



NW 14TH AND GLISAN

DESIGN ADVICE REQUEST - JANUARY 7, 2016



HOLLAND PARTNER GROUP



Ankrom Moisan

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UNIQUE SCALES LEAD TO DIFFERENT EXPRESSIONS

The design uses the interrelationships within the urban context of its surroundings as a generator of the overall form. These cues arise out of three different scales:

THE CITY

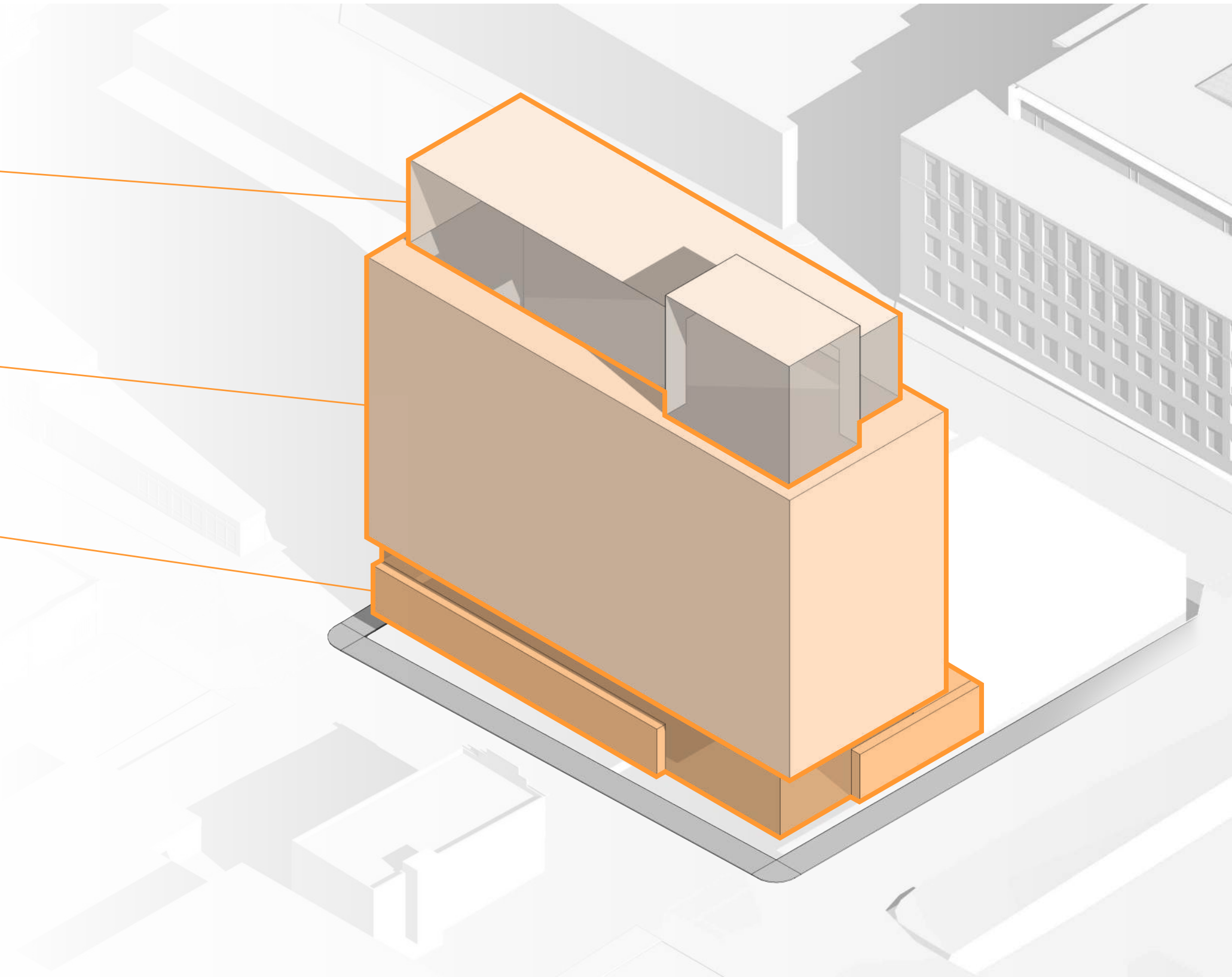
The building sits at the western rim of Downtown Portland and defines the western edge of larger scale development. The stepping form of the top of the building relates to the skyline with the Northwest corner ascending to mark a gateway, or beacon, at this transitional site.

THE NEIGHBORHOOD

The immediate surroundings are well defined by a tradition of large scale, robust industrial buildings. The body of the building speaks to this tradition in the ordering of building facades and exterior materials.

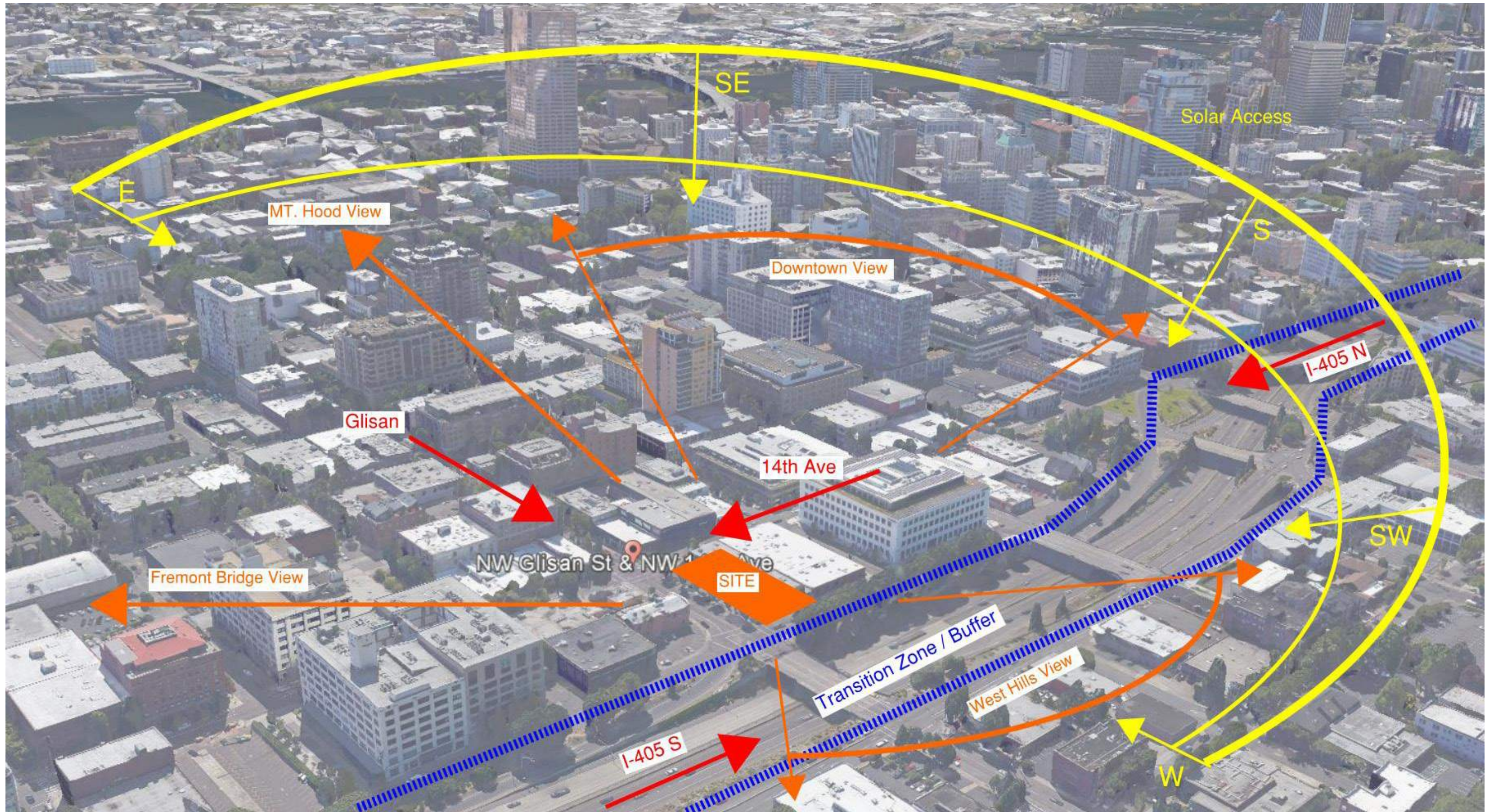
THE STREET

The pedestrian experience is a distinct element of the composition. The granular scale and unique exterior materials relate to the individual storefronts that define the district.

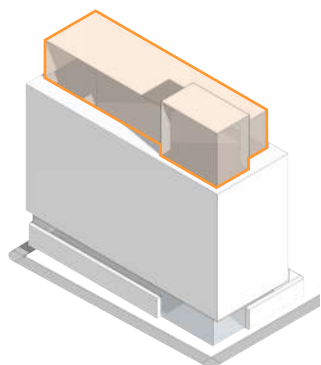


THE CITY - CONVERGING DISTRICTS





THE CITY - NEIGHBORHOOD GATEWAY



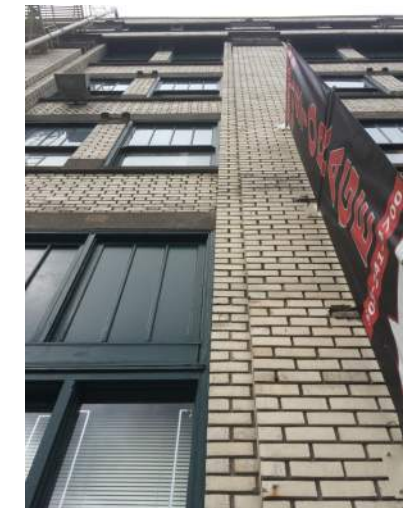
PEARL DISTRICT

ALPHABET / NOB HILL

To the East

To the West

The site bridges two distinct neighborhoods. The western edge of the Pearl district includes modern high rise buildings while Northwest Portland is home to many 3-6 story brick buildings from the early 20th century. The building will be a marker that connects to both, with the upper floors marking this transition on an urban scale.



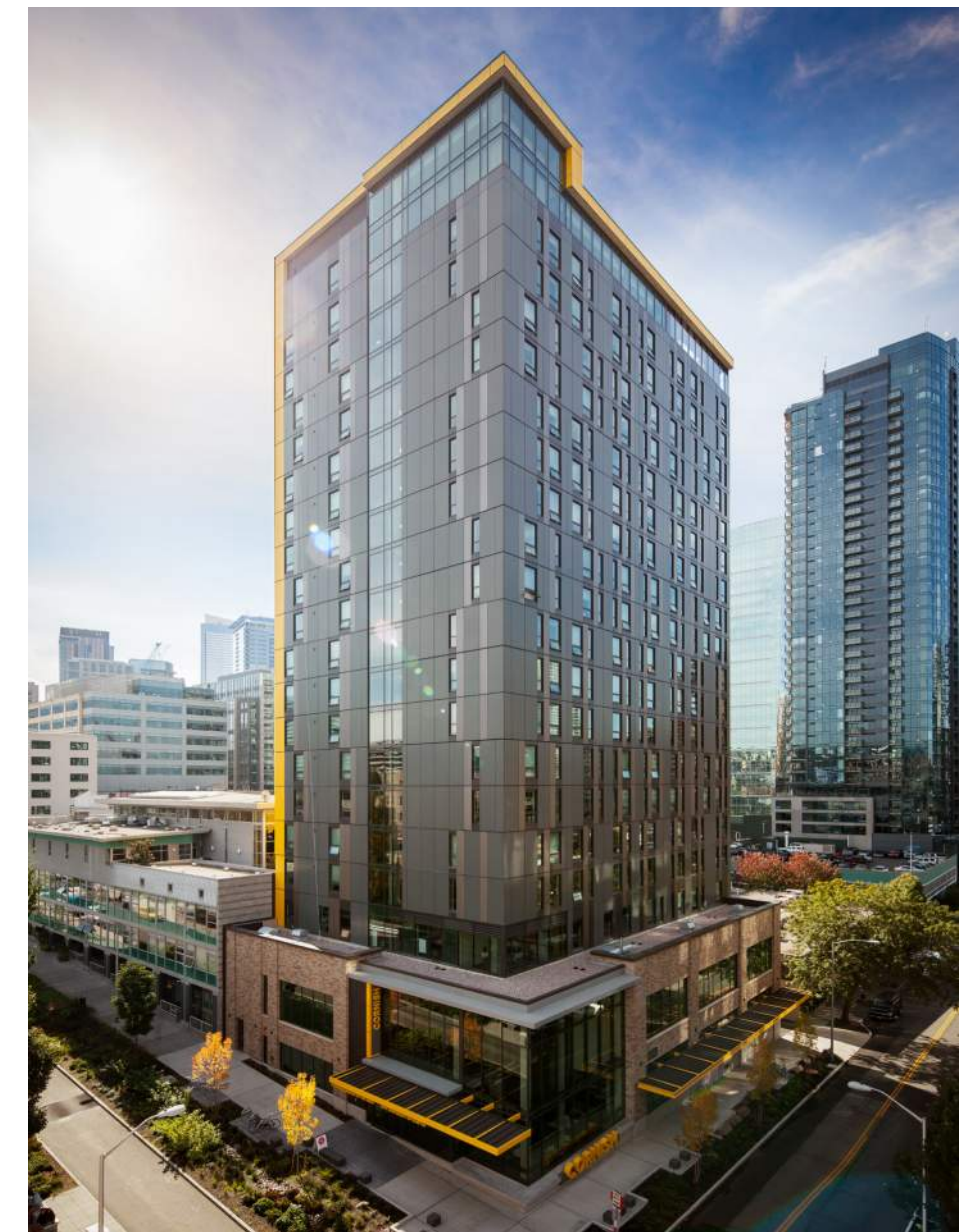


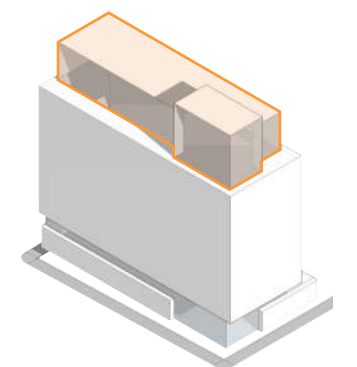
THE CITY - EMPHASIS UPWARD



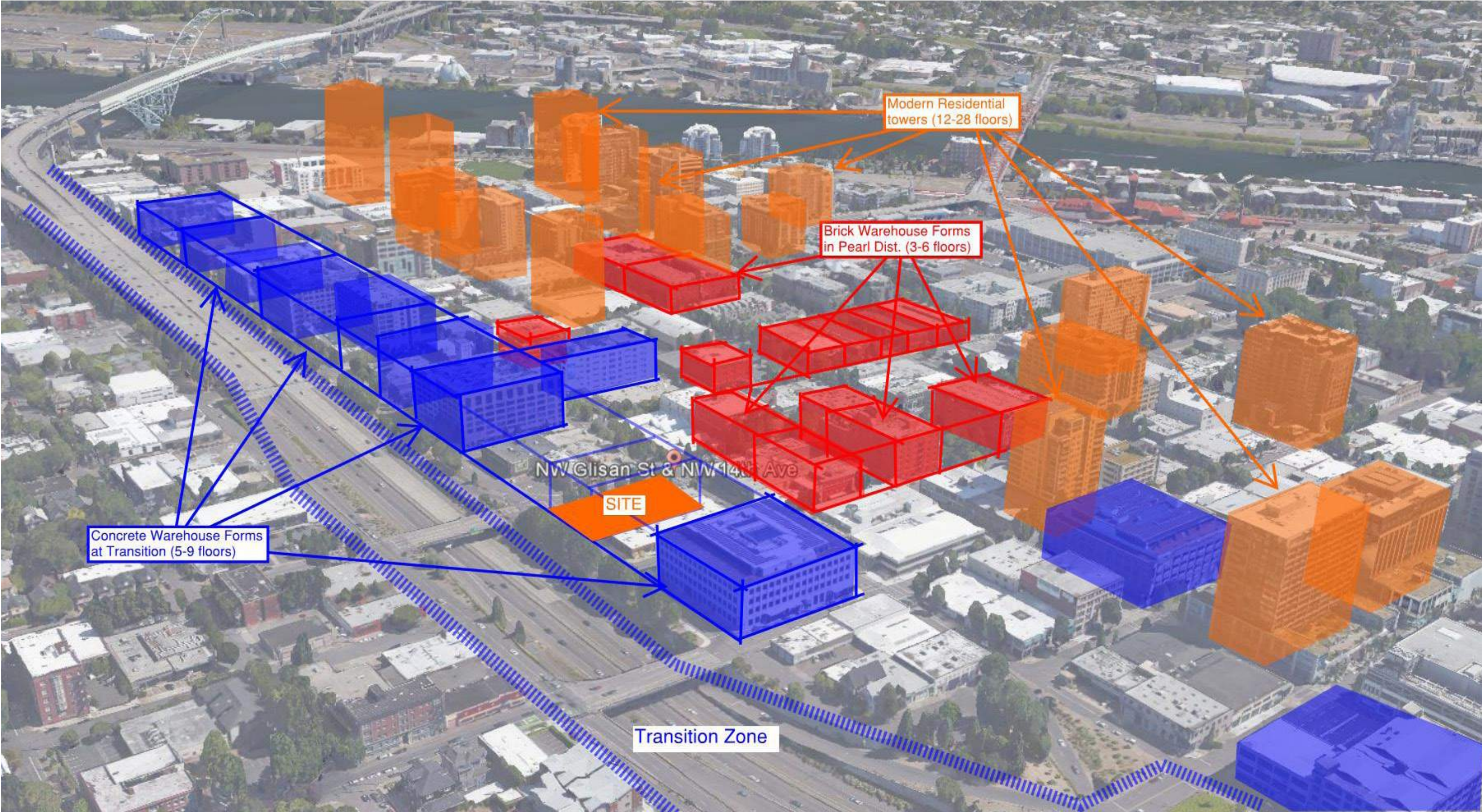
GATEWAY

The upper floors of the building reinforce the hierarchy of the Northwest corner as marker between the districts.





THE NEIGHBORHOOD - RHYTHM OF THE SURROUNDING





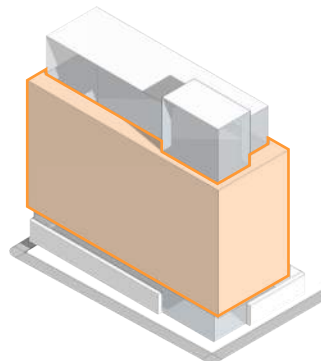
THE NEIGHBORHOOD - A SUPPORTING MATERIALITY

RESPECT TO THE CONTEXT

The immediate surroundings are well defined by a tradition of large scale, robust industrial buildings. The body of the building speaks to the scale and ordering principals of these buildings while the precast concrete cladding and aluminum window-wall are honest in the expression of modern construction technology.



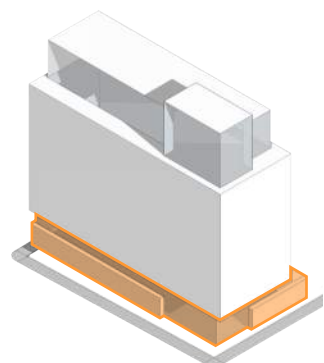
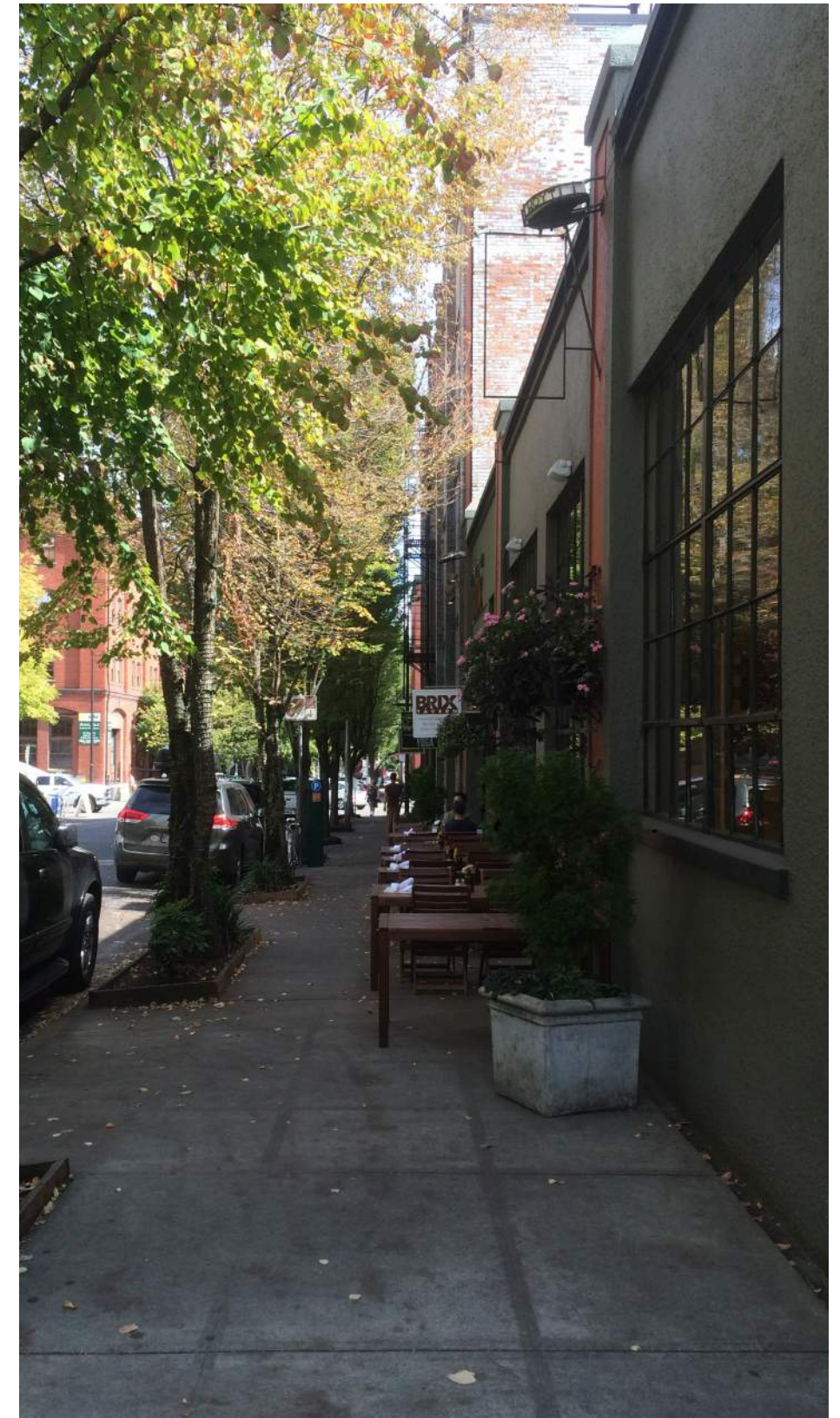
A SUPPORTING MATERIALITY



THE STREET - VIBRANCE AT THE GROUND LEVEL

THE PEDESTRIAN LEVEL

The pedestrian experience is a distinct element of the composition. The granular scale and unique exterior materials relate to the individual storefronts that define the district.



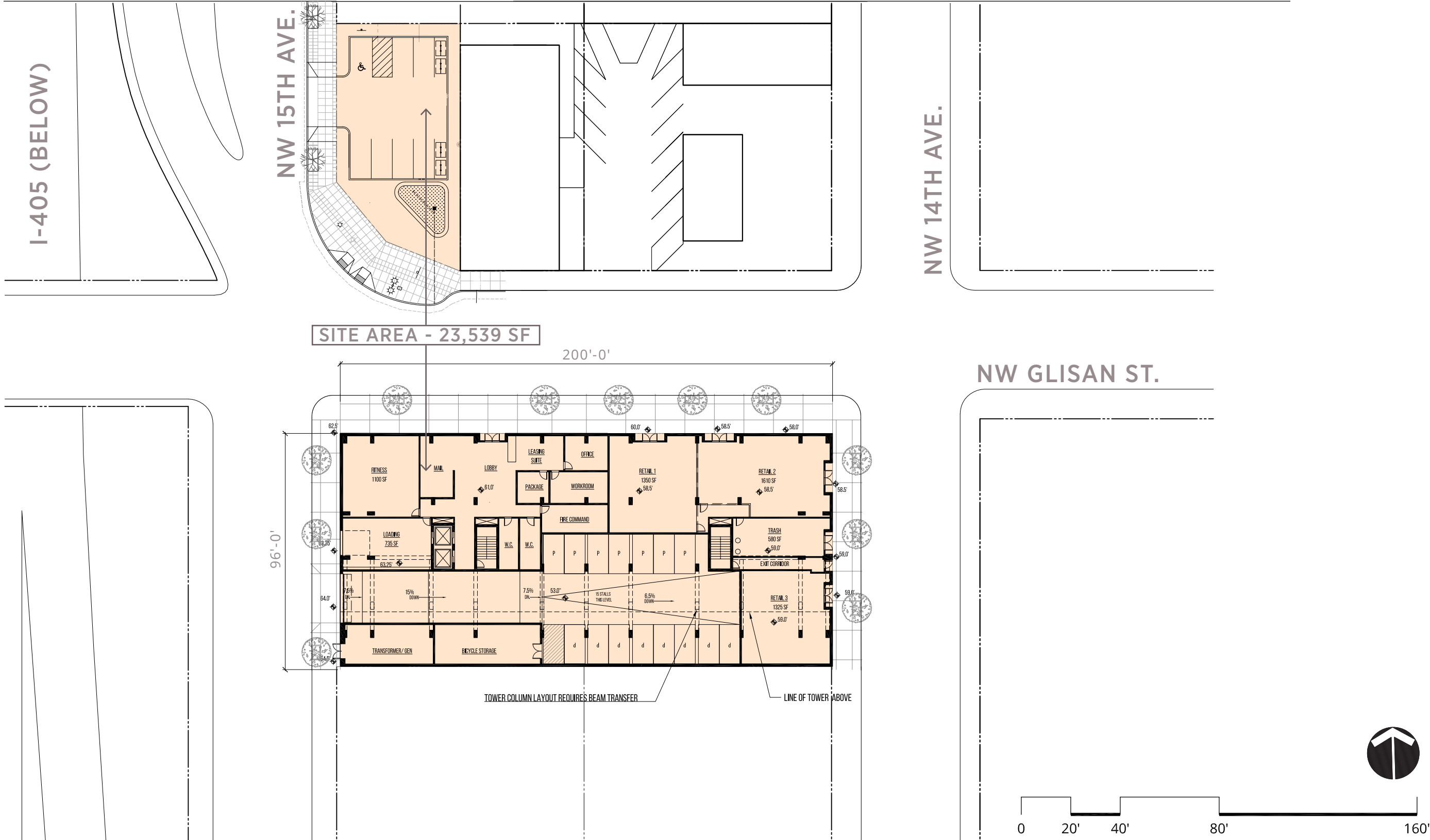
VIBRANCE AT THE GROUND LEVEL

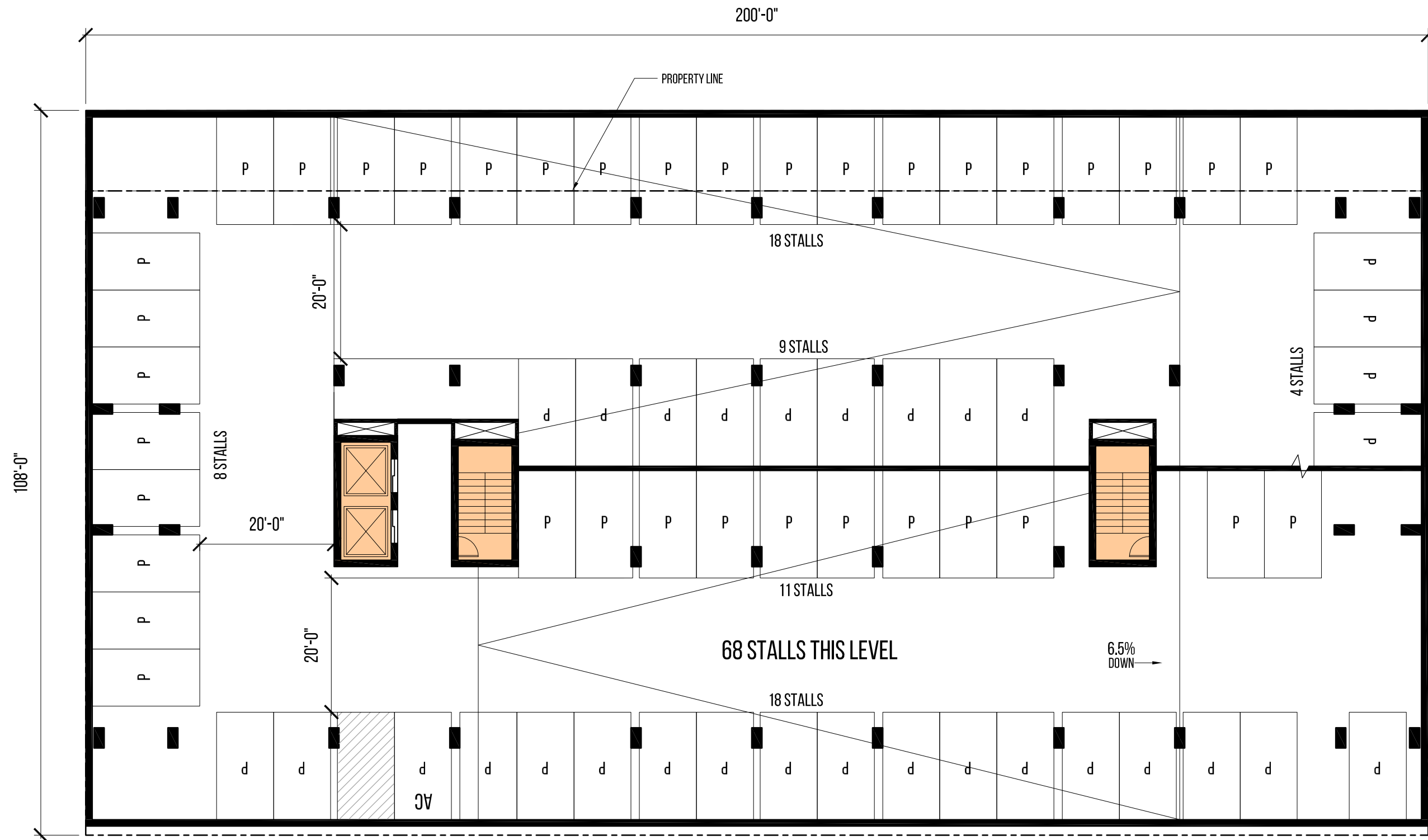


THE STREET - VIBRANCE AT THE GROUND LEVEL

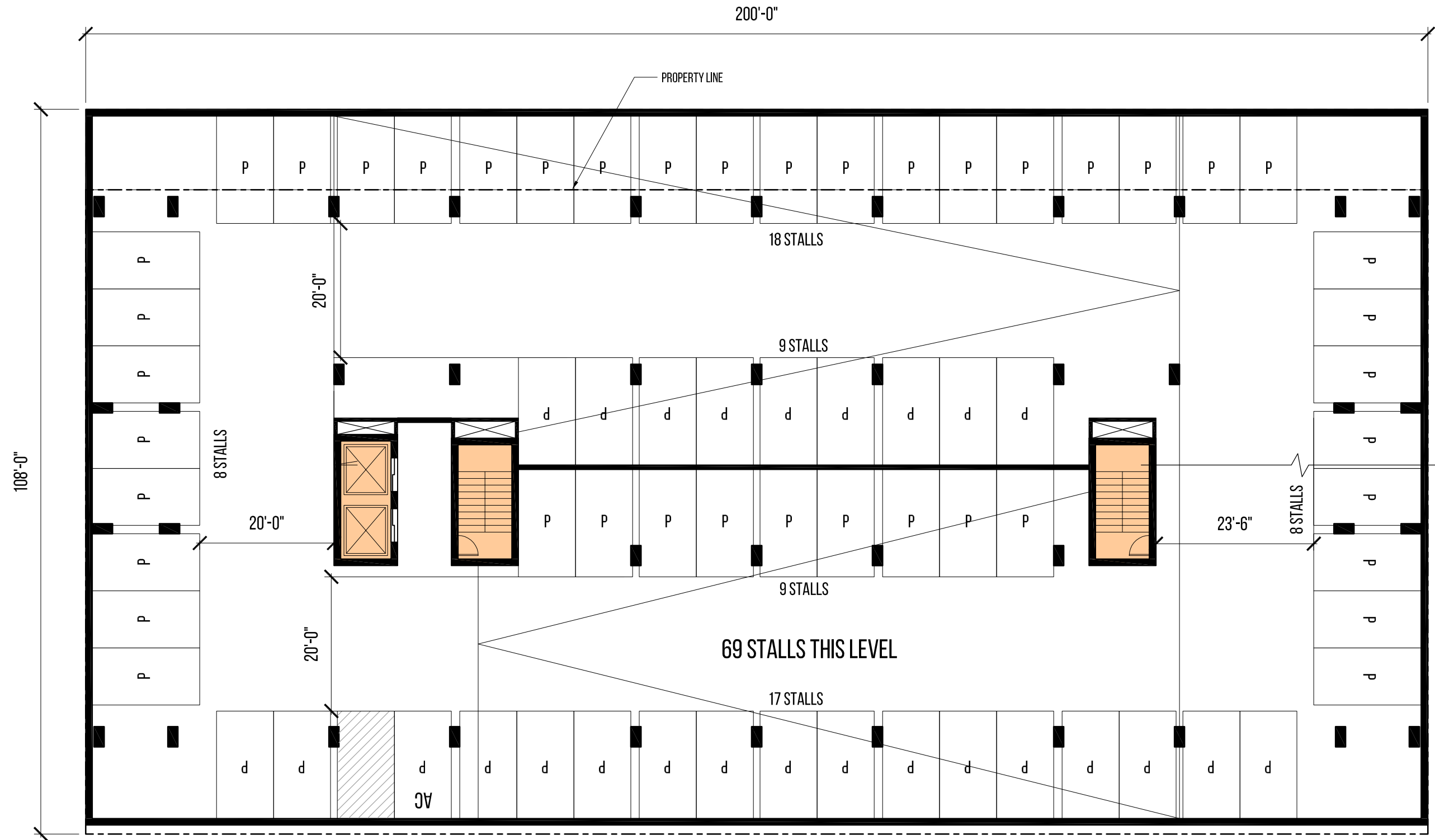


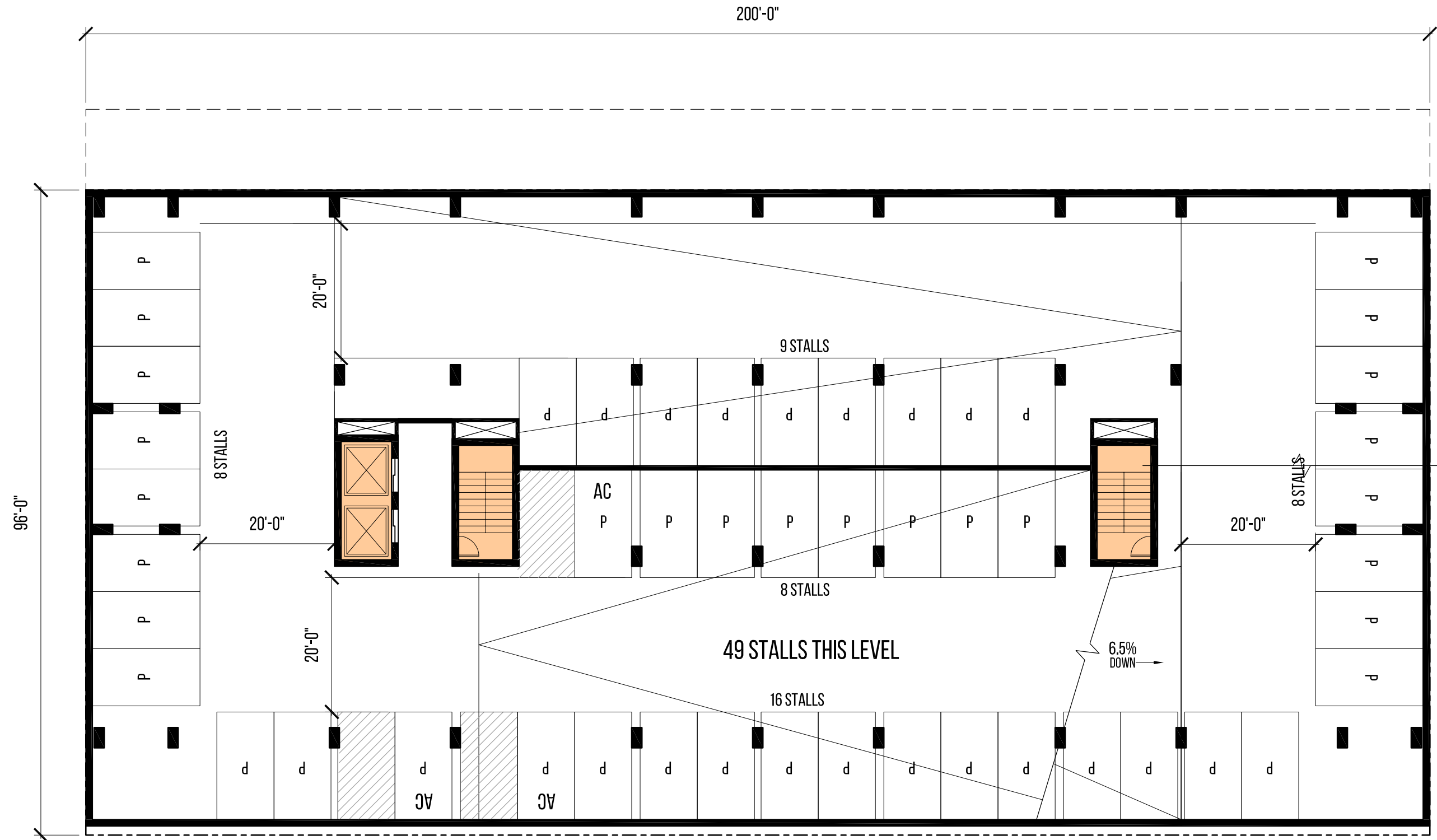
OVERALL SITE PLAN



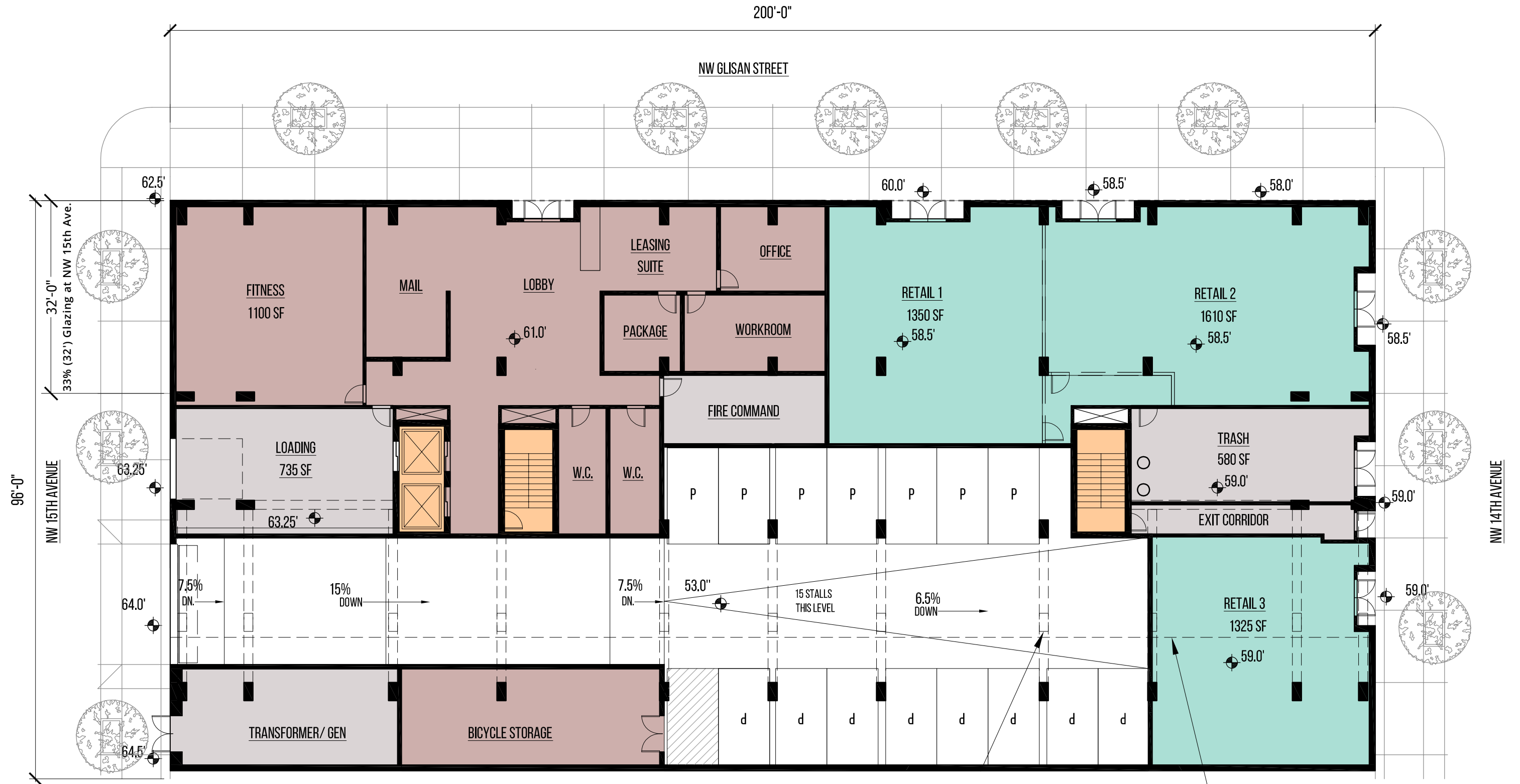


PARKING LEVEL P2





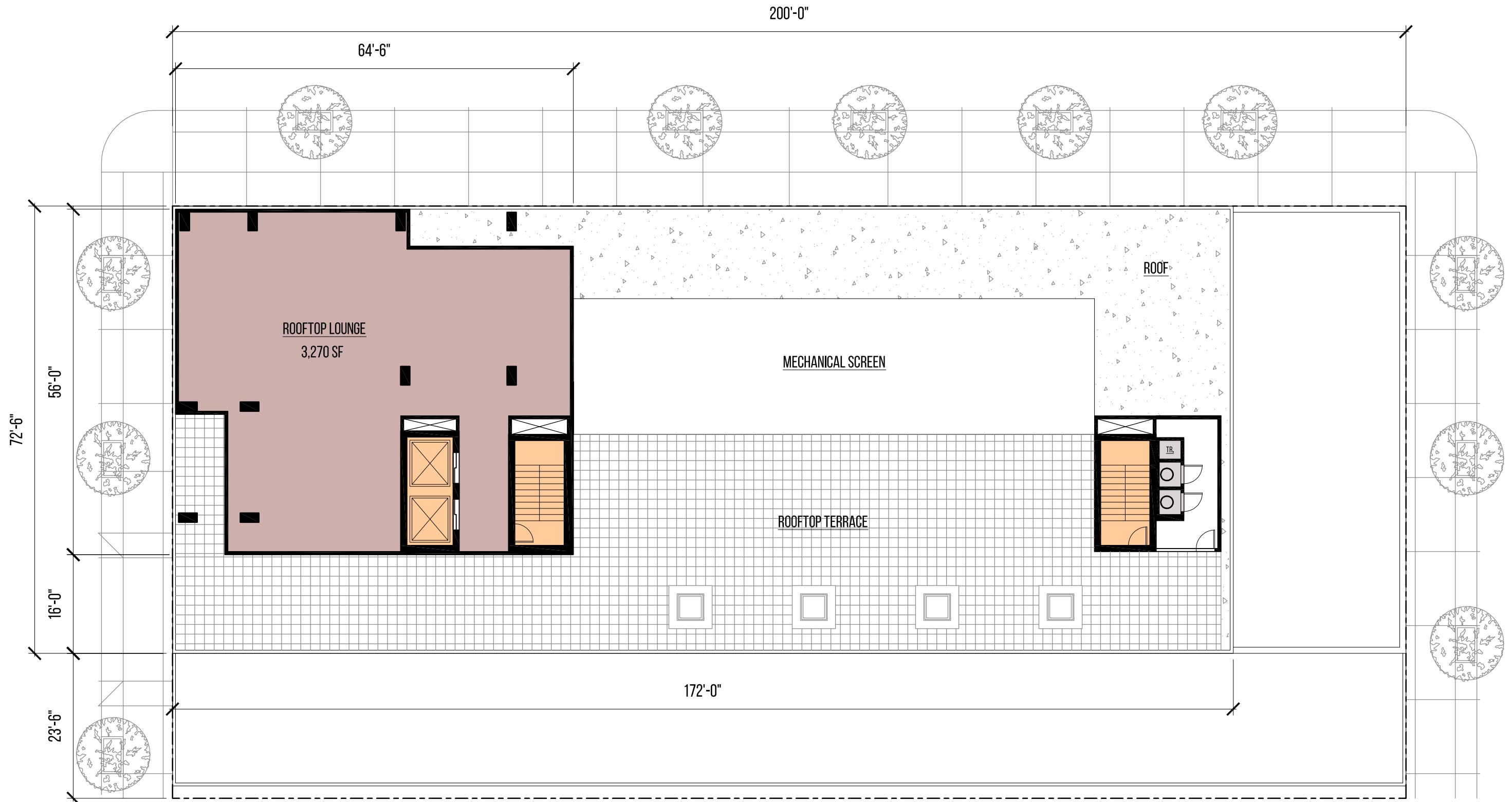
GROUND LEVEL



* 50% Ground Floor Active Use Required.
33% (32') Provided. Modification Requested.

SECOND LEVEL - TYPICAL LEVEL

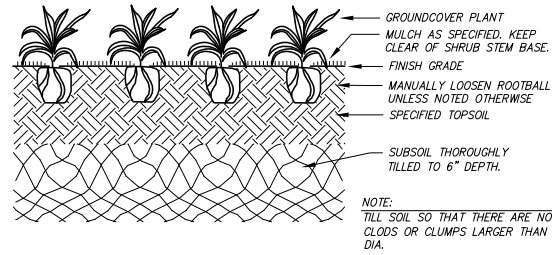




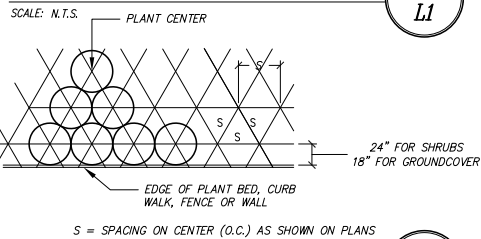
BONUS HEIGHT OPPORTUNITY



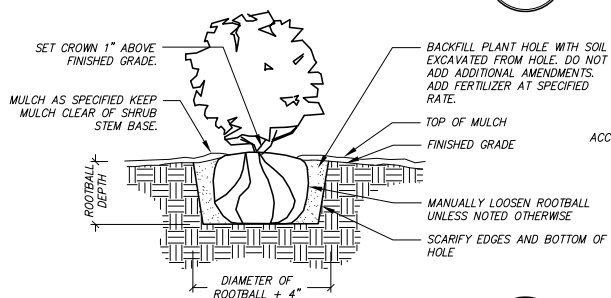
NORTH ELEVATION



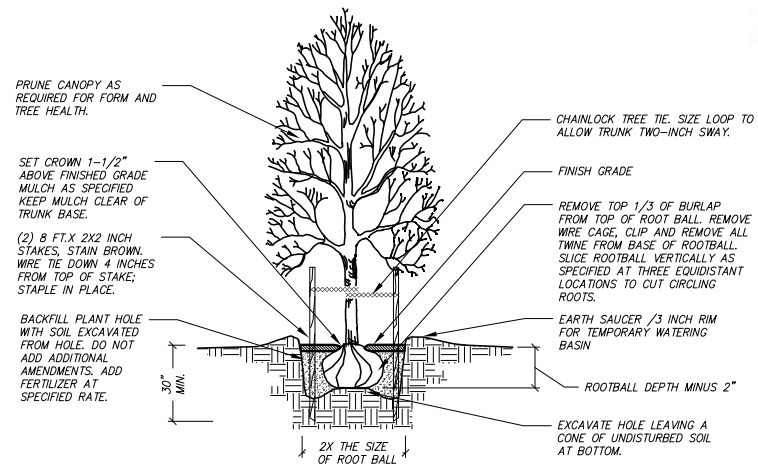
GROUNDCOVER PLANTING DETAIL 1
L1



PLANT SPACING 2
L1



SHRUB PLANTING DETAIL 3
L1



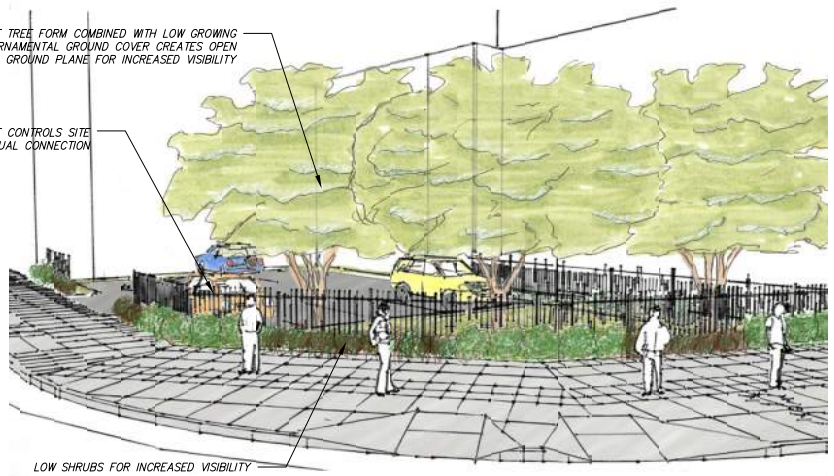
TREE PLANTING DETAIL 4
L1

UTILITY NOTE:

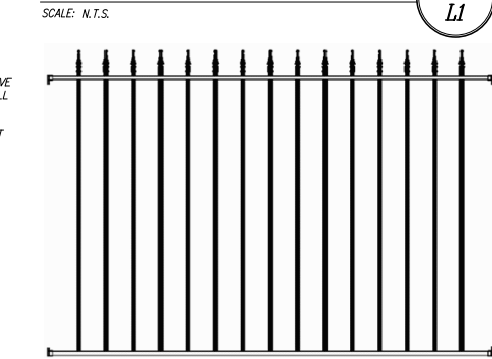
CONTRACTOR IS CAUTIONED THAT EXISTING UNDERGROUND FACILITIES OCCUR THROUGHOUT THE WORK AREAS INCLUDING BUT NOT LIMITED TO POWER, GAS, TELEPHONE, WATER SUPPLY, AND IRRIGATION. CONTRACTOR SHALL MARK THE FACILITIES BEFORE WORK, POTHOLE WHERE NECESSARY, AND PROTECT DURING CONSTRUCTION. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF ANY CONFLICTS ARE FOUND.

LANDSCAPE NOTES:

- GENERAL: SEVERAL OF THE FOLLOWING NOTES SUMMARIZE THE PROJECT SPECIFICATIONS FOR THE CONTRACTOR'S CONVENIENCE. IF A DISCREPANCY EXISTS BETWEEN THESE NOTES AND THE PROJECT SPECIFICATIONS THE SPECIFICATIONS SHALL OVERRIDE.
- THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE OWNERS REPRESENTATIVE IS TO BE NOTIFIED IMMEDIATELY.
- IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY OR CONTINUES WORK IN ADVERSE CONDITIONS WITHOUT PRIOR APPROVAL THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
- IMMEDIATELY NOTIFY OWNERS REPRESENTATIVE CONCERNING ANY CONDITION AT ANY TIME DURING CONSTRUCTION THAT IS DETRIMENTAL TO THE HEALTH AND VIGOROUS GROWTH OF THE SPECIFIED PLANT MATERIAL.
- PROVIDE QUANTITY OF PLANT MATERIAL INDICATED IN PLANT LIST OR THE QUANTITY REQUIRED TO COVER AREAS INDICATED AT SPECIFIED SPACING, WHICHEVER IS GREATER.
- IF AN AREA DIFFERS SIGNIFICANTLY IN SIZE FROM THAT SCALED ON DRAWING AND REQUIRES MORE OR LESS MATERIAL THE OWNERS REPRESENTATIVE IS TO BE INFORMED.
- TOPSOIL: 8" DEPTH IMPORT TOPSOIL SHALL BE PREPARED AND AMENDED IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. DO NOT APPLY TOPSOIL AT STORM FACILITIES.
- SOIL ANALYSIS: CONTRACTOR SHALL OBTAIN A COPY OF OWNER-PROVIDED SOIL TEST AND AMEND AND FERTILIZE IN CONFORMANCE WITH RECOMMENDATIONS INDICATED IN THE REPORT.
- COMPOST: APPLY 4 INCH DEPTH SPECIFIED COMPOST OVER ALL PLANTING AREAS EXCEPT STORM FACILITIES. TILL IN TO IMPORT TOPSOIL TO A DEPTH OF 6 INCHES.
- FERTILIZER: APPLY FERTILIZER TO ALL PLANT HOLES AND TURF AREAS OF THE TYPE, QUANTITY, APPLICATION METHOD, AND TIMING NOTED IN THE SPECIFICATIONS.
- BARK MULCH: SPREAD 3 INCH DEPTH FINE-MEDIUM GRADE FIR/HEMLOCK BARK OVER ALL SHRUB BEDS. KEEP BARK CLEAR OF TREE AND SHRUB STEM BASE. DO NOT SPREAD AT STORM FACILITIES.
- PLANTING POCKETS: BACK FILL PLANT HOLE WITH SOIL EXCAVATED FROM HOLE. DO NOT ADD ADDITIONAL AMENDMENTS.
- PLANT MATERIAL: ALL PLANT MATERIAL SHALL MEET MINIMUM QUALITY AND SIZE REQUIREMENTS ESTABLISHED IN THE AMERICAN STANDARD FOR NURSERY STOCK GUIDELINES.
- LEAVE PLANT NAME IDENTIFICATION TAGS ON TEN PERCENT OF ALL TREES AND SHRUBS INSTALLED TO AID INSPECTORS IN VERIFYING THAT SPECIFIED PLANTS HAVE BEEN INSTALLED.
- PLANT CENTER OF SHRUBS A MINIMUM OF 24 INCHES FROM ADJACENT PAVING. PLANT CENTER OF GROUND COVERS A MINIMUM OF 18 INCHES FROM ADJACENT PAVING.
- WHERE PLANT BED SLOPE IS LESS THAN 3% MOUND PLANTING BED AREAS 3% MINIMUM FOR POSITIVE DRAINAGE.
- SEE SPECIFICATIONS FOR FINAL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS UNIQUE TO THIS PROJECT.
- SEE SPECIFICATIONS FOR OTHER LANDSCAPE CONSTRUCTION REQUIREMENTS.
- PLANT CARPINUS BETULUS 'FASTIGIATA' 3" CALIPER, CENTERED IN 4'X3' TREEWELL PER PBOT STD. DWG. NO. P-581.
- PROTECT EXISTING COBRAHEAD STREET LIGHT.



PARKING LOT PERSPECTIVE 5
L1

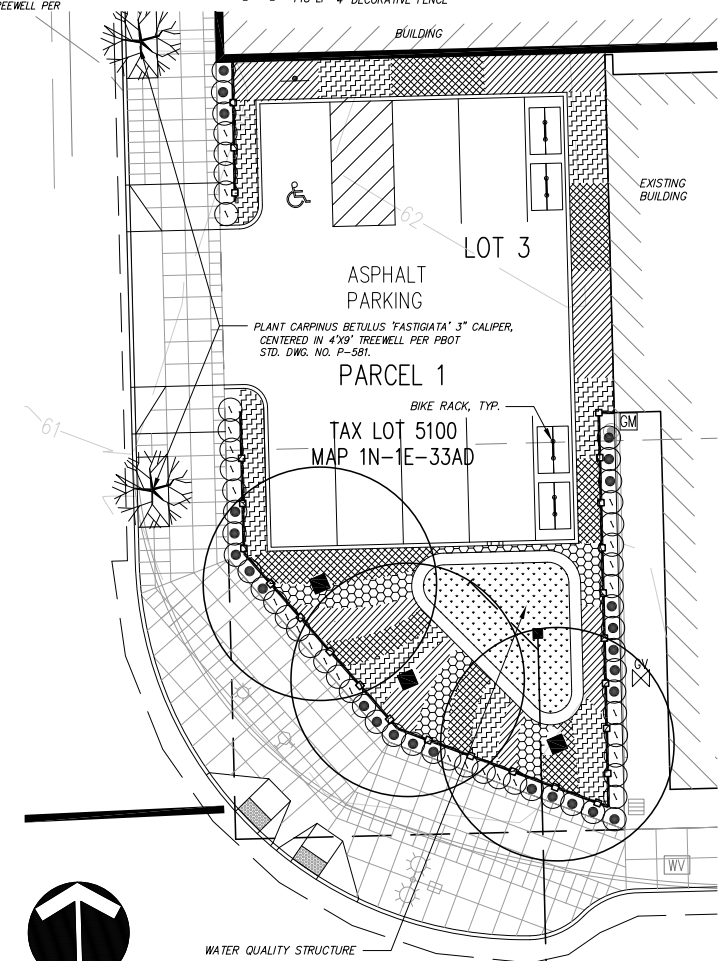


4' DECORATIVE FENCE 5
L1

PLANTING LEGEND

TREES AND SHRUBS				
SYMBOL	QTY	COMMON NAME / Botanical name:	Size/Descr.	Spacing
■	3	KOUSSA DOGWOOD / <i>Cornus kousa chinensis</i>	2" CAL.	
●	26	'CRIMSON PYGMY' BARBERRY / <i>Berberis thunbergii</i> 'Crimson Pygmy'	1 GAL.	3' o.c.
○	36	'MEYER'S RED' NANDINA / <i>Nandina domestica</i> 'Meyer's Red'	1 GAL.	3' O.C.

GROUNDCOVERS				
SYMBOL	QTY	COMMON NAME / Botanical name:	Size/Descr.	Spacing
■	168	KINKINNICK / <i>Arctostaphylos uva-ursi</i>	4" POTS	18" O.C.
■	100	BEARBERRY COTONEASTER / <i>Cotoneaster dammeri</i>	1 GAL.	24" O.C.
■	82	SILVER DRAGON LILY TURF / <i>Liriope spicata</i> 'Silver Dragon'	4" POTS	18" O.C.
■	197	CREeping OREGON GRAPE / <i>Mahonia repens</i>	4" POTS	18" O.C.
■	232 SF	STORM WATER FACILITY PLANTING		
→	148 LF	4' DECORATIVE FENCE		



LANDSCAPE PLAN 6
L1

PRELIMINARY: NOT FOR CONSTRUCTION - 12/8/2015



PORTLAND OFFICE	SEATTLE OFFICE
6720 SW MACADAM SUITE 100 PORTLAND, OR 9 7 2 1 9 503.245.7100	117 S MAIN SUITE 400 SEATTLE, WA 9 8 1 0 4 206.576.1600
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