

SKY3 PLACE (11TH AND JEFFERSON APARTMENTS)



ANKROM MOISAN / MOLASKY GROUP OF COMPANIES

02.20.14

DR#1 COMMENT INTEGRATION

ADDITIONAL CLARIFICATION DETAILS AS REQUESTED BY STAFF

BIKE STORAGE

SKY3 PLACE BRANDING - SITE HISTORY INTEGRATION

The Concept

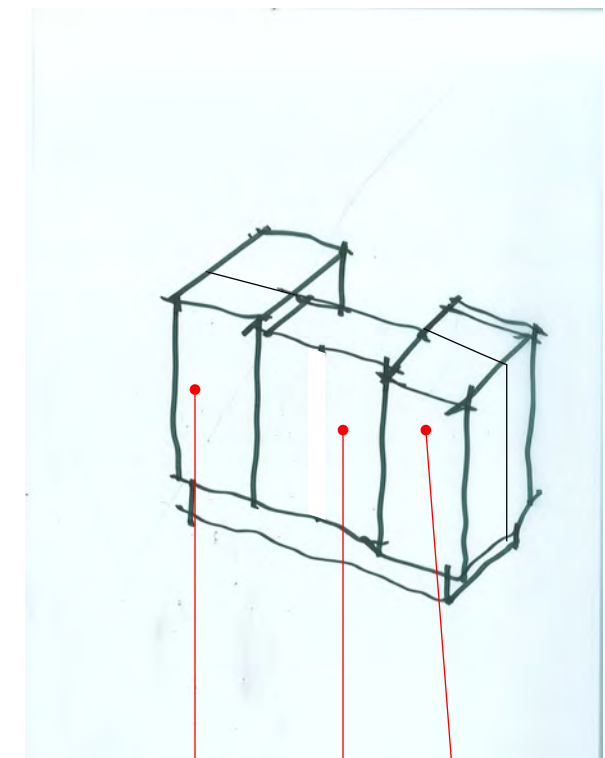
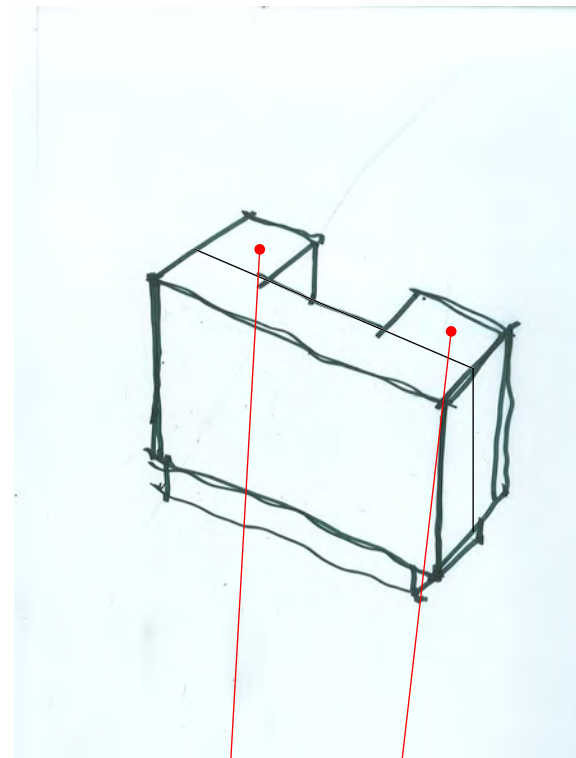
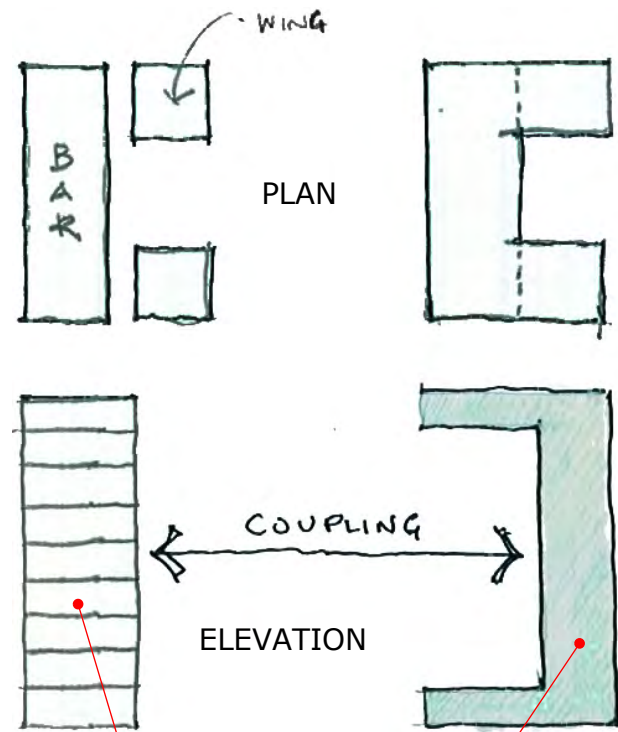
Portland has a long history with the street car and currently is in a renaissance period of street car revitalization. It is vital to the transportation network established in the City over 100 years ago and is paramount to the success of the New Urbanization that is currently making Portland the darling 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 IMAGE

PARTI AND MASSING DIAGRAMS



BEFORE



AFTER



ELIMINATED
WHITE BAND

ARRISCRAFT TO
TERRACORE
STONE VENEER
PANEL

ELIMINATED
RECESS

WIDENED
WINDOWS TO
MAXIMIZE
GLAZING
ALLOWED BY
ENERGY CODE

EMPHASIZE
DARK
RECESS FOR
COUPLING
CONCEPT

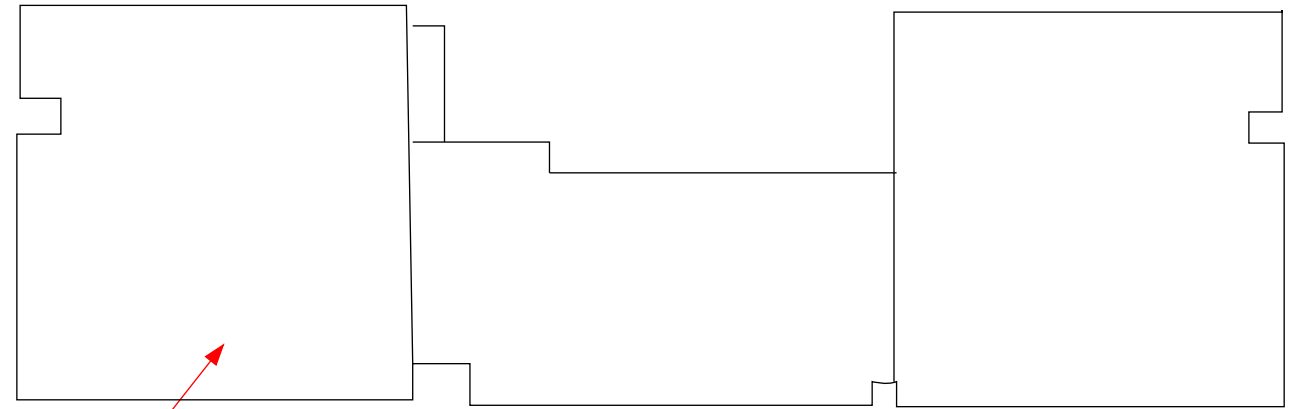
ELIMINATED
WHITE BAND

CANOOPY
CHANGED FROM
GLASS TO
METAL TO
MATCH REST OF
CANOPIES

BEFORE



PARTI DIAGRAM



REVISED FACADE TO SIMPLIFY PARTI AND MAKE CLEARER FOR CONCEPT

ADDED STOREFRONT WINDOWS ALONG JEFFERSON

ELIMINATED WHITE BAND

WIDENED WINDOWS TO MAXIMIZE GLAZING AS ALLOWED BY ENERGY CODE

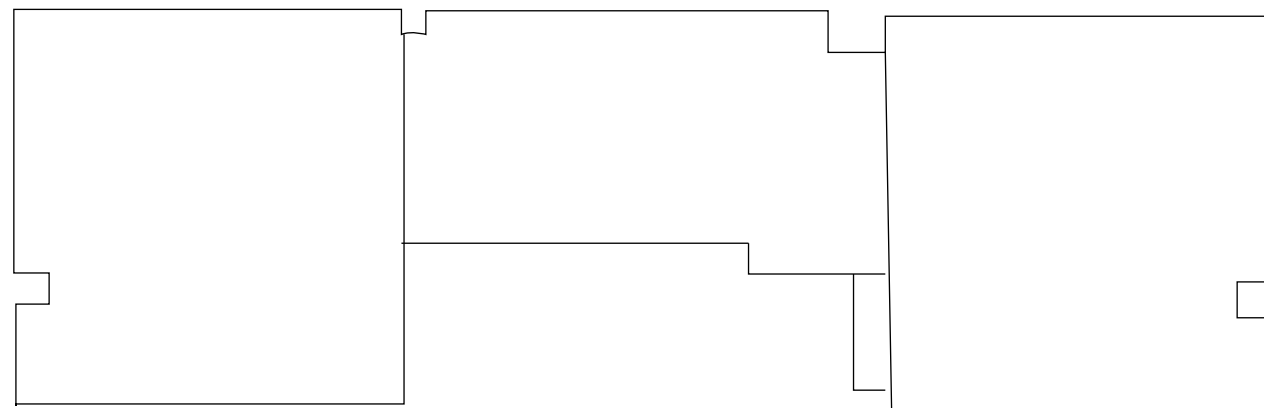
WIDENED METAL PANEL FIELD, ADDED WINDOWS, TO INTEGRATE BALCONY WITH MATERIAL FIELDS

SOUTH ELEVATION CHANGES

AFTER



PARTI DIAGRAM



BEFORE

WIDENED WINDOWS

ADDED SILVER METAL
PANEL STRIPE TO ALIGN
WITH PENTHOUSE WINDOW
OPENING AT DECK FOR
VISUAL ENHANCEMENT



AFTER

NORTH ELEVATION CHANGES



VIEW LOOKING SOUTH ON 11TH SHOWING NORTH ELEVATION FROM STREET
IMAGE SHOWN ON C.20 OF DR EXHIBITS



VIEW LOOKING SOUTH FURTHER NORTH ON 11TH AVENUE
IMAGE SHOWN ON C.56 OF DR EXHIBITS

NORTH ELEVATION PERSPECTIVES

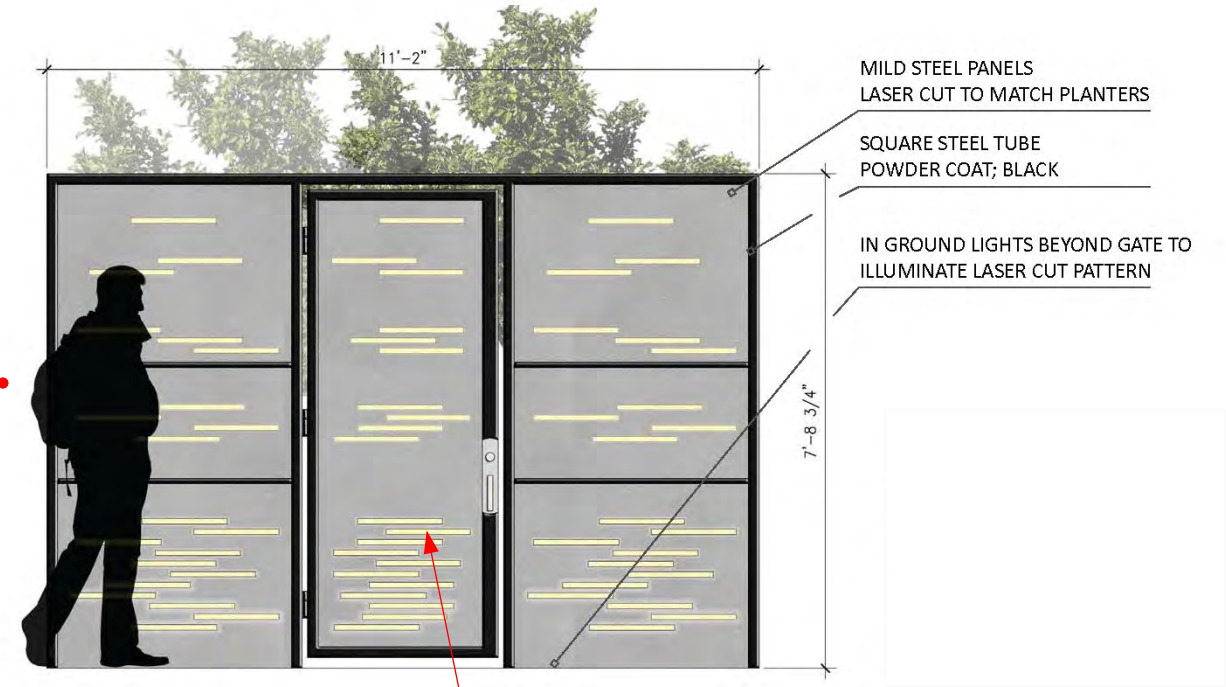
BEFORE



AFTER



JEFFERSON STREET RETAIL ELEVATION CHANGES

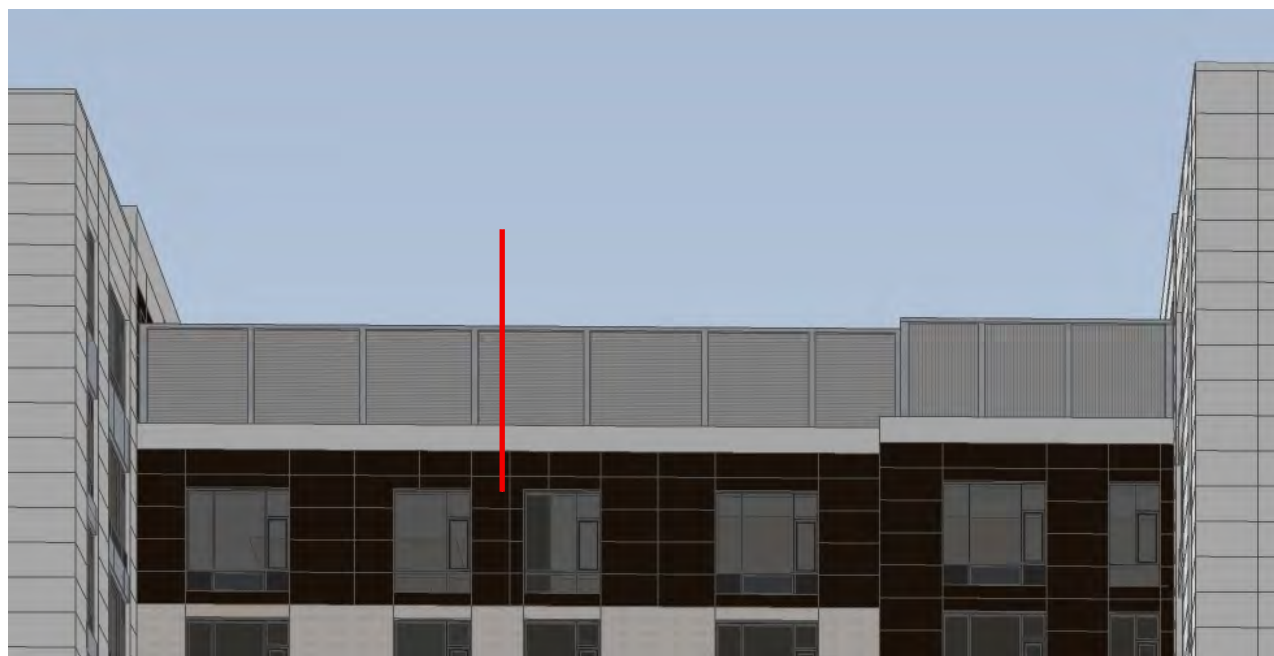
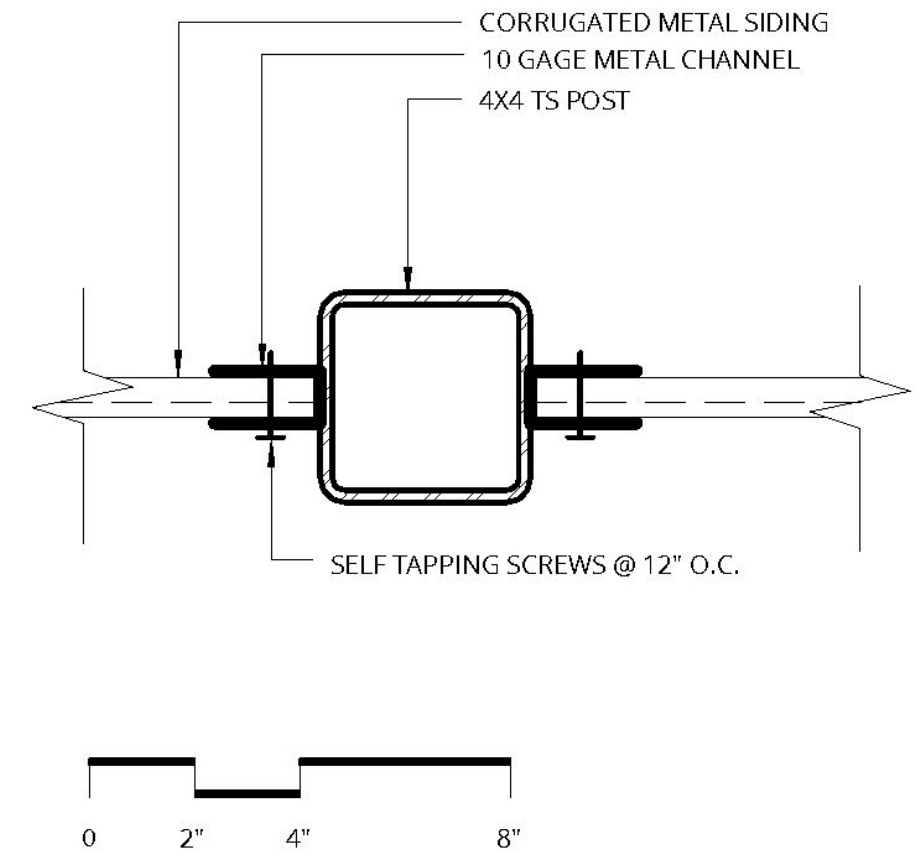
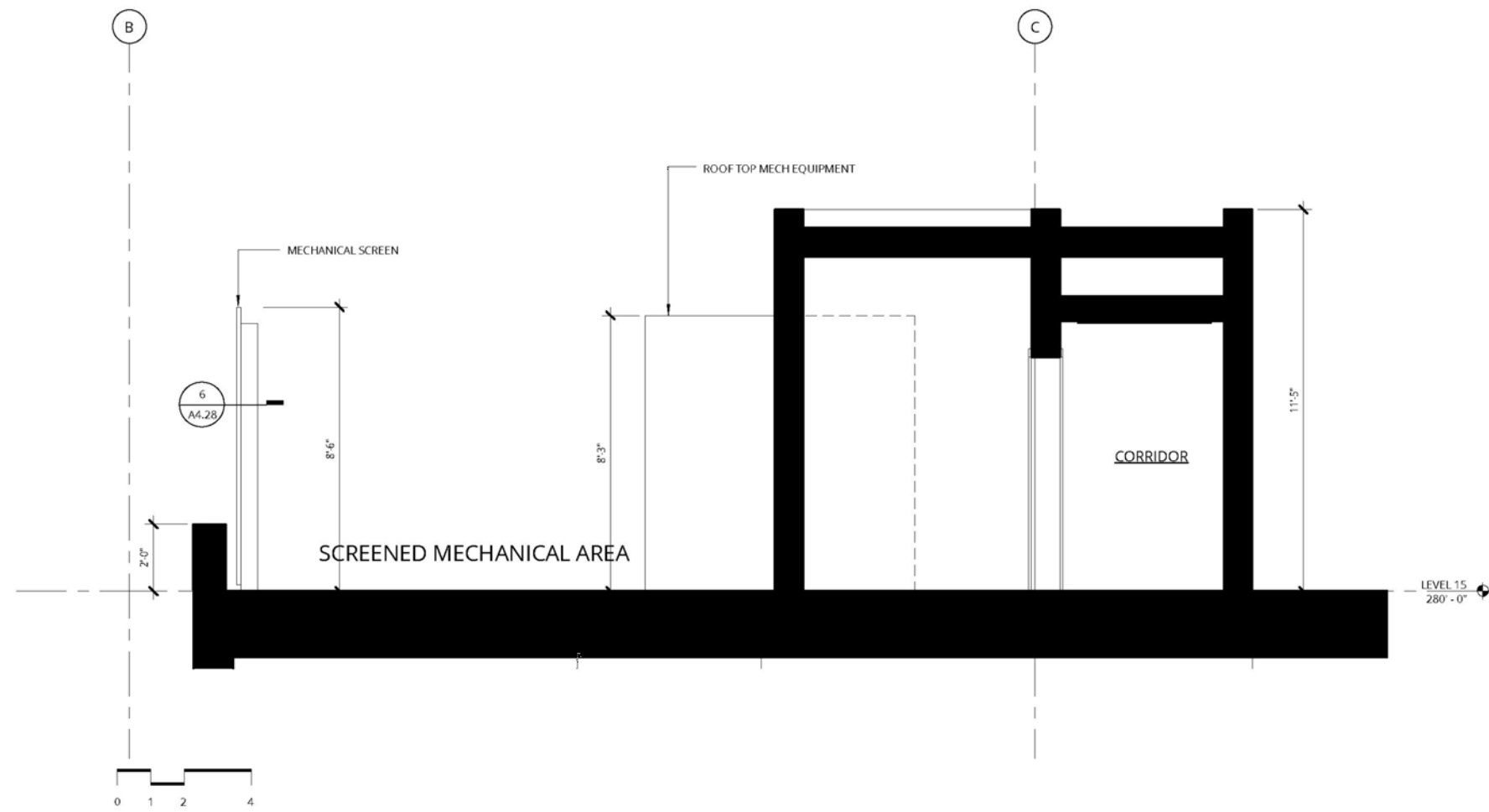


ORE Laser Cut Planters - Street Level gates and garage to match pattern

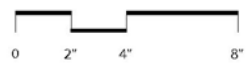
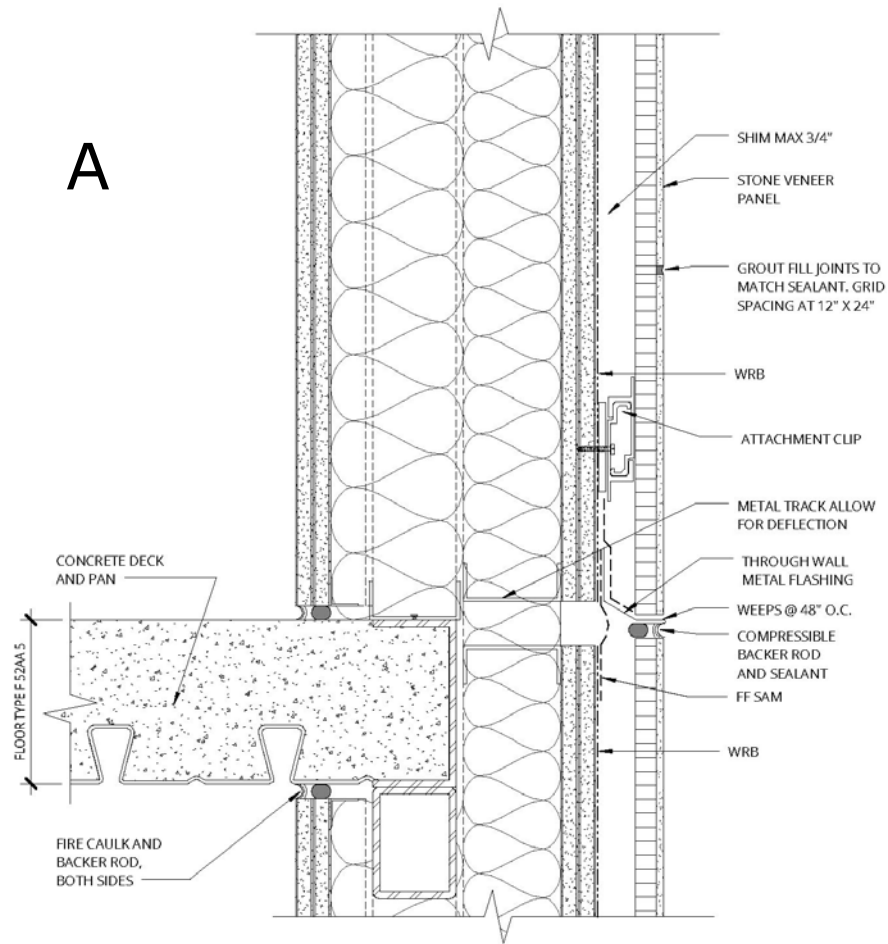
BASIS OF GATE CONCEPT

GATE AND GARAGE DOOR DESIGN

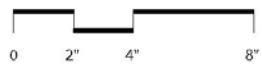
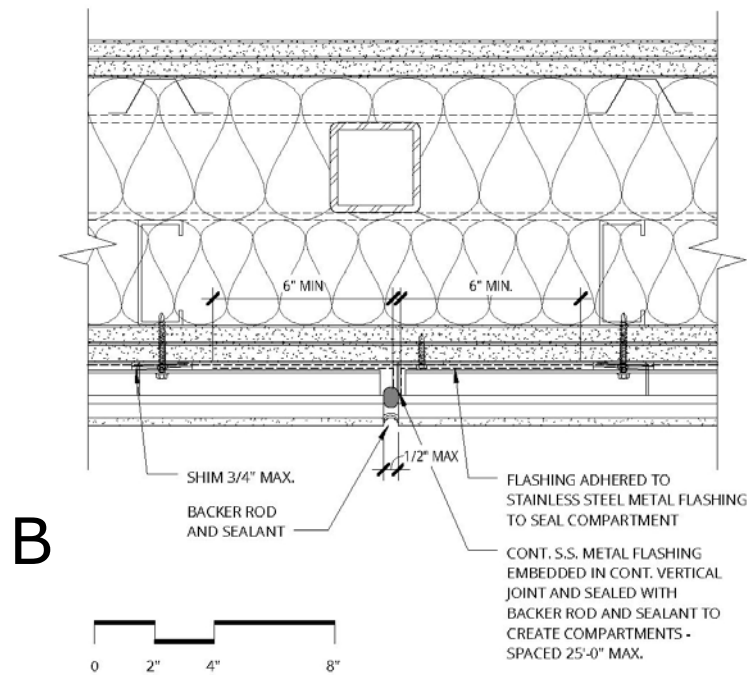
ADDITIONAL CLARIFICATION DETAILS AS REQUESTED BY STAFF



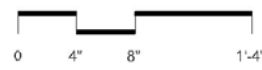
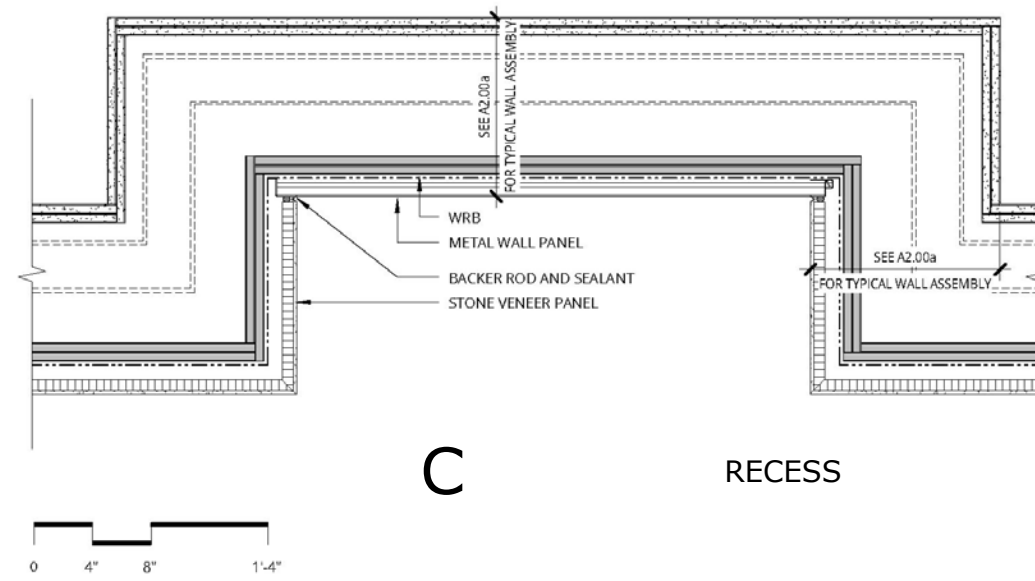
MECHANICAL SCREEN



HORIZONTAL JOINTS



VERTICAL JOINTS



RECESS

"TERRACORE" STONE VENEER PANELS

SHEATHING OVER 16GA, (MIN.) METAL STUD FRAMING (BY OTHERS) SPACED 16" O.C. MAX.

WRB

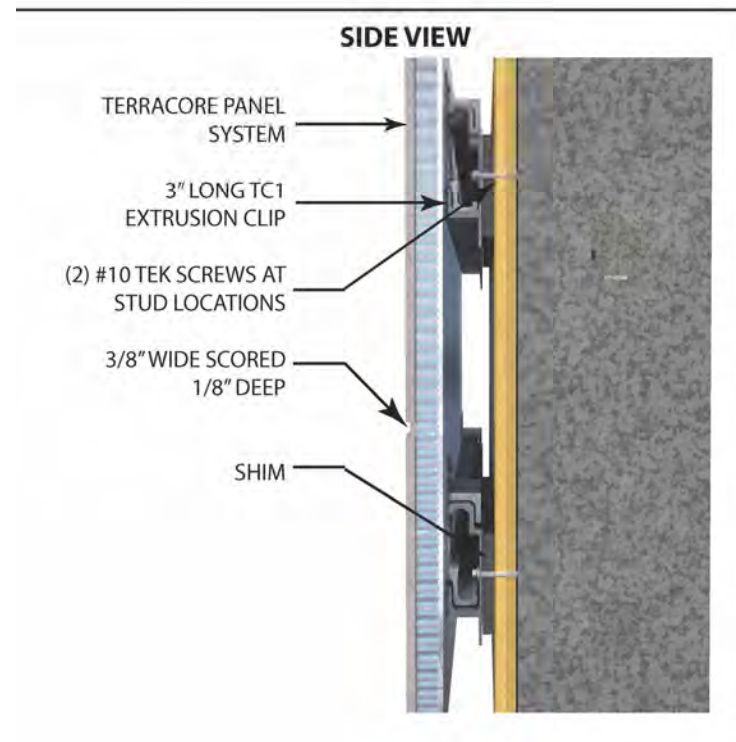
INTERLOCKING CHANNEL RAILS FASTENED THRU TO STUDS WITH #10 TEK SCREWS

SHIMS BENEATH RAILS (BY OTHERS)

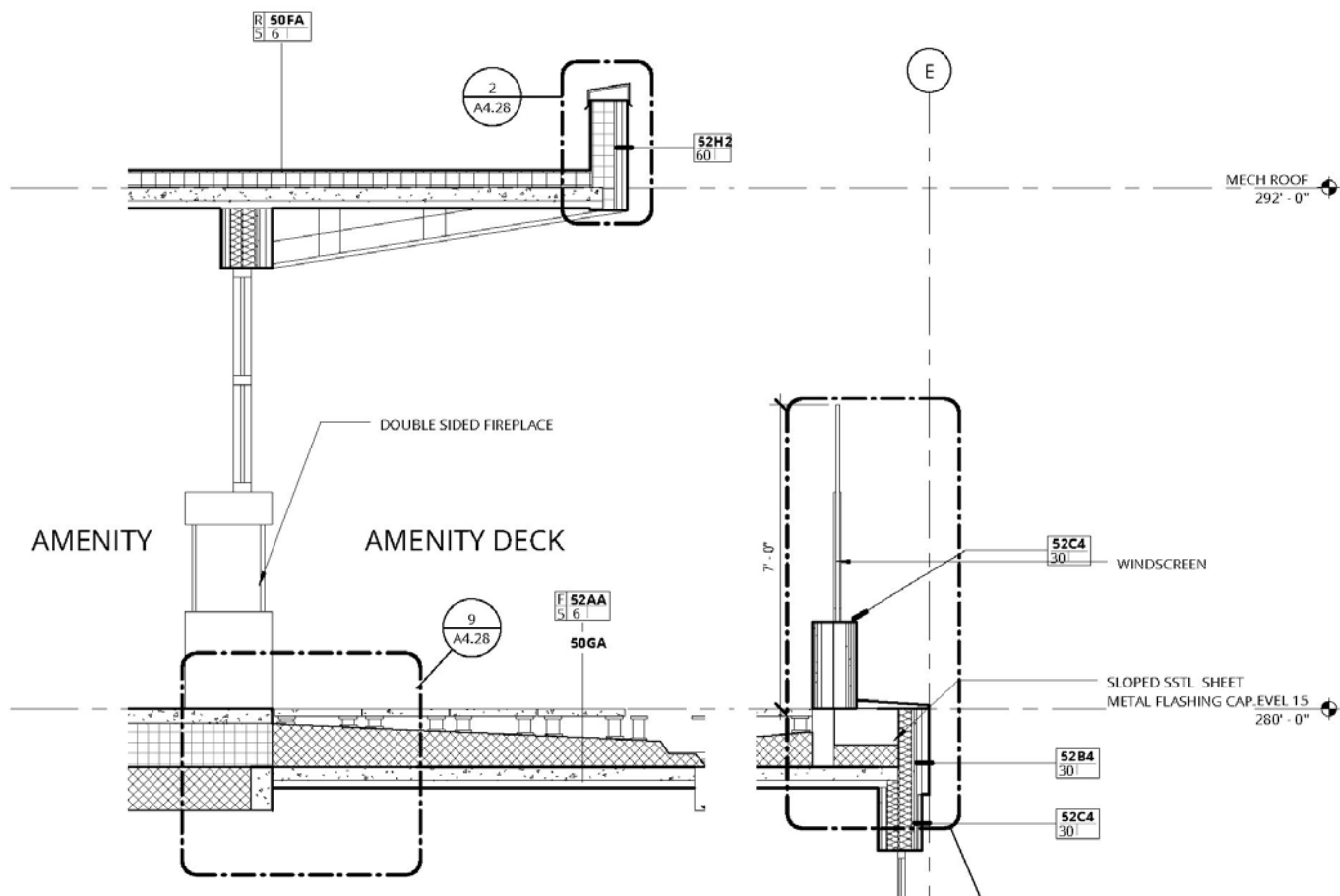
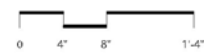
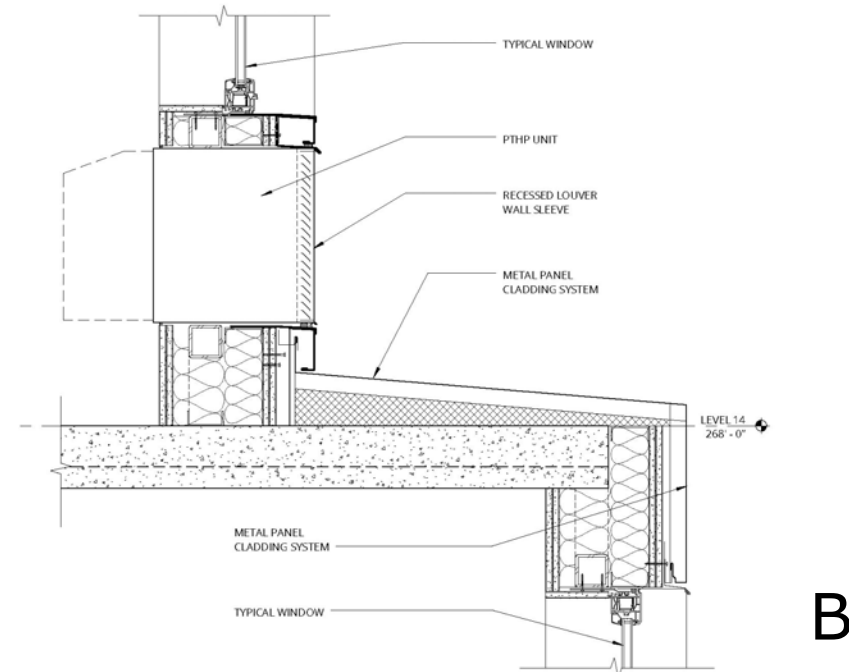
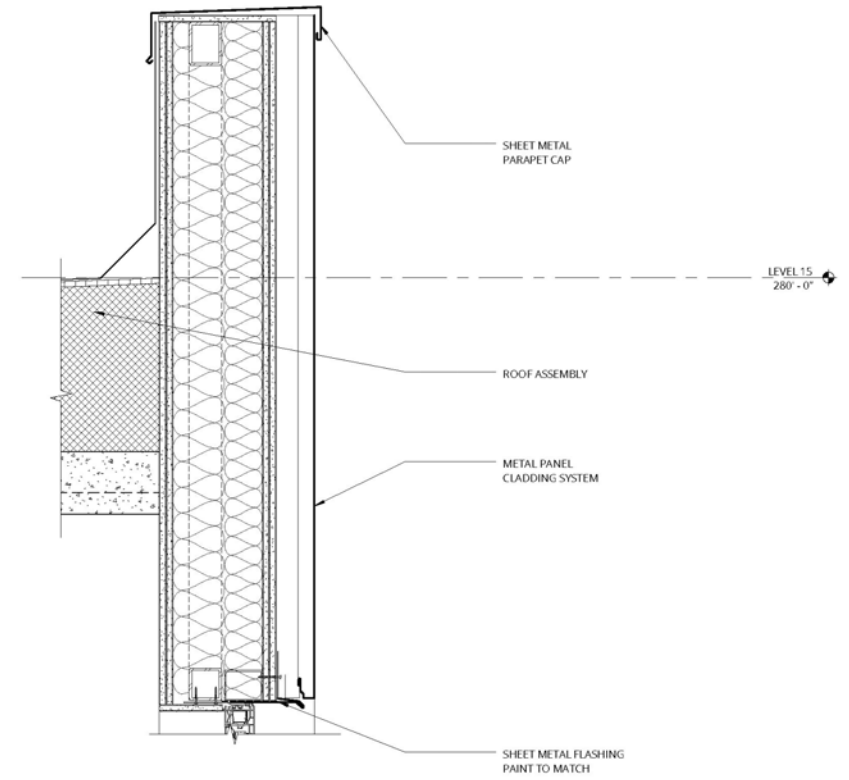
FACTORY ATTACHED INTERLOCKING CHANNEL CLIPS

3/8" JOINT

TERRACORE PANELS
SHOWN WITH SCORED FALSE JOINTS



"TERRACORE" STONE VENEER PANELS

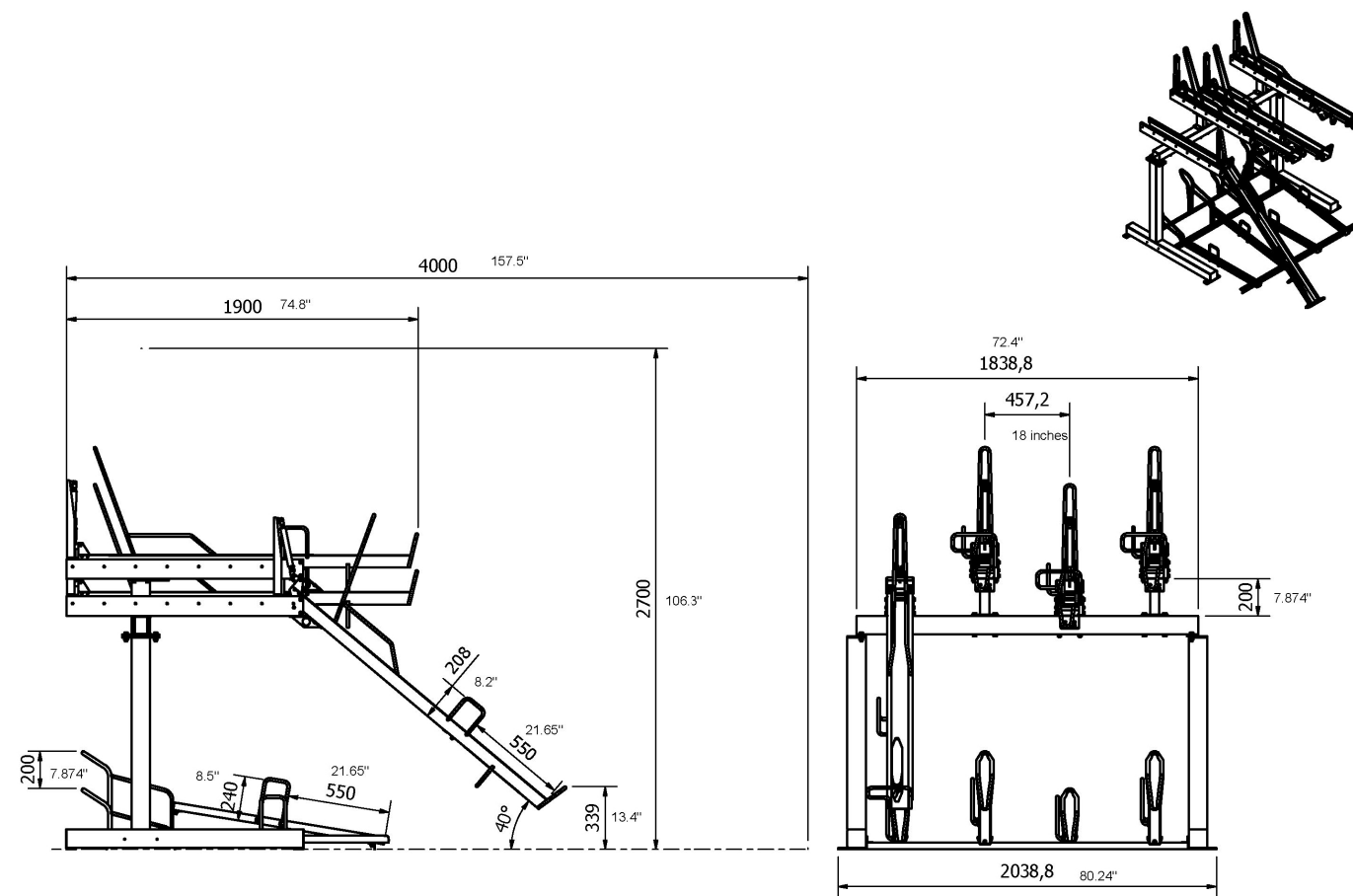
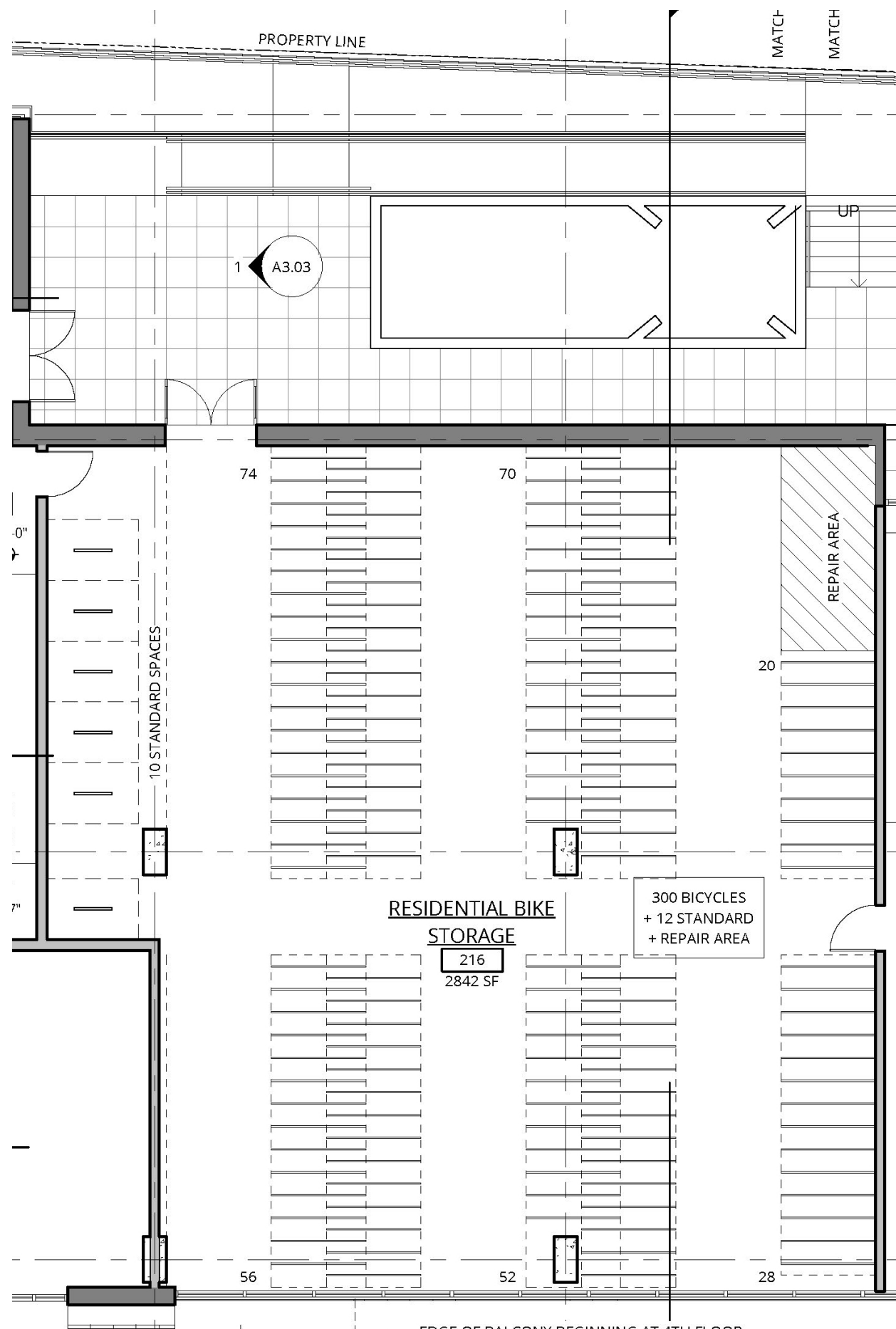


A

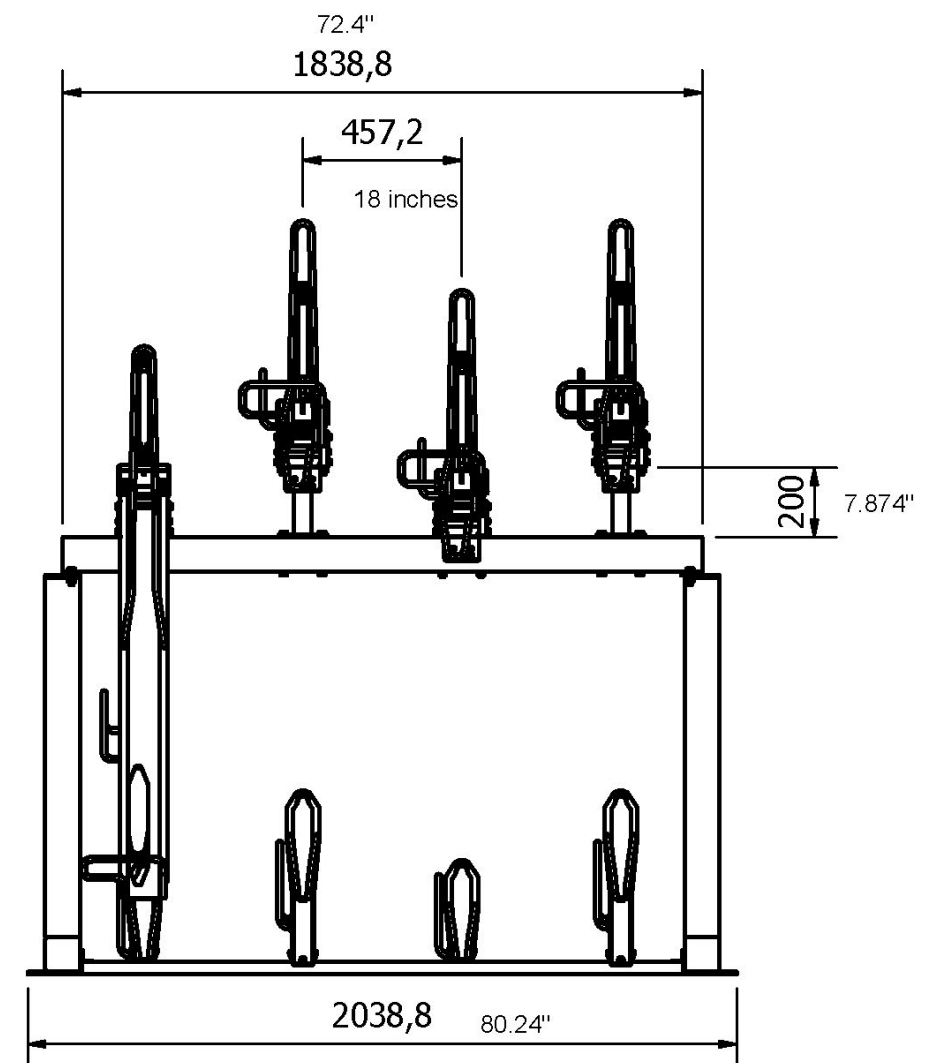
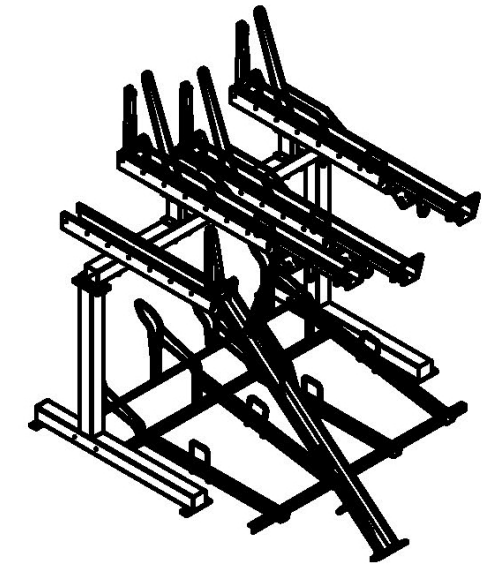
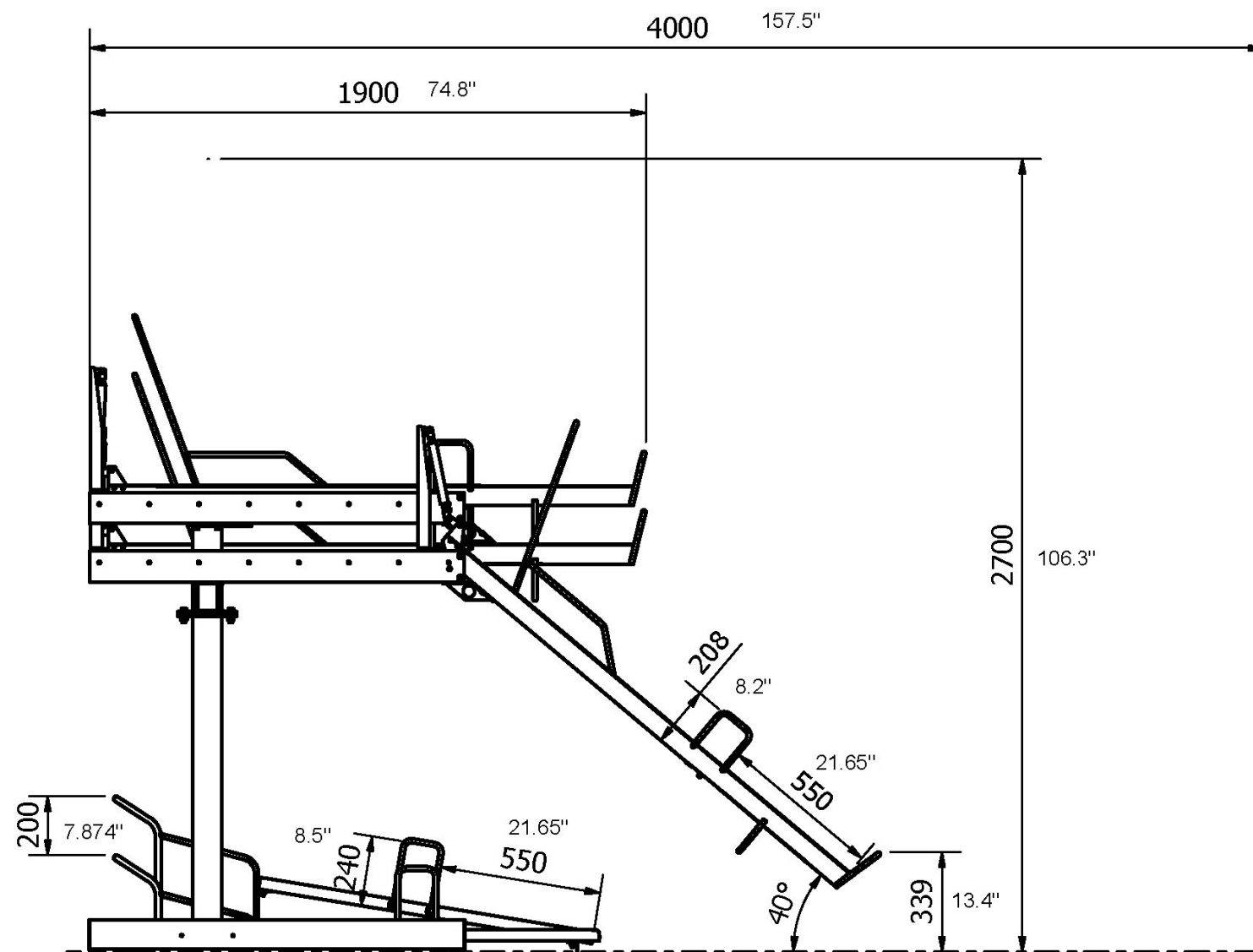
SECTIONAL DETAILS

B

BIKE STORAGE



BIKE STORAGE PLAN AND DETAILS



BIKE STORAGE DEMONSTRATION VIDEO

SKY3 PLACE - BRANDING BASED ON SITE HISTORY



Jazz history influenced:

- The Lydian (A major chord or scale with a raised fourth. The composer George Russell saw the Lydian as the most important jazz scale and made it the center of his theory of jazz....)
- Modal (Jazz played with slower moving harmonies; playing based on older modal scales, drones, or pedal points)
- The Montuno (A repeated two- or three-chord pattern on the piano played behind the coro and instrumental solos (Latin))
- Sky³ Apartments (Named after "The Sky Trio," a popular local jazz band responsible for the jazz resurgence led by Eddie Wied. They played "The Quarry" jazz club that occupied the site as a regular staple)

The Place

11th & Jefferson - Downtown; Portland, Oregon

Located at the edge of the city's cultural and arts center, 11th and Jefferson is near many of Portland's best arts and entertainment venues. With a rich history, and art of some form at every block, this area is a magnet to folks hungry for cultural diversity and new experiences at every turn.

The blocks at 11th/12th and Jefferson have deep strong roots in Portland's prolific jazz resurgence in the late 1970's and early 1980's (the block was home of the famous and important "The Quarry" jazz club). Hip and inline with the mentality of the demographics of the area; potential building naming opportunities abound based off of this exciting and positive history.

"With less traffic, better public transportation and Mount Hood in its backyard, this self-styled City of Roses doesn't stand in anybody's shadow. Its vibrant downtown overflows with urban pleasures like chic restaurants, funky nightclubs and spritely neighborhoods crackling with youthful energy, but nobody's boasting. That's another nice thing about Portland."

— David Laskin

