

11th & Jefferson Apartments

Design Review Exhibits

MOLASKY GROUP / ANKROM MOISAN
JANUARY 09, 2014
ORIGINAL SUBMITTAL DATE: 10/01/13



EA-13-165538 DA

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN BRANDING
ankrommoisan.com

6720 SW Macadam Ave / Suite 100
Portland, OR 97219
503.245.7100

117 S Main St / Suite 400
Seattle, WA 98104
206.576.1600





View Northwest towards Project Site at 11th & Jefferson



11th & Jefferson looking Northwest at Streetscape



11th & Jefferson Rail Stop



12th & Jefferson looking Northeast at Streetscape



12th & Jefferson looking west at Streetscape



11th & Jefferson St looking West at Site Corner and Streetscape



Mosaic Lofts and The Old Church



Entry Streetscape at The Jeffery on 11th Ave.



Eliot Tower townhomes & courtyard adjacent to 1140 Jefferson Bldg.



Portland Art Museum and the Park Blocks



Cornerstone Apartment building across street



Heritage tree at YWCA



12th & Jefferson - West Cafe



Benson Tower



10th Ave. Context - Eliot Tower with Museum Place and Benson Tower in the background



Museum Place/Safeway with the St. James across the street and Eliot Tower in the background



The Jeffery, on the same block, 11th Avenue



Neighborhood fabric, on adjacent block



1140 Jefferson Building, adjacent to The St. Francis, Opposite

OVERVIEW

Site: 16,860 SF at SW Jefferson between SW 11th & 12th in downtown Portland

Gross Building Size: 202,320 GSF Building, 12:1 FAR, & two below grade parking levels, 41,044 SF

Net Rentable:
Multifamily: 155,657 RSF

Retail: 12,043 RSF (required active ground floor use)

Stories: 15 stories above grade with 14,031 GSF typical floor plate

Building Height: 160' to top of mechanical parapet (height limit is 200')

Units: 196 units that range from studios of 502 SF to two bedrooms two bath of 991 SF and Average size: 722 SF

Studios	1 Bed	2 Bed	Total
37	108	51	196
19%	55%	26%	100%

Parking: Two levels of car parking 89 spaces; 300 bike storage in podium.



AREA SUMMARY

								Site Area: 16860			
	STORY HEIGHT	HEIGHT @ FLOOR	DATUM FLOOR ELEVATION	Gross Plate Area	Cumulative Gross Area	Net Rentable Area	UNITS	Studio	1BR	2 BR-1 Bath	2 BR-2 Bath
Parapet = Bldg. Ht.	2	160	293								
Level 15 PH	12	148	279	7814	187246			0		1	2
Level 14 (typ.res)	12	136	267	14090	179491	11489	16	3	9	0	4
Level 13 (typ.res)	10	126	257	14031	179432	11767	16	3	9	0	4
Level 12 (typ.res)	10	116	247	14031	165401	11767	16	3	9	0	4
Level 11 (typ.res)	10	106	237	14031	151370	11767	16	3	9	0	4
Level 10 (typ.res)	10	96	227	14031	137339	11767	16	3	9	0	4
Level 9 (typ.res)	10	86	217	14031	123308	11767	16	3	9	0	4
Level 8 (typ.res)	10	76	207	14031	109277	11767	16	3	9	0	4
Level 7 (typ.res)	10	66	197	14031	95246	11767	16	3	9	0	4
Level 6 (typ.res)	10	56	187	14031	81215	11767	16	3	9	0	4
Level 5 (typ.res)	10	46	177	14031	67184	11767	16	3	9	0	4
Level 4 (typ.res)	10	36	167	14031	53153	11767	16	3	9	0	4
Level 3 (typ.res)	10	26	157	14031	39122	11767	16	3	9	0	4
Level 2	12	14	145	10760	25091	4387	1	1			
Ground Floor	14	0	131	14331	14331	8152	0				
"Building Area"				201336		153465	11.9:1 FAR	37 beds	108 beds	2 beds	100 beds
Delta from Maximum	12.0:1 FAR			984			0.1:1 FAR	37 units	108 units	1 units	50 units
Allowable Maximum	12.0:1 FAR			202320			12.0:1 FAR	19%	55%	1%	26%
				Overall N/G		76%		196 units			
				Basement Stock Room, TxVault	2888			722 Avg.NRSF			
				Construction above Parking	204224	150.00	\$30,633,600	Bike Longterm Residential	290		(294 min)
								Bike Longterm Retail	2		(2 min)
								Bike Shortterm Residential	10		(10 min)
								Bike Shortterm Retail	3		(2 min)
				Level P1 Parking	19570			Cars P1	41		
				Level P2 Parking	19570			Cars P2	48		
Total Construction				243364				Cars Total	89	(65 min)	8.5x16+20'aisle

Elevation at Parapet	293	
Elevation at BasePoint 1	136.5	[Highest grade w/ in 5' of building at SW corner]
Building Height`	156.5	

Basic Allowable FAR	8.0:1 FAR	134880
Maximum Bonus & Transfer	4.0:1 FAR	67440
Maximum Building	12.0:1 FAR	202320

510.200.F Transfer FAR from Jeffrey Site, 3:1 max.	50580	[transfer not used]
210.C.11 Large Unit Bonus	13034	
510.210.C. 16 Below Grade Parking 2:1 bonus	62264	
TOTAL BONUS EARNED	4.5:1 FAR	75298

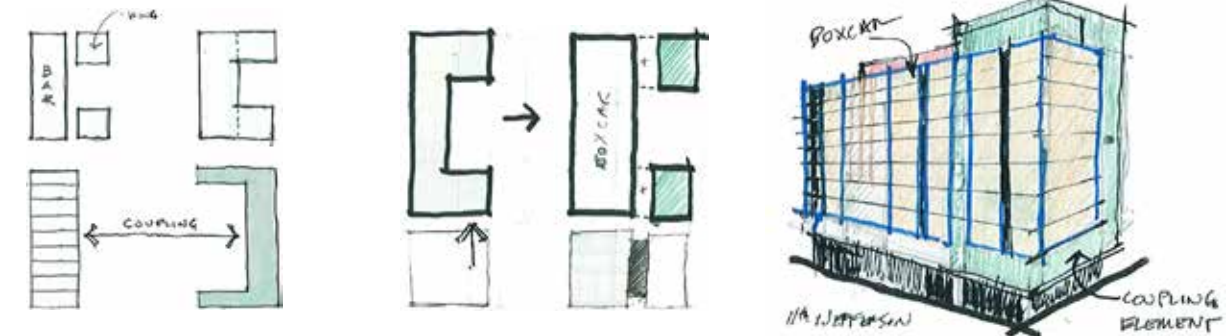
The Concept

Portland has a long history with the street car and currently is in a renaissance period of street car revitalization. It is vital to the transportation network established in the City over 100 years ago and is paramount to the success of the New Urbanization that is currently making Portland the darling of this movement. One of the unique features to this site is that there is a street car stop at the corner of 11th and Jefferson making it a perfect opportunity to be used as part of the concept for the building.



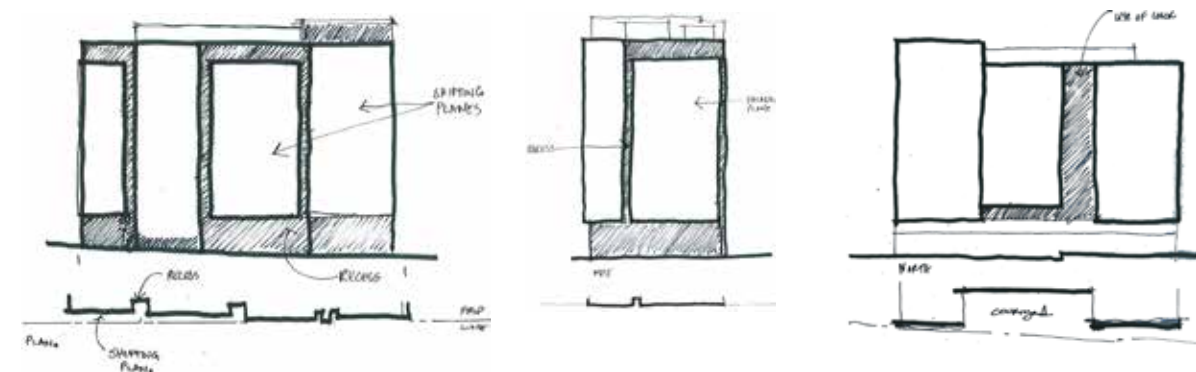
One key component to all street cars as well as other trains is the mechanical connection known as a coupling. This "C" shaped device connects two cars together to allow for multiple cars to be linked and detached. It is this idea of connection that has been transposed into the overall concept and parti. The idea is that the couplings connect the building to the site which is represented by the north wings. The boxcar of the train is represented by the bar shape that fronts Jefferson Street as shown in the concept diagrams.

Concept Diagrams



The Design

Architecturally one of the main concerns from the initial outset was how to break up the overall massing along Jefferson Street. The building is at 15 stories and goes the full length of the block raising some concerns that it would be too massive or that the façade would be too regular. One of the overlays on top of the concept was to break up this façade by creating a series of shifting planes where the recesses, using a contrasting color, would help emphasize these planes and create a sense of movement.



The neighborhood is also filled with multiple building types and styles that range from ultramodern to traditional masonry and wood. The design uses both masonry and metal panel to connect to the neighborhoods rich diversity of materials as well as giving it a sense of timelessness. The north side of the building uses white metal panel to allow for diffused and reflective light to provide as much light as possible to a courtyard that receives very little.



The boxcar element that fronts Jefferson uses a thin clad masonry product that draws from the traditional materials and colors from the neighborhood. The base uses traditional brick to connect to the other buildings in the neighborhoods at the pedestrian level as well as



11th and Jefferson

DESIGN AS PRESENTED AT D.A.R. HEARING**Overall Building Massing**

- The ground floor is successful as its own mass and the lifted boxes that wrap around the corner and up and over the boxes work in the concept models as they are shown with horizontal emphasis at each floor level. The more vertical rendered elevations lose this simplicity and emphasize the building elements in a way that is not as successful as if it remained more horizontal within the couplet bands.
- This is a small footprint and an unusually shaped site for a downtown project. The building could do one less thing, one less move and it would be clearer in its concept.
- How can you demonstrate the site's unusual dimensions in the building massing?
- Generally the overall massing works. Program elements seem to be in the correct locations.
- The fin looks a bit beefy at the ground floor. It needs to be thinner. It also diminishes the beauty of the penthouse lid when it comes all the way up the building and engages the roof.

Materials & Colors

- The color and material palette needs to be refined so that the concept described in the 3-d massing models becomes clearer. There are a number of overlying matrices and patterns as the materials are applied to the facades which make the building concept less understandable.
- The elevation colorations are confusing and hard to understand.
- The metal panels must be either thick enough or backed with rigid insulation so that they will not dimple or oil can. This is an ongoing problem with recent metal buildings that needs to be addressed in this building if metal panels are proposed.

Pedestrian Realm

- Look at ways to articulate, highlight, or otherwise enliven the runs of blank brick wall around the building base, particularly on Jefferson and 12th. Art, tile, historic plaques are all options.

- Providing some places for people to find rest/respice along SW Jefferson is important. This street is a high traffic corridor to the freeway which may feel challenging to pedestrians. Recessing or canting portions of the storefront could be one way to make pedestrians feel less impacted by the traffic.

SW 12th Avenue Facade

- This appears to be the façade that has received the least attention right now. You should challenge yourselves to find a way to not continue the "back-of-house" feel of SW 12th Avenue in your project. Try to bring more activity to the ground level and activate the streetscape. Again, look at ways to highlight the blank brick walls.
- Take a look at the Janey I project across from the Casey in the Pearl District for an example of wall enhancement.
- The Commission wants to see how the two overhead doors are experienced by pedestrians during the day and at night – are the doors transparent, translucent, how are they lighted? What will the throat of the loading and garage areas look like when the doors are open? Think about where the security lighting and other required features will be placed on the walls.
- The gate to the bicycle ramp should be a nice, rich gesture.

Empire Apartments Court

- The sliver between the buildings needs to just have nice paving, a panic bar, and a nice gate. The space is not large enough to feel welcoming and could be a really scary place if left open.

Streetcar Stop

- Think about how the streetcar stop will be integrated into the ground floor along SW 11th. The stops do not hold all the people who wait for the streetcar so passengers will lean up against the building wall. Providing places for passengers to wait or lean against the wall should be provided, such as a bench or leaning rails.

Neighborhood Context

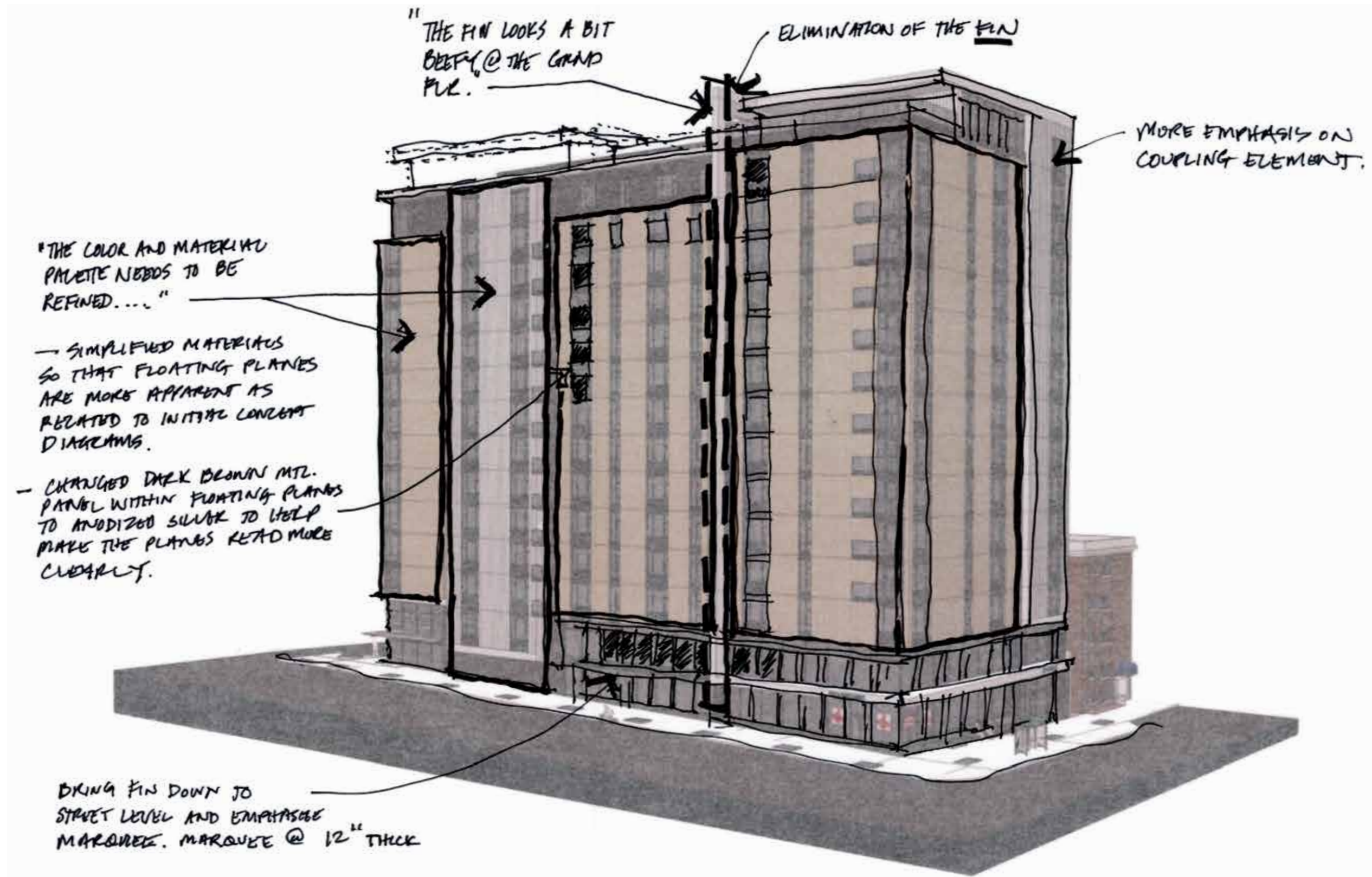
- Will really need convincing about how this building fits into the existing context. Provide an image tour of the 3 surrounding blocks, highlighting buildings that you are using for reference.
- This building needs to successfully bridge the different styles in the immediate area which is a combination of new all-glass towers, new brick buildings, and older concrete, brick and wood buildings.
- Also tie the building into the context with your written narrative.

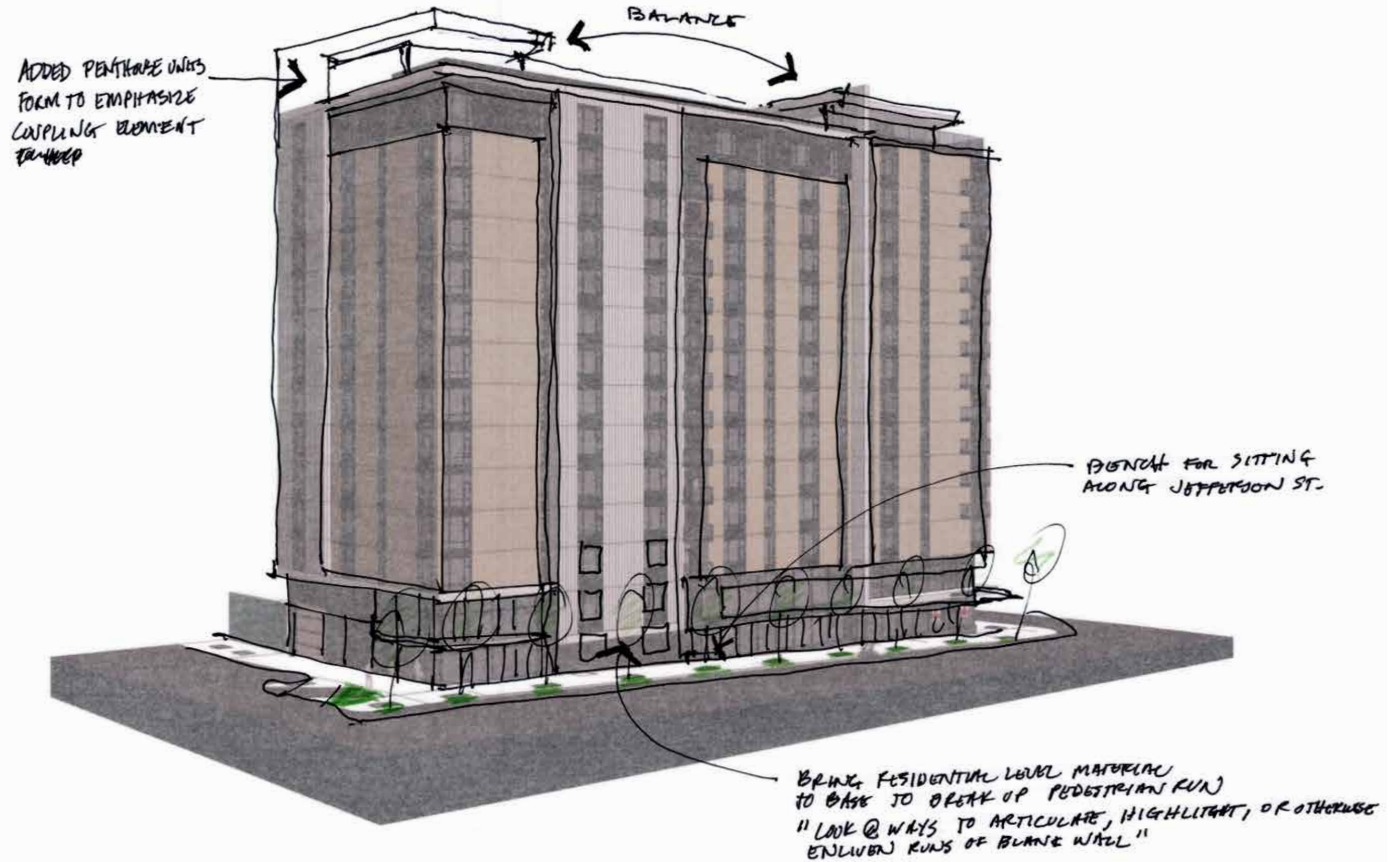
Street Trees

- The neighborhood's suggestion of continuing the street tree and tree well landscaping that is present along SW Jefferson in front of the Eliot Tower is a good idea which the Commission supports. An effort should be made to match the tree and tree well planting species on this project.

Additional Drawings

- The Commission would like to see a shadow study at the next hearing.
- Insert the rendered building into the context massing elevations along with images of the actual other buildings. This will help illustrate the types of materials/colors/experiences of the surrounding area.
- Provide additional studies of the ground floor experience from the pedestrian's point of view along all 3 streets.
- DAR Summary Memo for EA 13-165539 DA – SW 11th & Jefferson Apts Page 3
- The muddy quality of the reprints and facades illustrated as blank grey are not doing the project any favors in its representation. Drawings should accurately portray the project as conceived.





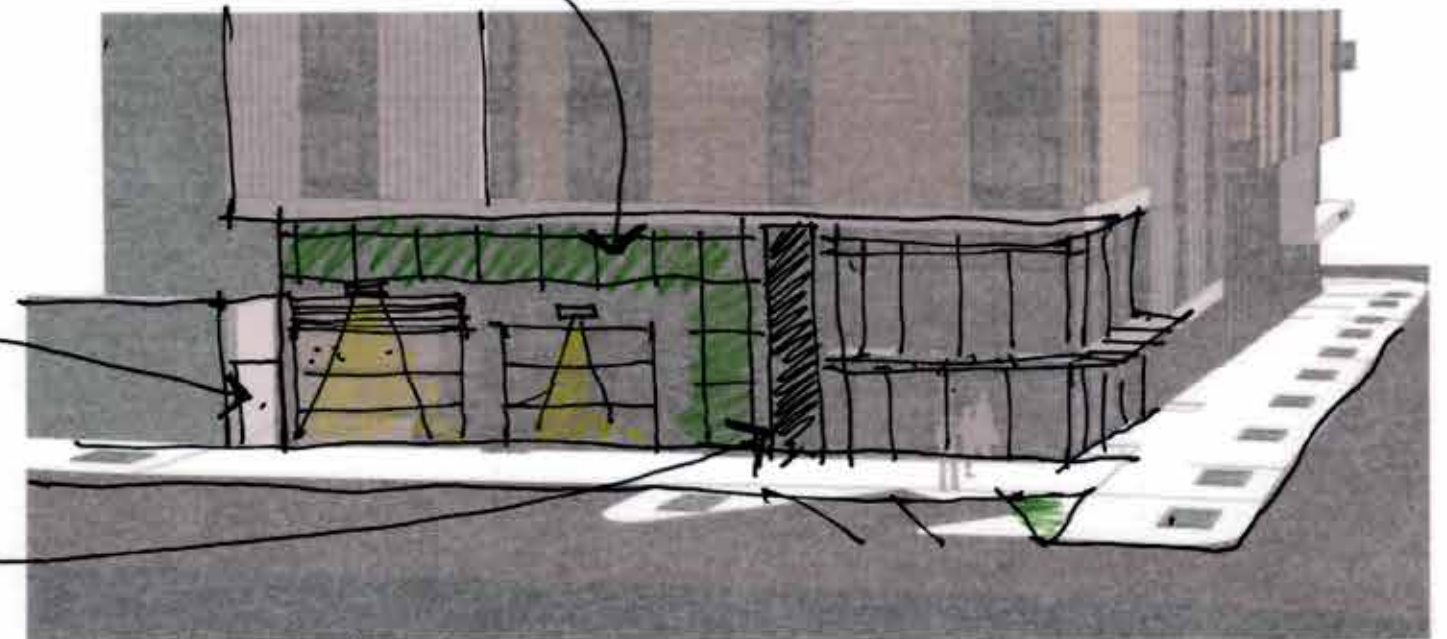


"THE SLIVER BETWEEN THE BUILDINGS NEEDS TO HAVE NICE PAVING, A PARK BENCH, AND A NICE GATE."

DESIGNED GATE, TRANSPARENT TO ALLOW LIGHT THROUGH BENCH AND PLANTERS TO BE PROVIDED

"FIND A WAY TO NOT CONTINUE THE 'BACK-OF-HOUSE' FEEL ON SW 12TH AVENUE... TRY TO BRING MORE ACTIVITY TO THE GROUND LEVEL AND ACTIVATE 'STREETSCHAPE'"

ADDED WALL TRELLIS FOR VINE PLANTS TO CONTINUE THE "GREEN" STREET EXPERIENCE



12TH AVENUE / JEFFERSON

"THINK ABOUT HOW THE STREETCAR STOP WILL BE INTEGRATED INTO THE GROUND FLOOR ALONG SW 11TH AVENUE.... PROVIDING PLACES FOR PASSENGERS TO WAIT OR LEAN UP AGAINST THE BUILDING WALL"



Added planters and benches for Streetcar riders at 11th and Jefferson stop



Added Green Wall element to West Facade base









11th Ave Entry and Portland Streetcar Stop



Jefferson St. Retail - Showing folding glass walls in the open



Jefferson St. Retail - with 'Feature Art' wall & Reclaimed wood bench



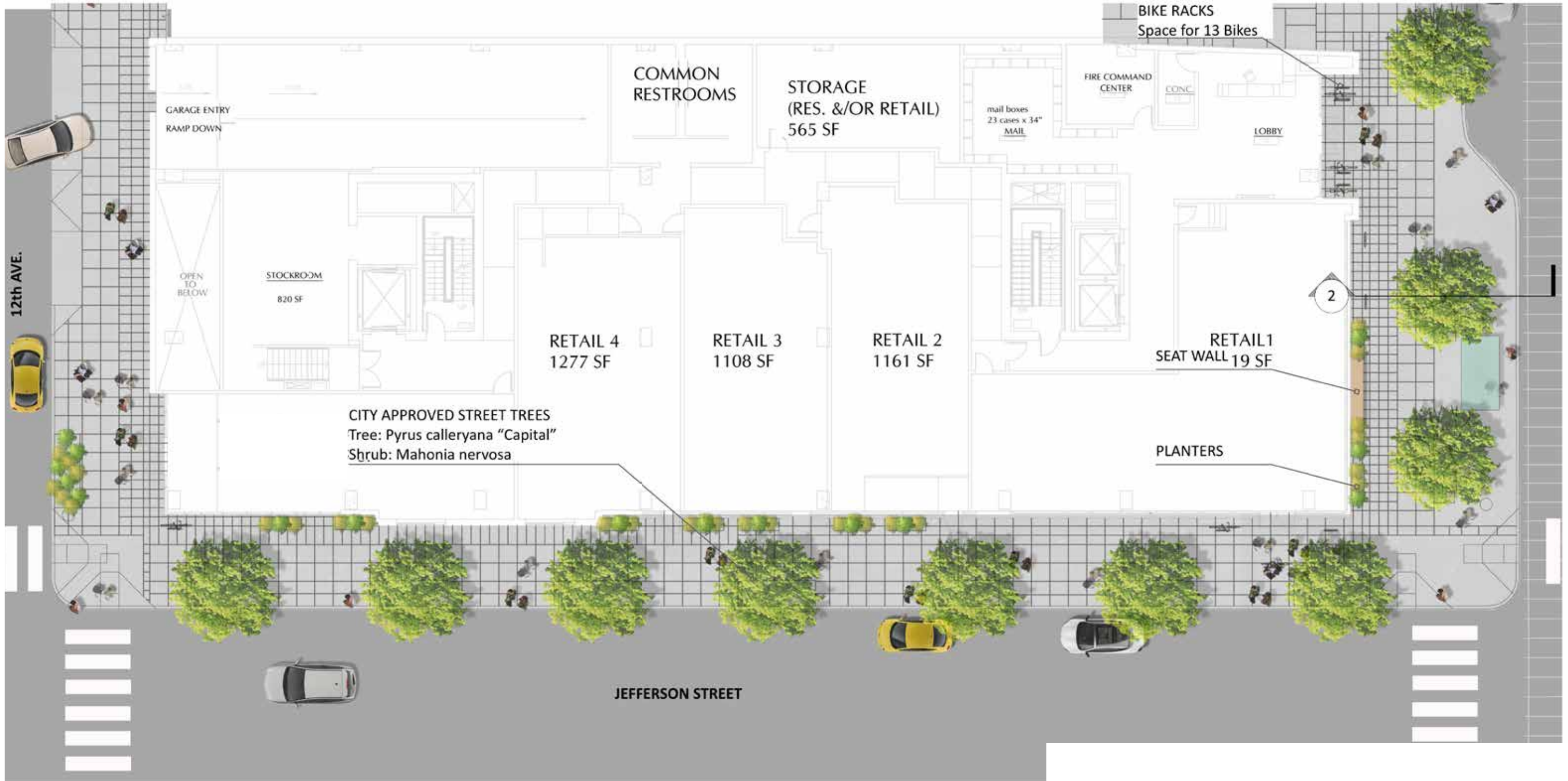
12th Ave retail Entry, Loading and Parking Entry



11th Ave Retail/Cafe below, Fitness Center Above



Amenity Roof Deck, accessed via Amenity Space on Penthouse



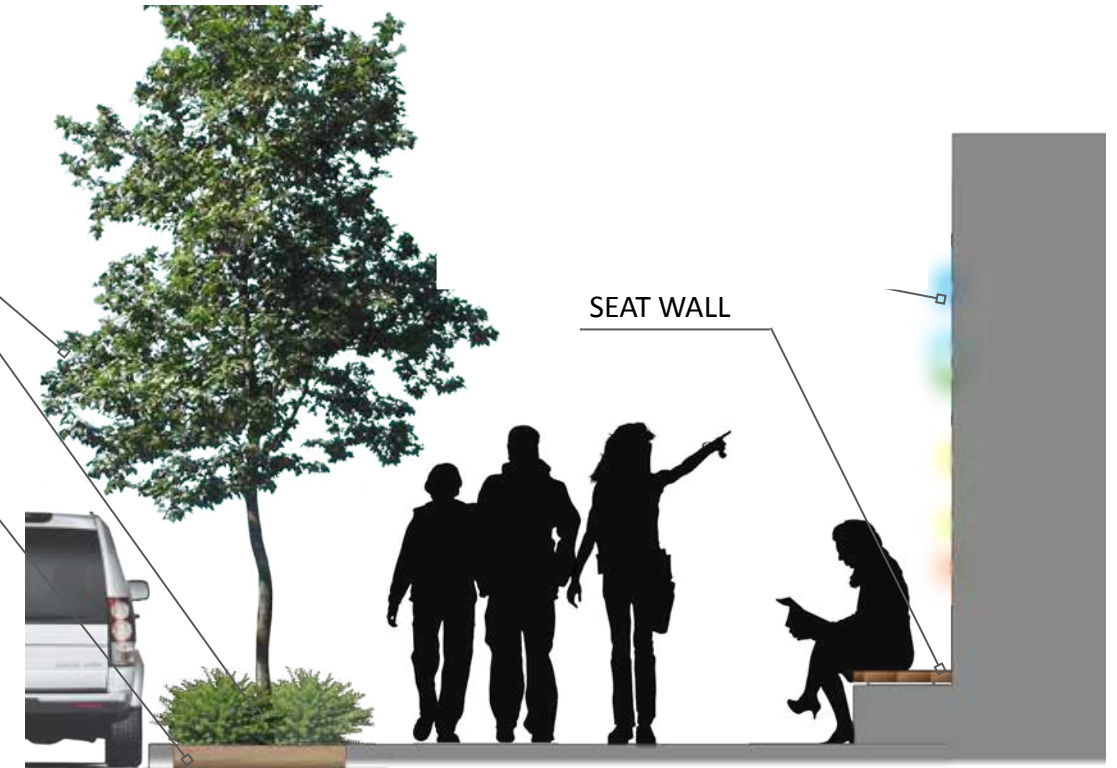
STREETSCAPE PLAN - SPLIT RETAIL
CITY-APPROVED STREET TREES

STREETSCAPE SECTIONS 1

CITY APPROVED STREET TREES
Tree: *Pyrus calleryana* "Capital"
Shrub: *Mahonia nervosa*

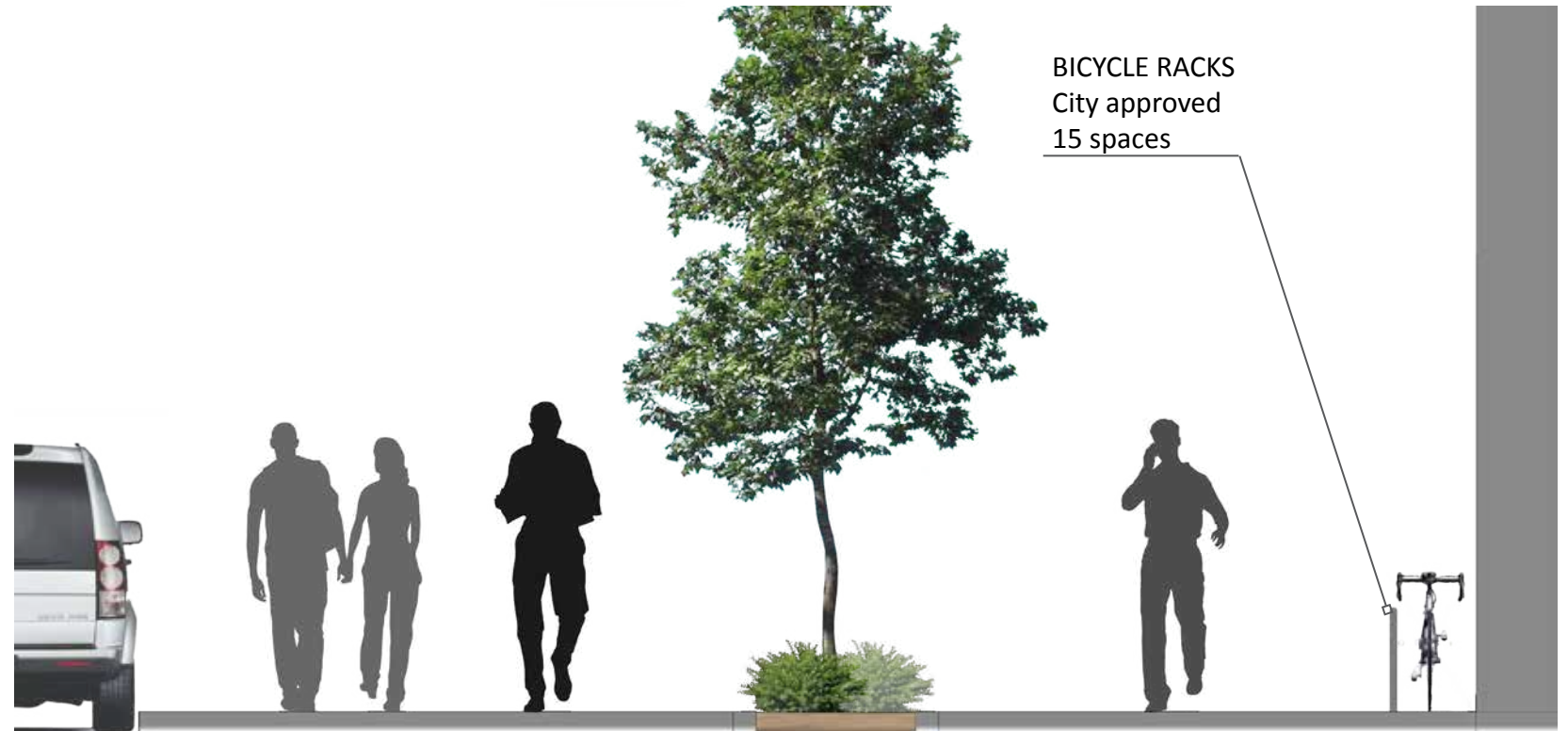
AT GRADE PLANTERS

SEAT WALL



STREETSCAPE SECTIONS 2

BICYCLE RACKS
City approved
15 spaces



STREET TREES



Pyrus calleryana 'Capital'
Capital Flowering Pear

SHRUBS



Mahonia nervosa
Dwarf Oregon Grape

EXISTING STREET PALETTE



Pyrus calleryana 'Capital' and *Mahonia nervosa*

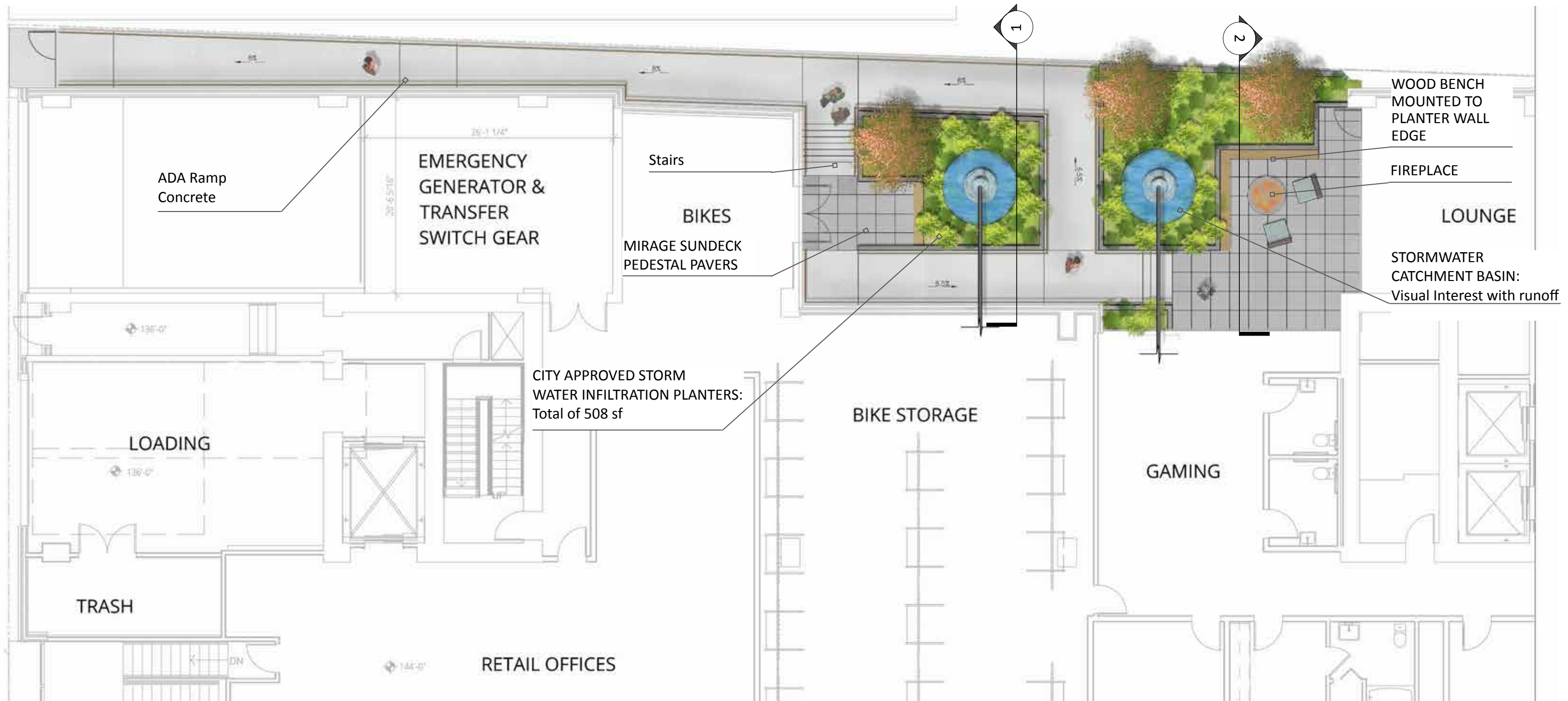
STREET CONCEPT



Horseshoe bicycle rack



Seat wall



LEVEL 2 MEZZANINE: SECTIONS 1

DOWNSPOUT FROM BLD:
Cable Support System

STORMWATER CATCHMENT BASIN:
Visual interest with runoff. Clear
glass cullet set in steel mesh
baskets.

CITY APPROVED STORMWATER
PLANTING

UP-LIGHTS

ADA HANDRAIL AND RAMP



LEVEL 2 MEZZANINE: SECTIONS 2

WOOD BENCH MOUNTED
TO PLANTER WALL EDGE

MIRAGE SUNDECK PEDESTAL PAVERS



CITY APPROVED STORMWATER FACILITY
PLAN - 1/4" = 1'-0"

SMALL TREES



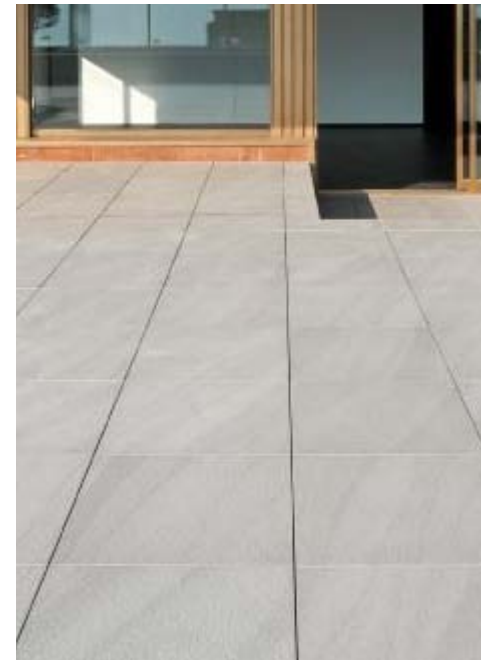
Acer circinatum
Vine Maple

LIGHTING



BEGA "Recessed Wall
Luminaires"

PAVERS



Mirage Evo_2E porcelain pavers

FLOATING BENCH



Wood bench mounted to planter wall edge

STORM WATER SHRUBS



Juncus pacificus
Common Rush



Carex obnupta
Slough Sedge



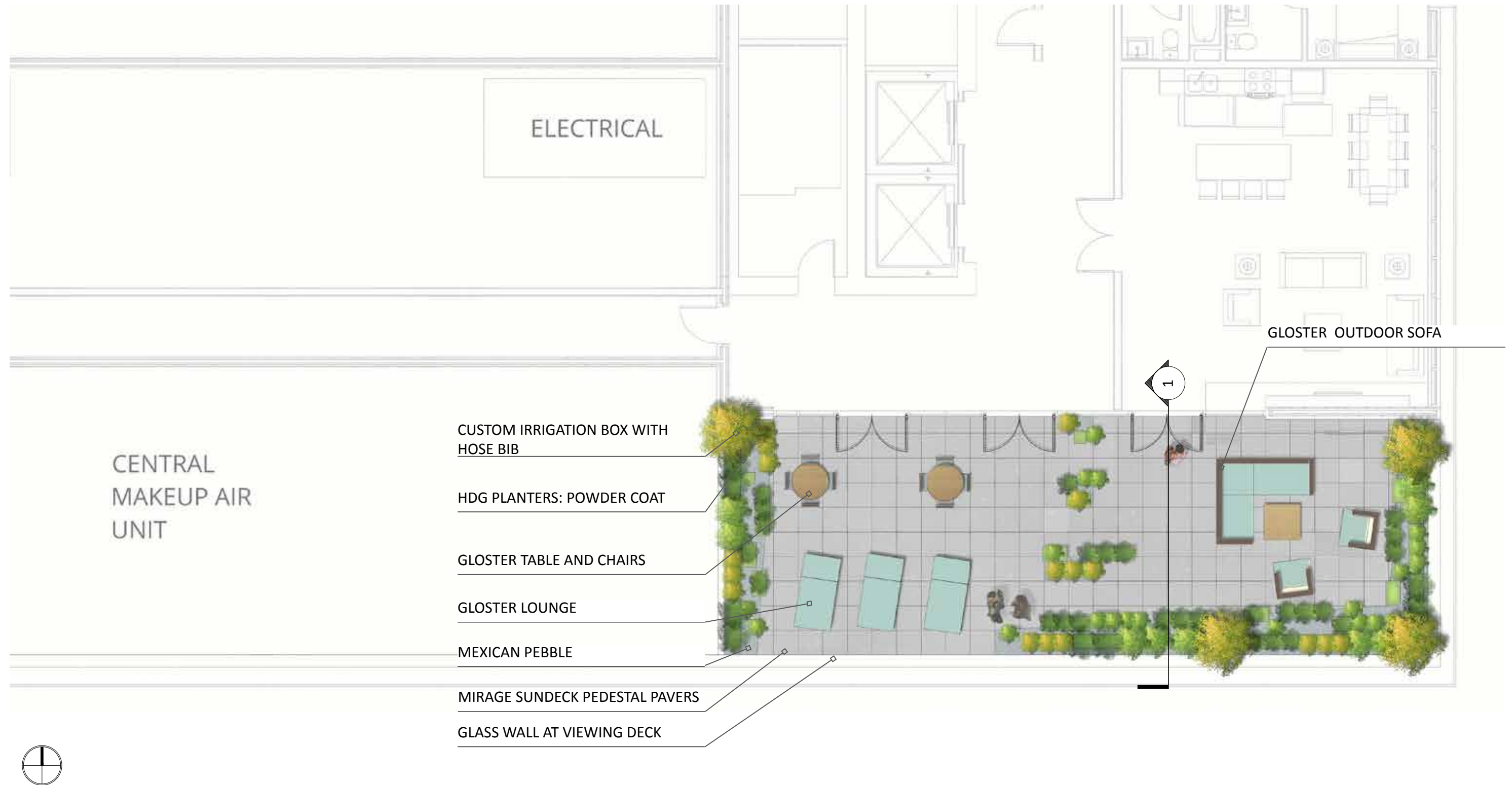
Mahonia nervosa
Dwarf Oregon Grape

STORM WATER CONCEPT



Downspouts cascading water over clear glass cullet encased in steel mesh baskets.





PLAN - 1/8" = 1'

PLANTERS

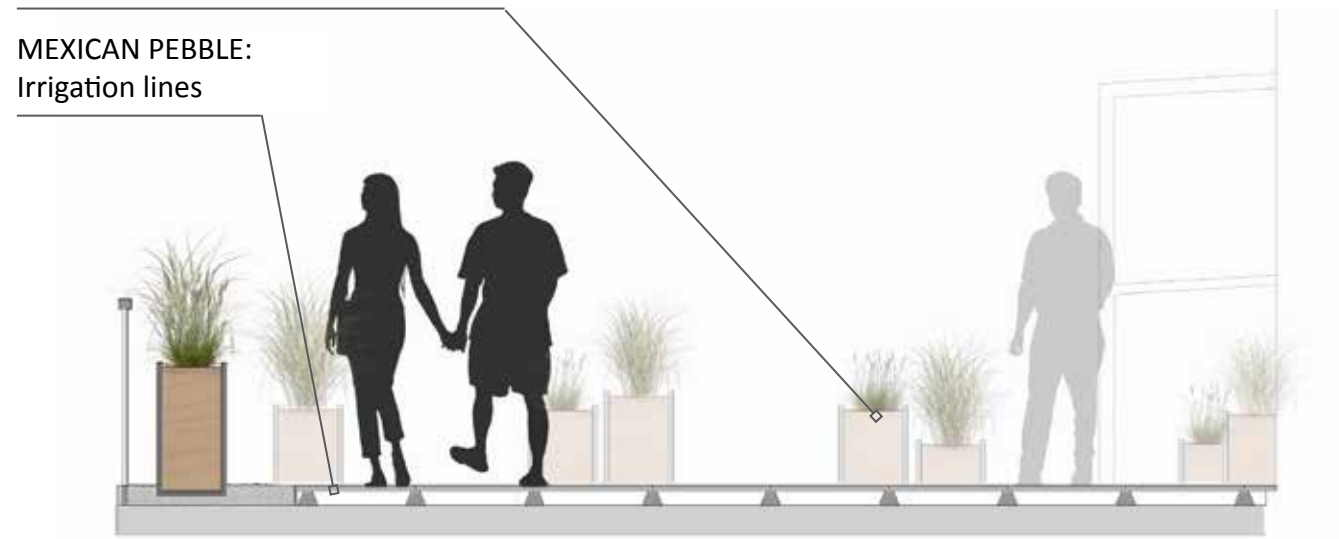


HDG planters designed to be quickly and easily hung. Powder coat finish

SECTION

HDG PLANTERS: POWDER COAT

MEXICAN PEBBLE:
Irrigation lines



PLAN - 1/4" = 1'-0"

FURNITURE



Gloster "Cloud" collection table, chairs, lounge, and outdoor sofa.



SMALL TREES

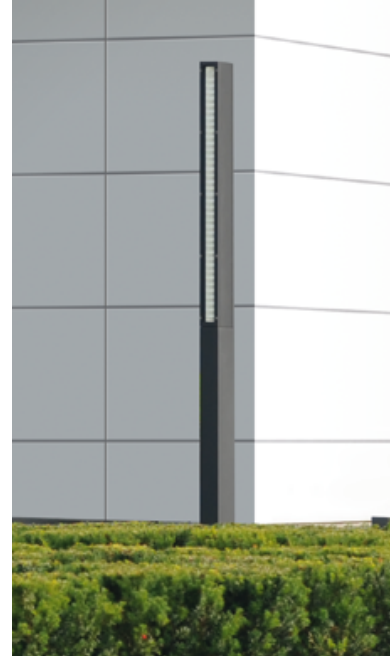


Lagerstromia X sp.
Crape Myrtle



Olea
Olive

LIGHTING

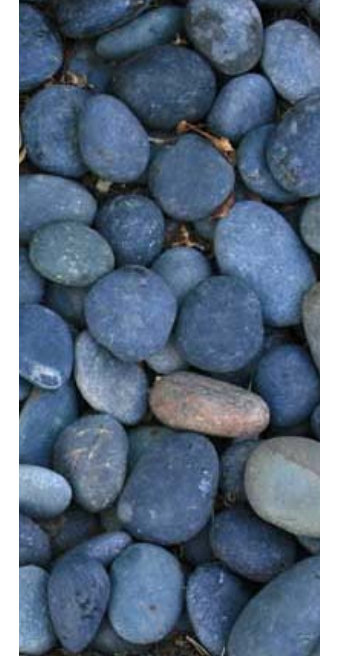


BEGA "Linear Element" Light

PAVERS



Mirage Evo_2E porcelain pavers



Mexican Pebble

SHRUBS



Sasa palmata
Broad Leaf Bamboo



Artemisia trichocarpa
Silver Mound Artemisia



Ophiopogon planiscapus
'Nigrescens'
Black Mondo Grass



Helictotrichon sempervirens
Blue Oat Grass



Lavandula lanata
Spanish Lavender



Festuca ovina glauca
Black Oat Grass

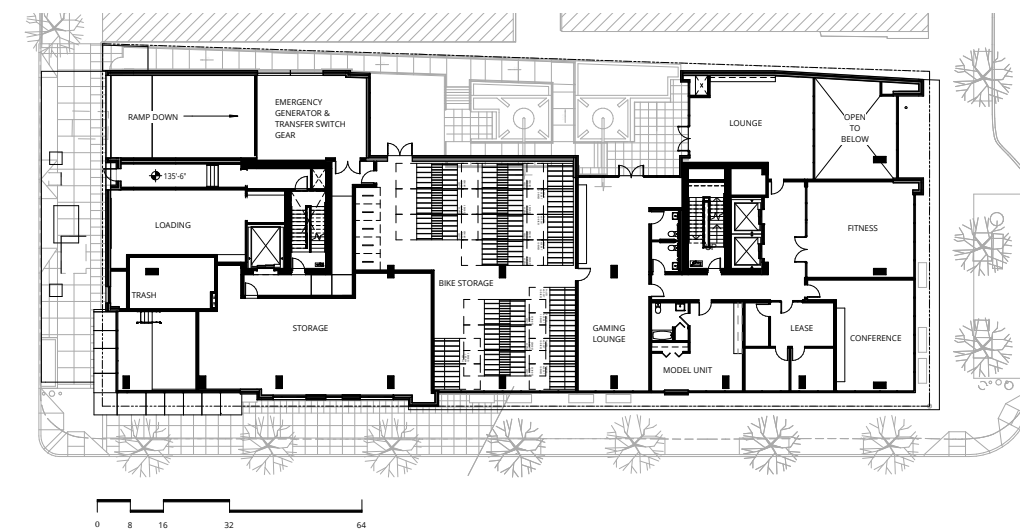
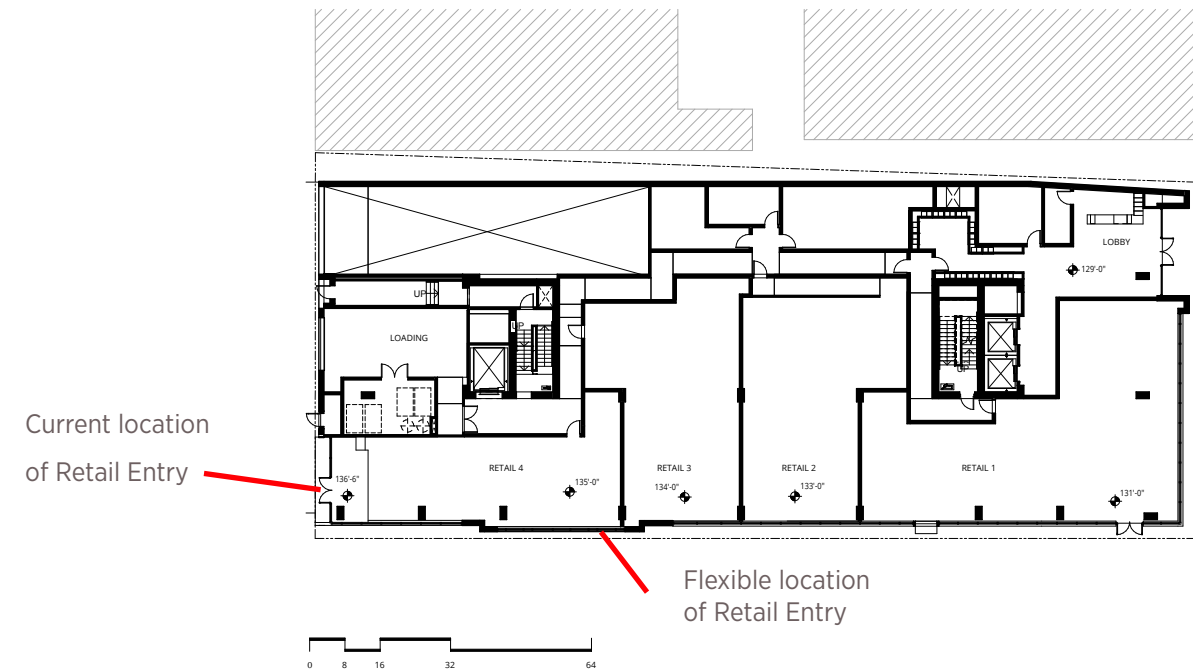
B7/C9 : Integrate Barrier-Free Design / Develop Flexible Sidewalk-Level Spaces

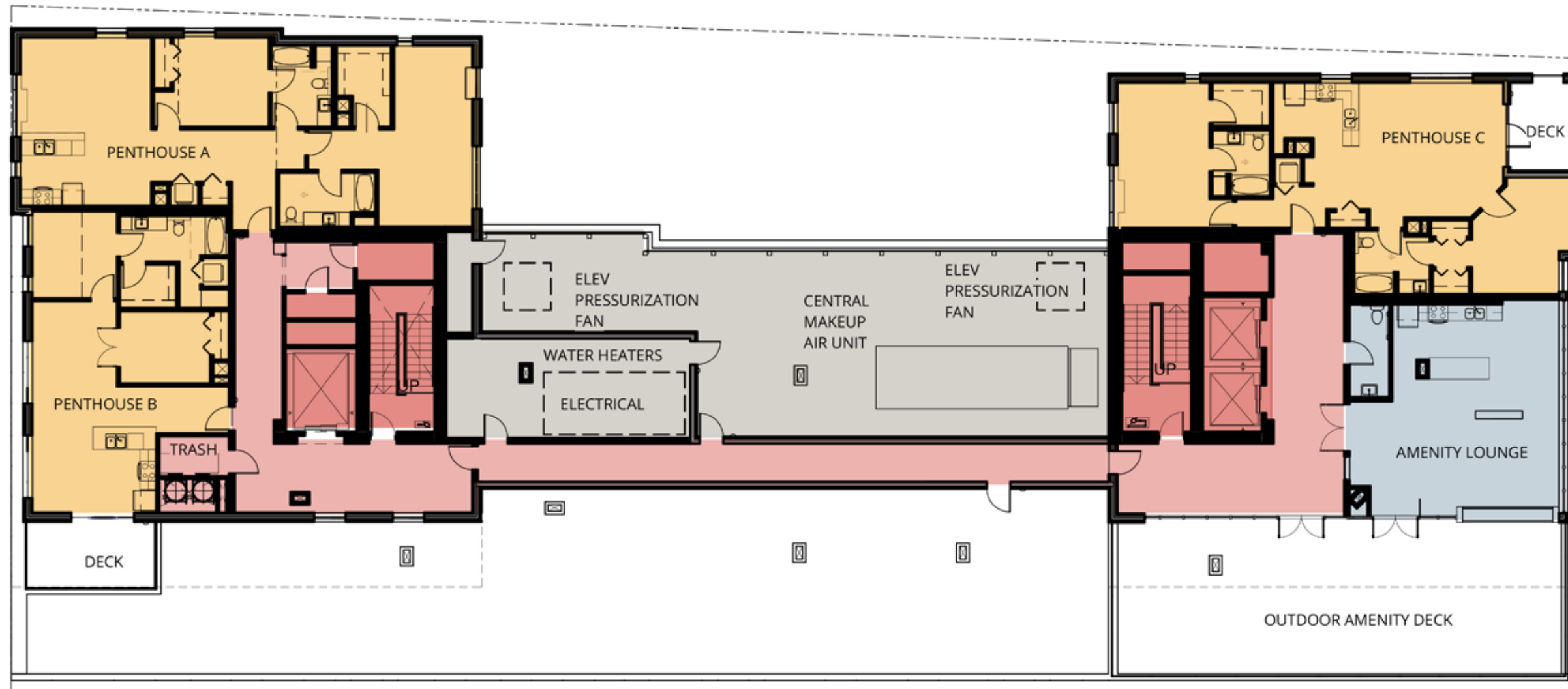
“Staff wonders if a more direct route can be provided between this retail space and the public realm which will work for either option in order to maximize the flexibility.”

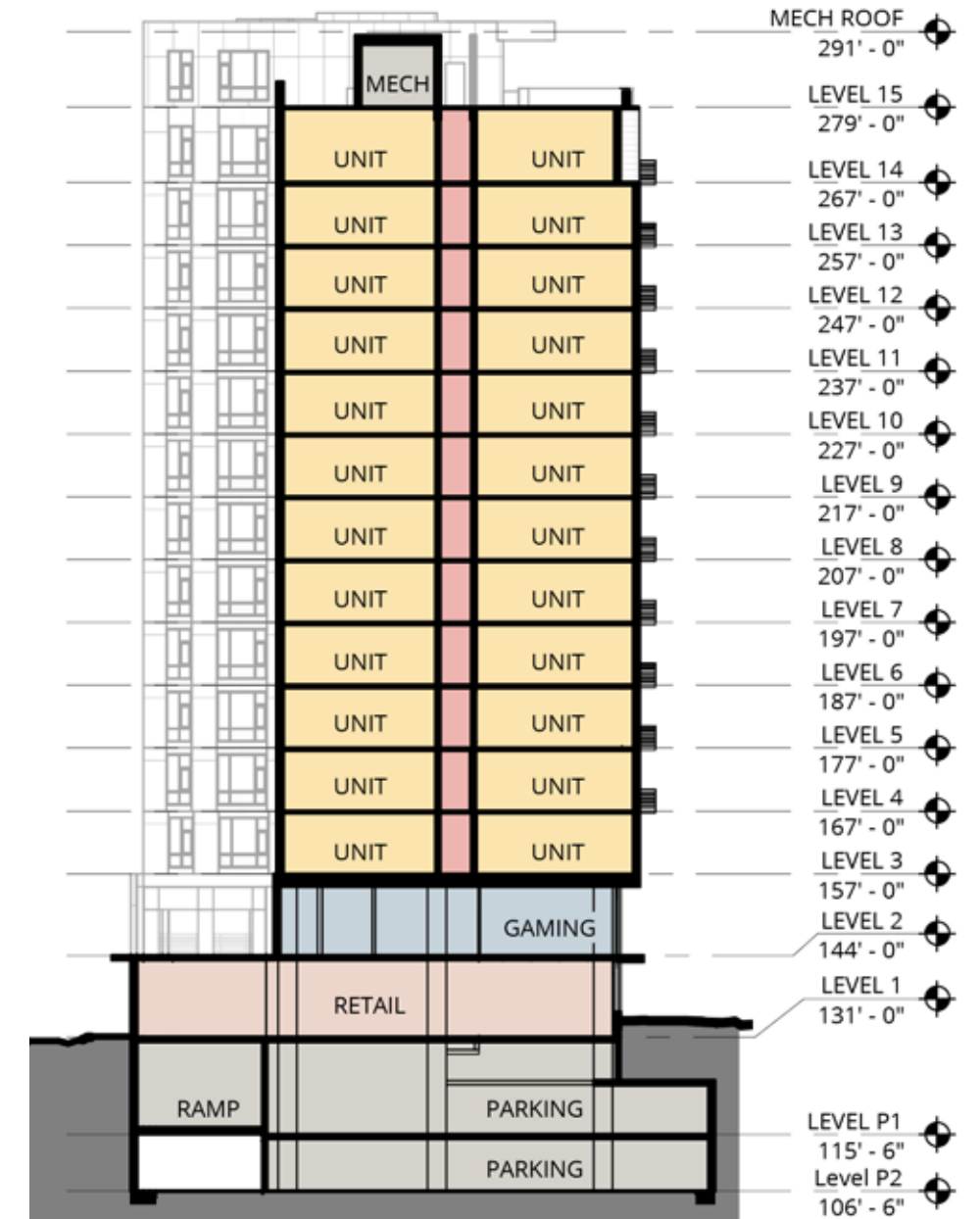


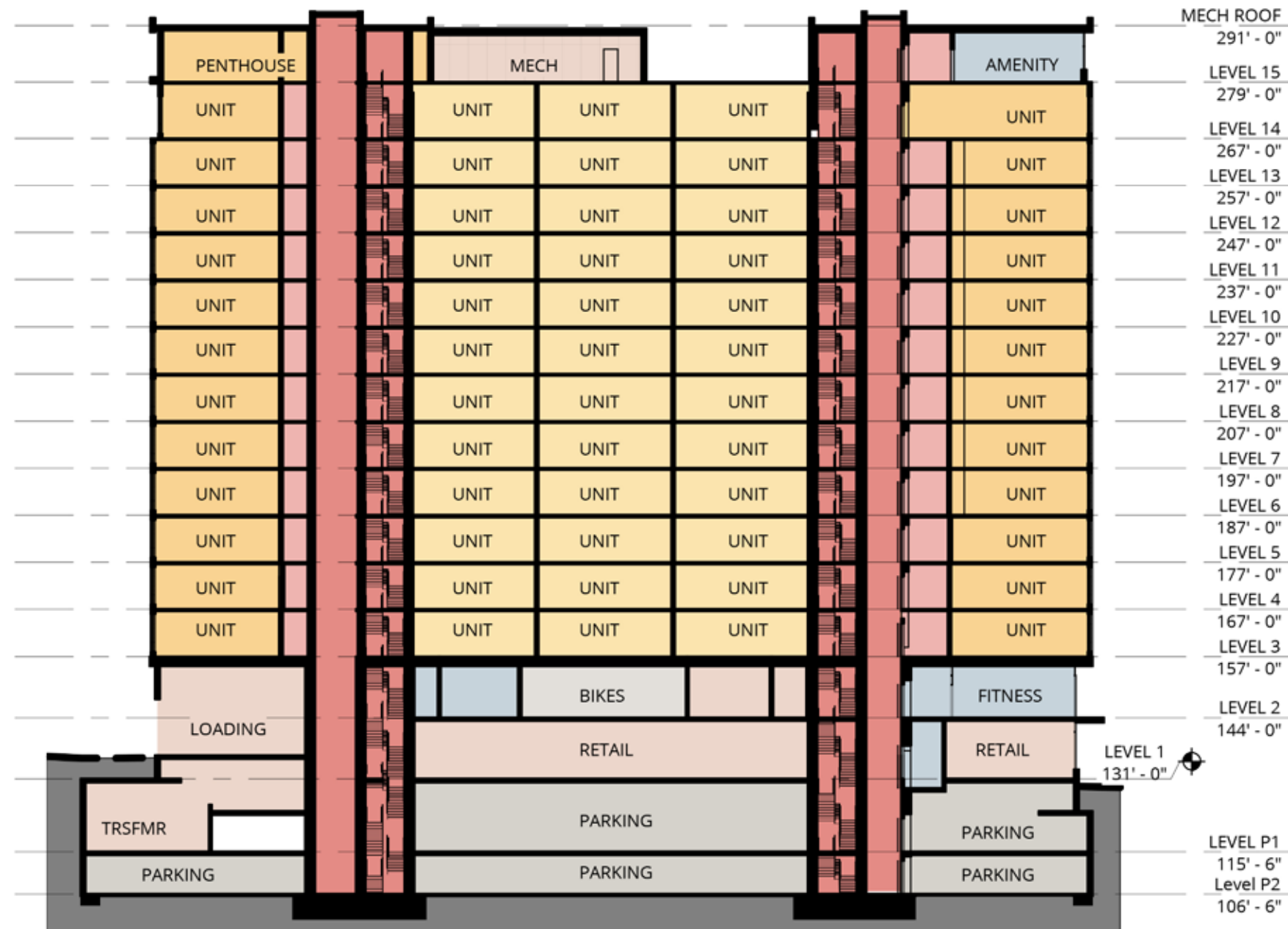
BEFORE

PROPOSE: The building has been raised 1'-0" to allow the multiple retail scheme to have entry flexibility at the south west corner of the building. The upper retail offices are to be used for tenant and resident storage.





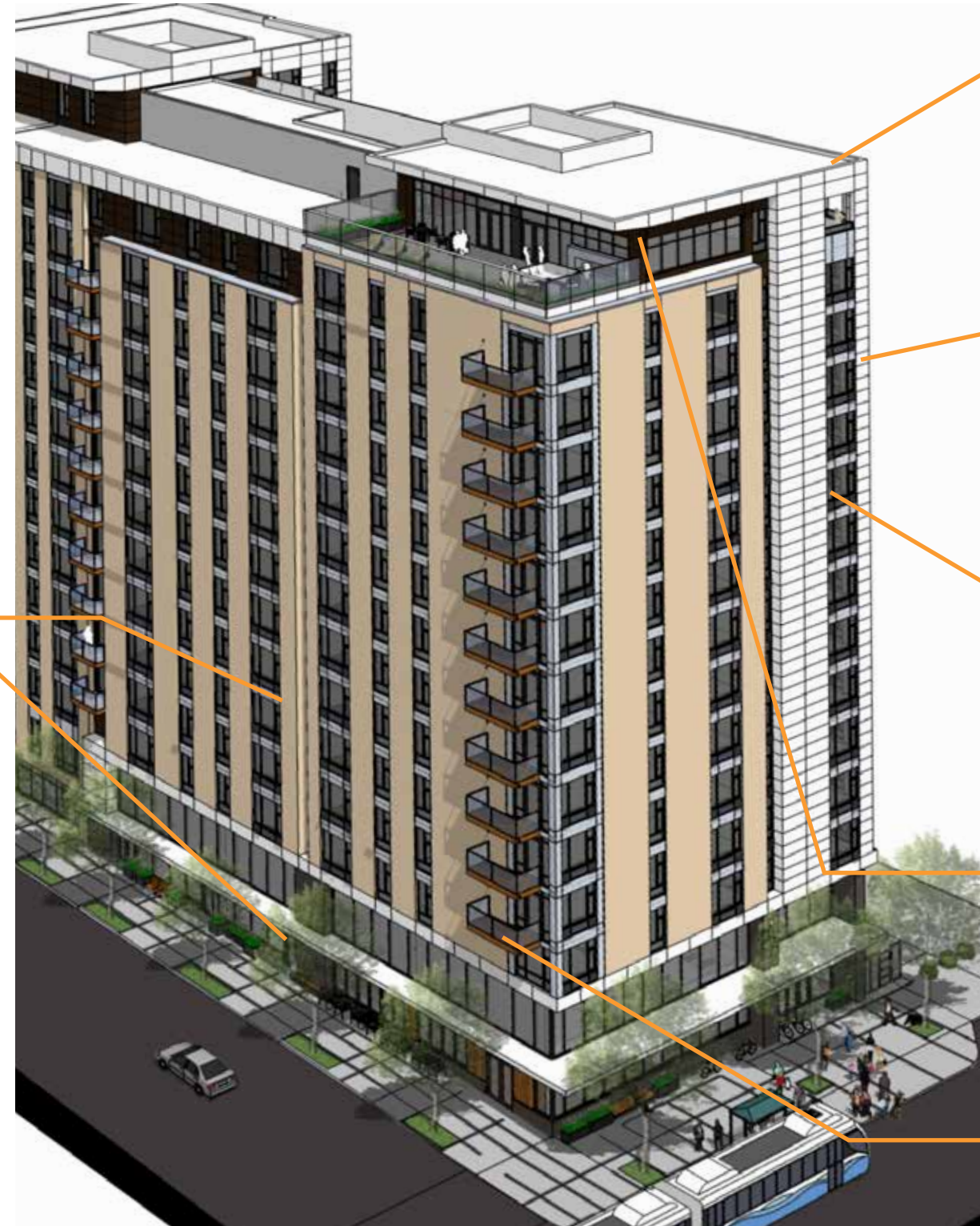
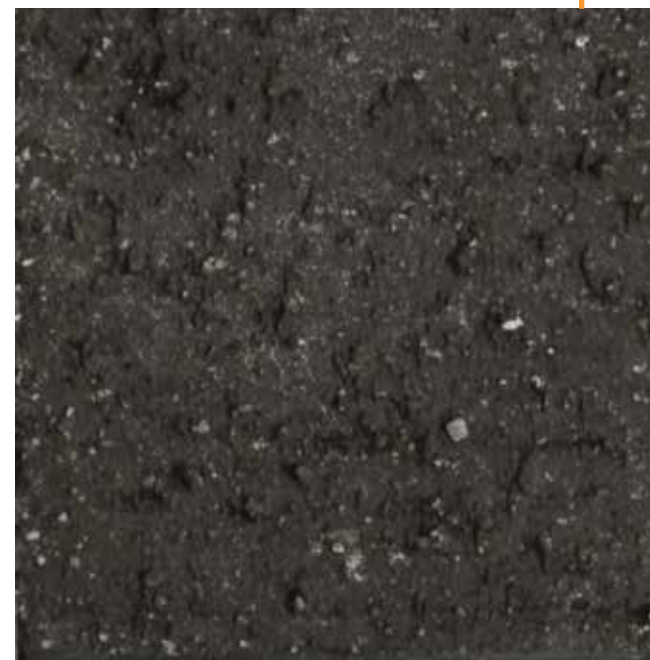




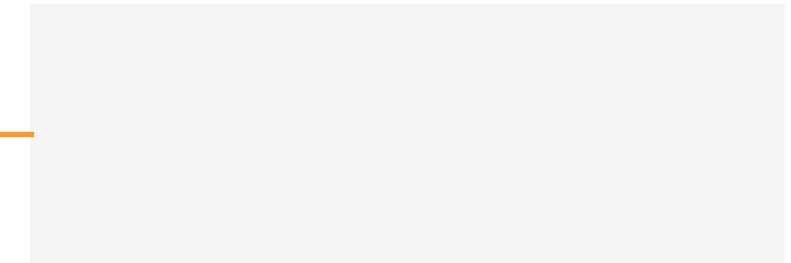
Thin Masonry Cladding



Brick at Ground Level



Metal Panel Cladding System



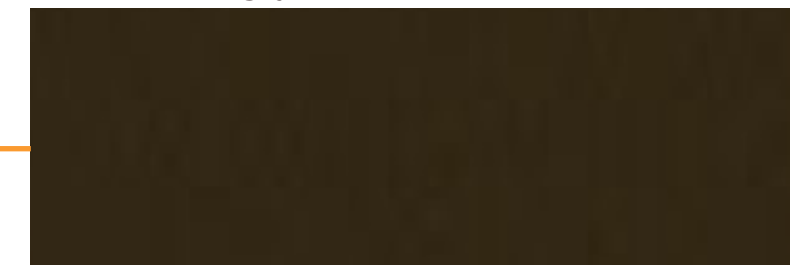
Anodized Aluminum Panel System



High Performance Fiberglass Window Frame



Metal Panel Cladding System



Painted Steel Balcony





B5 : Make Plazas, Parks and Open Space Successful

“ staff has concerns with the proposed quality of such a feature, as well as the continued maintenance of such a feature which requires access from an



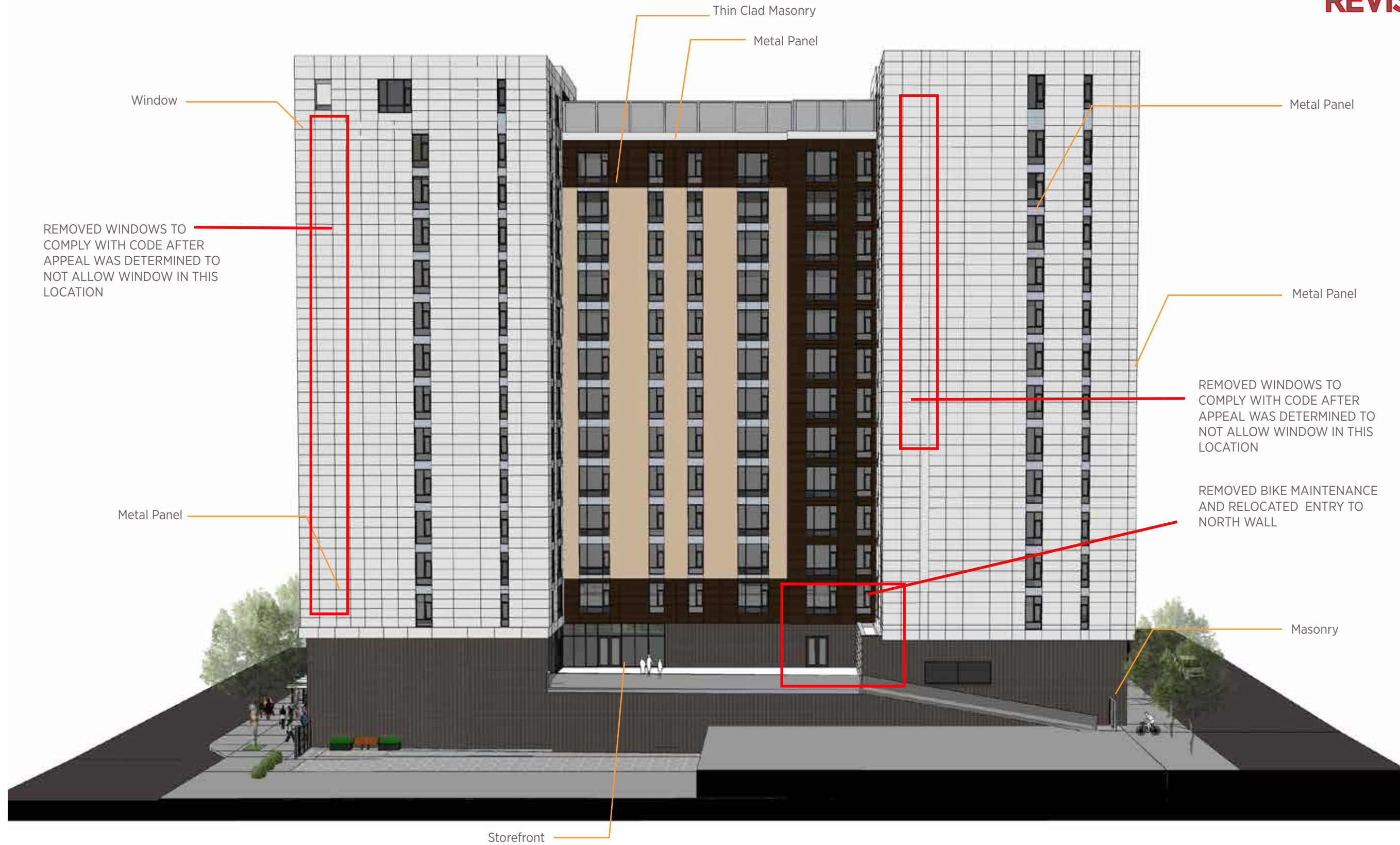
BEFORE

PROPOSE TO REMOVE ART GLASS BLOCK AND LEAVE SEAT. DESIGN TEAM AGREES THAT WITH THE MULTIPLE RETAIL ON JEFFERSON, THIS FEATURE WOULD GET LOST. DESIGN TEAM WOULD CONSIDER MOUNTED ART.





REVISED





Bird's Eye View looking Northwest



Bird's Eye View - 12th and Jefferson Looking Northeast



View Northeast of building in City of Portland context

C2 : Promote Quality and Permanence in Development

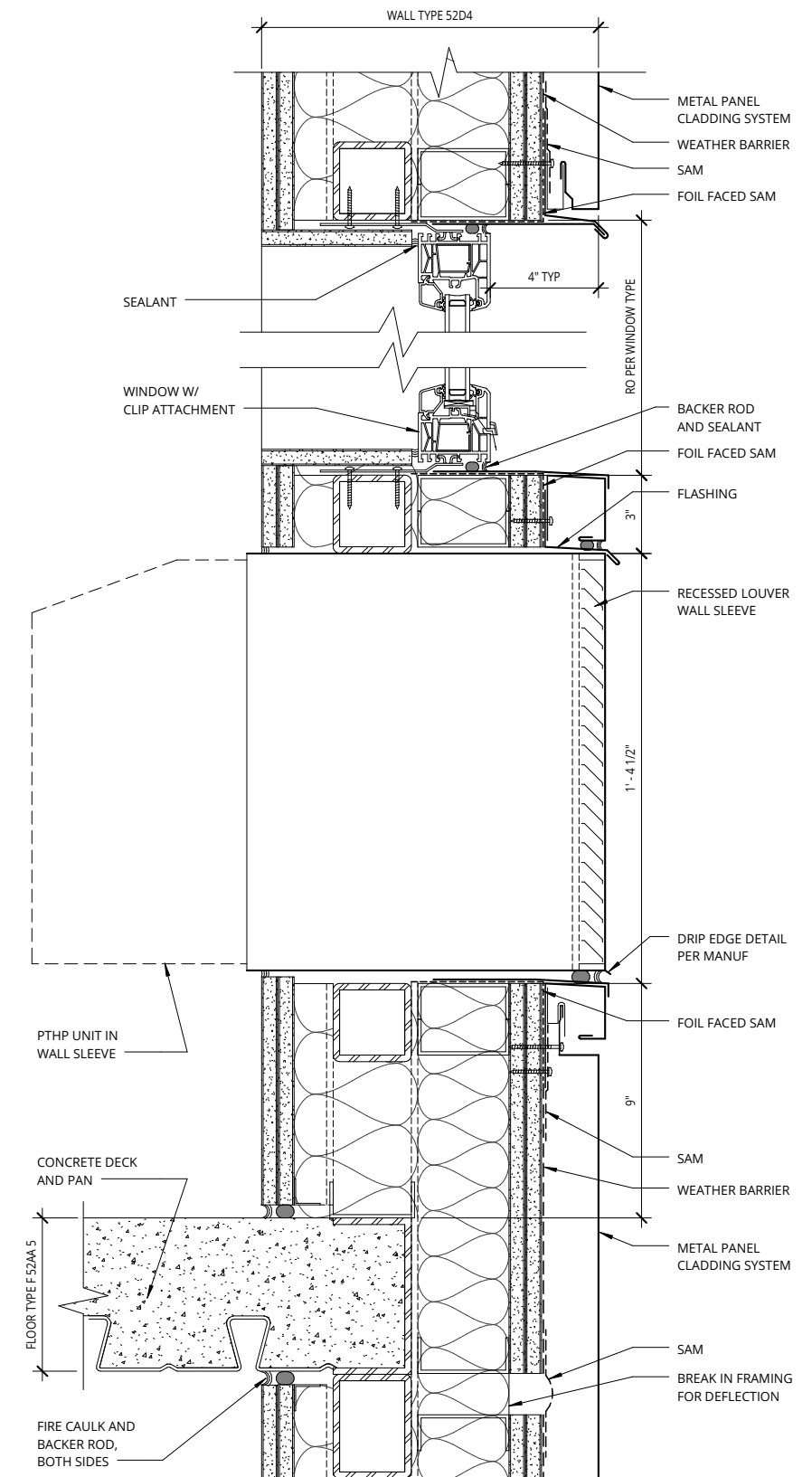
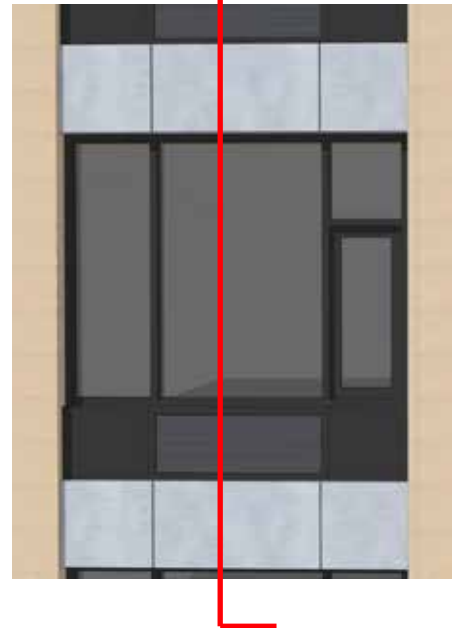
“Additional detail drawings should also be provided for the following:”

- Cornice Details at edge of roof deck
- Rooftop patio railing details
- Mechanical Screen Details
- Specifications for the “decorative metal garage door”
- Clarification on the brick landing at SW 12th Avenue Frontage
- Specifications of colors proposed for Arriscraft Thin Clad, North Clad Metal Panel, and metal spandrel panel.
- Enlarged sections at material joints

The requested information will be provided and added to the final drawing set. A material board has been provided for this hearing.

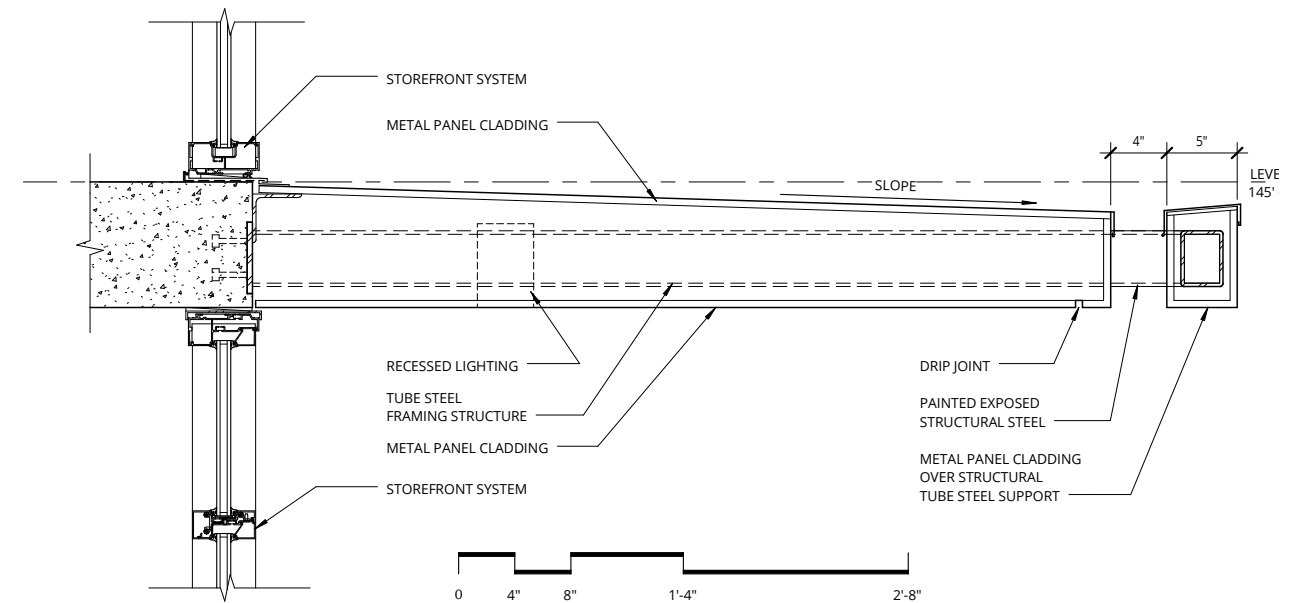
“Also with regard to the residential windows, the applicant has noted that they are punched to provide some relief in the wall plane, however staff believes

PUNCHED WINDOWS WILL HAVE 4 INCH RECESS



C2 : Promote Quality and Permanence in Development

“staff presumes that there will be breaks in the fabric of the canopy and these should be shown in the detail drawings as well as the renderings.”



C5/C8 : Design for Coherency / Differentiate the Sidewalk-Level of Buildings

“With a satisfactory resolution of the following items, these guidelines will be met:

- Strengthening of the “C” concept by additional separation of the white metal panel and the thin clad masonry at top and the bottom of the building
- Strengthening of the vertical slits of dark metal panel, through either widening or the introduction of additional balconies”



DECLINE: The building site along with allowable FAR has been maxed out and widening of these elements which currently measure 4'-0" in width would require taking away from the rentable area of the building. This is not something the project can afford at this point of development.

C12 : Integrate Exterior Lighting



Products Search Information Contact Partners

Back to Wall Luminaires



Surface wall - up/down or dual narrow beam lighting

Designed to provide up or down or dual-direction lighting effects for interior and exterior locations, featuring narrow beam distribution.

Wall mounted luminaires with fully shielded light source. Die-cast aluminum construction with clear tempered glass.

Luminaires mount over custom BEGA 537 linear recessed wiring box. This box can be shipped ahead of the luminaire.

See individual product pages for LED color and driver information.

U.L. listed, suitable for wet locations.

Protection class: IP65

Finish: Standard BEGA colors.

Click product # for details	Lamp	B	Temp°C	A	B	C	D
6516LED.537	26W LED	14°		4 3/8	19 5/8	6 3/8	1 5/8
6519LED.537	36W LED	18°		6	21 5/8	7 7/8	1 5/8
6623MH.537	(2) 39W T6 G12 MH	14°		6	21 5/8	7 7/8	1 5/8

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Metal Canopy Lighting - recessed 6 inch down lights



Glass Canopy Lighting at 12th Avenue Retail