

BLOCK 136

Land Use Hearing LU14-230014 DZM, AD

December 18, 2014



MITHUN



SECURITY PROPERTIES

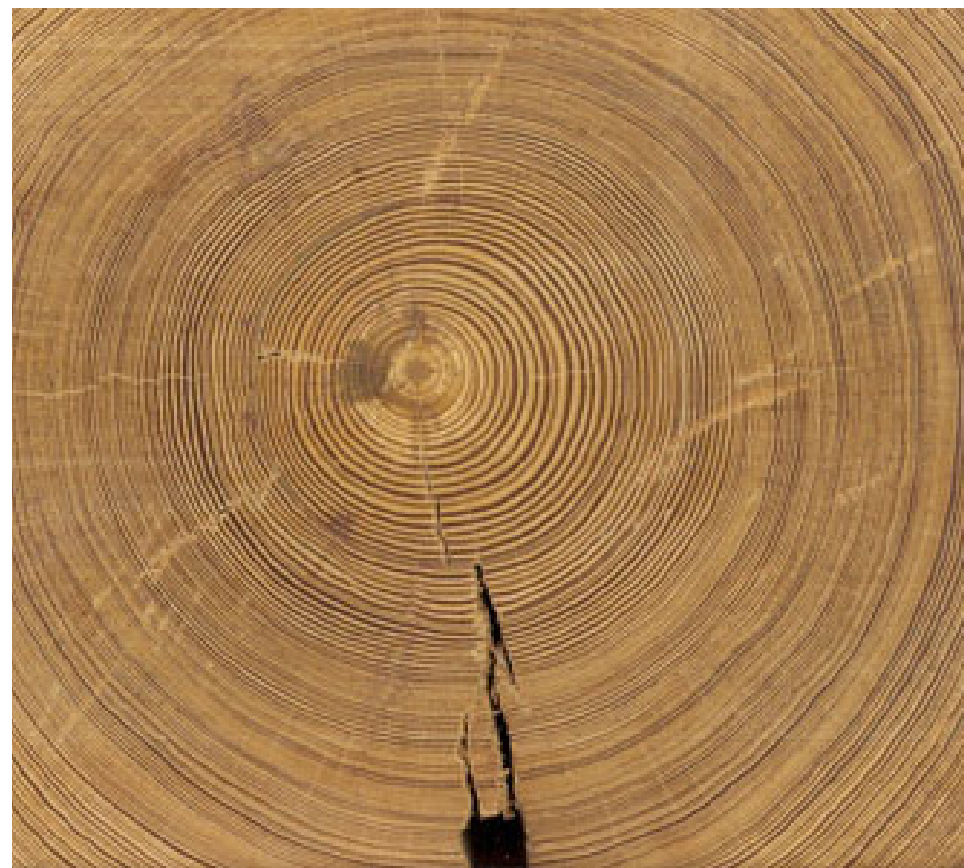
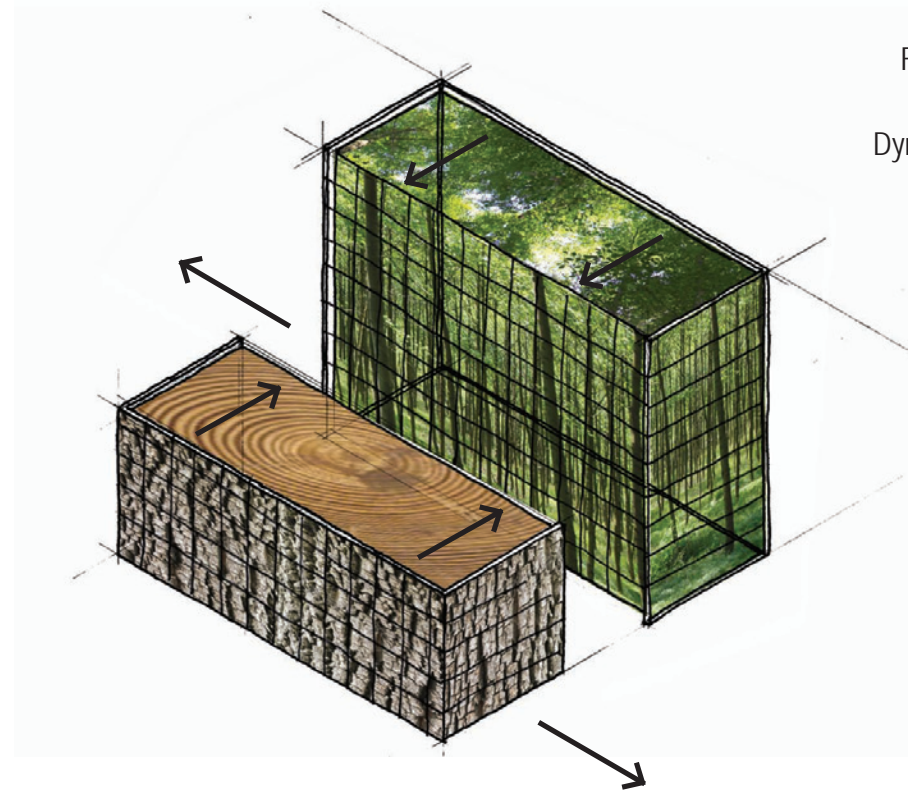
Overall Project

Design Concept

Seedling

a young plant or tree grown from a seed

Live
Habitat
Delicate
Unfolding
Fresh
Future
Light
Dynamic



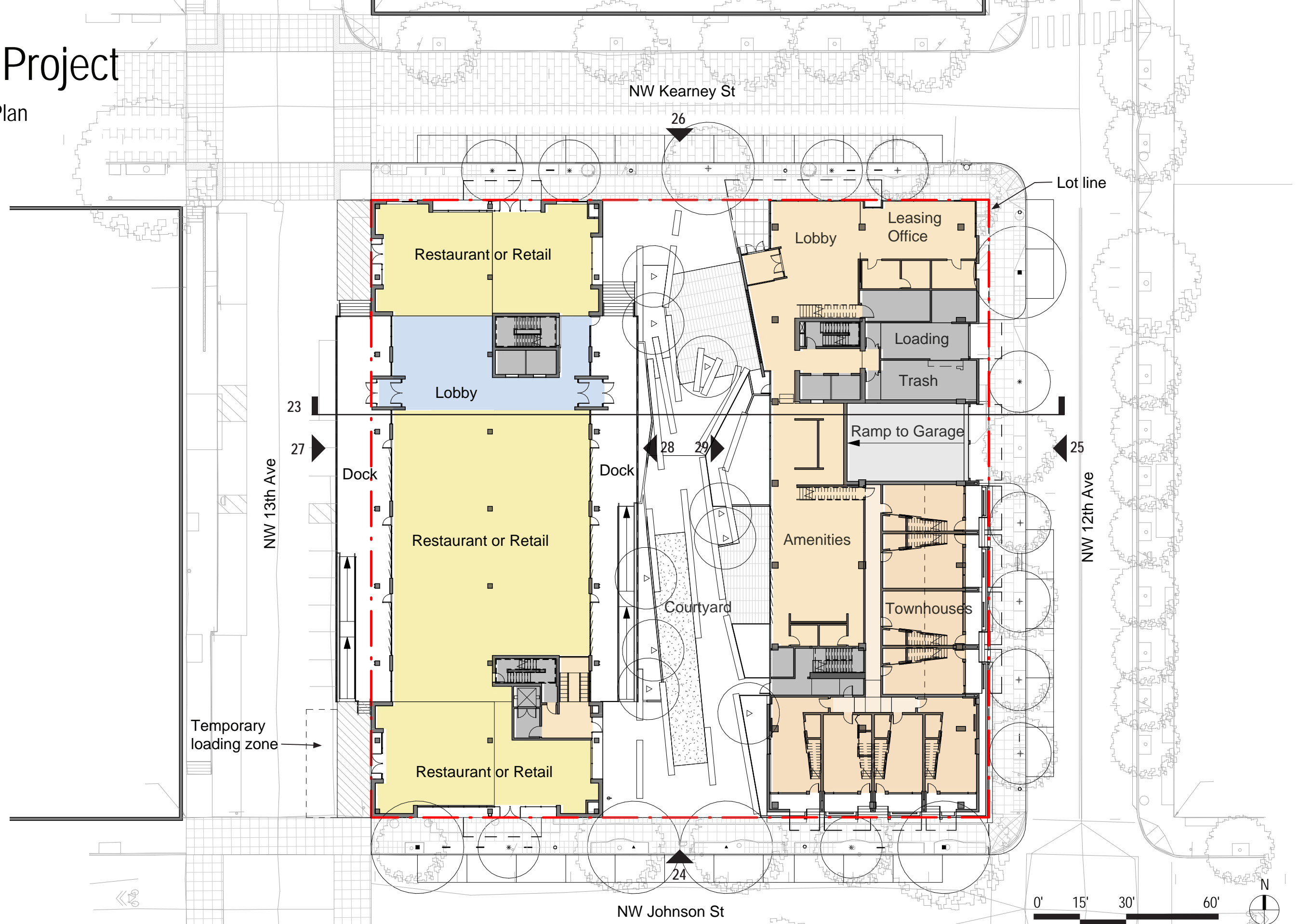
Heartwood

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

Work
Layers
Heavy
Solid
History
Durable
Massive
Processed

Overall Project

Ground Level Plan



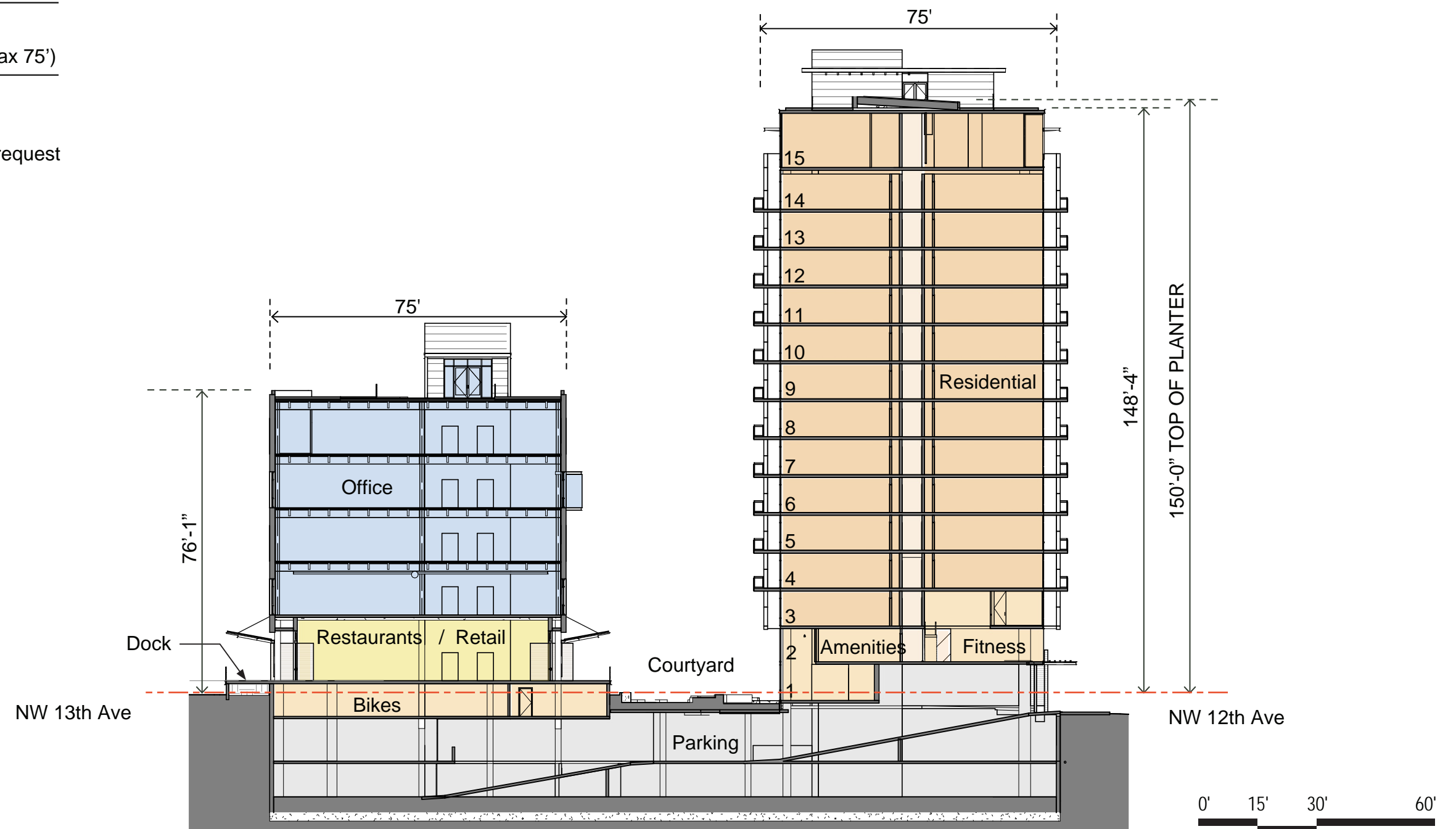
Overall Project

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

DAR Review

What We Heard

Overall

- Develop a reading of the character of the Pearl District.
- The two buildings have different material palettes—clarify what binds them together. Are they two buildings unified or separated by a Courtyard? Different building expressions can work if the courtyard ties them together.

Courtyard

- Be careful that the dimensions between courtyard logs are meaningful.

12th Avenue Building

- 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.
- State the window wall color concept and the idea behind the metal and spandrel.

13th Avenue Building

- Examine the character of the office building—it should look less residential.
- Study whether or not the dock should extend to the corners of the building.

What We Studied



Materials



Townhouses



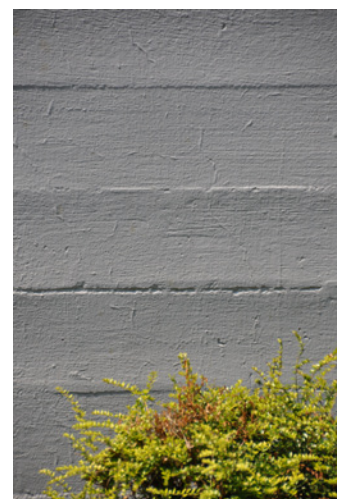
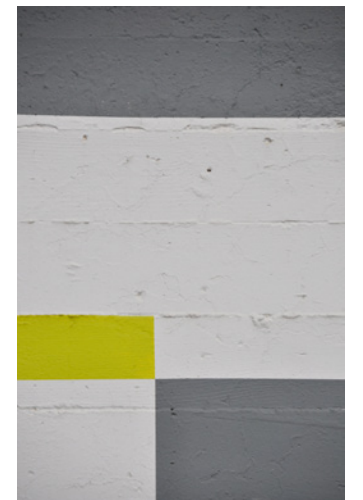
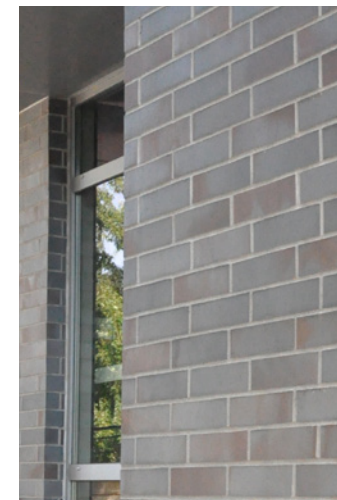
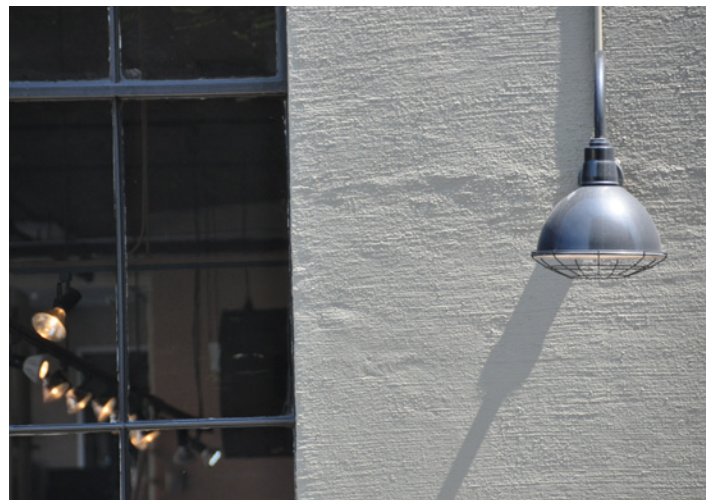
Docks



Garages

Overall Project

Pearl District Material Context



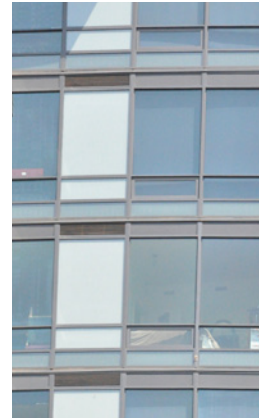
Overall Project

Materials Palette

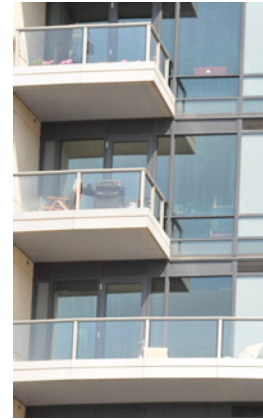
12th Ave



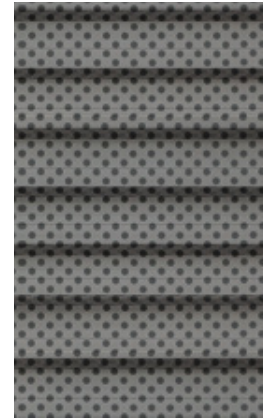
Board-Formed Concrete



Window-wall



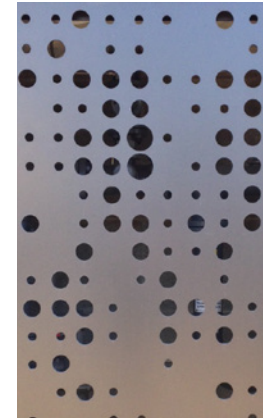
Glass + Prefinished Alum Railing



Perforated Corrugated Metal



Painted Accent Color

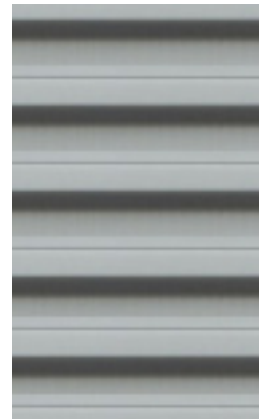


Perforated Metal Screens

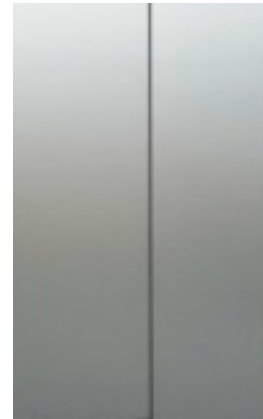
Shared



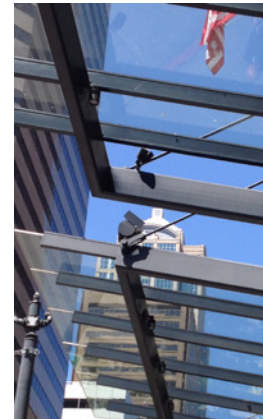
Concrete



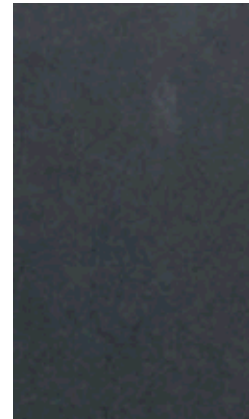
Corrugated Metal



Alum Composite Panel



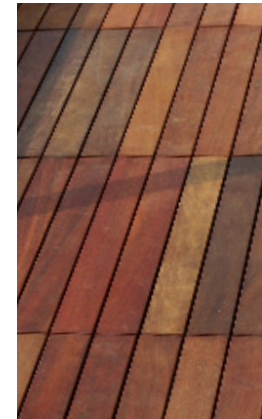
Painted Structure



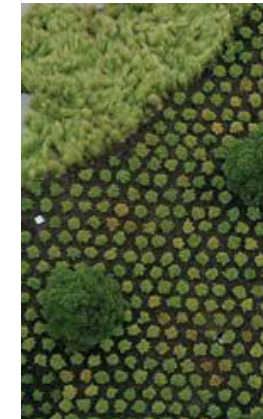
Prefin. Metal Parapet Cap



Painted Steel Trellis

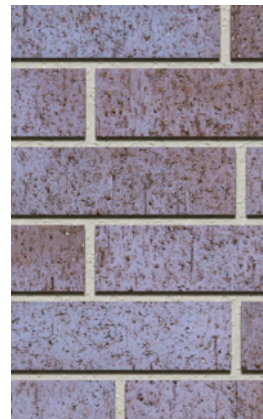


Ipe

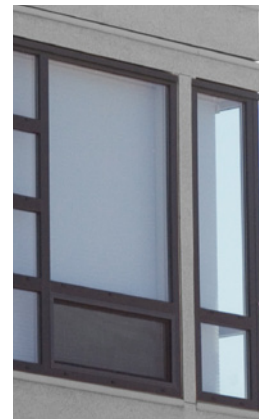


Green Roof

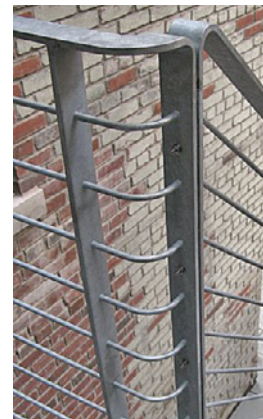
13th Ave



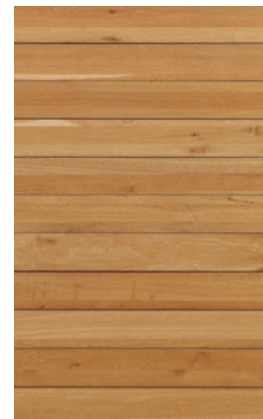
Brick



European Vinyl Windows



Galvanized Rails



Wood Soffits



Colorful French Doors



Silicone Glazed Storefront

Overall Project

Project View from Southwest



Overall Project

Project View from North



Overall Project

Courtyard View from North



Overall Project

Courtyard View from South



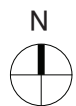
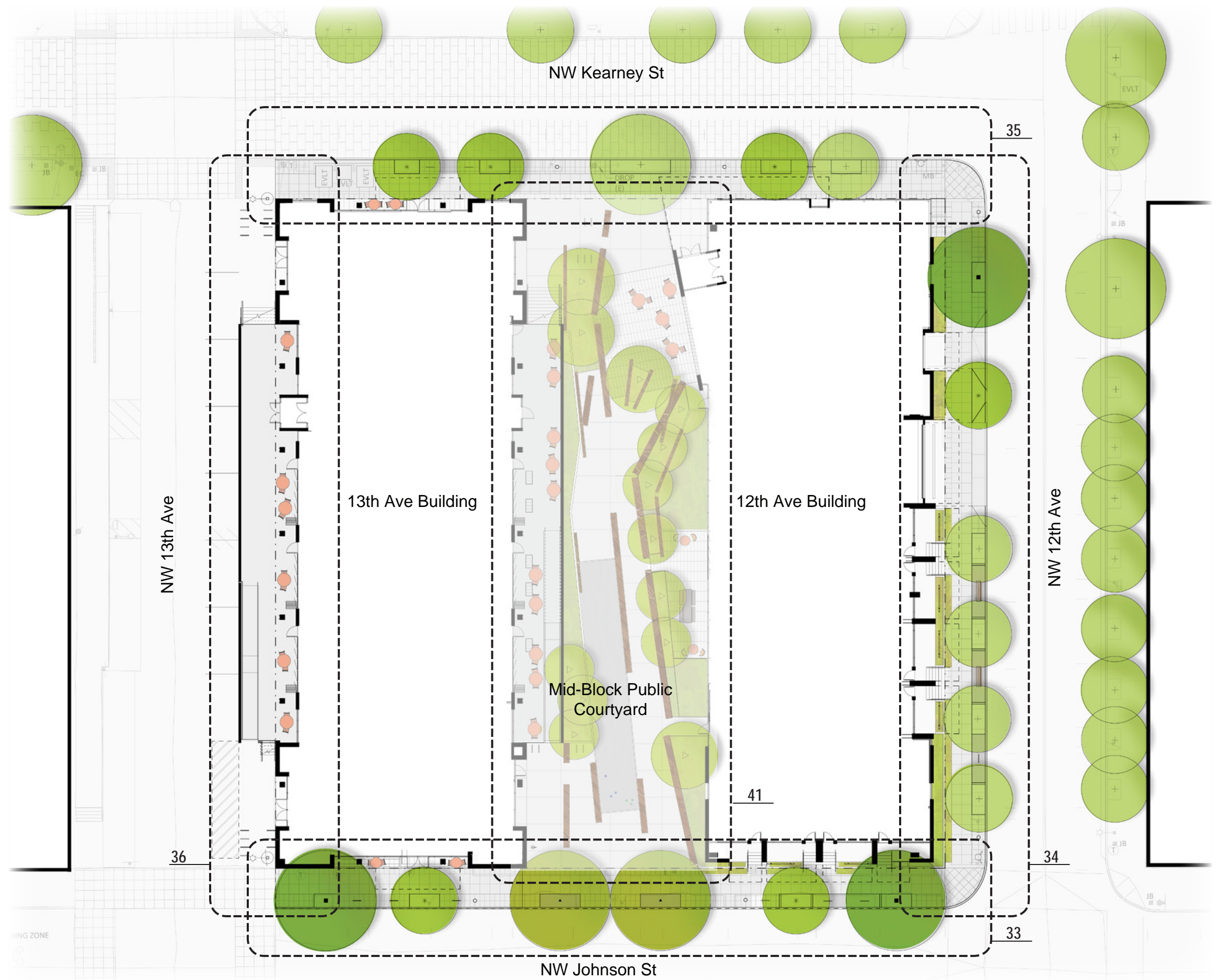
Streetscape

View to 12th Avenue



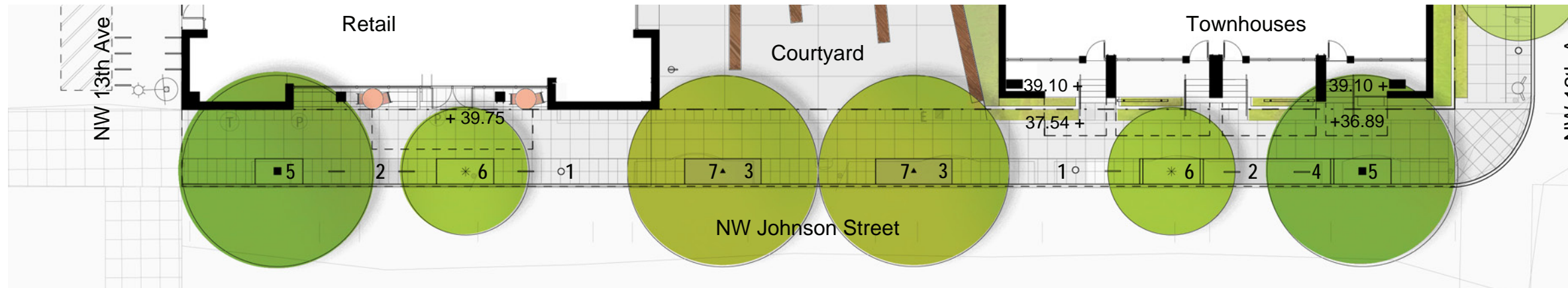
Streetscape

Materials Plan



Streetscape

NW Johnson Street Plan and Elevation



A NW Johnson Street Plan



B NW Johnson Street Elevation

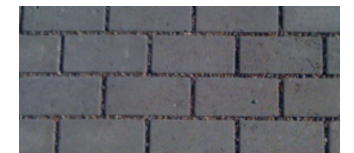
- 1 Single Fixture Historic Streetlight
- 2 Bicycle Rack in Furnishing Zone (6)
Horseshoe Rack, Surface Mount, Stainless steel finish



- 3 Tree Grate
Urban Accessories, Jamison Grate
Recycled Grey Iron



- 4 Permeable Concrete Unit Pavers
Mutual Materials, Eco-Priora, 4" x 8"



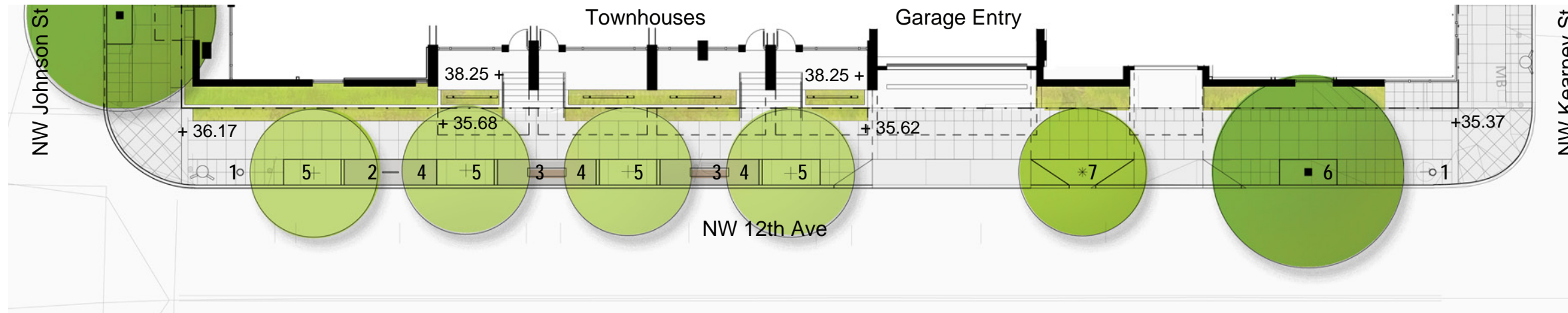
Trees

- 5 Patmore Ash,
Fraxinus pennsylvanica 'Patmore'
- 6 American Hophornbeam,
Ostrya virginiana
- 7 Black Tupelo,
Nyssa sylvatica



Streetscape

NW 12th Avenue Plan and Elevation



A NW 12th Avenue Plan

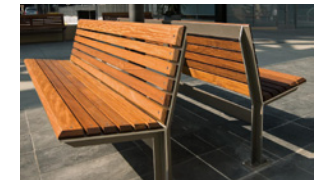


B NW 12th Avenue Elevation

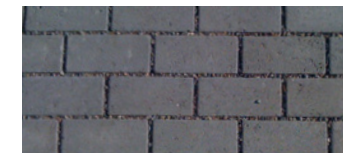
- 1 Twin Fixture Historic Streetlight
- 2 Bicycle Rack in Furnishing Zone (1)
Horseshoe Rack, Surface Mount, Stainless steel finish



- 3 Benches in Furnishing Zone (2)
Forms + Surfaces, Knight Bench, Reclaimed Teak with aluminum frame, 6' L



- 4 Permeable Concrete Unit Pavers
Mutual Materials, Eco-Priora, 4" x 8"



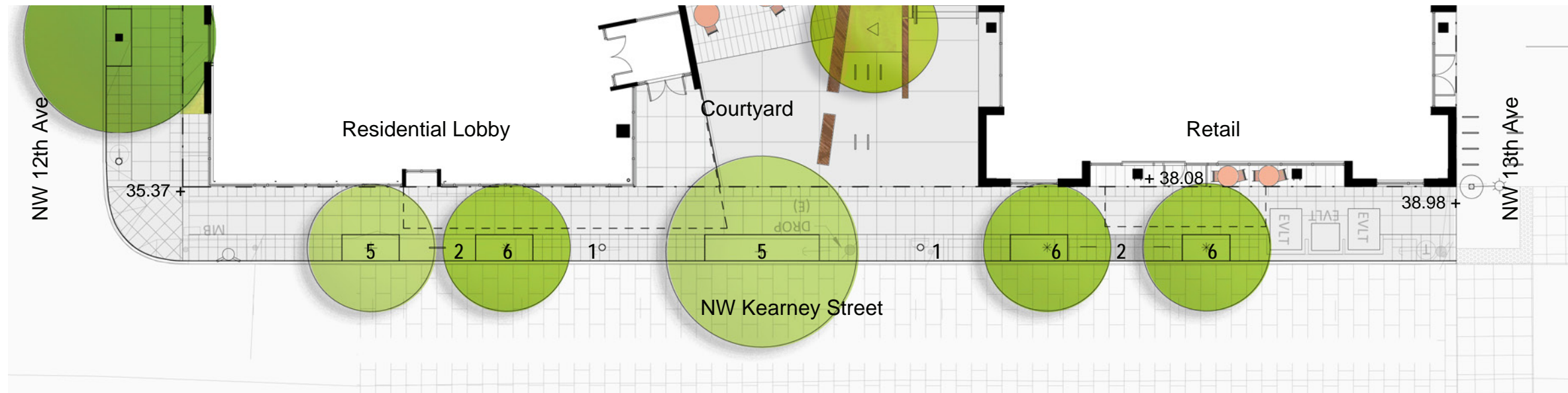
Trees

- 5 Existing Maple, 7-8" Caliper
- 6 Patmore Ash,
Fraxinus pennsylvanica 'Patmore'
- 7 American Hophornbeam,
Ostrya virginiana



Streetscape

NW Kearney Street Plan and Elevation



A NW Kearney Street Plan

- 1 Single Fixture Historic Streetlight
- 2 Bicycle Rack in Furnishing Zone (3) Horseshoe Rack, Surface Mount, Stainless steel finish



- Trees
- 5 Existing Linden, 14" Caliper
- 6 American Hophornbeam, *Ostrya virginiana*



B NW Kearney Street Elevation

Streetscape

NW 13th Avenue Plan and Elevation



A NW 13th Avenue Plan

- 1 Elevated Dock
- 2 Bicycle Rack - Wall Mount



- 3 Bicycle Rack - Surface Mount (12)
Horseshoe Rack, Surface Mount, Stainless steel finish



- 4 Temporary Loading Zone
- 5 Parallel Parking (5)
- 6 Existing Cobra Head Light



B NW 13th Avenue Elevation



Streetscape

Plants

Streetscape Plant Schedule

BOTANICAL NAME	COMMON NAME	SIZE	ROOT CONDITION	ON-CENTER SPACING
TREE				
<i>Fraxinus pennsylvanica</i> 'Patmore'	PATMORE ASH	4" CAL.	CONTAINER	AS SHOWN
<i>Nyssa sylvatica</i>	BLACK TUPELO	4" CAL.	CONTAINER	AS SHOWN
<i>Ostrya virginiana</i>	AMERICAN HOPHORNBEAM	4" CAL.	CONTAINER	AS SHOWN
SHRUB				
<i>Cephalotaxus harringtonia</i> 'Fastigiata'	UPRIGHT JAPANESE PLUM YEW	5 GAL.	CONTAINER	24" O.C.
<i>Hydrangea quercifolia</i>	OAKLEAF HYDRANGEA	5 GAL.	CONTAINER	24" O.C.
<i>Sarcococca confusa</i>	SWEETBOX	3 GAL.	CONTAINER	24" O.C.
GROUNDCOVER				
<i>Hakonechloa macra</i>	JAPANESE FOREST GRASS	1 GAL.	CONTAINER	12" O.C.
<i>Juncus effusus</i> var. <i>Pacificus</i>	SOFT RUSH	1 GAL.	CONTAINER	12" O.C.
VINE				
<i>Trachelospermum asiaticum</i>	STAR JASMINE	3 GAL.	CONTAINER	36" O.C.

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 Forest Grass
Hakonechloa macra

Japanese Plum Yew
Cephalotaxus harringtonia 'fastigiata'

Star Jasmine
Trachelospermum asiaticum

Courtyard

DAR - What We Heard

Courtyard Comments:

Ground-level Experience

- Be careful that the dimensions between courtyard logs are meaningful.
- Consider users of all ages.
- Encourage diversity in plant palette.

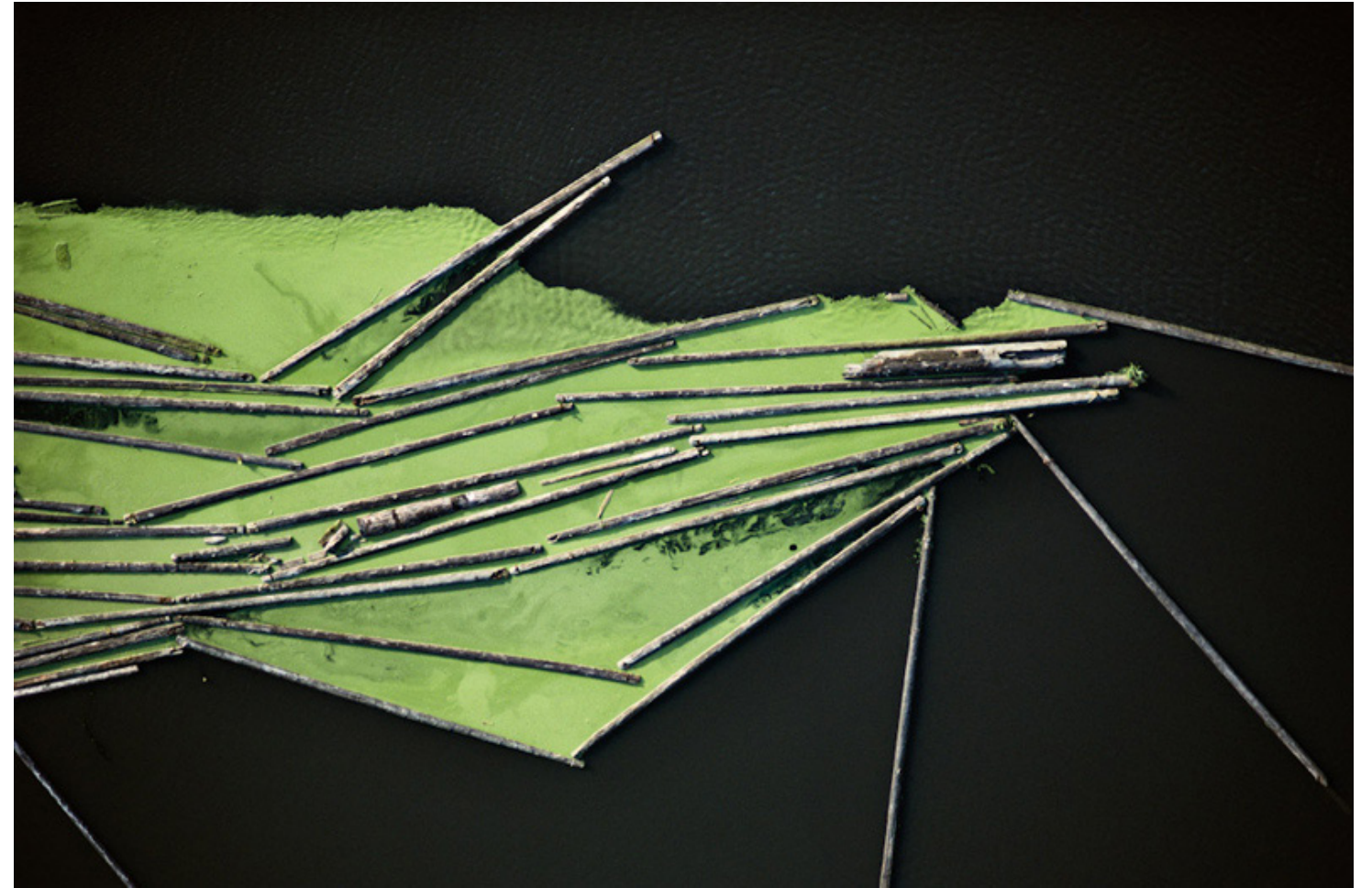
Character

- Different building expressions can work if the courtyard ties them together.
- Supportive of North-South orientation: courtyard should have light and air penetrate the space.



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 with underdrainage. Serves 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
- 12 Log Jam Flow
Reclaimed timber features direct pedestrian movement, through flows and eddies



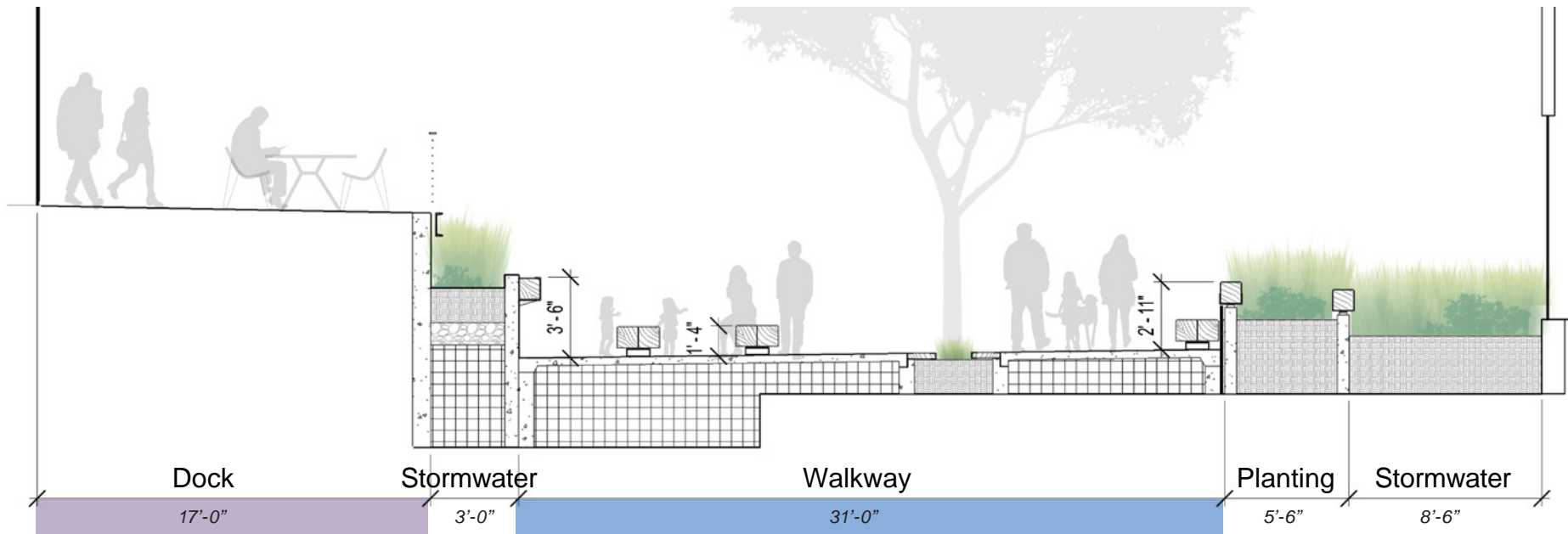
Courtyard

View from North

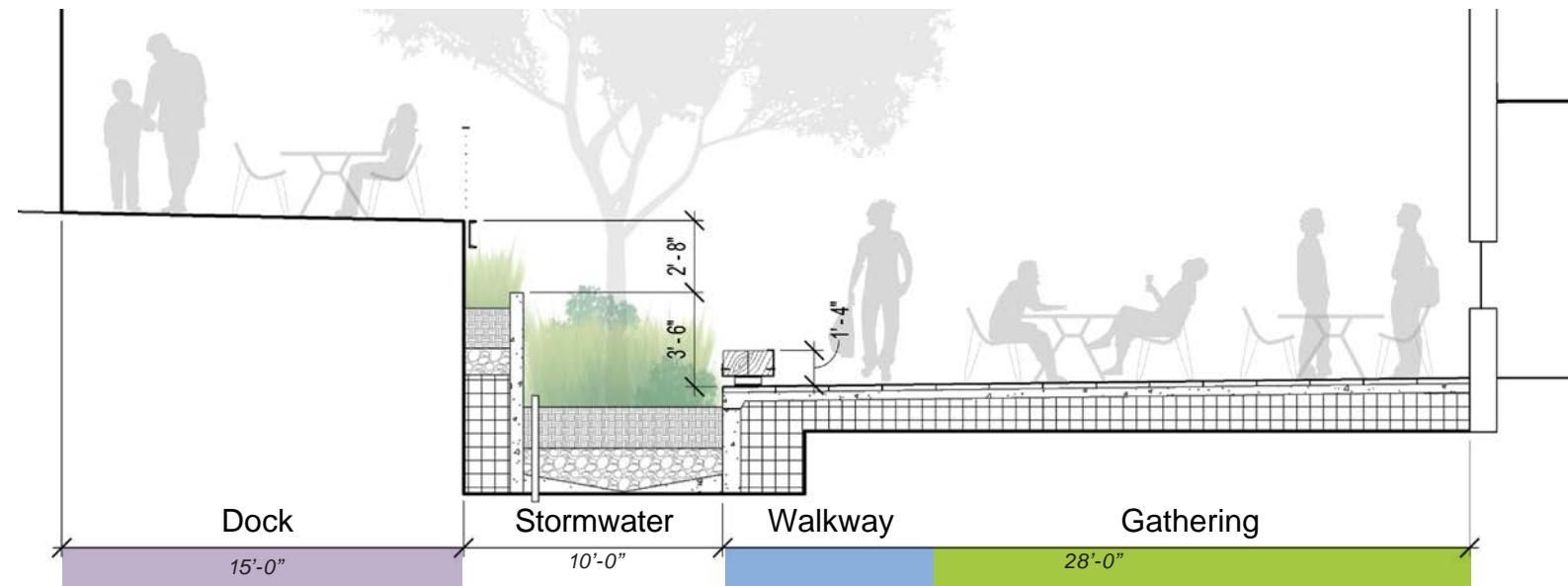


Courtyard

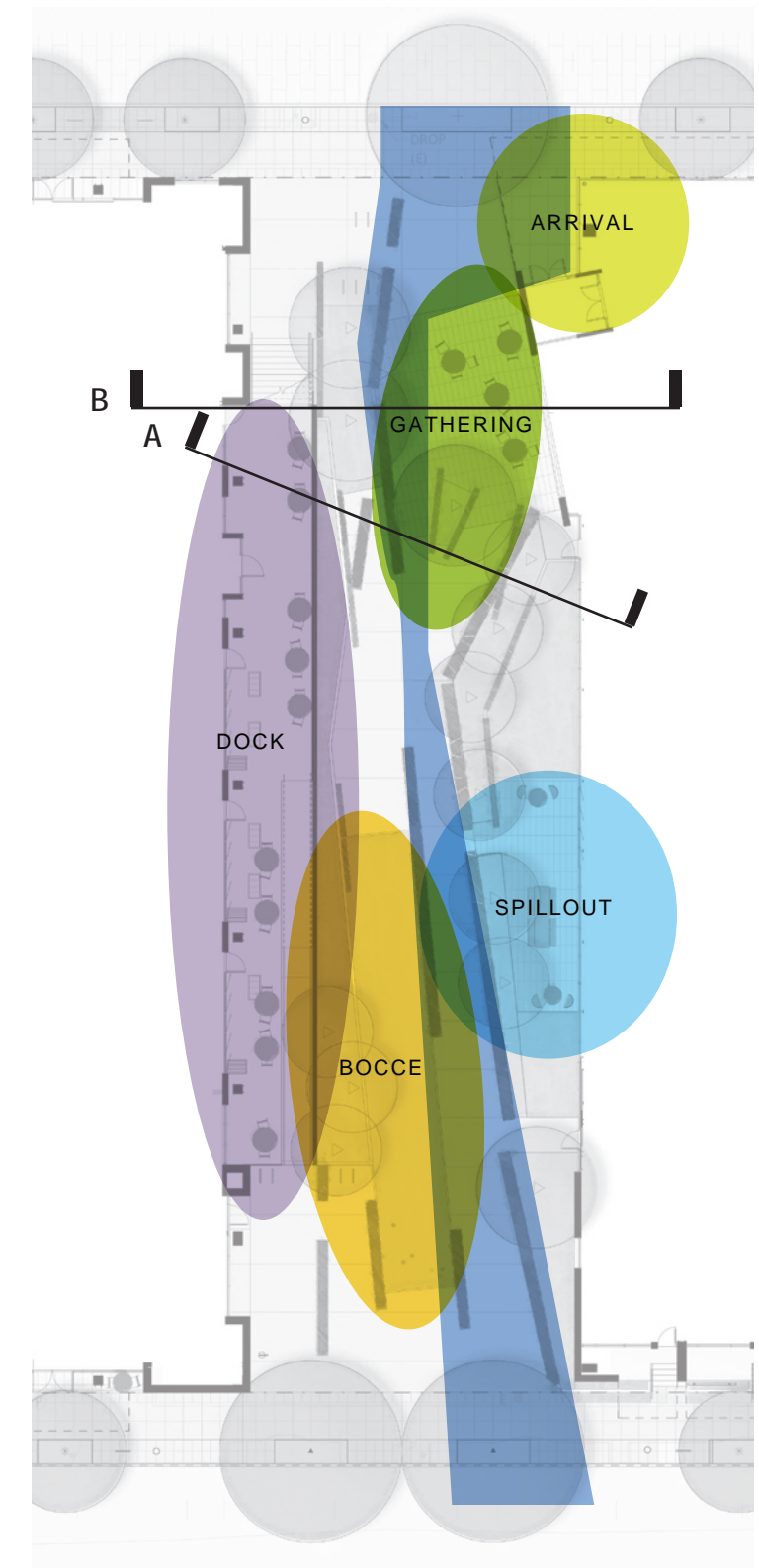
Overlapping Program



A Section through flush planter looking North

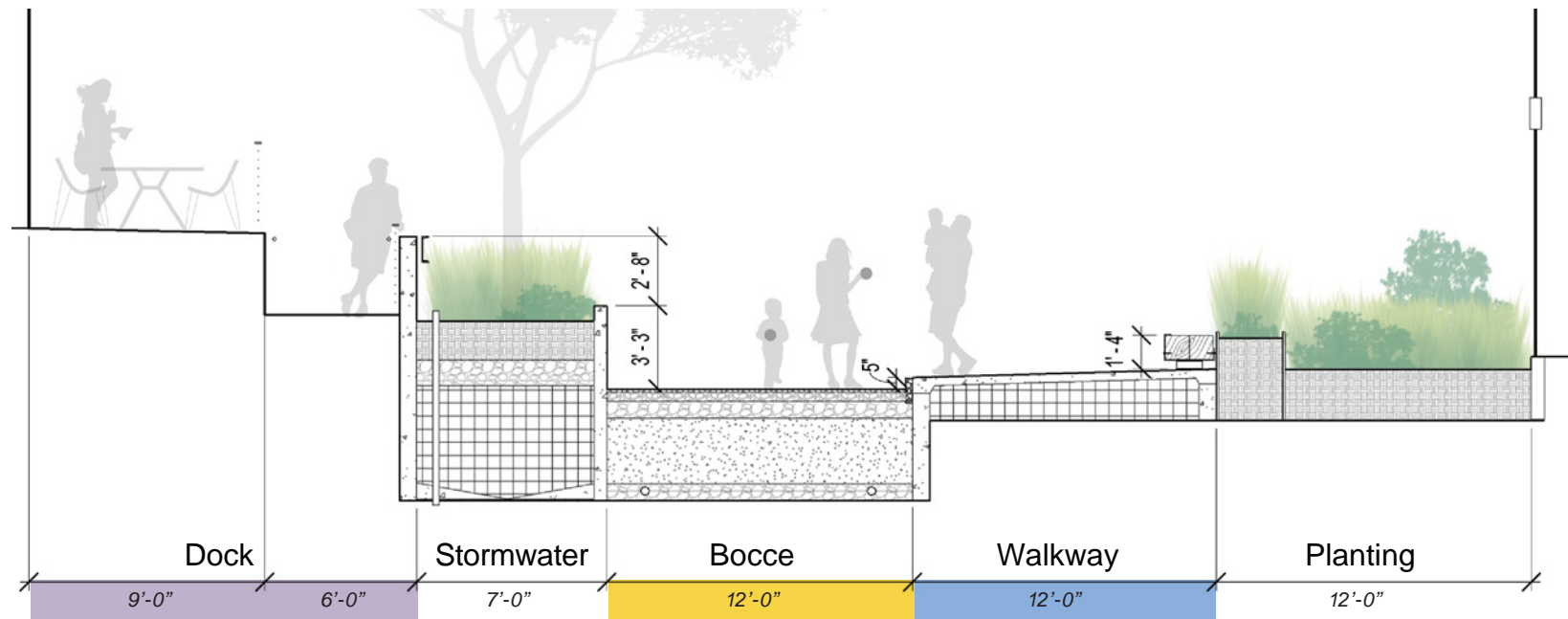


B Section through Seating Area looking North

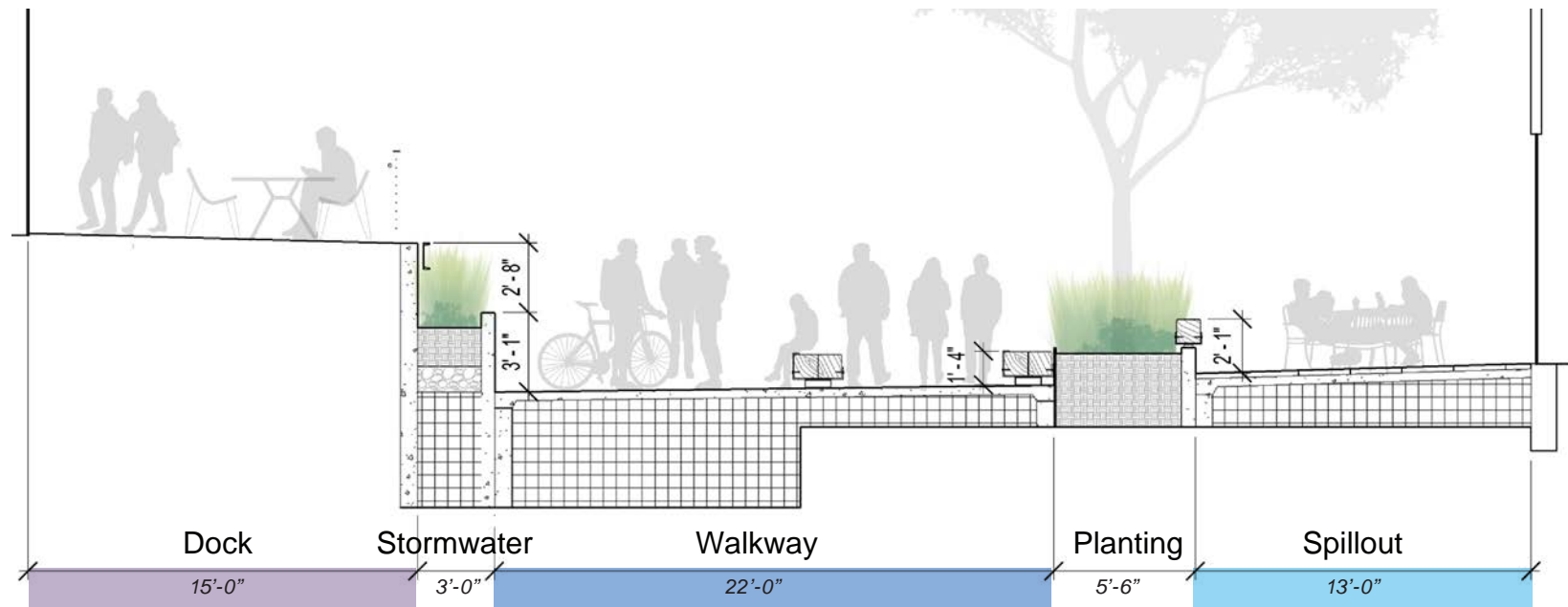


Courtyard

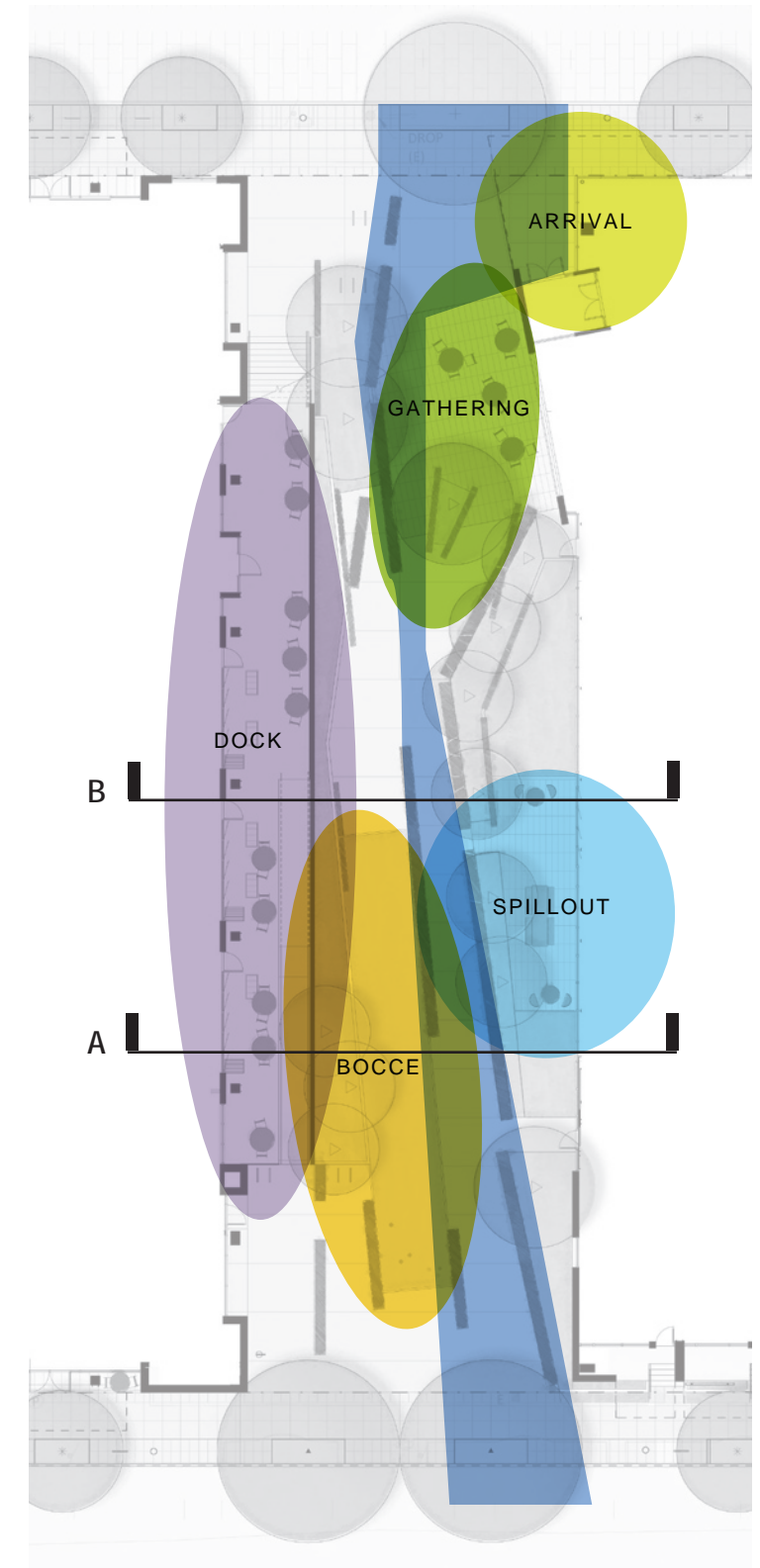
Overlapping Program



A Section through Bocce Court looking North

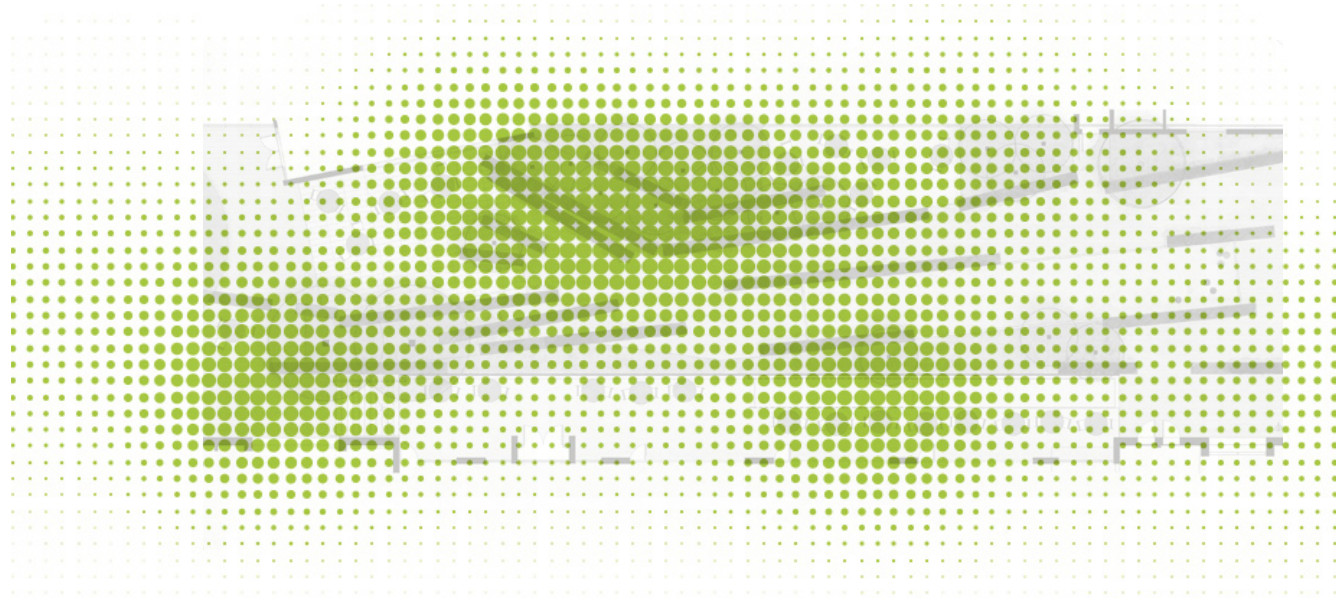


B Section through Amenity Spillout Space looking North

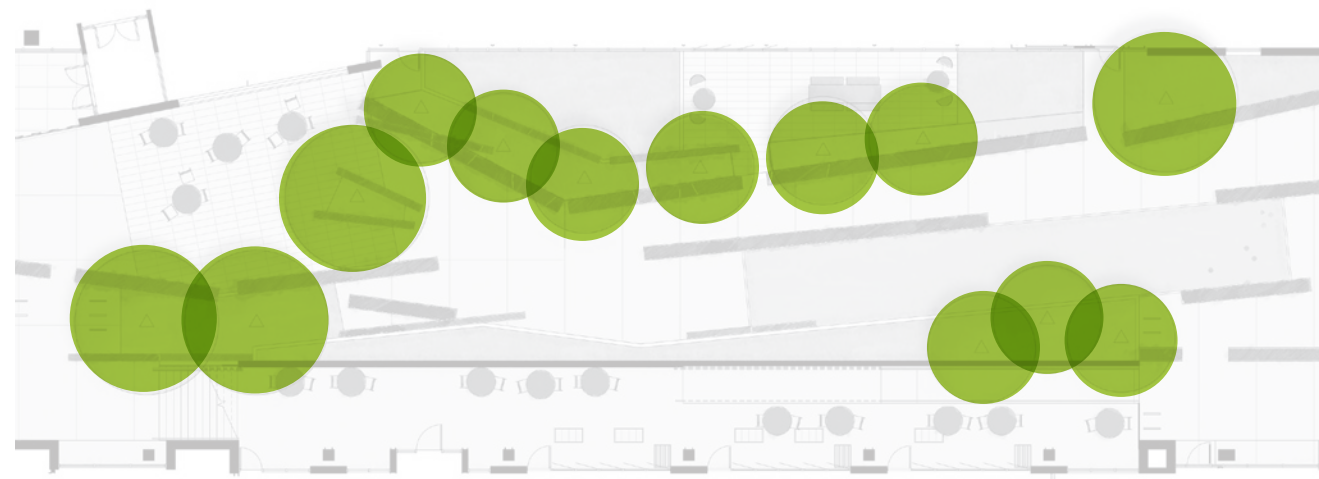


Courtyard

Planting Design Concept



Accretion



Canopy

Canopy



Thornless Honey Locust *Gleditsia triacanthos*

Groundplane



Black-leaved Snakeroot *Actaea simplex* 'Brunette'



Autumn Fern *Dryopteris erythrosora*



Snowberry *Symphoricarpos albus*



Trillium *Trillium ovatum*

Stormwater Planters



Spike Rush *Eleocharis montevidensis*



Autumn Fern *Dryopteris erythrosora*



Dewey Sedge *Carex deweyana*



Soft Rush *Juncus effusus* var. *pacificus*

Courtyard

View looking North



Courtyard

View to Residential Lobby



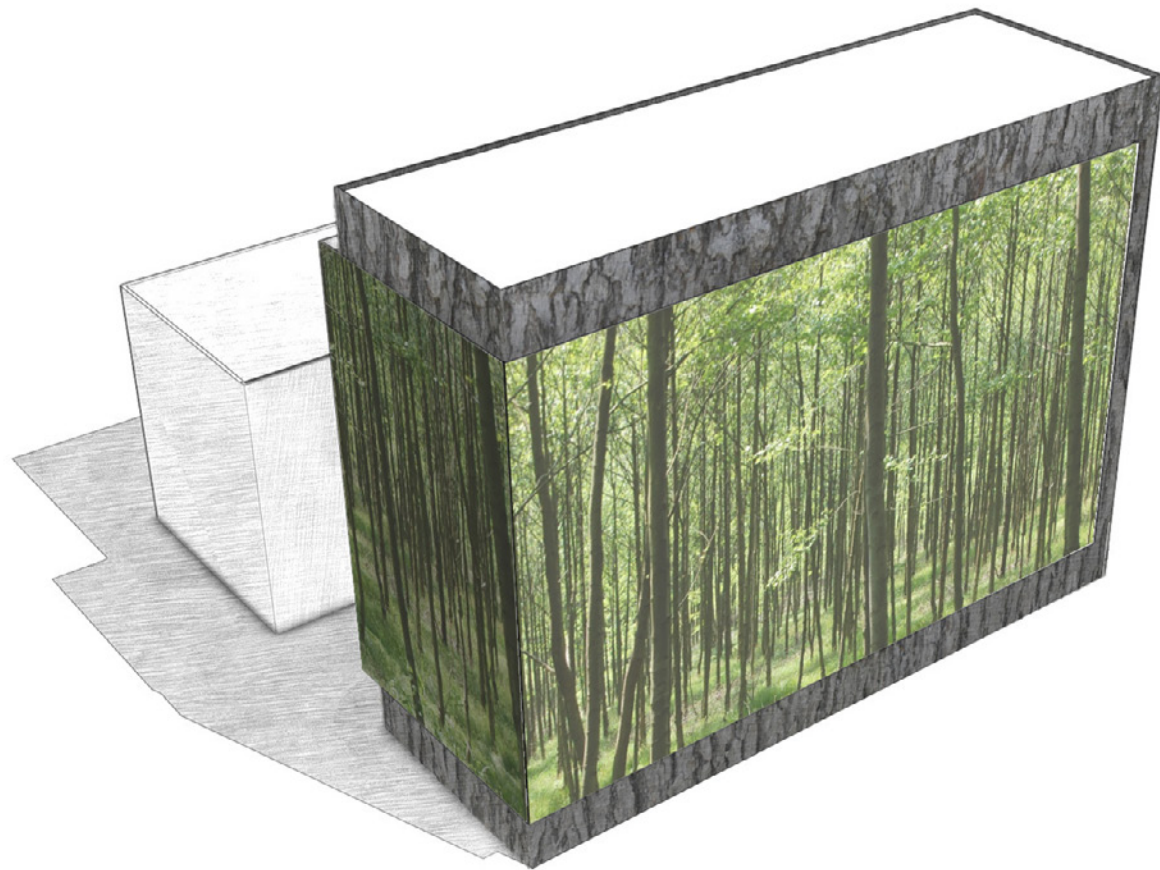
KEARNY STREET APARTMENTS

12th Avenue Building

DAR - What We Heard

12th Avenue Building Comments:

- 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.
- State the window wall color concept and the idea behind the metal and spandrel.

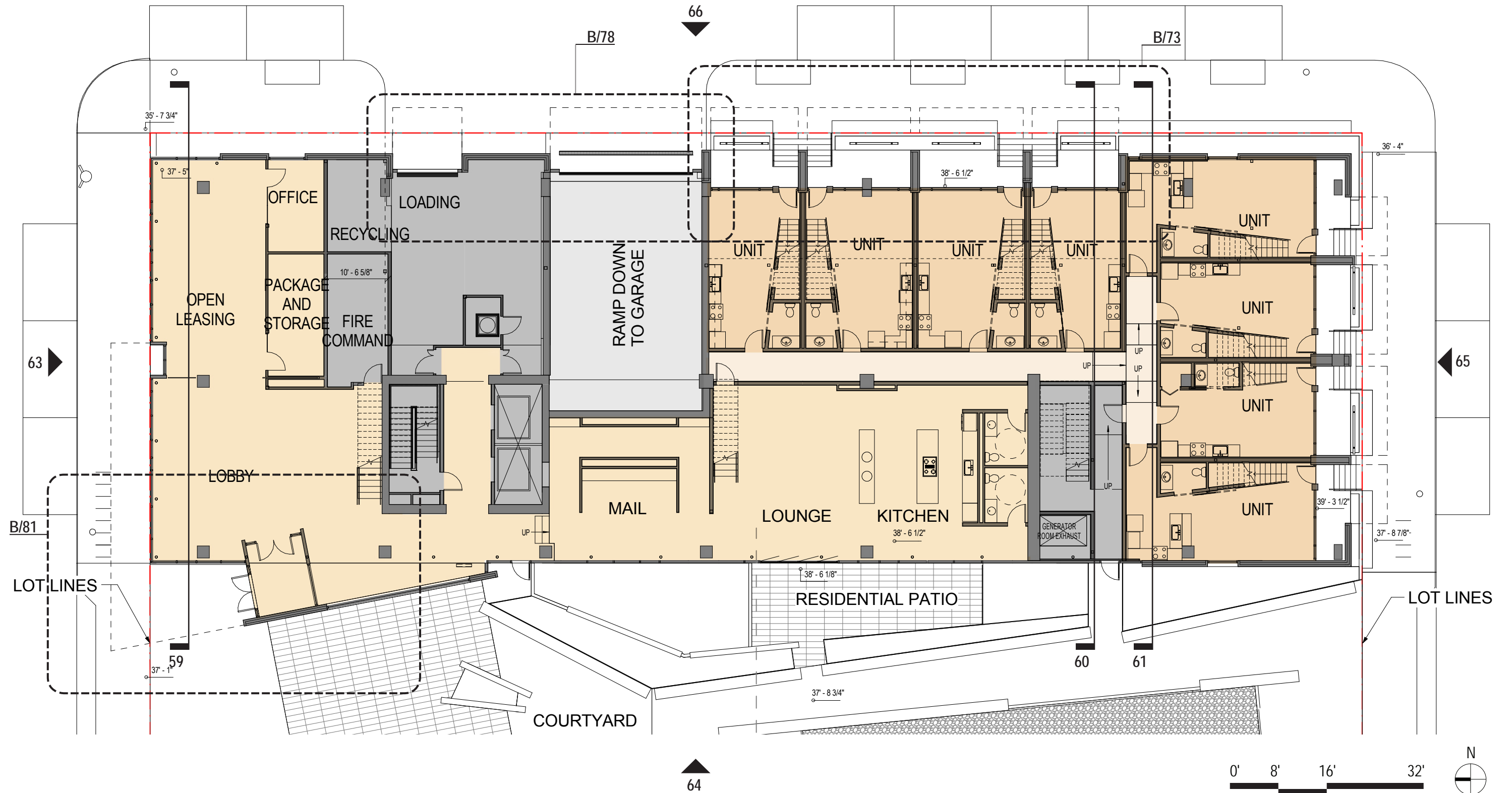


Conceptual Diagram from Southeast



12th Avenue Building

Level 1 Plan



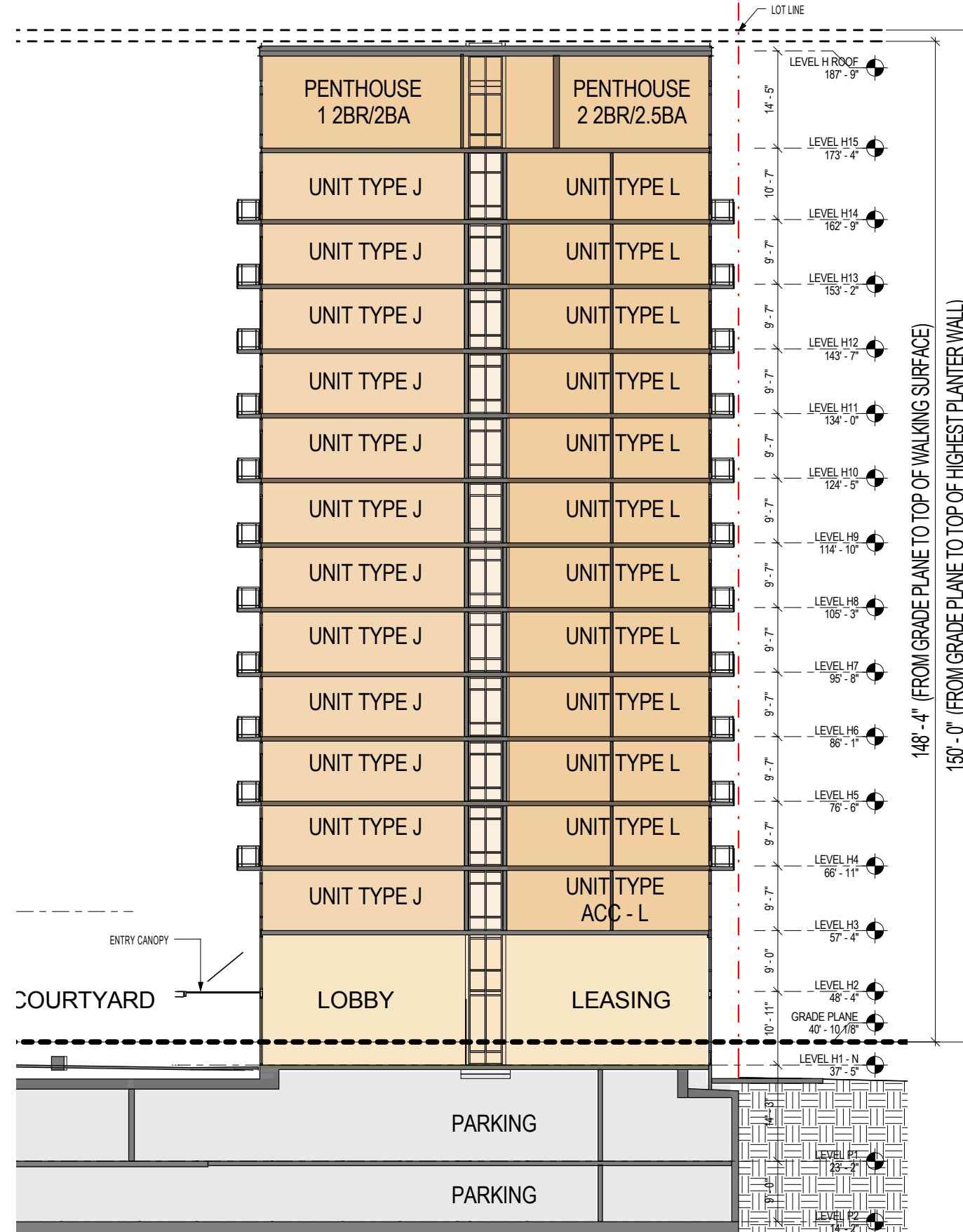
12th Avenue Building

Typical Residential Level Plan



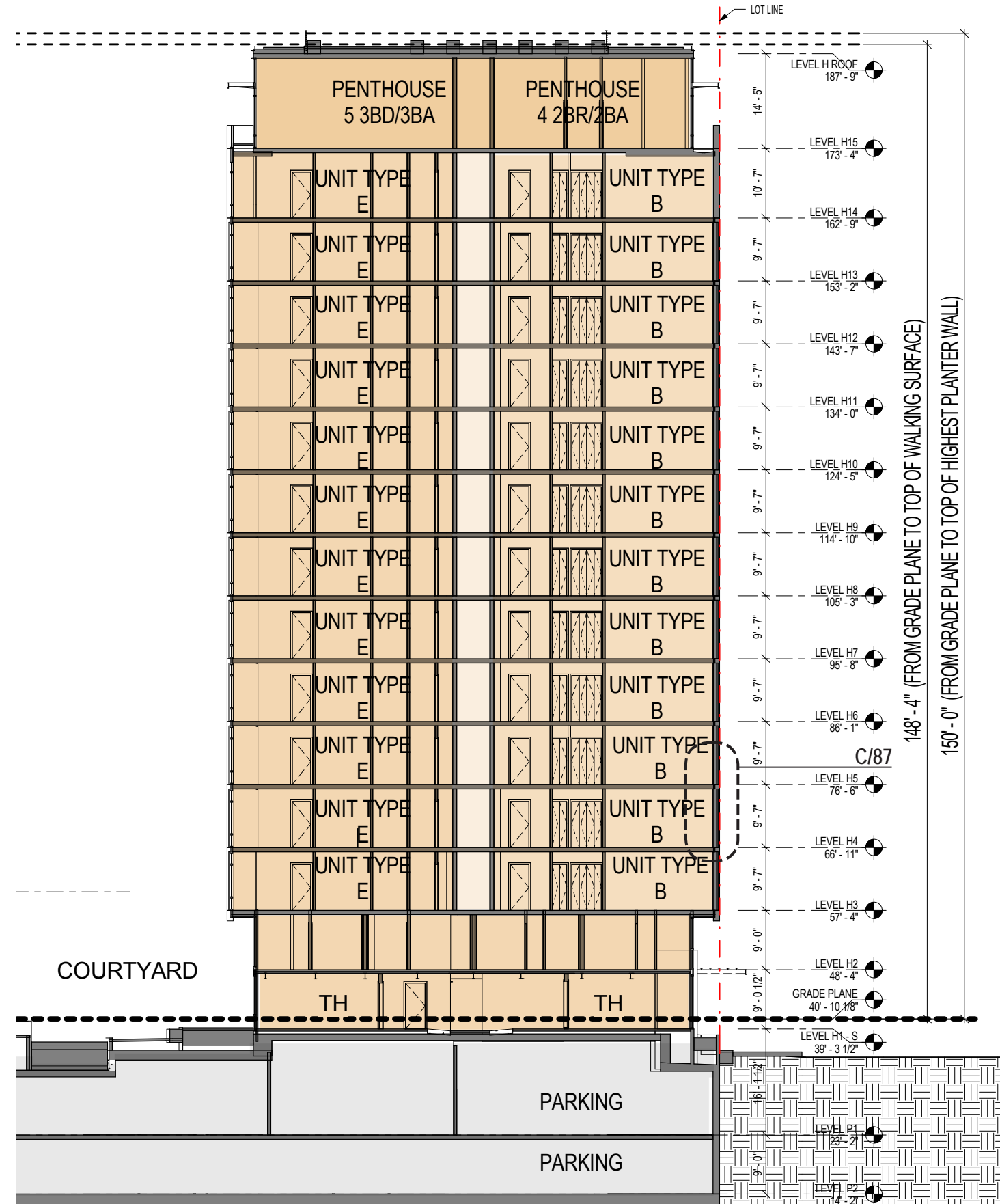
12th Avenue Building

Building Section at Window Wall Form



12th Avenue Building

Building Section at Bays



12th Avenue Building

North Project Elevation



0' 20' 40'

12th Avenue Building

East Elevation on 12th Avenue



0' 20' 40'

12th Avenue Building

South Project Elevation



0' 20' 40'

12th Avenue Building

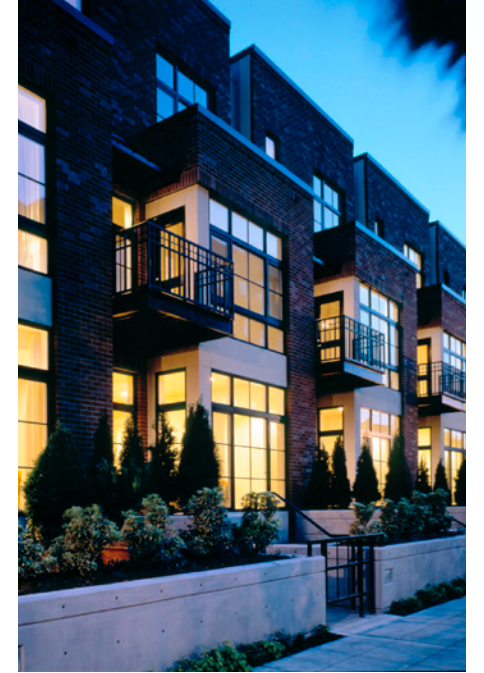
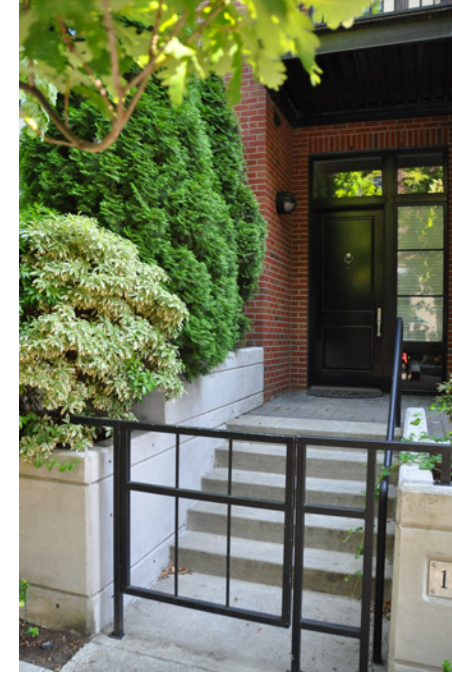
West Elevation at Courtyard



0' 20' 40'

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

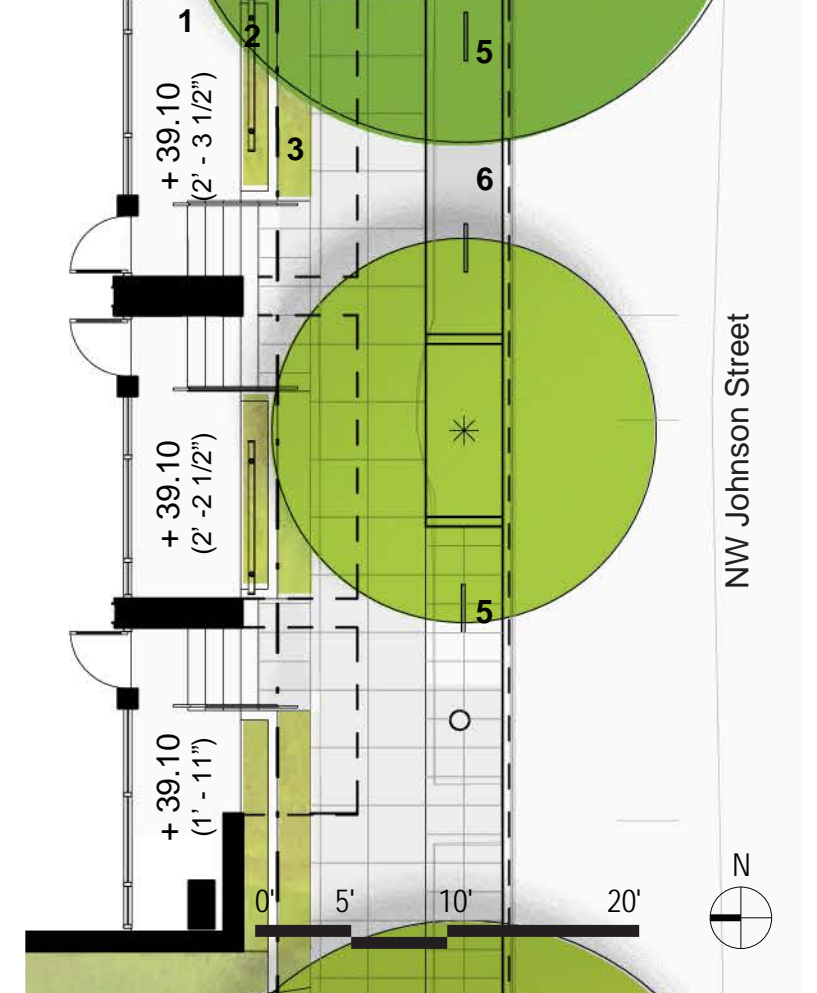
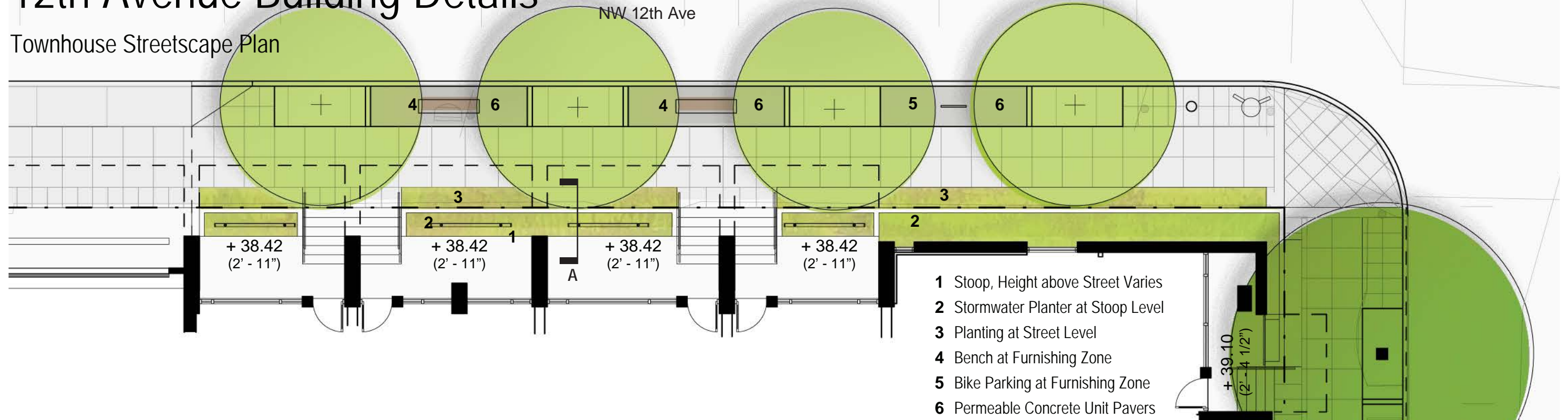
12th Avenue Building Details

Townhouses on 12th Avenue



12th Avenue Building Details

Townhouse Streetscape Plan



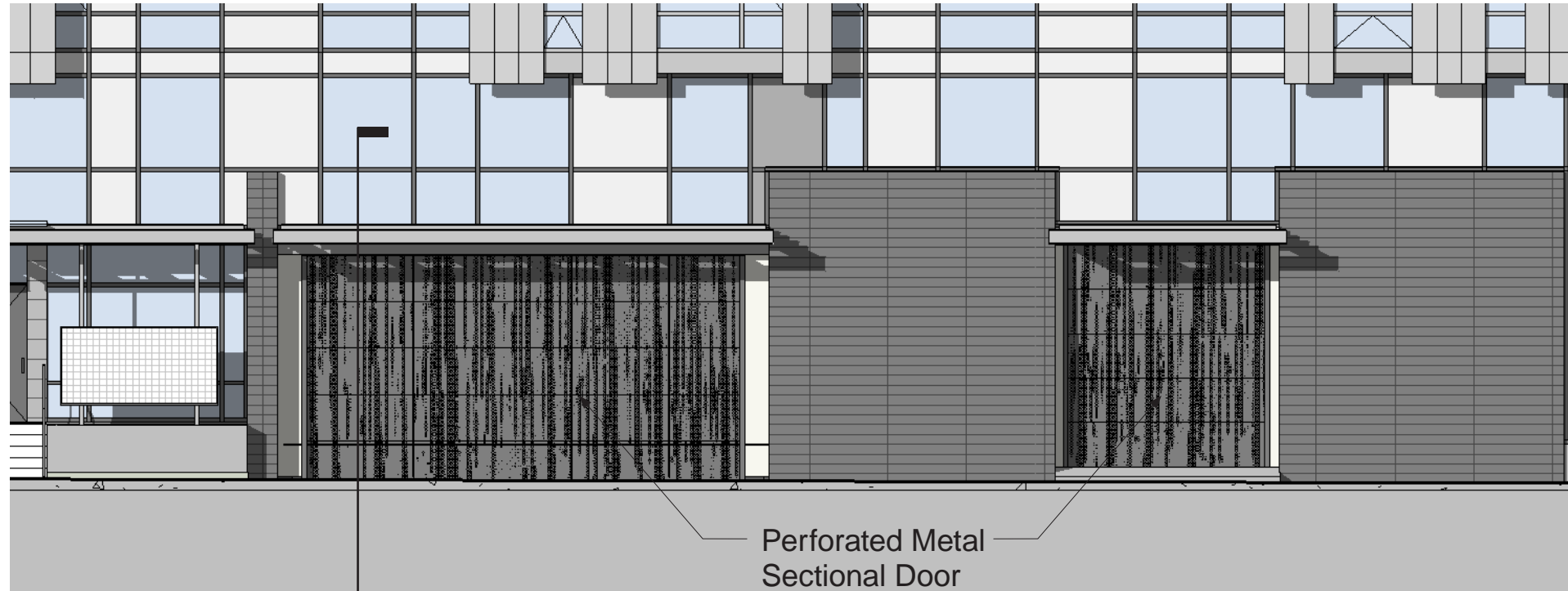
12th Avenue Building Details

Townhouses on Johnson Street

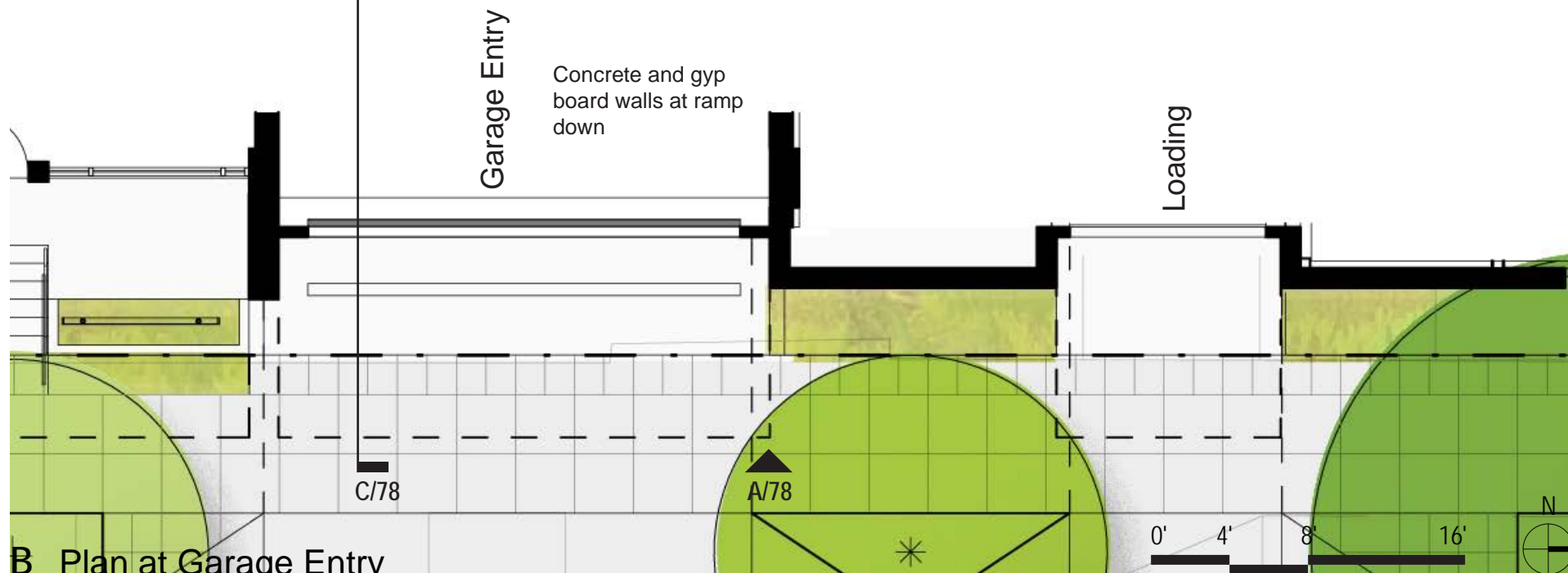


12th Avenue Building Details

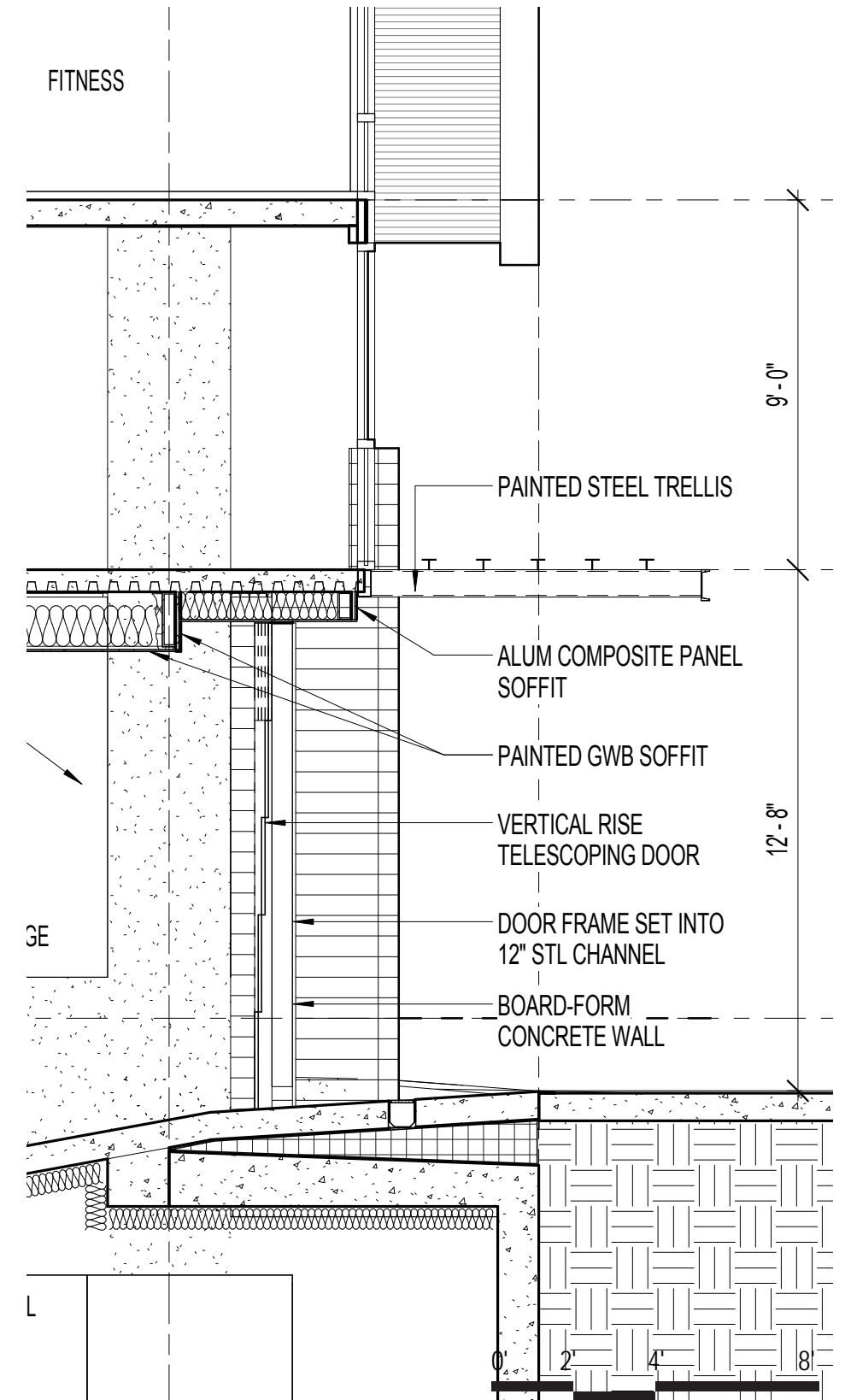
Garage and Loading Entries on 12th Avenue



A Elevation at Garage and Loading Entries



B Plan at Garage Entry



12th Avenue Building Details

Garage Entry on 12th Avenue



Board - Formed Concrete



Painted Steel



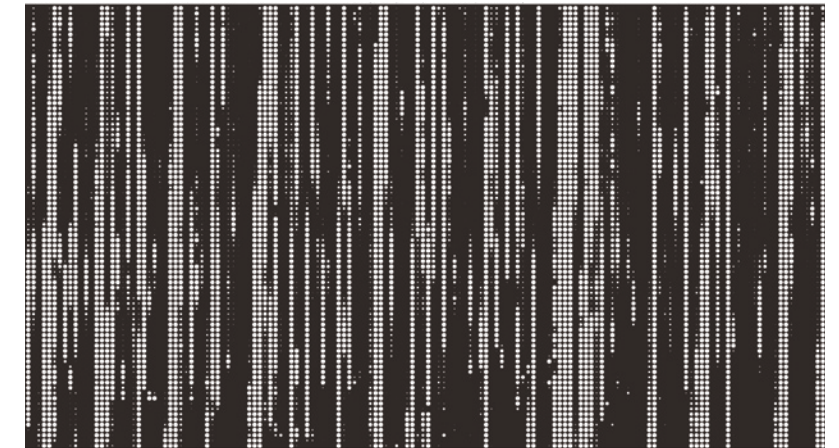
Planting



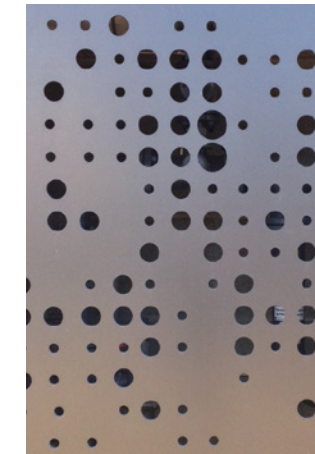
Garage Entry Door



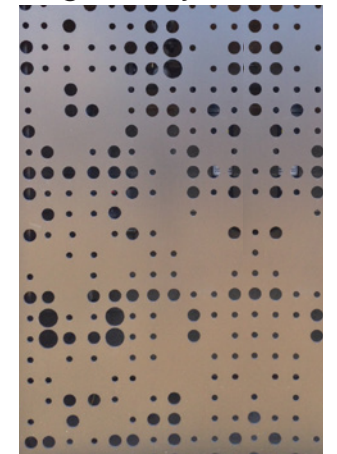
Sapling Forest



Perforated Metal Pattern at Garage Entry Door



Garage Entry



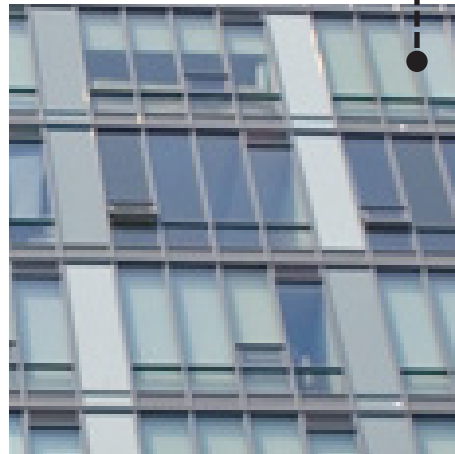
Loading Entry with tighter perforation pattern

12th Avenue Building Details

Residential Entry



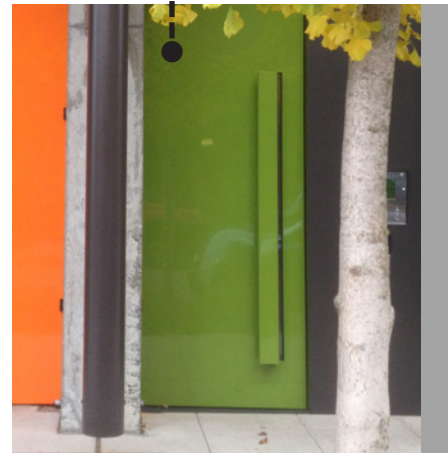
Rendering At Residential Entry



Window Wall



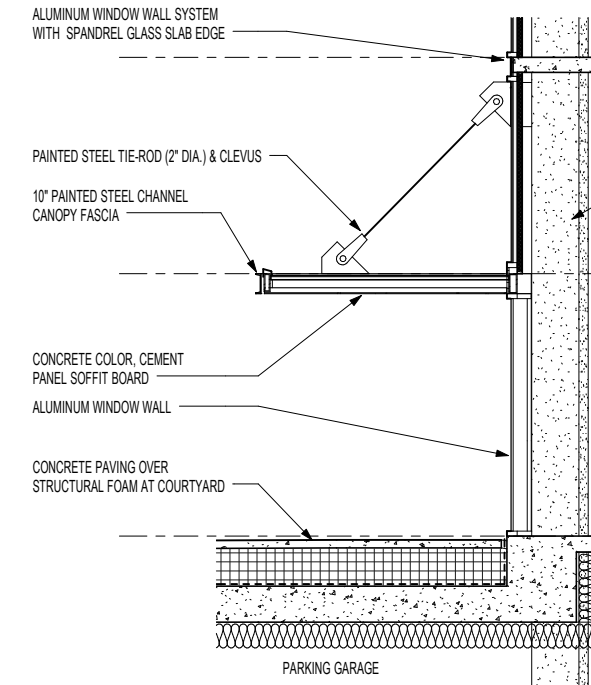
Painted Steel, Charcoal



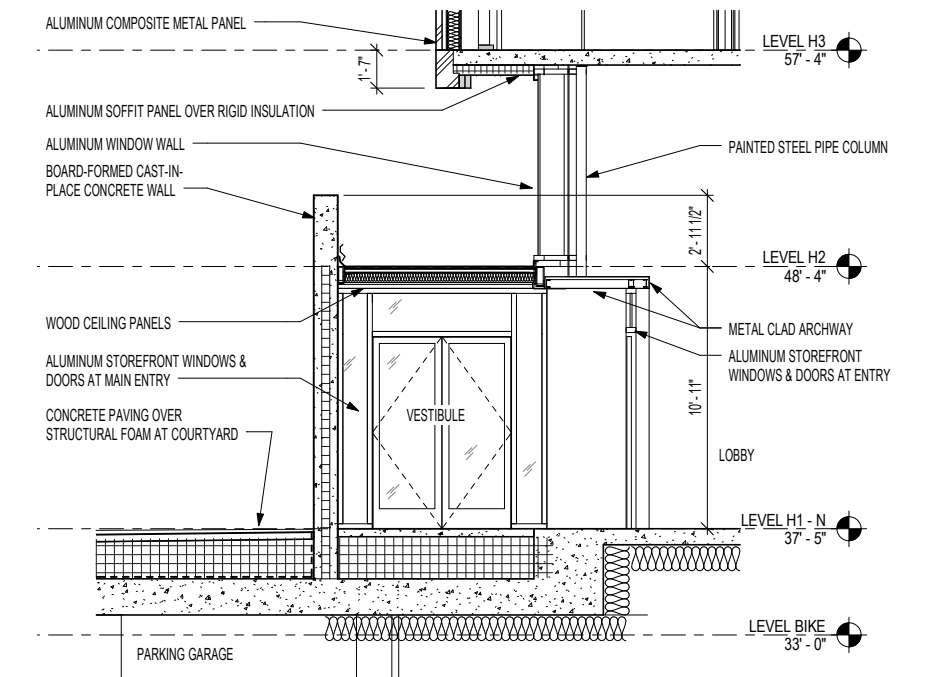
Custom Colored Door



Board-Formed Concrete



A Section at Lobby Canopy



B Section at Residential Vestibule

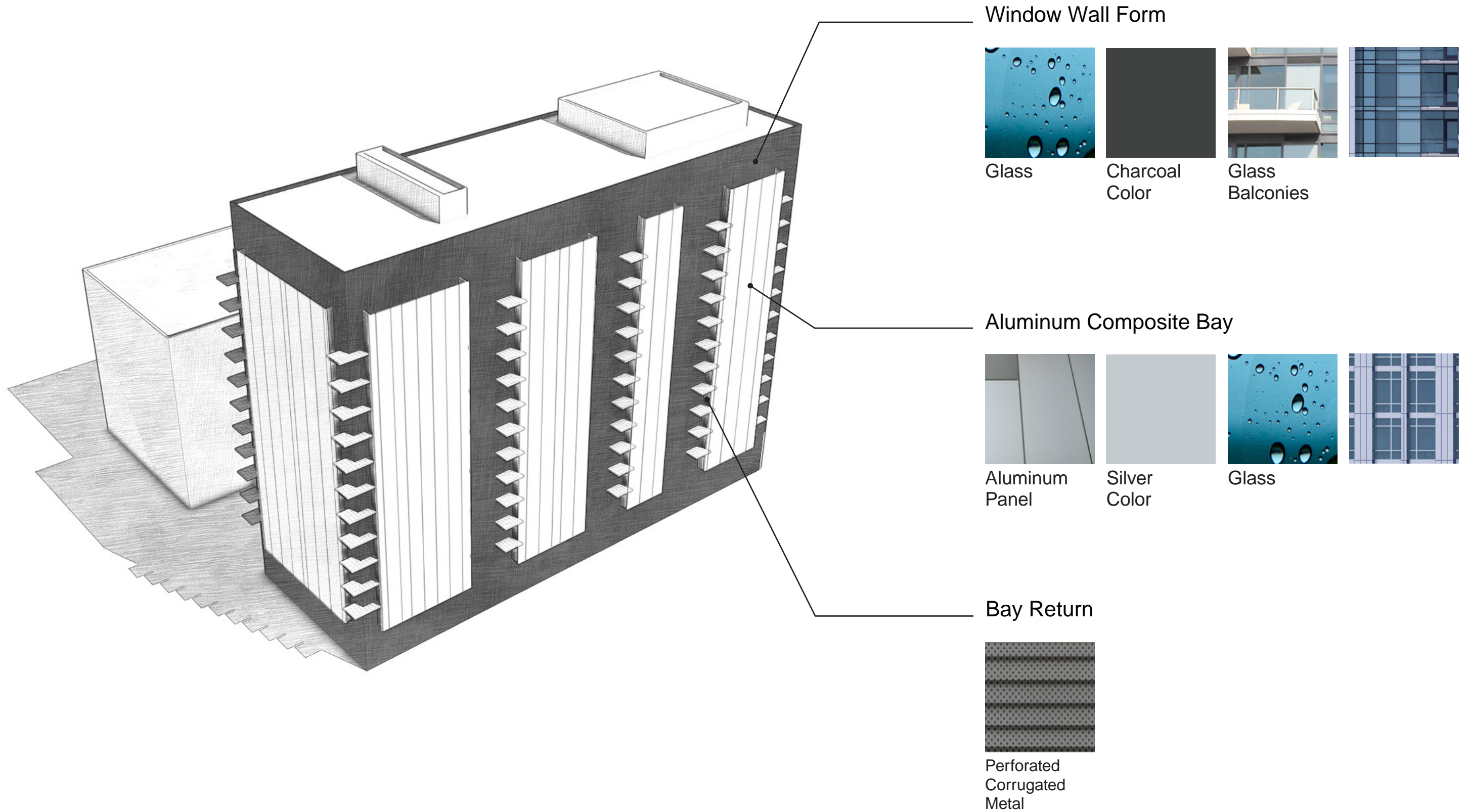
12th Avenue Building

Northeast Corner (new rendering for clarity)



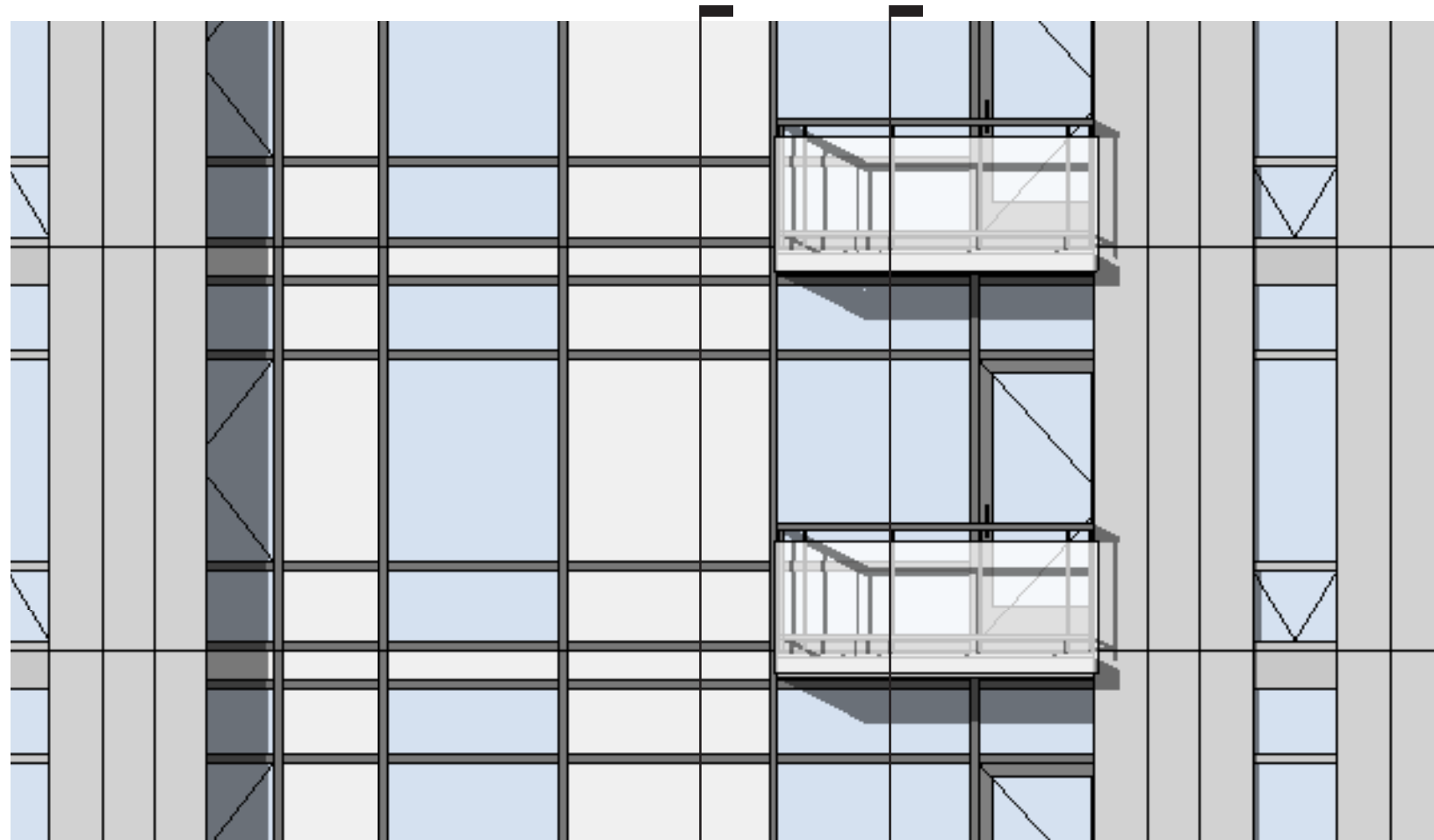
12th Avenue Building Details

Building Facade Elements Diagram

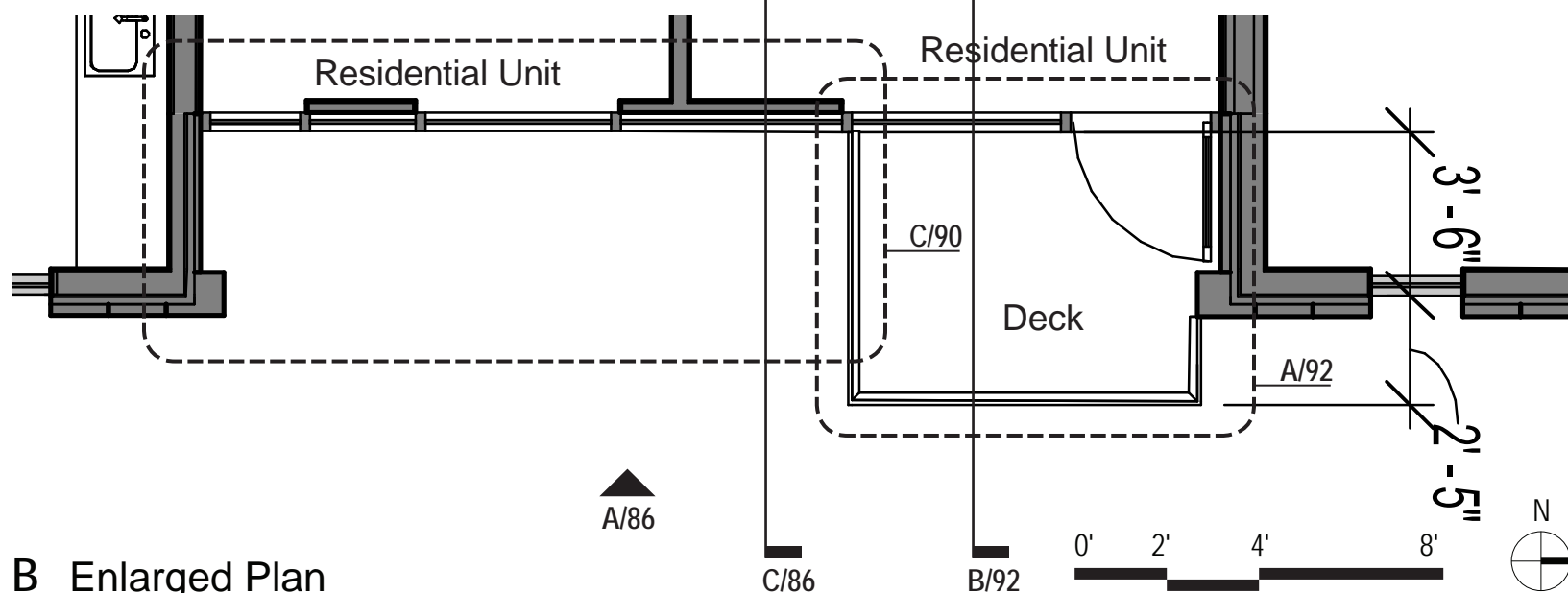


12th Avenue Building Details

Typical Facade Elements - Window Wall Form



A Enlarged Elevation

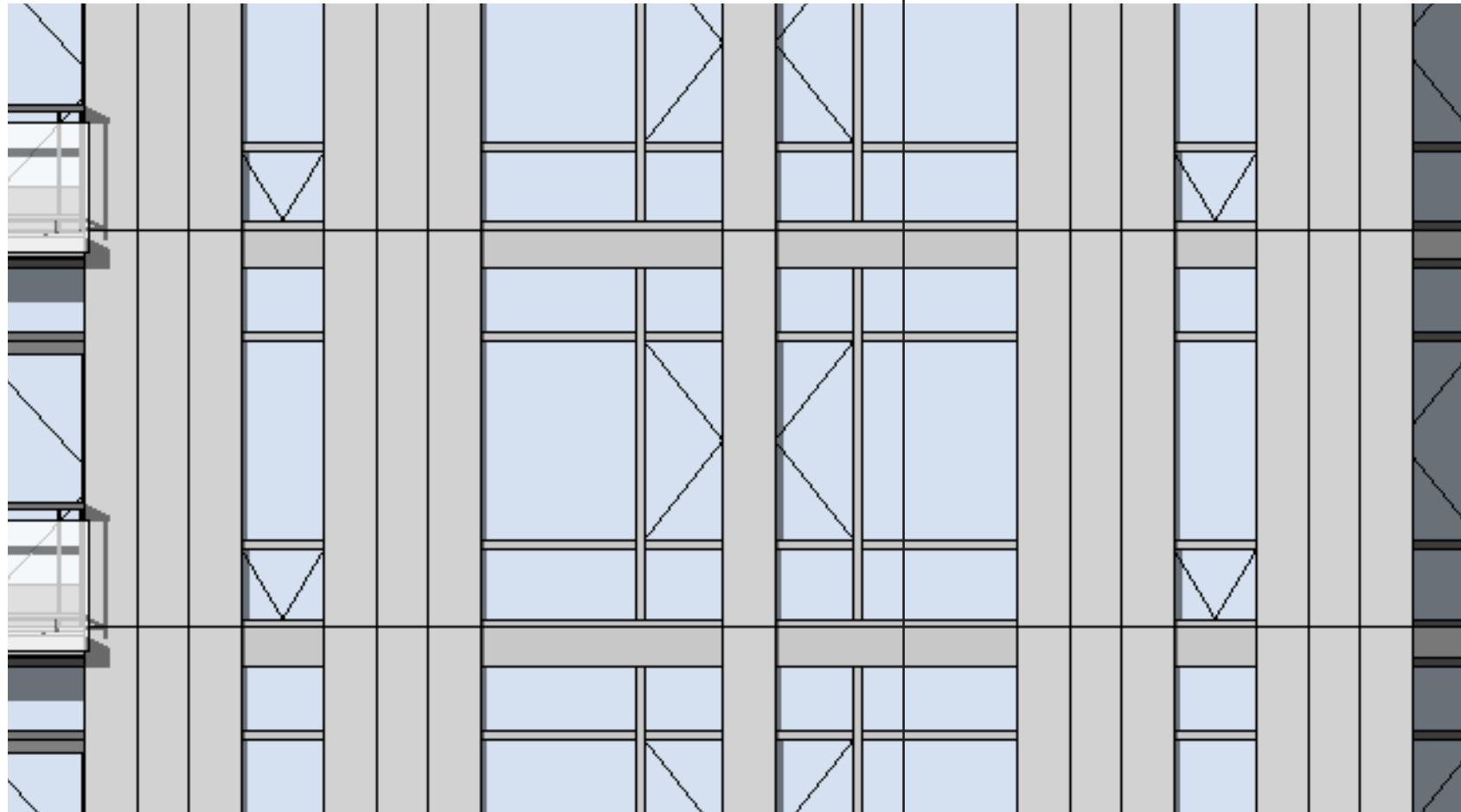


B Enlarged Plan

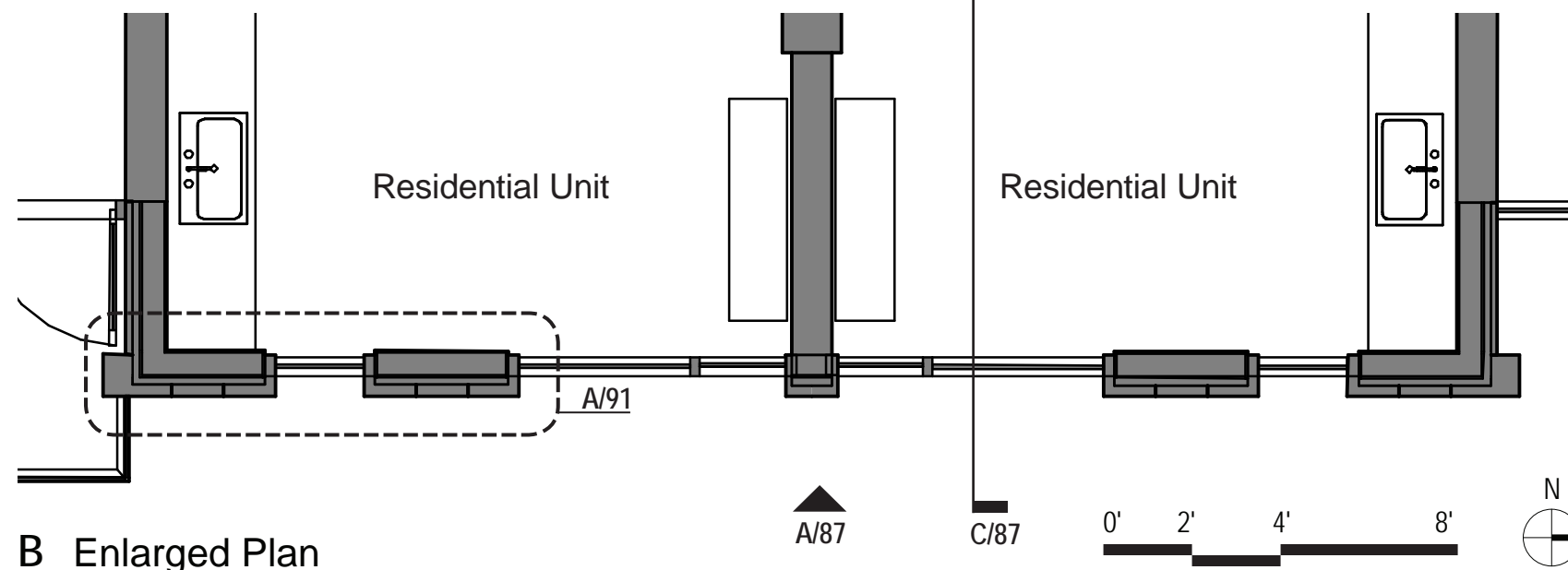


12th Avenue Building Details

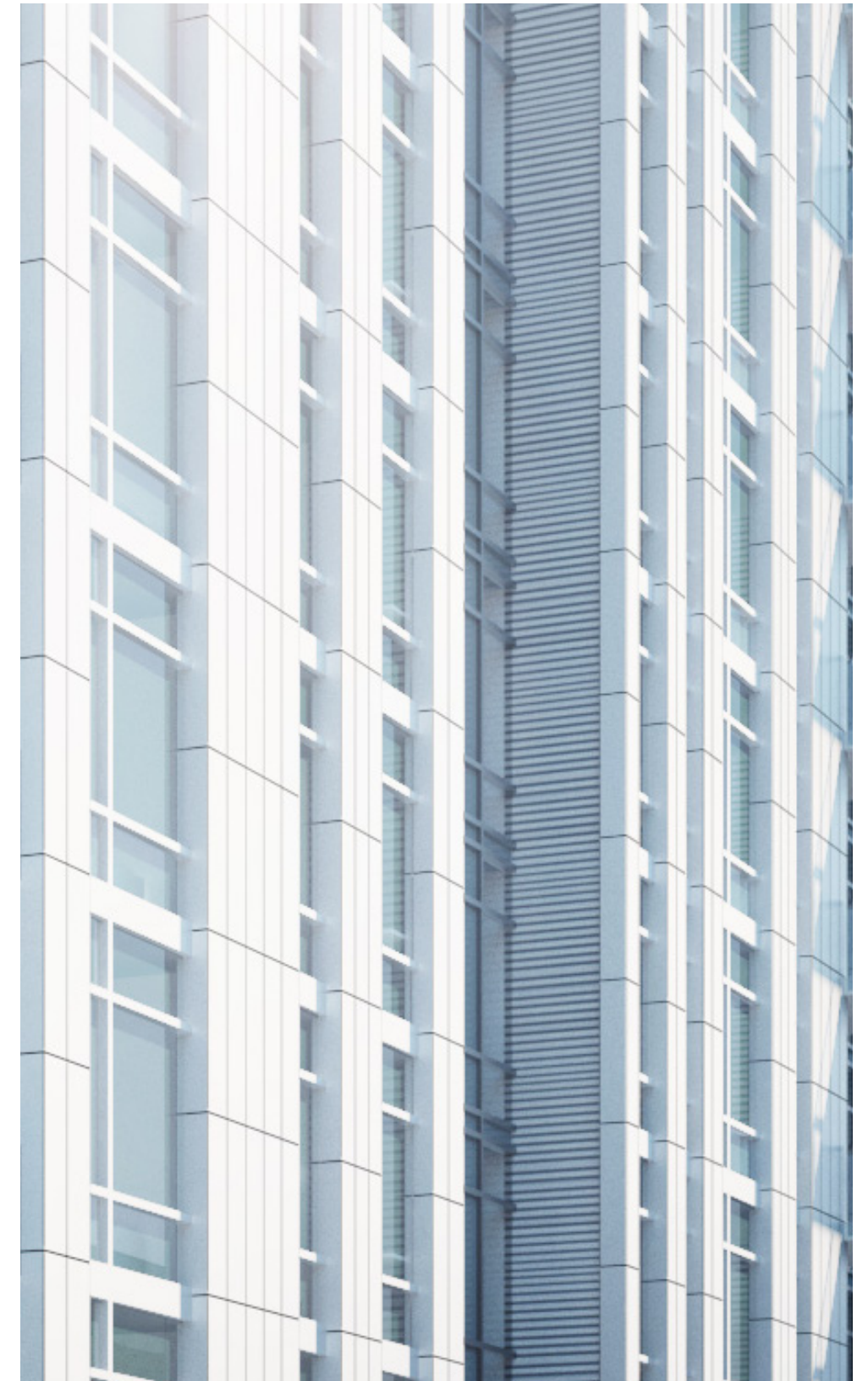
Typical Facade Elements - Bays



A Enlarged Elevation

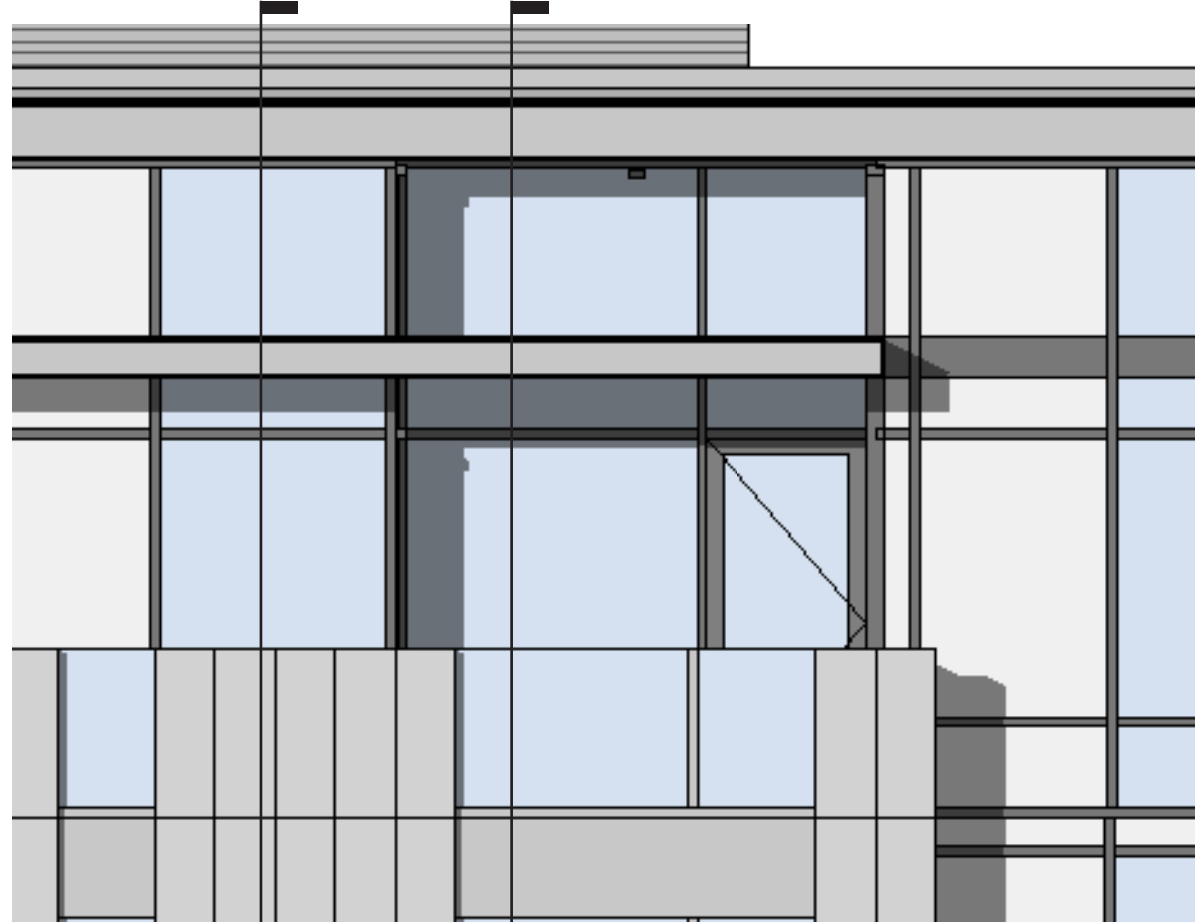


B Enlarged Plan

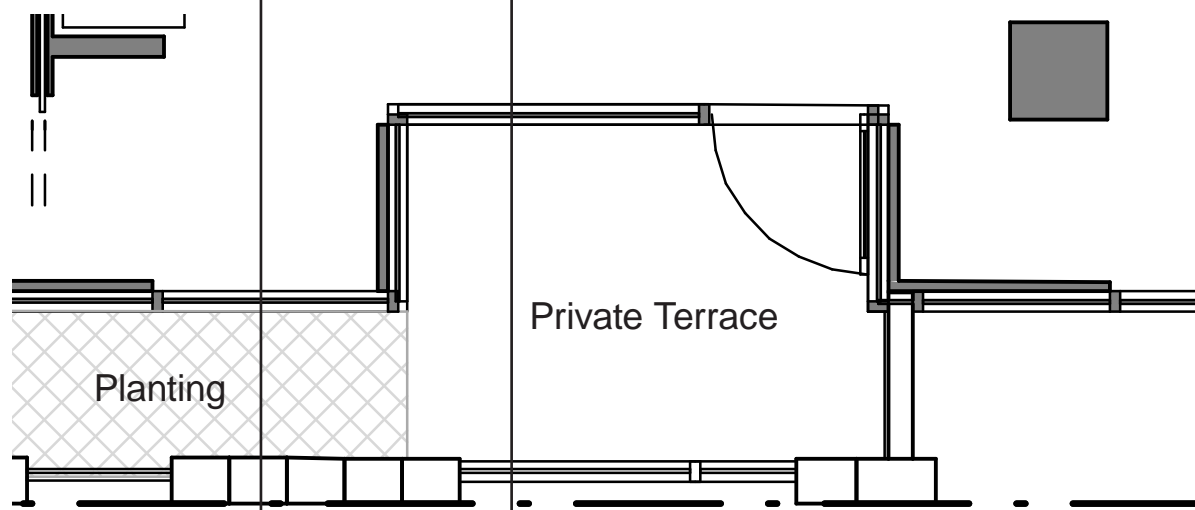


12th Avenue Building Details

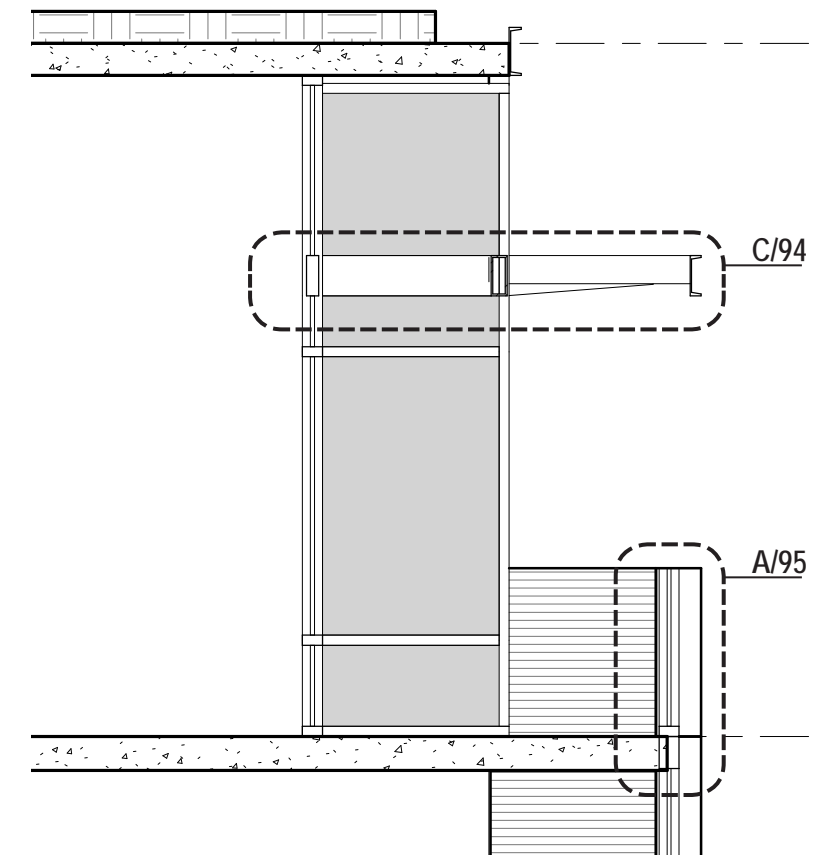
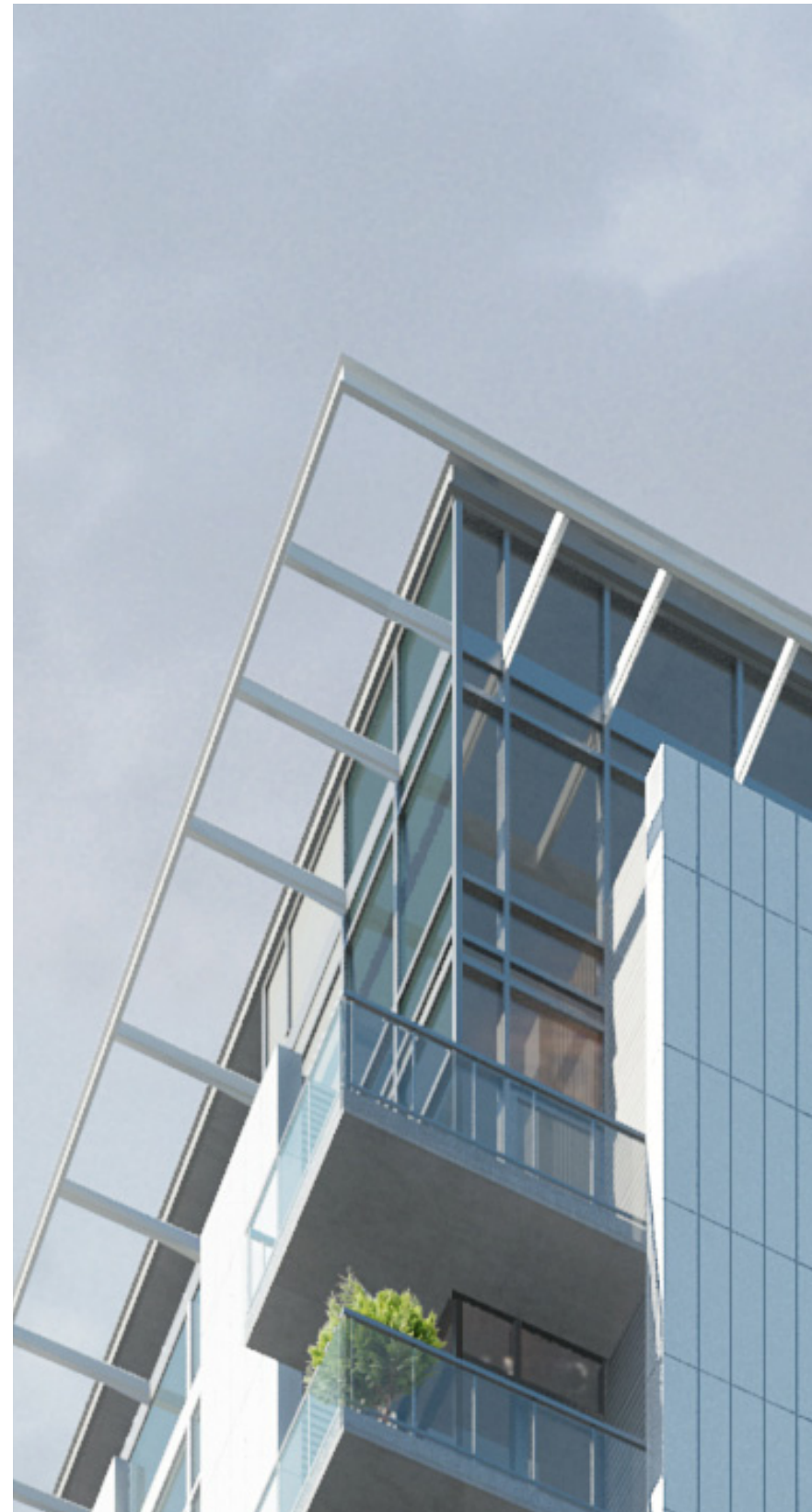
Bay Termination at Penthouse Level



A Enlarged Elevation



B Enlarged Plan



C Section



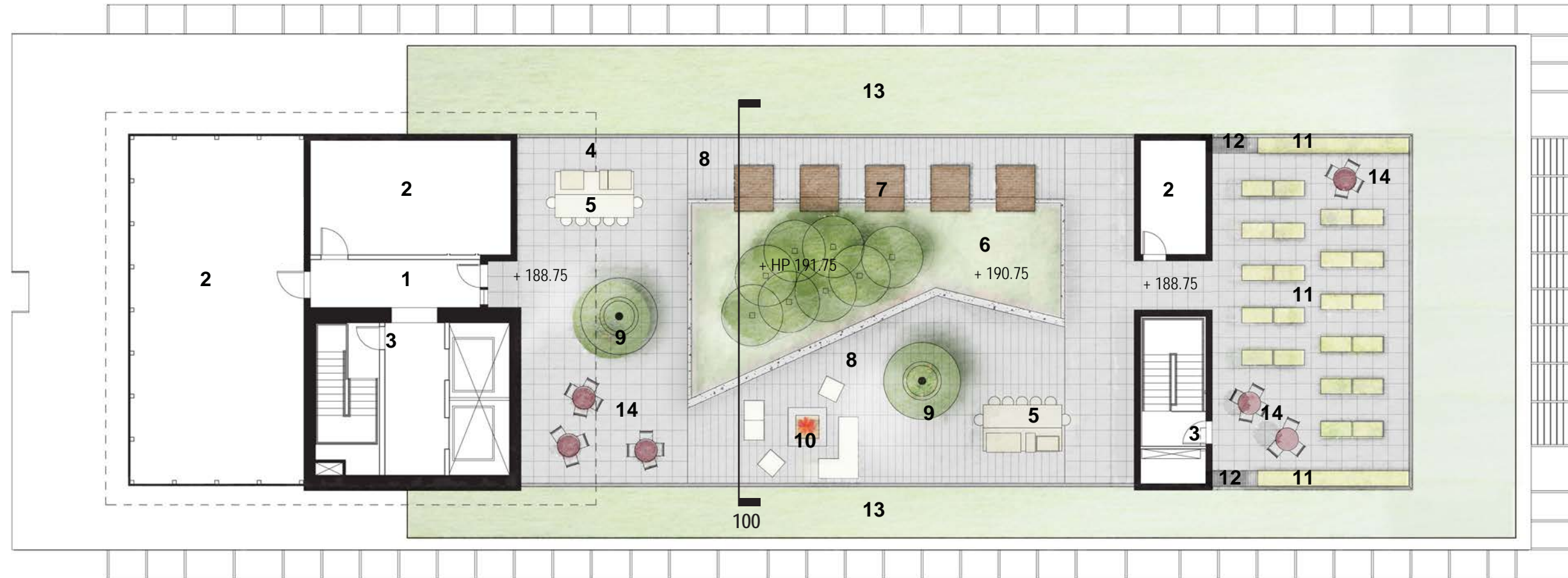
12th Avenue Building Details

Roof View from Southeast



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

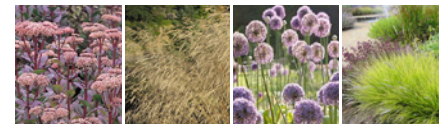
5 Outdoor Kitchen, Total of 2

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 24"-36" above pavers. Articulated concrete wall and sun loungers on east and west sides.



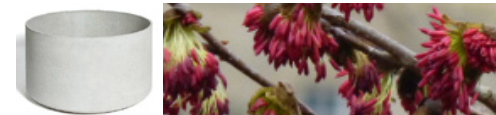
7 Hardwood Chaise Lounge

Facing the river and protected from the other program areas by the elevated planter. 5' W is sized to accommodate 1-2 people, height is 12" above pavers

8 Paving Accent Zone

9 Tree Planter

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



10 Fire Pit

Gas fire pit, approximately 18"H, located on west side for sunset and evening views. Surrounded by flexible furniture.

11 Community Gardens, 30-60 Plots

(30) 2x4 galvanized steel trough planters, paired. Can be further divided to create more plots.

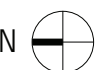
12 Storage

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

13 Green Roof 4" planting depth

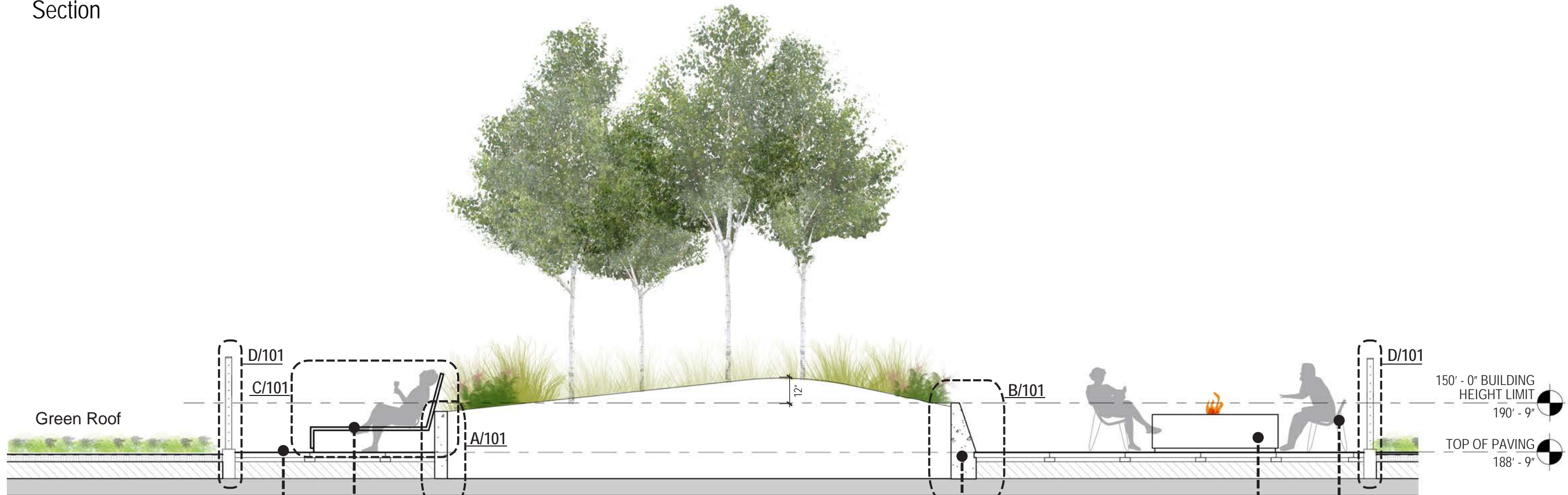


14 Flexible Space Area for casual seating, dining overflow



12th Ave Building Roof Terrace

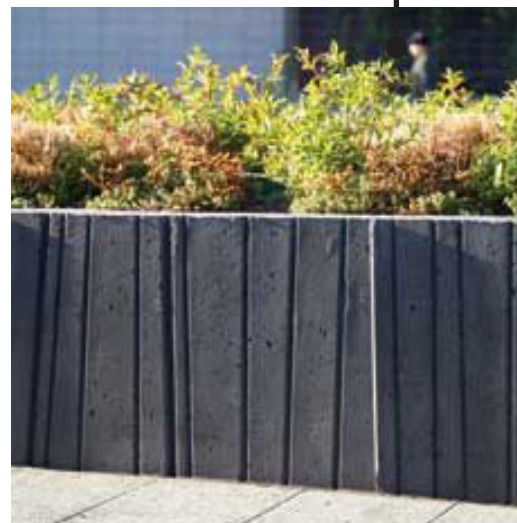
Section



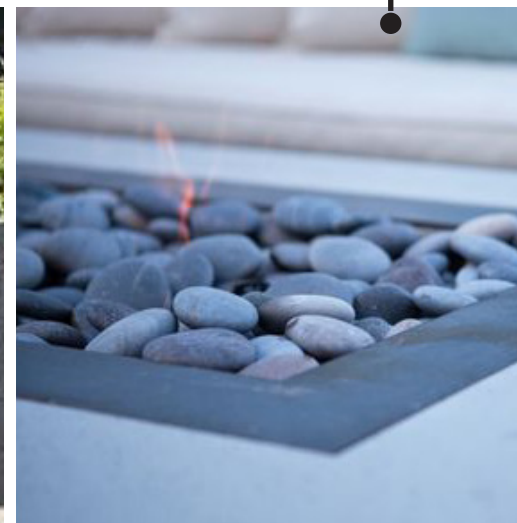
Accent Pavers
Stepstone, 12" x 36" Precast Concrete,
Pedestal set



Sun Loungers



Concrete Accent Wall



Fire Pit



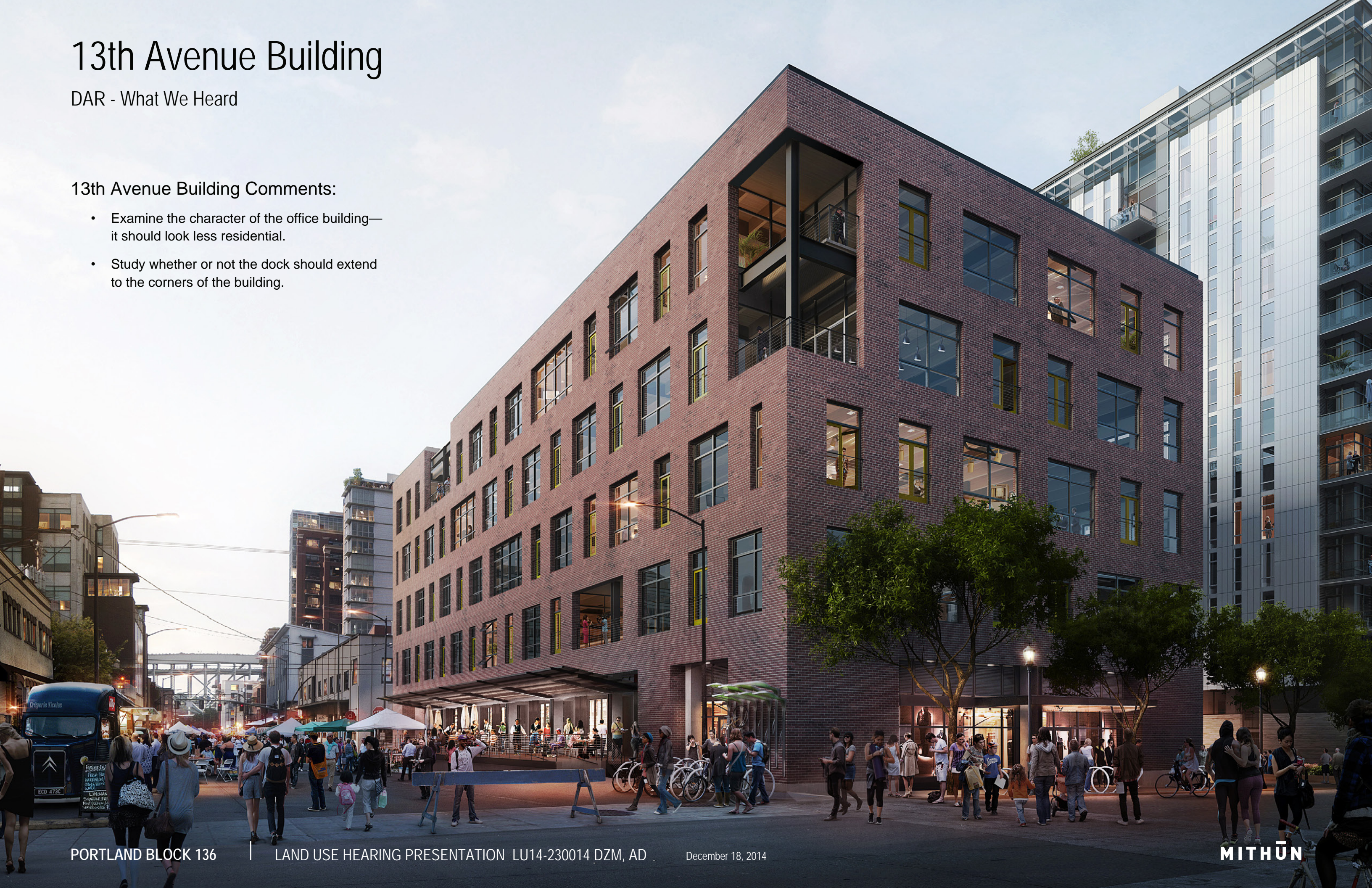
Colorful Accent Furniture

13th Avenue Building

DAR - What We Heard

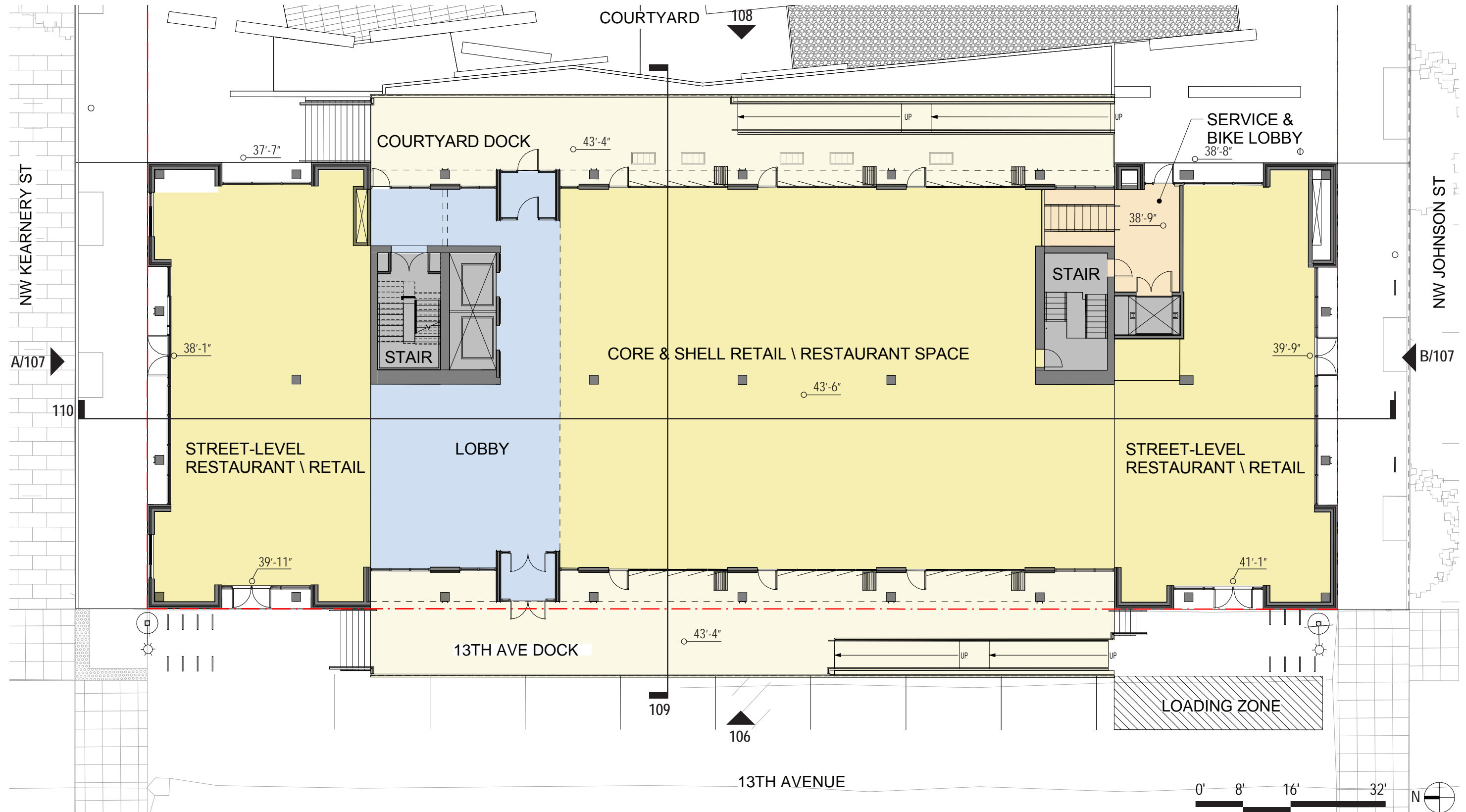
13th Avenue Building Comments:

- Examine the character of the office building—it should look less residential.
- Study whether or not the dock should extend to the corners of the building.



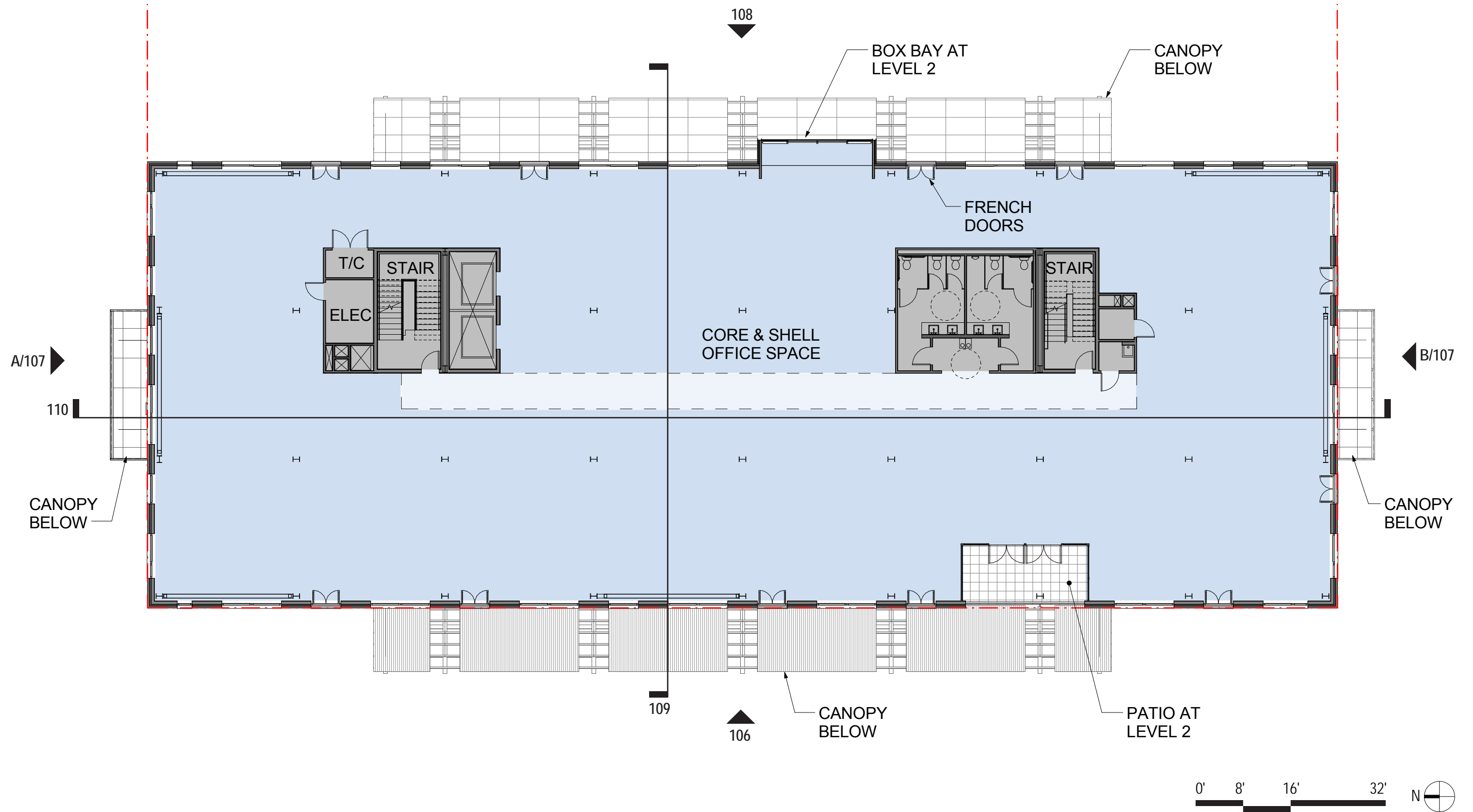
13th Avenue Building

Ground Level Plan



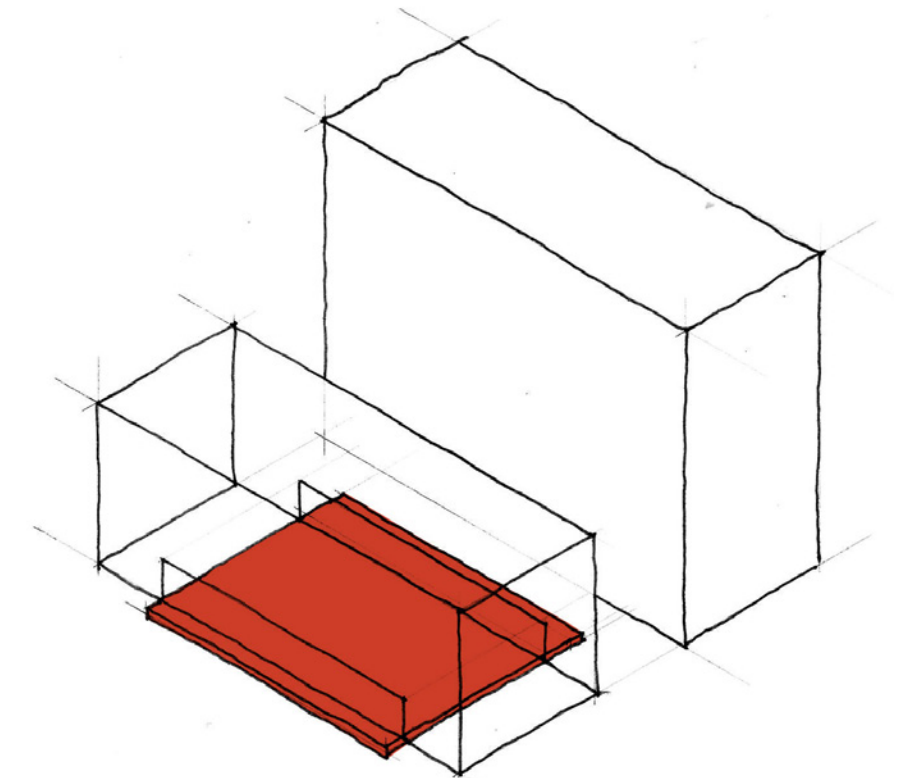
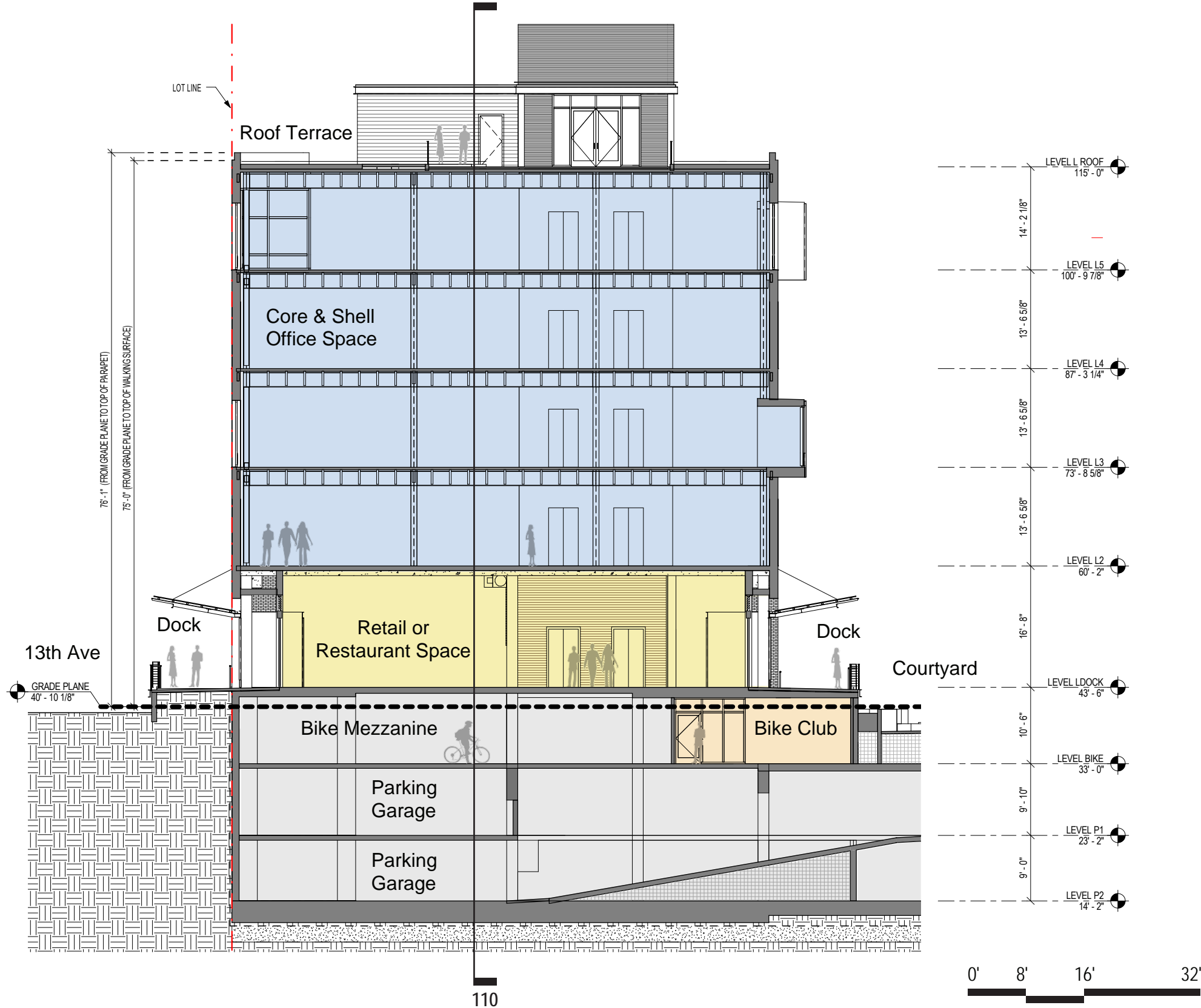
13th Avenue Building

Typical Office Level Plan



13th Avenue Building

Building Section at Docks



Dock Diagram

West Elevation on 13th Avenue



13th Avenue Building

South Project Elevation



0' 20' 40'

East Elevation at Courtyard



13th Avenue Building

North Project Elevation



0' 20' 40'

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

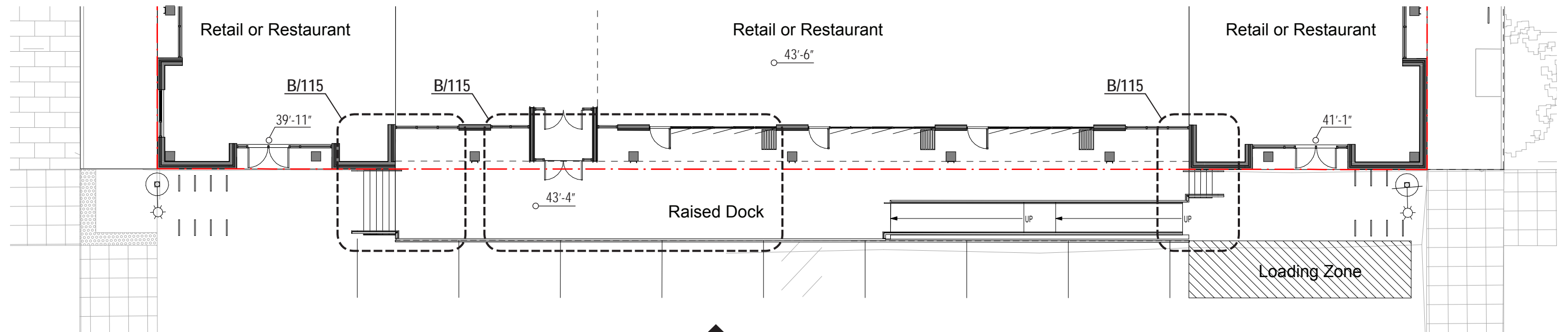


13th Avenue Building Details

13th Avenue Ground Level



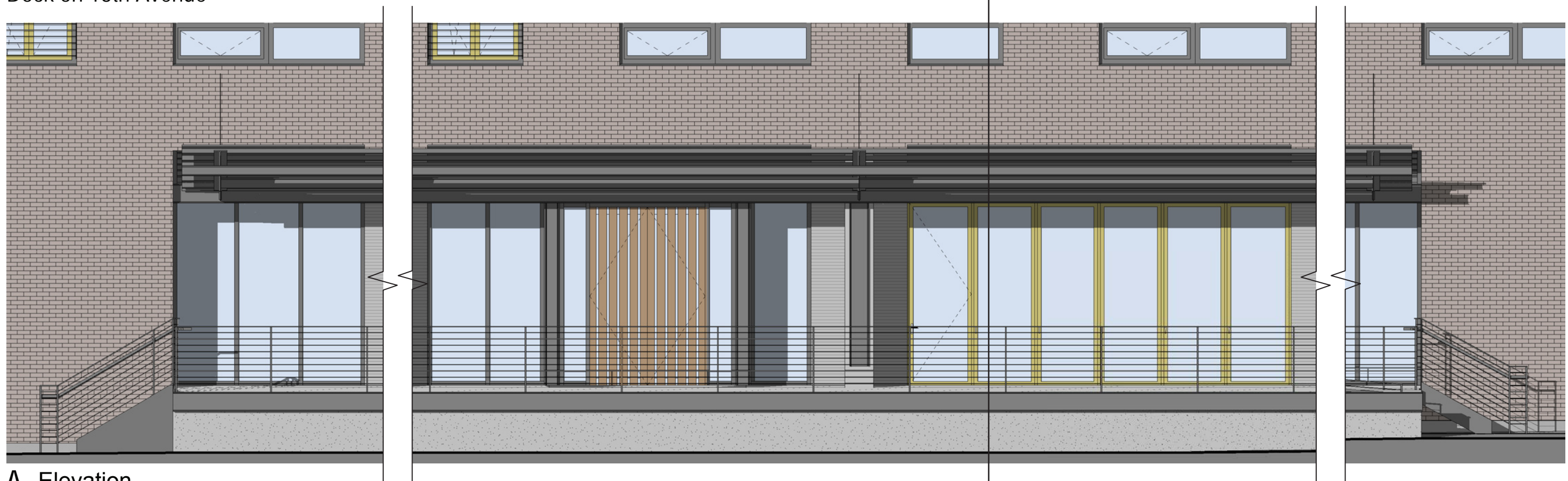
A Elevation



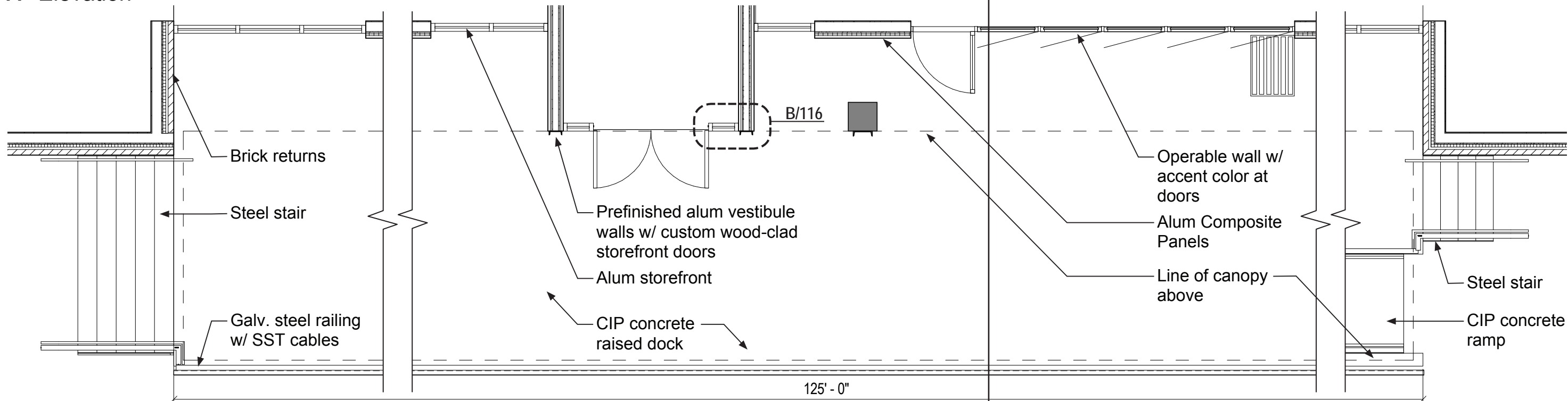
B Plan

13th Avenue Building Details

Dock on 13th Avenue



A Elevation



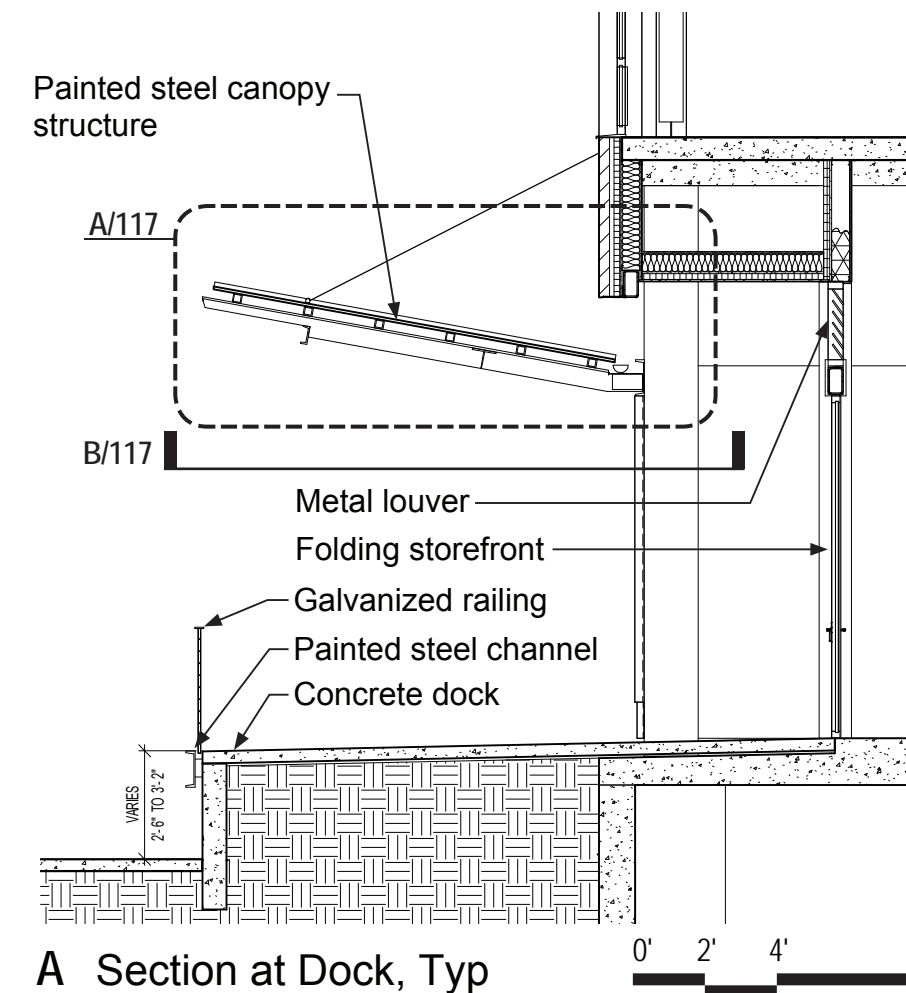
B Plan

13th Avenue Building Details

Dock on 13th Avenue



Rendering at 13th Avenue Dock



Painted steel structure

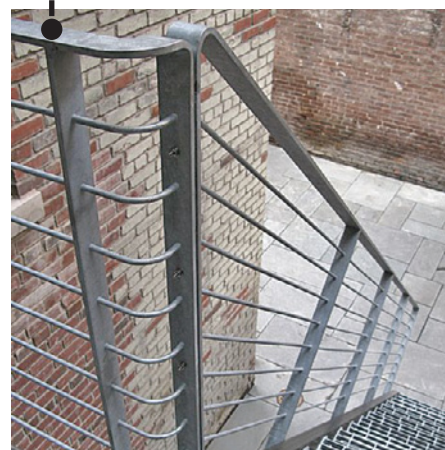


Concrete



Folding storefront

Alum Composite Panels



Galvanized railing & roofing (Glass canopy at courtyard)

13th Avenue Building Details

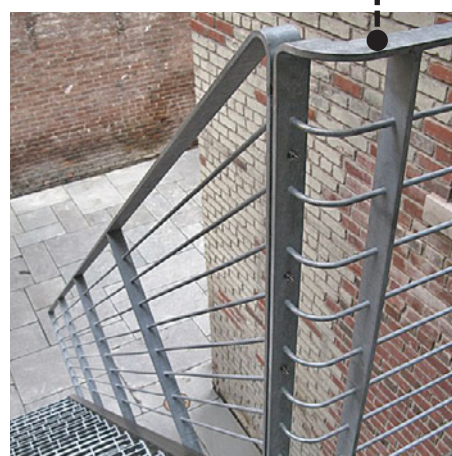
Typical West Facade



Rendering at West Facade



Brick



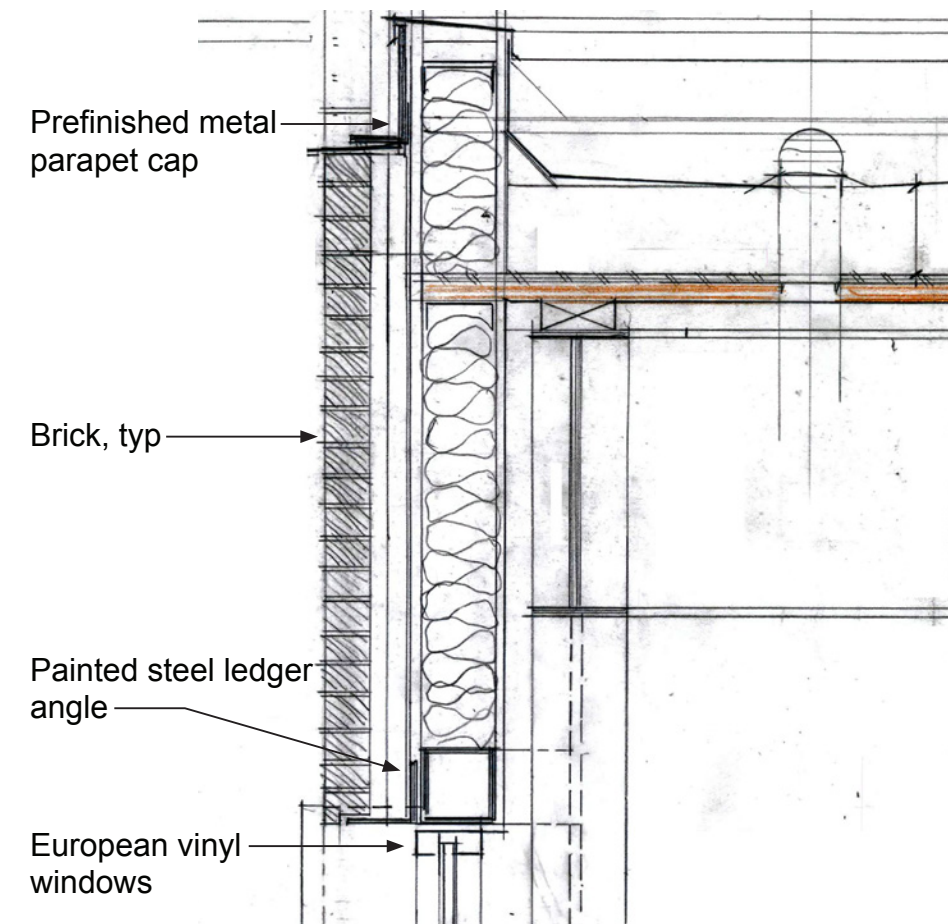
Galvanized railing



Colorful french doors



European vinyl window



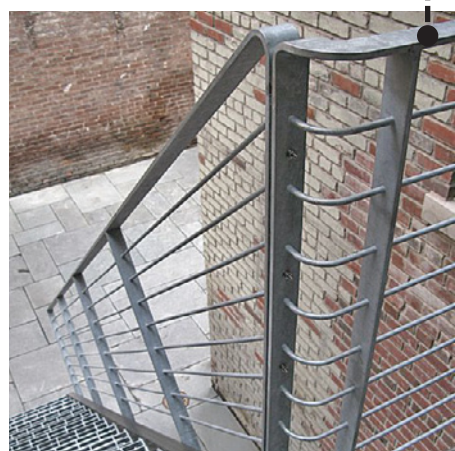
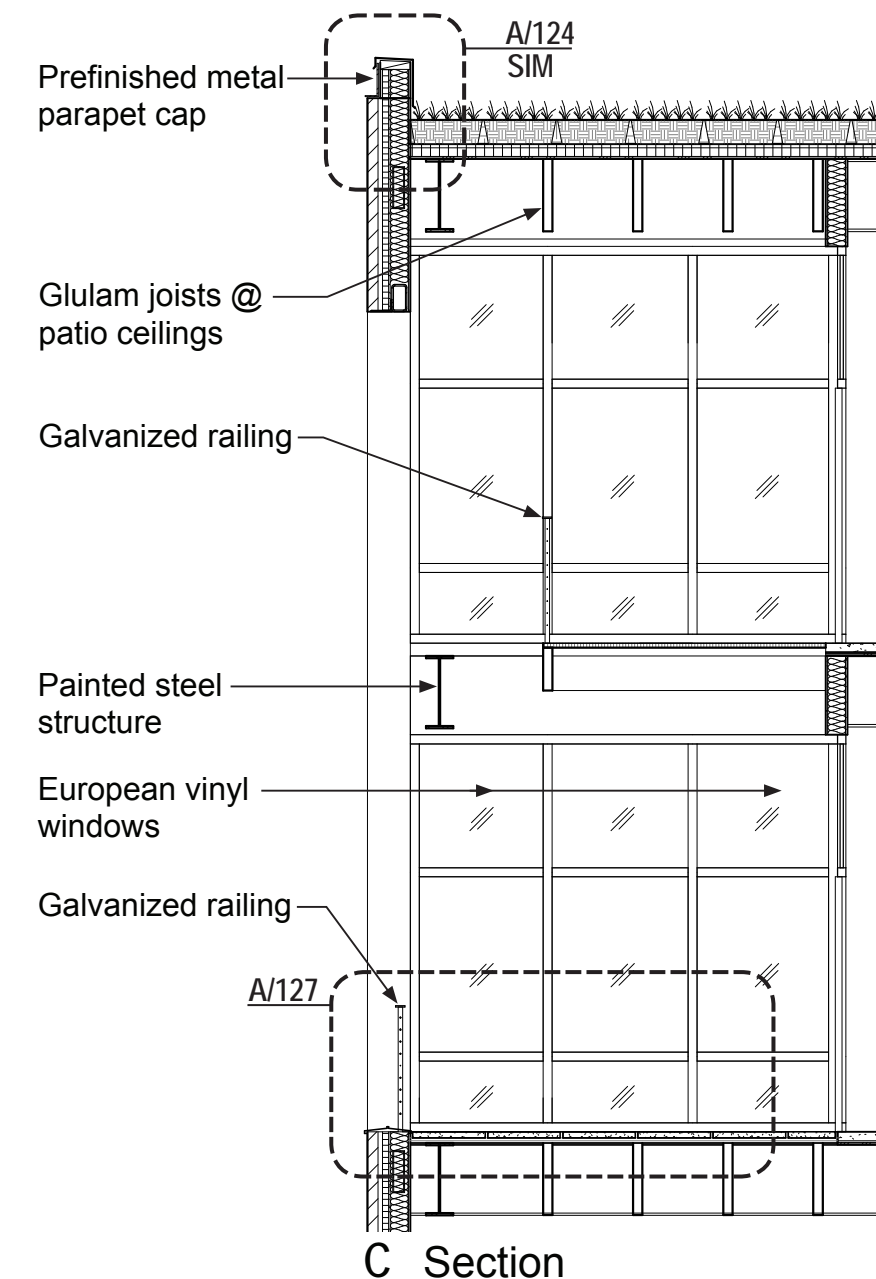
A Detail at Typical Wall Section

13th Avenue Building Details

Kerf Patio at Southwest Corner



Rendering at Kerf Patio



Galvanized railing



Painted steel structure



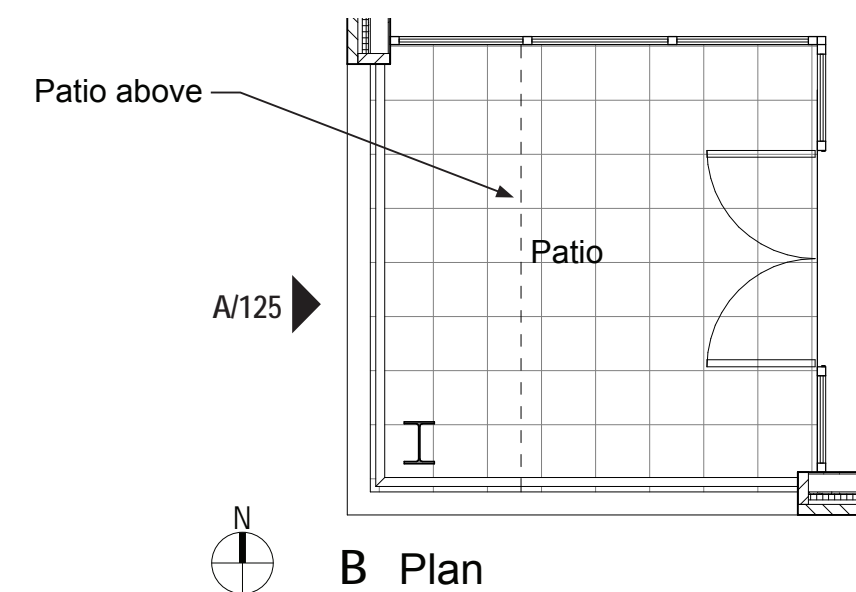
European vinyl window



Charcoal colored french doors

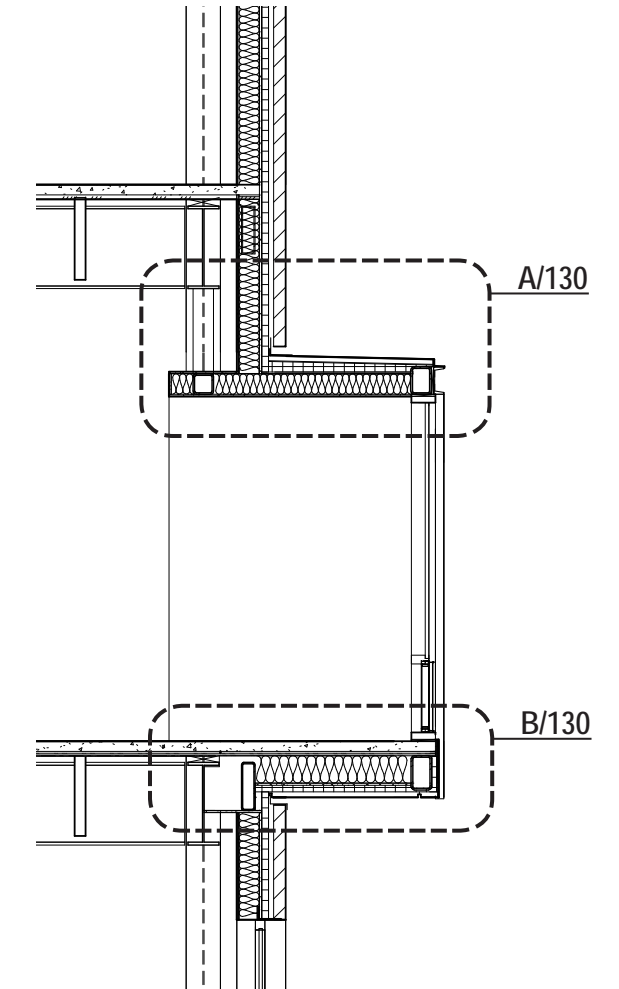


Wood soffits

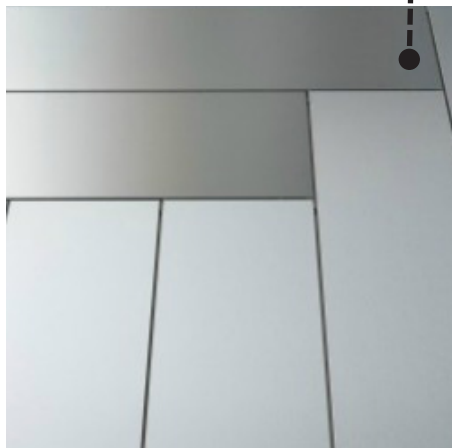


13th Avenue Building Details

Box Bays at Courtyard



Rendering at Courtyard



Alum Composite Panels



Painted steel structure



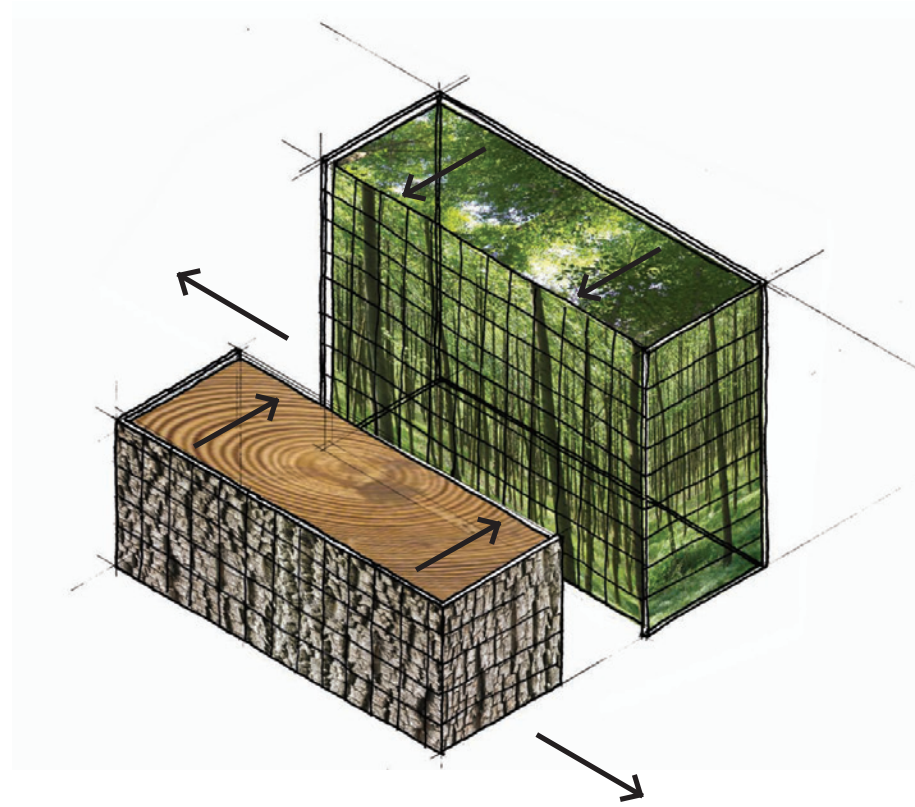
Structural silicone glazed storefront



Brick

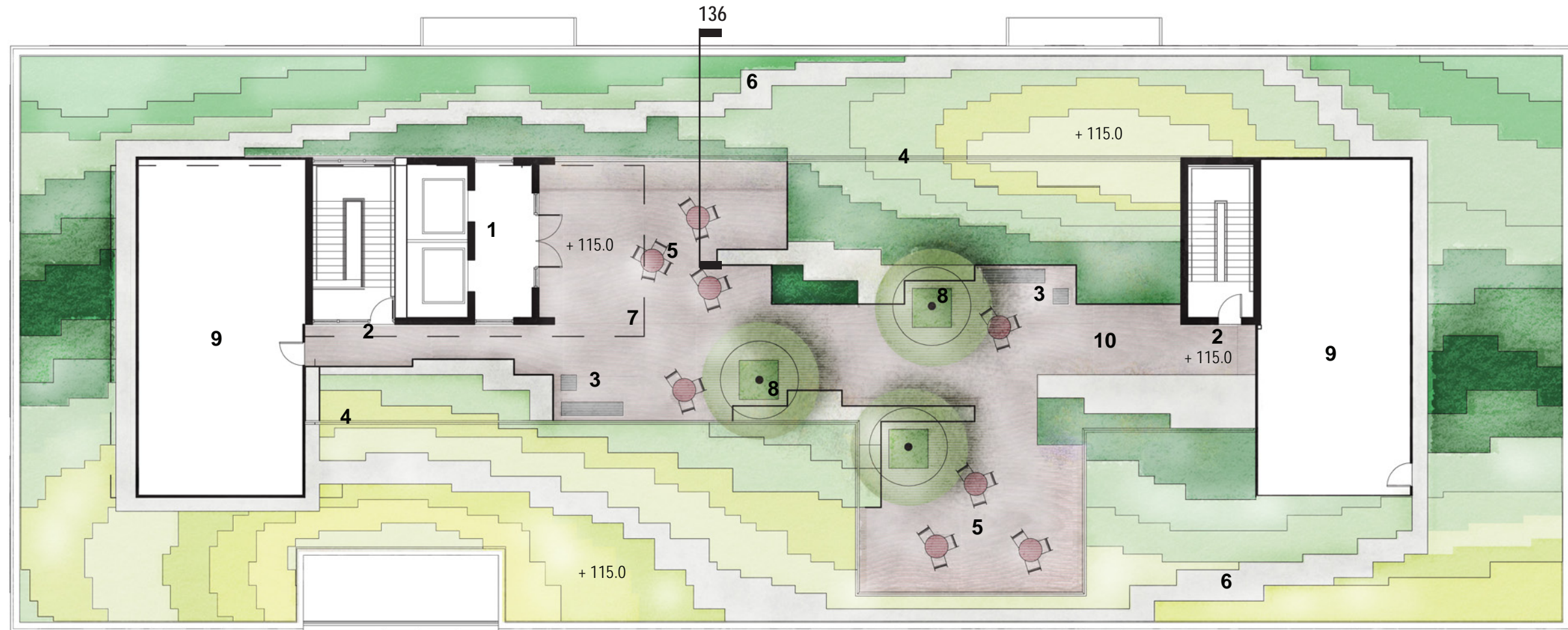
13th Ave Building Roof Terrace

Concept



13th Ave Building Roof Terrace

Plan



1 Elevator Lobby
Flush with level of terrace wood pavers

2 Stair Access

3 Concrete Benches

Landscape Forms, Socrates Bench, 95" L and 24" L



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

Greenform, Delta Square 39" W x 39" L x 24" D, planted with small-medium specimen trees to create areas of shade and divide spaces within terrace.



9 Mechanical Space

10 Modular Ipe Pavers

Tile Tech 24" x 24" x 1-5/8" Pavers

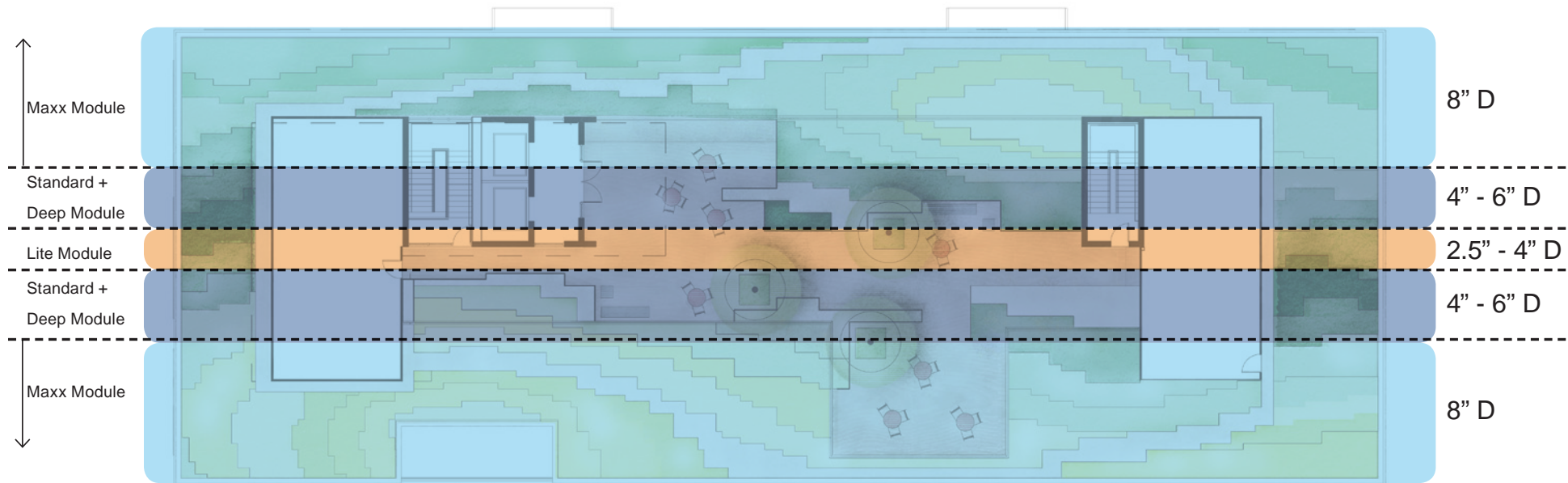


0' 8' 16' 32'

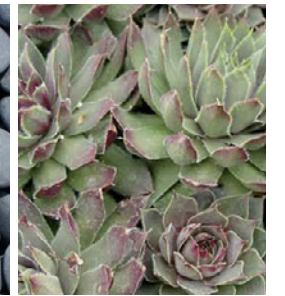


13th Ave Building Roof Terrace

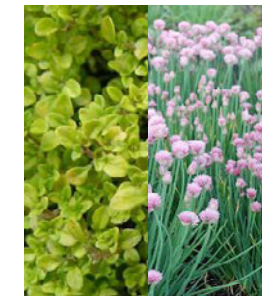
Green Roof Depth Diagram and Section



Mexican Beach Pebbles



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



Thyme *Thymus vulgaris*



Yellow Flowered Sedum
Sedum forsterianum 'Antique Grill'



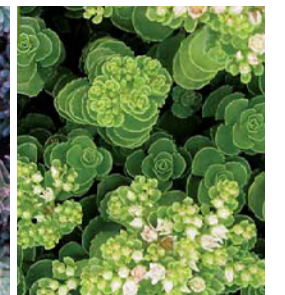
Black Eyed Susan
Rudbeckia hirta



Fountain Grass *Pennisetum alopecuroides viridescens*



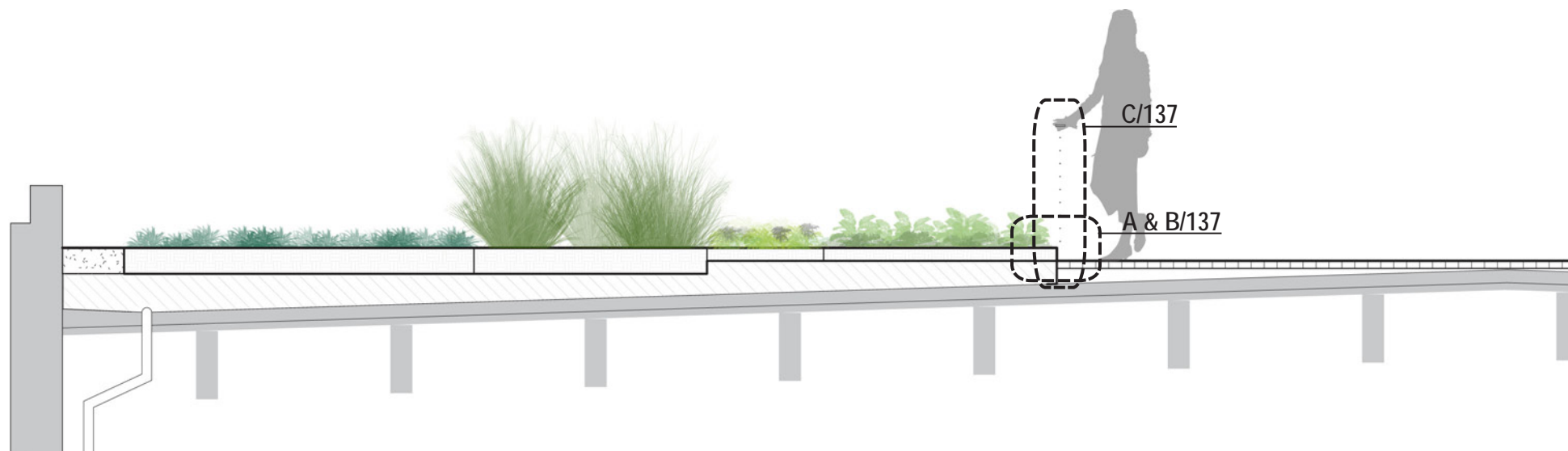
Yellow Flowered Sedum
Sedum makinoi 'Ogon'



White Flowered Sedum
Sedum spurium 'Green Mantle'



Russian Sage
Perovskia superba



Green Roof Section



BLOCK 136

Land Use Hearing LU14-230014 DZM, AD

December 18, 2014

MITHUN



SECURITY PROPERTIES

BLOCK 136

Land Use Hearing LU14-230014 DZM, AD

December 18, 2014



MITHUN



SECURITY PROPERTIES