

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



Table of Contents

C.2 Vicinity Map	C.22 Corner at 12th and Jefferson	C.42 Roof Plan
C.3 Overall Area Diagram	C.23 Roof Top Amenity & Penthouse	C.43 Building Sections
C.4 Existing Site Conditions Plan	C.24 Building Shadow Studies	C.44 Building Section - West/East
C.5 Frontage and Grading Plan	C.25 Streetscape Plan - Single Retail	C.45 Exterior Materials & Colors
C.6 Utility & Storm Water Plan	C.26 Streetscape Plan - Multi Retail	C.46 South Elevation
C.7 Project Site Images	C.27 Streetscape Sections	C.47 West & East Elevations
C.8 Neighborhood Images	C.28 Streetscape Plants and Materials	C.48 North Elevation
C.9 Neighborhood Images	C.29 Level 2 Plan	C.49 Elevation, Wall Section & Detail
C.10 Overview and Program Summary	C.30 Level 2 Courtyard Sections	C.50 Elevation, Wall Section & Detail
C.11 D.A.R. Commissioner Comments	C.31 Level 2 Courtyard Plants/Materials	C.51 Elevation, Wall Section & Detail
C.12 D.A.R. Comment Integration	C.32 Roof Terrace Plan	C.52 Elevation, Wall Section & Detail
C.13 D.A.R. Comment Integration	C.33 Roof Terrace Sections	C.53 Elevation, Wall Section & Detail
C.14 D.A.R. Comment Integration	C.34 Roof Terrace Plants/Materials	C.54 Aerial Google View - 11th & Jefferson
C.15 Current Building Massing	C.35 Parking Level P1 Plan	C.55 Aerial Google View - 12th & Jefferson
C.16 Virtual Reality Rendering - Day	C.36 Parking Level P2 Plan	C.56 Google Views
C.17 Virtual Reality Rendering - Eve	C.37 Ground Level Plan	C.57 Aerial Google View in Context
C.18 Street View at 11th - Main Entry	C.38 2nd Level Plan	C.58 Exterior Lighting Plan
C.19 Street View at 11th and Jefferson	C.39 3rd-13th Level Plan	C.59 Exterior Lighting Plan
C.20 Perspectives	C.40 14th Level Plan	C.60 Exterior Lighting Fixtures
C.21 Street View at 12th and Jefferson	C.41 15th Level Plan - Penthouse	



Project Team

Developer

The Molasky Group of Companies

Architect

Ankrom Moisan

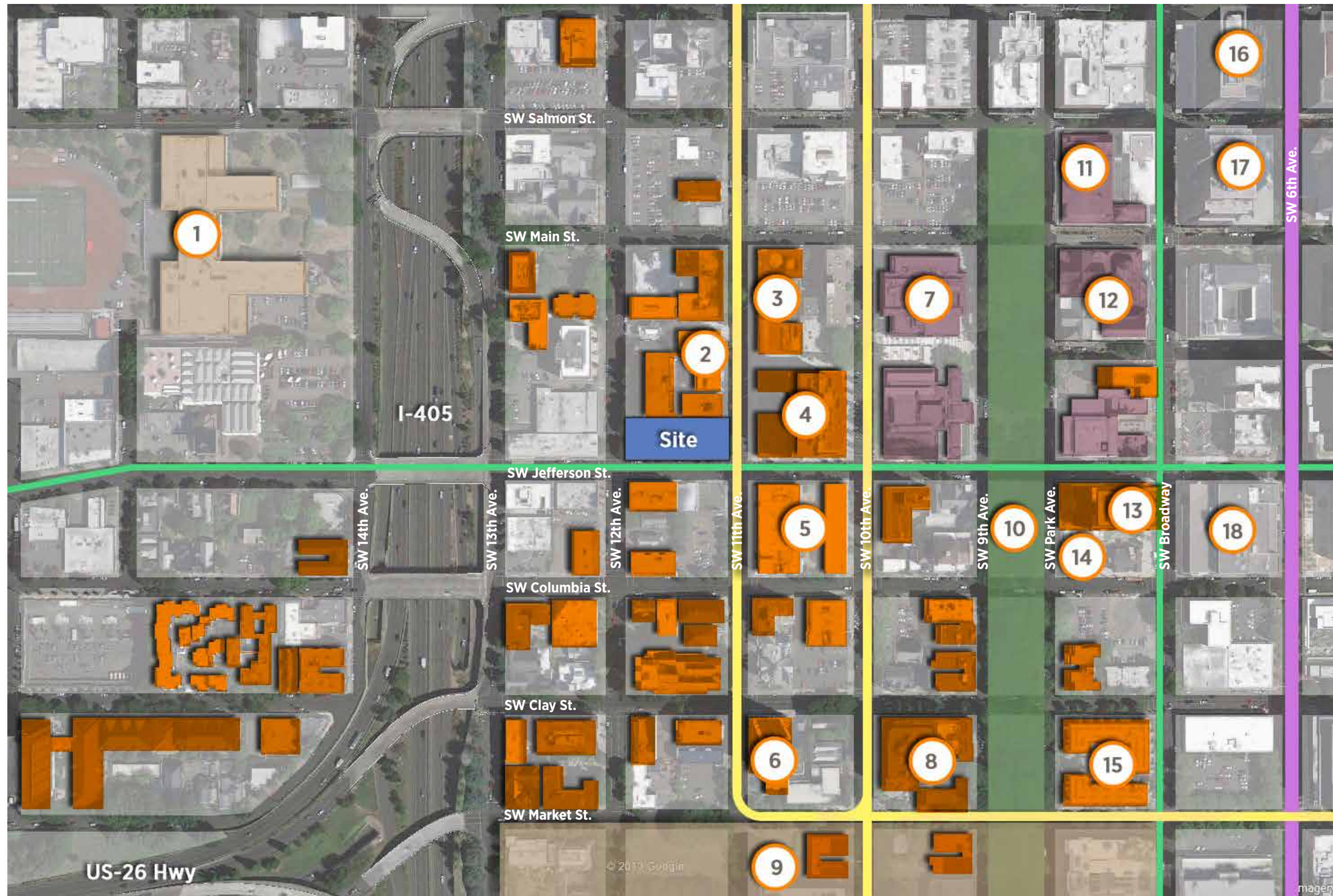
Landscape Architect

Koch Landscape Architect

Civil Engineer

Harper Houf Peterson Righellis



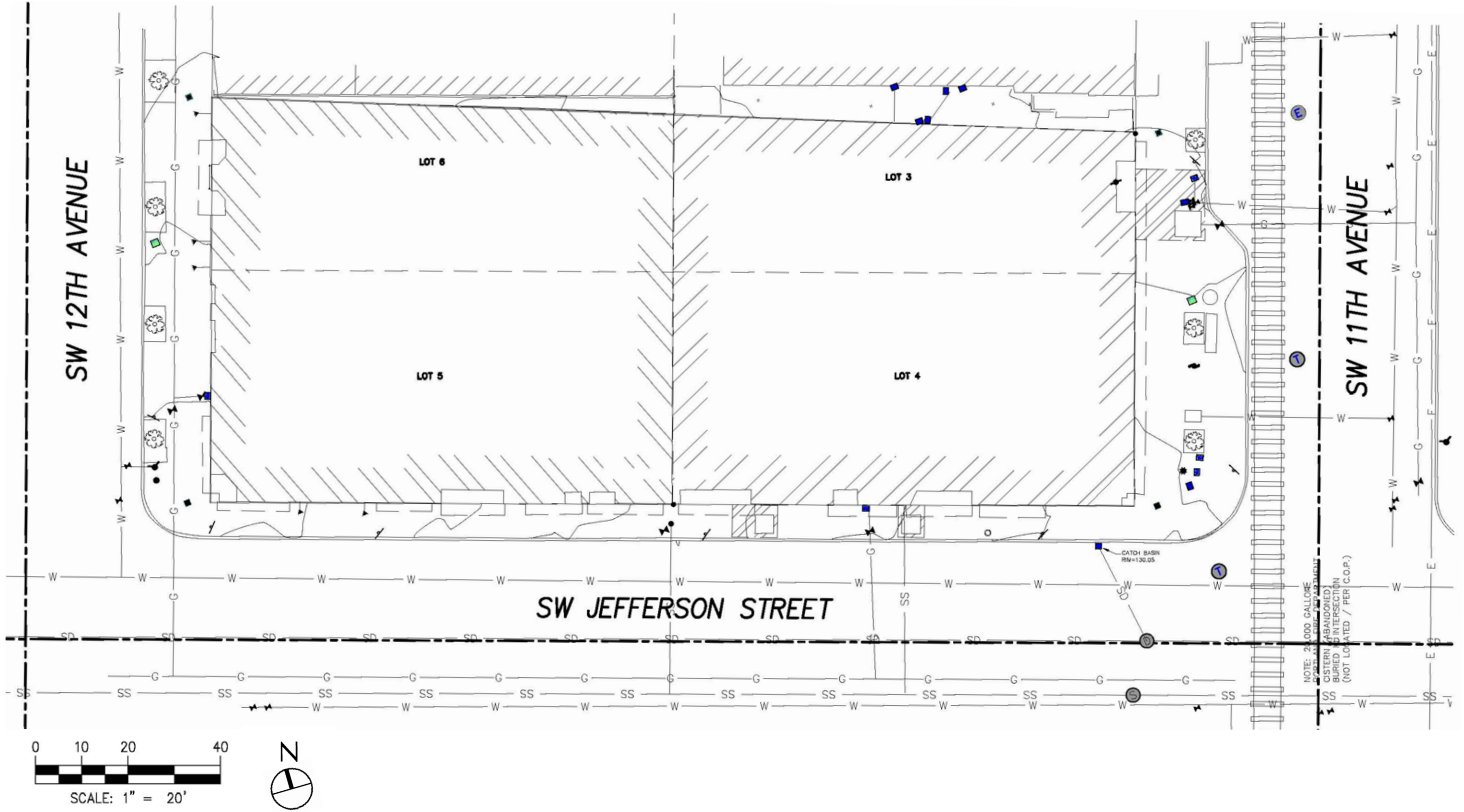


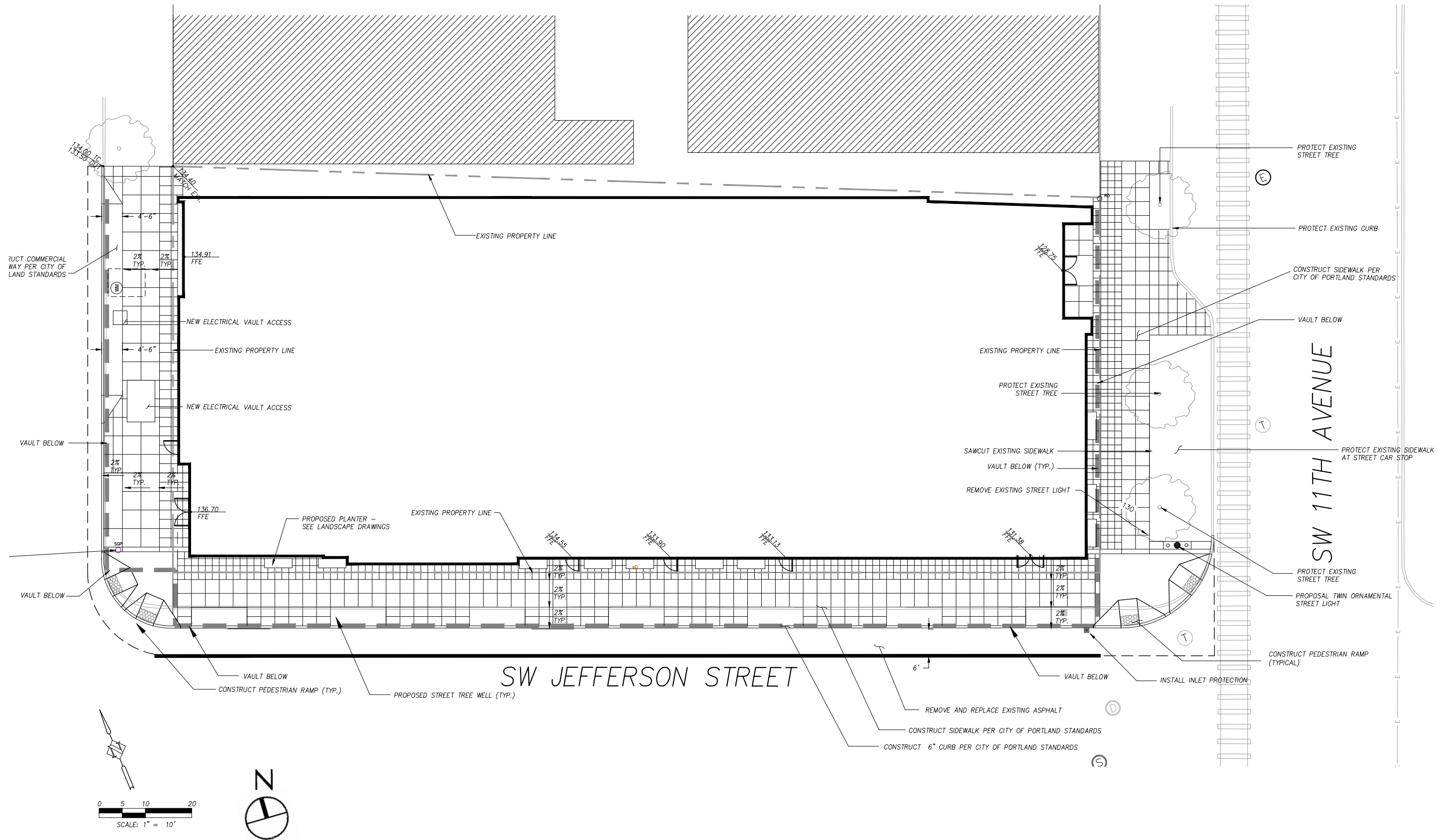
LEGEND

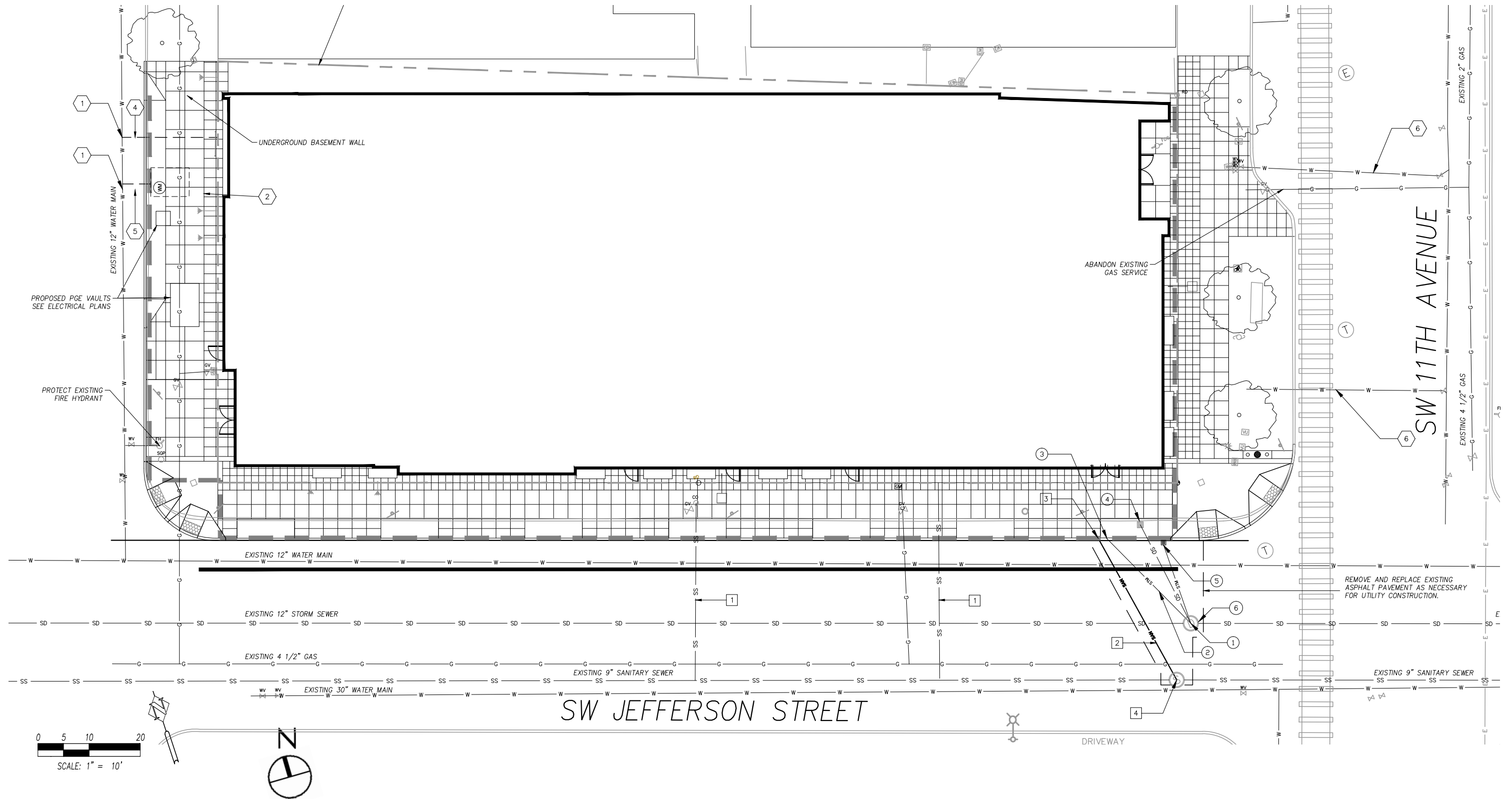
- 1 Lincoln High School
- 2 The Jeffrey Apartments
- 3 The St. Francis Apartments
- 4 Eliot Tower Condominiums
- 5 Museum Place Apts. / Safeway
- 6 Benson Tower Condominiums
- 7 Portland Art Museum
- 8 SouthPark Square Apartments
- 9 Portland State University Campus
- 10 South Park Blocks
- 11 Arlene Schnitzer Concert Hall
- 12 Portland Center for Performing Arts
- 13 Ladd Tower Apartments
- 14 First Christian Church
- 15 University Park Apartments
- 16 Hilton Hotel Tower
- 17 1000 Broadway Tower Offices
- 18 The Oregonian Building

COLOR KEY

- Mixed-Use / Housing
- Portland Park Blocks
- Arts & Cultural
- Educational
- Portland Streetcar
- Dedicated Bike Lane
- MAX Line









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	510.200.F Transfer FAR from Jeffrey Site, 3:1 max.	50580	[transfer not used]
Maximum Bonus & Transfer	4.0:1 FAR	67440	210.C.11 Large Unit Bonus	13034	
Maximum Building	12.0:1 FAR	202320	510.210.C. 16 Below Grade Parking 2:1 bonus	62264	
			TOTAL BONUS EARNED	4.5:1 FAR	75298

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

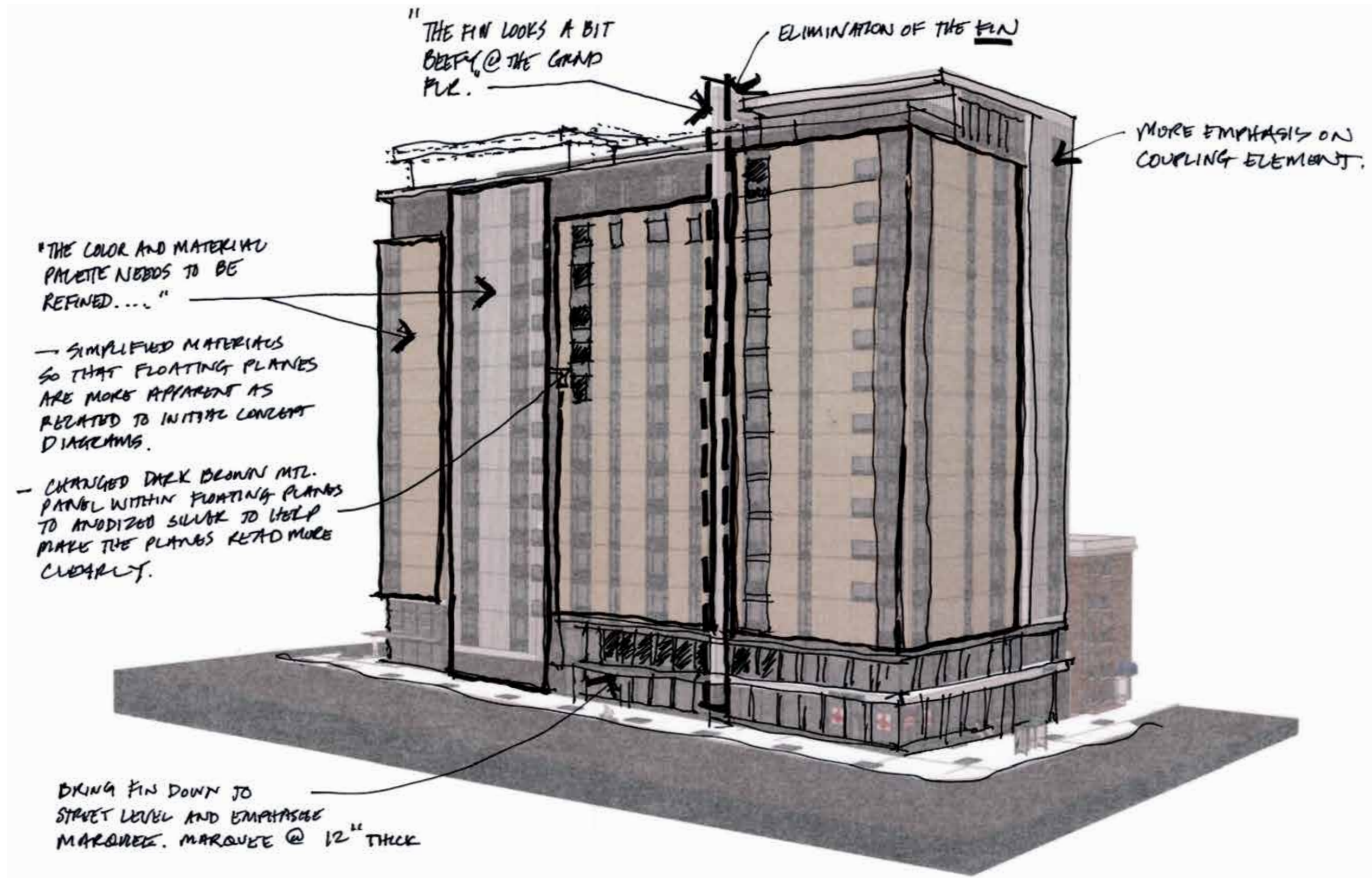
- Will really need convincing about how this building fits into the existing context. Provide an image tour of the 3 surrounding blocks, highlighting buildings that you are using for reference.
- This building needs to successfully bridge the different styles in the immediate area which is a combination 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.

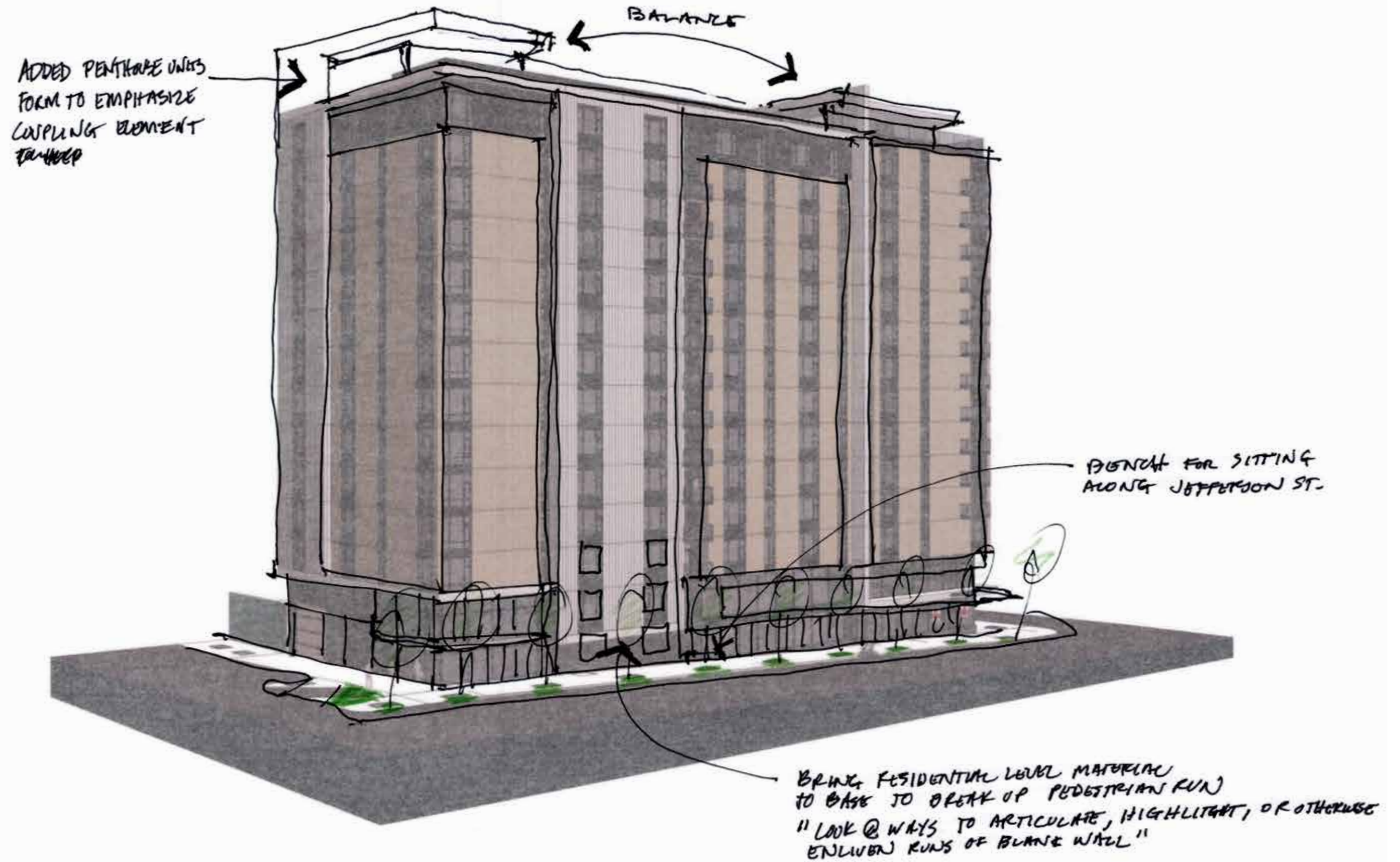
Street Trees

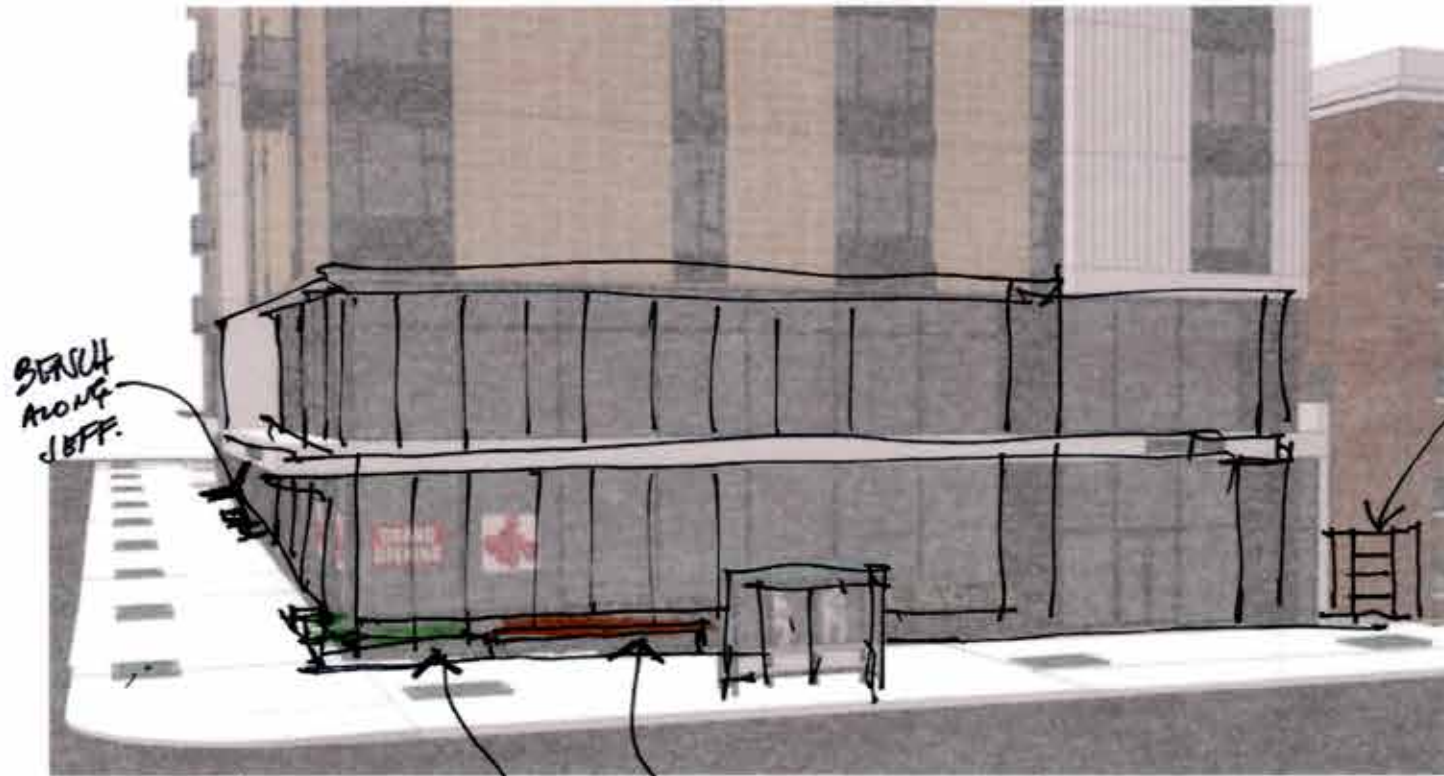
- The neighborhood's suggestion of continuing the street tree and tree well landscaping that is present along SW Jefferson in front of the Eliot Tower is a good idea which the Commission supports. An effort should be made to match the tree and tree well planting species on this project.

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.







11TH AVE / JEFFERSON

SEAT/BENCH FOR STREETCAR USING RECLAIMED LUMBER FROM EXISTING SITE.

PLANTING

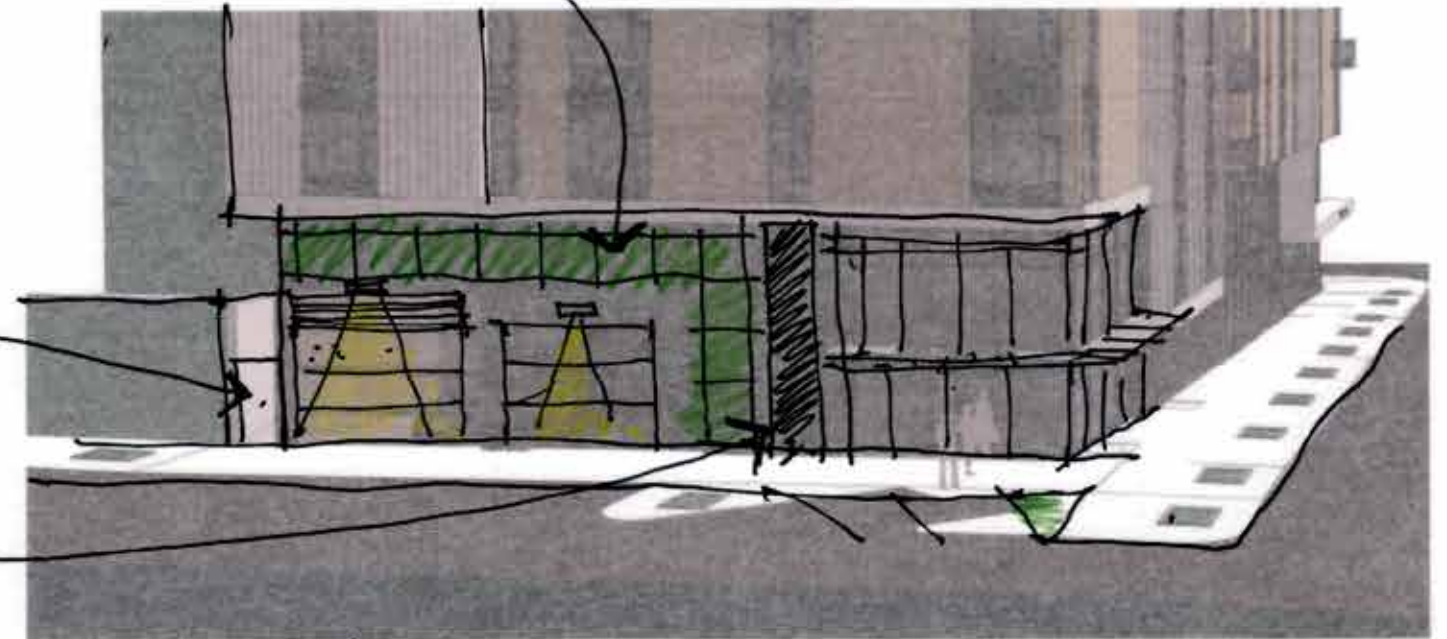
"THINK ABOUT HOW THE STREETCAR STOP WILL BE INTEGRATED INTO THE GROUND FLOOR ALONG SW 11TH AVENUE.... PROVIDING PLACES FOR PASSENGERS TO WAIT OR LEAN UP AGAINST THE BUILDING WALL"

"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



BICYCLE RAMP GATE, TRANSPARENT TOD.

ADDED STOREFRONT TO ELIMINATE BLANK BRICK WALLS

12TH AVENUE / JEFFERSON



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



Simplified Elevation to clarify Parti

Added Vine Trellis element to West Facade base









11th Ave Entry and Portland Streetcar Stop



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

REVISED



Perspective on 11th Avenue Looking at North Elevation



Perspective Looking at Corner of 12th Avenue and Jefferson



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

June 21st - 10 AM



September 21st - 10 AM



December 21 - 10 AM



March 21st - 10 AM



June 21st - 2 PM



September 21st - 2 PM



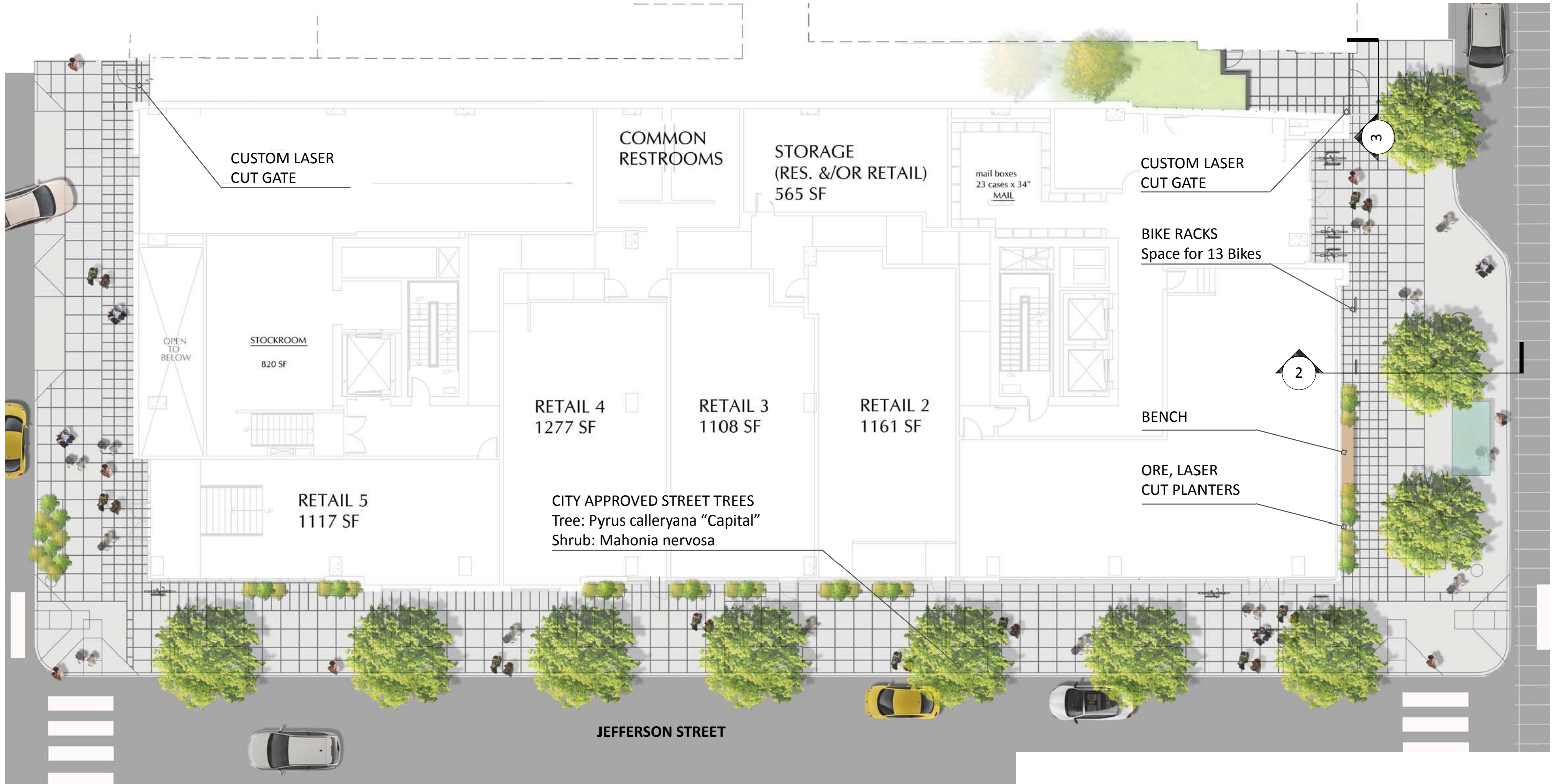
December 21 - 2 PM



March 21st - 2 PM





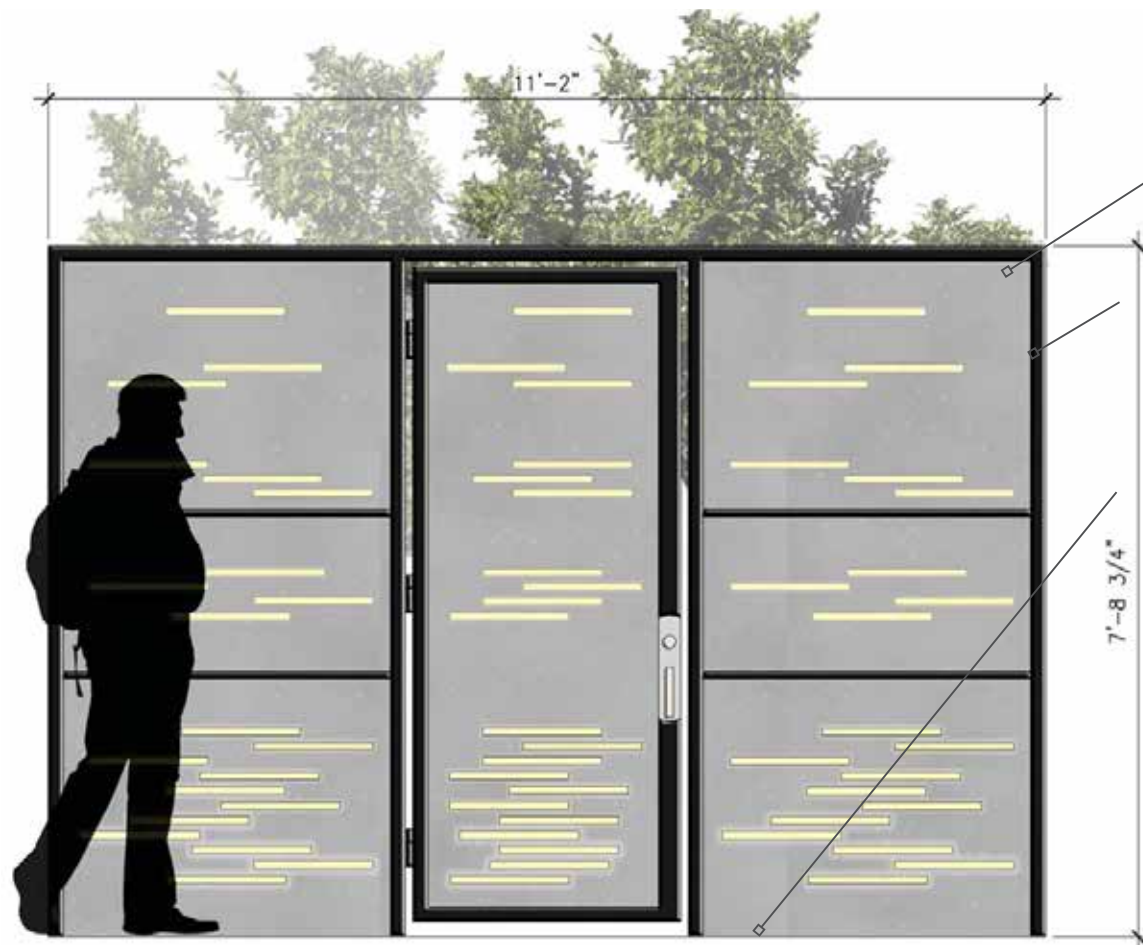


STREETSCAPE PLAN - SPLIT RETAIL
CITY-APPROVED STREET TREES

11TH AND JEFFERSON APARTMENTS / PORTLAND, OR

REVISED

3 | GATE ELEVATION
NTS



MILD STEEL PANELS
LASER CUT TO MATCH PLANTERS

SQUARE STEEL TUBE
POWDER COAT; BLACK

IN GROUND LIGHTS BEYOND GATE TO
ILLUMINATE LASER CUT PATTERN

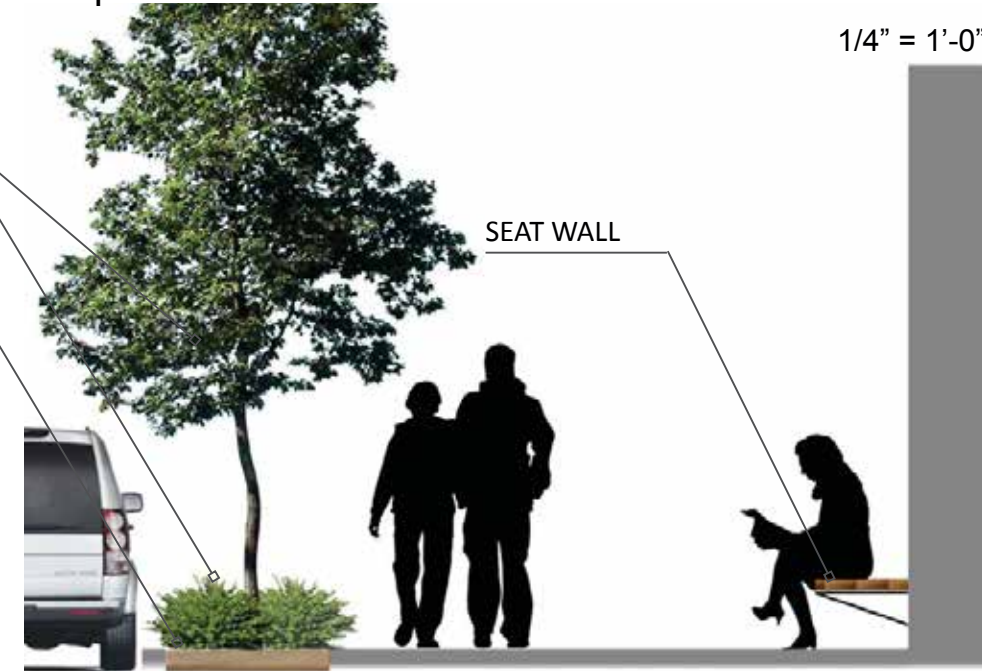
1 | WOOD BENCH MOUNTED TO BUILDING

1/4" = 1'-0"

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

AT GRADE PLANTERS; 4' X 12'

SEAT WALL



2 | BICYCLE PARKING

1/4" = 1'-0"

BICYCLE RACKS
City approved
13 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

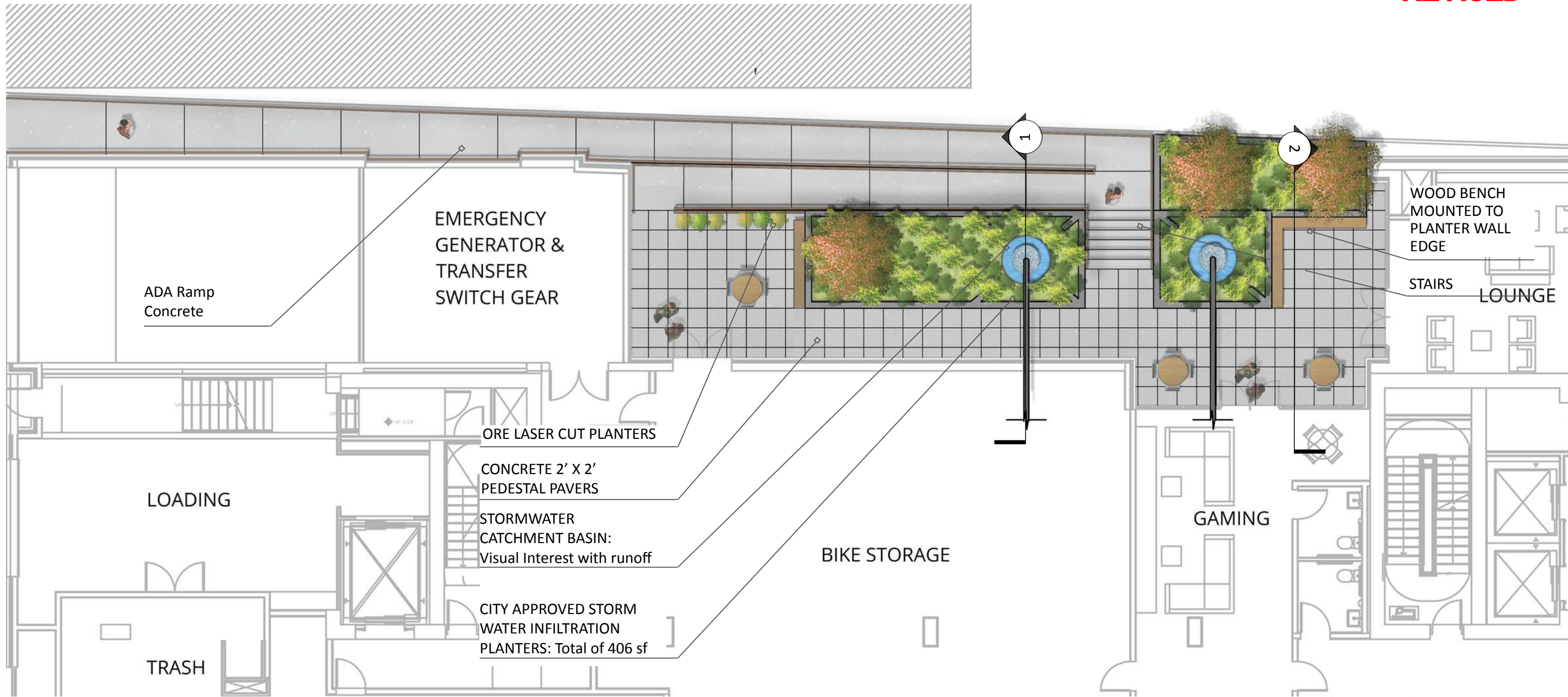


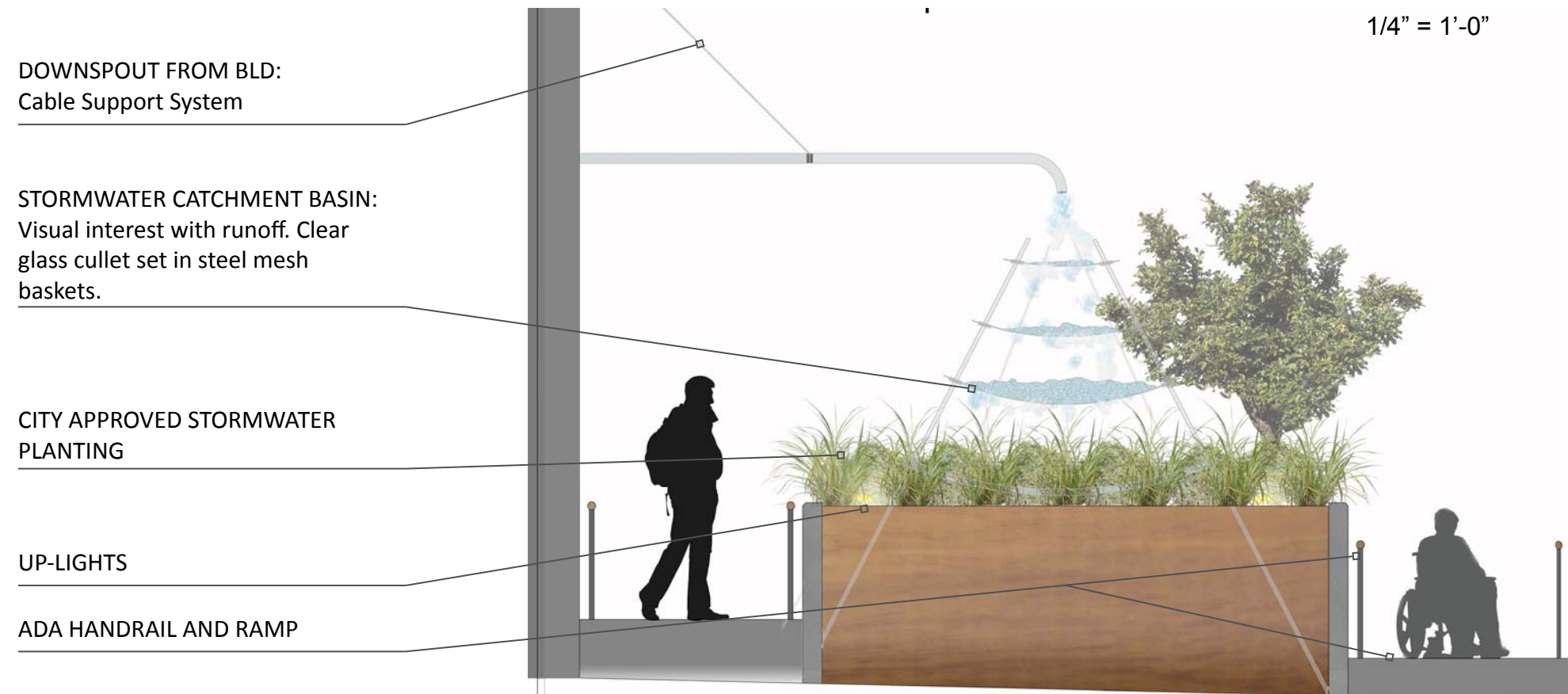
Wall mounted wood bench



ORE Laser Cut Planters - Street Level gates and garage to match pattern

PLANTS AND MATERIALS





2 | BENCH AT PLANTER WALL

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



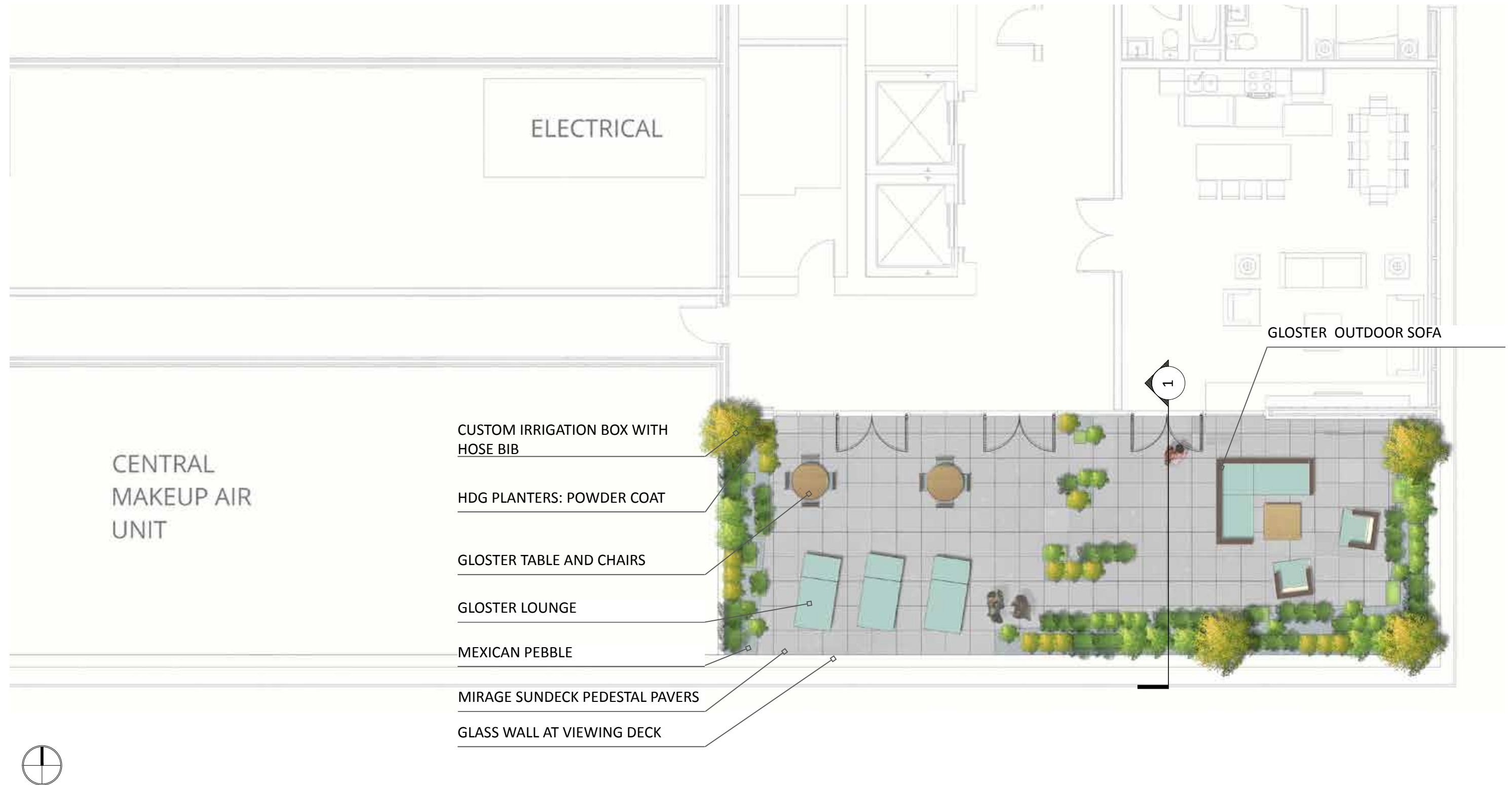
Mahonia nervosa
Dwarf Oregon Grape

STORM WATER CONCEPT



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





GLOSTER OUTDOOR SOFA

CENTRAL
MAKEUP AIR
UNIT

CUSTOM IRRIGATION BOX WITH
HOSE BIB

HDG PLANTERS: POWDER COAT

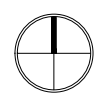
GLOSTER TABLE AND CHAIRS

GLOSTER LOUNGE

MEXICAN PEBBLE

MIRAGE SUNDECK PEDESTAL PAVERS

GLASS WALL AT VIEWING DECK



PLAN - 1/8" = 1'

PLANTERS



ORE planters. Powder coat finish

SECTION

HDG PLANTERS: POWDER COAT

MEXICAN PEBBLE:
Irrigation lines



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

FURNITURE



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



SMALL TREES

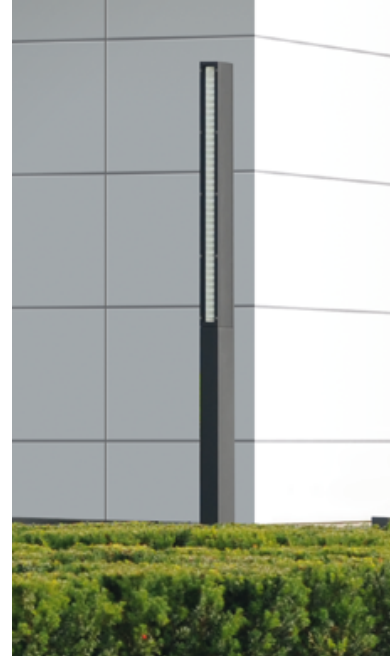


Lagerstromia X sp.
Crape Myrtle



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 Artemesia



Ophiopogon planiscapus
'Nigrescens'
Black Mondo Grass



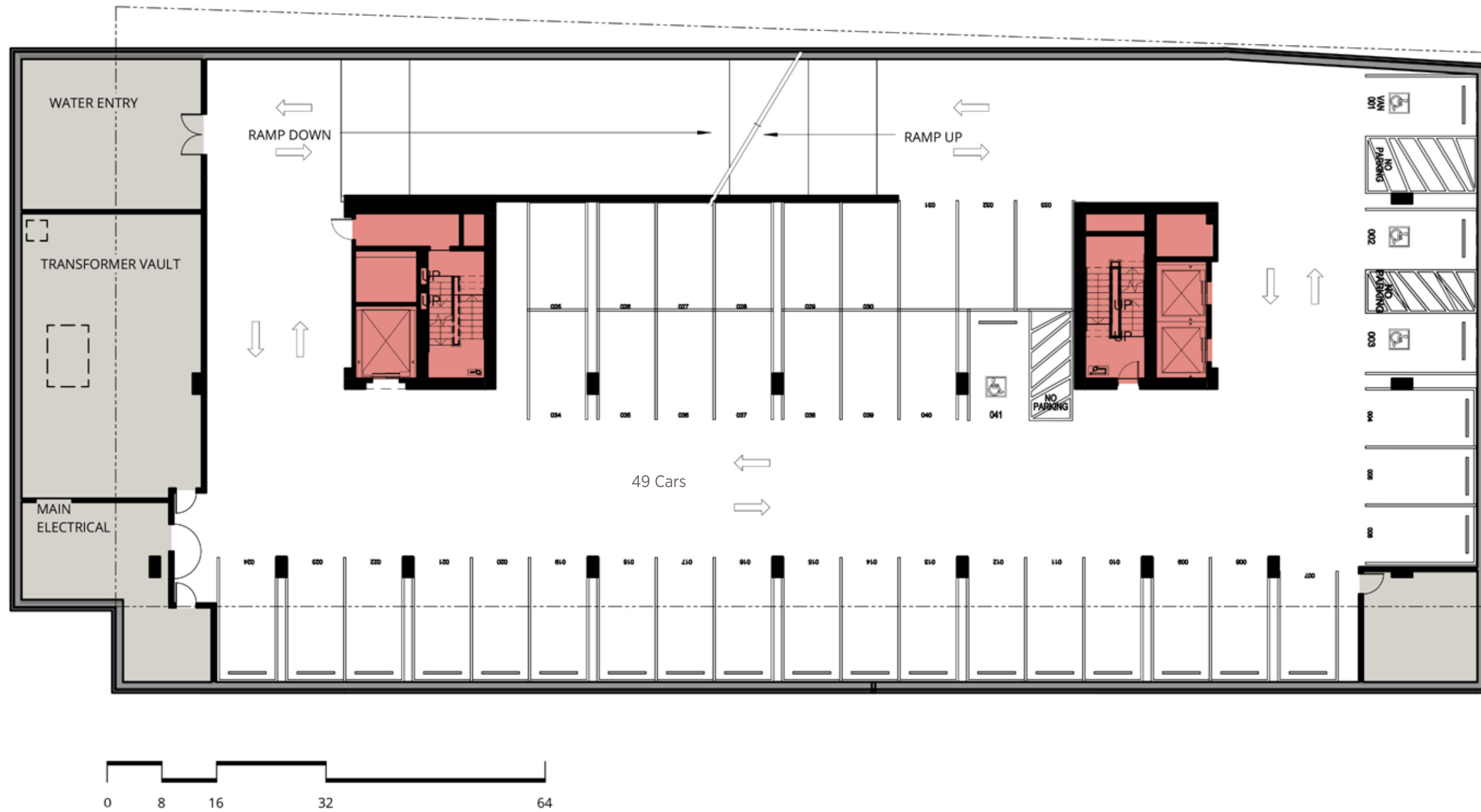
Helictotrichon sempervirens
Blue Oat Grass

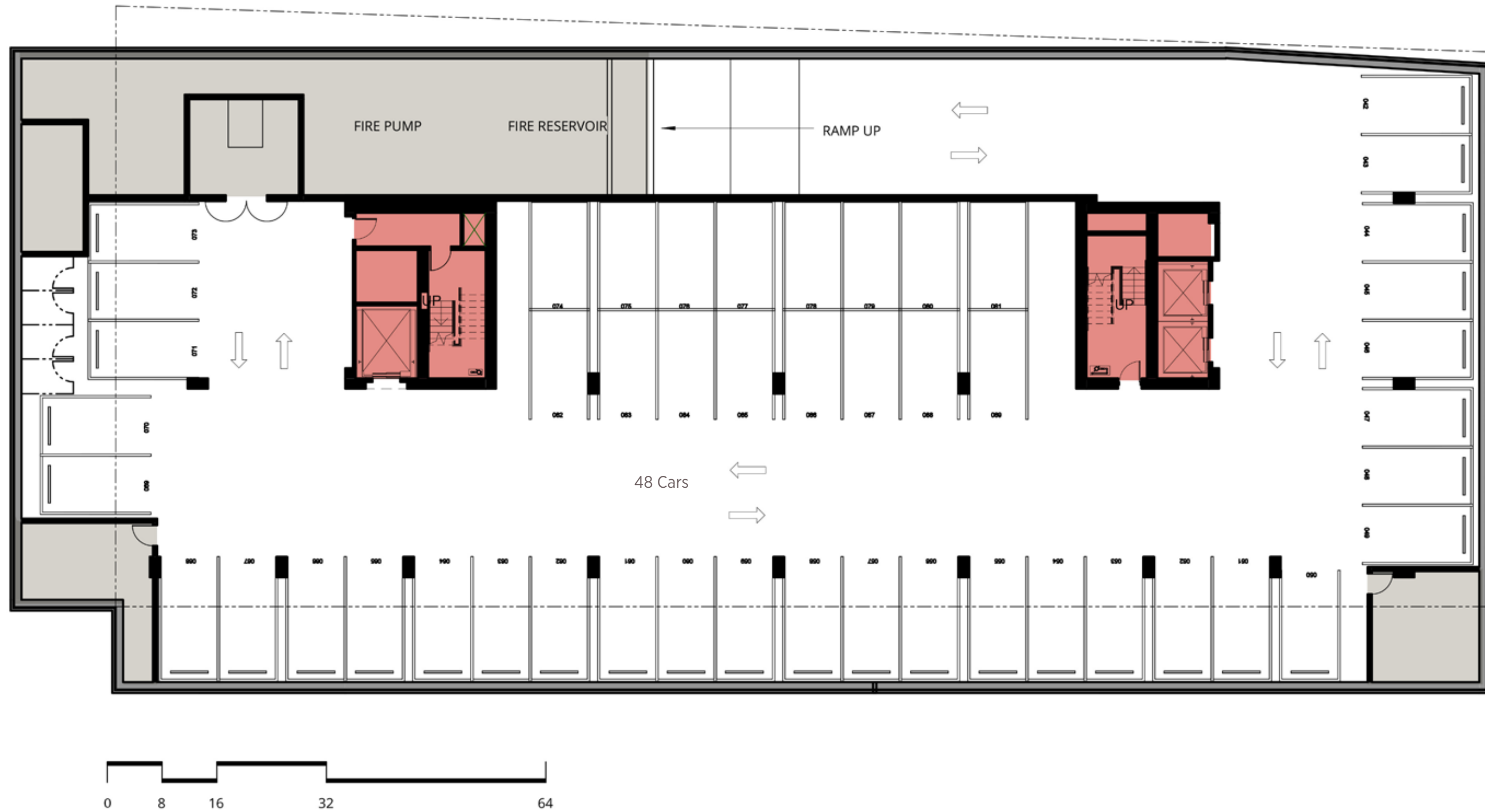


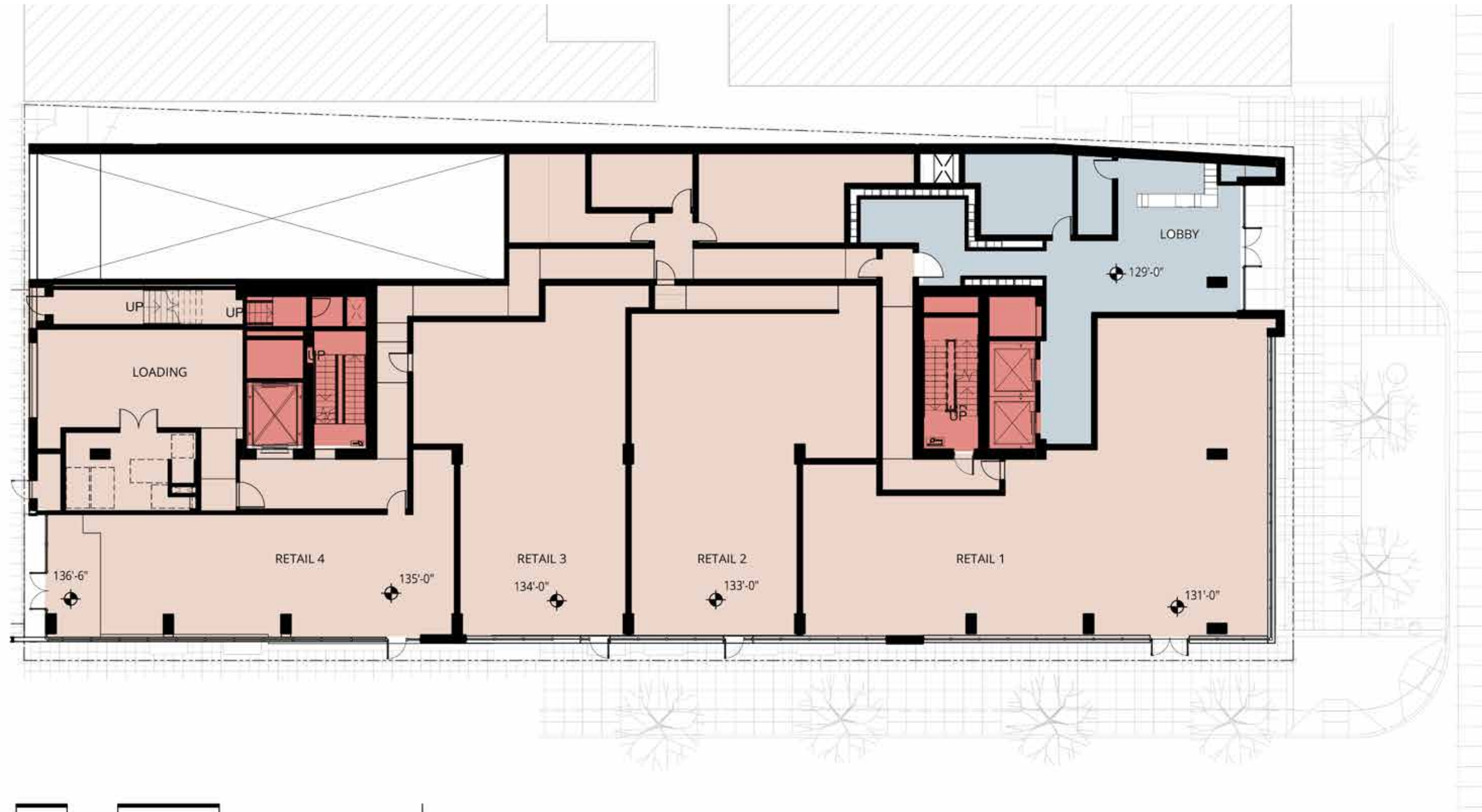
Lavandula lanata
Spanish Lavender



Festuca ovina glauca
Black Oat Grass



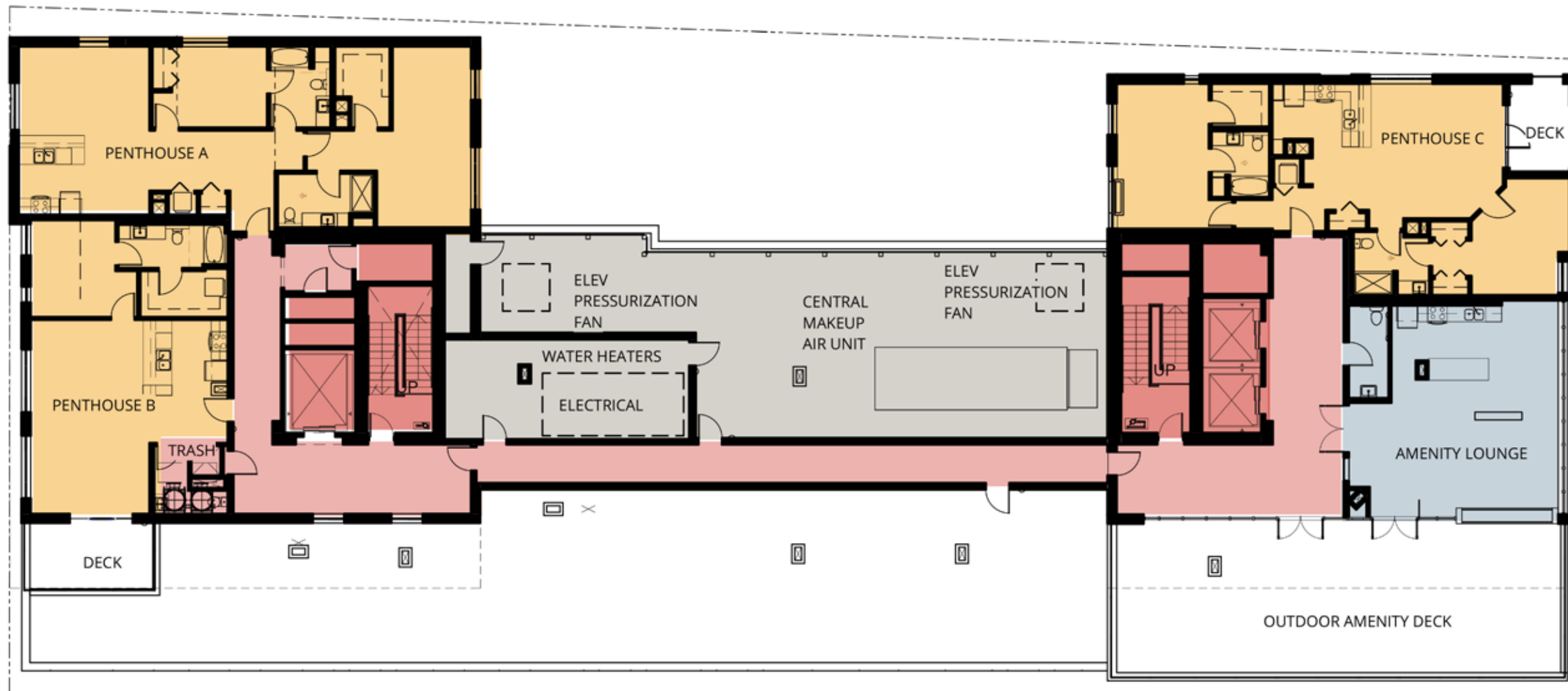


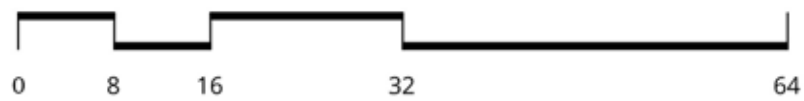
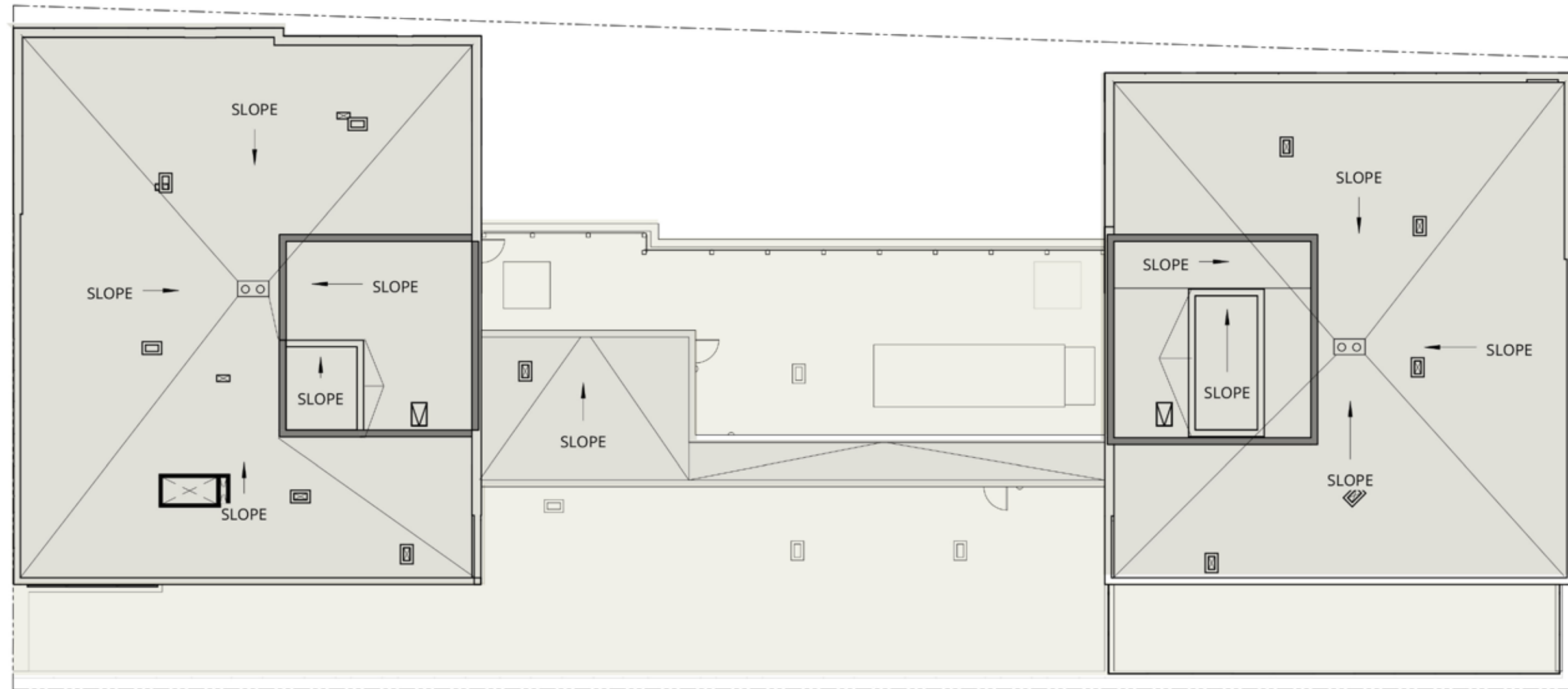


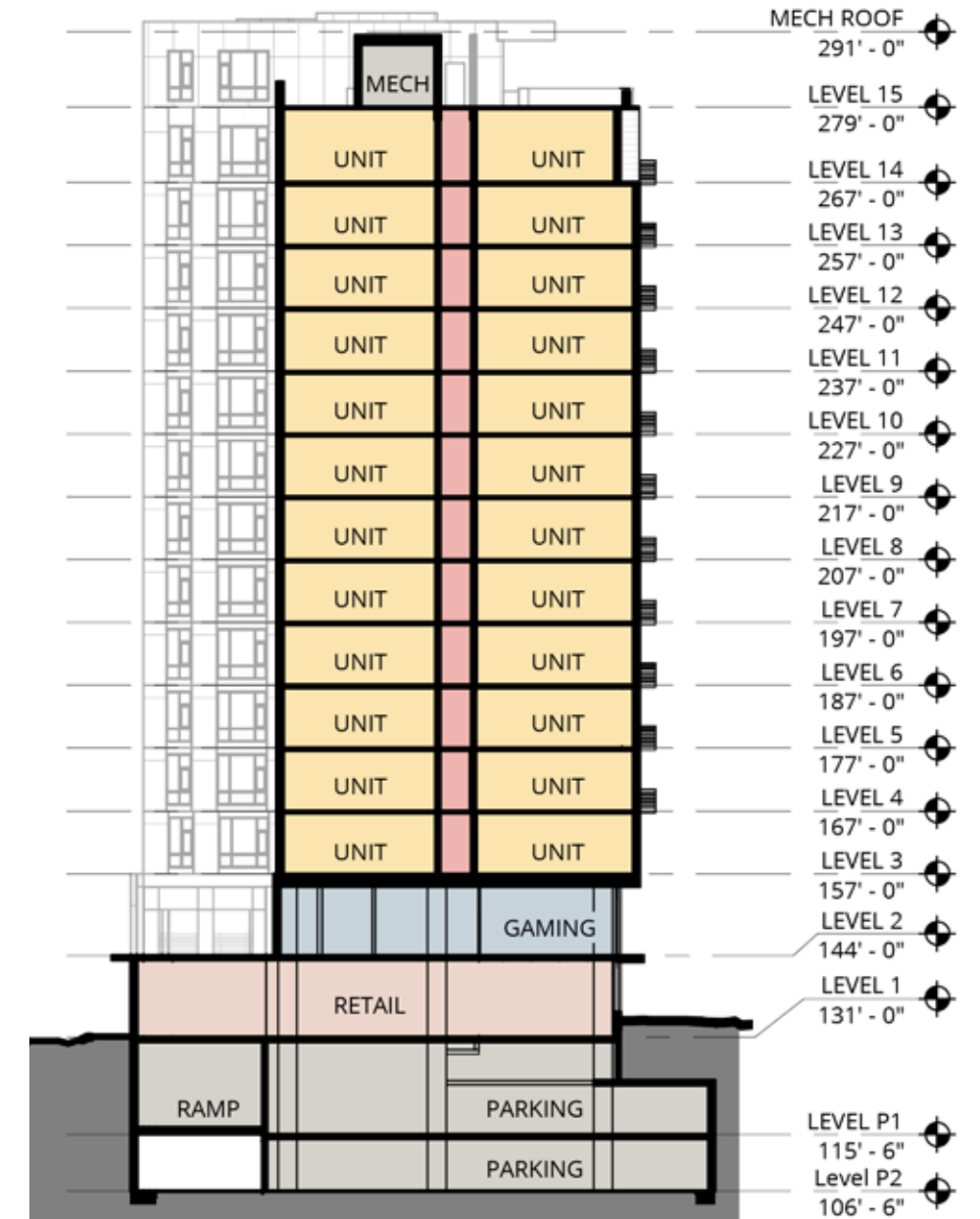


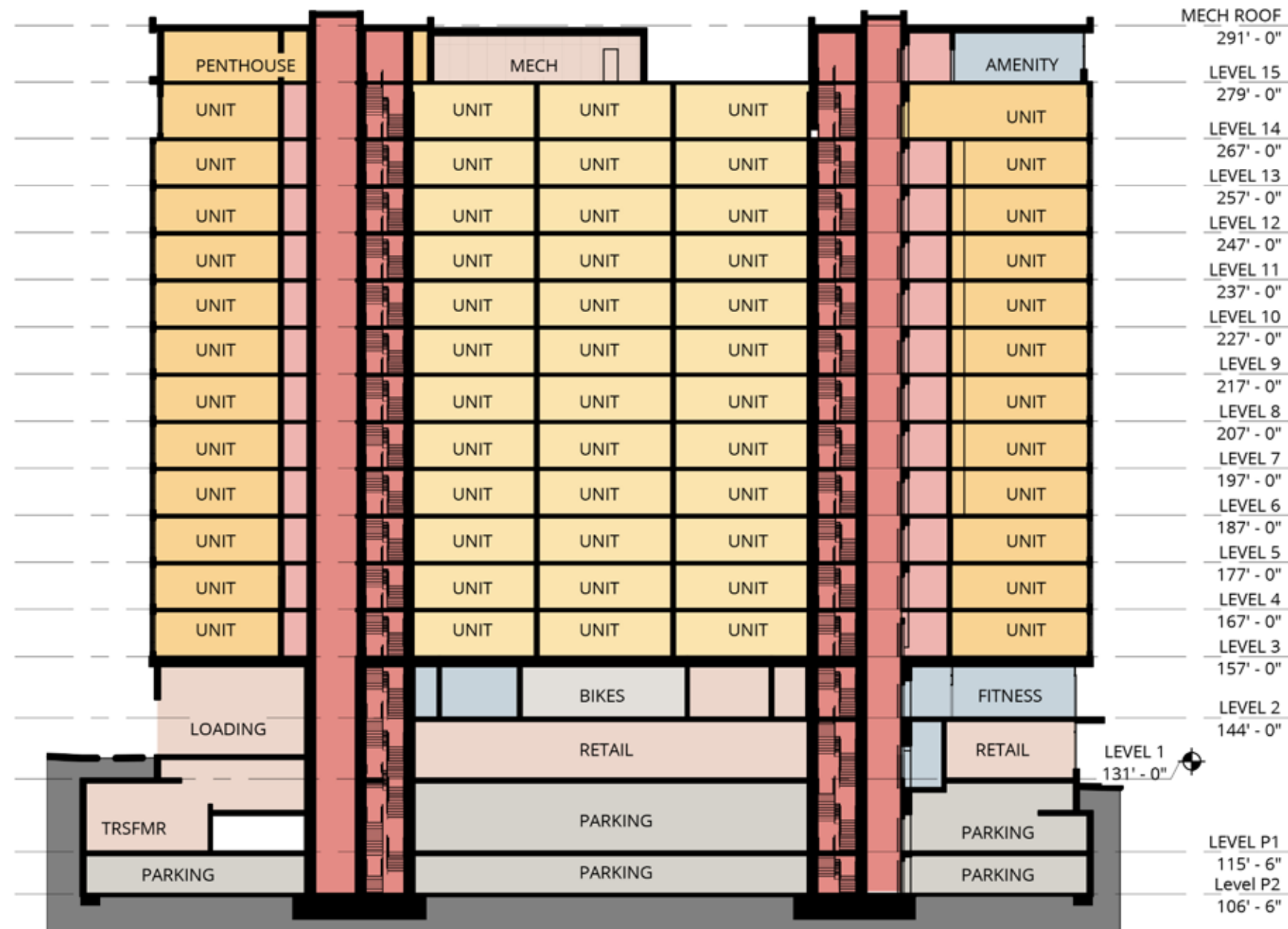








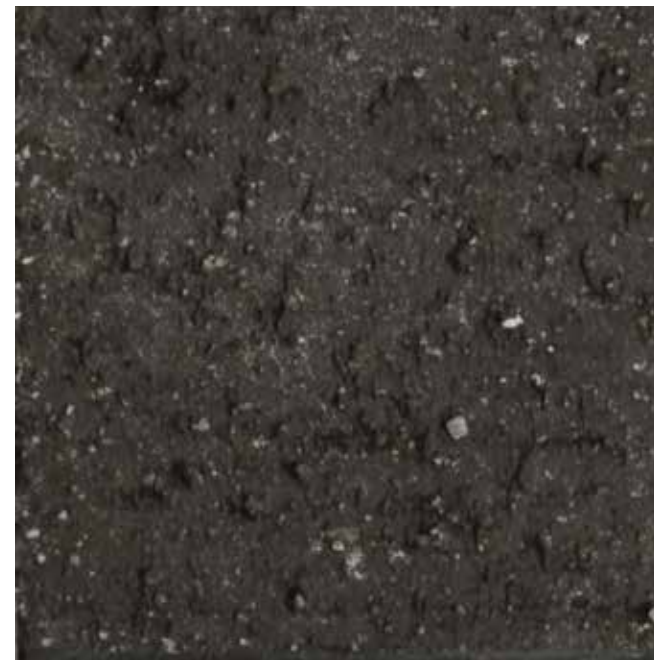




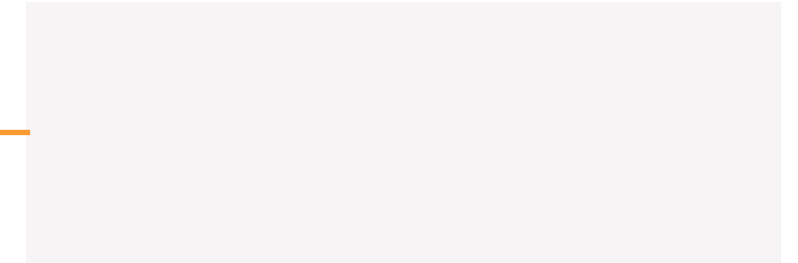
Limestone Veneer Panel



Brick at Ground Level



16 GAGE Metal Panel Cladding System



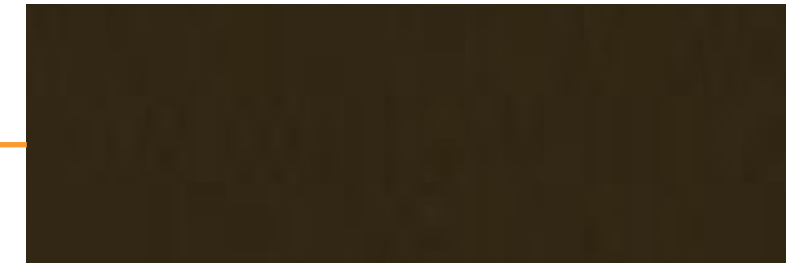
16 GAGE Anodized Aluminum Panel



Innotech High Performance Vinyl Window



16 GAGE Metal Panel Cladding System



Painted Steel Balcony



REVISED



REVISED



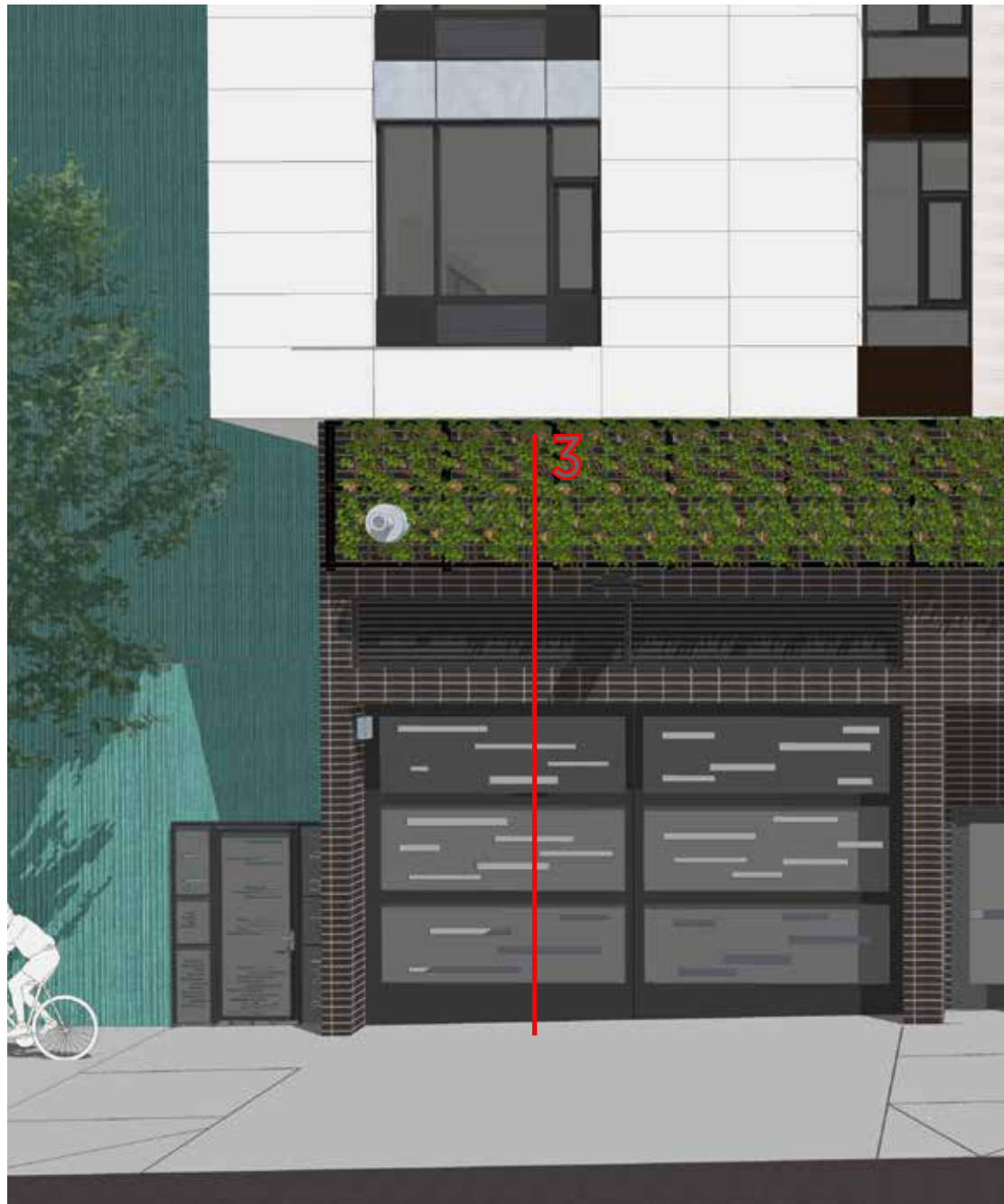
Limestone Panel

Metal Panel Canopy

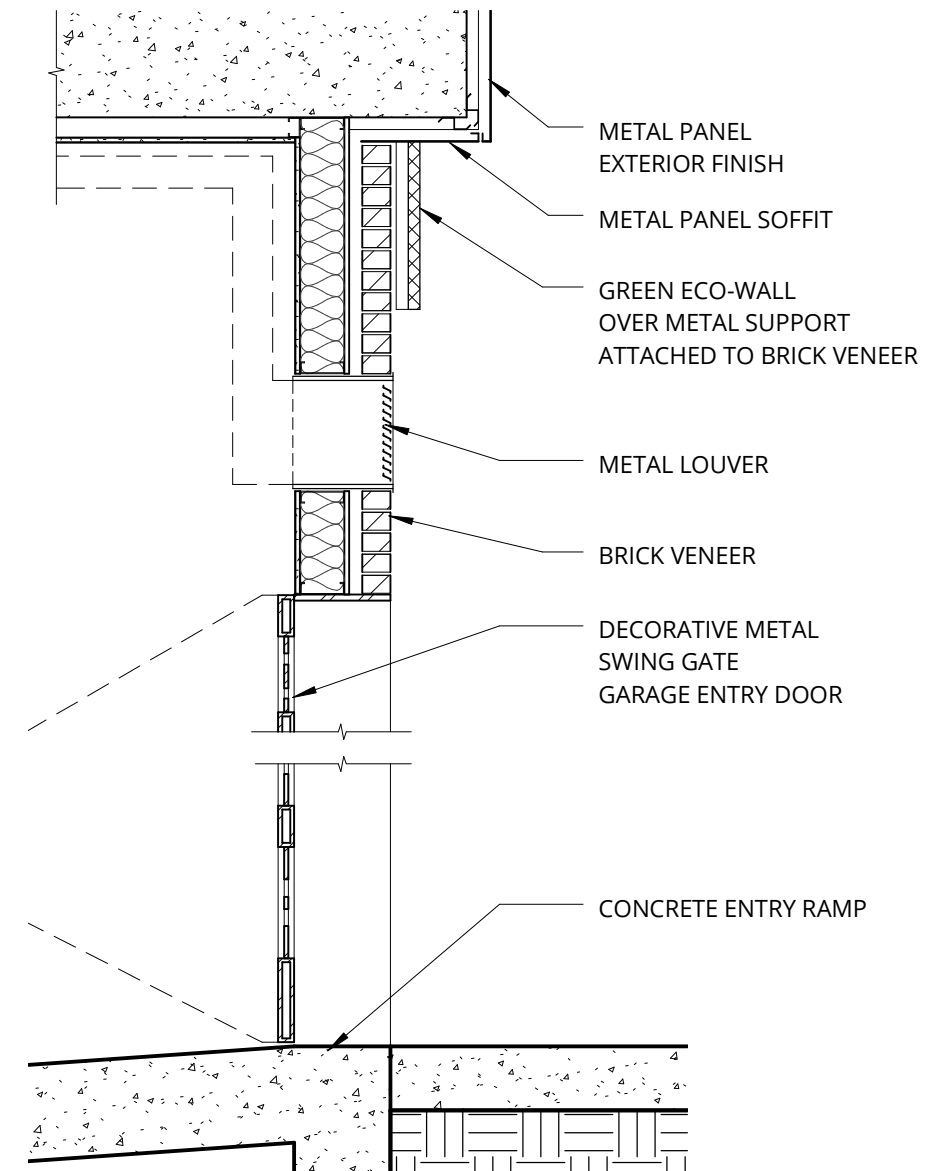
REVISED



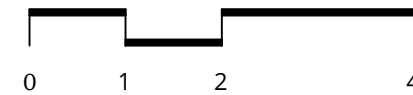
REVISED



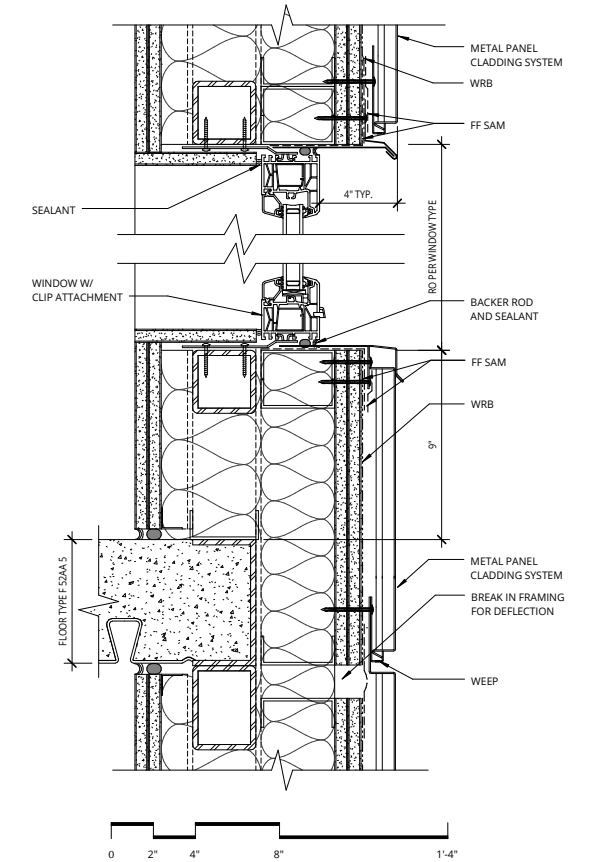
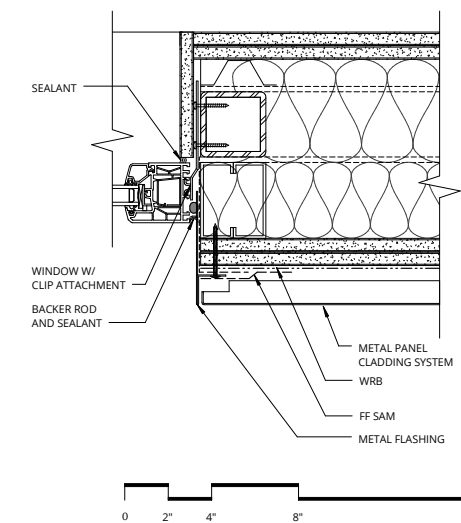
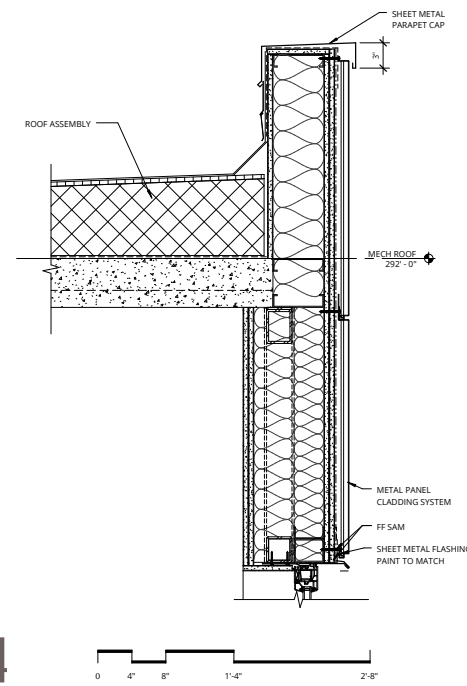
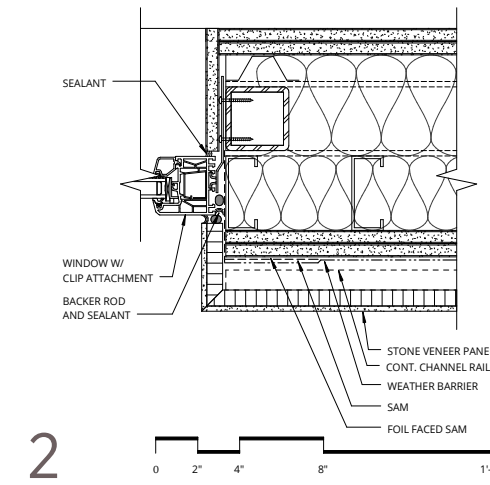
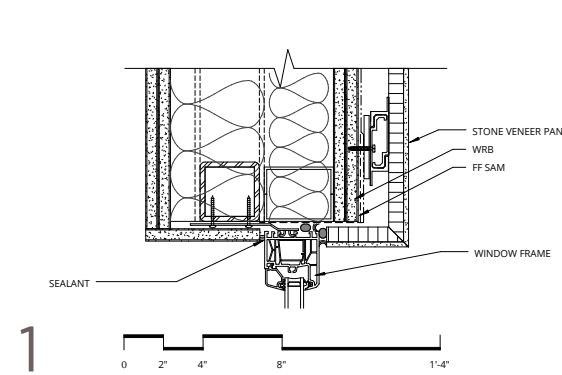
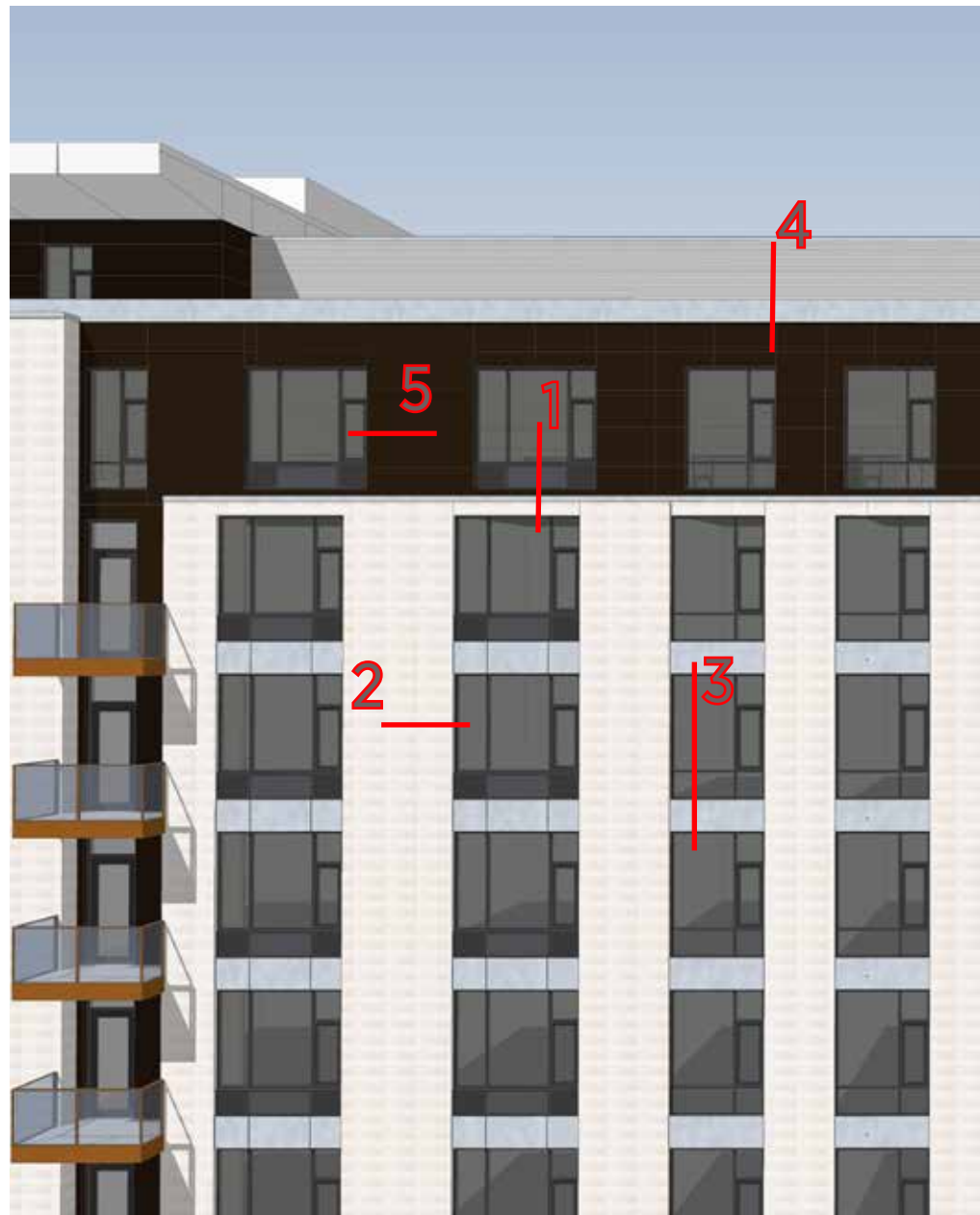
Section cut at mid-block location, at Storefront Window System



1



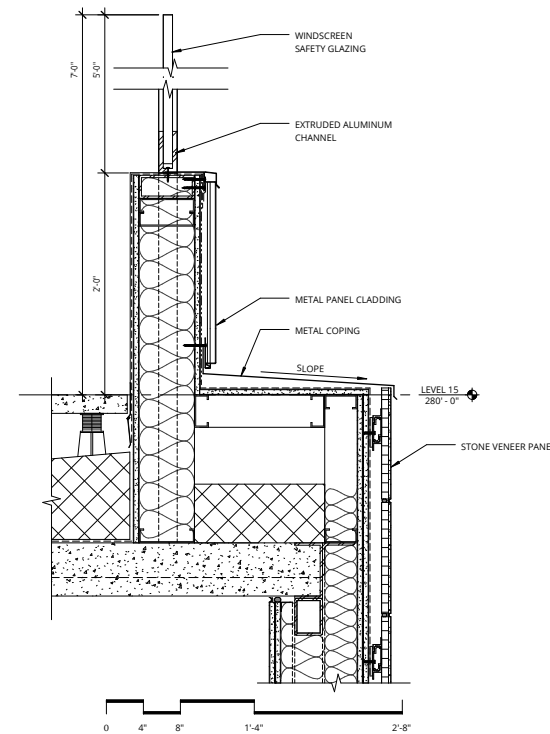
REVISED



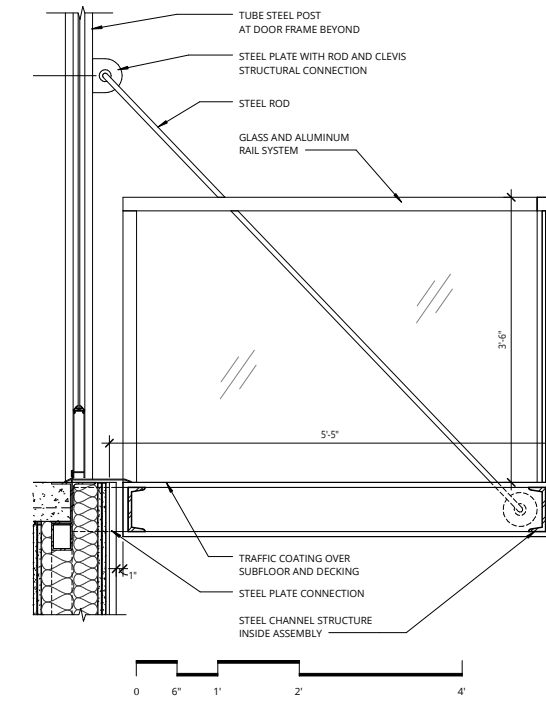
Typical Window Details



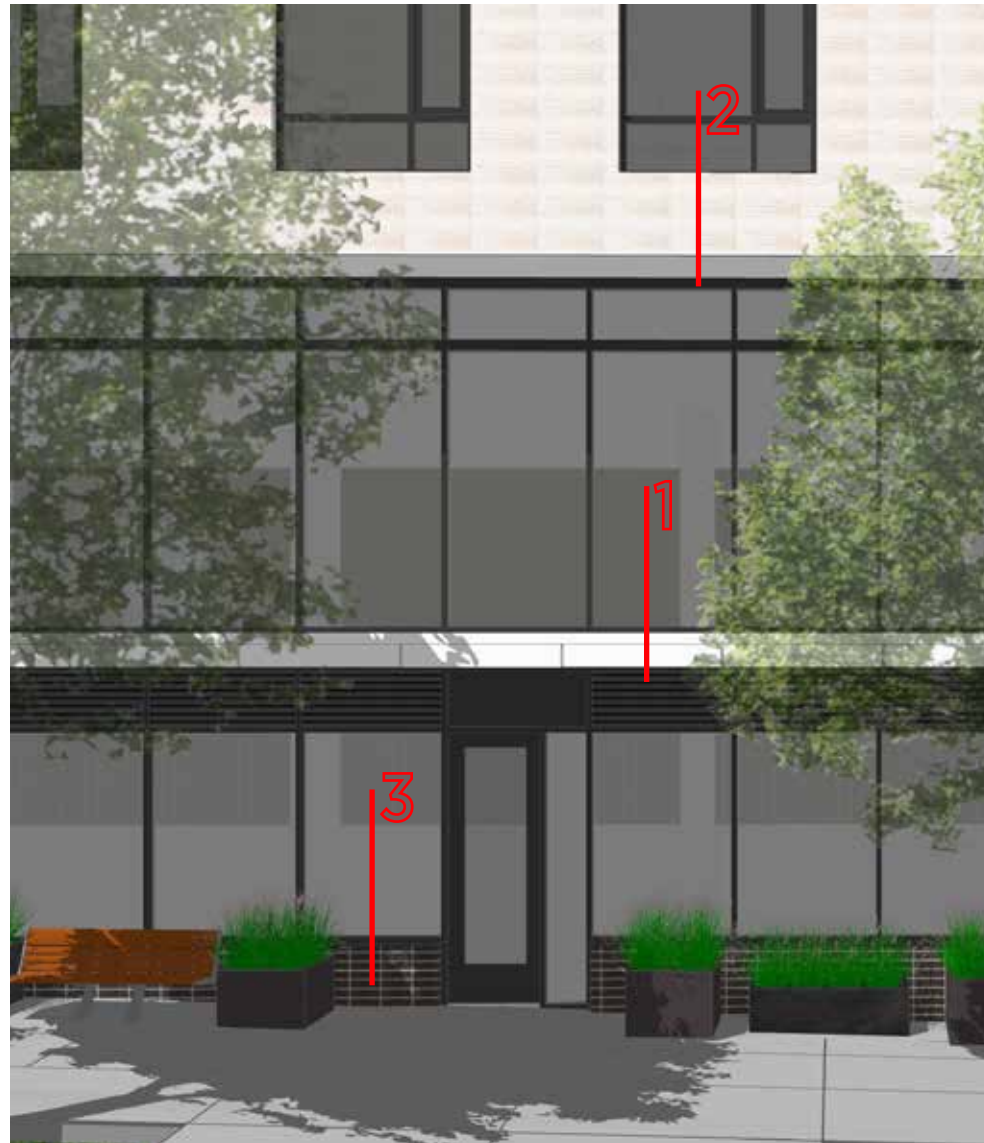
South East Corner at Amenity Level



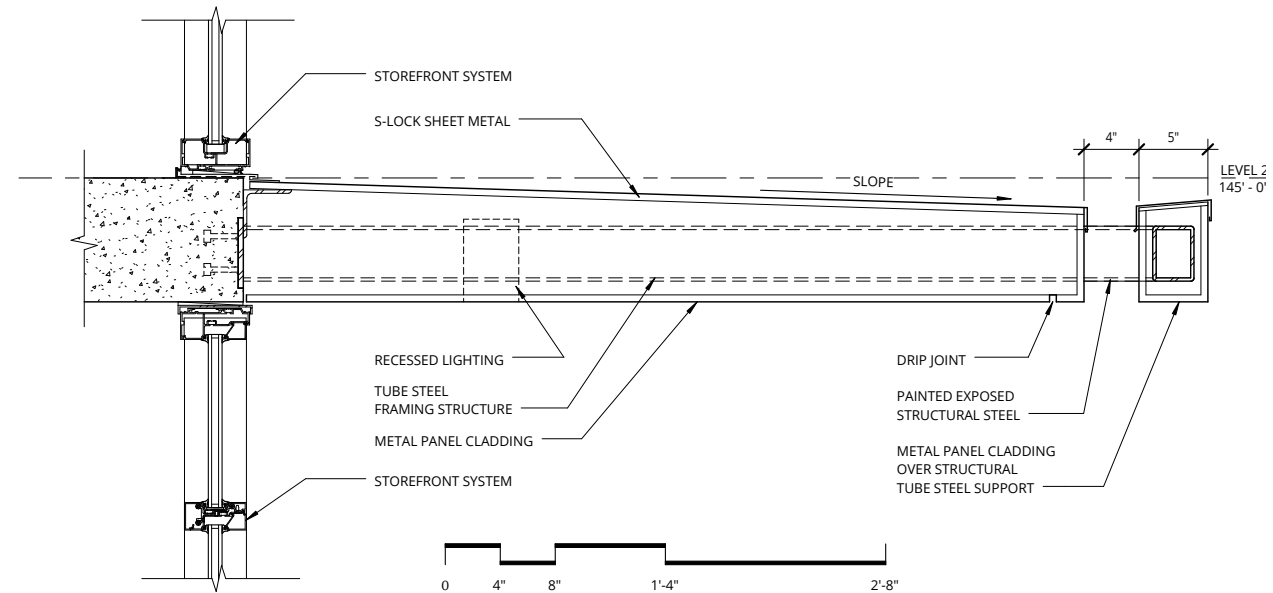
1



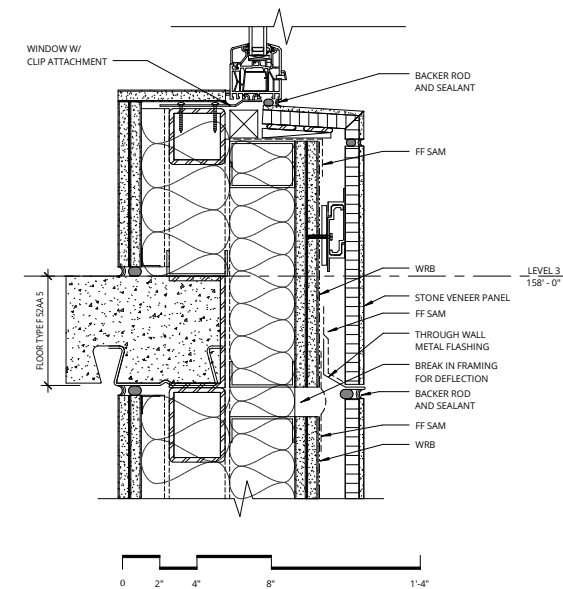
2



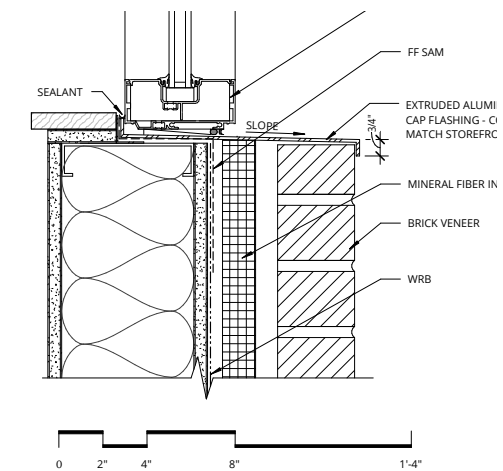
Jefferson Street typical elevation at Storefront



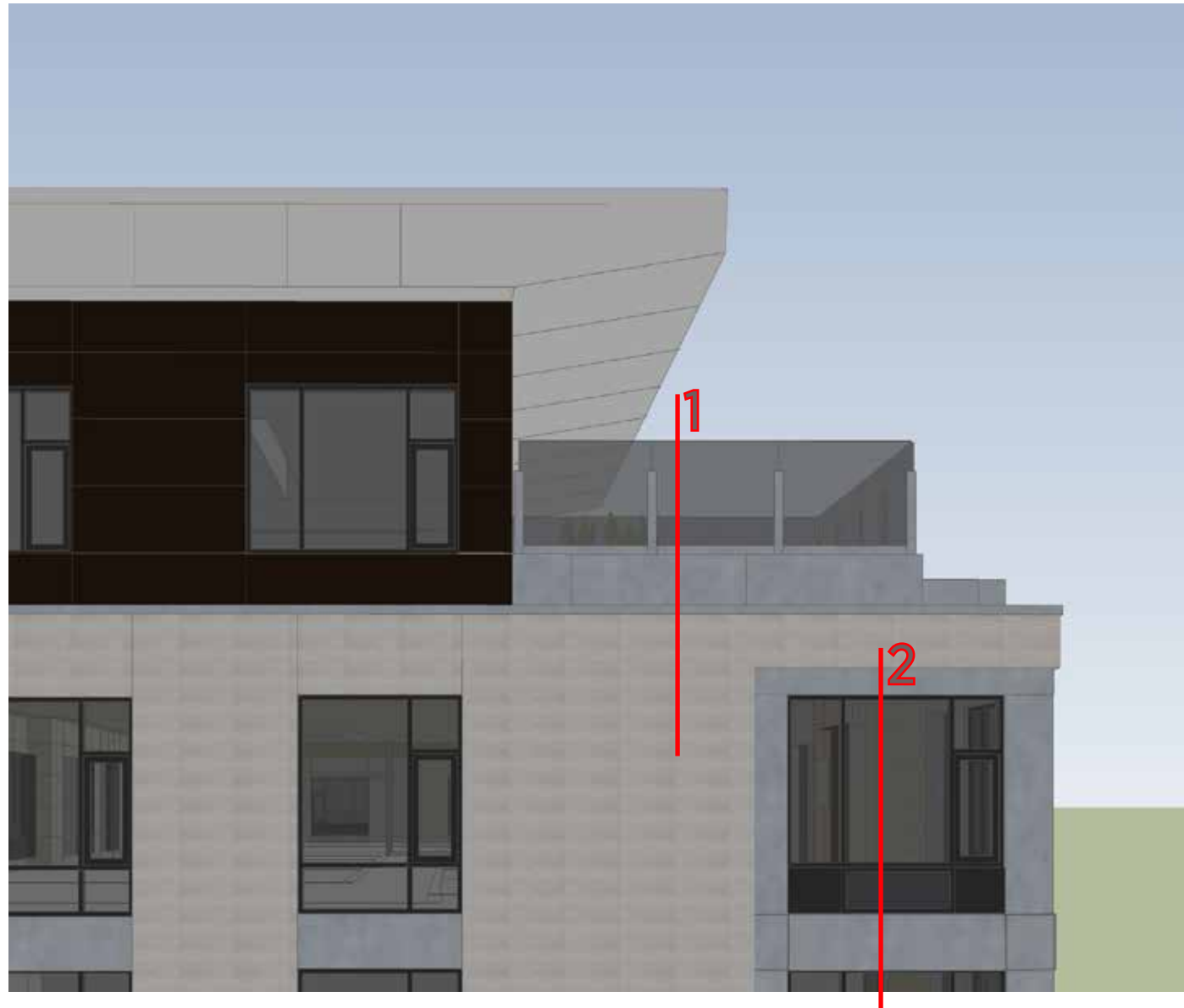
1



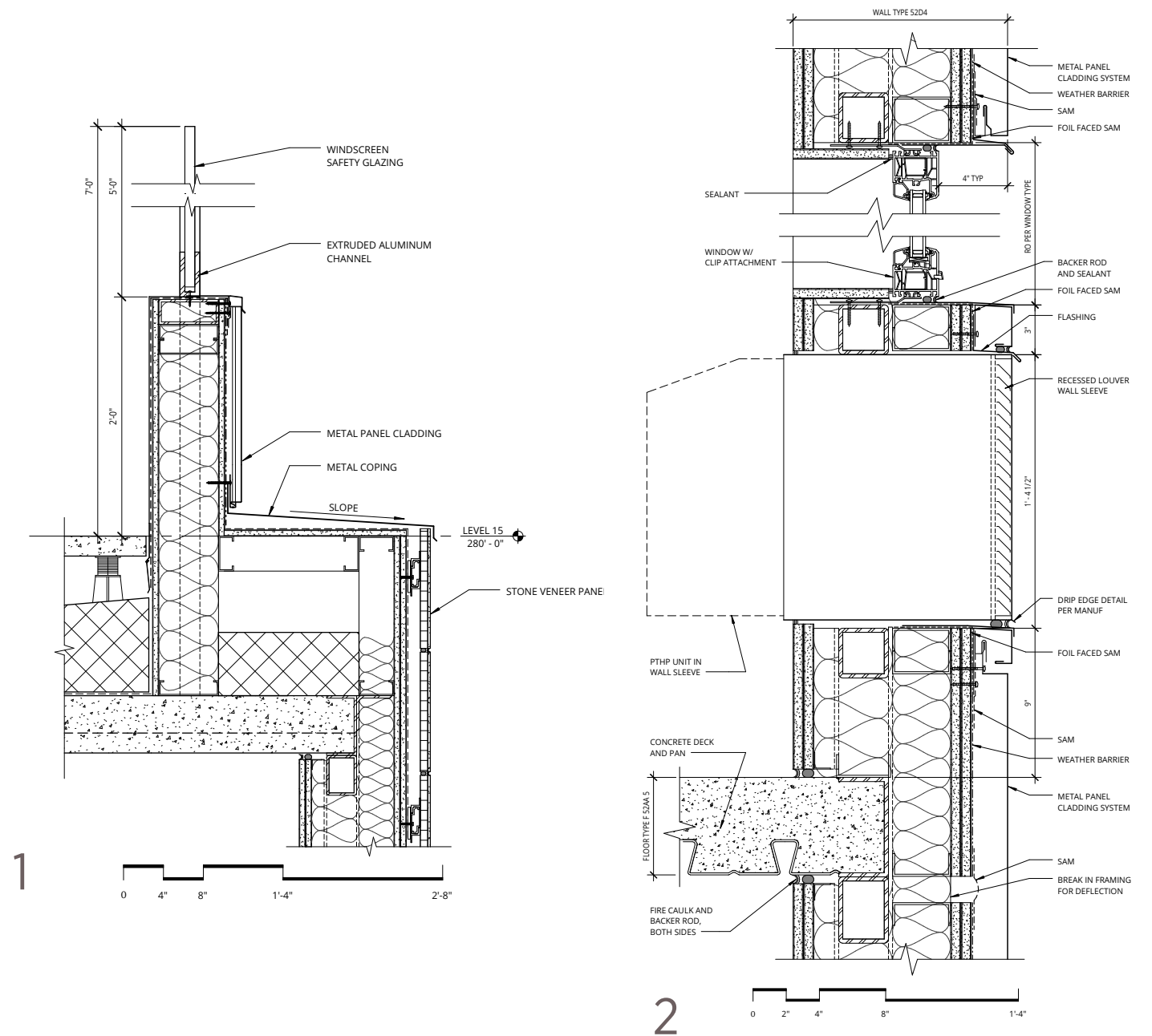
2



3



Enlarged Elevation at Southwest Corner Penthouse Deck





Bird's Eye View looking Northwest



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

REVISED

View along 11th, looking North



11th Avenue Looking South



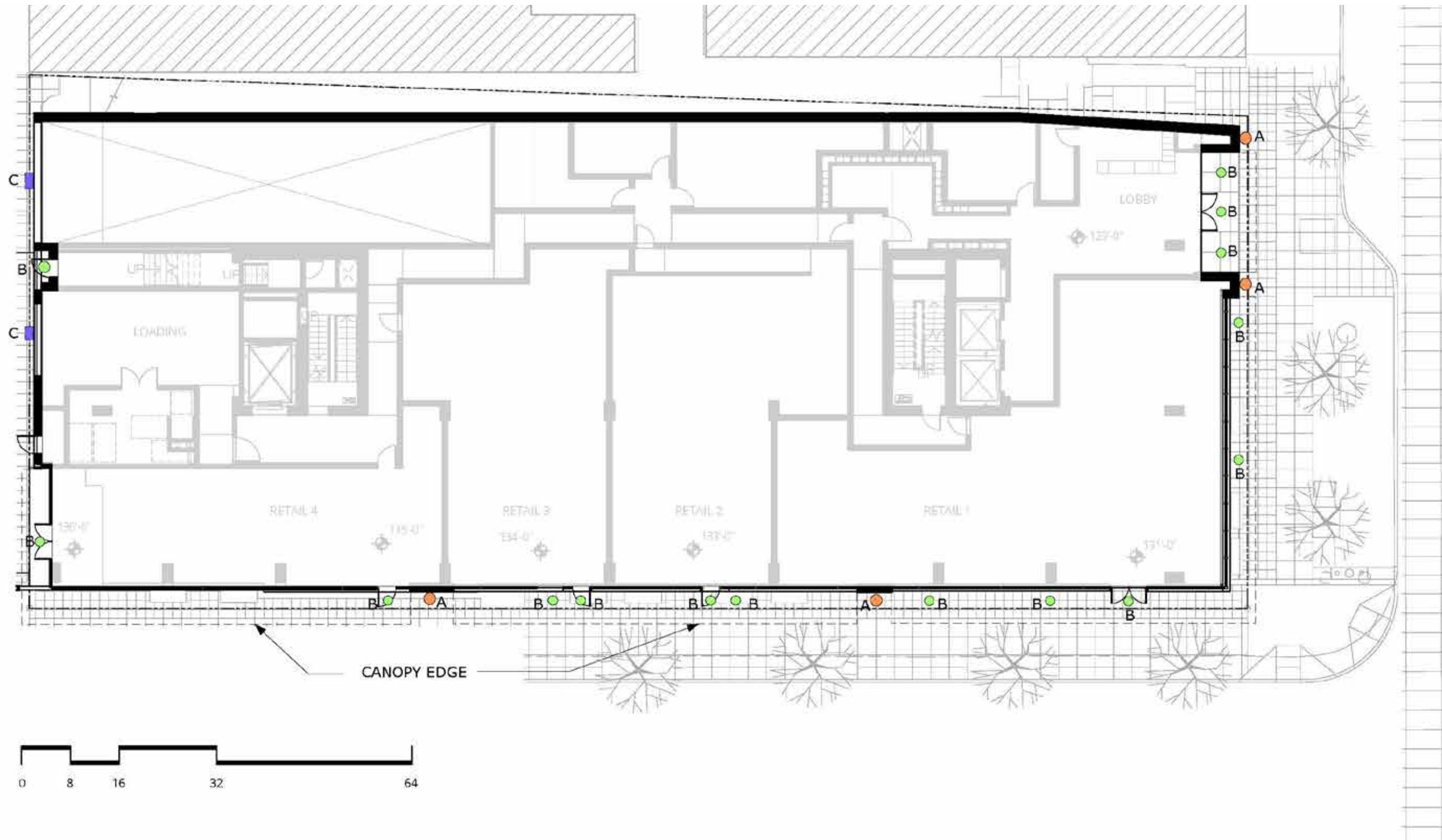
Birdseye at 12th Avenue looking South



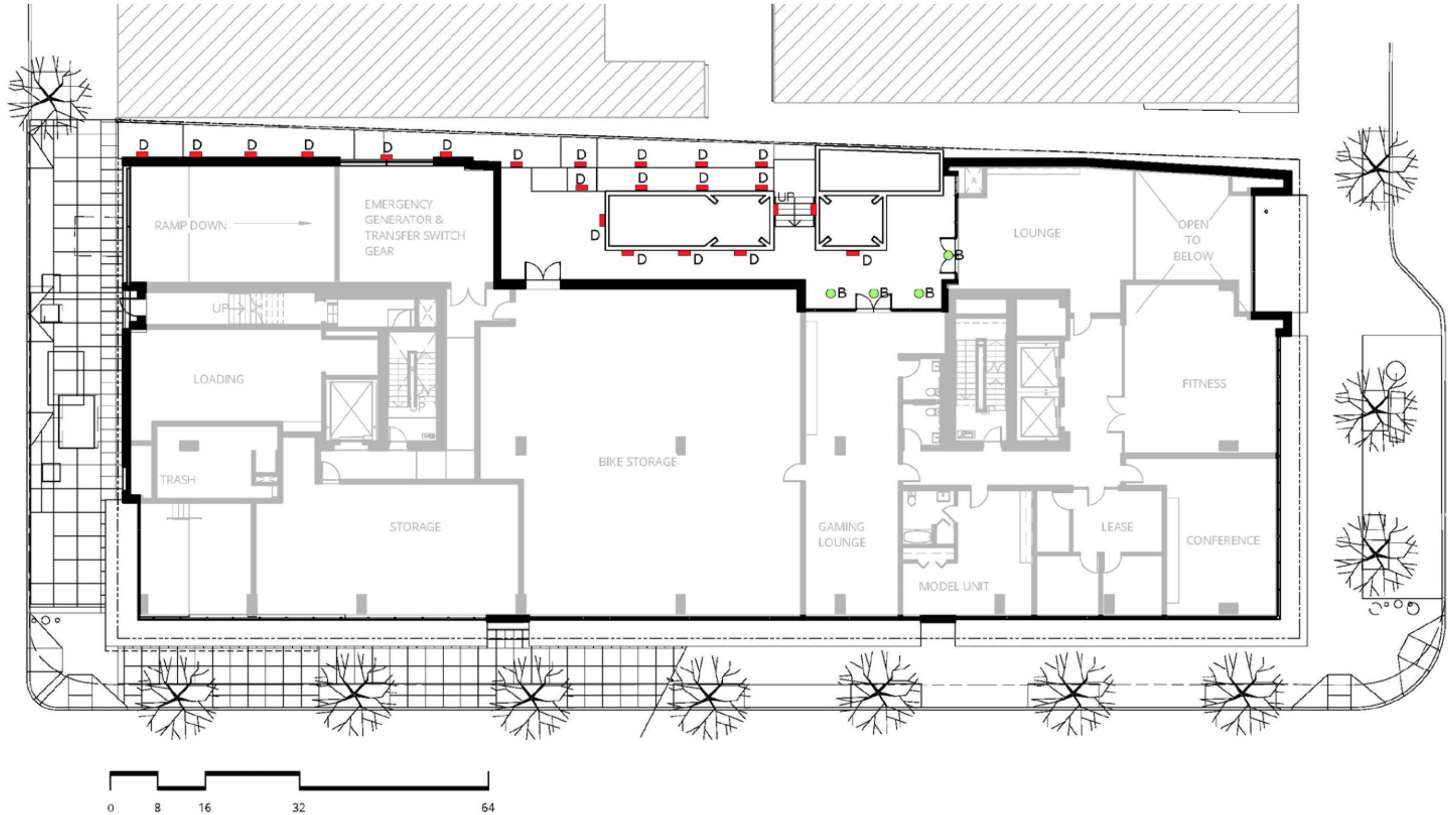
Jefferson st. Street Looking East



View Northeast of building in City of Portland context



View Northeast of building in City of Portland context



View Northeast of building in City of Portland context



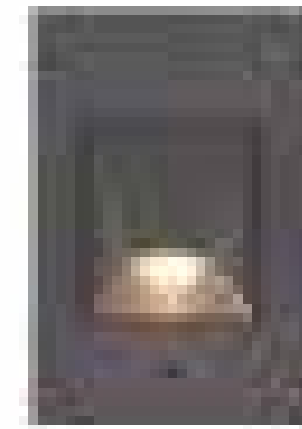
A Pilaster up and down lighting wall washer



C Garage and Loading Lighting



B Surface Mounted LED Canopy Downlights



D Step Lighting