

# Abigail Apartments

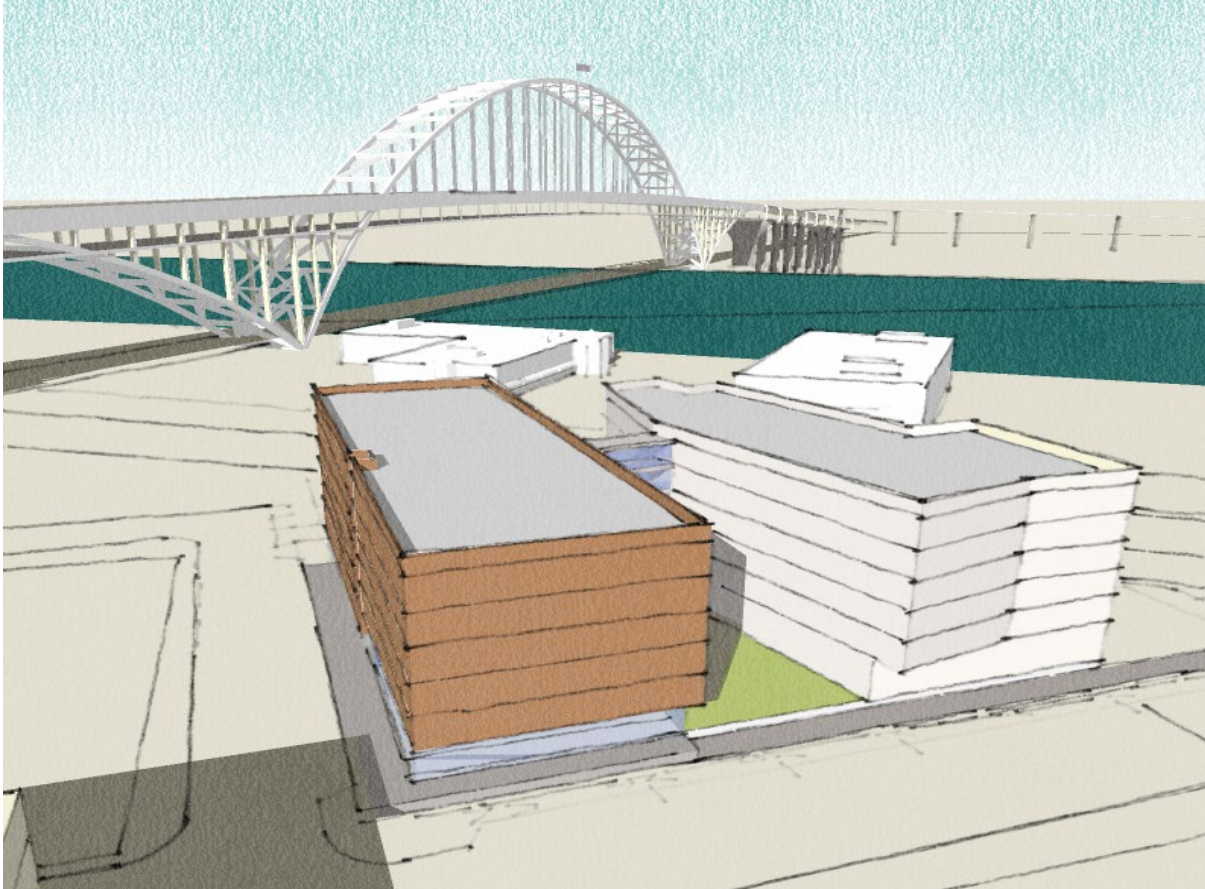
## Design Advice Request

(Pre-Application EA 12-180268)

BRIDGE HOUSING / ANKROM MOISAN  
2.21.2013







Advice request for the following:

Responsiveness to the Site

Building Massing

Articulation of the Building

Design Concept









## 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.



## 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

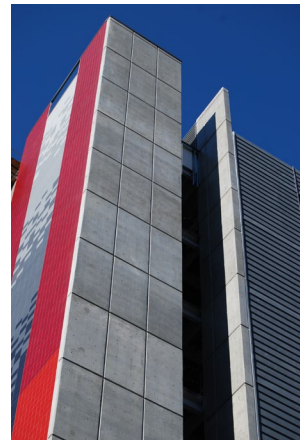
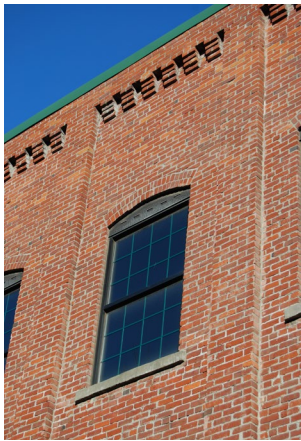
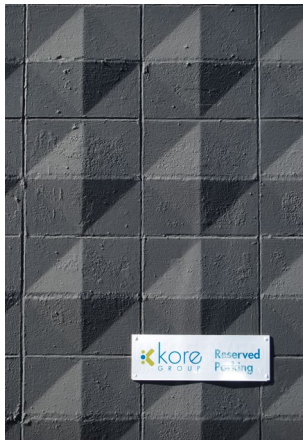


### LEGEND

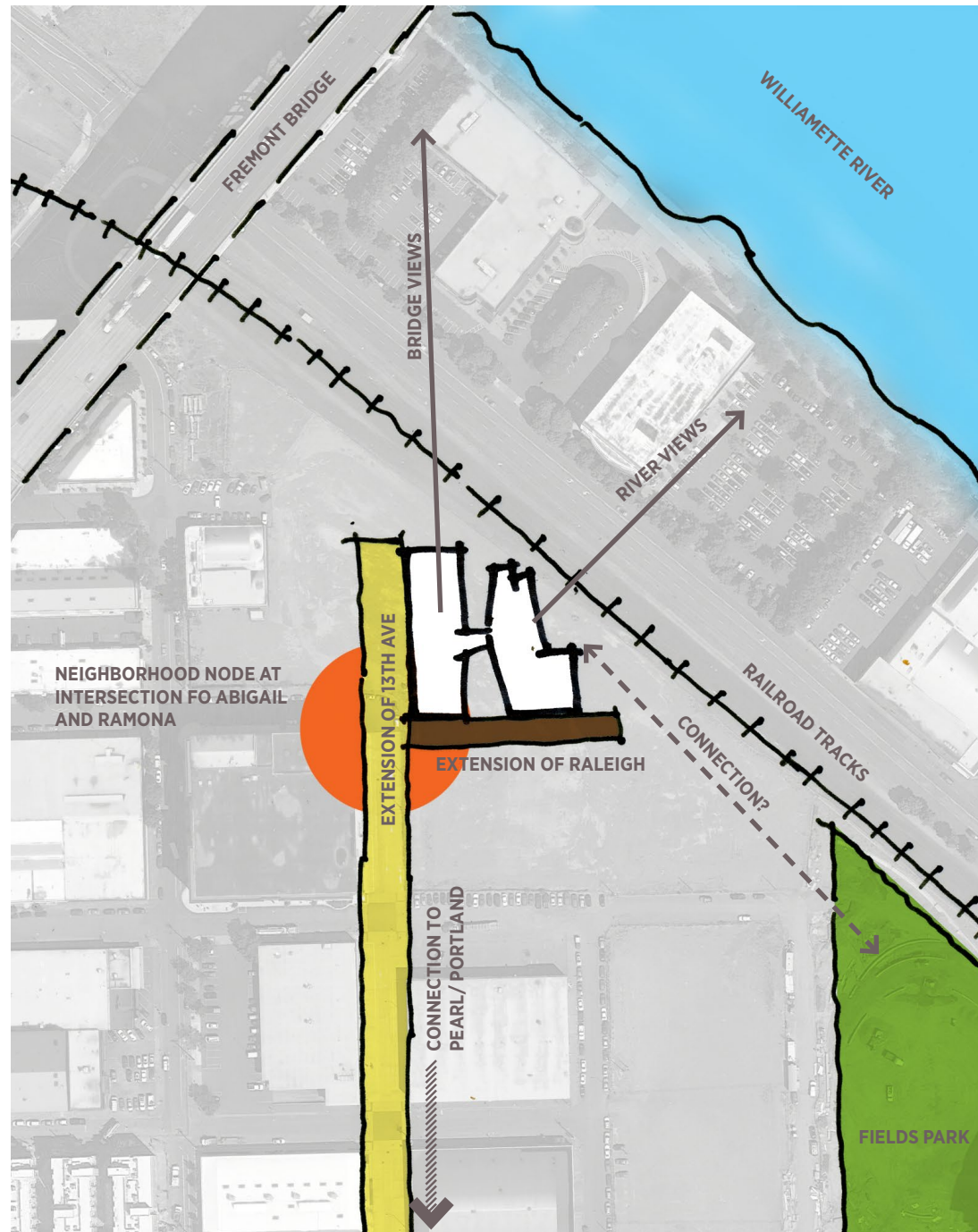
1. Triangle Building with Breken Kitchen
2. Childpeace Montessori School
3. Pearl Design Center
4. Pearl Court Activity Center
5. Overton Building, 4-story Office Building
6. 14 Square, Office Building & Event Space
7. Bridgeport Brewery
8. Broadstone Enso Apartments
9. Safeway Grocery Store
10. The 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









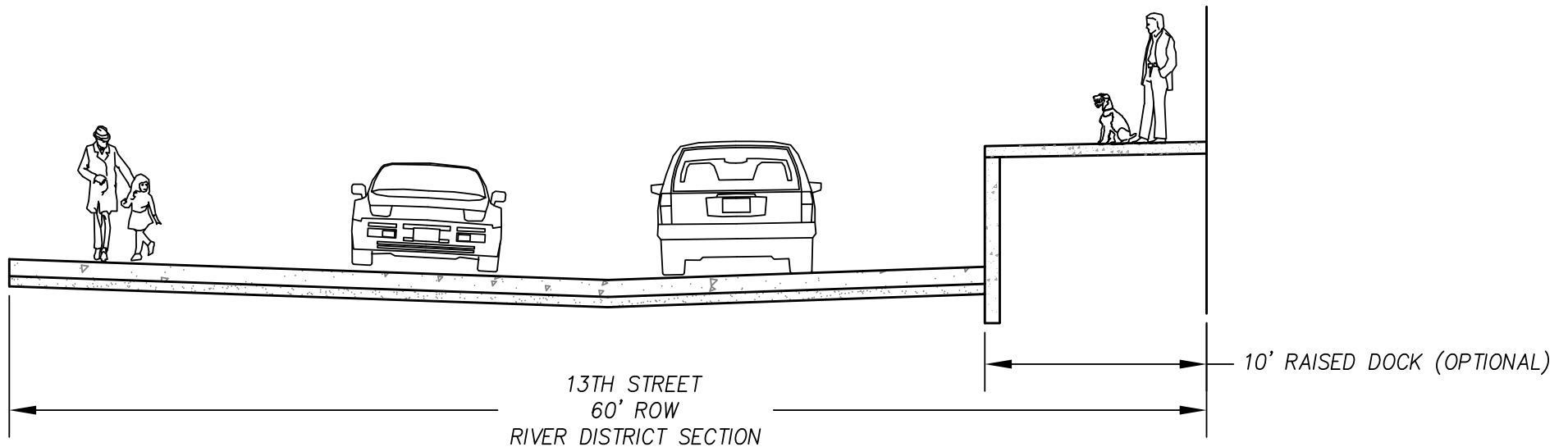






### NW 13th Ave

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.

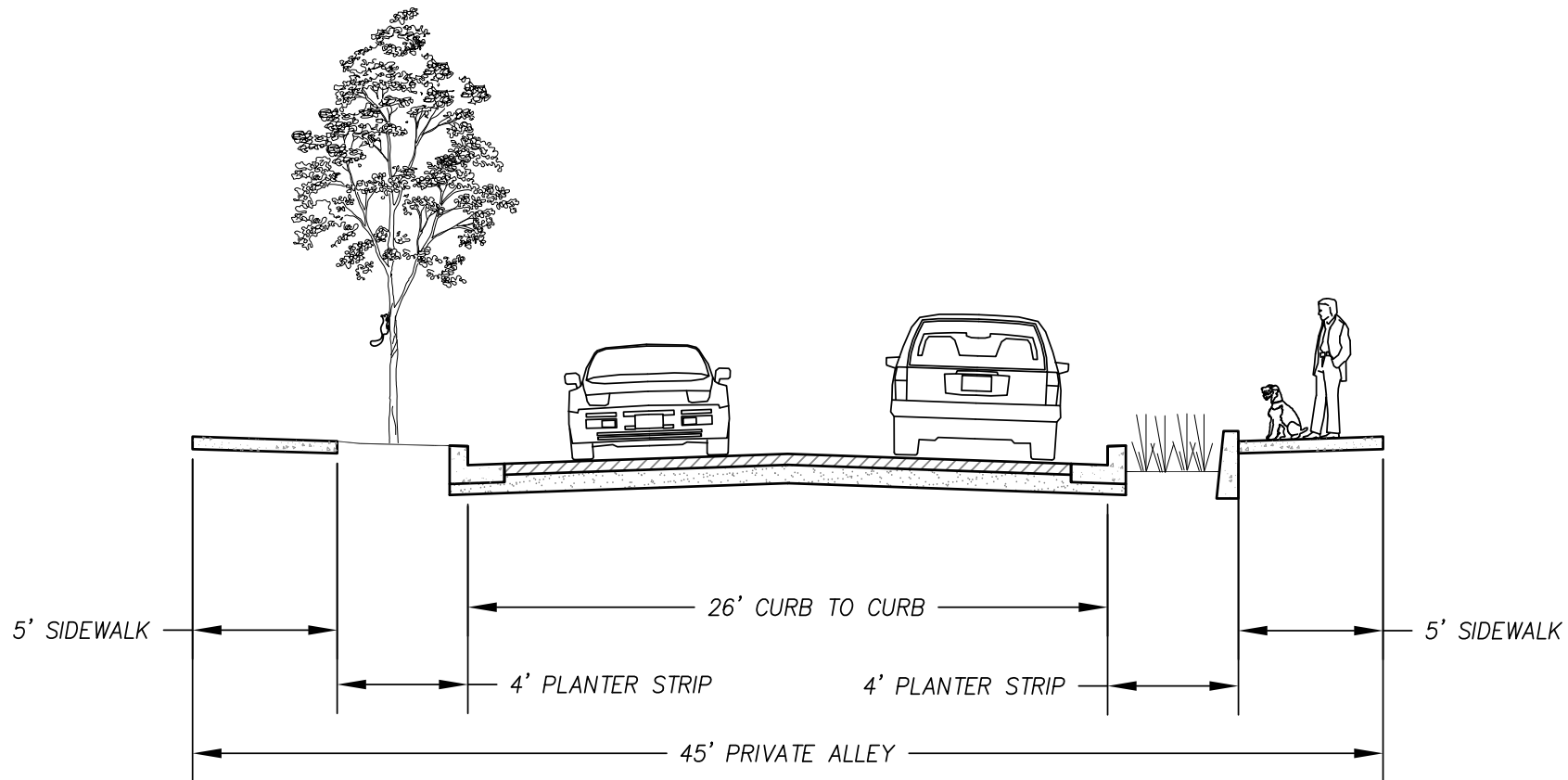






### NW Raleigh

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.





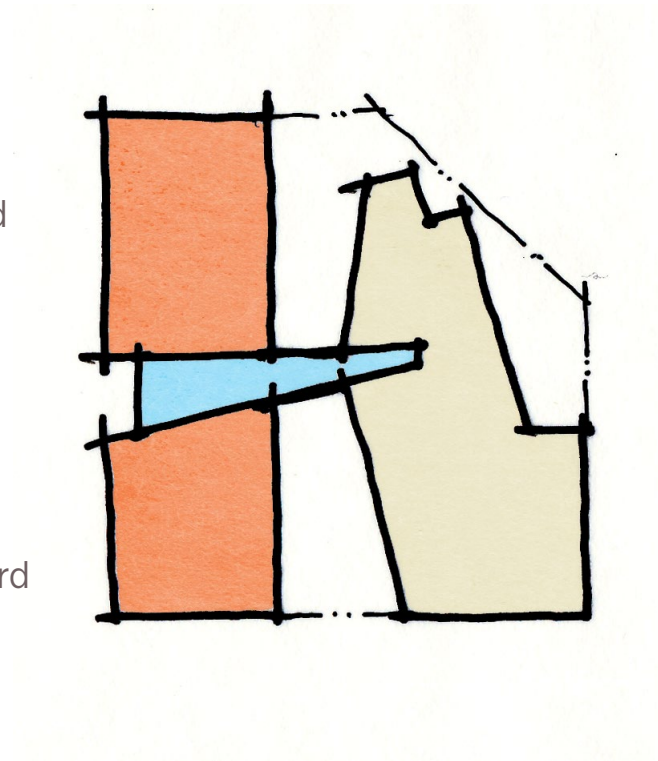


### Fields Neighborhood Park

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.



west  
urban  
ordered  
square  
formal  
parent  
male  
dark  
frontyard  
street

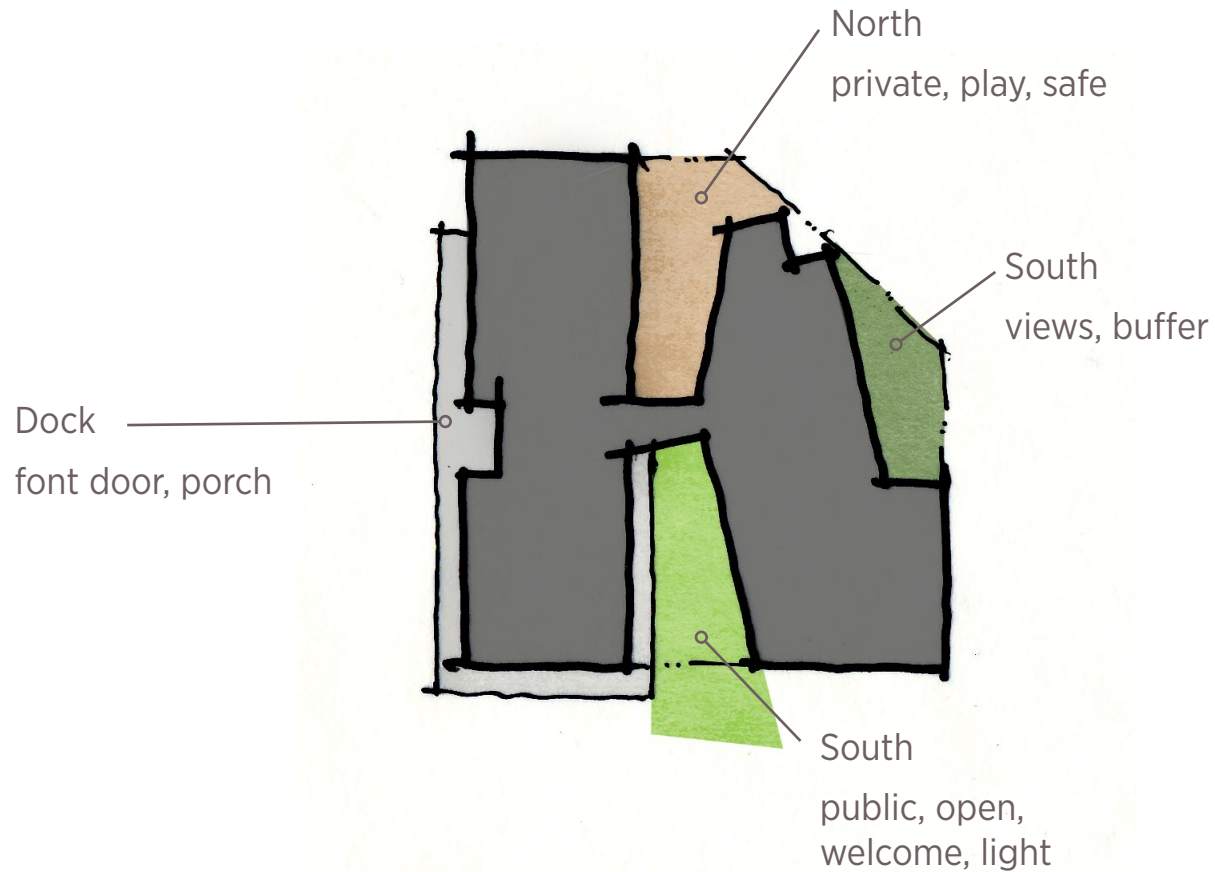


East  
natural  
organic  
free-form  
playful  
child  
female  
light

### Building Parti

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

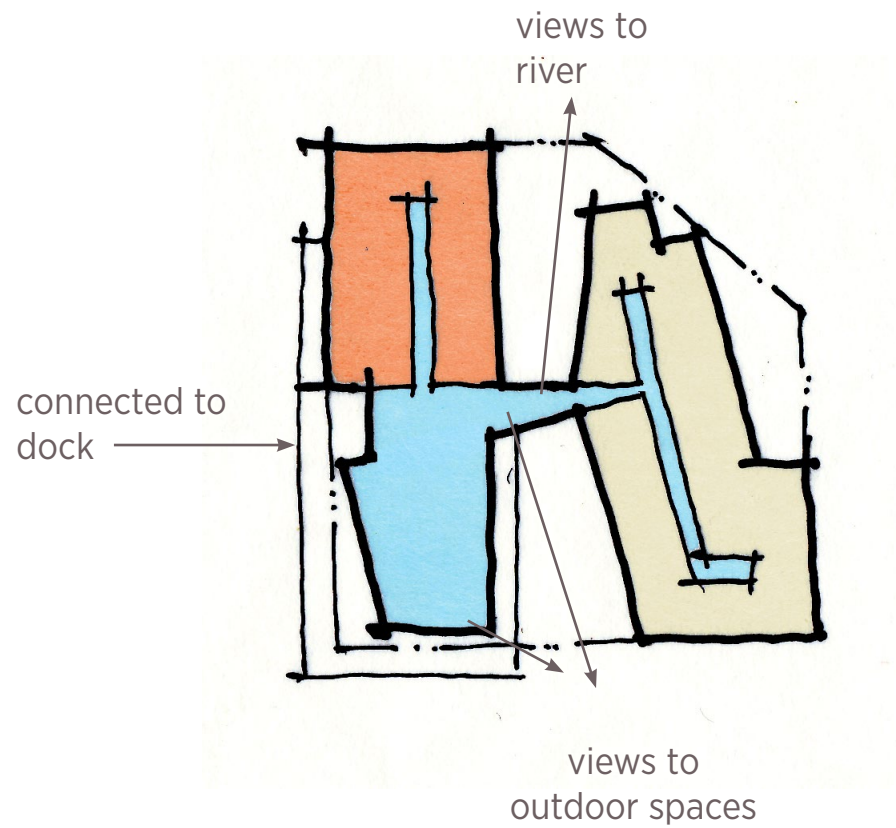




## Outdoor Spaces

The building parti creates four distinct outdoor spaces



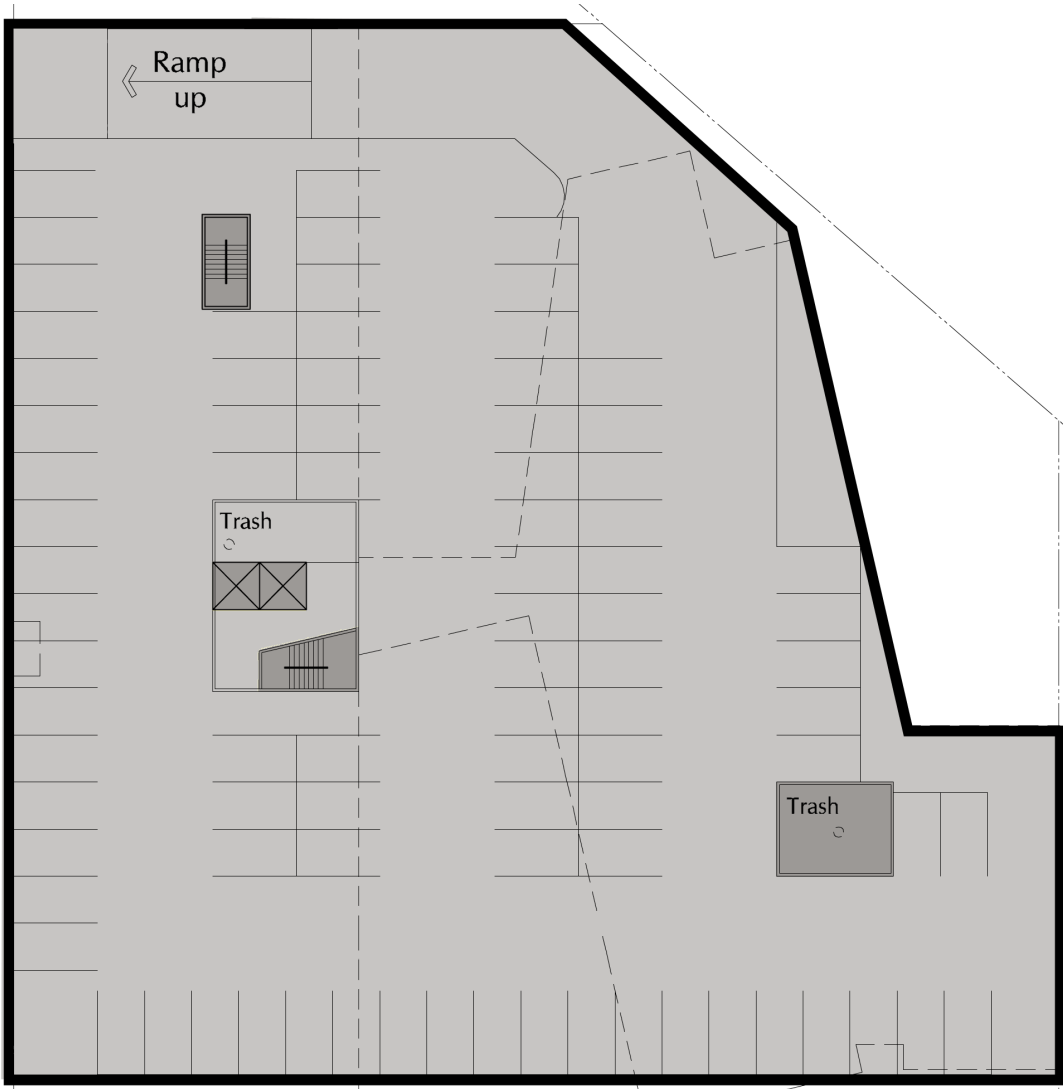


## Common Space

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











## West

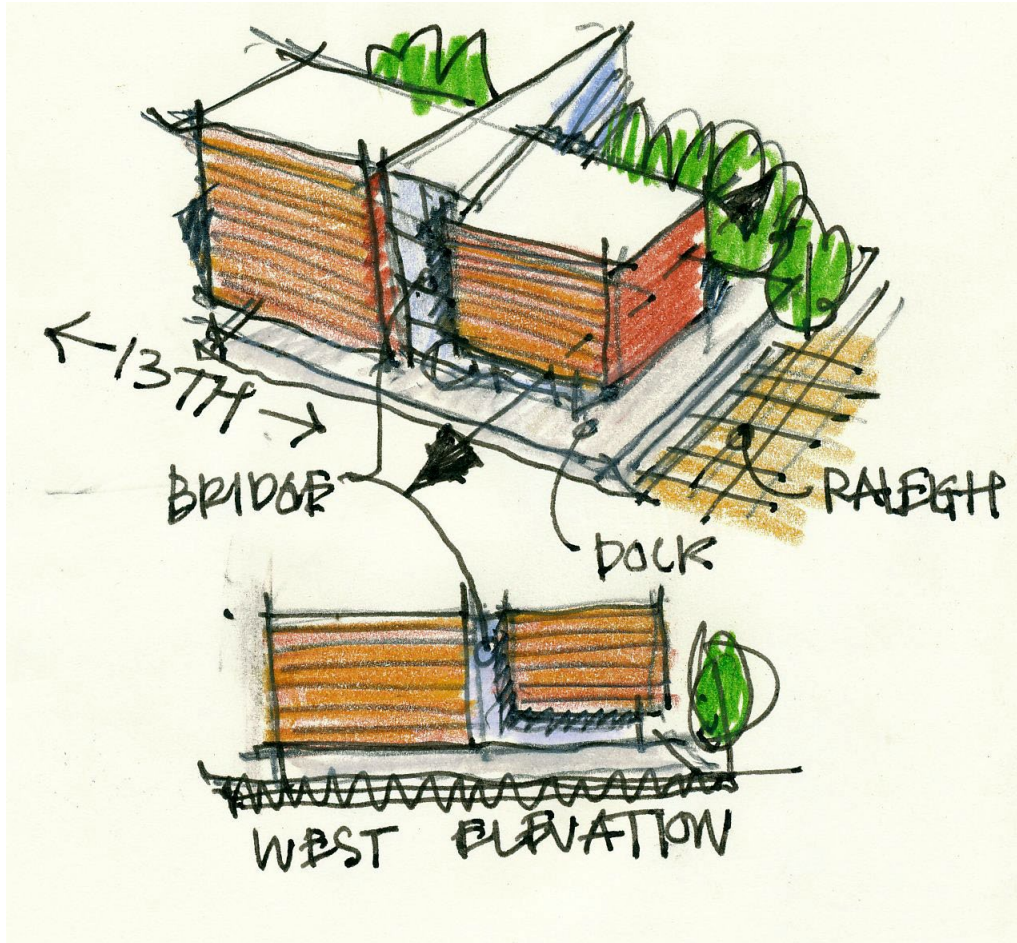
- Inspired by historic brick structures along 13th Avenue
- Simple Brick Warehouses
- 13th Ave Loading docks
- Ramp and bleacher seating on the dock
- Glazed common area activates ground level
- Tapered glazed walls add extra “porch like” rain coverage
- Residential Entry at mid-block
- Common area –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



West Elevation



## Diagrams

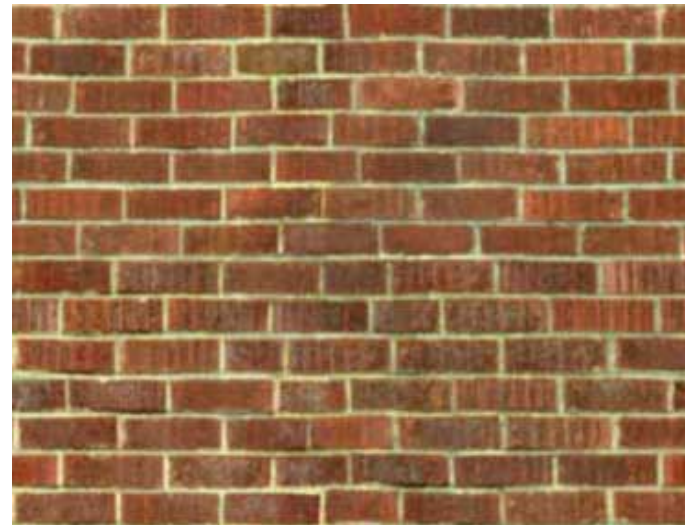


## Materials

Brick

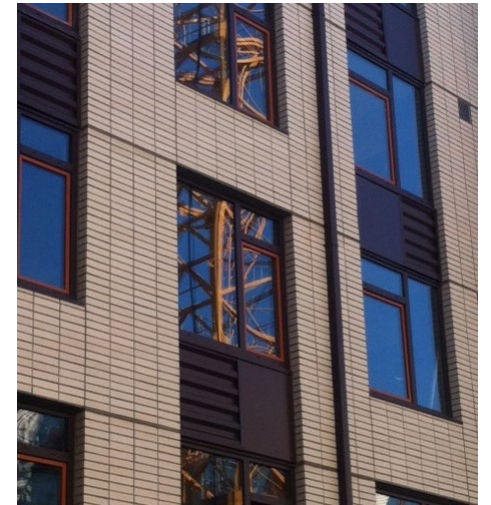
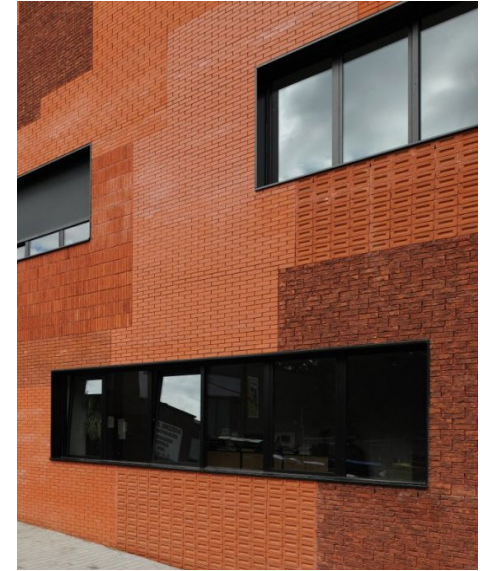
metal panels

color accent panels



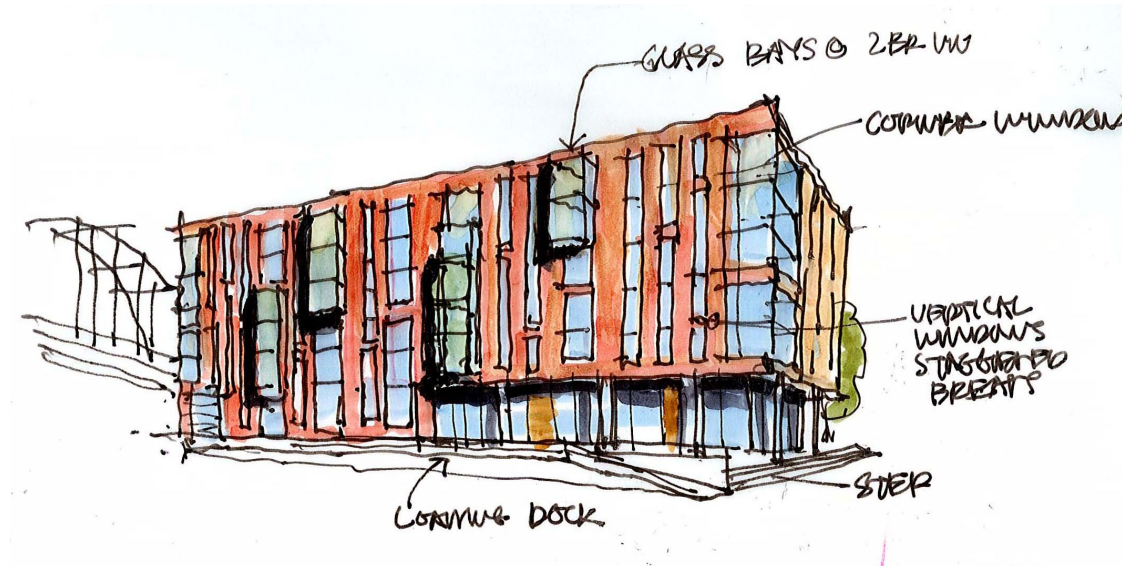


## Precedent imagery





### Design studies





## The Bridge

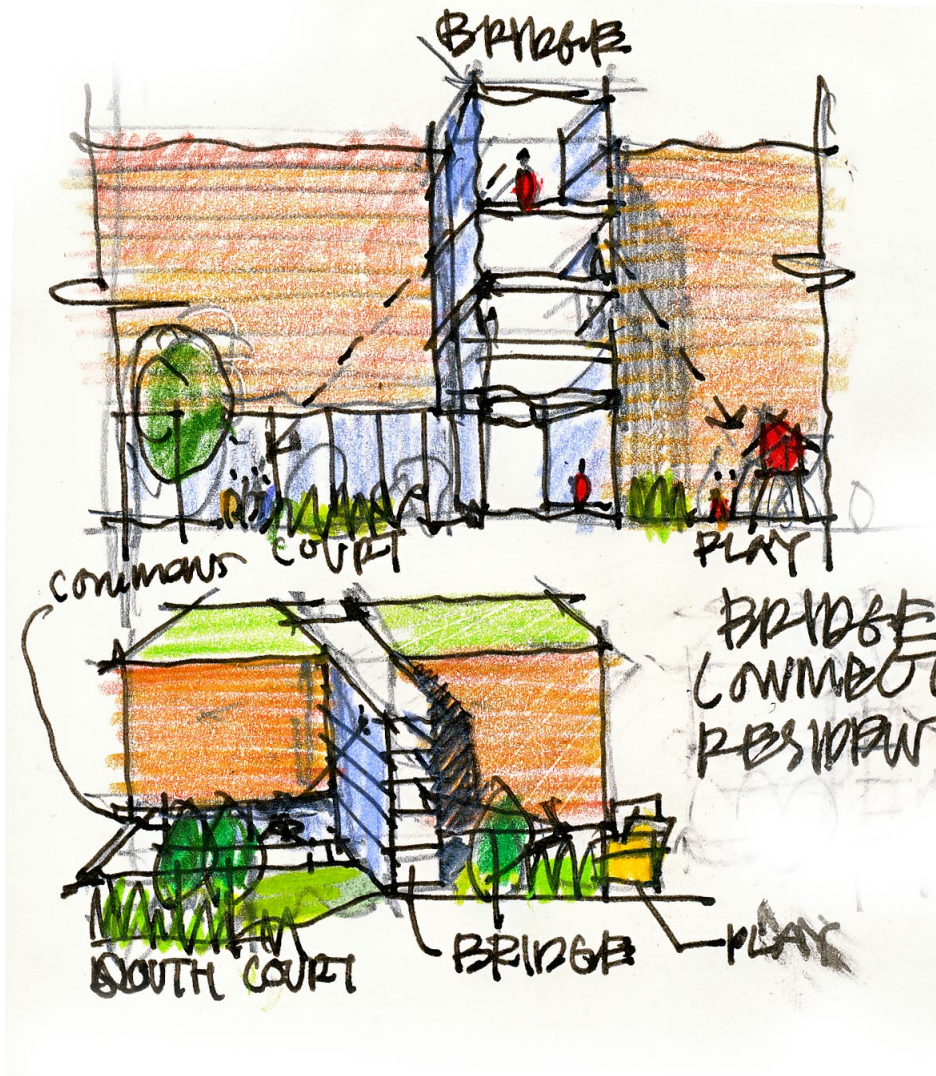
- Connects East/West
- Connects the residents
- Connects inside to outside
- Place to sit, relax, meet a friend, bump into a neighbor
- Everyday visual connection to the outdoor spaces
- Extension of commons areas through community
- Playful color
- Glazed transparent element



South Elevation



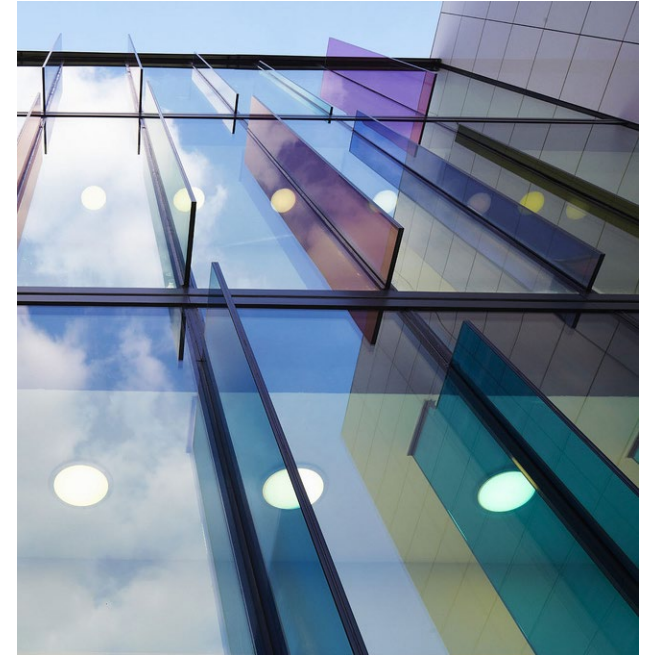
## Diagrams



## Materials

Glass

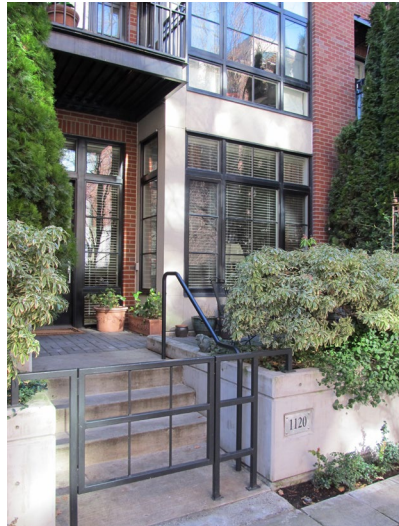
Colored Glass





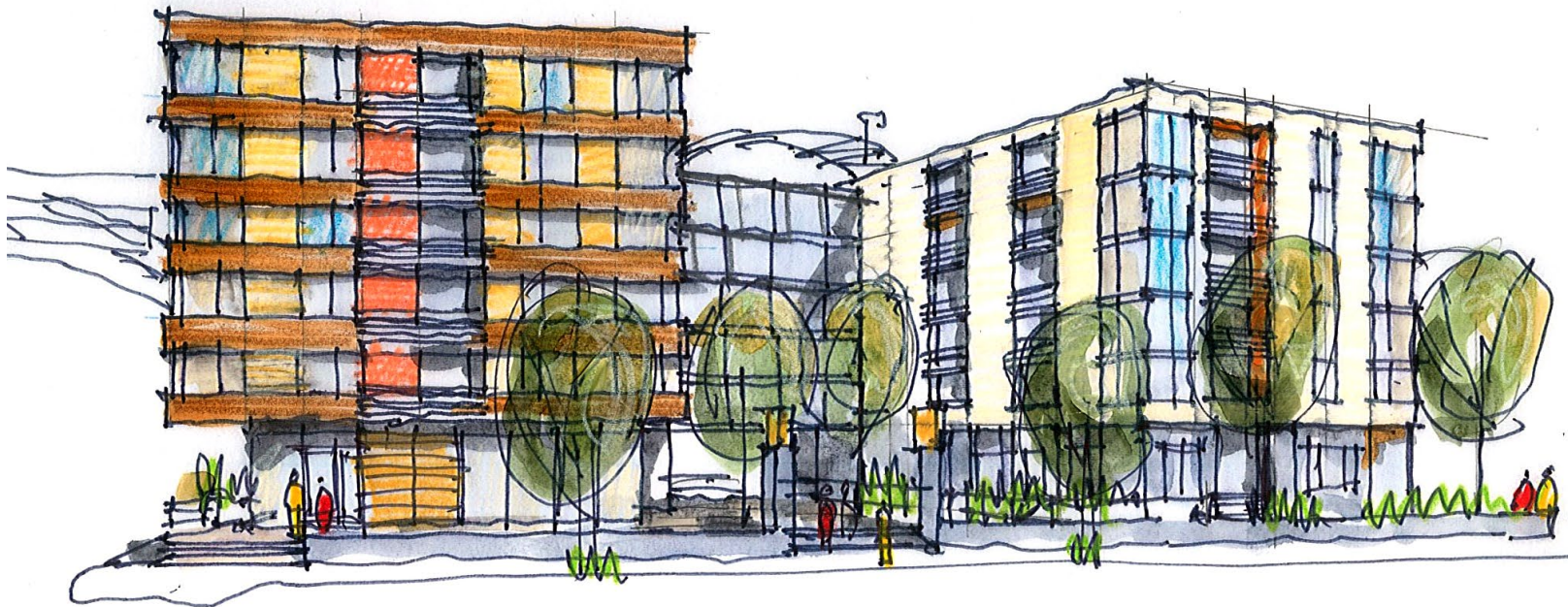
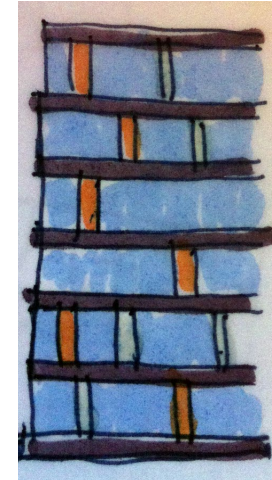


Precedent imagery





## Design studies





## 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



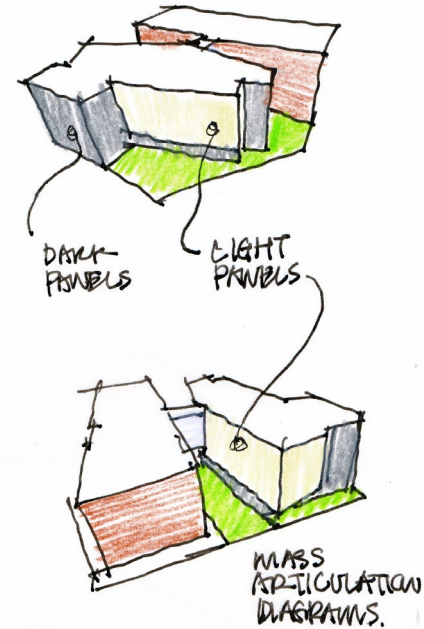
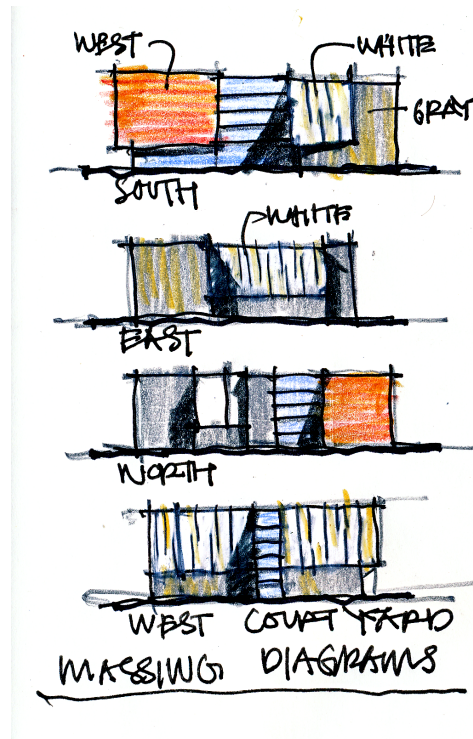
East Elevation



## Precedent imagery



## Diagrams



## Materials

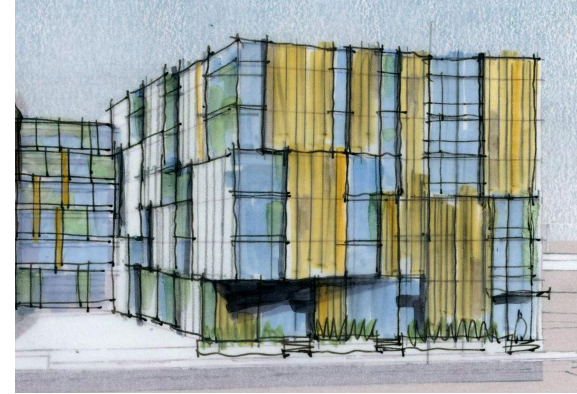


Vertical panels – currently studying metal and cement panel options

Decks - mix of materials, glass, wood, metal and color



### Design studies





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