



**RIVERPLACE PARCEL 3**  
DESIGN ADVICE REQUEST II PRESENTATION

04.07.2016



Ankrom Moisan



**BRIDGE** Housing

WILLIAMS & DAME

DAR | FEBRUARY 18, 2016

## SITE DESIGN & ACCESS

### SITE CIRCULATION & ACCESS

- Getting around the site
- Entering & Exiting on SW River Pkwy
- Entering & Exiting on SW Moody Ave
- Parking
- Private Street Access

### PRIVATE STREET DESIGN

- Pedestrian friendly vehicular access
- Vibrant character
- Engaging and tying two buildings together
- Active ground floor

### ADDRESSING THE SUBSTATION

- South Elevation visibility
- Gateway opportunities
- Site connectivity

## ELEVATIONS & COMPOSITION

### BUILDING MASSING

- Building relationship
- Stepping of building height

### EAST BUILDING ELEVATIONS

- Elevation composition
- Ground floor treatment
- Materiality - brick gradient

### WEST BUILDING MATERIALS

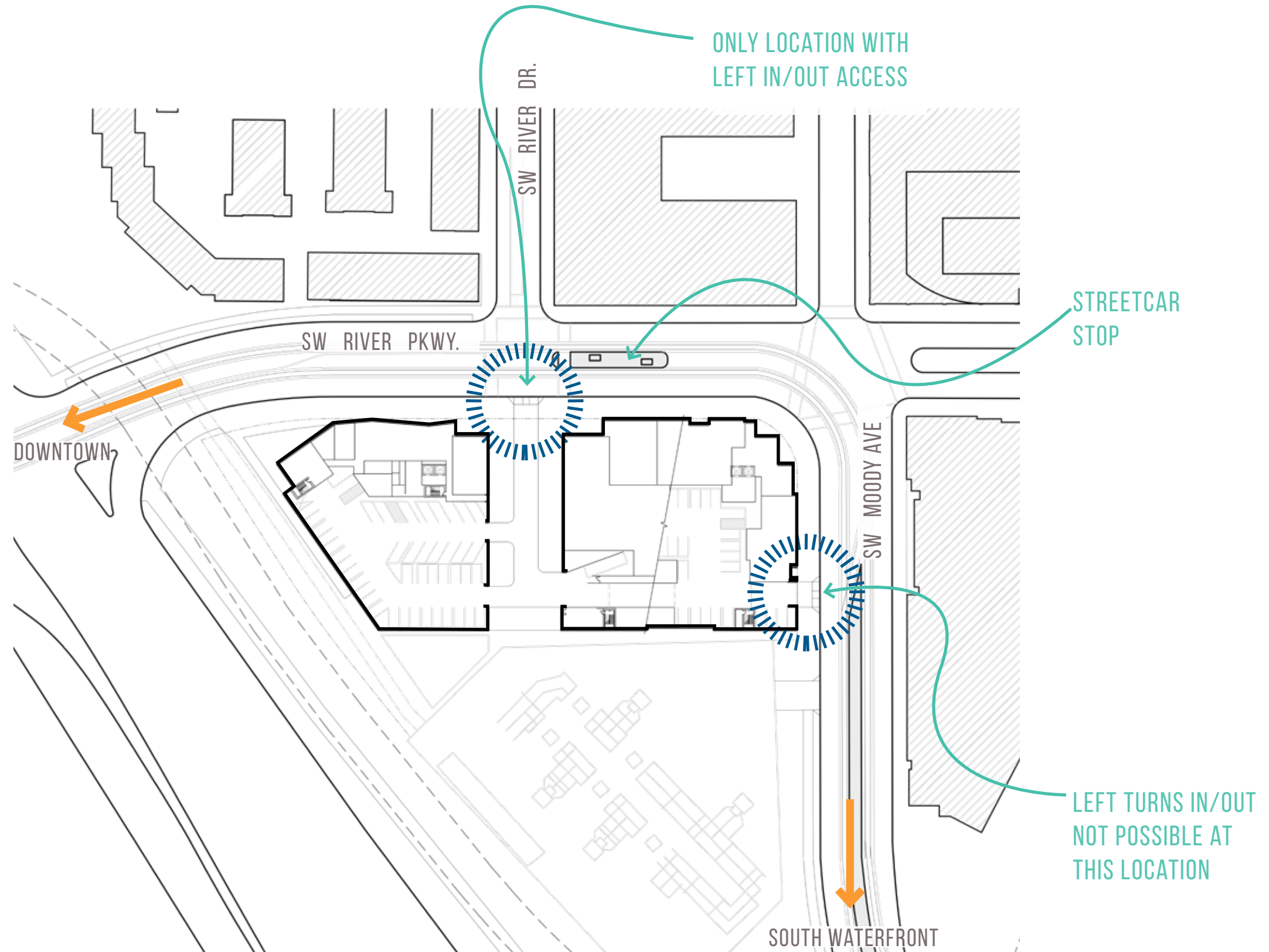
- Material options
- Dimensionality of pattern



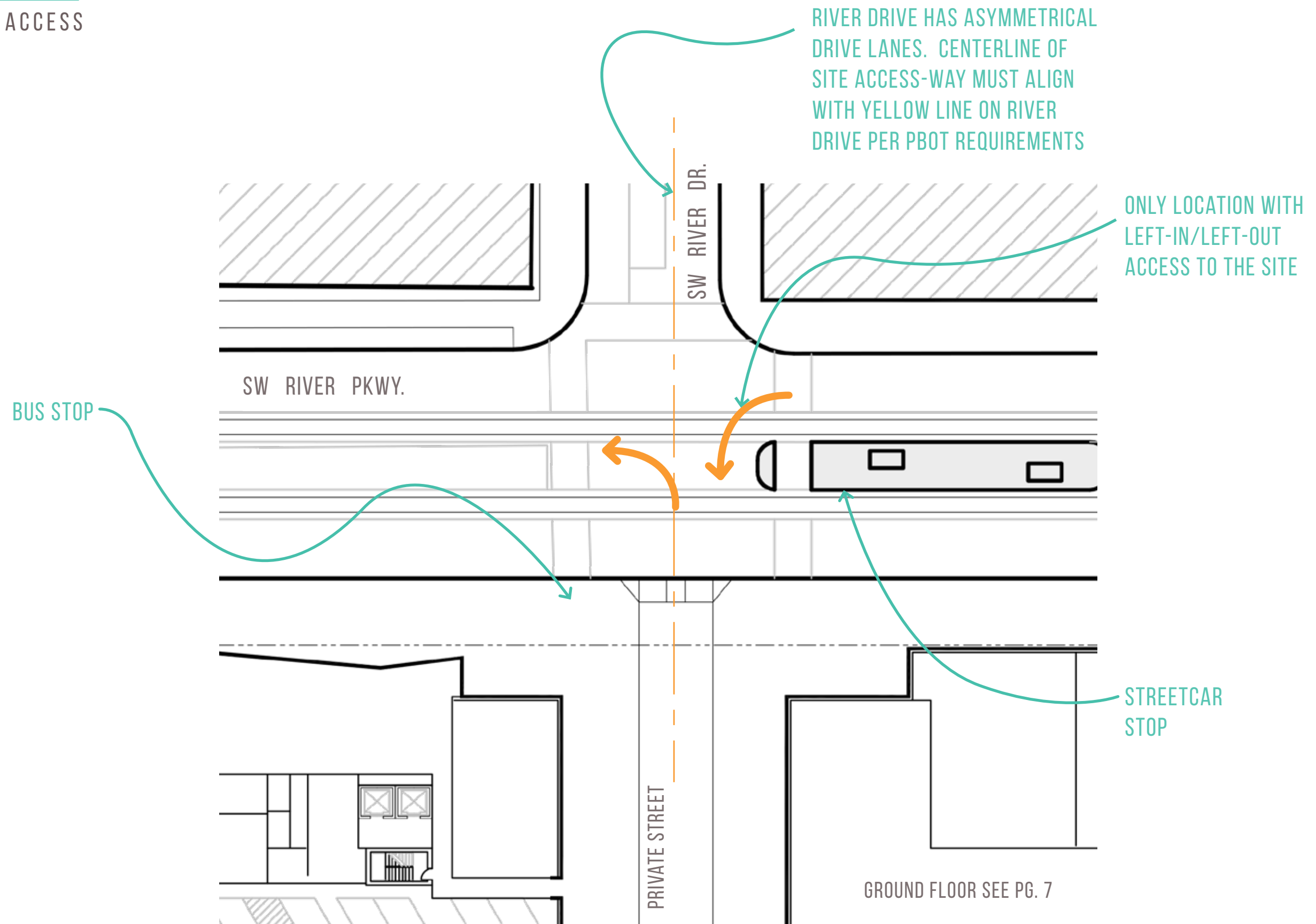
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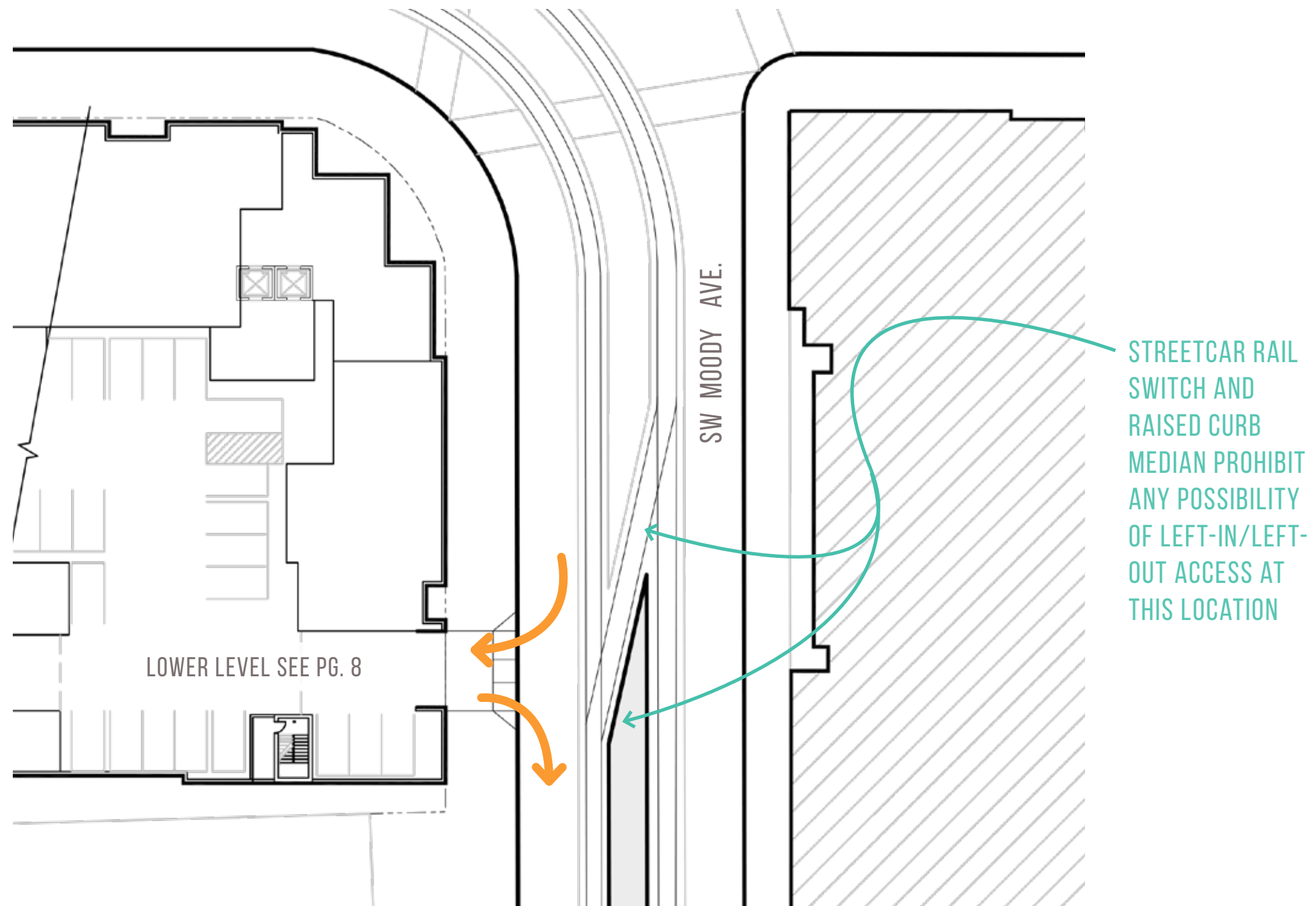
### SITE CIRCULATION & ACCESS

The Portland Streetcar runs along the north and east sides of the site limiting the locations at which an automobile can have access. The only location where an automobile can make a left turn into the site is at the midpoint of the northern edge at the signaled intersection of SW River Drive and SW River Parkway. The southeast corner is the low-point of the site and makes a good secondary entry point to the below grade parking but is limited by being a right-in, right-out only entry.



SITE DESIGN & ACCESS





## SITE DESIGN & ACCESS

### CURRENT AVAILABLE PARKING IN NEIGHBORHOOD

The currently in the Riverplace Neighborhood there is only roughly 75 on street parking stalls. With limited on-street parking near the site there is a necessity for easy automobile access from all directions to create viable retail space.

 ON-STREET PARKING

 PARKING CURRENTLY TAKEN OUT BY CONSTRUCTION ZONE



# SITE DESIGN & ACCESS

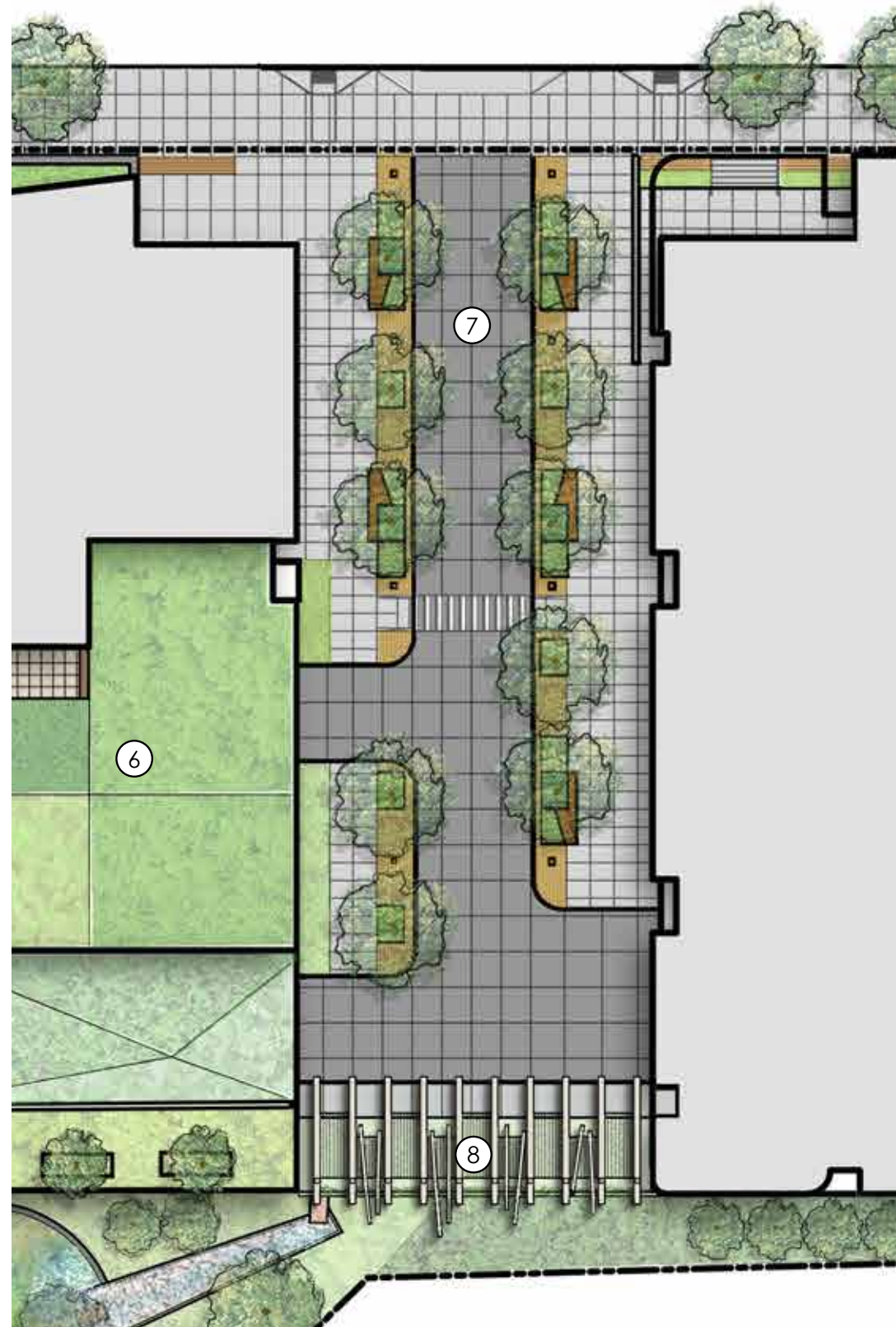
## GROUND FLOOR PLAN



# SITE DESIGN & ACCESS

## PRIVATE STREET PLAN

- ① BIKE RAMP
- ② STORMWATER GARDEN
- ③ PLAY AREA
- ④ AMENITY TERRACE
- ⑤ BIKE BARN
- ⑥ ECO ROOF
- ⑦ ENHANCED STREETSCAPE
- ⑧ TRELIS SCREEN
- ⑨ AMENITY TERRACE





SITE DESIGN & ACCESS

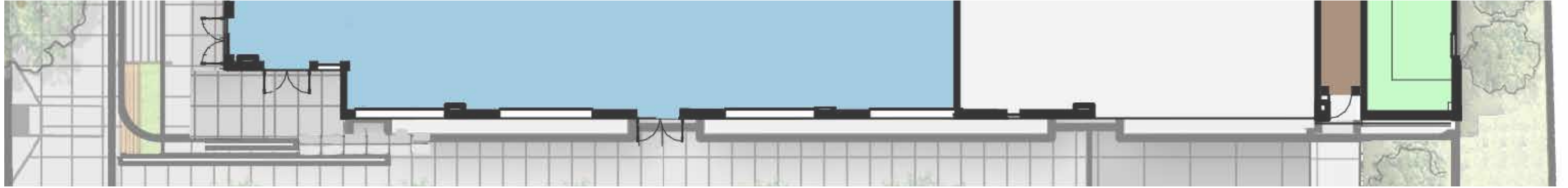
PRIVATE STREET SECTION



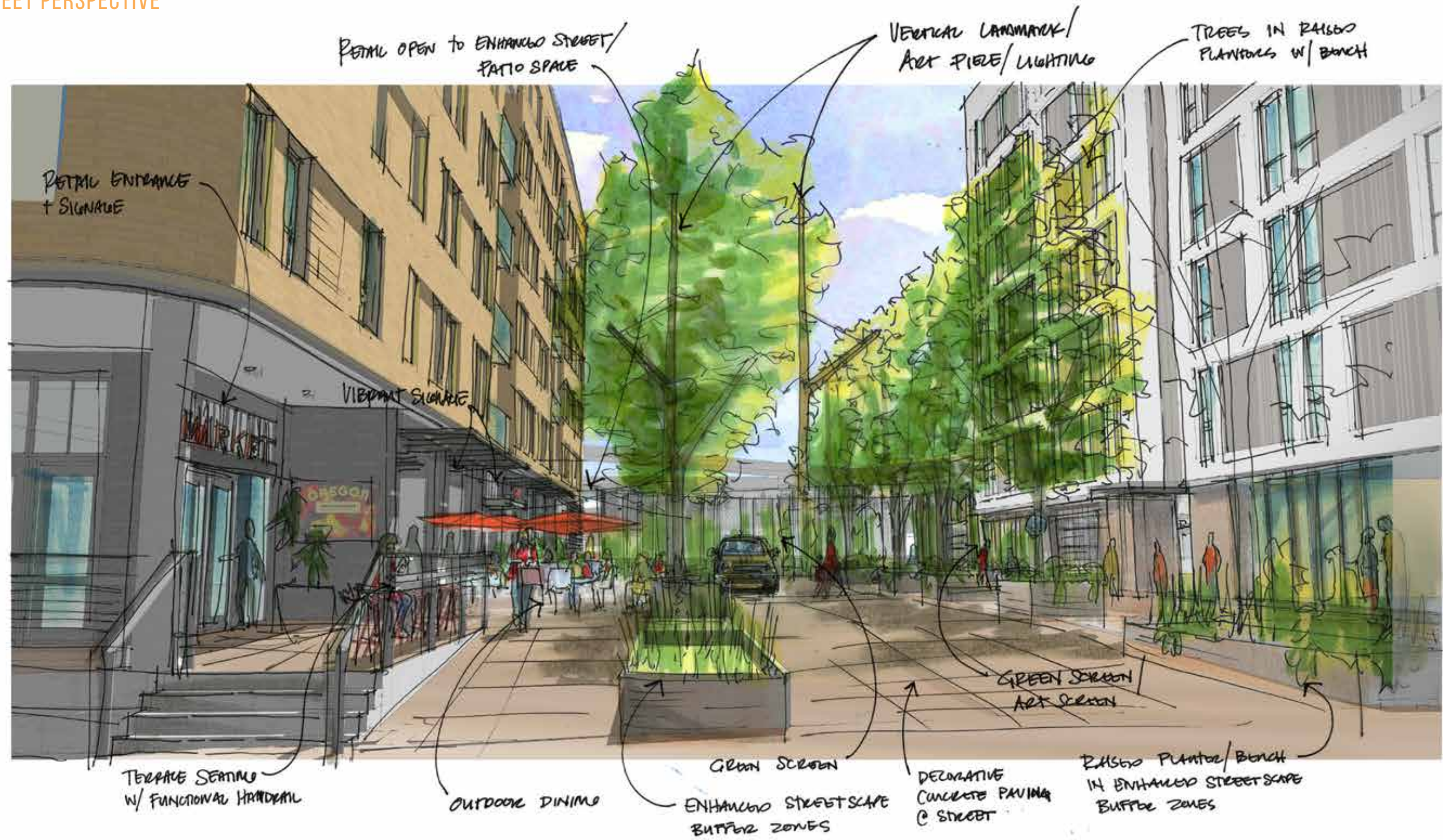
SITE DESIGN & ACCESS



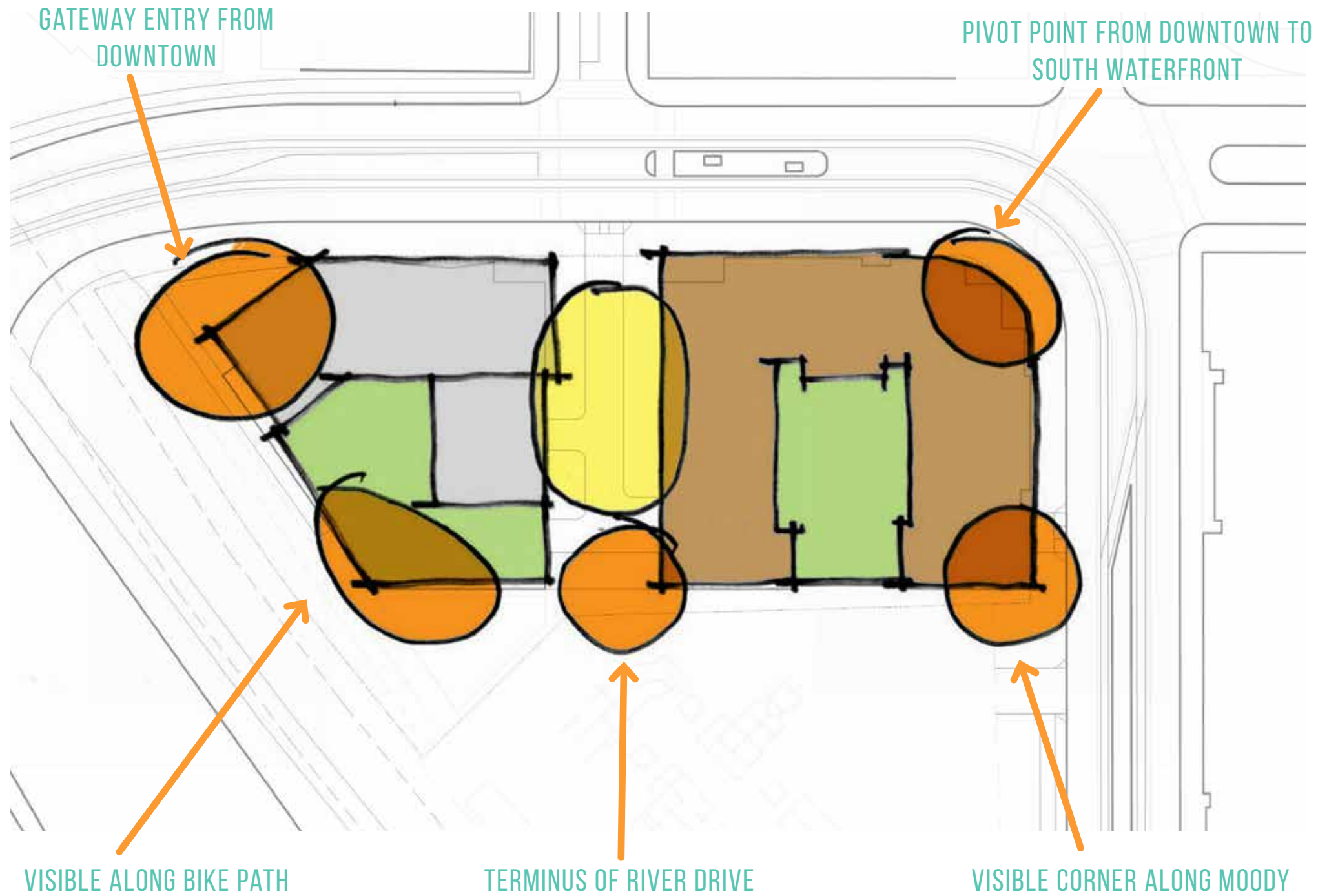
SITE DESIGN & ACCESS



PRIVATE STREET PERSPECTIVE



ADDRESSING THE SUBSTATION: VISIBILITY & THE SOUTH FACADE



SOUTH ELEVATION VISIBILITY STUDY



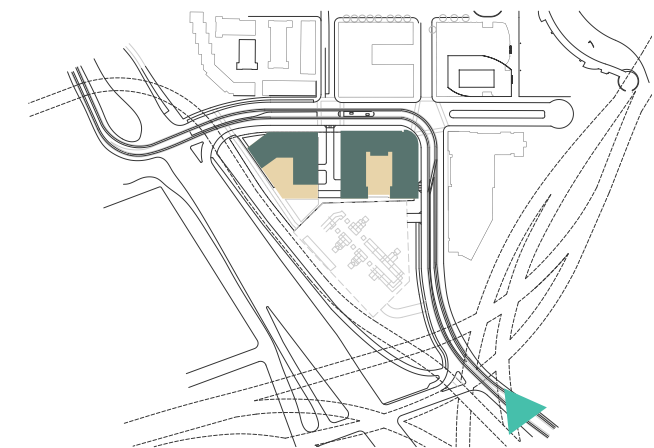
SITE DESIGN & ACCESS

SOUTH ELEVATION VISIBILITY STUDY

SITE IS BEYOND SUBSTATION



VIEW FROM MOODY AVE LOOKING NORTH



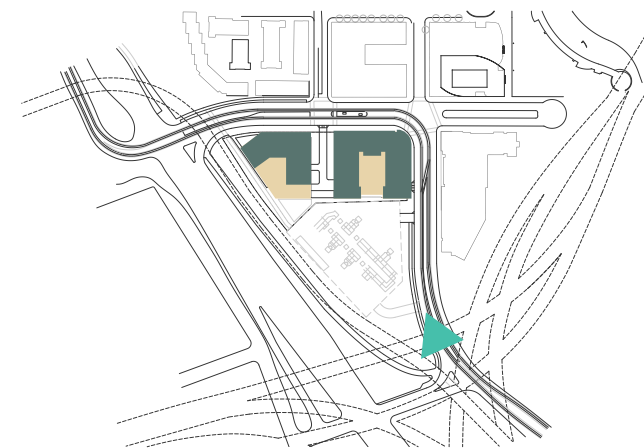
SITE DESIGN & ACCESS

SOUTH ELEVATION VISIBILITY STUDY



VIEW FROM MOODY AVE LOOKING NORTH

SUBSTATION





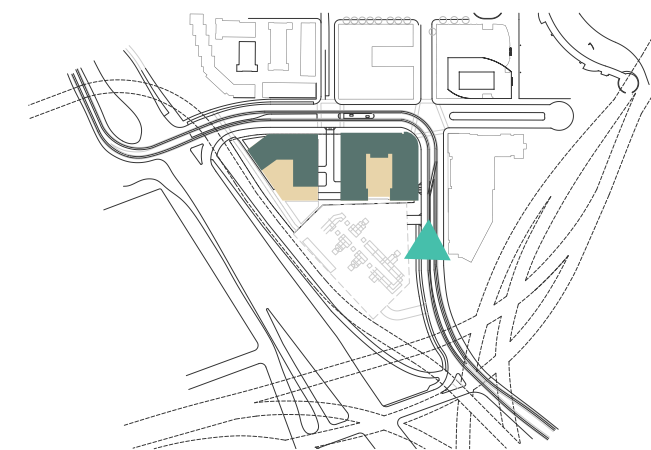
SITE DESIGN & ACCESS

SOUTH ELEVATION VISIBILITY STUDY



VIEW FROM MOODY AVE LOOKING NORTH

SUBSTATION



SITE DESIGN & ACCESS

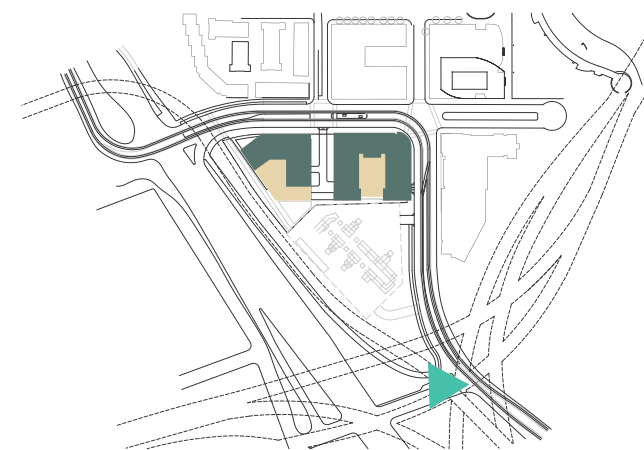
SOUTH ELEVATION VISIBILITY STUDY



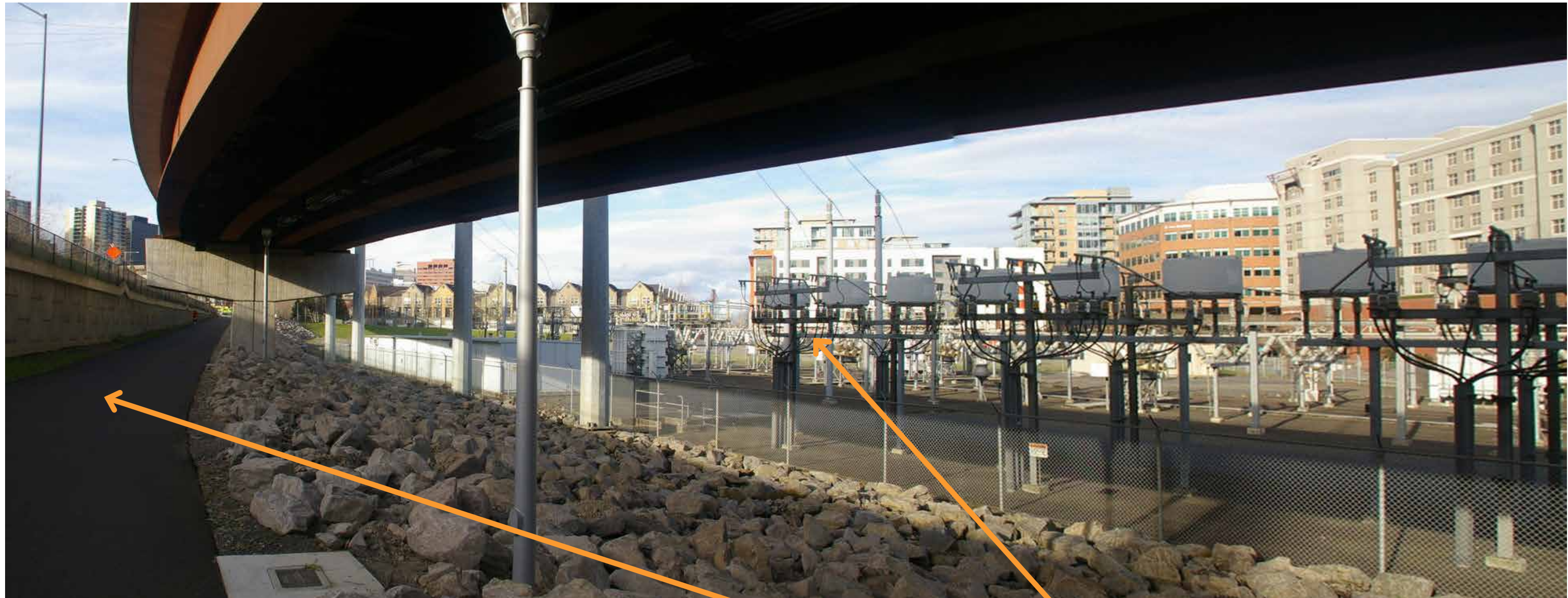
VIEW FROM MOODY AVE LOOKING NORTH FROM SOUTHWEST PORTION OF BIKE BATH

BIKE PATH

SUBSTATION



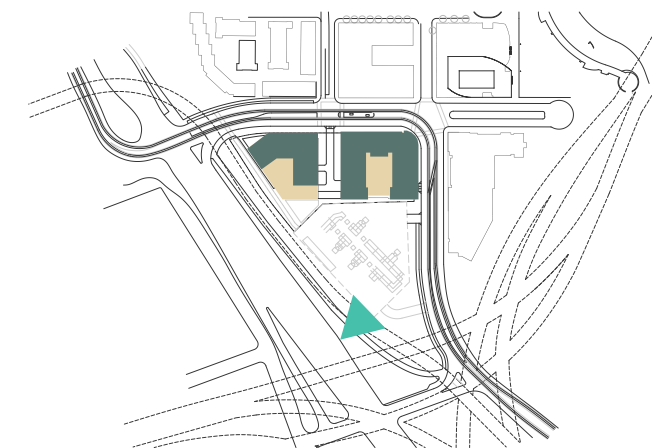
BIKE PATH VISIBILITY



VIEW FROM MOODY AVE LOOKING NORTH FROM WEST PORTION OF BIKE BATH

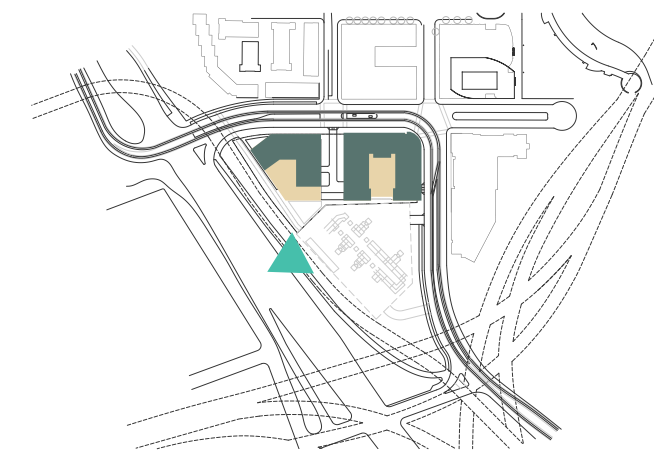
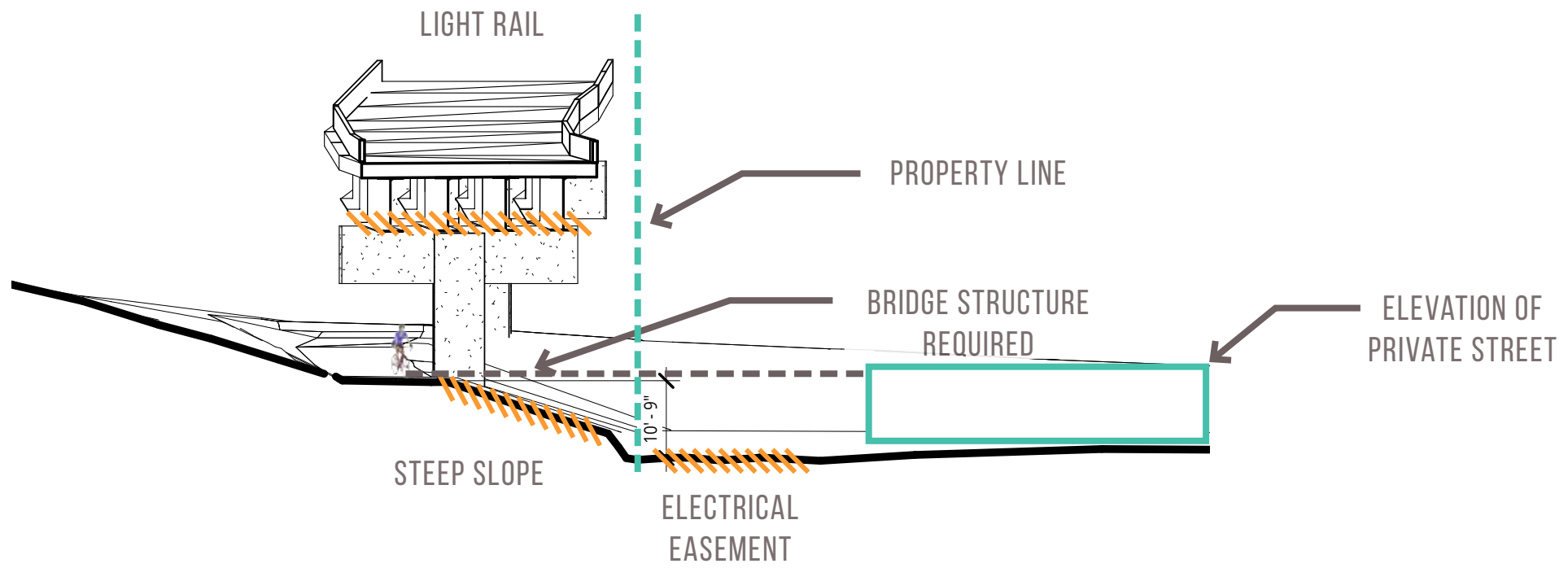
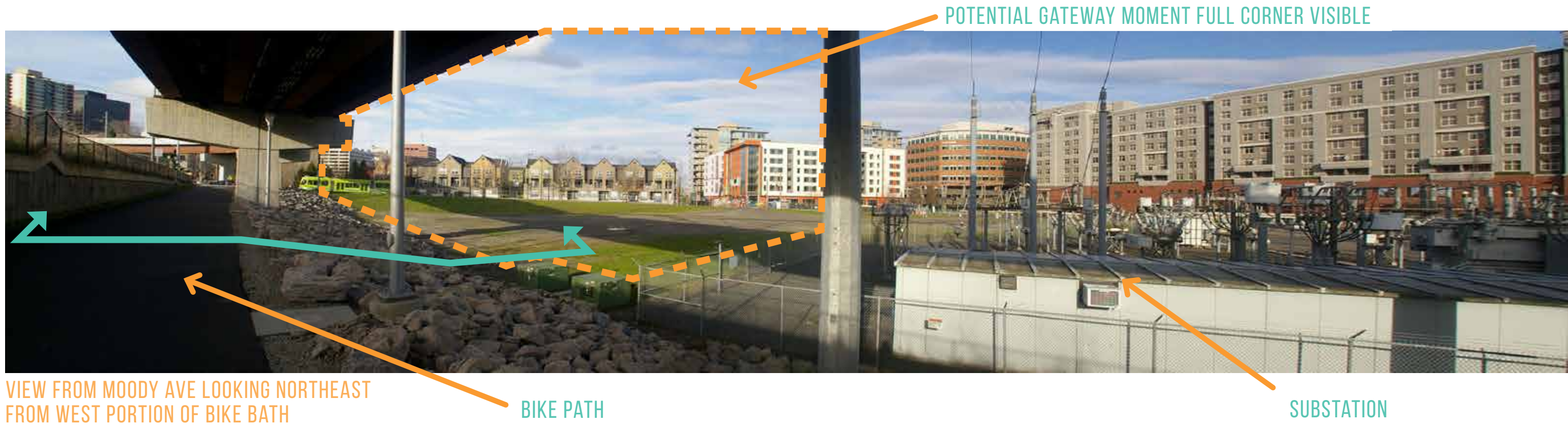
BIKE PATH

SUBSTATION



SITE DESIGN & ACCESS

BIKE PATH VISIBILITY

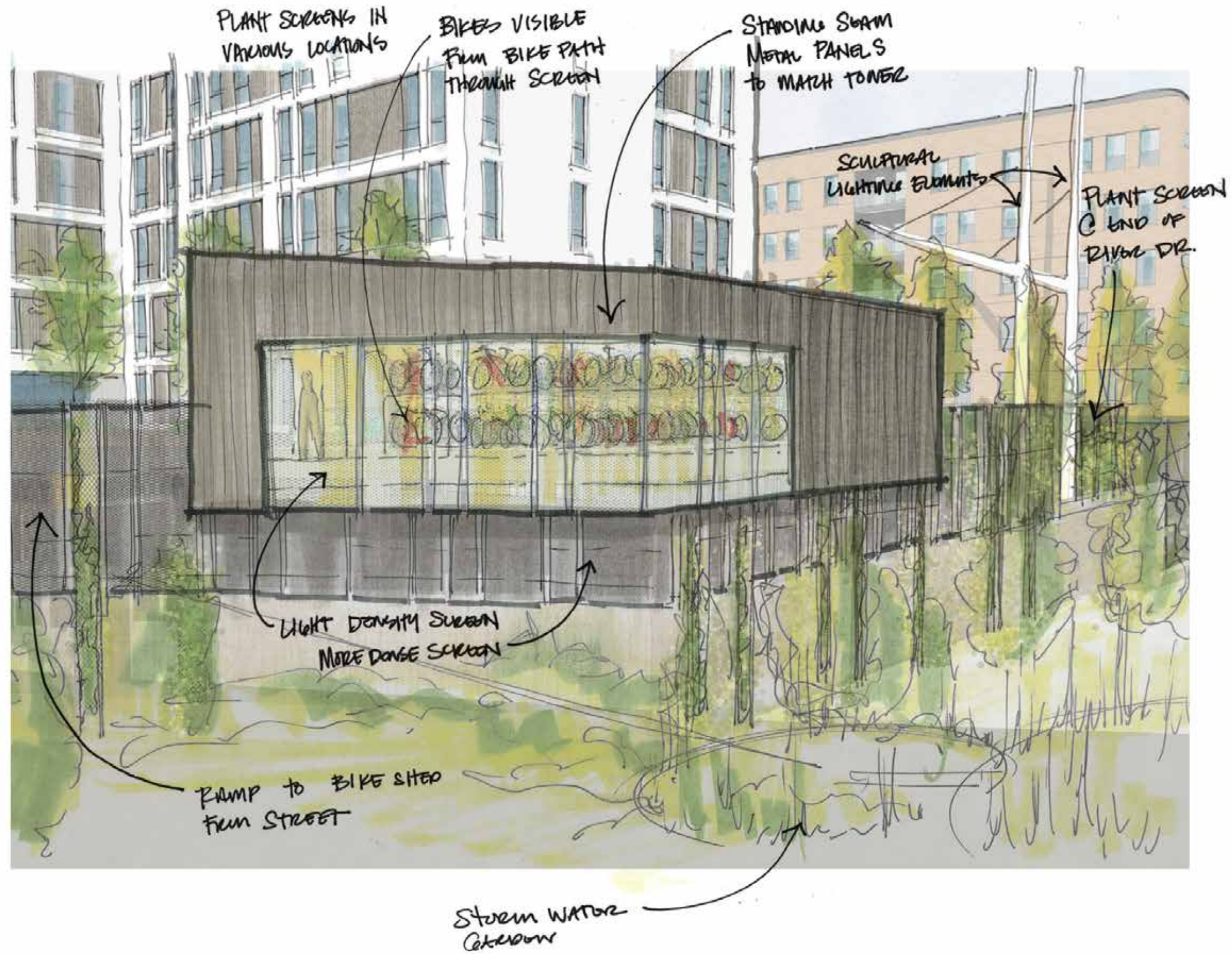


SOUTH ELEVATION





VIEW LOOKING NORTHEAST FROM BIKE PATH

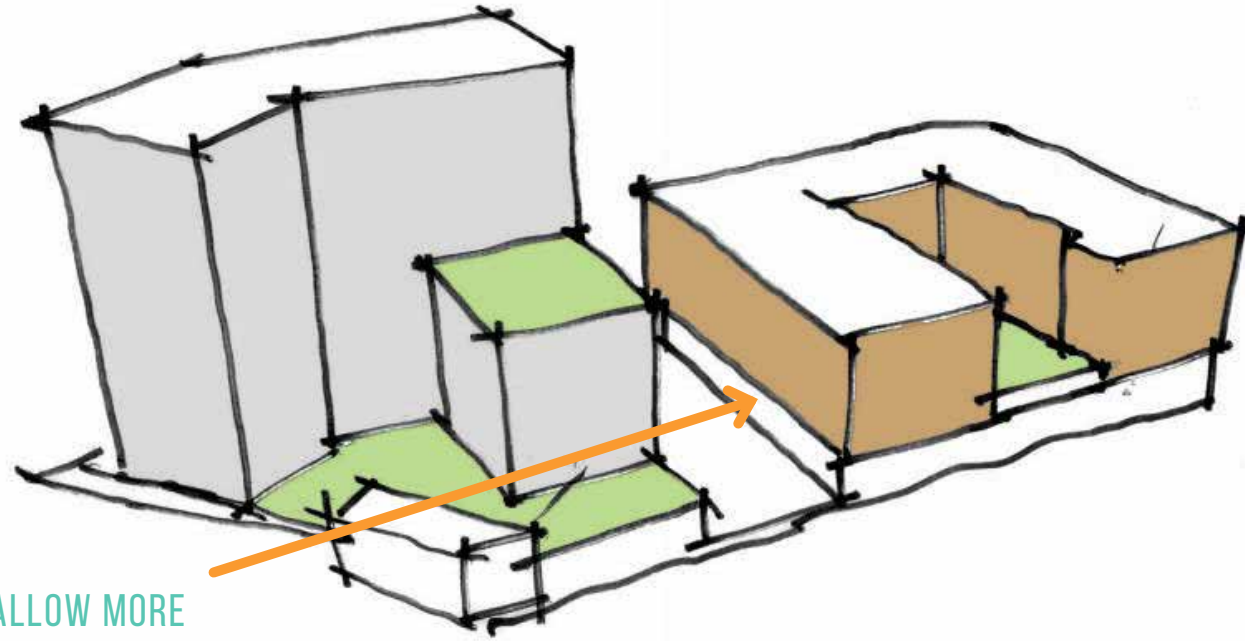




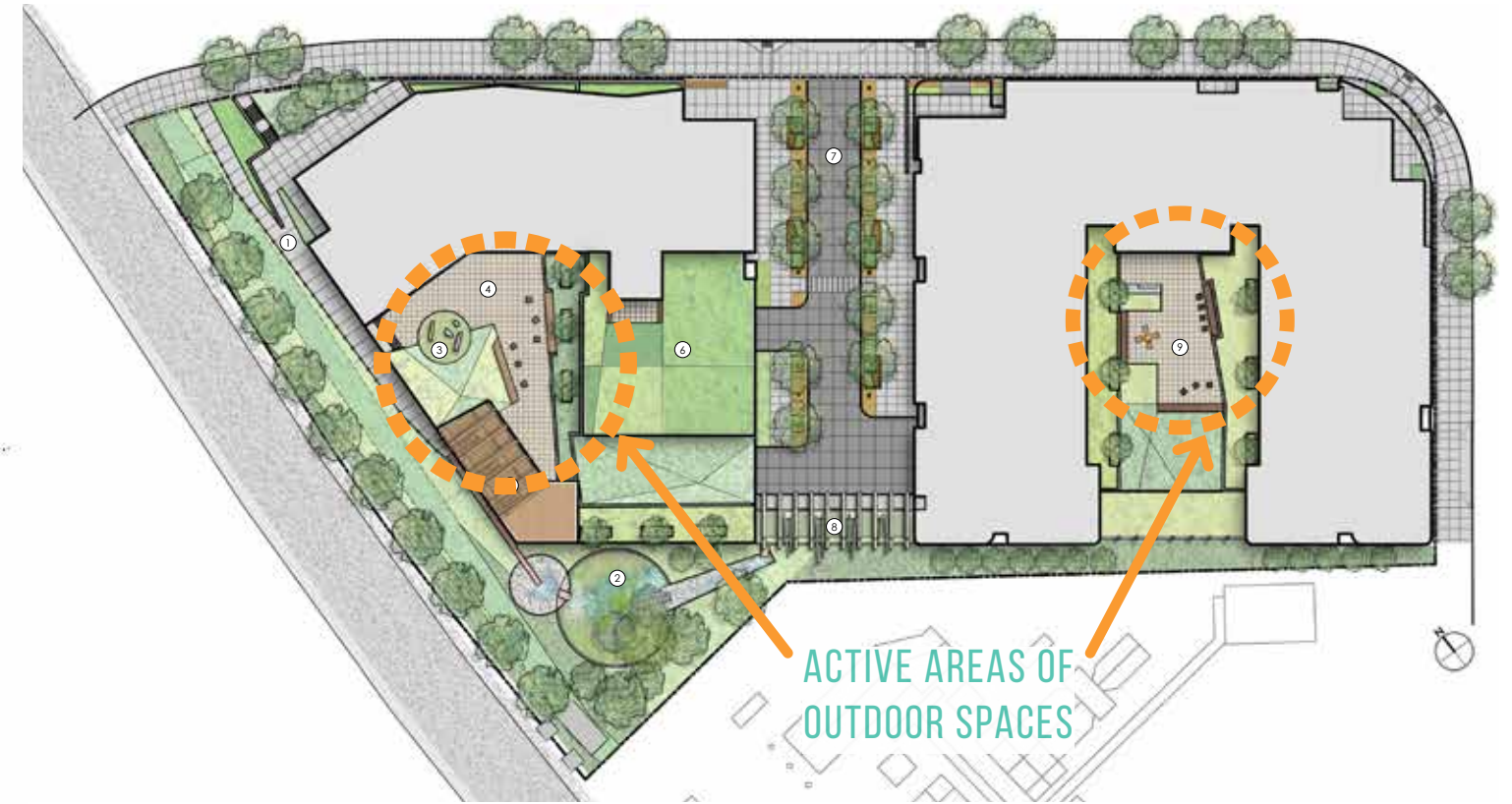




MASSING



ALLOW MORE AFTERNOON SUN INTO PRIVATE STREET



ACTIVE AREAS OF OUTDOOR SPACES



MAX TRAVEL DISTANCE FOR A SPRINKLED DEAD-END CORRIDOR

ELEVATIONS & COMPOSITION

EAST ELEVATION

EAST ELEVATION - BEFORE



KEY PLAN



ELEVATIONS & COMPOSITION

NORTH ELEVATION

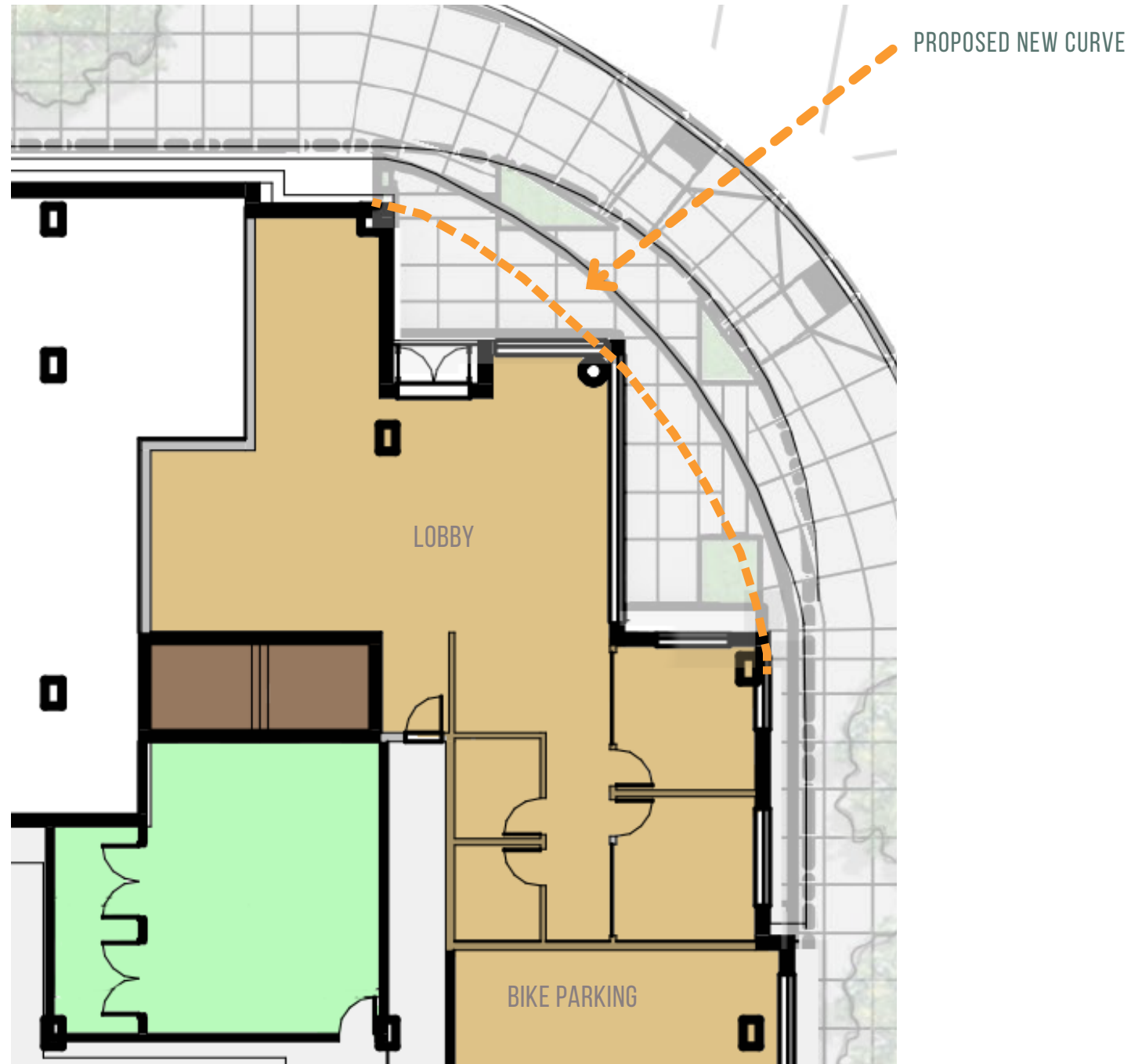
NORTH ELEVATION - BEFORE





BUILDING WALK AROUND

RIVER PKWY & MOODY AVE



MATERIALS

EAST BUILDING | BRICK DETAILS



A

DEEP RECESSED WINDOWS WITH METAL SILL

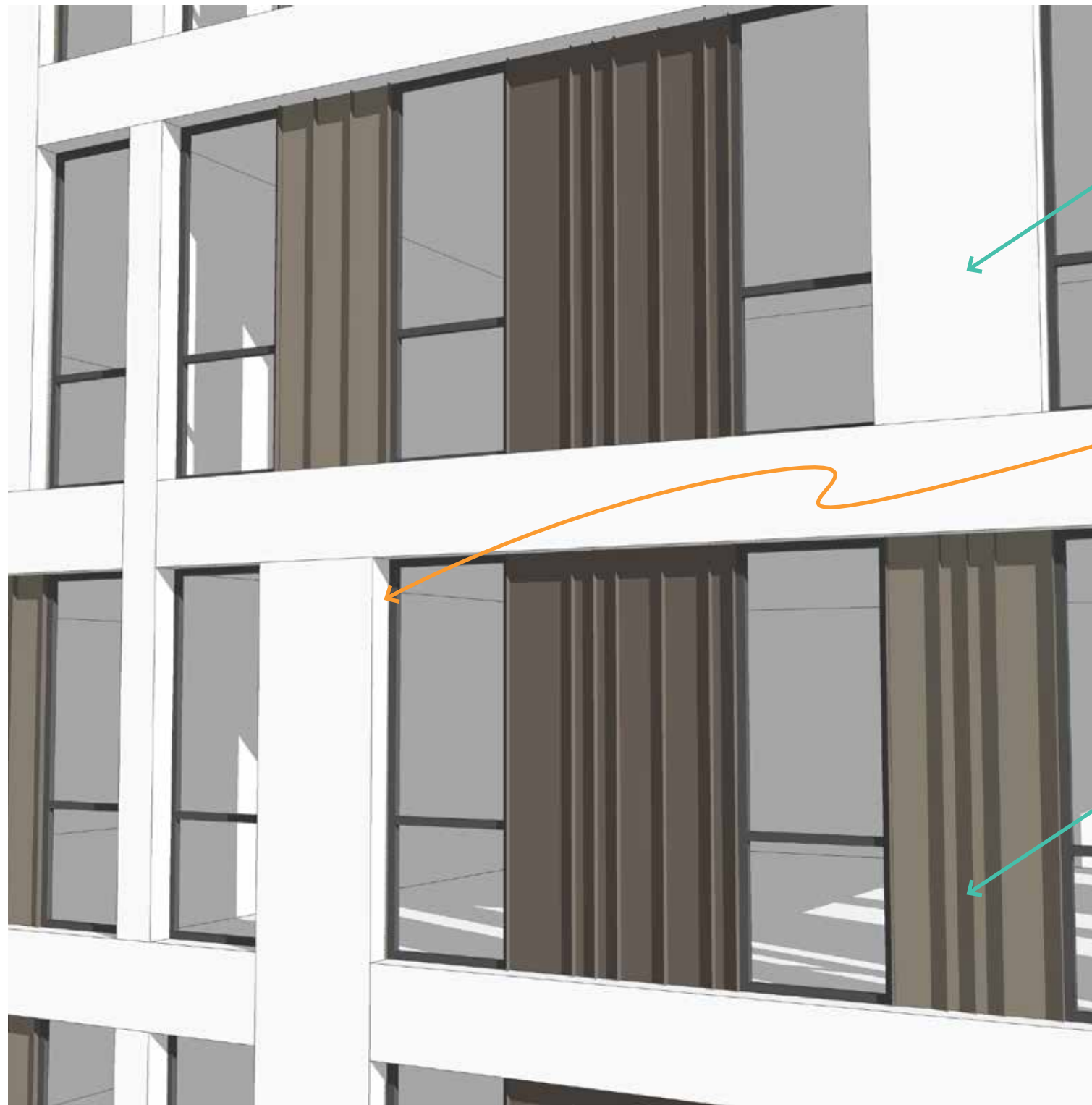


B

ROUNDED BRICK CORNER



WEST BUILDING | FACADE PANEL OPTIONS



A

**WHITE "GRID" - APPROX. 35% OF FACADE**

**OPTION 1**

Prefinished composite metal panel. (Alucobond or similar)

**OPTION 2**

GFRC panel system (Taktl or Rieder FiberC)

**OPTION 3**

Composite resin panel system (Trespa Meteon or similar)



8"+/- RETURN (TYP.)

B

**RECESSED COLOR PANELS - APPROX. 65% OF FACADE**

**OPTION 1**

Prefinished standing seam metal panel- 2 colors varying width (Morin B-12 button punch or similar)

**OPTION 2**

Corrugated metal panel - 2 colors

(Morin Integrity series panels, varying profiles i.e. The Abigail)







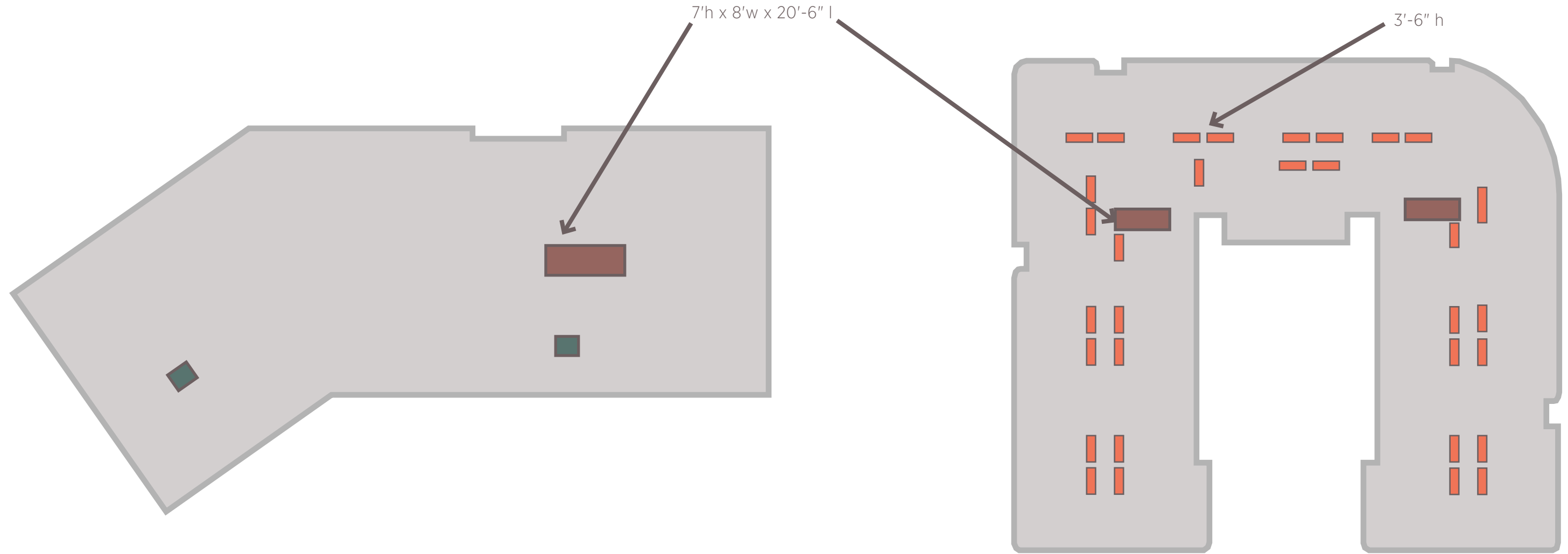


AERIAL LOOKING SOUTHEAST

MECHANICAL UNITS

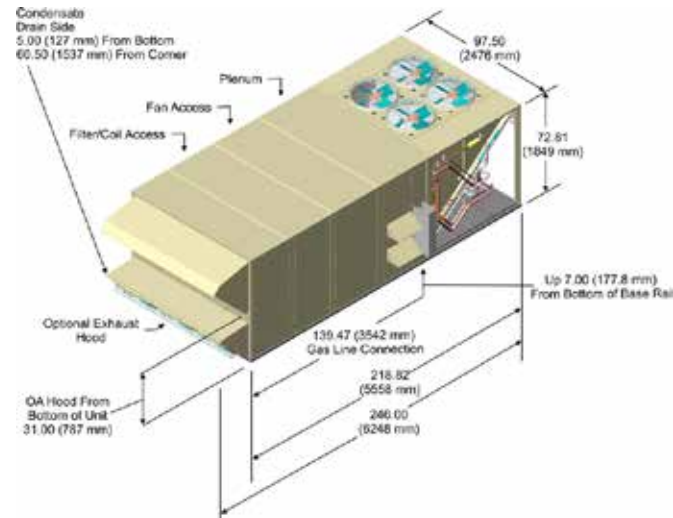
WEST BUILDING

EAST BUILDING



-  STAIR PRESSURIZATION UNIT
-  DEDICATED AIR UNIT
-  PTAC GROUP OF 5 UNITS

Figure 64: MPS 040-050 Cooling/Gas Heating Unit



OUTDOOR UNIT





<b>PORTLAND</b>	<b>SEATTLE</b>
<b>OFFICE</b>	<b>OFFICE</b>
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