

BLOCK 136

Land Use Application 14-217898-LU

October 03, 2014



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Overview

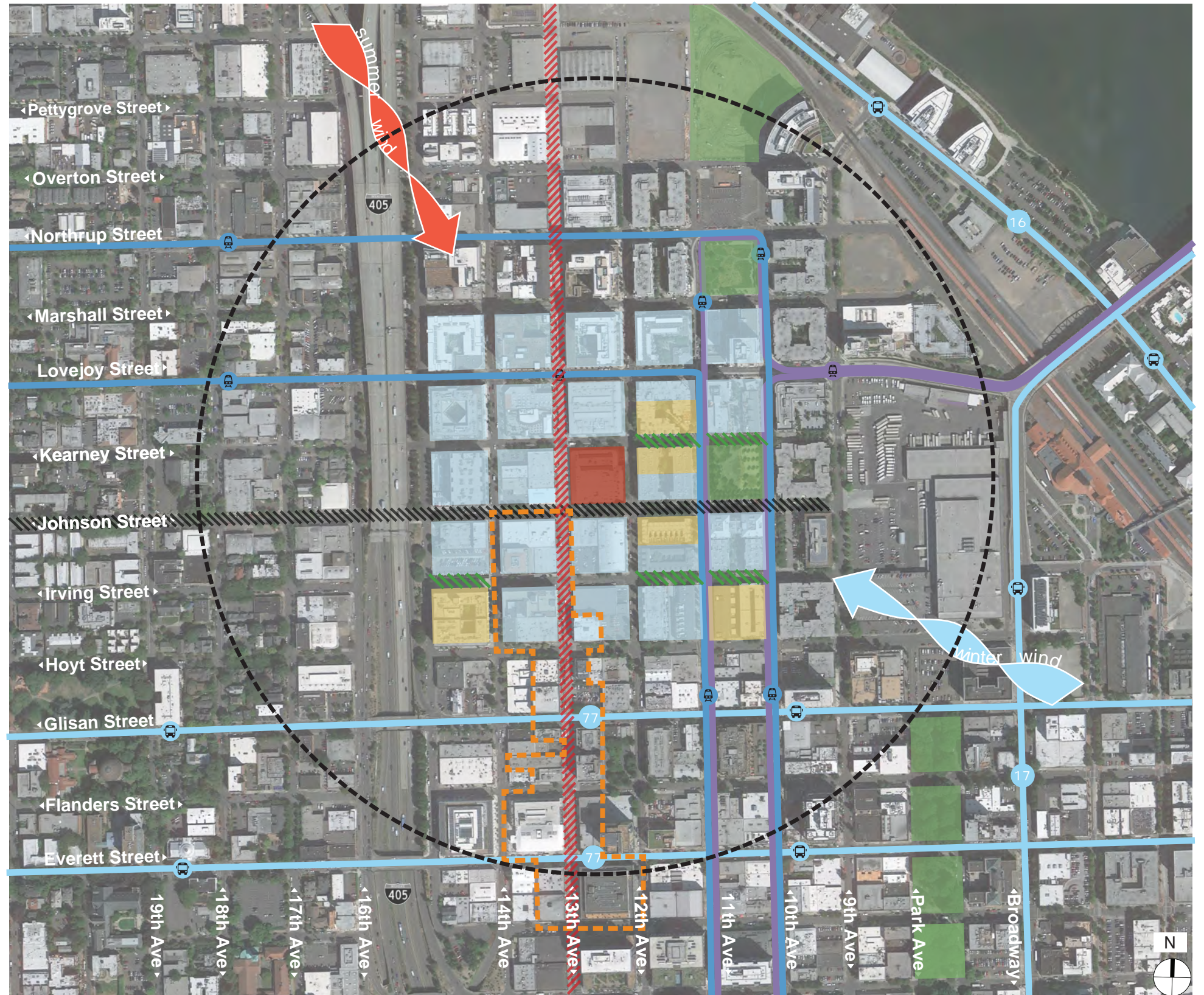
Context Map

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



Overview

DAR Review

What We Heard

Ground-level Experience

- Focus on the pedestrian experience—particularly the base of the apartment building.
- The ground floor of the apartment building is too compressed.
- The townhouse facades should be more open.
- Study and refine the garage and service entrances along 12th.
- Study whether or not the dock should extend to the corner of the 13th Avenue Building.
- Be careful that the dimensions between courtyard logs are meaningful.

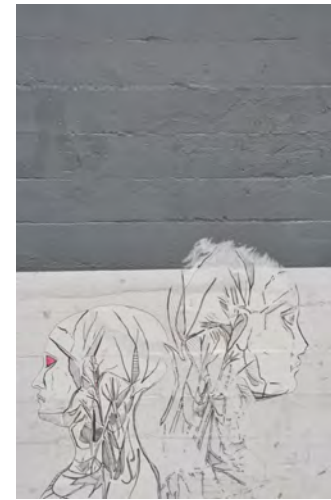
Character

- Develop a reading of the character of the Pearl District.
- The two buildings have different material palettes—clarify what binds them together.
- Examine the character of the office building -it should look less residential.
- State the windowwall color concept and the idea behind the metal and spandrel.
- Different building expressions can work if the courtyard ties them together.

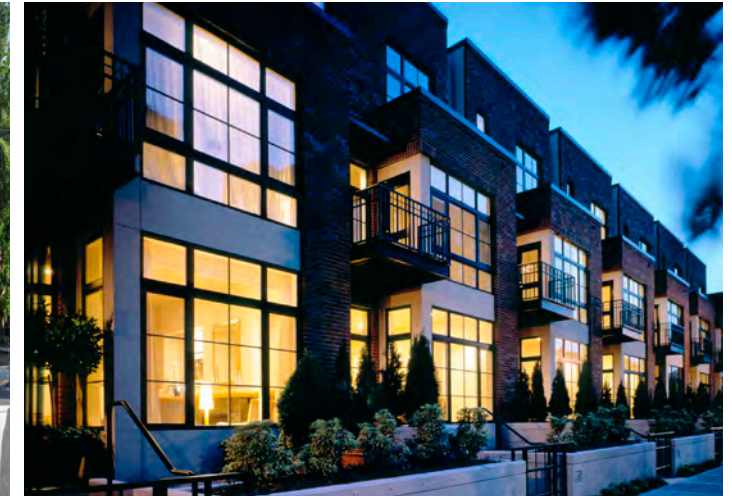
Additional 30' of Height

- Supportive of additional 30' of height.
- Supportive of north-south orientation.
- Supportive of having a public courtyard and office program on 13th Avenue.
- Stepping down to the river is less important than to the Historic District.

What We Studied



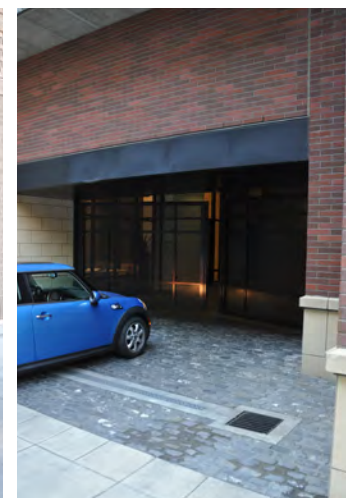
Materials



Townhouses



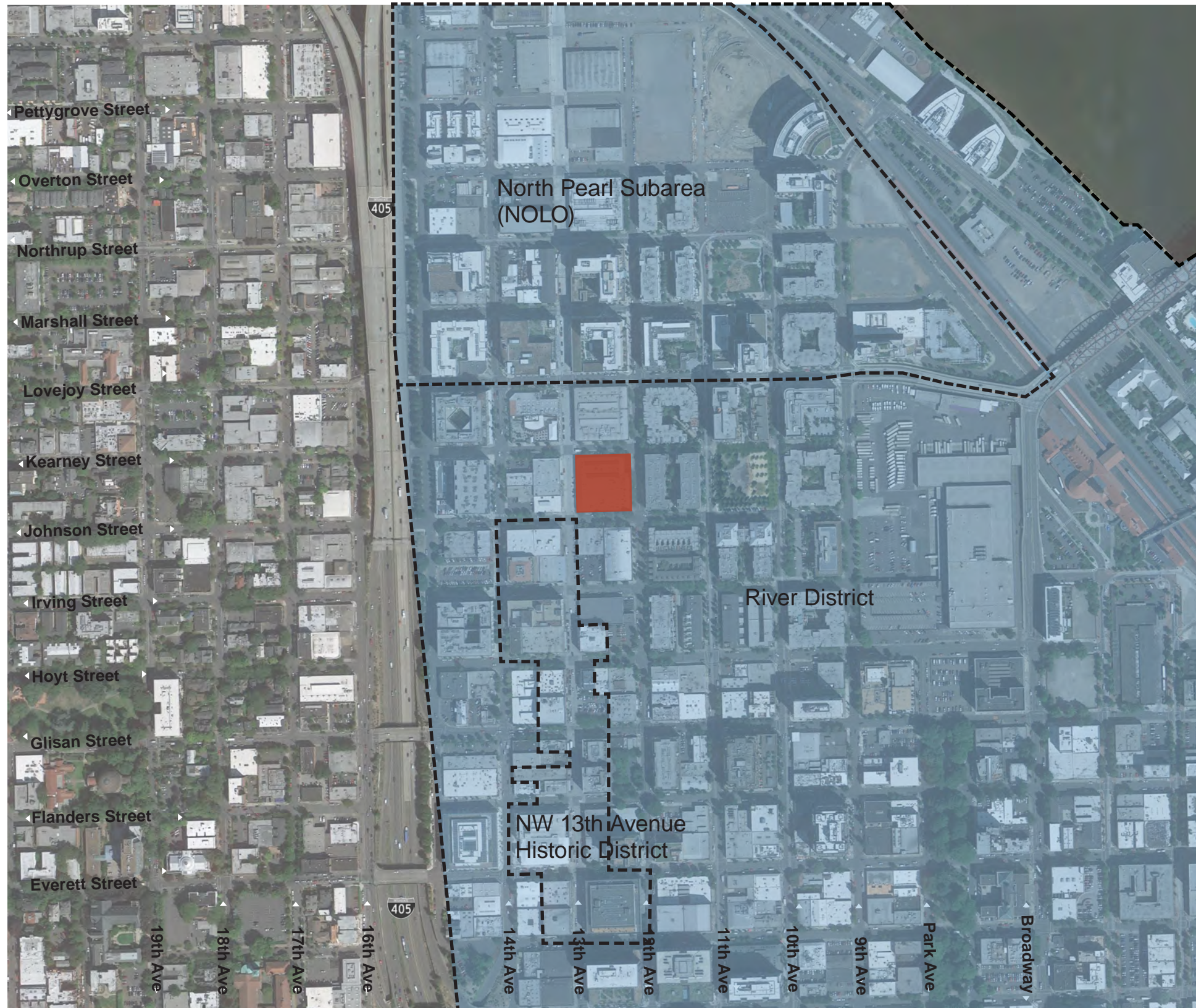
Docks



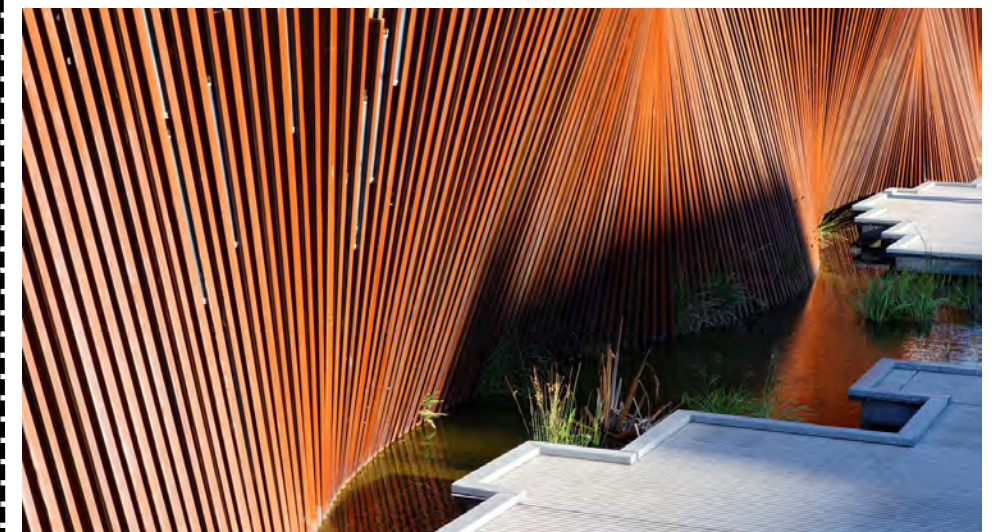
Garages

Overview

Contextual Analysis - River District

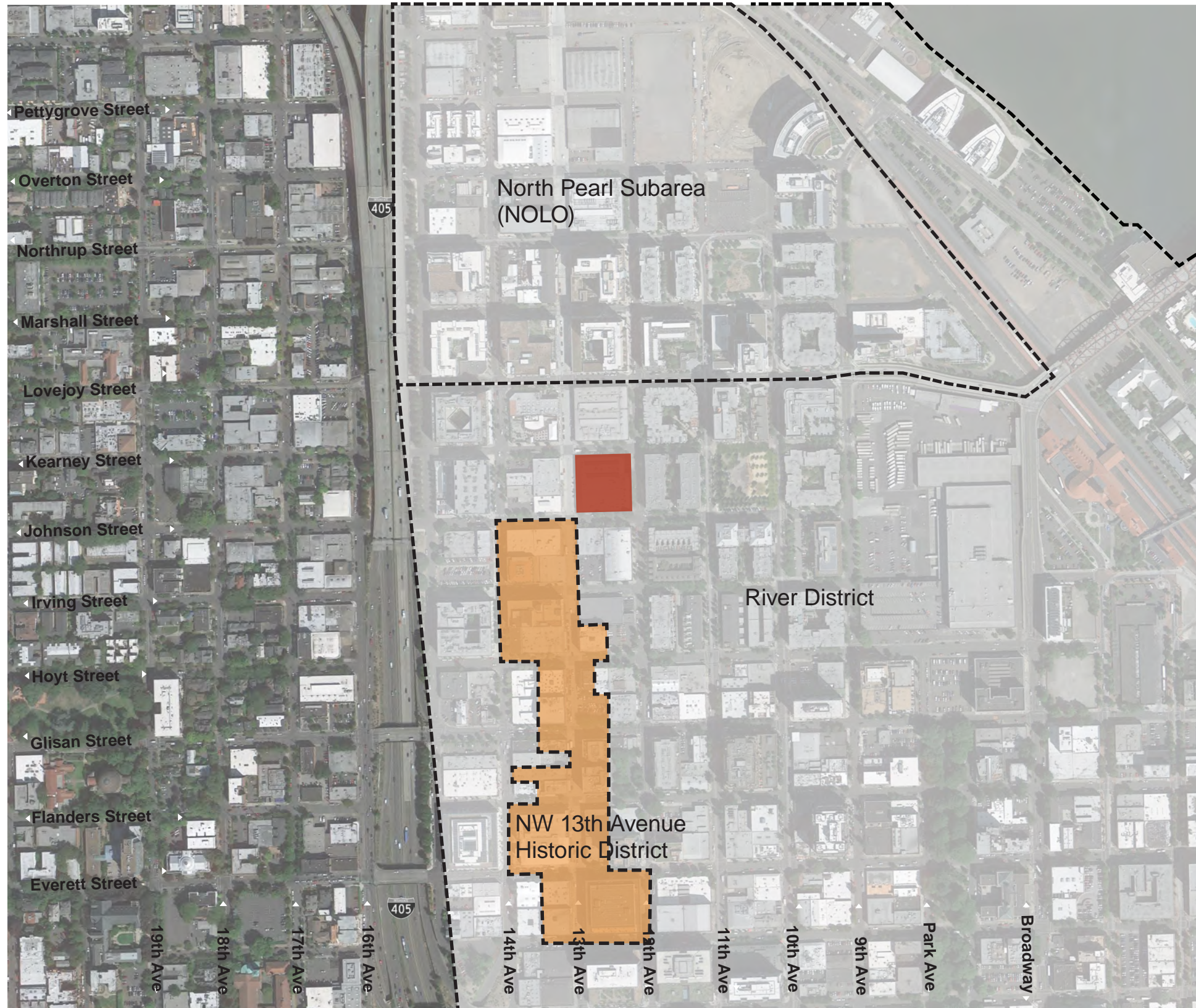


- distinct neighborhoods with unique character
- pedestrian-oriented + transit-served
- park network + river connections
- mixed use + mixed building types



Overview

Contextual Analysis - NW 13th Avenue Historic District

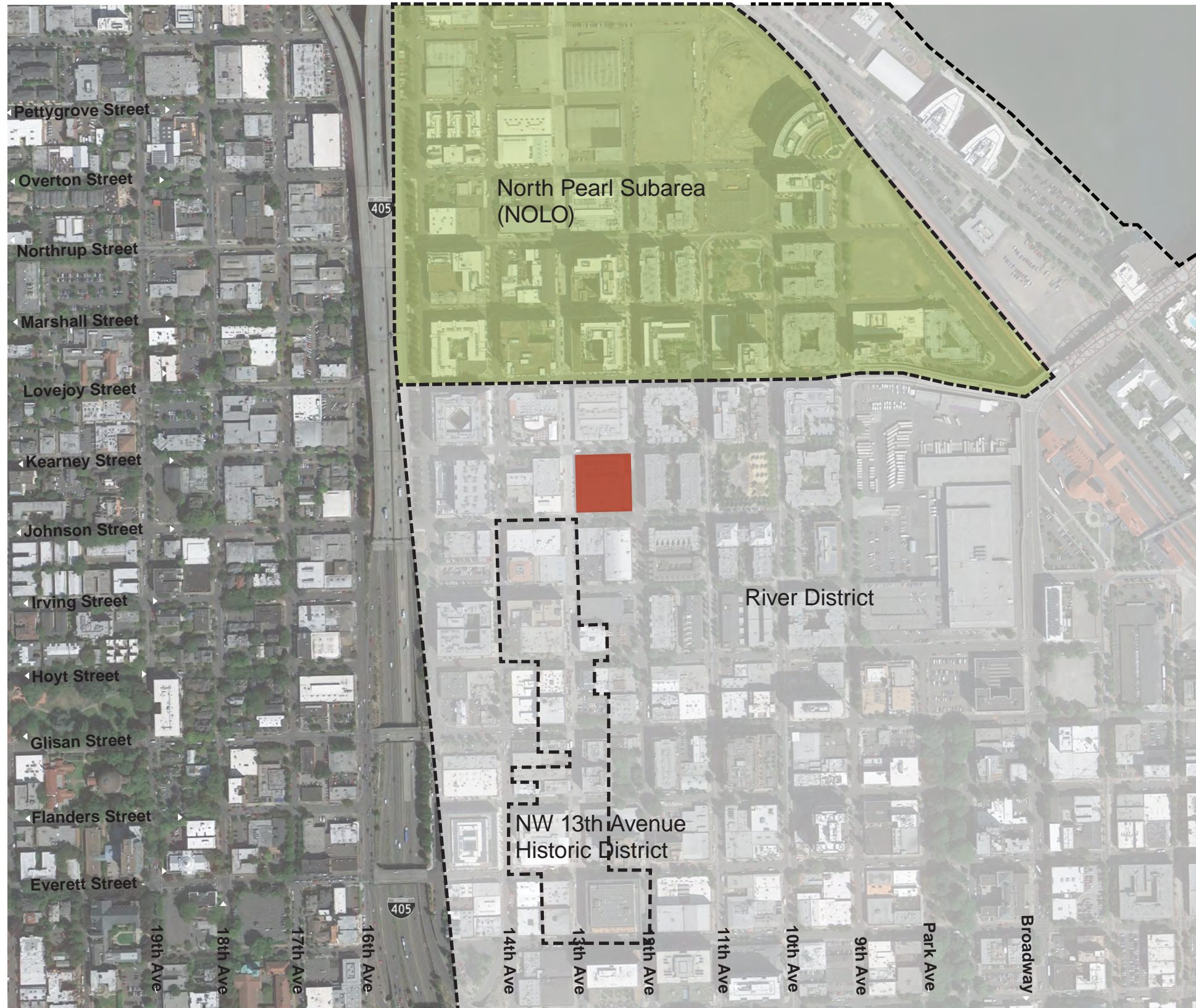


- repurposed historic buildings
- consistent building form + materials
- bearing wall masonry
- punched openings
- loading docks + canopies
- street wall enclosure
- uniform surfaces



Overview

Contextual Analysis - North Pearl Subarea



- newer, denser + taller
- family-focused
- great parks + openspace
- steel + glass buildings



Overview

Vicinity Plan

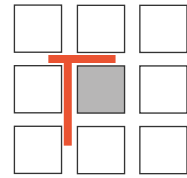


LEGEND

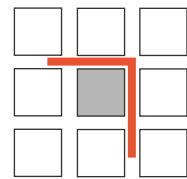
- A 24 Hour Fitness
- B Mixed - Uses
- C Pearl West Office Development
- D Edge Lofts / REI
- E Mixed Uses
- F Mixed Uses
- G Mixed Uses
- H Kearney Plaza
- I Riverstone Condominiums
- J Johnson Street Townhouses
- K Jamison Square

Overview

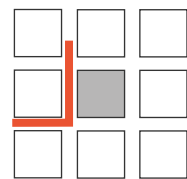
Site Context



13th + Kearney



12th + Kearney

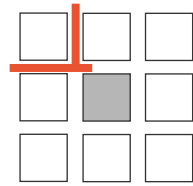


13th + Johnson

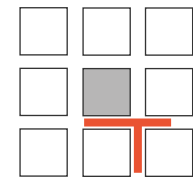


Overview

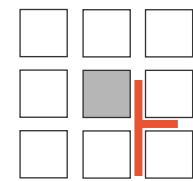
Site Context



13th + Kearney



12th + Johnson

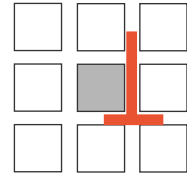


12th + Johnson

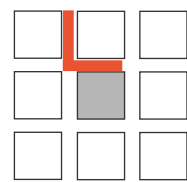


Overview

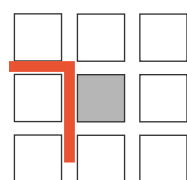
Site Context



12th + Johnson



13th + Kearney

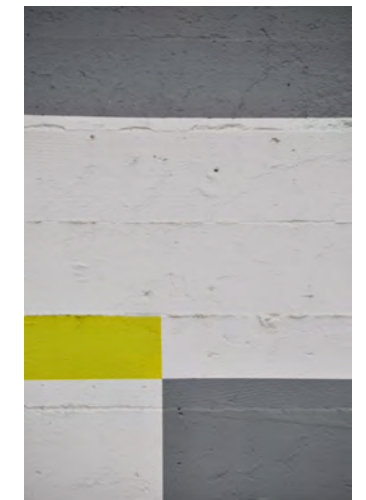
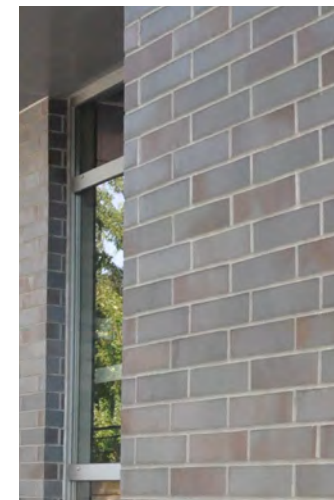
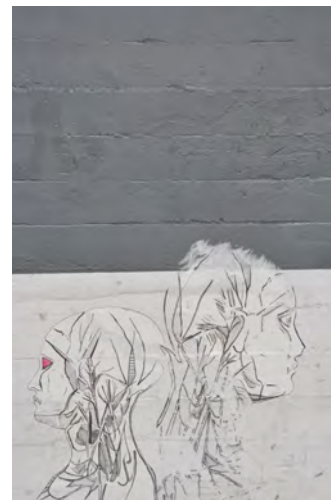
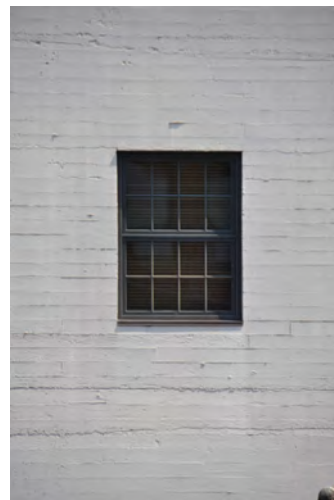
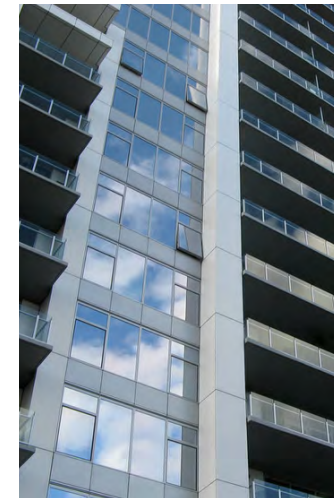
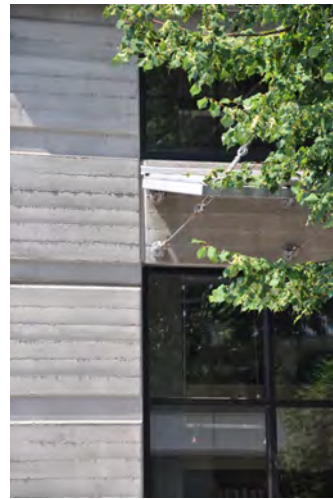


13th + Kearney



Overview

Pearl District Material Context



Overview

Pearl District Neighborhood Association Meetings on 11/5/13 + 4/1/14

- 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



Overview

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

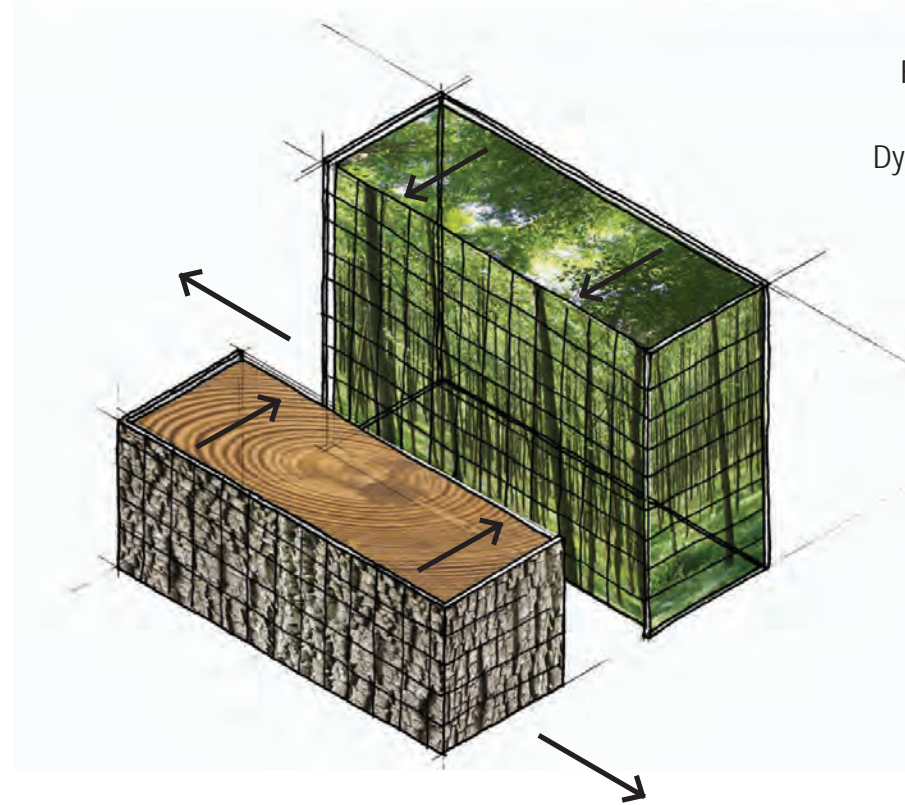
Overall Project

Design Concept

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

Overall Project

Project View from Southwest



Overall Project

Project View from Southwest

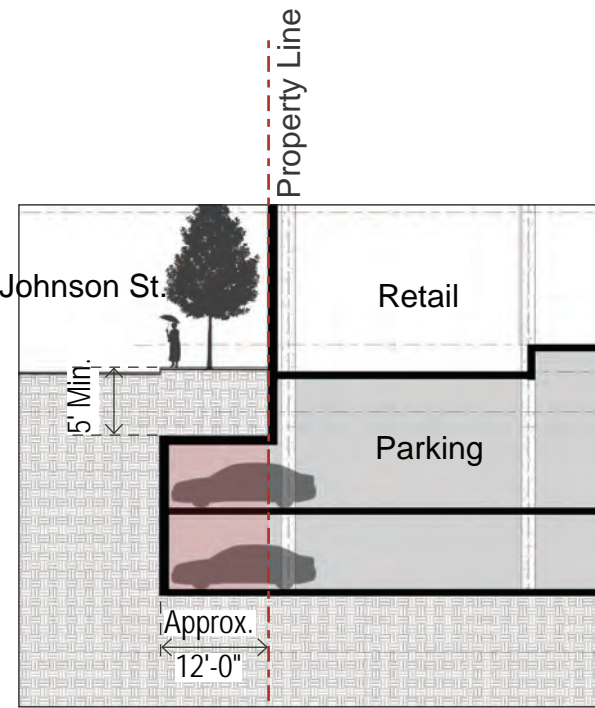


Overall Project

Parking Garage Plan - Level P2

Parking Count

Level P1:	90'
Level P2:	121'
Total:	211'



A Right-of-Way Parking



Overall Project

Parking Garage Plan - Level P1

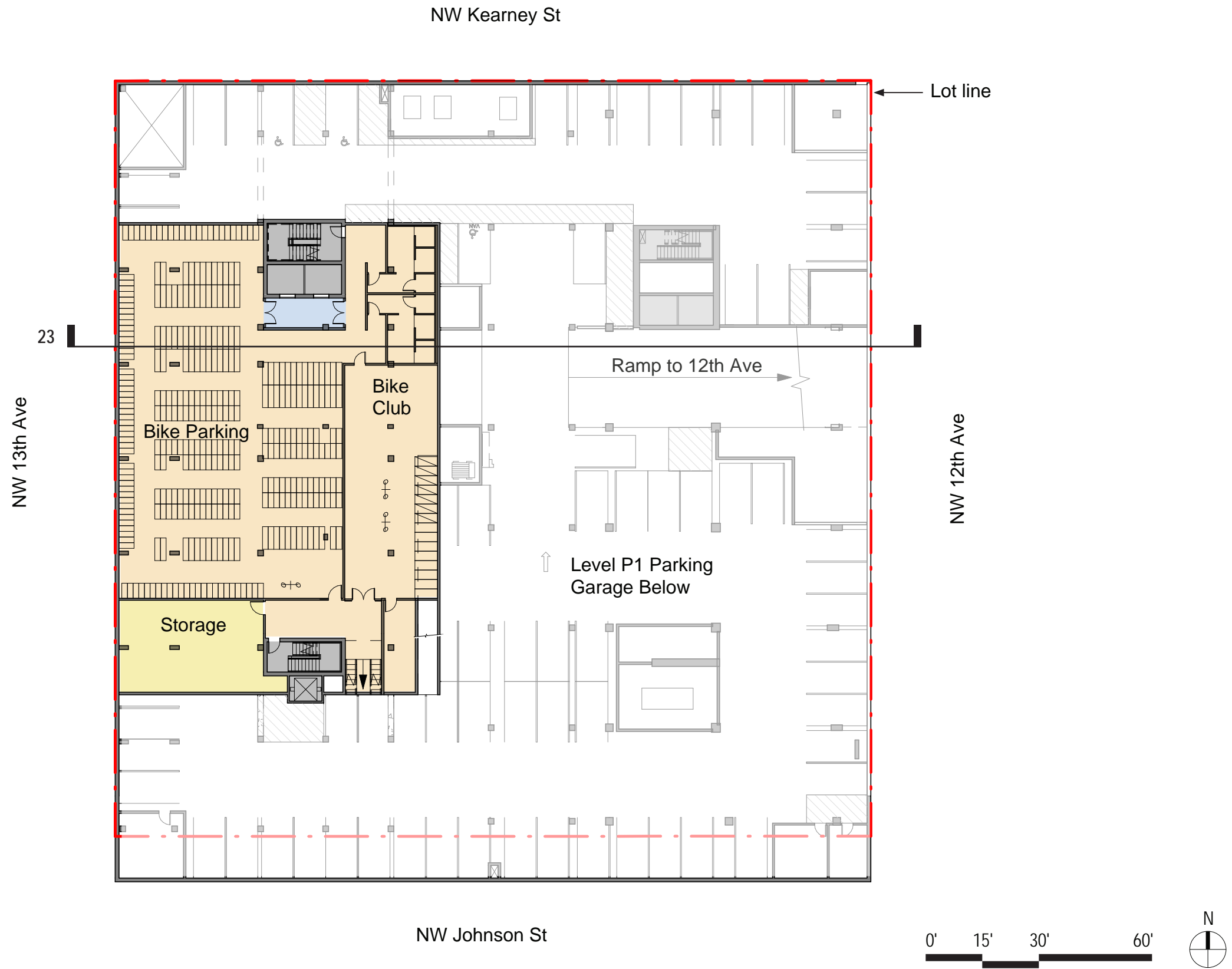
Parking Count

Level P1:	90'
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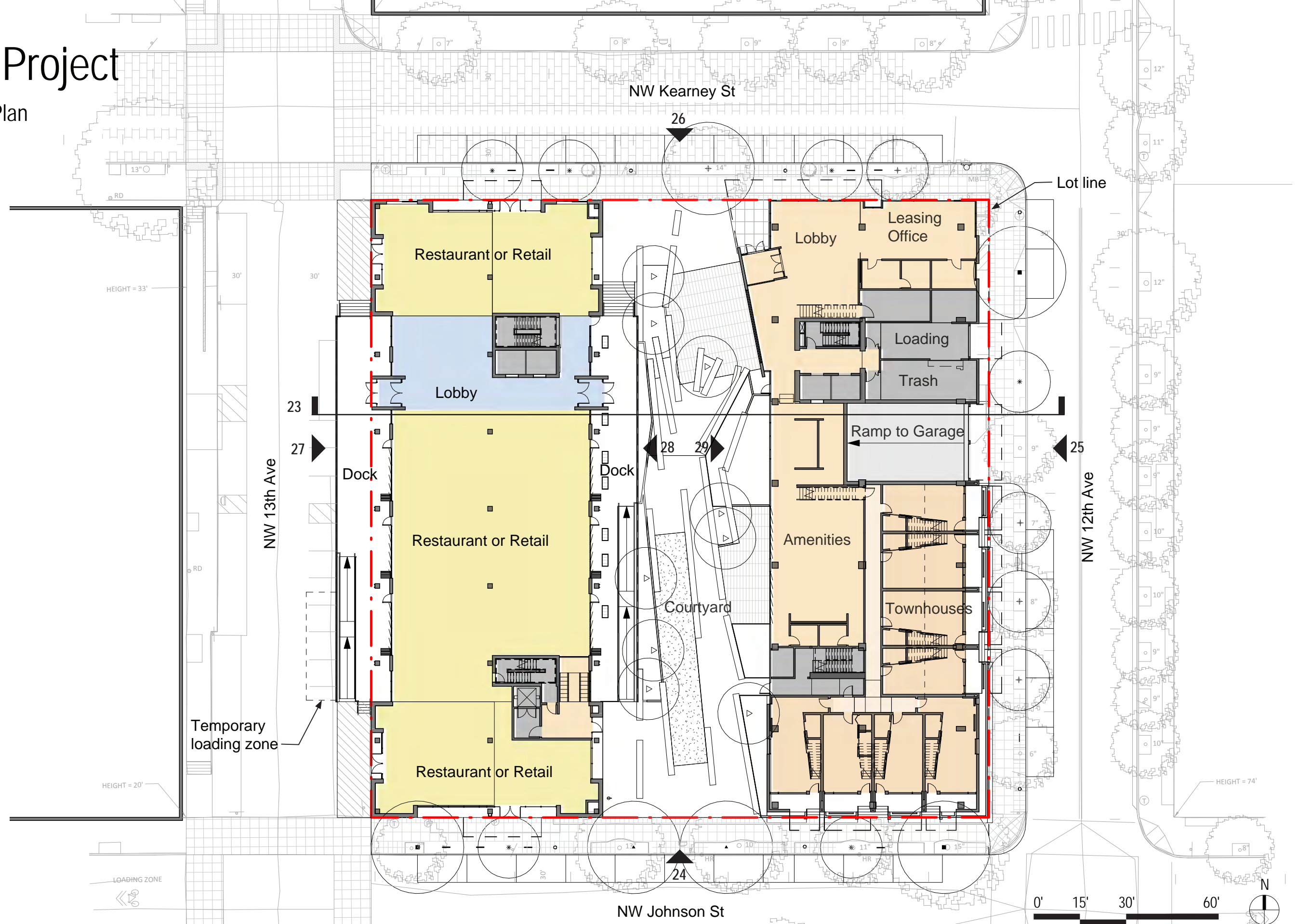
Overall Project

Bike Mezzanine Plan



Overall Project

Ground Level Plan



Overall Project

Typical Office & Residential Plans



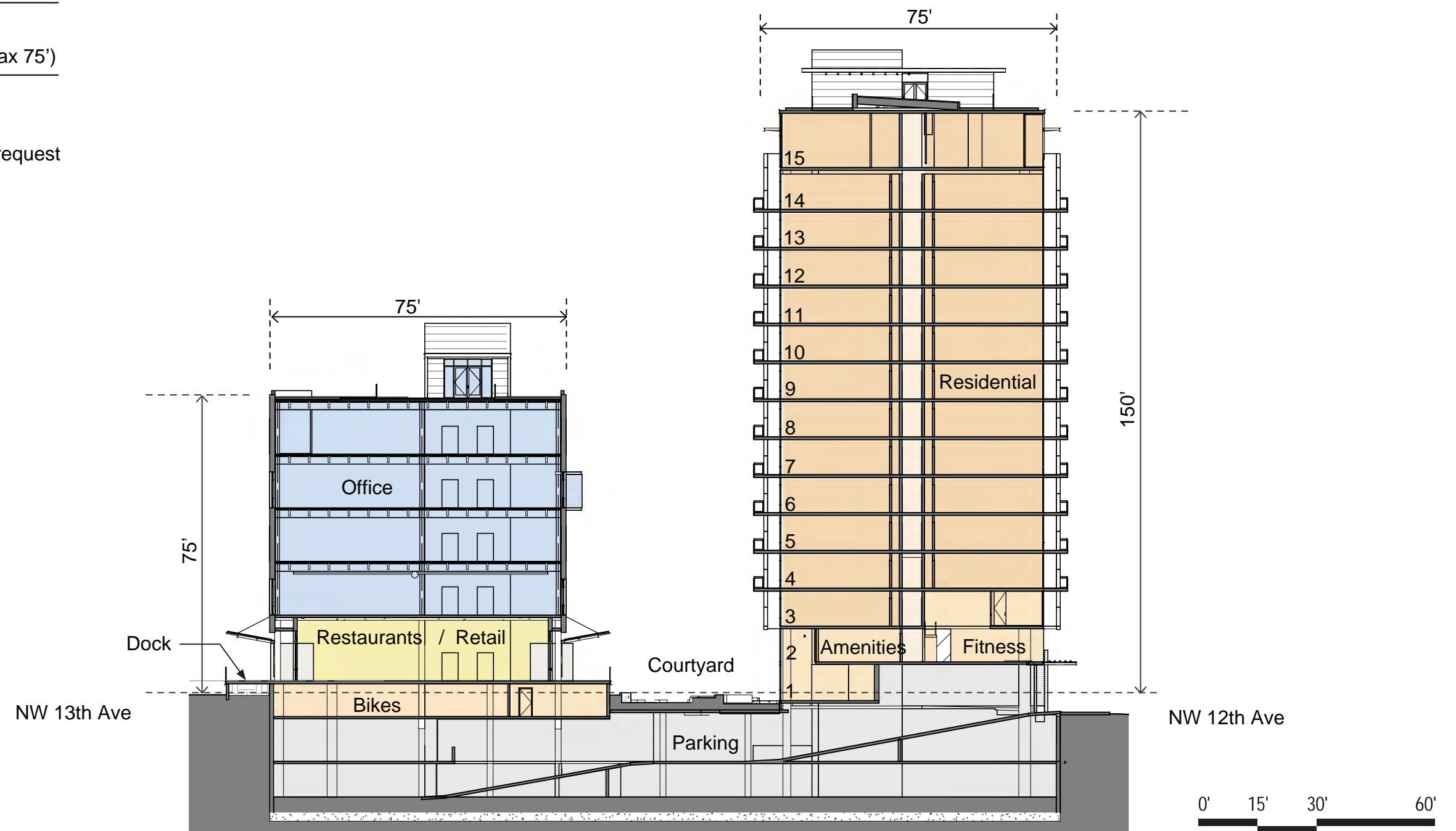
Overall Project

Building Section Looking North

Height Request

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

* Reference Appendix for detail on height request



Overall Project

South Project Elevation



Overall Project

12th Avenue Building - East Elevation on 12th Avenue



Overall Project

North Project Elevation



Overall Project

13th Avenue Building - West Elevation on 13th Avenue



Overall Project

13th Avenue Building - East Elevation at Courtyard



Overall Project

12th Avenue Building - West Elevation at Courtyard



0' 20' 40'

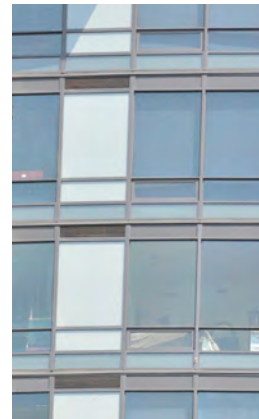
Overall Project

Materials Palette

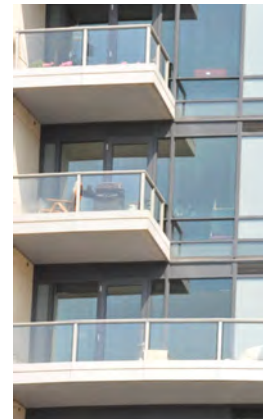
12th Ave



Board-Formed Concrete



Window-wall



Glass & Prefinished Alum Railing



Perforated Metal



Custom Door



Metal Mesh

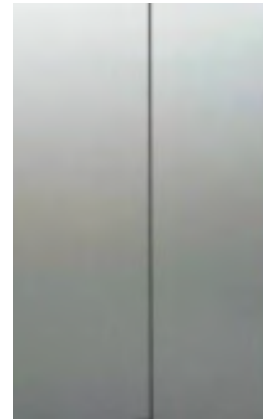
Shared



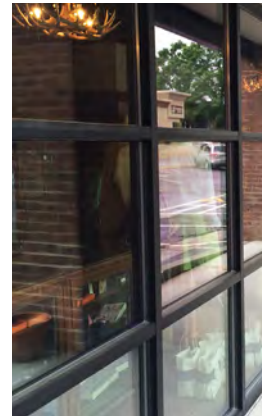
Concrete



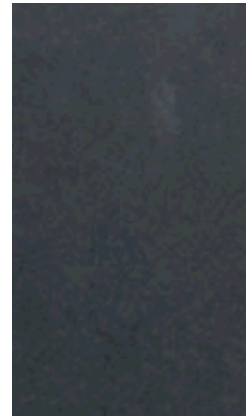
Metal Louvers



Alum Composite Panel



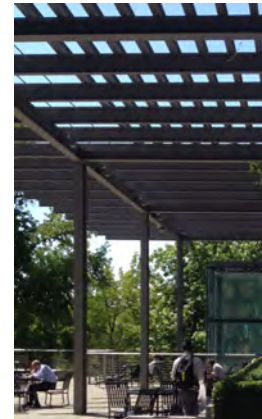
Storefront



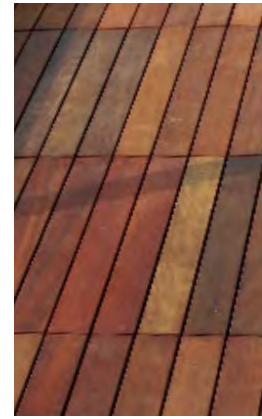
Prefin. Metal Parapet Cap



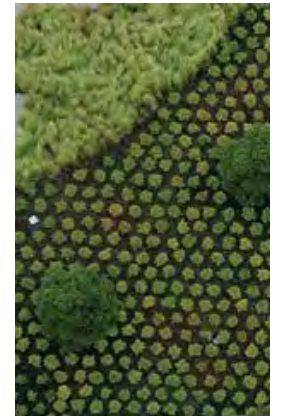
Painted Structure



Painted Steel Trellis



Ipe Decking

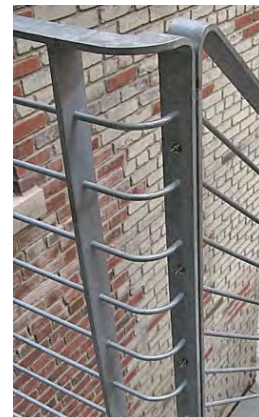


Green Roof

13th Ave



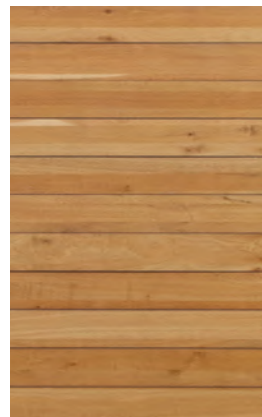
Brick



Galvanized Rails & Roofing



SSG Storefront



Wood Soffits



Colorful French Doors



European Vinyl Windows

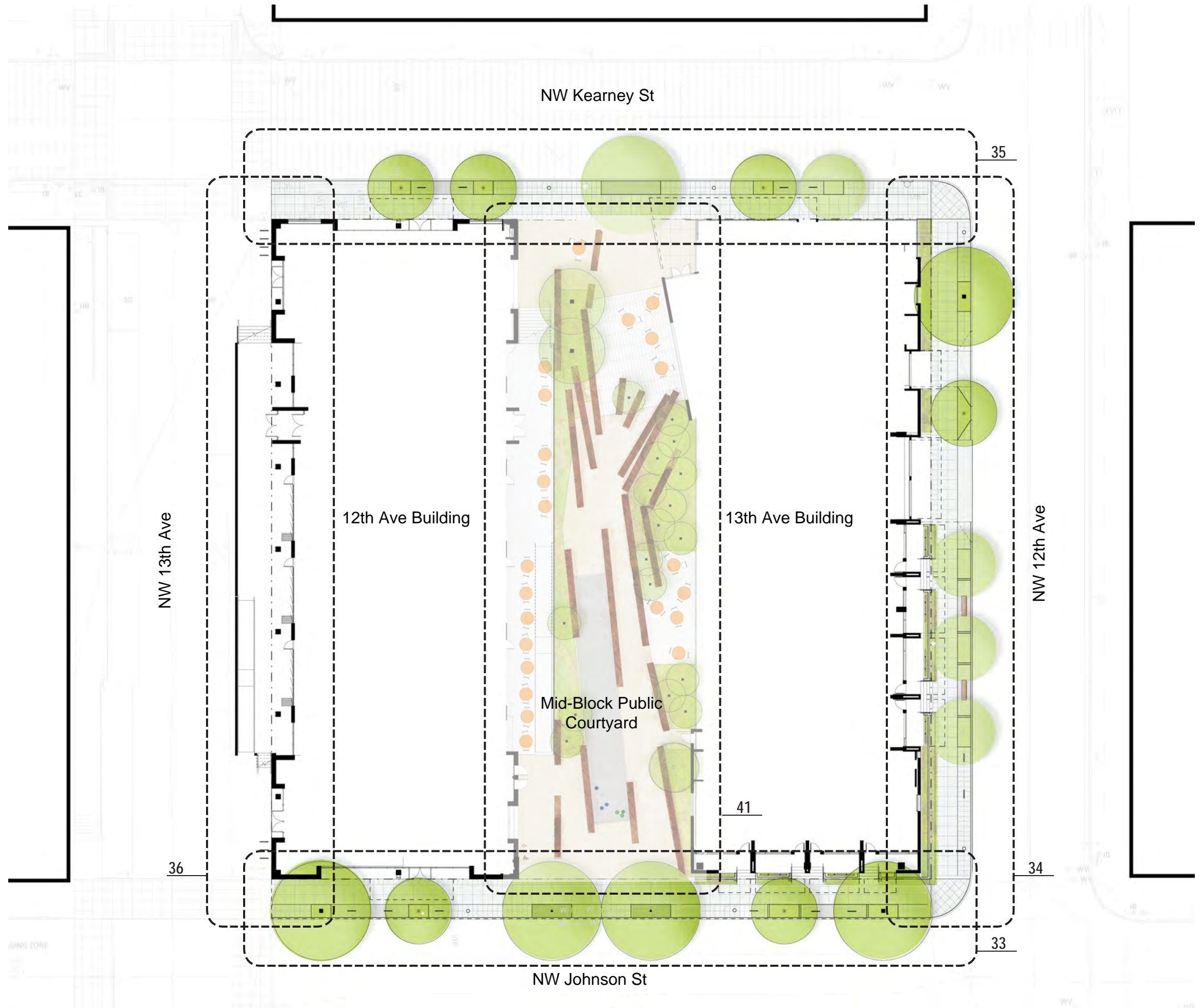
Streetscape

Project View from Southwest



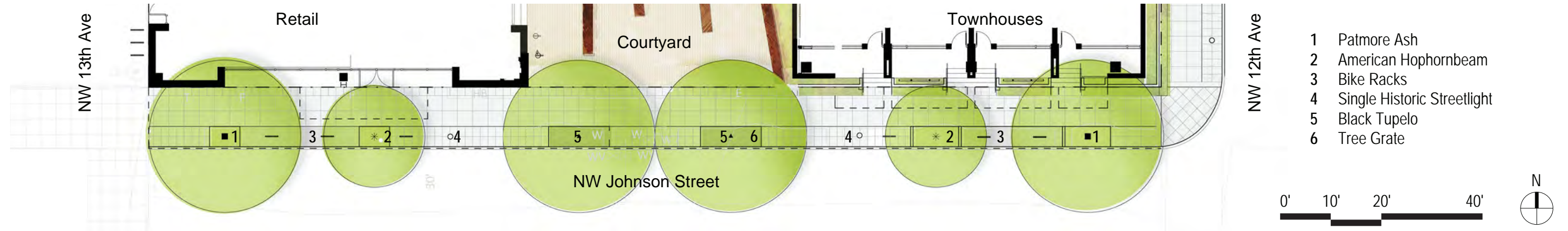
Streetscape

Materials Plan



Streetscape

NW Johnson Street Plan and Elevation



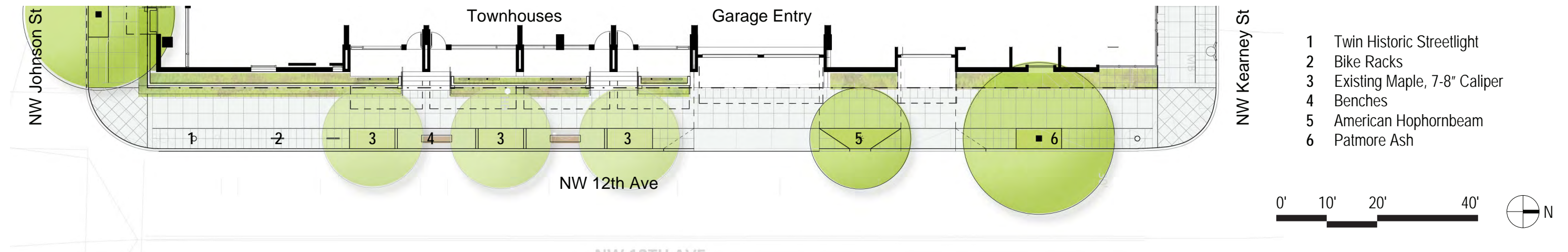
A NW Johnson Street Plan



B NW Johnson Street Elevation

Streetscape

NW 12th Avenue Plan and Elevation



A NW 12th Avenue Plan



B NW 12th Avenue Elevation

Streetscape

NW Kearney Street Plan and Elevation



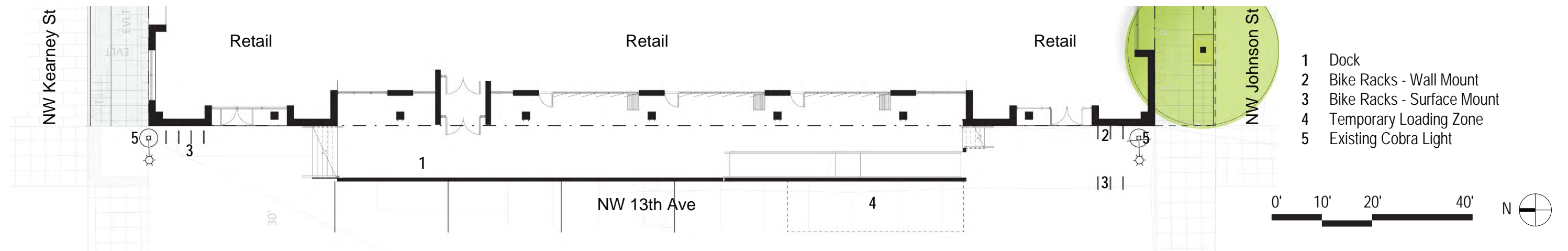
A NW Kearney Street Plan



B NW Kearney Street Elevation

Streetscape

NW 13th Avenue Plan and Elevation



A NW 13th Avenue Plan



B NW 13th Avenue Elevation

Streetscape

Plants

Streetscape Plant Schedule

BOTANICAL NAME	COMMON NAME	SIZE	ON-CENTER SPACING
.TREES			
NYSSA SYLVATICA	BLACK TUPELO	4" CAL	AS SHOWN
FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	4" CAL	AS SHOWN
OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	4" CAL	AS SHOWN
SHRUB			
SARCOCOCCA HOOKERIANA	SWEETBOX	3 GAL	24" O.C.
CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA'	UPRIGHT JAPANESE PLUM YEWE	5 GAL	24" O.C.
HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	5 GAL	24" O.C.
VINE			
TRACHELOSPERMUM ASIATICUM	STAR JASMINE	3 GAL	2 @ EA. STOOP

Street Trees



Black Tupelo *Nyssa sylvatica*

Patmore Ash *Fraxinus pennsylvanica 'Patmore'*

American Hophornbeam *Ostrya virginiana*

Shrubs and Vines



Sarcococca *Sarcococca confusa*

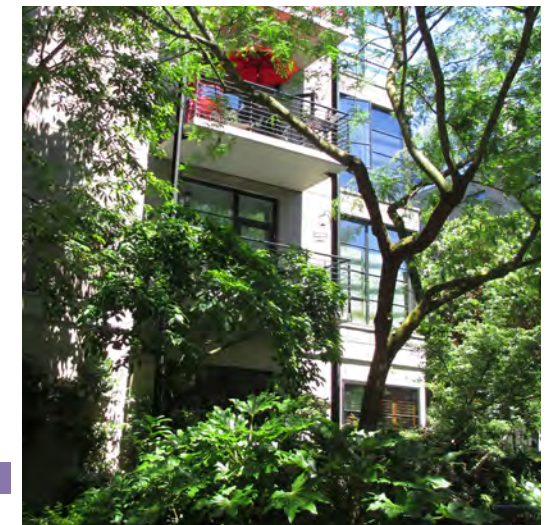
Oakleaf Hydrangea *Hydrangea quercifolia*

Japanese Plum Yew *Cephalotaxus harringtonia 'fastigiata'*

Star Jasmine *Trachelospermum asiaticum*

Courtyard

Pearl District Courtyard Study

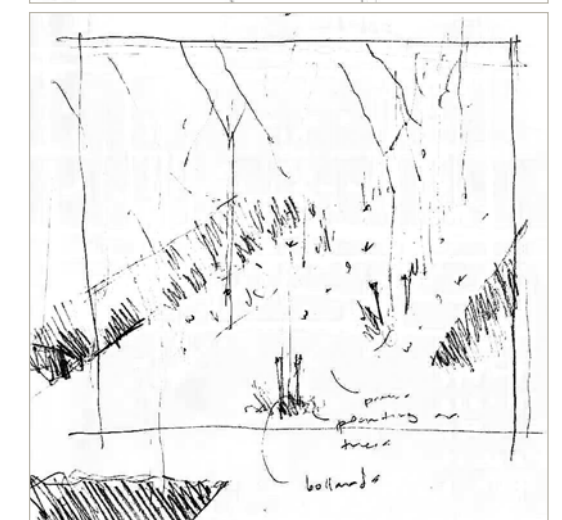
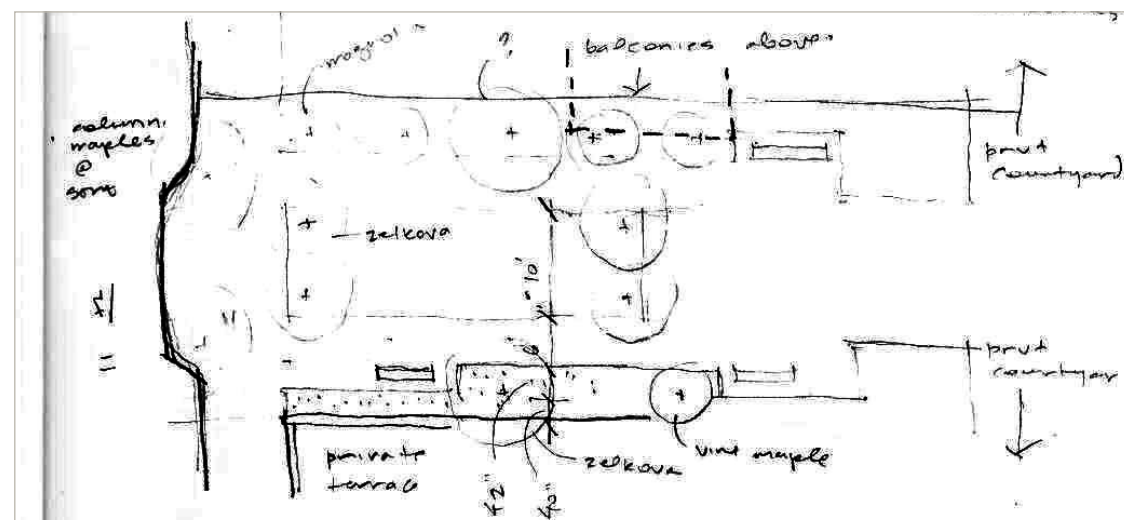
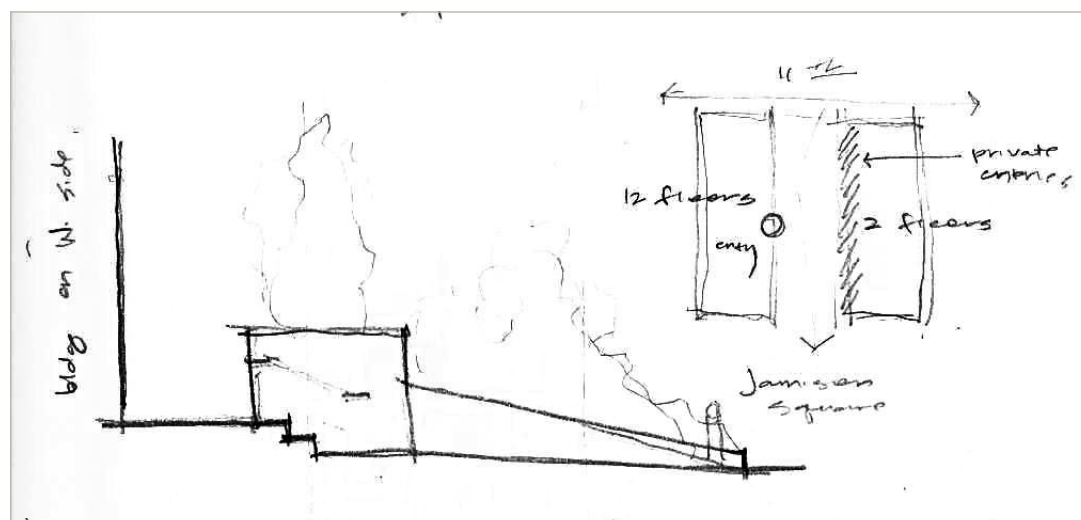
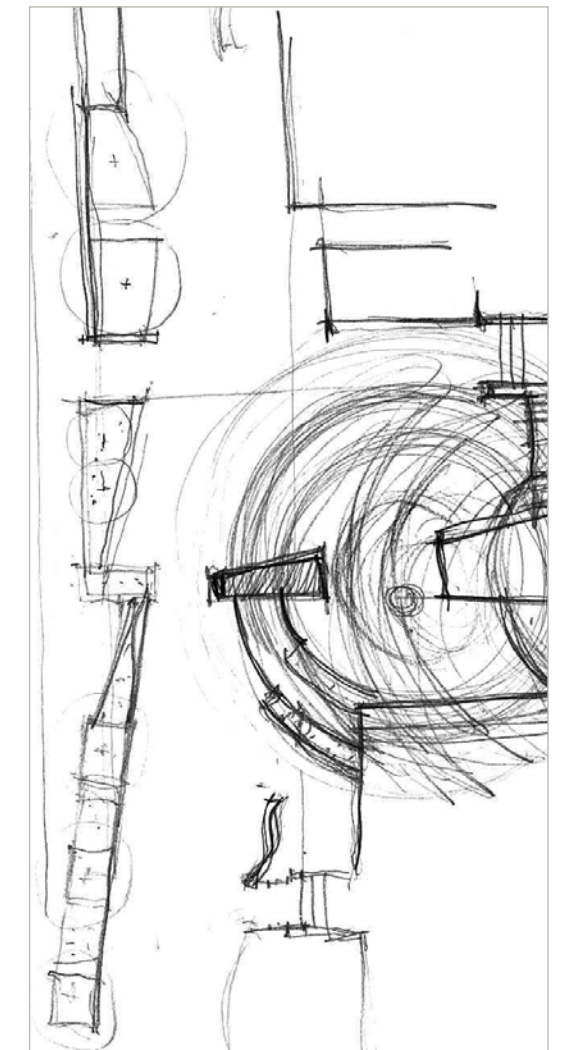
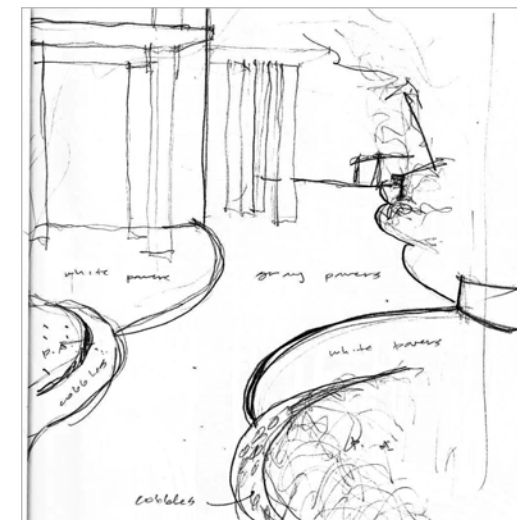
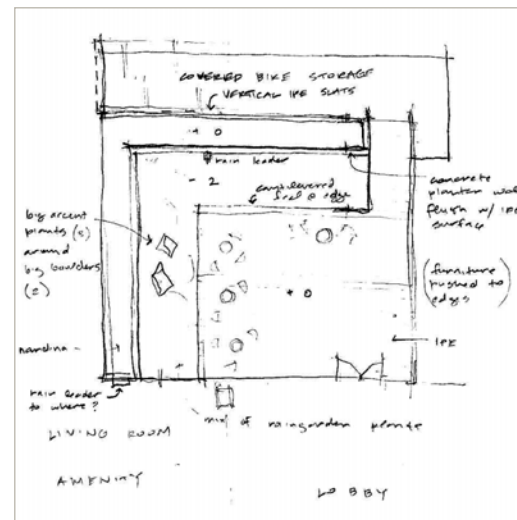
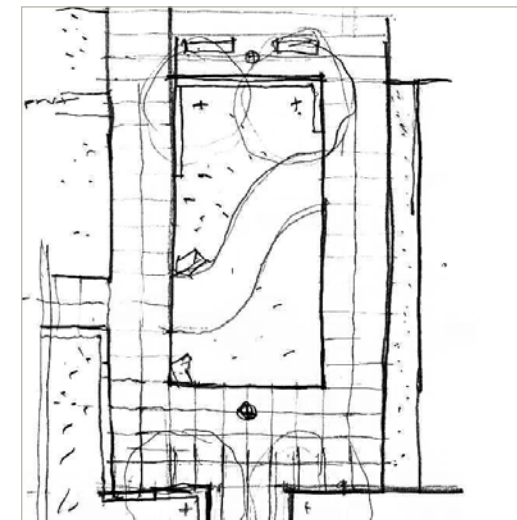
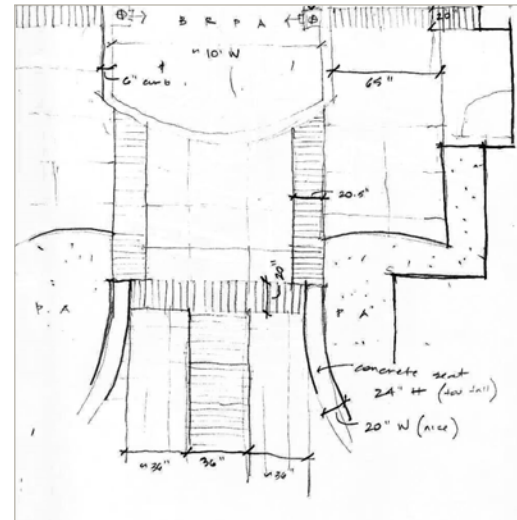


Courtyard

Pearl District Precedents

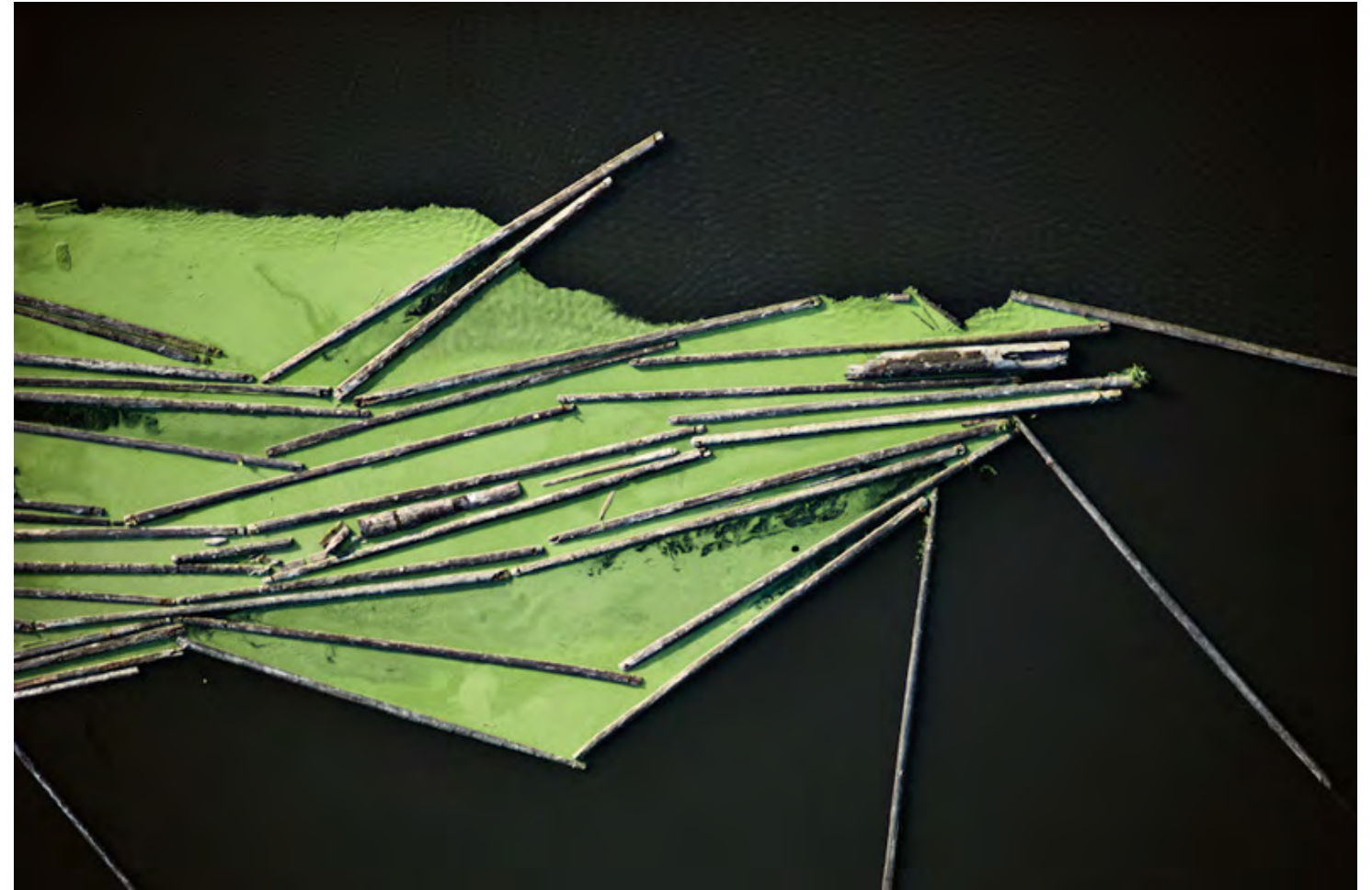
Lessons Learned from Courtyard Observations:

- 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

Plan



1 Entry Plaza

Sidewalk joint pattern continues to residential entry, scored concrete surface flush with adjacent sidewalk

2 Seating Area with Concrete Pavers

Mortar set concrete pavers designate zone for movable furniture, event focused space

3 Dock Seating Area

Overflow from interior program, elevated 5'-6' above courtyard. Accessible from stair at north end, ramp at south end

4 Spillover Amenity Space Mortar set paver zone spills out from interior common space.

5 Bioretention Planter, Recessed

Captures water from adjacent pedestrian surface. 9" below adjacent grade. Standard soil and gravel section with 6" ponding.

6 Bioretention Planter, Elevated

Captures water from adjacent building's roof terrace. Standard soil and gravel section with 6" ponding.

7 Elevated Planter Depth varies 18-30".

8 Bocce Court with Aggregate Surfacing

Crushed oyster shell playing surface over sand and crushed rock layers and underdrainage. Works as sand filter for pedestrian zones around court.

9 Public Bicycle Workstation

Free standing station with hanger arms to support bike. Includes most commonly used tools for simple bike repair and pump, securely attached to station with cables.

10 Log Jam Benches

Reclaimed timber features, range from flush to high. Primarily serve as benches. Details on page 46.

11 Bike Parking Zones

Featuring no-scratch racks



Courtyard

View from North



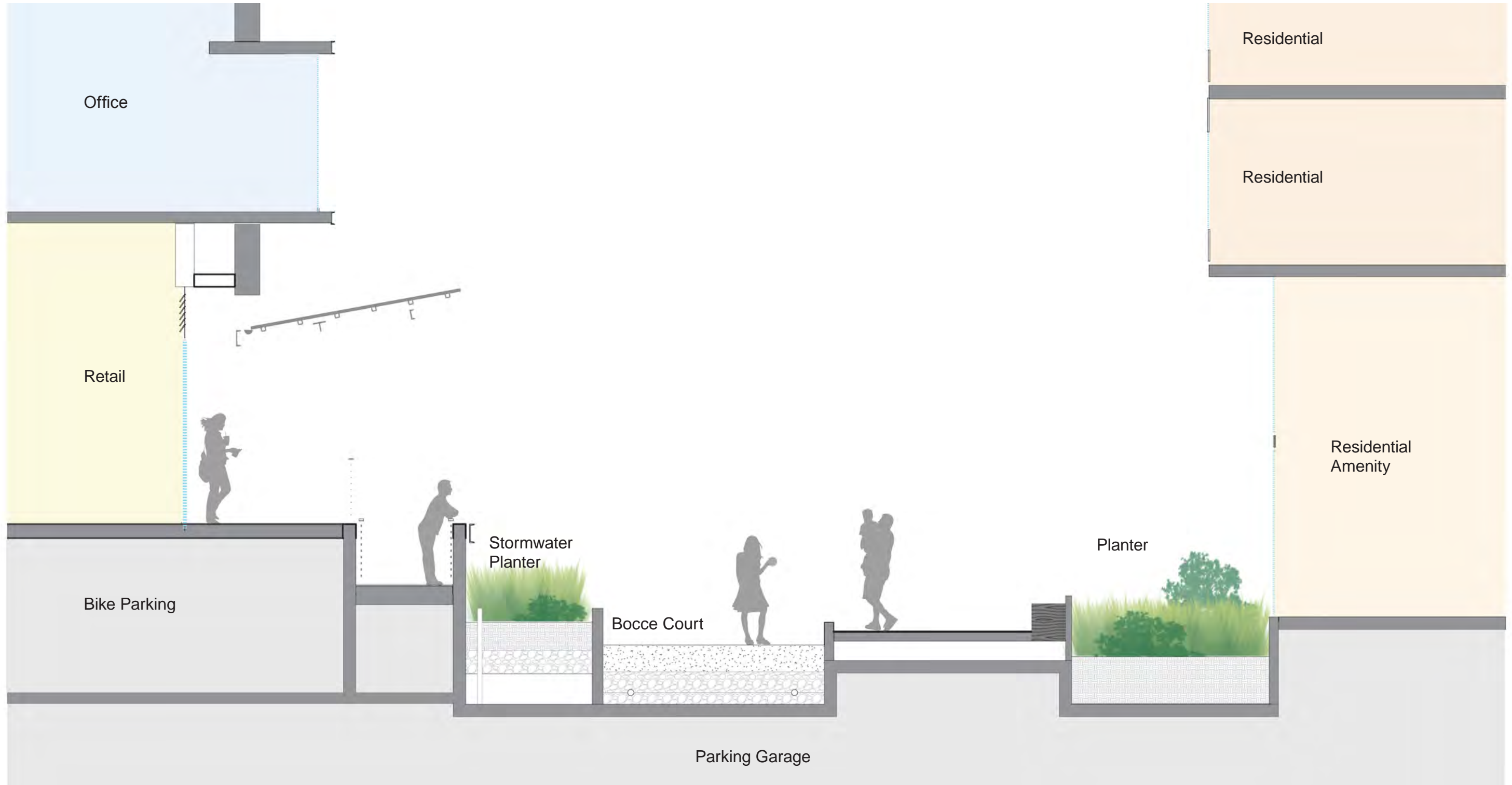
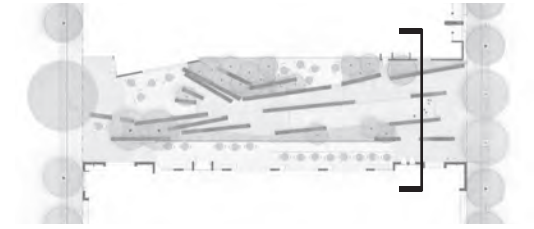
Courtyard

View looking North



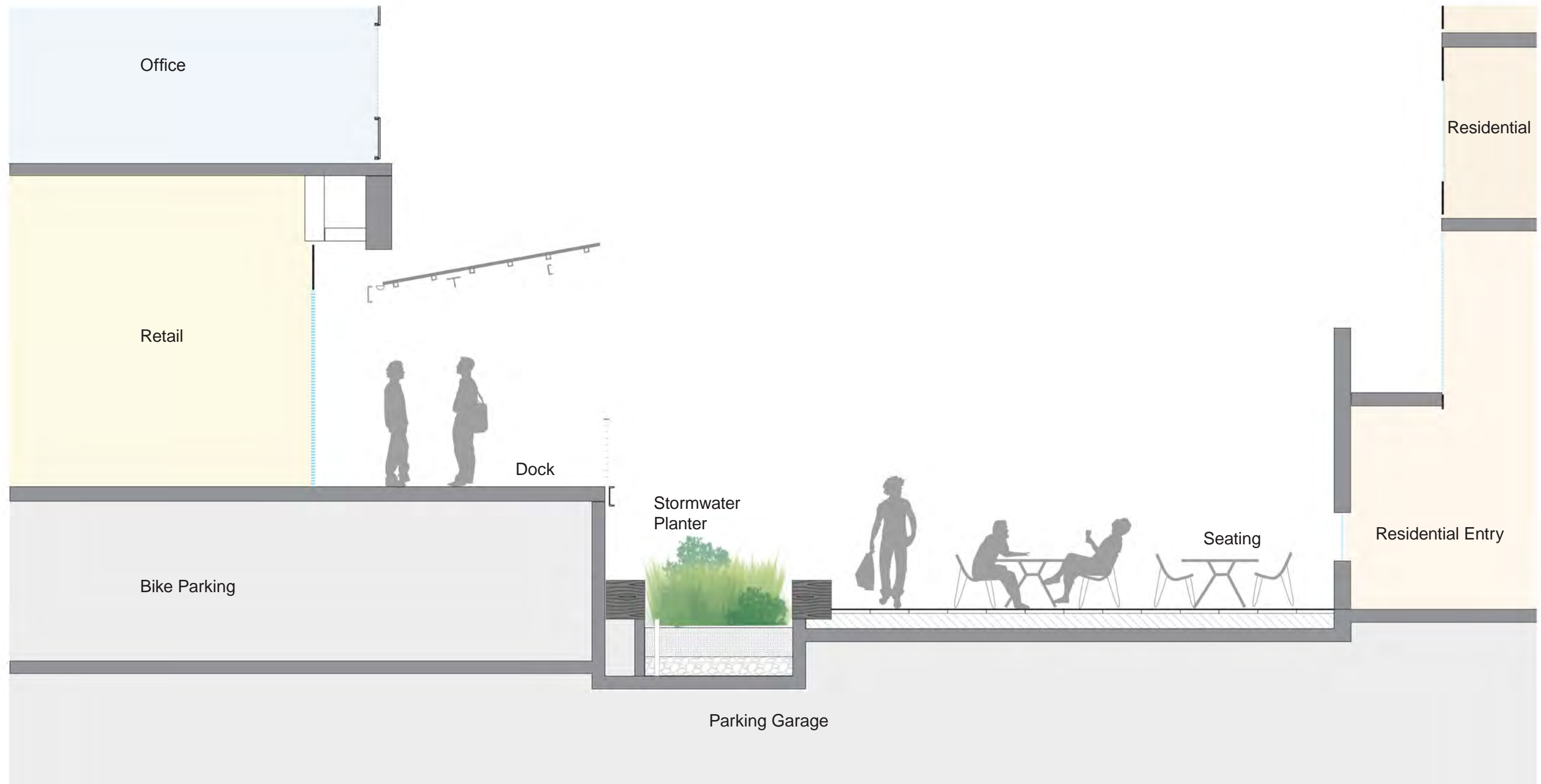
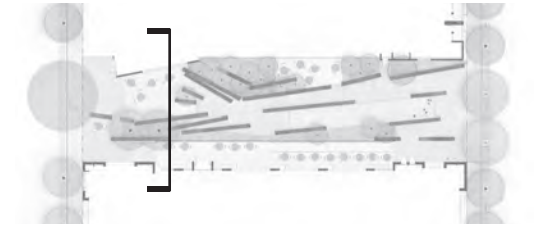
Courtyard

Section through Bocce Court looking North



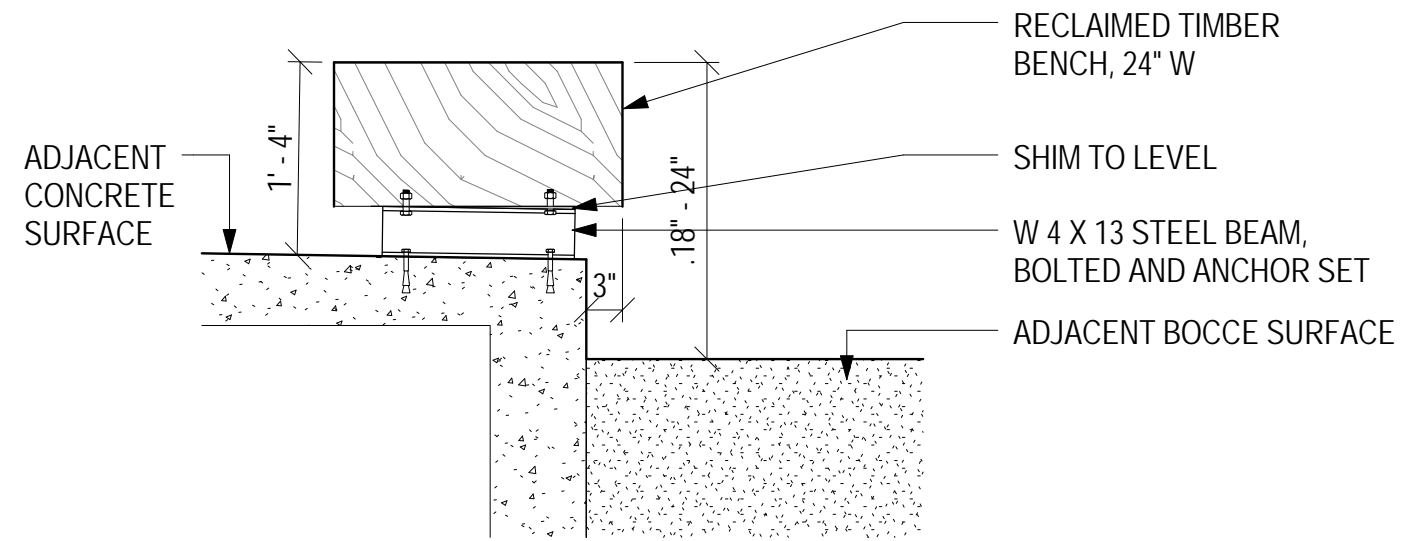
Courtyard

Section through Seating Area looking North

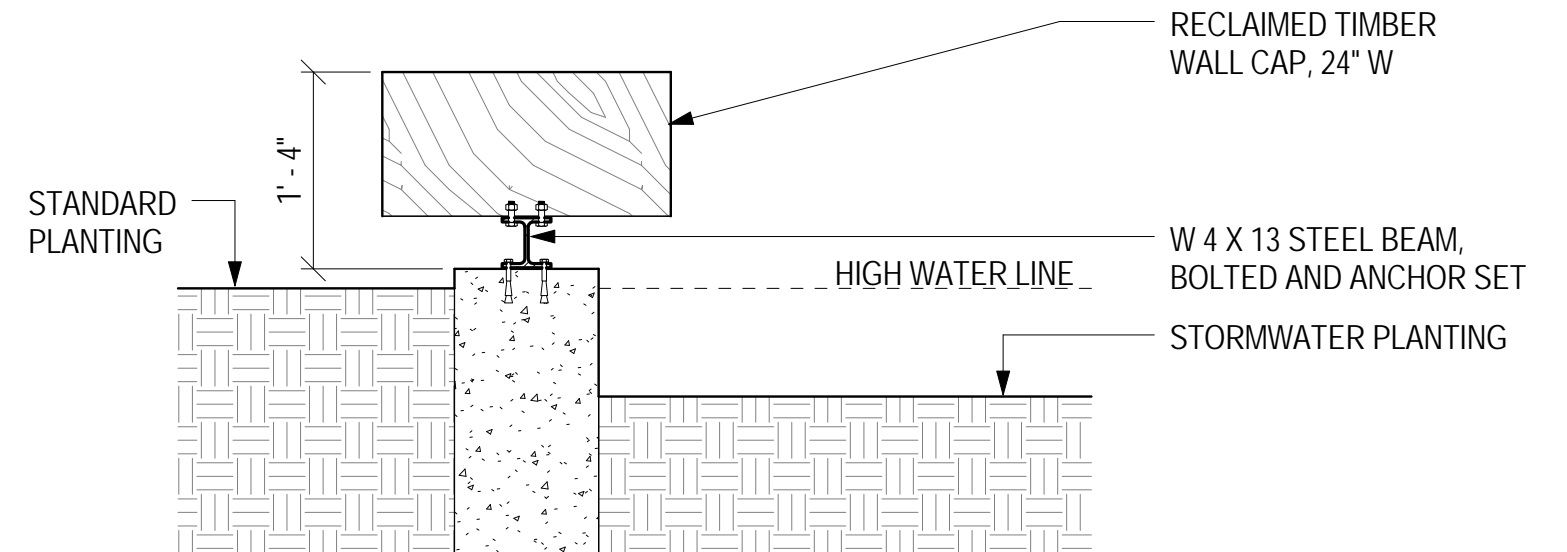


Courtyard

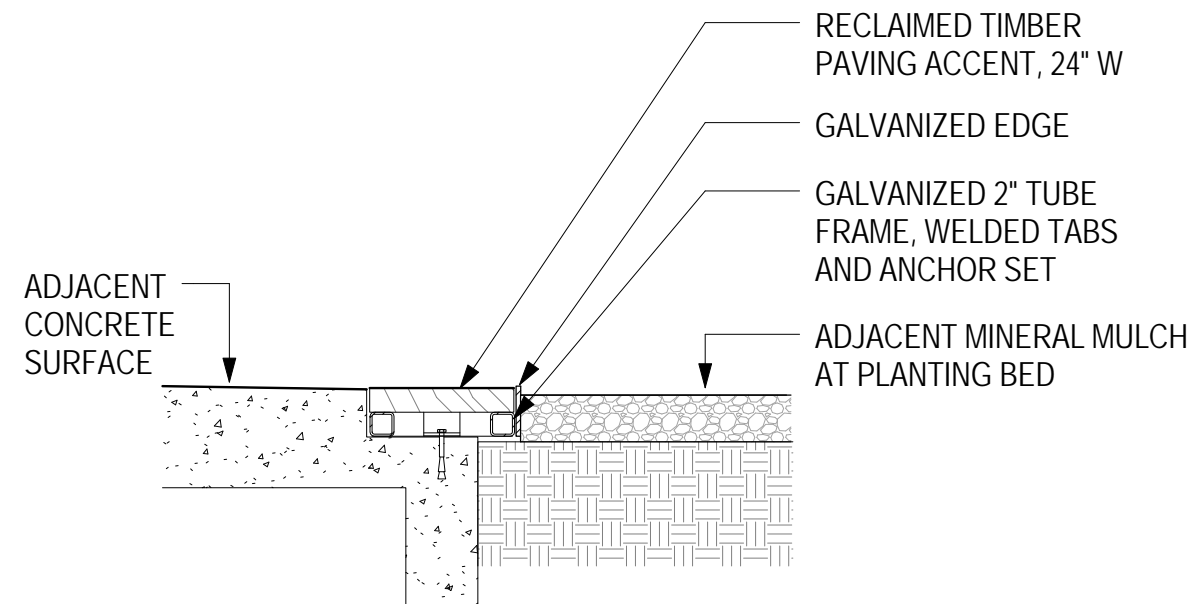
Details



A Log: Bench Detail



B Log: Wall Cap Detail



C Log: Flush Paving Accent Detail



Courtyard

Materials



Reclaimed Timber Site Furnishings



Concrete Planter Walls



Painted Steel Planter Walls



Movable Tables and Chairs



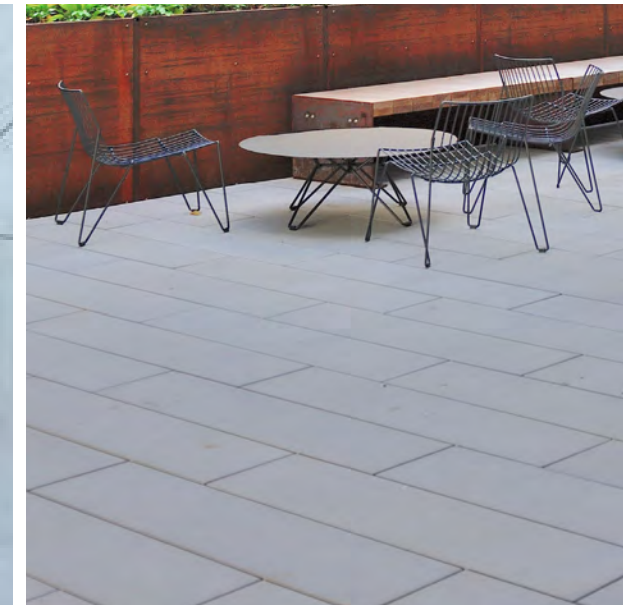
Public Bike Workstation



Bocce Court



Sawcut Concrete Score Pattern



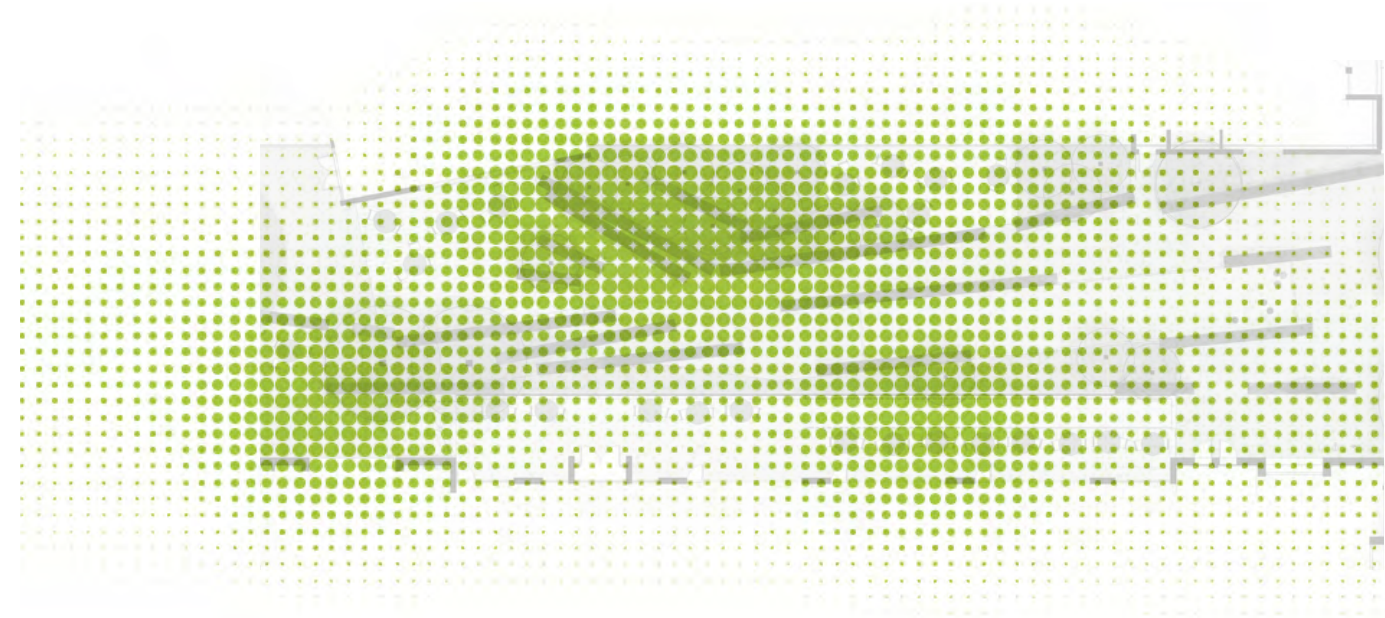
Narrow Modular Concrete Pavers

Courtyard

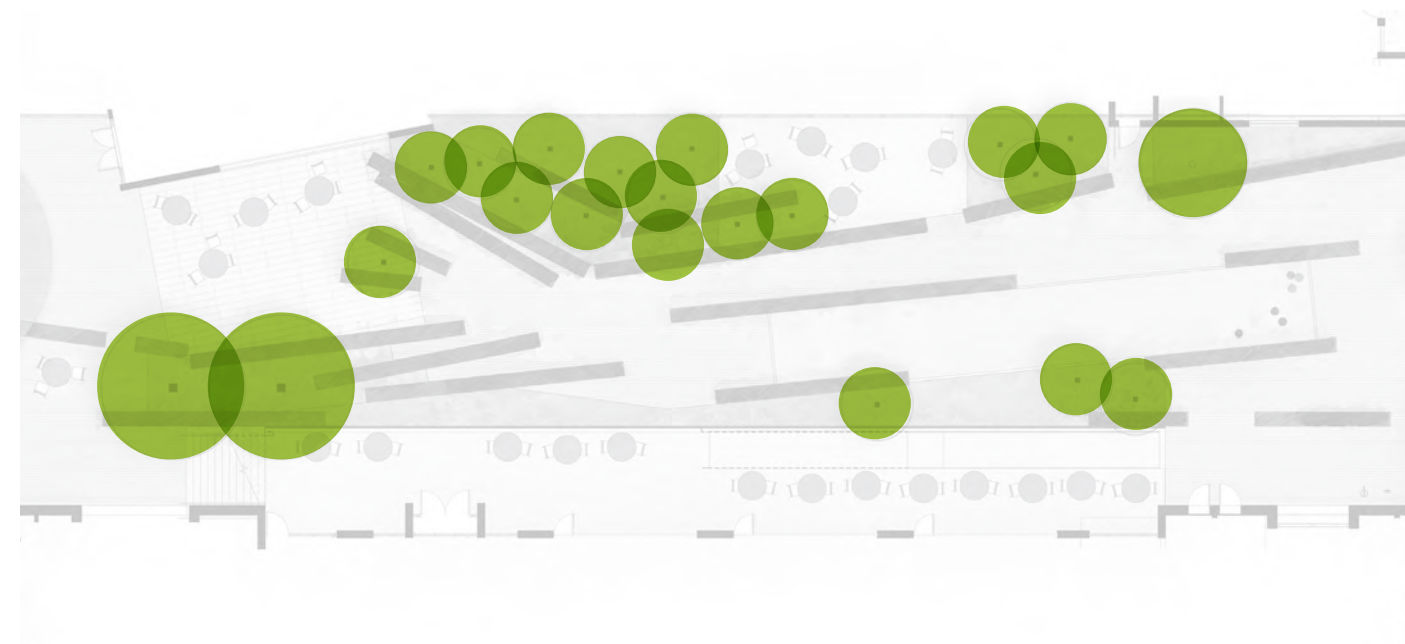
Planting Design Concept



Precedent



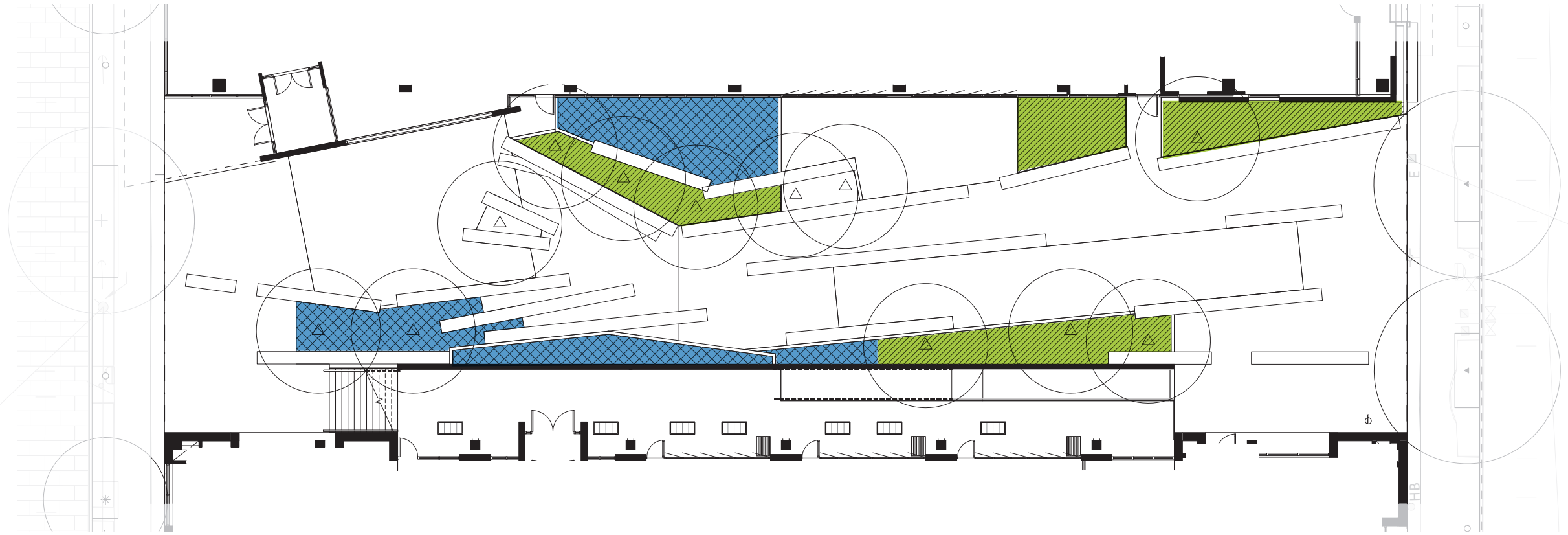
Accretion



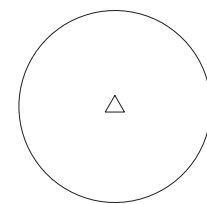
Canopy

Courtyard

Planting Plan



Courtyard Planting Plan



BOTANICAL NAME	COMMON NAME	SIZE	ON-CENTER SPACING
.TREE			
GLEDITSIA TRIACANTHOS	THORNLESS HONEY LOCUST		
BRPA			
CAREX DEWEYANA	DEWEY SEDGE		
ELYMUS GLAUCUS	BLUE WILD RYE		
SCRIPTUS AMERICANUS	AMERICAN BULRUSH		
JUNCUS EFFUSUS VAR. PACIFICUS	SOFT RUSH		
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS		
ELEOCHARIS ACICULARIS	NEEDLE SPIKE RUSH		
PERENNIALS			
ACTAEA SIMPLEX 'BRUNETTE'	BLACK-LEAFED SNAKEROOT		
SHRUB			
SYMPHORICARPOS ALBUS	SNOWBERRY		
ARUNCUS DIOICUS	GOAT'S BEARD		
DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	AUTUMN FERN		
TRILLIUM OVATUM	TRILLIUM		



Courtyard

Planting Palette

Canopy



Thornless Honey Locust *Gleditsia triacanthos*



Stormwater Planters



Dewey Sedge *Carex deweyana*



Soft Rush *Juncus effusus var. pacificus*

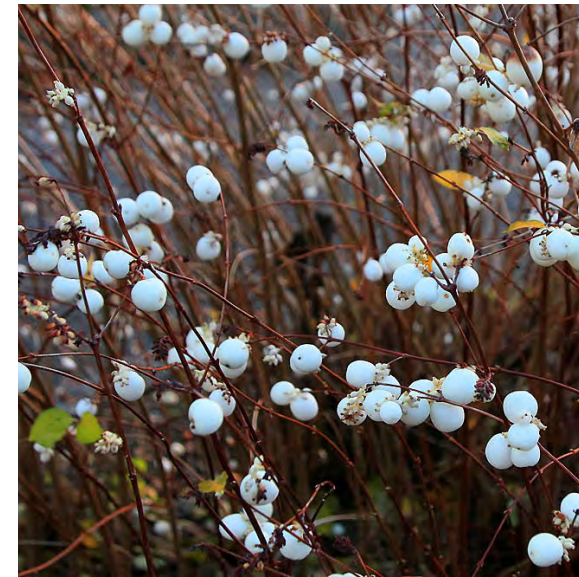
Groundplane



Goat's Beard *Aruncus dioicus*



Autumn Fern *Dryopteris erythrosora*



Snowberry *Symphoricarpos albus*



Trillium *Trillium ovatum*

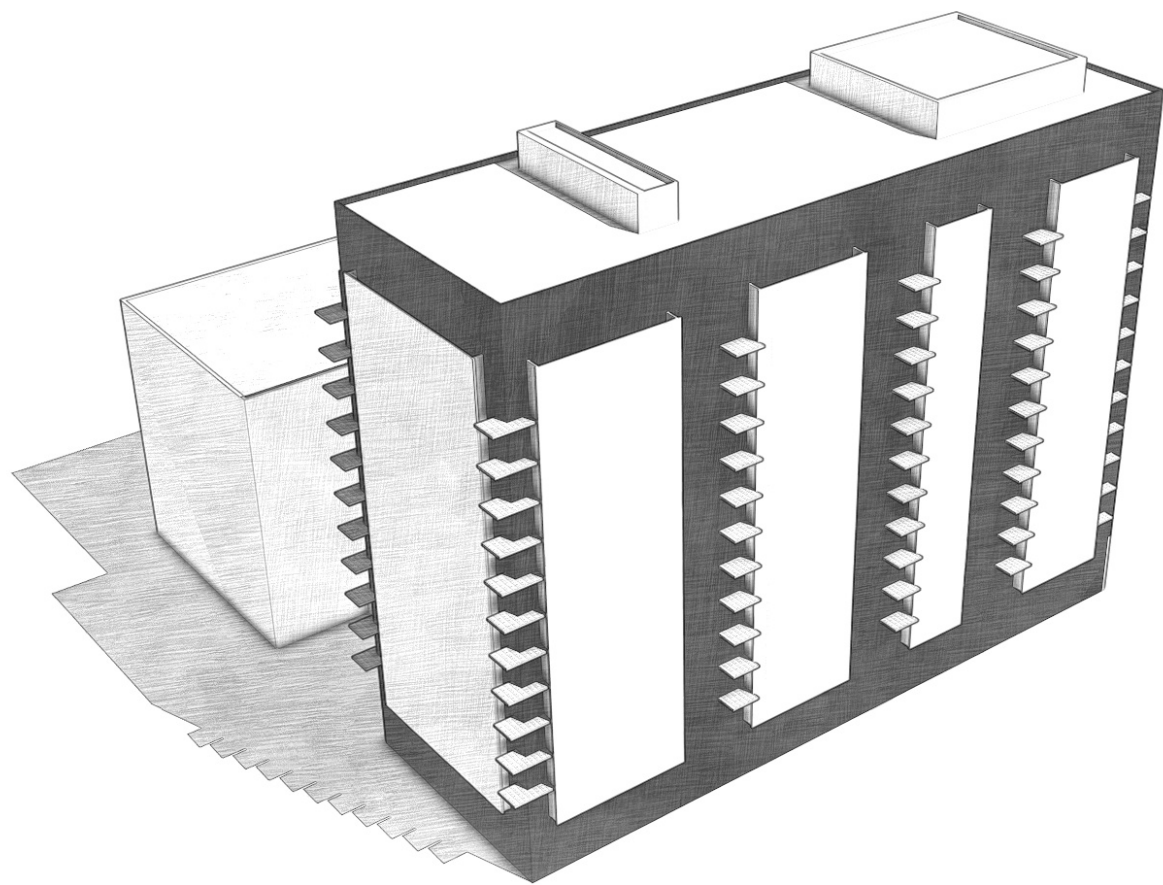
Courtyard

View to Residential Lobby



12th Avenue Building

View from the North

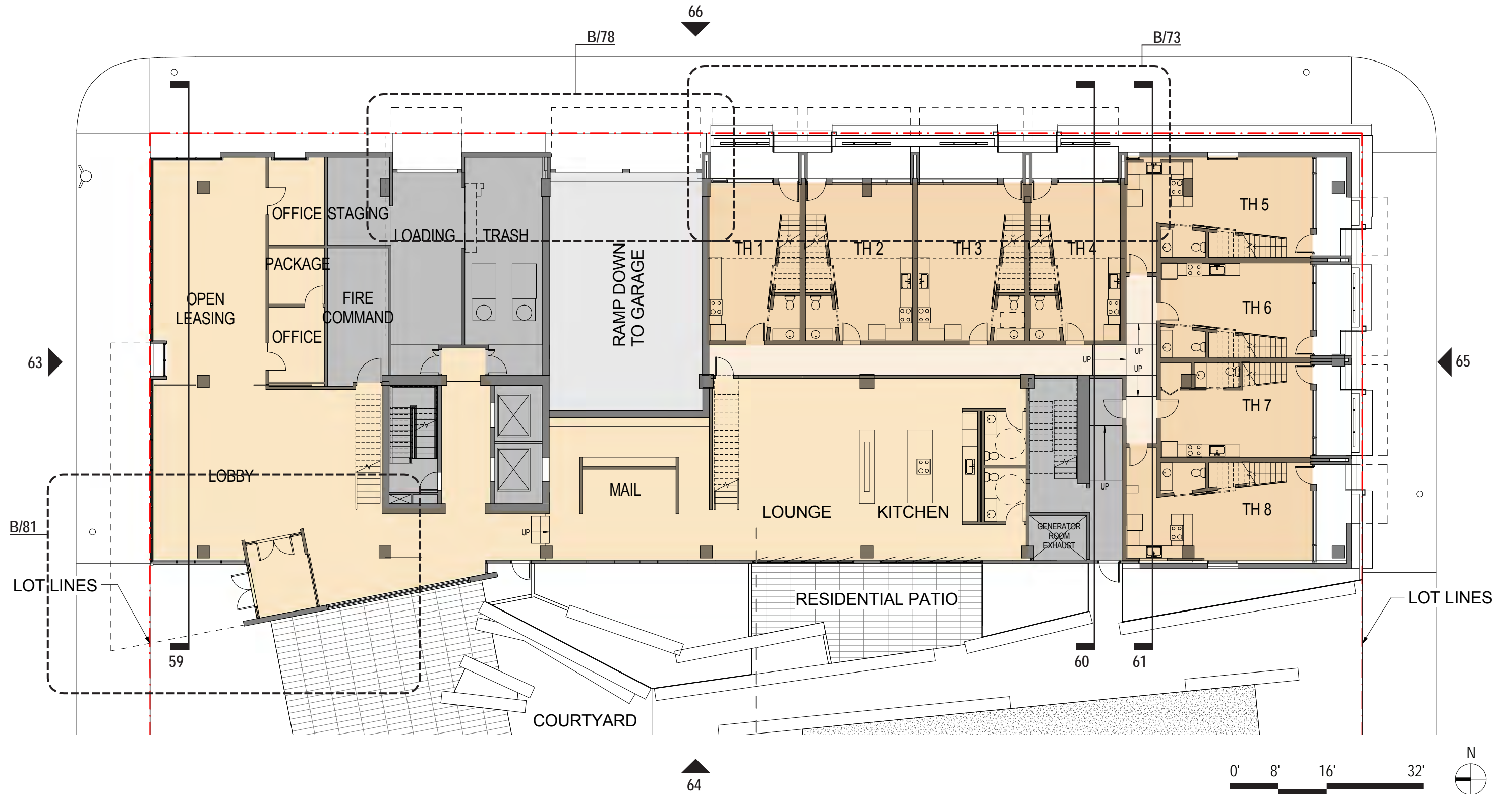


Conceptual Diagram from SE



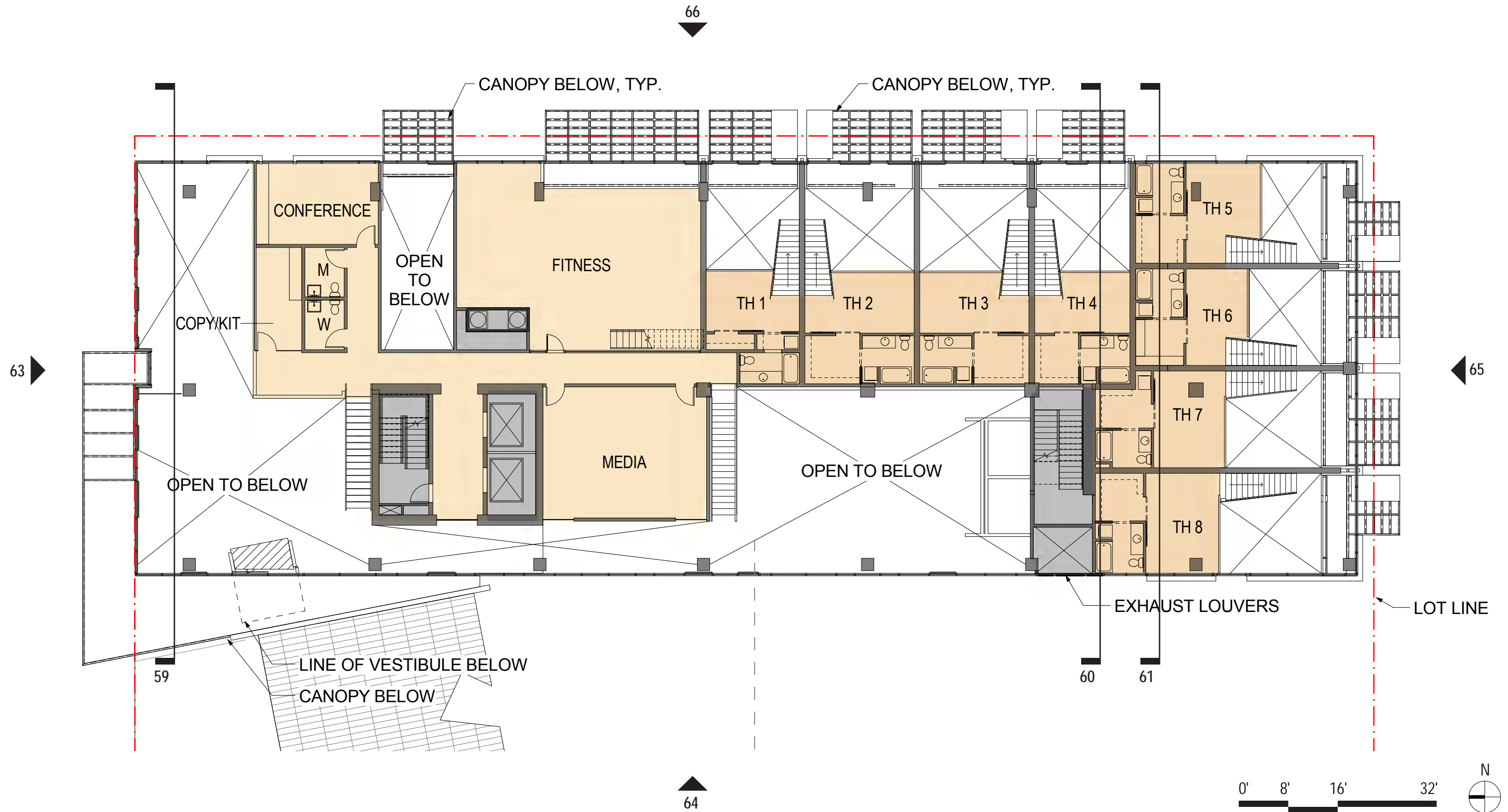
12th Avenue Building

Level 1 Plan



12th Avenue Building

Level 2 Plan



12th Avenue Building

Level 3 Plan



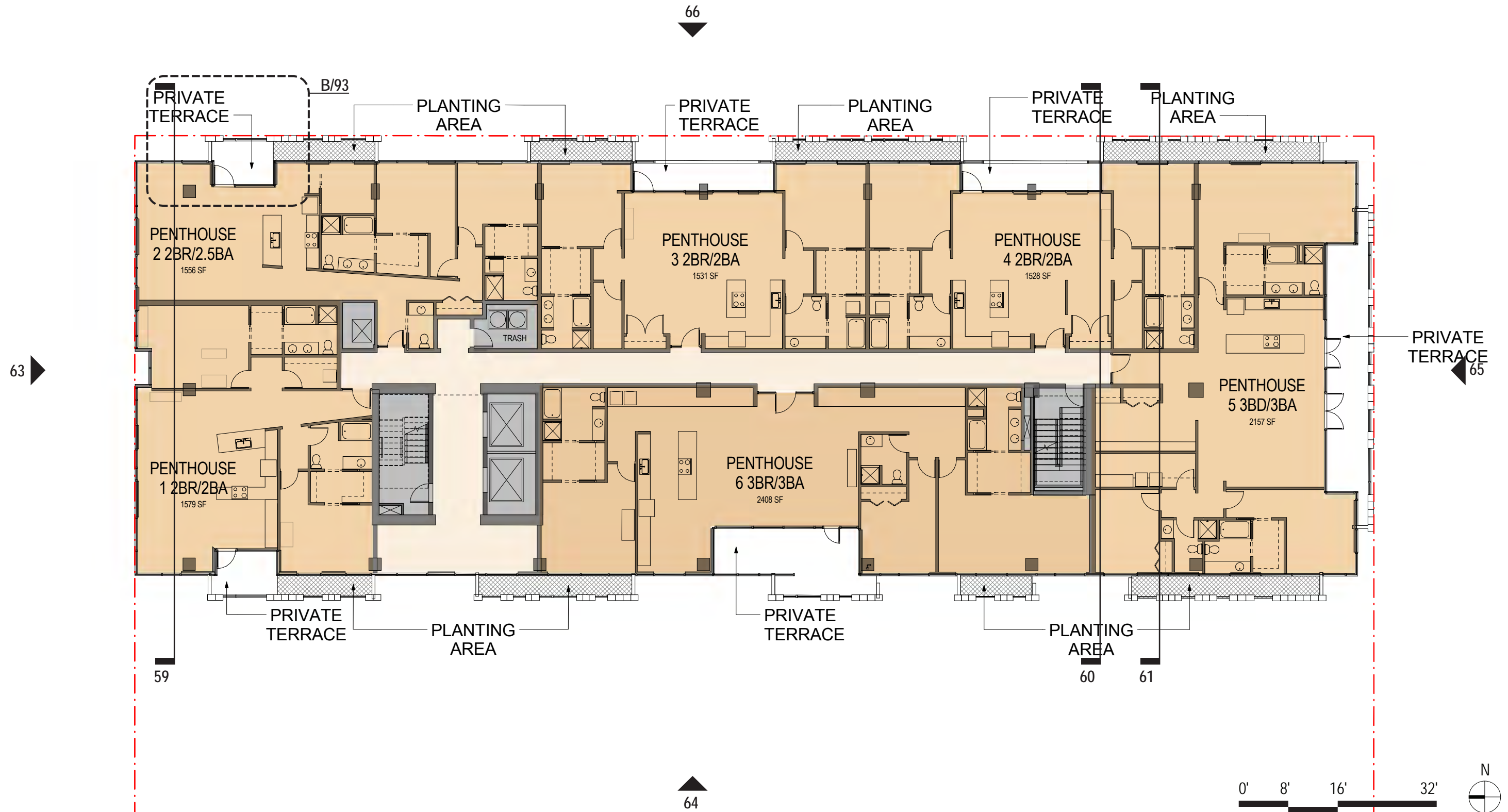
12th Avenue Building

Typical Residential Level Plan



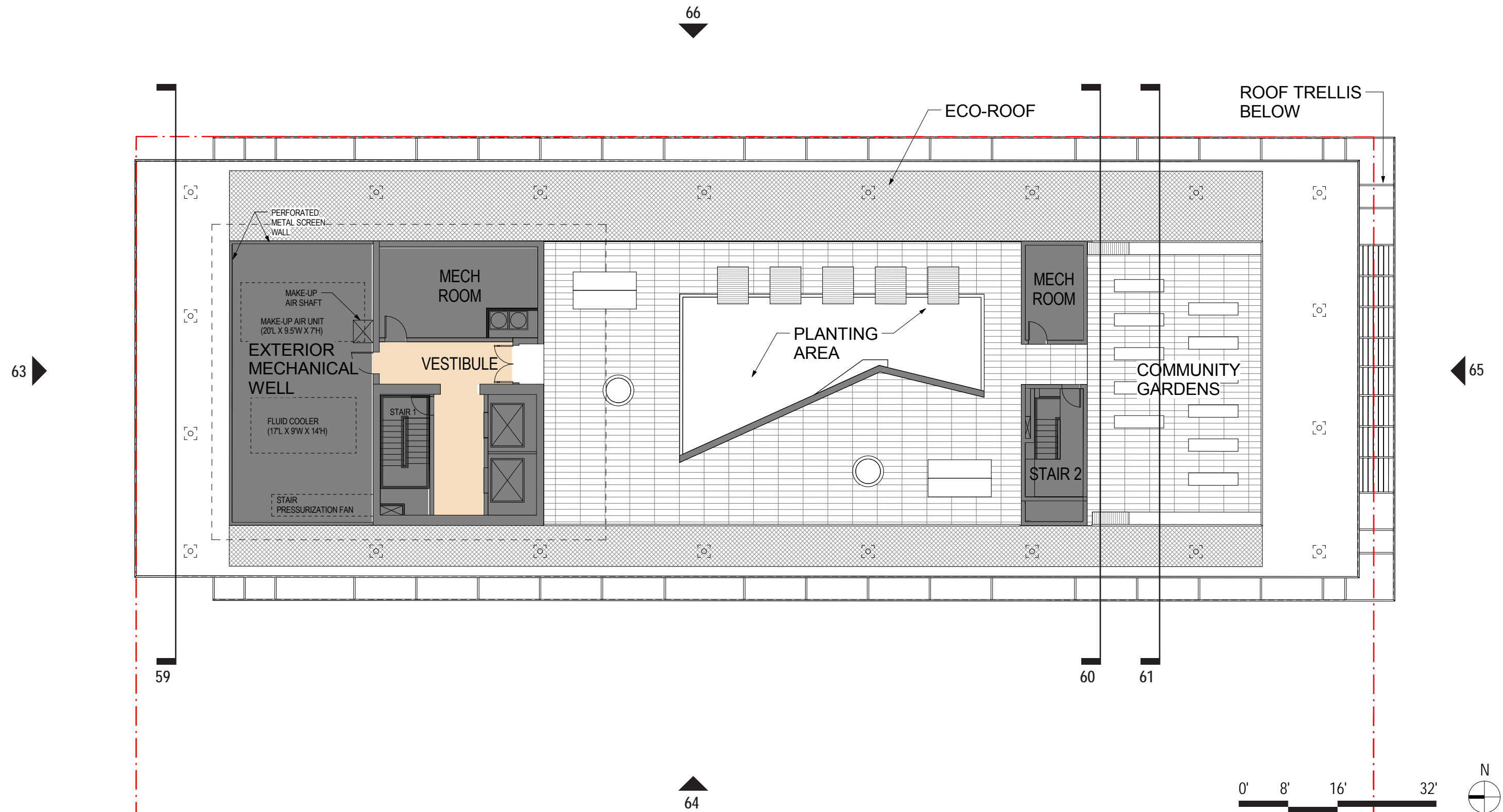
12th Avenue Building

Level 15 Penthouse Plan



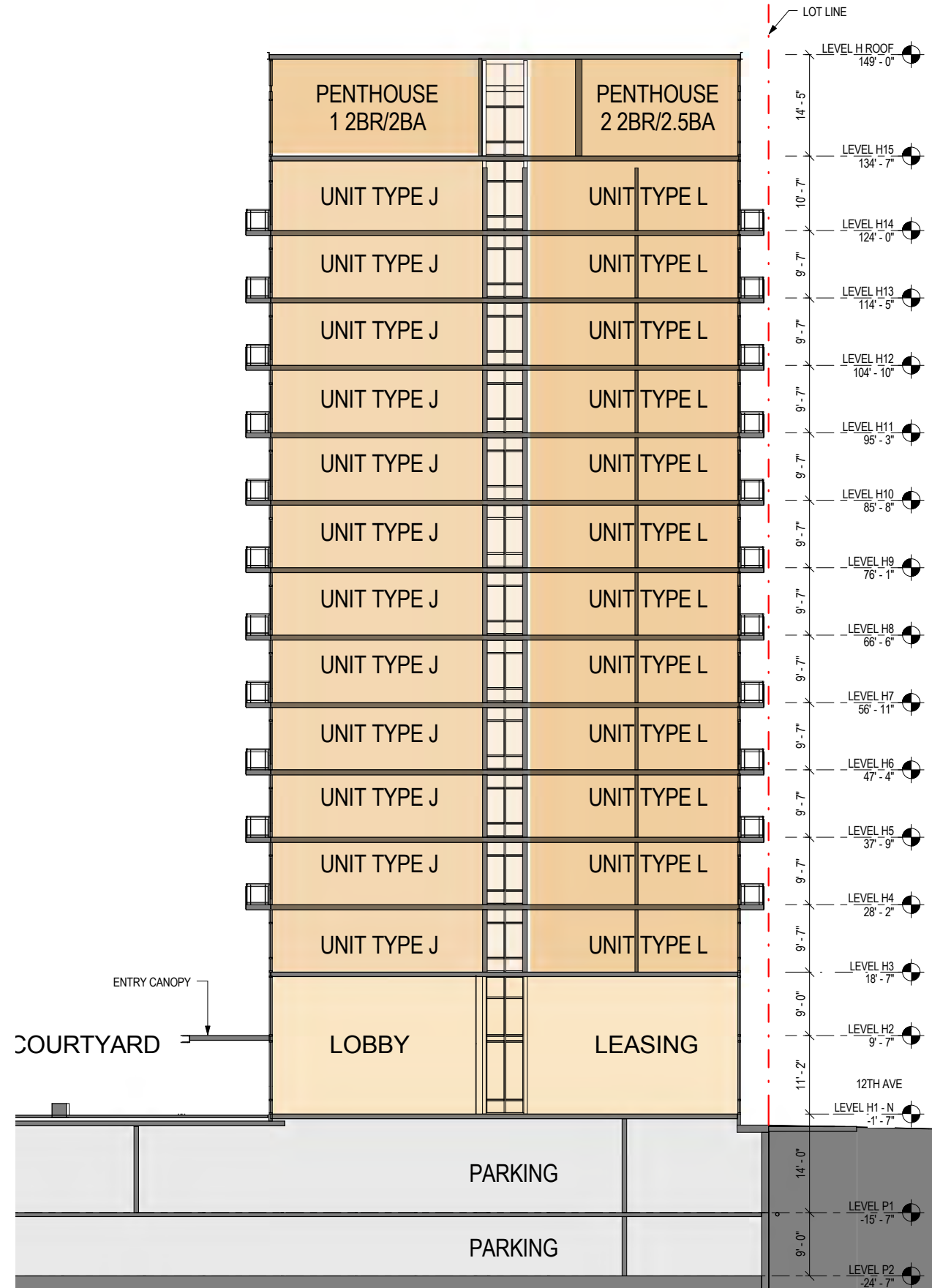
12th Avenue Building

Roof/ Mechanical PH Plan



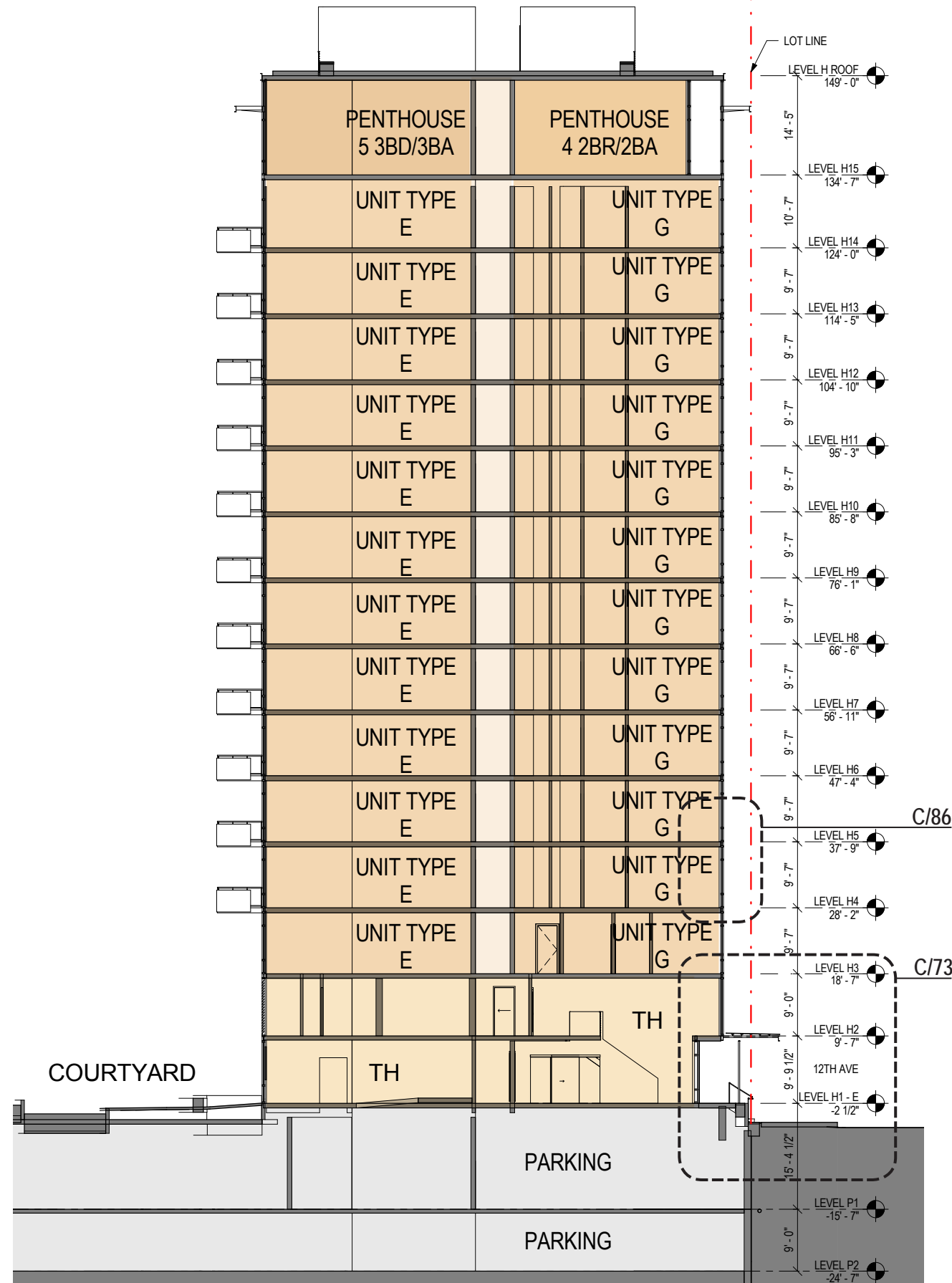
12th Avenue Building

Building Section at Window Wall Form



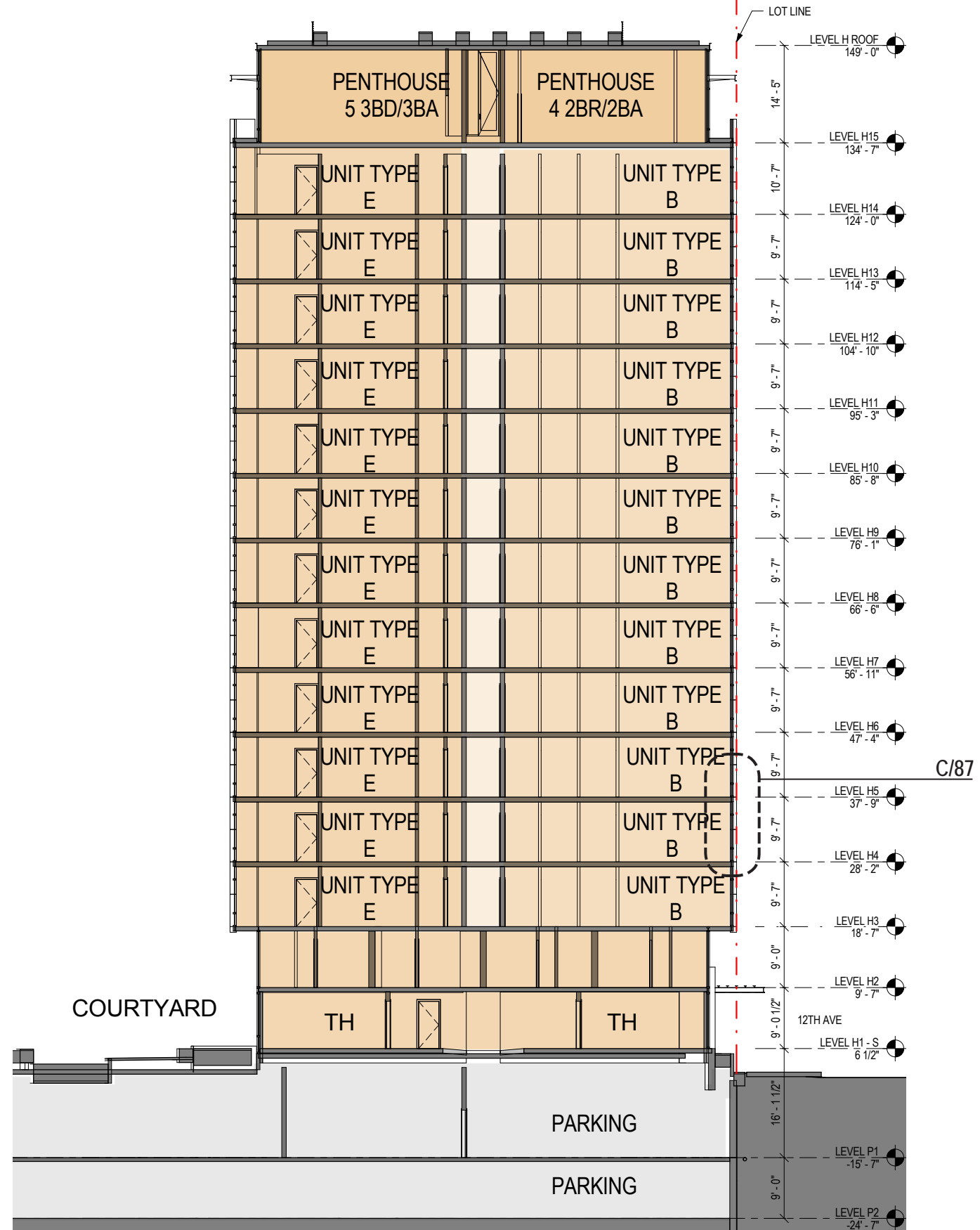
12th Avenue Building

Building Section at Townhouses



12th Avenue Building

Building Section at Bays



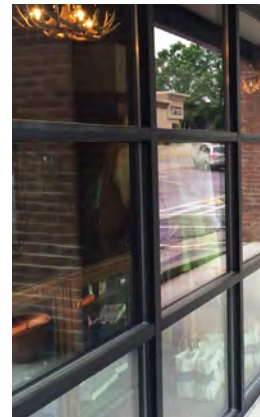
12th Avenue Building

Material Photo + Precedents

Top



Alum Composite Panel



Storefront



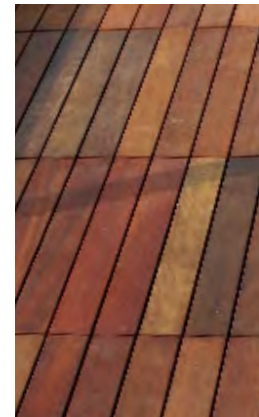
Corrugated Metal



Prefin. Parapet Cap



Painted Steel Trellis



Ipe decking

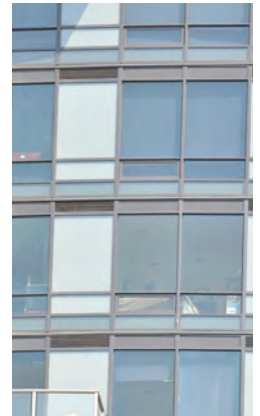


Green roof

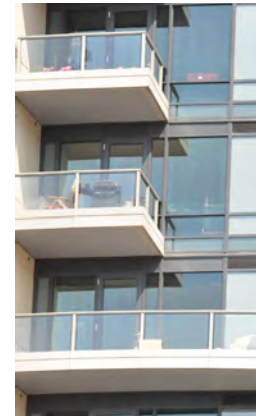
Middle



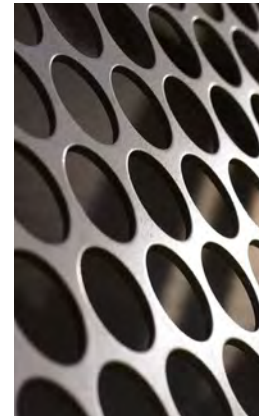
Alum Composite Panel



Window-wall



Glass and Pre-finished Alum Railing



Perforated Metal



Concrete

Bottom



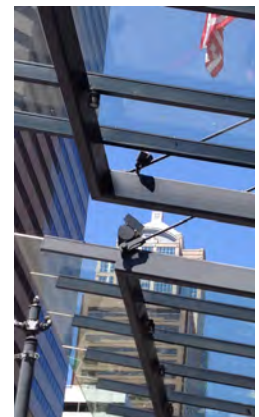
Alum Composite Panel



Board-Formed Concrete



Concrete



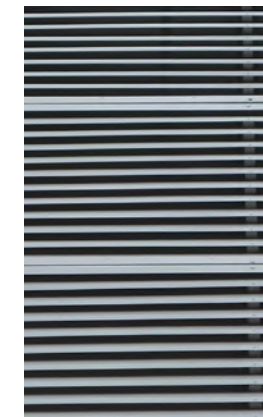
Painted Structure



Window-wall



Metal Mesh



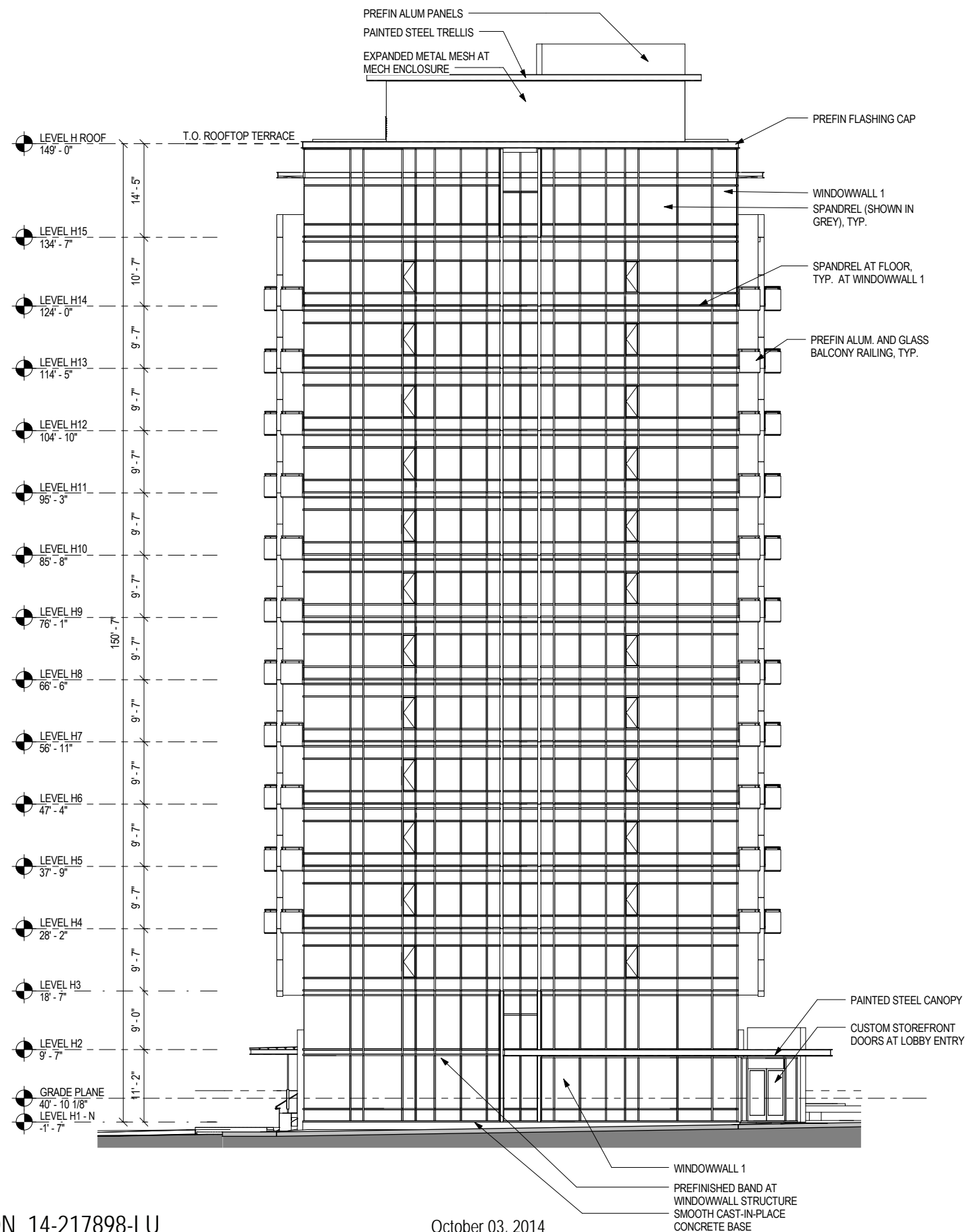
Metal Louvers



Custom Door

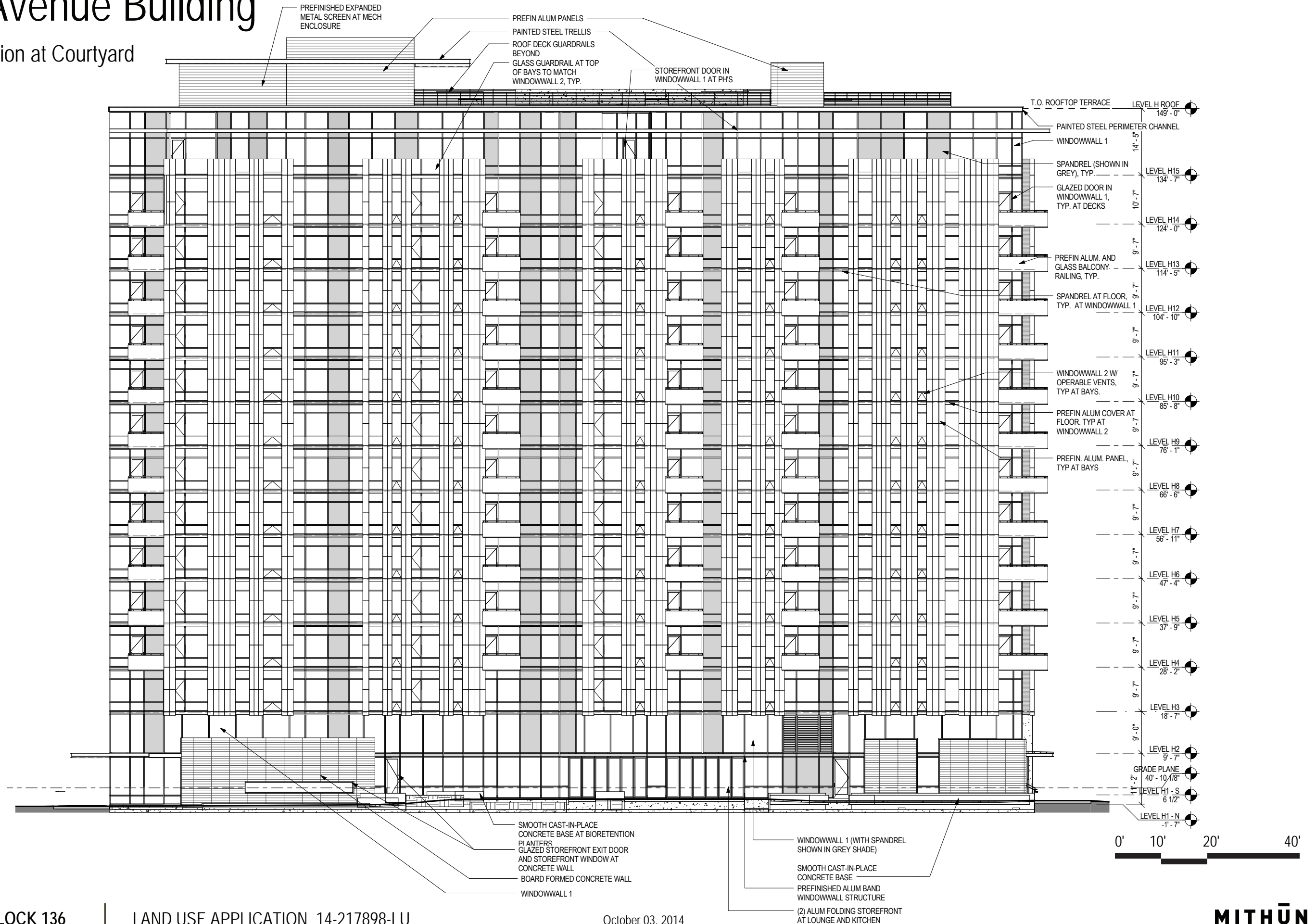
12th Avenue Building

North Elevation



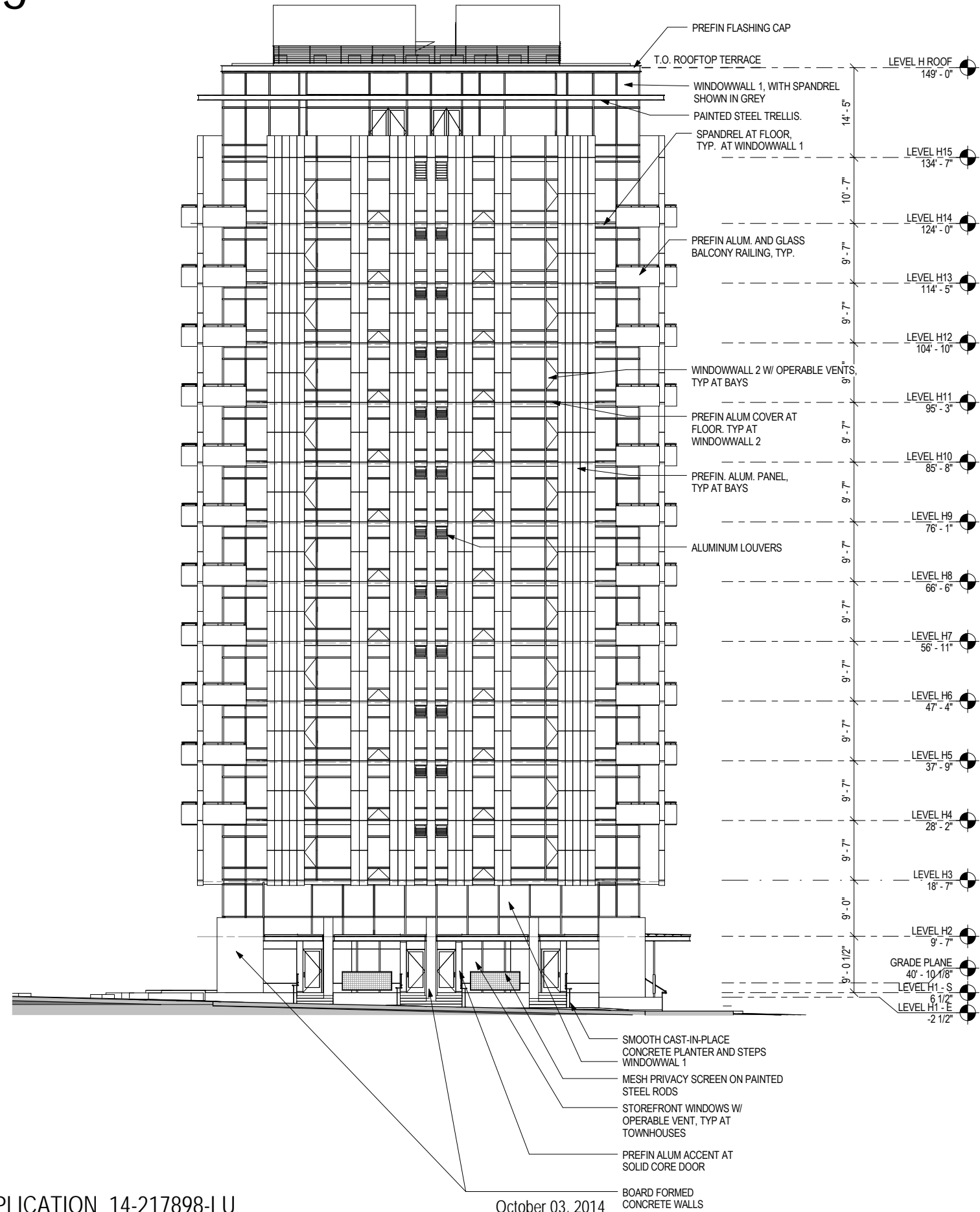
12th Avenue Building

West Elevation at Courtyard



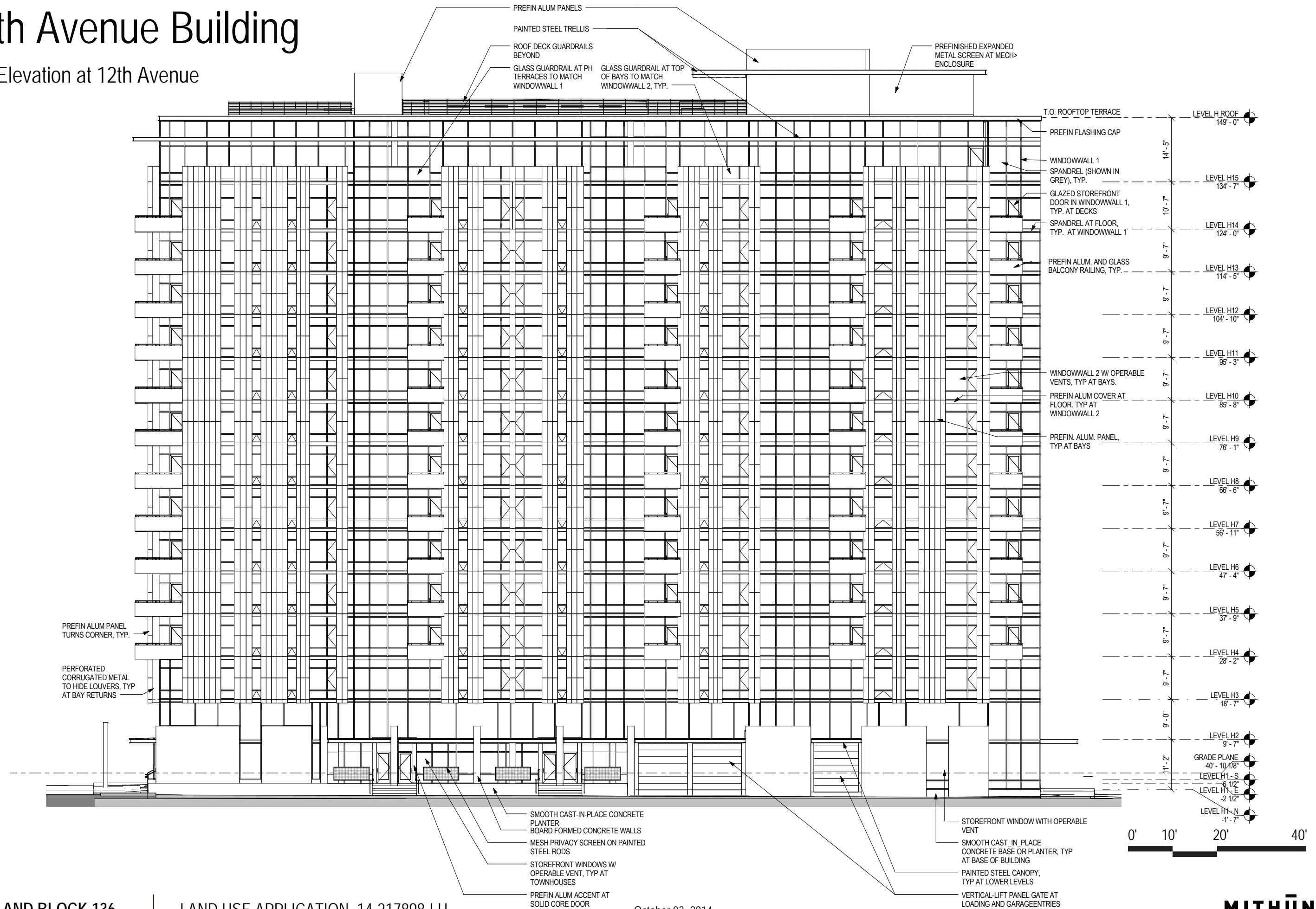
12th Avenue Building

South Elevations



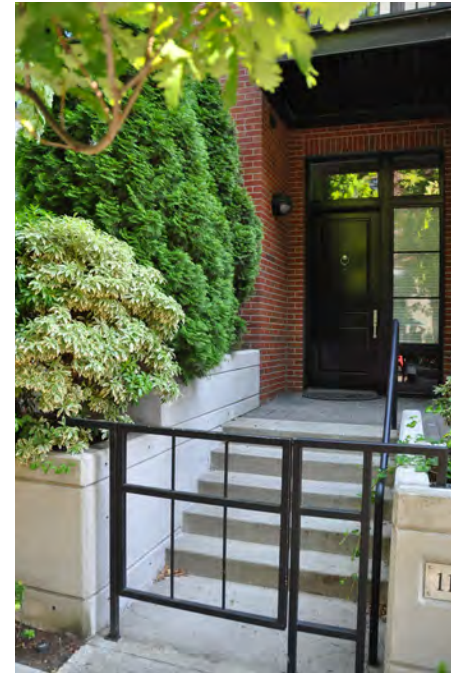
12th Avenue Building

East Elevation at 12th Avenue



12th Avenue Building Details

Pearl District Townhouse Context



Townhouse Principles

- Define the individual residence
- Elevate the townhouse above the street
- Provide individual entries and stairs from the sidewalk
- Buffer the townhouse from the sidewalk with two level planters
- Create patios with privacy element through planting or screening
- Create detail through canopies, railings, or similar methods

12th Avenue Building Details

Pearl District Townhouse Context



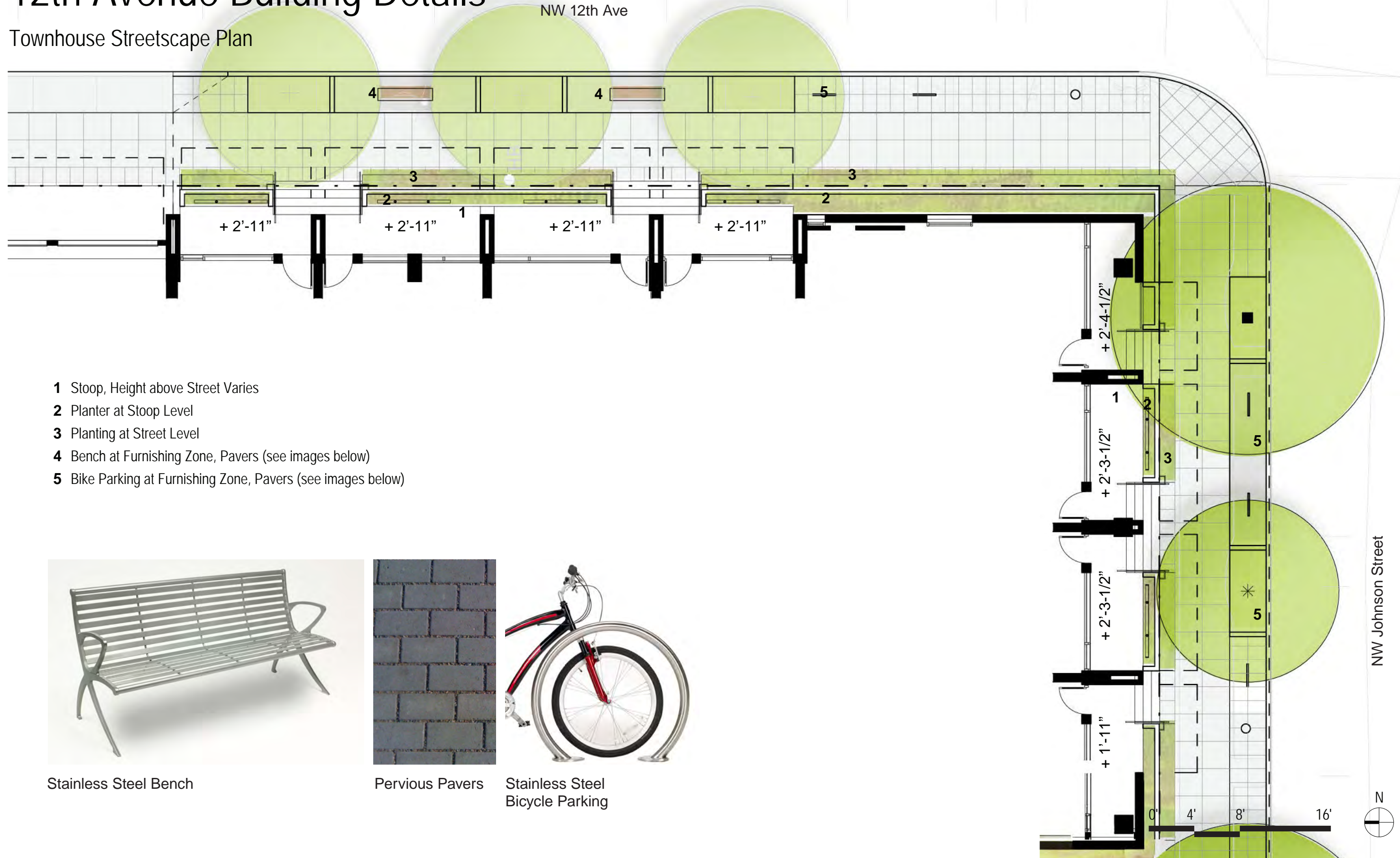
12th Avenue Building Details

Townhouses on Johnson Street



12th Avenue Building Details

Townhouse Streetscape Plan



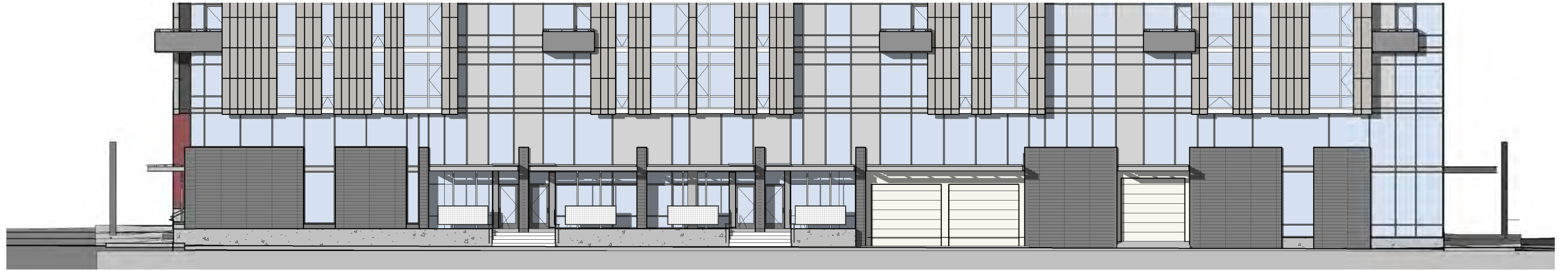
12th Avenue Building Details

Townhouses on 12th Ave and Johnson Street

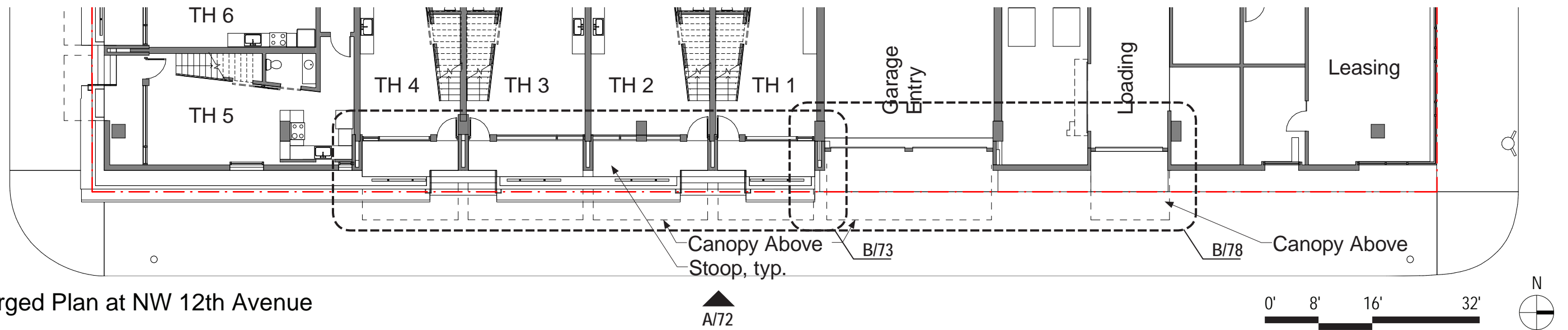


12th Avenue Building Details

Ground Level at 12th Avenue



A East Elevation at NW 12th Avenue



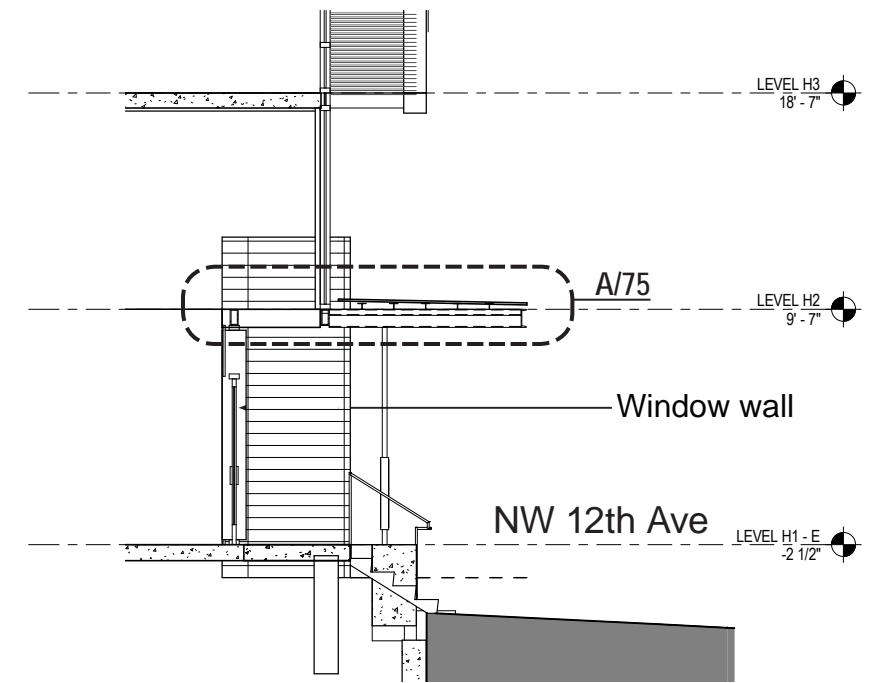
B Enlarged Plan at NW 12th Avenue

12th Avenue Building Details

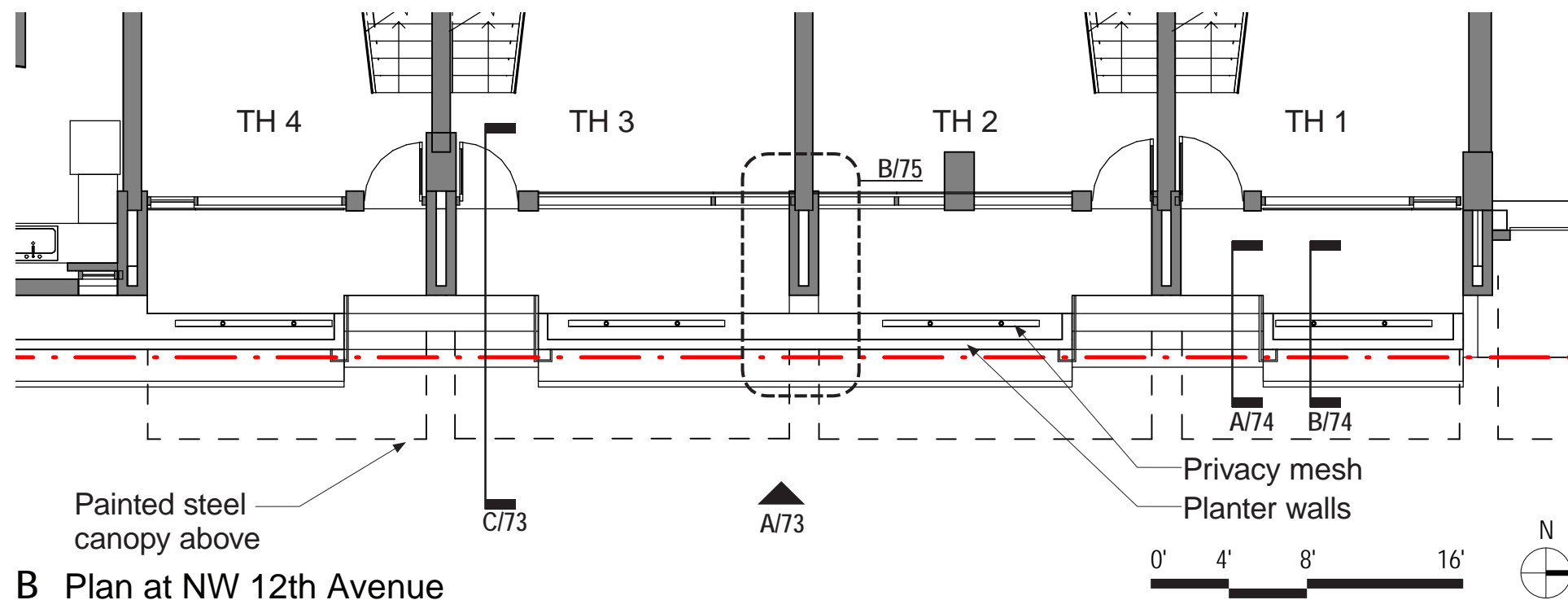
Townhouses (Shown at 12th Avenue)



A Elevation at 12th Avenue Townhouses



C Section at NW 12th Ave



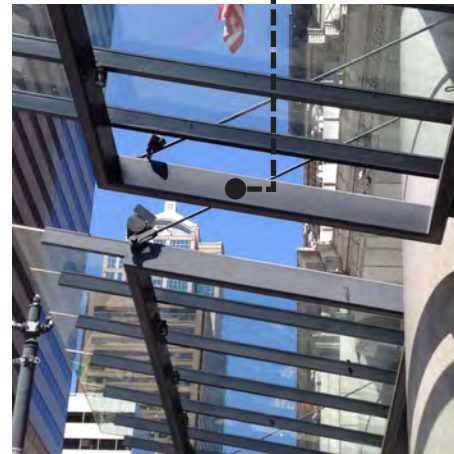
B Plan at NW 12th Avenue

12th Avenue Building Details

Townhouses (Shown at 12th Avenue)



Board - Formed Concrete



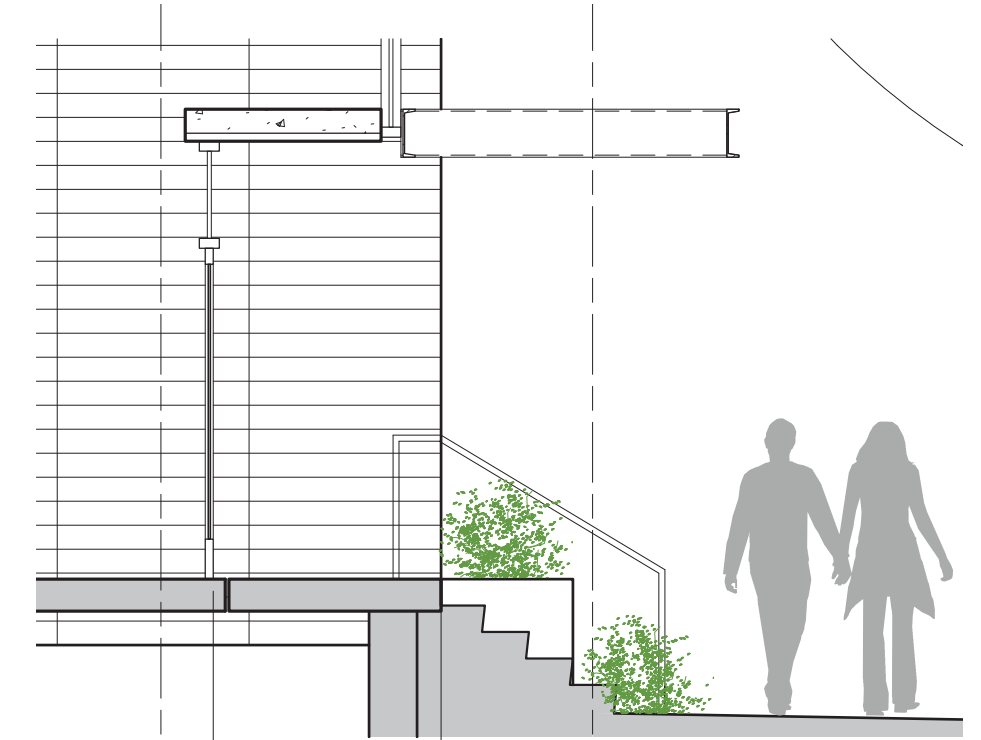
Painted Steel



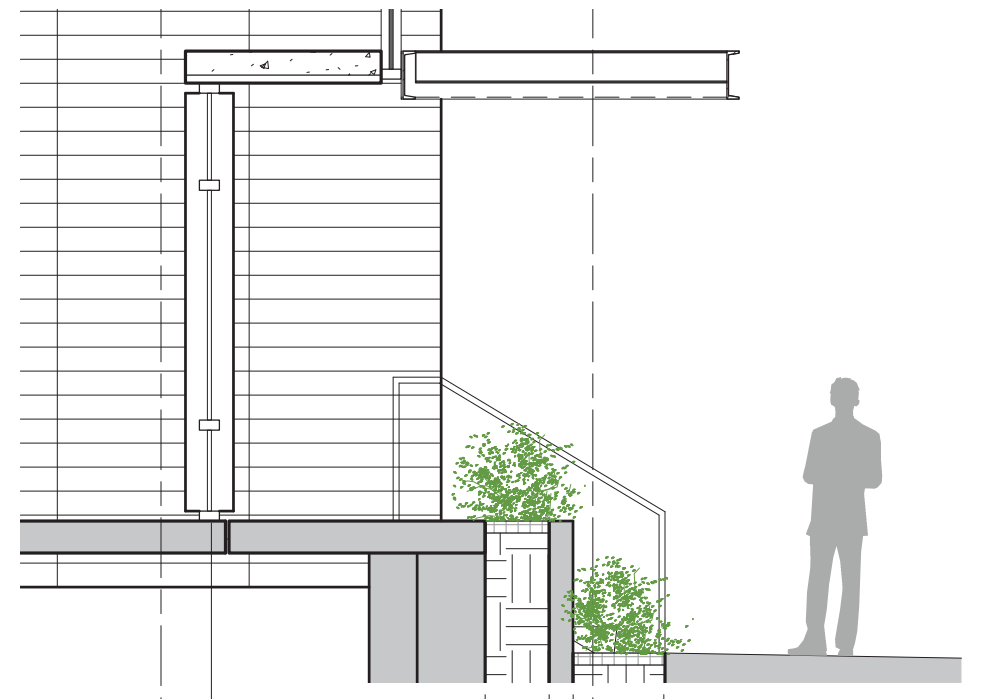
Window Wall



Mesh



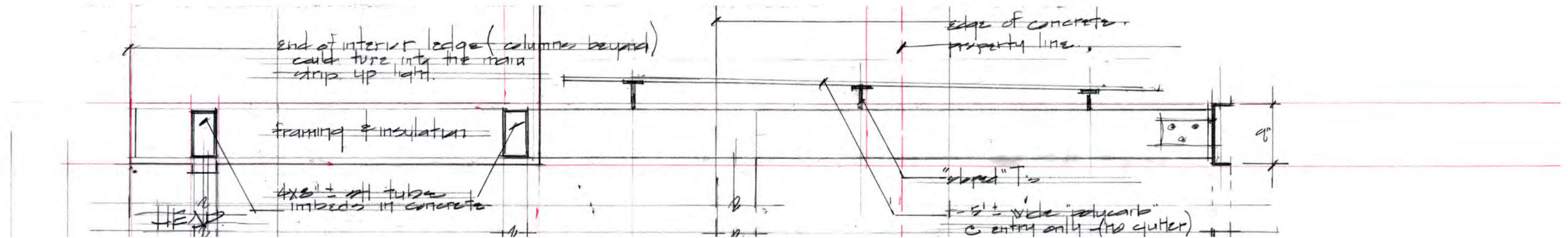
A Section through Stair



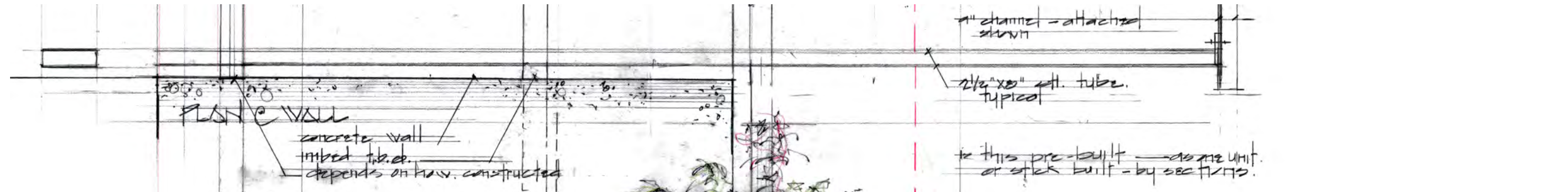
B Section through Stoop

12th Avenue Building Details

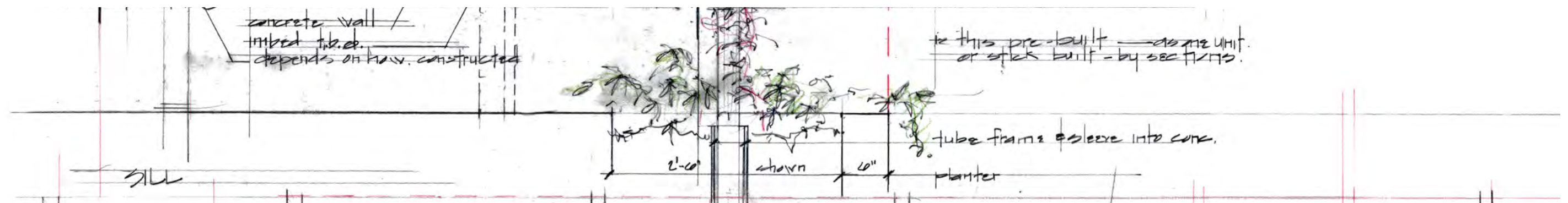
Townhouse Canopy Detail



A Section through Canopy



B Detail Plan



C Sill Detail

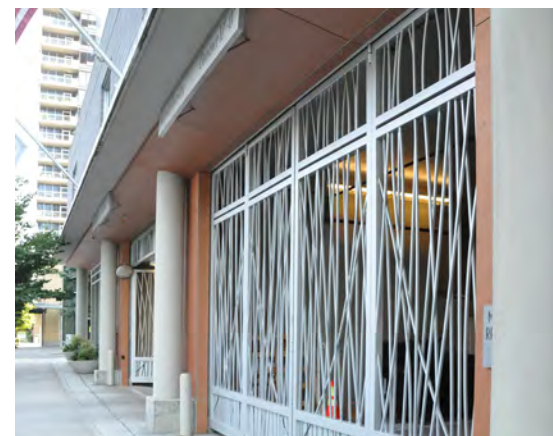
12th Avenue Building Details

Townhouses



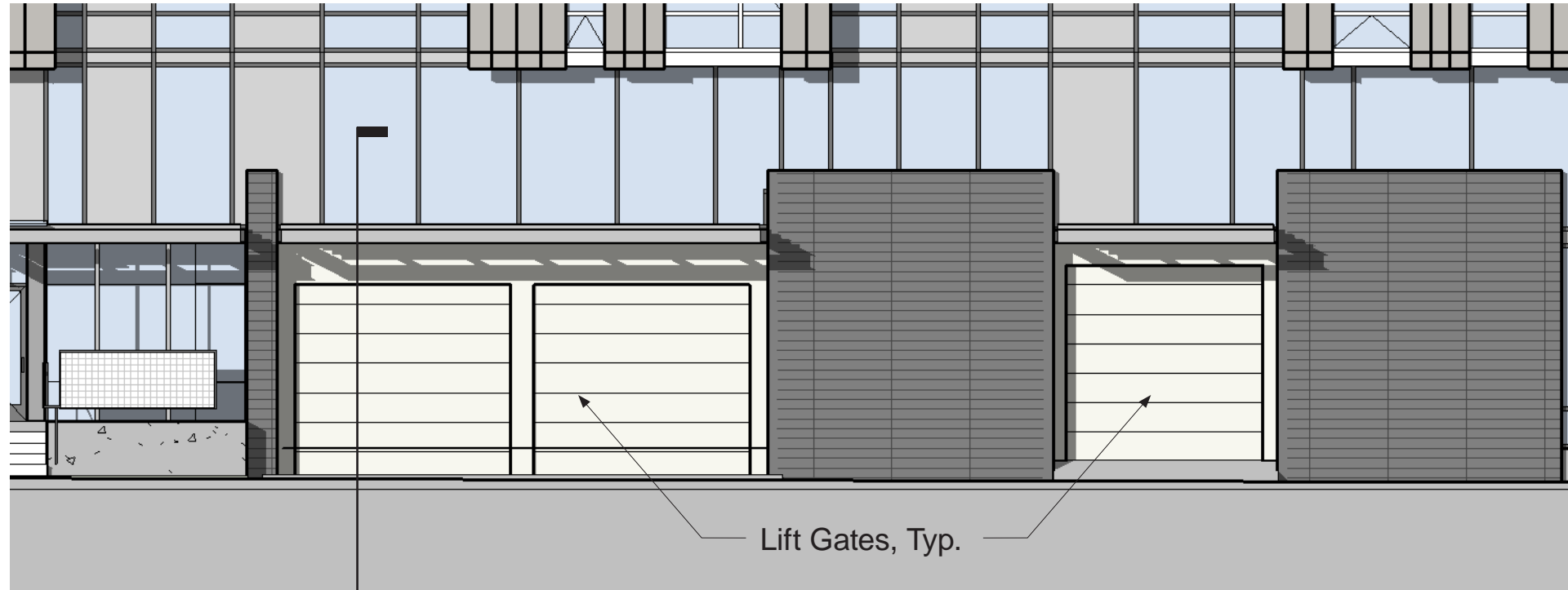
12th Avenue Building Details

Pearl District Garage Entry Context

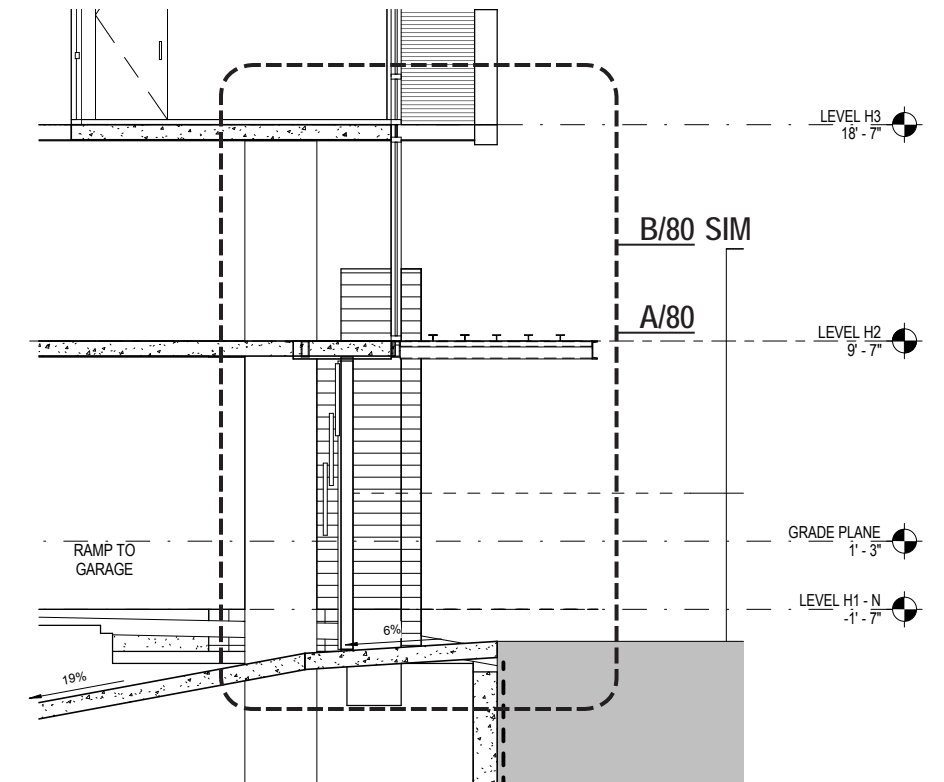


12th Avenue Building Details

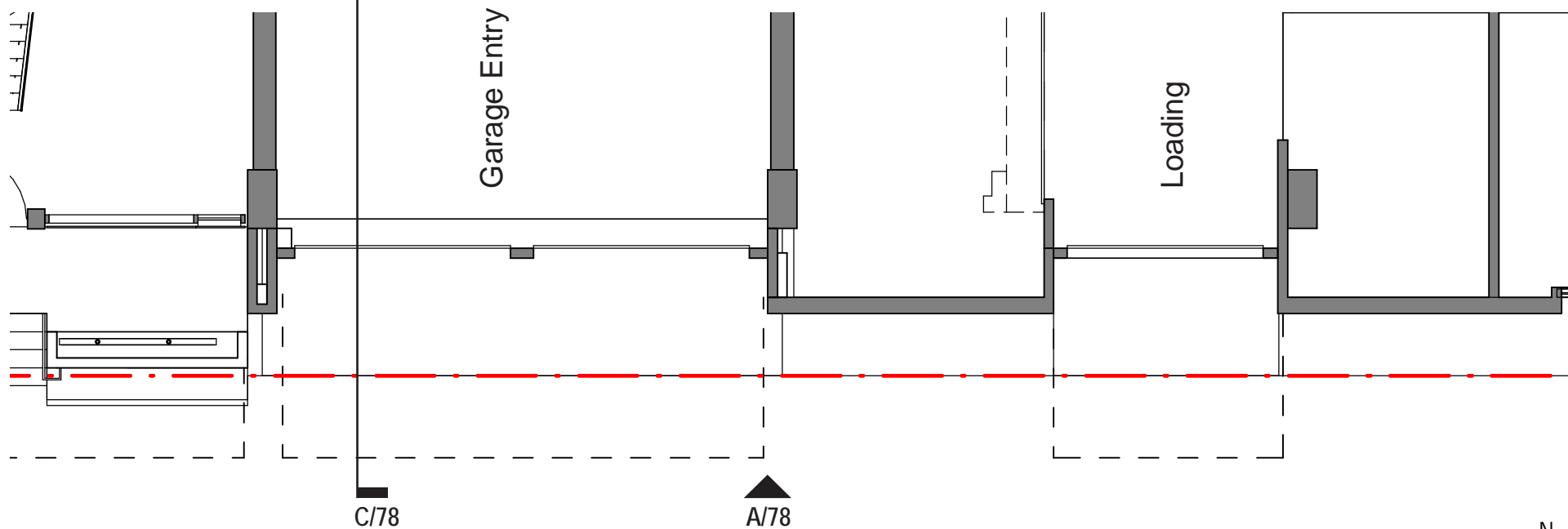
Garage and Loading Entries on 12th Avenue



A Elevation at Garage and Loading Entries



C Section at Garage and Loading Entries



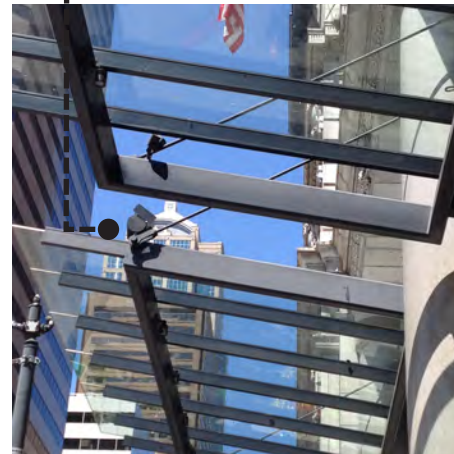
B Plan at Garage Entry

12th Avenue Building Details

Garage Entry on 12th Avenue



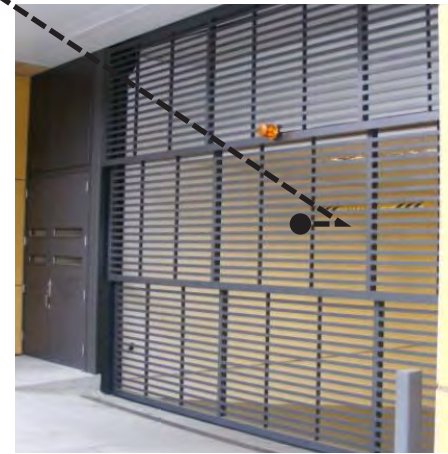
Board - Formed Concrete



Painted Steel



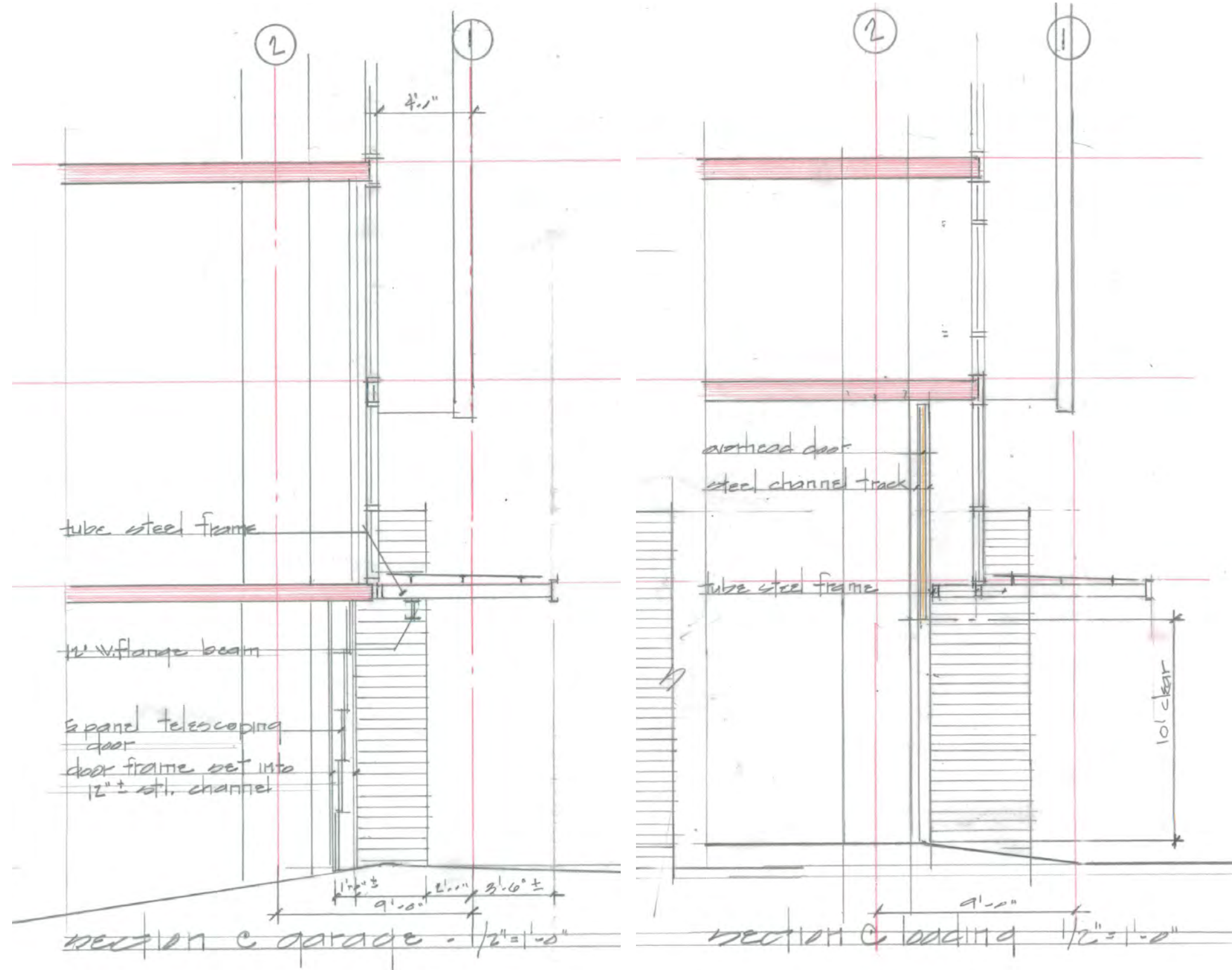
Planting



Garage Entry Door

12th Avenue Building Details

Garage Entry Canopy Details



A Section at Garage Entrance

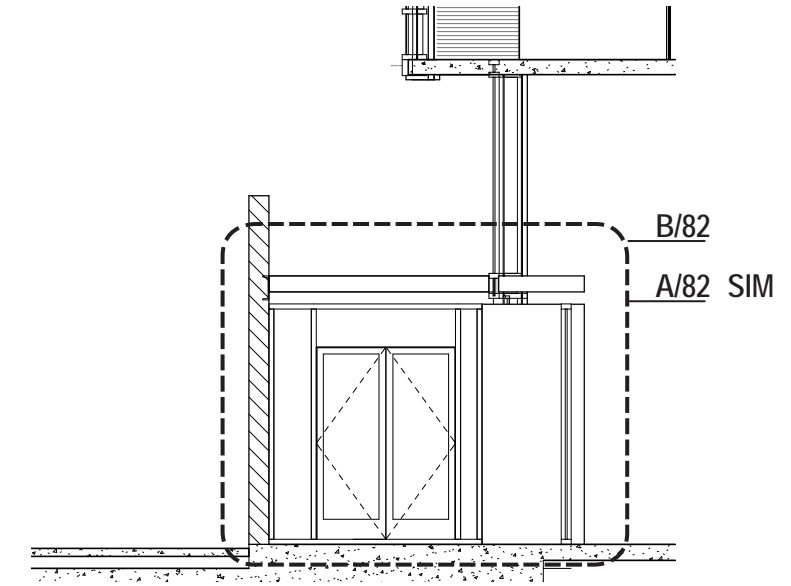
B Section at Loading

12th Avenue Building Details

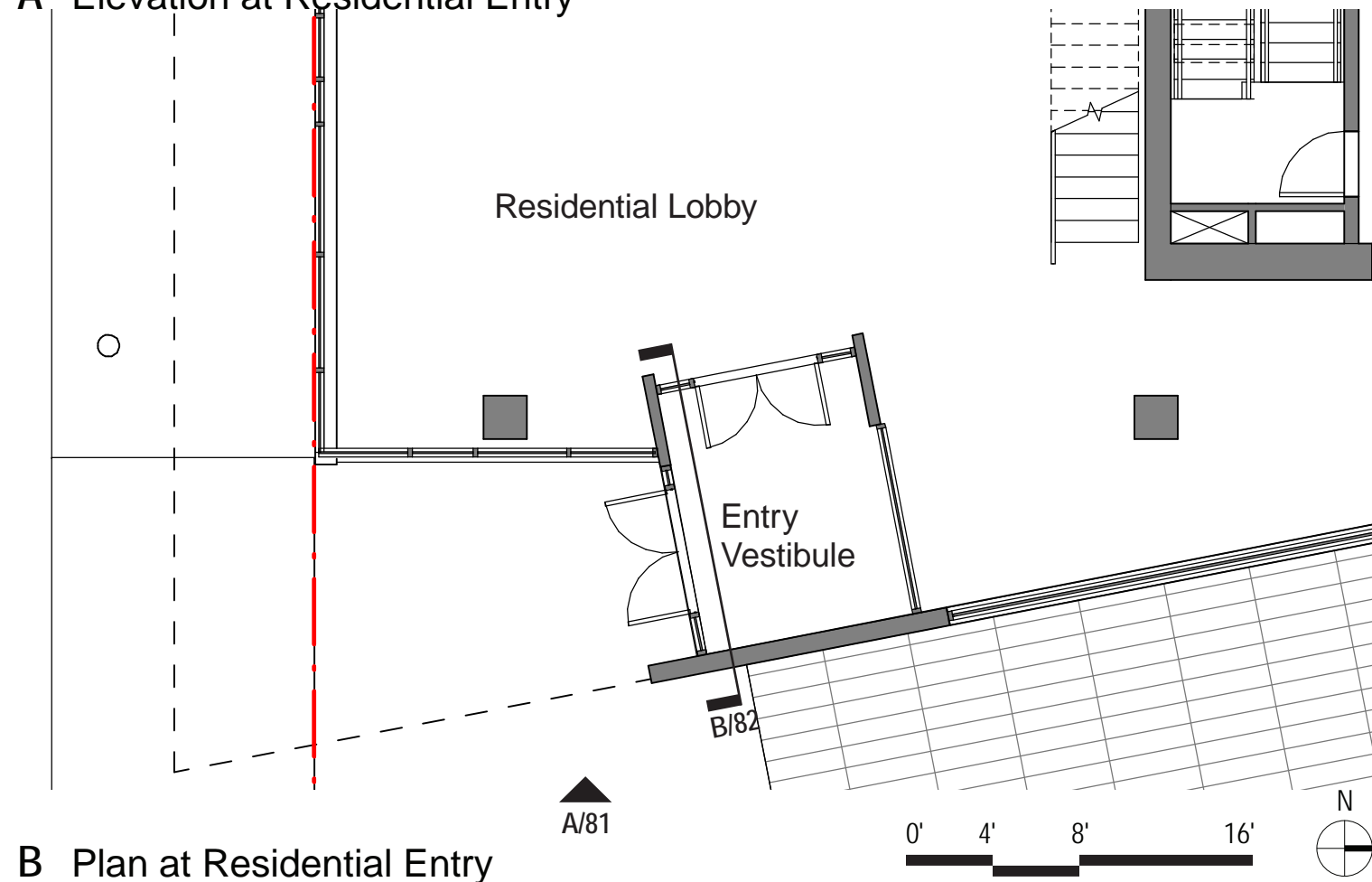
Residential Entry



A Elevation at Residential Entry



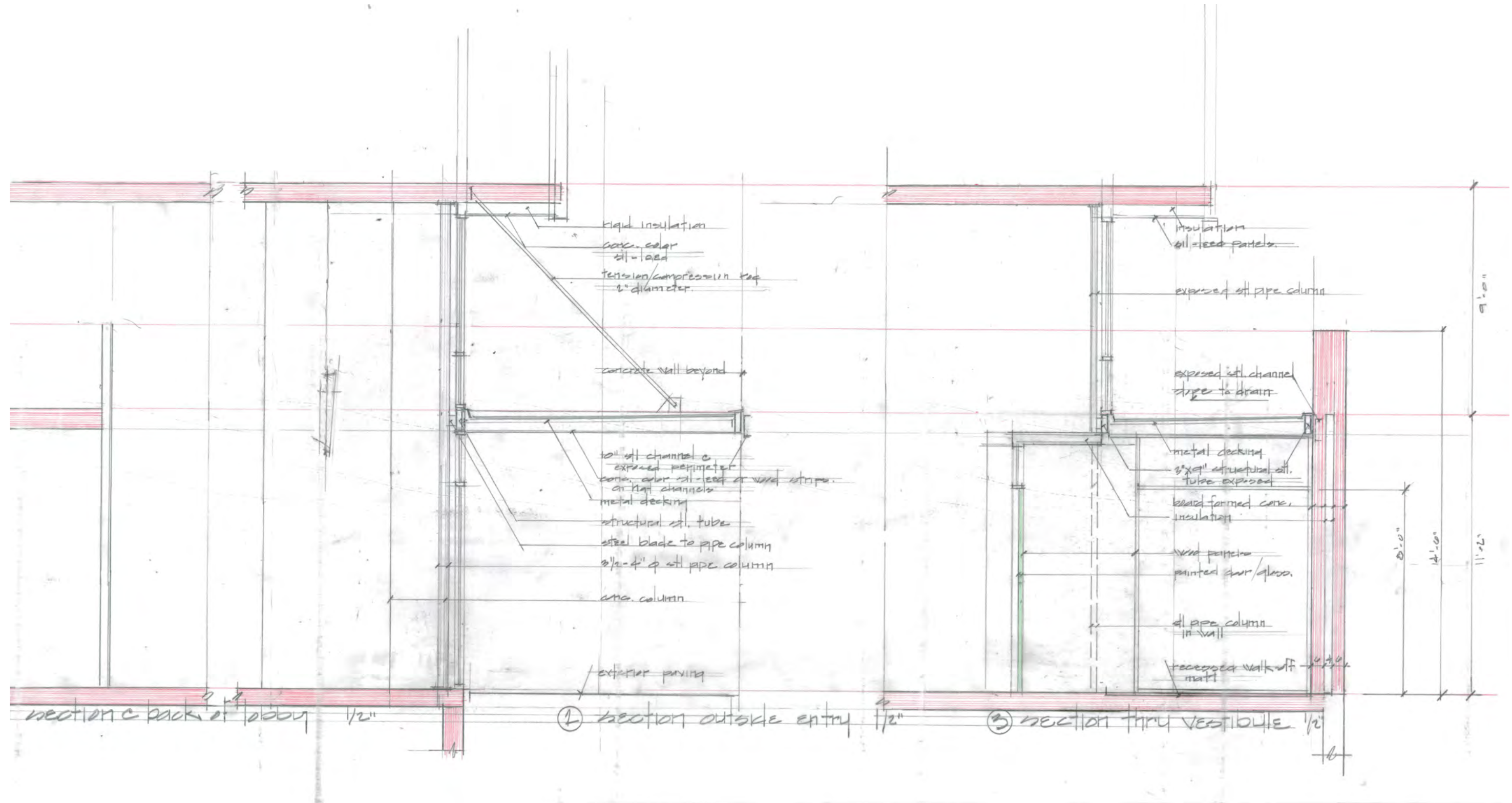
C Section



B Plan at Residential Entry

12th Avenue Building Details

Residential Entry Details



A Detail Section at Lobby Canopy

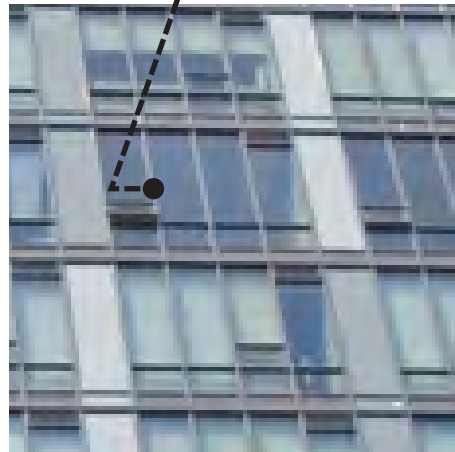
B Detail Section at Residential Vestibule

12th Avenue Building Details

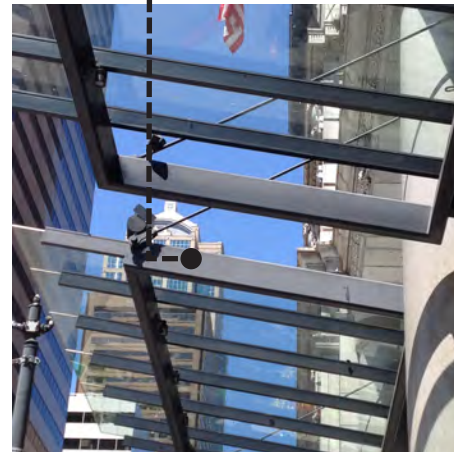
Residential Entry



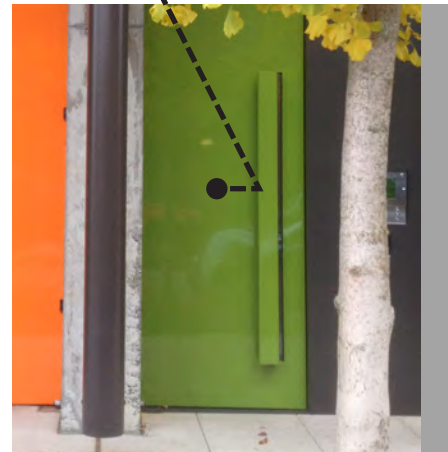
Rendering At Residential Entry



Window Wall



Painted Steel



Custom - Wood Door



Board - Formed Concrete

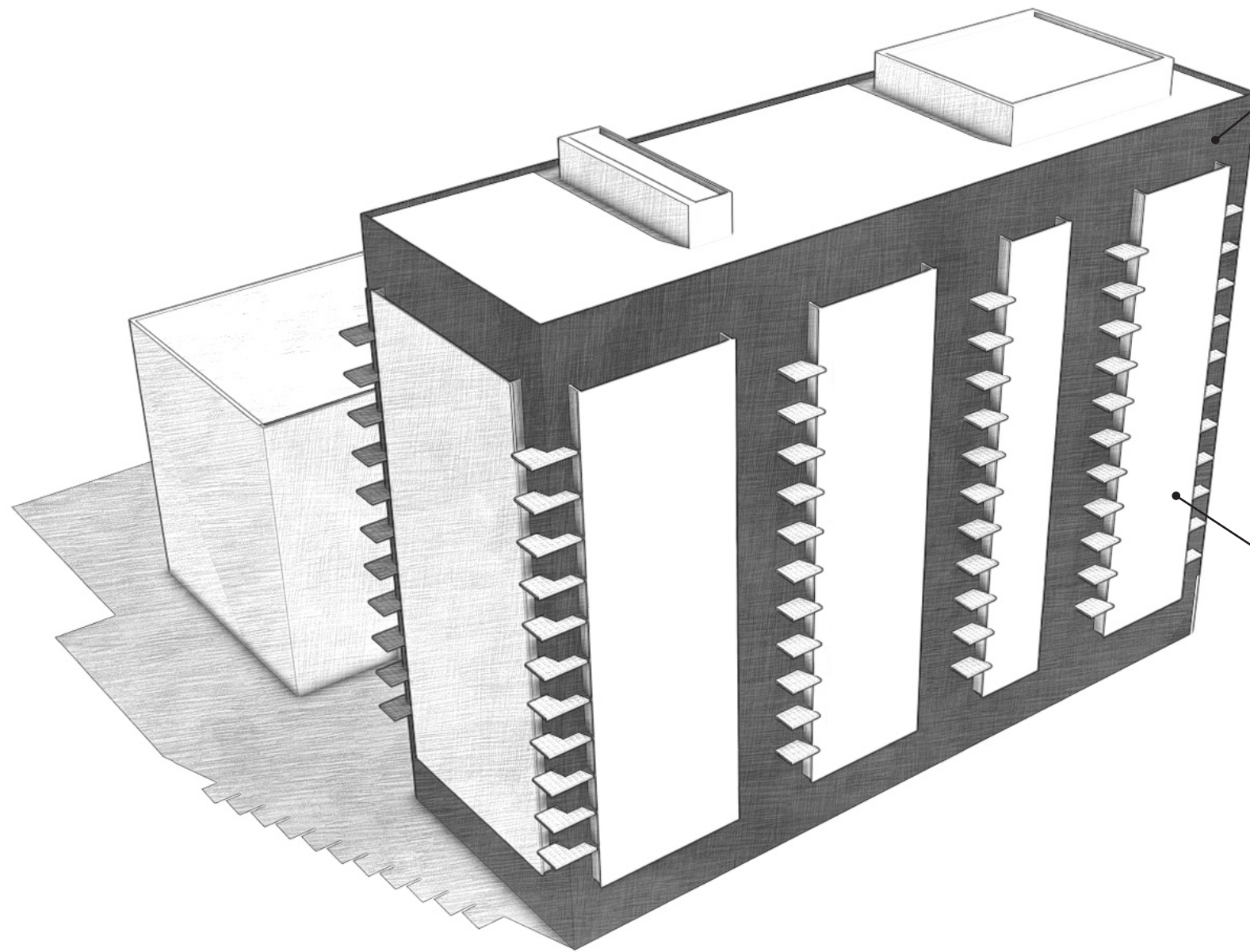
12th Avenue Building Details

Building Facade Elements

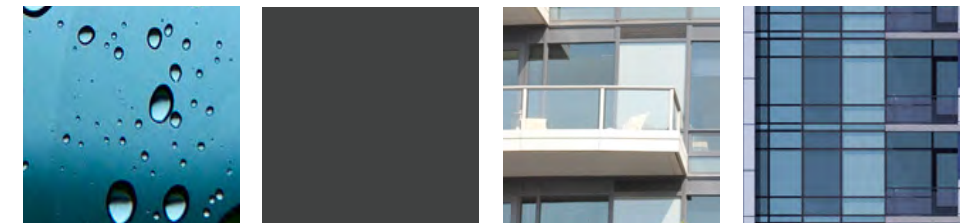


12th Avenue Building Details

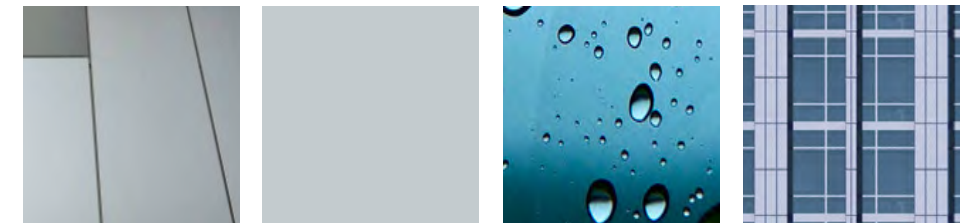
Building Facade Elements Diagram



Window Wall Form

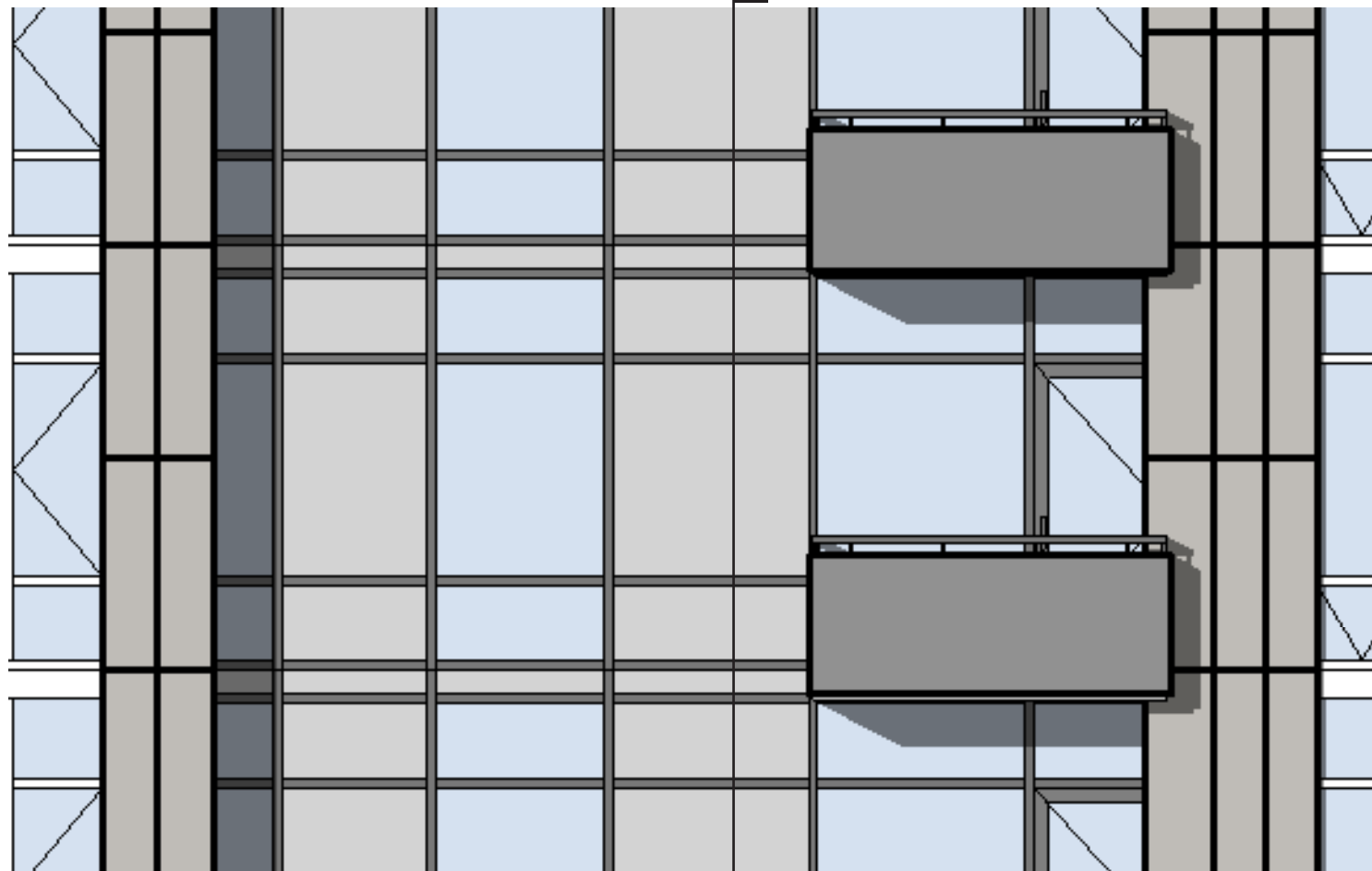


Aluminum Composite Bay

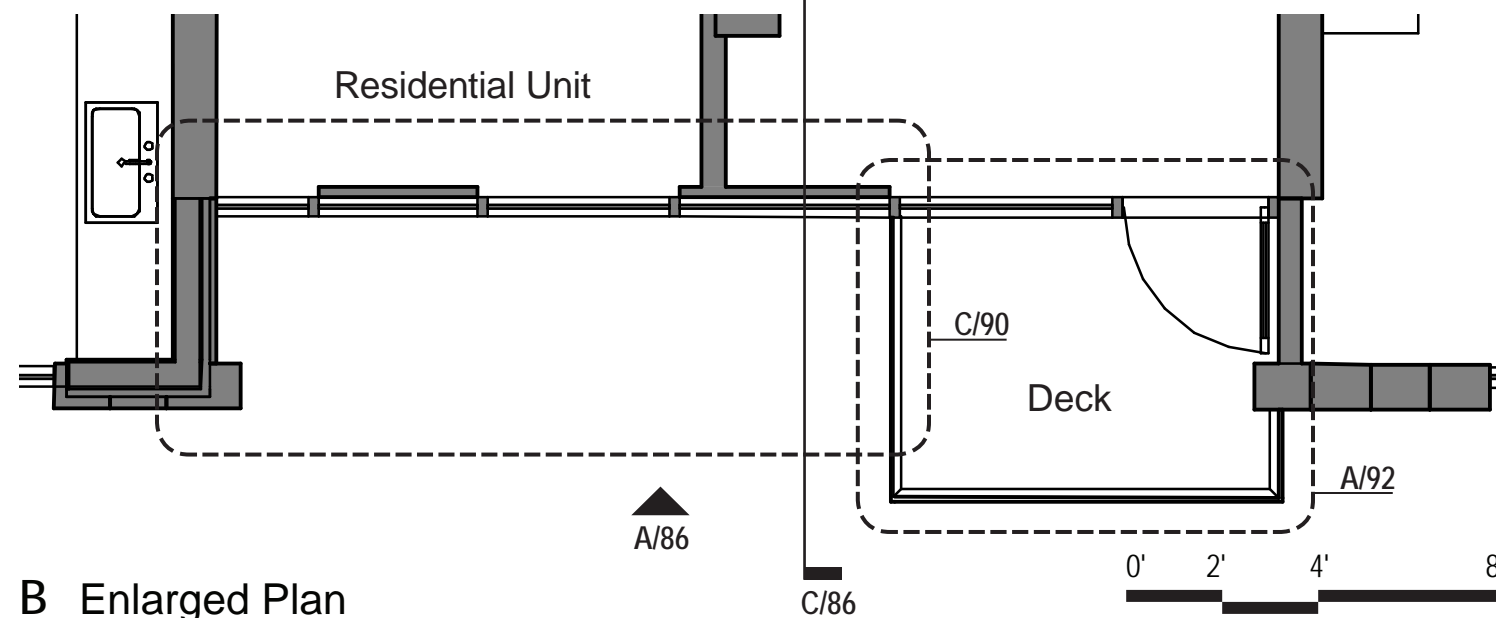


12th Avenue Building Details

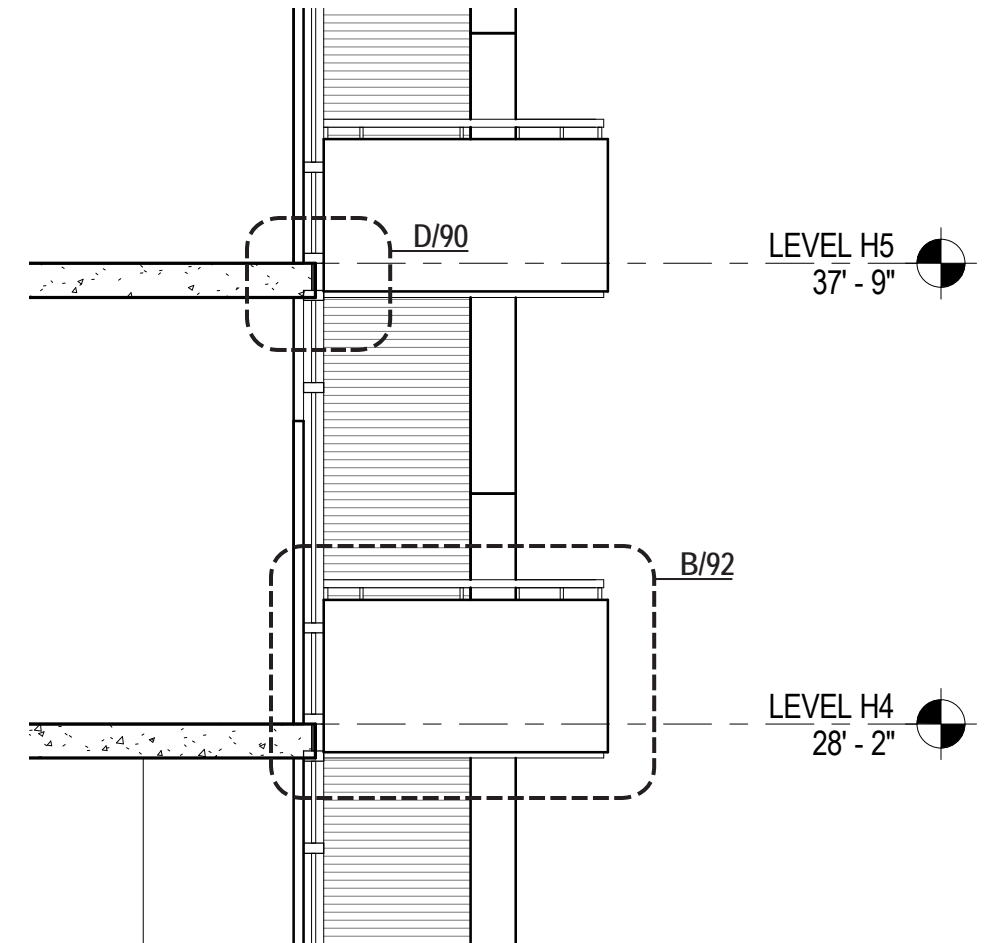
Typical Facade Elements - Window Wall Form



A Enlarged Elevation



B Enlarged Plan

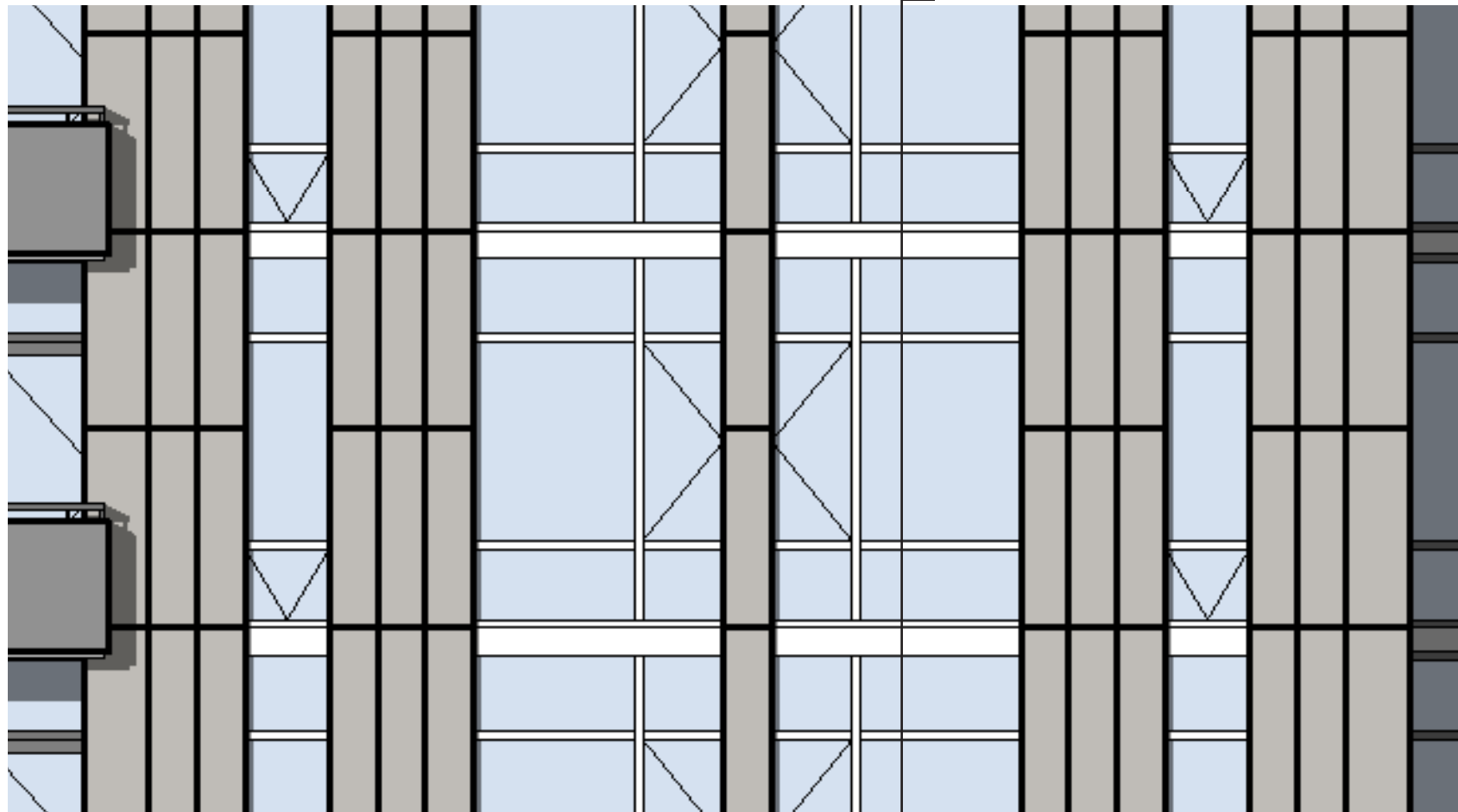


C Section

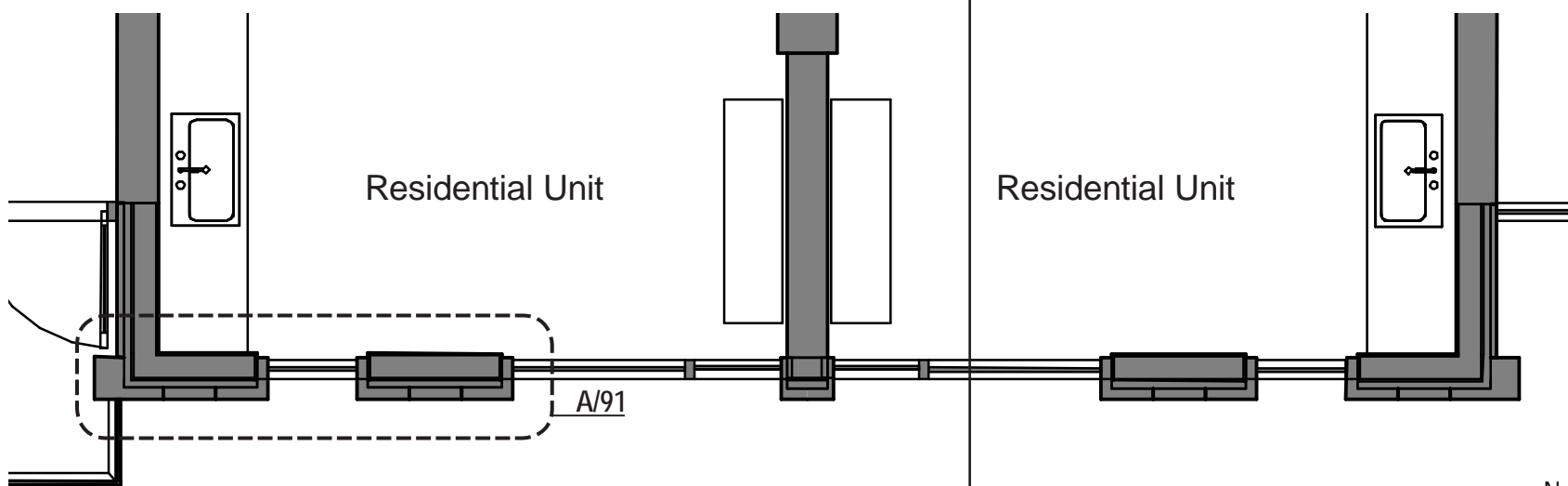


12th Avenue Building Details

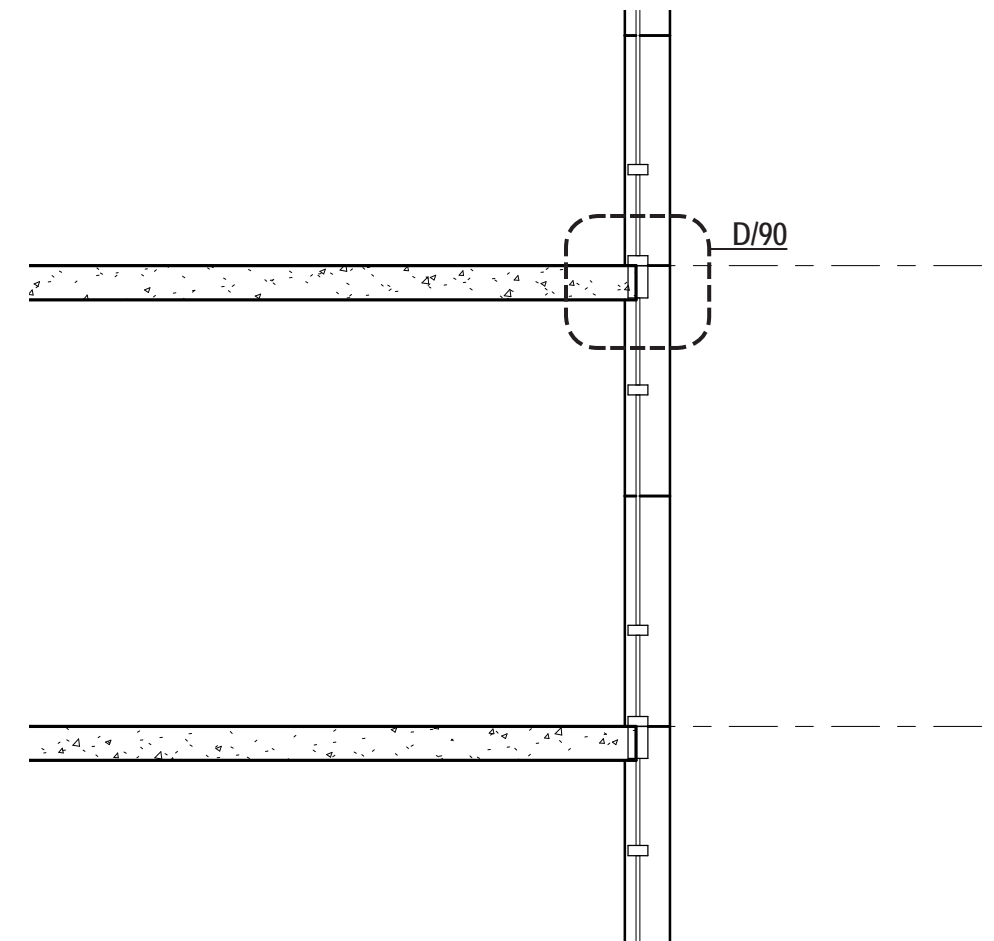
Typical Facade Elements - Bays



A Enlarged Elevation



B Enlarged Plan

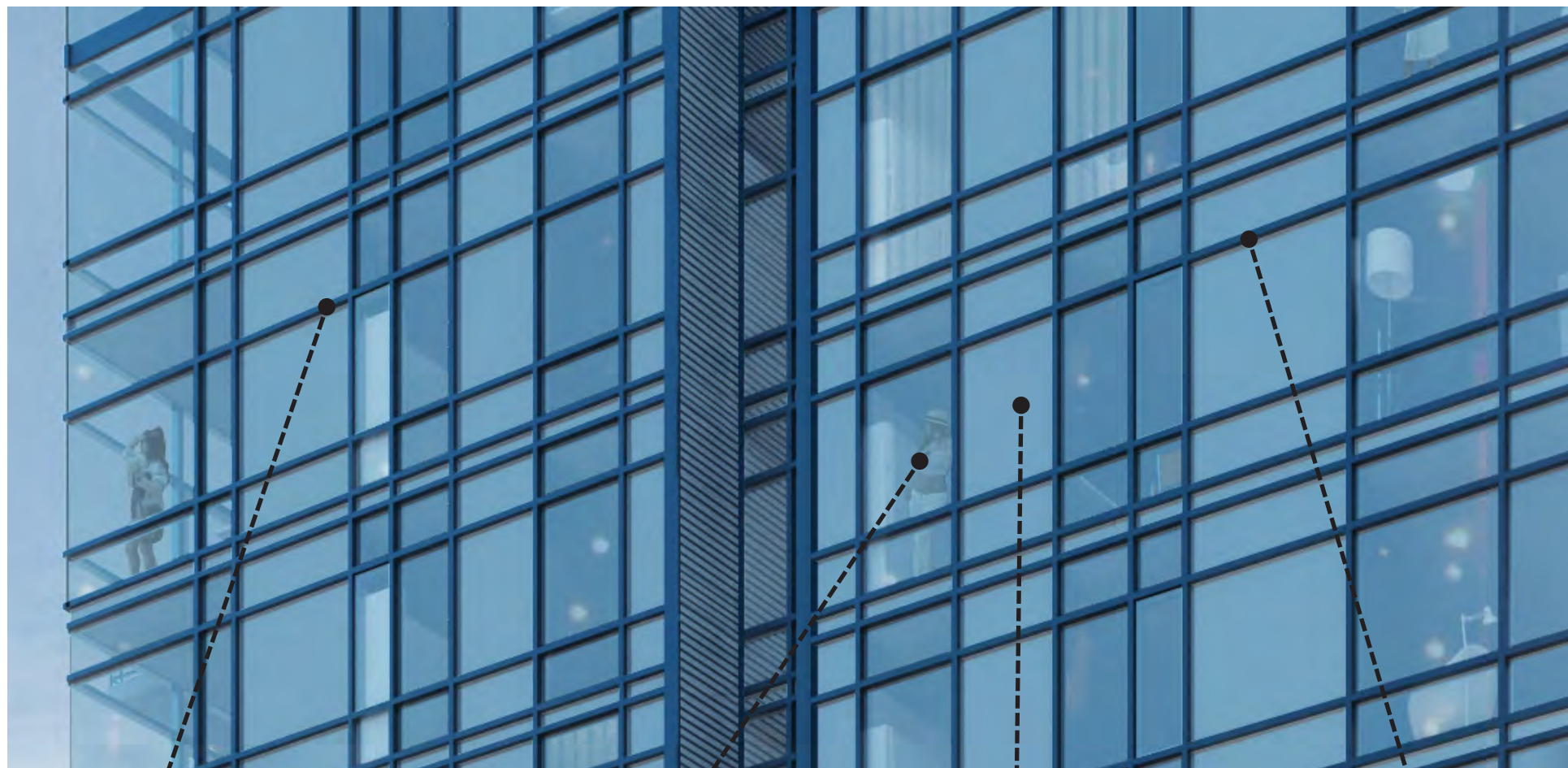


C Section



12th Avenue Building Details

Typical Facade Elements - Window Wall Form



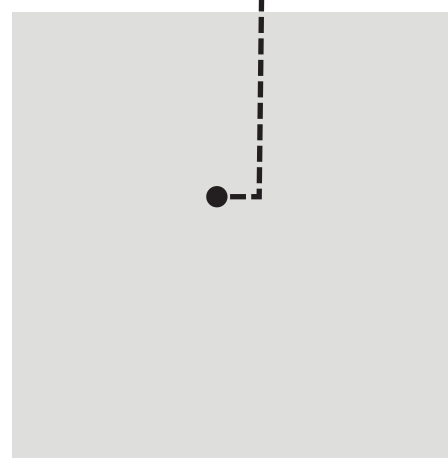
Rendered Perspective



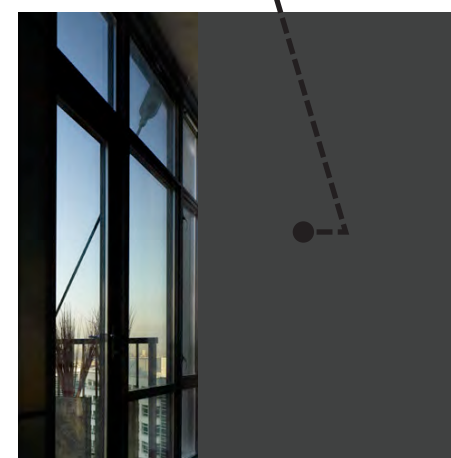
Window Wall



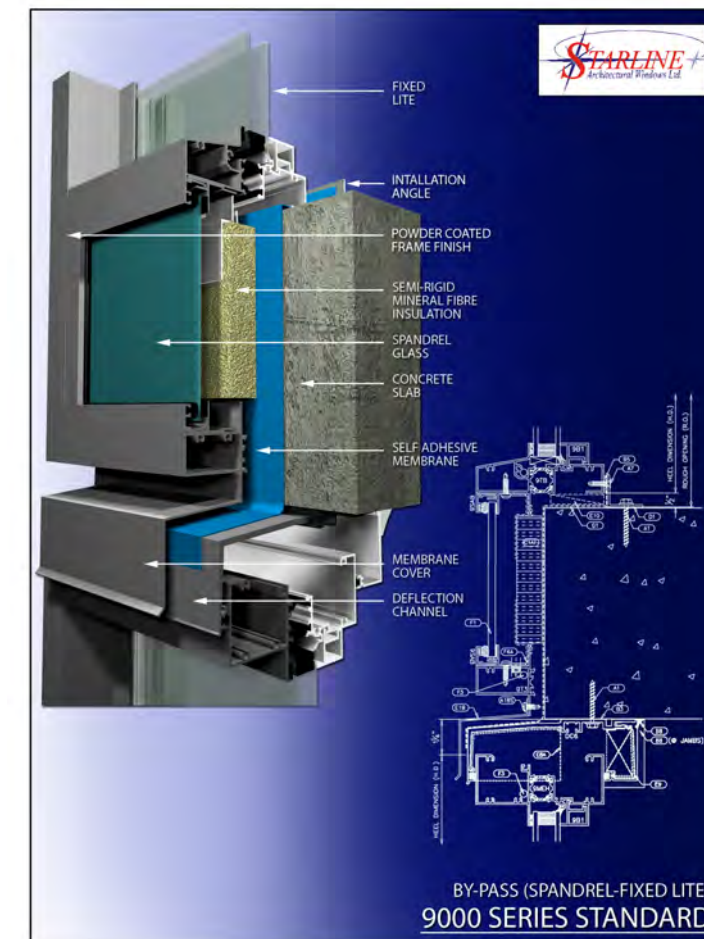
Vision Glass



Spandrel Glass



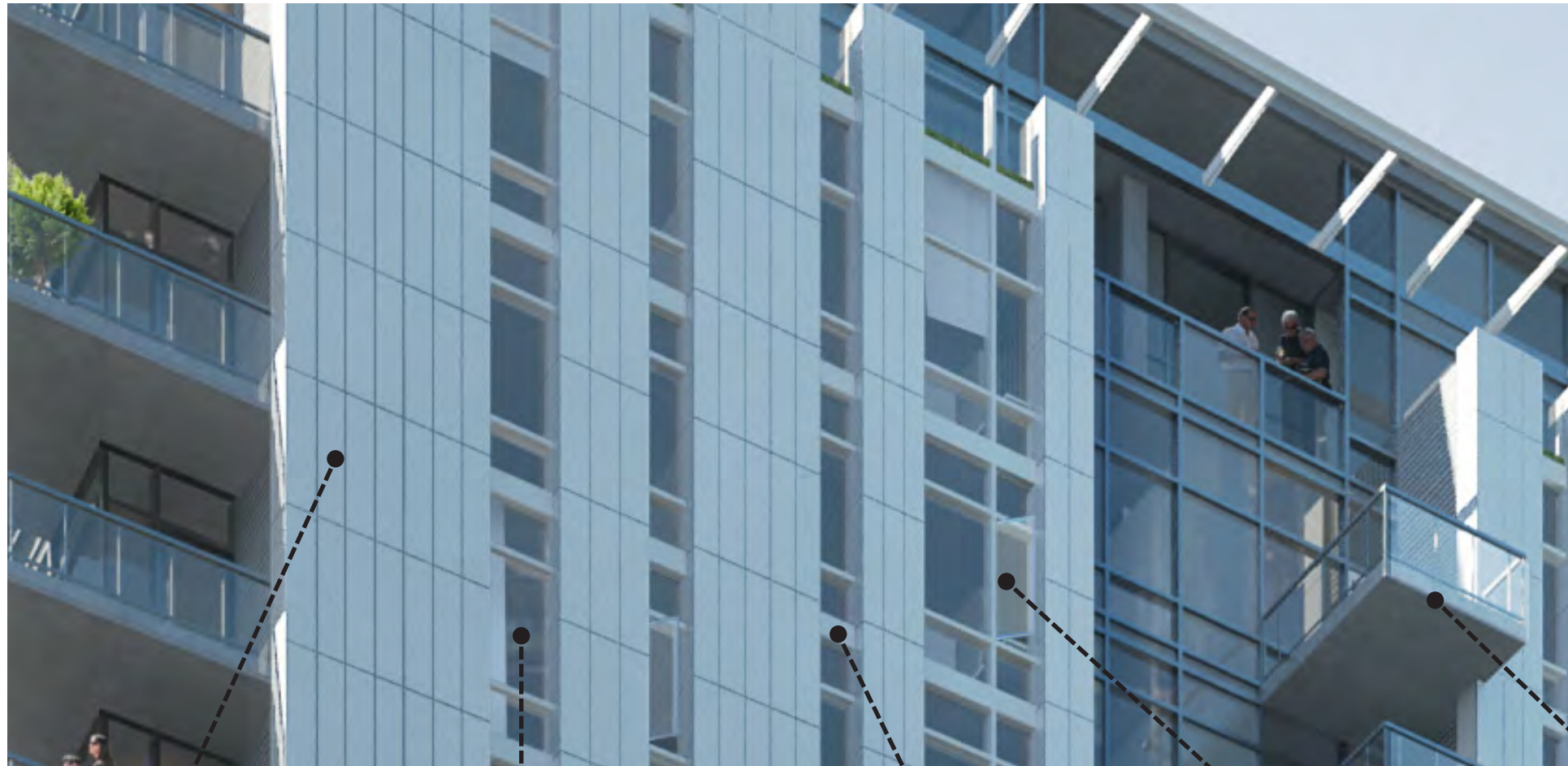
Mullion Color



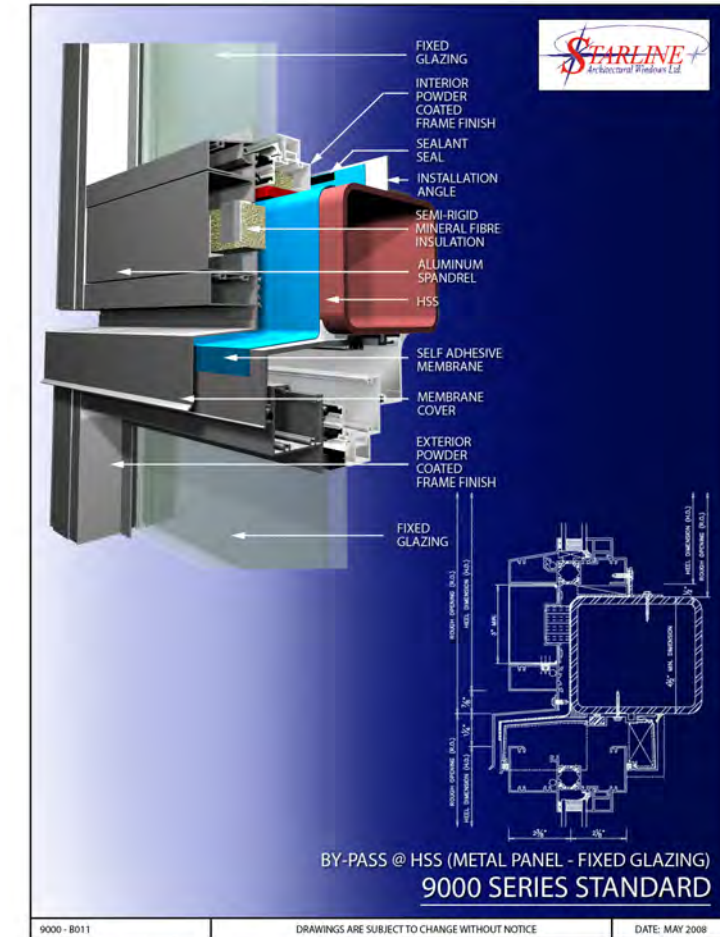
Window Wall Slab Bypass Detail

12th Avenue Building Details

Typical Facade Elements - Bays



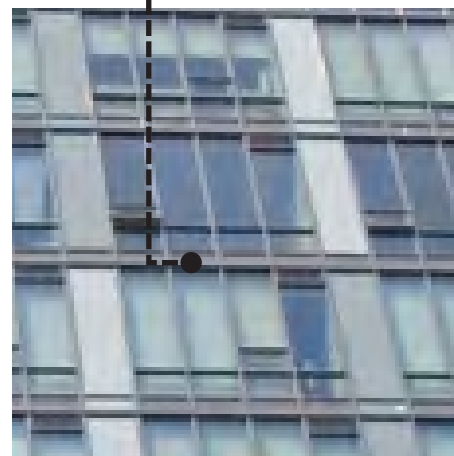
Rendered Perspective



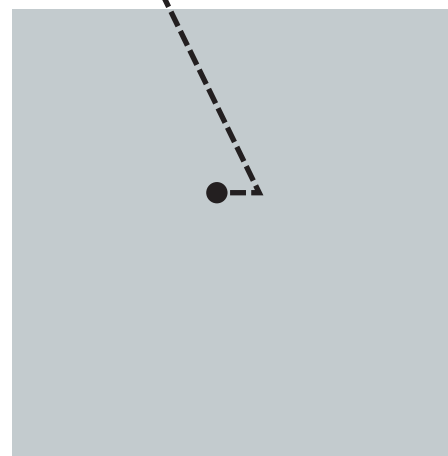
Window Wall Slab Bypass Detail



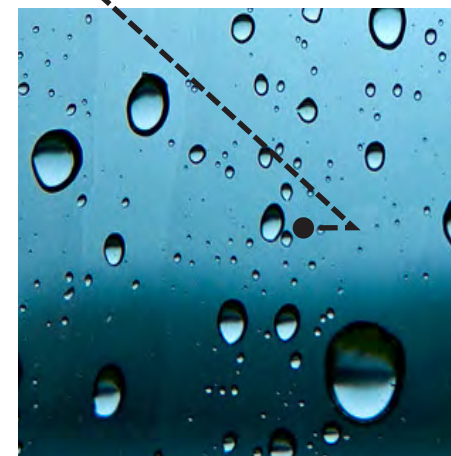
Aluminum Composite Panel



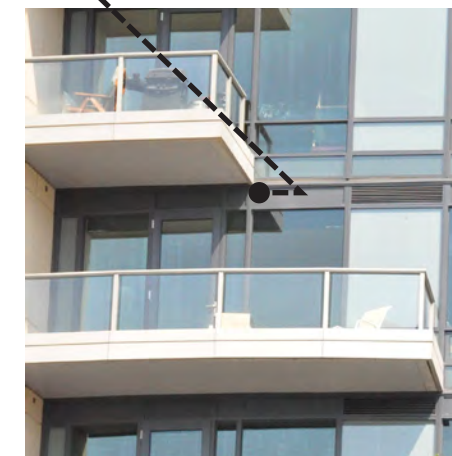
Window Wall



Mullion Color



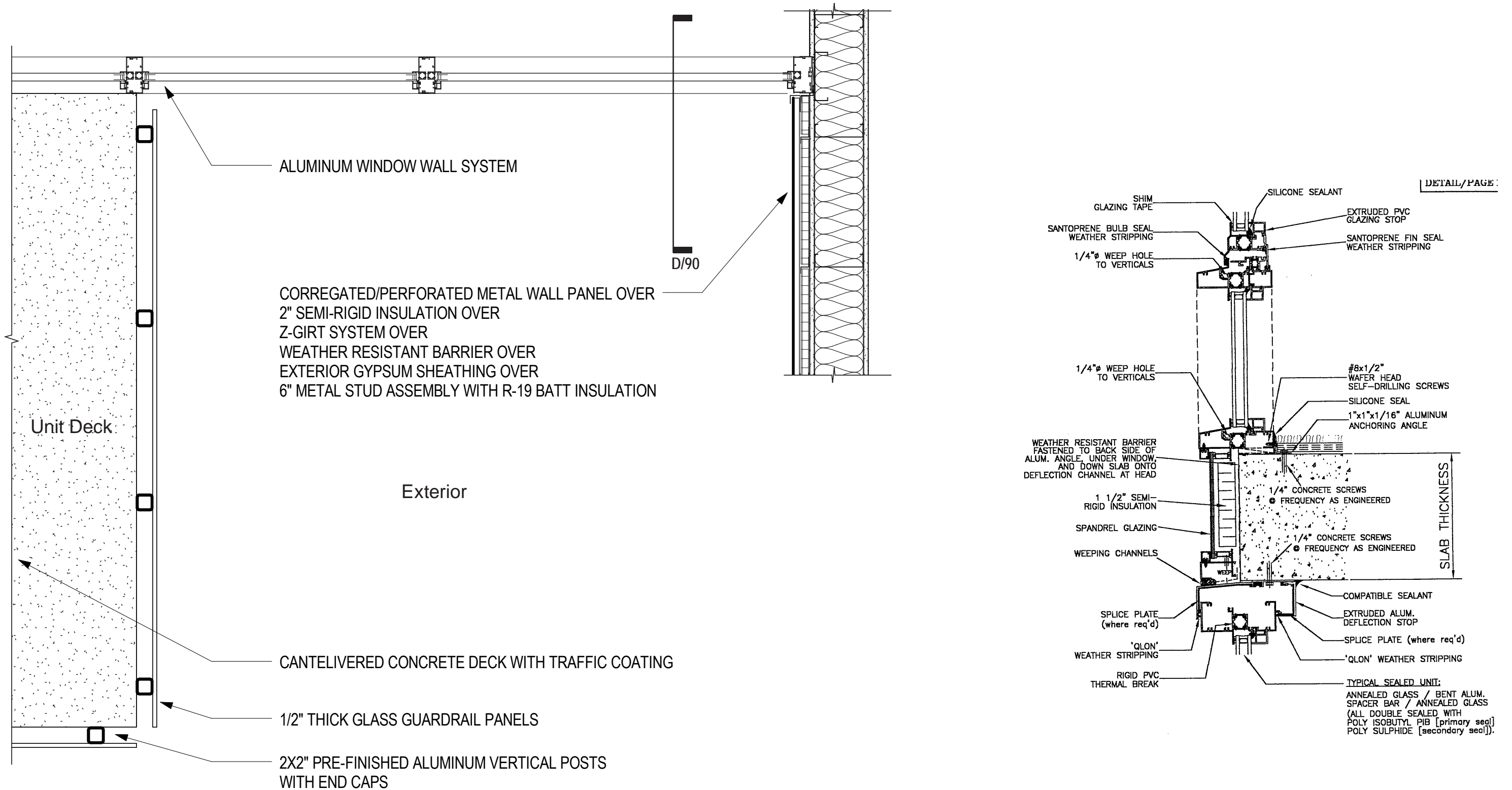
Vision Glass



Prefinished Alum Balcony Railings with Vision Glass

12th Avenue Building Details

Typical Facade Elements - Window Wall Form / Balconies

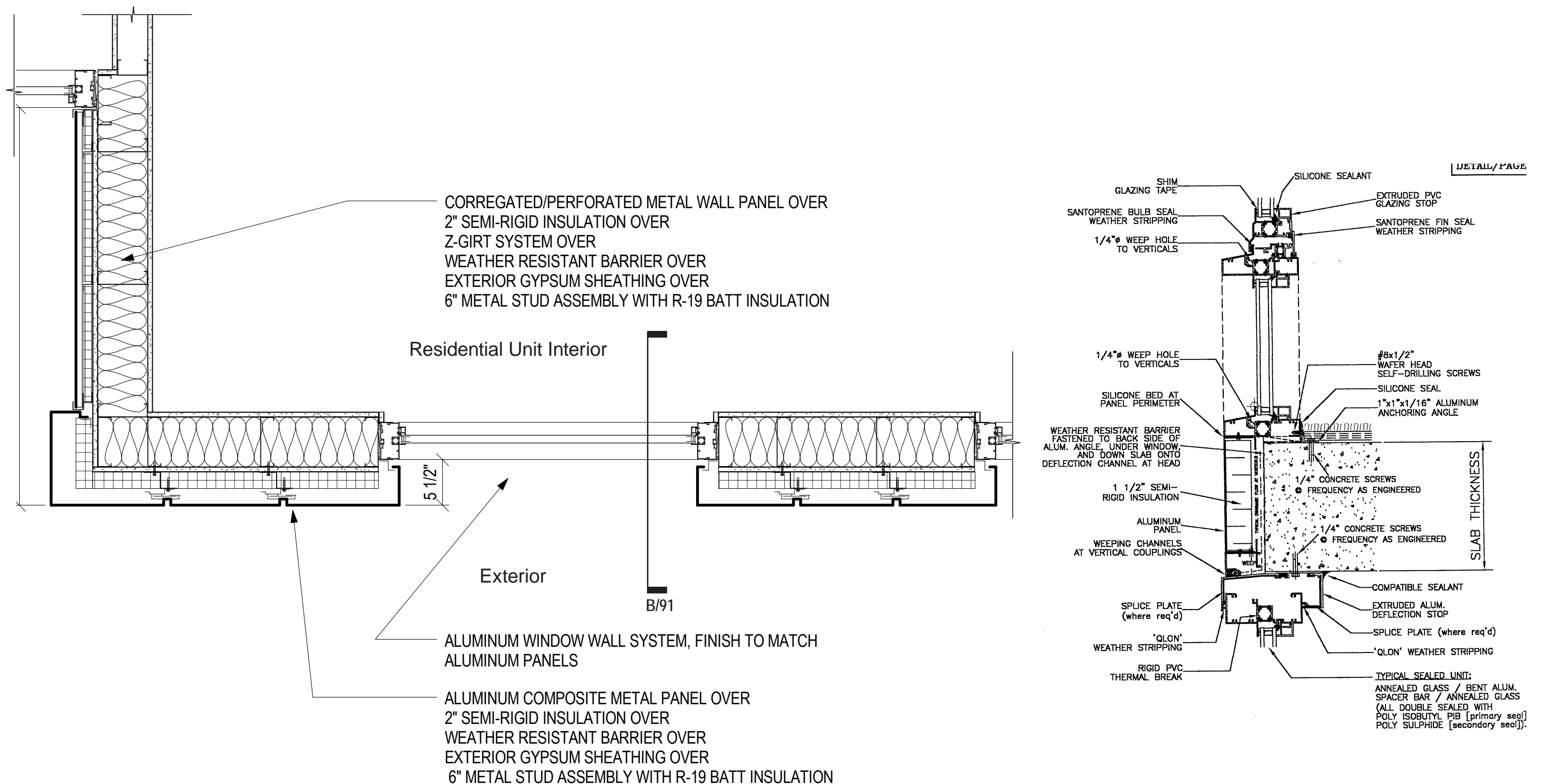


C Detail at Window Wall Form

D Spandrel Slab Edge Detail (Starline)

12th Avenue Building Details

Typical Facade Elements - Bays with Aluminum Composite Panels



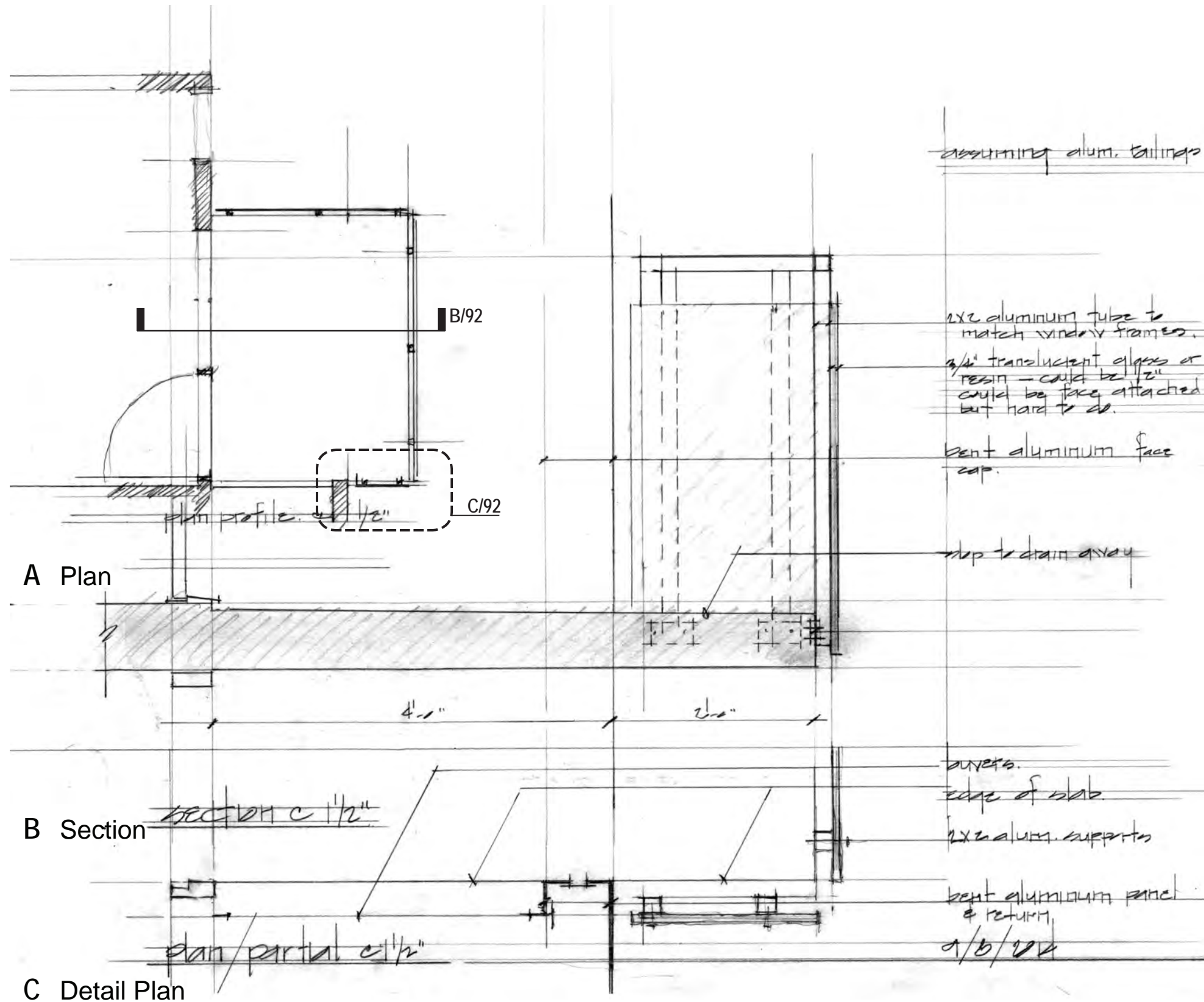
A Detail at Aluminum Composite Panels



B Aluminum Panel Slab Edge Detail (Starline)

12th Avenue Building Details

Typical Facade Elements - Balconies at Window Wall Form

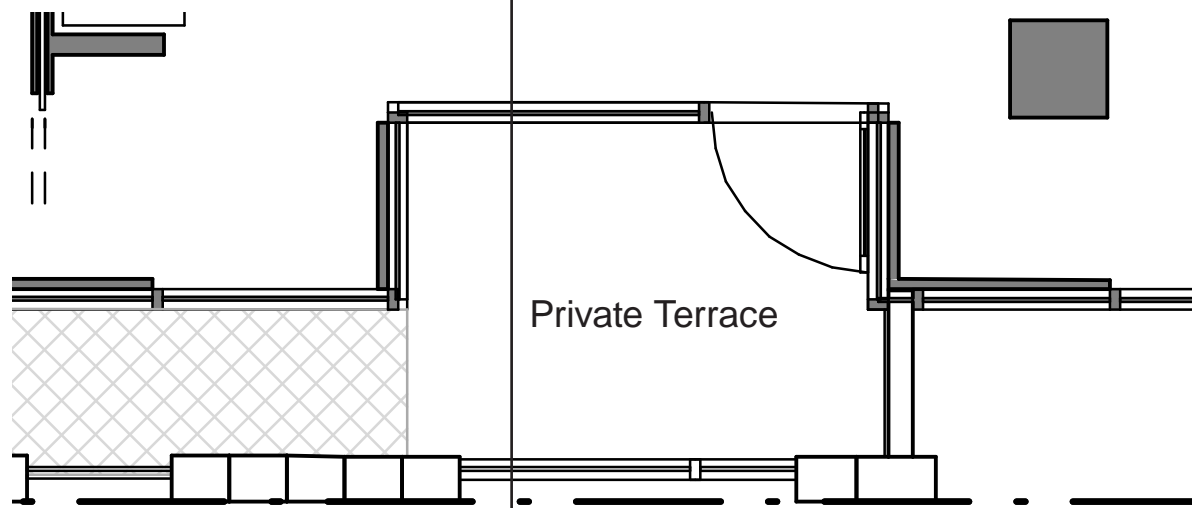


12th Avenue Building Details

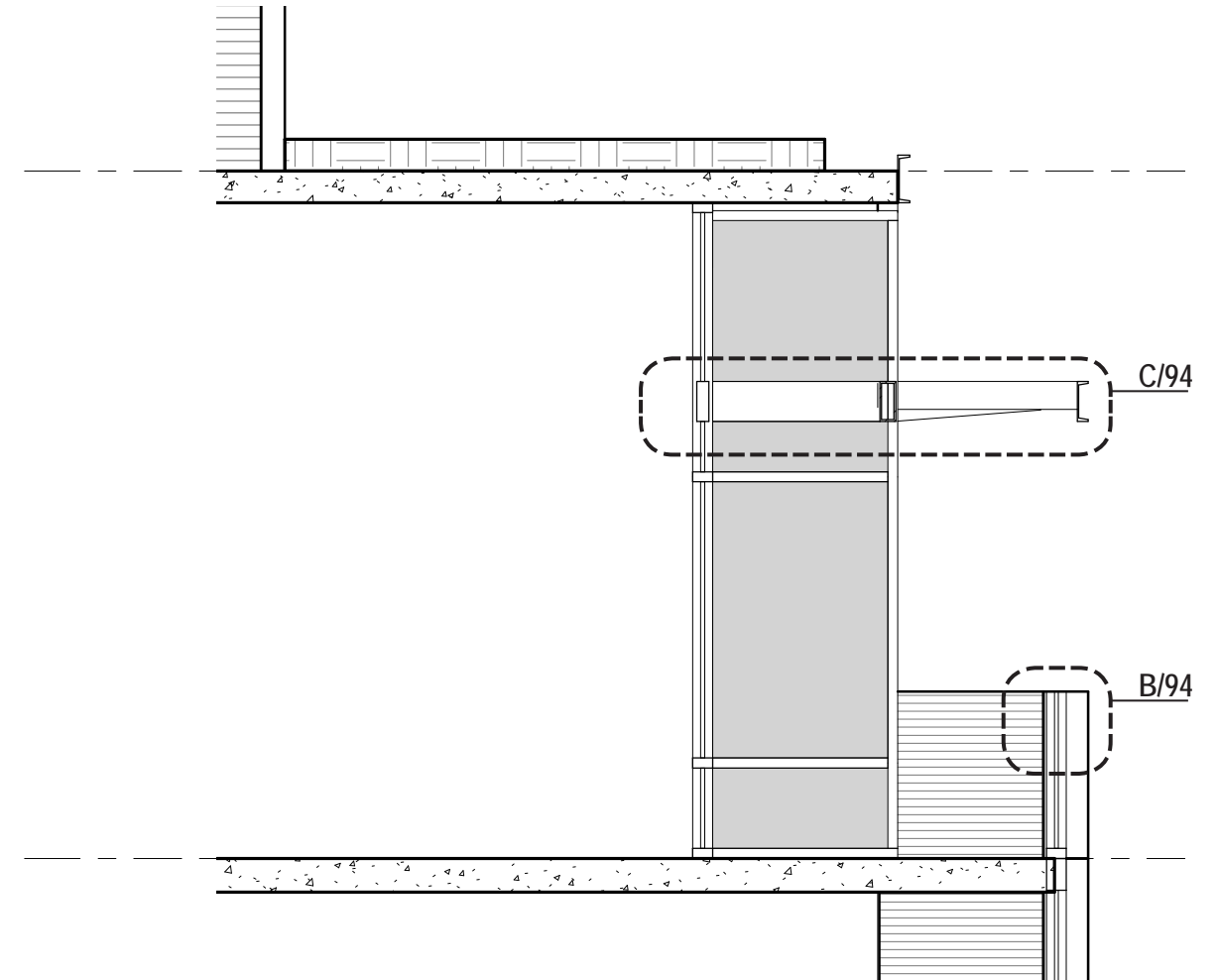
Bay Termination at Penthouse Level



A Enlarged Elevation



B Enlarged Plan

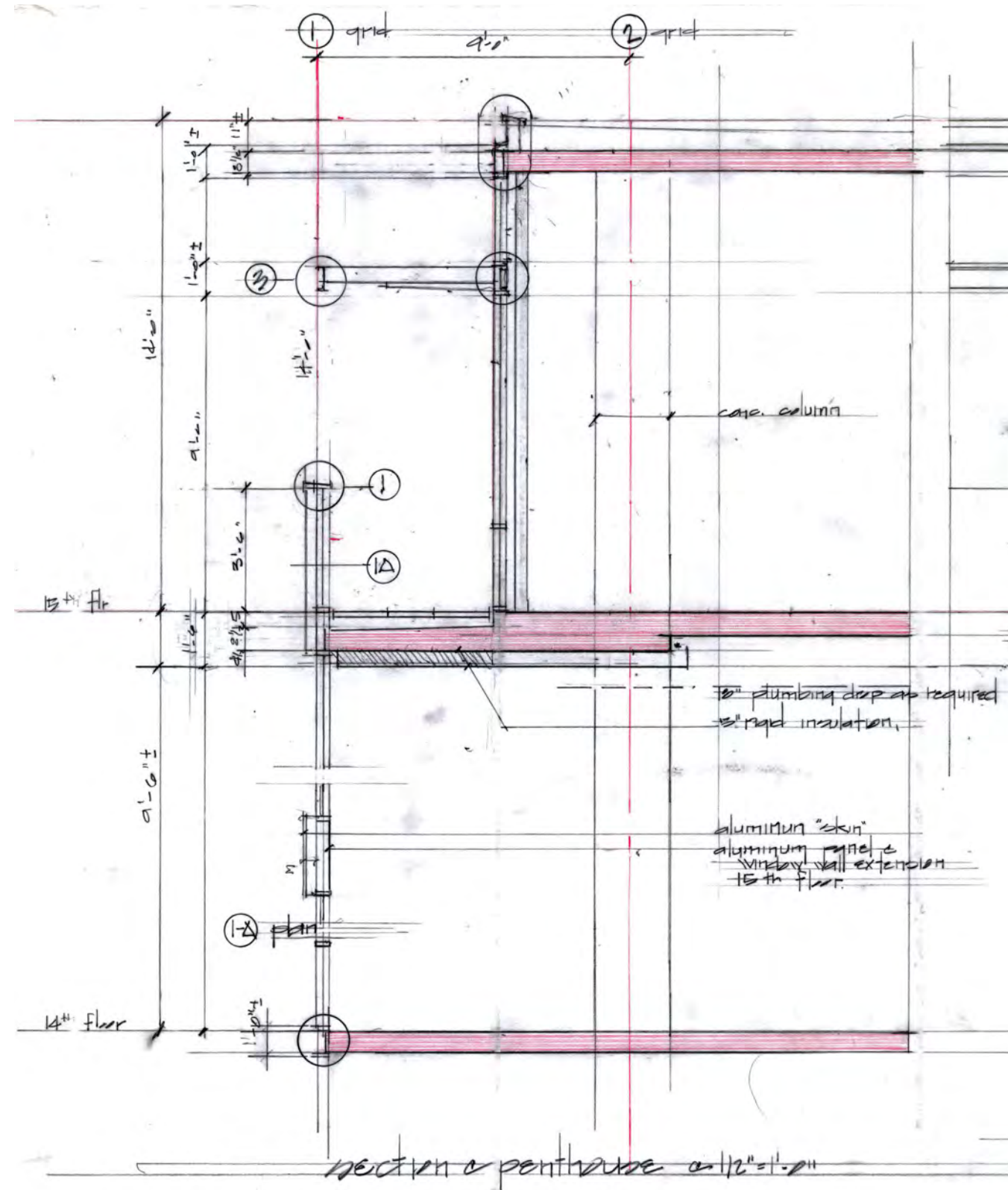


C Section

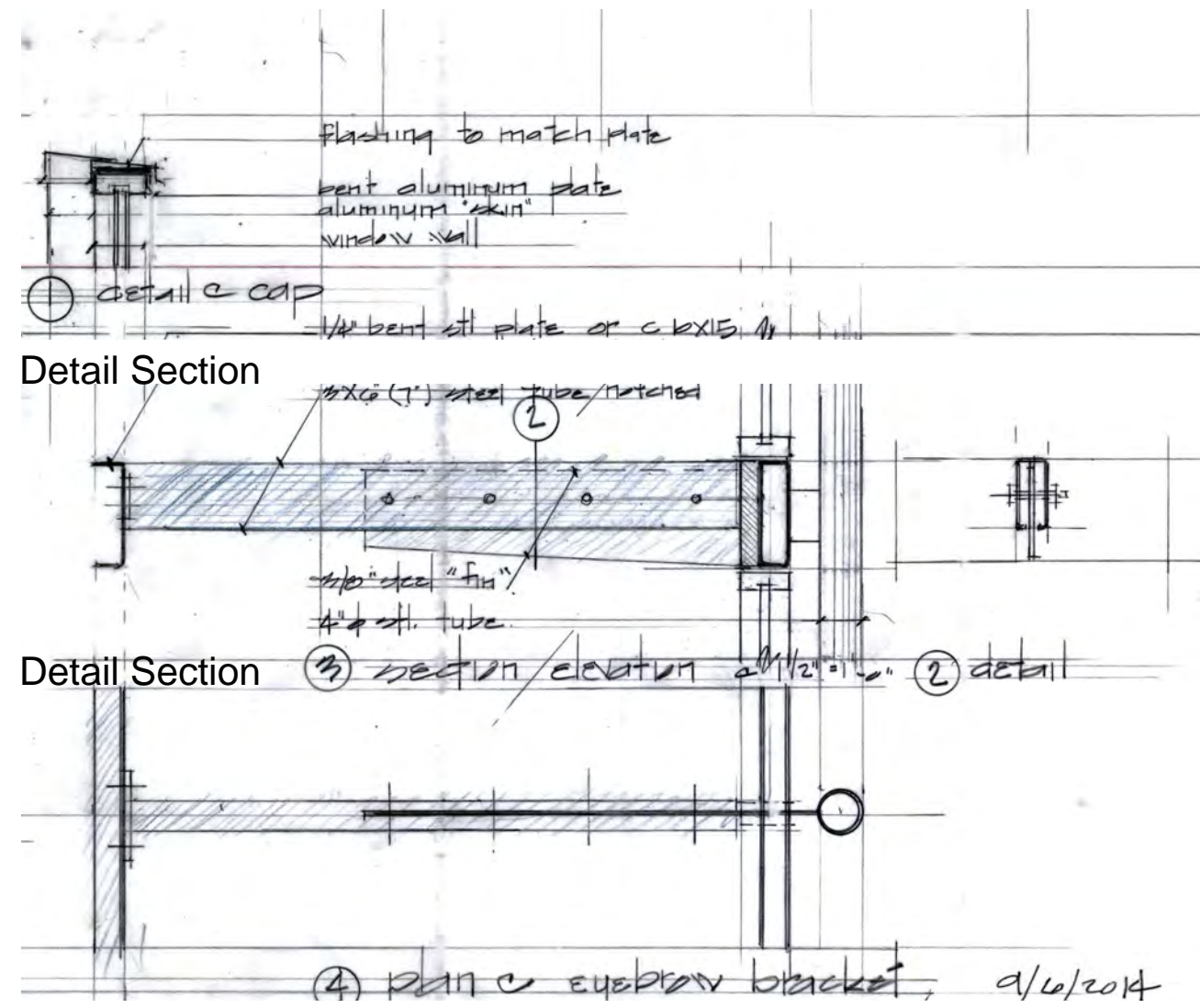


12th Avenue Building Details

Bay Termination at Penthouse Level



A Detail Section



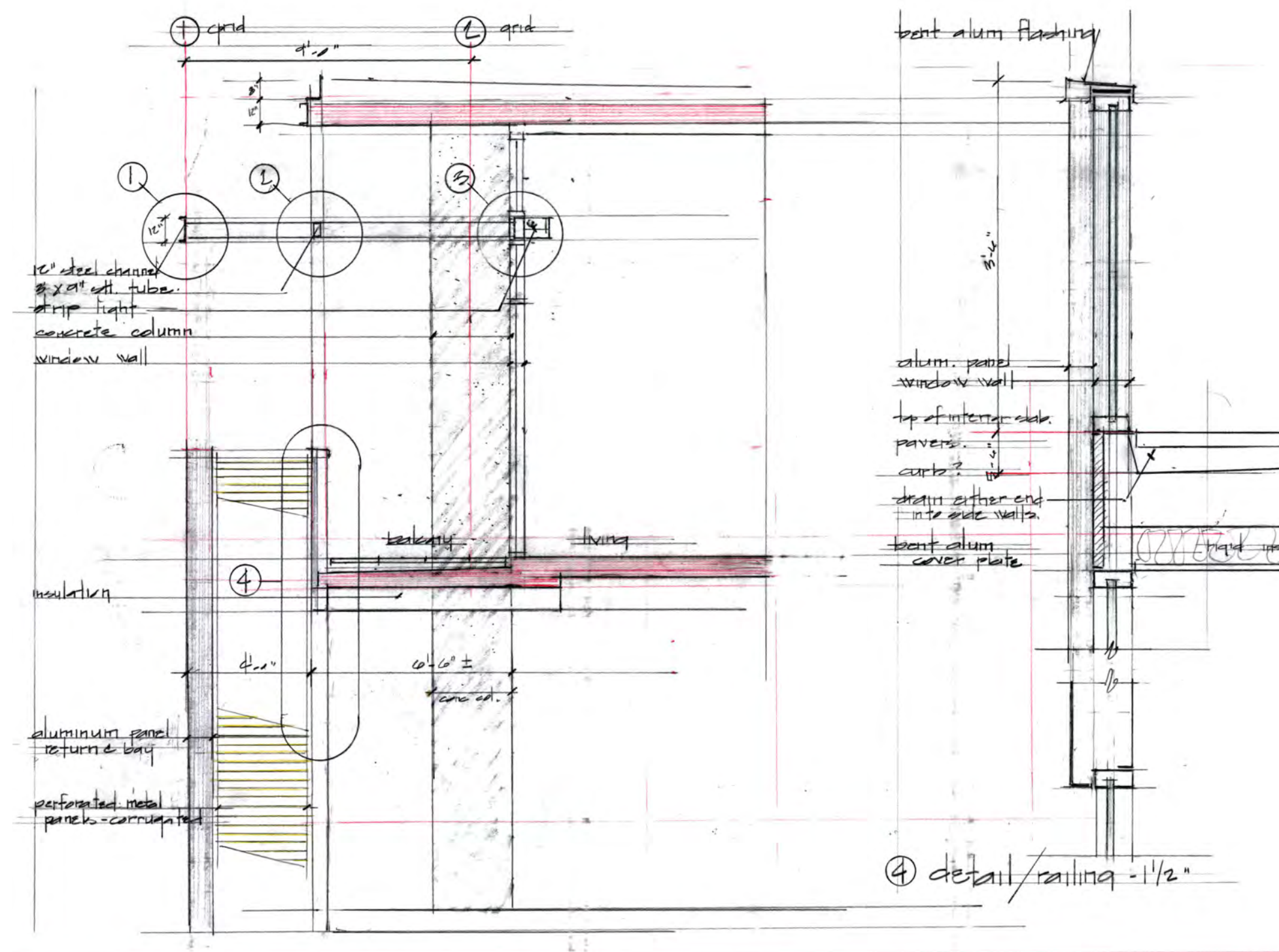
B Detail Section

C Detail Section

D Detail Section

12th Avenue Building Details

Trellis and Inset Private Terrace Details



A Detail Section

B Detail Section



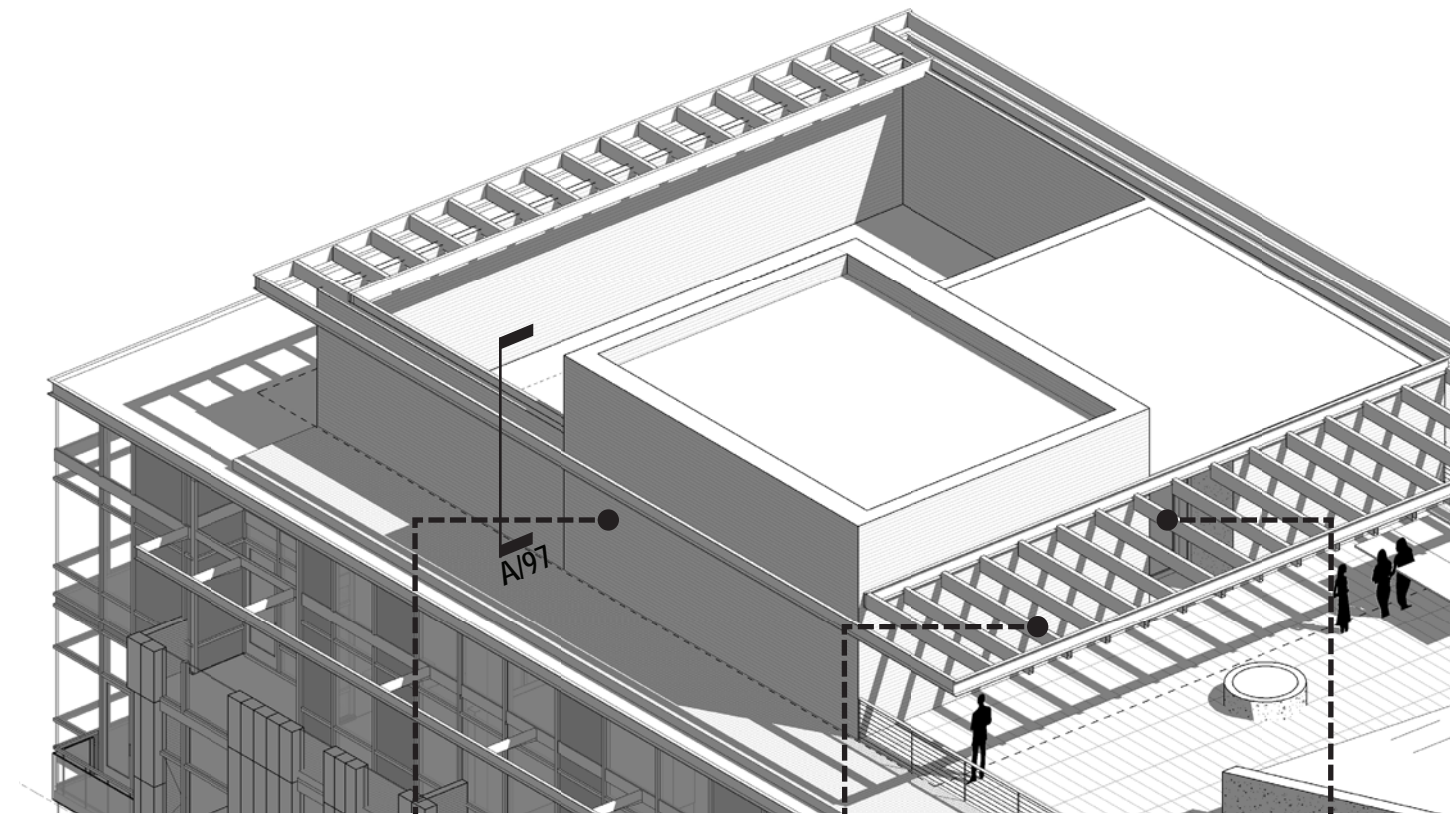
12th Avenue Building Details

Roof View from Southeast

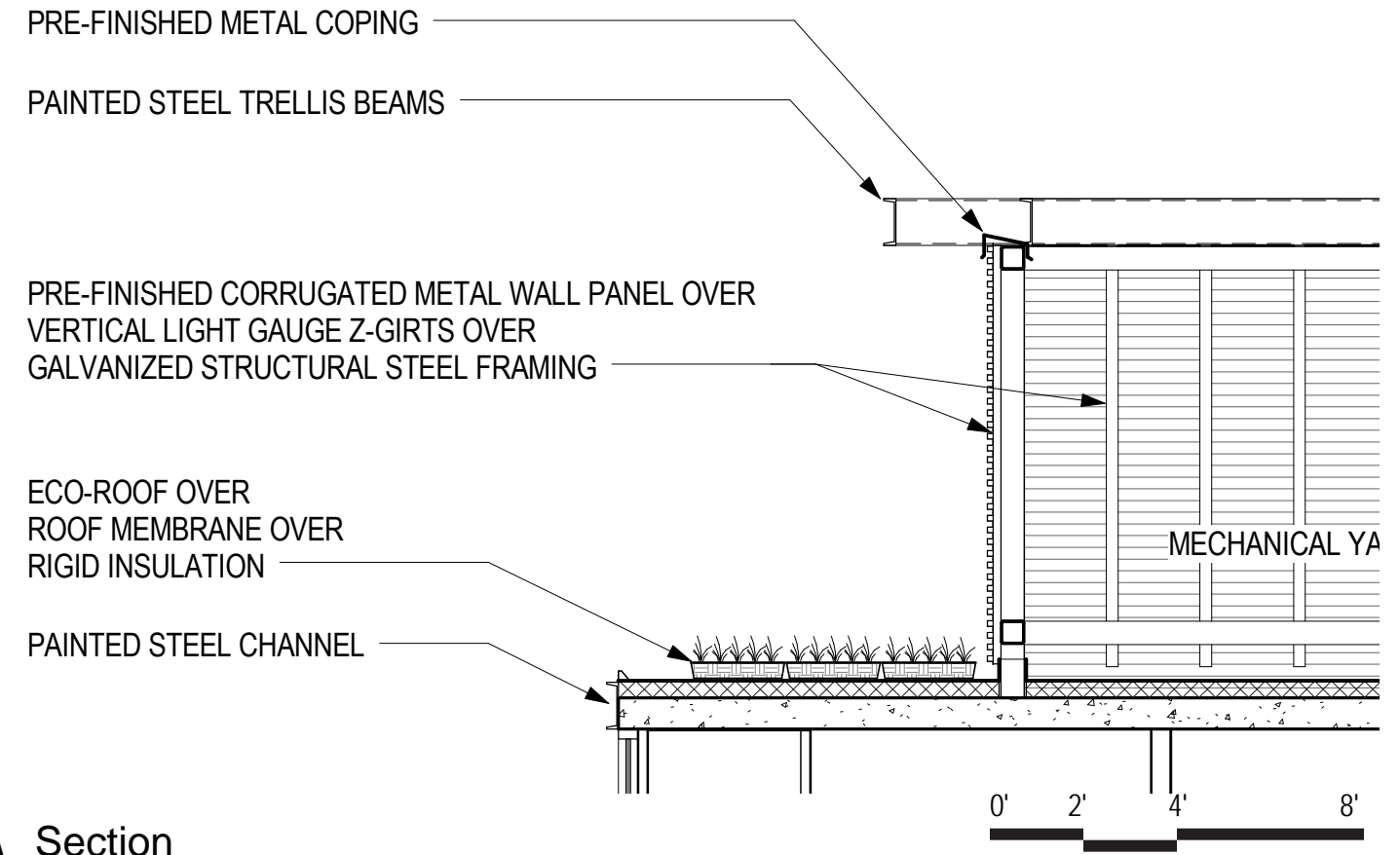


12th Avenue Building Details

Mechanical Penthouses



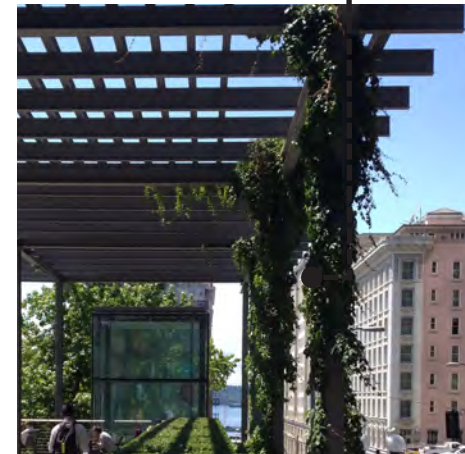
Axon View at Rooftop Penthouse



A Section



Aluminum Corrugated Panel



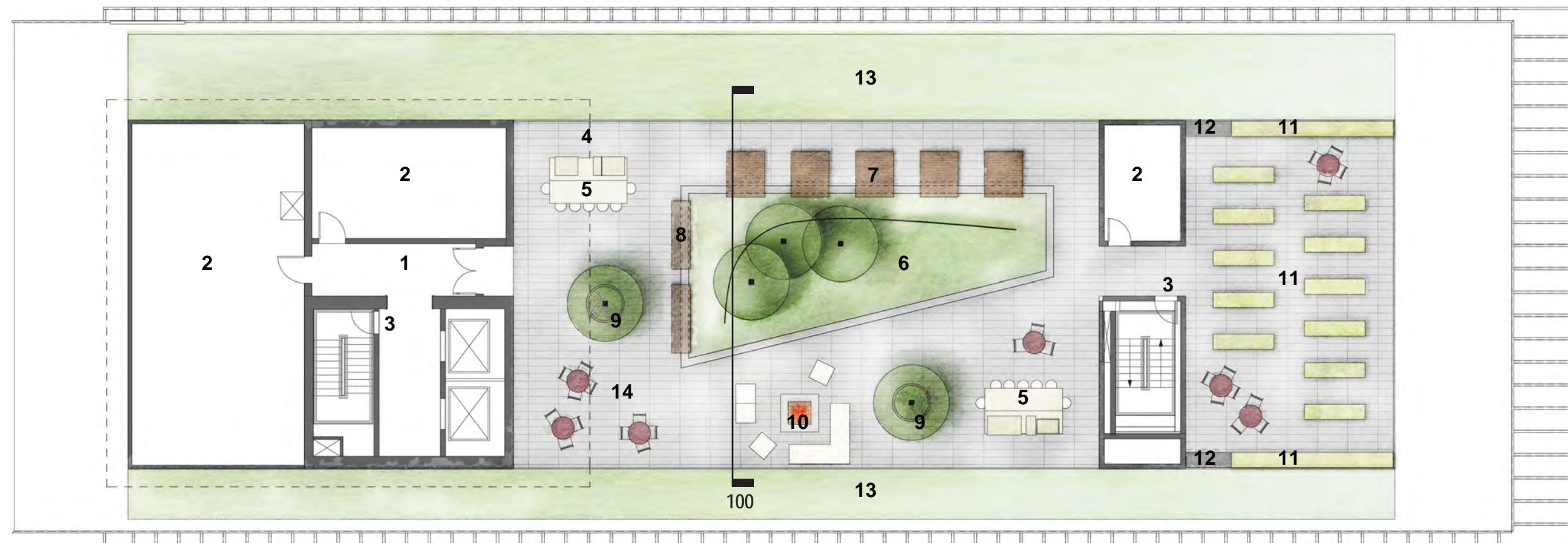
Painted Steel Trellis



Storefront

12th Ave Building Roof Terrace

Plan



1 Main Entry, Elevator Lobby

Flush with level of concrete unit pavers

2 Mechanical Space

3 Stair Entry

4 Trellis Overhang

5 Outdoor Kitchen

Bar height concrete counter with (1) gas grill, (1) sink, (1) mini-refrigerator. Seating for 6-8

6 Elevated Planting Area

Rooftop feature of protected grove of seedlings. Finished grade varies from 14"-24" above pavers. Articulated concrete wall and sun loungers on east and west sides.

7 Hardwood Chaise Lounge

Facing the river and protected from the other program areas by the elevated planter. Sized to accommodate 1-2 people, 12" above pavers

8 Bench, Hardwood, 18"H

9 Tree Planter

Precast concrete planter, 24" min. depth. Planted with medium sized trees to subdivide spaces

10 Fire Pit

Gas fire pit, approximately 12"H, located on west side for sunset and evening views. Surrounded by flexible furniture.

11 Community Gardens, 32-64 Plots

(16) 2x4 steel planters, paired. Can be further divided to create more plots.

12 Storage

Built in storage box, 2'H, 6'-10'L to accommodate gardening tools. Top serves as bench.

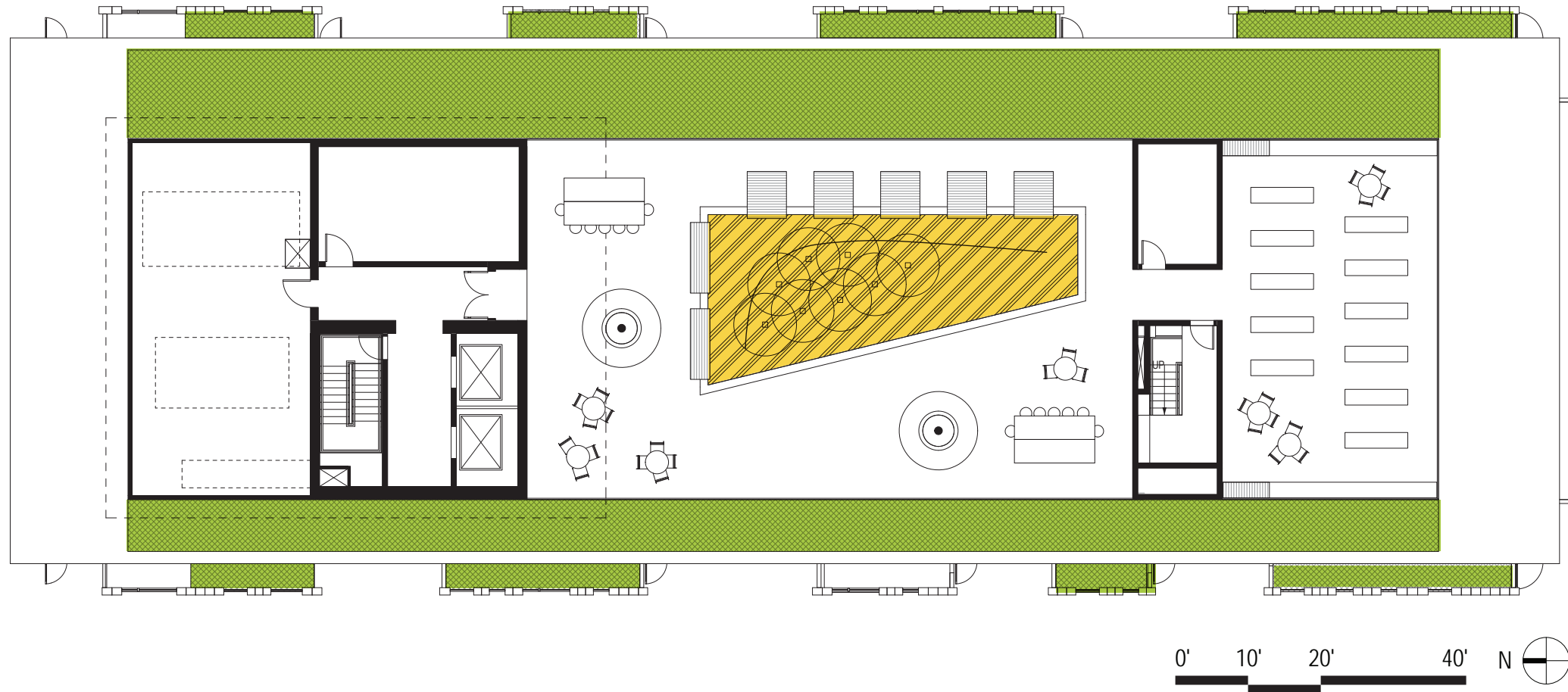
13 Green Roof 4" planting depth

14 Flexible Space Area for casual seating, dining overflow



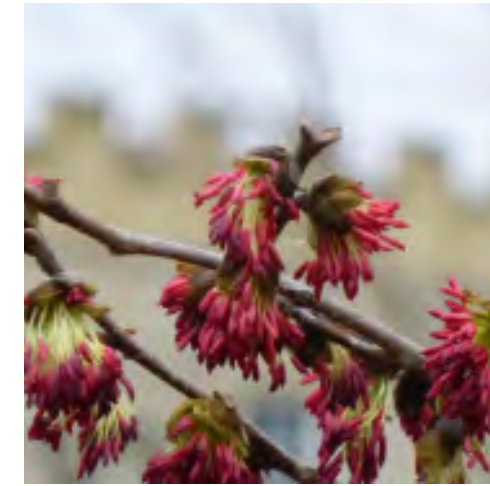
12th Ave Building Roof Terrace

Planting Plan



12th Ave Building Roof Terrace Plant Schedule

BOTANICAL NAME	COMMON NAME	SIZE	ON-CENTER SPACING
. TREES			
BETULA JACQUEMONTII	HIMALAYAN BIRCH		
PARROTIA PERSICA	PERSIAN IRONWOOD		
PERENNIALS			
DESCHAMPSIA CESPITOSA 'GOLDTAU'	TUFTED HAIRGRASS		
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS		
SEDUM 'MATRONA'	AUTUMN STONECROP		
ALLIUM SPP.	ALLIUM SPP.		
CALAMAGAROSTIS BRACHYTRICHA	REED GRASS		
GREEN ROOF MIX			



Parrotia *Parrotia persica*



Autumn Moor Grass *Sesleria autumnalis*



Tufted Hairgrass *Deschampsia cespitosa*



Allium *Allium spp.*



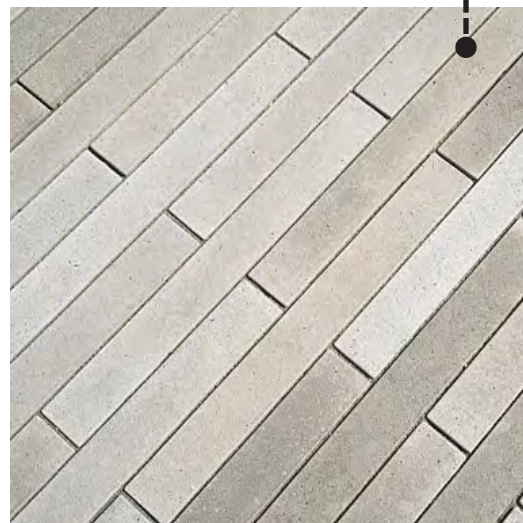
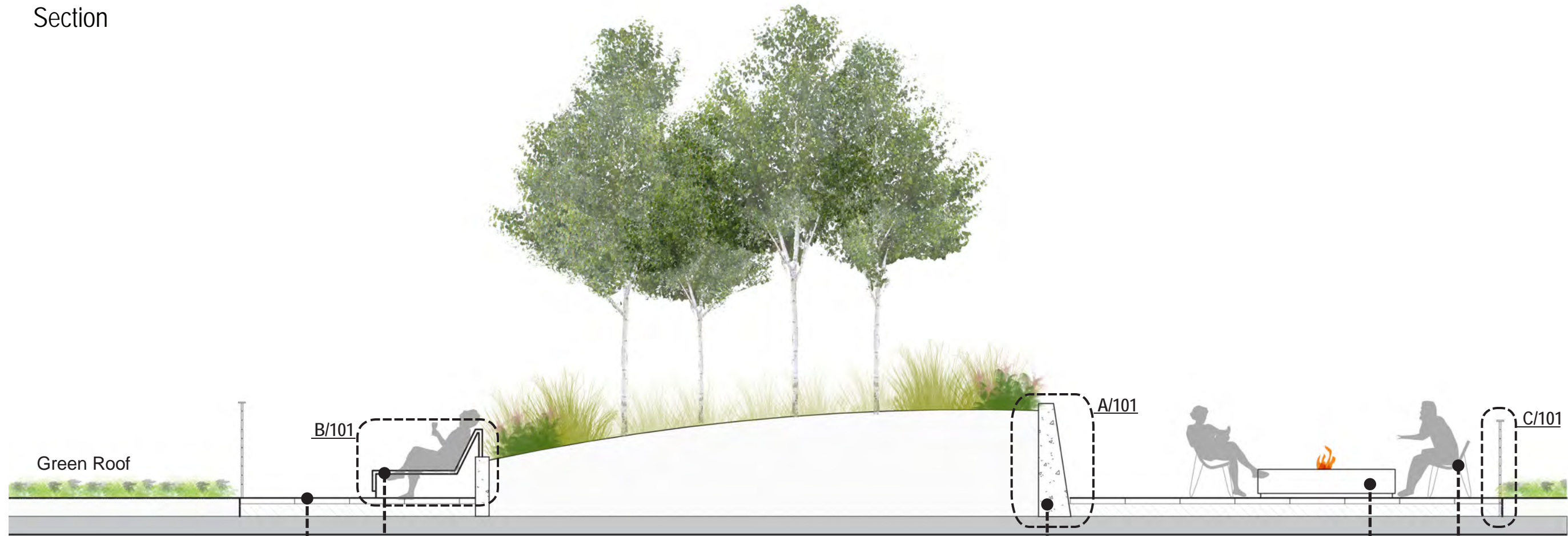
Autumn Stonecrop *Sedum 'Matrona'*



Green roof *Sedum spp.*

12th Ave Building Roof Terrace

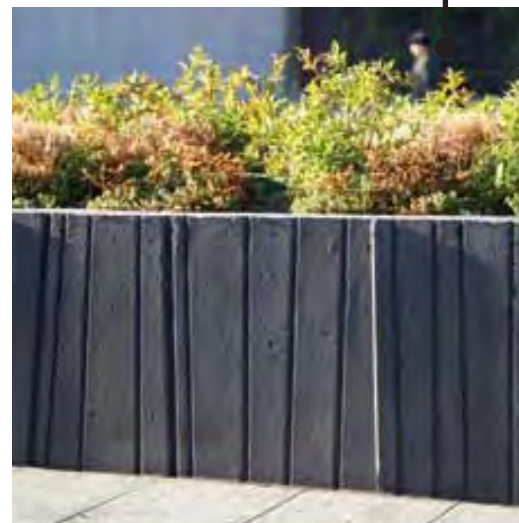
Section



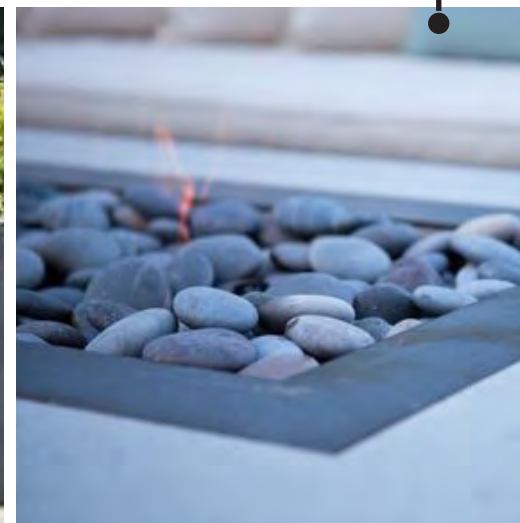
Concrete Pavers



Sun Loungers



Concrete Accent Wall



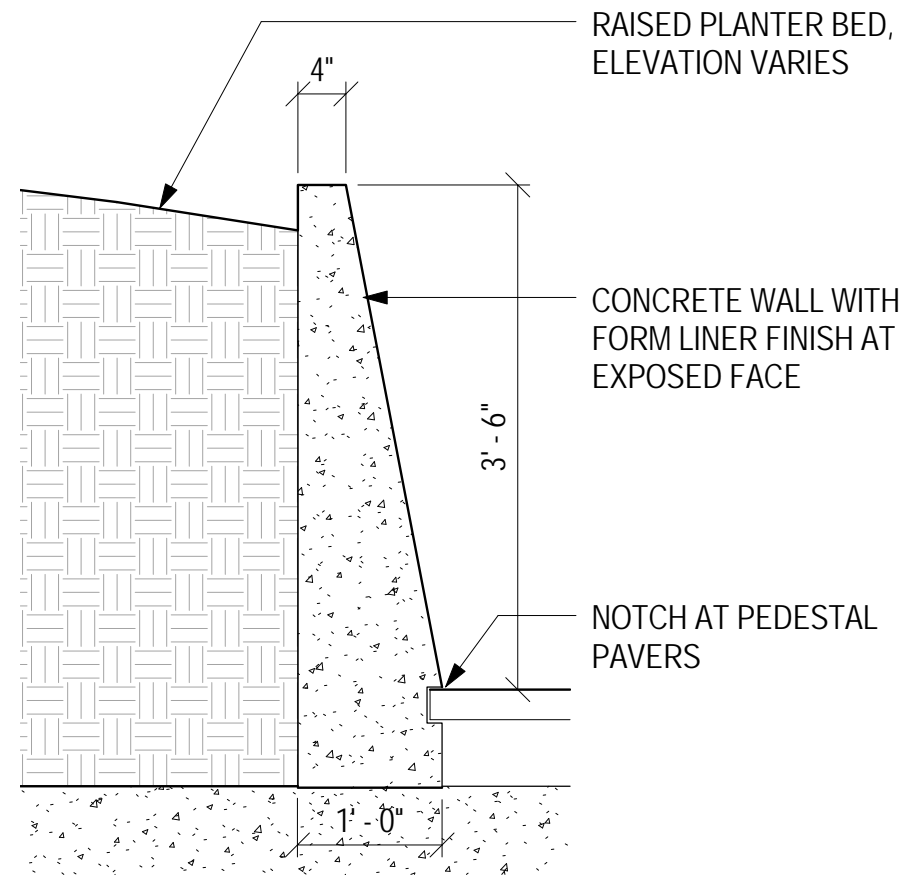
Fire Pit



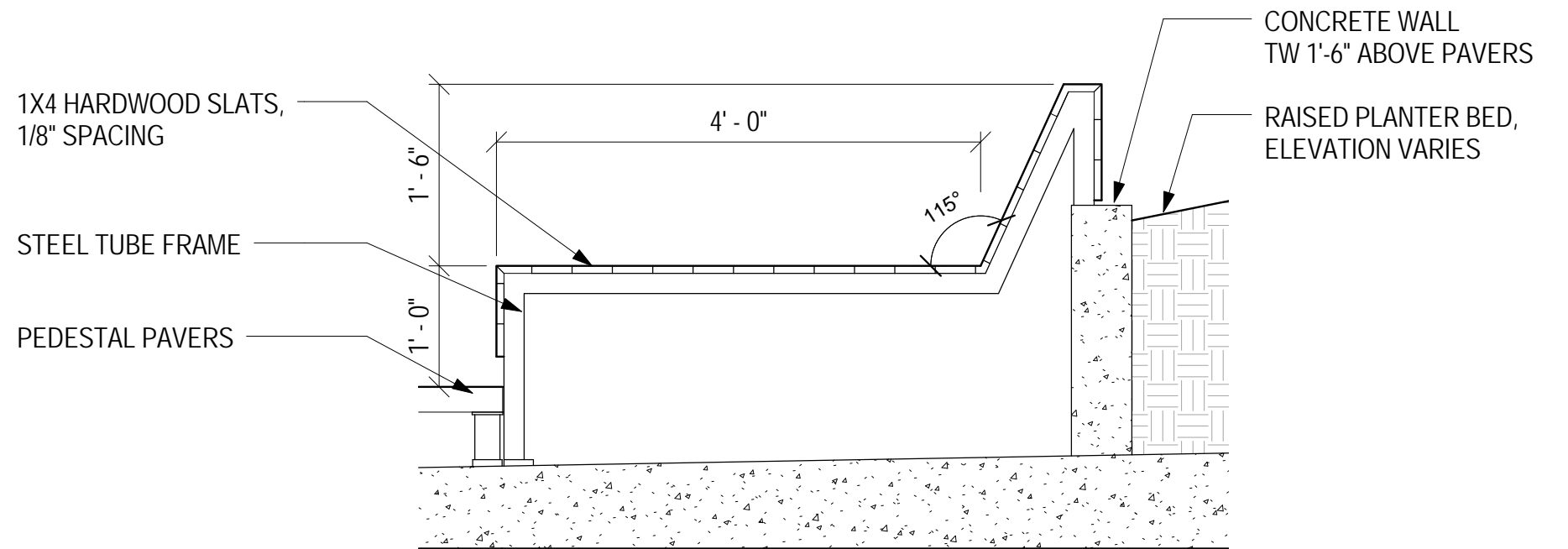
Colorful Accent Furniture

12th Ave Building Roof Terrace

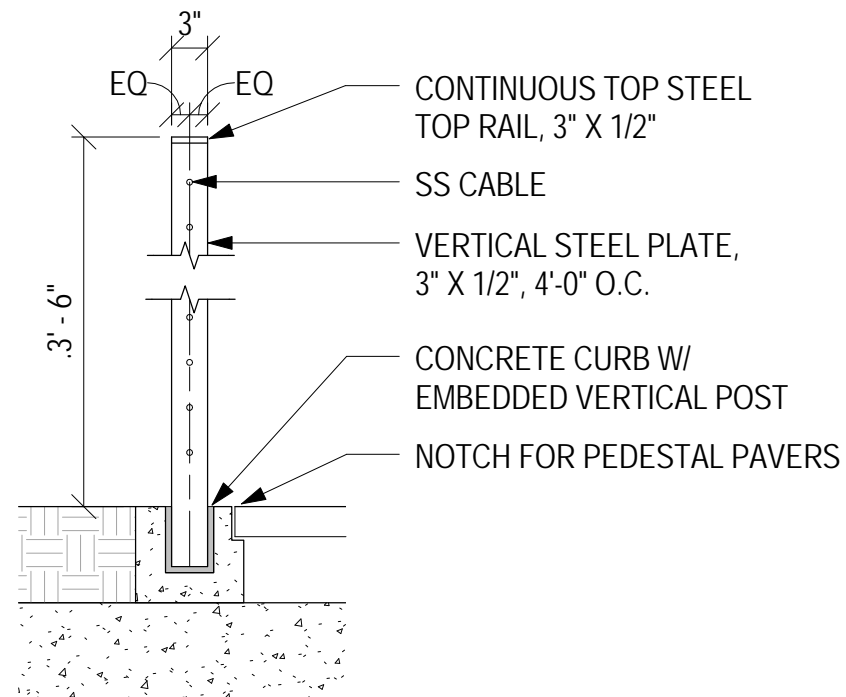
Details



A Concrete Accent Wall Detail



B Sun Lounger Detail

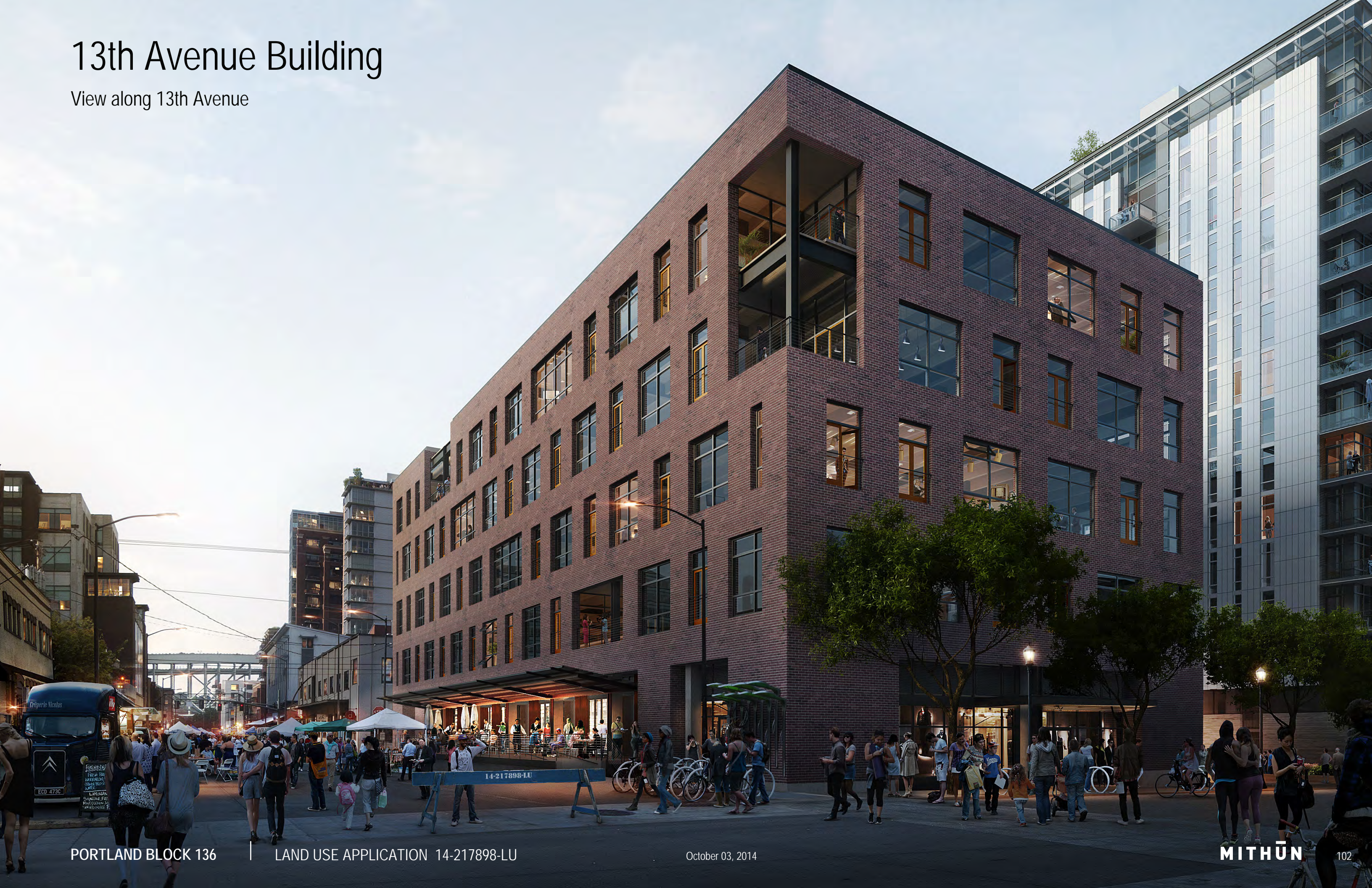


C Cable Rail Detail



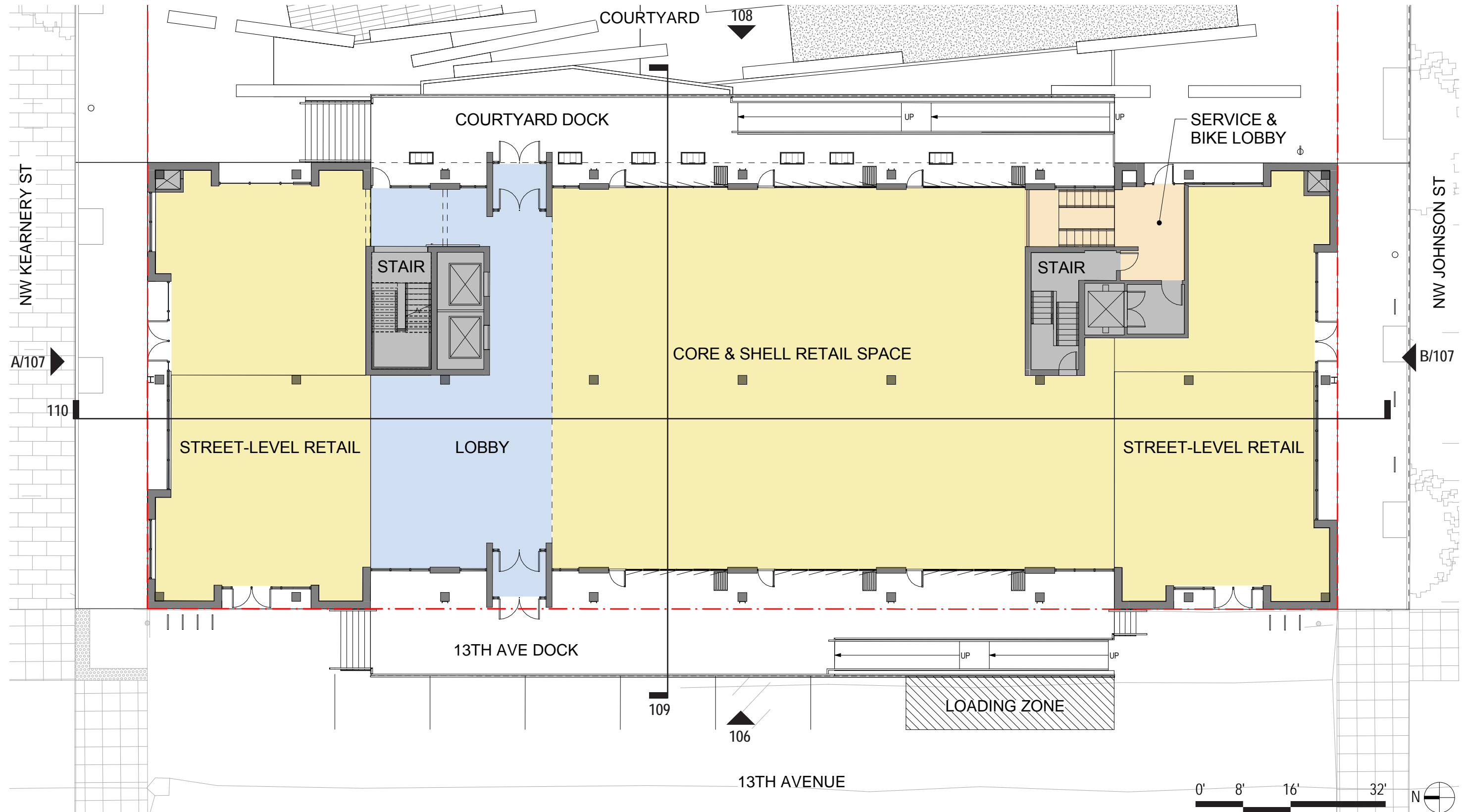
13th Avenue Building

View along 13th Avenue



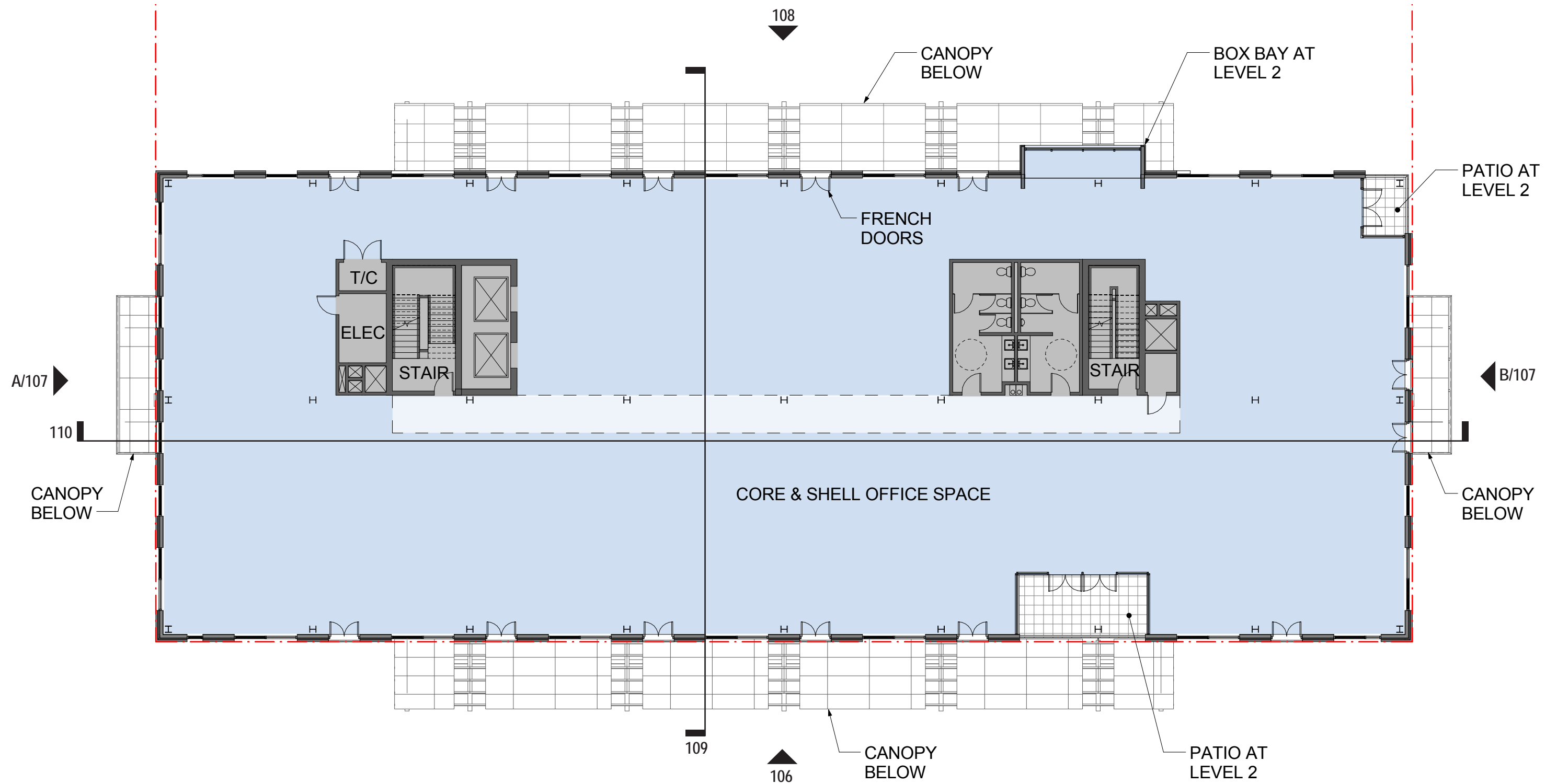
13th Avenue Building

Ground Level Plan



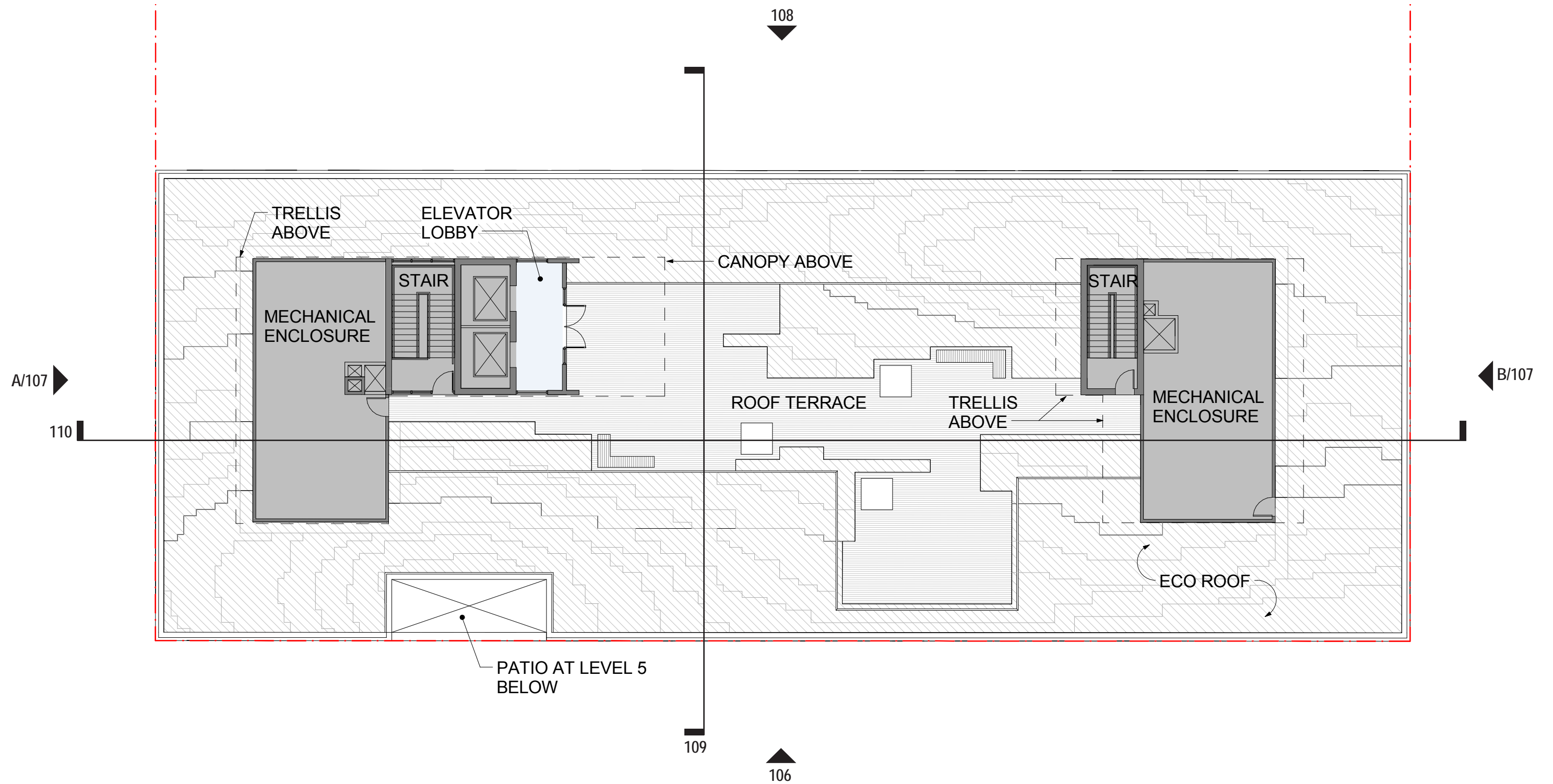
13th Avenue Building

Typical Office Level Plan



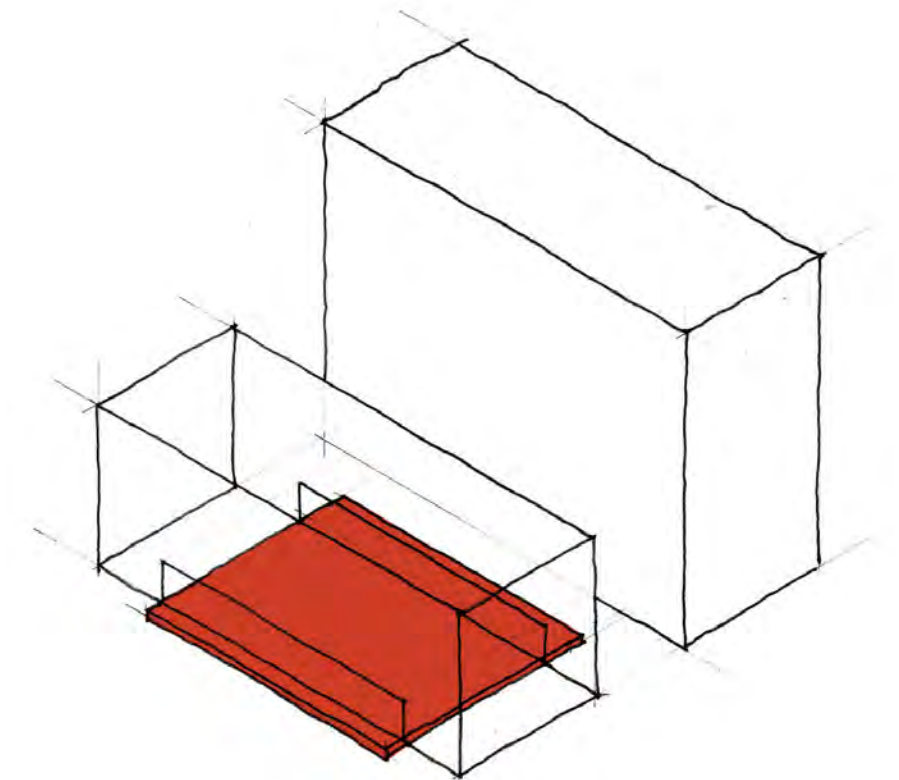
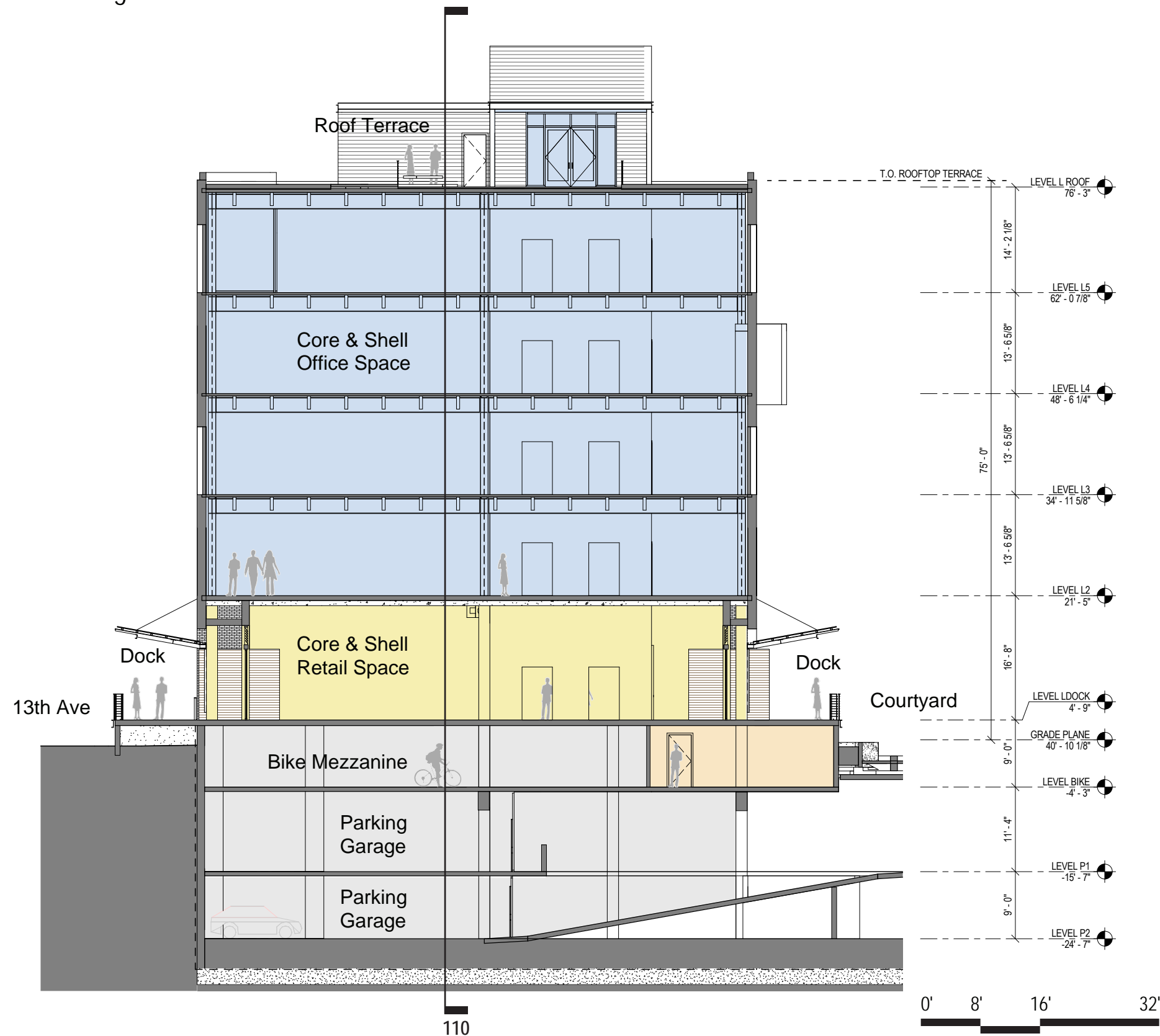
13th Avenue Building

Roof + Mechanical Enclosure Plan



13th Avenue Building

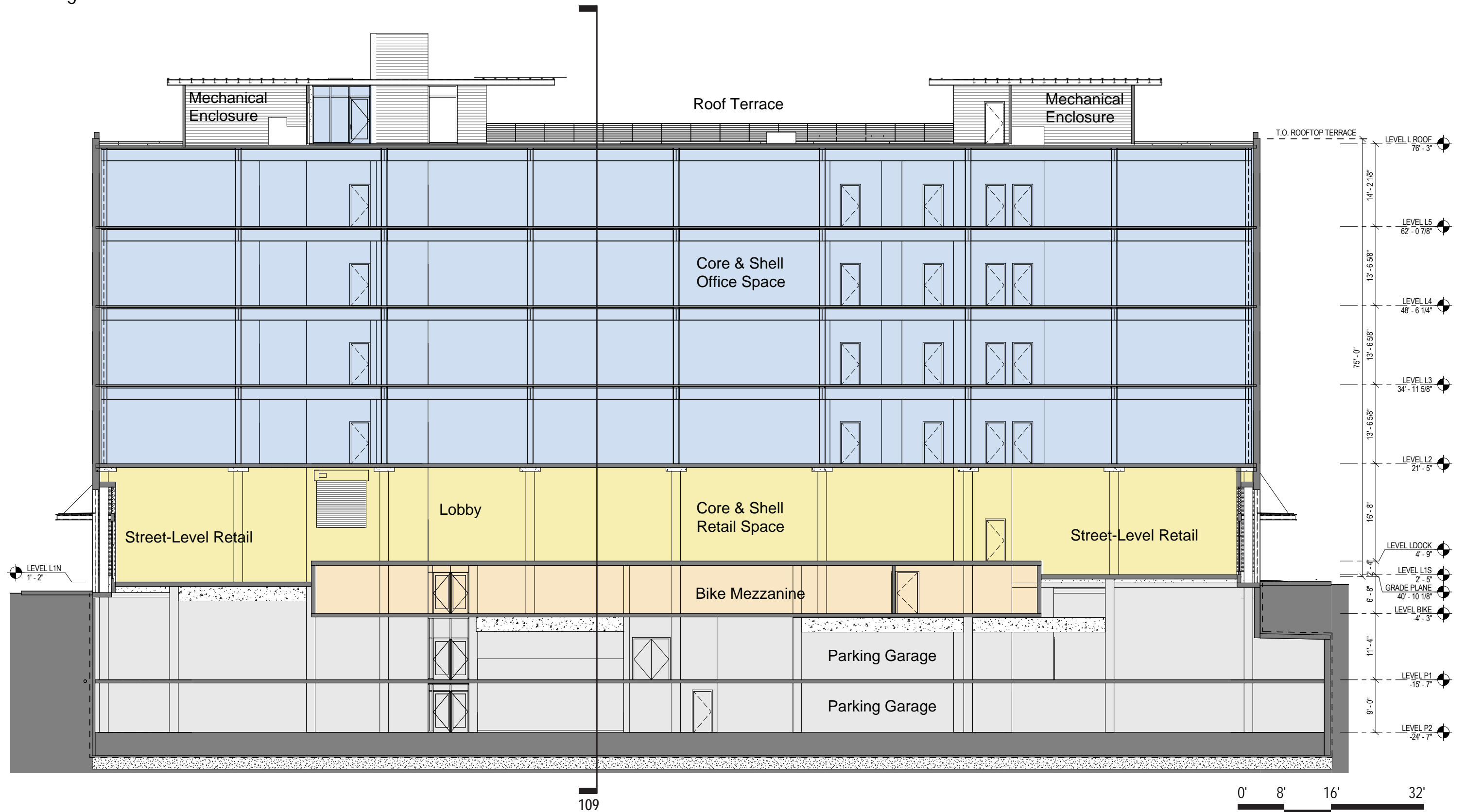
Building Section at Docks



Dock Diagram

13th Avenue Building

Building Section at On-Grade Retail



13th Avenue Building

Materials Palette

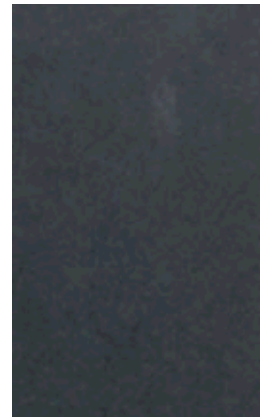
Top



Painted steel trellis



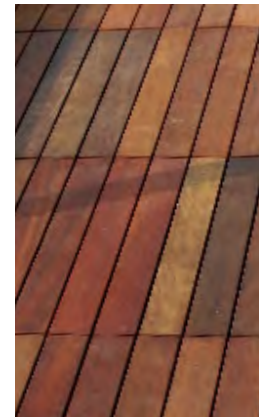
Galvanized rails & roofing



Prefin. metal parapet cap



Alum Corrugated Panel

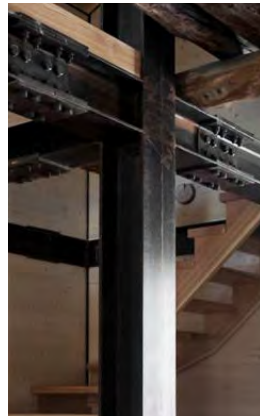


Ipe decking



Green roof

Middle



Painted steel structure



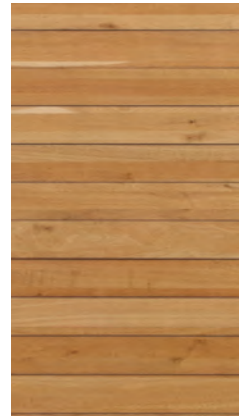
Brick



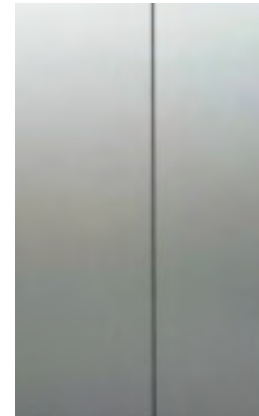
Galv. railing & roofing



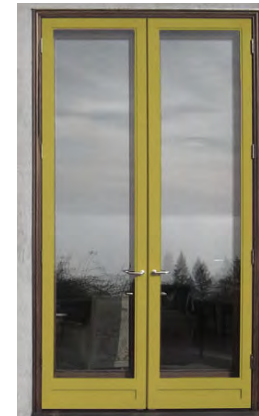
SSG storefront



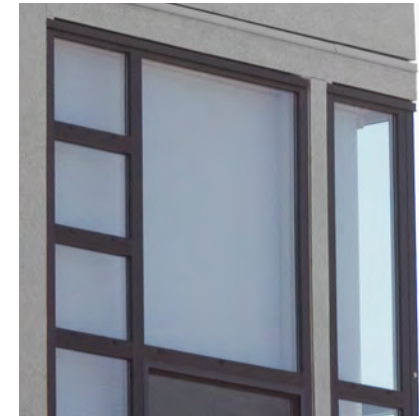
Wood soffits



Alum Composite Panel



Colorful french doors



European vinyl window

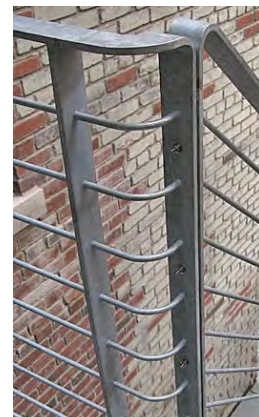
Bottom



Painted steel structure



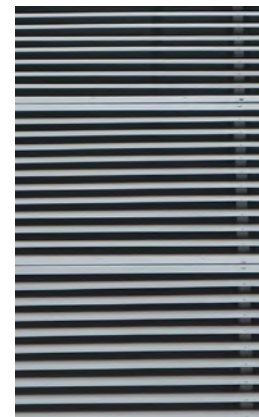
Brick



Galv. railing & roofing



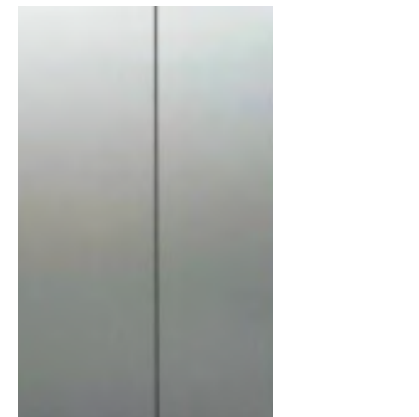
Storefront window



Metal louver



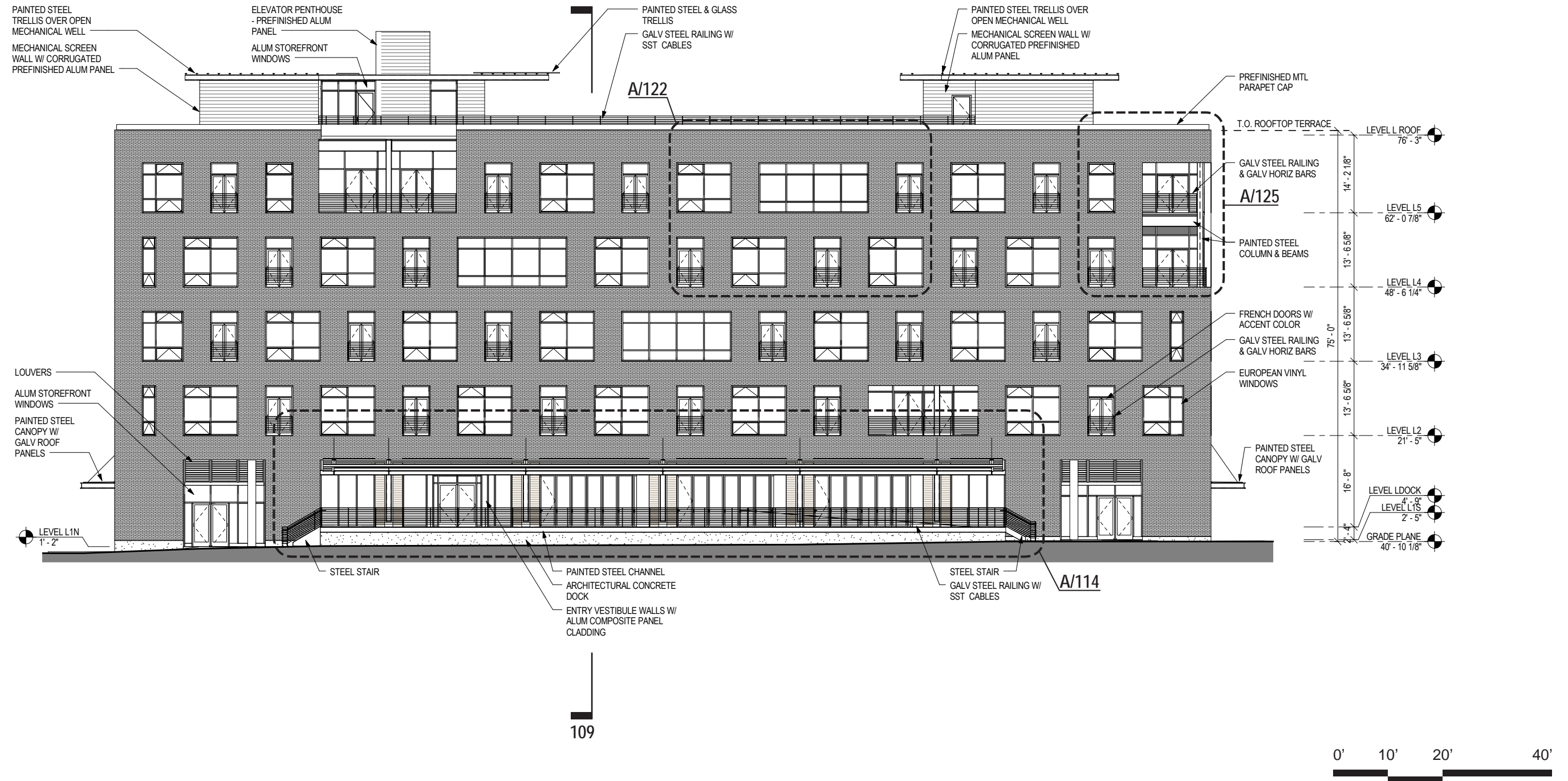
Concrete



Alum Composite Panel

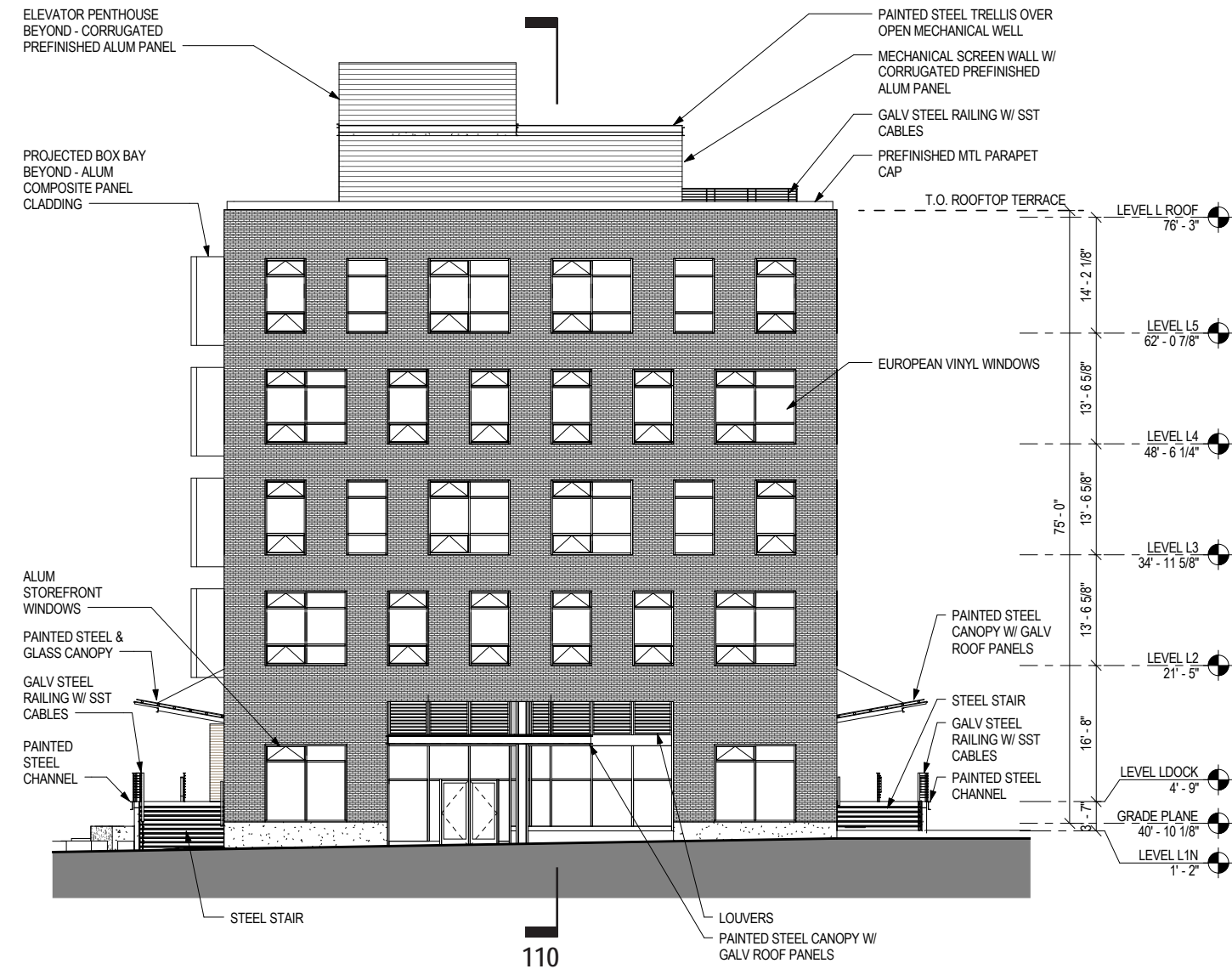
13th Avenue Building

West Elevation at 13th Avenue

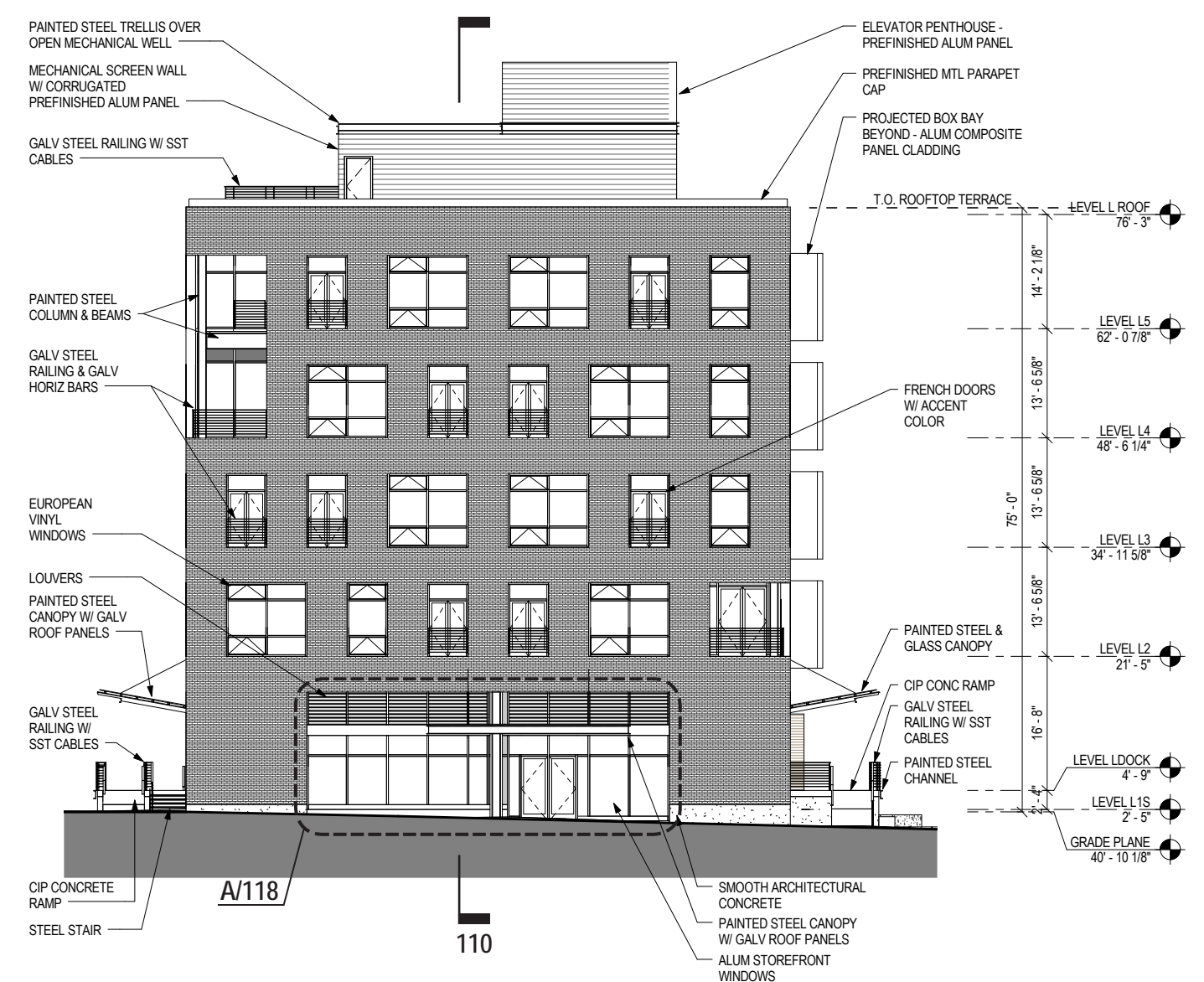


13th Avenue Building

North & South Elevations



A North Elevation at NW Kearney St

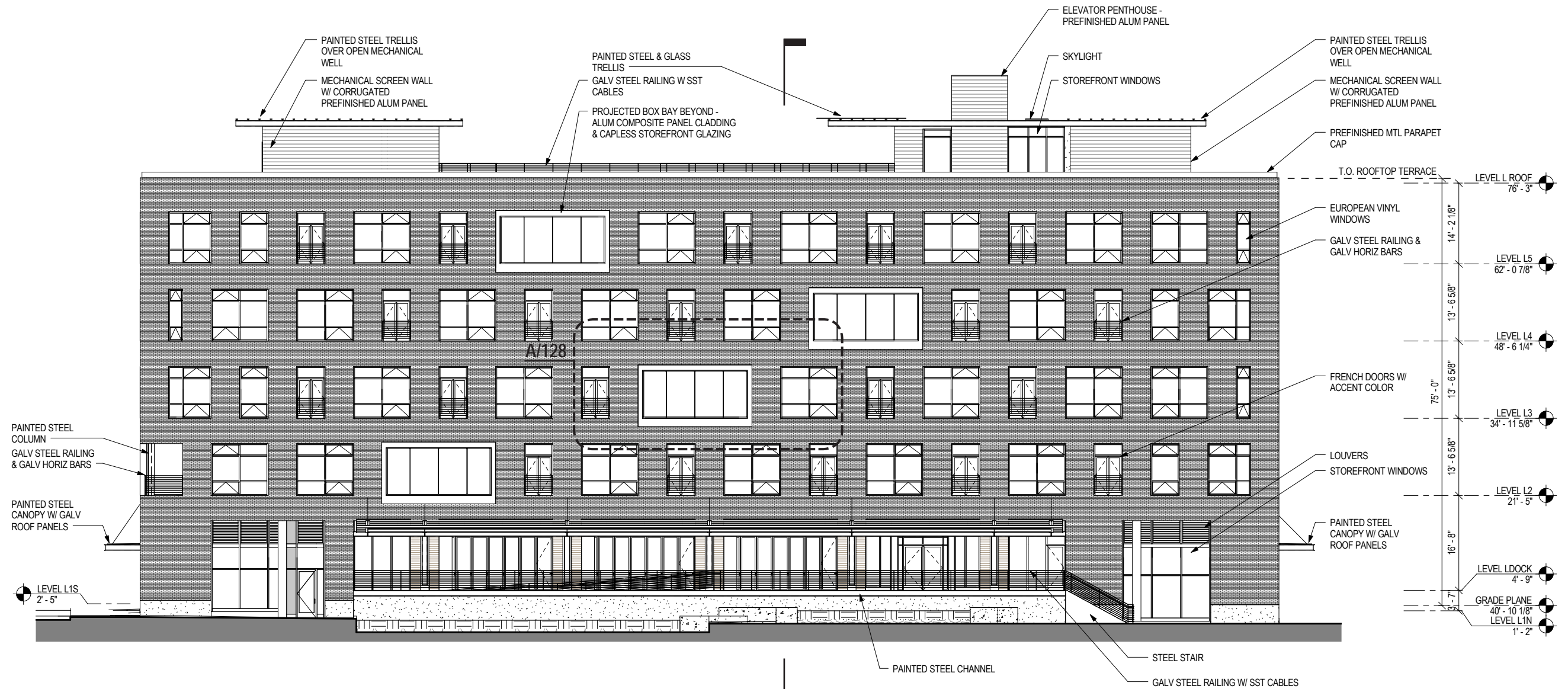


B South Elevation at NW Johnson St



13th Avenue Building

East Elevation at Courtyard



109



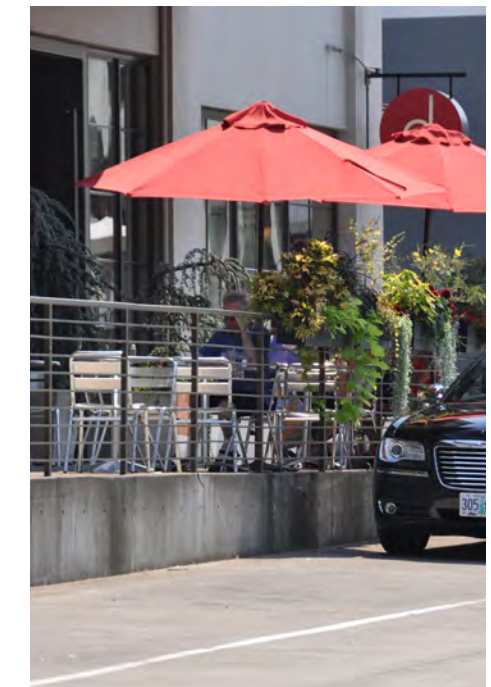
13th Avenue Building Details

Pearl District Dock Context



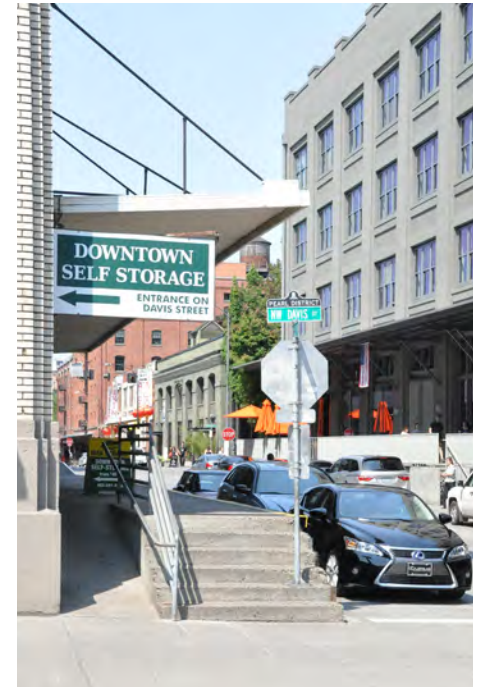
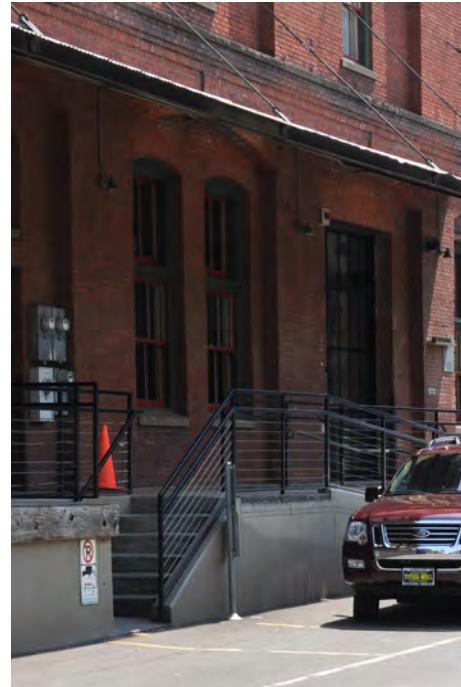
Dock Principles:

- Elevate the dock at least 36" above street level
- Provide separate stairs outside the dock boundary - steel stairs are best
- Provide accessible ramp within dock footprint
- Use concrete or wood for the dock surface
- Provide a steel canopy
- Provide transparency and multiple doors onto the dock
- Have an industrial attitude



13th Avenue Building Details

Pearl District Dock Context

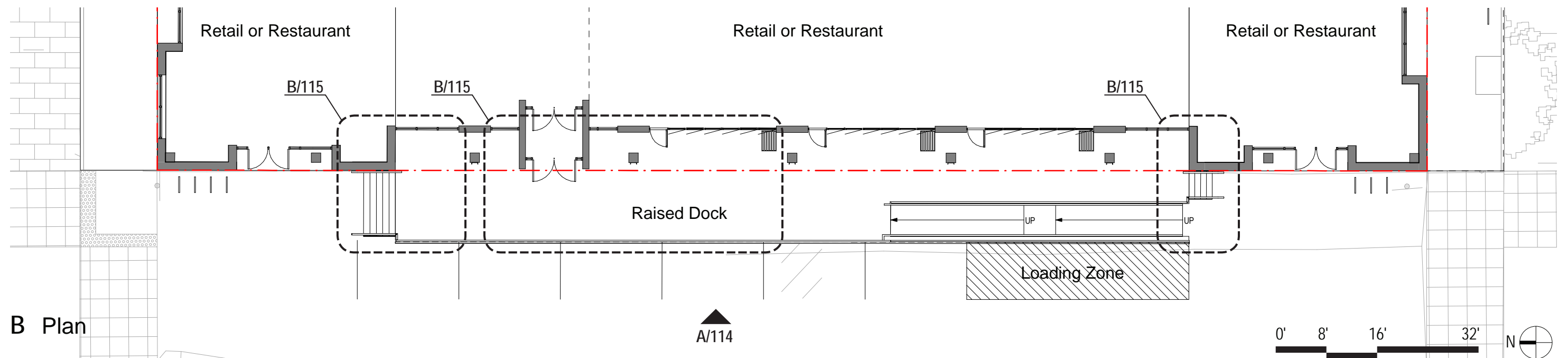


13th Avenue Building Details

13th Avenue Ground Level



A Elevation



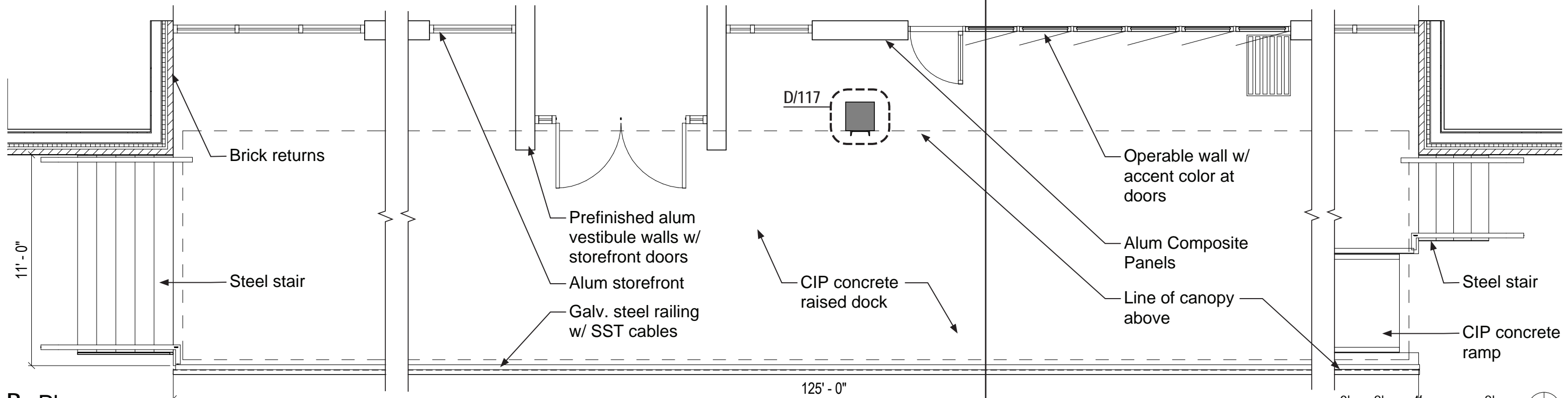
B Plan

13th Avenue Building Details

Dock on 13th Avenue



A Elevation



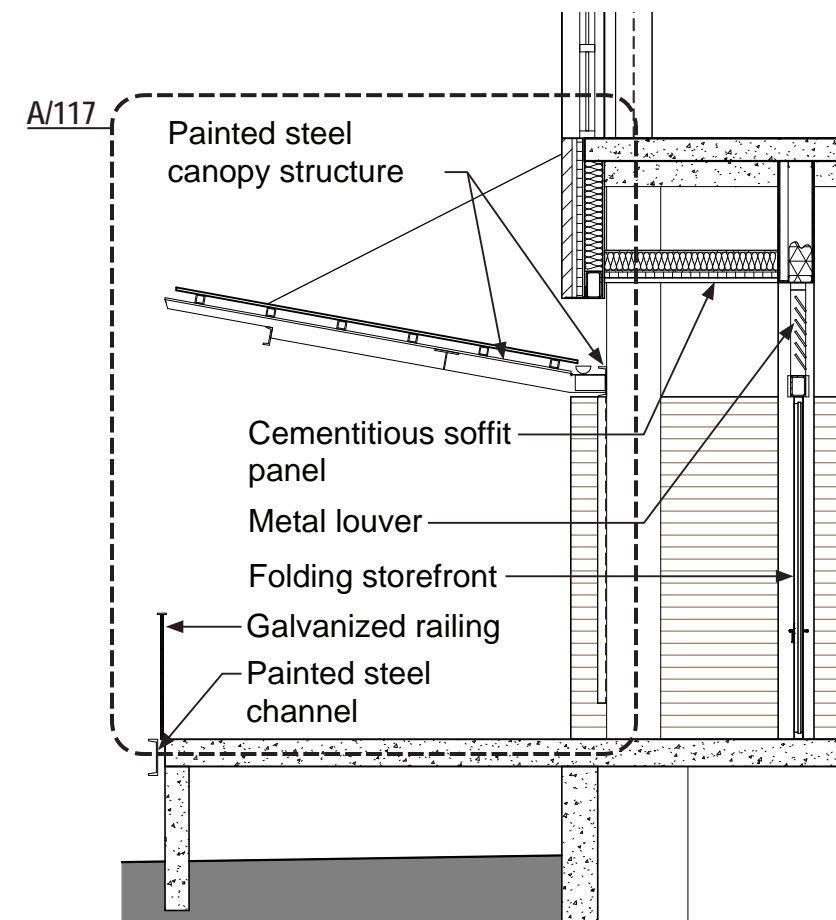
B Plan

13th Avenue Building Details

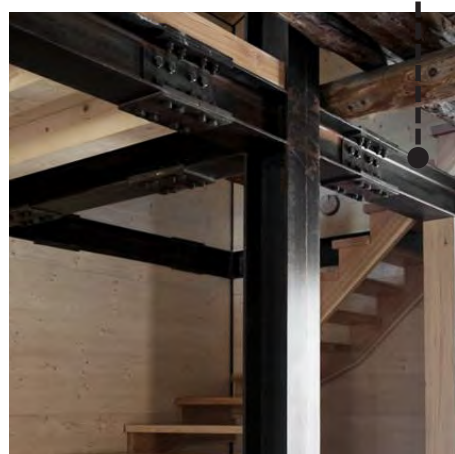
Dock on 13th Avenue



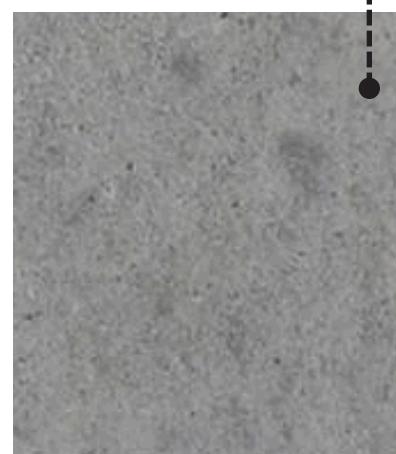
Rendering at 13th Avenue Dock



A Section at Dock



Painted steel structure

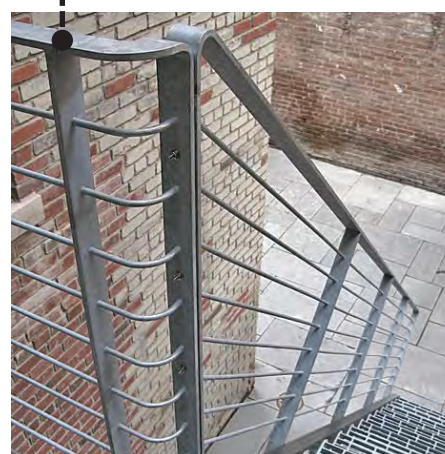


Concrete



Folding storefront

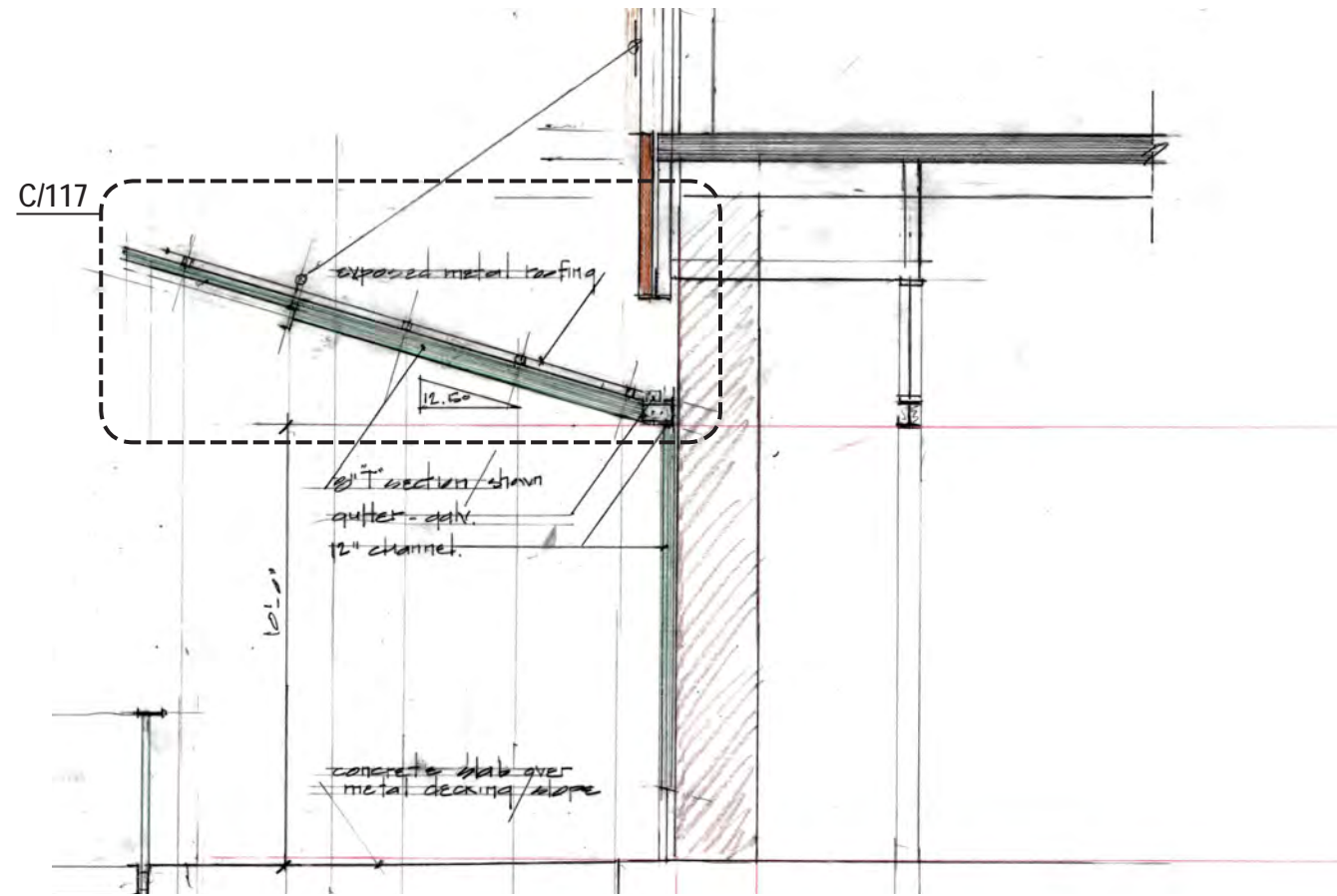
Alum Composite Panels



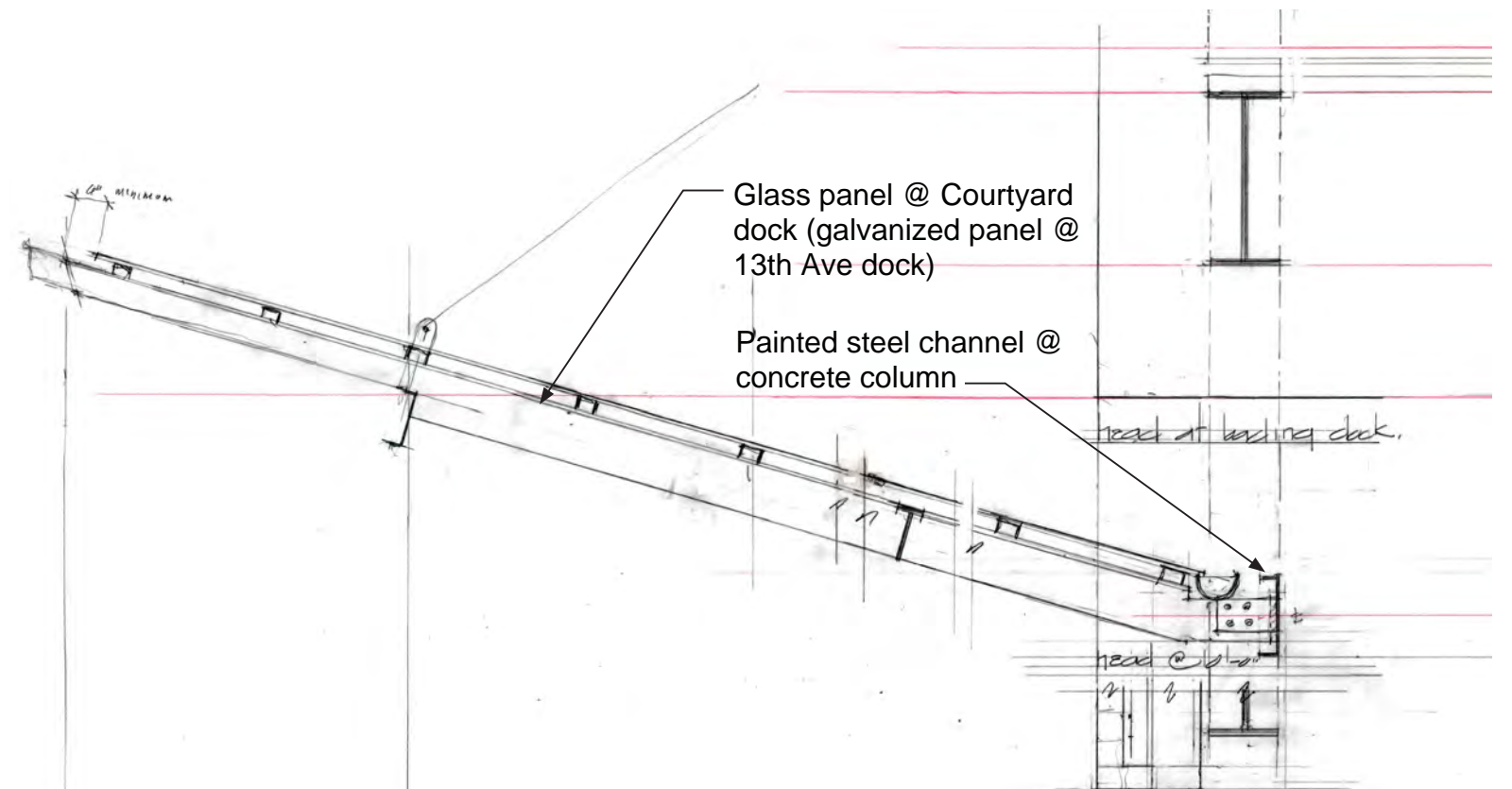
Galvanized railing & roofing
(Glass canopy at courtyard)

13th Avenue Building Details

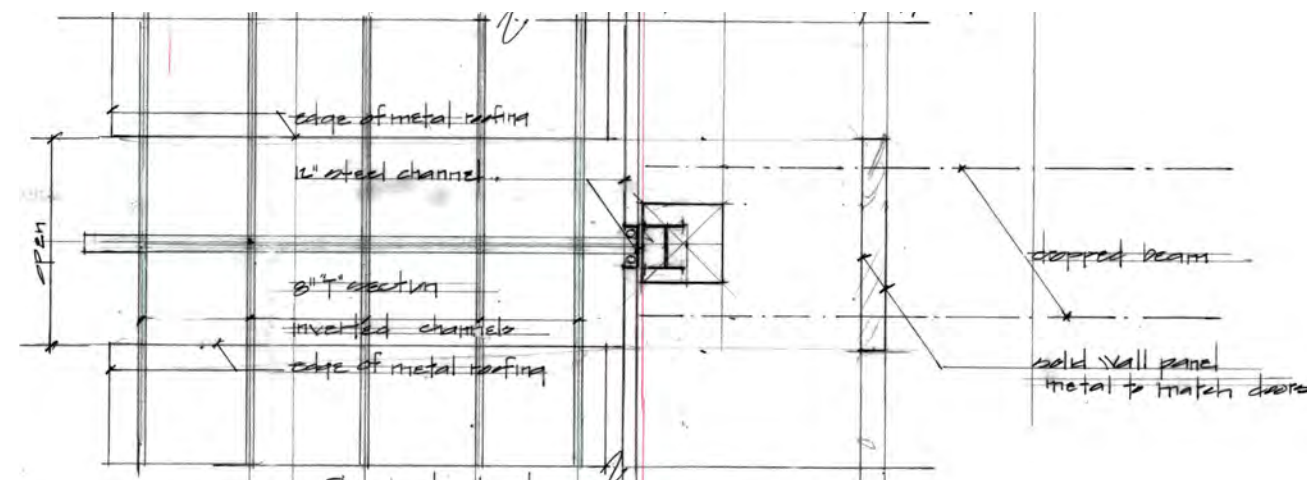
Dock on 13th Avenue



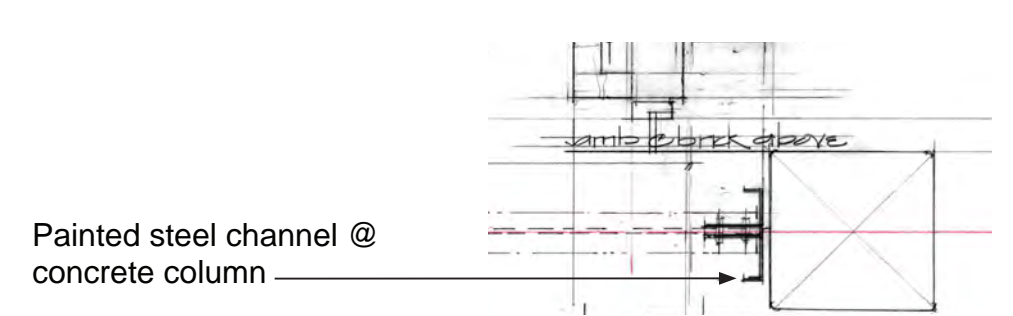
A Section at Dock Canopy



C Detail Section of Dock Canopy



B Reflected Ceiling Plan of Dock Canopy



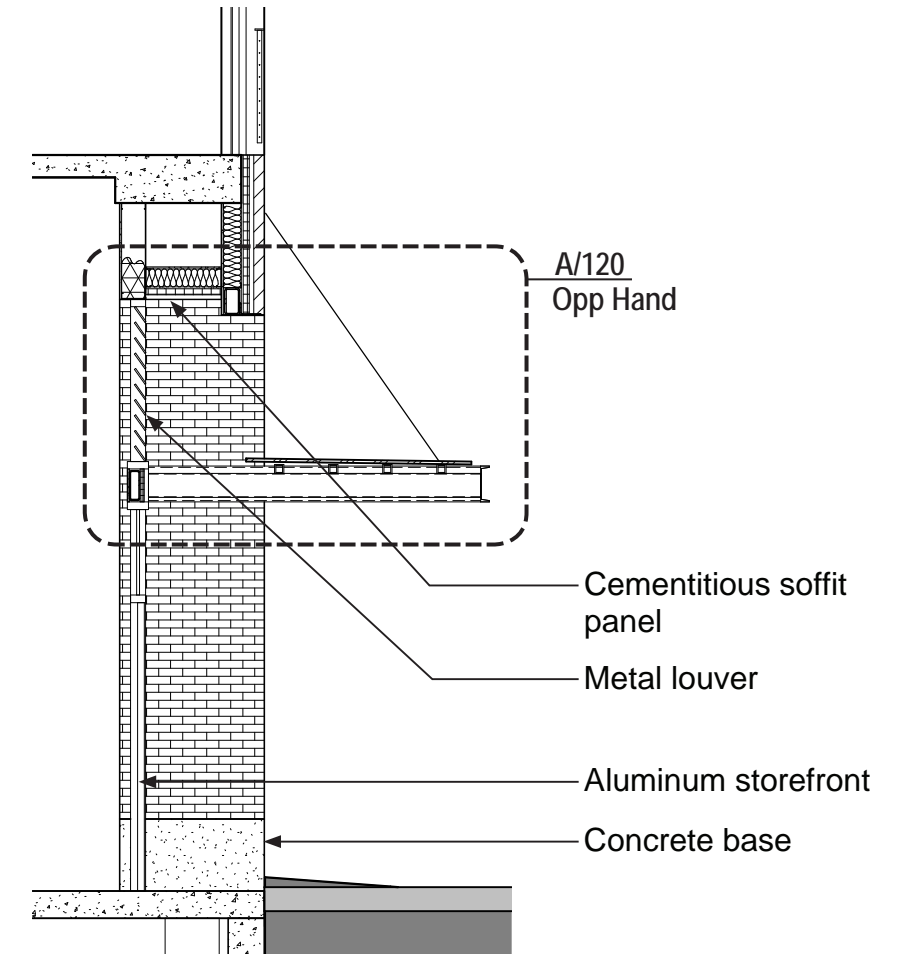
D Plan Detail at Column

13th Avenue Building Details

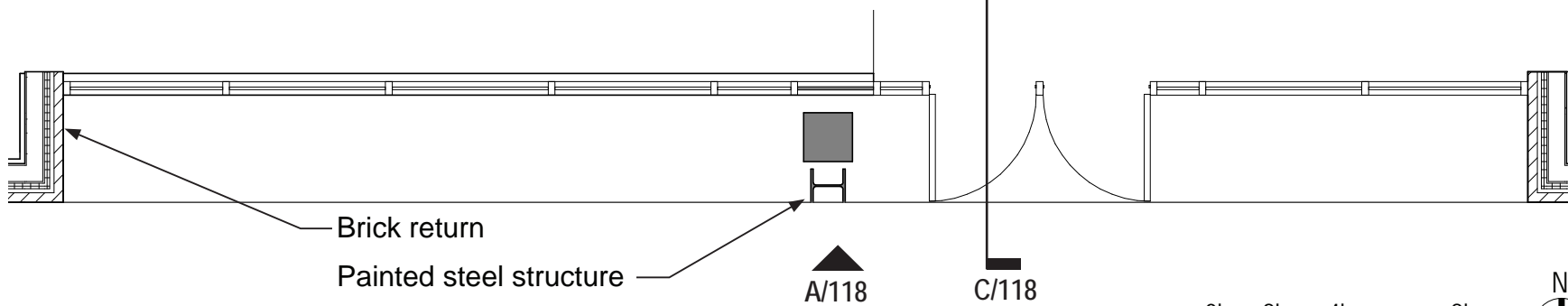
North + South Retail Entries



A Elevation



C Section



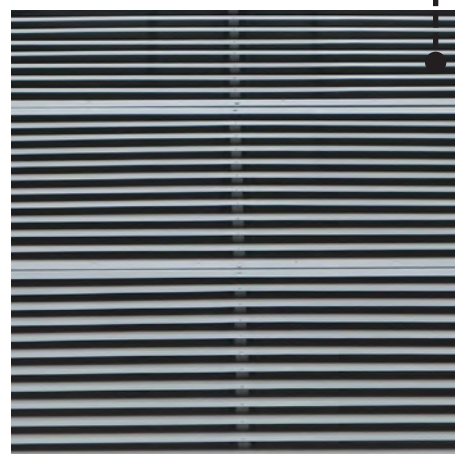
B Plan

13th Avenue Building Details

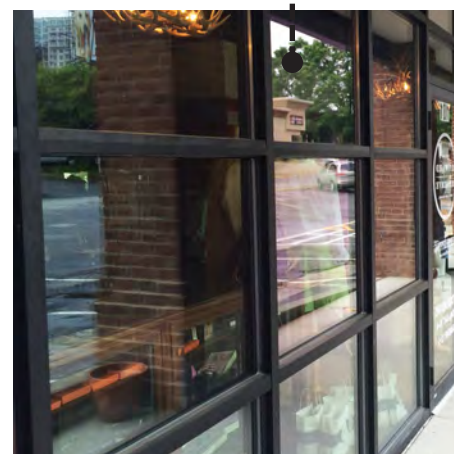
North + South Retail Entries



Rendering at South Retail Entry



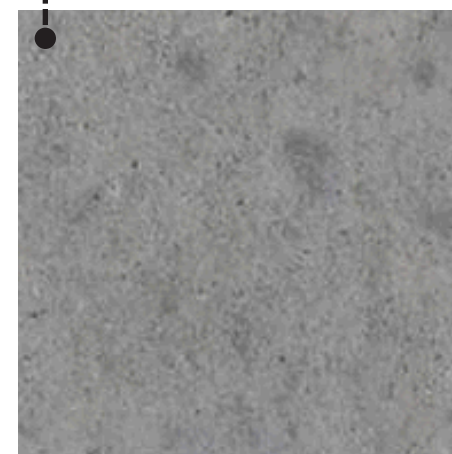
Metal louvers



Storefront



Painted steel structure



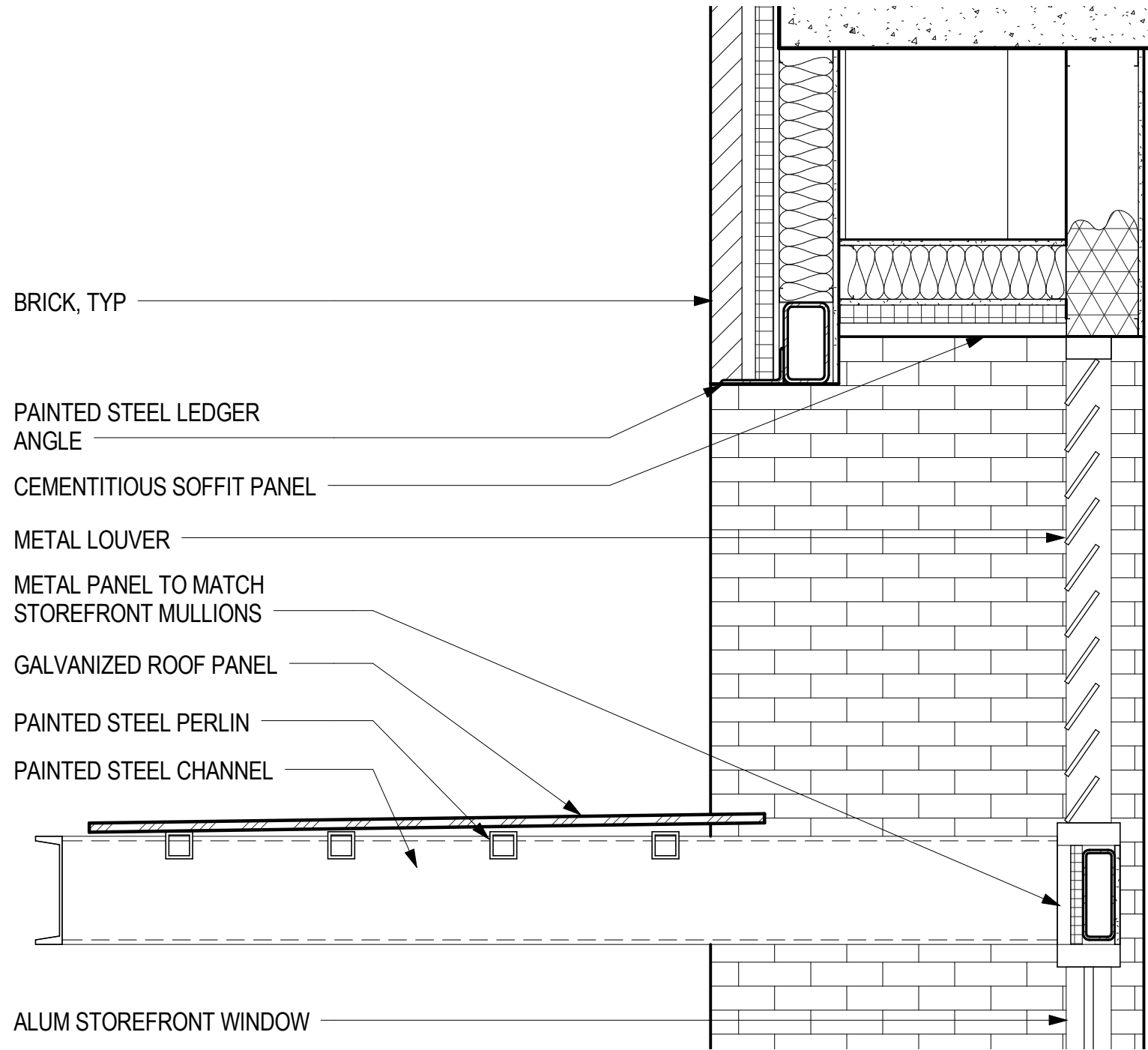
Concrete



Brick

13th Avenue Building Details

North + South Retail Entries



A Detail at Retail Canopy

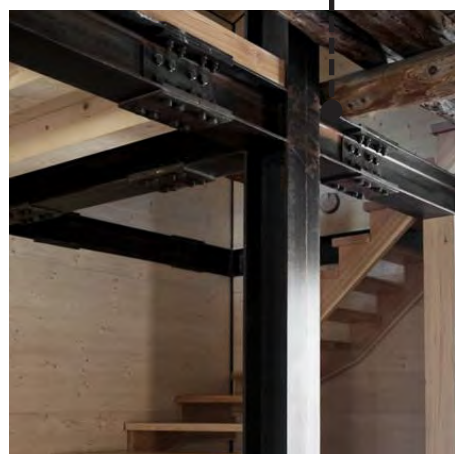


13th Avenue Building Details

Courtyard Dock



Rendering at Courtyard Dock



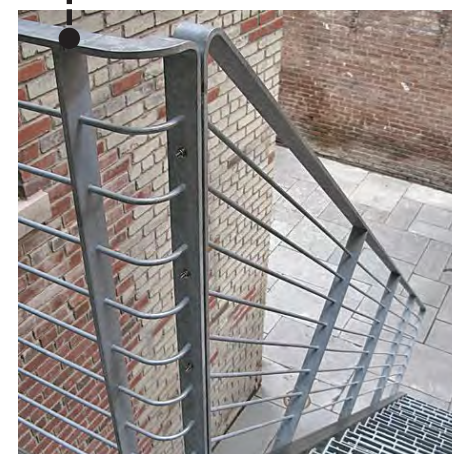
Painted steel structure



Folding storefront



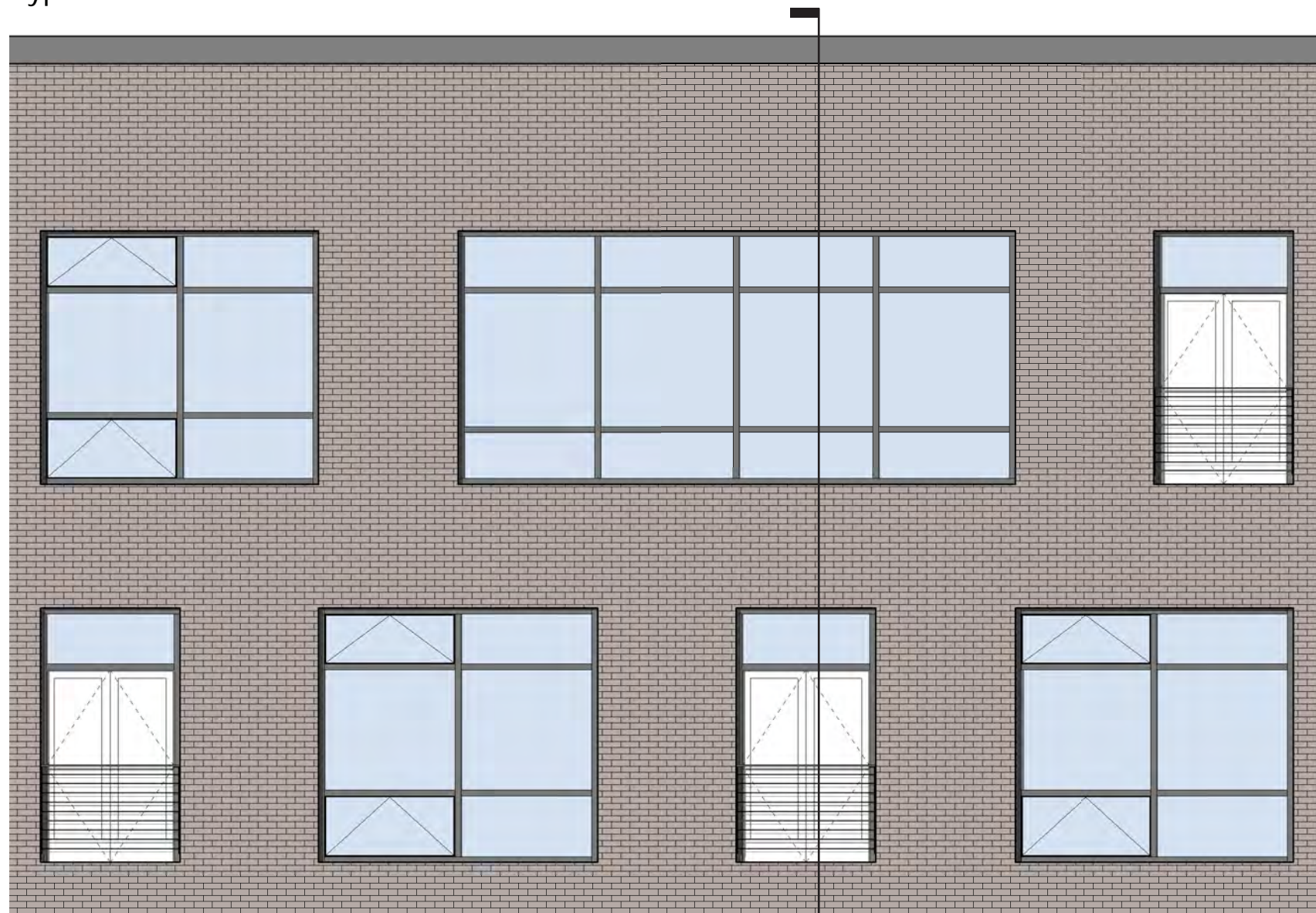
Steel canopy w/ glass roof



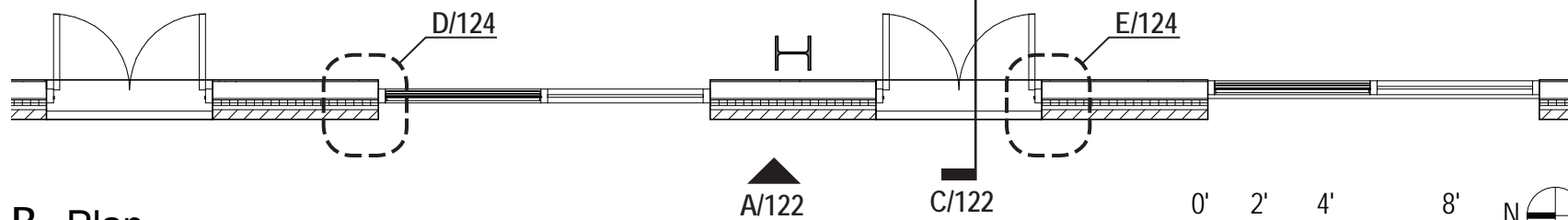
Galvanized railing

13th Avenue Building Details

Typical West Facade



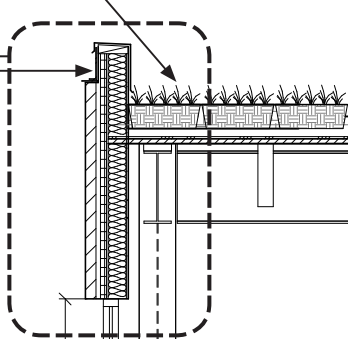
A Elevation



B Plan

Eco-Roof, see roof plan for extents
 Prefinished metal parapet cap

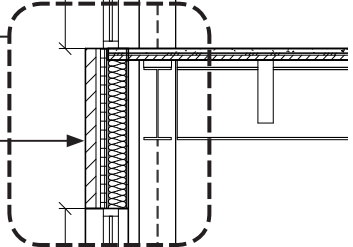
A/124



European vinyl window

9'-1 1/2"

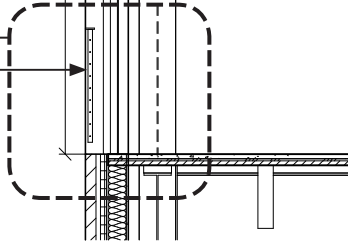
B/124



Brick, typ

9'-1 1/2"

C/124



Galvanized railing @ french doors

C Section

13th Avenue Building Details

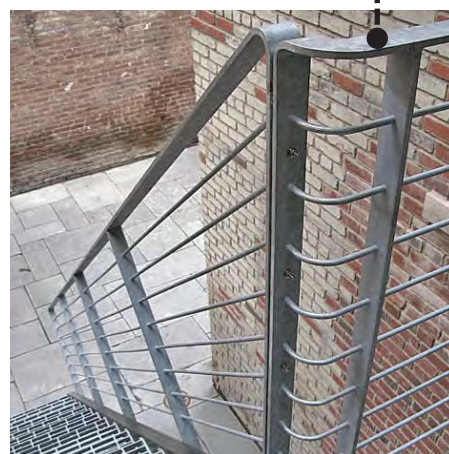
Typical West Facade



Rendering at West Facade



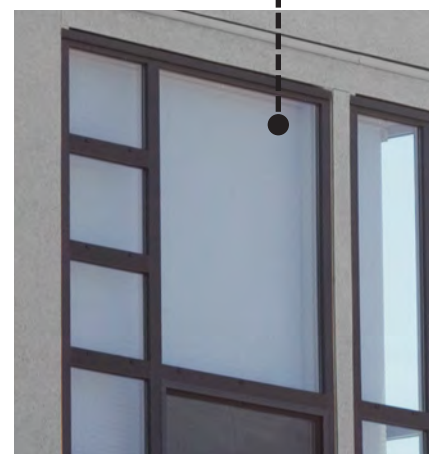
Brick



Galvanized railing



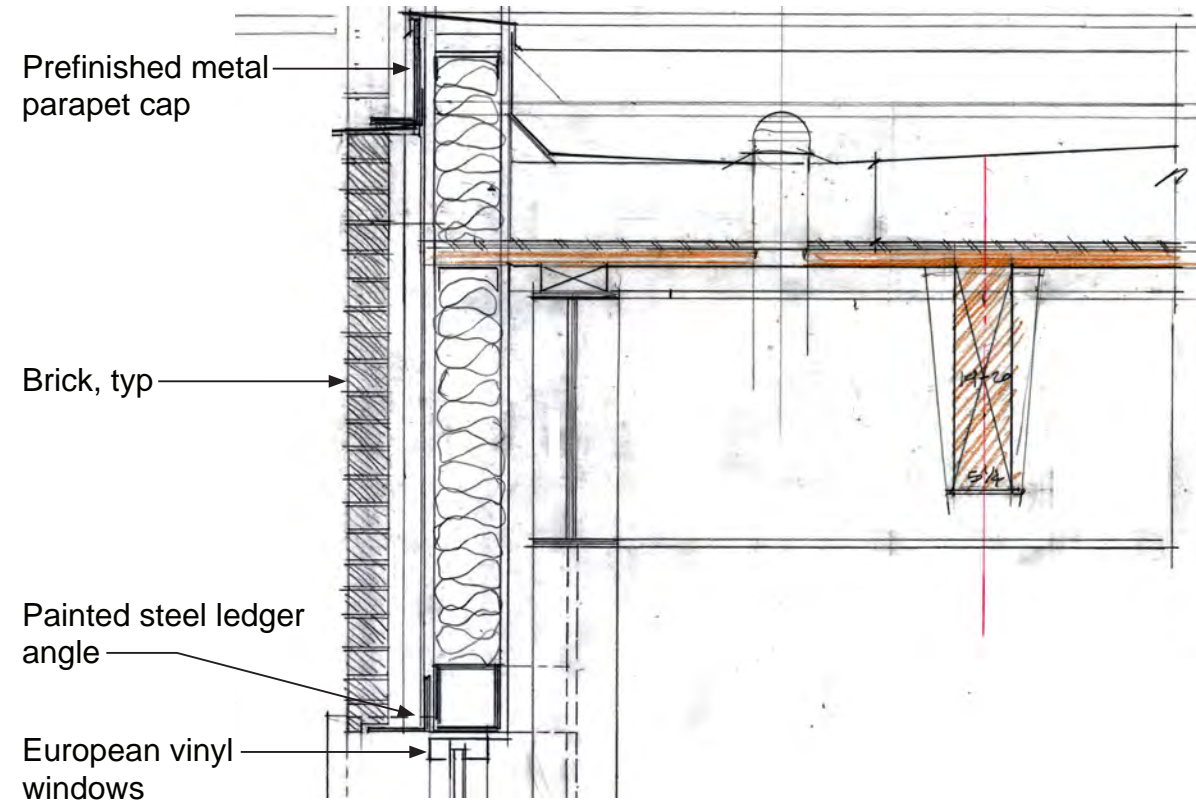
Colorful french doors



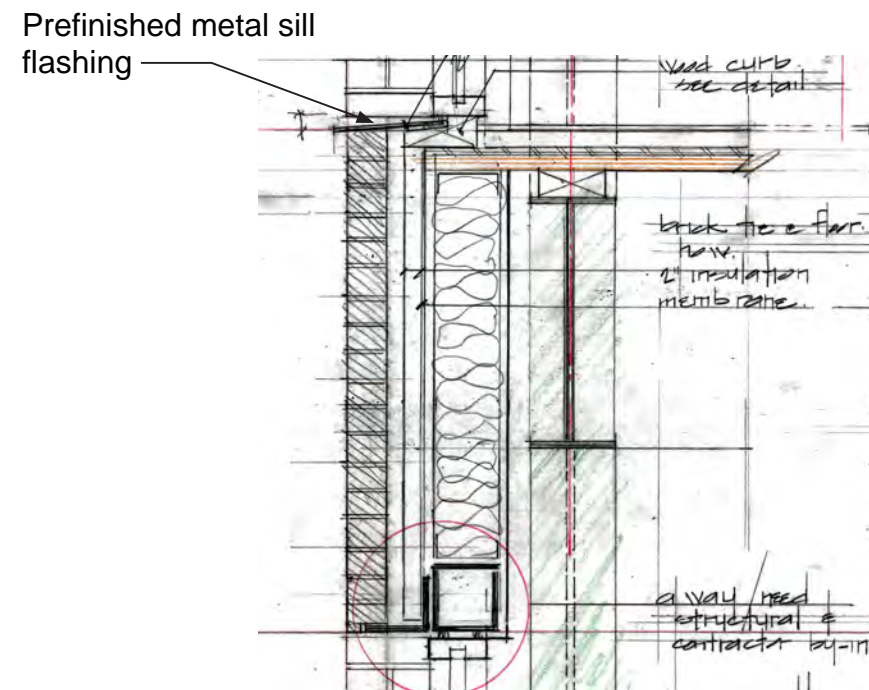
European vinyl window

13th Avenue Building Details

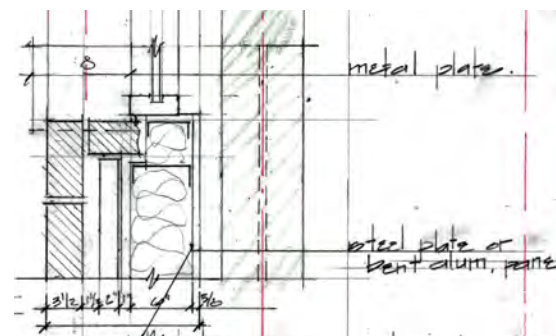
Typical West Facade



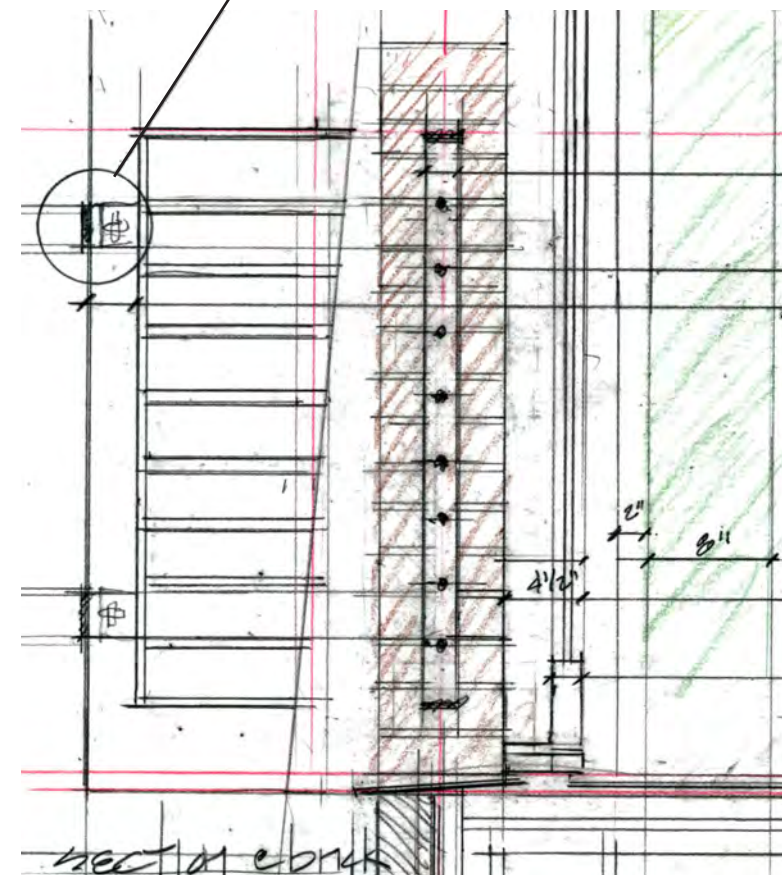
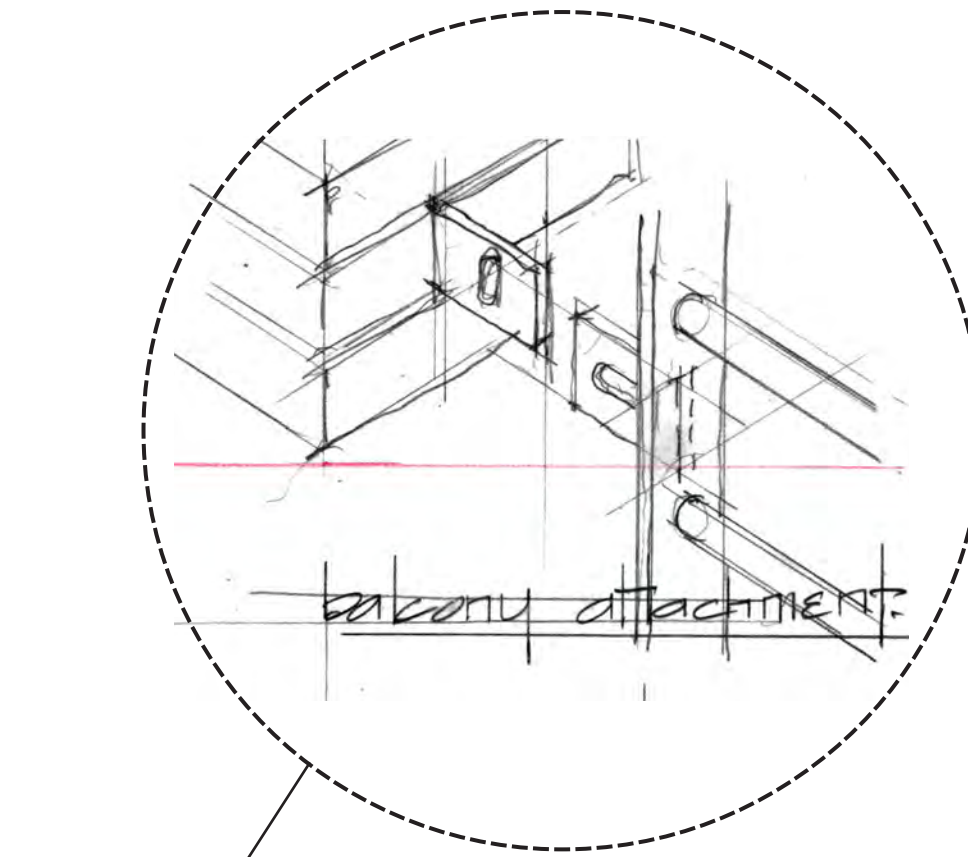
A Detail at Typical Wall Section



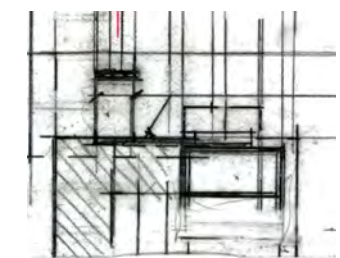
B Detail at Typical Wall Section



D Jamb Detail at Window



C Detail at French Door Railing



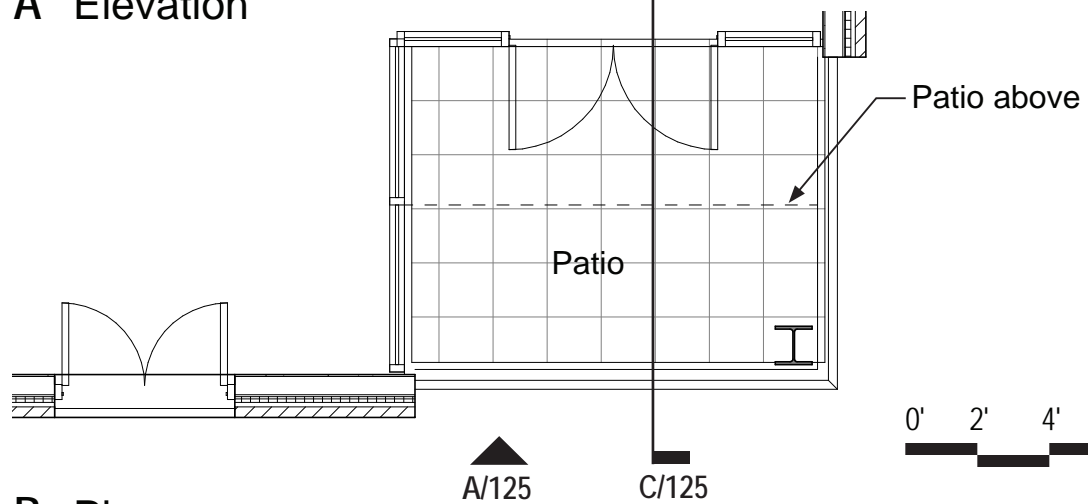
E Jamb Detail at Railing

13th Avenue Building Details

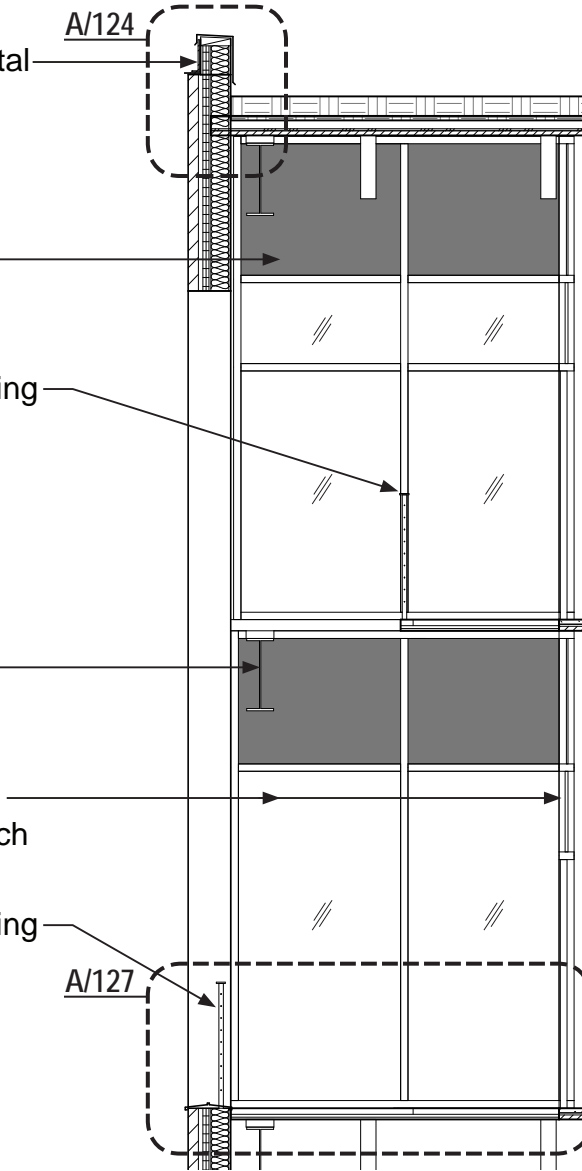
Kerf Patio at Southwest Corner



A Elevation



B Plan



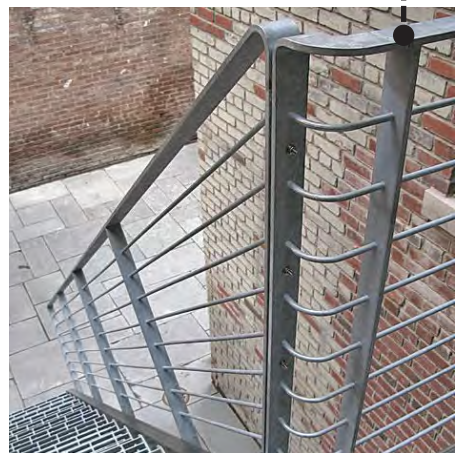
C Section

13th Avenue Building Details

Kerf Patio at Southwest Corner



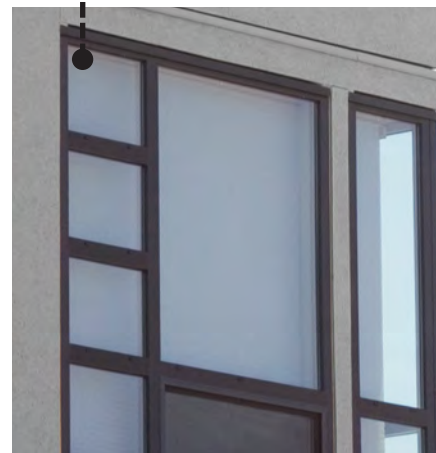
Rendering at Kerf Patio



Galvanized railing



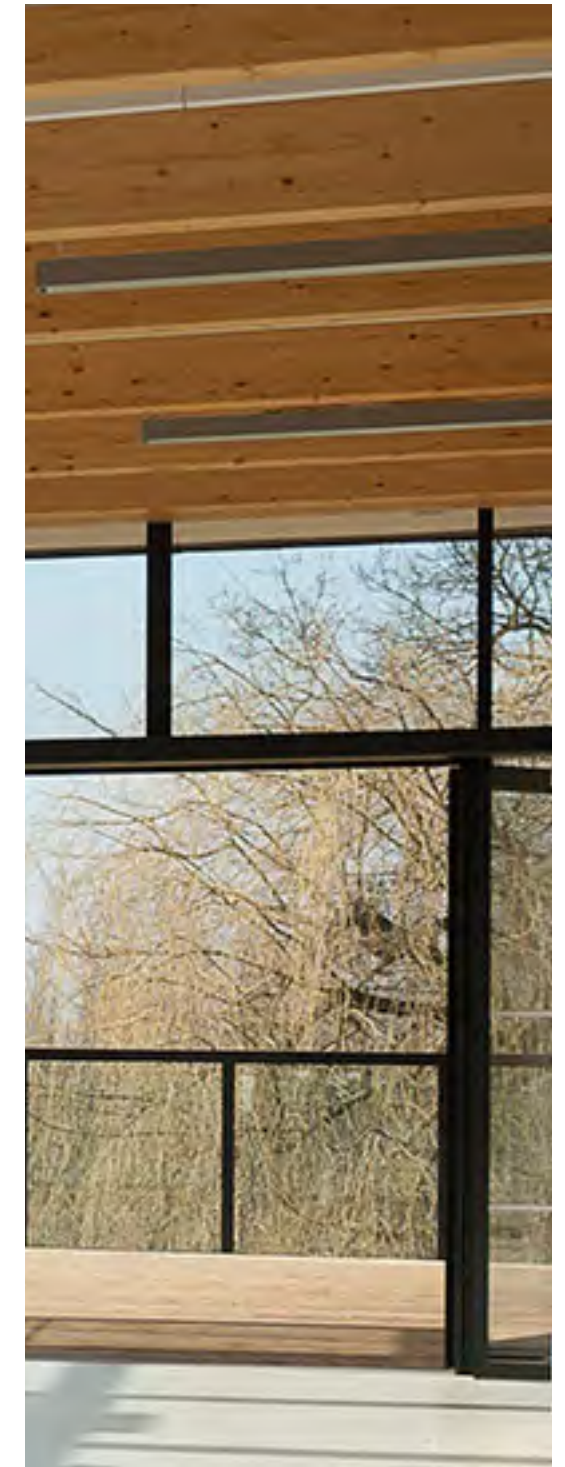
Painted steel structure



European vinyl window

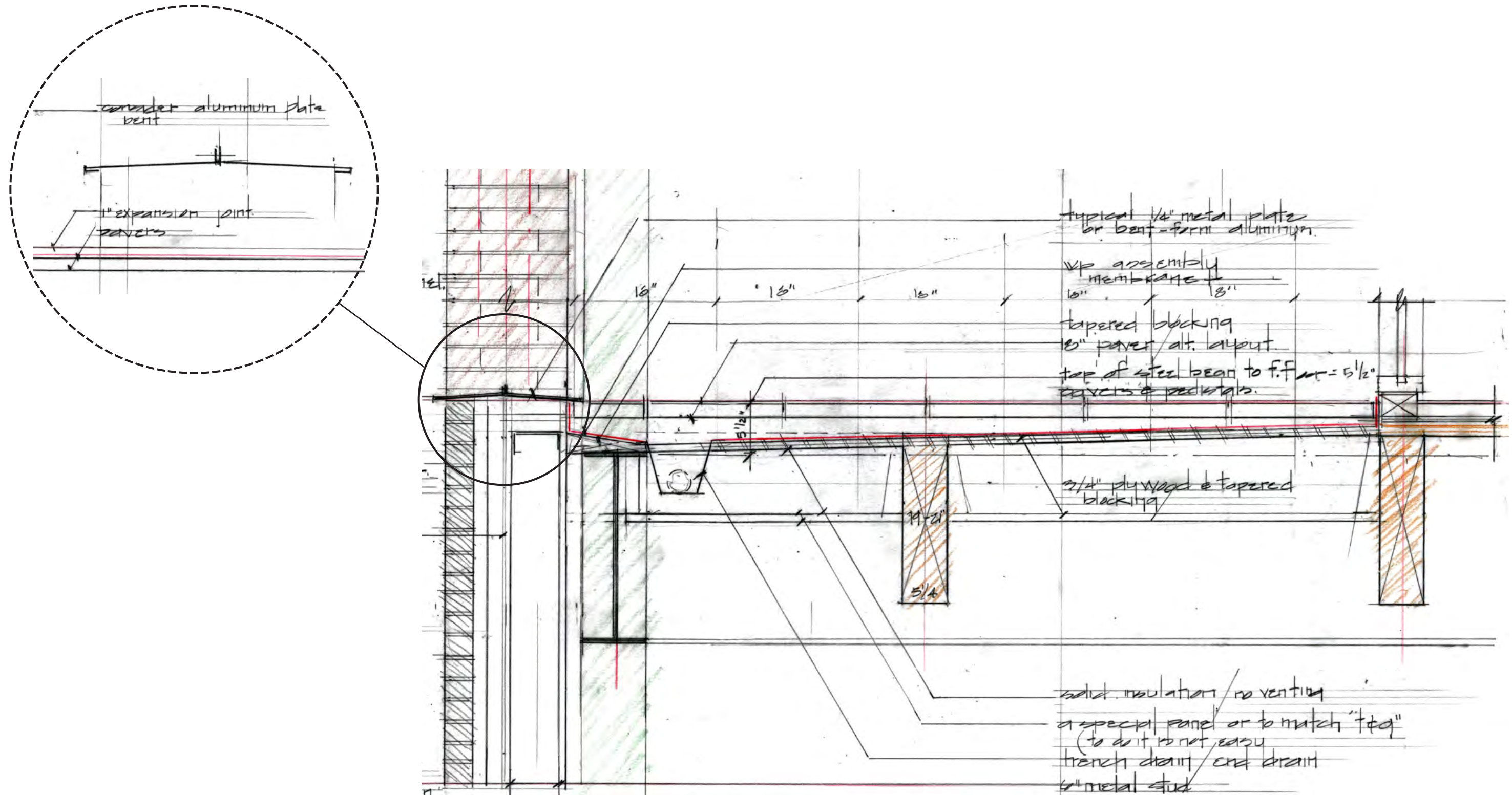


Charcoal colored french doors
Wood soffits



13th Avenue Building Details

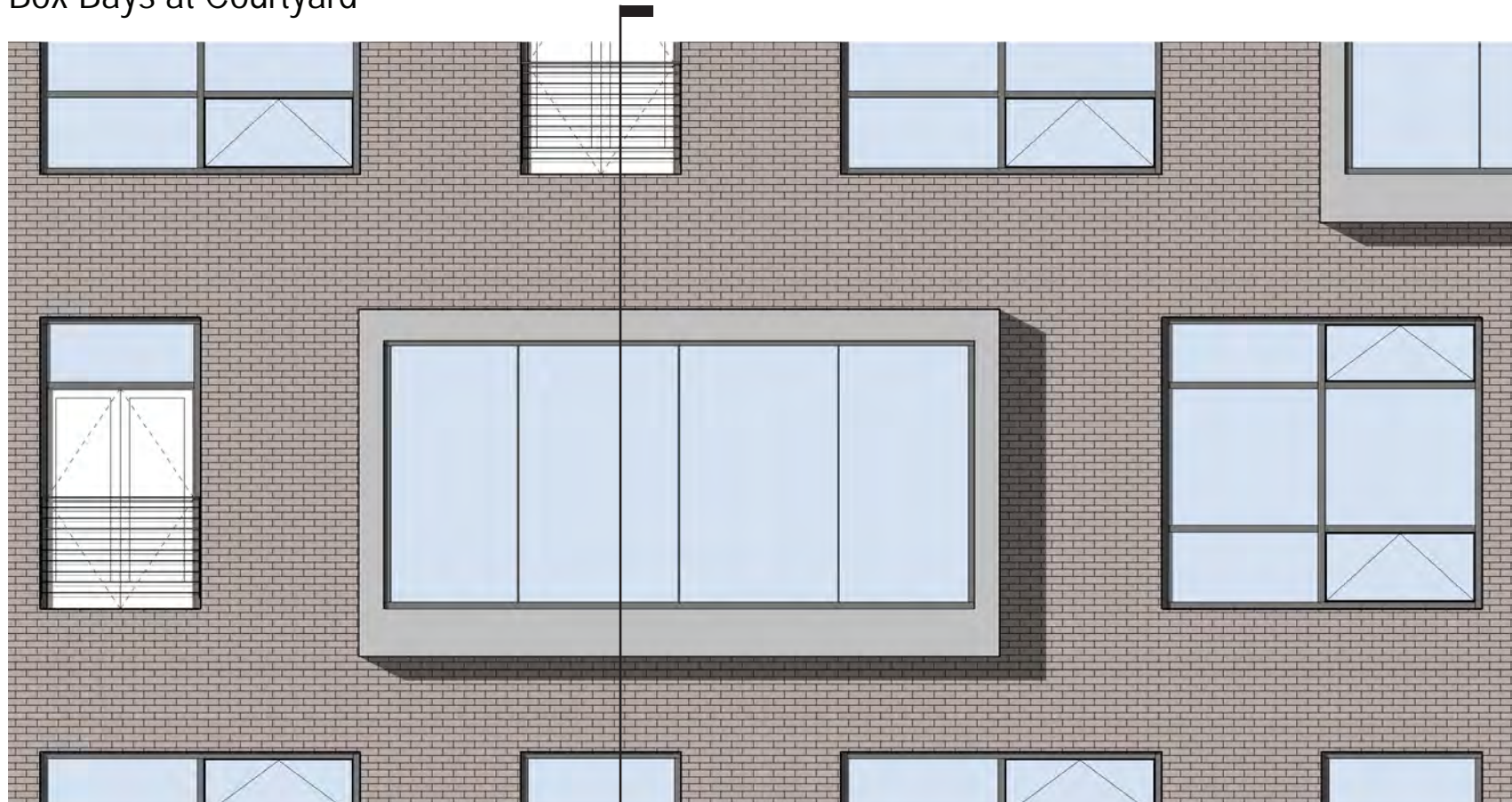
Kerf Patio at Southwest Corner



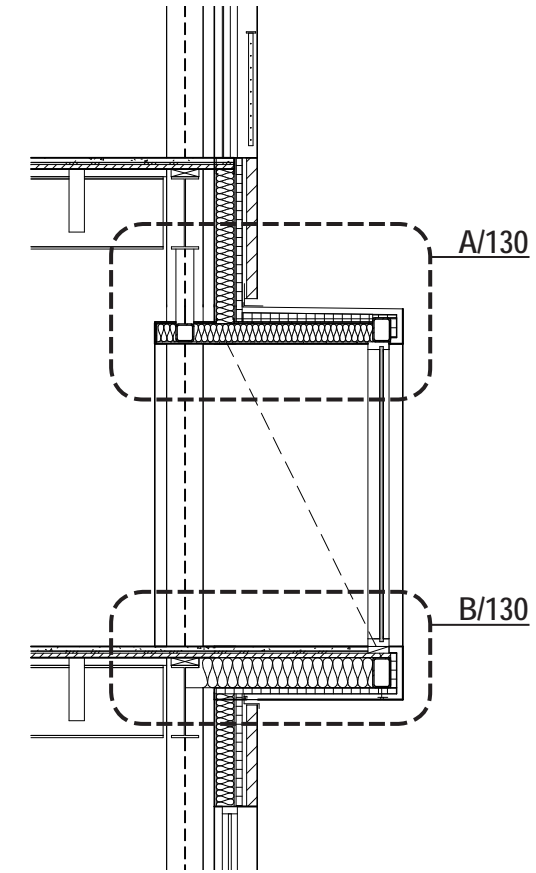
A Detail at Kerf Patio Floor

13th Avenue Building Details

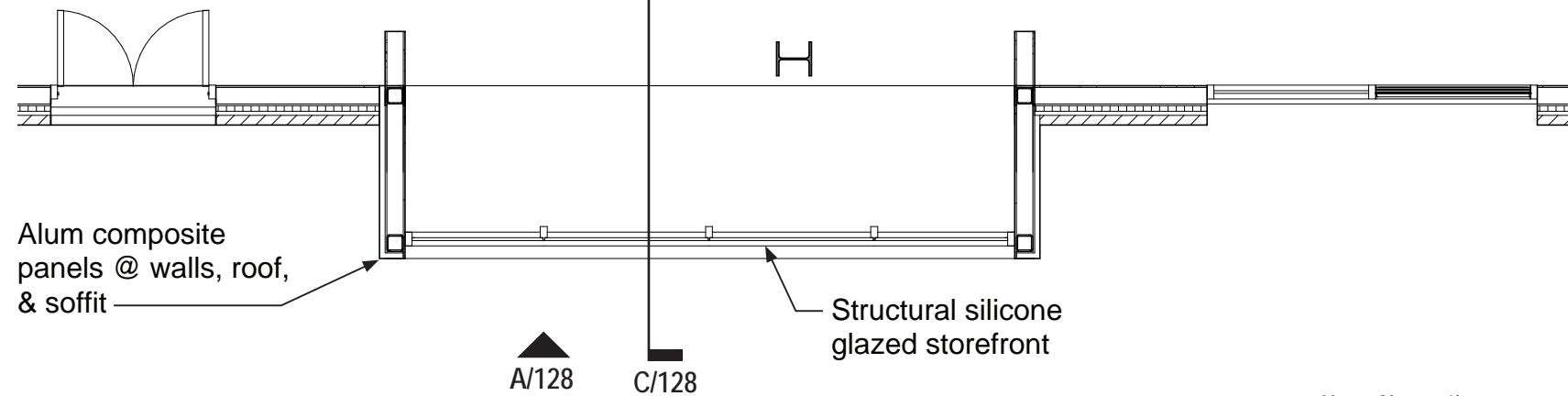
Box Bays at Courtyard



A Elevation



C Section



B Plan



13th Avenue Building Details

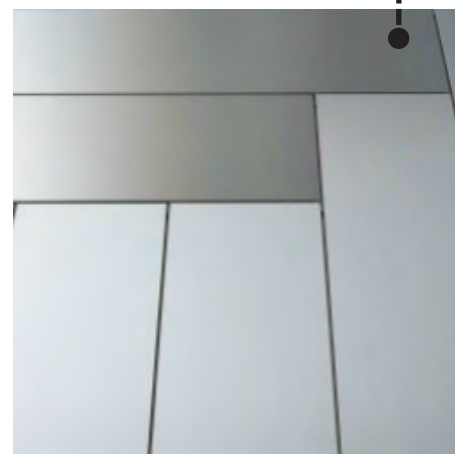
Box Bays at Courtyard



Rendering at Courtyard



Structural silicone glazed storefront



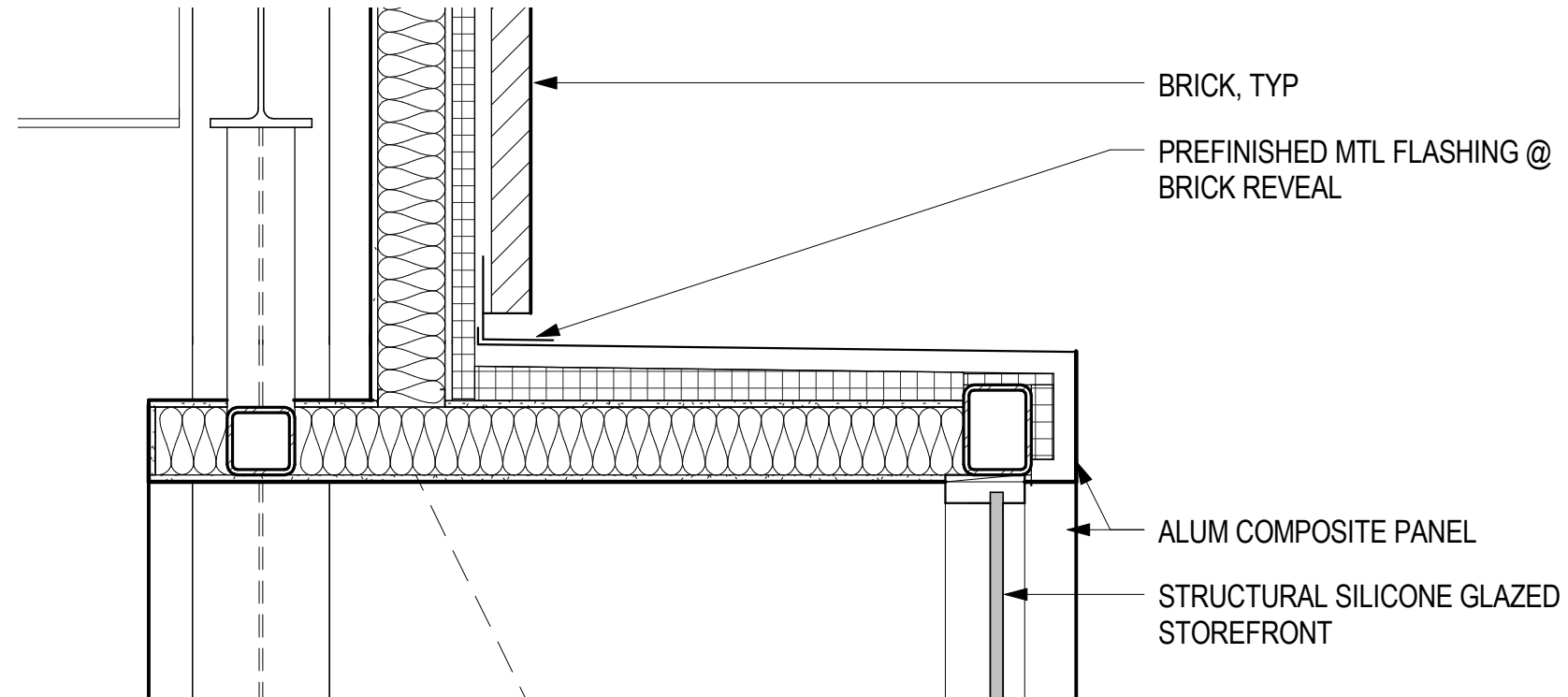
Alum Composite Panels



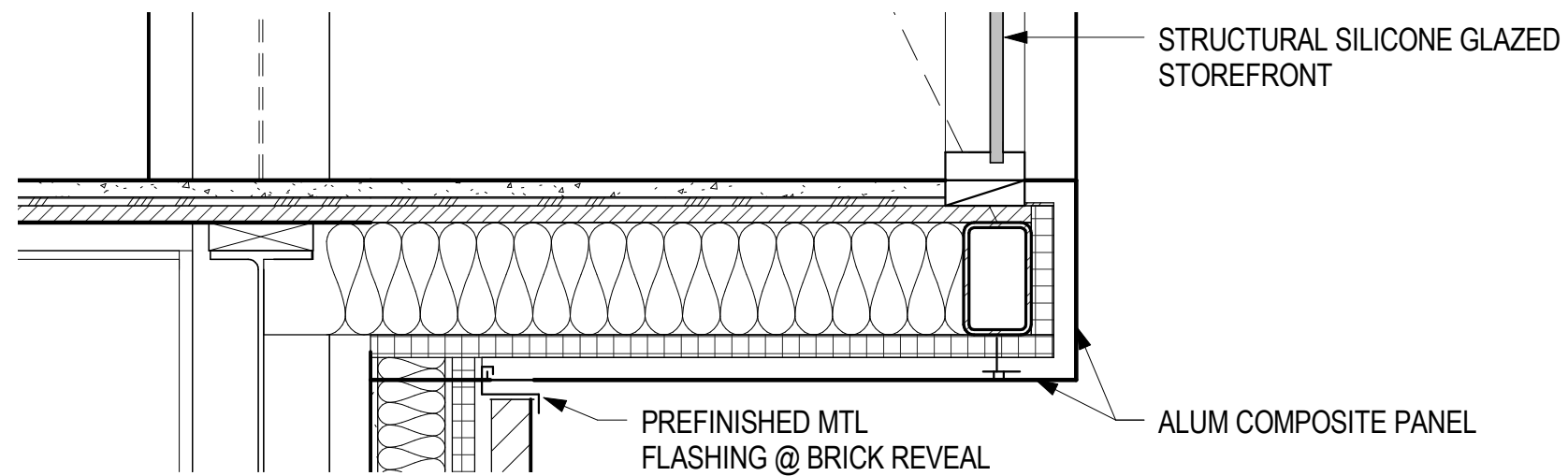
Brick

13th Avenue Building Details

Box Bays at Courtyard



A Head at Box Bay



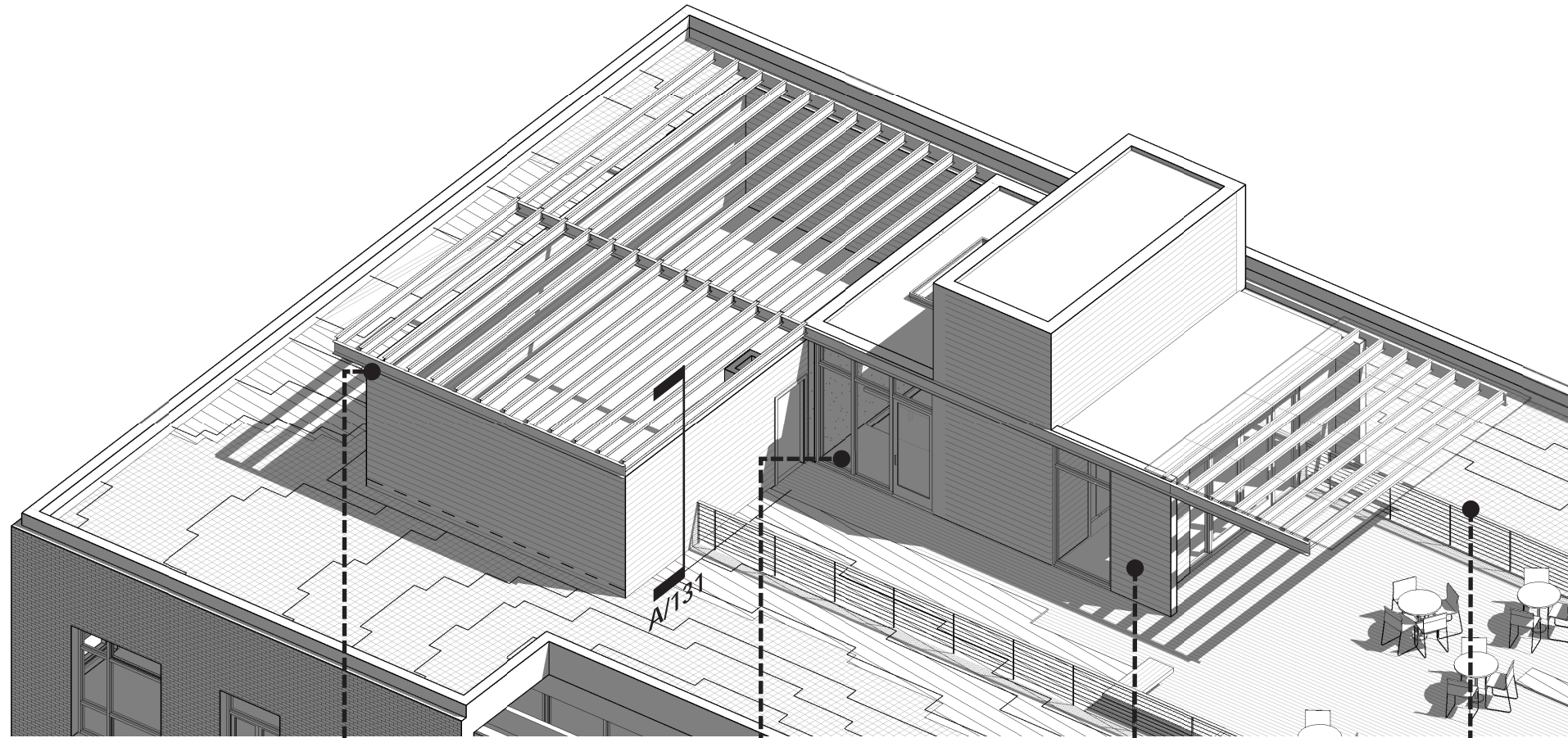
B Floor at Box Bay



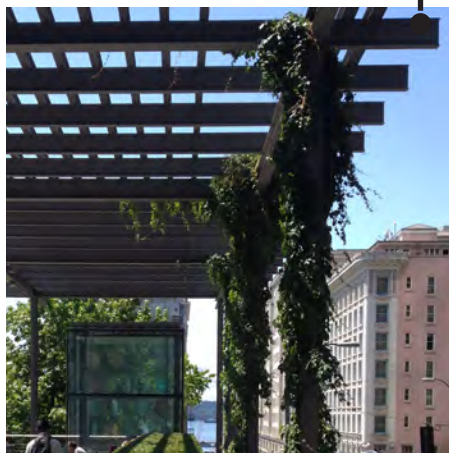
Baltanas Police Station

13th Avenue Building Details

Mechanical Penthouses & Rooftop Enclosures



Axon View at Rooftop Penthouse



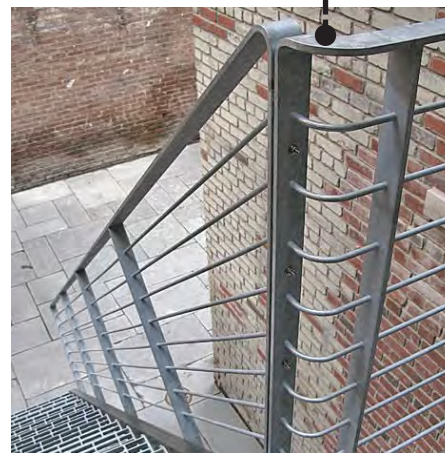
Painted steel trellis



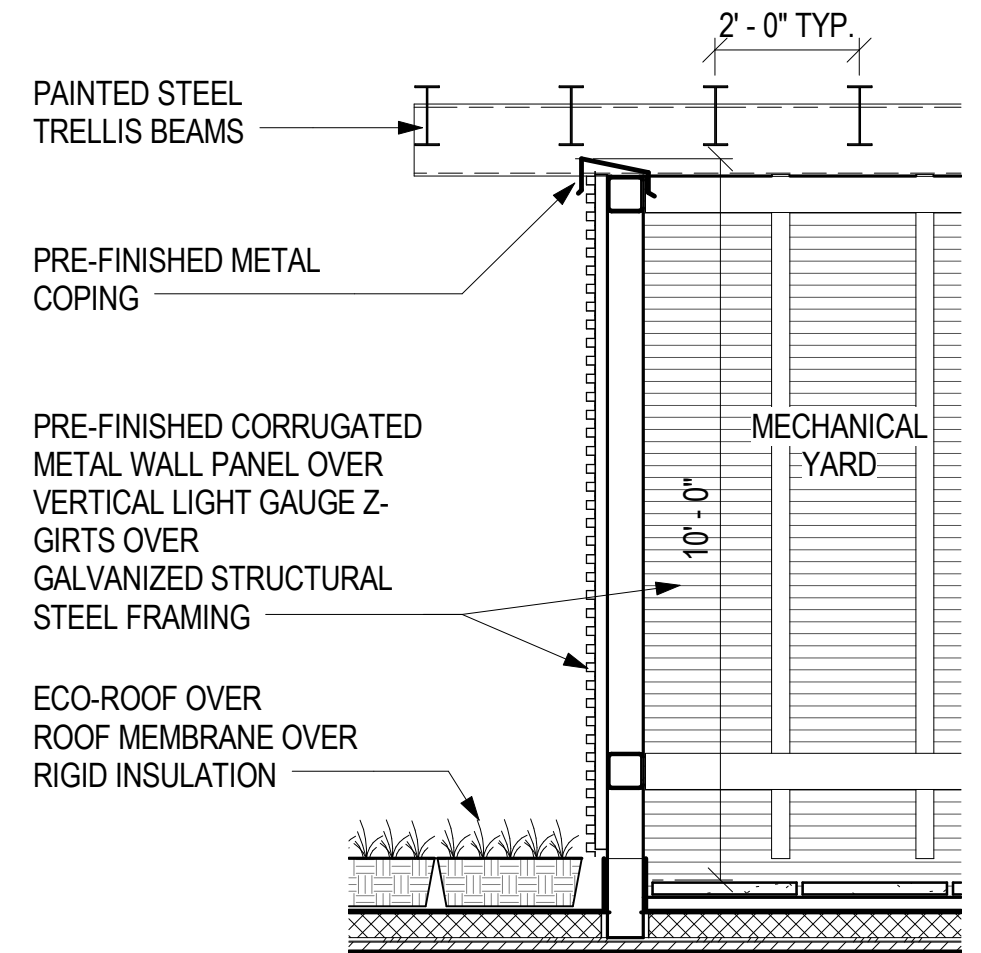
Storefront



Aluminum Corrugated Panel



Galvanized railing

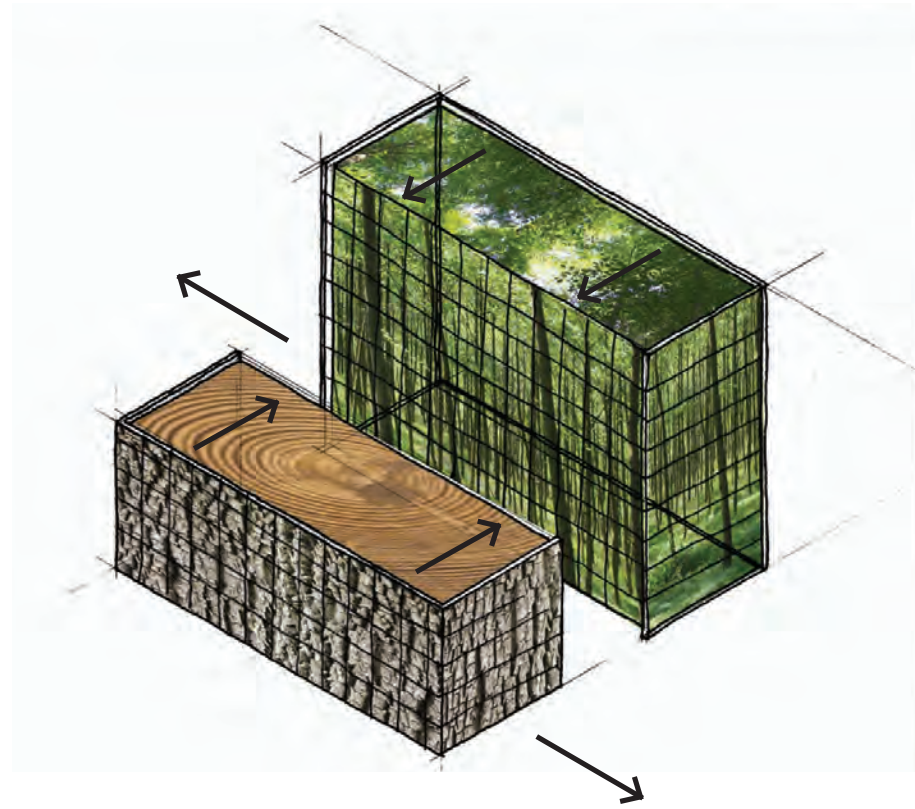


A Section at Mechanical Screen



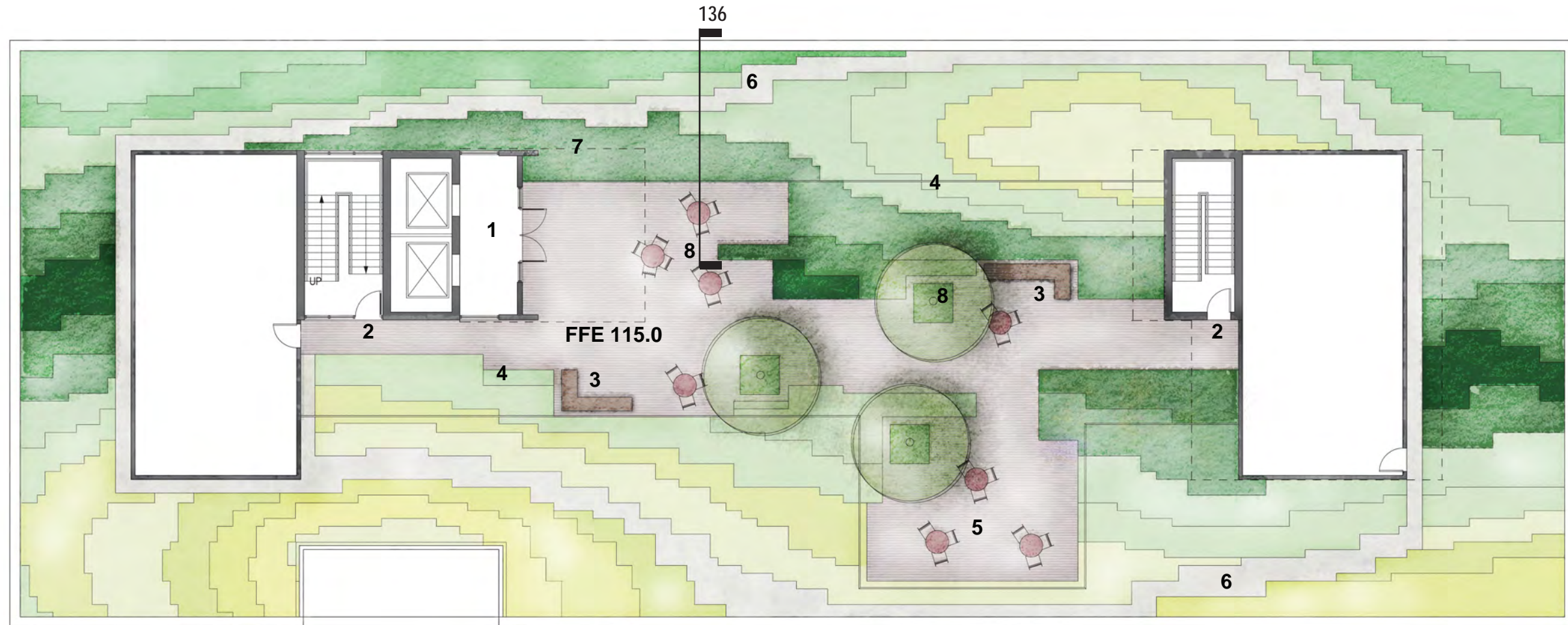
13th Ave Building Roof Terrace

Concept



13th Ave Building Roof Terrace

Plan



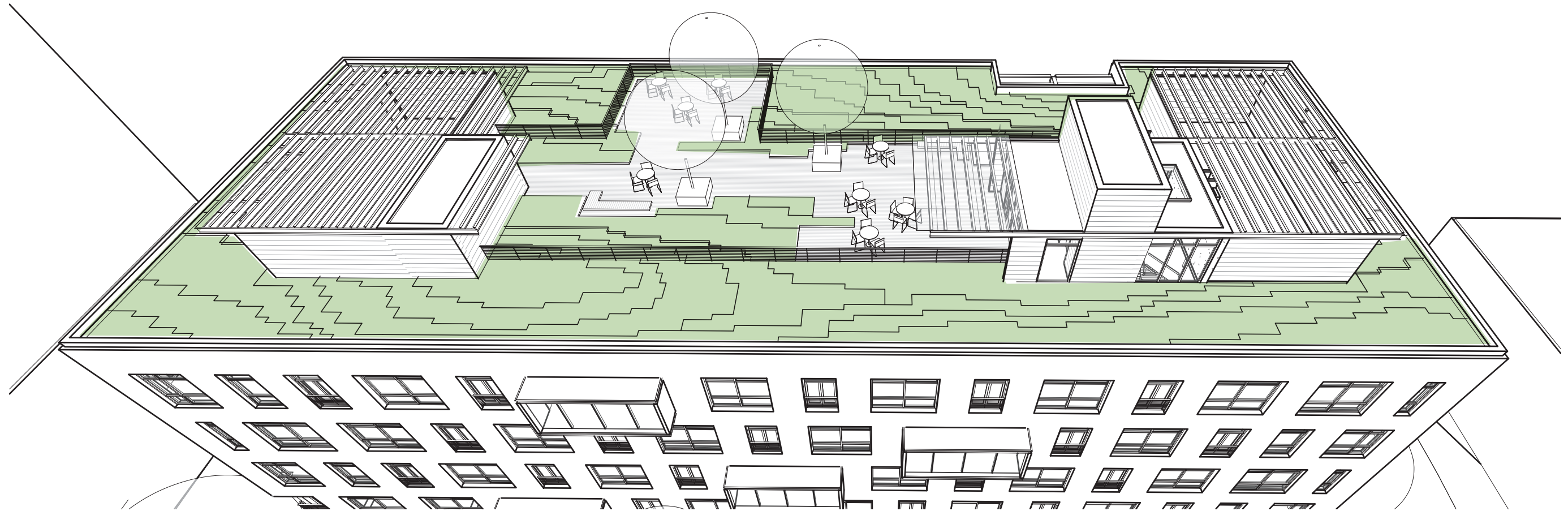
- 1 Elevator Lobby
Flush with level of terrace wood pavers
- 2 Stair Access
- 3 Hardwood Bench
Built-in bench of tropical hardwood
- 4 Stainless Steel Cable Rail
Setback from paving in particular areas to blend between paving and planting.
- 5 Seating Area with movable tables and chairs

- 6 Maintenance Path
Access route of crushed rock or cinder; min. 1'-0" wide, incorporated into roof pattern
- 7 Trellis Overhang
- 8 Tree Planter, 1 of 3
Large scale precast concrete planter with min. depth of 24", planted with small-medium specimen trees to create areas of shade and divide spaces within terrace.



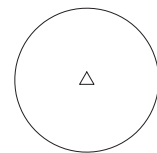
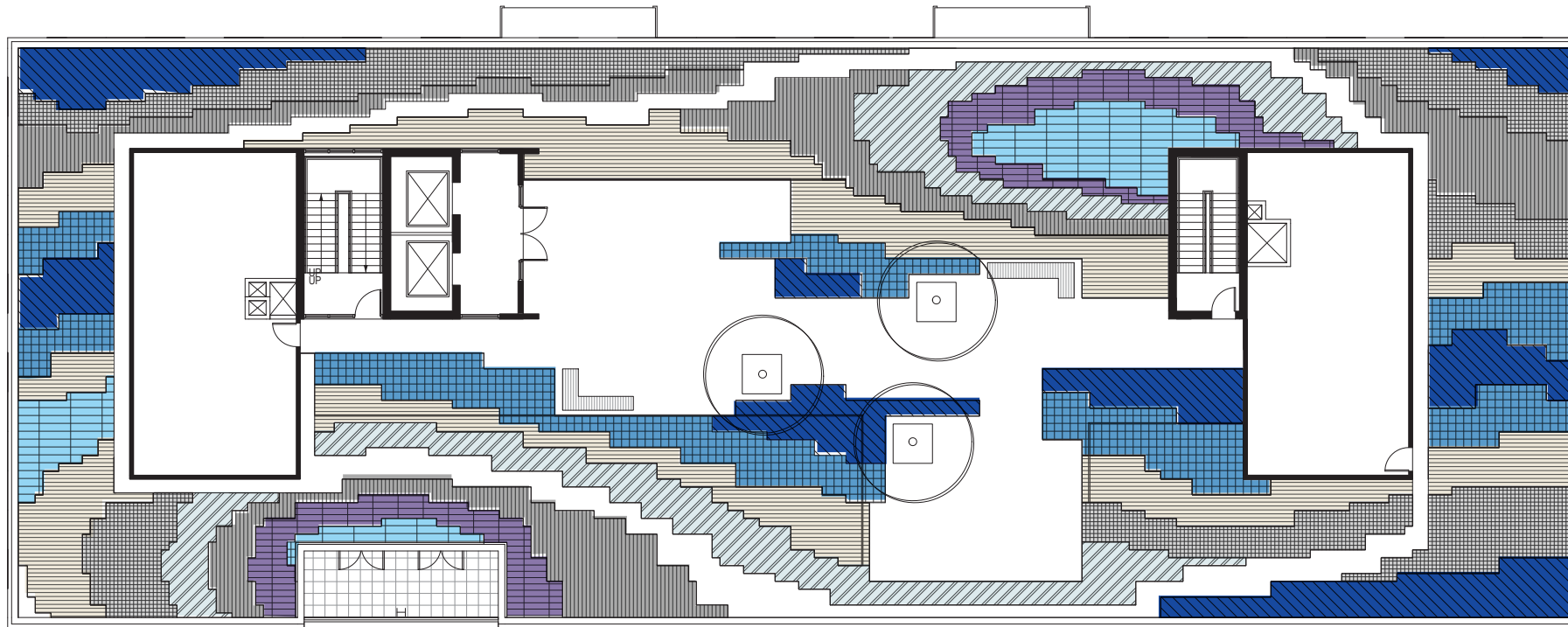
13th Ave Building Roof Terrace

View from 12th Ave Building



13th Ave Building Roof Terrace

Plant Palette



BOTANICAL NAME	COMMON NAME	SIZE
.TREE		
ACER PALMATUM	JAPANESE MAPLE	2" CALIPER
GREEN ROOF		
SEMPERVIVUM 'LAVENDER & OLD LACE'	LAVENDER FLOWERED HEN AND CHICKS	
CALAMAGAROSTIS BRACHYTRICHA	REED GRASS	
SEDUM LYDIUM	WHITE FLOWERED SEDUM	
SEDUM MAKINOI 'OGON'	YELLOW FLOWERED SEDUM	
THYMUS VULGARIS	THYME	
SEDUM SPURIUM 'GREEN MANTLE'	WHITE FLOWERED SEDUM	
SEDUM FORSTERIANUM 'ANTIQUE GRILL'	YELLOW FLOWERED SEDUM	



Thyme *Thymus vulgaris*



Lavender Flowered Hen and Chicks
Sempervivum 'Lavender & Old Lace'



Reed Grass *Calamagrostis brachytricha*



White Flowered Sedum
Sedum lydium



Yellow Flowered Sedum
Sedum makinoi 'Ogon'



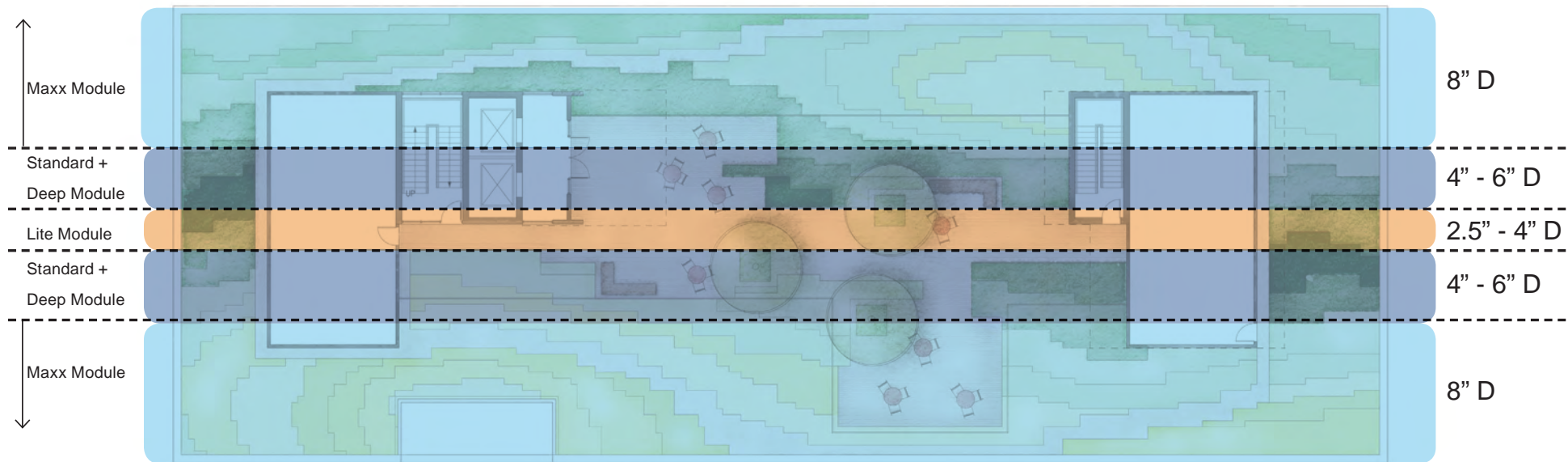
White Flowered Sedum
Sedum spurium 'Green Mantle'



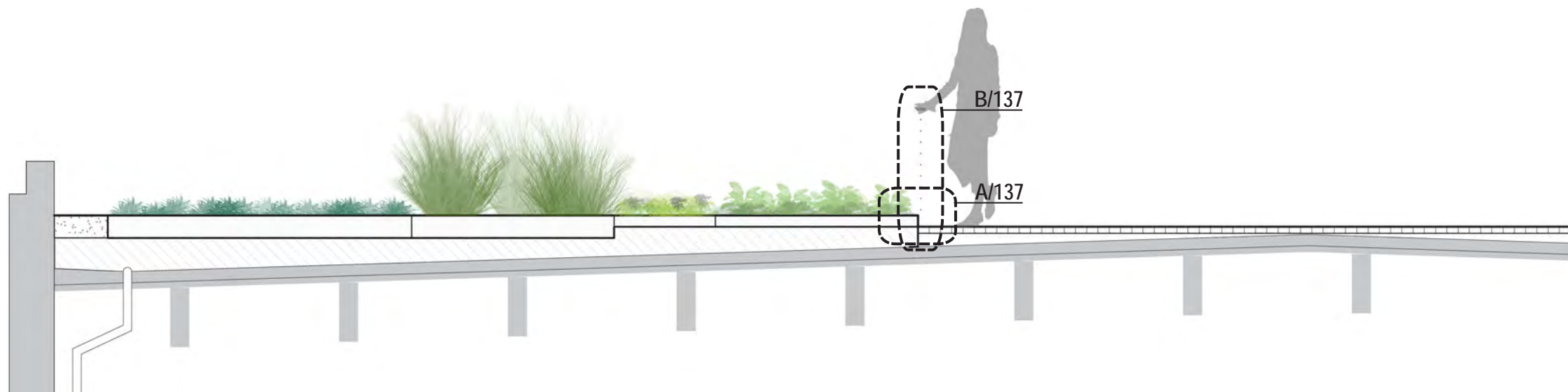
Yellow Flowered Sedum
Sedum forsterianum 'Antique Grill'

13th Ave Building Roof Terrace

Green Roof Depth Diagram and Section



- Lite Module:**
 2-1/2" System Over Roof Assembly
 1' x 2' Trays
- Standard Module:**
 4-1/4" System Over Roof Assembly
- Deep Module:**
 6" System Over Roof Assembly
 1' x 2' Trays
- Maxx Module:**
 8" System Over Roof Assembly
 1' x 1' Trays
- Pedestal Paver:**
 Concrete, 2" thickness plus pedestal
 IPE, 1-3/4" thickness plus pedestal
 Available sizes: 2x2, 2x4, 1x2, 1x4

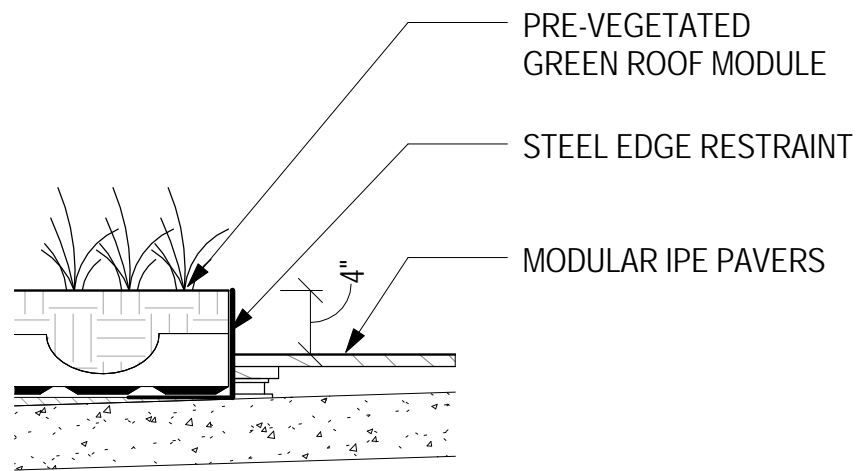


Green Roof Section

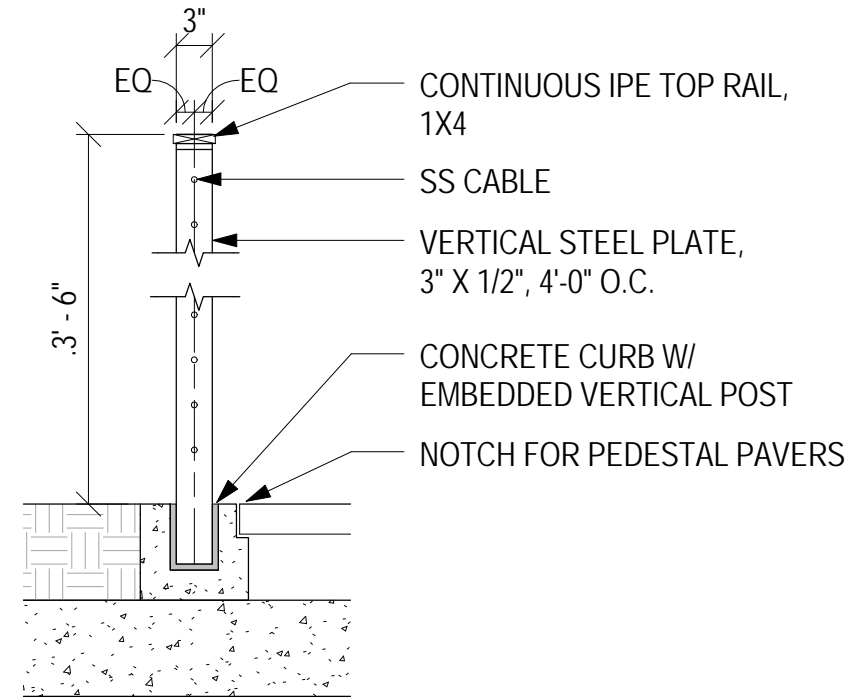


13th Ave Building Roof Terrace

Details



A Ipe Pavers at Planting Detail



B Ipe-Topped Cable Rail Detail



Graphic Green Roof Pattern



Simple Movable Furnishings



Modular Ipe Pavers



Timber Furnishings

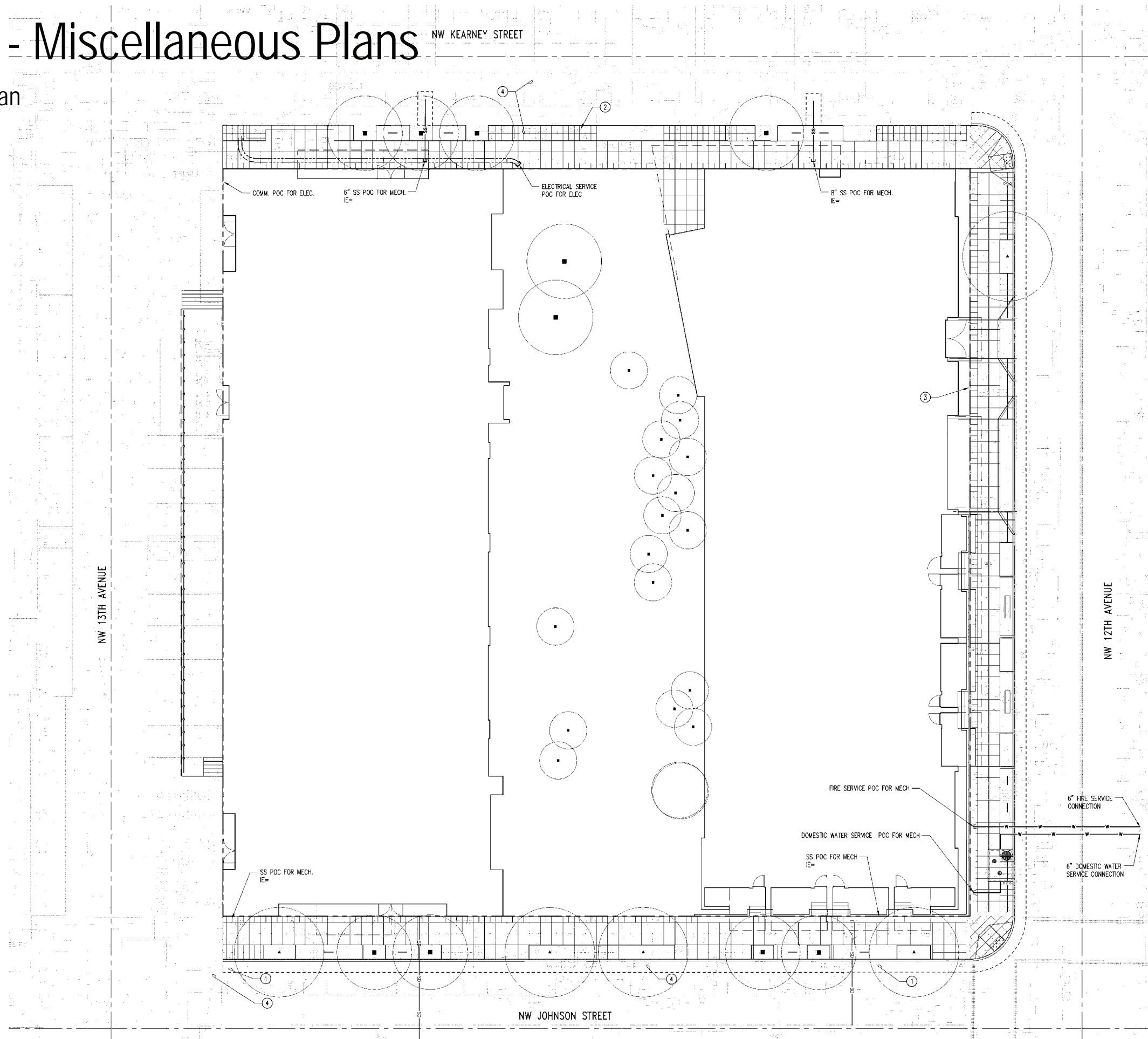
Block 136

Appendix



Appendix A - Miscellaneous Plans

Site Utility Feasibility Plan



CONSTRUCTION NOTES:

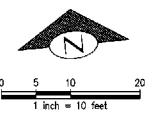
- ① CONNECT TO EXISTING SEWER LATERAL. SLOPE AT 1% MIN. CONTRACTOR SHALL TV LINE TO VERIFY STRUCTURAL INTEGRITY PRIOR TO CONSTRUCTION. SEE MECHANICAL FOR CONTINUATION.
- ② COORDINATE WITH PGE FOR REMOVAL OF EXISTING POWER POLE AND SERVICES UNDER SEPARATE PERMIT.
- ③ GAS CONNECTION. COORDINATE WITH GAS PROVIDER FOR METER PLACEMENT. SEE MECHANICAL PLANS FOR CONTINUATION.
- ④ COORDINATE WITH PGE TO RELOCATE EXISTING OVERHANG UTILITY LINES.
5. TOP OF SLAB ELEVATIONS REFERENCE LOWEST GARAGE FLOOR SLAB.
6. ALL SIDE SEWER INVERT ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL POT HOLE SIDE SEWER CONNECTIONS AND PROVIDE ACTUAL CONNECTION ELEVATIONS TO ENGINEER PRIOR TO CONSTRUCTION.

UTILITY NOTES:

1. ALL TRENCH EXCAVATION SHALL MEET OR EXCEED ALL APPLICABLE SHORING LAWS. ALL TRENCH SAFETY SYSTEMS SHALL MEET OSHA REQUIREMENTS.
2. ADJUST GRADE MANHOLES, CATCH BASINS, AND VALVES IN PUBLIC RIGHT-OF-WAY OR EASEMENTS TO FINISHED GRADE AFTER PAVING.

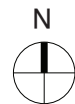
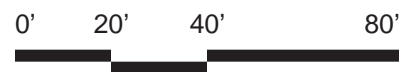
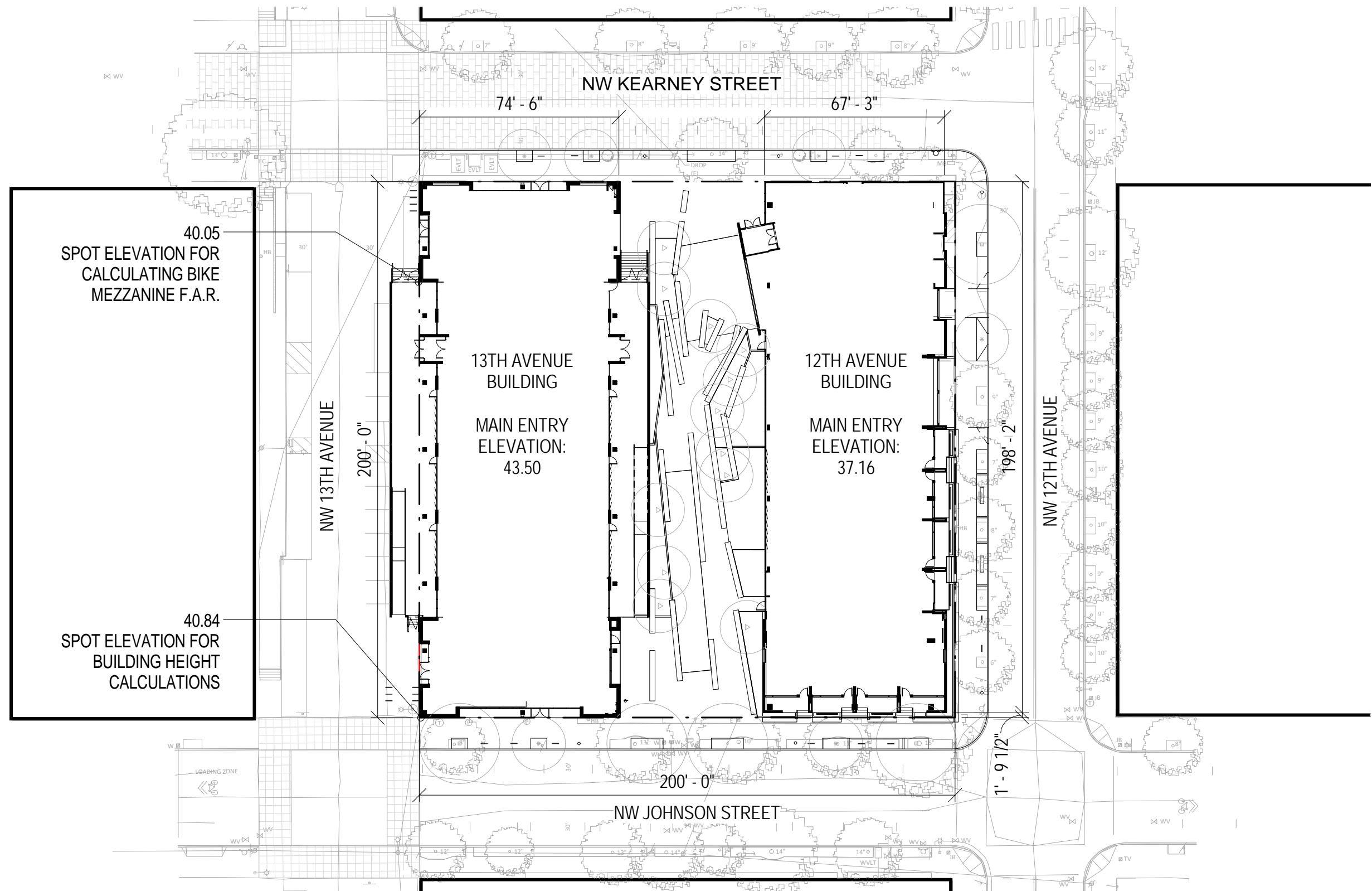
LEGEND

- SS— SANITARY SEWER LINE
- W— WATER LINE
- ◼ WATER METER VAULT
- ==== DUCT BANK



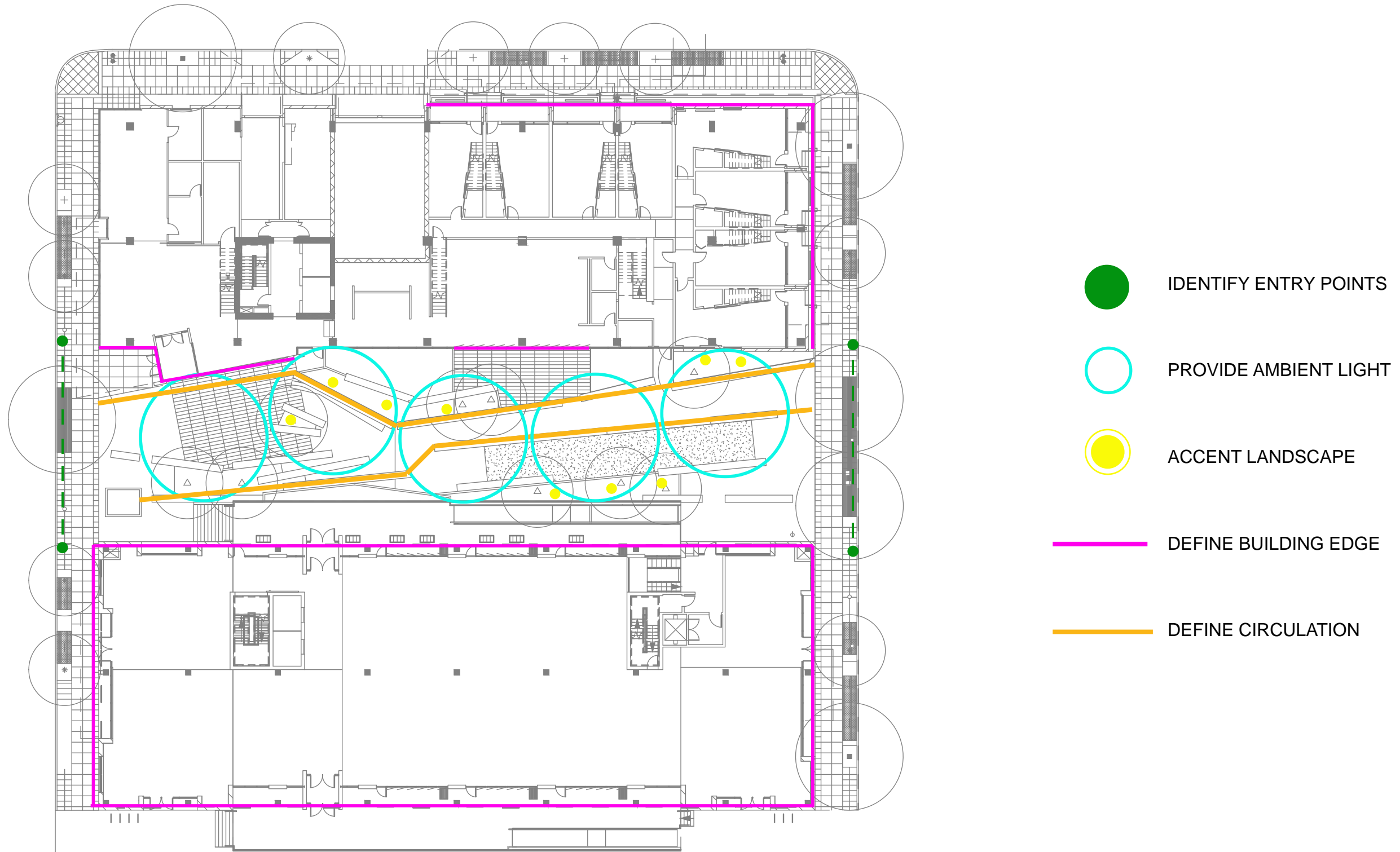
Appendix A - Miscellaneous Plans

Site Plan



Appendix A - Miscellaneous Plans

Lighting - Goals



Appendix A - Miscellaneous Plans

Lighting - Goal Precedents

DEFINE BUILDING EDGE



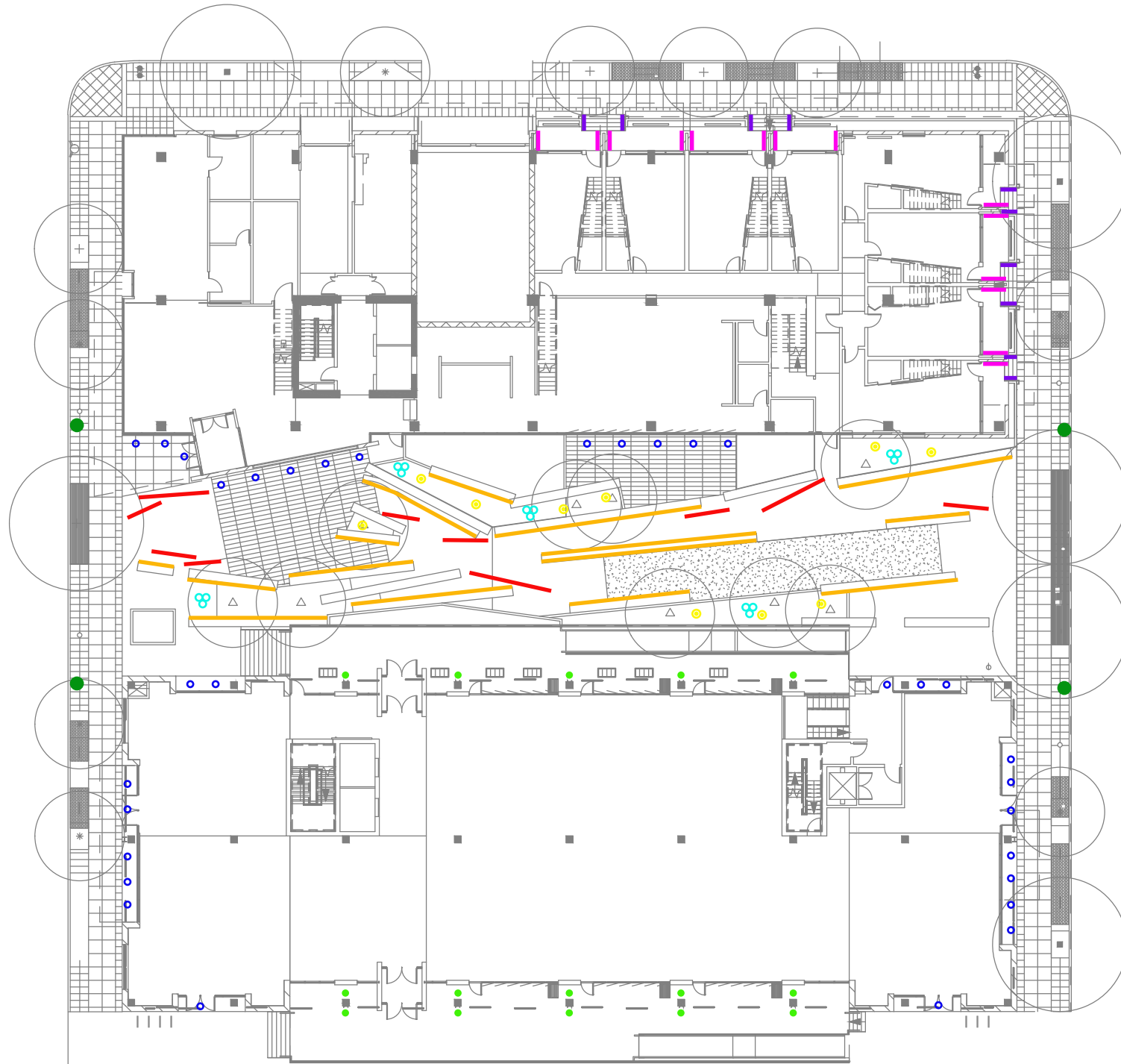
DEFINE CIRCULATION


















○ PROVIDE AMBIENT LIGHT

● ACCENT LANDSCAPE

Appendix A - Miscellaneous Plans

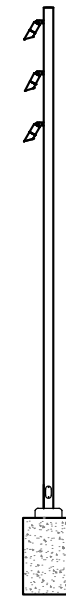
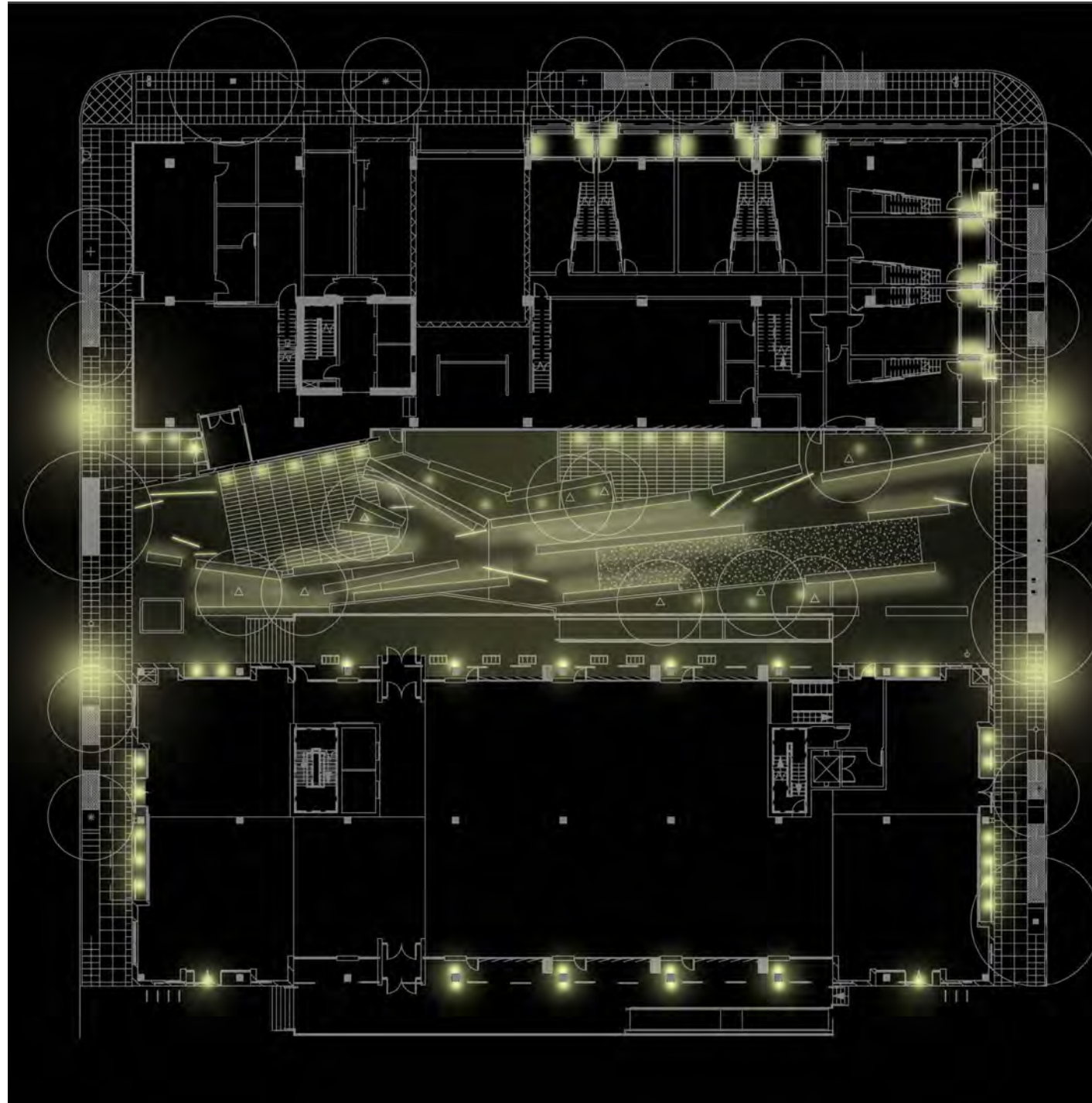
Lighting - Fixtures



FIXTURE TYPE	GOAL	INTENT
 city provided pedestrian pole	identify entry points	create sense of security
  surface/pendant downlight v2 lighting core sx series	define building edge	create outdoor spaces
  in-grade column uplight bega 7019	define building edge	create outdoor spaces
  surface mount downlight v2 lighting core sx series	define building edge	create outdoor spaces
  multi-head floodlight on pedestrian pole bk denali series	provide ambient light	create safe environment
  tape light in channel tivoli outdoor low brightness 3.0	define circulation	illuminate benches
  in-grade linear lumenpulse lumenfacade series	define circulation	illuminate pathways
  recessed step light bega 2382	define circulation	illuminate steps
  surface mounted floodlight bega 7604	accent landscape	create visual interest

Appendix A - Miscellaneous Plans

Lighting - Illumination Maps



Appendix B - 30' Height Request

Floor Area Bonuses

Floor Area Bonuses

Category	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	162,542	4.06	12th Ave Bldg Levels 1-12
Rooftop Gardens Bonus 210.C.4	n/a	7,823	0.20	12th Ave Bldg
Eco-Roof Bonus 210.C.10	n/a	27,156	0.68	13th Ave Bldg
Total	7.00	357,521	8.94	2.12 extra

Achieving FAR Bonus of 3.00 automatically qualifies for a 45' height bonus.





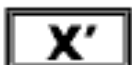




Appendix B - 30' Height Request

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

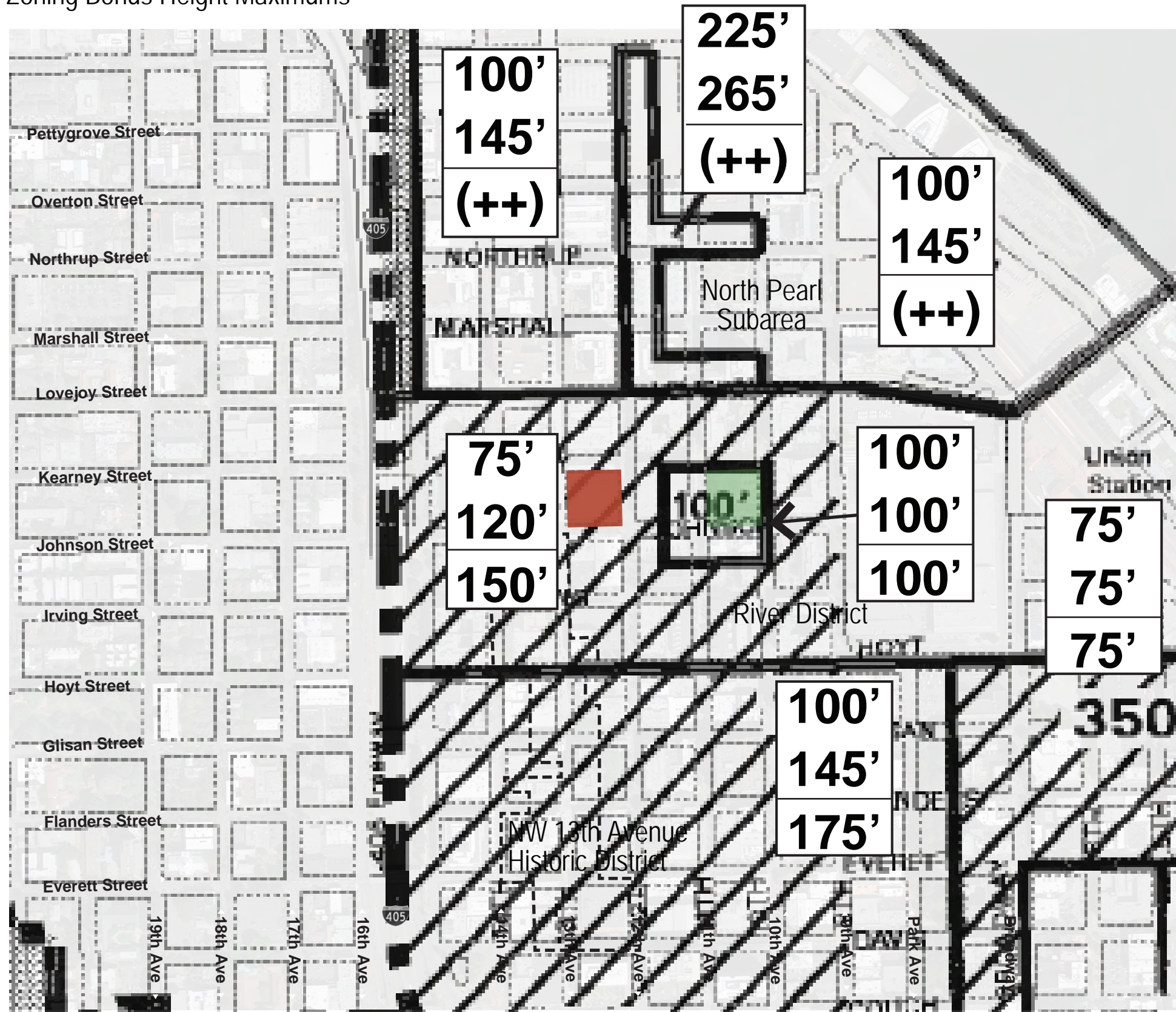
33.510.210 Floor Area and Height Bonus Options

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:




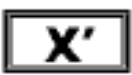

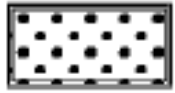
- established view corridors,
- the preservation of the character of historical districts,
- the protection of public open spaces from shadow, and
- the preservation of the City's visual focus on important buildings (such as the Union Station Clock Tower).

Appendix B - 30' Height Request




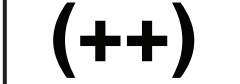
Zoning Bonus Height Maximums



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 C)
-  Area eligible for housing height bonus only

Height Key:

-  Base Height from Map 510-3
-  FAR Height (Automatic) Bonus
-  Housing Height Bonus
-  North Pearl Specific Bonuses

Appendix B - 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

Appendix B - 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.

Appendix B - 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)

Appendix B - 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.

Appendix B - 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

Appendix B - 30' Height Request

Jamison Square Sun Study - Without Proposed Project

March 21, 5:30 PM



Appendix B - 30' Height Request

Jamison Square Sun Study at Proposed Height - 120'

March 21, 5:30 PM



Appendix B - 30' Height Request

Jamison Square Sun Study at Proposed Height - 150'

March 21, 5:30 PM

