

FRONT17 DESIGN ADVICE
REQUEST
SEPTEMBER 2014

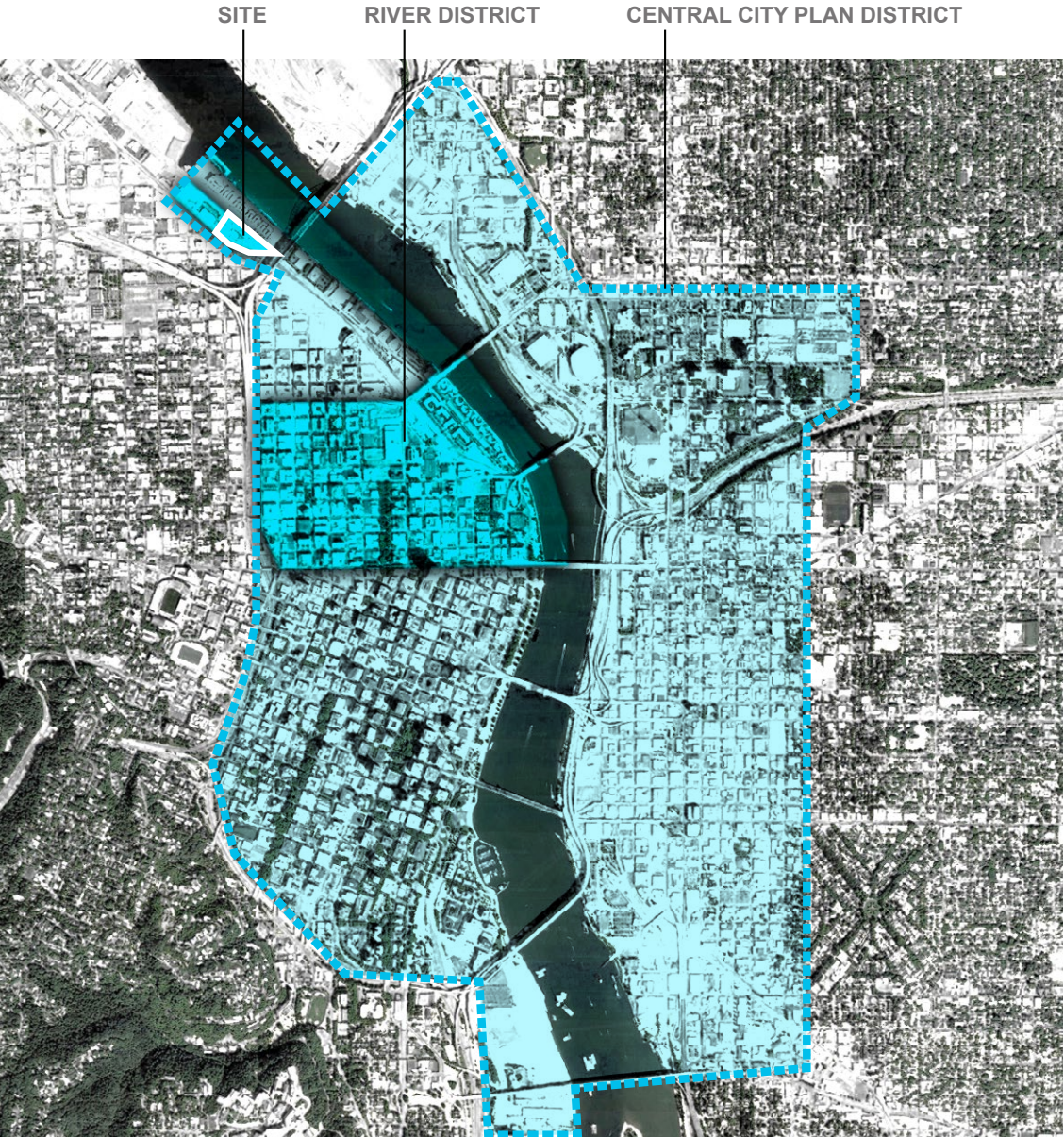
YBA
architects



site location



BIRD'S EYE VIEW OF THE SITE AREA FROM THE SOUTH



AERIAL OF THE CENTRAL CITY AREA

Front17 is a mixed-use multifamily project proposed on a 2 acre site located in the River District area of the Central City Plan District. The site has nearly 640' of frontage along NW Front Ave and 195' of frontage along NW 17th Ave. The southern edge of the roughly triangular site is bounded by the unimproved Terminal Street ROW and BNSF railway tracks.

The long frontage along NW Front St and the railway present interesting challenges to the development of the site and an opportunity to create a substantial piece of urban fabric that will bridge the various districts and characters of development that overlap at the site.

Property	R298560 & 298562
State ID	1N1E28DC 100
Map Number	2828
Zoning	EX
Overlay	d (Design)
Plan District	CC Central City
Urban Renewal Area	River District

Min Setbacks	None
Max Setbacks	10'
Max Height	100'
Max FAR (base)	2:1

vicinity map



existing site context



VIEW FROM INTERSECTION OF NW 17TH & FRONT



VIEW OF RIVERSCAPE TOWNHOMES



NW UPSHUR NEAR NW 18TH



VIEW OF SITE LOOKING NORTH FROM NW 17TH

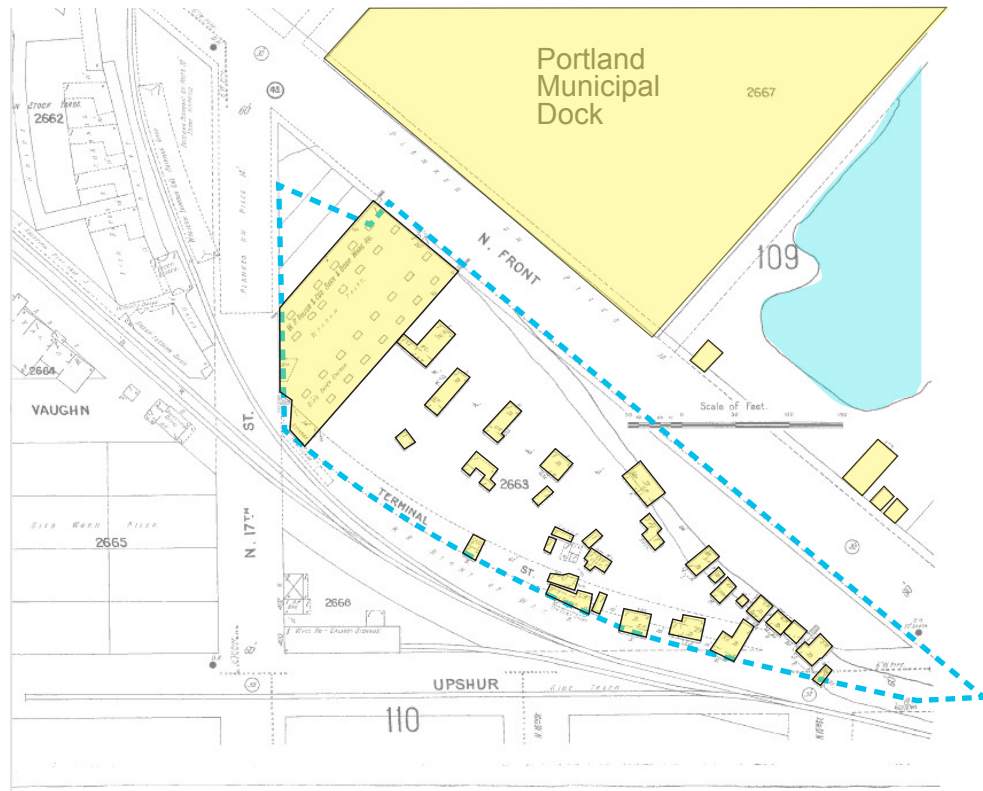


VIEW OF SITE LOOKING WEST ALONG NW FRONT

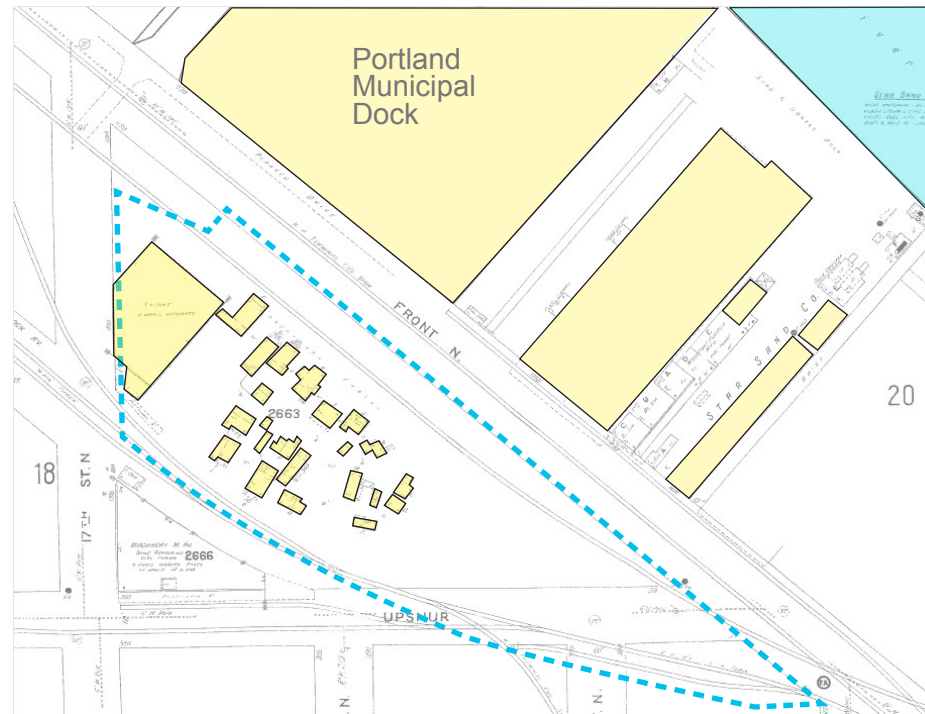


VIEW OF RIVERSCAPE TOWNHOMES

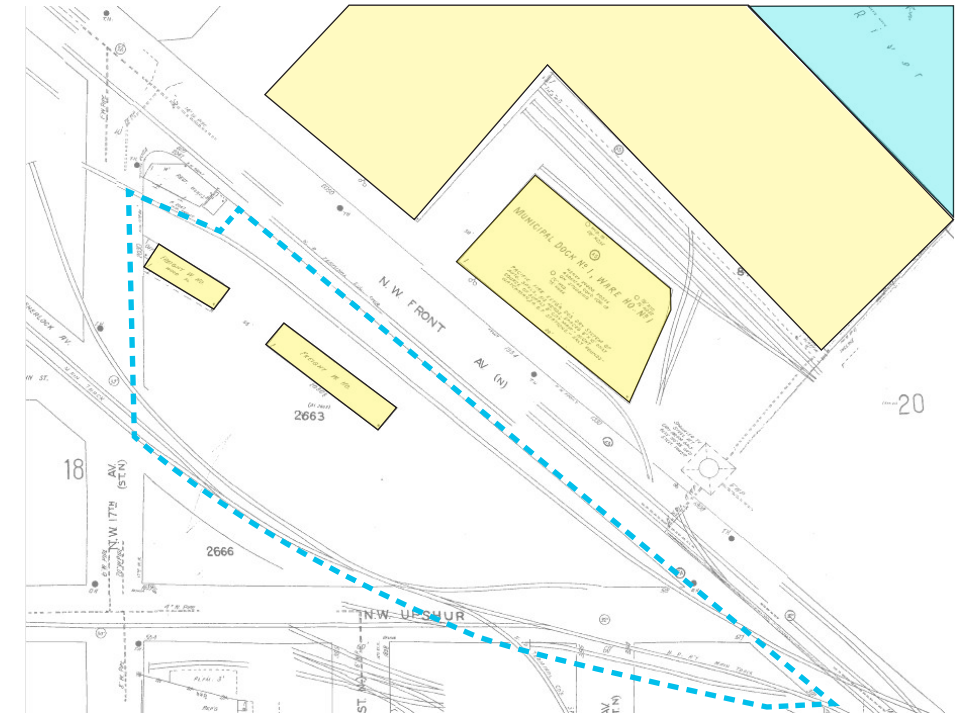
site history



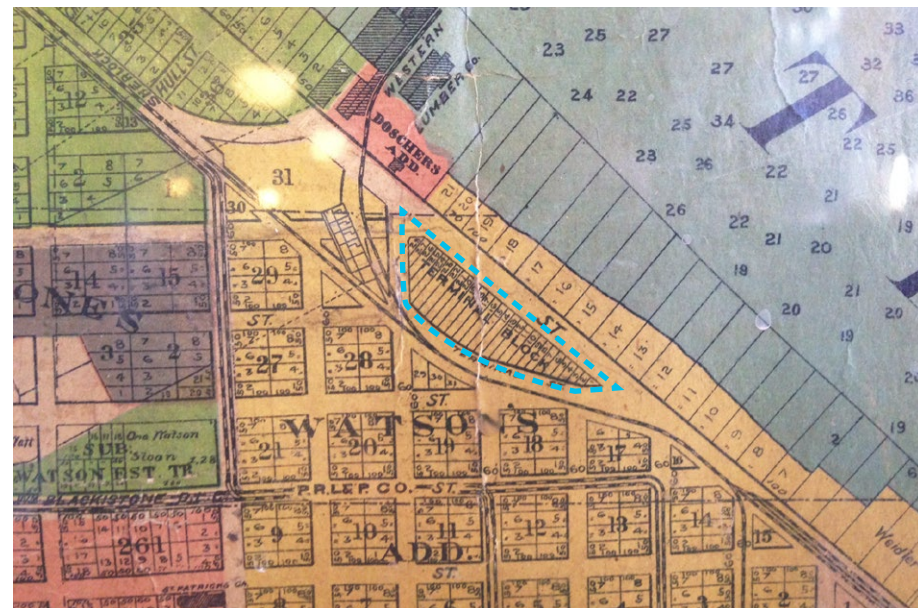
1900s



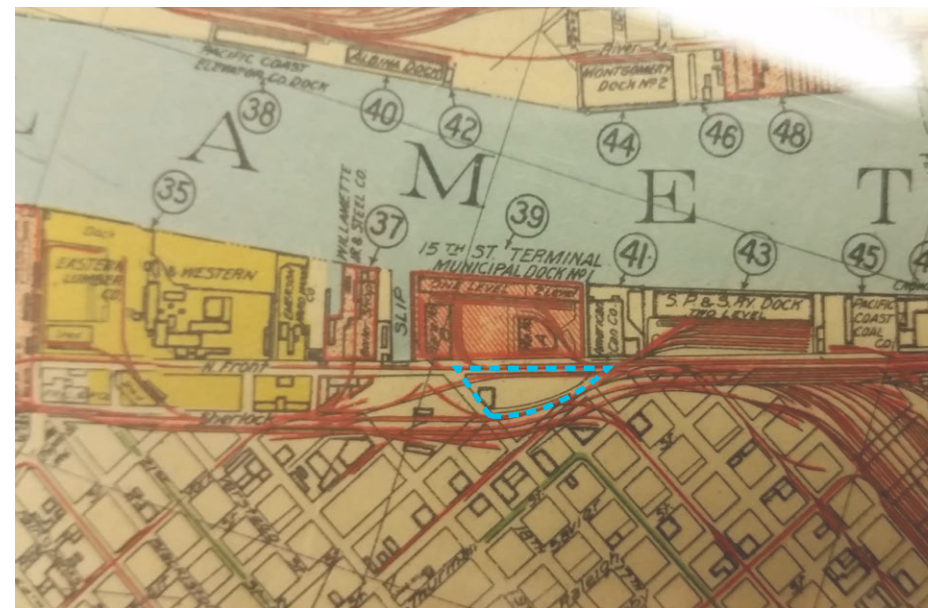
1910s



1950s



1908 Security & Abstract Trust Co. Map



1919 Industrial Map, Commission of Public Docks

A LEFTOVER WEDGE OF LAND

The site's odd wedge shape was a result of the historic railway geometries and the convergence of the main northwestern rail line and NW Front St at the site's eastern end. NW Front runs parallel to the river, whereas the gridiron is aligned with the cardinal directions. The railway prohibited the extension of the gridiron through the site. At the turn of the 20th century, the 15th Street Portland Municipal Dock was built opposite Front St. Most previous uses of the site appear to be ancillary to the dock.

The site was originally platted into 28 narrow lots with frontage onto Front St, but these lots were apparently never fully developed. Instead, early building on the site consisted of a single story warehouse at its western edge and several small, informal structures, potentially residential in nature. In the 1950s, two narrow warehouses were built to service various truck-transport related businesses. These were demolished in 2013.

design concept wharf & warehouses



PORTLAND WATERFRONT NW OF BROADWAY BRIDGE (c. 1951)

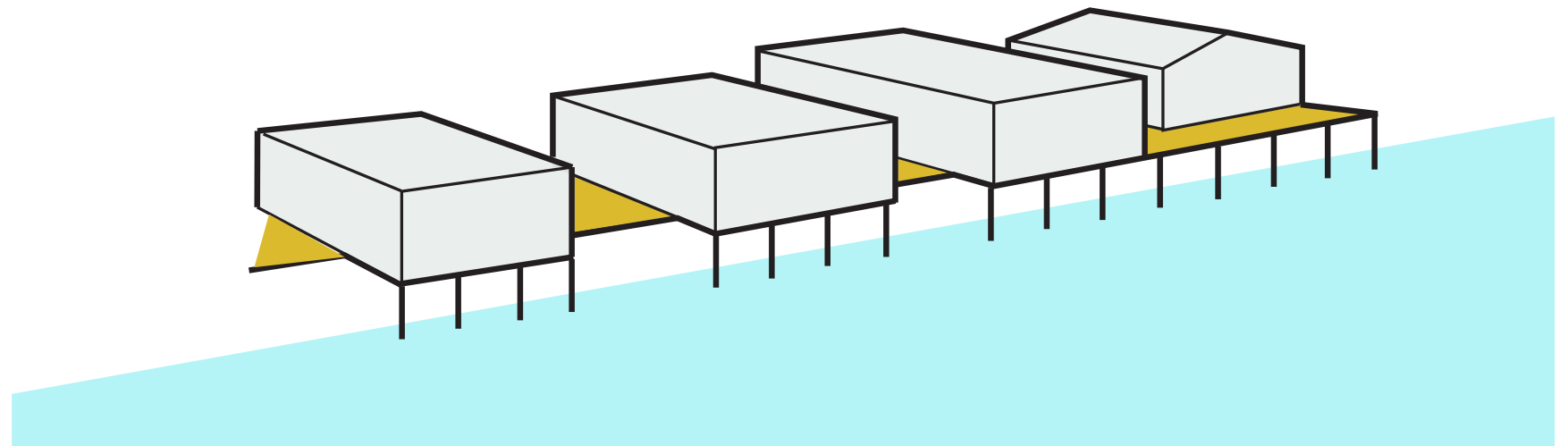


PORTLAND WATERFRONT BETWEEN SW MORRISON & SW HAWTHORNE

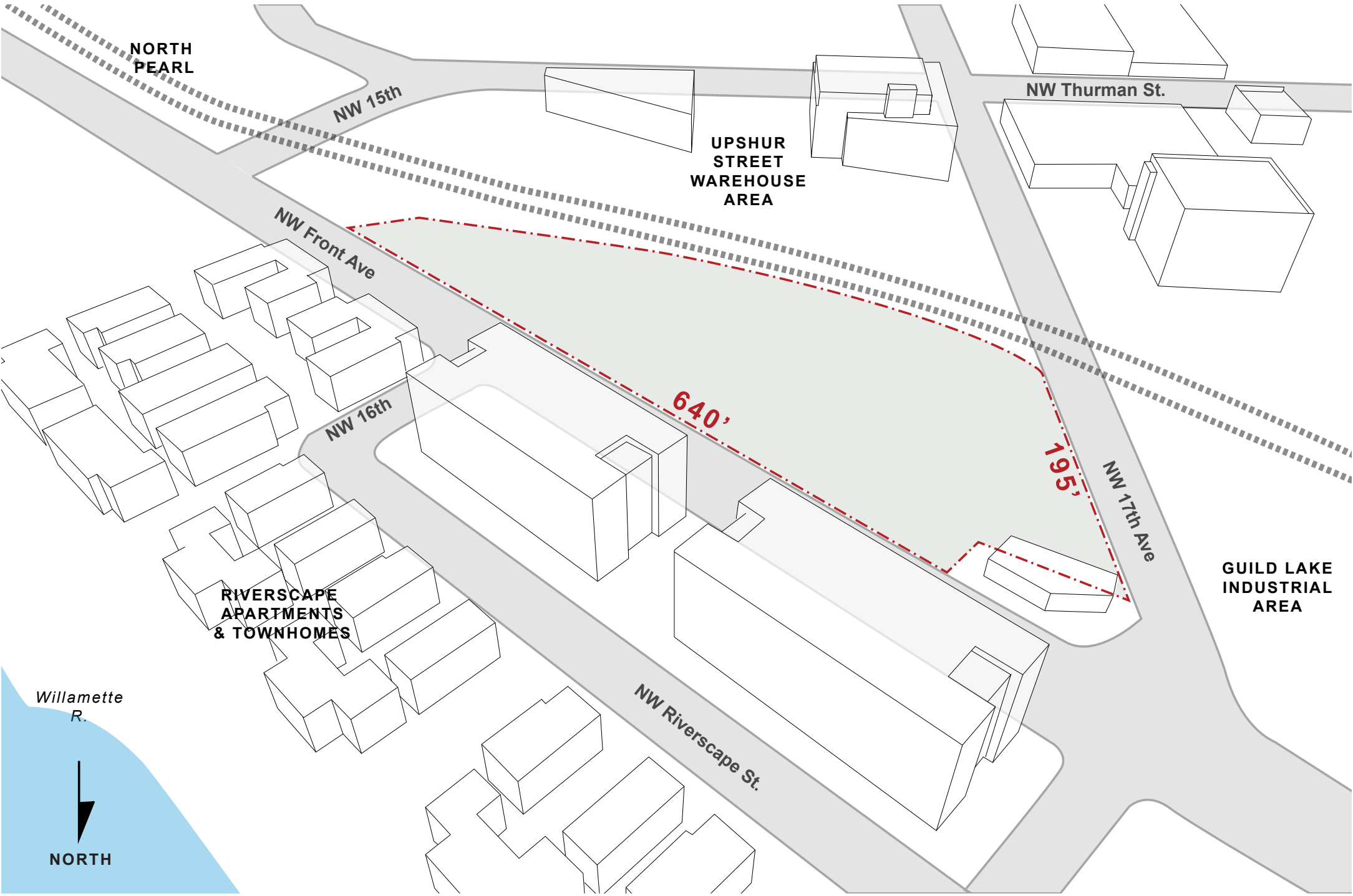
ROWS OF WAREHOUSES ON THE WHARF

The Portland waterfront was long lined with large wharves and warehouse buildings. Prior to upstream flood control measures, the Willamette River was prone to flooding and as a result, prominent structures were built high atop timber pilings. The pilings were sometimes built two stories high to accommodate high water.

The proposed building intends to re-interpret this common riverfront typology by treating a large ground floor podium level as a boardwalk with a series of buildings above.

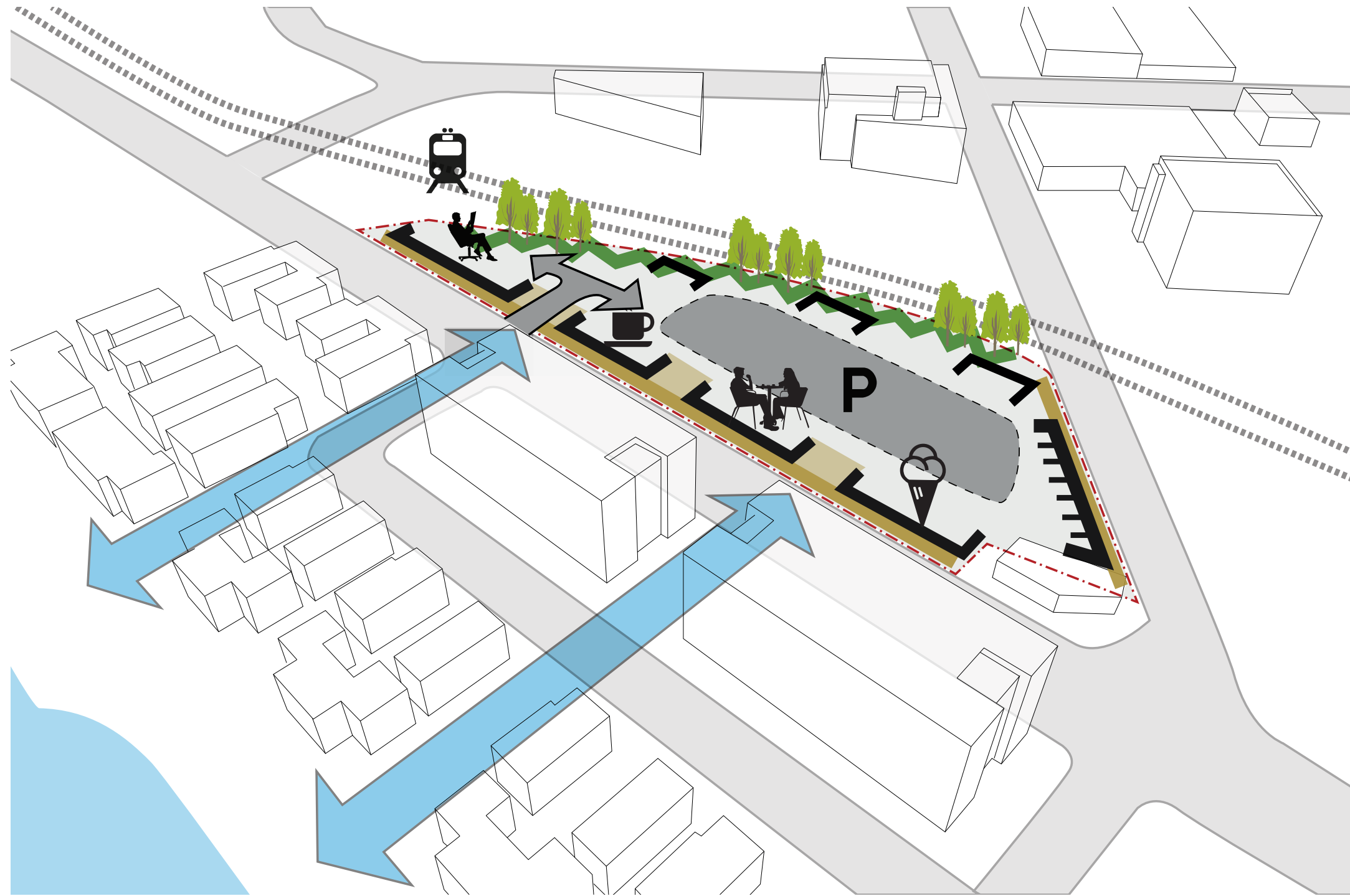


design concept



- CHALLENGES**
- LONG FRONTAGE AT NW FRONT
 - RAILWAY NOISE MITIGATION
 - ODD SITE SHAPE

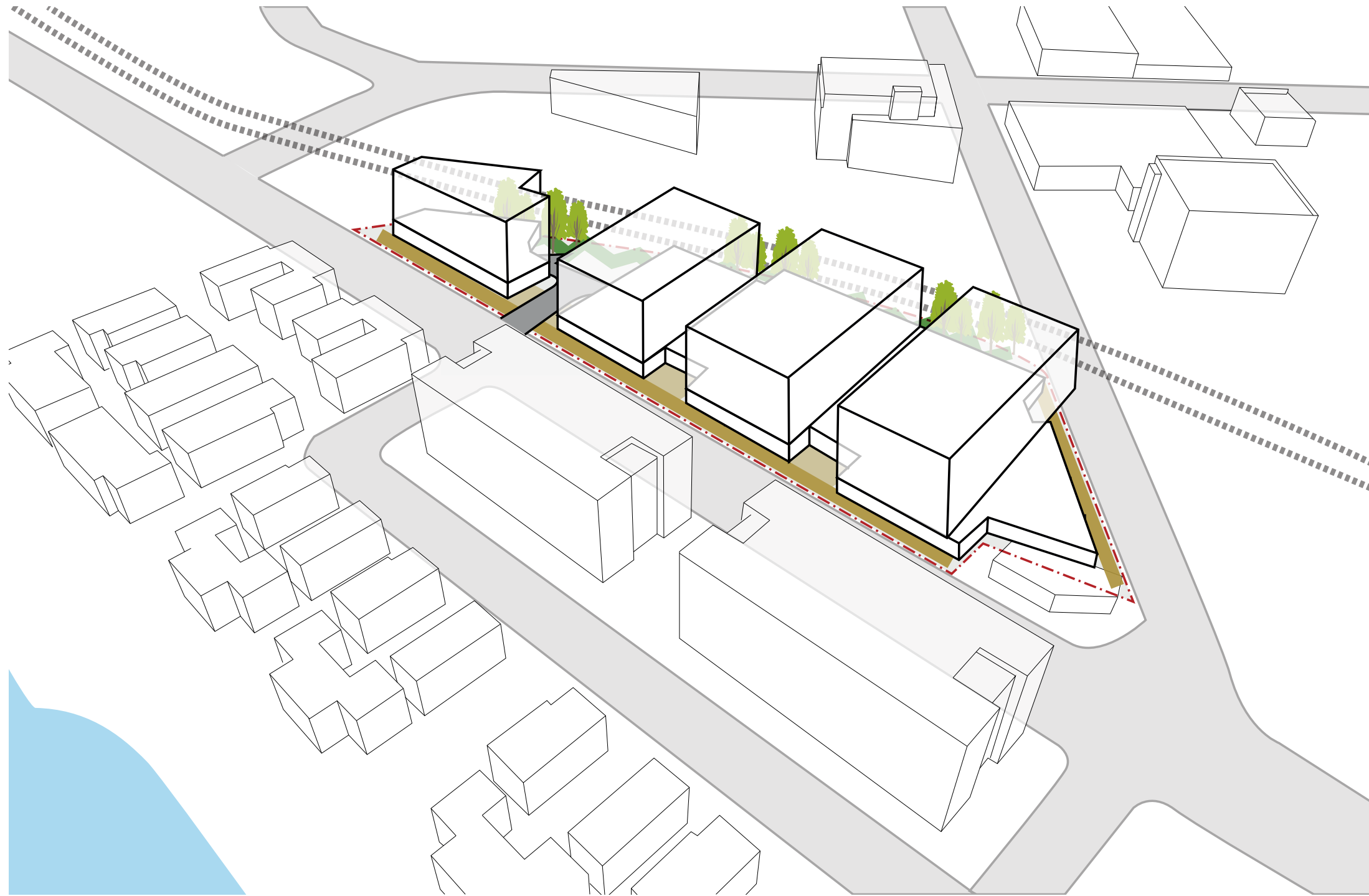
design concept



OBJECTIVES

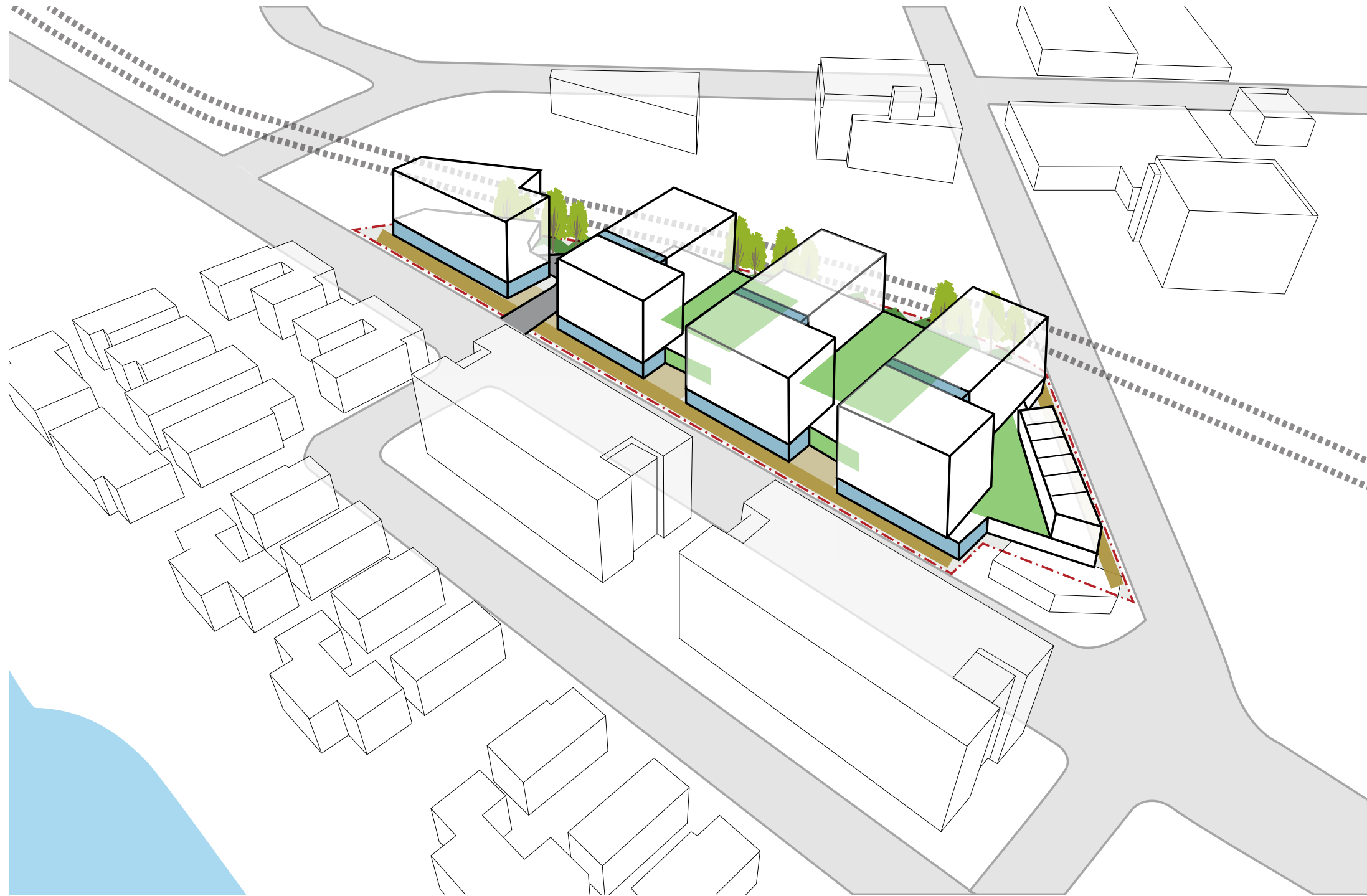
- ESTABLISH ~100' FRONTAGES ALONG NW FRONT AVENUE
- LOCATE TOWNHOUSES ALONG NW 17TH
- BUFFER THE NOISE FROM THE TRAIN
- ALIGN VEHICLE ACCESS WITH NW 16TH AVE
- TAKE THE OPPORTUNITY FOR A SIGNIFICANT AMOUNT OF PARKING
- ACTIVE RETAIL USES ALONG FRONT AVE OPEN SPACE
- RESPOND TO CONNECTIONS TO THE WILLAMETTE RIVER WATERFRONT

design concept



INITIAL MASSING
- ACTIVE GROUND FLOOR EDGE
- VISUAL COORIDORS TO WATERFRONT

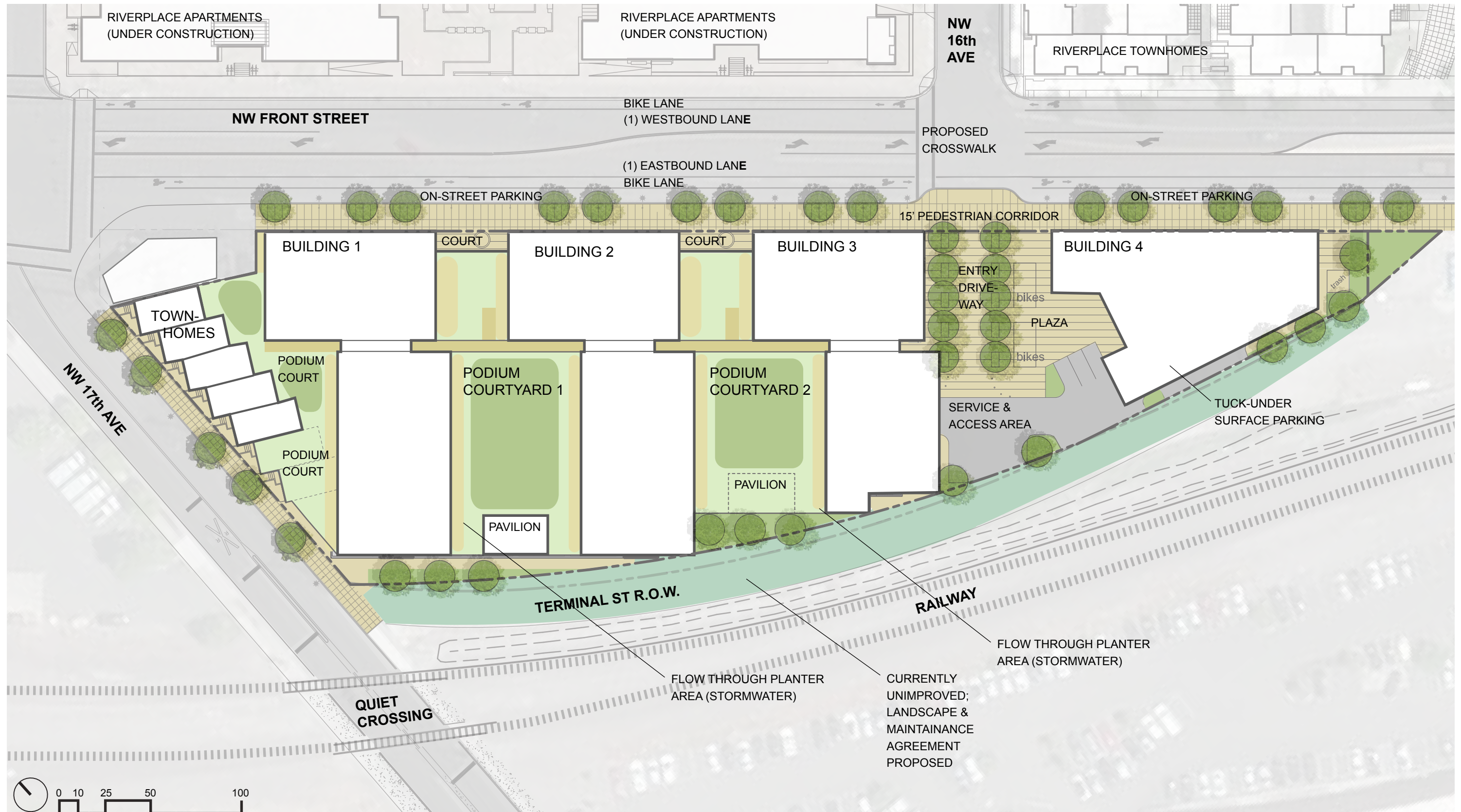
design concept



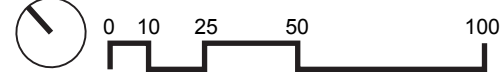
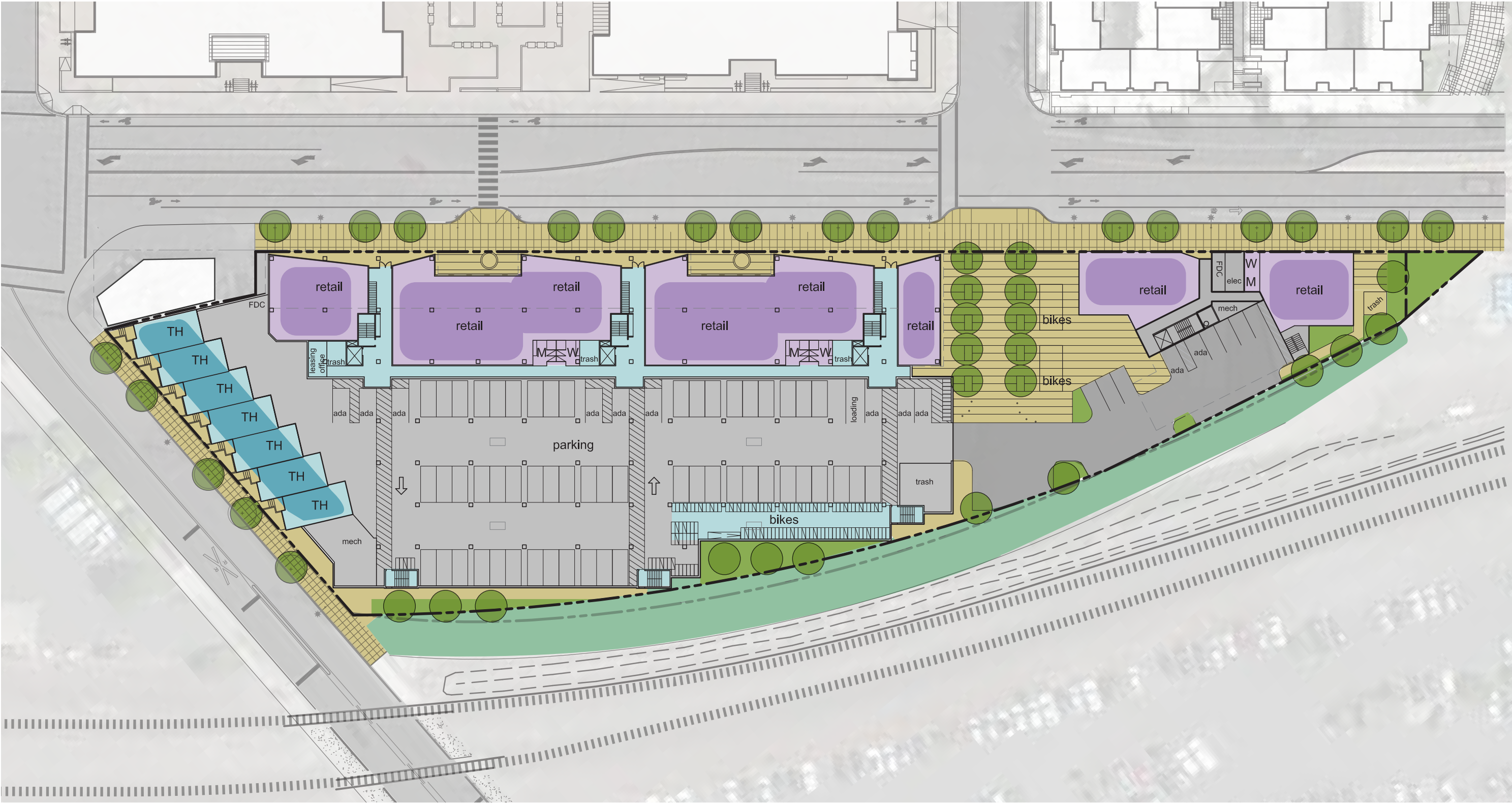
MASSING REFINEMENT

- PODIUM COURTYARDS
- RETAIL AT GROUND
- BREAK MASSING WITH AN EAST-WEST SEAM

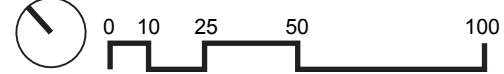
site plan



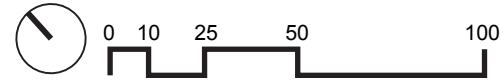
ground floor plan level 1



podium level floor plan level 2



typical upper floor plan levels 3-6



design concept exterior

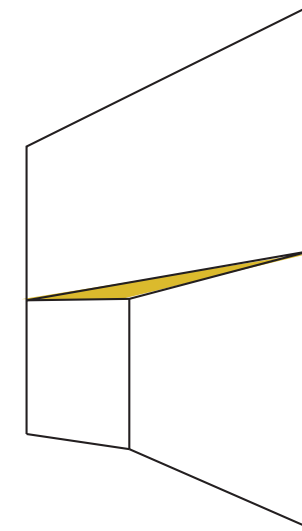


design concept exterior

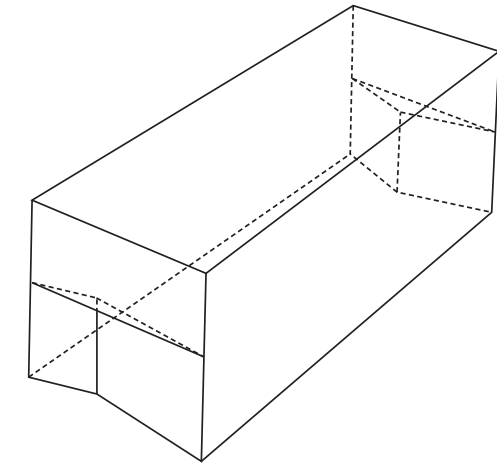


INSPIRATION:

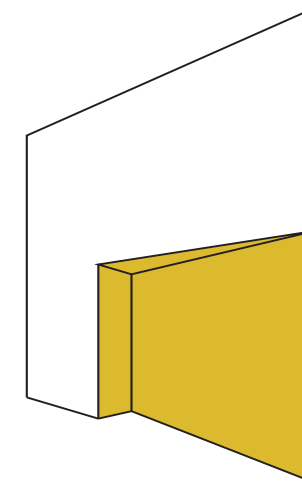
- REVEAL THE INNER LAYER BEHIND THE SHELL
- ANALOGY TO NEW LIFE IN THE AREA OUT OF THE INDUSTRIAL PAST



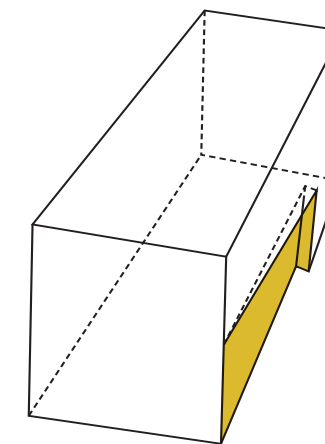
FOLDING IN



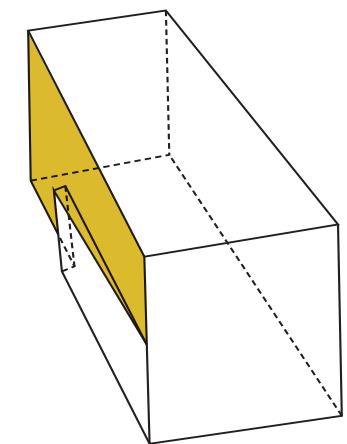
AT ENDS OF THE BUILDINGS



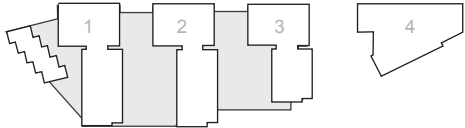
CUTTING IN
FORMAL ARTICULATION



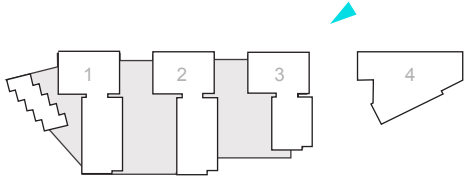
BETWEEN BUILDINGS TO CREATE A PATTERN OF
INTERLOCK

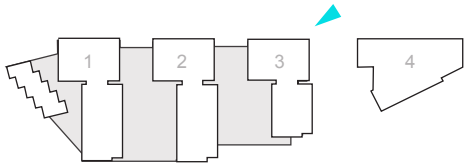


perspective overhead aerial

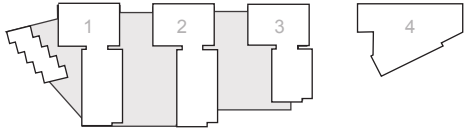


perspective NW Front

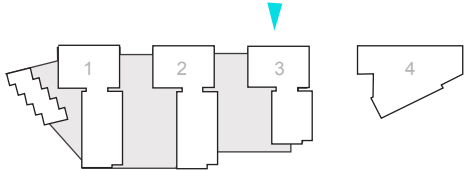




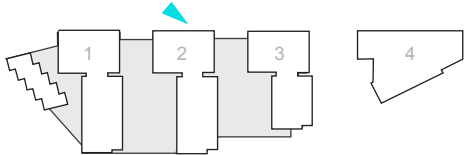
perspective overhead aerial



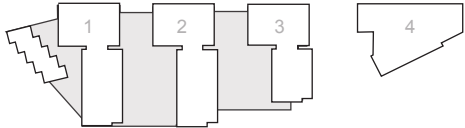
perspective retail setback area along NW Front



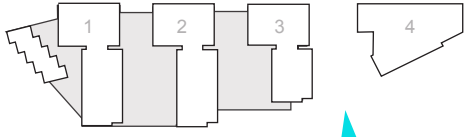
perspective retail on nw front



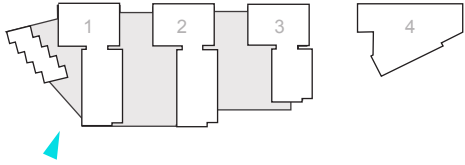
perspective overhead aerial



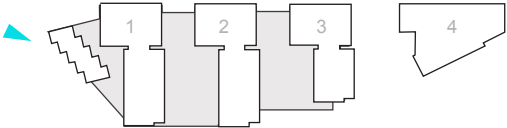
perspective plaza from railway



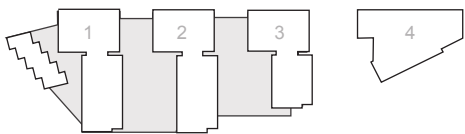
perspective nw 17th and railway



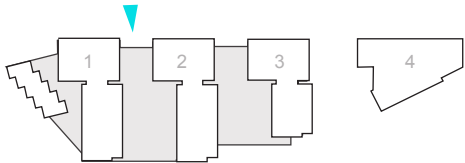
perspective townhomes along NW 17th



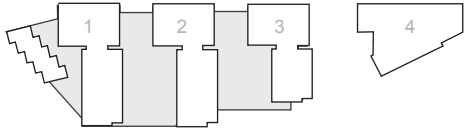
perspective view down NW Front



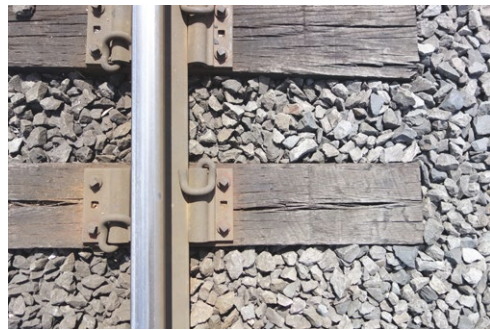
perspective NW Front



perspective office building on NW Front



design concept contextual materiality



facade materials overview



1. PLANK SIDING



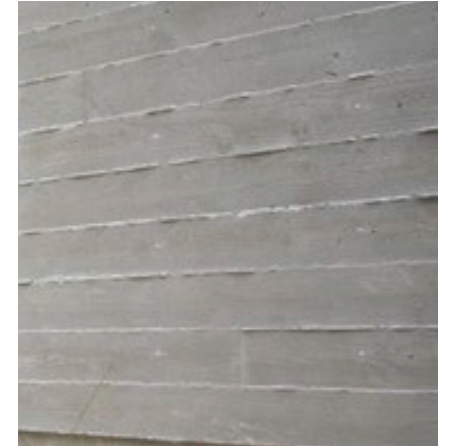
2. WEATHERED WOOD SCREEN



3. IRONSPOT BRICK



4. BLACK ALUMINUM
STOREFRONT



5. CAST CONCRETE



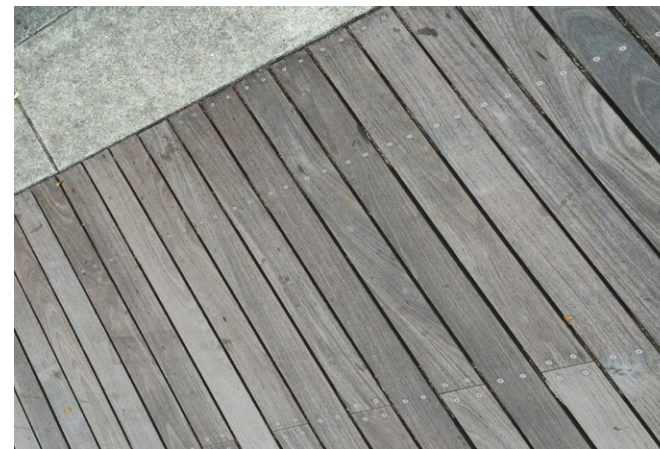
6. METAL PANEL 1



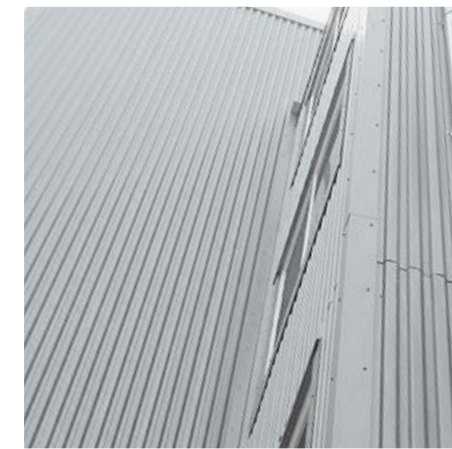
7. BLACK VINYL WINDOW
SYSTEM



8. POWDERCOATED
BLACK RAIL



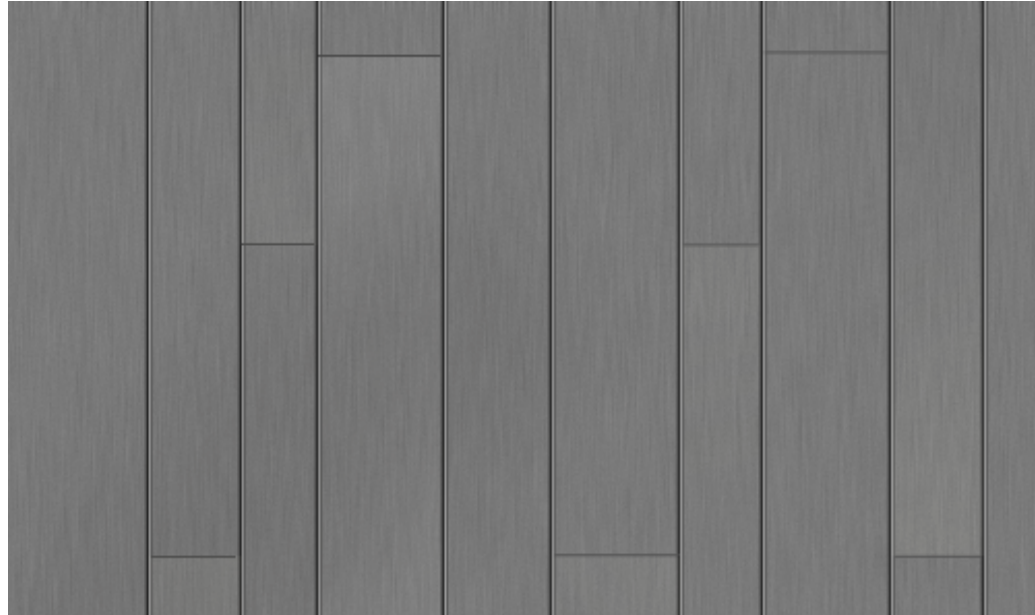
9. WEATHERED HARDWOOD
DECKING



10. METAL PANEL 2

cladding options multifamily buildings

Zinc Standing Seam (Quartz)



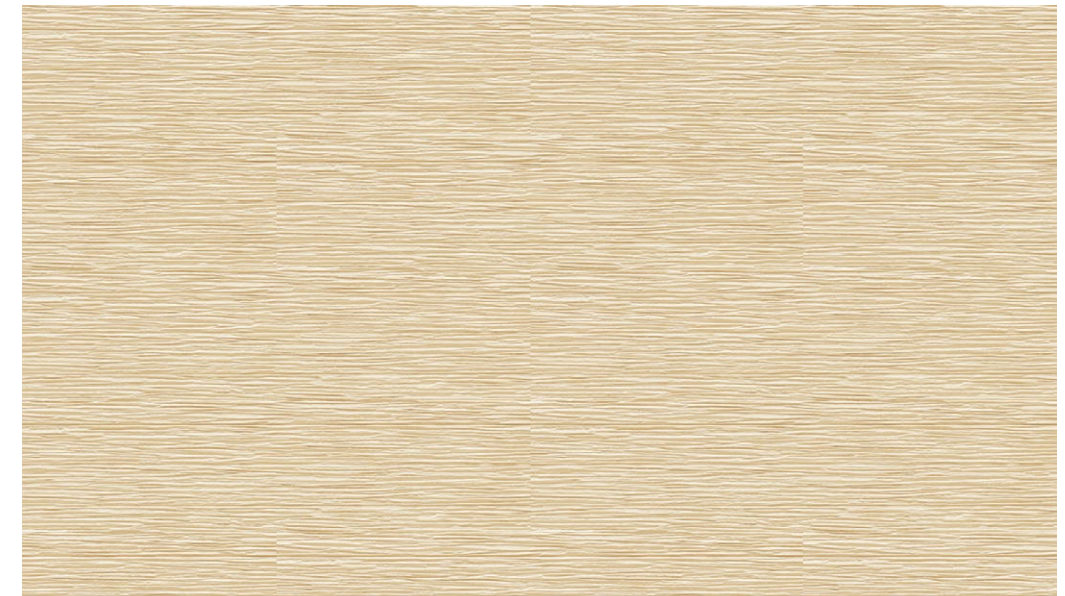
Okoskin (147mm, Sandstone)



Steel Standing Seam (Duranar graphite gray)



Ceraclad (Fiotto, Vanilla)

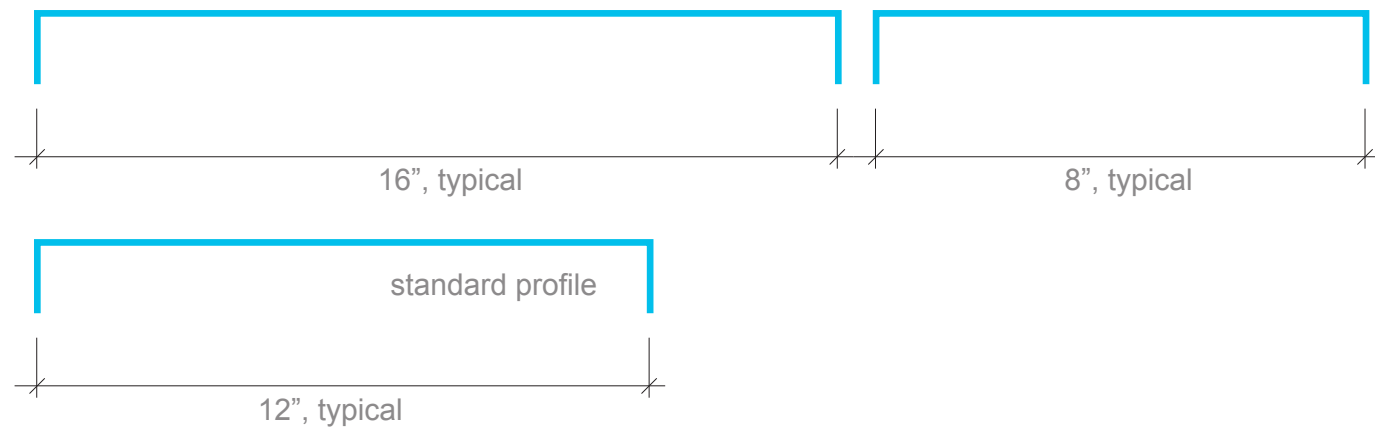


cool [outer] material

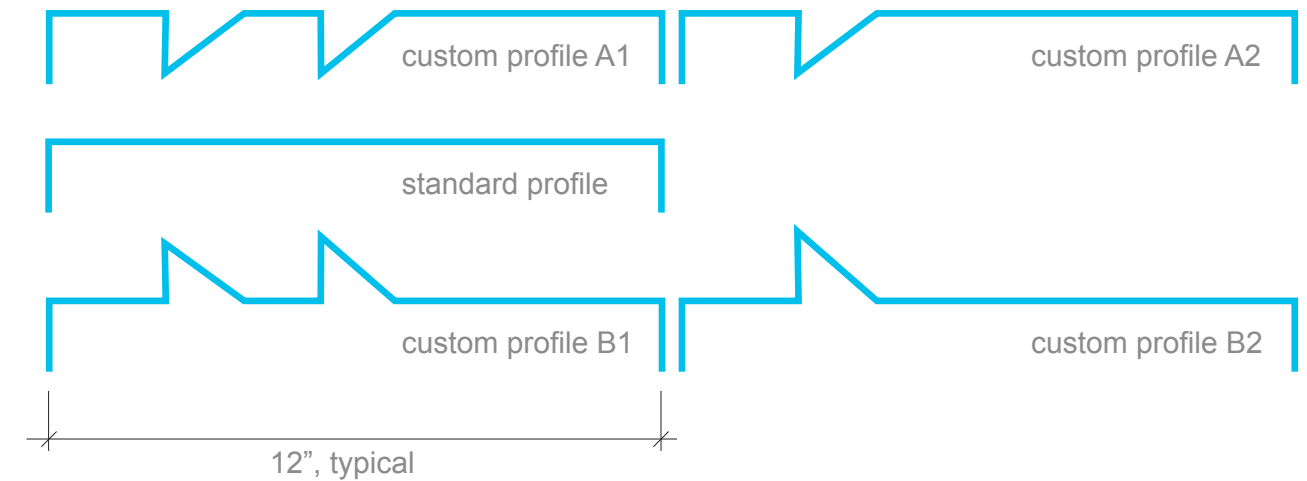
warm [inner] material

cladding options cool material

Zinc Standing Seam (Quartz, staggered vertical joints, 3 panel types)



Steel Standing Seam (Duramar Graphite Gray, 5 panel types, staggered pattern)



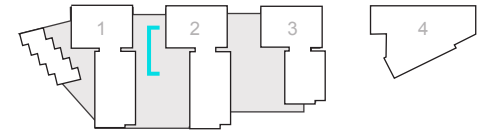
cladding options warm material

Okoskin (147 mm, sandstone, 45 deg angle, hat channel furring max 24" o/c)



Ceraclad (Fiotto, vanilla, 18" horizontal, hat channel furring max 16" o/c)

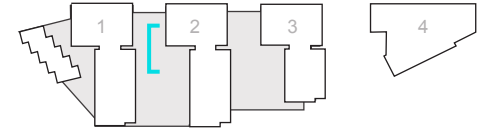




Okoskin + Zinc Standing Seam

Okoskin + Steel Standing Seam





Ceraclad + Zinc Standing Seam



Ceraclad + Steel Standing Seam



street elevations



NORTH EAST ELEVATION - FRONT STREET



NORTH WEST ELEVATION - 17TH STREET



SOUTH ELEVATION - RAILWAY



building elevations building 4



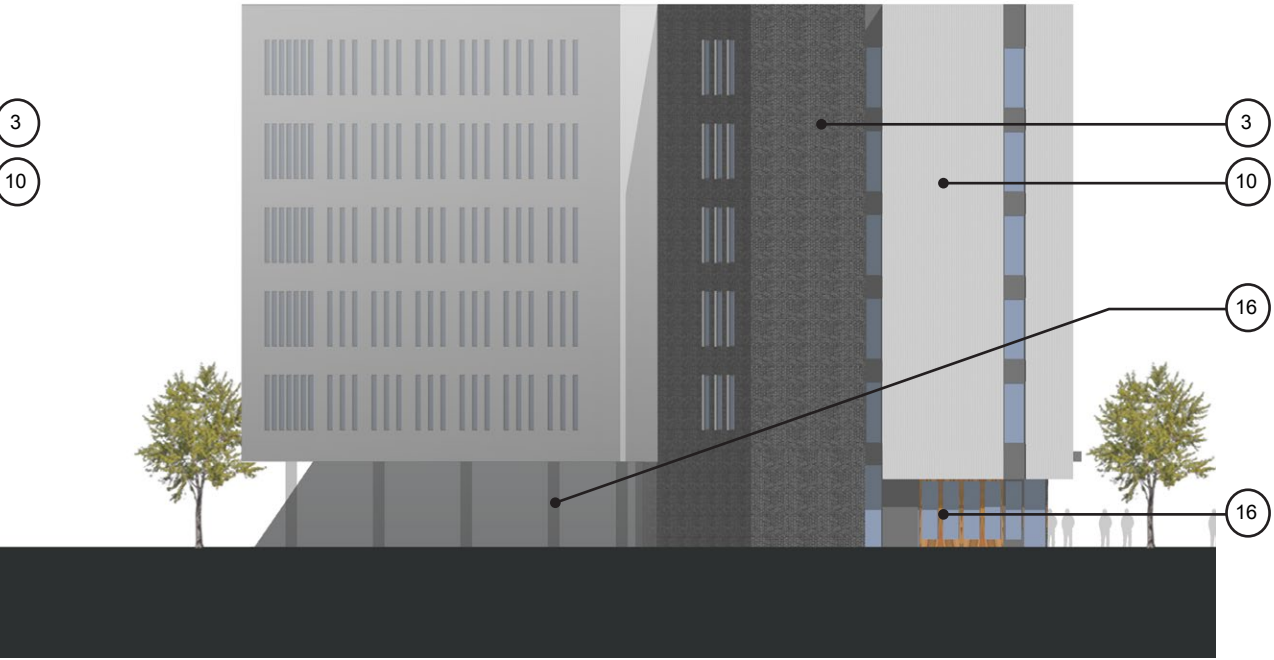
NORTH EAST ELEVATION - FRONT STREET



NORTH WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

- ① WEATHERED WOOD T+G SOFFIT
- ② WEATHERED WOOD SCREEN
- ③ DARK IRONSPOT BRICK
- ④ BLACK ALUMINUM STOREFRONT
- ⑤ BOARDFORMED CONCRETE WALL
- ⑥ METAL PANEL 1
- ⑦ BLACK VINYL WINDOW SYSTEM
- ⑧ POWDERCOATED BLACK RAILING
- ⑨ WEATHERED WOOD DECKING
- ⑩ METAL PANEL 2
- ⑪ CUSTOM WOOD DOOR
- ⑫ WEATHERED WOOD SCREEN
- ⑬ AWNING WITH WEATHERED WOOD
- ⑭ PLANTED WALL (CAST CONC W/ MESH)
- ⑮ METAL PANEL 3
- ⑯ WOOD SLIDING WALL SYSTEM
- ⑰ CONCRETE COLUMN
- ⑱ BALCONY, OKOSKIN AND POWDERCOATED STEEL



building elevations residential mixed-use buildings



NORTH EAST ELEVATION



NORTH WEST ELEVATION

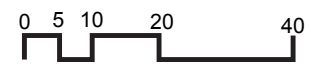


SOUTH ELEVATION

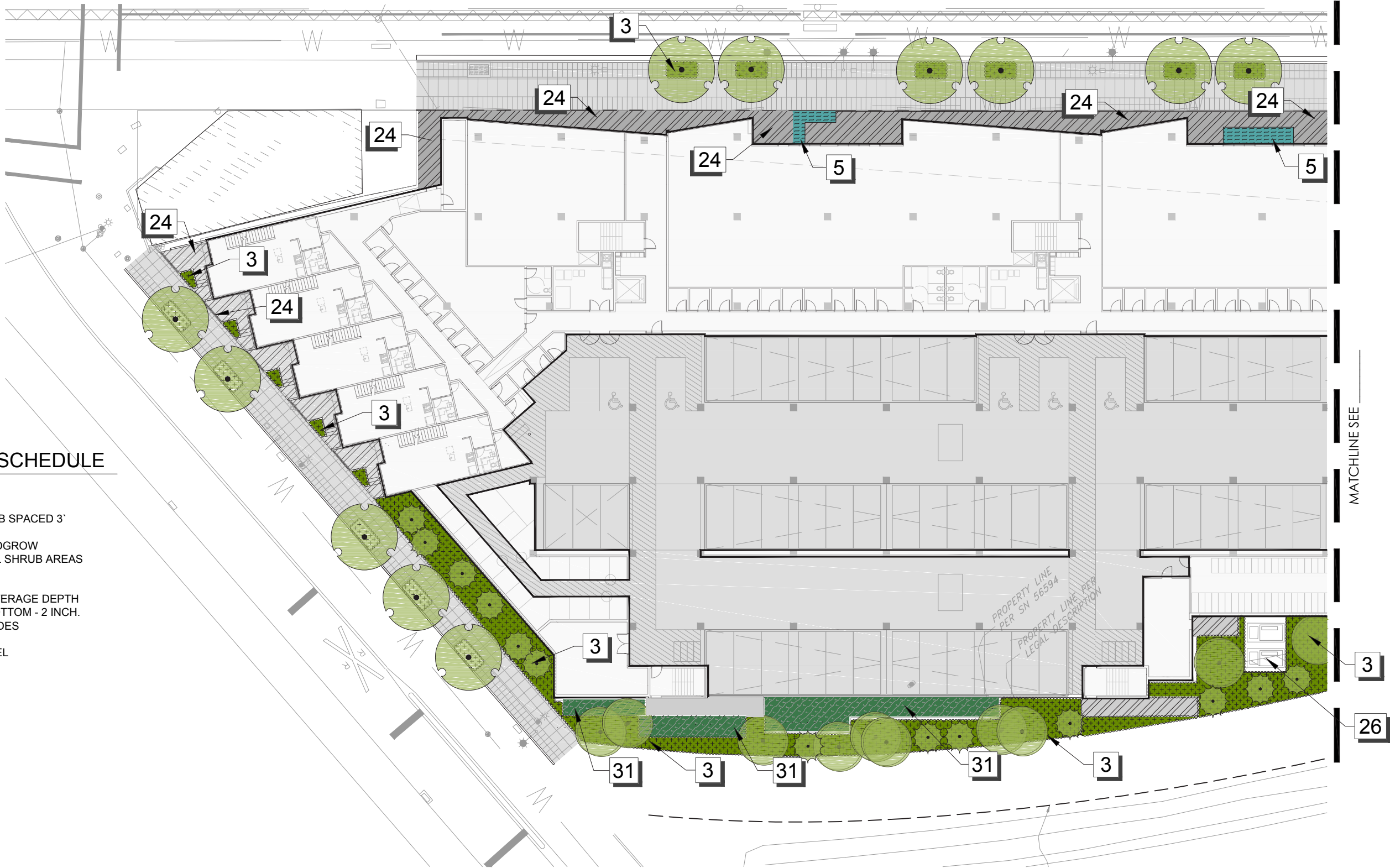


EAST ELEVATION

- ① OKOSKIN PLANK RAINSCREEN
- ② WEATHERED WOOD BRISE SOLEIL
- ③ DARK IRONSPOT BRICK
- ④ BLACK ALUMINUM STOREFRONT
- ⑤ CAST CONCRETE WALL
- ⑥ METAL PANEL 1
- ⑦ BLACK VINYL WINDOW SYSTEM
- ⑧ POWDERCOATED BLACK RAILING
- ⑨ WEATHERED WOOD DECKING
- ⑩ METAL PANEL 2
- ⑪ CUSTOM WOOD DOOR
- ⑫ WEATHERED WOOD SCREEN
- ⑬ AWNING WITH WEATHERED WOOD
- ⑭ PLANTED WALL (CAST CONC W/ MESH)
- ⑮ METAL PANEL 3
- ⑯ WOOD SLIDING WALL SYSTEM
- ⑰ CONCRETE COLUMN
- ⑱ BALCONY, OKOSKIN AND POWDERCOATED STEEL

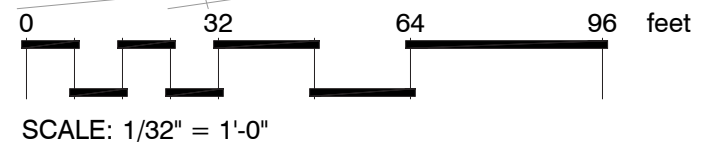


ground floor landscape plan



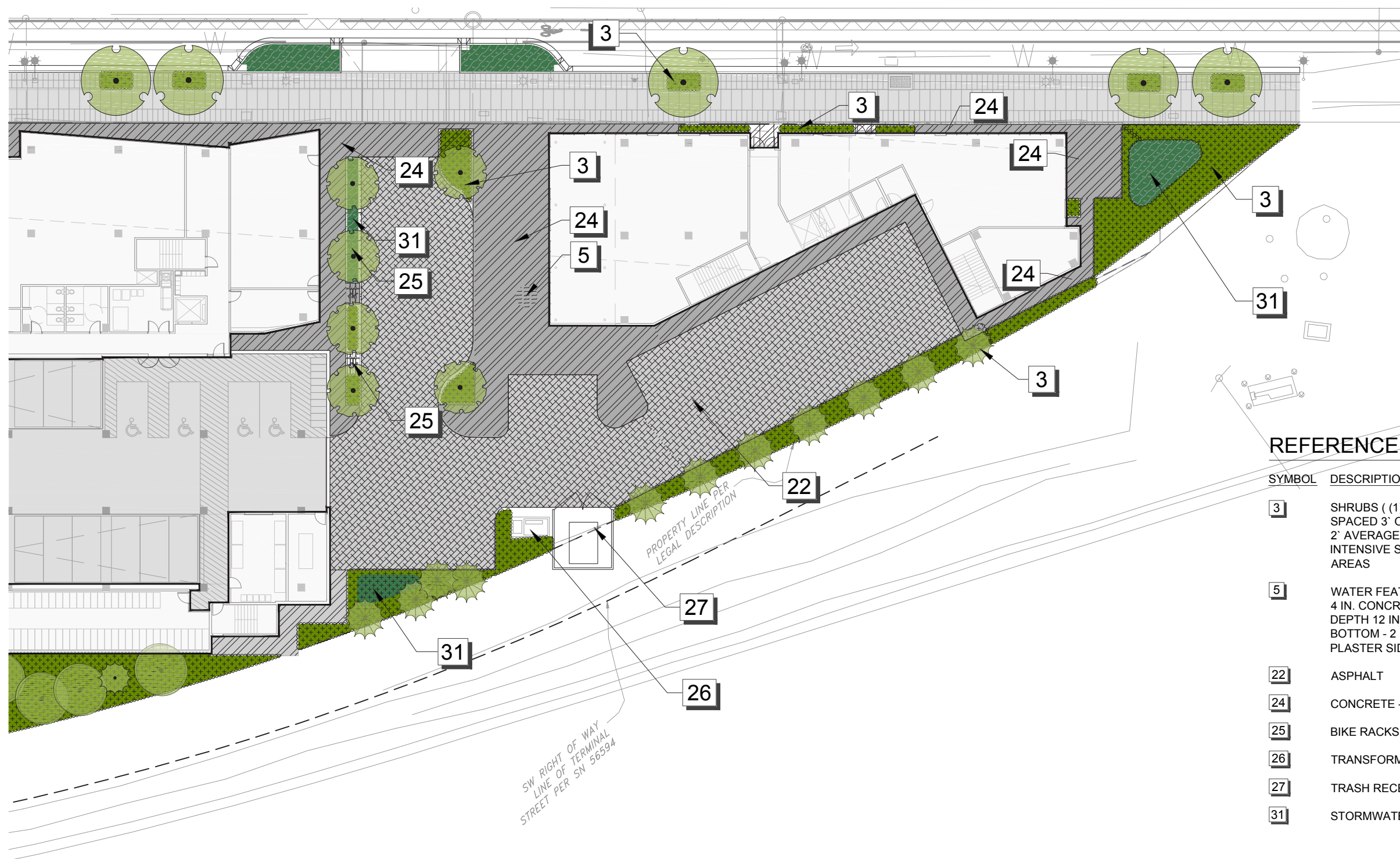
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
3	SHRUBS ((1) - 2 GAL. SHRUB SPACED 3' O.C. AVERAGE) 2' AVERAGE DEPTH OF PROGROW INTENSIVE SOIL WITHIN ALL SHRUB AREAS
5	WATER FEATURE 4 IN. CONCRETE WALLS, AVERAGE DEPTH 12 INCHES, RIVER ROCK BOTTOM - 2 INCH. DEPTH. BLACK PLASTER SIDES
24	CONCRETE - GROUND LEVEL
26	TRANSFORMER
31	STORMWATER PLANTER



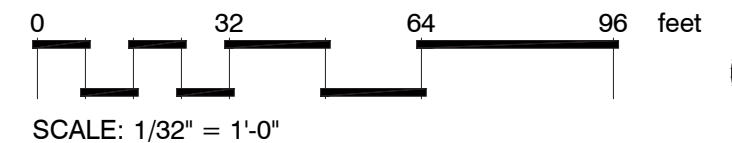
ground floor landscape plan

MATCHLINE SEE

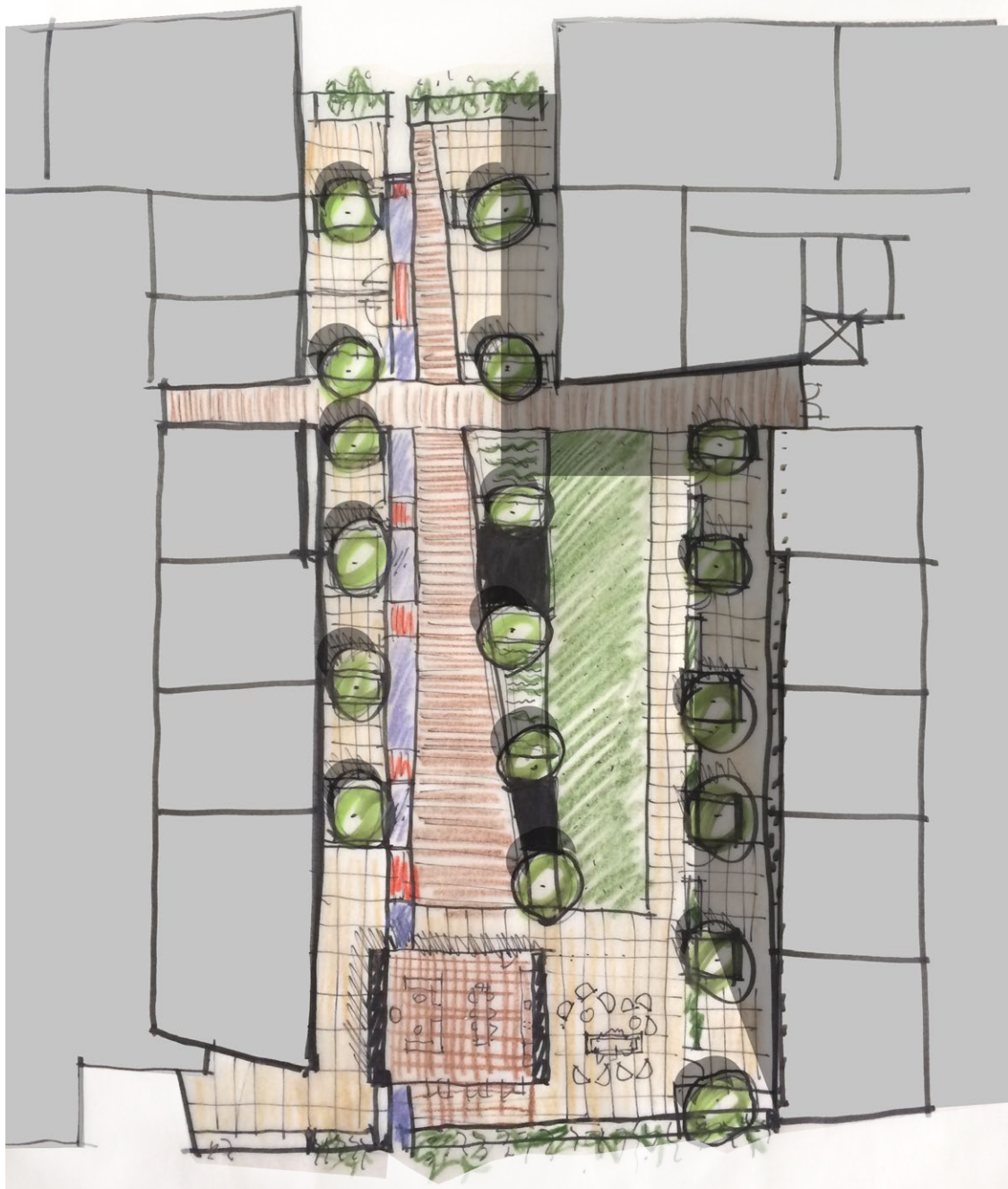


REFERENCE NOTES SCHEDULE

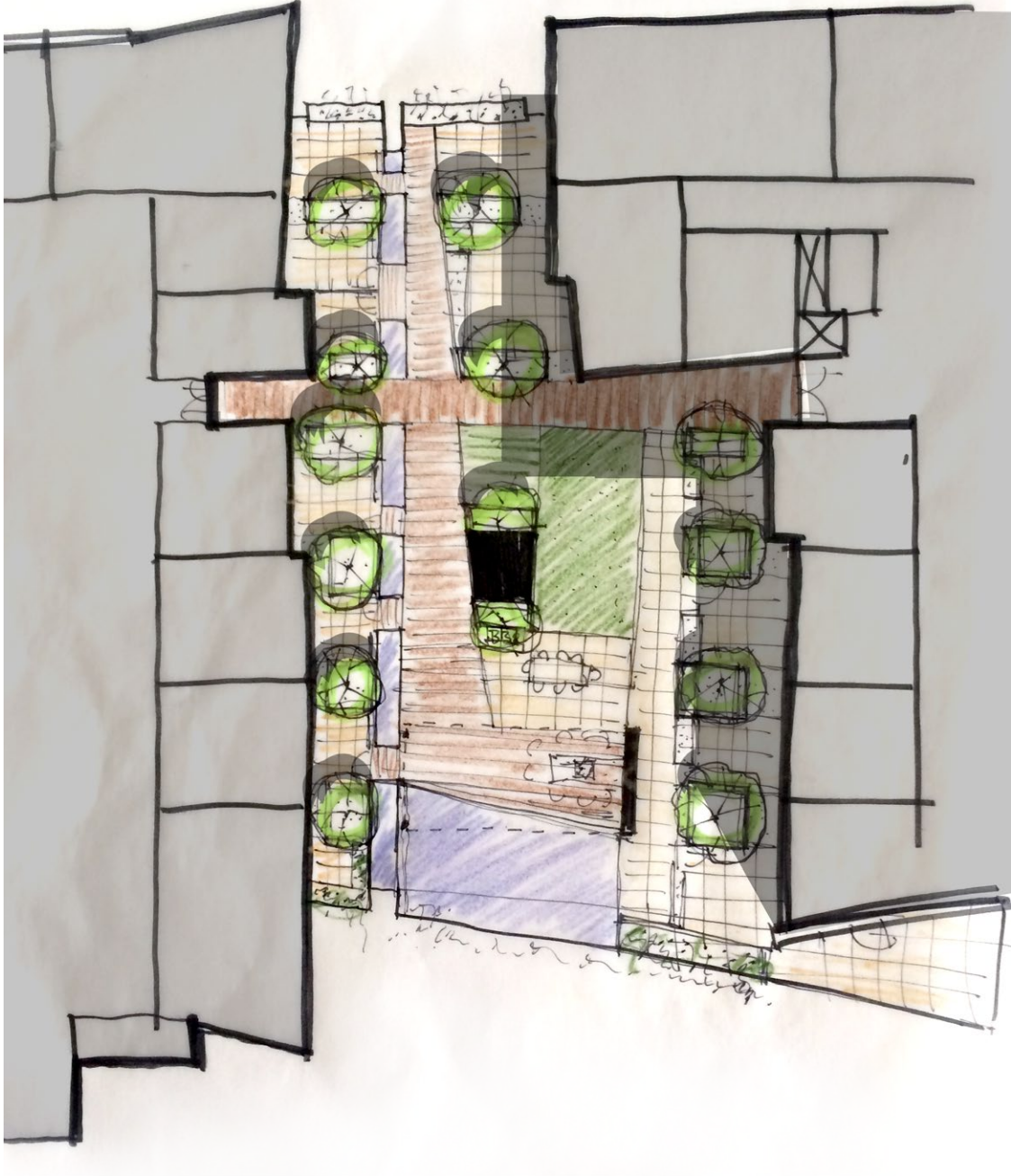
SYMBOL	DESCRIPTION
3	SHRUBS ((1) - 2 GAL. SHRUB SPACED 3' O.C. AVERAGE) 2' AVERAGE DEPTH OF PROGROW INTENSIVE SOIL WITHIN ALL SHRUB AREAS
5	WATER FEATURE 4 IN. CONCRETE WALLS, AVERAGE DEPTH 12 INCHES, RIVER ROCK BOTTOM - 2 INCH. DEPTH. BLACK PLASTER SIDES
22	ASPHALT
24	CONCRETE - GROUND LEVEL
25	BIKE RACKS
26	TRANSFORMER
27	TRASH RECEPTACLE AREA
31	STORMWATER PLANTER



podium courtyard landscape concept sketches



PODIUM COURTYARD 1



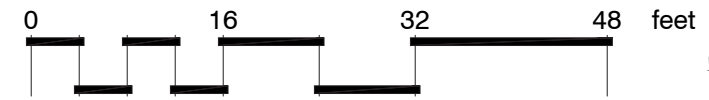
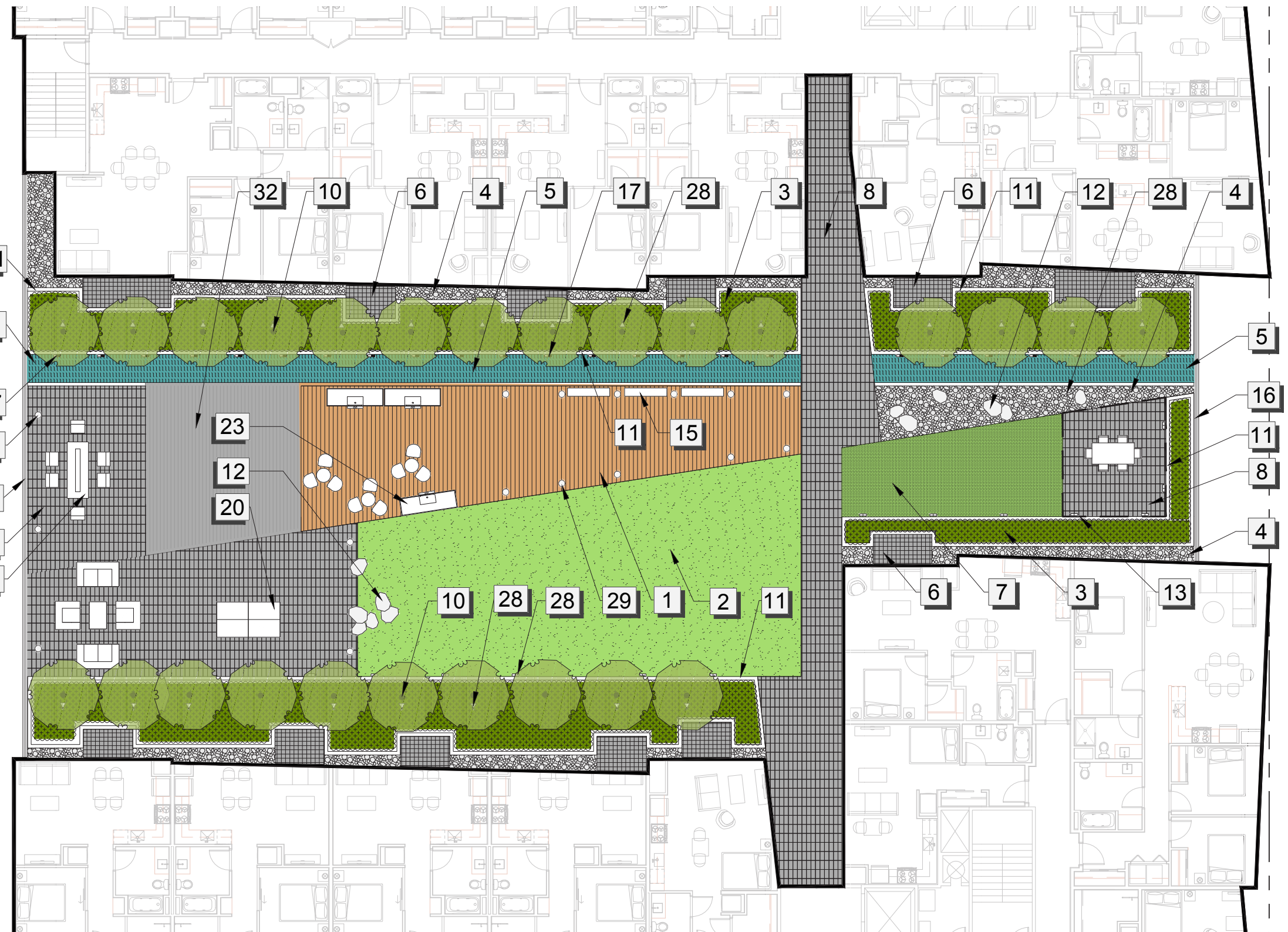
PODIUM COURTYARD 2

podium level landscape plan west courtyard

REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION

- 1 WOOD DECKING
- 2 SOD LAWN, 8 INCH. DEPTH OF PROGROW EXTENSIVE SOIL MIX
- 3 SHRUBS ((1) - 2 GAL. SHRUB SPACED 3' O.C. AVERAGE) 2' AVERAGE DEPTH OF PROGROW INTENSIVE SOIL WITHIN ALL SHRUB AREAS
- 4 ROUND RIVER ROCK - 3 TO 8 INCH
- 5 WATER FEATURE
4 IN. CONCRETE WALLS, AVERAGE DEPTH 12 INCHES, RIVER ROCK BOTTOM - 2 INCH. DEPTH. BLACK PLASTER SIDES
- 6 PAVING - (POURED CONCRETE OR PAVERS)
- 7 DOG AREA - SYNTHETIC LAWN WITH FILTERING SYSTEM
- 8 PAVING AT COMMON AREAS (PERMEABLE PAVERS OR POURED CONCRETE)
- 9 PLANTER WALLS - FABRICATED STEEL, AVERAGE HGT. 2' ABOVE FINISH GRADE OF COURTYARD
- 10 TREES - 2IN. CALIPER/12 FT. TO 15 FT. AVERAGE HGT.
- 11 PLANTER WALLS - POURED CONCRETE, 6 IN. WIDTH, AVERAGE HGT. 2' ABOVE FINISH GRADE OF COURTYARD
- 12 BASALT BOULDER - AVERAGE SIZE - 1 TON
- 13 TRELLIS - SEE ARCHITECTURE PLANS
- 14 METAL OR CONCRETE FIRE TABLE CUSTOM - 6 FT. LENGTH
- 15 CUSTOM WOOD BENCH - 6 FT. LENGTH
- 16 RAILING - 42 IN. HEIGHT
- 17 WATER FEATURE WALL LIGHTS
- 19 STORM WATER CHANNEL - 3 FT DEPTH/ 18" SOIL (SPECIAL CITY OF PORTLAND MIX)
- 20 TABLE TENNIS
- 21 INDOOR POOL - 4 FT. AVERAGE DEPTH
- 23 BBQ AND COUNTER
- 28 UP LIGHTING
- 29 BOLLARD
- 32 COMMUNITY ROOM



SCALE: 1/16" = 1'-0"

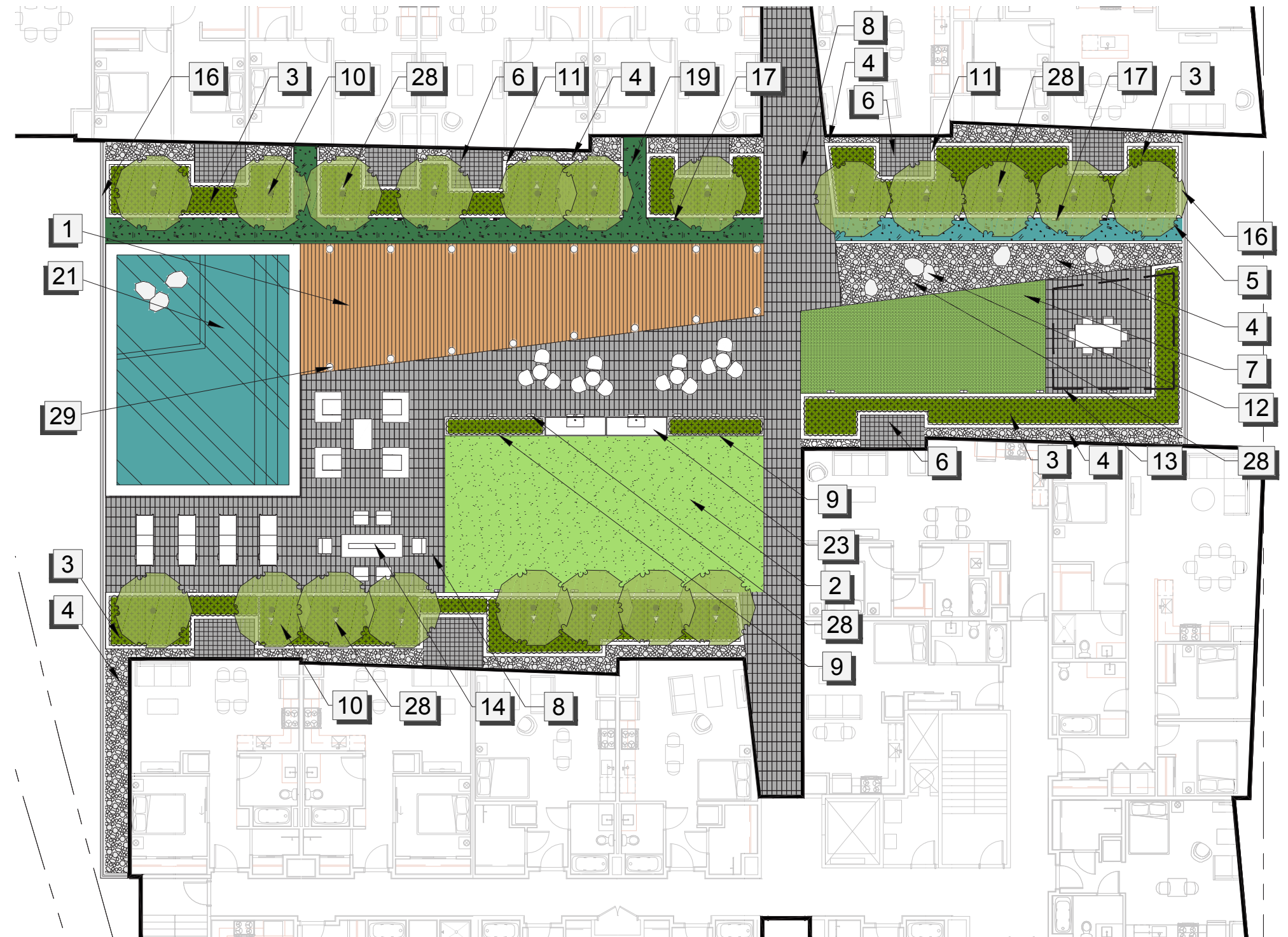


podium level landscape plan east courtyard

REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION

- 1 WOOD DECKING
- 2 SOD LAWN, 8 INCH. DEPTH OF PROGROW EXTENSIVE SOIL MIX
- 3 SHRUBS ((1) - 2 GAL. SHRUB SPACED 3' O.C. AVERAGE)
2' AVERAGE DEPTH OF PROGROW INTENSIVE SOIL WITHIN ALL SHRUB AREAS
- 4 ROUND RIVER ROCK - 3 TO 8 INCH
- 5 WATER FEATURE
4 IN. CONCRETE WALLS, AVERAGE DEPTH 12 INCHES, RIVER ROCK BOTTOM - 2 INCH. DEPTH. BLACK PLASTER SIDES
- 6 PAVING - (POURED CONCRETE OR PAVERS)
- 7 DOG AREA - SYNTHETIC LAWN WITH FILTERING SYSTEM
- 8 PAVING AT COMMON AREAS
(PERMEABLE PAVERS OR POURED CONCRETE)
- 9 PLANTER WALLS - FABRICATED STEEL, AVERAGE HGT. 2' ABOVE FINISH GRADE OF COURTYARD
- 10 TREES - 2IN. CALIPER/12 FT. TO 15 FT. AVERAGE HGT.
- 11 PLANTER WALLS - POURED CONCRETE, 6 IN. WIDTH, AVERAGE HGT. 2' ABOVE FINISH GRADE OF COURTYARD
- 12 BASALT BOULDER - AVERAGE SIZE - 1 TON
- 13 TRELLIS - SEE ARCHITECTURE PLANS
- 14 METAL OR CONCRETE FIRE TABLE
CUSTOM - 6 FT. LENGTH
- 16 RAILING - 42 IN. HEIGHT
- 17 WATER FEATURE WALL LIGHTS
- 19 STORM WATER CHANNEL - 3 FT DEPTH/ 18" SOIL (SPECIAL CITY OF PORTLAND MIX)
- 21 INDOOR POOL - 4 FT. AVERAGE DEPTH
- 23 BBQ AND COUNTER
- 28 LIGHTING
- 29 BOLLARD



0 16 32 48 feet

SCALE: 1/16" = 1'-0"



podium level landscape plan townhomes

REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION

- 3** SHRUBS ((1) - 2 GAL. SHRUB SPACED 3' O.C. AVERAGE)
2' AVERAGE DEPTH OF PROGROW INTENSIVE SOIL WITHIN ALL SHRUB AREAS
- 4** ROUND RIVER ROCK - 3 TO 8 INCH
- 6** PAVING - (POURED CONCRETE OR PAVERS)
- 10** TREES - 2IN. CALIPER/12 FT. TO 15 FT. AVERAGE HGT.
- 11** PLANTER WALLS - POURED CONCRETE, 6 IN. WIDTH, AVERAGE HGT. 2' ABOVE FINISH GRADE OF COURTYARD
- 12** BASALT BOULDER - AVERAGE SIZE - 1 TON
- 28** LIGHTING
- 30** GREEN ROOF





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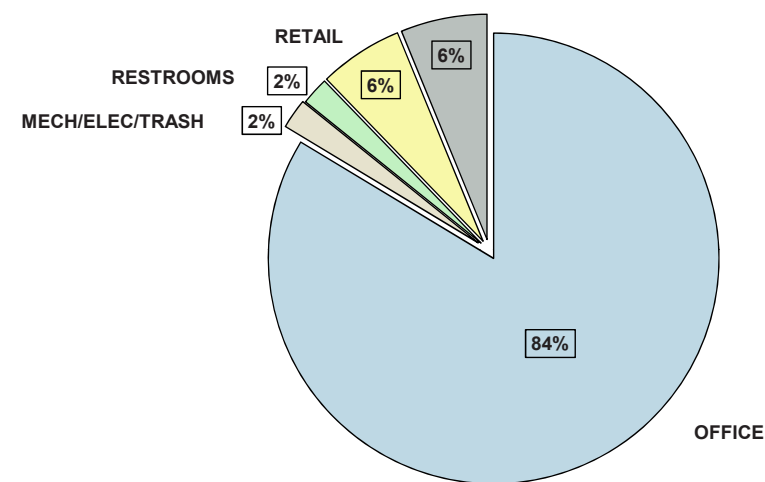
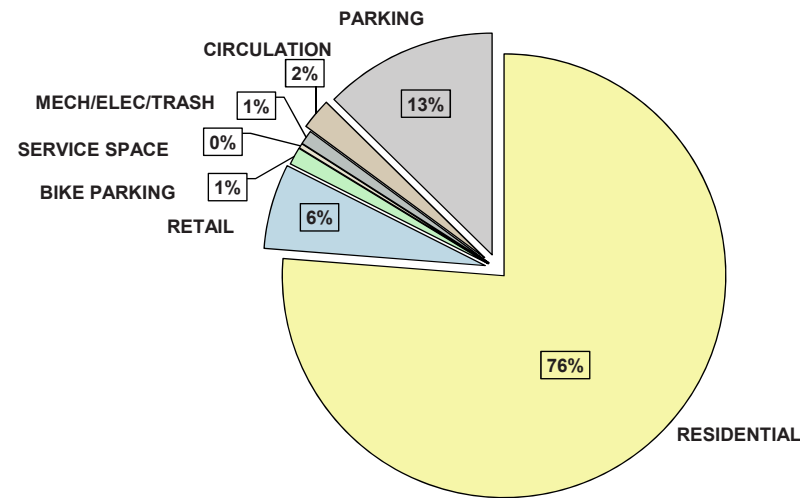
quantum & FAR

FLOOR AREA QUANTUM: BUILDINGS 1, 2 & 3 (gross area, GA, sq ft)

Market Rate Residential	220	181,163
Studio	438	21,900
1 BedA	600	24,000
1 BedB	600	39,000
1 BedC	671	10,065
2 BedA	1,184	17,760
2BedB	1,023	15,345
3Bed	1,251	18,765
Town Home	1,881	9,405
circulation		24,515
community room	408	408
Commercial Retail		14,712
Bike Parking		3,048
Service Space		815
Mech/elec/trash/FDC		2,460
Circulation / Balance		5,377
TOTAL FLOOR AREA (excluding parking)		207,575
Parking Spaces (structured)		30,047
GROSS BUILDING AREA		237,622

FLOOR AREA QUANTUM: BUILDING 4 (gross area, GA, sq ft)

Office	47,295
Restrooms	1,211
Mech/Elec/Trash	1,127
Circulation	3,406
Retail	3,506
TOTAL FLOOR AREA	56,545
Surface Parking Spaces	26



FAR SUMMARY FAR:

TOTAL FLOOR AREA FOR FAR (BUILDINGS 1, 2 & 3)	2.44	222,599
TOTAL FLOOR AREA FOR FAR (BUILDING 4)	0.62	56,545
TOTAL PROPOSED FLOOR AREA (for FAR) (1)	3.06	279,144
Site Footprint Area	1.00	91,174
Base FAR (2:1)	2.00	182,348
Total Non-residential Floor Area	0.91	82,957
Residential Bonus FAR	1.09	99,391
Total FLOOR AREA Allowable w/ Bonus	3.09	281,739

NOTE (1): Parking area is counted at 50% toward the total allo