

# BLOCK 136

Design Advice Request

Pre-Application EA 14-134111

May 15, 2014



# BLOCK 136

## Design Advice Request

### Advice Request for:

Building Height to 150'

13th Avenue Dock

Loading Locations

Public Courtyard

Approach to Kearney Street














# Overview

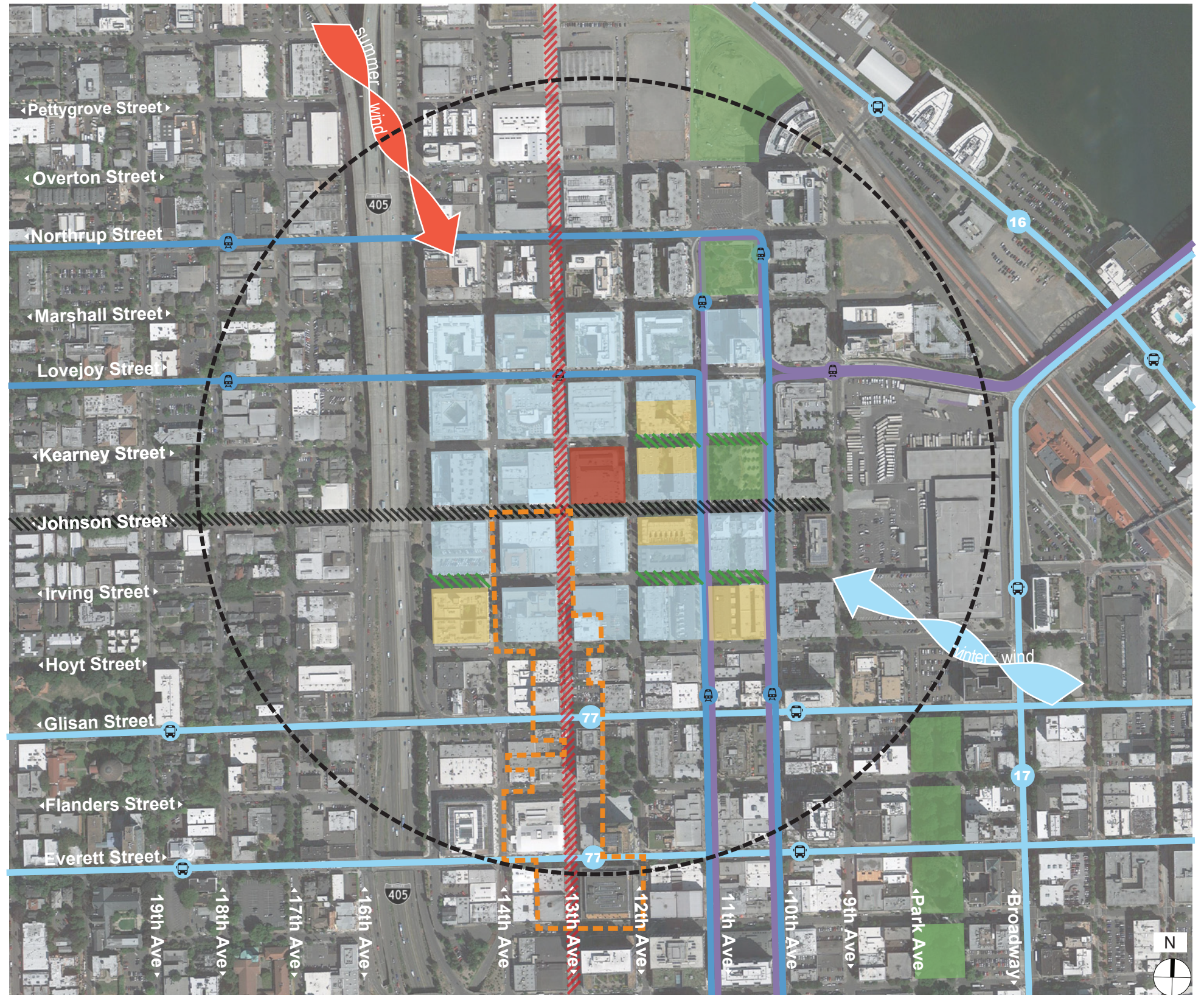
## Context Map

### Zone + District Classifications

Base Zone	EXd
Land Use Classification	Central Employment (EX)
Plan District	Central City Plan District
District	River District, RD-2 (Core + Parking Sector)
Design Overlay Zone	Design District (d), use River District Design Guidelines

### Legend

 Block 136	<b>Ground Level Use</b>
 1/4 Mile Walking Radius	 Retail and Service
 NW 13th Ave Historic District	 Residential
 Bus Stop	 Parks
 Streetcar Stop	<b>Roads/Paths</b>
	 Pedestrian Path
	 Shared Roadway
	 Greenway
	<b>Transit Lines</b>
	 Streetcar - NS Line
	 Streetcar - CL Line
	 Bus Route

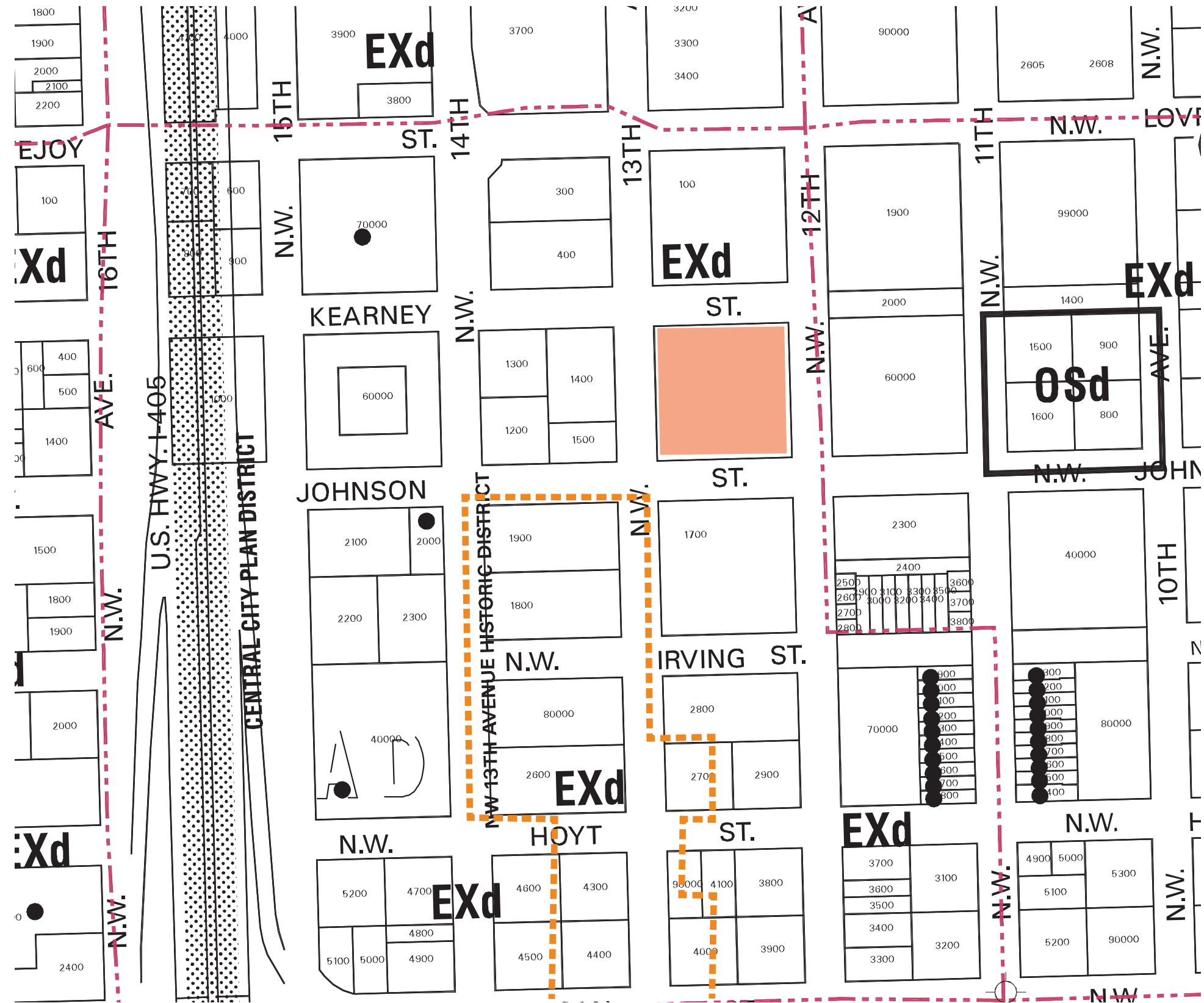


# Overview

## Zoning Analysis

### Site Development Standards

Allowable Residential + Commercial Uses	Household Living, Retail Sales + Service, Vehicle Repair, Commercial Outdoor Recreation
Density Allowed	"High Density"
Max FAR	4:1, 7:1 max with bonuses
Max Height	75', 150' max with bonuses
Building Setbacks	0' required for Special Building Lines on 13th Ave, Johnson St + Kearney Street 10' max for Ped Zone at 12th Ave
Max Building Coverage	100% of site area
Min Landscaped Area	None
Ground Floor Windows	Standards apply
Ped Standards	Standards apply
Ground Floor Active Uses + Minimum Active Floor Area	Not required
Min Parking Spaces	CCPR Residential: no min
Max Parking Spaces	CCPR Residential: 1.7 per unit CCPR Office Growth Parking: 2.0 per 1,000 nsf
Bicycle Parking	Retail: 1 per 12,000 nsf (long-term) 1 per 5,000 nsf (short-term) Office: 1 per 10,000 nsf (long-term) 1 per 40,000 nsf (short-term) Household Living: 1.5 per unit (long-term) 1 per 20 units (short-term)

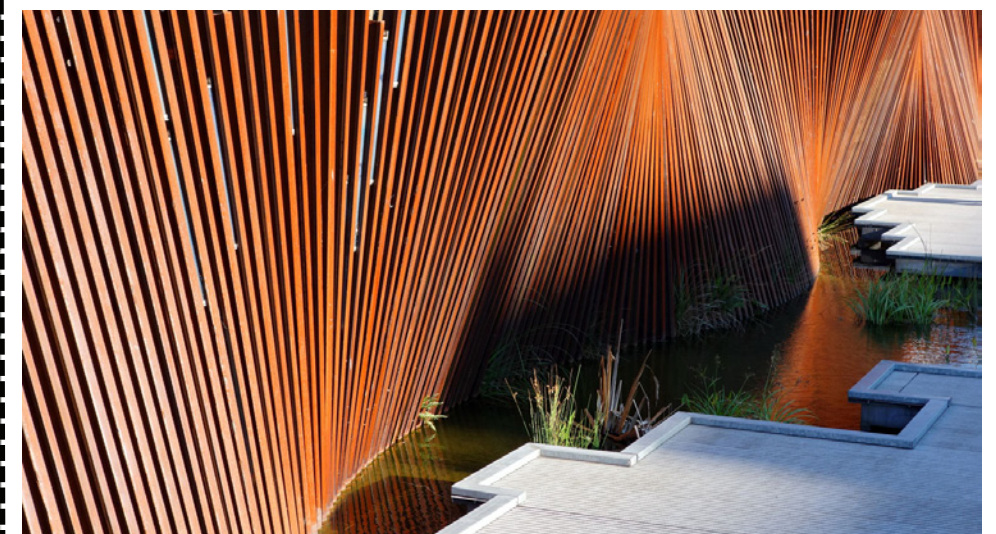


# Overview

## Contextual Analysis - River District



- distinct neighborhoods with unique character
- pedestrian-oriented + transit-served
- park network + river connections
- mixed use + mixed building types



# Overview

## Contextual Analysis - NW 13th Avenue Historic District



- repurposed historic buildings
- consistent building form + materials
- bearing wall masonry
- punched openings
- loading docks + canopies
- street wall enclosure
- uniform surfaces



# Overview

## Contextual Analysis - North Pearl Subarea

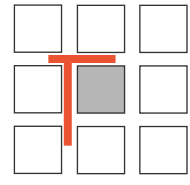


- newer, denser + taller
- family-focused
- great parks + openspace
- steel + glass buildings

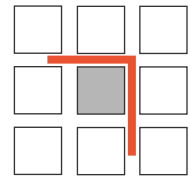


# Overview

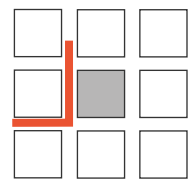
## Site Context



13th + Kearney



12th + Kearney



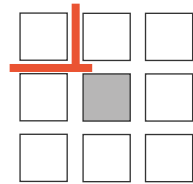
13th + Johnson



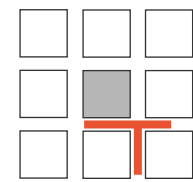


# Overview

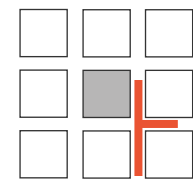
## Site Context



13th + Kearney



12th + Johnson

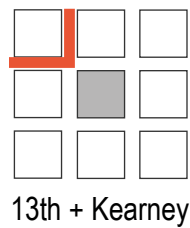
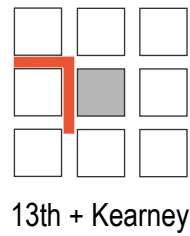
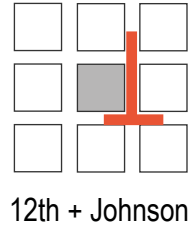


12th + Johnson



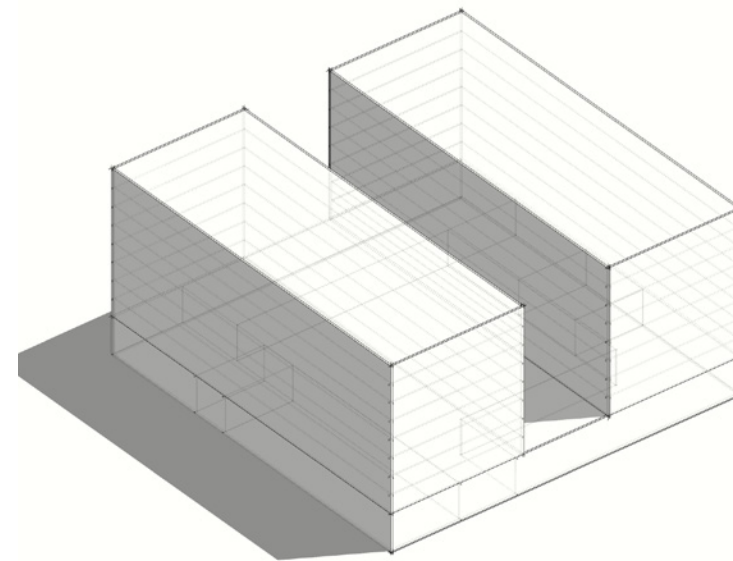
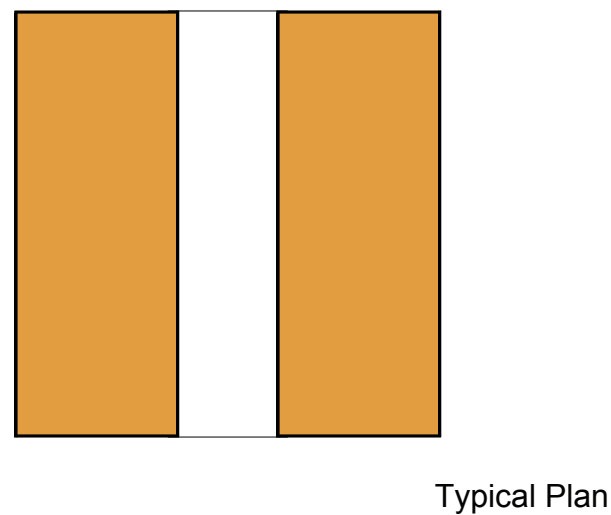
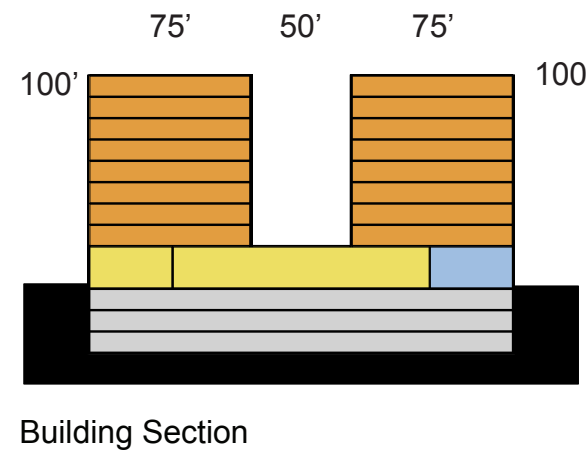
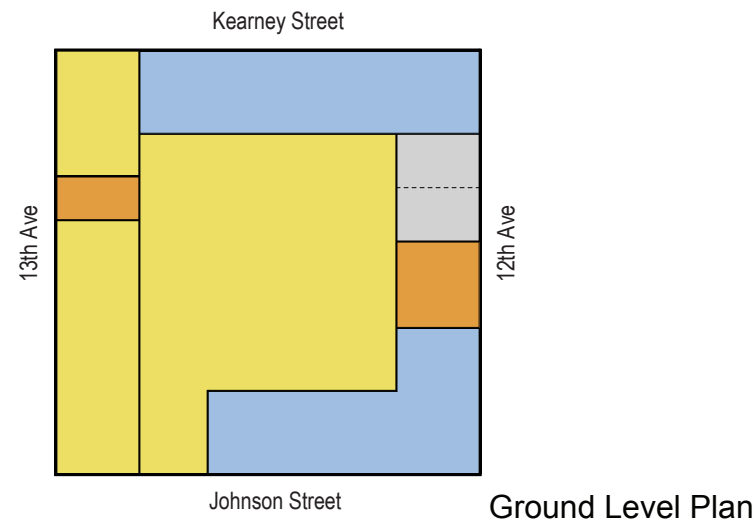
# Overview

## Site Context



# Early Design Exploration

Equal Residential Towers over Retail / Office Podium



Raised Retail/Office Podium:

+/- 35,000 sf

Housing:

+/- 242,000 sf

100' tall

Wood framing over concrete

+/- 285 units

Parking Structure:

Below-grade

Access off 12th Avenue

Abandoned scheme because of tall height on 13th Avenue, lack of public courtyard, large retail floorplate

**FAR = 7.0**

**Legend**

- Residential
- Retail
- Office / Housing / Retail
- Parking

# Pearl District Neighborhood Association

11/5/13 + 4/1/14 Neighborhood Meeting Comments

- 13th Avenue is critical to success of project
- Don't try 150' height on 13th Ave, but ok elsewhere
- Thru-block pedestrian connections are desirable and fit the Pearl
- Office (especially incubator) is desirable and lacking in the Pearl
- Site needs same energy as PNCA
- Celebrate bicycles (as PNCA does)
- Retail could work in this location because of proximity to Safeway, REI, etc.
- Loading dock should be long, open on both sides and covered
- Need residential for people to age in place
- There is a need for larger residential units
- Loading is appropriate on 13th Avenue



# Proposed Design

## Project Goals

- Fit the Pearl District
- Embraced by Community
- Provide Public Court / Mews
- Activate 13th Avenue
- Dock Sets the Tone
- Dynamic Marketplace Retail
- Residential Tower to Height Limit
- Creative Workspace Lofts
- Visible Sustainability



# Proposed Design

## Project Components

### Public Courtyard:

+/- 12,000 sf between Johnson + Kearney

### Lowrise:

+/- 60,000 sf Office or Residential

+/- 15,000 sf Retail base and dock

75' tall

Wood/steel frame over concrete

### Highrise:

Residential upper floors

Residential amenities + live/work in base

+/- 220 units

150' tall

Concrete structure

### Parking Structure:

Below-grade

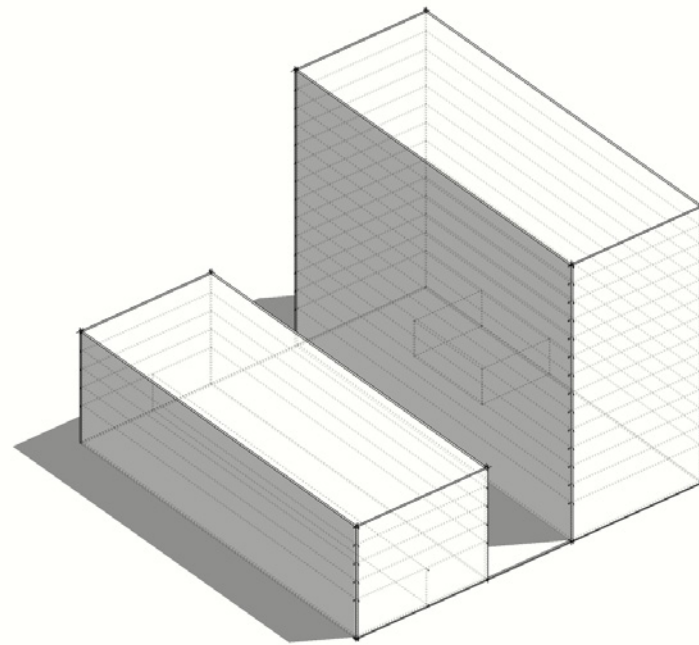
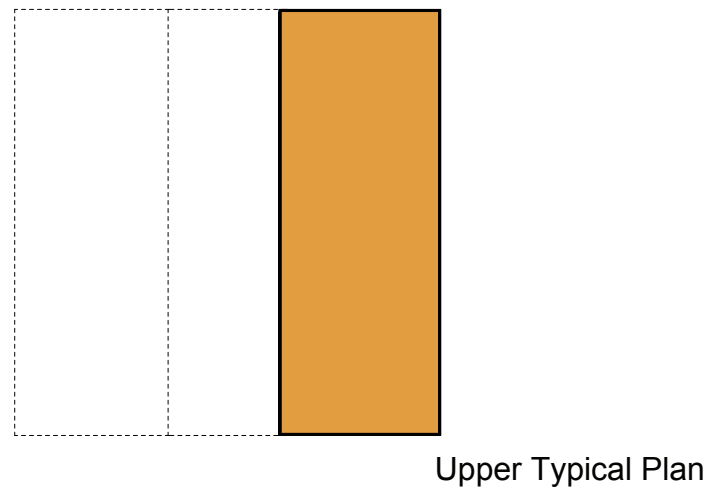
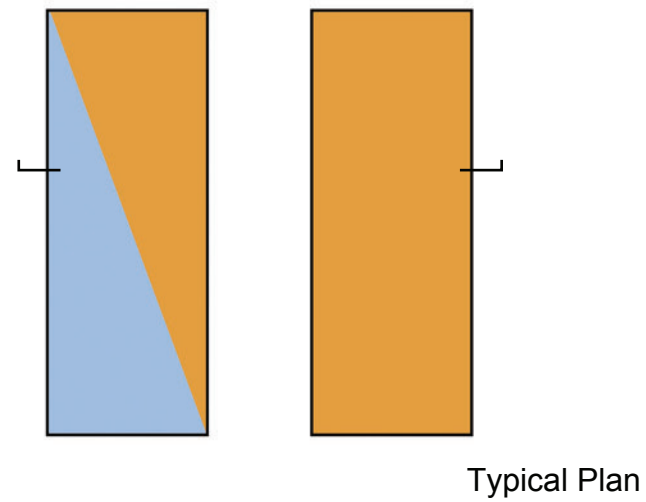
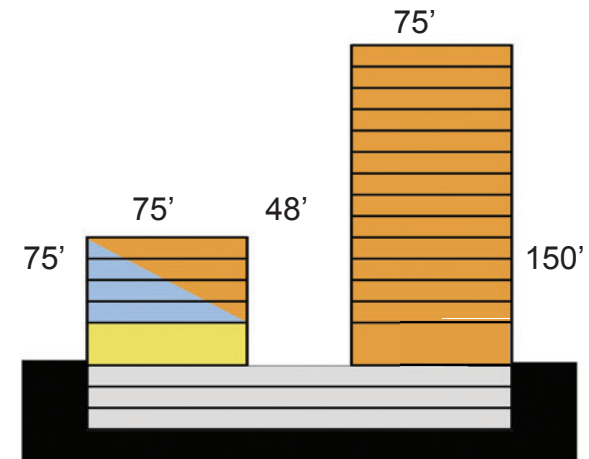
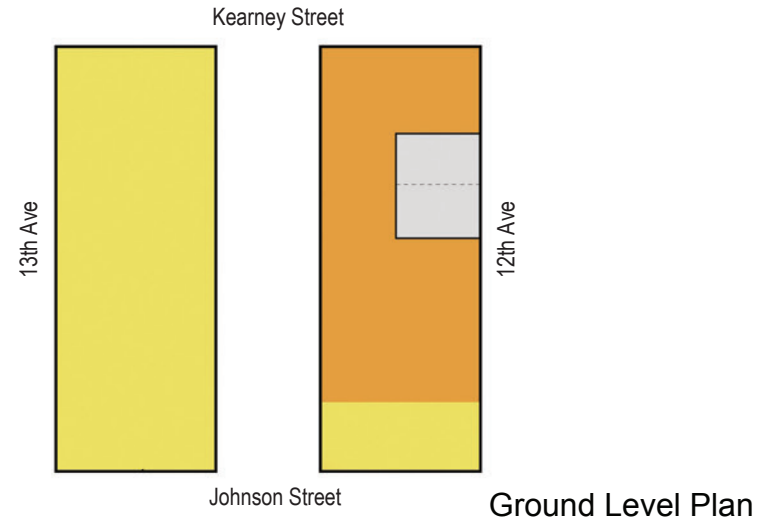
Access off 12th Avenue

Bicycle mezzanine



# Proposed Design

Residential Highrise and Office Lowrise with Public Courtyard



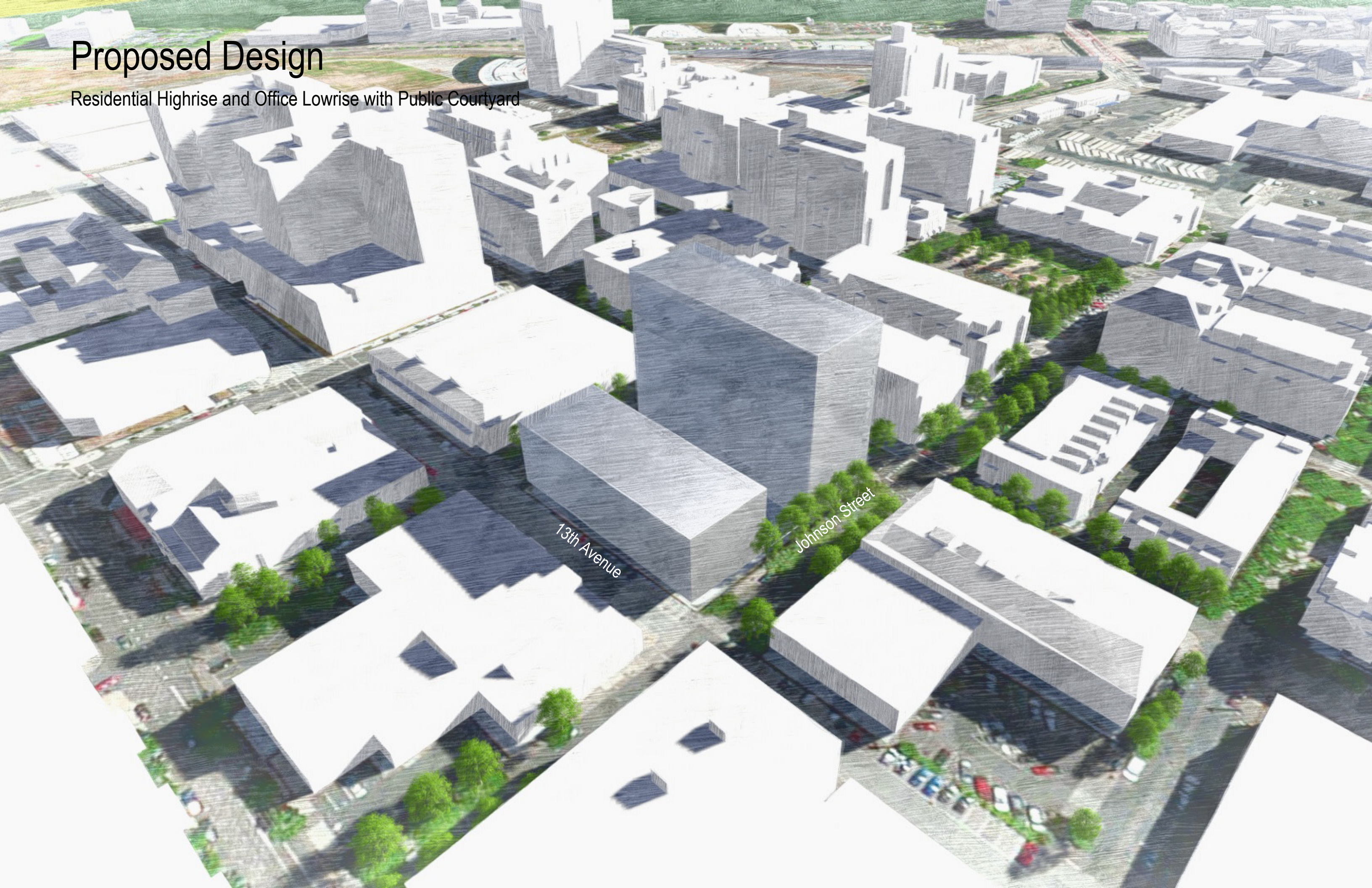
**FAR = 7.0**

**Legend**

- Residential
- Retail
- Office / Housing / Retail
- Parking

# Proposed Design

Residential Highrise and Office Lowrise with Public Courtyard



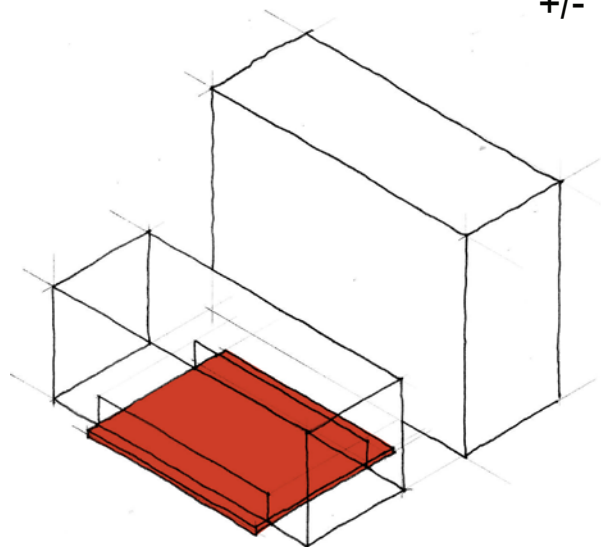


# Proposed Design

## Courtyard + Street Level Building Plans

### Project Data:

- Site Area: 40,000 SF
- Proposed FAR: 7:1 using bonuses (280,000 SF)
- Proposed Building Height: Lowrise at 75', Highrise at 150' (bonuses)
- Building Coverage: +/- 30,000 SF
- Landscape/Hardscape Coverage: +/- 10,000 SF
- Parking Provided: +/- 222 spaces
- Bicycle Parking Provided: +/- 58 long term spaces (in basement mezzanine)  
+/- 18 short term spaces



# Proposed Design

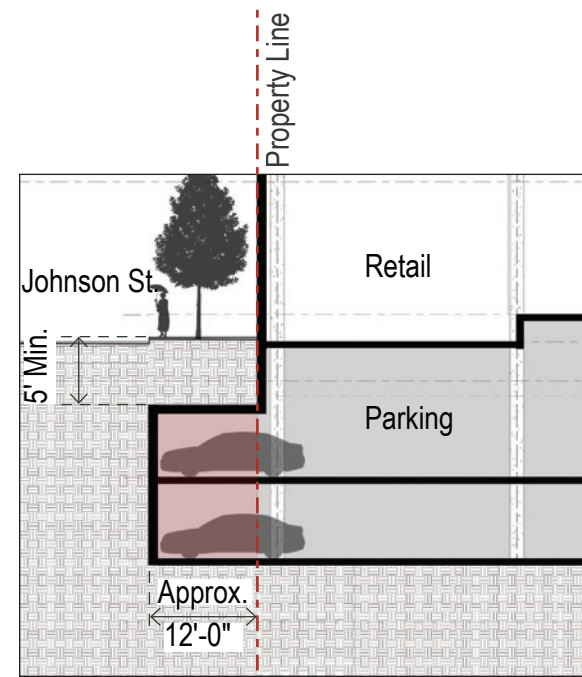
## Typical Garage Level Plan

**+/- 220 Spaces**

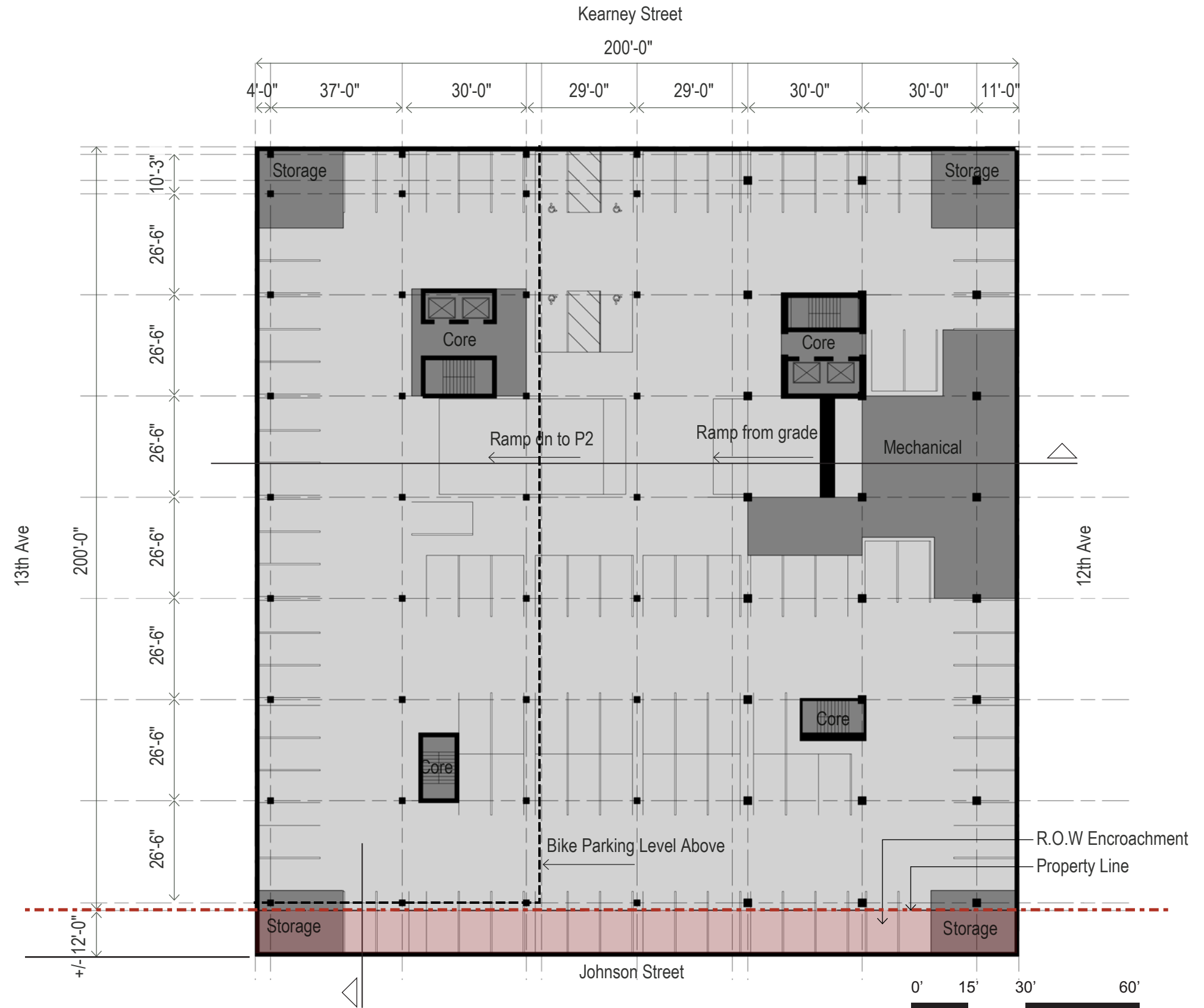
### Parking under the Right-of-Way

The project is proposing to build two levels of below-grade parking under the right-of-way on Johnson Street using a "Revocable Encroachment Permit" and a building code appeal from the Bureau of Development Services.

The limit of encroachment would be to the curb line (which is *not* considered a "Major Encroachment"). The building portion in the ROW will be severable from the main building. Five feet of ground above the garage encroachment is required and proposed for planting and utilities.



**Section**



# Proposed Design

## Typical Floor Plans

### Building Data

**Overall Gross Area** +/- 379,800 SF

**12th Avenue Highrise** +/- 206,000 SF

- Street Level: +/- 13,850 SF
- Level 2: +/- 5,475 SF
- Level 3: +/- 14,360 SF
- Levels 4 - 14: +/- 14,630 SF
- Level 15: +/- 11,000 SF

**13th Avenue Lowrise** +/- 74,000 SF

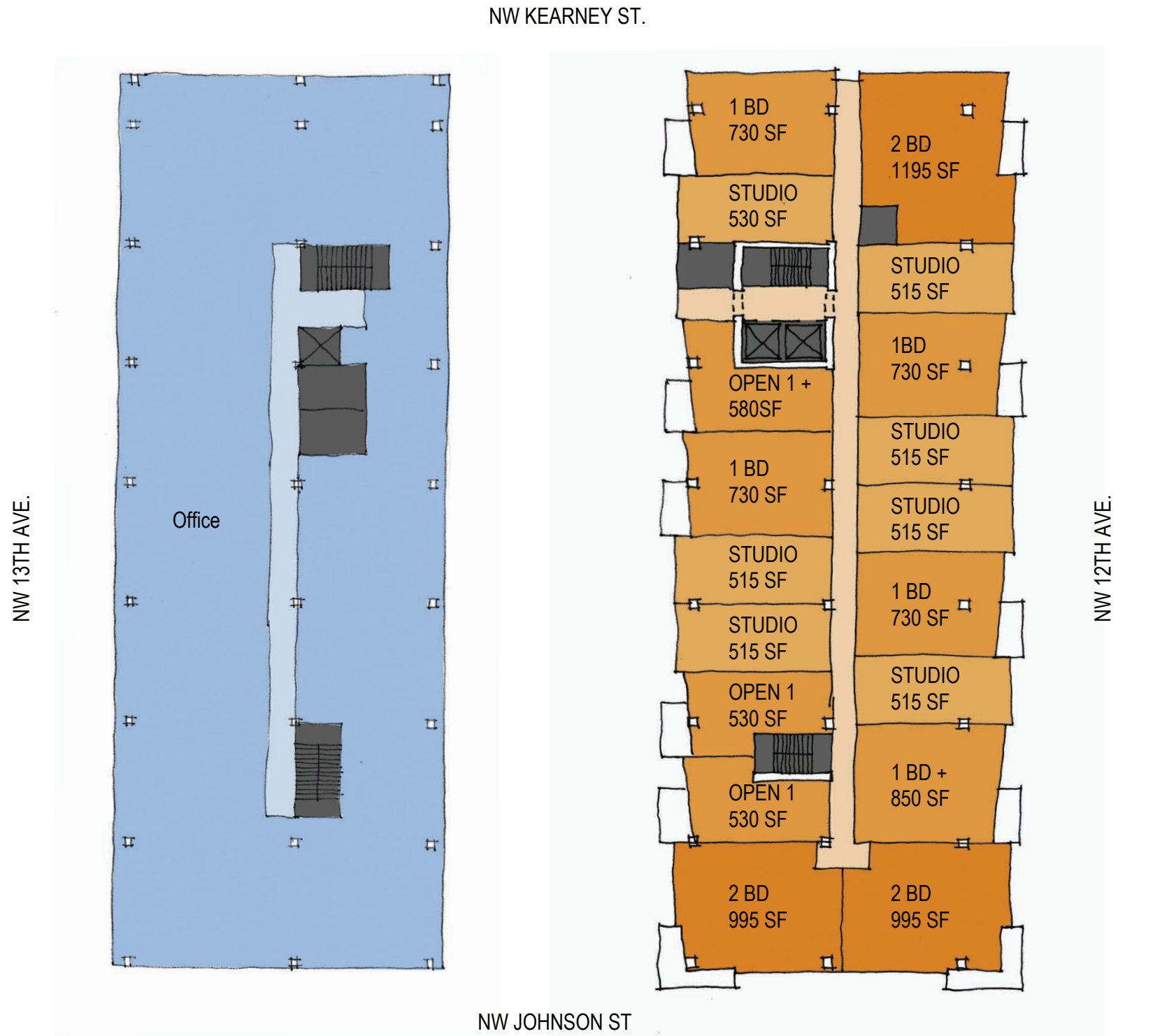
- Street Level +/- 13,940 SF
- Levels 2-5 +/- 15,000 SF

**Total Area (FAR):** +/- 280,000 SF

**Parking Levels:** +/- 99,800 SF

### Area by Use:

- Total Retail +/- 200,000 SF
- Total Residential +/- 14,700 SF
- Total Lowrise Office or Res +/- 60,000 SF



# Proposed Design

## Building Section

### Height Request

Zone Maximum Height:	75'
General Bonus Height:	+45'
Subtotal:	120'
Housing Bonus Request:	+ 30' (max 75')
<b>Total Request:</b>	<b>150'</b>

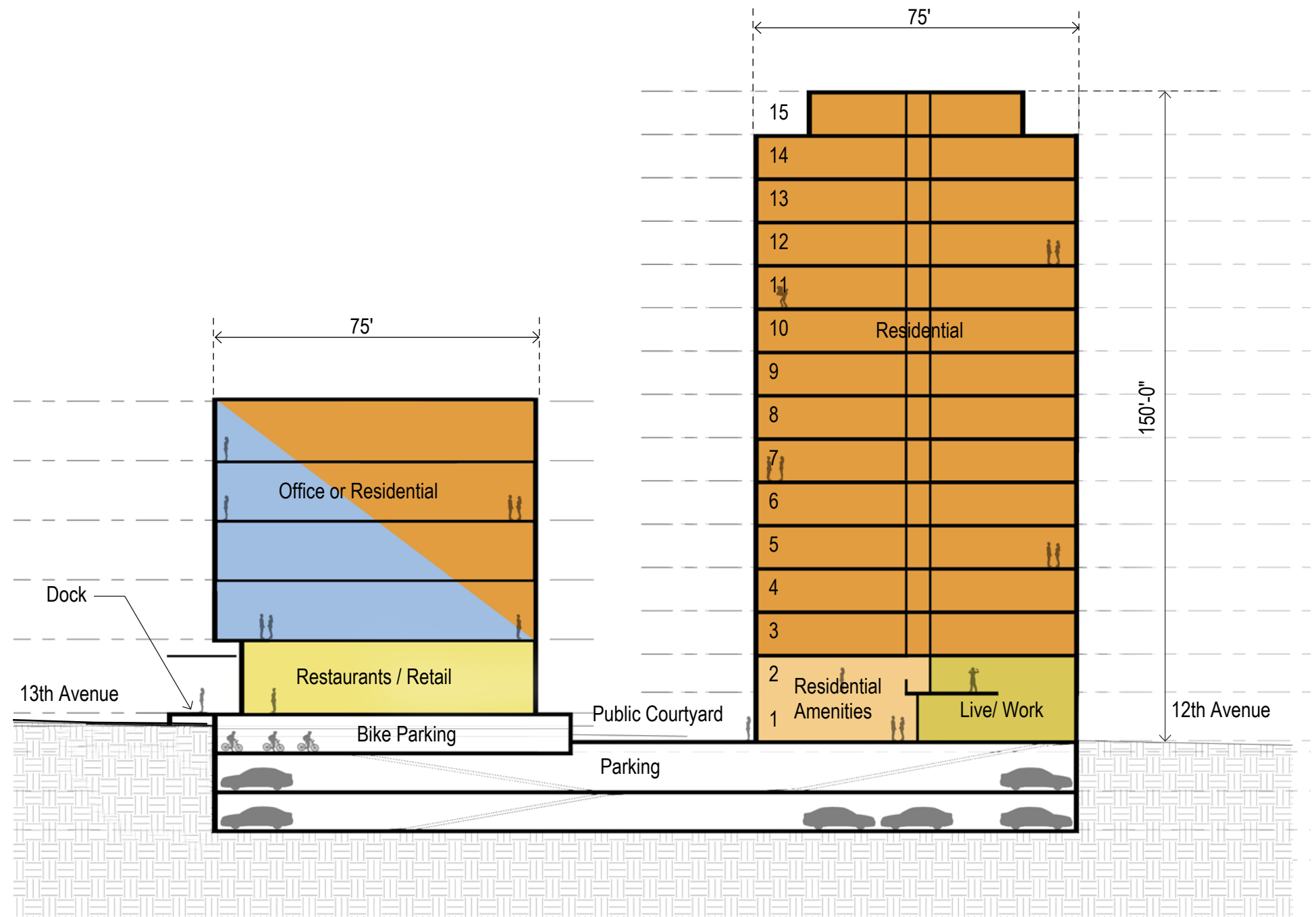
### 33.510.210 E.4. Approval Criteria.

The approval of the bonus height is made as part of the design review of the project. The bonus height may be approved if the review body finds that the applicant has shown that all of the following criteria have been met:

- The increased height will not violate an established view corridor;
- If the site is within 500 feet of an R zone...(N/A)
- If the site is shown on Map 510-3 as eligible for the Open Space (OS) performance standard...(N/A)
- If the site is on a block adjacent to the Yamhill...(N/A)
- The increased height will result in a project that better meets the applicable design guidelines; and
- Approval of the increased height is consistent with the purposes stated in Subsection 33.510.205.A.

### 33.510.205 Height

A. Purpose. The maximum building heights are intended to accomplish several purposes of the Central City Plan. These include protecting views, creating a stepdown of building heights to the Willamette River, limiting shadows on public open spaces, ensuring building height compatibility and step downs to historical districts, and limiting shadows from new development on residential neighborhoods in and at the edges of the Central City.



Building Section at 13th Ave Dock and Live/Work

# Proposed Design

## Sun Study for Jamison Square

### 33.510.210 E.4. Approval Criteria.

The approval of the bonus height is made as part of the design review of the project. The bonus height may be approved if the review body finds that the applicant has shown that all of the following criteria have been met:

c. If the site is shown on Map 510-3 as eligible for the Open Space (OS) performance standard, the project must meet the performance standards of Subsection 33.510.205.E.;

### 33.510.205 C. Height.

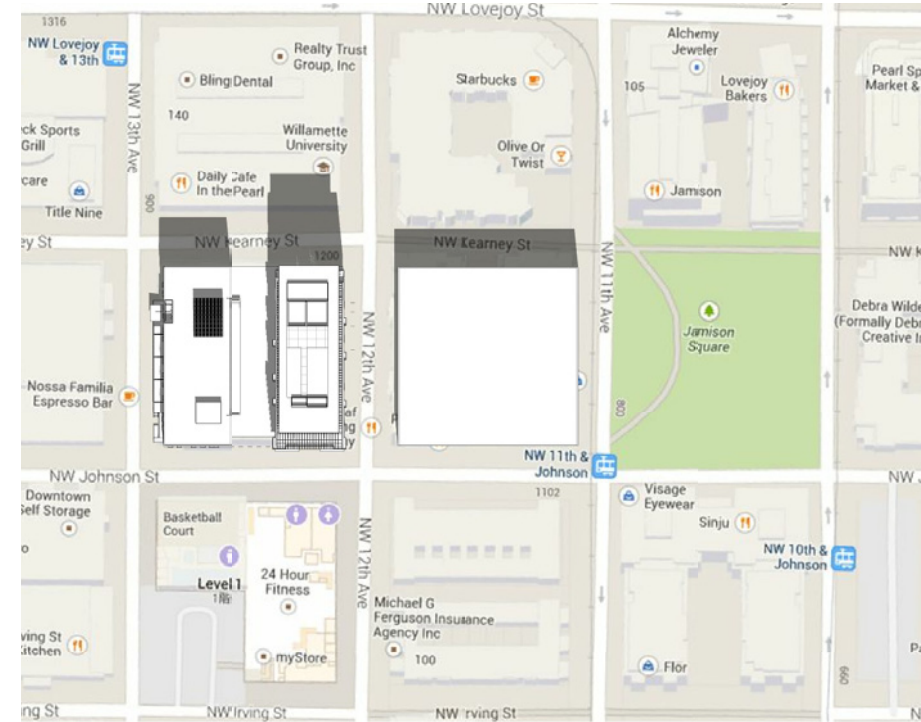
C. Performance standard for sites adjacent to designated open spaces.

2. The performance standard. Building heights may be increased if the amount of shadow cast by the proposed building on the adjacent open space will be less than or equal to the shadow that would result from an allowed building constructed to the maximum height shown on Map 510-3. The shadow from an allowed building is based on the shadow that would be cast by a structure covering the entire site at the height limit of Map 510-3. Shadows must be analyzed for noon and 3:00 p.m. on April 21 to determine compliance with this provision.

3. Limit on the height increase. Increases in height are prohibited in either of the following situations:

- a. The development projects into an established view corridor, (N/A) or
- b. The development does not project into an established view corridor, but results in buildings over 460 feet in height. (N/A)

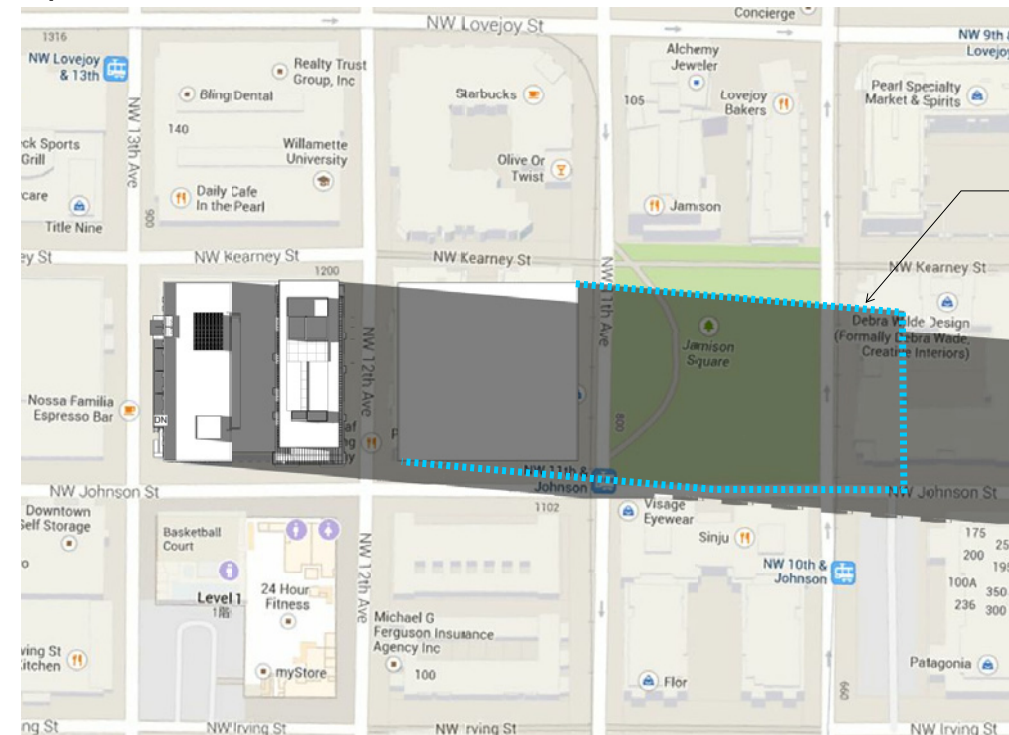
April 21, 12PM



April 21, 3PM



April 21, 6PM



RIVERSTONE SHADOW PERIMETER

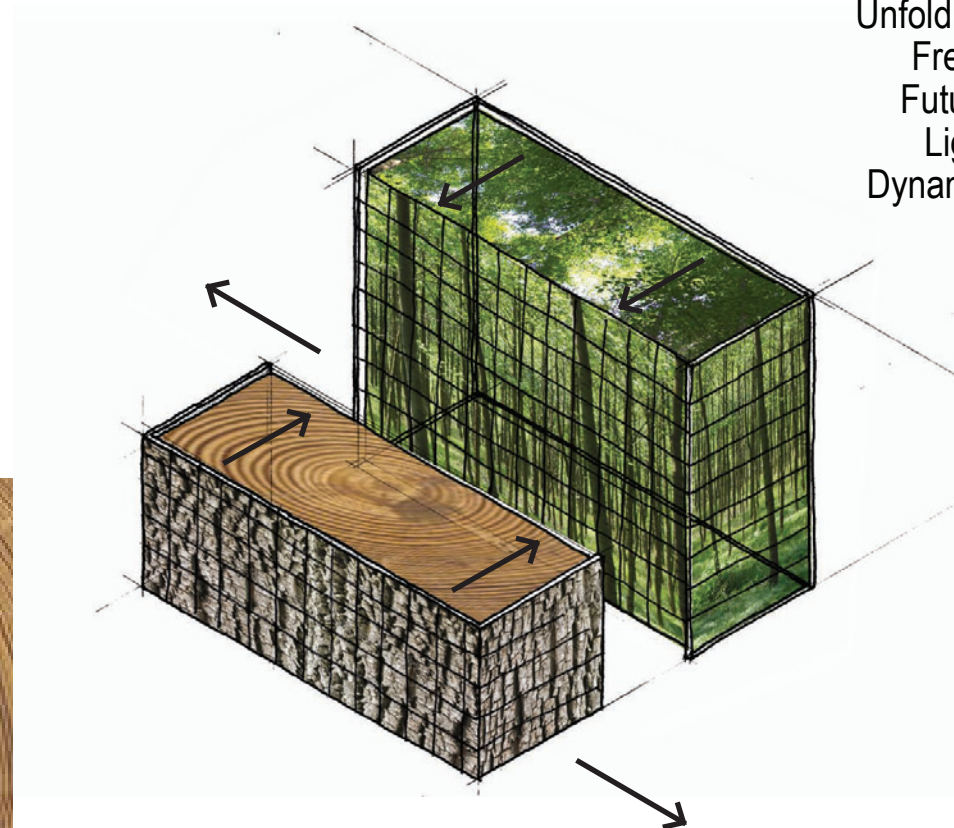
# Design Concept

Diagram

## Seedling

*a young plant or tree grown from a seed*

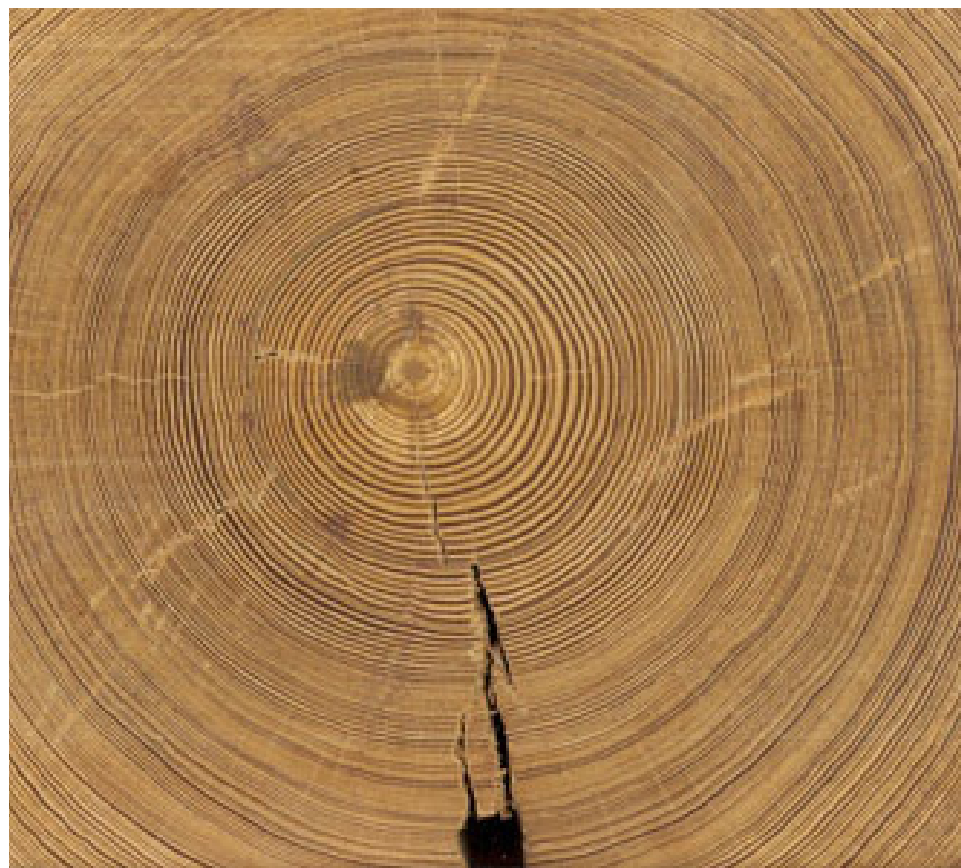
Live  
Habitat  
Delicate  
Unfolding  
Fresh  
Future  
Light  
Dynamic



## Heartwood

*the dense inner part of a tree trunk, yielding the hardest timber*

Work  
Layers  
Heavy  
Solid  
History  
Durable  
Massive  
Processed



# Proposed Design

## Elevations

### Potential Highrise Material Palette

Window-wall

Metal Panel or Precast Concrete

Exposed Concrete Structure

Painted Steel or Glass Balcony railings



North Elevation on Kearney Street



West Elevation on 13th Avenue



# Proposed Design

## Elevations

### Potential Lowrise Material Palette

Masonry or Glass Fiber Reinforced Concrete

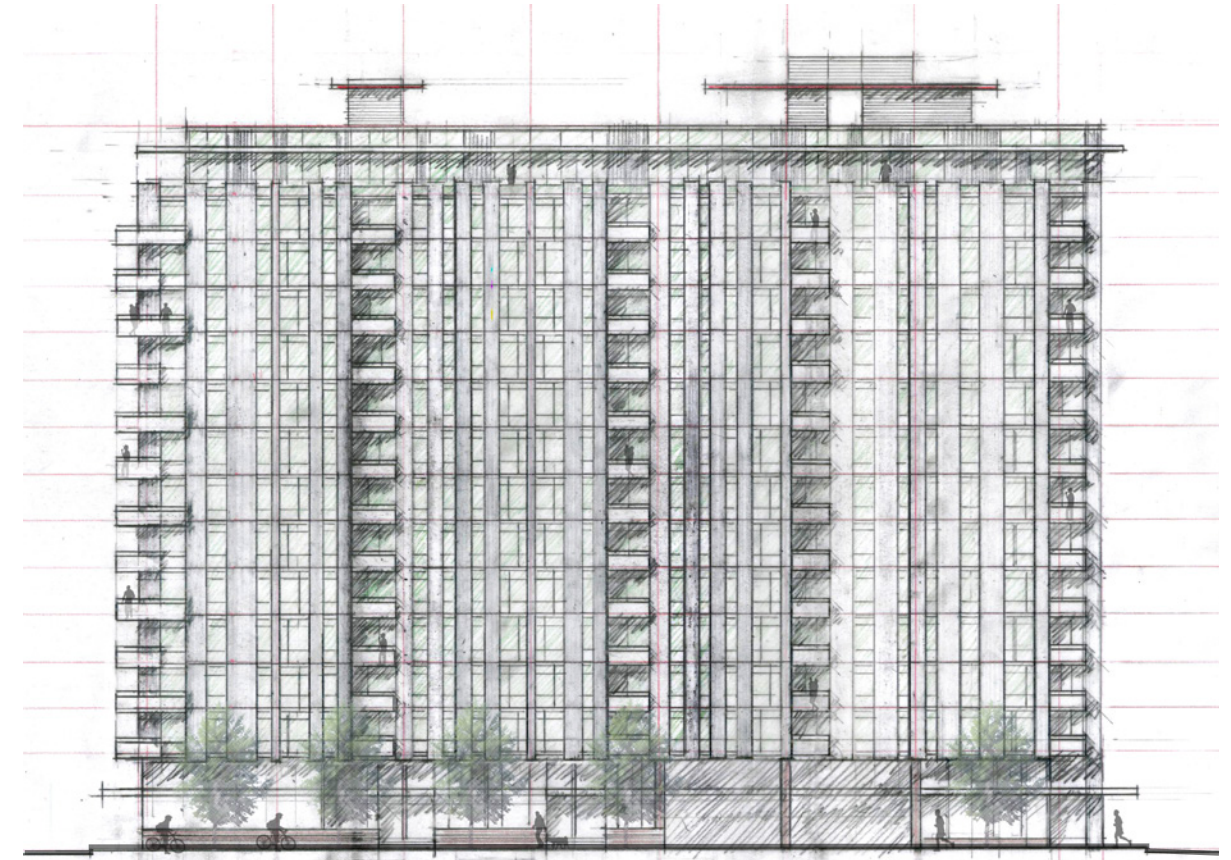
Aluminum or Wood Storefront

Painted Steel Railings/Balconies

Concrete Dock with Painted Steel Railings



South Elevation on Johnson Street



East Elevation on 12th Avenue





# 13th Avenue Building

View north along 13th Avenue



# 13th Avenue Building

## Elevations



North Elevation on Kearney Street



West Elevation on 13th Avenue



South Elevation on Johnson Street

## Materials



Concrete



Brick or GFRC



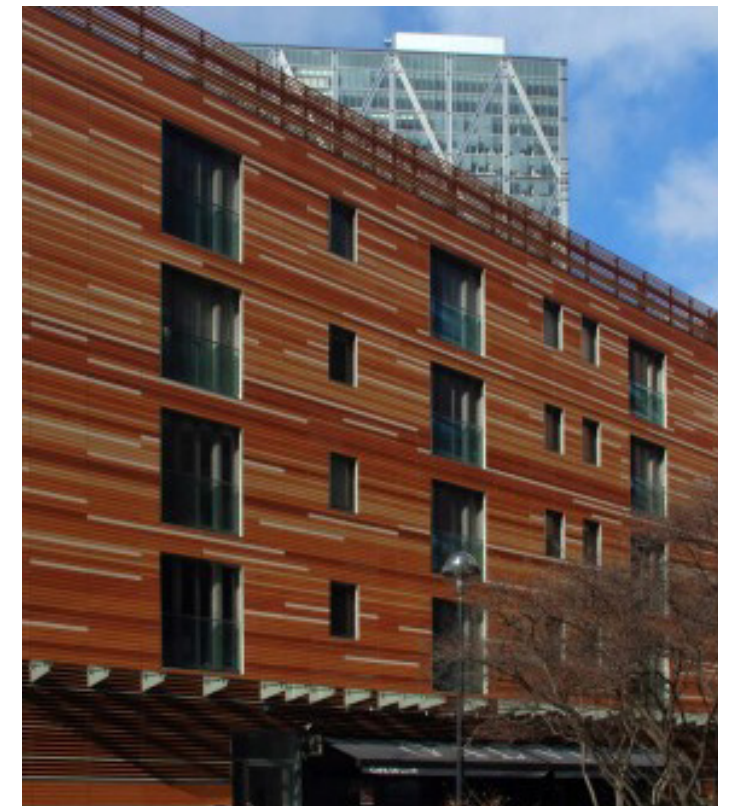
Glazing



Powdercoated Steel

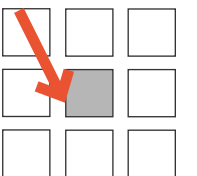
# 13th Avenue Building

## Precedents



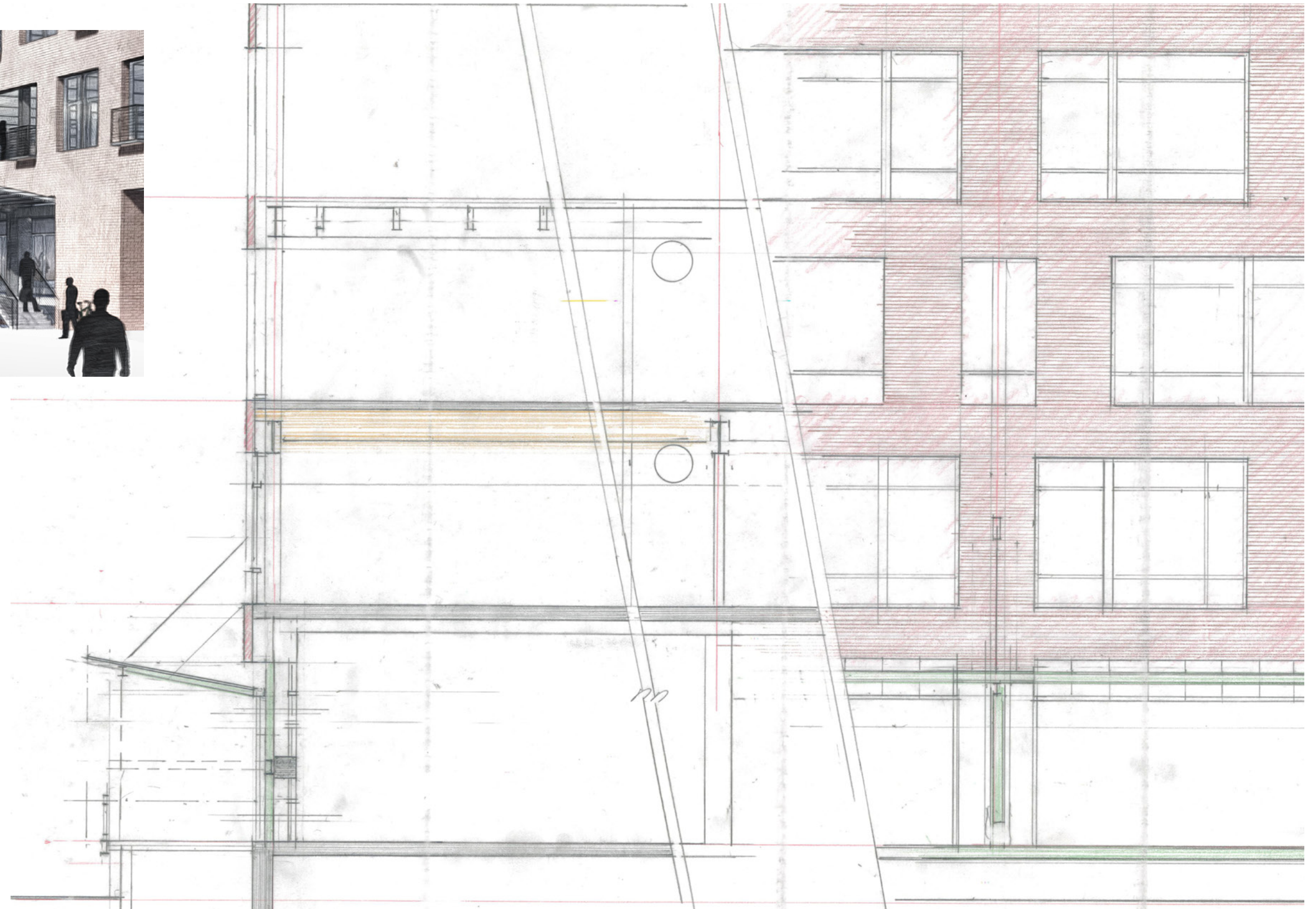
# 13th Avenue Building

View south along 13th Avenue dock



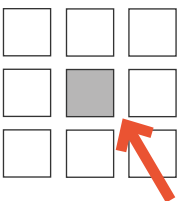
# 13th Avenue Building

## Loading Dock



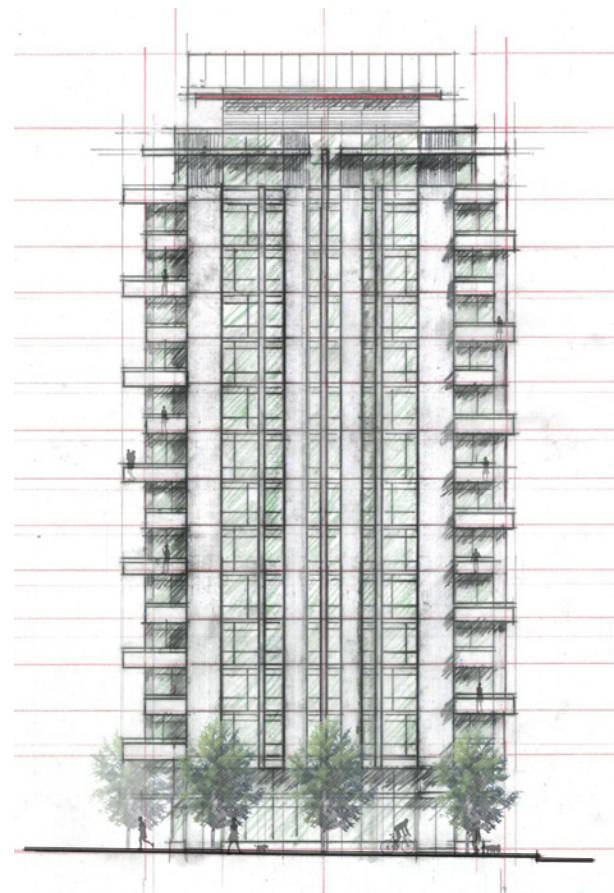
# 12th Avenue Building

View to Penthouse



# 12th Avenue Building

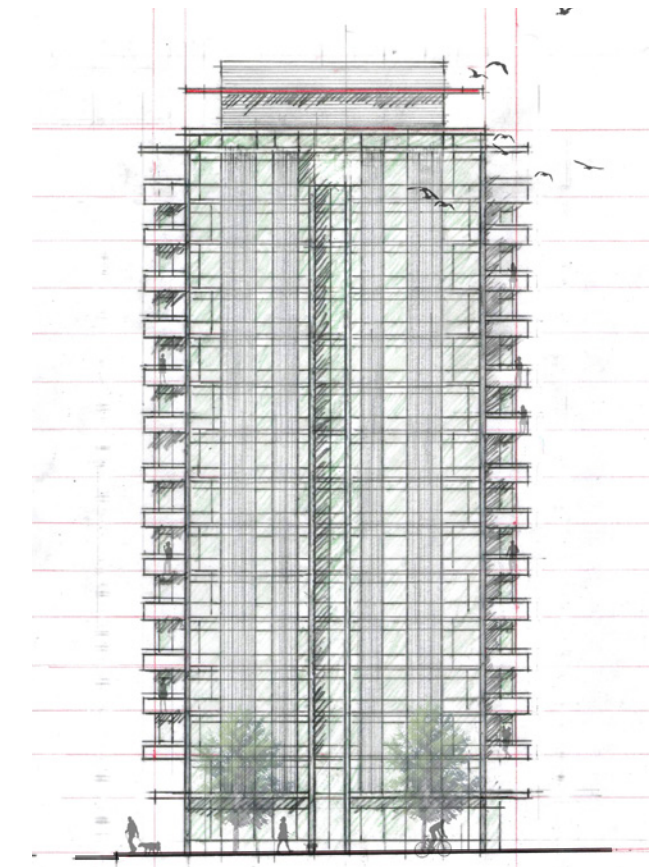
## Elevations



South Elevation on Johnson



East Elevation on 12th Avenue



North Elevation on Kearney

## Materials



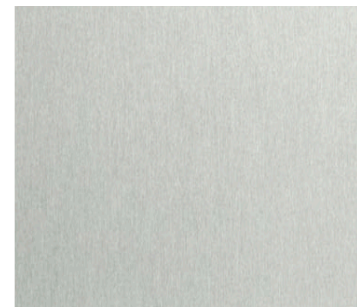
Concrete



Metal Panel or GFRC



Glazing



Aluminum

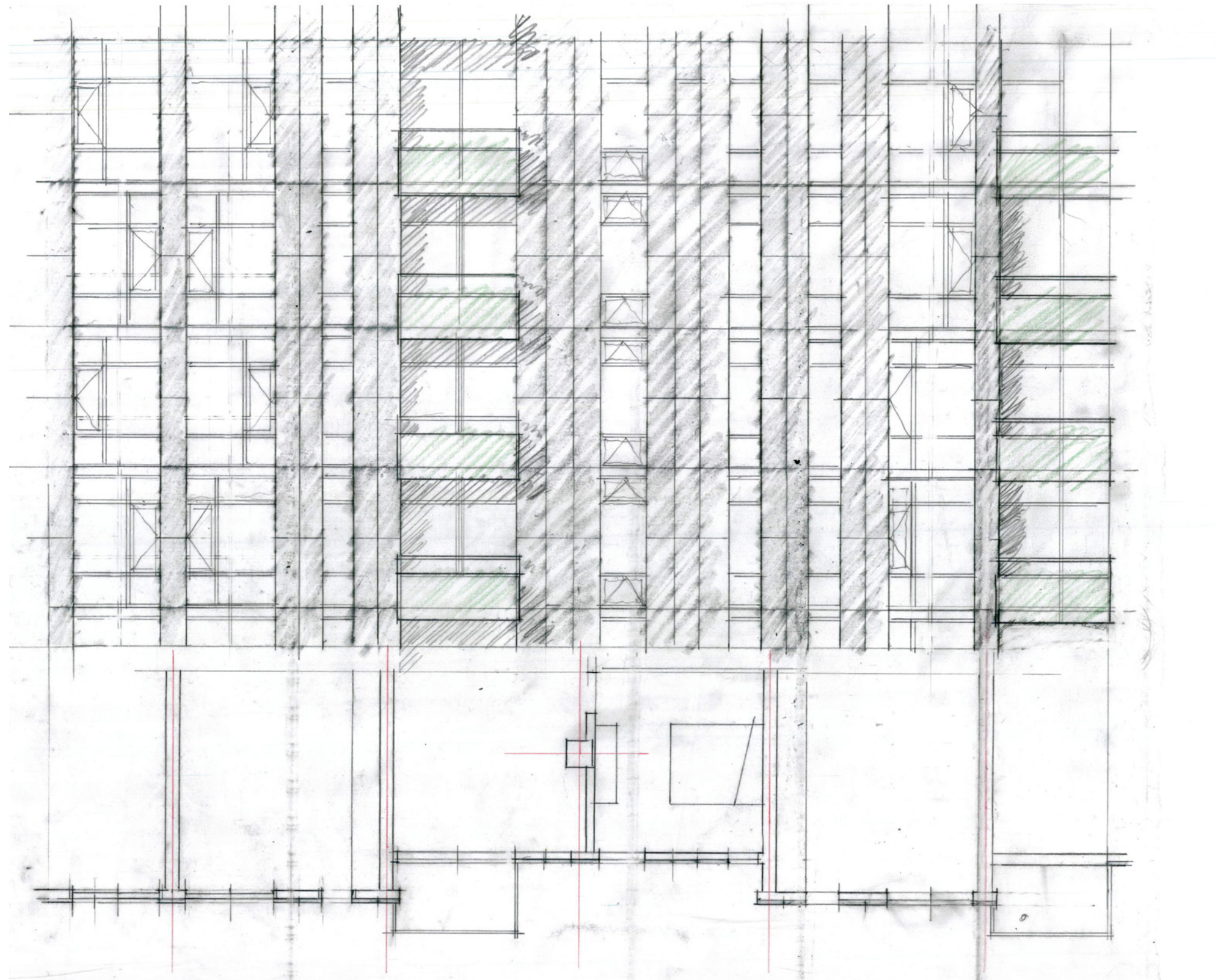


Powdercoated Steel



# 12th Avenue Building

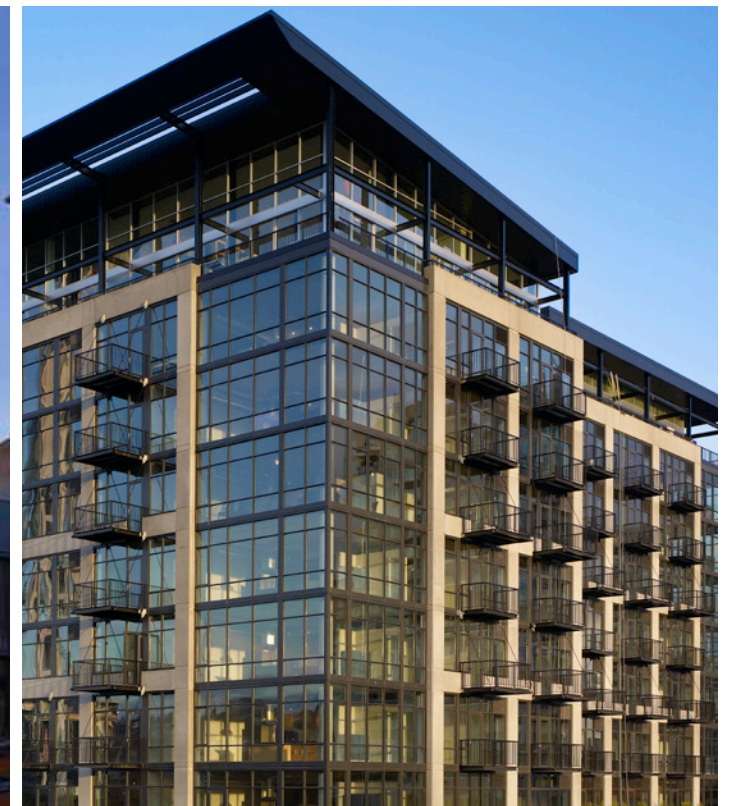
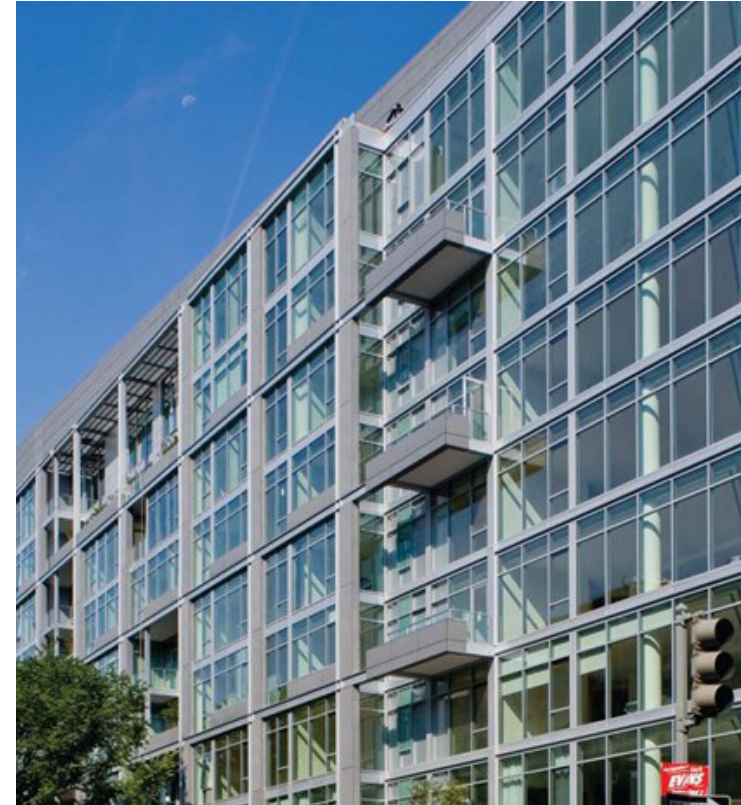
Enlarged Elevation





# 12th Avenue Building

## Precedents



# 12th Avenue Building

Aerial view from southeast



# Proposed Design

Aerial view from Southwest



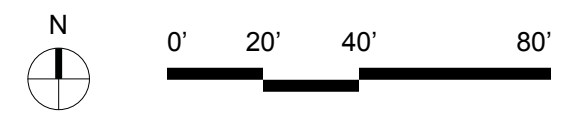
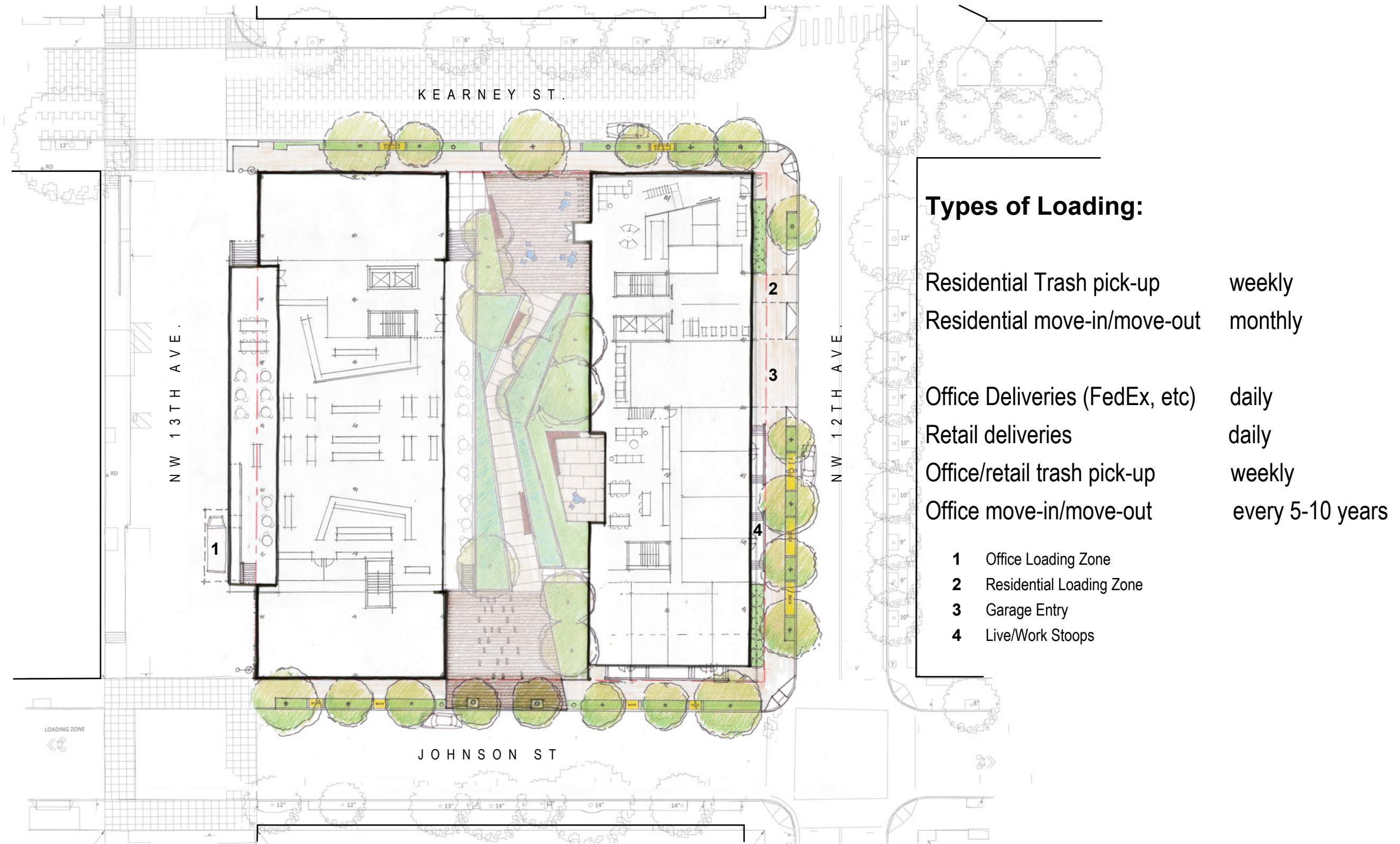
# 12th Avenue Building

Street view from southeast



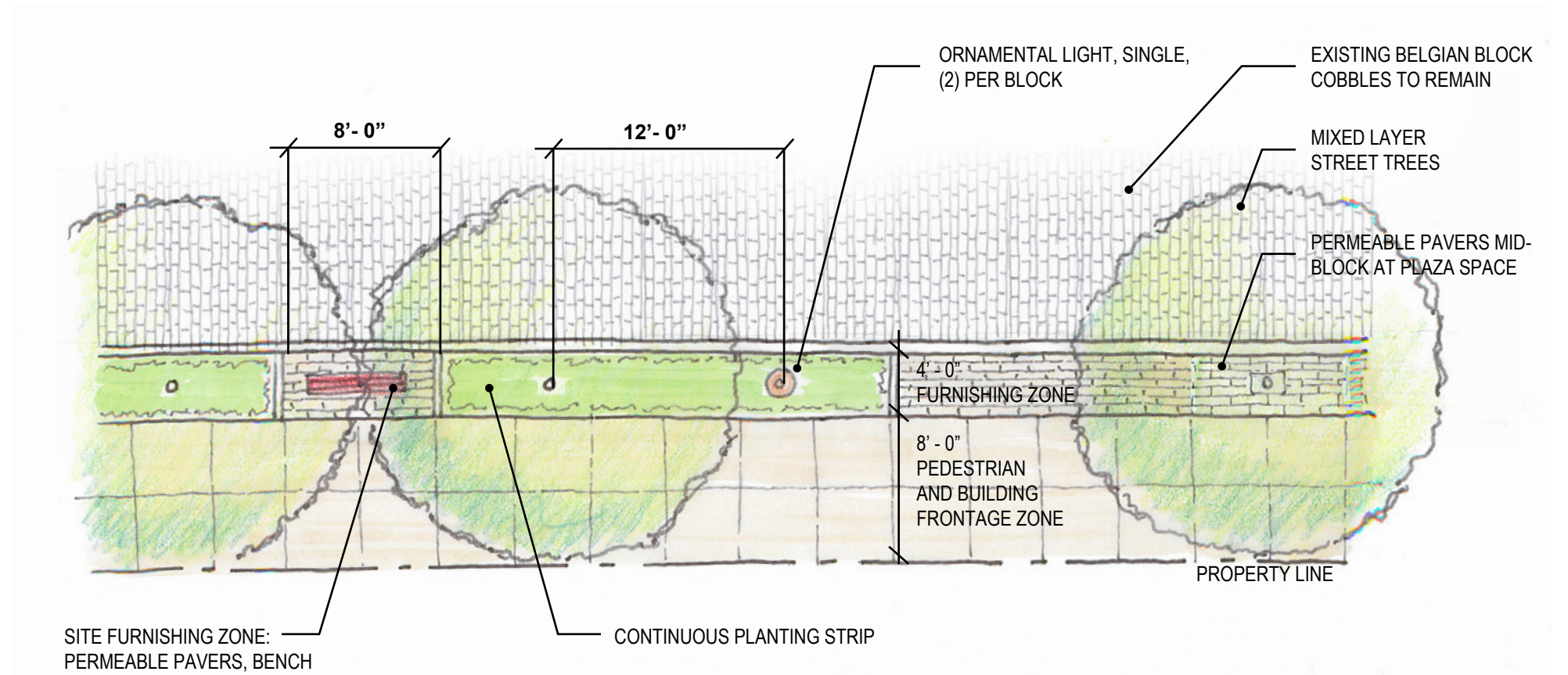
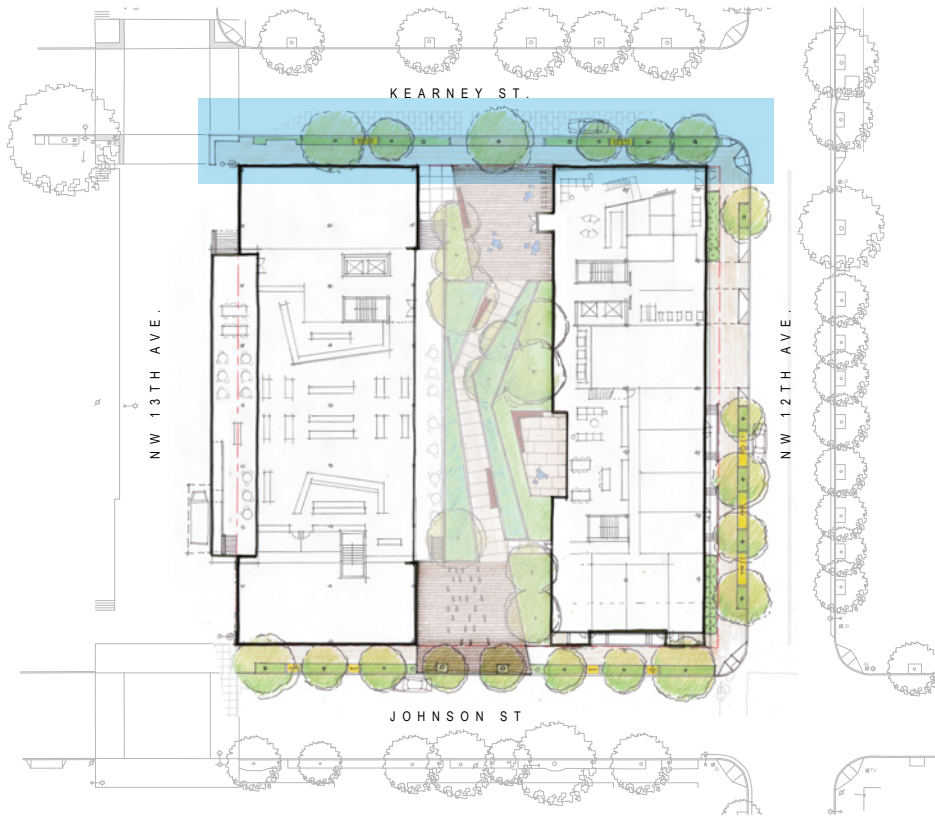
# Streetscape

## Street Level Plan



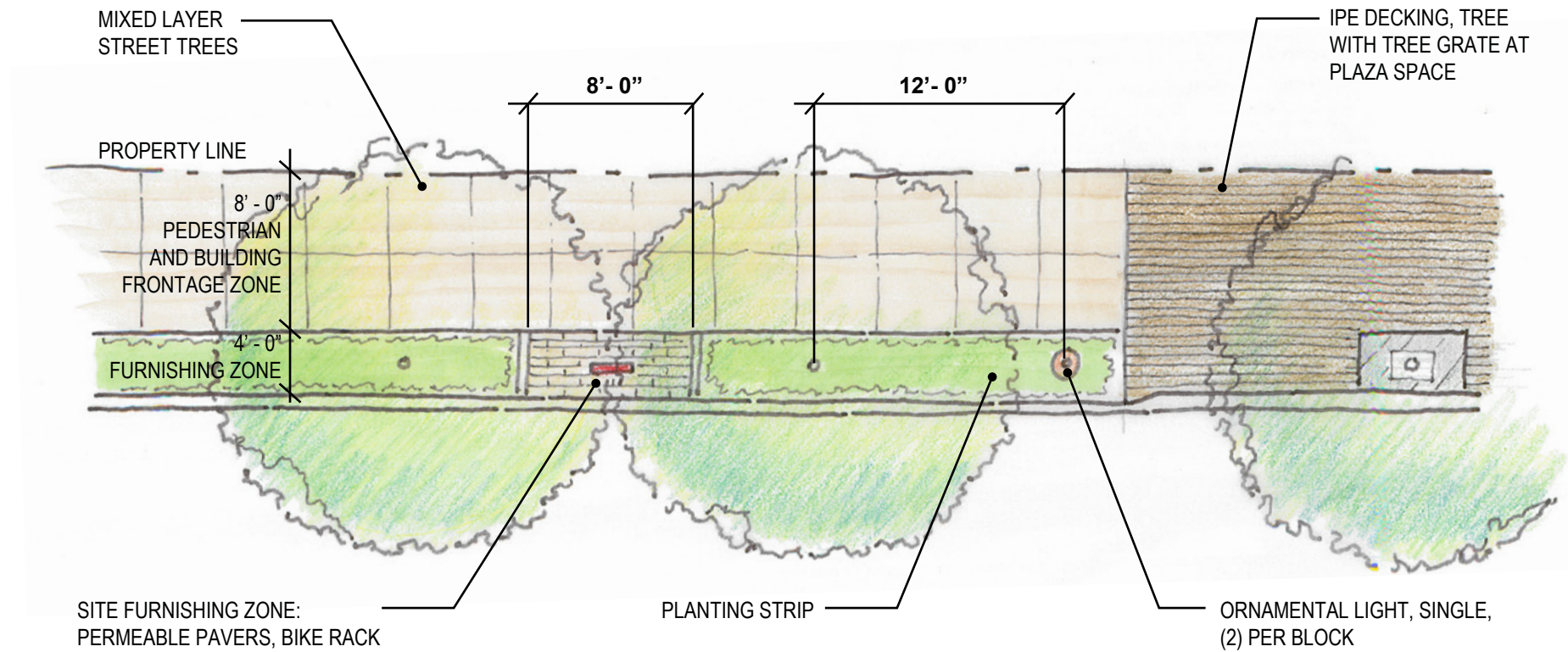
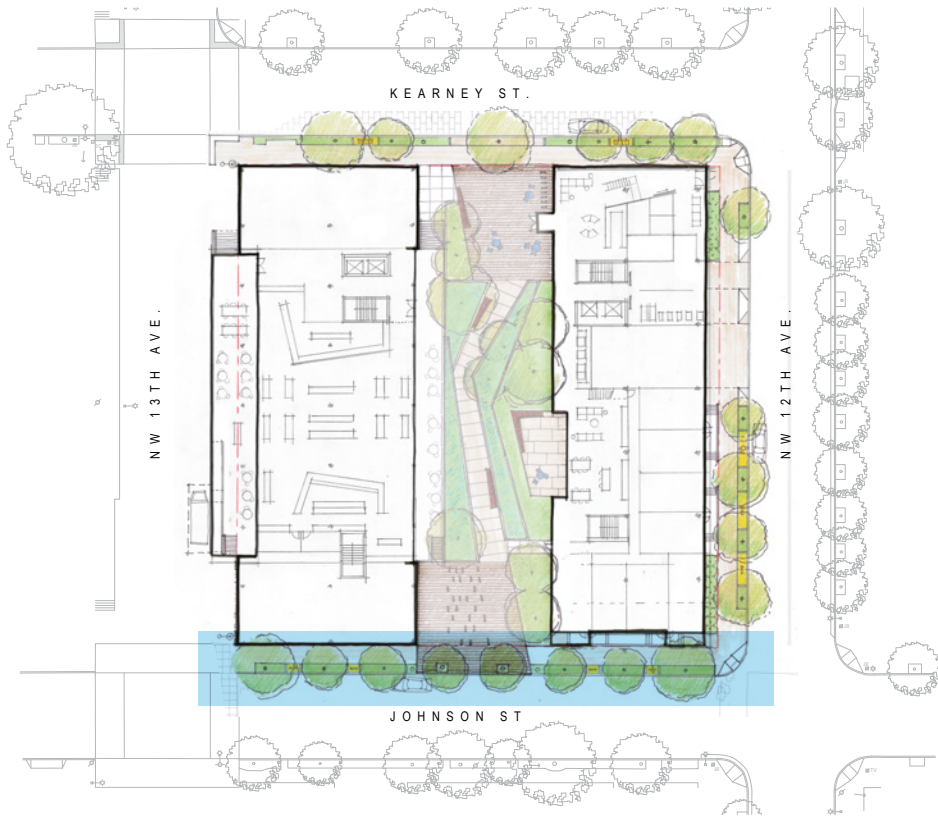
# Streetscape

## Park Connector Streets - NW Kearney



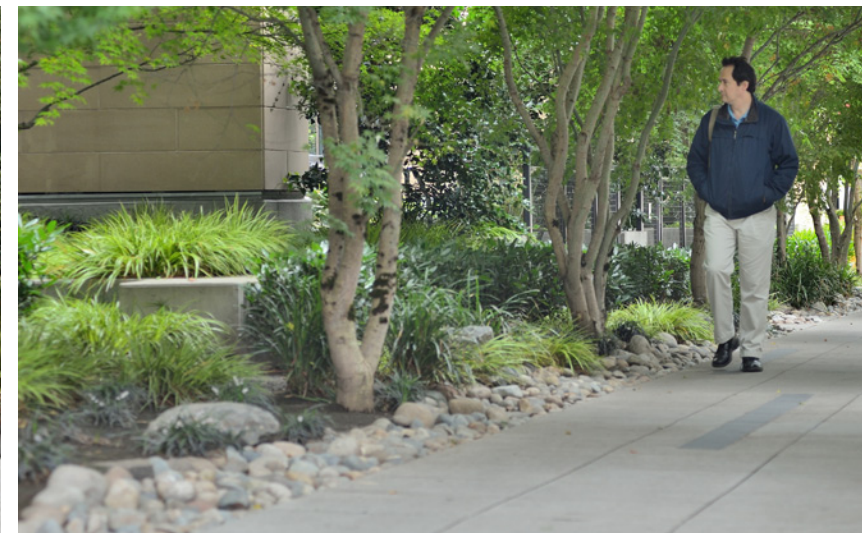
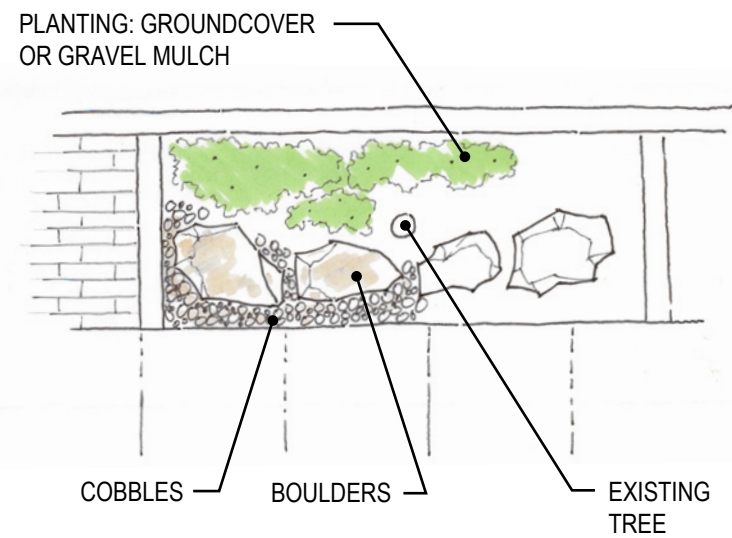
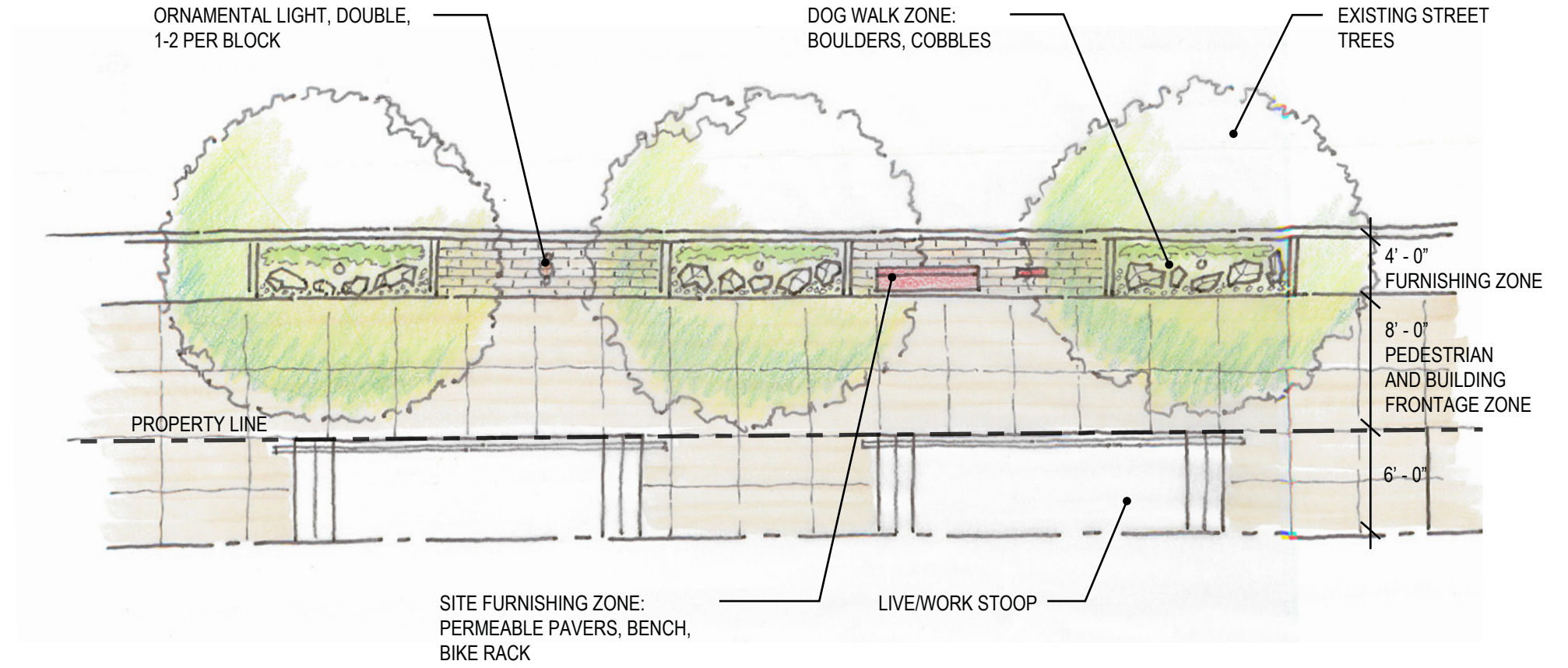
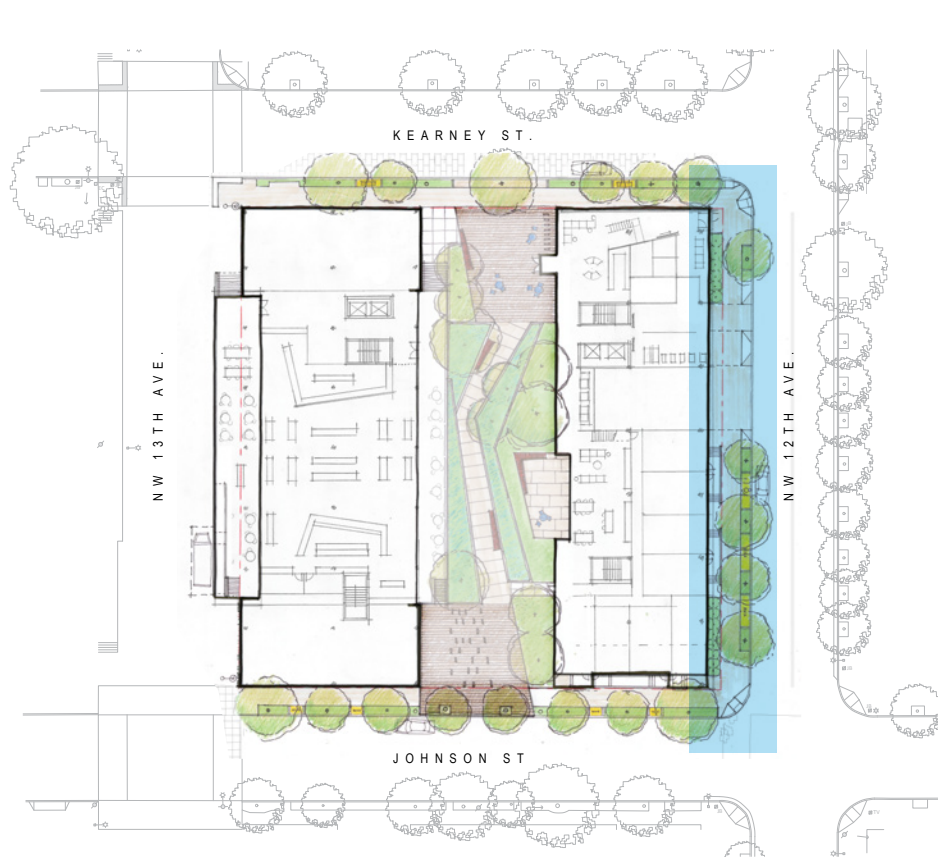
# Streetscape

Park Connector Streets - NW Johnson



# Streetscape

## Streets for People... And Dogs - NW 12th Avenue

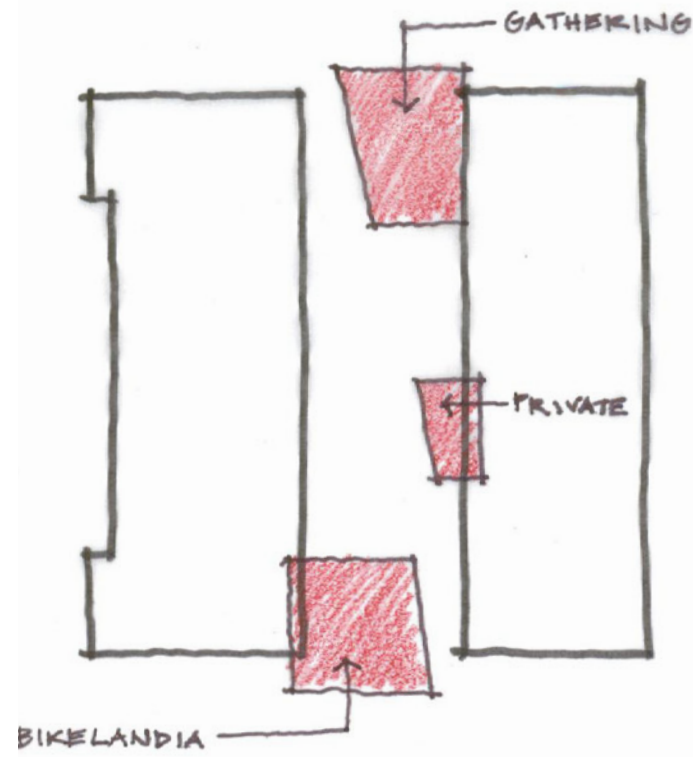




# Courtyard

## Diagrams

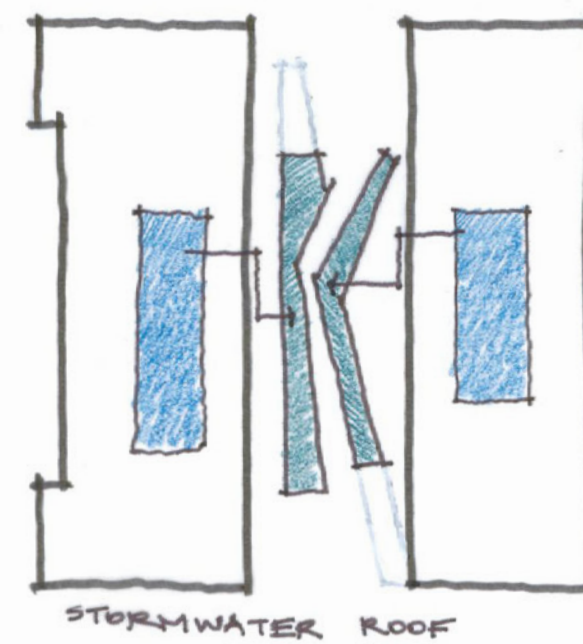
PROGRAM SPACE



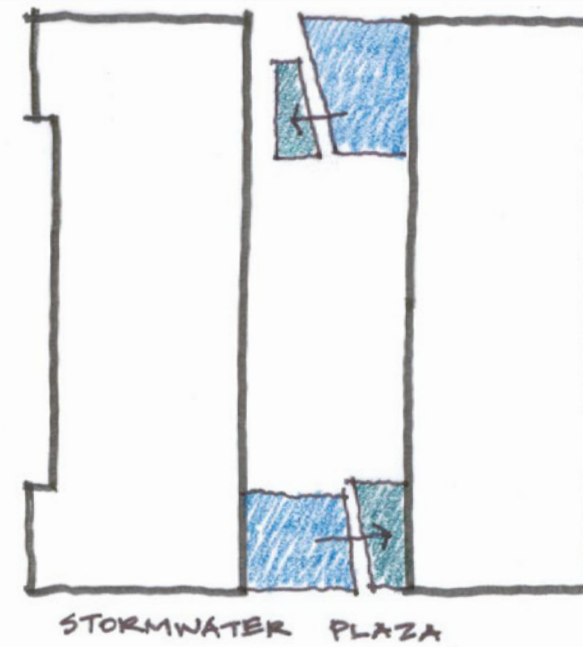
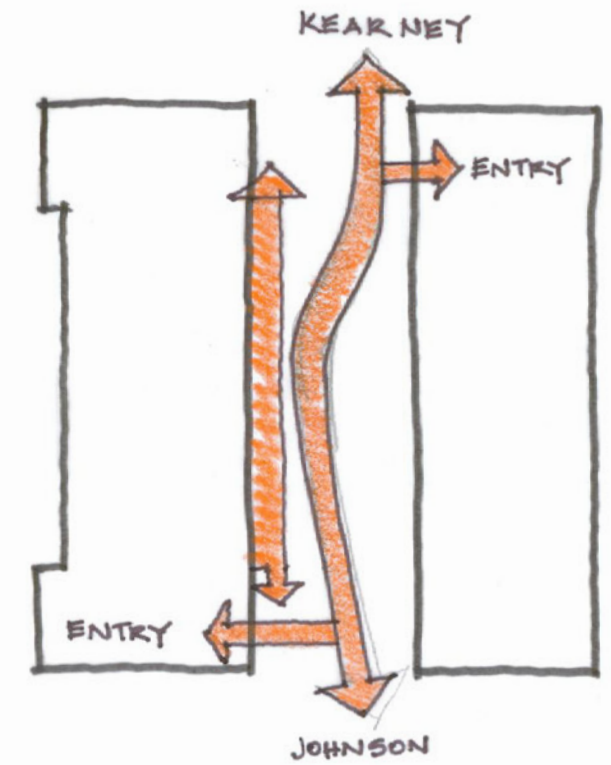
PRIVACY



STORMWATER



CIRCULATION



# Courtyard

Plan



- 1 Gathering Plaza
- 2 Stormwater Planters
- 3 Residential Amenity Space
- 4 Dining Terrace
- 5 Bicycle Plaza



# Courtyard

## Materials



RECLAIMED TIMBER SITE FURNISHINGS



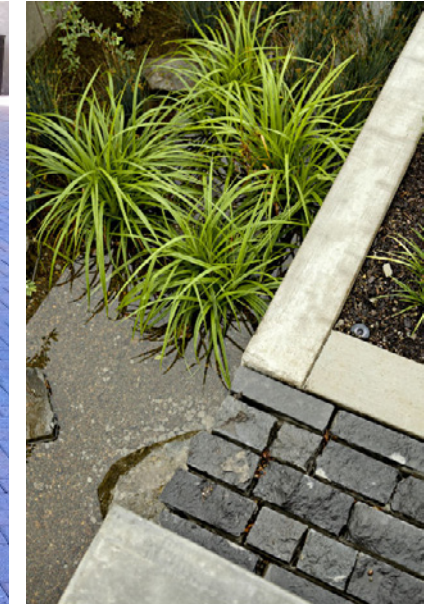
IPE DECKING



MOVABLE TABLE & CHAIRS



PLAY



STORMWATER PLANTERS

## Bicycle Focus



INTEGRATED BIKE SLOTS



PUBLIC WORKSTATION



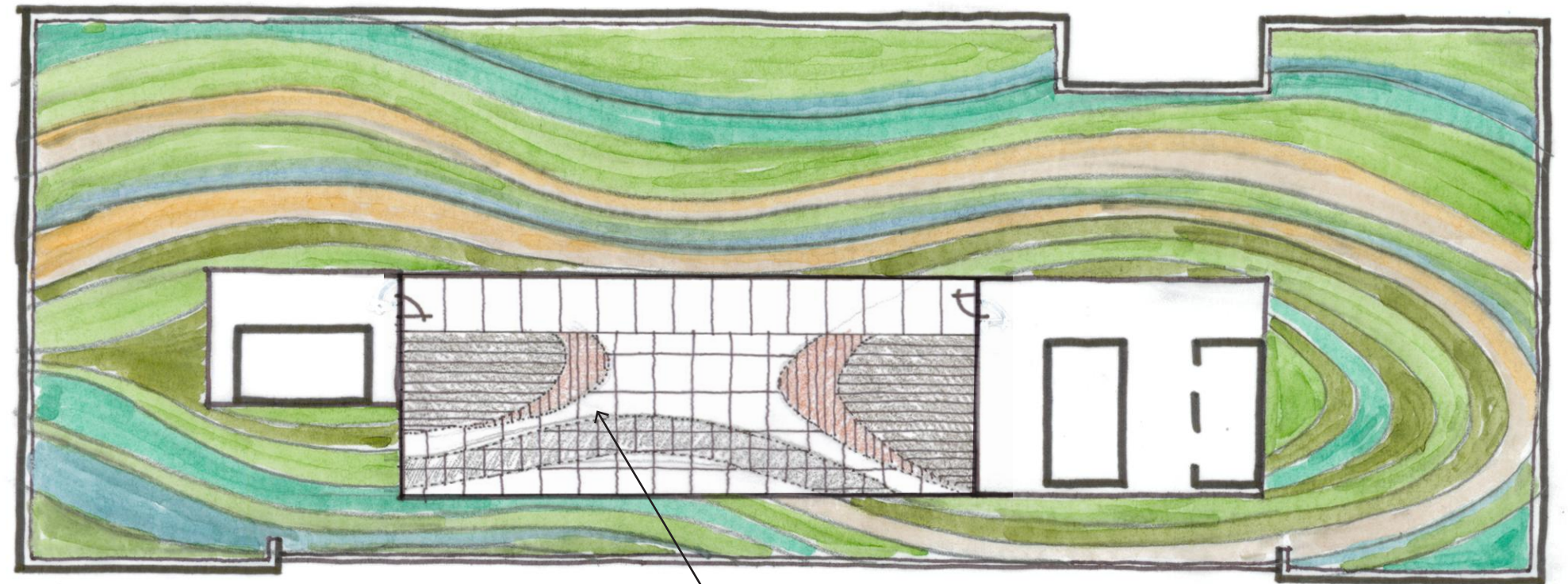
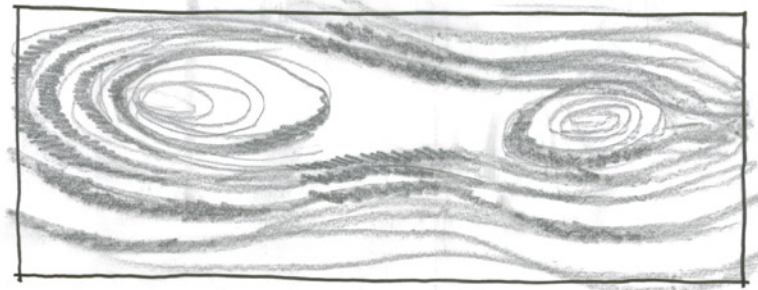
NO SCRATCH BIKE RACKS



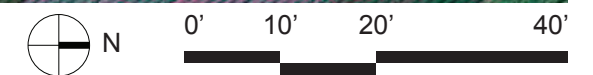
FOOT RACKS AT INTERSECTIONS

# 13th Avenue Building

Roof Garden



OFFICE TERRACE





**MITHUN**



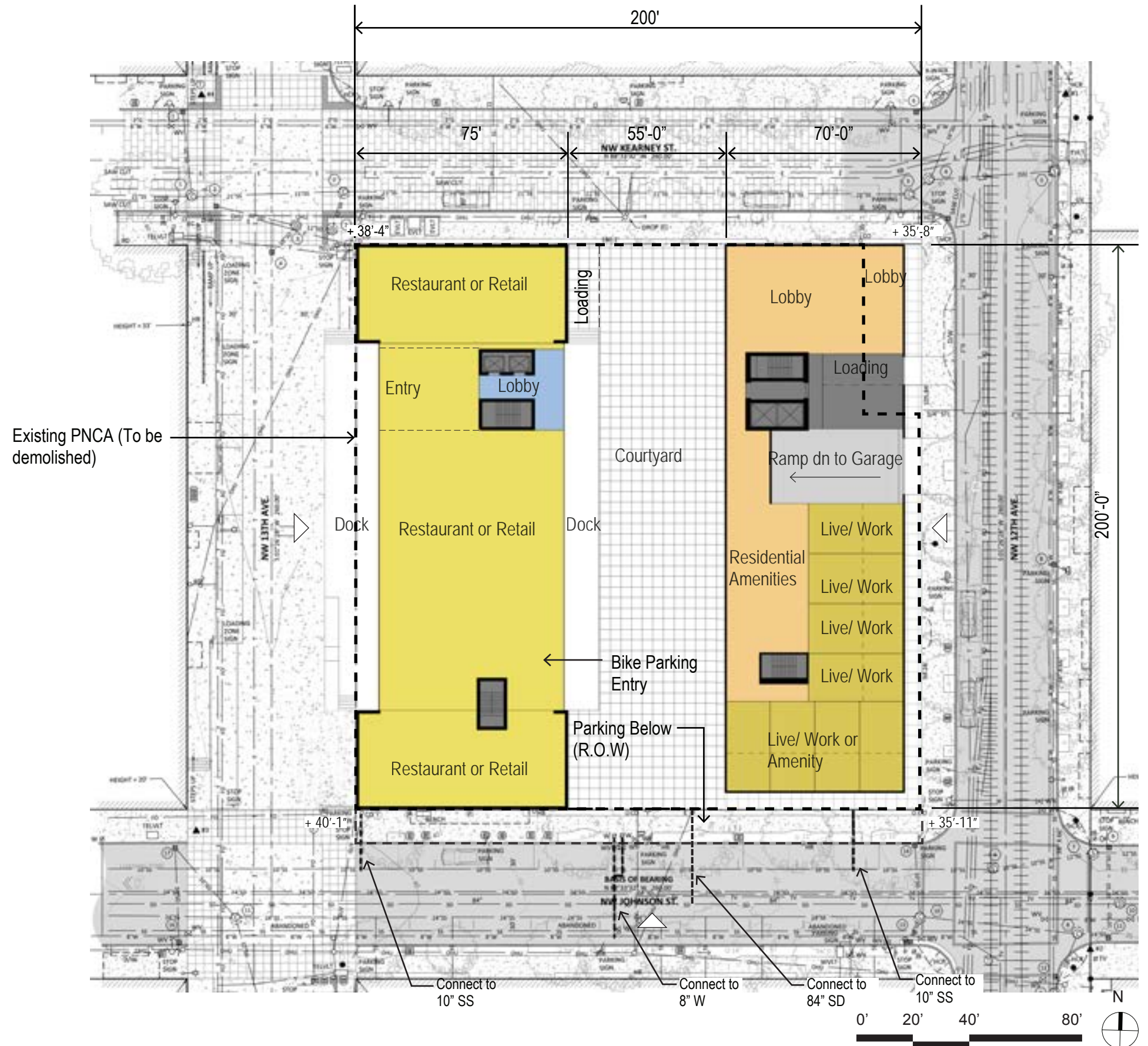
**SECURITY PROPERTIES**

**MORE INFO**

# Section 2 - Design Concept Site Plan

## Project Data

Site Area:	40,000 SF
Proposed FAR:	7:1 using bonuses (280,000 SF)
Proposed Building Height:	Lowrise at 75', Highrise at 150' using bonuses and public benefits
Building Coverage:	+/- 30,000 SF
Landscape/ Hardscape Coverage:	+/- 10,000 SF
Parking Provided:	+/- 222 Spaces
Bicycle Parking Provided:	+/- 458 long-term spaces (in basement bike mezzanine) +/- 18 short-term spaces



# Overview

Context





# Overview

## Site Analysis



### Legend

- Block 136 - Existing PNCA
- Retail
- Residential
- Restaurant
- Industrial
- Parking
- Green Space
- Office



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**C Project Design**

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