



BLOCK 17

FILE # LU 13-178392-DZM-AD
September 5, 2013

What we heard at Design Advice

- o Increase active use on the ground floor.
- o Create flex units for future live/work or future retail space.
- o Keep the buildings white or light in color.
- o Add more visual delight.

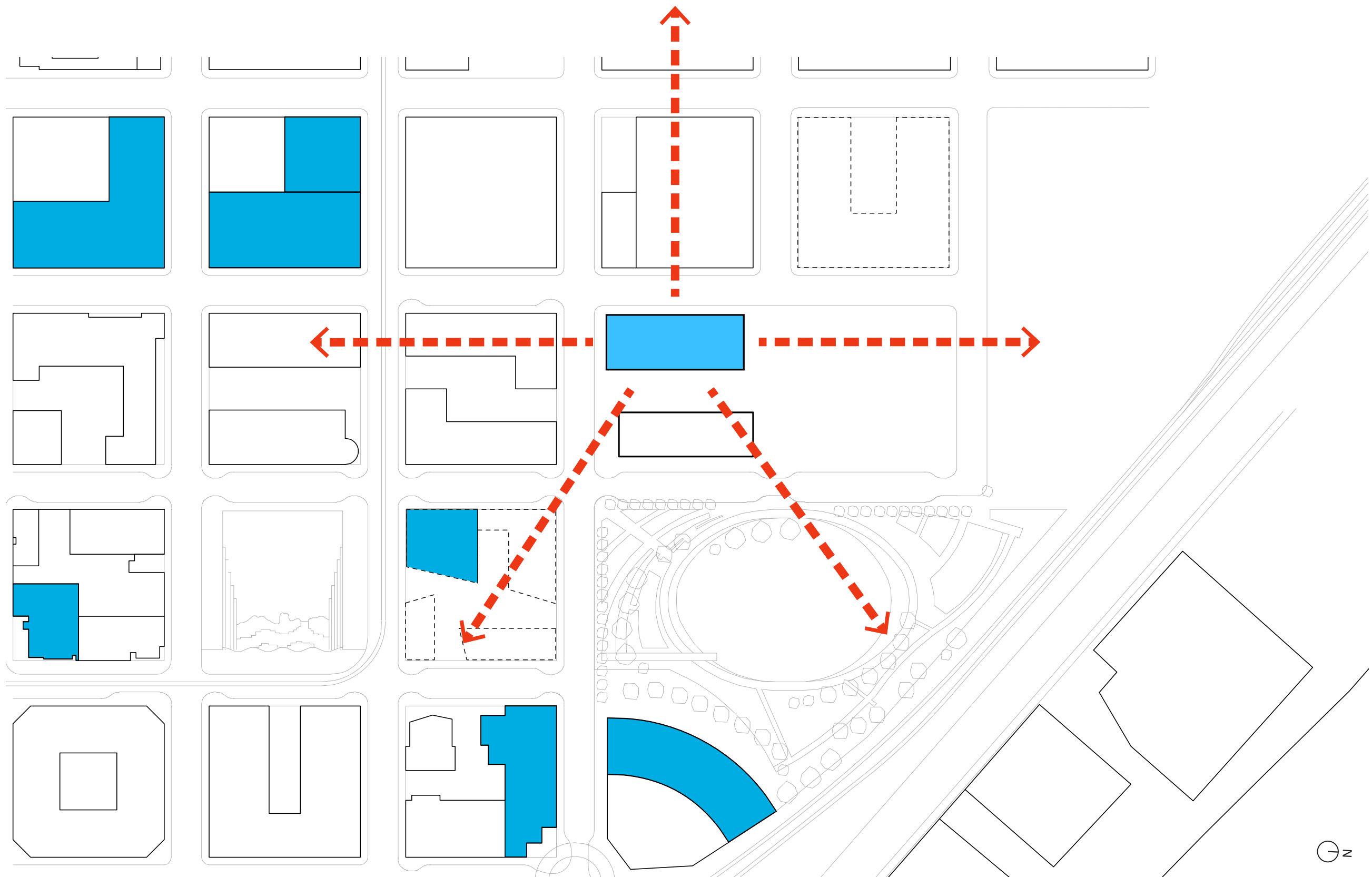


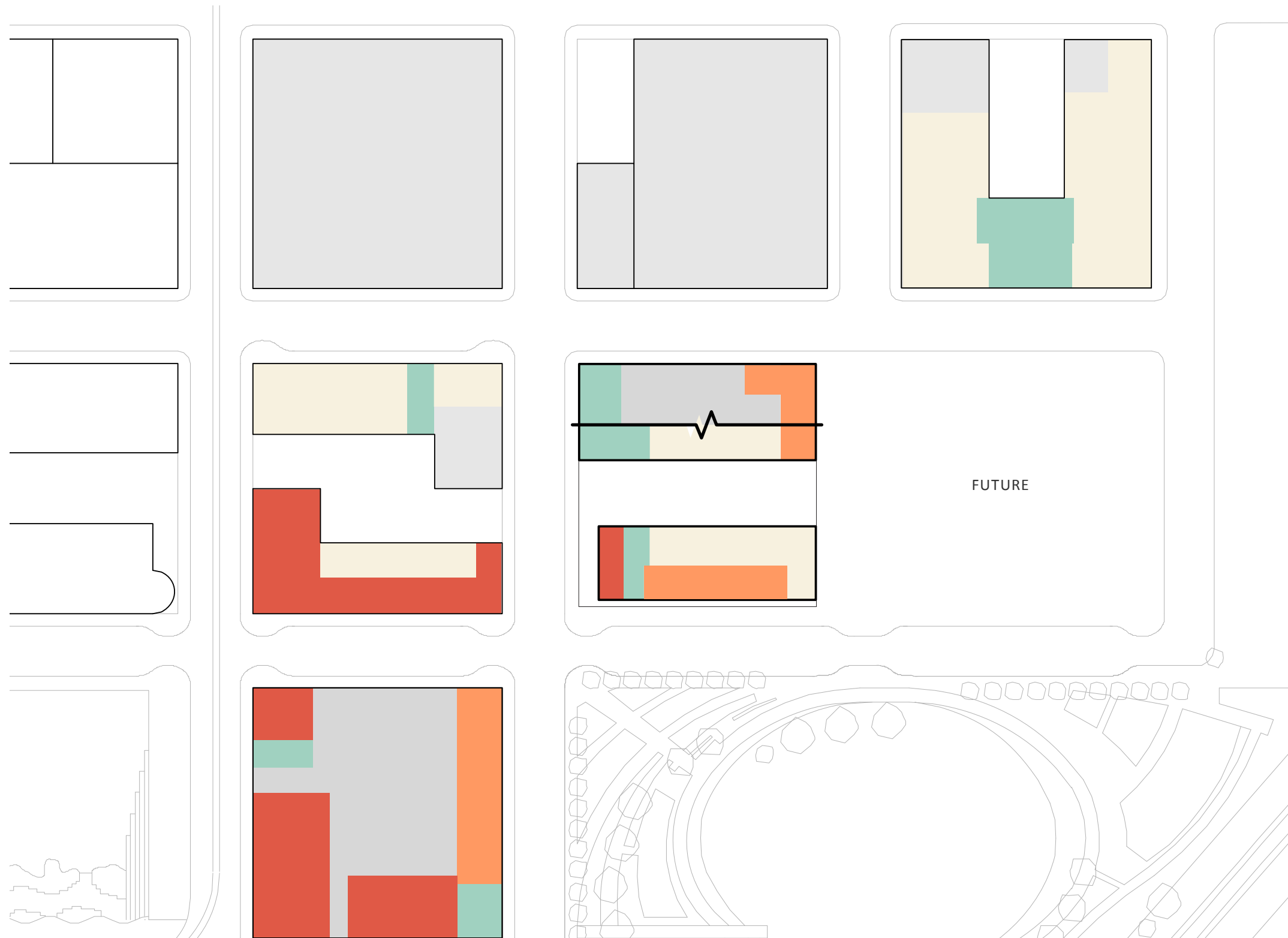
Potential Future Context - View from North



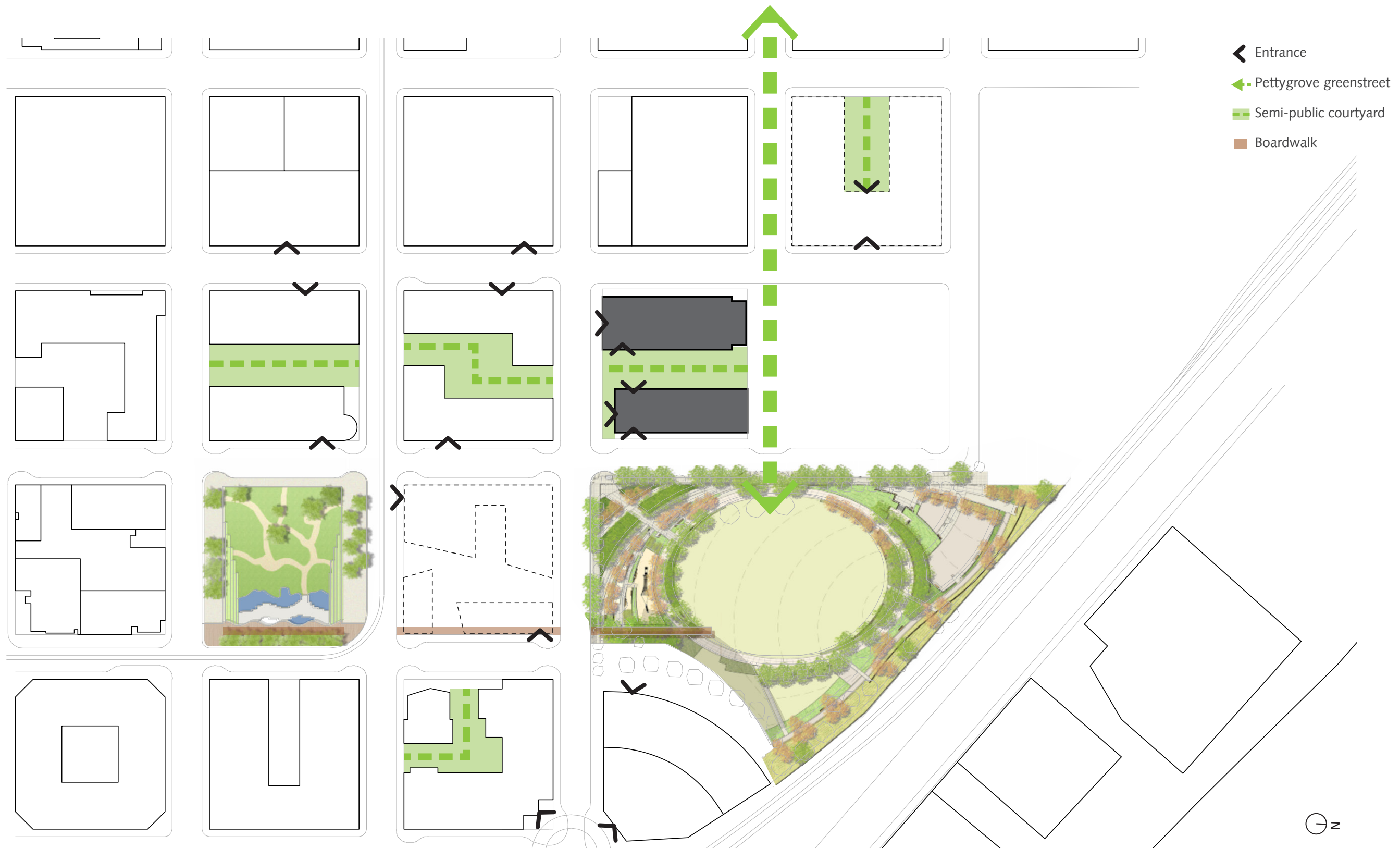
Potential Future Context - View from South

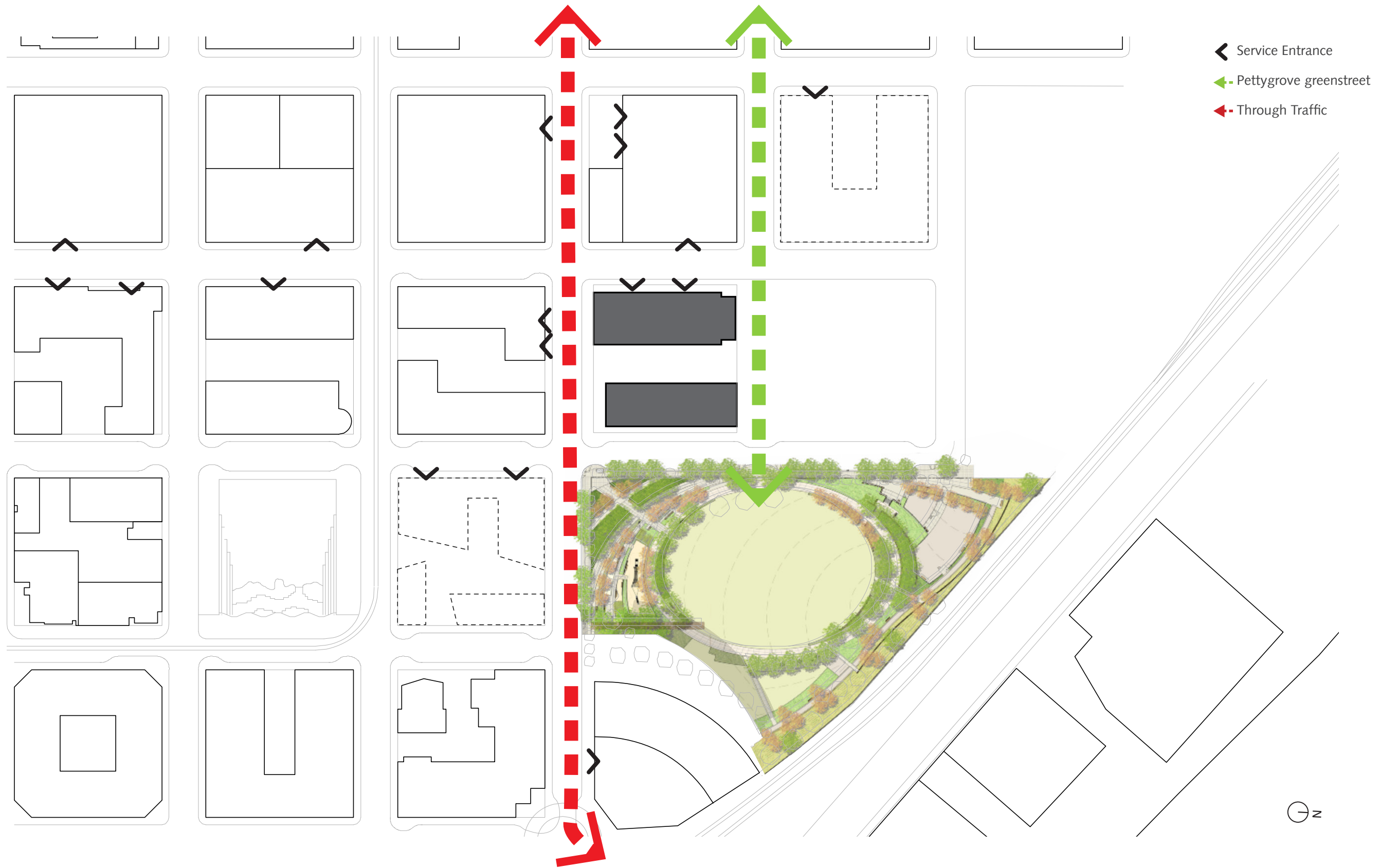


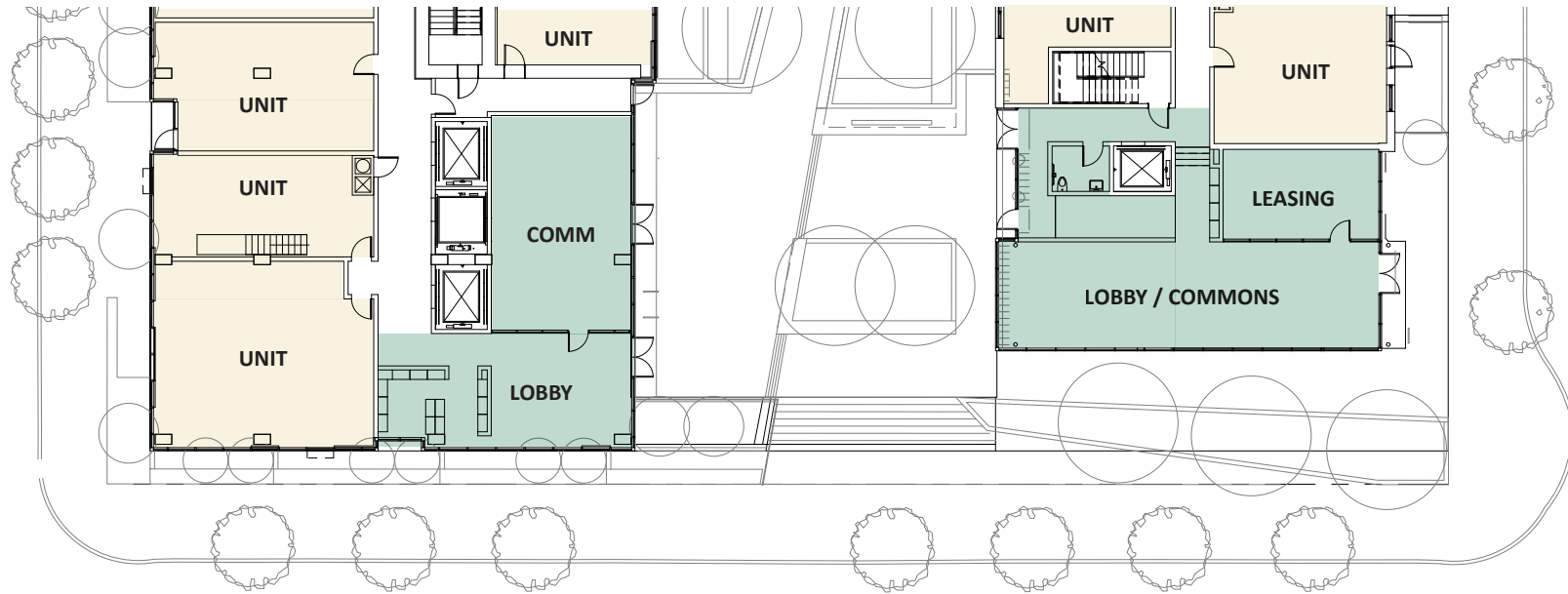




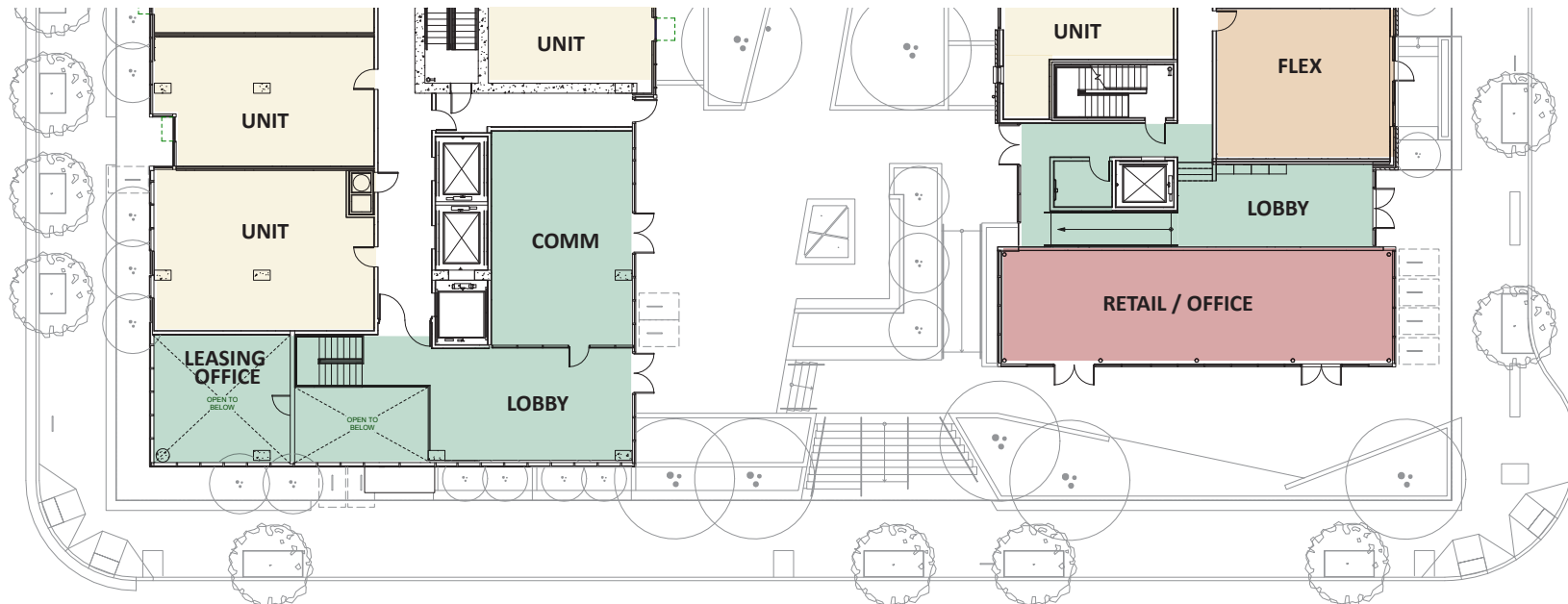
- Residential
- Future Flex Units
- Lobby / Common
- Services / Core / Parking
- Retail





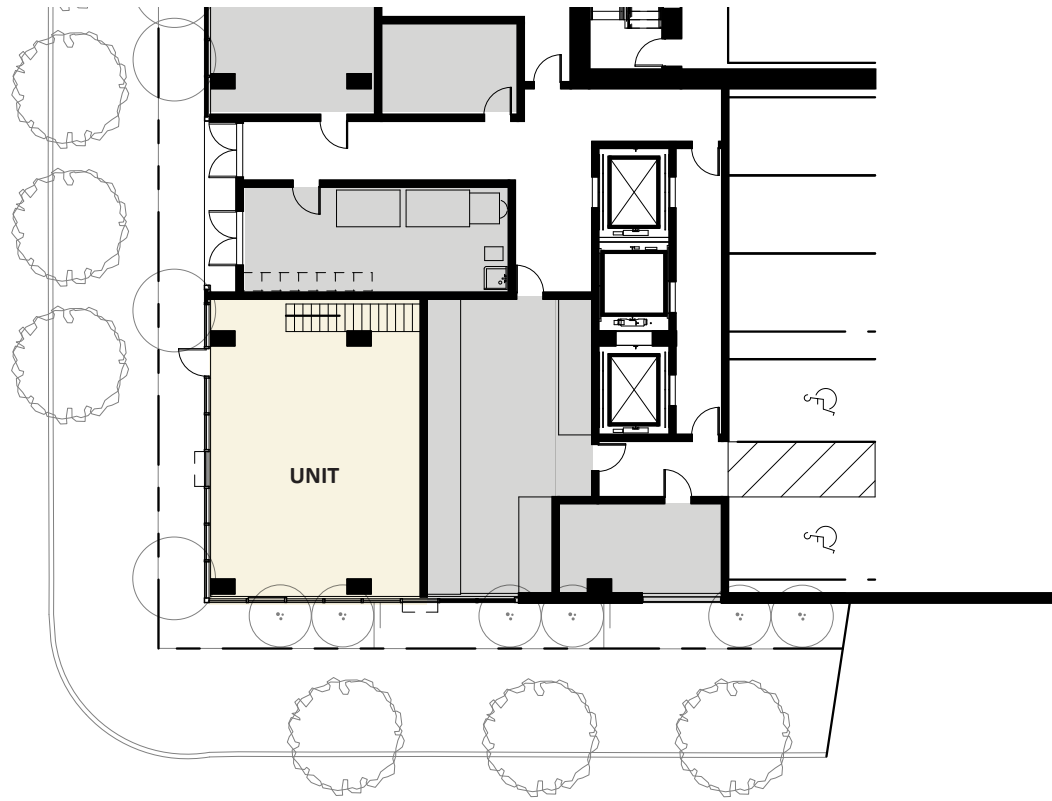


SHOWN AT DAR

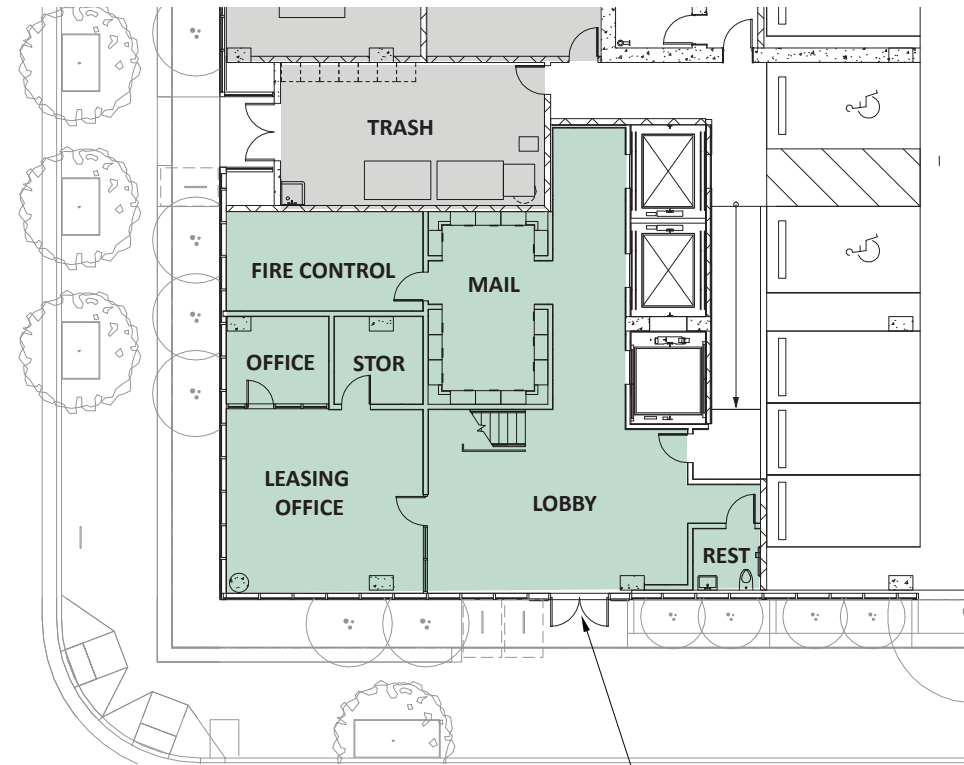


CURRENT

- Residential
- Future Flex Units
- Lobby / Common
- Services / Core / Parking
- Retail

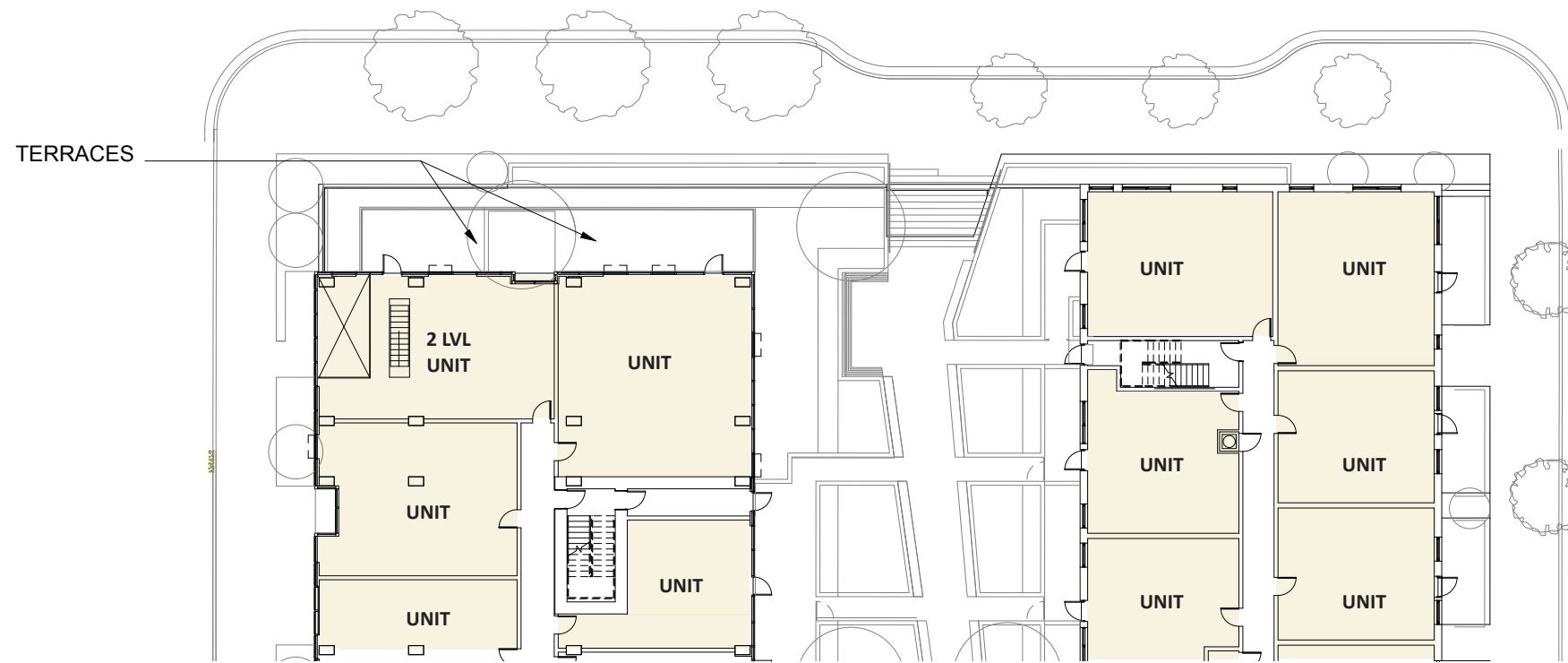


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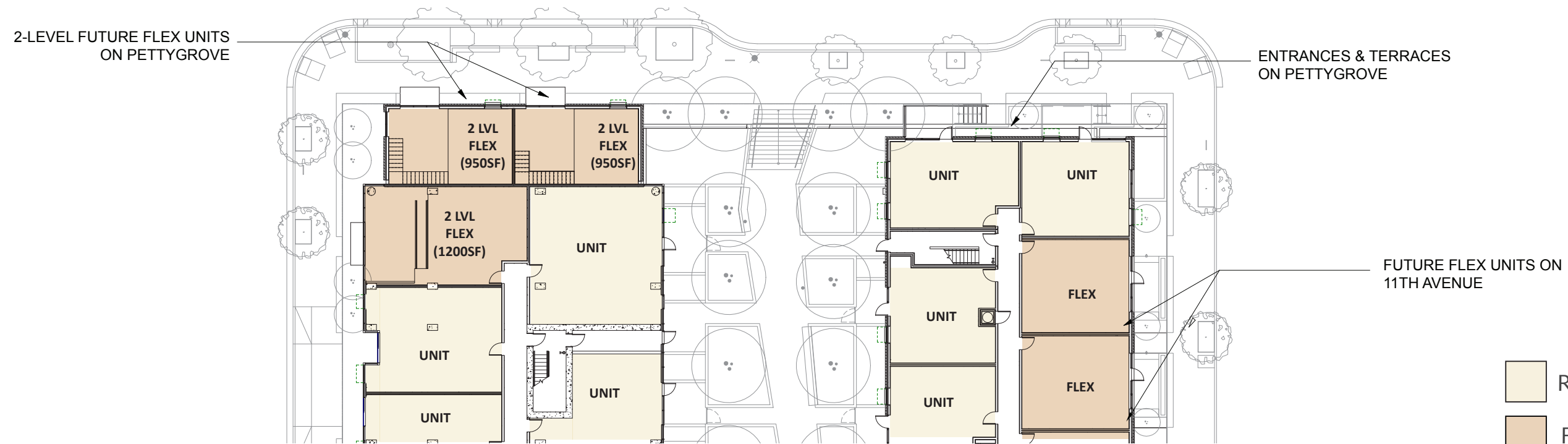


CURRENT

- Residential
- Future Flex Units
- Lobby / Common
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- Retail

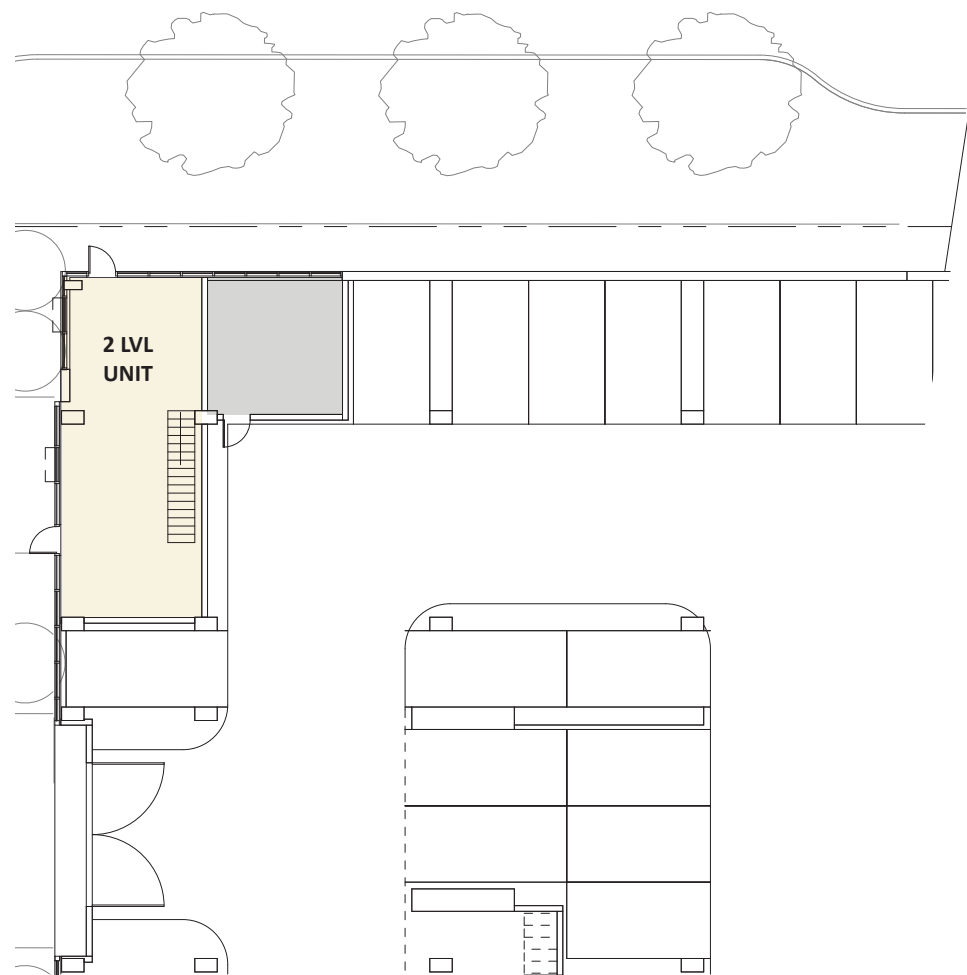


SHOWN AT DAR



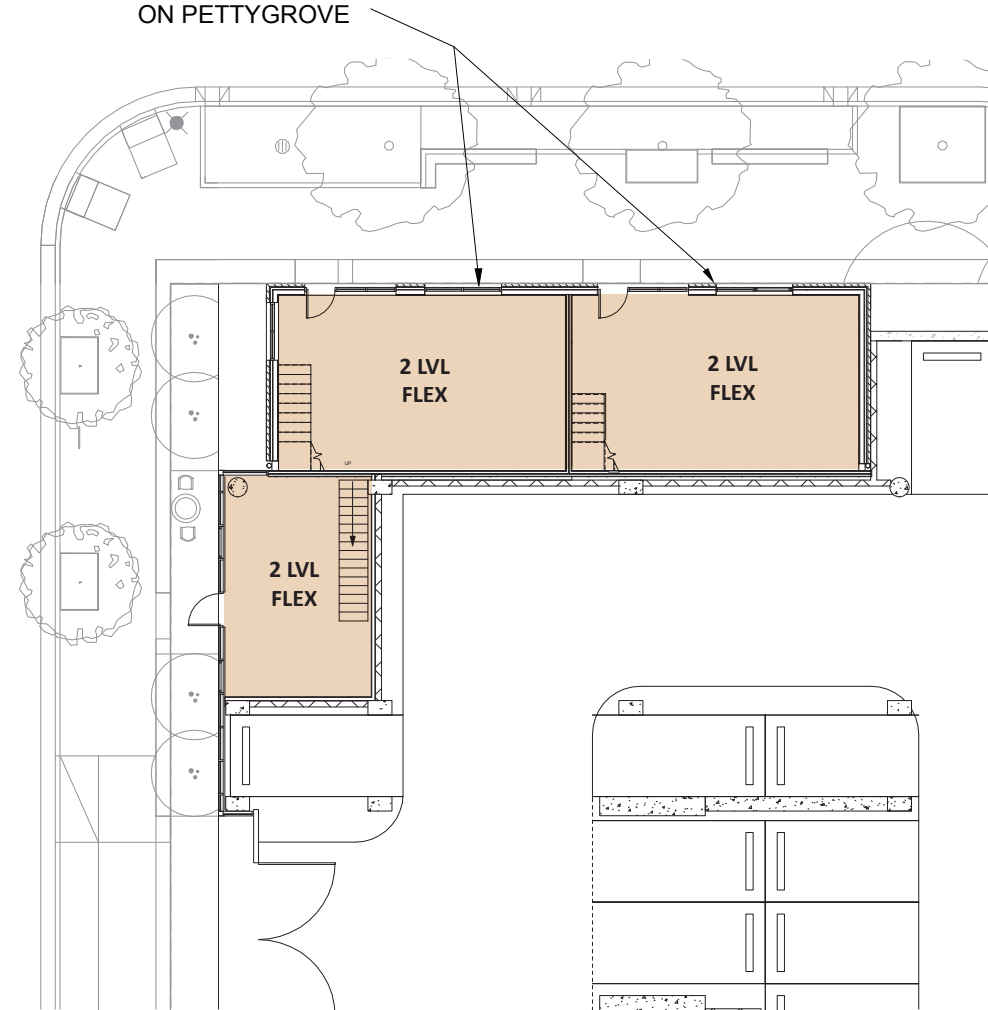
CURRENT

- Residential
- Future Flex Units
- Lobby / Common
- Services / Core / Parking
- Retail



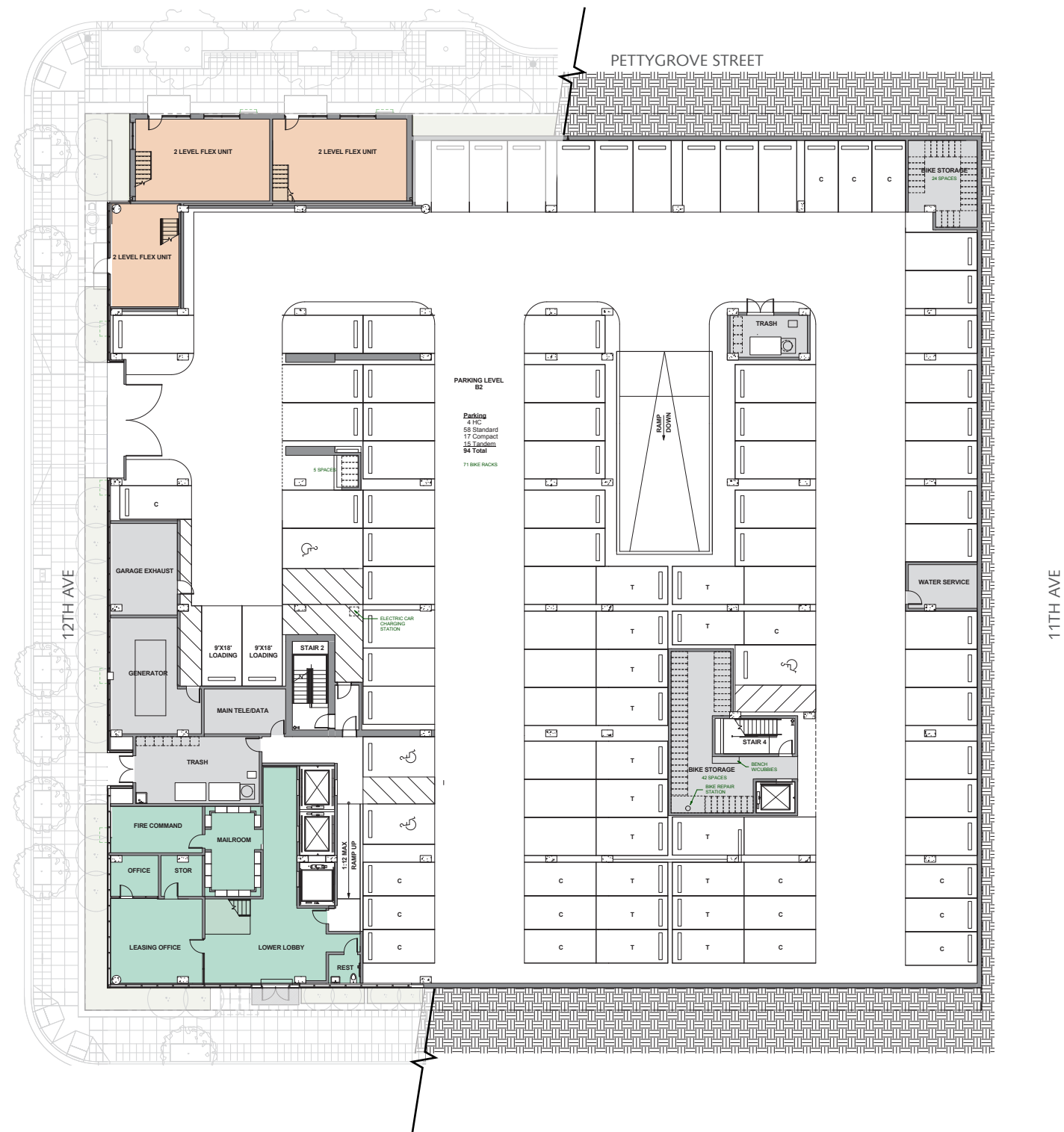
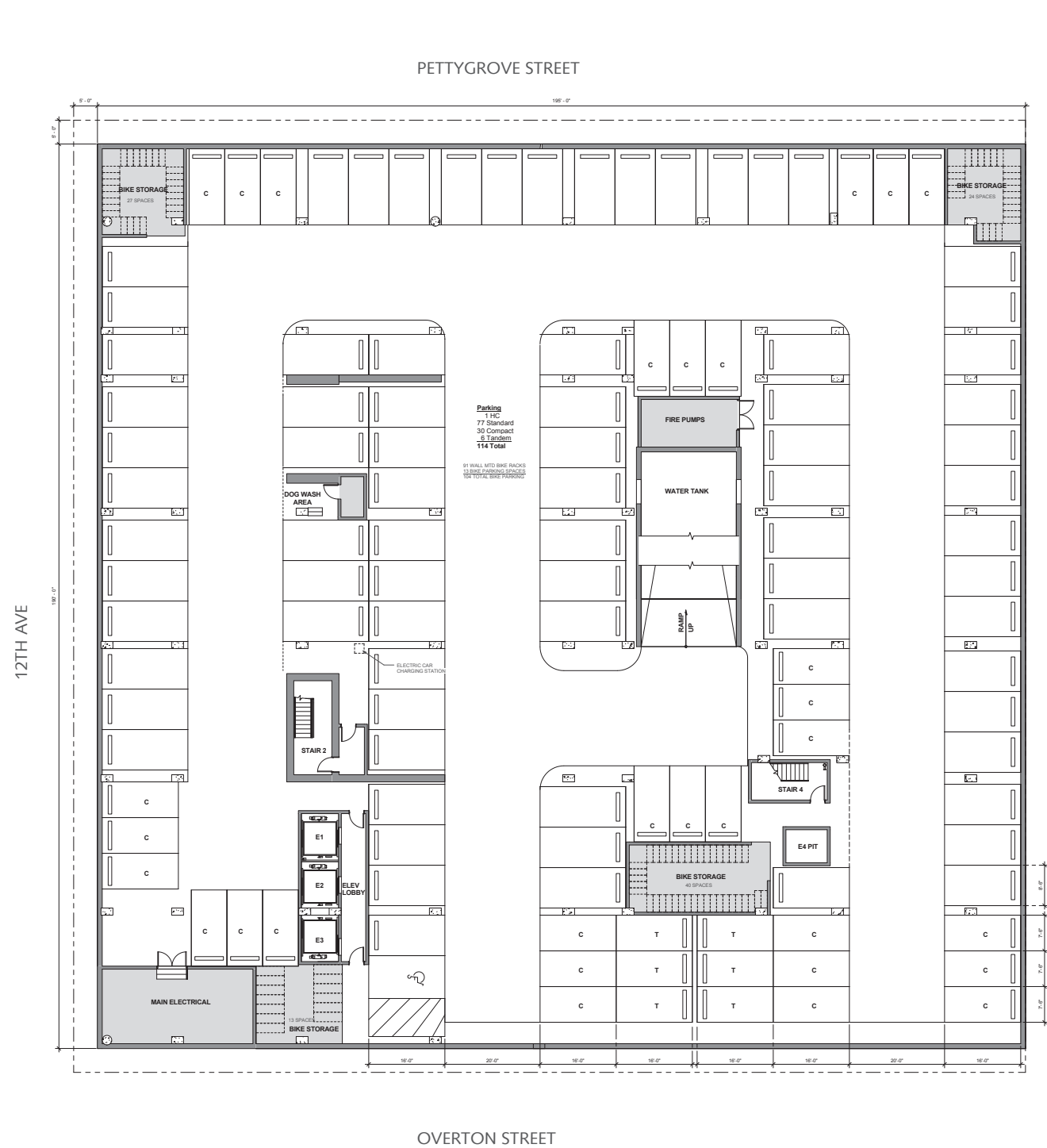
SHOWN AT DAR

2-LEVEL FUTURE FLEX UNITS
ON PETTYGROVE



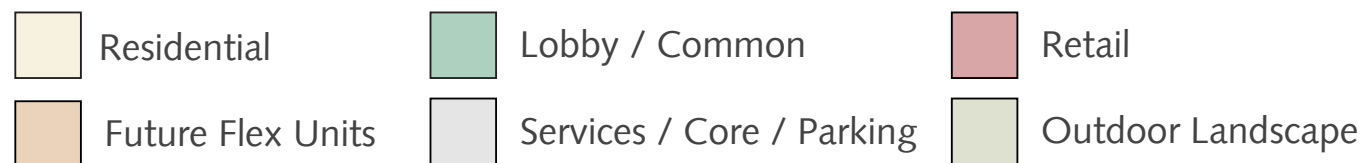
CURRENT

- Residential
- Future Flex Units
- Lobby / Common
- Services / Core / Parking
- Retail



Level B1 - Sub-Basement

Level B2 - Basement





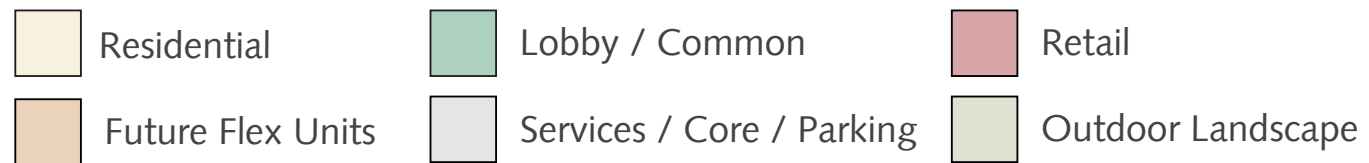
Level 01 Tower Plan

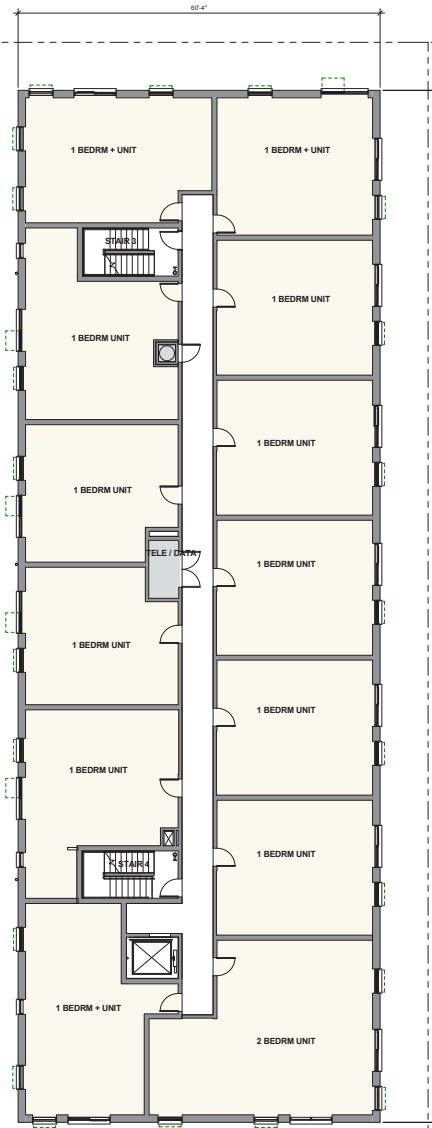
Level 01 Low-Rise Plan



Level 02
(Typ. Even Floor Through Level 14)

Level 02 Low-Rise Plan

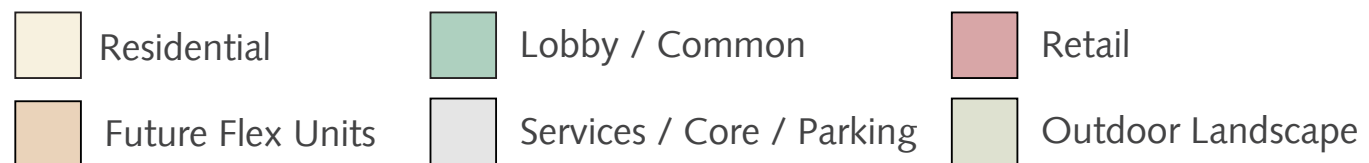


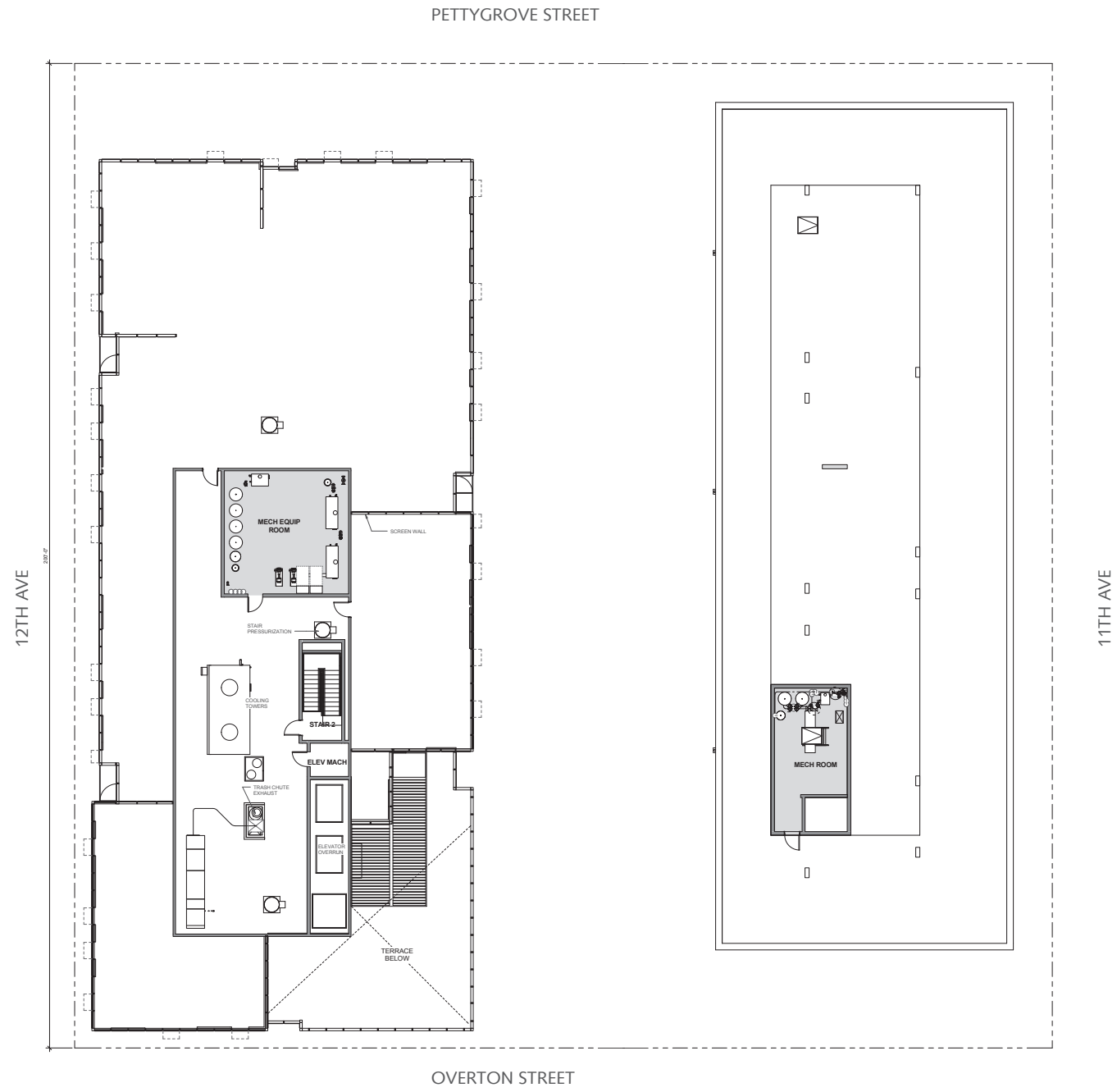


Level 03
(Typ. Odd Floor Through Level 15)

Level 03
(Typ. Through Level 5 Low-Rise)

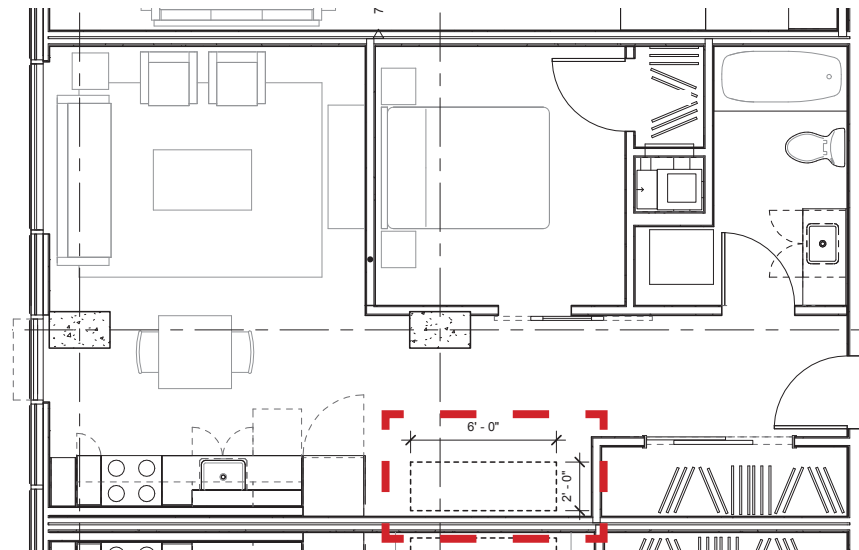
Level 16 - Penthouse



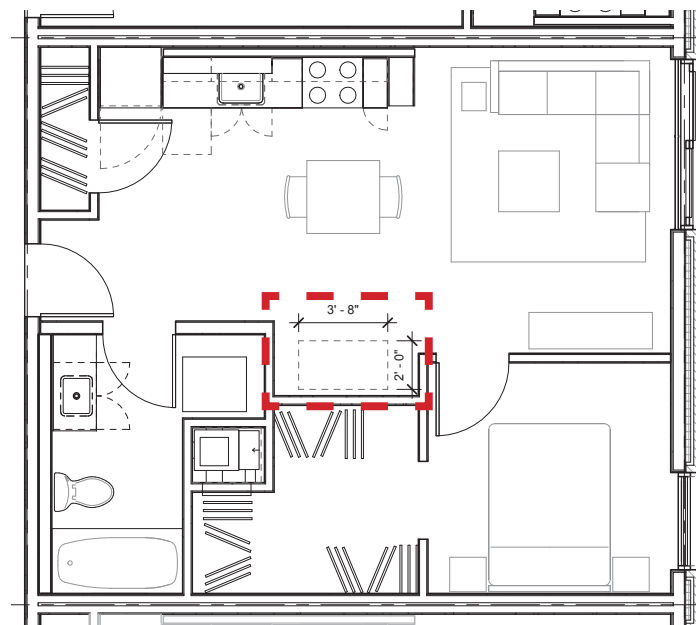


Roof Plans

Services / Core / Parking



TYPICAL UNIT
185 UNITS WITH 2'-0" x 6'-0" FLOOR SPACE



TYPICAL UNIT
95 UNITS WITH WALL-MOUNTED BIKE HANGERS



UNIT WALL-MOUNTED BIKE
HANGER EXAMPLE

MODIFICATIONS:

33.266.220.C Standards for Bicycle Parking:
A space 2'-0" by 6'-0" must be provided for each required bicycle parking space.

PROPOSED:

170 spaces in garage

- 16 standard spaces, 2' x 6'
- 154 wall-mounted, 13.5" vertically staggered spaces at 16" o.c.*

280 spaces in units

- 185 standard spaces, 2' x 6'
- 95 wall-mounted spaces

450 spaces provided

422 spaces required

ALTERNATE PROPOSAL:

154 spaces in garage

- 16 standard spaces, 2' x 6'
- 138 wall-mounted, 13.5" vertically staggered spaces at 18" o.c.

280 spaces in units

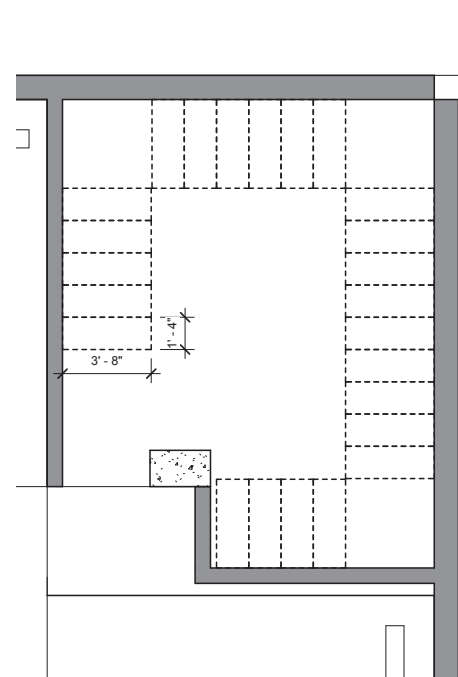
- 185 standard spaces, 2' x 6'
- 95 wall-mounted spaces

434 spaces provided

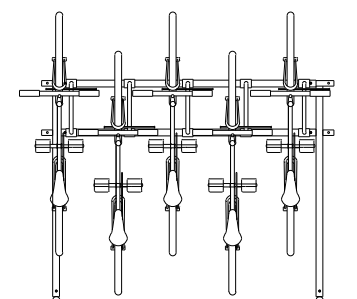
422 spaces required

* This wall mounted system has been used in the following projects in Portland:

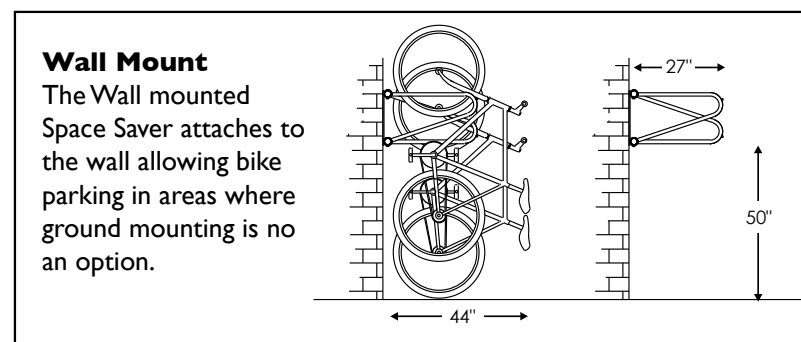
- Arthouse Apts. 33, NW Park Ave
- Couch Street Apts, 6th and Couch St.
- Overton Bldg, 1440 NW Overton St.
- 14th and Everett
- PECl, 100 SW Main St
- Leftbank, 101 N Weidler



TYPICAL ALCOVE WITH STAGGARED
BIKE PARKING SPACES

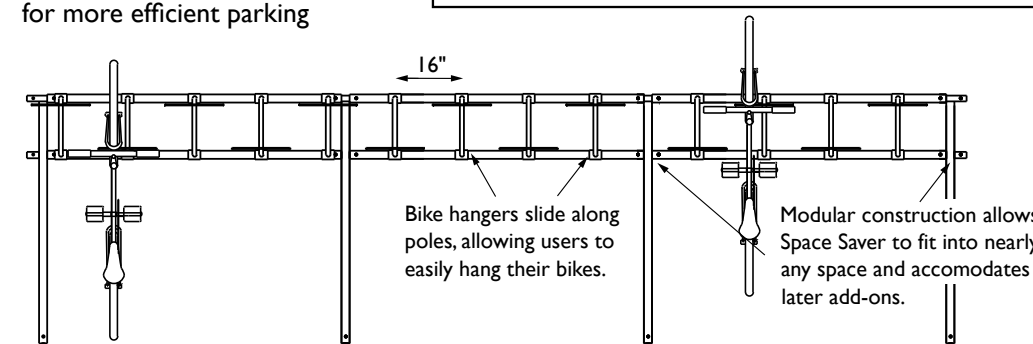


The Space Saver staggers bikes
for more efficient parking



Wall Mount

The Wall mounted Space Saver attaches to the wall allowing bike parking in areas where ground mounting is no an option.

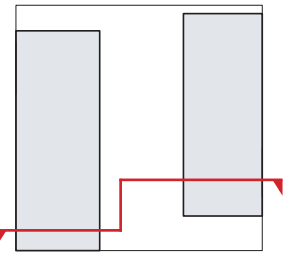


Bike hangers slide along poles, allowing users to easily hang their bikes.

Modular construction allows Space Saver to fit into nearly any space and accomodates later add-ons.



WALL-MOUNTED STAGGERED BIKE
PARKING SYSTEM



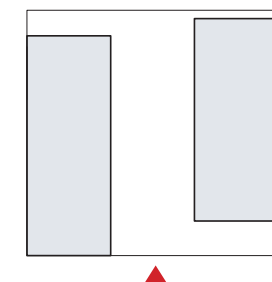
Key Plan

Scale 3/64" = 1' 0"

EW Section Through Lobbies



South Elevation

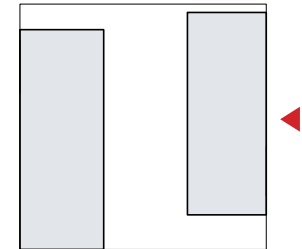


Key Plan

Scale 3/64" = 1' 0"



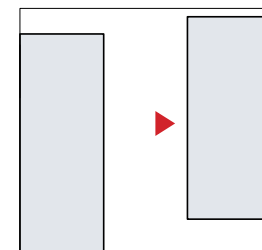
East Elevation - Low-rise



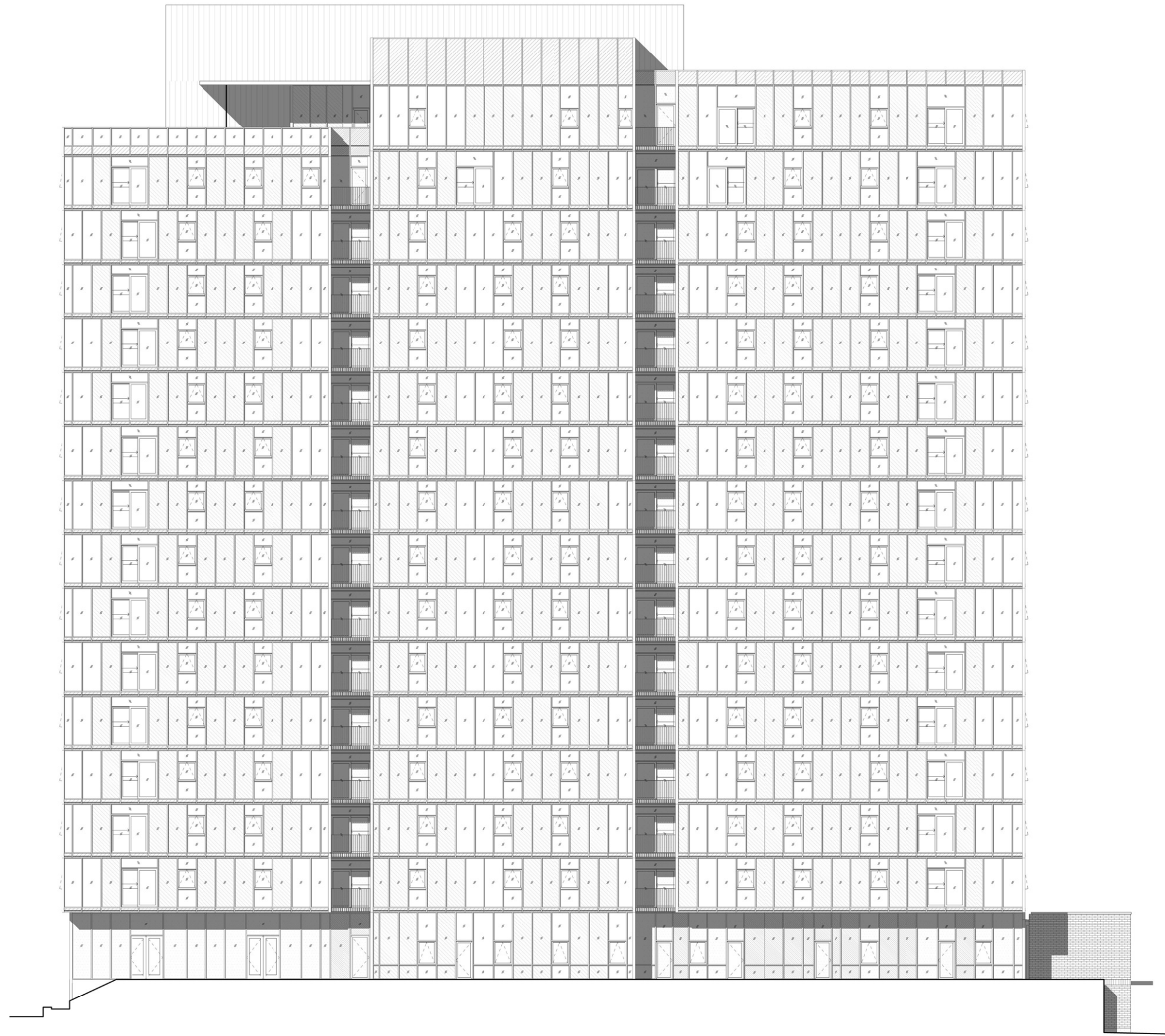
Key Plan



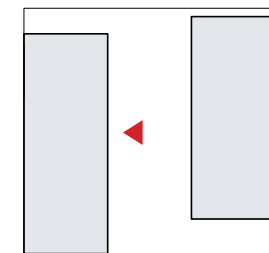
West Elevation - Low-rise



Key Plan

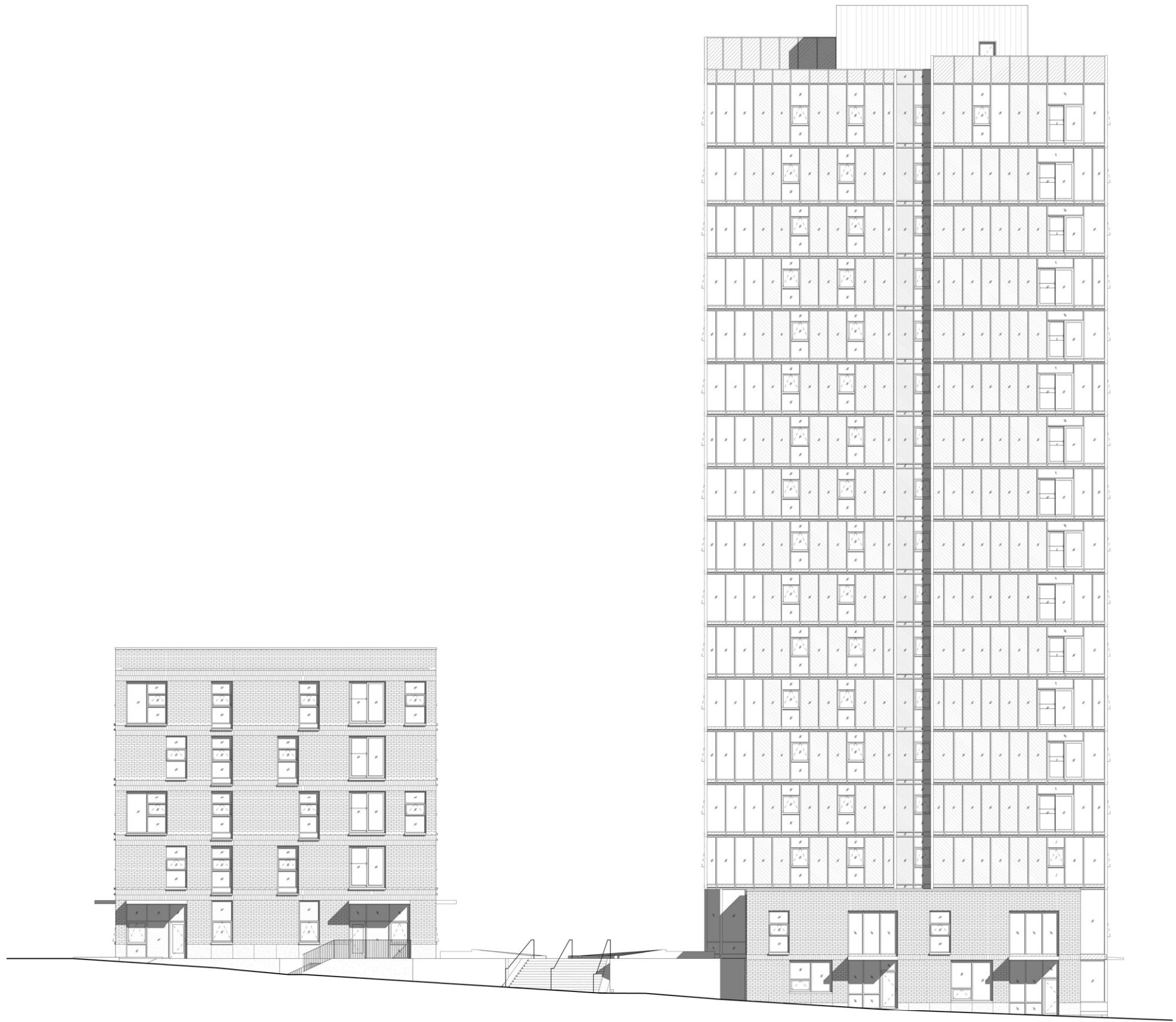


East Elevation - Tower

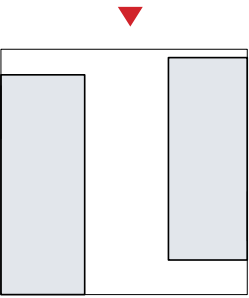


Key Plan

Scale 3/64" = 1' 0"

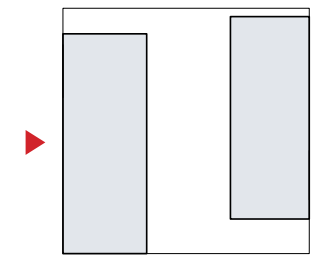
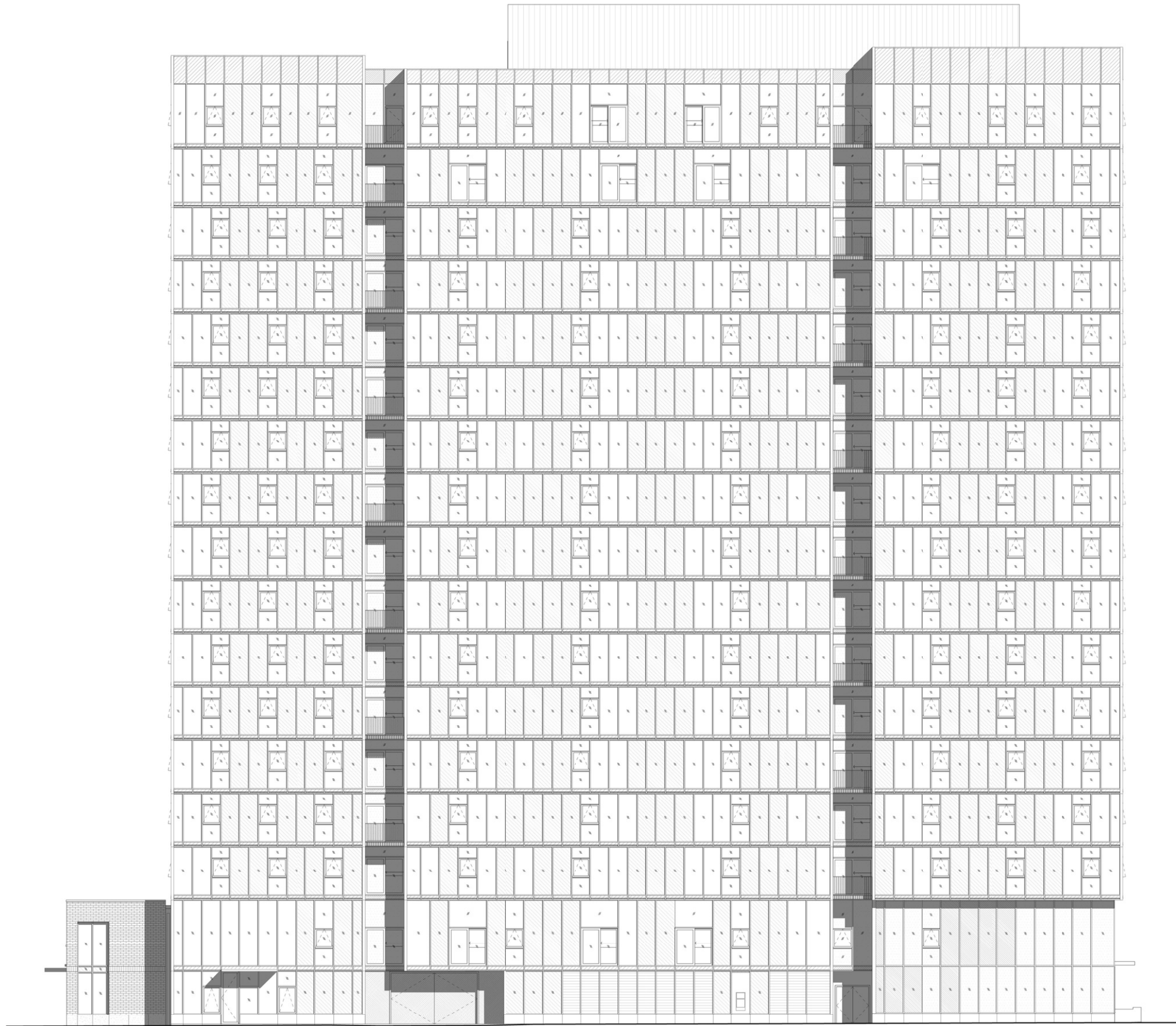


North Elevation



Key Plan

Scale 3/64" = 1' 0"



Key Plan

Scale 3/64" = 1' 0"

West Elevation - Tower



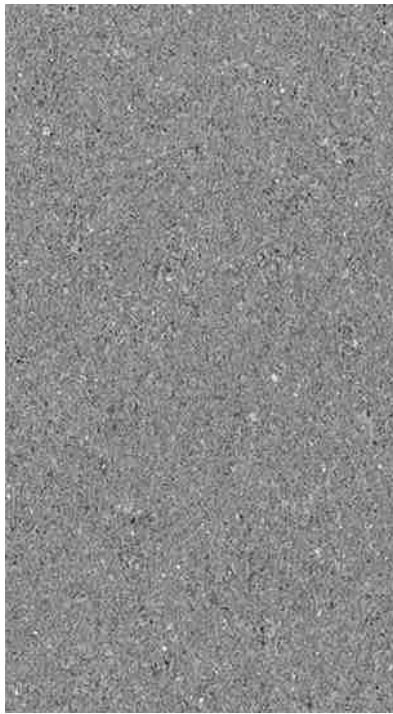
WHITE BRICK



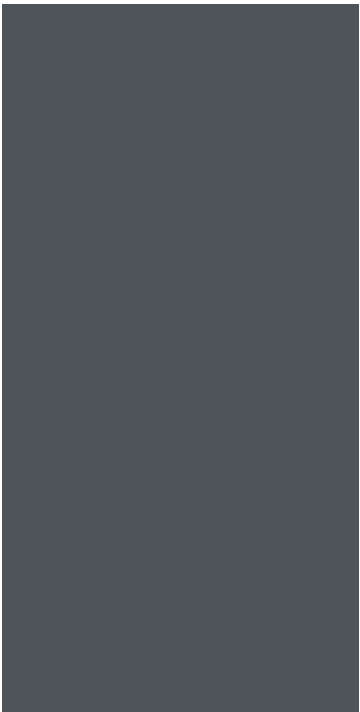
LOUVER IN WINDOW WALL SYSTEM AT
NW 12TH AVE.



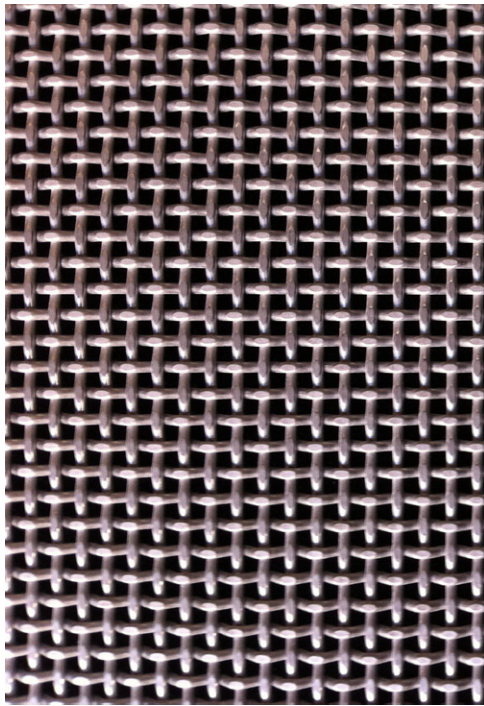
STEEL TRELLIS AT ROOFTOP TERRACE



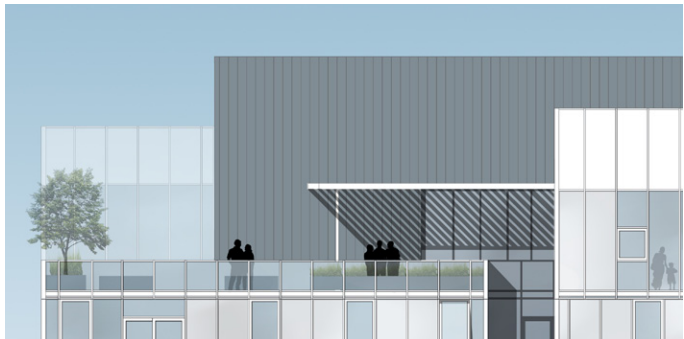
CAST STONE BASE AND SILLS



METAL PANEL AT CANOPIES



WIRE MESH SCREEN AT GARAGE DOOR

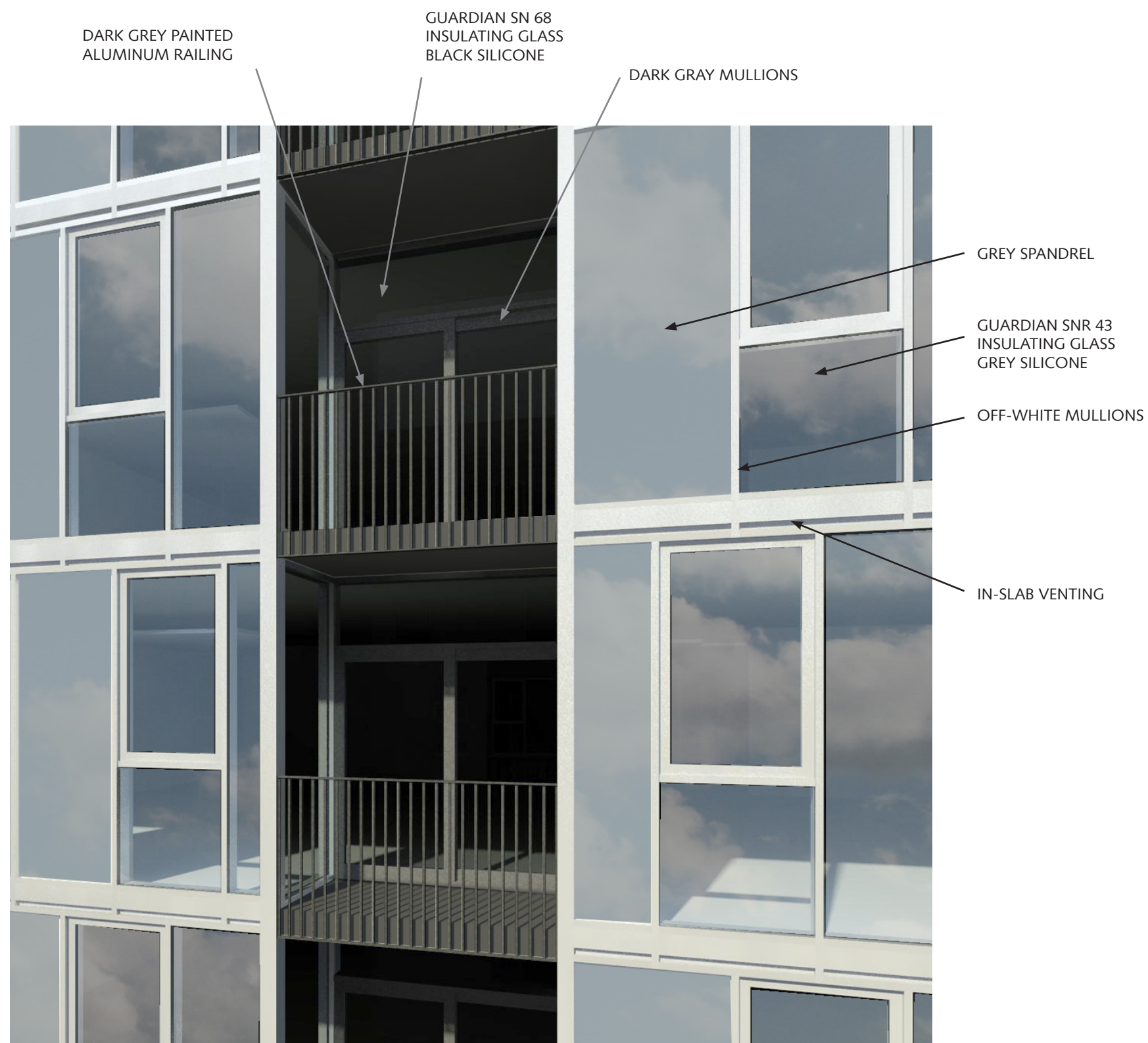


METAL PANEL FOR MECHANICAL SCREENS



ROOF BALLAST

Exterior Materials



ALUMINUM WINDOW WALL SYSTEM



GLAZING SIMILAR TO GUARDIAN SNR 43 (VIRACON VRE 1-59)

Exterior Window System and Glazing



Enlarged Street Level Elevation - South Elevation



Enlarged Street Level Elevation - East Elevation





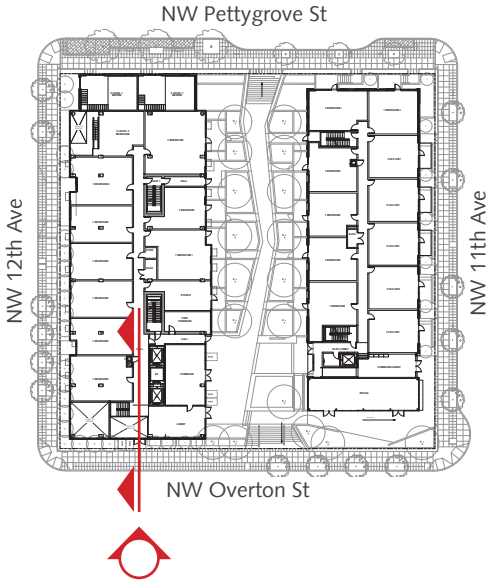
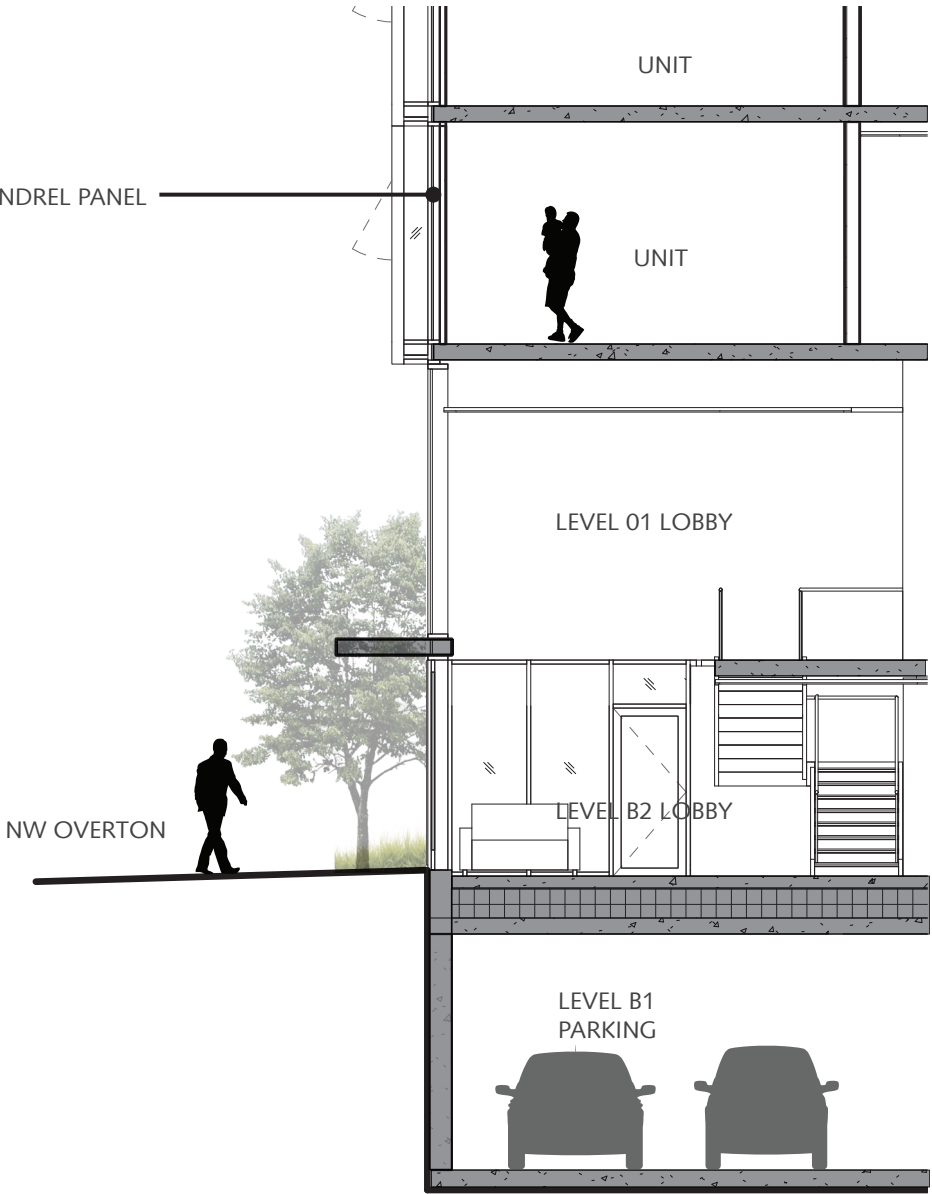
Enlarged Elevation - East Elevation - Top of Tower



Perspective from NW 11th and Overton

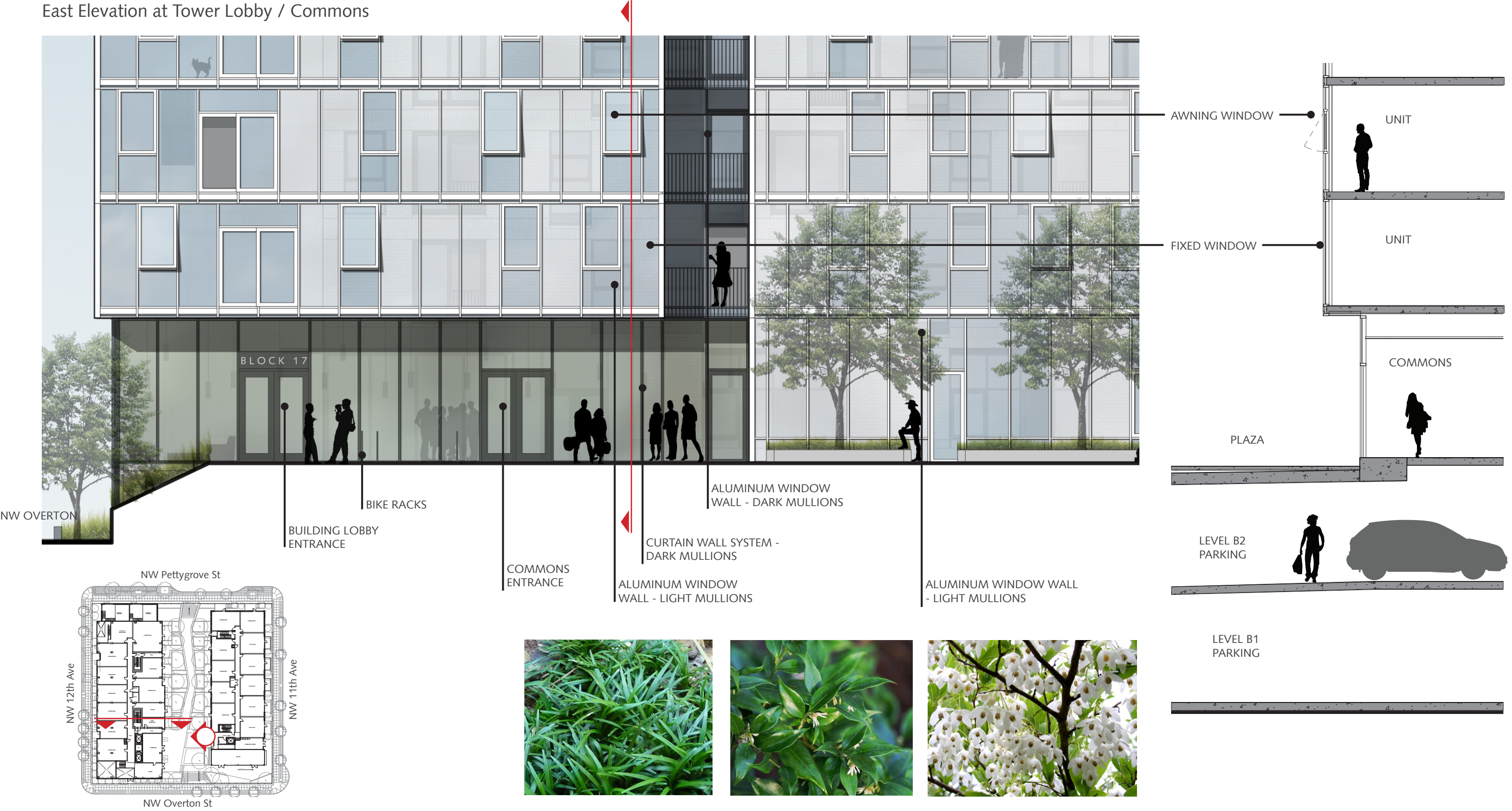
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South Elevation at Tower Lobby and Leasing Office



Enlarged Street Level Drawings - NW Overton

East Elevation at Tower Lobby / Commons



Enlarged Street Level Drawings - Plaza

South Elevation at Low-Rise Retail



RETAIL
ENTRANCE

BRICK
VENEER

ALUMINUM
WINDOW - DARK
MULLIONS

POTENTIAL FUTURE
RETAIL SIGN - SEE
SHEET C.58

RETAIL
ENTRANCE

CURTAIN WALL
SYSTEM- DARK
MULLIONS

CANOPY

AWNING WINDOW

TOWER BEYOND

UNIT

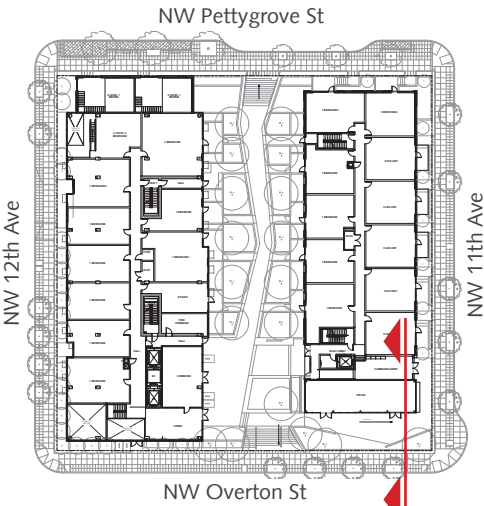
UNIT

RETAIL

NW OVERTON

LEVEL B1
PARKING

LEVEL B2
PARKING



Enlarged Street Level Drawings - NW Overton



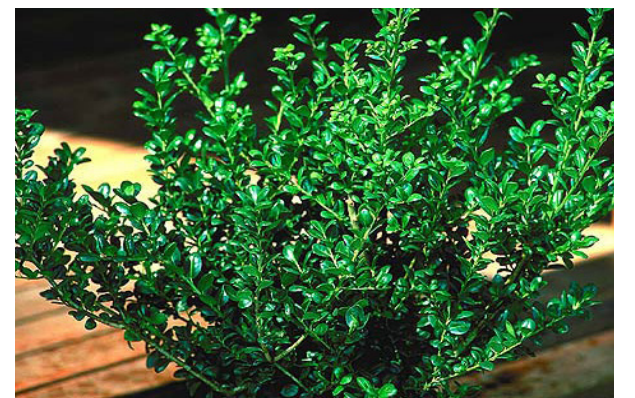
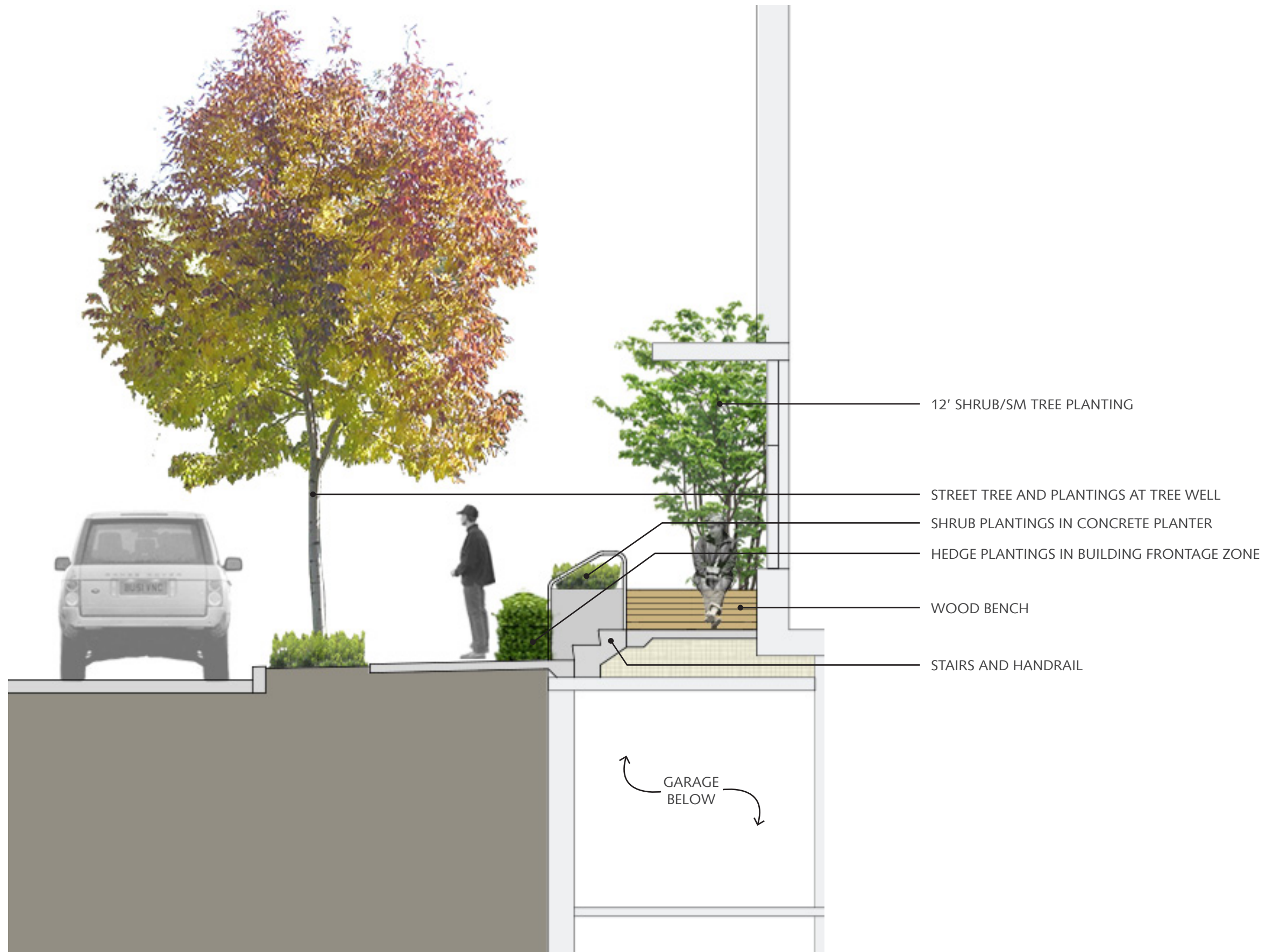
South Plaza Stair Perspective

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East Elevation at Low-Rise Lobby Entrance / Porch



Enlarged Street Level Drawings - NW 11th



Ground Floor Section / Elevation at East Side Entry Stoop



Street Level Perspective on NW 11th

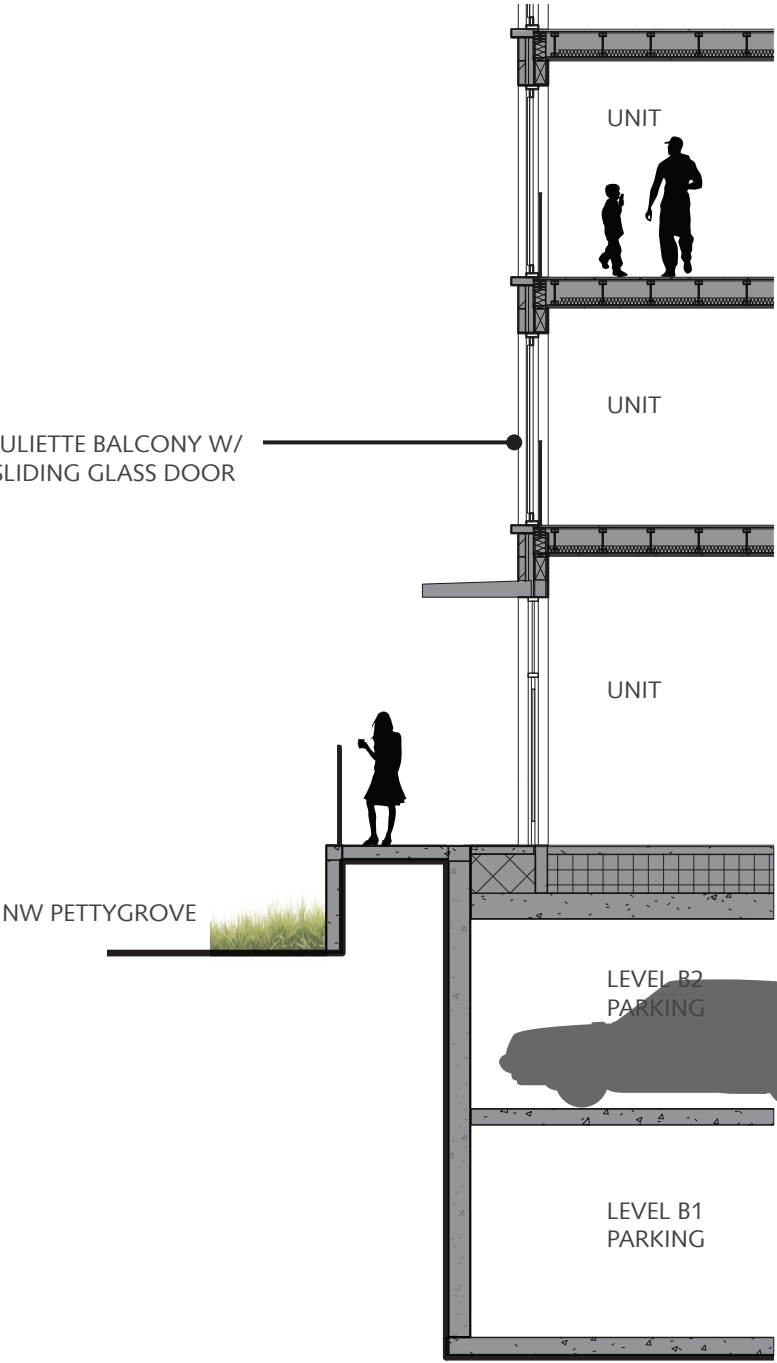
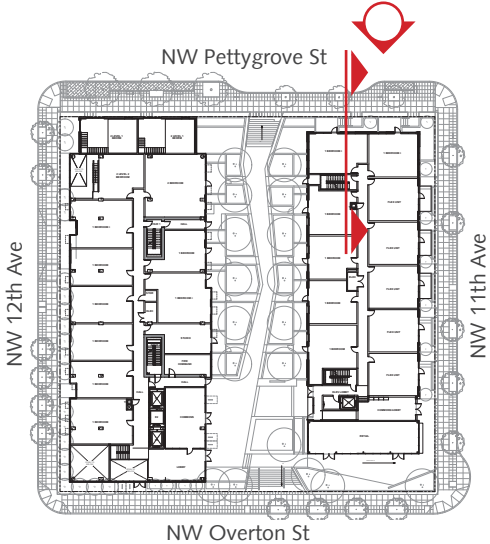
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September 5, 2013



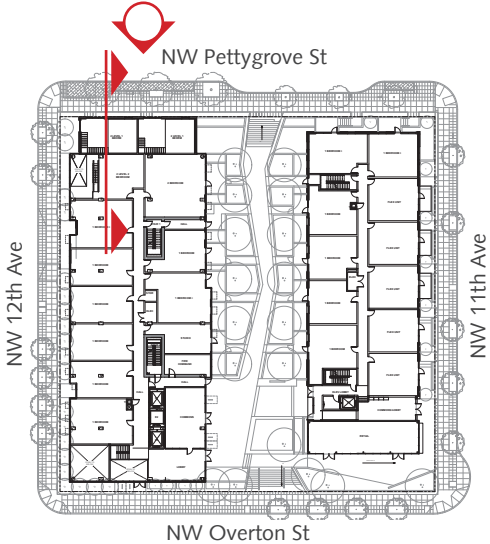
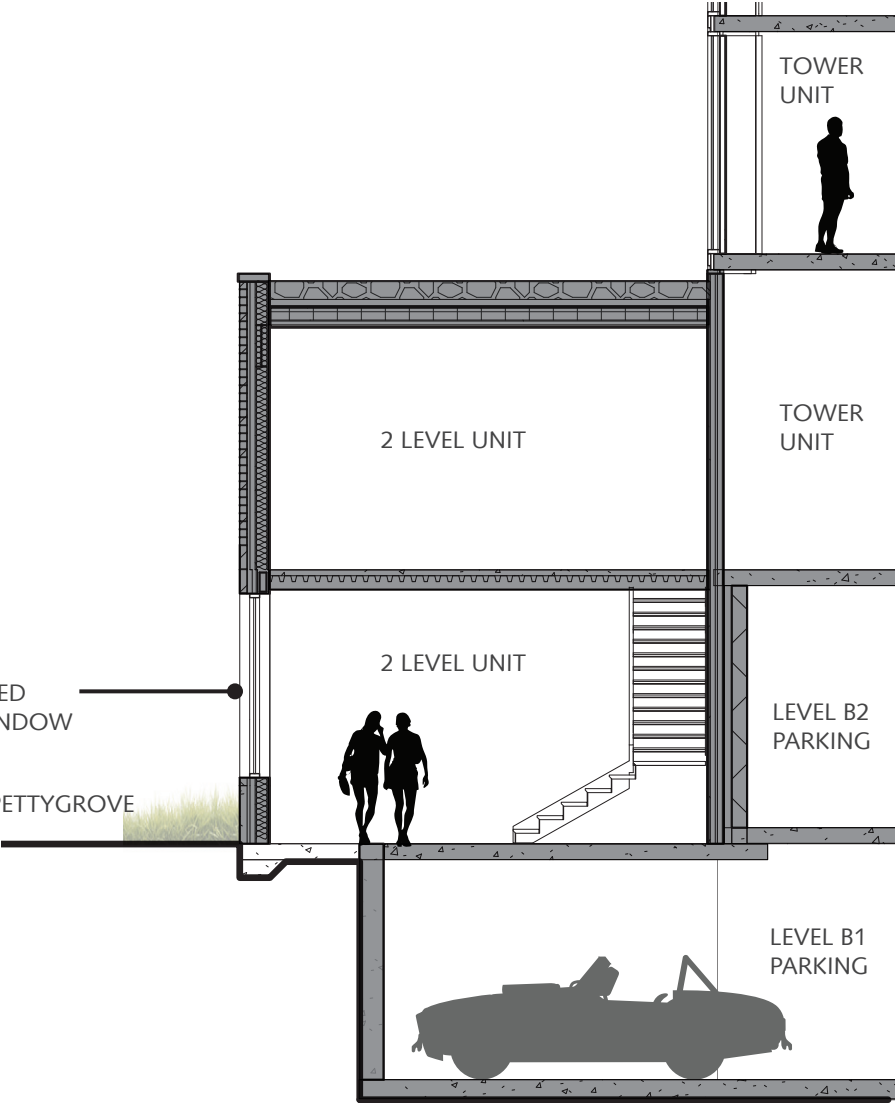
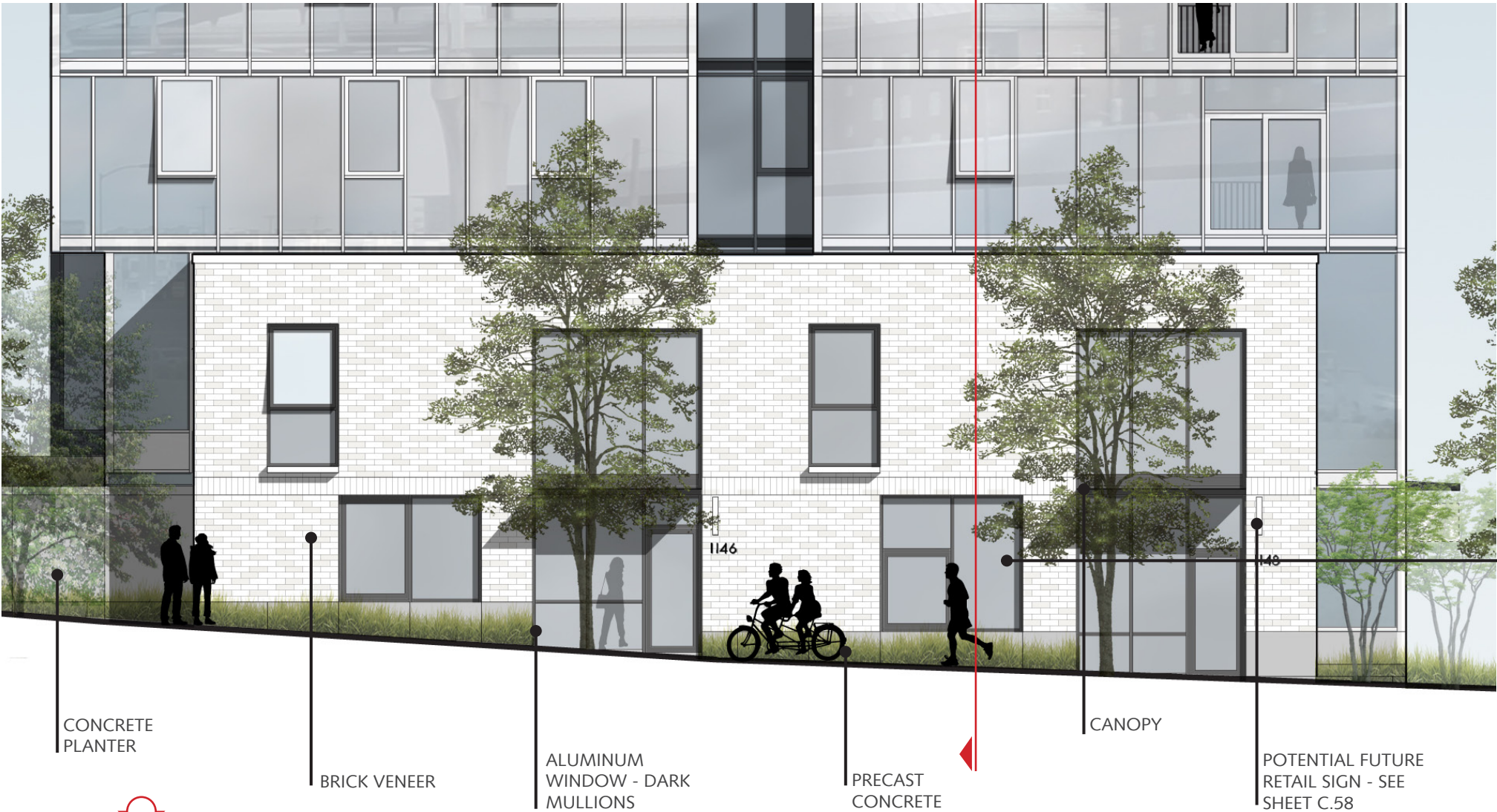
Street Level Perspective on NW 11th Signage

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North Elevation at Low-Rise Units



North Elevation at Tower Units





Perspective from NW 12th and Pettygrove

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September 5, 2013

West Elevation at Garage Entrance



ALUMINUM WINDOW WALL - LIGHT MULLIONS

POTENTIAL FUTURE RETAIL SIGN - SEE SHEET C.58

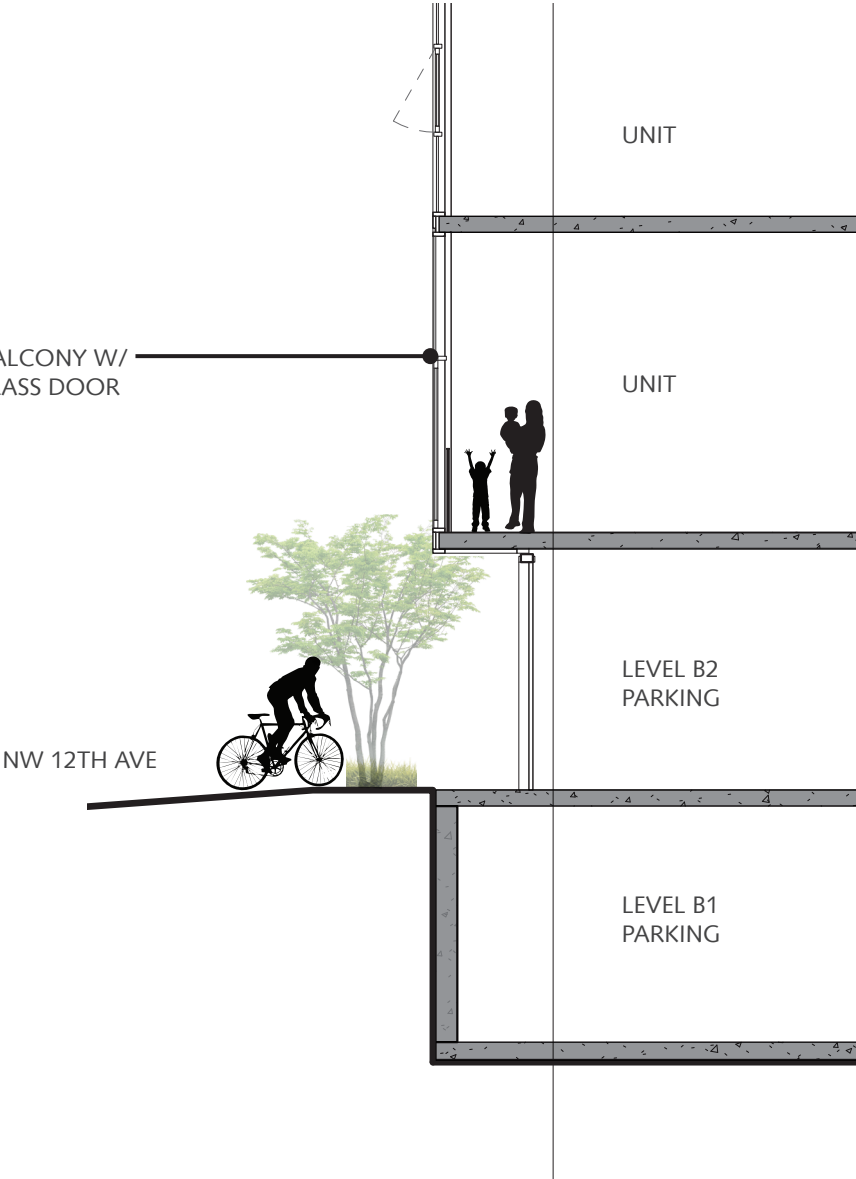
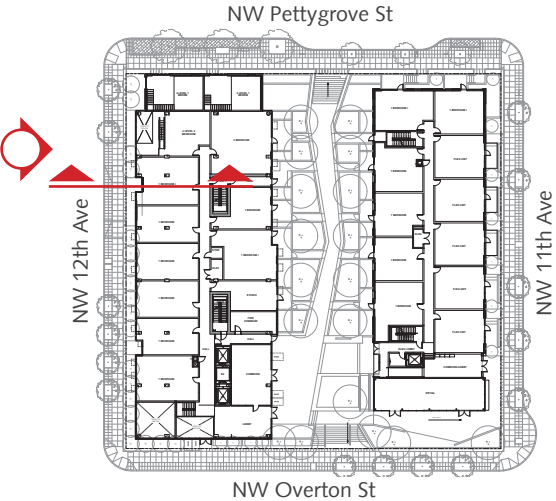
CANOPY

ALUMINUM WINDOW WALL - DARK MULLIONS

WIRE MESH PANELS GARAGE ENTRANCE

PTD. METAL LOUVERS

JULIETTE BALCONY W/ SLIDING GLASS DOOR



West Elevation Loading



RECESSED BALCONY

UNIT

UNIT

NW 12TH AVE

LEVEL B2
SERVICE

LEVEL B1
PARKING

ALUMINUM WINDOW
WALL - LIGHT MULLIONS

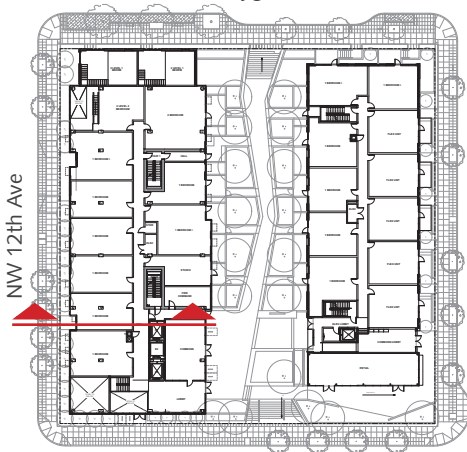
PTD. METAL
LOUVER

PAINTED METAL
DOORS

CURTAIN WALL SYSTEM -
DARK MULLIONS

ALUMINUM WINDOW WALL -
LIGHT MULLIONS

NW Pettygrove St



NW Overton St

Enlarged Street Level Drawings - NW 12th Ave

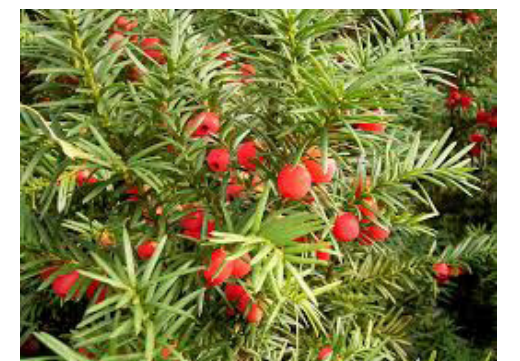


STREET TREE AND PLANTING AT TREE WELL

12' SHRUB/SM TREE PLANTING

LOW GROUNDCOVER

36" H EVERGREEN HEDGE

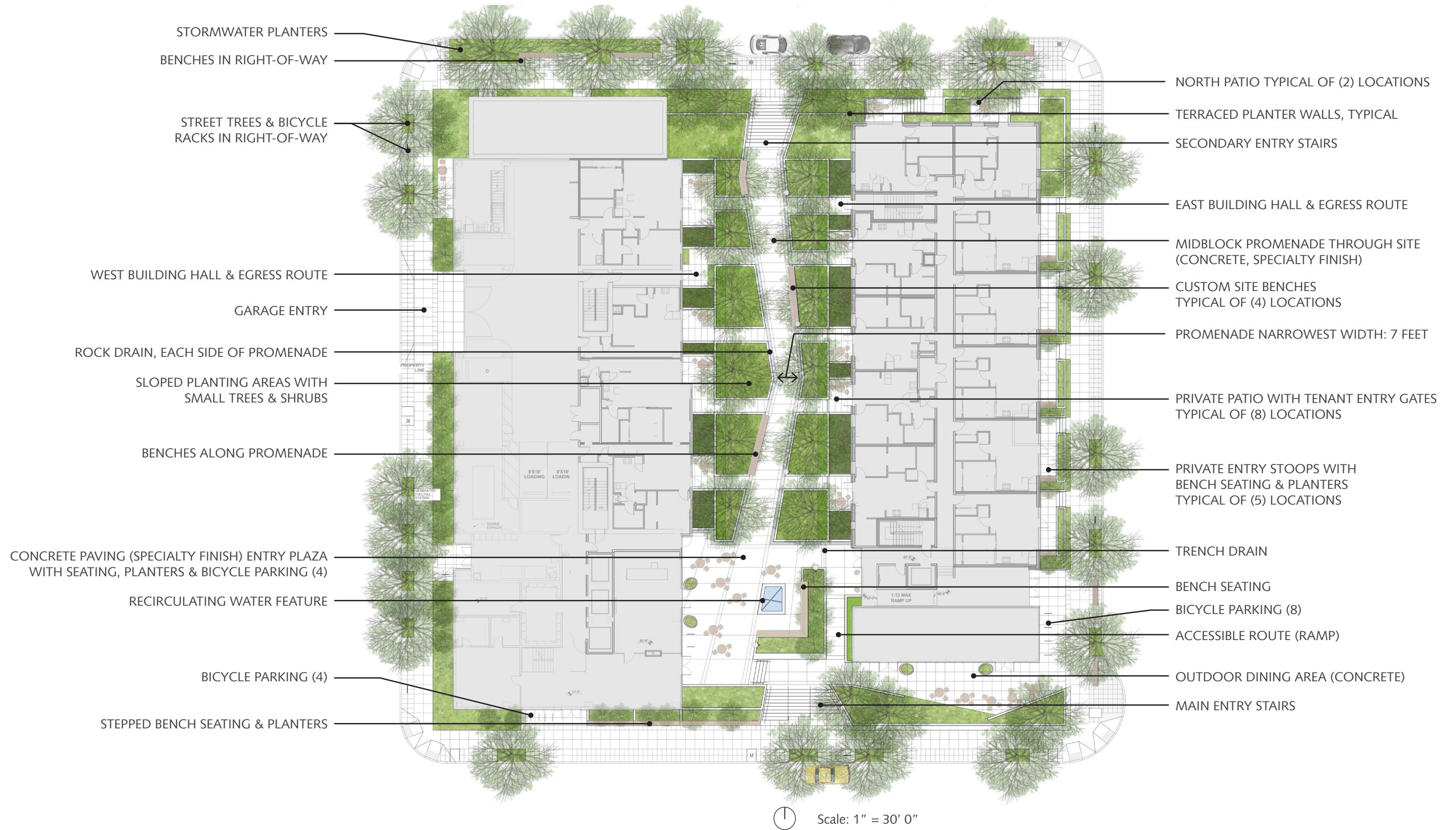


Ground Floor Section at Parking Garage



Perspective from NW 12th and Overton

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Ground Floor Landscape Plan



South Stair View

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Central Courtyard View

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September 5, 2013



Ground Floor Courtyard Section

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September 5, 2013



PAVERS ON PEDESTALS AT LEVEL 16 AMENITY DECK



CONCRETE PAVING AT COURTYARD AND PROMENADE



GRAVEL AT PROMENADE DRAIN CHANNEL



GAS FIREPLACE AT LEVEL 16 AMENITY DECK



BICYCLE PARKING AT GROUND FLOOR



BENCH SEATING AT COURTYARD AND PROMENADE

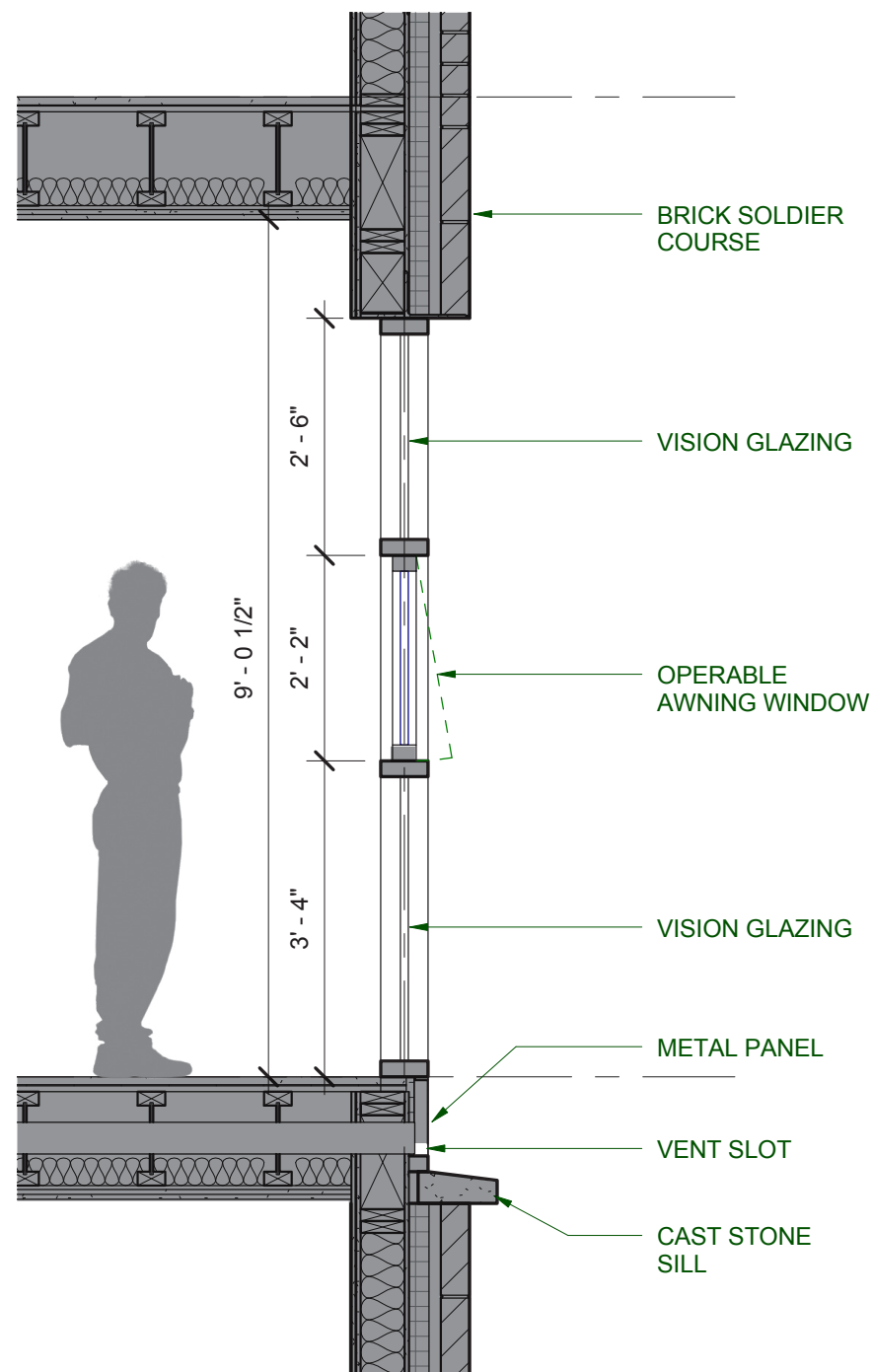


WATER FEATURE AT COURTYARD

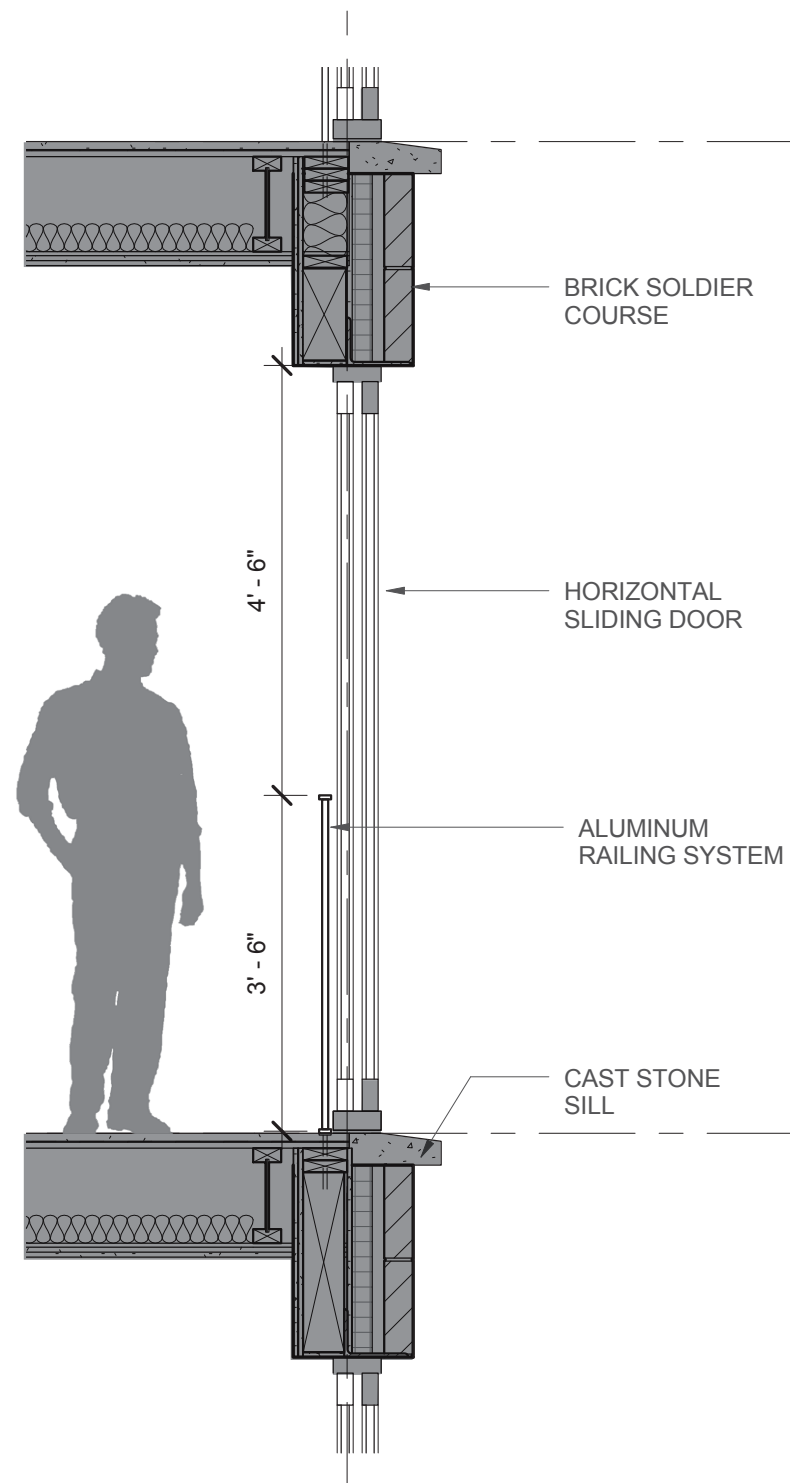


South Plaza Stair Perspective

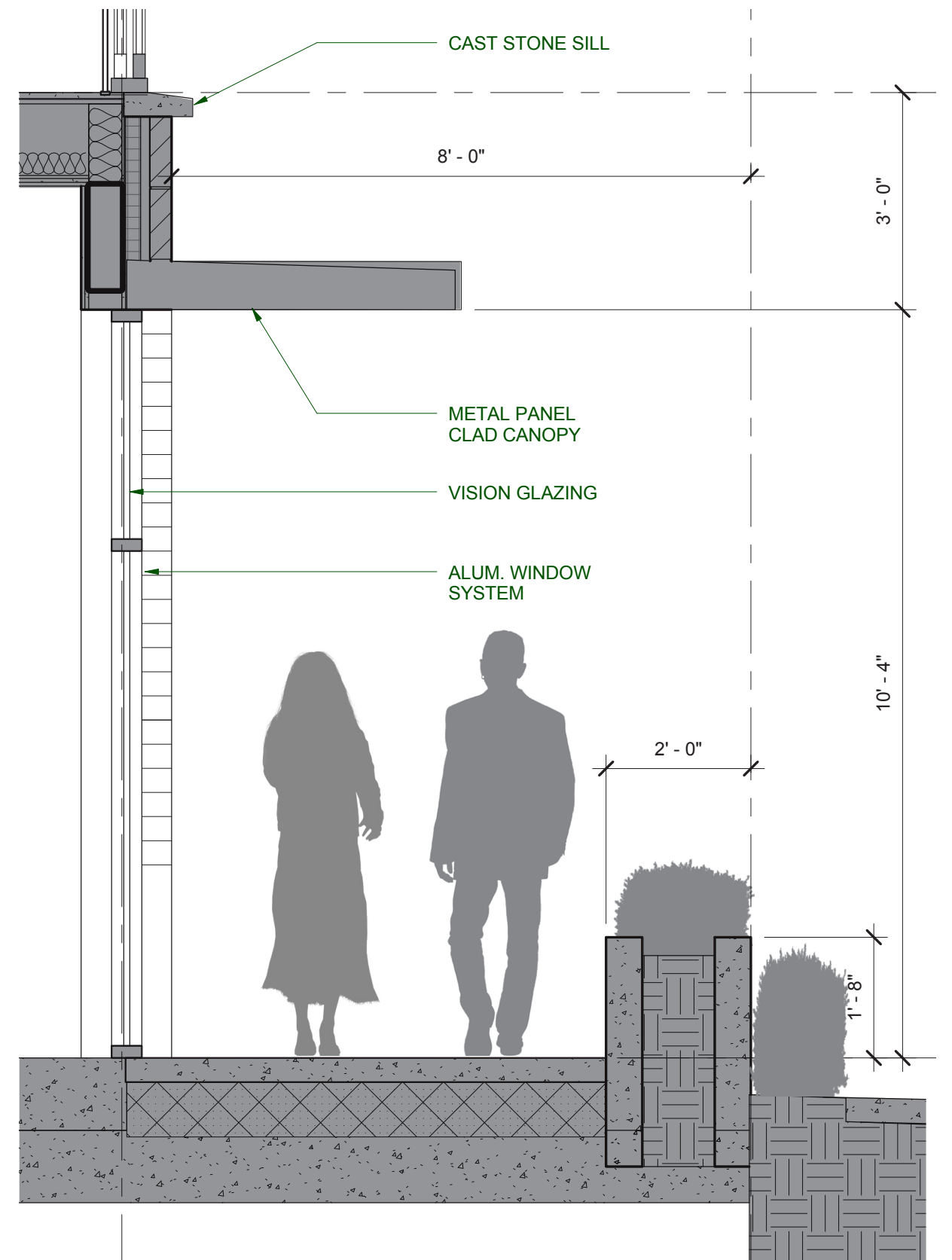
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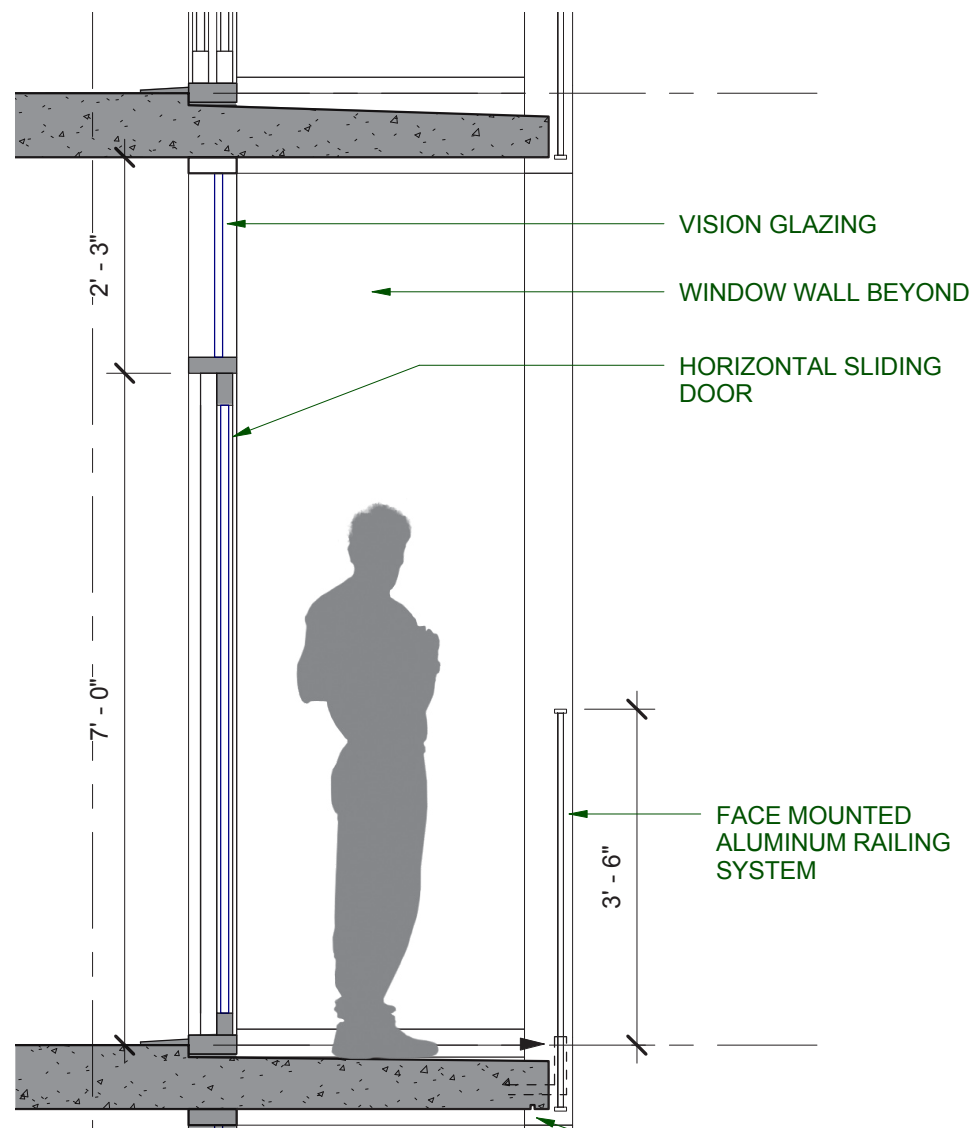
Section at Low-Rise Window



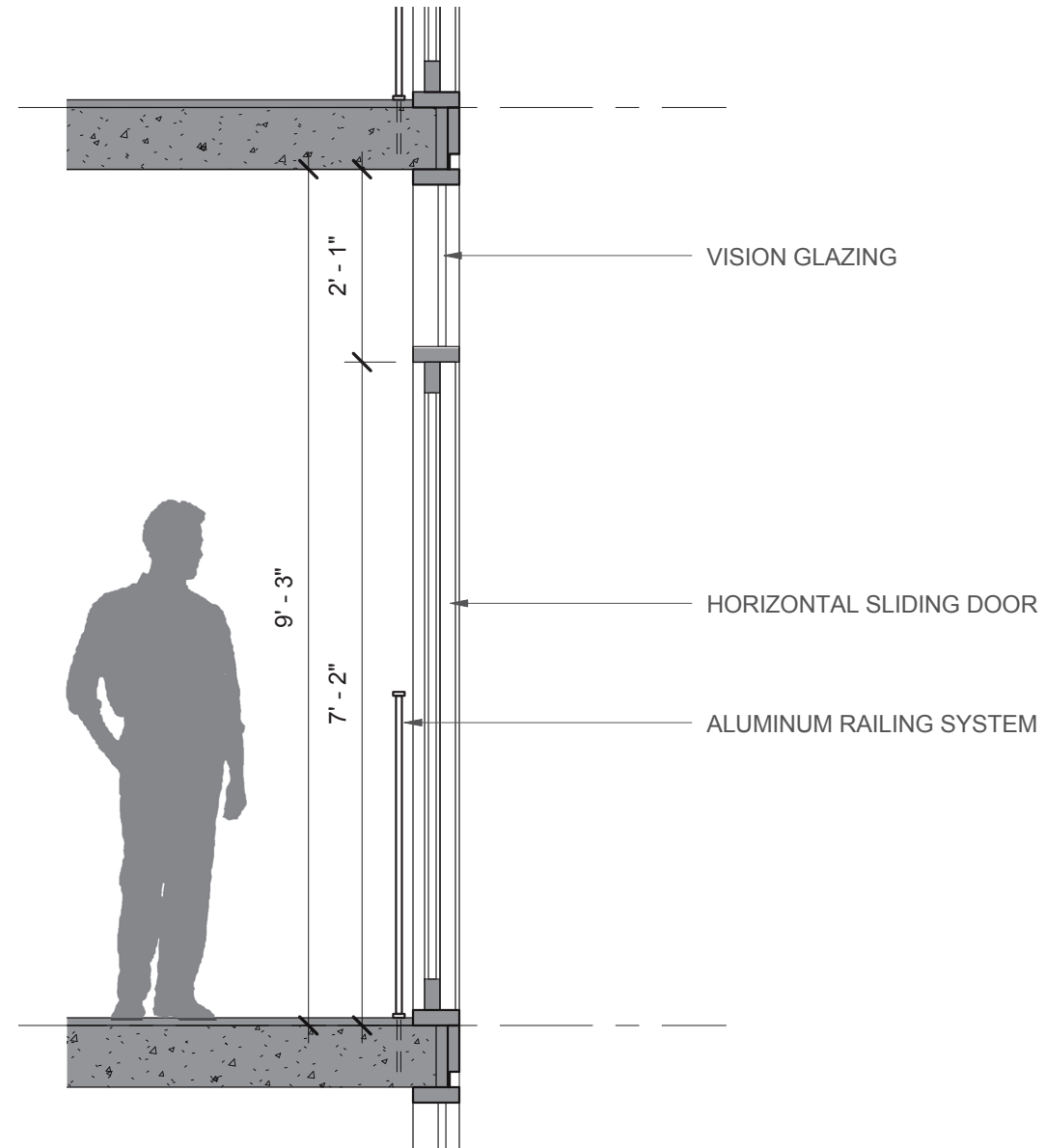
Section at Low-Rise Juliette Balcony



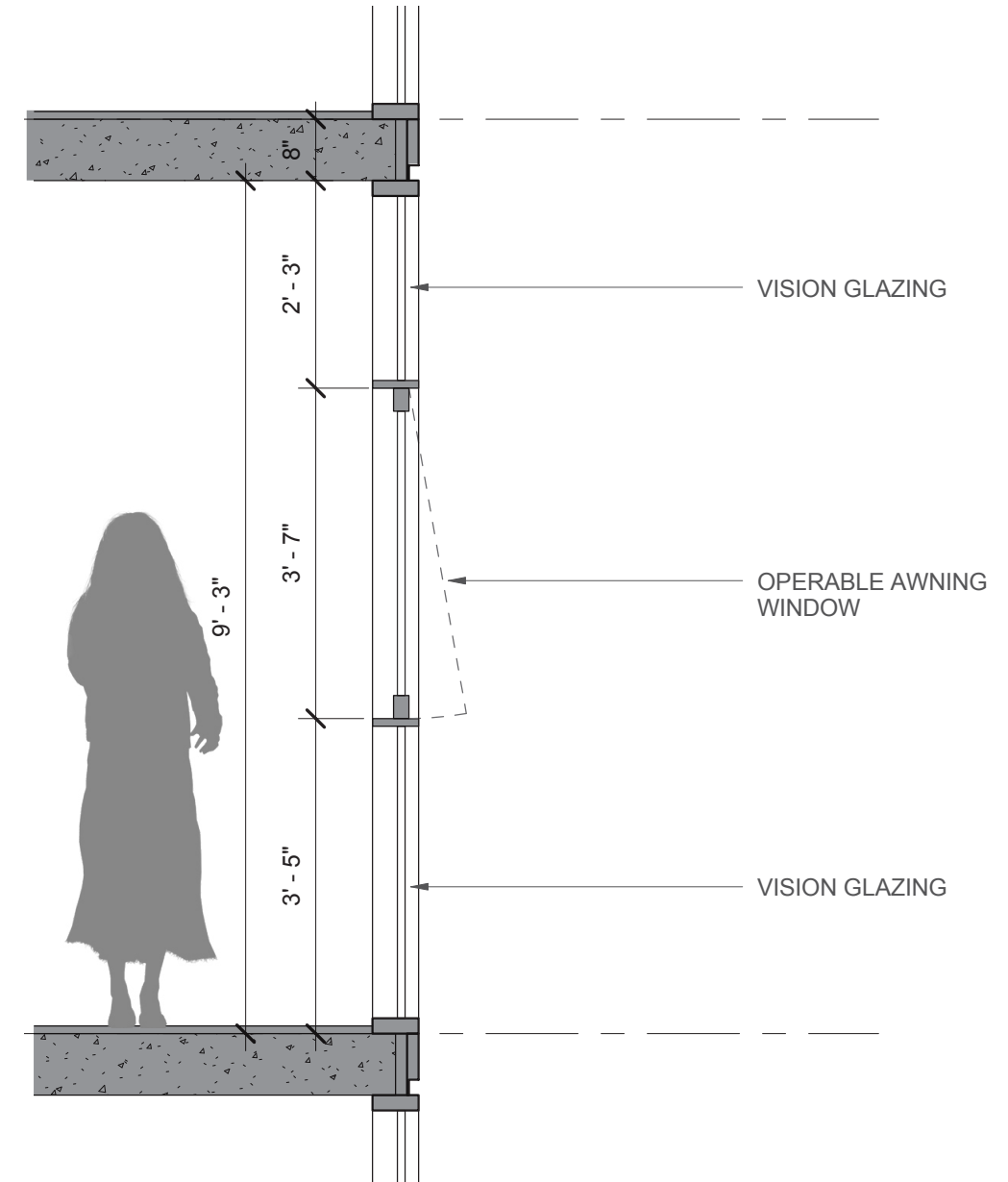
Section at Low-Rise 11th Ave. Porch



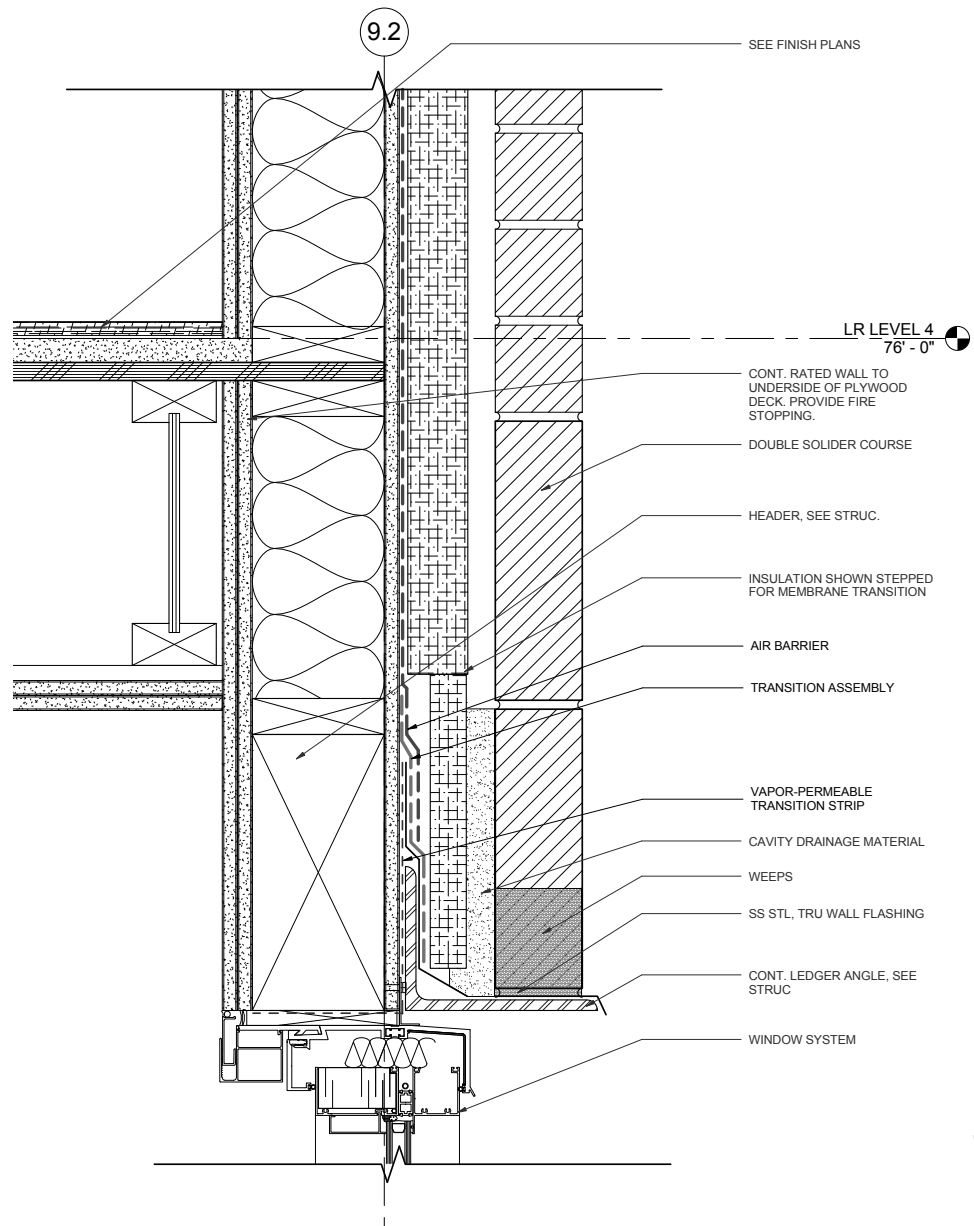
Section at Tower Balcony



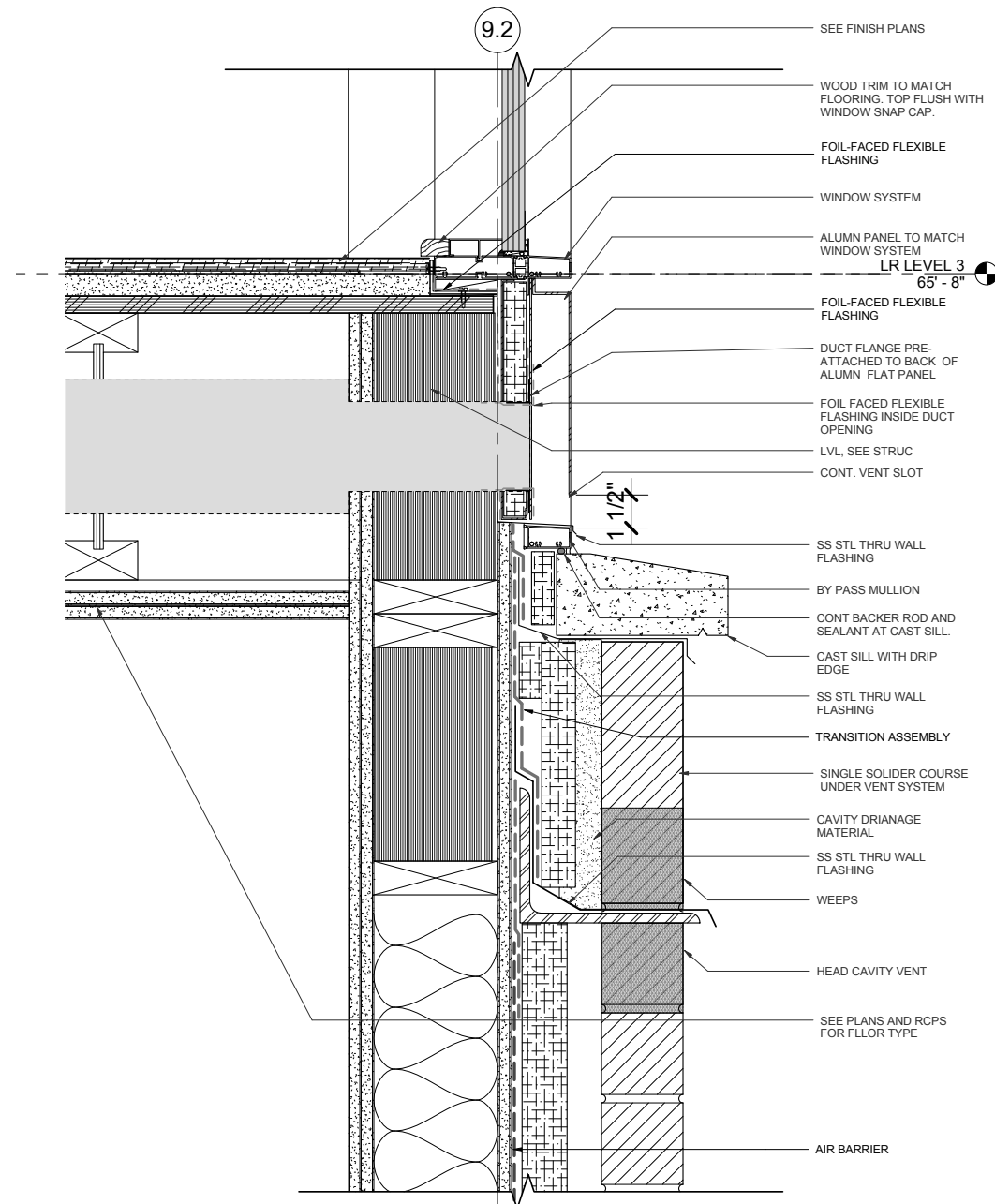
Section at Tower Juliette Balcony



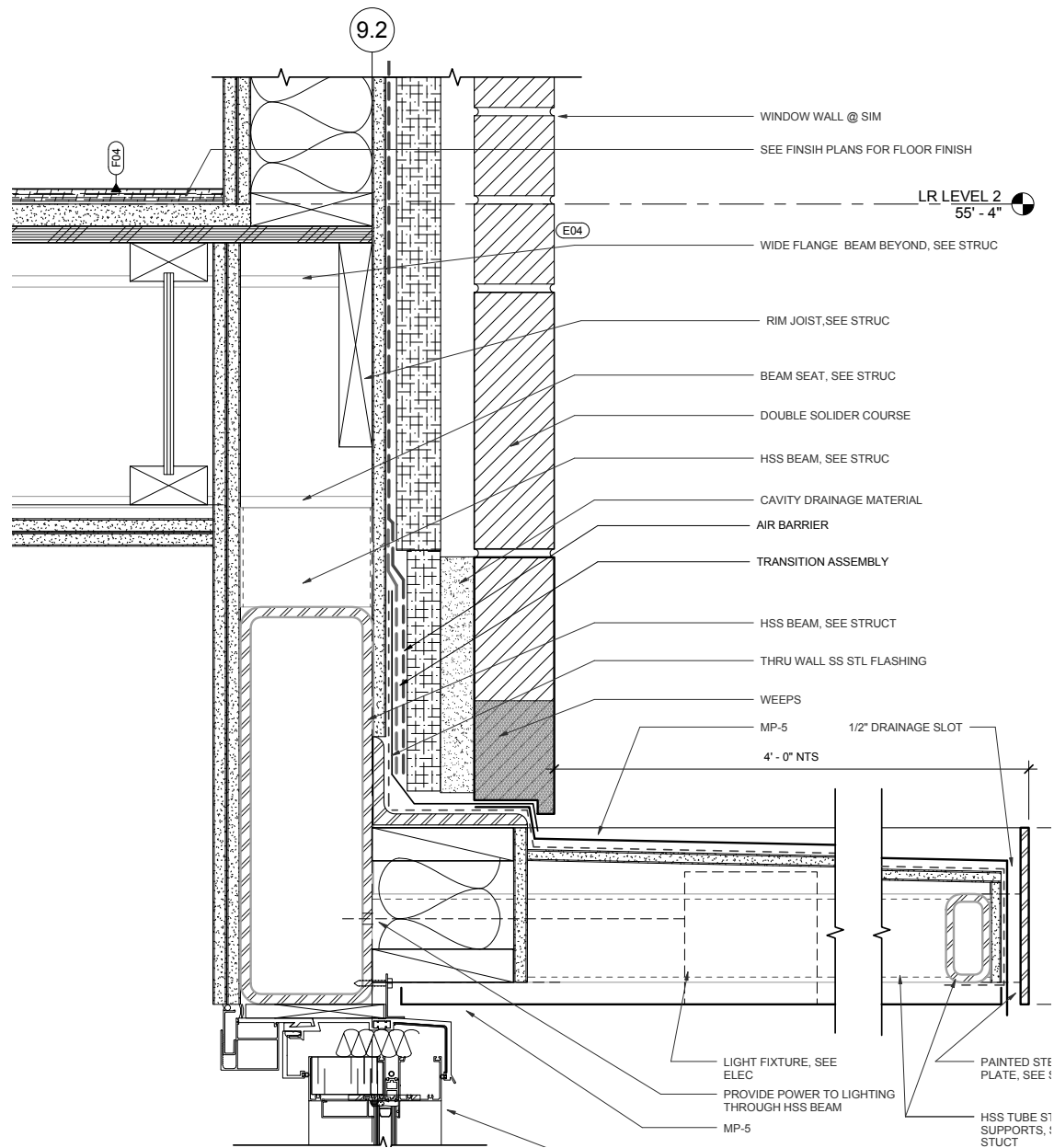
Section at Typical Tower Window



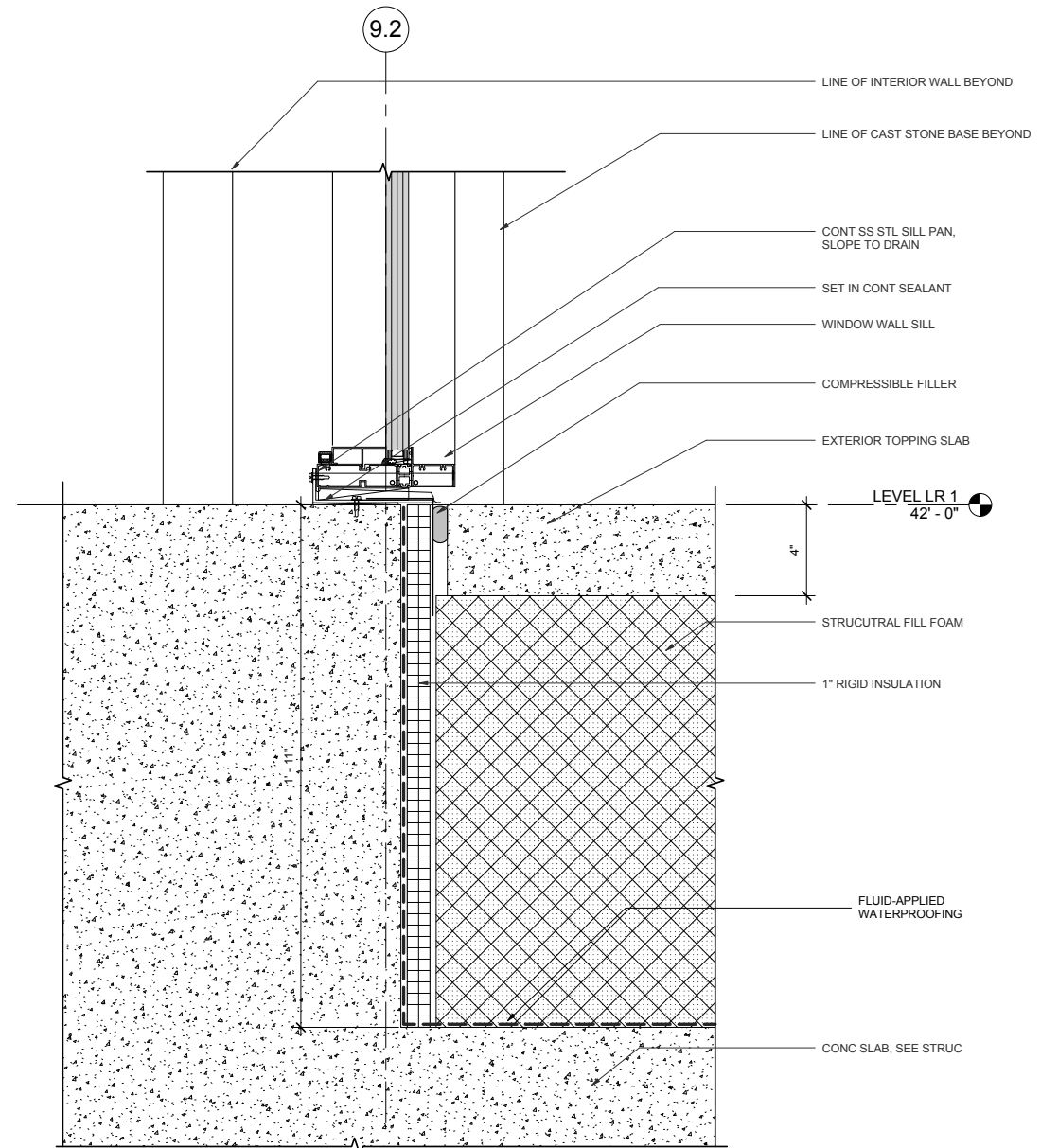
① LR - TYP FLOOR TO EXTERIOR WALL
1/2" = 1'-0"



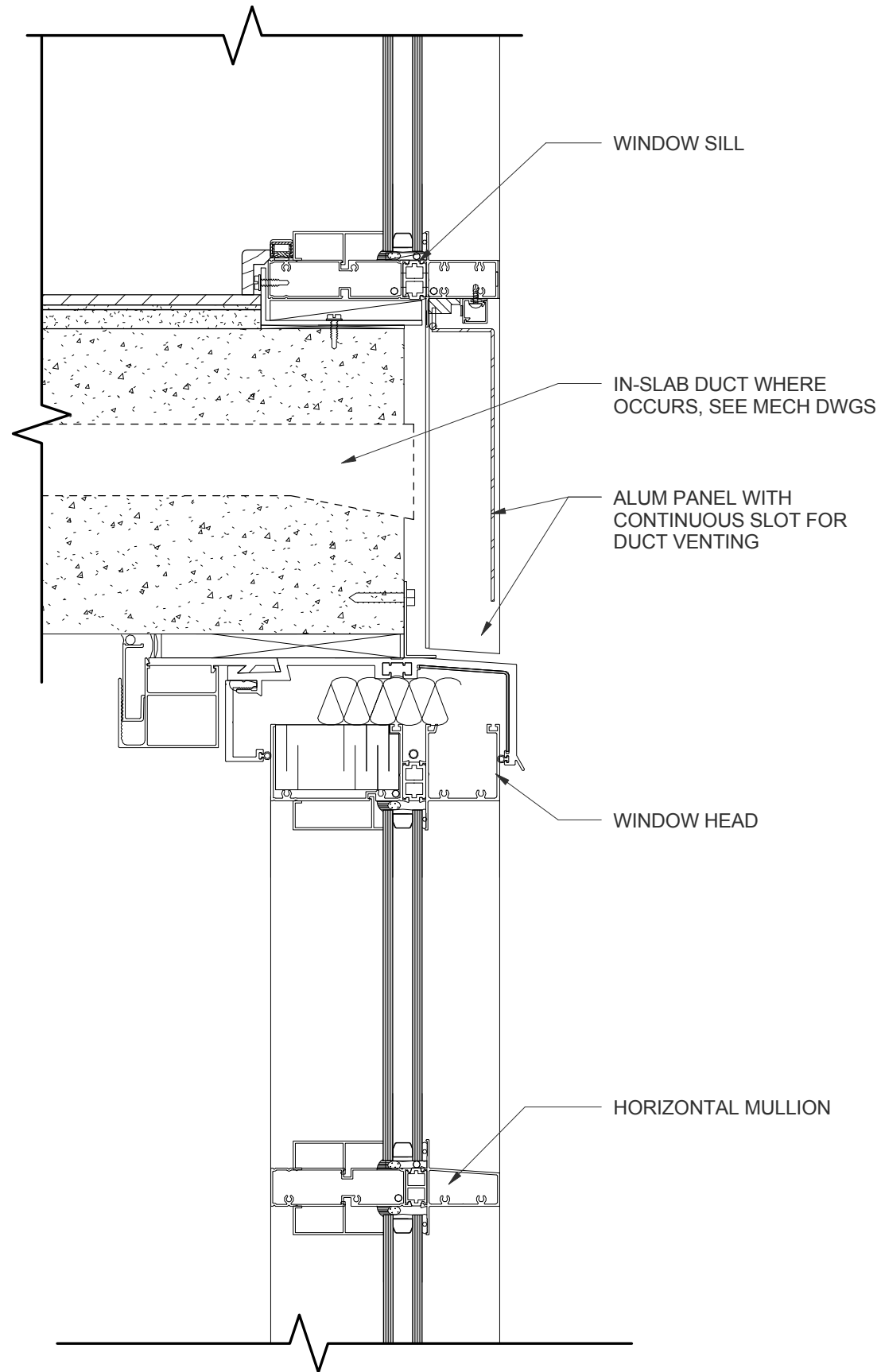
② LR - TYP WINDOW SILL WITH VENTING
1/2" = 1'-0"



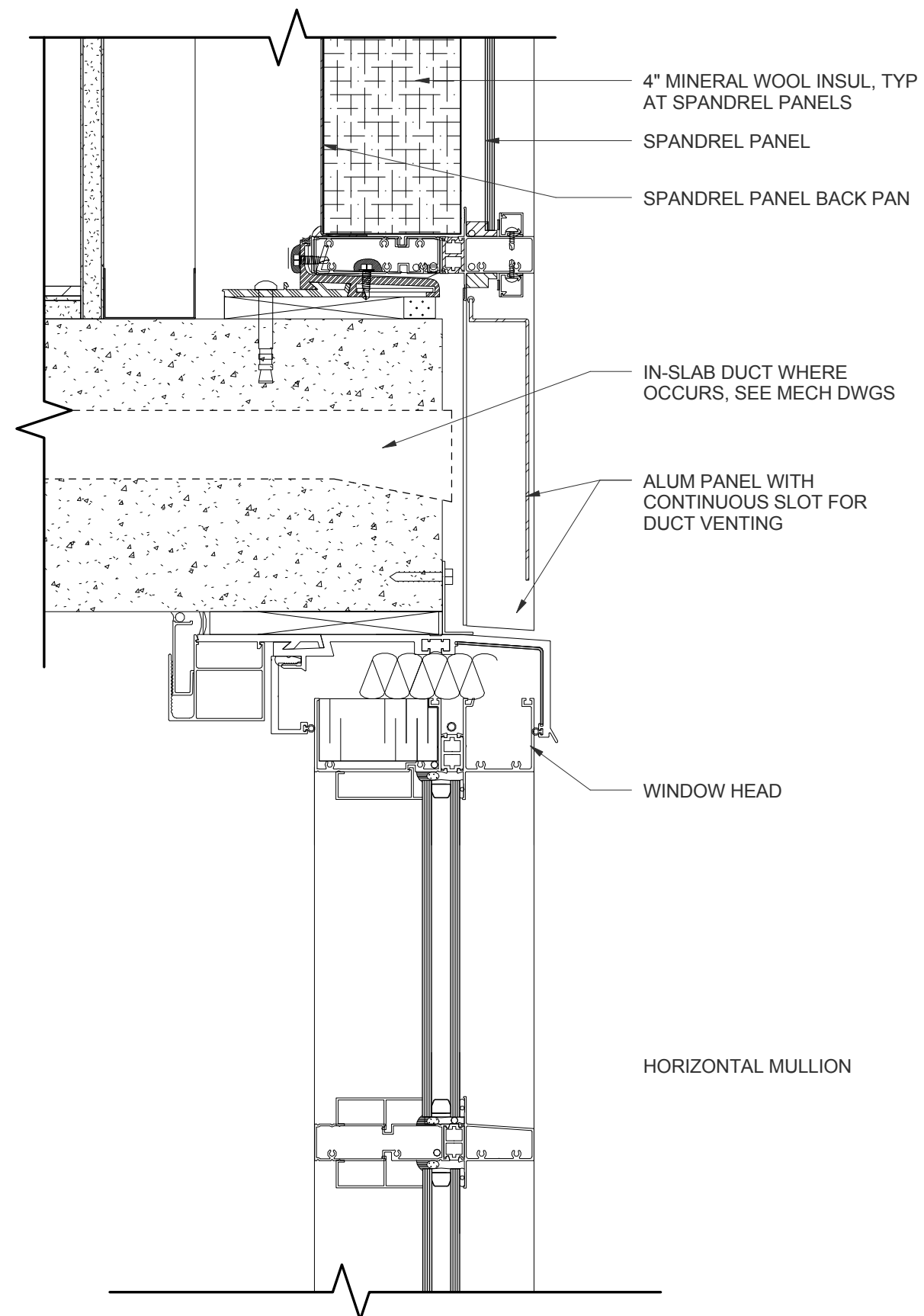
① LR - TYP WINDOW HEAD AT RETAIL
1/2" = 1'-0"



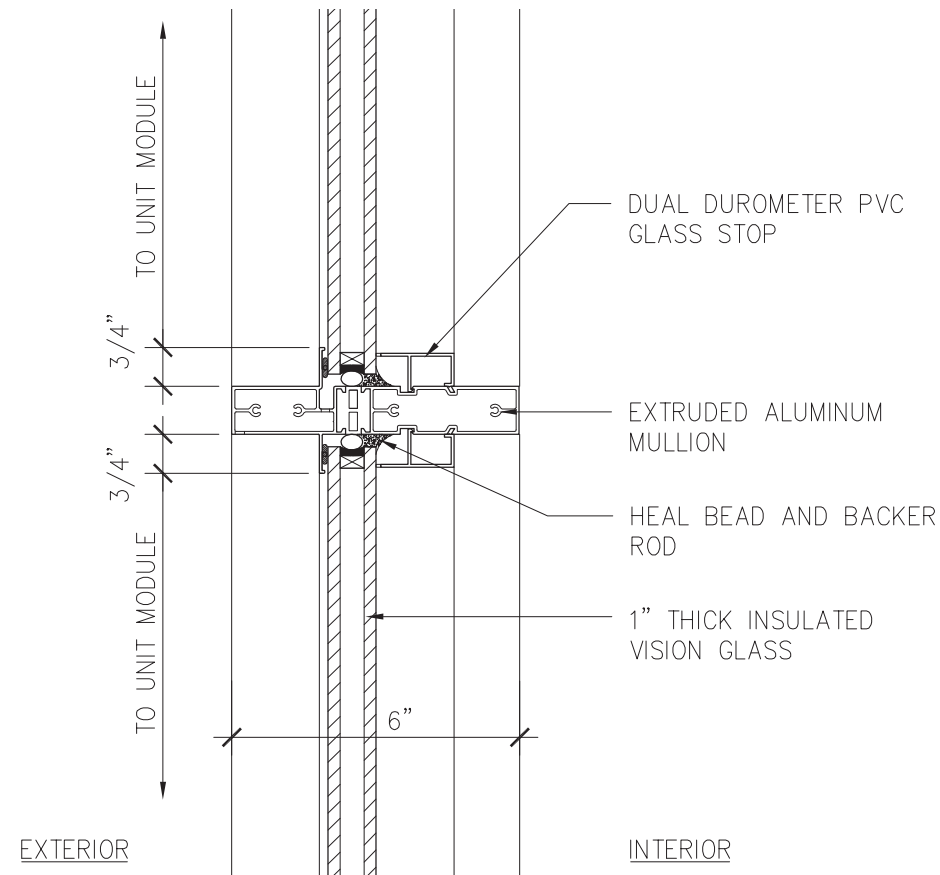
② LR - WINDOW SILL AT CONCRETE GRADE
1/2" = 1'-0"



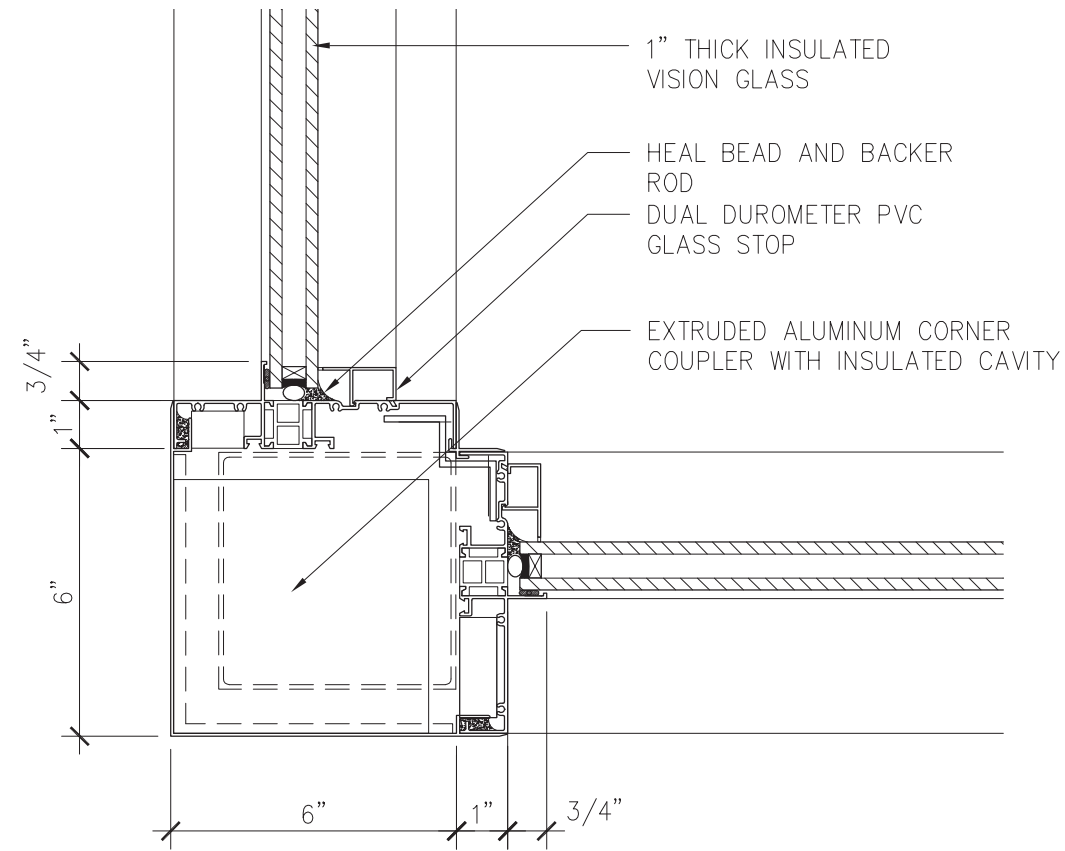
① ALUM WINDOW SLAB BY-PASS
1/2" = 1'-0"



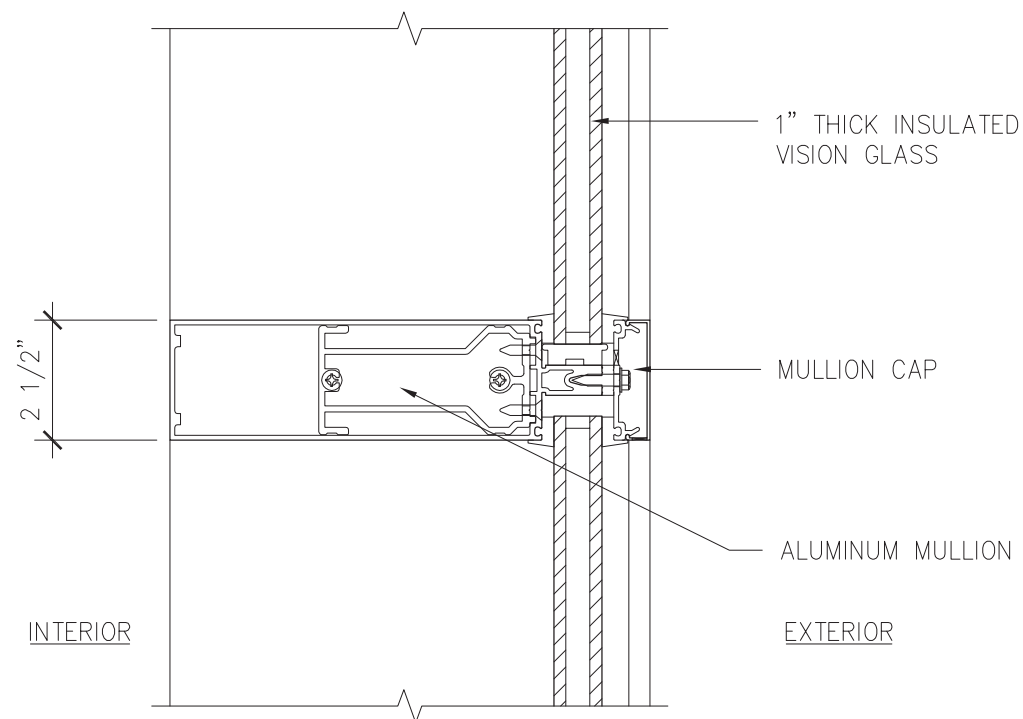
② ALUM WINDOW SLAB BY-PASS - SPANDREL ABV
1/2" = 1'-0"



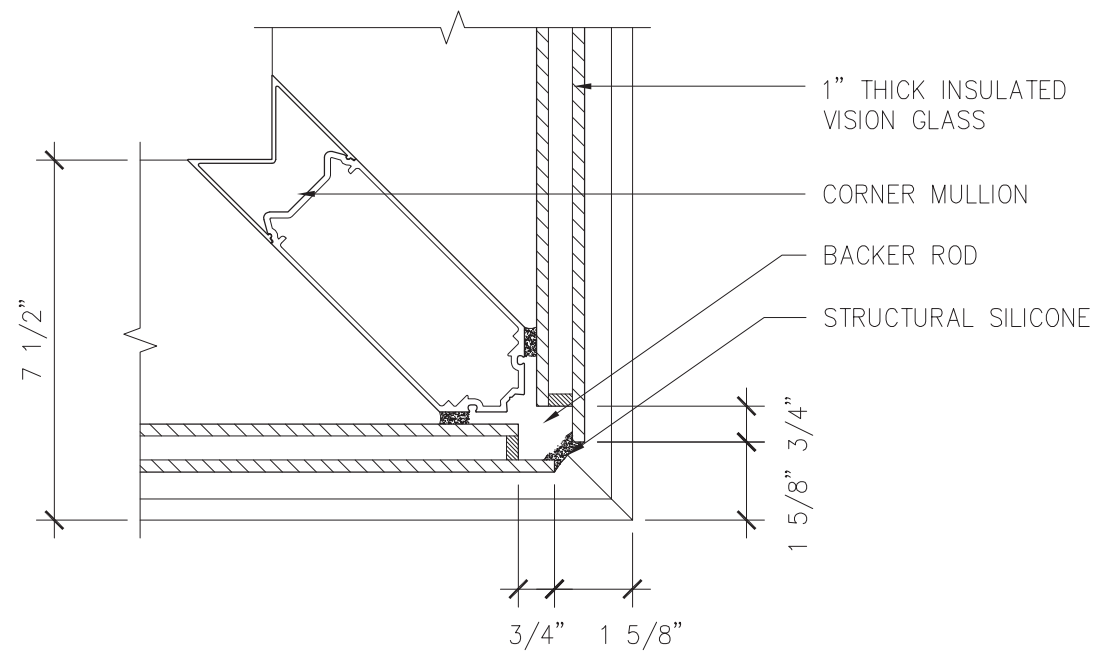
1 Plan/Section Detail @ Intermediate Mullion - Window Wall
Scale 3" = 1'-0"



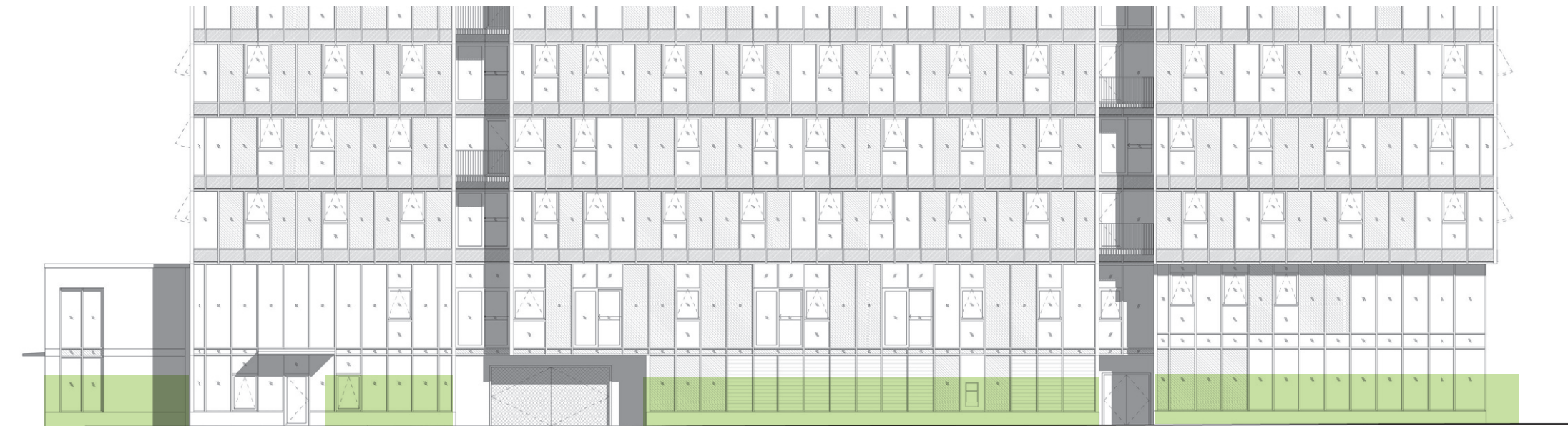
2 Plan Detail @ Corner Mullion - Window Wall
Scale 3" = 1'-0"



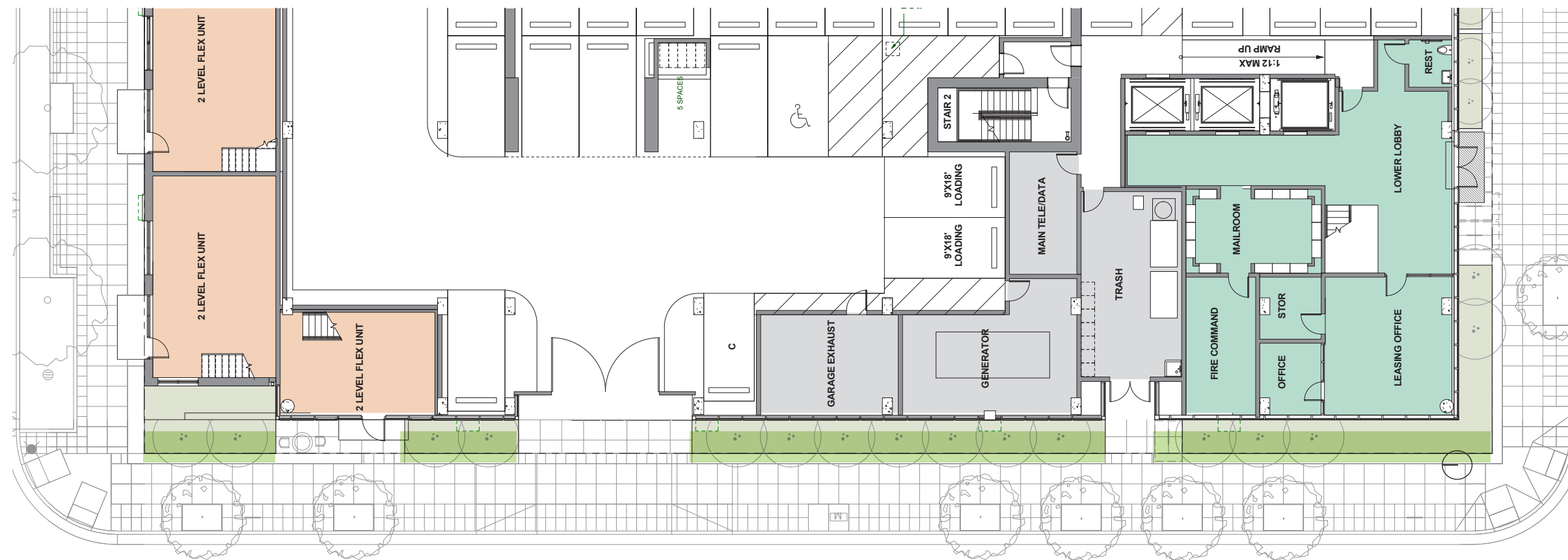
3 Plan/Section Detail at Intermediate Mullion - Curtain Wall
Scale 3" = 1'-0"



4 Plan Detail at Corner Mullion - Curtain Wall
Scale 3" = 1'-0"



WEST ELEVATION

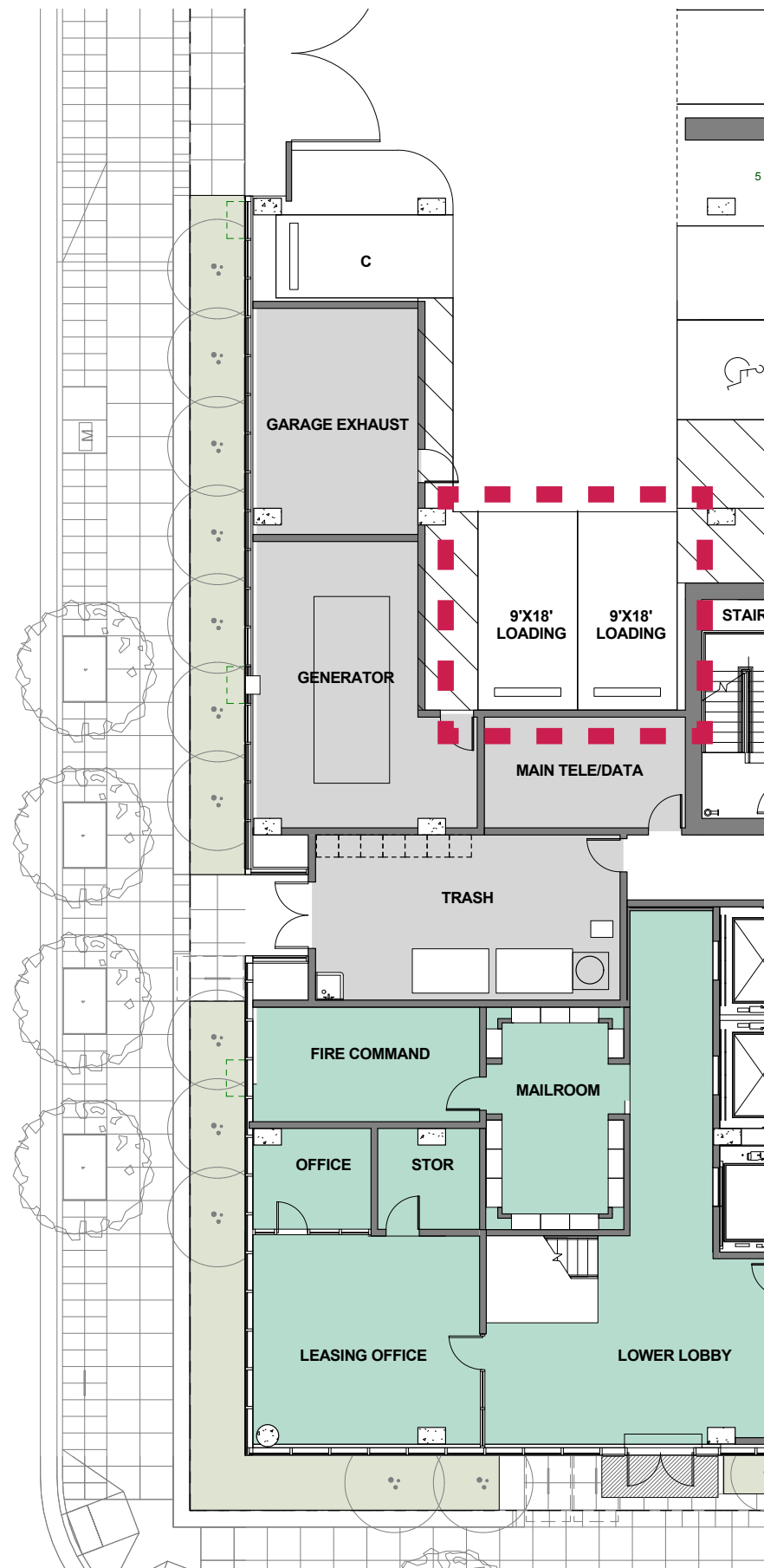


LEVEL B2 PARTIAL PLAN

MODIFICATIONS:

33.140.230 Ground Floor Windows – In the EX zone, all exterior walls on the ground level which face a street lot line, sidewalk, plaza, or other public open space or right-of way must meet the general window standard if the wall is within 20 feet of the property line.

- Of the 176'-0" of applicable wall length, 61'-9" of window length is provided along NW 12th Ave. This satisfies 35% of the 50% length requirement.
- In order to maintain activity along the park edge at NW 11th, as well as the two intersecting streets providing circulation access routes, the parking entry and services were placed at NW 12th Ave. To activate this sidewalk, the leasing office is located to the south and one flex unit with its front door on the opposite corner to the north. An additional flex unit with access from Pettygrove also looks onto NW 12th Ave. The amount of glazing provided at these locations exceeds the requirement for window area at the ground level.
- Between the two active corners, the window wall system continues to the ground level, providing modulation and small scale pattern along the more solid exterior. This continuous façade system of panels and louvers creates project continuity at a human scale.
- Lining the building edge between NW Overton and NW Pettygrove are L2 landscaped planters which buffer louvered components. The 5' building setback as well as the additional 18" of allowable planting strip creates a generously deep zone of rich landscape to activate a green edge at the building face.



LEVEL B2 PARTIAL PLAN



MODIFICATIONS:

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.

- Block 17 provides two loading spaces, each 18' long and 9' wide, with a clearance of 8'-4".
- The minimum parking garage clear height is 7'-0", which is adequate for resident vehicles. The loading spaces are greater at 8'-4" high to allow larger vehicles access during the move process.
- The location chosen is within the parking garage, directly adjacent to the lobby and elevator. These spaces do not take away from the total parking count of the building and are reserved to be available for resident loading use. Building service and maintenance vehicles which choose not to park along the adjacent street at NW 12th Ave can also access the two loading spaces.
- Service to the retail space at the south end of the low rise is expected to be at the curb along NW Overton. Service will either be at metered spaces or in a designated loading zone. This is typical throughout the Pearl District.
- Due to the smaller footprint of the residential units – 800sf average – large moving trucks are uncommonly used for tenant belongings. If large truck access was needed, several metered spots are able to be reserved along an adjacent street, including NW 12th Ave.



LEVEL B1 PLAN



MODIFICATIONS:

33.266.130 Development Standards for All Other Uses – Parking spaces and aisles dimensions must meet Table 266-4 standards. For 90 degree parking stalls, 8'-6" width and 16'-0" depth is required.

- Block 17 provides 210 total parking spaces for the 281 residential units. Of these, 56 are designed as compact stalls which are 7'-6" wide and 16'-0" long.
- An aisle width of 20'-0" is provided for ease of access to these spaces.