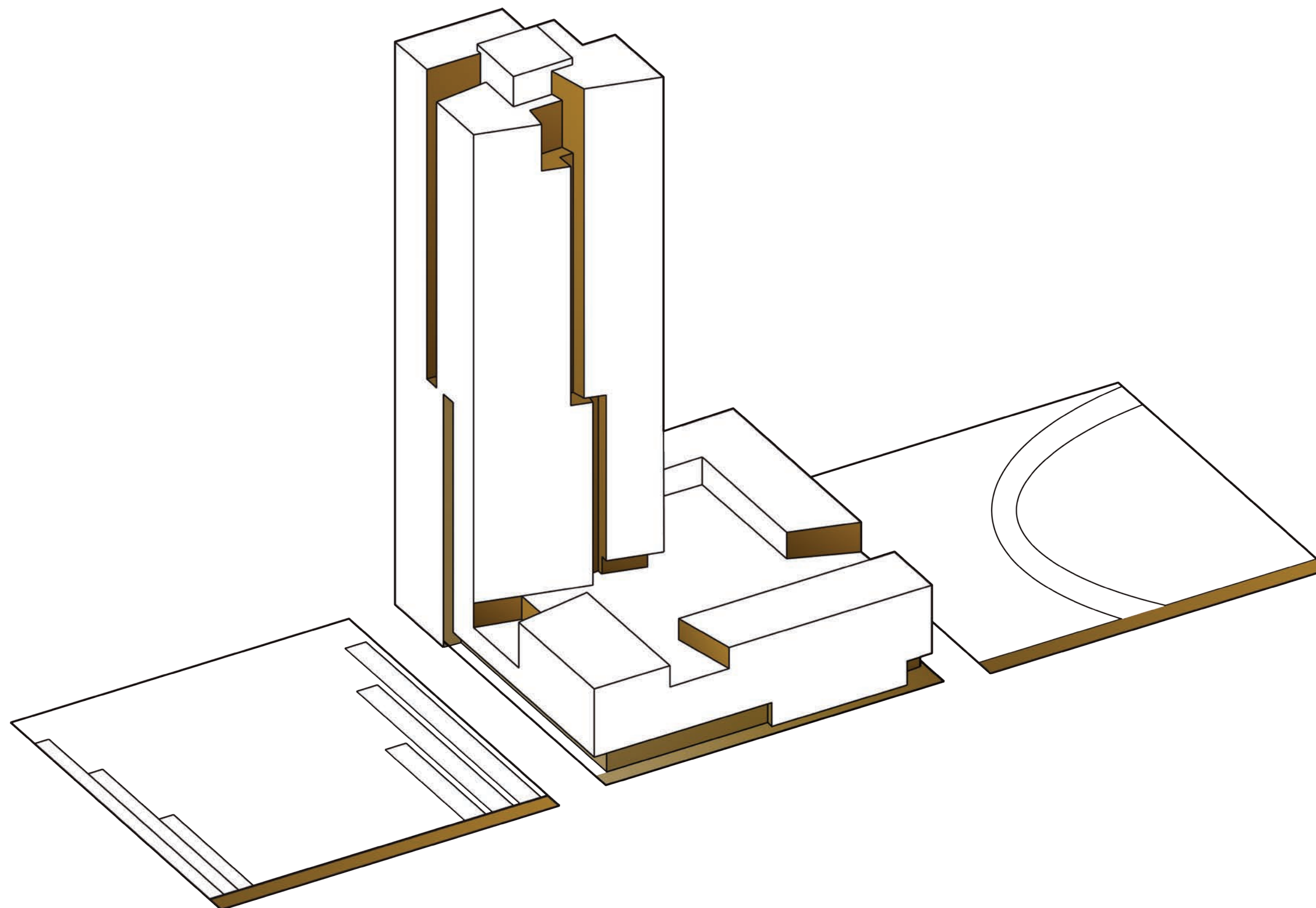
THE SITE

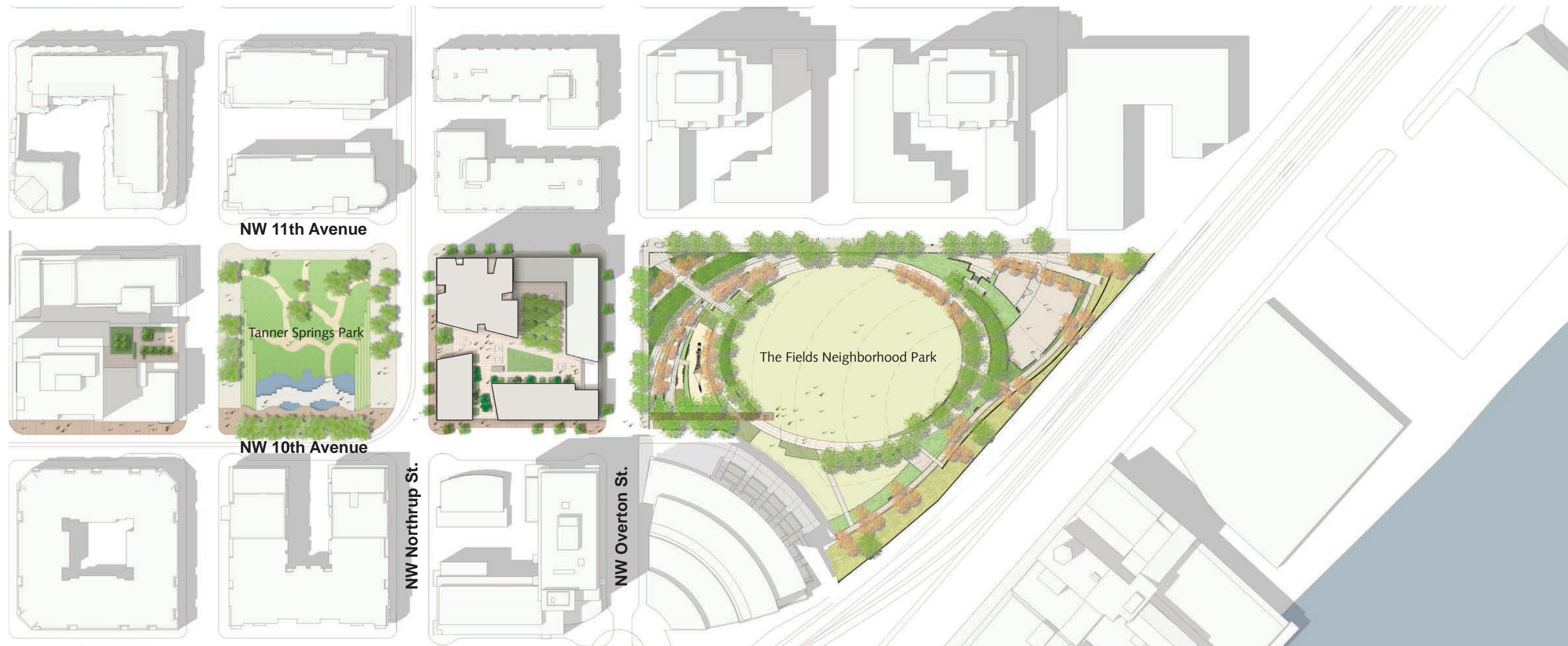


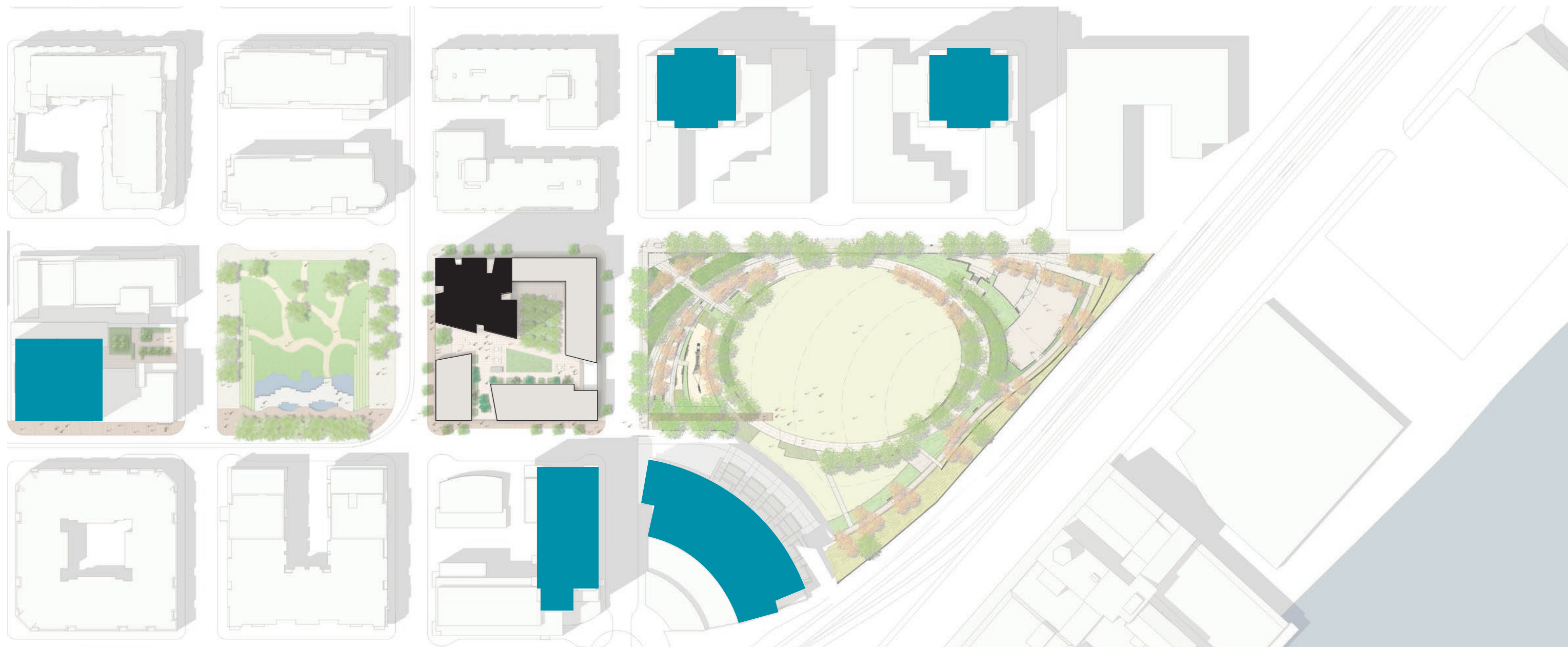


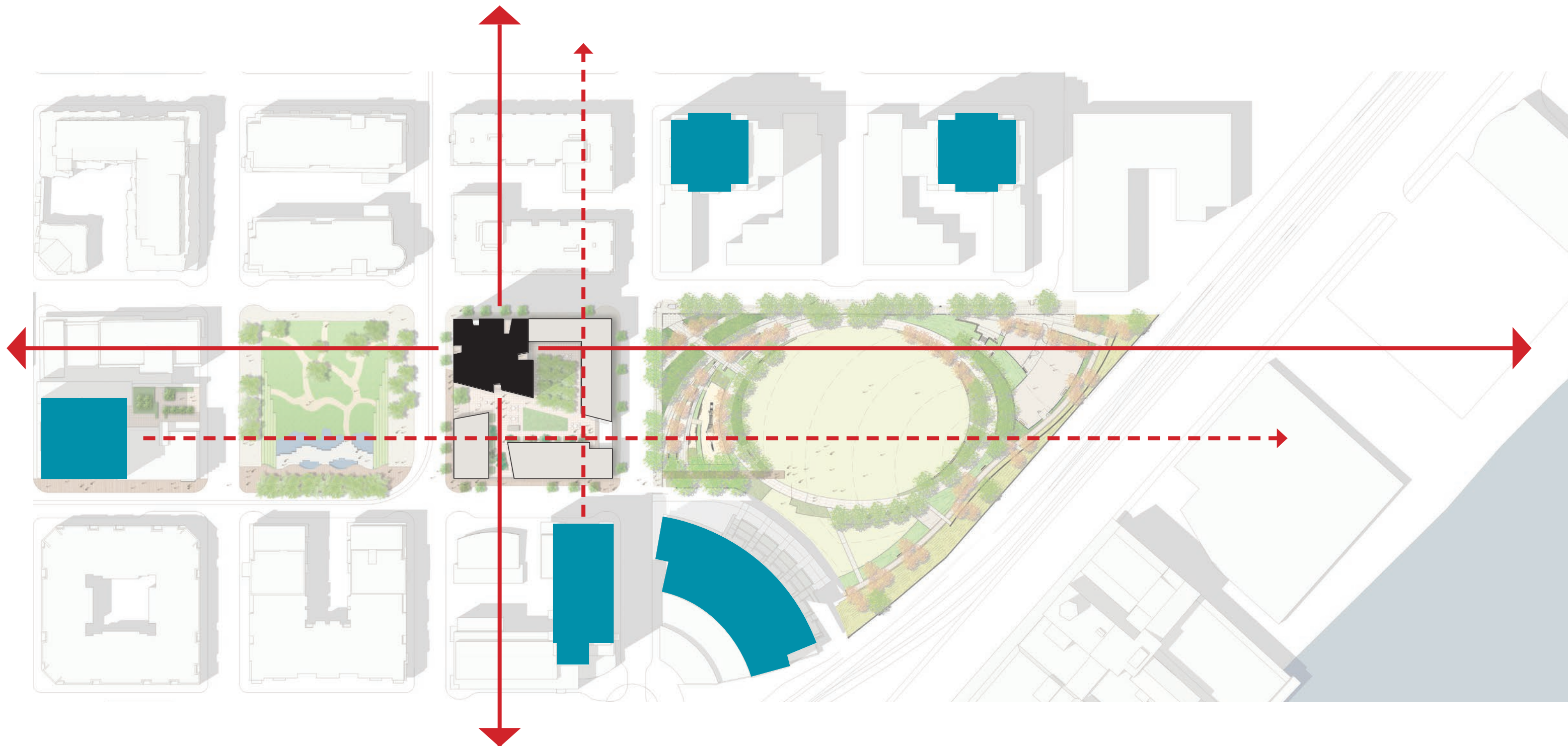


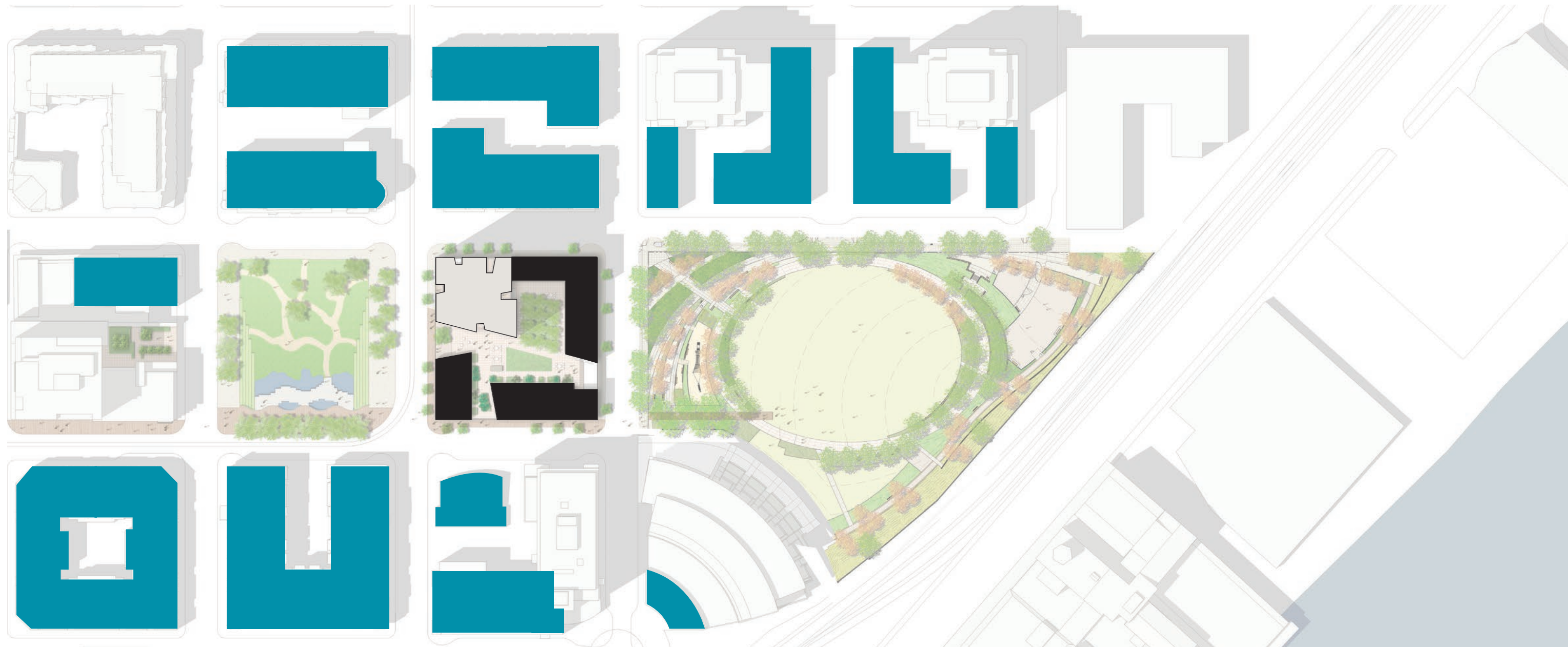


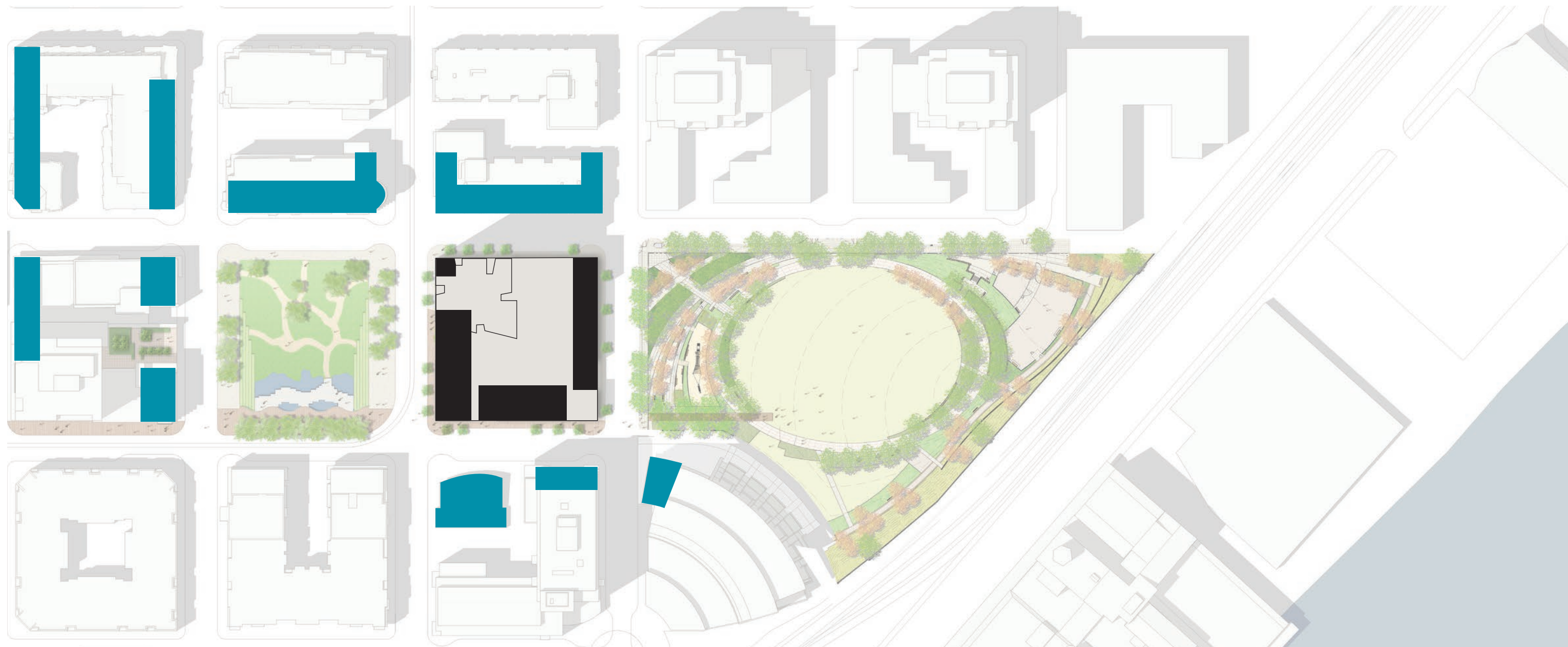


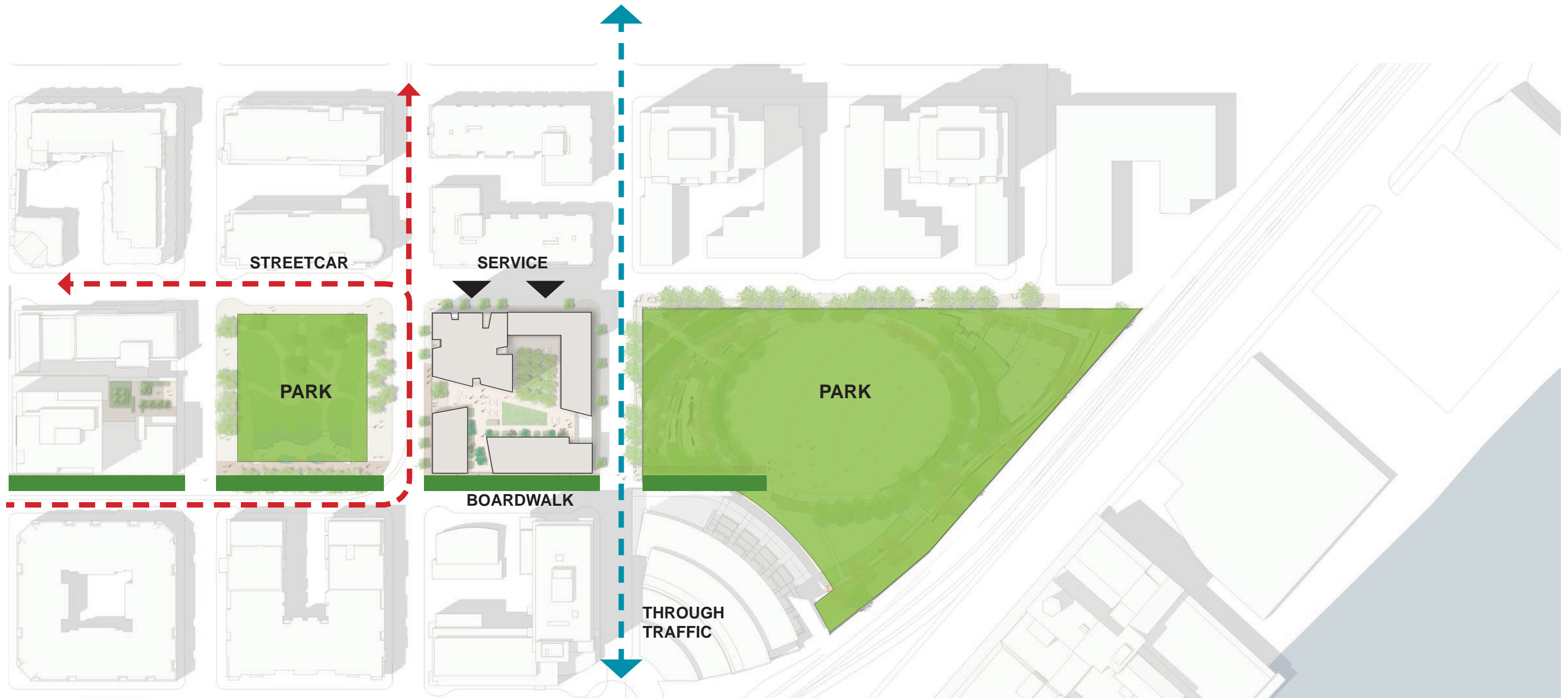






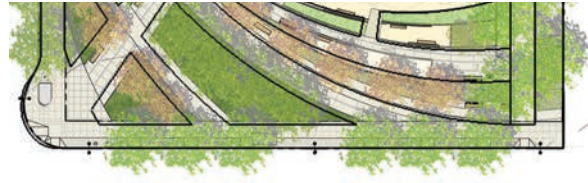




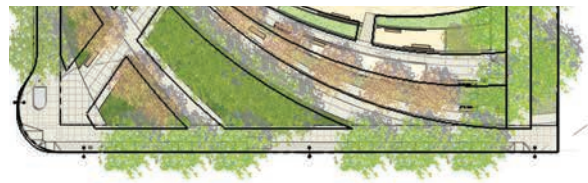
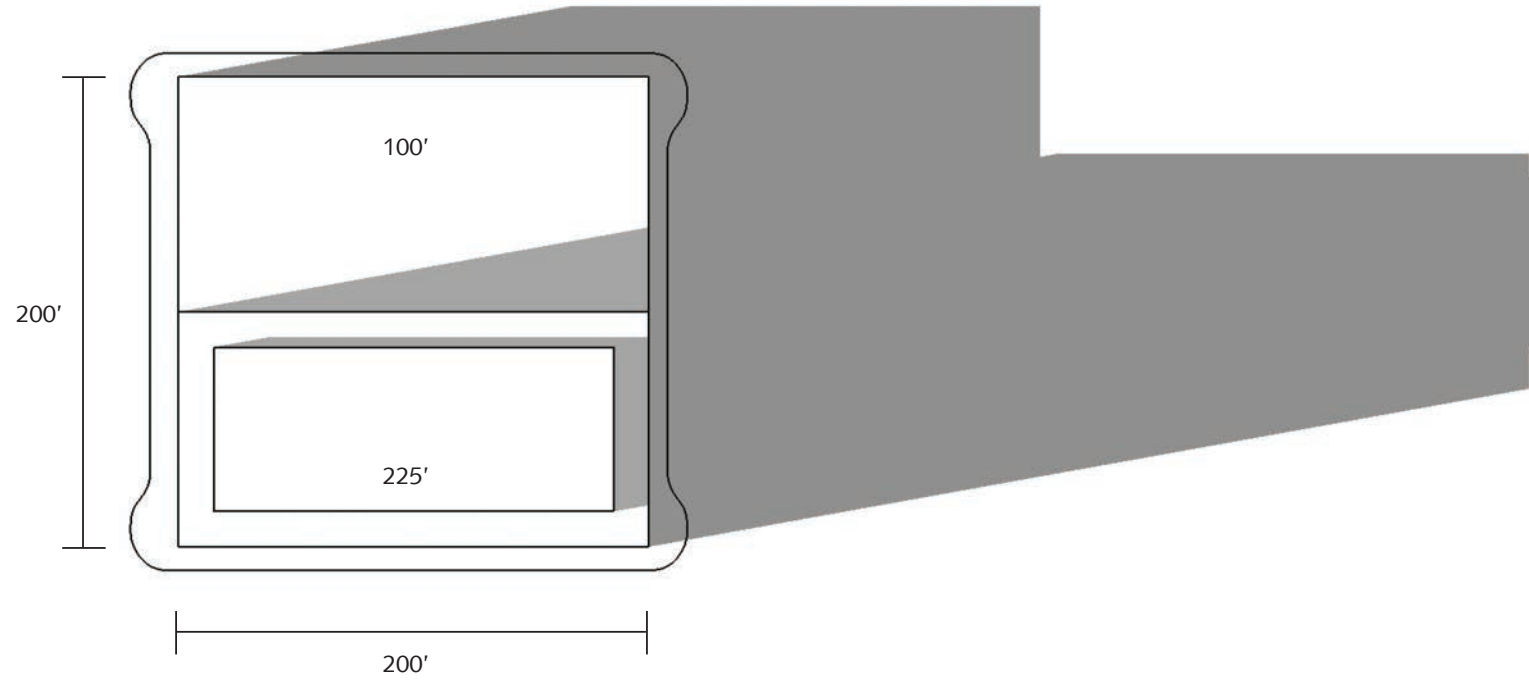


April 21, 2013
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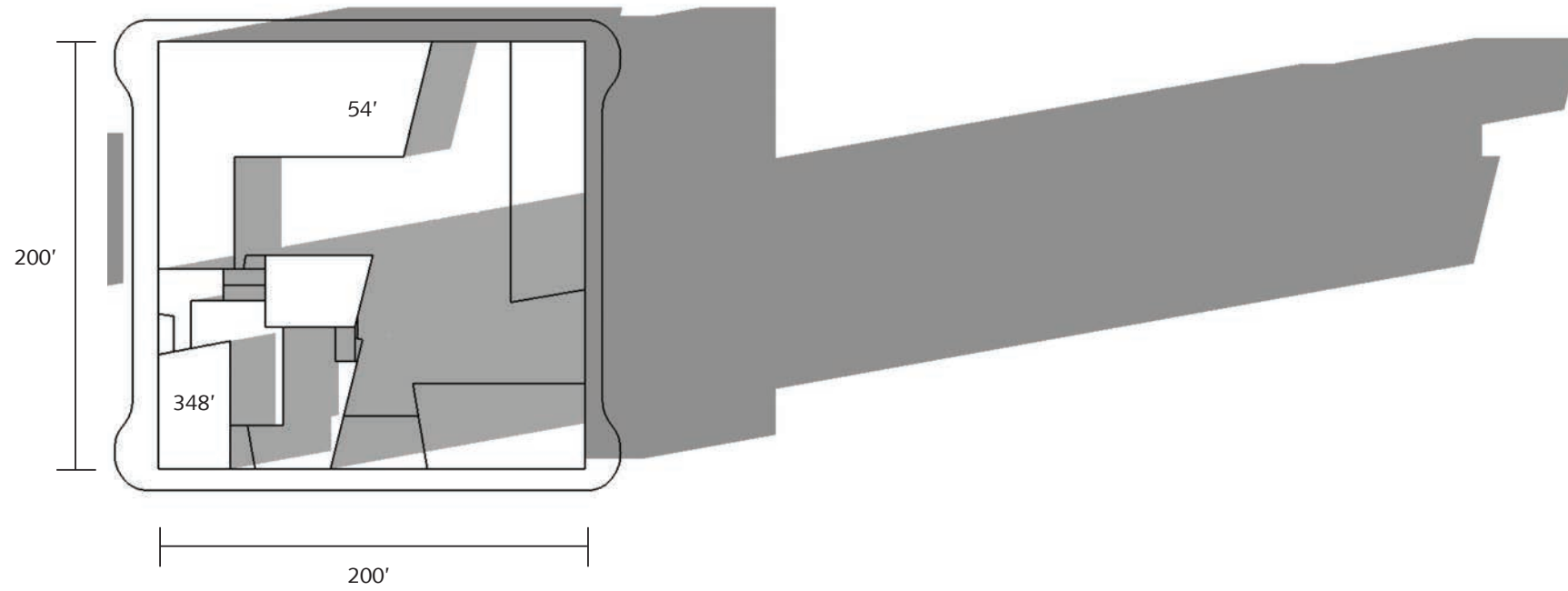
HOYT. BLOCK 15 - DRAFT
boora



Zoning
63,837 SF



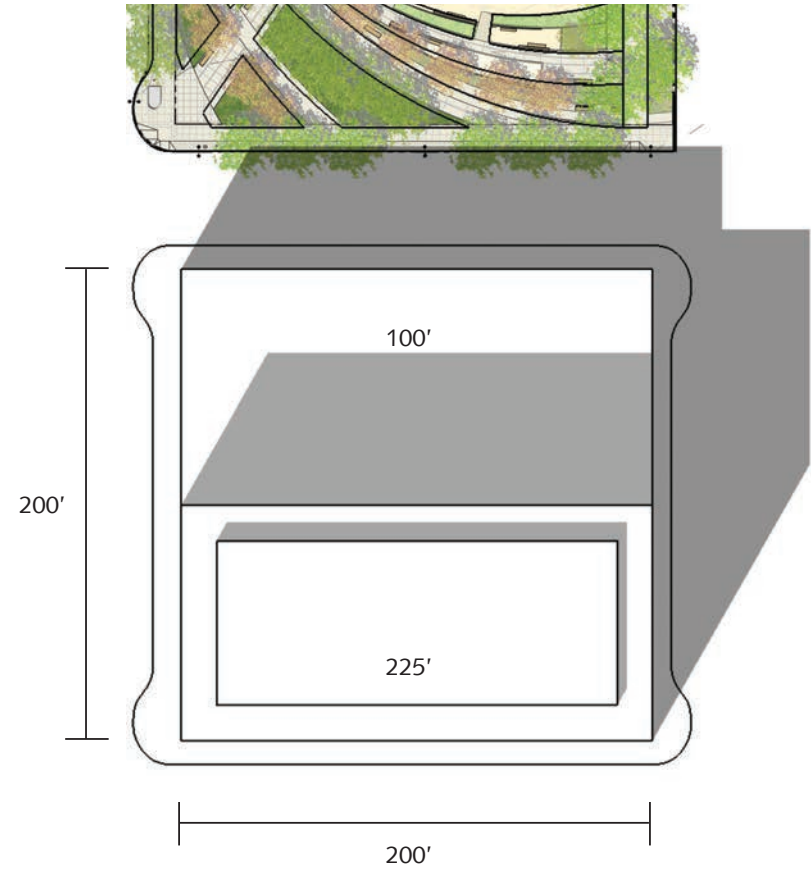
Block 15
57,780 SF



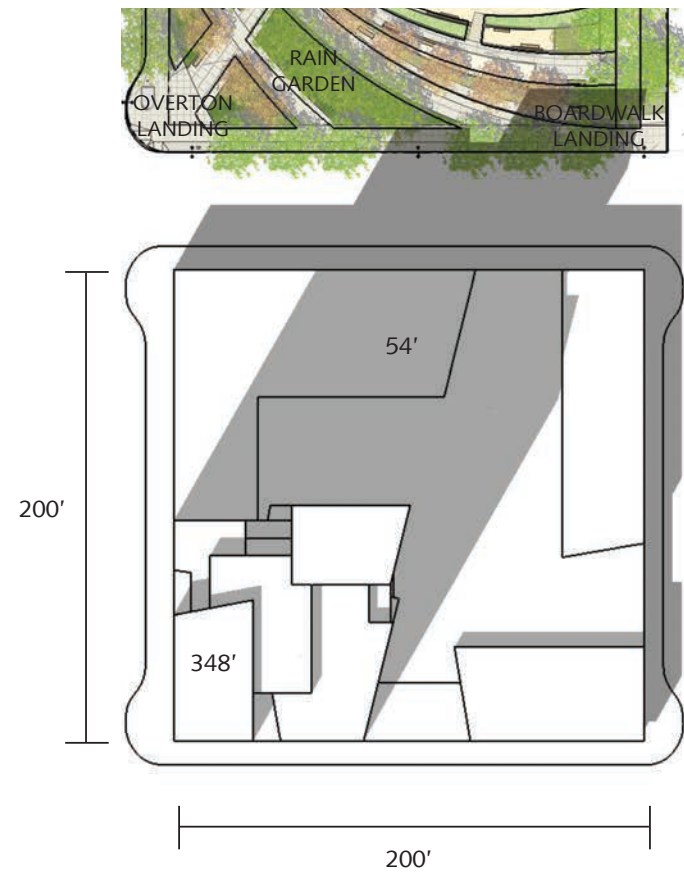
April 21, 2013
3 PM

HOYT. BLOCK 15 - DRAFT
boora

Zoning
21,268 SF

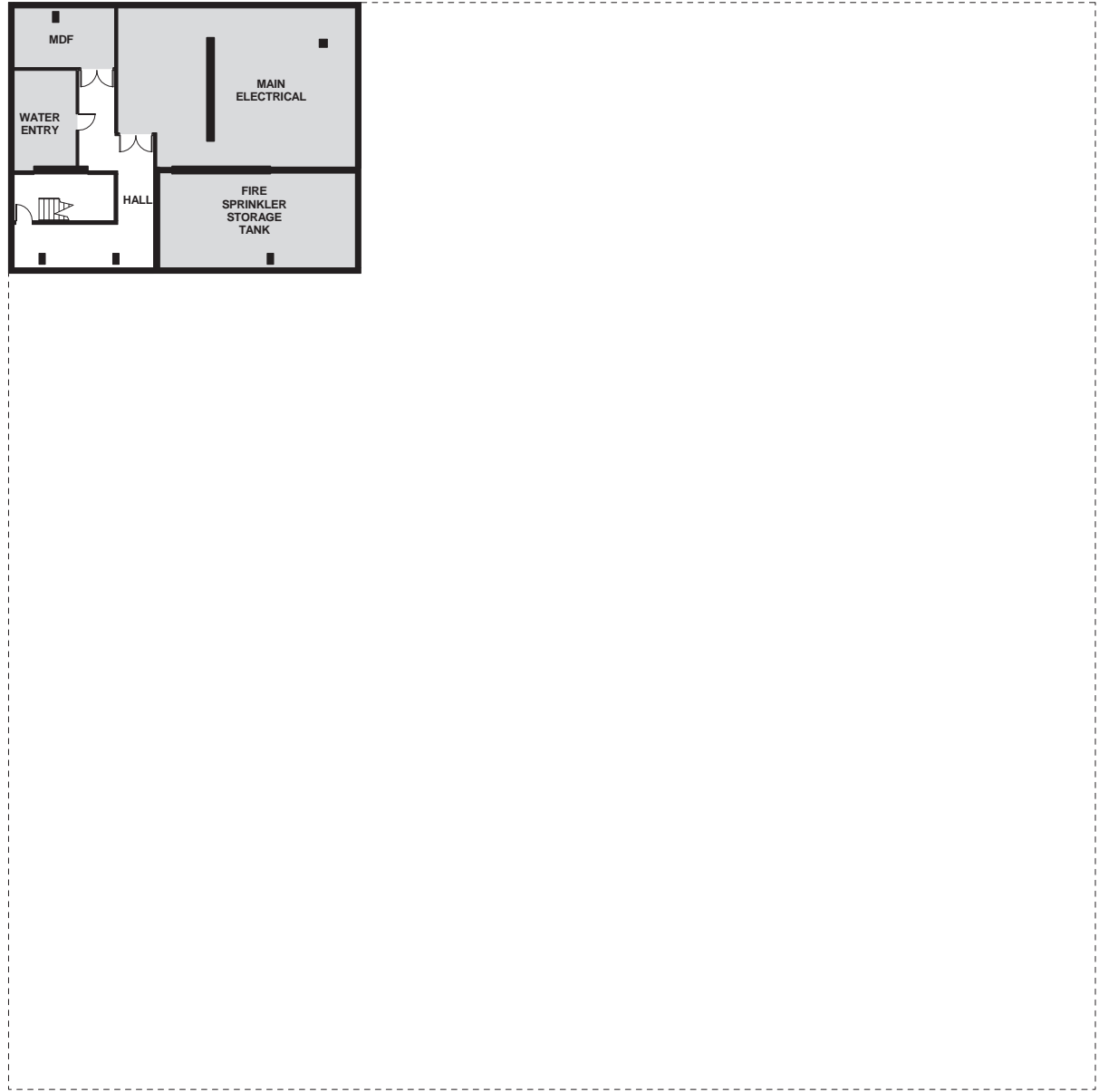


Block 15
12,520 SF
828 SF on Park



BUILDING PLANS

Basement Level



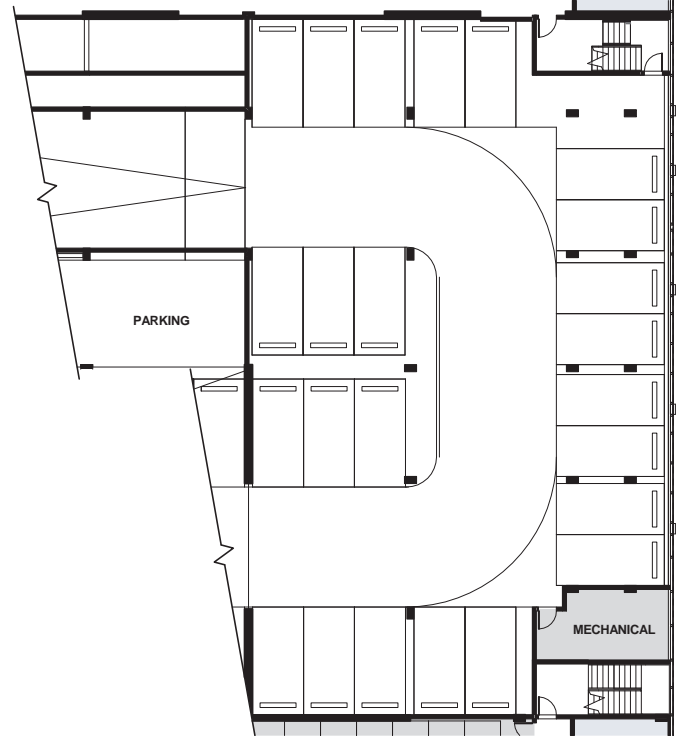
Ground Floor Plan



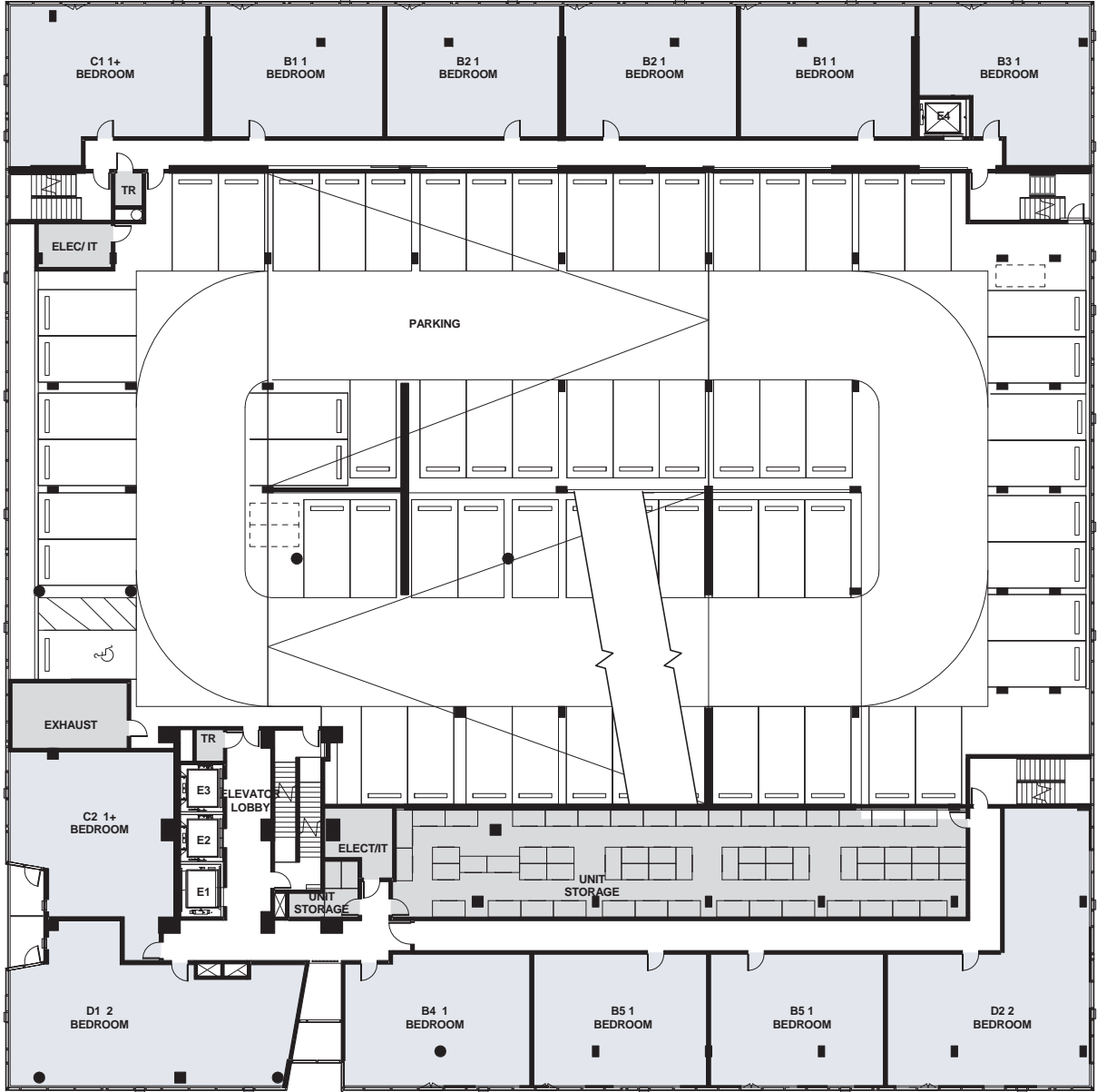
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- Retail
- Outdoor Landscape
- Lobby/Common
- Service/Storage, Typ.

Scale: 1/32" = 1' 0"

Mezzanine



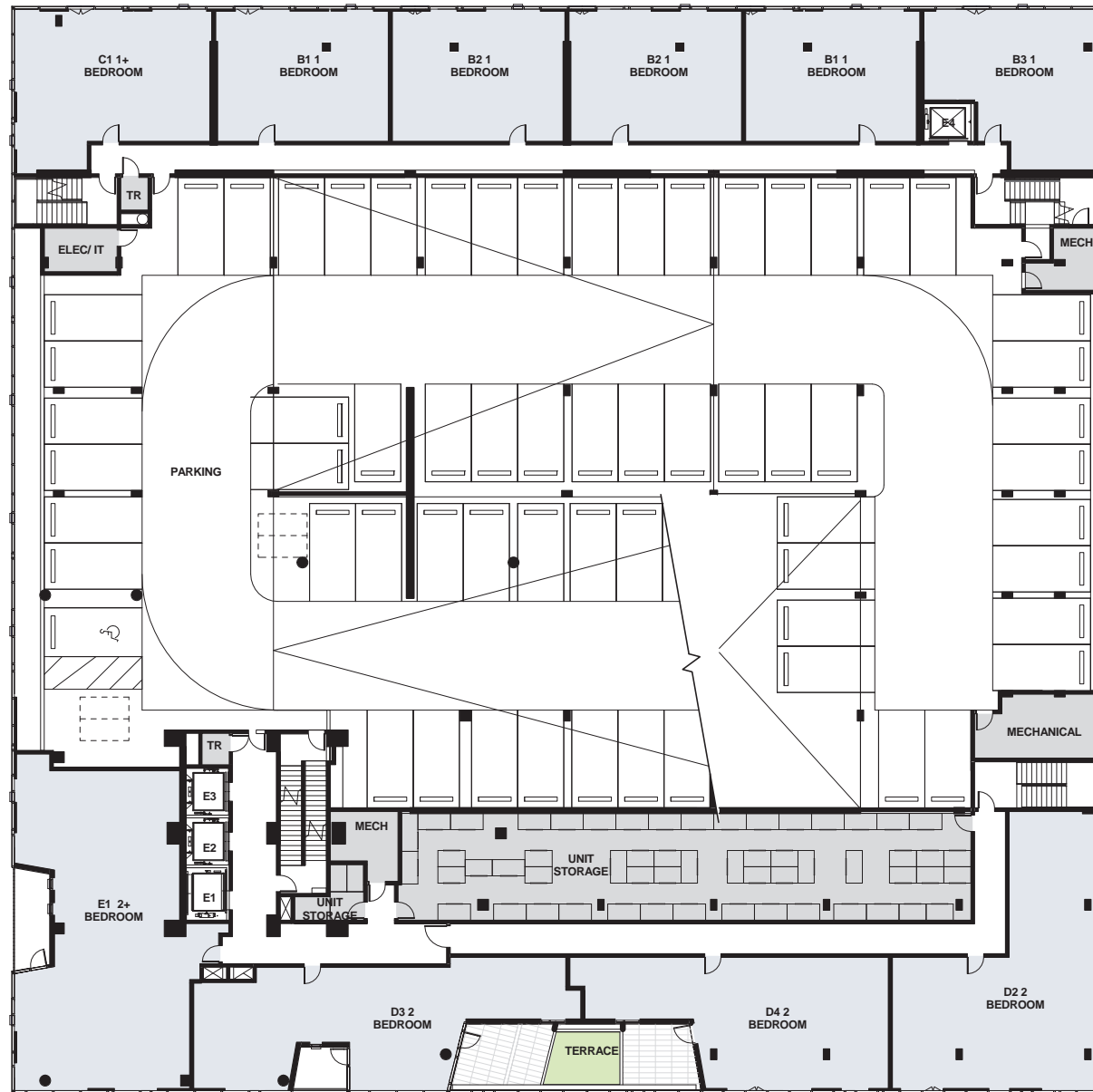
Level 02 Plan



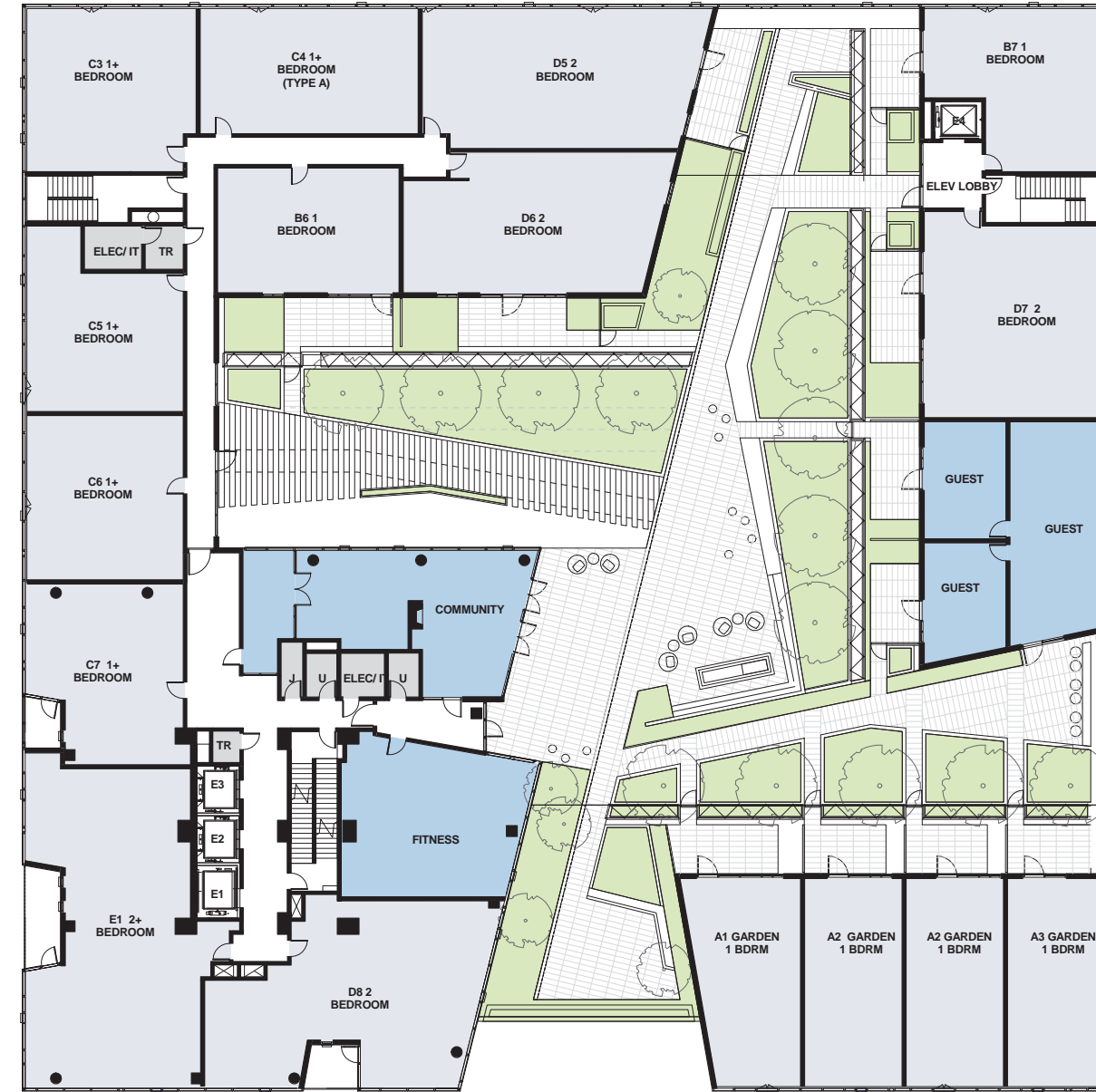
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- Lobby/Common
- Retail
- Service/Storage, Typ.
- Outdoor Landscape

Scale: 1/32" = 1' 0"

Level 03 Plan



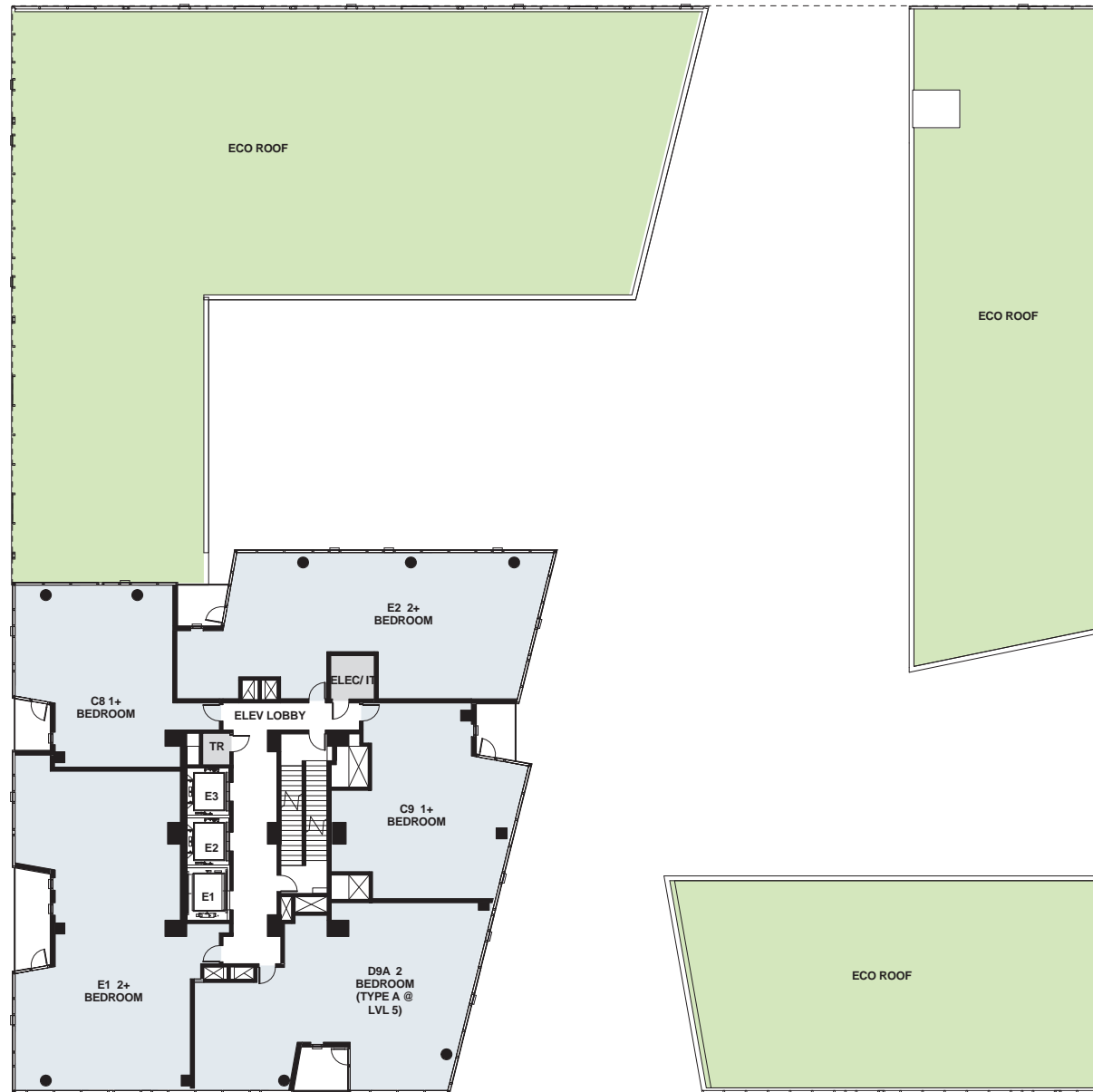
Level 04 Plan



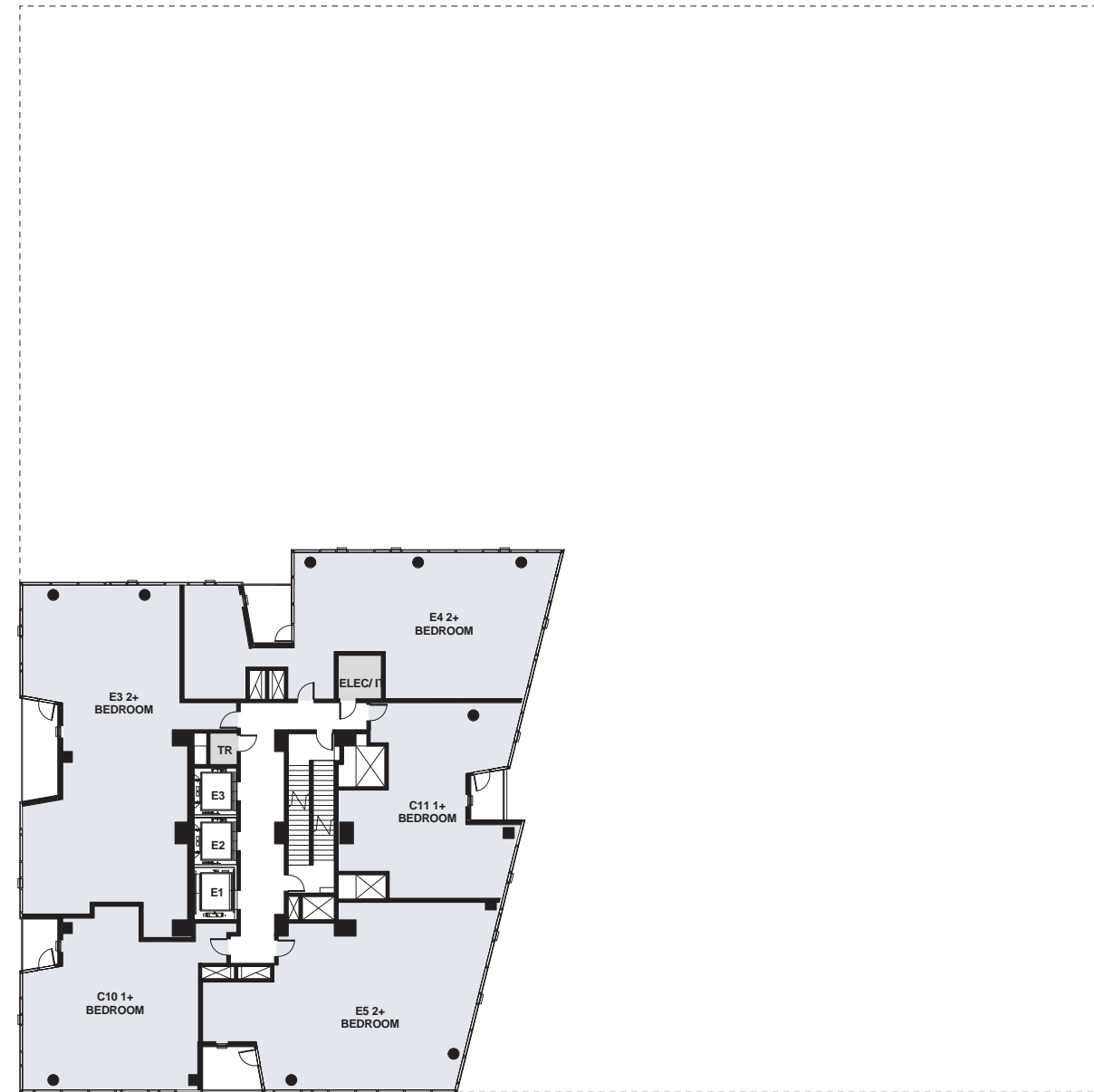
- Residential
- Lobby/Common
- Retail
- Service/Storage, Typ.
- Outdoor Landscape

Scale: 1/32" = 1' 0"

Typical Lower Tower (Levels 5-13)



Typical Upper Tower (Levels 14-25)

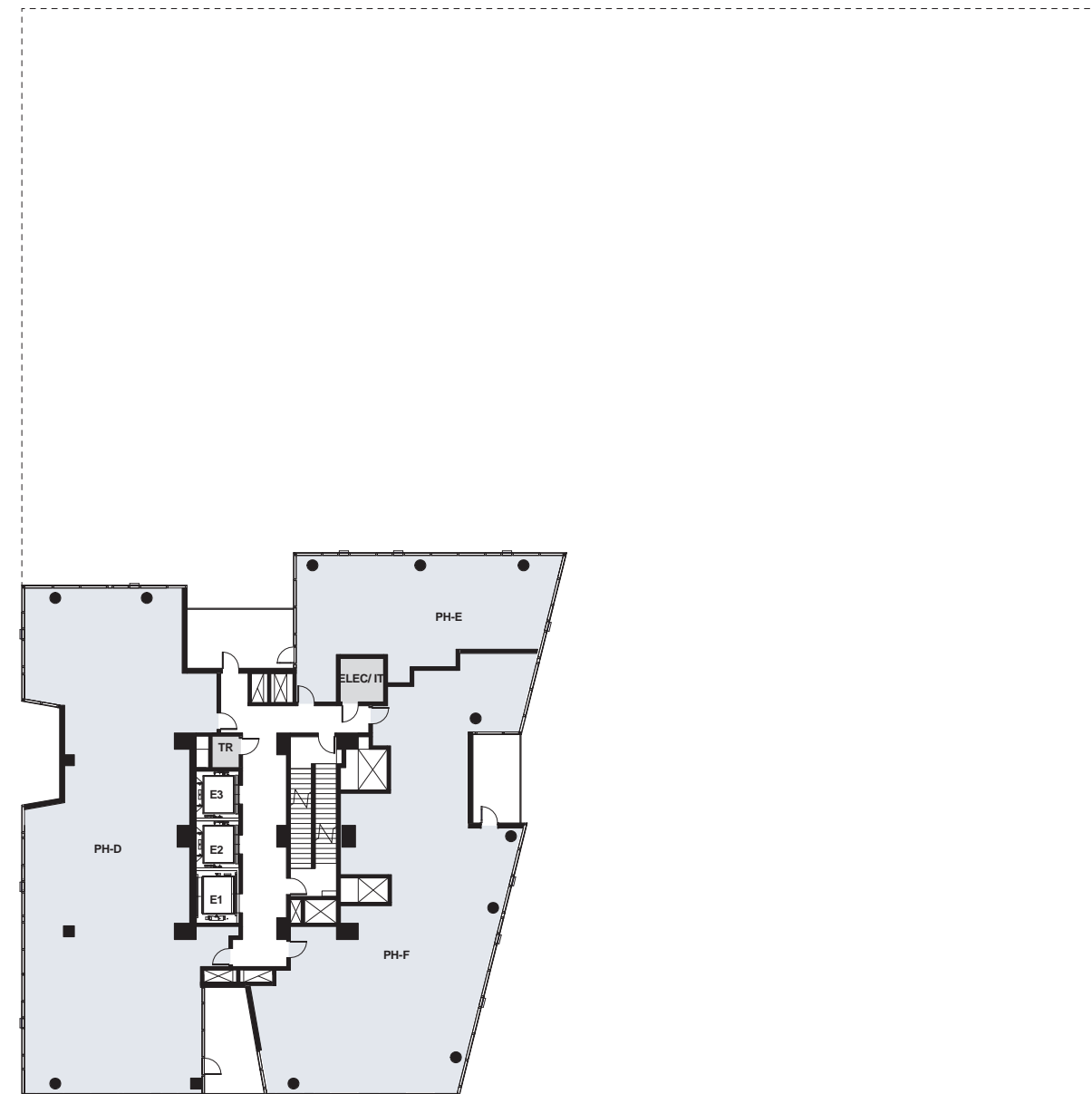
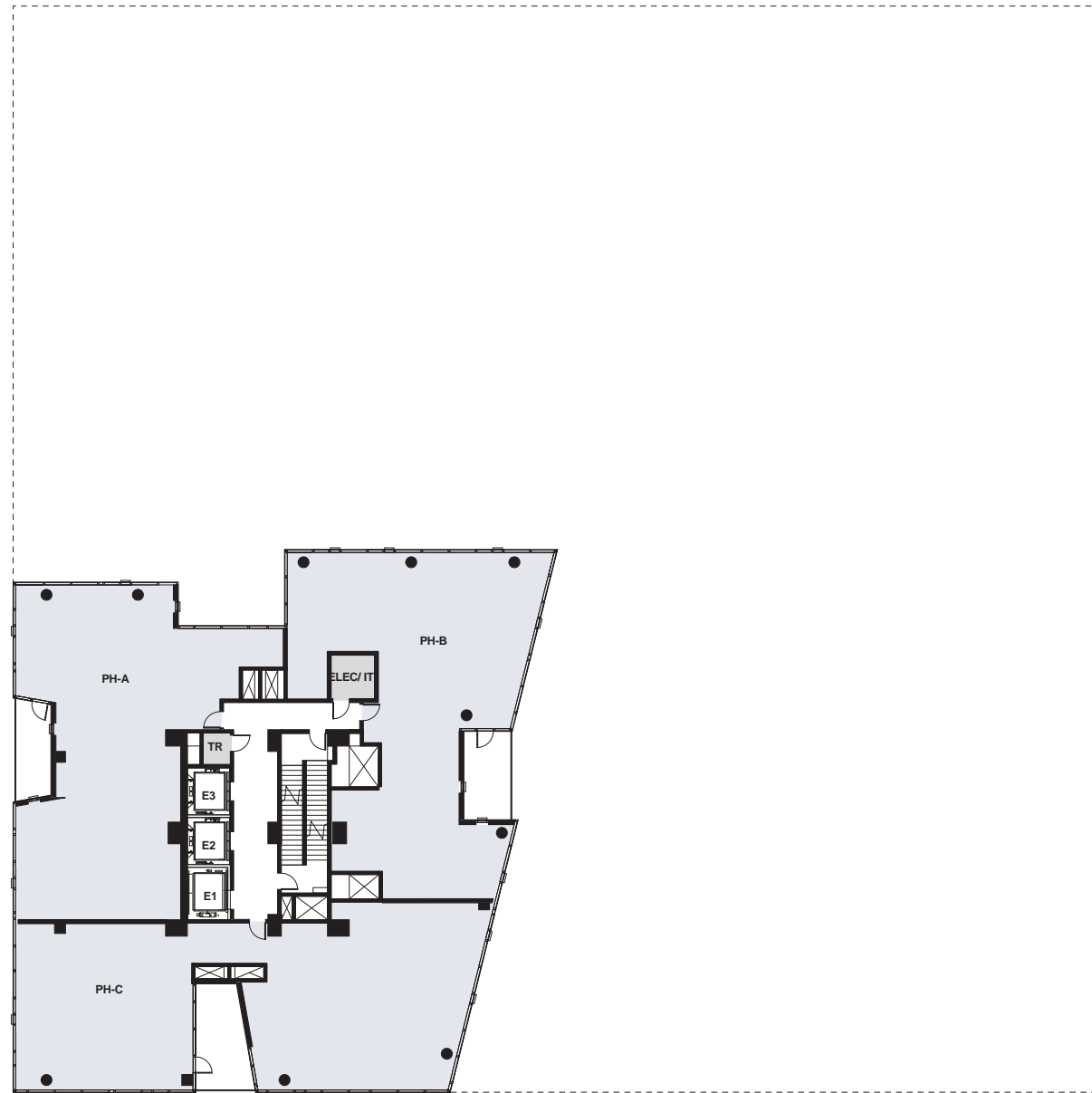


- Residential
- Lobby/Common
- Retail
- Service/Storage, Typ.
- Outdoor Landscape

Scale: 1/32" = 1' 0"

Typical Penthouse (Levels 26-27)

Level 28

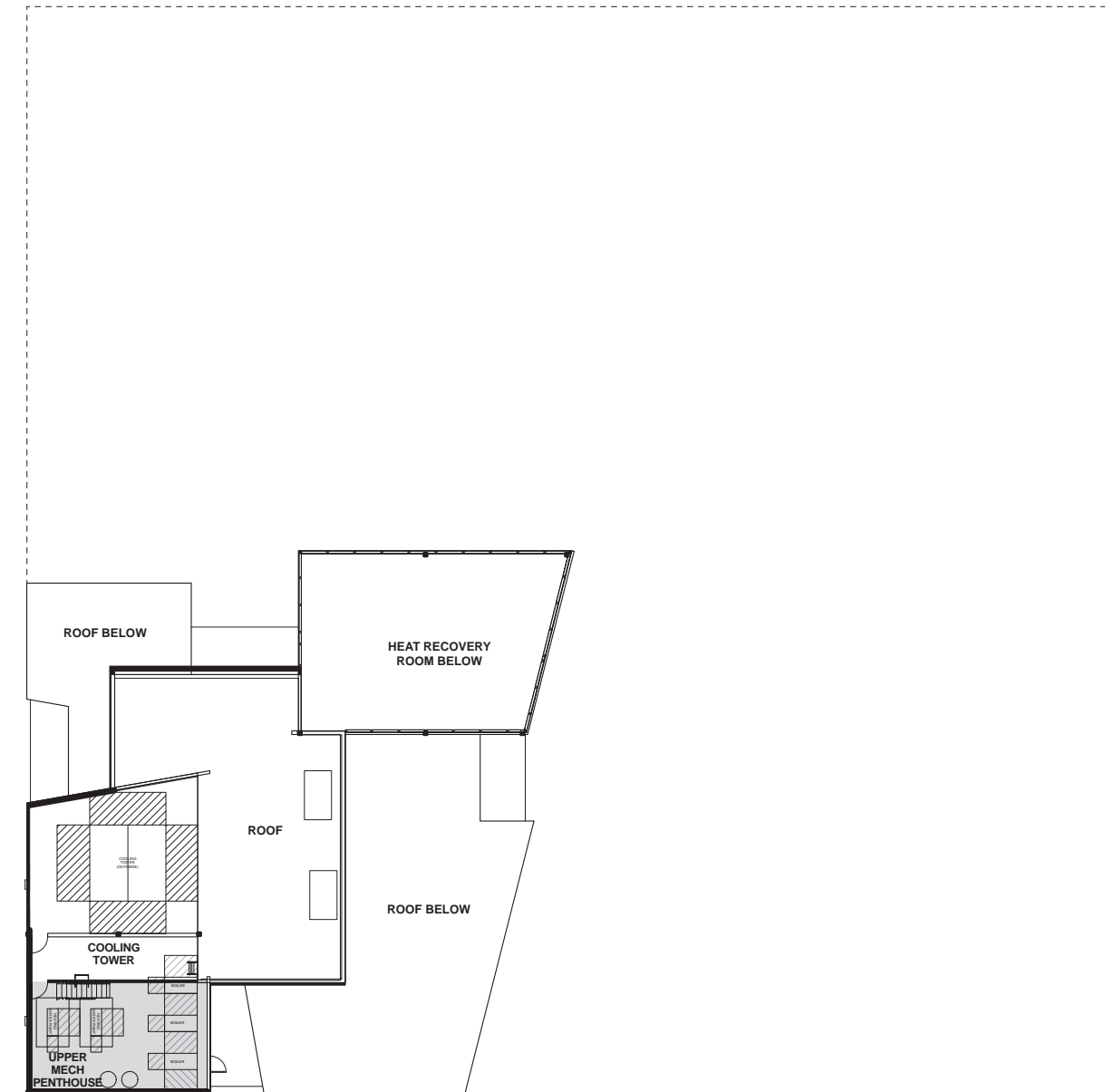
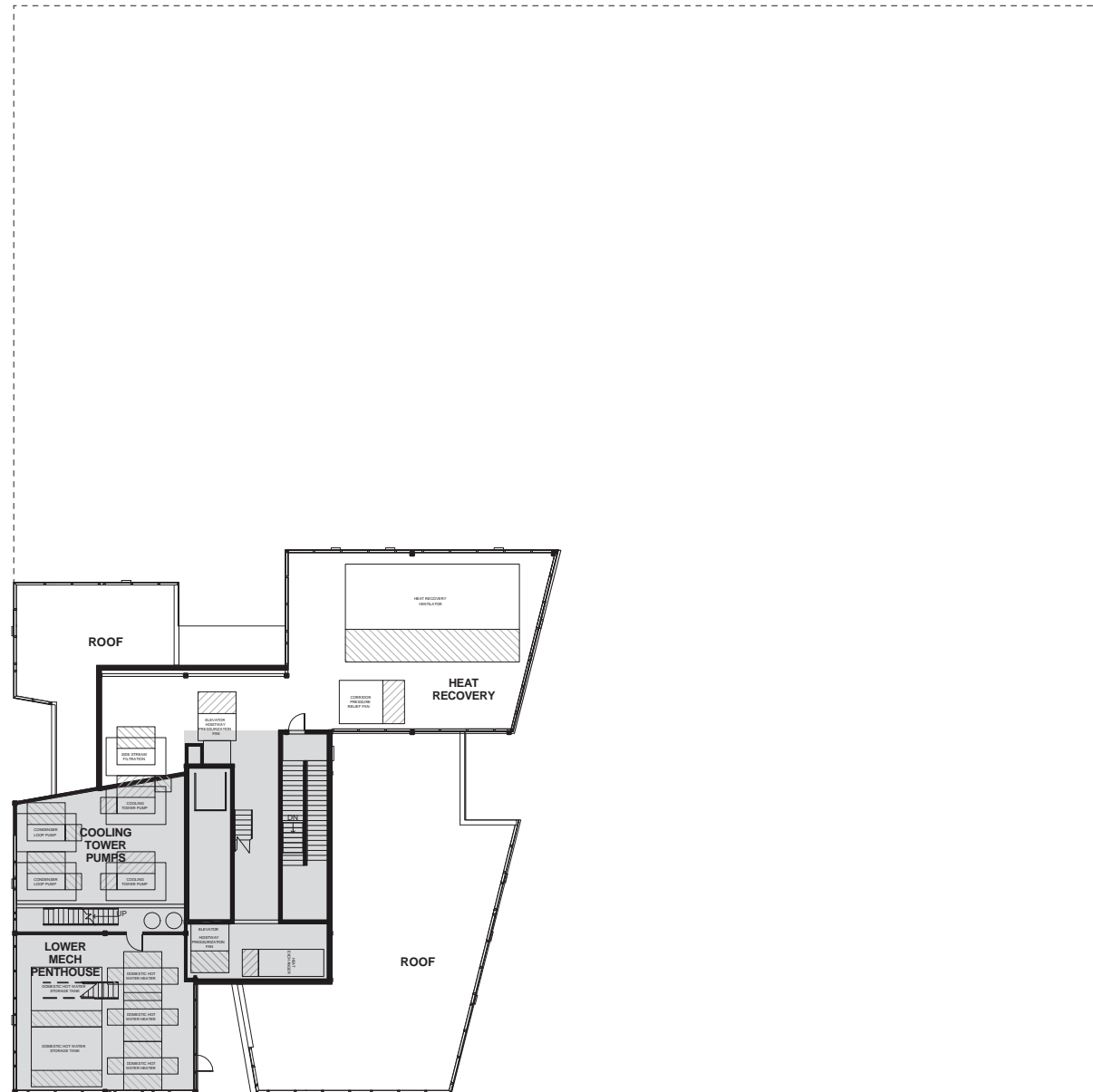


- Residential
- Retail
- Outdoor Landscape
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Scale: 1/32" = 1' 0"

Lower Mechanical Penthouse

Upper Mechanical Penthouse



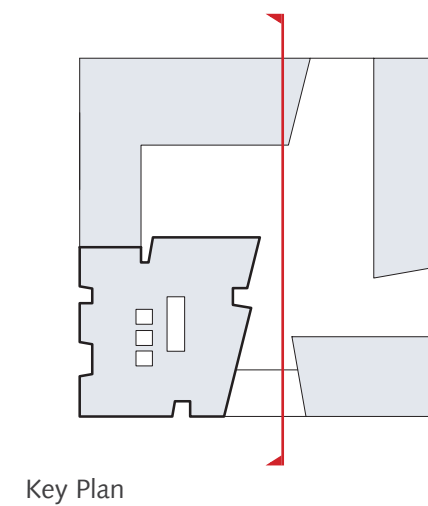
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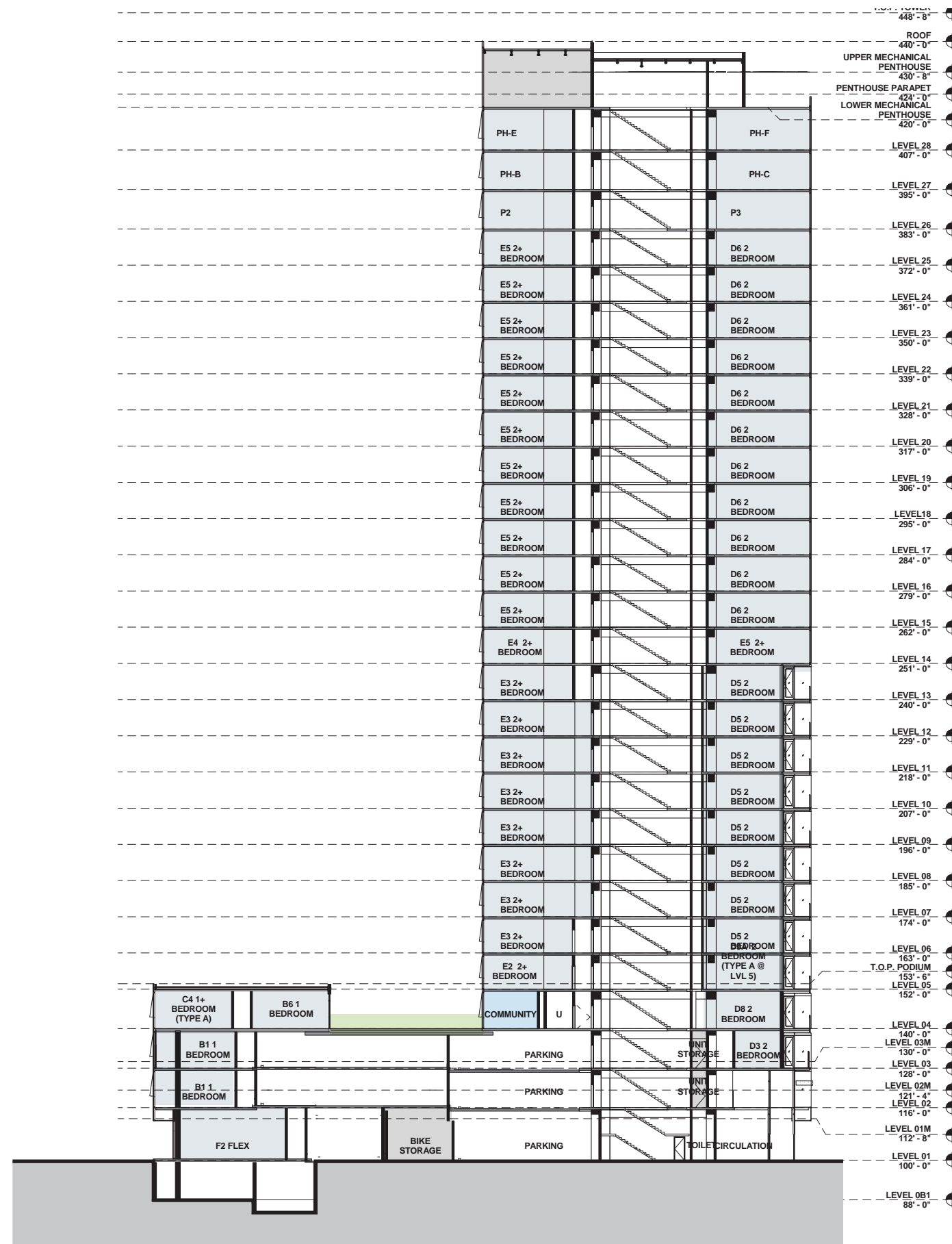
BUILDING SECTIONS



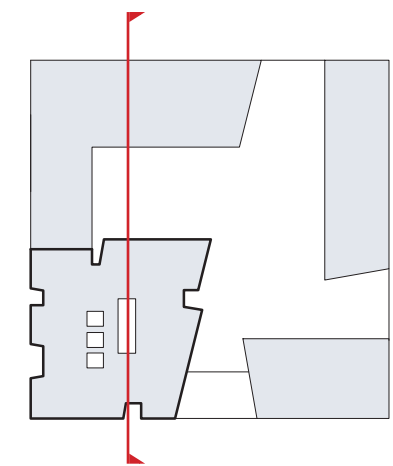
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- Lobby/Common
- Retail
- Service/Storage, Typ.
- Outdoor Landscape



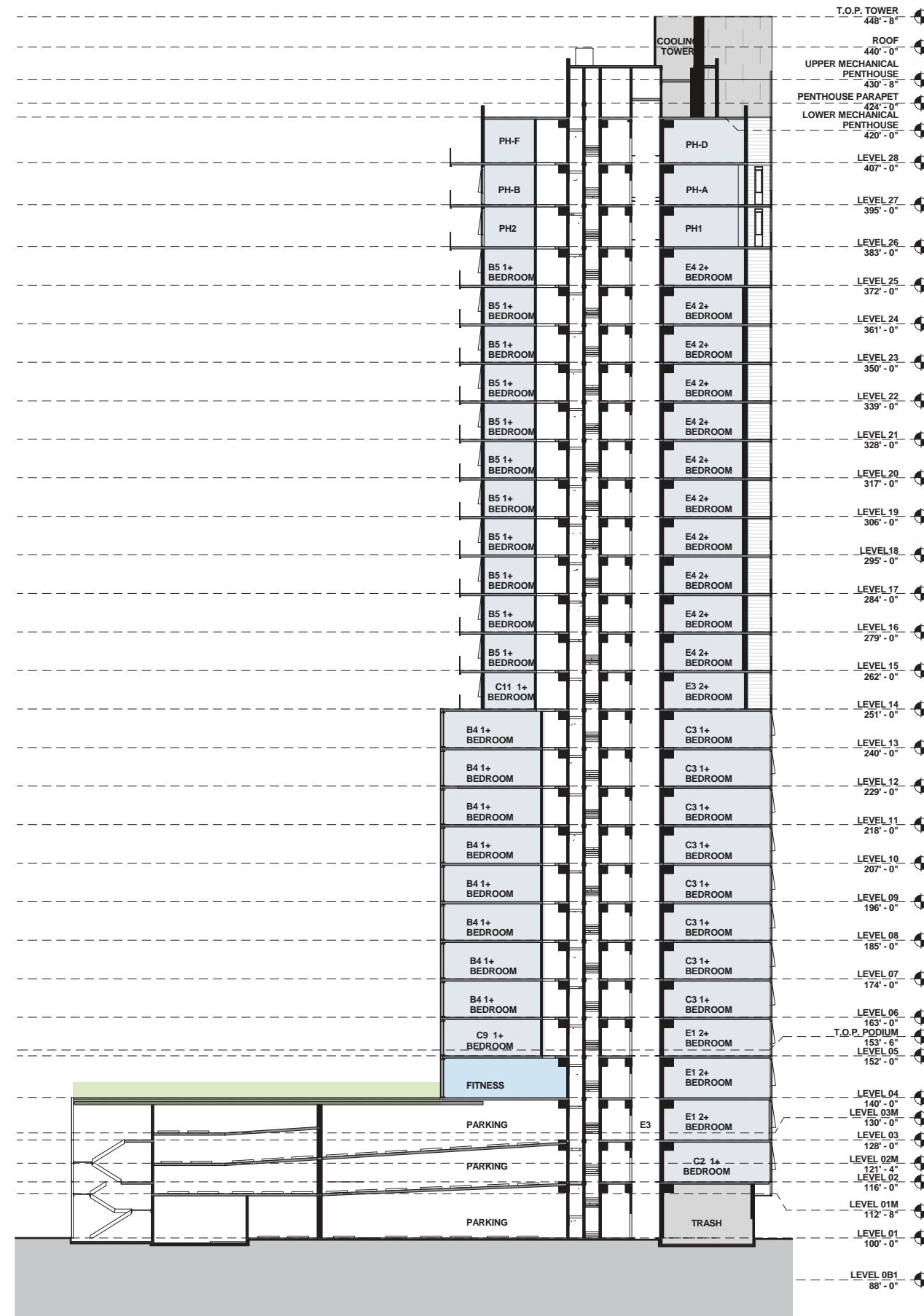
Key Plan



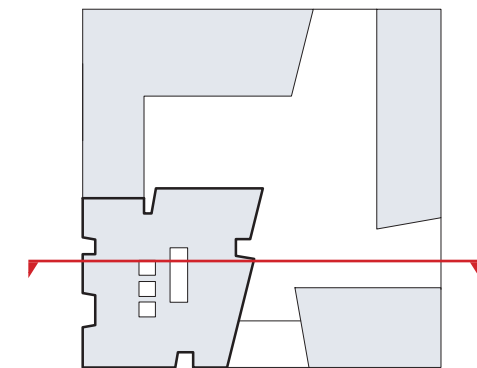
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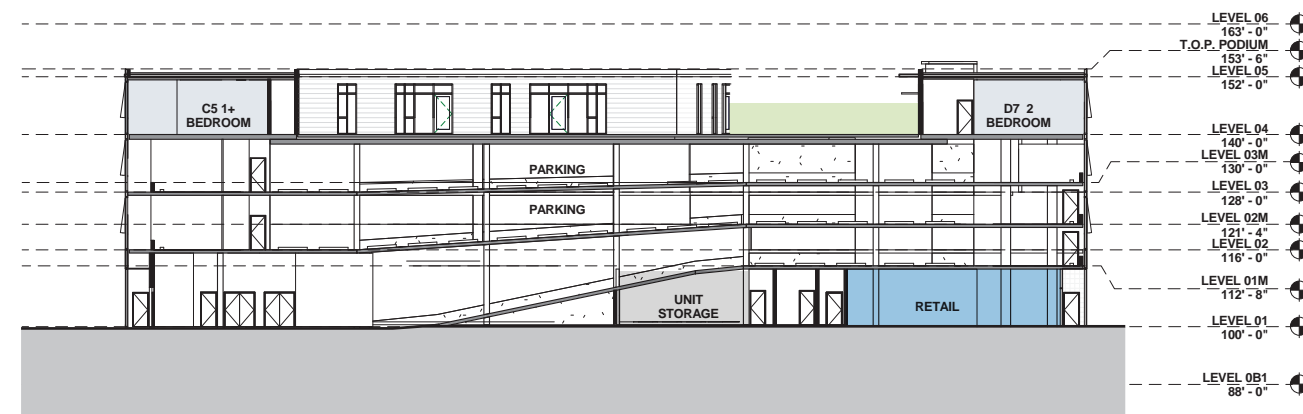
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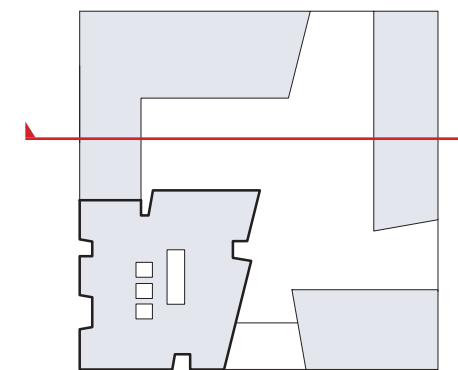
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Key Plan

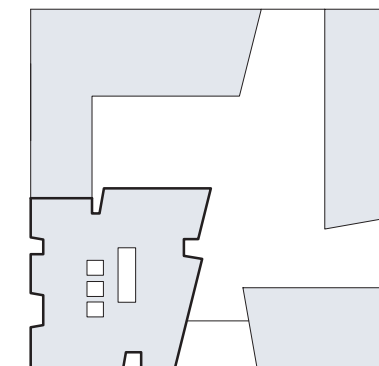
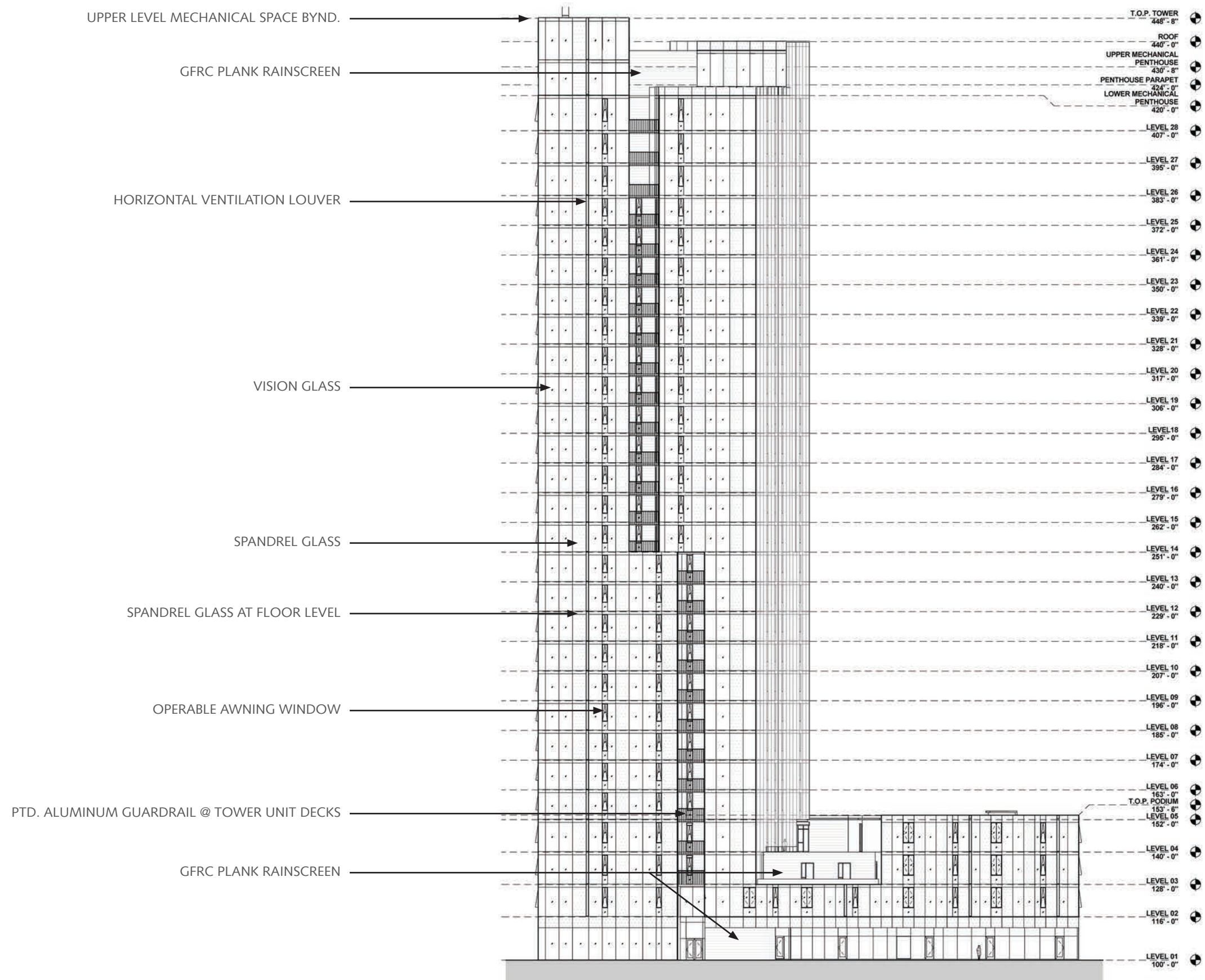


- Residential
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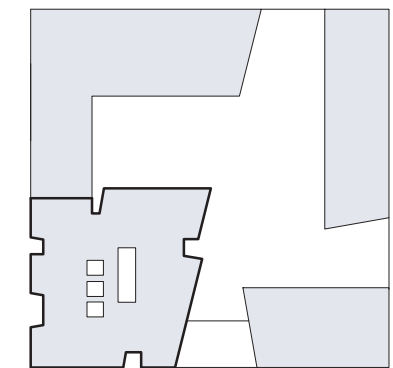
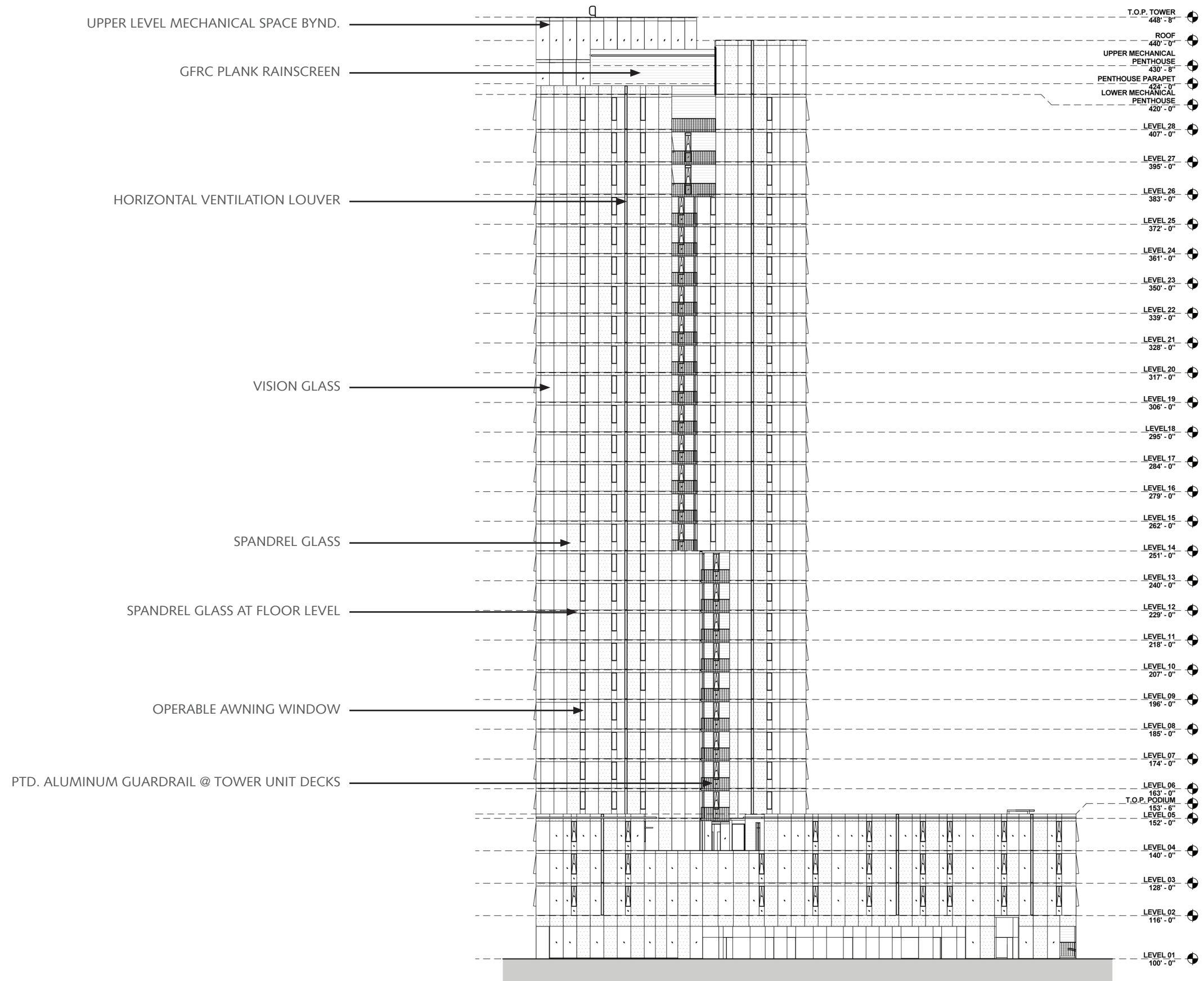


Key Plan

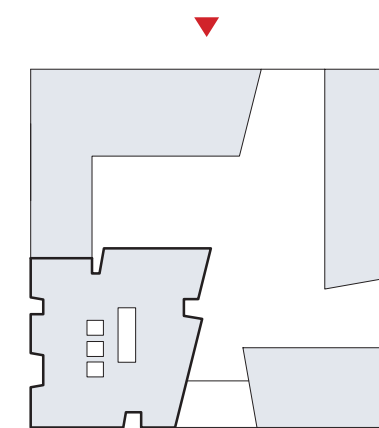
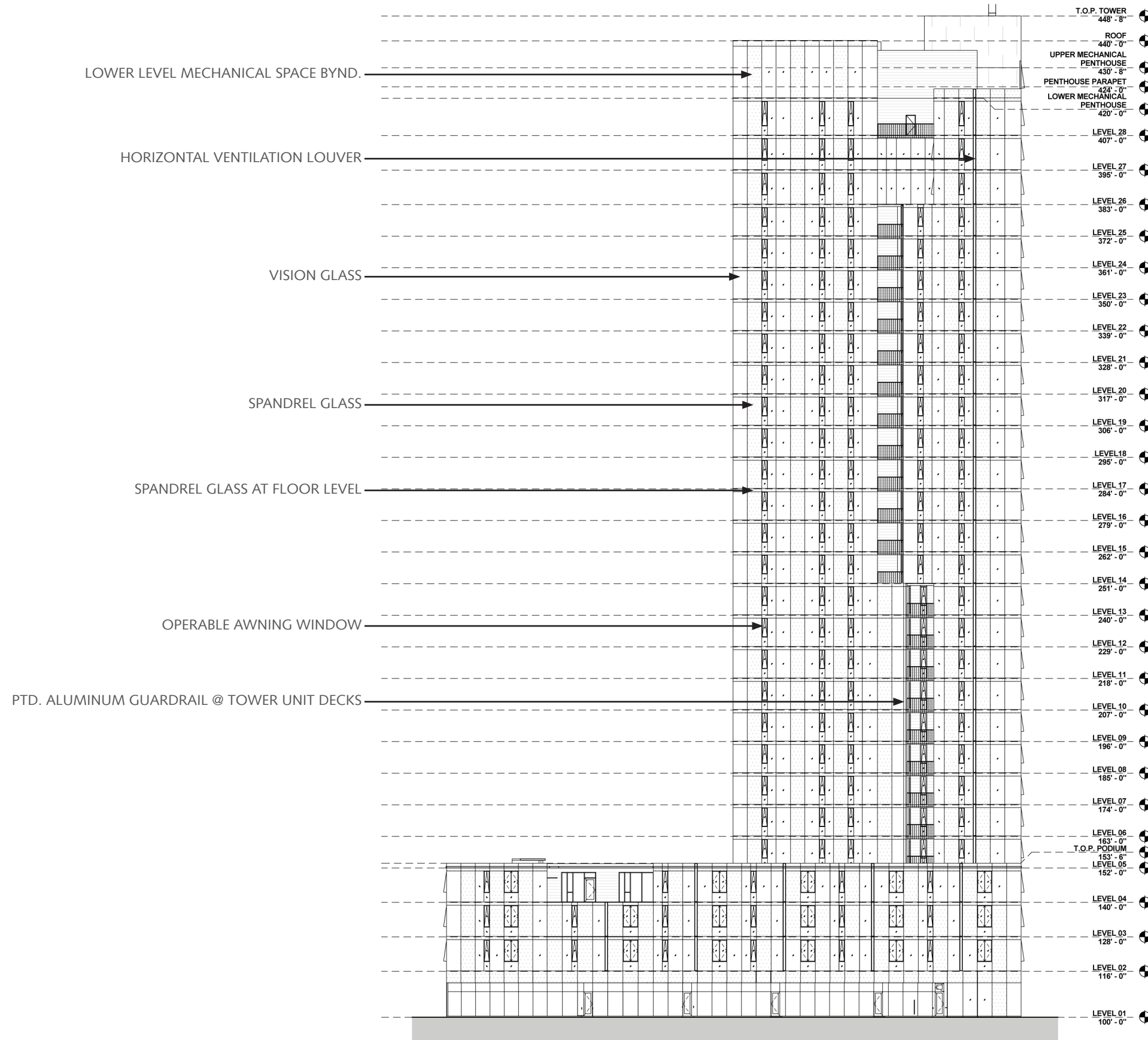
BUILDING ELEVATIONS



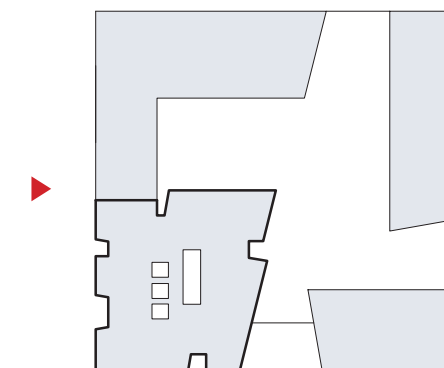
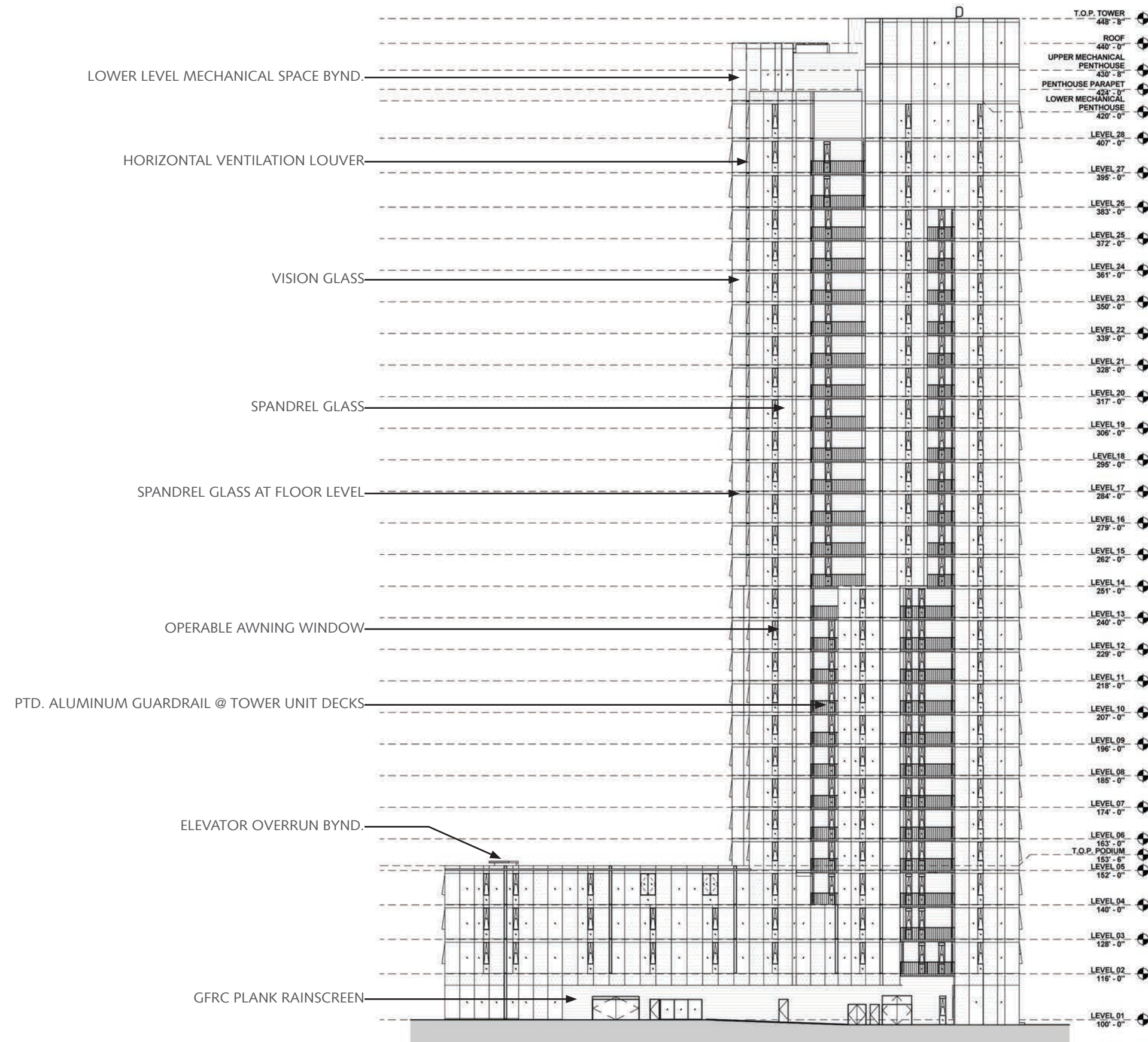
Key Plan



Key Plan



Key Plan



Key Plan



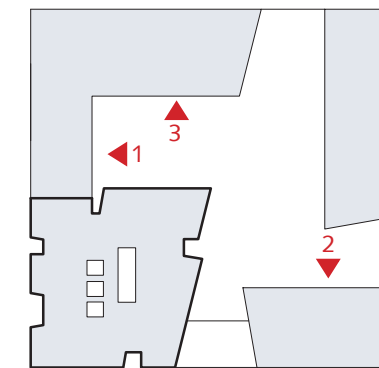
(1) East @ Terrace Corridor



(2) South @ Terrace Units



(3) North @ Terrace Garden Units



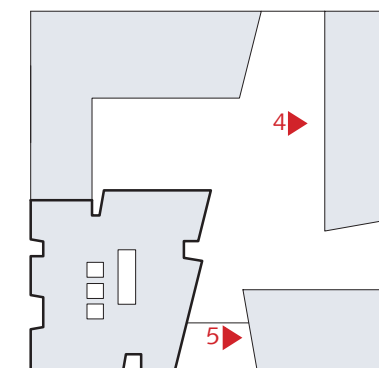
Key Plan



(4) West @ Terrace Units



(5) West @ 3rd Level Terrace



Key Plan

STREET LEVEL STUDY

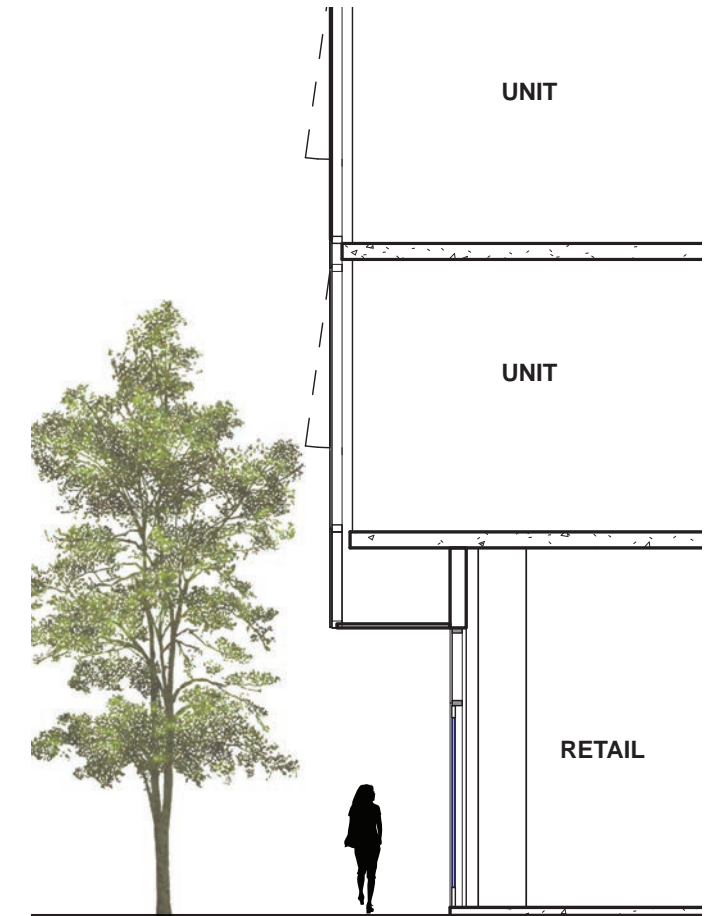
This plan is a diagram depicting the building functions at street level.



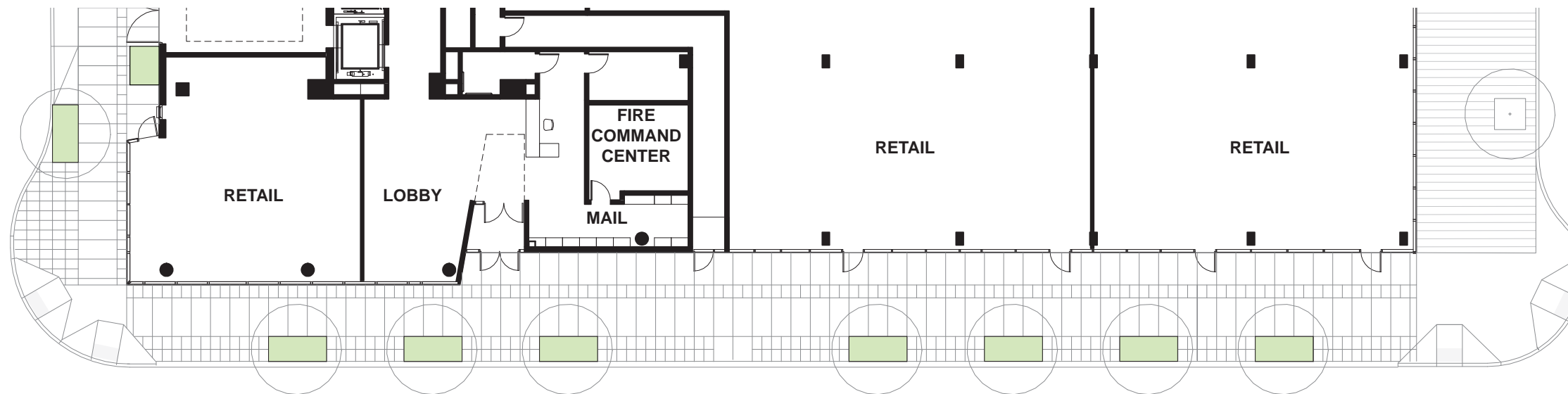
- Residential
- Lobby/Common
- Retail
- Service/Storage, Typ.
- Outdoor Landscape



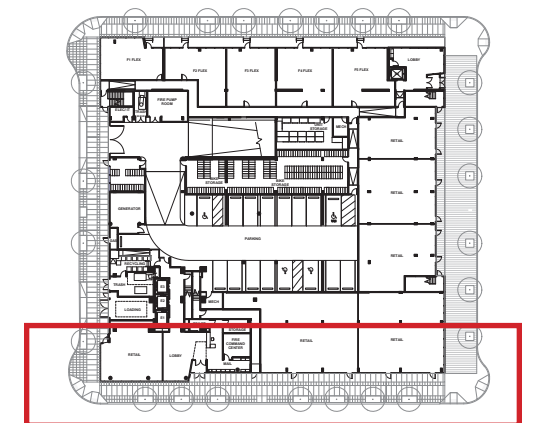
Enlarged Street Level Elevation - South Elevation

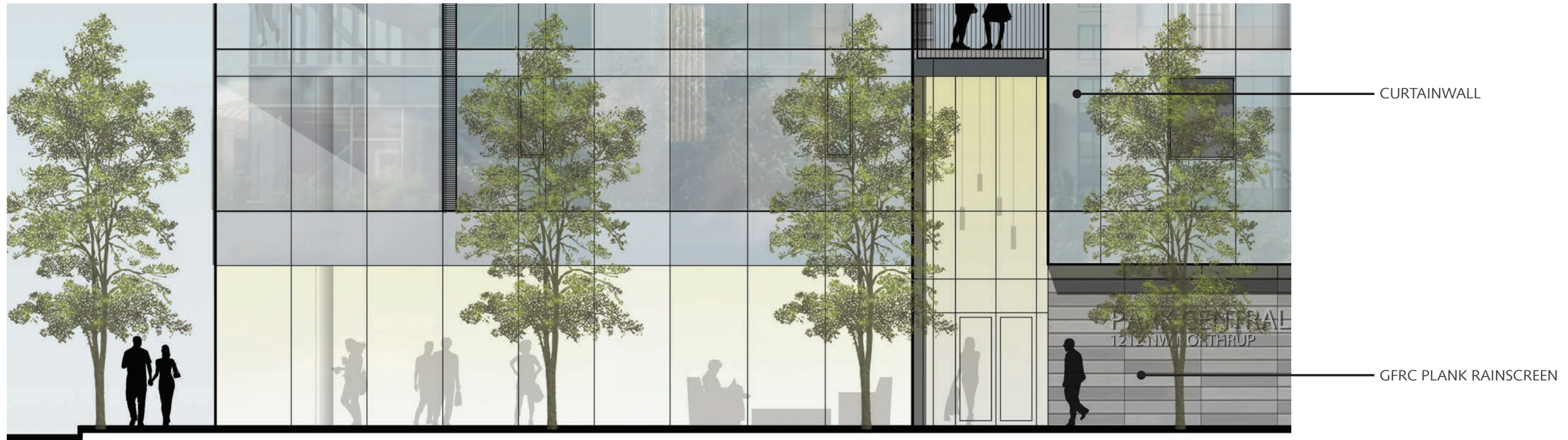


Section

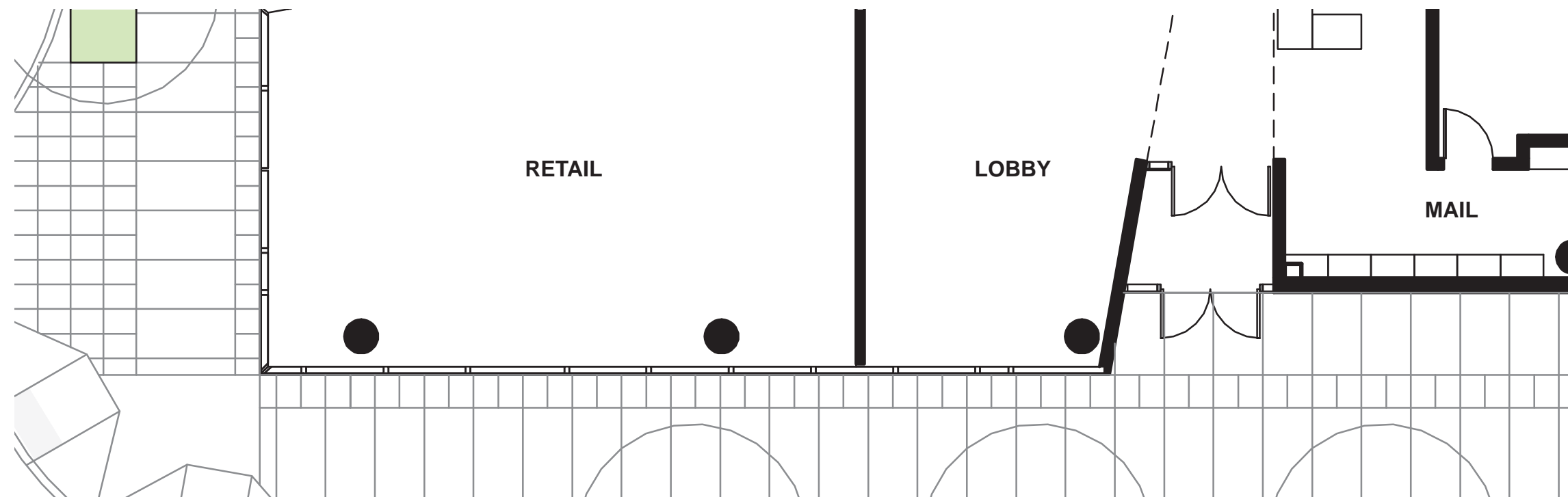


Enlarged Street Level Plan



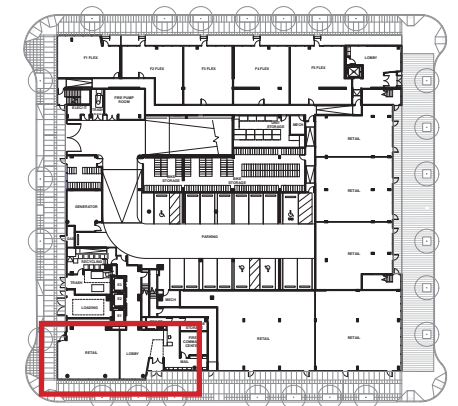


Enlarged Street Level Elevation - South Elevation @ Lobby



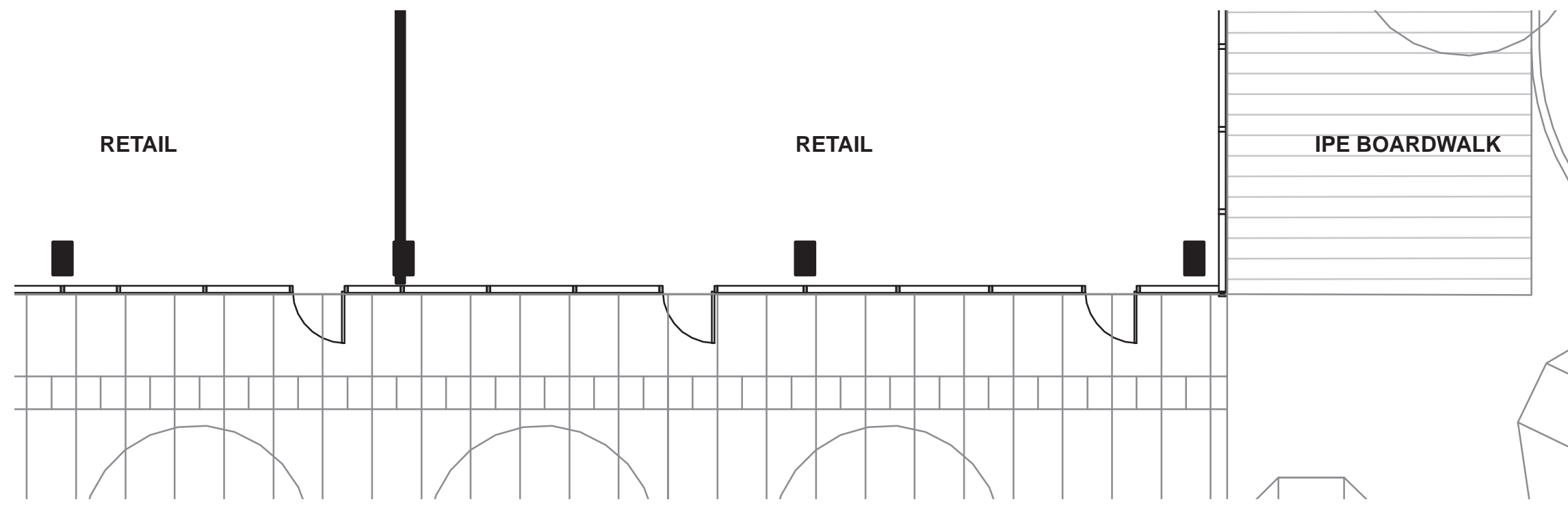
Enlarged Street Level Plan - South Elevation @ Lobby

Scale 1/8" = 1' - 0"



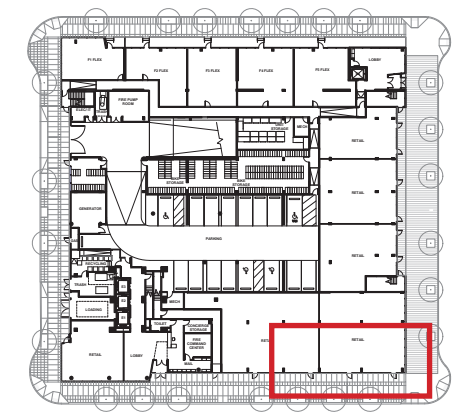


Enlarged Street Level Elevation - South Elevation @ Retail



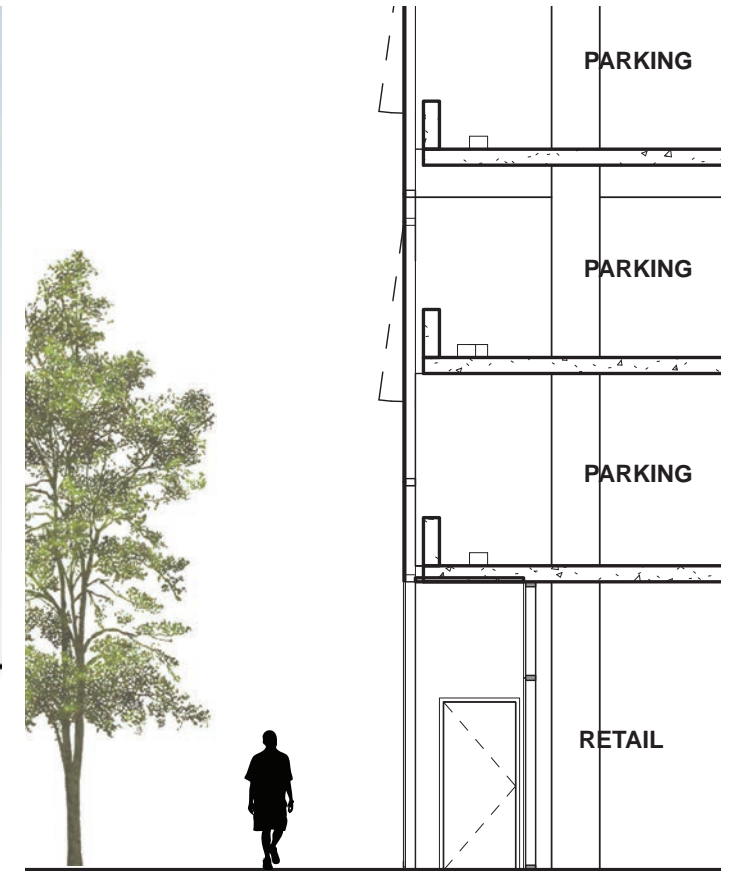
Enlarged Street Level Plan - South Elevation @ Retail

Scale 1/8" = 1' - 0"

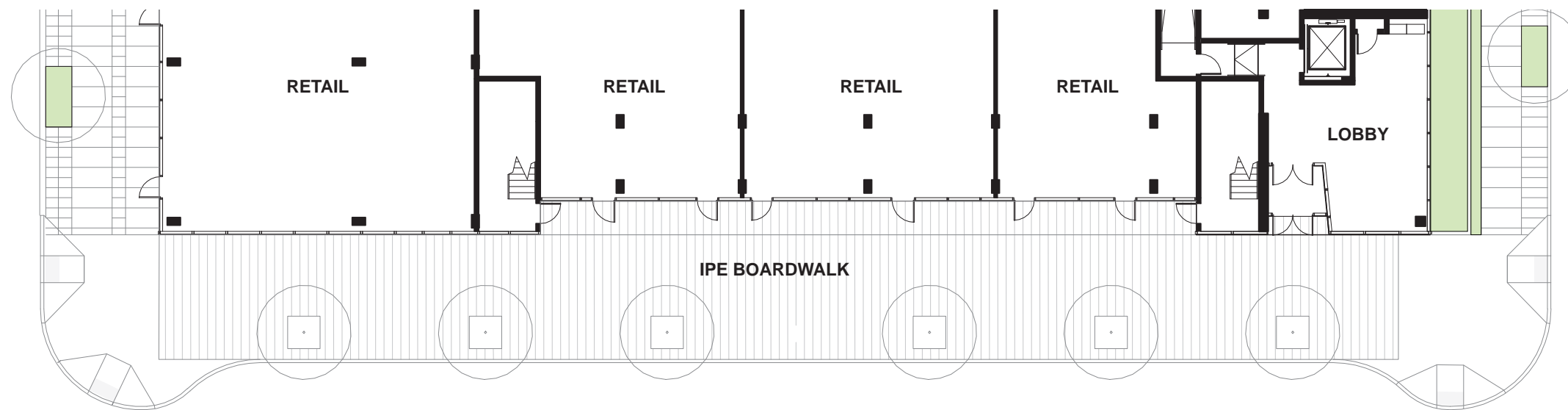




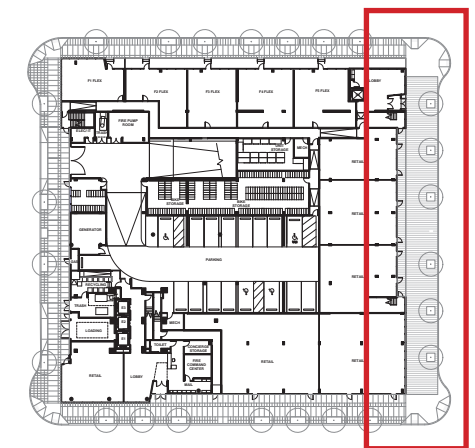
Enlarged Street Level Elevation - East Elevation



Section

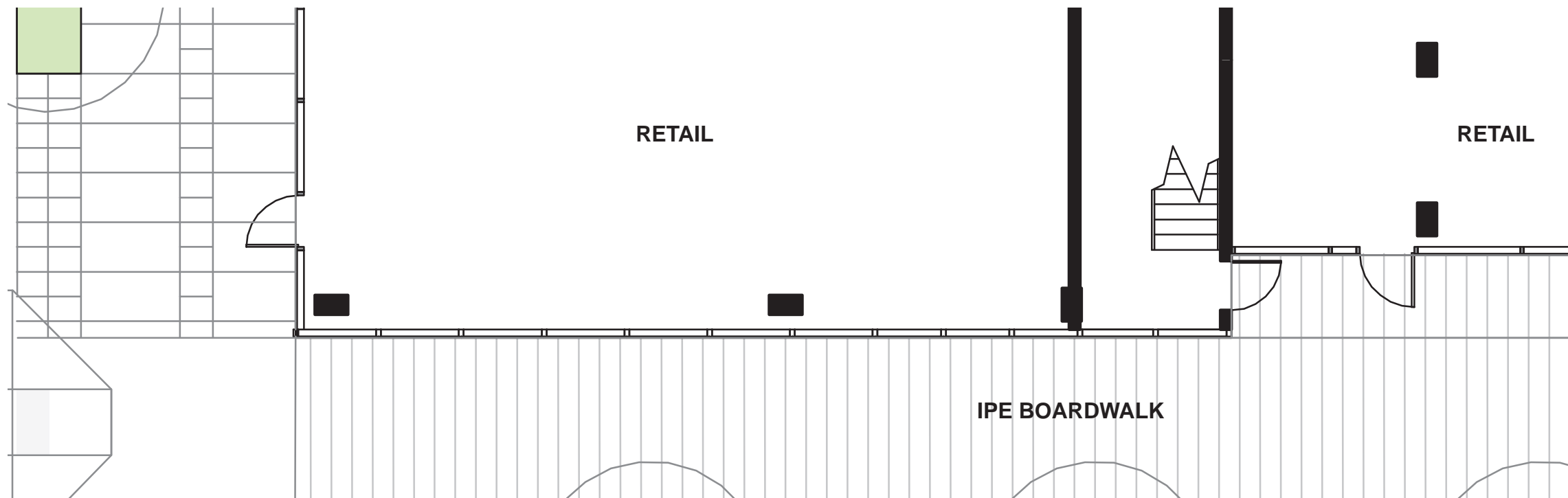


Enlarged Street Level Plan



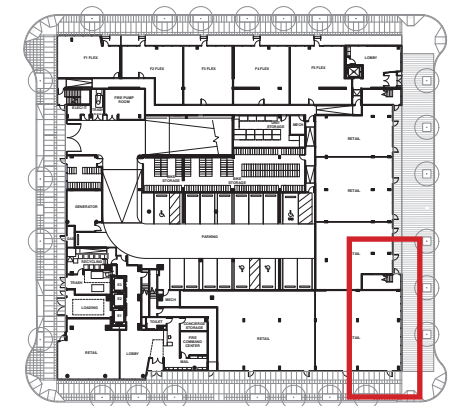


Enlarged Street Level Elevation - East Elevation @ Retail



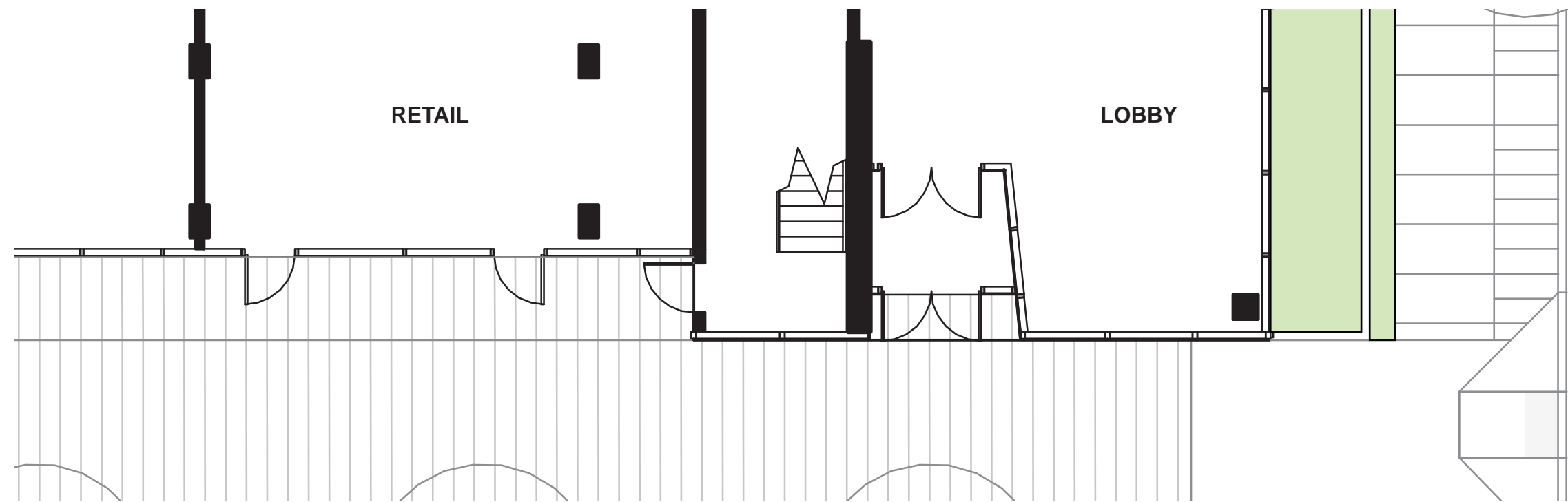
Enlarged Street Level Plan - East Elevation @ Retail

Scale 1/8" = 1' - 0"



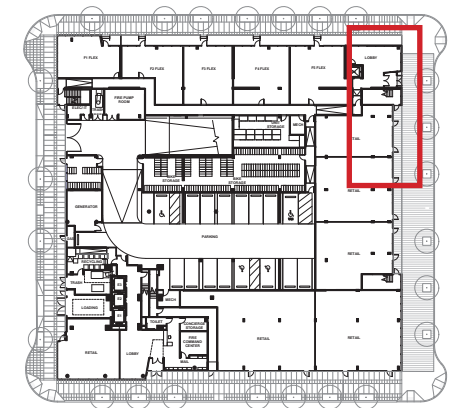


Enlarged Street Level Elevation - East Elevation @ Retail / Lobby



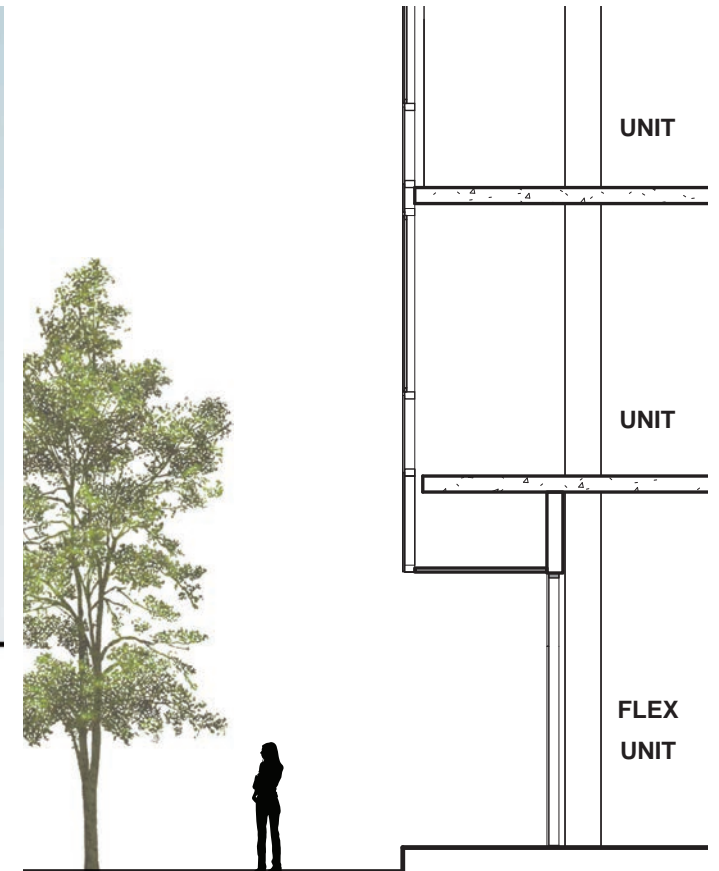
Enlarged Street Level Plan - East Elevation @ Retail / Lobby

Scale 1/8" = 1' - 0"

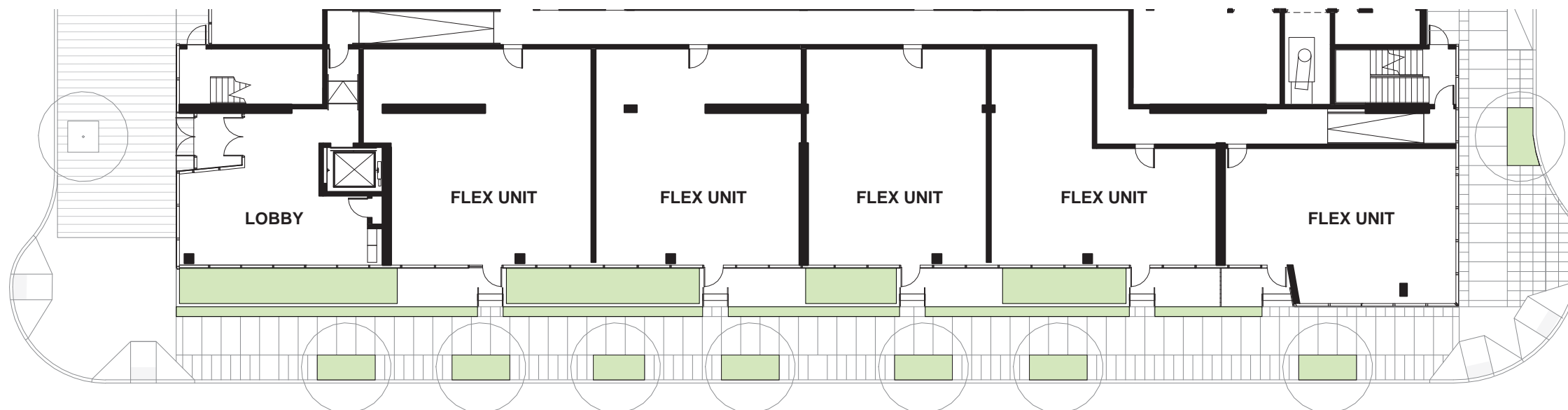




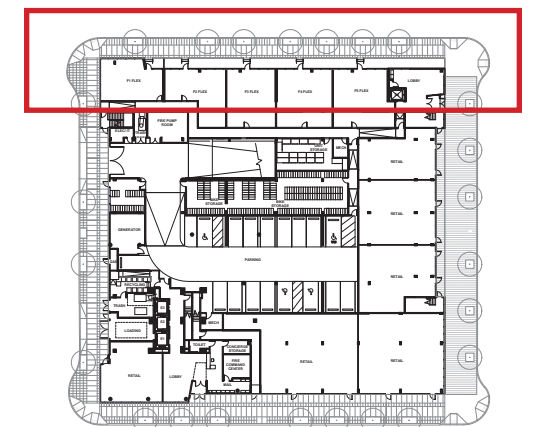
Enlarged Street Level Elevation - North Elevation



Section

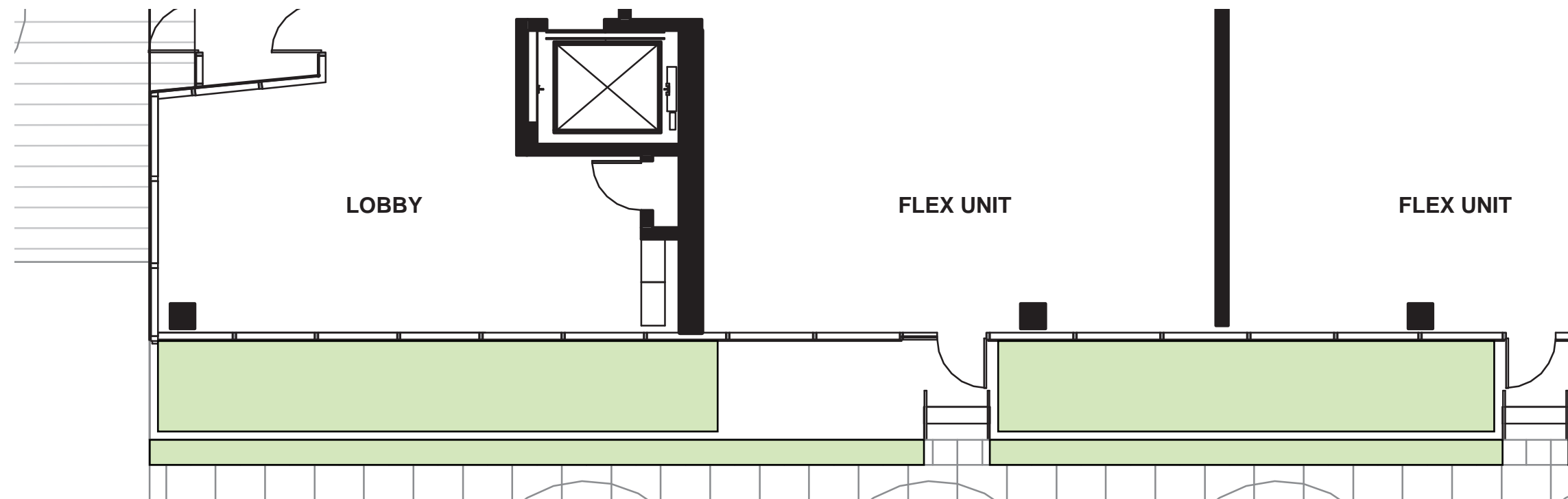


Enlarged Street Level Plan



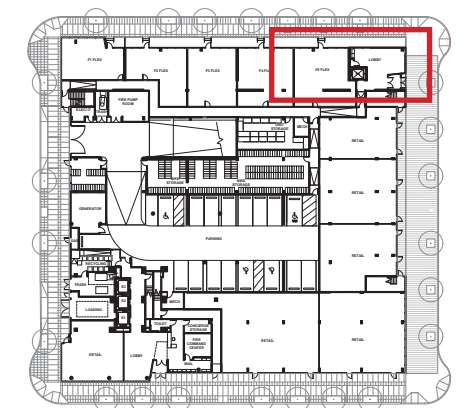


Enlarged Street Level Elevation - North Elevation @ Lobby



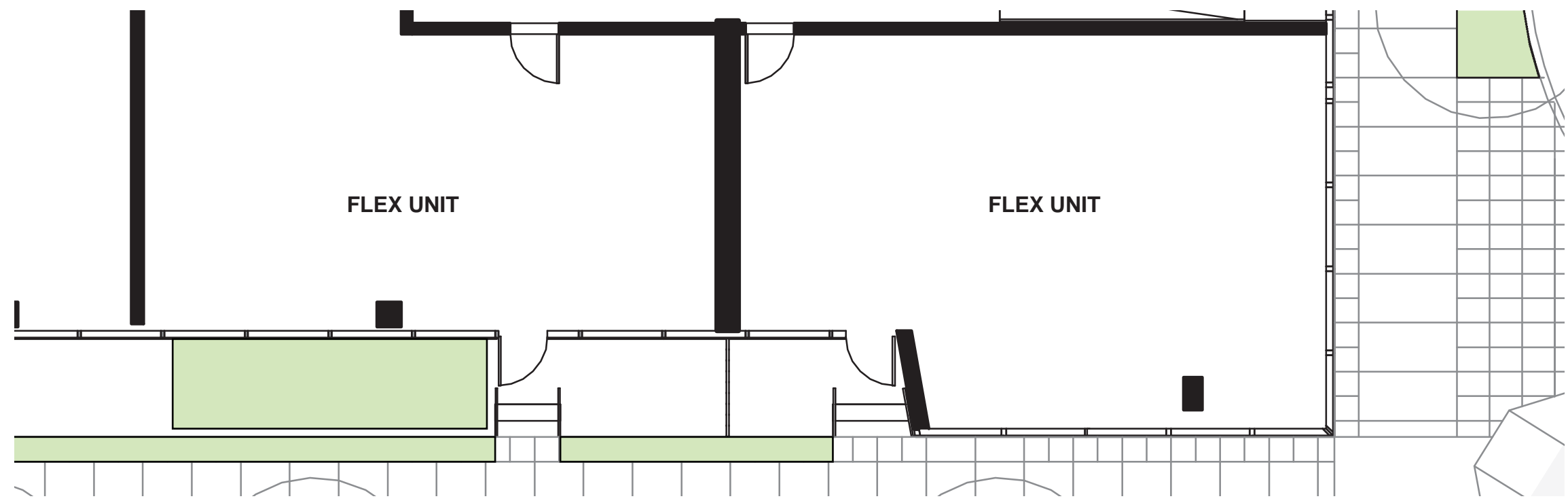
Enlarged Street Level Plan - North Elevation @ Lobby

Scale 1/8" = 1' - 0"



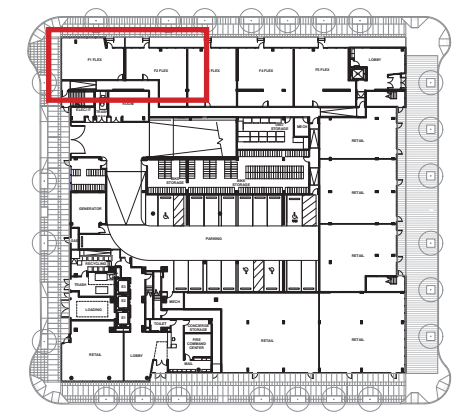


Enlarged Street Level Elevation - North Elevation @ Work / Live



Enlarged Street Level Plan - North Elevation @ Work / Live

Scale 1/8" = 1' - 0"

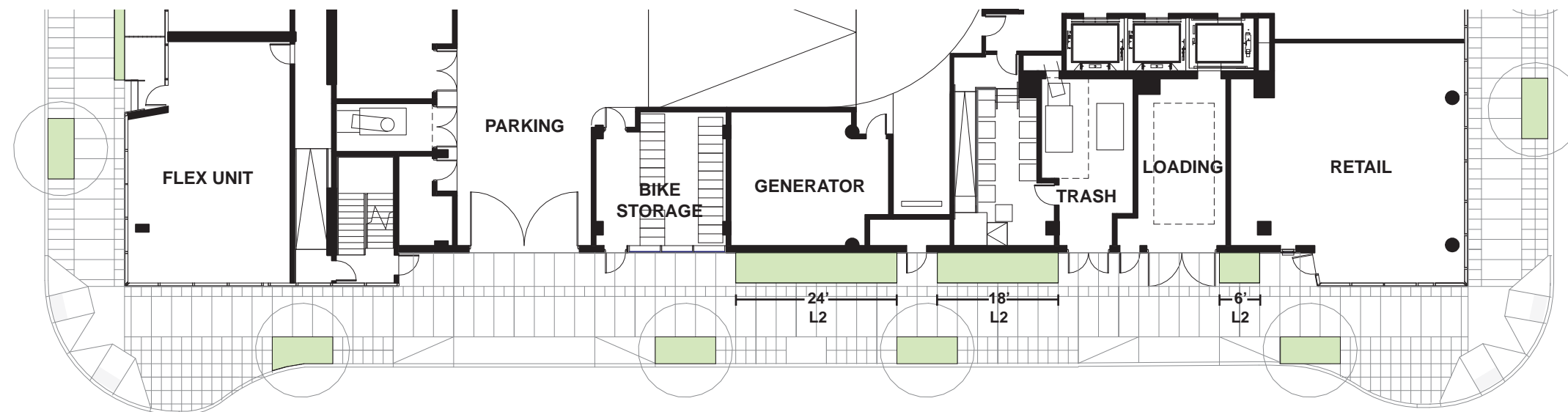




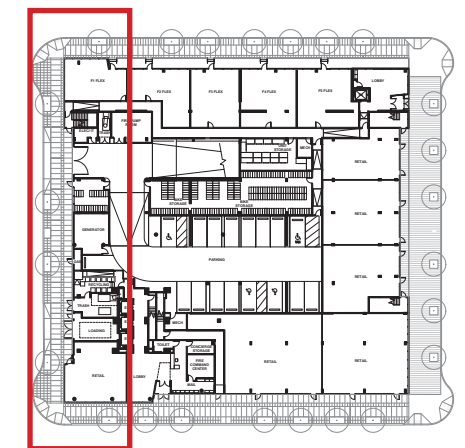
Enlarged Street Level Elevation - West Elevation



Section

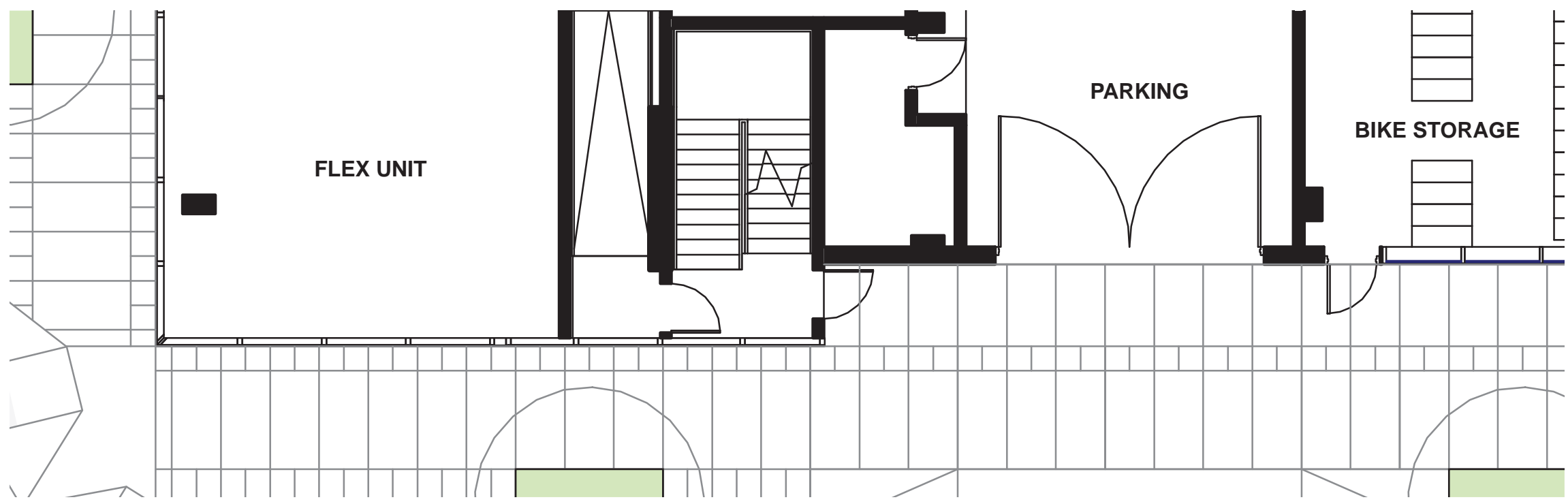


Enlarged Street Level Plan



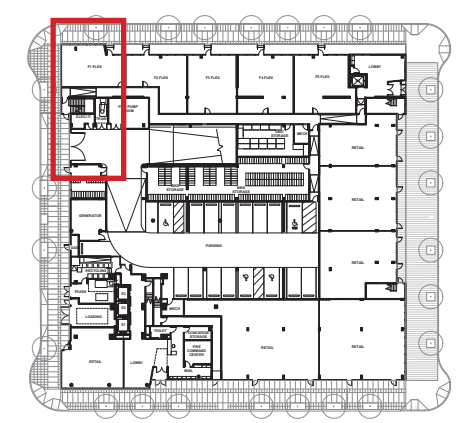


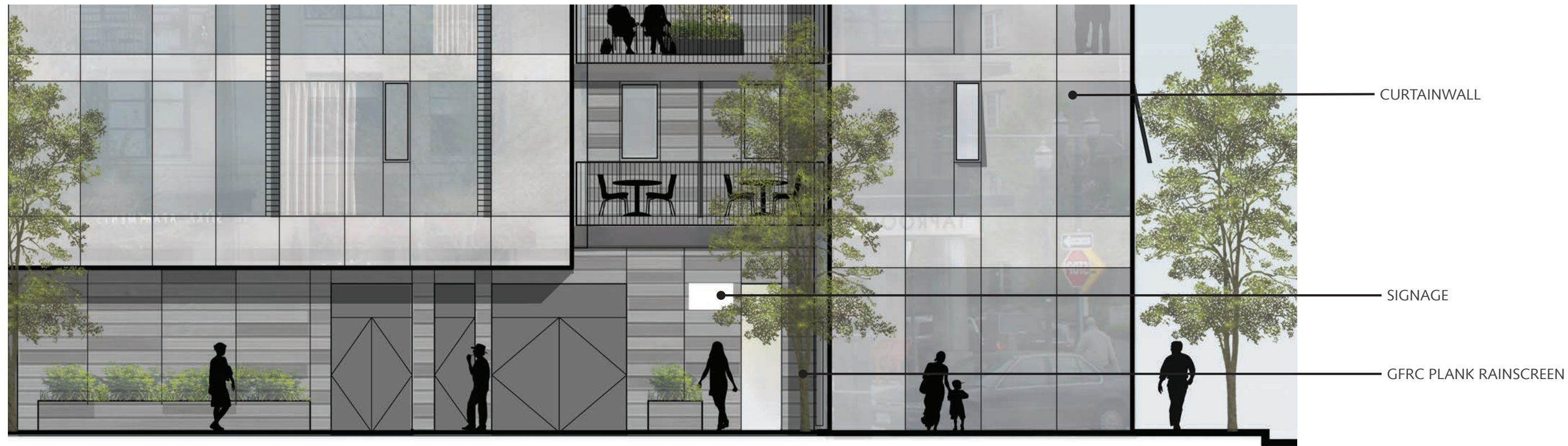
Enlarged Street Level Elevation - West Elevation @ Work / Live



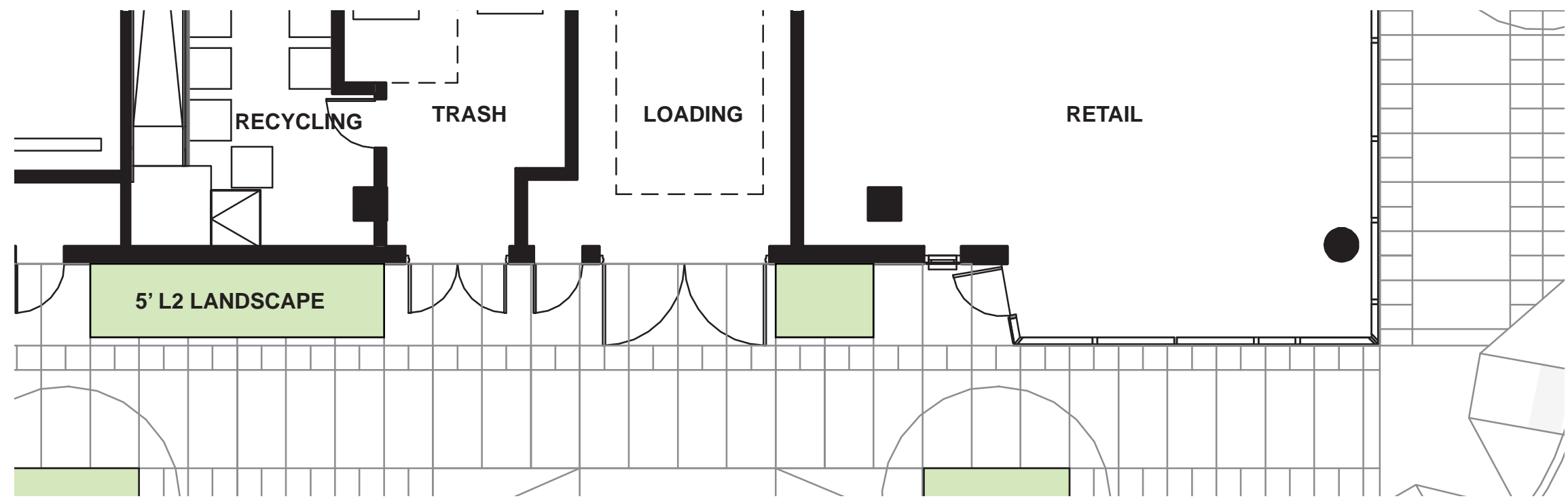
Enlarged Street Level Plan - West Elevation @ Work / Live

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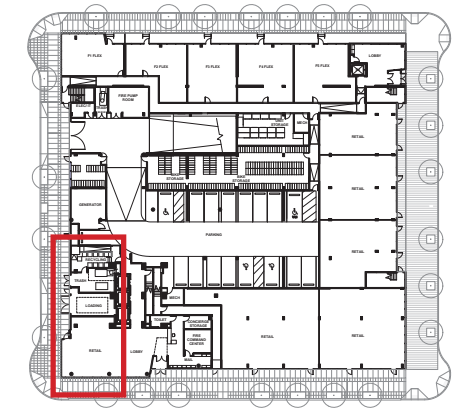


Enlarged Street Level Elevation - West Elevation @ Lobby

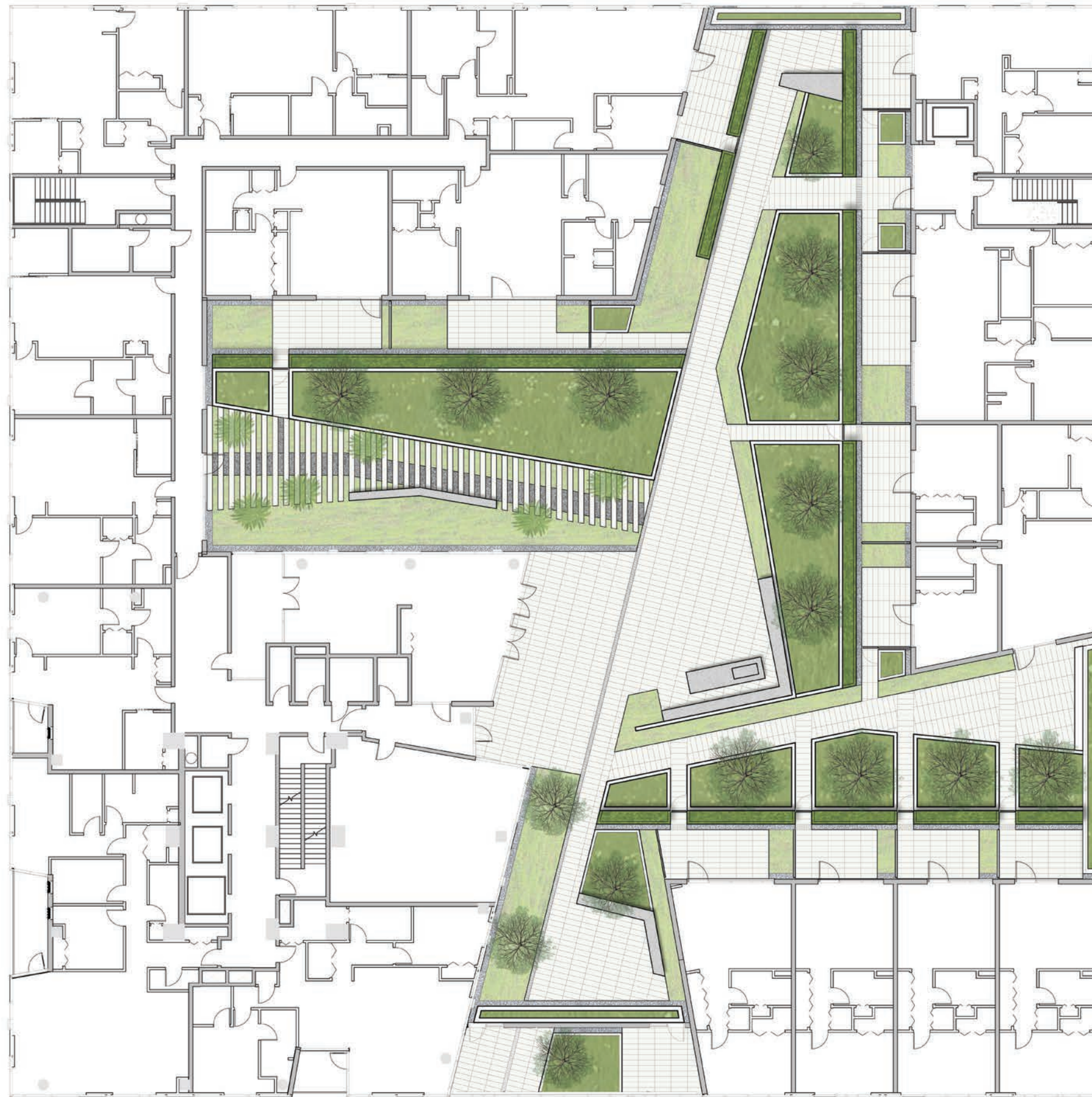


Enlarged Street Level Plan - West Elevation @ Lobby

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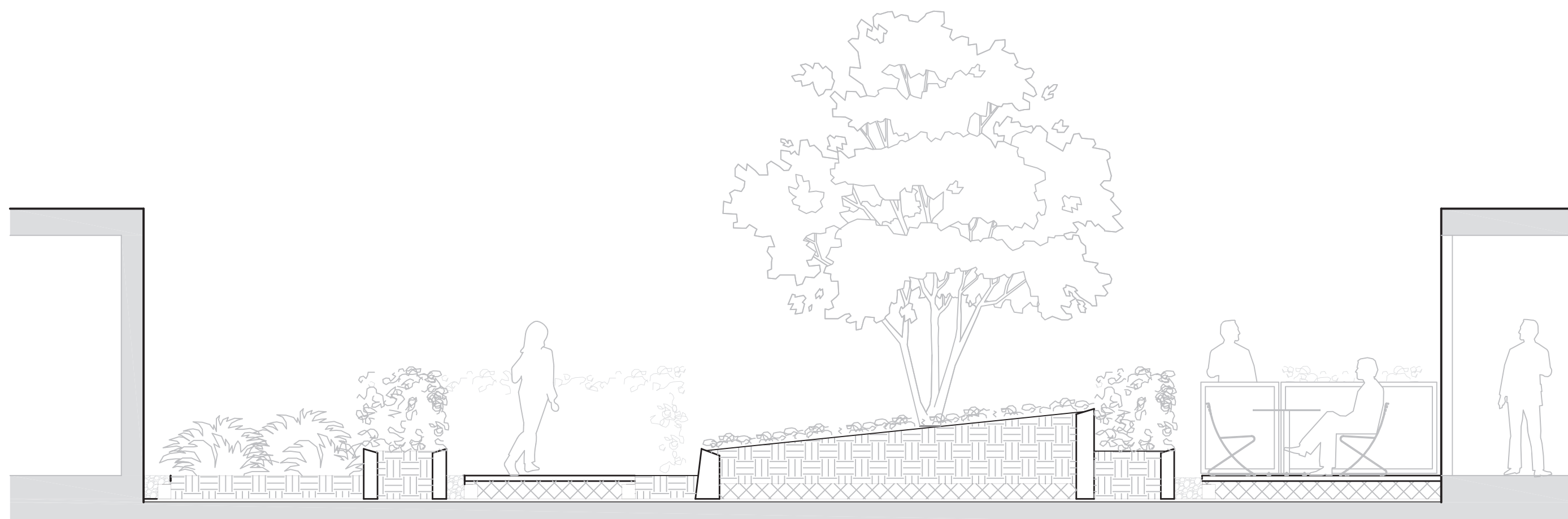


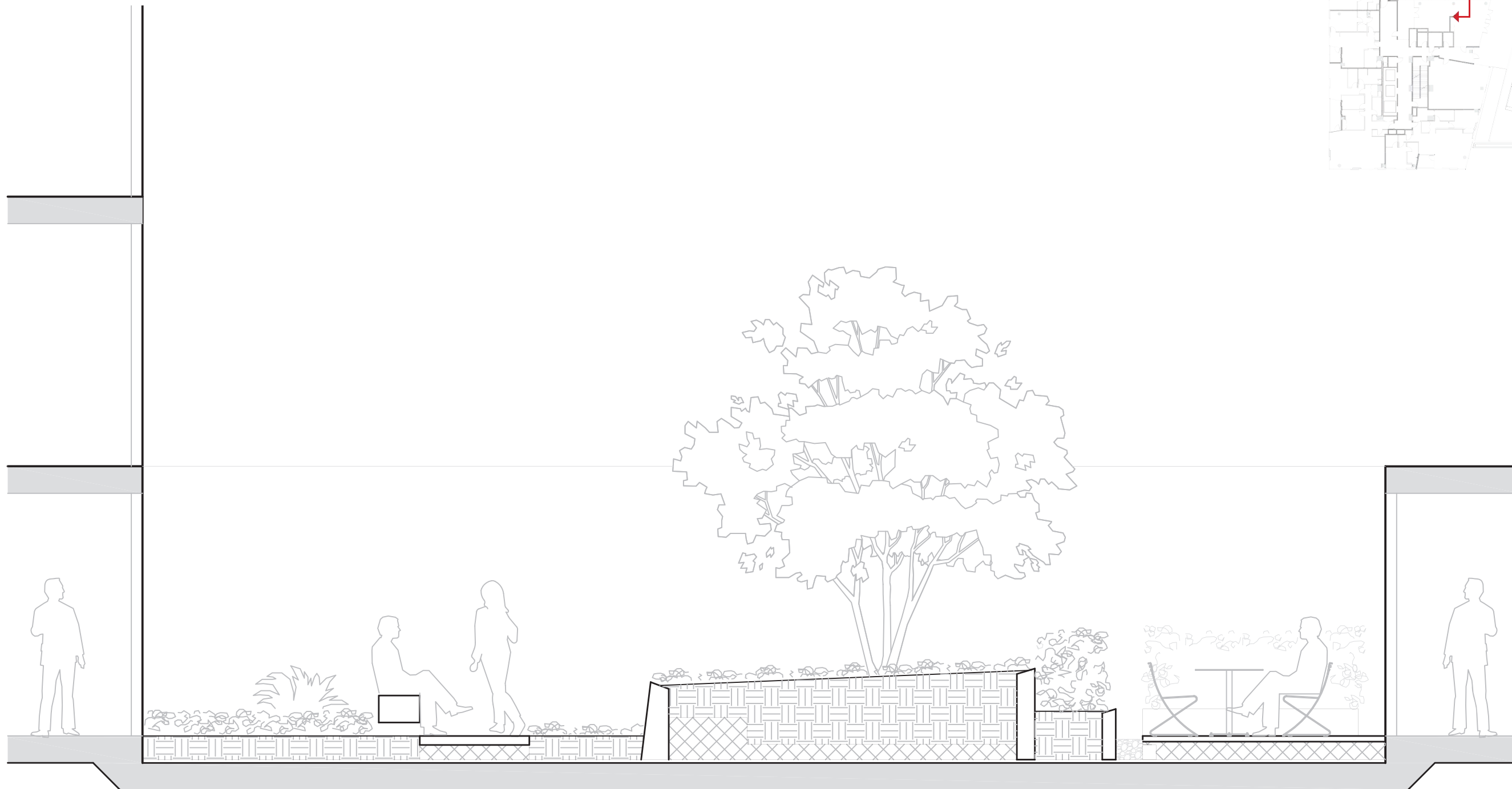
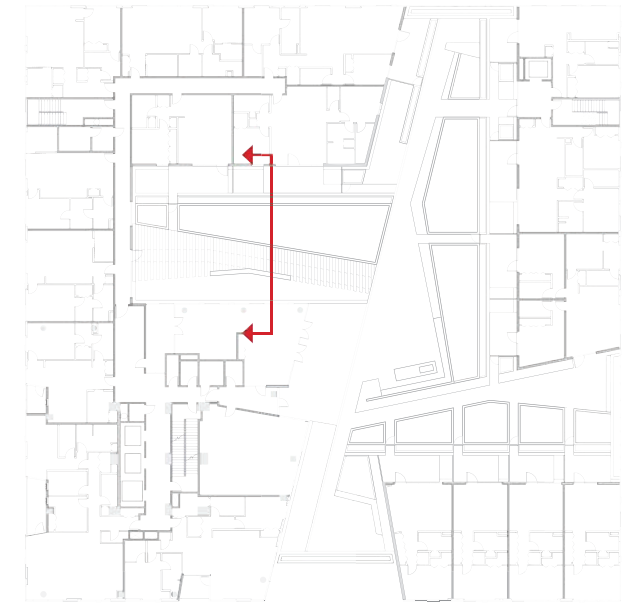
LANDSCAPE

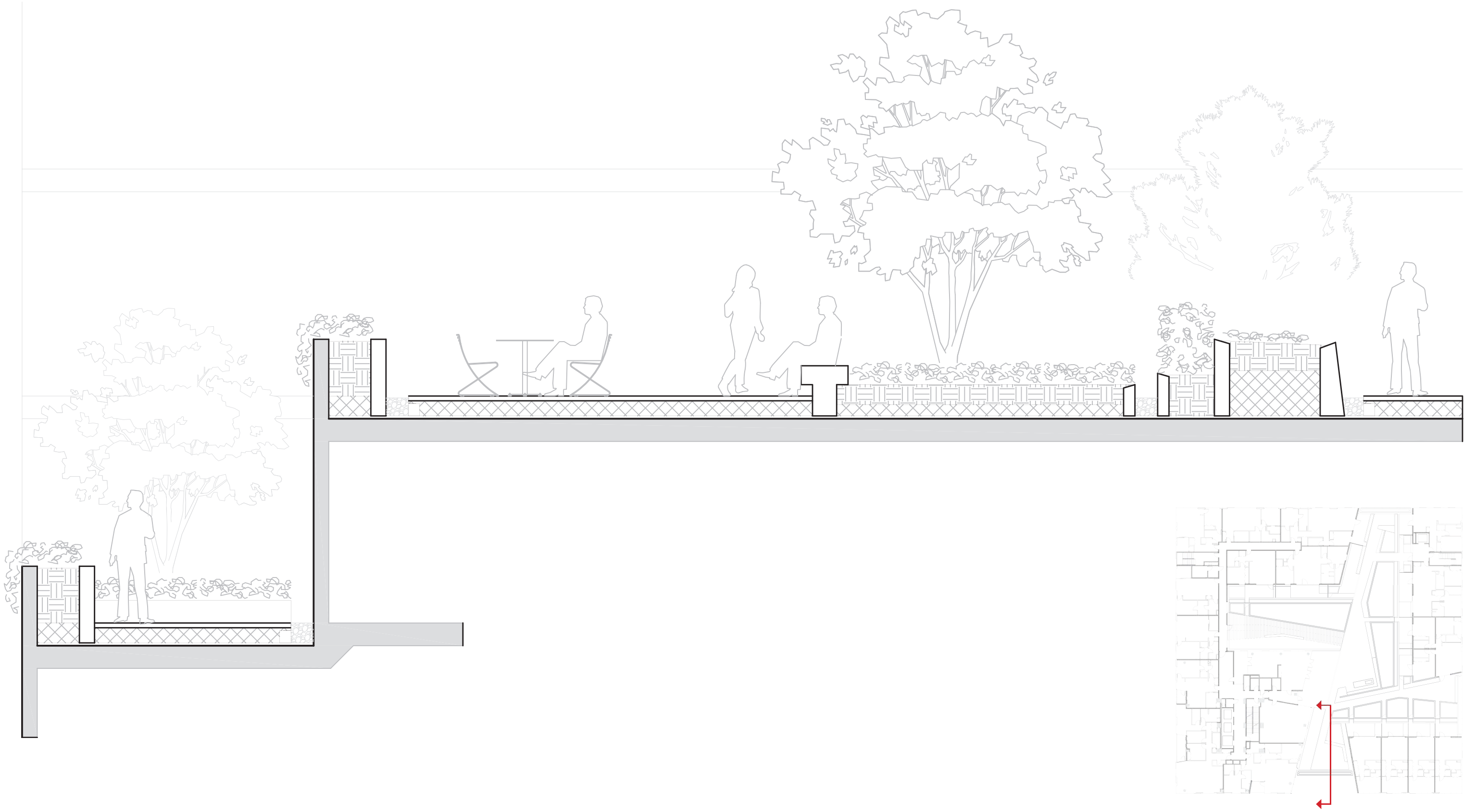




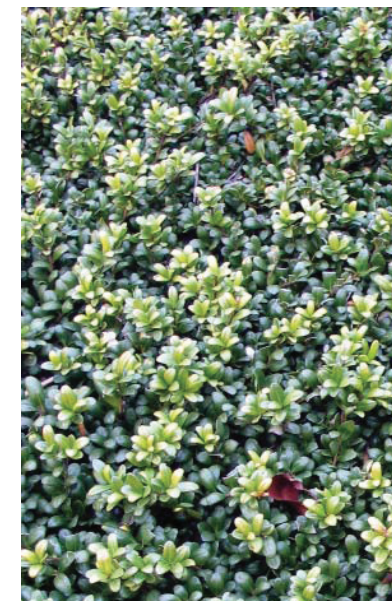


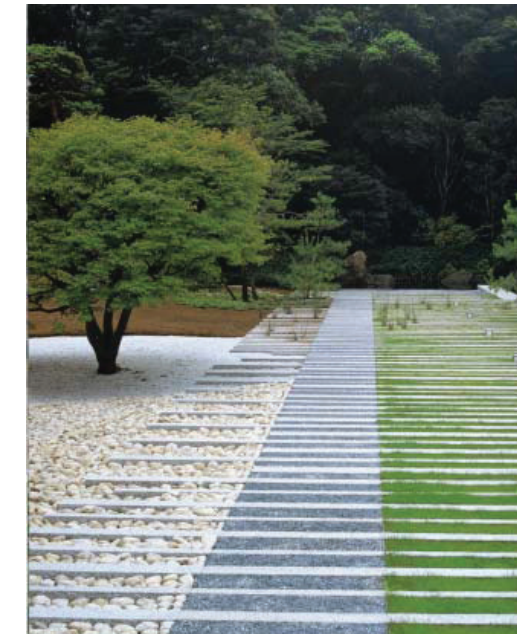




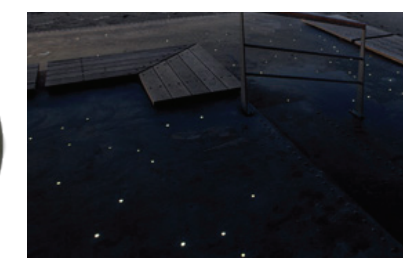
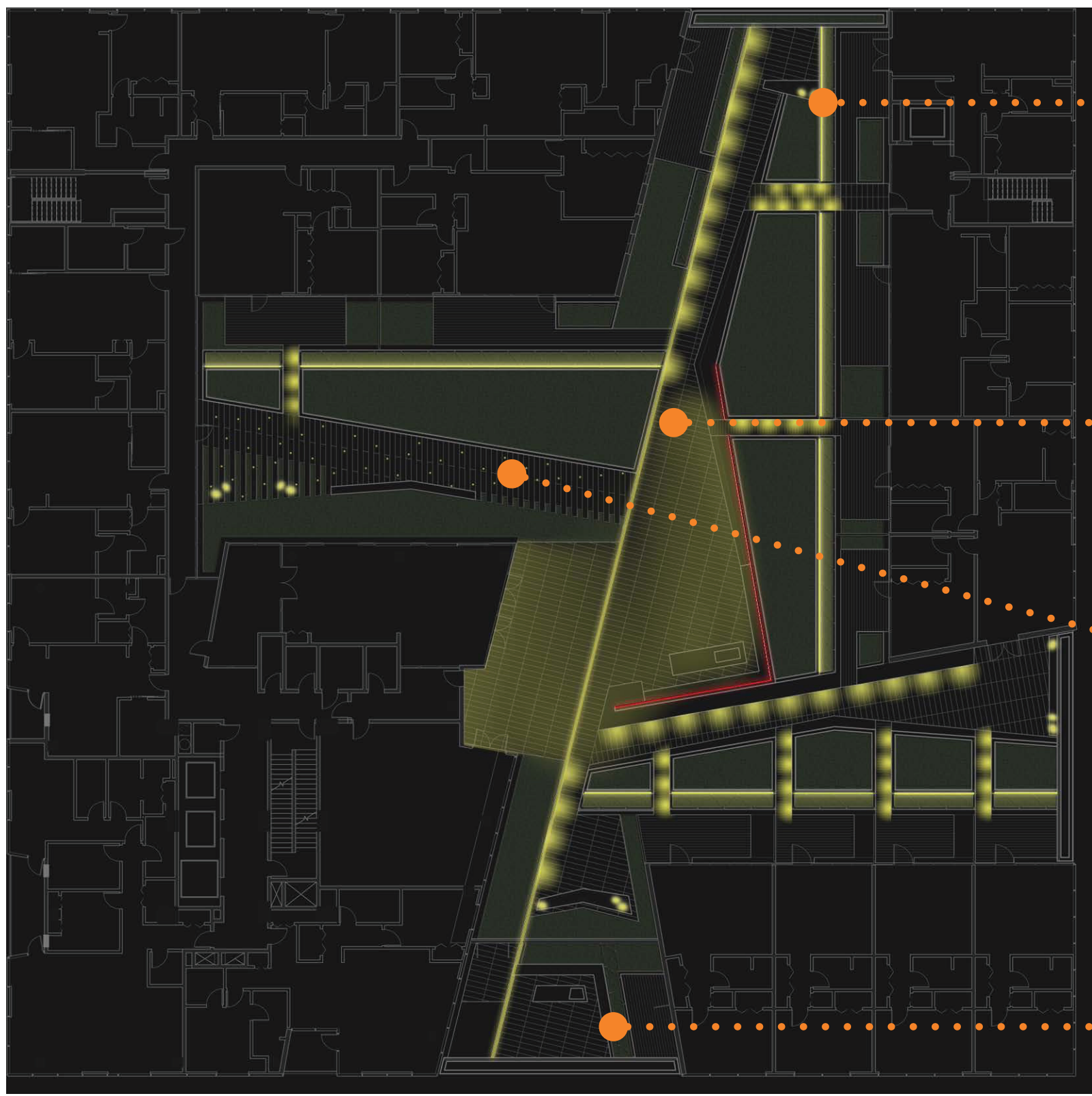


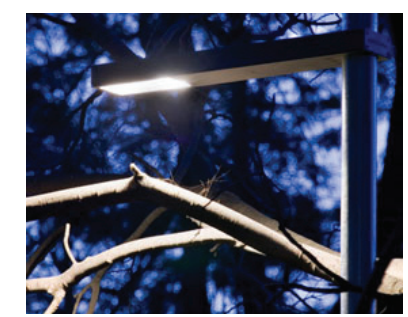
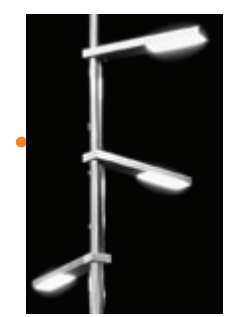
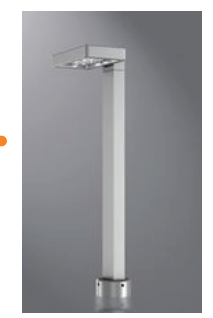
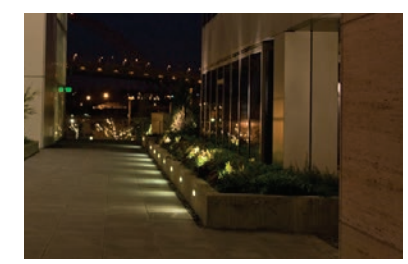
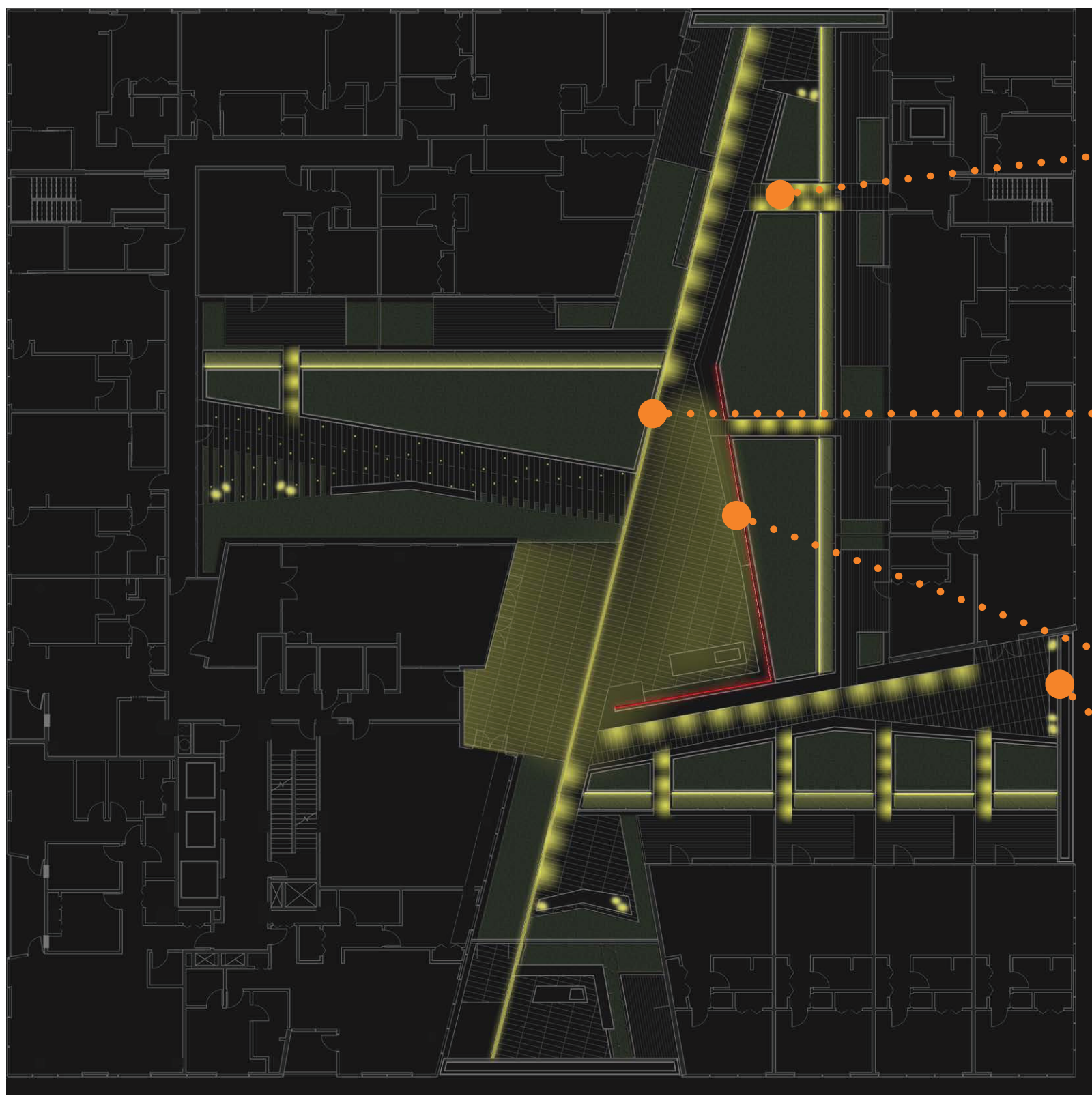


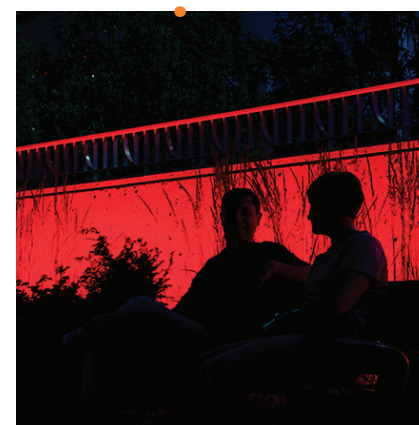
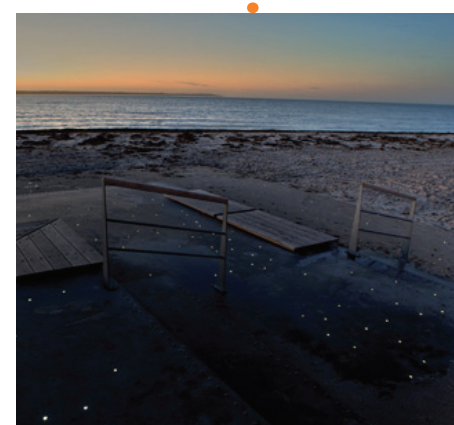
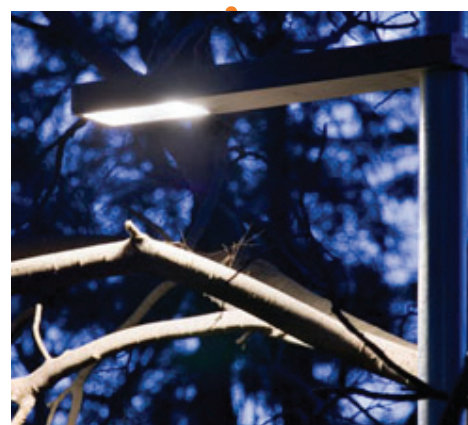
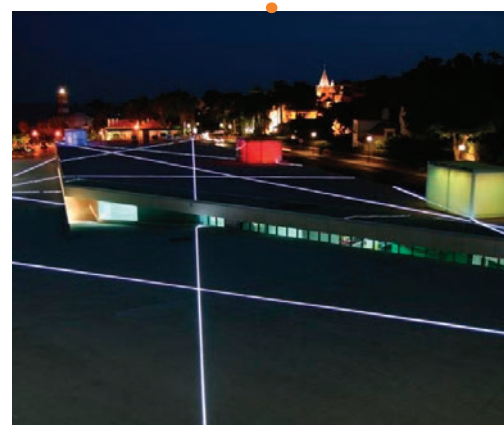
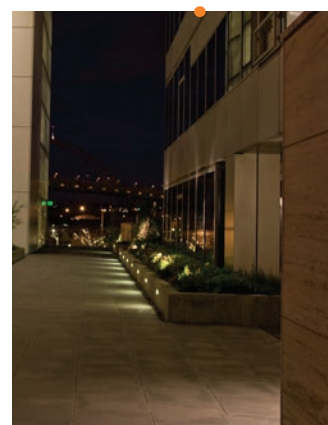
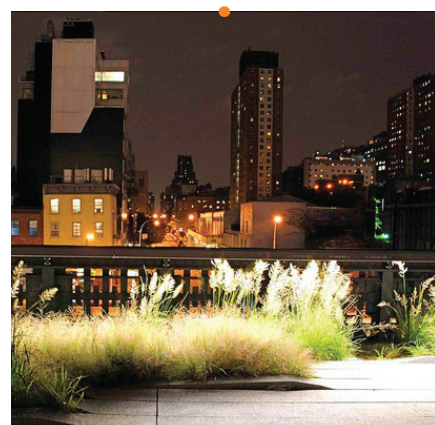
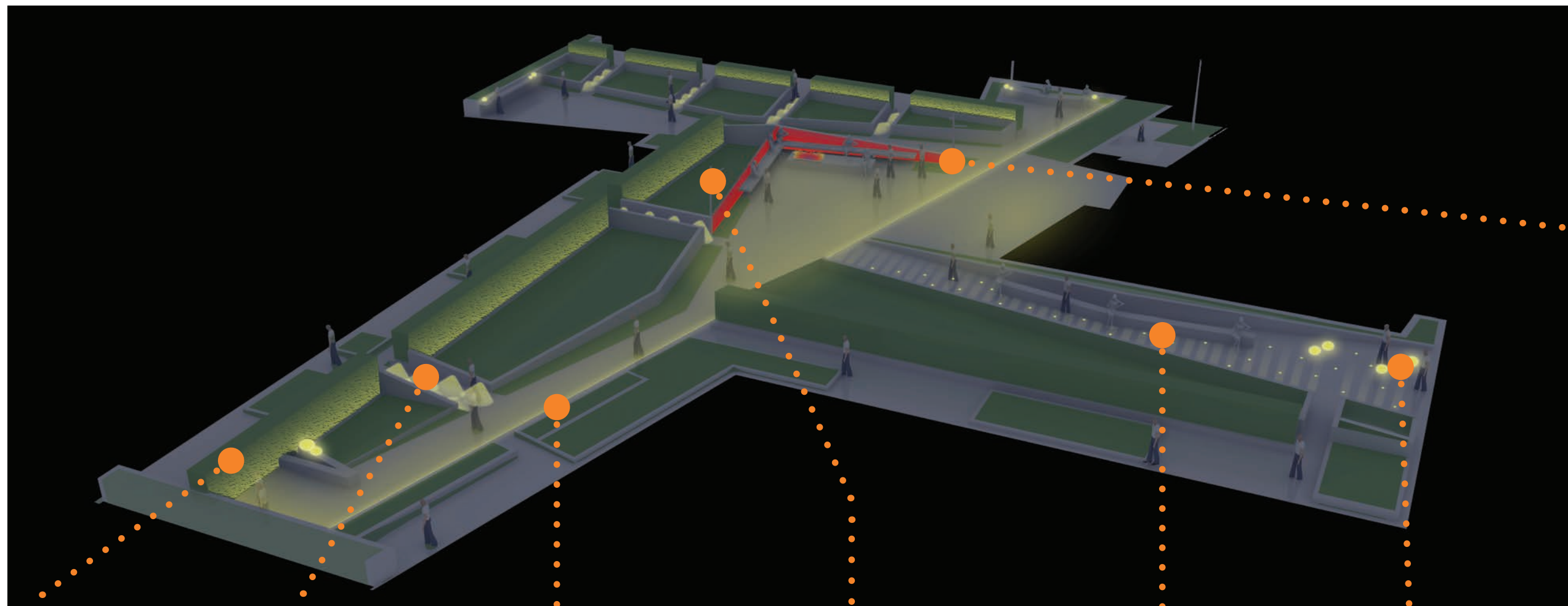




LIGHTING





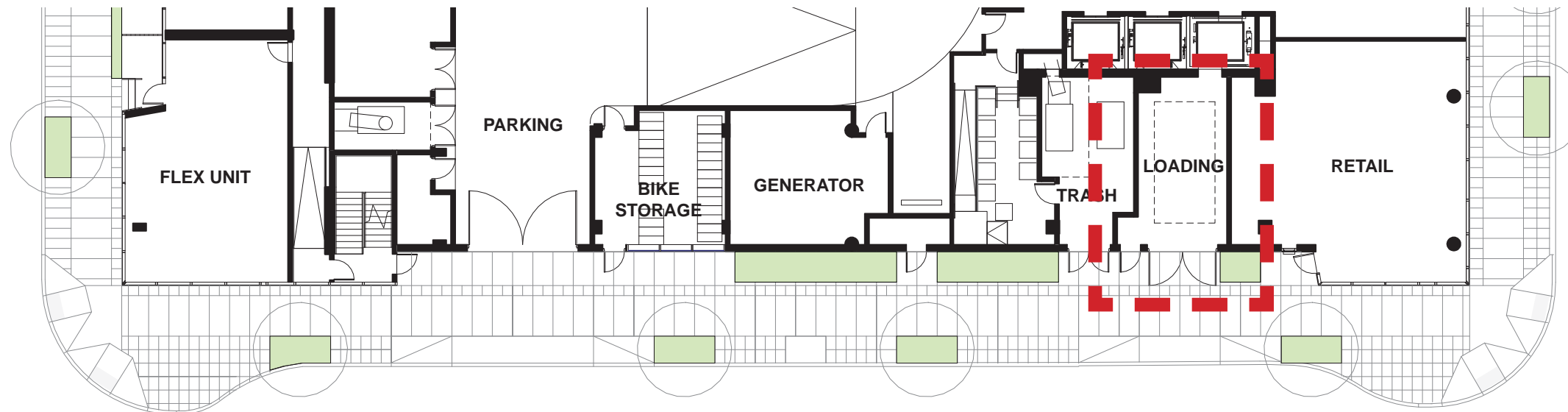


**ADJUSTMENTS/
MODIFICATIONS**

ADJUSTMENTS:

33.266.310 Loading Standards – Two loading spaces are required for buildings over 50,000 square feet in floor area with more than 100 dwelling units. The loading spaces must be either Standard A - one space 35 feet long, 10 feet wide and have a clearance of 13 feet, or Standard B - two spaces 18 feet long, 9 feet wide with a clearance of 10 feet. There is an exception in the Central City Plan District for forward motion loading spaces if they abut a traffic street.

- One 18' x 9' x 10' high loading space is provided in the parking garage.
- The location chosen is adjacent to the staging area and elevator and does not take away from the total parking count required for the building.
- This space will serve tenants of the building as well as provide a space for building service and maintenance vehicles to park. Access to the private parking garage will be coordinated through the building maintenance company or provided by an individual tenant.
- There are 171 standard spaces to serve the 153 units.
- Storage and staging areas are provided inside the building separate from the lobby entrance. This staging area is accessible to the tower elevators. The staging area will allow for faster truck unloading and will not require trucks to continue at the curb while waiting for the elevator to move goods into the building. As move in and move out for condominiums occurs less frequently than rental housing and the types of moving trucks are larger than will fit in a standard City loading space, residential move in is anticipated at the curb on NW 11th.
- Service to the small retail spaces is expected to be at the curb on NW 11th Avenue. Service will either be at metered spaces or in a designated loading zone. This is typical throughout the Pearl District.
- One loading space rather than two is provided as HOYT has found that the interior loading spaces are not required and seldom used by retail tenants. These retail tenants in smaller boutique type retail spaces generally load through the front door during off hours whether there are indoor loading facilities or not.
- While the North Pearl District will not be very suitable for robust high traffic retail due to the lack of pedestrian and vehicular traffic, it will also generally have low traffic streets, especially on NW 10th and 11th. The quietness of these streets is an amenity for this largely residential neighborhood and the park. It also allows for ease of off hours service and delivery as delivery trucks are not competing with high traffic areas in the off hours.



Ground Floor Plan

April 21, 2013
3 PM

HOYT. BLOCK 15 - DRAFT

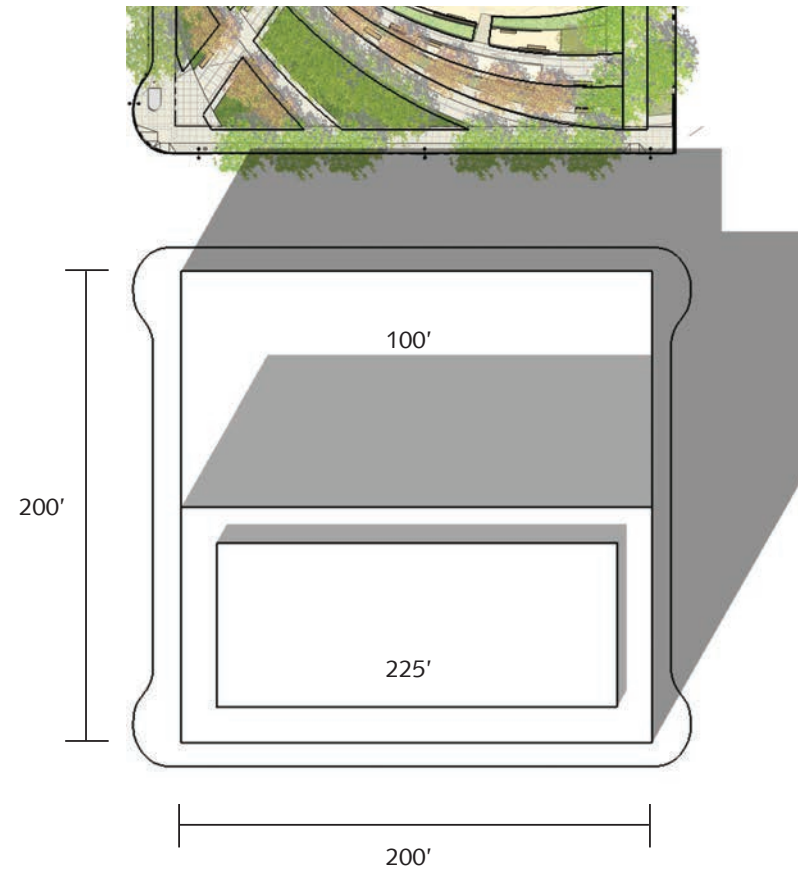
boora

MODIFICATIONS:

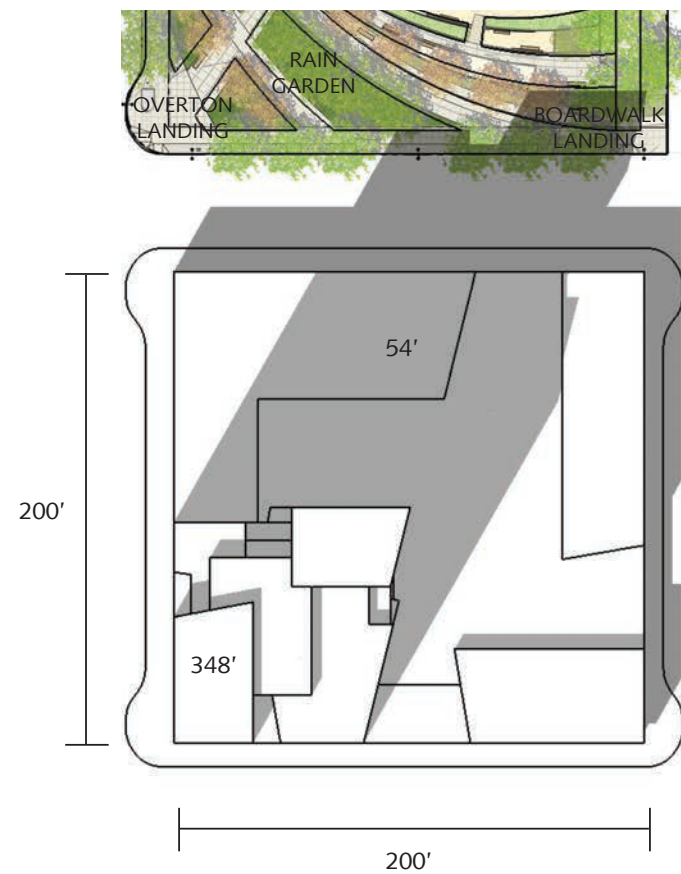
33.510.205,C,2 Height Standard for sites adjacent to designated open spaces – Building heights may be increased if the amount of shadow cast by the proposed building on the adjacent open space will be less than or equal to the shadow that would result from an allowed building constructed to the maximum height designated. Shadows must be analyzed for noon and 3:00 p.m. on April 21 to determine compliance with this provision.

- We understand that the City interprets this language to mean the shadow on the adjacent park rather than the shadow on all public open space. The attached shadow study shows that this building creates less total shadow than a code allowed building although it does create more shadow on the Fields Park than a code allowed building. The shadow on the park is less than 1,000 square feet. We request this adjustment, as requiring the project to cast no shadow on the park would require a shorter building with a larger floor plate – a building less elegant and distinctive.

Zoning
21,268 SF



Block 15
12,520 SF
828 SF on Park



HOYT. BLOCK 15 - DRAFT

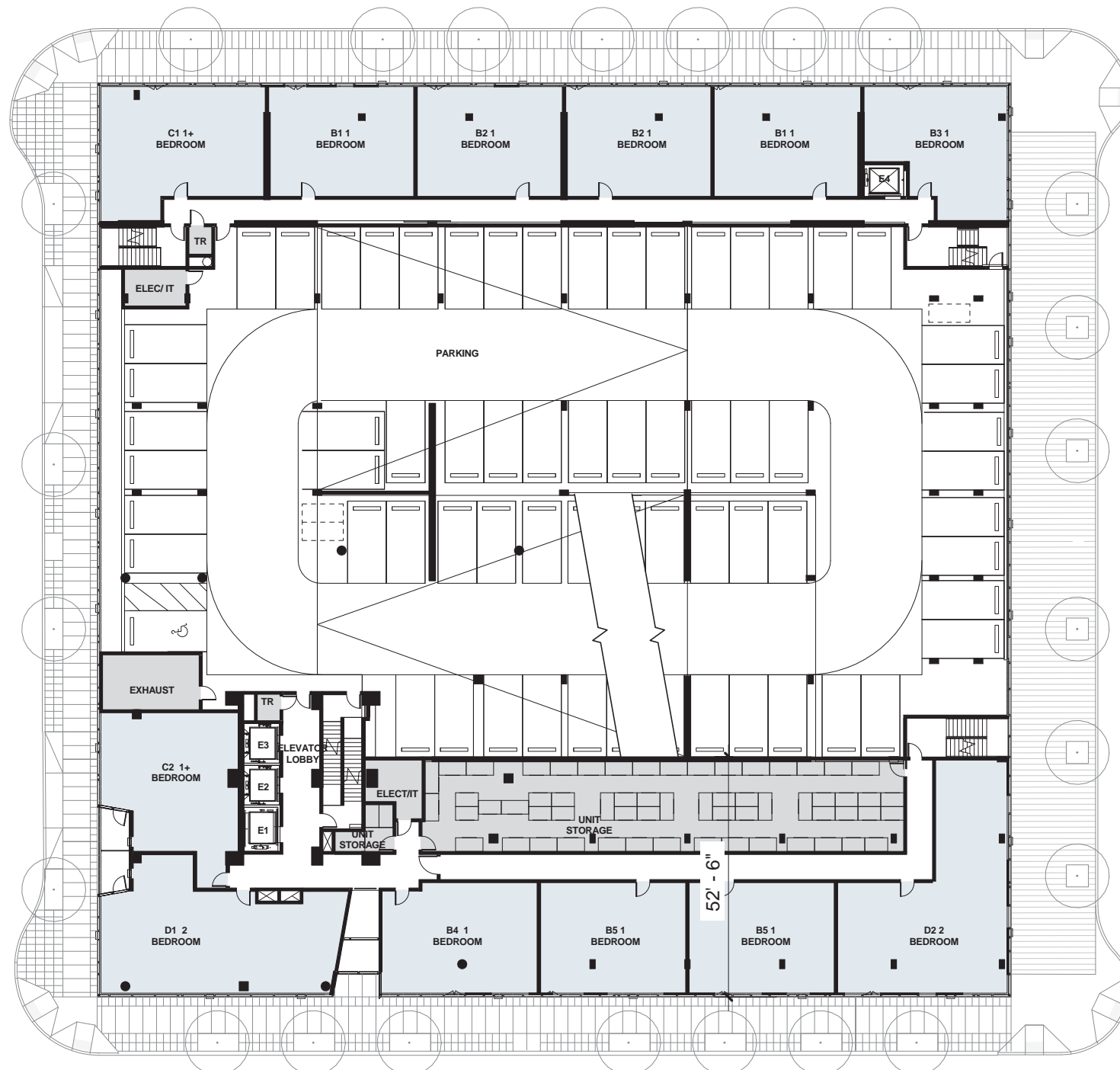
boora

MODIFICATIONS:

33.510.225,E,2 Ground Floor Active Use – In the River District, on the portion of a site within 100 feet of a streetcar alignment parking is not allowed.

- The parking extends to approx. 50 feet from the property line on Northrup.
- The parking is above grade and concealed by units on Northrup and Overton. Concealing the parking was done to screen the parking from Tanner Springs Park and The Fields Park at the south and north facades.

Level 02



RENDERINGS



Perspective from NW 10th and Northrup

Renderings

FILE # LU 13-139762 DAM AD
July 11, 2013







