

CITY OF PORTLAND, OREGON



Staff Presentation to the  
**Portland Design Commission**

**EA 15-269535 DA**  
**Bridge Housing / Riverplace Parcel 3**

April 7, 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

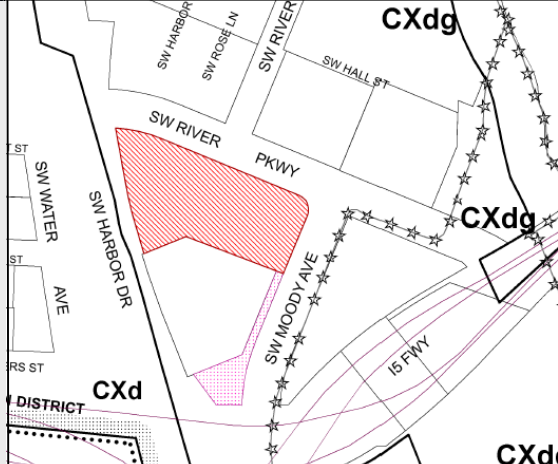
87,637 square feet

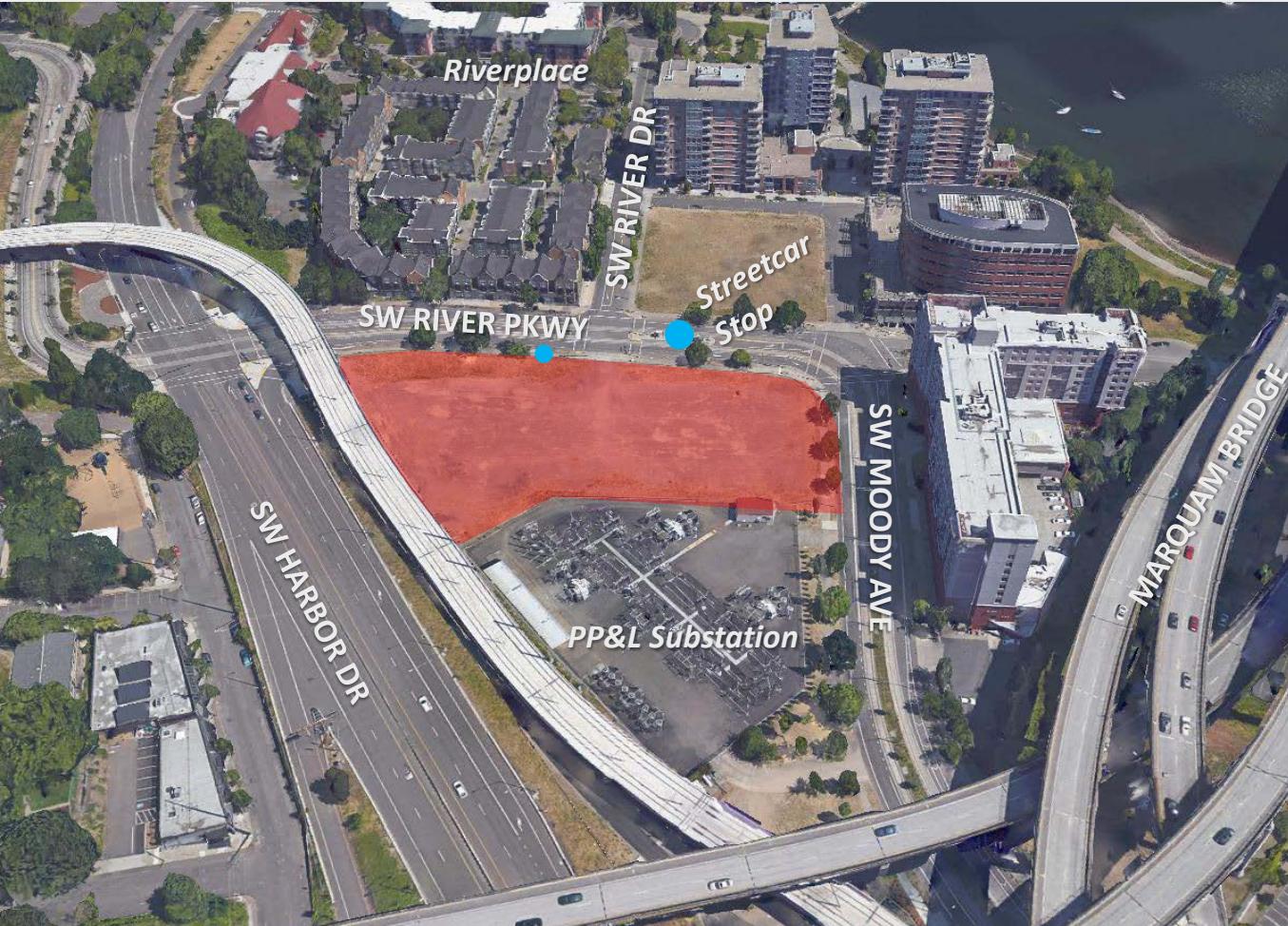
## Site Disposition

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

## Existing Condition

Vacant lot





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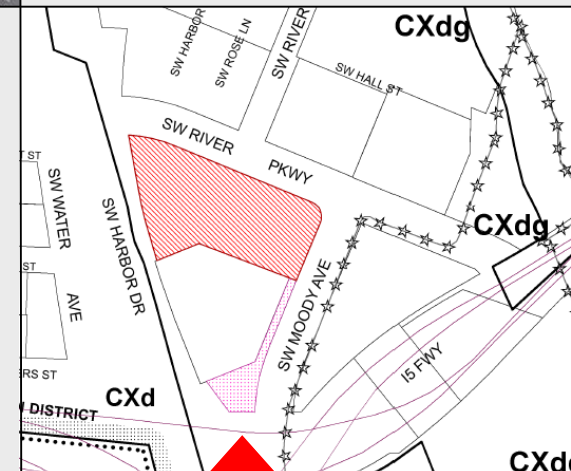
Vacant lot

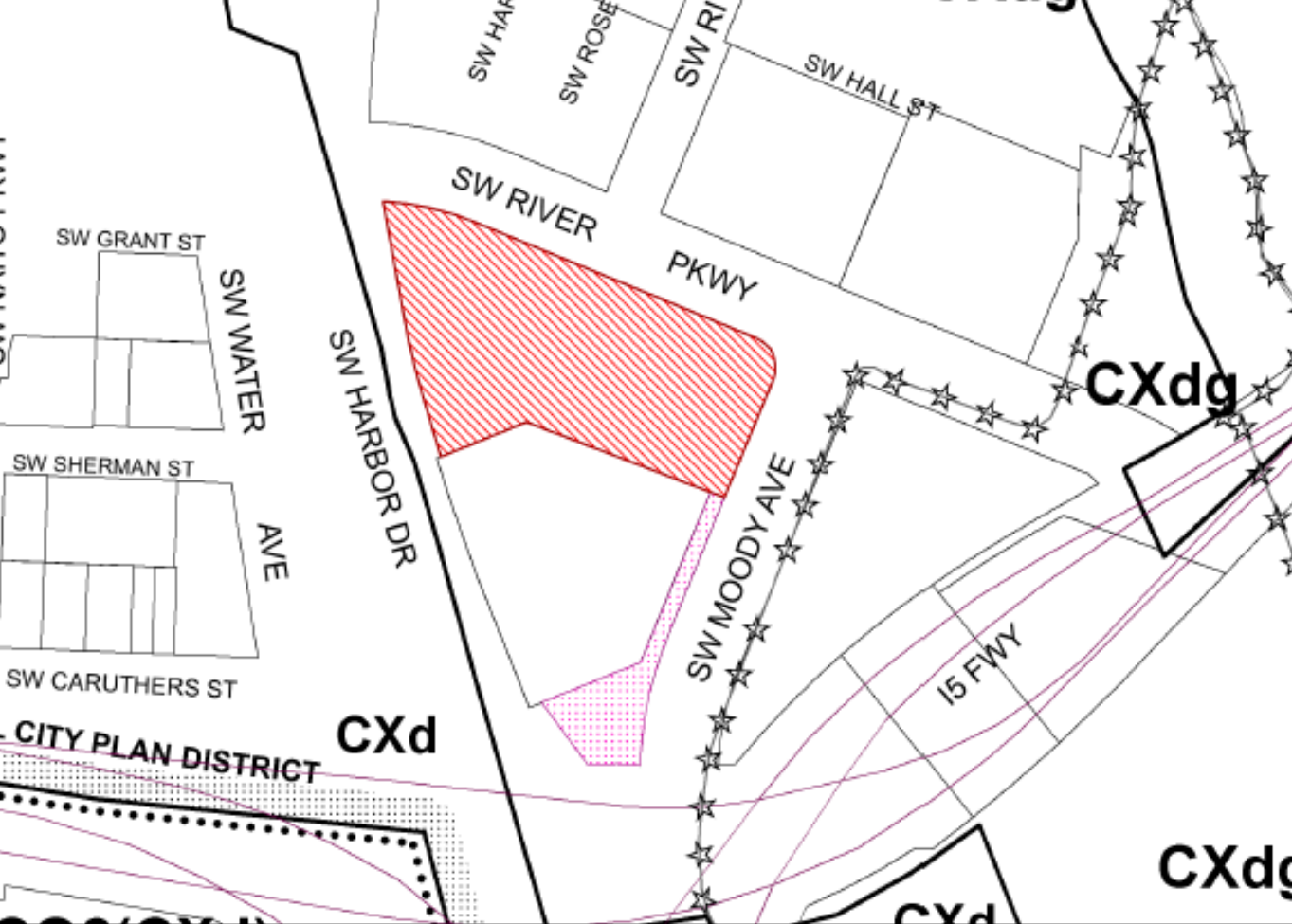
### Street Designations – Downtown Pedestrian District

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*





## The **CONTEXT** – Policy

**Zoning**

Floor Area Ratio

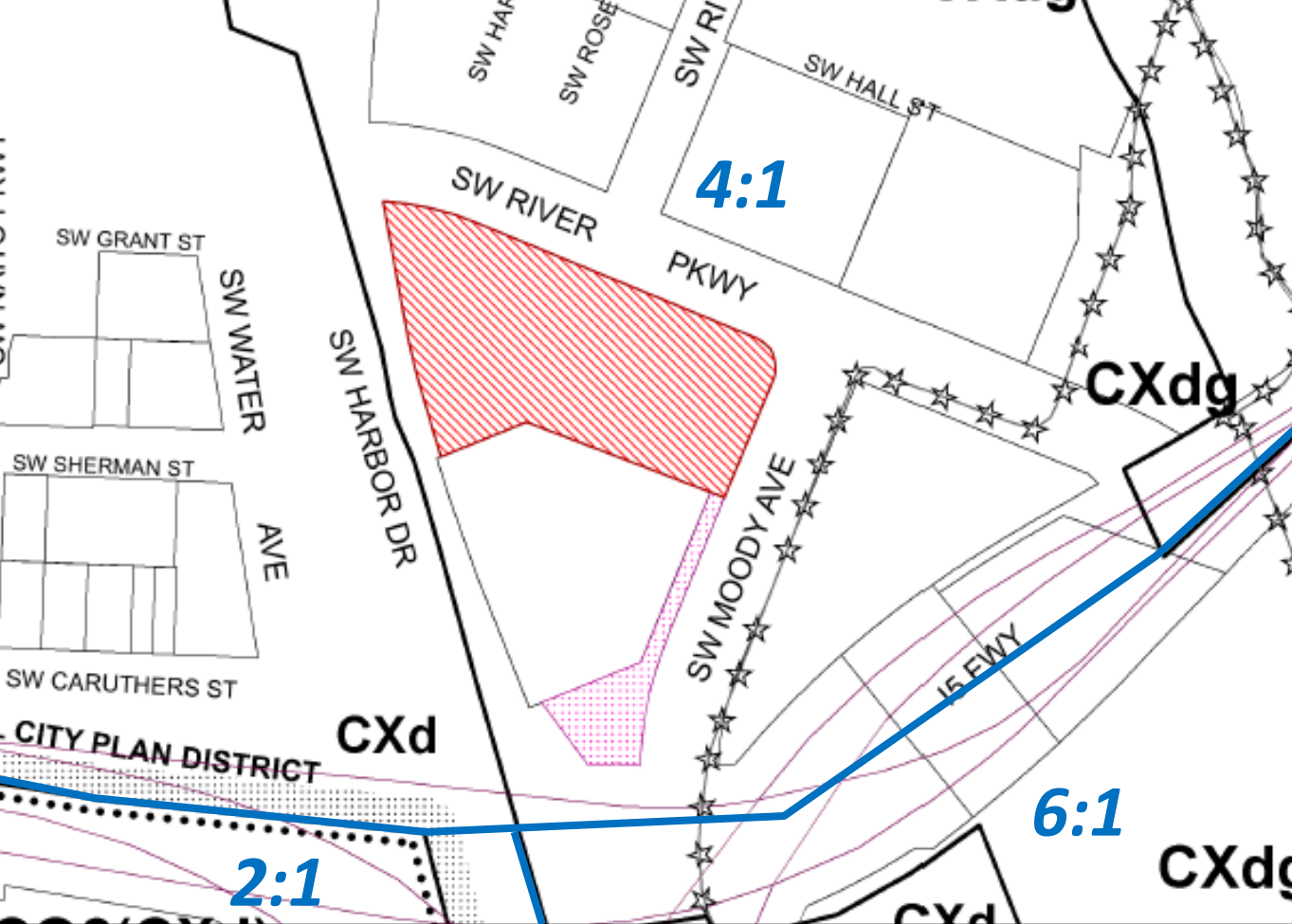
Height

**CXdg** – Central Commercial 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

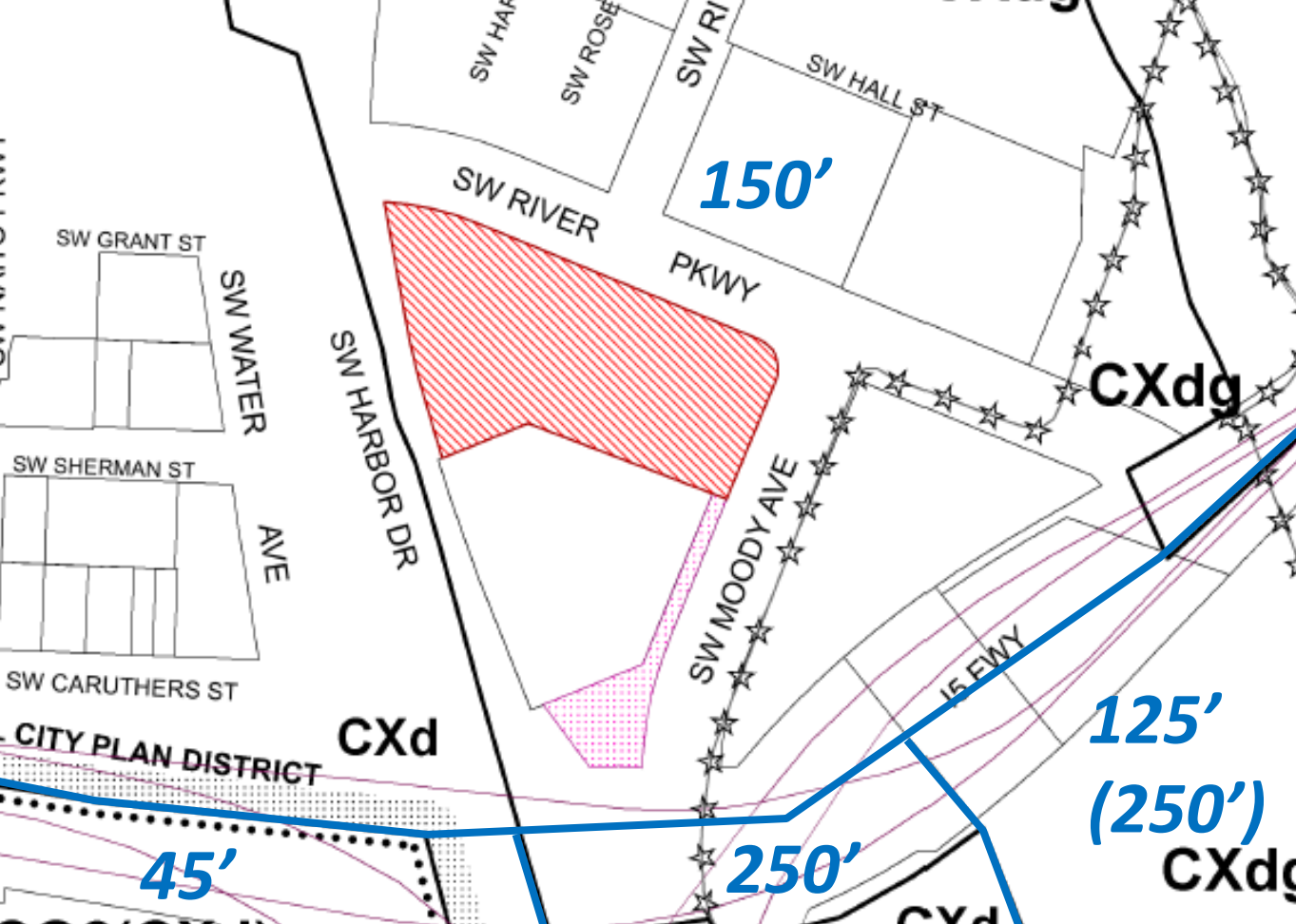
**Base FAR = 4:1 max**

**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"





**DAR 1**

## 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**

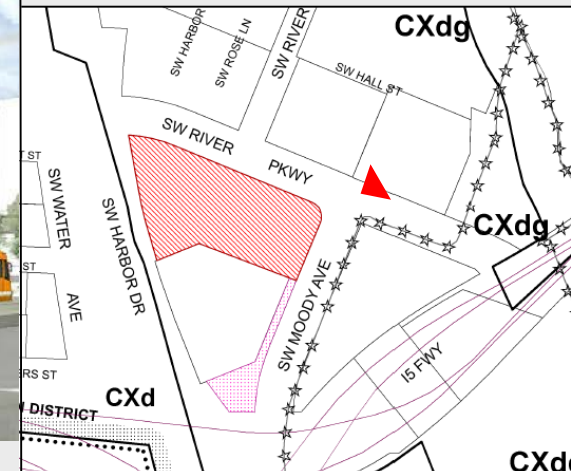
6 stories, 162 market rate units  
 Retail, storage, bike parking &  
 parking on ground floors  
 Approximately 195,500 GSF  
 Roof deck at level 2

### **Structured Parking**

163 spaces for residents at  
 parking level  
 41 spaces at ground floor—26  
 max allowed for retail & office



**DAR 2**





## DAR 1

### The PROJECT

#### West Building

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 Community uses on ground floor  
 Approximately 226,000 GSF  
 Roof deck at level 2

#### East Building

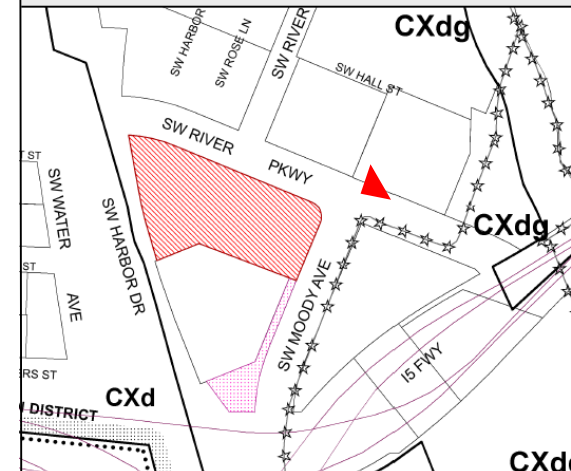
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## DAR 2



CXd





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PP&L Electrical Substation - S

### Site Area

87,637 square feet

### Site Disposition

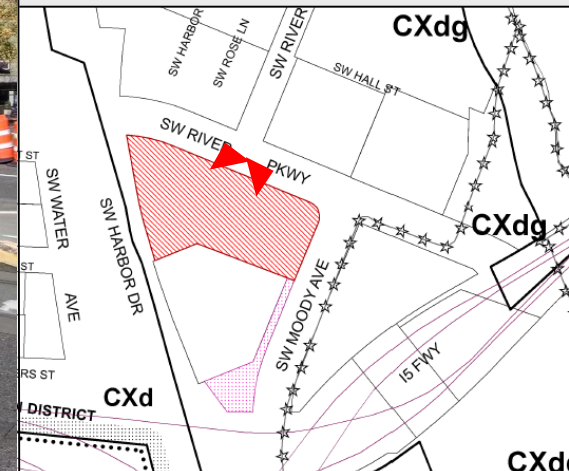
Slopes down from W to E  
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### Existing Condition

Vacant lot



Views at intersection of  
SW River Pkwy & River Dr





**Views** at intersection of  
SW River Pkwy & River Dr

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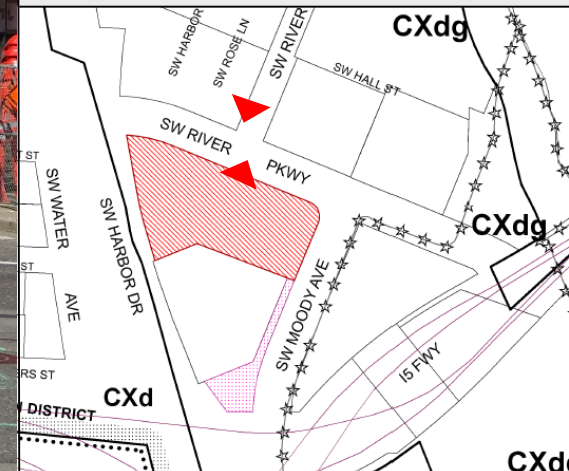
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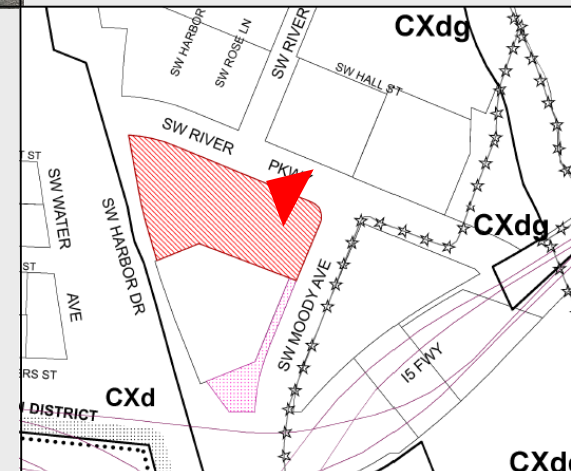
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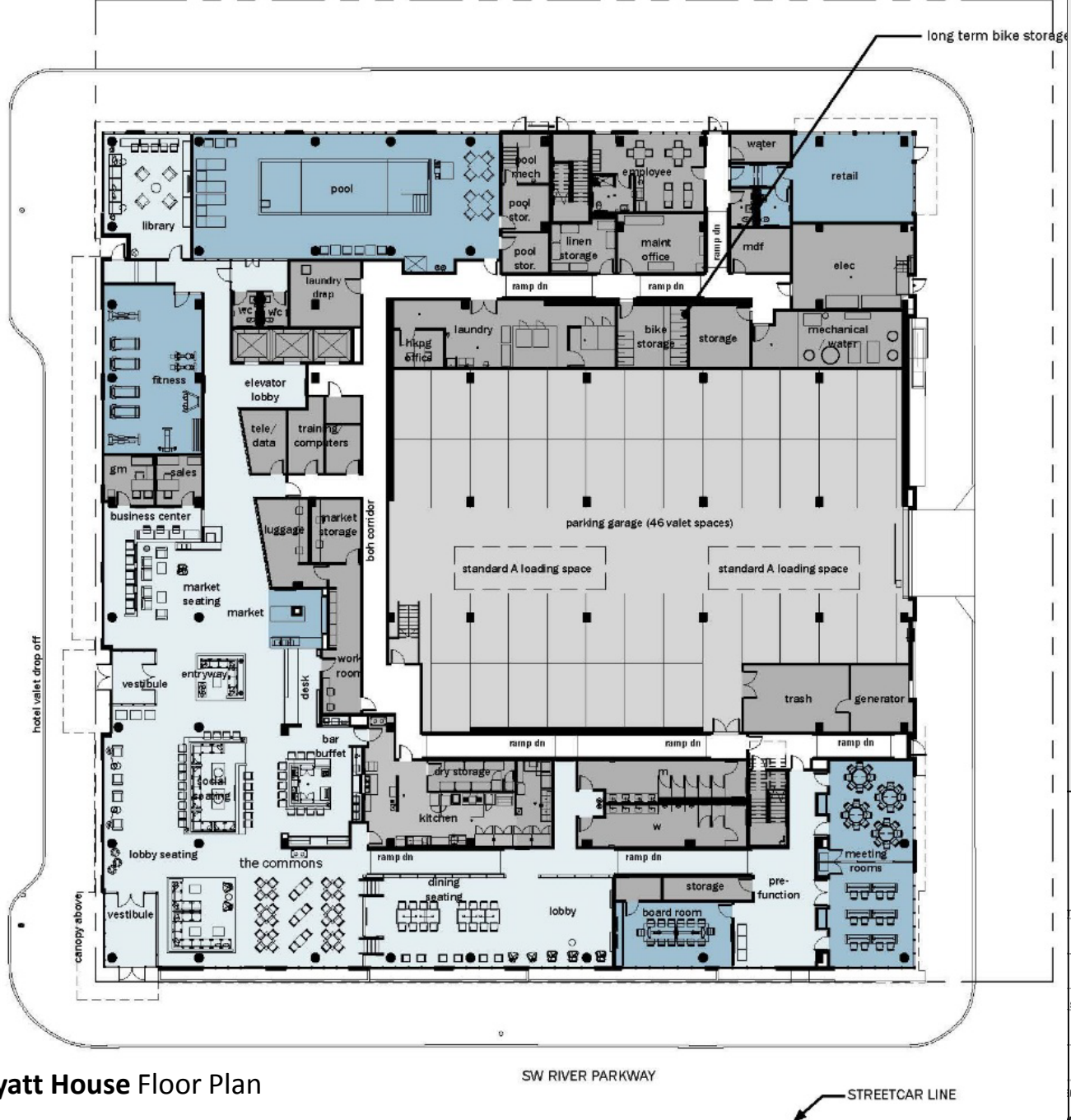
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**View** at intersection of SW River Pkwy & River Dr





**Hyatt House Floor Plan**

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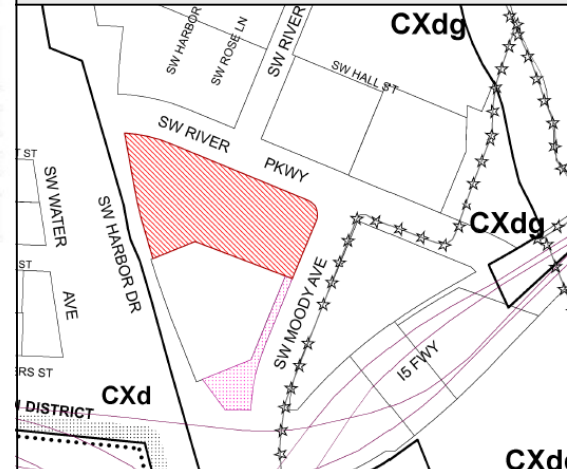
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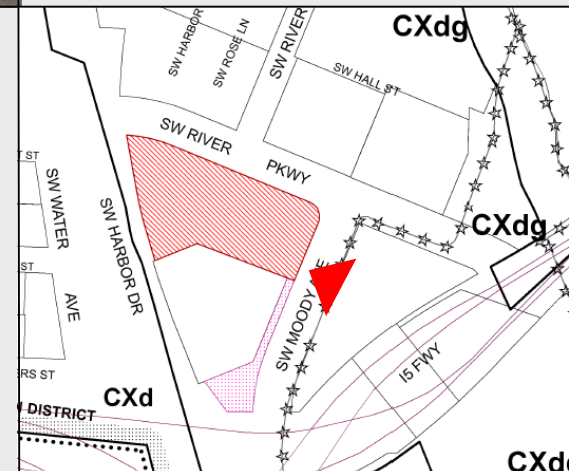
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**View** at proposed garage access point off SW Moody Ave





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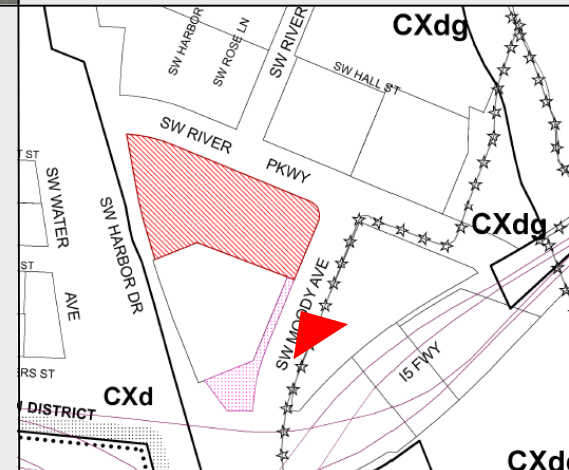
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### Existing Condition

Vacant lot

**View** at from the southeast along SW Moody Ave





**View** at from the south along SW Moody Ave

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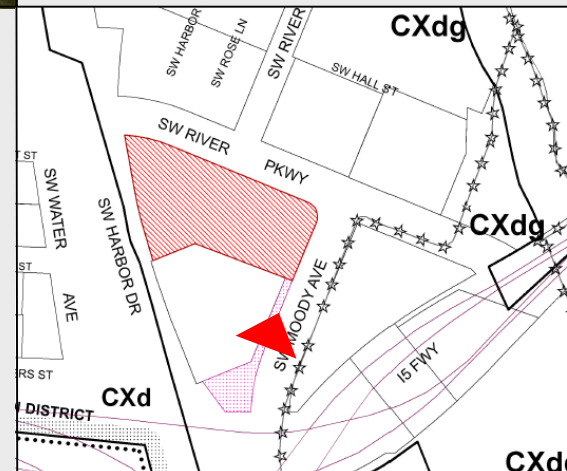
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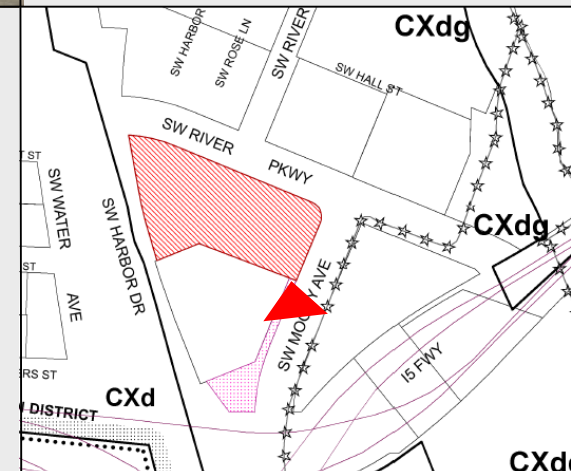
### Site Disposition

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### Existing Condition

Vacant lot

View at from the south along SW Moody Ave







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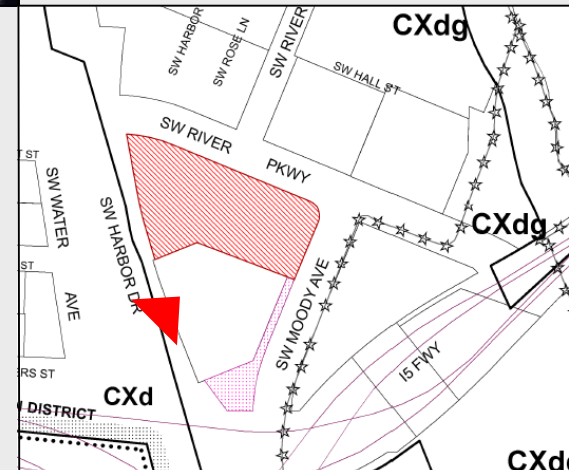
### Site Disposition

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### Existing Condition

Vacant lot

**View** at from the southwest along Harbor Viaduct recreational trail





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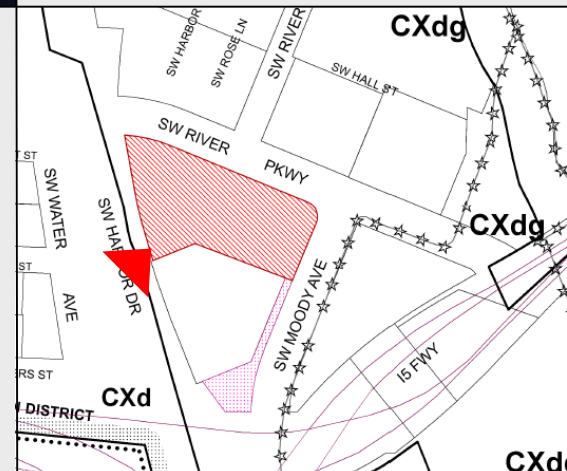
### Site Disposition

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

### Existing Condition

Vacant lot

**View** at from the southwest along Harbor Viaduct recreational trail



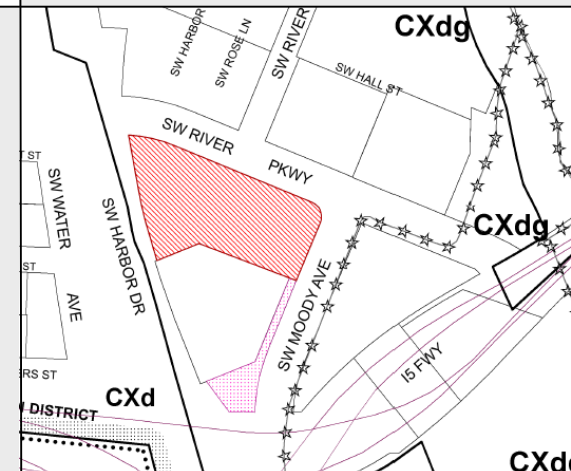


## Potential Discussion ITEMS

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

Redesigned private street.

Revised landscaping concept.

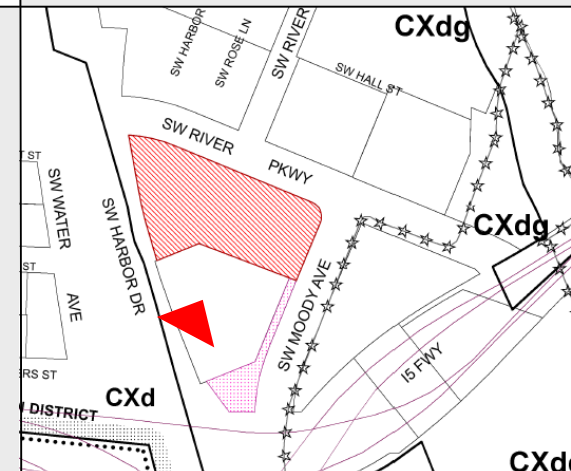


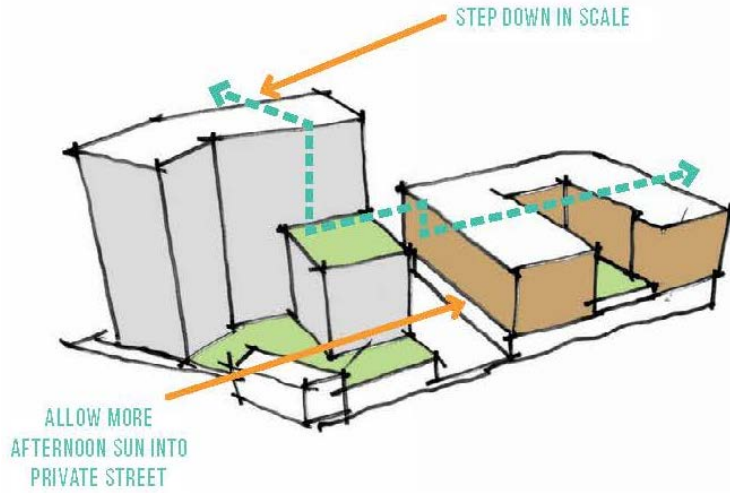
## Potential Discussion ITEMS

1. Site Design
2. Building Massing
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South side of the site.

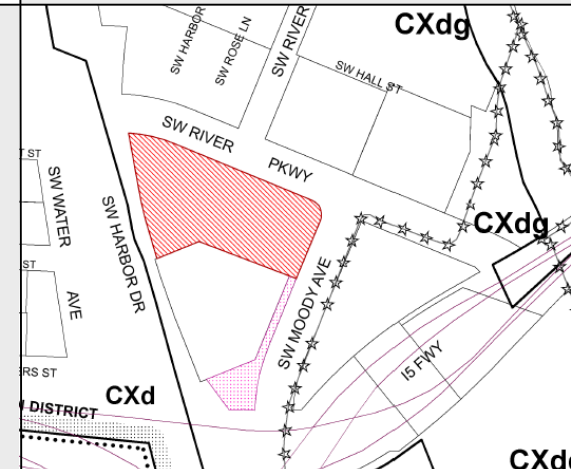




Massing of both buildings essentially the same as at DAR 1.

## Potential Discussion ITEMS

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





**DAR 1**

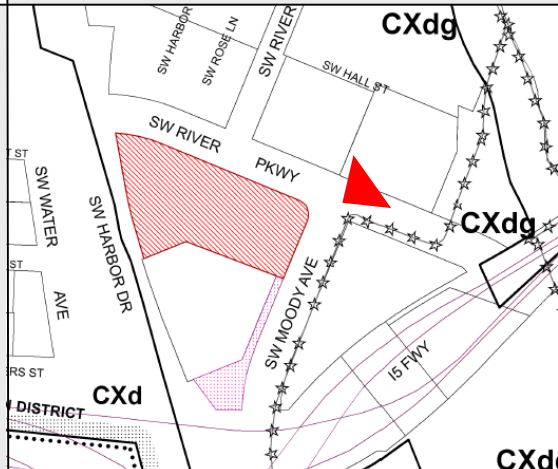


**DAR 2**

Potential Discussion  
**ITEMS**

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

Northeast corner

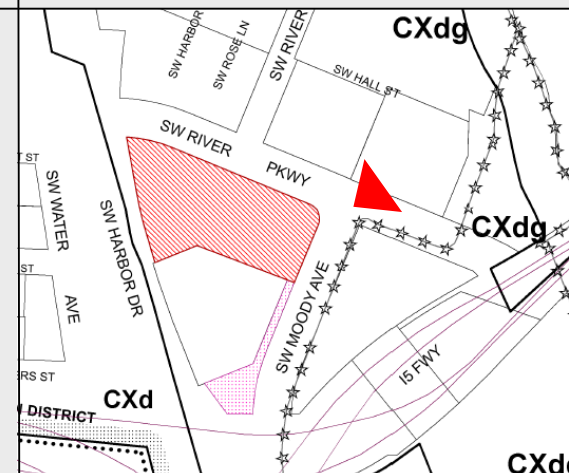




East Building

## Potential Discussion ITEMS

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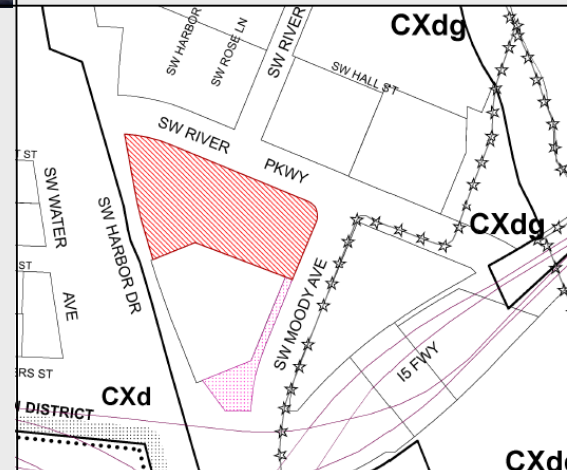




Landmark Jeanne Manor Apartment Building (Corner of SW Park & Clay)

## Potential Discussion ITEMS

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



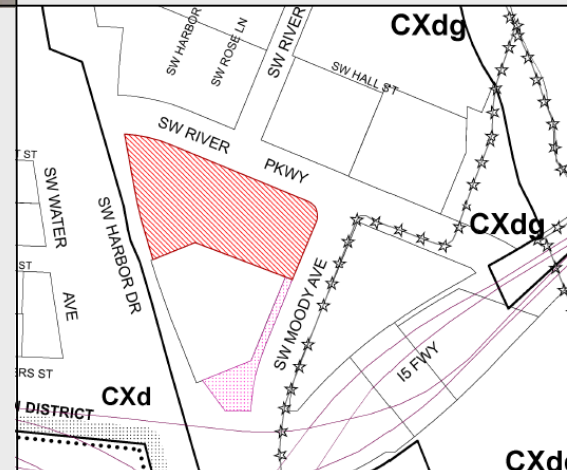




## Potential Discussion ITEMS

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

West Building



## PLAN

### DESIGN CONCERNS:

Clearly define the character and use of the new street.  
Show how people can successfully use the space for automobiles.



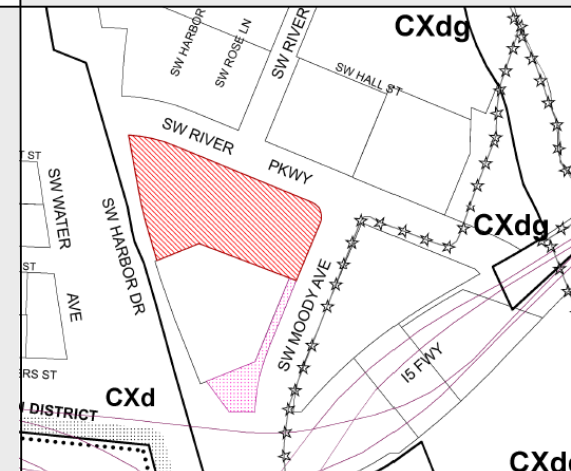
## Potential Discussion ITEMS

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

Active uses along the private street are largely the same, though additional glazing has been added on the east building façade.

Long parking garage frontage on the west building.

Parking garage entry and loading on the east building.





City of Portland  
Bureau of Development Services

End of staff presentation



City of Portland  
Bureau of Development Services

Slides from DAR 1



View to southeast

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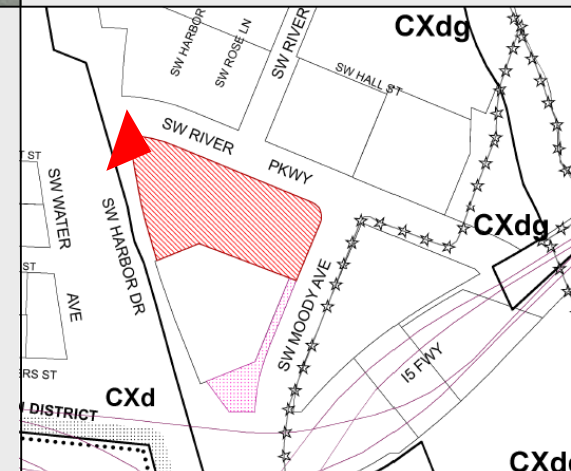
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### Existing Condition

Vacant lot





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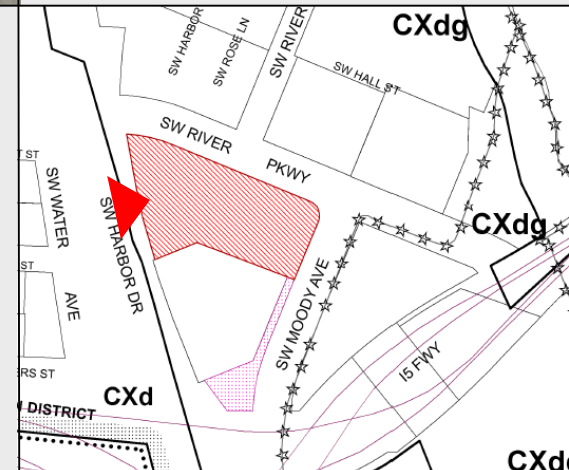
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Vacant lot

View to east





View to northeast

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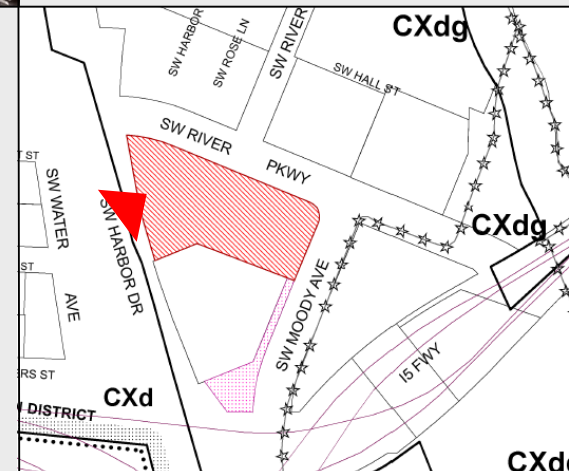
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Views across SW Moody Ave

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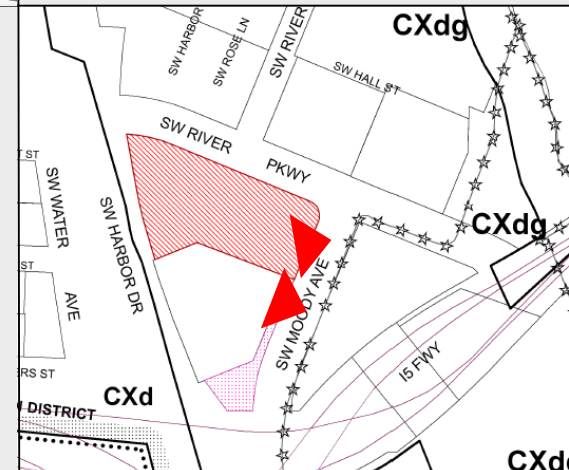
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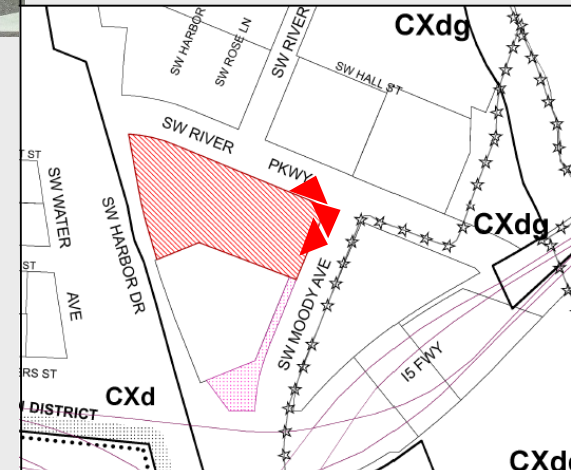
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Views at intersection  
of SW Moody Ave &  
SW River Pkwy





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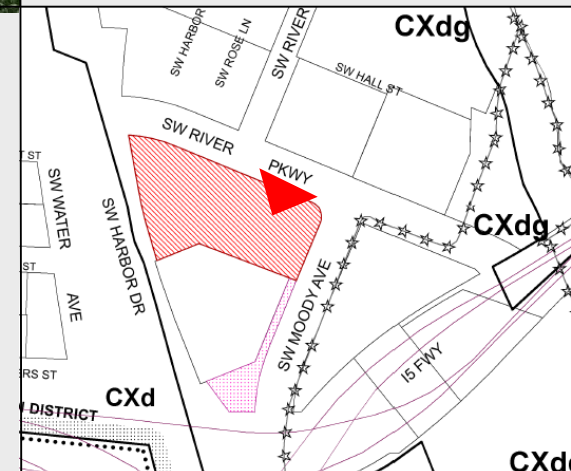
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Vacant lot

View to south across the site





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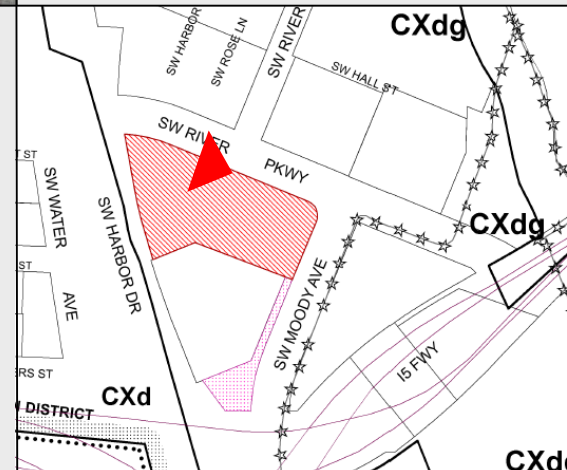
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View at intersection of SW River Pkwy & River Dr





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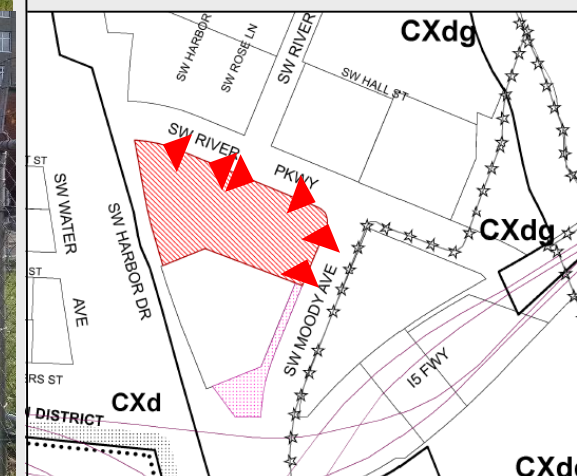
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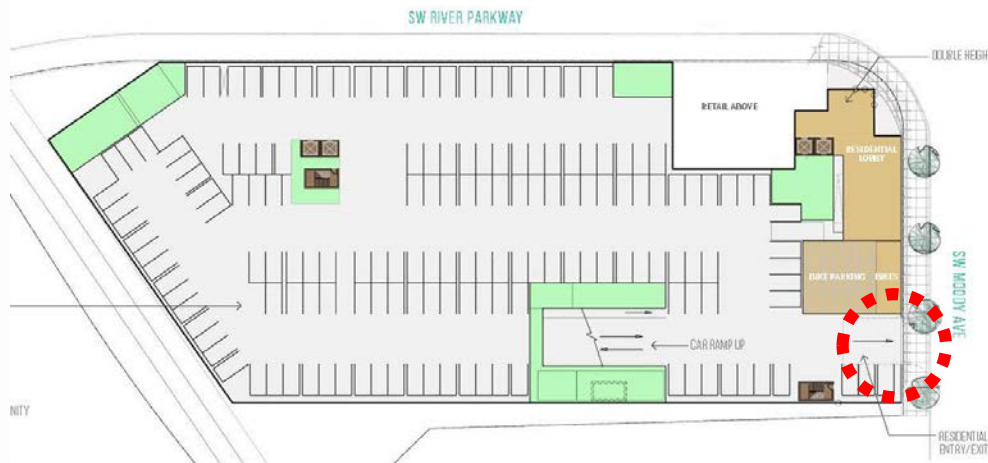
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## Potential MODIFICATIONS & ADJUSTMENTS

**Adjustment:** Parking Access Restricted Street

**Modification 1:** Maximum Building Setback

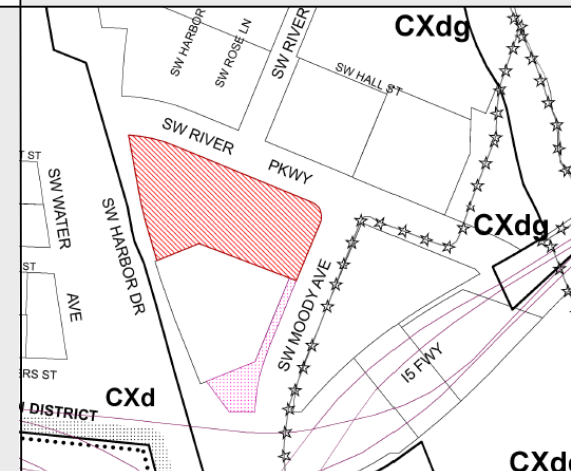
**Modification 2:** Ground Floor Windows Standard

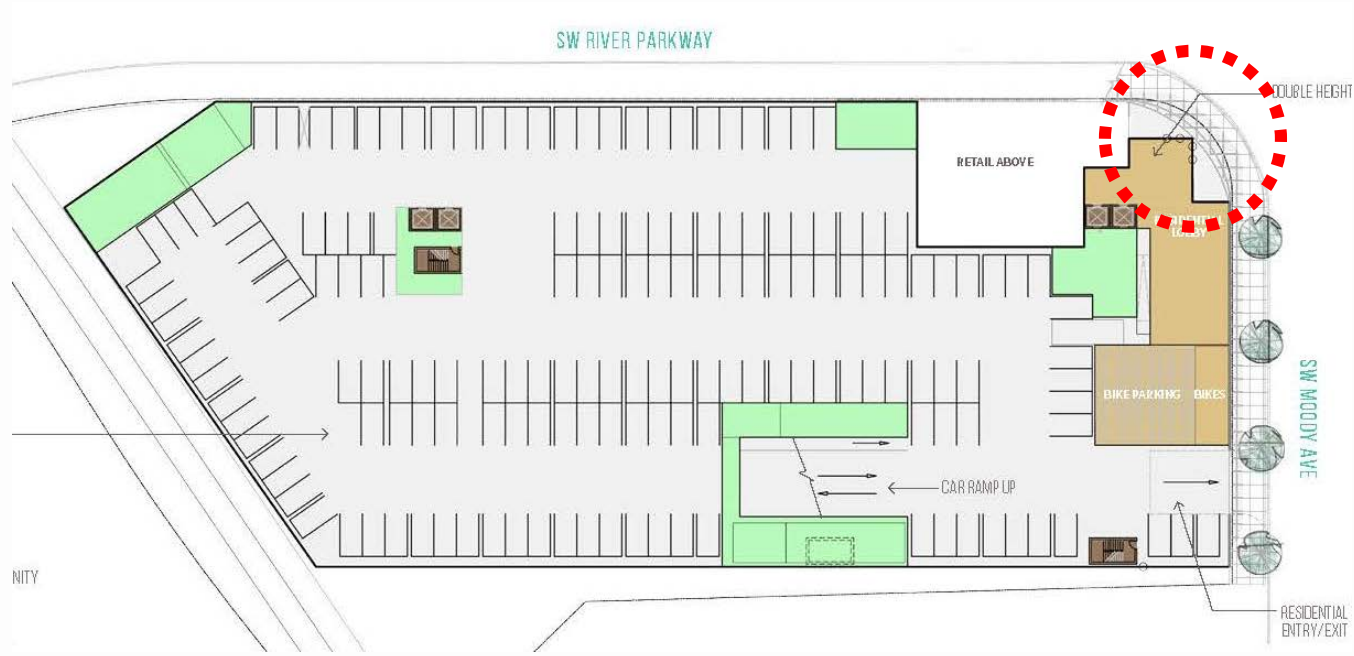
**Modification 3:** Transit Street Main Entrance

**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

**Modification 1:** Maximum Building Setback

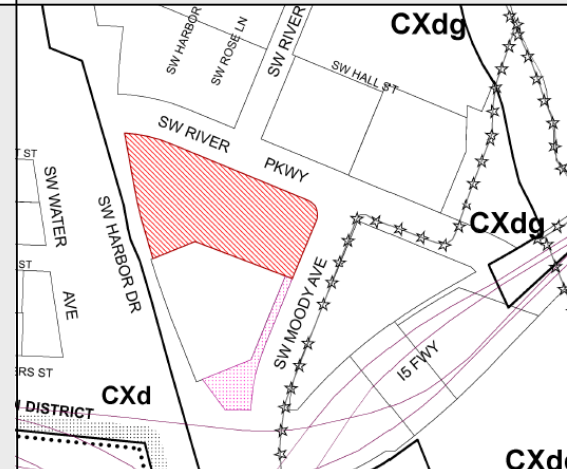
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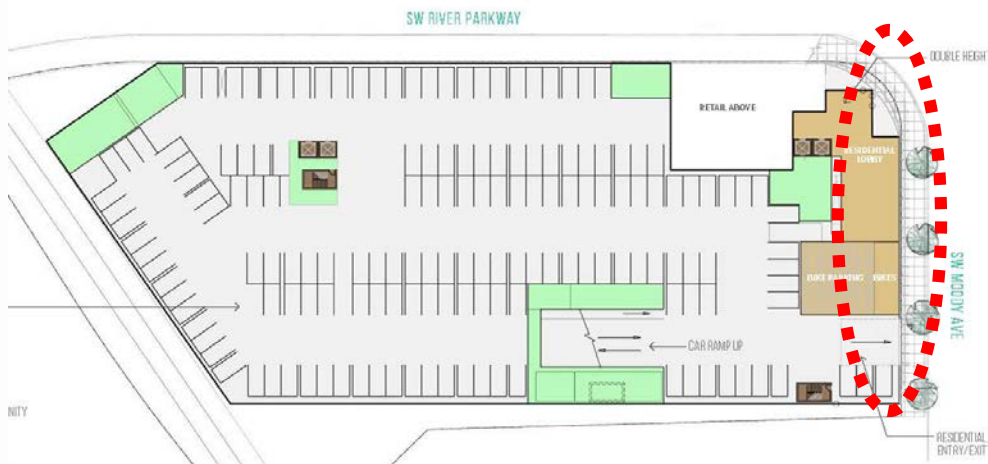
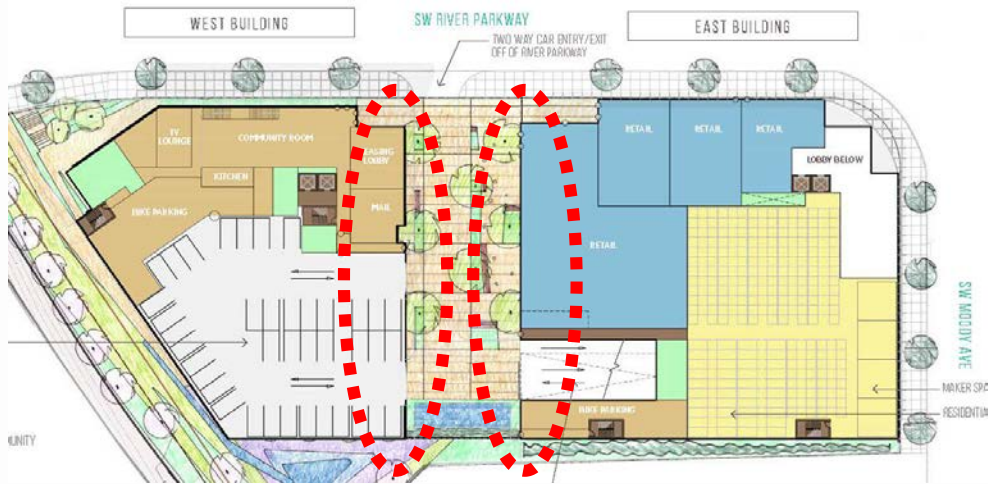
**Modification 3:** Transit Street Main Entrance

**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

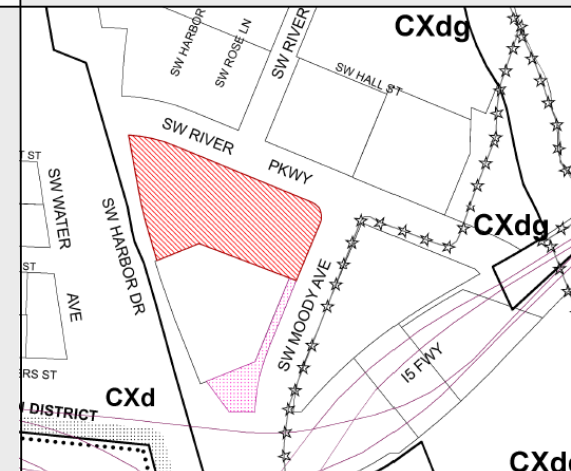
**Modification 2:** Ground Floor Windows Standard

**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

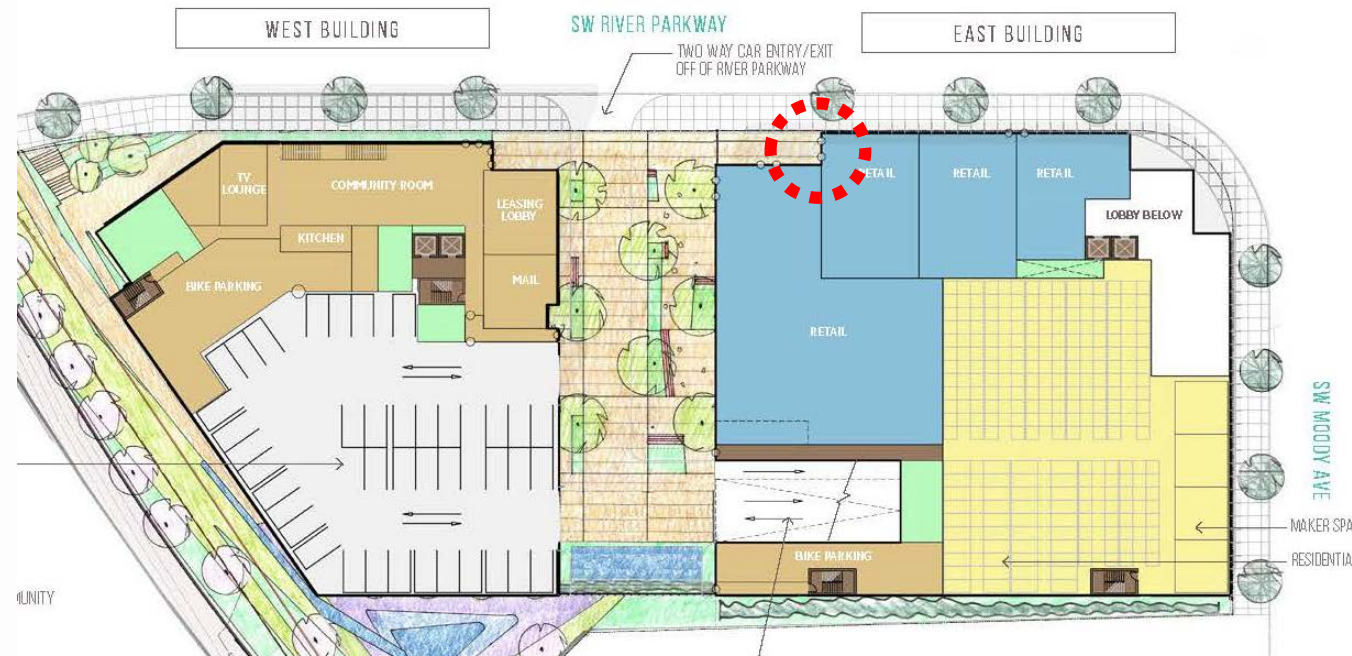
**Adjustment:** Parking Access  
Restricted Street

**Modification 1:** Maximum  
Building Setback

**Modification 2:** Ground Floor  
Windows Standard

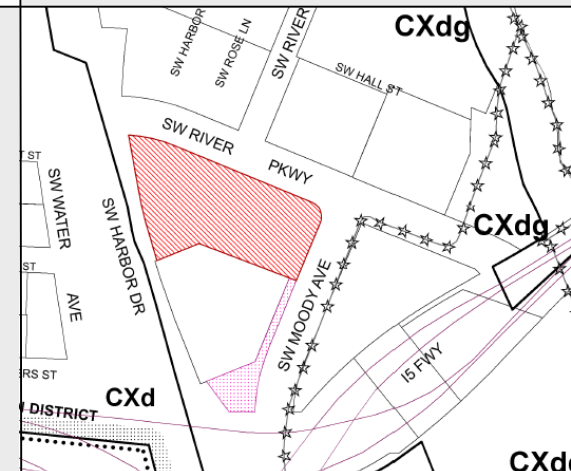
**Modification 3:** Transit Street  
Main Entrance

**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

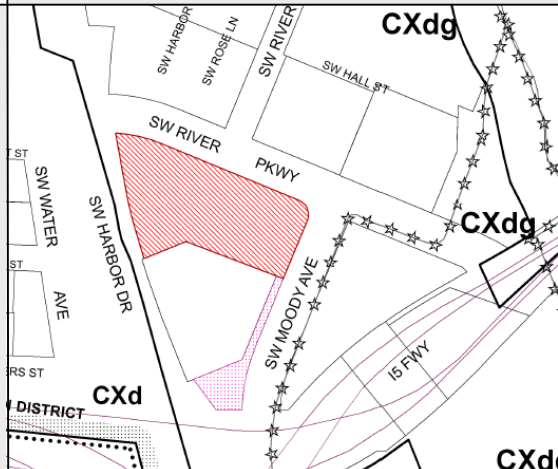
**Modification 3:** Transit Street Main Entrance

**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

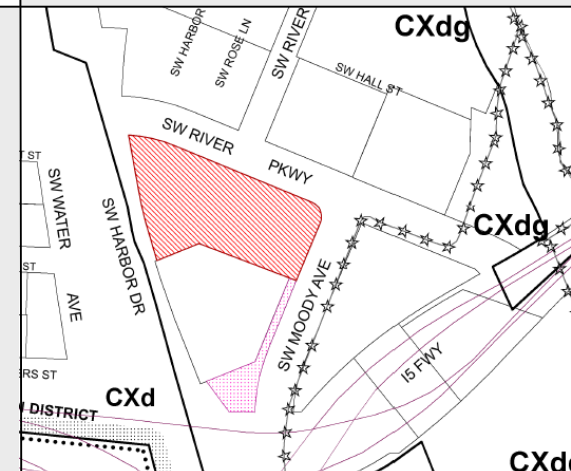




## Potential Discussion ITEMS

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

Design of courtyards atop both buildings' ground floor plinths.

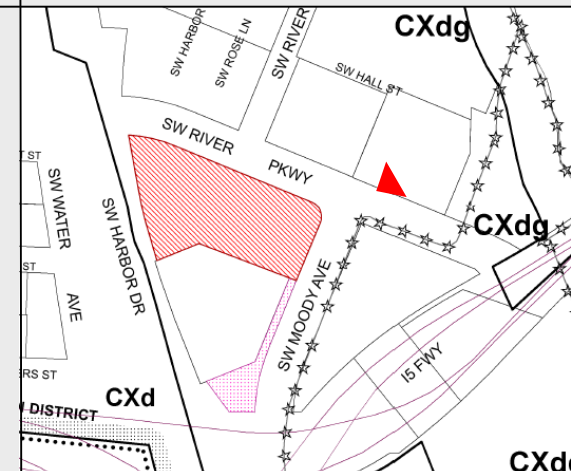


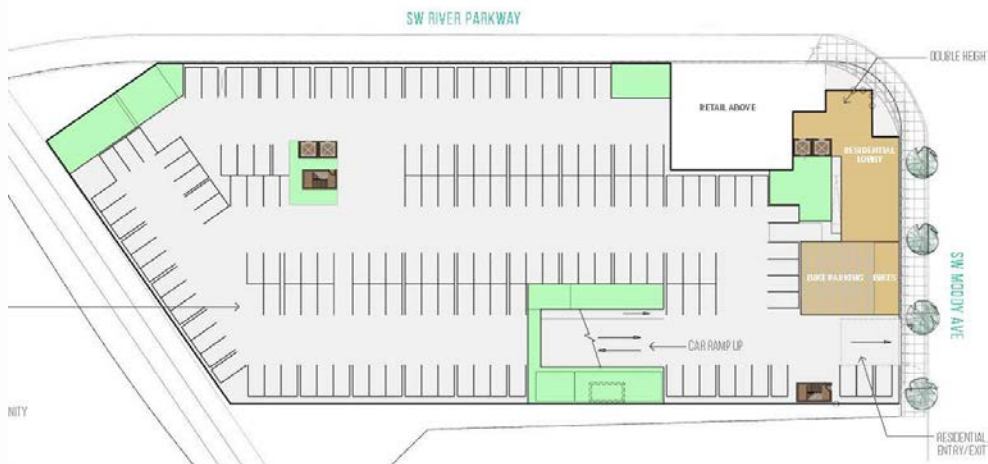


## Potential Discussion ITEMS

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

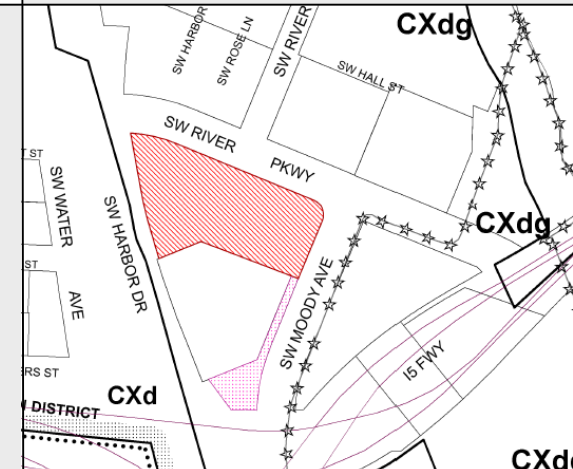
1. Site Design
2. Building Massing
3. **Ground Floor Active Uses**
4. Elevations & Composition
5. Materials Discussion

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.

