



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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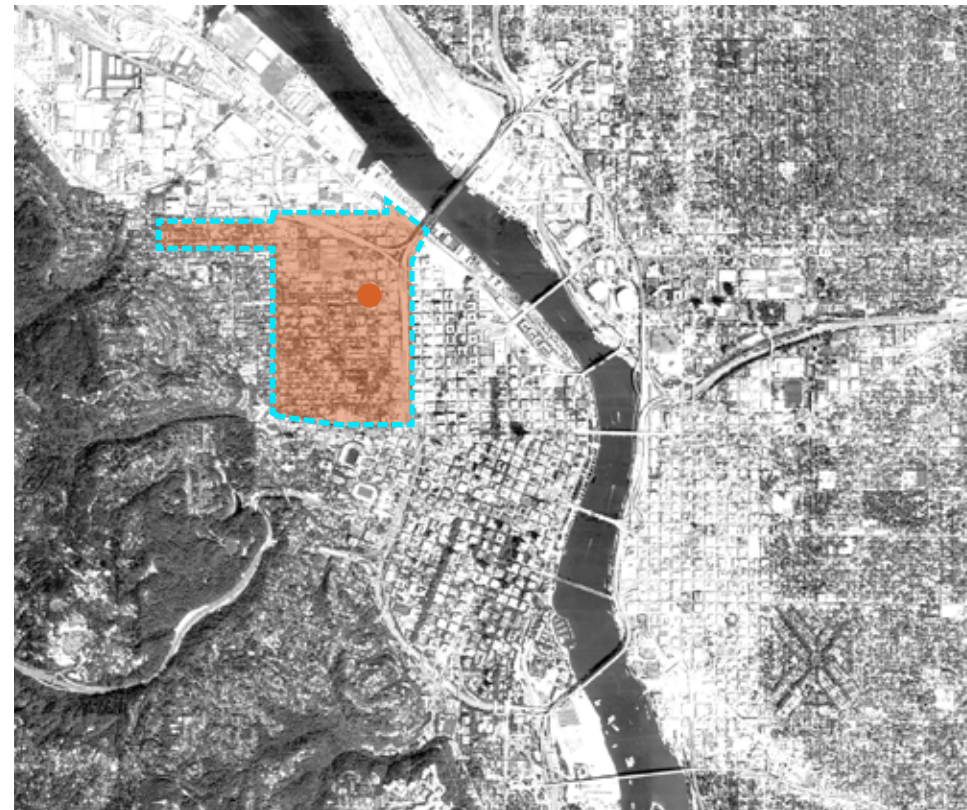
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site location

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 |



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.

| 1870s |

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 iconic 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.

| 1890s |



| 1910s |



| 1930s |



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.

| 1950s |

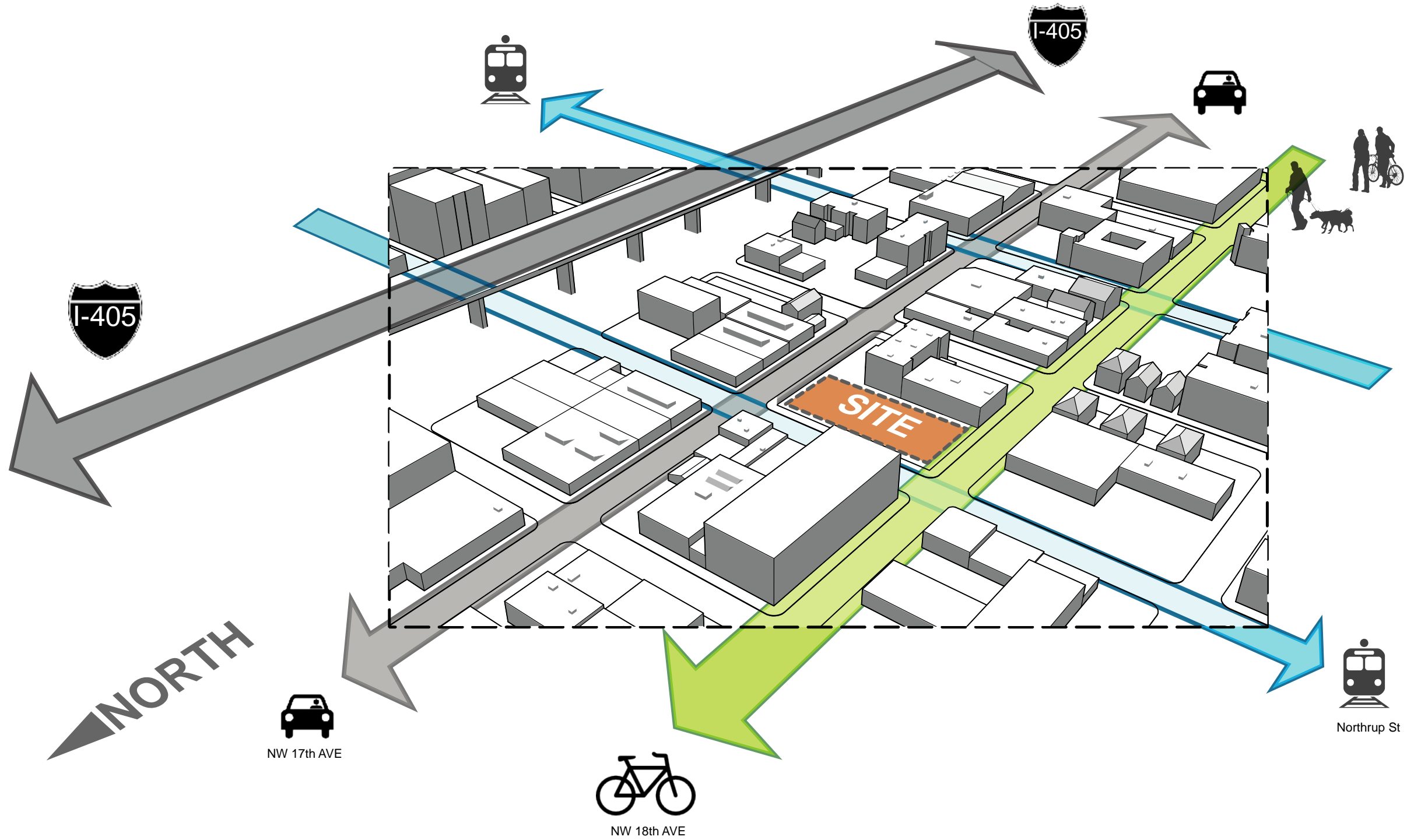
Through the 1950s, the area continued to be a unique mix of warehouse industrial and varied types of housing. This is further evidenced by the historic victorian and multi-story houses that are still standing today.

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.

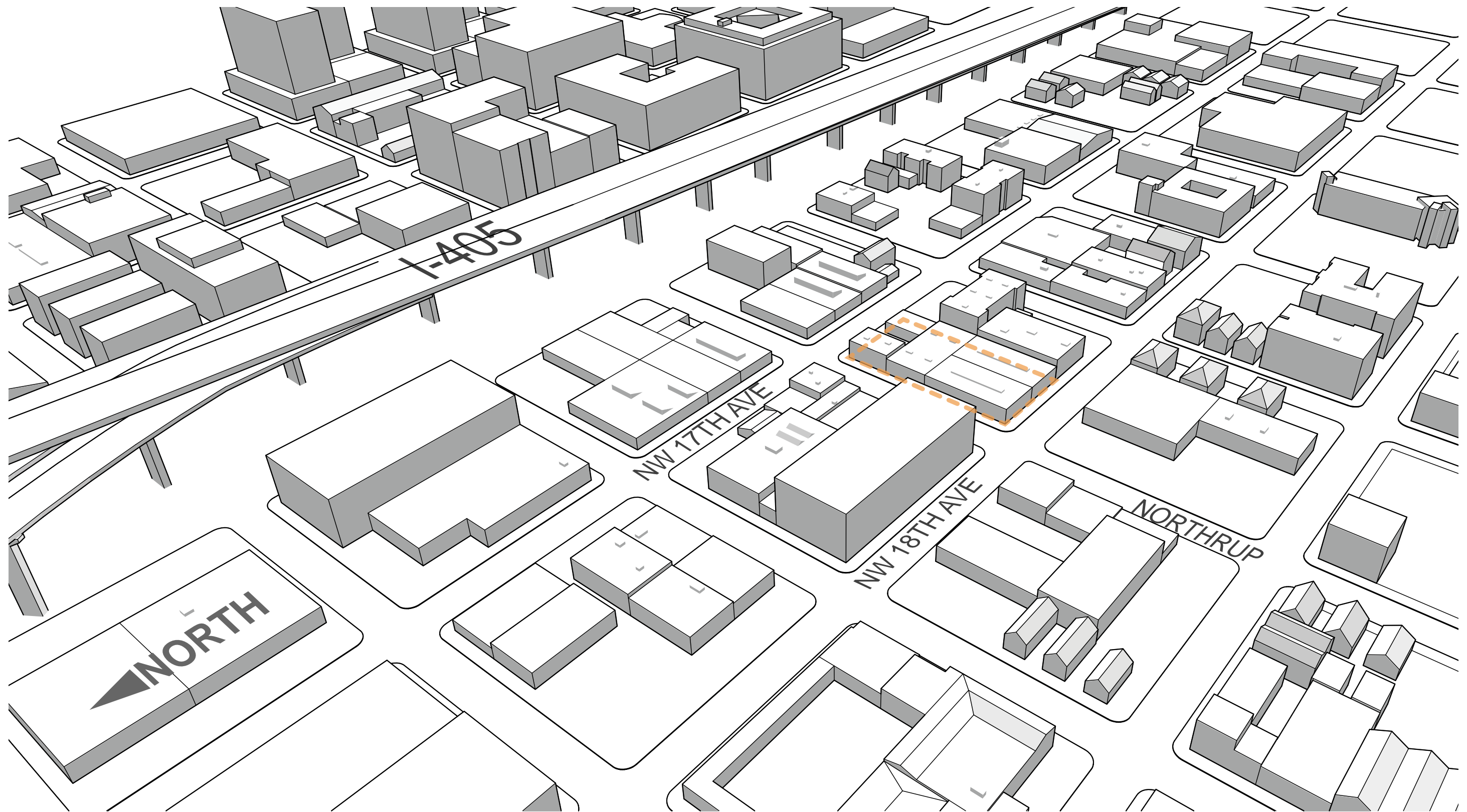
| 1970s |



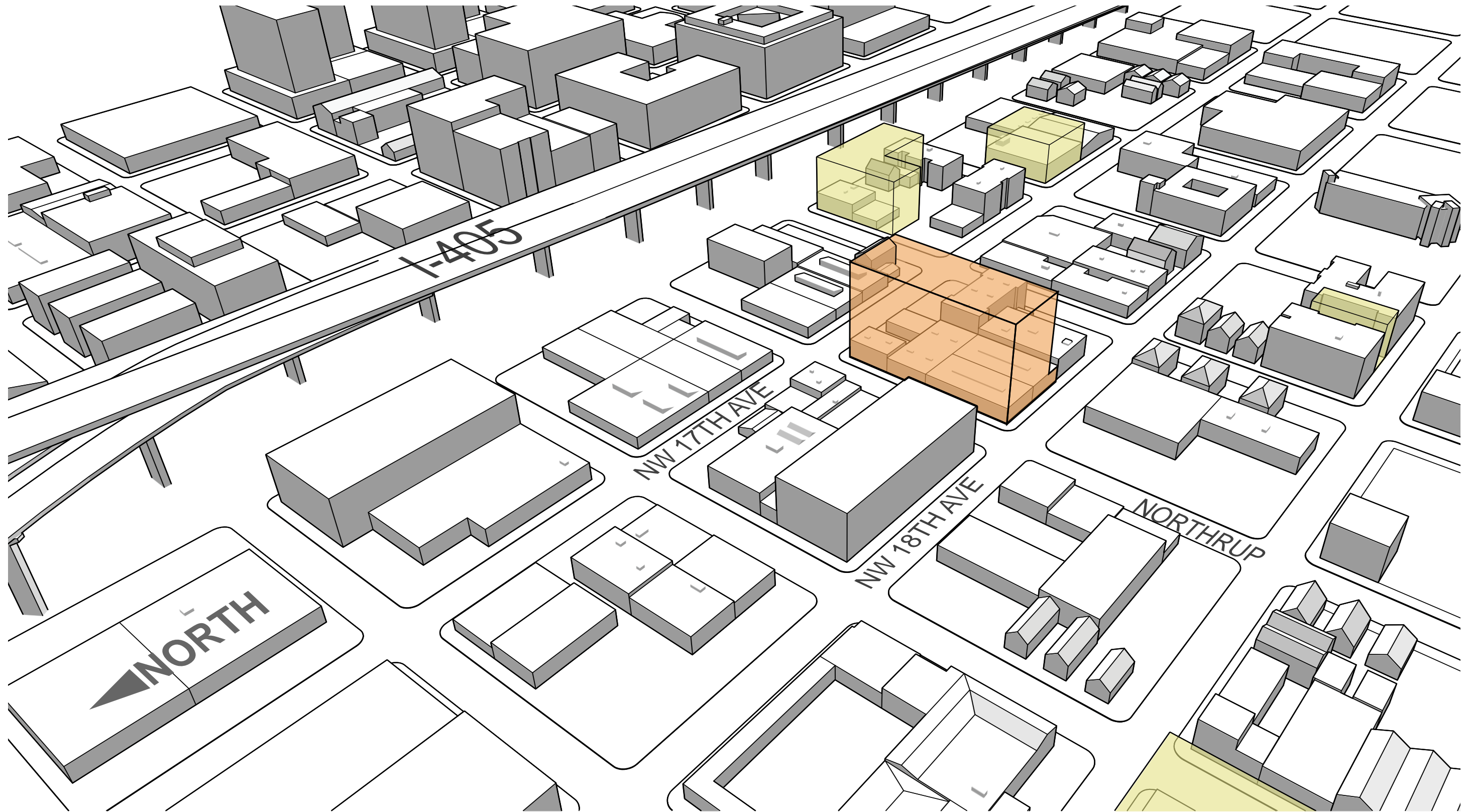
street character



existing density



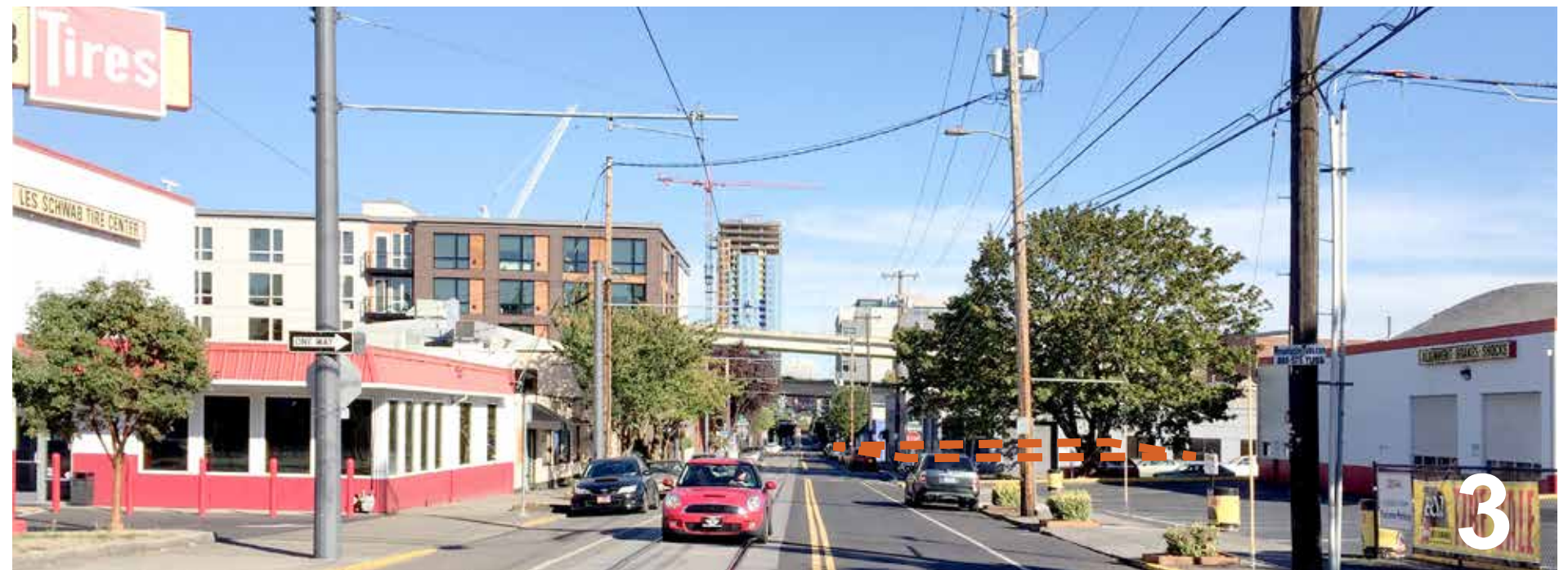
2-year density



10-year density



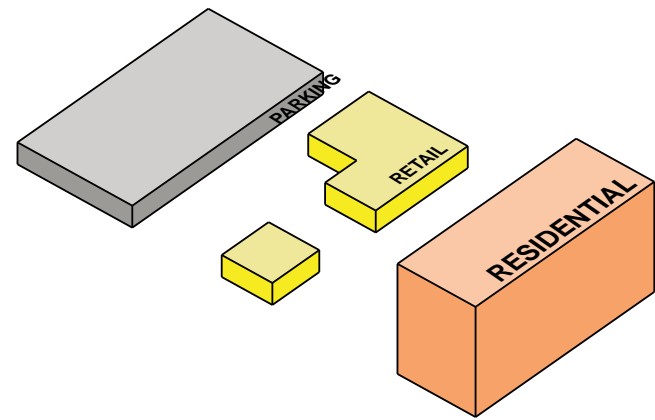
site context



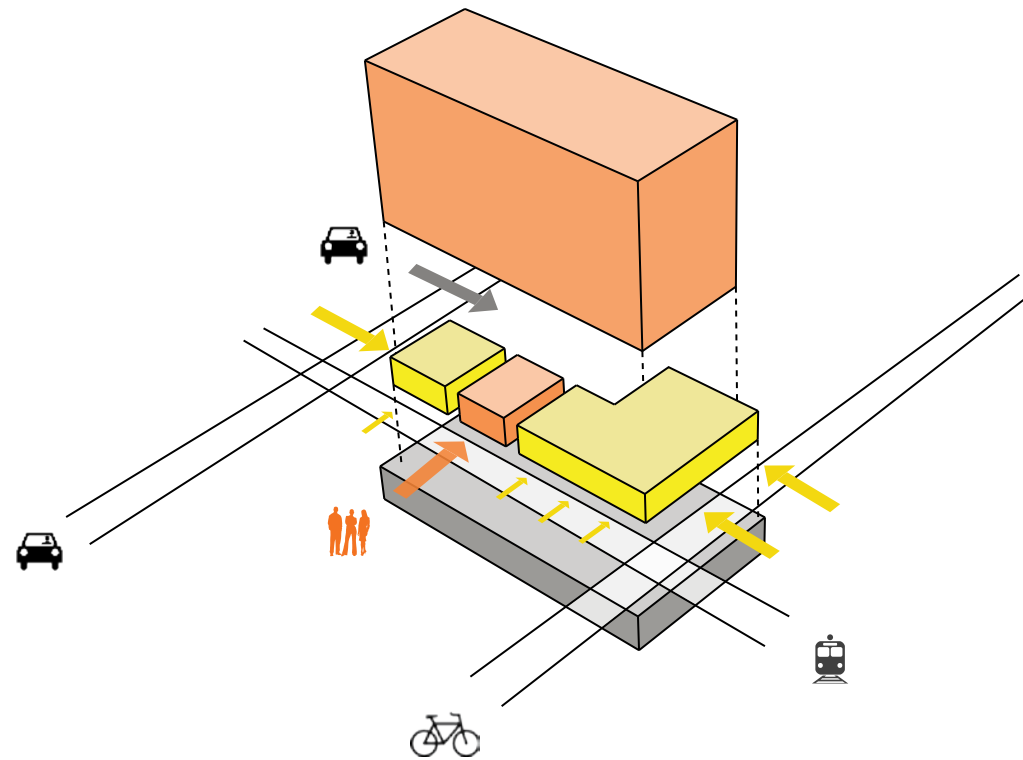
neighborhood context



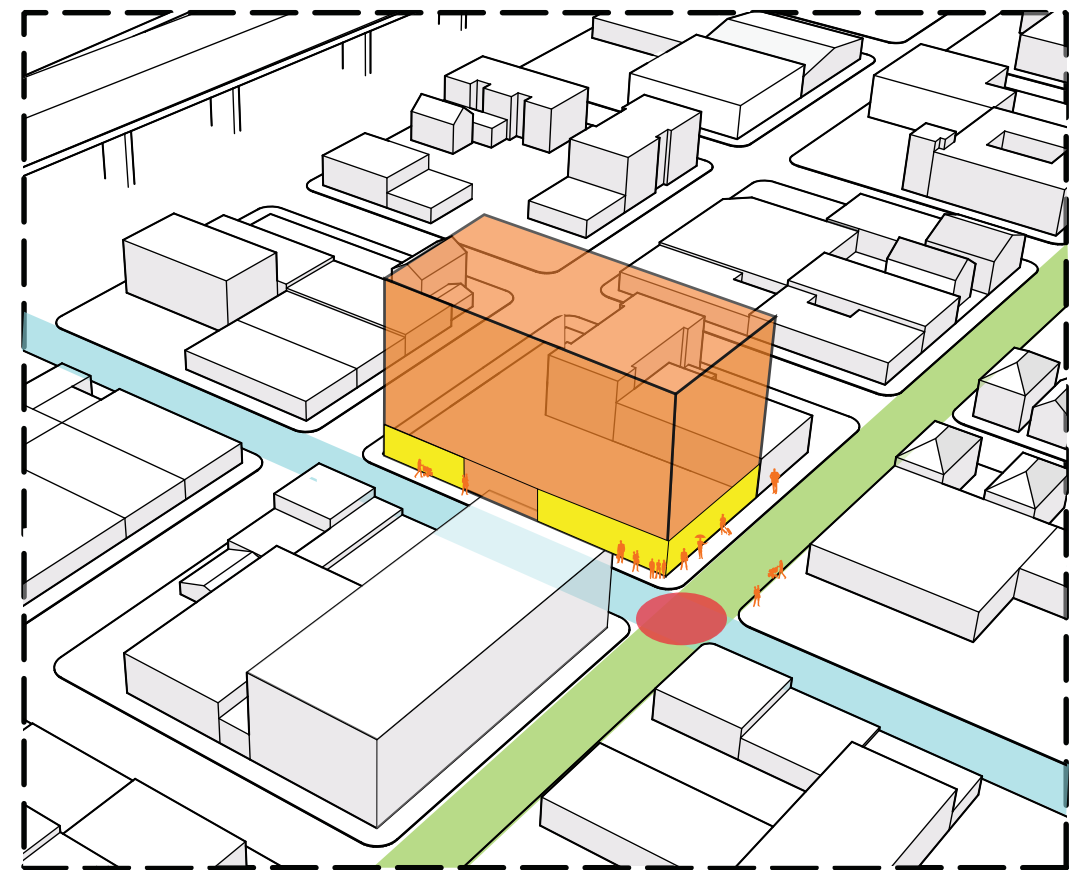
program



PROGRAM



ALLOCATION OF PROGRAM ON SITE

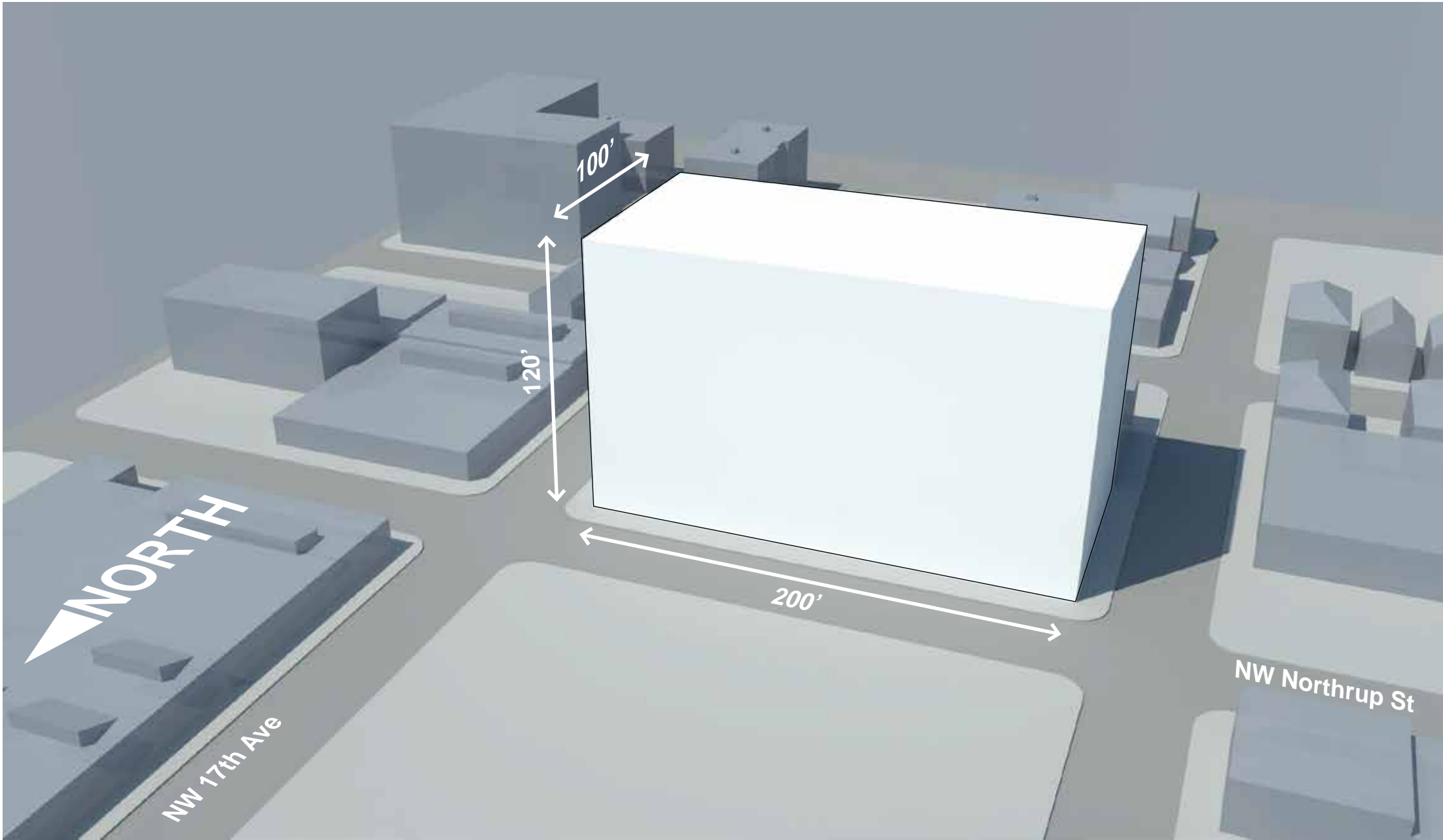


PROGRAM WITHIN SITE CONTEXT

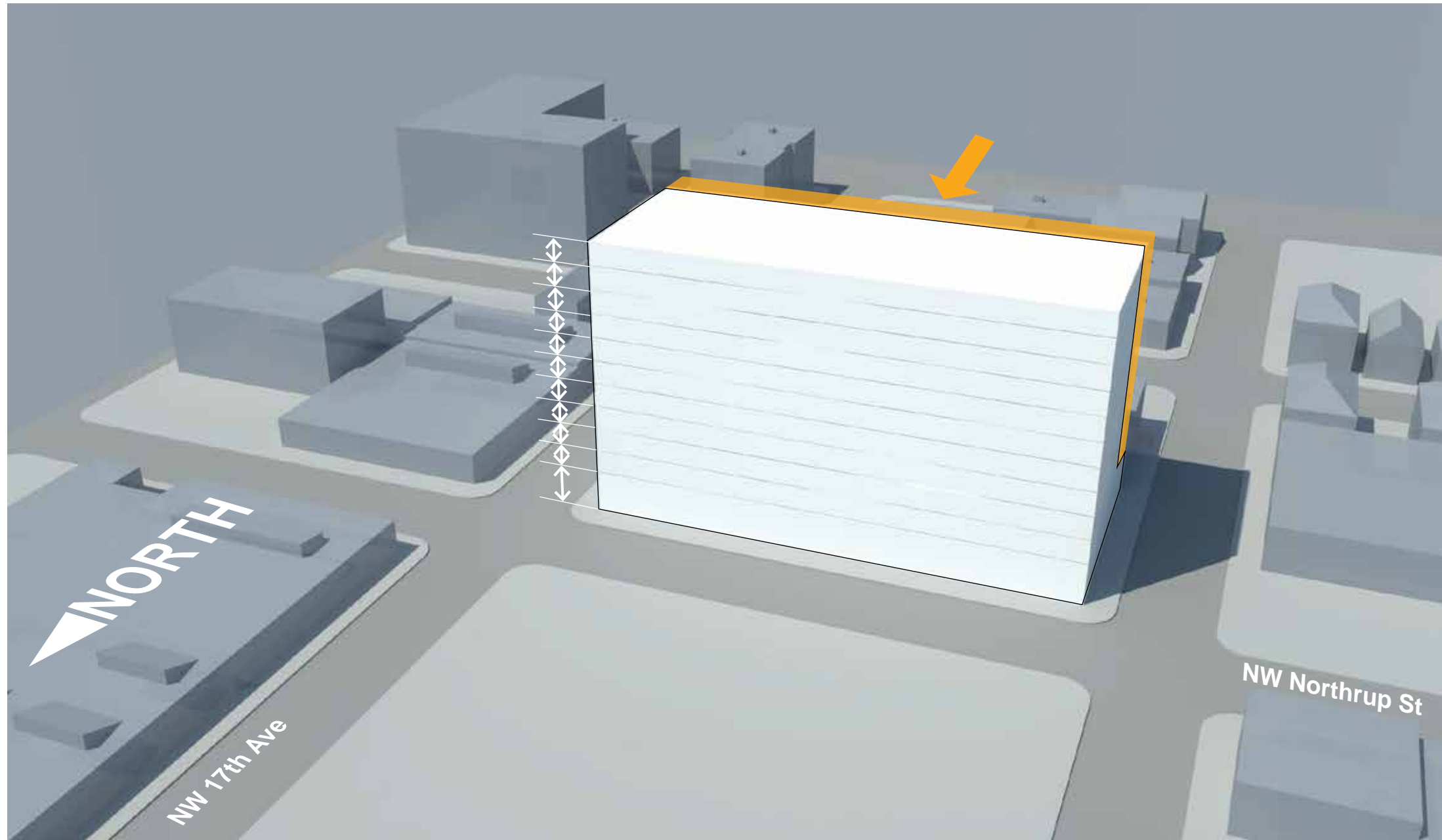
site section



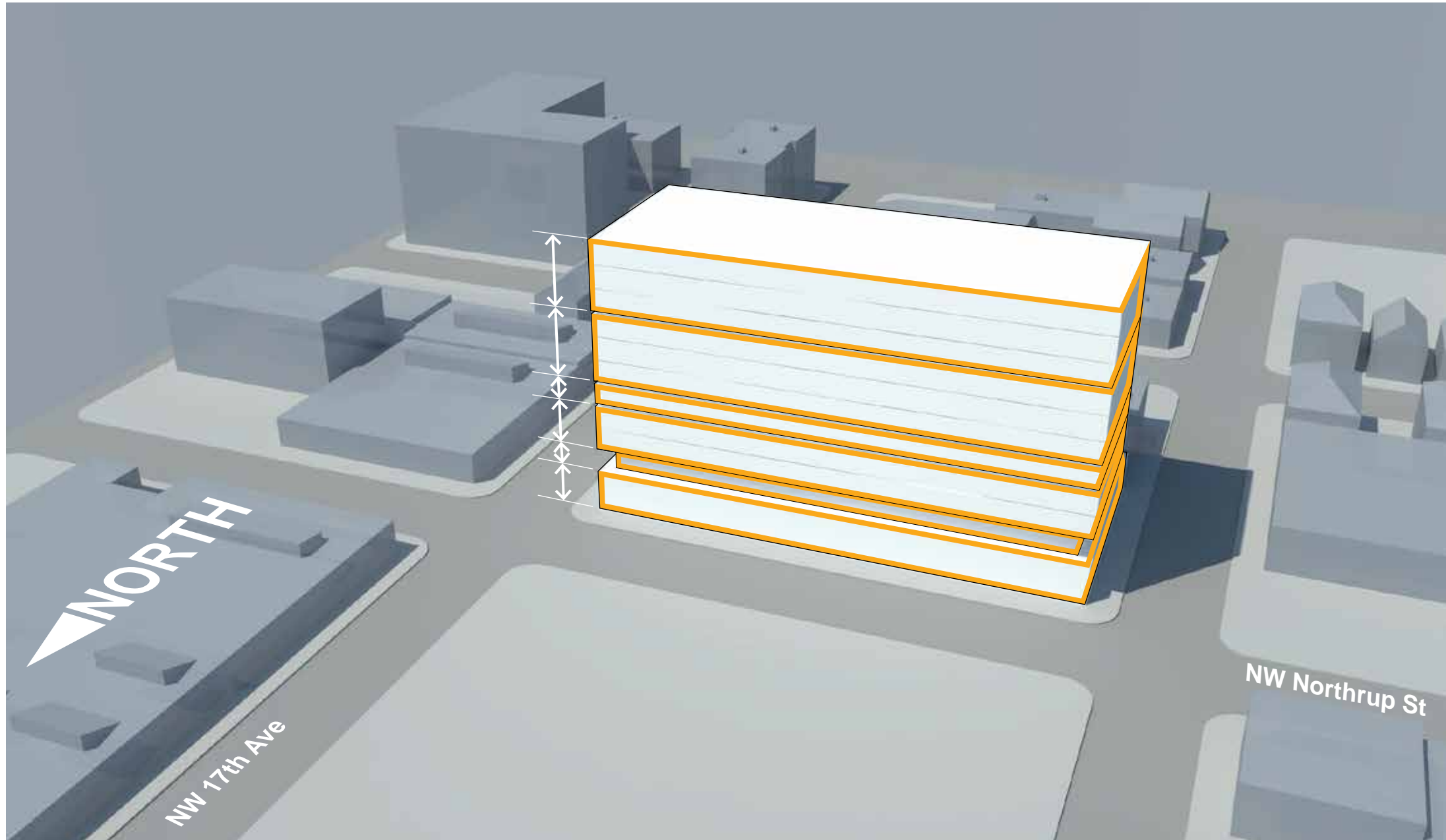
concept diagrams



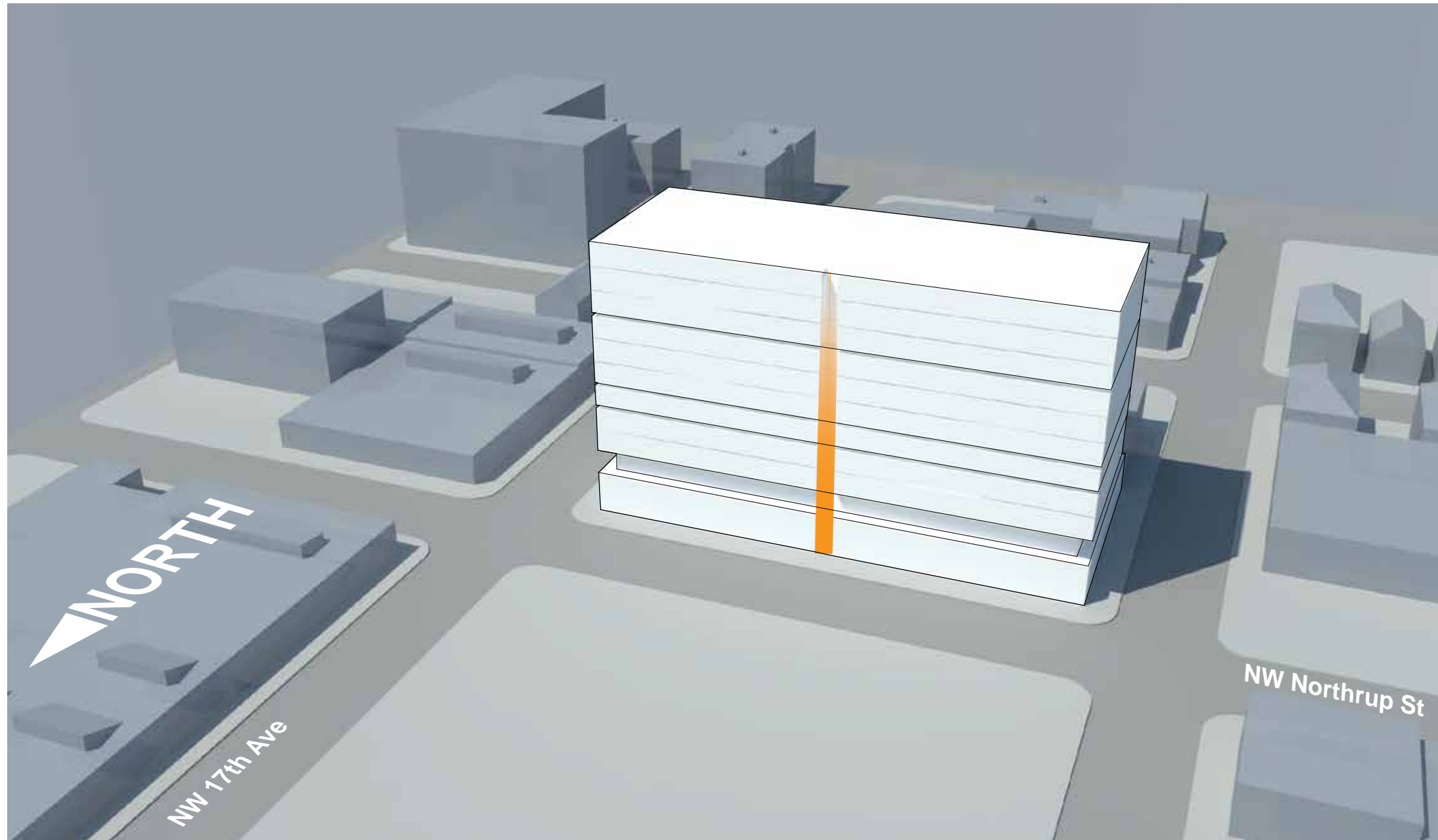
HALF-BLOCK DIMENSIONS



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

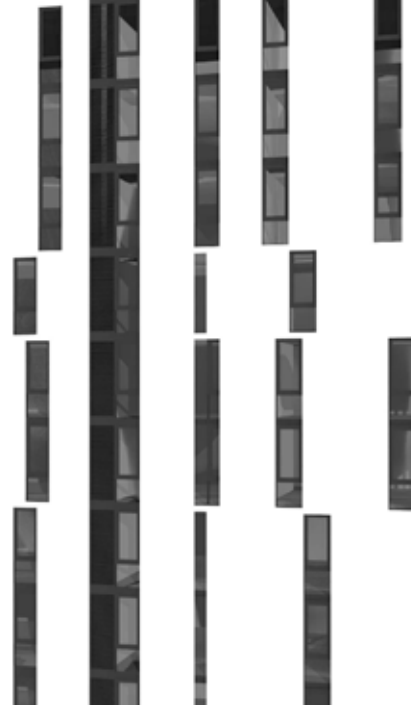
TREE BARK



BLACK AND WHITE



EAST AND WEST FACADE



TREE BARK



BLACK AND WHITE - INVERTED



NORTH AND SOUTH FACADE





VIEW FROM 17TH LOOKING SOUTHWEST

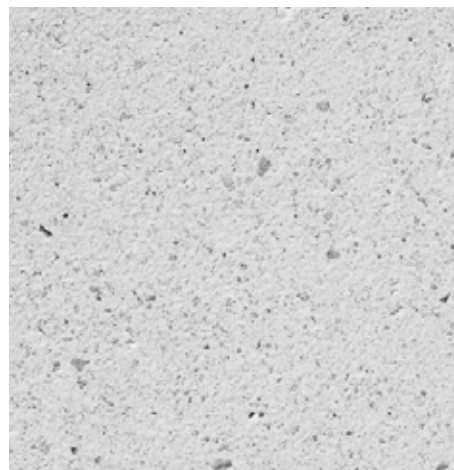
materials and inspiration



DARK GREY WINDOW-WALL WITH BACK-PAINTED GLASS PANELS



STAINLESS STEEL CABLE WITH DECIDUOUS CRAWLING VINES



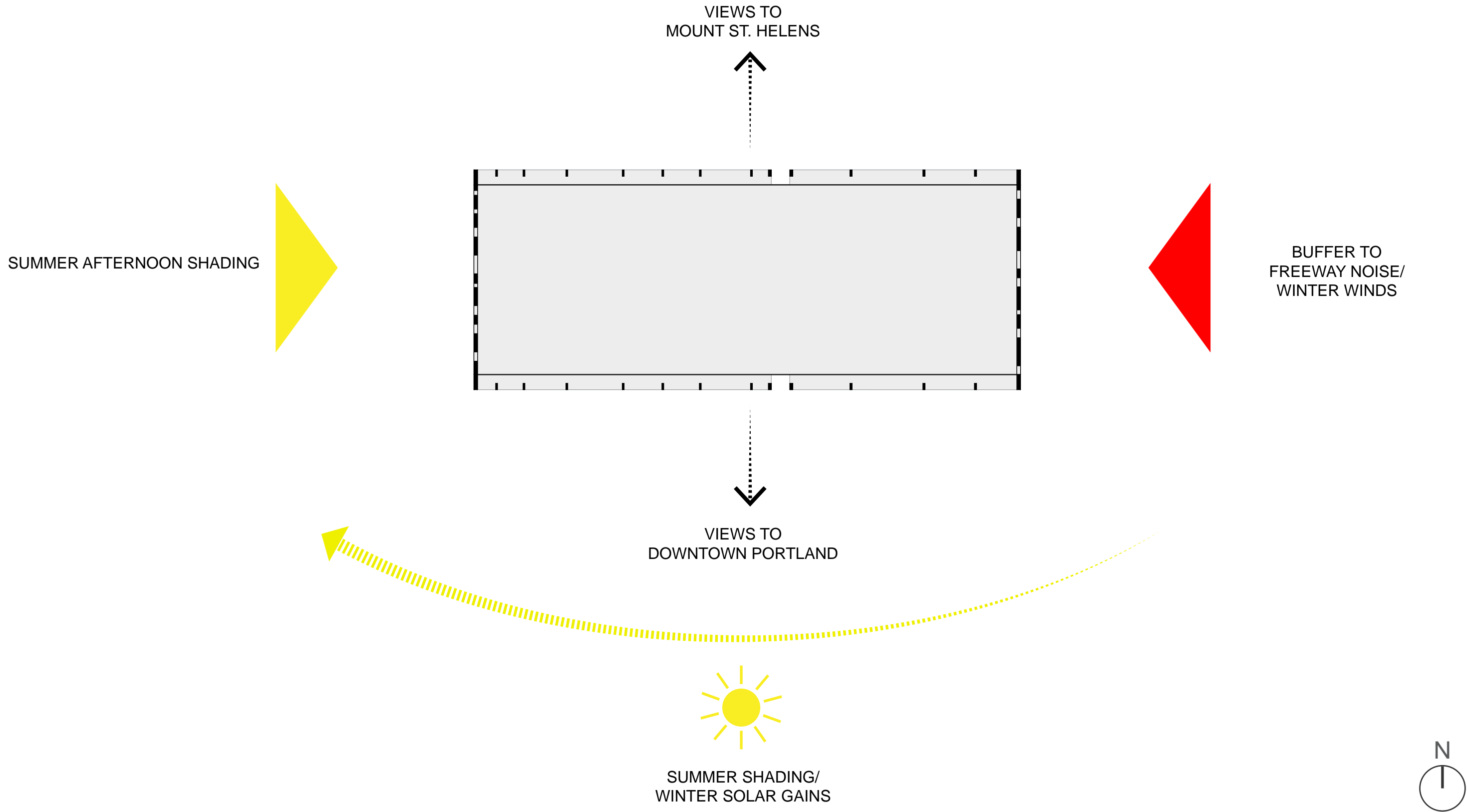
PRECAST WHITE CONCRETE WITH EXPOSED AGGREGATE FINISH

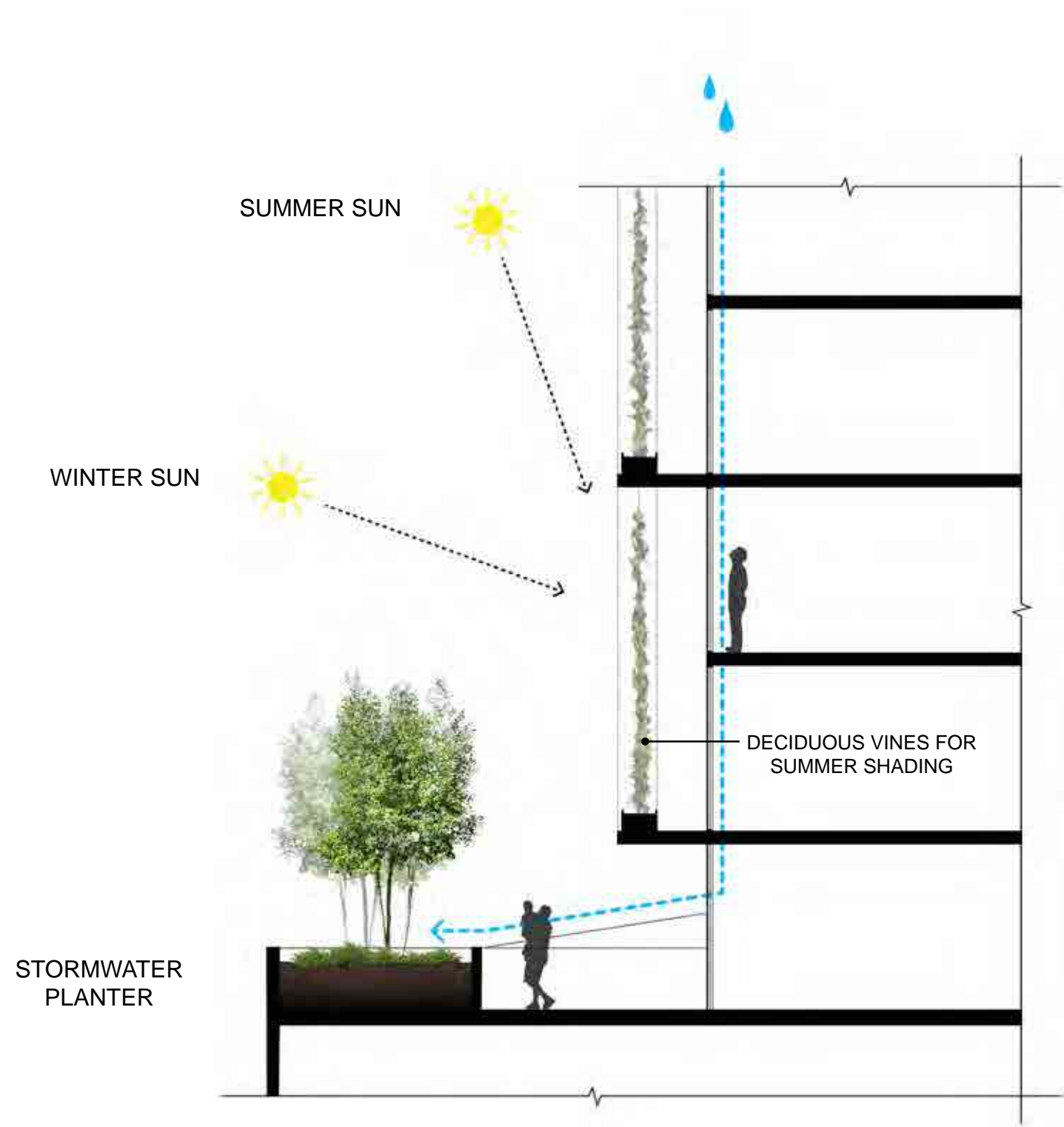




VIEW FROM 18TH LOOKING SOUTHEAST

environmental response





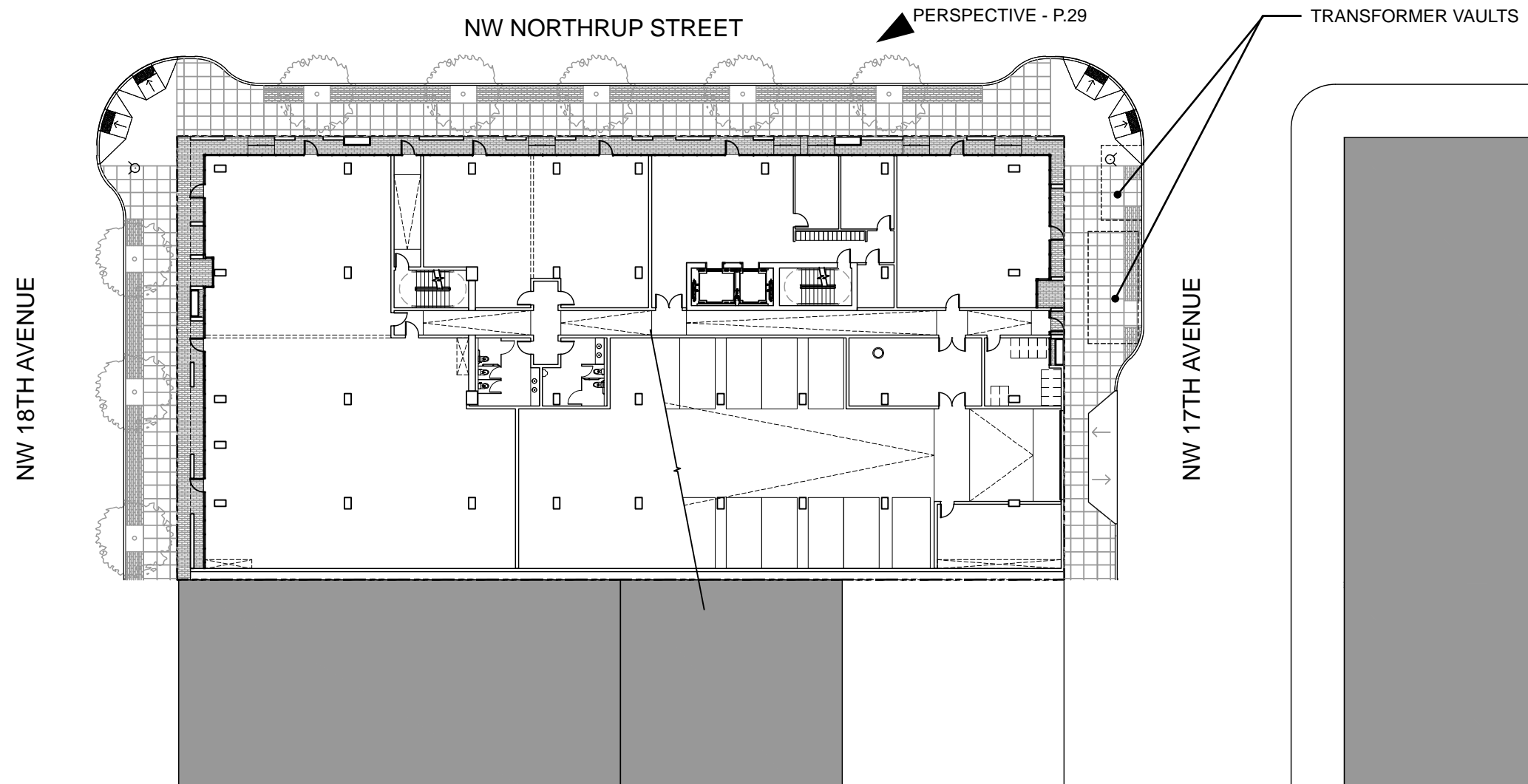
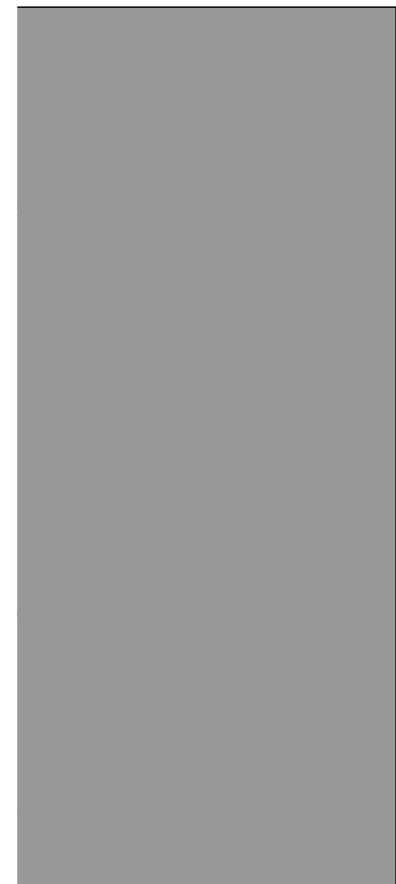
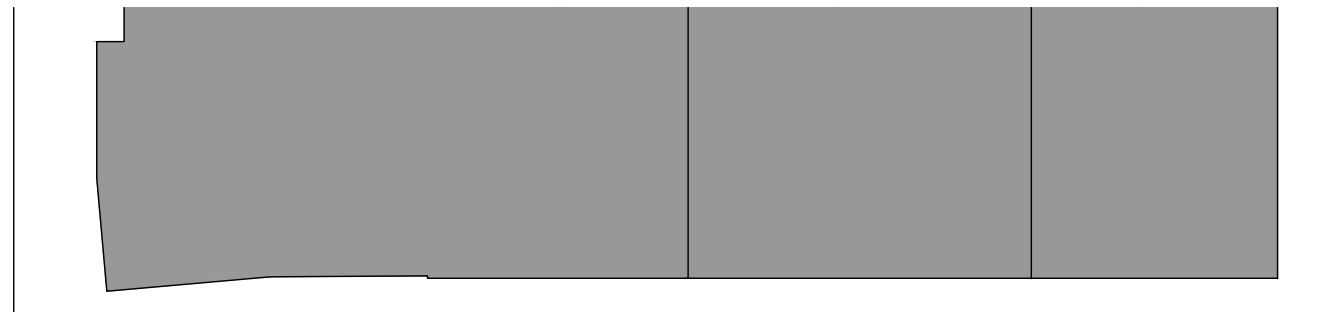


VIEW FROM 18TH LOOKING NORTHEAST



VIEW FROM 17TH LOOKING NORTHWEST

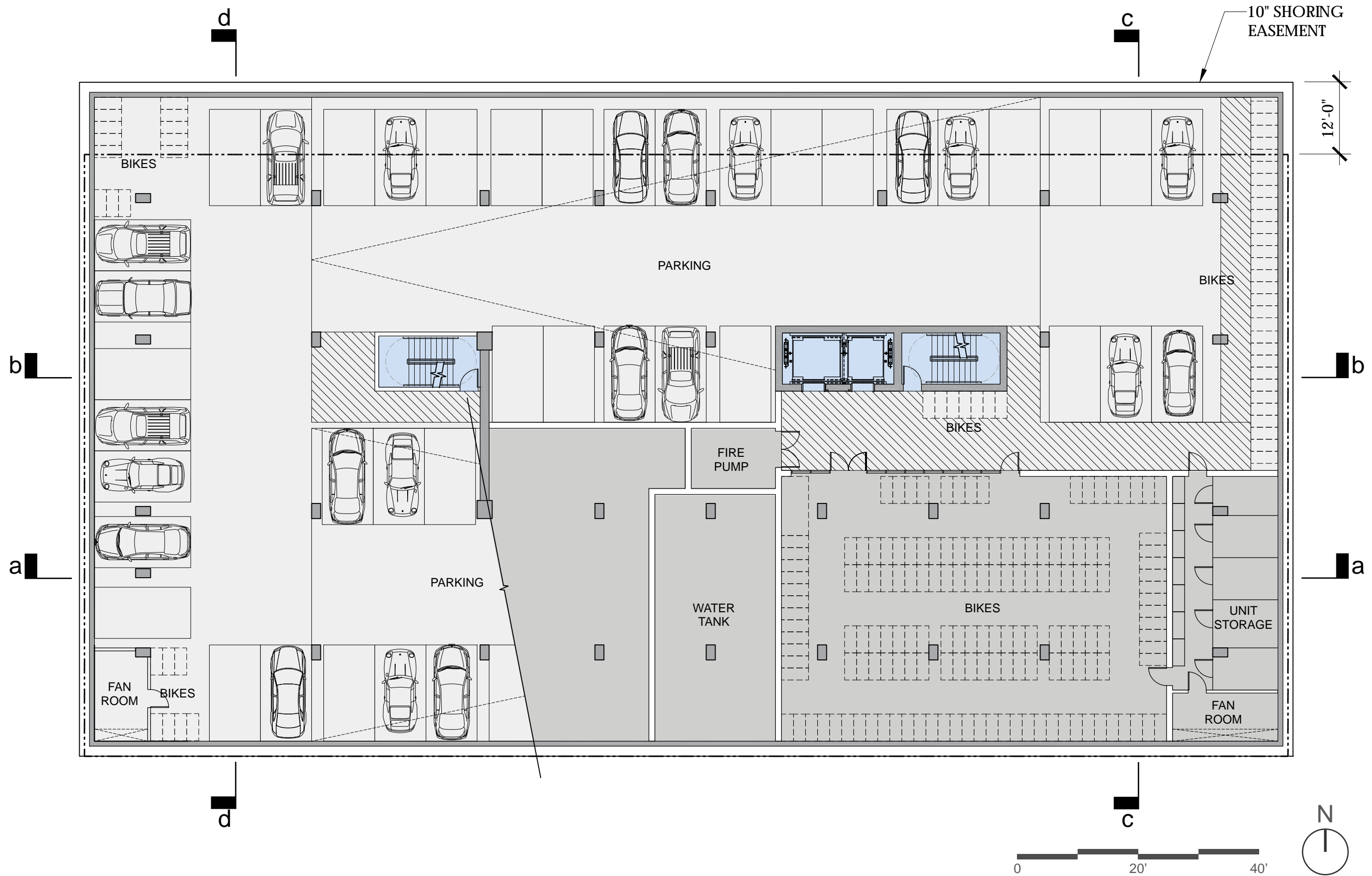
site plan





RETAIL AND RESIDENTIAL ENTRANCE ON NORTHRUP

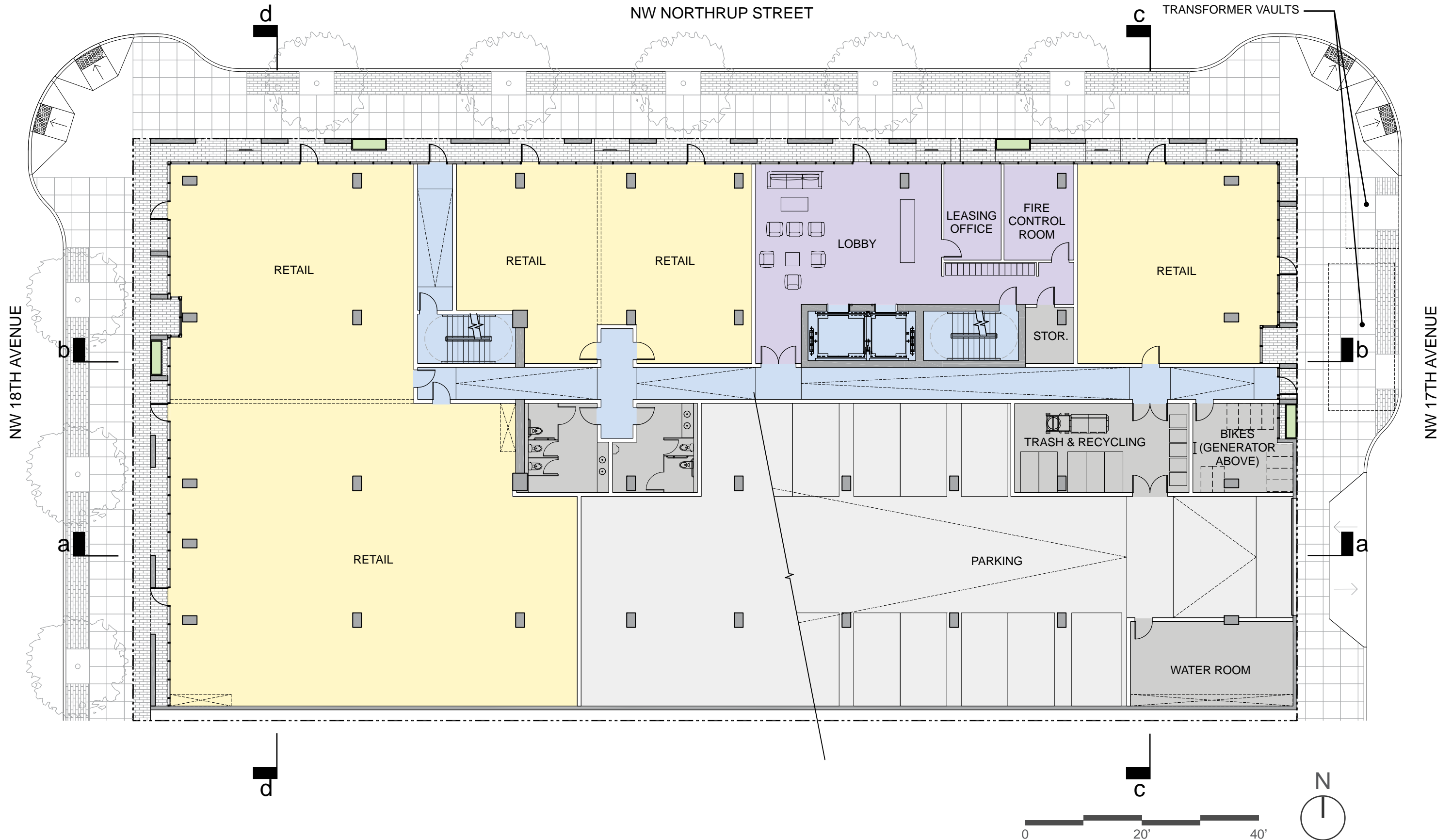
basement level 2



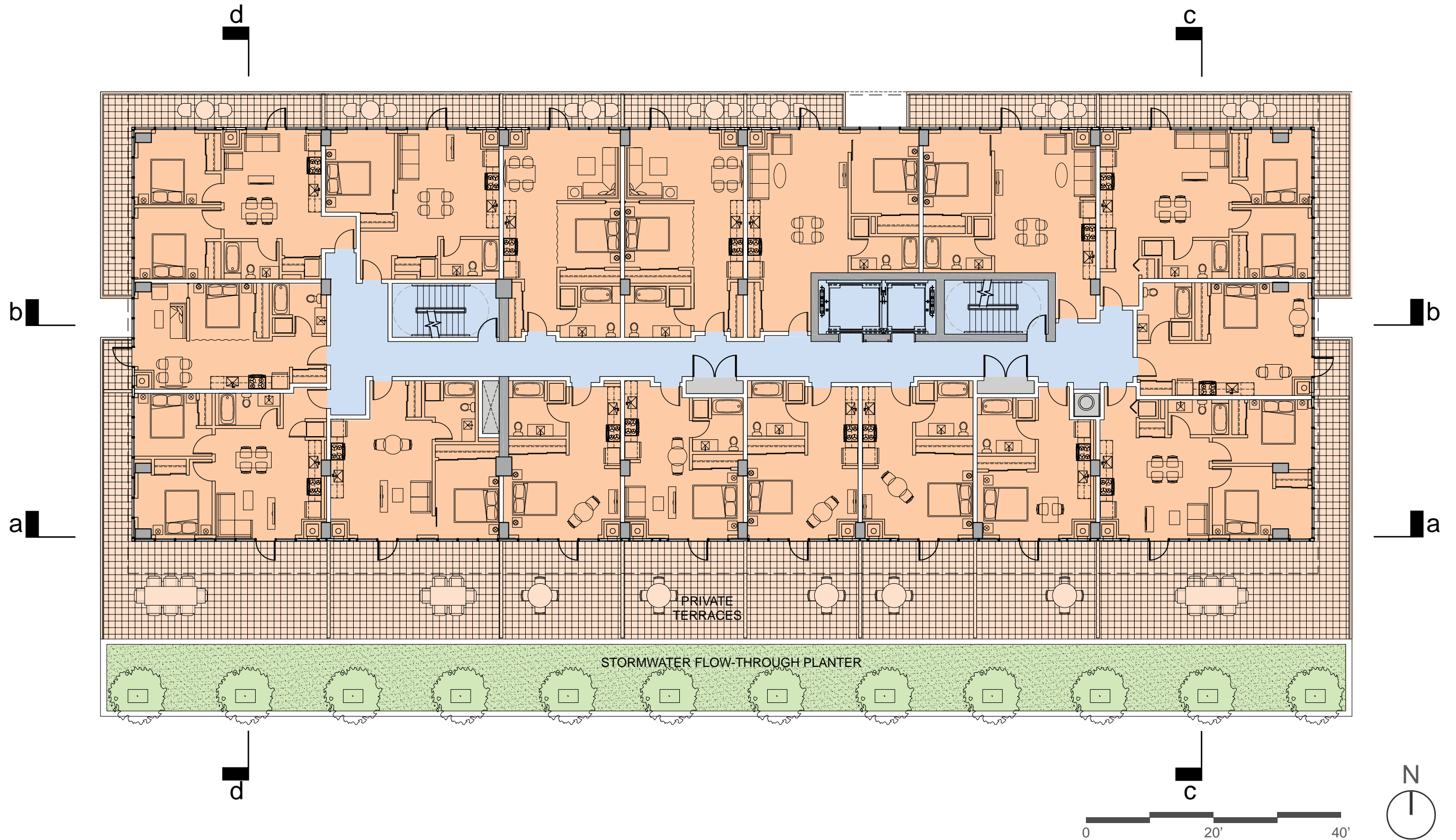
basement level 1



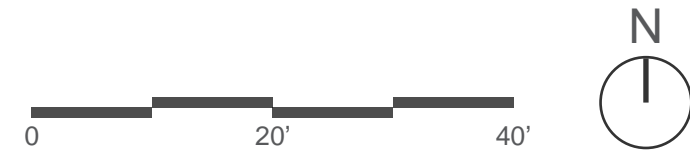
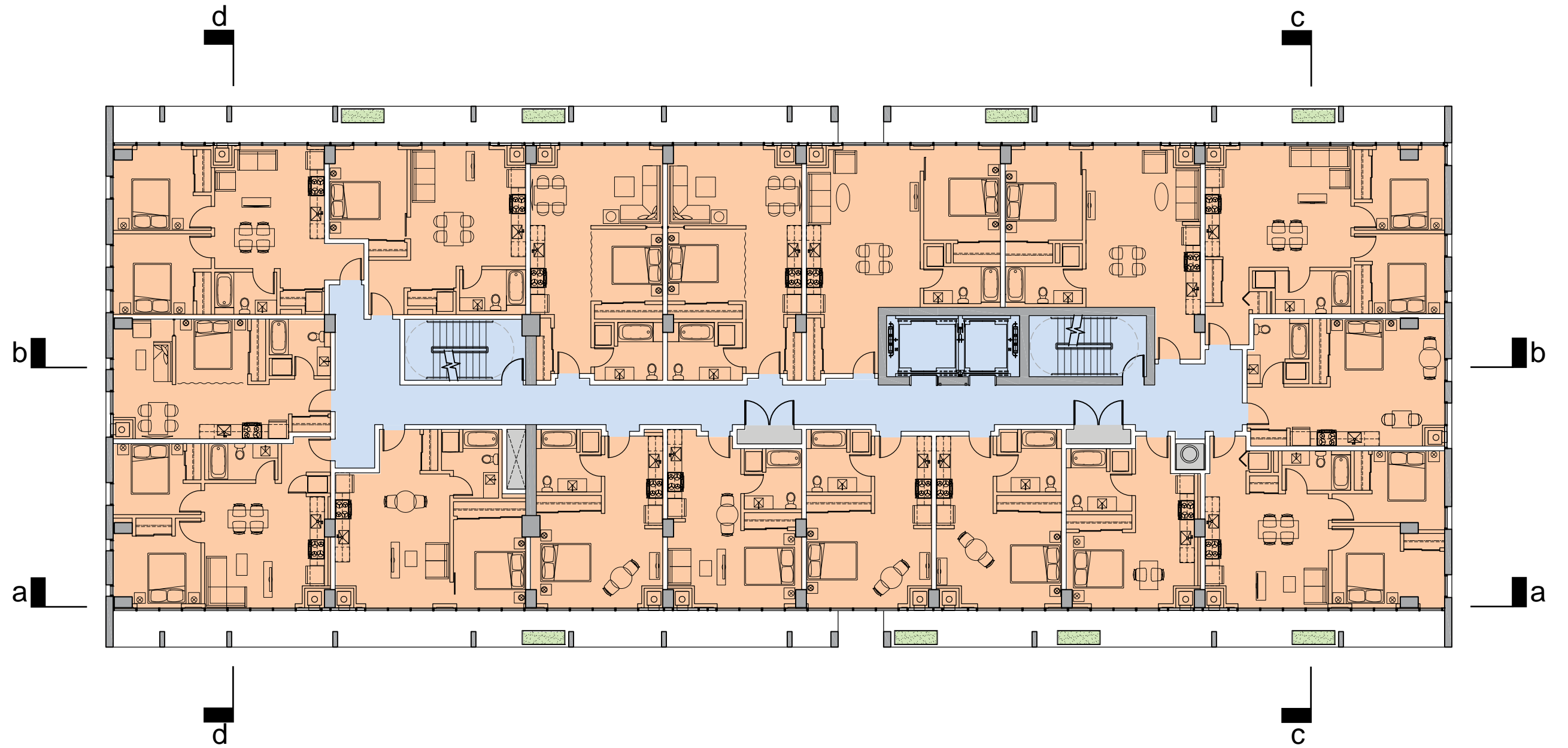
ground floor



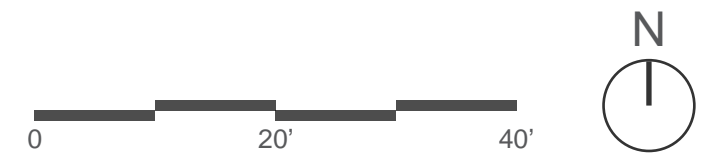
level 2



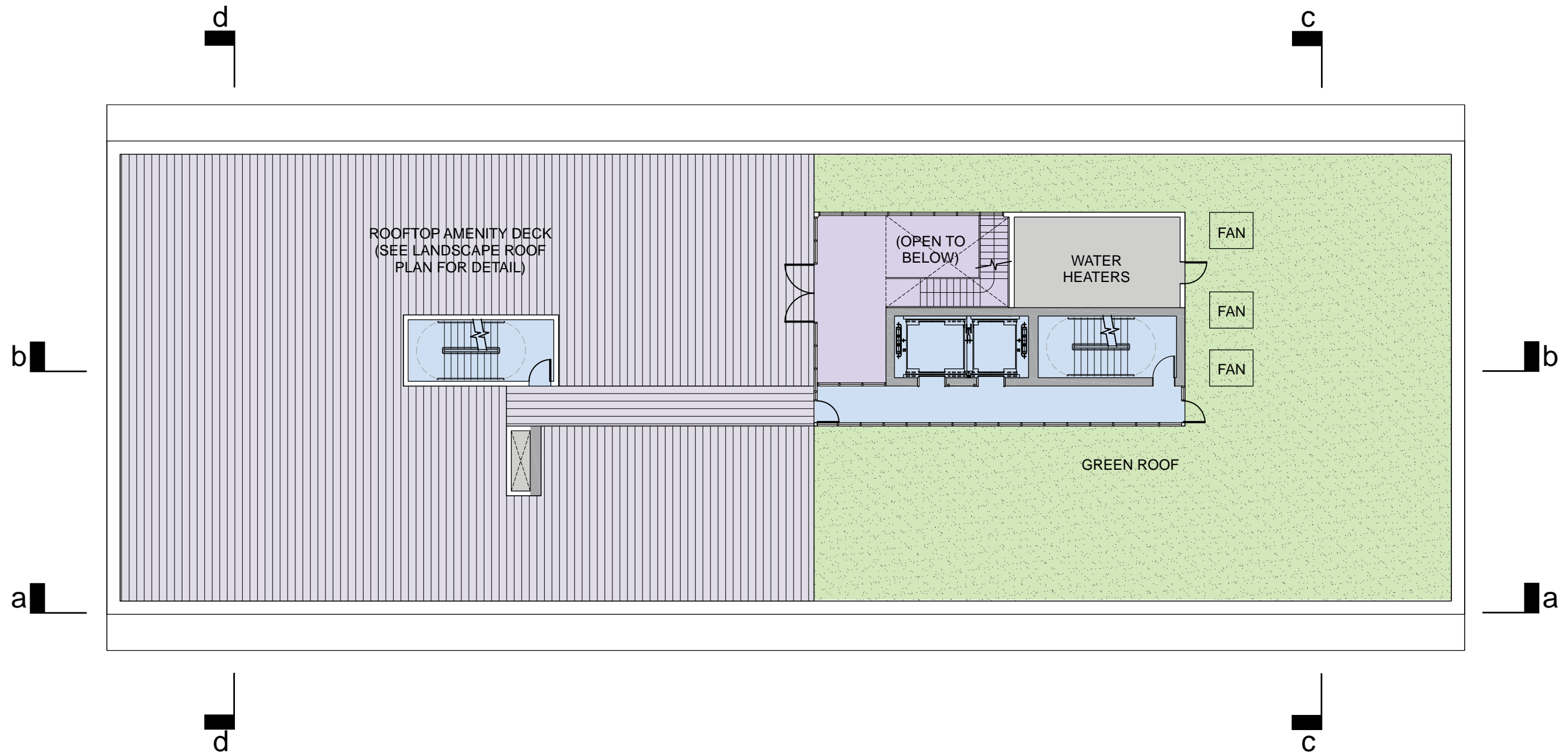
levels 3-10



level 11



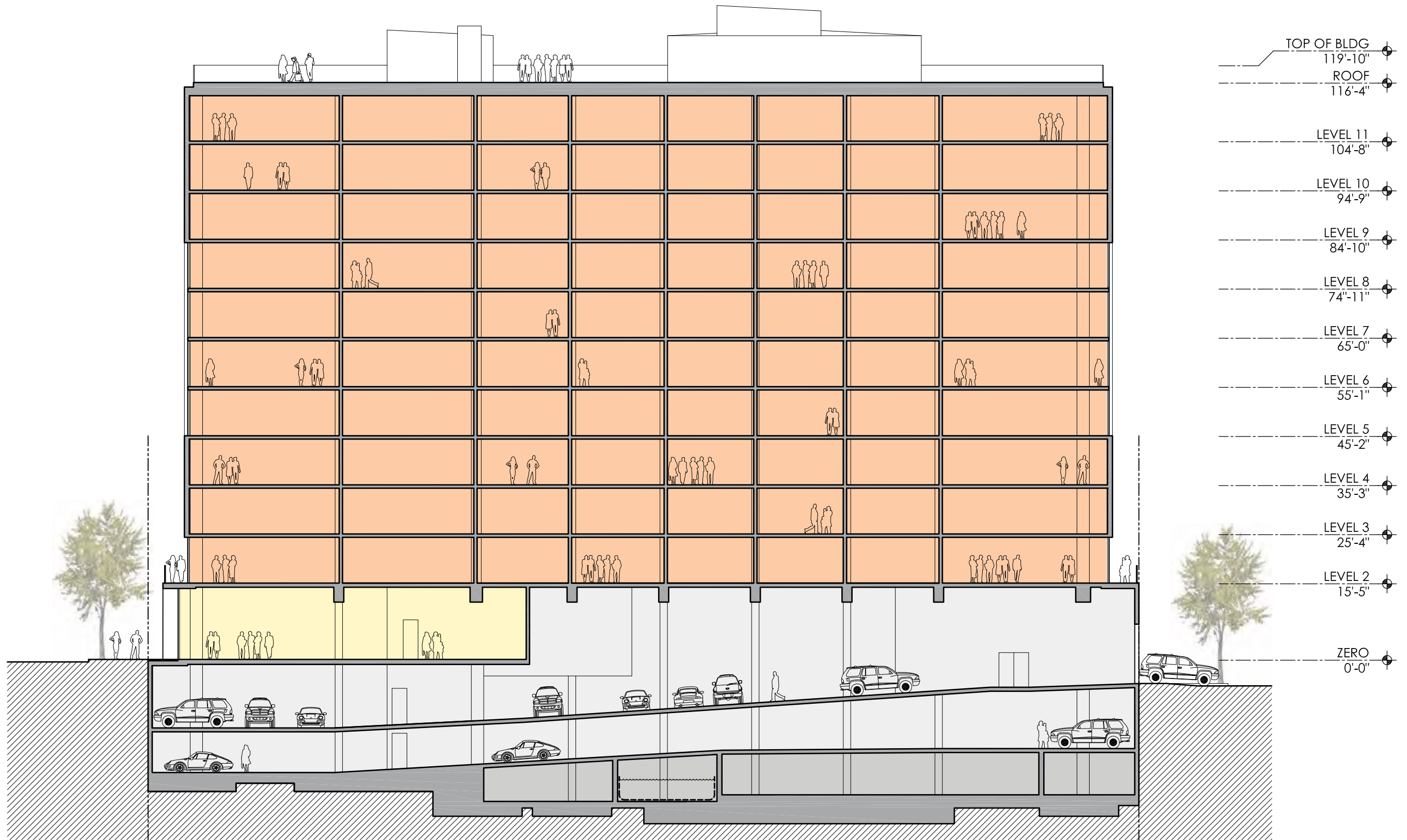
roof





AERIAL VIEW OF ROOFTOP AMENITY DECK

building section a



building section b



building section c



building section d



elevations



NORTH ELEVATION



EAST ELEVATION



- VISION GLASS
- BACK PAINTED GLASS & VTAC LOUVERS



NORTH ELEVATION



EAST ELEVATION



elevations



SOUTH ELEVATION



WEST ELEVATION



VISION GLASS
BACK PAINTED GLASS & VTAC LOUVERS



SOUTH ELEVATION



WEST ELEVATION



details

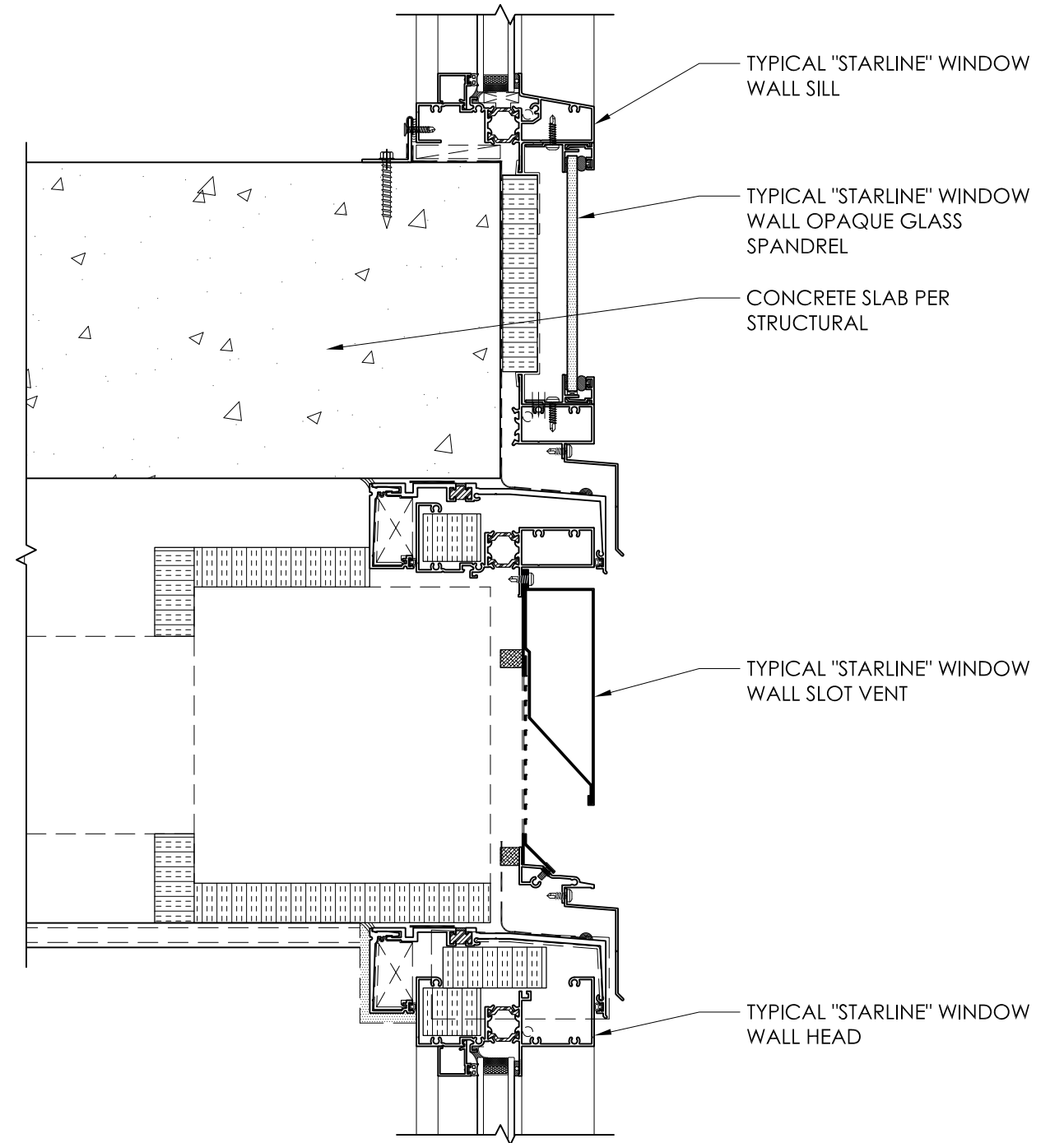


PRE-CAST WHITE CONCRETE

HORIZONTAL EXHAUST

BACK-PAINTED SPANDREL GLASS

VISION GLASS



TYPICAL "STARLINE" WINDOW WALL SILL

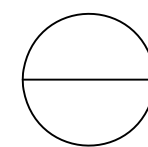
TYPICAL "STARLINE" WINDOW WALL OPAQUE GLASS SPANDREL

CONCRETE SLAB PER STRUCTURAL

TYPICAL "STARLINE" WINDOW WALL SLOT VENT

TYPICAL "STARLINE" WINDOW WALL HEAD

HORIZONTAL EXHAUST - TYPICAL



TYPICAL HORIZONTAL EXHAUST

3"=1'-0"



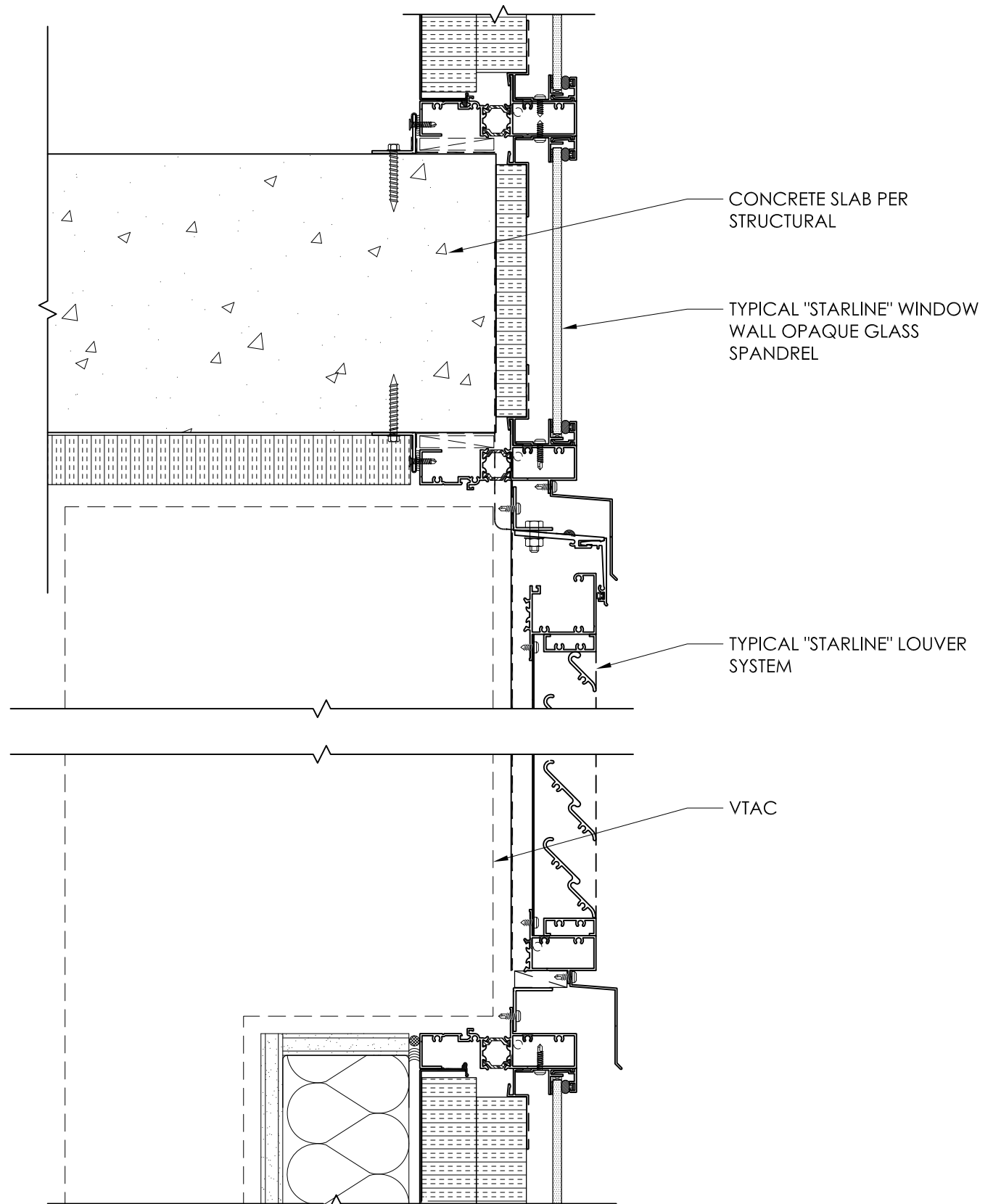
PRE-CAST WHITE CONCRETE

BACK-PAINTED SPANDREL GLASS

VTAC LOUVERS

VISION GLASS

VTAC LOUVERS - TYPICAL



TYPICAL VTAC LOUVER

3"=1'-0"

landscape design



A - Plank paver



B - Bike rack



C - Steel planter



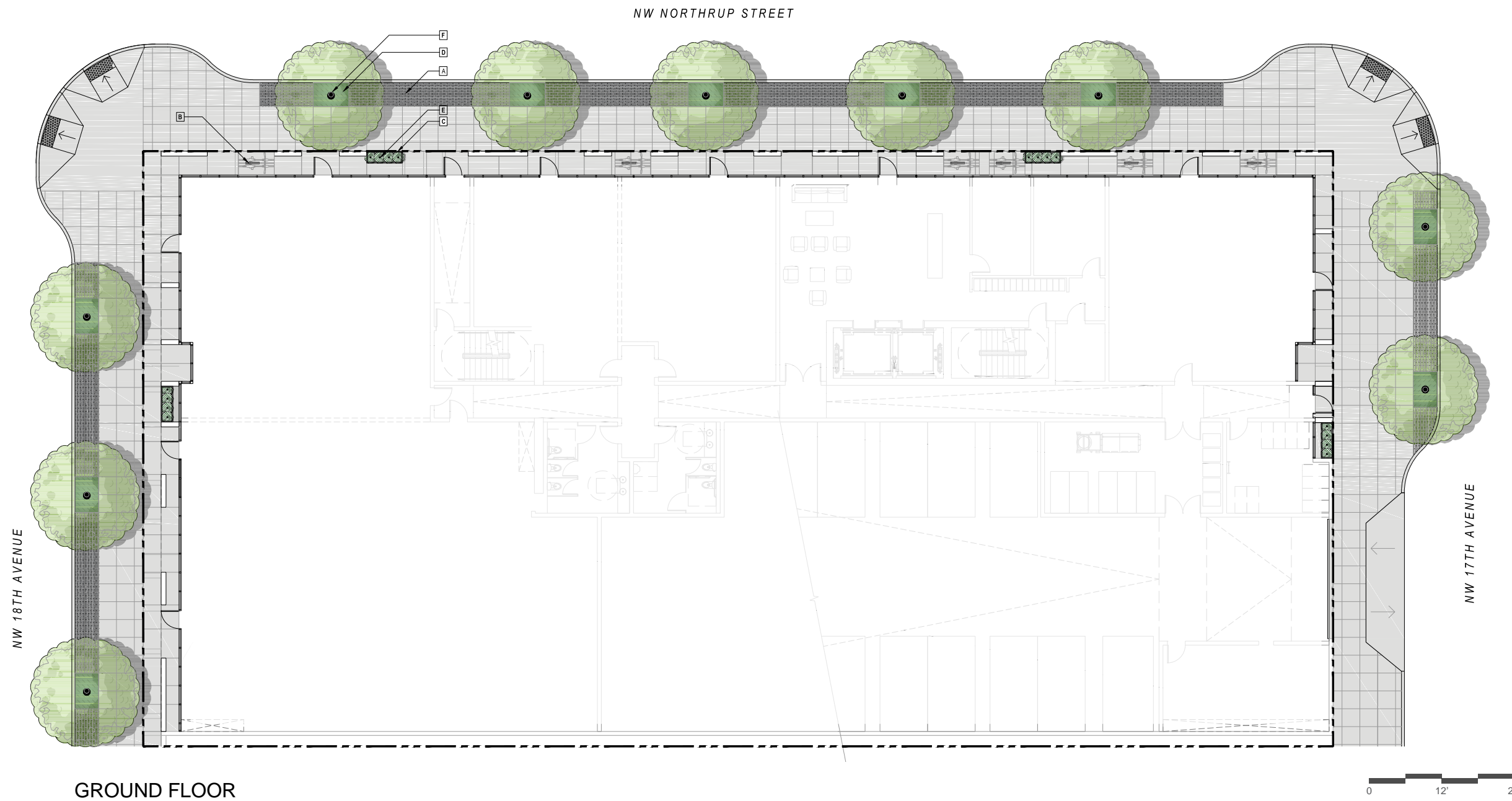
D - AJUGA



E - STAR JASMINE



F - CITY SPRITE ZELKOVA



GROUND FLOOR



A - Concrete paver



B - Serviceberry



C - Spreading Rush



D - Siberian Iris



E - Red Twig Dogwood



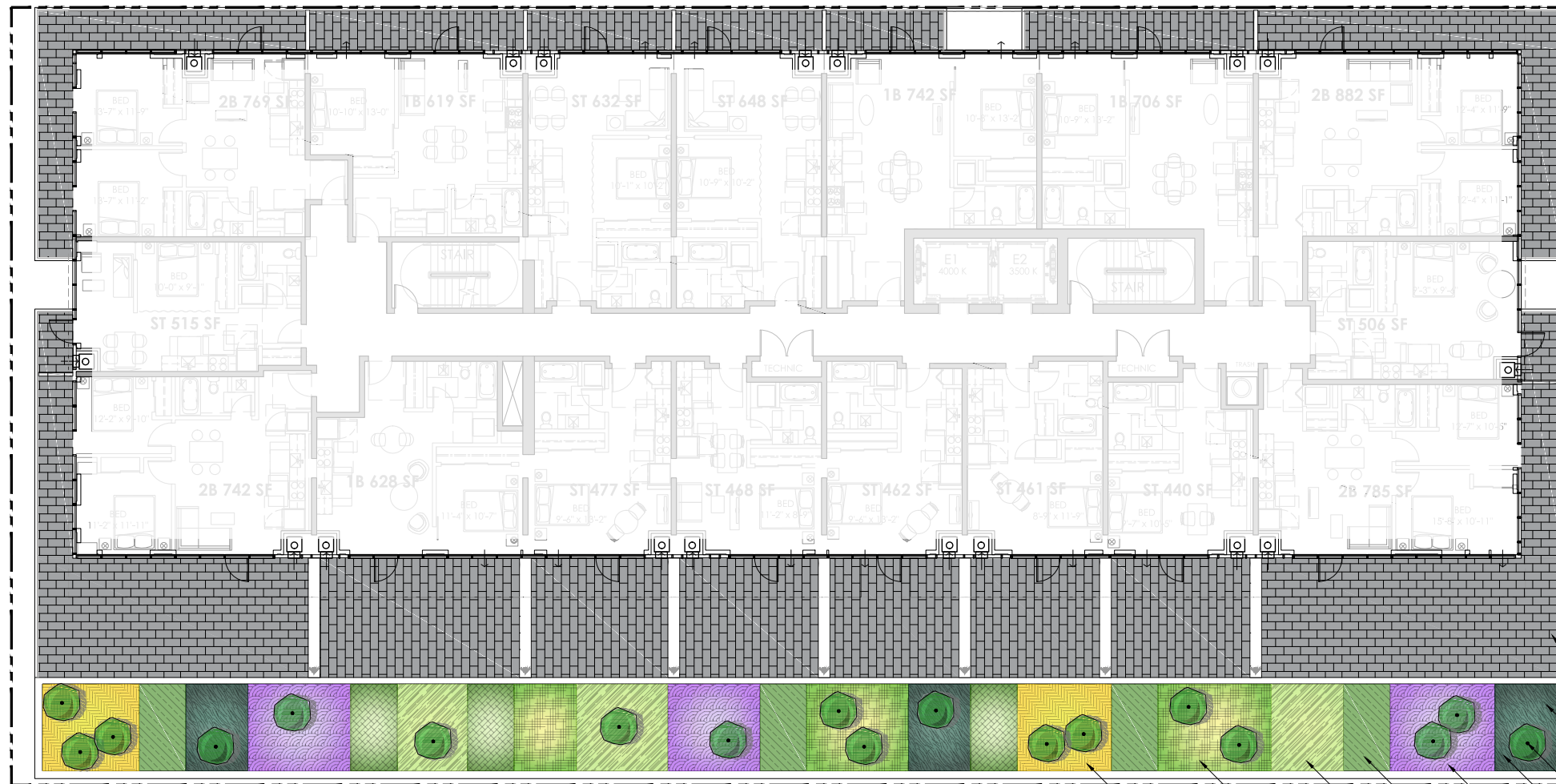
F - Northern Lights Hair Grass



G - Japanese Sedge

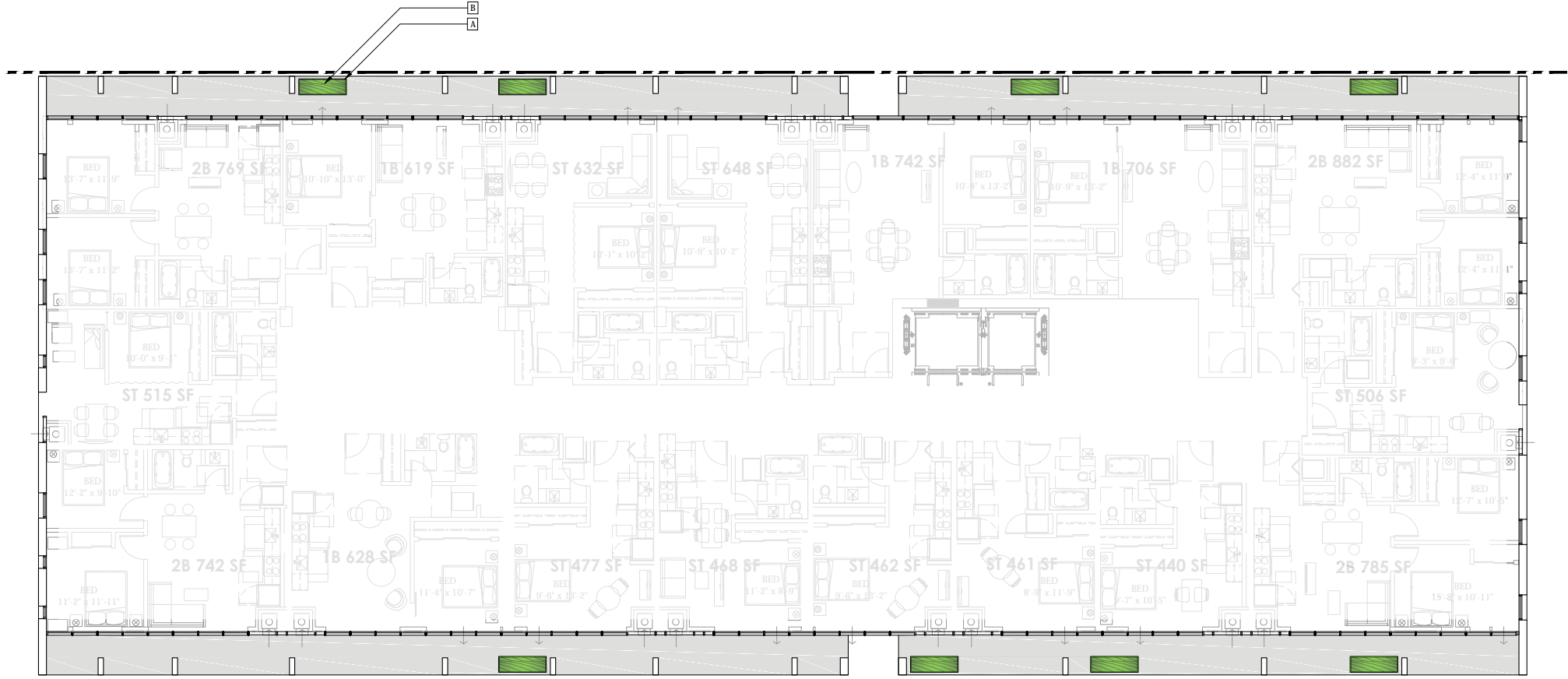


H - Orange New Zealand Sedge



SECOND FLOOR





FLOORS 3-11, TYPICAL





A - Concrete paver



B - Porcelain paver



C - String lights along overhead structure



D - Overhead structure



E - Fire table



F - Up-light



G - BBQ grill station



H - Steel planter



I - Sedum greenroof



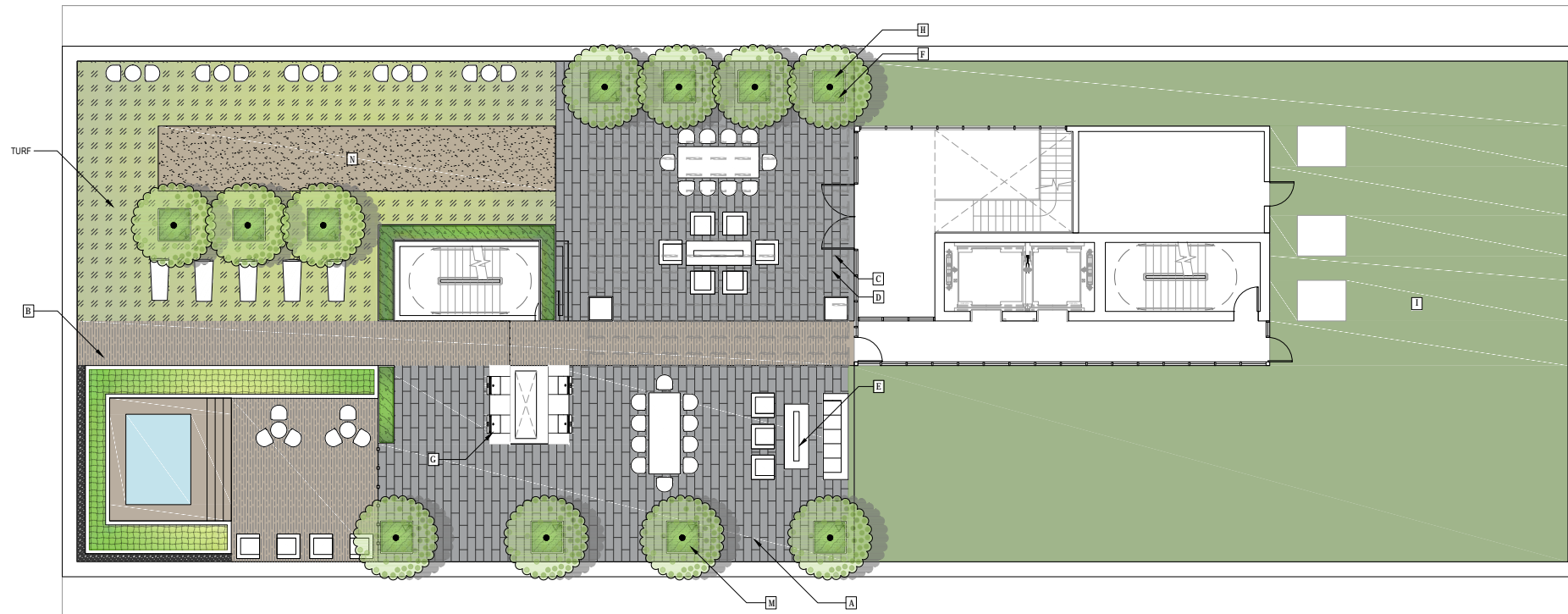
J - Feather reed grass



K - Fountain grass



L - Crape myrtle tree



ROOF DECK



M - Star jasmine



N - Bocce court





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