

# BLOCK 136

Design Advice Request #2

Pre-Application EA 14-134111

June 5, 2014





# BLOCK 136

Design Advice Request #2

Additional height on 12th Avenue is best way to keep 13th Avenue character intact.

On-grade public plaza is an asset to the neighborhood.

Proposed massing is the best configuration for community-desired office use.



SECURITY PROPERTIES

MITHÜN

new



# Overview

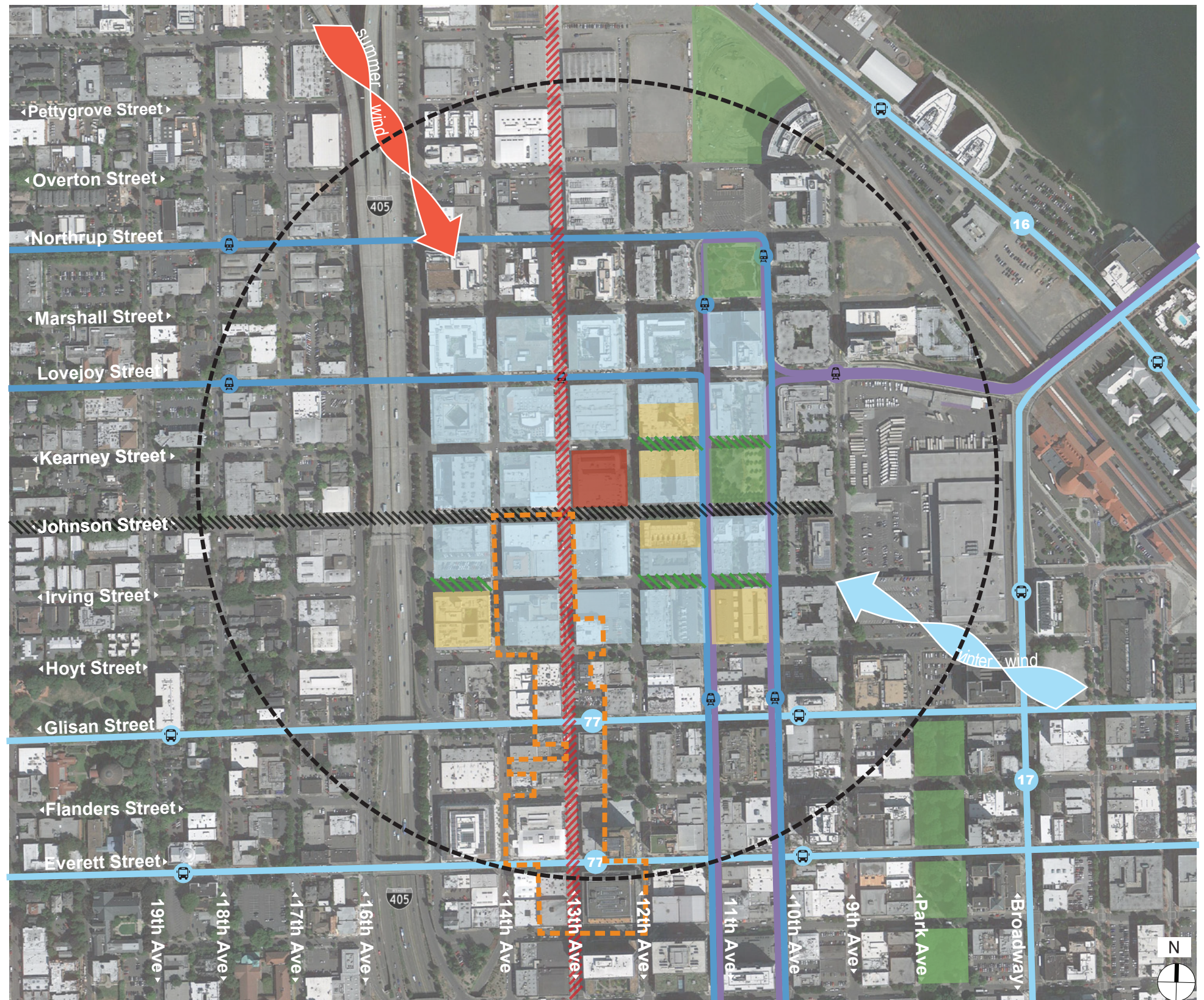
## Context Map

### 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





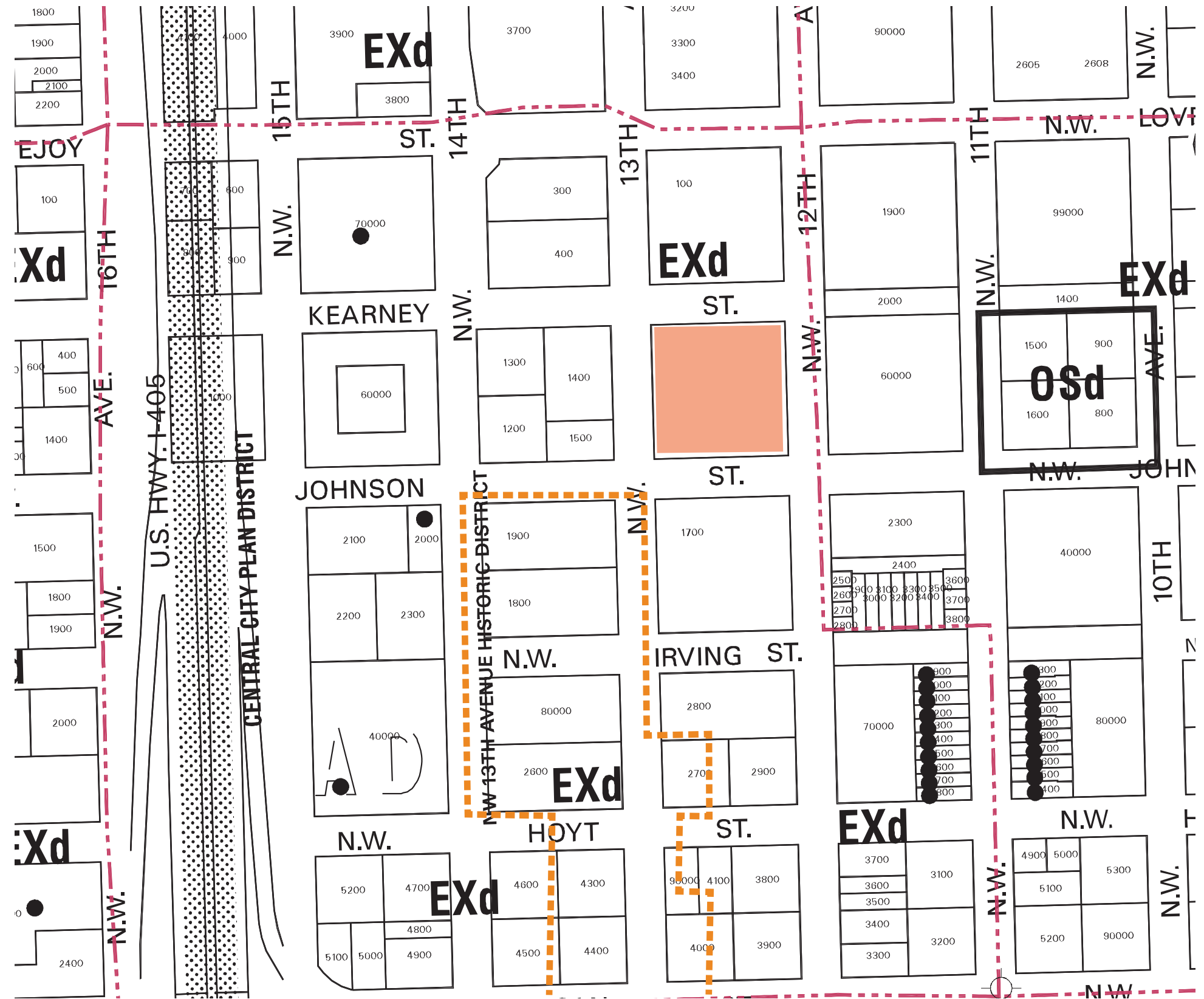
# Overview

## Zoning Analysis

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)



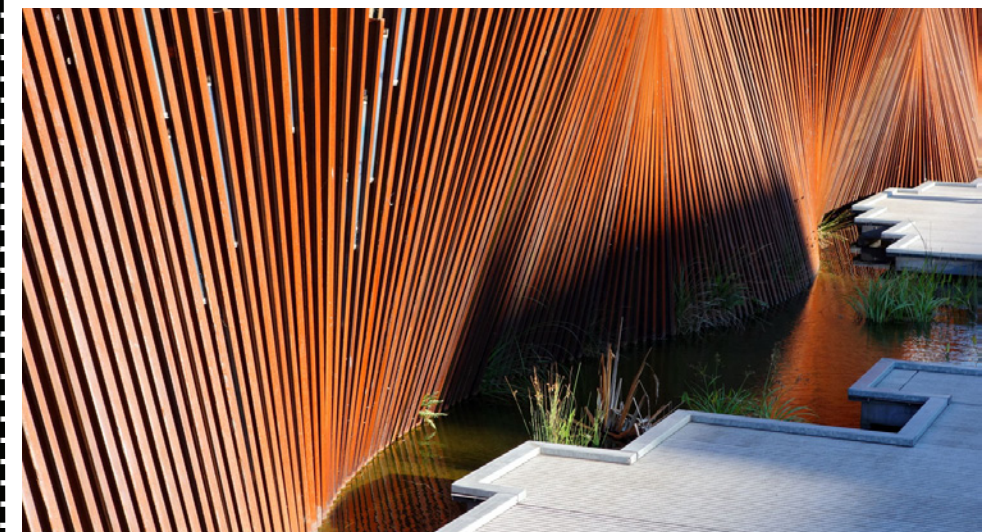


# Overview

## 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





# 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





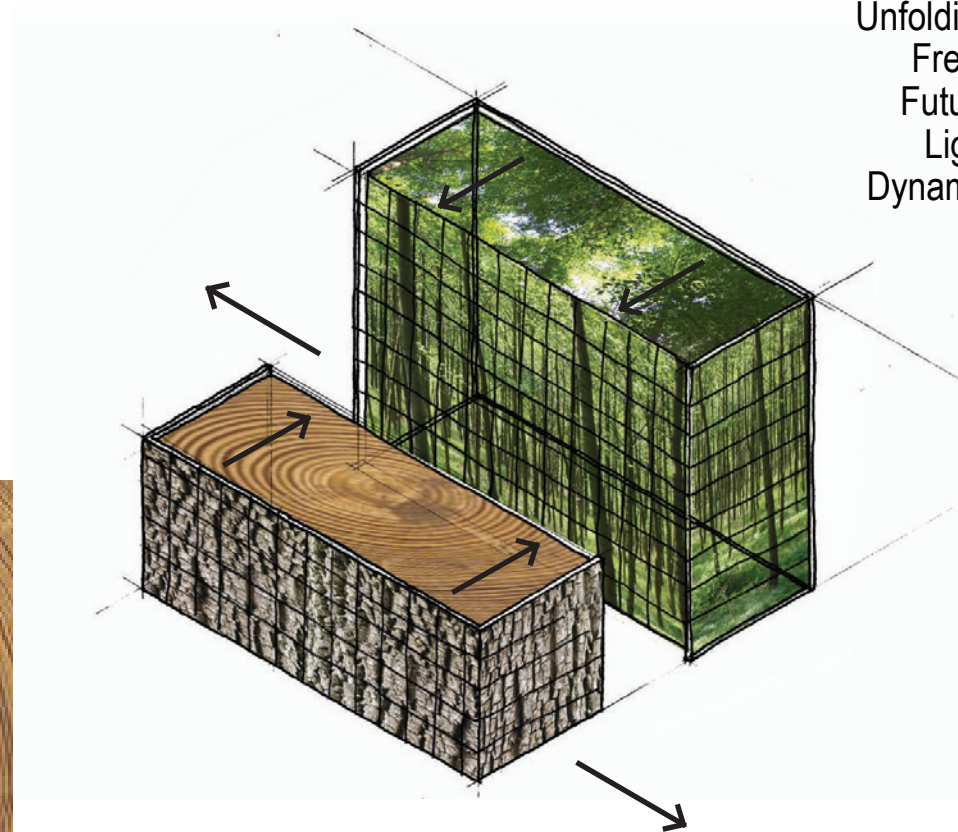
# Design Concept

Diagram

## Seedling

*a young plant or tree grown from a seed*

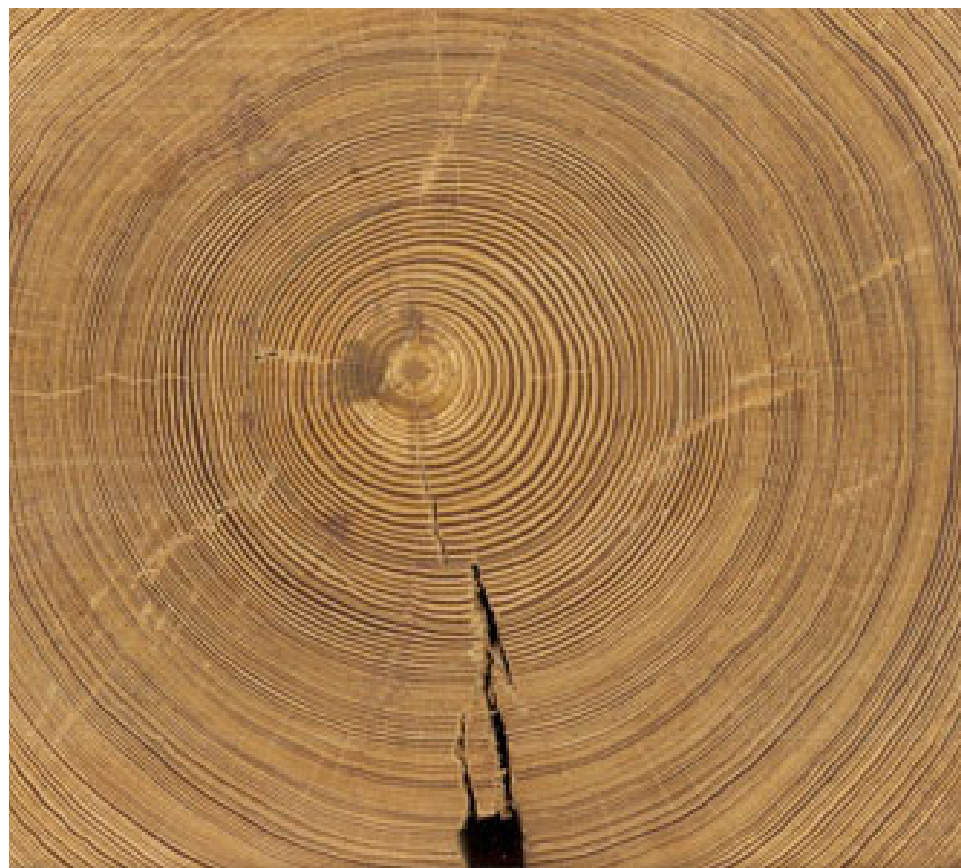
Live  
Habitat  
Delicate  
Unfolding  
Fresh  
Future  
Light  
Dynamic



## 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



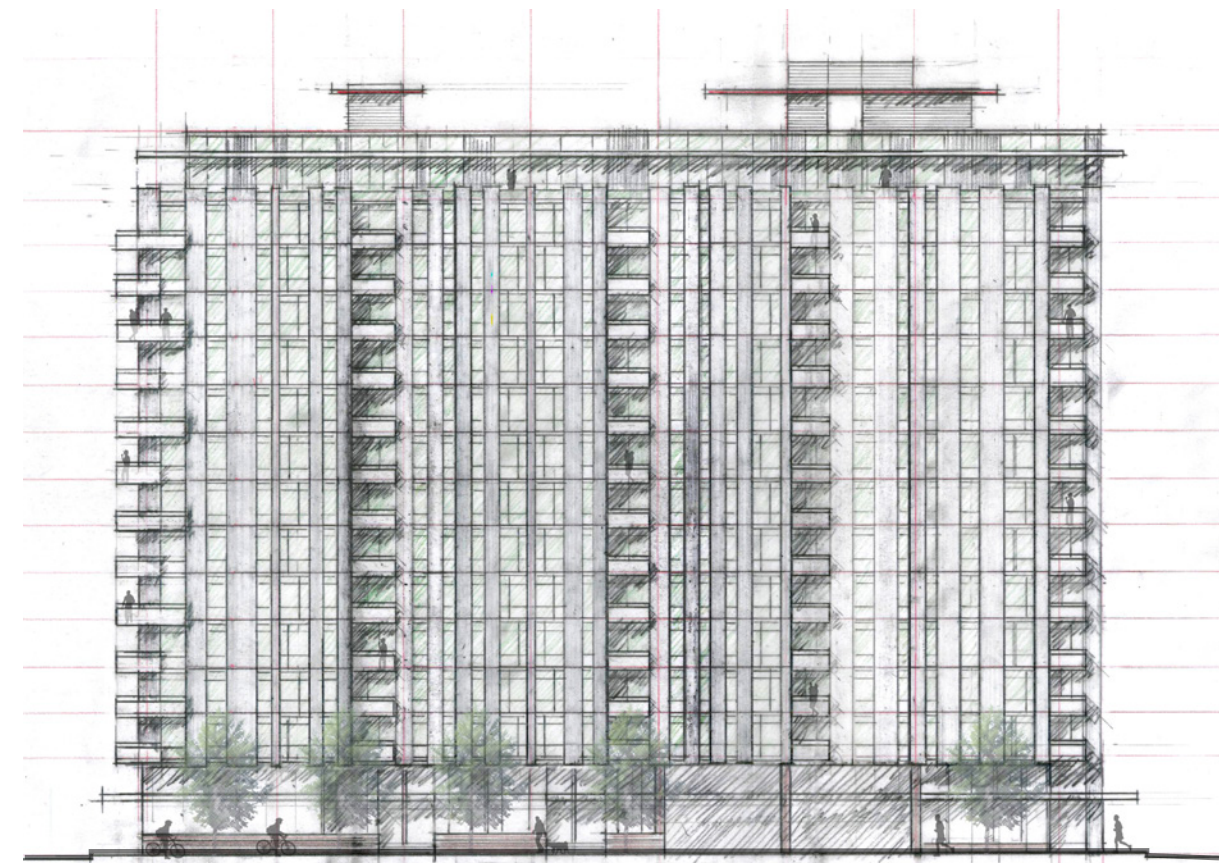


# Proposed Design

## Elevations



South Elevation on Johnson Street



East Elevation on 12th Avenue





# Proposed Design

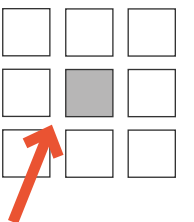
Aerial view from southeast





# 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



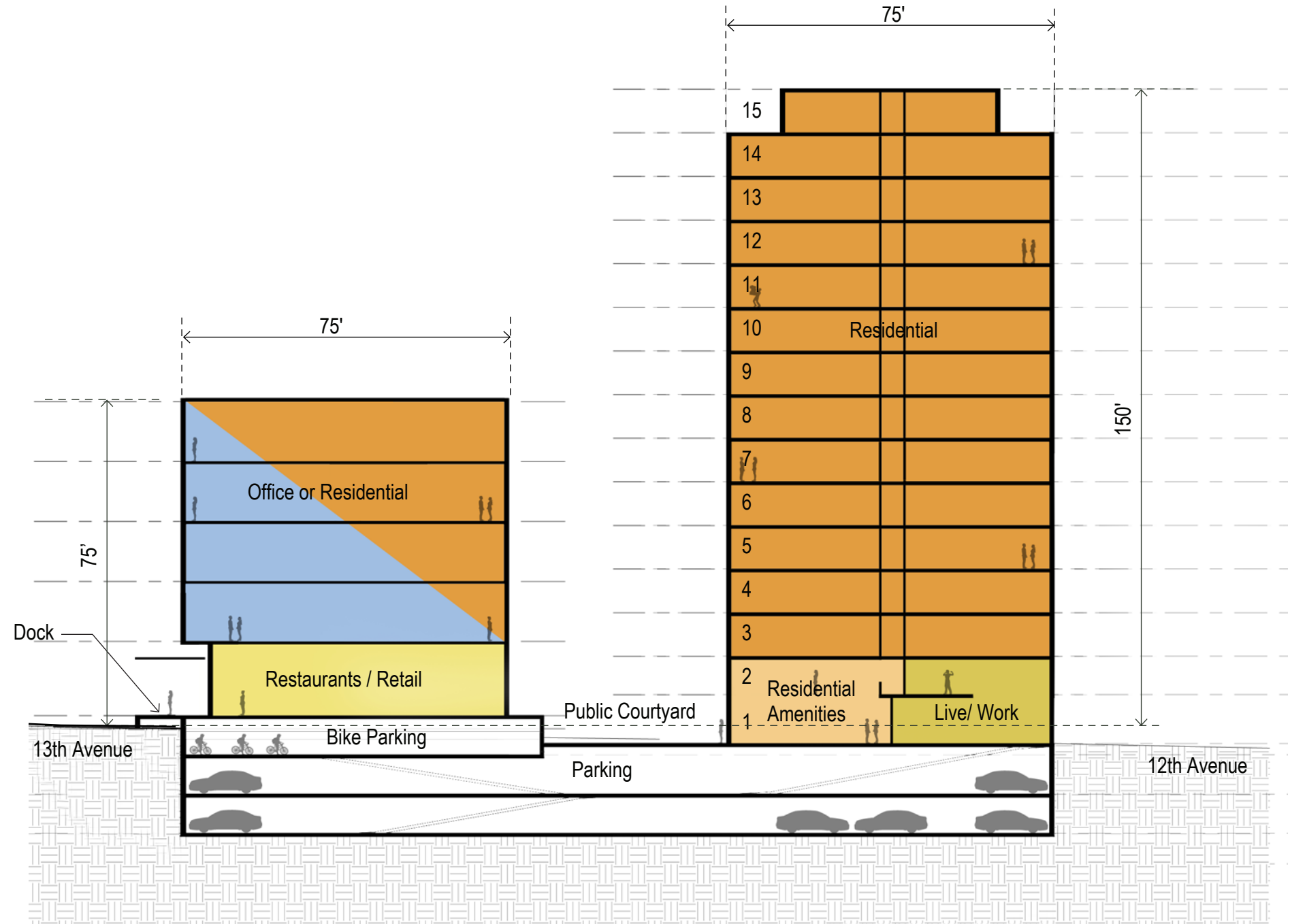


# Proposed Design

## Building Section

### Height Request

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



Building Section





# 30' Height Request

Bonus FAR + Height Calculations

## Floor Area Bonuses

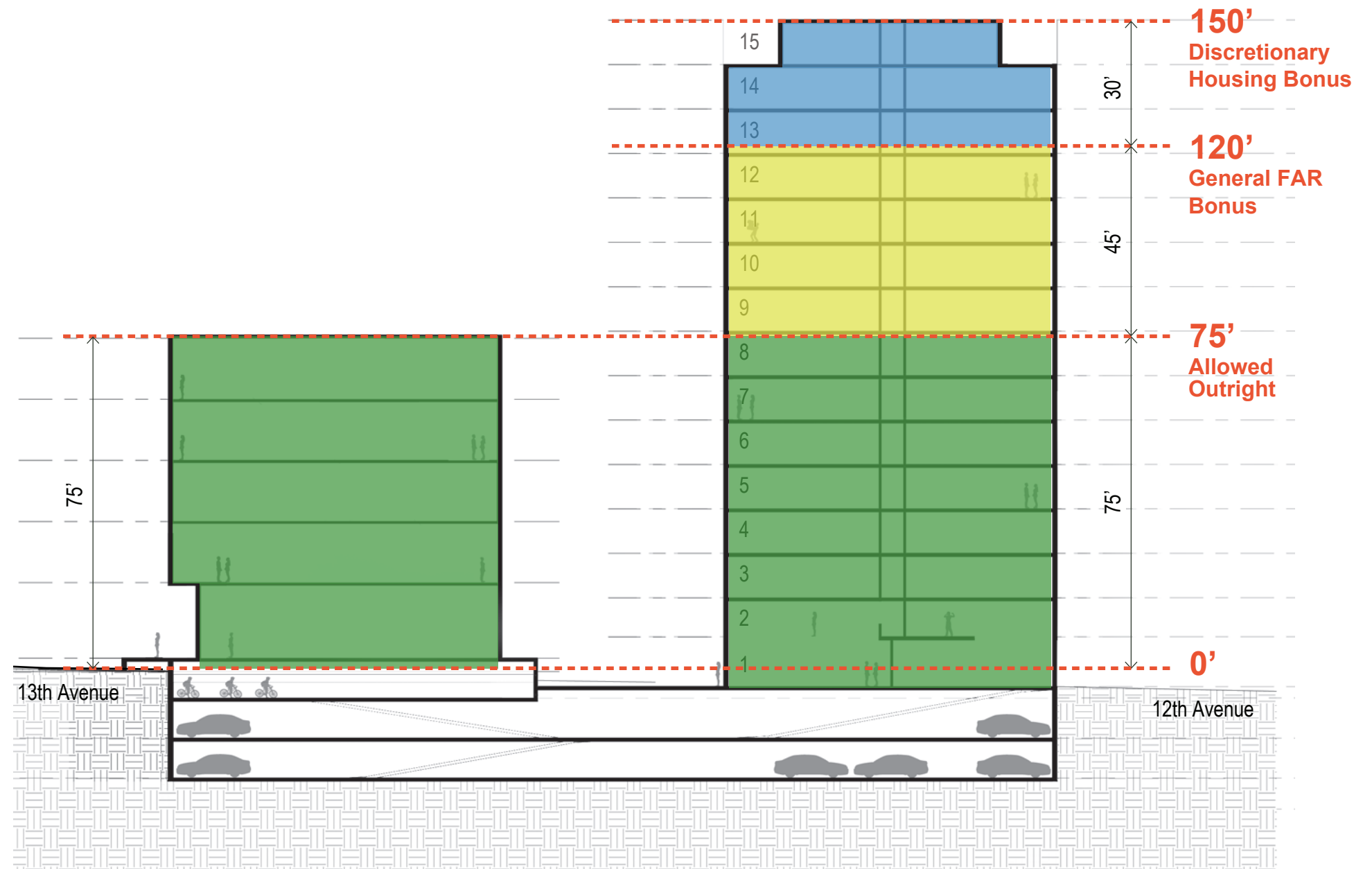
Category	Max FAR	Bonus Area (GSF)	FAR Earned	Notes
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Site Area 40,000

Base FAR Allowed Outright, Map 510-2	4.00	160,000	4.00	
Housing 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

<b>Total</b>	<b>7.00</b>	<b>364,997</b>	<b>9.12</b>	<b>2.12 extra</b>
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Achieving FAR Bonus of 3.00 automatically qualifies for a 45' height bonus.



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
- 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

## 33.510.210 Floor Area and Height Bonus Options

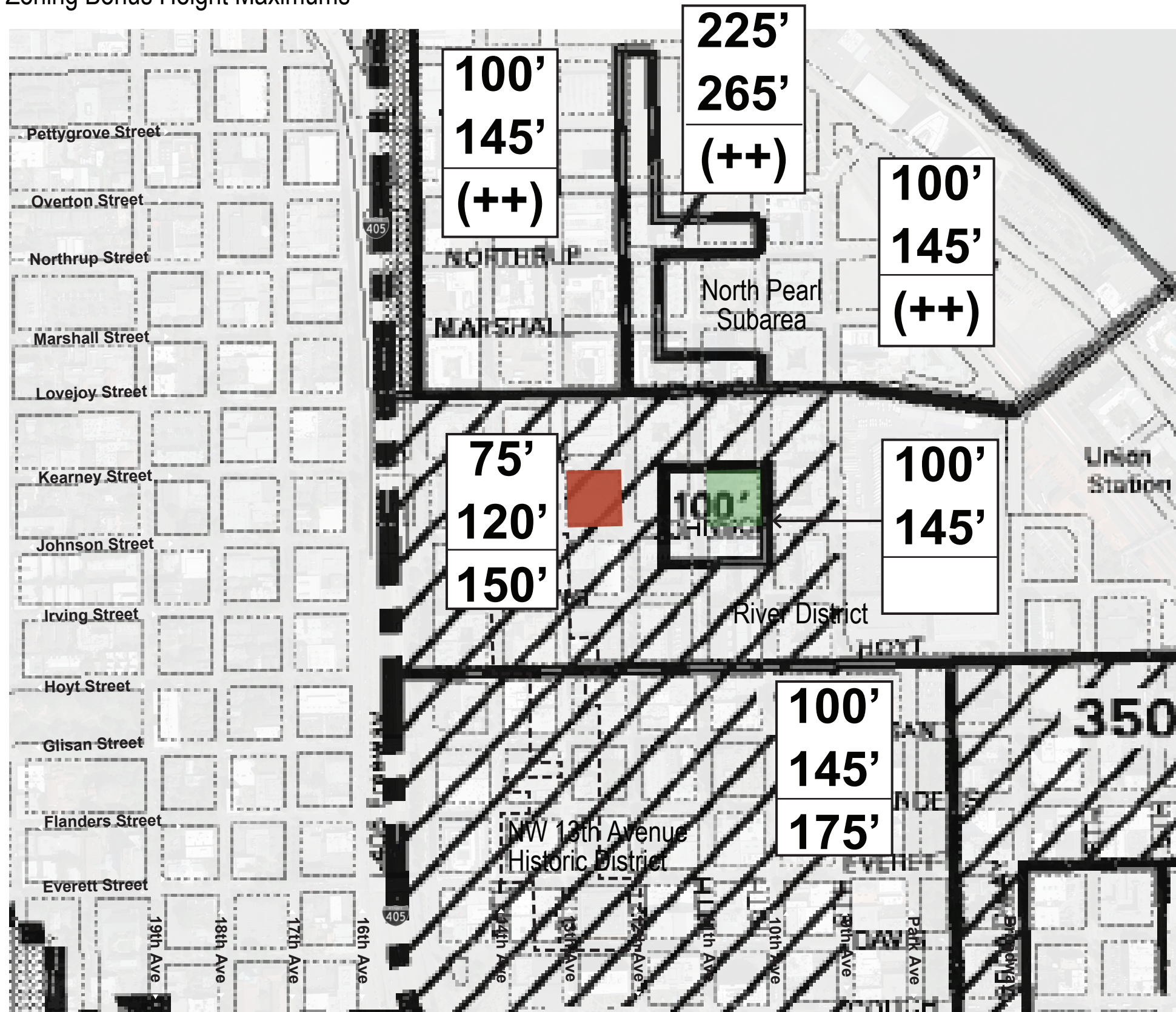
D. General bonus heights. Bonus height is also earned at certain locations in addition to the bonus floor area achieved through the bonus options. Bonus height is in addition to the maximum heights of Map 510-3. Qualifying areas, shown on Map 510-3, are located such that increased height will not violate:

- 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).





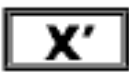
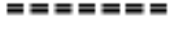
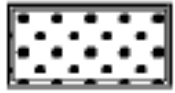


# 30' Height Request

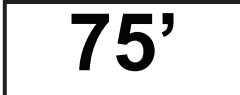


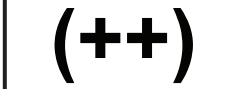
## Zoning Bonus Height Maximums



### LEGEND

-  Area where maximum height is determined by Base Zone
-  Area eligible for general and housing height bonuses
-  Maximum heights area boundary
-  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 C)
-  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
-  (++) North Pearl Specific Bonuses



# 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 - Open Space Performance Standard

## 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.



Riverstone shadow on Jamison Square +/- 6:15 pm May 20



# 30' Height Request

River District Design Guidelines

## River District Design Guidelines

### A Portland Personality

- A1-1 Link the River to the Community
- A3-1 Provide Convenient Pedestrian Linkages
- A5-1-1 Reinforce the Identity of the Pearl District Neighborhood
- A5-3 Incorporate Water Features
- A5-4 Integrate Works of Art
- A8-1 Design Fences, Walls, and Gateways to be Seen Over
- A9-1 Provide a Distinct Sense of Entry and Exit

### B Pedestrian Emphasis

- B1-1 Provide Human Scale to Buildings Along Walkways
- B5-1 Recognize the Roles of the Tanner Creek Parks

### C Project Design

- C1-1 Increase River View Opportunities
- C3-1 Integrate Parking
- C9-1 Reduce the Impact of Residential Unit Garages on Pedestrians



# 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

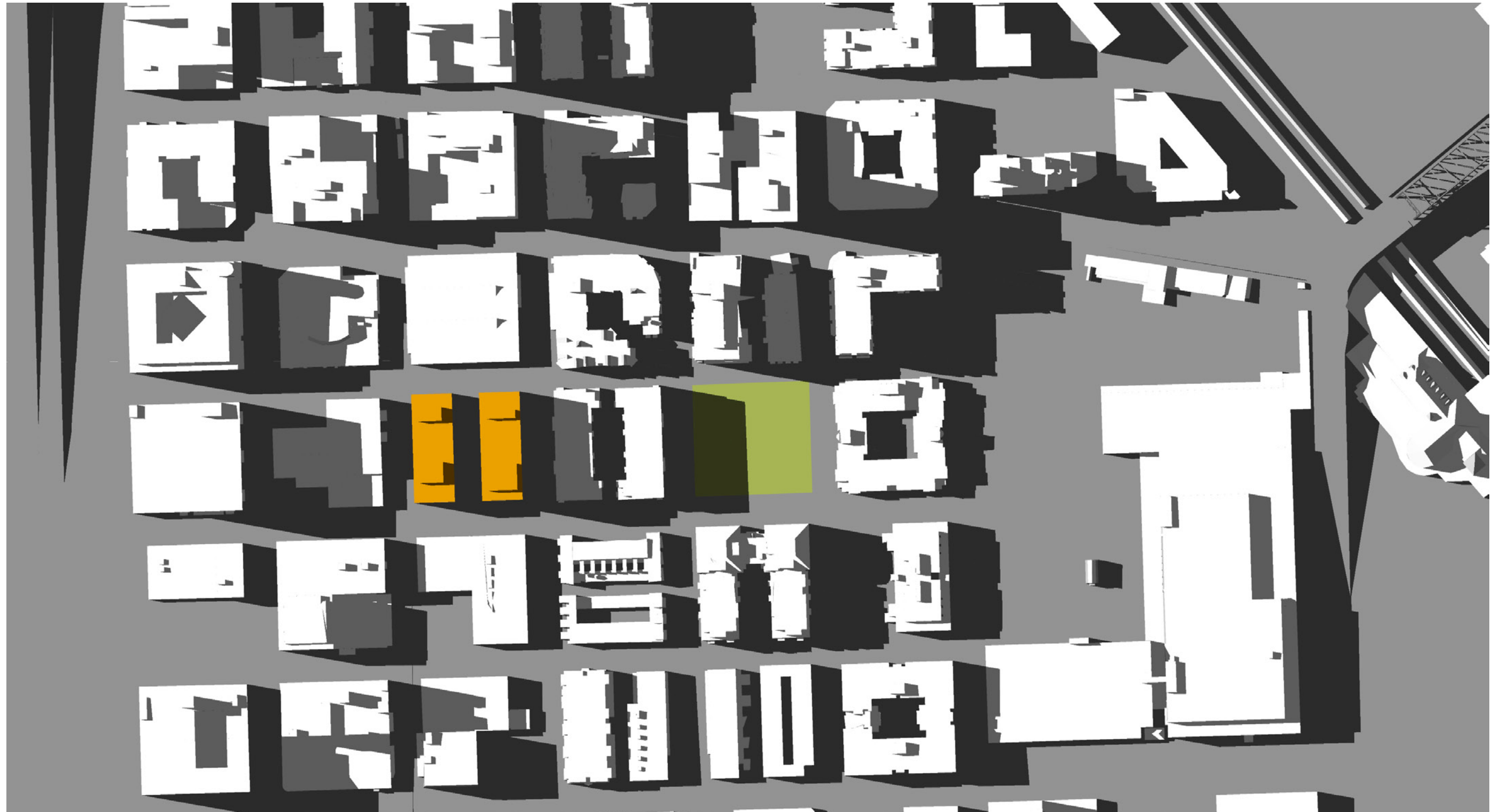




# 30' Height Request

Jamison Square Sun Study at Proposed Height - 120'

June 21, 5:30 PM

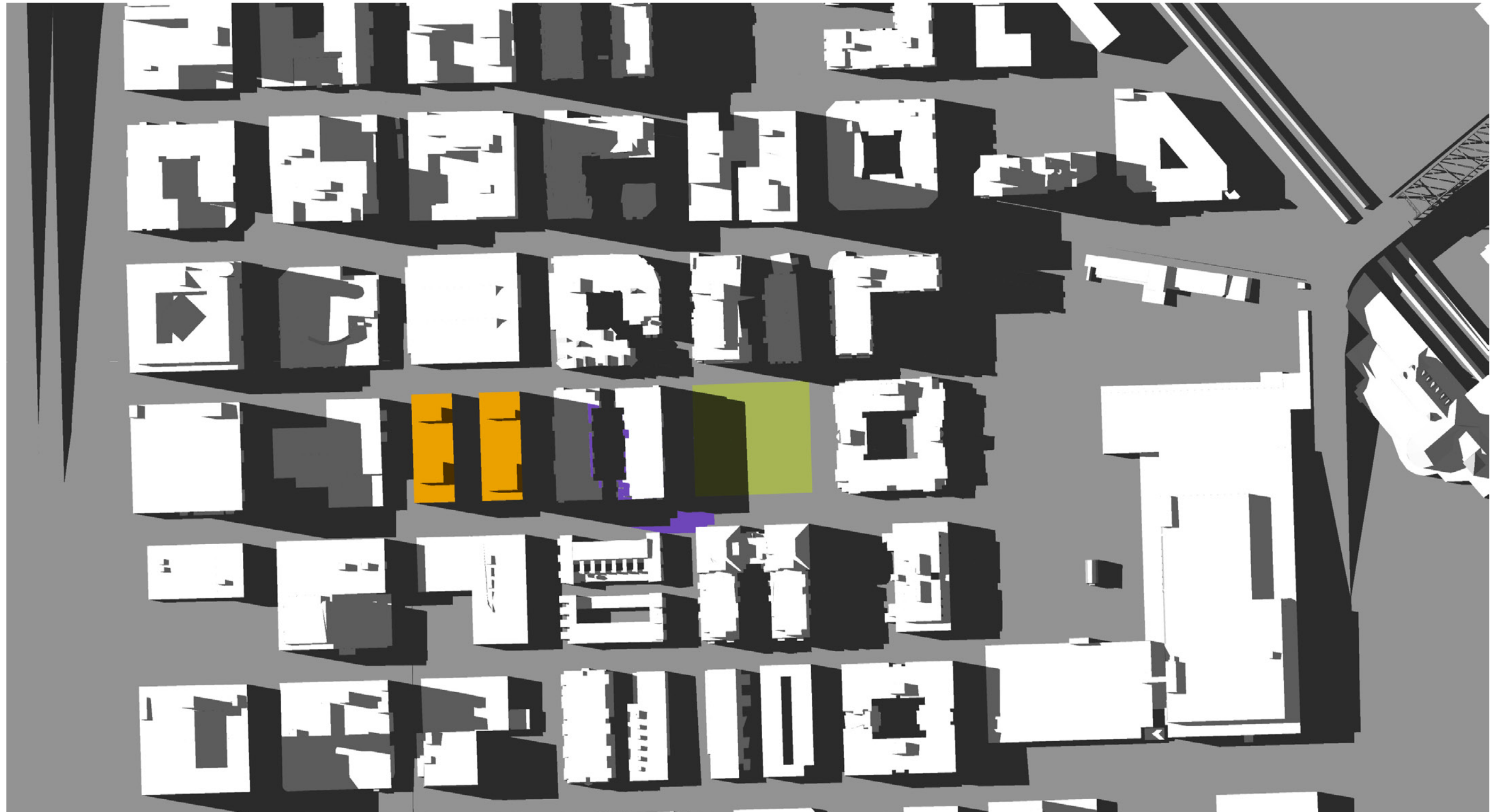




# 30' Height Request

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

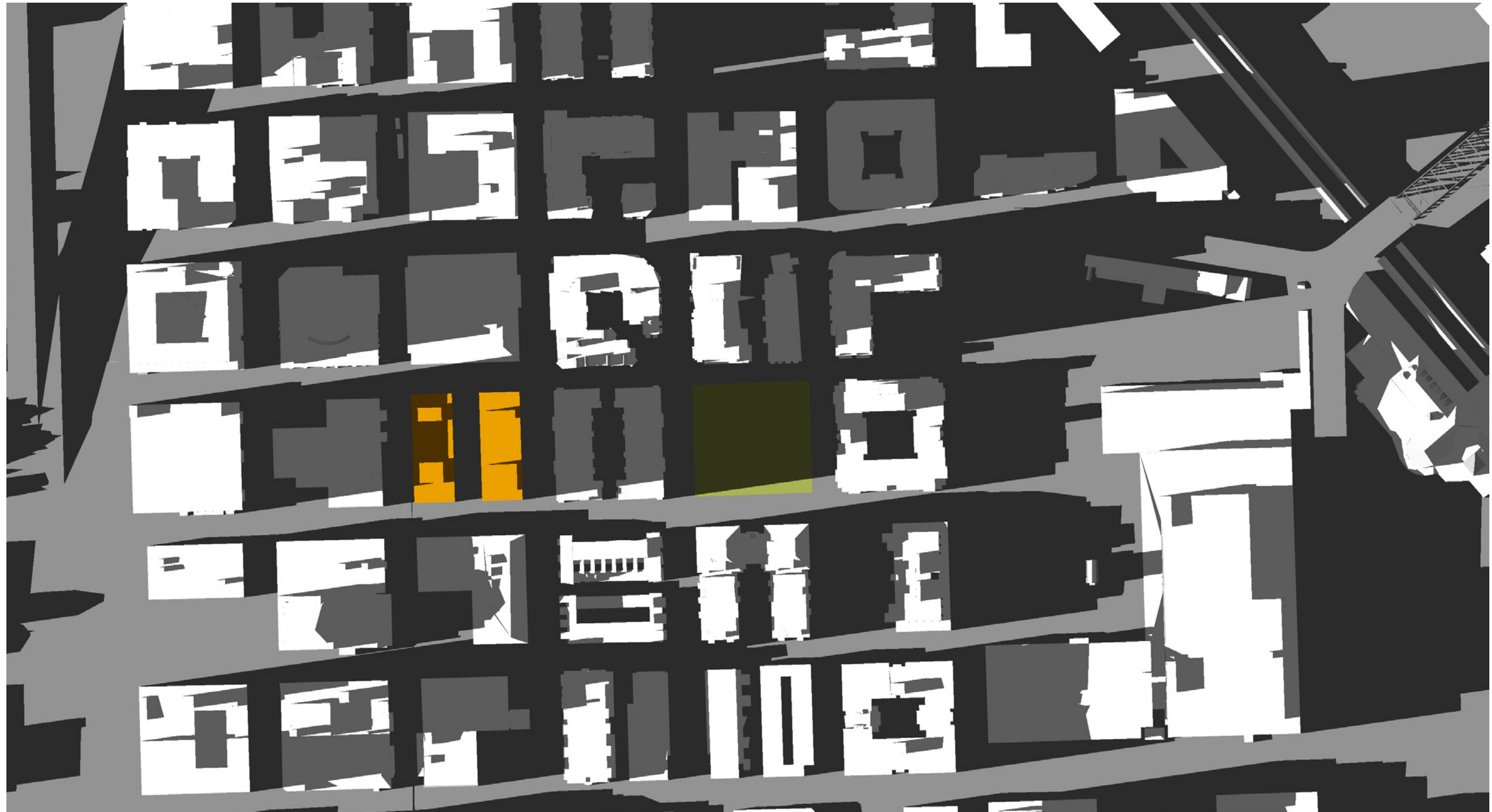




# 30' Height Request

Jamison Square Sun Study at Proposed Height - 120'

March 21, 5:30 PM

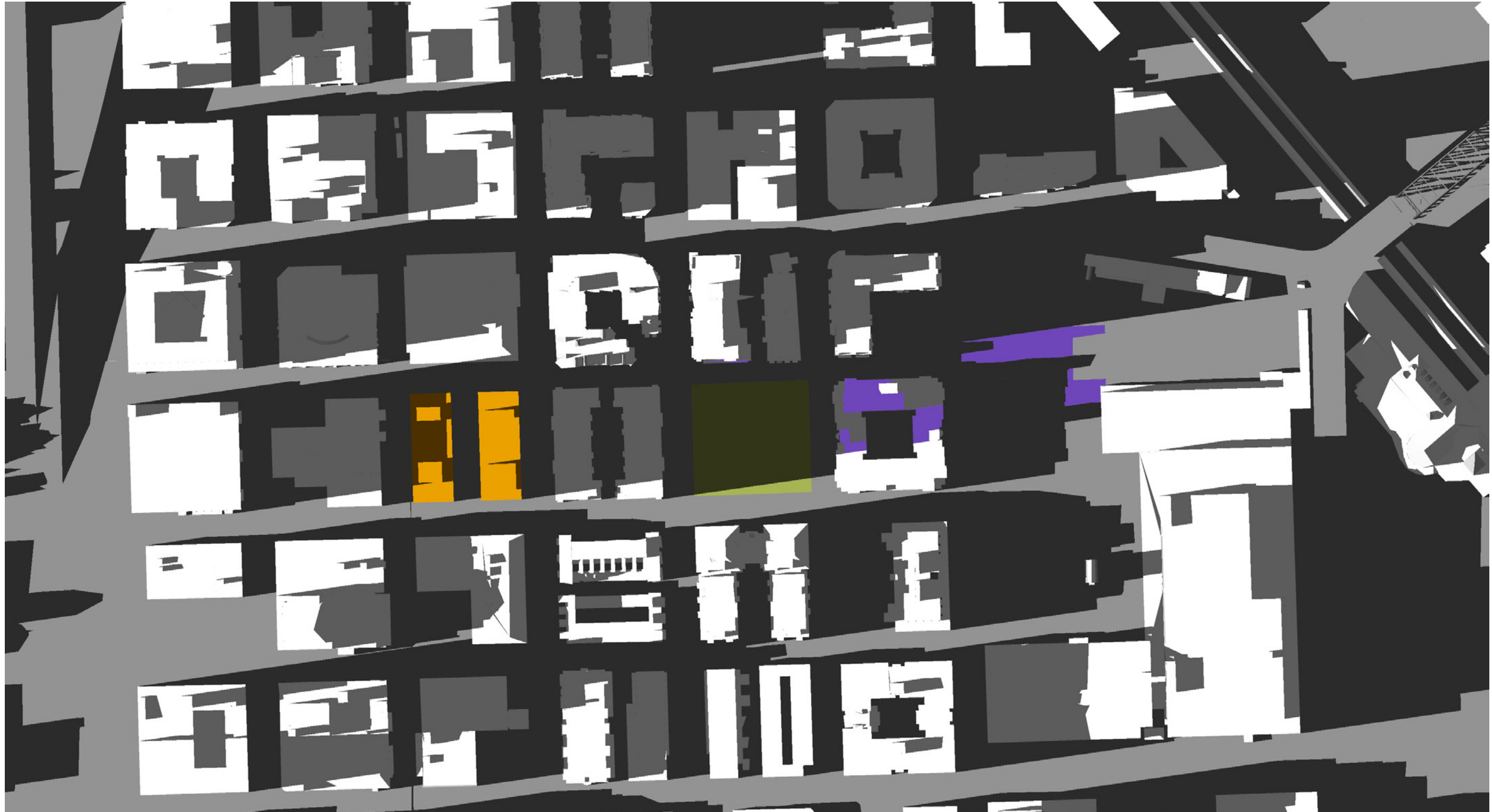




# 30' Height Request

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'

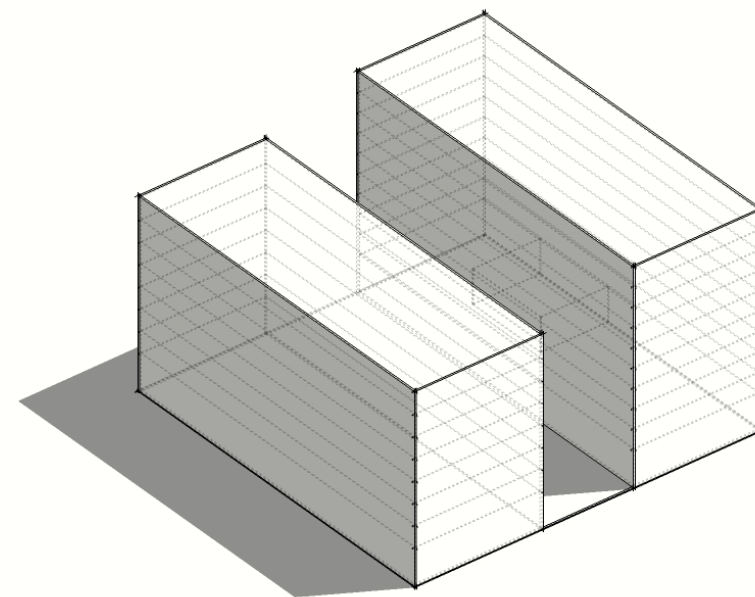
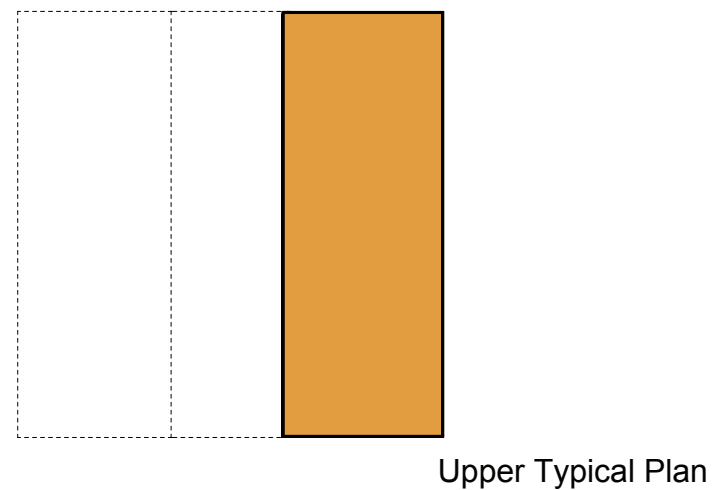
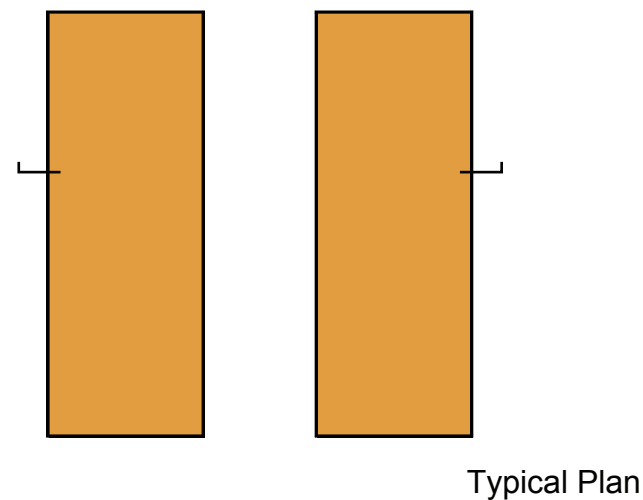
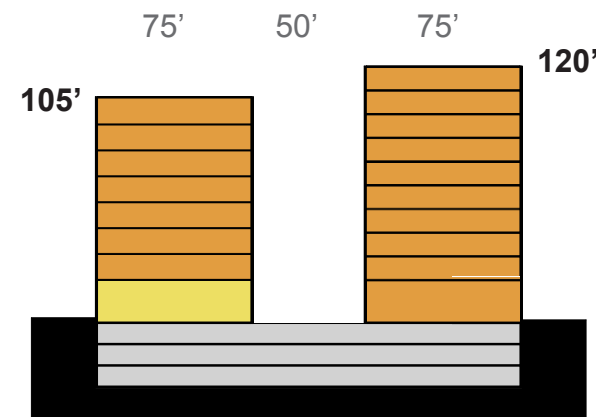
December 21, 3:00 PM





# 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**

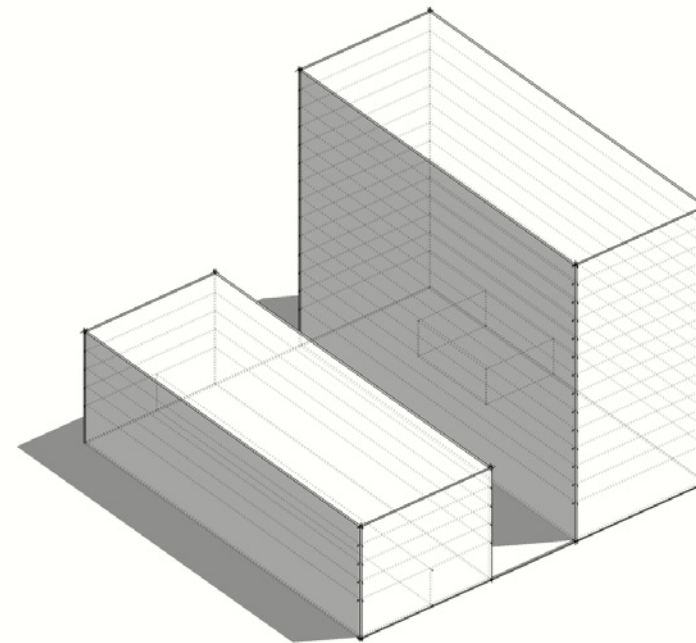
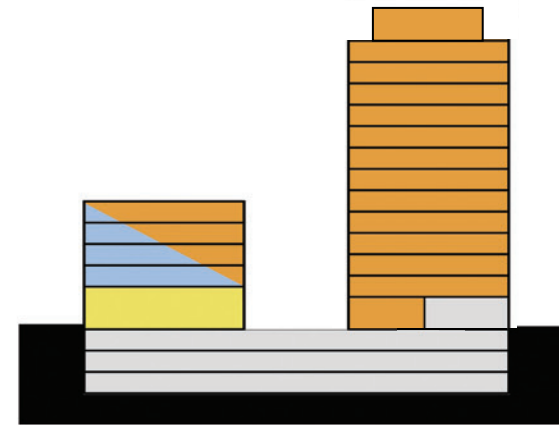
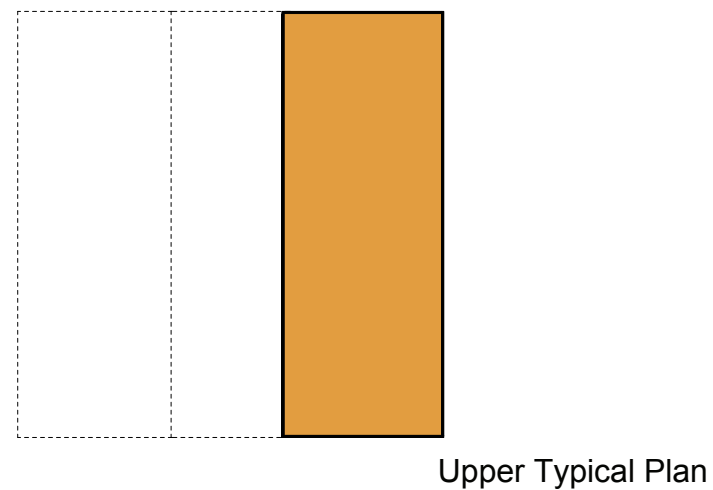
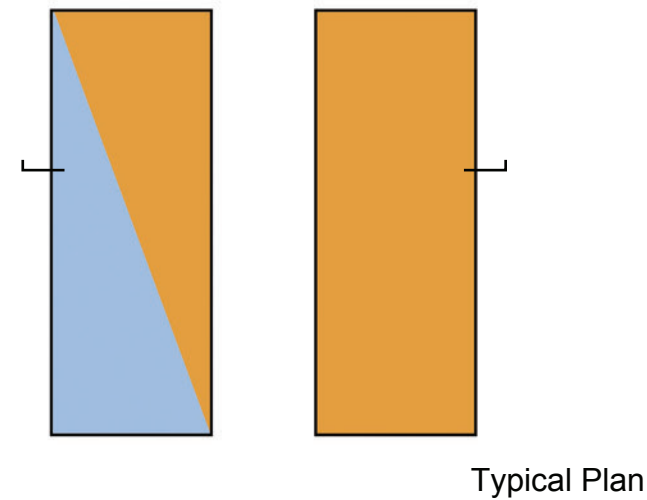
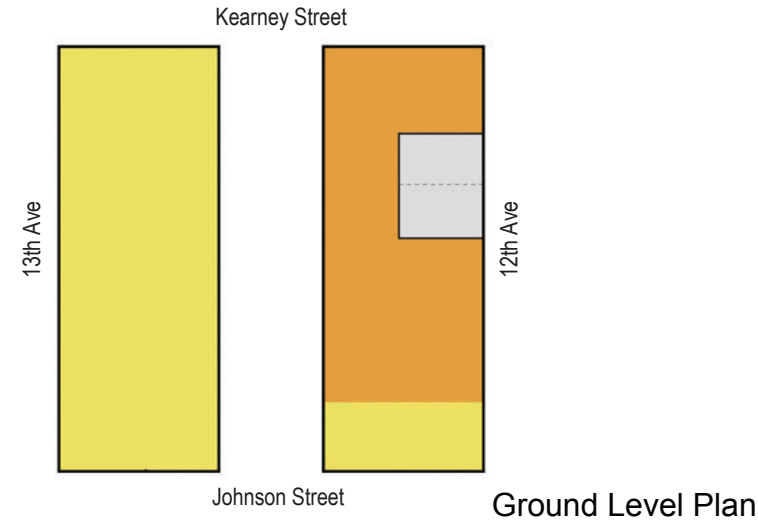
#### Legend

- 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







Additional height on 12th Avenue is best way to keep 13th Avenue character intact.

On-grade public plaza is an asset to the neighborhood.

Proposed massing is the best configuration for community-desired office use.



**MORE INFO**



## SUN STUDY PROCESS

The existing context model was a purchased 3D Studio Max file (<http://www.3dcadbrowser.com/download.aspx?3dmodel=29359>) from 3dcadbrowser.com. This includes the base topography and existing buildings. GIS information from the City of Portland is not easily available.

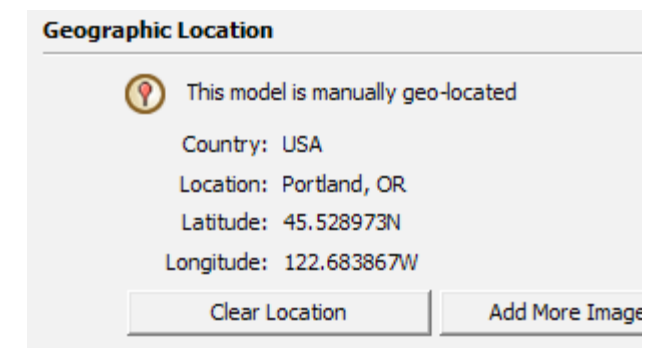
We then compared the model to current conditions and added new construction and some elevated roads and bridges (between 2009 when the model was created and July 2013) using whatever readily available information we could find. We downloaded some models from Google Warehouse.

The basic envelope models for the shadow studies for Block 136 were built and located in Sketchup.

We cross-checked the building heights in the model with the information provided by the City for reasonable accuracy. In the case of discrepancies, we verified as necessary. (One discrepancy at building south of Jamison Square.)

We used Sketchup for the shadow studies, with manual geo-location using specified Portland latitude and longitude

We used Revit to visually verify the consistency of the shadow results for randomly selected times / dates. The Revit shadow studies match those in Sketchup.

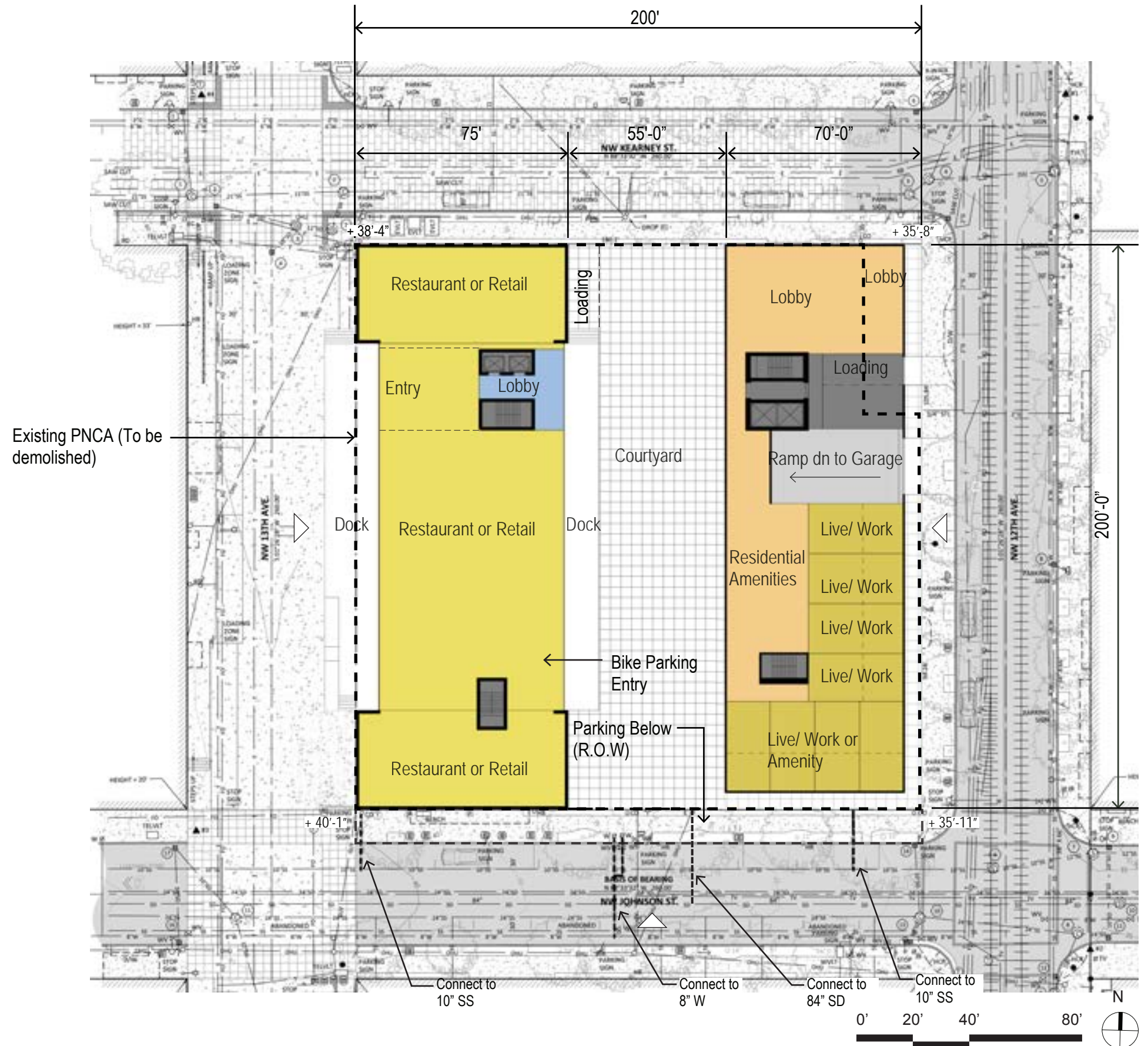




# Section 2 - Design Concept Site Plan

## 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





# 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

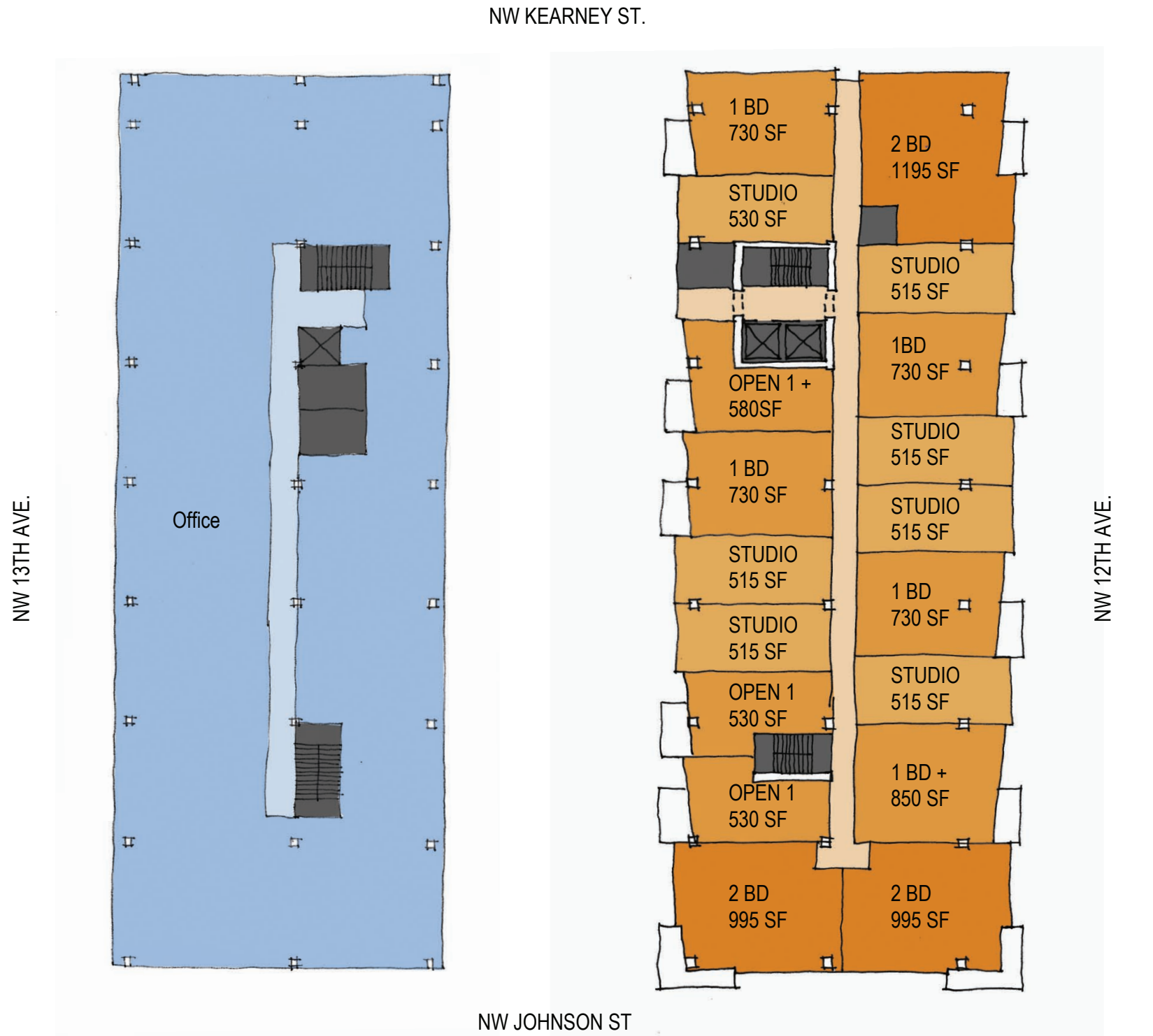
- Street Level +/- 13,940 SF
- Levels 2-5 +/- 15,000 SF

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

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

### Area by Use:

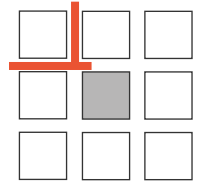
- Total Retail +/- 200,000 SF
- Total Residential +/- 14,700 SF
- Total Lowrise Office or Res +/- 60,000 SF



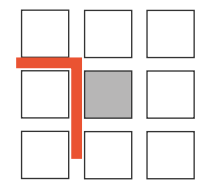


# Overview

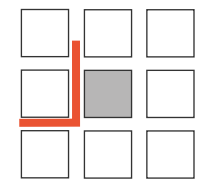
## Site Context



13th + Kearney



13th + Kearney



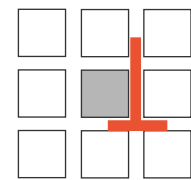
13th + Johnson



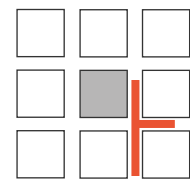


# Overview

## Site Context



12th + Johnson



12th + Johnson





# 30' Height Request

Central City Fundamental Design Guidelines

## A Portland Personality

- A 1 Integrate the River
- A 2 Emphasize Portland Themes
- A 3 Respect the Portland Block Structures
- A 4 Use Unifying Elements
- A 5 Enhance, Embellish and Identify Areas
- A 6 Reuse / Rehabilitate / Restore Buildings
- A 7 Establish and Maintain a Sense of Urban Enclosure
- A 8 Contribute to a Vibrant Streetscape
- A 9 Strengthen Gateways

## B Pedestrian Emphasis

- B 1 Reinforce and Enhance the Pedestrian System
- B 2 Protect the Pedestrian
- B 3 Bridge Pedestrian Obstacles
- B 4 Provide Stopping and Viewing Places
- B 5 Make Plazas, Parks and Open Space Successful
- B 6 Develop Weather Protection
- B 7 Integrate Barrier-Free Design

## C Project Design

- C 1 Enhance View Opportunities
- C 2 Promote Quality and Permanence in Development
- C 3 Respect Architectural Integrity
- C 4 Complement the Context of Existing Buildings
- C 5 Design for Coherency
- C 6 Develop Transitions Between Buildings and Public Spaces
- C 7 Design Corners that Build Active Intersections
- C 8 Differentiate the Sidewalk-Level of Buildings
- C 9 Develop Flexible Sidewalk-Level Spaces



# 30' Height Request

River District Design Guidelines

## River District Design Goals

An additional set of goals for the design review process augment the Central City Fundamental Goals. These goals for design review are specific to the River District. River District Goals design goals are:

- 1.** Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
- 2.** Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
- 3.** Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
- 4.** Strengthen connections within the River District, and to adjacent areas.



## FULL LANGUAGE OF APPROVAL CRITERIA

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;
  - b. If the site is within 500 feet of an R zone, the proposed building will not cast shadows that have significant negative impacts on dwelling units in R zoned lands;
  - 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.;
  - d. If the site is on a block adjacent to the Yamhill or Skidmore Fountain/Old Town Historic Districts, the project must meet the performance standards of Subsection 33.510.205.D.;
  - e. The increased height will result in a project that better meets the applicable design guidelines; and
  - f. Approval of the increased height is consistent with the purposes stated in Subsection 33.510.205.A.



# Overview

Context





# 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

Existing Nearby Building Heights



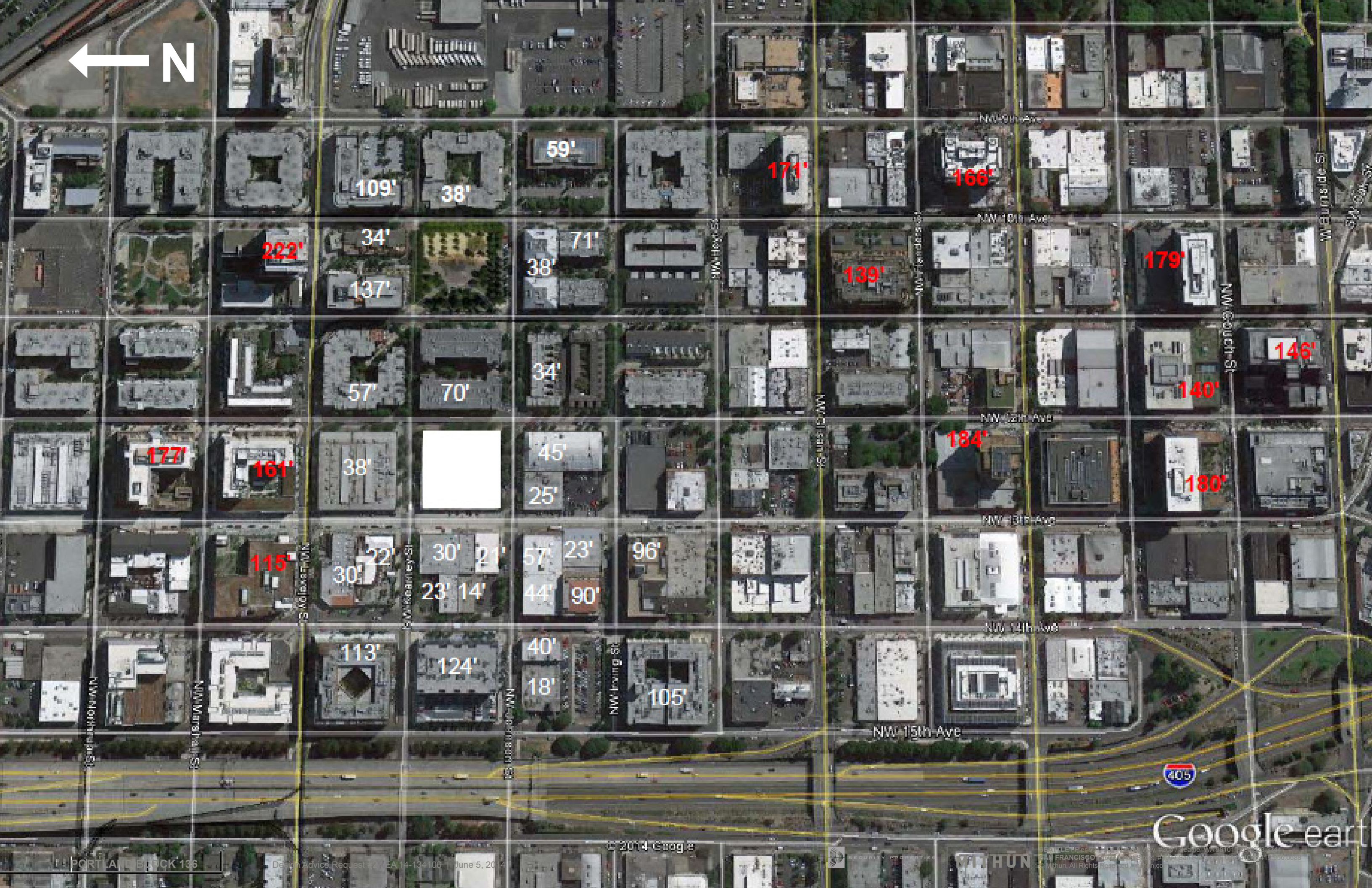
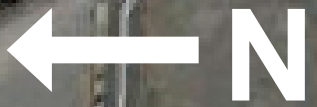
## Legend

- 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





109'

38'

59'

171'

166'

222'

34'

137'

38'

71'

139'

179'

57'

70'

34'

146'

140'

177'

161'

38'

45'

25'

184'

180'

115'

30'

22'

30'

21'

57'

23'

96'

23'

14'

44'

90'

113'

124'

40'

18'

105'