

HOYT.

BLOCK 15

DAR Submittal  
March 15, 2013

EA 13-106266 DA



Vision:

This site is unique in the city, the centerpiece of Hoyt's land holdings, and aspires to embody many of the aspirations of the recent North Pearl Plan. This project's small floor plate and increased height embrace the new zonings incentives for small thin buildings and the projects high quality will make this a centerpiece in the North Pearl, fitting this unique site.

Program:

This project is a mixed use condominium project, with 8,800 square feet of retail and 4,500 square feet of live – work space at the ground floor. 171 parking spaces are provided above grade. The building area is 356,237 square feet, just under 9:1 FAR. The 153 condominium units are housed in 28 floors with a total estimated height of 350 feet.

Context:

This site, bounded by City parks to the north and south, the boardwalk to the east, and the street car to the south is one of the most unique sites in the City. It demands a vital program at street level and in the skyline.

Architecture:

This project provides a lively and active ground floor program with more retail than usual, live-work units on Overton facing the Fields Park, and Lobbies on Northrup and on 10th. The podium consists of above grade parking wrapped in residential units to the north and south providing active uses facing the parks. The parking program at the east and west will be screened and clad with a curtain wall system.

A 4th floor roof garden is provided with extensive landscape and is activated with adjacent uses. There are two 'cuts' into the 3rd floor on the north and south sides, which step the roof garden down allowing more views up from the adjacent parks and down to the parks from the roof garden.

The tower is tall, thin, crystalline and has all residential decks inset. These inset decks create vertical cuts into the already small tower floor plate making the building appear even thinner and more vertical. These cuts along with the proposed curtain wall cladding integrate the tower and podium into a single cohesive architectural expression that is both highly functional and sculptural.

Pearl District Neighborhood Association:

This project was presented to and discussed with the PDNA on March 5, 2013. The project was well received, and Hoyt was thanked or proposing a project so much in compliance with the spirit and intention of the new North Pearl Plan. The PDNA supported the project and had no significant objections to it.

Adjustments:

33.266.310 Loading Standards – Two loading spaces are required for buildings over 50,000 square feet in floor area with more than 100 dwelling units. The loading spaces must be either Standard A - one space 35 feet long, 10 feet wide and have a clearance of 13 feet, or Standard B - two spaces 18 feet long, 9 feet wide with a clearance of 10 feet. There is an exception in the Central City Plan District for forward motion loading spaces if they abut a traffic street.

- One 18' x 9' x 10' high loading space is provided in the parking garage.
- The location chosen is adjacent to the staging area and elevator and does not take away from the total parking count required for the building.
- This space will serve tenants of the building as well as provide a space for building service and maintenance vehicles to park. Access to the private parking garage will be coordinated through the building maintenance company or provided by an individual tenant.

- There are 161 standard spaces to serve the 153 units.
- Storage and staging areas are provided inside the building separate from the lobby entrance. This staging area is accessible to the tower elevators. The staging area will allow for faster truck unloading and will not require trucks to continue at the curb while waiting for the elevator to move goods into the building. As move in and move out for condominiums occurs less frequently than rental housing and the types of moving trucks are larger than will fit in a standard City loading space, residential move in is anticipated at the curb on NW 11th.
- Service to the small retail spaces is expected to be at the curb on NW 11th Avenue. Service will either be at metered spaces or in a designated loading zone. This is typical throughout the Pearl District.
- One loading space rather than two is provided as HOYT has found that the interior loading spaces are not required and seldom used by retail tenants. These retail tenants in smaller boutique type retail spaces generally load through the front door during off hours whether there are indoor loading facilities or not.

Modifications:

33.510.225,E,2 Ground Floor Active Use – In the River District, on the portion of a site within 100 feet of a streetcar alignment parking is not allowed.

- The parking extends to approx. 50 feet from the property line on Northrup.
- The parking is at and above grade. At grade it is concealed by retail space on Northrup and Live/Work space on Overton and above grade, the parking is concealed by residential units on Northrup and Overton.
- Concealing the parking screens it from Tanner Springs Park and The Fields Park at the south and north facades.
- Above grade the parking is wrapped in a glass curtain wall system which is integrated with the balance of the building cladding. The glass curtain wall system will be detailed to allow daylight into the parking garage for user comfort and energy savings yet screen cars, and headlights from the exterior view.

33.510.205,C,2 Height standard for sites adjacent to designated open spaces – Building heights may be increased if the amount of shadow cast by the proposed building on the adjacent open space will be less than or equal to the shadow that would result from an allowed building constructed to the maximum height designated. Shadows must be analyzed for noon and 3:00 p.m. on April 21 to determine compliance with this provision.

- We understand that the City interprets this language to mean the shadow on the adjacent park rather than the shadow on all public open space.
- The attached shadow study shows that this building creates less total shadow on the public open space than a code allowed building although it does create more shadow on the Fields Park than a code allowed building. The proposed shadow on the park is less than 1,000 square feet and less than 1% of the park area.
- We request this modification, as requiring the project to cast no shadow on the park would require a shorter building with a larger floor plate.
  - A shorter, wider building is less in the spirit of the North Pearl Plan's aspirations for tall thin buildings, and a building less elegant and distinctive.
  - Due to the high construction costs of a tall thin building, this may be the only site in the North Pearl that can justify these much higher construction costs.
  - Tall thin buildings, encouraged by the North Pearl Plan have such small floor plates, that the rooftop mechanical space requires larger than the area of the floor plate, requiring a multi story mechanical space. In this project, the rooftop mechanical is well integrated into the building form and cladding although it is required to be a 2 story mechanical space for part of the roofscape.

Site					40,000	sf
Base FAR - 4:1					160,000	gsf
Housing Bonus - 2:1					80,000	gsf
Eco-roof Bonus - 1 sf/ sf built				32%	12,889	gsf
FAR Transfer from Kearney Plaza					143,000	gsf
Total FAR - 6:1					395,889	gsf
Max. Allowable FAR - 9:1					360,000	gsf
PROPOSED FAR					356,815	gsf
Excess FAR					39,074	gsf

Unit	Unit Type	SF/per Unit	Units per Type	% of Total Units	Total SF per Unit Type	Parking Spaces
A	Work or 1 Bedroom + Den, One Bath	1,140	4		4,558	1
Subtotal - Flex			4	3%	4,558	4
B	One Bedroom, One Bath	877	34		29,803	1
C	One Bedroom + Den, One Bath	946	39		36,880	1
Subtotal - One + Bedroom			73	48%	66,683	73
D	Two Bedroom, Two Bath	1,402	25		35,047	1
E	Two Bedroom + Den, Two Bath	1,595	35		55,827	1
Subtotal - Two Bedroom			60	39%	35,047	60
TH	Two Bedroom, Two Bath + Den	1,628	7		11,399	1
Subtotal - Townhouse			7	5%	11,399	7
PH	Penthouse	2,030	9		18,270	2
Subtotal - Penthouse			9	6%	18,270	18
Total Units			153		135,957	162
Lobby					1,611	
Community Gathering Room					1,079	
Exercise Rm.					978	
Rental Suites			3		1,398	
Unit Storage			156		6,324	
Utility					4,525	
Trash/Service					3,017	
Sub-Total Common					18,932	
Retail					9,306	
Total Net SF					164,195	
Basement					2,132	
Floor 1			1		37,338	
Mezzanine					8,560	
Floor 2			1		39,691	
Floor 3			1		37,936	
Floor 4			1		19,783	
Floors 5-13		8,470	9		76,230	
Floors 14-25		8,344	12		100,128	
Floors 26-28		8,003	3		24,009	
Total Gross SF			28		345,807	
Total Excluding Parking					284,127	
Efficiency Excluding Parking					58%	

Parking			Total Spaces	Total S.F.	SF / Car
Total Parking			171	61,680	361
Requird Long-term bike parking		1.5	230		
Provided Long-term bike parking			228		
Required Short-term bike parking		0.05	8		

Top of Parapet

Top of Mechanical Screen

Number of Floors

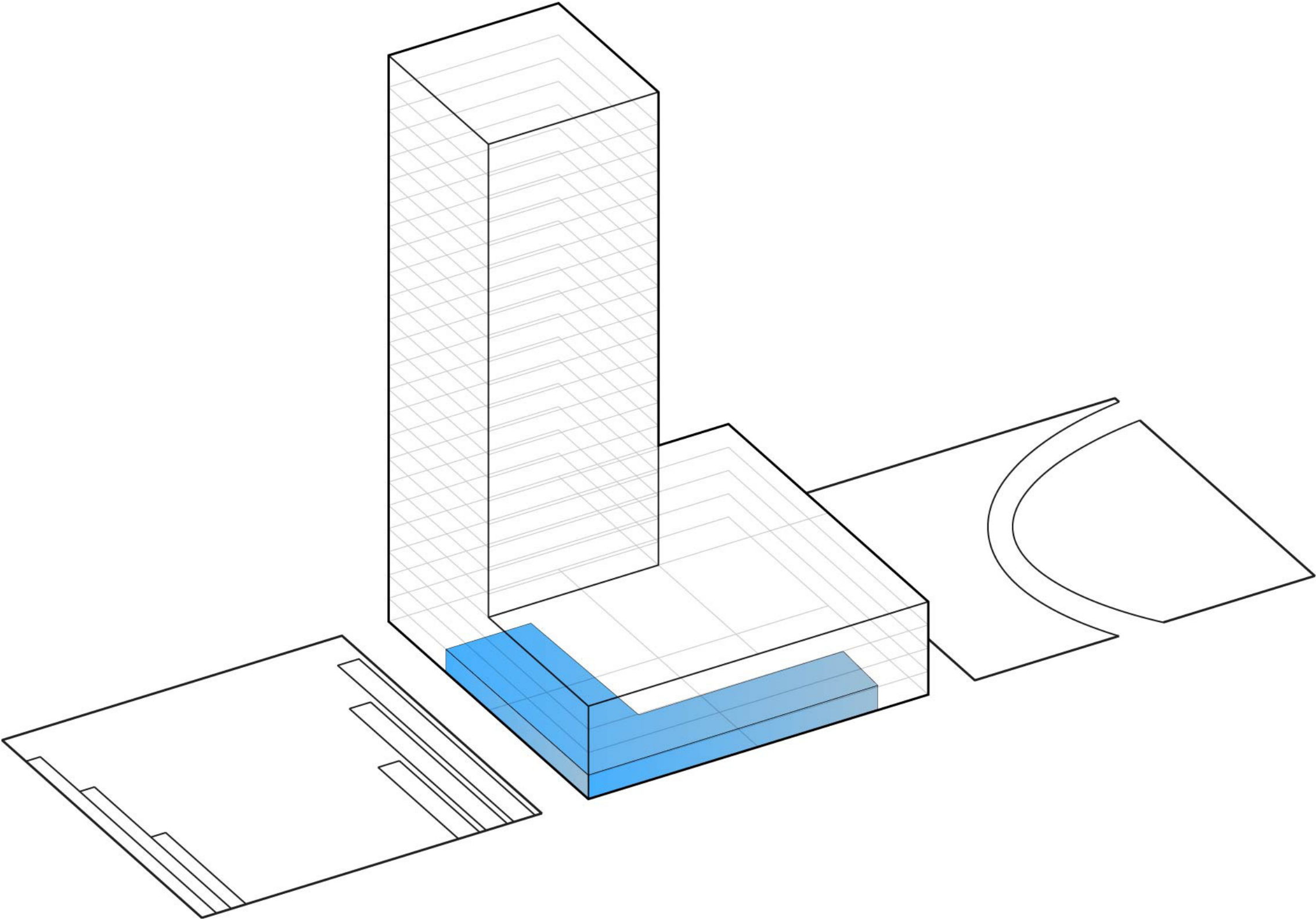
325'-0"

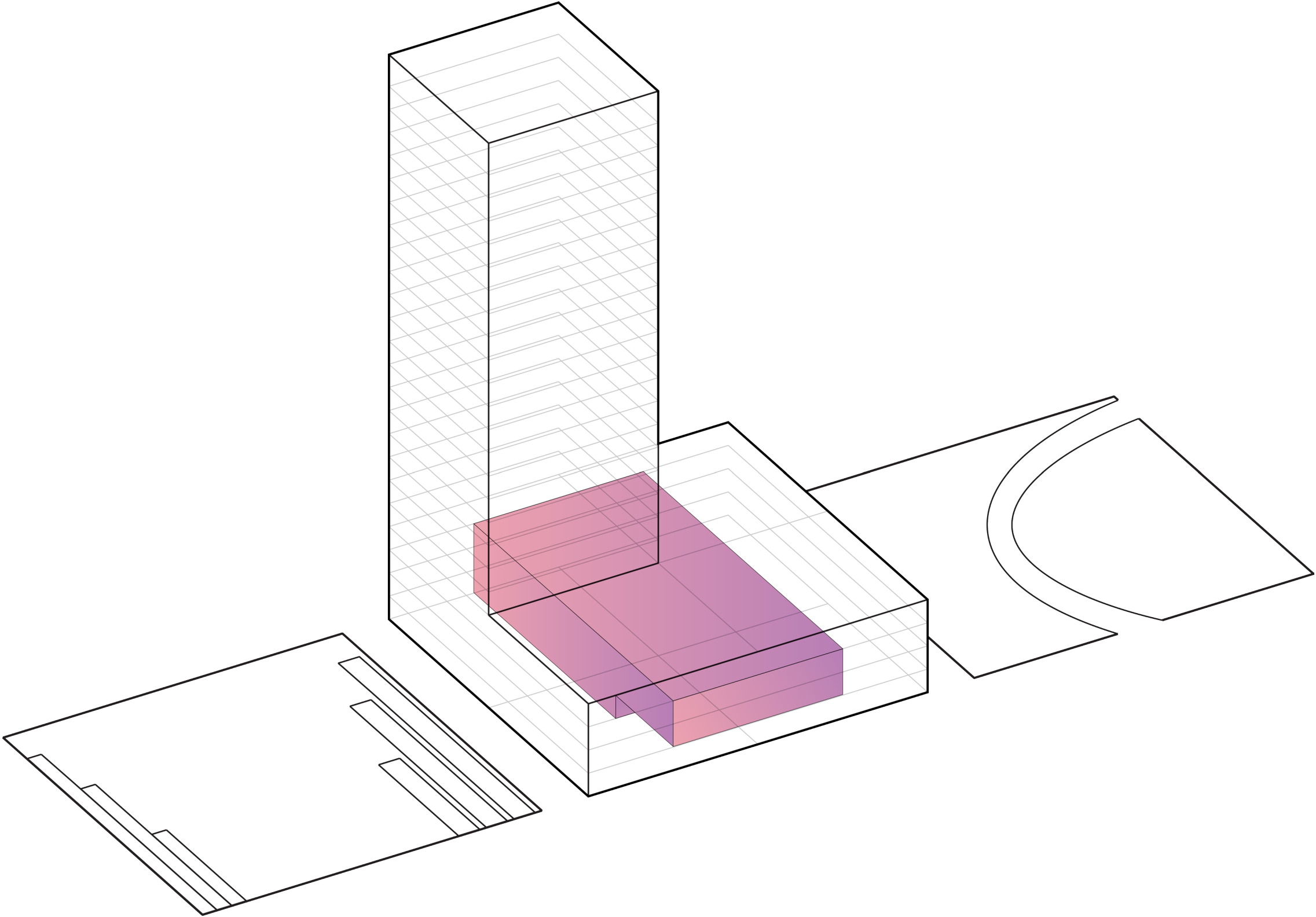
350'-0"

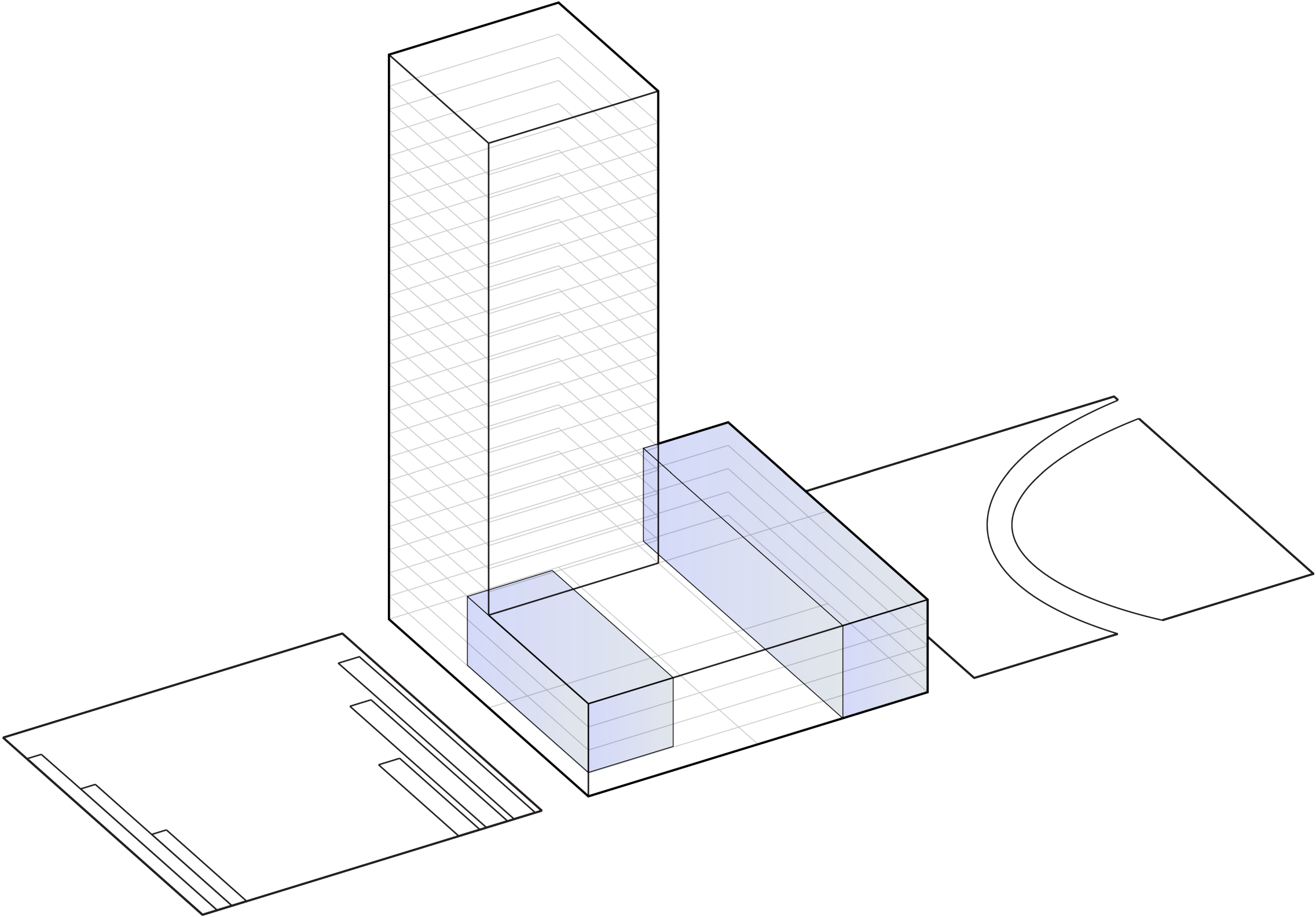
28

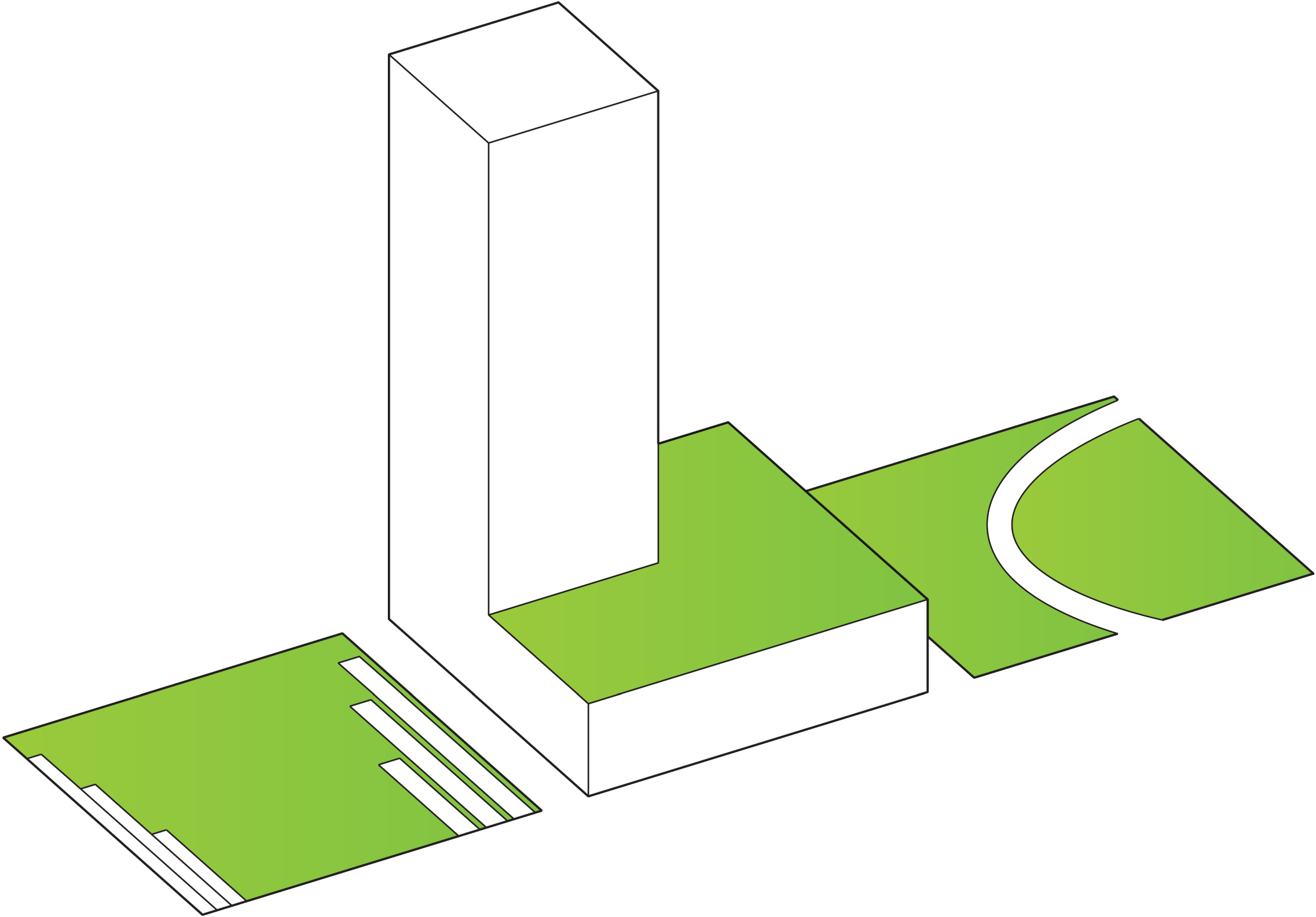


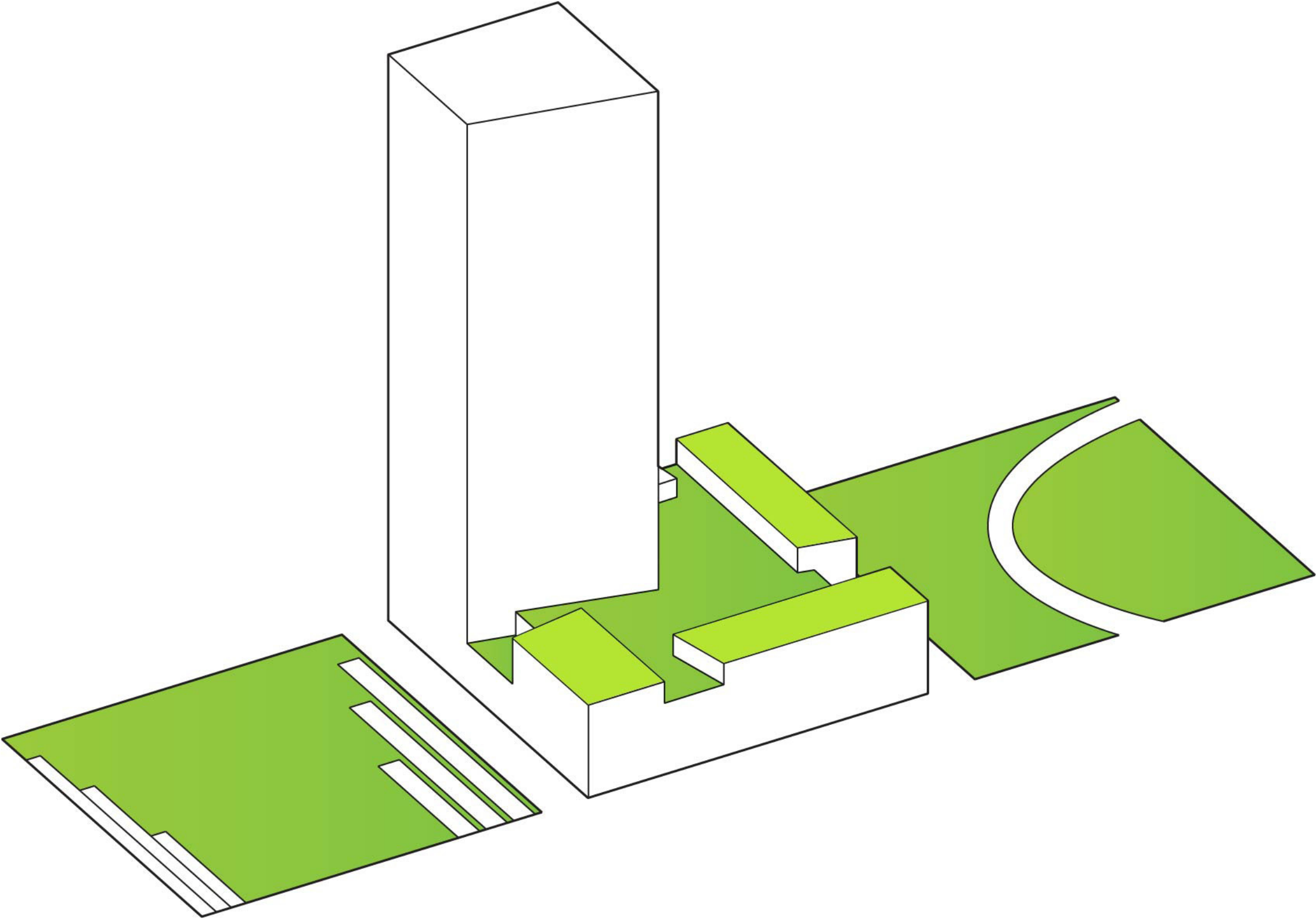
SITE PLAN

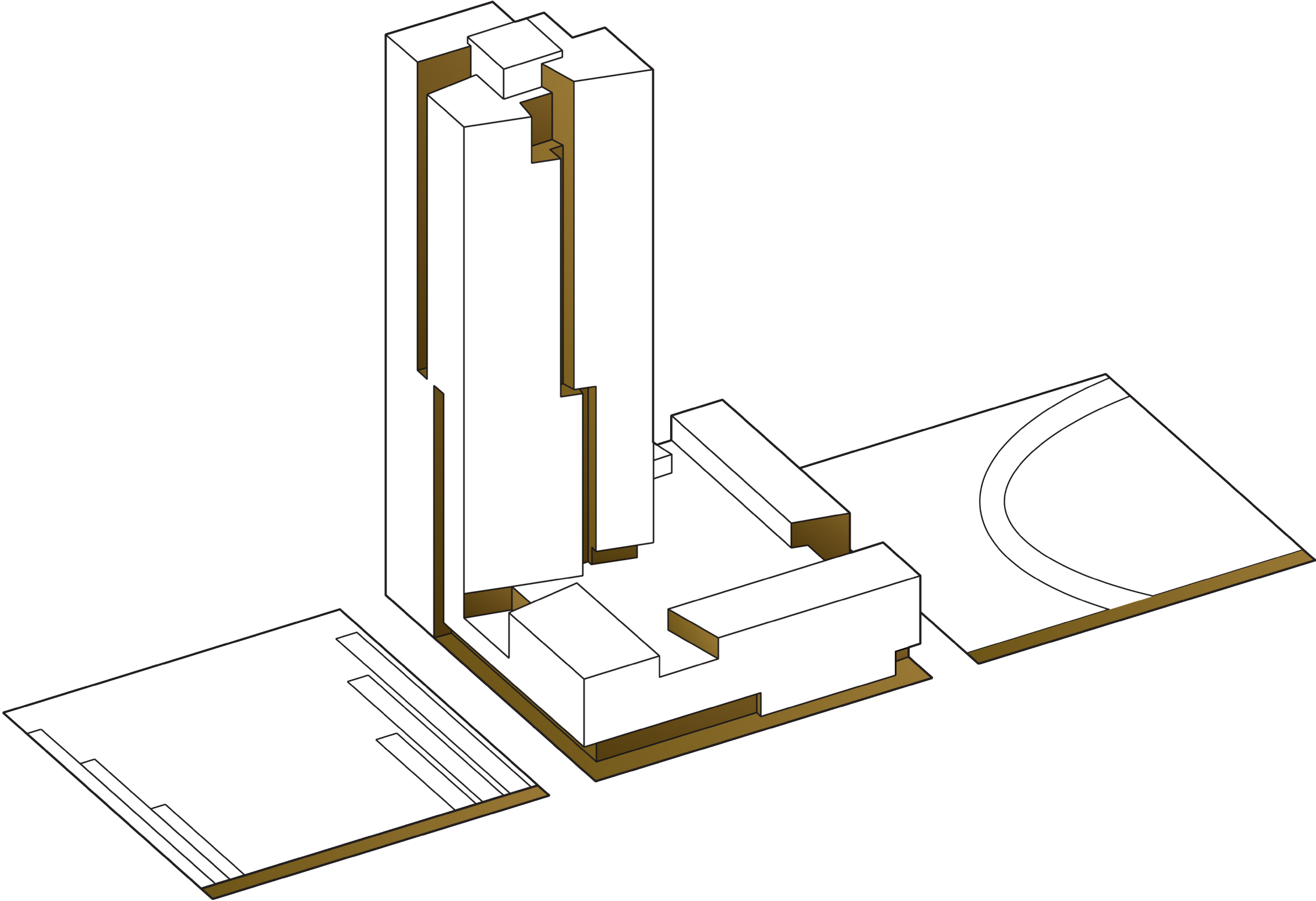


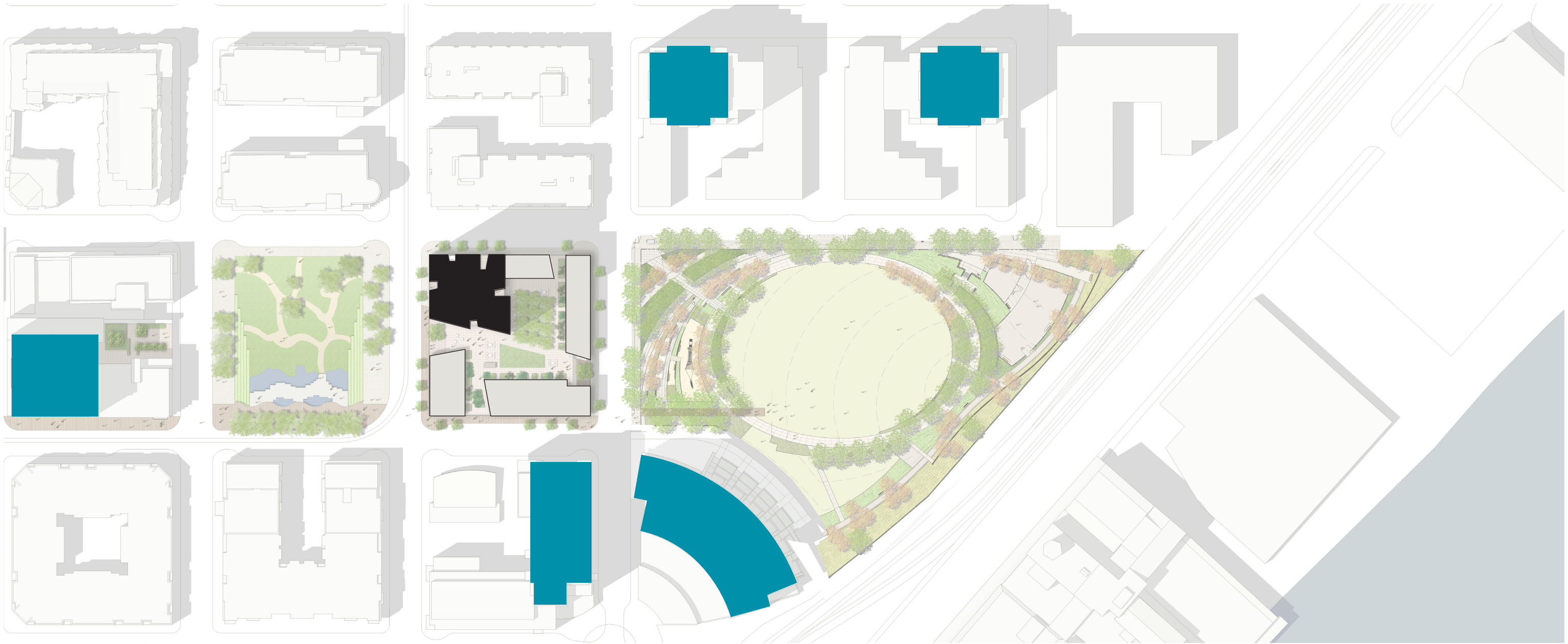




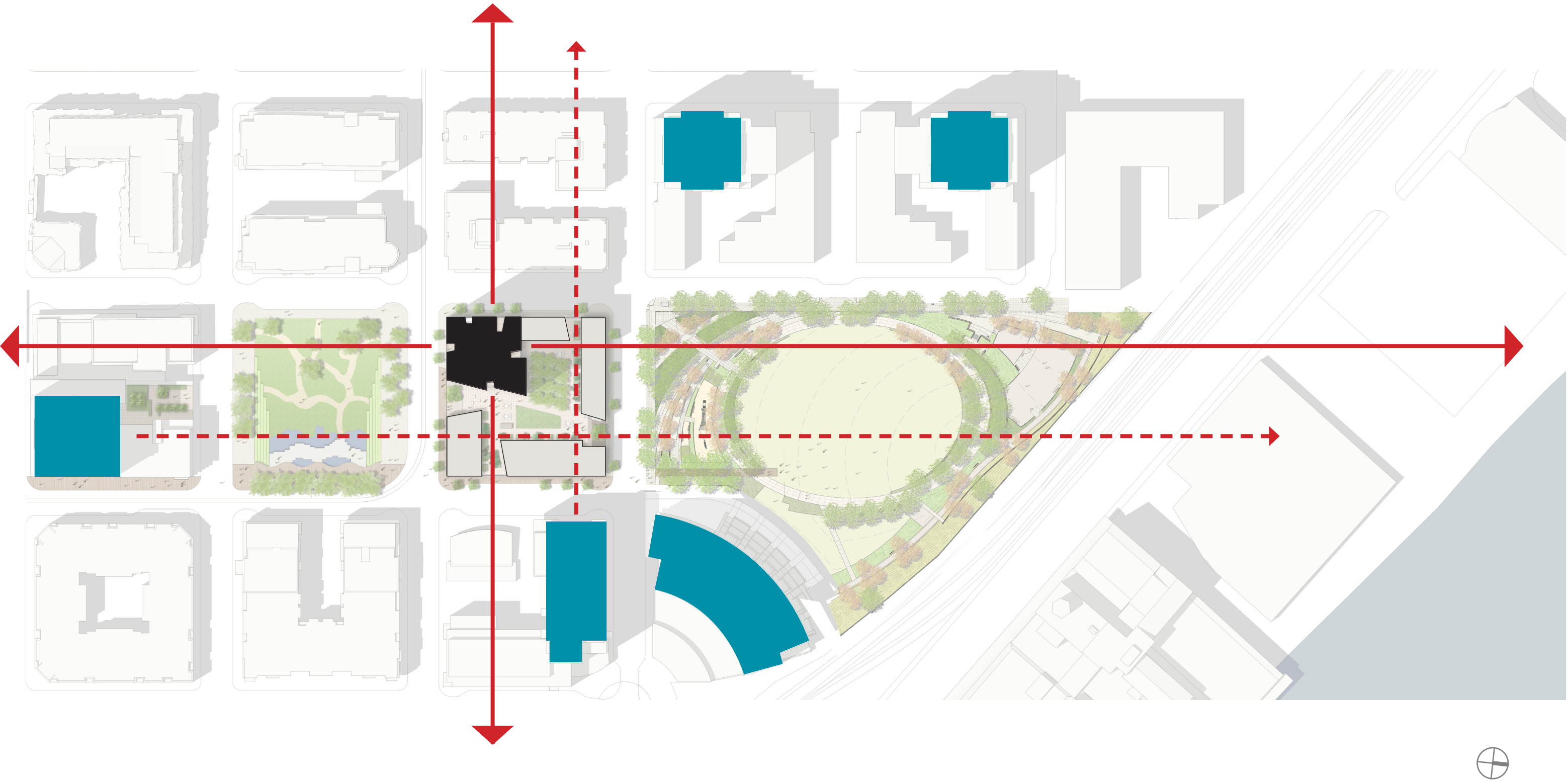




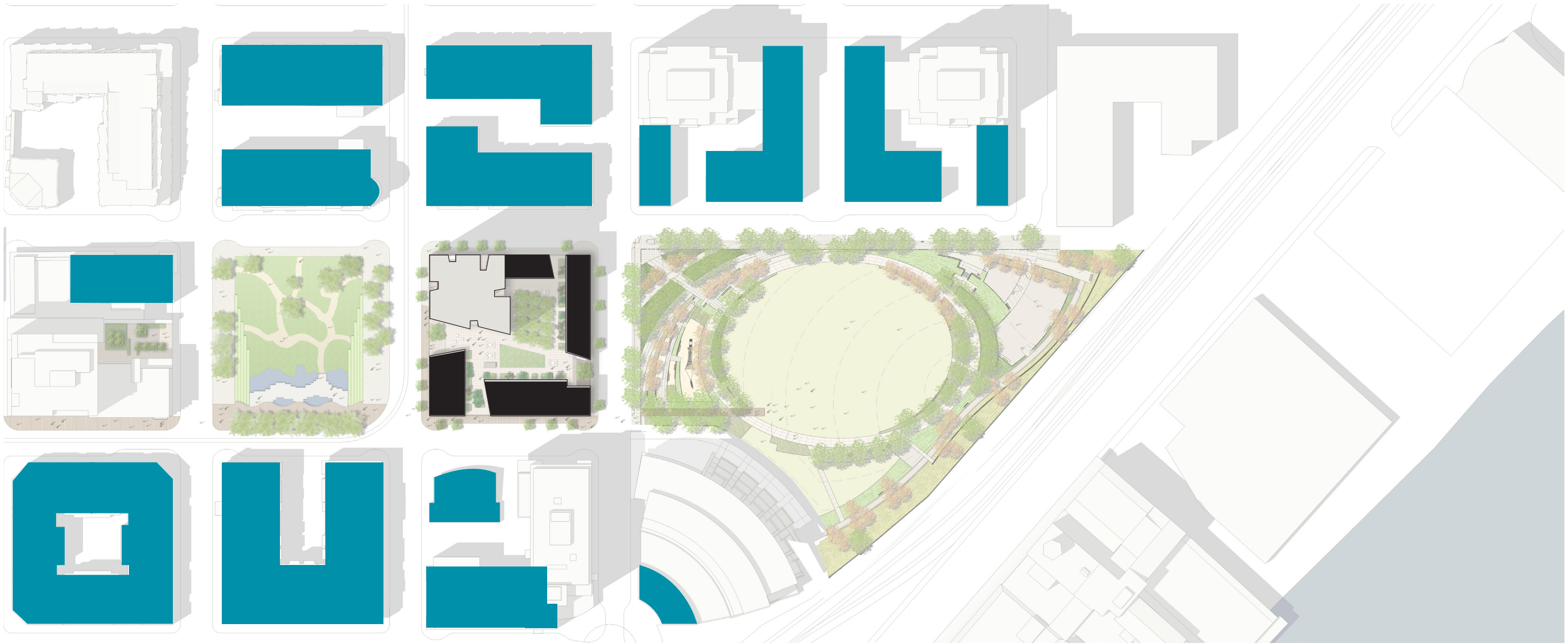




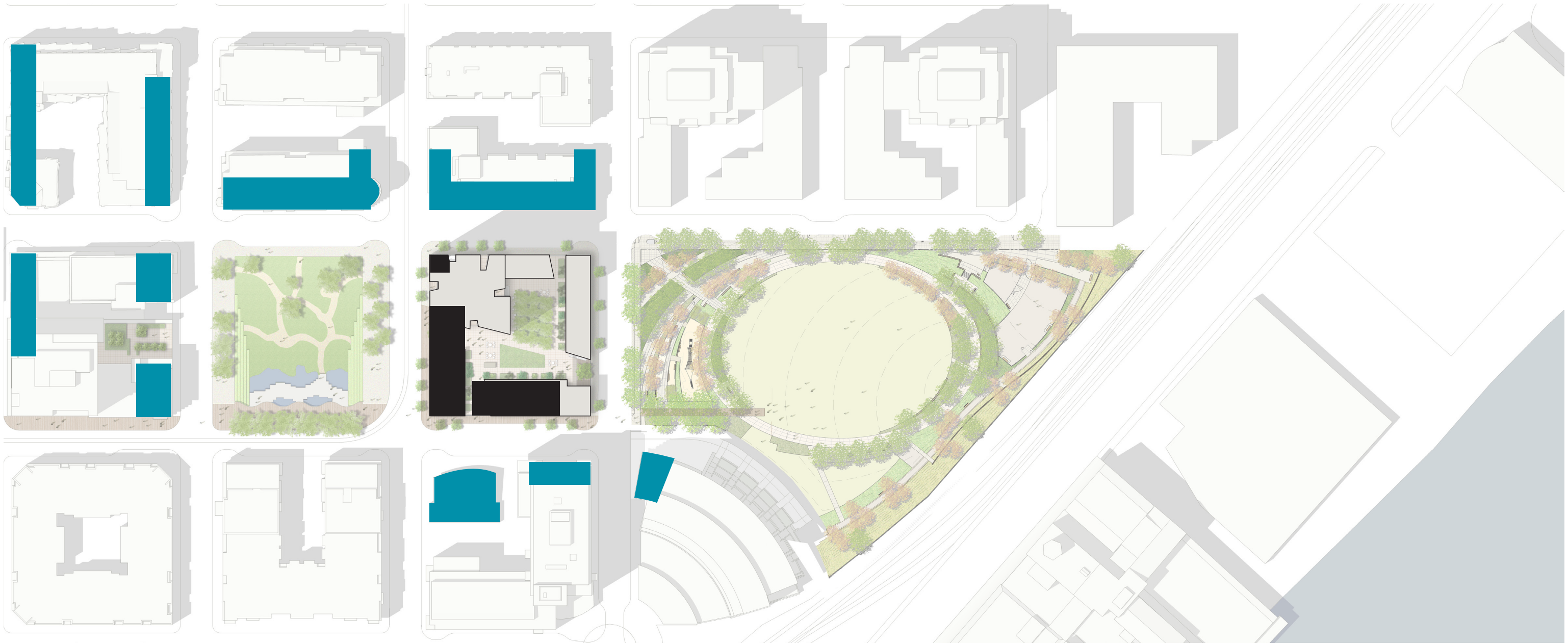
SITEPLAN / TOWERS



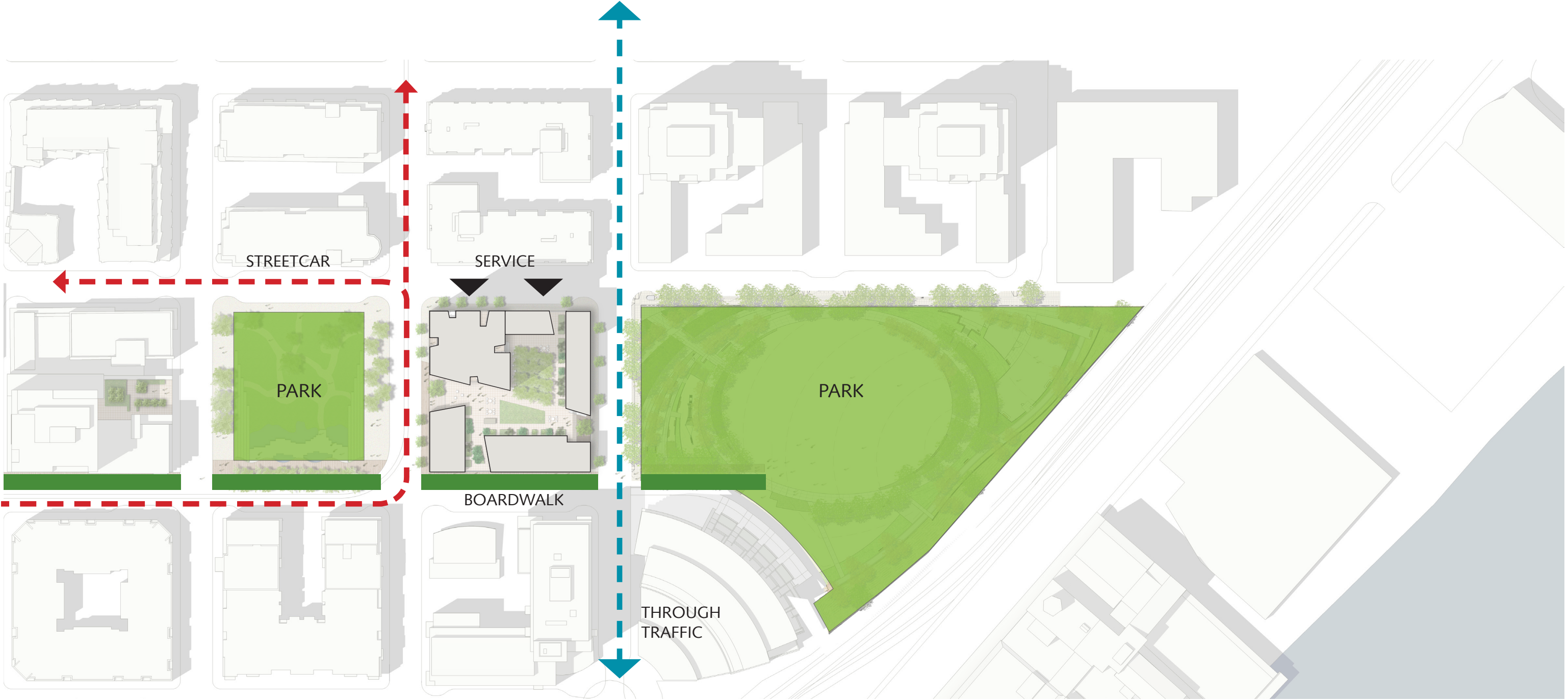
SITEPLAN / TOWERS



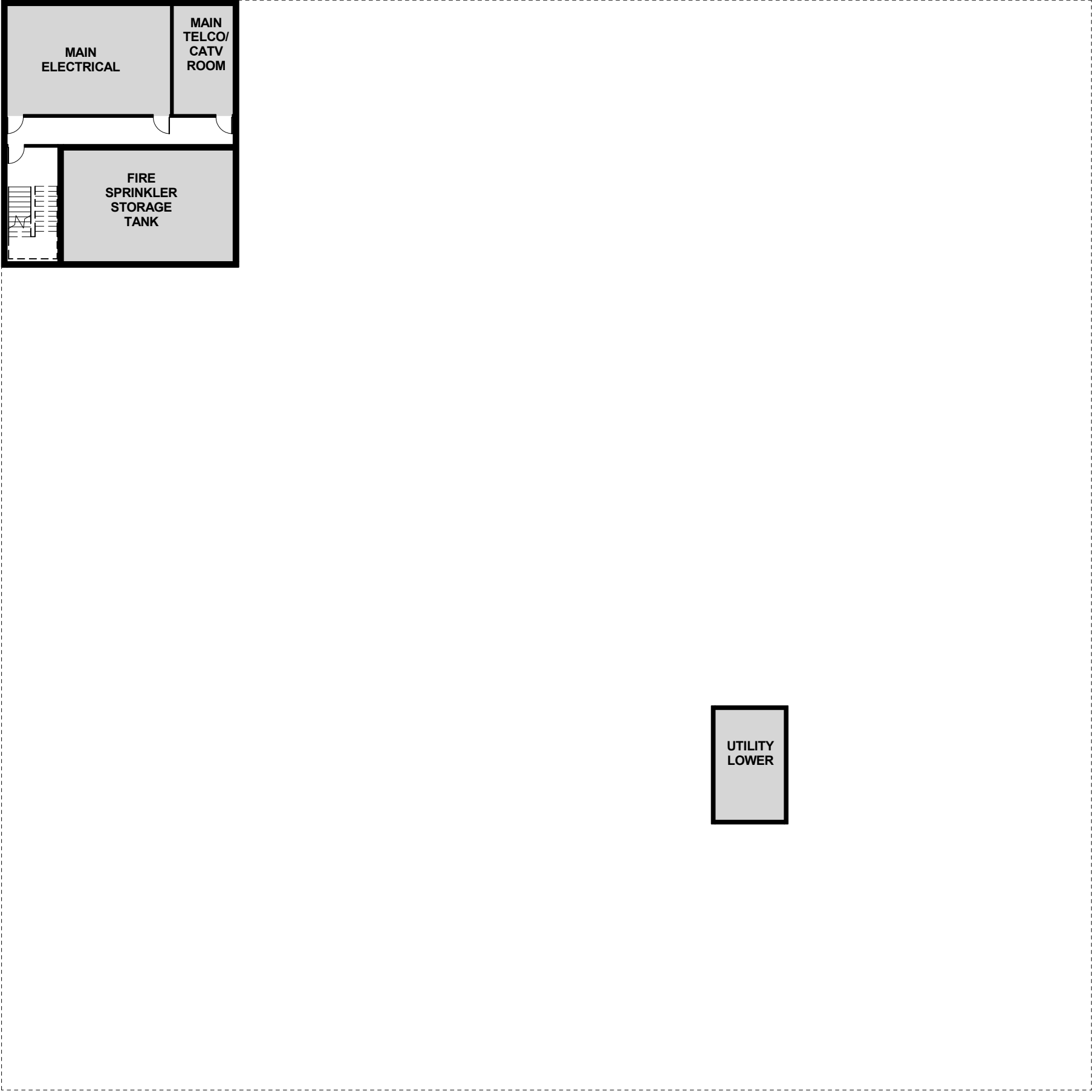
SITEPLAN / MID RISE FABRIC



SITEPLAN / RETAIL

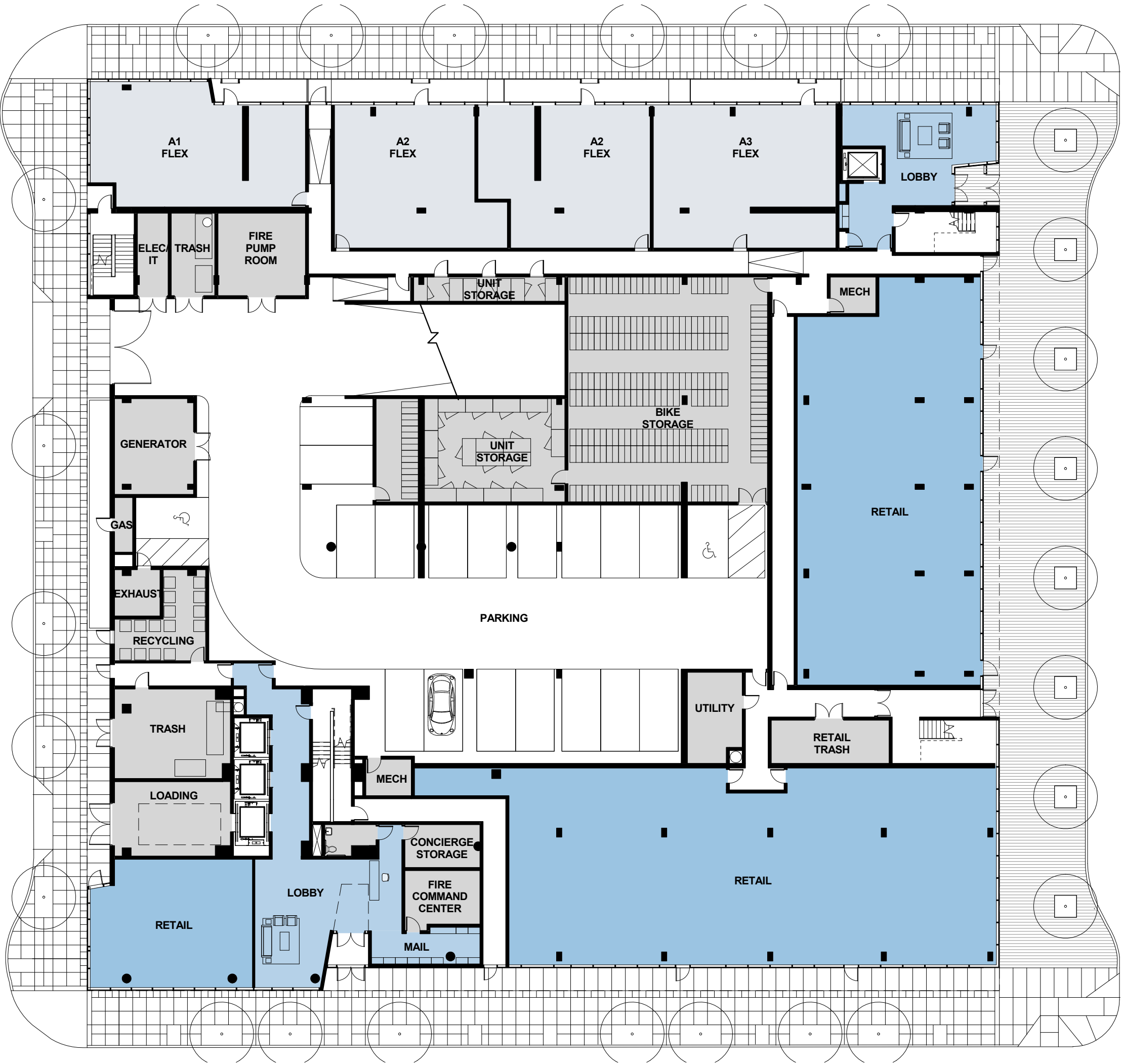


SITEPLAN / SERVICE ENTRANCE



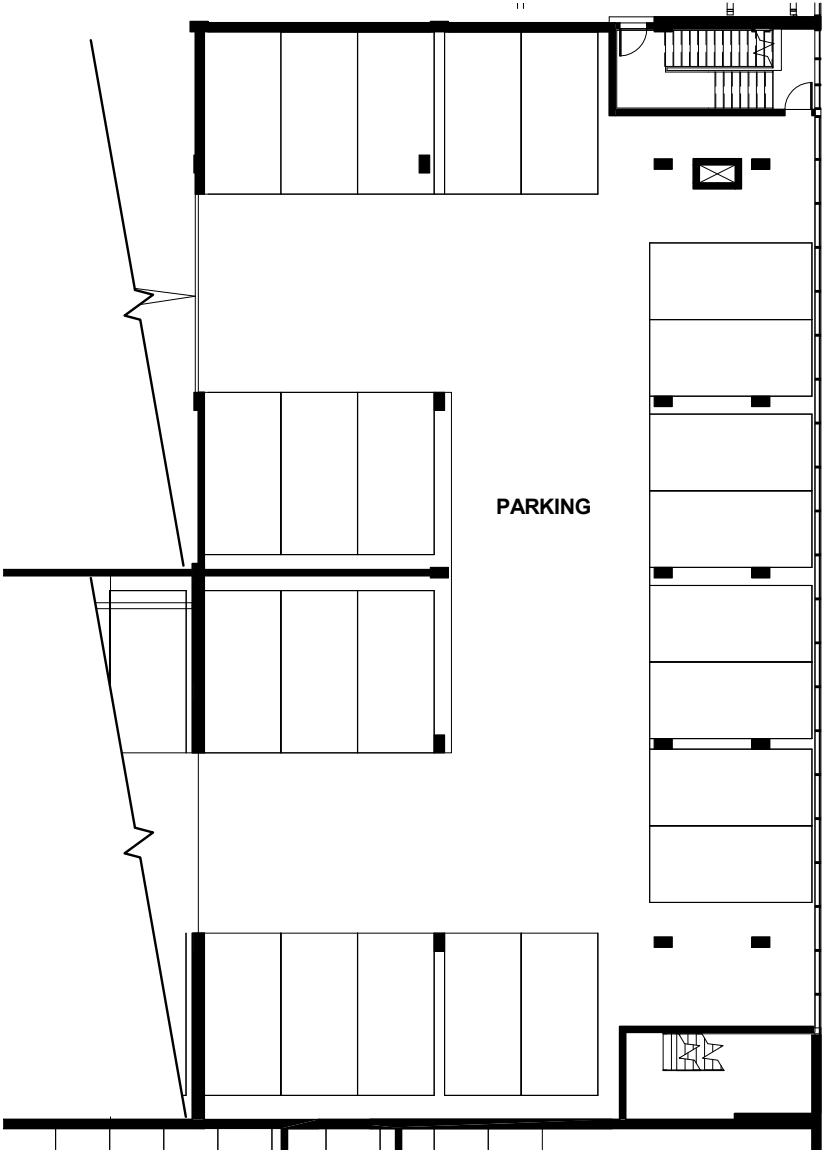
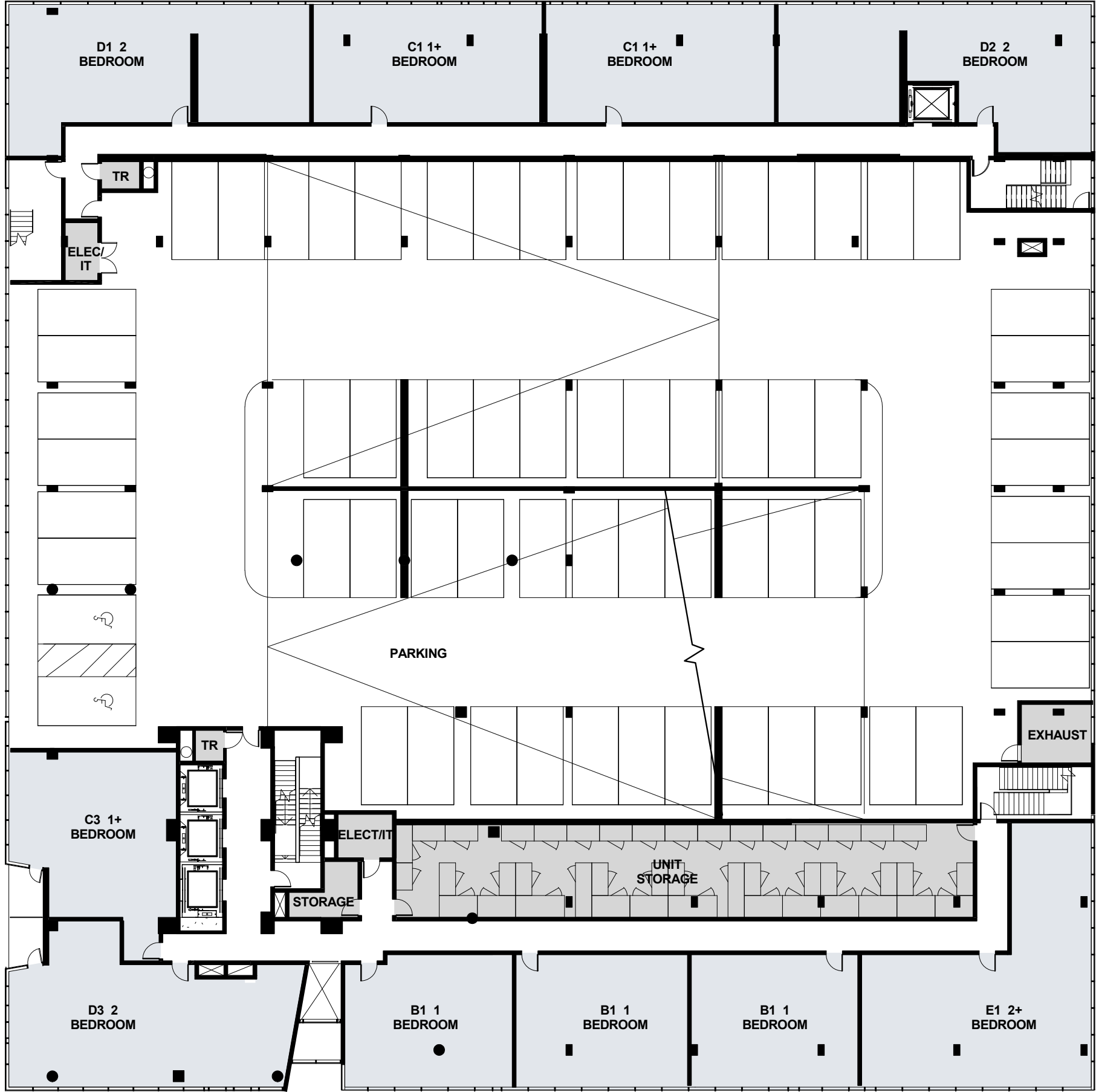
LEVEL B1 - BASEMENT





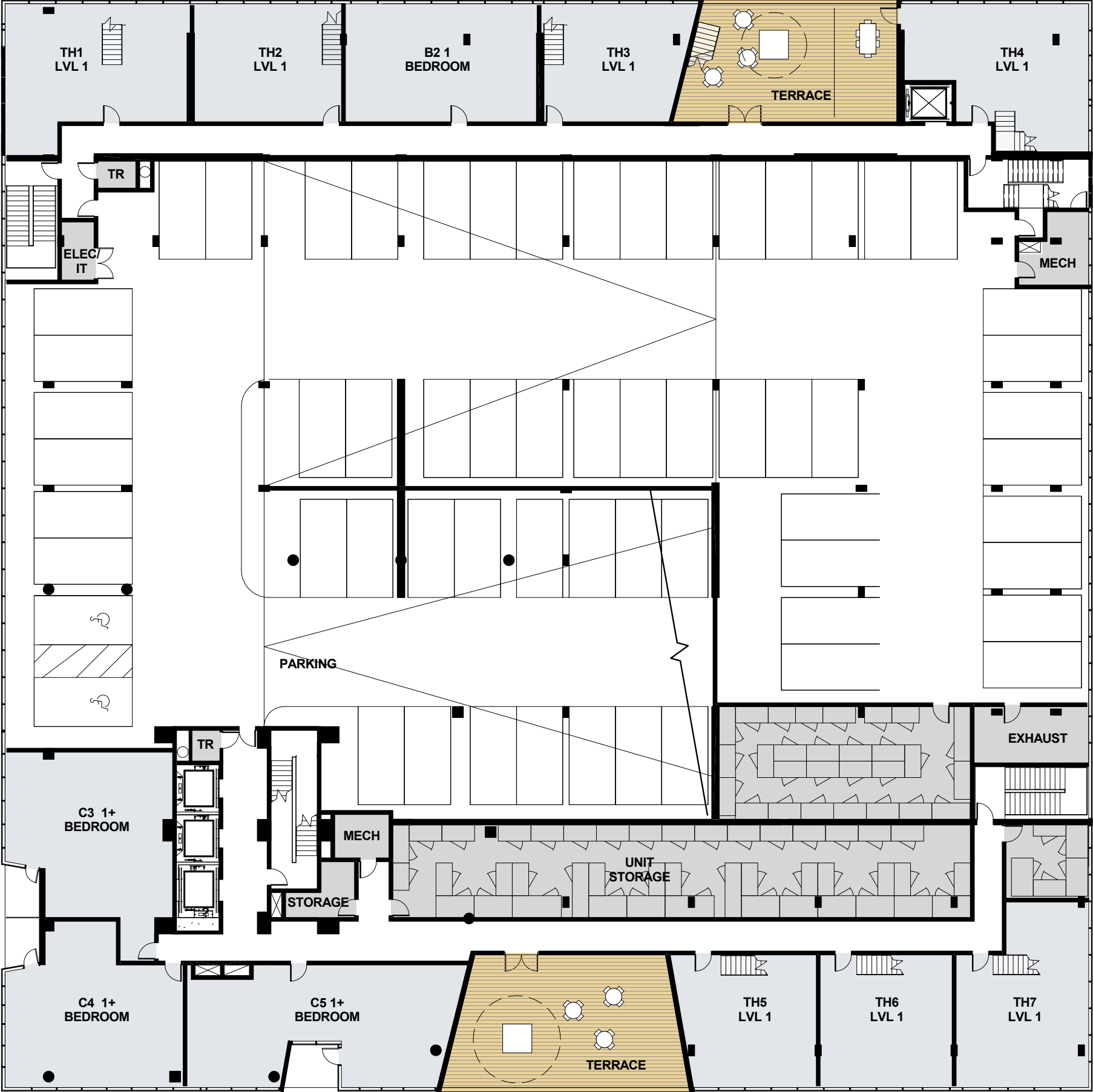
LEVEL 1 - GROUND FLOOR





LEVEL 2 & MEZZANINE



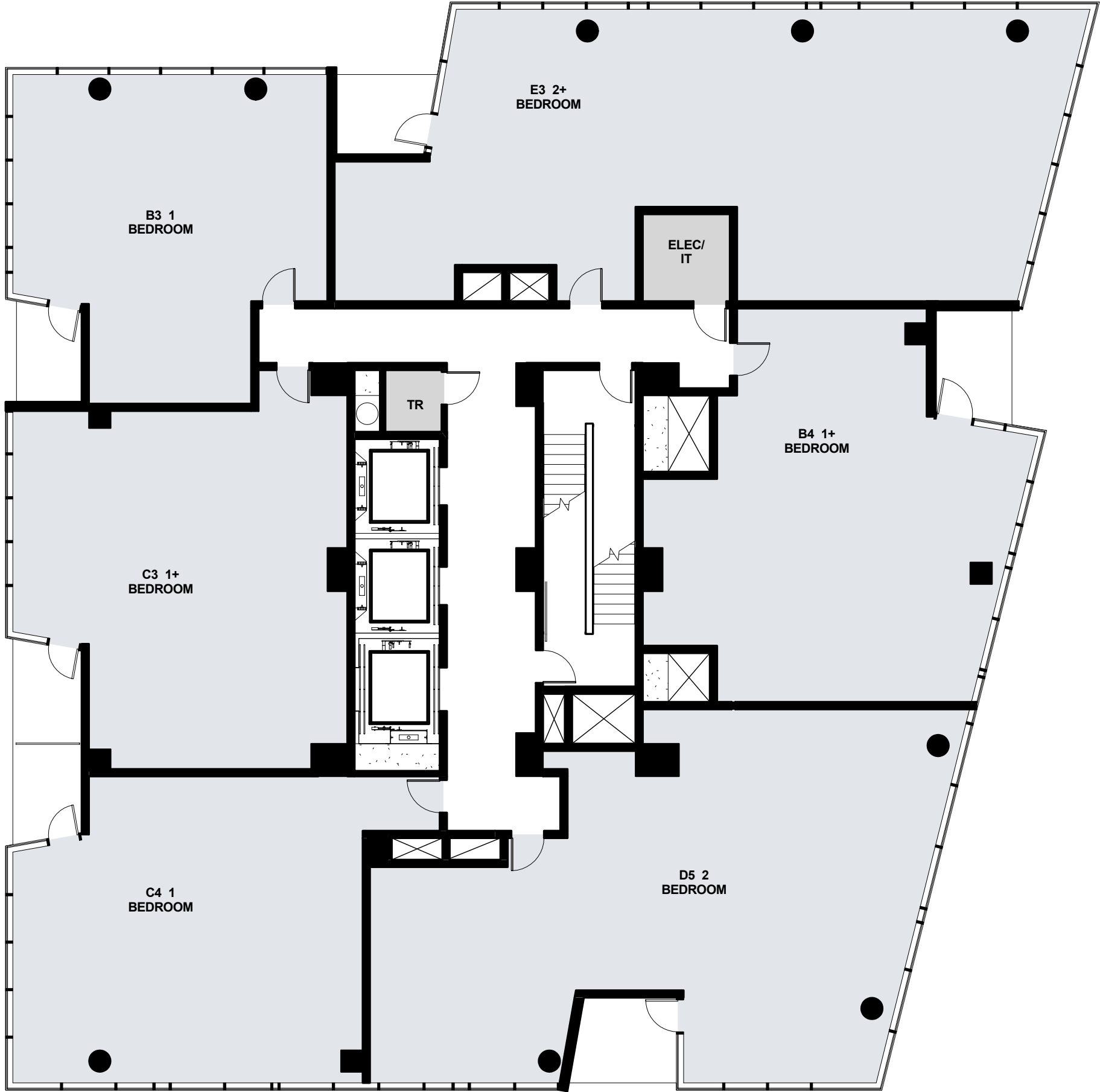


LEVEL 3



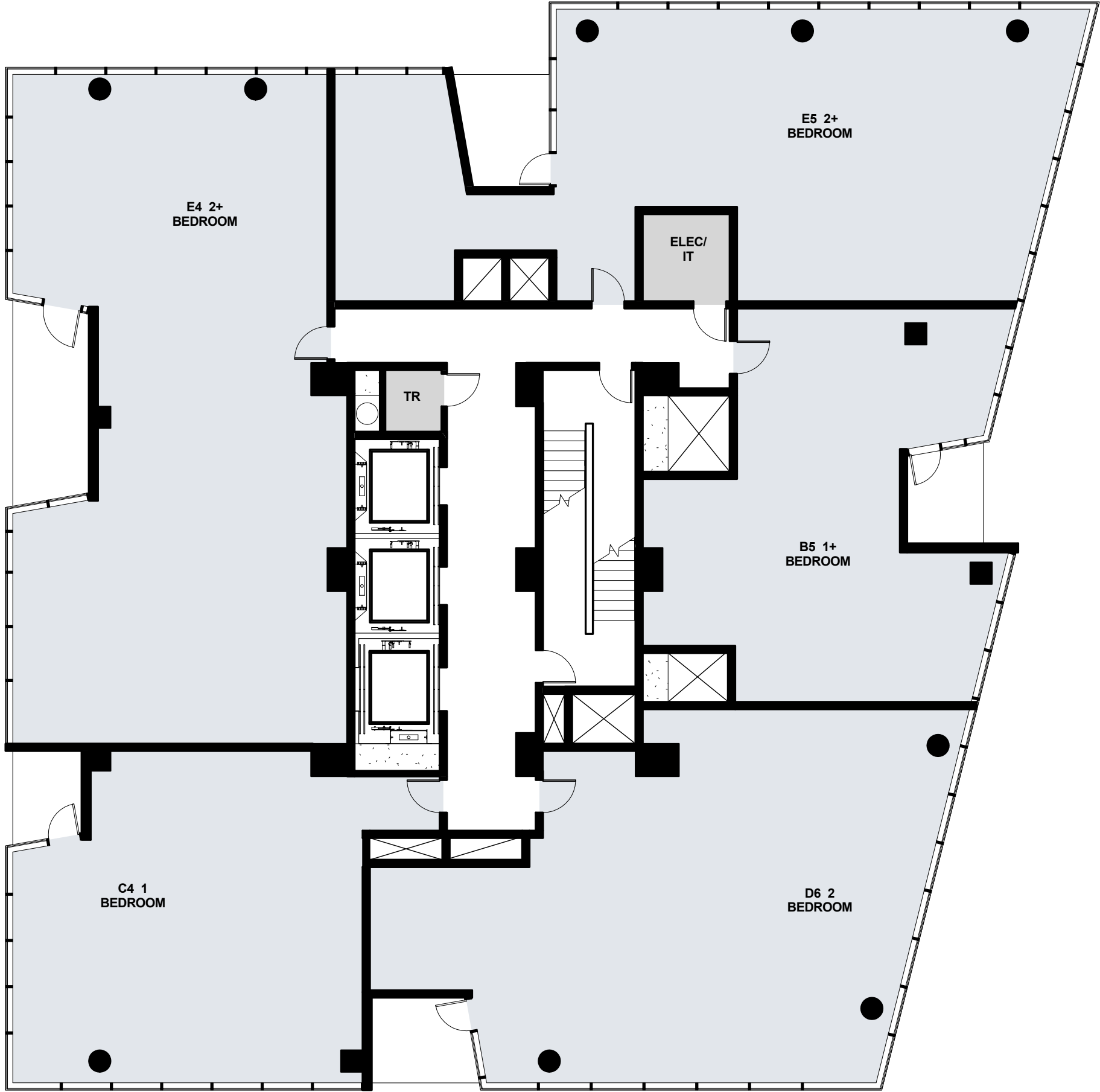


LEVEL 4



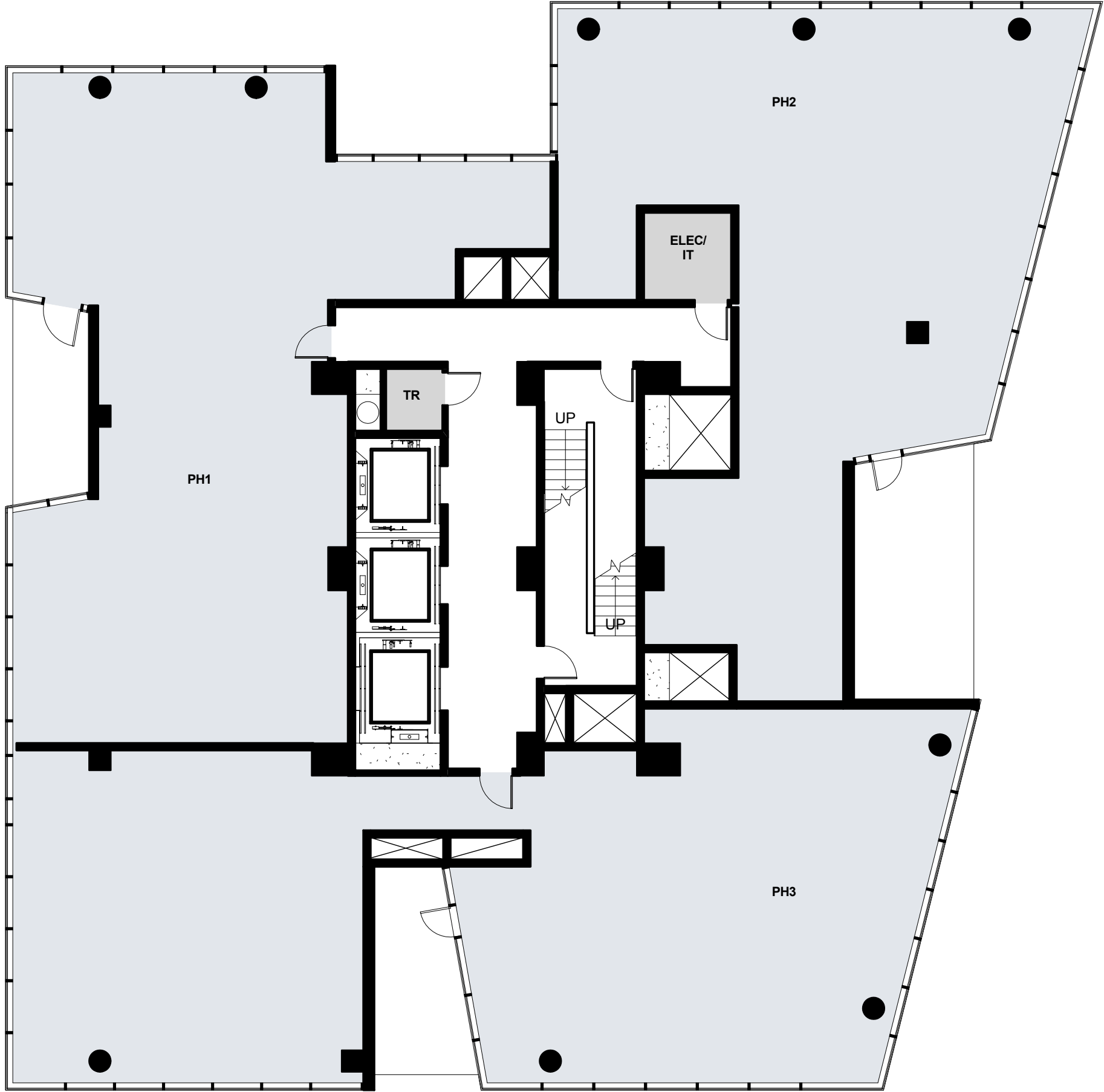
LEVEL 5 - TYPICAL LOWER (5-13)





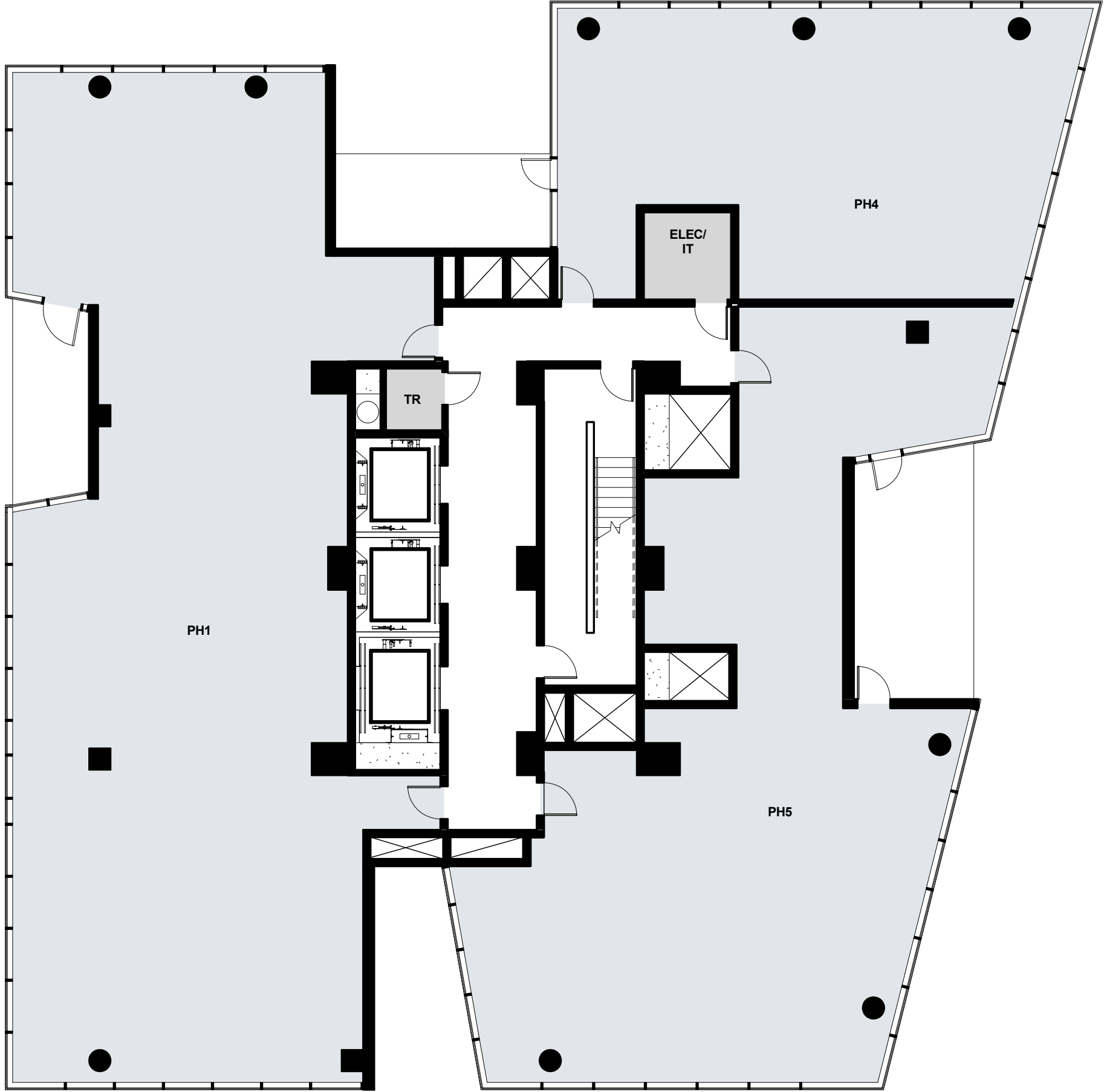
LEVEL 14 - TYPICAL UPPER (14-25)





LEVEL 27 - TYPICAL PENTHOUSE (26-27)





LEVEL 28

Hoyt Block 15  
boora architects  
03/14/2013



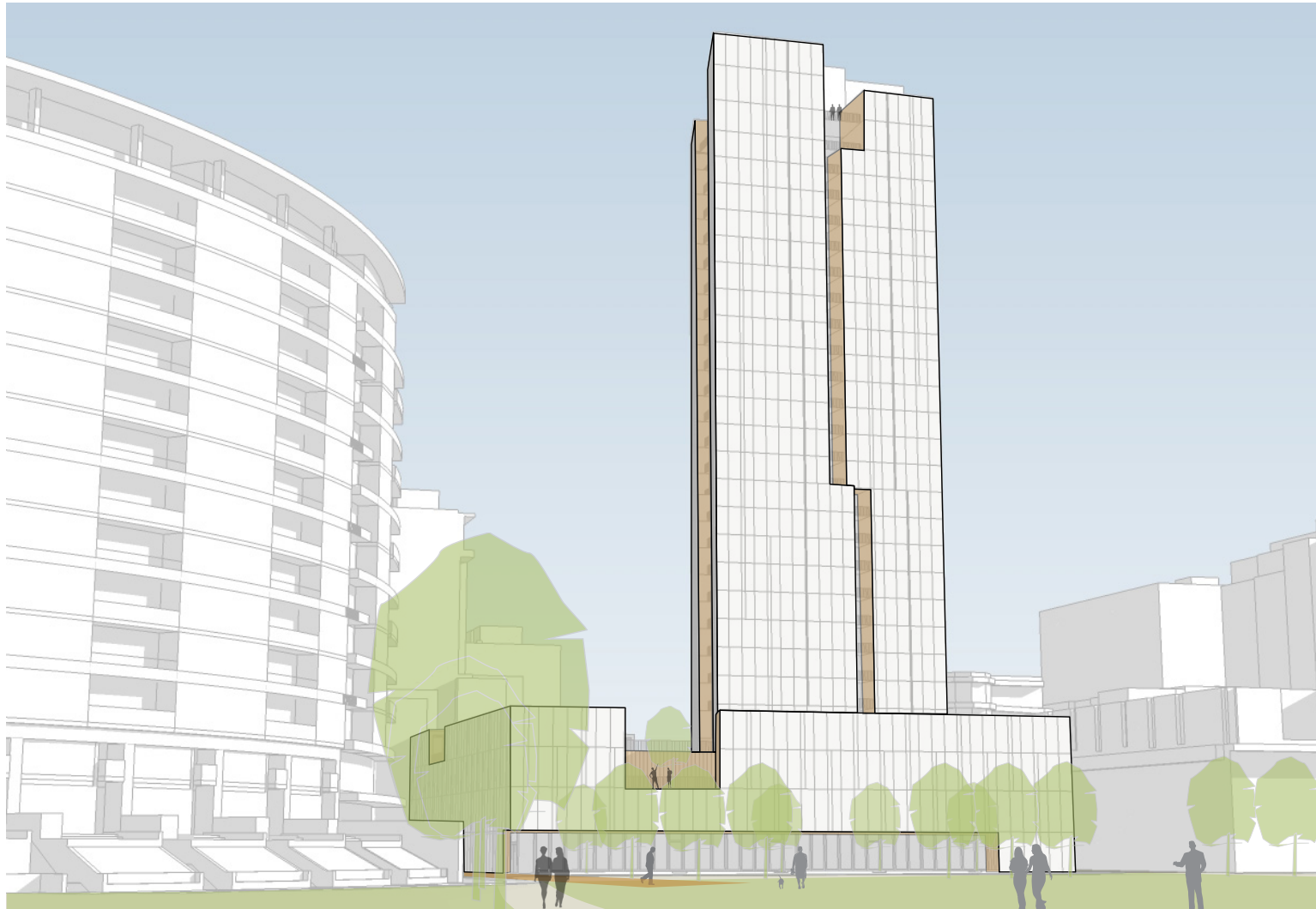
LOWER MECHANICAL SPACE

LOWER MECHANICAL PENTHOUSE





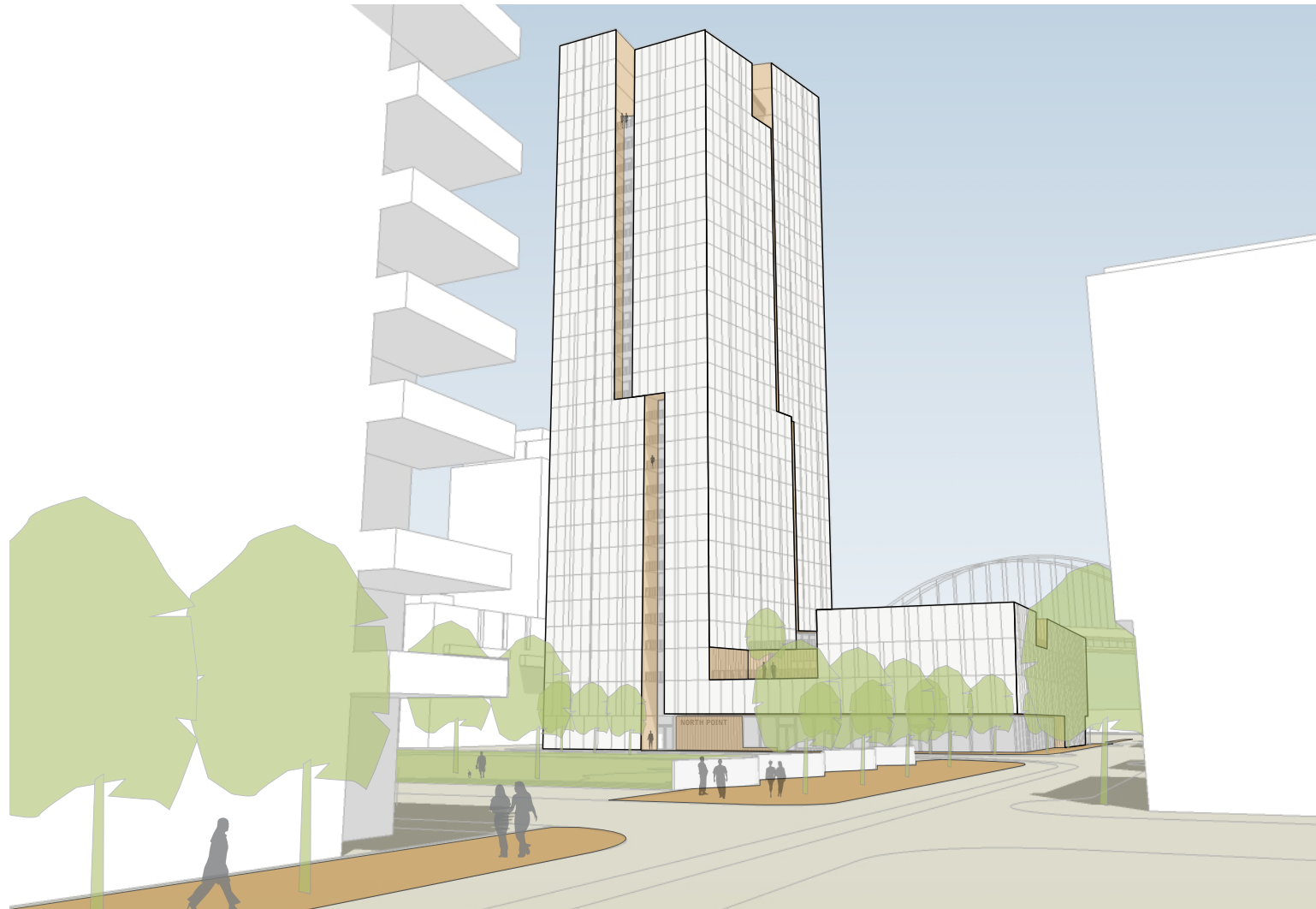




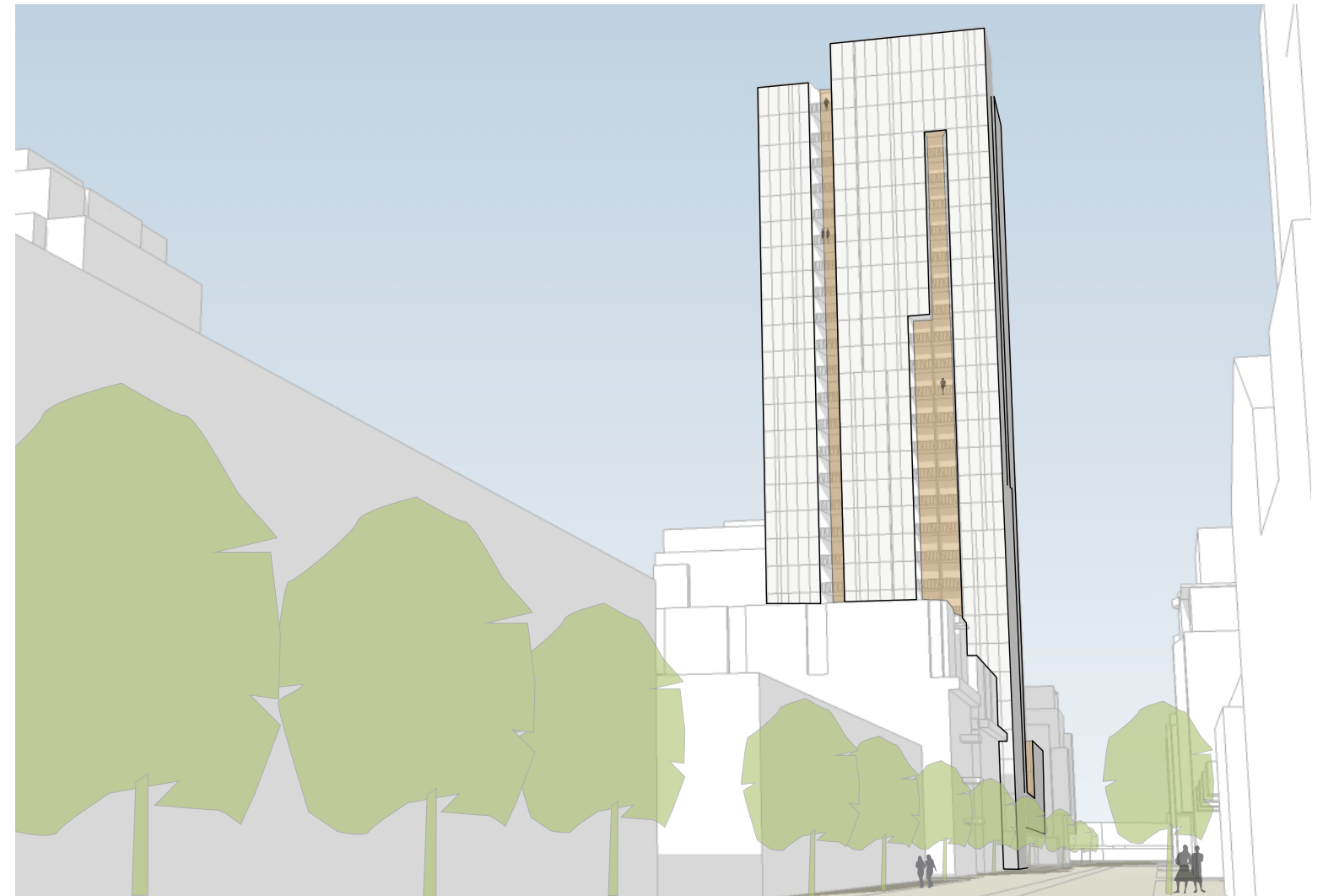
Northeast Corner From Fields Park



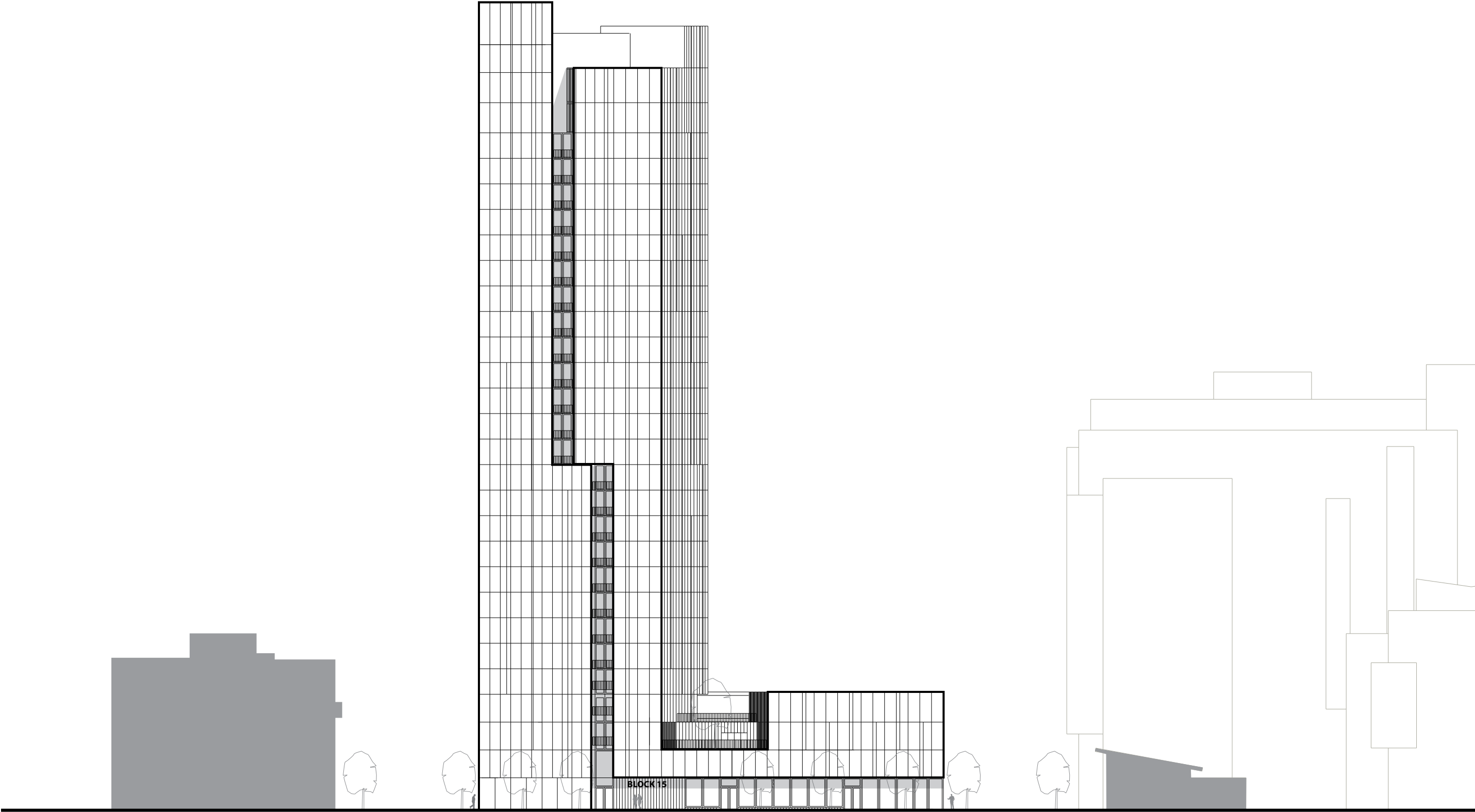
Northwest Corner Along 11Th Avenue



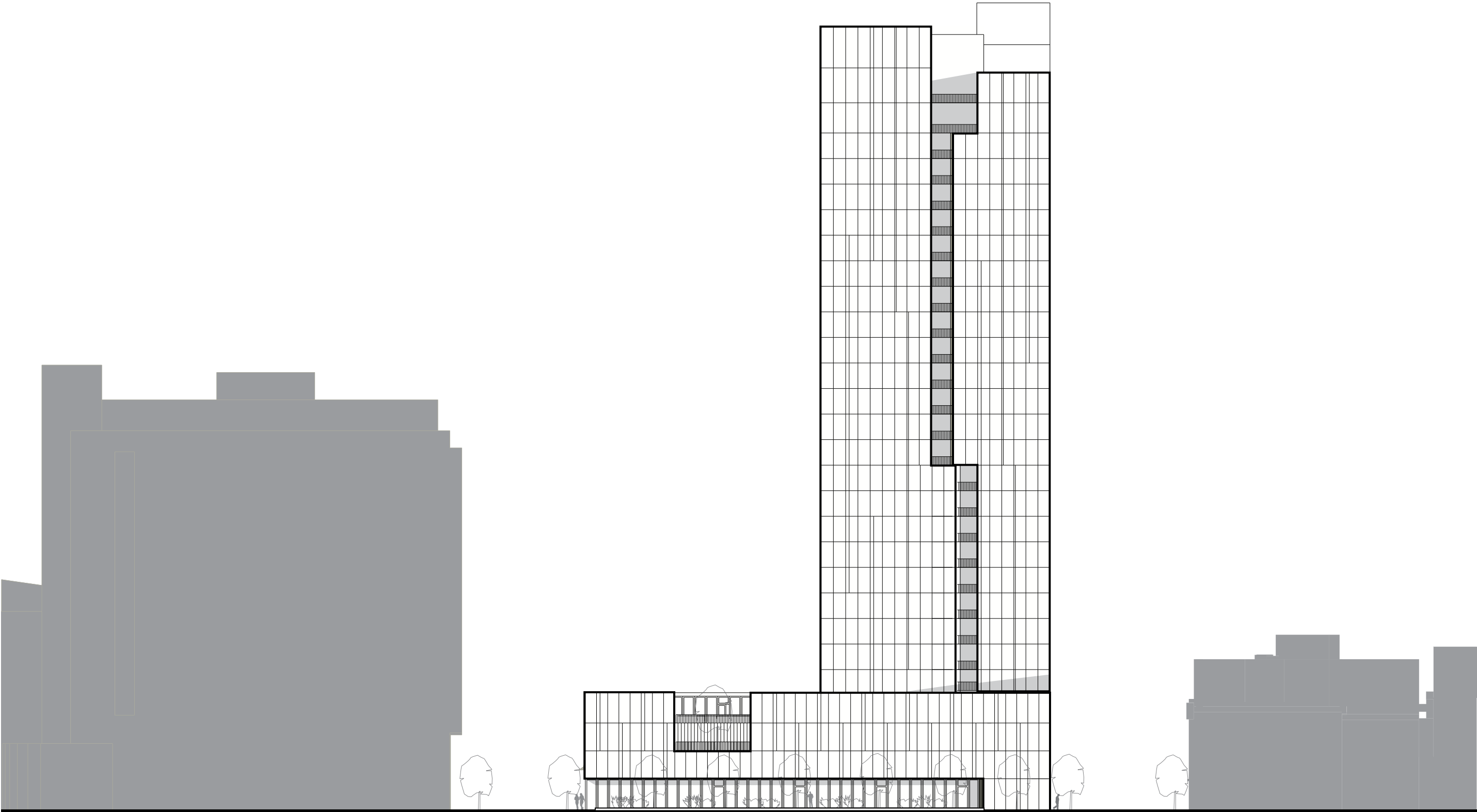
Southeast Corner Along 10Th Avenue



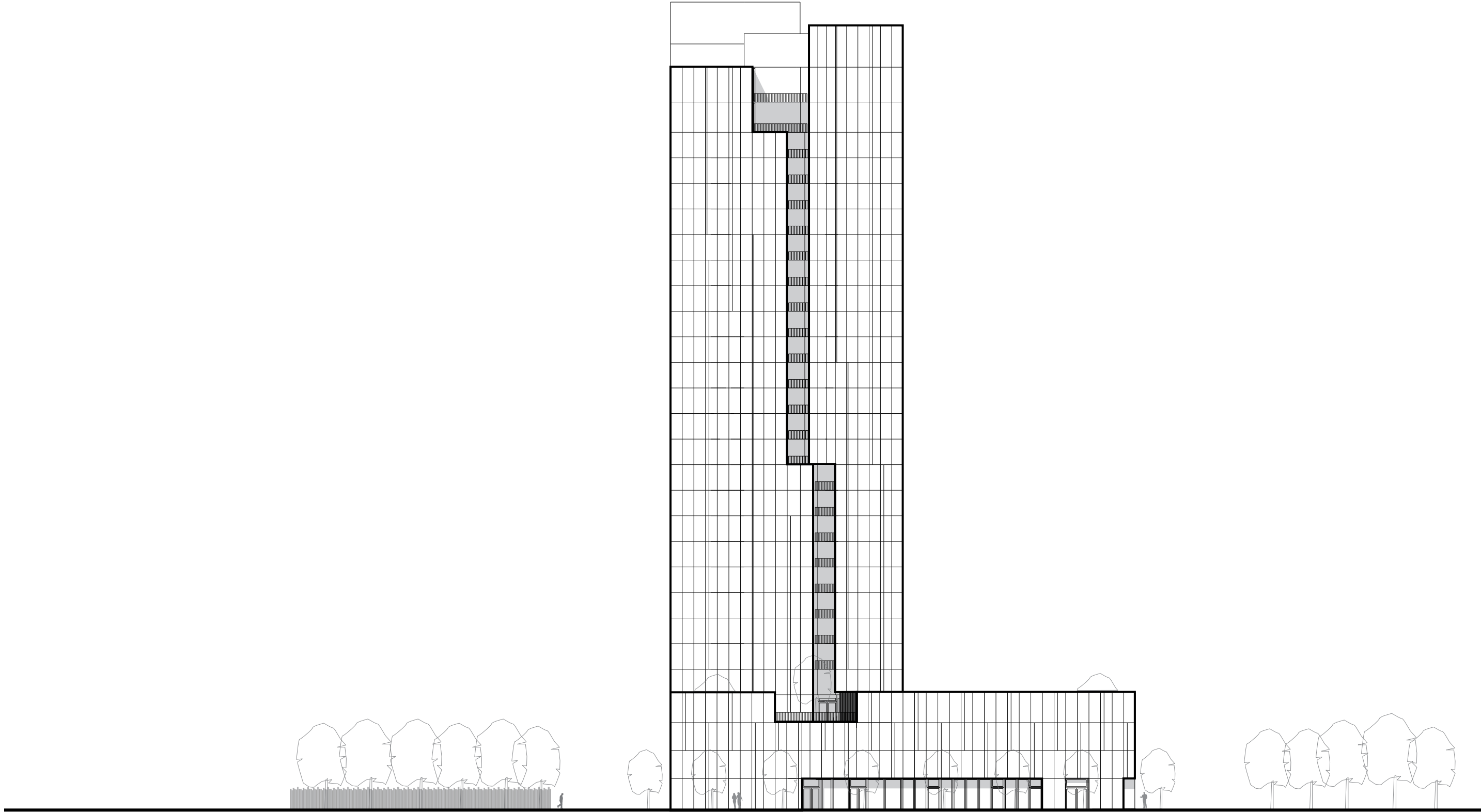
Southwest Along Northrup Street



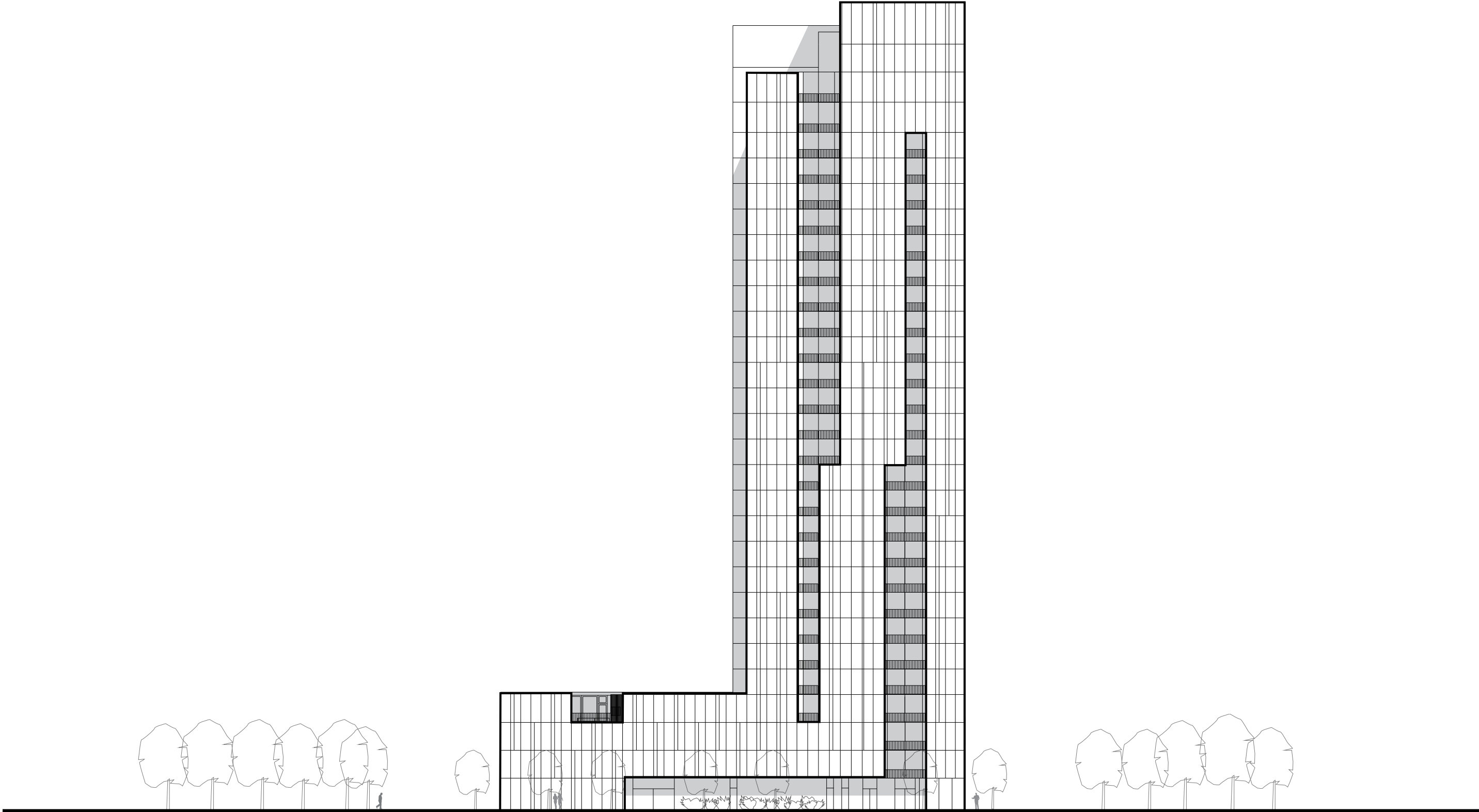
South Elevation



North Elevation

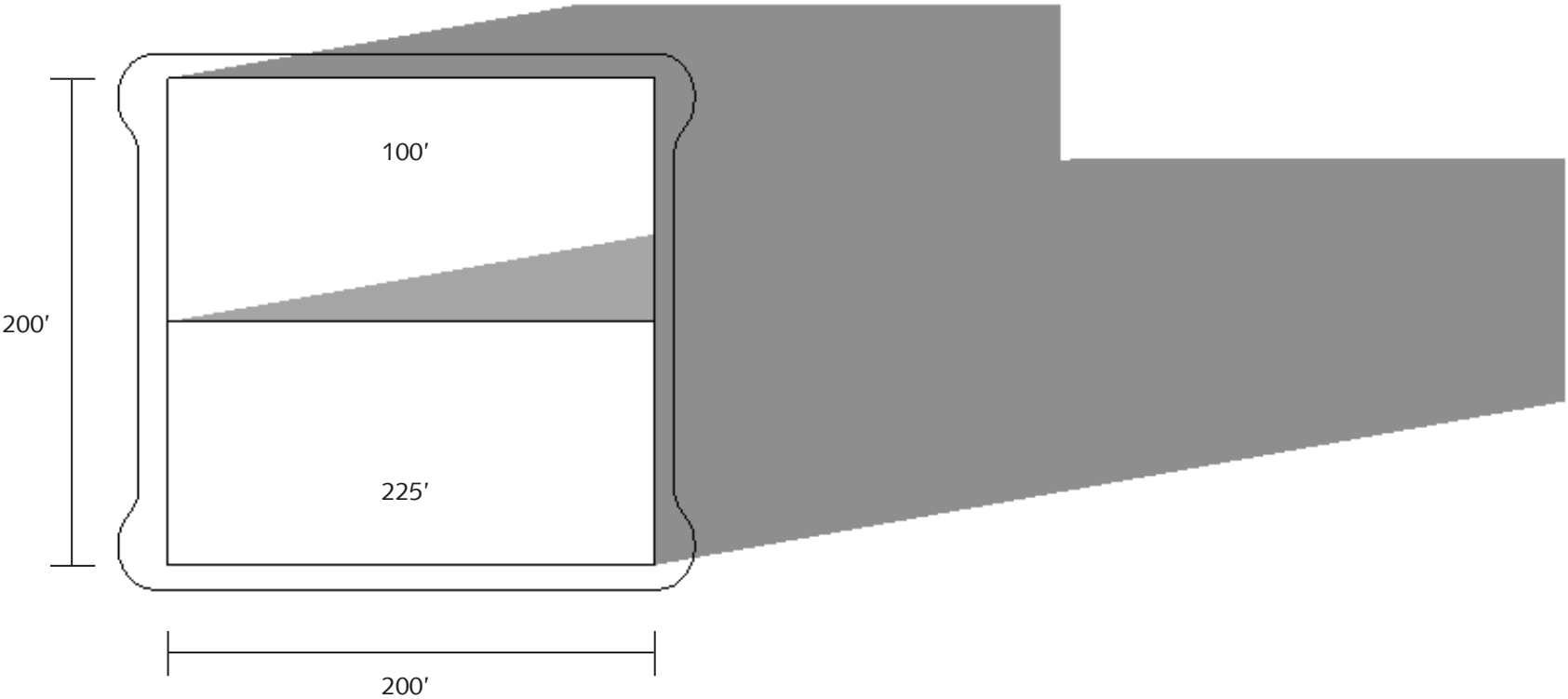


East Elevation

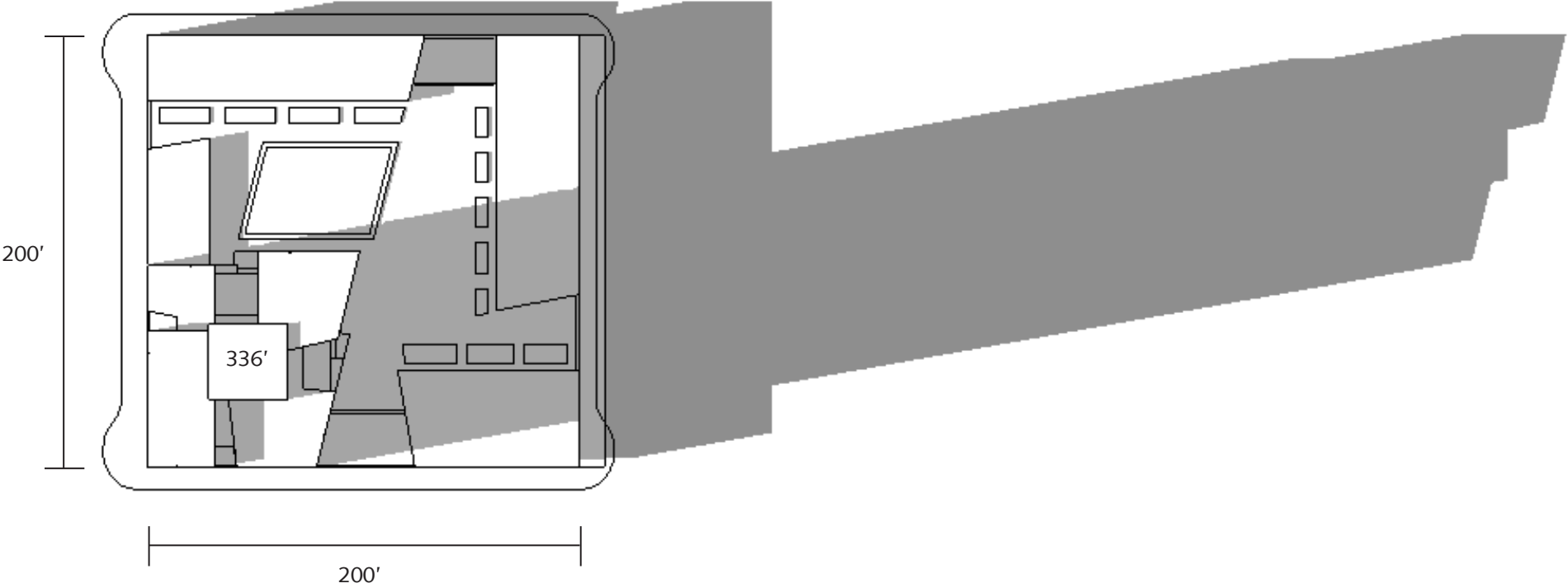


West Elevation

Zoning  
63,837 SF

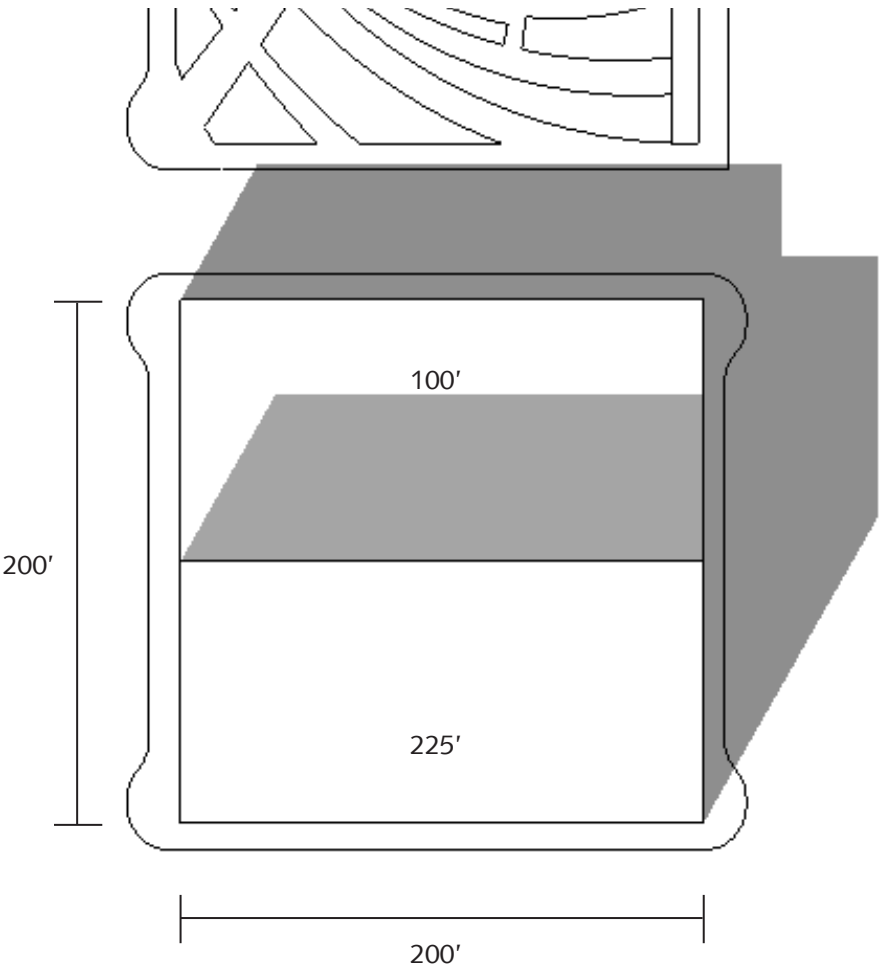


Block 15  
58,244 SF

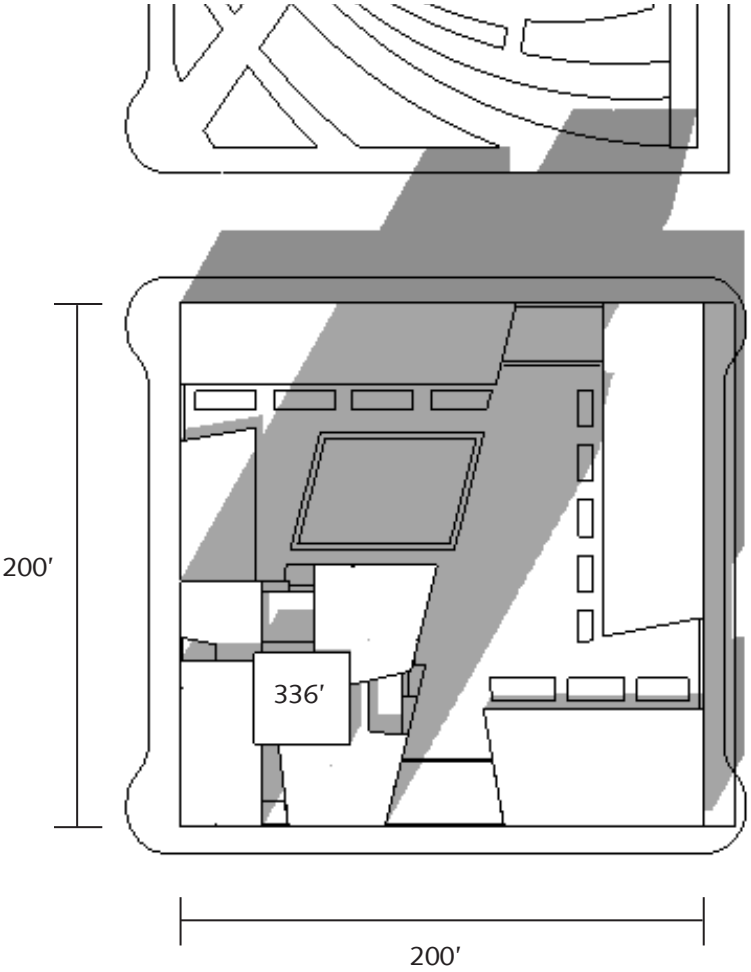


April 21, 2013  
3 PM  
SHADOW STUDY

Zoning  
21,268 SF



Block 15  
12,666 SF  
718 SF on Park



April 21, 2013  
NOON  
SHADOW STUDY



PARKING

EA 13-106266 DA







[illegible]