

Abigail Apartments

Design Advice Request

(Pre-Application EA 12-180268)

BRIDGE HOUSING / ANKROM MOISAN
2.21.2013



12-218235-0000-00-EA

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN BRANDING
ankrommoisan.com

6720 SW Macadam Ave / Suite 100
Portland, OR 97219
503.245.7100

117 S Main St / Suite 400
Seattle, WA 98104
206.576.1600



Table of Contents

- C.2 Project Concept
- C.3 Neighborhood Character
- C.4 Neighborhood Amenities
- C.5 Site Context
- C.6 Parti
- C.7 Ground Floor Plan
- C.8 2nd - 6th and Basement Plan
- C.9 West Diagrams and Inspiration
- C.10 West
- C.11 Bridge and Landscape Connection
- C.12 South
- C.13 East Diagrams and Inspiration
- C.14 East
- C.15 Further Studies

Project Team

Developer
Bridge Housing
Architect
Ankrom Moisan



Site Description

The site will be plotted from within a larger site. The boundary lines are based on the extension of NW 13th Avenue along the west edge, the extension of NW Raleigh Avenue along the south edge, NW 12th Avenue and NW Savior Avenue do not extend to the site at this point but they do form the alignment of the north and east edges along with the railroad tracks. This new property lines are also in alignment with historic property lines at this site.

Site Area 36,500 sf

Zoning: EXd Central Employment with Design Overlay. Map 2828

FAR - 4:1 (base), 9:1 maximum with bonuses.

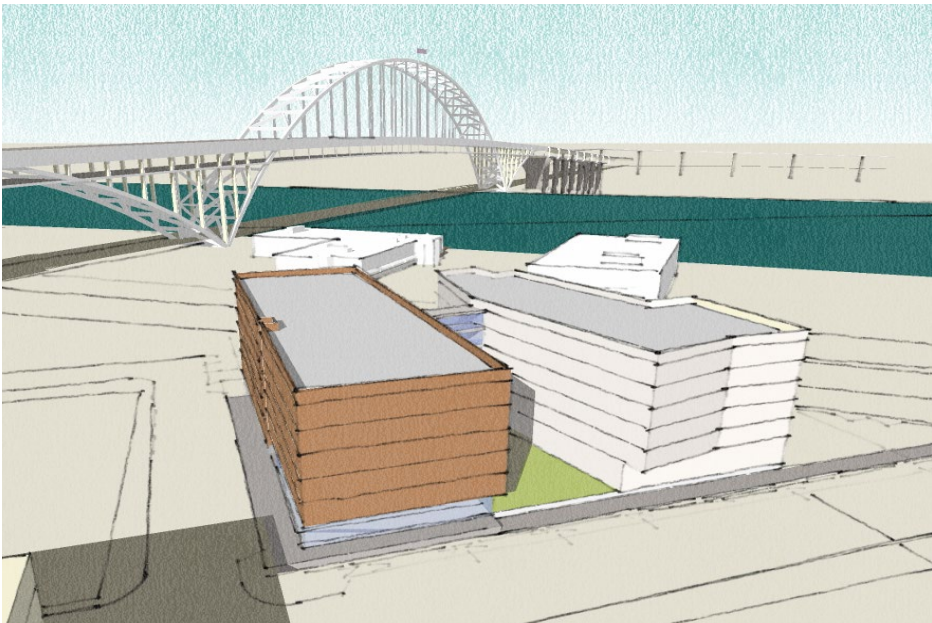
Possible bonus FAR options: Residential, Day care, Rooftop Gardens, Locker Room Bonus, Eco-roof, Middle-income housing, Efficient Family Units. The project is approximately 4:1 as shown so bonus area is not needed. It may be valuable to seek entitlement to additional FAR for transfer to other sites.

HEIGHT - 100' max

Additional height bonus may be possible. However, we are limited to 75' by construction type.

Abigail
Portland History.

Abigail Scott Duniway was an American women’s rights advocate, newspaper editor and writer, whose efforts were instrumental in gaining voting rights for women. As the primary bread winner in the household she established the newspaper The New Northwest as a family enterprise in 1871 in Portland Oregon. She was a prolific contributor to the newspaper, but also opened up opportunities for other women writers. Fully committed to her signature line, “Yours for Liberty,” and guided by The New Northwest motto of “Free Speech, Free Press, Free People,” Abigail Scott Duniway exposed and combated what she identified as social injustice. She discussed questions as diverse as the legal status of women, the treatment of the Chinese, policies related to American Indians, and the limits of Temperance and Prohibition.



Advice request for the following:

Responsiveness to the Site

Building Massing

Articulation of the Building

Design Concept

Project Goals:

Affordable Family Oriented Housing

Abigail is a new apartment community located in the North Pearl District that will provide affordable housing units for a mix of individuals and families with children.

The project aspires to increase the number of families living in the neighborhood creating diverse housing opportunities to families of different sizes as well as making available Green affordable places to live in this mixed use and transit oriented neighborhood.

Program and Unit Mix:			
Unit Type	Size	Number	
Studio	440	16	10%
1BR	640	26	20%
2BR	940	62	45%
3BR	1120	38	25%
Total		142	
Parking Spaces: 84			
Building Amenities:			
Community Room, Bike Storage, Lounge			

Neighborhood Connection

Make a meaningful addition to the emerging North Pearl Neighborhood.

Along 13th avenue the building’s loading dock will extend the character of the neighborhood. The community room amenity for the building will be located at the corner of 13th and Raleigh bringing the activity to the street. Part of the courtyard will be open to the south providing an open green space. Raleigh street will be designated a pedestrian street where kids can have a safe place to play and connecting the neighborhood with “The Fields” park. See C.3, C.4

Architectural Design

Provide a rich, quality environment for residents and surrounding neighborhood within an affordable budget .

The unique site is shaped by the intersection of the existing street grid and the railroad tracks to the north. The massing parti responds to this context through form and articulation. Public spaces are gathered at the ground level to provide an active streetscape. Outdoor spaces are designed to connect to the neighborhood and meet the needs of the residents. High Quality and Durable materials will be used to provide a lasting building. See C.5, C.6

Sustainability

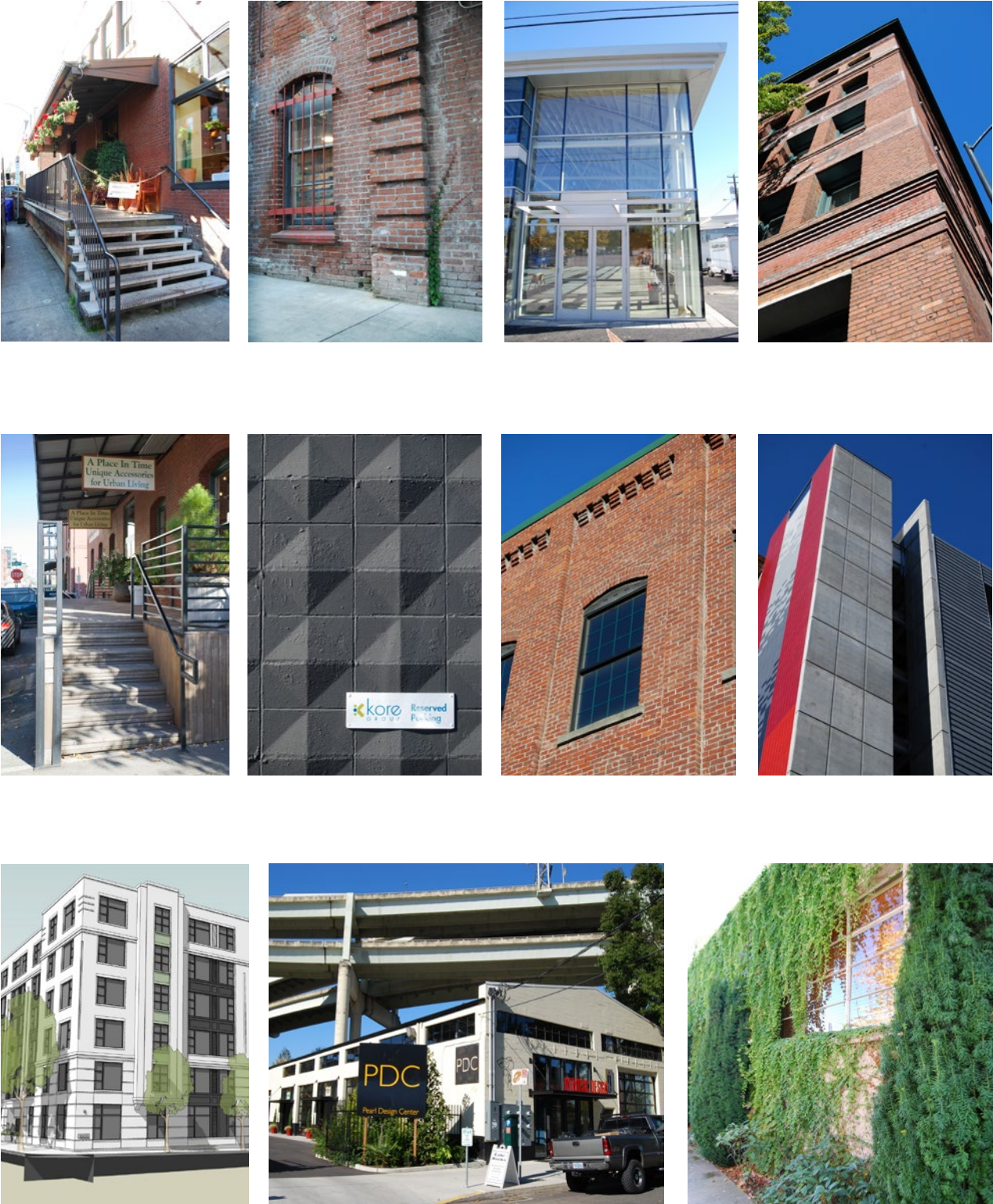
To be environmentally responsible.

The project is targeting LEED Silver. A few of the ways to achieve the goal include a green roof for storm water treatment, solar hot water, energy efficient appliances, water conservation with low flow fixtures, passive cooling systems, ample natural light and ventilation, the use of local/ renewable & recycled materials whenever possible and construction waste management as well as providing ample bicycle storage to encourage people to use alternate modes of transport.



Neighborhood History

The historic neighborhood was formerly occupied by warehouses, light industry and railroads. The character of the location was dominated by industrial multi-story buildings of brick and concrete construction, loading docks and railroad tracks. In as little as over a decade the district has been transformed into a vibrant mixed use residential neighborhood with a diverse architectural character of old renovated and preserved warehouses mixed with the new mid to high rise buildings. The combination of housing density and open spaces result in a great neighborhood community for families of all sizes.





- LEGEND
- 1. Triangle Building with Breken Kitchen
 - 2. Childpeace Montessori School
 - 3. Pearl Design Center
 - 4. Pearl Court Activity Center
 - 5. Overton Building, 4-story Office Building
 - 6. 14 Square, Office Building & Event Space
 - 7. Bridgeport Brewery
 - 8. Broadstone Enso Apartments
 - 9. Safeway Grocery Store
 - 10. The Asa
 - 11. The Fields Park, Under Construction
 - 12. Tanner Springs Park
 - 13. Jamison Square
 - 14. Cash&Carry Grocery
 - 15. Willamette Greenway
 - 16. Portland Streetcar
 - 17. Early Learners Academy
 - 18. Zimmerman Community Center
 - 19. Proposed Market Rate Apartment
 - 20. Train Station
 - 21. Playdate PDX
 - 22. The Art Cubby



Emerging Neighborhood

The area located just north of downtown Portland which provides great access to public transportation already has proven to be a great neighborhood with a range of housing options. The district offers an active pedestrian realm, with a bustling and diverse array of retail shops, galleries, and restaurants lining the streets. A series of parks provide much needed green spaces for public gathering and for play. These attributes make it the ideal location for affordable family housing that will bring people from all ages into the area to take advantage of the many existing amenities that the neighborhood has to offer.



NW 13th Ave

NW 13th Avenue main pedestrian corridor intended for loading docks with stairs and ramps in lieu of traditional sidewalks keeping with the character of the industrial warehouse of the historic district. The main entry to the building and the community room for the residents fronts 13th avenue and it is access from a raised dock.



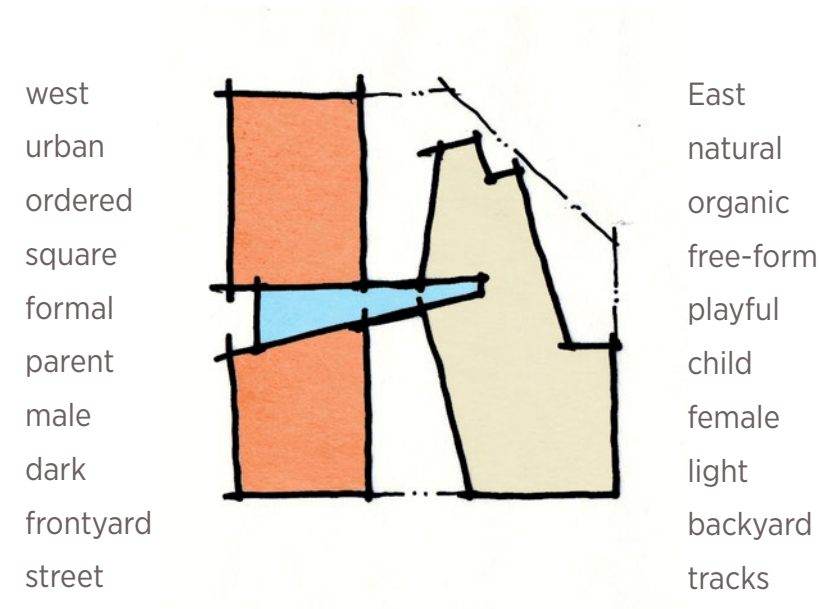
NW Raleigh

NW Raleigh as a green street that would link the public to open spaces with an enhance emphasis on pedestrian and bicycle traffic. The courtyard of the building will front NW Raleigh and will create a link to the future Fields Park with a combination of cobblestone and a tree line street.



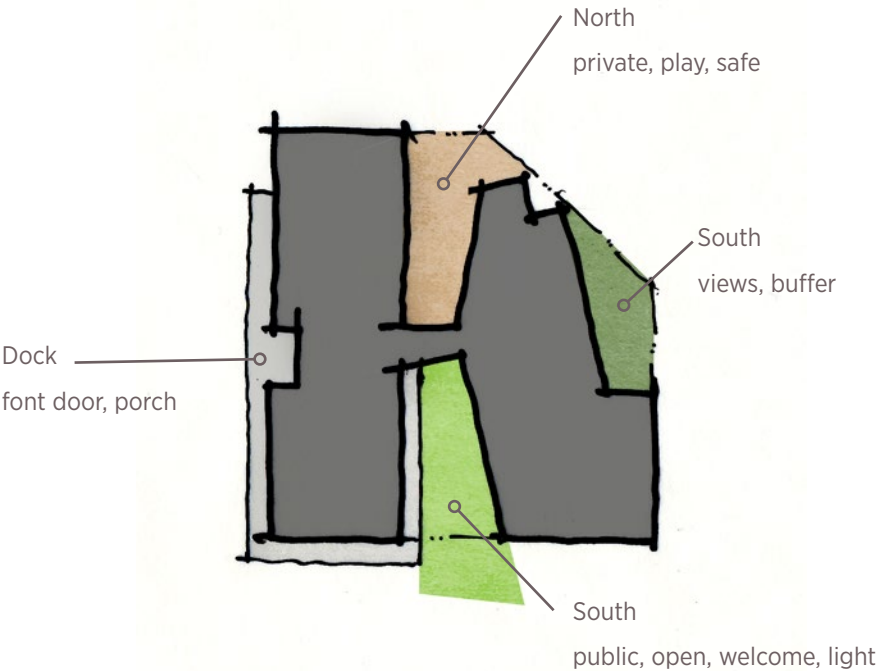
Fields Neighborhood Park

The park to be completed in 2013 will offer the community a space for small and large scale group gatherings as well as providing a place for strolling, playing and socializing. The park offers a spatial counter point to the surrounding dense urban landscape.



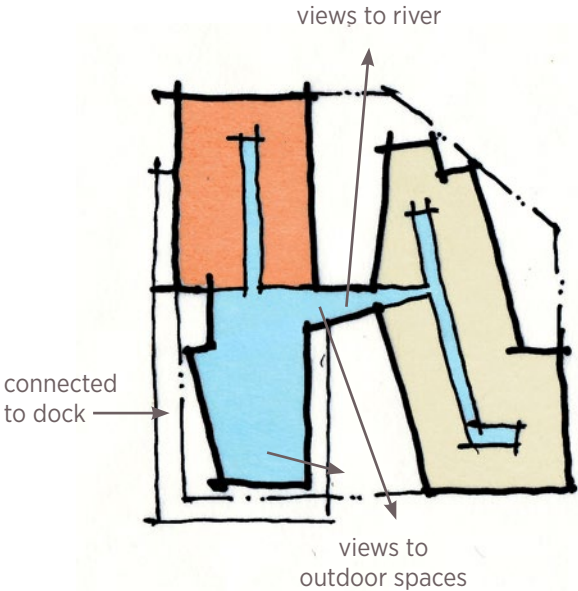
Building Parti

The structure is composed of two contrasting and complementary masses connected by a Bridge.



Outdoor Spaces

The building parti creates four distinct outdoor spaces



Common Space

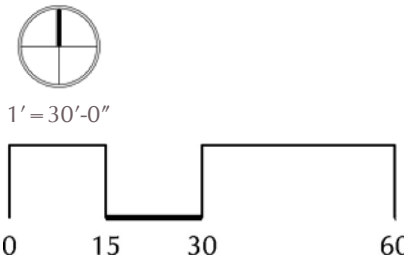
The common space extends from the outside through the building linking the interior and outdoor spaces.

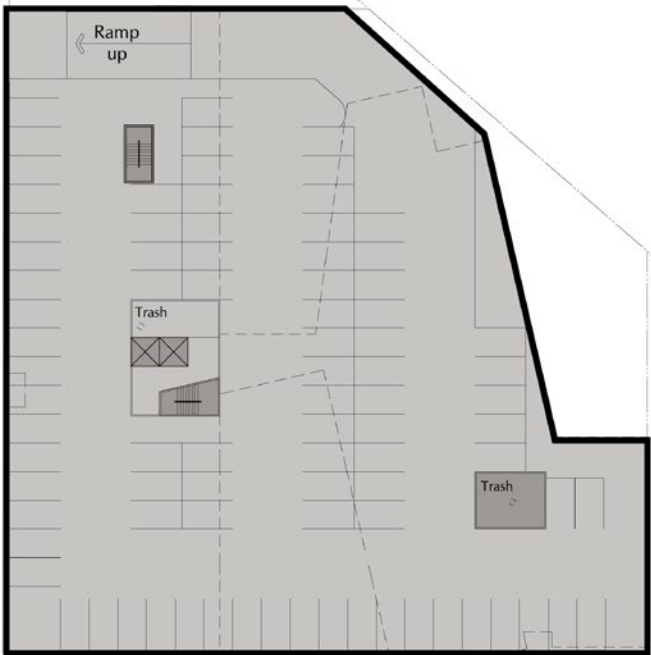


Outdoor Spaces

Bridge element and shape of the building divides the green spaces into three distinct courtyards. South courtyard is open more public, connects to NW Raleigh pedestrian street. The north courtyard is private, secure and more protected courtyard with a fence along the railroad track and provides a play area for kids to play and a visual connection of the Fremont bridge. The east courtyard is private but not as protected, maybe a dog run, a garden for the residents.

- Program:
- 17 Residential Units
 - Bike Room
 - Community Room
 - Play Area





Basement Plan Scale- 1" = 60'
Below grade parking garage with 84 spaces
with access ramp along 13th Avenue

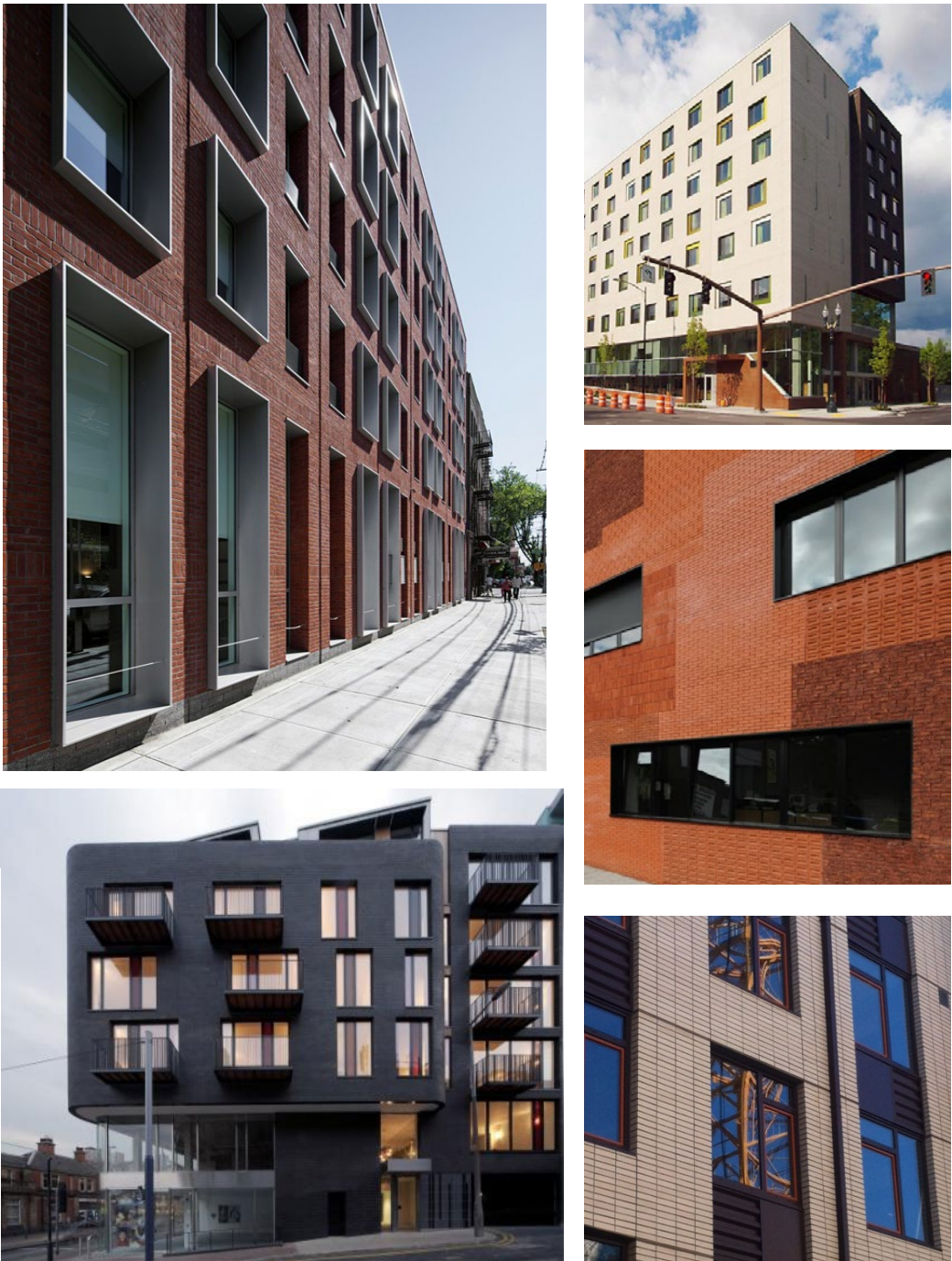
Variety of Housing Options
Every floor offers a range of unit types to accommodate individuals and families. The bridge element in the common space offers a great vantage point for views to the river, the Fremont Bridge and connecting each floor visually with the courtyard. The balconies are located mainly in the east side and the courtyard of the building oriented towards the view of the river and away from the noise of the freeway ramps.

Program:
25 Residential Units per Floor
Laundry Room with Lounge Area

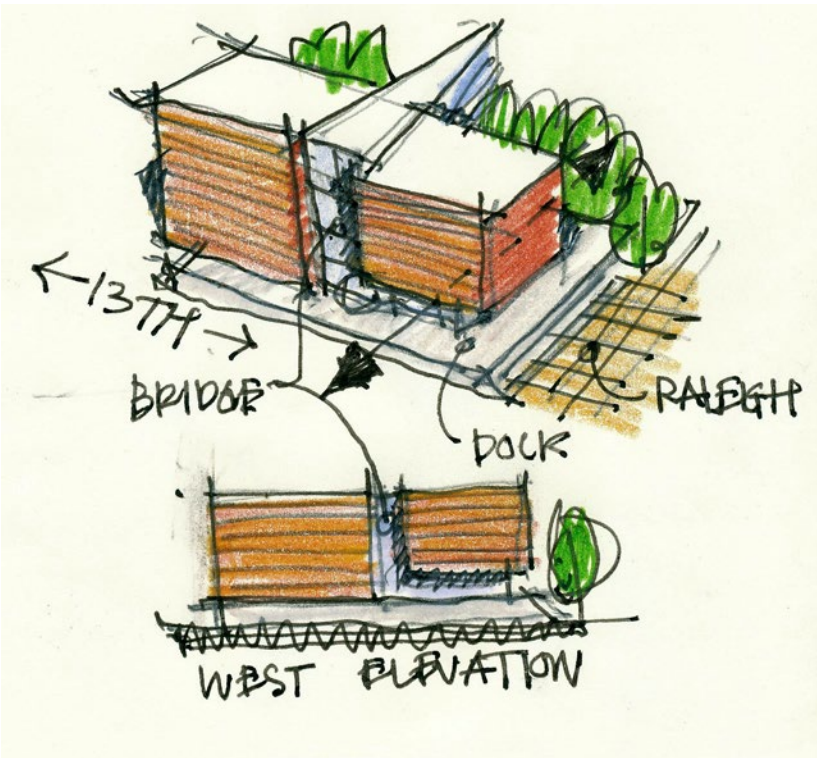
design studies



precedent imagery



diagrams



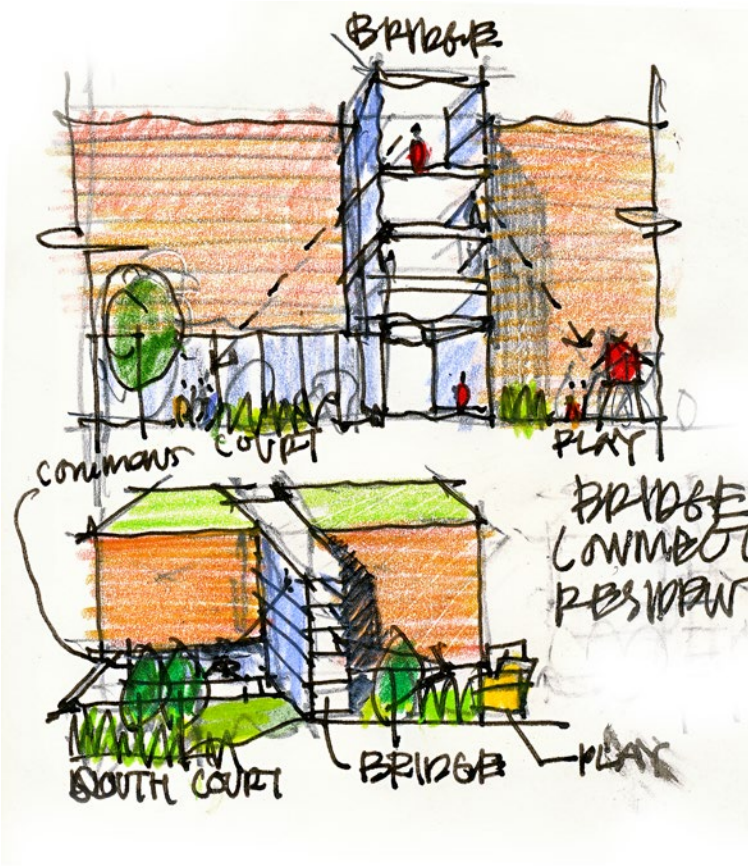
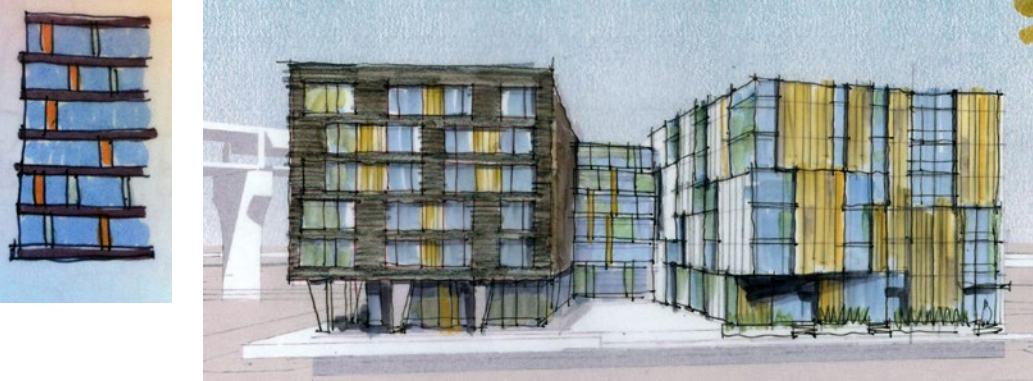
Materials
Brick
metal panels
color accent panels



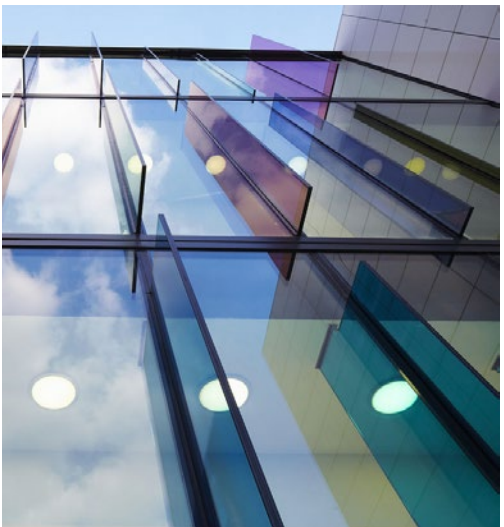
West

- Inspired by historic brick structures along 13th Avenue
- Simple Brick Warehouses
- 13th Ave Loading docks
- Ramp and bleacher seating on the dock
- Glazed common area activates ground level
- Tapered glazed walls add extra “porch like” rain coverage
- Residential Entry at mid-block
- Common area – Laundry room extend up façade forming a gap with window seating for residents
- Parking Entry at north – custom steel gates designed to complement architecture





Materials
Glass
Colored Glass

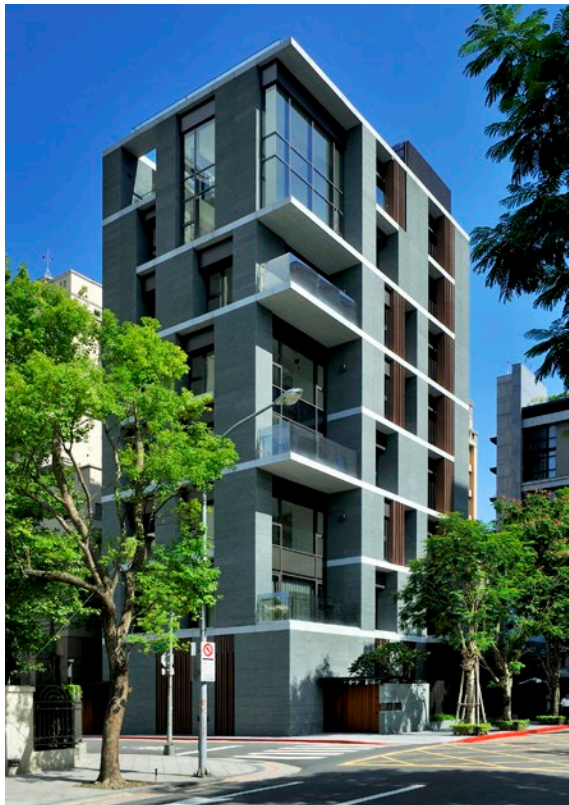
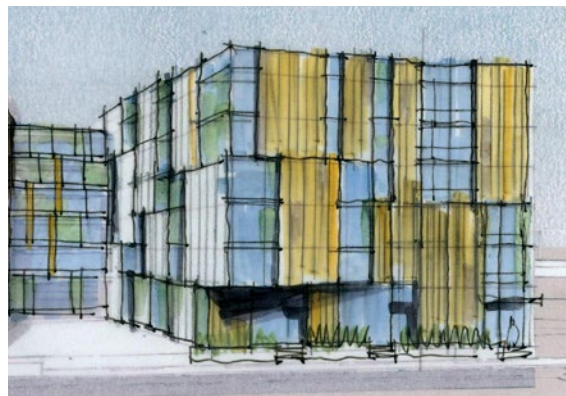


The Bridge

- Connects East/West
- Connects the residents
- Connects inside to outside
- Place to sit, relax, meet a friend, bump into a neighbor
- Everyday visual connection to the outdoor spaces
- Extension of commons areas through community
- Playful color
- Glazed transparent element



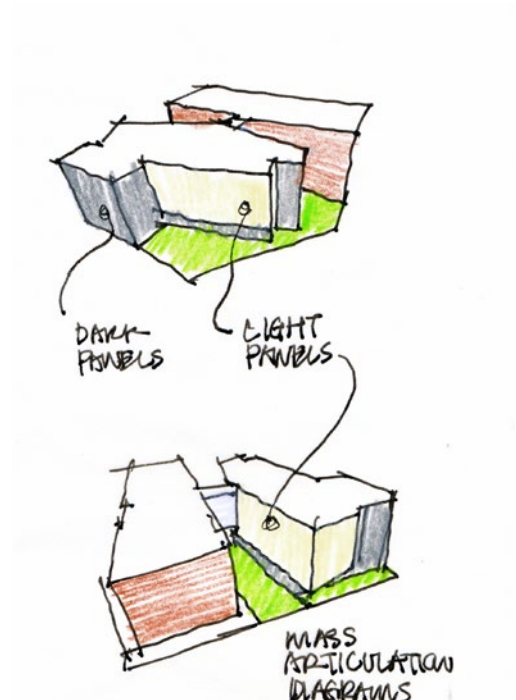
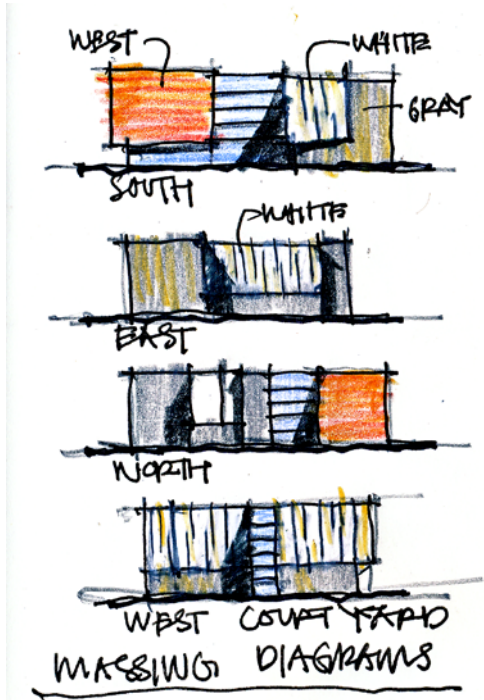
design studies



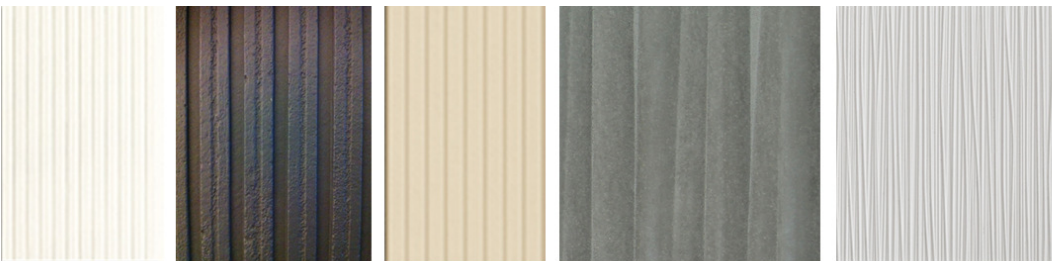
precedent imagery



diagrams



Materials



Vertical panels - currently studying metal and cement panel options
Decks - mix of materials, glass, wood, metal and color



East

- Freeform
- Playful form
- Playful facade
- Sculpted to fit clipped site
- Sculpted create comfortable outdoor spaces
- Off the grid (city grid)
- Views to the river
- Decks for train spotters
- Ground floor units with terraces
- Walk-up units activate the ground level



Entry study

