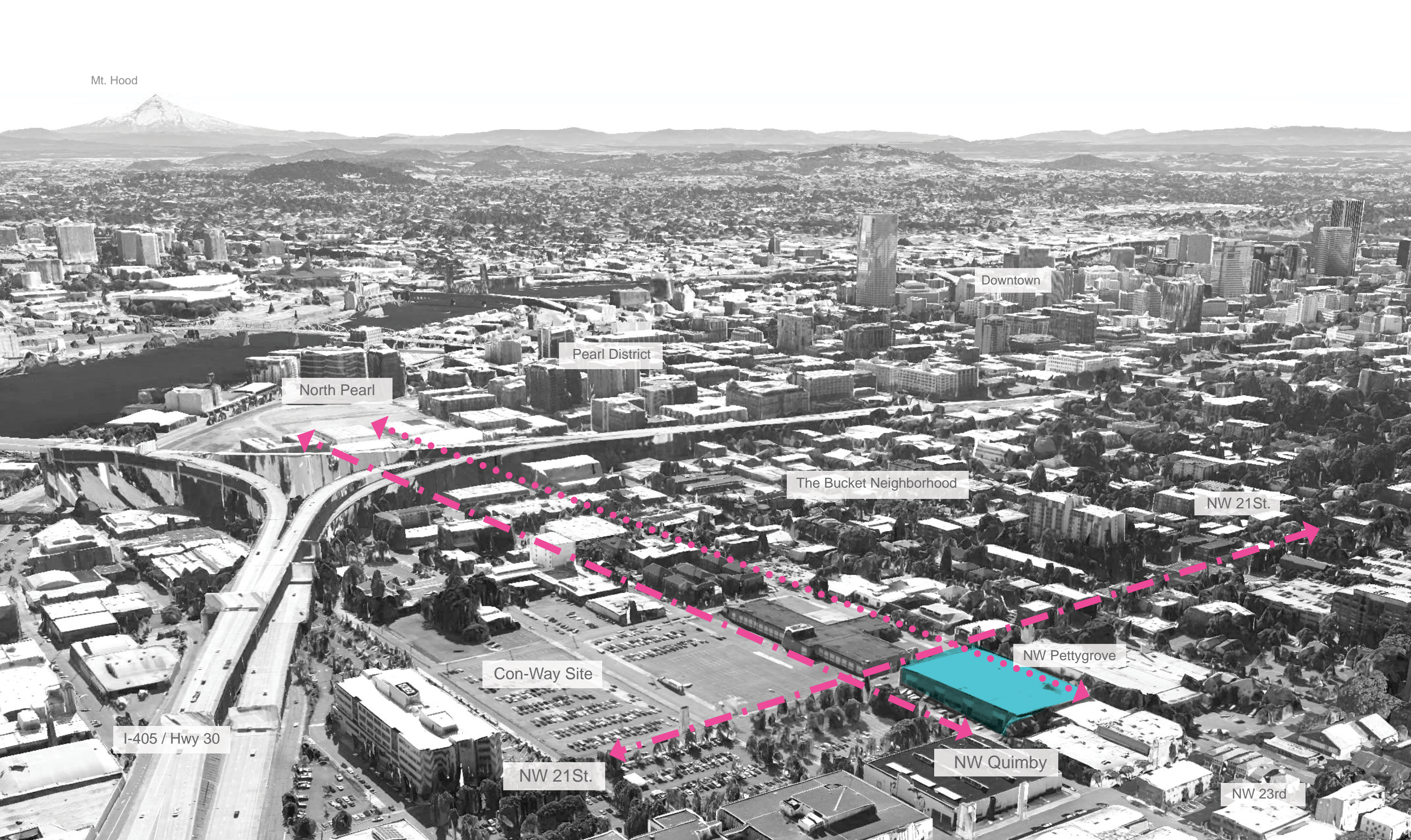


Mt. Hood

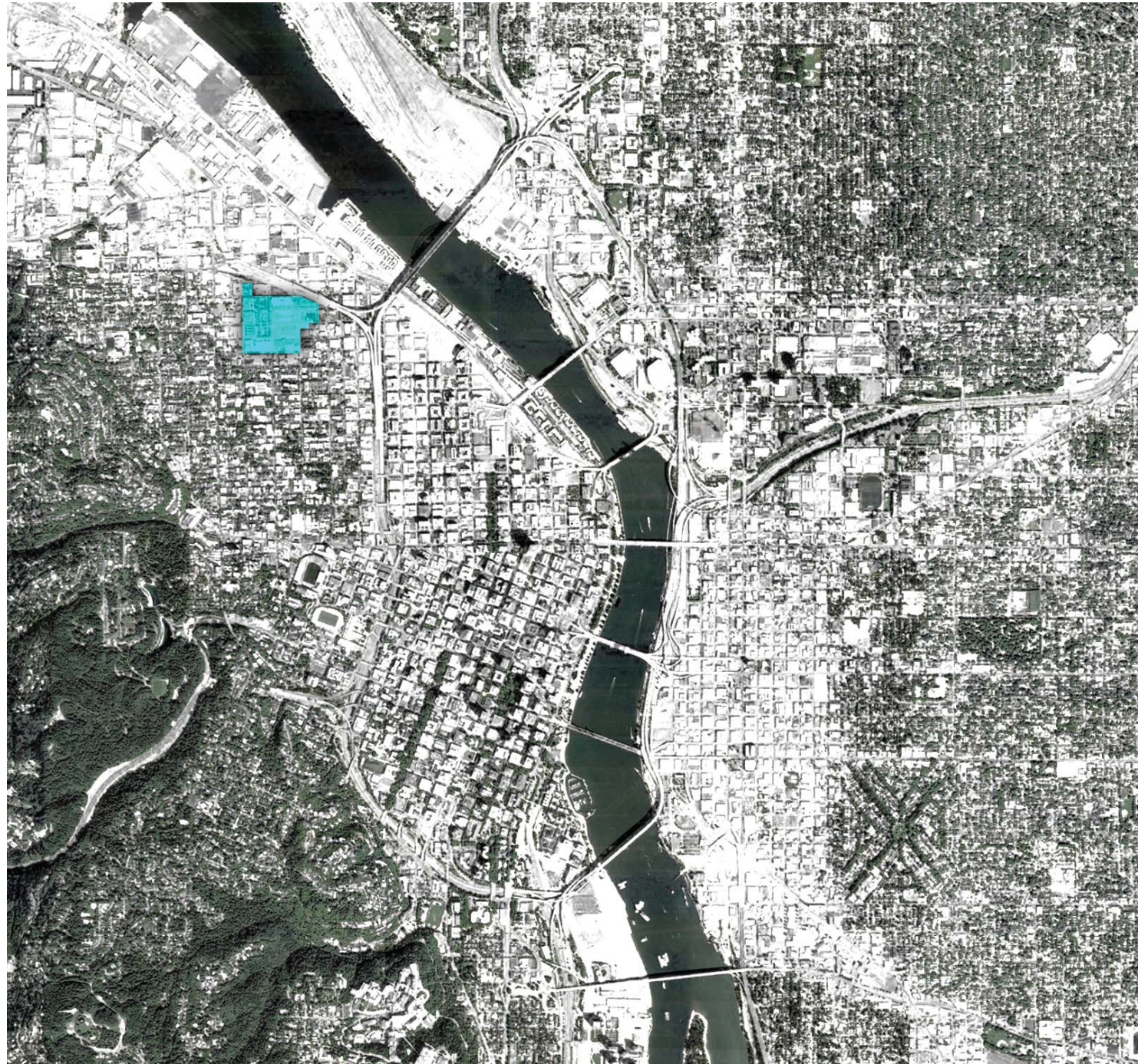


Q21

The “Q21” development is a mixed-use multi-family residential and commercial building featuring a diverse mix of residential unit types, public and private outdoor open spaces and active street frontages. The approximate program for the building includes:

- 160 units of market-rate housing in varying formats,
- 15,000 sq ft of ground floor retail space,
- 12,000 sq ft of office space at the second floor
- 104 structure parking spaces above and below grade in a partial basement and at part of the second floor.

The site is a 260' x 200' parcel at the eastern end of a 460'x 200' block between NW 21st and NW 22nd and NW Pettygrove and NW Quimby.



Site Context in Portland

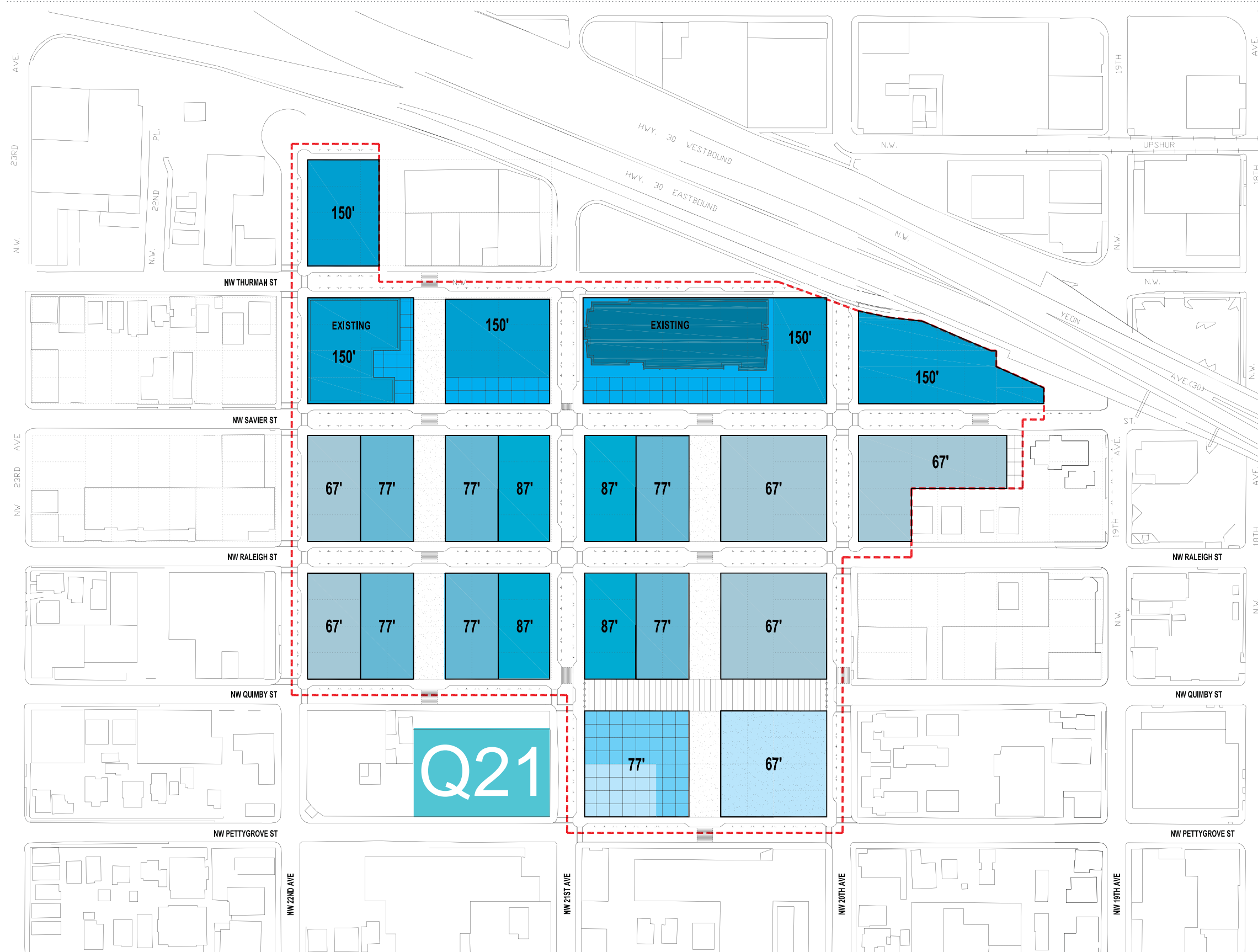


Con-Way Master Plan Area and Site

*diagrams from Con-Way master plan

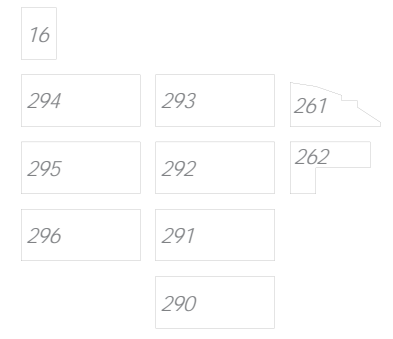
SECTION 05

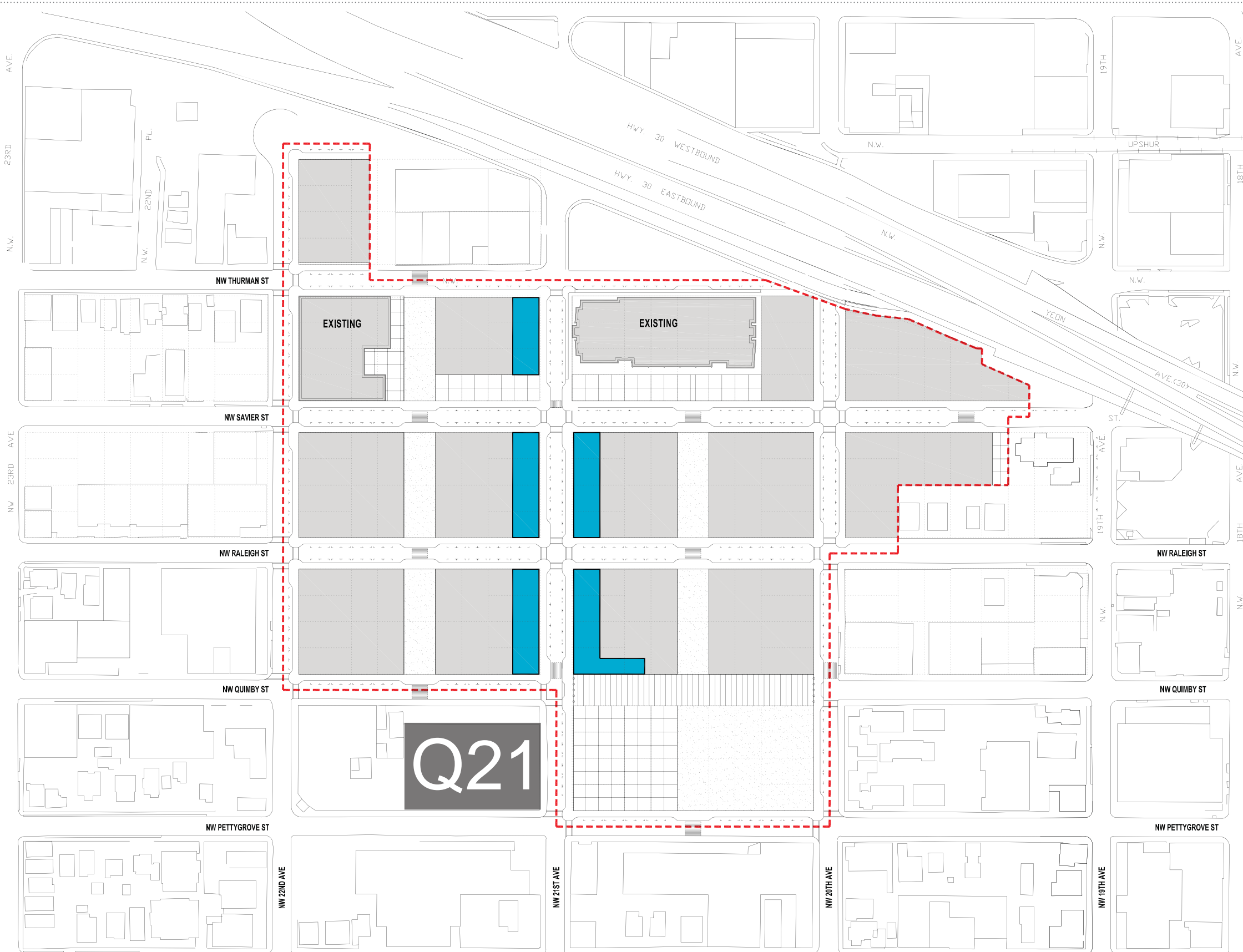
DESIGN STANDARDS & GUIDELINES



MAP 05-1
MAXIMUM HEIGHT

REFERENCED IN STANDARD 1:
MAXIMUM HEIGHT





MAP 05-5
REQUIRED GROUND FLOOR
RETAIL SALES, SERVICE, OR
NEIGHBORHOOD FACILITY
USES

*REFERENCED IN STANDARD 7:
SPECIAL REQUIRED GROUND
FLOOR RETAIL SALES, SERVICE, OR
NEIGHBORHOOD FACILITY USES AND
SETBACKS ON NW 21ST AVENUE*

Ground Floor Retail and Neighborhood
Facility Requirements will apply to any
buildings that front NW 21st Avenue or
the square.



*diagrams from Con-Way master plan

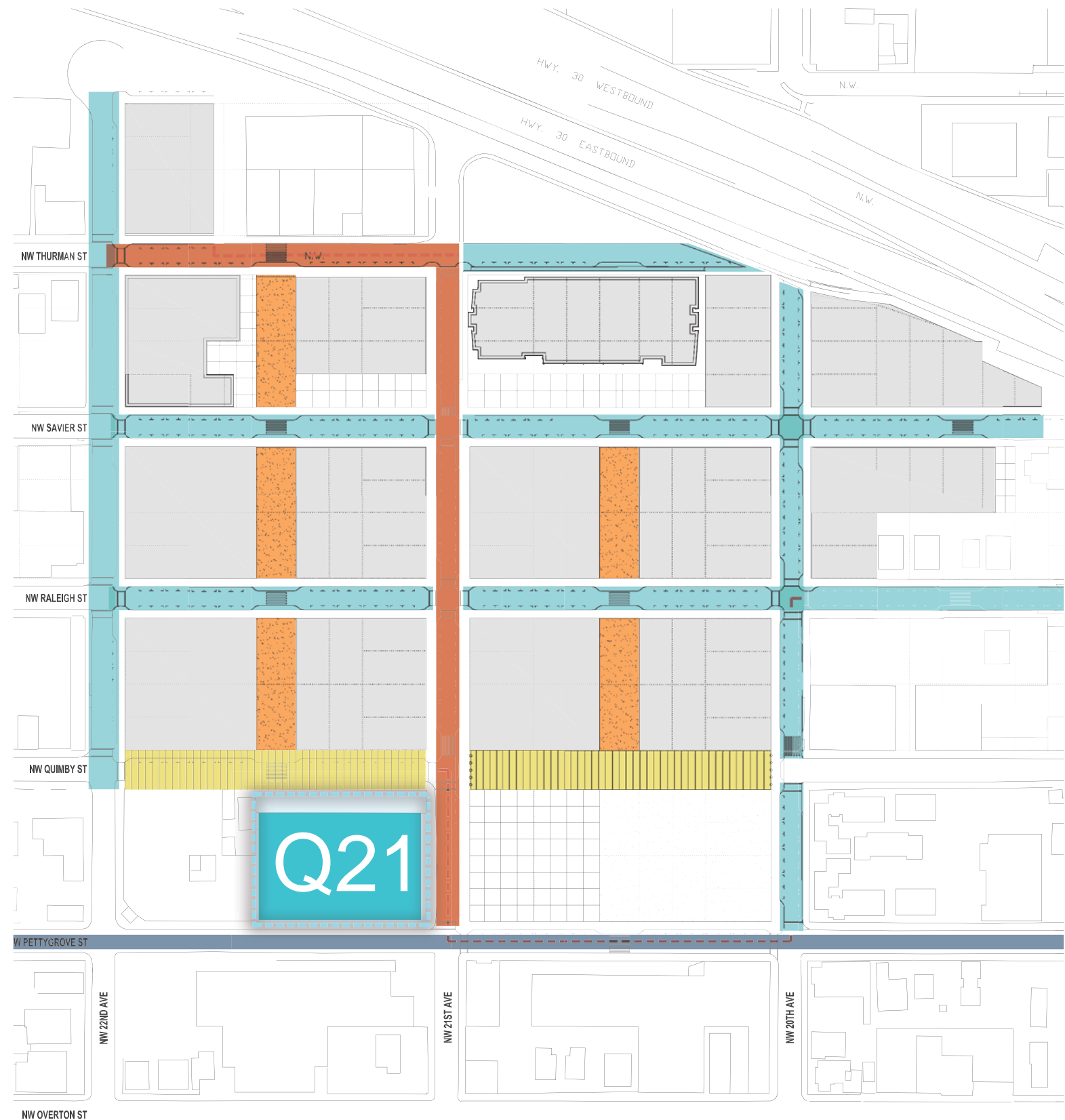
1

Optimal, sensitive response in form and function to each unique site edge, including the internal edges

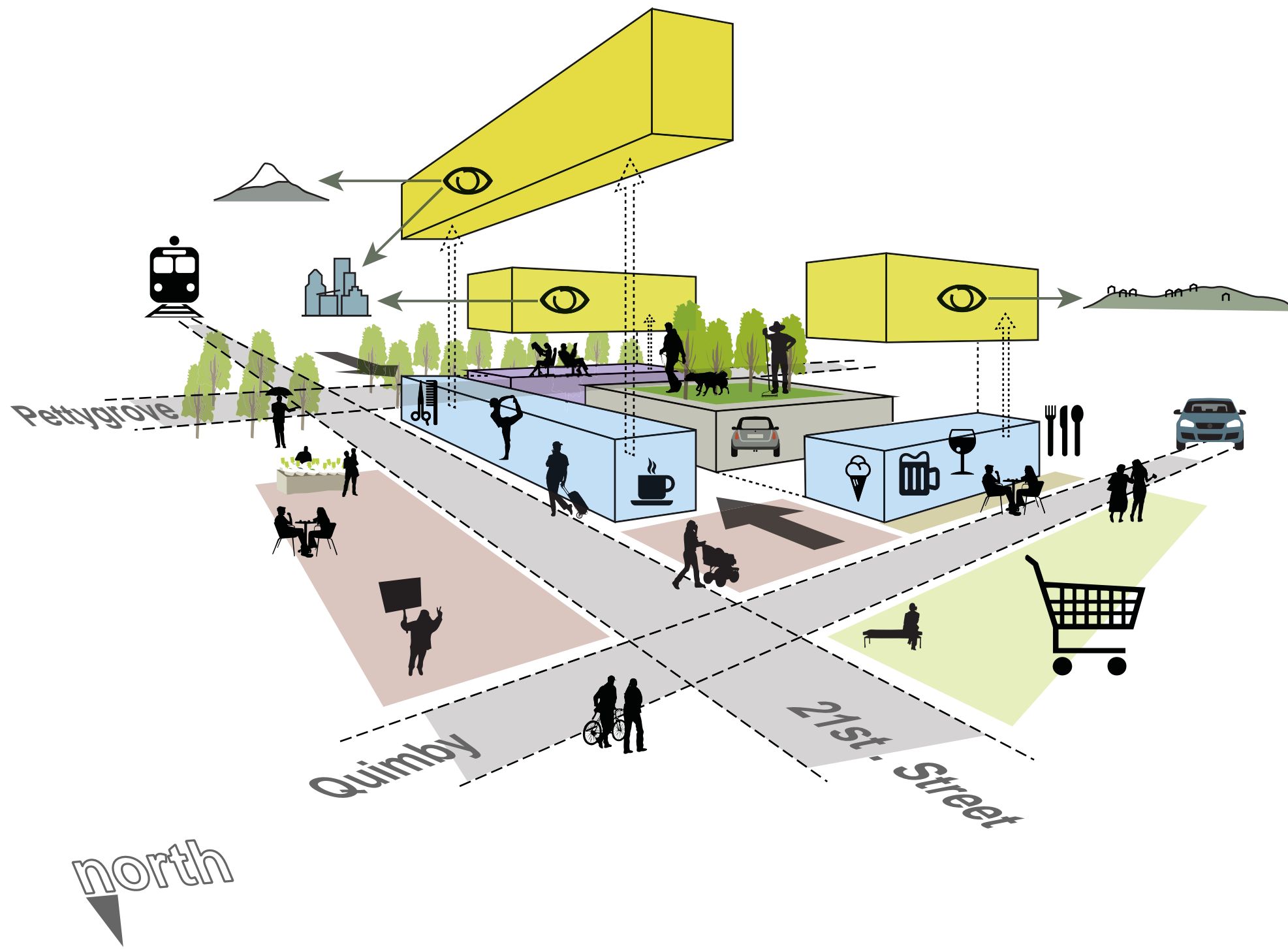
A Collection of Different Responsive Edges

By proposing varying commercial retail and townhouse typologies of one- and two-story height at each of superblock's three different and unique street frontages, the architectural expression is able naturally to feature small, highly articulated parts at street level. Combined with formal devices such as glazed seams and terraced setbacks, the scheme achieves the needed harmonization with both the finer-grained historic neighborhood scale of two- and three-story detached late Victorian-era multi-family apartment houses found to the south and southwest of the site, and the emergent contemporary morphology dominated by highly efficient and flexible five-over-one, mixed-use, low-rise tower blocks, which characterize the forthcoming and newly realized developments to the immediate west, north and east.

Each street frontage is uniquely suited to the character of its street: urbane residential townhomes along the leafy NW Pettygrove Street, smart and contemporary retail along bustling NW 21st Avenue and spacious, comfortable patios and porticos for eating and dining along the generous setback at NW Quimby. Finally, by utilizing a 'skin' of retail and townhomes at the lower two floors and building out the entire footprint by inserting concealed, above-grade structured parking in the middle, the opportunity is created for an internal, carefully planted courtyard at high level. This offers an inward-looking, peaceful community space for residents and differentiation of aspect for the apartments.



Proposed Streetscape Changes in Con-Way Masterplan



- residential flats are located at the upper stories in three bars--a five story bar facing the proposed urban square opposite NW 21st, and three story bars at NW Quimby and NW Pettygrove. Each bar is stepped back from the existing facade to ease the scale of the building and provide visual interest.

- active retail frontages are focused on NW 21st, a Community Main Street, and on NW Quimby, facing the proposed New Seasons. The existing setback is proposed to be retained and converted to a publicly accessible boardwalk to enhance the character and function of the retail

- two story townhomes are proposed along the street frontage at NW Pettygrove, which is identified as a green street. These address its quieter, more residential character

- the parking area is focused in the middle of the scheme to avoid detracting from the street frontage. A private landscaped courtyard it proposed above the structure parking area.

- the NE corner of the site is proposed as a hardscaped plaza that extends on the public open space proposed in the urban square that anchors the southern edge of the Conway masterplan on the opposite side of NW 21st



Existing - 21st Street looking South - Existing East and North facades



Existing - 21st Street looking Southwest - Existing South and East facades



Existing - Quimby St. sidewalk looking East - Existing North Facade



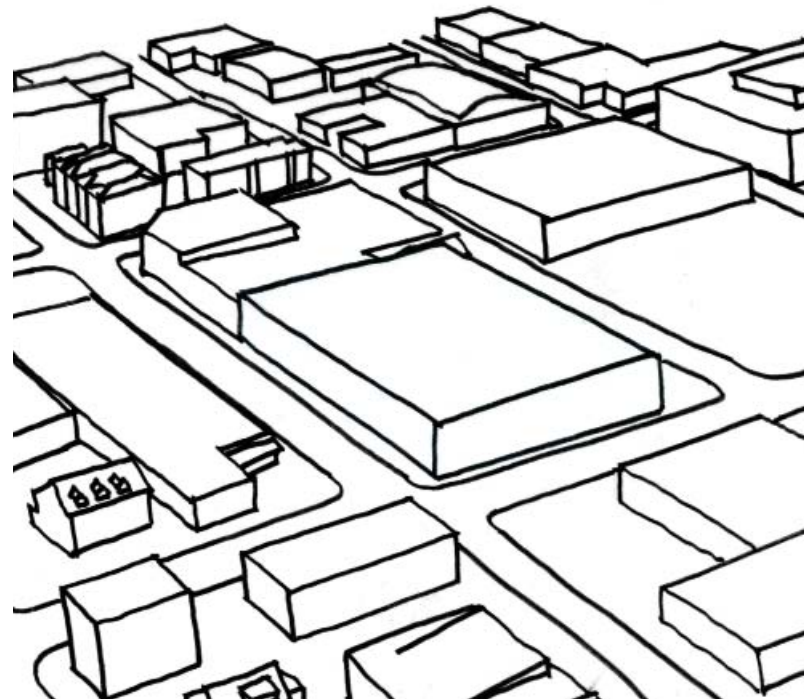
Existing - Quimby St. sidewalk looking South - Existing North facade and neighbor

Retaining and Modifying the Existing Building

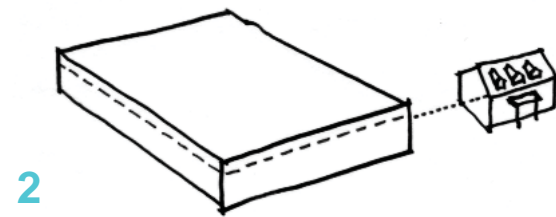
The existing building is proposed to be retained on the site and added to. The vast tilt-up concrete shell will be reduced in height and incised at the south and east facades to create recesses and glazed seams for proposed townhouses and retail frontages. The shell will additionally be cut into multiple sections to relate to each of the proposed masses in the new scheme (see the proposed renderings and elevations).

design concept

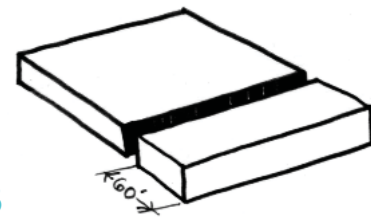
THE "BOX" TRANSFORMED



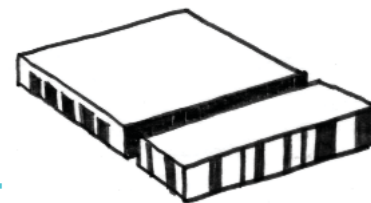
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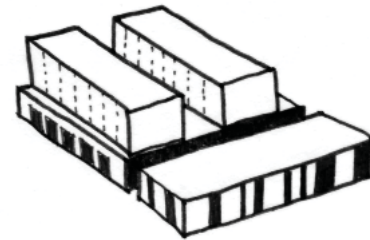
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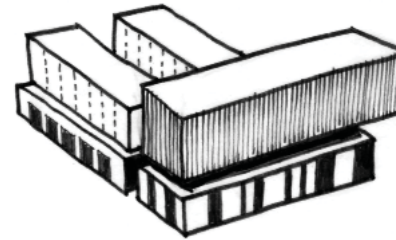
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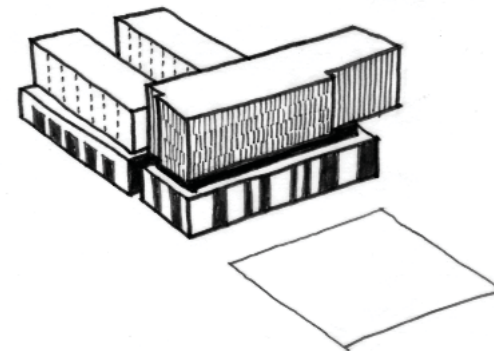
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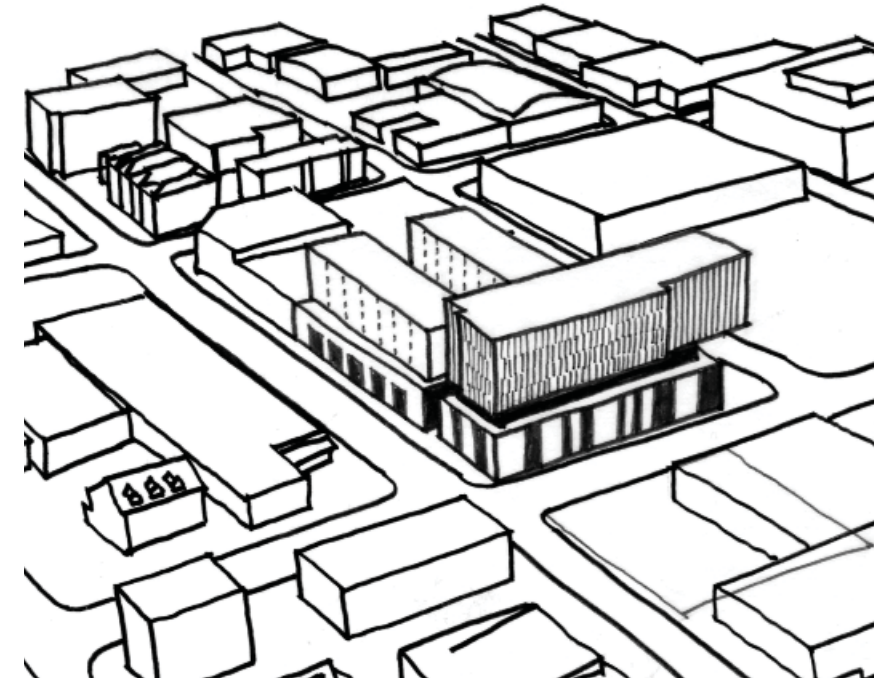
5



6



7



8

2

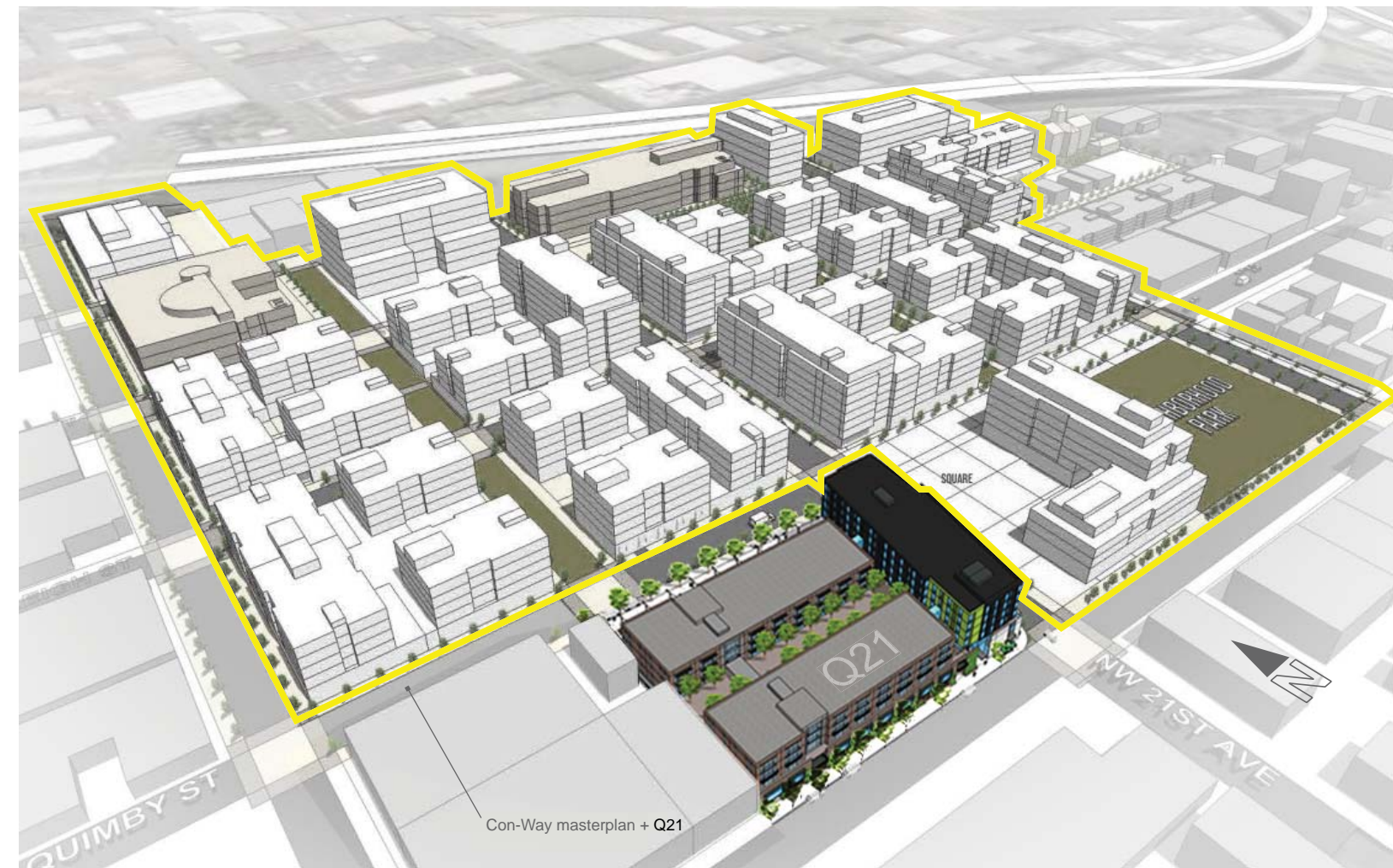
Sophisticated, responsive augmentation of the urban spaces proposed in the Con-Way site master plan,

Responding and Adding to Con-Way

The master plan for the imminent redevelopment of the Con-Way site proposes several urban concepts that are directly reflected in the Q21 design. The master plan focuses the tallest massing along busy NW 21st, the proposed community main street and eventual street car line when the extension to the Montgomery Park neighborhood is completed.

A large urban square proposed along the eastern side of NW 21st between NW Pettygrove and Quimby streets invites a particularly vertical expression at the eastern edge of the Q21 site, necessary to anchor this edge of the future public open space. It also suggests intensive mixed retail opportunities be provided there, following from the best of European urban piazzas and town squares. The articulation of the elevated mass at the eastern edge of the scheme uses cantilevers to create aesthetic drama and interest, at once establishing a strong visual place identifier for the square and neighborhood as a whole while easing its scale by breaking the facade into smaller parts, horizontally.

Each facade of the proposed building takes on board the design guidelines set forth in the Northwest Master Plan (devised for the Conway site).

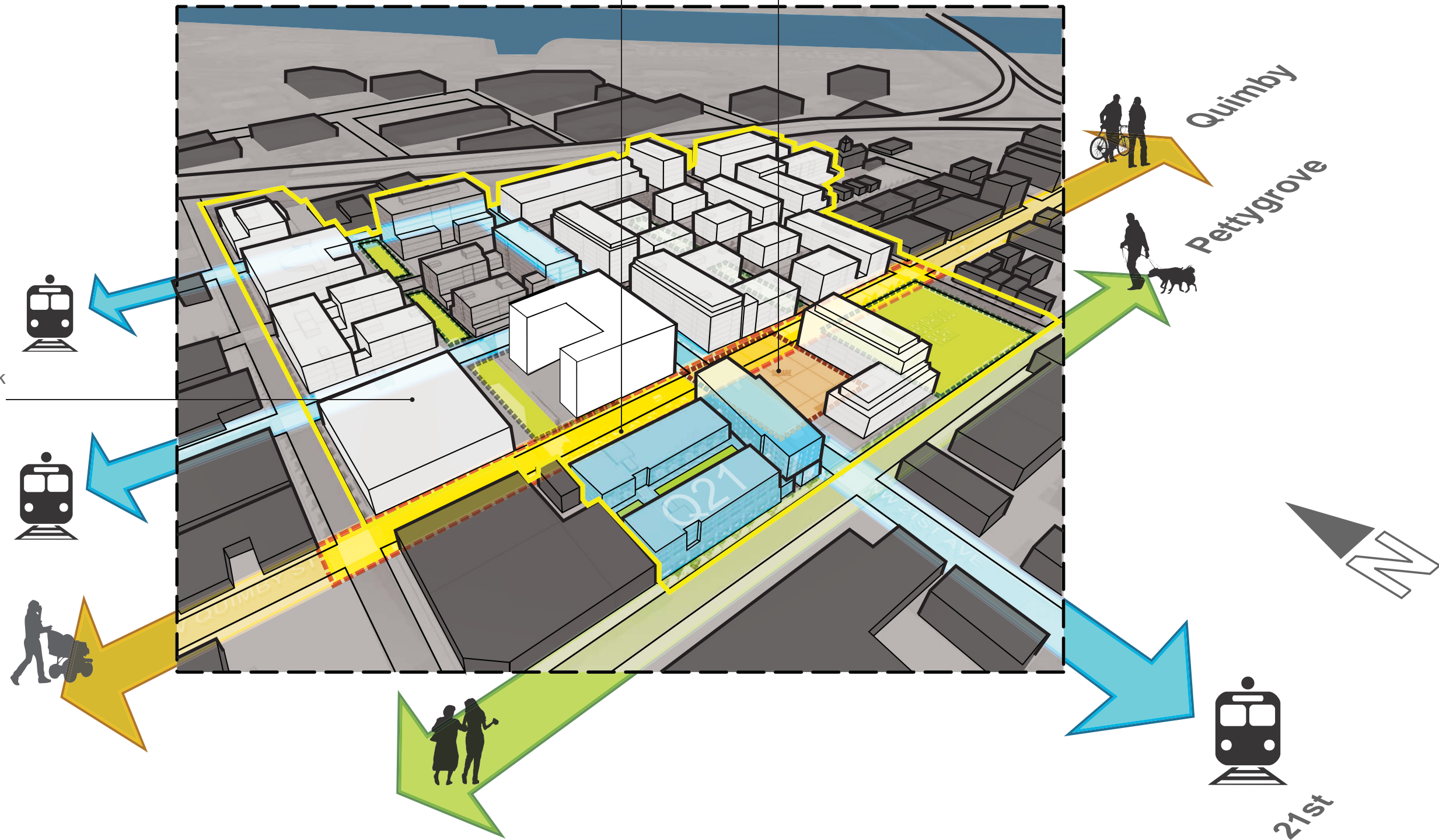


Con-Way masterplan + Q21

proposed boardwalk
along NW Quimby

proposed urban square
(in the Northwest Master Plan)

proposed boardwalk
along NW Quimby



Level 01 - Ground Floor

Residential:
Town Homes

Retail/Commercial:
~15,000 s.f.



Ground Floor - Level 01

1/32" = 1'-0"



Q U I M B Y S T R E E T

Level 02

Residential:
Town Home (second floor)

Office:
~12,000 s.f.



2 1 S T A V E N U E

P E T T Y G R O V E S T R E E T

Level 02

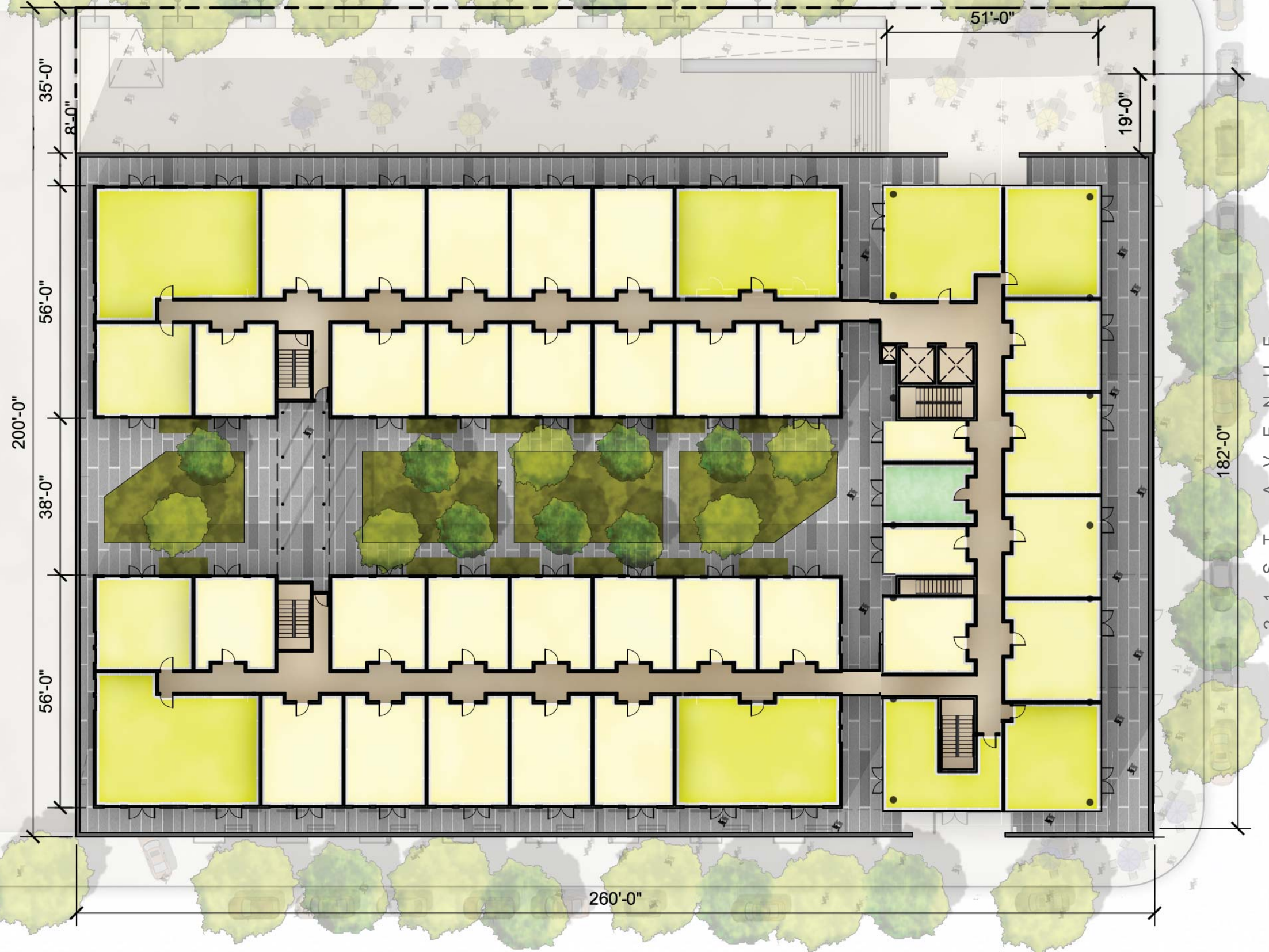
1/32" = 1'-0"



QUIMBY STREET

Level 03

Residential
27,300 s.f.



200'-0"

35'-0"

8'-0"

56'-0"

38'-0"

56'-0"

260'-0"

51'-0"

19'-0"

182'-0"

PETTYGROVE STREET

Level 03

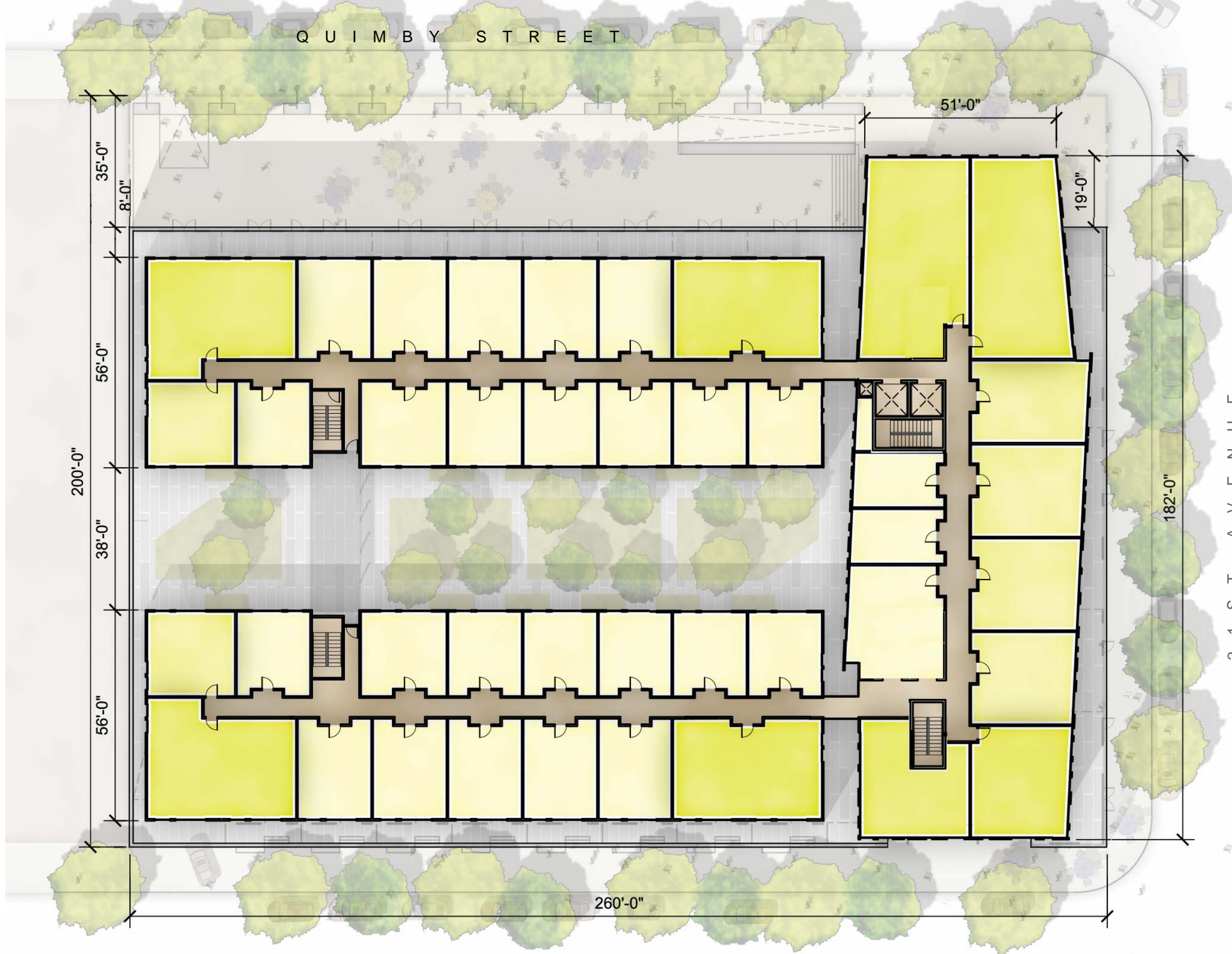
1/32" = 1'-0"



Q U I M B Y S T R E E T

Levels 04 and 05

Residential SubTotal:
28,600 s.f.



Levels 04 & 05

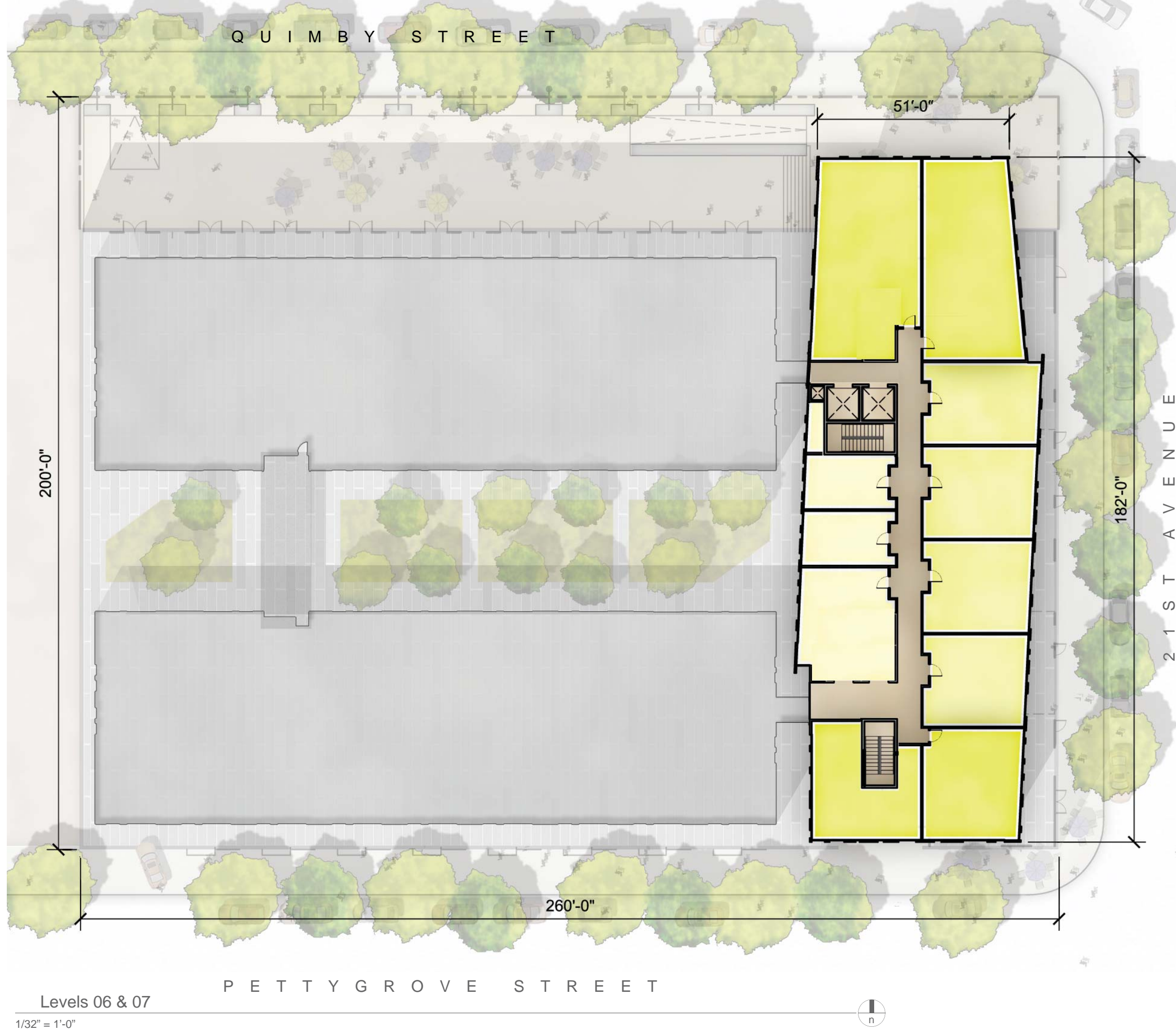
P E T T Y G R O V E S T R E E T

1/32" = 1'-0"



Levels 06 and 07

Residential:
9,400 s.f.



Levels 06 & 07

1/32" = 1'-0"



Perspective:
Looking at the
NE Corner of the
site (Quimby and
21st).

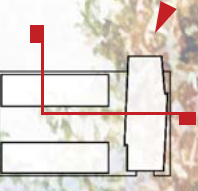
Flexibility and Balance

Although the actual residential unit mix may be subject to further market analysis, the scheme provides flexibility for a variety of small and medium-sized apartments and modest townhouses, each with excellent aspect to street and courtyard foreground and mountain or downtown background. The cantilevers in the eastern block that establish a strong horizontal seam and set back from the two story scaled commercial retail frontages that establish dialogue with the more historic scale of the neighborhood would be enabled by a post-tensioned concrete slab and strategically placed columns at the northern end. The columns provide an interesting design feature at the proposed plaza below.

Wholeness and Resilience

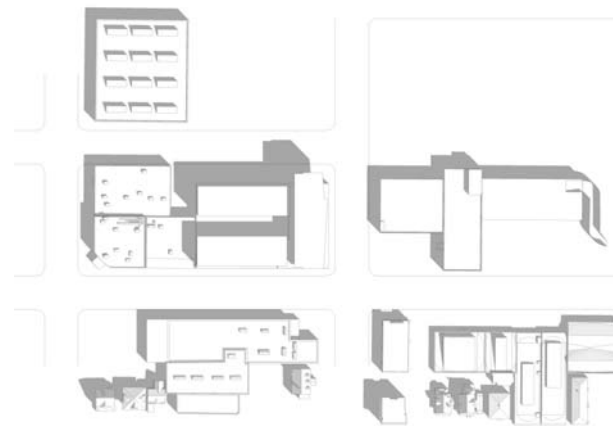
As a whole, the scheme uses material differentiation, layering of facade materials and various visual organizational systems for the glazing to foster a fine-grain that communicates harmoniously with the diverse morphology of the surrounding neighborhood.



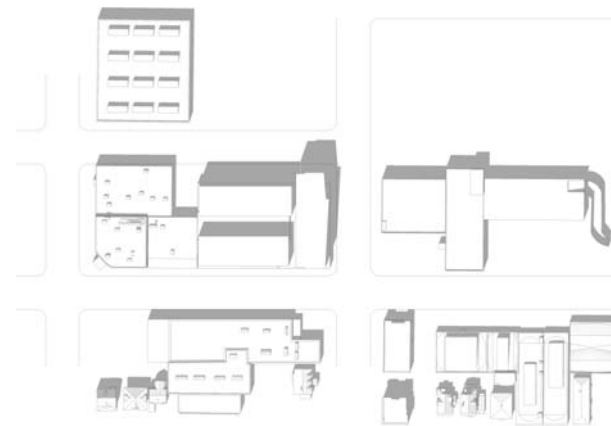


Section Cut:
Looking at the
NE Corner of the
site (Quimby and
21st).

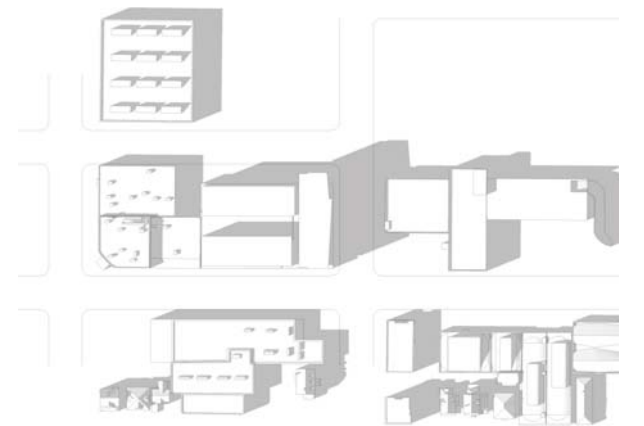
PROPOSED Q21 PROJECT WITH EXISTING CONTEXT



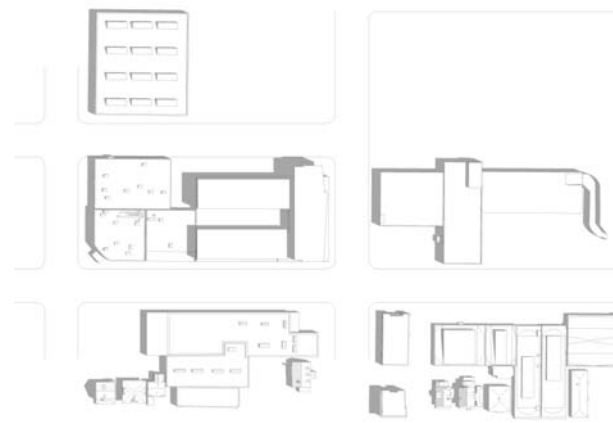
Equinox at 9:00am



Equinox at 12:00pm



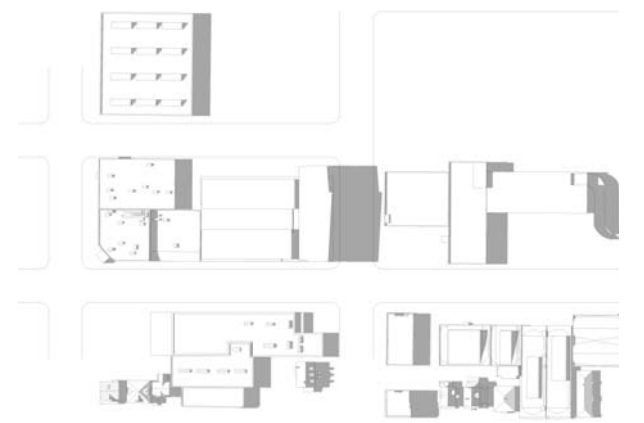
Equinox at 3:00pm



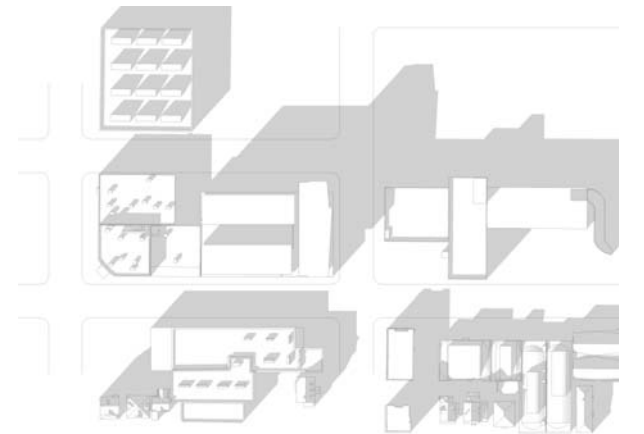
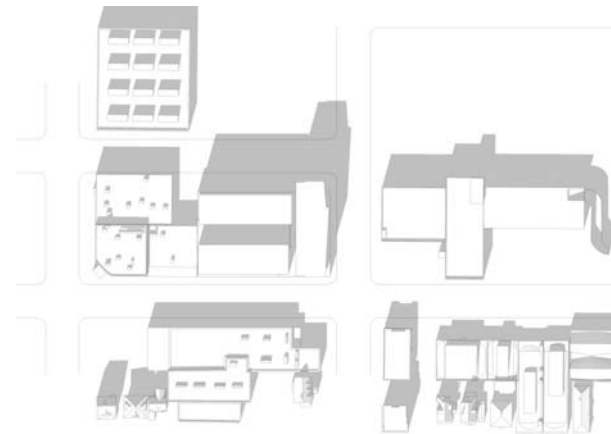
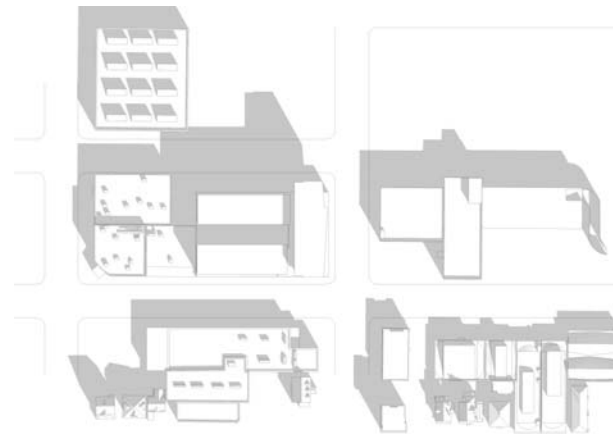
Summer Solstice at 9:00am

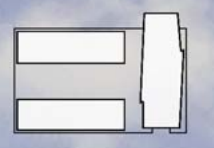


Summer Solstice at 12:00pm



Summer Solstice at 3:00pm





PARAPET

78'-10"

75' HEIGHT MAX

LEVEL 7

65'-2"

LEVEL 6

55'-0"

LEVEL 5

44'-10"

LEVEL 4

34'-8"

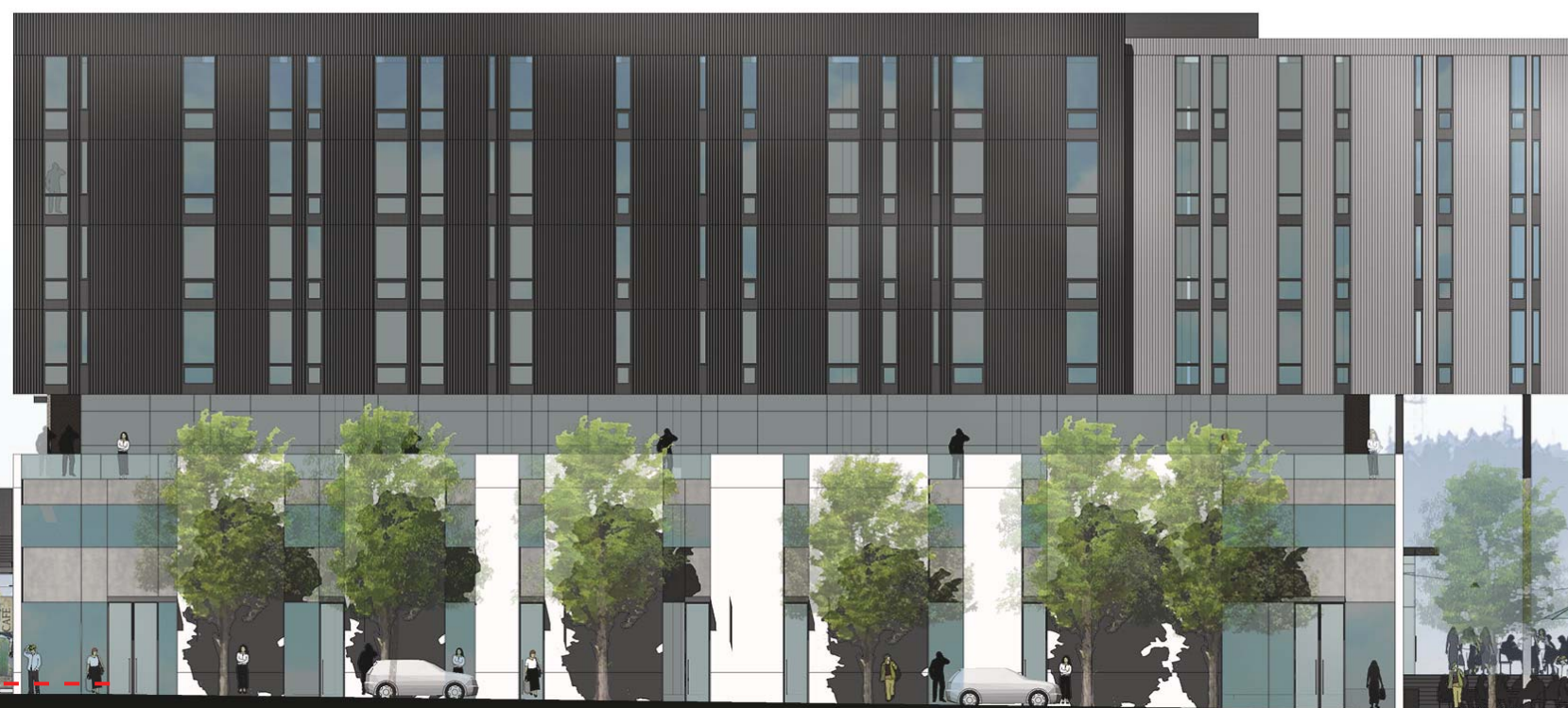
LEVEL 3

24'-6"

LEVEL 2

11'-8"

LEVEL 1 – 0'-0"



east

PARAPET

78'-10"

75' HEIGHT MAX

LEVEL 7

65'-2"

LEVEL 6

55'-0"

LEVEL 5

44'-10"

LEVEL 4

34'-8"

LEVEL 3

24'-6"

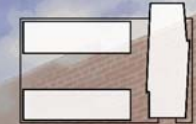
LEVEL 2

11'-8"

LEVEL 1 – 0'-0"



west



Perspective:
Looking at the
North boardwalk
plaza of the site
(Quimby and 21st).

PARAPET

78'-10"
75' HEIGHT MAX

LEVEL 7

65'-2"

LEVEL 6

55'-0"

LEVEL 5

44'-10"

LEVEL 4

34'-8"

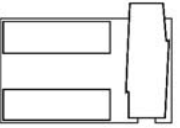
LEVEL 3

24'-6"

LEVEL 2

11'-8"

LEVEL 1 - 0'-0"



south

PARAPET

78'-10"
75' HEIGHT MAX

LEVEL 7

65'-2"

LEVEL 6

55'-0"

LEVEL 5

44'-10"

LEVEL 4

34'-8"

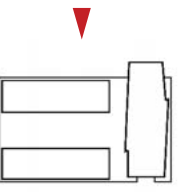
LEVEL 3

24'-6"

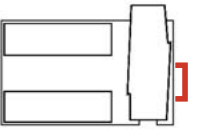
LEVEL 2

11'-8"

LEVEL 1 - 0'-0"



north



Proposed Materials East Elevation at NW 21st



Aluminum window wall system parapet:
+dark gray/bronze powder coated aluminum infill panels

Aluminum window wall system:
+dark gray/bronze powder coated mullions and window frames with clear double glazing; intermittent operable awning and/or casement windows
+dark gray/bronze powder coated aluminum infill panels
+3.5" wide vertical slot vents for unit exhaust and fresh air intake (powder coated aluminum plenum box finished to match mullions and frames)

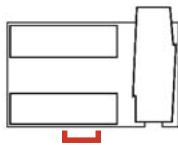
Aluminum storefront (offset glazing to exterior; recessed 4' to 7' from window wall)
+bright anodized aluminum storefront with portions of clear double glazing and backpainted vertical spandrel glass at demising walls
+anodized aluminum 2.5" louvered grilles for exhaust and air intake, at high level

Pre-finished painted metal infill panel
+dark gray color to match aluminum storefront frames
+recessed from outside face of concrete panels

Existing concrete tilt-up wall panels to be retained
+white/light gray and dark gray exterior grade paint at exterior face of panels
+polish and clear seal exposed edges of concrete where cuts are made into existing panels
+panels and footings to tie into proposed post-tensioned concrete structure

Aluminum storefront (offset glazing to exterior)
+dark gray/bronze powder coated mullions and frames w/ clear double glazing
+steel plate reinforcing behind at 3rd floor guard rail
+recessed from outside face of concrete panels

Proposed Materials South Elevation at NW Pettygrove

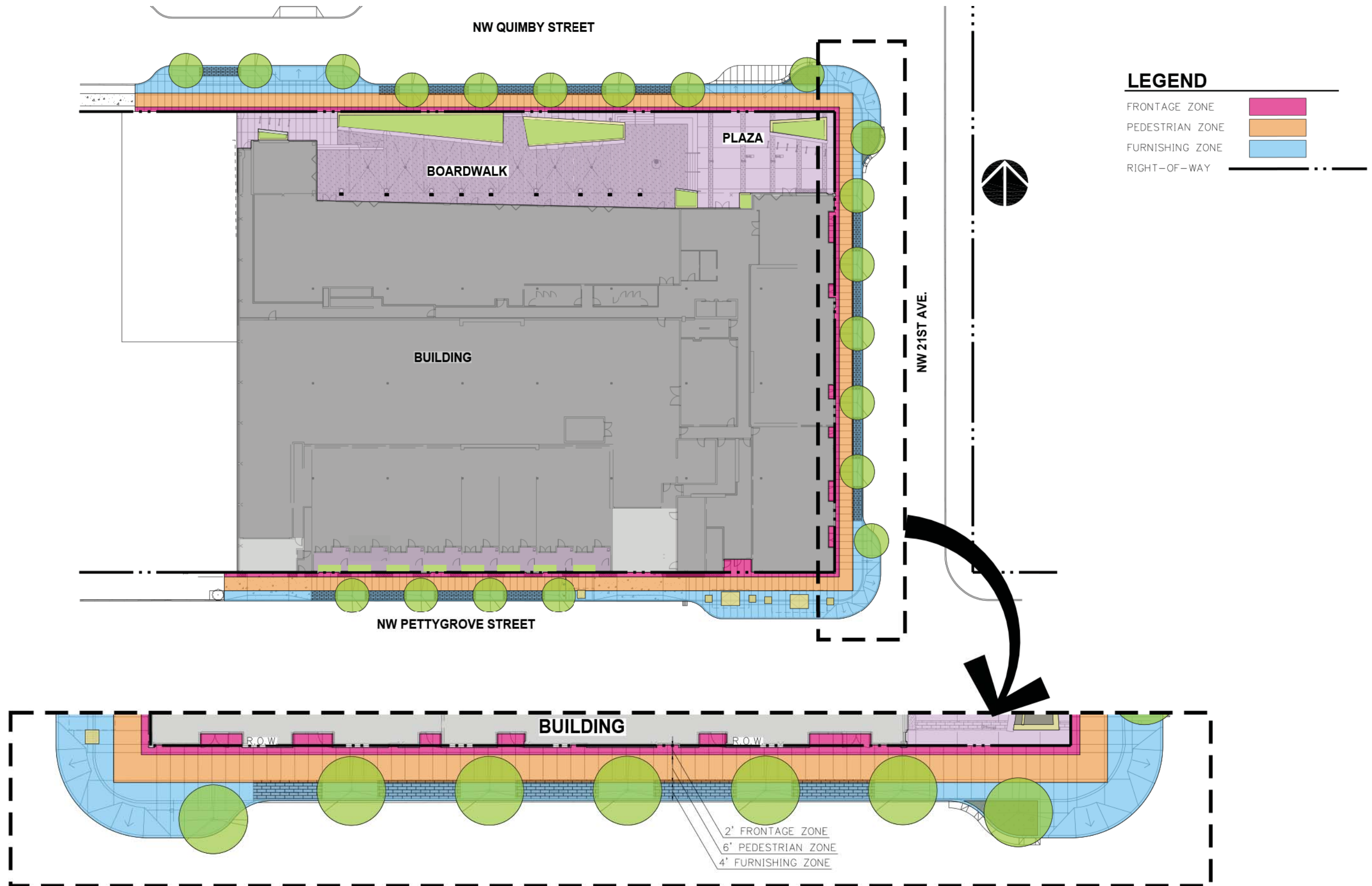


- High performance lime-based plaster finish
 - +expansion joints at window jamb and head lines and aligned with existing columns in tilt-up walls to be retained
 - +warm gray or light gray tone (with portions of darker gray and/or white)
- Vinyl window
 - +dark gray frames and sashes
 - +clear, double glazing
- Vinyl in-swing French style door
 - +dark gray frames and sashes
 - +clear, double glazing
- “Juliette” balcony
 - +powder coated steel bar frame offset 3” from door
 - +powder coated perforated metal panel guarding
 - +dark gray color
- High performance lime-based plaster finish (at projecting and recessed volumes within openings in retained tilt-up concrete)
- Existing concrete tilt-up wall panels to be retained
 - +stripped of existing paint and clear sealed
 - +polish and clear seal exposed edges of concrete where cuts are made into existing panels
 - +panels and footings to tie into proposed post-tensioned concrete structure
- Aluminum clad wood doors and windows (at townhomes)
 - +dark gray/bronze aluminum frames
- Stamped concrete porches/stoops with cast-in-place concrete planter areas; concrete stairs up from street



Perspective:
Looking at the
SE Corner of the
site (Pettygrove
and 21st).

Current progress



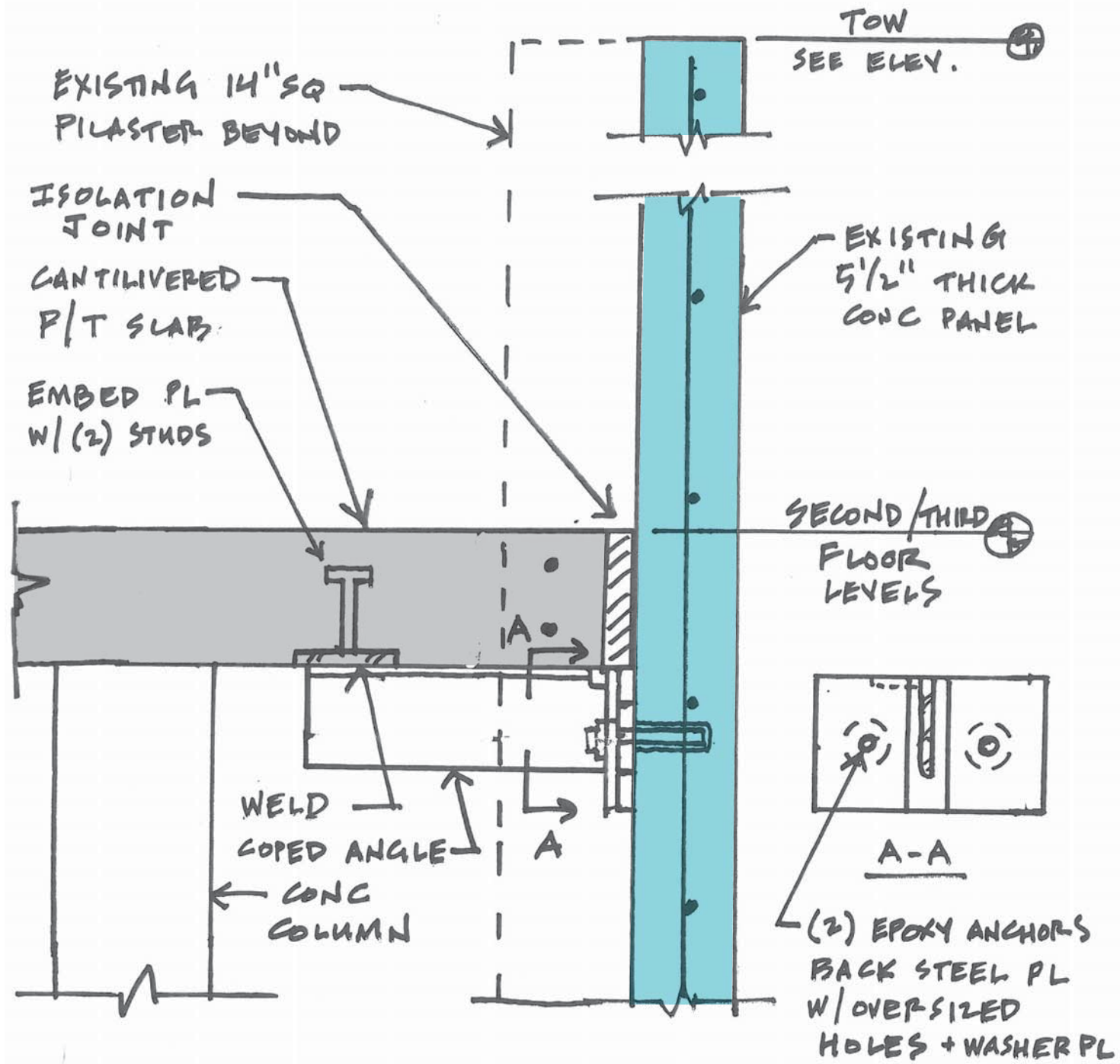
Q21 FRONTAGE IMPROVEMENT PEDESTRIAN EXPERIENCE

April 3, 2013
Job # 2130427.00

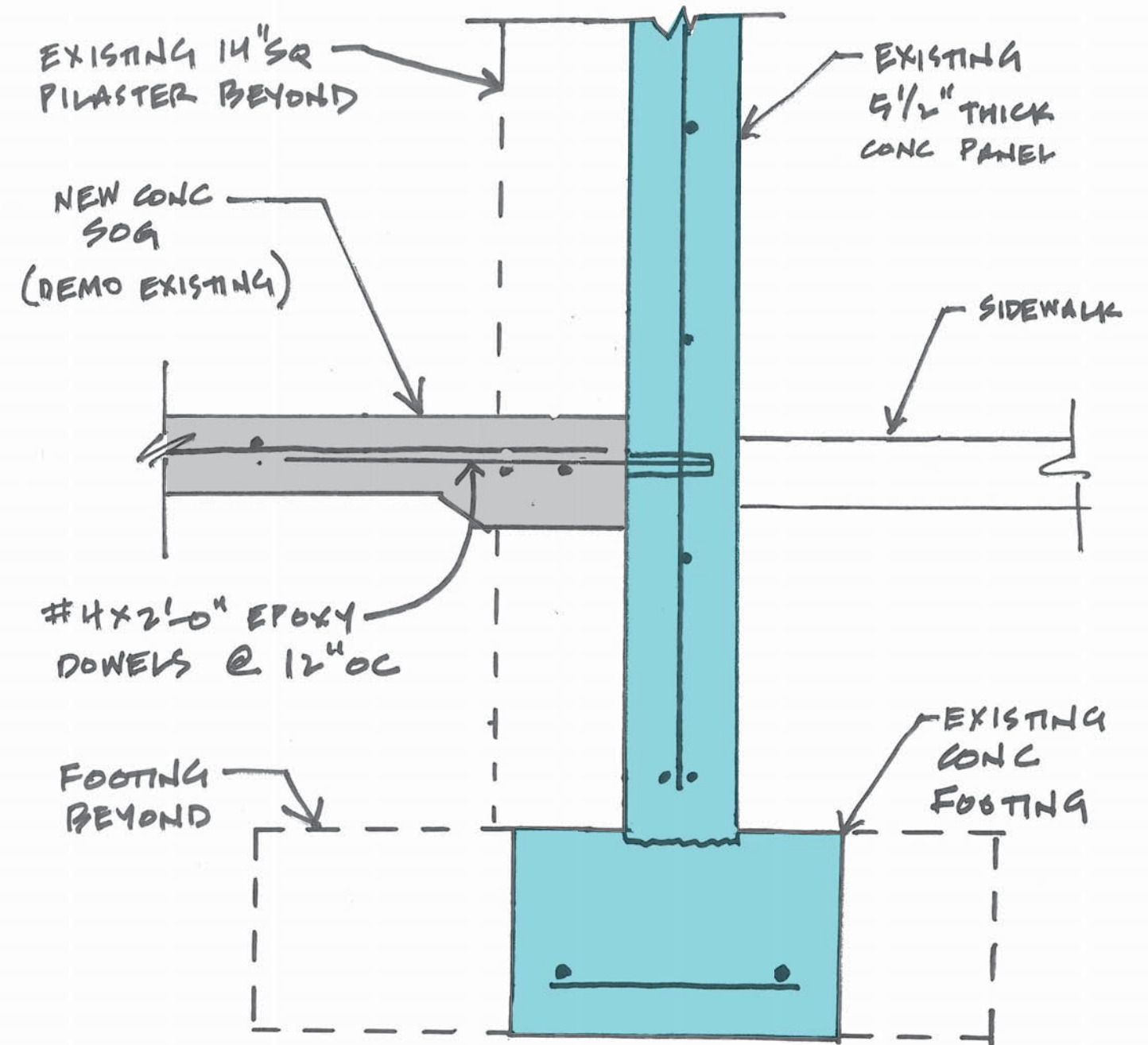
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① EXISTING WALL PANEL CONNECTION
NTS



② EXISTING WALL PANEL CONNECTION
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