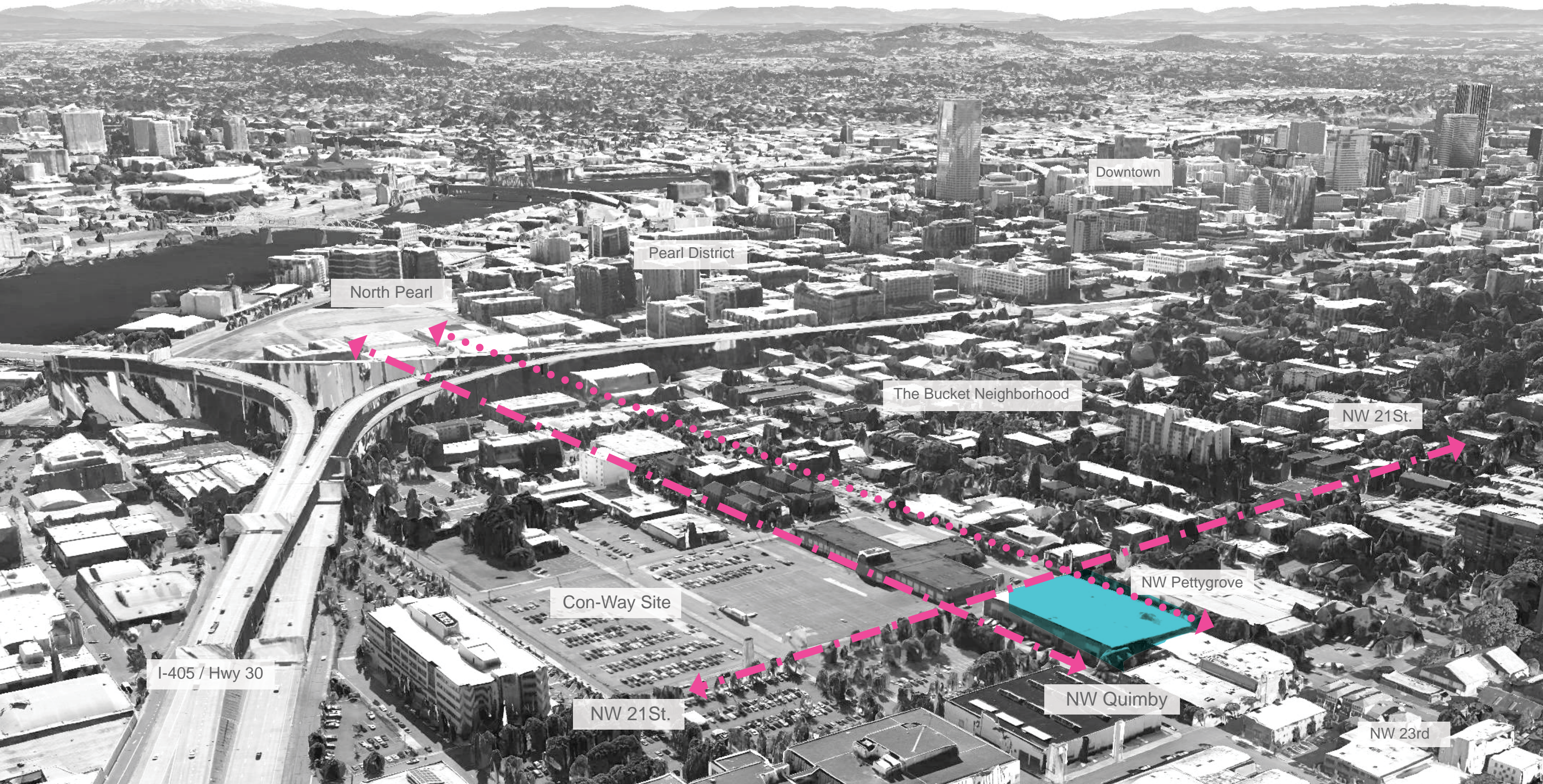
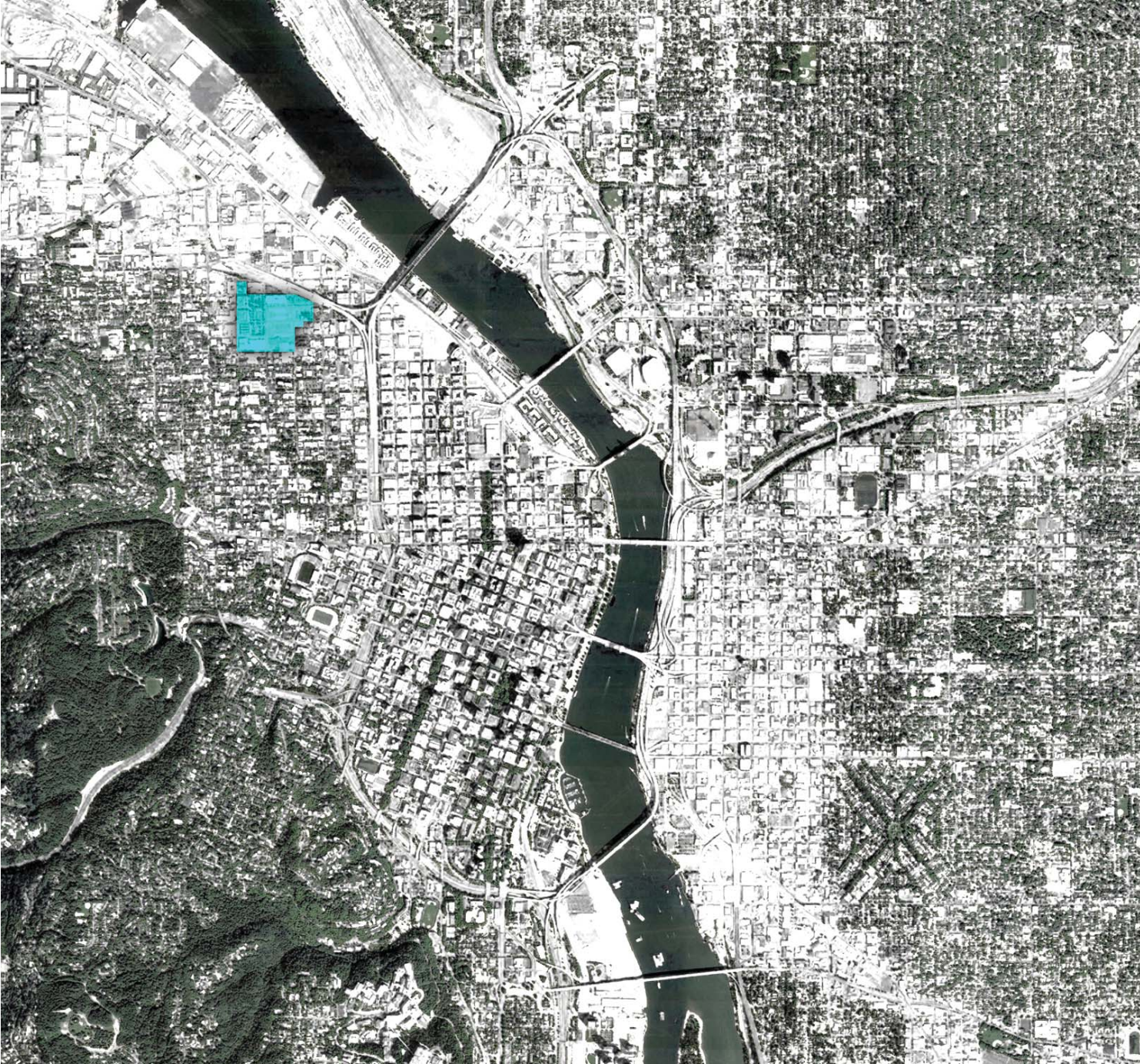


Location

Mt. Hood



Location



Site Context in Portland

Con-Way Master Plan Area and Site

DAR_1 Recap



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

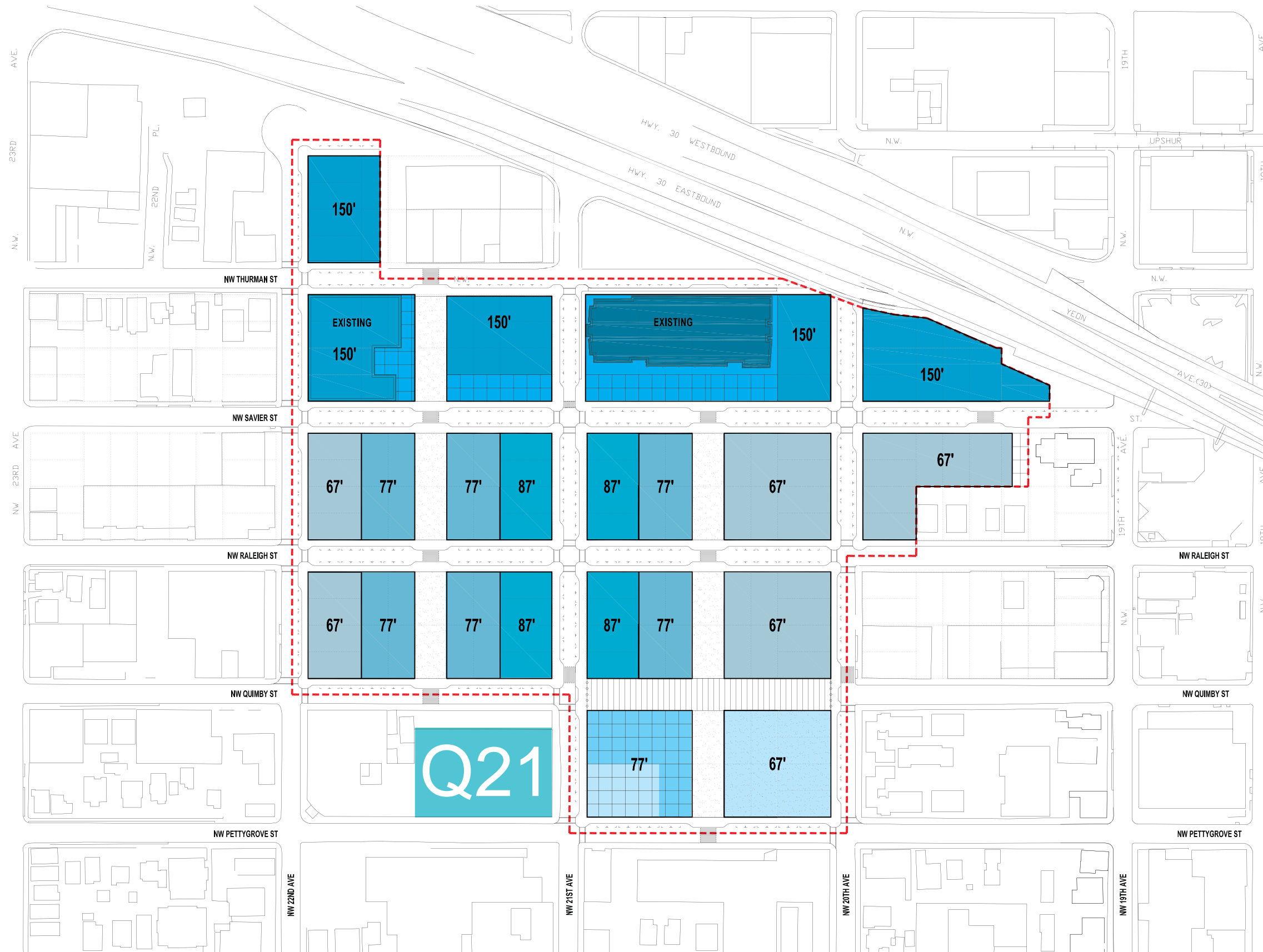
The existing building is proposed to be retained on the site and added to. The vast tilt-up concrete shell will be reduced in height and incised at the south and east facades to create recesses and glazed seams for proposed townhouses and retail frontages. The shell will additionally be cut into multiple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

DAR_1 Recap

*diagrams from Con-Way master plan

SECTION 05

DESIGN STANDARDS & GUIDELINES



MAP 05-1
MAXIMUM HEIGHT

REFERENCED IN STANDARD 1:
MAXIMUM HEIGHT

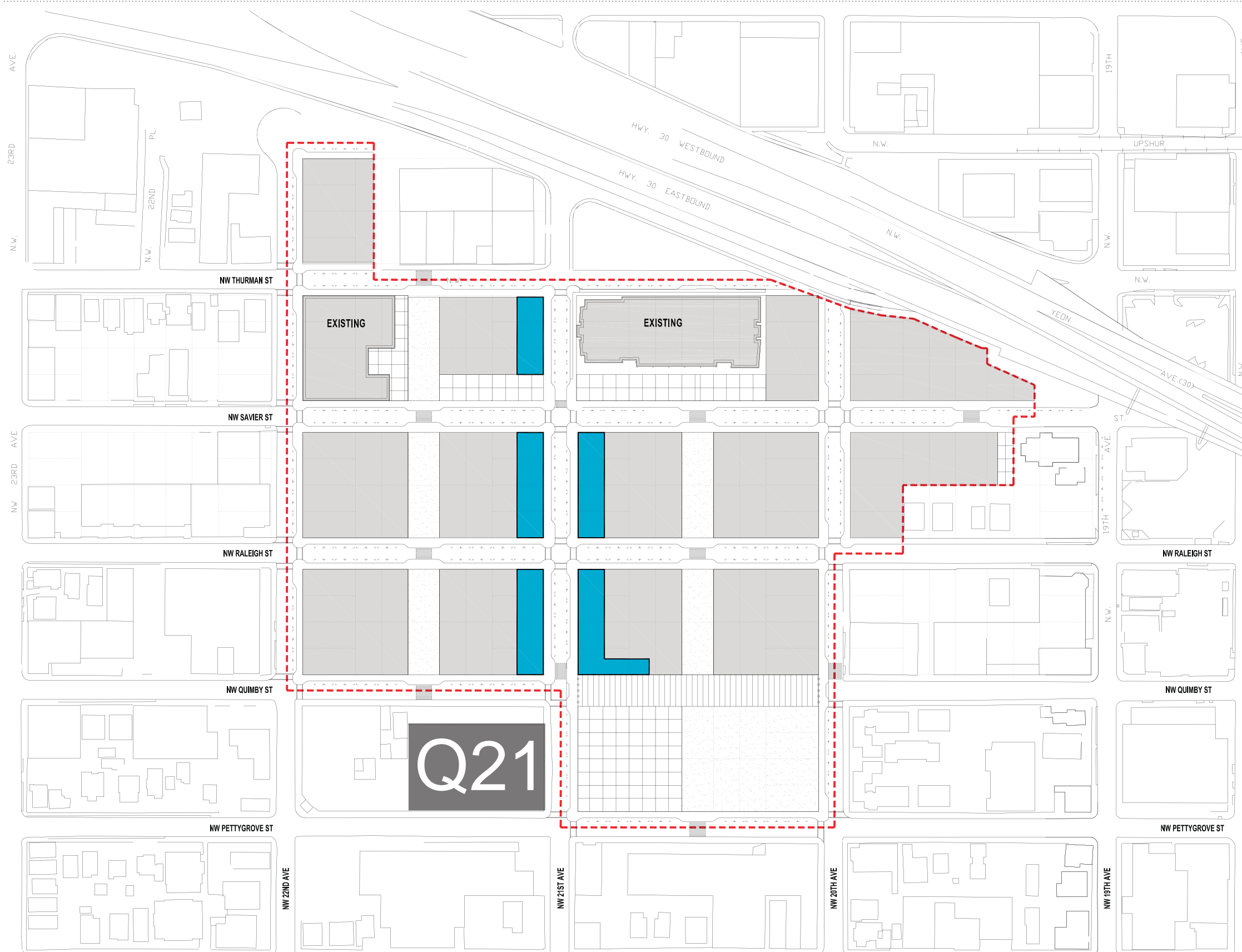
16		
294	293	261
295	292	262
296	291	
	290	

DAR_1 Recap

*diagrams from Con-Way master plan

SECTION 05

DESIGN STANDARDS & GUIDELINES



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*

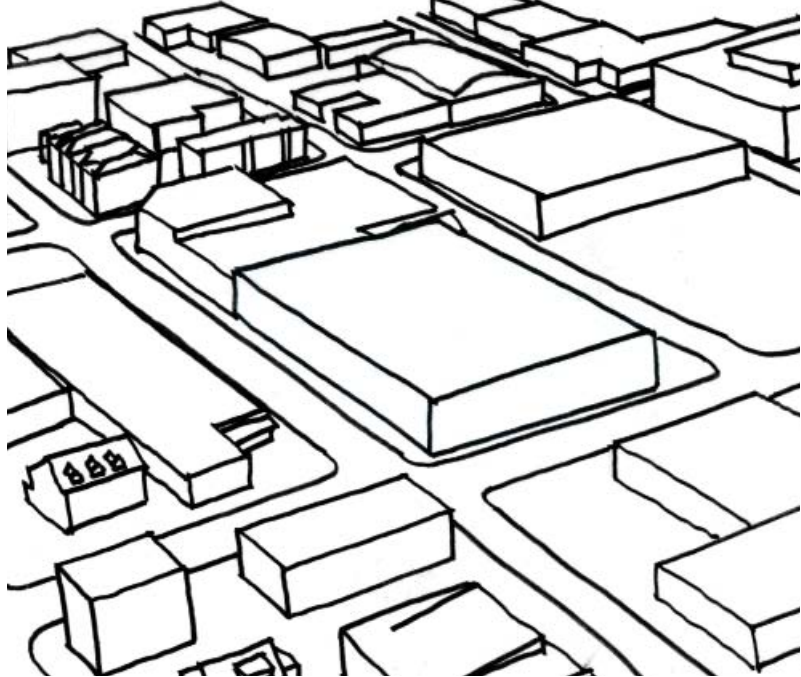
Ground Floor Retail and Neighborhood
Facility Requirements will apply to any
buildings that front NW 21st Avenue or
the square.



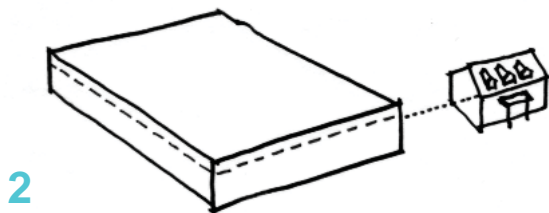
DAR_1 Recap

parti

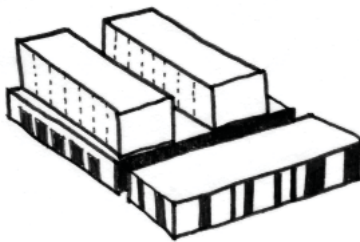
THE "BOX" TRANSFORMED



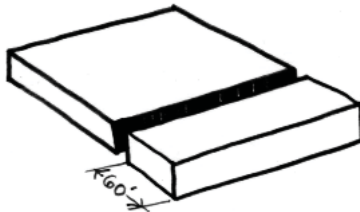
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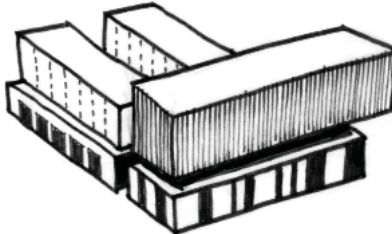
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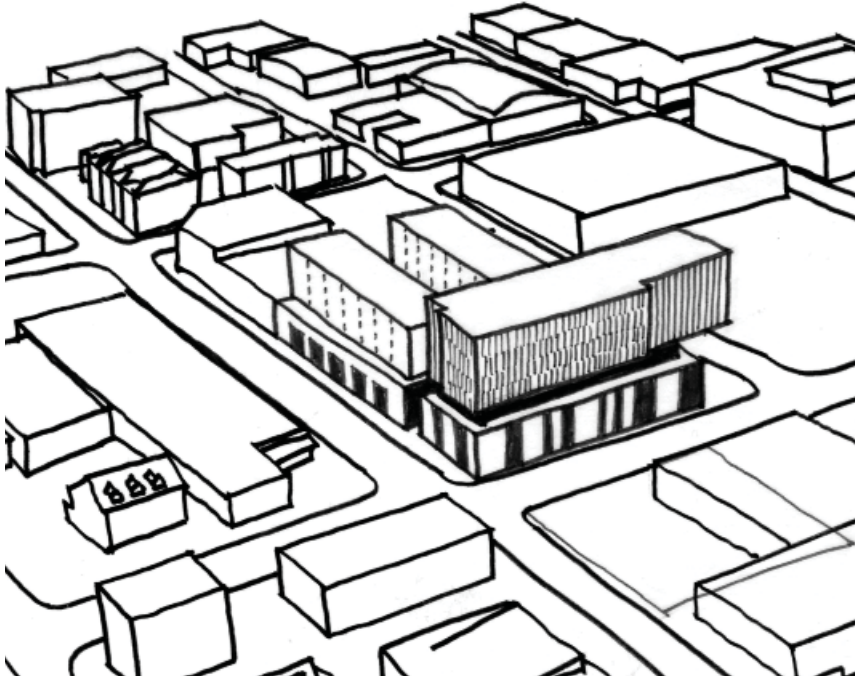
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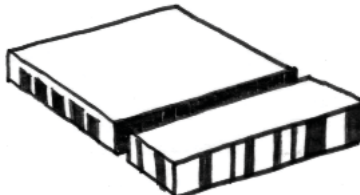
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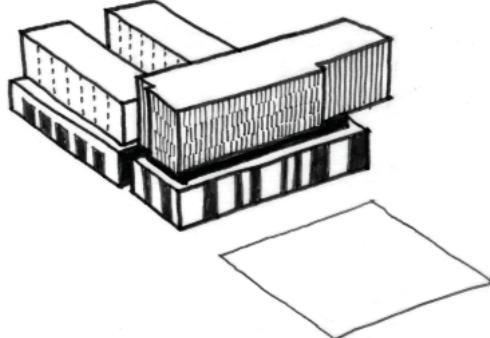
6



8



4

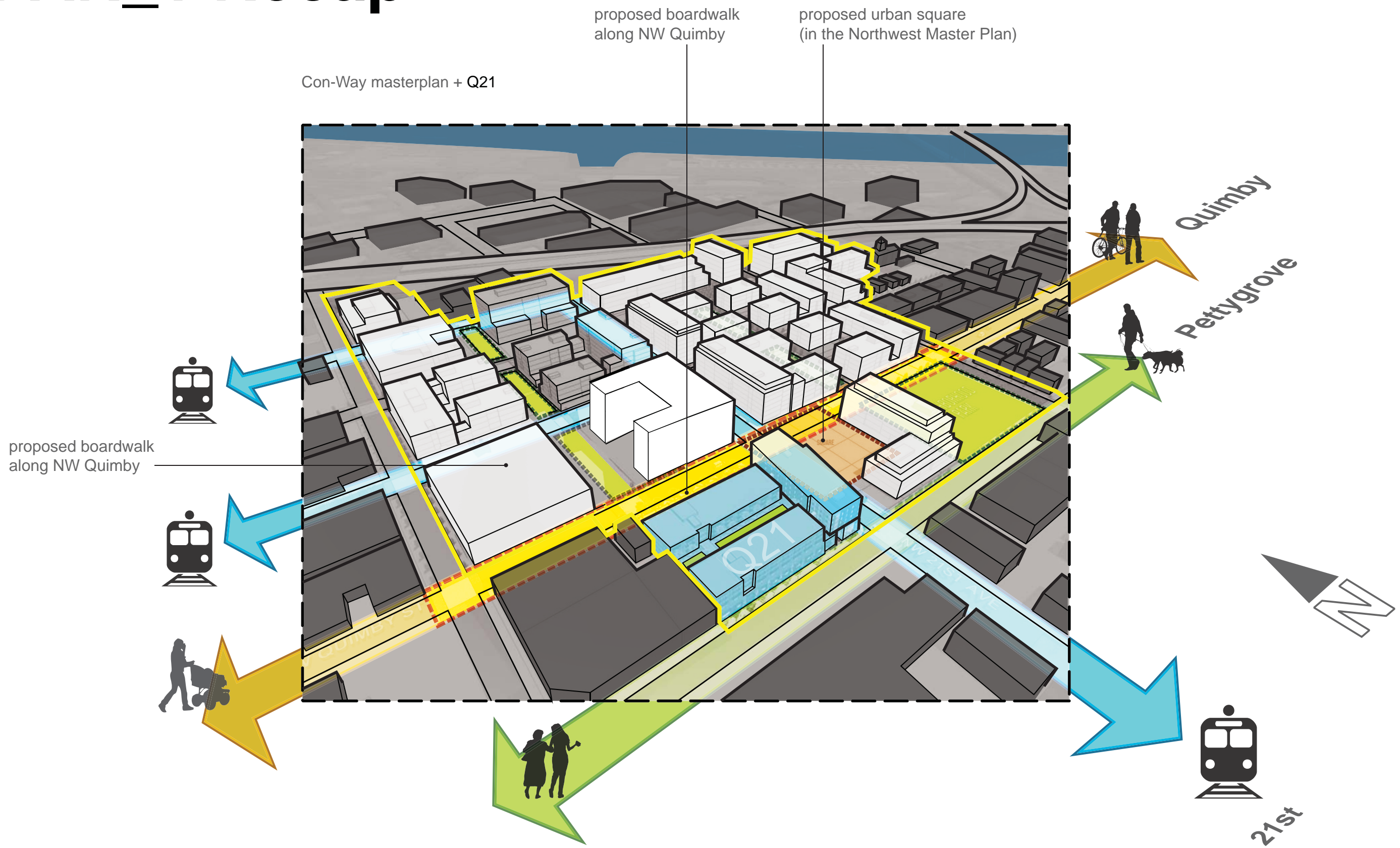


7

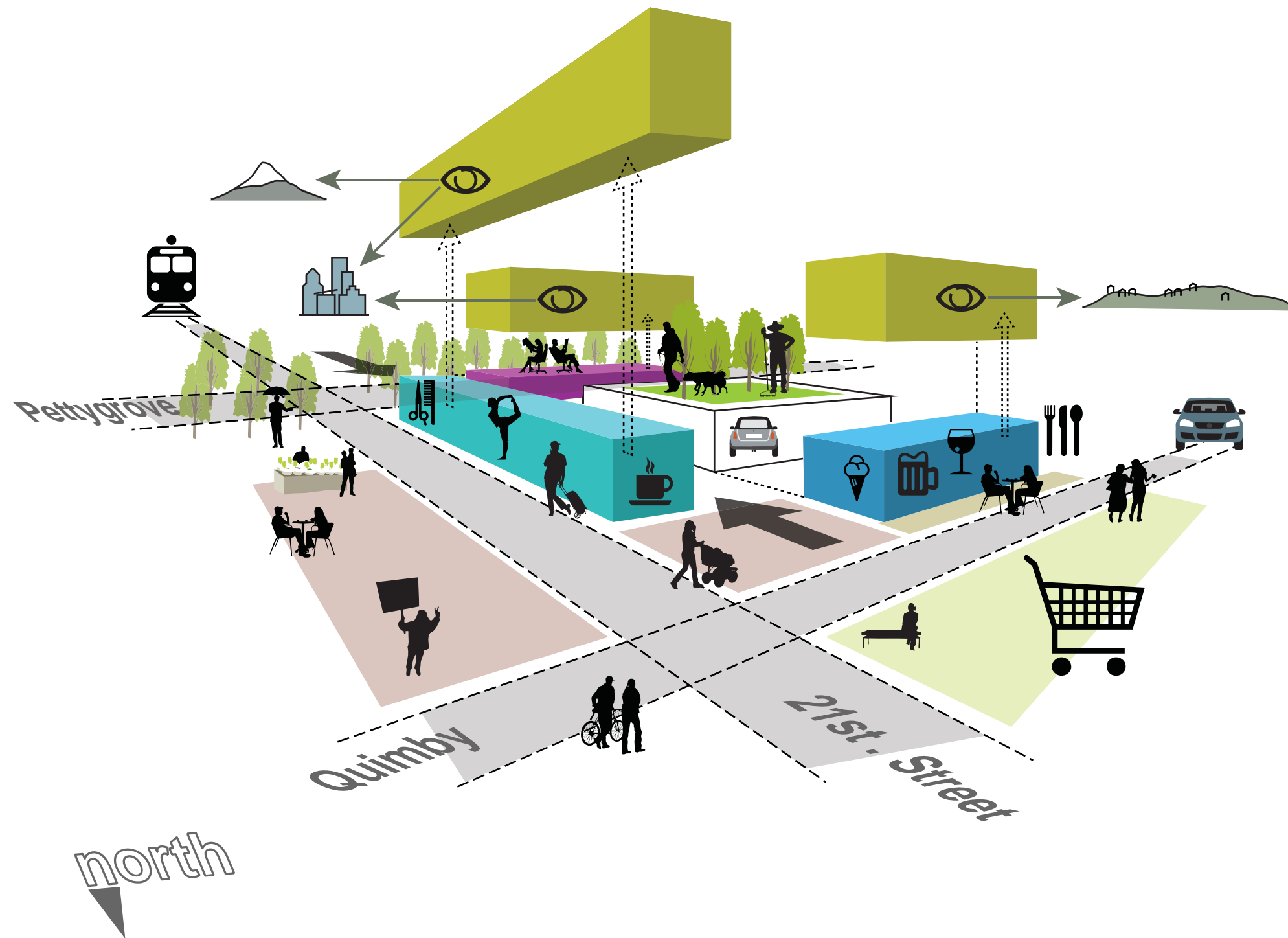
DAR_1 Recap



DAR_1 Recap



DAR_1 Recap



- 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 is 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

DAR_1 Recap

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.

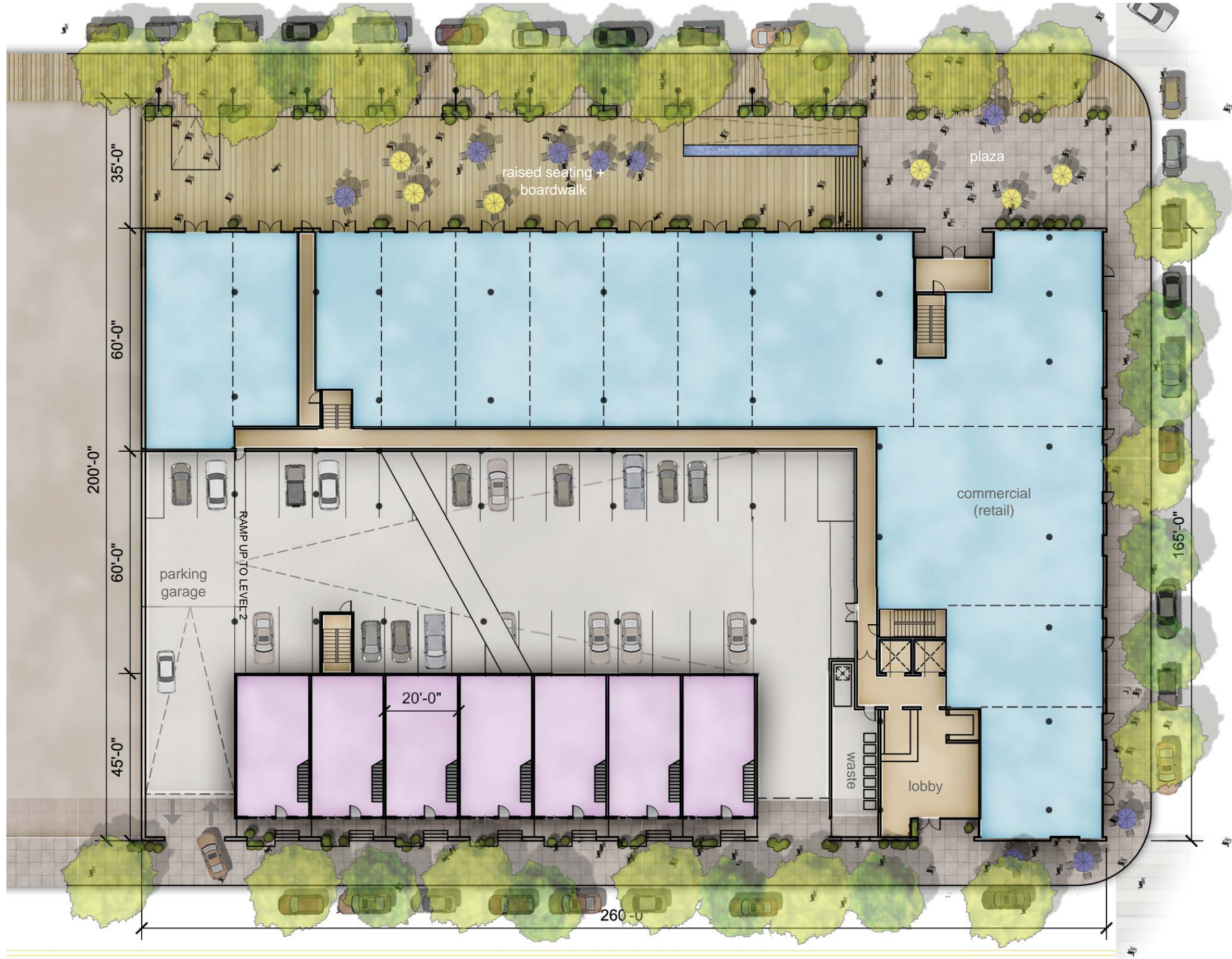
vertical seam to break down the massing and add interest while maintaining a scale capable of creating an urban edge to the proposed public square opposite



DAR_1 Recap



DAR_1 Recap



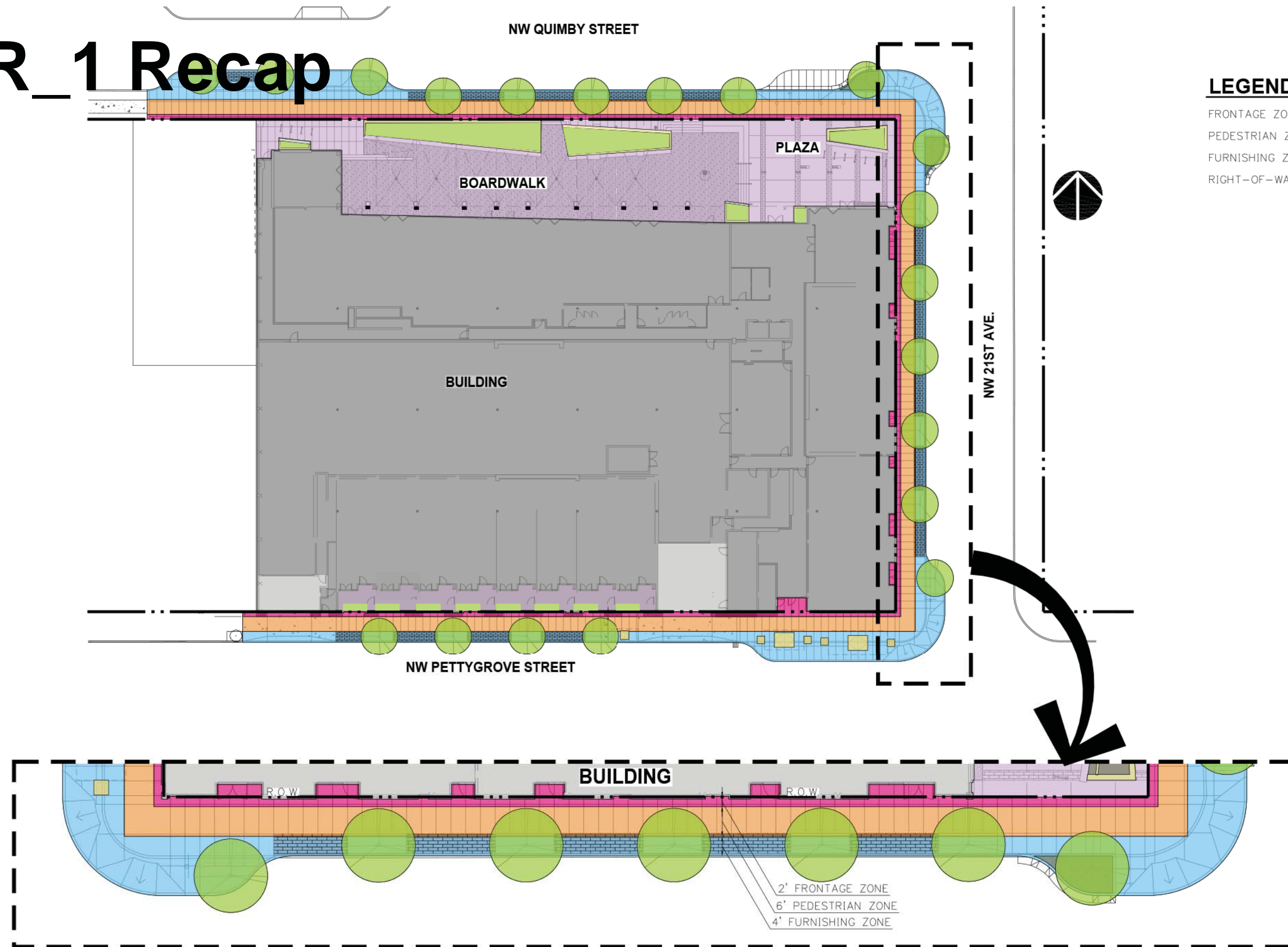
Level 01 - Ground Floor

Residential:
Town Homes

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

Ground Floor - Level 01

DAR_1 Recap



Q21 FRONTAGE IMPROVEMENT PEDESTRIAN EXPERIENCE

April 3, 2013
Job # 2130427.00

M **MACKENZIE**
 Portland 503.224.9560 Vancouver 360.695.7879 Seattle 206.749.9993
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 Architecture • Interiors
 Planning • Engineering

DAR_1 Recap



DAR_1 Recap

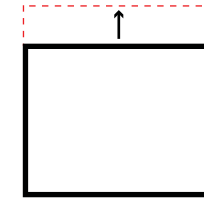


DAR_1 Recap

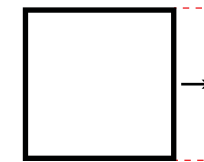


DAR_1 Comments

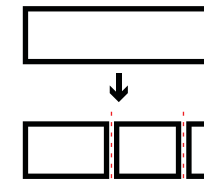
1. Reduce the 35 ft setback along Quimby St.



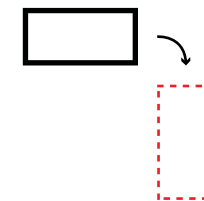
2. Widen the sidewalk along 21st St up to 3'; meet the intent of the pedestrian design guidelines requiring 15 ft wide sidewalk on 21st.



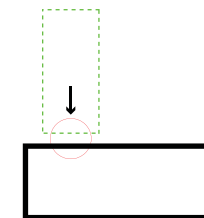
3. Building along Pettygrove and Quimby appear to be too long and/or continuous.



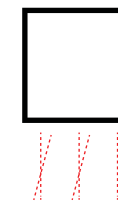
4. Tectonics of the concrete tilt panel reuse should be in line with the new design; remove large unsupported lintels on the north façade.



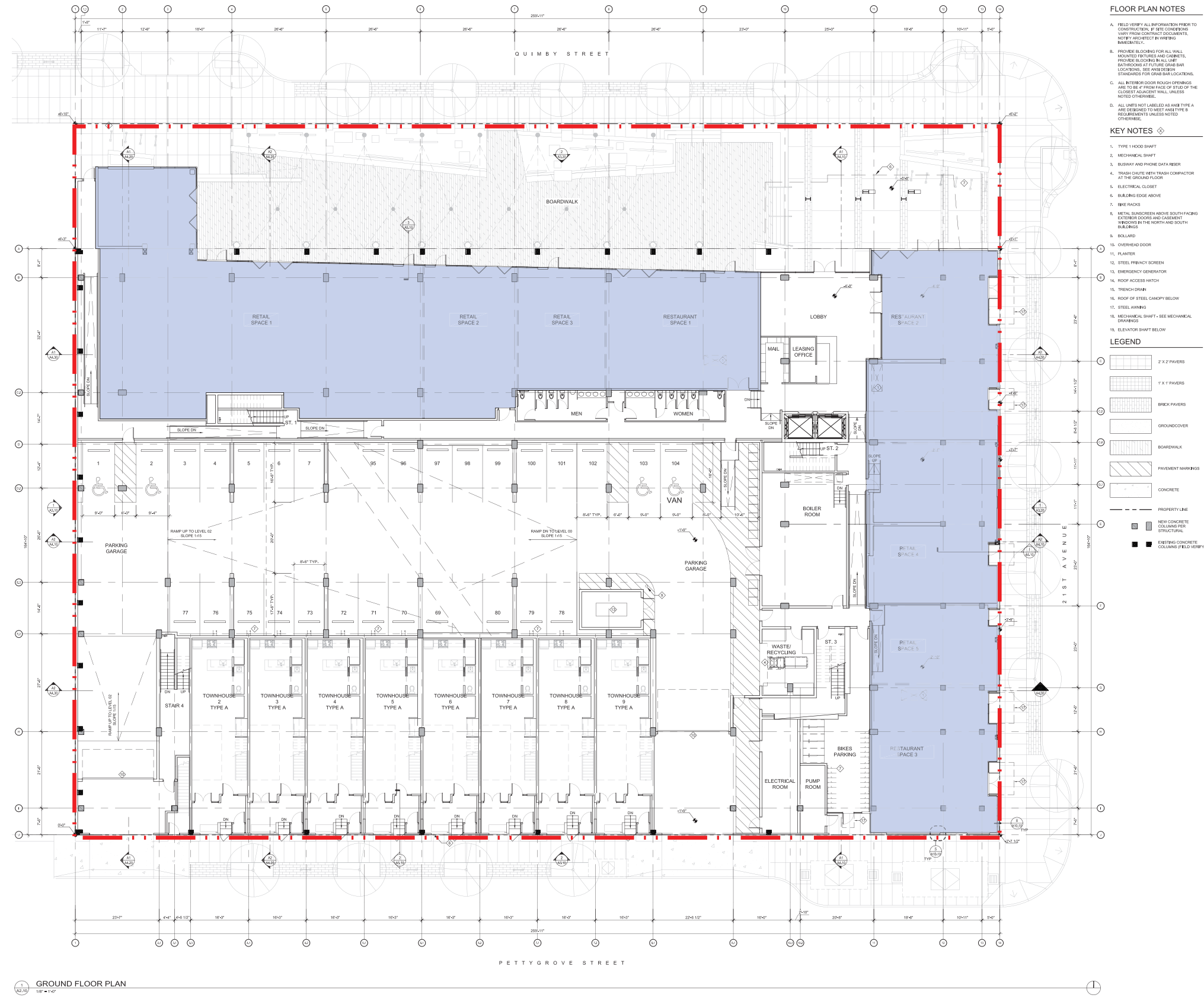
5. Tackle the problem of terminating the northern greenway on the north side of the building.



6. Support structure for the tower should be developed with honest materials and exposed structure.



DAR_1



DAR_2

OPTION 1

Quimby

Small Outdoor Terrace
(Raised 30")

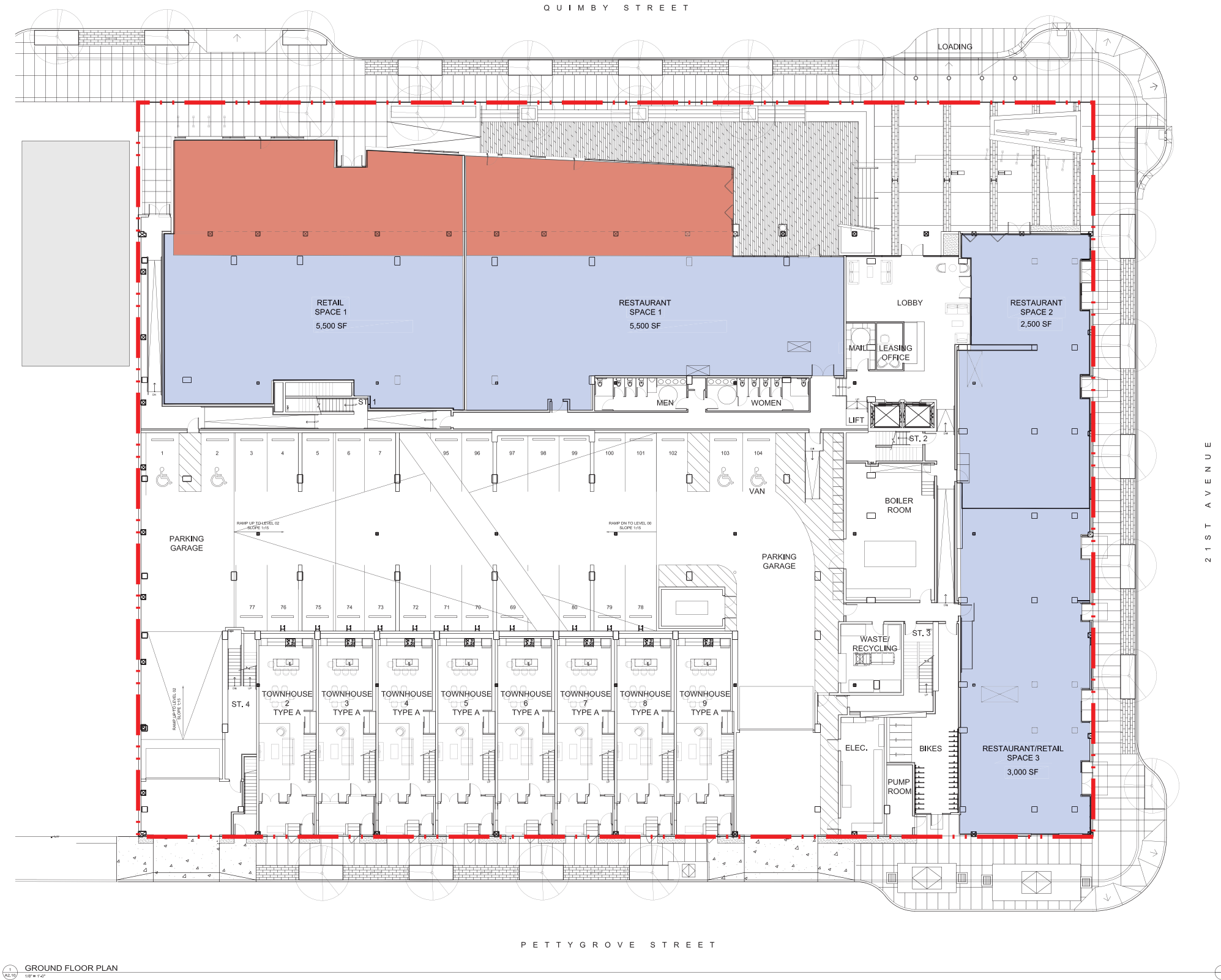
10' Setback to Match
Neighboring House

Angled Facade

Double Rows of Trees

21st

Curbless Street



DAR_2

OPTION 2

Quimby

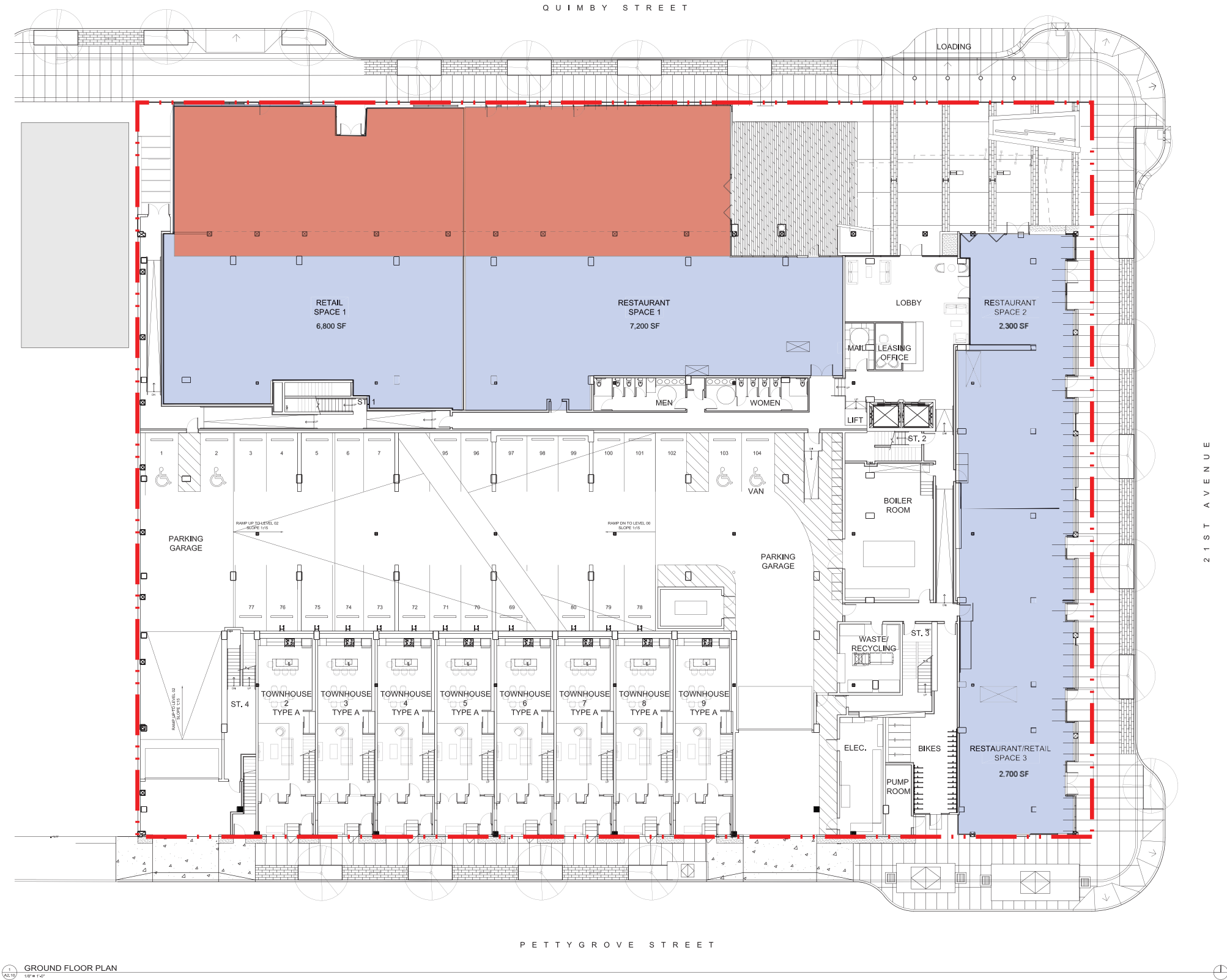
Building to Property Line

Small Outdoor Terrace
(at Grade)

21st

6' Arcade:

Keep the existing tilt walls in place, pull the retail back 6'-0" and create a continuous arcade.



GROUND FLOOR PLAN
1/8" = 1'-0"

Quimby St - OPTION 1

“Angled Edge”



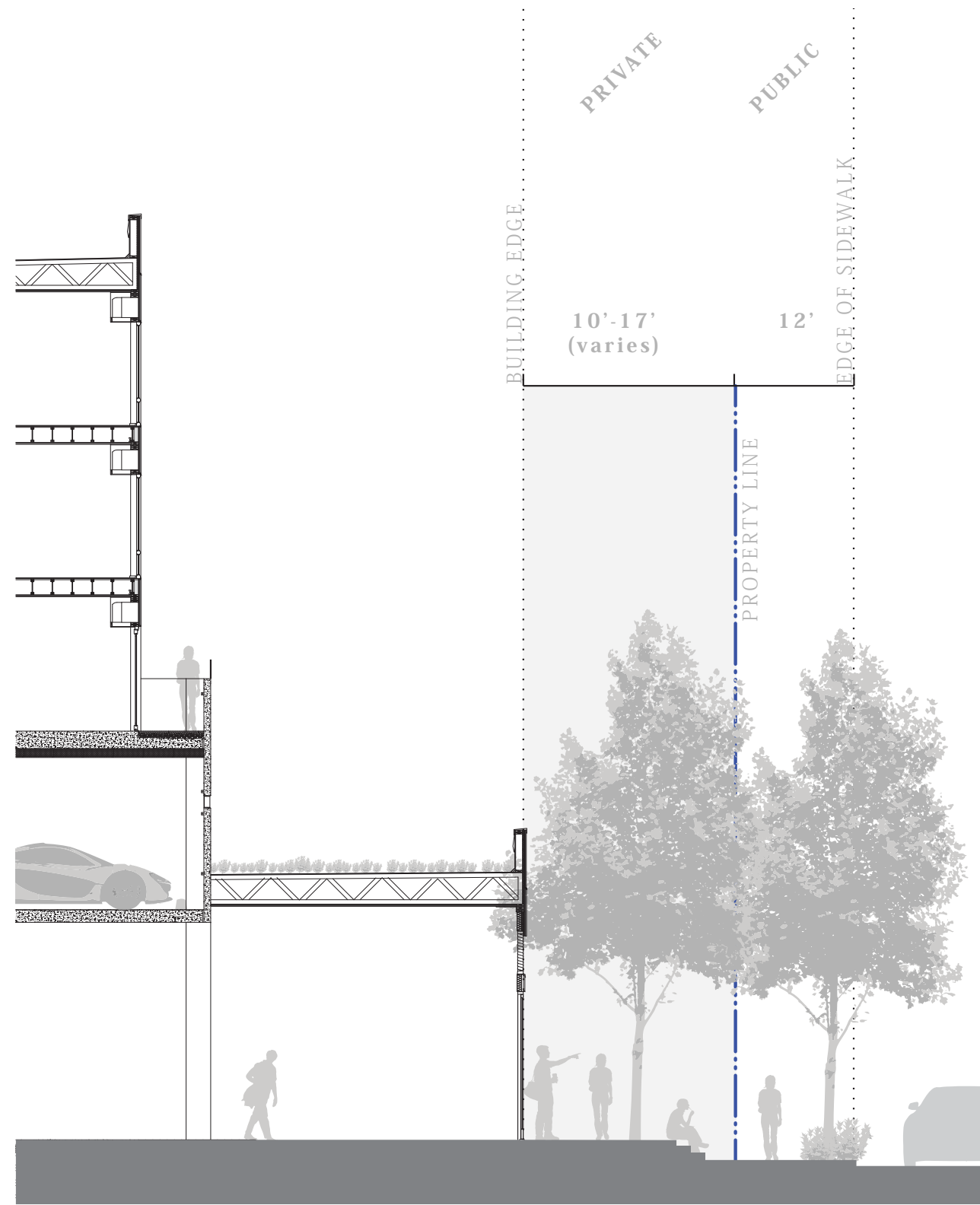
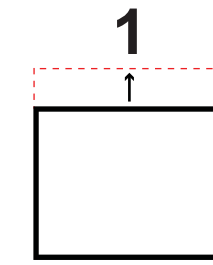
Existing House



Quimby St - OPTION 1

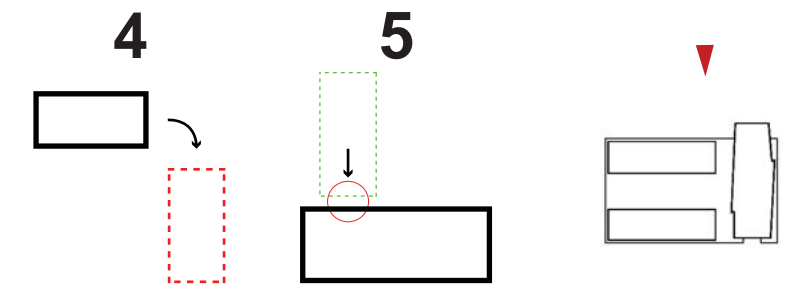
“Angled Edge”

Section



Quimby St - OPTION 1

“Angled Edge”



Elevation



Quimby St - OPTION 1

“Angled Edge”

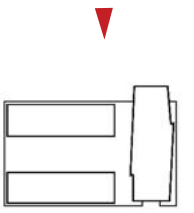
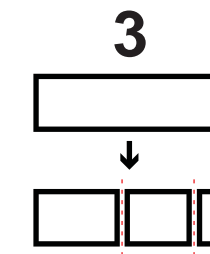
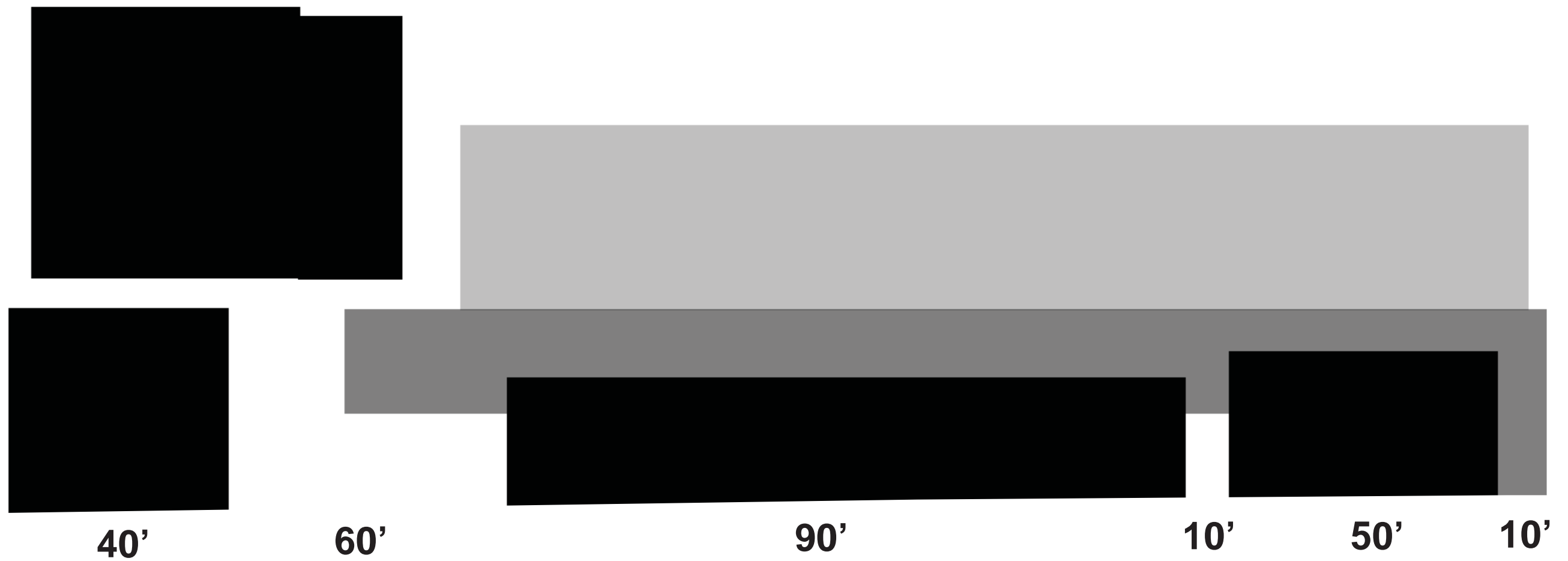
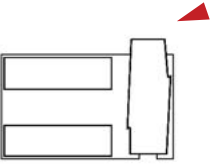


Figure-Ground Elevation



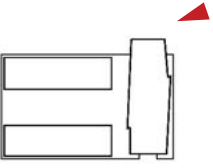
Quimby St - OPTION 1

“Angled Edge”



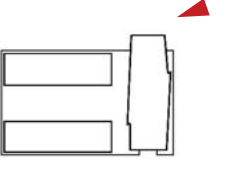
Quimby St - OPTION 1

“Angled Edge”



Quimby St - OPTION 1

“Angled Edge”



Quimby St - OPTION 2

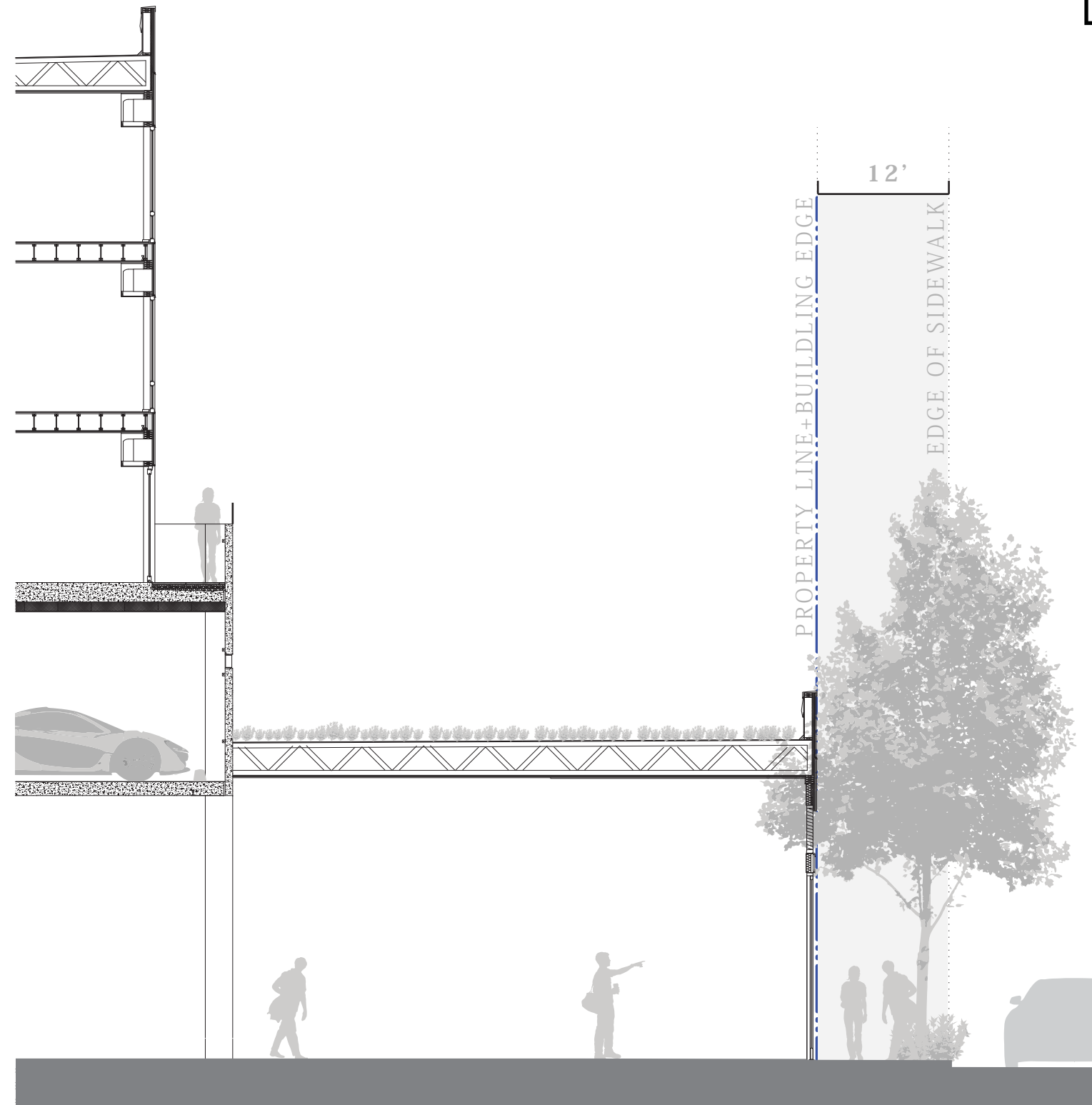
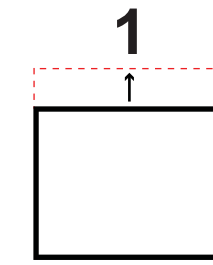
“Property Edge Max-Out”



Quimby St - OPTION 2

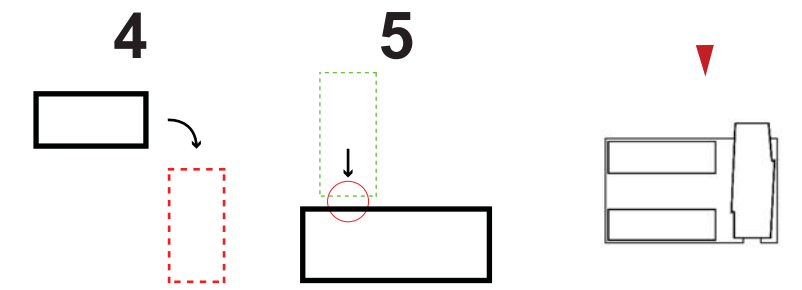
“Property Edge Max-Out”

Section



Quimby St - OPTION 2

“Property Edge Max-Out”



Elevation



Quimby St - OPTION 2

“Property Edge Max-Out”

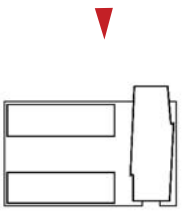
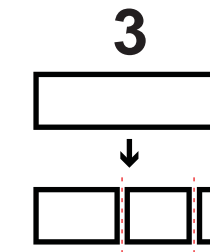
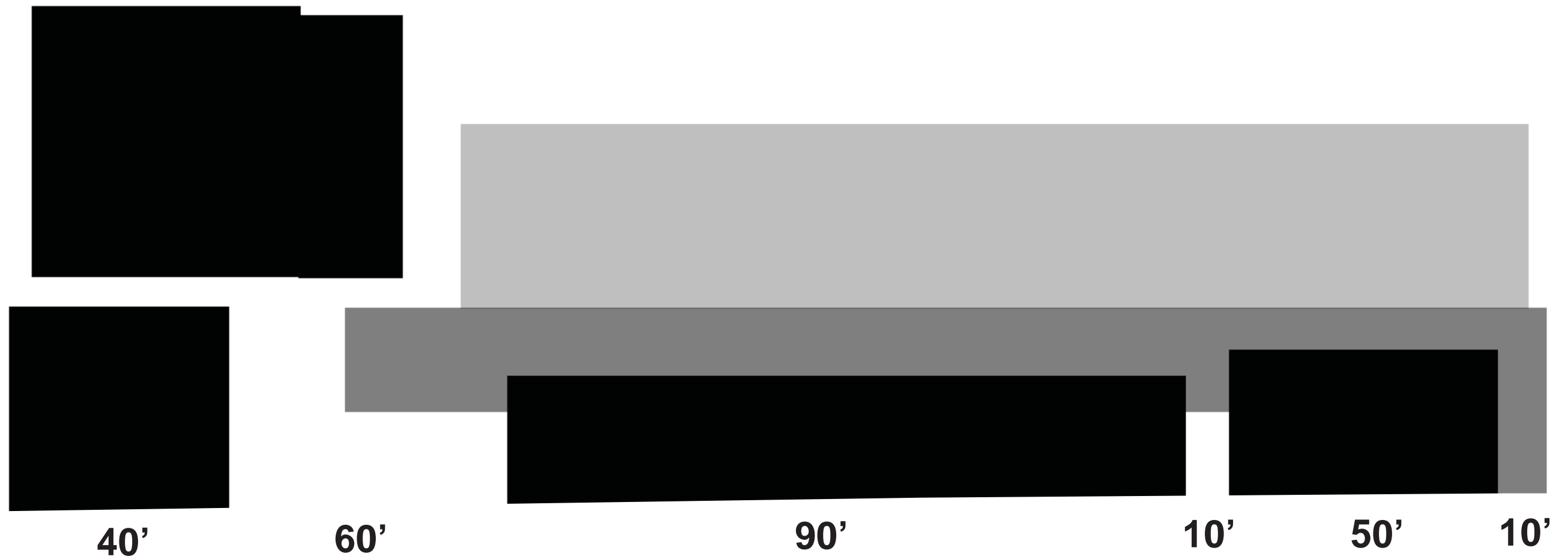
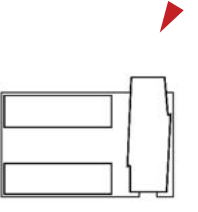


Figure-Ground Elevation



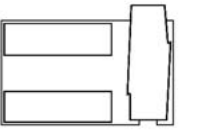
Quimby St - OPTION 2

“Property Edge Max-Out”



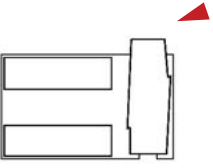
Quimby St - OPTION 2

“Property Edge Max-Out”

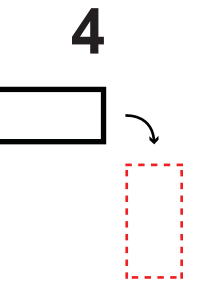


Quimby St - OPTION 2

“Property Edge Max-Out”



Horizontal Lintels on Quimby St Removed



Precedents of shaded outdoor seating



North Facing



East Facing

Precedents of shaded outdoor seating



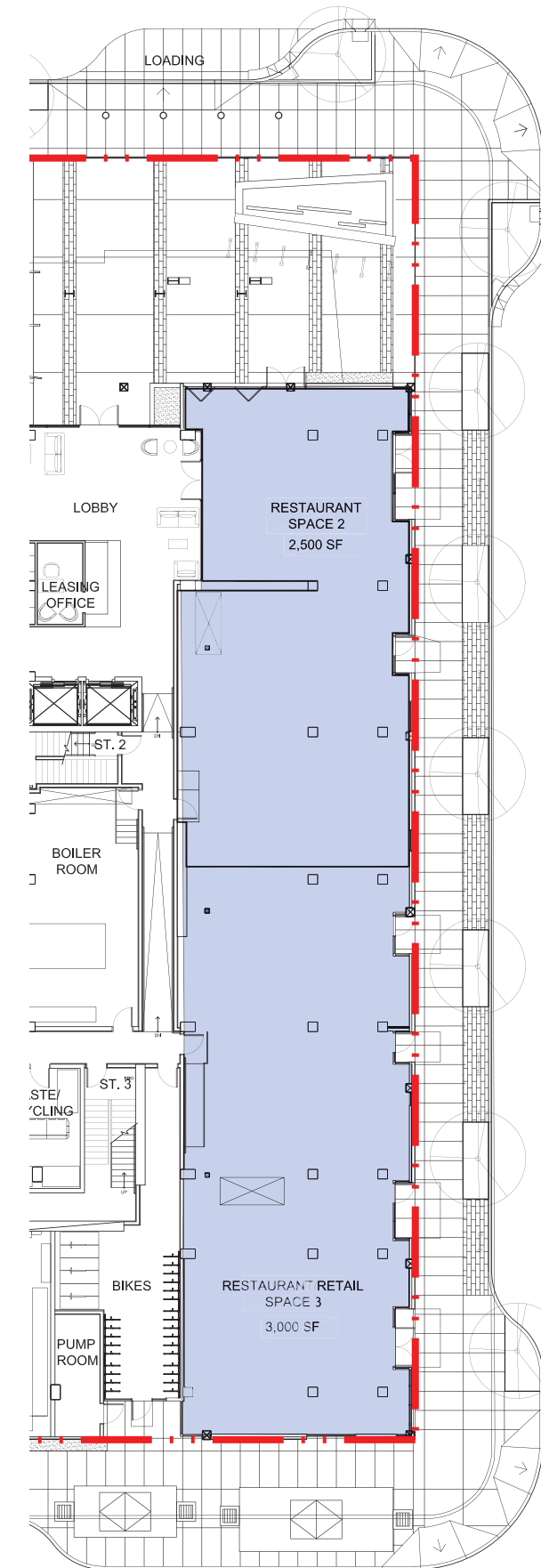
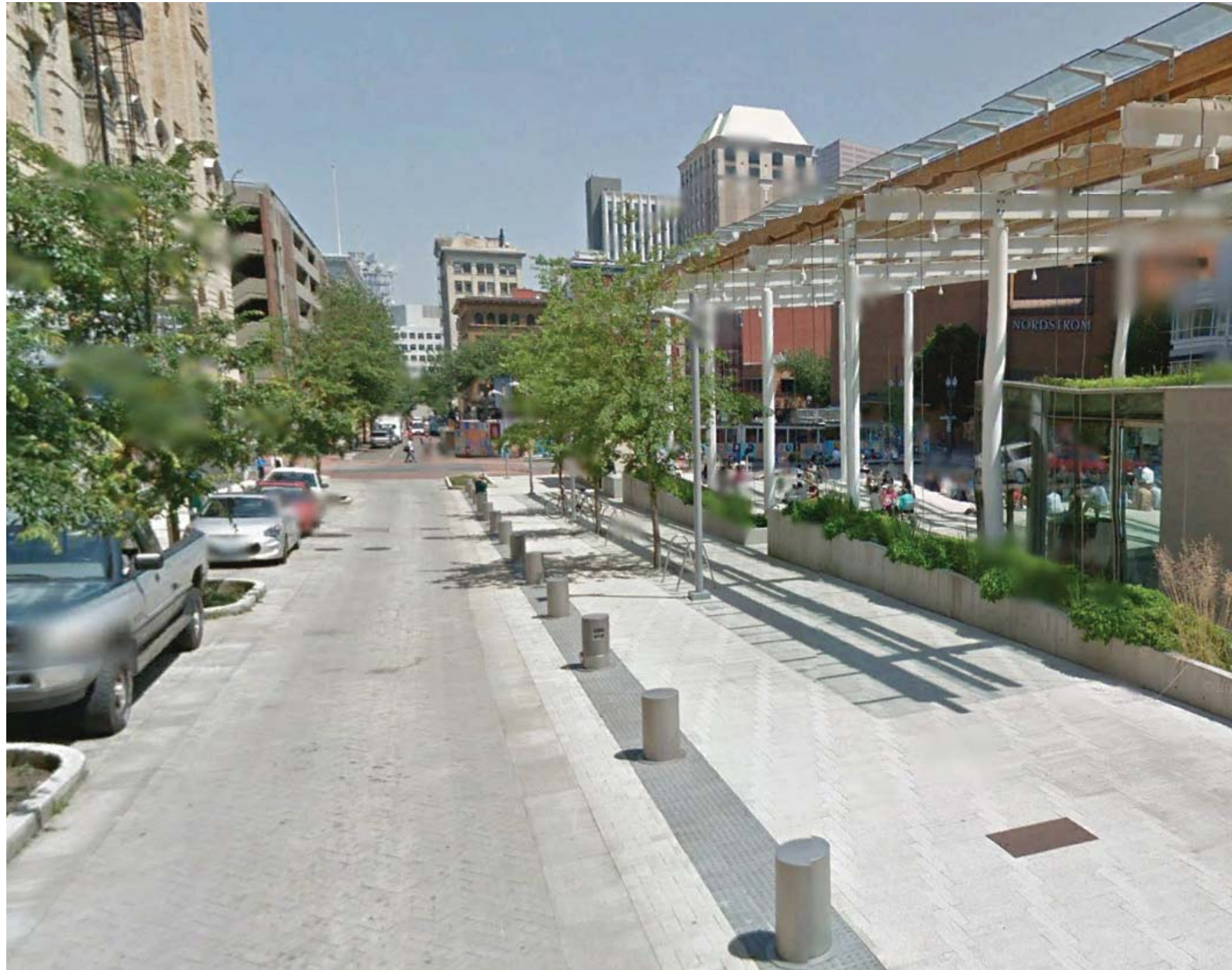
North+East Facing



North Facing

OPTION 1 - 21st St

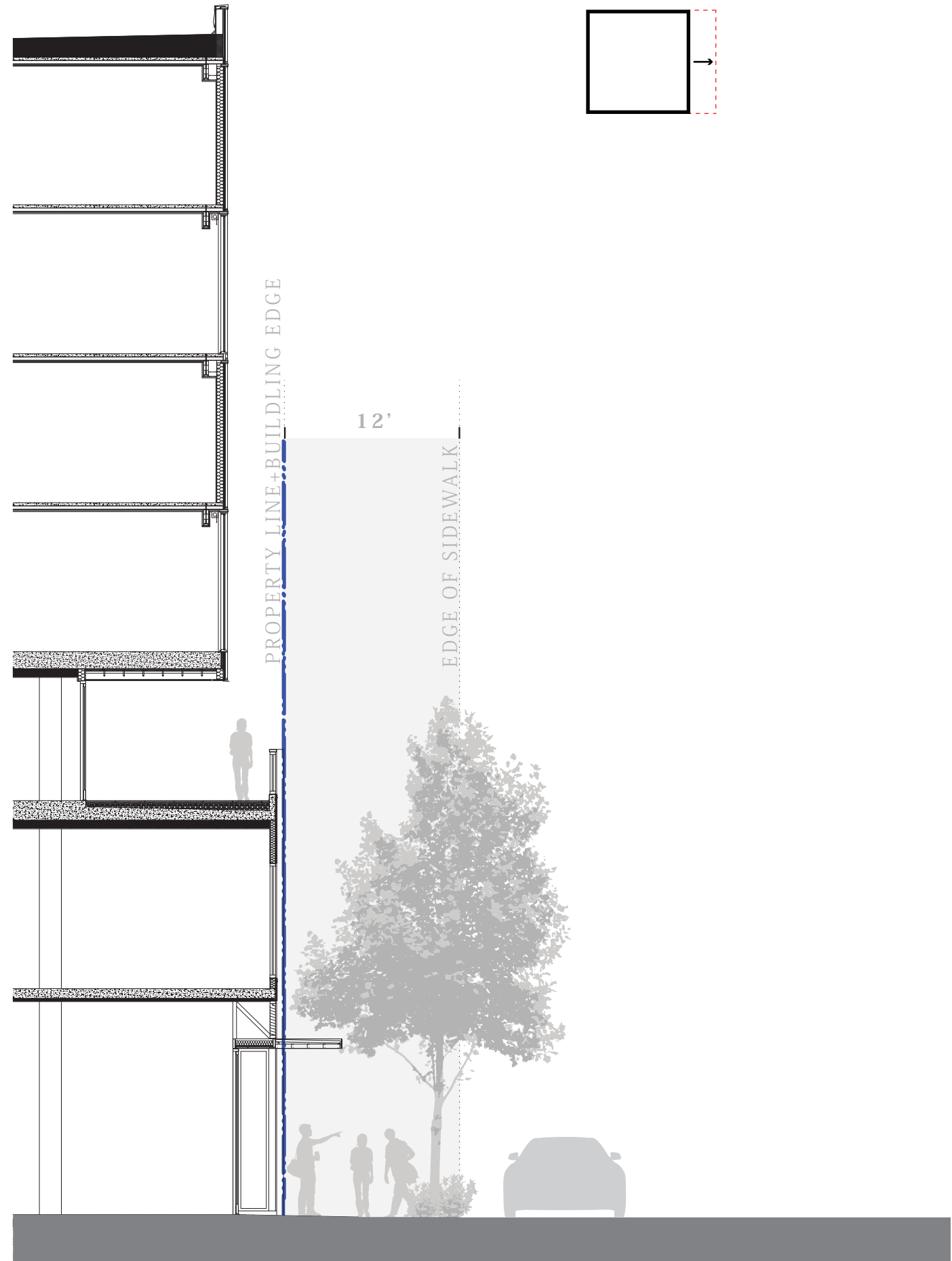
“Curbless Street”



OPTION 1 - 21st St

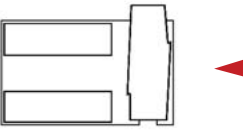
“Curbless Street”

Section



OPTION 1 - 21st St

“Curbless Street”



Elevation



OPTION 1 - 21st St

“Curbless Street”

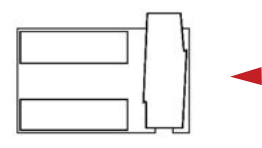
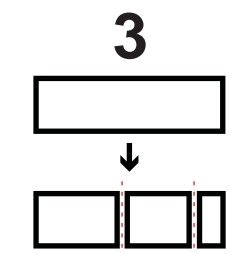
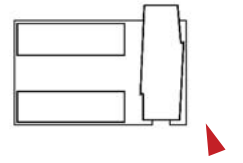
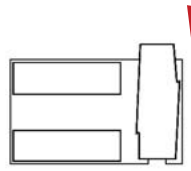


Figure-Ground Elevation



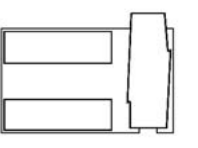
OPTION 1 - 21st St

“Curbless Street”



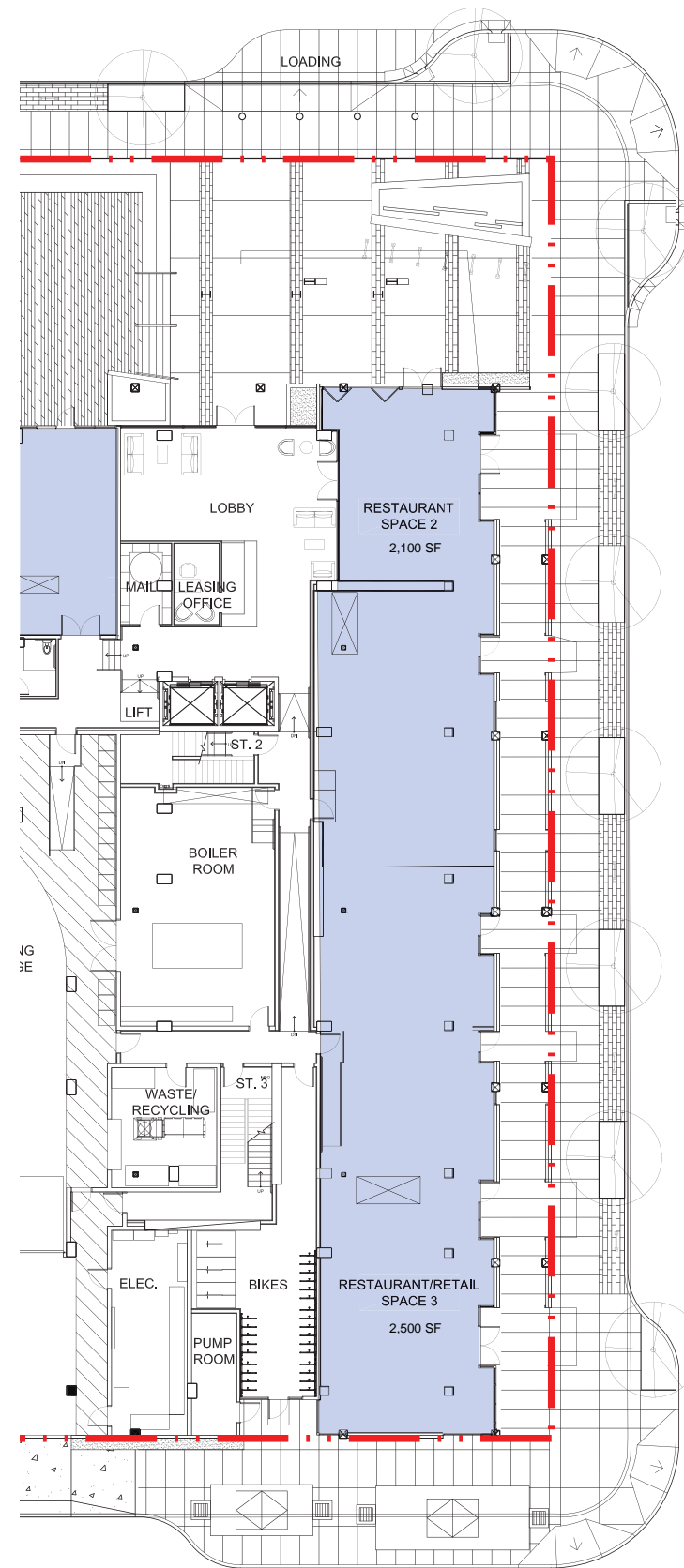
OPTION 1 - 21st St

“Curbless Street”



21st St - OPTION 2

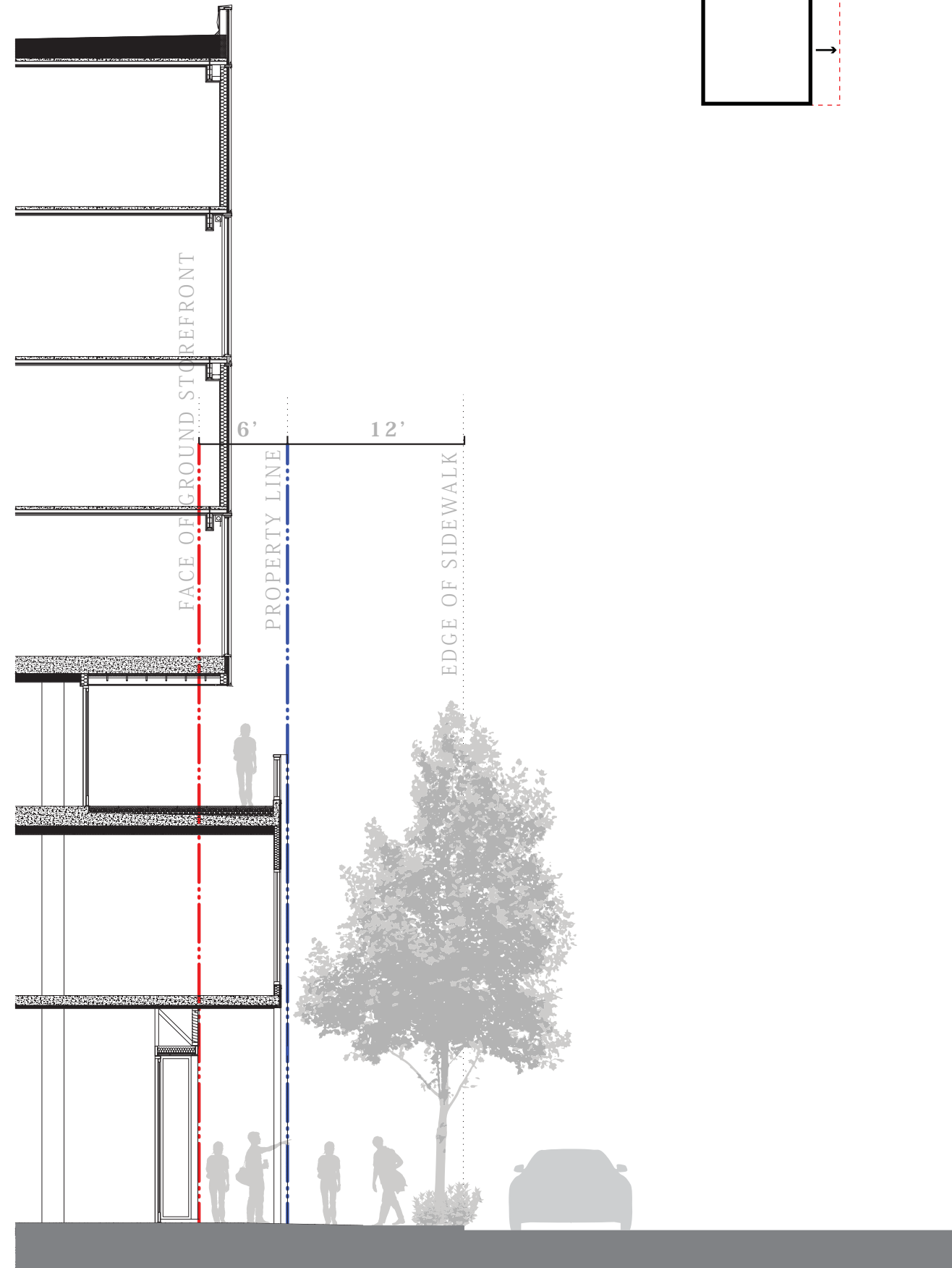
“6 ft Arcade”



21st St - OPTION 2

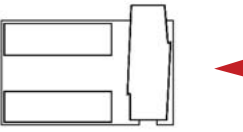
“6 ft Arcade”

Section



21st St - OPTION 2

“6 ft Arcade”



Elevation

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



21st St - OPTION 2

“6 ft Arcade”

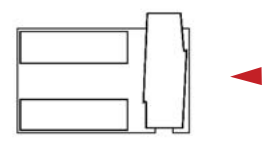
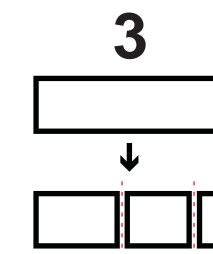
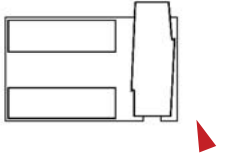
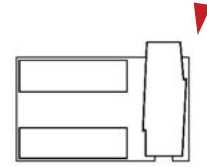


Figure-Ground Elevation



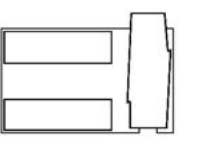
21st St - OPTION 2

“6 ft Arcade”



21st St - OPTION 2

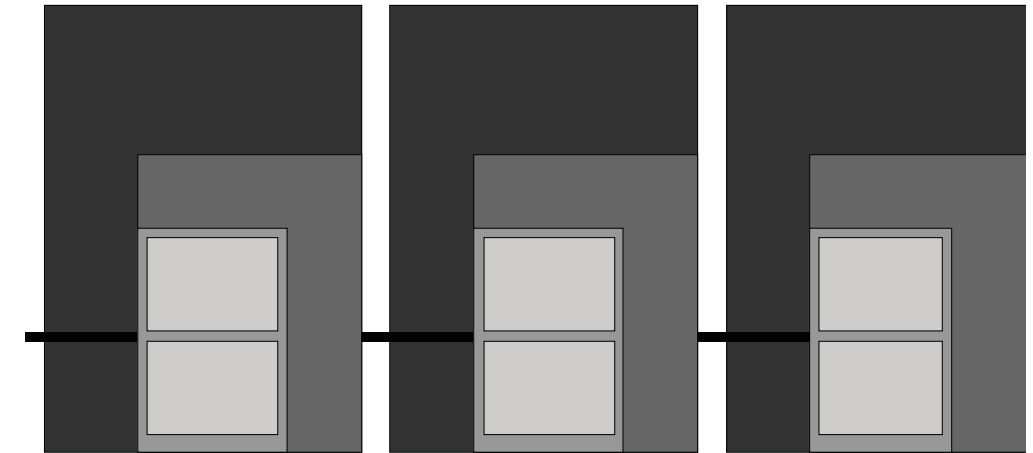
“6 ft Arcade”



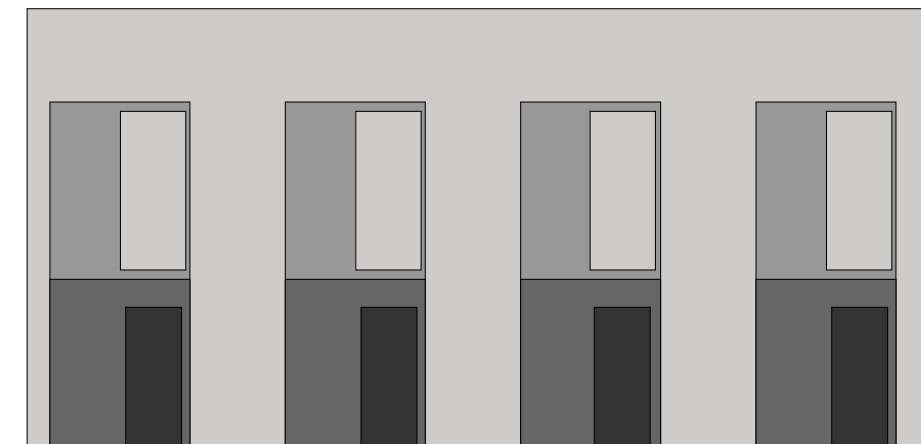
Facade Figure-Ground Precedents

Johnson St Townhomes, Portland, OR

Mithun Architects



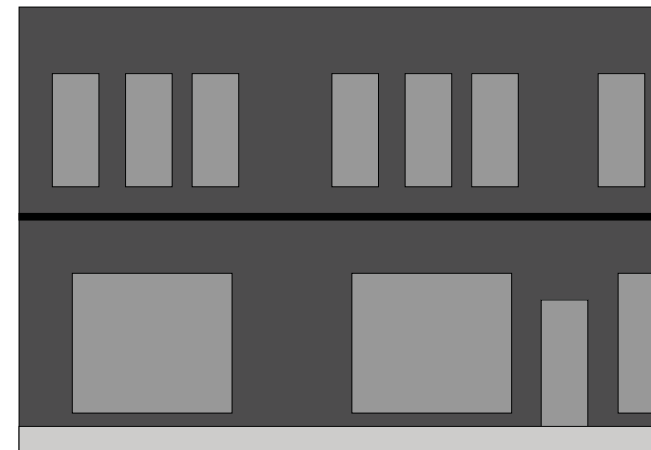
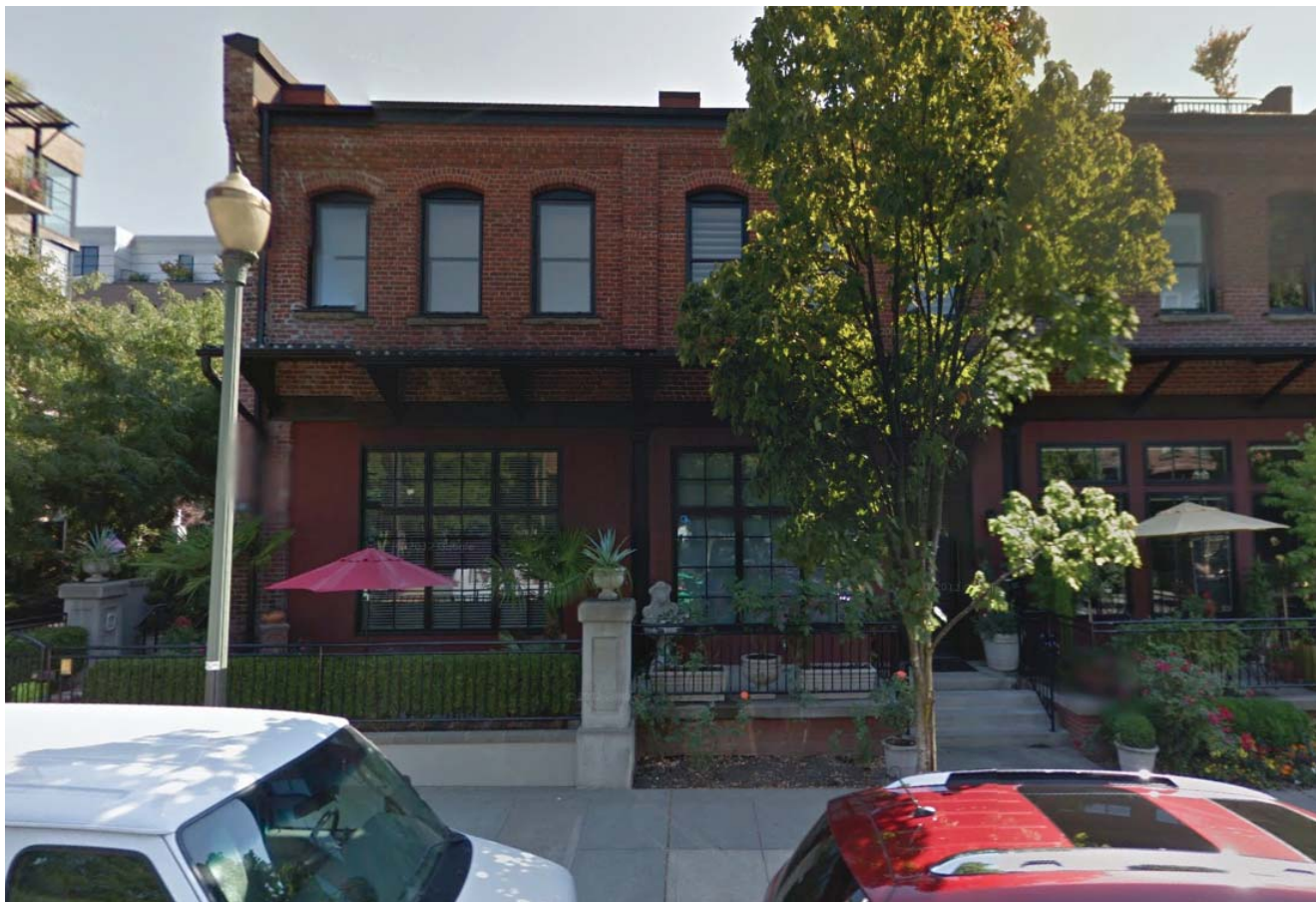
Johnson St Townhomes



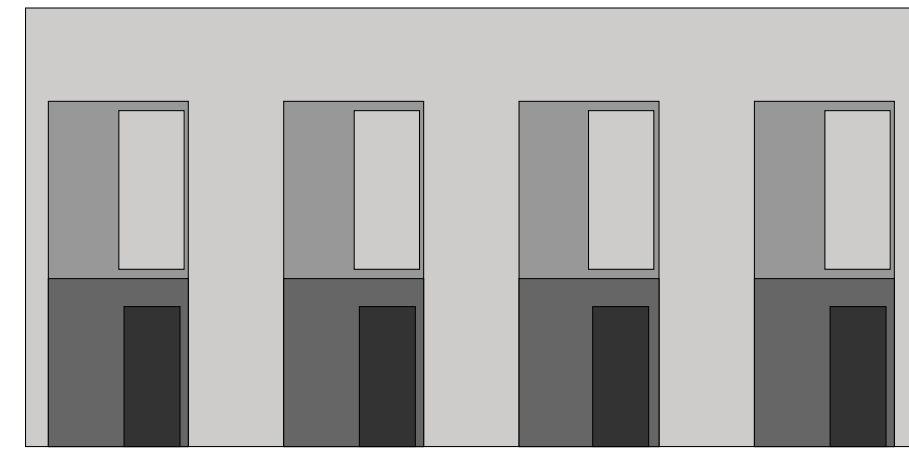
Q21

Facade Figure-Ground Precedents

SW 11th and Hoyt Townhomes, Portland, OR



11th + Hoyt



Q21

Intumescent Paint

Four (4) layers to exterior application intumescent pain:

1. Primer
2. Intumescent Paint
3. Protective Topseasl
4. Decorative Top Coat - "Any Color and Gloss Level"
Provides a "smooth, attractive, architectural finish."



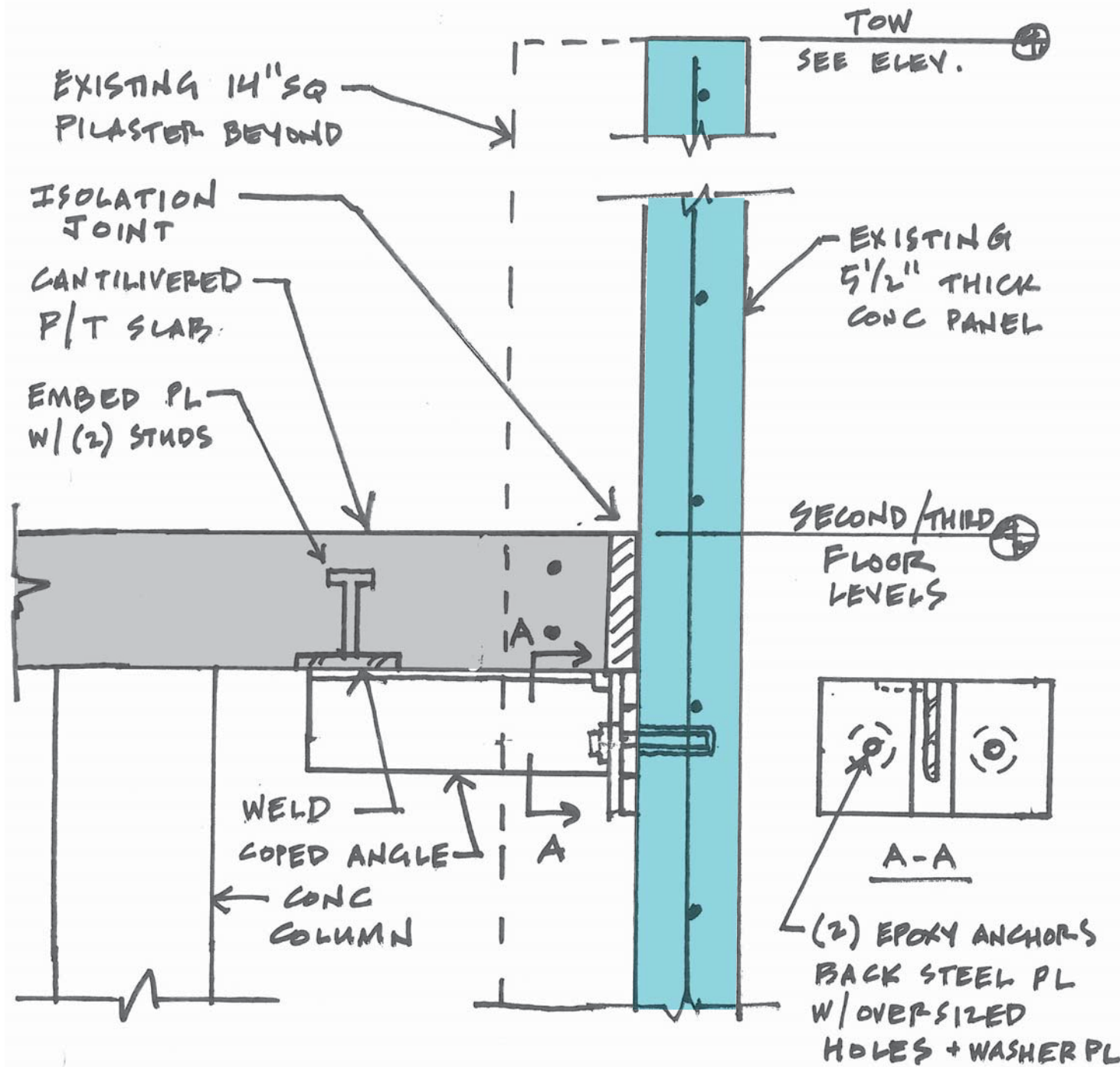
Intumescent Paint

EcoTrust Building

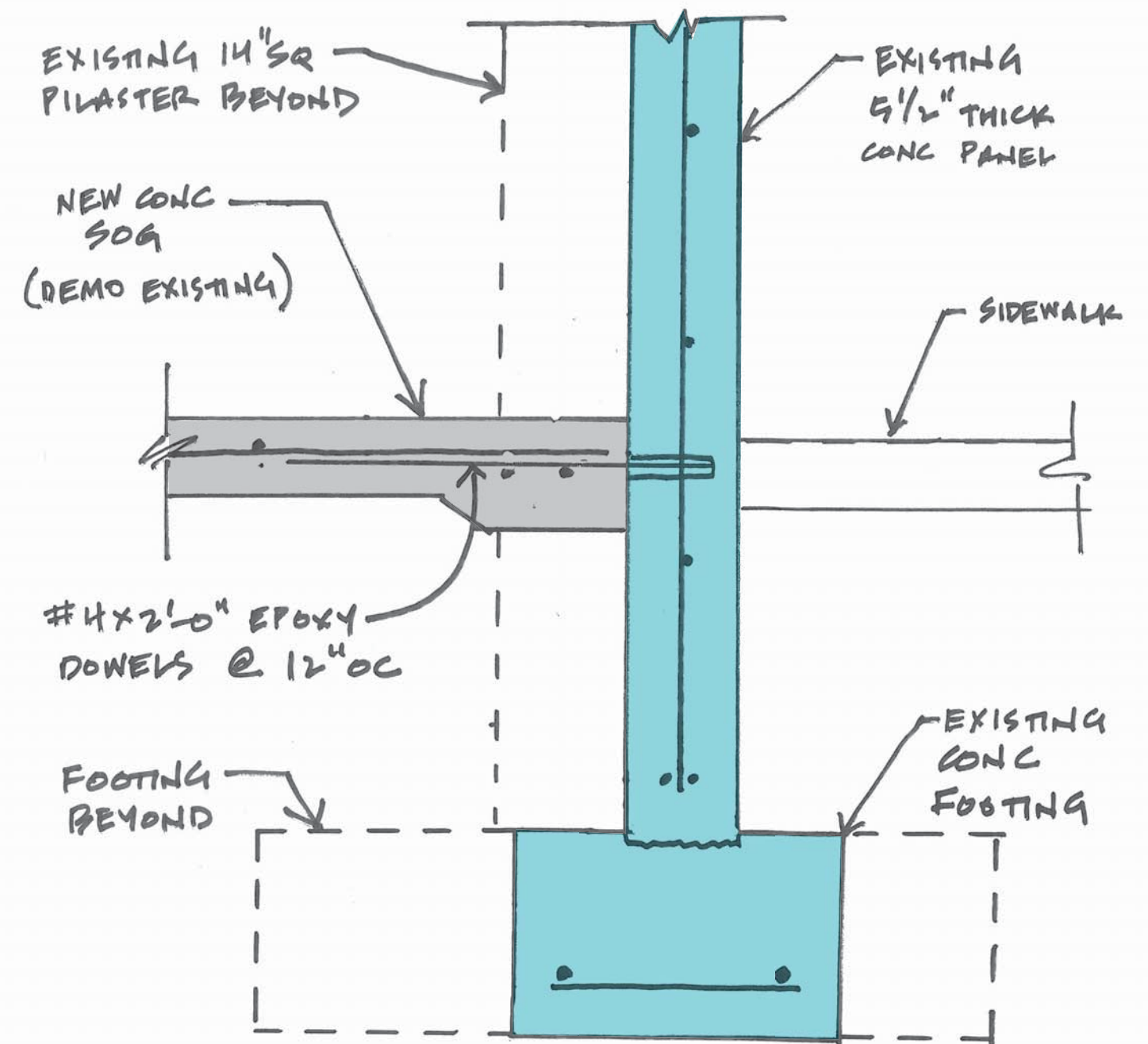


Tilt-up panel to PT connection

Q21 Building



① EXISTING WALL PANEL CONNECTION
NTS



② EXISTING WALL PANEL CONNECTION
NTS