

The Abigail

Design Review Exhibits

BRIDGE HOUSING / ANKROM MOISAN
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LU 13-189059 DZM

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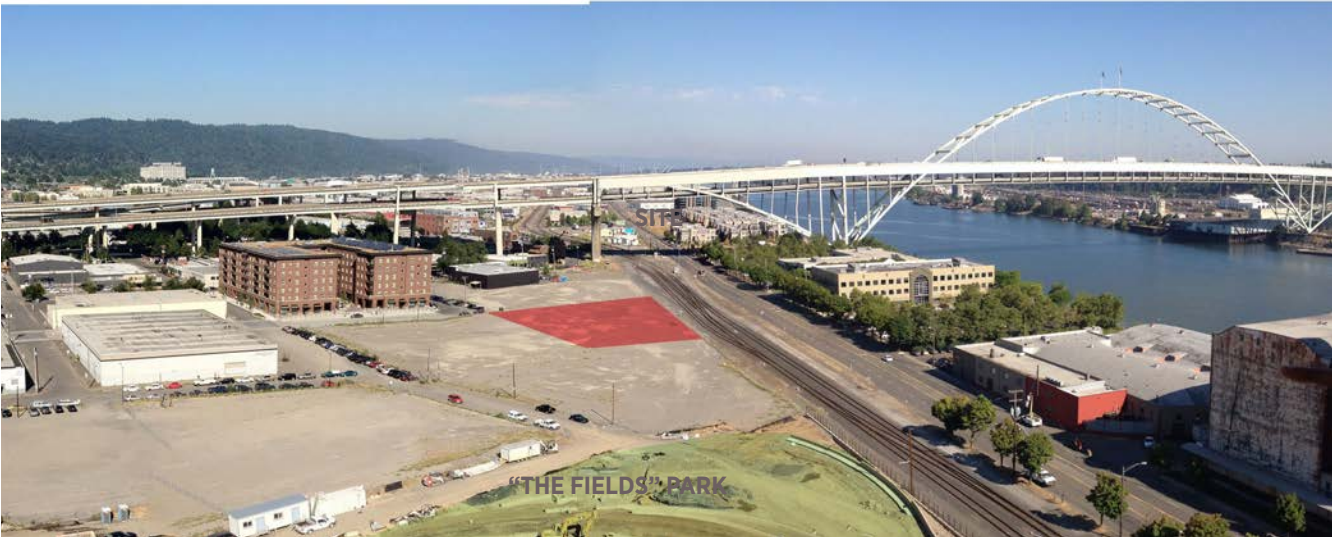
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Project Team

- Developer
BRIDGE Housing Corporation
- Architect
Ankrom Moisan Architects
- Landscape
2.ink Studio
- Civil Engineering
MGH Associates
- Lighting Design
Biella Lighting Design





- LEGEND
- 1. Triangle Building with Breken Kitchen
 - 2. Childpeace Montessori School
 - 3. Pearl Design Center
 - 4. Pearl Court Activity Center
 - 5. Overton Building, 4-story Office Building
 - 6. 14 Square, Office Building & Event Space
 - 7. Bridgeport Brewery
 - 8. Broadstone Enso Apartments
 - 9. Safeway Grocery Store
 - 10. The Asa
 - 11. The Fields Park, Under Construction
 - 12. Tanner Springs Park
 - 13. Jamison Square
 - 14. Cash&Carry Grocery
 - 15. Willamette Greenway
 - 16. Portland Streetcar
 - 17. Early Learners Academy
 - 18. Zimmerman Community Center
 - 19. Proposed Market Rate Apartment
 - 20. Train Station
 - 21. Playdate PDX
 - 22. The Art Cubby



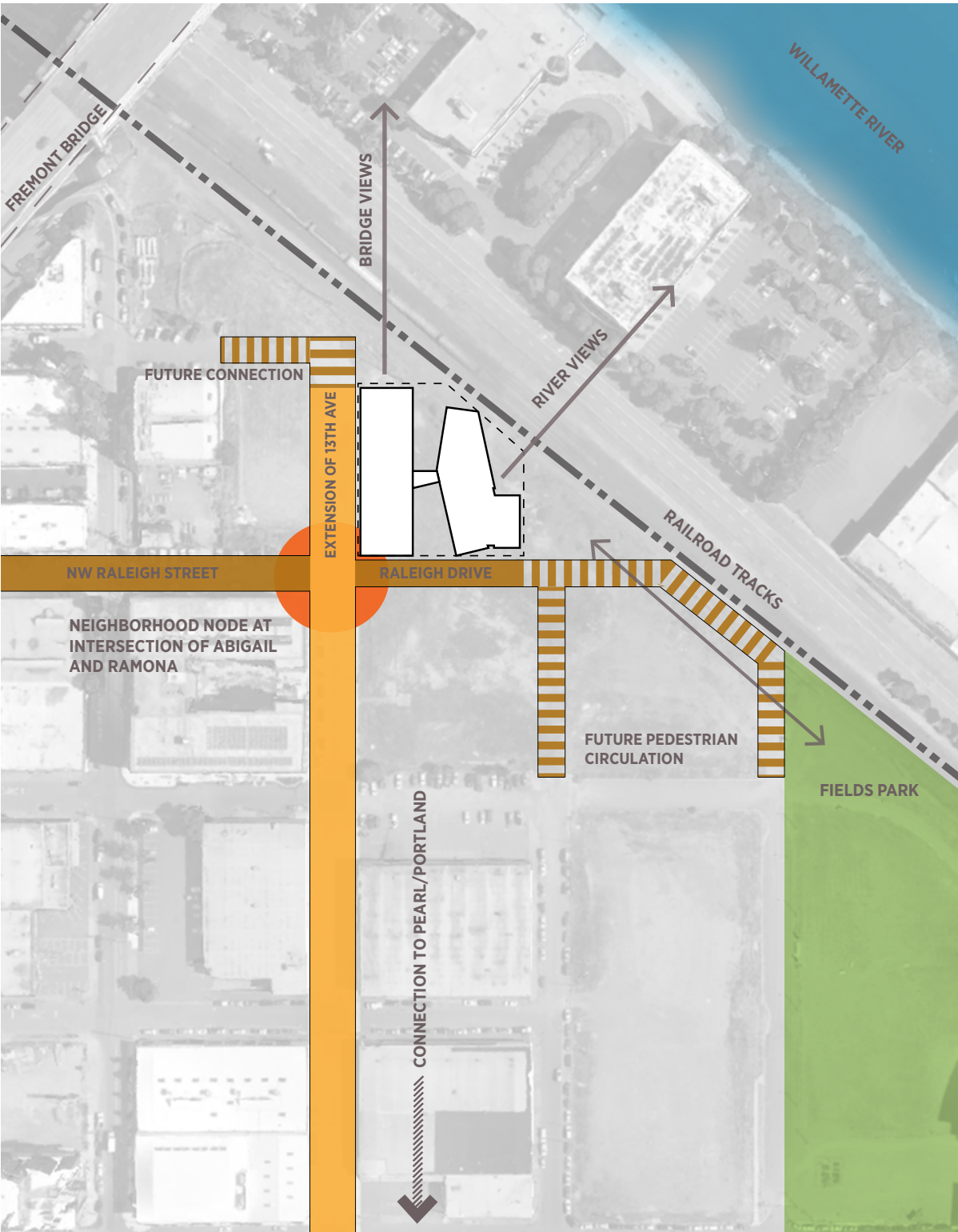
Emerging Neighborhood

The area located just north of downtown Portland which provides great access to public transportation already has proven to be a great neighborhood with a range of housing options. The district offers an active pedestrian realm, with a bustling and diverse array of retail shops, galleries, and restaurants lining the streets. A series of parks provide much needed green spaces for public gathering and for play. These attributes make it the ideal location for affordable family housing that will bring people from all ages into the area to take advantage of the many existing amenities that the neighborhood has to offer.



NW 13th Ave

NW 13th Avenue main pedestrian corridor intended for loading docks with stairs and ramps in lieu of traditional sidewalks keeping with the character of the industrial warehouse of the historic district. The main entry to the building and the community room for the residents fronts 13th avenue and it is access from a raised dock.



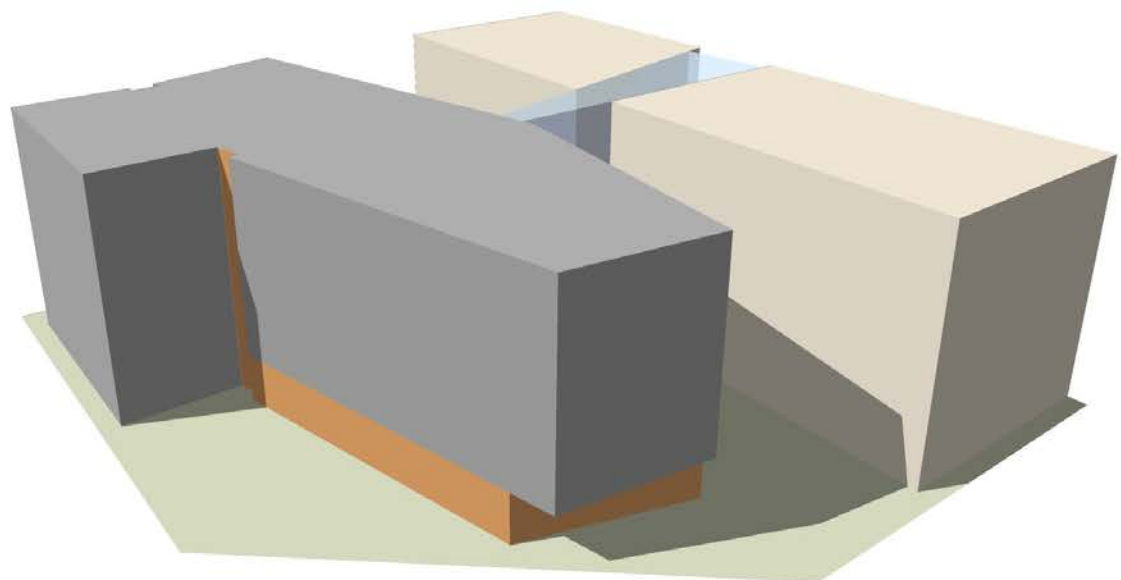
NW Raleigh

NW Raleigh is a designated green street that links northwest Portland to 13th Avenue. A private drive with a public access easement will create a pathway that will ultimately extend a pedestrian connection to the Fields Neighborhood Park.

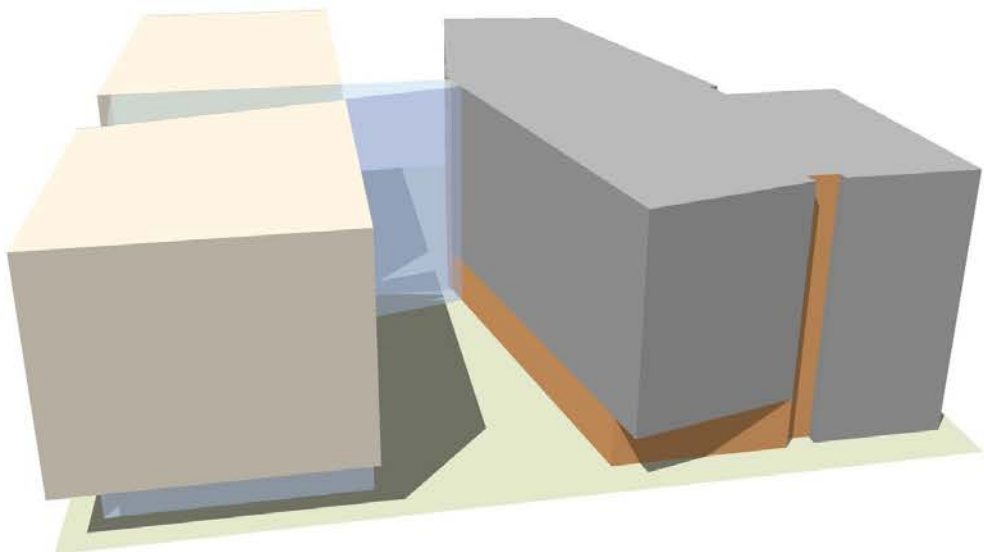


Fields Neighborhood Park

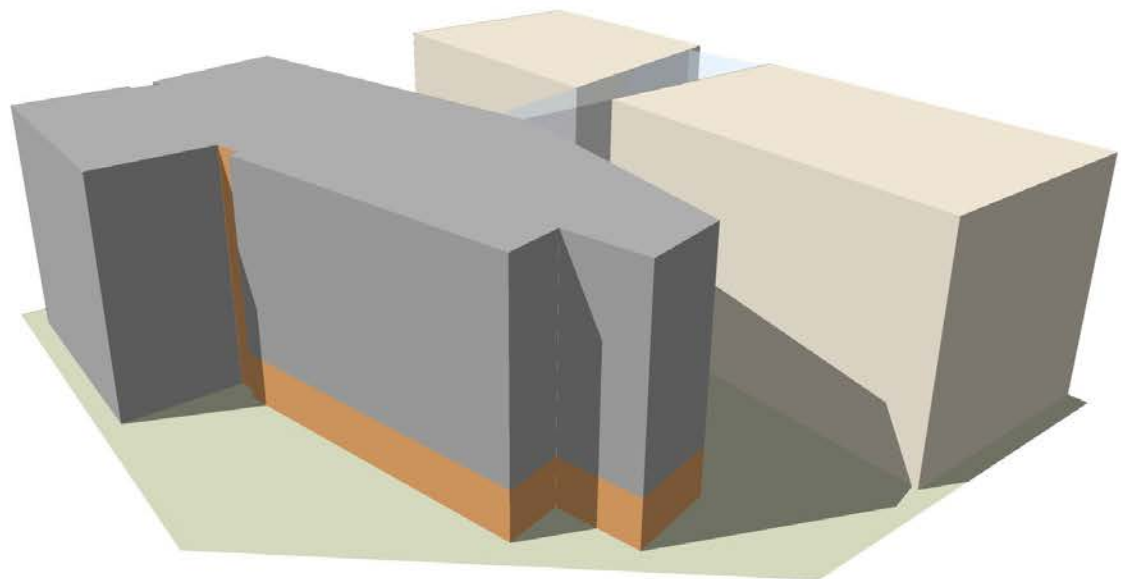
The park offers the community a space for small and large scale group gatherings as well as providing a place for strolling, playing and socializing. The park offers a spatial counter point to the surrounding dense urban landscape.



MASSING AT NORTH END OF EAST BUILDING (CURRENT DESIGN)



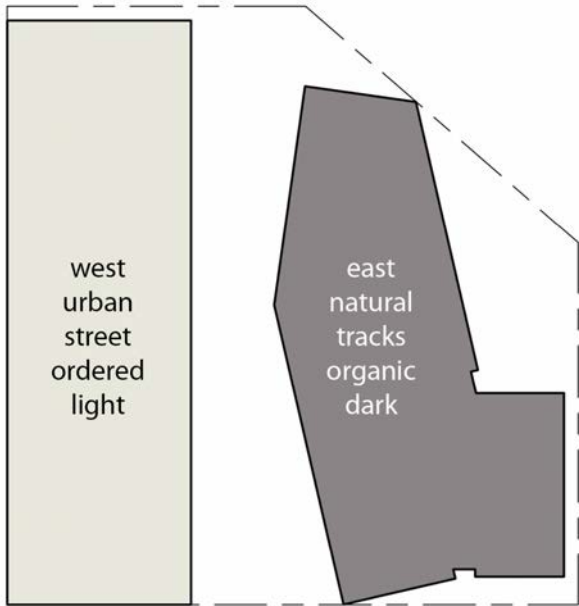
MASSING AT SOUTH END OF EAST BUILDING



MASSING AT NORTH END OF EAST BUILDING (PREVIOUS DESIGN)

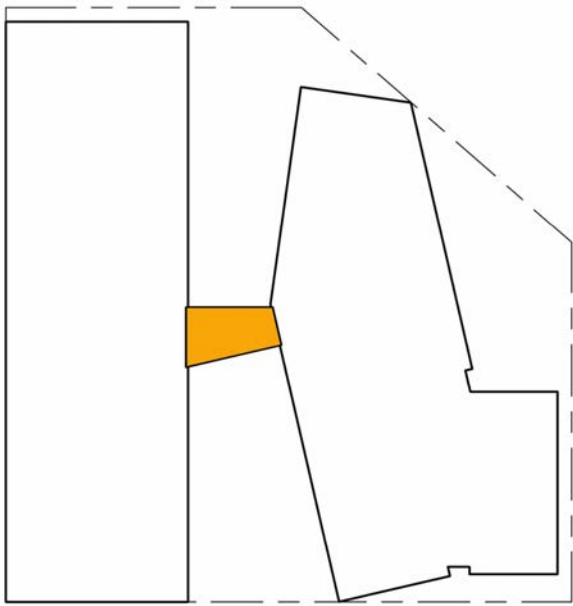
DESIGN FOR COHERENCY

The massing at the north end of the east building massing has been re-designed to have a similar form to the massing at the south end of the east building. The metal panels along the east elevation form an L-shape that counteracts the protruding angular brick form above similar to the south end. The common angular forms also reflect the unique angles of the site created by the railroad tracks. There is design coherency the system of common forms that compose the East Building.



FORM

The structure is composed of two contrasting and complimentary masses.



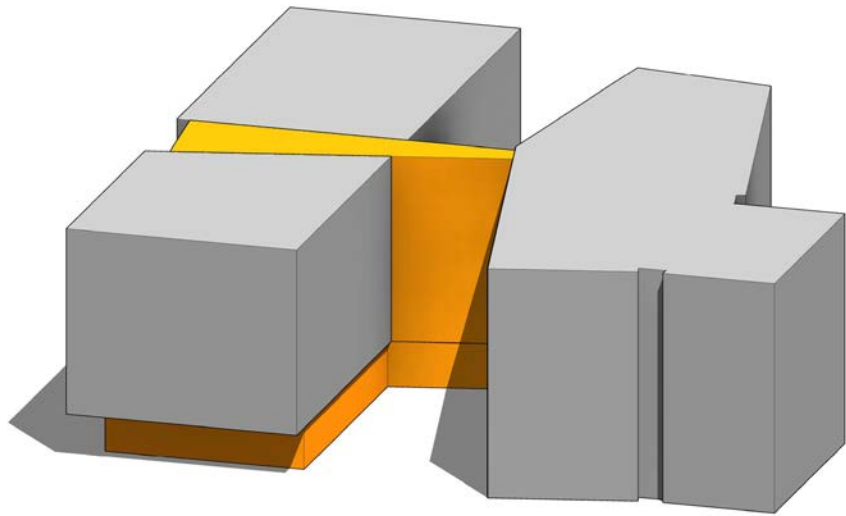
CONNECTIONS

The masses are linked by a glass BRIDGE that connects the residents and the community.



COMMUNITY

The building form creates four distinct outdoor spaces that offer varied opportunities for communal interaction.



PRIVATE / COMMON





Site Description

The site will be plotted from within a larger parcel that is owned by Hoyt Street Properties. The boundary lines are based on the extension of NW 13th Avenue along the west edge, and the alignment with NW Raleigh Avenue along the south edge. The north and east boundary lines align with historic alignments of NW 12th Avenue and NW Savier Street, although these streets do not extend to this site. The site also borders the railway, which bisects the northeast corner of the site.

SITE AREA- 39,909 sf

ZONING- EXd Central Employment with Design Overlay. Map 2828

FAR - 4:1 (base). With residential bonus option of FAR 2:1 add 73,400 sf, resulting in available FAR of 6:1.

HEIGHT- Table 140-3 EX zone maximum height of 65' is superseded by CCPD and section 33.510.205. Map 510-3 (1 of 3) indicates the Maximum Building Height is 100 ft. Per 33.510.205.H, the site is available for the North Pearl Height Opportunity Area, allowing either 175' or unlimited height.















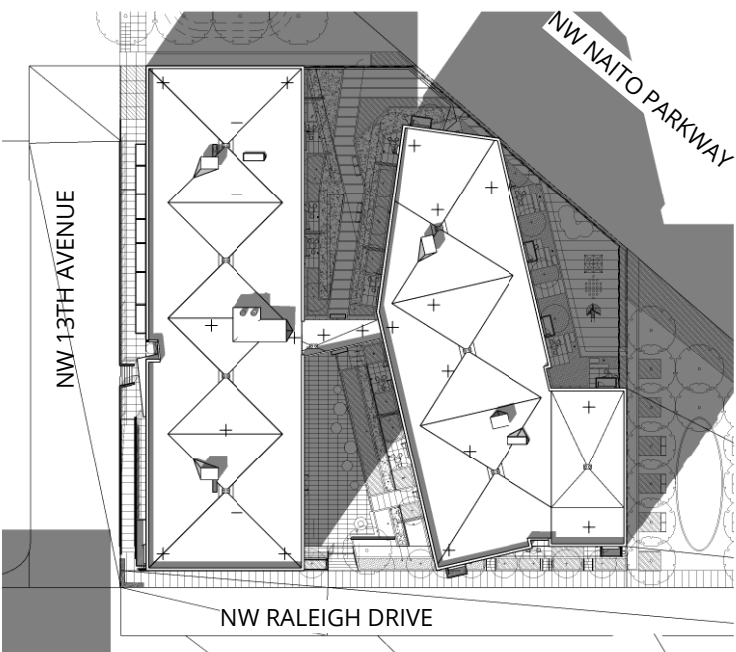
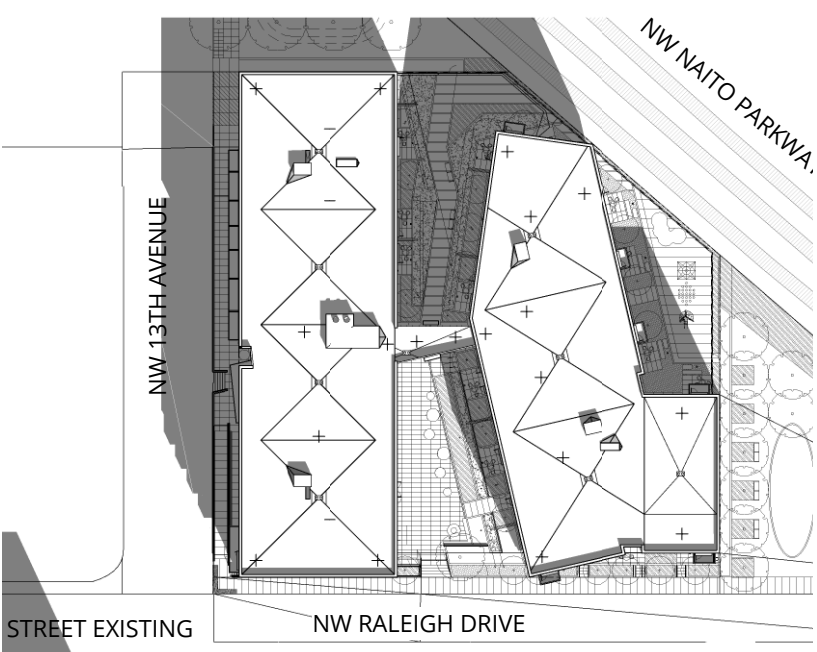
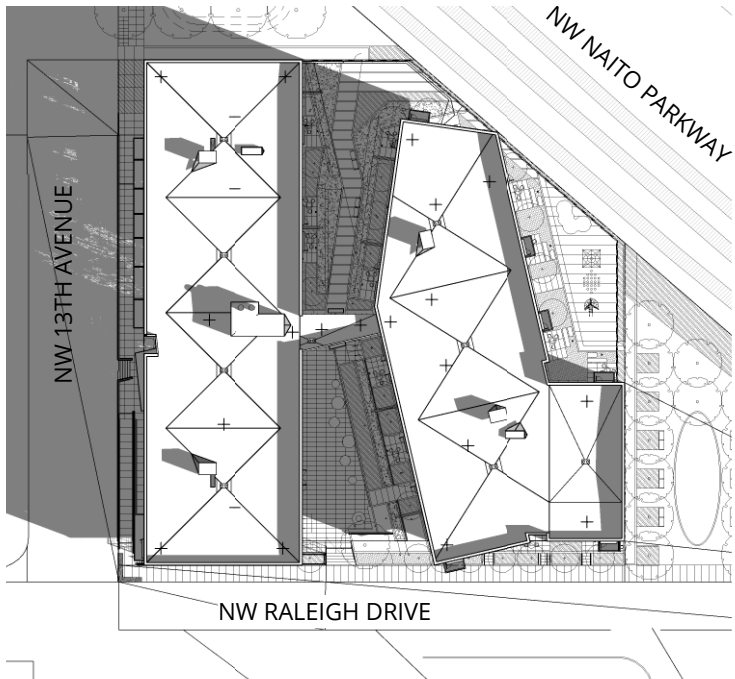


9:00 AM

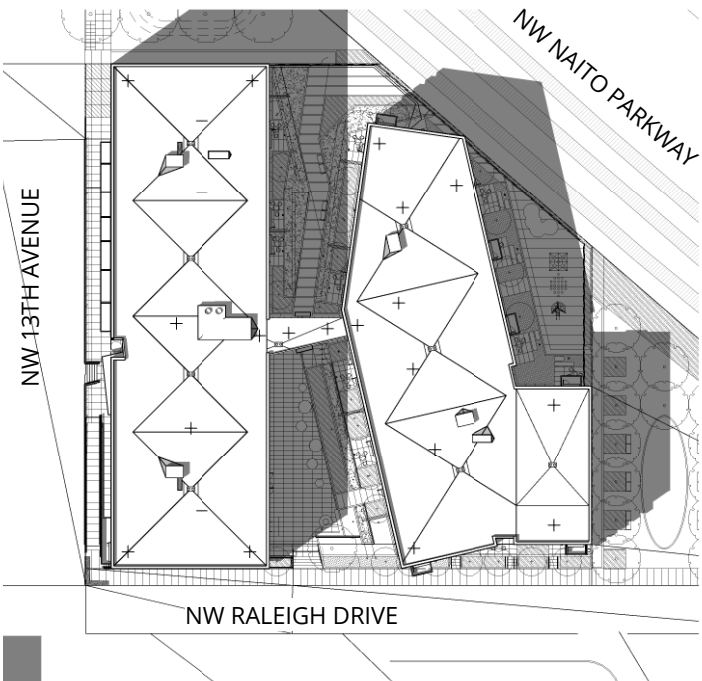
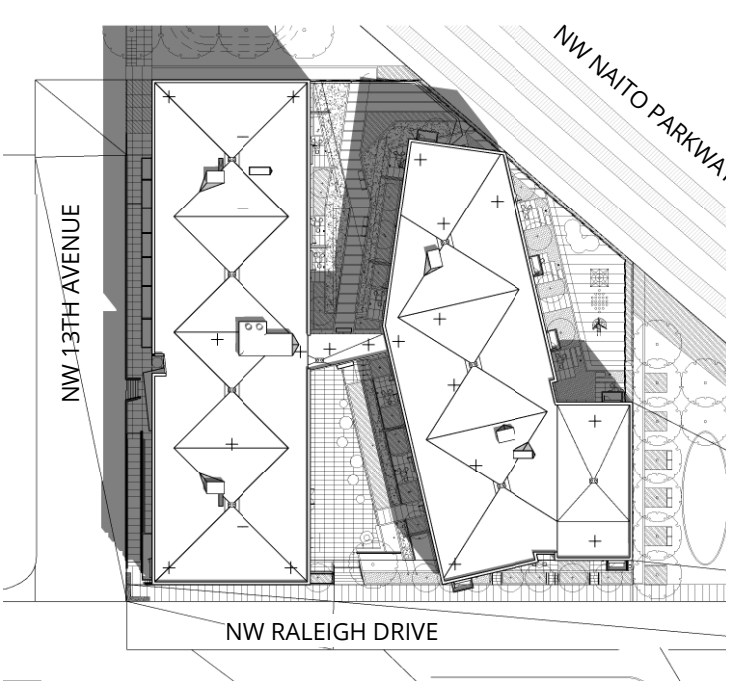
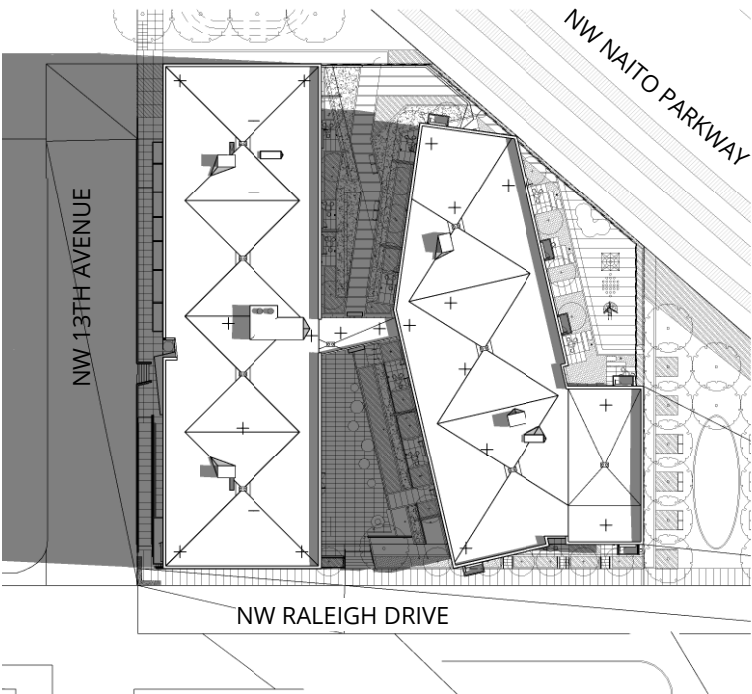
12:00 PM

3:00 PM

SPRING/FALL
EQUINOX



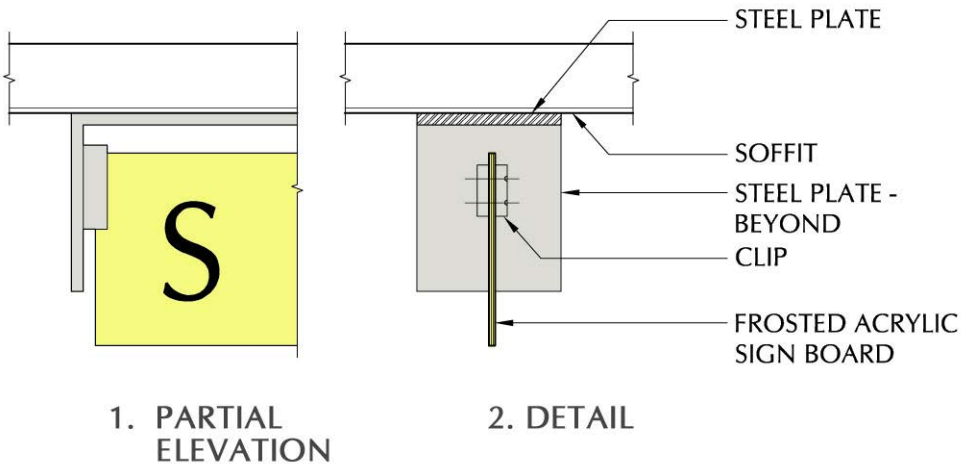
SUMMER SOLSTICE







Retail Sign

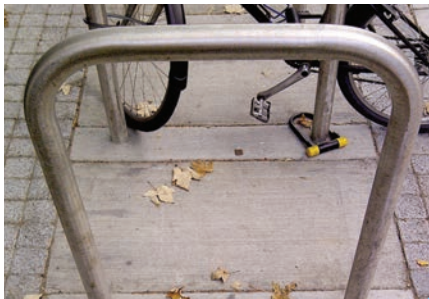


1 - Retail Sign

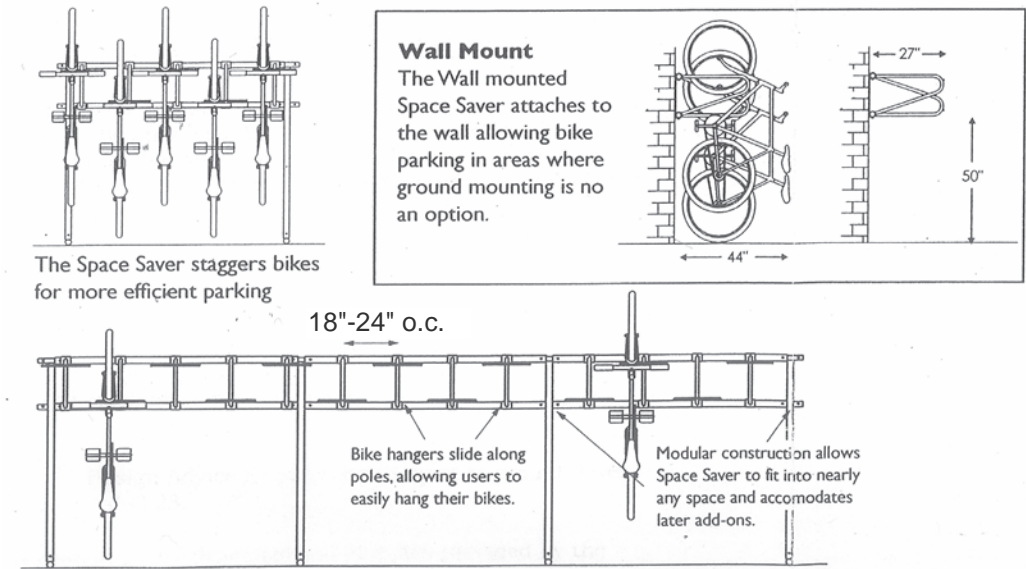
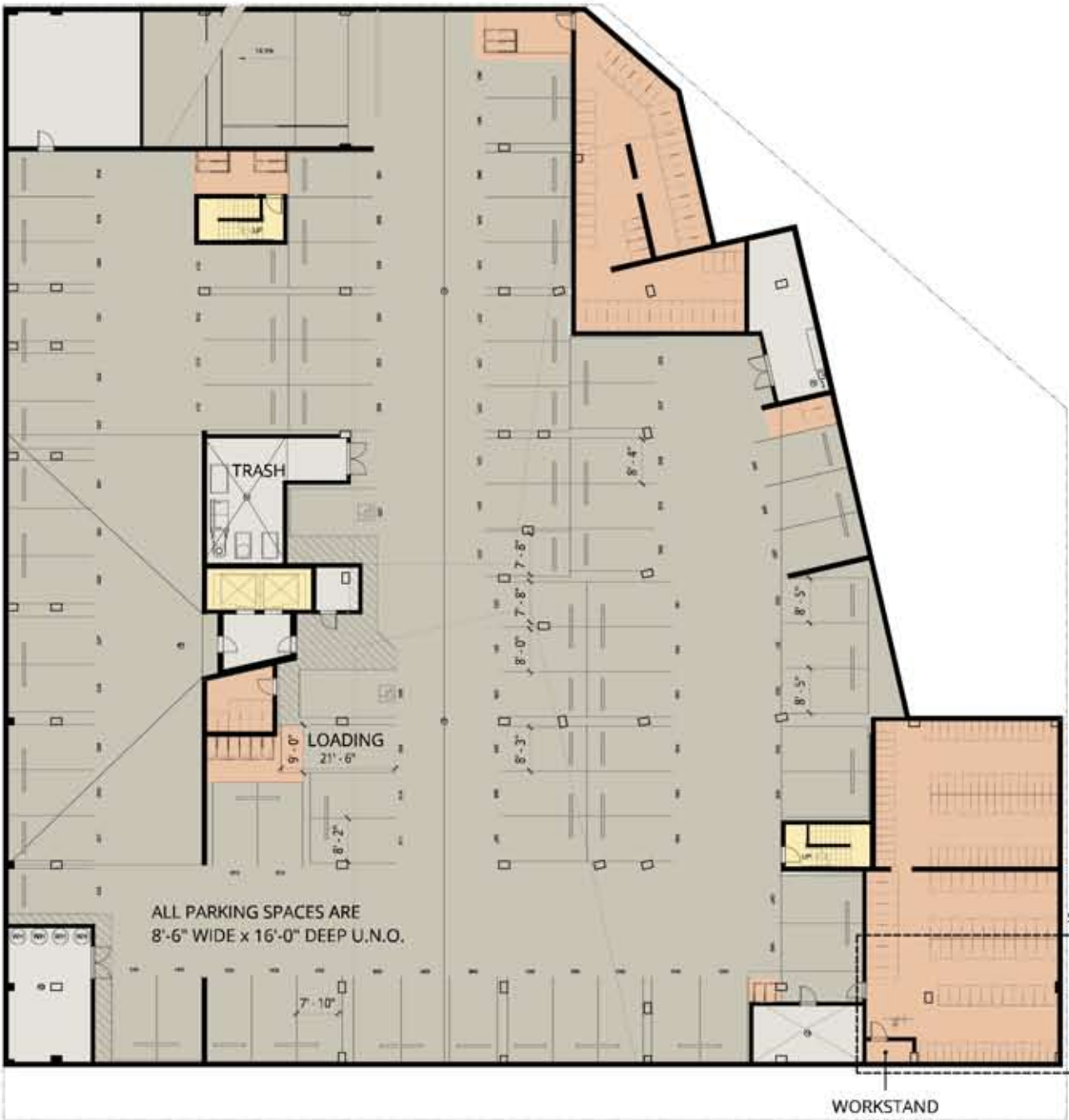
Below grade parking garage with access ramp along 13th Avenue provides 82 car parking stalls, 1 loading space, and long term bike parking spaces



Typical Wall Rack



Typical Floor Rack



Modification:

33.266.220.C Standards for Bicycle Parking:

A space 2'-0" by 6'-0" must be provided for each required bicycle parking space.

Required Bicycle Parking:

There are 143 apartments in The Abigail. 215 bicycle parking spaces are required.

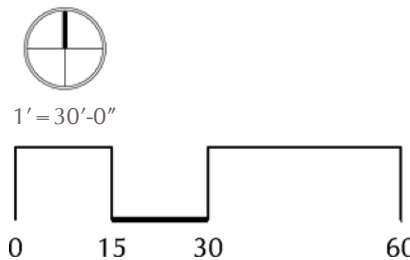
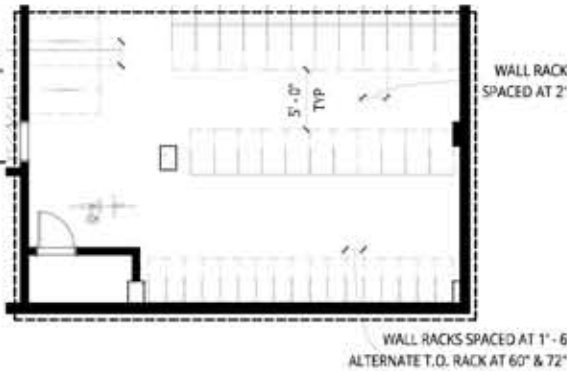
The required bicycle can be provided in the space shown by providing

- 48 floor racks at 24" oc
- 167 wall racks at 24"oc
- 216 spaces total

Alternate Proposal:

We would like to provide more bike parking and more of those spaces as floor racks within the allocated space. This project is oriented towards families with children. This means that we will have larger extended bikes and trailers that are best secured to floor racks. At the same time, we will have children's bikes that take up less space. We propose the following alternate:

- 58 floor racks at 24" oc
- 80 wall racks at 24"oc
- 100 wall racks at 18" oc vertically staggered
- 238 spaces total





Courtyards

- The building form divides the green spaces into three distinct courtyards.
- The south courtyard is similar to the previous submittal. The large storm-water planter adjacent to the west building has been removed
 - The north courtyard has been changed to be dense with storm water planters and vegetation. The hard surface is a meandering path that links around to the east yard
 - The east yard has been changed to be a kids' play area. This is linked to the building interior with the addition of a laundry/lounge.
 - The fence around the NE corner of the property has been changed to be a more transparent metal fence

Program:
20 Residential Units
12 short term bike spaces
Community Room
Cafe



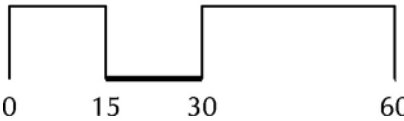
Variety of Housing Options

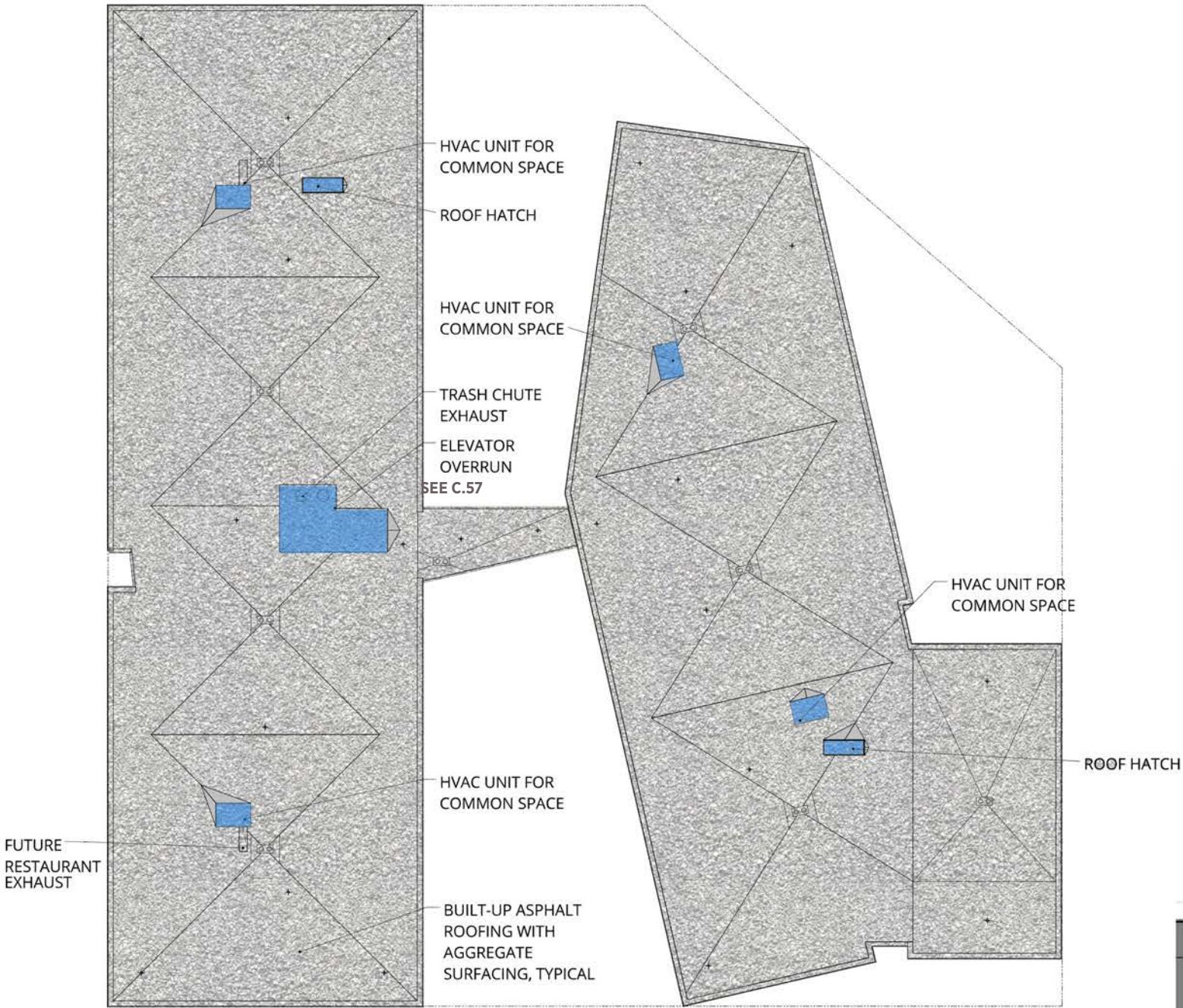
Every floor offers a range of unit types to accommodate individuals and families. A glazed corridor creates a bridge between the two building forms. The bridge element offers a great vantage point for views to the river, the Fremont Bridge and the courtyard. The private balconies are located mainly on the east side and the courtyard of the building, oriented towards the view of the river and away from the noise of the freeway ramps.

- Program:
- 27 Residential Units per Floor
 - Laundry Room with Lounge Area



1' = 30'-0"

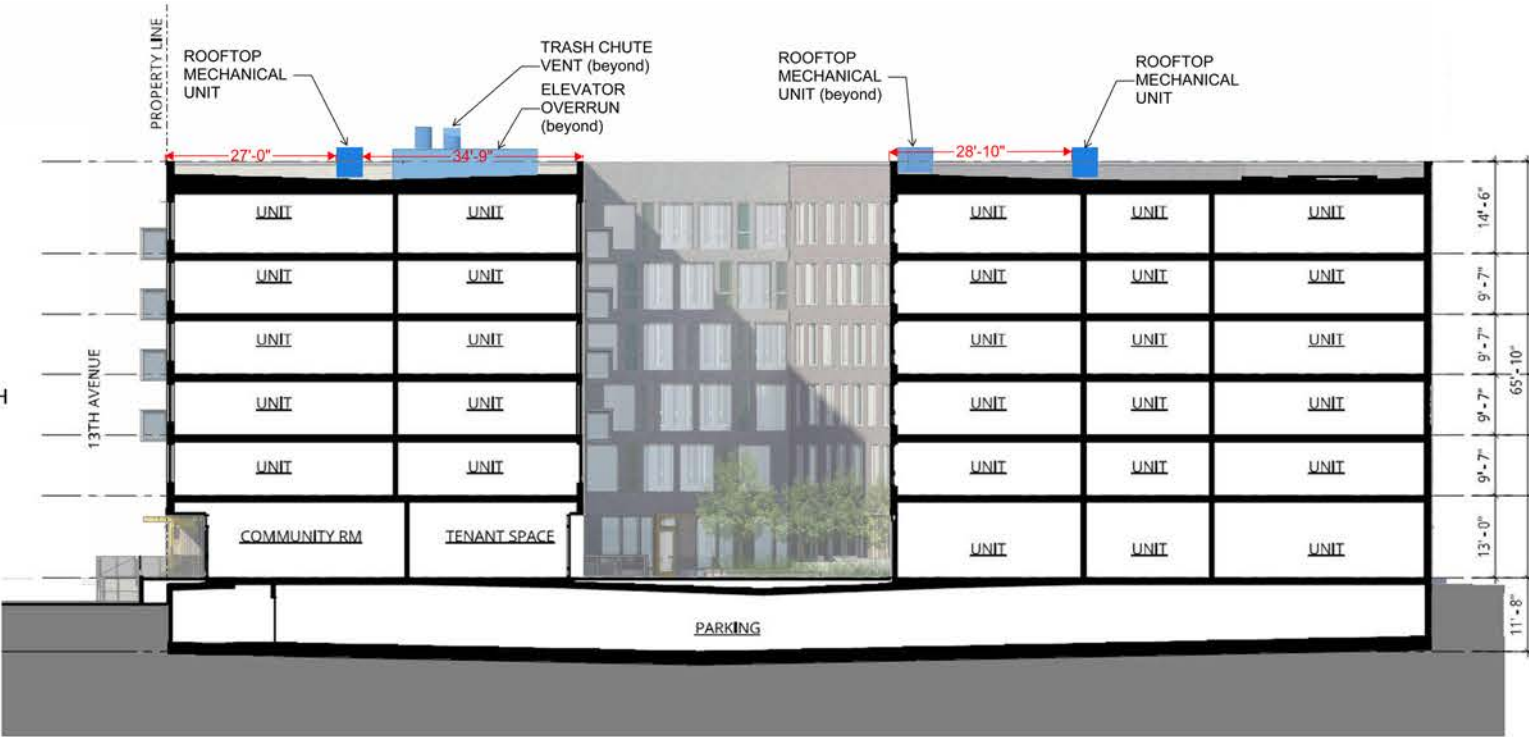


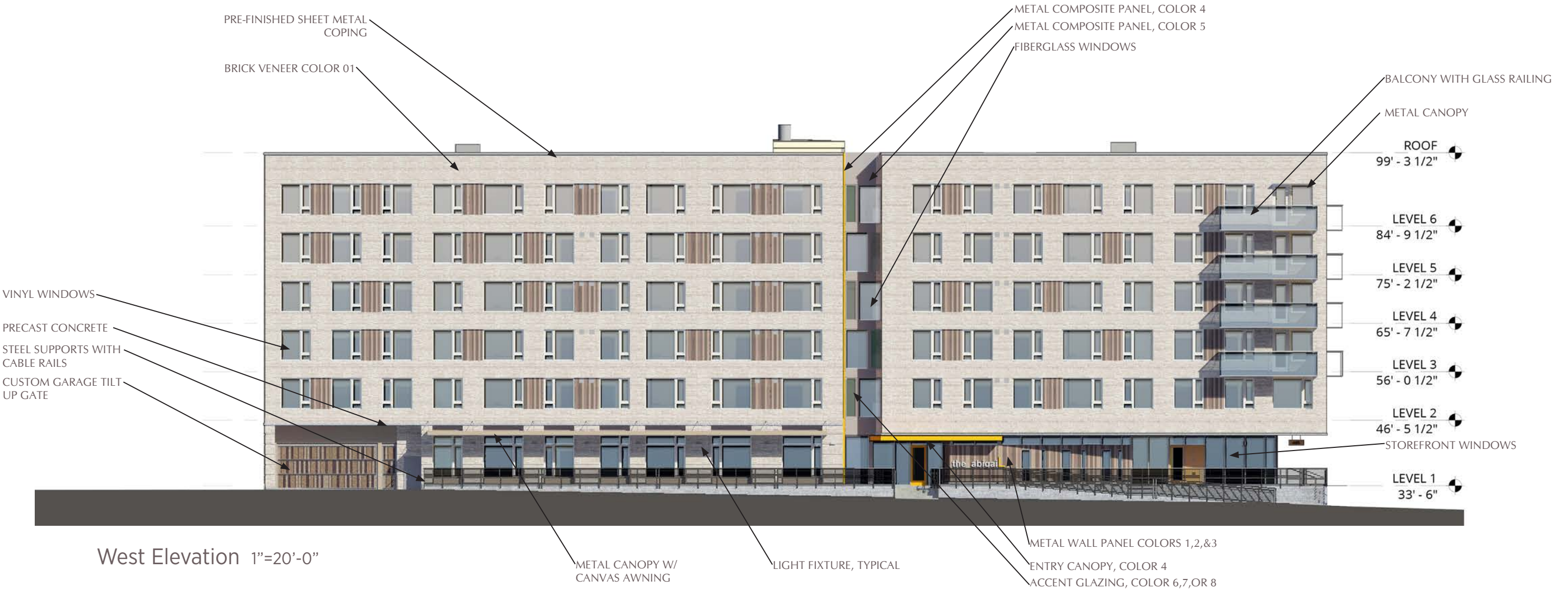


ROOFTOP MECHANICAL UNIT
FOR COMMON SPACE, (4) TOTAL
COLOR: OREGON OVERCAST GREY



BUILT-UP ASPHALT ROOFING
WITH AGGREGATE SURFACING







West Courtyard Elevation 1"=20'-0"











Brick Veneer Color 1-Mutual Materials
Mediterranean 60%
Modified Granite 40%
Mission Texture / Norman Brick



Brick Veneer Color 2 -Mutual Materials
Mauna Loa 50%
Ebony 50%
Mission Texture / Norman Brick



Vinyl Windows White



Color 1
Painted Metal Panel
Benjamin Moore Greenbrier Beige



Color 2
Painted Metal Panel
Benjamin Moore Greenfield Pumpkin



Color 3
Painted Metal Panel
Benjamin Moore Brown Tar



Color 4
Painted Metal Panel - Accent Color
Benjamin Moore Yellow Marigold



Color 5
Painted Metal Panel
Clear Anodized Color



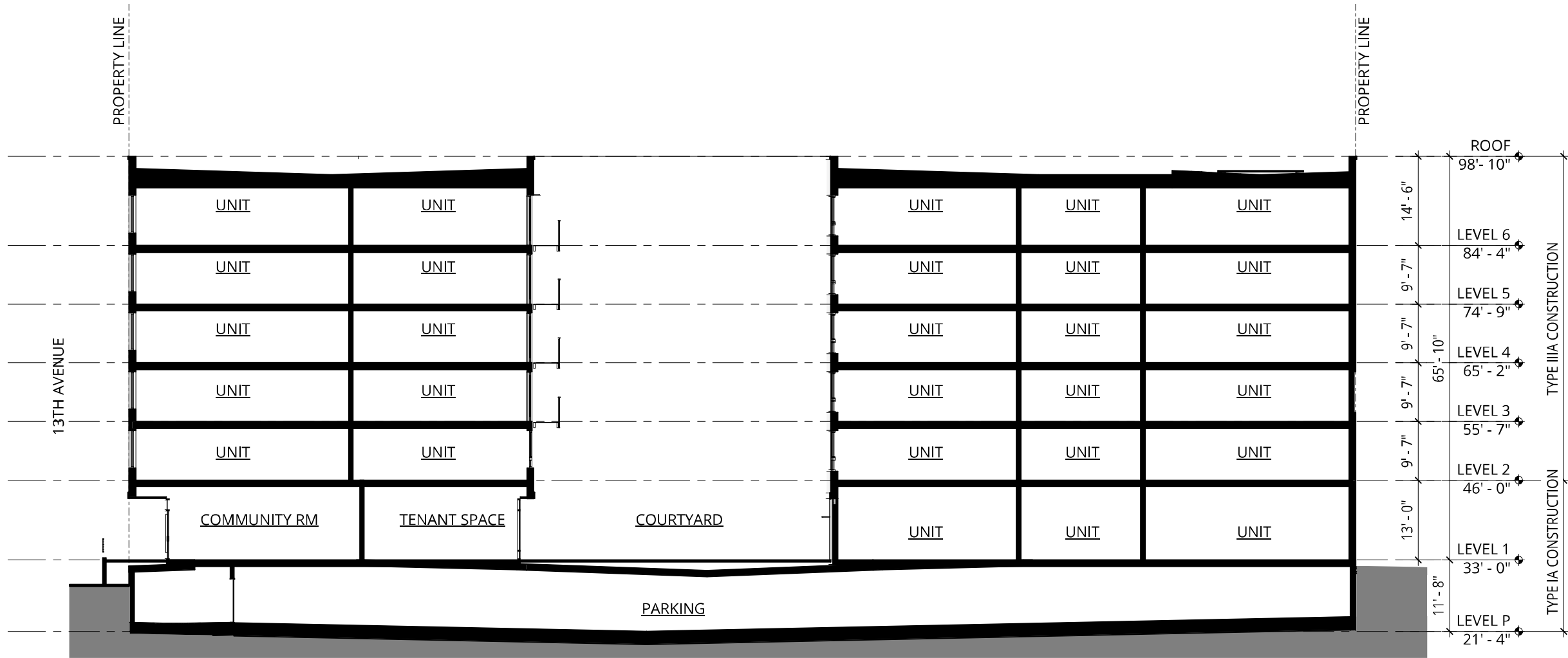
Color 6
Laminated Glass with Colored Interlayer
Pantone 317



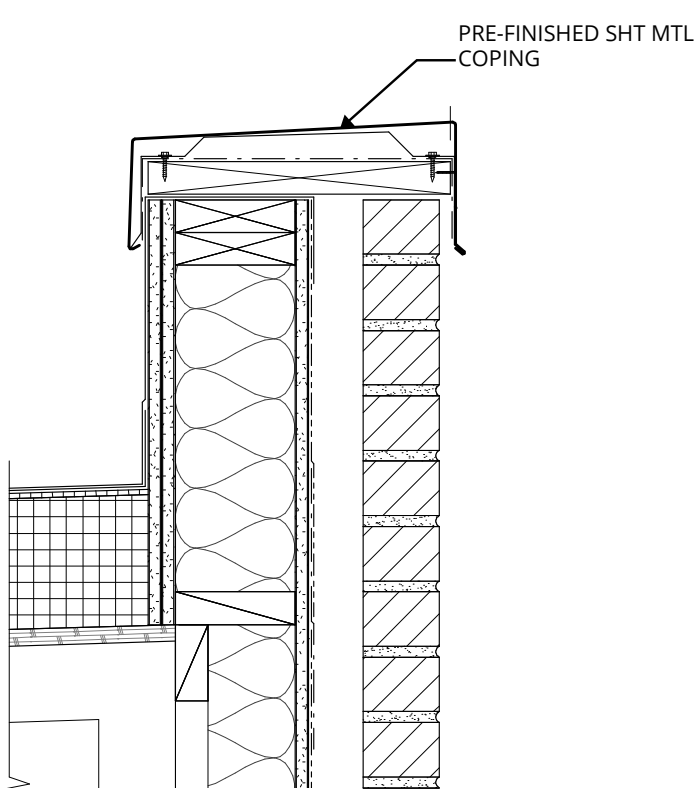
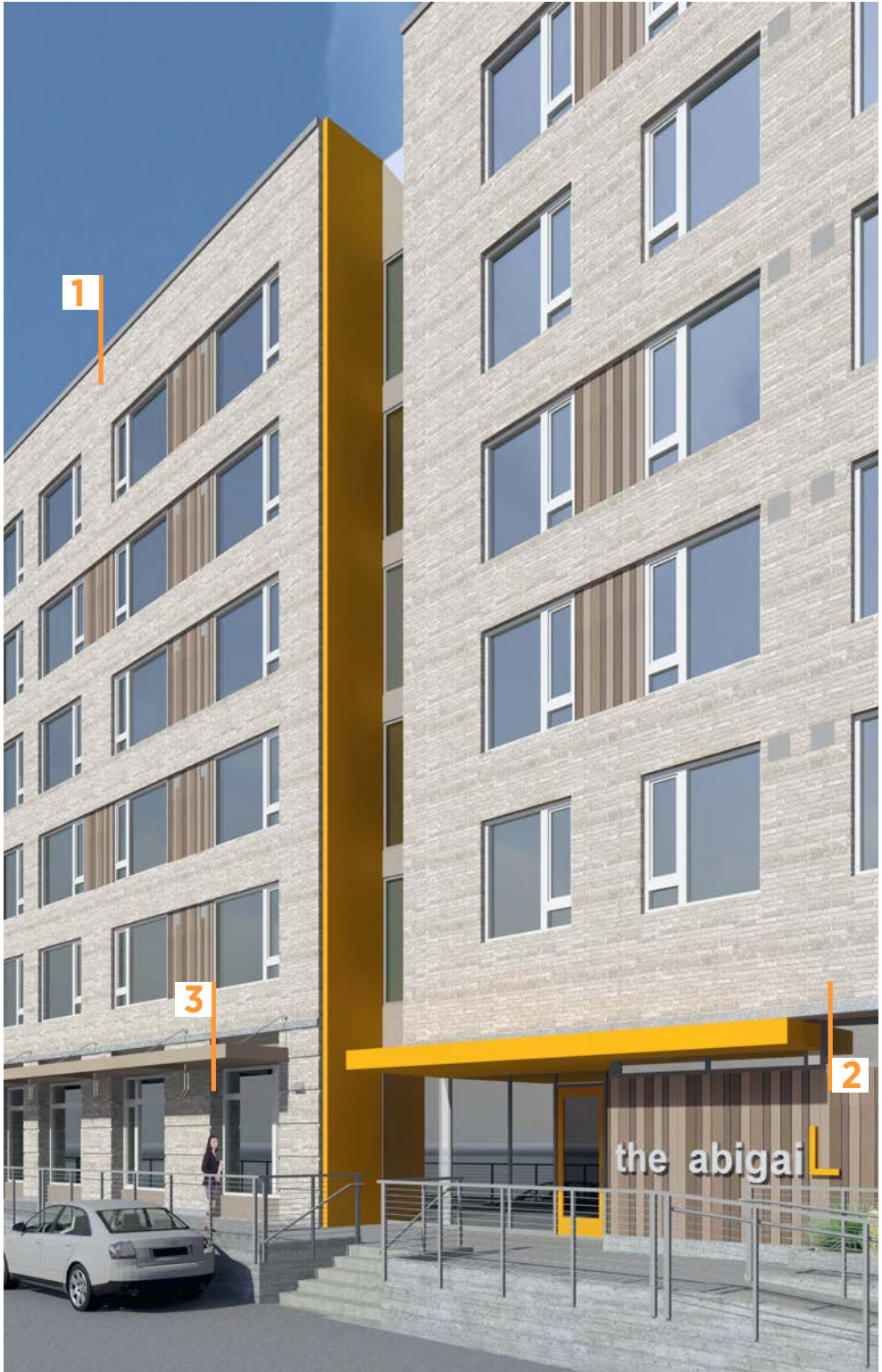
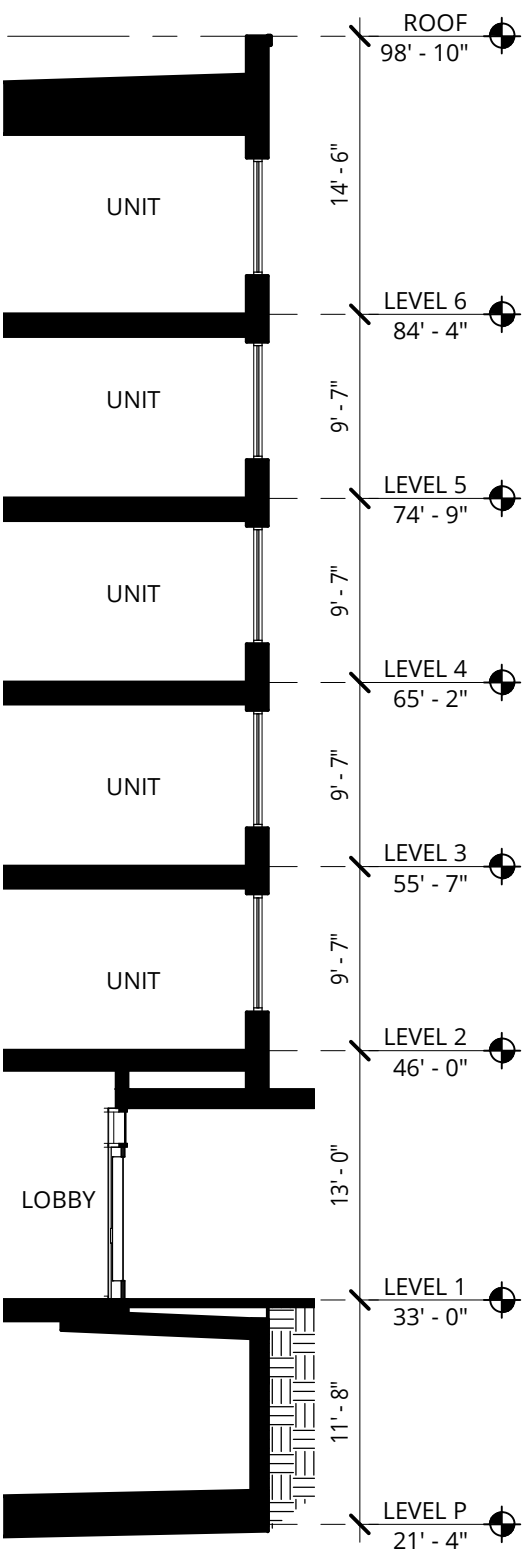
Color 7
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Pantone 325



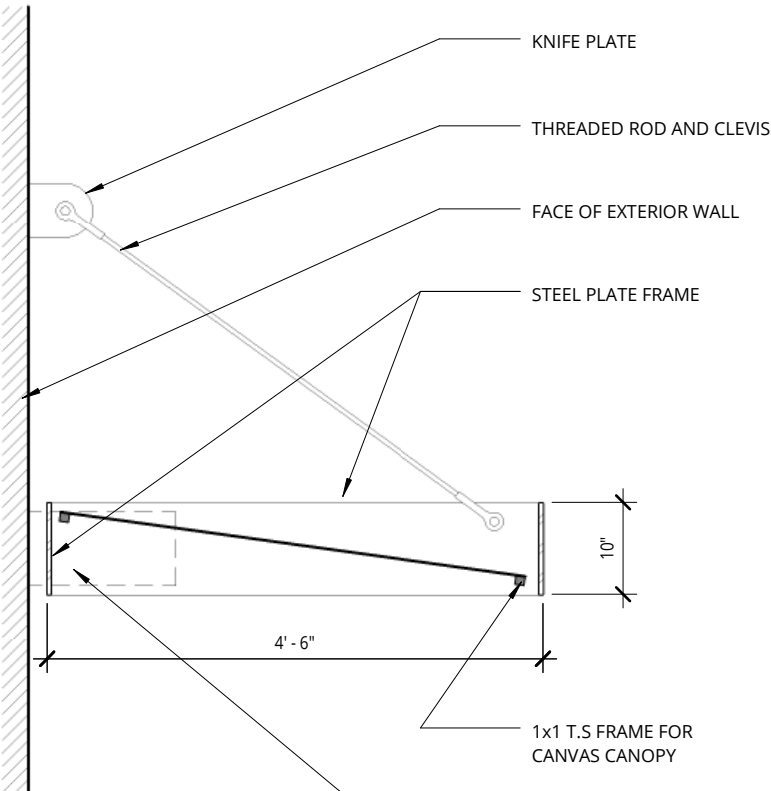
Color 8
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Pantone 337



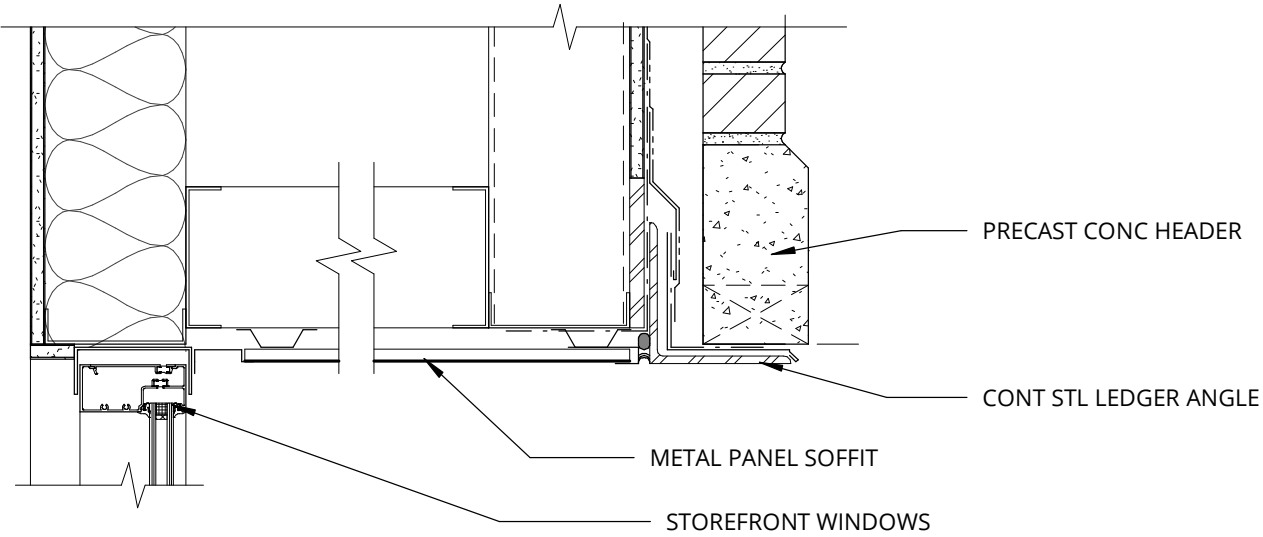
Building Section 1"=20'-0"



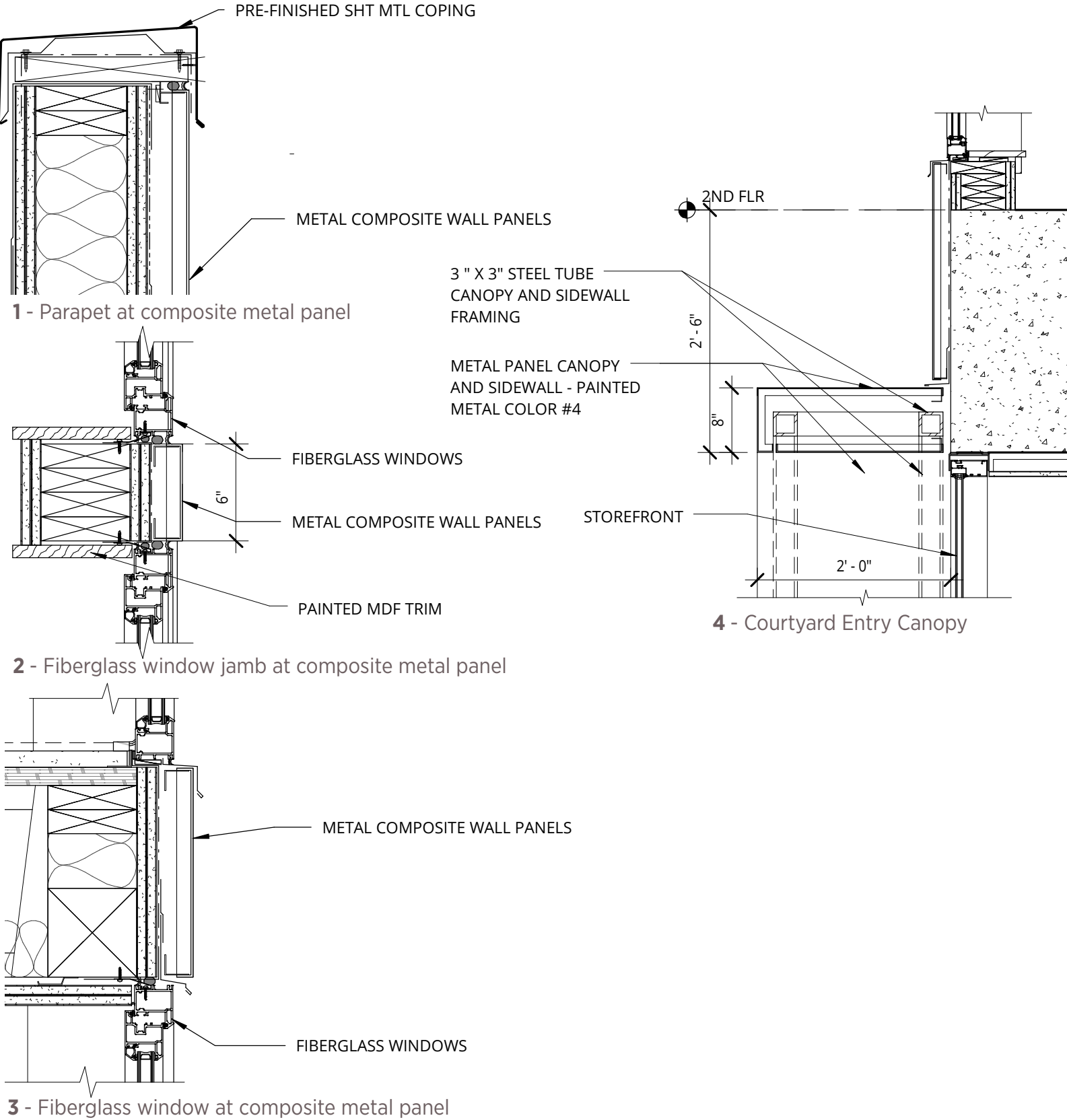
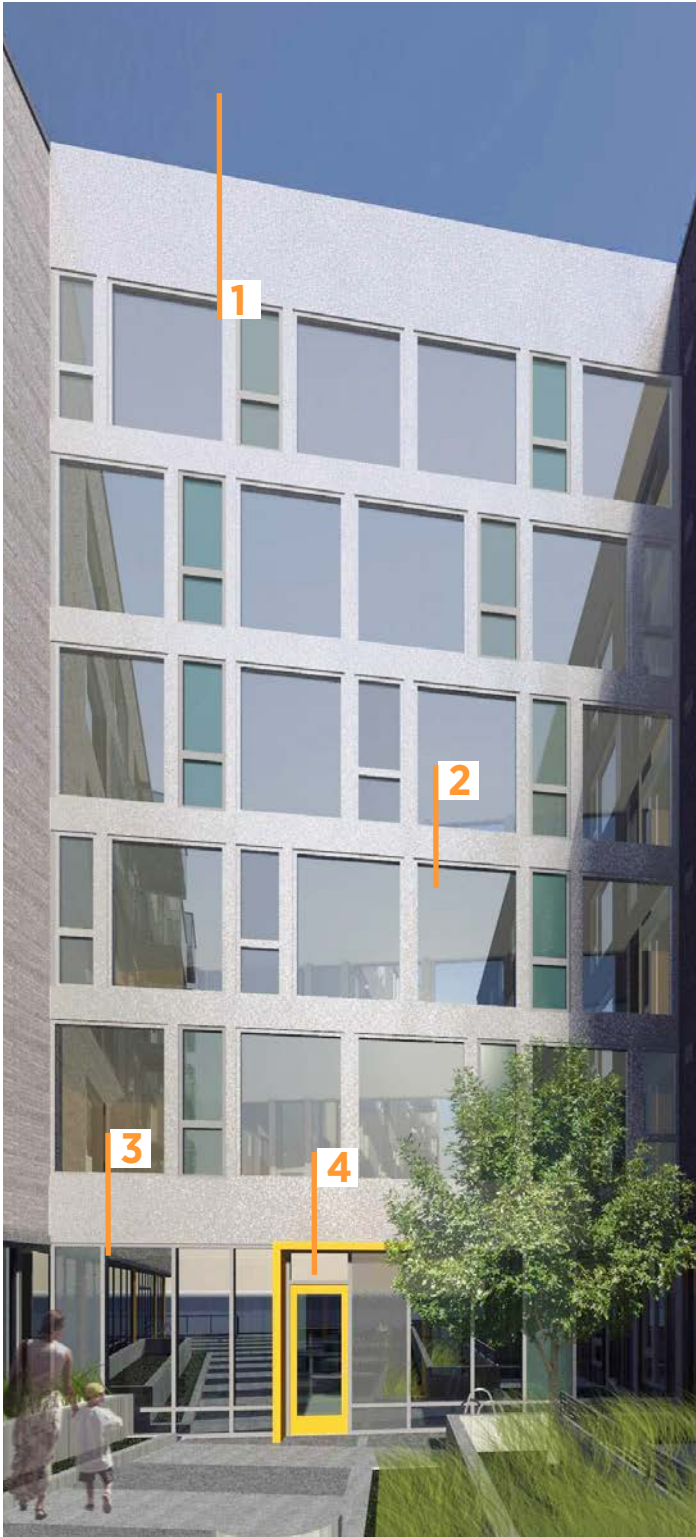
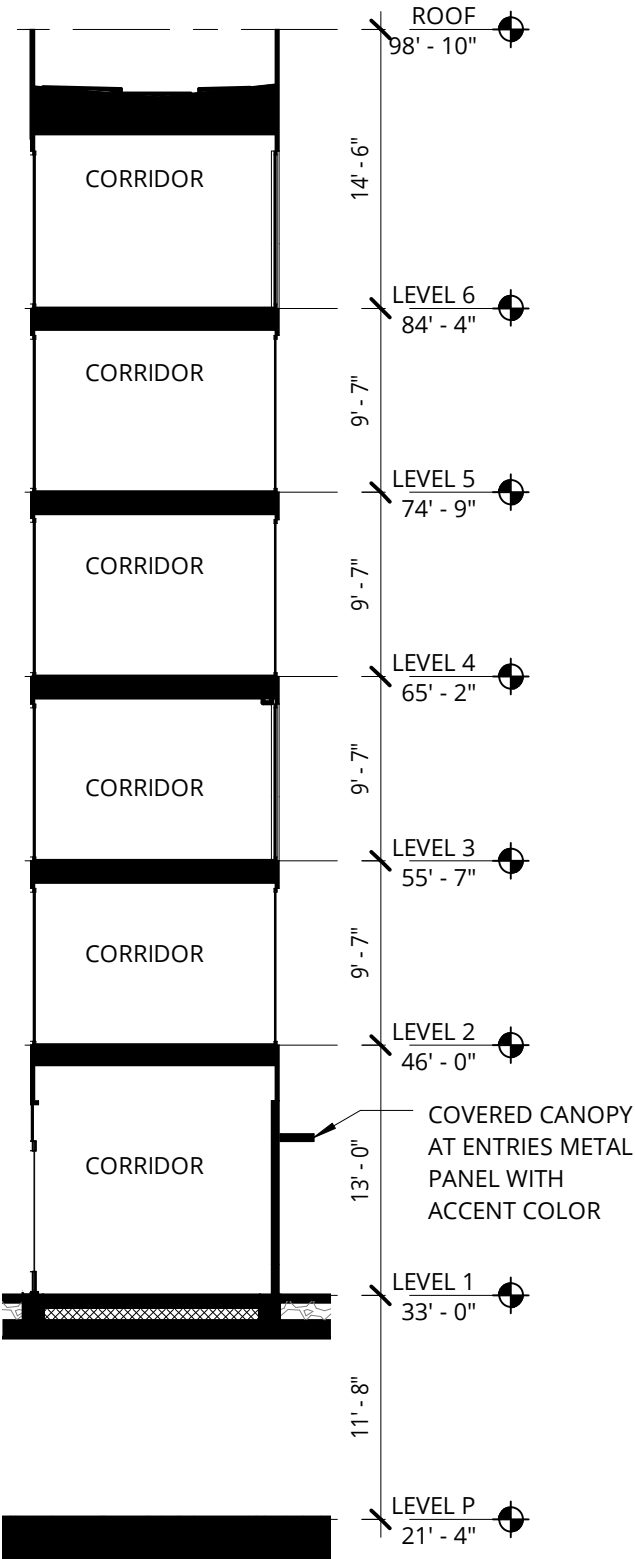
1 - Parapet at brick

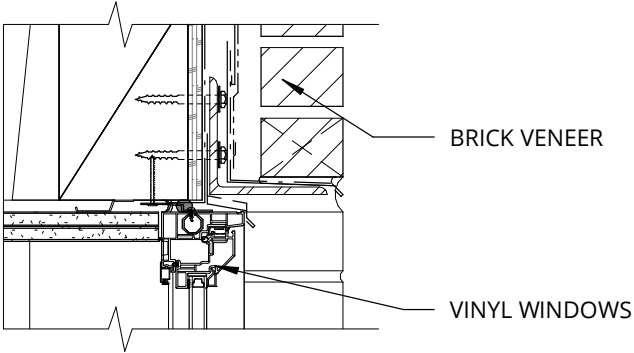
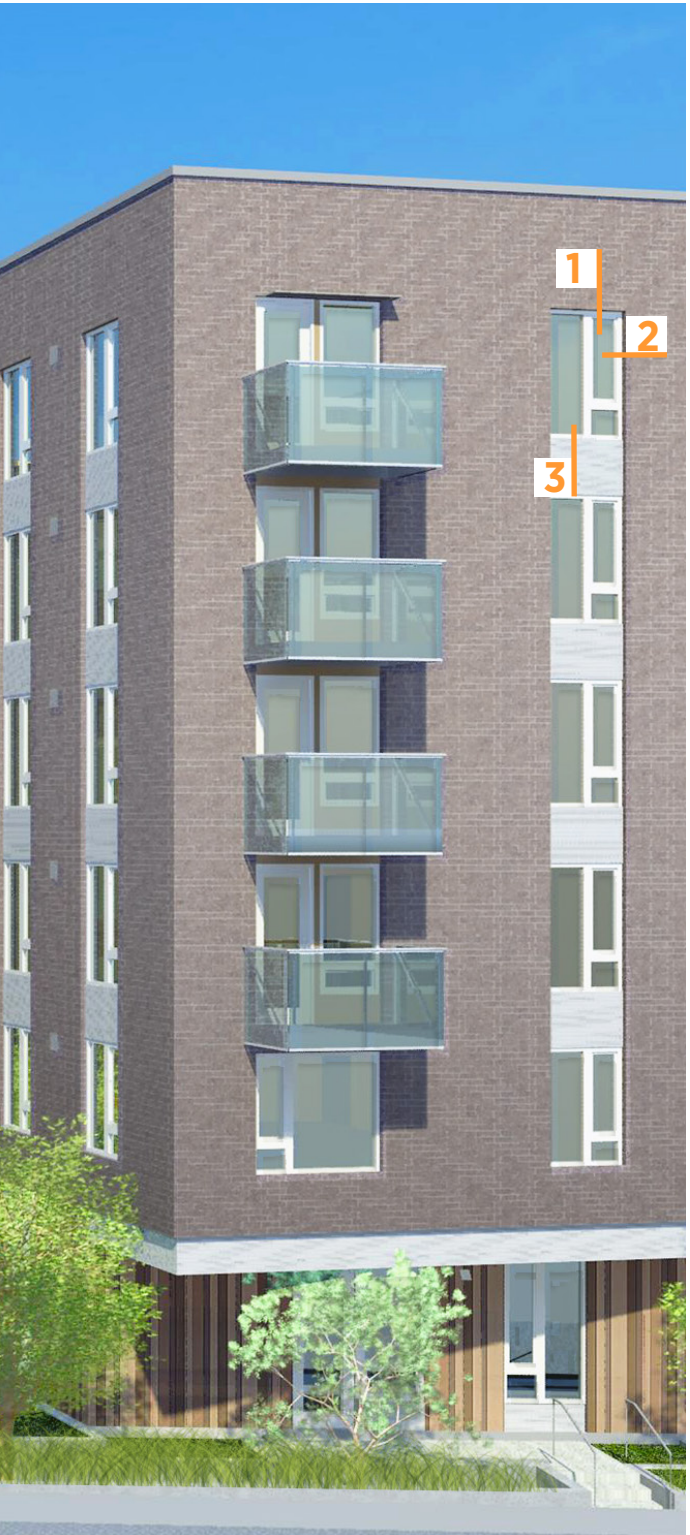
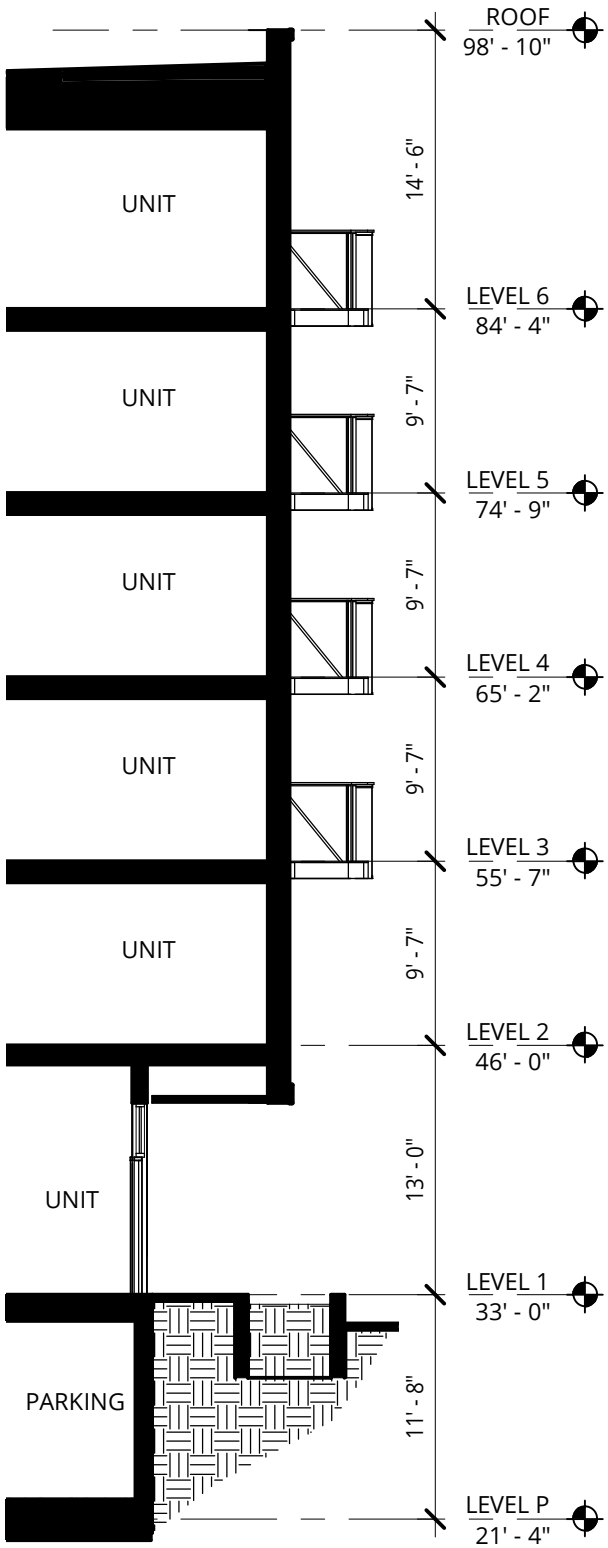


3 - Canopy

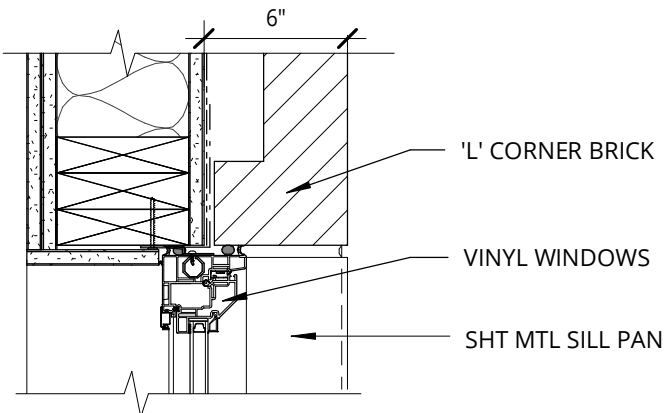


2 - Soffit

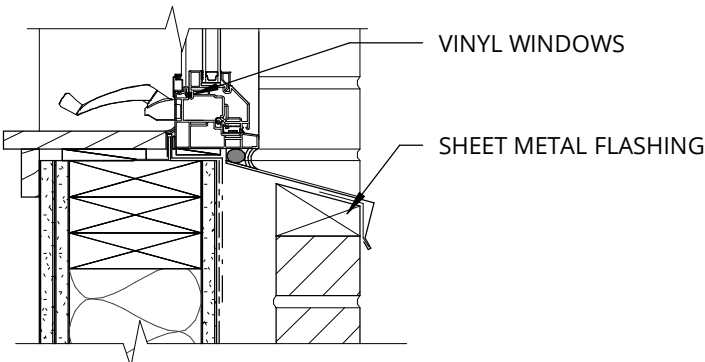




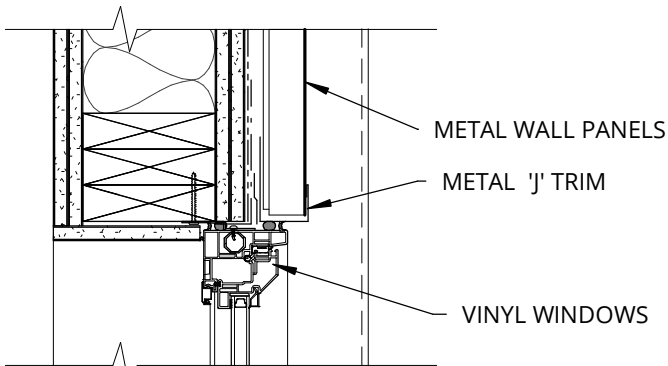
1 - Window Head at Brick



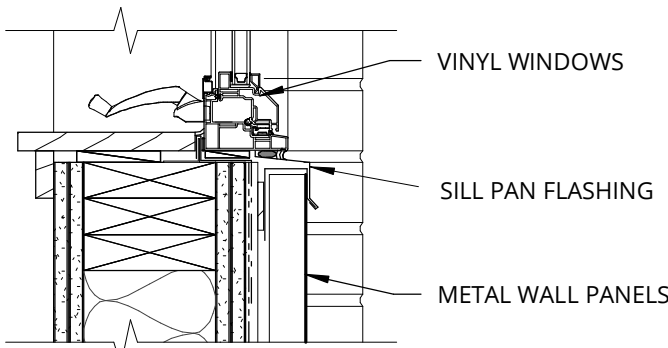
2 - Window Jamb at Brick



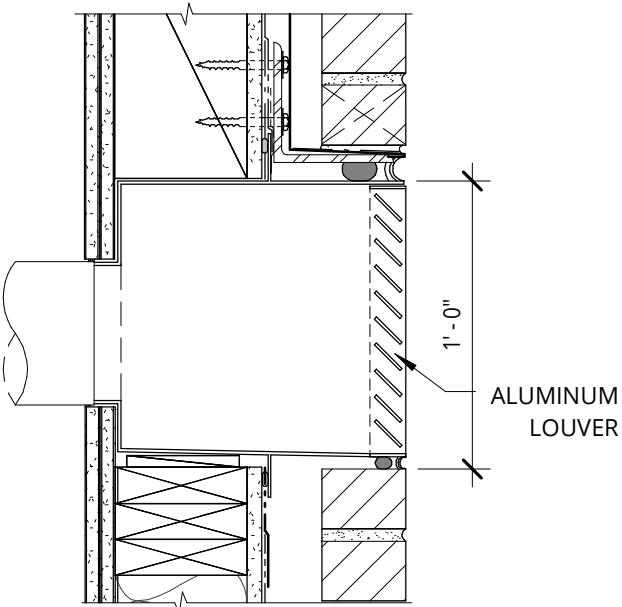
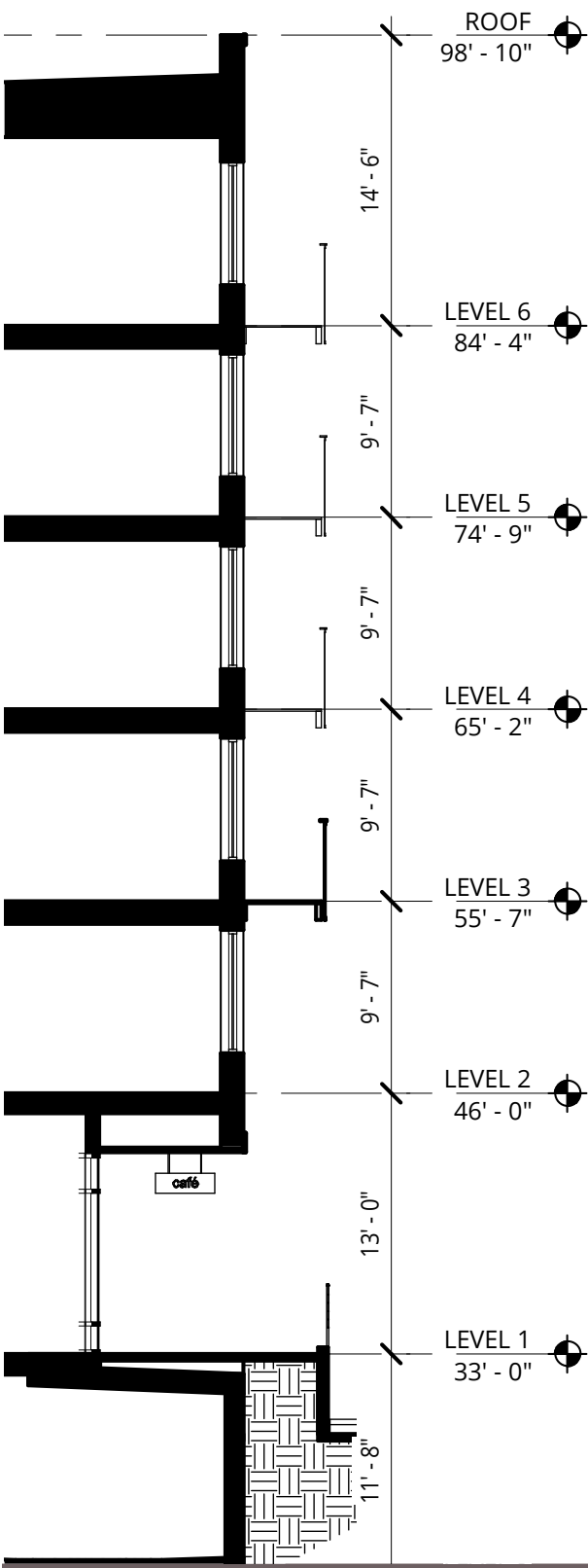
3 - Window Sill at Brick



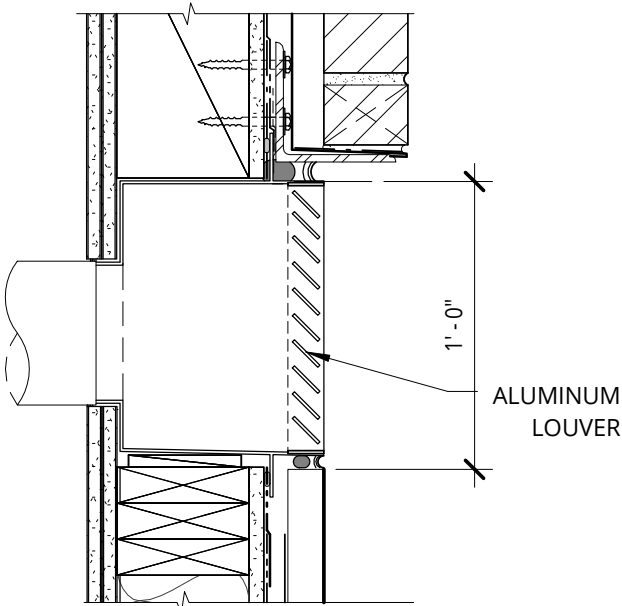
4 - Window Jamb at Metal Wall Panel



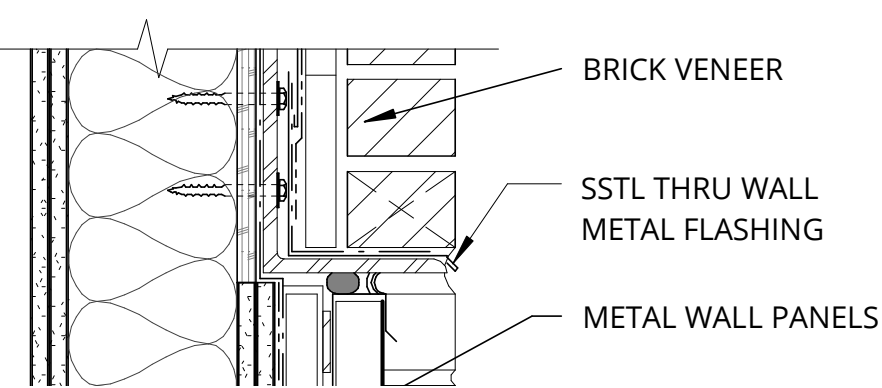
5 - Window Sill at Metal Wall Panel



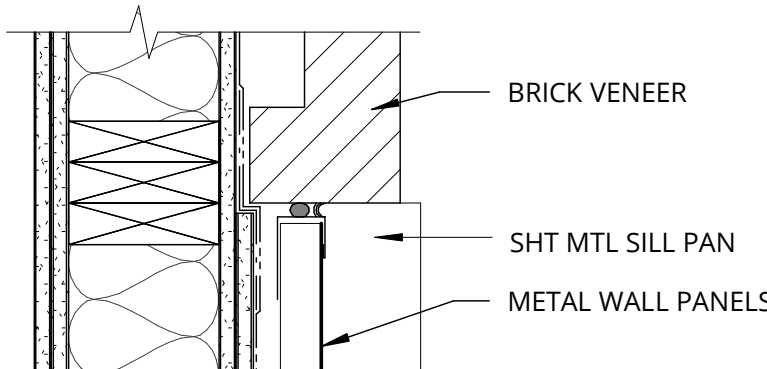
1 - Unit Exhaust Louver at Brick



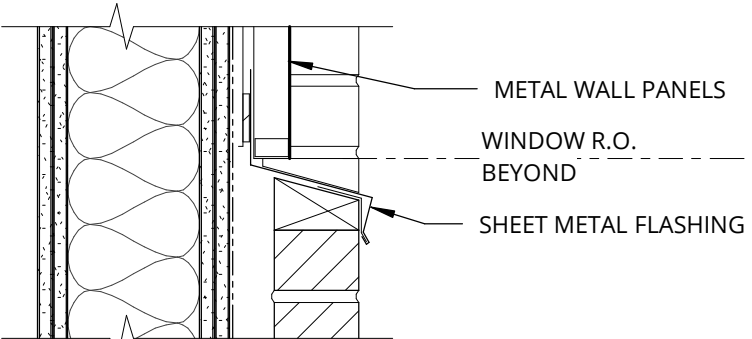
2 - Unit Exhaust Louver at Metal Panel



3 - Metal Wall Panel Head at Brick



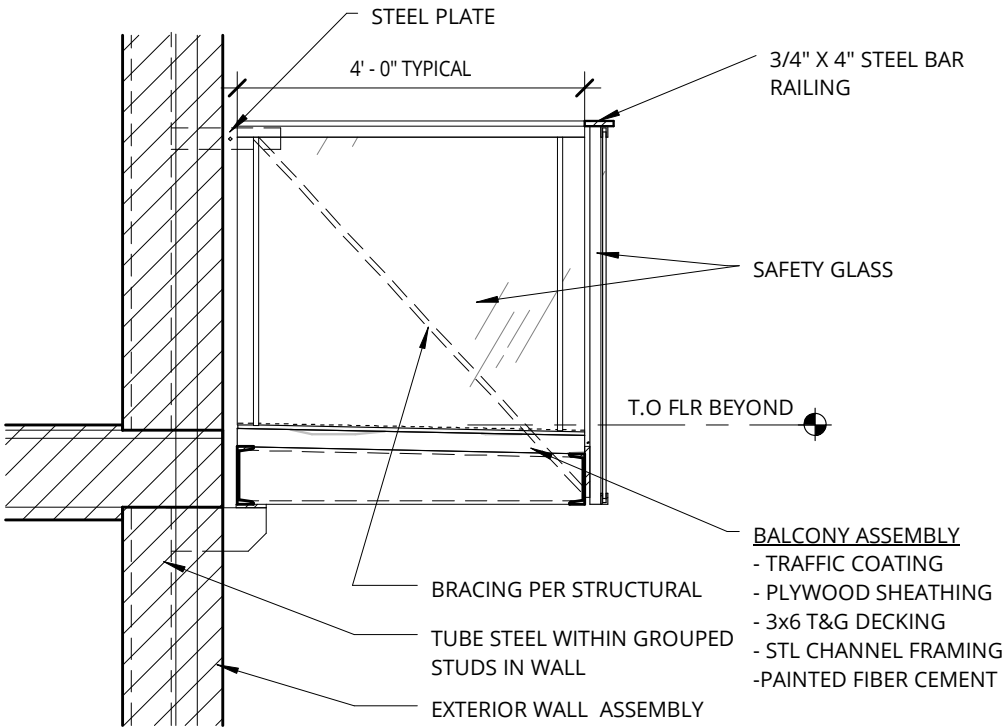
4 - Metal Wall Panel Jamb at Brick



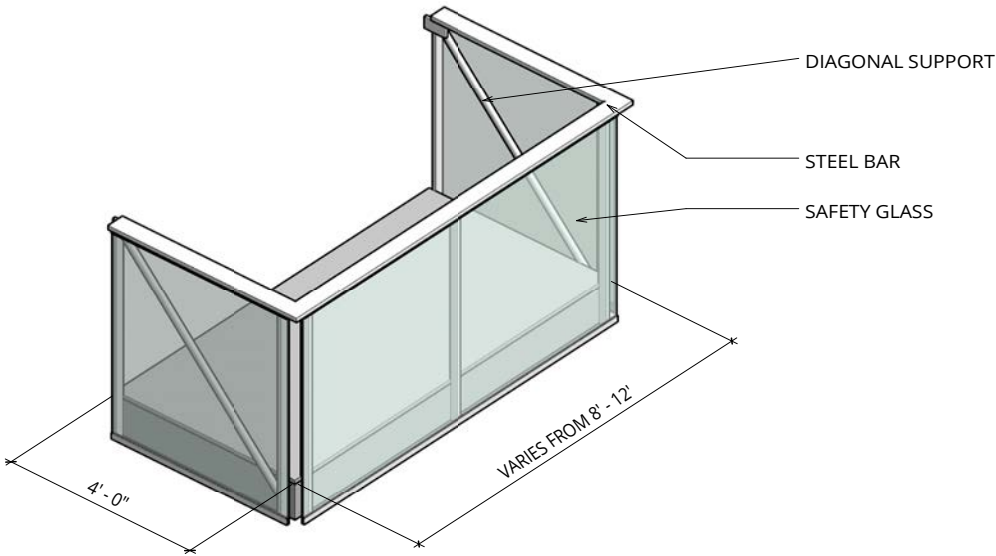
5 - Metal Wall Panel Sill at Brick



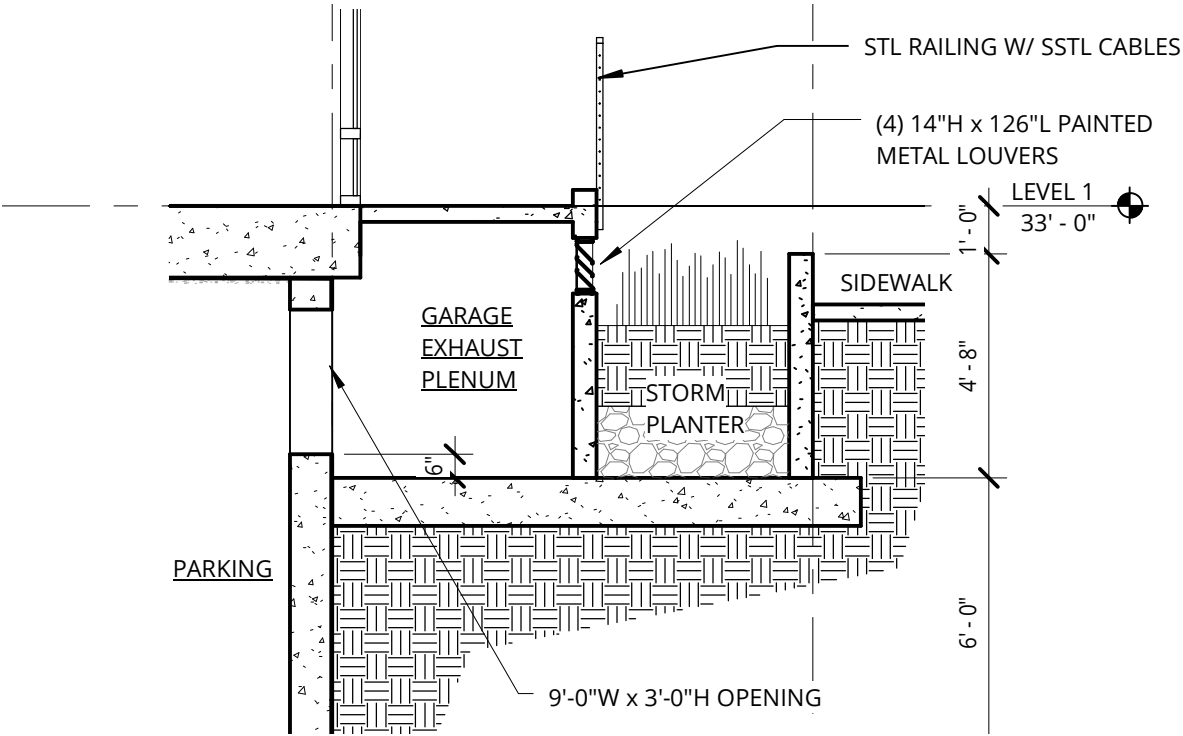
GARAGE EXHAUST AT STORM WATER PLANTER



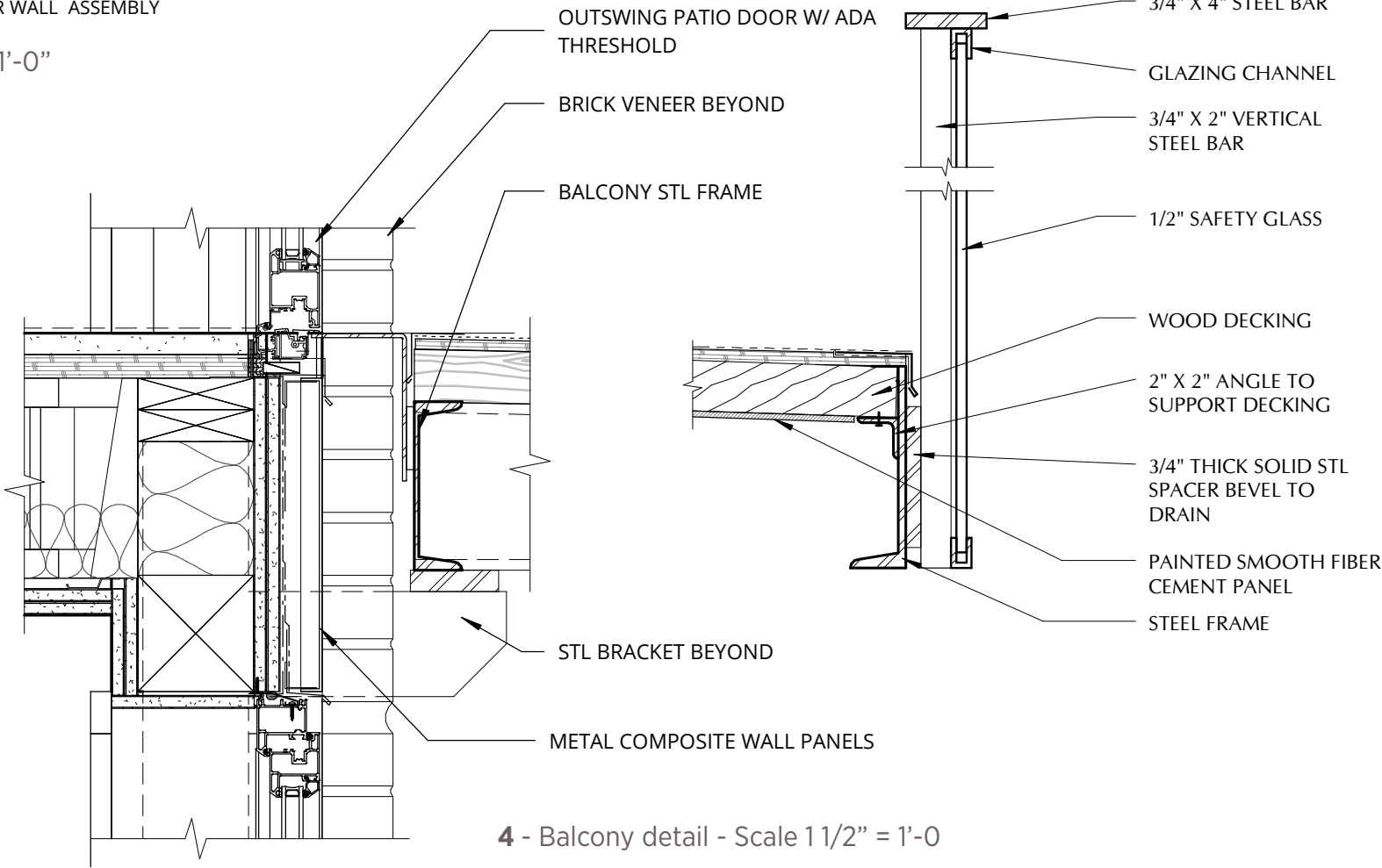
1 - Balcony Rail Section - Scale 1/2" = 1'-0"



2 - Balcony Axonometric



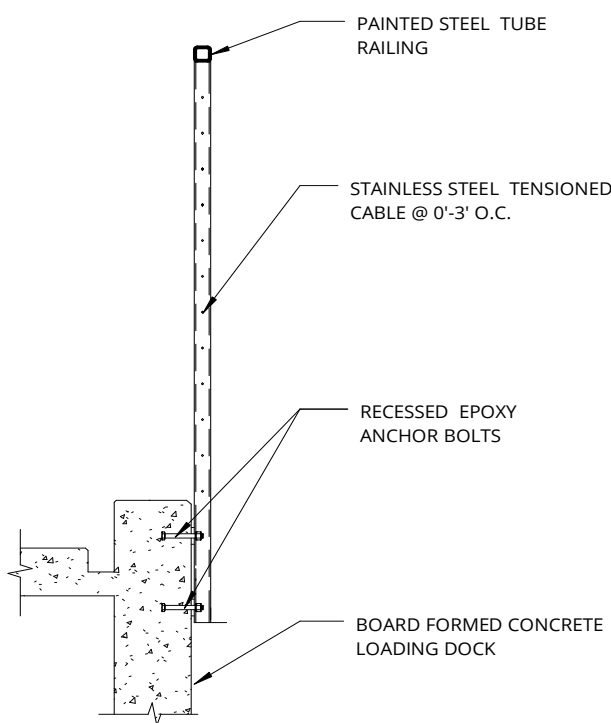
3 - Garage Exhaust - Scale 1/4" = 1'-0"



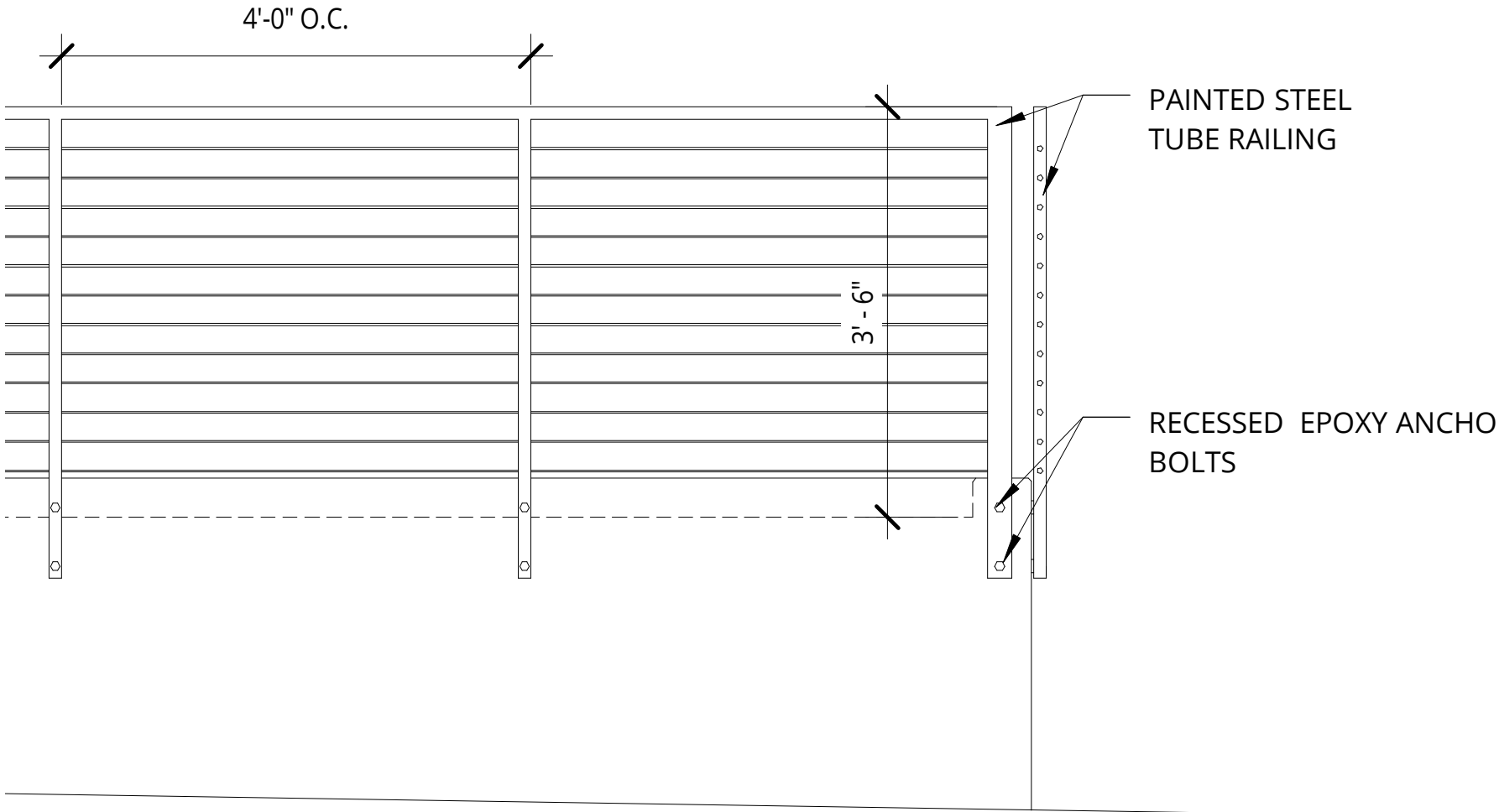
4 - Balcony detail - Scale 1 1/2" = 1'-0



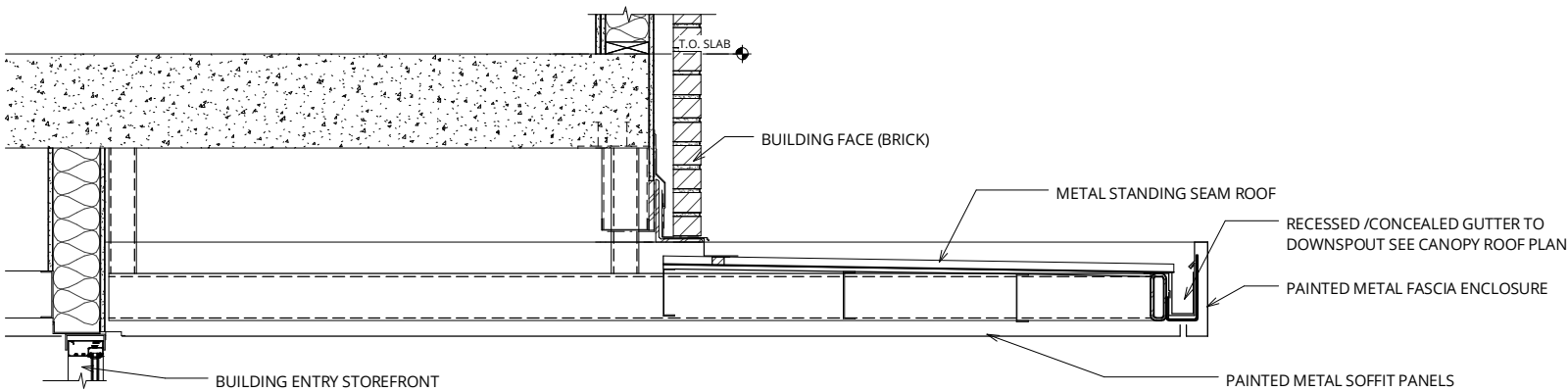
2 -Board Formed Concrete



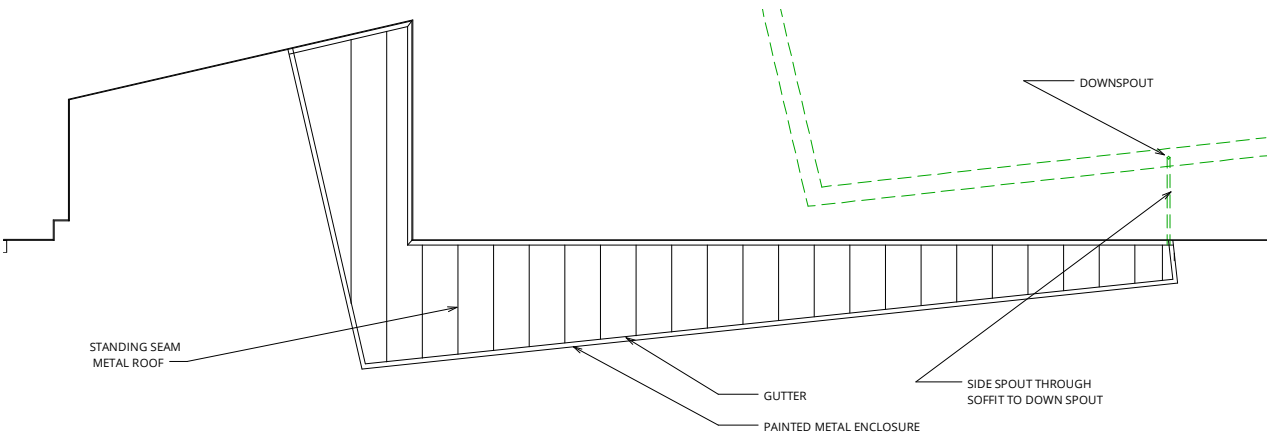
3 -Dock Guardrail



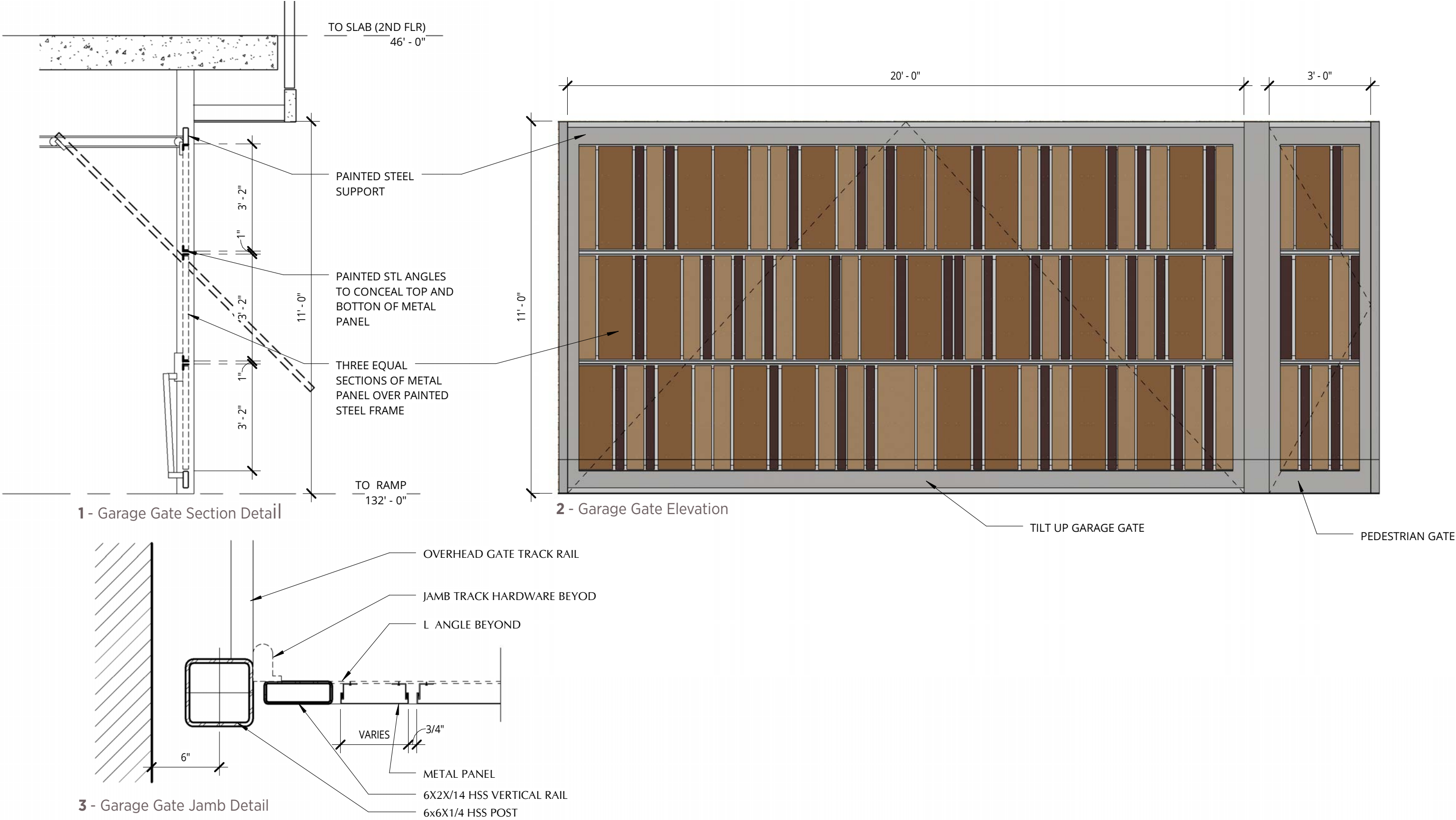
4 - Dock Guardrail



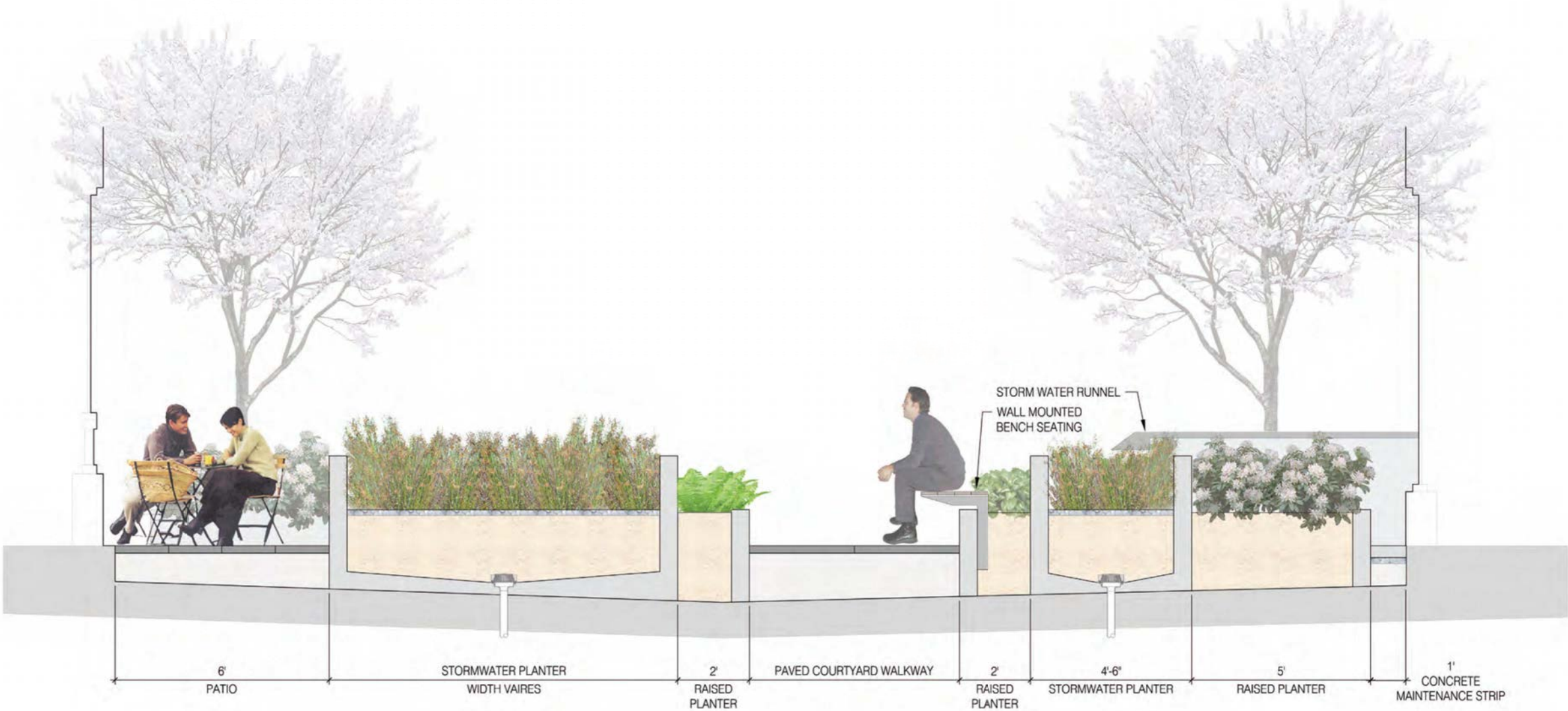
5 - Entry Canopy Detail

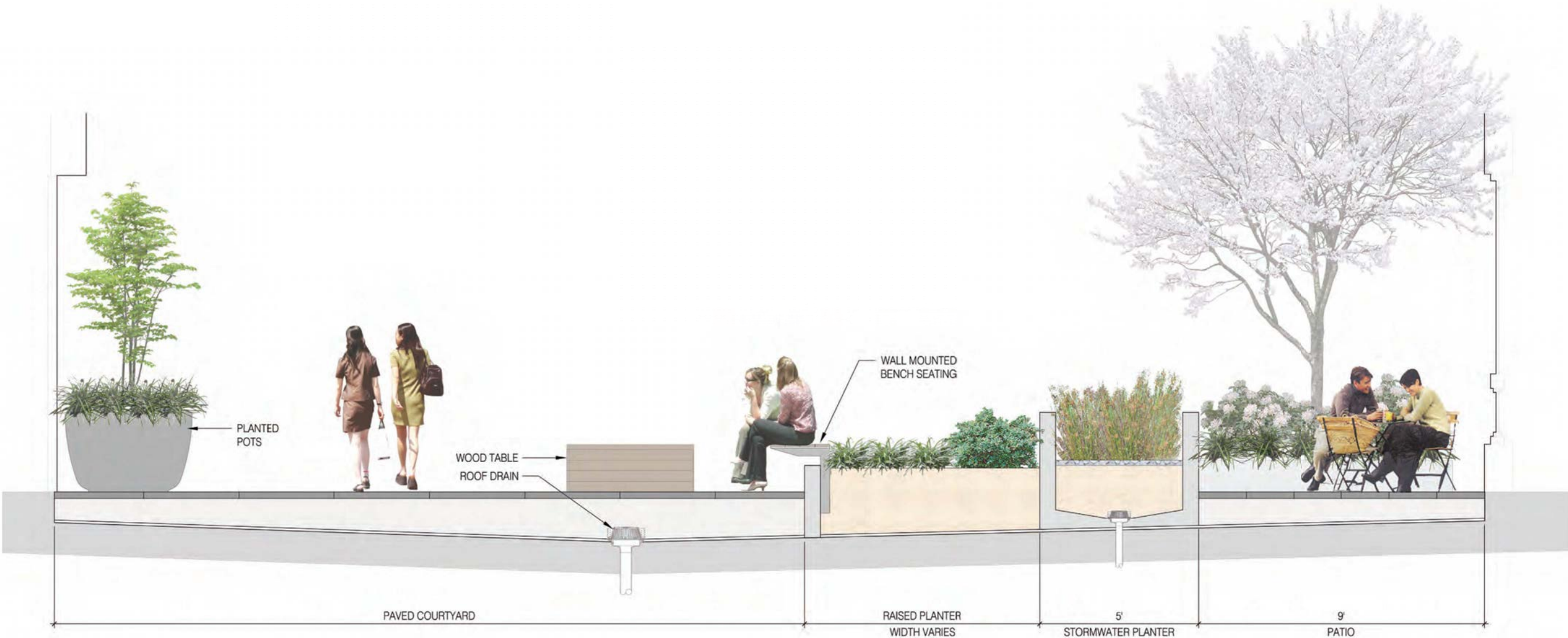


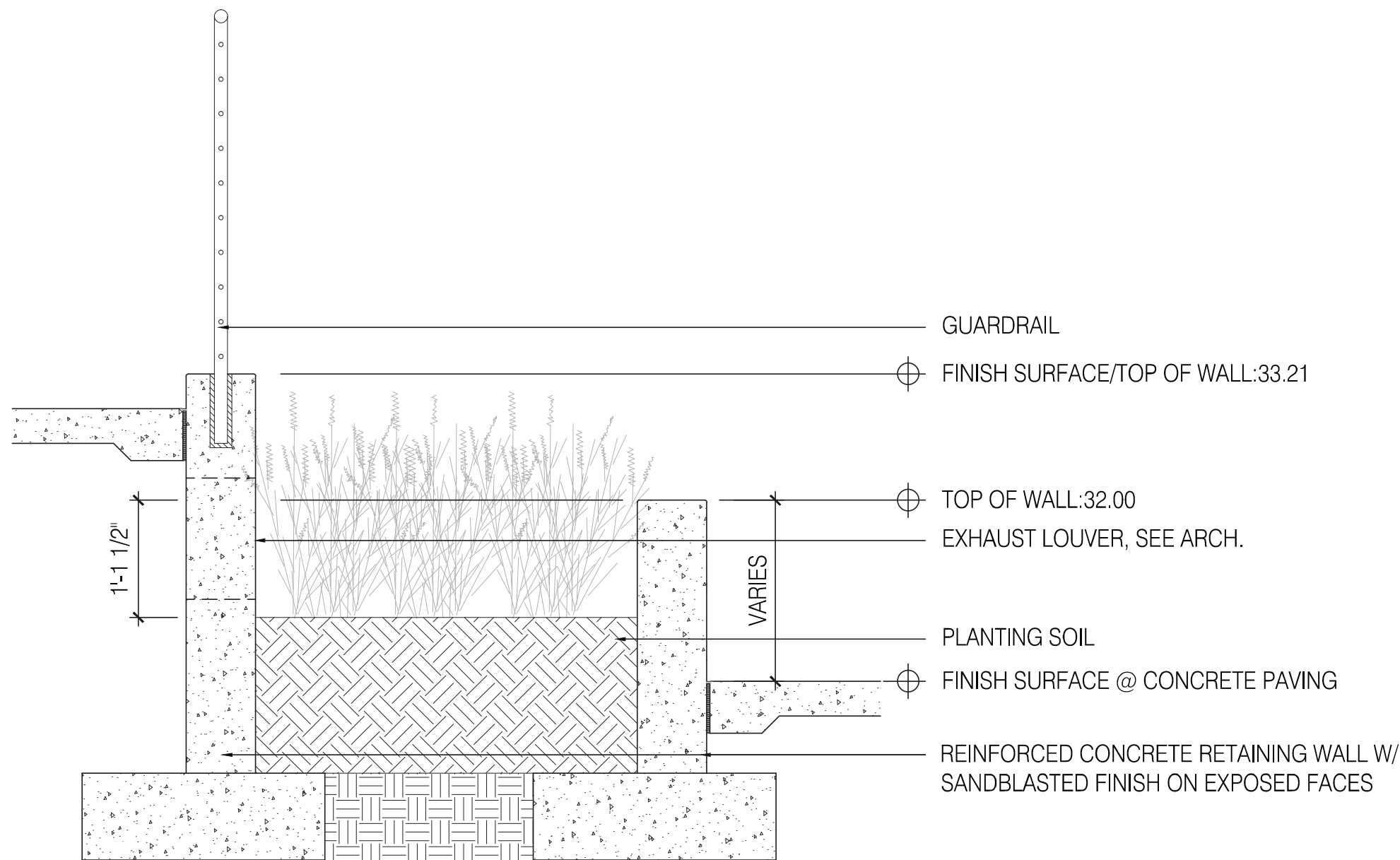
5 - Entry Canopy Roof Plan

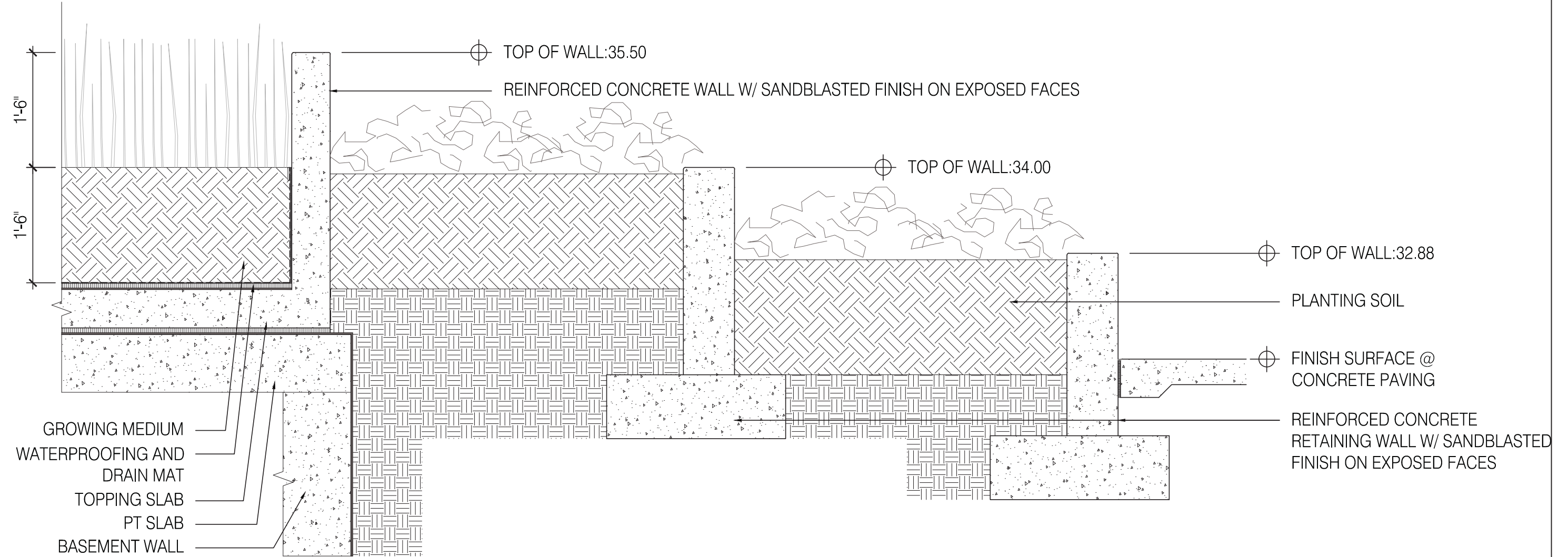


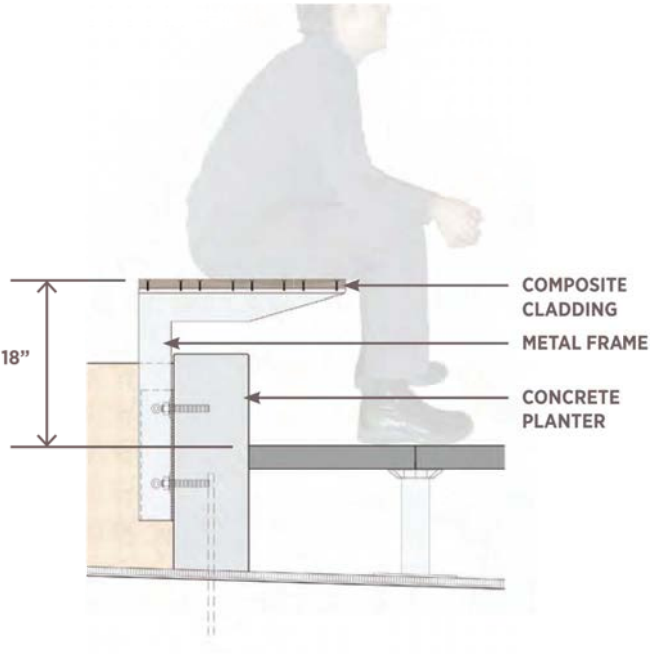
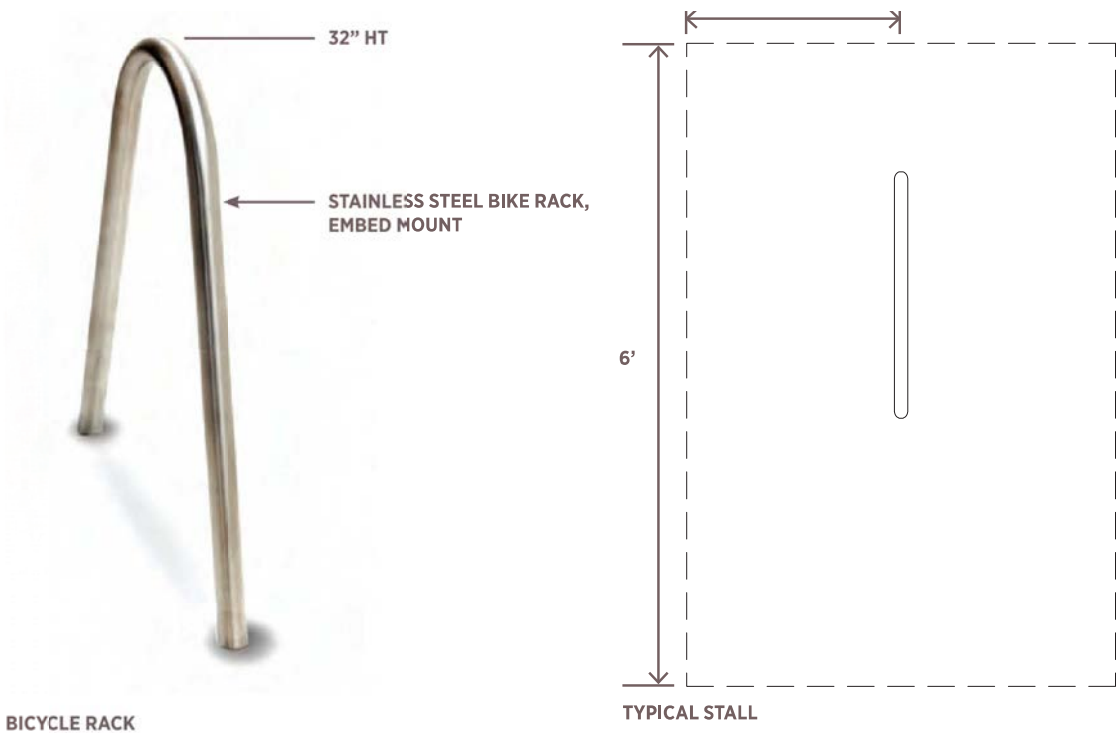














HOPPING



SPINNING

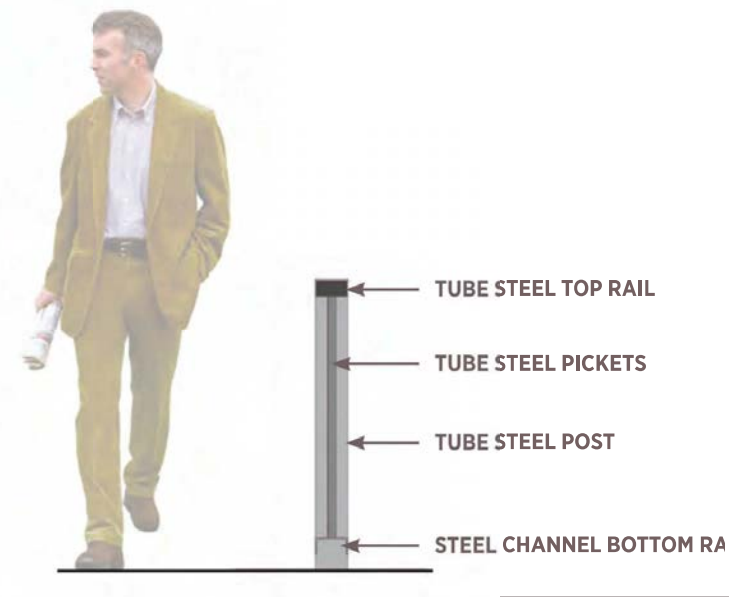
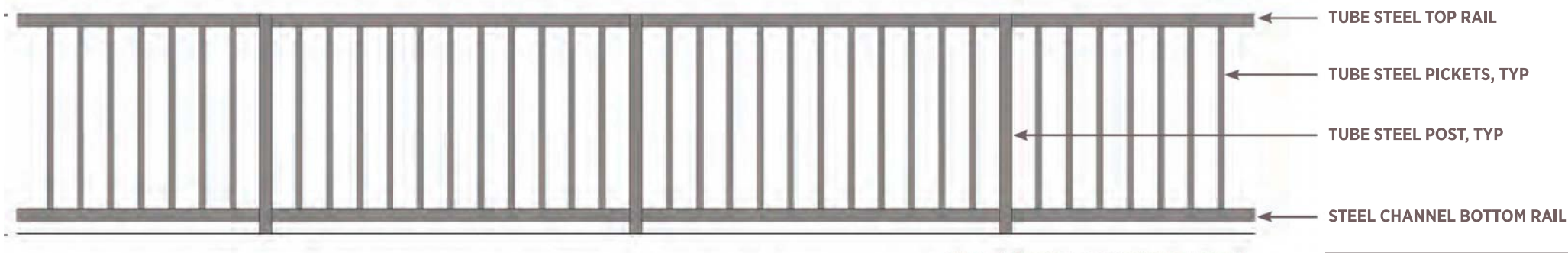
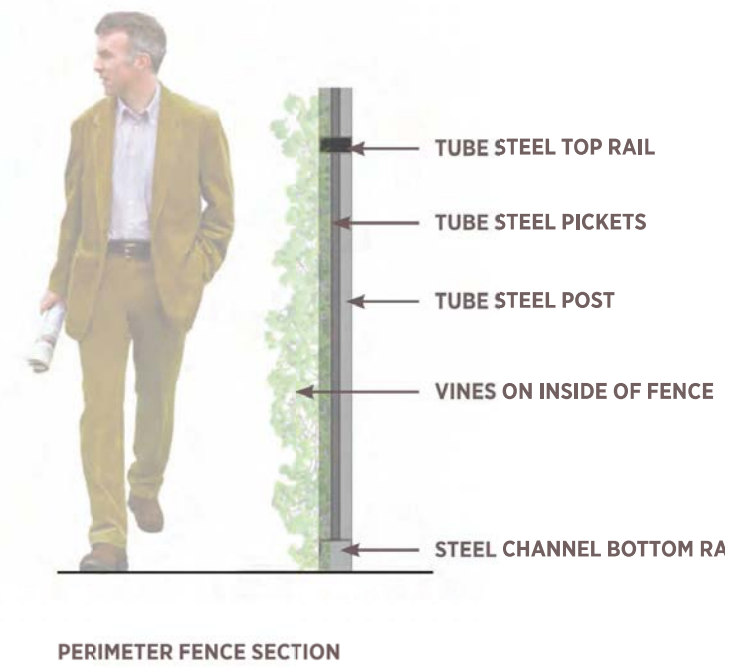
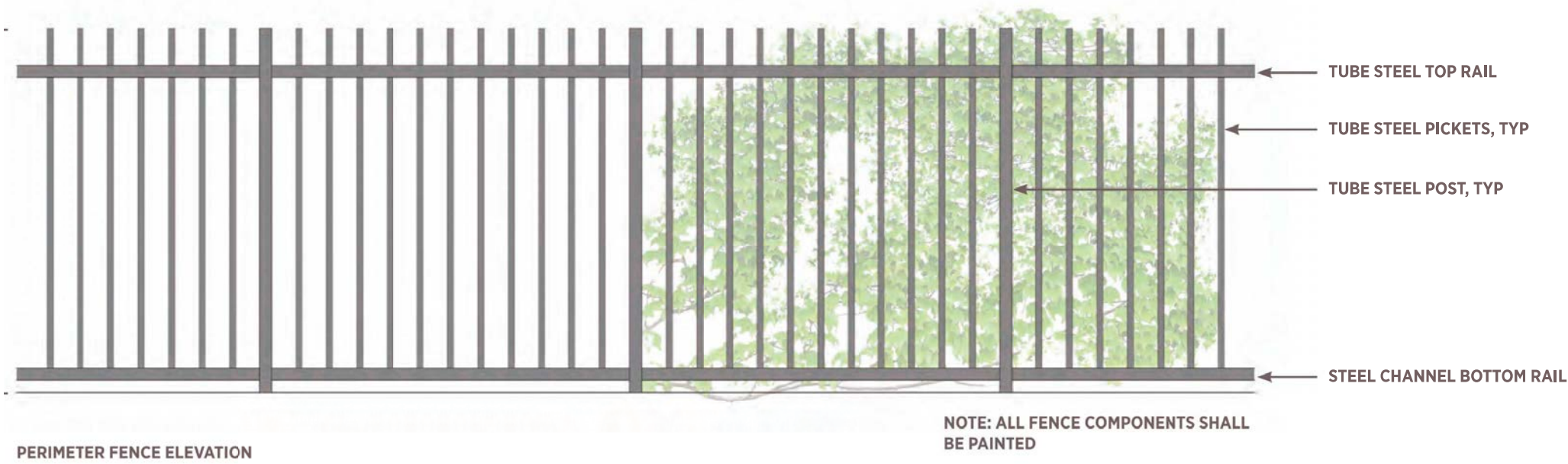


CLIMBING



IMAGINATIVE PLAY



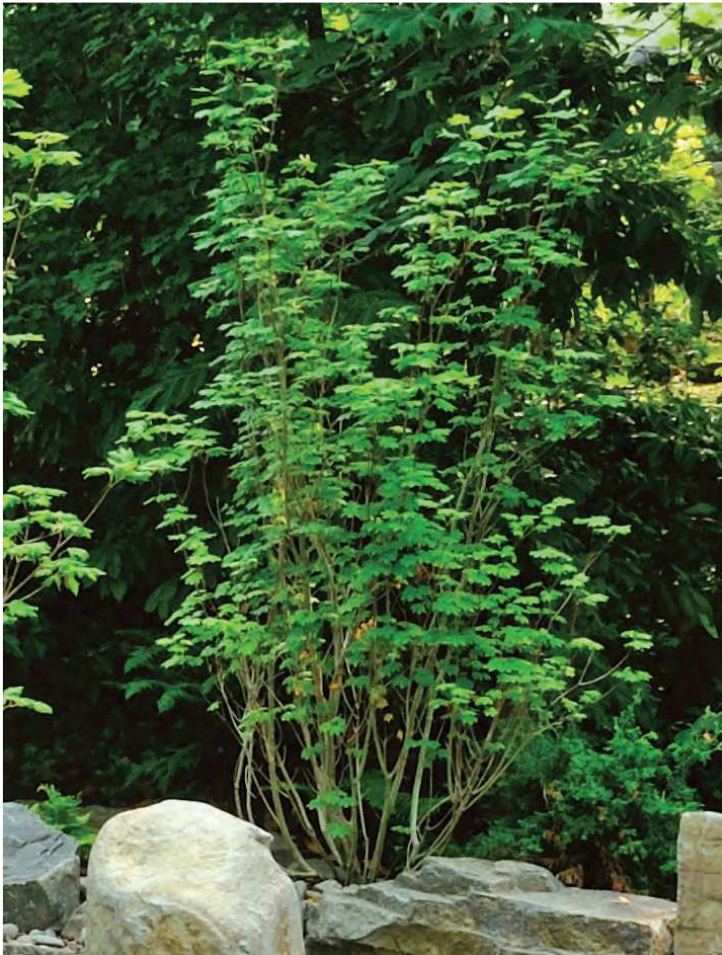






PLANT LEGEND

TREES				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
AC	ACER CIRCINATUM (FIELD GROWN)	VINE MAPLE	12' HT	AS SHOWN
CJ	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	4" CAL	AS SHOWN
LN	LAURUS NOBILIS	BAY LAURAL	5 GAL	IN POTS
SP	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	15' HT	AS SHOWN
SJ	STYRAX JAPONICUS	JAPANESE STYRAX	12' HT	AS SHOWN



ACER CIRCINATUM/VINE MAPLE



CERCIDIPHYLLUM JAPONICUM/KATSURA TREE



STEWARTIA PSEUDOCAMELLIA/JAPANESE STEWARTIA



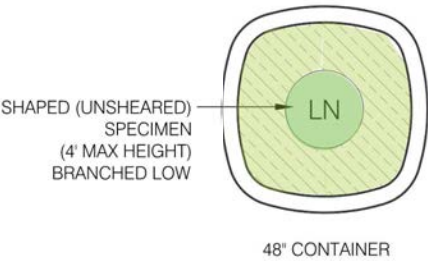
STYRAX JAPONICUS/JAPANESE SNOWBELL



PLANT LEGEND

SHRUBS AND PERENNIALS				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
AP	ADIANTUM PEDATUM	MAIDENHAIR FERN	1 GAL	18" O.C.
AV	AQUILEGIA VULGARIS VAR. STELLATA BLACK	BLACK BARLOW COLUMBINE	1 GAL	18" O.C.
BS	BLECHNUM SPICANT	DEER FERN	1 GAL	18" O.C.
CD	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	24" O.C.
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	18" O.C.
ER	ECHINOPS RITRO	SMALL GLOBE THISTLE	1 GAL	18" O.C.
HF	HOSTA NIAGARA FALLS	NIAGARA PLANTAIN LILY	2 GAL	30" O.C.
IC	ILEX CRENATA 'NORTHERN BEAUTY'	NORTHERN BEAUTY JAPANESE HOLLY	5 GAL	30" O.C.
LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE LAVENDER	1 GAL	20" O.C.
LS	LIRIOPE SPICATA	LILY TURF	1 GAL	20" O.C.
MS	MAIANTHEMUM STELLATUM	STAR-FLOWERED SOLOMON SEAL	1 GAL	16" O.C.
OC	OSMUNDA CINNAMOMEA	CINNAMON FERN	2 GAL	30" O.C.
PO	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	1 GAL	24" O.C.
PI	POLYSTICHUM IMBRICANS	NARROW LEAF SWORD FERN	1 GAL	24" O.C.
PM	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	2 GAL	30" O.C.
RH	RHODODENDRON 'APRIL WHITE'	APRIL WHITE RHODODENDRON	5 GAL	36" O.C.
SR	SARCOCOCCA CONFUSA	FRAGRANT SWEET BOX	5 GAL	36" O.C.
VT	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURUSTINUS	1 GAL	AS SHOWN

GROUND COVER				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	OPHIPOGON JAPONICUS	MONDO GRASS	1 GAL	10" O.C.
	PACHYSANDRA TERMINALIS	PACHYSANDRA	4" POT	12" O.C.



1/2" = 1'-0"

Planters plan 01





BLECHNUM SPICANT/DEER FERN



SARCOCOCCA CONFUSA/
FRAGRANT SWEET BOX



ILEX CRENATA 'NORTHERN BEAUTY'/
NORTHERN BEAUTY JAPANESE HOLLY



VIBURNUM TINUS 'SPRING BOUQUET'/
SPRING BOUQUET VIBURNUM



RHODODENDRON 'APRIL WHITE'/APRIL WHITE RHODODENDRON



HOSTA 'NIAGRA FALLS'/NIAGRA FALLS PLANTAIN LILY



PENNISETUM ORIENTALE/
ORIENTAL FOUNTAIN GRASS



LIROPE SPICATA/CREEPING LILY TURF



CAREX DIVULSA/BERKLEY SEDGE



AQUILEGIA VULGARIS 'STELLATA'
BLACK/BLACK BARLOW COLUMBINE



ECHINOPS RITRO/SMALL GLOBE THISTLE



LAVANDULA ANGUSTIFOLIA 'HIDCOTE'/
HIDCOTE BLUE LAVENDER



ECHINACEA PURPUREA/PURPLE CONEFLOWER



PACHYSANDRA TERMINALIS/
PACHYSANDRA



OPHIOPGON JAPONICUS/MONDO GRASS



PLANT LEGEND

STORM WATER PLANTERS				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CS	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE RED-OSIER DOGWOOD	1 GAL	36" O.C.
	JUNCUS PATENS 'ELK BLUE'	ELK BLUE GRAY RUSH	1 GAL	12" O.C.
	IRIS TENAX	OREGON IRIS	1 GAL	6" O.C.
VINES (A MIX OF THE FOLLOWING)				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	AS SHOWN
	CLEMATIS X 'BLUE RAVINE'	BLUE RAVINE CLEMATIS	5 GAL	AS SHOWN
	AKEBIA QUINATA	FIVELEAF AKEBIA	5 GAL	AS SHOWN
	LONICERA SEMPERVIRENS 'JOHN CLAYTON'	JOHN CLAYTON TRUMPET HONESUCKLE	5 GAL	AS SHOWN



CORNUS STOLONIFERA 'ARCTIC FIRE'/
ARCTIC FIRE RED-CSIER DOGWOOD



JUNCUS PATENS 'ELKS BLUE'/
ELKS BLUE GREY RUSH



IRIS TENAX/OREGON IRIS



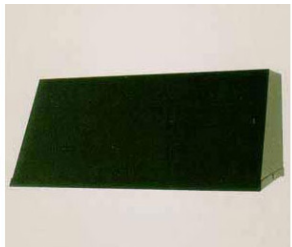
TRACHELOSPERMUM
JASMINOIDES/STAR JASMINE



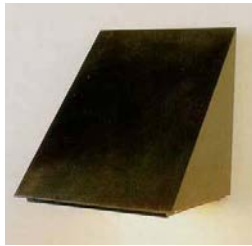
AKEBIA KINATA/
FIVELEAF AKEBIA



LONICERA SEMPERVIRENS
'JOHN CLAYTON'/
TRUMPET HONESUCKLE



▲ Wall Sconce - Large
Finish: Silver
Lamp: CFL, 26 watts TRT



▲ Wall Sconce - Small
Finish: Silver
Lamp: CFL, 26 watts TRT

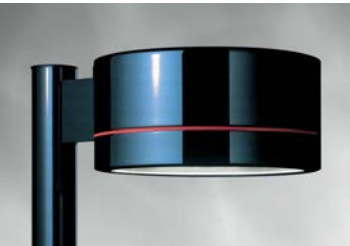




Wall Sconce
Finish: Silver / Black
Lamp: LED, 25 watts



Recessed Downlight
Finish: Self Flanged, Silver
Lamp: CFL, 26 watts TRT



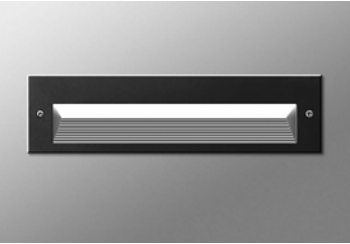
Pedestrian-scaled Pole
Finish: Silver
Lamp: LED, 70 watts



Linear Uplight
Finish: Silver
Lamp: LED, 6 watts / foot

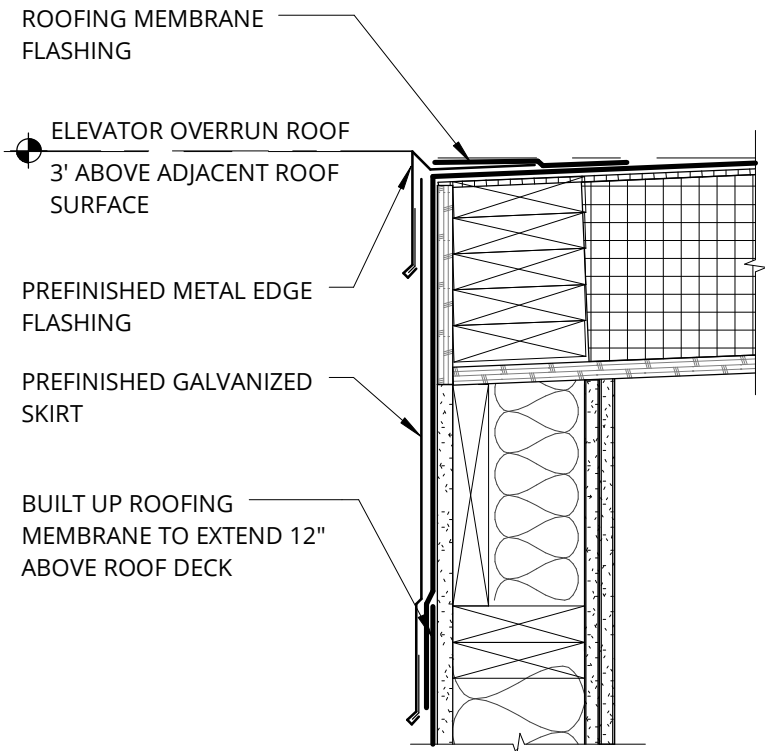
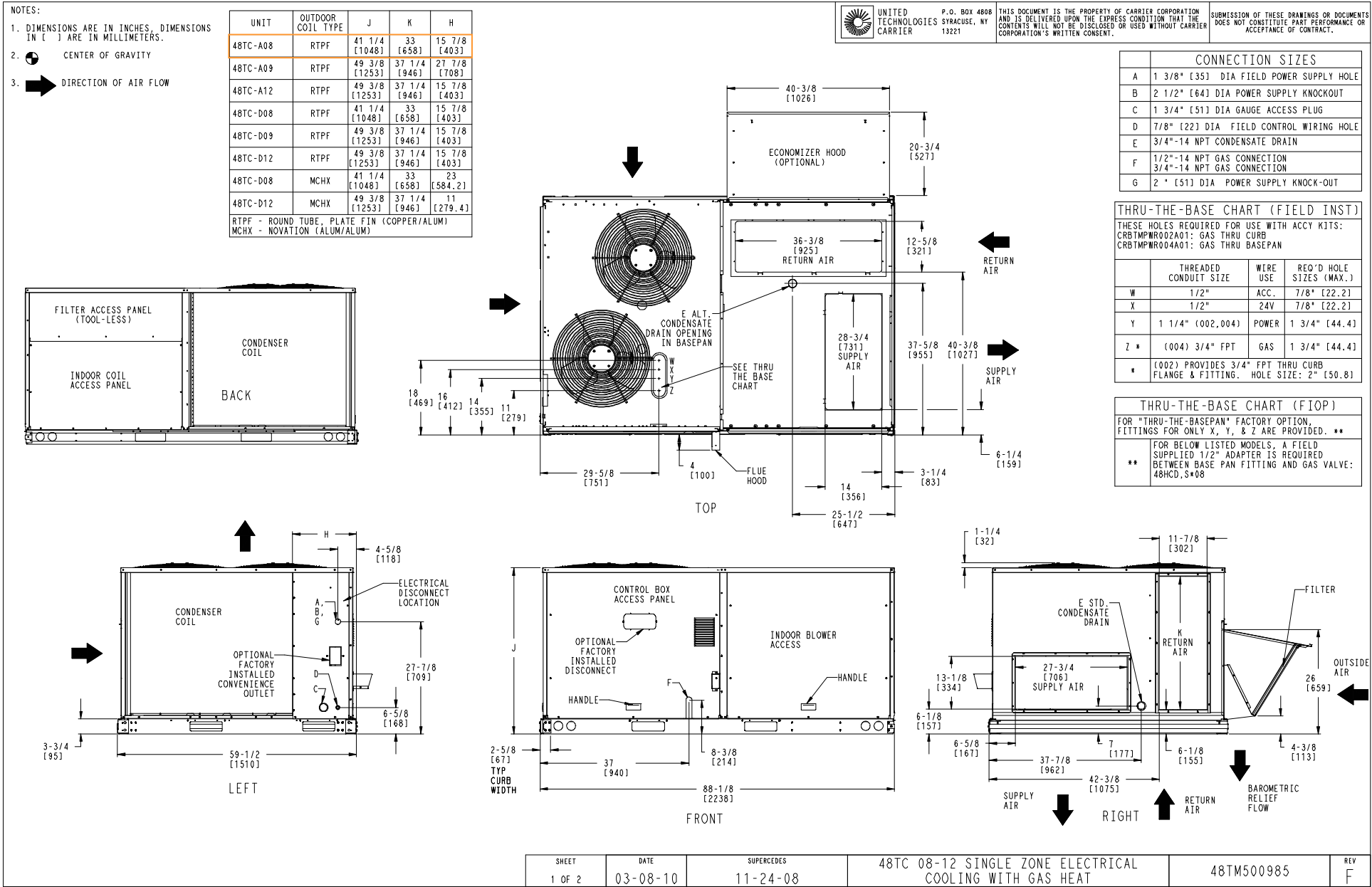


Bollard
Finish: Silver
Lamp: LED, 16 watts



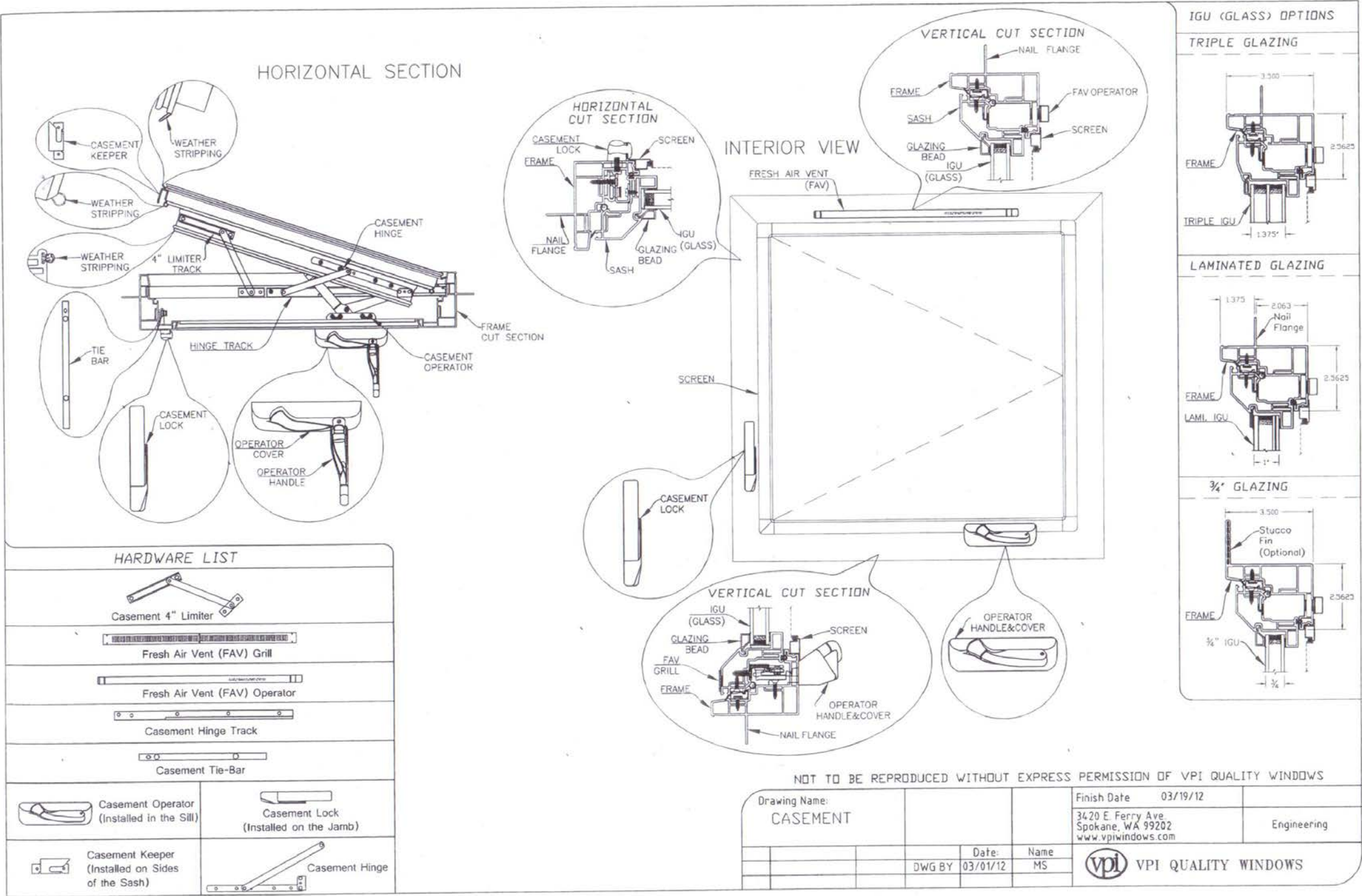
Steplight
Finish: Silver
Lamp: LED, 6 watts



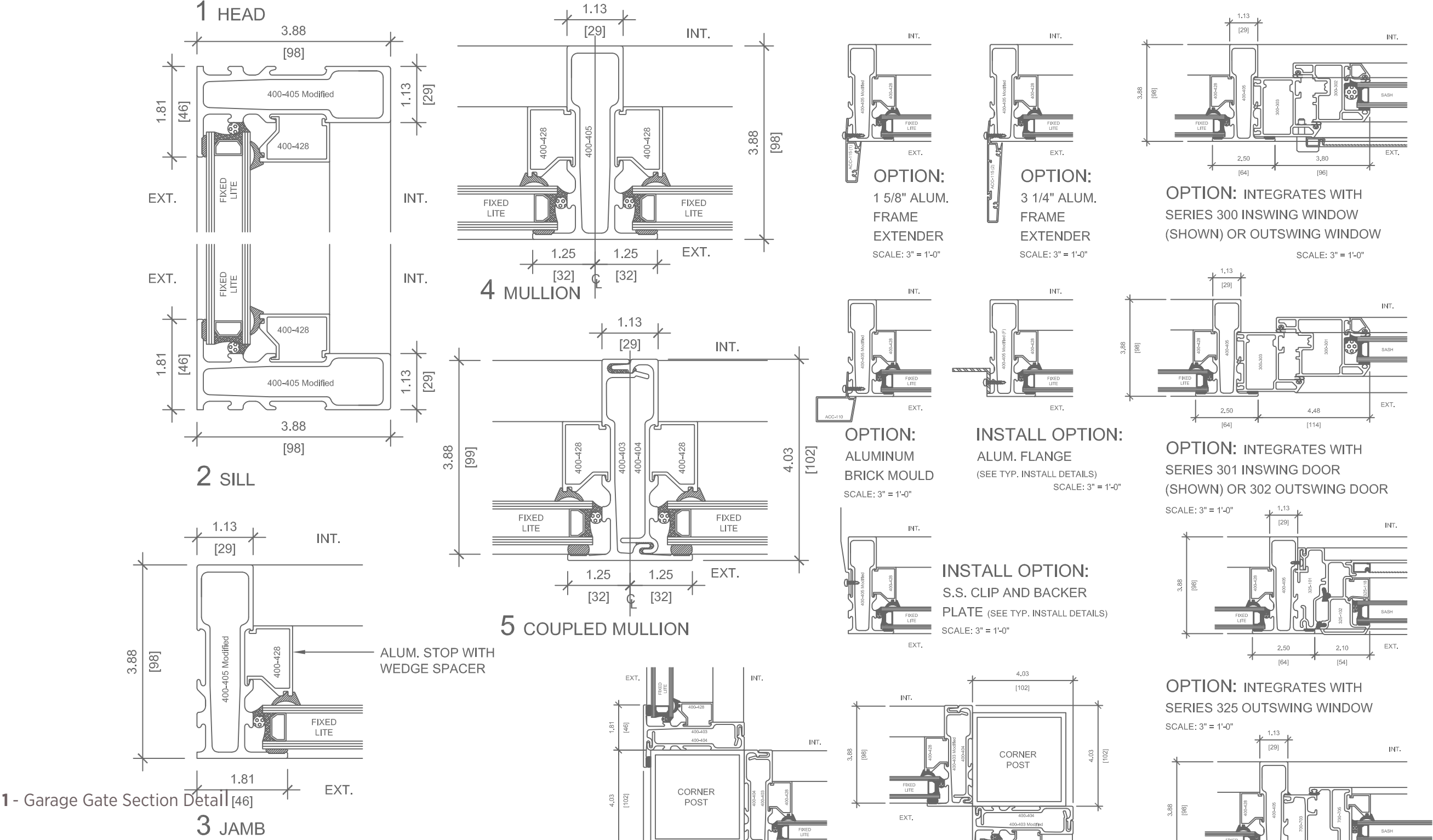


Elevator Over-run Detail

Common Space Mechanical Unit
Cut Sheet

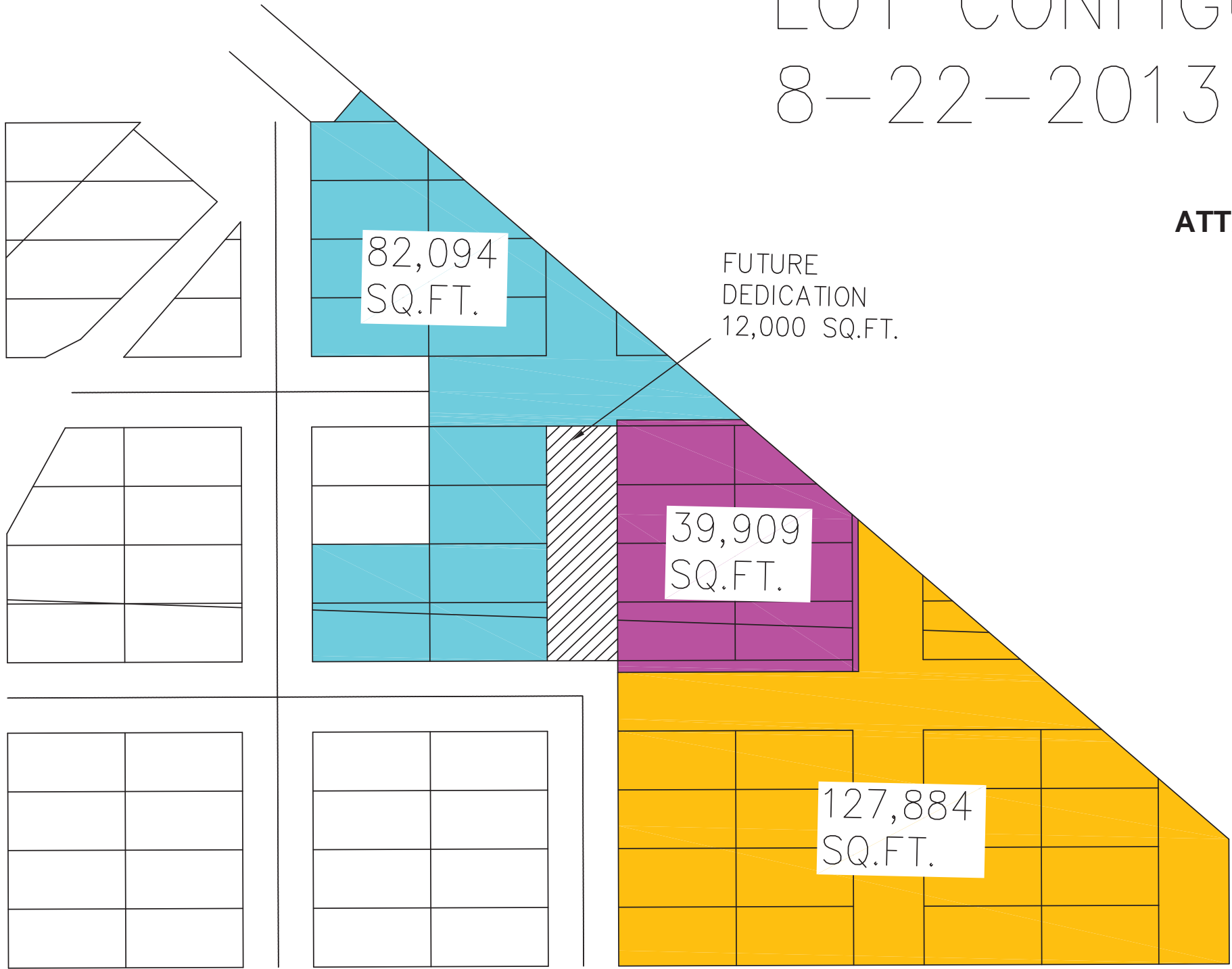


4 - Dock Guardrail



LOT CONFIGURATION 8-22-2013

ATTACHMENT 1

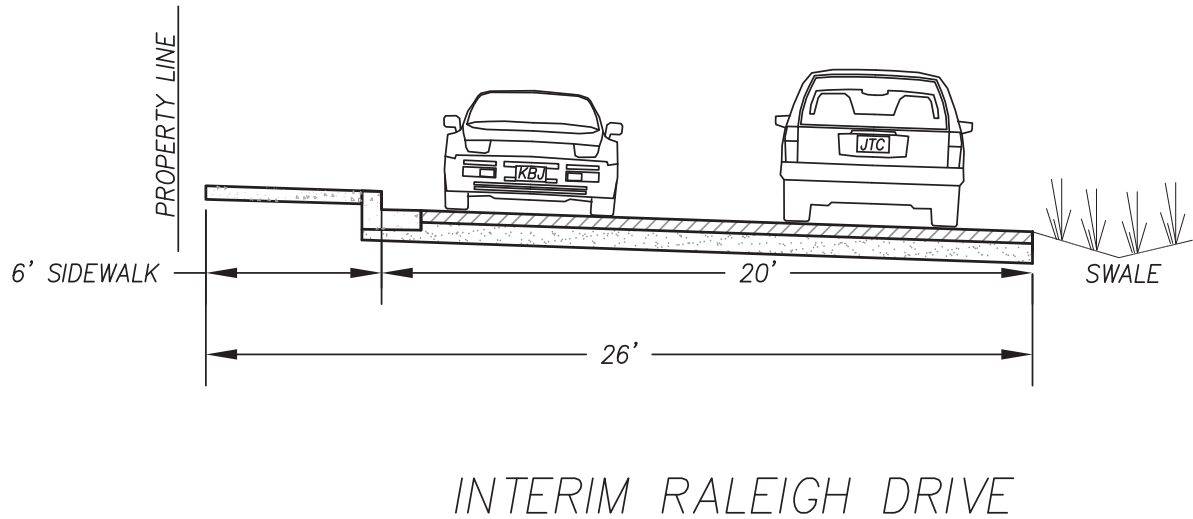
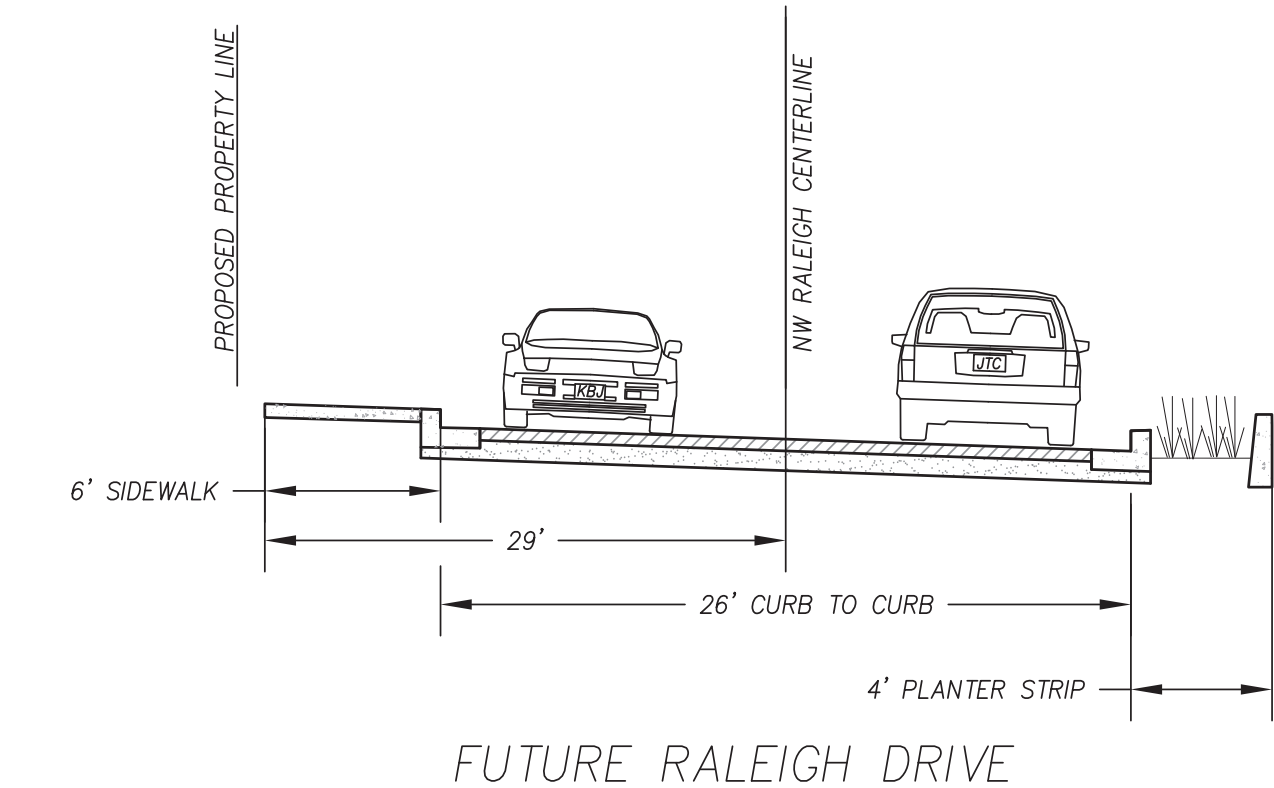


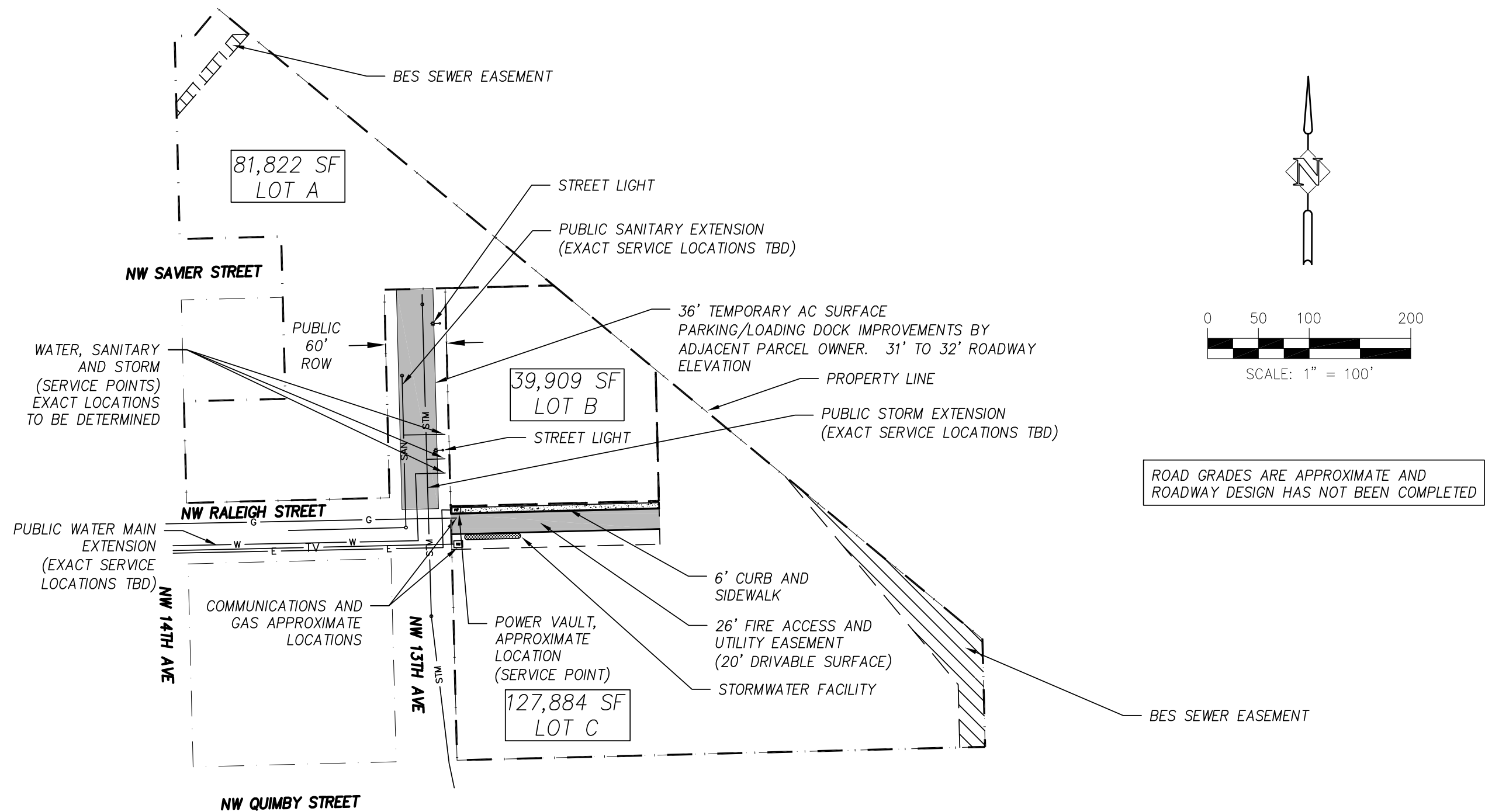
Hoyt Street Yards Phase 5 - Pedestrian Circulation

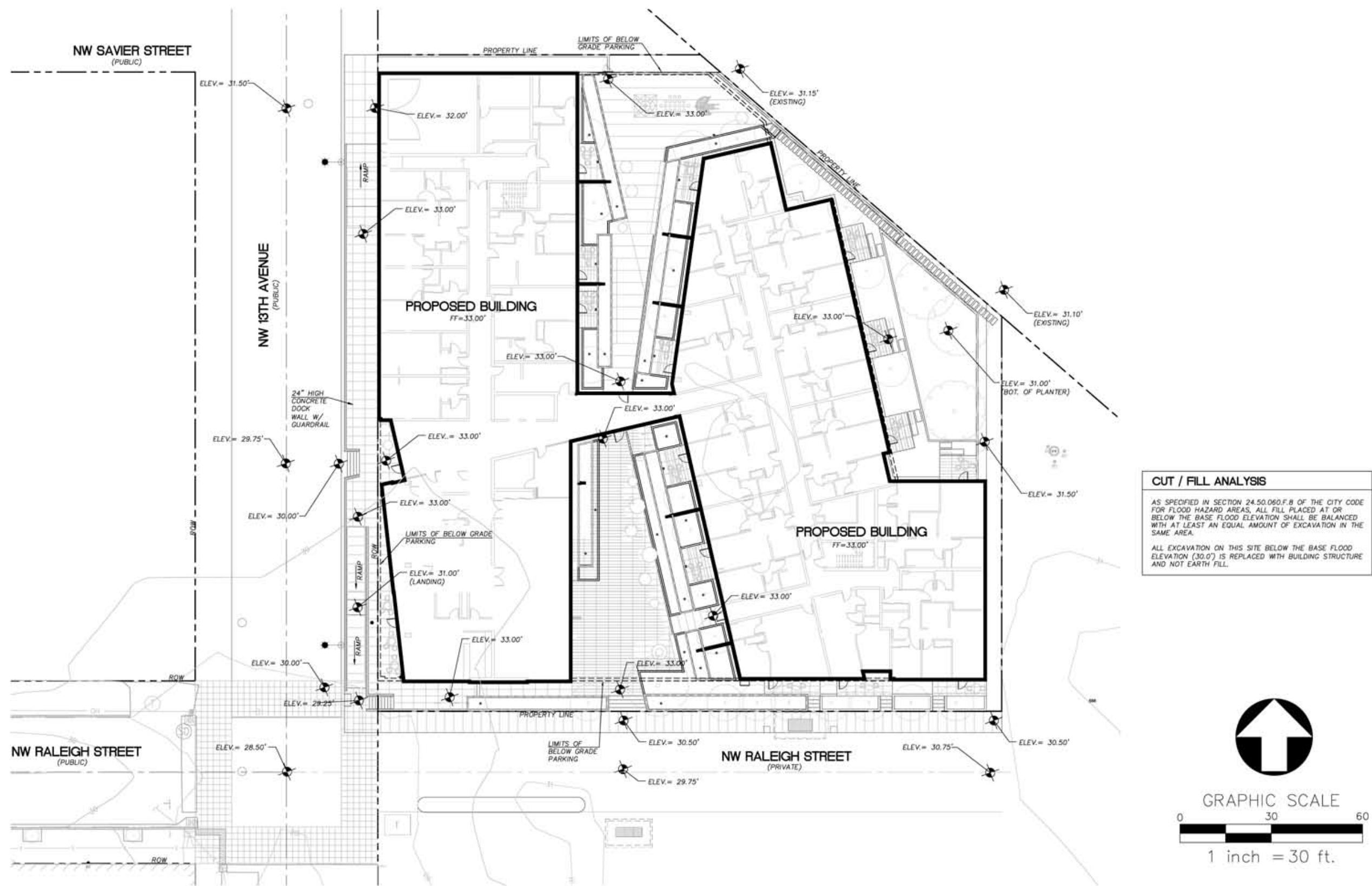
ATTACHMENT 2

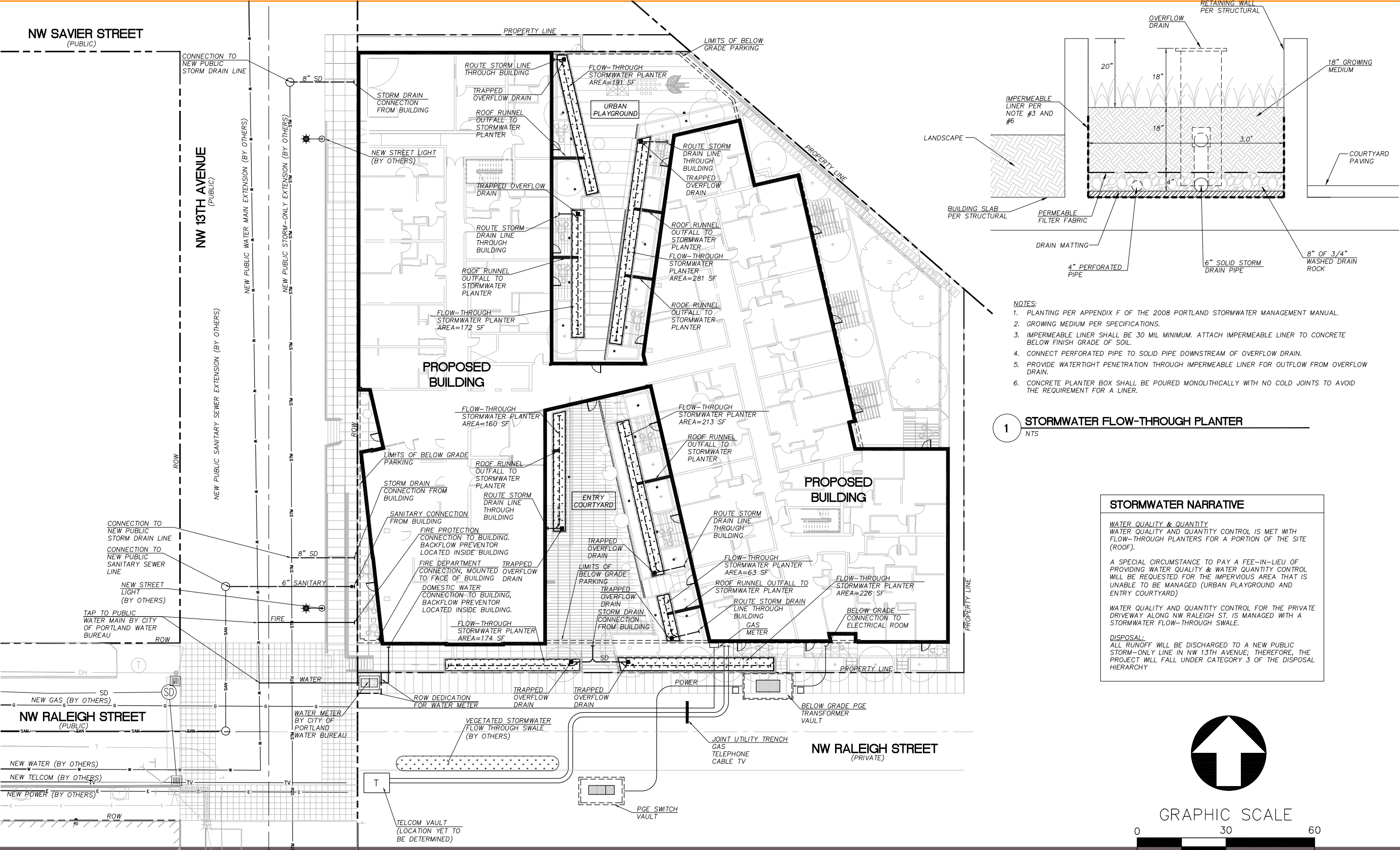


ATTACHMENT 3









- NOTES:
1. PLANTING PER APPENDIX F OF THE 2008 PORTLAND STORMWATER MANAGEMENT MANUAL.
 2. GROWING MEDIUM PER SPECIFICATIONS.
 3. IMPERMEABLE LINER SHALL BE 30 MIL MINIMUM. ATTACH IMPERMEABLE LINER TO CONCRETE BELOW FINISH GRADE OF SOIL.
 4. CONNECT PERFORATED PIPE TO SOLID PIPE DOWNSTREAM OF OVERFLOW DRAIN.
 5. PROVIDE WATERTIGHT PENETRATION THROUGH IMPERMEABLE LINER FOR OUTFLOW FROM OVERFLOW DRAIN.
 6. CONCRETE PLANTER BOX SHALL BE POURED MONOLITHICALLY WITH NO COLD JOINTS TO AVOID THE REQUIREMENT FOR A LINER.

1 STORMWATER FLOW-THROUGH PLANTER
NTS

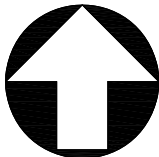
STORMWATER NARRATIVE

WATER QUALITY & QUANTITY
WATER QUALITY AND QUANTITY CONTROL IS MET WITH FLOW-THROUGH PLANTERS FOR A PORTION OF THE SITE (ROOF).

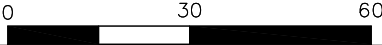
A SPECIAL CIRCUMSTANCE TO PAY A FEE-IN-LIEU OF PROVIDING WATER QUALITY & WATER QUANTITY CONTROL WILL BE REQUESTED FOR THE IMPERVIOUS AREA THAT IS UNABLE TO BE MANAGED (URBAN PLAYGROUND AND ENTRY COURTYARD)

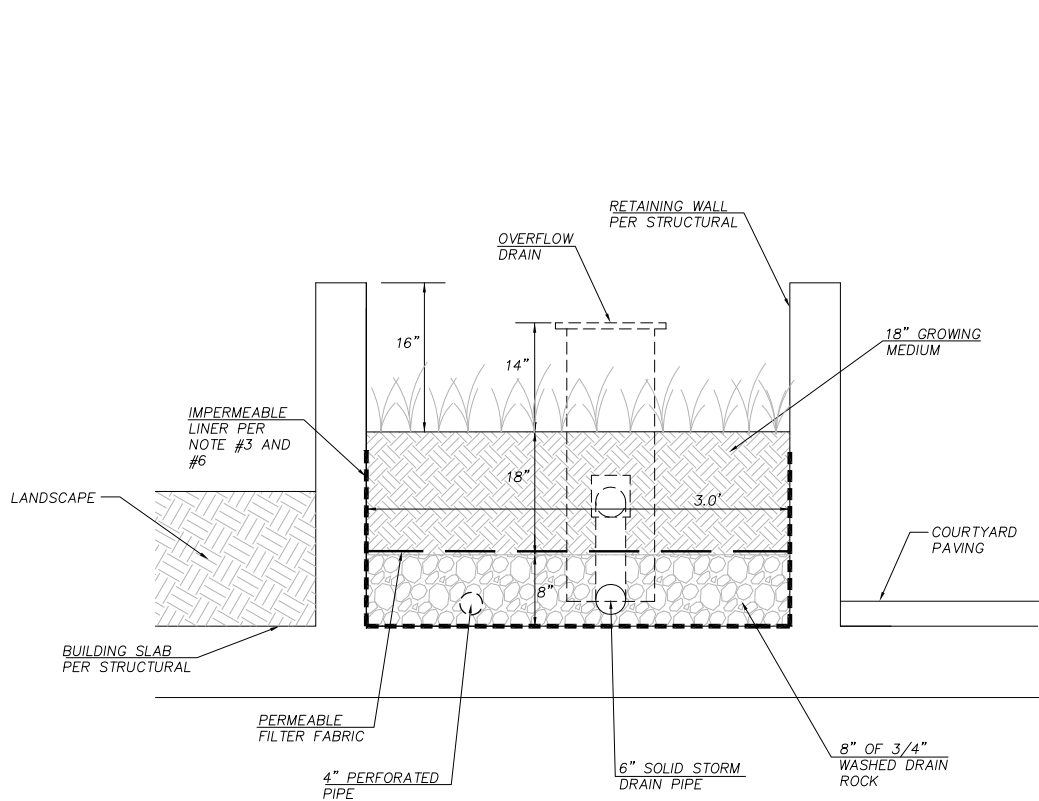
WATER QUALITY AND QUANTITY CONTROL FOR THE PRIVATE DRIVEWAY ALONG NW RALEIGH ST. IS MANAGED WITH A STORMWATER FLOW-THROUGH SWALE.

DISPOSAL:
ALL RUNOFF WILL BE DISCHARGED TO A NEW PUBLIC STORM-ONLY LINE IN NW 13TH AVENUE; THEREFORE, THE PROJECT WILL FALL UNDER CATEGORY 3 OF THE DISPOSAL HIERARCHY



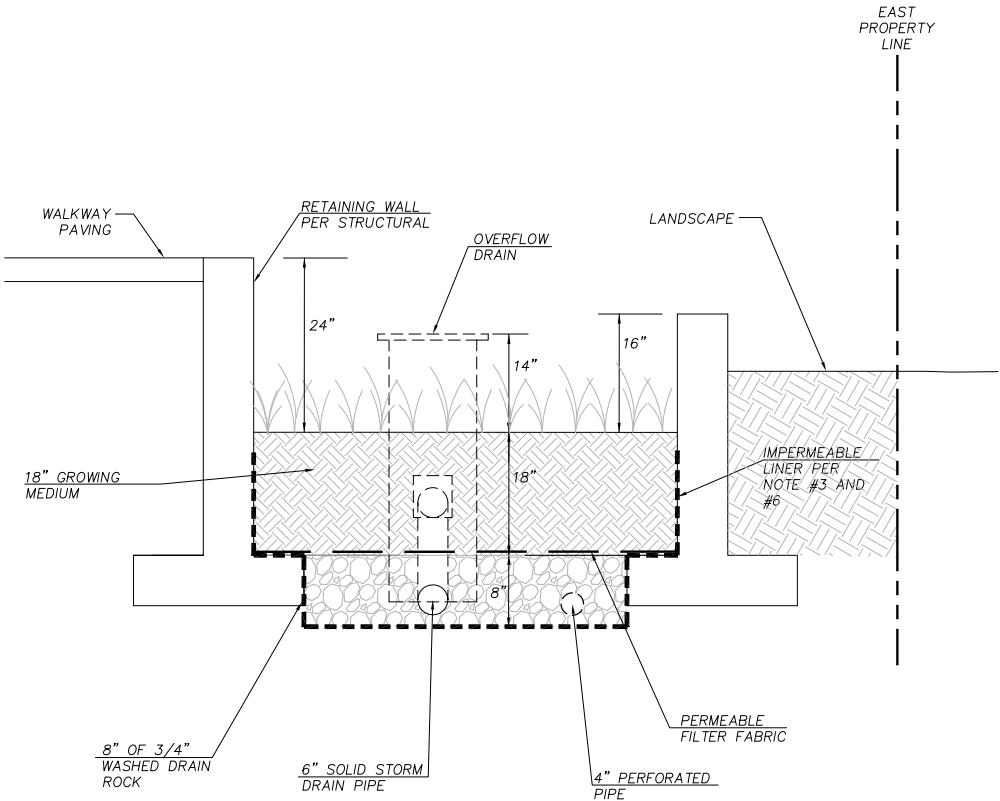
GRAPHIC SCALE





- NOTES:
1. PLANTING PER APPENDIX F OF THE 2008 PORTLAND STORMWATER MANAGEMENT MANUAL.
 2. GROWING MEDIUM PER SPECIFICATIONS.
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 4. CONNECT PERFORATED PIPE TO SOLID PIPE DOWNSTREAM OF OVERFLOW DRAIN.
 5. PROVIDE WATERTIGHT PENETRATION THROUGH IMPERMEABLE LINER FOR OUTFLOW FROM OVERFLOW DRAIN.
 6. CONCRETE PLANTER BOX SHALL BE POURED MONOLITHICALLY WITH NO COLD JOINTS TO AVOID THE REQUIREMENT FOR A LINER.

2 STORMWATER FLOW-THROUGH PLANTER - COURTYARD
NTS



- NOTES:
1. PLANTING PER APPENDIX F OF THE 2008 PORTLAND STORMWATER MANAGEMENT MANUAL.
 2. GROWING MEDIUM PER SPECIFICATIONS.
 3. IMPERMEABLE LINER SHALL BE 30 MIL MINIMUM. ATTACH IMPERMEABLE LINER TO CONCRETE BELOW FINISH GRADE OF SOIL.
 4. CONNECT PERFORATED PIPE TO SOLID PIPE DOWNSTREAM OF OVERFLOW DRAIN.
 5. PROVIDE WATERTIGHT PENETRATION THROUGH IMPERMEABLE LINER FOR OUTFLOW FROM OVERFLOW DRAIN.

1 STORMWATER FLOW-THROUGH PLANTER - NORTHEAST
NTS

