

BLOCK 136

City of Portland - DAR Application

April 29, 2014



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Project Team

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Section 1 - Overview

Context Map
















Site Description

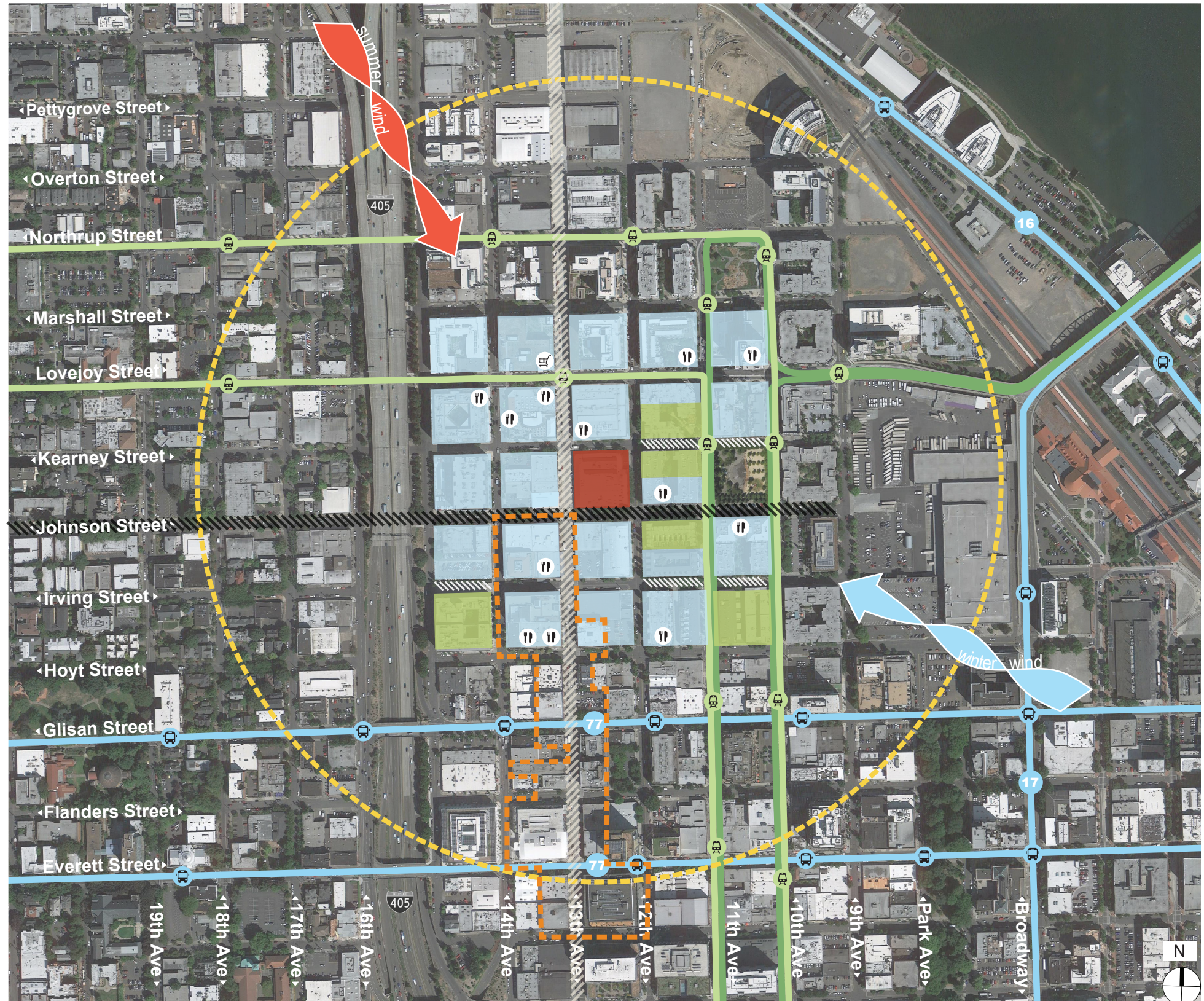
The site is located in the River District, one block north and east of the 13th Avenue Historic District, and one block south of the North Pearl Subarea. The site is bound by NW 13th Avenue, NW Johnson Street, NW 12th Avenue, and NW Kearney Street, and is one block south and west of the streetcar line.

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	 Retail and Service
 1/4 Mile Walking Radius	 Residential
 NW 13th Ave Historic District	Roads/Paths
 Bus Stop	 Pedestrian-Only Road
 Streetcar Stop	 Shared Roadway
 Grocery	 Greenway
 Restaurants/Cafes	Transit Lines
	 Streetcar - NS Line
	 Streetcar - CL Line
	 Bus Route



Section 2 - Design Concept

Project Overview

Project Components

Public Courtyard:

Between Johnson + Kearney

Lowrise:

Office or Residential

Retail base and dock

75' tall

Wood or steel framed over concrete podium

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



Section 2 - Design Concept

Project Overview

Project Goals

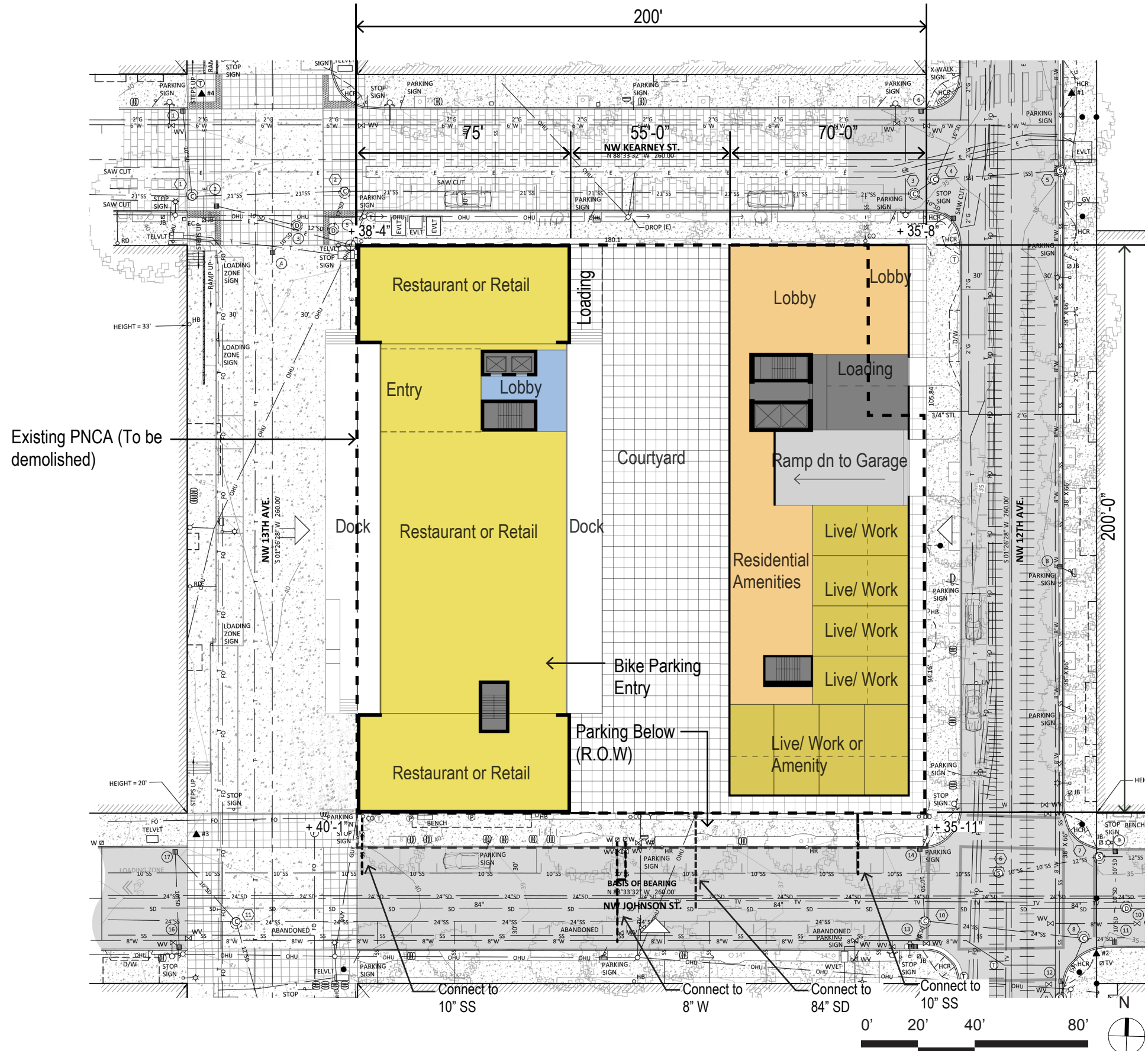
- Fit in to the Pearl District
- Embraced by Community
- Provide Public Court / Mews
- Activate 13th Avenue
- Dock Sets the Tone
- Dynamic Marketplace Retail
- Residential Tower to Height Limit
- Creative Workspace Lofts
- Visible Sustainability



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



Section 2 - Design Concept

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

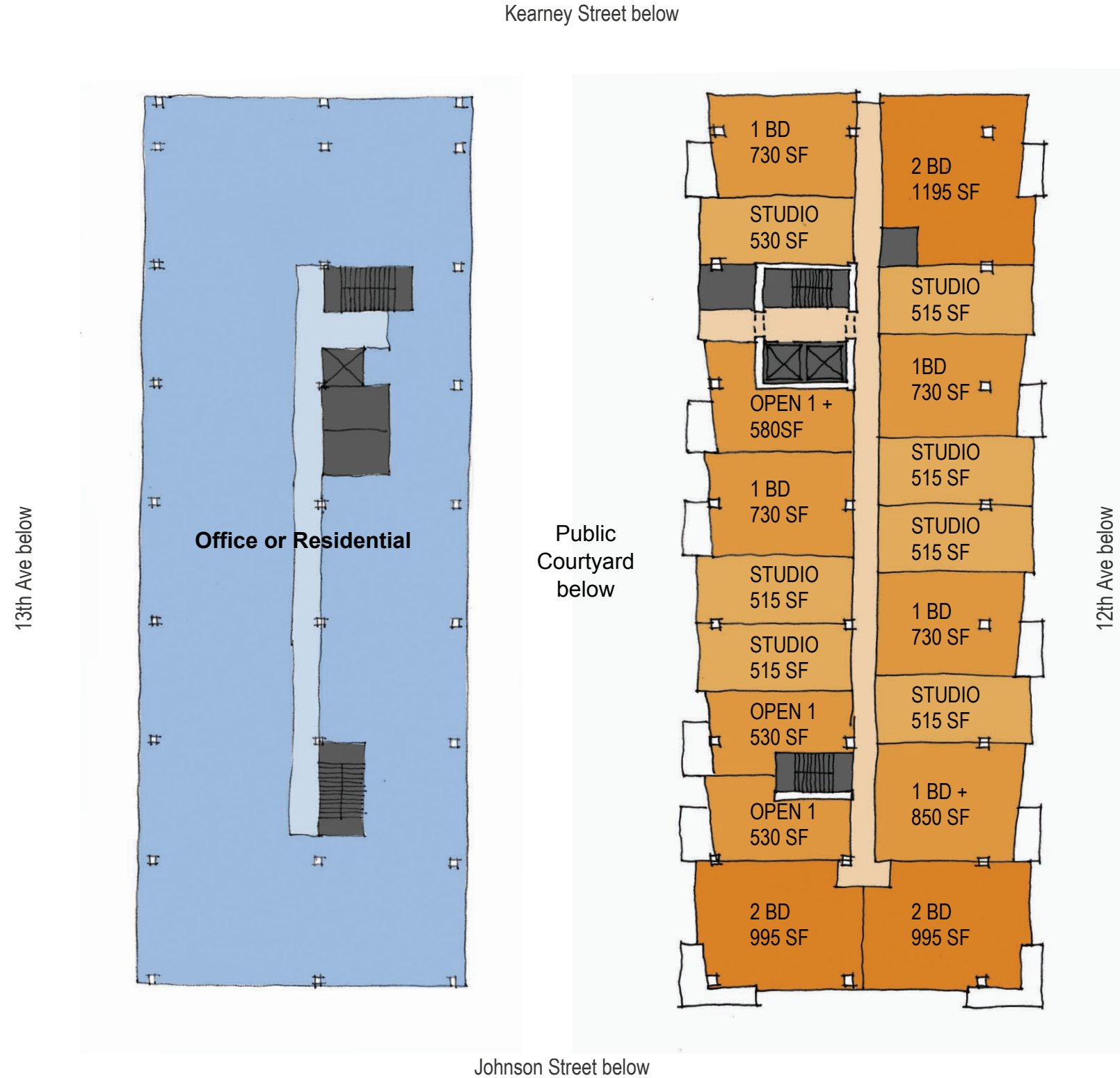
- Street Level +/- 13,940 SF
- Levels 2-5 +/- 15,000 SF

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

Parking Levels: +/- 99,800 SF

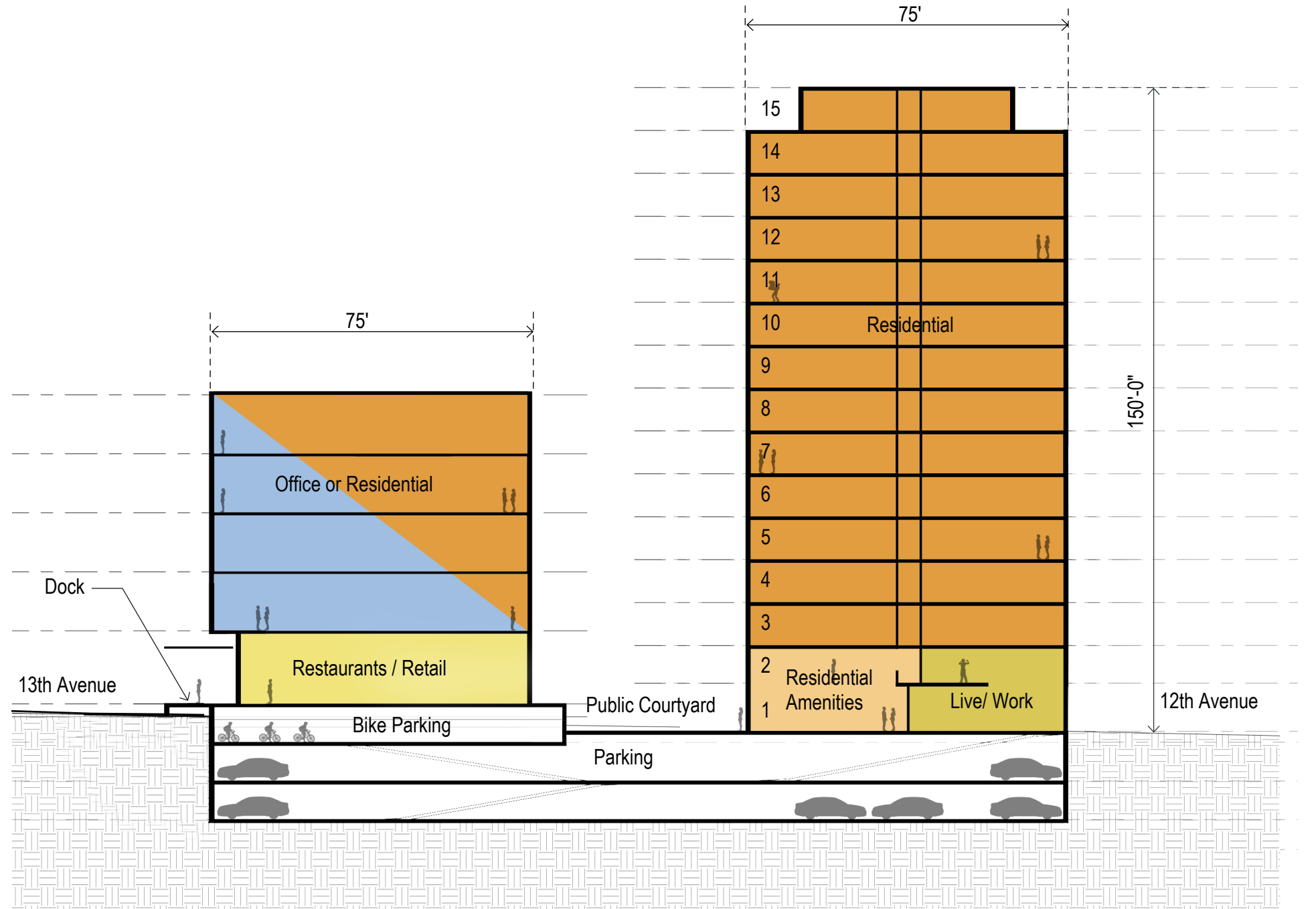
Area by Use:

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



Section 2 - Design Concept

Building Section



Building Section at 13th Ave Dock and Live/Work



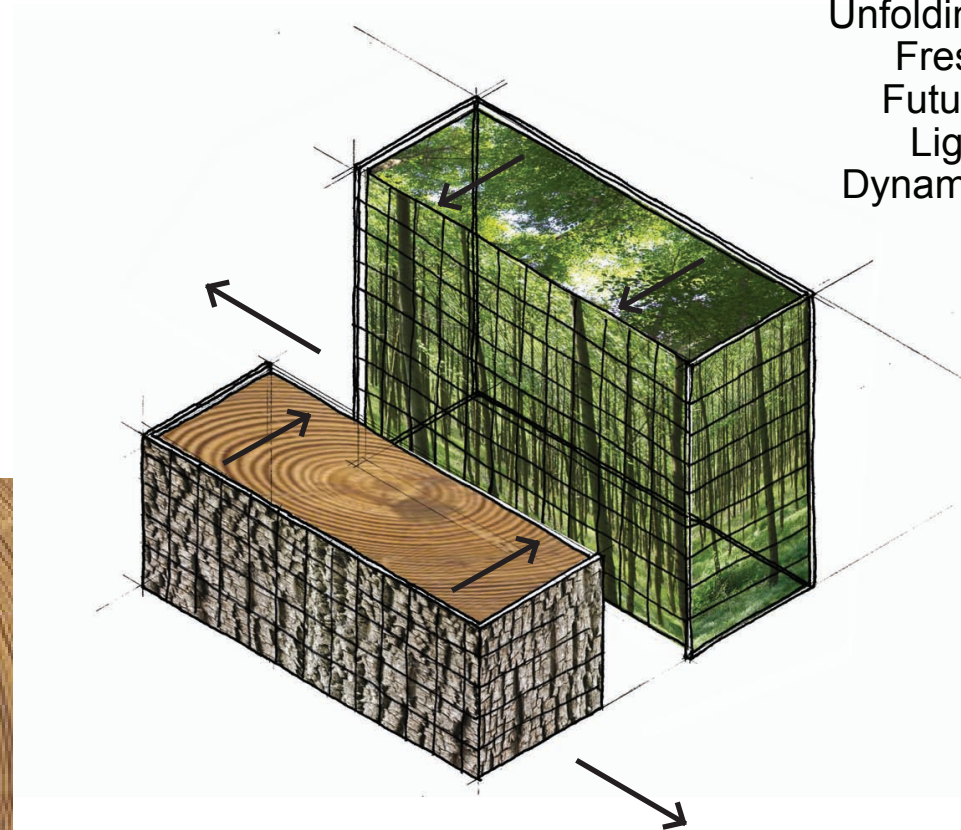
Current Design Exploration

Concept Development

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

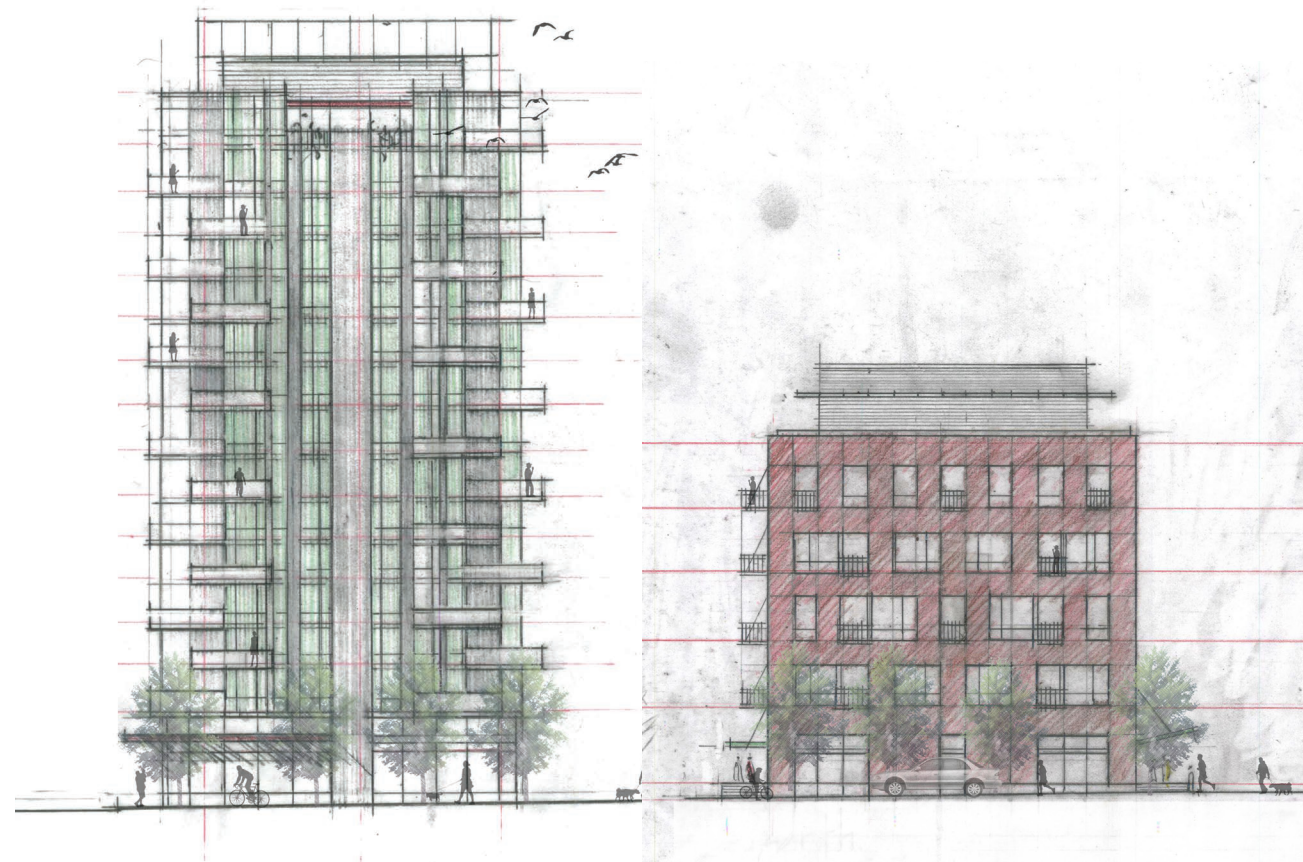
Work
Layers
Heavy
Solid
History
Durable
Massive
Processed



Section 2 - Design Concept 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



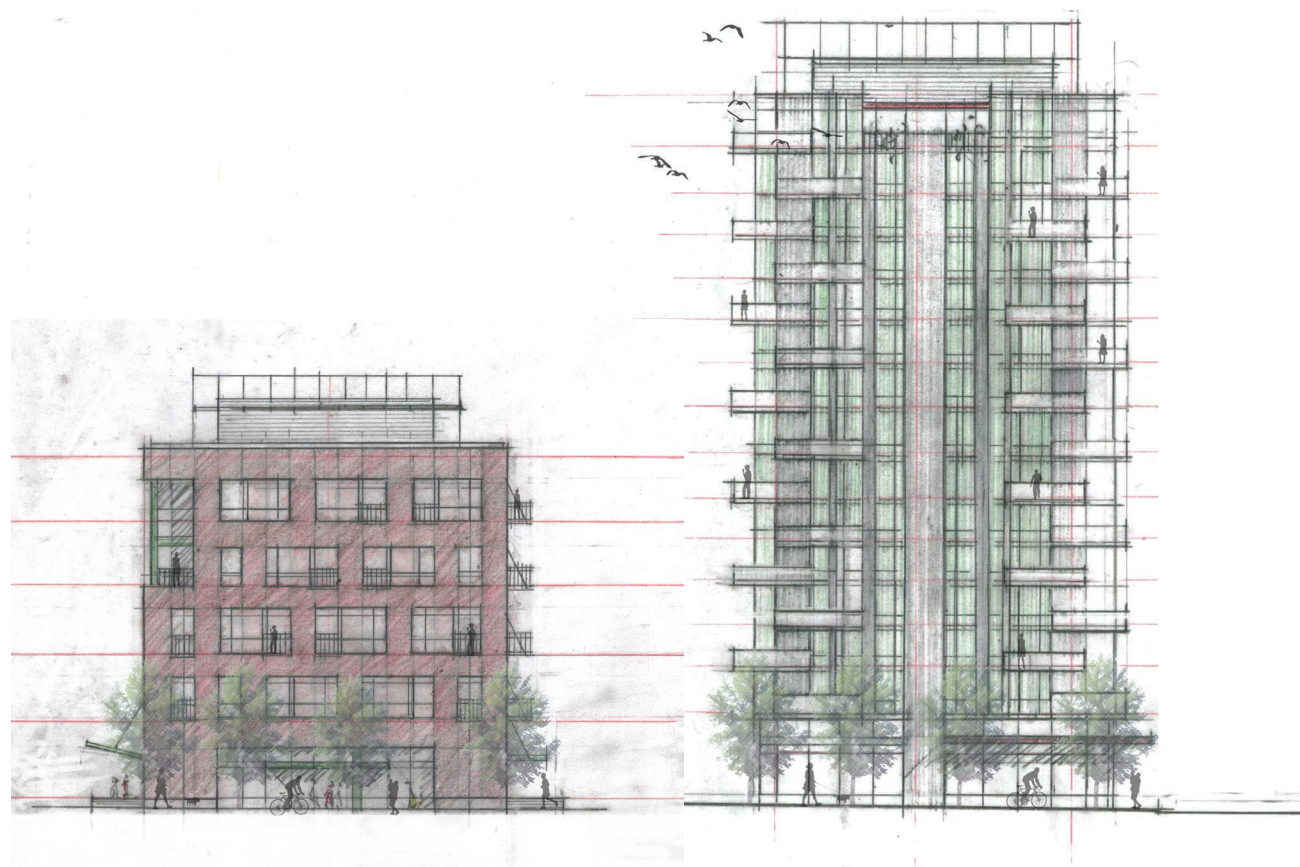
West Elevation of Lowrise on 13th Avenue



Section 2 - Design Concept 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 of Highrise on 12th Avenue



Section 2 - Design Concept

Courtyard + Street Level Building Plans

Ground Floor Vision

This scheme envisions the lowrise as an open market character of space with restaurants or retail located in the center of the building along a retail dock facing 13th Avenue. Dock-level retail activity could spill out on to the dock, and to a second raised dock on the courtyard side of the building. Street-level retail spaces would be located on the north and south ends of the building.

The ground level of the highrise would contain residential amenity spaces on the courtyard, and four live/work units on 12th Avenue.

