

CITY OF PORTLAND, OREGON



Staff Presentation to the
Portland Design Commission

EA 15-269535 DA
Bridge Housing / Riverplace Parcel 3

February 18, 2016



The SITE

Site Location

- SW River Parkway - N
- SW Harbor Drive & Harbor Viaduct - W
- SW Moody Avenue – E
- PP&L Electrical Substation - S

Site Area

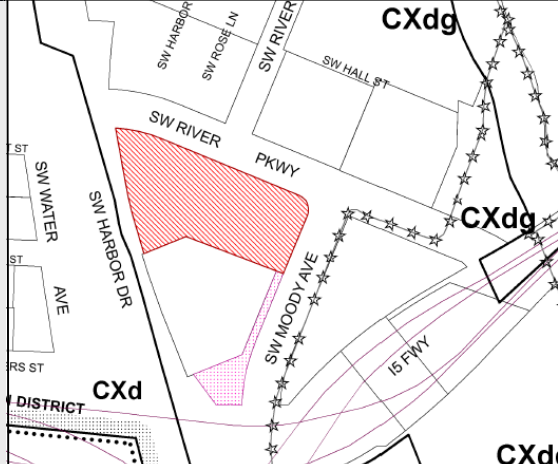
87,637 square feet

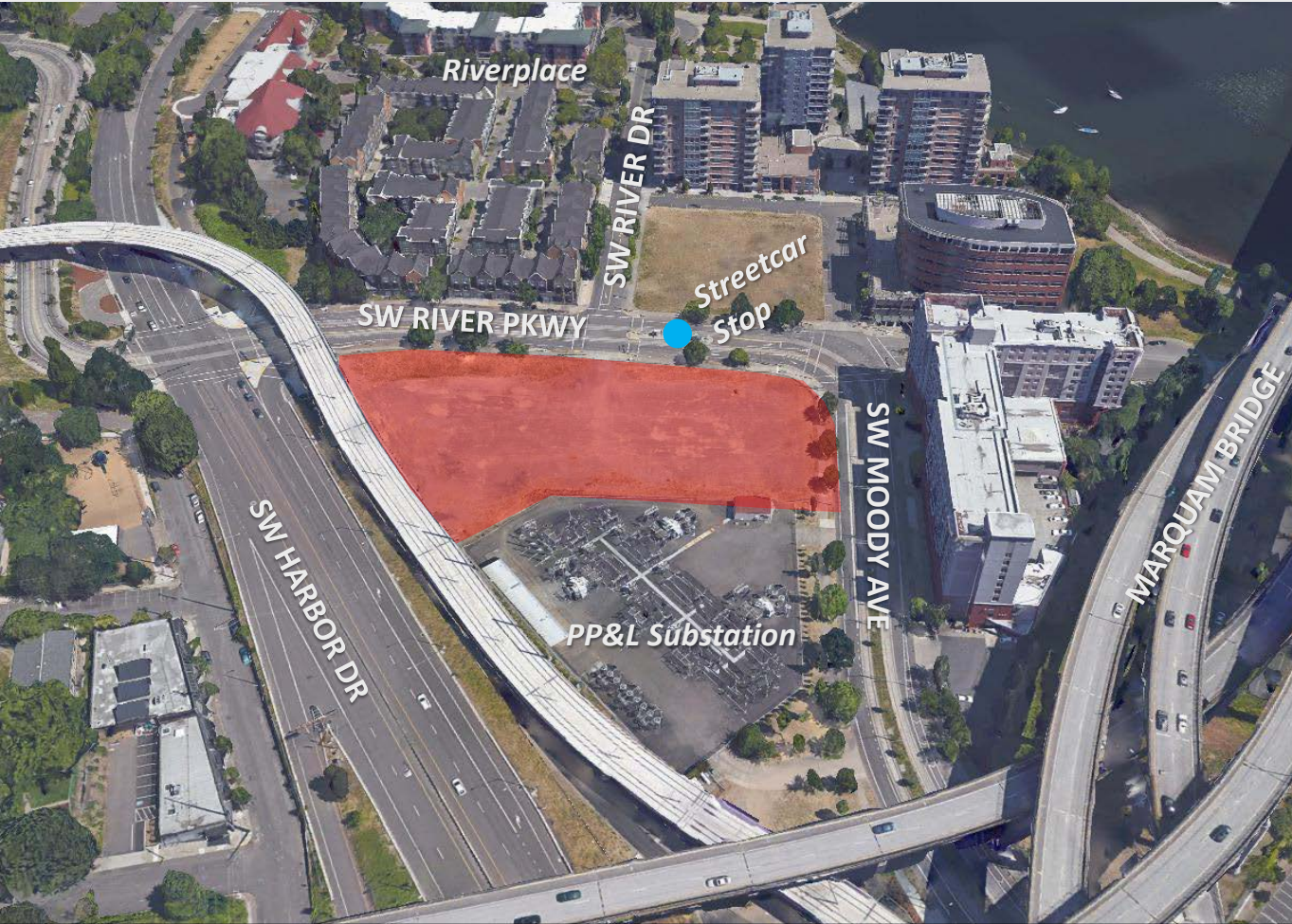
Site Disposition

Slopes down from W to E and N to S along sidewalks

Existing Condition

Vacant lot





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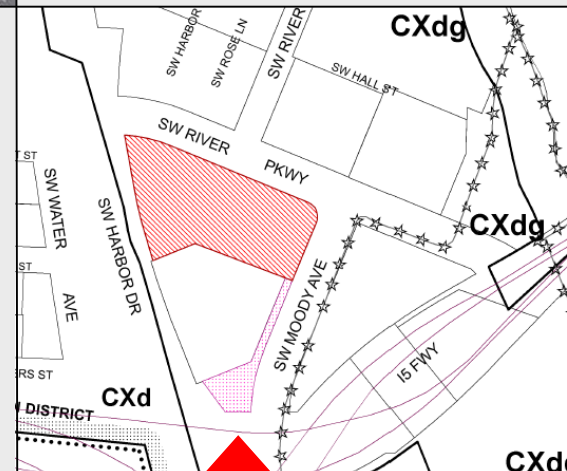
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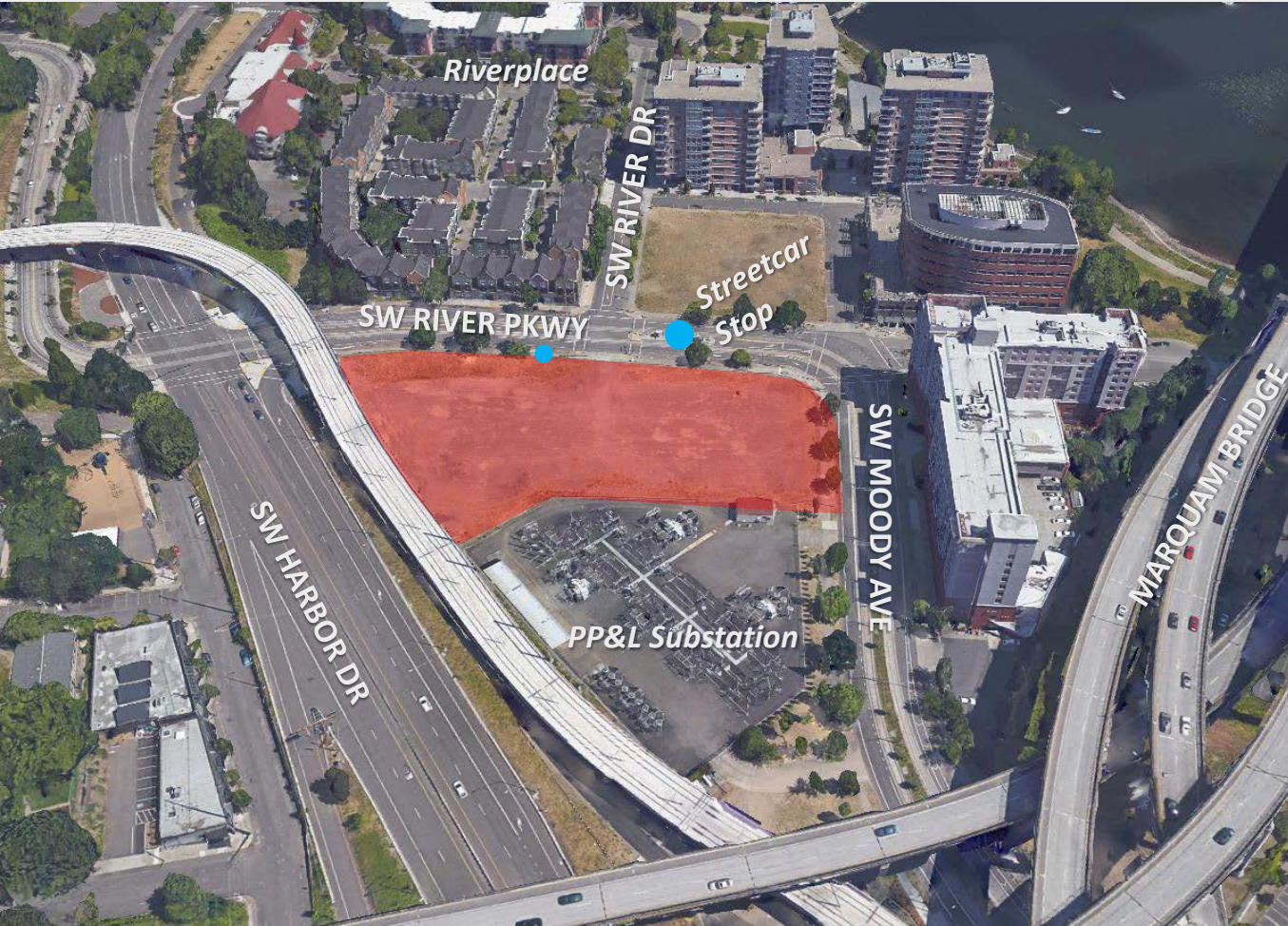
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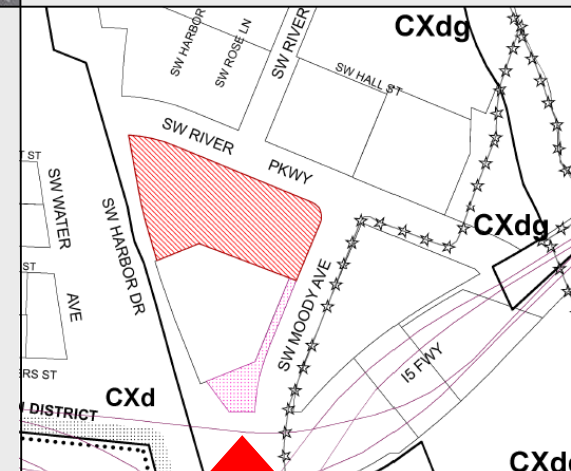
Vacant lot

Street Designations – Downtown Pedestrian District

SW River Pkwy – *Traffic Access Street, Transit Access Street, Portland Streetcar, City Walkway, City Bikeway, Major Emergency Response Street*
 SW Moody Ave – *Traffic Access Street, Community Main Street, Major Transit Priority Street, Portland Streetcar, Central City Transit/Pedestrian Street, City Bikeway, Major Emergency Response Street*
 SW River Dr – *Local Service Walkway, City Bikeway*

Streetcar Station – *in median on River Pkwy.*

Bus Stop – *W of intersection w/ River Dr*





View to southeast

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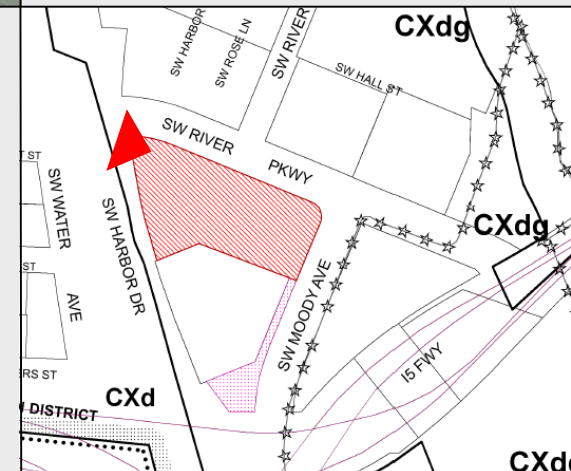
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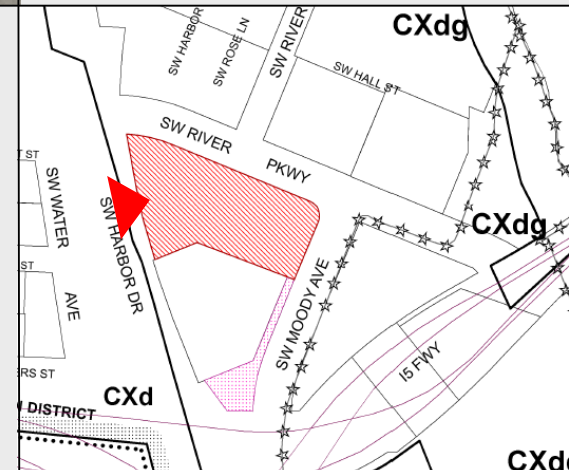
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View to east





View to northeast

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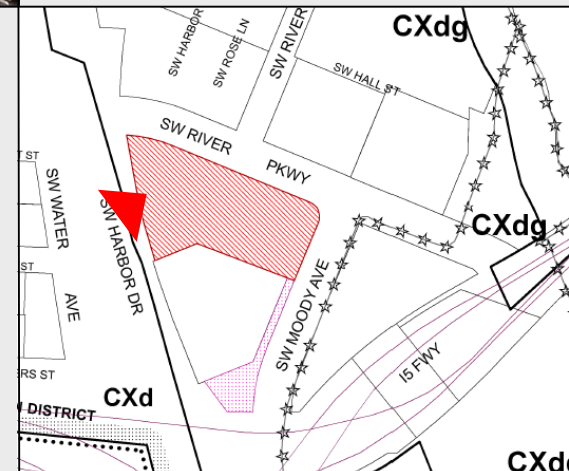
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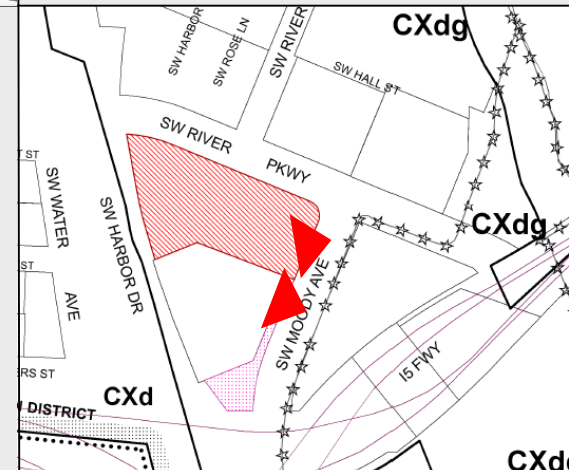
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Existing Condition

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Views across SW Moody Ave





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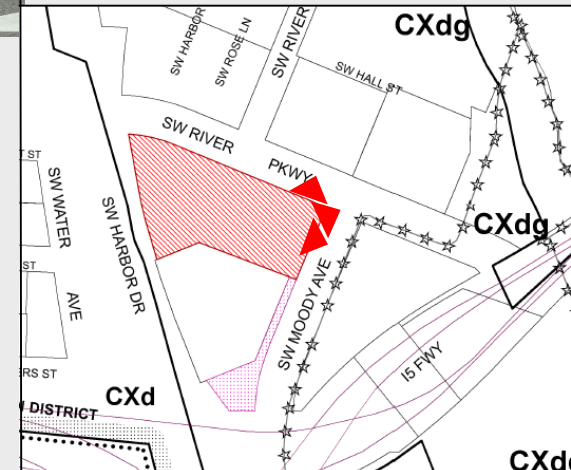
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Views at intersection
of SW Moody Ave &
SW River Pkwy





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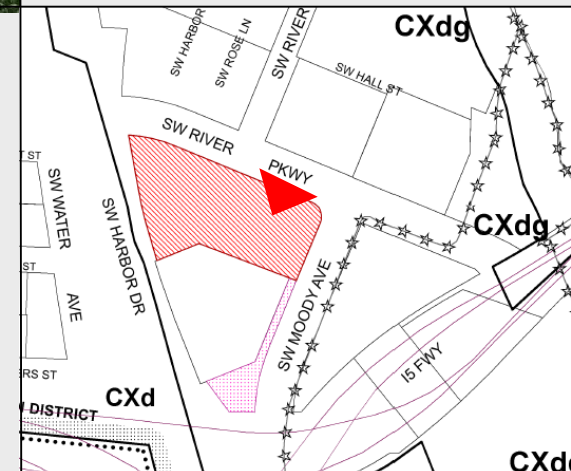
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View to south across the site





Views at intersection of
SW River Pkwy & River Dr

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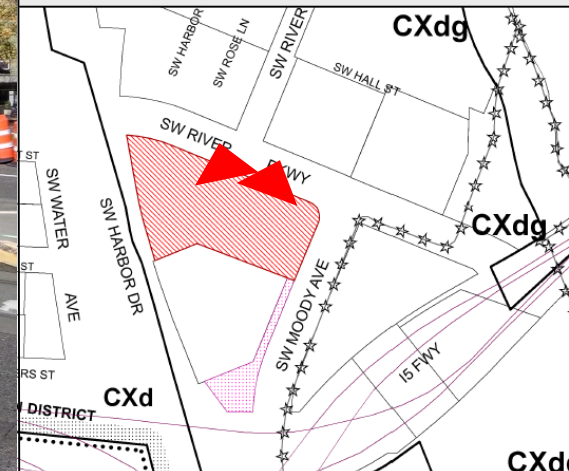
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View at intersection of SW River Pkwy & River Dr

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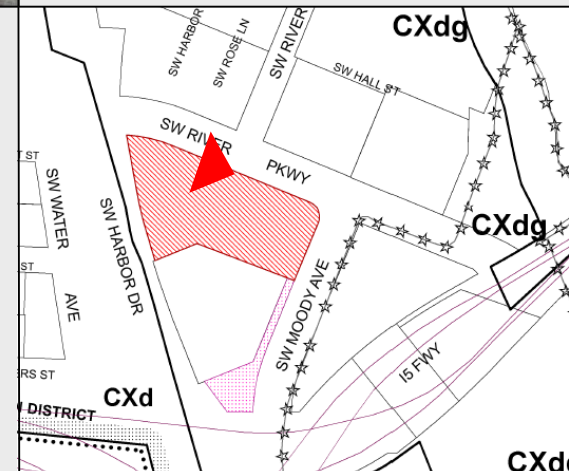
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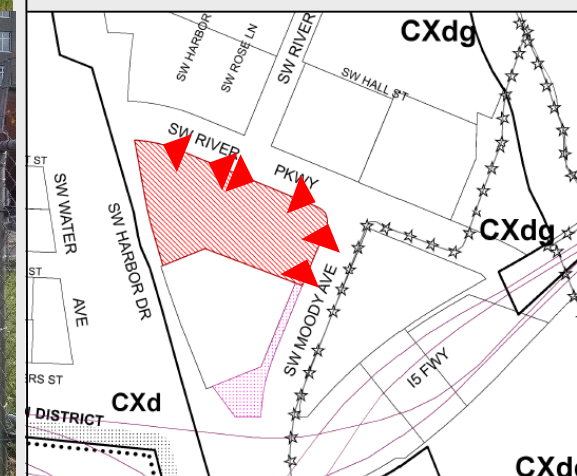
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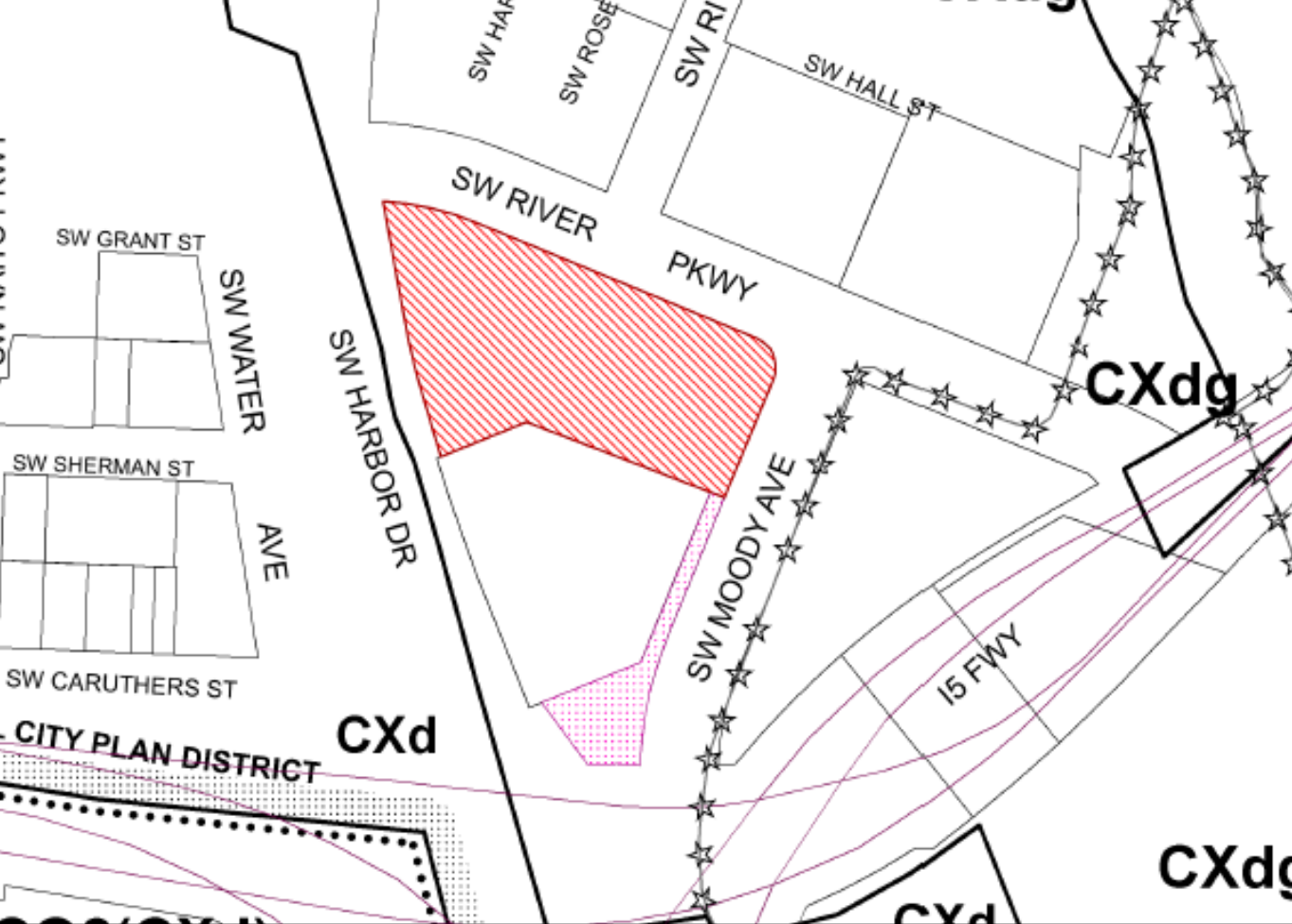
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The **CONTEXT** – Policy

Zoning

Floor Area Ratio

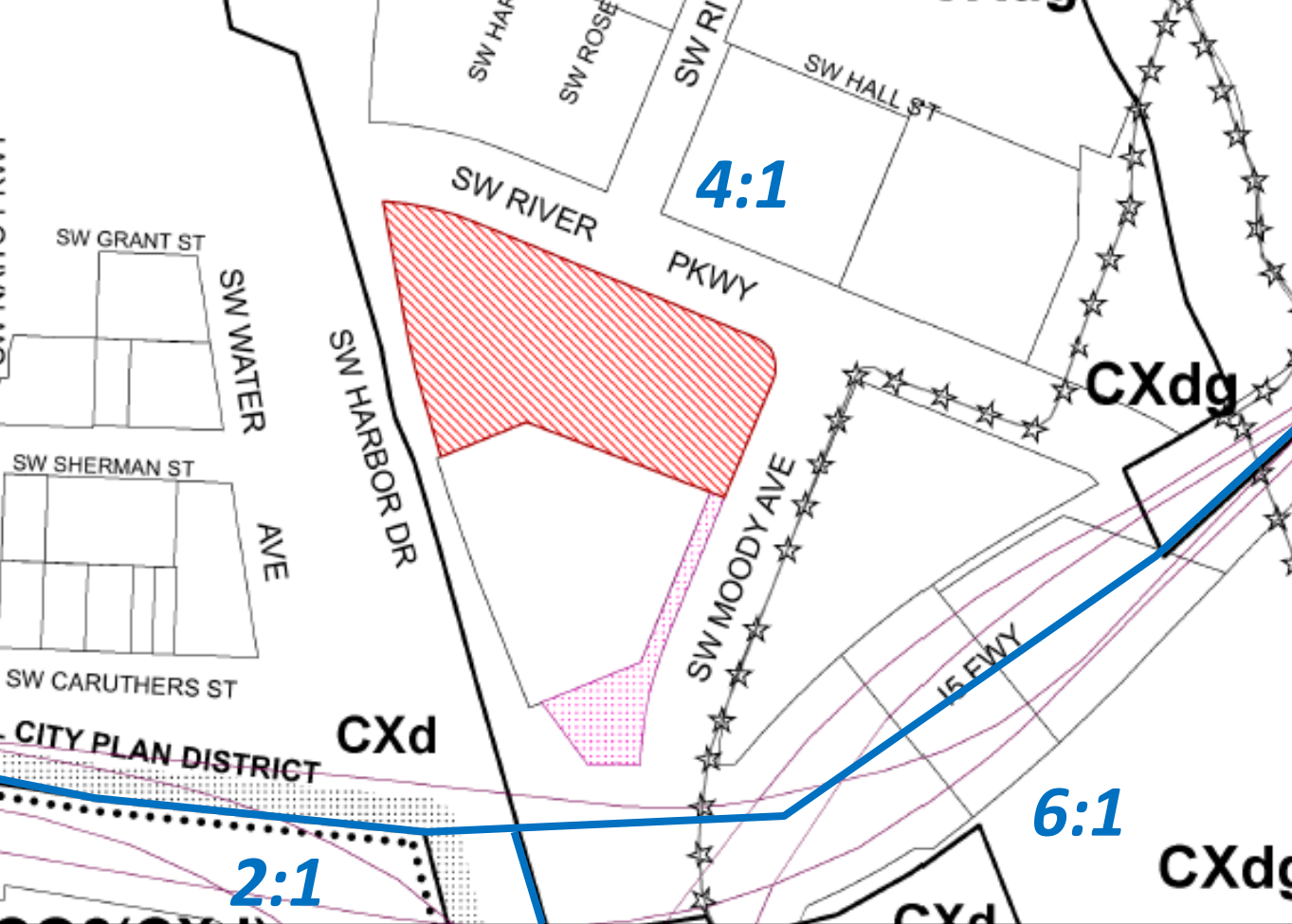
Height

CXdg – Central Employment with Design & Greenway Overlays

Central City Plan District / Downtown Subdistrict

Approval Criteria are the *Central City Fundamental Design Guidelines* and the *Willamette Greenway Design Guidelines*





The **CONTEXT** – Policy

Zoning

Floor Area Ratio

Height

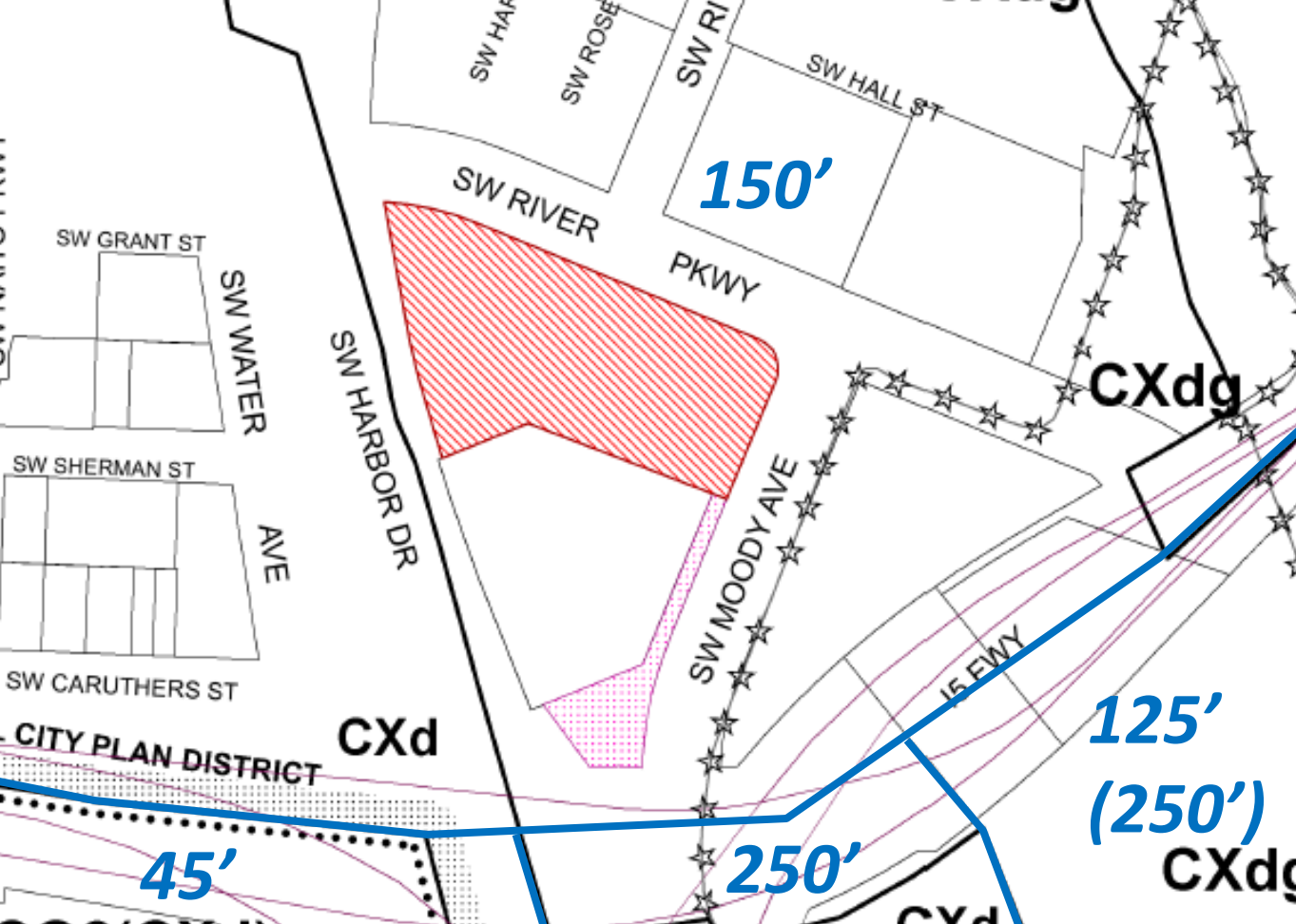
Base FAR = 4:1 max

Additional bonus FAR may be earned at up to an additional 3:1

Proposed Residential Bonus FAR of 3:1 + Base FAR = 7:1 max FAR
(33.510.210.C.1.a.(1))

Total Proposed FAR of between 4.1:1 and 4.9:1





The **CONTEXT** – Policy

Zoning

Floor Area Ratio

Height

Base Height = 150' max

Additional bonus height may be earned at up to an additional 45'

Proposed Residential Bonus FAR yields a bonus height of 45' for a total allowed max height of 195'
(33.510.210.D.3.c)

Proposed Height = 146'-6"





The **PROJECT**

West Building

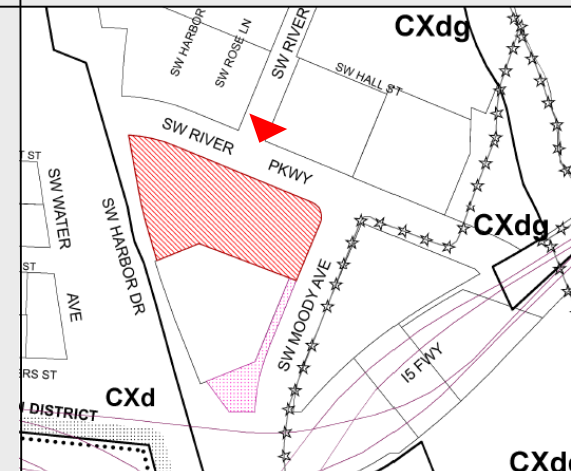
14 Stories, 209 affordable units
Community uses on ground floor
Approximately 226,000 GSF
Roof deck at level 2

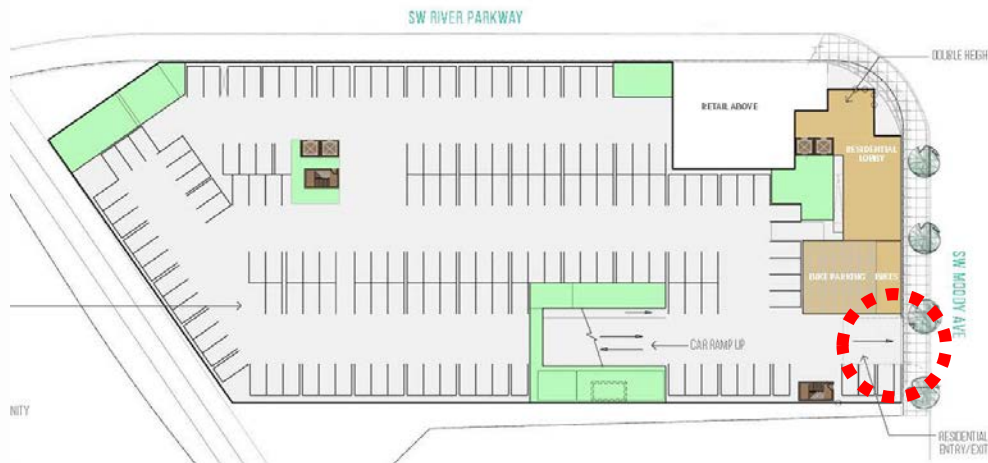
East Building

6 stories, 162 market rate units
Retail, storage, bike parking &
parking on ground floors
Approximately 195,500 GSF
Roof deck at level 2

Structured Parking

162 spaces for residents at
parking level
39 spaces at ground floor—26
max allowed for retail





Potential MODIFICATIONS & ADJUSTMENTS

Adjustment: Parking Access Restricted Street

Modification 1: Maximum Building Setback

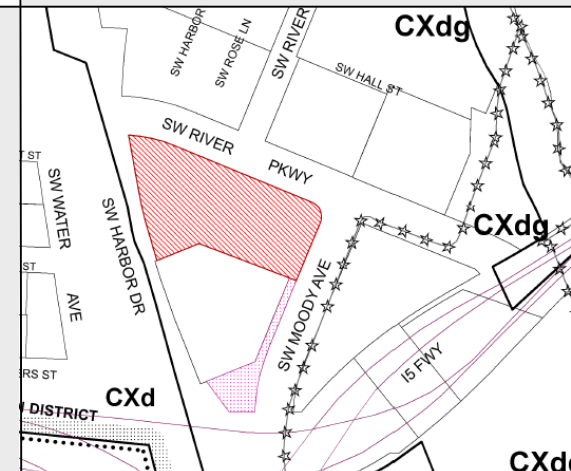
Modification 2: Ground Floor Windows Standard

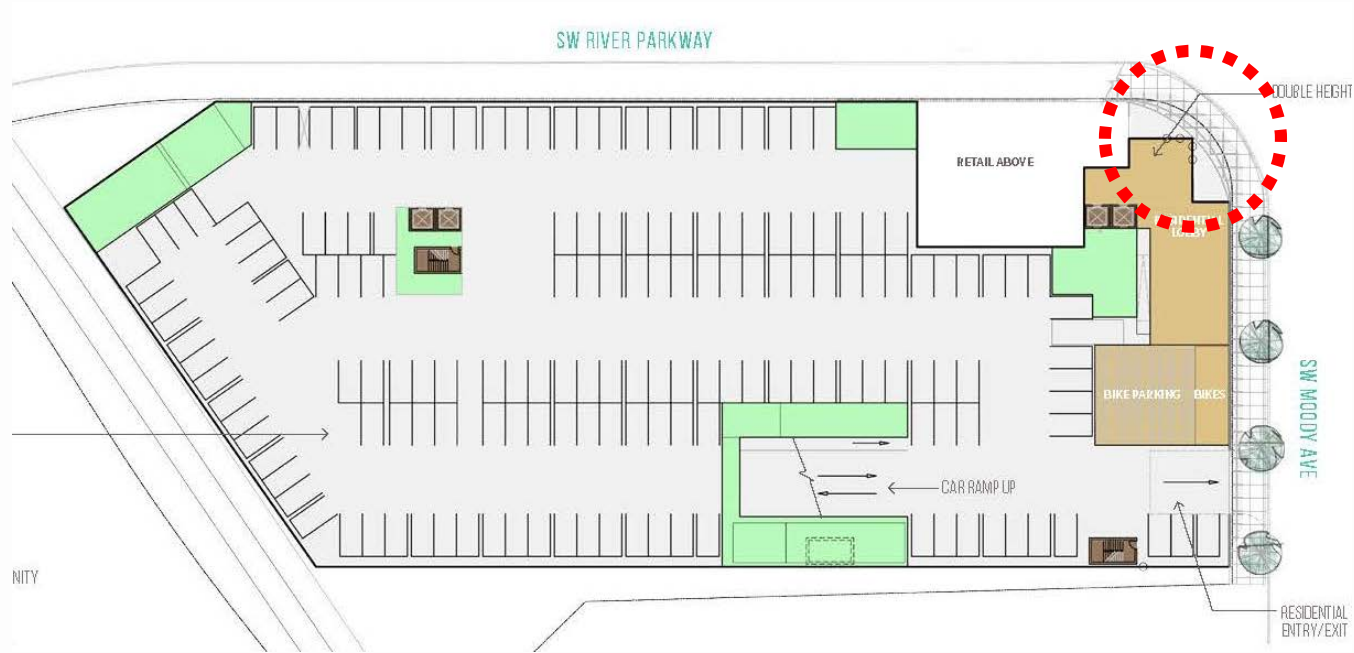
Modification 3: Transit Street Main Entrance

Modification 4: Required Building Lines

Adjustment

Allow parking access from SW River Parkway via a driveway extending south from the intersection of River Parkway and SW River Dr, and allow parking right-in, right-out parking access from SW Moody Ave





Potential MODIFICATIONS & ADJUSTMENTS

Adjustment: Parking Access Restricted Street

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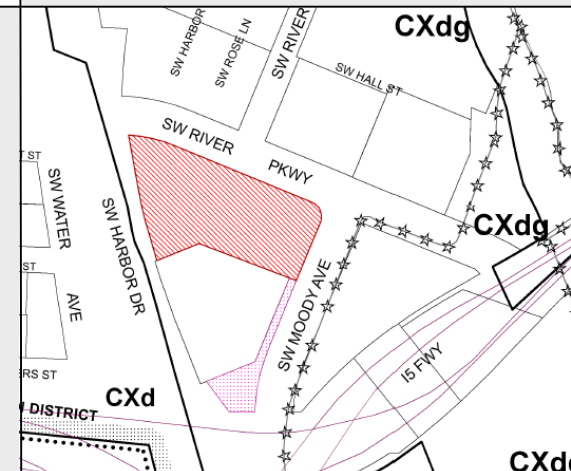
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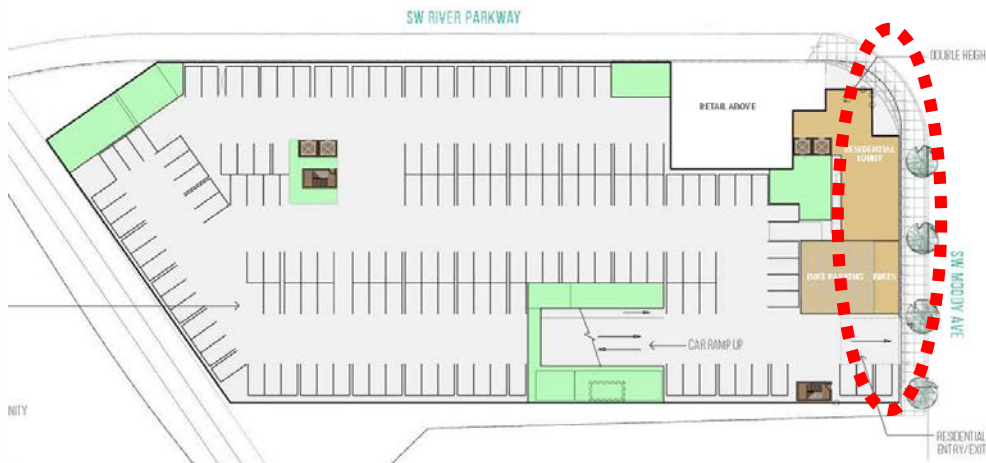
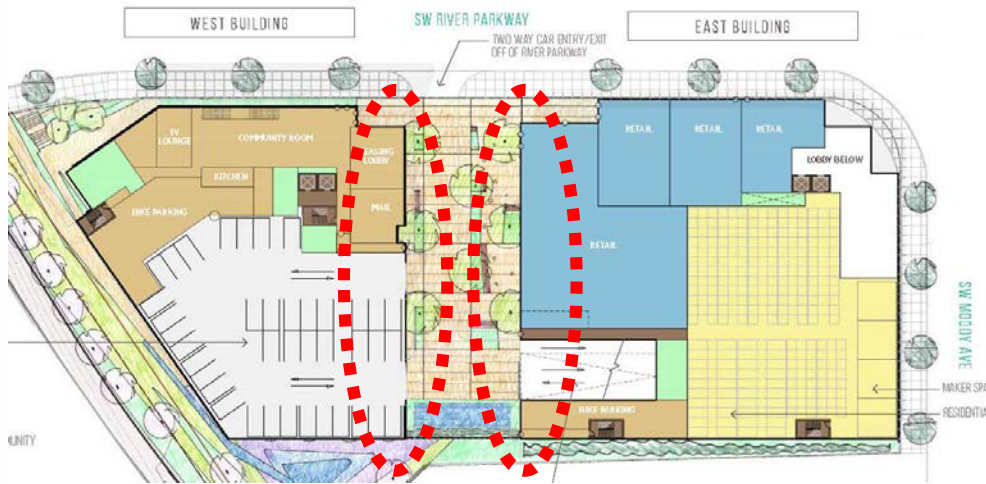
Modification 3: Transit Street Main Entrance

Modification 4: Required Building Lines

Modification 1

Allow a portion of the eastern building in the northeast corner to be set back up to 15'-0"





Potential MODIFICATIONS & ADJUSTMENTS

Adjustment: Parking Access Restricted Street

Modification 1: Maximum Building Setback

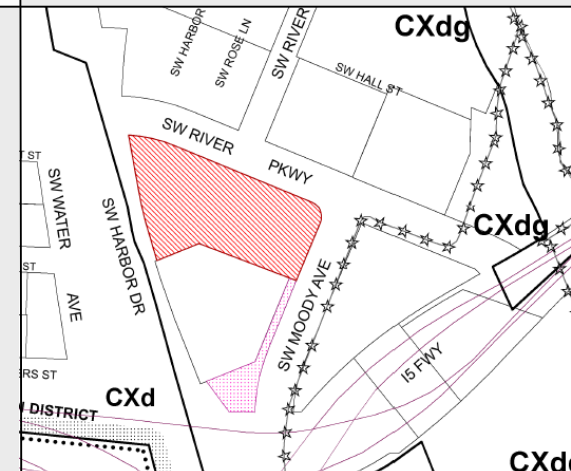
Modification 2: Ground Floor Windows Standard

Modification 3: Transit Street Main Entrance

Modification 4: Required Building Lines

Modification 2

On the western building: 18% of the ground floor length on the courtyard-facing elevation. On the eastern building: 31% of the ground floor length on the courtyard-facing elevation and 35% of the ground floor length on the east elevation (facing SW Moody Ave). Window areas have not yet been calculated but may require modification as well.



Potential MODIFICATIONS & ADJUSTMENTS

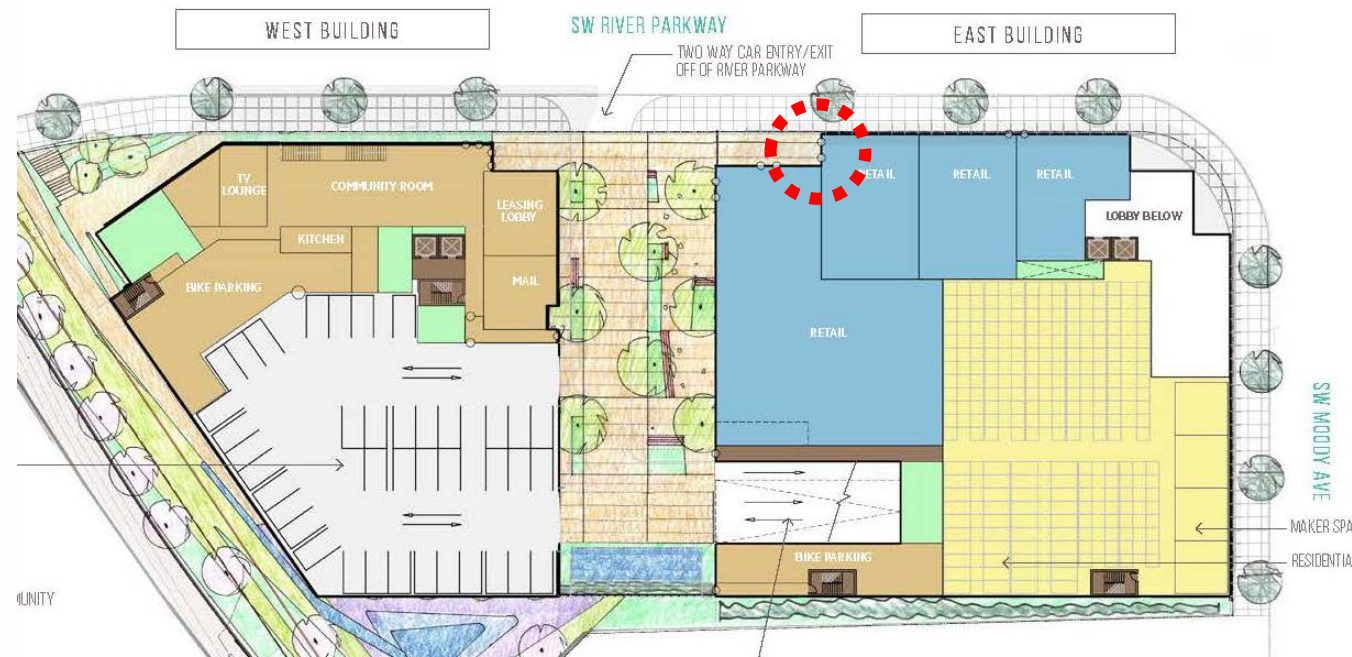
Adjustment: Parking Access
Restricted Street

Modification 1: Maximum
Building Setback

Modification 2: Ground Floor
Windows Standard

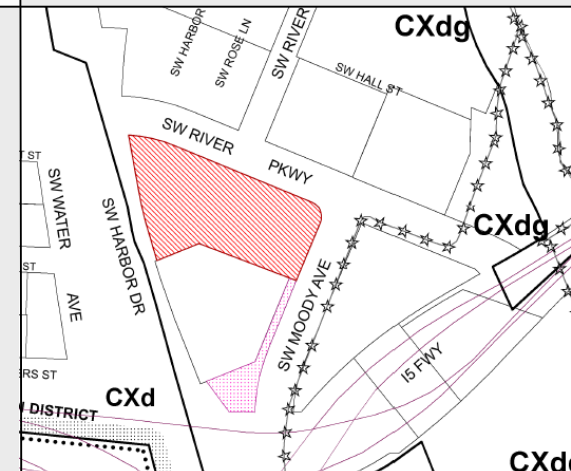
Modification 3: Transit Street
Main Entrance

Modification 4: Required
Building Lines



Modification 3

Allow the doors in the second retail space from the west in the eastern building to face a sidewalk extension at a 90-degree angle from the transit street



Potential MODIFICATIONS & ADJUSTMENTS

Adjustment: Parking Access Restricted Street

Modification 1: Maximum Building Setback

Modification 2: Ground Floor Windows Standard

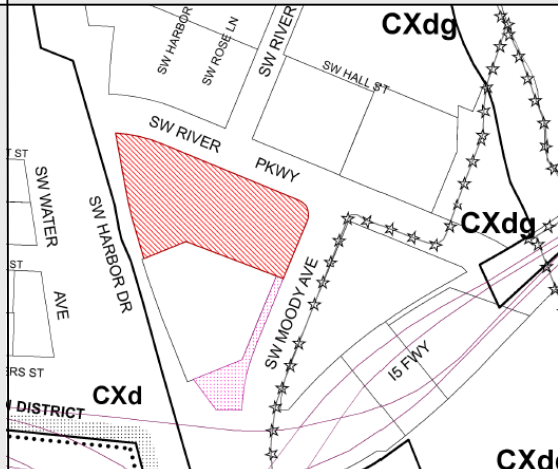
Modification 3: Transit Street Main Entrance

Modification 4: Required Building Lines



Modification 4

Allow portions of the western building to be set back more than 12 feet at the northwest and northeast corners, and allow portions of the eastern building to be set back more than 12 feet at the northwest and northeast corners





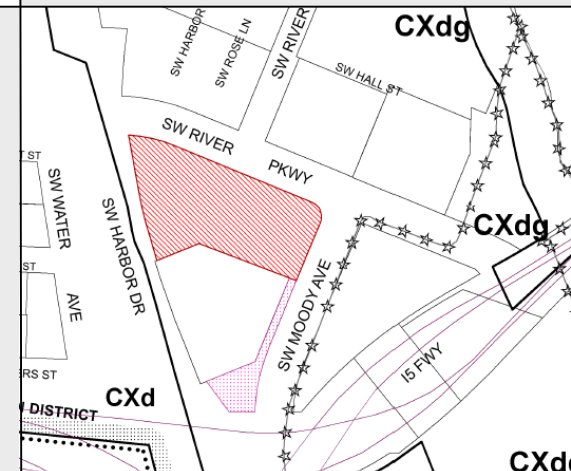
Potential Discussion ITEMS

1. Site Design
2. Building Massing
3. Ground Floor Active Uses
4. Elevations & Composition
5. Materials Discussion

Design of shared vehicular and pedestrian drive and trellis structure at its southern termination.

Stormwater planter and utility boxes at southwestern corner.

Opportunities for additional connections through the site or to the recreational trail along SW Harbor Drive.

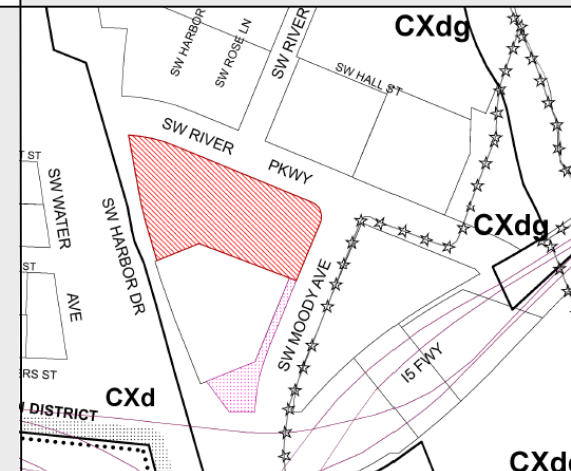




Potential Discussion ITEMS

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2. Building Massing
3. Ground Floor Active Uses
4. Elevations & Composition
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Design of courtyards atop both buildings' ground floor plinths.

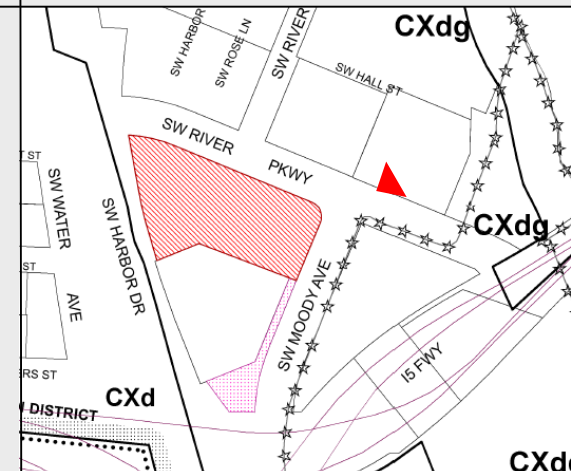


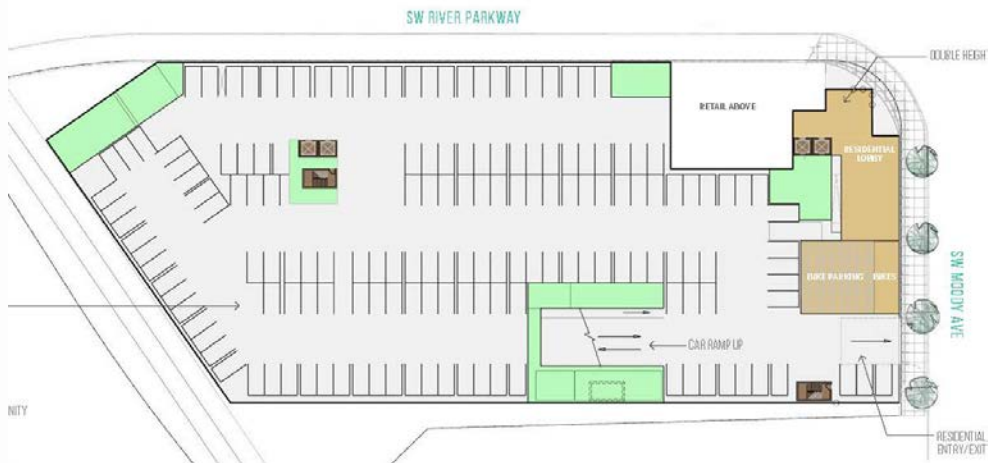


Potential Discussion ITEMS

1. Site Design
2. Building Massing
3. Ground Floor Active Uses
4. Elevations & Composition
5. Materials Discussion

Orientations of massing on the upper floors.
Building erosions at the northern corners.





Potential Discussion ITEMS

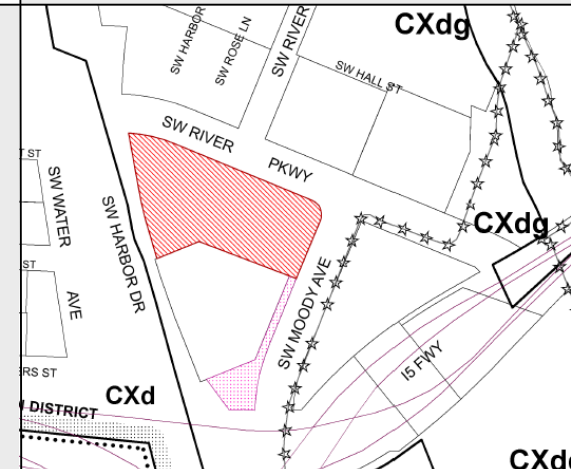
1. Site Design
2. Building Massing
3. **Ground Floor Active Uses**
4. Elevations & Composition
5. Materials Discussion

Location of retail spaces and residential lobbies.

Active uses along SW Moody Avenue.

Active uses along the new private driveway.

Location of parking entrances and parking areas.

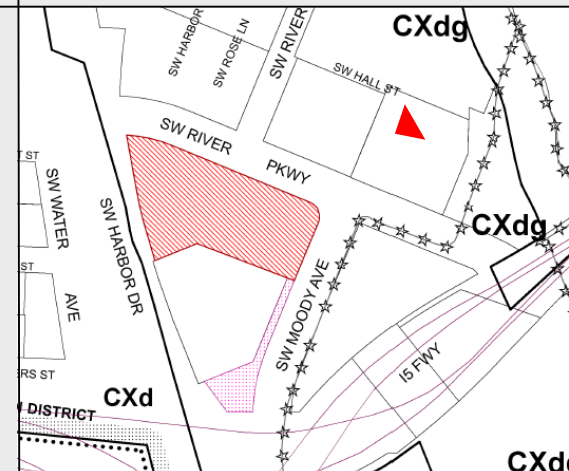




Potential Discussion ITEMS

1. Site Design
2. Building Massing
3. Ground Floor Active Uses
4. Elevations & Composition
5. Materials Discussion

Façade composition and patterning.
Relationship of two buildings with each other.
Balconies on the eastern building.

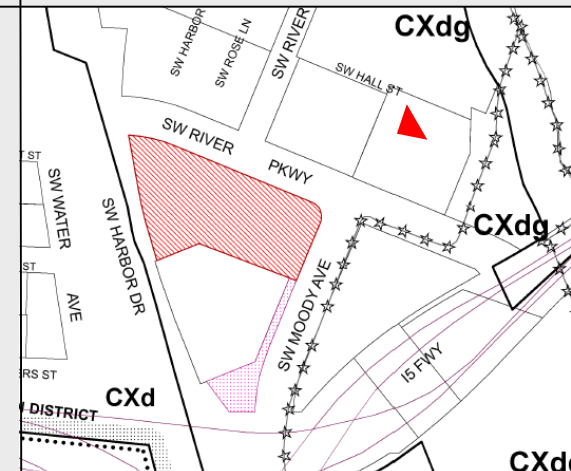




Potential Discussion ITEMS

1. Site Design
2. Building Massing
3. Ground Floor Active Uses
4. Elevations & Composition
5. Materials Discussion

Provide guidance on appropriate material choices.





City of Portland
Bureau of Development Services

End of staff presentation