

DAR topics

project massing

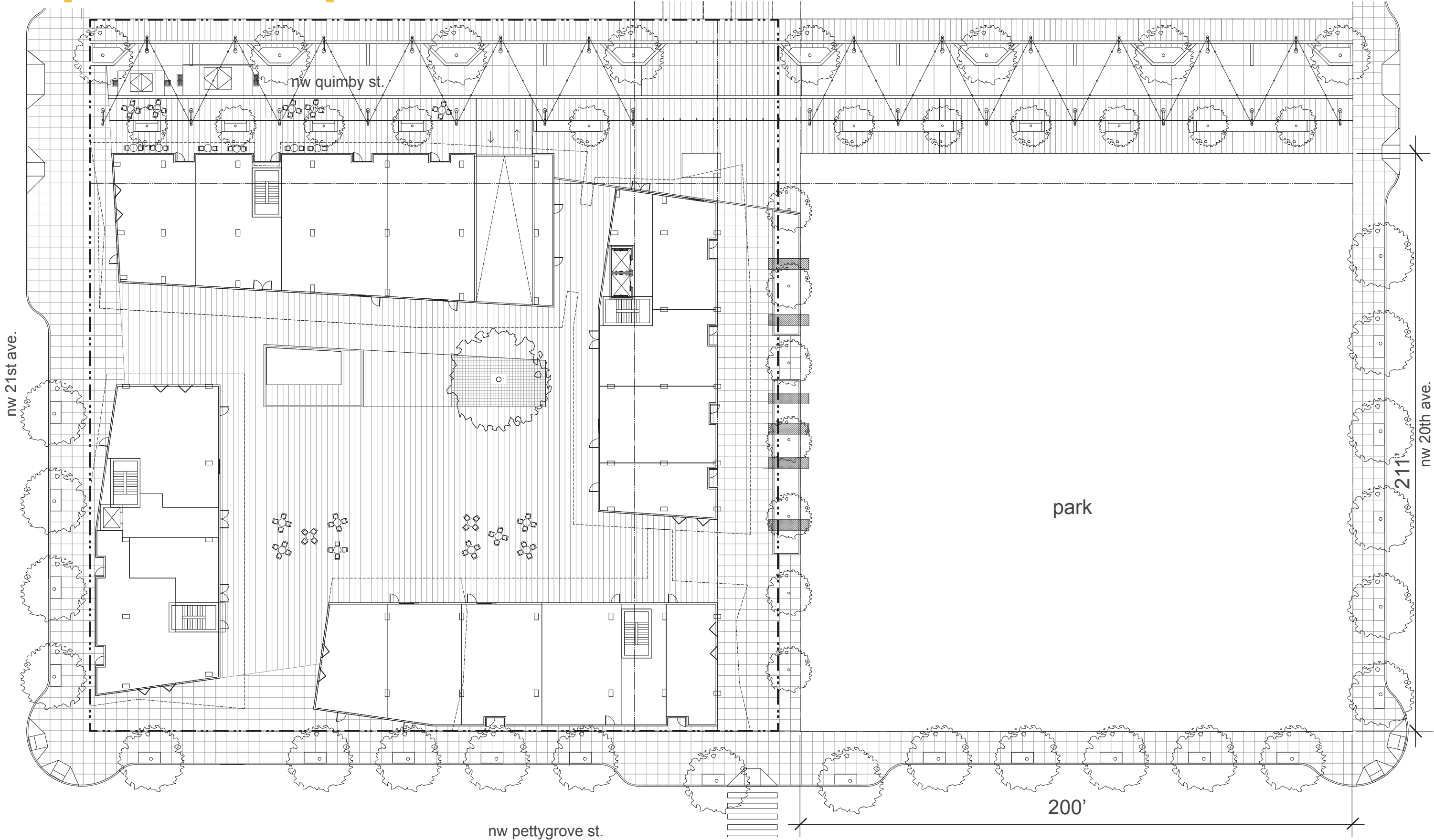
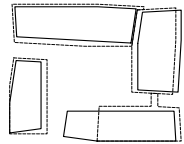
garage access

previous DAR comments | challenges

1. Footprint - Adequate square size, strong connection to the park and accessway
2. Square - versatile, active and iconic
3. Heights - Good solar access
4. Quimby - Festival street for pedestrians and bicycles



proposed site plan



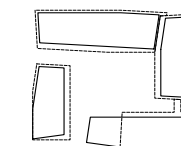
project
massing

**building
footprint**

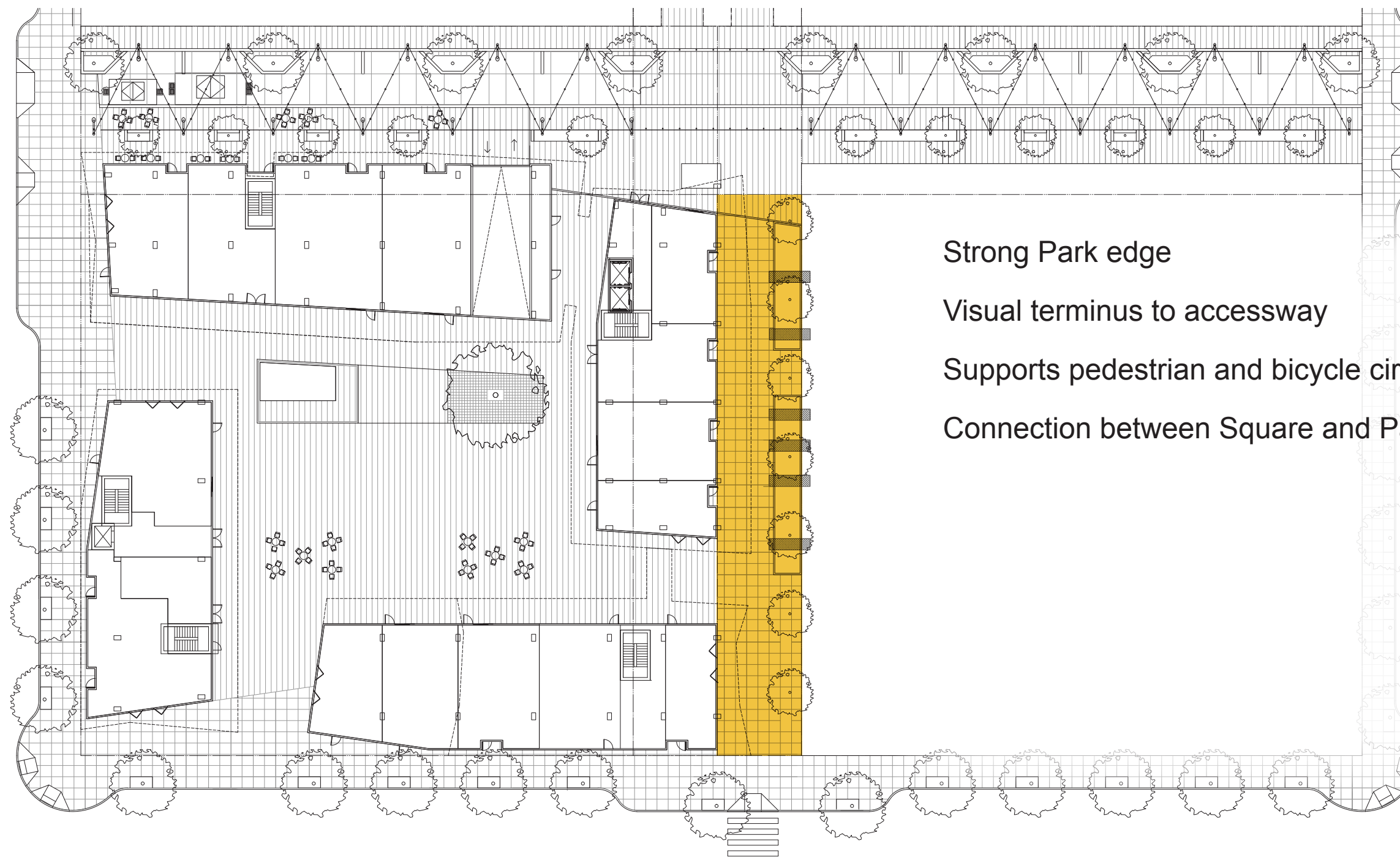
square size

building height

building footprint | open space

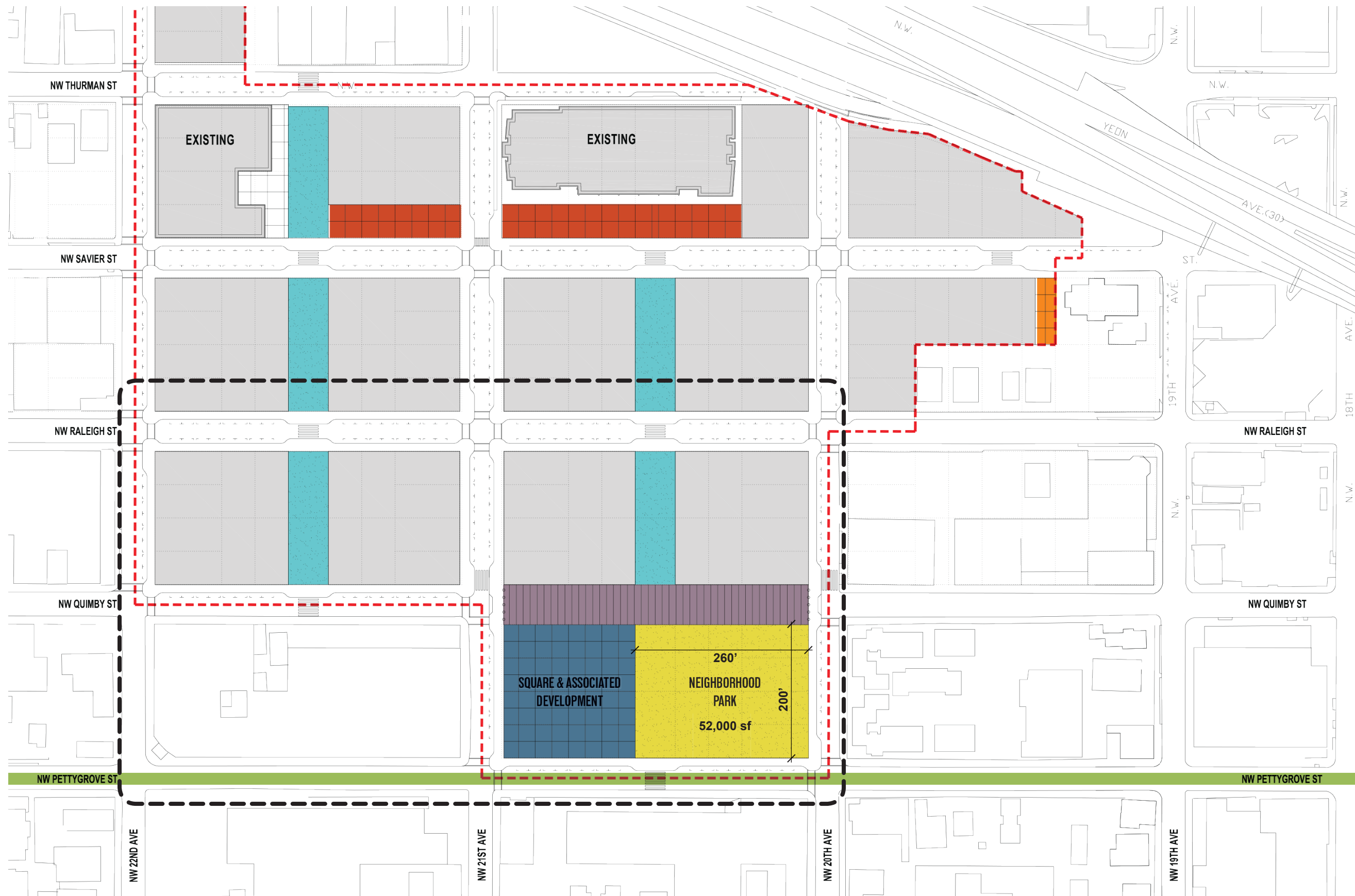


1. Footprint - Adequate square size, strong connection to the park and accessway



- Strong Park edge
- Visual terminus to accessway
- Supports pedestrian and bicycle circulation
- Connection between Square and Park

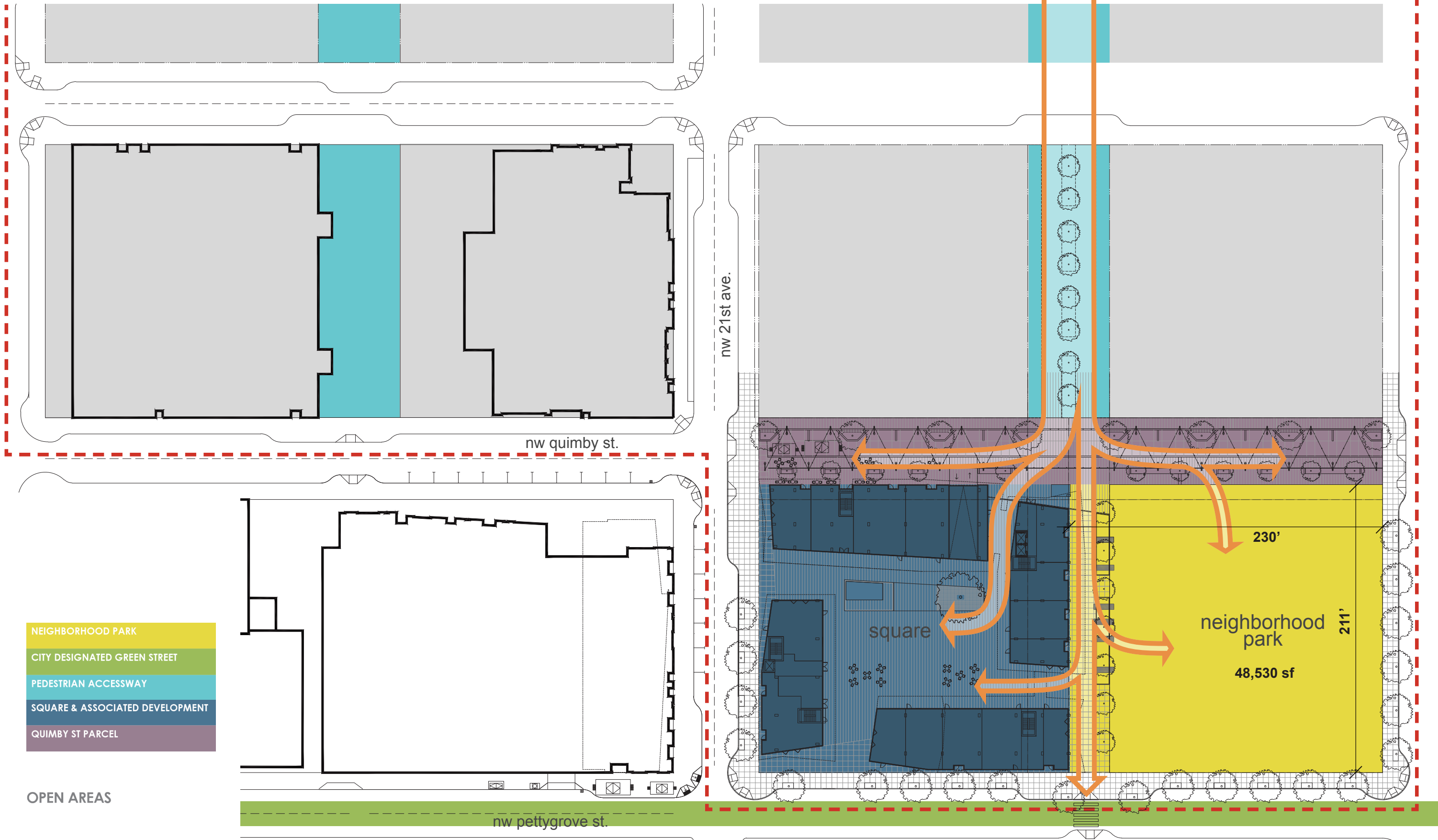
master plan open areas



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

OPEN AREAS

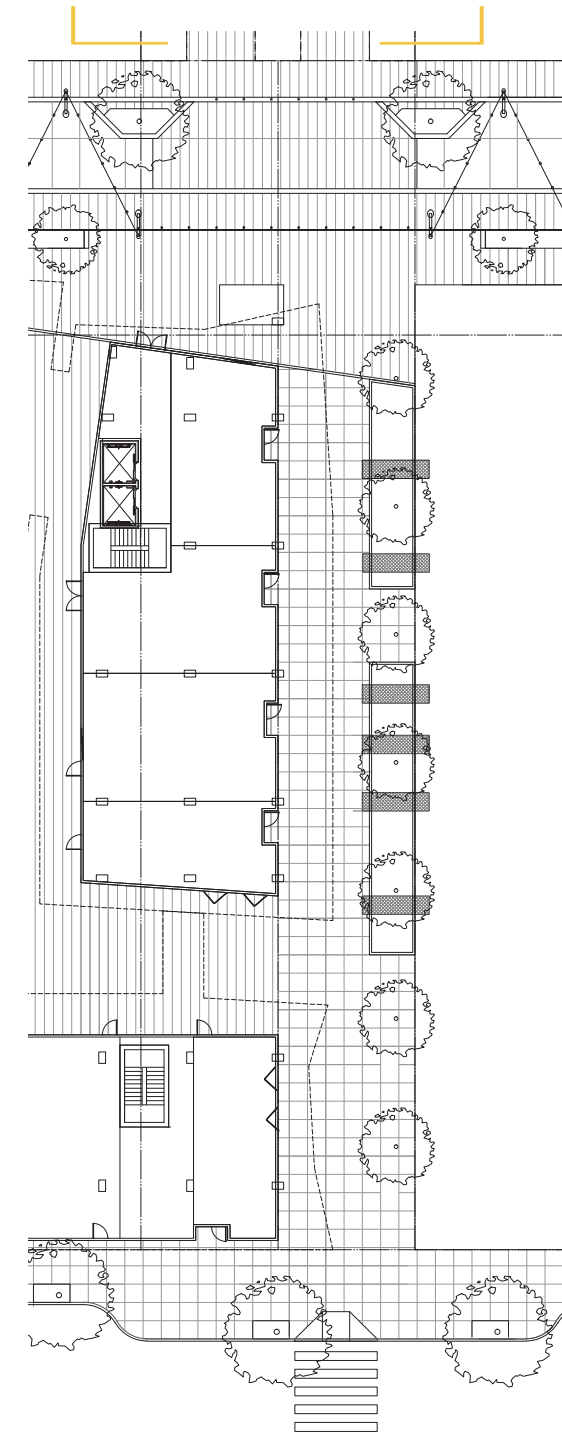
proposed pedestrian way



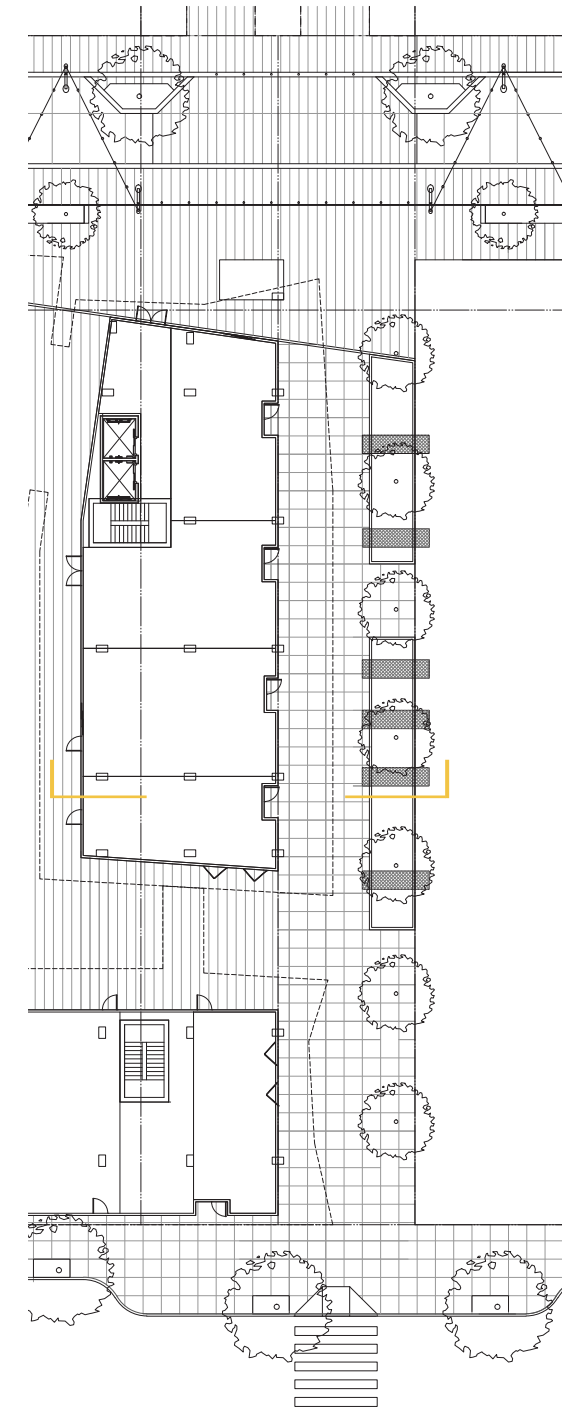
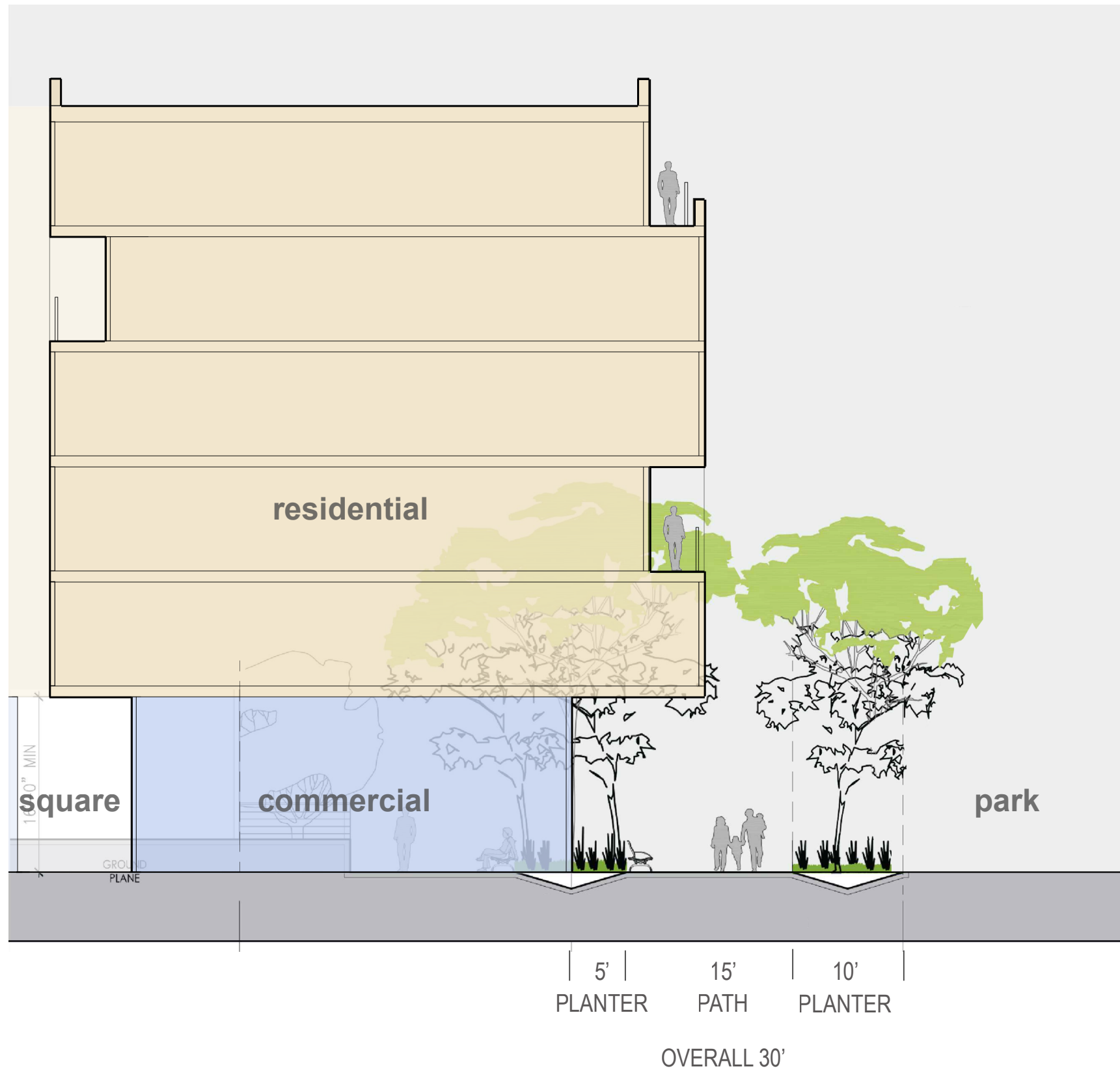
- NEIGHBORHOOD PARK
- CITY DESIGNATED GREEN STREET
- PEDESTRIAN ACCESSWAY
- SQUARE & ASSOCIATED DEVELOPMENT
- QUIMBY ST PARCEL

OPEN AREAS

section | master plan accessway



section | western park edge



precedent | western park edge

north jamison park edge



16'
OUTDOOR
SEATING

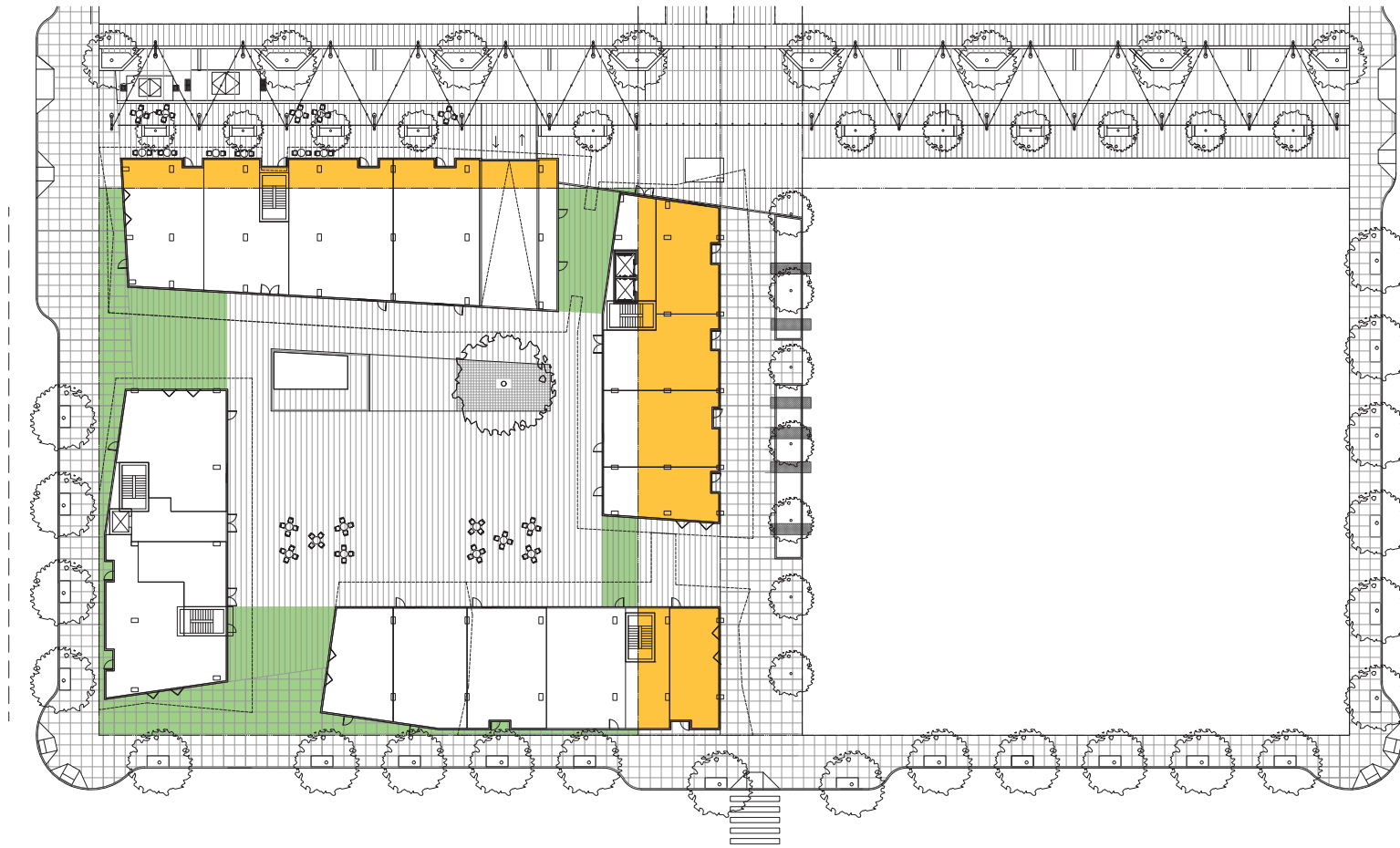
6'
PLANTER

9'
PATH
OVERALL 37'

6'
PLANTER

PARK

open space diagram



6375 sf
building in Master
Plan open space

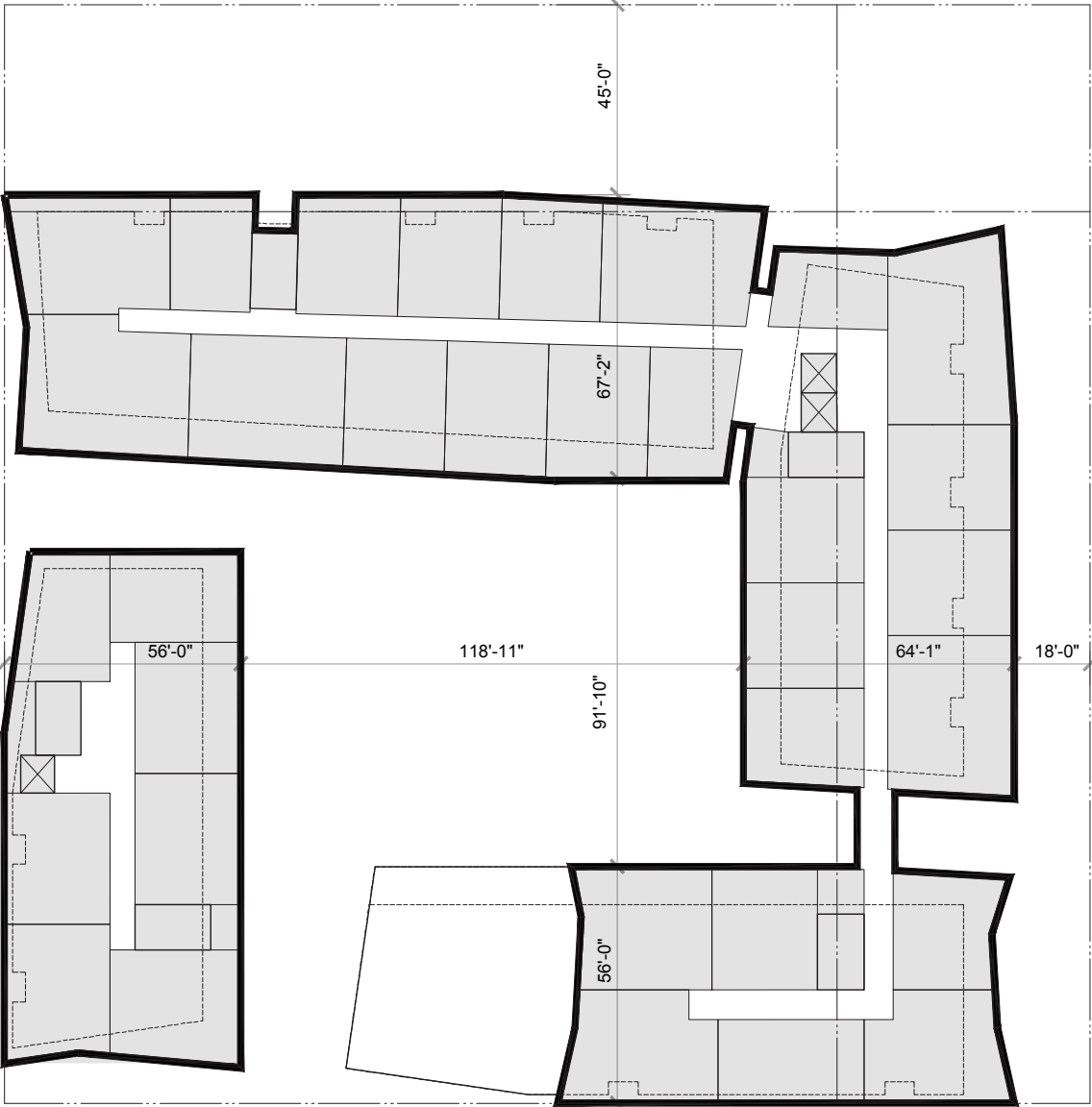


6700 sf
new open space

proposed | plans

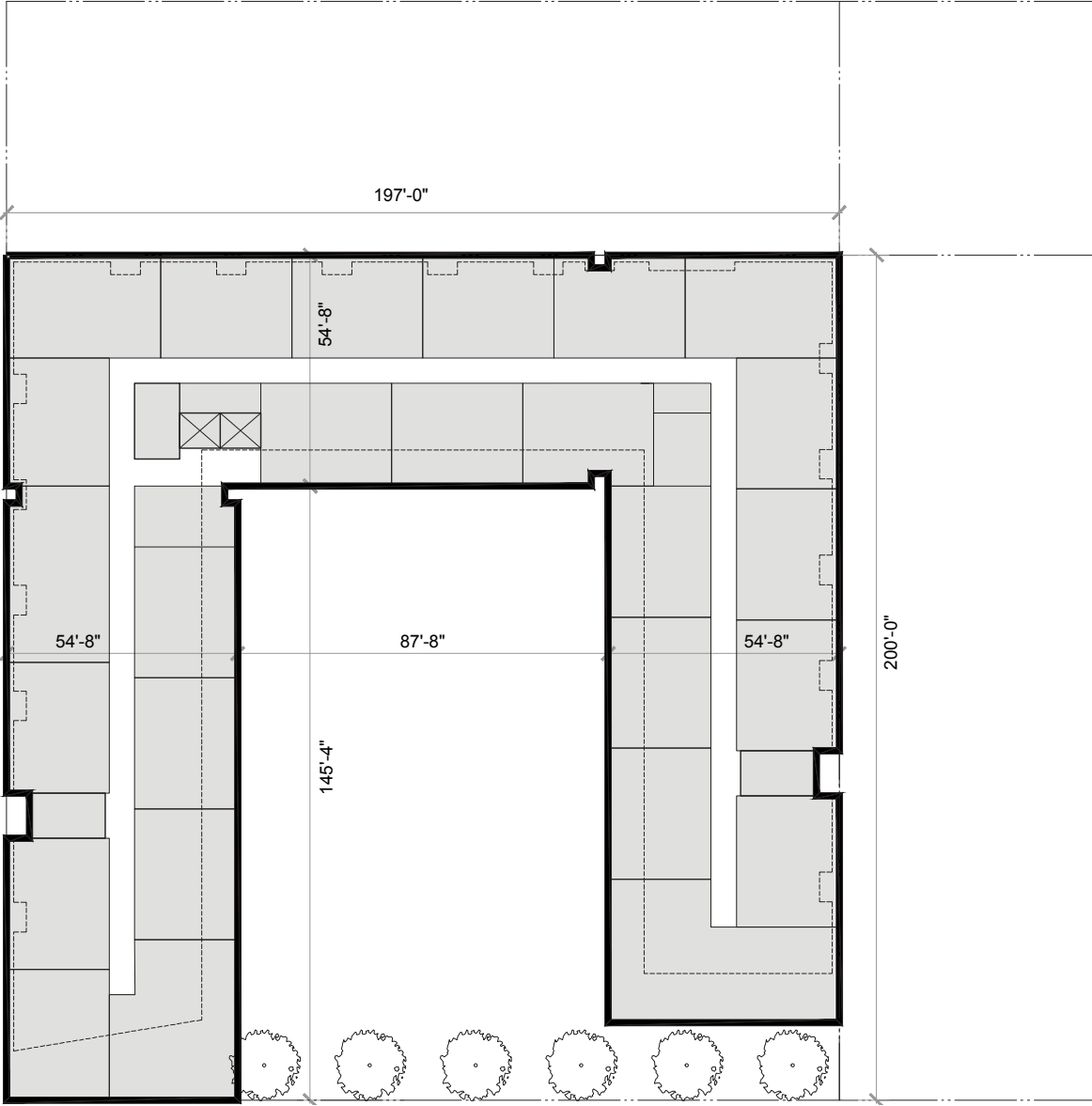
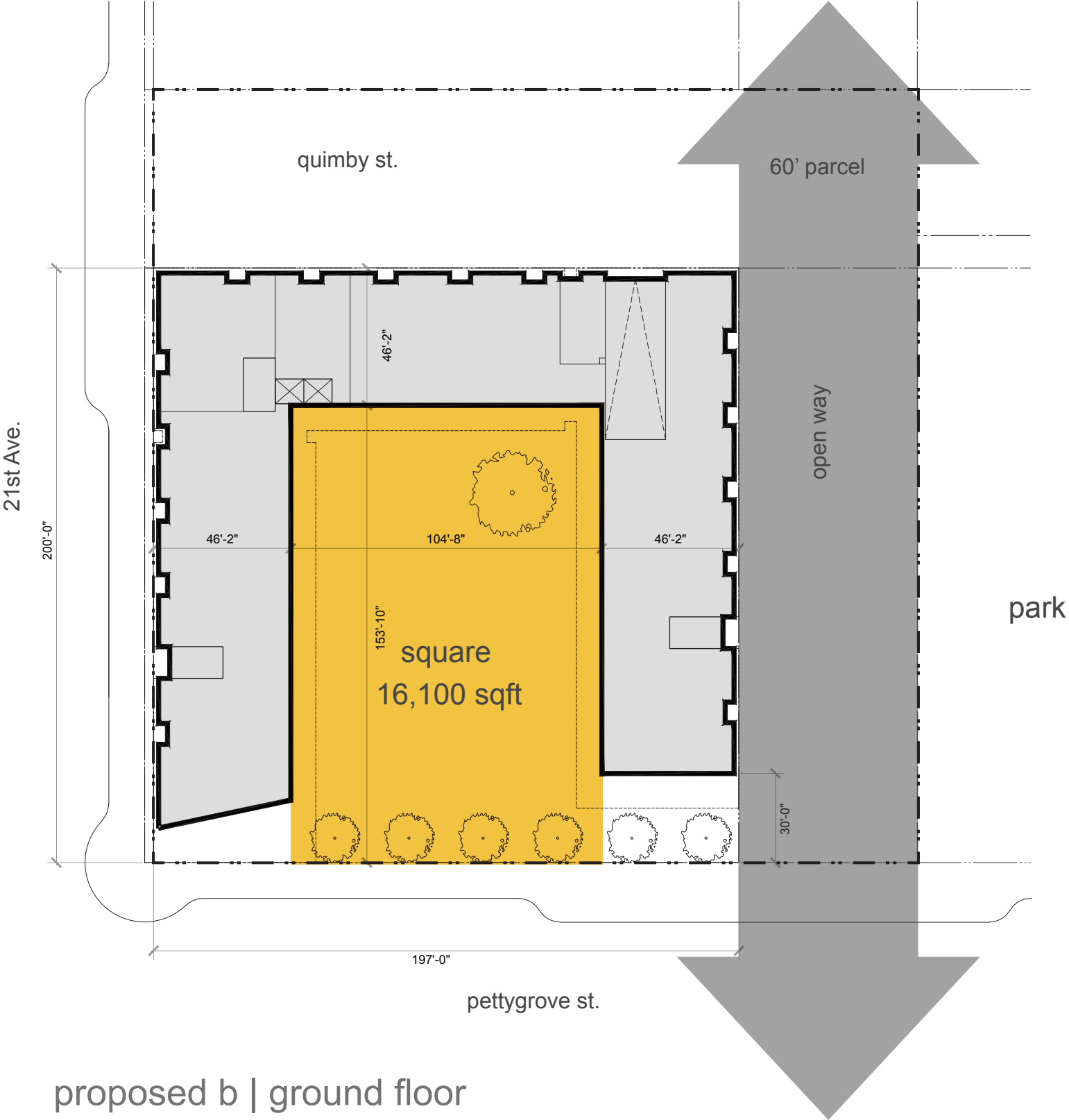


proposed | ground floor



proposed | upper floor

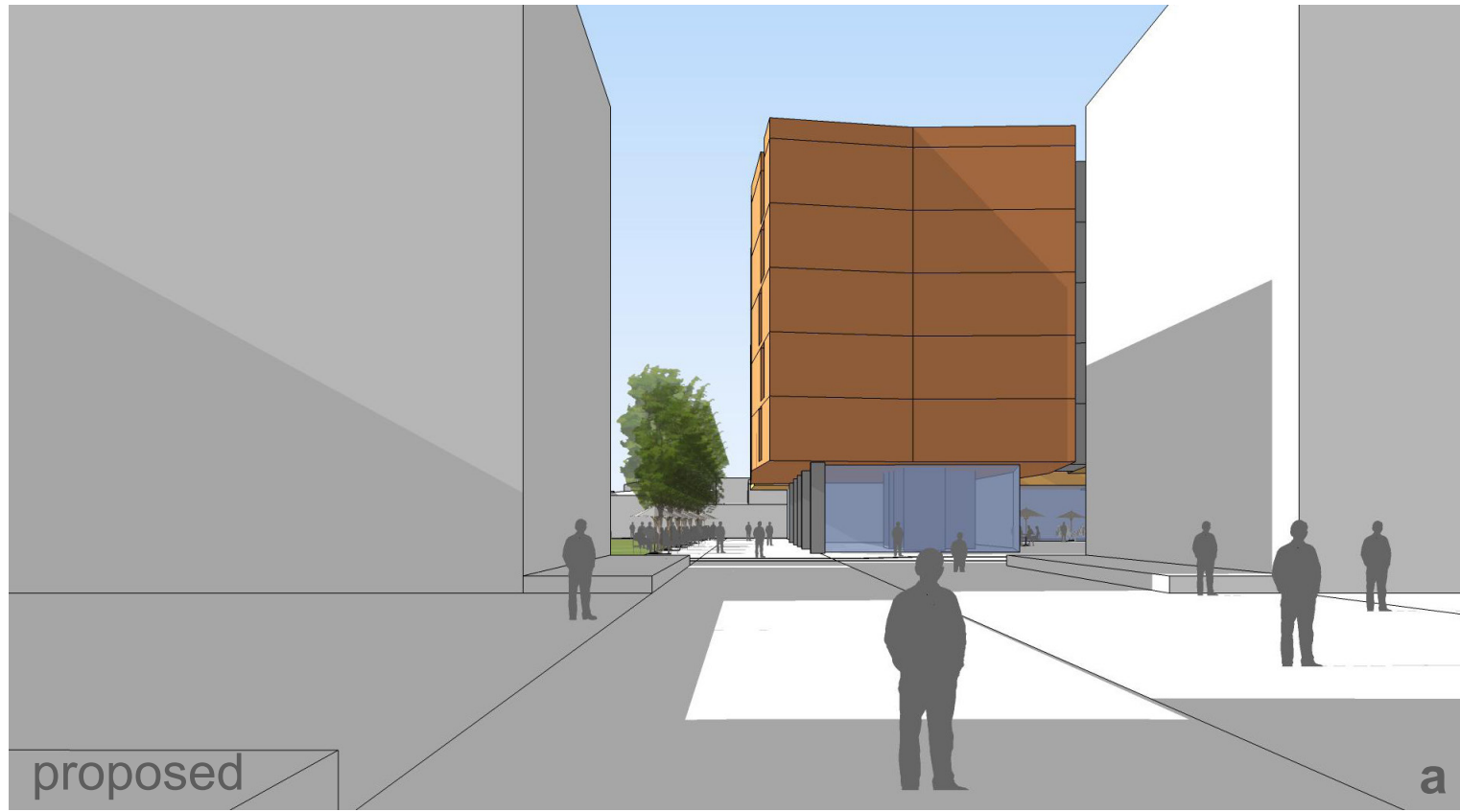
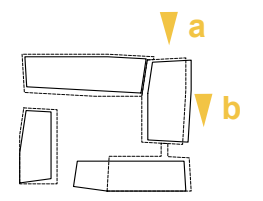
proposed b | plans



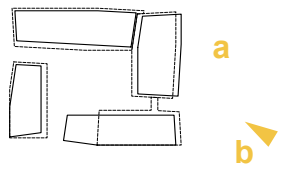
proposed b | ground floor

proposed b | upper floor

views



views



proposed

a



proposed b

a



proposed

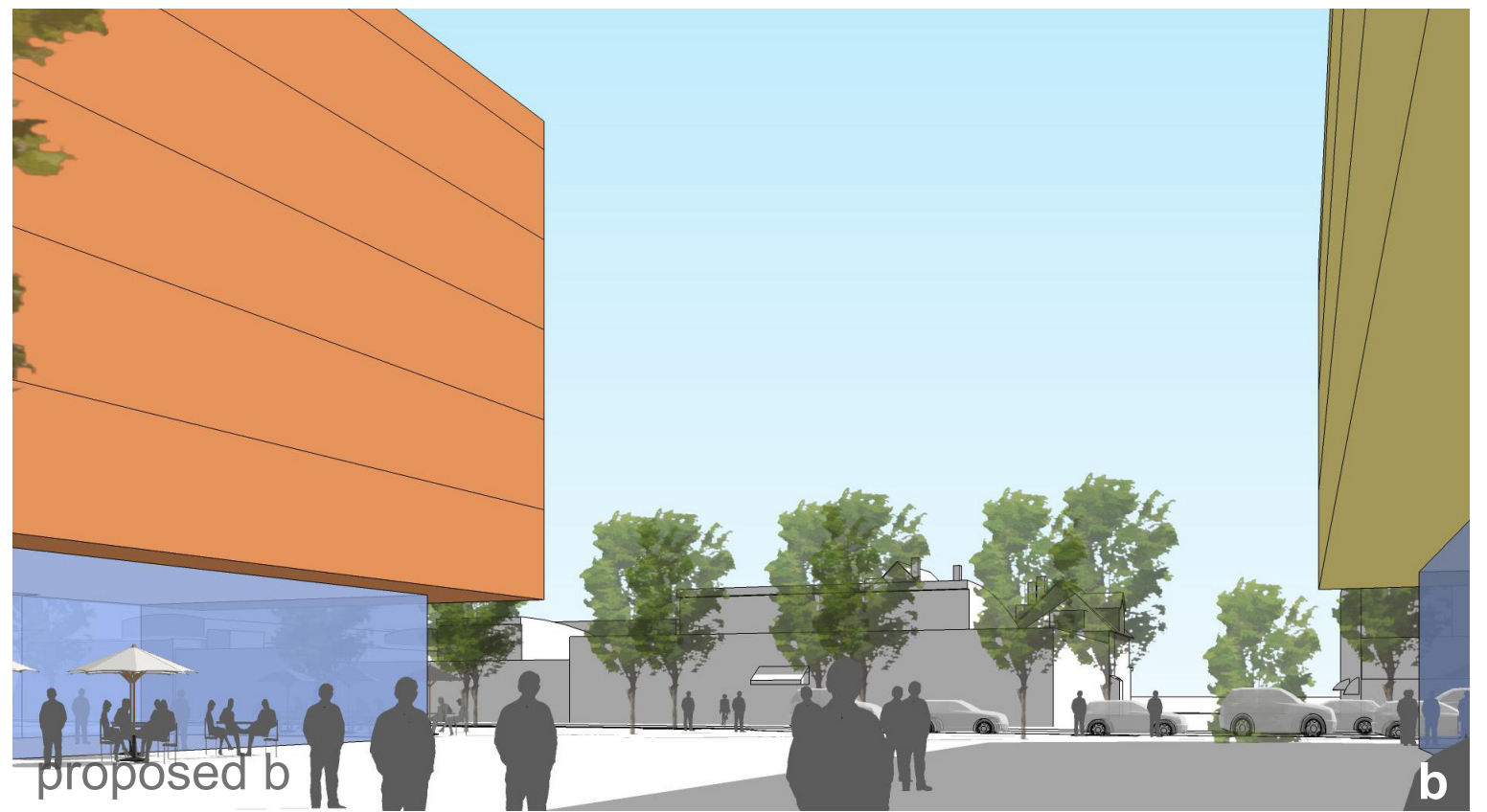
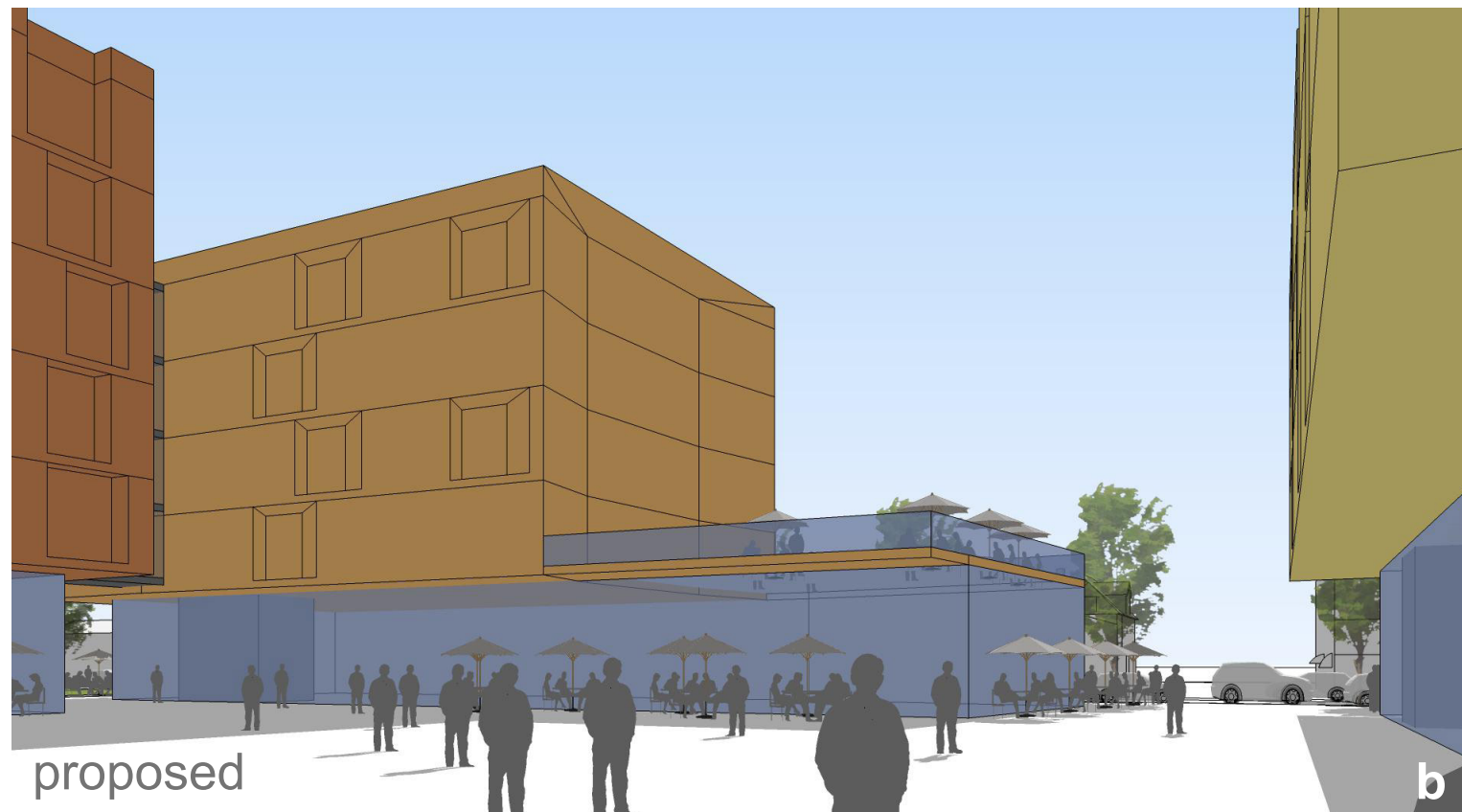
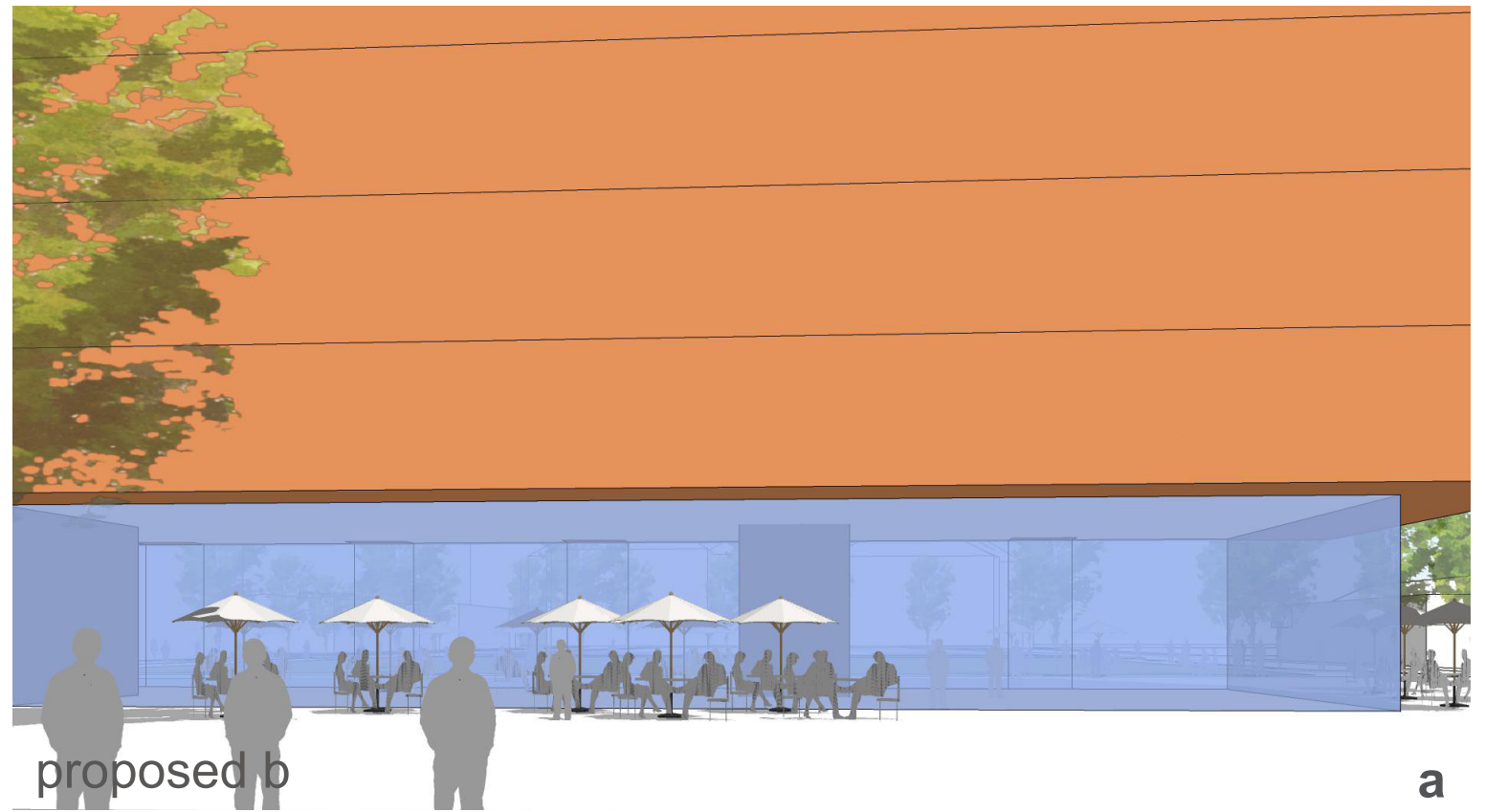
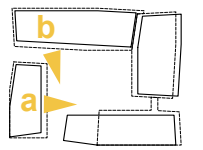
b



proposed b

b

views



NW master plan | modifications

MODIFICATION 1:

NW MASTER PLAN DEVELOPMENT AND DESIGN STANDARDS

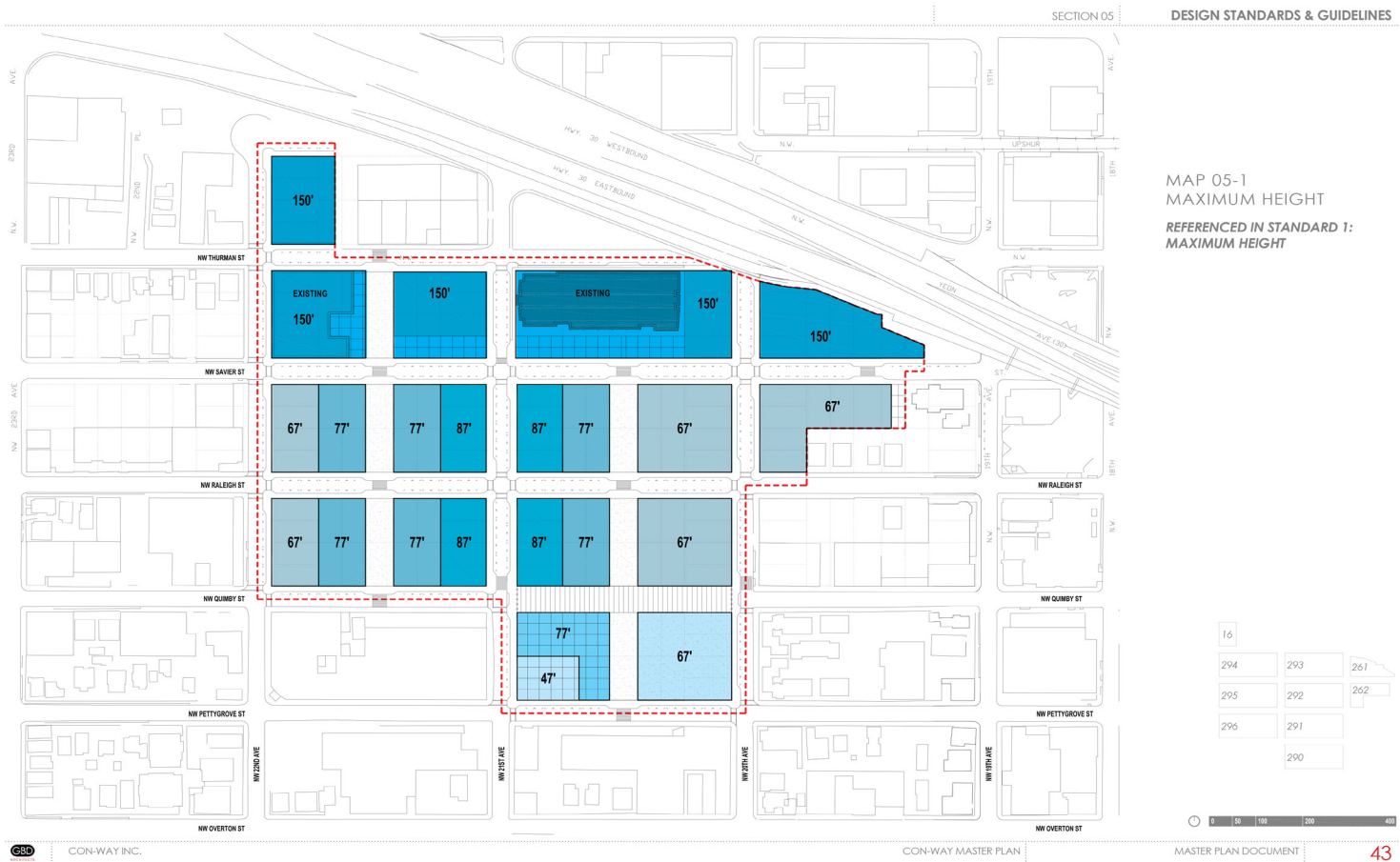
10. SQUARE STANDARDS

- 10.B Development of the square and associated development projects shall include a square that has no dimension less than 100 feet and shall be at least 16,000 square feet in size. In the proposed scheme, area of the square at the ground floor is 15,165 feet. The size of the square has been reduced in order to provide a square that is fully enclosed on four sides.

- 10.C Ground plane connection between the square and neighborhood park shall be a minimum of 30-feet-wide, and if included within a building, shall have a clear height of at least 25 feet. This connection between the square and the park is open to the sky except for a 10' deep covered portion that is 20' in height. This 20' high connection runs below a portion of the second story of the eastern building on the site.



NW master plan | amendments

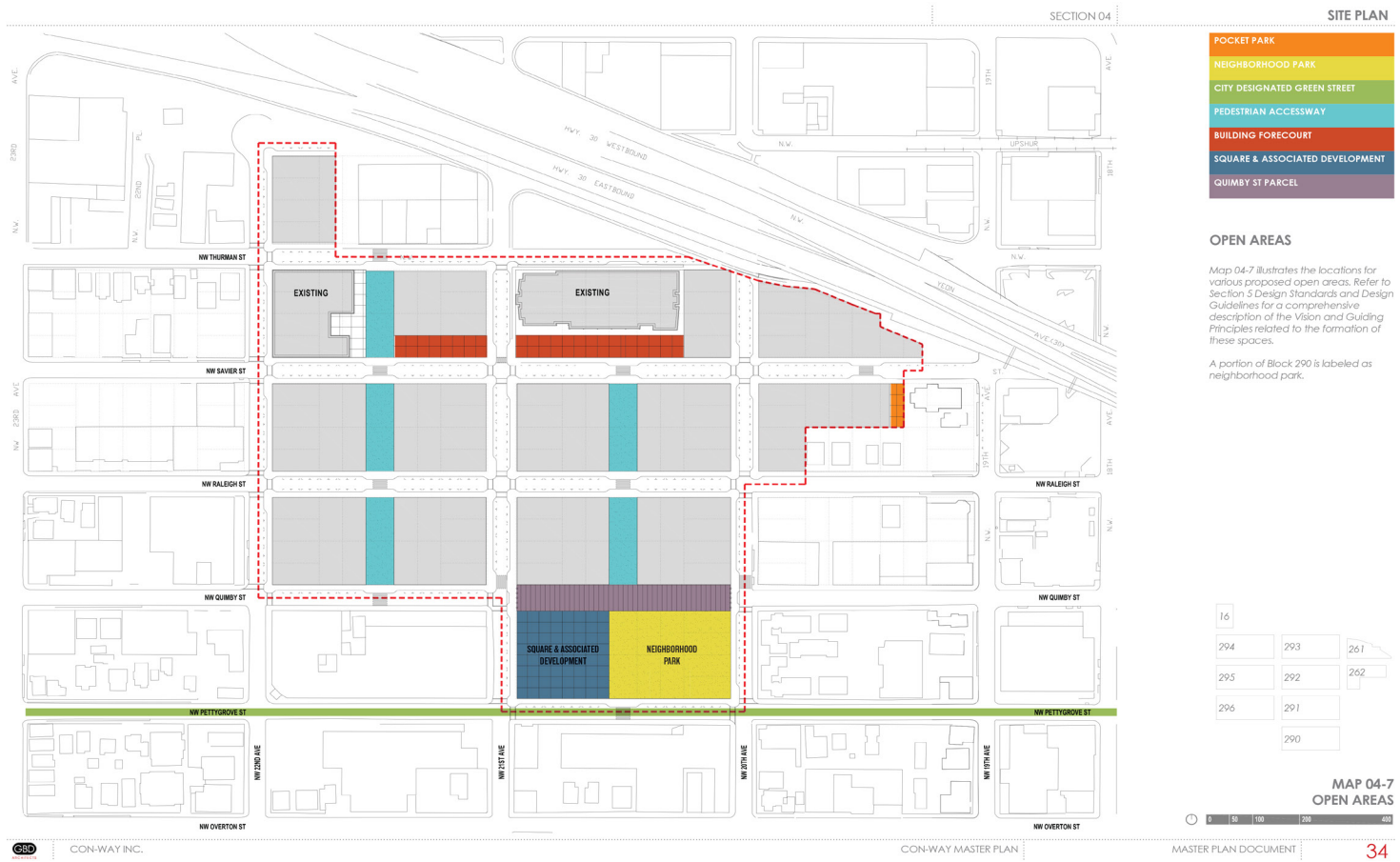


AMENDMENT 1:

NW MASTER PLAN DEVELOPMENT AND DESIGN STANDARDS

MAP 05-01 MAXIMUM HEIGHT

- Establish building height limits within the 60' Parcel between Block 290 West and 290 East
- Establish building height limits within NW Quimby



AMENDMENT 2:

SITE PLAN

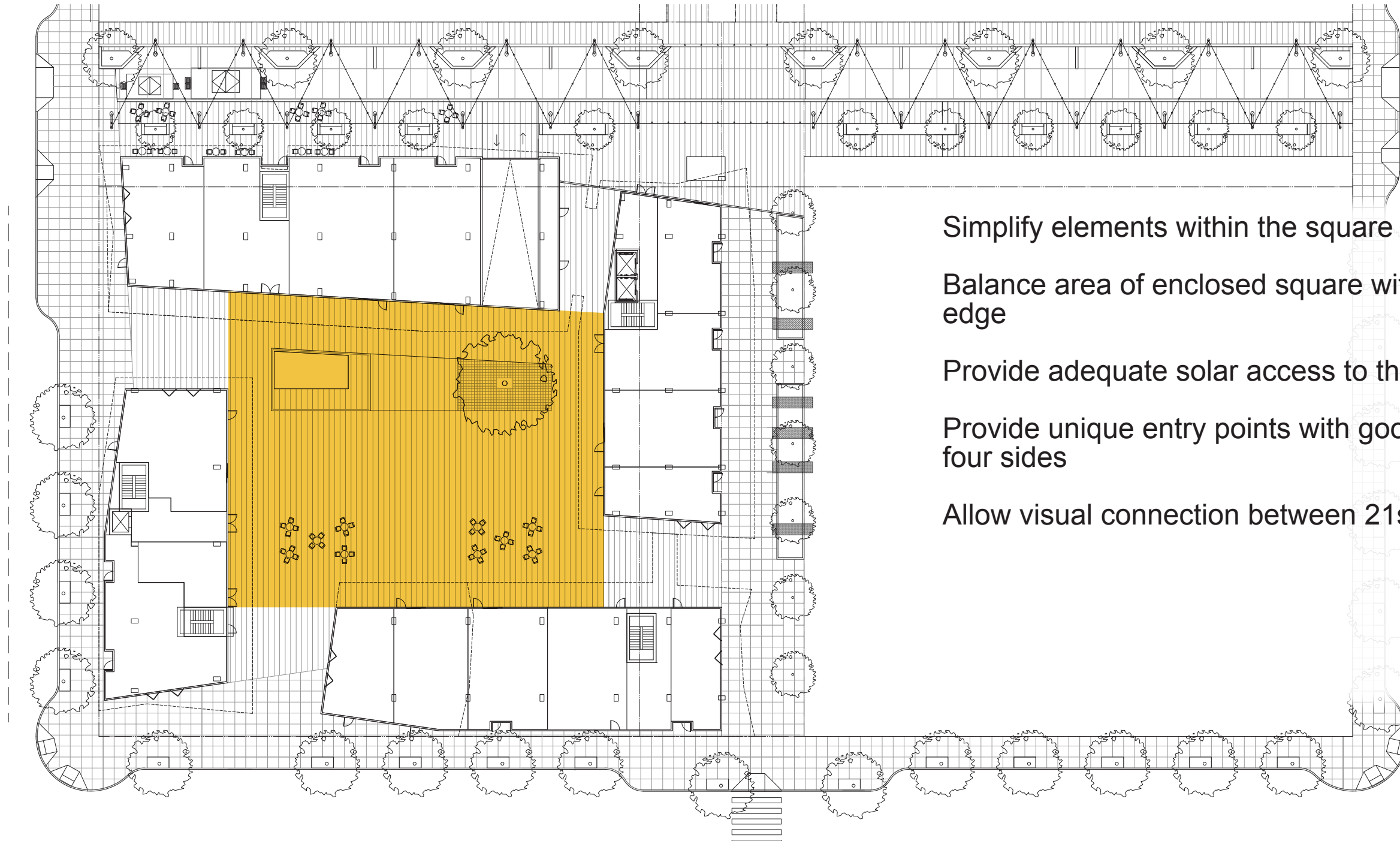
MAP 04-07 OPEN AREAS

- Moving Open Space

neighborhood square design



2. Square - versatile, active and iconic



Simplify elements within the square

Balance area of enclosed square with pedestrian path along park edge

Provide adequate solar access to the square

Provide unique entry points with good visibility to the square on all four sides

Allow visual connection between 21st Avenue and the park

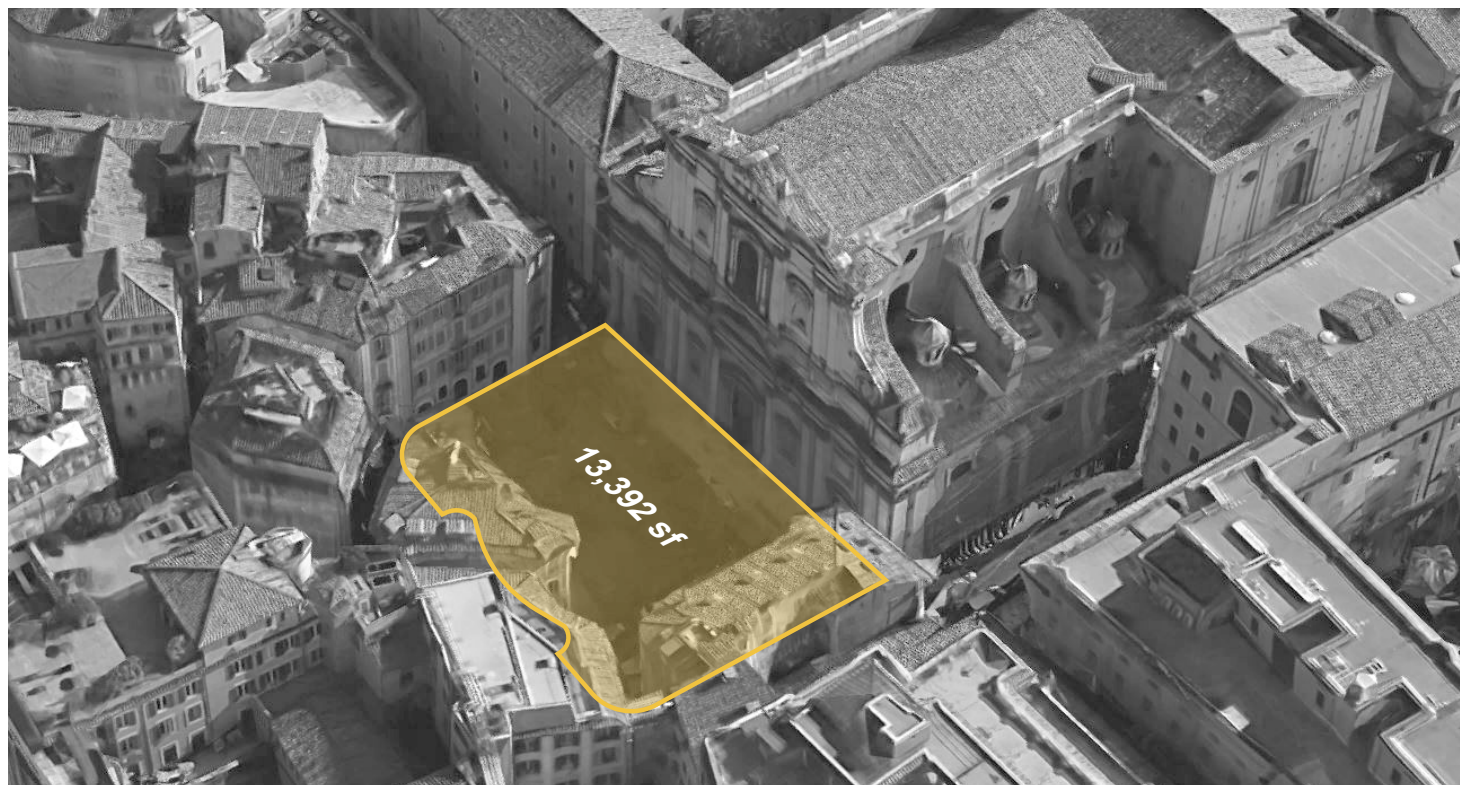
square | proposed landscape plan



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)



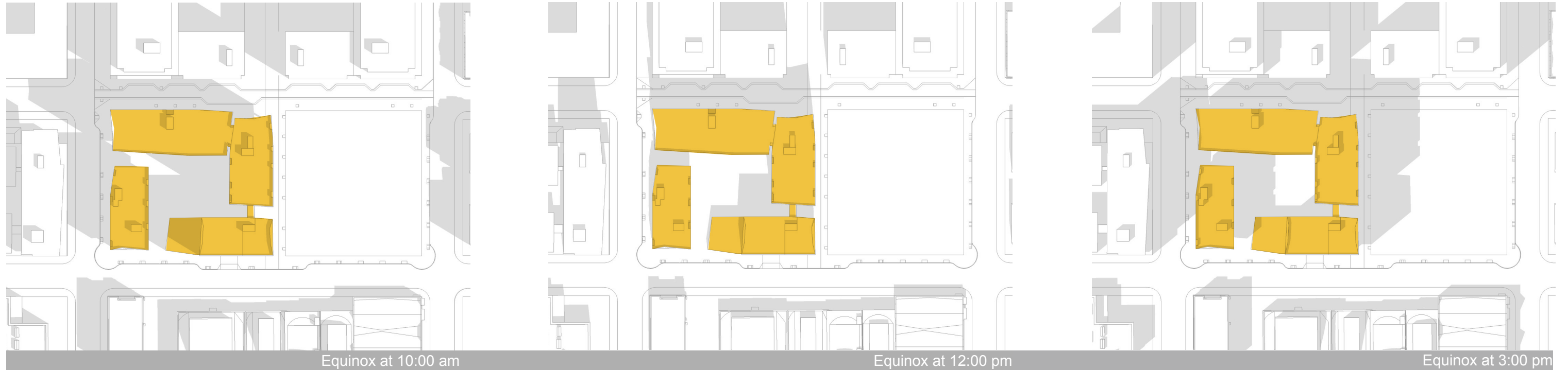
ghiradelli square | san francisco, california | 144' x 105' (B290W square | 137' X 111' = 15,165 sf)



equinox | shadows



proposed

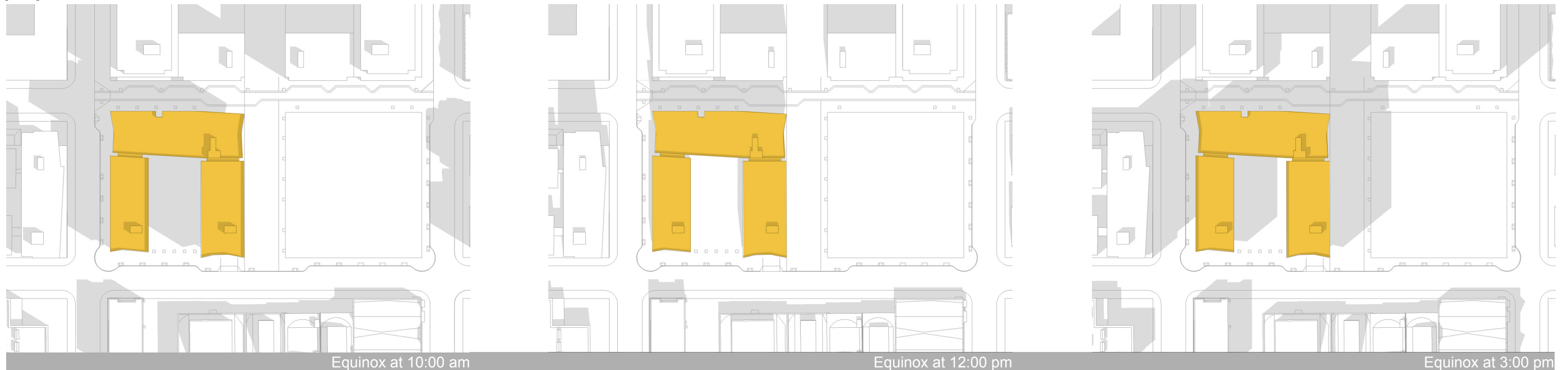


Equinox at 10:00 am

Equinox at 12:00 pm

Equinox at 3:00 pm

proposed b



Equinox at 10:00 am

Equinox at 12:00 pm

Equinox at 3:00 pm

summer | shadows



proposed

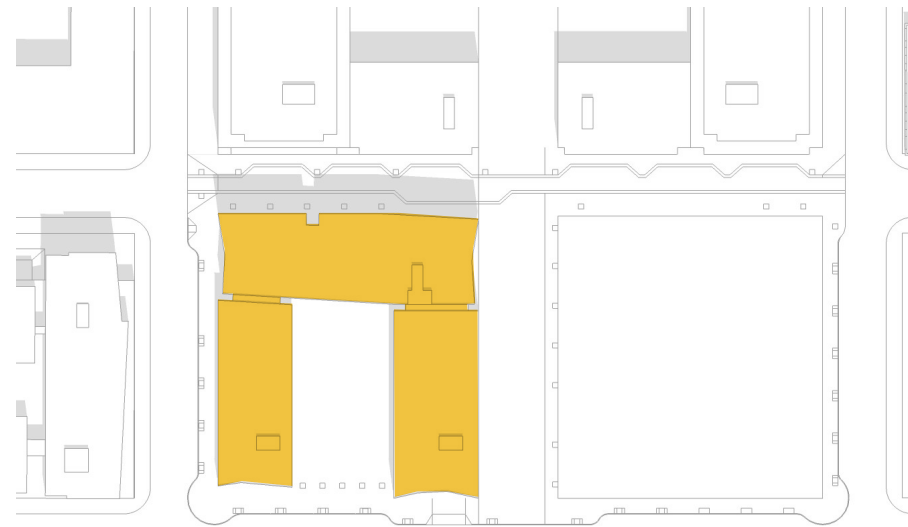


Summer Solstice at 10:00 am

Summer Solstice at 12:00 pm

Summer Solstice at 3:00 pm

proposed b



Summer Solstice at 10:00 am

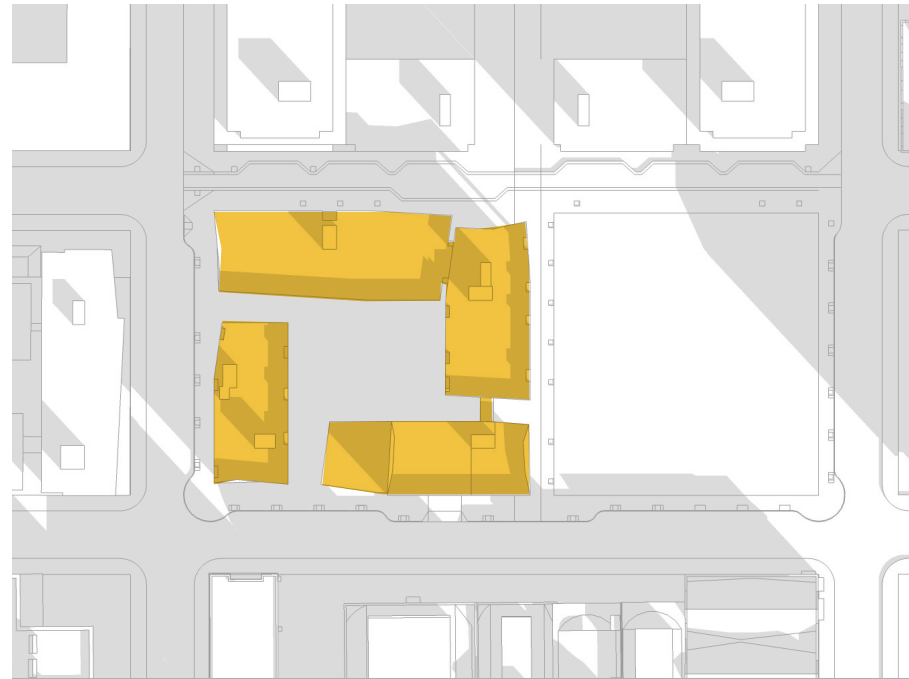
Summer Solstice at 12:00 pm

Summer Solstice at 3:00 pm

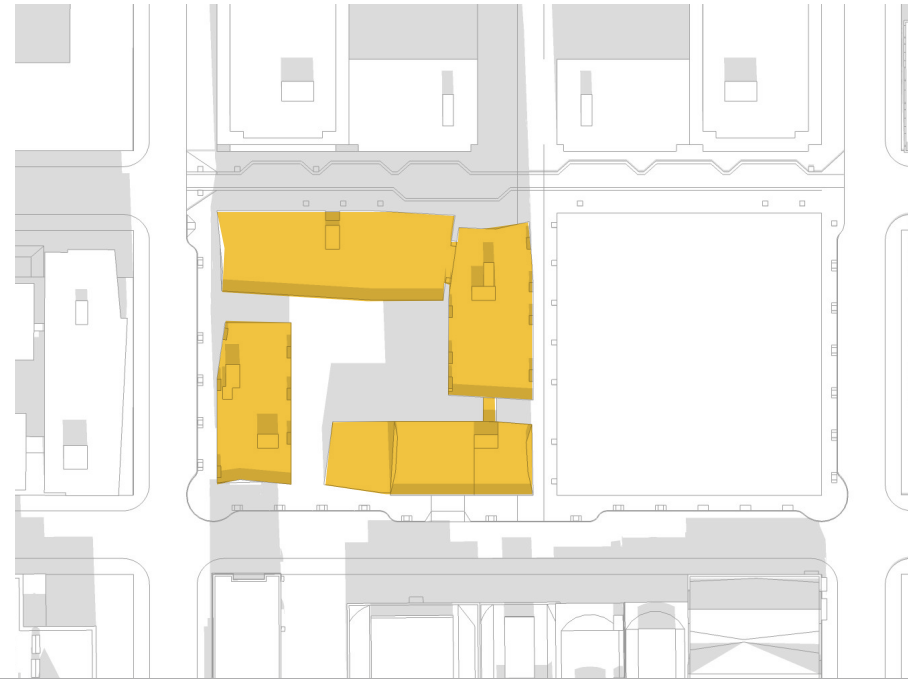
winter | shadows



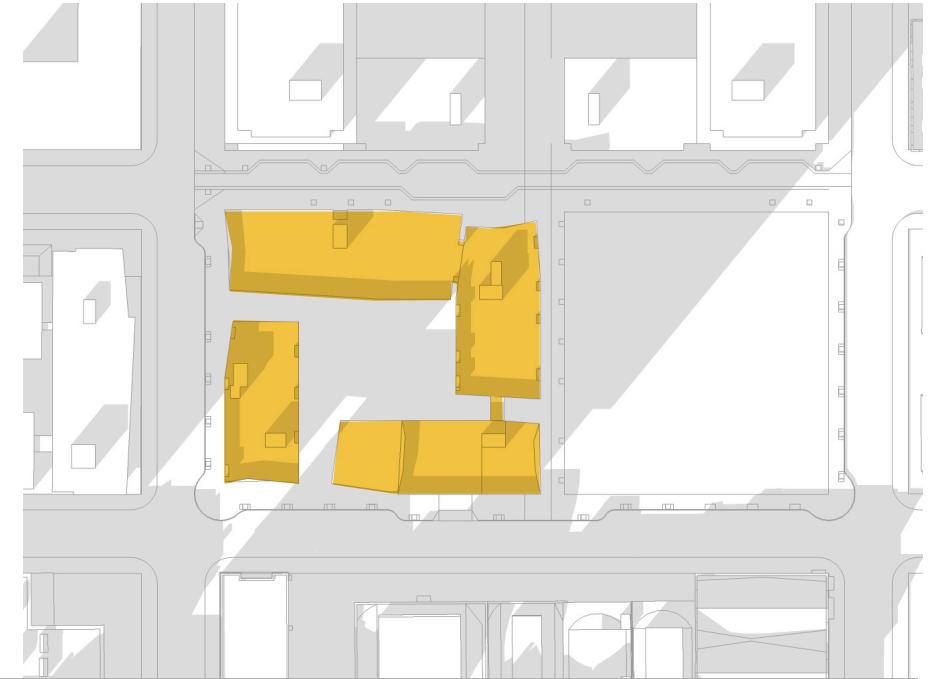
proposed



Winter Solstice at 10:00 am

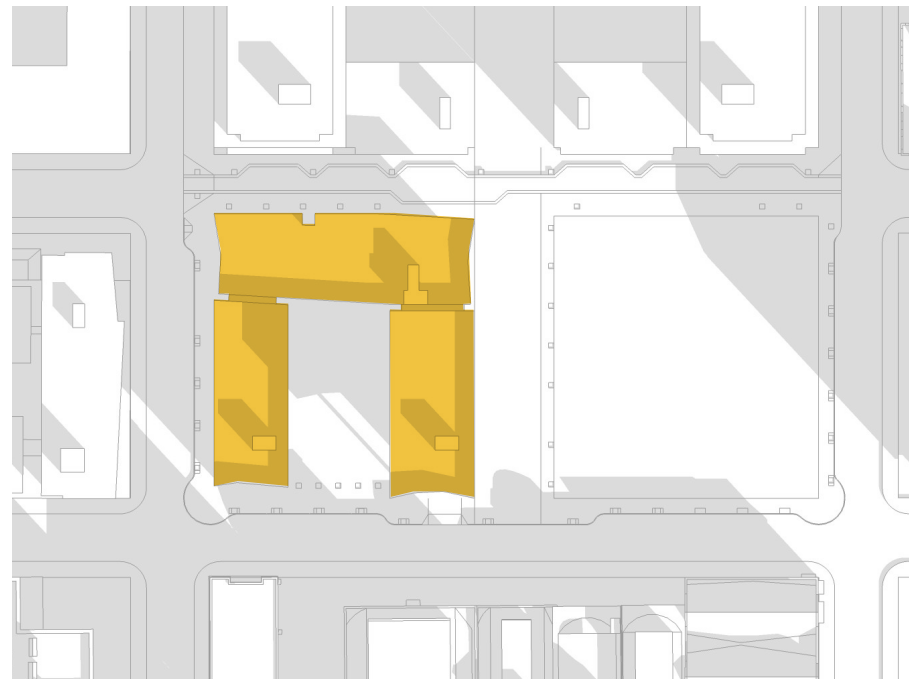


Winter Solstice at 12:00 pm

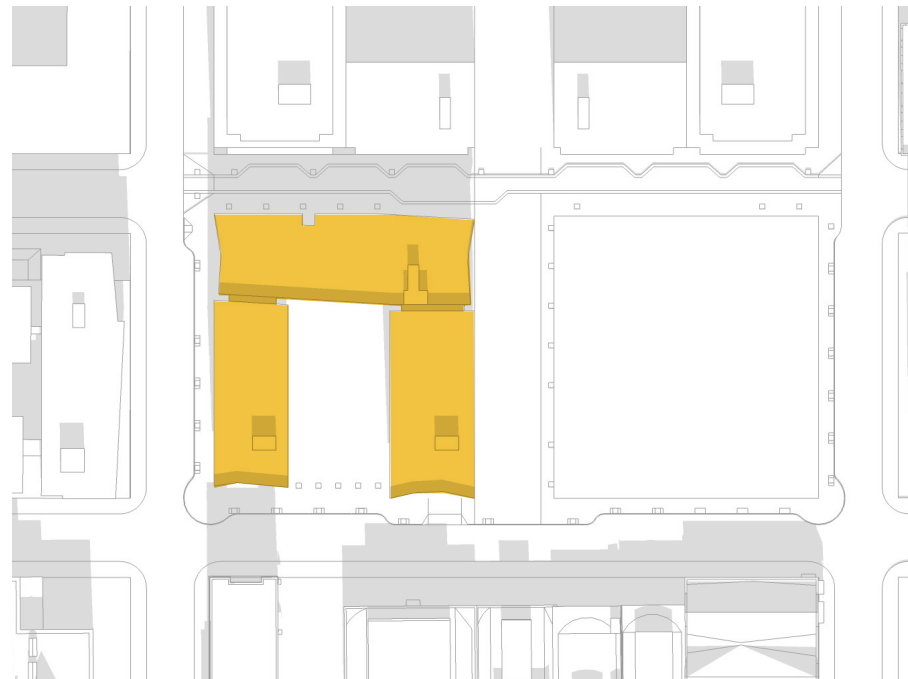


Winter Solstice at 3:00 pm

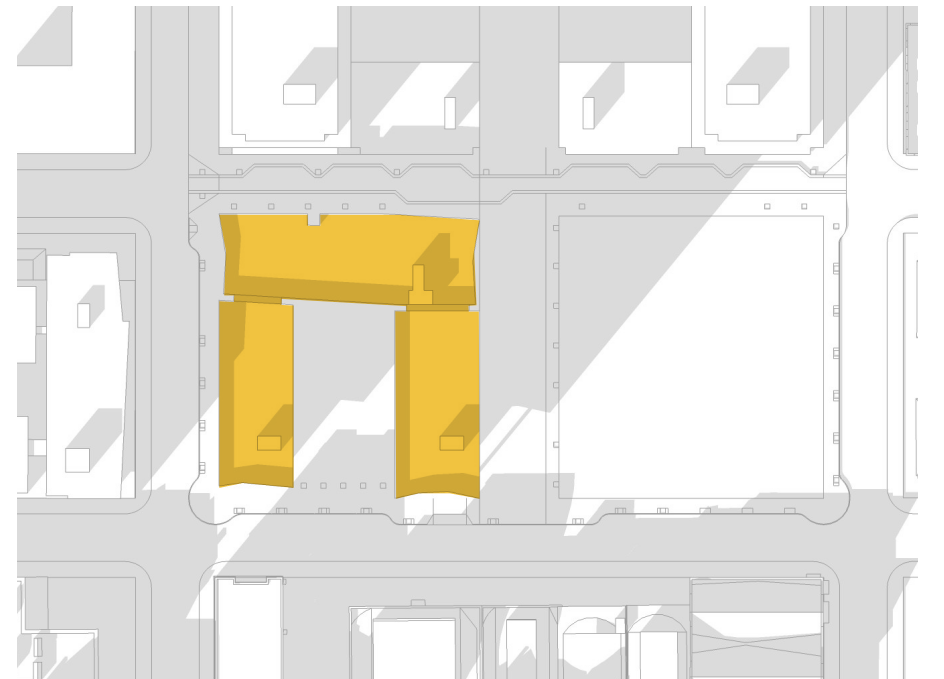
proposed b



Winter Solstice at 10:00 am



Winter Solstice at 12:00 pm

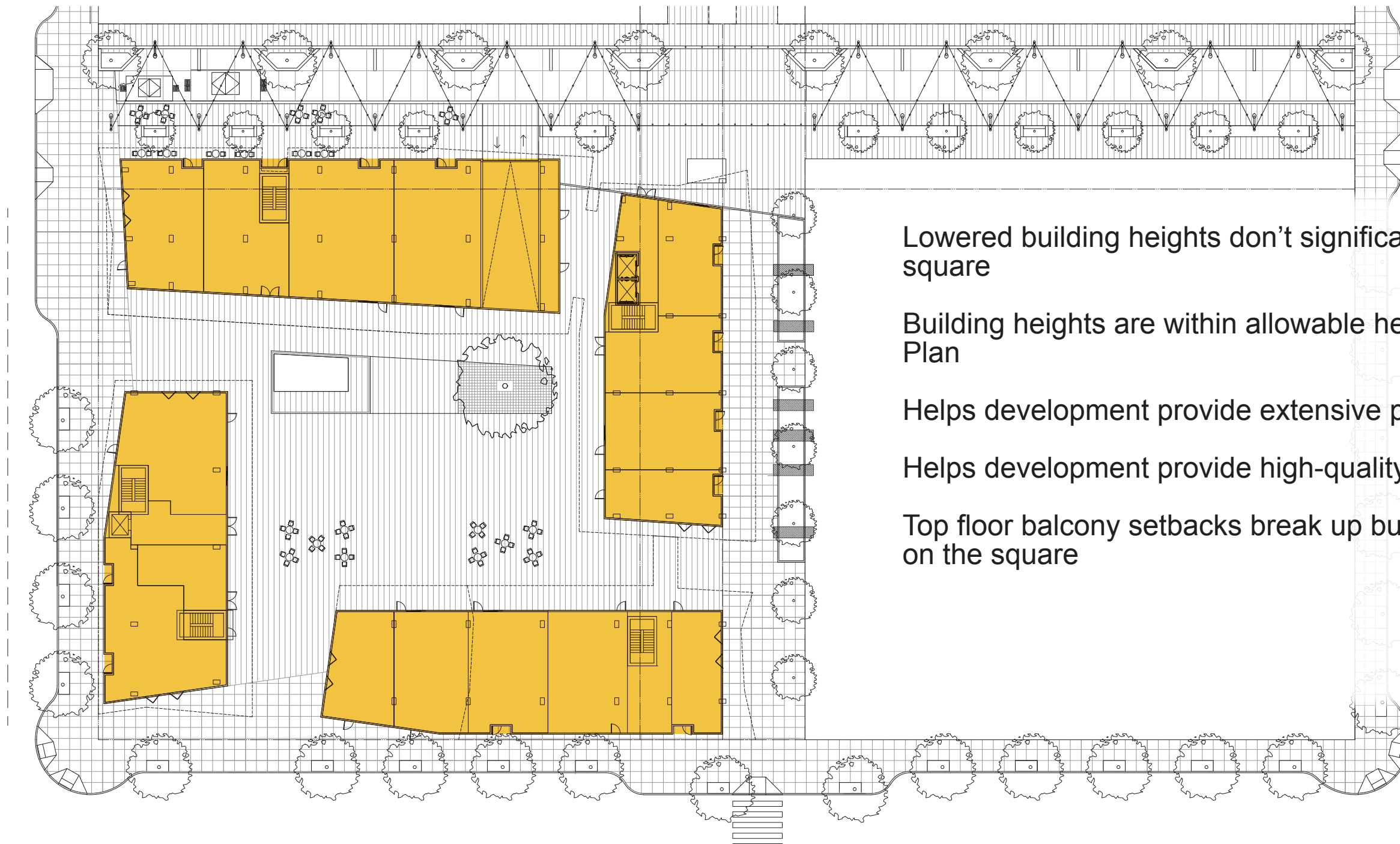


Winter Solstice at 3:00 pm

building heights



3. Heights - Good solar access



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

Building heights are within allowable heights per the NW Master Plan

Helps development provide extensive public amenities

Helps development provide high-quality materials

Top floor balcony setbacks break up building scale and provide eyes on the square

building height study | solar access



proposed building heights



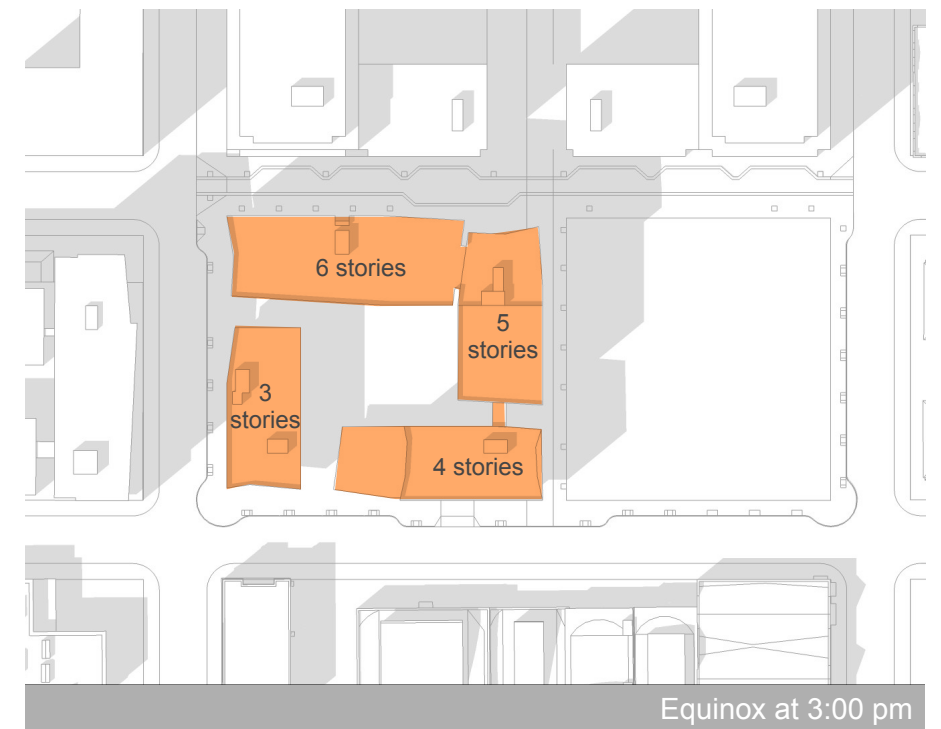
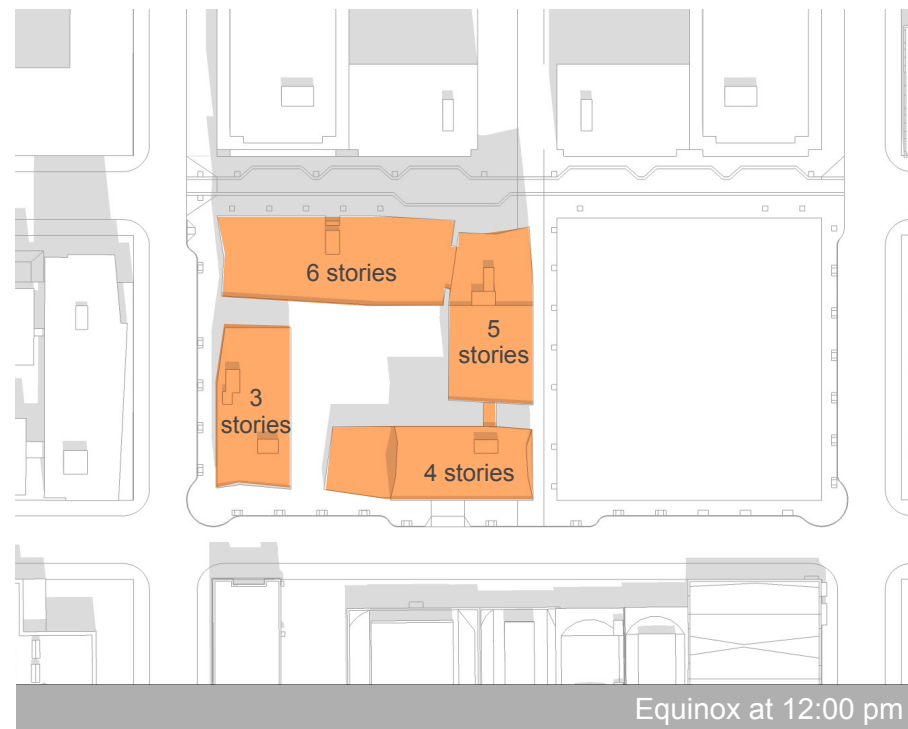
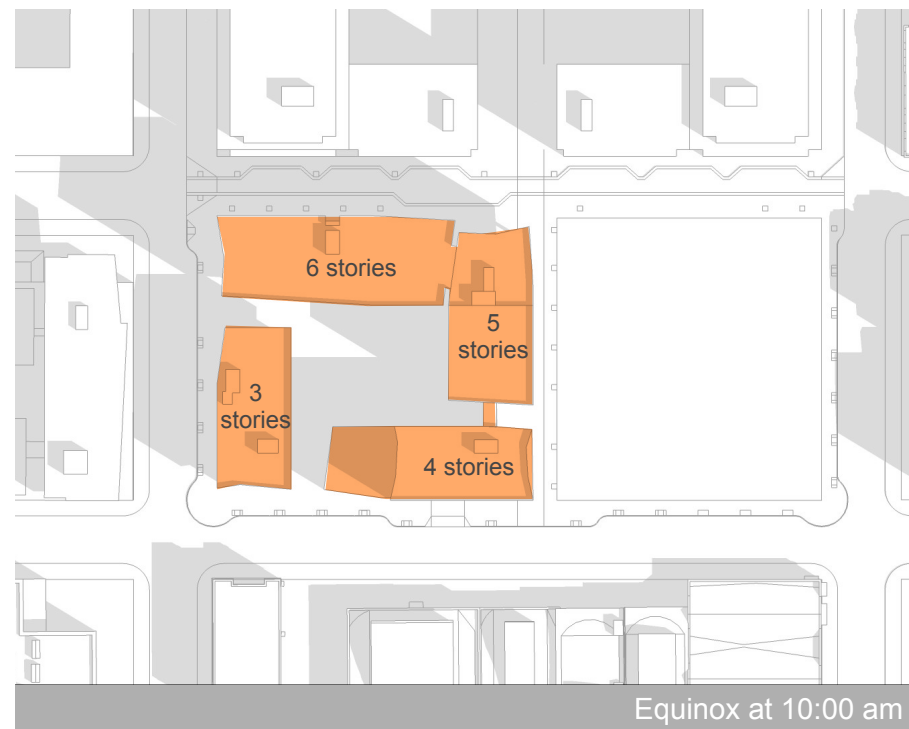
reduced building heights | negligible change to shadows
| financially infeasible

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



Summer Solstice at 10:00 am

Summer Solstice at 12:00 pm

Summer Solstice at 3:00 pm

reduced building heights | negligible change to shadows | financially infeasible



Summer Solstice at 10:00 am

Summer Solstice at 12:00 pm

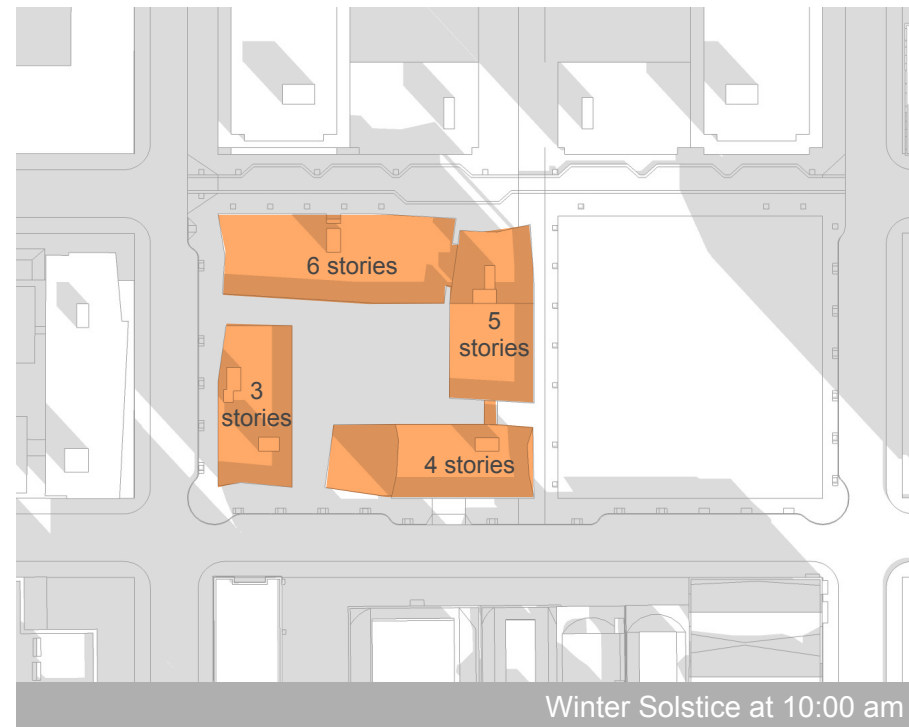
Summer Solstice at 3:00 pm

building height study | solar access | winter solstice

proposed building heights



reduced building heights | negligible change to shadows | financially infeasible



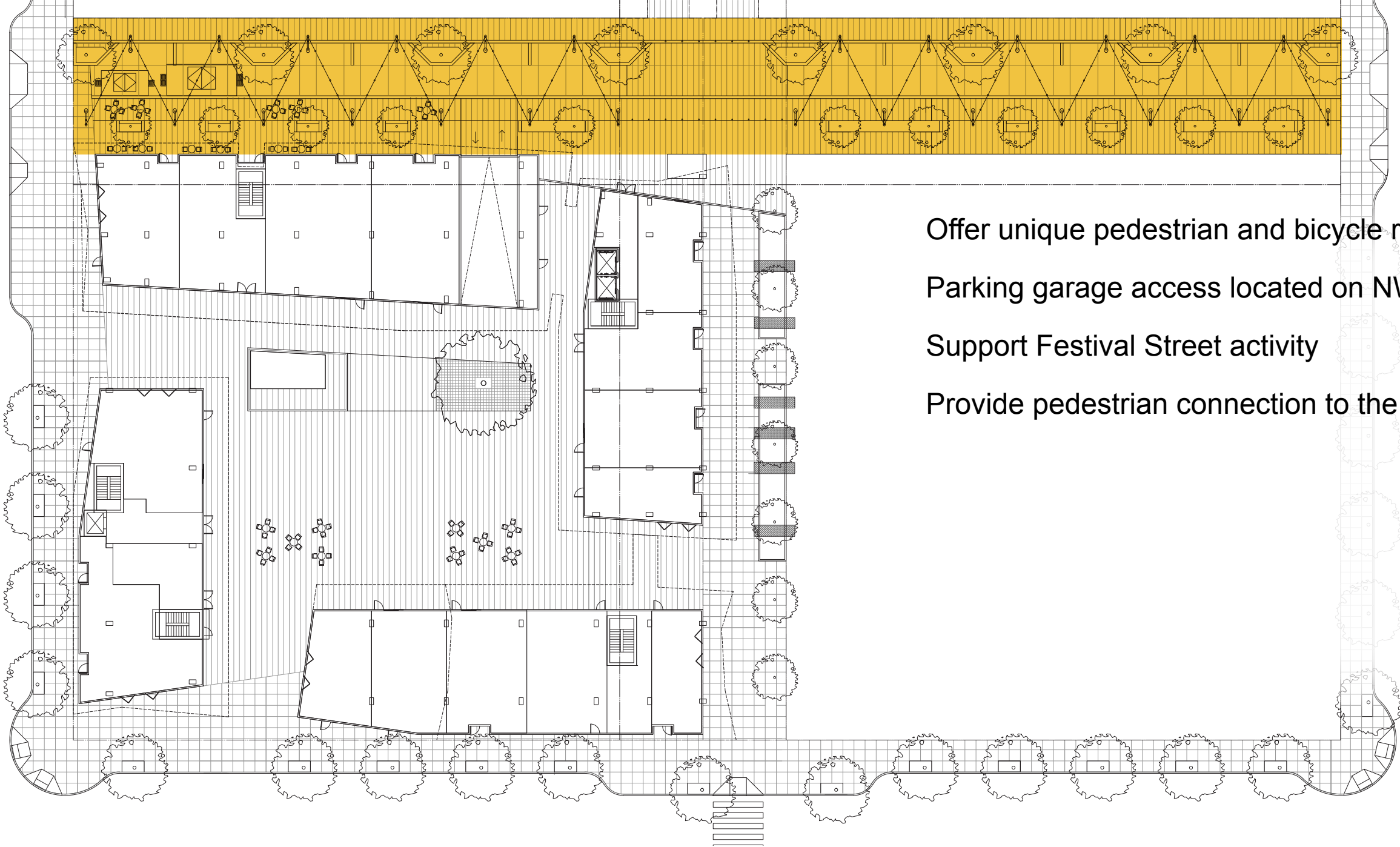
garage access

**nw quimby
street**

nw quimby street

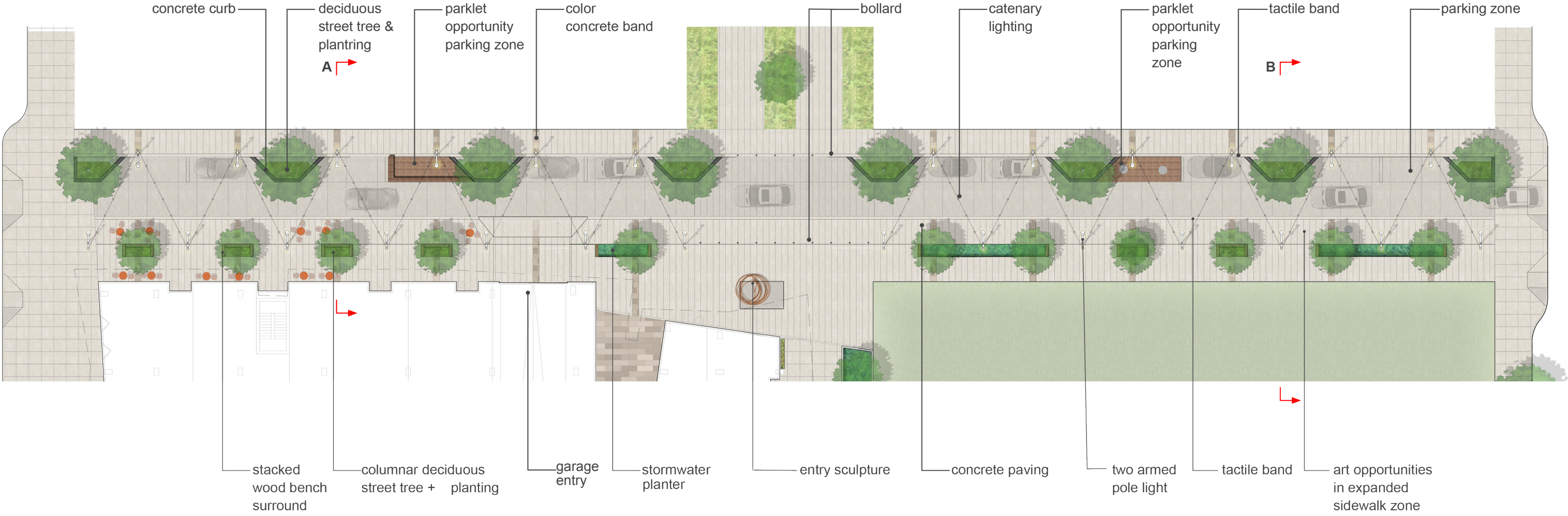


4. Quimby - Festival street for pedestrians and bicycles



- Offer unique pedestrian and bicycle realm
- Parking garage access located on NW Quimby
- Support Festival Street activity
- Provide pedestrian connection to the park and the square

nw quimby street | landscape plan



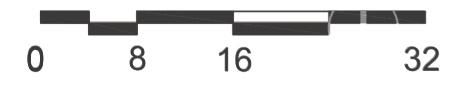
typical weekday - study



nw quimby street | landscape plan



festival day - study



nw quimby street | section A

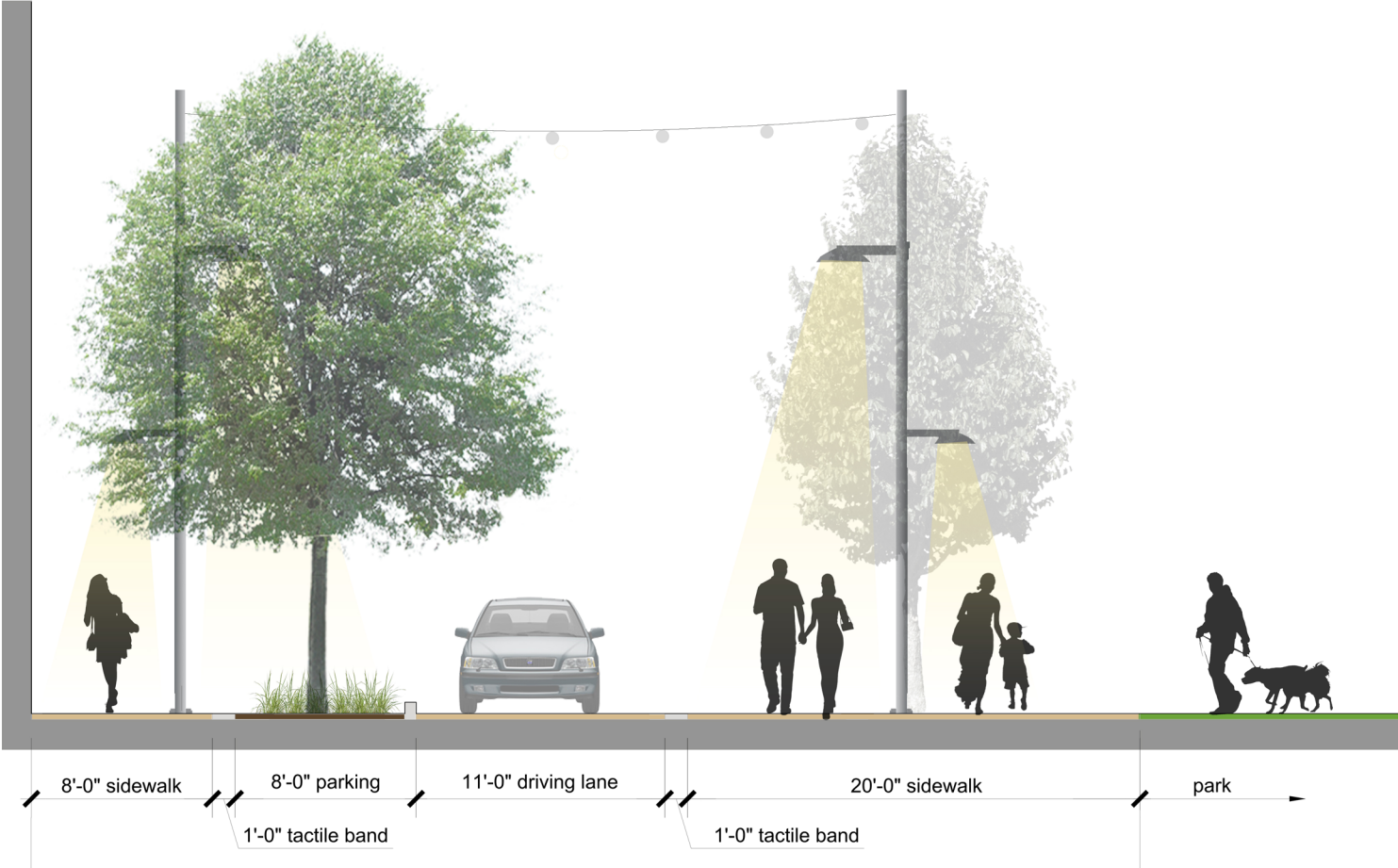


typical weekday - study



festival day - study

nw quimby street | section B



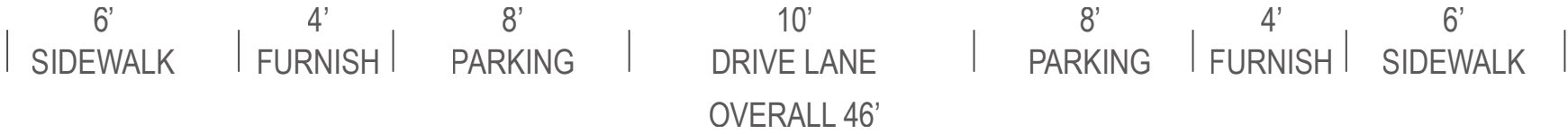
typical weekday - study



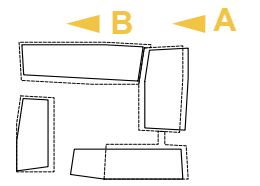
festival day - study

nw quimby street | precedent

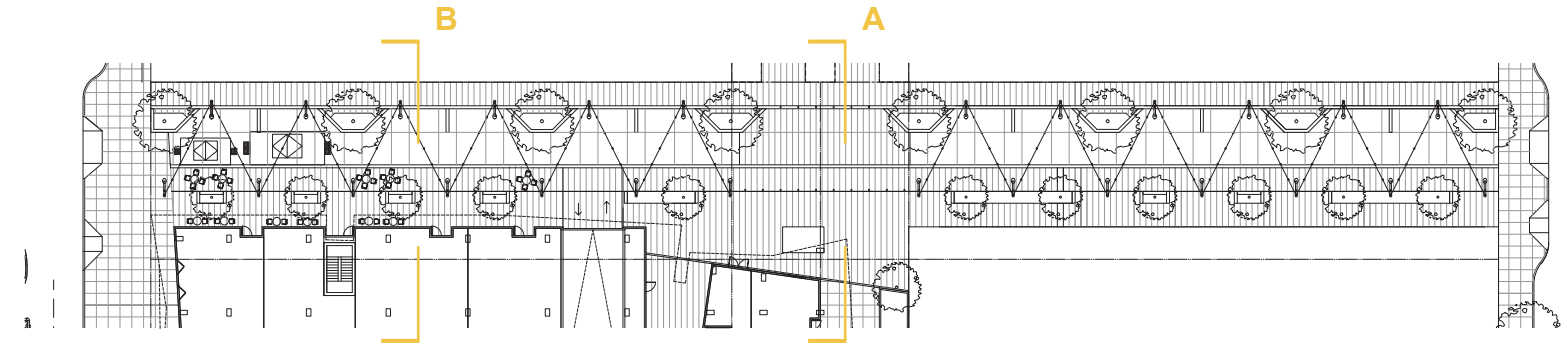
intersection of SW park ave. and salmon st.



nw quimby street | views



quimby st. reference plan



NW master plan | other modifications

MODIFICATION 2:

NW MASTER PLAN DEVELOPMENT AND DESIGN STANDARDS

7. SPECIAL REQUIRED GROUND FLOOR RETAIL SALES, SERVICE, OR NEIGHBORHOOD FACILITY USES ON NW 21ST AVENUE AND BUILDINGS THAT FRONT THE SQUARE

- 7.D.1 The distance from the finished floor to the bottom of the structure above must be at least 16 feet. The bottom of the structure above includes supporting beams. In the proposed scheme, the distance from the finished floor to the bottom of structure above would be an average of 16 feet with much of it being higher than 20' (along the park edge).
- 7.D.2 In the proposed scheme, ground floor retail spaces on the eastern, southern and western edges of the site along the park, NW Pettygrove and NW 21st are around 43'- 47' deep, measured from the street facing facade. This is less than 50 feet deep required by the NW Master Plan. Retail spaces along these three site edges will have thru-retail, connecting the retail space to both the street side and the square side.



MODIFICATION 3:

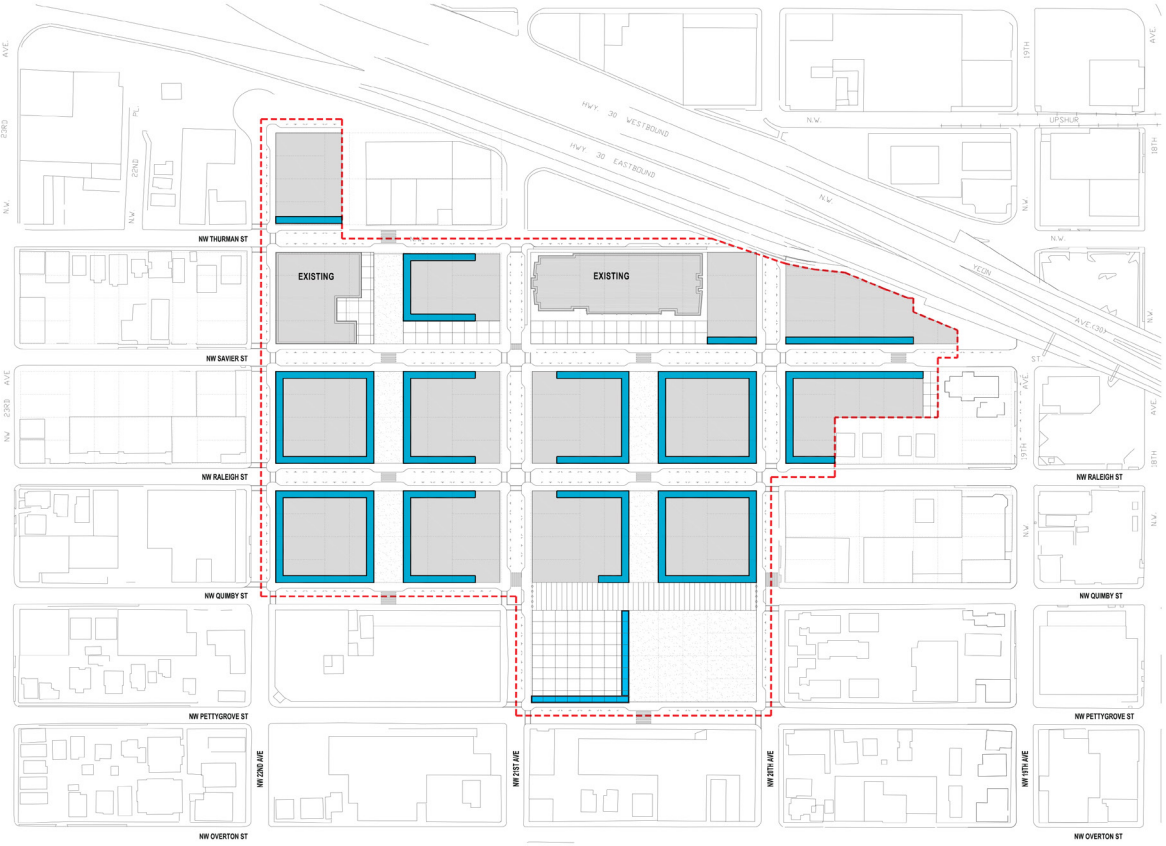
NW MASTER PLAN DEVELOPMENT AND DESIGN STANDARDS

8. STANDARDS ON STREETS AND OPEN SPACES

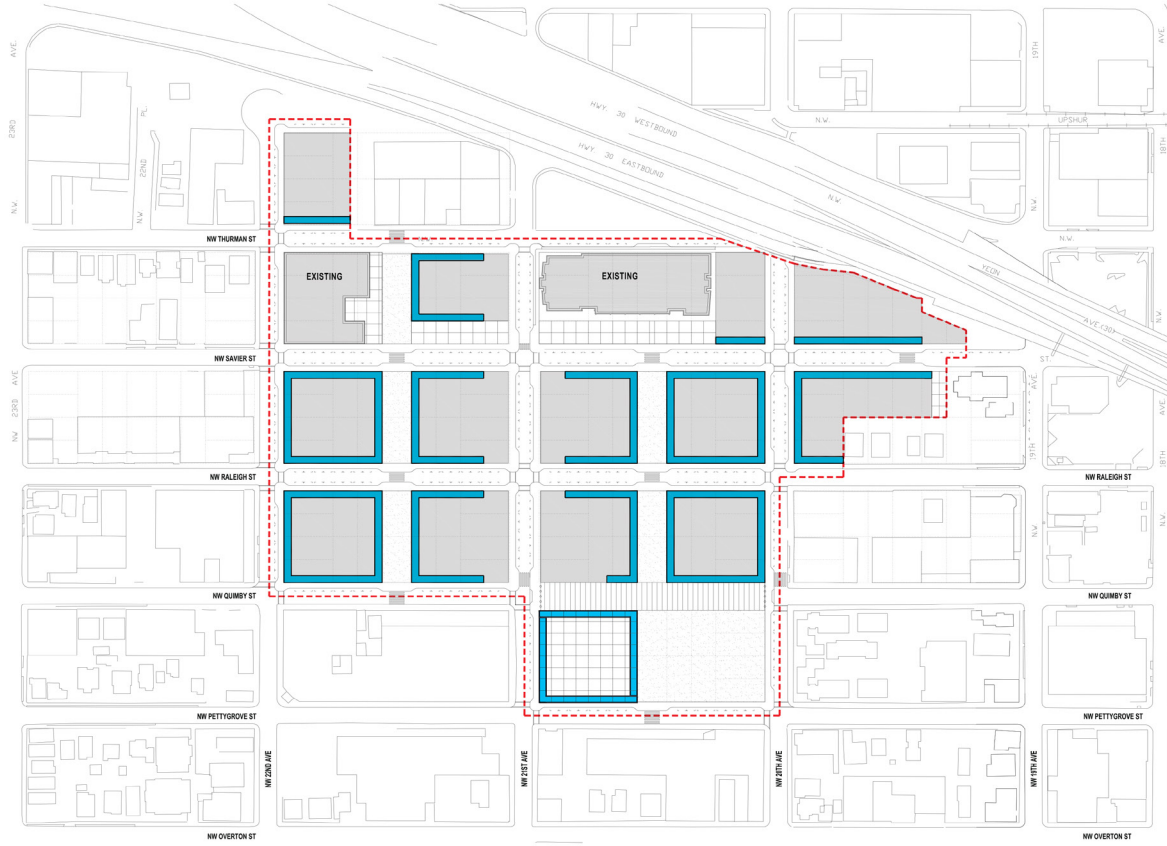
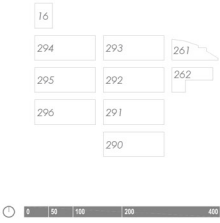
- 8.F. Buildings. The top floor of all buildings taller than 75 feet shall be setback a minimum of 5 feet. In the proposed scheme, the height of the building masses along the northern and eastern edges of the site of the are six stories, with a maximum height that is at or under the 77' height limit allowed by the NW Master Plan. The current massing shows an intermittent 5-foot setback along the park and square sides of the eastern building mass, which significantly activates these facades.



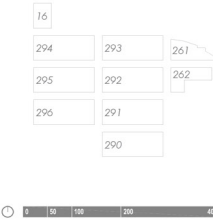
NW master plan | amendlets



MAP 05-6
STANDARDS ON STREETS
AND OPEN SPACES.
REFERENCED IN STANDARD 8:
STANDARDS ON STREETS AND OPEN
SPACES



MAP 05-6
STANDARDS ON STREETS
AND OPEN SPACES.
REFERENCED IN STANDARD 8:
STANDARDS ON STREETS AND OPEN
SPACES



AMENDLET:

NW MASTER PLAN DEVELOPMENT AND DESIGN STANDARDS

MAP 05-06 STANDARDS ON STREETS AND OPEN SPACES

- Move the blue line on Block 290 to relate to the current project configuration

landscape design | reference images

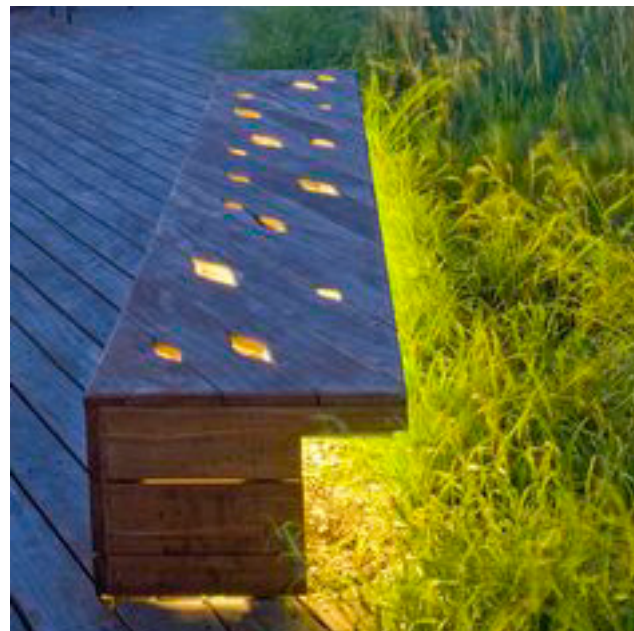
site furniture



slabtown historic image



stacked wood



accent light

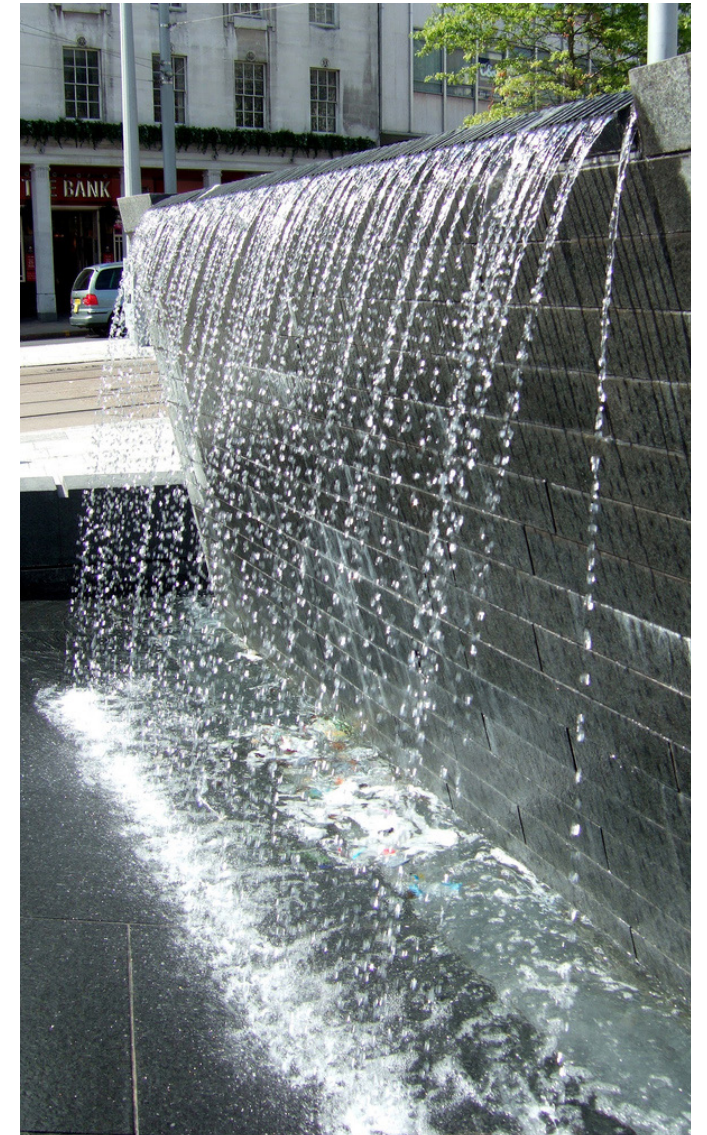
water feature



splash pad



stacked stone



water cascade

landscape design | reference images

paving



tri-color concrete unit pavers

nw quimby street



curbless street (bell street, seattle)

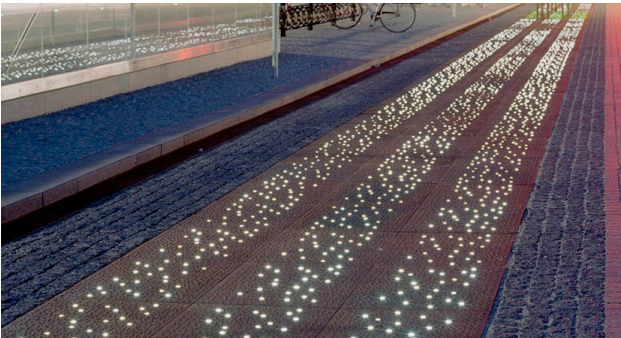


catenary lighting

art



engravings/ etchings on sidewalk furnishings



in-ground fibre-optic lighting



light projection



street light



710 NW 14TH AVE, 2ND FLOOR
PORTLAND, OR 97209
T: 503.802.3600
WWW.GRES.COM



123 NW 2ND AVE SUITE 204
PORTLAND, OR 97209
T: 971.888.5107
WWW.YB-A.COM

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.

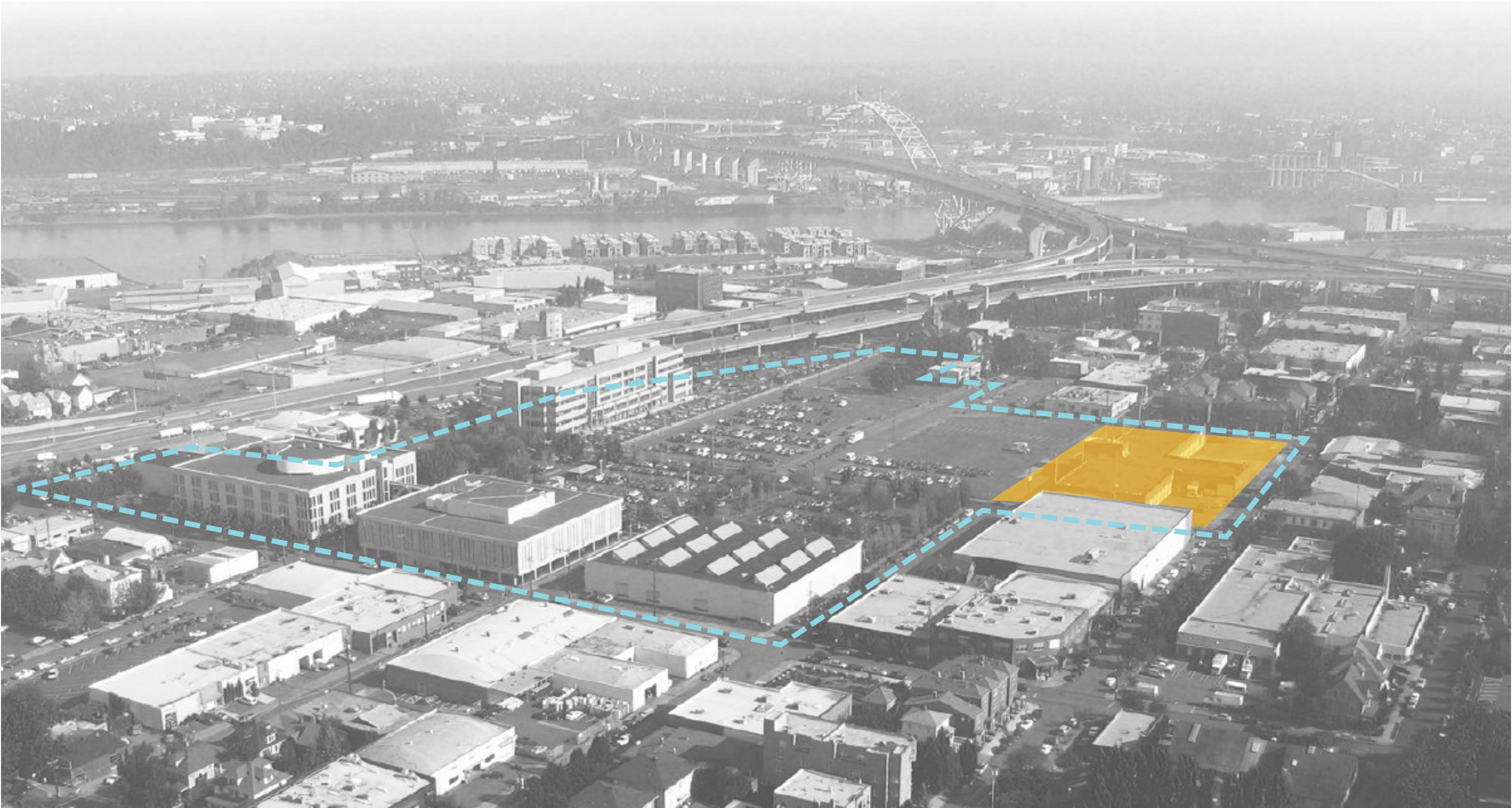
GUIDELINE 6: Integrate high-quality materials and design details.

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.

site location



OVERHEAD PHOTO LOOKING NORTHEAST TOWARD THE FREMONT BRIDGE

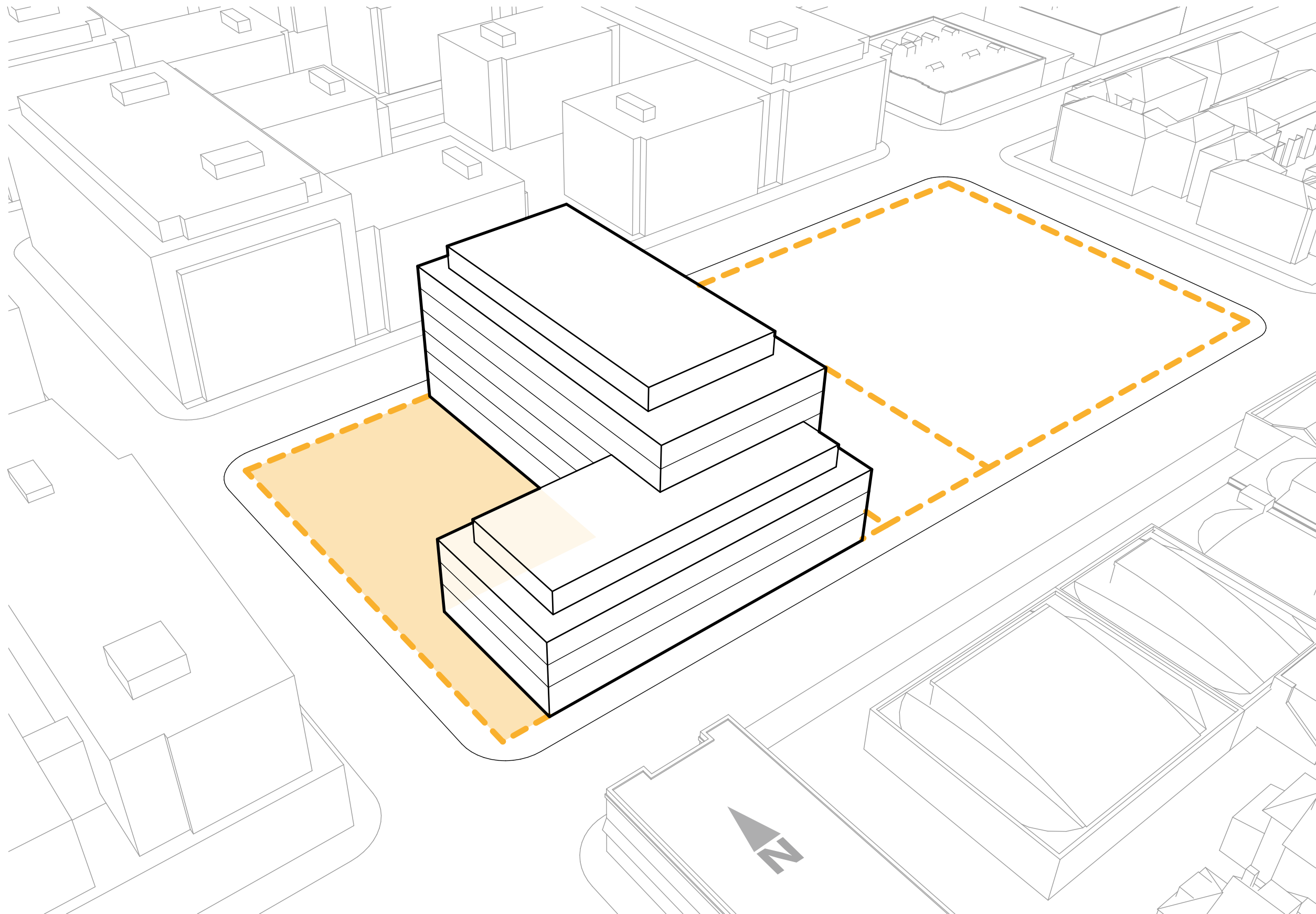
site context



neighborhood interlock



master plan massing option



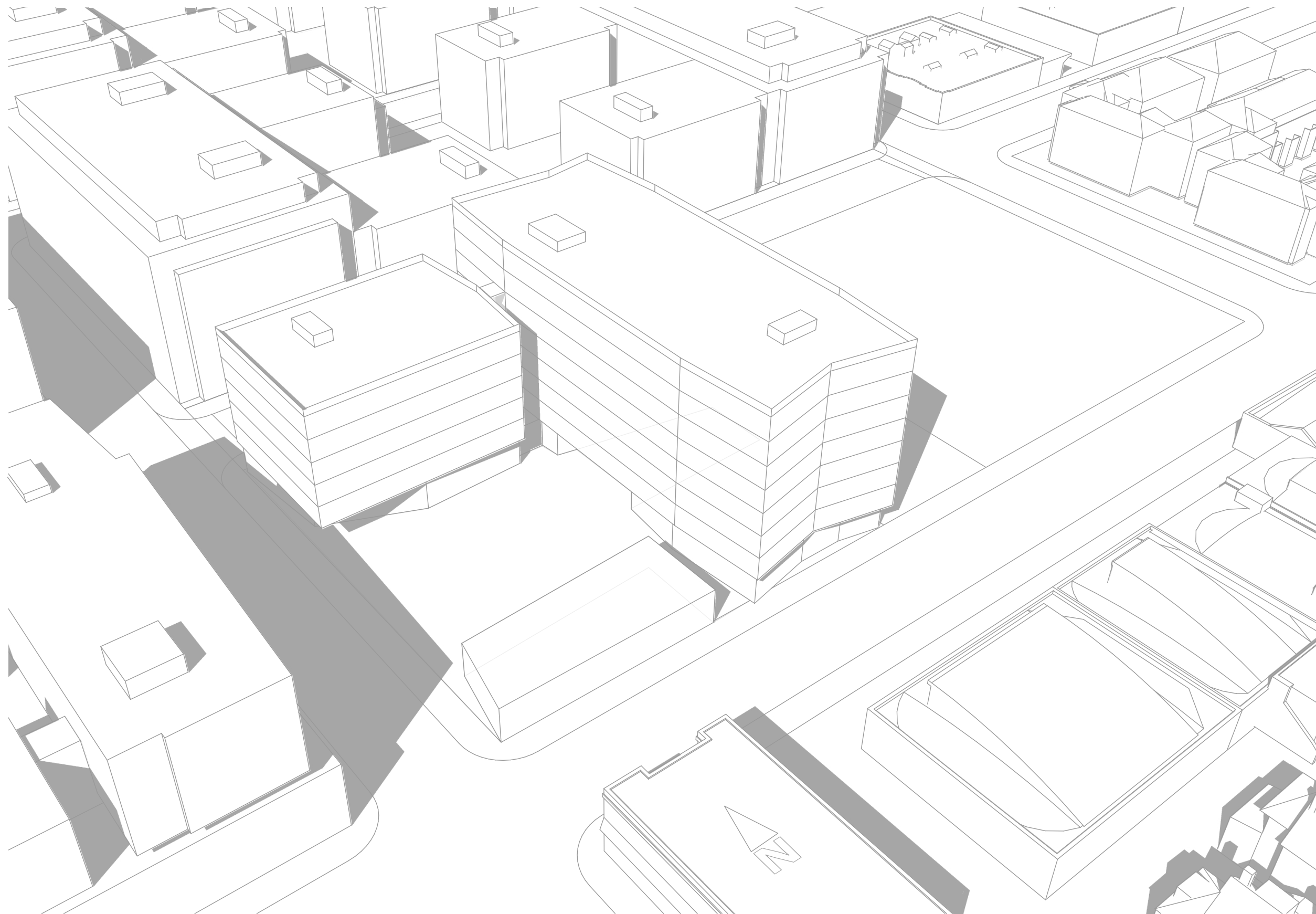
PROS:

- The connection between park and the neighborhood square is provided via a breezeway running under the eastern building mass
- The majority of the building mass is located along the large expanse of the neighborhood park

CONS:

- The neighborhood square is enclosed on only two edges by active ground level program
- The third edge of the square extends across NW Quimby to increase the area of the square
- The connection between the park and the neighborhood square is provided via a breezeway running under the seven story building mass.
- The four story building mass along the southern site edge limits solar exposure to the square
- The four story building mass along the southern site edge disconnects the square from the existing neighborhood to the south

option 1 massing | 11|20|2014



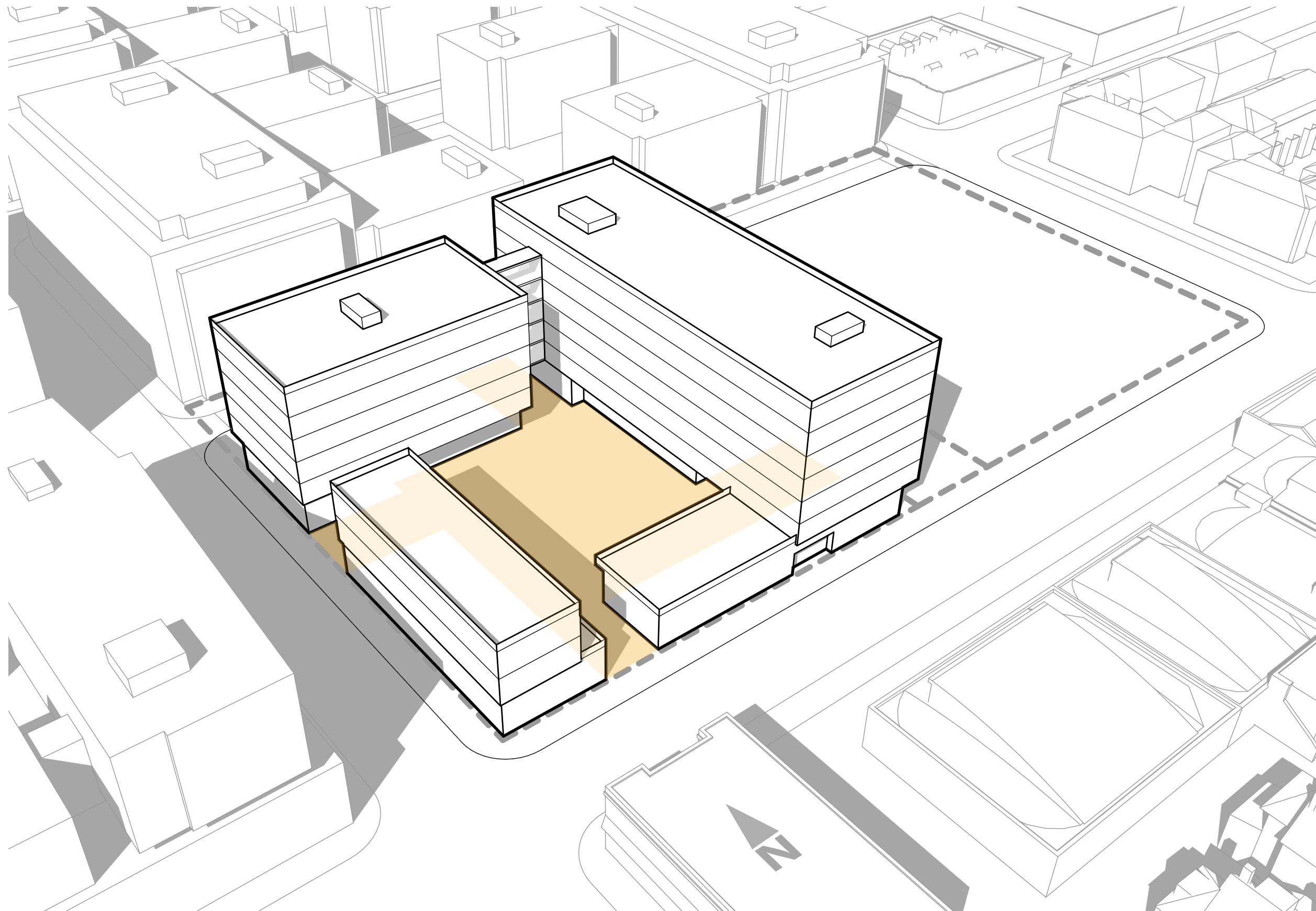
PROS:

- Massing takes advantage of the height boundaries of the 290W site
- The mass is along the eastern and northern edges of the site which serves to maximize solar access to the square
- A pavilion building along NW Pettygrove acts as a gateway to the District and responds to the existing neighborhood scale to the south
- This pavilion building also provides the third edge of enclosure for the neighborhood square
- Connection between the park and the square is provided via a ground-level breezeway that cuts through the eastern building mass
- The mass of the project is situated along the large expanse of open-space at the park

CONS:

- The fourth edge of the square is open to the noise and activity along NW 21st
- Access to the underground parking garage is located along the Festival Street (NW Quimby)
- The size of the neighborhood square is under the minimum area required by the NW Master Plan

option 2 massing | 01|13|2015



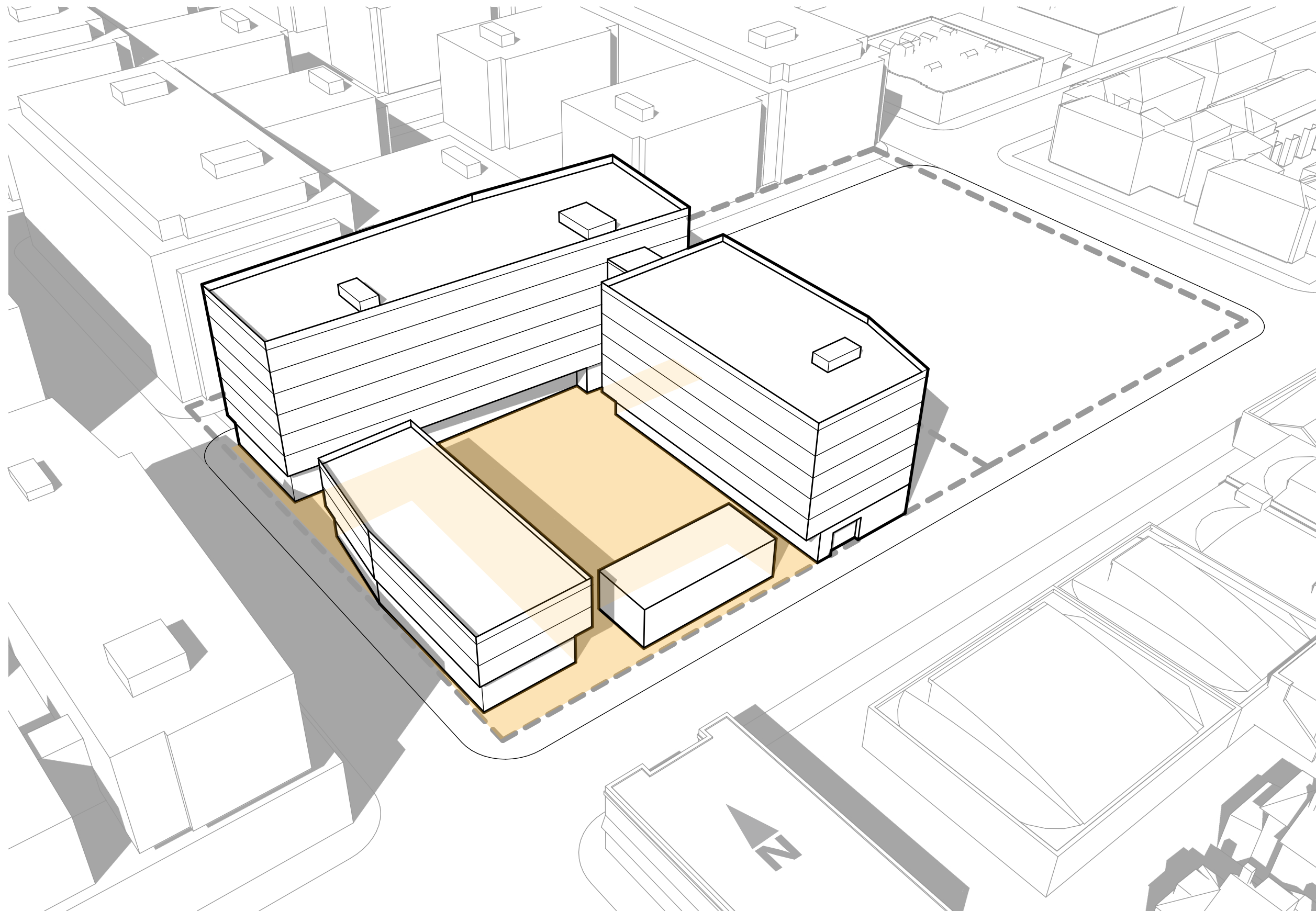
PROS:

- Built enclosure on all four sides of the square, improving sense of place
- Urban edge maintained along NW 21st
- Four frontages of square allow for active program on the square itself
- The NW access to the square relates directly to the covered outdoor plaza space located across NW 21st at the Q21 project
- The NW access to the square connects to the vibrant activity generated by New Seasons Market
- Parking garage access has been moved to NW Pettygrove

CONS:

- Enclosure on all four sides of the square raises concerns around the square feeling more like a private courtyard than a public space
- With four sides of built enclosure, the size of the neighborhood square is under the minimum area required by the NW Master Plan

option 3 massing | 01|27|2015



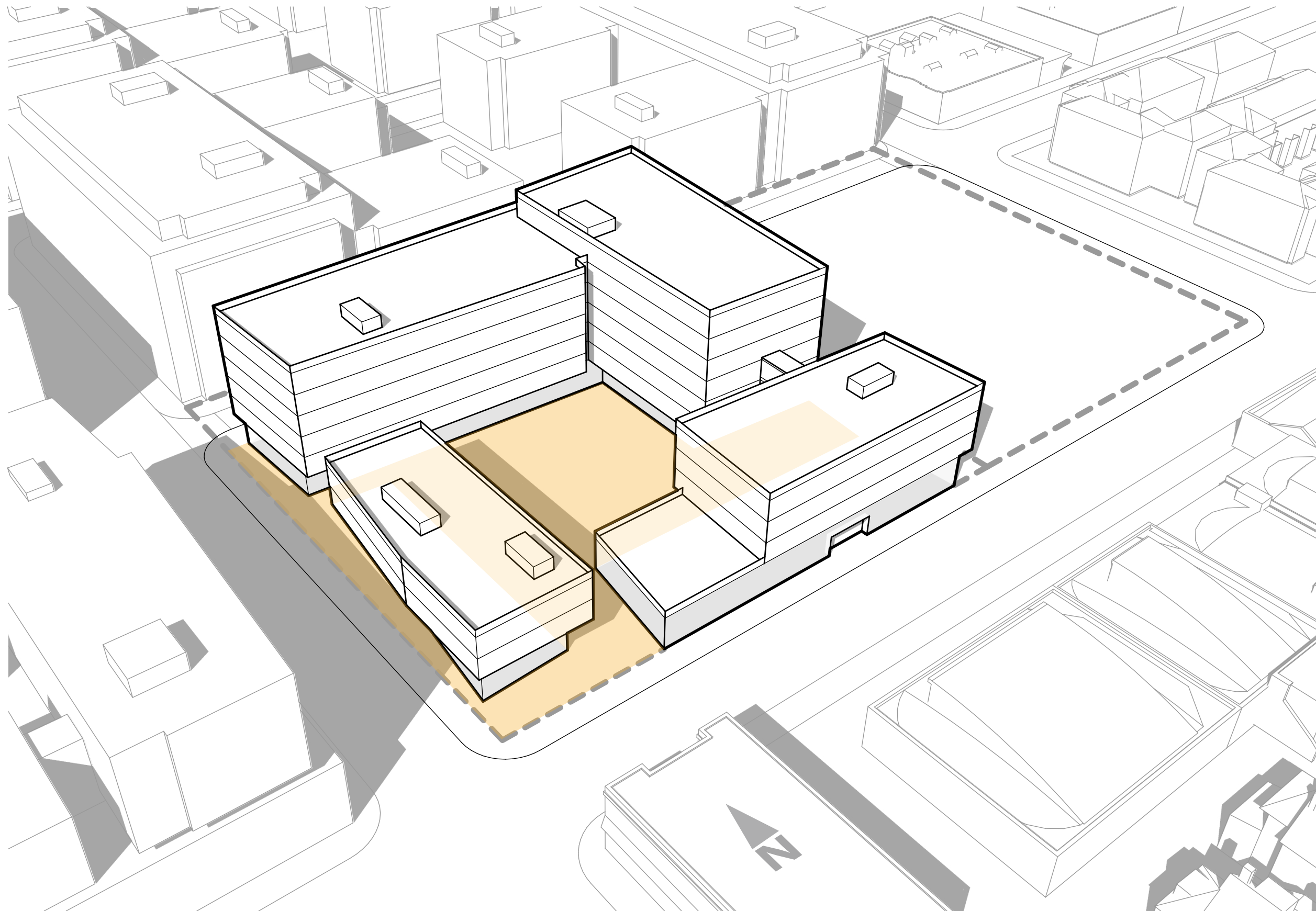
PROS:

- A pedestrian street connects the square and the park with openings aligned along the southern face of the northern building mass
- The higher building mass has been located to the north edge of the site allowing more solar access to the square earlier in the day
- The building masses have been narrowed to provide more area for the neighborhood square
- A consistent 8' deep overhang at the ground level provides a covered perimeter at the square, providing shelter while increasing the area at ground level

CONS:

- Pedestrian thru-street may place too much emphasis on passage rather than the square being a location to gather and rest
- Access points located at the corners of the square take away inside corners which are ideal locations to gather
- The size of the neighborhood square is still under the minimum area required by the NW Master Plan

option 4 massing | 02|05|2015



PROS:

- Connections between the park and NW 21st and the square are shifted to opposite corners of the square
- While essentially a pinwheel layout, the fourth leg of access at the NE corner has been removed to address neighborhood desire to have a closed corner at this location
- The differentiation of building heights has been increased around the perimeter of the square
- The lowered building mass at the SE corner serves to maximize morning sunlight into the square
- The eastern building masses have pushed into the 60' parcel between the western and eastern halves of the 290 site to increase the area of the square

CONS:

- Building masses being only partially pushed into the 60' parcel leaves an unresolved termination at the pedestrian accessway to the north
- While the area of the square has increased, it is still under the 16,000 sf minimum required by the NW Master Plan