

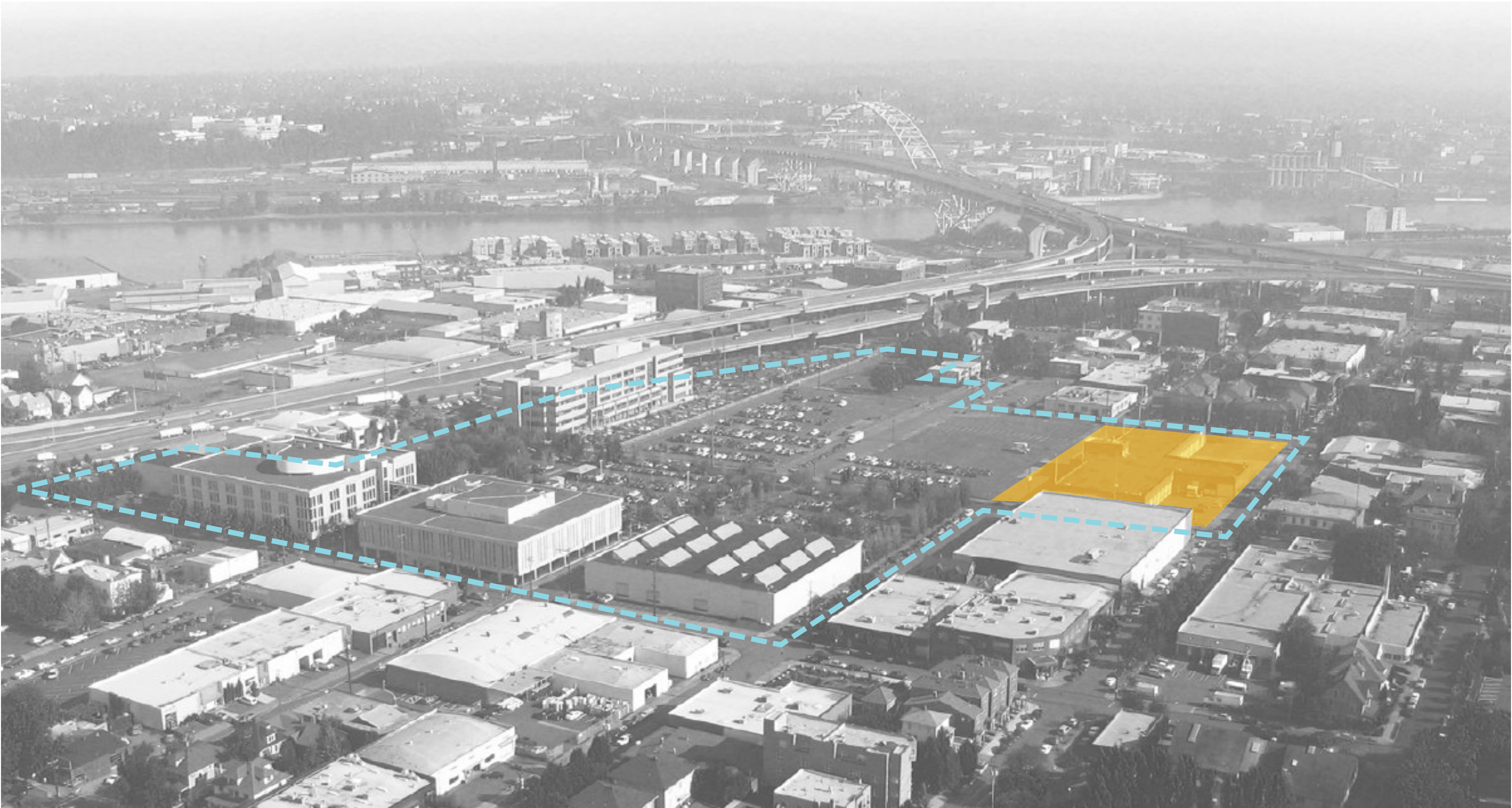
YBA

 **GUARDIAN**
REAL ESTATE SERVICES LLC

DESIGN ADVICE
REQUEST 002
JUNE 2015

BLOCK 290

site location



OVERHEAD PHOTO LOOKING NORTHEAST TOWARD THE FREMONT BRIDGE

site context



neighborhood interlock



NW masterplan | design standards



1. MAXIMUM HEIGHT

The maximum building heights comply with the Master Plan.

2. MAXIMUM AND MINIMUM FLOOR AREA RATIO AND USES

2.A. The maximum floor area ratios for the site are below 3:1.

6. REQUIRED BUILDING LINES

6.C. The building must extend to the street lot line along at least 75 percent of the lot line.

7. SPECIAL REQUIRED GROUND FLOOR RETAIL SALES USES ON NW 21ST AVE AND BUILDINGS THAT FRONT THE SQUARE

7.A. Retail Sales and Service uses are developed along NW 21st Avenue uses to activate and enrich the public realm.

7.C. Buildings must accommodate Retail Sales uses along at least 75 percent of the ground floor walls.

7.D.1. The distance from the finished floor to the bottom of the structure above must be at least 16 feet.

7.D.2. The area must be at least 50 feet deep.

7.D.3. At least 75 percent of the area of the ground floor wall area must be windows and doors.

7.D.4. Areas may accommodate a single tenant or multiple tenants and meet the standard of the Accessibility Chapter of the OSSC.

7.D.5. Parking is not allowed in the ground floor areas designed to meet the standards of this subsection.

8. STANDARDS ON STREETS AND OPEN SPACES

8.A. Reinforce the continuity of a pleasant, rich and diverse pedestrian-oriented environment.

8.C. Windows must cover at least 35 percent of the ground floor façade up to 12' above grade.

8.D. Active uses must be met along at least 50 percent of the ground floor walls. 8.D.1. The distance from the finished floor to the bottom of the structure above must be at least 16 feet.

8.D.2. The area must be at least 25 feet deep, measured from the façade.

8.D.3. At least 35 percent of the ground floor wall area must be windows and doors.

8.F. Buildings. The top floor of all buildings taller than 75 feet shall be setback a minimum of 5 feet.

8.G. When buildings are not proposed, elements must be provided so that they create visual interest and are inter-related with the pedestrian environment.

10. SQUARE STANDARDS

10.A. The square shall be a significant, iconic urban place, framed by active buildings on at least 3 sides, and connected to nearby, open spaces.

10.B The square shall have no dimension less than 100 feet and shall be at least 16,000 square feet in size.

10.C Ground plane connection between the square and park shall be a min. of 30-foot-wide, and have a clear height of at least 25 feet.

10.D A public access easement shall be required for the square and ground plane connection.

NW masterplan | guidelines



GUIDELINE 1: Provide human scale to buildings and edges along sidewalks, squares and pedestrian accessways.

GUIDELINE 2: Develop urban edge variety adjacent to parks, pedestrian accessways and greenstreets.

GUIDELINE 3: Develop weather protection.

GUIDELINE 4: Develop buildings that are appropriately scaled to the neighborhood. Façades should be well articulated and offer diversity in volume and form along the street edge.

GUIDELINE 6: Integrate high-quality materials and design details.

GUIDELINE 7A: Provide private open spaces that are well integrated with adjacent development, act as gathering places designed to adapt to a variety of activities, are linked together and to other nearby open spaces, are accessible to the public and provide distinctive neighborhood identity.

GUIDELINE 7B: Square—design the square to be a significant iconic urban place and include commercial focal points as adjacent uses.

GUIDELINE 7.C: NW quimby parcel provide a multi-use street and open space that links the neighborhood park and square to the south and development to the north, and serves primarily as a pedestrian and bicycle connection.

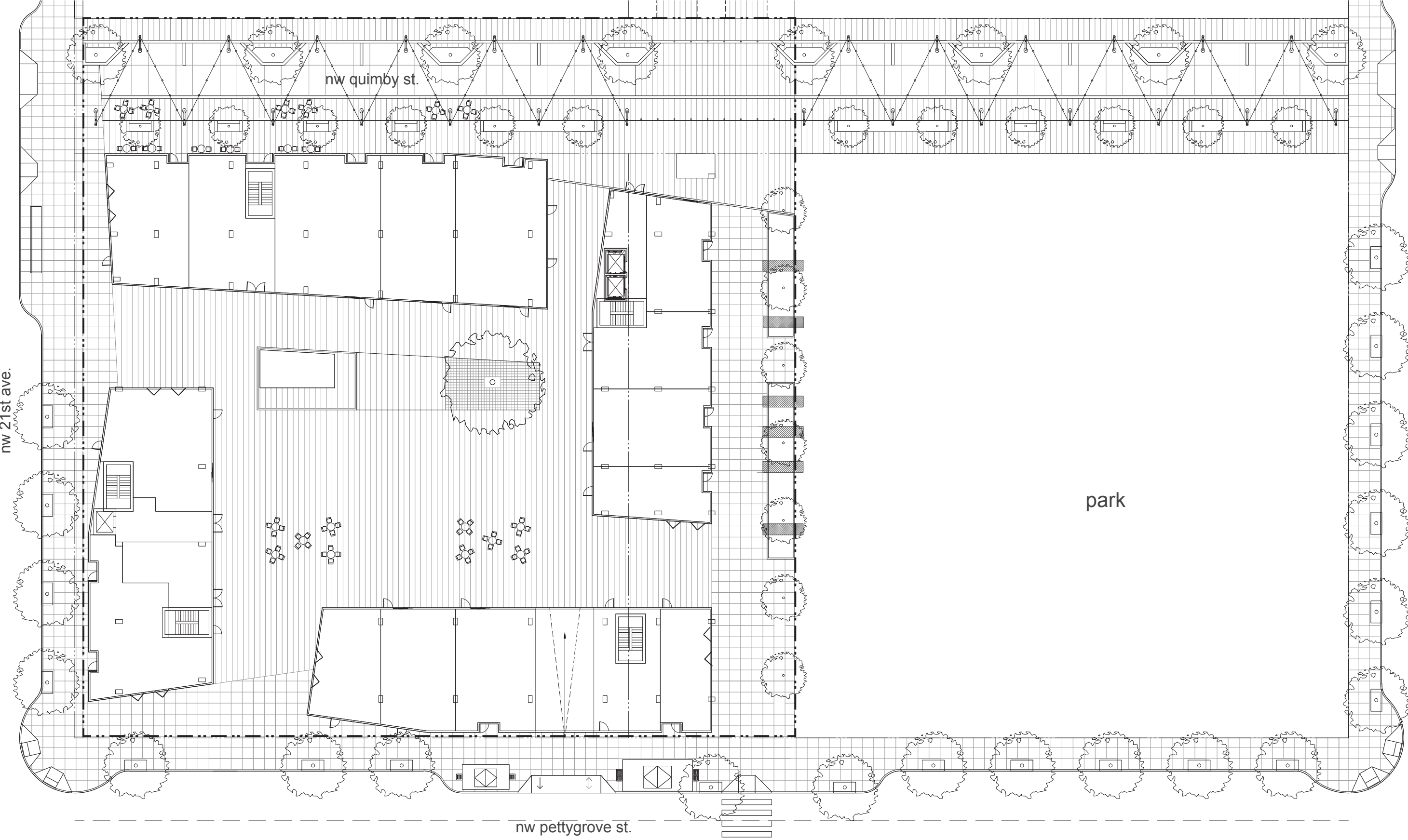
DAR 01 comments | challenges

- 1. Move eastern buildings to the west, creating a meaningful interface with the park and clear path along the park edge while maintaining the spirit and activity of the Square.**
- 2. Simplify the Square materials and landscape design to provide a versatile public space that is active throughout the day.**
- 3. Provide adequate building height to support the project while ensuring solar access, both of which are critical to the vibrancy and success of the Square.**
- 4. Address the function of NW Quimby St. to support pedestrian and bicycle circulation and integrate vehicular uses.**



Moving the eastern edge of 290 development to the west provides more area along the park edge, but reduces the size of the public square. Per the NW Master Plan, retail sales uses generate more activity and interaction within the public realm than do other active ground floor uses. Successful ground level retail is crucial to maintaining a lively and vibrant public realm within the square. If the square becomes too small or disconnected from activities occurring at adjacent sidewalk areas, it will begin to feel more like a private courtyard. The proposed design seeks to balance a successful pedestrian way along the park edge while maintaining the square as an active, significant and iconic urban place.

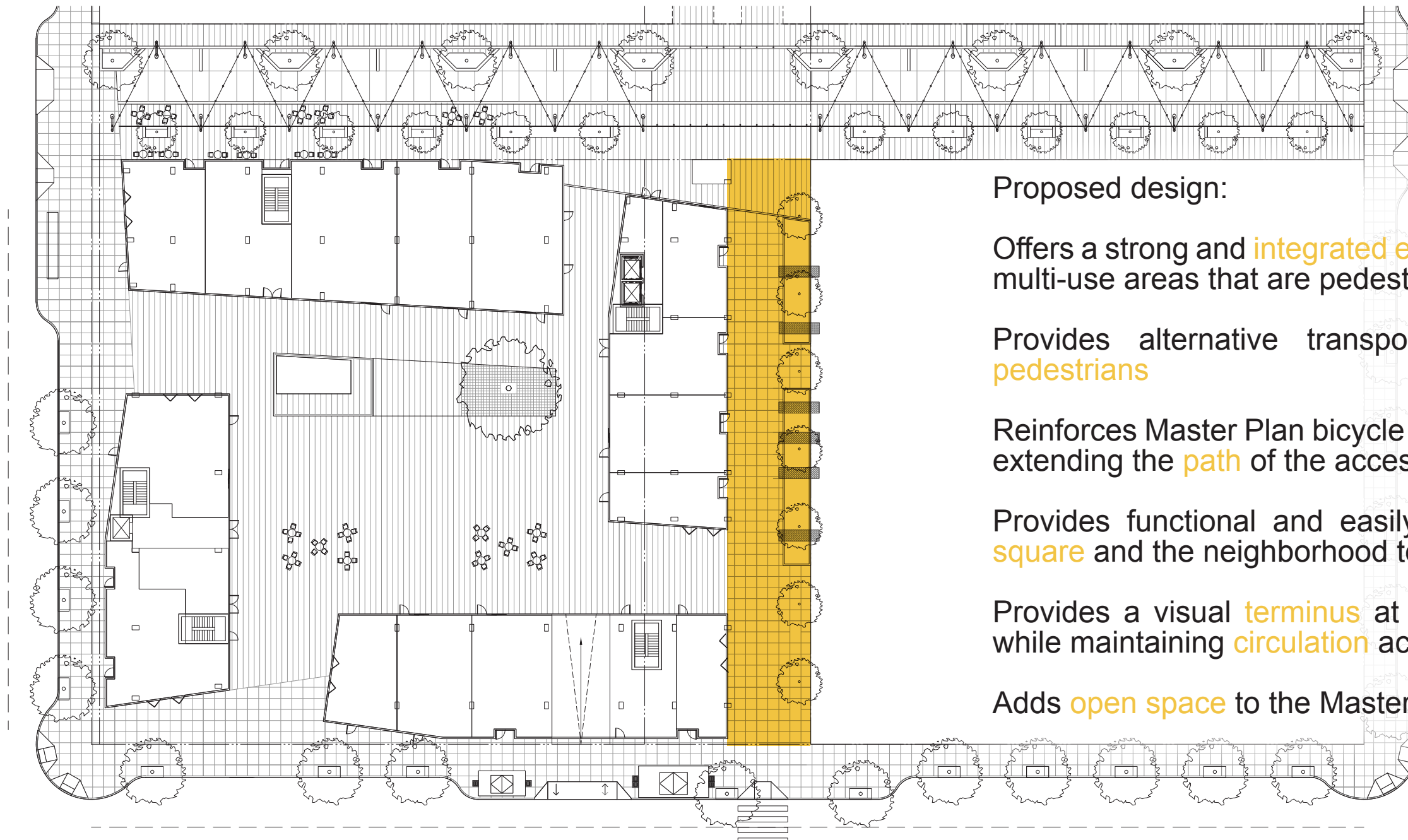
proposed site plan



park edge | open space



1. Move eastern buildings to the west, creating a meaningful interface with the park and clear path along the park edge while maintaining the spirit and activity of the Square.



Proposed design:

Offers a strong and **integrated edge** along the neighborhood park with multi-use areas that are pedestrian friendly

Provides alternative transportation systems for **bicycles** and **pedestrians**

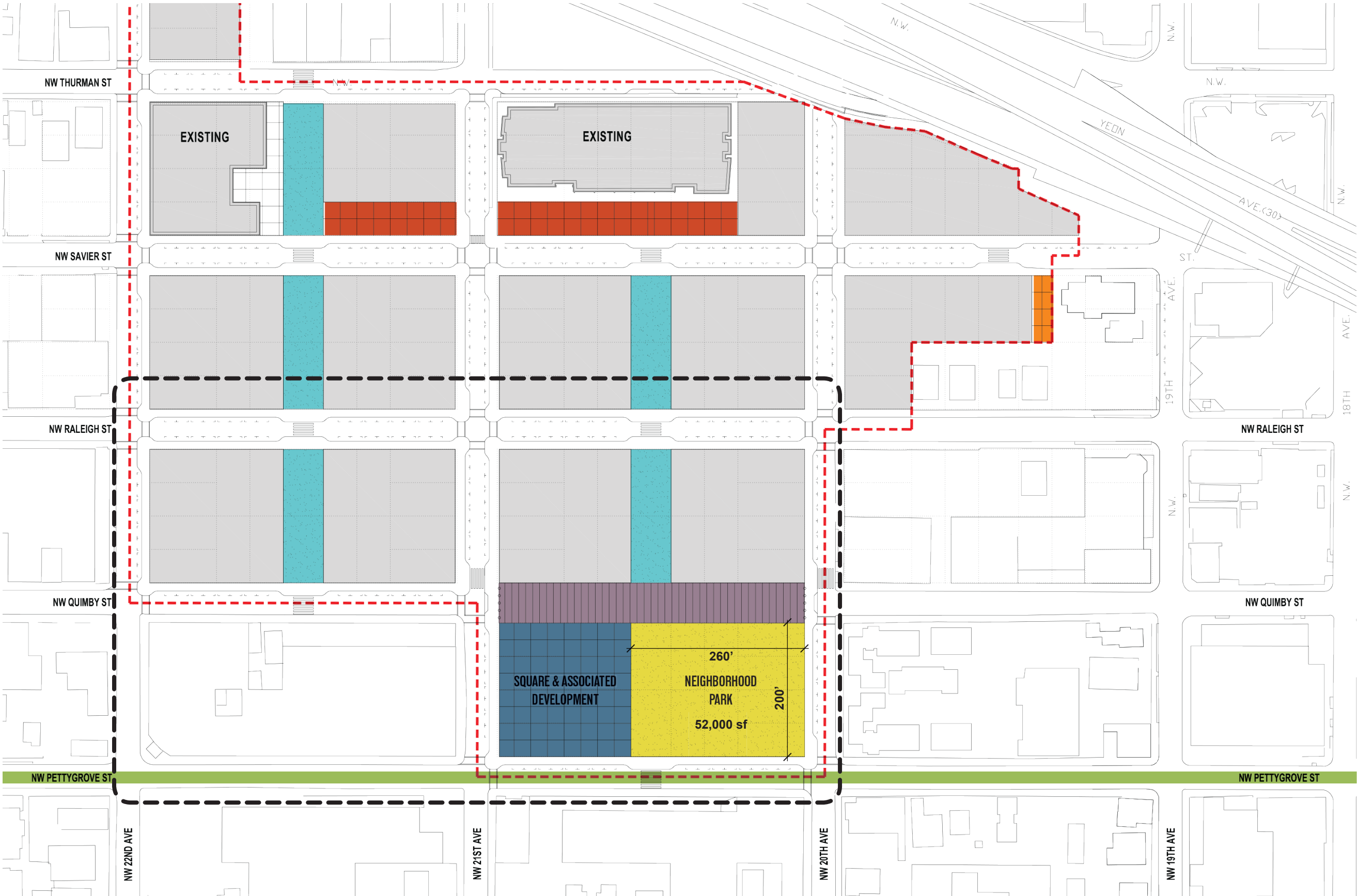
Reinforces Master Plan bicycle and pedestrian **circulation** patterns by extending the **path** of the accessway to NW Pettygrove

Provides functional and easily-navigable **access** to the **park**, the **square** and the neighborhood to the south

Provides a visual **terminus** at the Southern end of the accessway while maintaining **circulation** across the site

Adds **open space** to the Master Plan at the Square **forecourts**

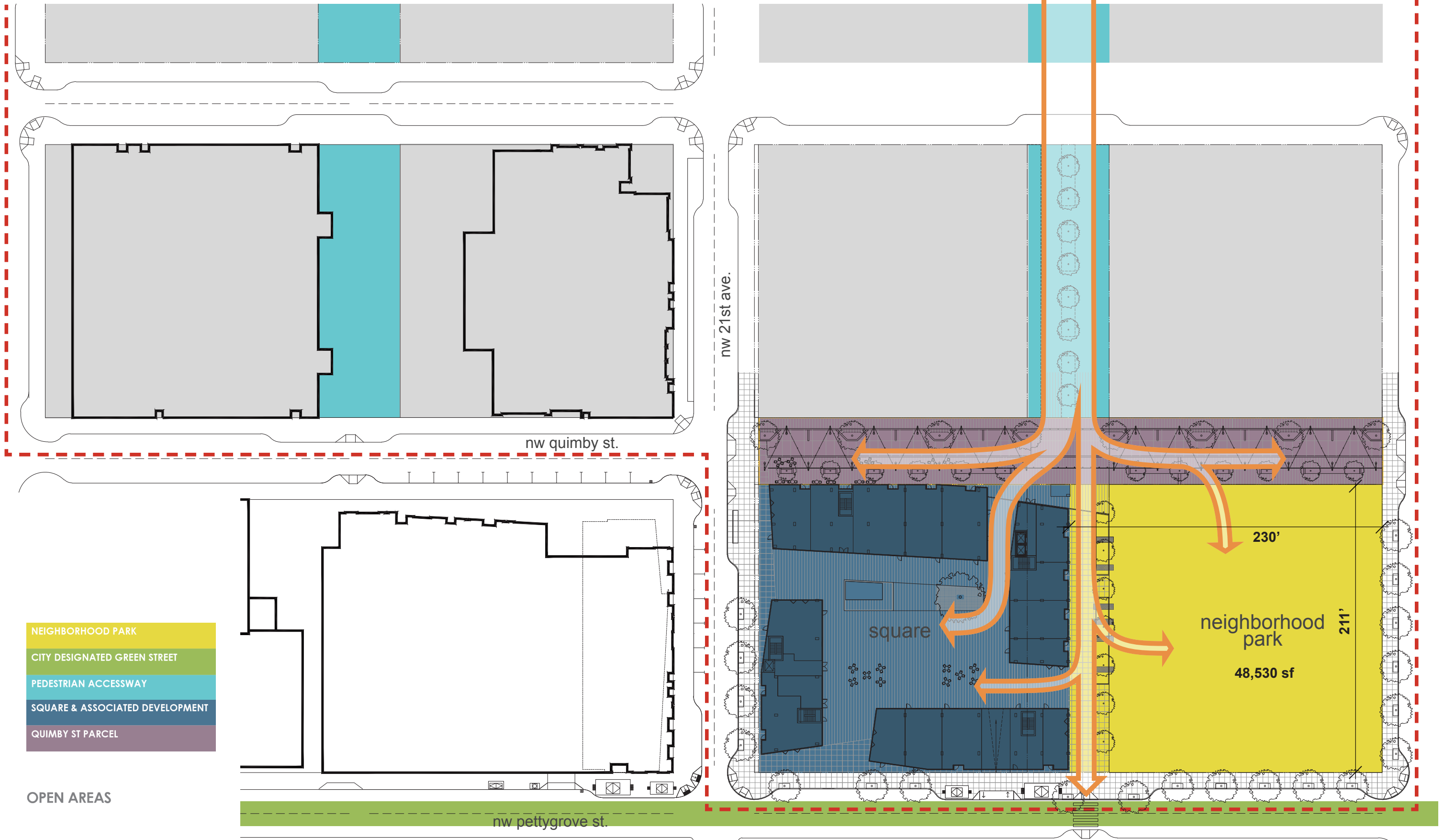
master plan open areas



- POCKET PARK
- NEIGHBORHOOD PARK
- CITY DESIGNATED GREEN STREET
- PEDESTRIAN ACCESSWAY
- BUILDING FORECOURT
- SQUARE & ASSOCIATED DEVELOPMENT
- QUIMBY ST PARCEL

OPEN AREAS

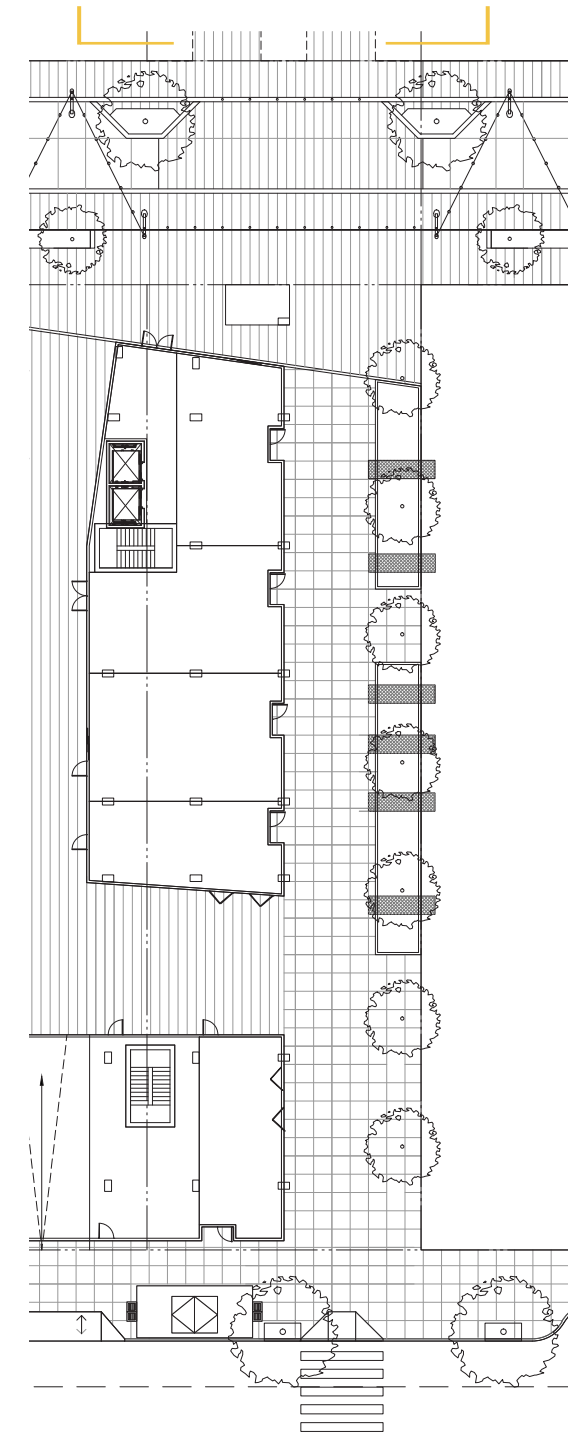
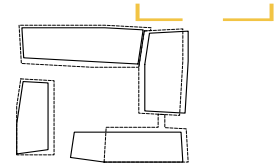
proposed pedestrian way



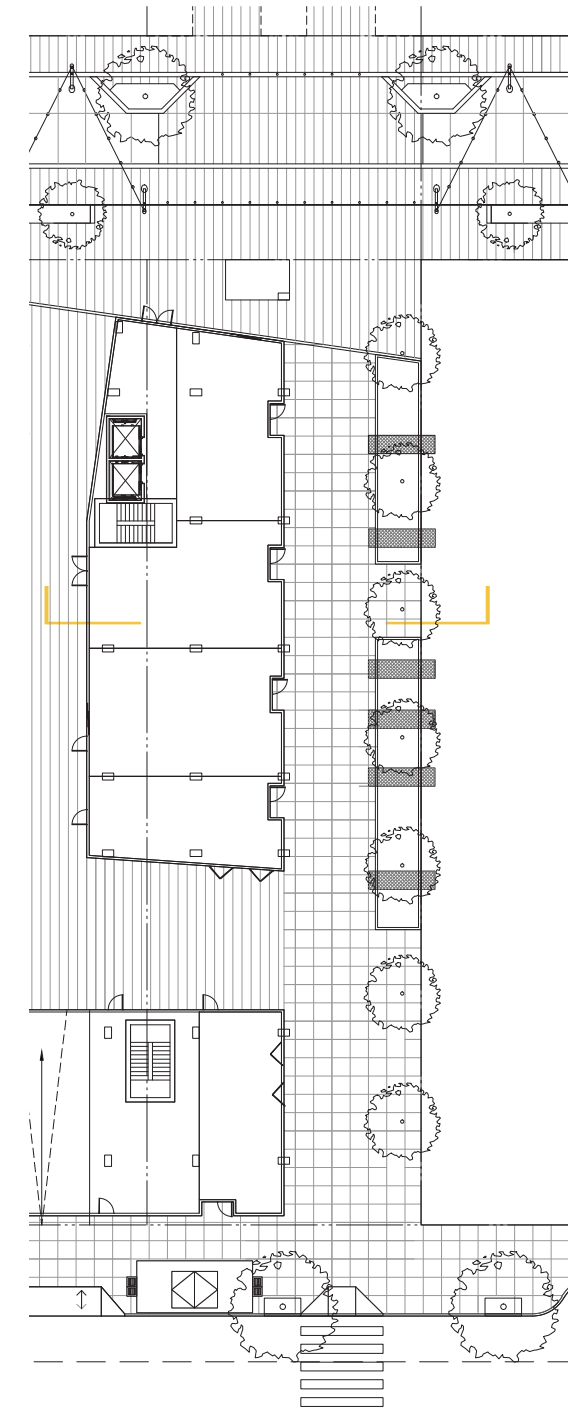
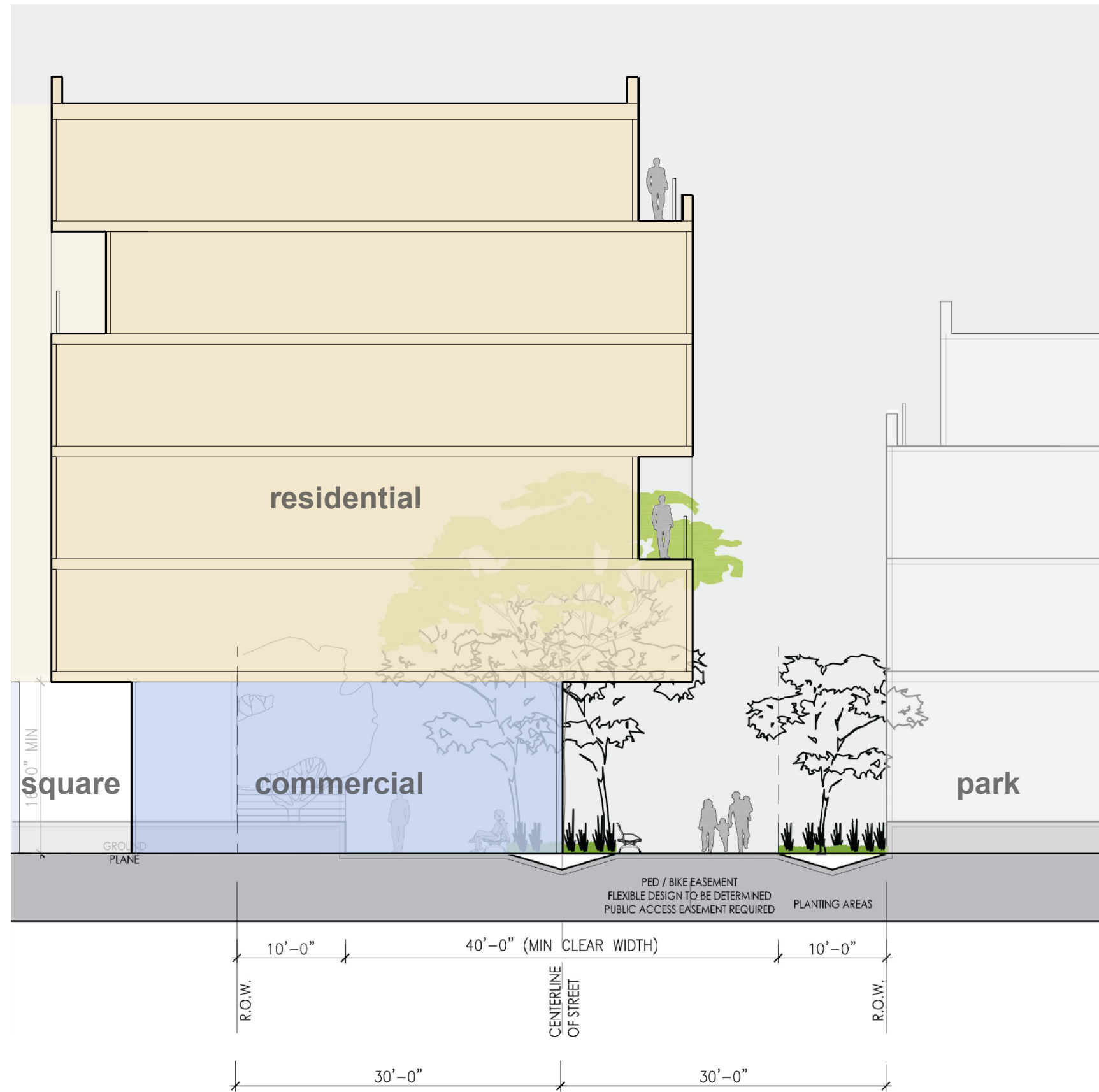
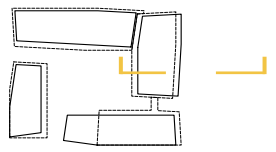
- NEIGHBORHOOD PARK
- CITY DESIGNATED GREEN STREET
- PEDESTRIAN ACCESSWAY
- SQUARE & ASSOCIATED DEVELOPMENT
- QUIMBY ST PARCEL

OPEN AREAS

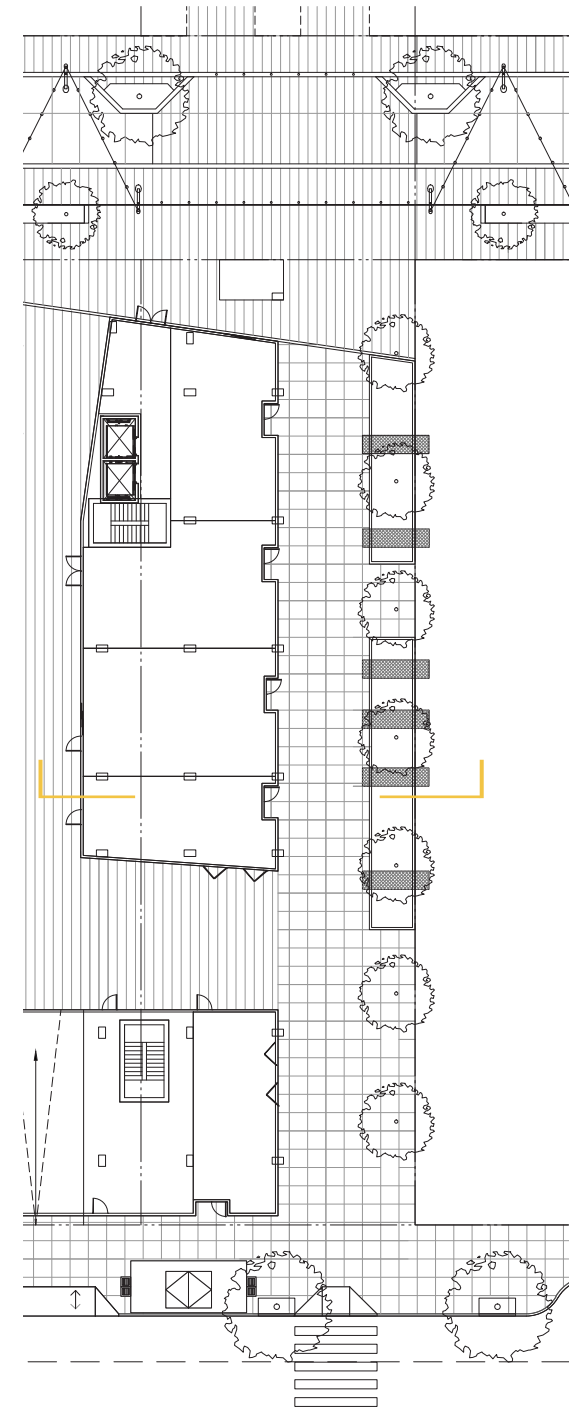
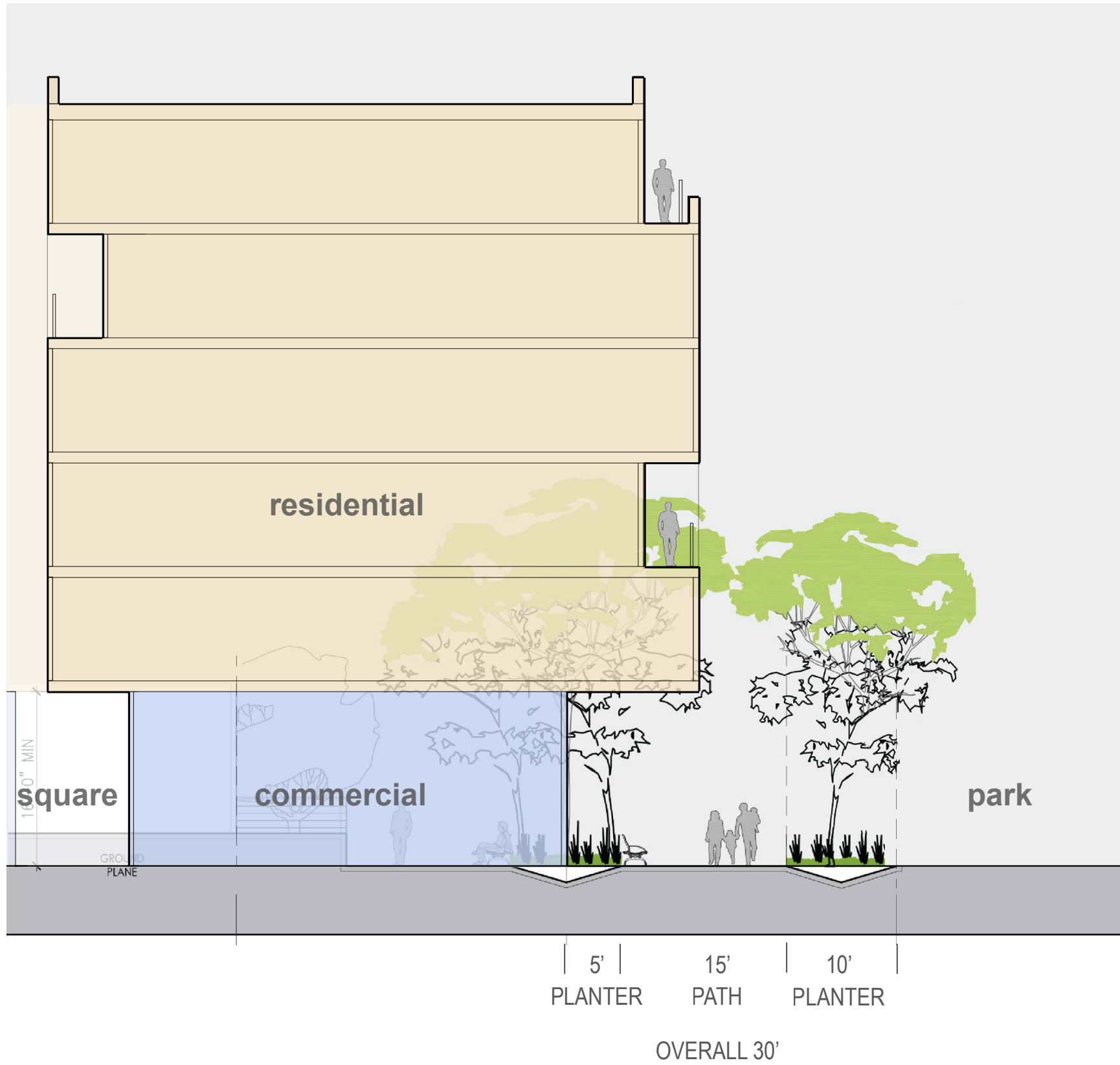
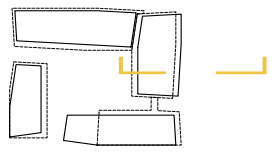
section | master plan accessway



section | western park edge



section | western park edge



precedent | western park edge

north jamison park edge



16'
OUTDOOR
SEATING

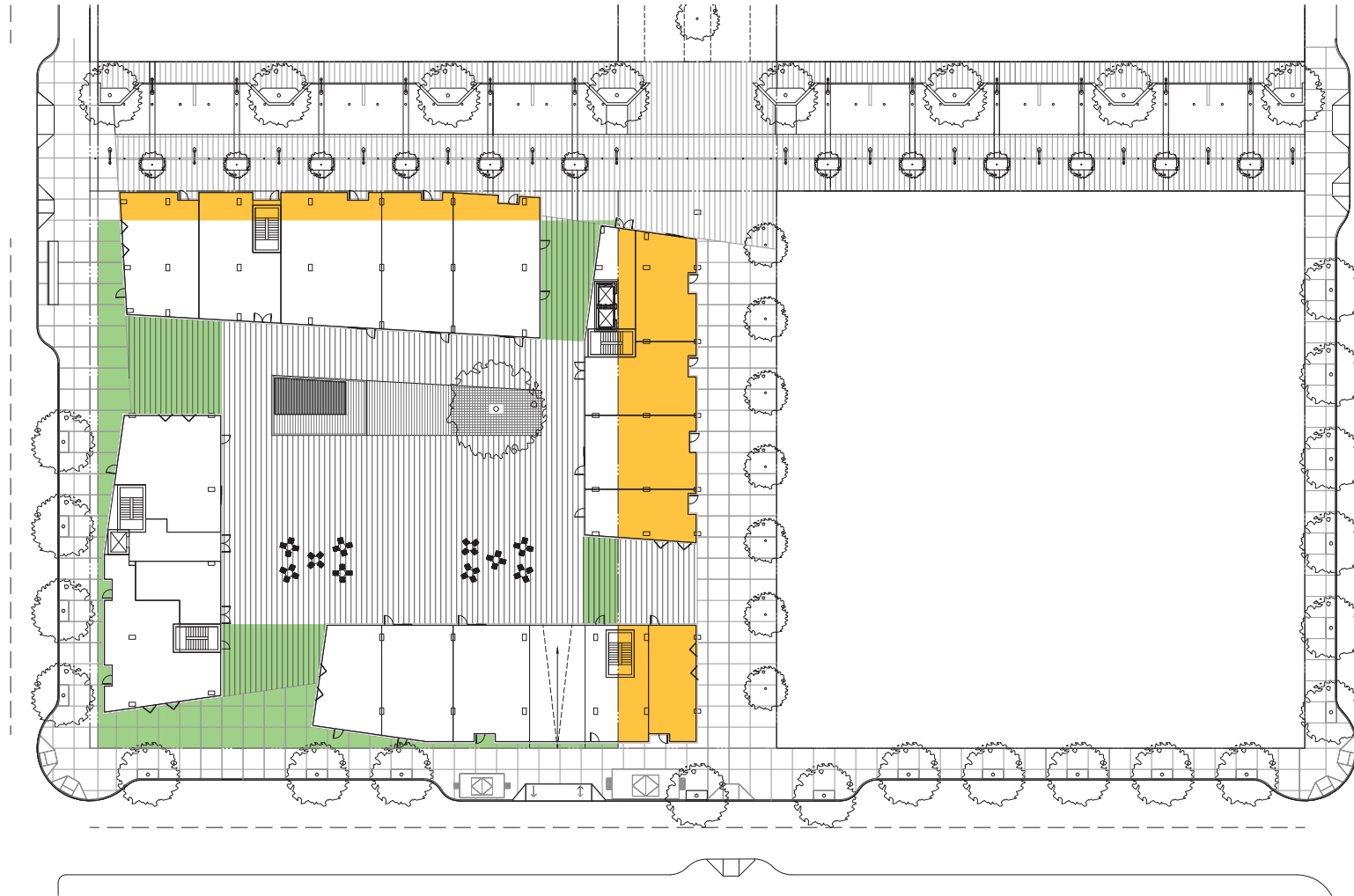
6'
PLANTER

9'
PATH
OVERALL 37'

6'
PLANTER

PARK

open space diagram



6375 sf
building in Master
Plan open space



6700 sf
new open space

plans | previous and proposed



previous | ground floor



proposed | ground floor

plans | previous and proposed

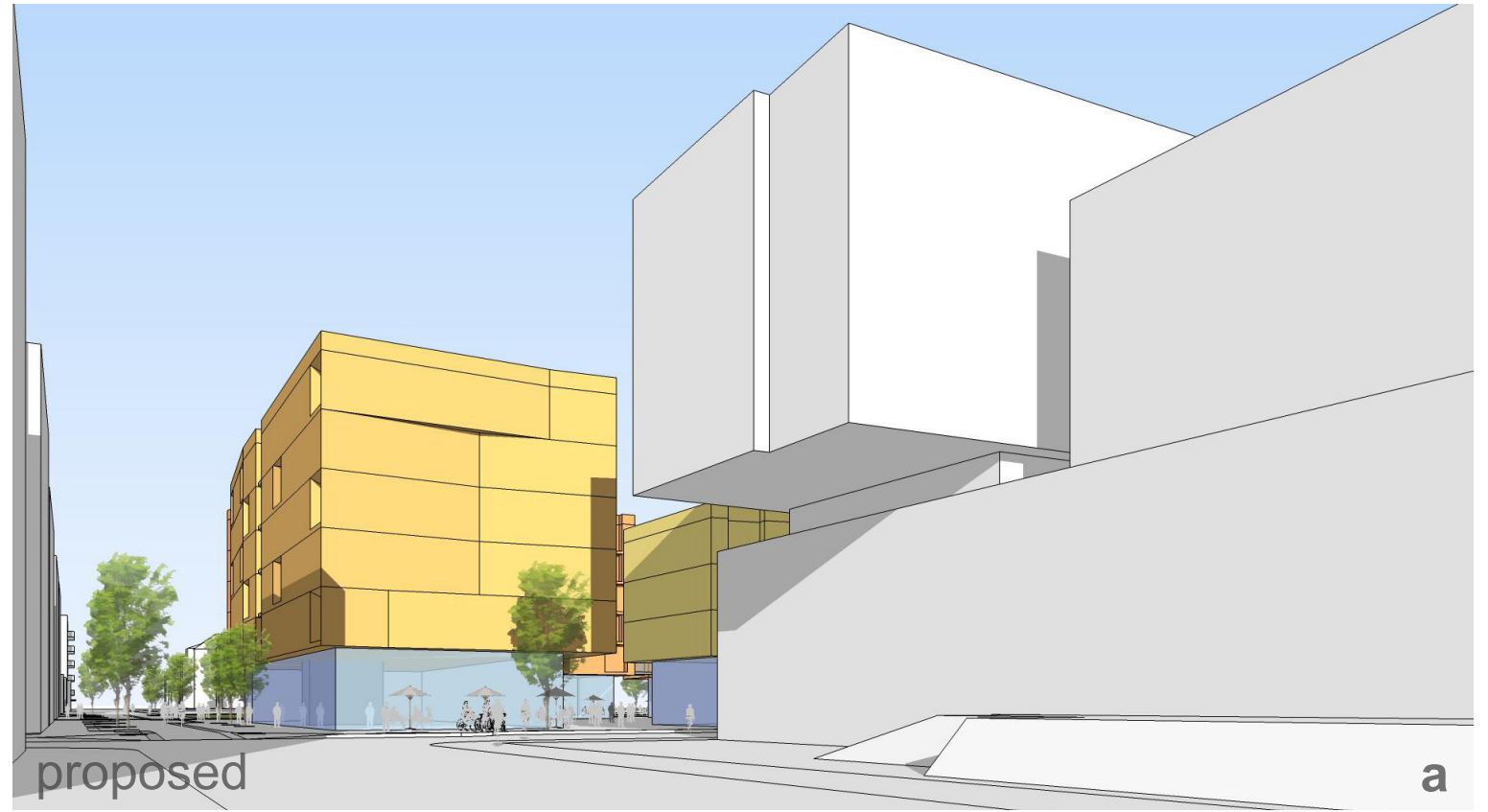
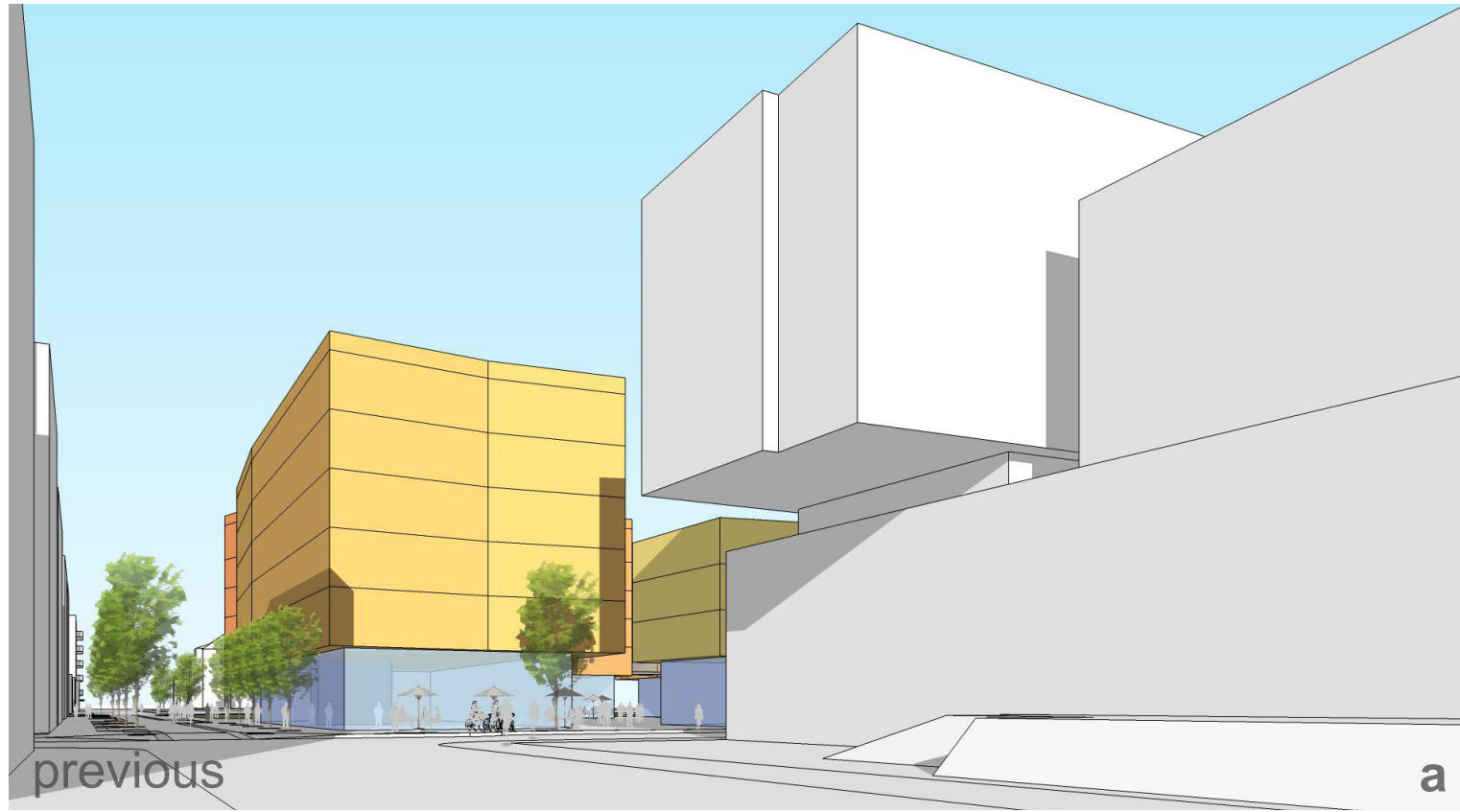
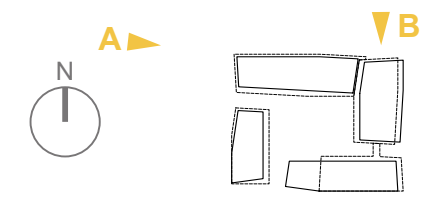


previous | upper floor

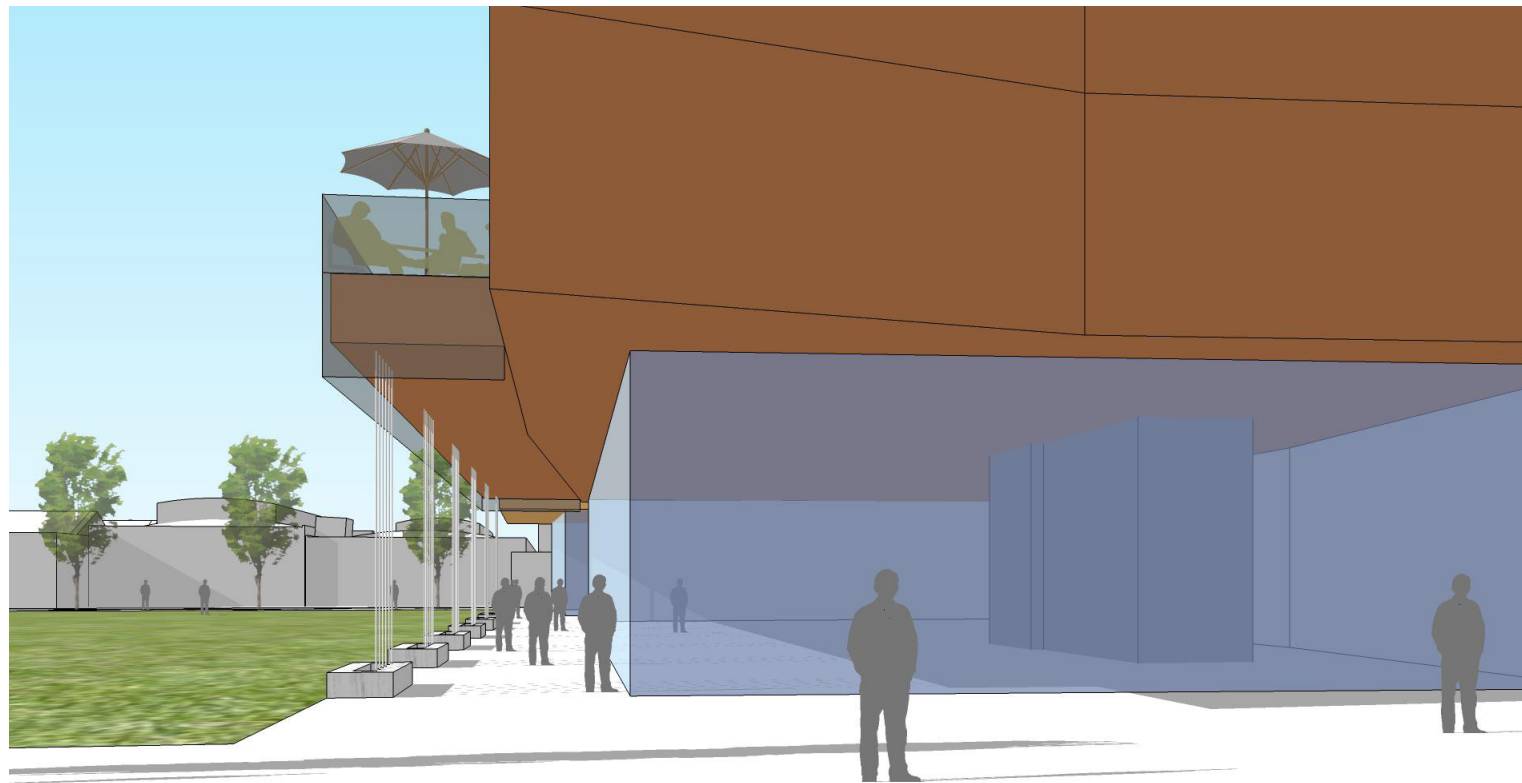
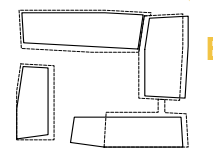


proposed | upper floor

views



views



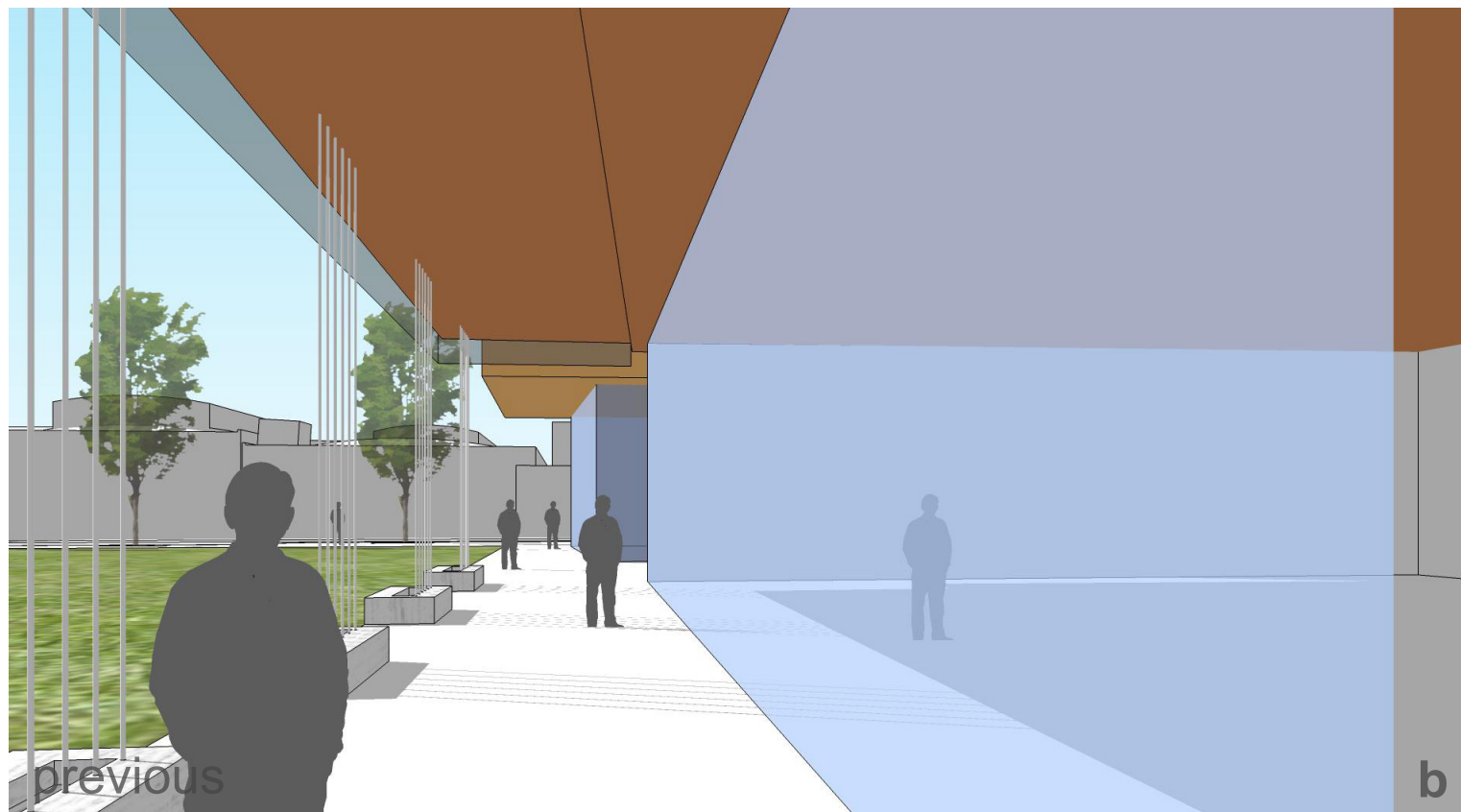
previous

a



proposed

a



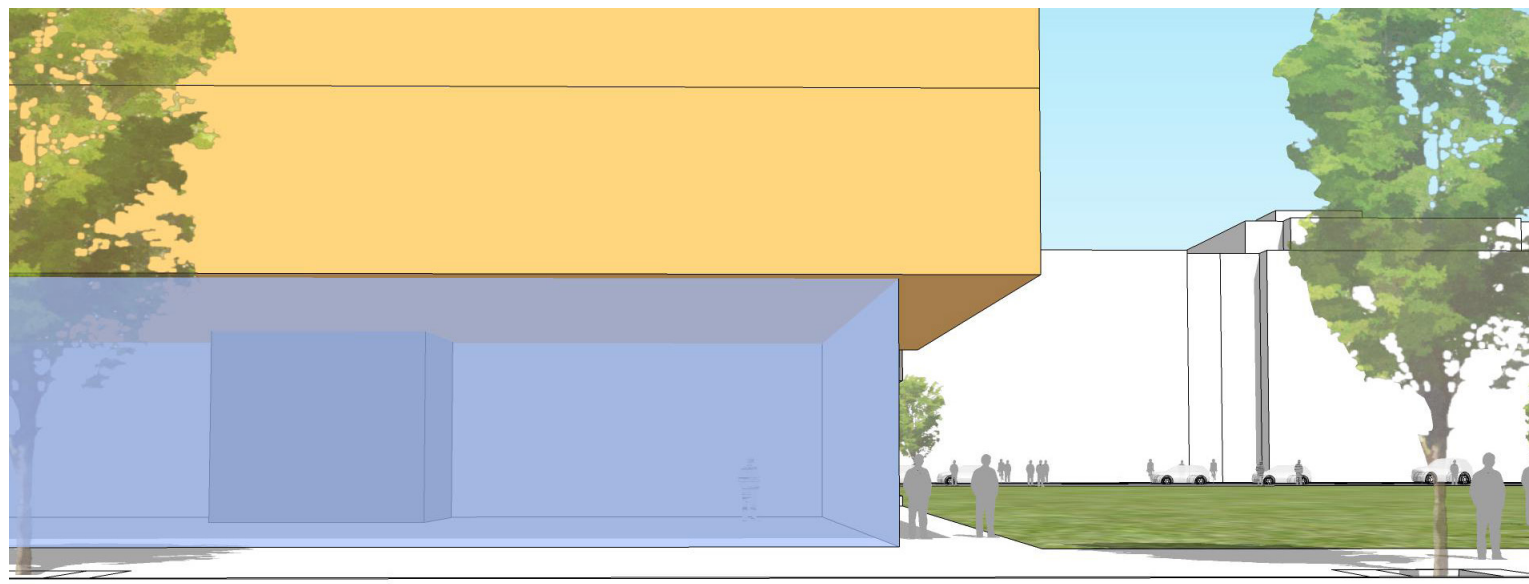
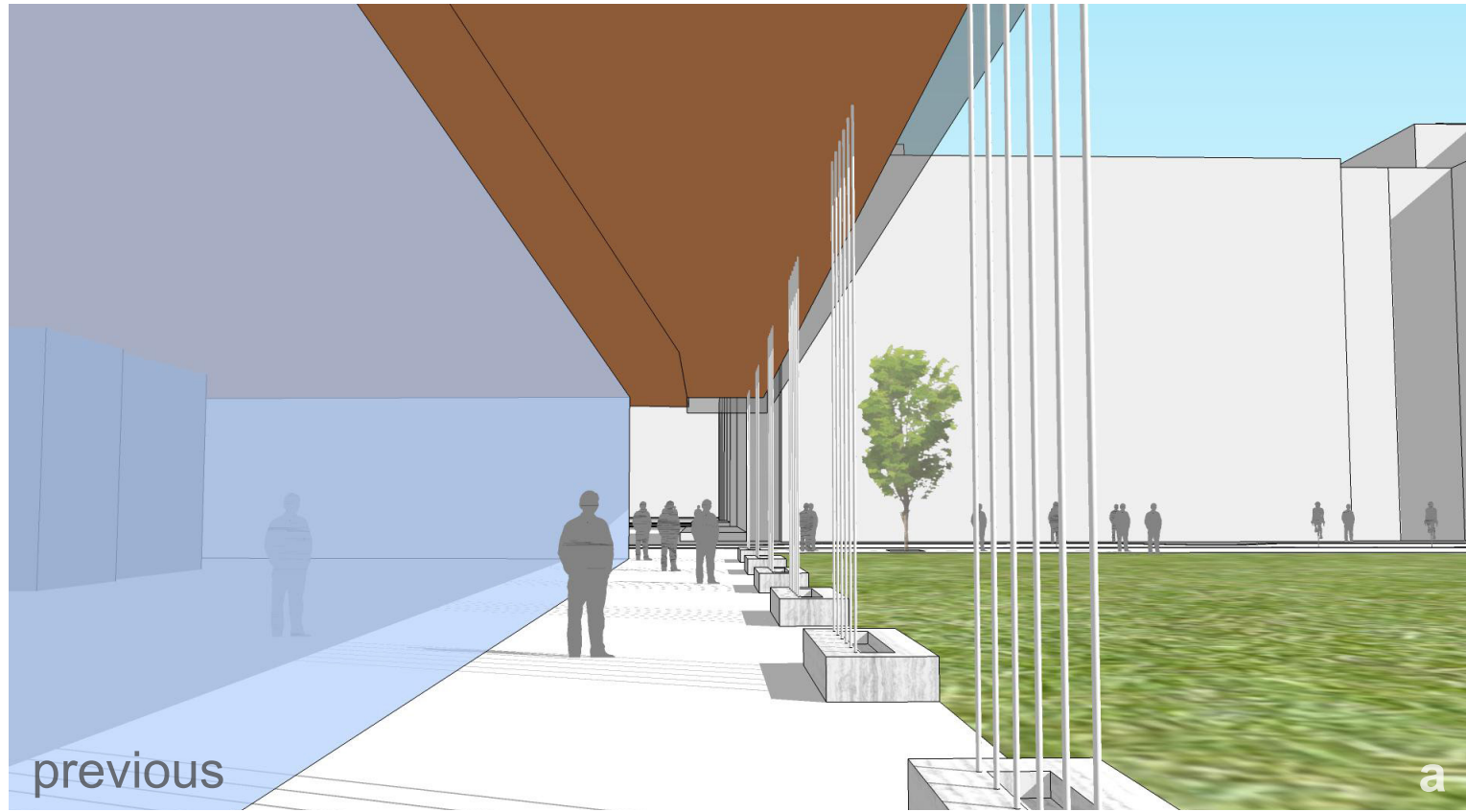
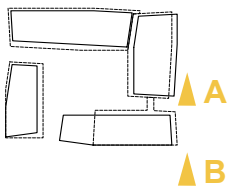
previous

b



proposed

b

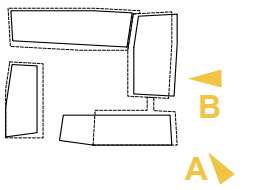


previous

b proposed

b

views



previous

a



proposed

a



previous

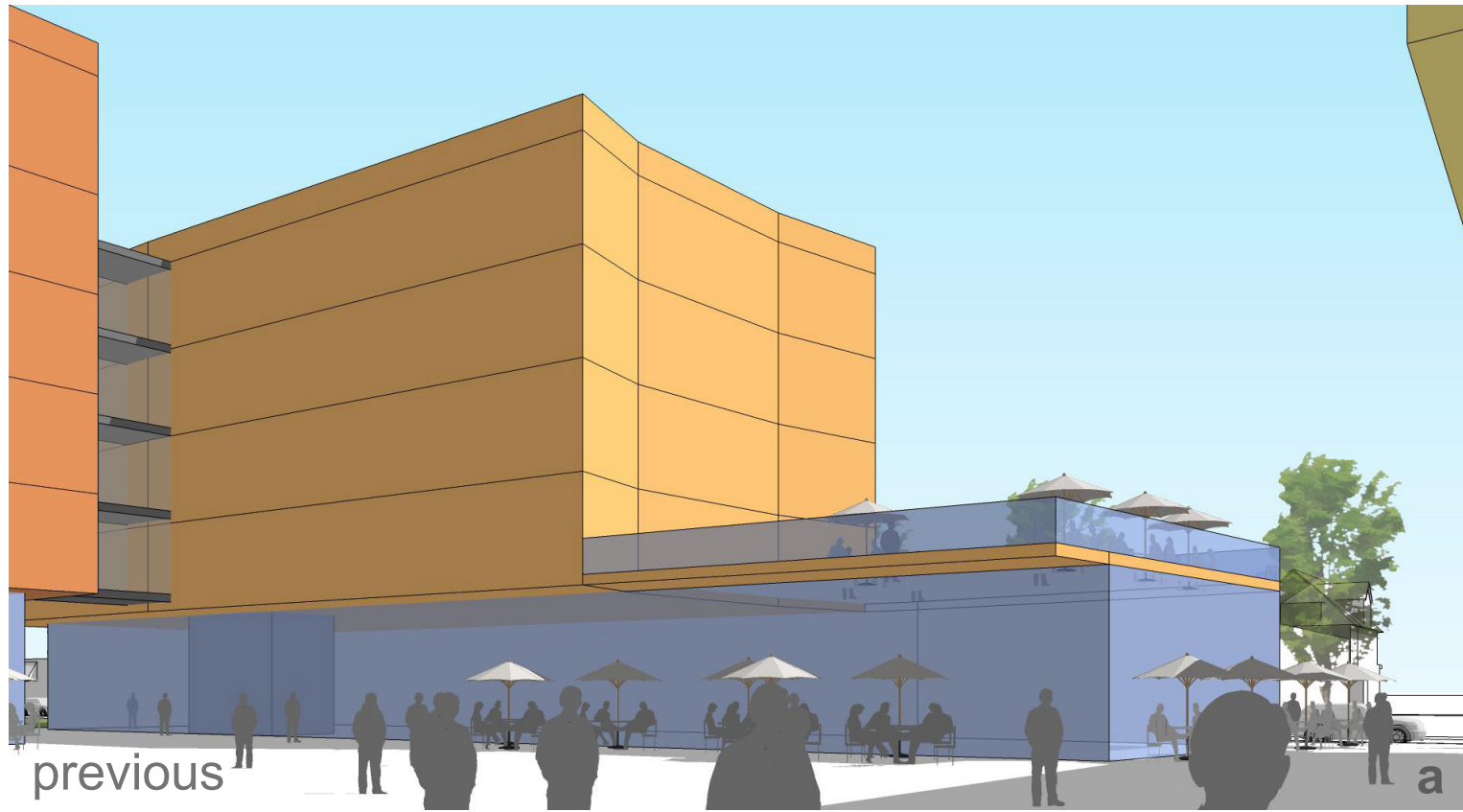
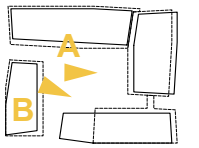
b



proposed

b

views



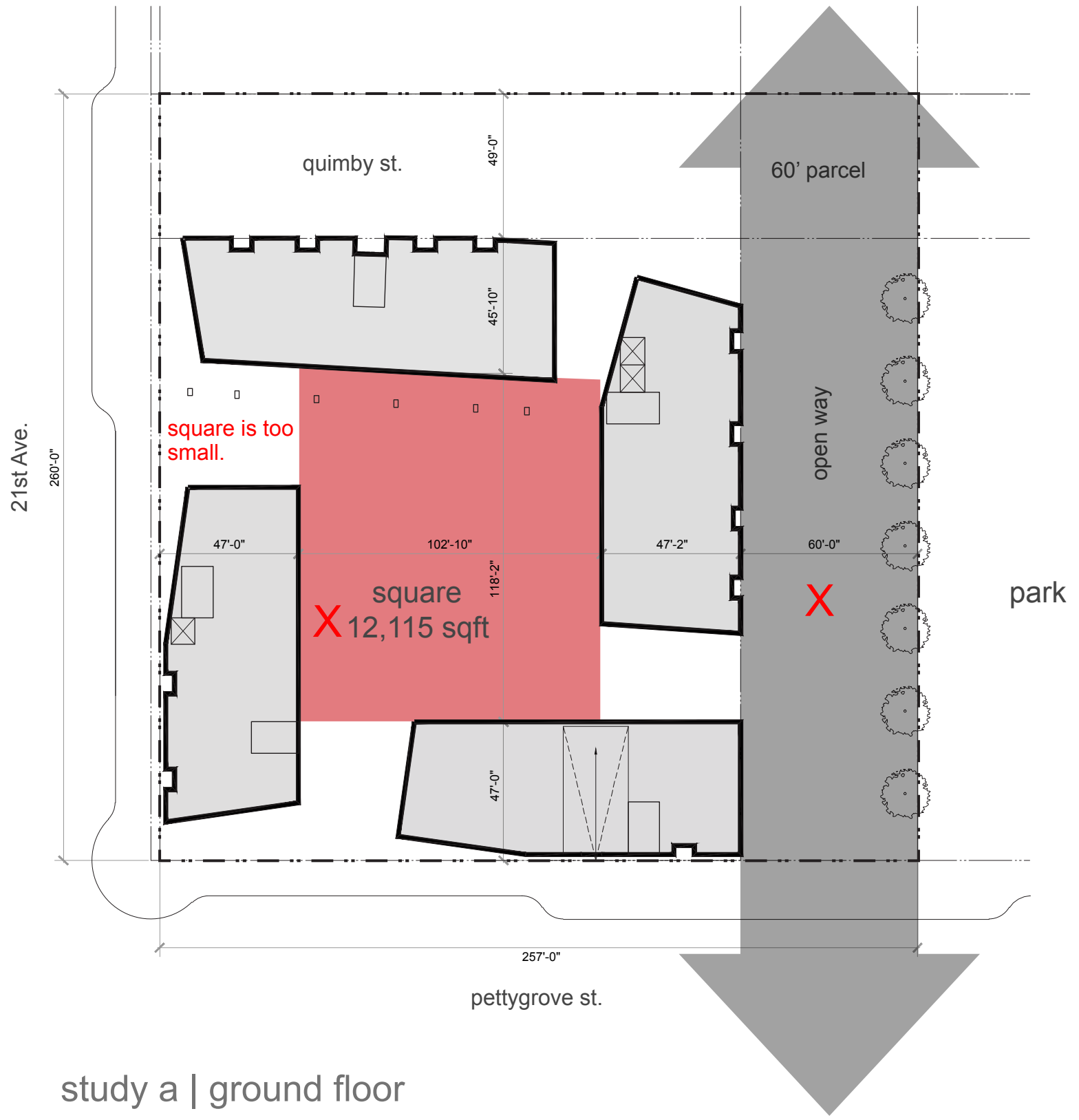
proposed | plans



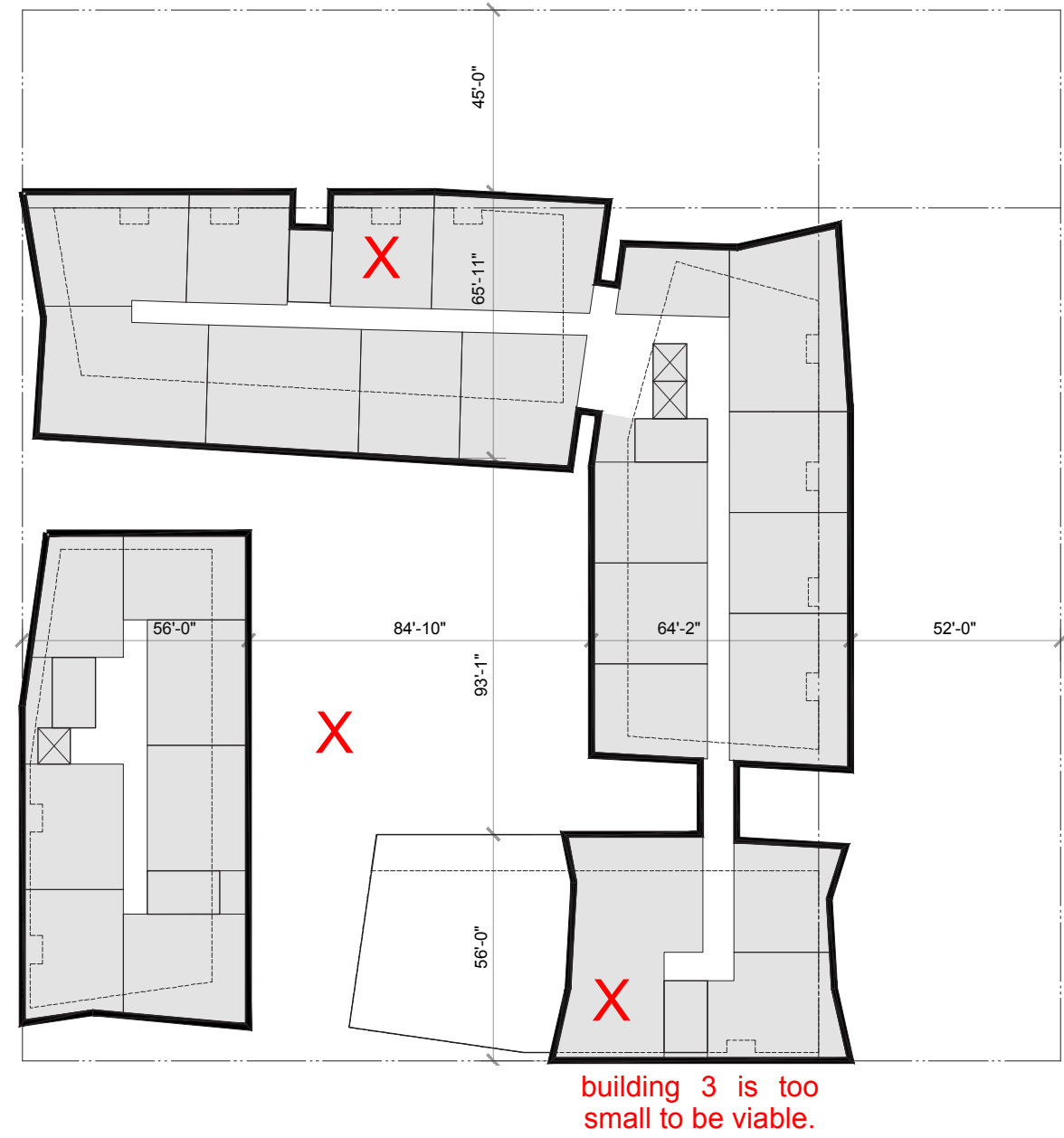
proposed | ground floor

proposed | upper floor

study a | plans



study a | ground floor

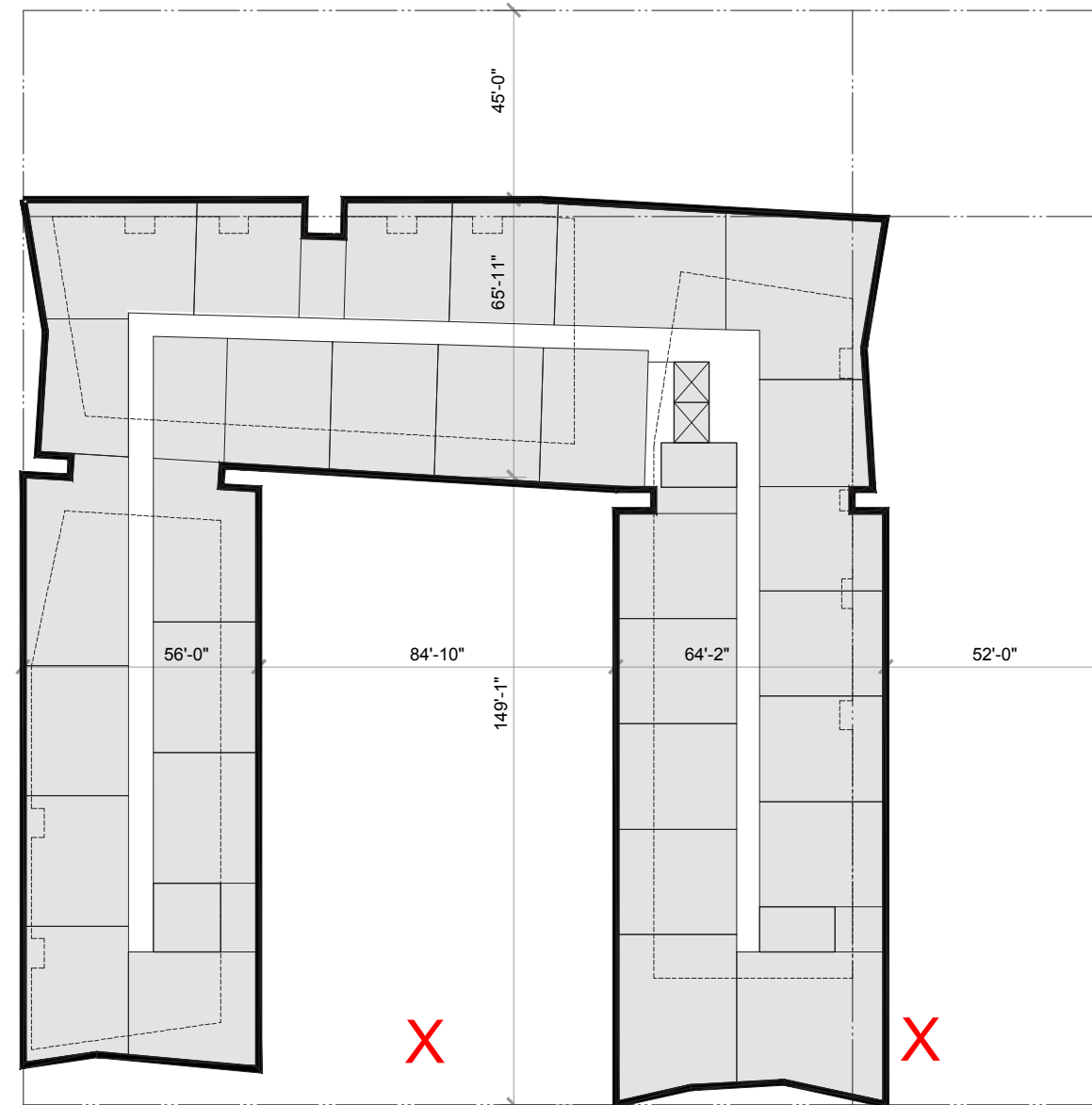


study a | upper floor

study b | plans

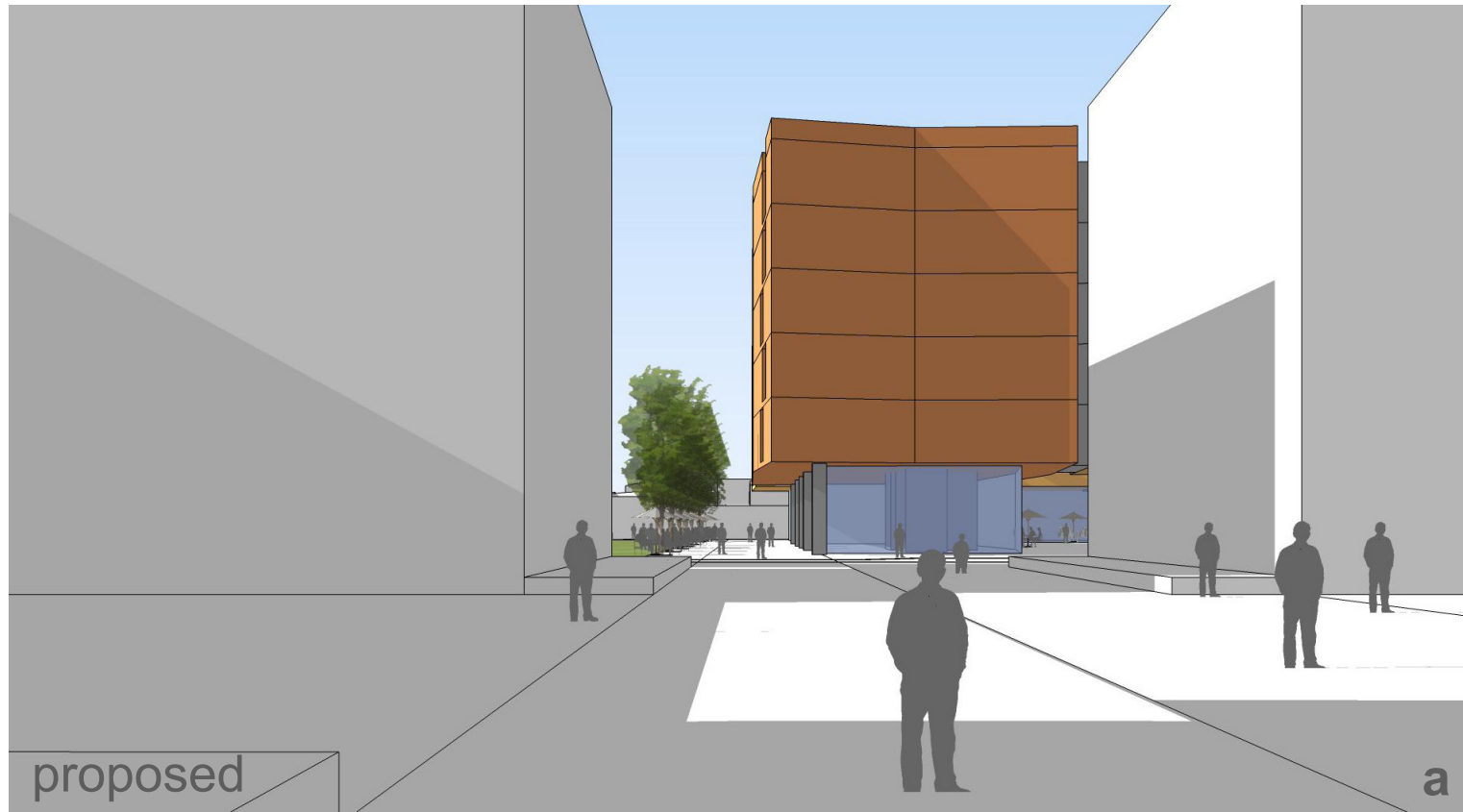
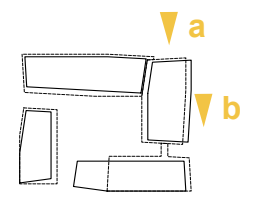


study b | ground floor

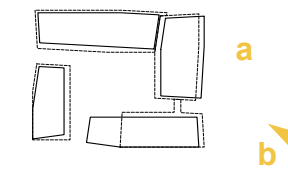


study b | upper floor

views



views



proposed

a



study b

a



proposed

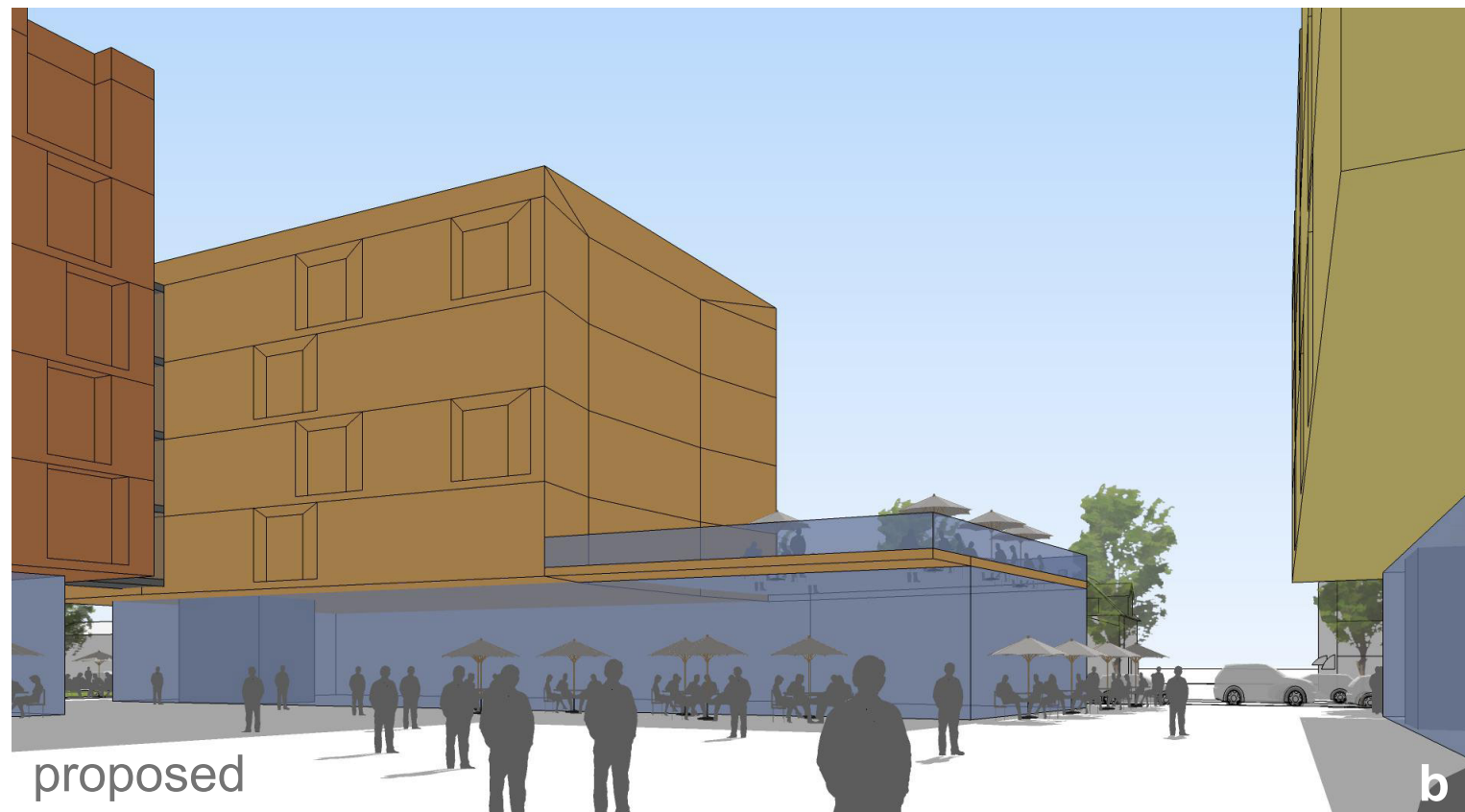
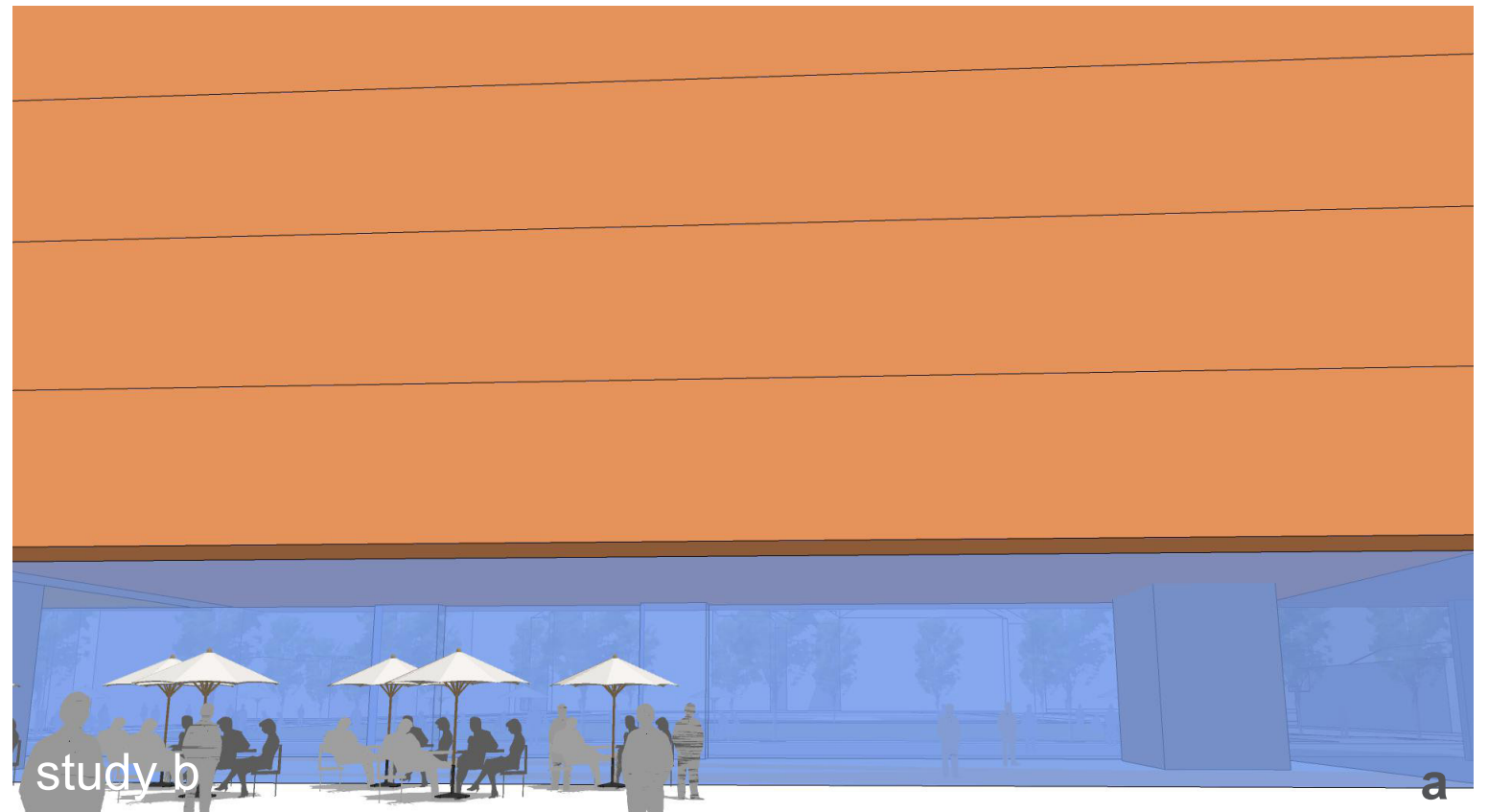
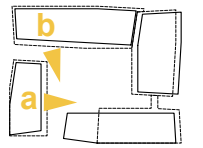
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study b

b

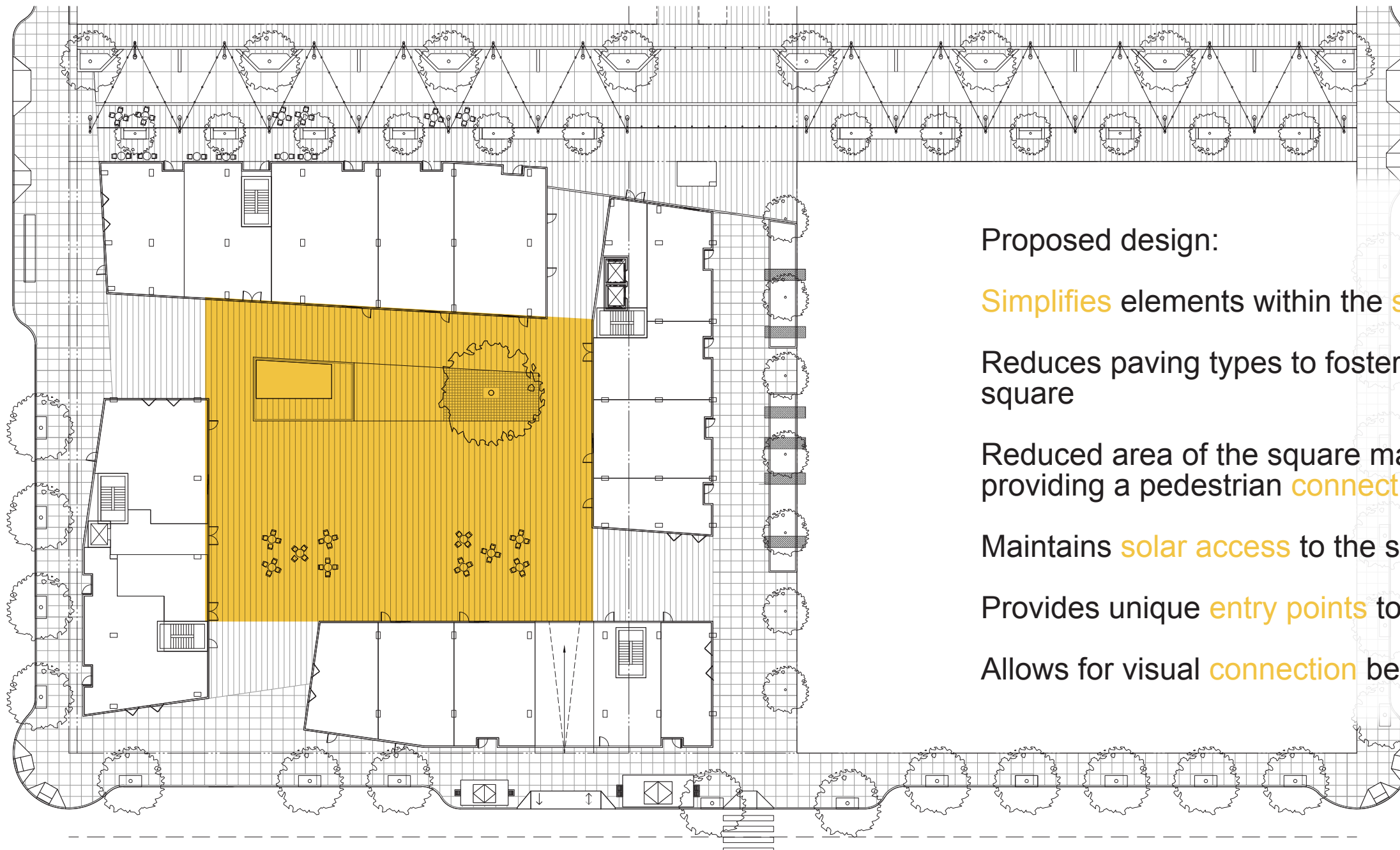
views



square design



2. Simplify the Square materials and landscape design to provide a versatile public space that is active throughout the day.



Proposed design:

Simplifies elements within the square

Reduces paving types to foster more freedom of use within the square

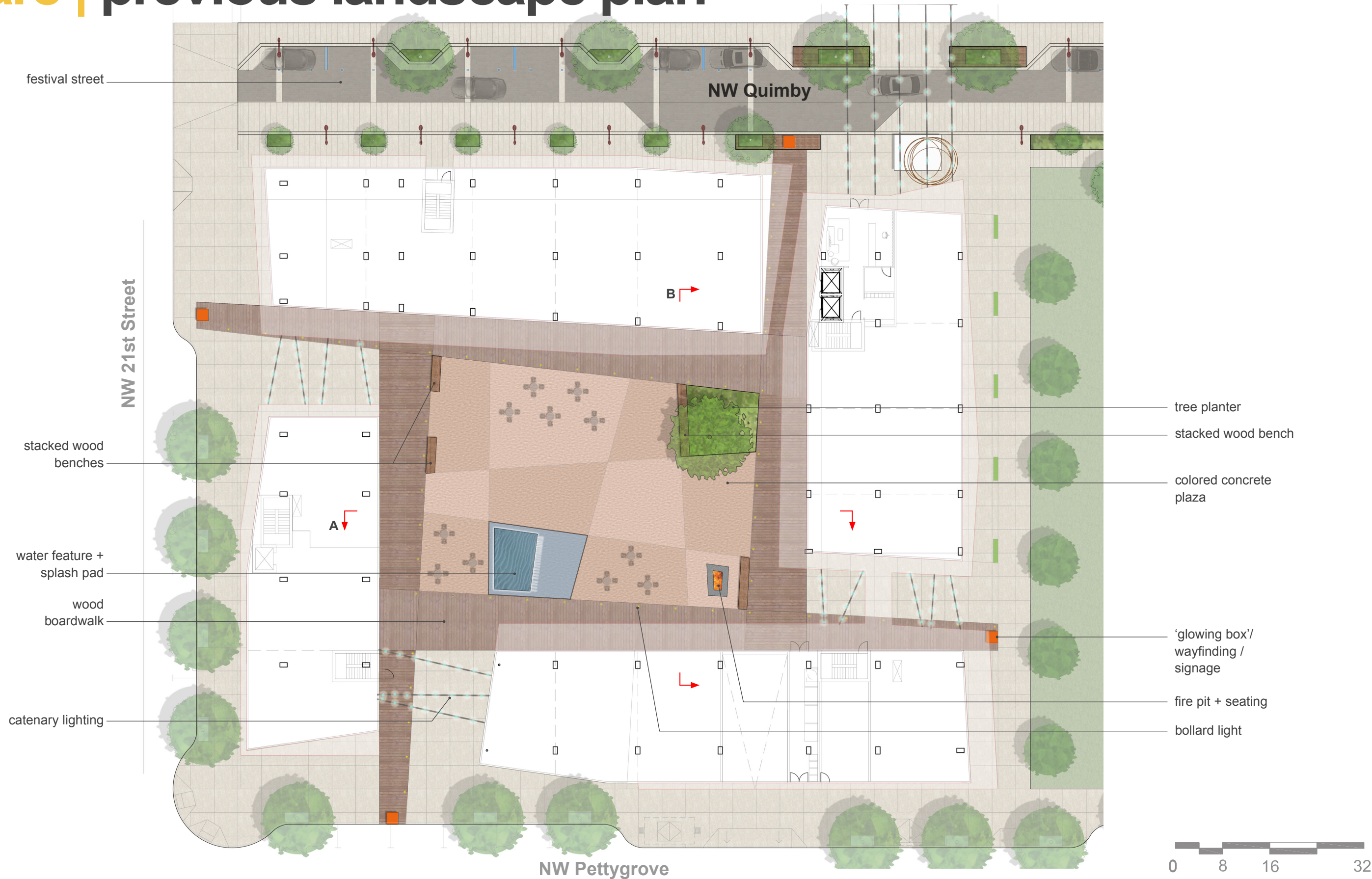
Reduced area of the square maintains four-sided enclosure while providing a pedestrian connection along the park edge

Maintains solar access to the square

Provides unique entry points to the square on all four sides

Allows for visual connection between 21st Avenue and the park

square | previous landscape plan



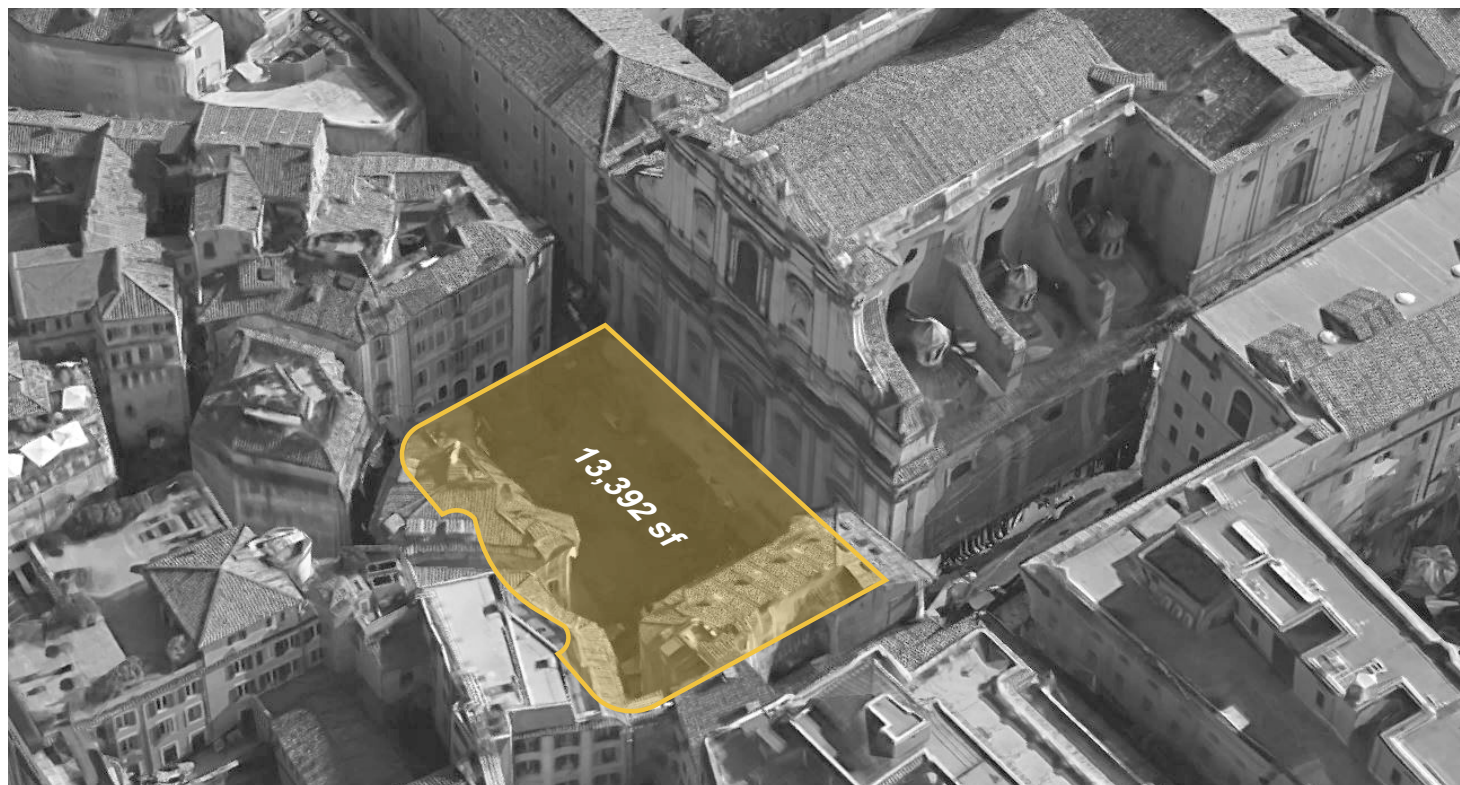
square | proposed landscape plan



square | scale



psu urban center | portland, oregon | 108' x 145' (B290W square | 137' X 111' = 15,165 sf)



piazza di sant'ignazio | rome, italy | 93' x 144' (B290W square | 137' X 111' = 15,165 sf)



square | scale



marriott hotel | portland, oregon | 115' x 92' (B290W square | 137' X 111' = 15,165 sf)



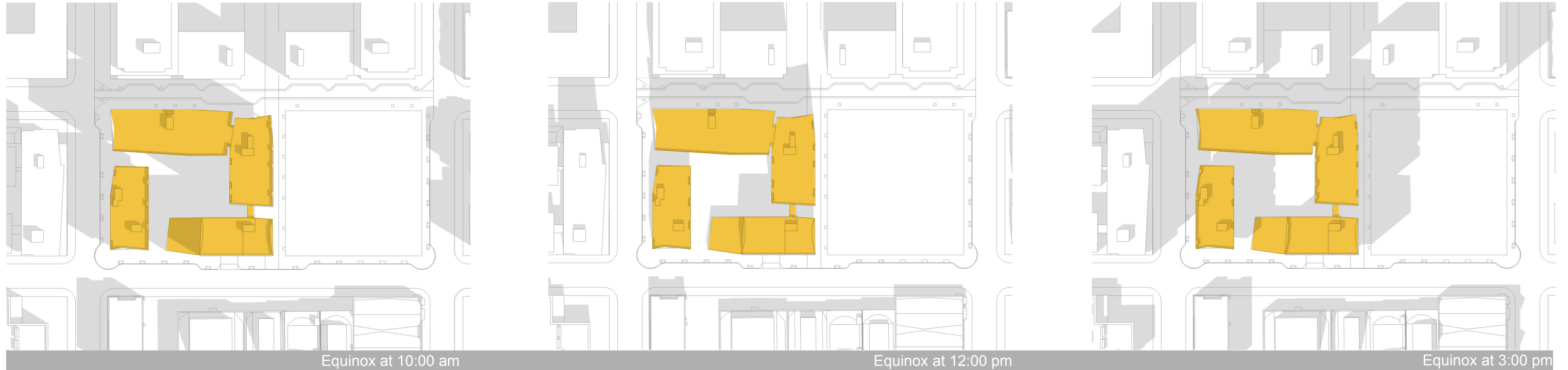
ghiradelli square | san francisco, california | 144' x 105' (B290W square | 137' X 111' = 15,165 sf)



equinox | shadows



proposed

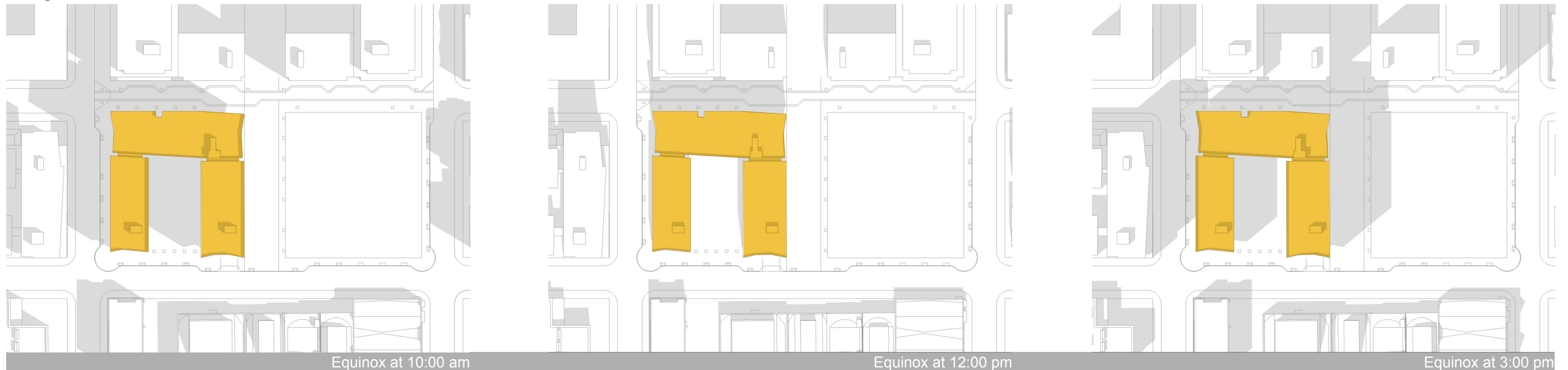


Equinox at 10:00 am

Equinox at 12:00 pm

Equinox at 3:00 pm

study b



Equinox at 10:00 am

Equinox at 12:00 pm

Equinox at 3:00 pm

summer | shadows



proposed



Summer Solstice at 10:00 am



Summer Solstice at 12:00 pm

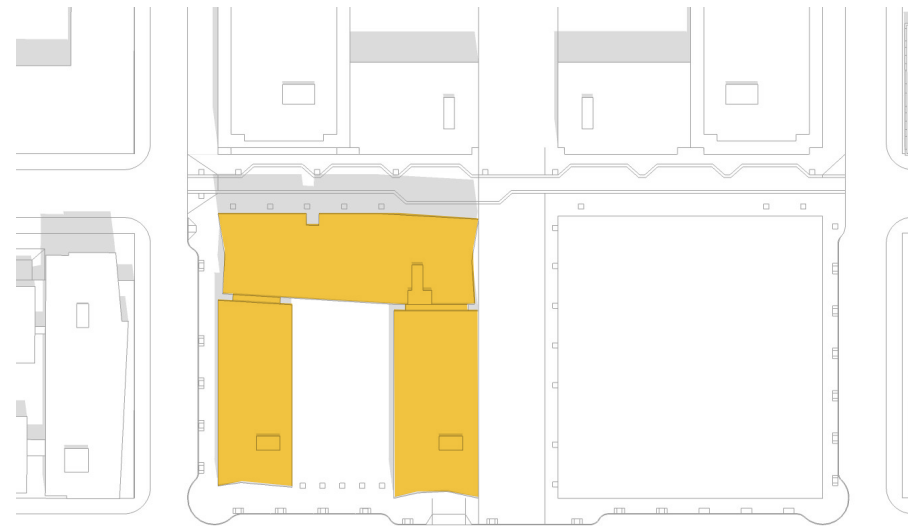


Summer Solstice at 3:00 pm

study b



Summer Solstice at 10:00 am



Summer Solstice at 12:00 pm

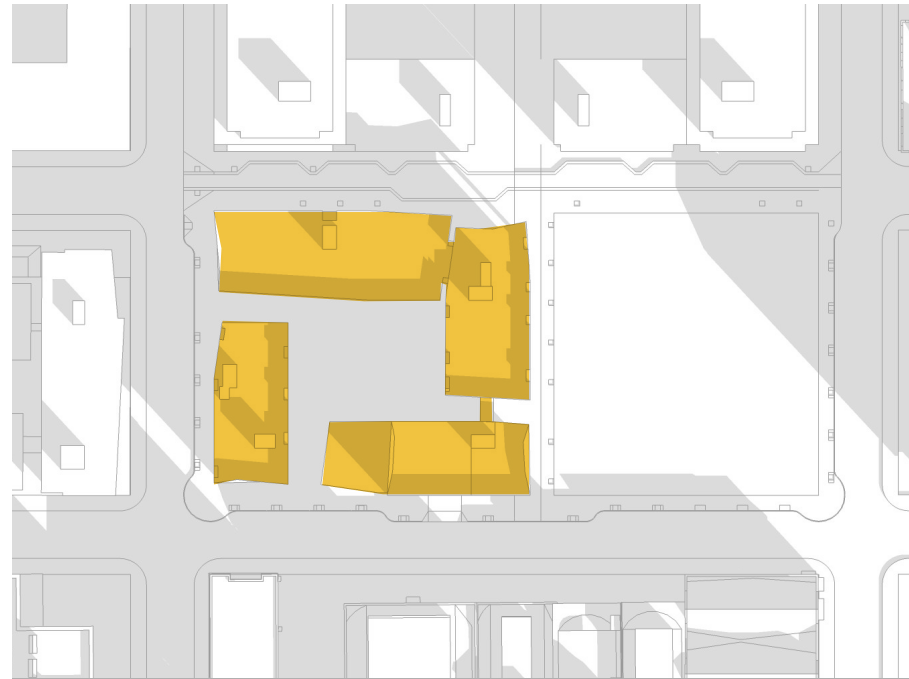


Summer Solstice at 3:00 pm

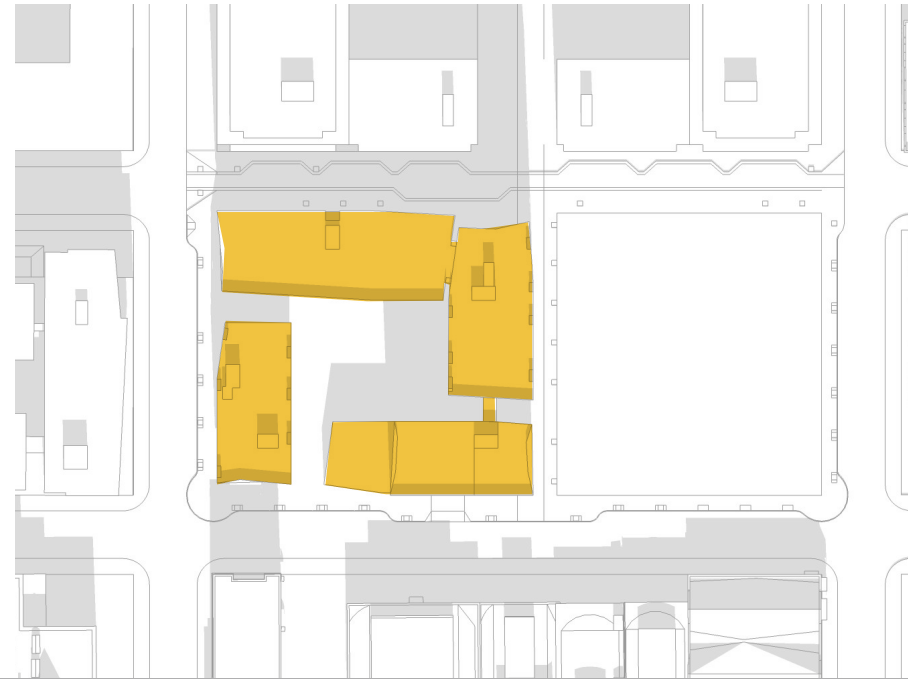
winter | shadows



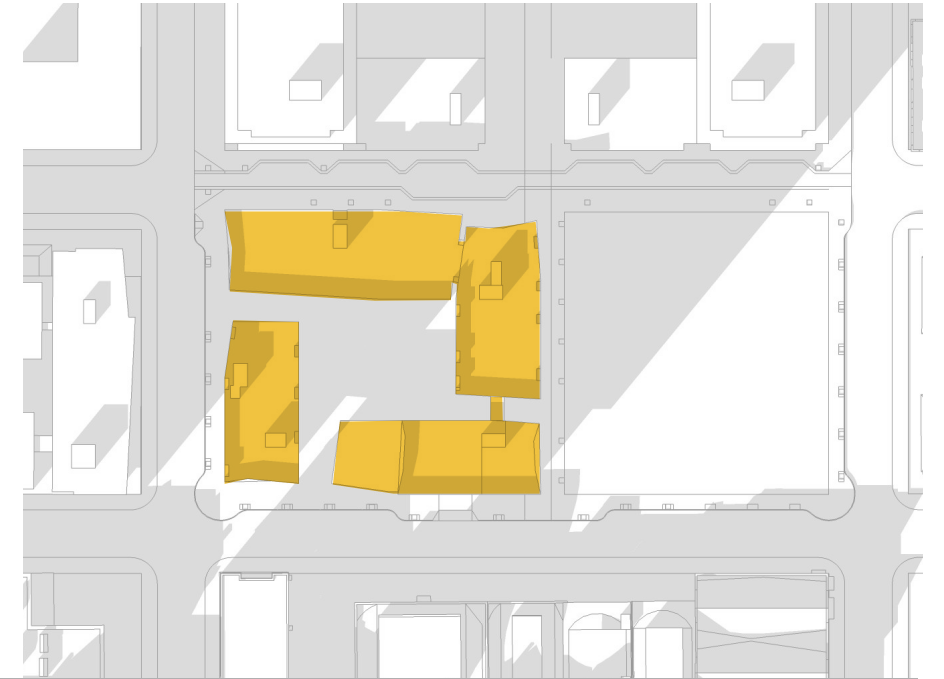
proposed



Winter Solstice at 10:00 am

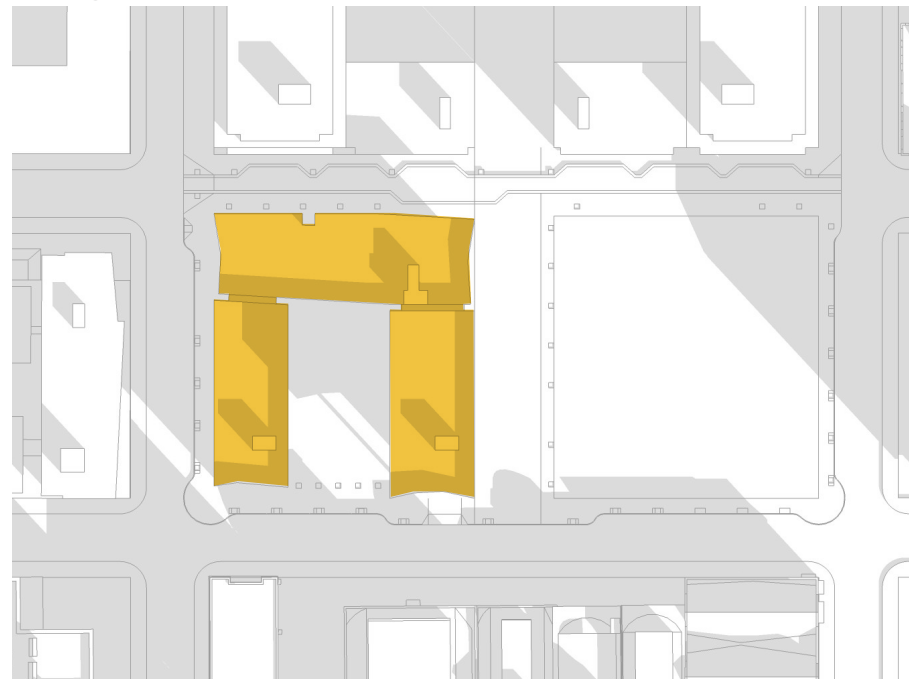


Winter Solstice at 12:00 pm

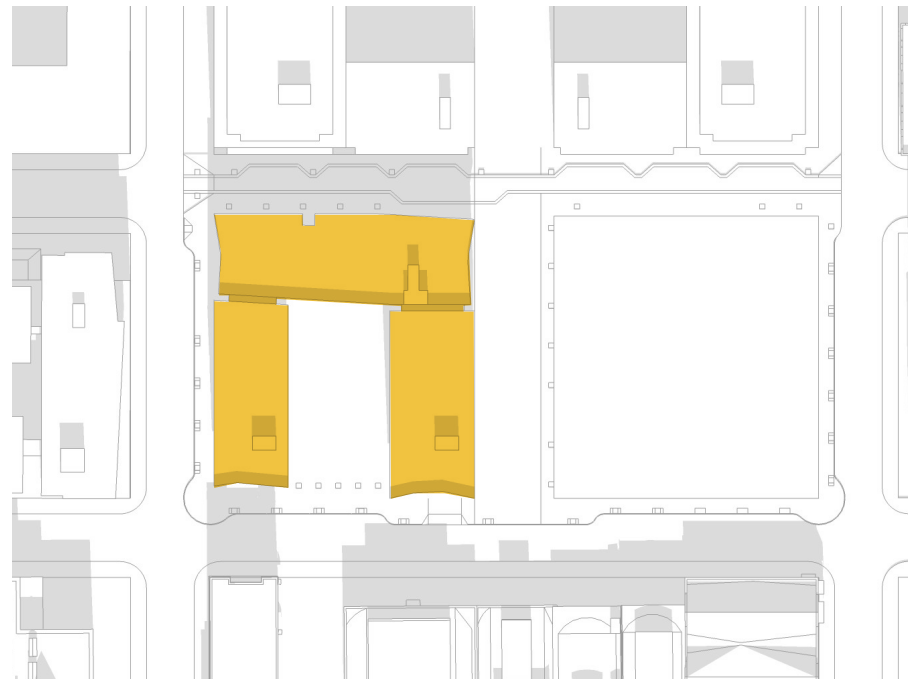


Winter Solstice at 3:00 pm

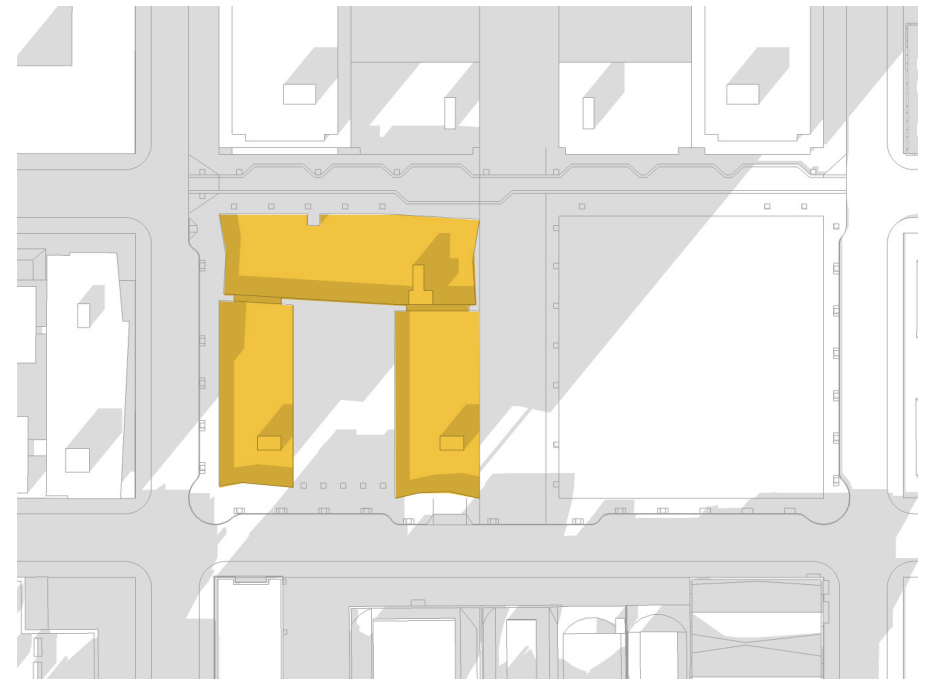
study b



Winter Solstice at 10:00 am



Winter Solstice at 12:00 pm

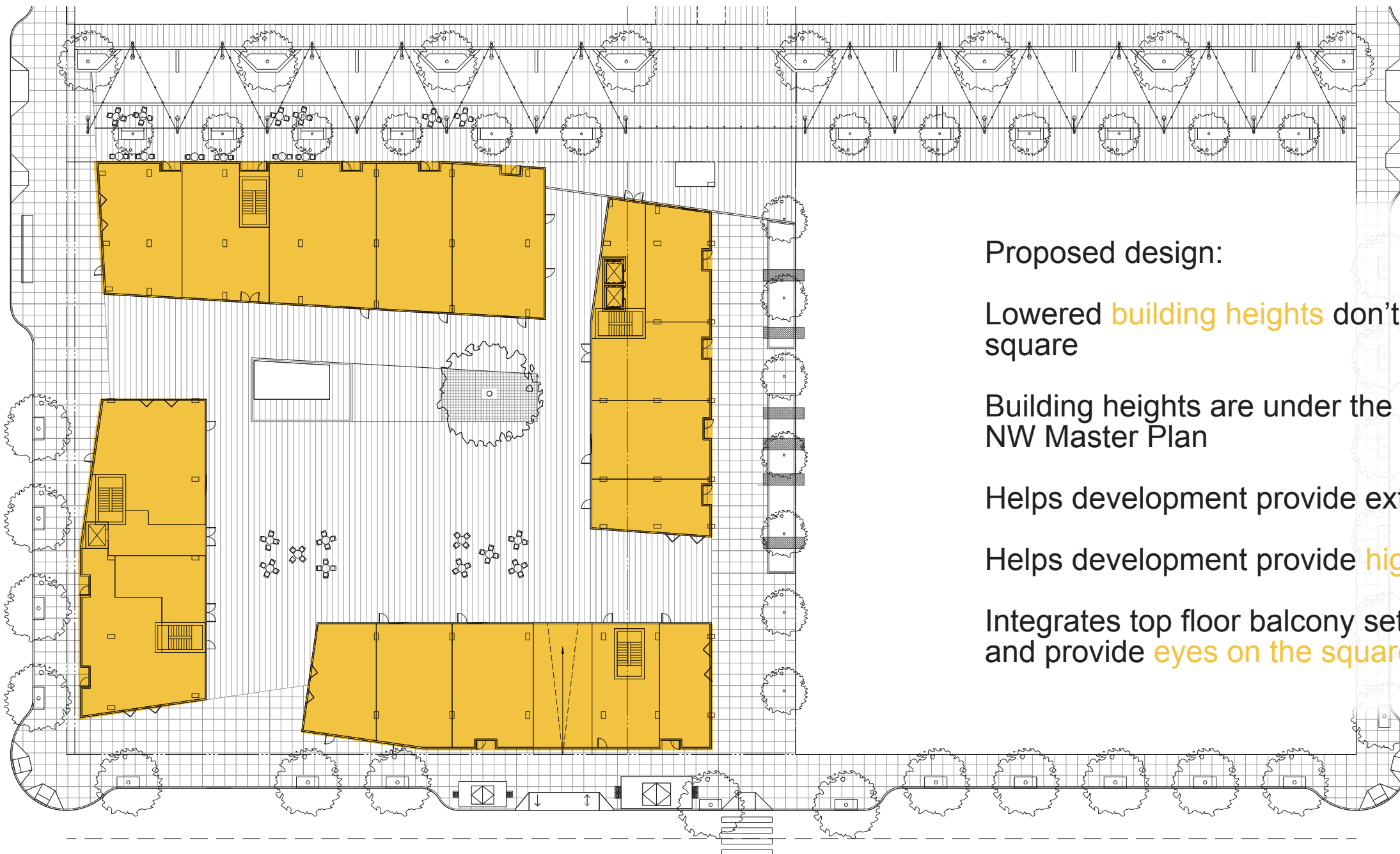


Winter Solstice at 3:00 pm

building heights



3. Provide adequate building height to support the project while ensuring solar access, both of which are critical to the vibrancy and success of the Square.



Proposed design:

Lowered **building heights** don't significantly alter **solar access** to the square

Building heights are under the maximum **allowable heights** per the NW Master Plan

Helps development provide extensive **public amenities**

Helps development provide **high-quality materials**

Integrates top floor balcony setbacks to **reduce the building scale** and provide **eyes on the square**

building height study | solar access



proposed building heights



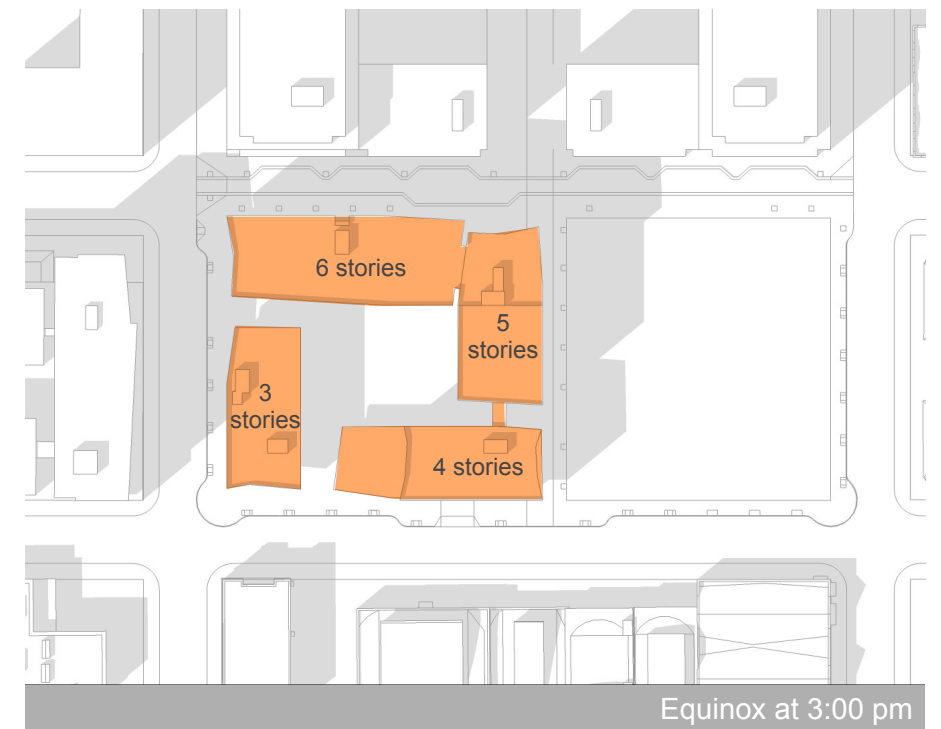
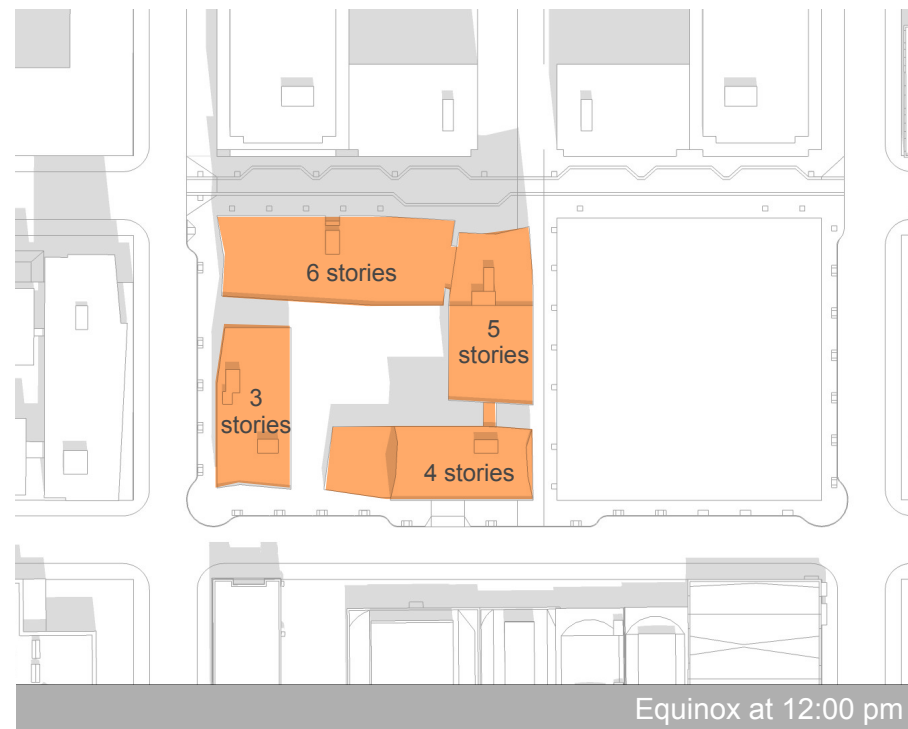
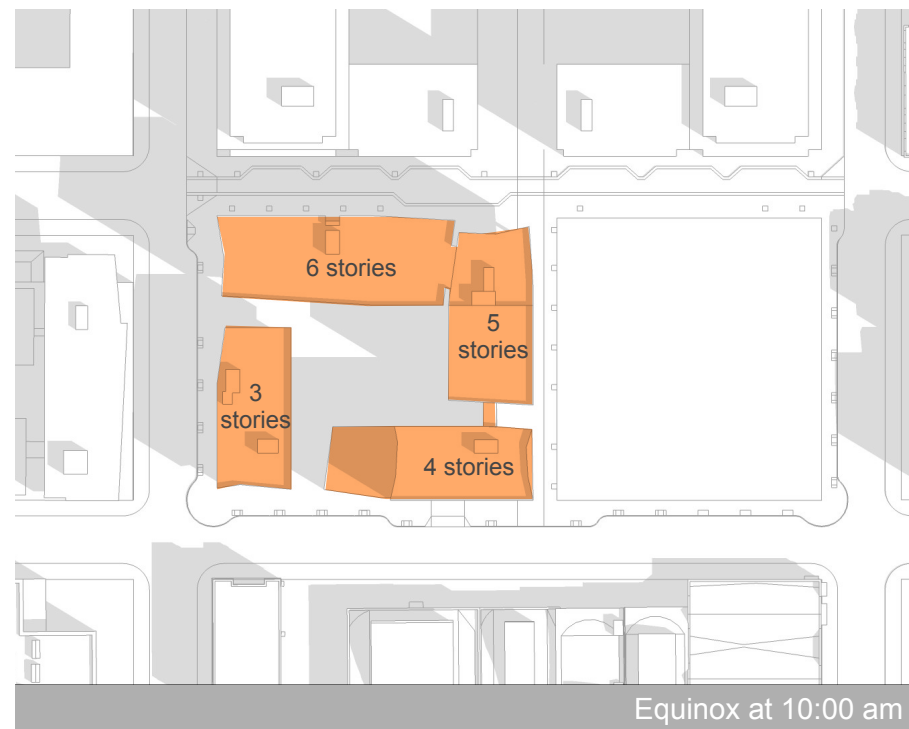
reduced building heights | negligible change to shadows
| financially infeasible

building height study | solar access | equinox

proposed building heights

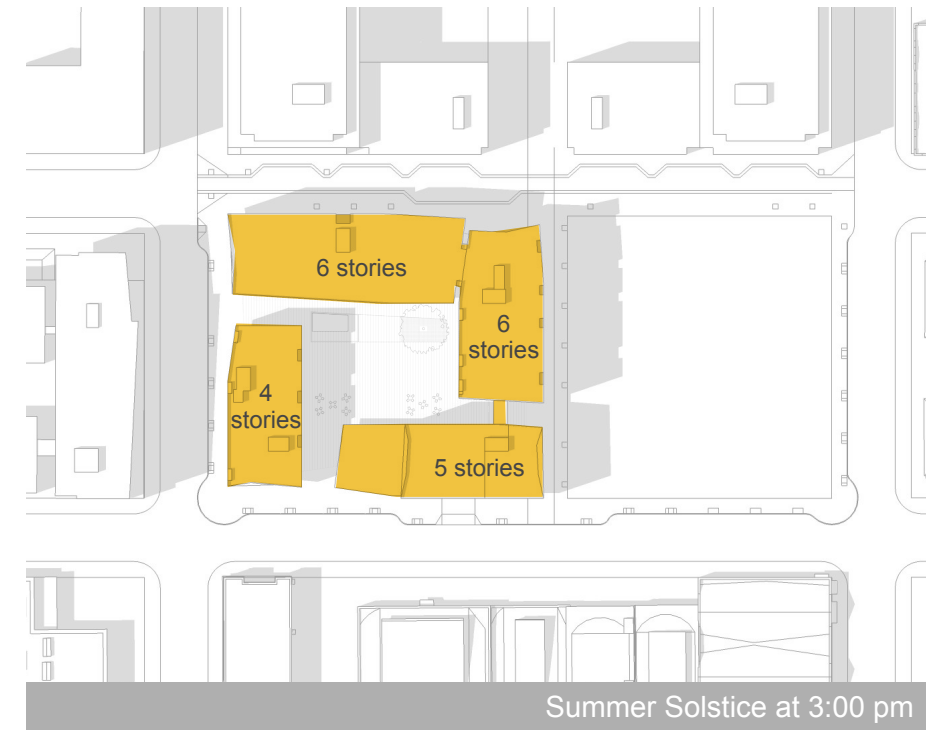
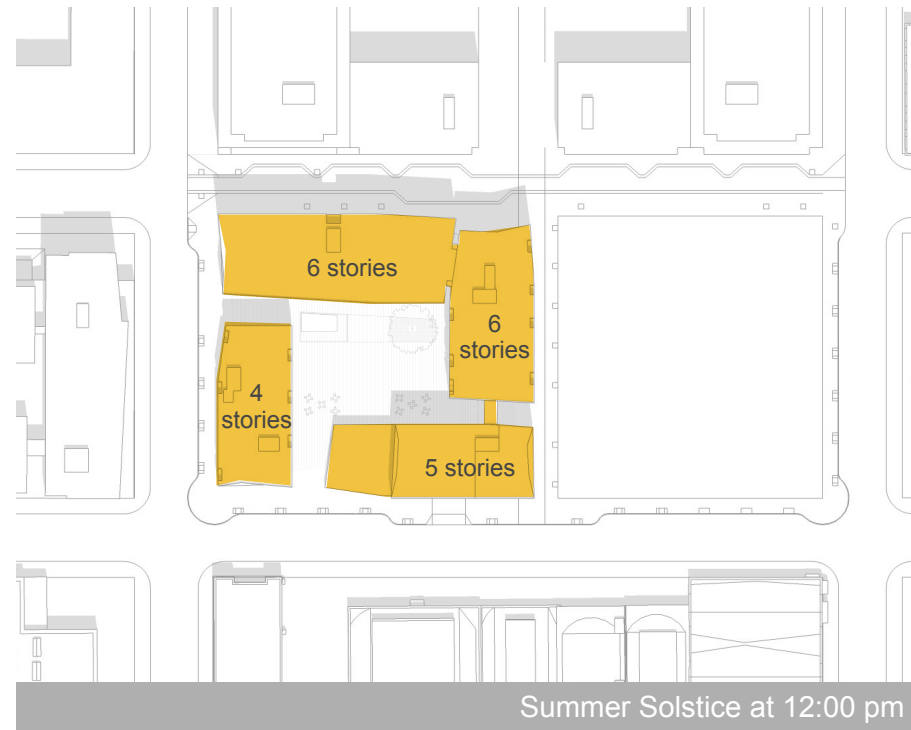
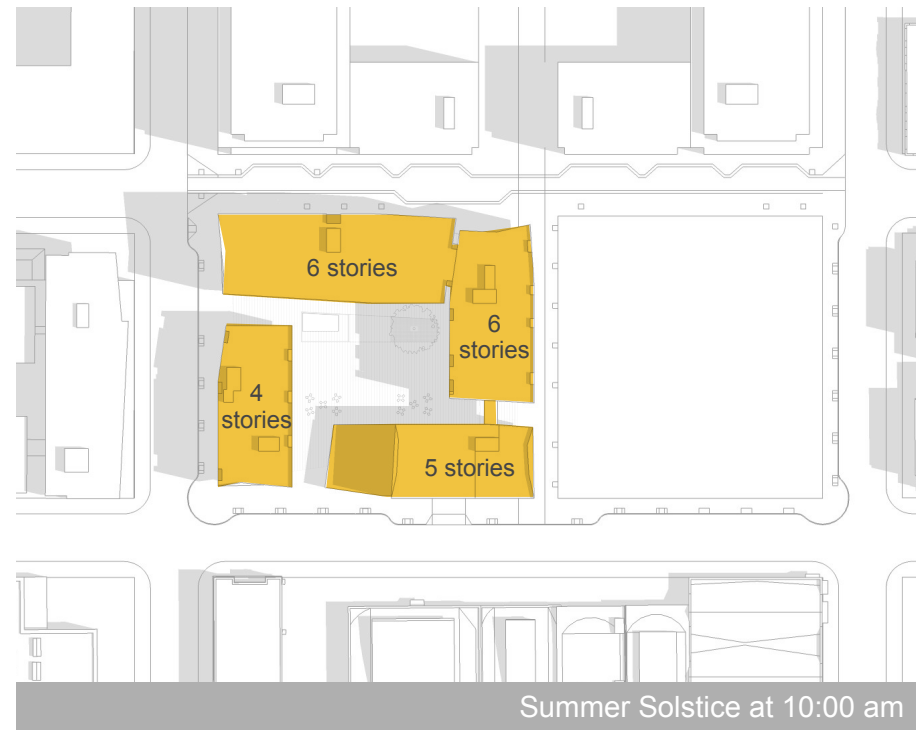


reduced building heights | negligible change to shadows | financially infeasible

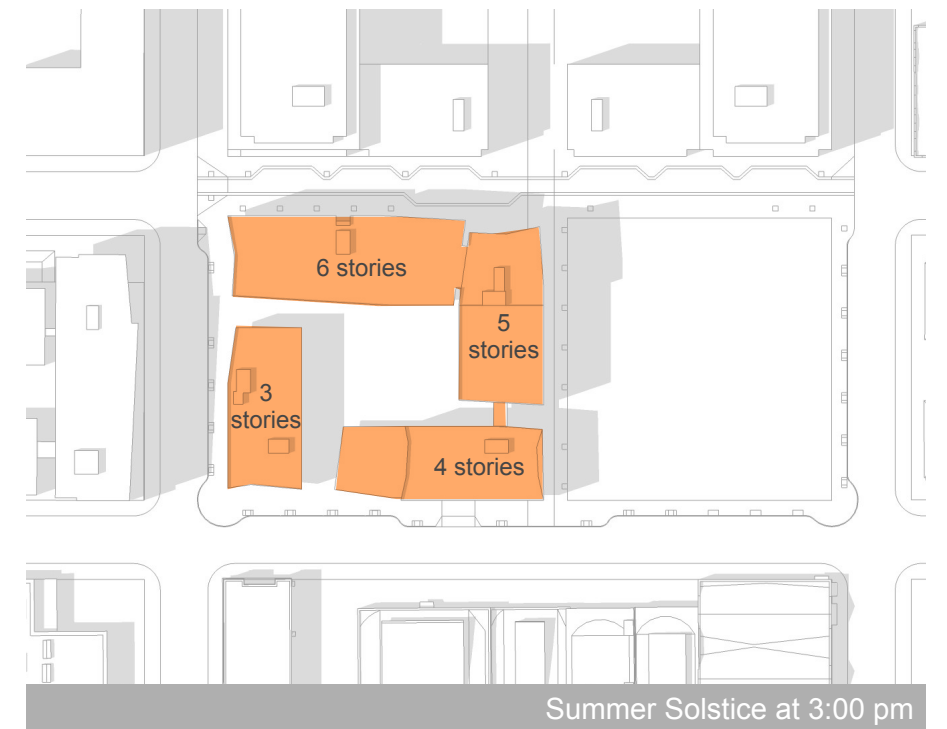
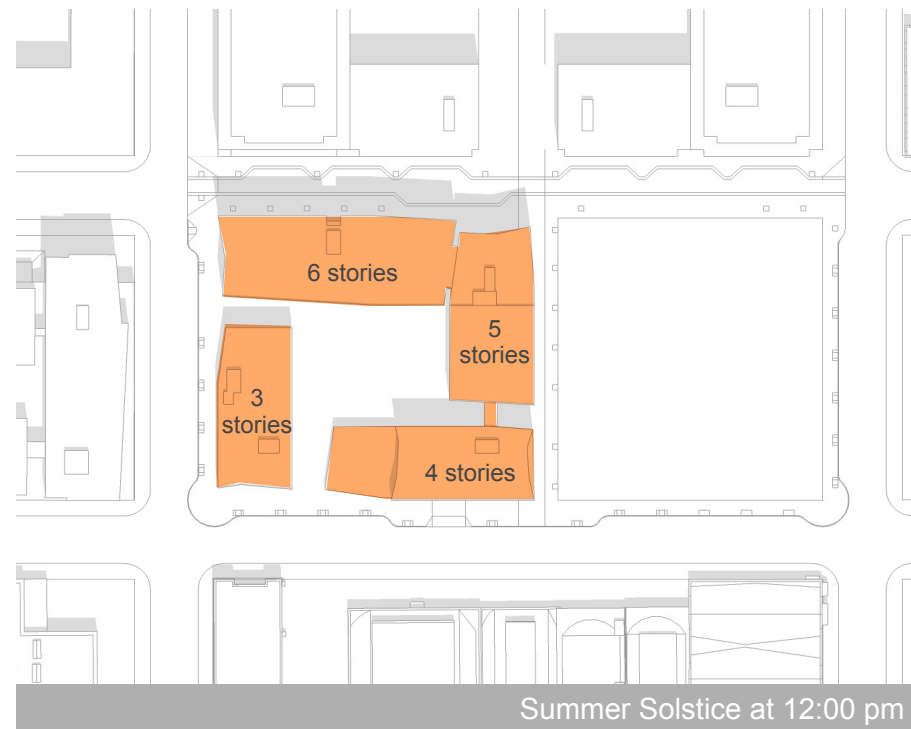
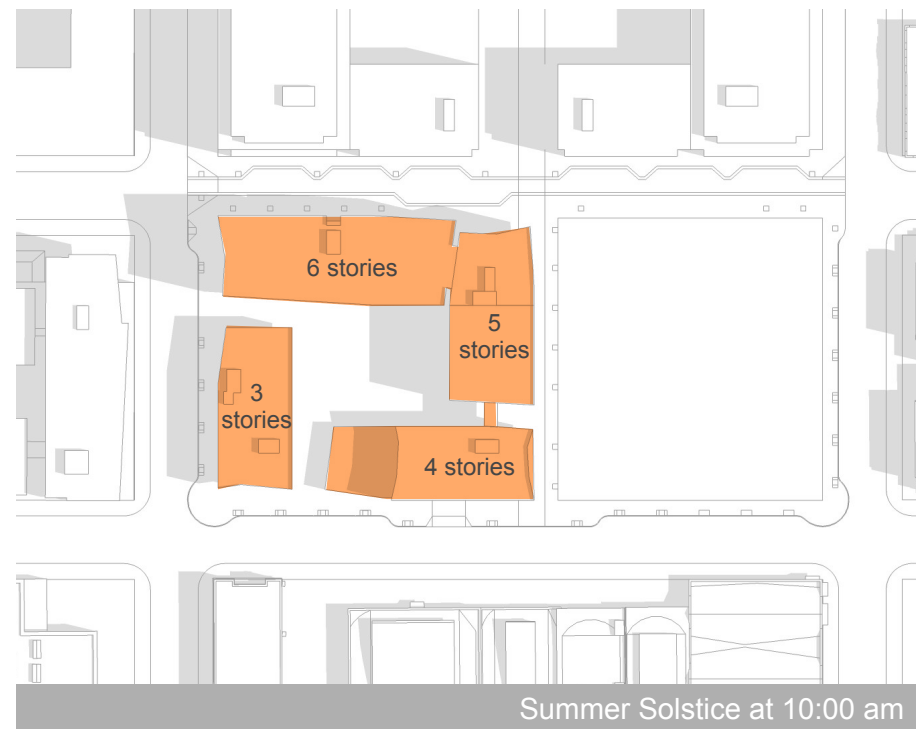


building height study | solar access | summer solstice

proposed building heights



reduced building heights | negligible change to shadows | financially infeasible

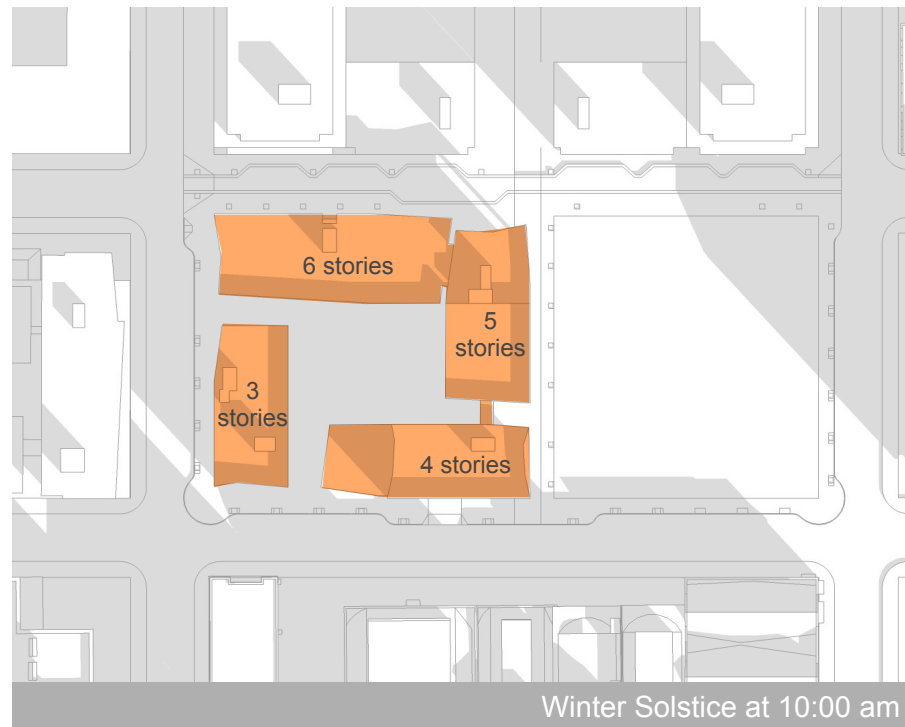


building height study | solar access | winter solstice

proposed building heights



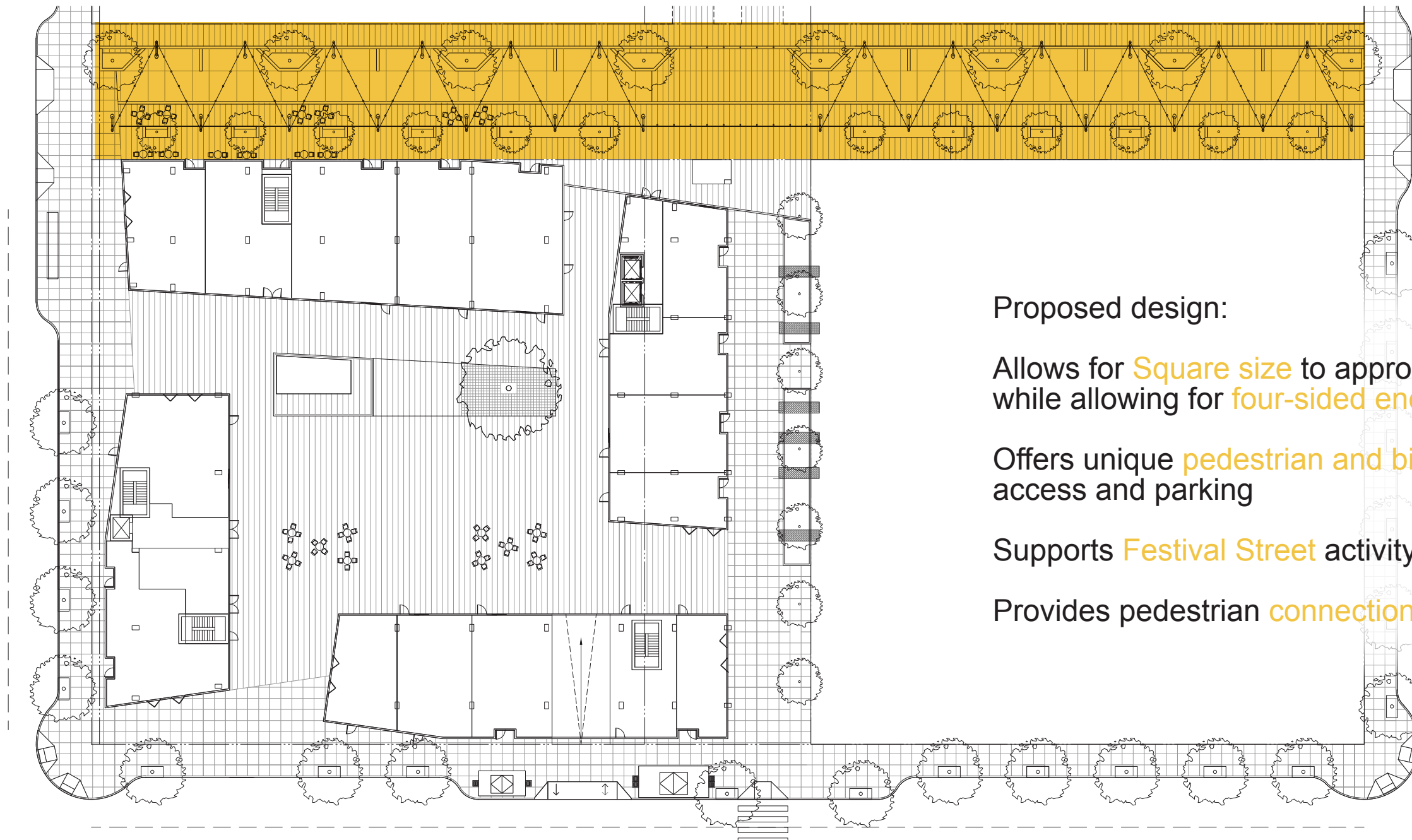
reduced building heights | negligible change to shadows | financially infeasible



nw quimby street



4. Address the function of NW Quimby St. to support pedestrian and bicycle circulation and integrate vehicular uses.



Proposed design:

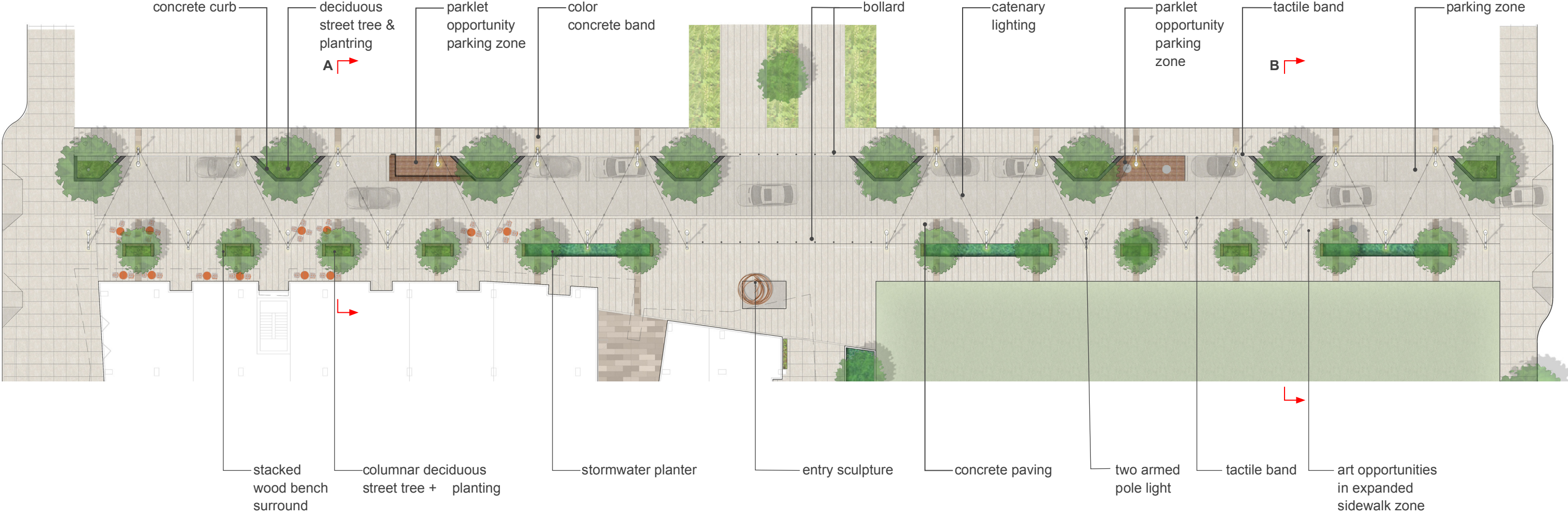
Allows for **Square size** to approximate Master Plan requirements while allowing for **four-sided enclosure**

Offers unique **pedestrian and bicycle** realm with limited vehicular access and parking

Supports **Festival Street** activity

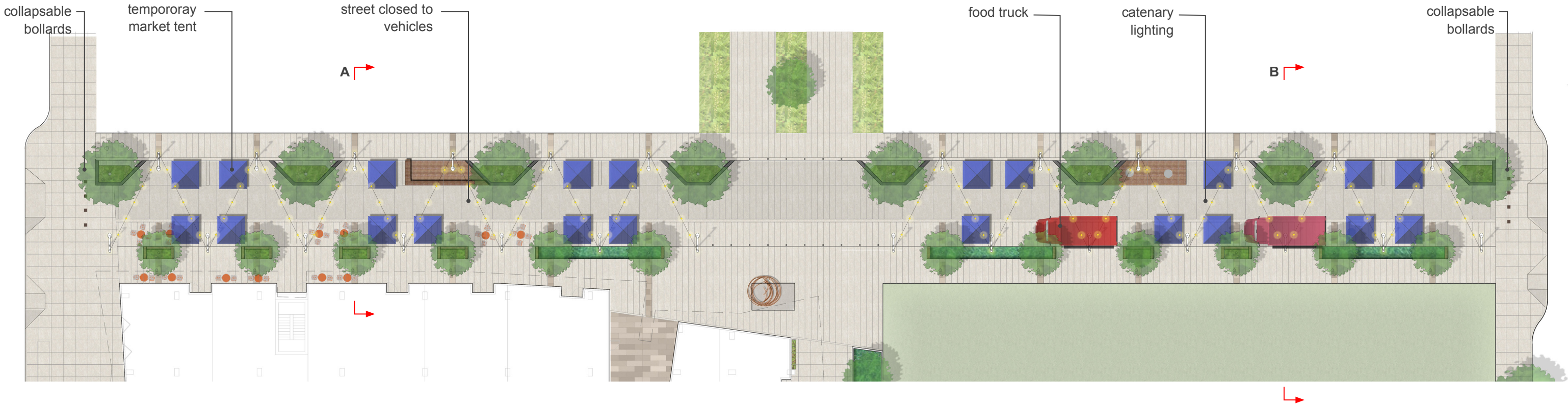
Provides pedestrian **connection** to the **park** and the **square**

nw quimby street | landscape plan



typical weekday - study

nw quimby street | landscape plan



festival day - study

nw quimby street | section A

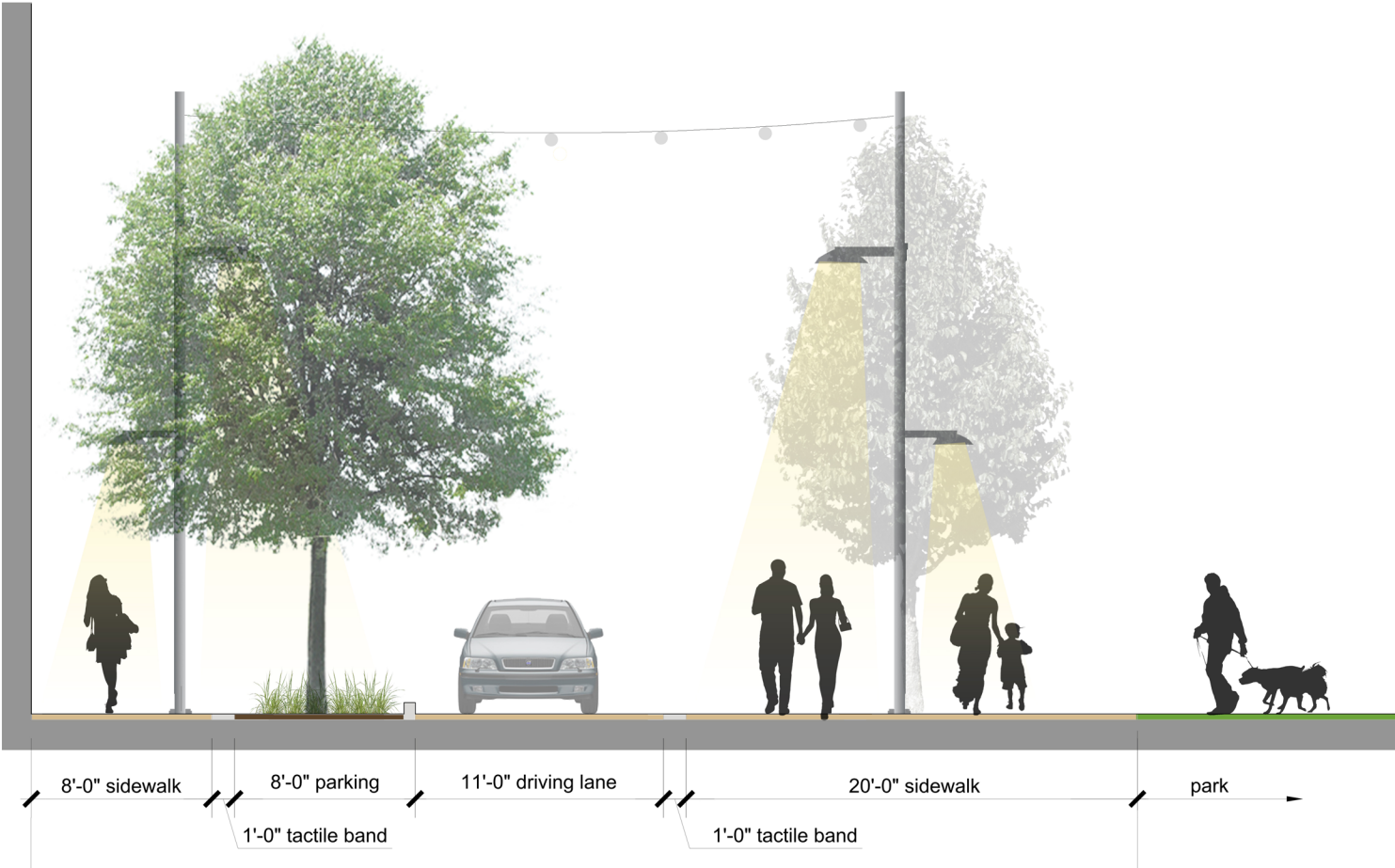


typical weekday - study



festival day - study

nw quimby street | section B



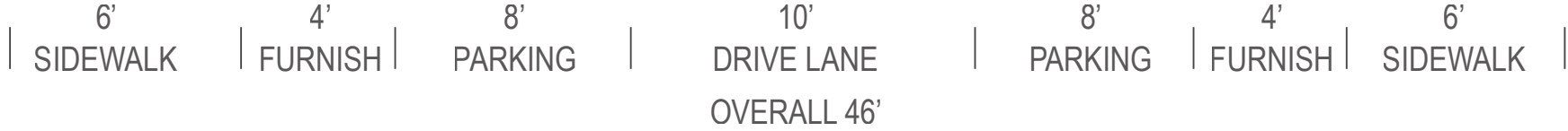
typical weekday - study



festival day - study

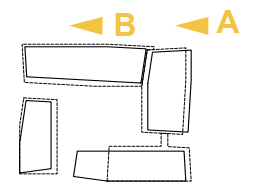
nw quimby street | precedent

intersection of SW park ave. and salmon st.

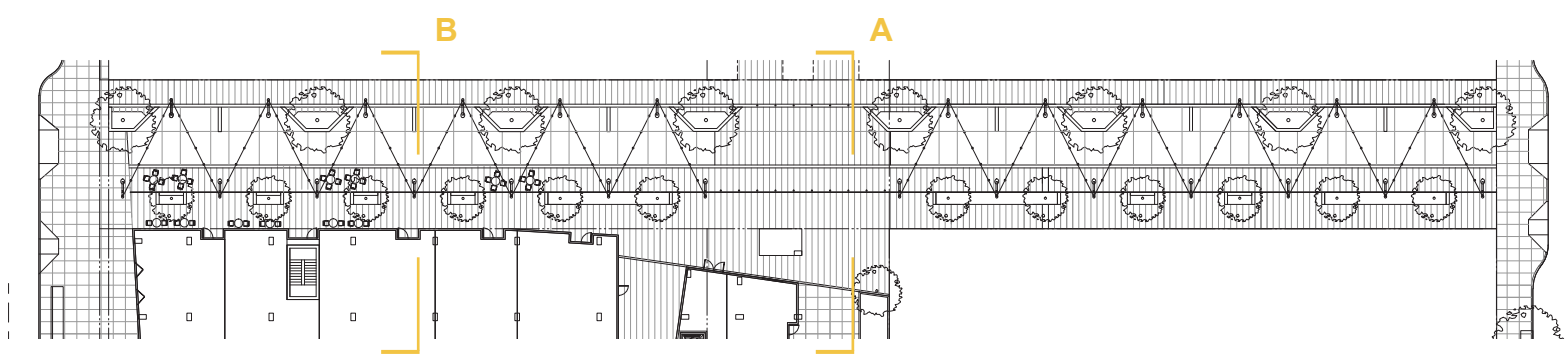


OVERALL 49'

nw quimby street | views



quimby st. reference plan



landscape design | reference images

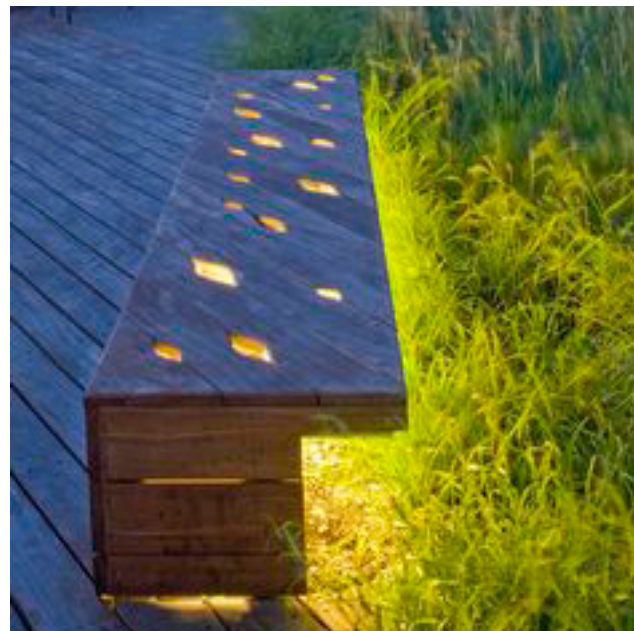
site furniture



slabtown historic image



stacked wood



accent light

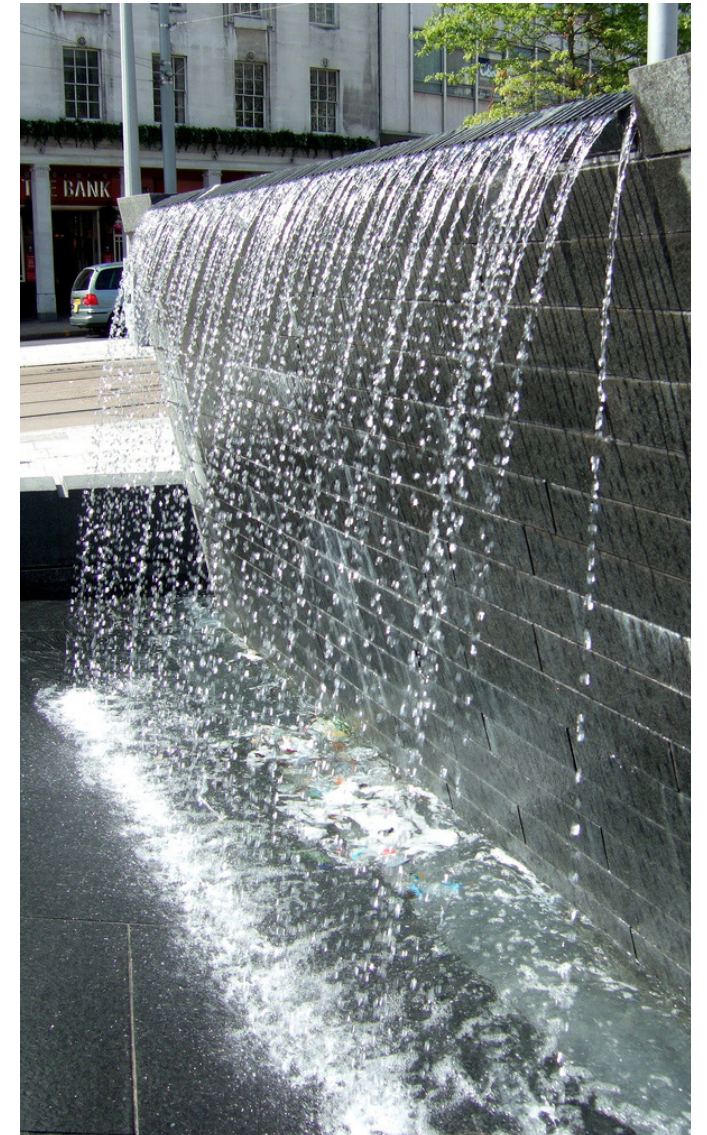
water feature



splash pad



stacked stone



water cascade

landscape design | reference images

paving



tri-color concrete unit pavers

nw quimby street



curbless street (bell street, seattle)

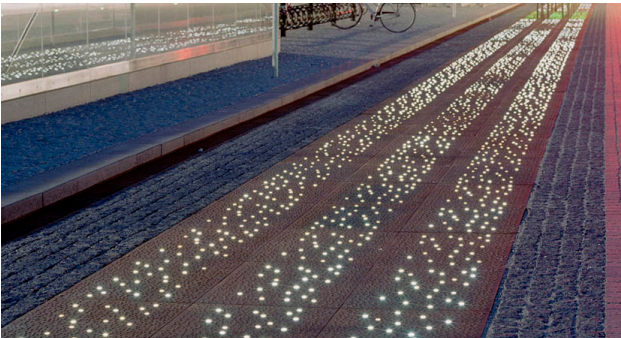


catenary lighting

art



engravings/ etchings on sidewalk furnishings



in-ground fibre-optic lighting



light projection



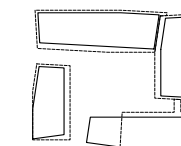
street light

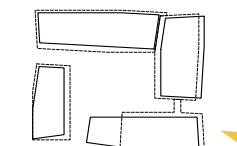


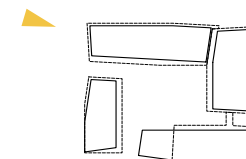
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preliminary stormwater sizing

