

BLOCK 136

Design Advice Request #2

Pre-Application EA 14-134111

June 5, 2014





Overview

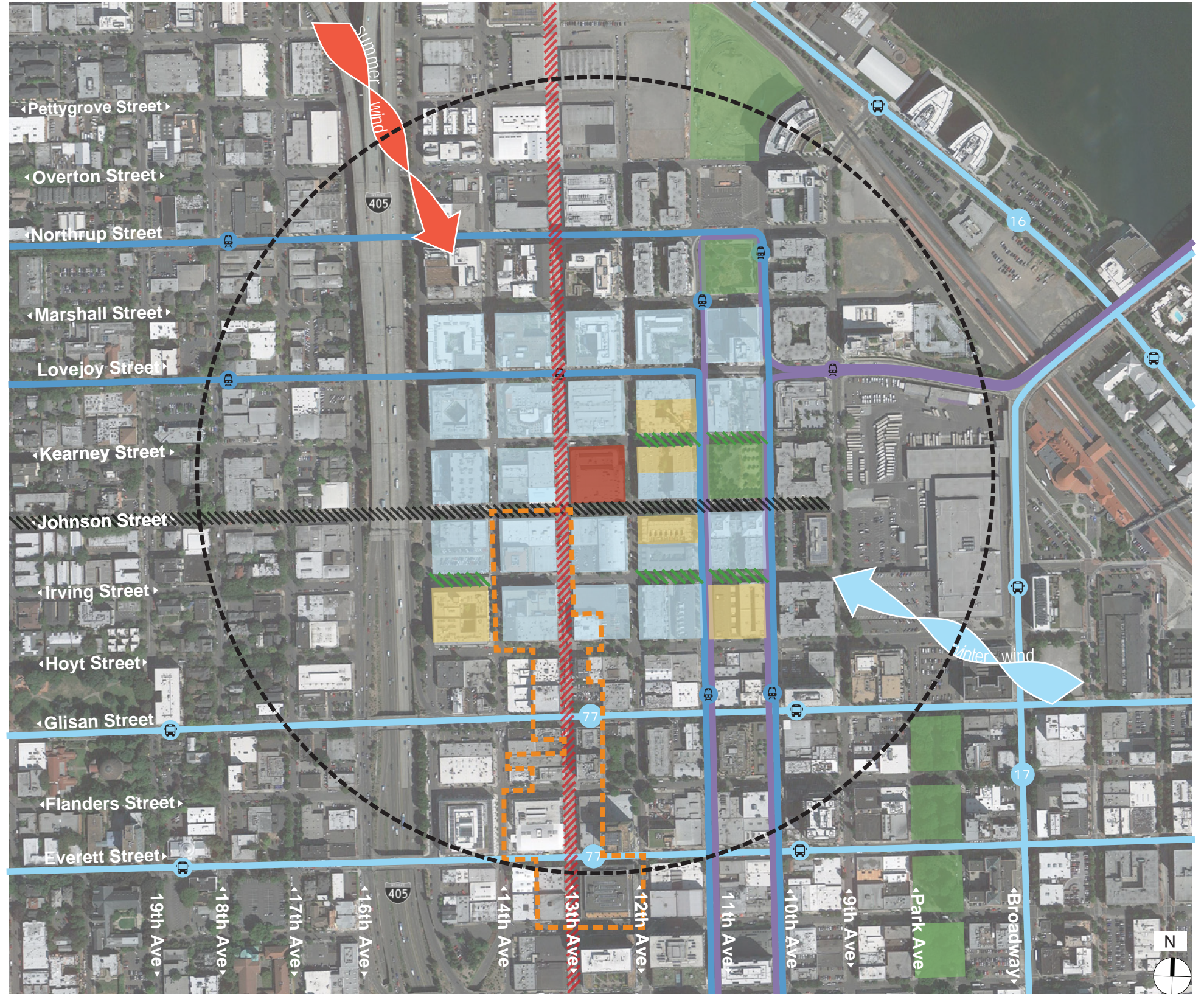
Context Map

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



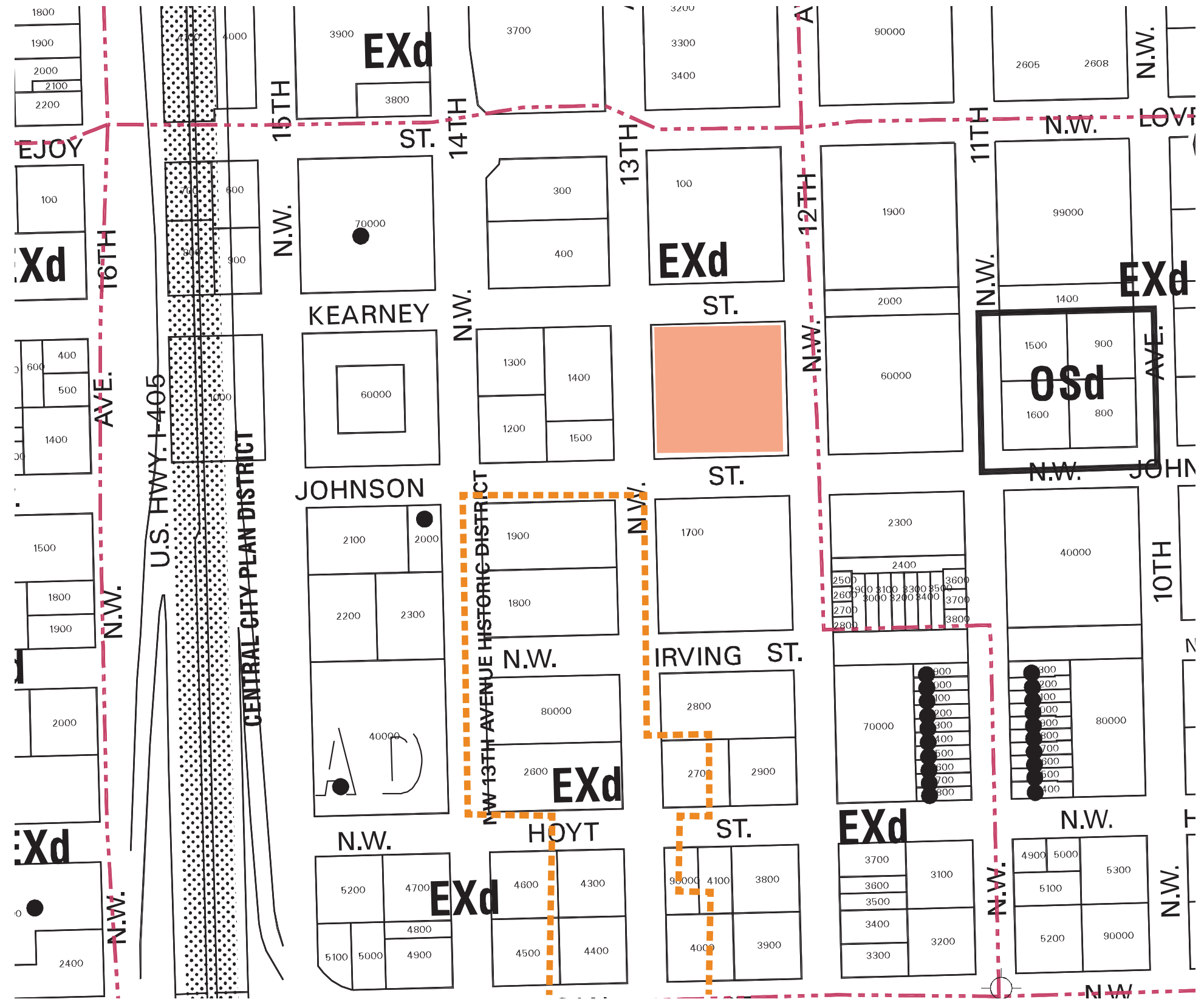
Overview

Zoning Analysis

City of Portland - Zoning Map

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)

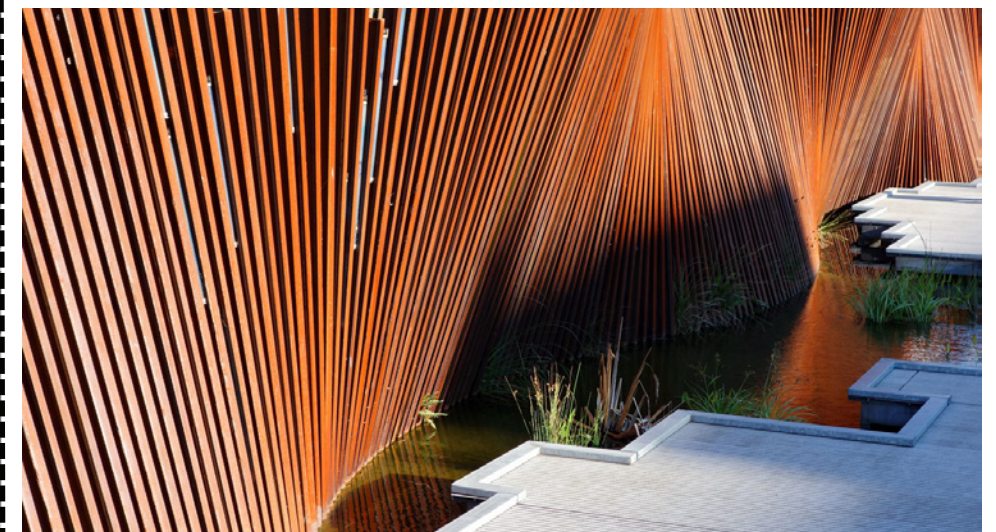


Overview

Contextual Analysis - River District

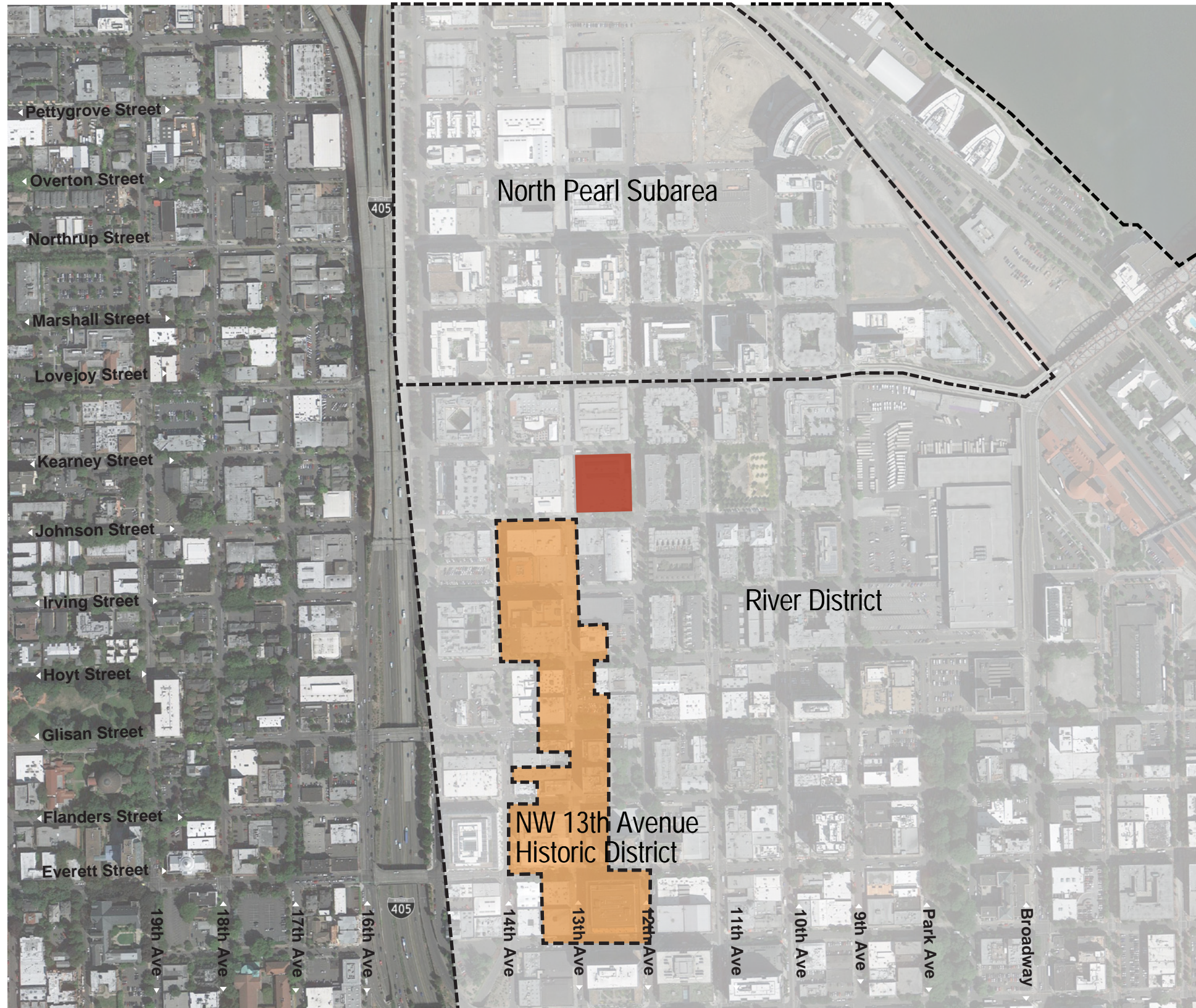


- distinct neighborhoods with unique character
- pedestrian-oriented + transit-served
- park network + river connections
- mixed use + mixed building types



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



Pearl District Neighborhood Association

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

- 13th Avenue is critical to success of project
- Don't put height on 13th Ave
- Thru-block, at-grade 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



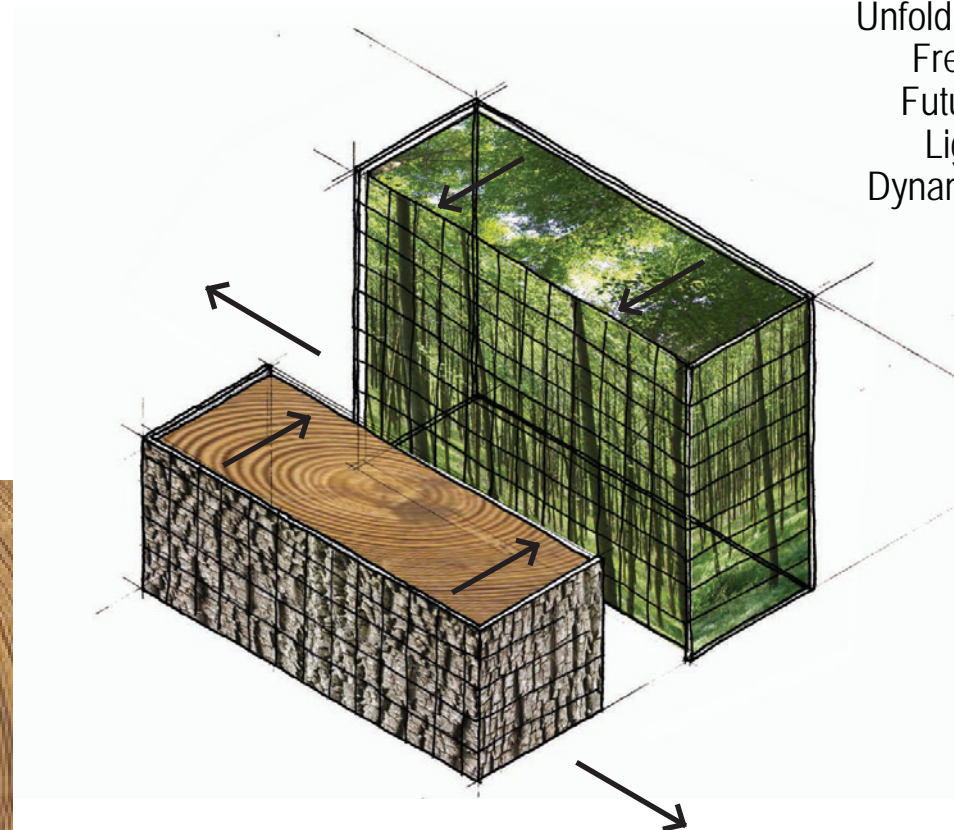
Design Concept

Diagram

Seedling

a young plant or tree grown from a seed

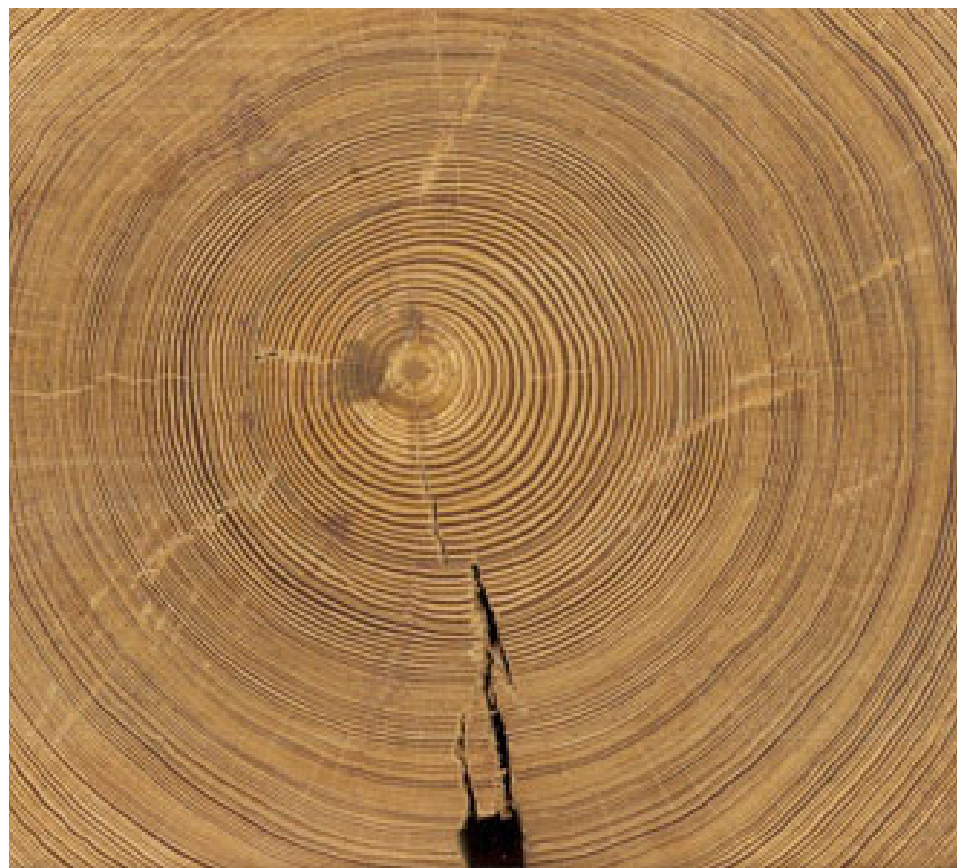
Live
Habitat
Delicate
Unfolding
Fresh
Future
Light
Dynamic



Heartwood

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

Work
Layers
Heavy
Solid
History
Durable
Massive
Processed



Proposed Design

Elevations



North Elevation on Kearney Street



West Elevation on 13th Avenue

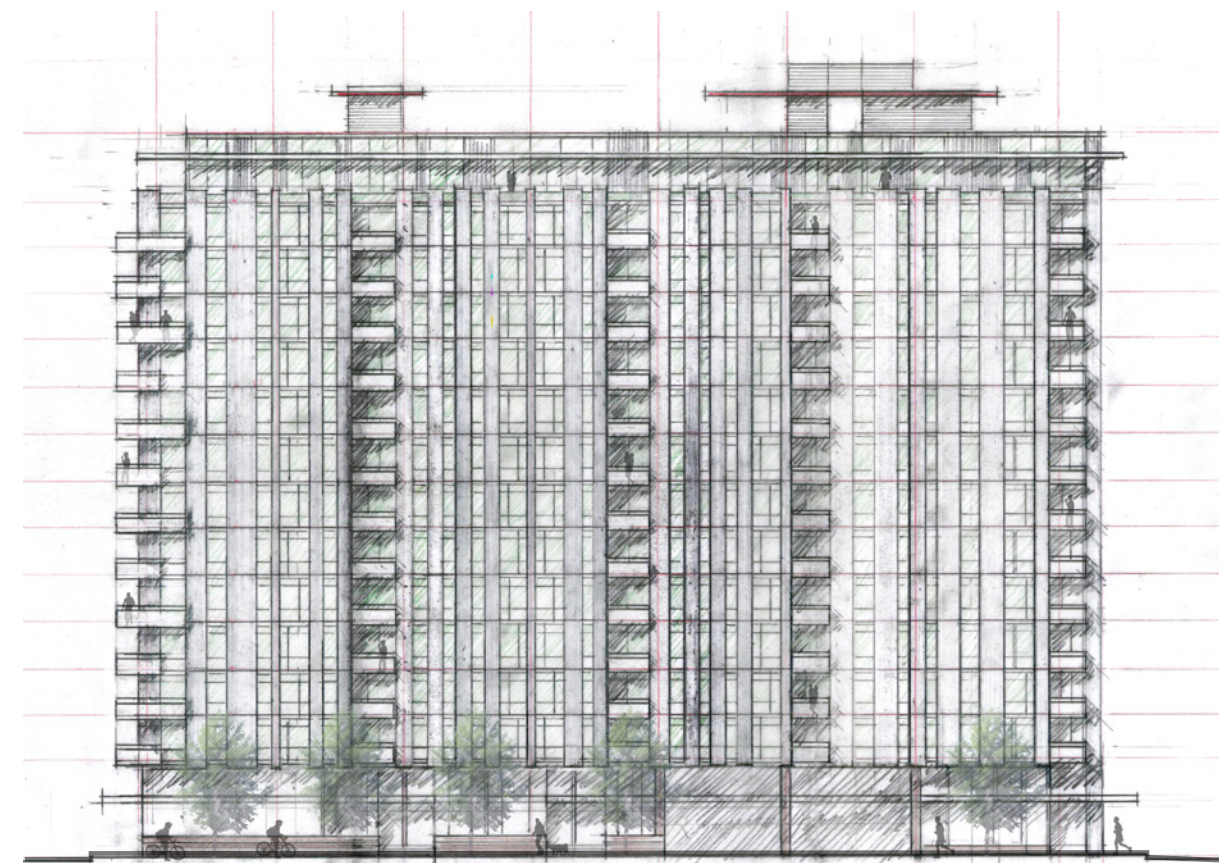


Proposed Design

Elevations



South Elevation on Johnson Street



East Elevation on 12th Avenue



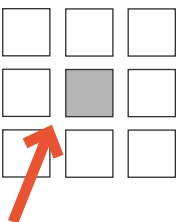
Proposed Design

Aerial view from southeast



Proposed Design

View north along 13th Avenue



Proposed Design

Street view from southeast to 12th Avenue Building



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: 13th Ave Bldg at 75', 12th Ave Bldg at 150'
- 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

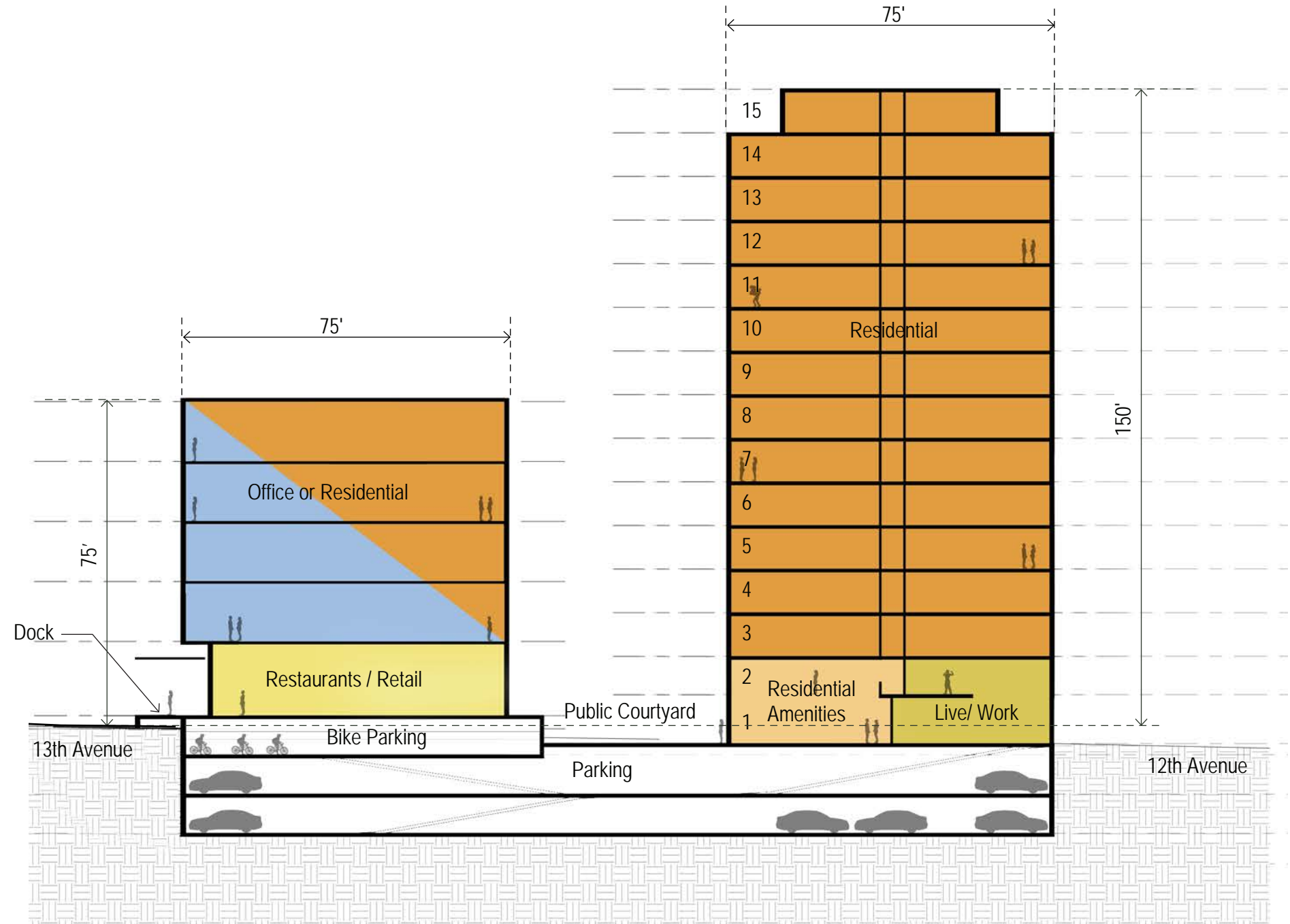


Proposed Design

Building Section

Height Request

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



Building Section at 13th Ave Dock and Live/Work



30' Height Request

Bonus FAR + Height Calculations

Floor Area Bonuses

Category	Code Section	Max FAR Bonus	Area from Bonus (GSF)	FAR Earned	Notes
Site Area			40,000		
Base FAR Allowed Outright	Map 510-2	4.00	160,000	4.00	
Residential Bonus	210.C.1	3.00	164,282	4.11	12th Ave Bldg Levels 1-12
Rooftop Gardens Bonus	210.C.4	n/a	5,702	0.14	12th Ave Bldg
Eco-Roof Bonus	210.C.10	n/a	35,013	0.88	13th Ave Bldg
Total		7.00	364,997	9.12	2.12 extra







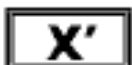


Building Section showing Height Bonuses

30' Height Request

River District Zoning Base Heights



LEGEND

-  Area where maximum height is determined by Base Zone
-  Area eligible for general and housing height bonuses
-  Maximum heights area boundary
-  Maximum building height
-  Allowable building height when rezoned to EX or CX
-  Boundary of area where building heights area tied to rezoning to EX or CX
-  Area eligible for housing height bonus only

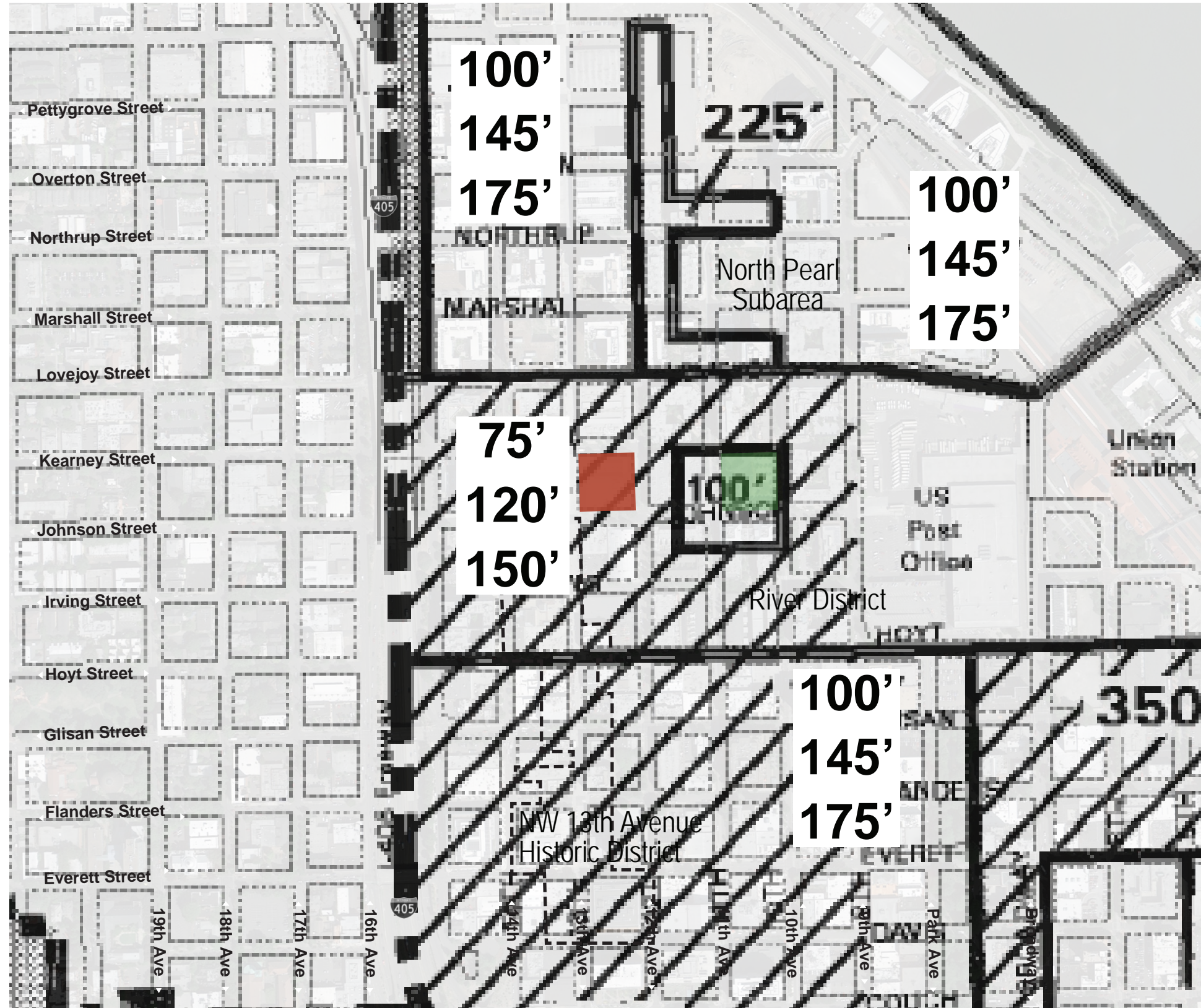
33.510.210 Floor Area and Height Bonus Options

D. General bonus heights. Bonus height is also earned at certain locations in addition to the bonus floor area achieved through the bonus options. Bonus height is in addition to the maximum heights of Map 510-3. Qualifying areas, shown on Map 510-3, are located such that increased height will not violate:




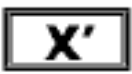
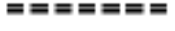
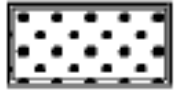
- established view corridors,
- the preservation of the character of historical districts,
- the protection of public open spaces from shadow, and
- the preservation of the City's visual focus on important buildings (such as the Union Station Clock Tower).

30' Height Request




Zoning Bonus Height Maximums



LEGEND

-  Area where maximum height is determined by Base Zone
-  Area eligible for general and housing height bonuses
-  Maximum heights area boundary
- X'** Maximum building height
-  Allowable building height when rezoned to EX or CX
-  Boundary of area where building heights area tied to rezoning to EX or CX
-  Area eligible for housing height bonus only

Height Key:

-  75' Base Height from Map 510-3
-  120' FAR Height (Automatic) Bonus
-  150' Housing Height Bonus

30' Height Request

Existing Nearby Building Heights



Legend

- 0' to 25'
- 25' to 50'
- 50' to 75'
- 75' to 100'
- 100' to 125'
- 125' to 150'
- 150' to 175'
- 175' to 200'
- 200' to 225'

* Housing Bonus Projects

- The Casey, 175' tall - 311 NW 12th Ave
- Park Place, 150' tall - 922 NW 11th
- The Henry, 175' tall - 1025 NW Couch
- The Louisa, 175' tall - 123 NW 12th

30' Height Request

Zoning Code Requirements

33.510.210 E. Bonus height option for housing.

- 1.** Generally. In the bonus height areas, building heights may be allowed to be greater than shown on Map 510-3 if the bonus height is for housing. Although this subsection allows the review body to approve bonus height, the review body may also require reconfiguration of the building, including reducing its height, and may approve all, some or none of the bonus height requested, based on application of the criteria in E.4, below.
- 2.** Standard. The maximum height bonus that may be allowed is 75 feet.
- 3.** Relationship to Subsection D.
 - a. On sites shown on Map 510-3 as eligible for general and housing height bonuses, both the bonus height options of this subsection and Subsection D., above may be used. However, if both options are used, the combined bonus height may not exceed 75 feet. Bonus height in excess of the maximum allowed through Subsection D., above, must be used exclusively for housing, and may not be used to qualify for the residential floor area bonus option in Subsection C.1., above;
 - b. On sites shown on Map 510-3 as eligible for housing height bonuses, only the housing height bonus of this subsection may be used.

30' Height Request

Zoning Code Requirements

- 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:
- a. The increased height will not violate an established view corridor; (met)
 - b. If the site is within 500 feet of an R zone, the proposed building will not cast shadows...; (met)
 - c. If the site is shown on Map 510-3 as eligible for the Open Space (OS) performance standard...;(met)
 - d. If the site is on a block adjacent to the Yamhill or Skidmore Fountain/Old Town...; (met)
 - e. The increased height will result in a project that better meets the applicable design guidelines;
 - f. and approval of the increased height is consistent with the purposes stated in Subsection 33.510.205.A. (next page)

30' Height Request

Zoning Code Requirements

33.510.205 A. 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.

30' Height Request

Zoning Analysis - Open Space Sun Study

33.510.205 C. Height.

C. Performance standard for sites adjacent to designated open spaces. (Not applicable to Block 136)

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. (75')

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.

30' Height Request

Jamison Square Sun Study at Proposed Height - 120'

June 21st, 3:00PM



30' Height Request

Jamison Square Sun Study at Proposed Height - 150'

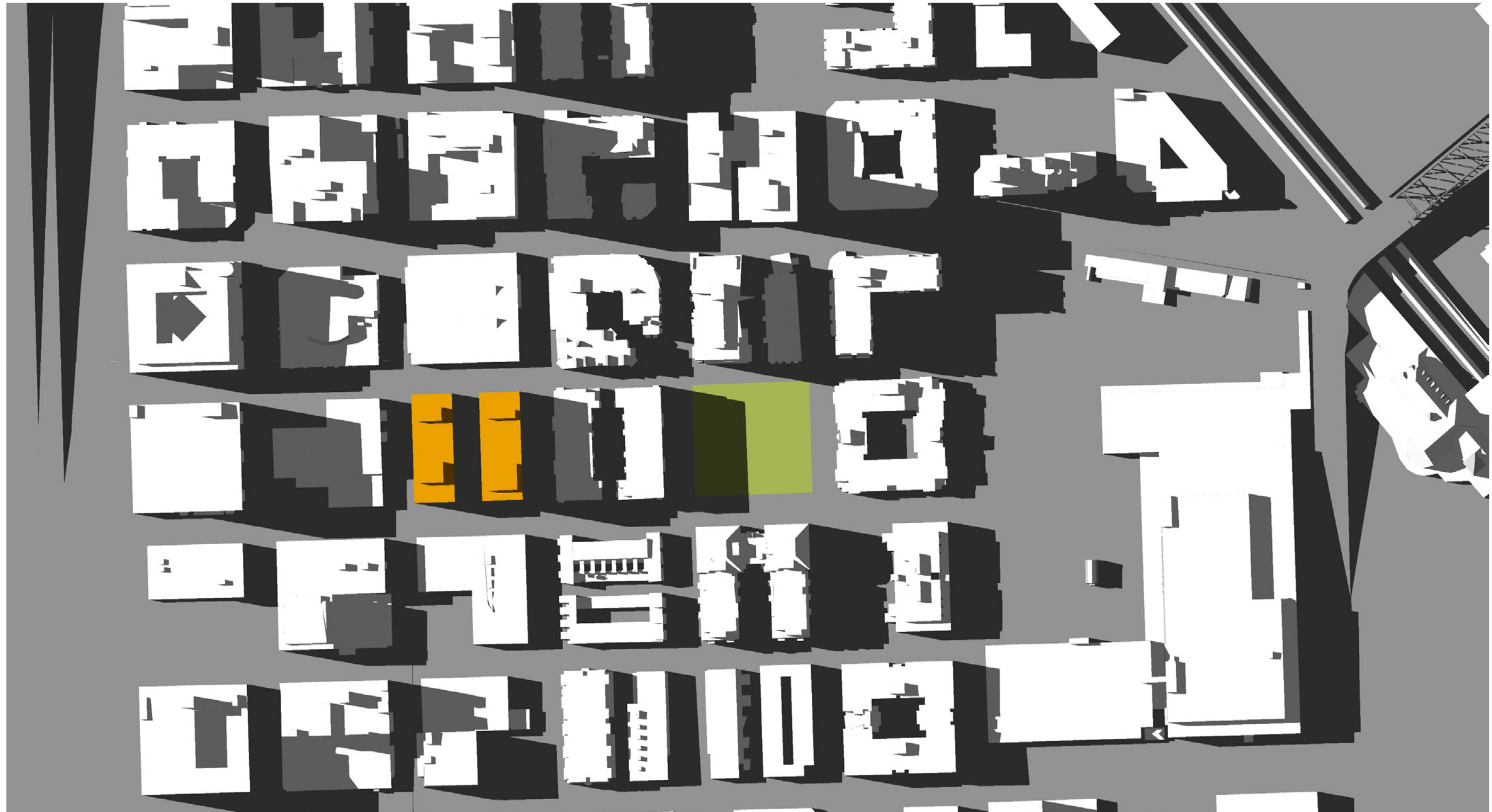
June 21st, 3:00PM



30' Height Request

Jamison Square Sun Study at Proposed Height - 120'

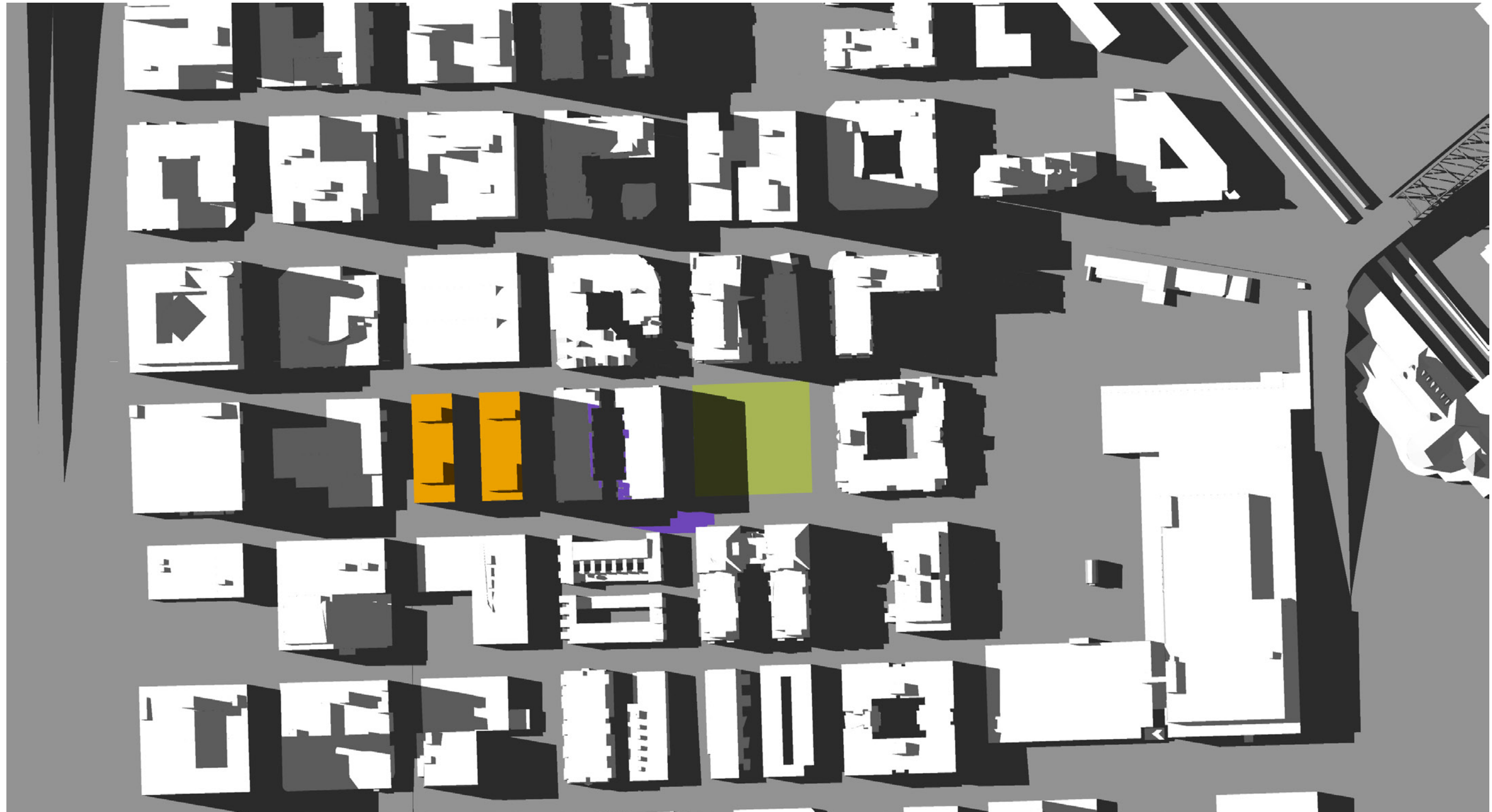
June 21, 5:30 PM



30' Height Request

Jamison Square Sun Study at Proposed Height - 150'

June 21, 5:30 PM



30' Height Request

Jamison Square Sun Study at Proposed Height - 120'

March 21, NOON



30' Height Request

Jamison Square Sun Study at Proposed Height - 150'

March 21, NOON



30' Height Request

Jamison Square Sun Study at Proposed Height - 120'

March 21, 3:00 PM



30' Height Request

Jamison Square Sun Study at Proposed Height - 150'

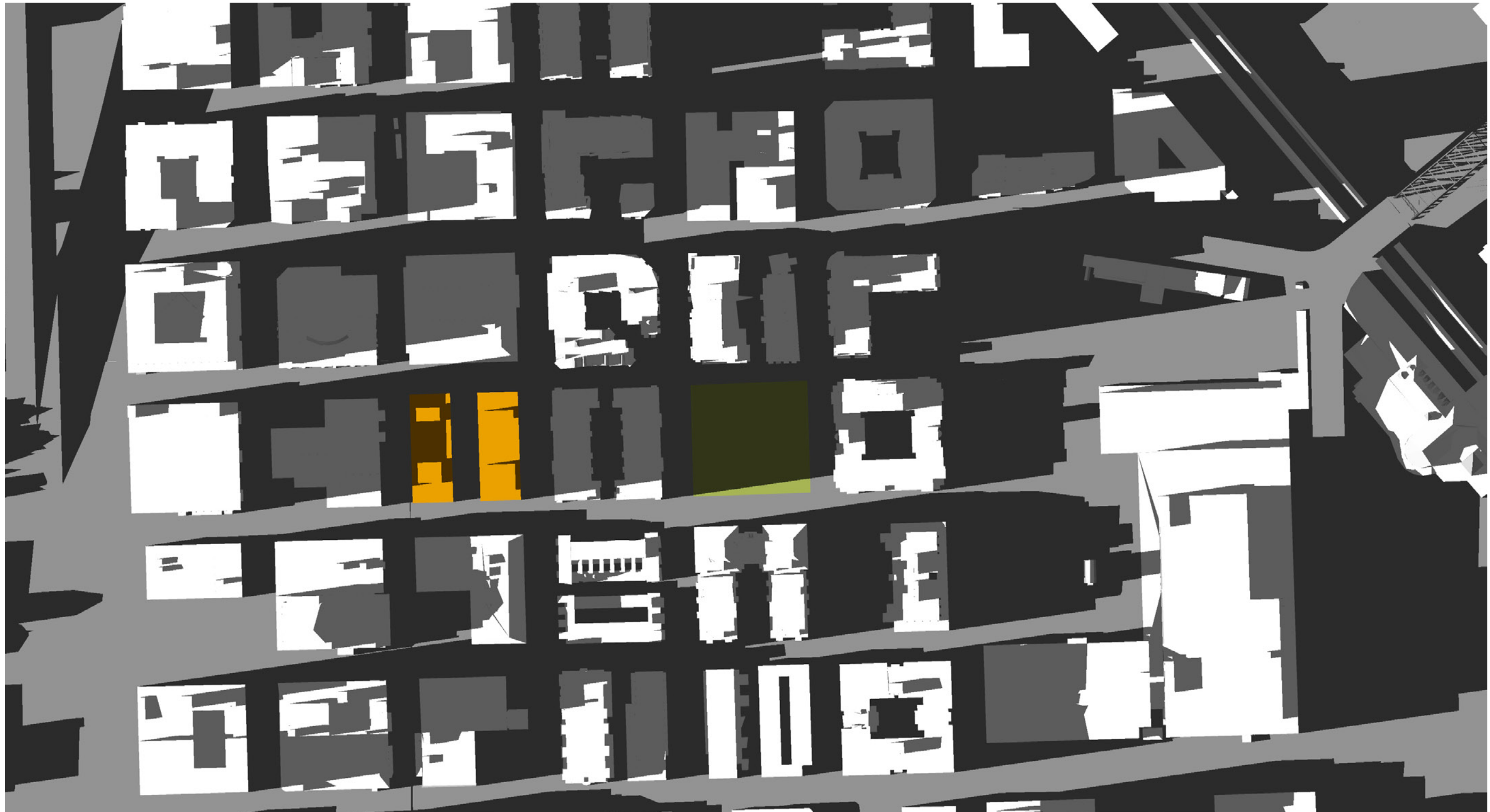
March 21, 3:00 PM



30' Height Request

Jamison Square Sun Study at Proposed Height - 120'

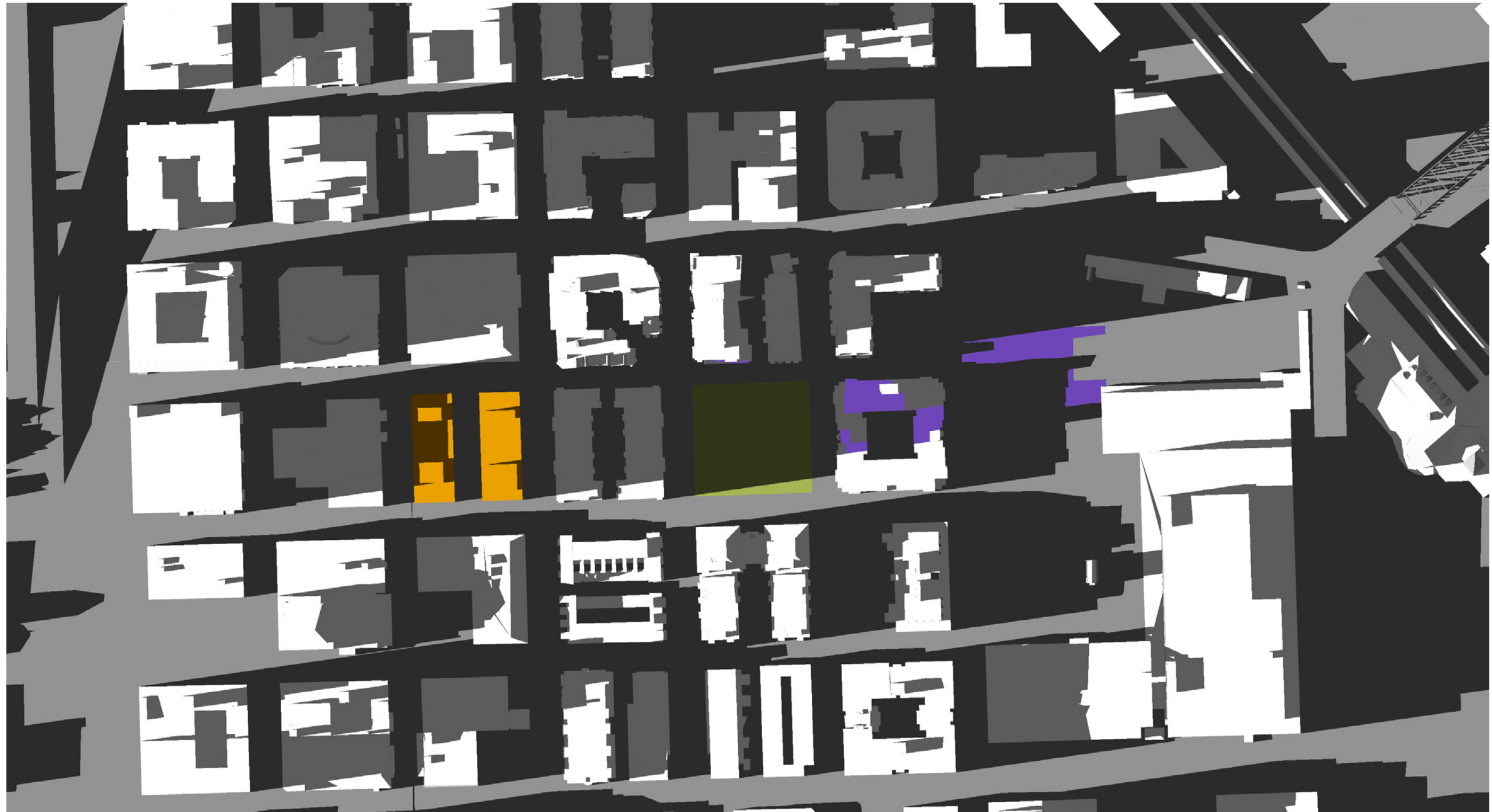
March 21, 5:30 PM



30' Height Request

Jamison Square Sun Study at Proposed Height - 150'

March 21, 5:30 PM



30' Height Request

Jamison Square Sun Study at Proposed Height - 120'

December 21, 3:00 PM



30' Height Request

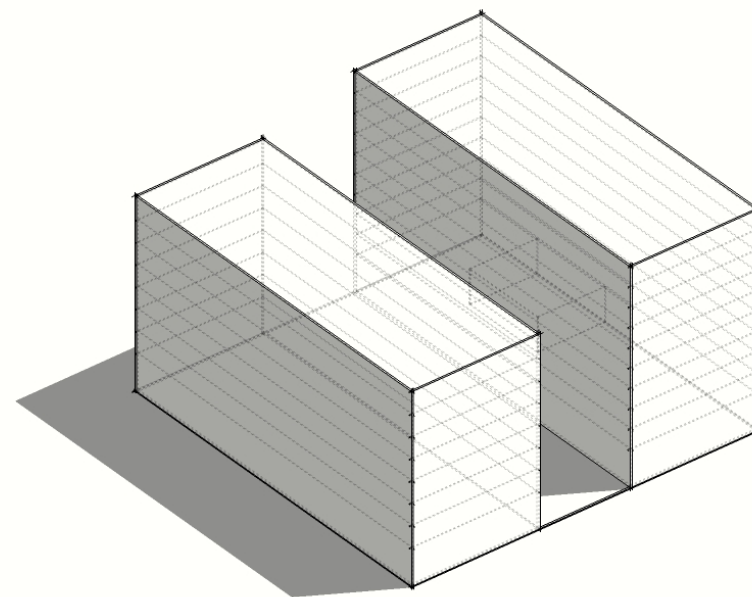
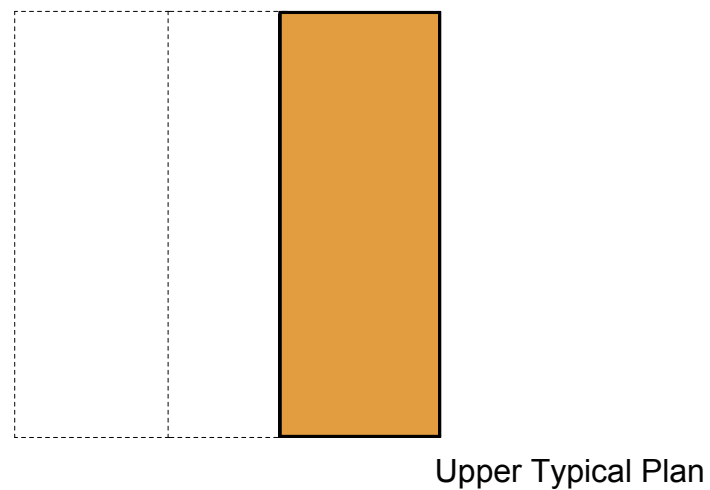
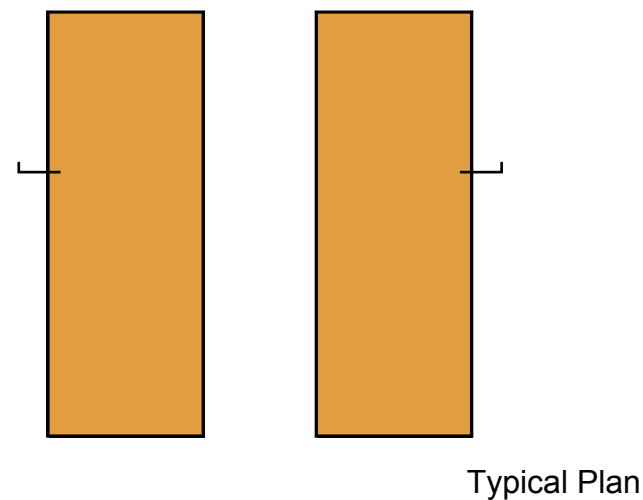
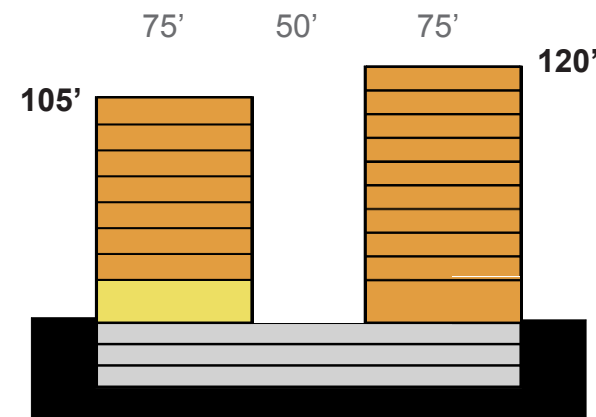
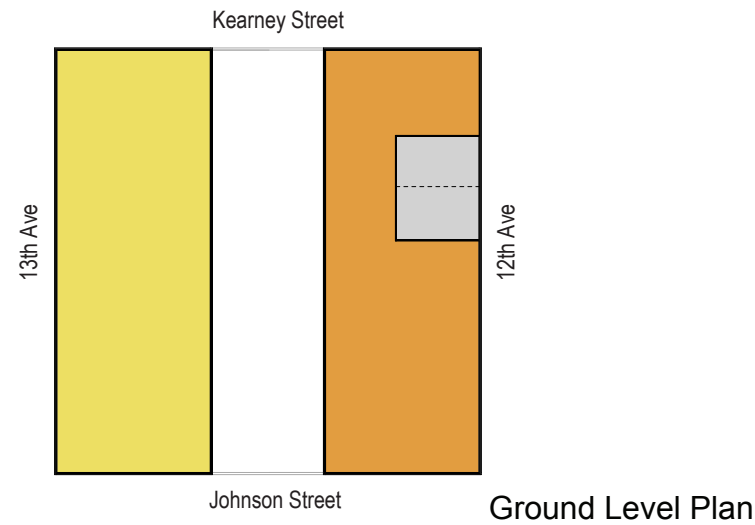
Jamison Square Sun Study at Proposed Height - 150'

December 21, 3:00 PM



120' Height Alternative

Retail Podium + Residential Towers



Project Components:

Raised Retail/ Amenity Podium:

+/- 15,000 sf

Housing:

+/- 265,000 sf

120' tall

+/- 285 units

This alternative puts a 105' height along 13th Avenue which is inconsistent with the Historic District to the south, as well as the 75' height setback along 13th Avenue required in the North Pearl Subarea.

This alternative would make a complicated residential/office mix in the 13th Avenue Building, and would likely turn it into an all-residential use.

Different construction type required for 13th Avenue Building (cannot be wood framed).

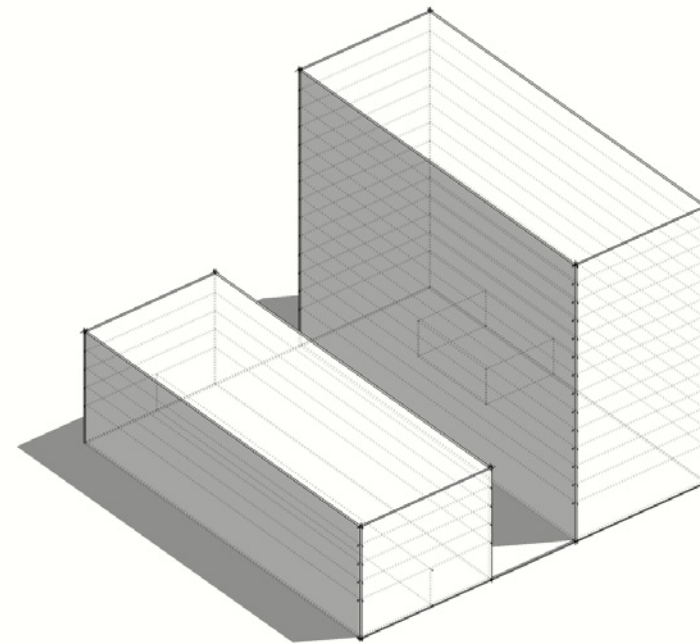
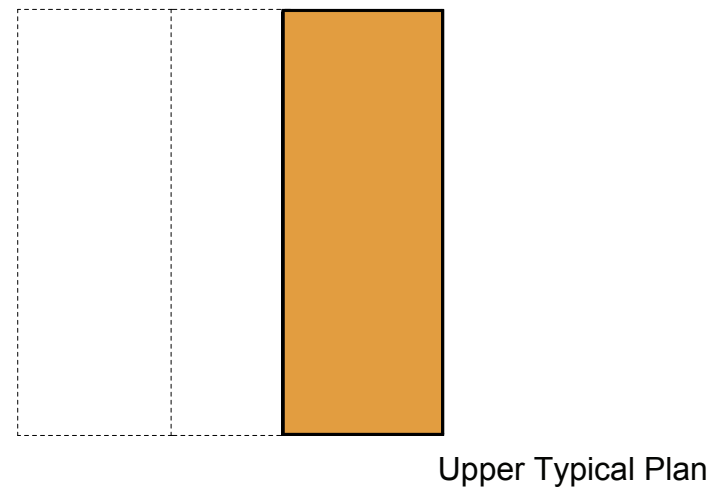
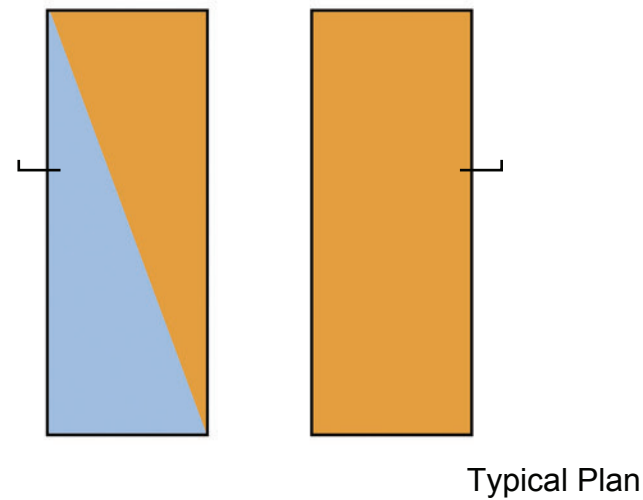
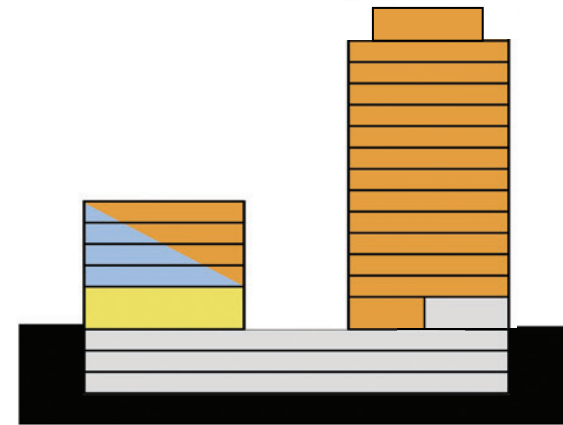
FAR = 7.0

Legend

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

Proposed Design

Residential Highrise and Office Lowrise with Public Courtyard



Project Components:

Public Courtyard:

+/- 12,000 sf between Johnson + Kearney

13th Avenue Building:

+/- 60,000 sf Office or Residential

+/- 14,000 sf Retail base and dock

75' tall

Wood/steel frame over concrete

12th Avenue Building:

Residential upper floors

Residential amenities + live/work in base

+/- 220 units

150' tall

Concrete structure

Parking Structure:

Below-grade

Access off 12th Avenue

FAR = 7.0

Legend

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

Proposed Design





MITHUN



SECURITY PROPERTIES