



PEARL WEST

GBD Architects | THA Architecture

File # EA 13-240525 DA
January 30, 2014

Exhibit **C.1**

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PROJECT INFORMATION

The proposed Pearl West office building will be located on a half block site on NW Irving Street between NW14th Street and NW15th Street. The proposal is for a nine-story building, with approximately 167,000 sf above grade, including eight floors of offices above ground floor service and retail, and approximately 67,500 sf on three below-grade floors accommodating approximately 153 parking spaces.

Pearl West is envisioned as a site specific universal building. It is inspired by the historic warehouse buildings prevalent in the district, rendered in a contemporary and dignified way. These large, full or half block, masonry structures are characterized by regular window openings and subtle changes in surface to emphasize street level and corner conditions as well as modulate the facades. They are universal buildings with proven flexibility, as many have been adapted from warehouses to both housing and offices. Nevertheless, these historic structures often lack active street fronts, and their uniform facades are not adapted to reflect aspects of view, orientation, and adjacent structures.

Pearl West is site specific to its context. It will be clad in a dark brick, with a regular pattern of openings in a deep thick wall. The openings are on a ten-foot module reflecting a prevalent office dimension. The piers between the openings vary in size to lend a sense of openness or solidity to portions of the façade, reflecting contextual conditions. For example, the piers are narrower, lending a sense of lightness, at the corner of NW 14th Street and at the building entrance to suggest “welcome,” and also at the top of the building to suggest openness to light and views. The piers are wider, evoking a traditional bearing wall, adjacent to the historic Gann Printing Building and opposite the freeway on NW15th Street. The window sizes are uniform above the first floor, with the difference between the masonry pier and the window made by a metal panel.

The top of the Pearl West is distinguished by exaggerating the apparent size of the window openings with the narrowest piers emphasizing the width, and a recessed head extended the apparent height of the openings. Large covered terraces occupy the north and southeast corners further emphasizing the top of the building.

The immediate context of Pearl West is reflected in a number of ways at street level. 14th Street is a busy north arterial, with a gradually improving pedestrian environment. Pearl West proposes an active retail space (ideally a restaurant) on NW14th Street and wrapping the corner on Irving Street. This space is articulated with a higher floor to floor (17 feet) and canopies between the piers. Some of the glazing at this level will be operable, and outdoor seating is anticipated on the south side (Irving Street).

NW Irving Street is currently a pedestrian-only street. It serves as the primary entrance to The Avenue Lofts and the individual townhouses on the north side of that property. The entrance to Pearl West is centered on its south façade, opposite the entrance to the Irving Street Lofts and articulated as two stories, reflecting the double-height lobby inside. Retail is also proposed to the west of the entrance, with more limited openings reflecting the likely commercial office (medical, financial) use.

NW Irving Street terminates in NW15th Street, which is a lightly used two-way street adjacent to the I-405 ramp up to the Fremont Bridge. Pearl West proposes to wrap the ground floor retail/office space around the corner and concentrate service and loading at the north end of the west elevation.

The north side of Pearl West is a lot line condition with NW Johnson Street occupied by a one-story metal building on the west and the three-story masonry Gann’s Printing Building—designated a historic structure—on the east. The north wall of Pearl West is proposed to be masonry, with a large light-well in the center to allow for glass in the office space on the north side. The remainder of the north wall, on either side of the court, is proposed to be held three feet off the property line allowing 15% windows, which are concentrated at the NW 14th and NW 15th Street corners and adjacent to the court.

The construction schedule of Pearl West anticipates excavation to begin mid June 2014 and building to be completed in December of 2015, with occupancy by February 2016.

Design Issues:

The project team would like Commission input on three significant issues:

Improvements on Irving Street:

Irving between NW 14th and NW 15th Streets is pedestrian-only. It is part of a pattern of pedestrian streets in the River District and related to the shared pedestrian/parking access sections of Irving Street between NW 10th and NW 12th Street. NW Irving Street between NW 14th and NW 15th Streets is relatively underutilized, and with its location adjacent to I-405, can seem inactive. It serves as the primary access to The Avenue Lofts, which lacks a vehicular drop-off convenient to the front door for people with mobility issues or for conditions of inclement weather.

NW Irving Street on this block has been vacated, and the ownership of the historic 60-foot right-of-way is divided equally between the Irving Street Lofts and the property proposed for Pearl West. A 45-foot wide pedestrian easement is aligned with the south side of the historic right of way extending 15 feet north of the centerline. The center of the street has been improved with panels of historic cobbles set within a concrete paving and has a row of trees in grade level planting beds just inside the north edge of the pedestrian easement.

Pearl West proposes limited vehicular access on NW Irving Street to address the drop-off needs of both projects. With our submission and at our DAR Hearing, we would like to discuss alternative proposals to meeting these objectives. We have initiated conversations with Irving Street Lofts to get their input on our proposals.

North Wall Elevation:

The north wall is adjacent to the property line. On the east side it abuts the three-story historic Gann’s Printing Building, which is likely to remain. On the west side, it abuts a one-story industrial building with a large billboard in the southwest corner facing I-405. This building is likely to be replaced with a larger development over time. Views from the upper floor to the north from Pearl West will be valued by tenants but will be limited because of the lot-line condition and potentially impacted by future development. By setting the wall back from the property line three feet (3'-0”), we can get limited glazing in the north wall. Blank masonry party-walls are a common condition in the city. Our approach to addressing this condition is to employ a masonry party-wall for most of the surface, relieved by the glass-lined court in the middle, and concentrate the windows to create corner offices where possible. We would appreciate the Commissions thoughts on this condition and our approach.

Site Specific Universal Building:

We would appreciate the Commissions thoughts to our proposal to create a universal building adapted to this particular context.

Adjustments Anticipated:

At this time, we are anticipating requesting adjustments to the loading requirements for the building. Detail of the specific requests will follow in the application after consultation with the City.





NW 15th Ave. Facing East



NW 15th Ave. Facing South



NW 13th Ave./NW Irving St. Facing West



On Site Facing South/West



NW 14th Ave. Facing South



NW Irving St. Facing East



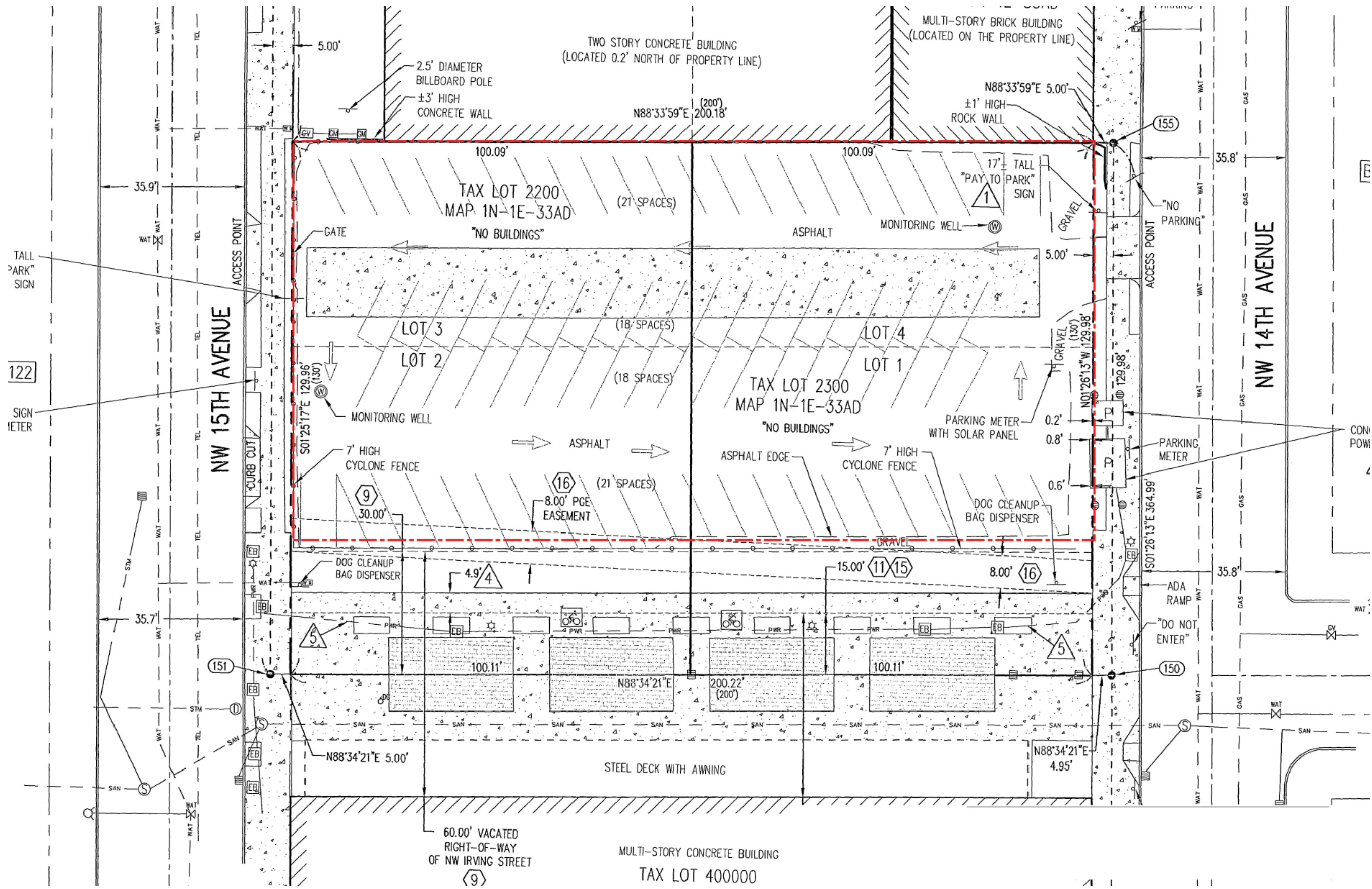
NW Irving St. Facing West



NW Irving St. Facing North



NW Irving St. Facing South/West



SITE CONTEXT

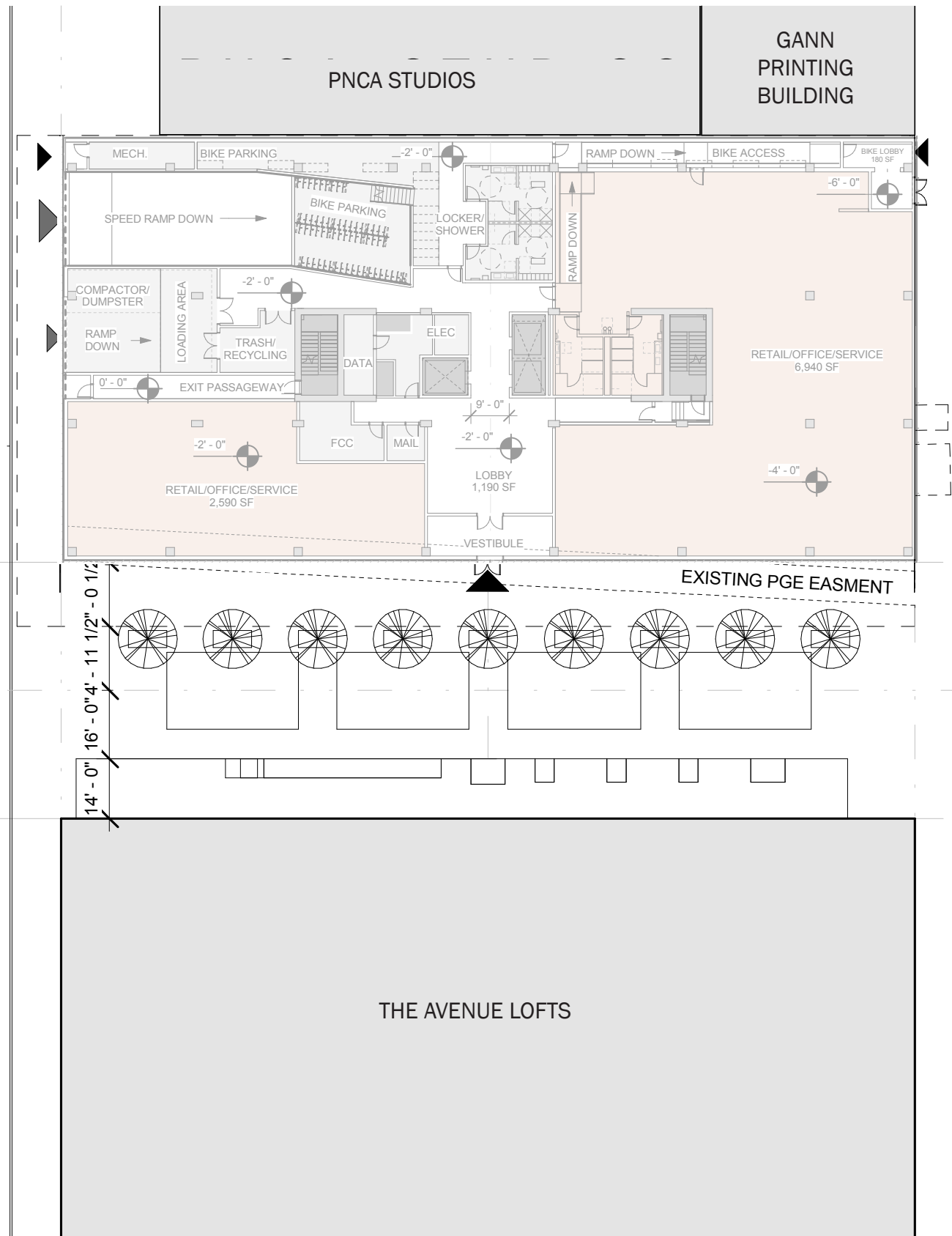
Site Survey

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Exhibit C.6

I-405 RAMP TO FREMONT BRIDGE

NORTHWEST FIFTEENTH AVENUE

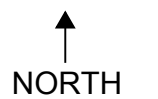


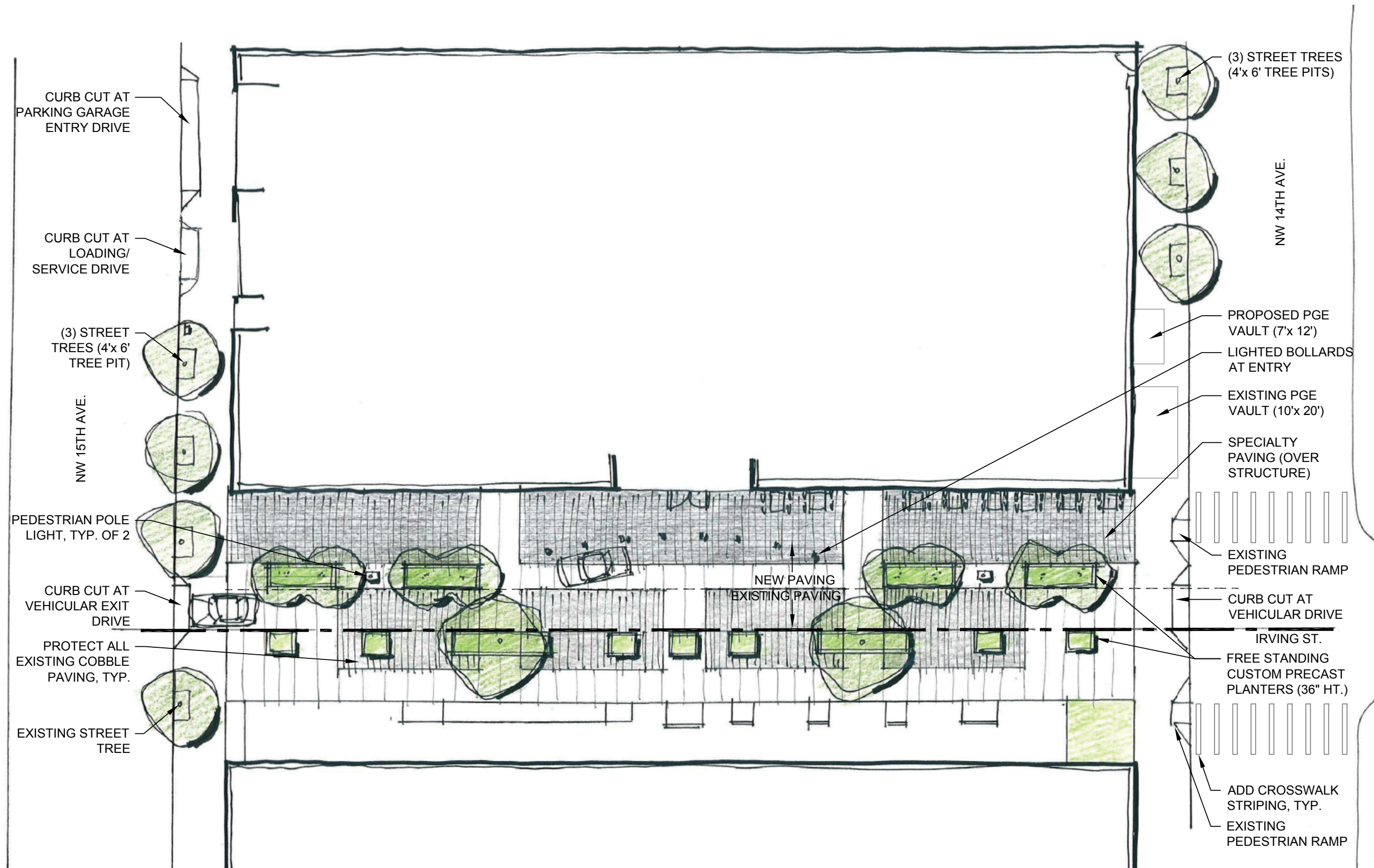
NW FOURTEENTH AVENUE

NW IRVING STREET

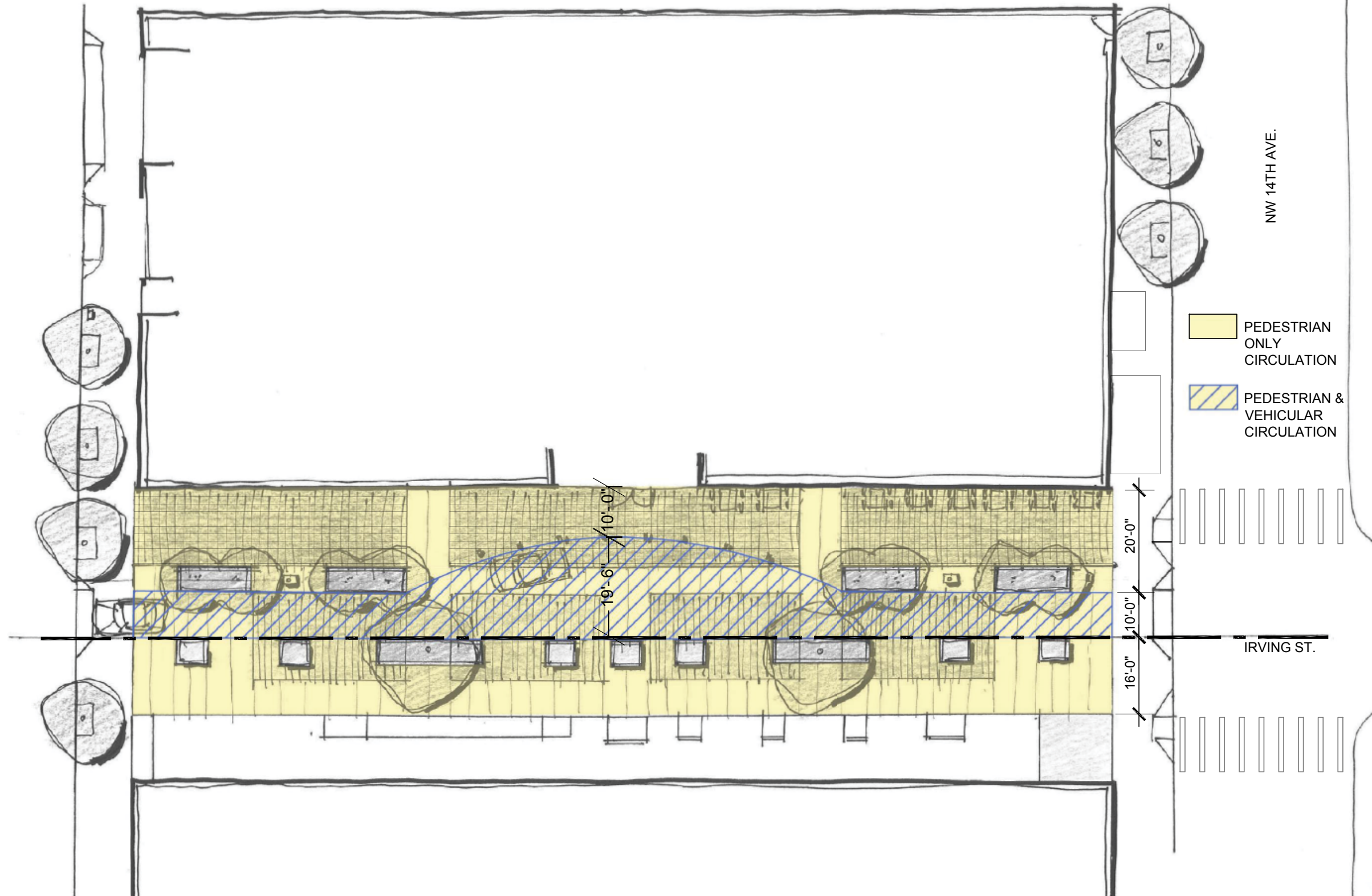
THE CRANE BUILDING

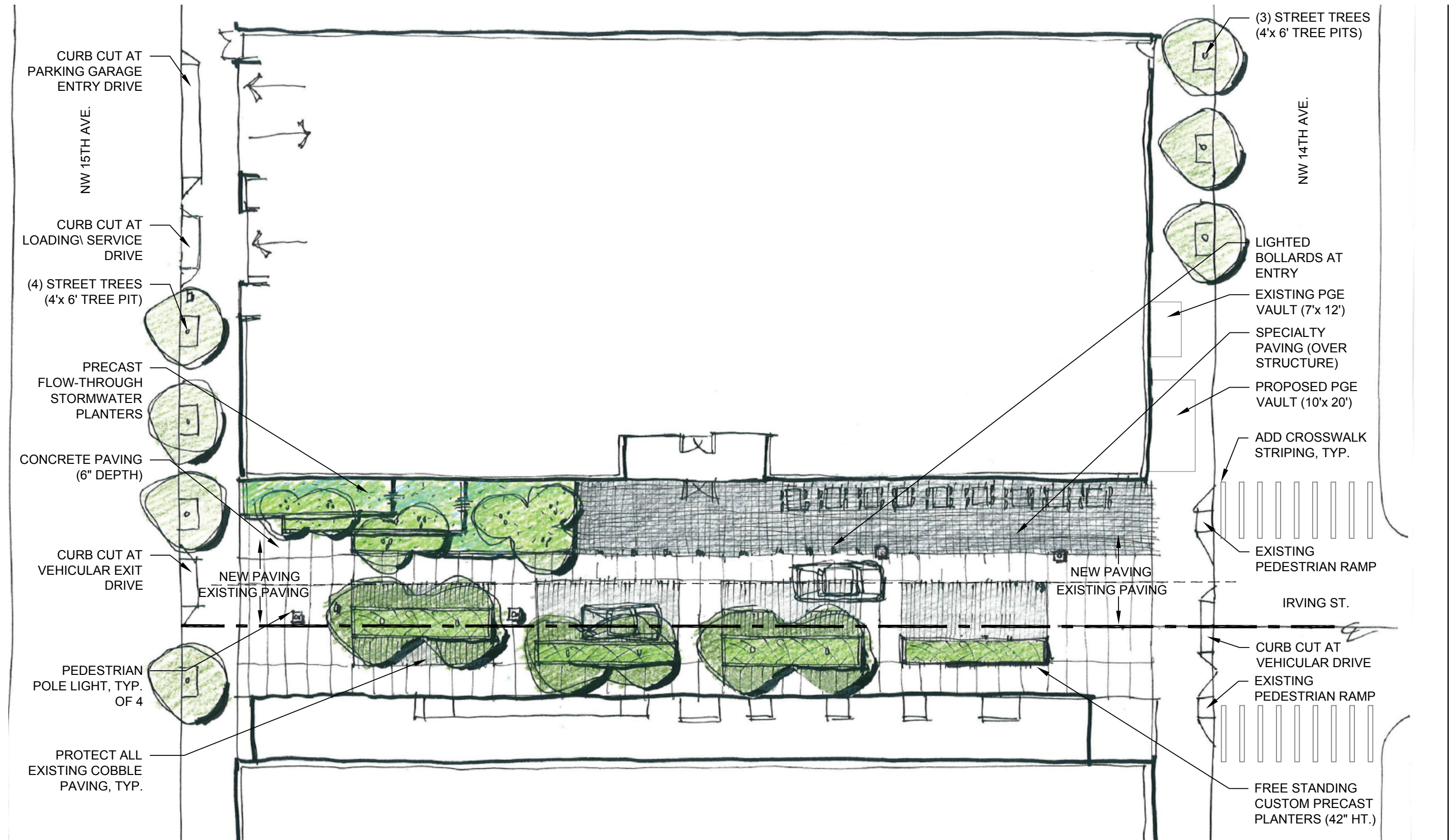
IRVING STREET LOFTS

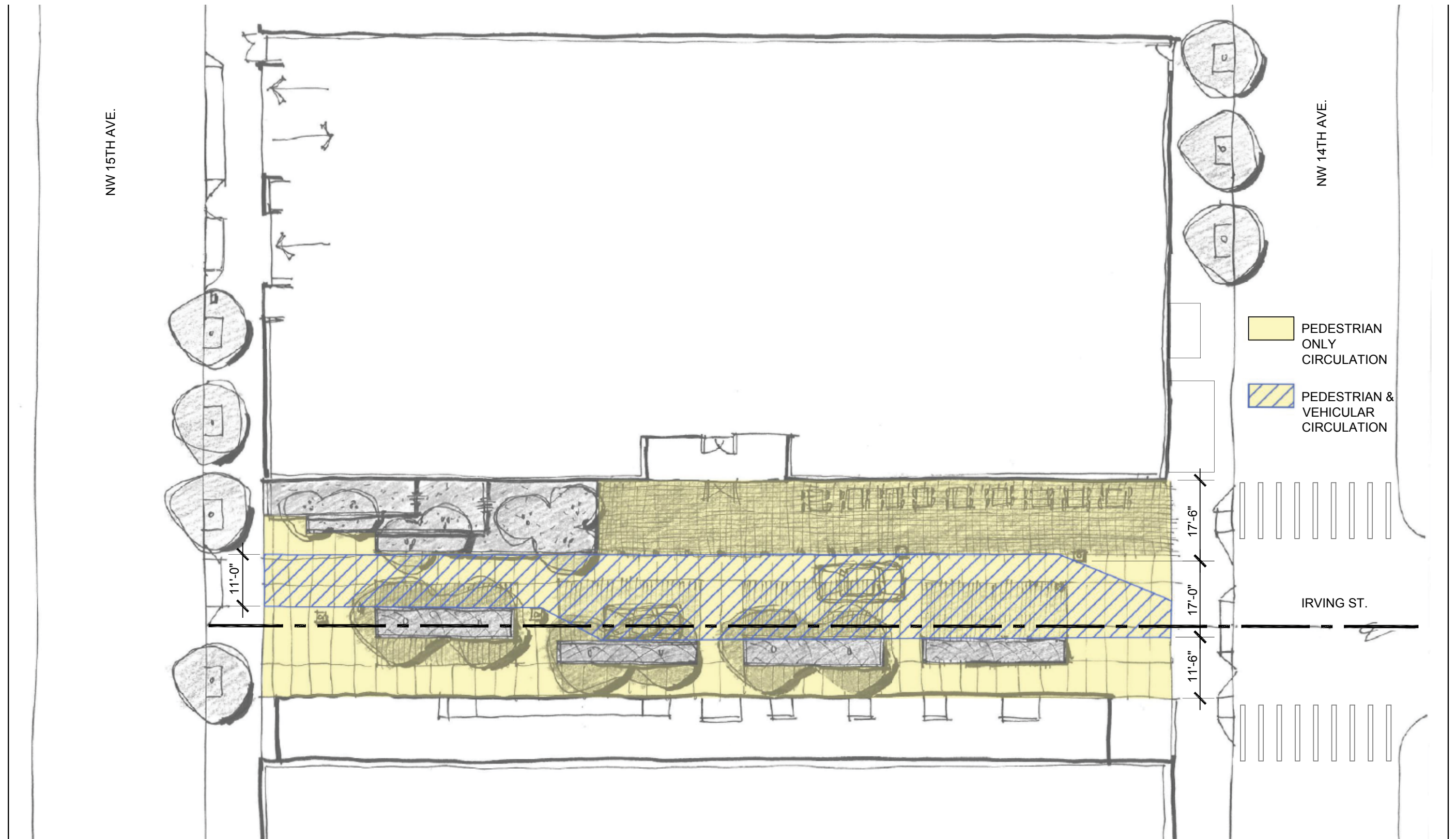


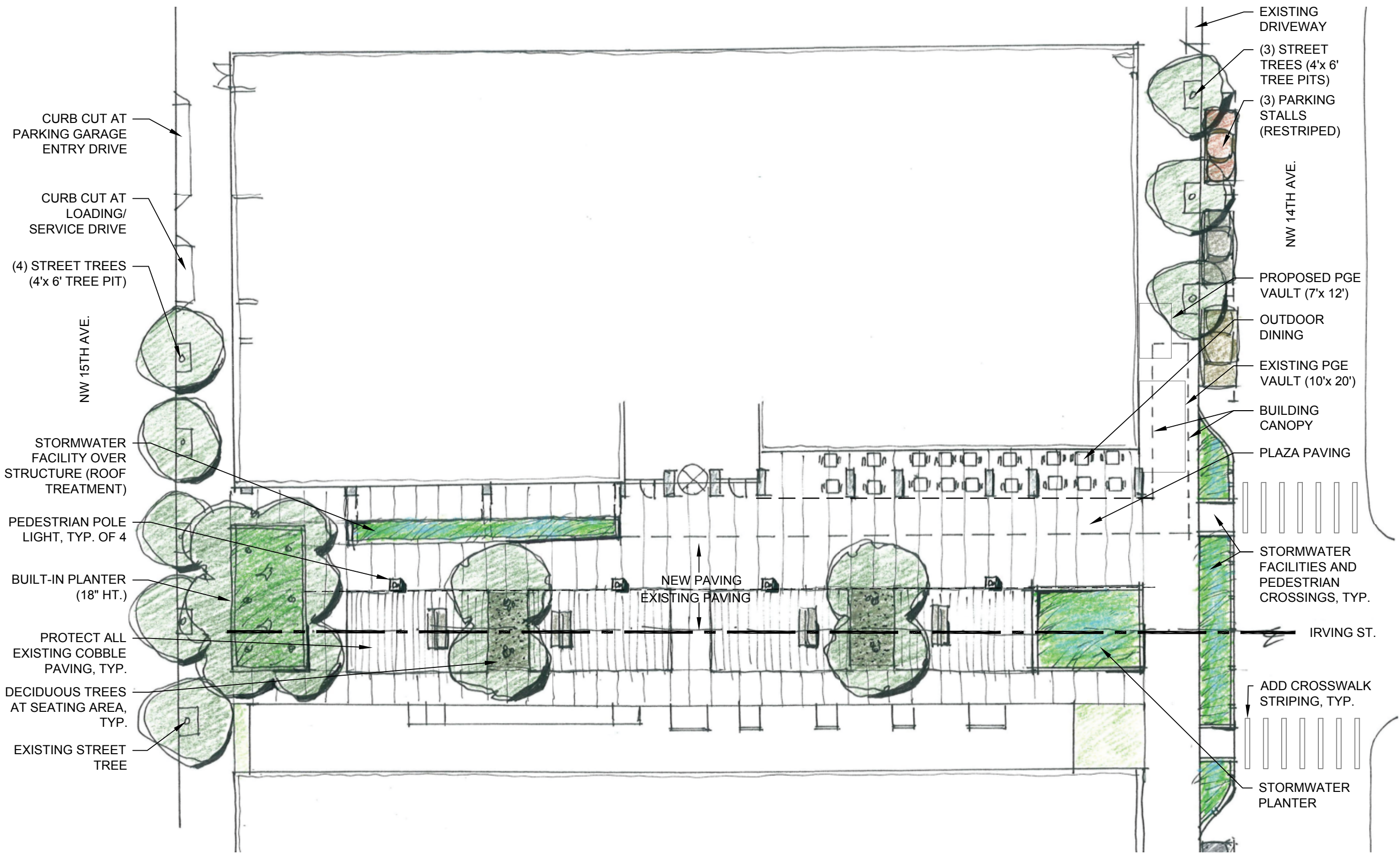


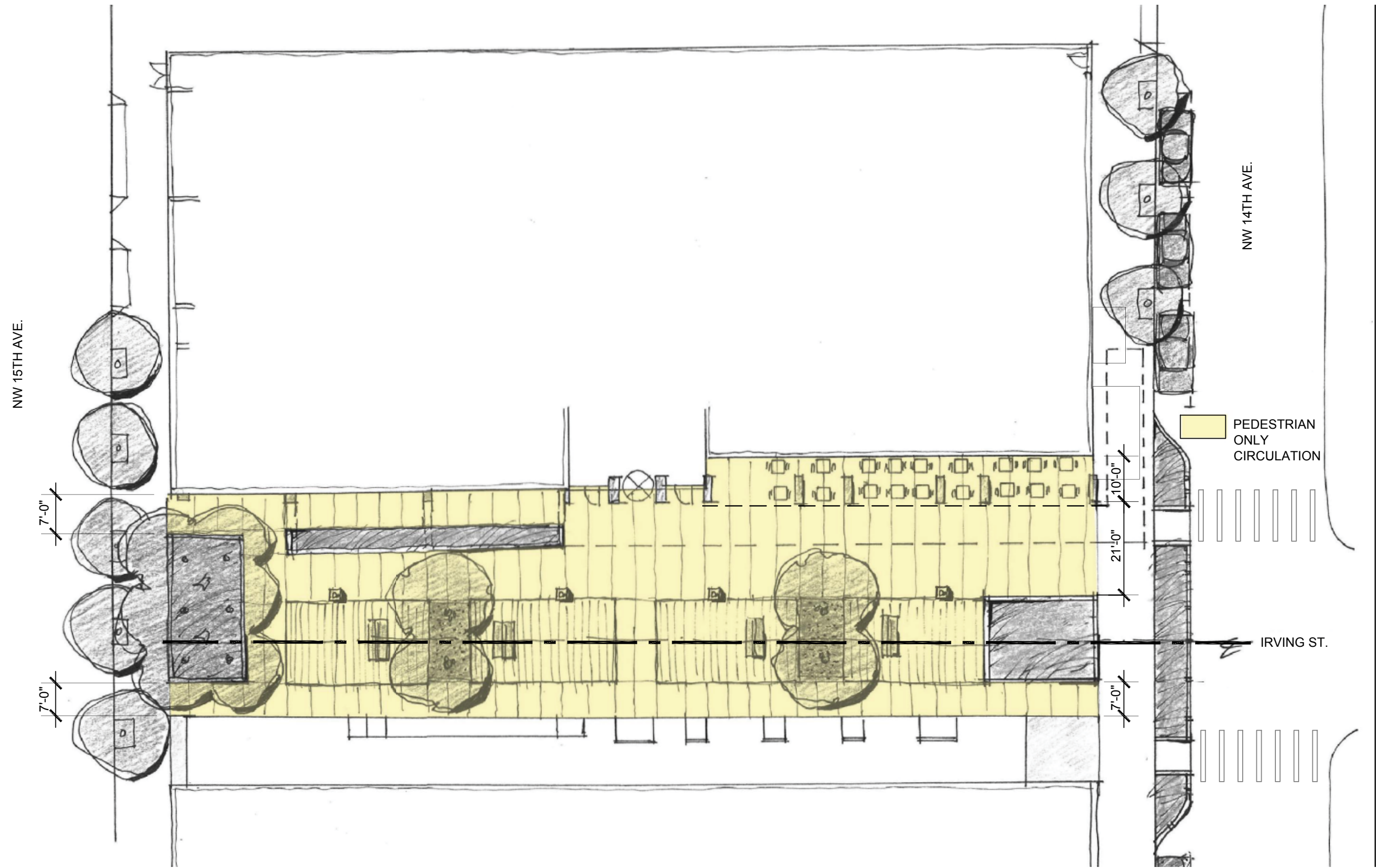
NW 15TH AVE.

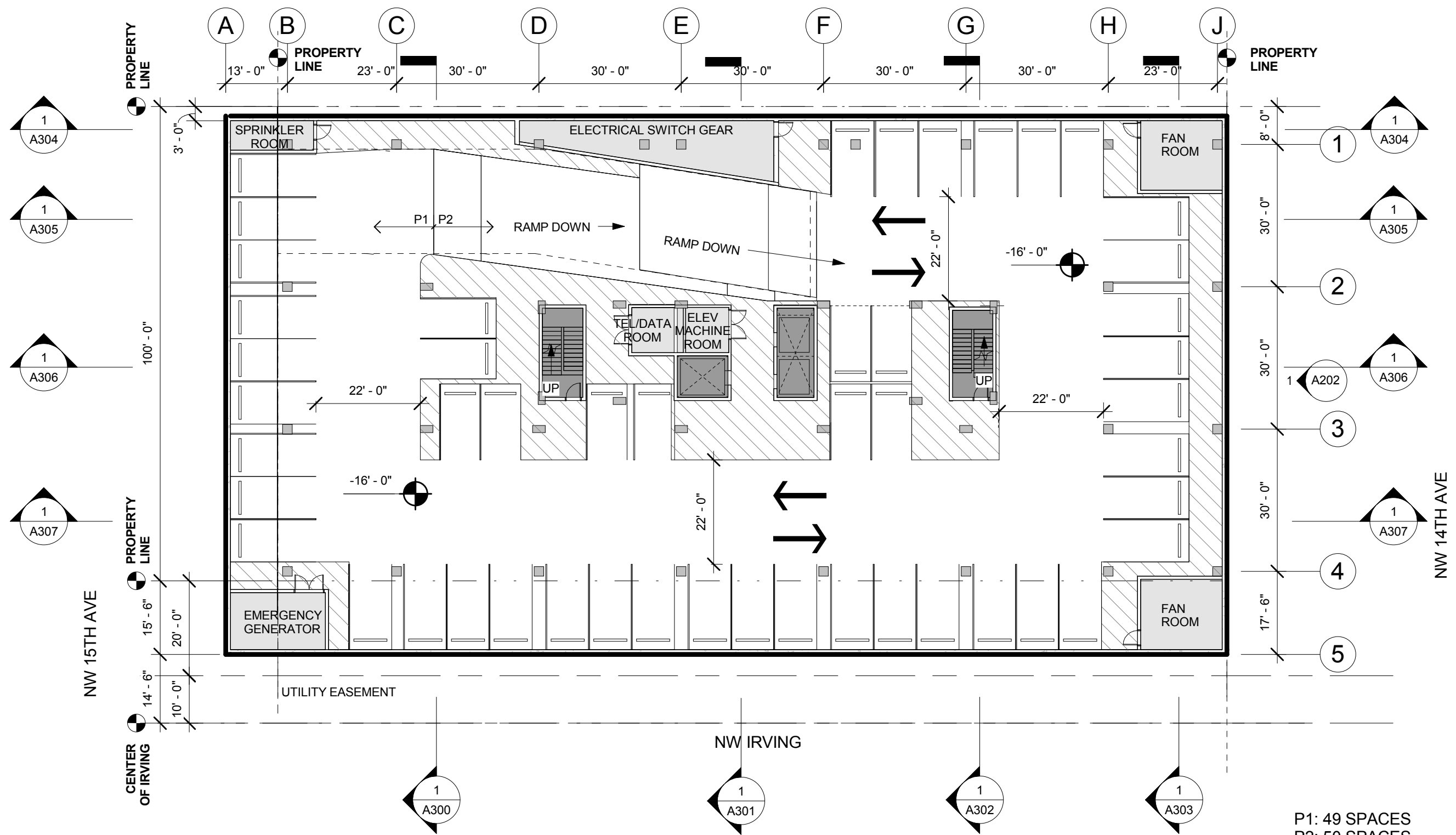




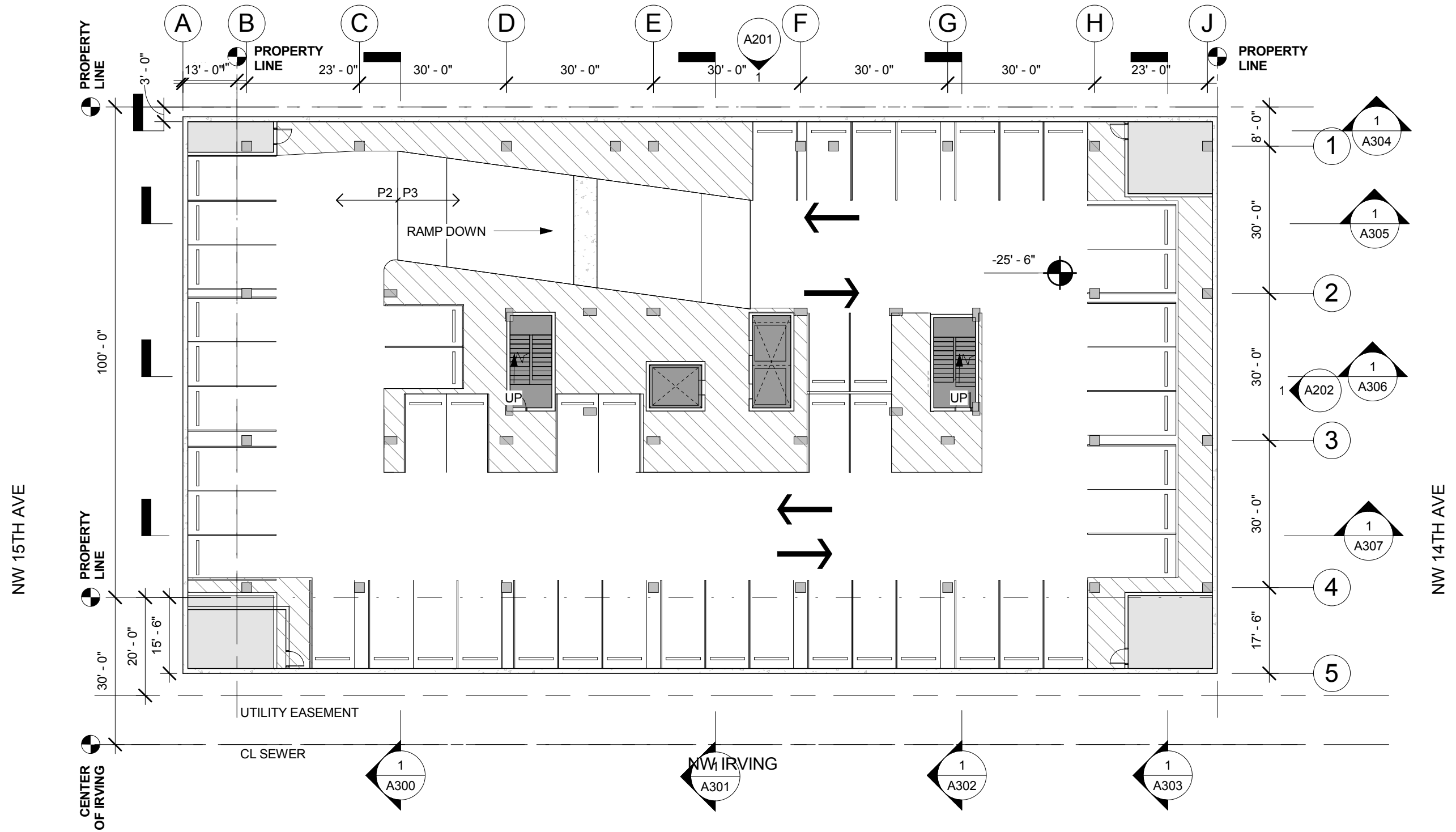




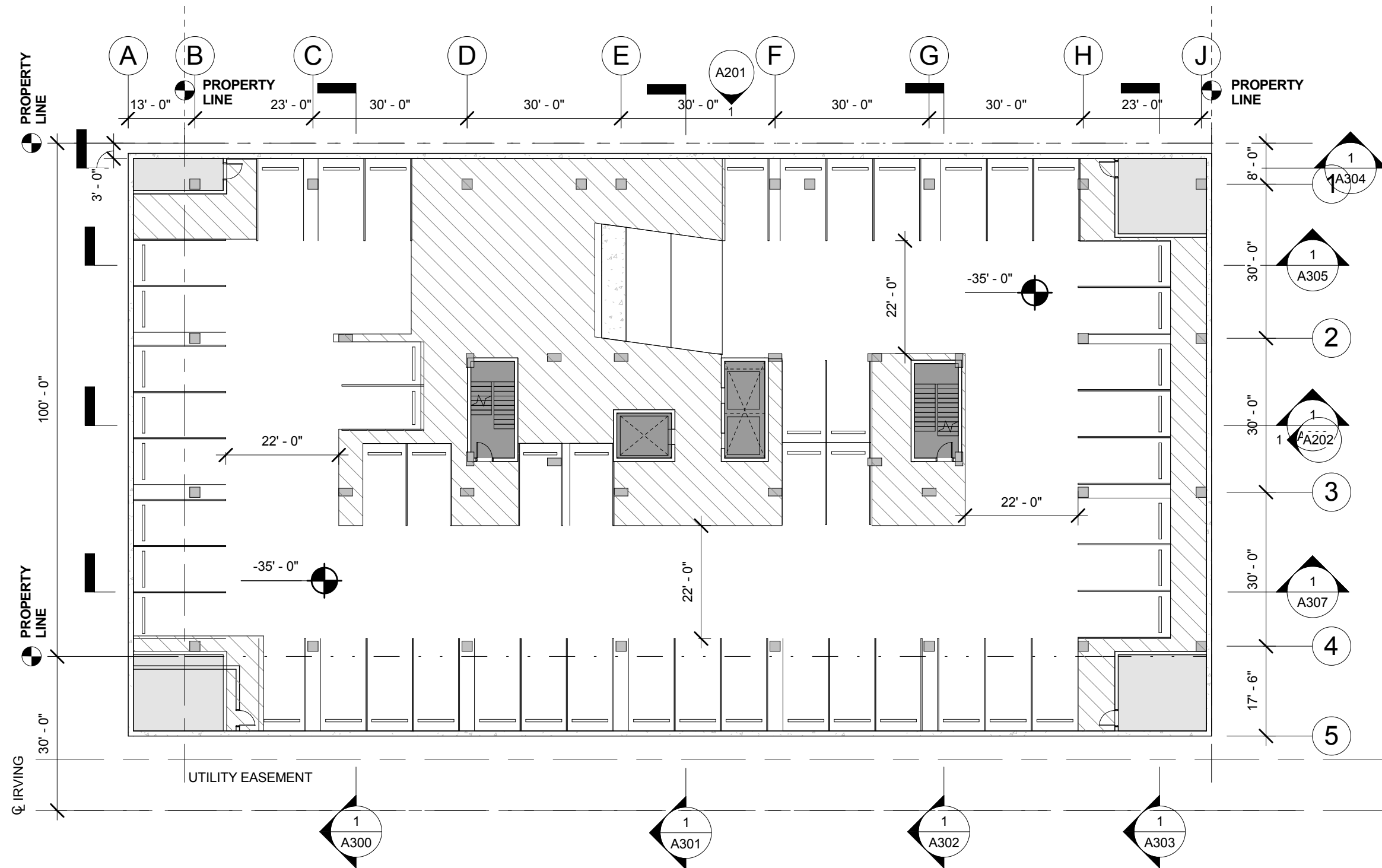




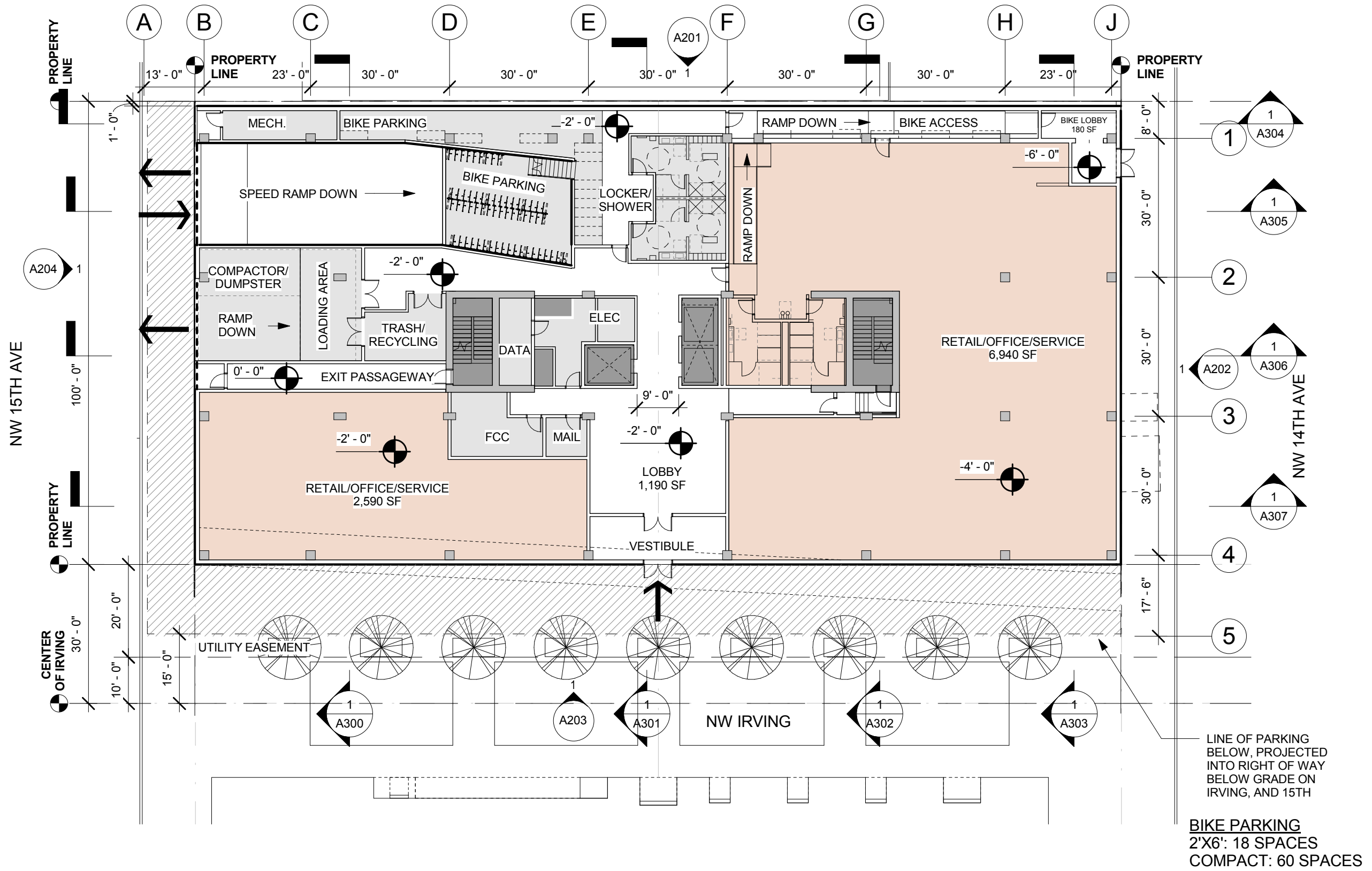
P1: 49 SPACES
P2: 50 SPACES
P3: 52 SPACES
TOTAL: 151 SPACES

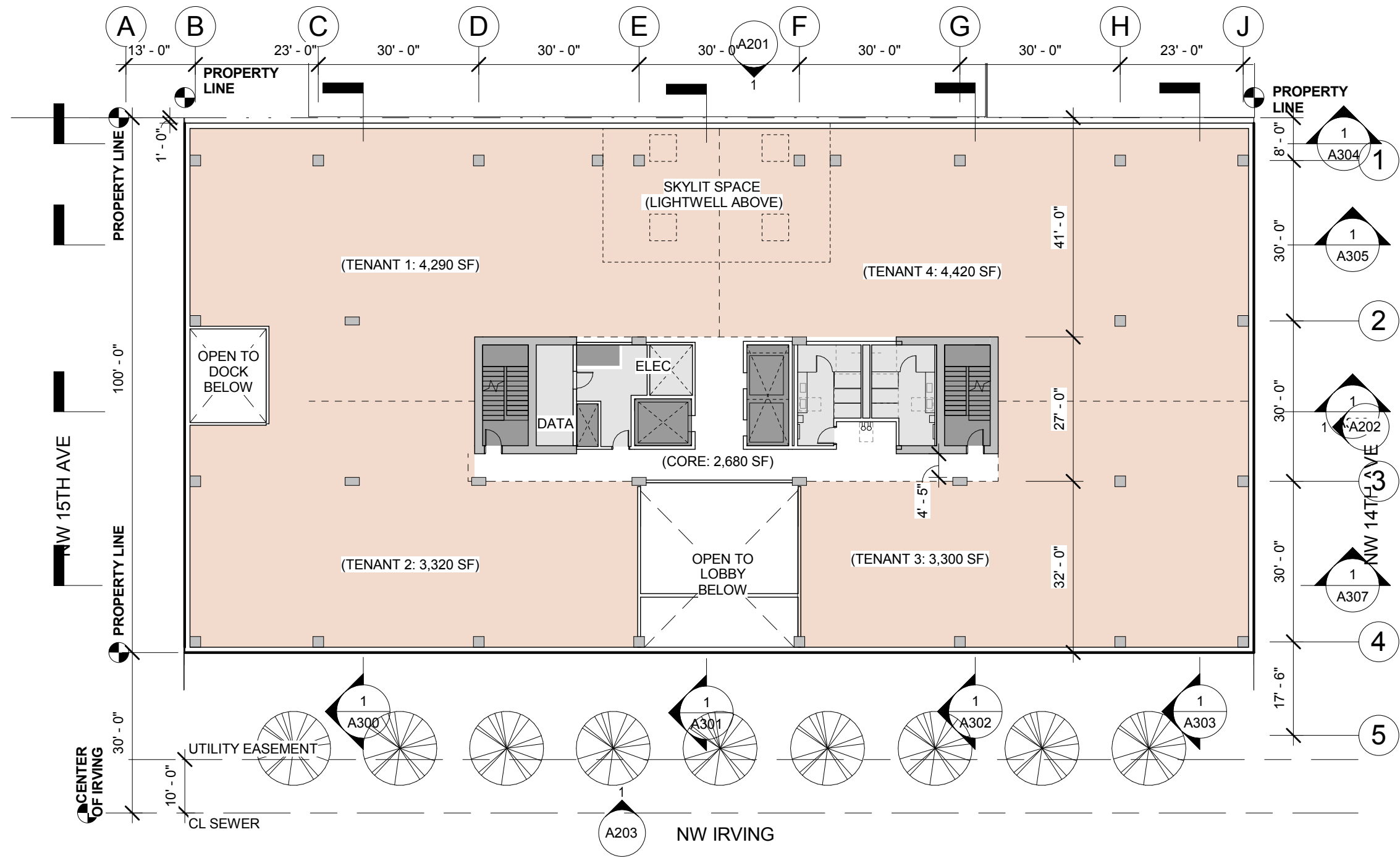


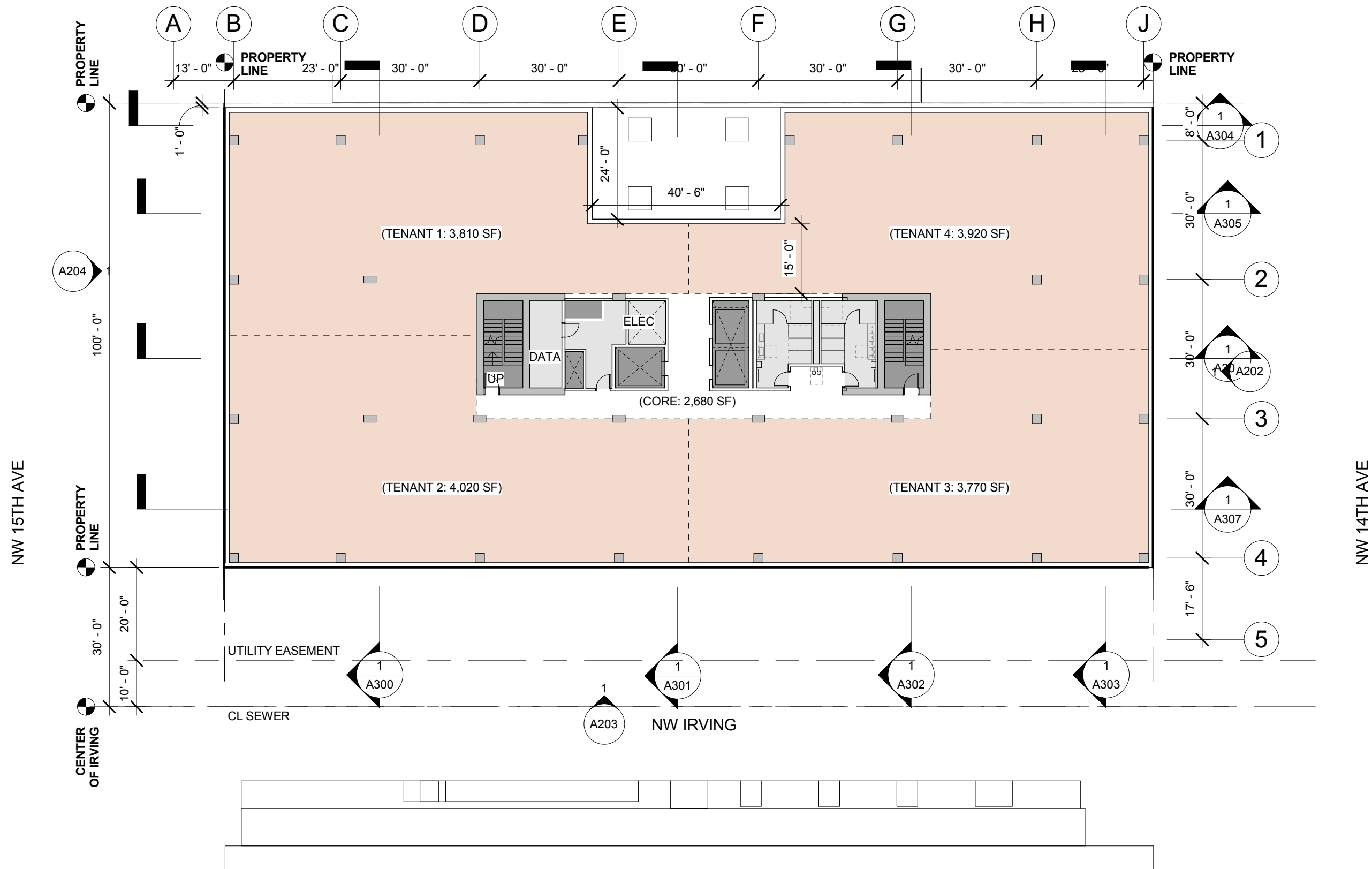
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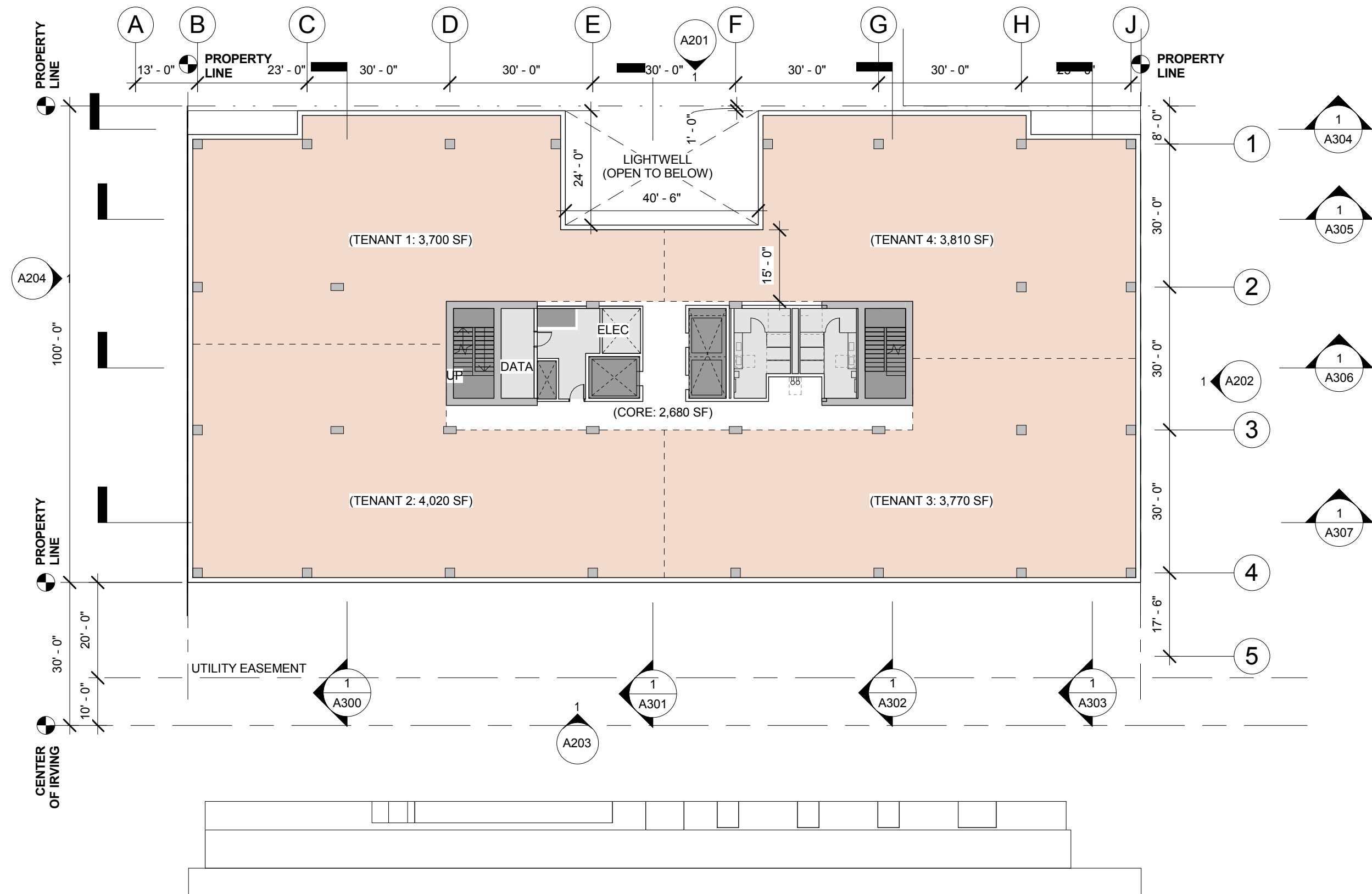


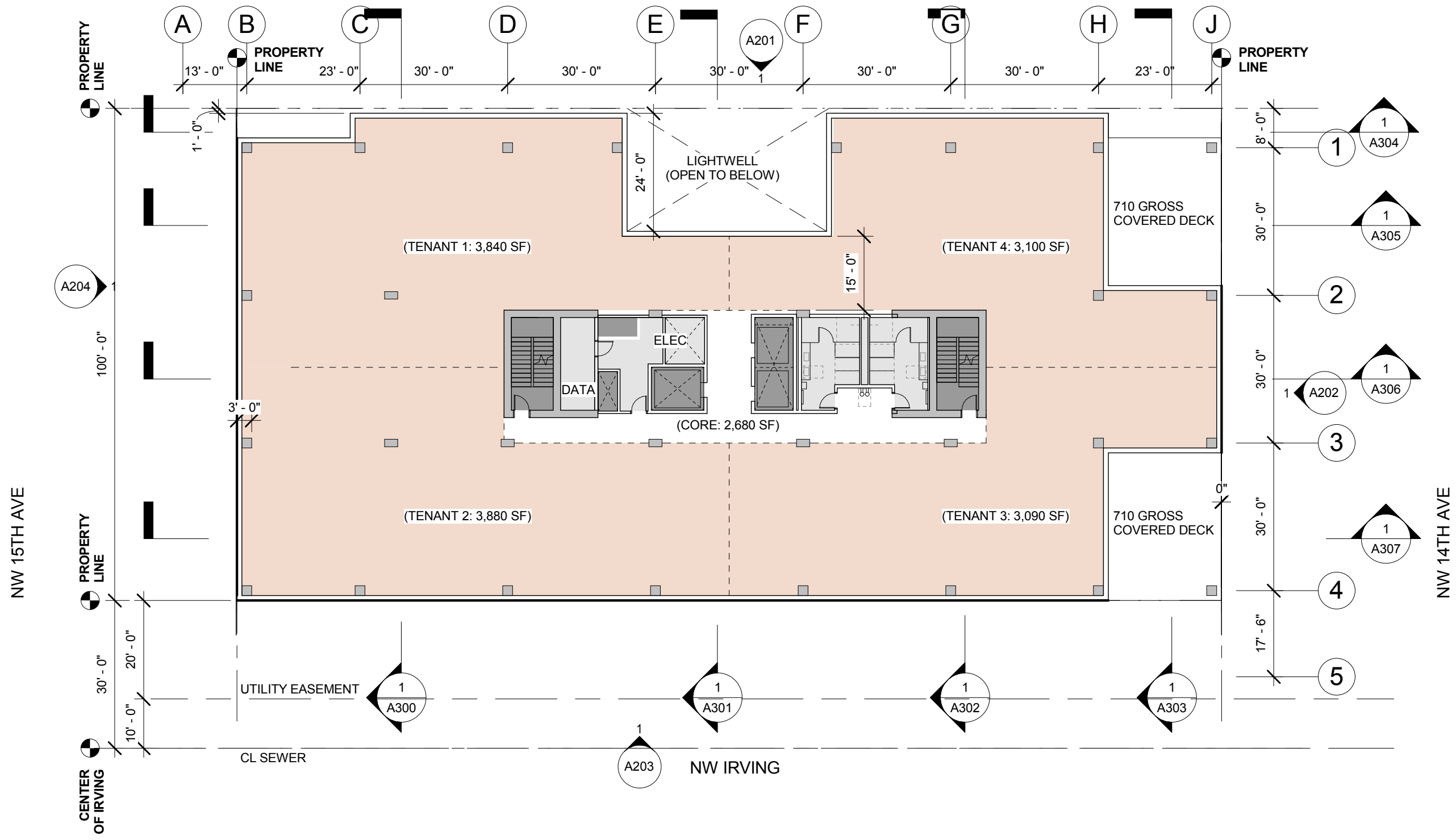
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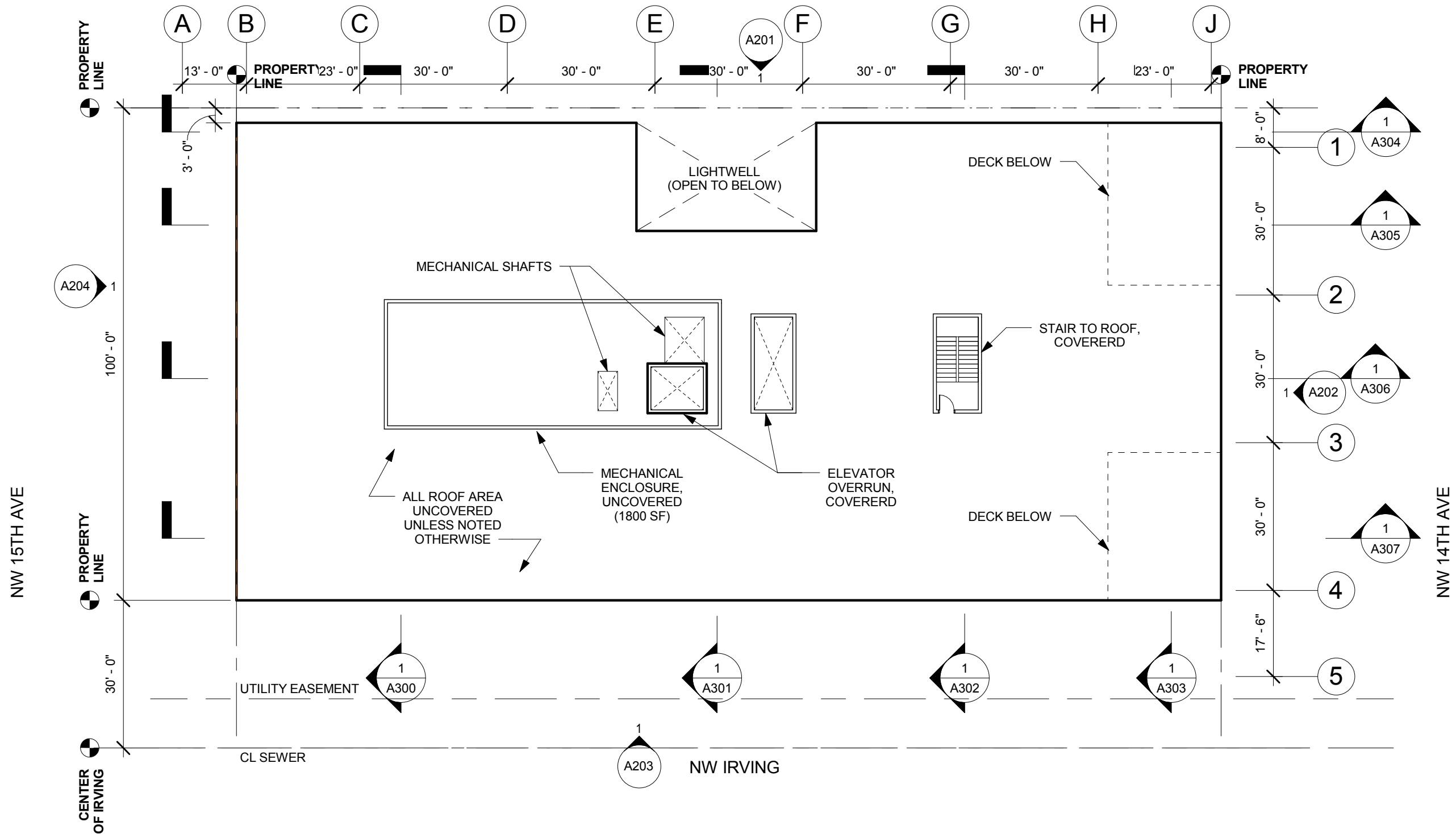




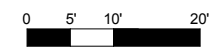








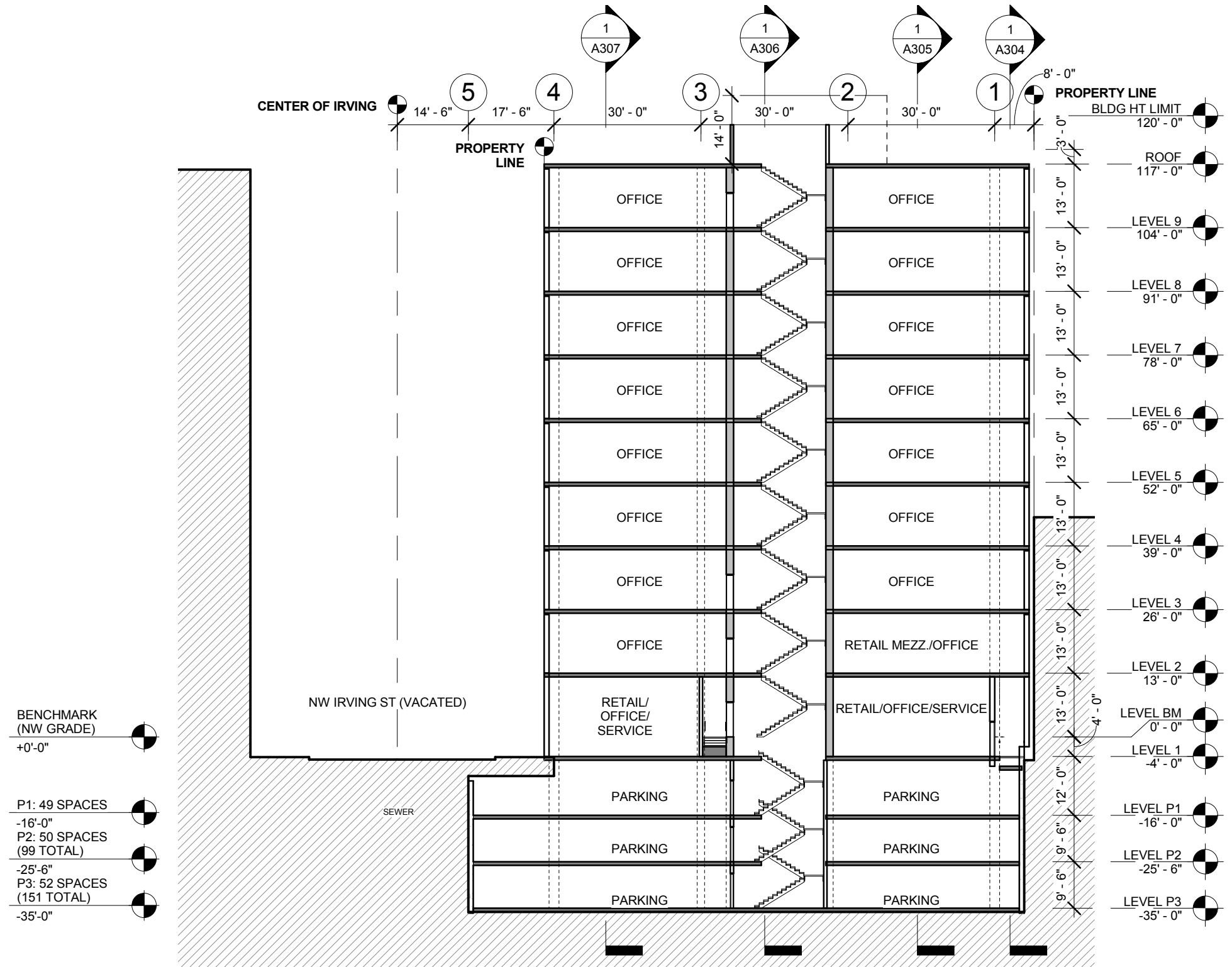
ROOF AREA: 18,136 SF
 MECHANICAL ENCLOSURE AREA: 1,800 SF (<10% OF TOTAL ROOF AREA)



BUILDING PLANS

Roof

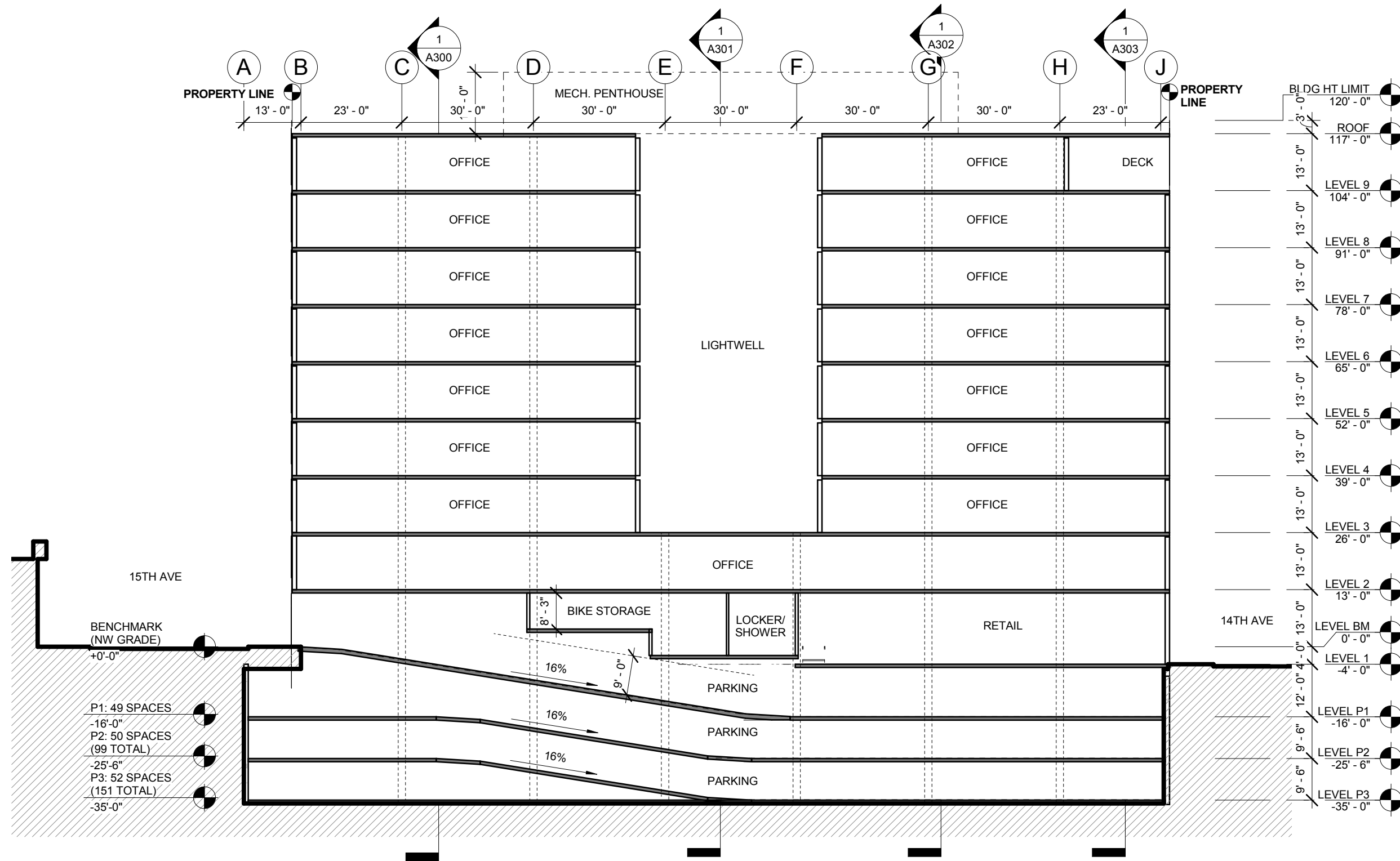
File # EA 13-240525 DA
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BUILDING SECTIONS

South North Section

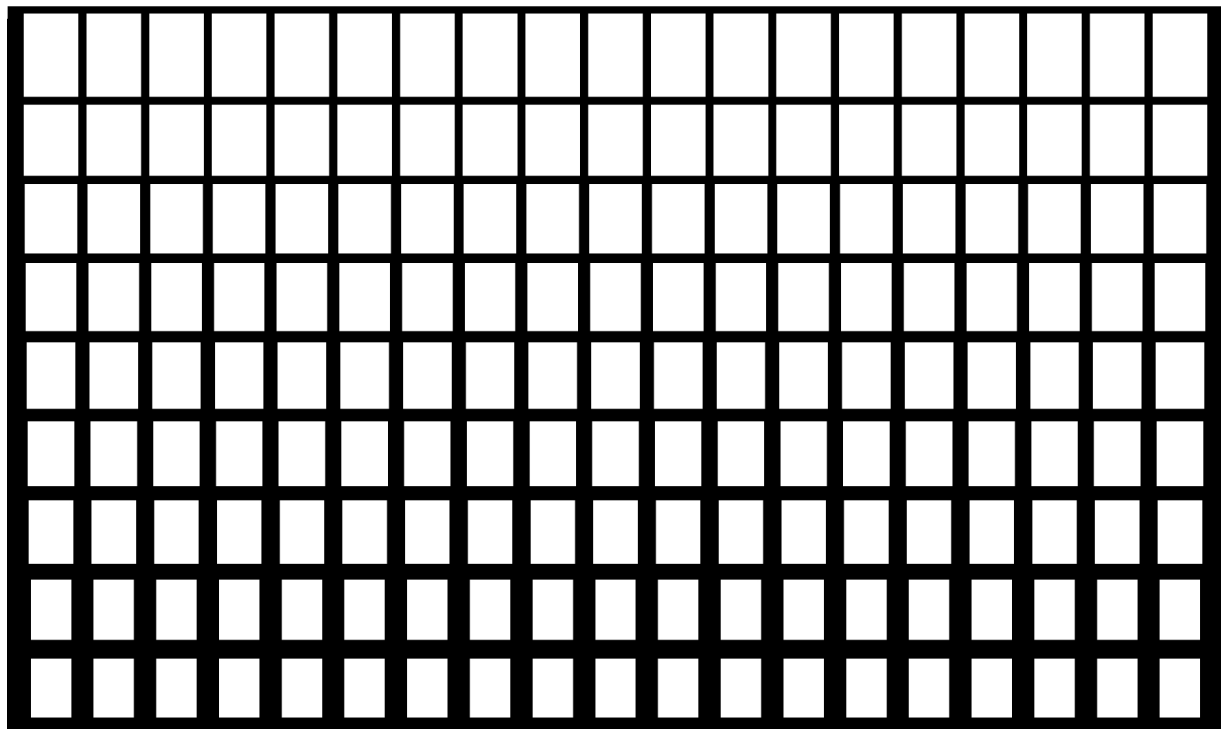
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BUILDING SECTIONS

East West Section

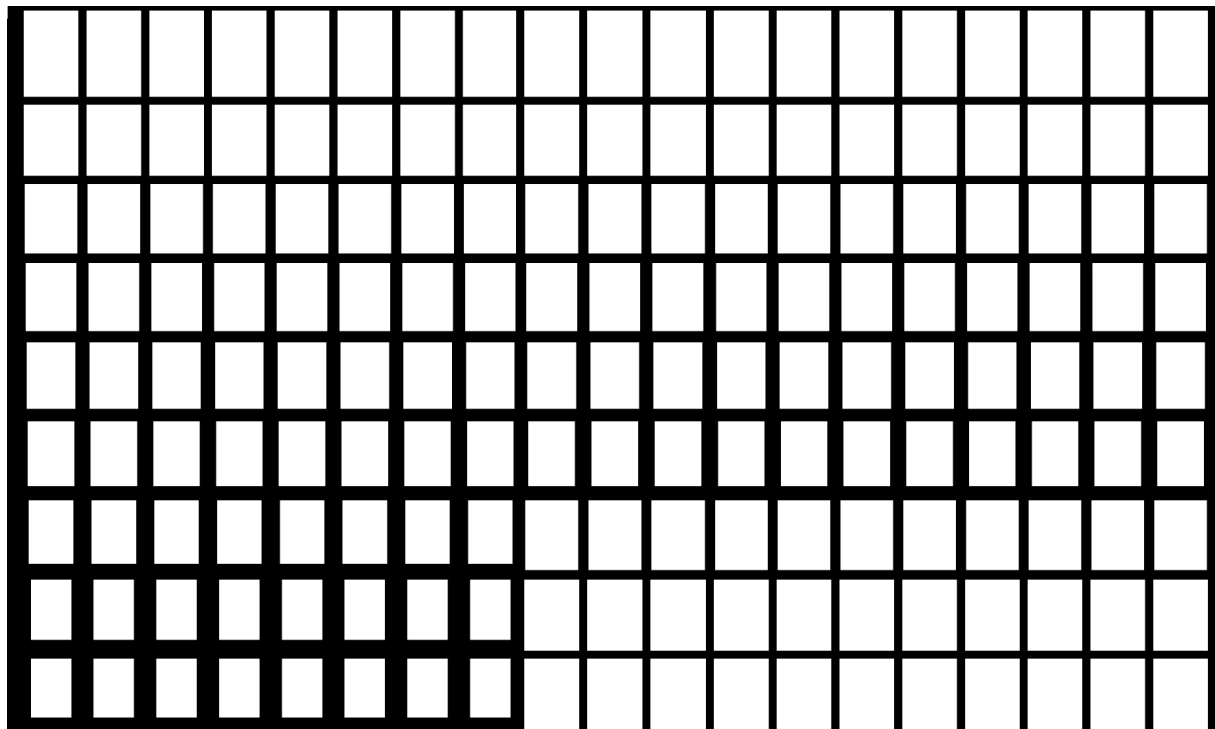
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Conceptual elevation of brick facade lightening towards sky.



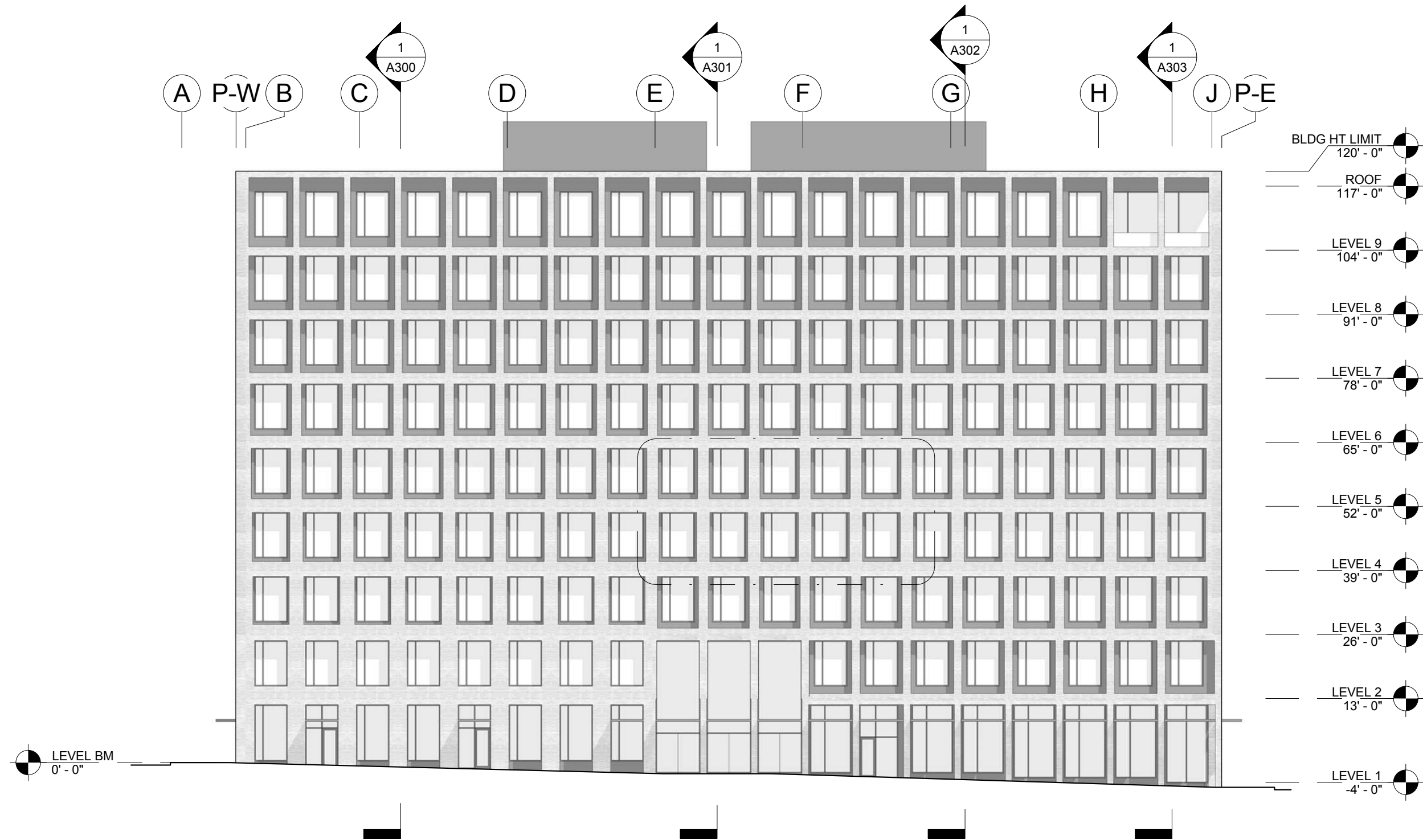
Conceptual illustration of facade lightening towards sky.



Conceptual Elevation of facade lightening towards sky and corner to emphasize retail and Entrance.



Conceptual illustration of facade lightening towards sky and corner to emphasize retail and Entrance.



BUILDING ELEVATIONS

South Elevation

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