

BLOCK 136

Land Use Appeal Hearing

April 8, 2015



MITHUN



SECURITY PROPERTIES

River District

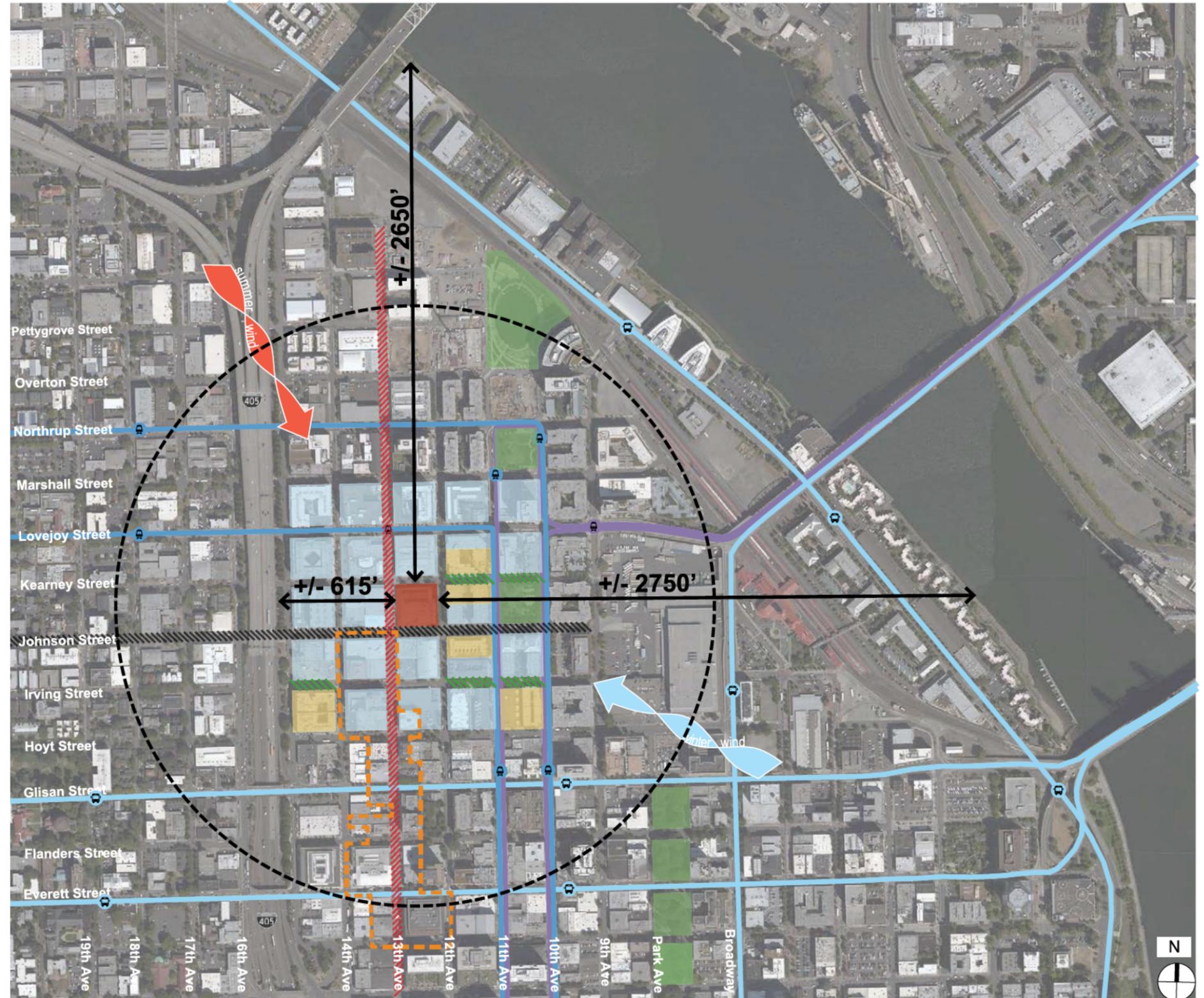
Context Map

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

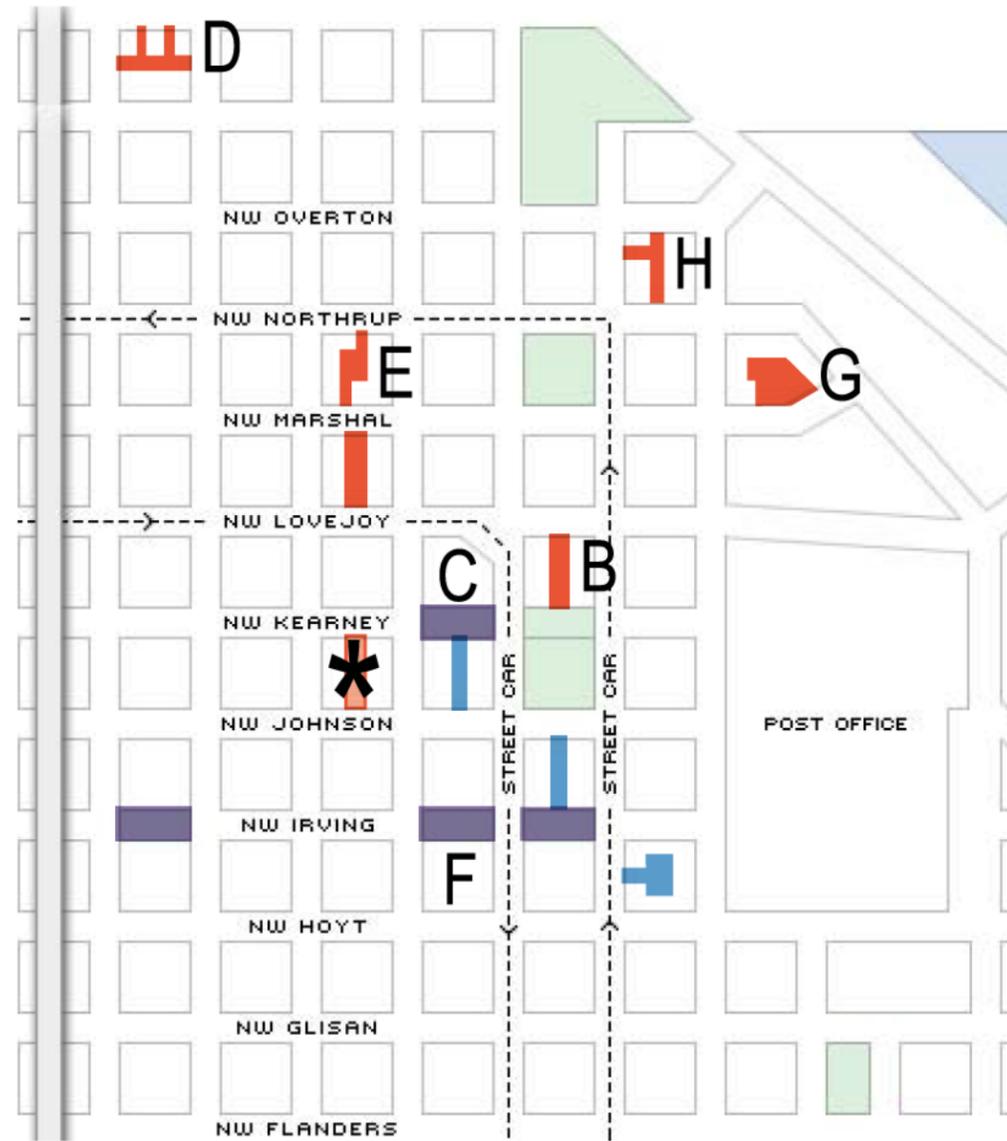
LEGEND

 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

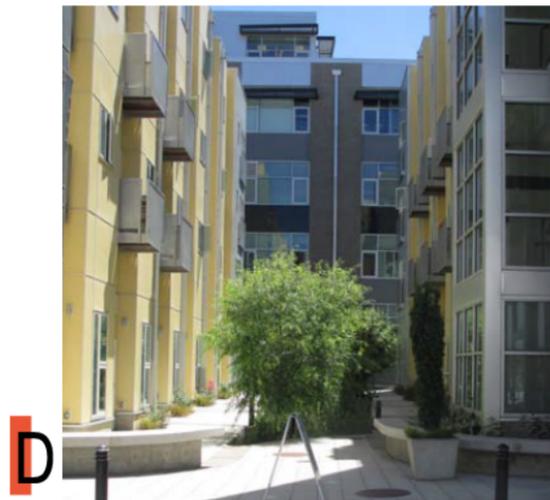


Overall Project

Pearl District Courtyard Orientation Study

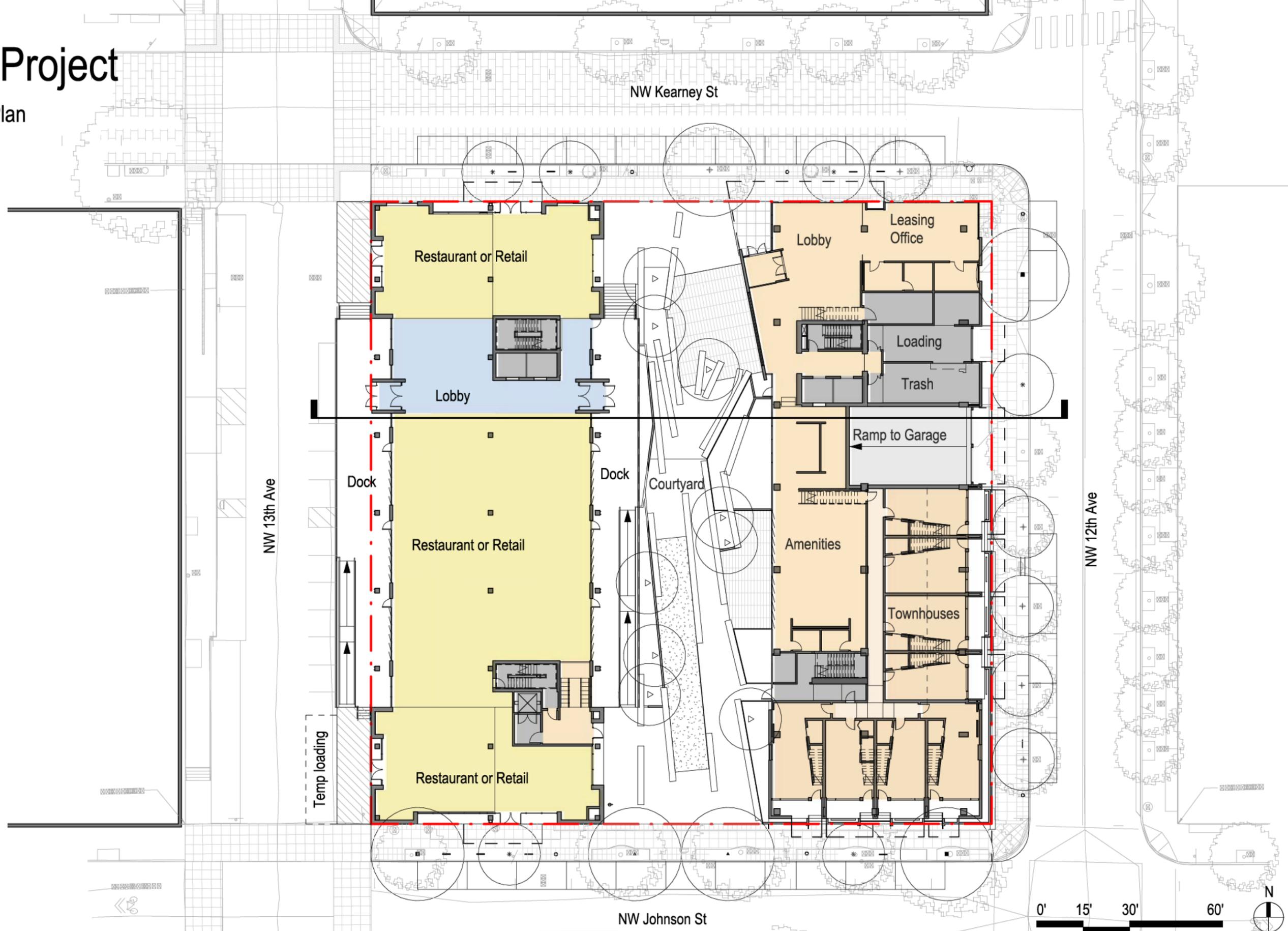


Key:
■ Public
■ Semi - Public / Private
■ Vacated R.O.W.'s



Overall Project

Ground Level Plan

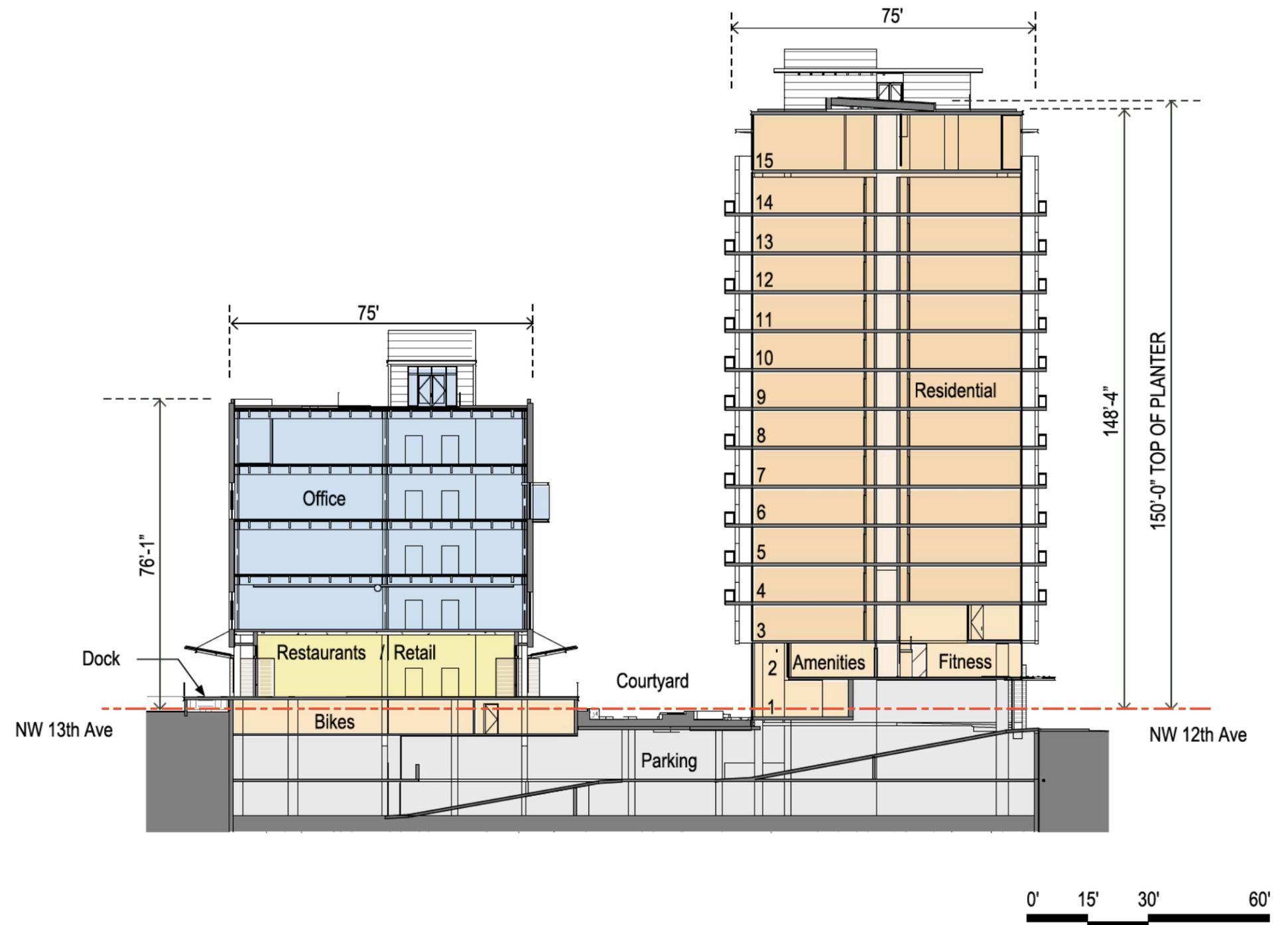


Overall Project

Building Section Looking North

Pearl District Neighborhood Association Meetings on 11/5/13, 4/1/14 + 12/16/14

- 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



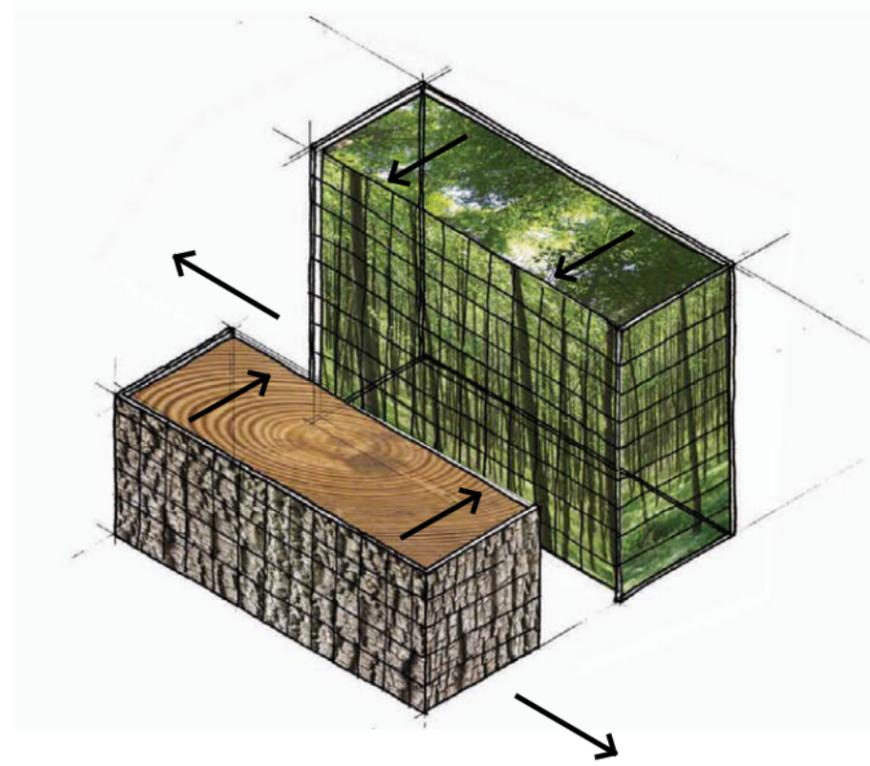
Overall Project

Typical Upper Floor Plan



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

Bird's Eye View from Southwest



12th Avenue Building

View from the North

DAR Feedback:

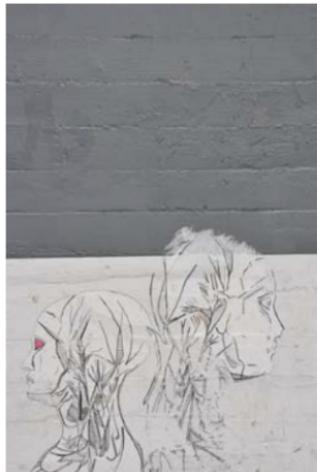
Positive feedback on overall massing, orientation and concept

Supportive of bonus height

Street level development is critical to the success of the project -- focus on pedestrian realm

Develop a reading of the Pearl District

What we studied:



Materials



Docks



Townhouses



Garages



12th Avenue Building

Townhouses at the corner of Johnson and 12th



12th Avenue Building

Townhouses on Johnson Street



Courtyard

View from North



Courtyard

View at Bocce Court from South



13th Avenue Building

Market Retail Concept



13th Avenue Building

View along 13th Avenue dock



13th Avenue Building

View along 13th Avenue dock



Overall Project

Project View from Southwest



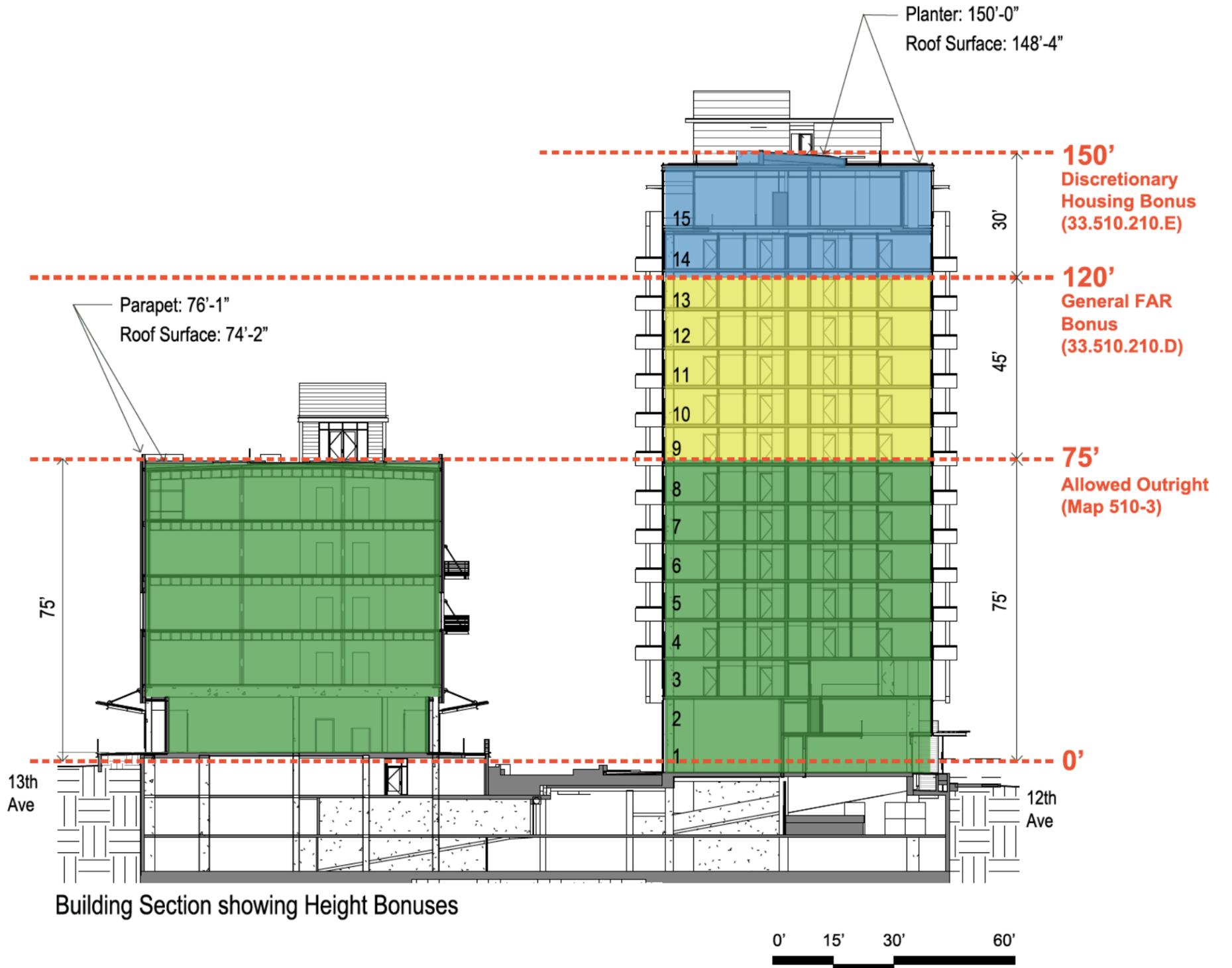
Floor Area + Height Bonuses

Project Earns More Than Code Maximum Floor Area Bonus

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	1.94 extra

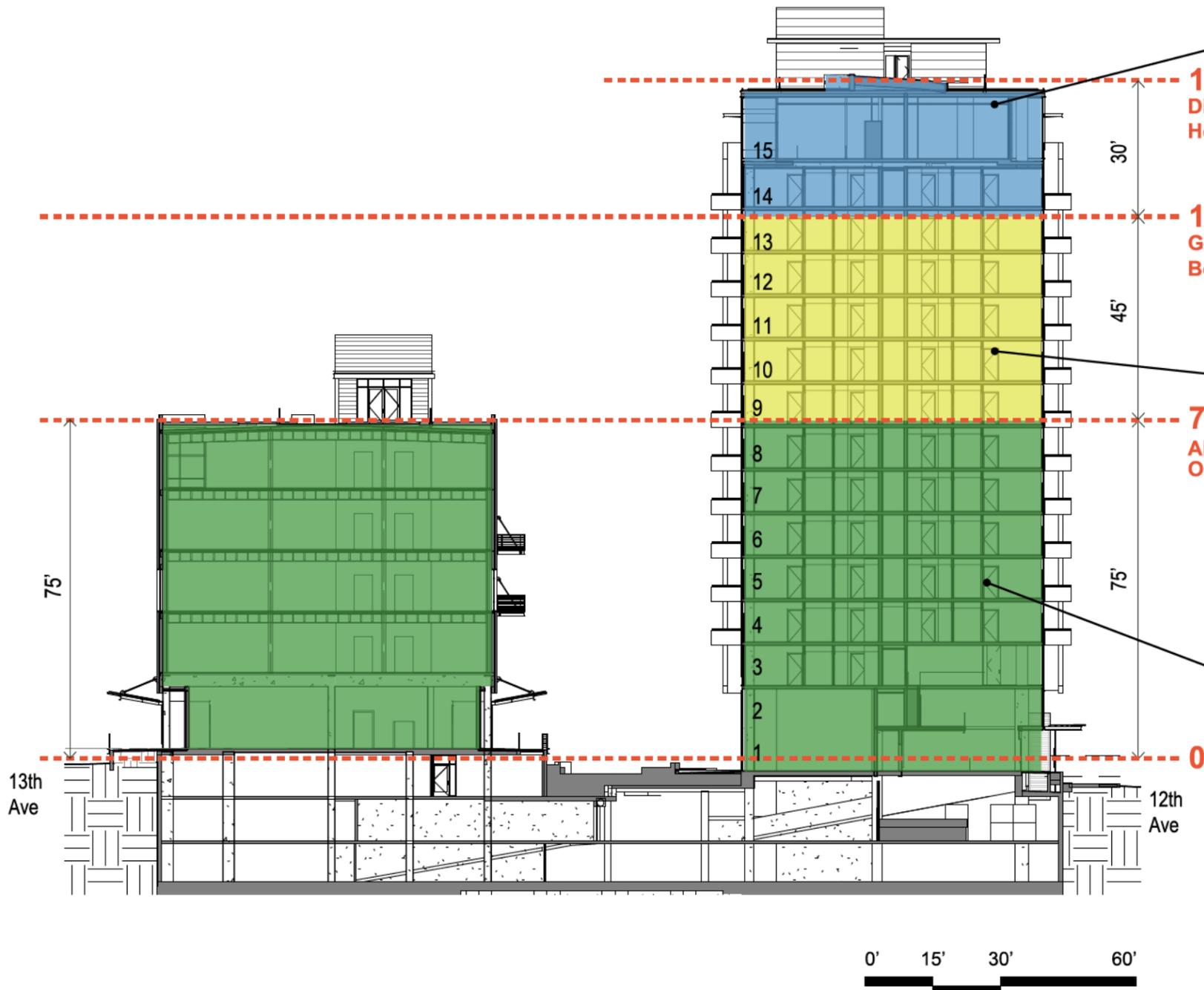
Achieving FAR Bonus of 3.00 automatically qualifies for a 45' height bonus.



Overall Areas + Unit Mixes

Housing Bonus Area Includes Only Housing

OVERALL AREAS (approx gross square feet)	
13th Avenue Building	
Retail	15,000 gsf
Office	60,000 gsf
Total	75,000 gsf
(2 Docks	4,000 gsf)
12th Avenue Building	
Total Building	205,000 gsf
(all residential, includes amenities)	
216 units:	
Studios	83
1 BR	83
2 BR	40
3 BR	2
Townhouse	8
Public Courtyard	
Total	9,100 gsf
Parking	
Long Term Bike Spaces	332
Auto Spaces	199



12TH AVE BUILDING BASE + BONUS AREAS (approx gross square feet)

Housing Bonus Areas:	
28,500 gsf	
23 Units	
Studio	7
1 Bedroom	7
2 Bedroom	7
3 Bedroom	2

General Bonus Areas:	
71,000 gsf	
85 Units	
Studio	35
1 Bedroom	35
2 Bedroom	15

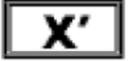
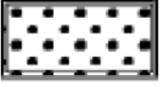
Base Building Areas:	
105,100 gsf (incl. amenities)	
108 Units:	
Studio	41
1 Bedroom	41
2 Bedroom	18
Townhouse	8

Zoning Height Context

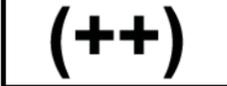
Proposed Building Complies with Zoning Code Maximums



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 CX
-  Area eligible for housing height bonus only
-  Block 136

Height Key:

-  75' Base Height (Map 510-3)
-  120' General Bonus (33.510.210.D)
-  150' Housing Height Bonus (33.510.210.E)
-  (++) North Pearl Specific Bonuses

Bird's Eye View From West

Proposed 13th Avenue Building Maintains Lower Height Near 13th Avenue Historic District



150' Discretionary Housing Bonus

120' General FAR Bonus

75' Allowed Outright

Bird's Eye View From Southwest

Proposed Building is Shorter than Others Closer to the River

