



DESIGN ADVICE REQUEST 02 MAY 2016

NORTH18

application

PROPERTY: 1134 NW 18TH AVE. PORTLAND, OREGON

RE: APPLICATION FOR DESIGN ADVICE REQUEST

 SUBMITTED:
 MAY 31, 2016

 DAR NUMBER:
 EA 15-259773

project team

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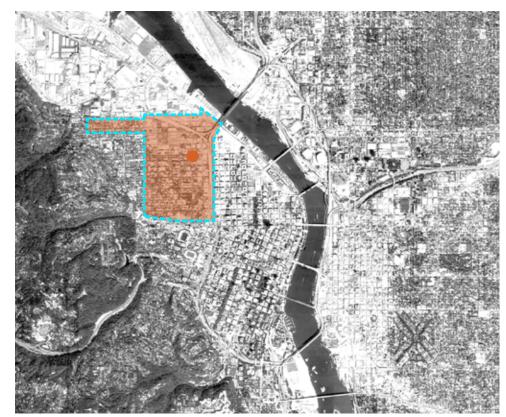


site location

NORTH18 is a mixed-use multi-family project proposed on a 200x100 foot half block located in the North-west plan district in the North-west neighborhood.

The site sits within the Urban Character Area C - The Eastern Edge (in Appendix J of the Community Design Guidelines). The immediate neighborhood contains mainly industrial warehouse buildings and commercial office; the site itself is currently occupied by a single story double-height warehouse building, containing a sheet metal fabrication works. To the north lies a mixed-used apartment building known as The Addy.

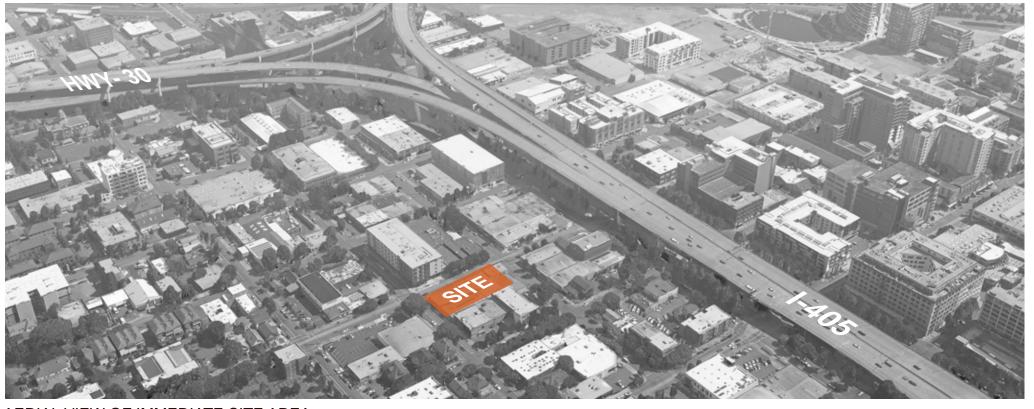
The site is located two blocks west of Interstate 405 and transitions between the Con-way masterplan to the north, the Pearl District to the east and the historic Nob Hill neighborhood to the south. In this location there is an opportunity to respond with a higher density building which also relates to the finer historic residential grain and frontages.



AERIAL VIEW OF CENTRAL PORTLAND



AERIAL VIEW OF THE IMMEDIATE SITE AREA



AERIAL VIEW OF IMMEDIATE SITE AREA



site history

_ 1850s _ _ _ 1870s _ _ _ 1890s _ _ _ 1910s _ _ _ 1930s _ _ _ _ 1950s _ _ _ 1970s _ _ _



The local area, between Slabtown, Nob Hill, the Pearl District to the east, and the Northwest Industrial District, was relatively undeveloped through the end of the end of the 1800s and early 1900s.

The area was home to farming Chinese immigrants, poor workers, and various industry. The primary industry of the area at the turn of the century were wood mills taking advantaged of the still forested Portland hills.

The slabs of wood that were discarded to make milled lumber were stacked in large bundles around slabtown for cheap firewood and industrial use. The large piles of slabwood is how slabtown got its name.

The turn of the century saw what has become defining features of the area. On top of Guilde's lake and the surrounding marshy area, to the north, was built an artificial island as the site of the 1905 Lewis and Clark Exposition. The lake was later permanently filled in to become the northwest industrial district.

Following the exposition, the neighborhood began to add more multi-family housing units.

Montgomery Ward built their now icononic Montgomery Park building just to the south of the industrial area, cementing northwest Portland's industrial and warehouse use.

The area also continued to be built up for single and shared housing for workers of the industrial area.

The Campbell townhomes, in close proximity to the site, on NW Irving and 17th Avenue, were built in 1893

The site itself was undeveloped until 1901. In 1908 there were some residential properties located along 17th Avenue.















THE SITE

There is a strong history of industrial warehouse buildings in the area.

Warehouse buildings have existed on the site since 1936. The existing sheet metal shop on the site was constructed in 1948 and was occupied by the Hirschberger company in 1950.

Through the 1950s, the area continued to be a unique mix of warehouse industrial and varied types of housing. This is further evidenced by the historic victorian and multi-story houses that are still standing today.

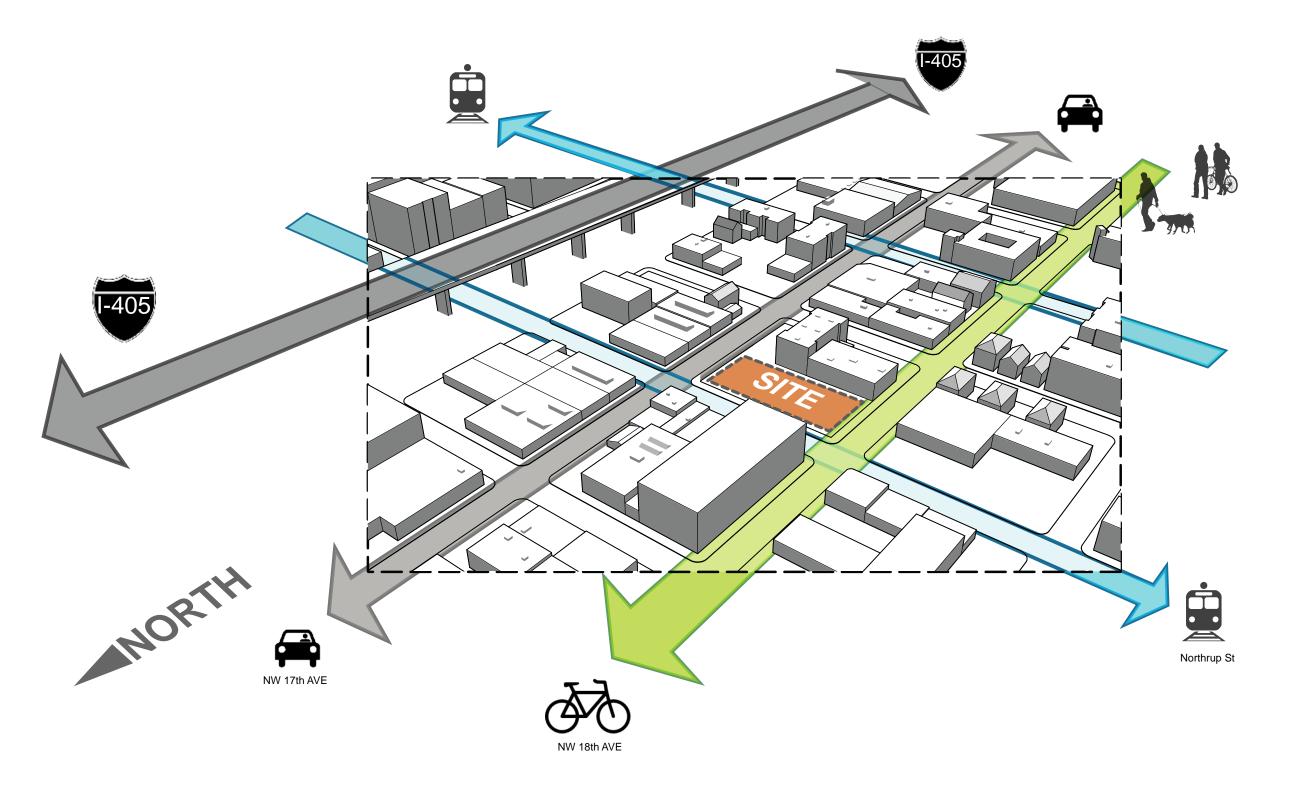
In the 1970s there was a revival in the residential sector for the North-west area as the suburbs lost their appeal. The alphabet district and Nob Hill became popular districts and the retail provision in these areas grew to provide amenity for the housing.





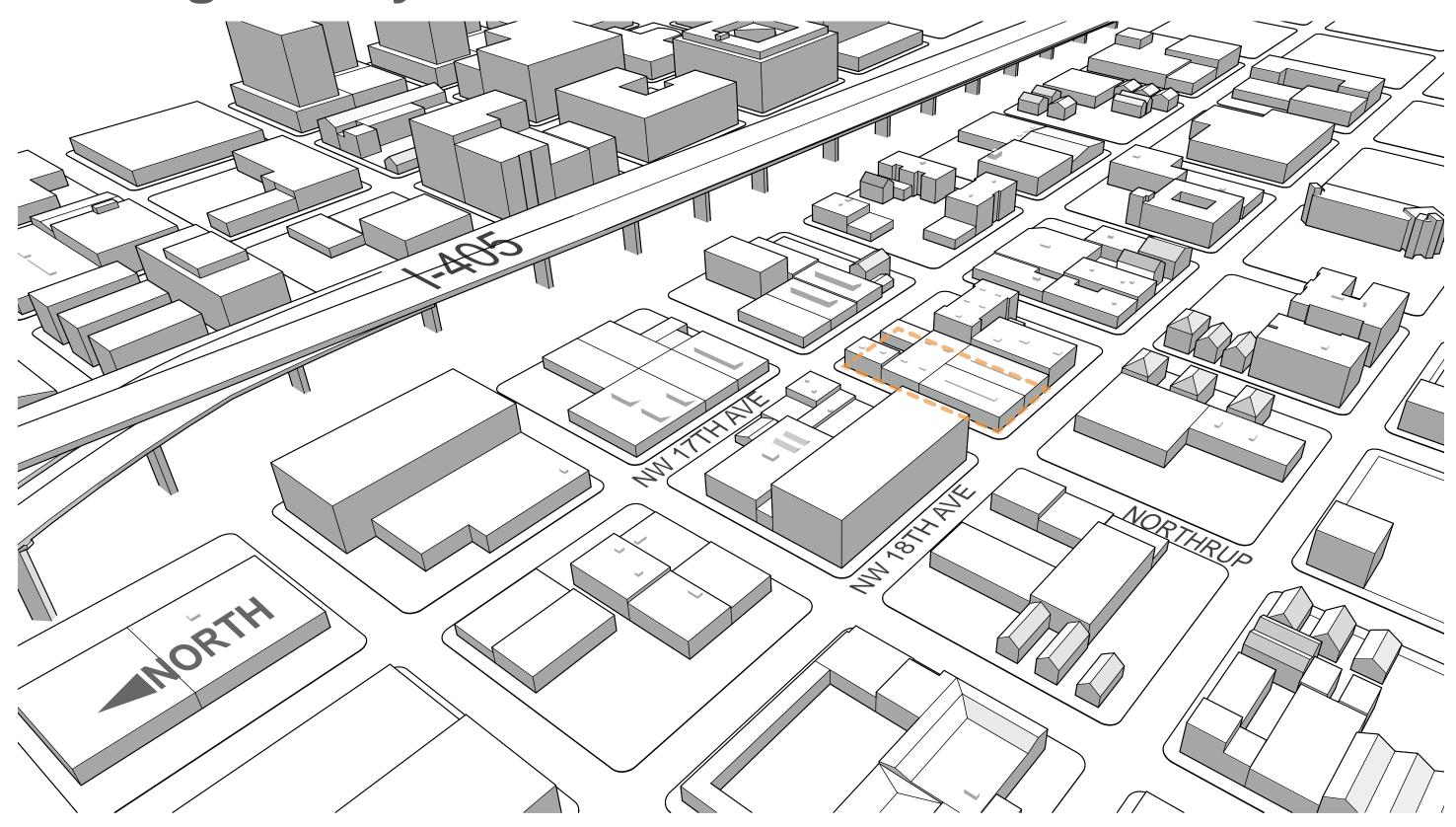


street character

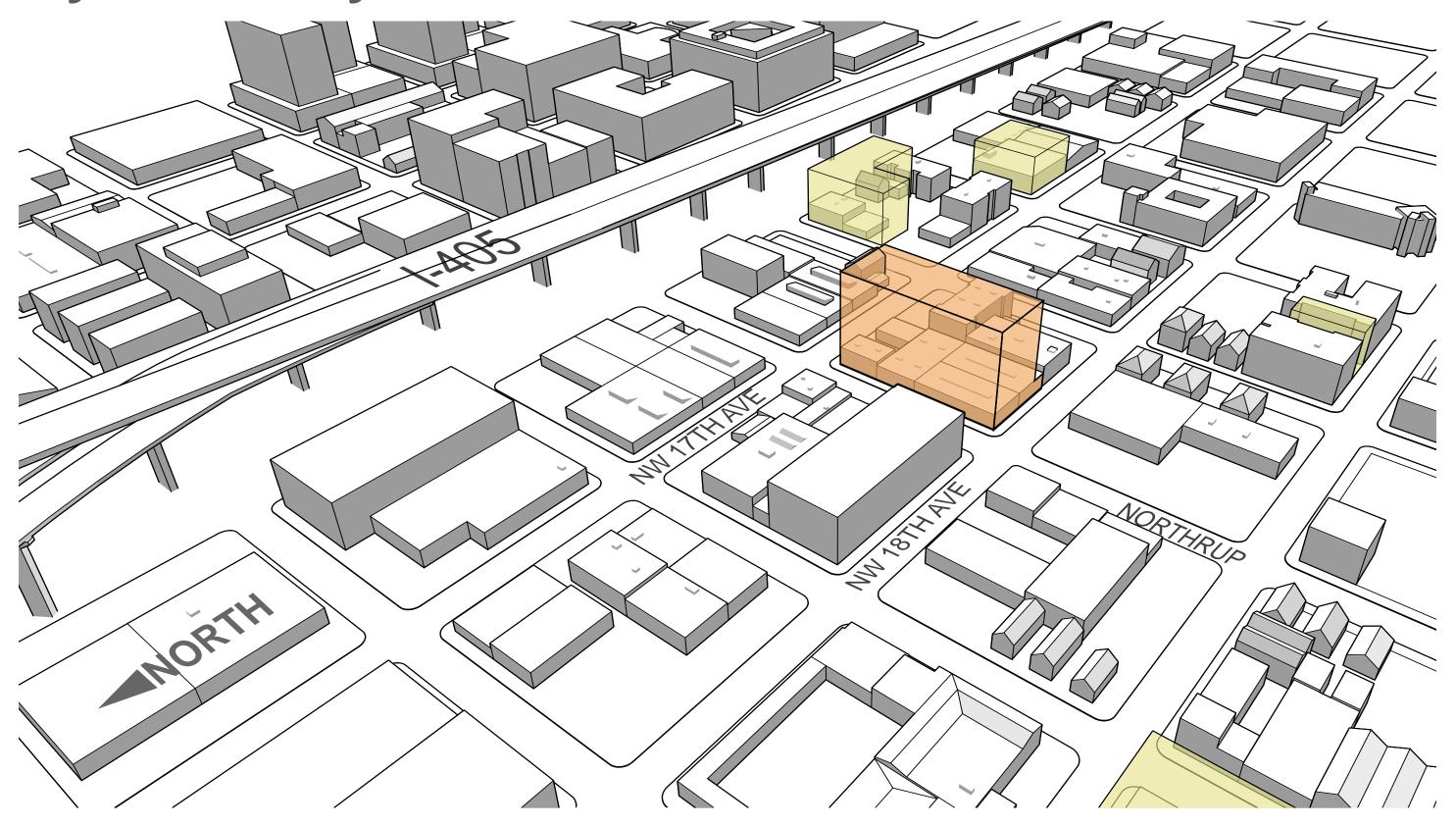




existing density



2-year density





10-year density





site context









neighborhood context







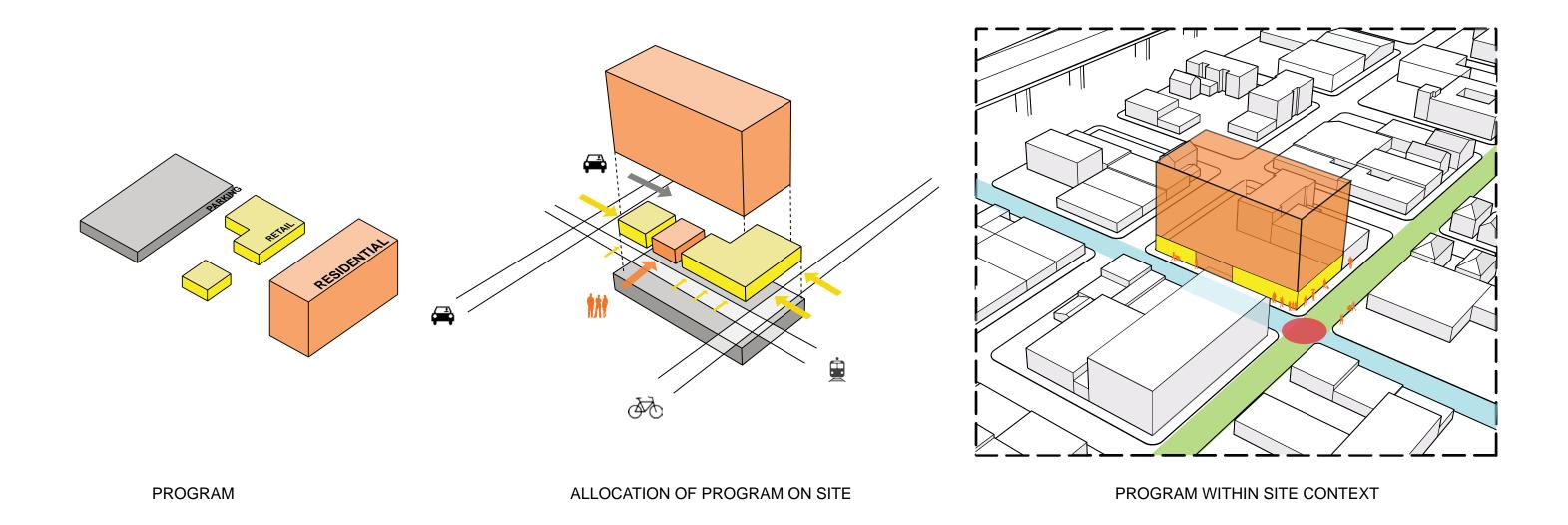






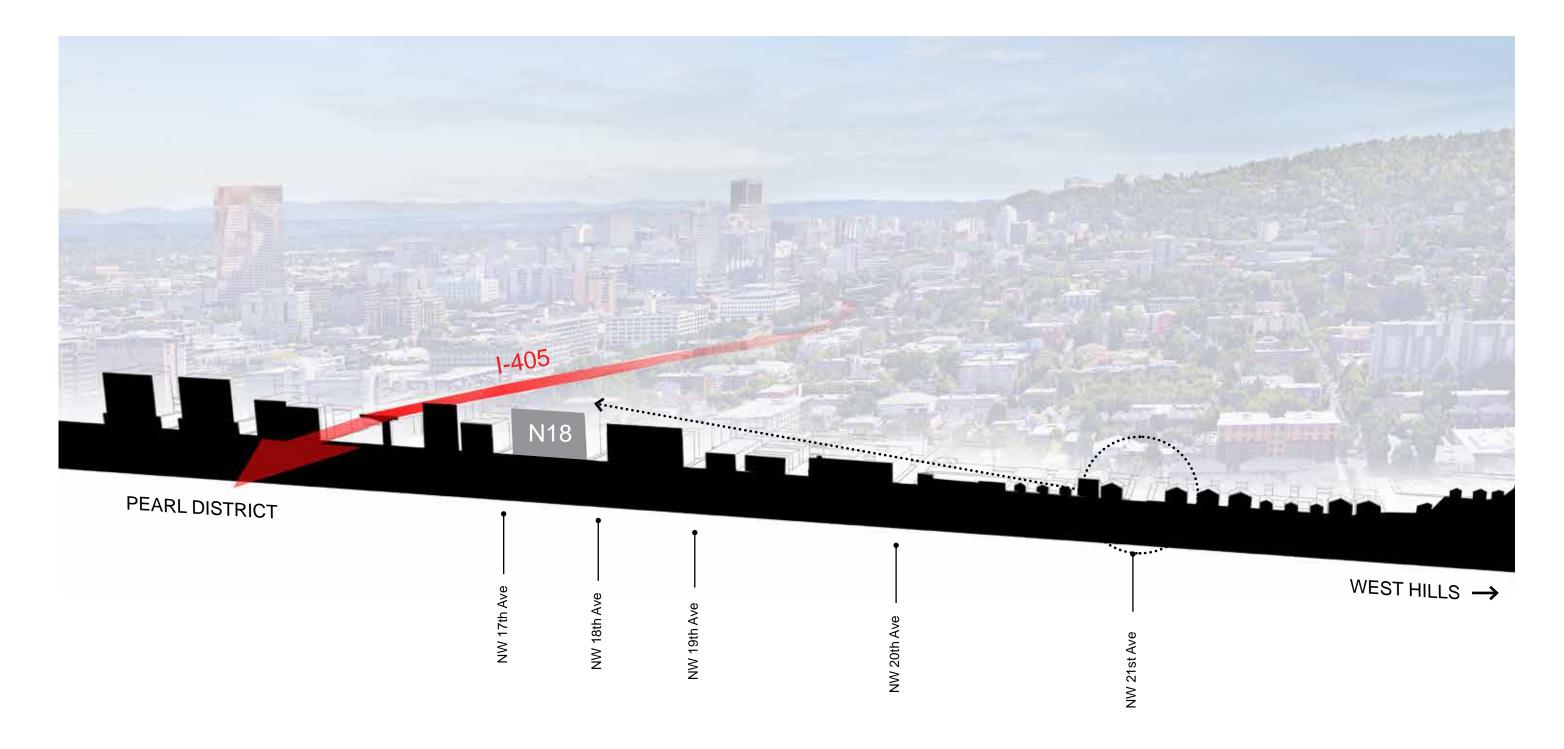


program

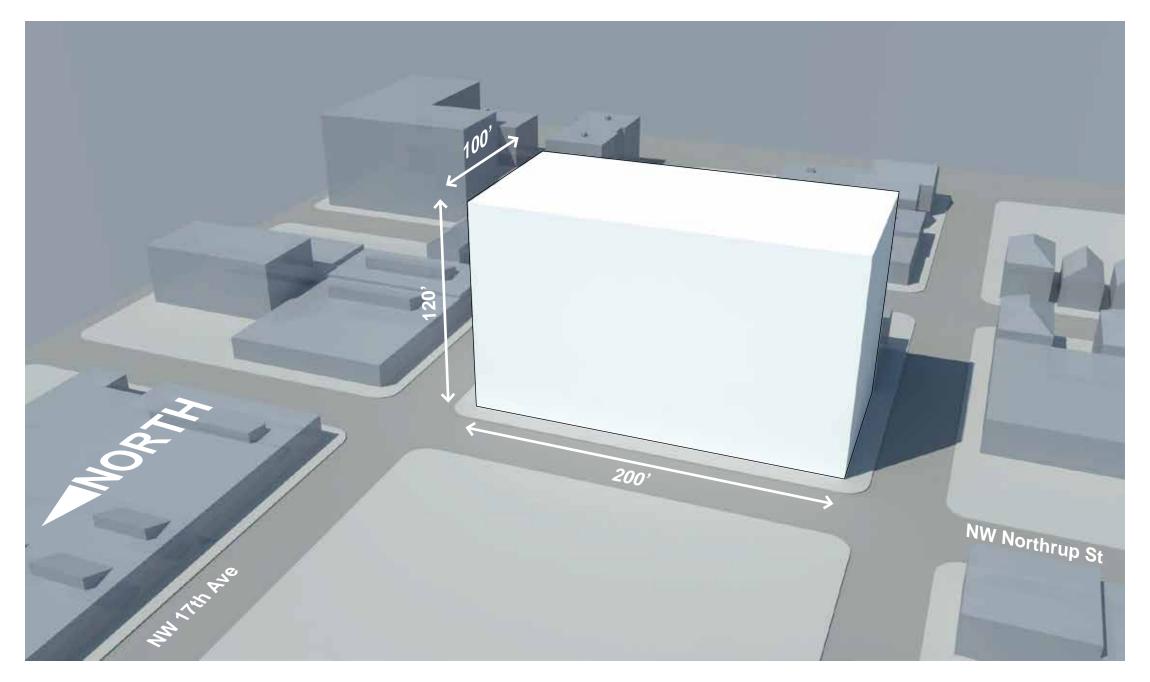




site section

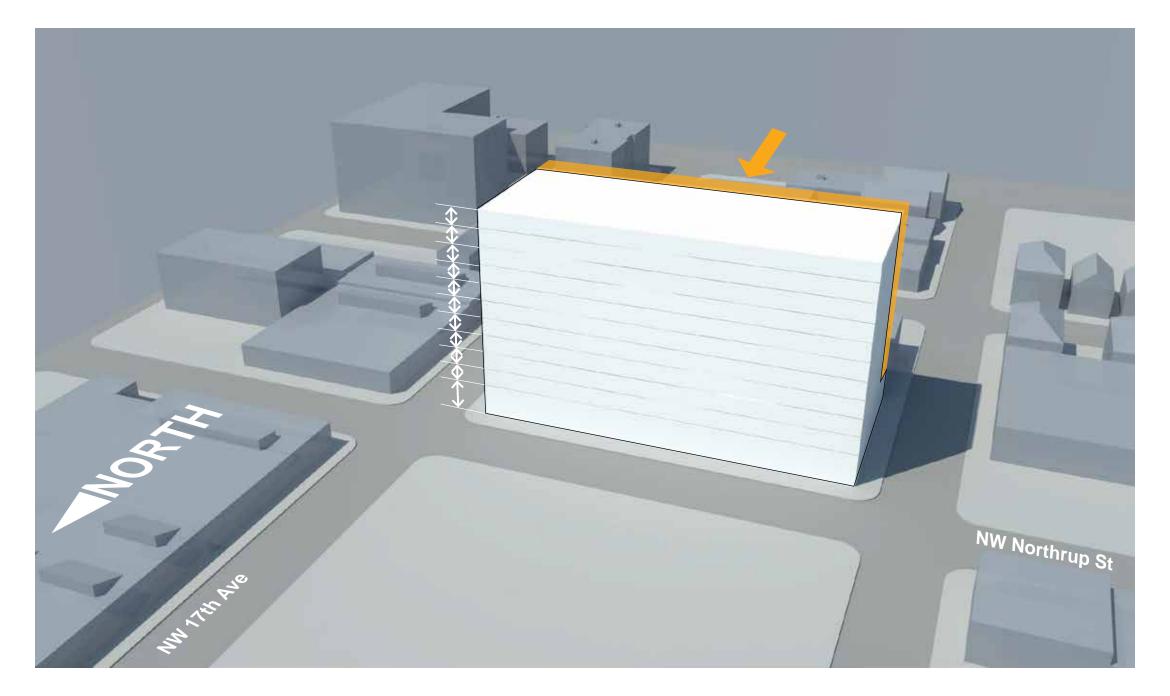


concept diagrams



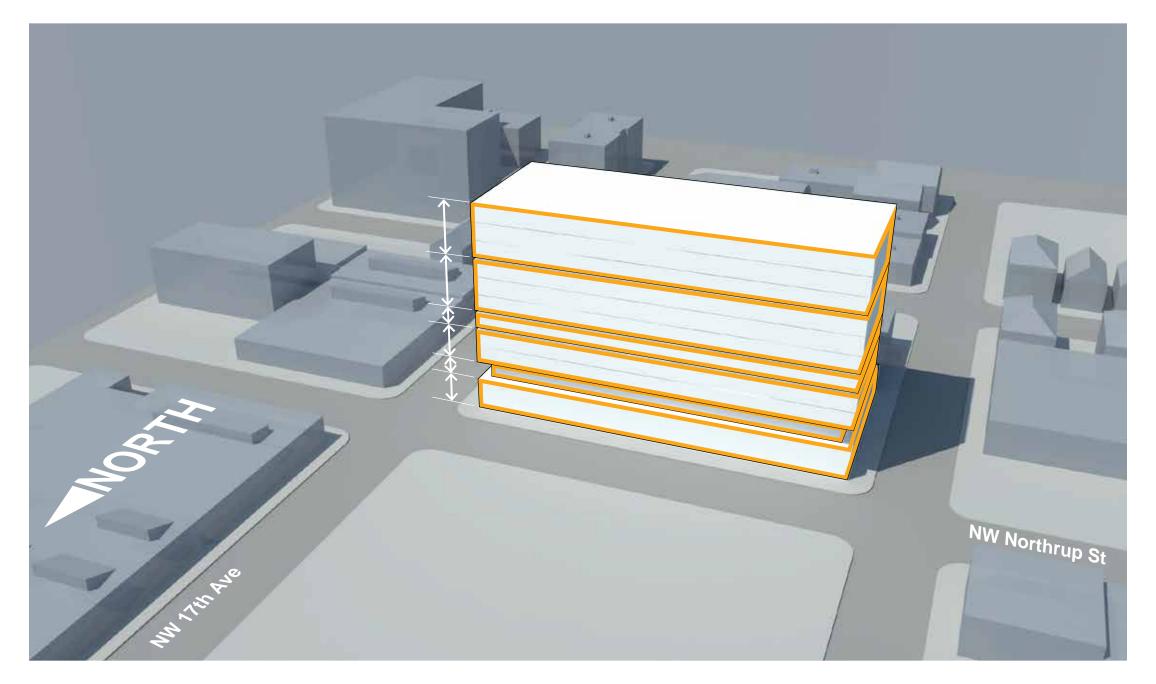
HALF-BLOCK DIMENSIONS





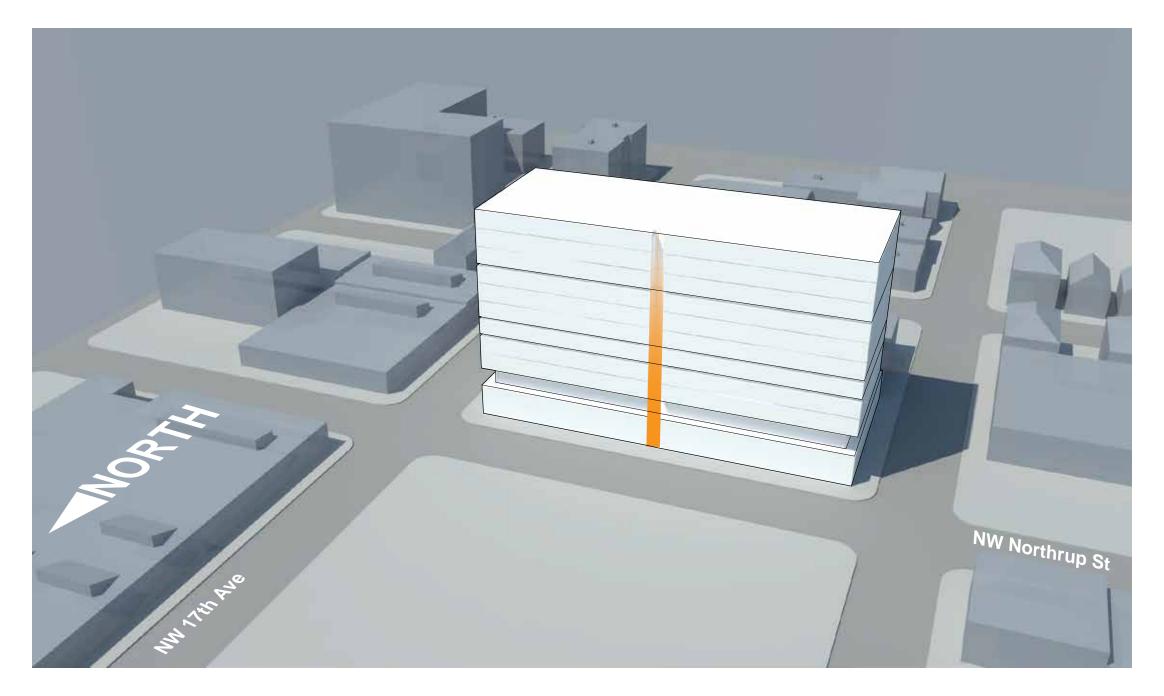
TYPICAL 11 STORY DELINEATION (MASSING PULLS AWAY FROM SOUTHERN EDGE)





GROUP FLOORS TO BREAK UP MASSING





100' BLOCK MASSING





SECONDARY VERTICAL BREAKS (EVERY 25'-50')





SHIFT VERTICALS TO BREAK DOWN SCALE



facades

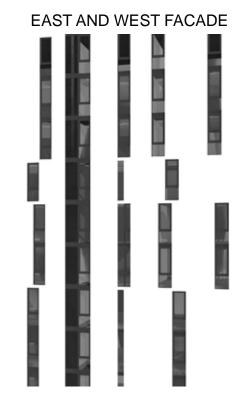


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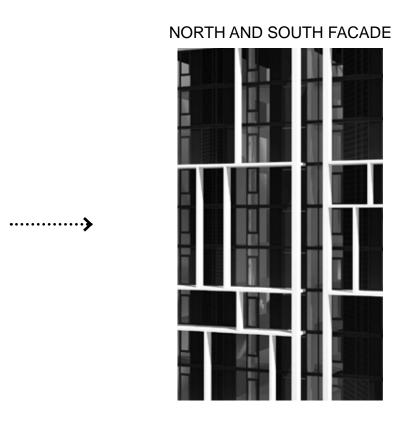


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VIEW FROM 17TH LOOKING SOUTHWEST



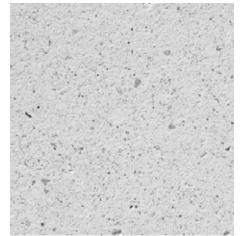
materials and inspiration



DARK GREY WINDOW-WALL WITH BACK-PAINTED GLASS PANELS



STAINLESS STEEL CABLE WITH DECIDUOUS CRAWLING VINES



PRECAST WHITE CONCRETE WITH EXPOSED AGGREGATE FINISH







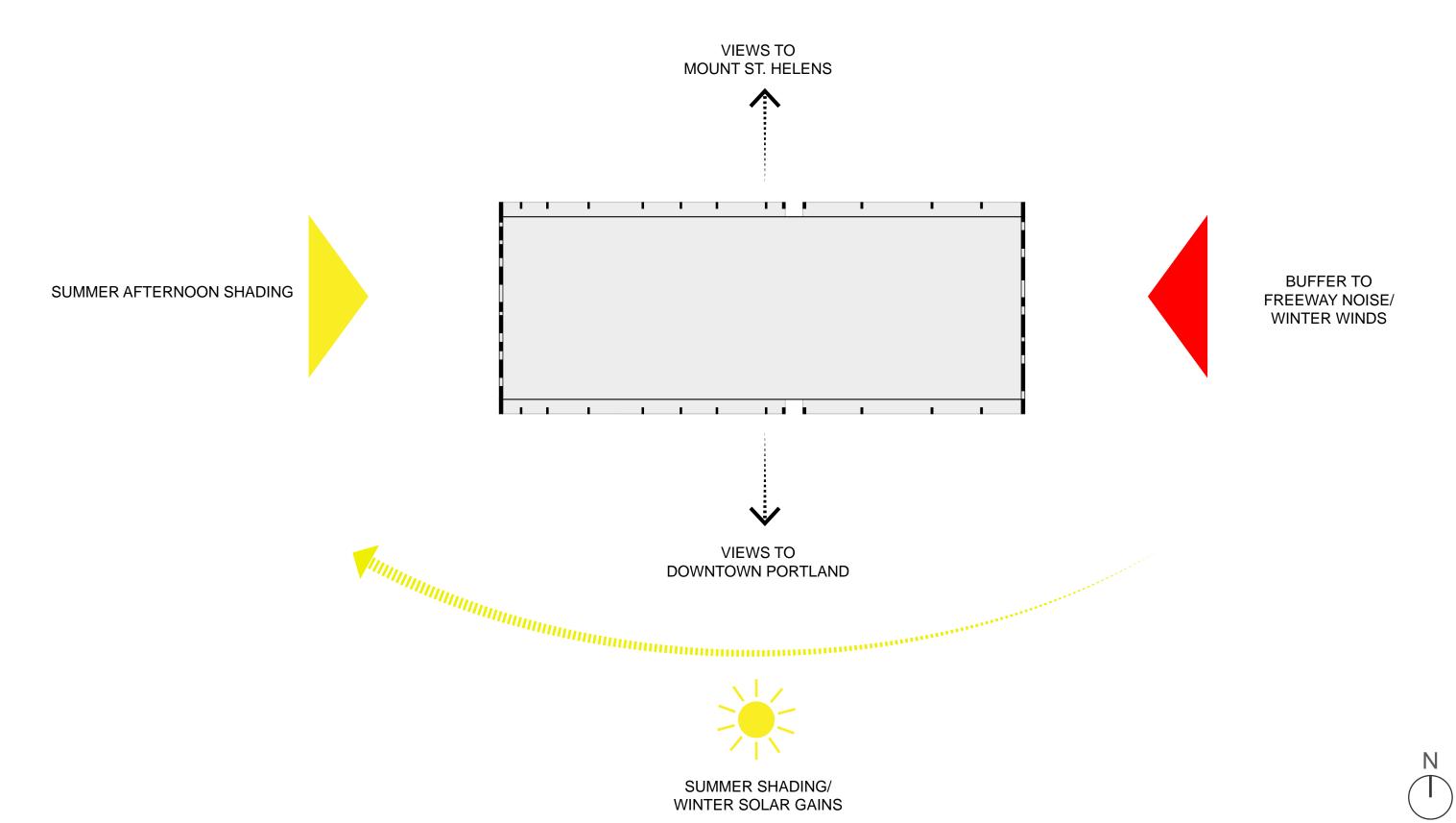




VIEW FROM 18TH LOOKING SOUTHEAST

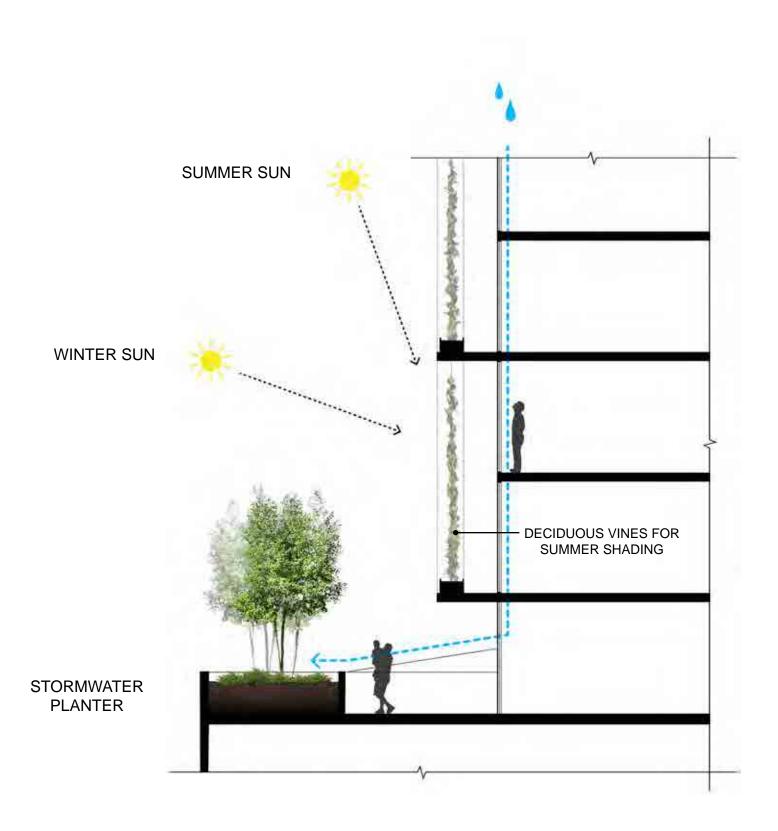


environmental response









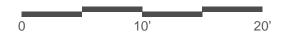








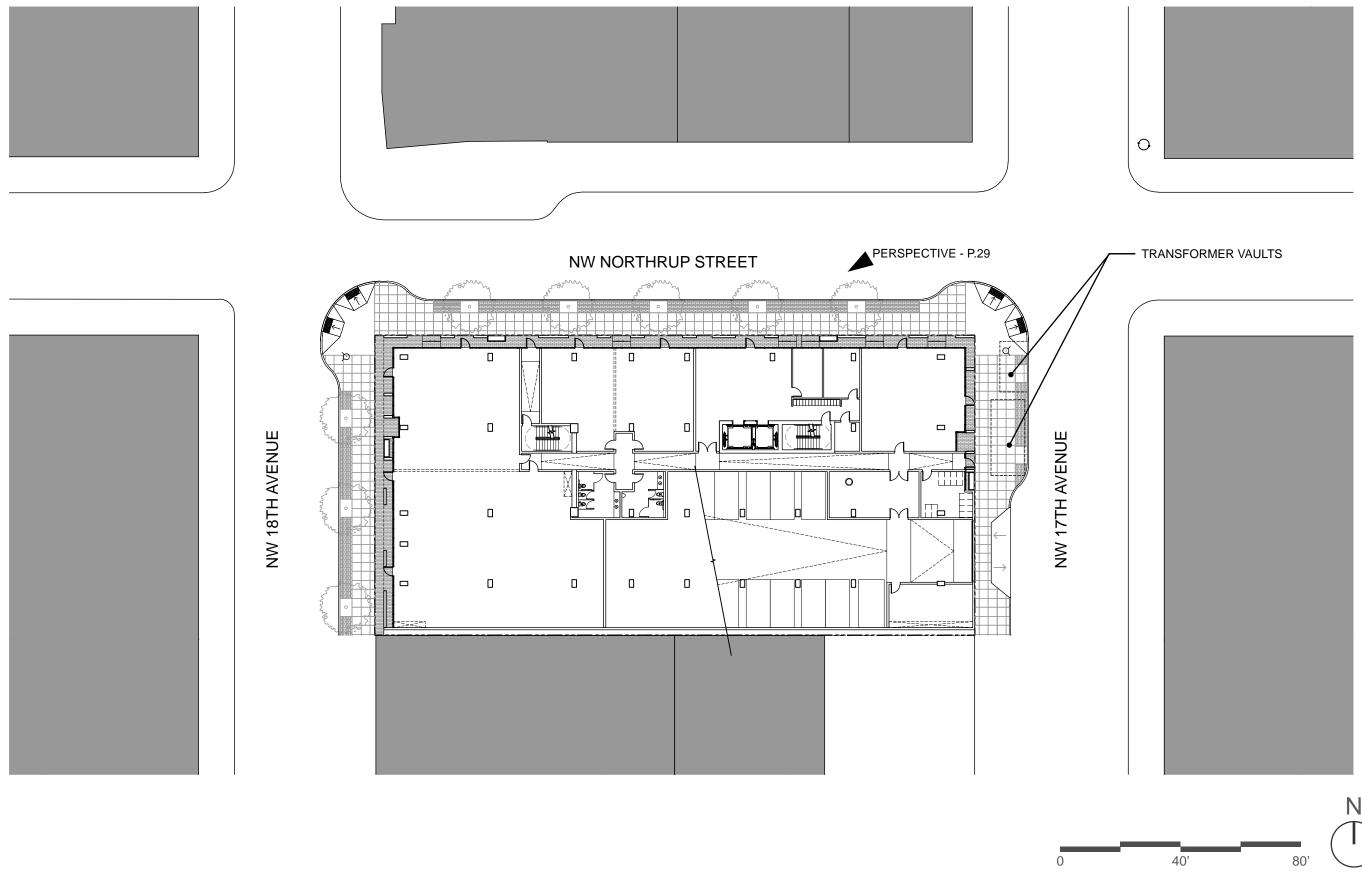
EXHIBIT C. 26



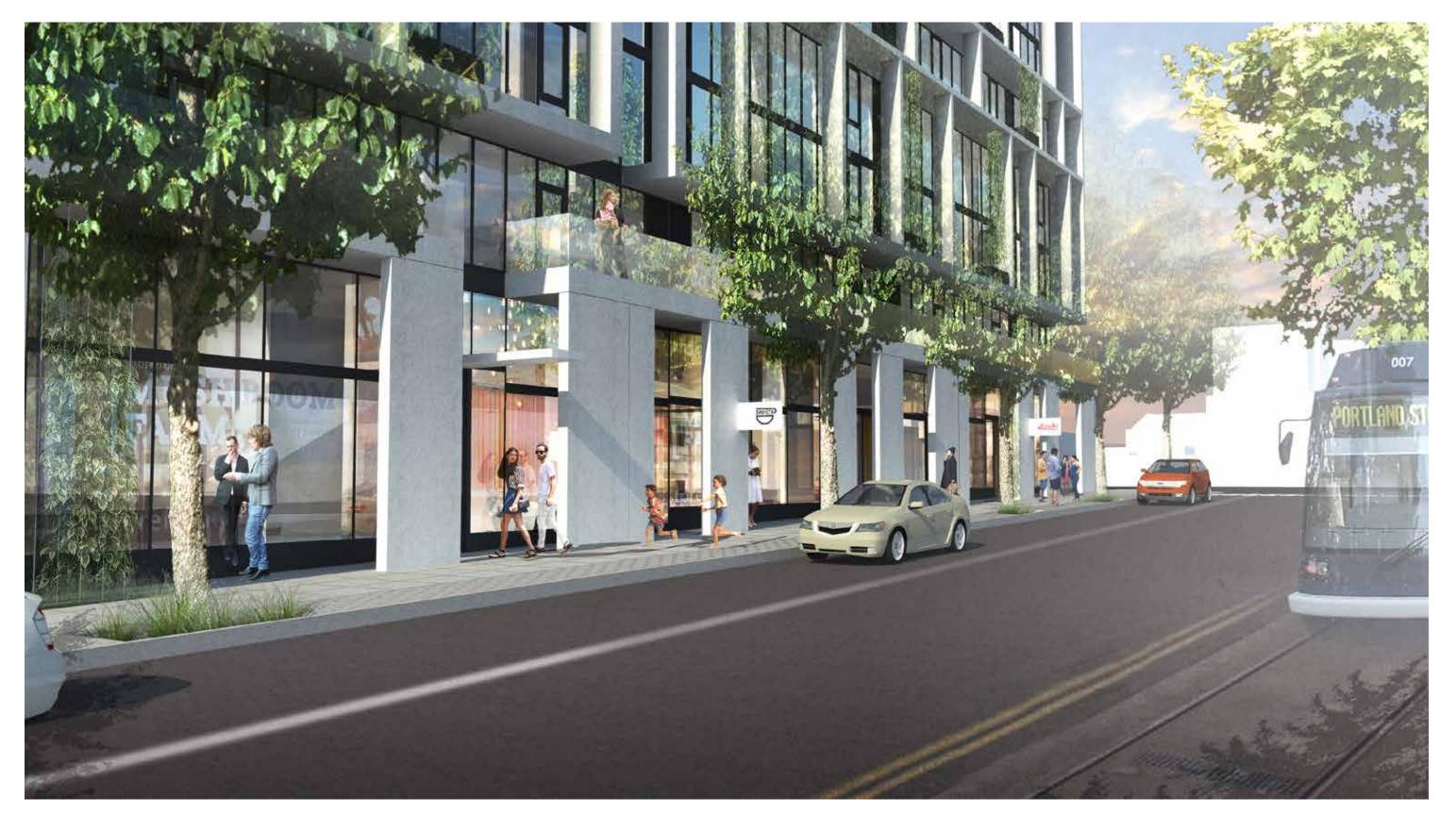
VIEW FROM 17TH LOOKING NORTHWEST



site plan



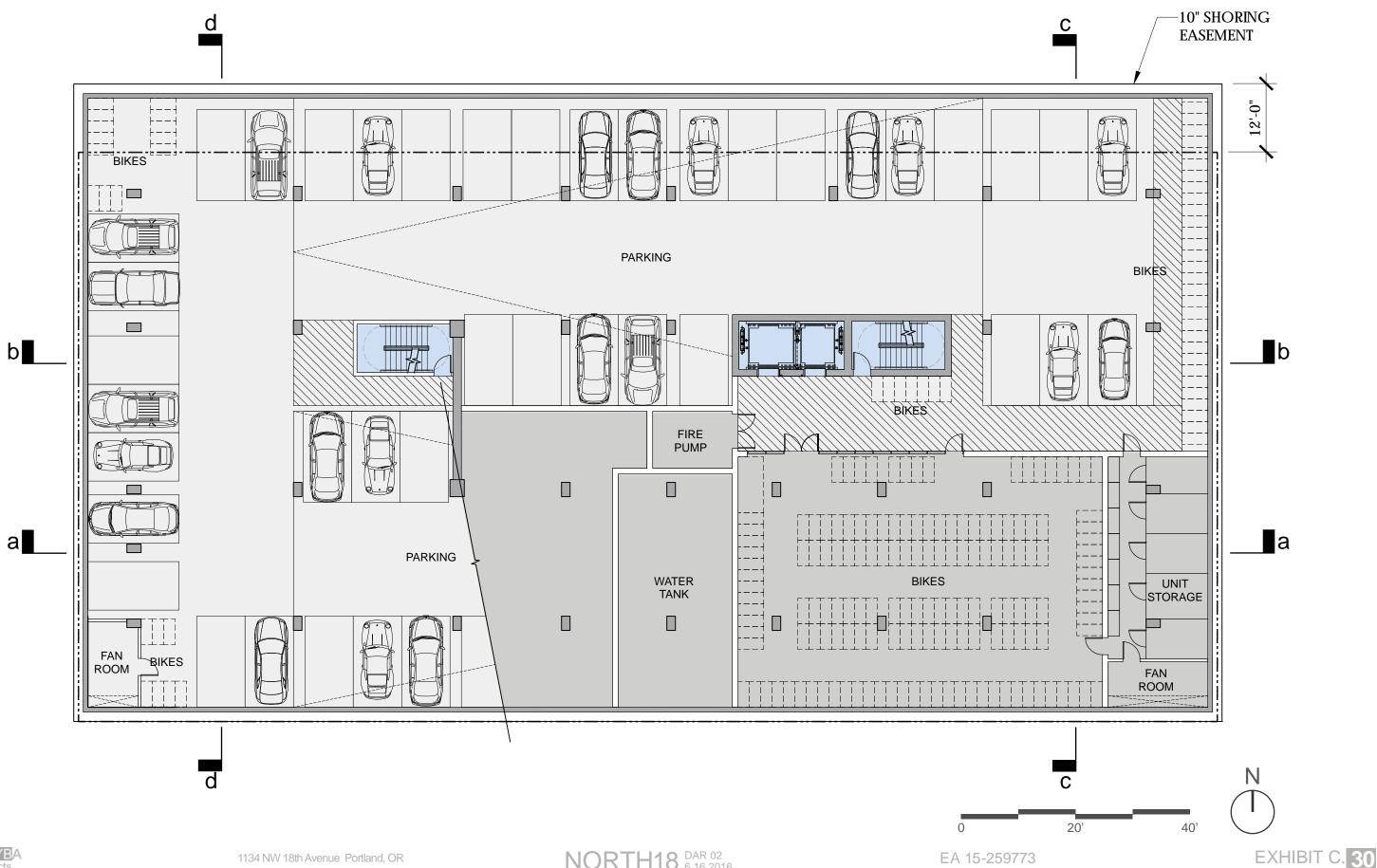




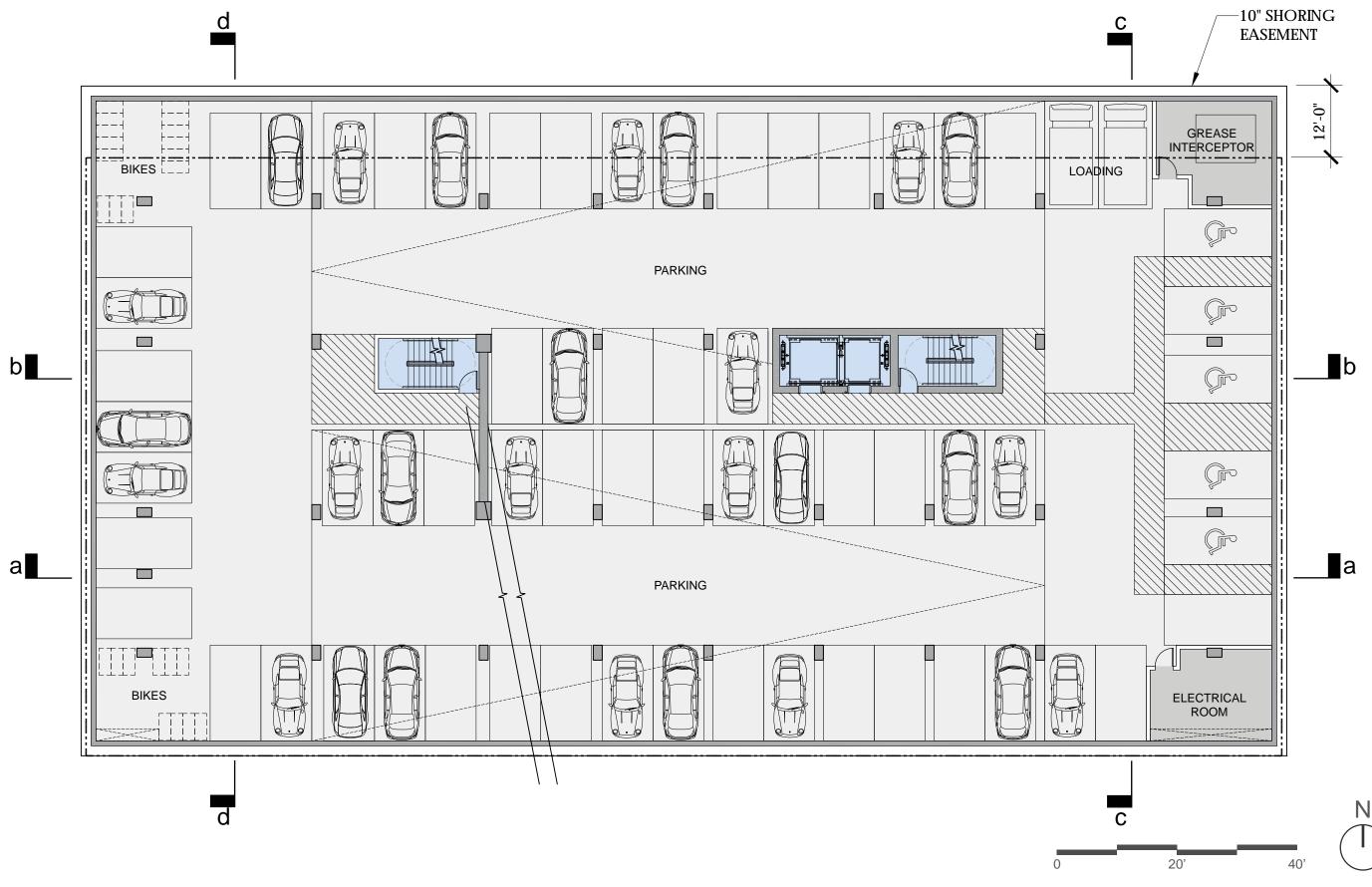
RETAIL AND RESIDENTIAL ENTRANCE ON NORTHRUP



basement level 2

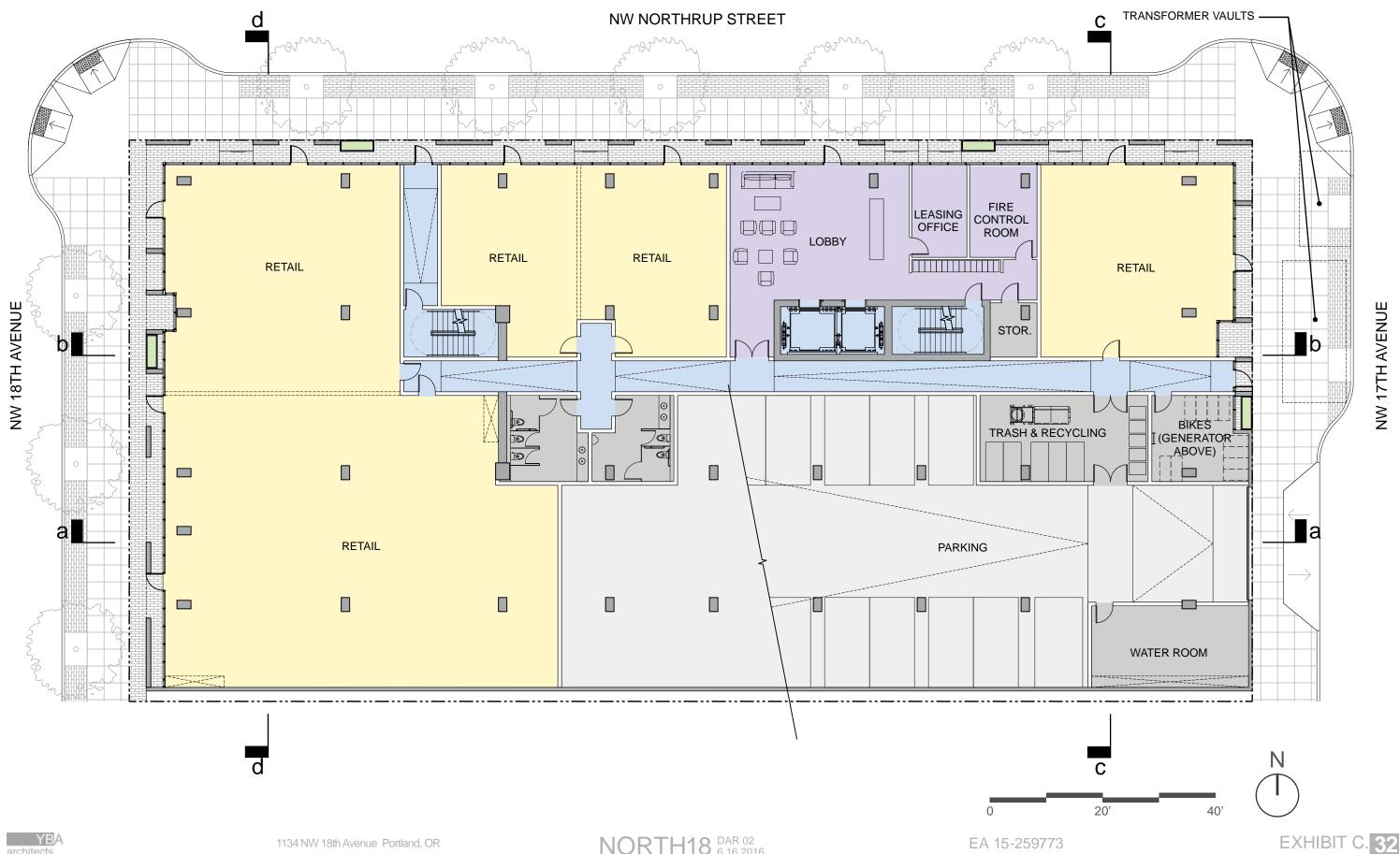


basement level 1

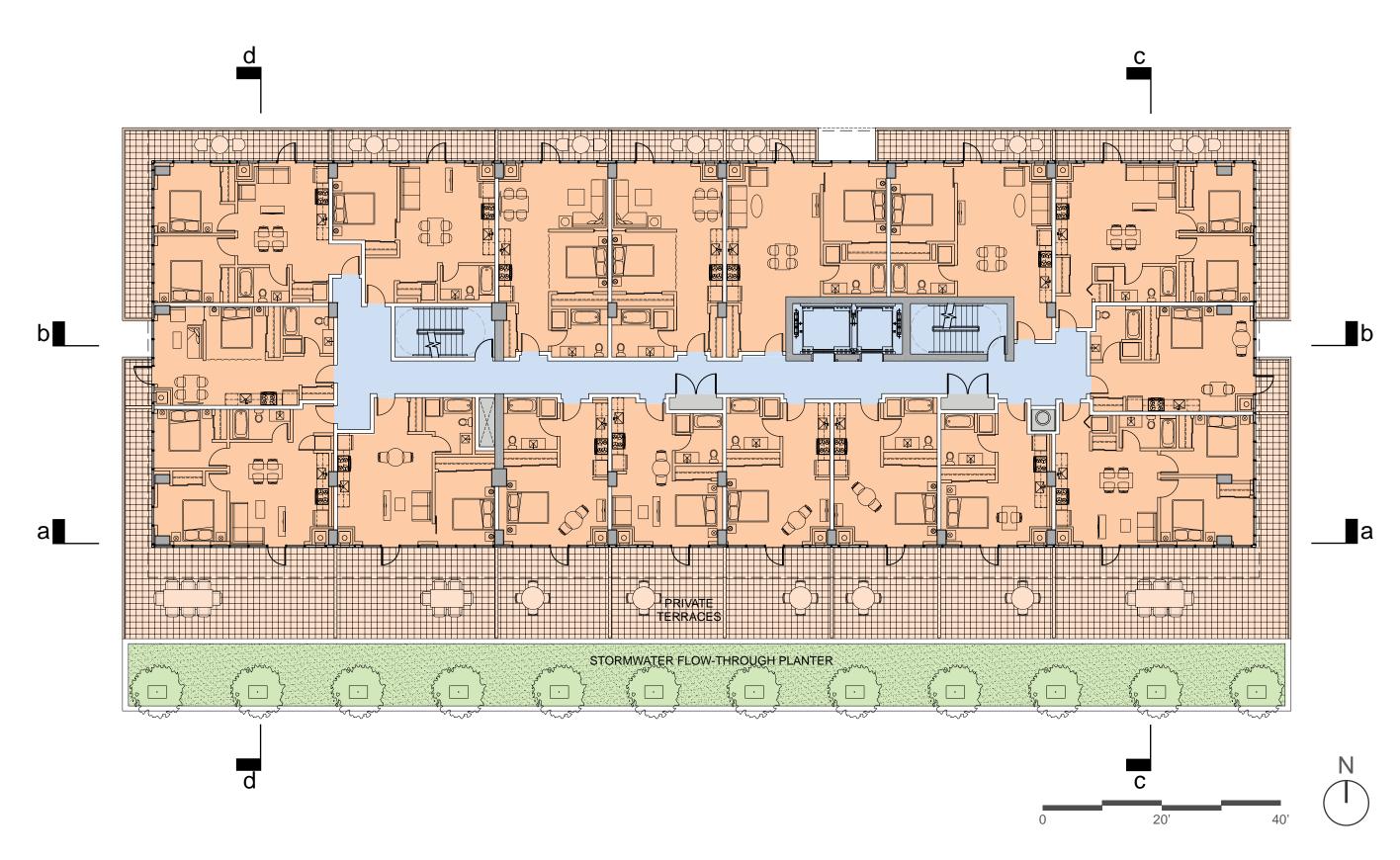




ground floor

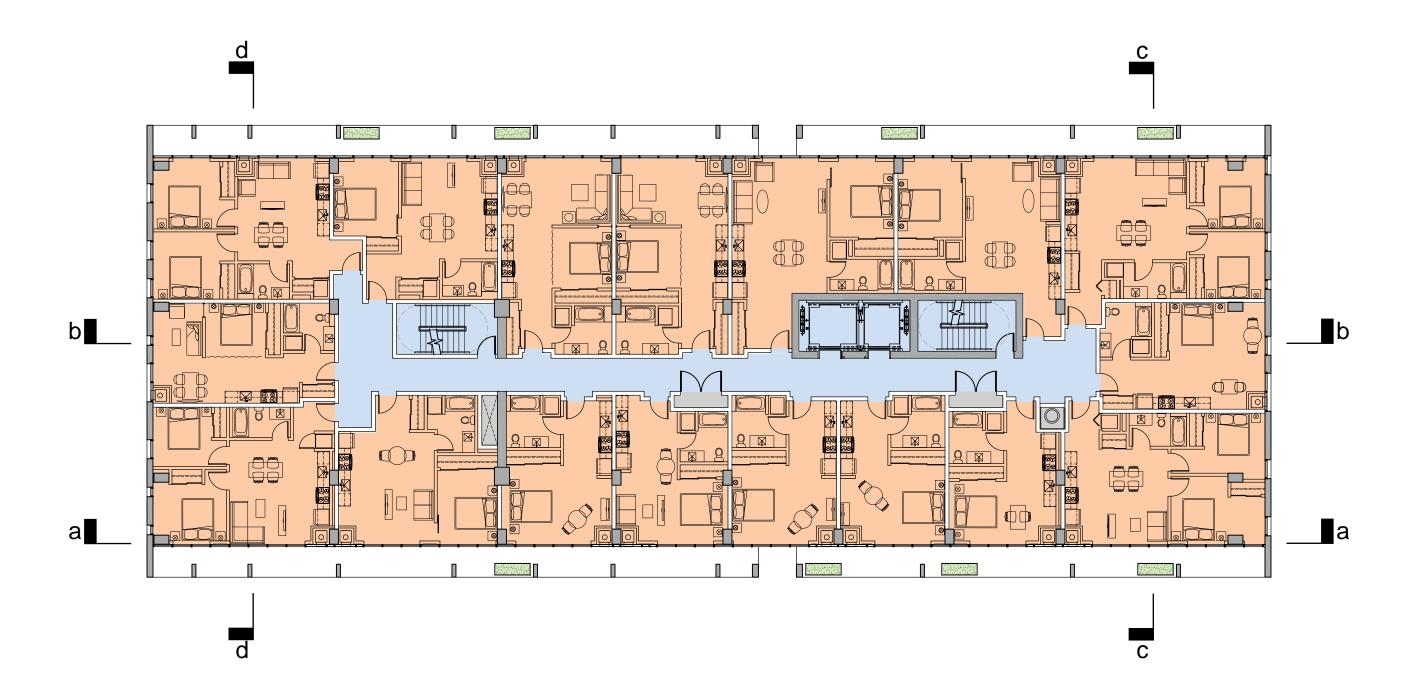


level 2





levels 3-10









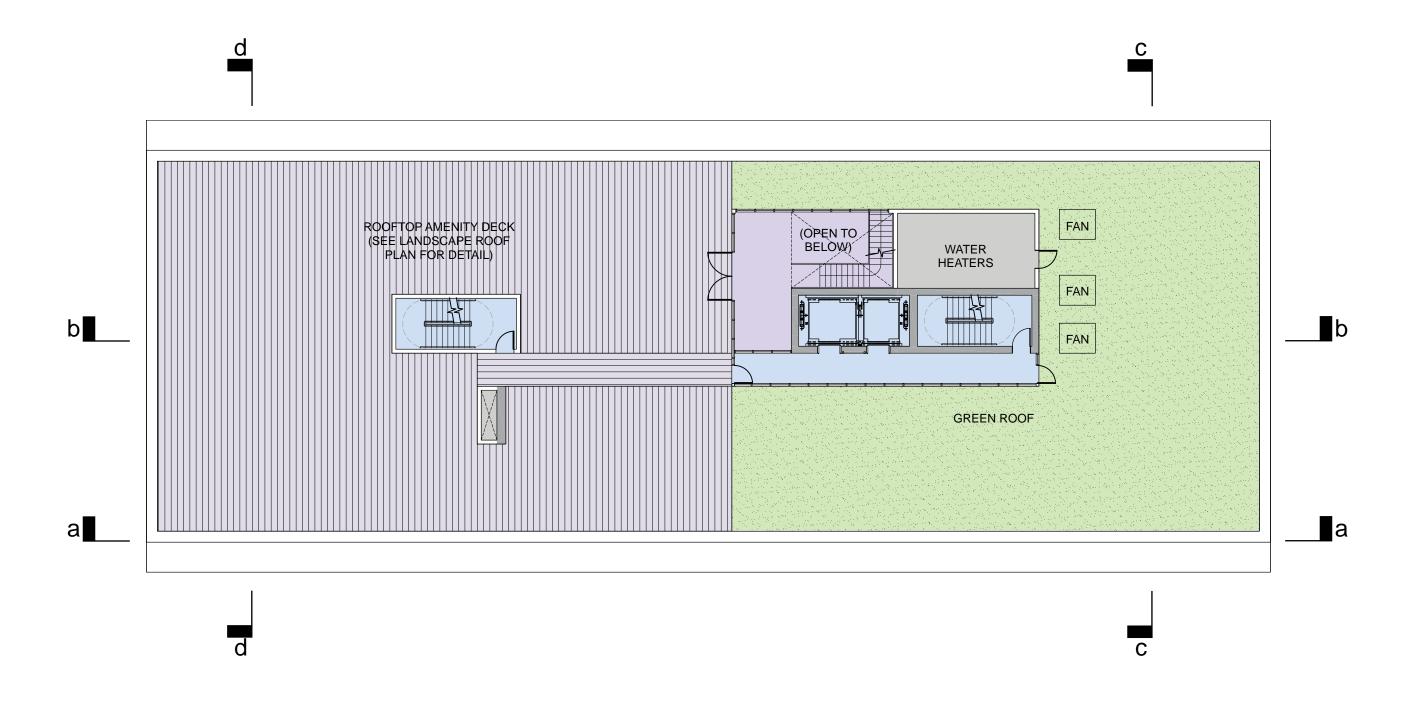
level 11







roof



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EXHIBIT C. 36

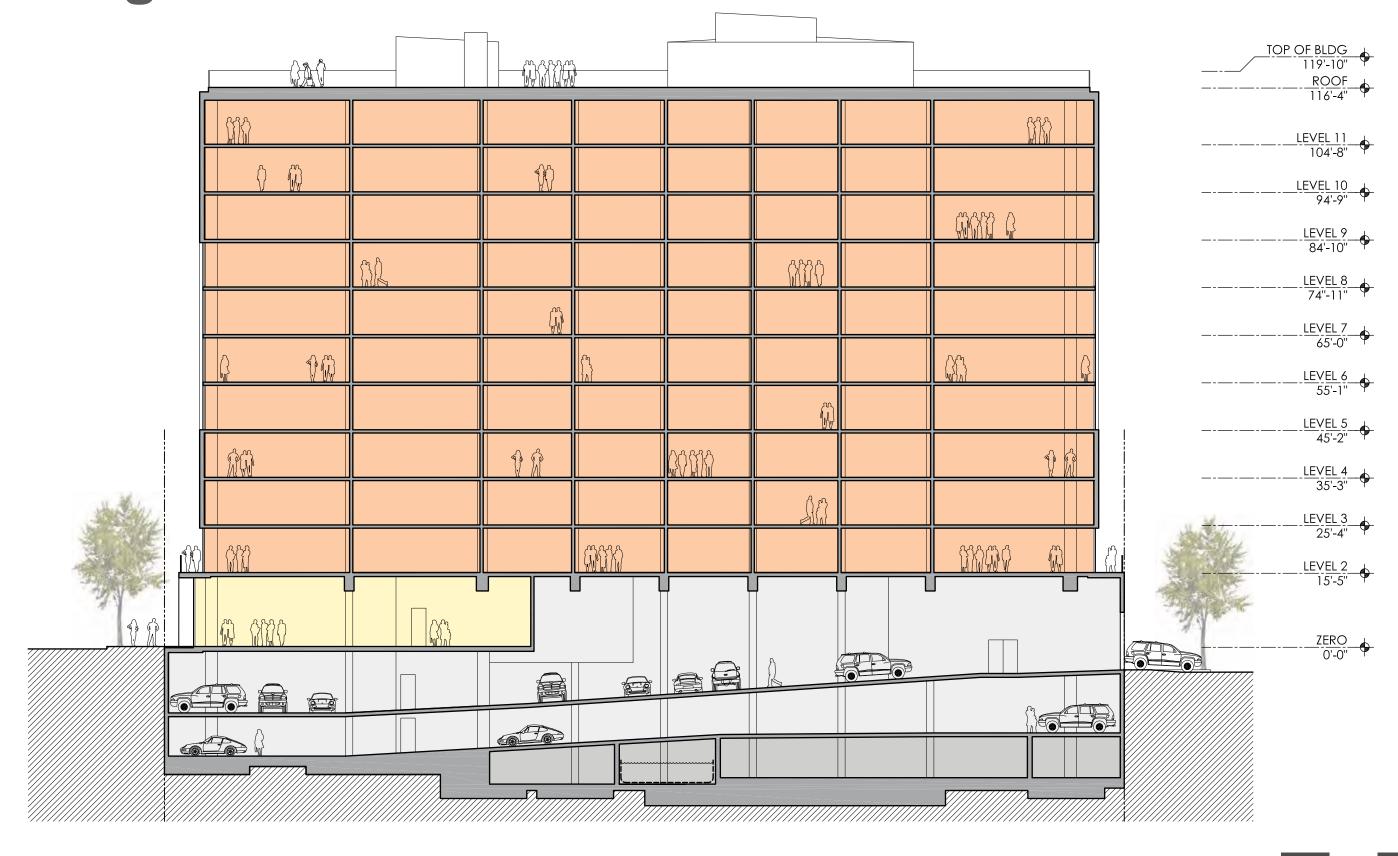


AERIAL VIEW OF ROOFTOP AMENITY DECK



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building section a



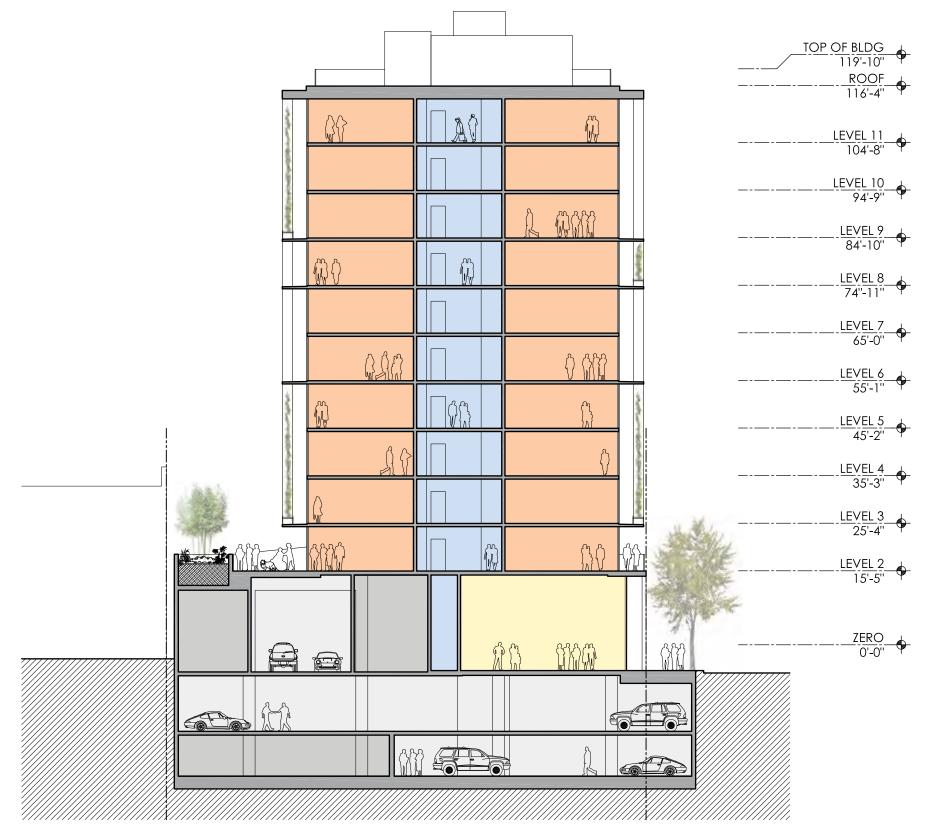


building section b





building section c



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EA 15-259773 EXHIBIT C. **40**

building section d







elevations





NORTH ELEVATION EAST ELEVATION





EXHIBIT C. 42









NORTH ELEVATION EAST ELEVATION



elevations





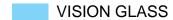
SOUTH ELEVATION WEST ELEVATION





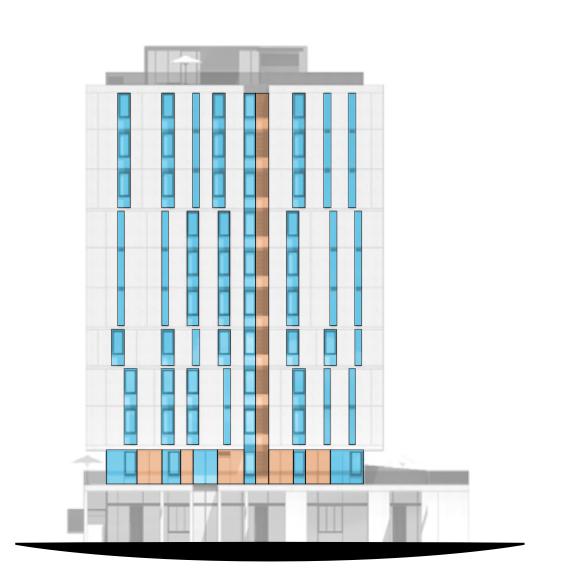
EXHIBIT C. 44

EA 15-259773



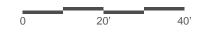






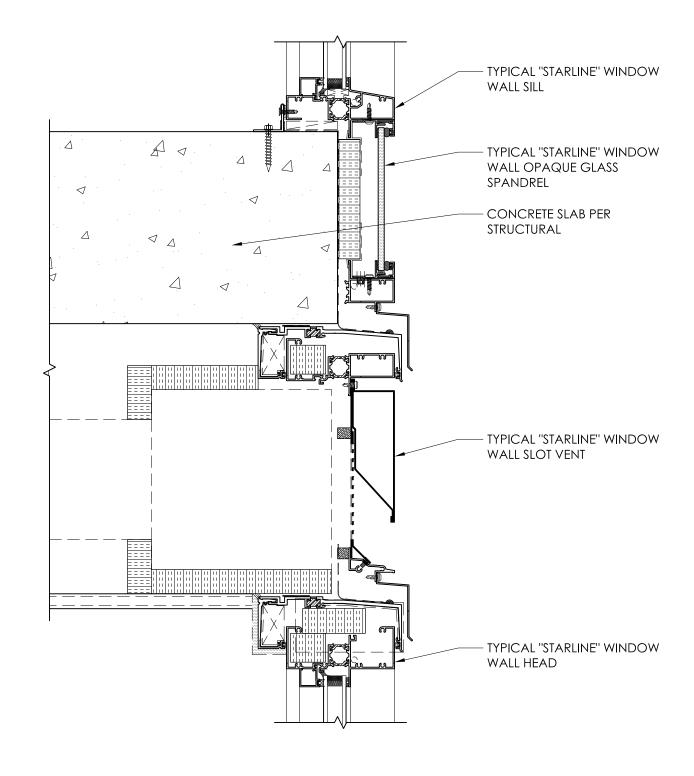
SOUTH ELEVATION WEST ELEVATION

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details





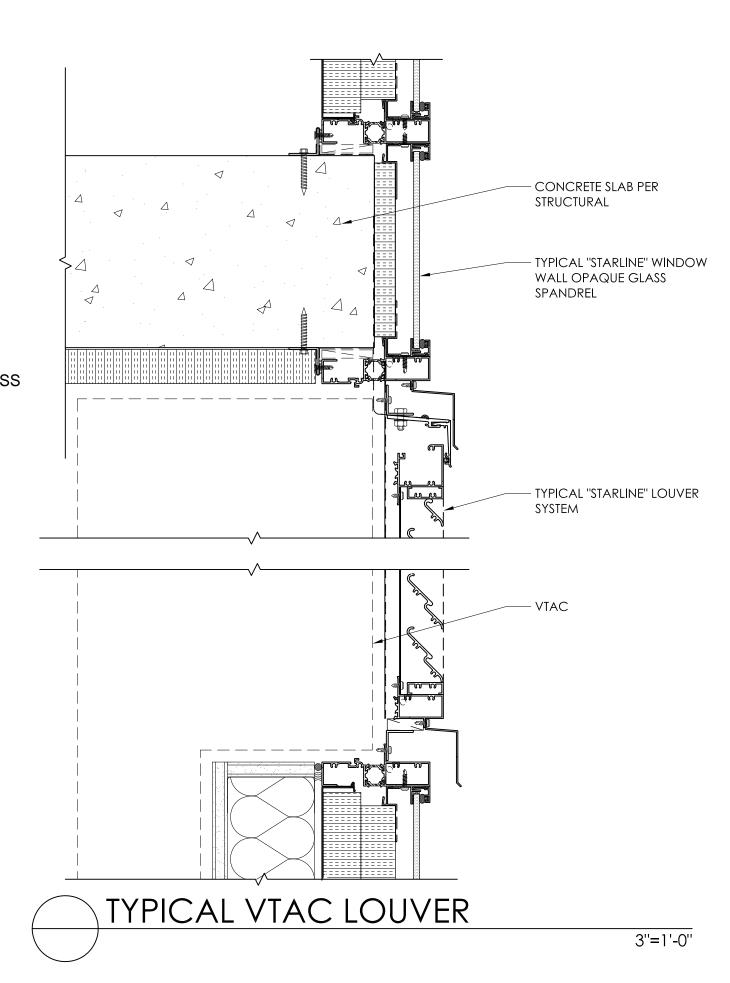
HORIZONTAL EXHAUST - TYPICAL







VTAC LOUVERS - TYPICAL



quantum + FAR

Building Area Summary					
Gross Floor Area (1)	Level	area (sq ft)	FAR contributing area (sq		
	B2	20,500	0		
	B1	22,000	0		
	1	16,350	16,350		
	2	12,269	12,269		
	3	12,269	12,269		
	4	12,269	12,269		
	5	12,269	12,269		
	6	12,269	12,269		
	7	12,269	12,269		
	8	12,269	12,269		
	9	12,269	12,269		
	10	12,269	12,269		
	11	12,269	12,269		
	Roof	600	600		
	TOTAL	182,140	139,640		

Project sprinklered throughout per NFPA 13
Type IA Construction

Ground Floor		
Commercial Level	Area	Occupancy
Leasable Retail (ground)	8,207	A-2 / M-2
Subtotal	8,207	

Accessory Parking		
Car Parking (ground floor)	3,241	S-2
Bicycle parking (ground floor)	400	S-2
Subtotal	3,641	

Residential		
Lobby	1,532	R-2
Subtotal	1,532	

Subtotal		1,532	
Shared non-net areas (trash, plant	wee circulation)		
Ground	, wcs, circulation)	2.981	
Glound		2,901	
Subtotal		2.981	
Gubtotai		2,301	

Amenity space

	Exterior	Interior	
Private 2nd Floor terrace	4,730		
Communal Roof Deck	5,646		
11th floor Ammenity Room		1,391	

Residential Floors 2-11

Units	No. of Units	% of total (no. of units)	Average Area
			(3)
Studio	90	53.6%	515
1-Bed	38	22.6%	670
2-Bed	40	23.8%	780
Total	168		613

FAR Summary						
Proposed FAR	Area	FAR				
Gross floor area	139,640	6.98				
Total Floor Area (FAR)	139,640	6.98				

Allowable FAR	Area	FAR
Site Area	20,000	
Base FAR (4:1)	80,000	4.00
Bonus FAR (3:1) (2)	60,000	3.00
Allowable FAR	140,000	7.00

Difference (unutilized FAR)	360	0.00

Parking	no. of spaces		
Car parking	124		
Accessible***	5		
Loading	2	Type B	
Bicycle (1.1 per unit)	239	(185 min.)	

^{***100-150 = 5} spaces

- (1) Includes all built area, including all parking areas and unconditioned spaces
- (2) FAR bonus for below grade parking
- $\hspace{0.1cm}$ (3) Unit areas in this column are the approximate average of all units of that unit type.



landscape design



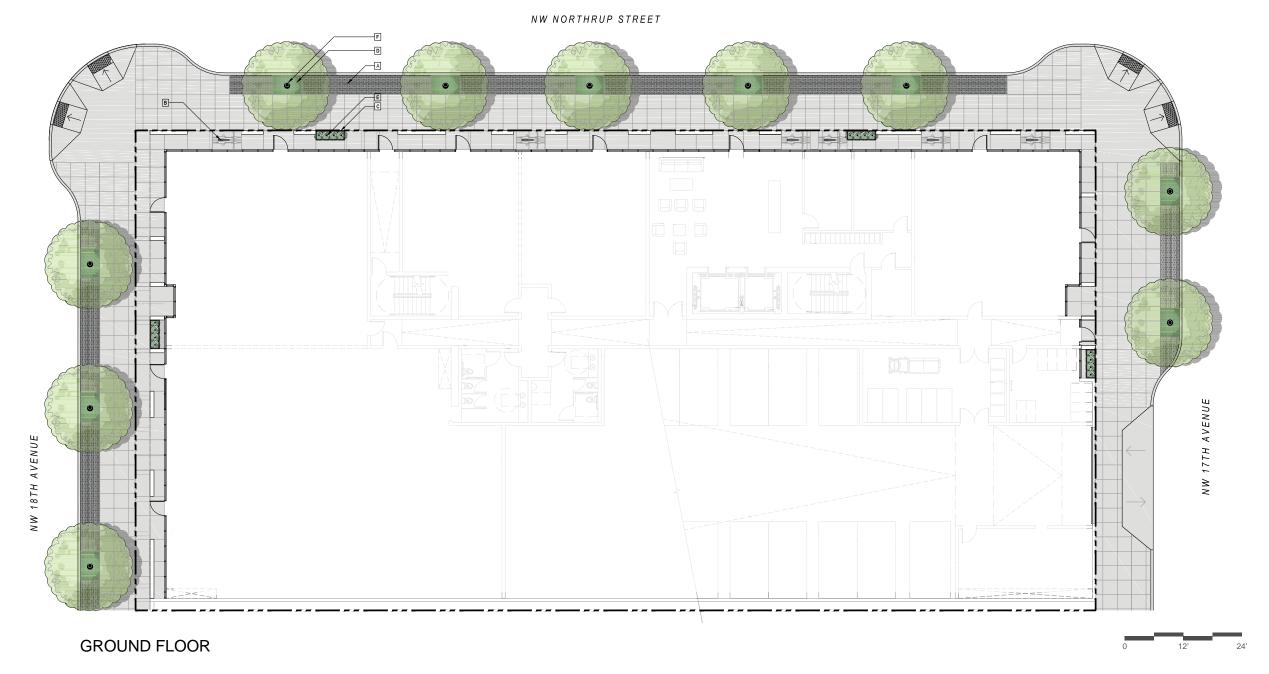




































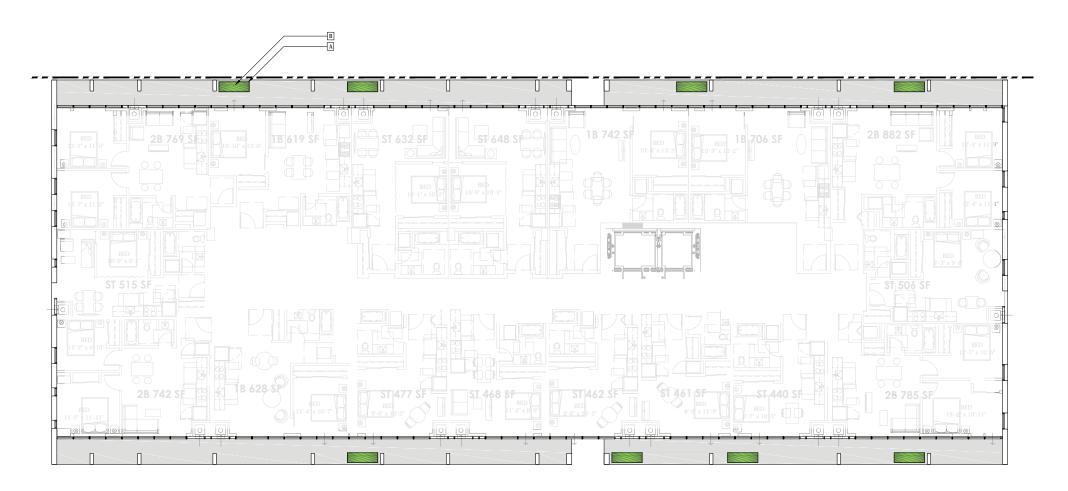






SECOND FLOOR





FLOORS 3-11, TYPICAL



































NORTH18 DAR 02 6.16.2016





ROOF DECK









Section 1: Project Information

Energy Code: 2014 Oregon Energy Efficiency Specialty Code

Project Title:

Project Type: New Construction

Envelope Compliance Method: Simplified Trade-Off

Construction Site: Owner/Agent: Designer/Contractor:

Building Location (for weather data): Portland, Oregon

Climate Zone: 4c
Vertical Glazing / Wall Area Pct.: 42%

Building Use: Area TypeFloor Area1-10 story Residential (Multifamily): Residential126840

Section 2: Envelope Assemblies and Requirements Checklist

Envelope PASSES: Design 0.1% better than code.

Envelope Assemblies:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Residential Tower Roof: Insulation Entirely Above Deck, [Bldg. Use 1 - 10 story Residential]	12684		22.0	0.044	0.048
Exterior Wall - Spandrel Glazing: Steel-Framed, 24" o.c., [Bldg. Use 1 - 10 story Residential]	35600	15.0	12.0	0.046	0.064
Window - Fixed Glazing: Metal Frame with Thermal Break, Perf. Specs.: Product ID starlight fixed, SHGC 0.35, [Bldg. Use 1 - 10 story Residential] (b)	16510			0.350	0.460
Exterior Wall - Concrete panel: Solid Concrete:3" Thickness,Light Density, Furring: Metal, [Bldg. Use 1 - 10 story Residential]	13740	15.0	12.0	0.052	0.090
Window - Operable Glazing: Metal Frame with Thermal Break, Perf. Specs.: Product ID starlight operable, SHGC 0.35, [Bldg. Use 1 - 10 story Residential] (b)	5400			0.480	0.460
Exterior Wall - Spandrel Slab By-pass: Steel-Framed, 16" o.c., [Bldg. Use 1 - 10 story Residential]	2874	0.0	6.0	0.113	0.064
Floor 1: Concrete Floor (over unconditioned space), [Bldg. Use 1 - 10 story Residential]	12684		20.0	0.043	0.064

⁽a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

In the following requirements, blank checkboxes identify requirements that the applicant has not acknowledged as being met. Checkmarks identify requirements that the applicant acknowledges are met or excepted from compliance. 'Plans reference page/section' identifies where in the plans/specs the requirement can be verified as being satisfied.

Fenestration Product Rating:

ղ 1.	U-factors of fenestration products (windows, doors and skylights) are determined in accordance with NFRC 100 by an accredited,
_	independent laboratory, and labeled and certified by the manufacturer or are determined using the commercial size category values
	listed in Chapter 15 of the 2009 ASHRAE Handbook of Fundamentals, Table No.4 and shall include the effects of the window frame
	The temporary label afixed to the fenestration products must not be removed prior to inspection.
	Exception(s):

☐ Site-built fenestration products shall have a single certificate specifying glazing type, special coatings, spacers, gas fills, center-of-glass and overall U-factor, and center-of-glass SHGC for every type of site built glass used. These certificates shall be maintained on the jobsite and made available to the inspector.

Project Title: Report date: 06/01/16

Data filename: Y:\140250-NORTH18\900 Project Information\00 Building Code\N18 applicable code sections\Residentail Tower.cck

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⁽b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

