

BLOCK 136

Design Advice Request

Pre-Application EA 14-134111

July 16, 2014















Overview

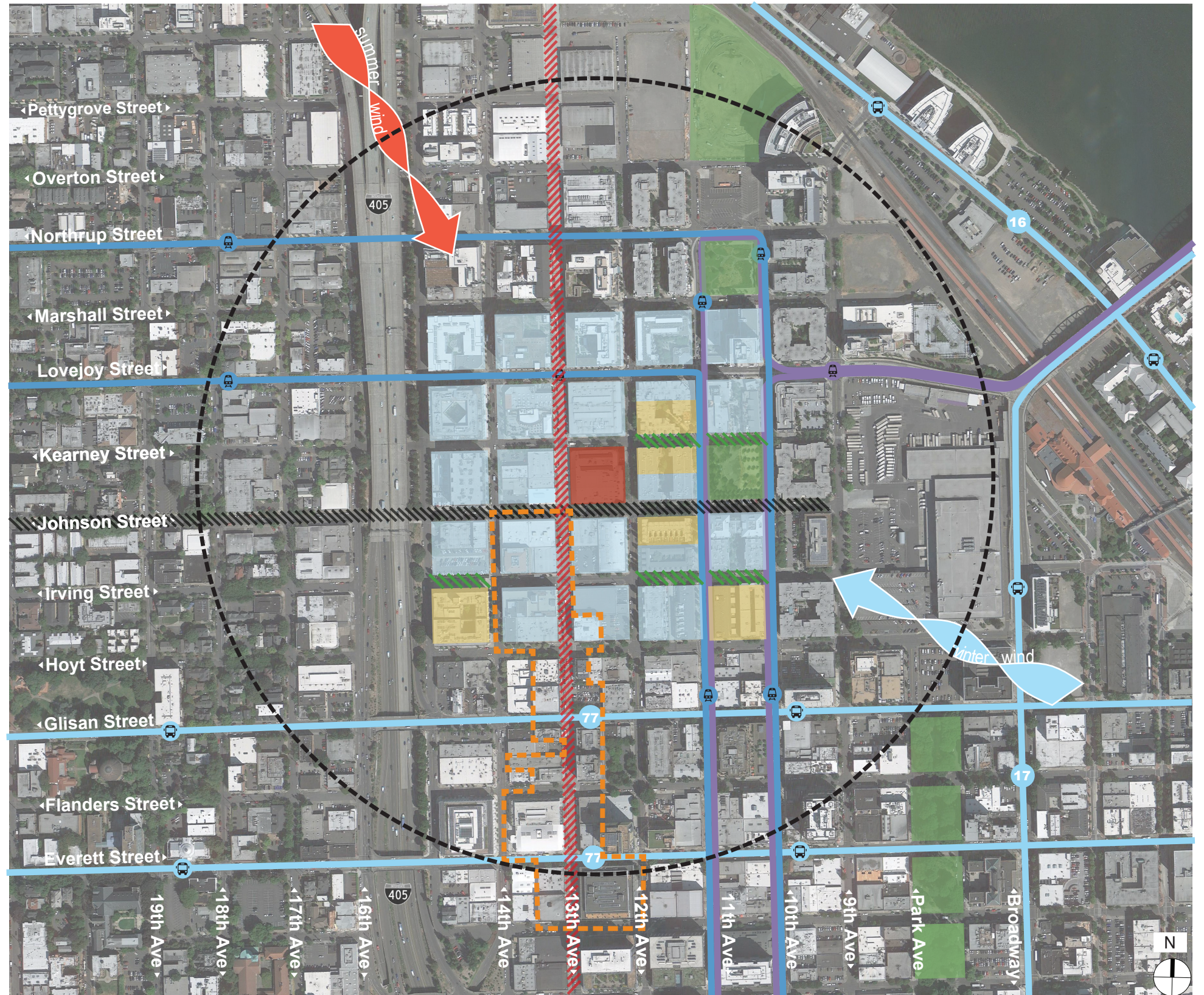
Context Map

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

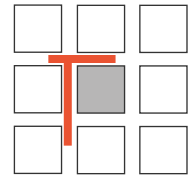
Legend

 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

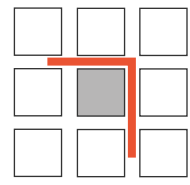


Overview

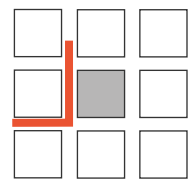
Site Context



13th + Kearney



12th + Kearney

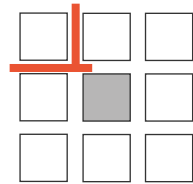


13th + Johnson

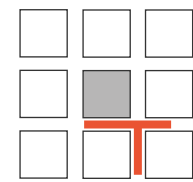


Overview

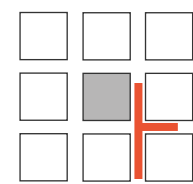
Site Context



13th + Kearney



12th + Johnson

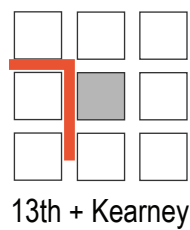
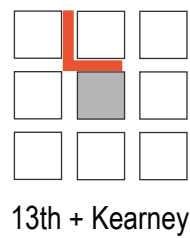
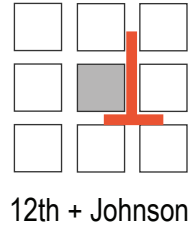


12th + Johnson



Overview

Site Context

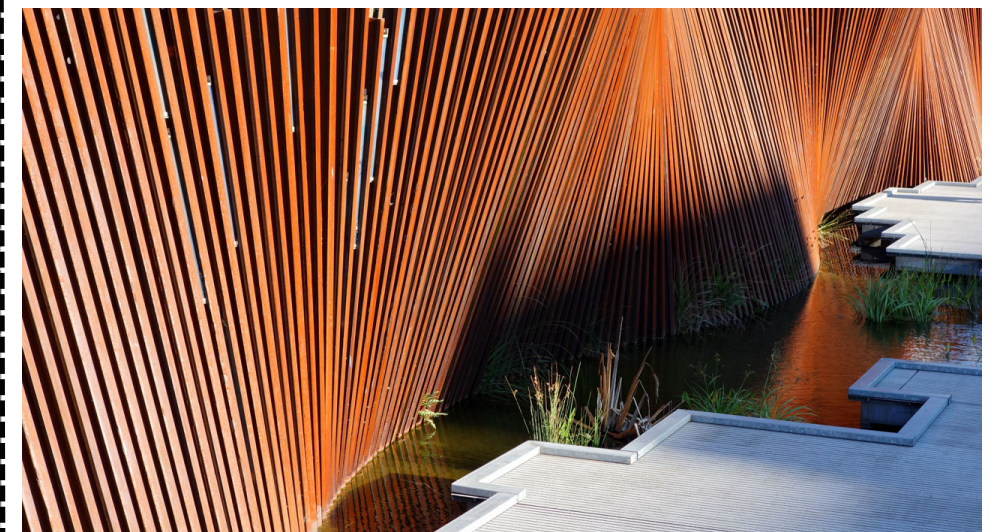


Overview

Contextual Analysis - River District

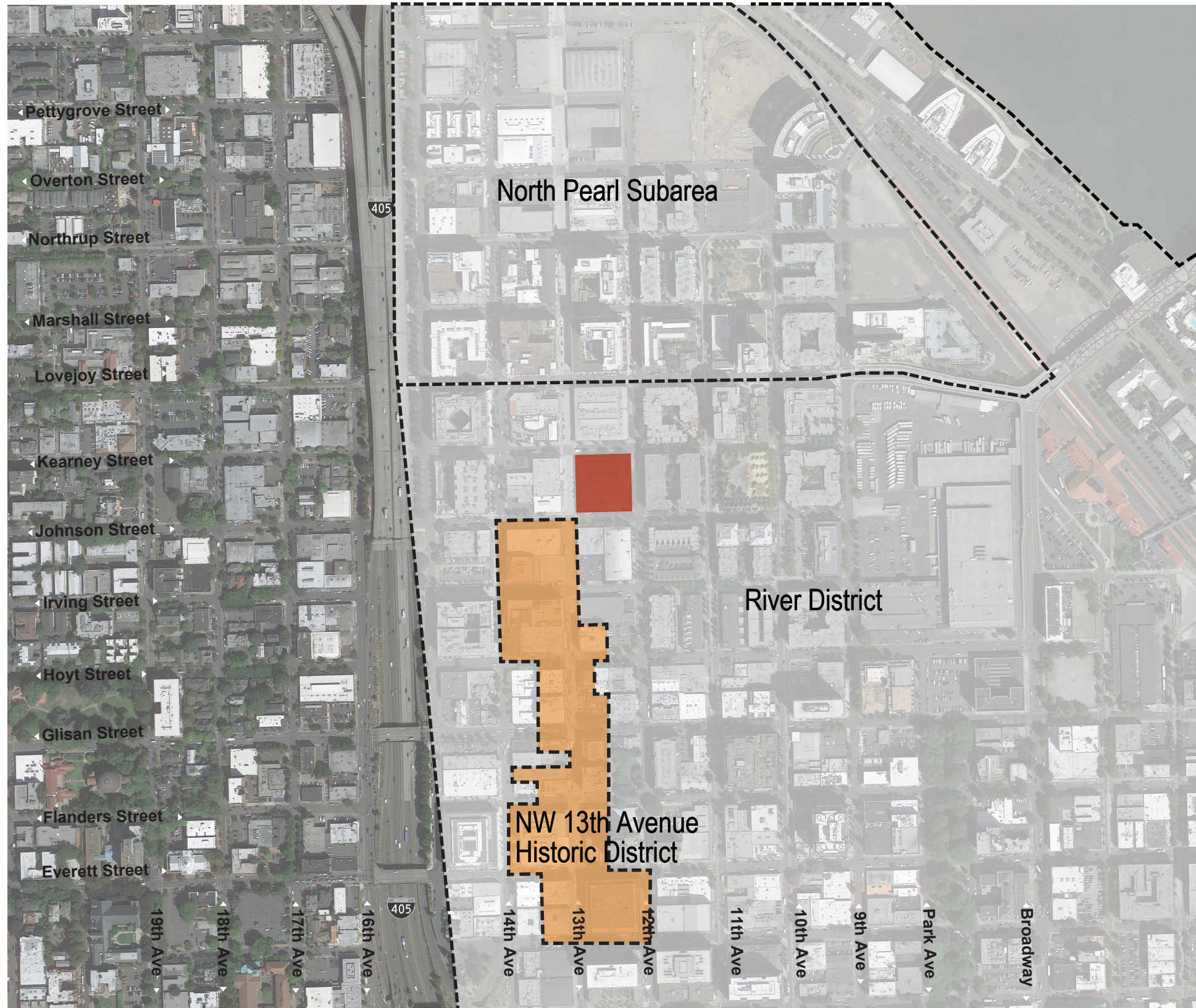


- distinct neighborhoods with unique character
- pedestrian-oriented + transit-served
- park network + river connections
- mixed use + mixed building types



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



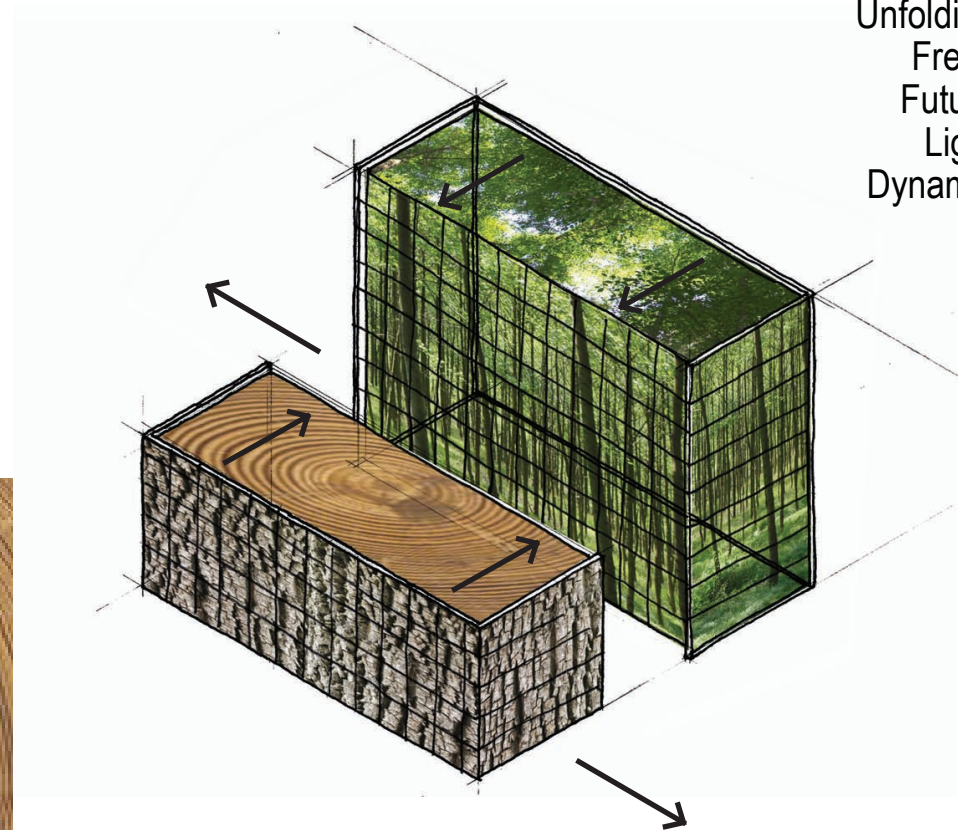
Design Concept

Diagram

Seedling

a young plant or tree grown from a seed

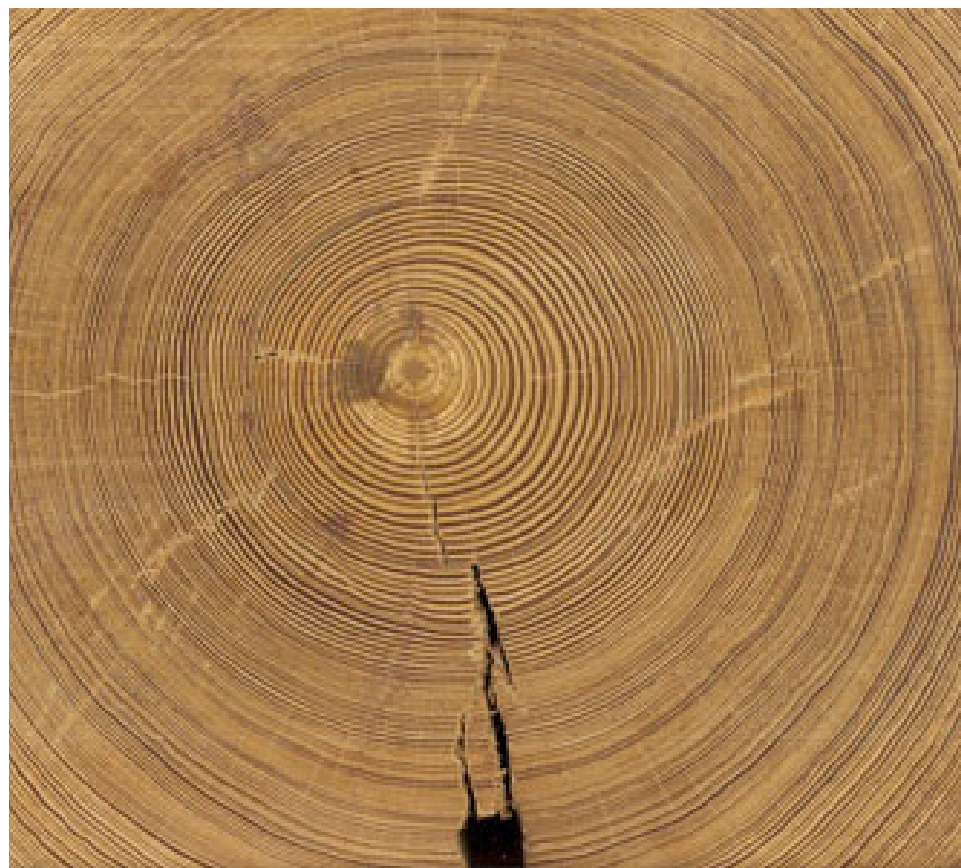
Live
Habitat
Delicate
Unfolding
Fresh
Future
Light
Dynamic



Heartwood

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

Work
Layers
Heavy
Solid
History
Durable
Massive
Processed



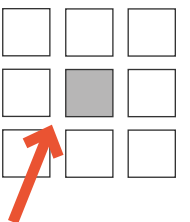
Proposed Design

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

13th Avenue Building Recap

View north along 13th Avenue



13th Avenue Building Recap

DAR #1 Elevations



North Elevation on Kearney Street



West Elevation on 13th Avenue



South Elevation on Johnson Street

Materials



Concrete



Brick

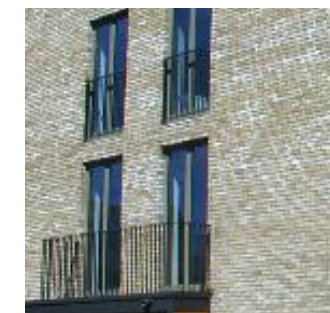
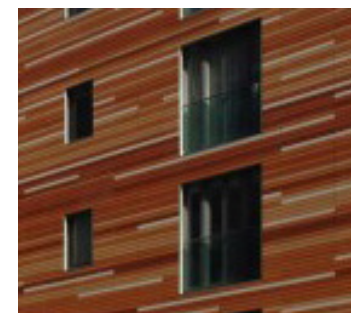


Glazing



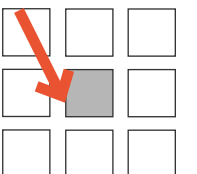
Powdercoated Steel

Precedents



13th Avenue Building Recap

View south along 13th Avenue dock



Proposed Design

Courtyard + Street Level Building Plans



Proposed Design

Typical Floor Plans

NW KEARNEY ST



NW JOHNSON ST

0' 15' 30' 60'

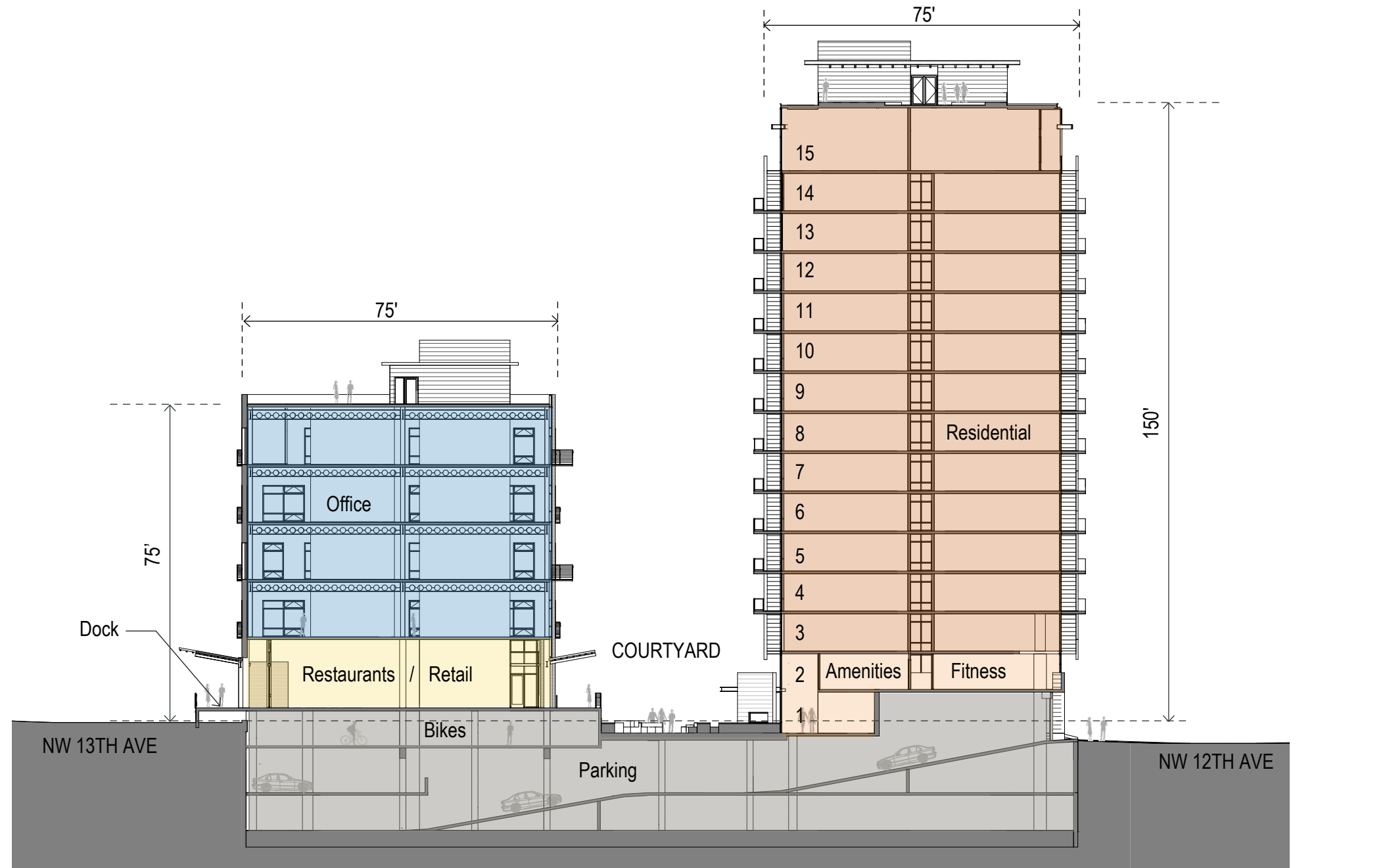


Proposed Design

Building Section

Height Request

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



Building Section

30' Height Request

Jamison Square Sun Study - Without Proposed Project

March 21, 5:30 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



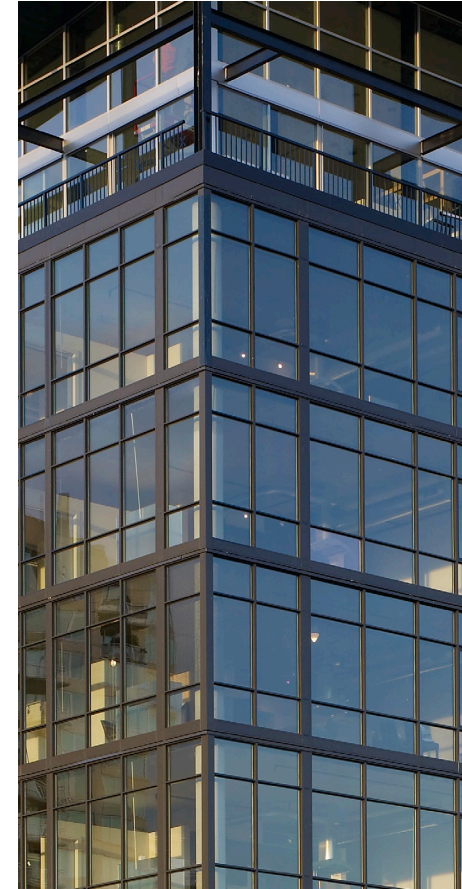
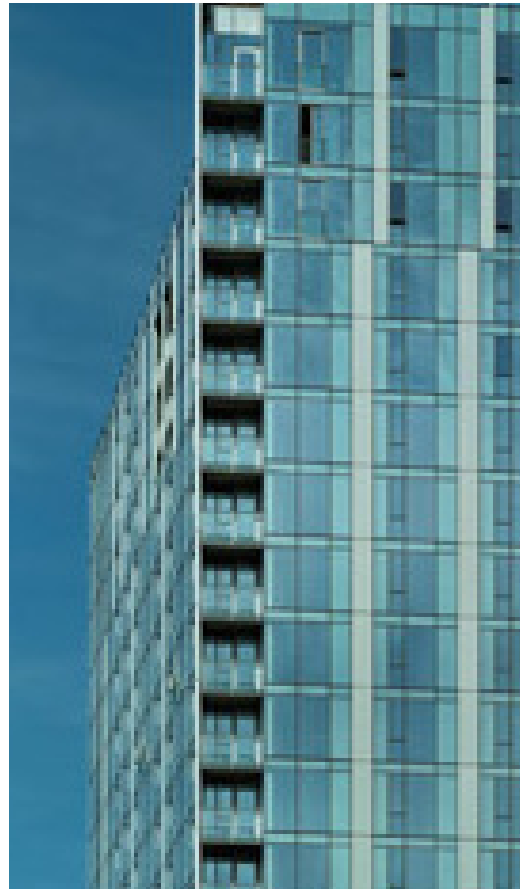
12th Avenue Building

Street View from Southeast



12th Avenue Building

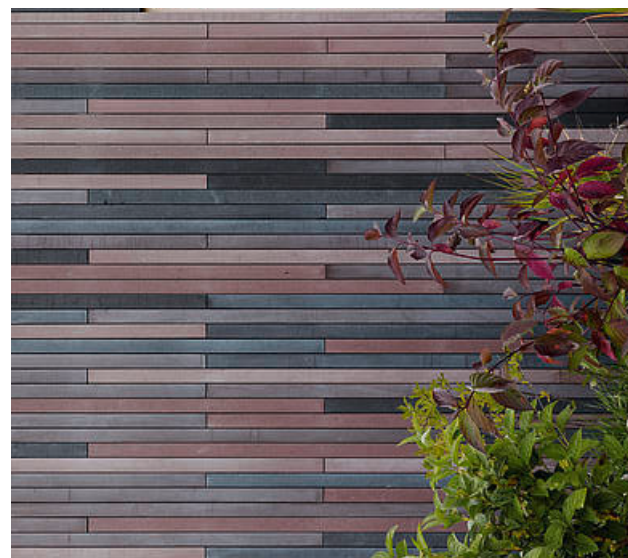
Material Precedents



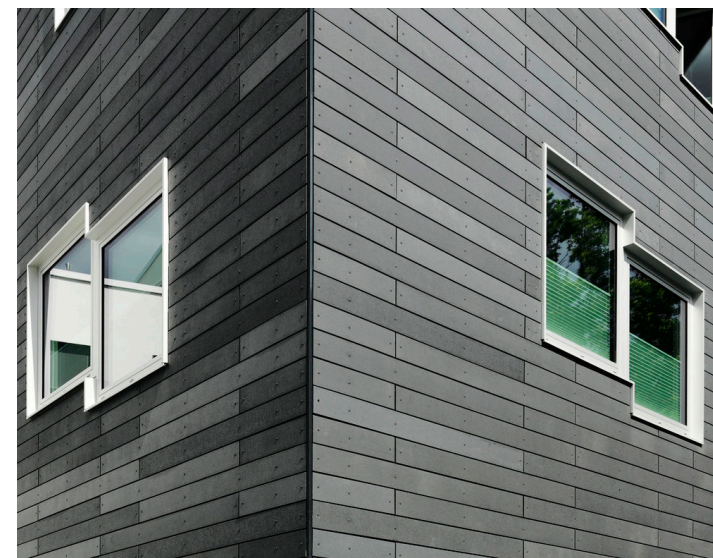
Window-wall + Spandrel Panel



Aluminum Composite Panel



Glass Reinforced Fiber Cement Siding



12th Avenue Building

South Elevation



0' 20' 40' 80'

12th Avenue Building

East Elevation



0' 20' 40' 80'

12th Avenue Building

North Elevation



12th Avenue Building

West Elevation



12th Avenue Building

Enlarged Elevation at Base of Building



Silver Colored Aluminum Composite Panel

Silver Colored Window-wall at Bays

Charcoal Colored Window-wall with Grey Spandrel

Glass Railing

Glass Reinforced Fiber Cement Siding

Charcoal Colored Window-wall

Exposed Concrete

Charcoal Colored Powdercoated Steel Planters

Concrete Base + Stoop

12th Avenue Building

Enlarged Elevation at Top of Building



Fine Corrugated Metal Mechanical Penthouse

Silver Colored Powdercoated Steel Trellis

Charcoal Colored Window-wall with Grey Spandrel

Glass Railing

Fine Corrugated Metal (at perpendicular wall)

Silver Colored Aluminum Composite Panel

Silver Colored Window-wall at Bays

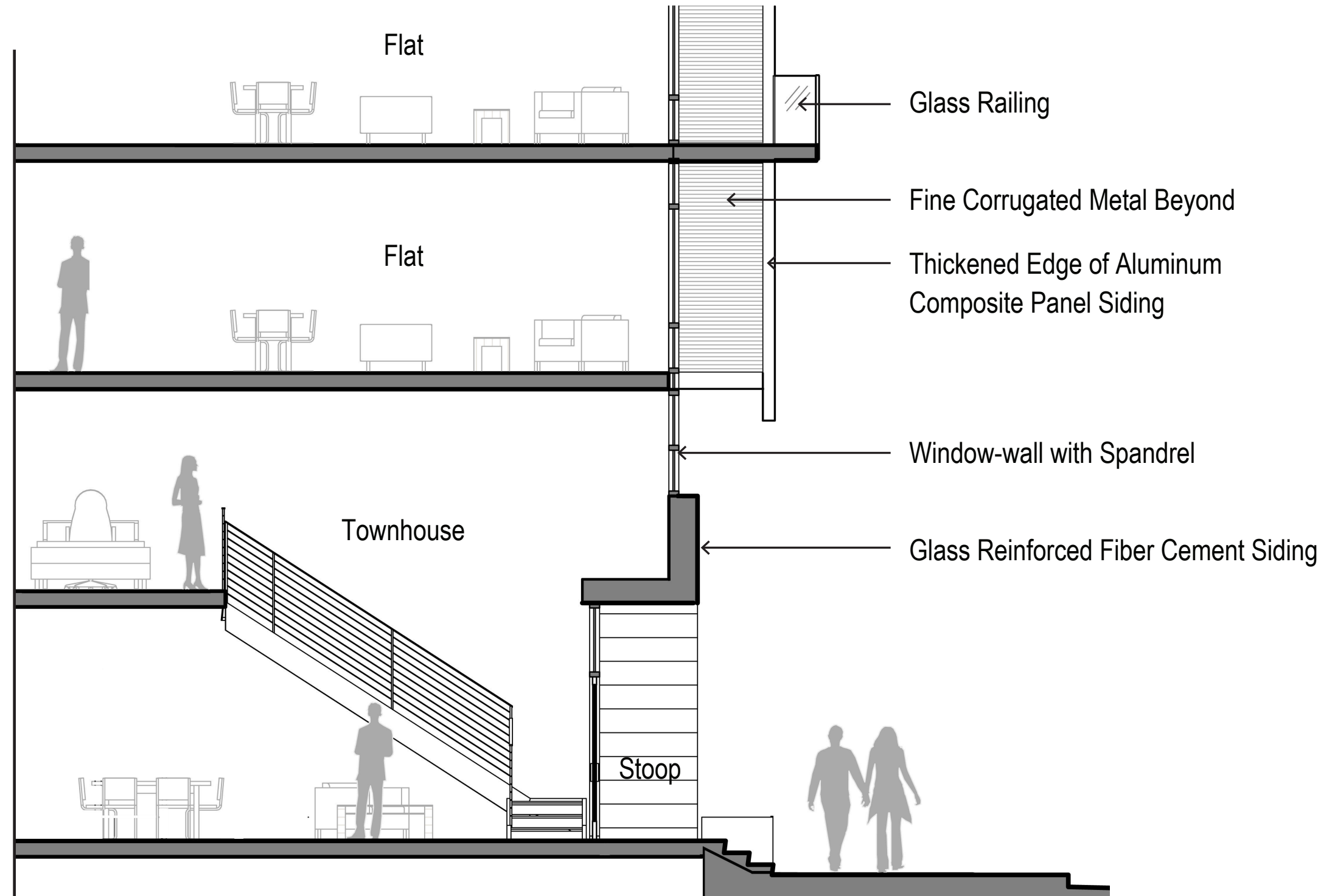
12th Avenue Building

Street View from Southeast



12th Avenue Building

Section on Grade at Townhouses



12th Avenue Building

Enlarged Elevation at South Townhouses



Silver Colored Aluminum Composite Panel

Silver Colored Window-wall

Glass Reinforced Fiber Cement Siding

Charcoal Colored Window-wall

Exposed Concrete

Charcoal Colored Powdercoated Steel Planters

Concrete Base + Stoop

12th Avenue Building

View to Residential Entry from NW Kearney Street



Portland Courtyard Study

Site Observations



Key:
■ Public
■ Semi - Public / Private
■ Vacated R.O.W.'s

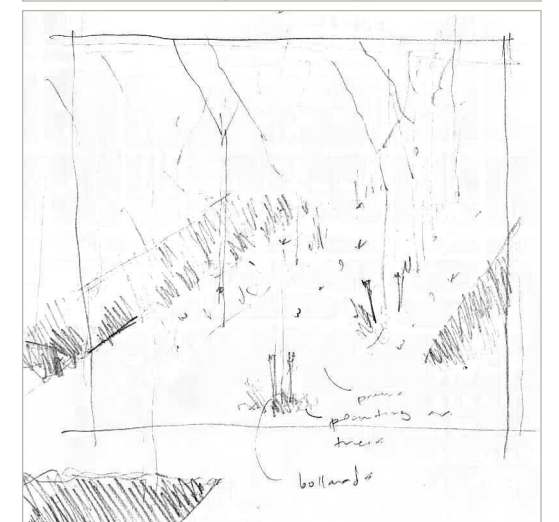
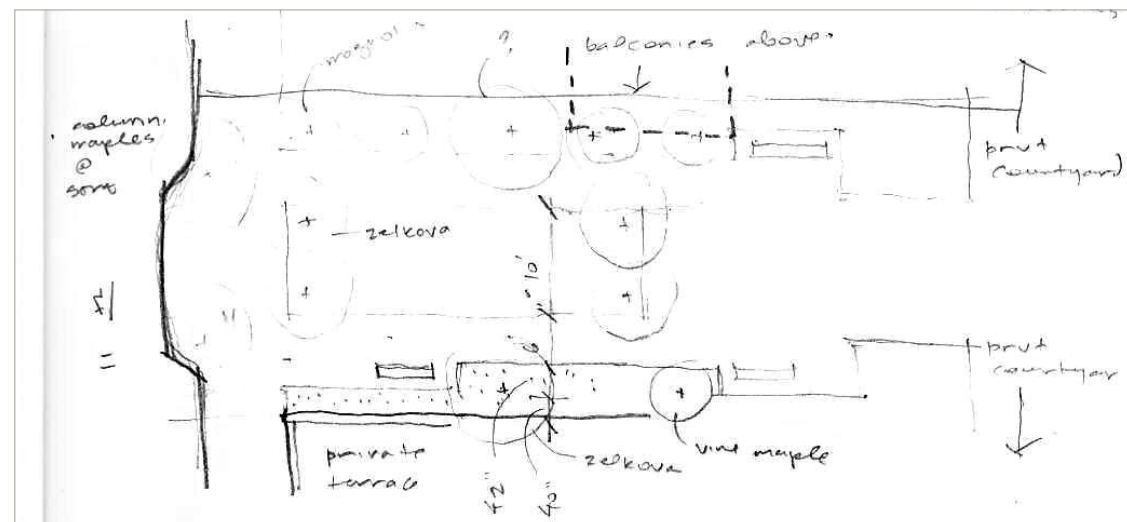
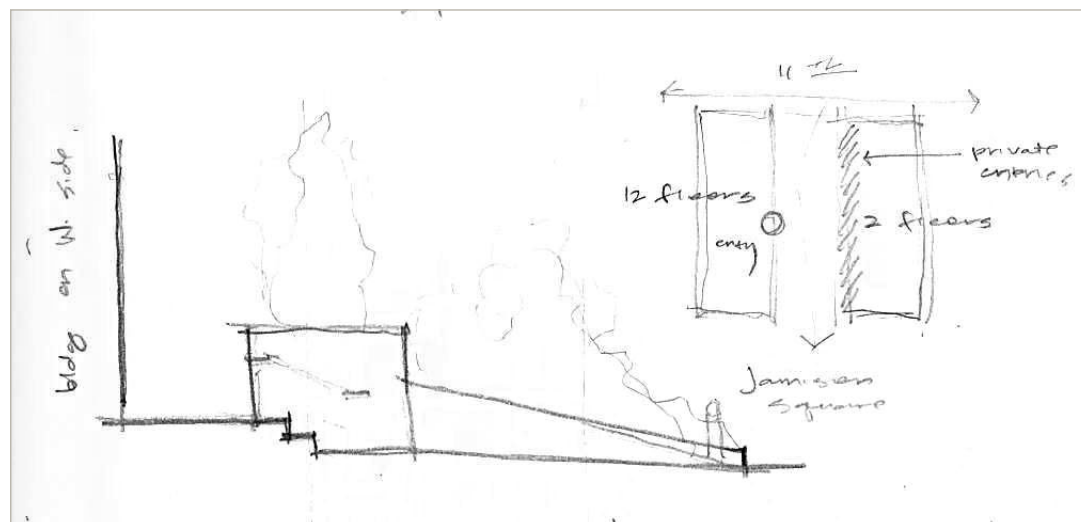
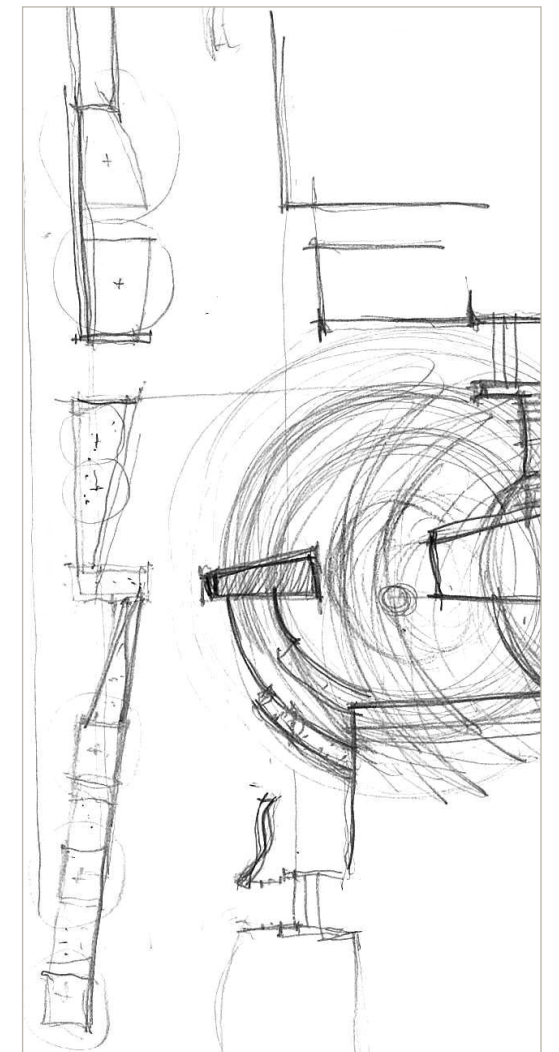
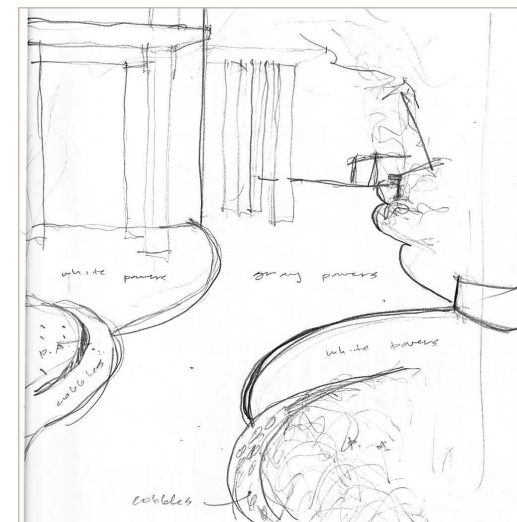
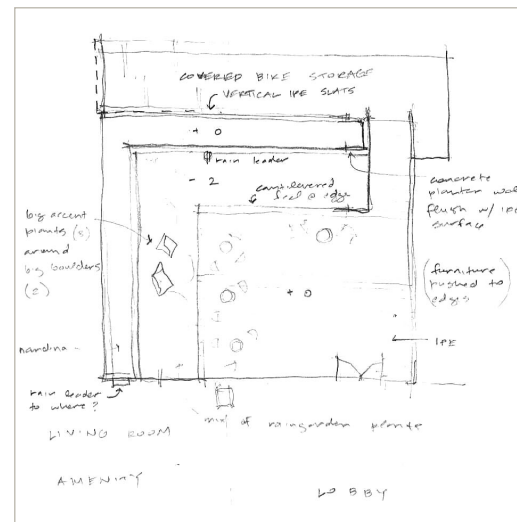
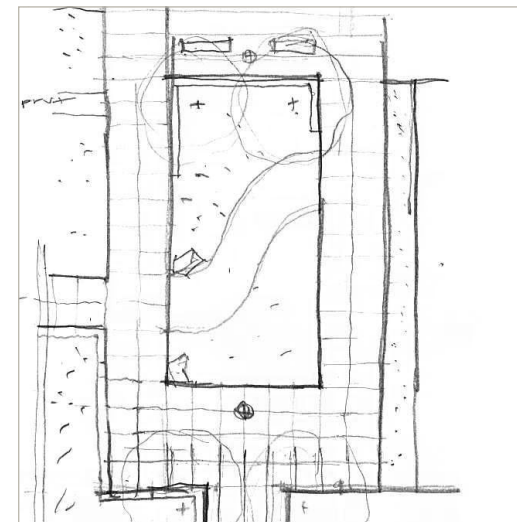
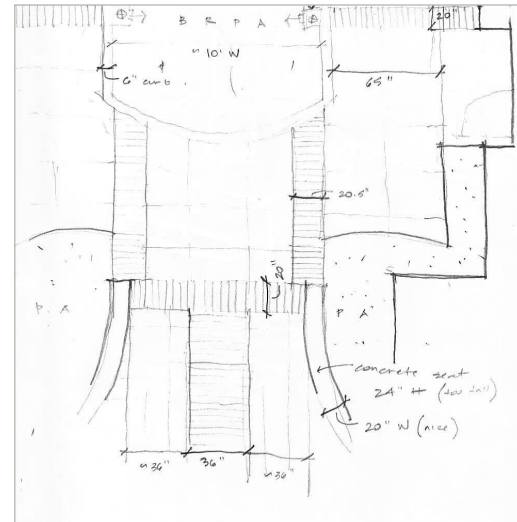


Courtyard

Neighborhood Precedents

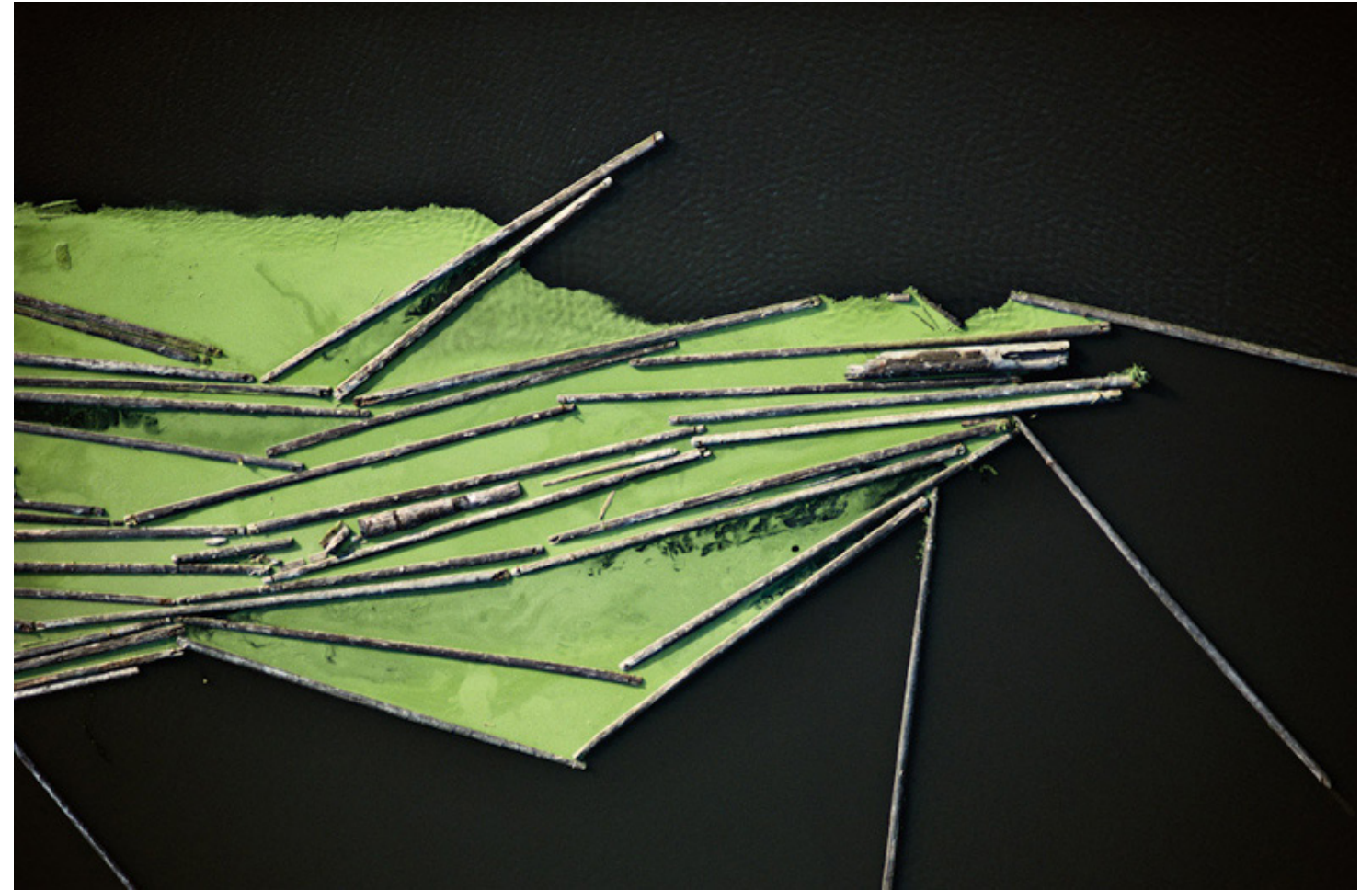
Lessons Learned from Courtyard Observations:

- Success is dependent on destinations
- Mid-level tree canopy for privacy
- Largely passive programming
- Simple, clean materials are most successful
- People sit in dappled shade
- People sit facing pedestrian traffic
- Grade change can be a barrier
- People like to pass through a space, not a void



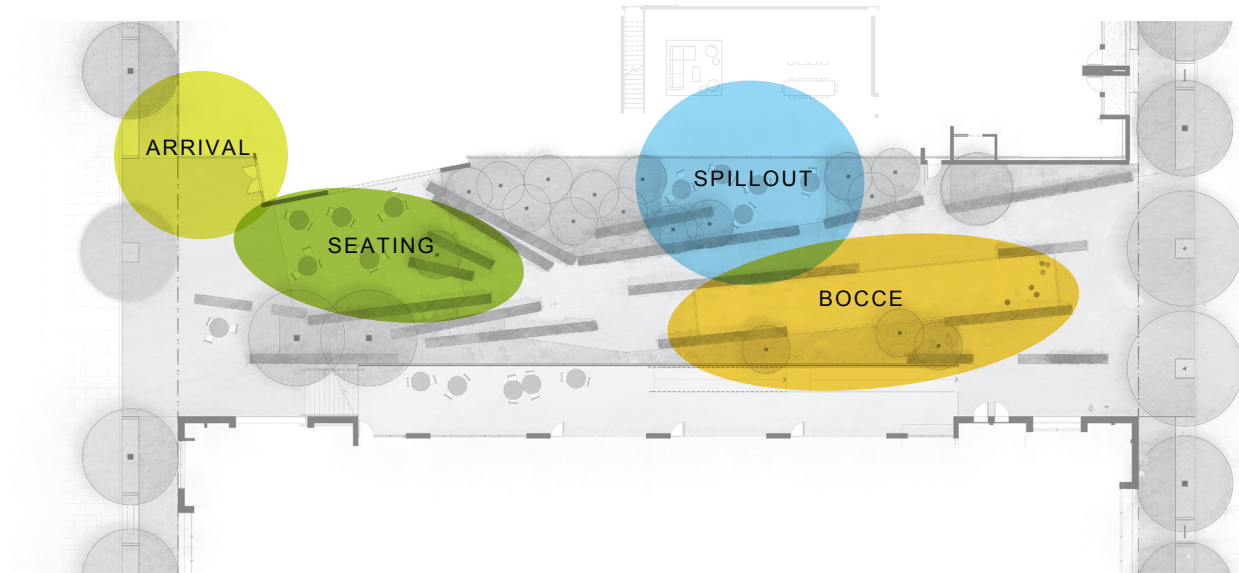
Courtyard

Concept

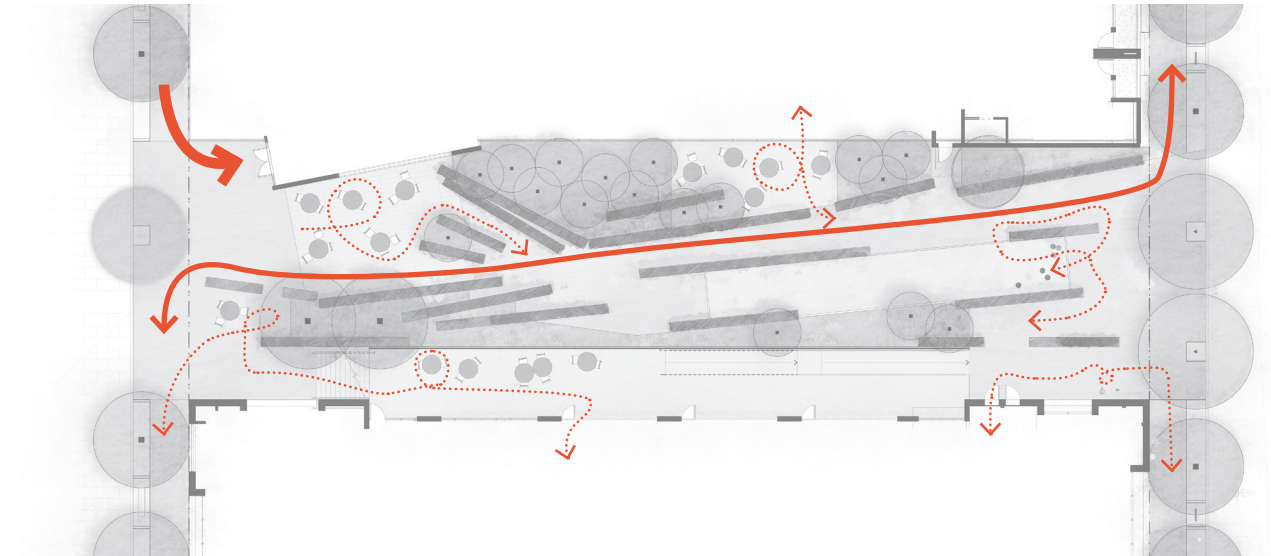


Courtyard

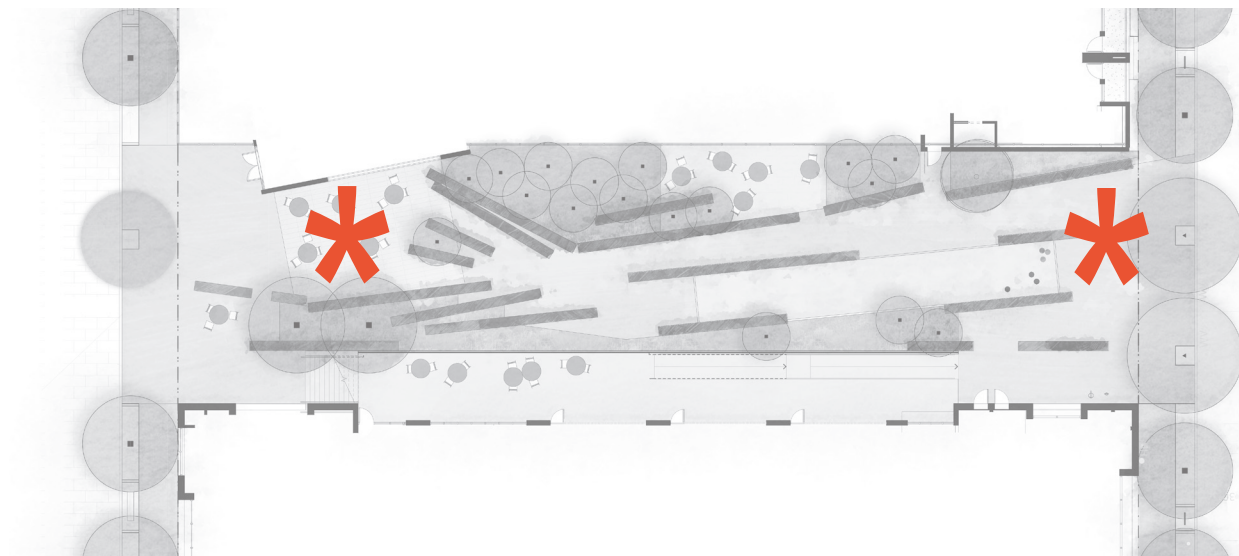
Diagrams



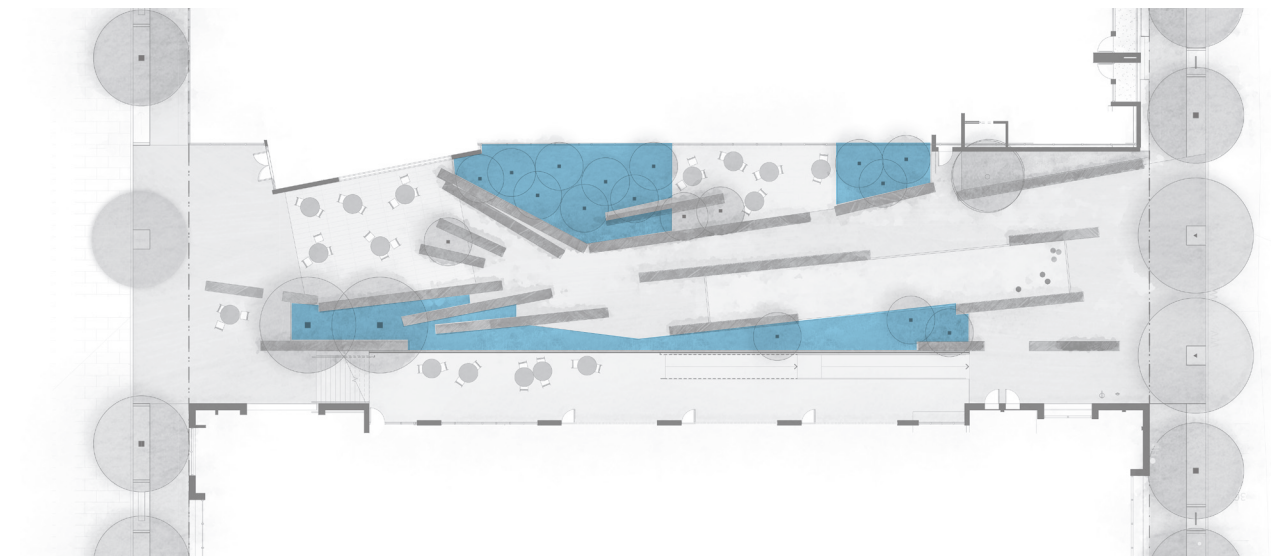
Courtyard Program



Circulation



Art Opportunities



Stormwater Planter Opportunities

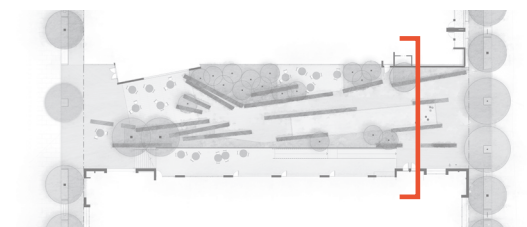
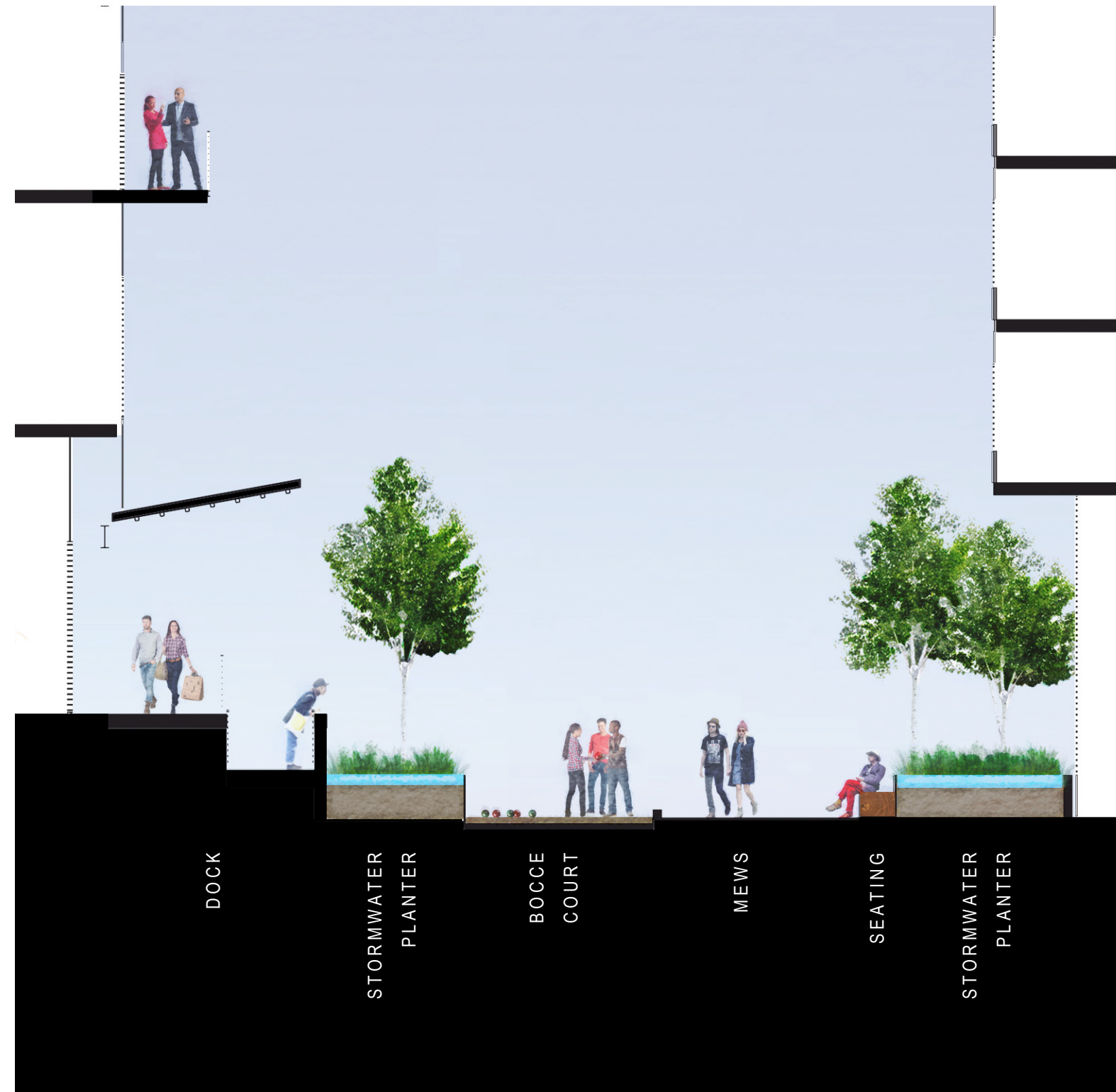
Courtyard

Plan



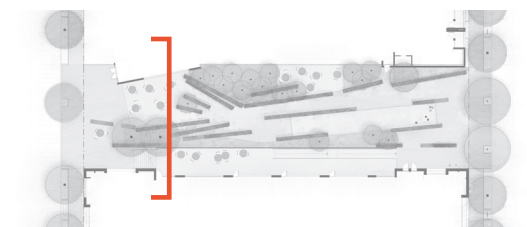
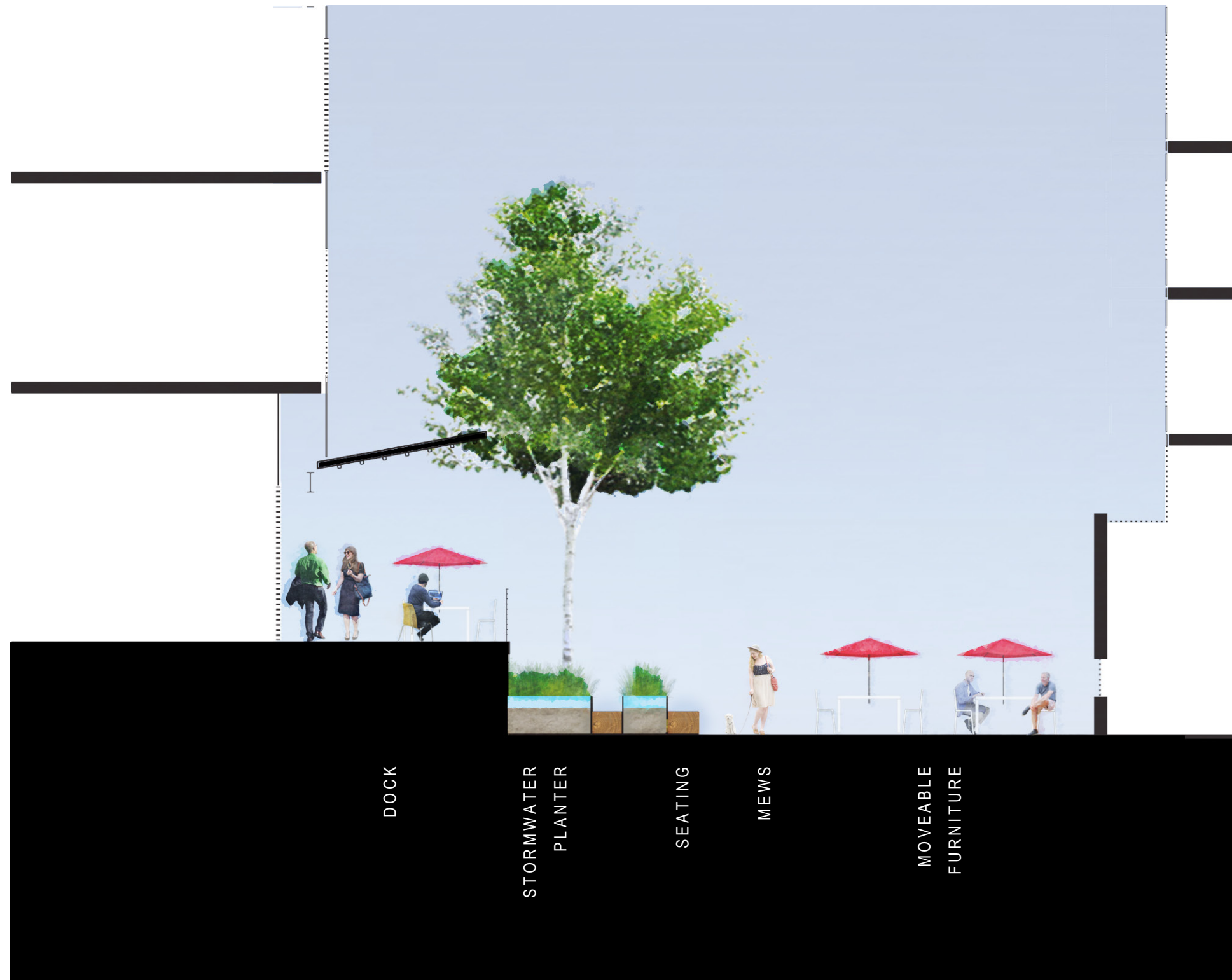
Courtyard

Section through Bocce Court



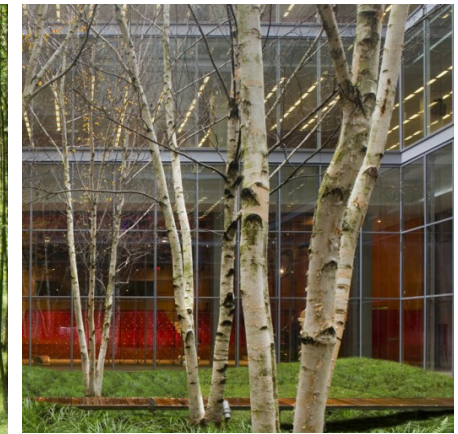
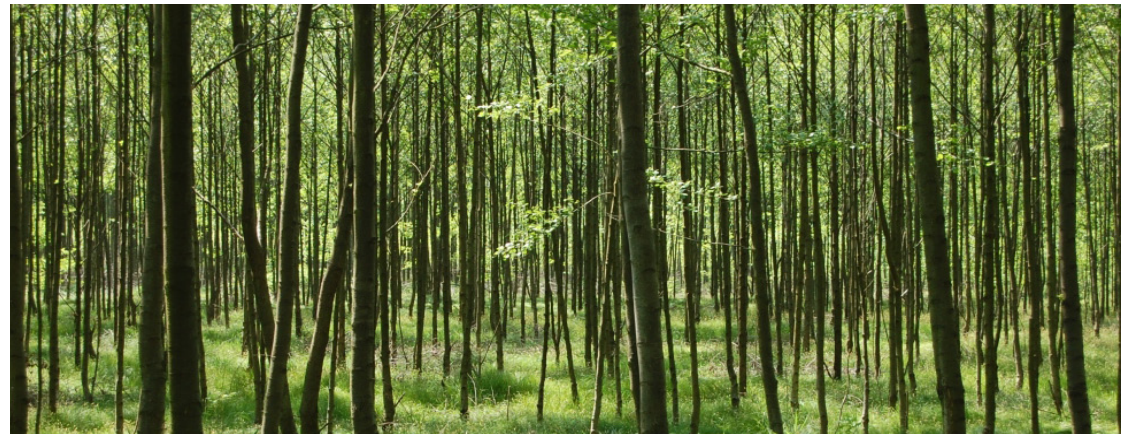
Courtyard

Section through Seating Area



Courtyard

Planting Concept



Accretion

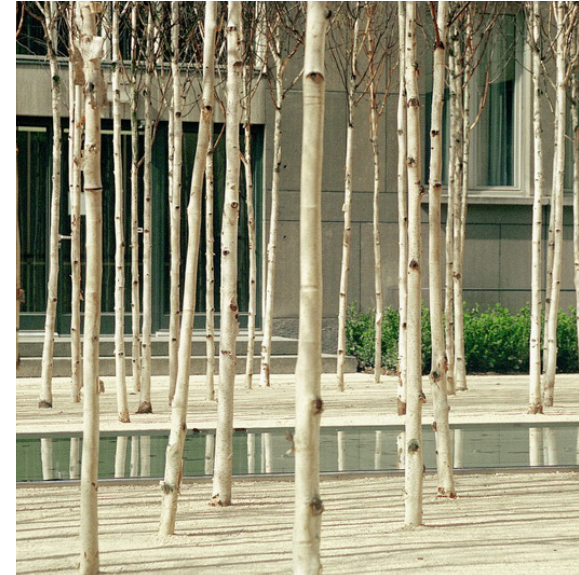
Courtyard

Planting Palette

CANOPY



Himalayan Birch *Betula jacquemontii*



Vine Maple *Acer circinatum*

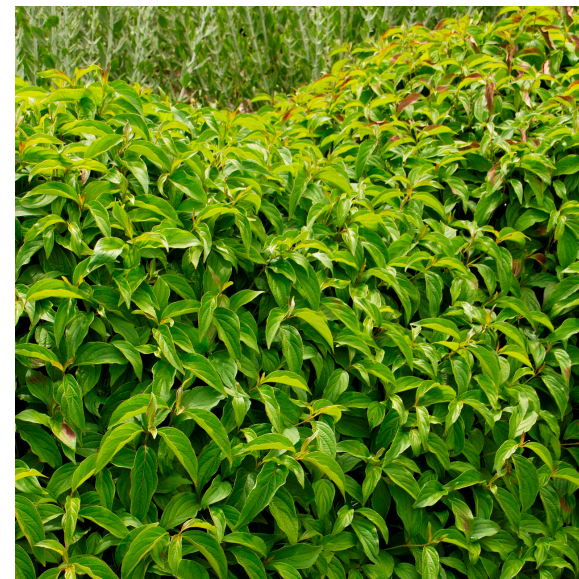
GROUNDPLANE



Sweetbox *Sarcococca confusa*



Autumn Fern *Dryopteris erythrosora*



Redtwig Dogwood *Cornus kelseyi*



David's Viburnum *Viburnum davidii*

Courtyard

Materials



Reclaimed Timber Site Furnishings

Modular Pavers



Integrated Bike Slots



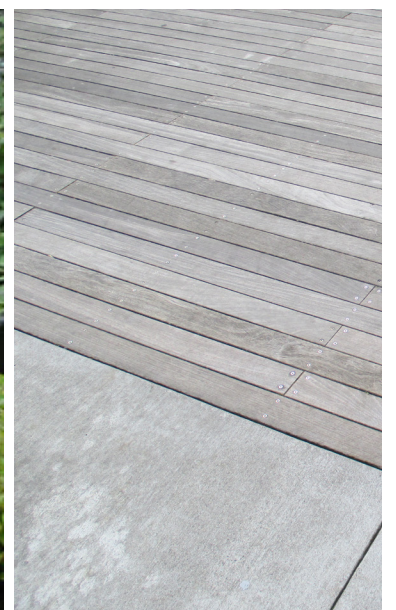
Bocce Court



Movable Tables and Chairs



Stormwater Planters



Ipe Decking

12th Avenue Building + Courtyard

Courtyard View from Retail Dock

