

4th & Harrison Portland, OR

HARTSHORNE PLUNKARD ARCHITECTURE

MYHRE GROUP ARCHITECTS

LANGO HANSEN

CORE SPACES

06-18-15

Vicinity Map: South Auditorium District



Cyan/PDX



Montgomery Ped Trail, SE view



3rd Ave Ped Trail, NE view



Pettygrove Park

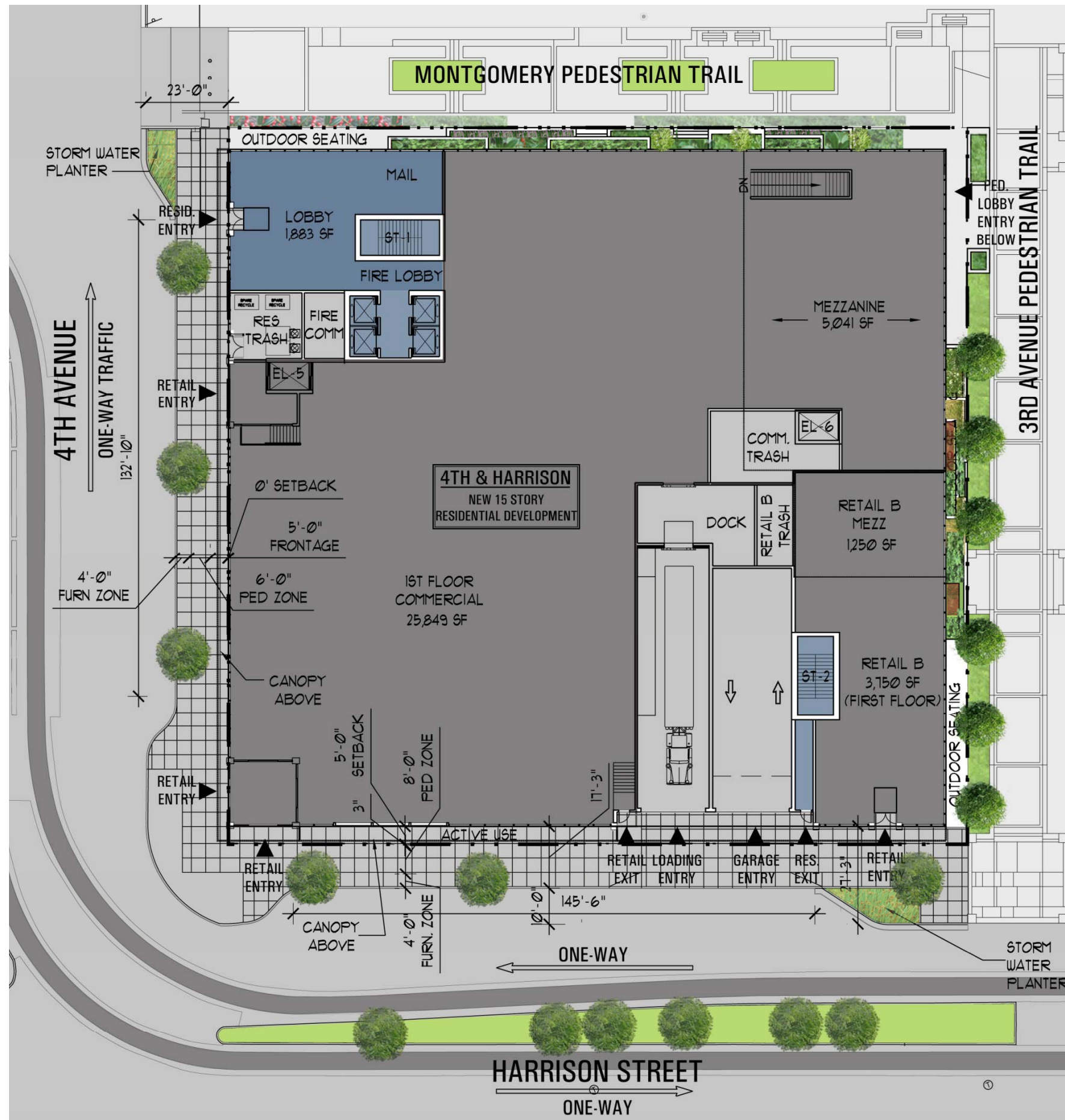


Harrison West Tower



Lovejoy Fountain

LEGEND	
●	CONCRETE
●	METAL PANEL
●	GLASS
●	MASONRY
●	SIDING
▼	ENTRANCE
⊞	LOADING
ⓧ	NUMBER OF STORIES
—	CAR ENTRANCE

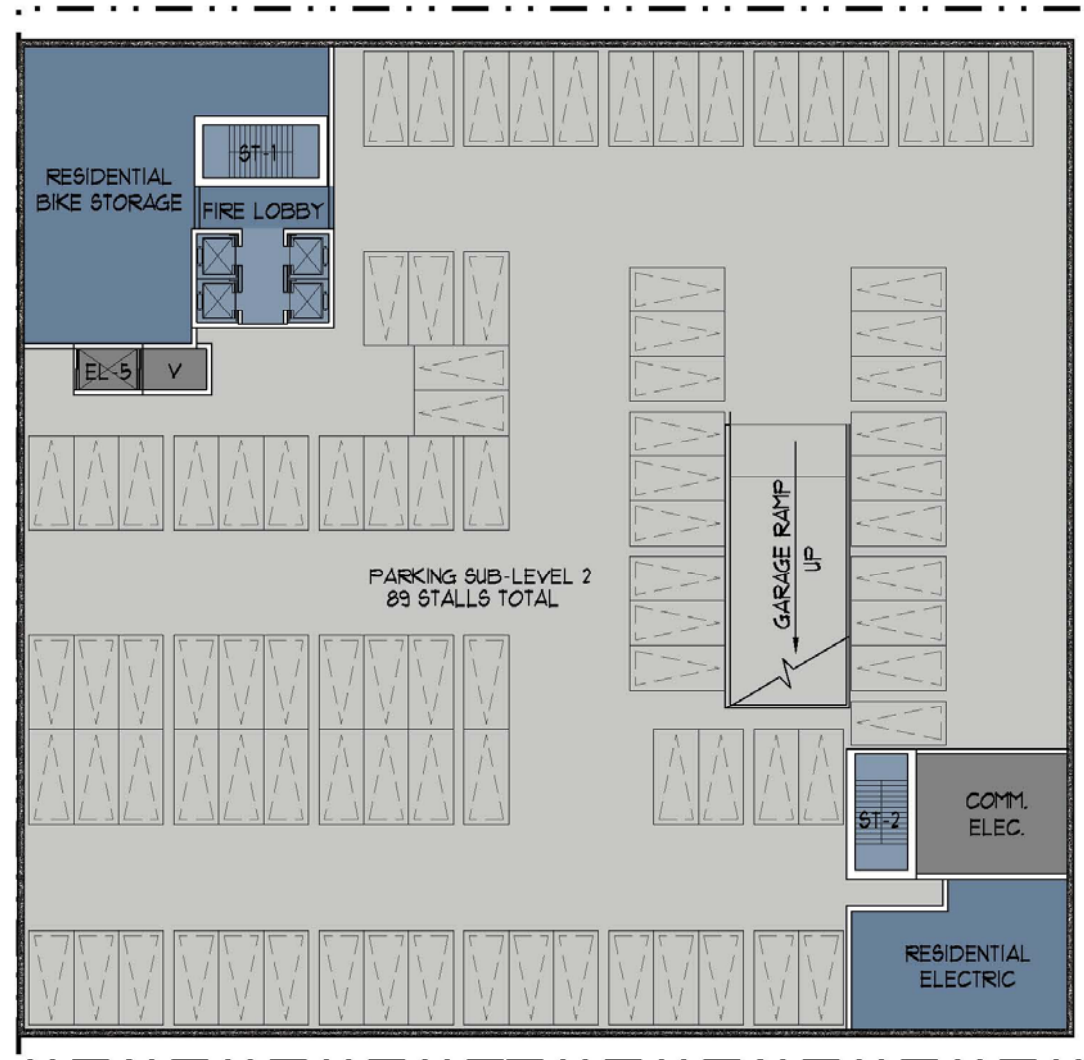
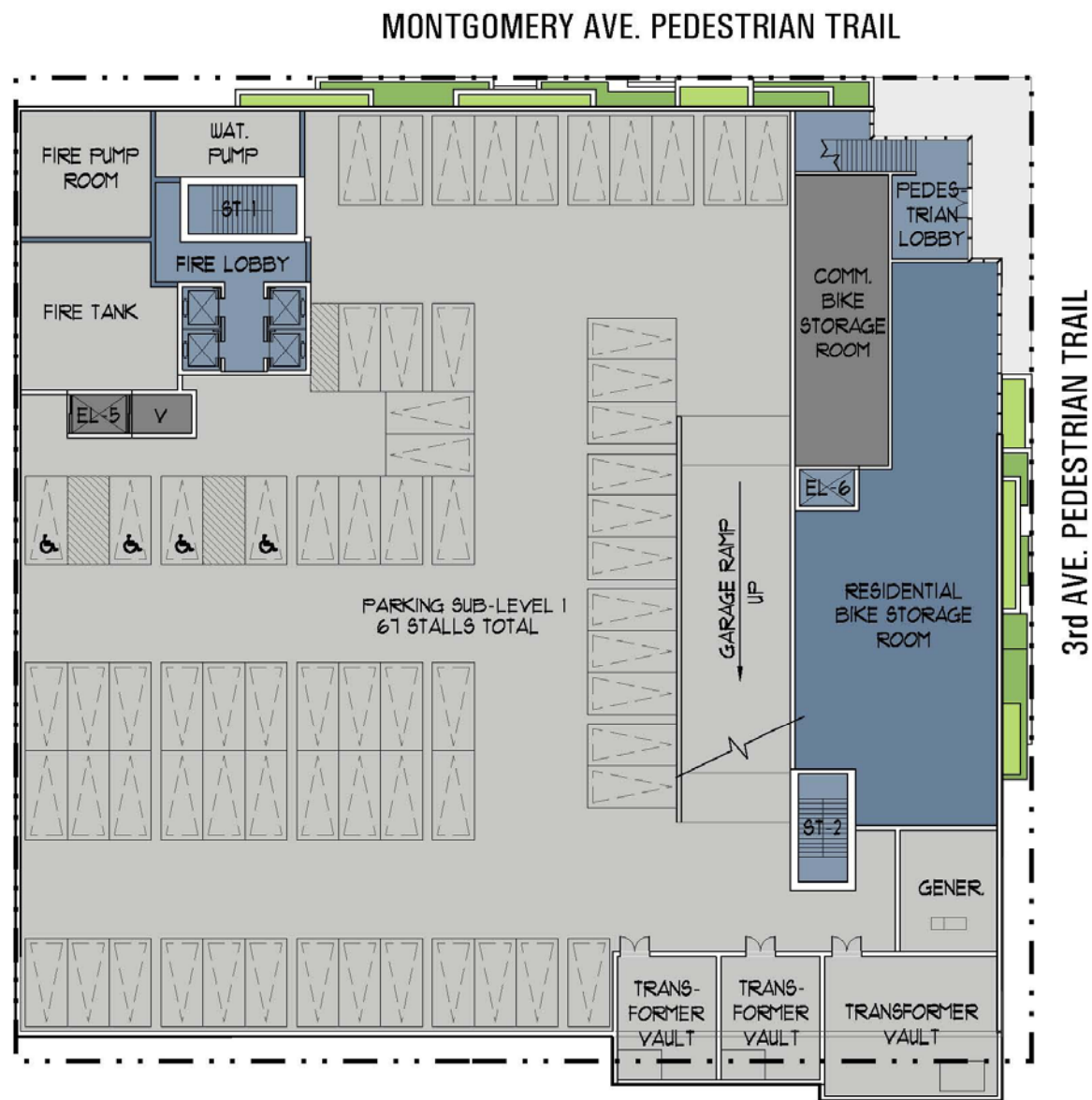


Proposed Site Plan/ Ground Level Plan

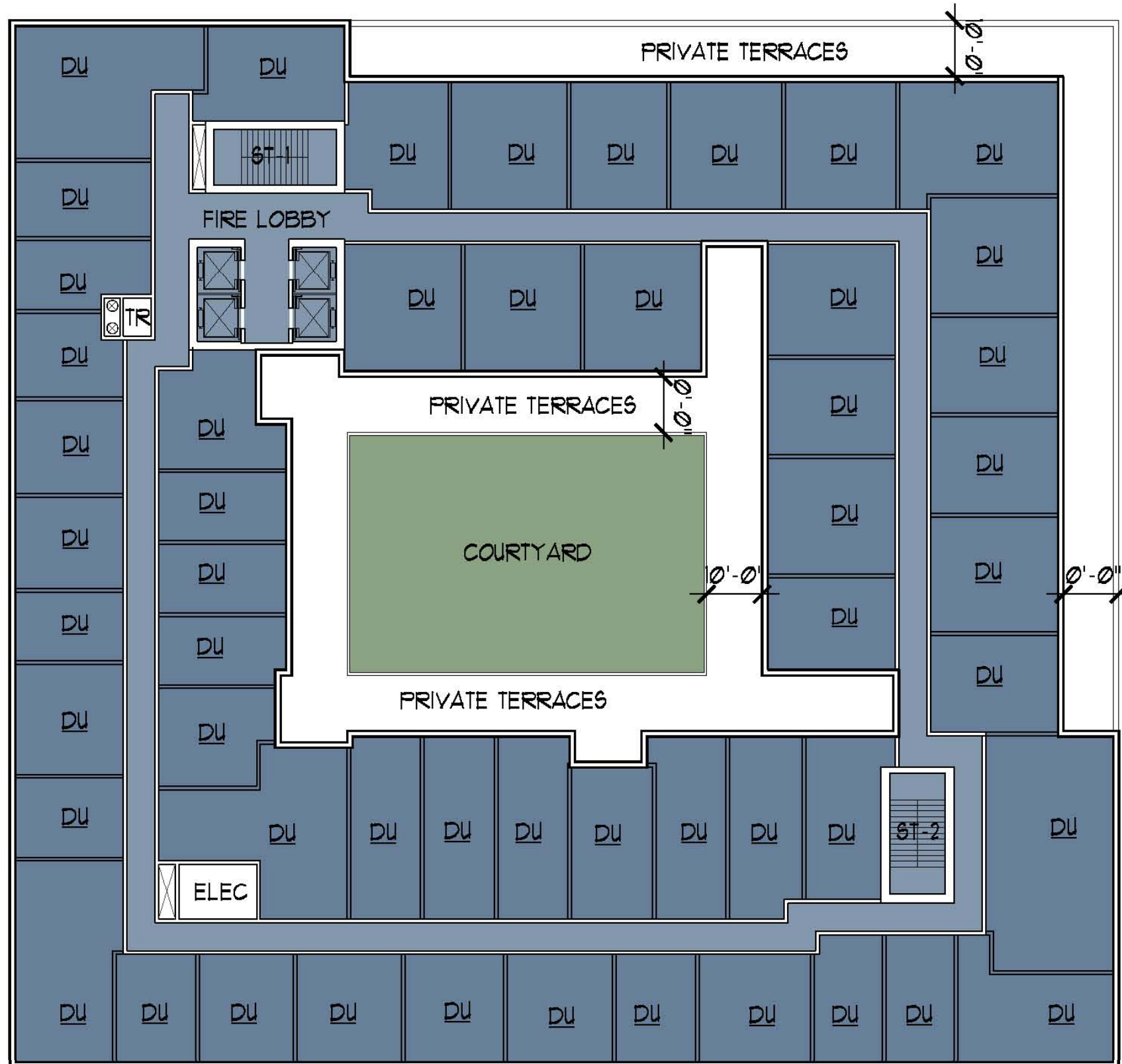
- 33,000 SF Grocery Store on the 1st floor with access from 4th & Harrison as well as a pedestrian lobby from 3rd & Montgomery
- 5,000 SF Fast Casual Restaurant
- Four active building corners at grade with direct connections to the adjacent exterior space
- Building design influenced by the South Auditorium District's existing buildings
- Sustainable Design Approach

Proposed Lower Level Plans

- 158 Below Grade parking stalls:
 Grocer = 66 spaces
 (33,000 SF/1,000) x 2
 Residential = 92 space
- Pedestrian Entrance from 3rd & Montgomery
- Ample bike parking for residents and retail



Proposed 2nd Floor Plan



- “Townhomes” on floors 2 & 3 along the pedestrian trails are setback 10’ from the base to create a ‘plinth’
- A series of private outdoor terraces along 3rd and Montgomery help connect the building to the park

Proposed 4th Floor Plan

- 29,000 SF of outdoor space – providing “eyes on the park”
- Active outdoor landscaped amenity space overlooking Pettygrove Park on the 4th floor



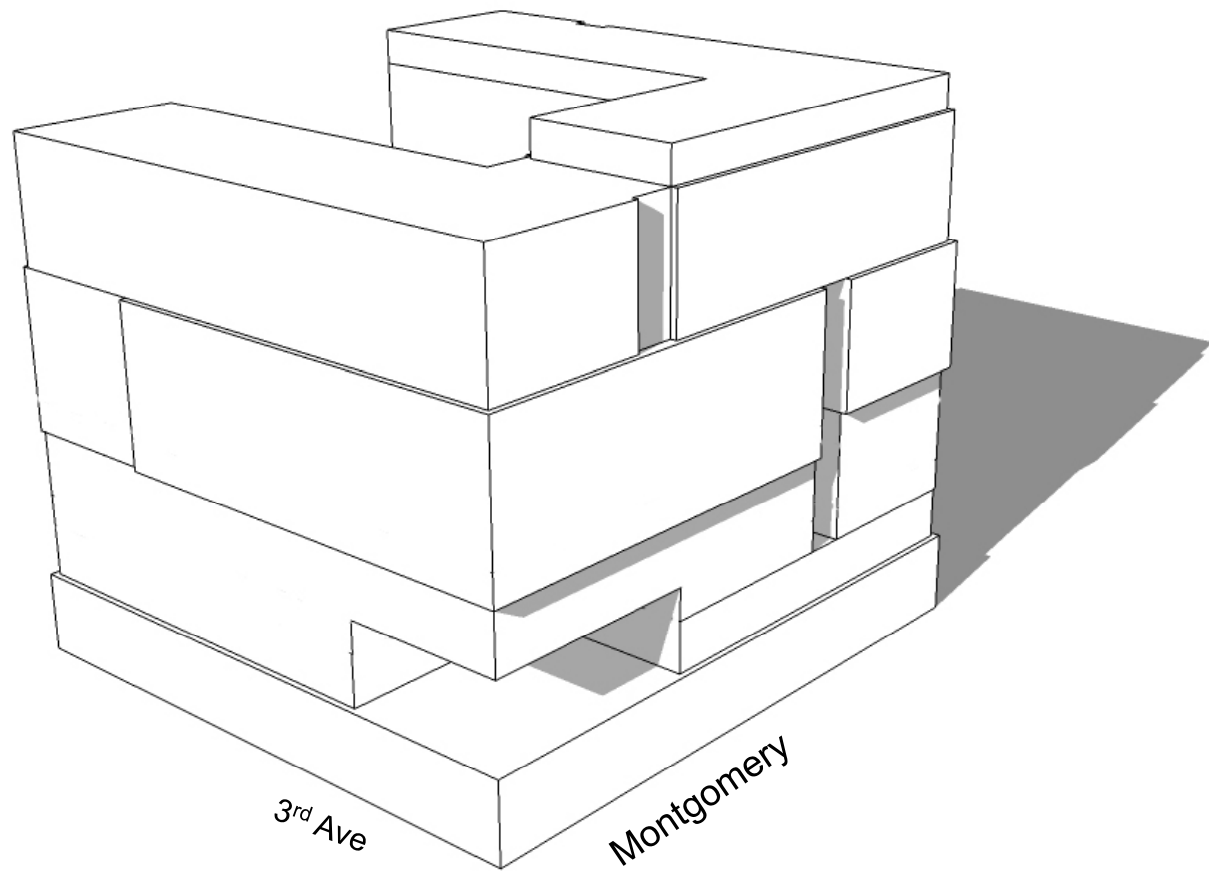
Proposed Typical Floor Plan



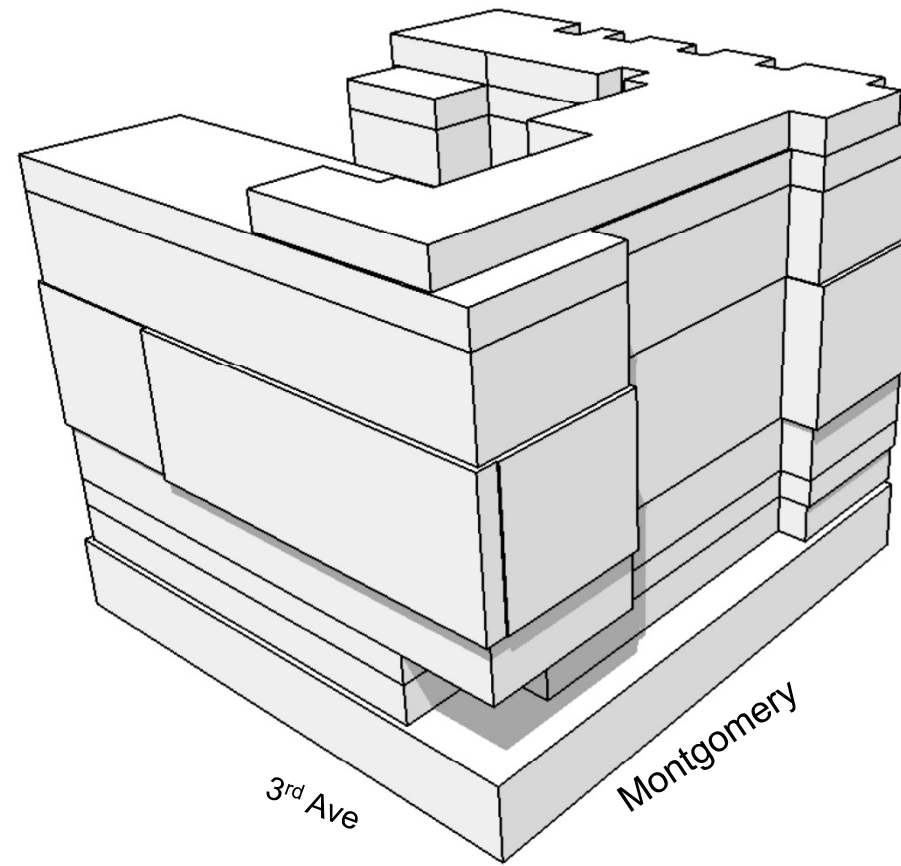
Proposed 15th Floor Plan



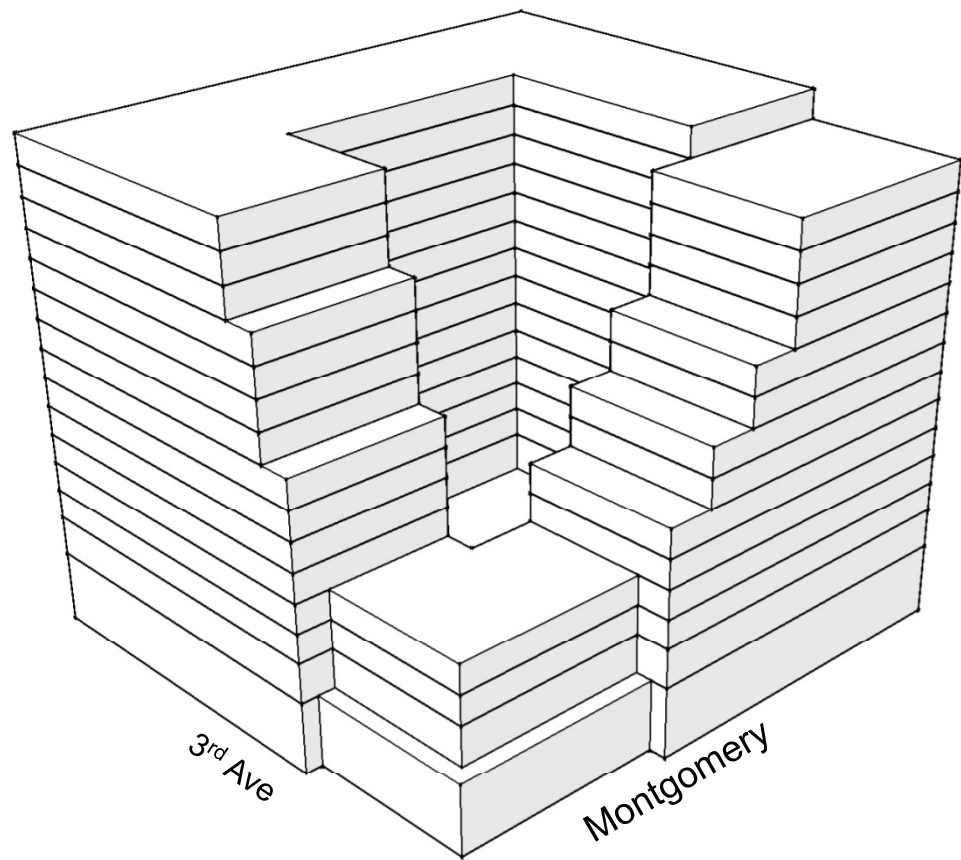
Massing Progression



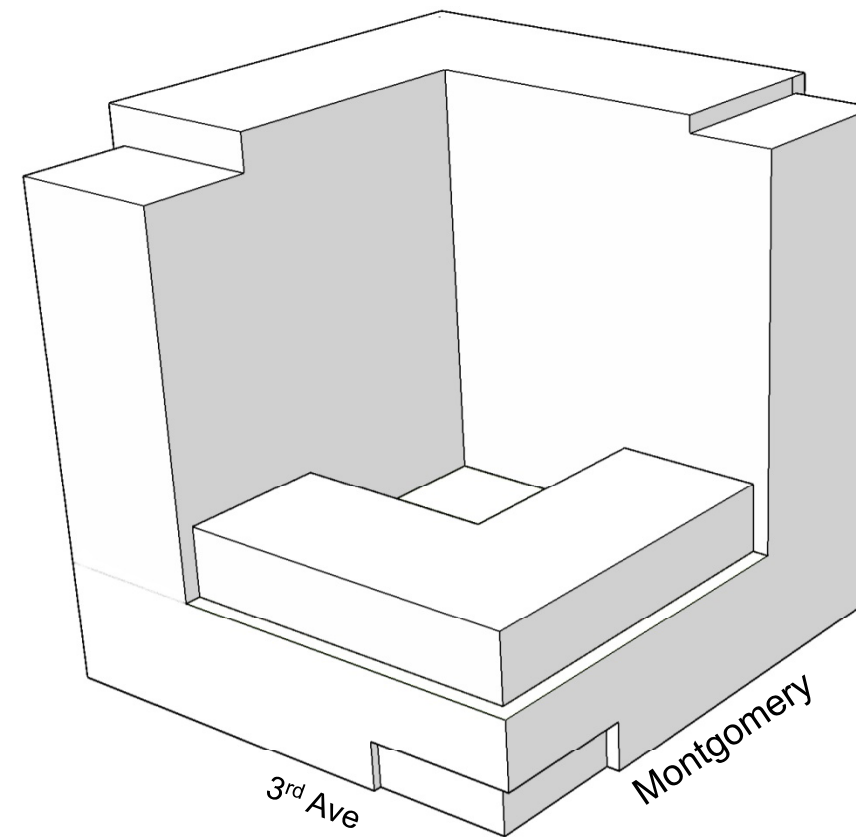
12/11/14 DAR I



2/19/15 DAR II



03/12/15 DAR III

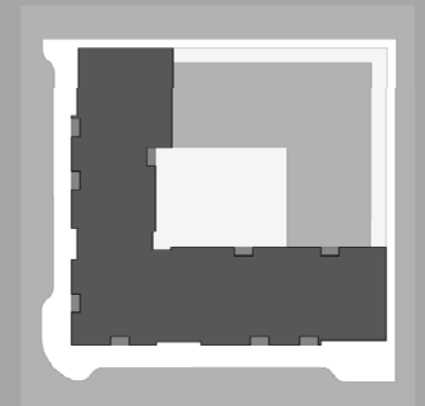


06/18/15 DAR IV

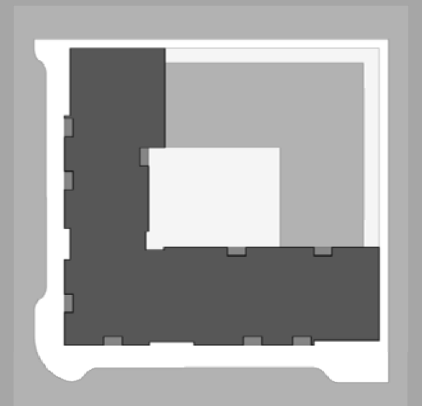
- DAR I: C-shaped building with a courtyard facing Harrison and a 2nd floor active terrace facing Pettygrove Park
- DAR II: H-shaped building with a courtyard facing Harrison and a deeper 2nd floor active terrace facing Pettygrove Park and along Montgomery
- DAR II: A disintegrated C-shaped building with an active terrace Pettygrove Park
- DAR IV: An L-shaped building with the mass located along 4th and Harrison, with a deep 2nd floor terrace along 3rd and Montgomery and an active 4th floor terrace overlooking Pettygrove Park



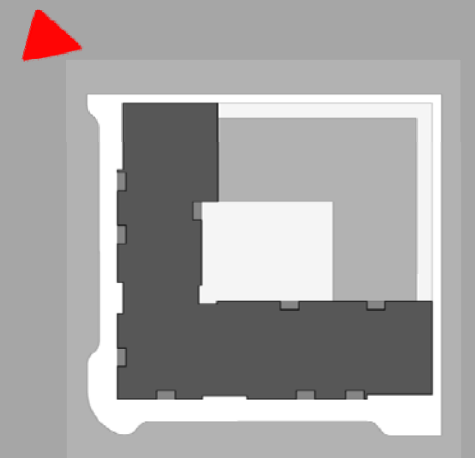
View from above
Pettygrove Park



View from 4th &
Harrison



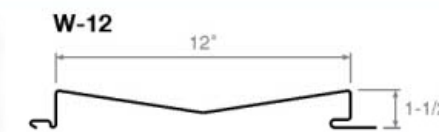
View to Pettygrove
Park down
Montgomery Street



Proposed Exterior Materials

Materials:

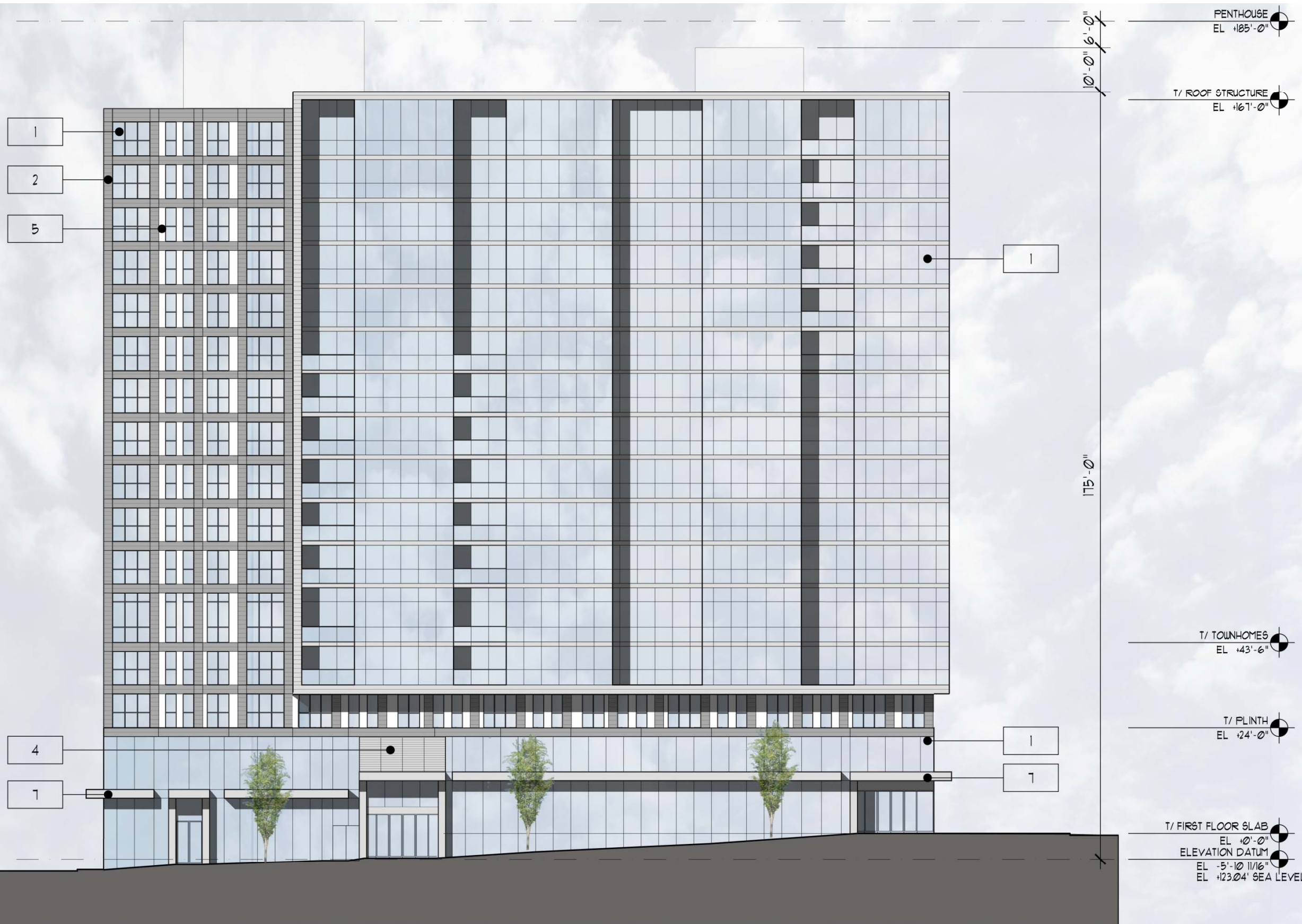
1. Glass: Structurally glazed window wall system with aluminum slab edge covers
2. Metal Panel (1): Metal panel along the framed portion to be 18 ga 12" panels
3. Metal Panel (2): Chevron metal panel along retail on 3rd & Montgomery with vision glass throughout
4. Louvers: Architectural louvers to be located in the recesses to minimize impact on the glazing
5. Metal Panel (3): Metal panel inset into the frame to be flat metal panel 18 ga



SW 4th Avenue Elevation

Materials:

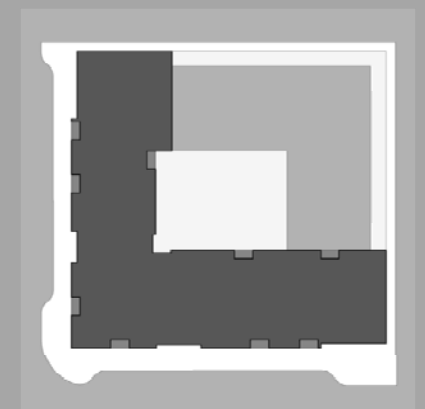
1. Glass
2. Metal panel (1)
3. Metal panel (2)
4. Louvers
5. Metal panel (3)
6. Concrete planters
7. Metal canopy
8. Glass overhead doors



Harrison St. Elevation

Materials:

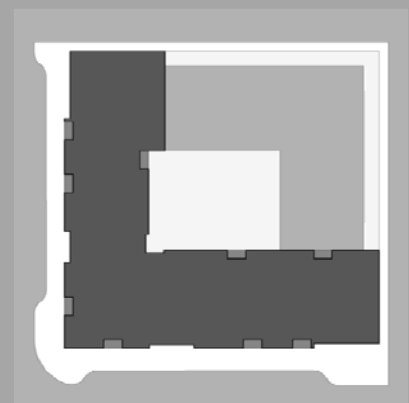
1. Glass
2. Metal panel (1)
3. Metal panel (2)
4. Louvers
5. Metal panel (3)
6. Concrete planters
7. Metal canopy
8. Glass overhead doors



3rd Avenue Elevation

Materials:

1. Glass
2. Metal panel (1)
3. Metal panel (2)
4. Louvers
5. Metal panel (3)
6. Concrete planters
7. Metal canopy
8. Glass overhead doors



Montgomery St. Elevation

Materials:

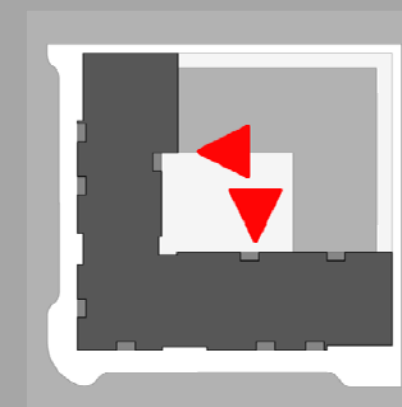
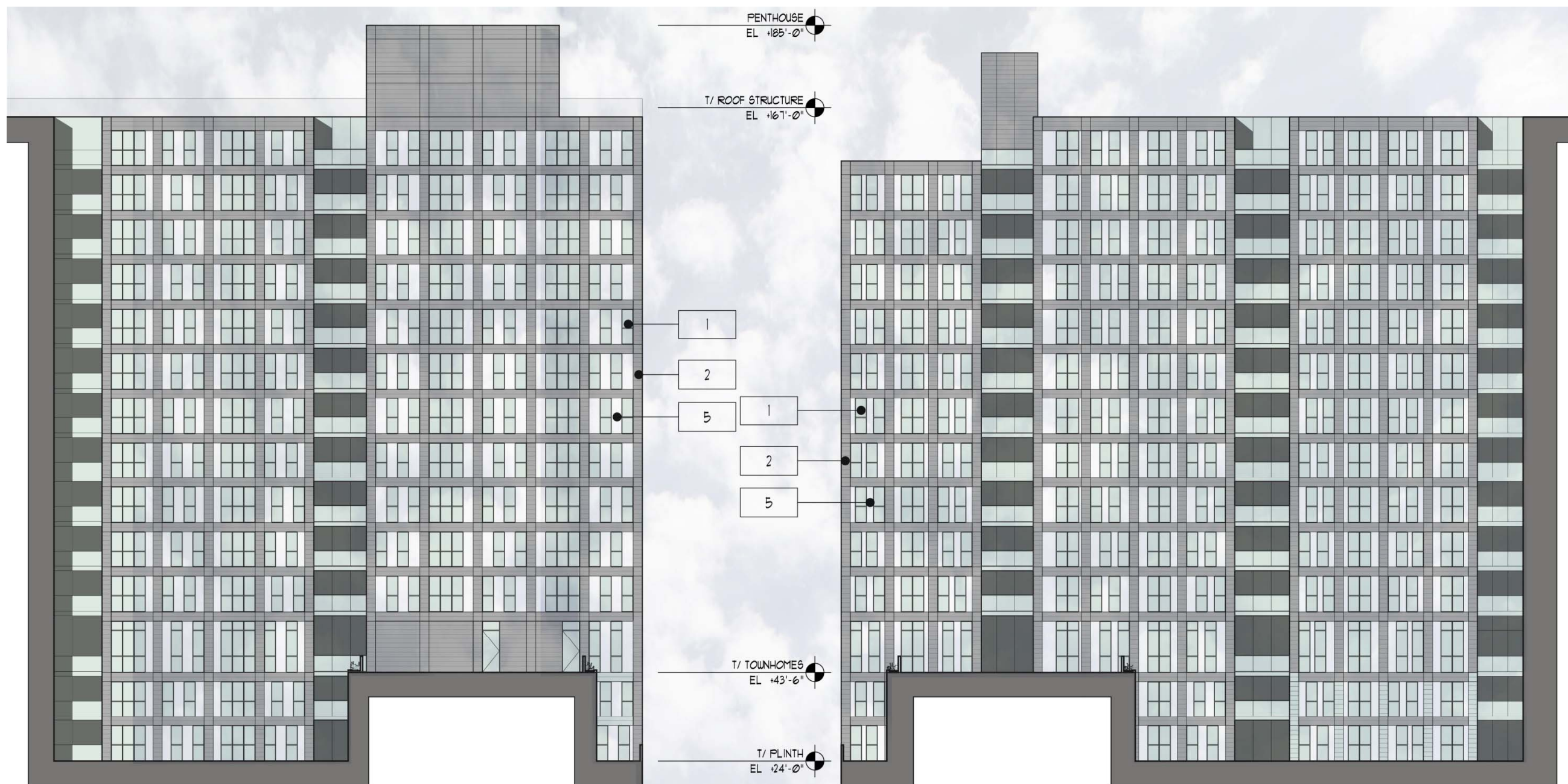
1. Glass
2. Metal panel (1)
3. Metal panel (2)
4. Louvers
5. Metal panel (3)
6. Concrete planters
7. Metal canopy
8. Glass overhead doors



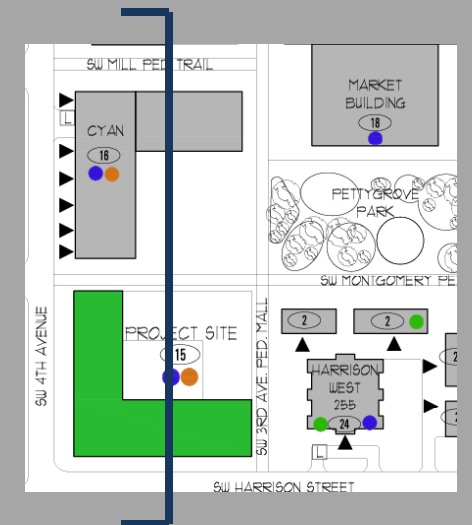
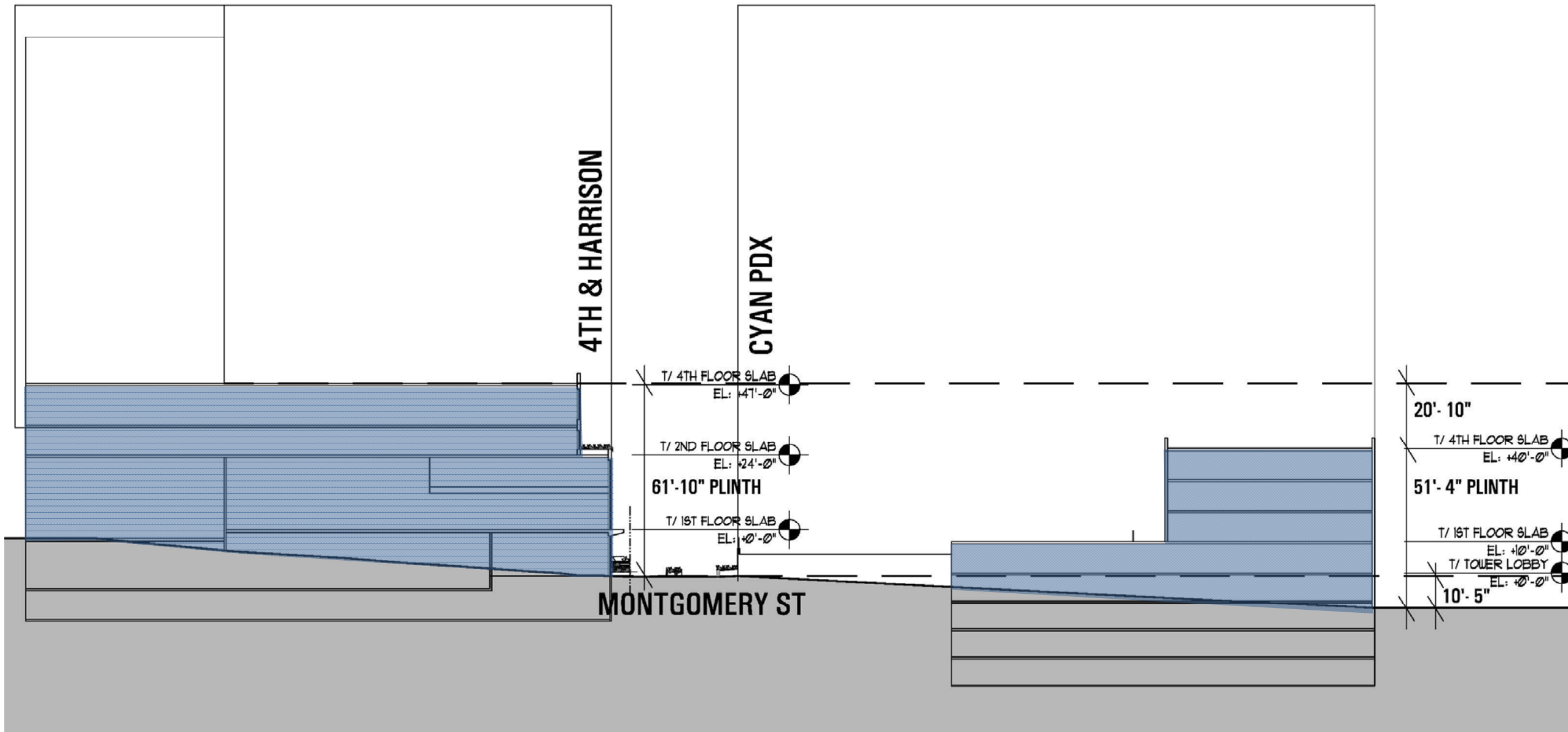
Courtyard Elevations

Materials:

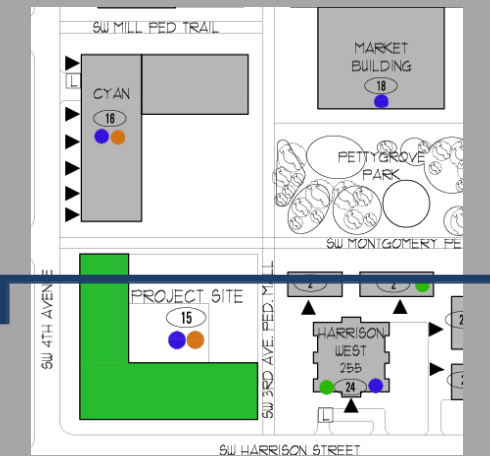
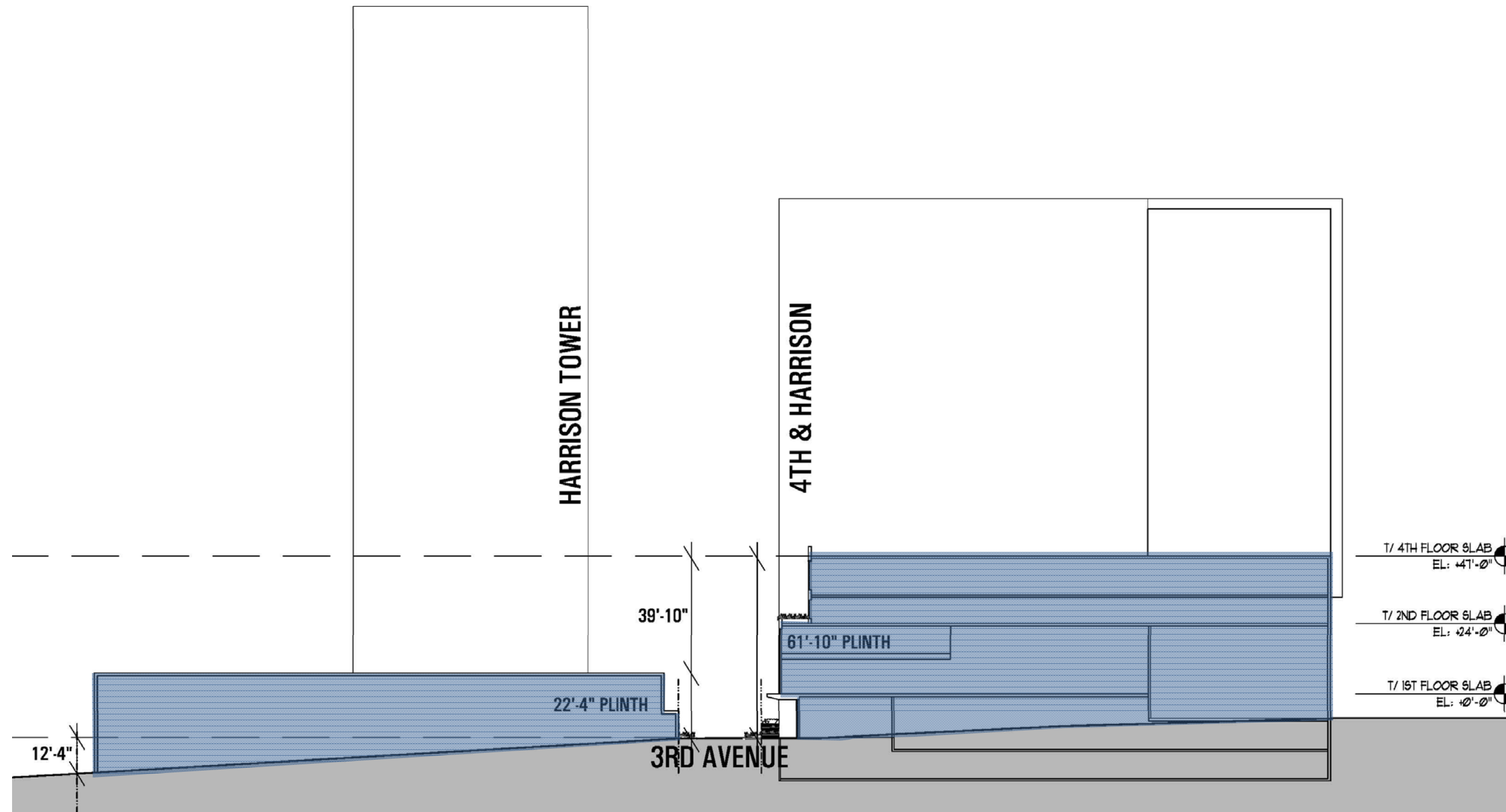
1. Glass
2. Metal panel (1)
3. Metal panel (2)
4. Louvers
5. Metal panel (3)
6. Concrete planters
7. Metal canopy
8. Glass overhead doors

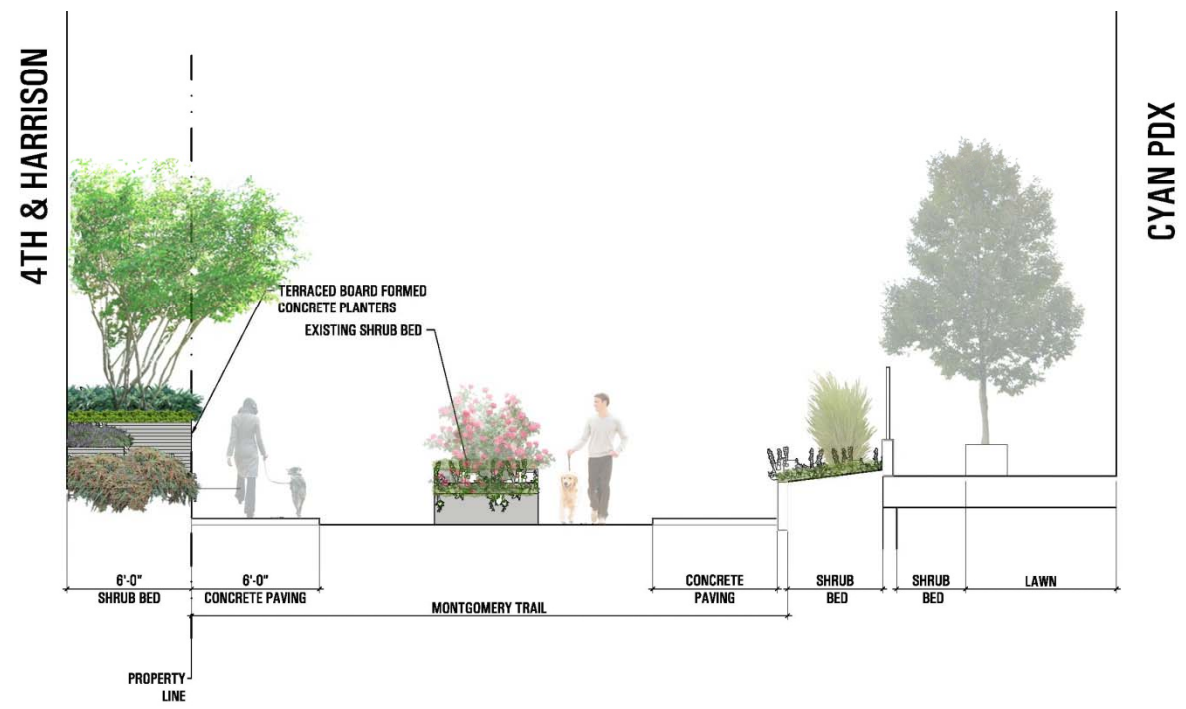


Building & Site Sections



Building & Site Sections

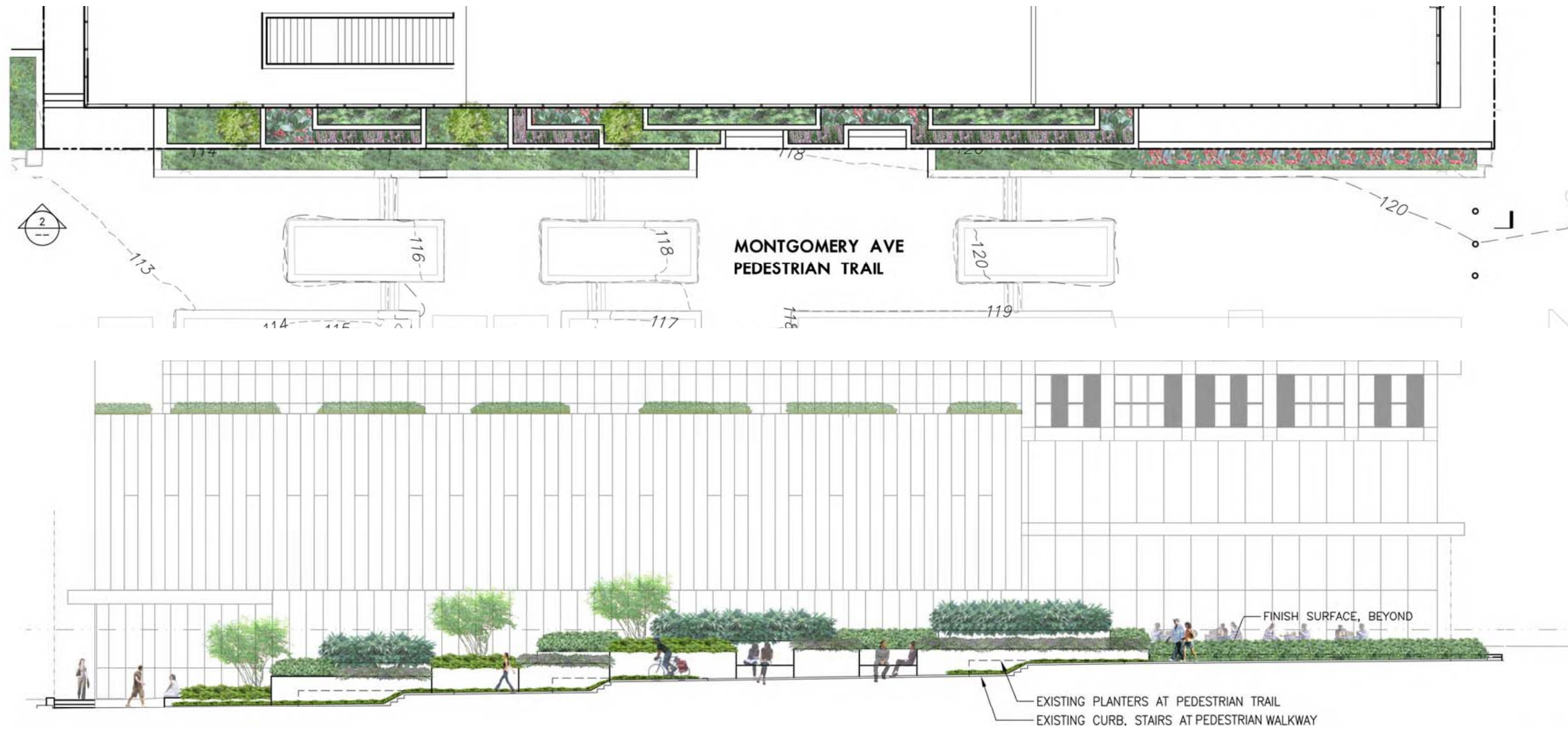




3rd Avenue Pedestrian Trail Proposed Landscape Design



Montgomery Avenue Pedestrian Trail Proposed Landscape Design



Acer dasycarpum
Vine Maple

Camellia 'Winter's Snowman'
Winter's Snowman Ice Angel Camellia

Sarcococca nishikii
Fragrant Sweet Box

Sieris japonica
Japanese Skimmia

Polydium munitum
Western Sward Fern

Cephalotaxus harringtonia
Japanese Plum Tree

Rhododendron catawbiense 'Album'
White Catawba Rhododendron

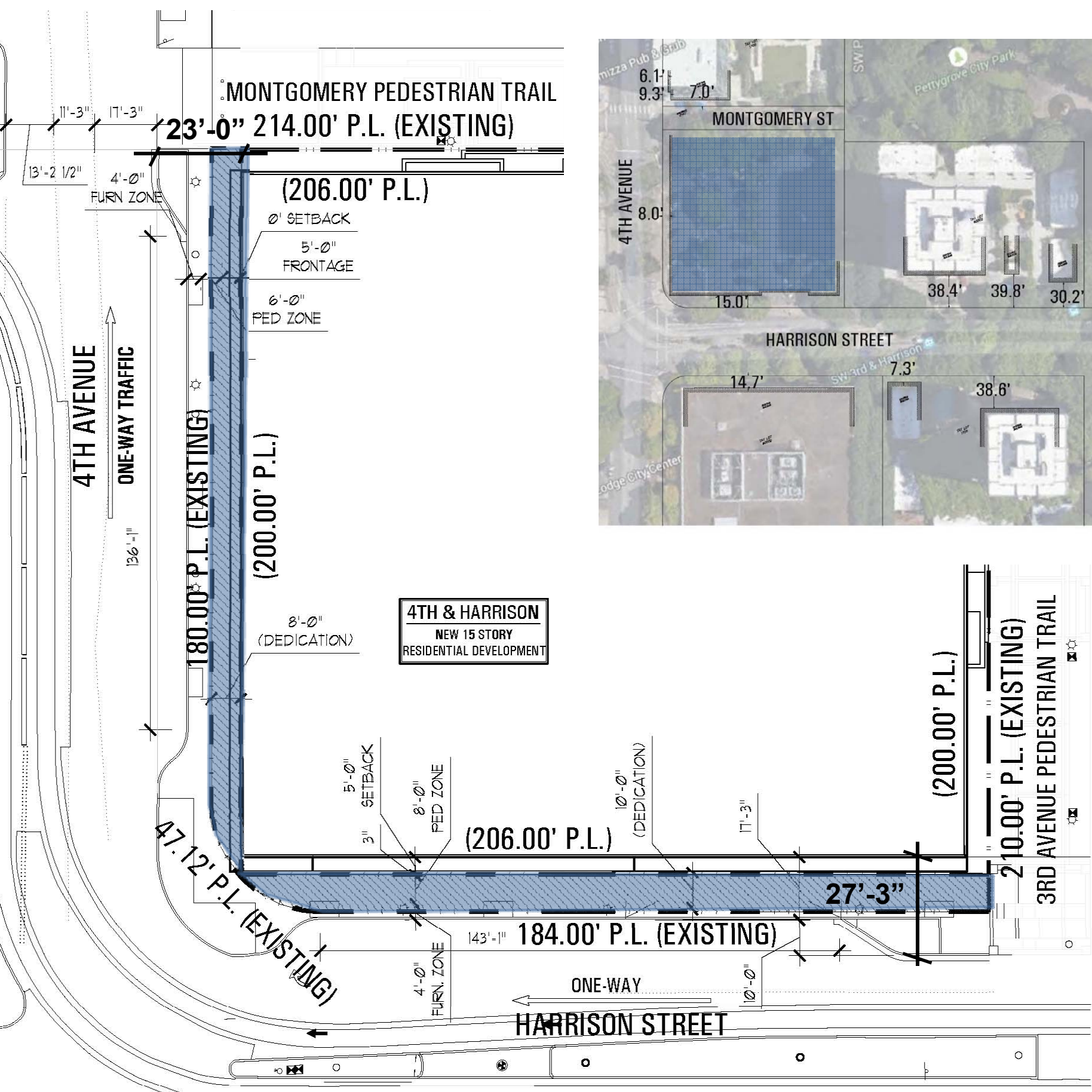
Lilippe gigante
Giant Lilyturf

Tachyspermum japonoides 'Madison'
Madison Star Jasmine

Polygonum orientale
Japanese Spurge

Setback Precedence & Dedication

- 15' setbacks along Harrison are present at 4th, 1st and Naito Pkwy
- These buildings create a 'gateway' into the superblocks
- Along 4th, the building sets back 8', and the Cyan sets back 6' - this helps to continue the urban edge



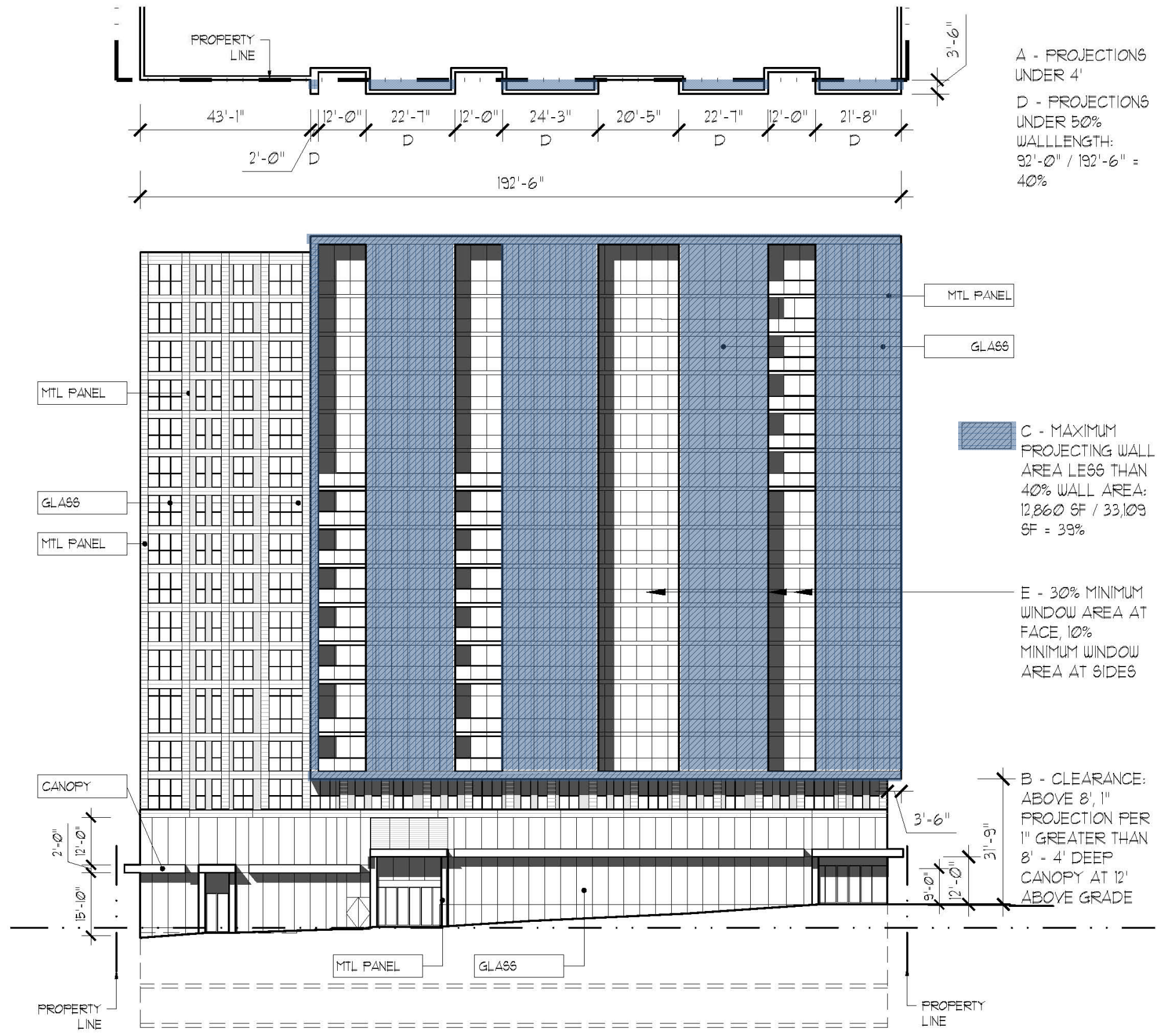
Projection Study

Window Projections into the Public Right-of-Way

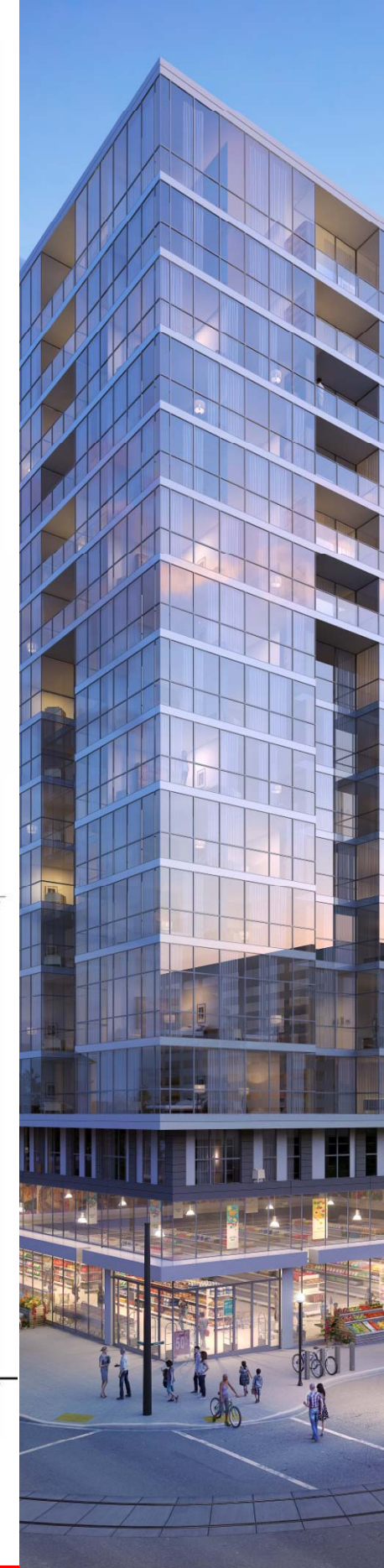
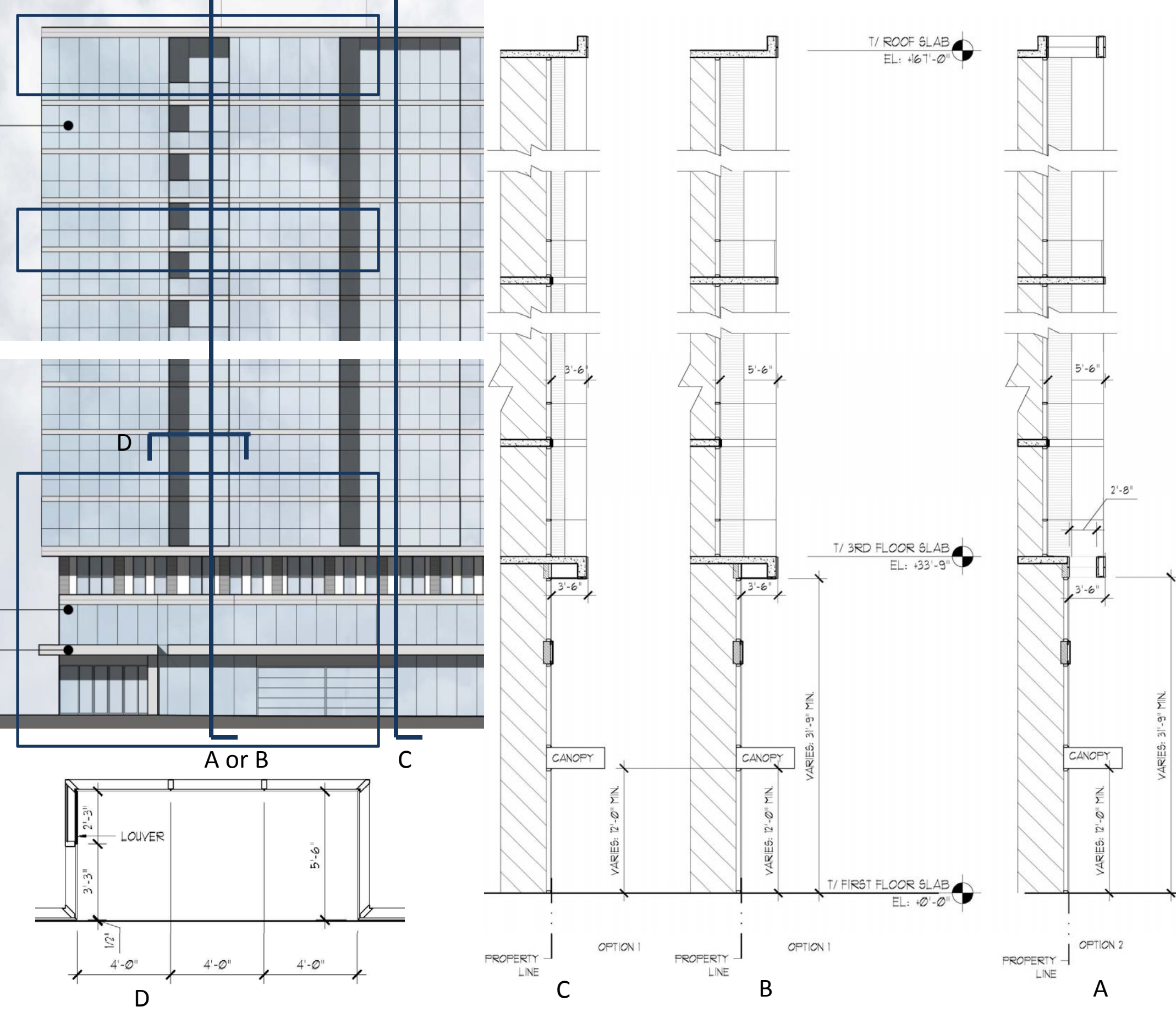
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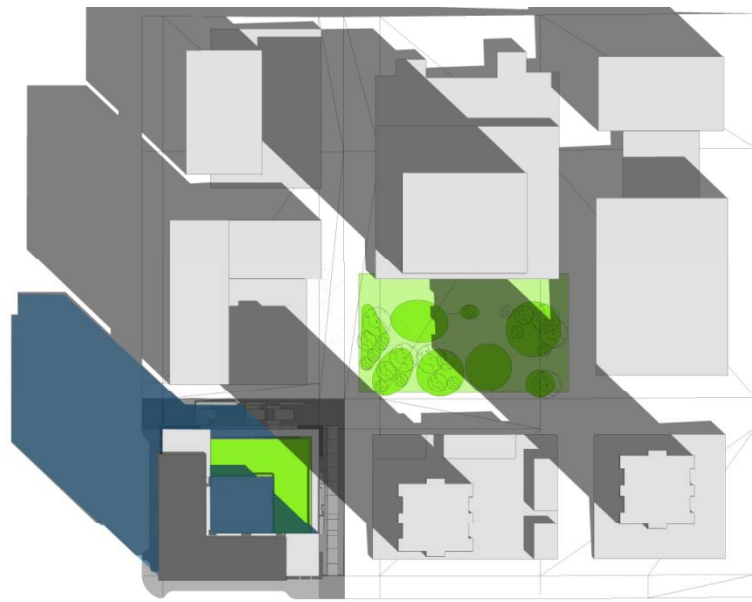
F. Maximum width of 12' for each projecting window element

Items A – E & G provided

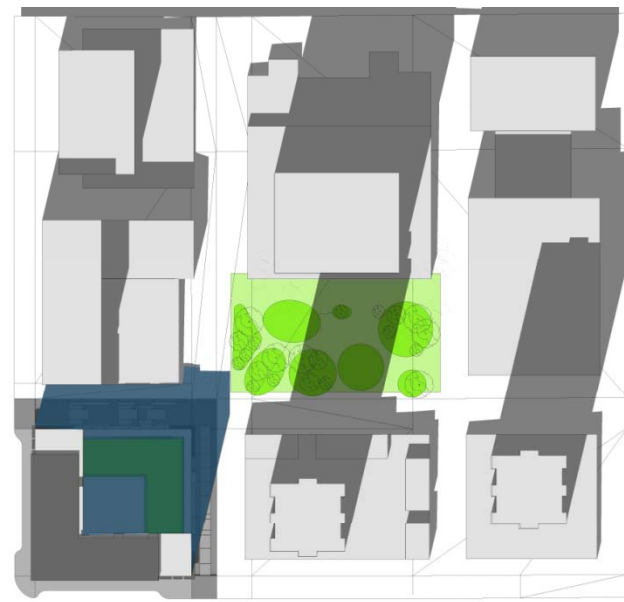


Proposed Exterior Details

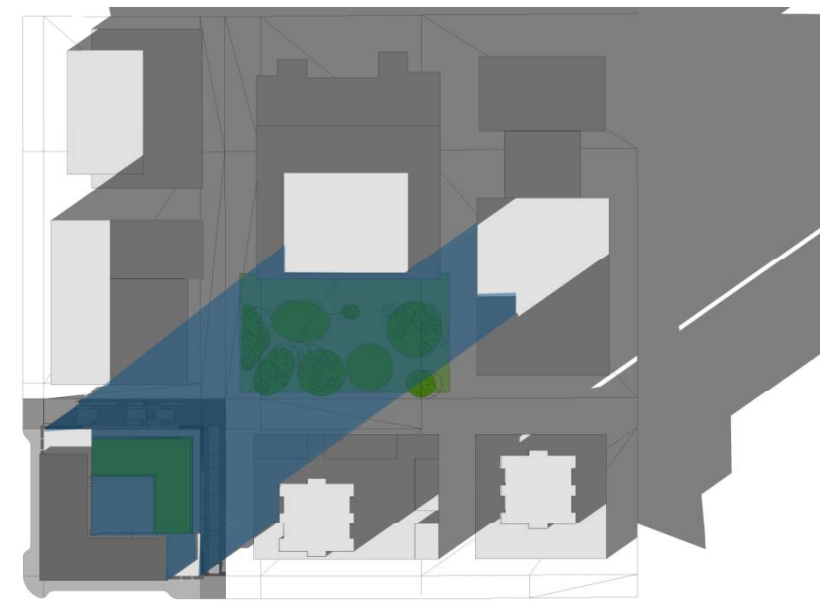




NOON



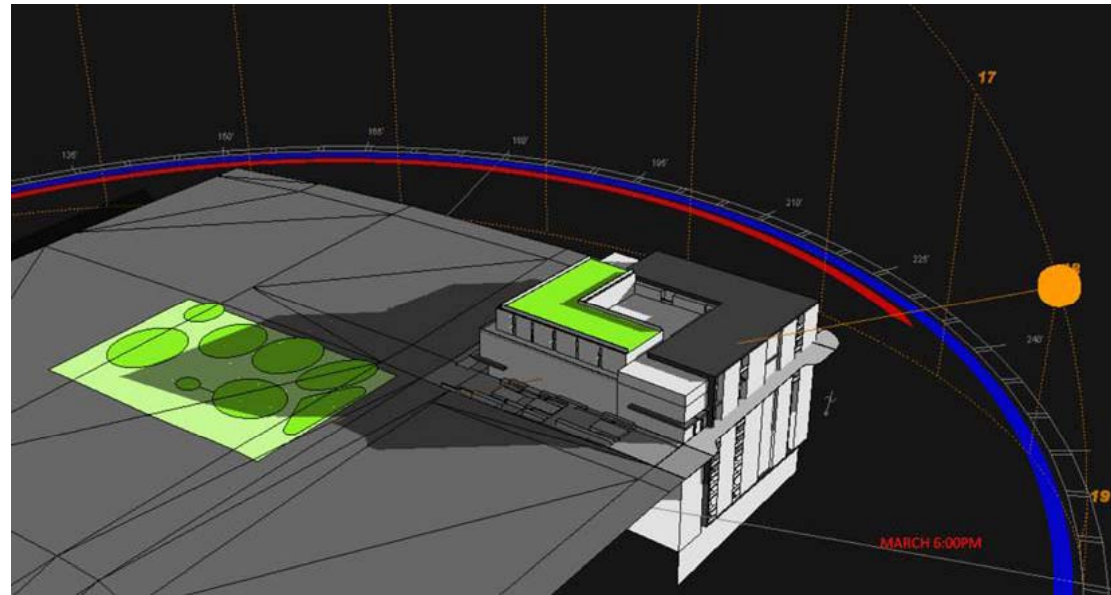
3 PM



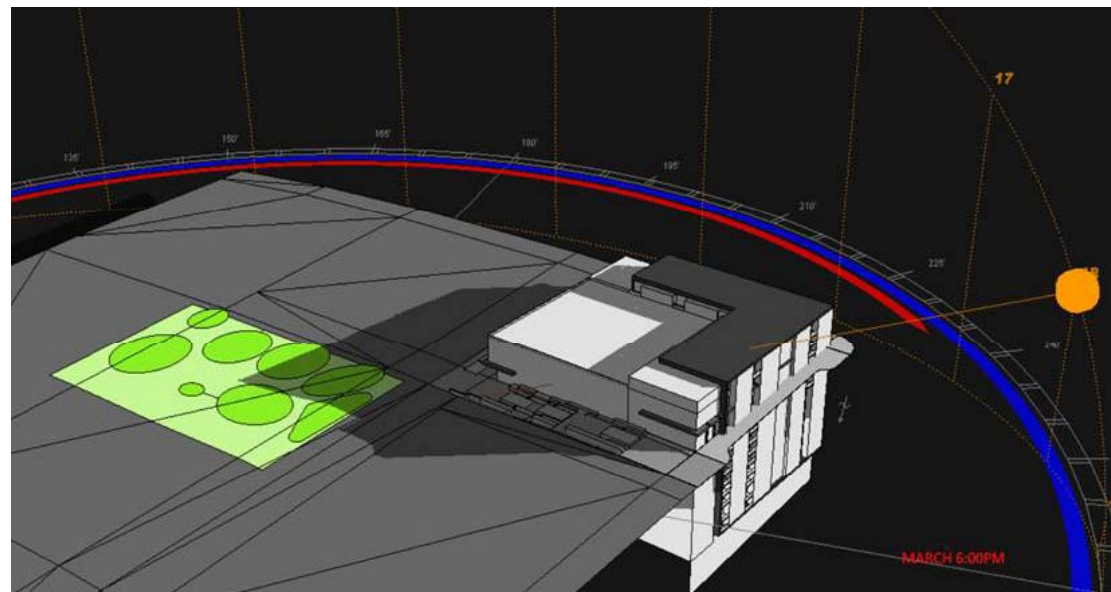
6 PM



Proposed Design



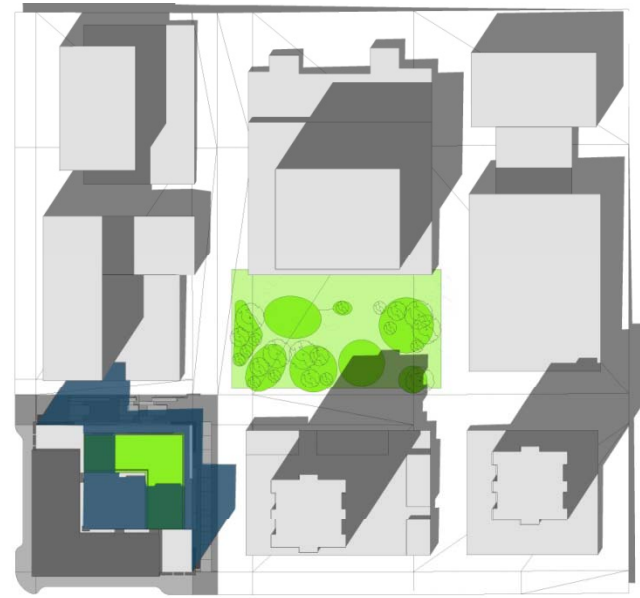
3-Story Bldg



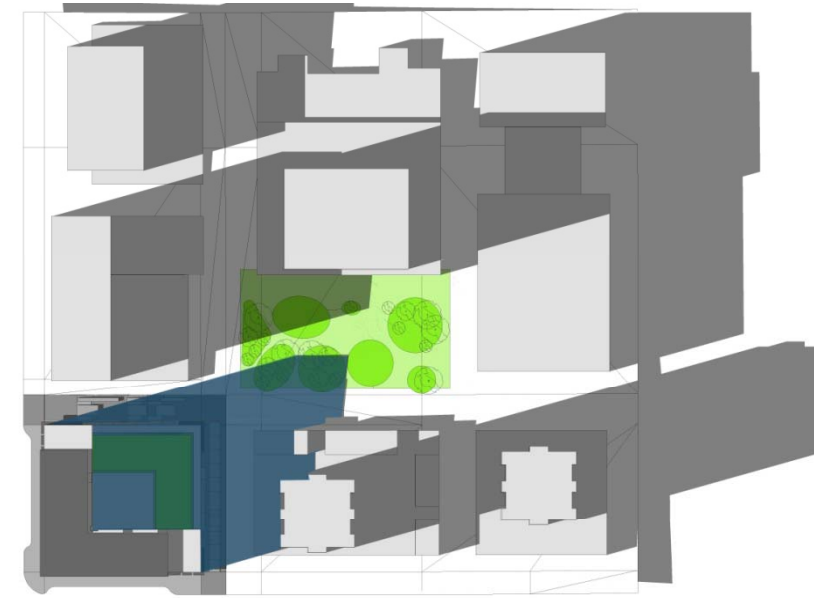
1- Story Bldg



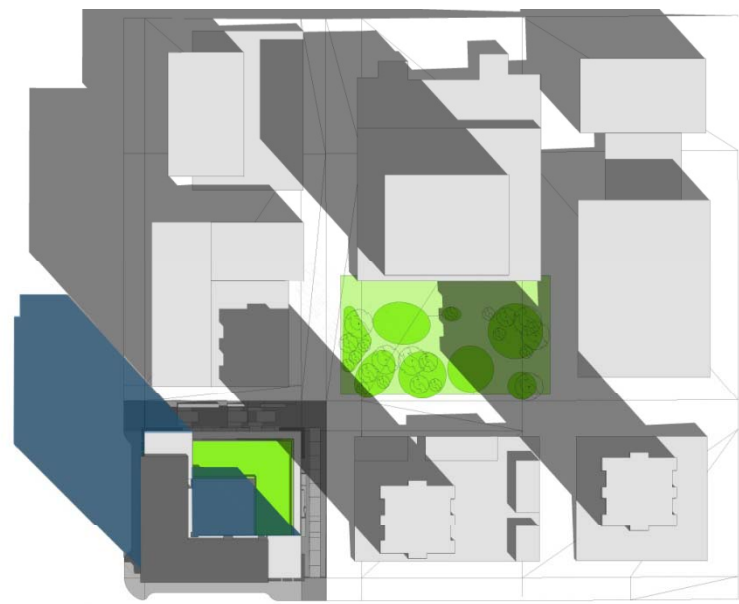
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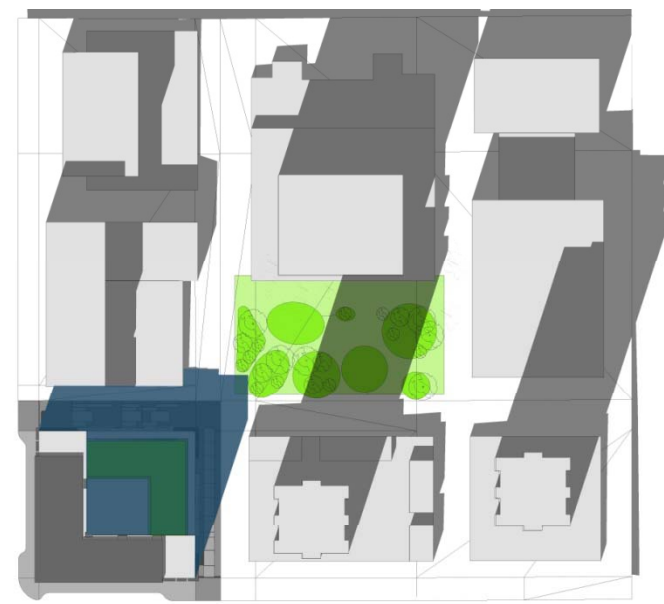
3 PM



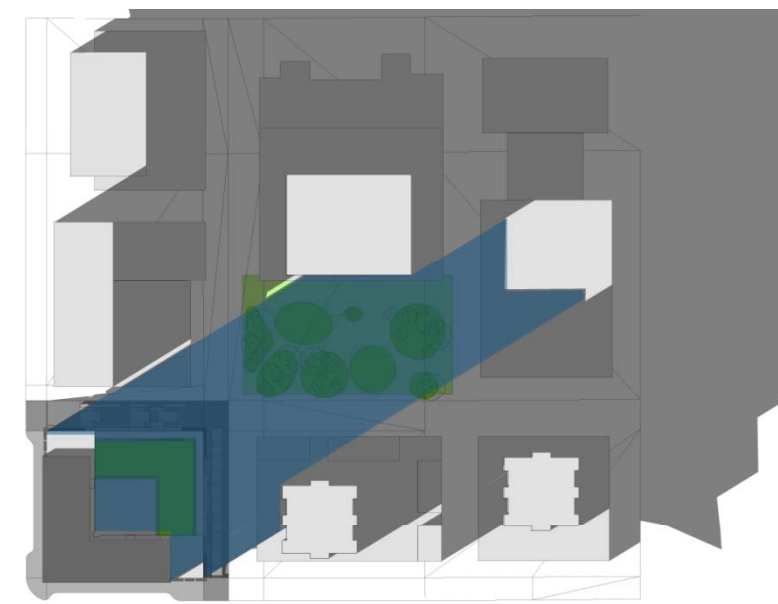
6 PM



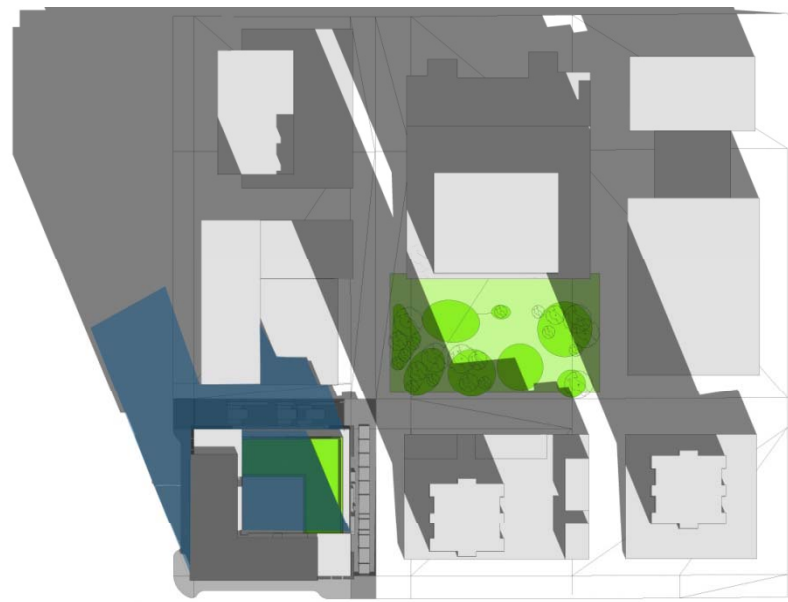
NOON



3 PM



6 PM



NOON



3 PM



6 PM





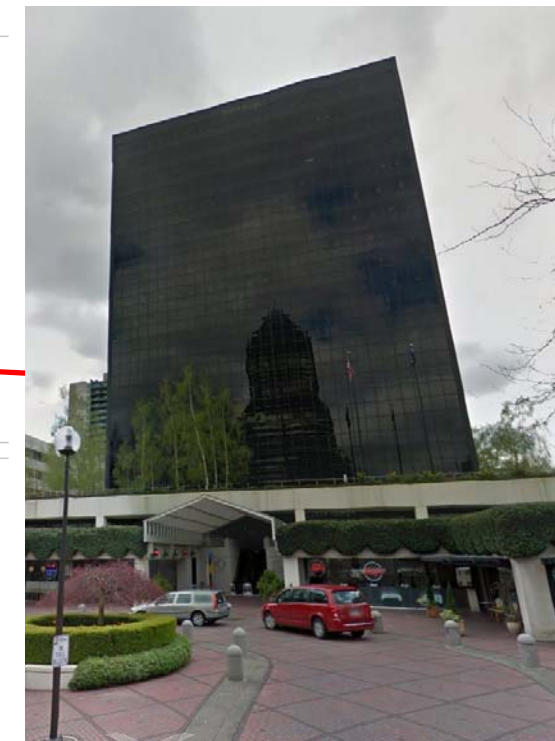
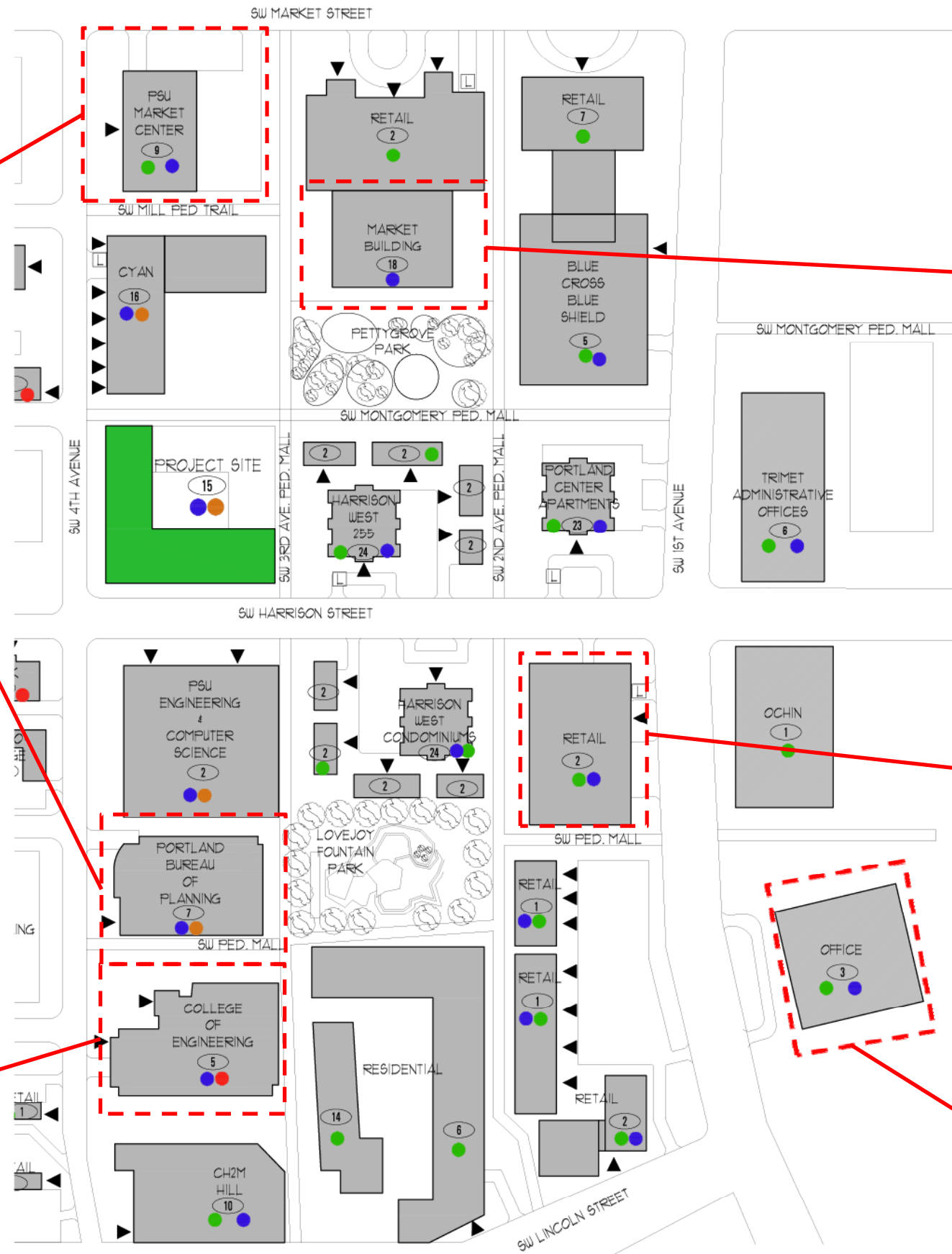
Portland State University, Market Center Building, 4th & Market



City of Portland, Planning Department & Bureau of Development Services, 4th & Hall



Maseeh College of Engineering and Computer Science, 4th & College



Black Box, 200 Market



1st & Harrison, Harrison Towers beyond



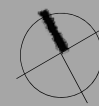
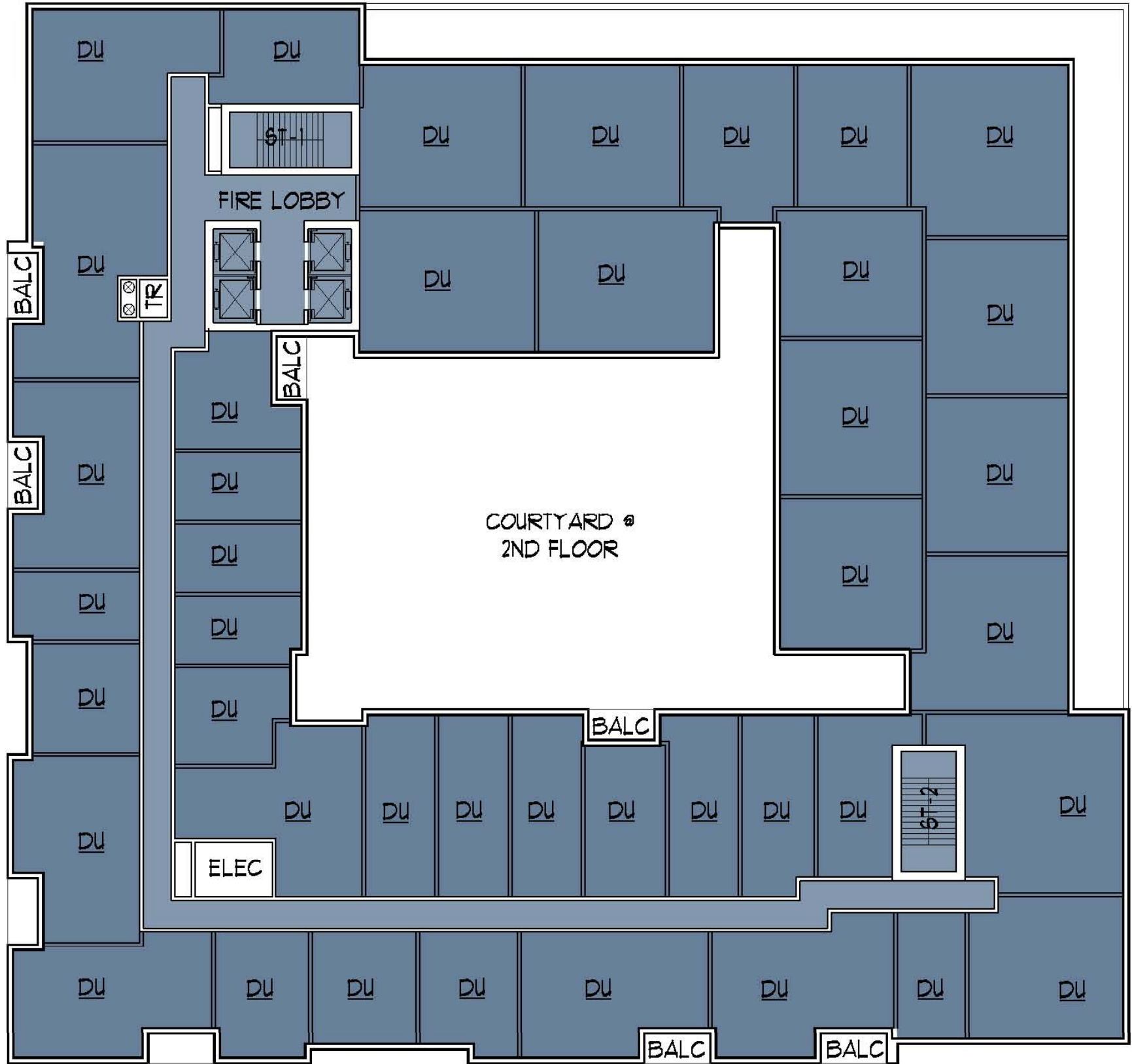
Make a Wish Foundation, 1st & Lincoln

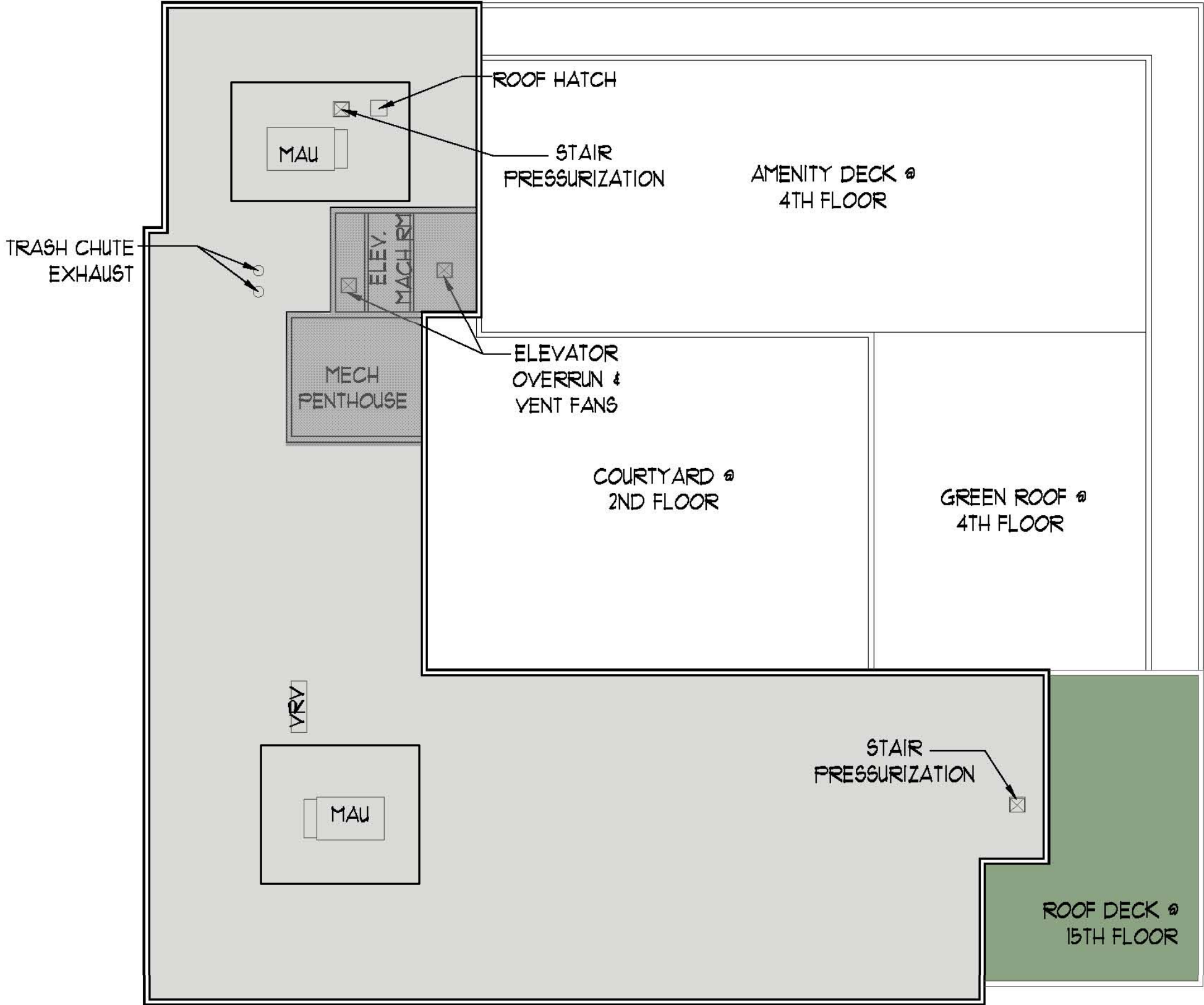
Vicinity Map: South Auditorium District

LEGEND	
●	CONCRETE
●	METAL PANEL
●	GLASS
●	MASONRY
●	SIDING
▼	ENTRANCE
⊞	LOADING
ⓧ	NUMBER OF STORIES
—	CAR ENTRANCE

Proposed 3rd Floor Plan

- “Townhomes” on floors 2 & 3 along the pedestrian trails are setback 10’ from the base to create a ‘plinth’
- A series of private outdoor terraces along 3rd and Montgomery help connect the building to the park



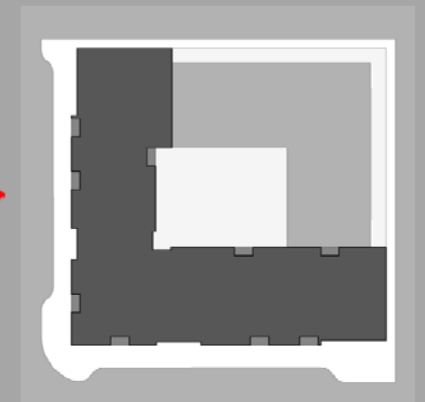


SW 4th Avenue Elevation



Materials:

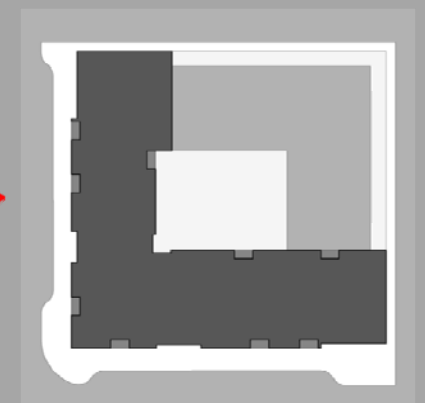
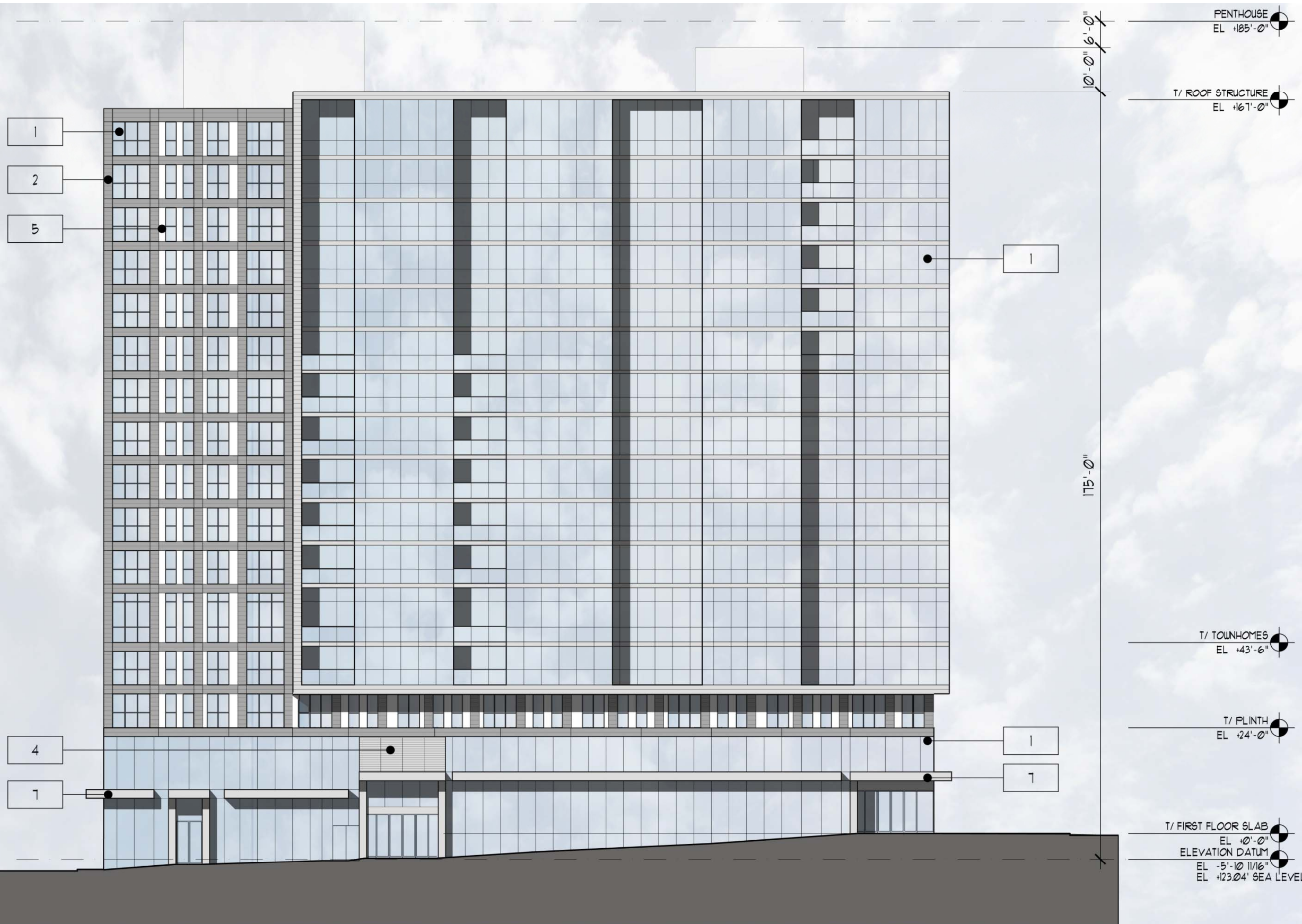
1. Glass
2. Metal panel (1)
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4. Louvers
5. Metal panel (3)
6. Concrete planters
7. Metal canopy
8. Glass overhead doors



SW 4th Avenue Elevation

Materials:

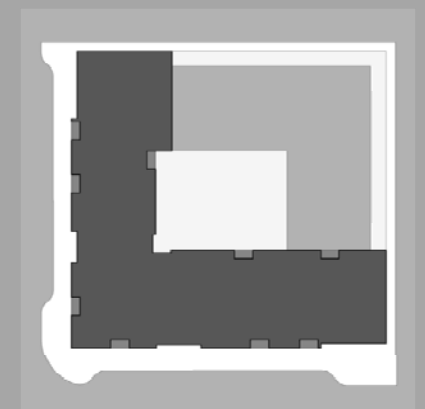
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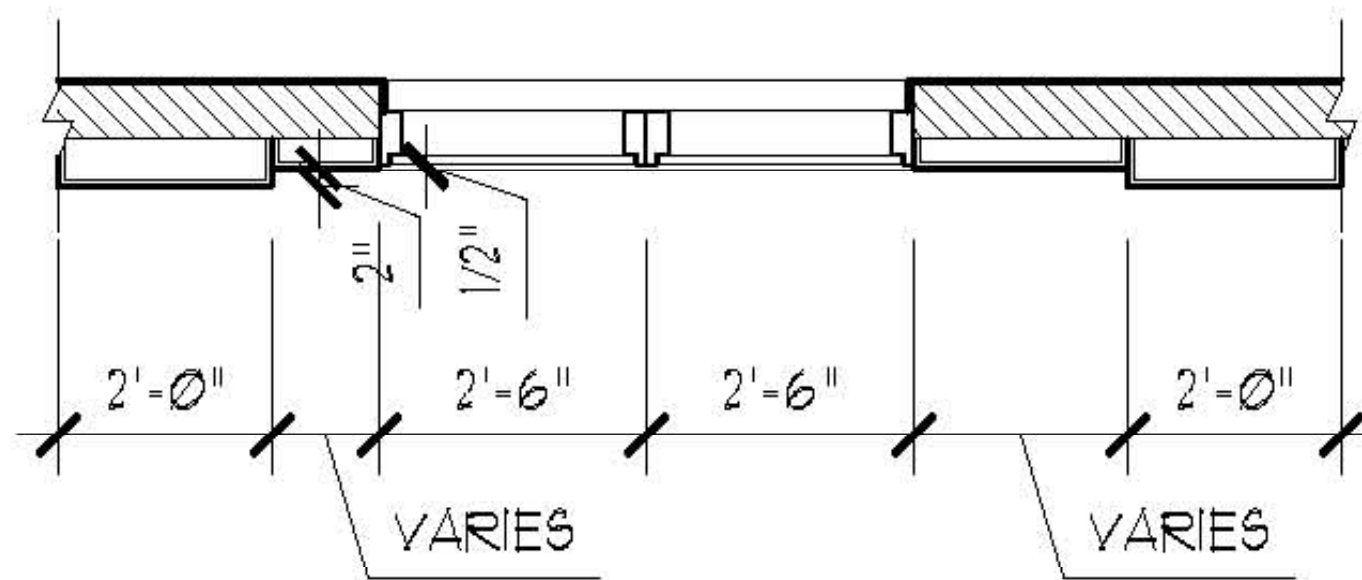
Harrison St. Elevation

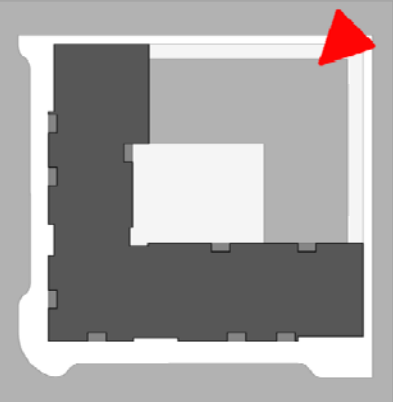
Materials:

1. Glass
2. Metal panel (1)
3. Metal panel (2)
4. Louvers
5. Metal panel (3)
6. Concrete planters
7. Metal canopy
8. Glass overhead doors



Proposed Exterior Details





FAR Calculations

FAR SUMMARY

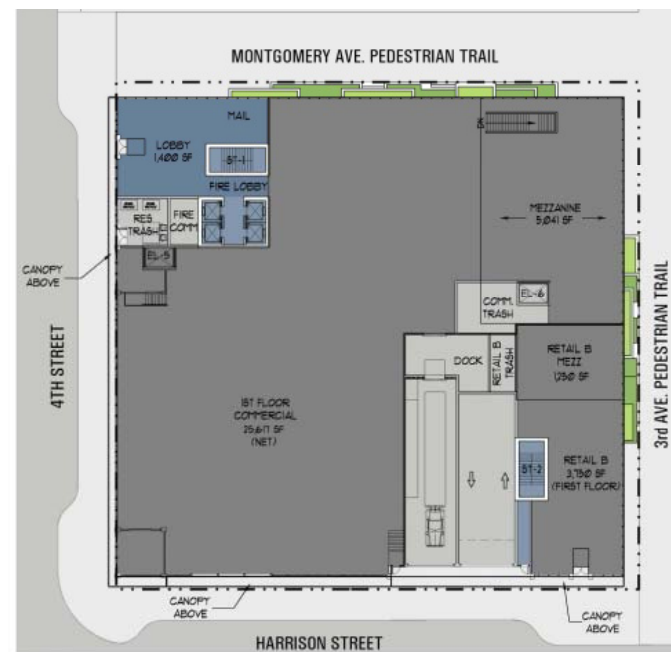
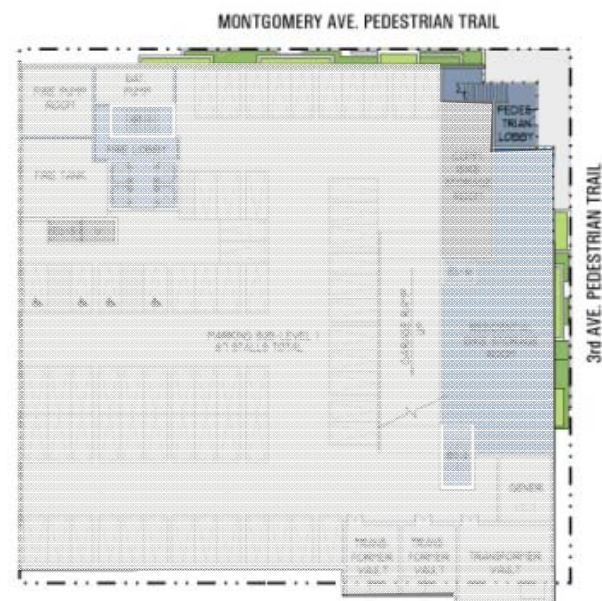
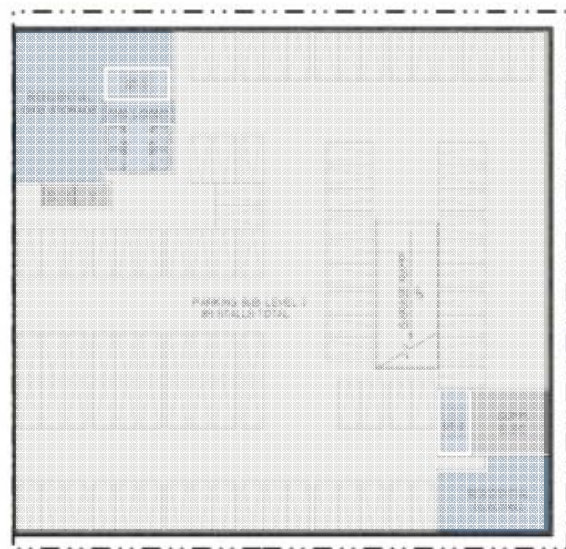
SUB BASEMENT 1:	671 SF
GROUND FLOOR:	45,888 SF
2 ND & 3 RD FLOORS (EA):	29,136 SF
4 TH – 14 TH FLOORS (EA):	20,100 SF
15 TH FLOOR:	17,508 SF

TOTAL FLOOR AREA: 343,439 SF

SITE AREA: 44,746 SF

ALLOWABLE FAR: 9:1

PROPOSED PROJECT FAR: 7.68:1

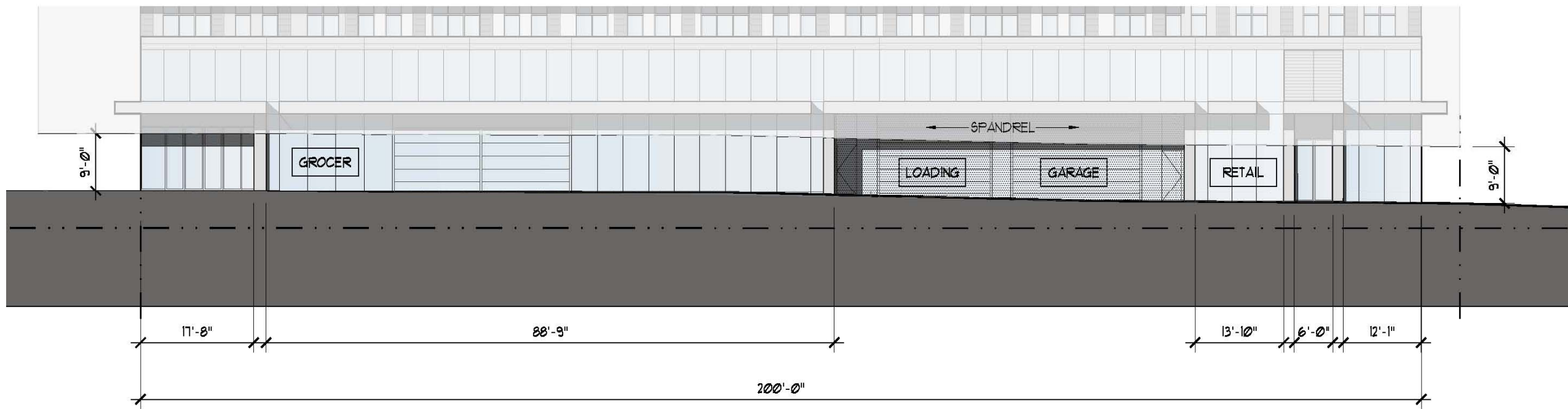


Ground Floor Window Areas

SW Harrison Street

Ground Floor Window Length:
 Total Length: 200'
 Window Length Required: 100'
 Window Length Provided: 138'-4"

Ground Floor Window Area:
 Total Area: 1,800 SF
 Window Area Required: 450 SF
 Window Area Provided: 1,245 SF

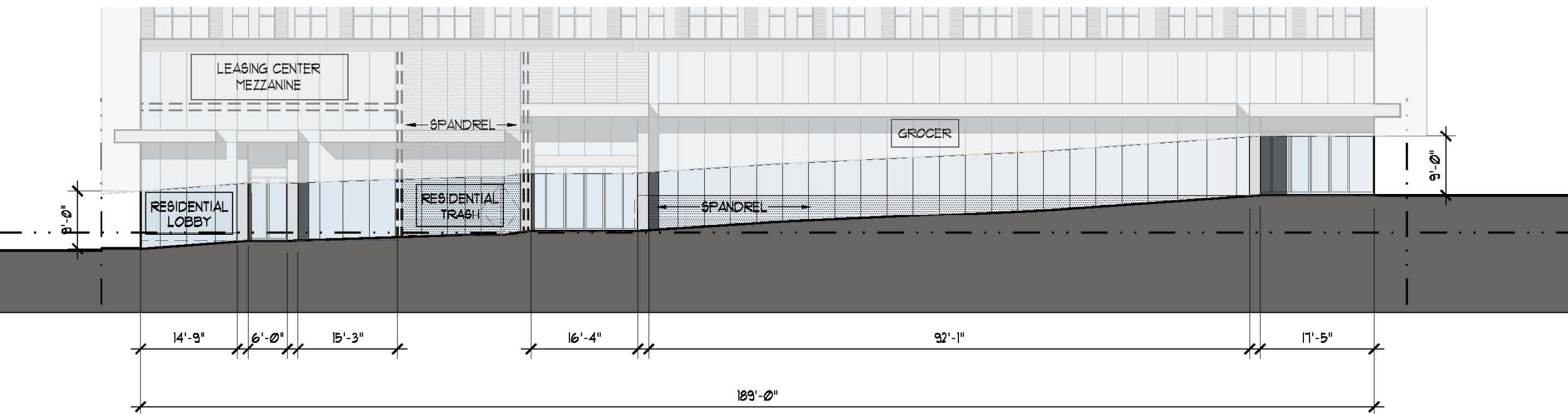


SW Harrison Street

SW 4th Avenue

Ground Floor Window Length:
 Total Length: 189'
 Window Length Required: 94'-6"
 Window Length Provided: 161'-10"

Ground Floor Window Area:
 Total Area: 1,703 SF
 Window Area Required: 426 SF
 Window Area Provided: 1,190 SF



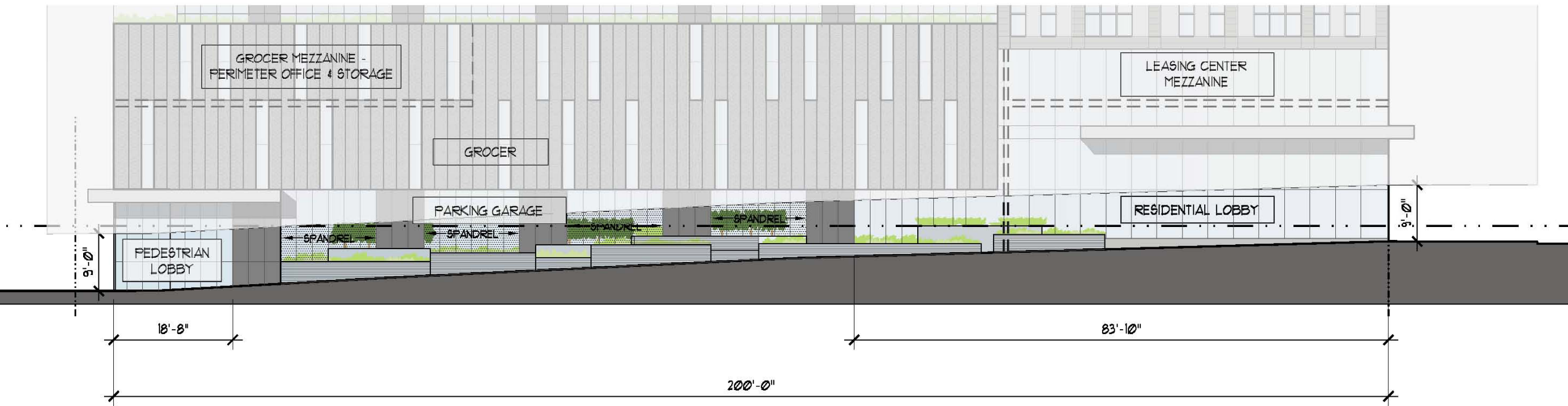
SW 4th Avenue

Ground Floor Window Areas

Montgomery Avenue

Ground Floor Window Length:
 Total Length: 200'
 Window Length Required: 100'
 Window Length Provided: 102'-6"

Ground Floor Window Area:
 Total Area: 1,800 SF
 Window Area Required: 450 SF
 Window Area Provided: 750 SF

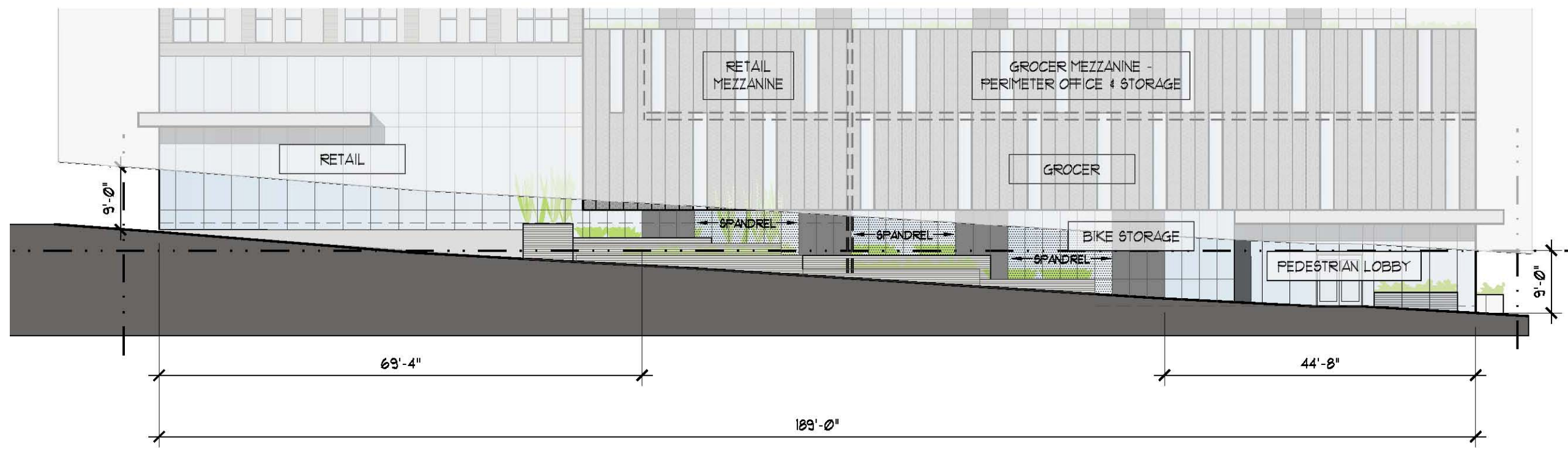


Montgomery Avenue

3rd Avenue

Ground Floor Window Length:
 Total Length: 189'
 Window Length Required: 94'-6"
 Window Length Provided: 114'

Ground Floor Window Area:
 Total Area: 1,704 SF
 Window Area Required: 426 SF
 Window Area Provided: 818 SF



3rd Avenue