

MOODY AVENUE MIXED-USE



ZRZ Realty // ZGF Architects, LLP // Project^

STEWARDSHIP // HERITAGE & VALUE

IT'S THE RIGHT TIME // SITE, PLACE & PROGRAM

BUILDING AN ACTIVE STREET LIFE // PORCH AND PERCH

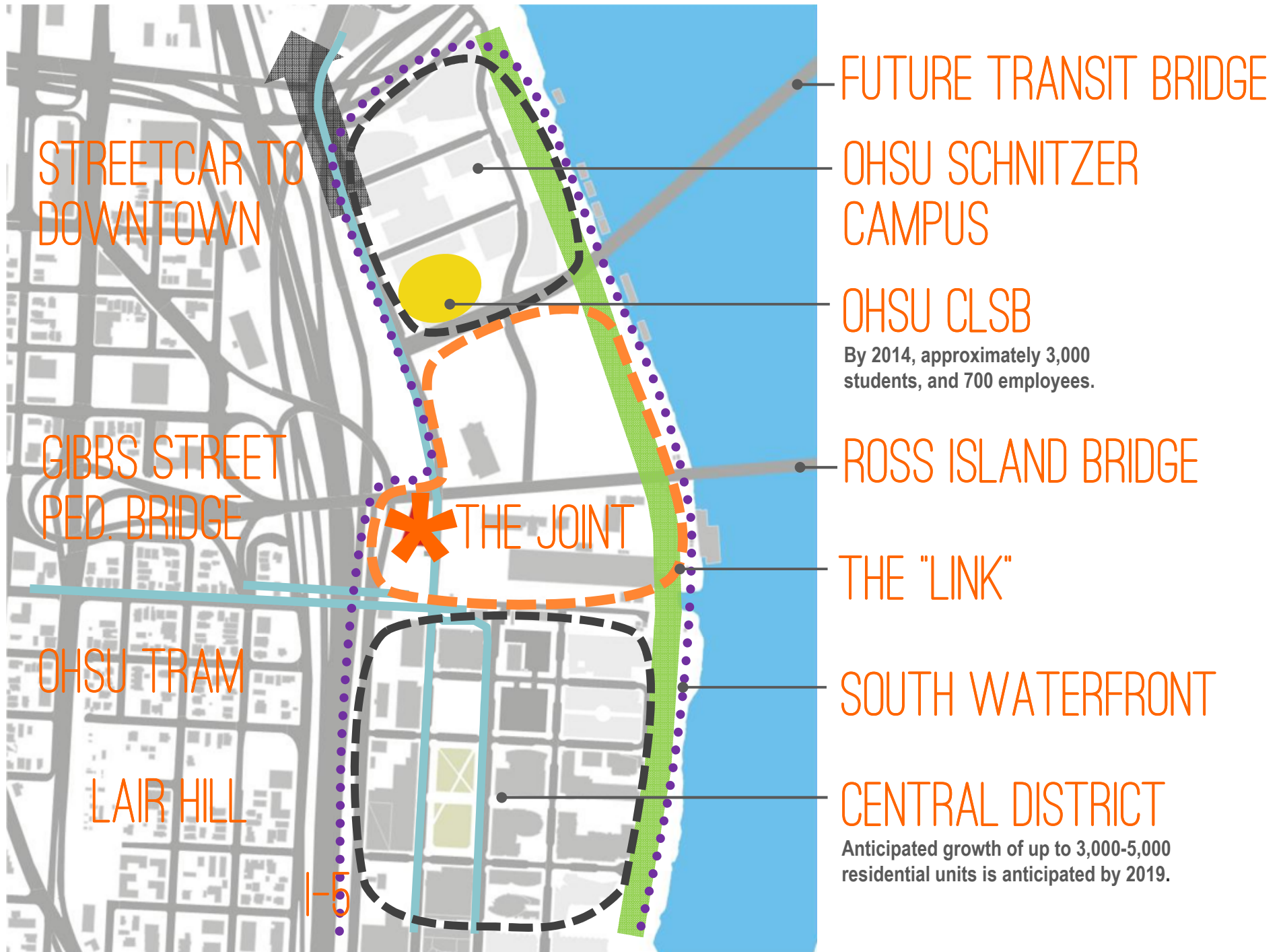
THE RIGHT VESSEL FOR THE RIGHT PROGRAM // FORM

ATTUNED TO THE ART OF MAKING // MATERIAL & CRAFT



STEWARDSHIP // HERITAGE & VALUE







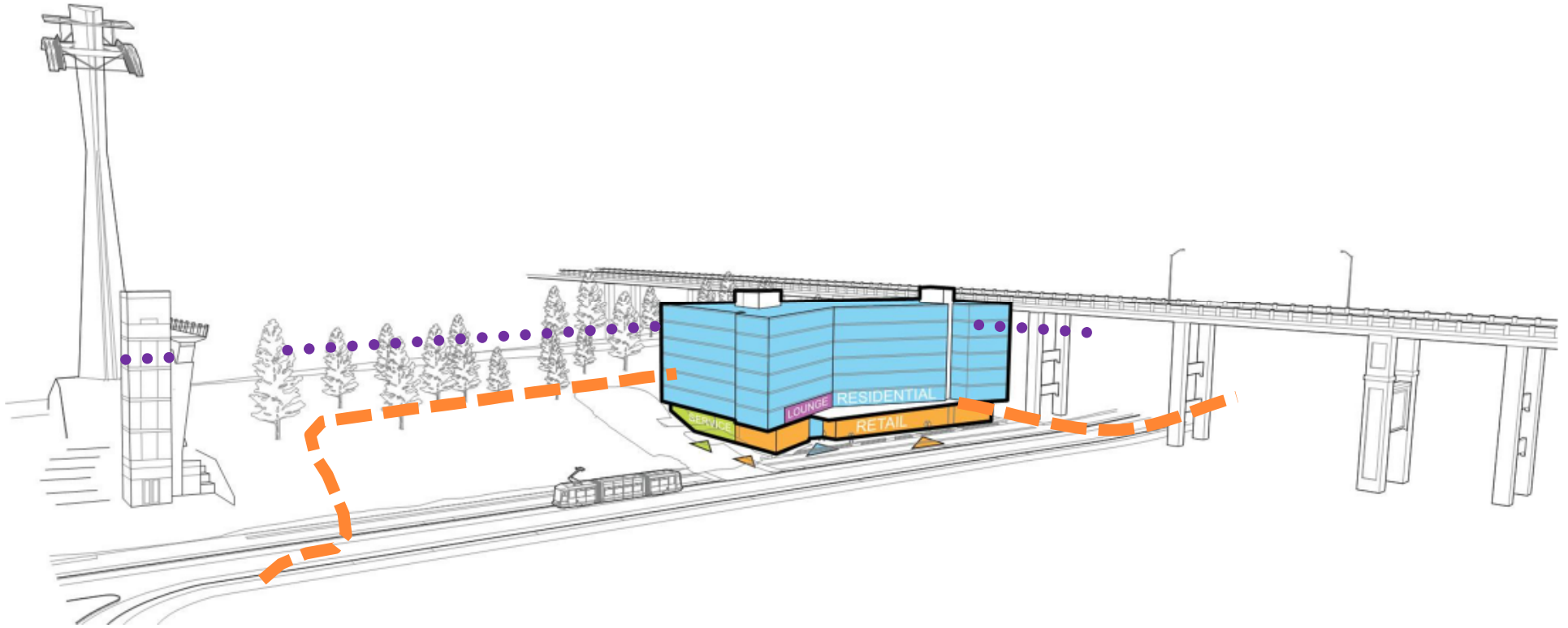
"IT'S THE
RIGHT TIME."



SITE









MATERIALITY



MAKING



REAL



STEWARD



GRIT



THINKING



GROUND



CRAFT



CREATING

THE RIVER & VIEW //



"SERVING A DIVERSE COMMUNITY" //



GENERATION Y // "THE BOOTS ON THE GROUND"

CONNECTED

EAGER

AWARE

Instant gratification. Up to the second updates. Need to know.

Ready to prove.
Craving recognition.

Goals. Achievement.
Attention. Aspirations.
Challenges.

Anti-commercial. Personal identity. Selective. Honest. Confident. Unbranded. Understated.

Socially conscious.
Civically involved.

Volunteer. Activist.
Opinionated. Skeptical. In-
formed.

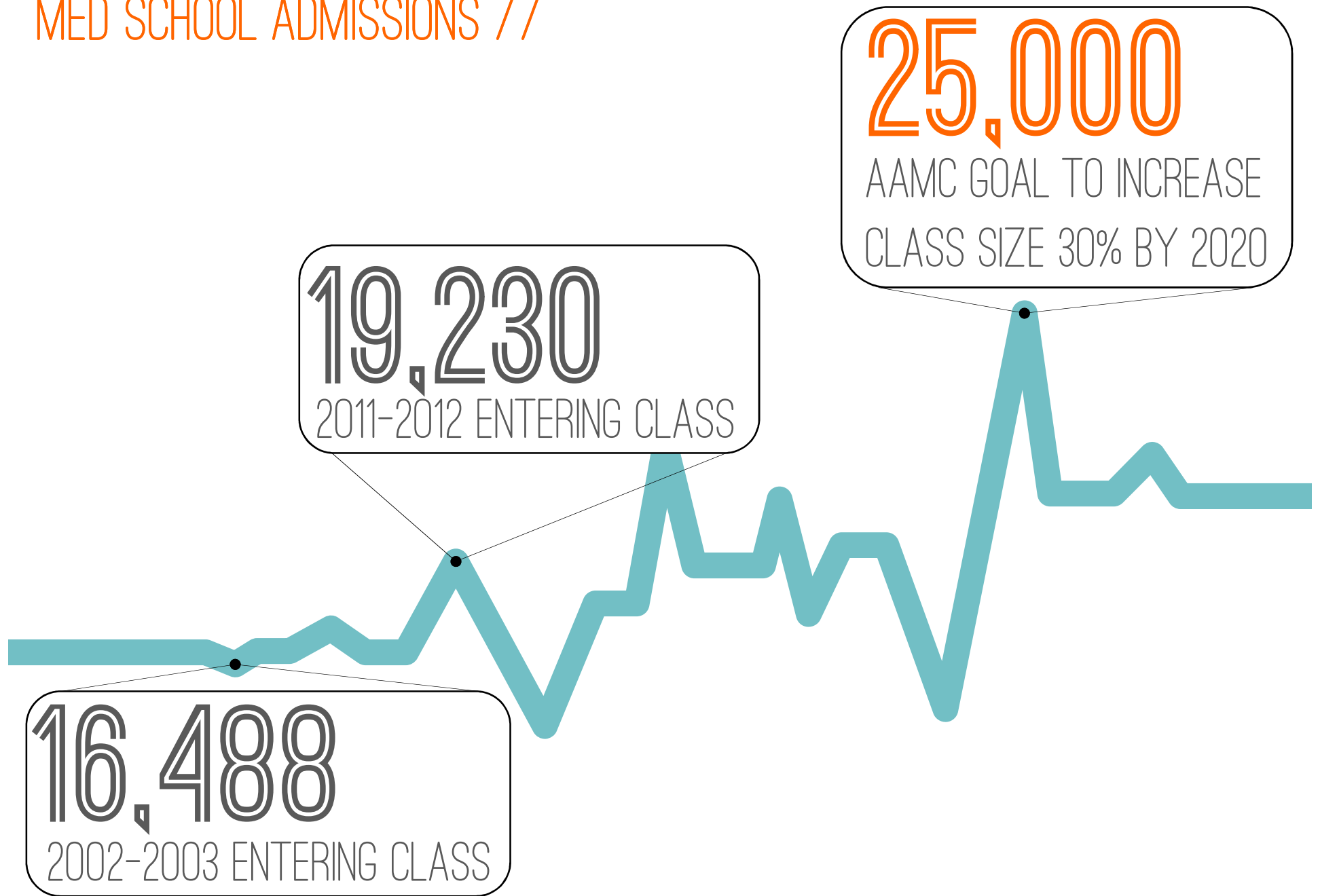
Anti-corporate. Family time. Social life. Pets. Quality of life.

Active. Exploring. Strength.

Yoga. Pilates. Day hikes. Exploring.
Strength. Camping. Biking



MED SCHOOL ADMISSIONS //



A black and white photograph of a crowded street scene. In the foreground, a long table is set up on the sidewalk, with many people sitting along it. They are eating, drinking, and talking. The table is covered with plates, cups, and bottles. In the background, the street is filled with more people, cars, and buildings. The overall atmosphere is lively and social.

BUILDING
AN ACTIVE
& RICH
STREET
LIFE.

BUILDING AN ACTIVE NEIGHBORHOOD // BRINGING DENSITY & DIVERSITY



BUILDING AREA // TOTAL SQUARE FOOTAGE = 76,500 GSF

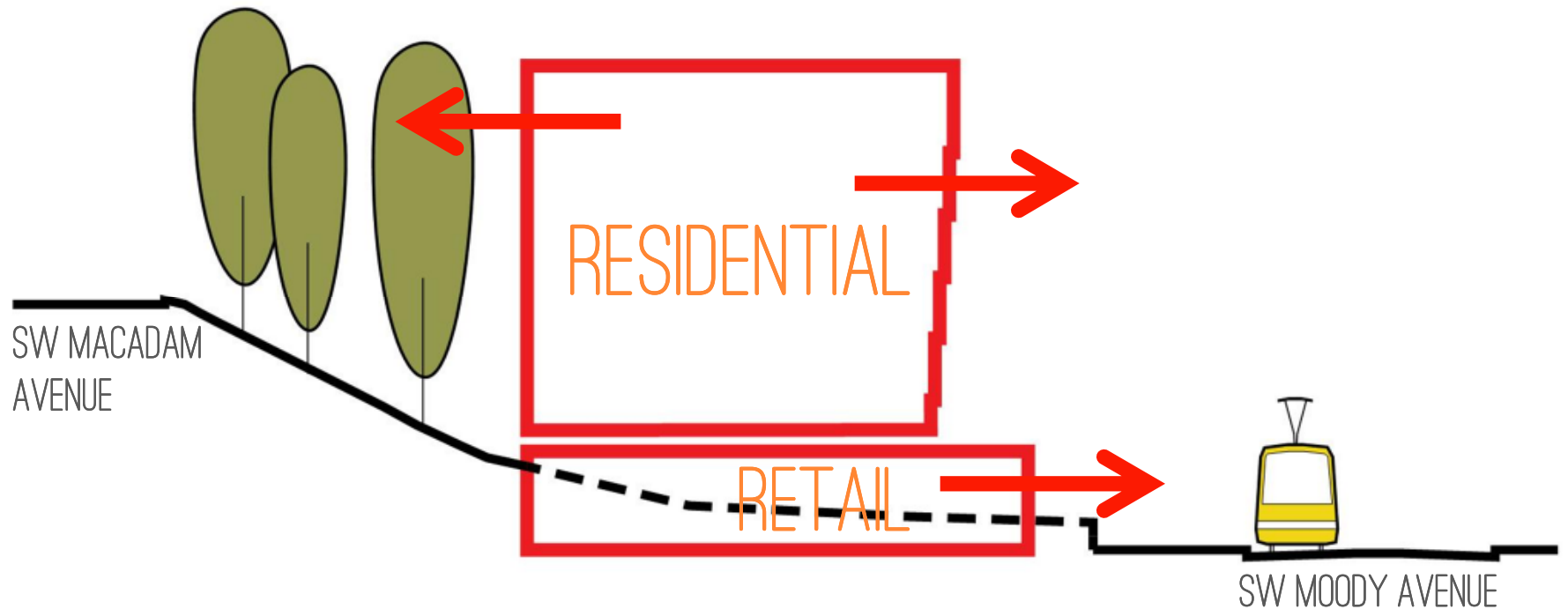
UNIT COUNT //

STUDIO	= 29
1 BED, 1 BATH	= 77
2 BED, 2 BATH	= 6
2 BED, 2 BATH - DELUX	= 6
TOTAL UNITS	= 118

RETAIL //

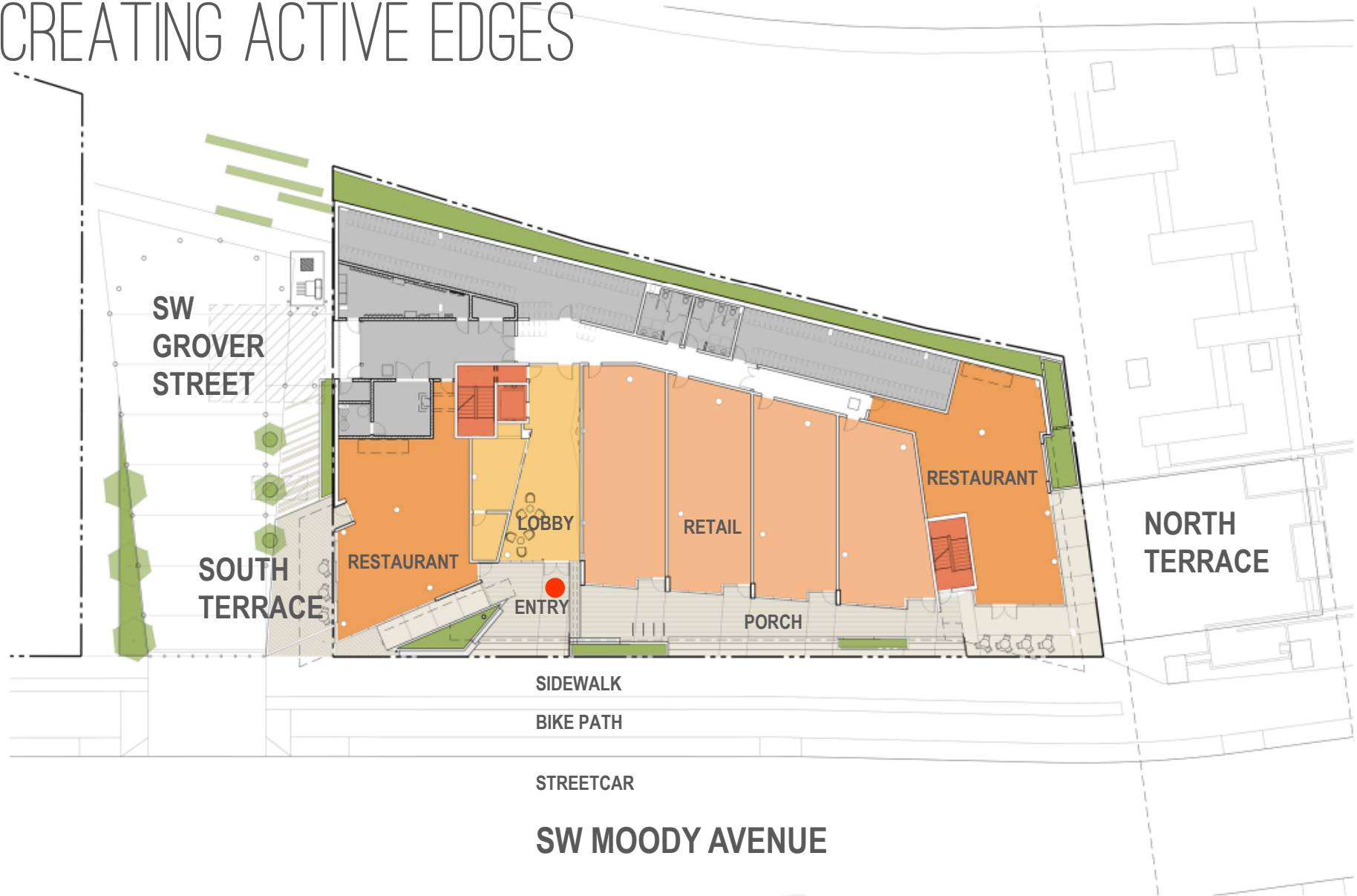
RETAIL SPACES	= 4
AVE. RETAIL AREA	= 950 SF
RESTAURANT SPACES	= 2
AVE. RESTAURANT AREA	= 1,420 SF

BUILDING AN ACTIVE NEIGHBORHOOD // BRINGING DENSITY & DIVERSITY



BUILDING AN ACTIVE NEIGHBORHOOD //

CREATING ACTIVE EDGES



BUILDING AN ACTIVE NEIGHBORHOOD // CREATING ACTIVE EDGES







BUILDING AN ACTIVE NEIGHBORHOOD // FRONT PORCH

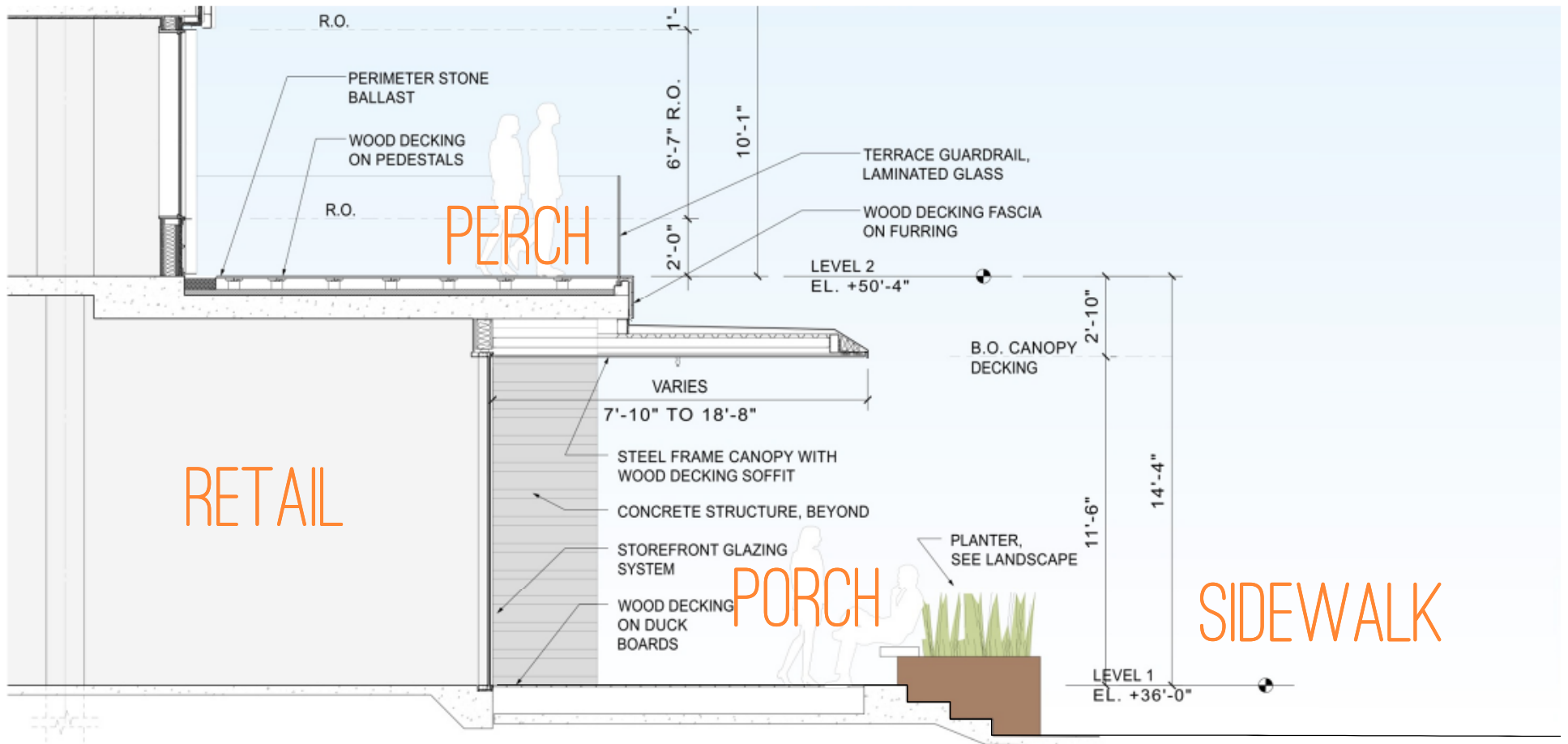


BIKE LANE

SIDEWALK

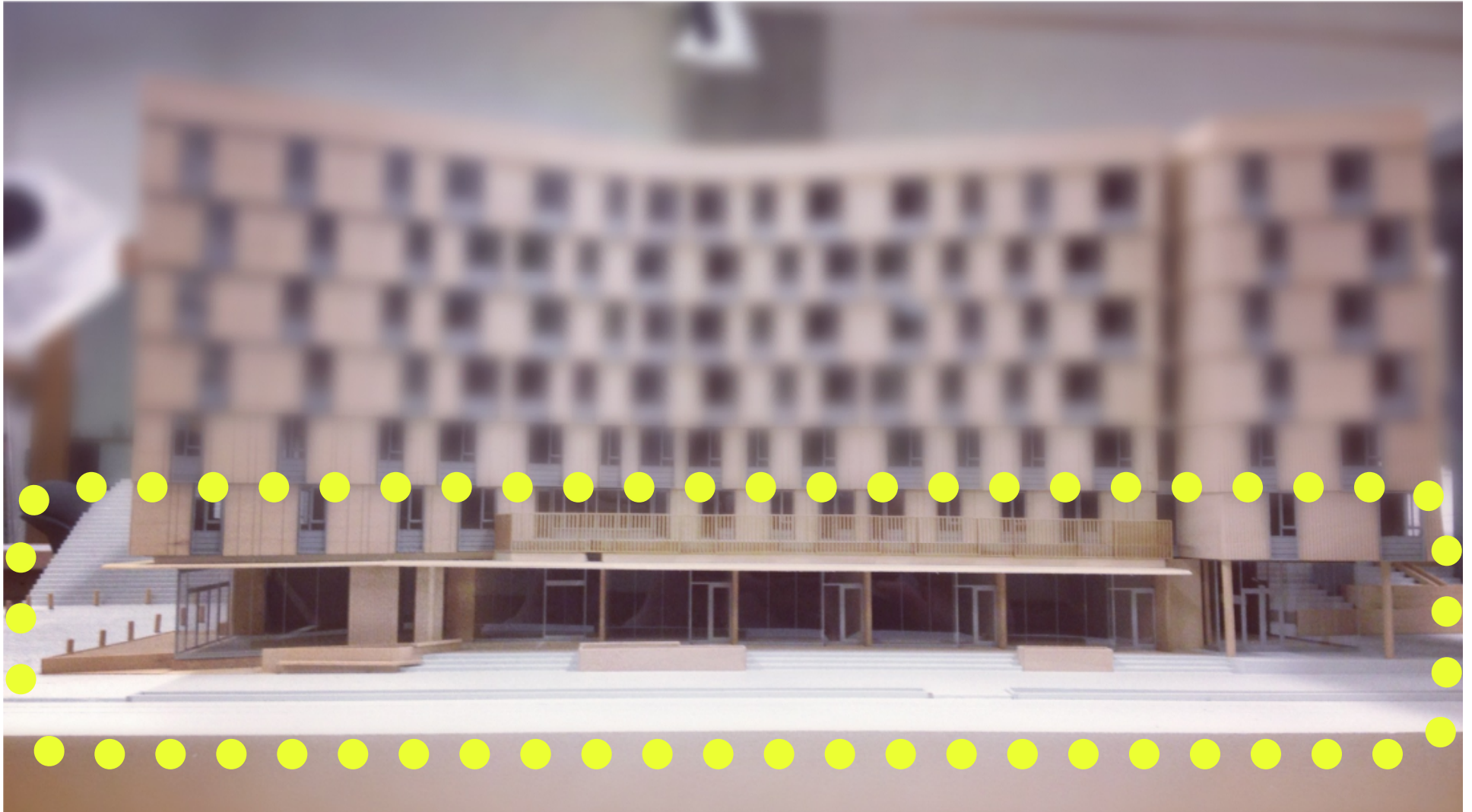
STOOP

PORCH





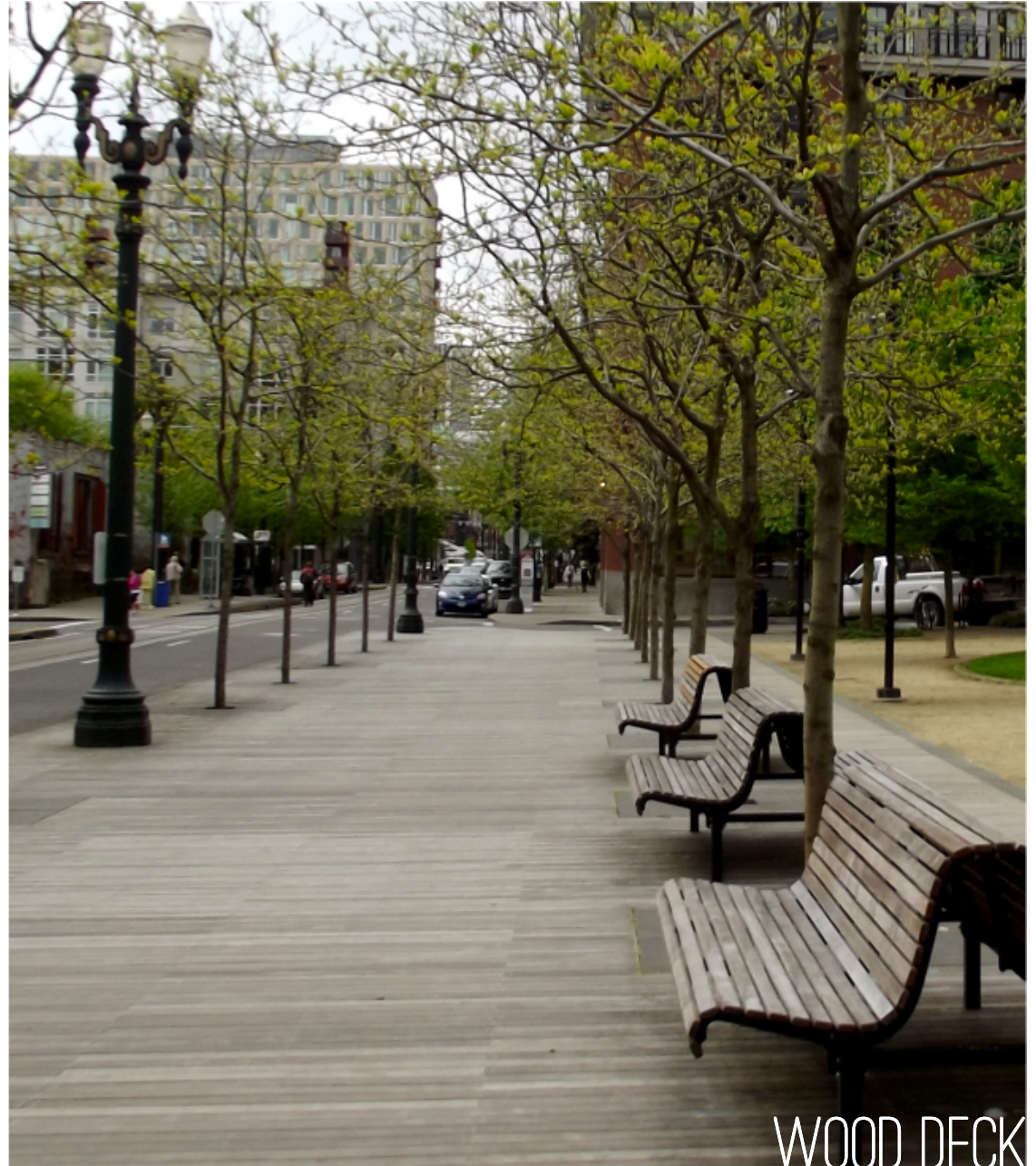
BUILDING AN ACTIVE NEIGHBORHOOD // THE PORCH



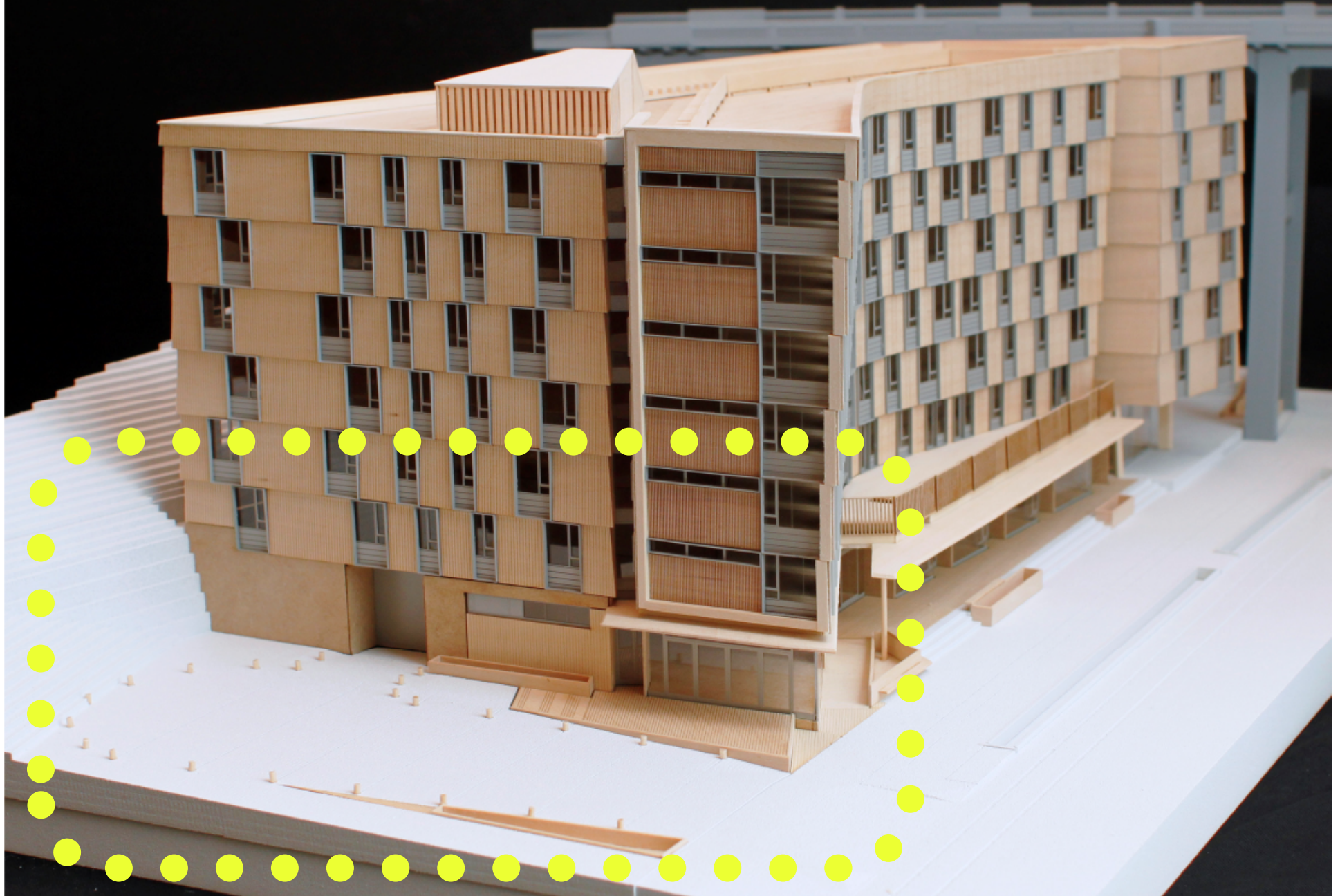
BUILDING AN ACTIVE NEIGHBORHOOD // FOOD & RETAIL



ENRICHING THE NEIGHBORHOOD // WARM, NATURAL & TACTILE MATERIALS

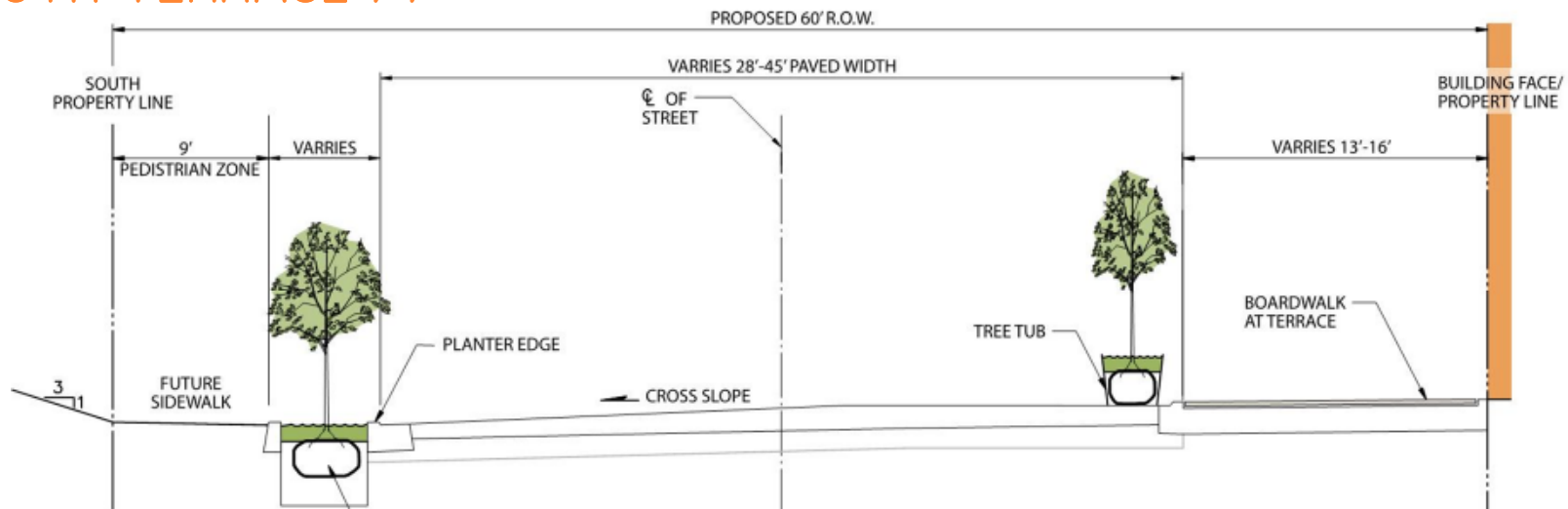


BUILDING AN ACTIVE NEIGHBORHOOD // SOUTH TERRACE



[illegible]

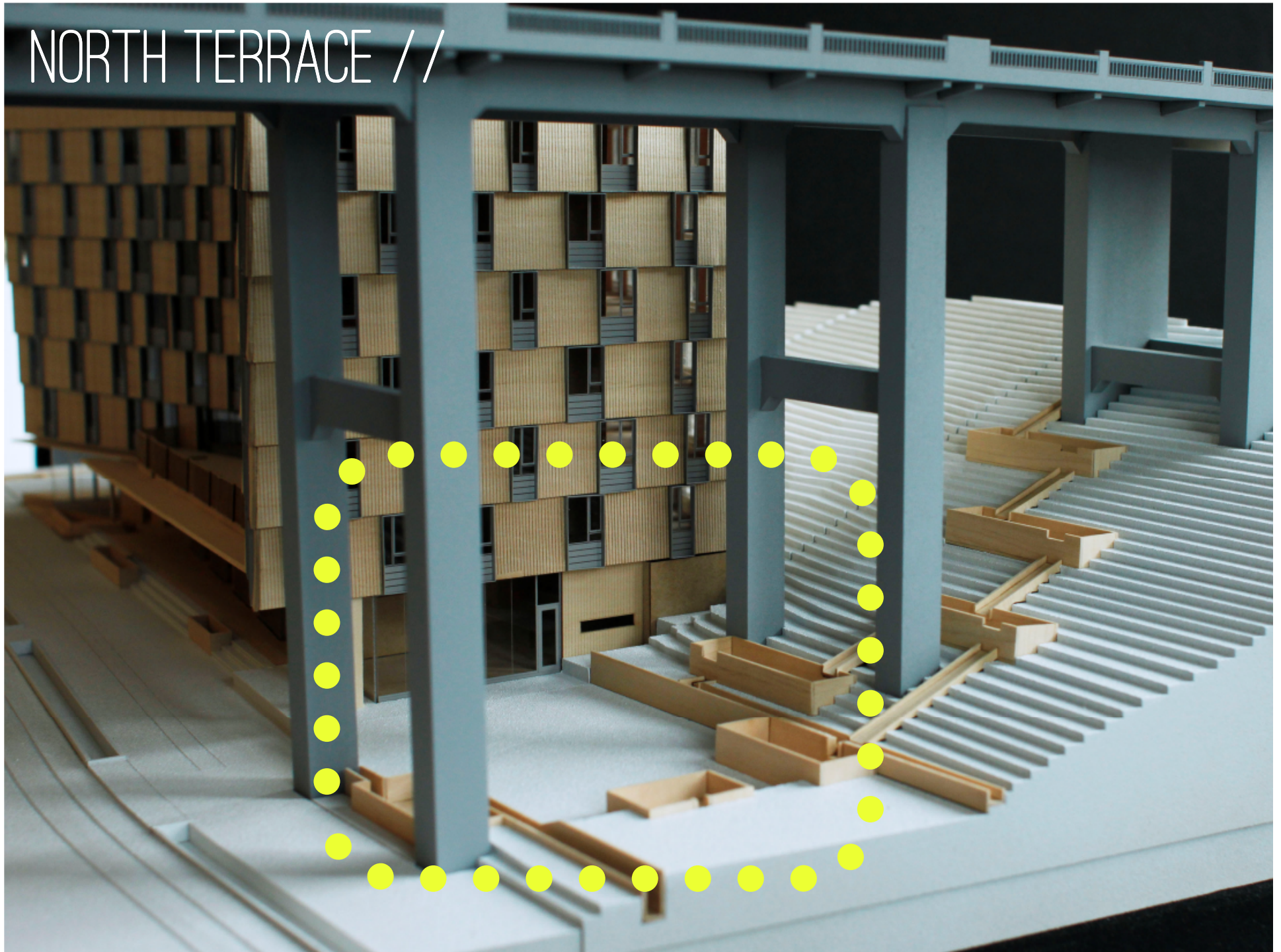
SOUTH TERRACE //



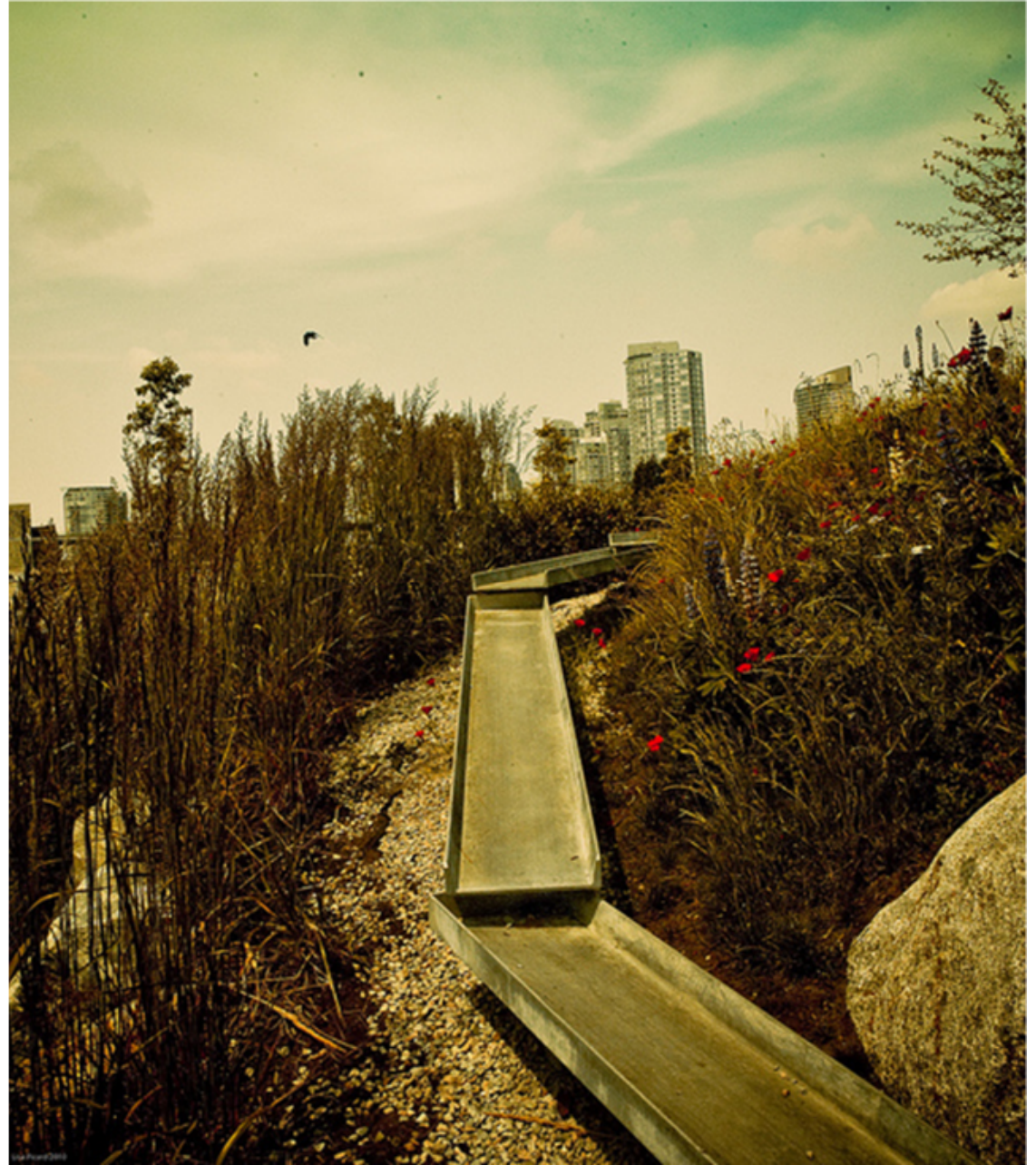
SOUTH TERRACE //



NORTH TERRACE //



NORTH TERRACE //



NORTH TERRACE //





NORTH TERRACE //

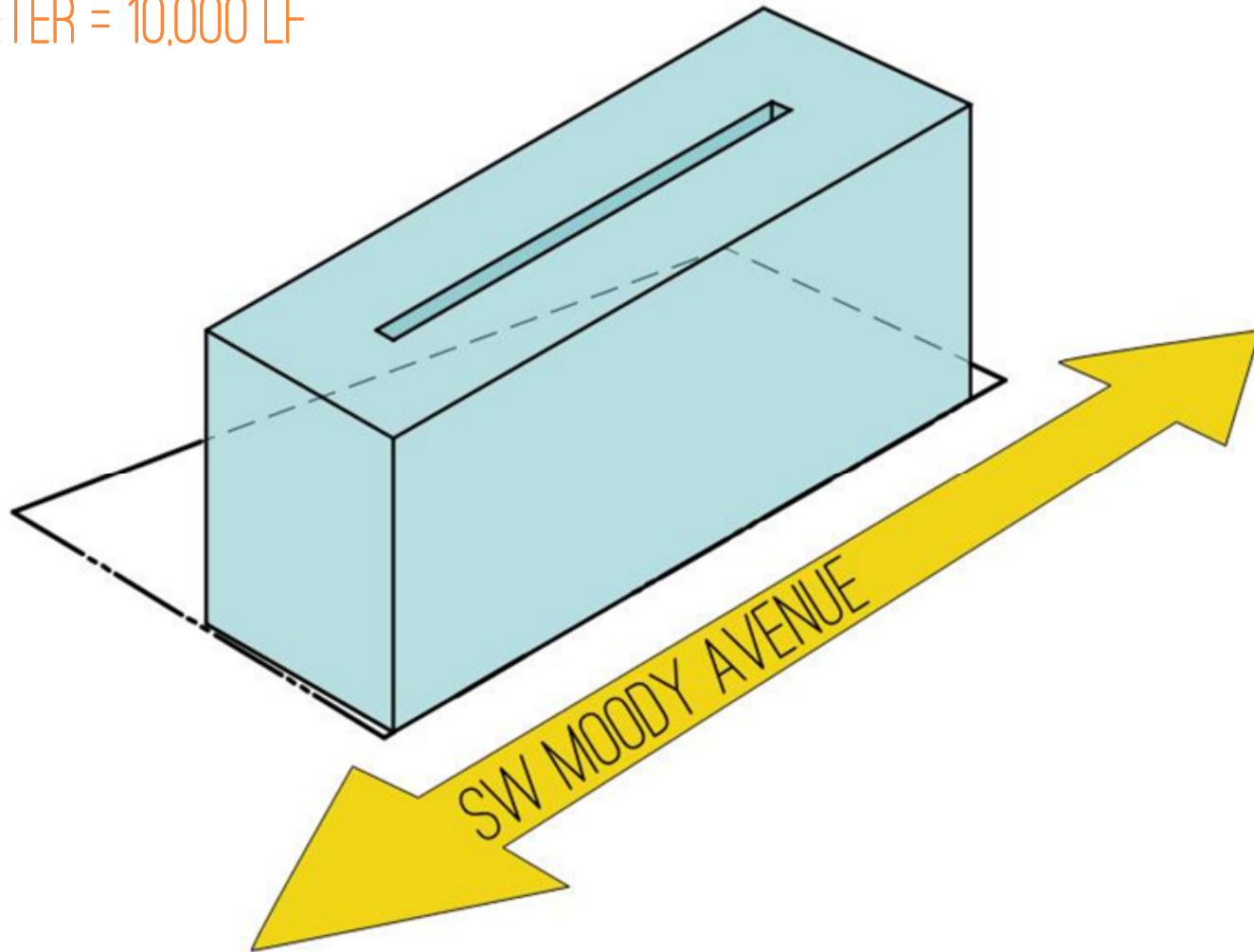


"CREATING THE RIGHT
VESSEL FOR THE
RIGHT PROGRAM."



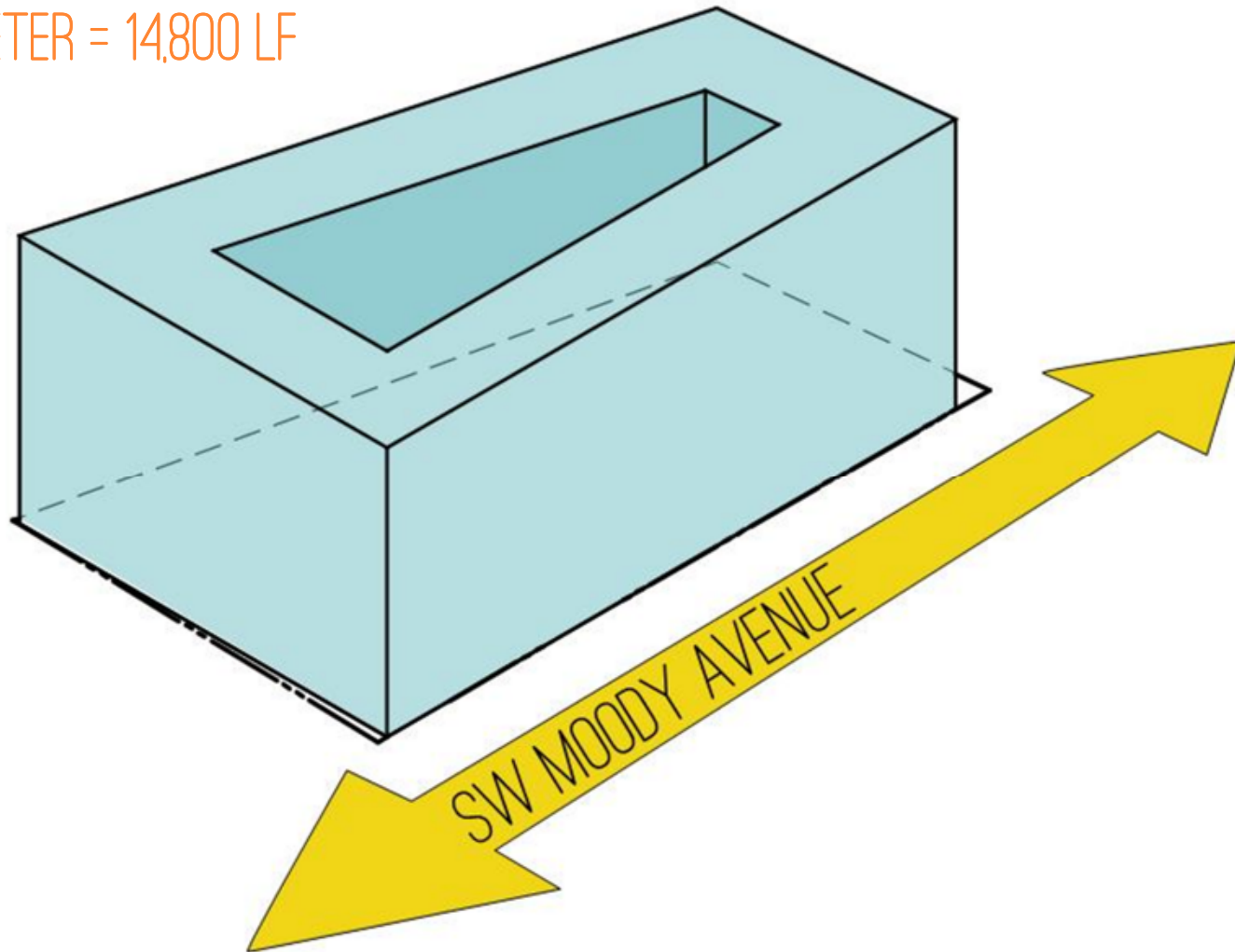
1. EFFICIENT FLOOR PLATE

PERIMETER = 10,000 LF



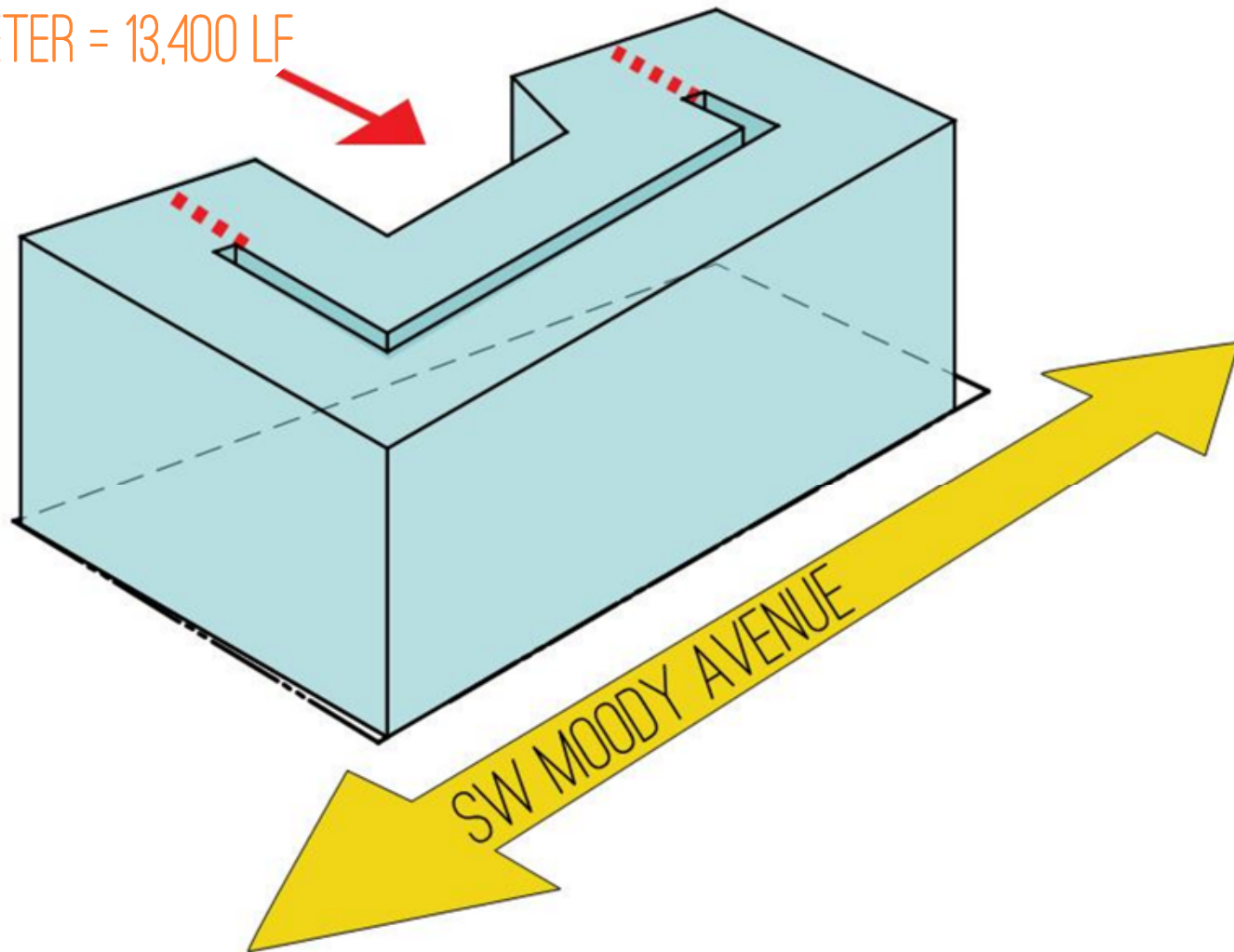
2. MAXIMIZE PERIMETER & LOT COVERAGE

PERIMETER = 14,800 LF



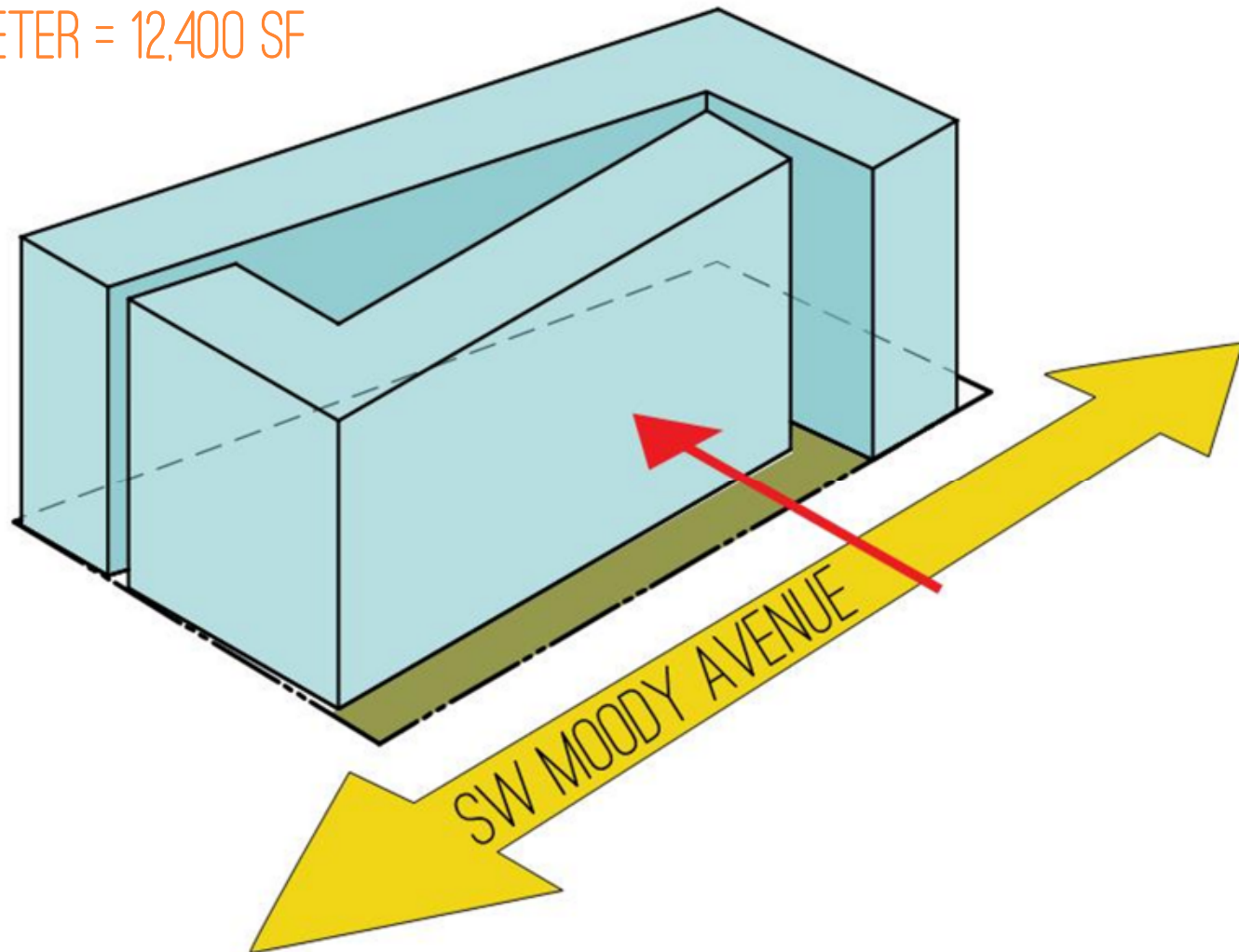
3. INCREASE EFFICIENCY

PERIMETER = 13,400 LF



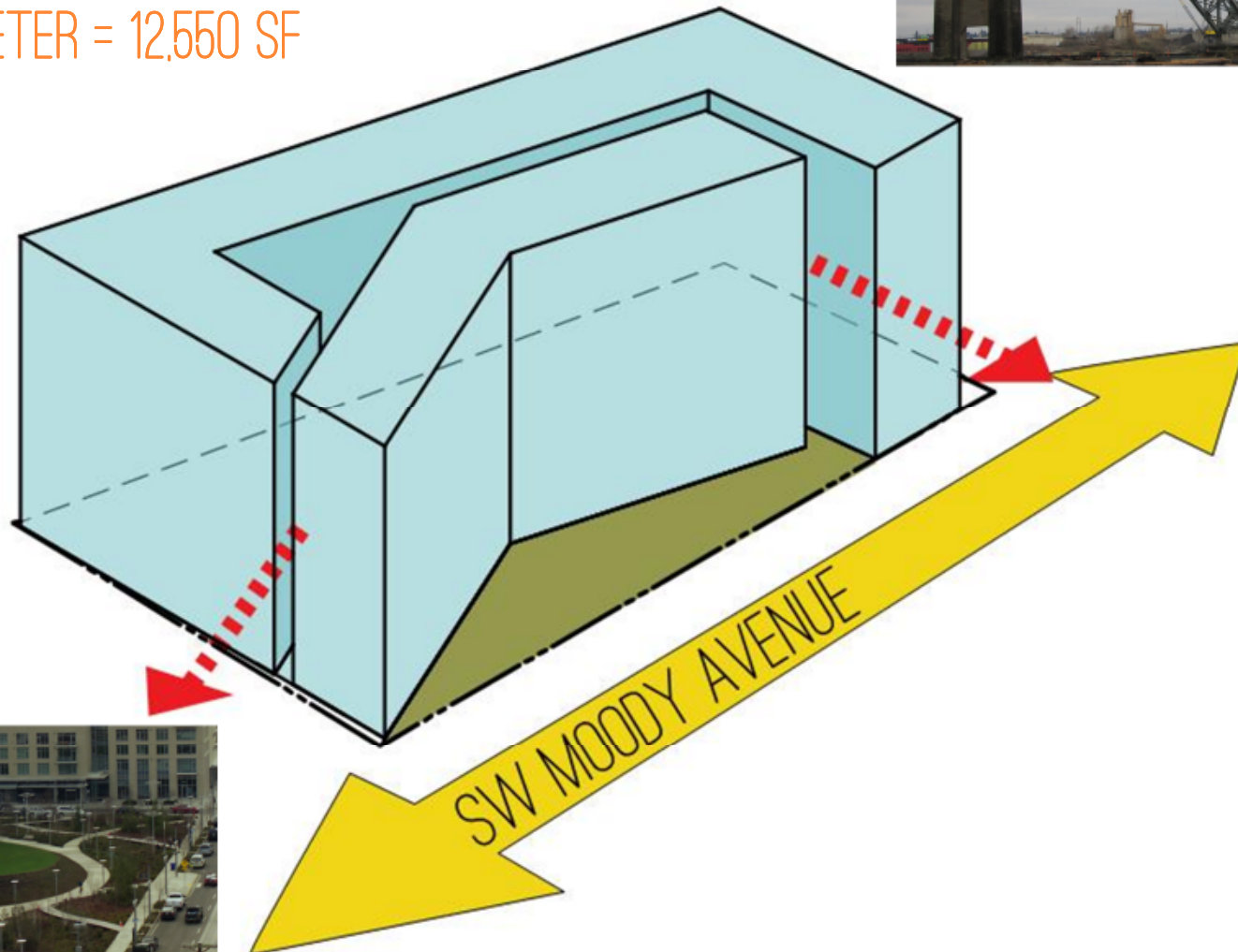
4. CREATE A FRONT PORCH

PERIMETER = 12,400 SF



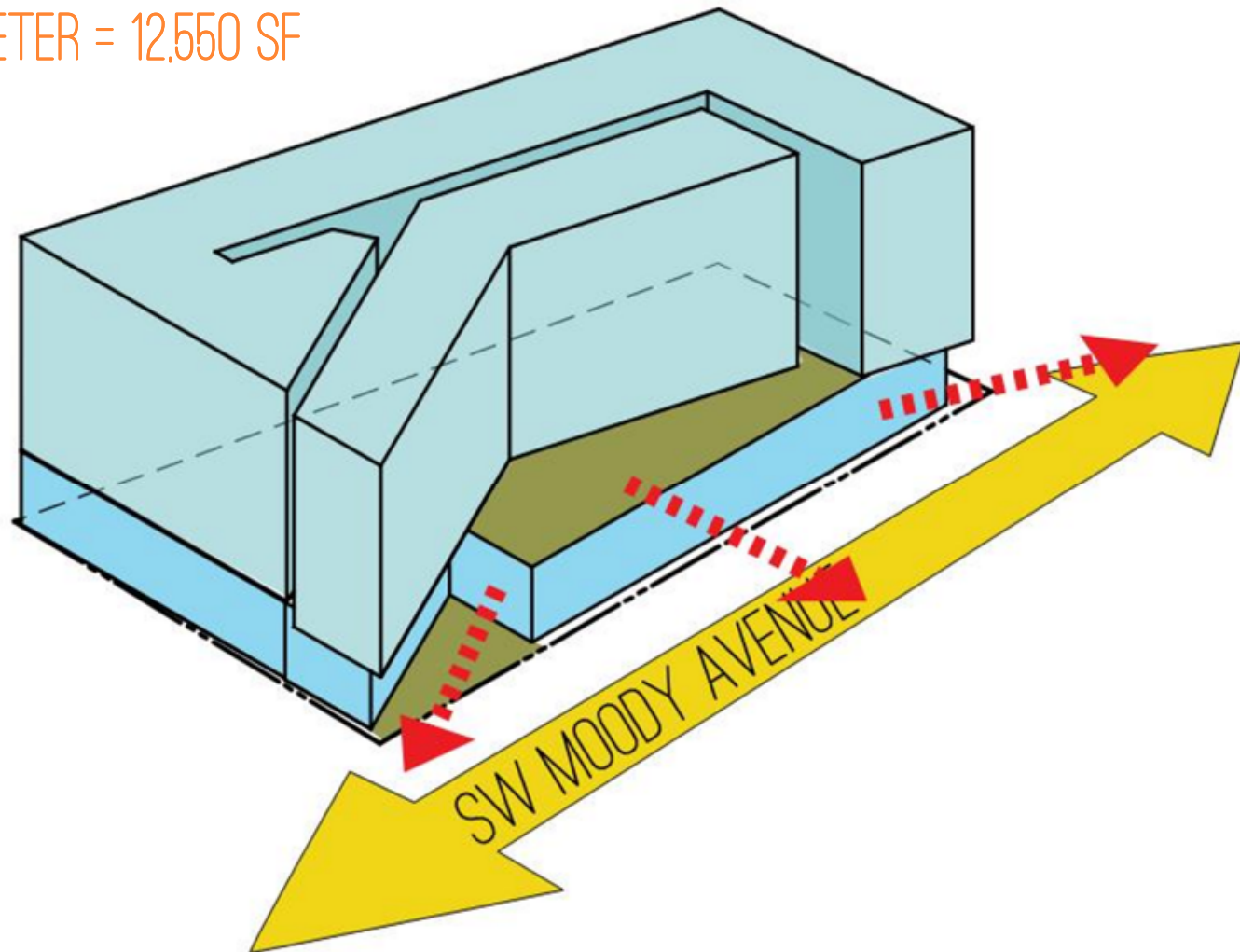
5. MAXIMIZE VIEWS TO THE RIVER

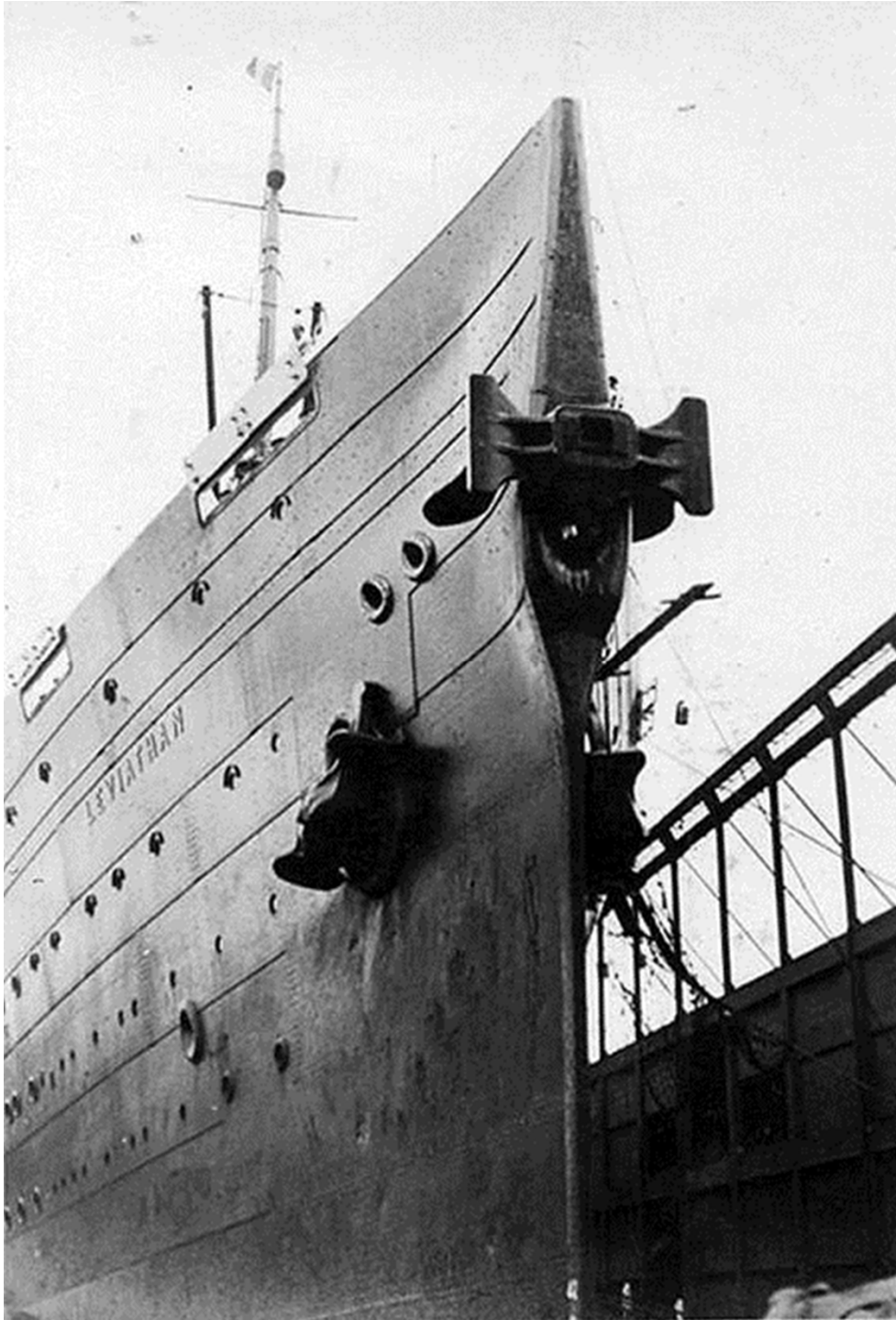
PERIMETER = 12,550 SF



6. CREATE AN ACTIVE BASE

PERIMETER = 12,550 SF

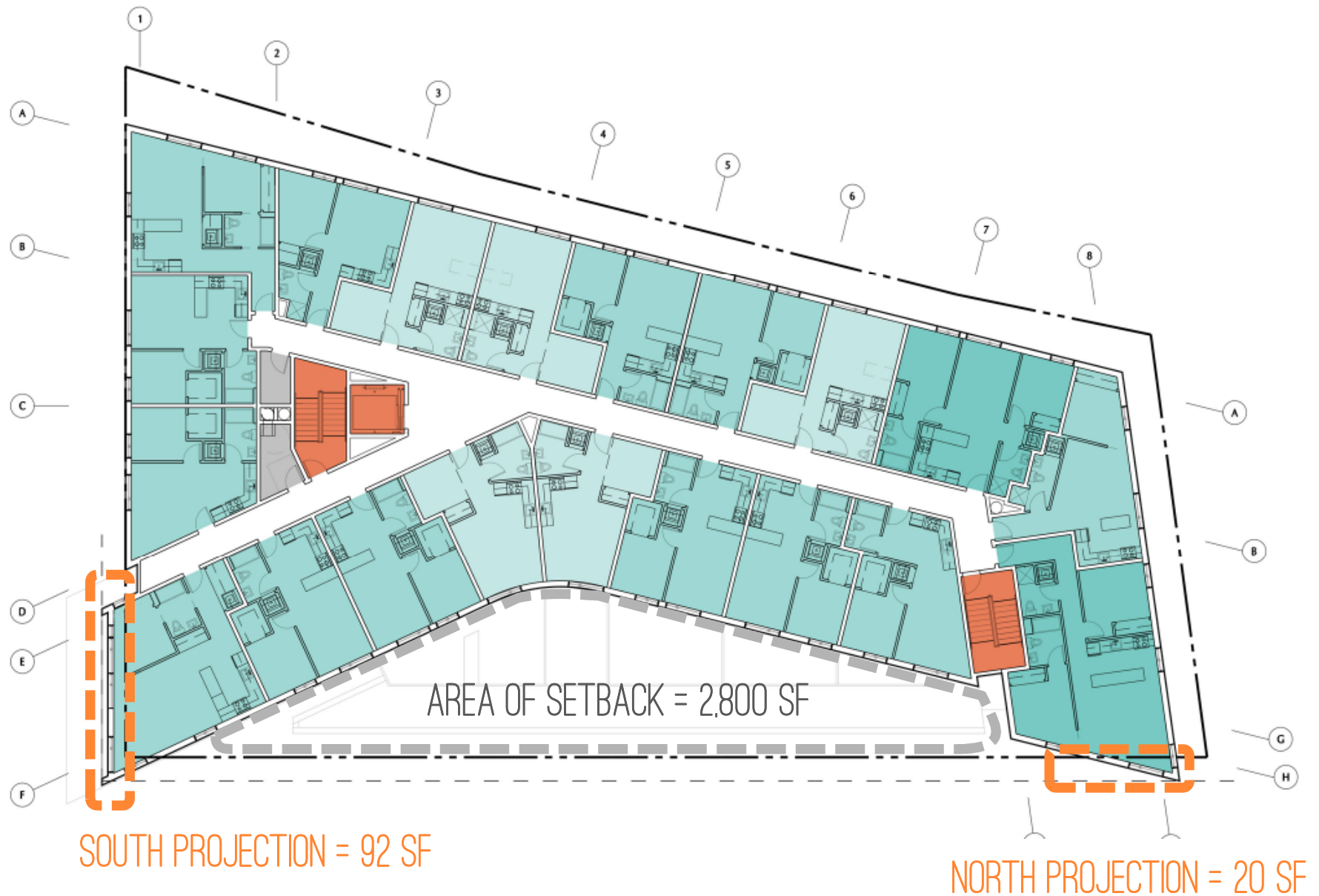




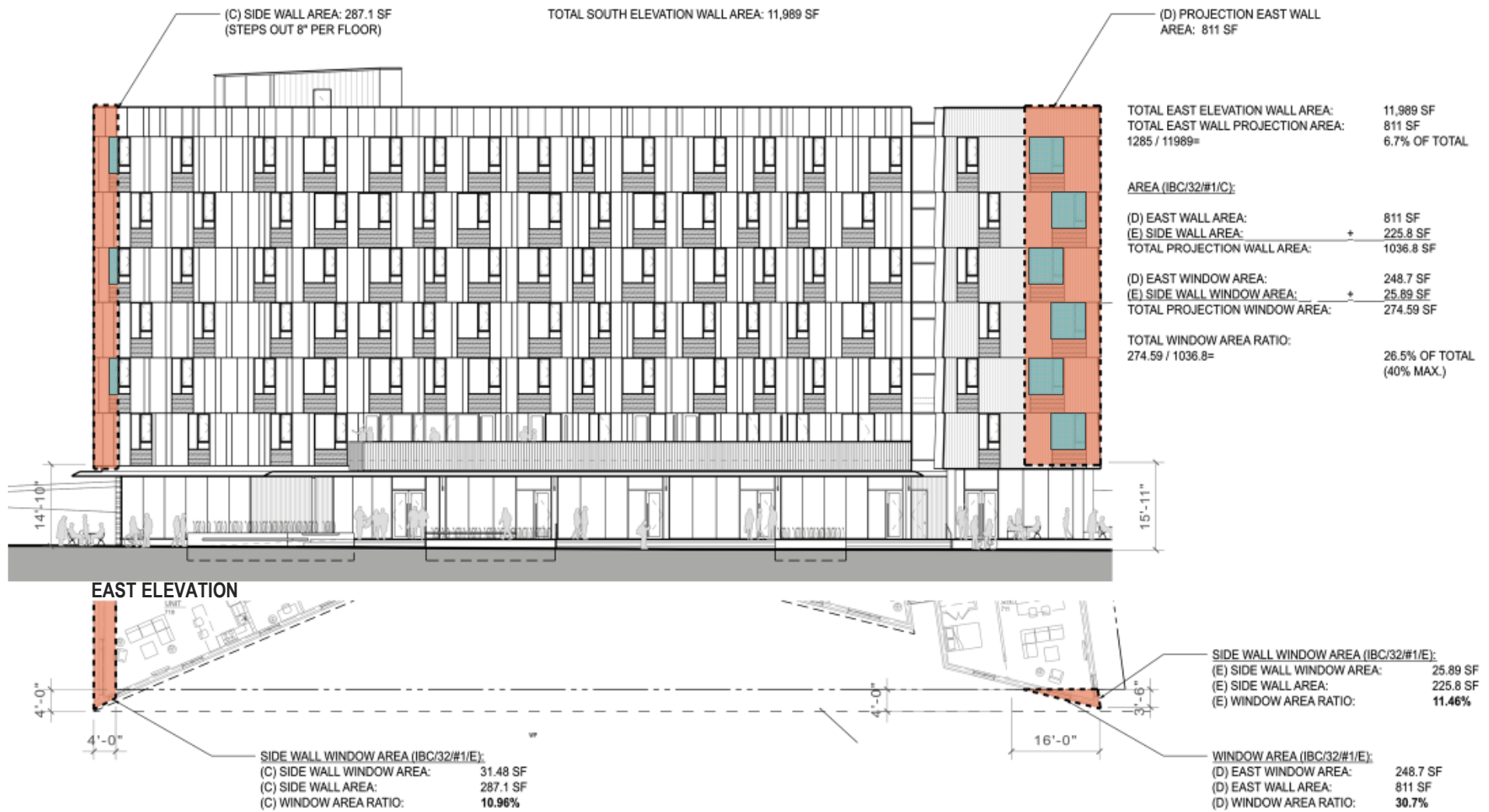
"CREATING A
BUILDING THAT
RELATES TO
THE HISTORY
OF THE PLACE
...SHIPBUILDING."



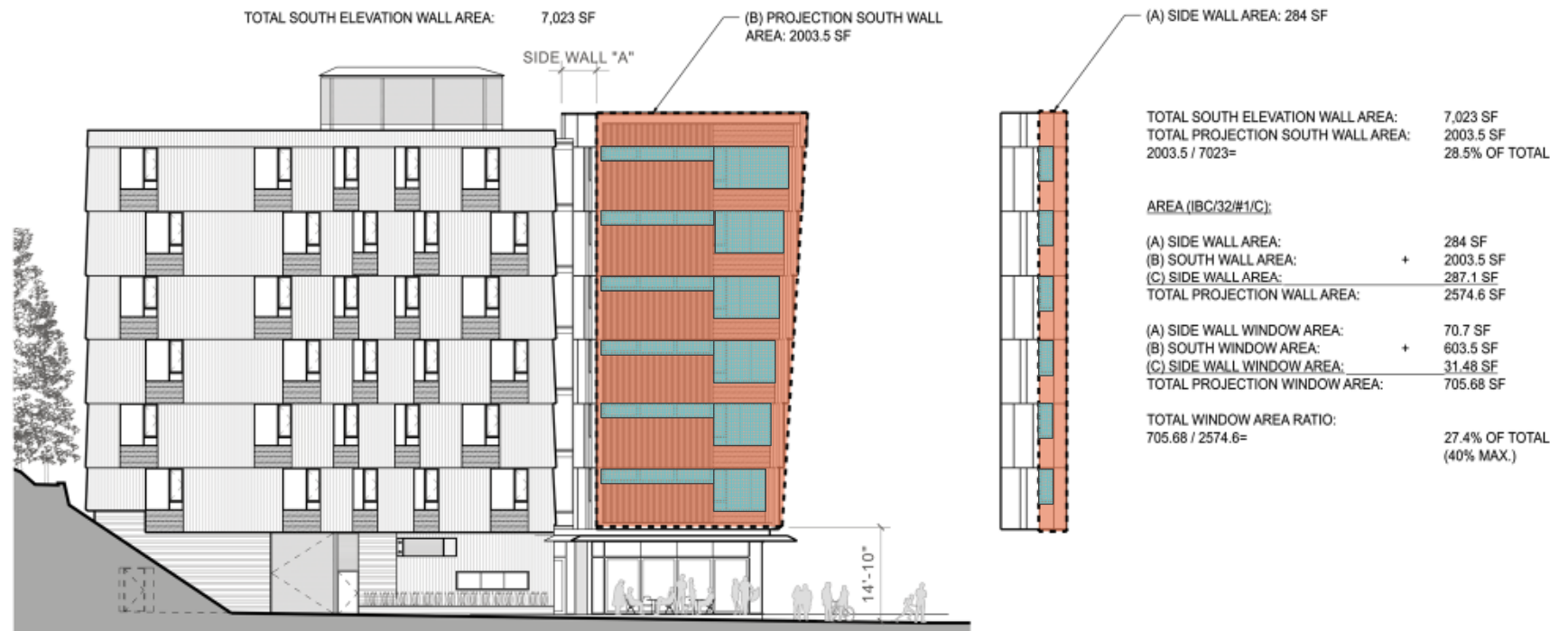
PROJECTION OVER THE R.O.W. //



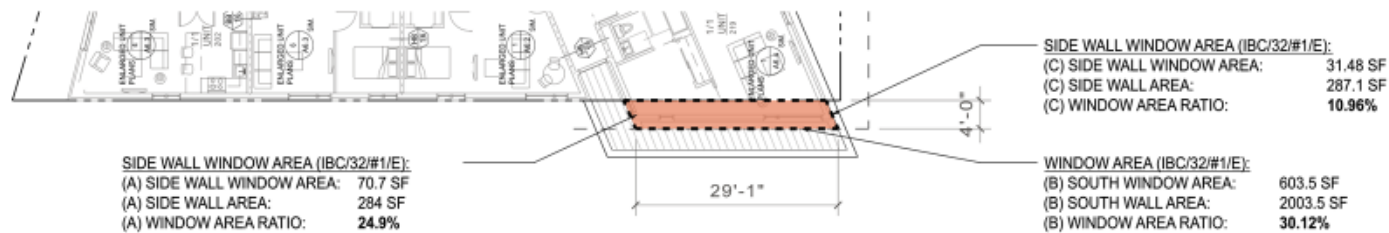
PROJECTION OVER THE R.O.W. //



PROJECTION OVER THE R.O.W. //



SOUTH ELEVATION













MATERIALITY



MAKING



REAL



STEWARD



GRIT



THINKING



GROUND



CRAFT



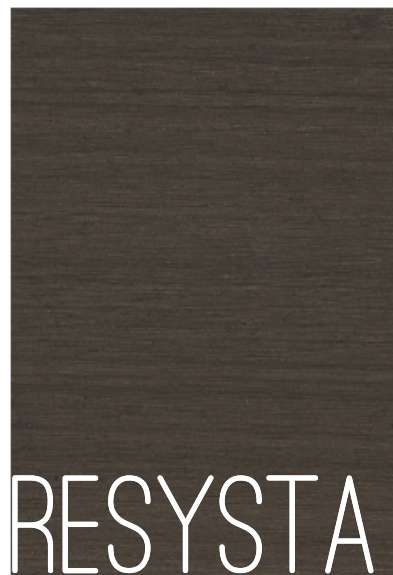
CREATING



"ROOTED IN
AUTHENTICITY,
CRAFT, AND
THE ART OF
MAKING."



CORTEN



RESYSTA



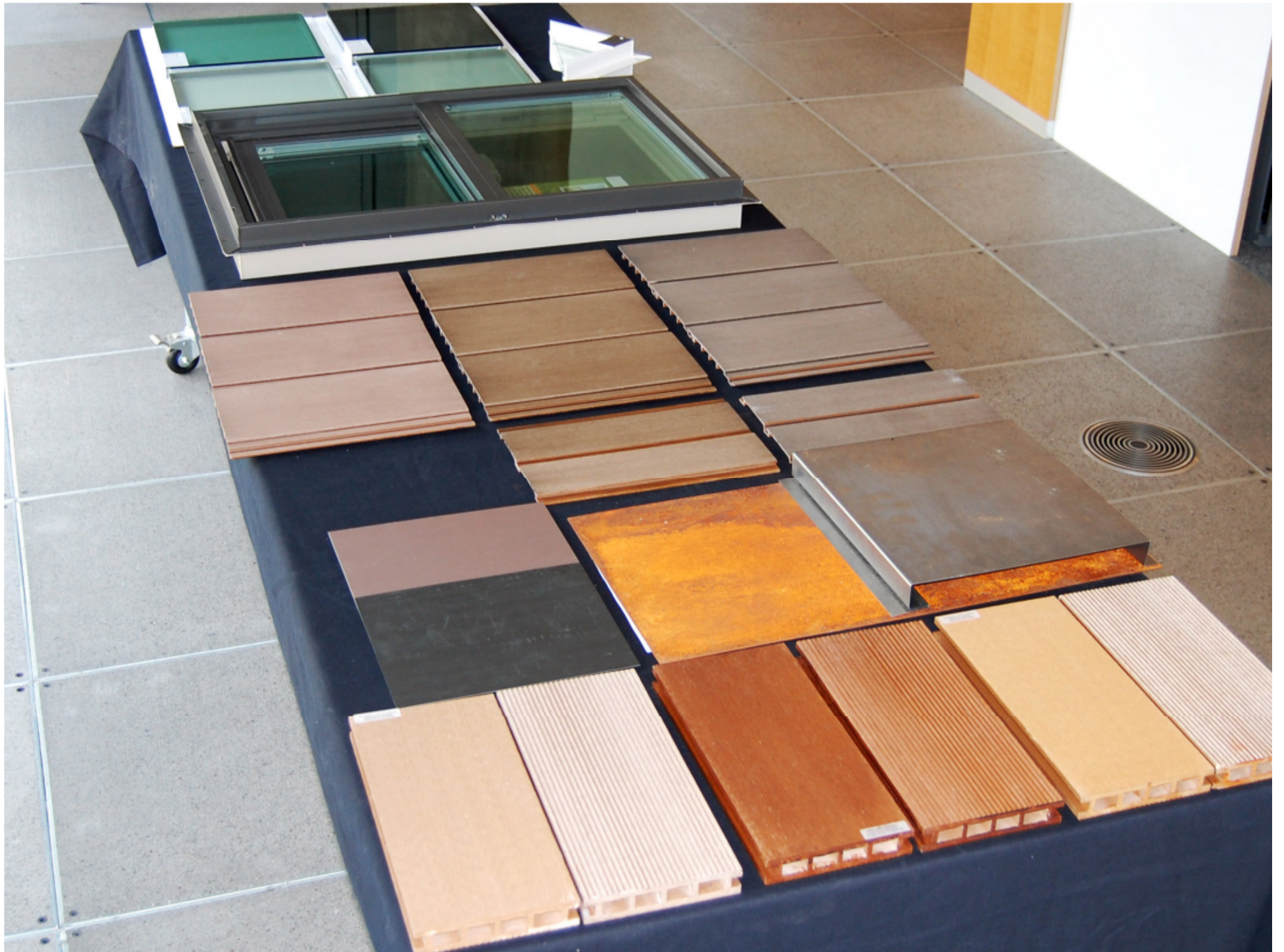
METAL
PANEL /
WINDOW
SURROUND



RESYSTA

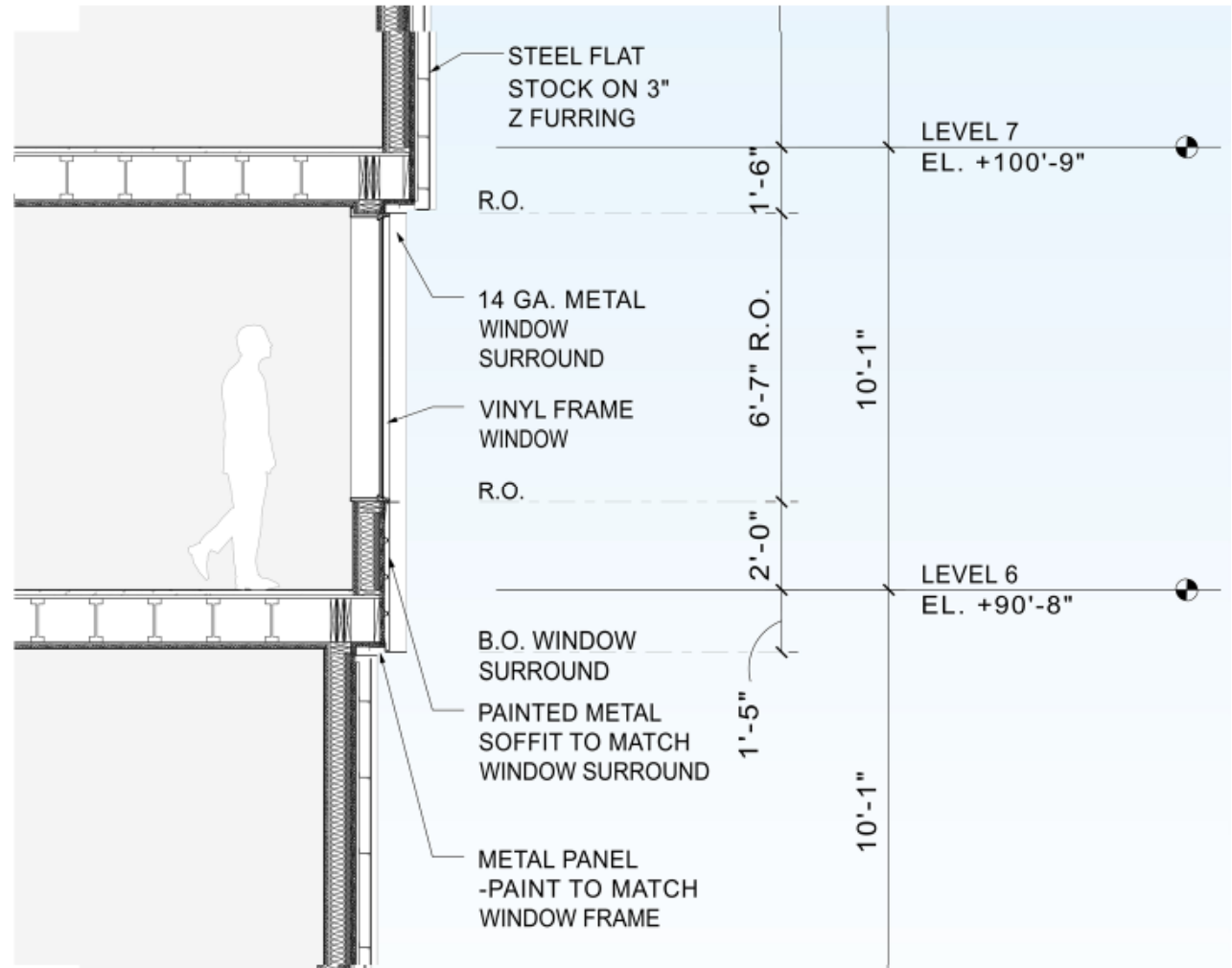


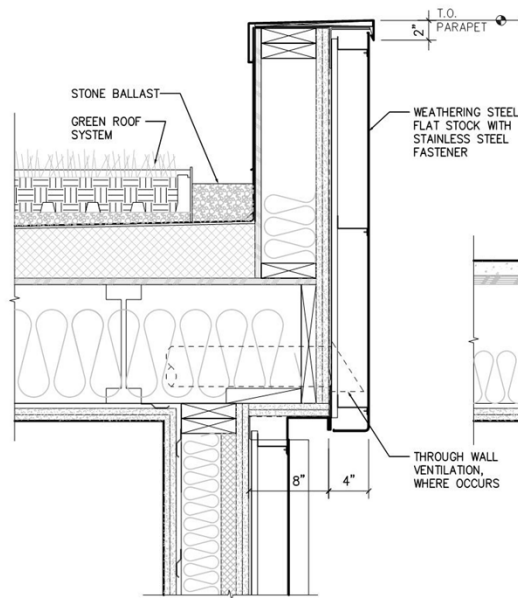
RESYSTA



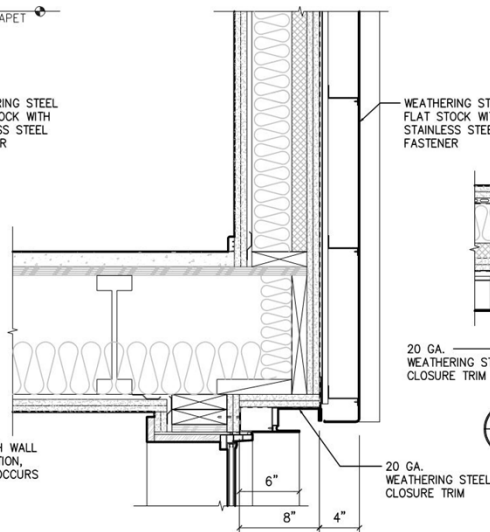


WEATHERING STEEL //

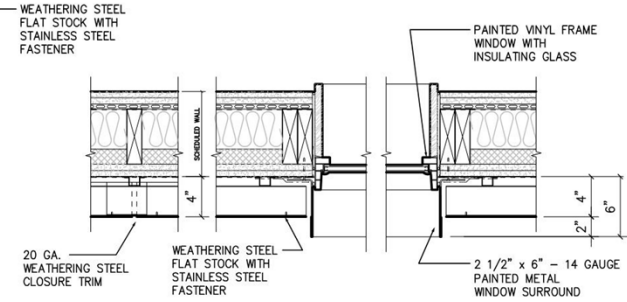




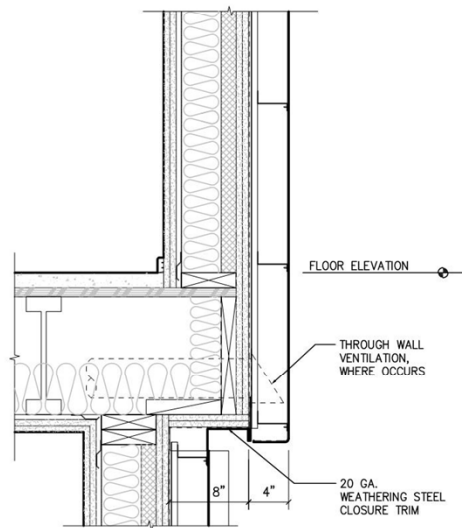
4 SECTION AT WEATHERING STEEL
SCALE: 1-1/2" = 1'-0"



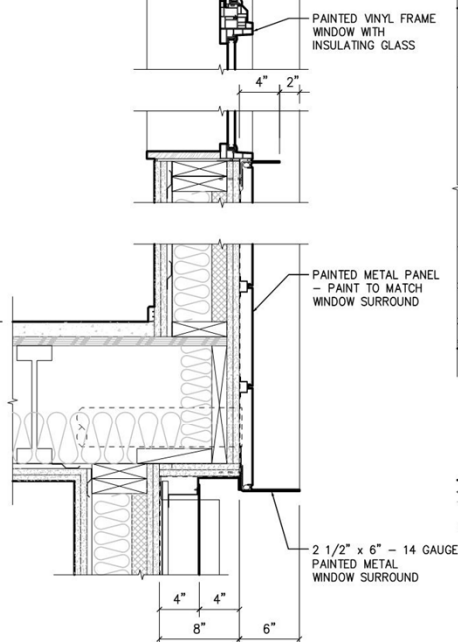
3 SECTION AT WINDOW
SCALE: 1-1/2" = 1'-0"



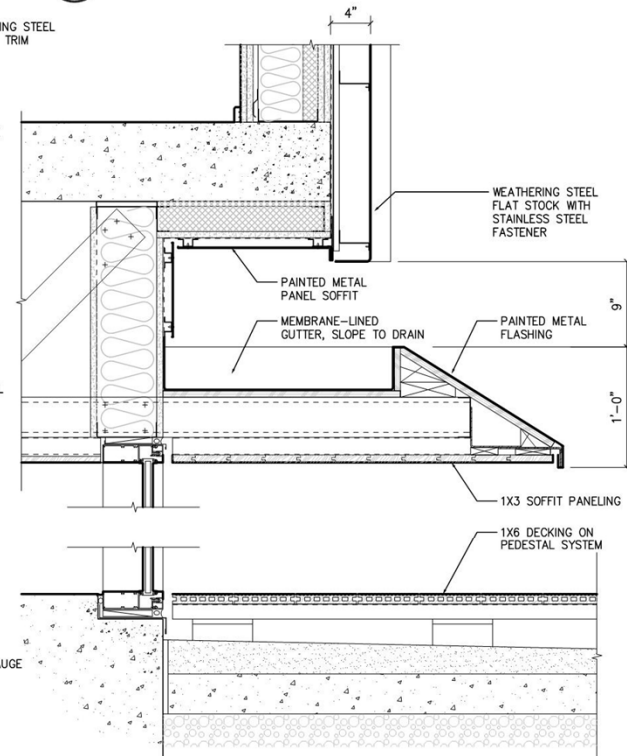
1 JAMB: WINDOW AT WEATHERING STEEL PANELS
SCALE: 1-1/2" = 1'-0"



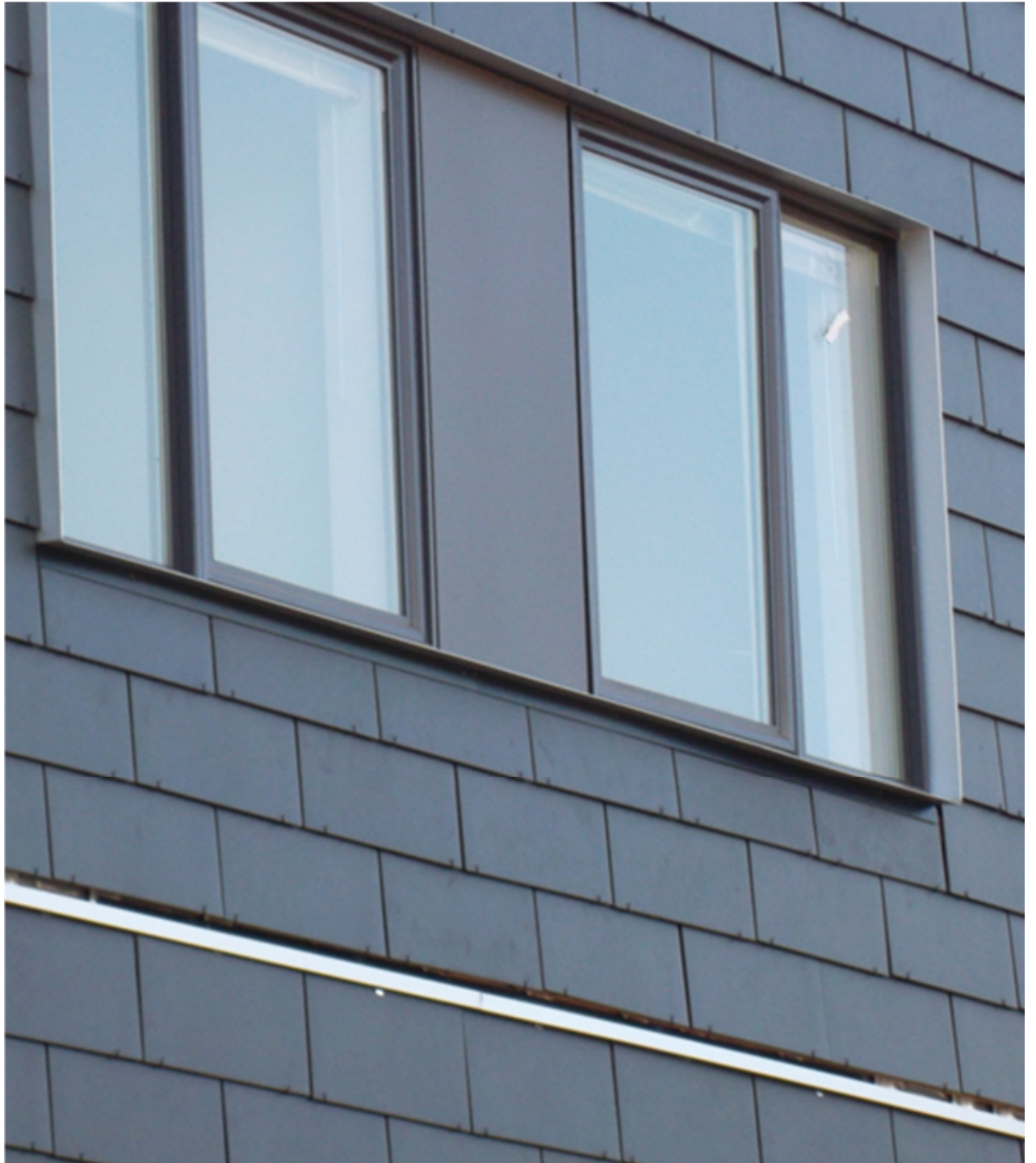
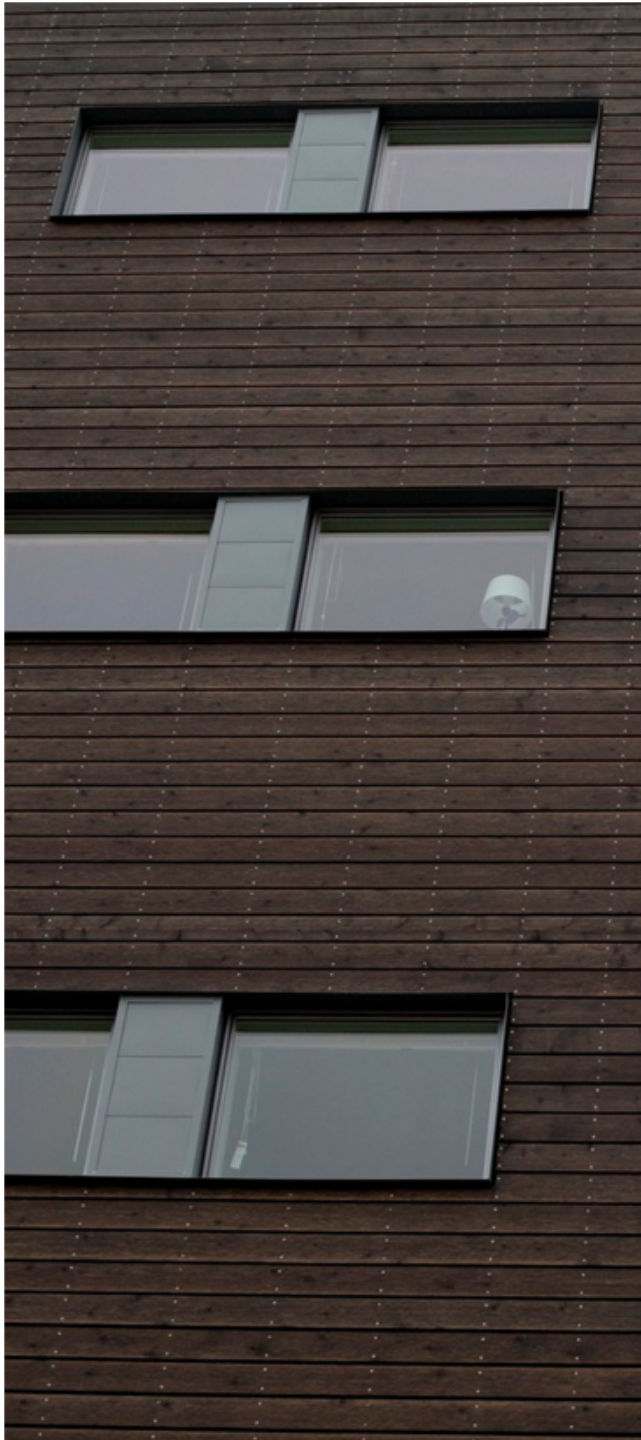
4 SECTION AT WEATHERING STEEL
SCALE: 1-1/2" = 1'-0"



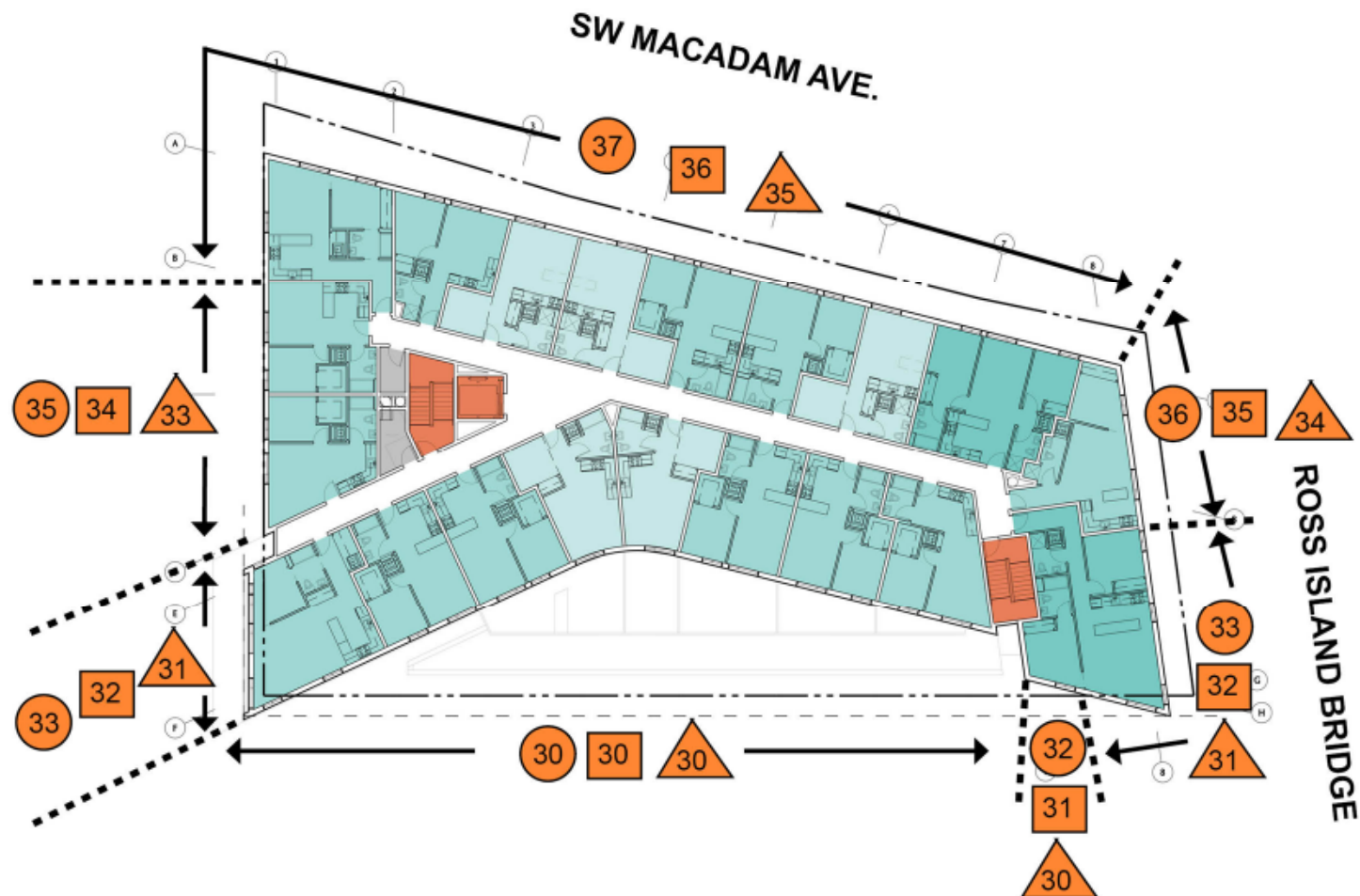
3 SECTION AT WINDOW
SCALE: 1-1/2" = 1'-0"



2 SECTION: LEVEL 1 SOFFIT AT STOREFRONT SYSTEM
SCALE: 1-1/2" = 1'-0"



ACOUSTIC DESIGN BASED ON MEASURED TRAFFIC NOISE



ASSUMPTIONS

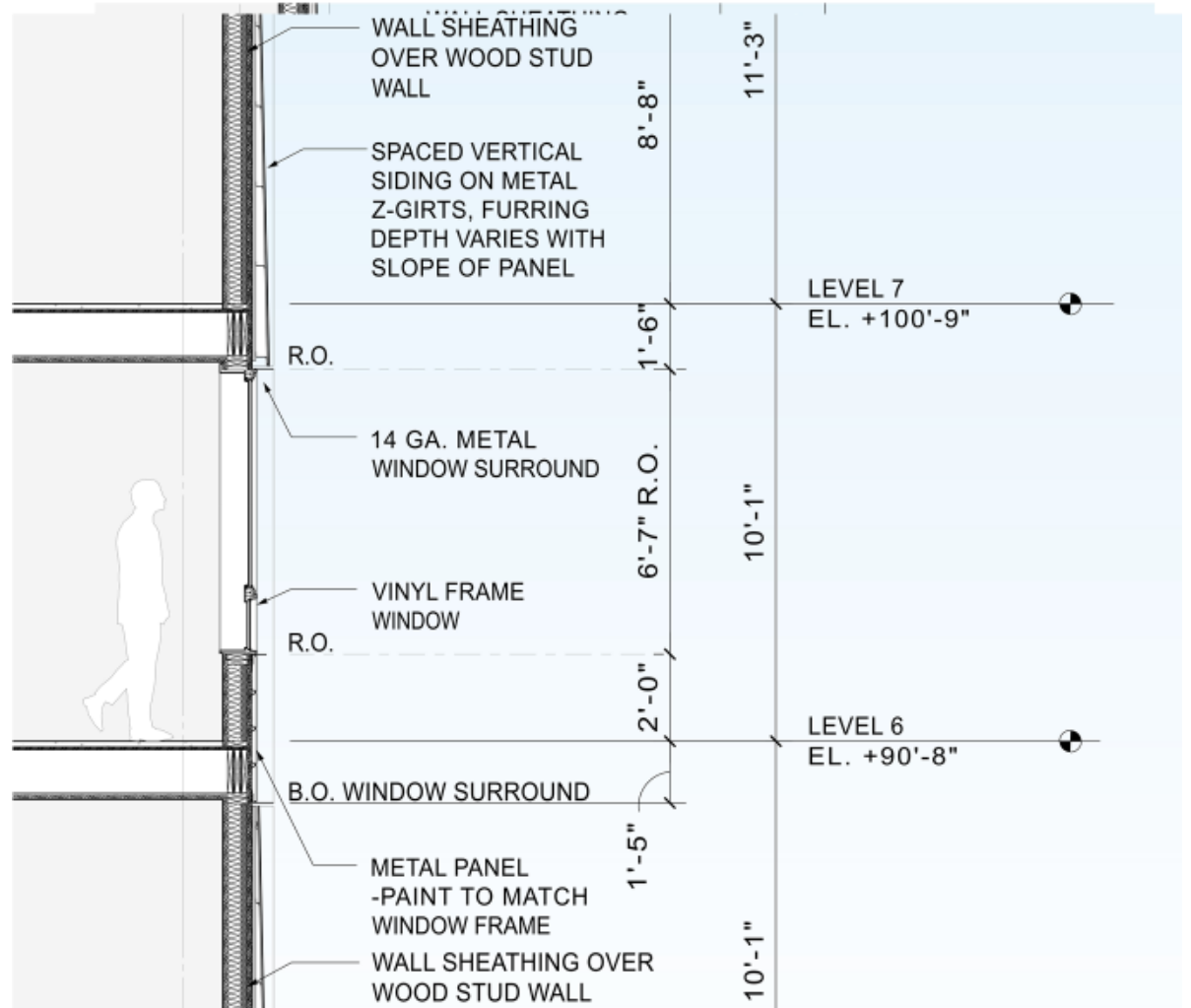
- > WALLS AT STC 56 MIN.
- > ROOF AT STC 62 MIN.
- > WINDOWS STC 30 (MIN. AND AS INDICATED)
- > INTERIOR LEVEL 45 dBA

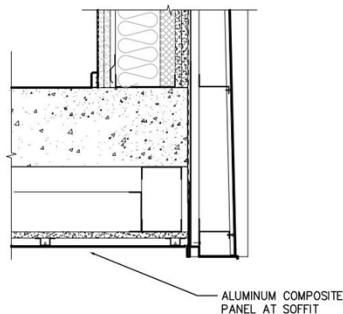
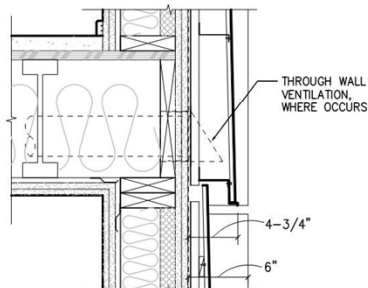
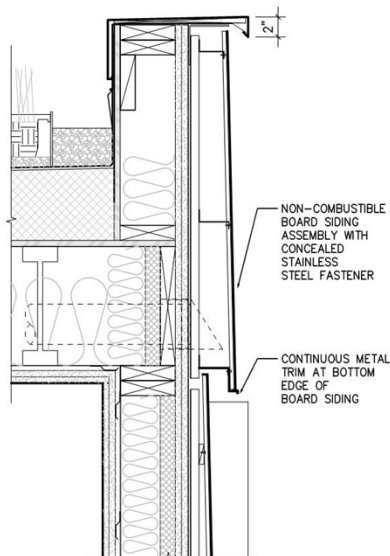
LEGEND

FLOOR	WINDOW RATING
7	XX
5, 6	XX
4	XX
3	30, TYP.
2	30, TYP.

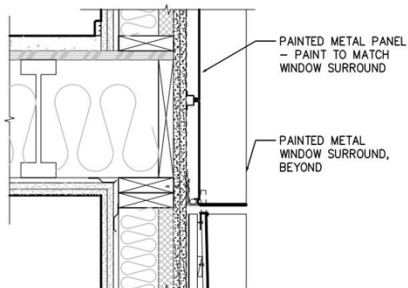
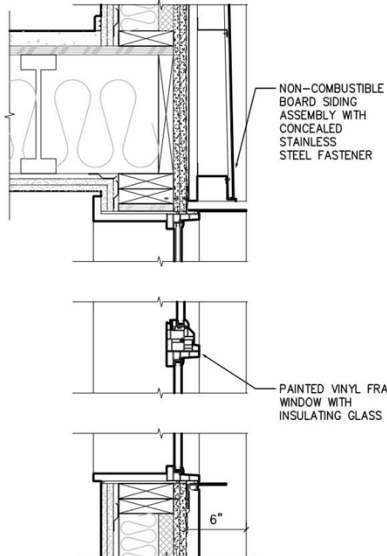


RESYSTA //

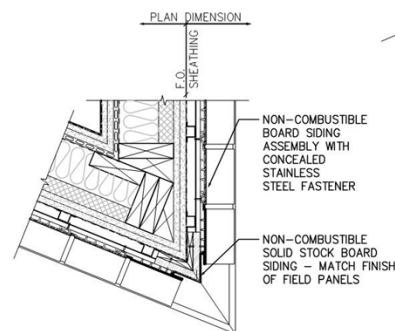




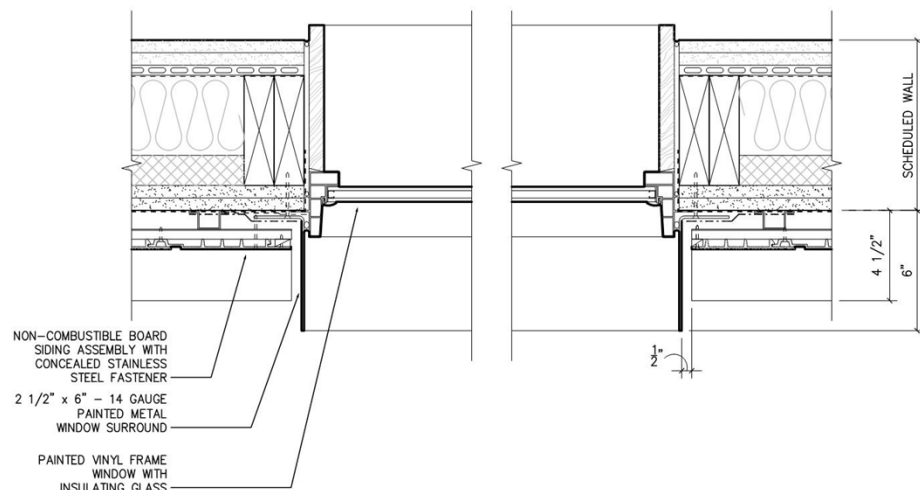
5 SECTION AT BOARD SIDING
SCALE: 1-1/2" = 1'-0"



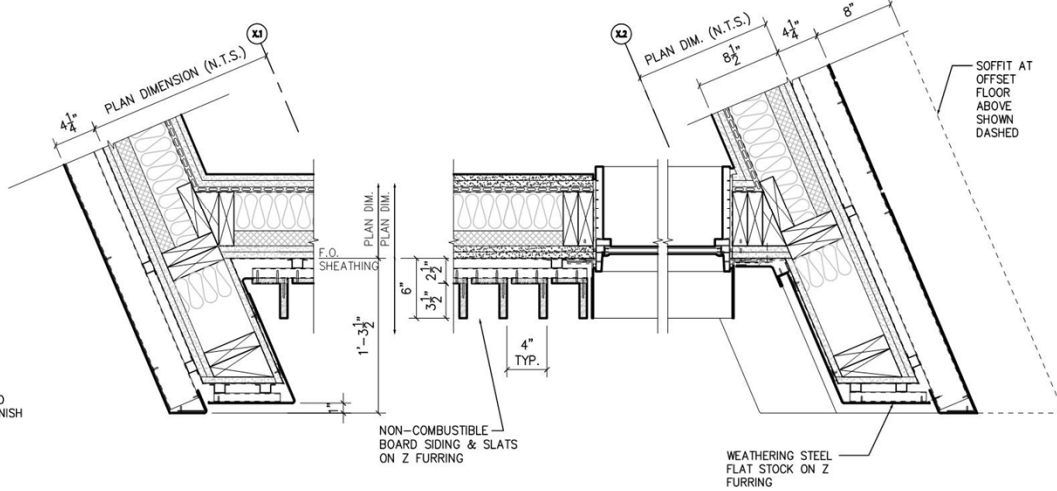
4 SECTION AT WINDOW
SCALE: 1-1/2" = 1'-0"



3 DETAIL - CORNER TRIM
SCALE: 1-1/2" = 1'-0"



1 DETAIL - WINDOW JAMB
SCALE: 3" = 1'-0"



2 DETAIL - PLAN AT SOUTHEAST CORNER
SCALE: 1-1/2" = 1'-0"



Raw materials used:



approx. 60% rice husks + approx. 22% rock salt + approx. 18% mineral oil = Resysta











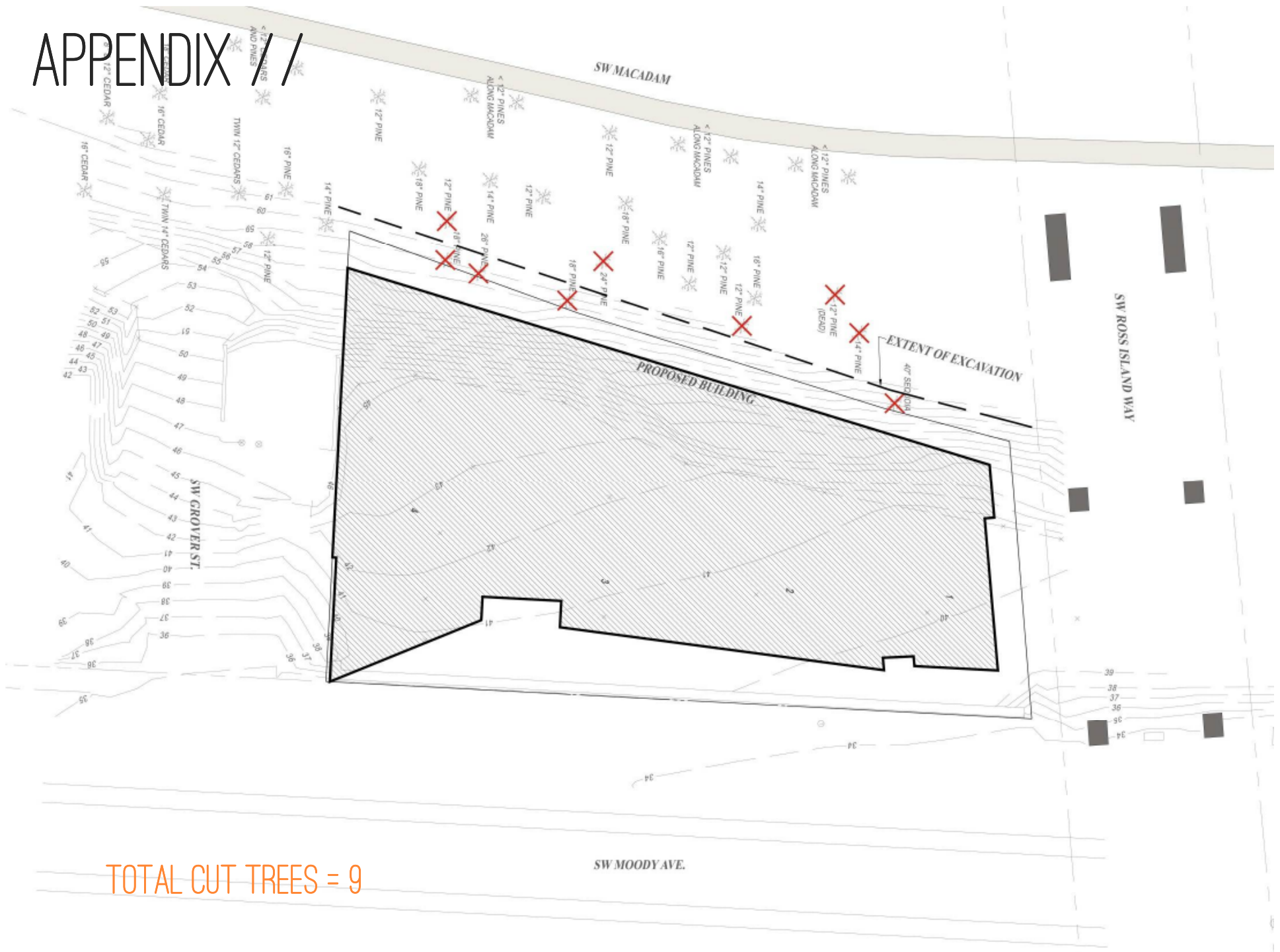
MOODY AVENUE MIXED-USE



APPENDIX //

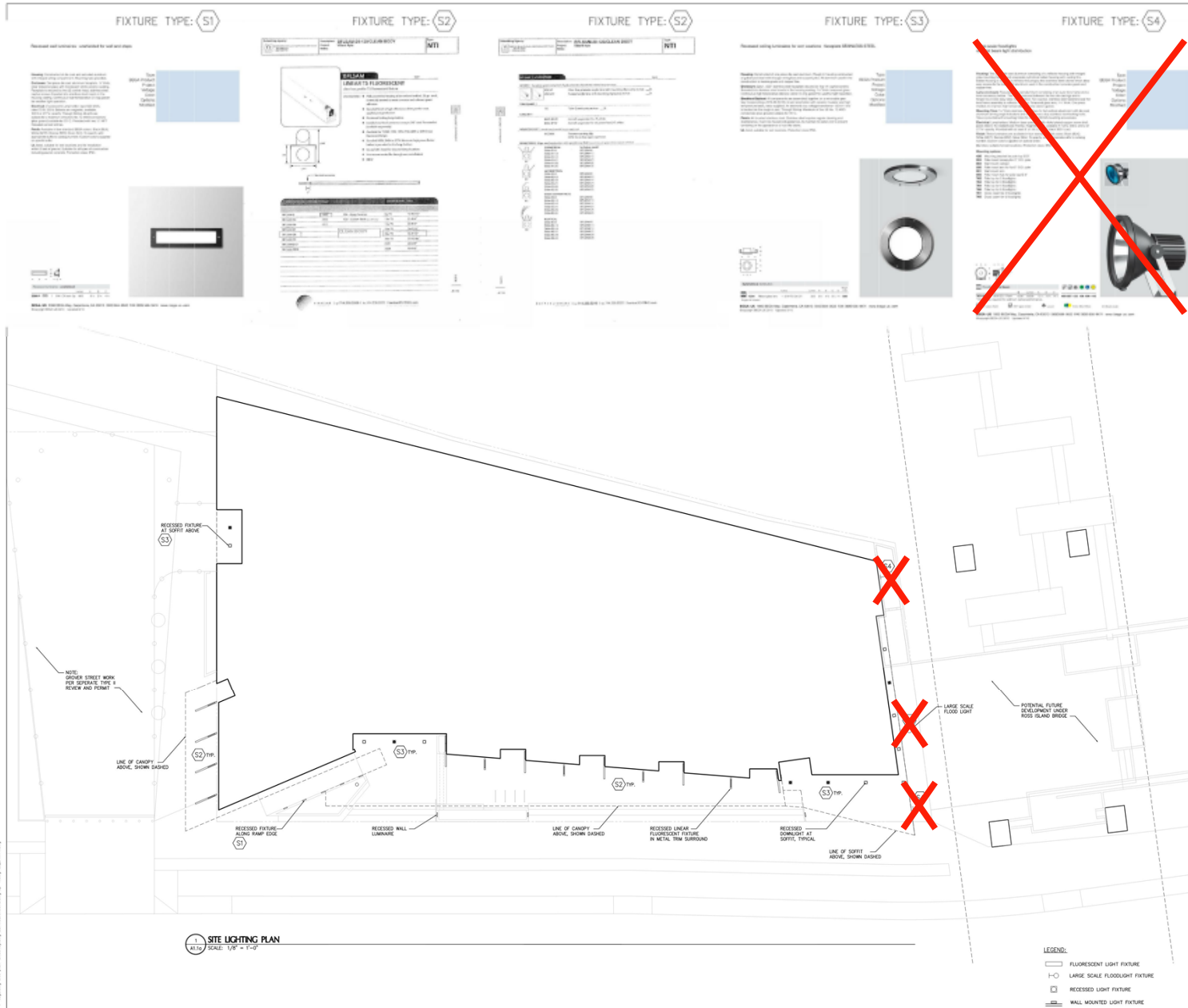


APPENDIX //



TOTAL CUT TREES = 9

APPENDIX //



ZGF

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Portland, OR 97214 SCJ-C29-9980

Revisions

PROJECT
**MOODY AVE.
MIXED USE**
Portland, Oregon

Project* Ecological Development
413 SW 13TH Ave., Suite 300
Portland, Oregon 97205 503-215-3622

Drawing Title

SITE LIGHTING PLAN

Date: MARCH 27, 2012

Job No. P21535J2

Drawn By:

Checked By:

Drawing No. _____

A1.1a

DESIGN DEVELOPMENT