



HOYT. BLOCK 15
boora

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PROJECT TEAM	
<u>Owner</u>	
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<u>Architect</u>	
Boora Architects 720 SW Washington, Suite 800 Portland OR 97205 Contact: Leslie Cliffe Phone: 503 226 1575	
<u>General Contractor</u>	
Andersen Construction 6712 N. Cutter Circle Portland OR 97217 Contact: Brad Nile Phone: 503 283 6712	
<u>Structural Engineer</u>	
KPFF Consulting Engineers 111 SW Fifth Ave, Suite 2500 Portland OR 97204 Contact: Jerry Abdie Phone: 503 227 3251	
<u>Landscape Architect</u>	
2.ink Studio, P.C. 107 SE Washington Street, #228 Portland OR 97214 Contact: Melinda Graham Phone: 503 546 4645	
<u>Civil Engineer</u>	
Harper Houf Peterson Righellis 5200 SW Macadam Ave, Suite 580 Portland OR 97239 Contact: Ron Peterson Phone: 503 221 1131	

PROJECT INFORMATION

Unit	# of	% of	Total	Average	Spaces	Total
	Units	Total	Net SF	SF	/Unit	Parking
Flex (Live or Work)	5		4,695	939	1	5
Subtotal - Flex	5	2.98%	4,695			5
Garden 1 Bedroom	4		2,919	730	1	4
Subtotal - Garden	4	2.38%	2,919			4
1 Bedroom	51		42,587	835	1	51
1 Bedroom + Den	24		23,140	964	1	24
Subtotal - 1 Bedroom	75	44.64%	65,727			75
Subtotal	84	50.00%	73,341	873		
2 Bedroom	42		56,166	1,337	1	42
2 Bedroom + Den	33		46,472	1,408	1	33
Subtotal - 2 Bedroom	75	44.64%	102,638			75
Penthouse	9		19,184	2,132	2	18
Subtotal - Penthouse	9	5.36%	19,184			18
Unit Totals	168		195,163	1,162		172
Type A units (accessible)	4	2.38%	2% min req'd			
Retail	4		6,866	1,717		
Net Sellable		56.99%	202,029			
Lobby			1,544			
Community Gathering Room			1,303			
Exercise			841			
Guest Suites	3		1,365	455		
Storage			5,042			
Storage Units			166			
Utility			5,633			
Trash/Service			2,339			
Bike Storage			2,201			
Subtotal - Common			20,434			
Total Net SF			222,463			
Total Gross SF exluding parking and mech levels			290,222			
Ratio Net/Gross			76.65%			

Parking						
			Total SF	SF/Car		
Standard spaces						177
Tandem spaces						14
ADA spaces						6
Subtotal - Parking			62,746	319	Provided	197
Parking					Required	172
Excess parking for 2 bedroom units						25
Mortorcycle Parking						8
Required Long-term bike parking	Residential	1.50				252
Required Long-term bike parking	Retail	(to be provided by Retail tenant)				2
Provided Long-term bike parking			2,201			169
Required Short-term bike parking	Residential	0.06				9
Required Short-term bike parking	Retail					2

	#	Per Floor	Gross SF	FAR/Decks	FAR SF
Basement	1	2,416	2,416	0	0
Floor 1	1	36,926	36,926	1,291	38,217
Mezzanine	1	8,679	8,679	0	8,679
Floor 2	1	39,696	39,696	109	39,805
Floor 3	1	39,245	39,261	184	39,445
Floor 4	1	24,239	24,239	335	24,574
Floors 5-13	9	8,470	76,230	390	79,740
Floors 14-25	12	8,407	100,884	347	105,048
Floors 26-27	2	8,213	16,426	535	17,496
Floor 28	1	8,211	8,211	0	8,211
Lower Mech	1	1,524	1,524	0	1,524
Total			354,492		362,739

HEIGHT SUMMARY	
Allowable height 100' at east half of block and 225' at west half limited only by FAR if floors 12,500 sf or less and 120' max façade length	
Actual height	324' TO Parapet, 340'-0" TO Mech. Screen

FAR Summary	
Site Area	40,000 gsf
Base FAR (4:1)	4.00 160,000 gsf
Housing Bonus (2:1)	2.00 80,000 gsf
Transfer from Kearney Plaza	161,000 gsf
FAR Total	401,000 gsf
Max. Allowable FAR (9:1)	360,000 gsf
Design FAR - Building	362,739 gsf
Excess FAR	38,261 gsf

OVERALL SITE	SITE AREA	BASE FAR	MAX.	TOTAL AREA	DESIGN
			TRANSFER/	AVAILABLE	SCHEDULE
			BONUS		
Block 15 (4:1)	40,000	160,000	200,000	360,000	2013
Block 17 (4:1)	40,000	160,000	200,000	360,000	2013
Block 20 (4:1)	40,000	160,000	200,000	360,000	2015
Pettygrove	12,000	48,000	60,000	108,000	2015
Block 19 (2:1)	45,449	90,898	136,347	227,245	completed Jan. 2009
Blocks 23-29 (4:1)	265,654	1,062,616	1,328,270	2,390,886	2009
Total	443,103	1,681,514	2,124,617	3,806,131	
Block 19 Building				325,608	completed Jan. 2009
Earned bonus		162,804	162,804		
Block 15 Building				362,739	
Earned bonus		181,370	181,370		
Remaining Area		1,337,341	1,780,444	3,443,392	

[illegible]

SITE CONTEXT

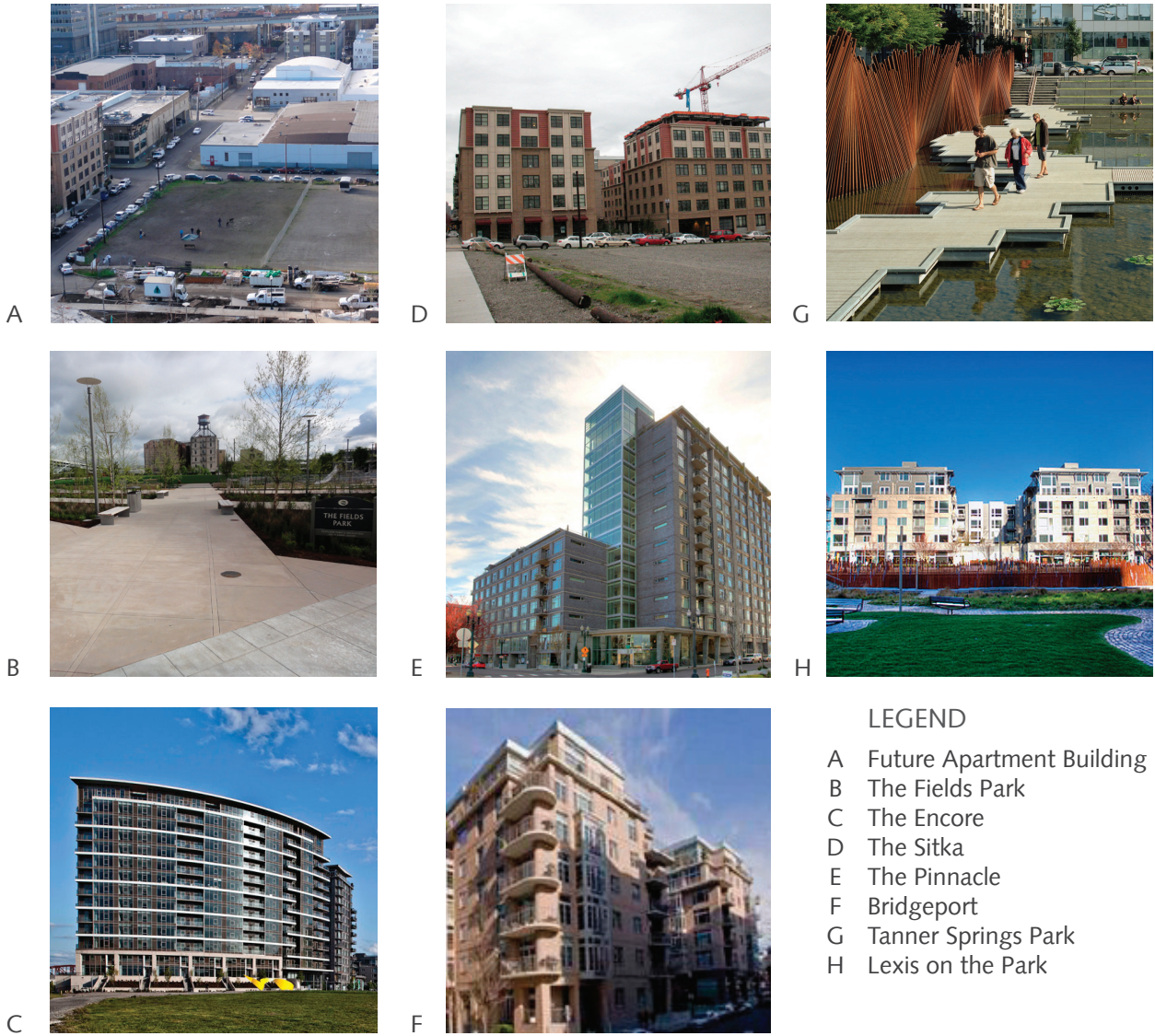




HOYT. BLOCK 15

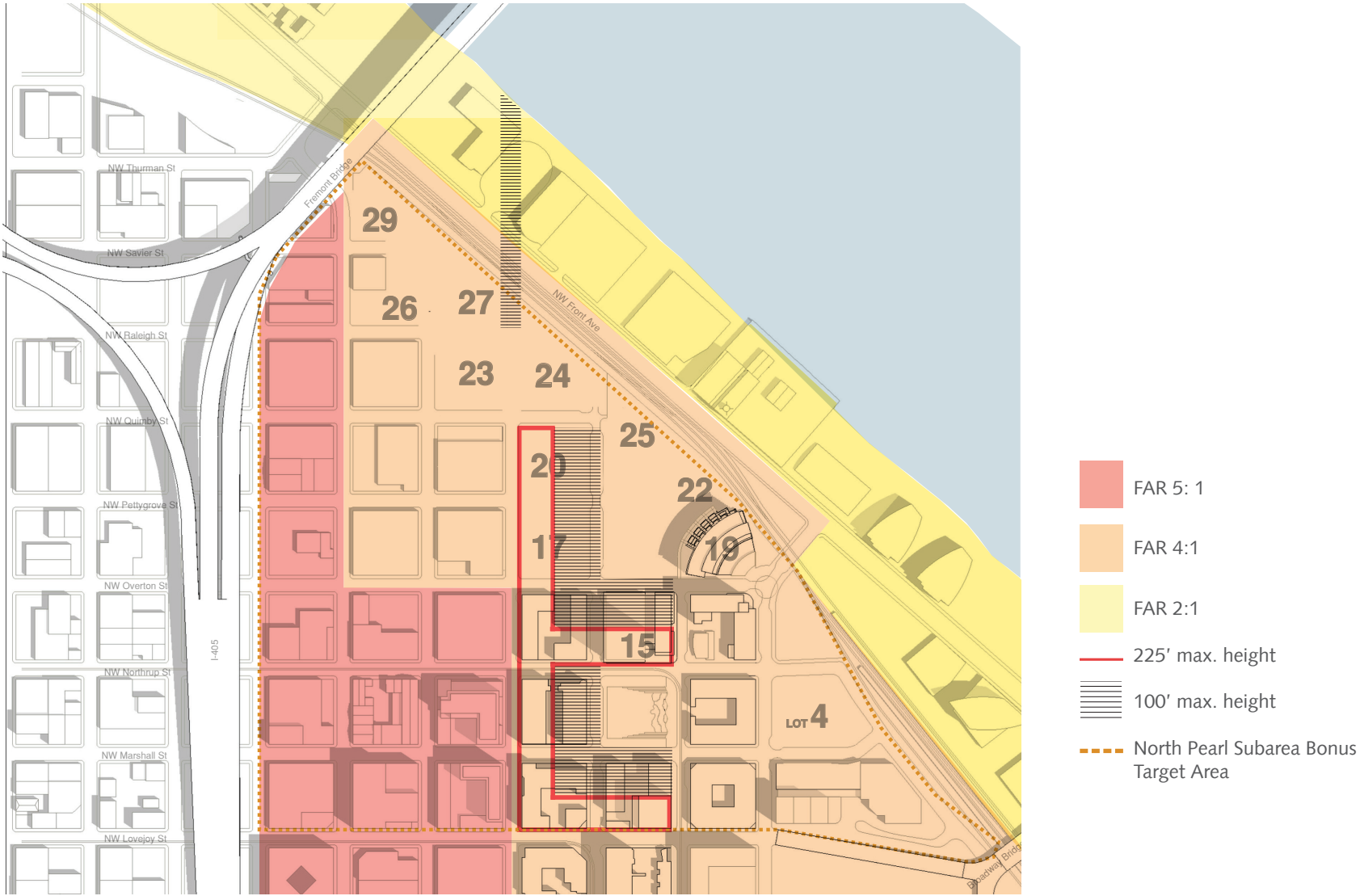
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- Undeveloped land parcels owned by HOYT.
- Land donated to parks by HOYT.



LEGEND

- A Future Apartment Building
- B The Fields Park
- C The Encore
- D The Sitka
- E The Pinnacle
- F Bridgeport
- G Tanner Springs Park
- H Lexis on the Park



The base zone for the northern portion of the Pearl District is EX(d), which allows a wide variety of residential, employment and commercial uses, subject to design review. This area lies within the Central City Plan District. This diagram shows the FAR and height limits on land parcels in this precinct. Within the North Pearl Subarea, the residential bonus is 2:1. Maximum FAR via bonuses or transfers is 9:1. In support of the goals of the North Pearl Plan, there is no maximum height in the North Pearl Subarea provided the floors above 100' do not exceed 12,500 sf and the length of any facade above 100' does not exceed 120' (150' by modification through design review).



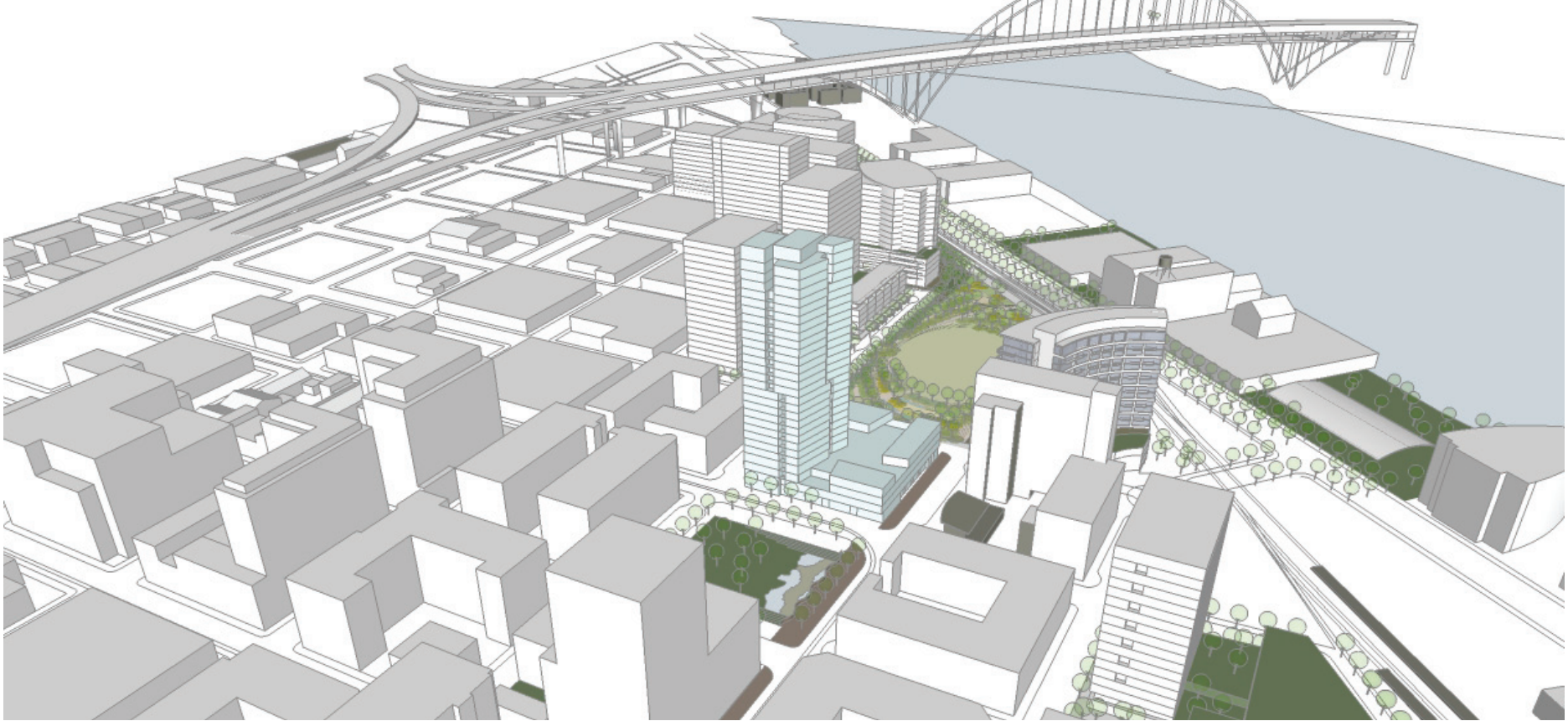
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Sites at the edge of the Pearl District Grid create unique architectural opportunities. These sites have unusual shapes, amazing views to and from the river and may be more suitable to sculptural and iconic buildings.

Sites within the fabric and orthogonal grid of the district create different opportunities and responsibilities. These sites suggest buildings that reinforce Portland's 200' block, define the streets that surround them and often play the important role of creating and extending the fabric of the district. Block 15 is such a site and building. Creating strong street edges, maintaining the 200' street grid even though the site is a super-block, and creating strong appropriate architecture.

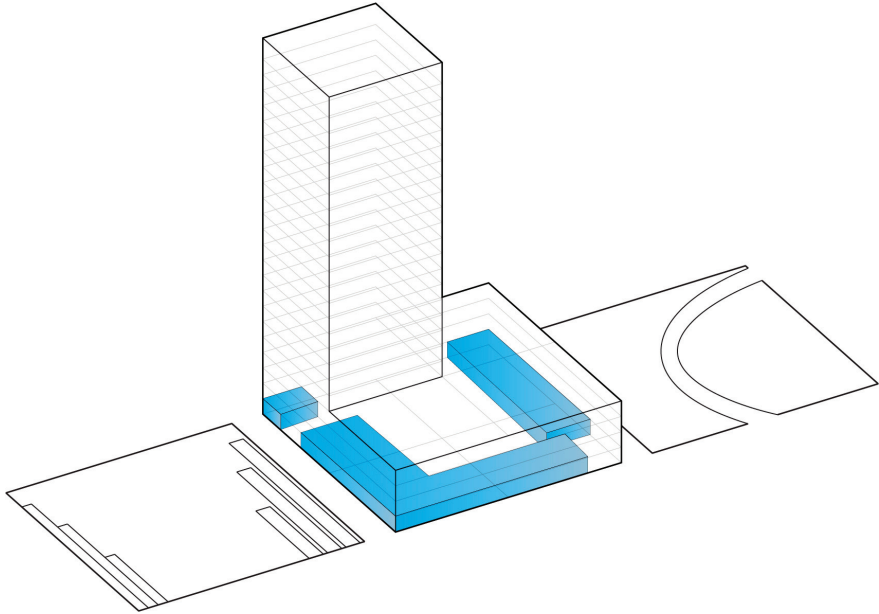


Potential Future Context - View from North

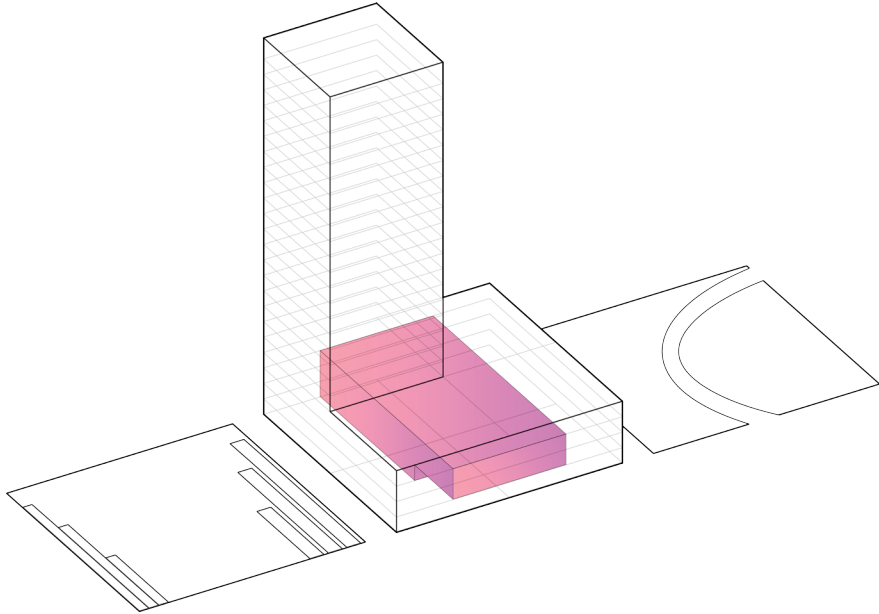


Potential Future Context - View from South

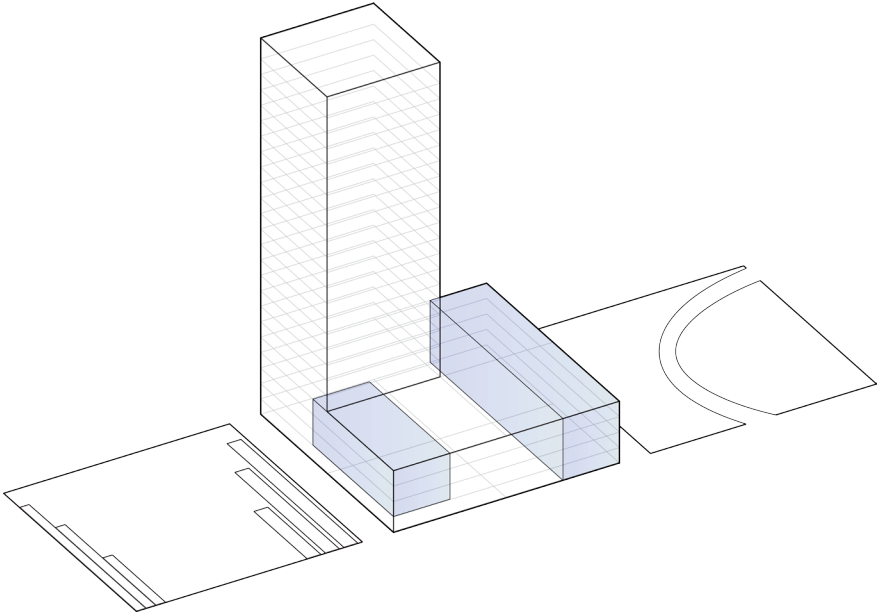
THE SITE



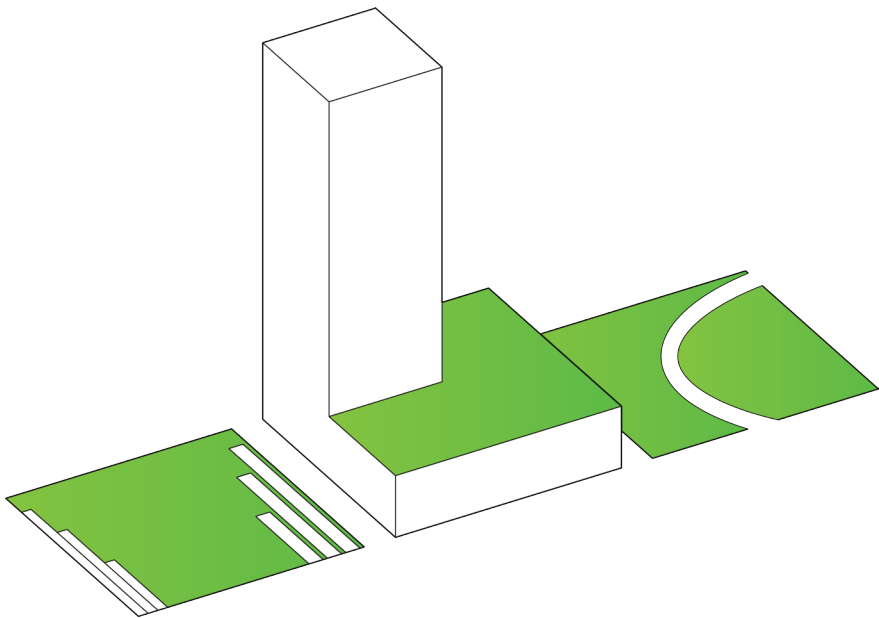
Retail / Work



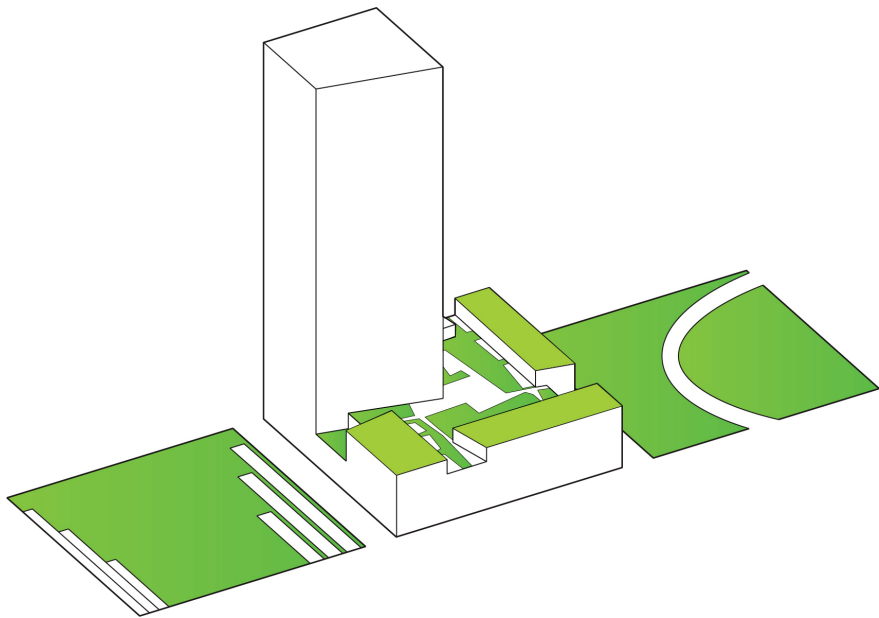
Parking



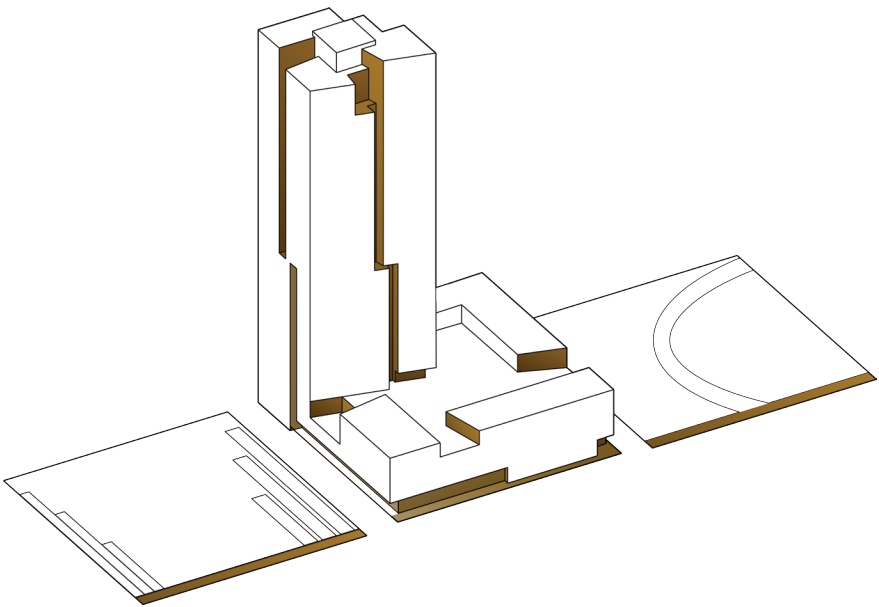
Residential Wrap



Continuous Landscape

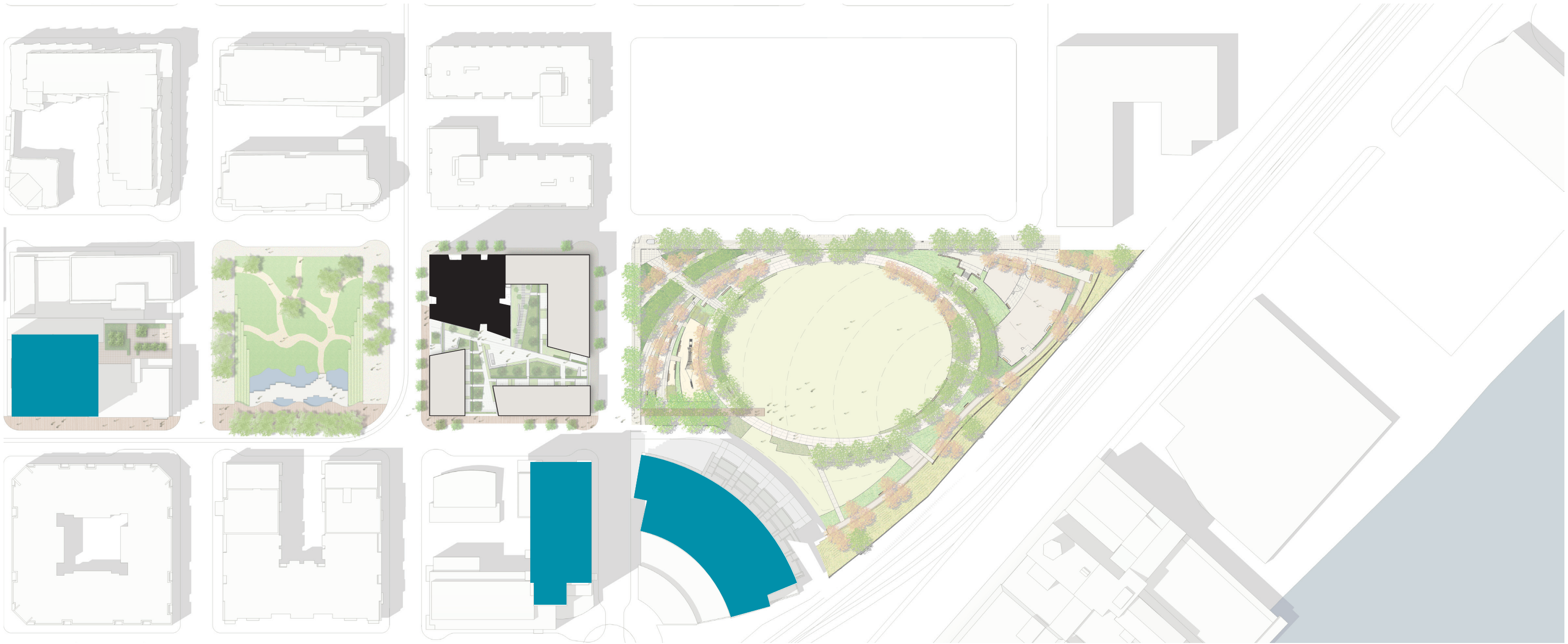


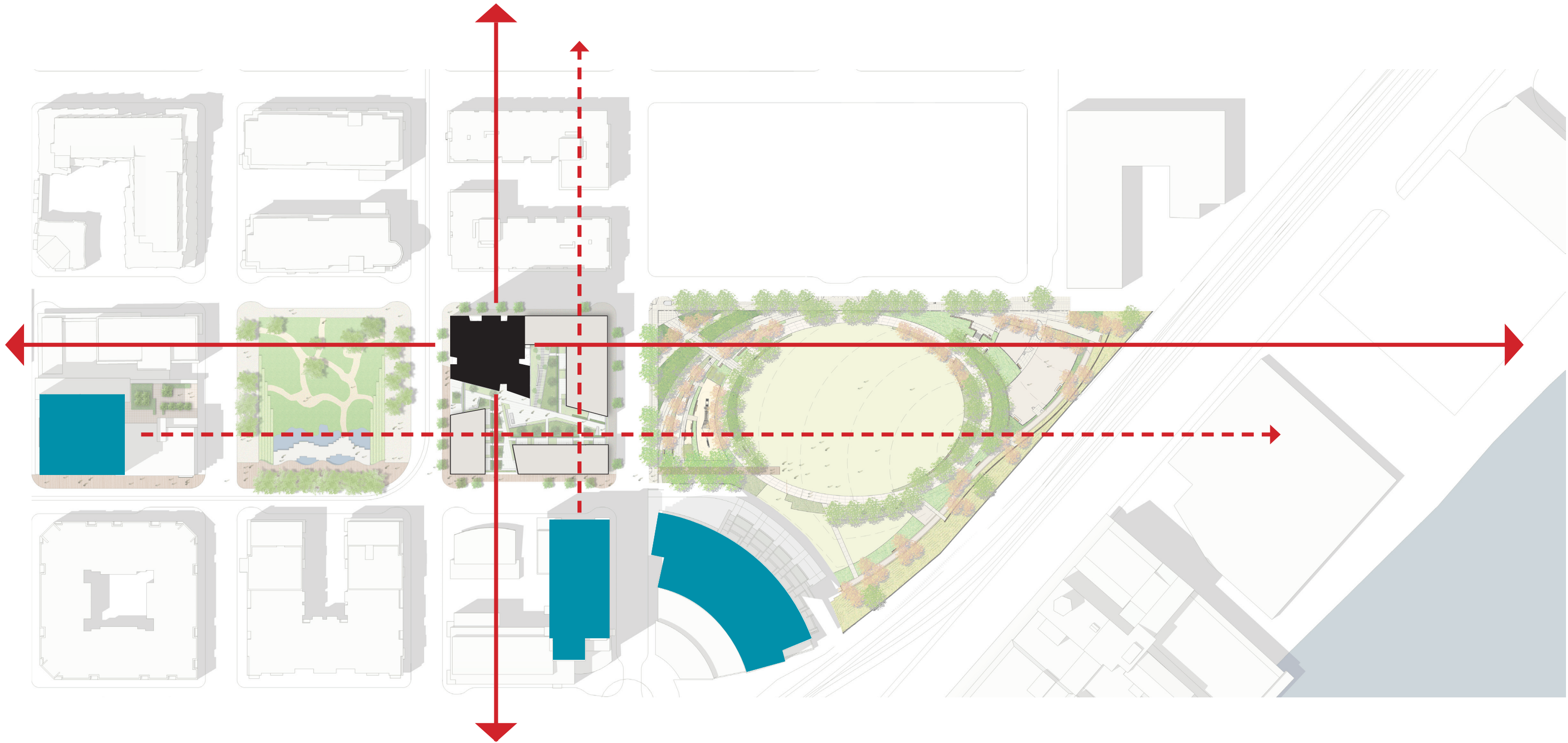
Landscape Within

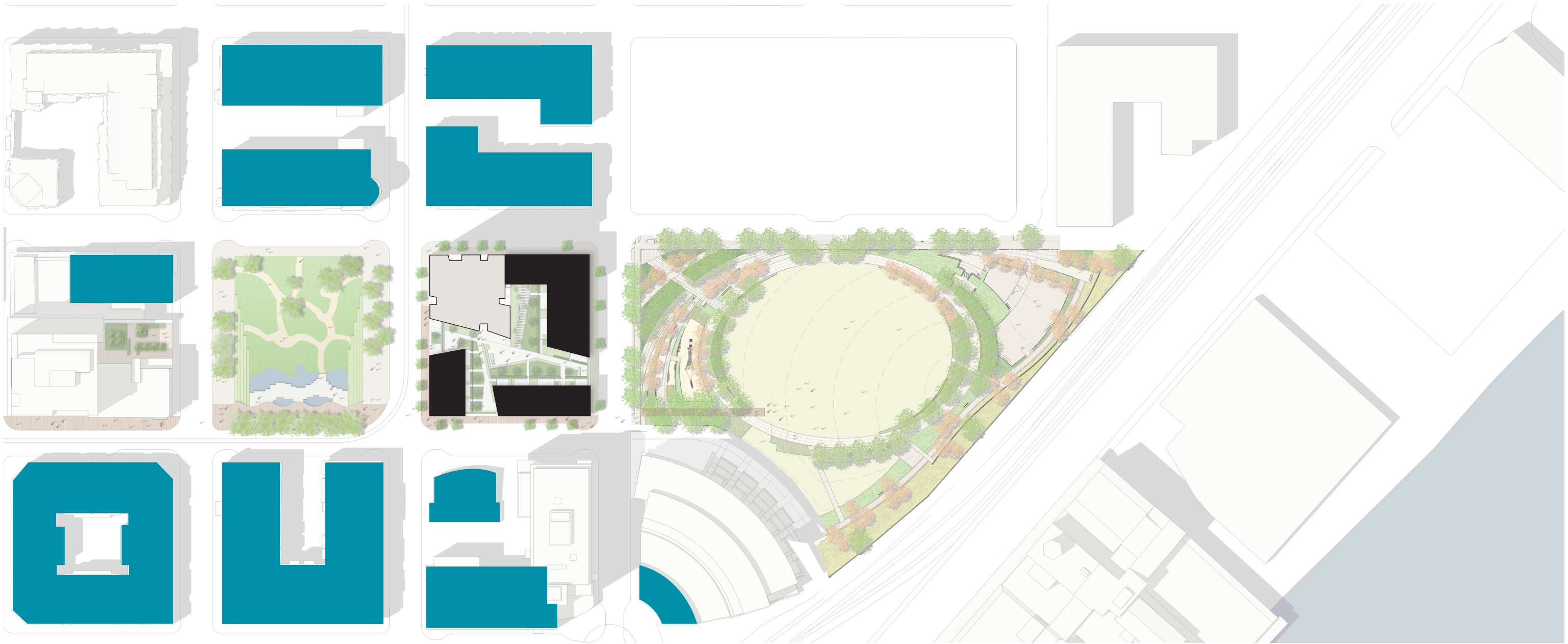


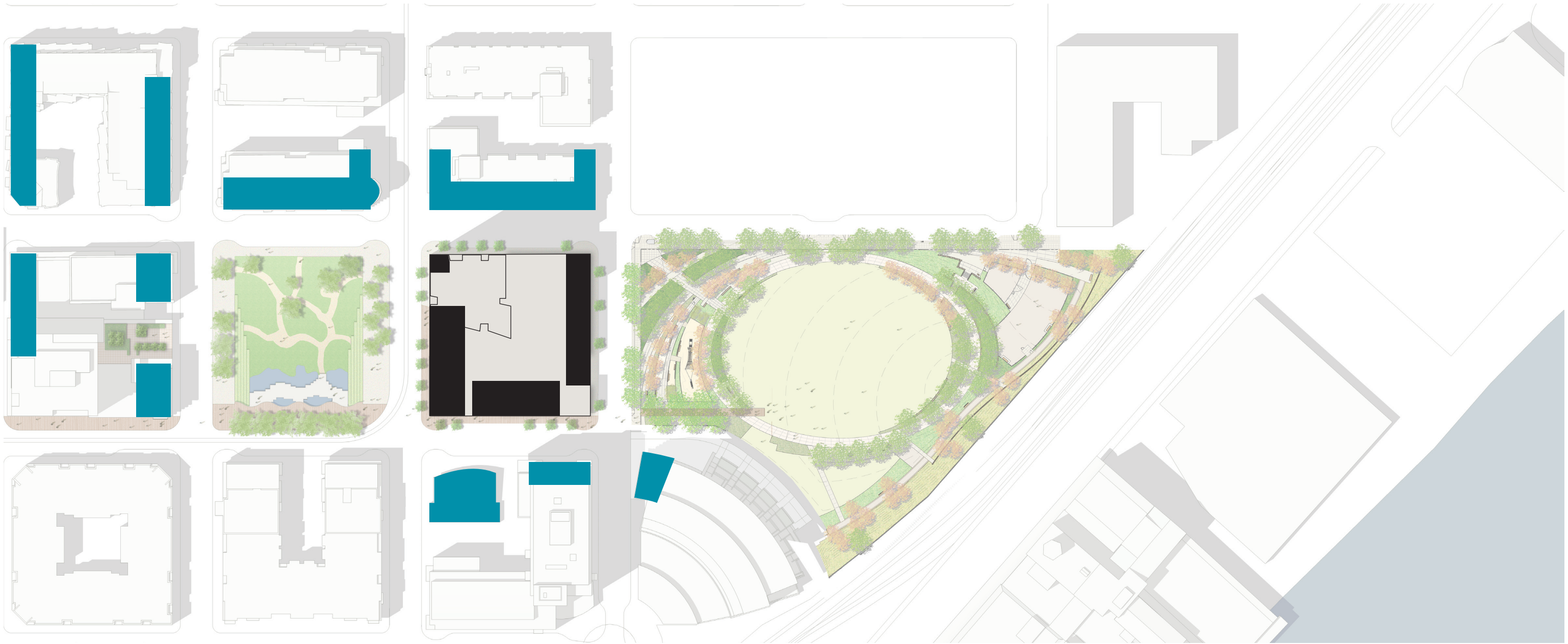
Verticality

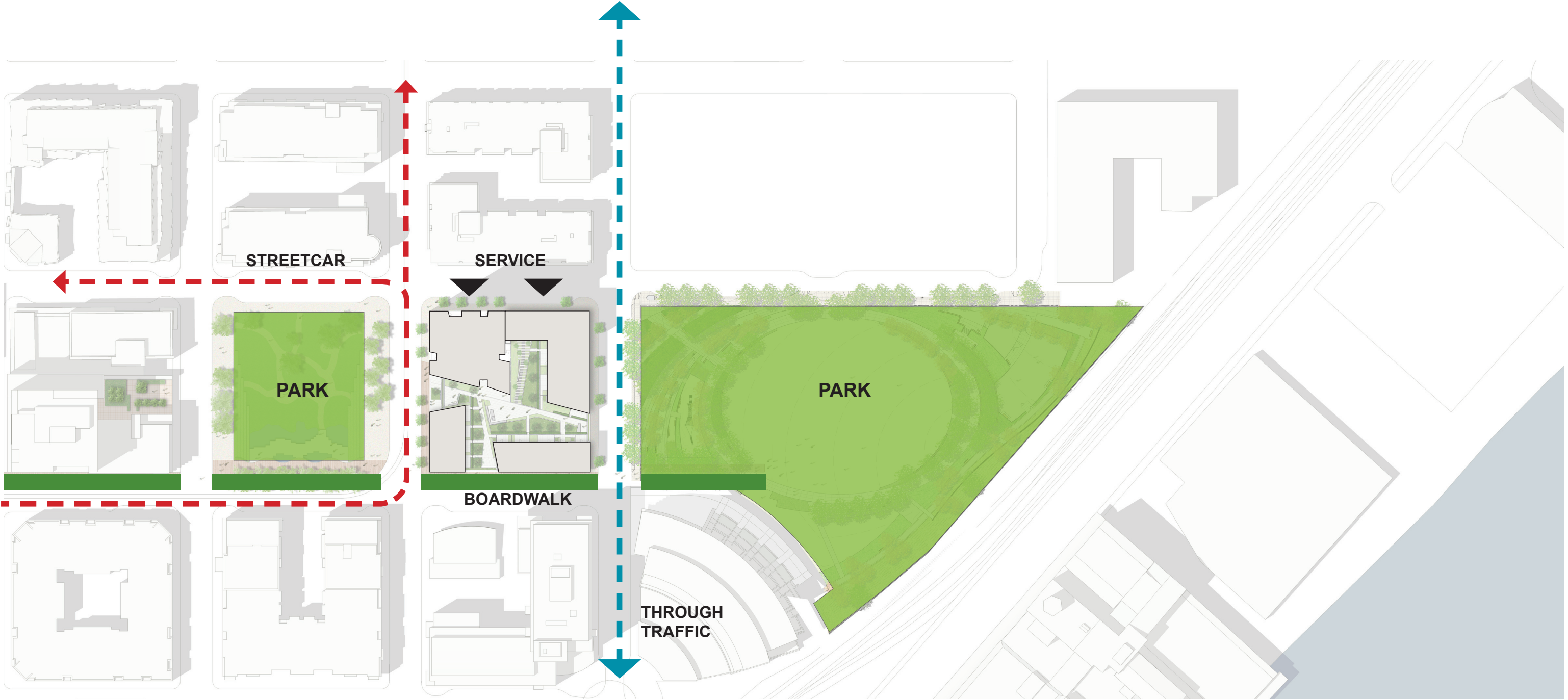








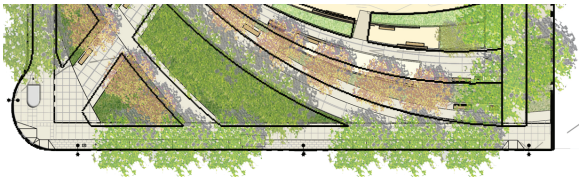
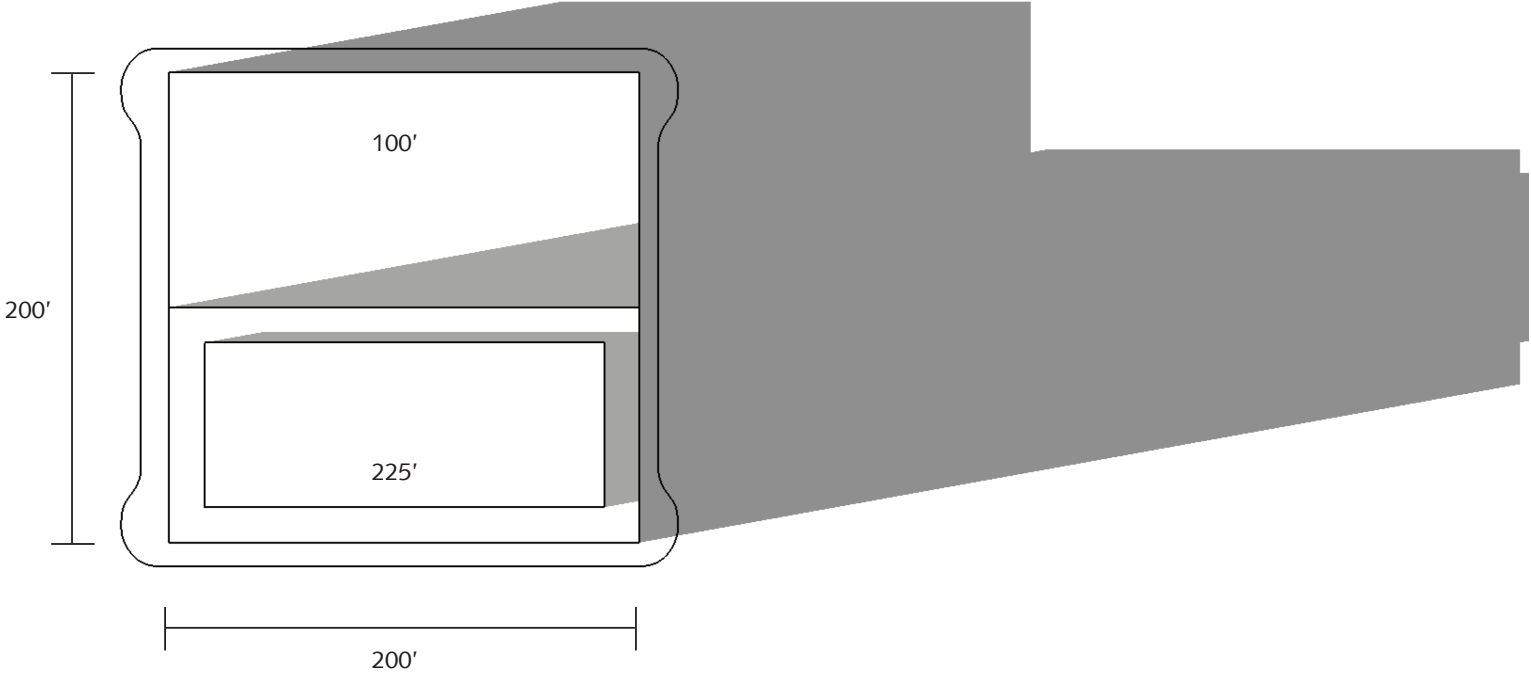




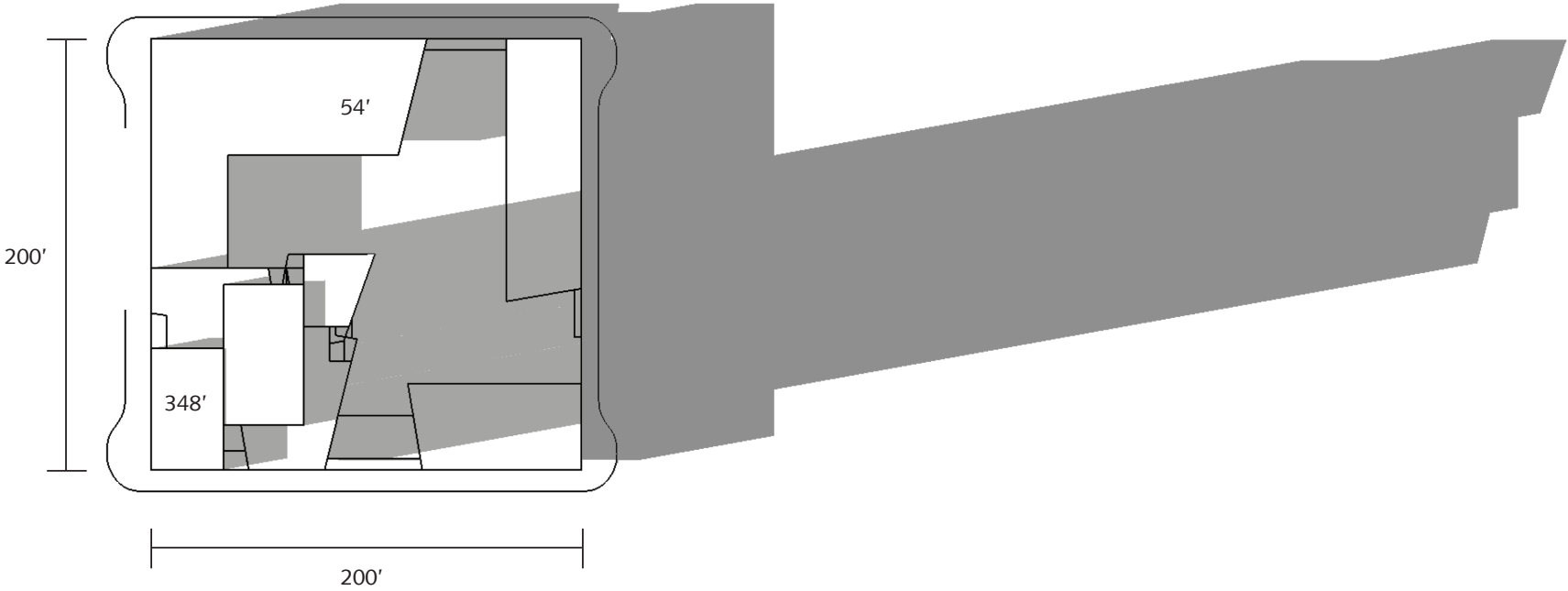
April 21, 2013
3 PM

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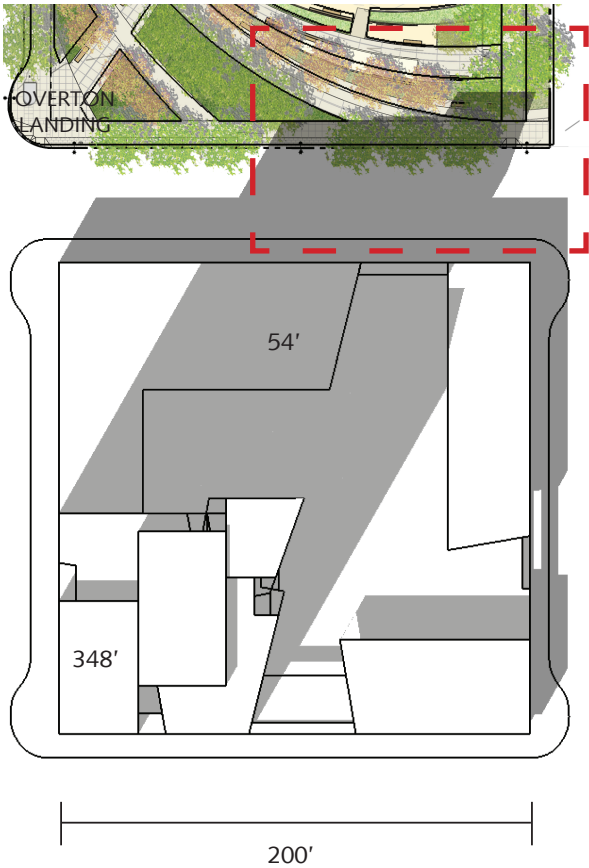
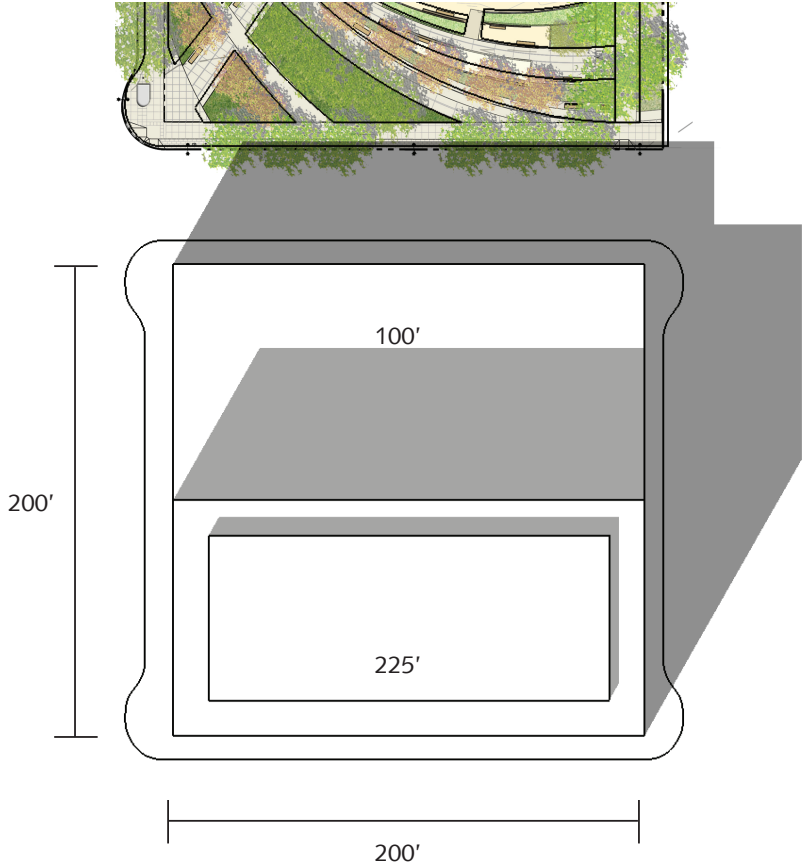
Zoning
63,837 SF



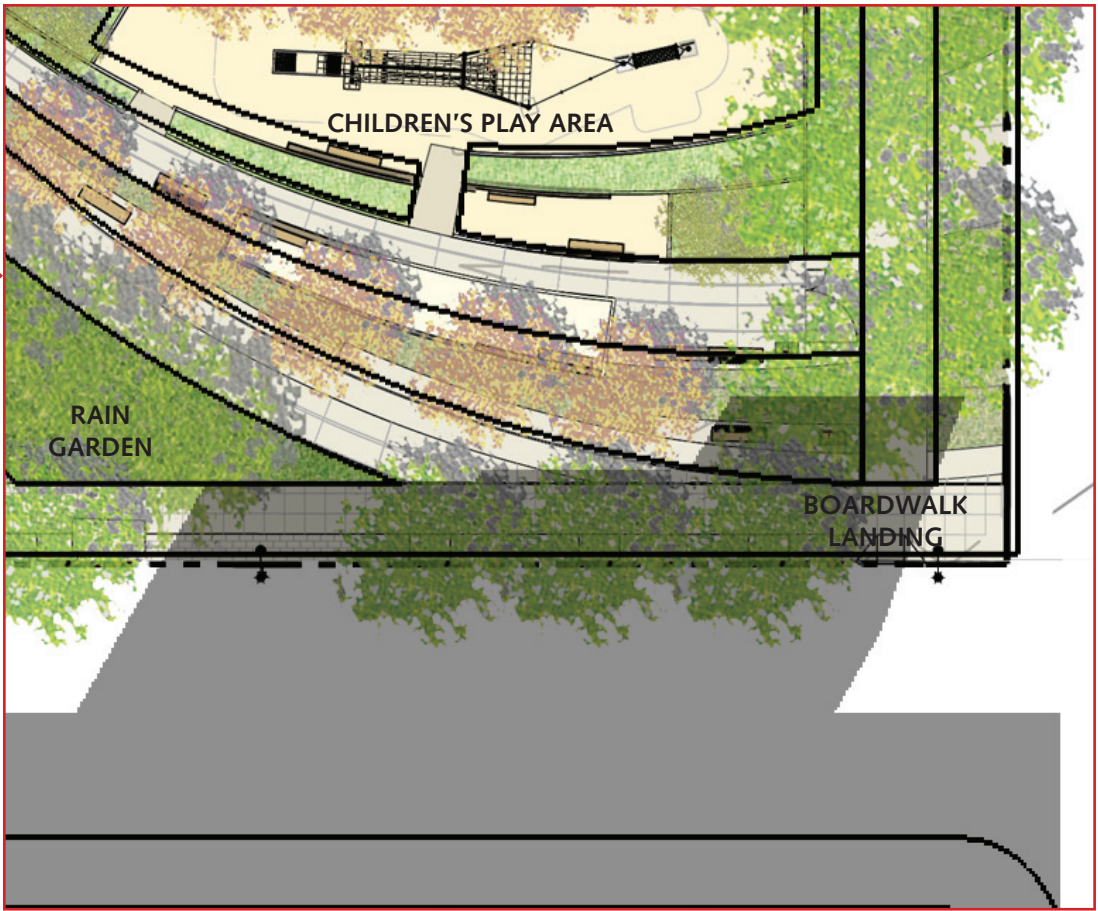
Block 15
58,420 SF



Zoning
21,268 SF

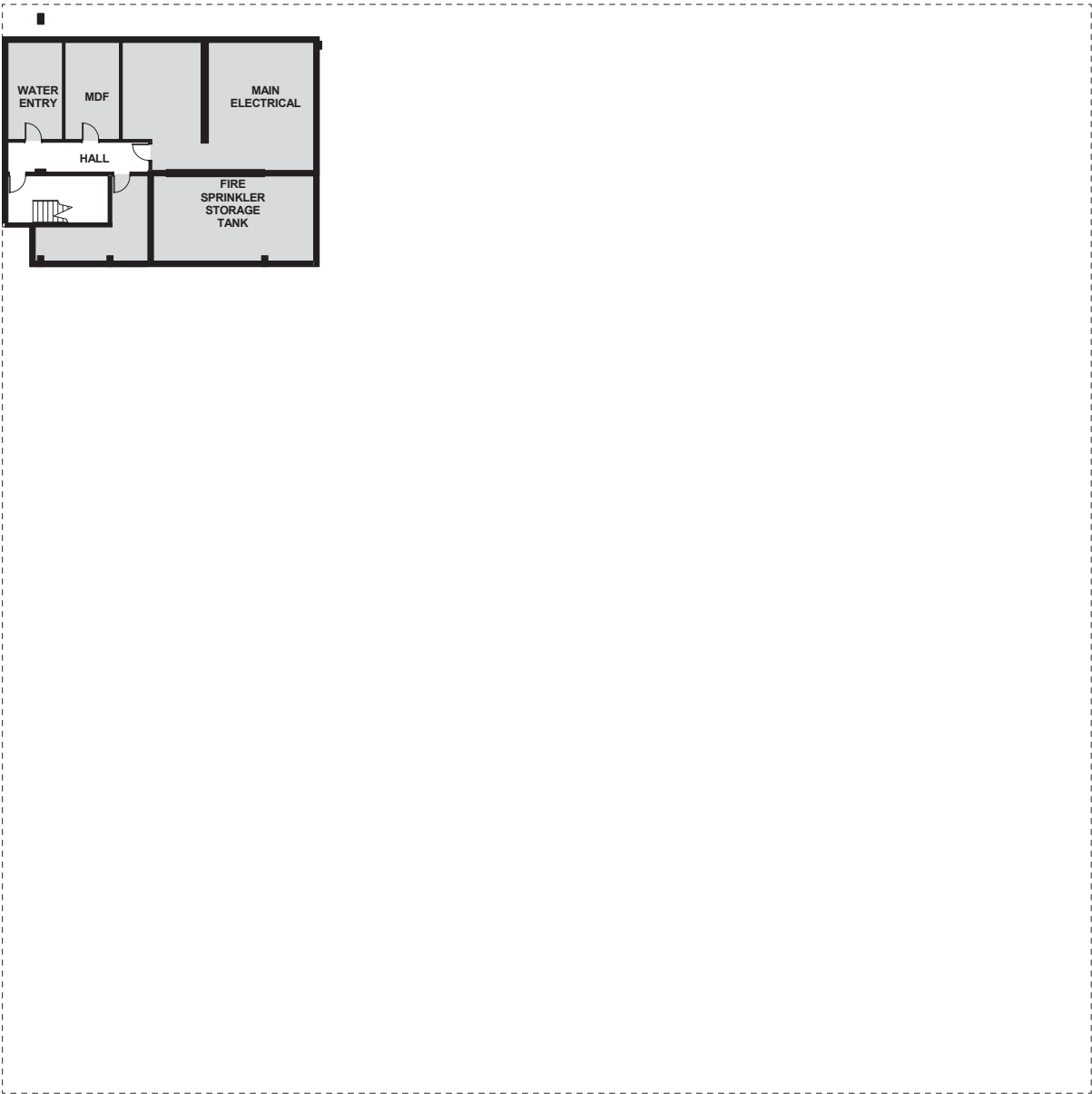


Block 15
12,450 SF
470 SF on Park



BUILDING PLANS

Basement Level



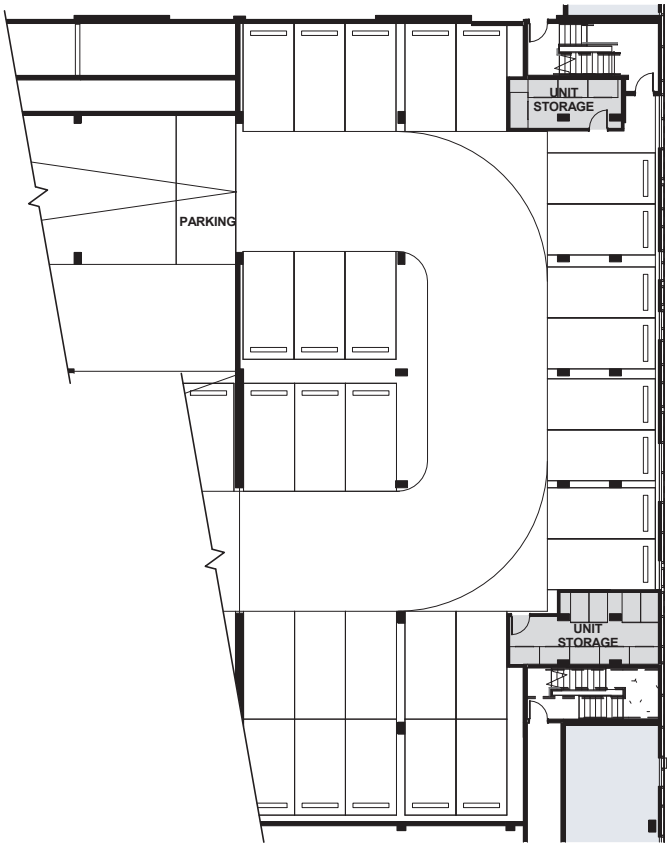
Ground Floor Plan



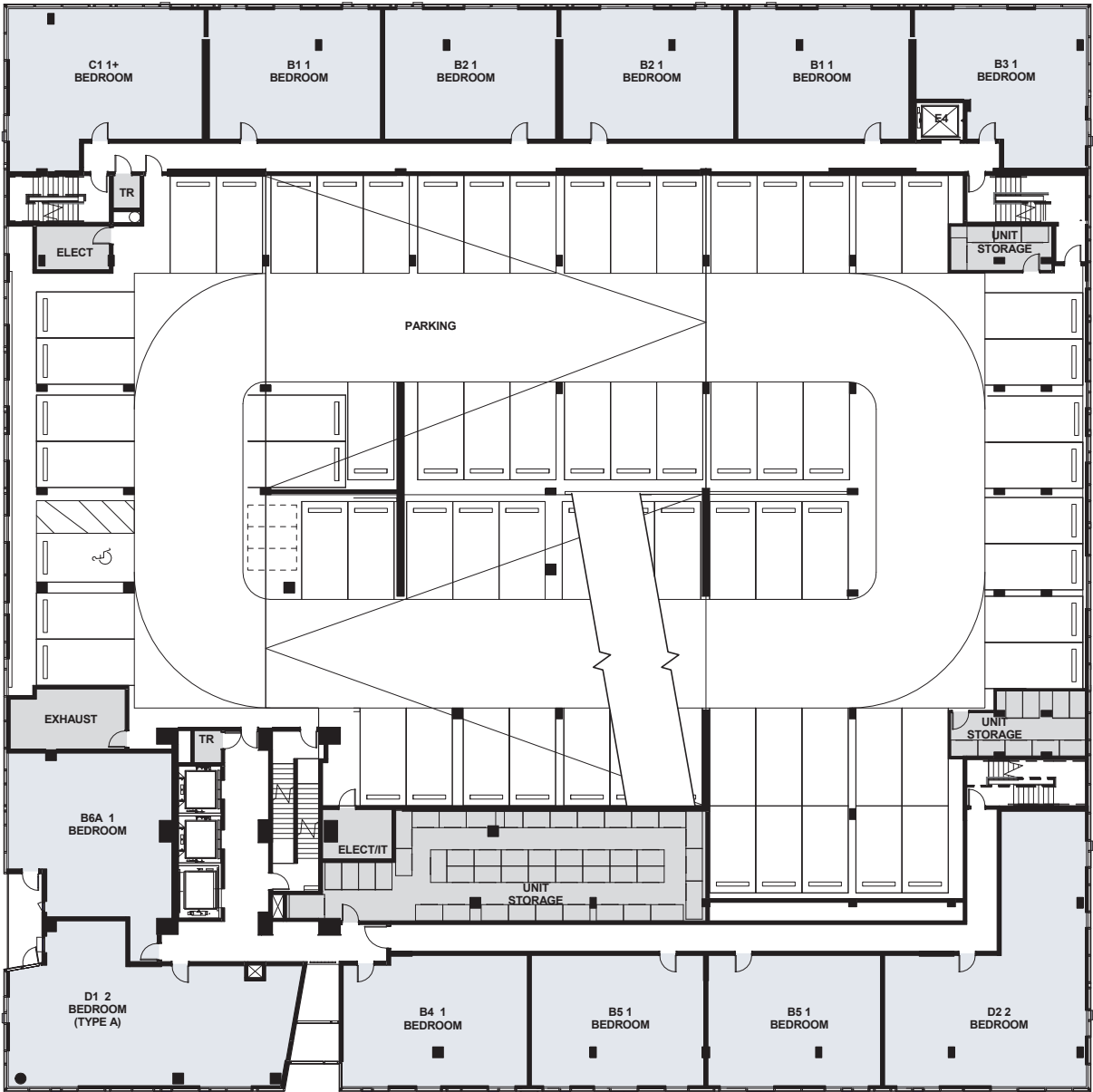
- Residential
- Retail
- Outdoor Landscape
- Lobby/Common
- Service/Storage, Typ.

Scale: 1/32" = 1' 0"

Mezzanine



Level 02 Plan



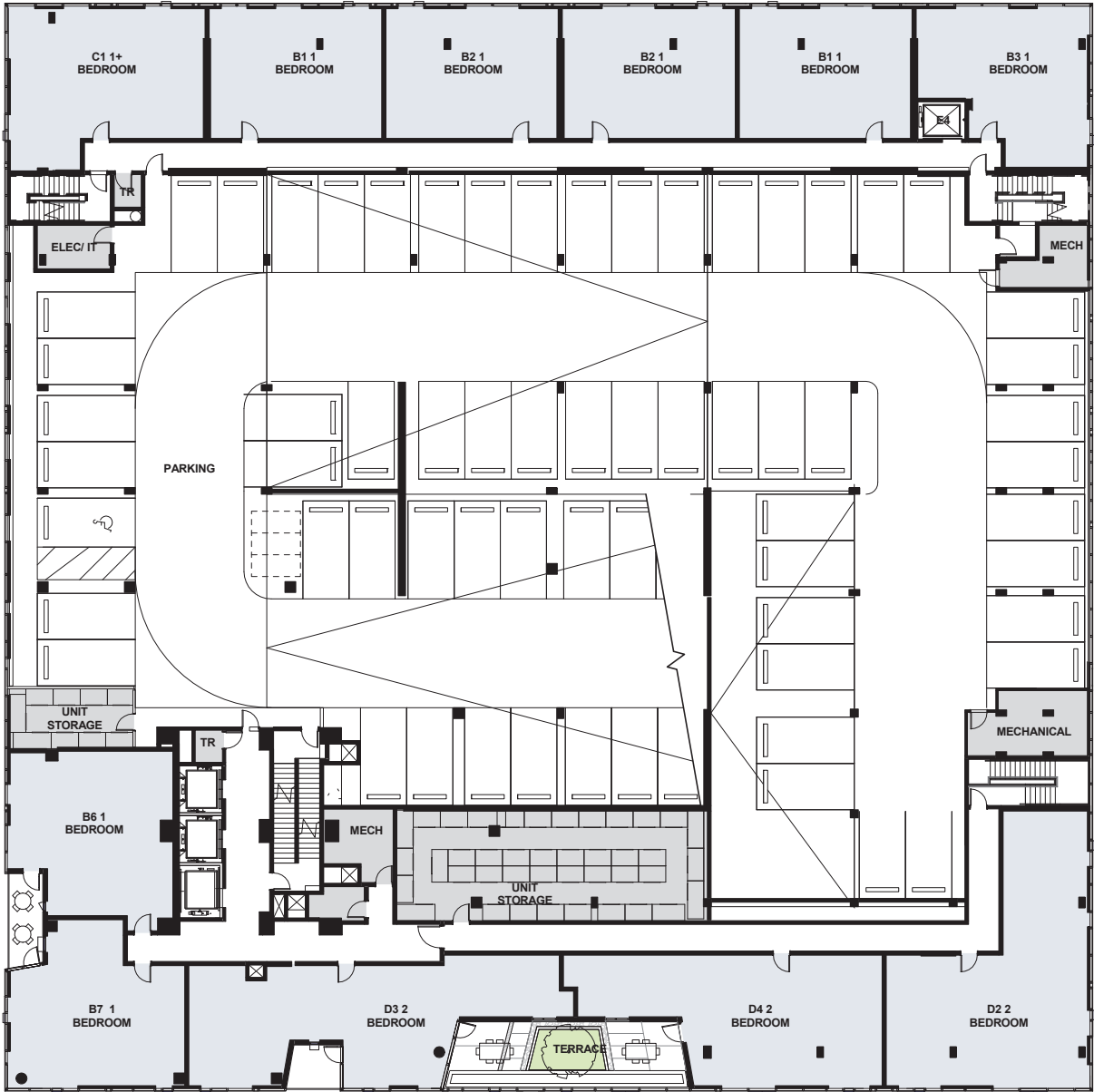
- Residential

Lobby/Common
- Retail

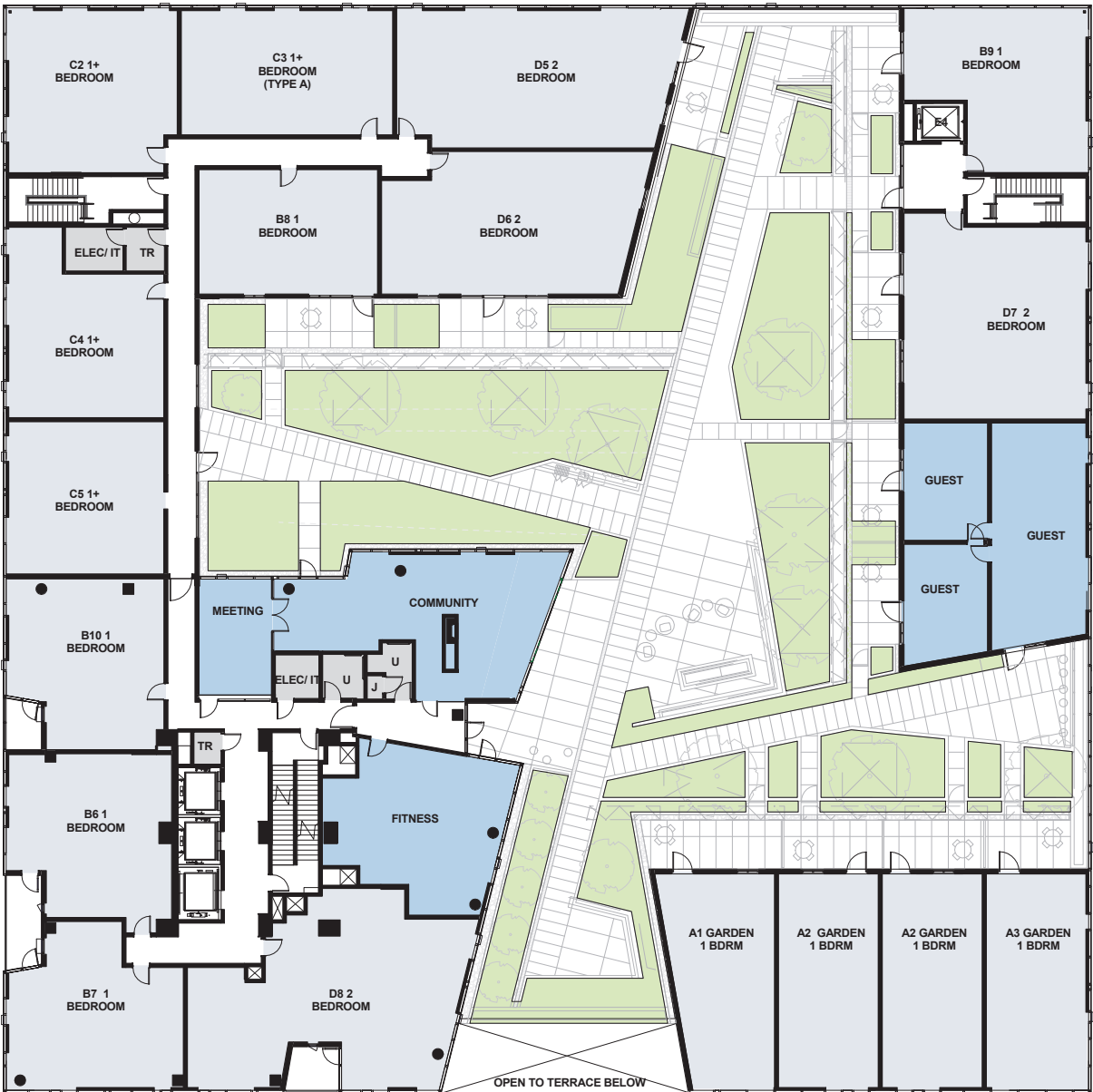
Service/Storage, Typ.
- Outdoor Landscape

Scale: 1/32" = 1' 0"

Level 03 Plan

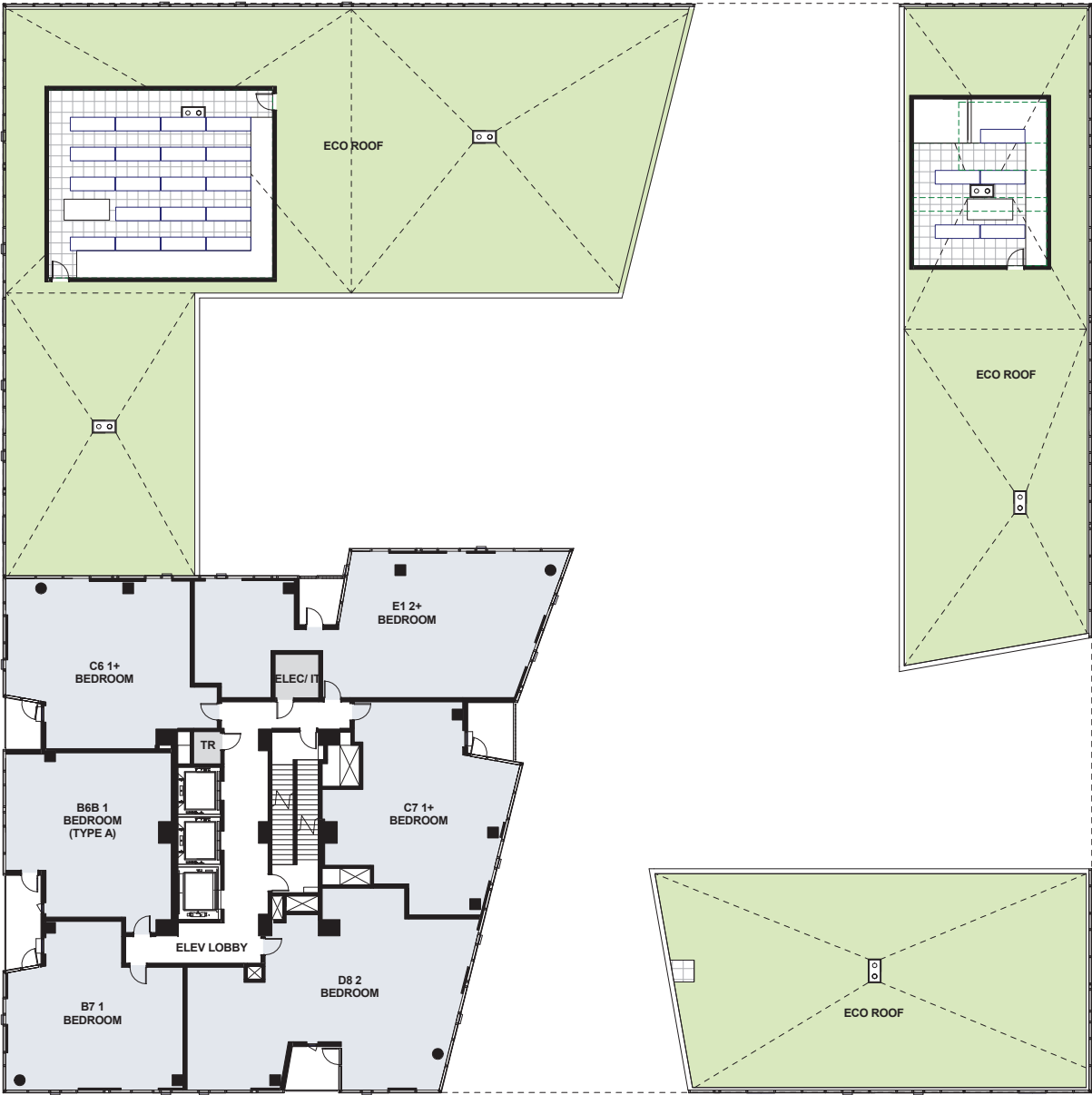


Level 04 Plan

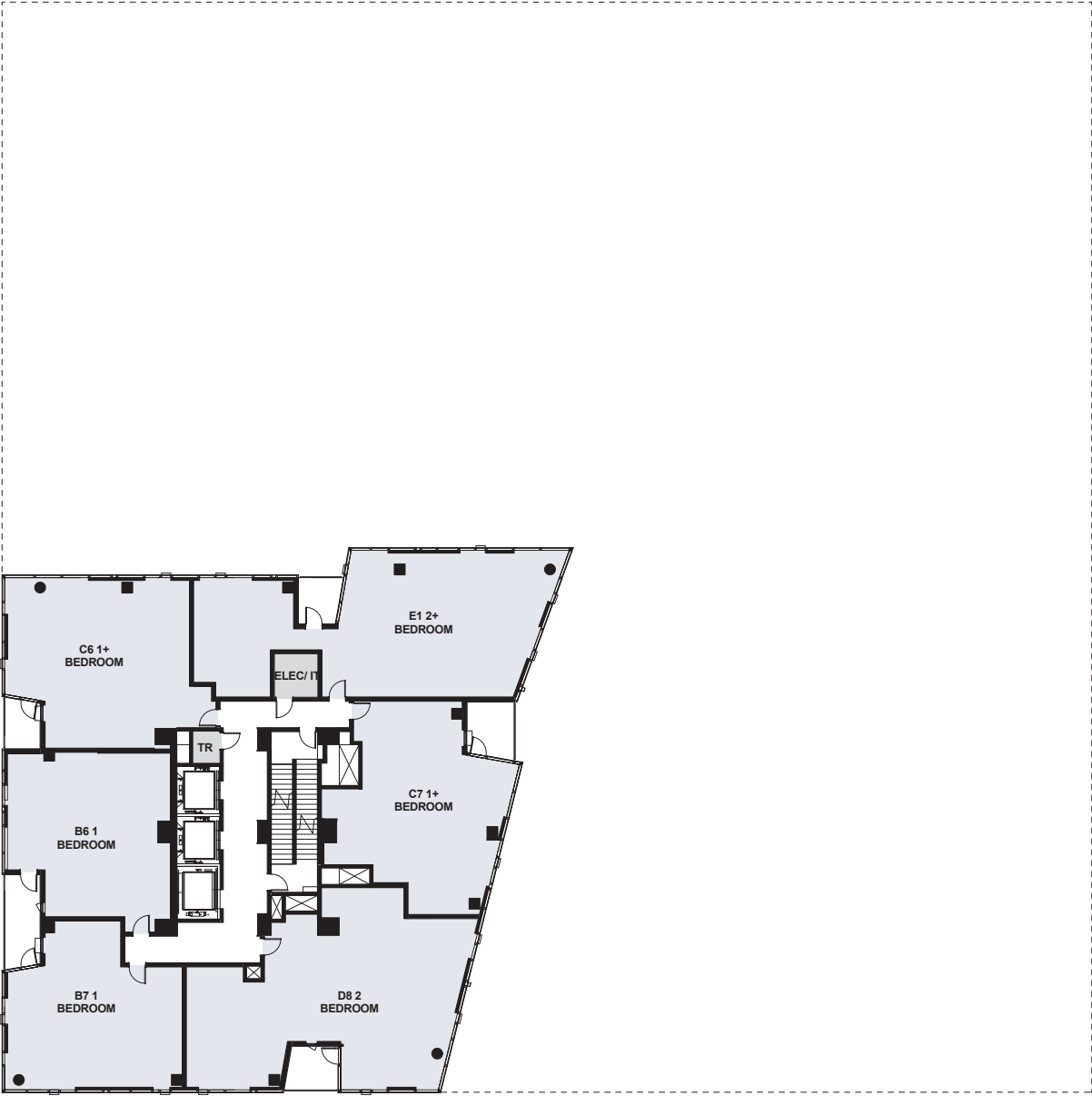


Scale: 1/32" = 1' 0"

Level 5



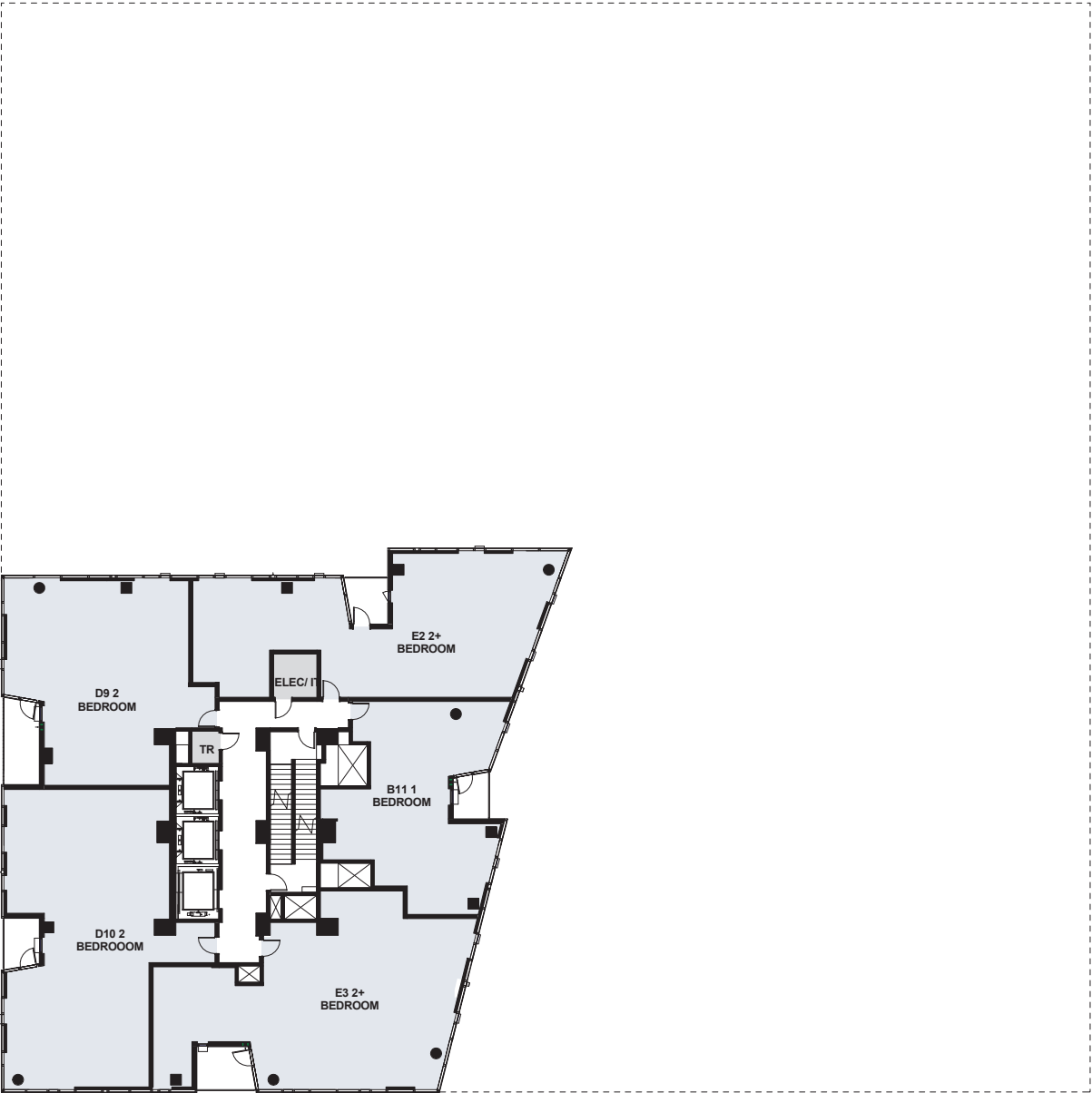
Typical Lower Tower (Levels 5-13)



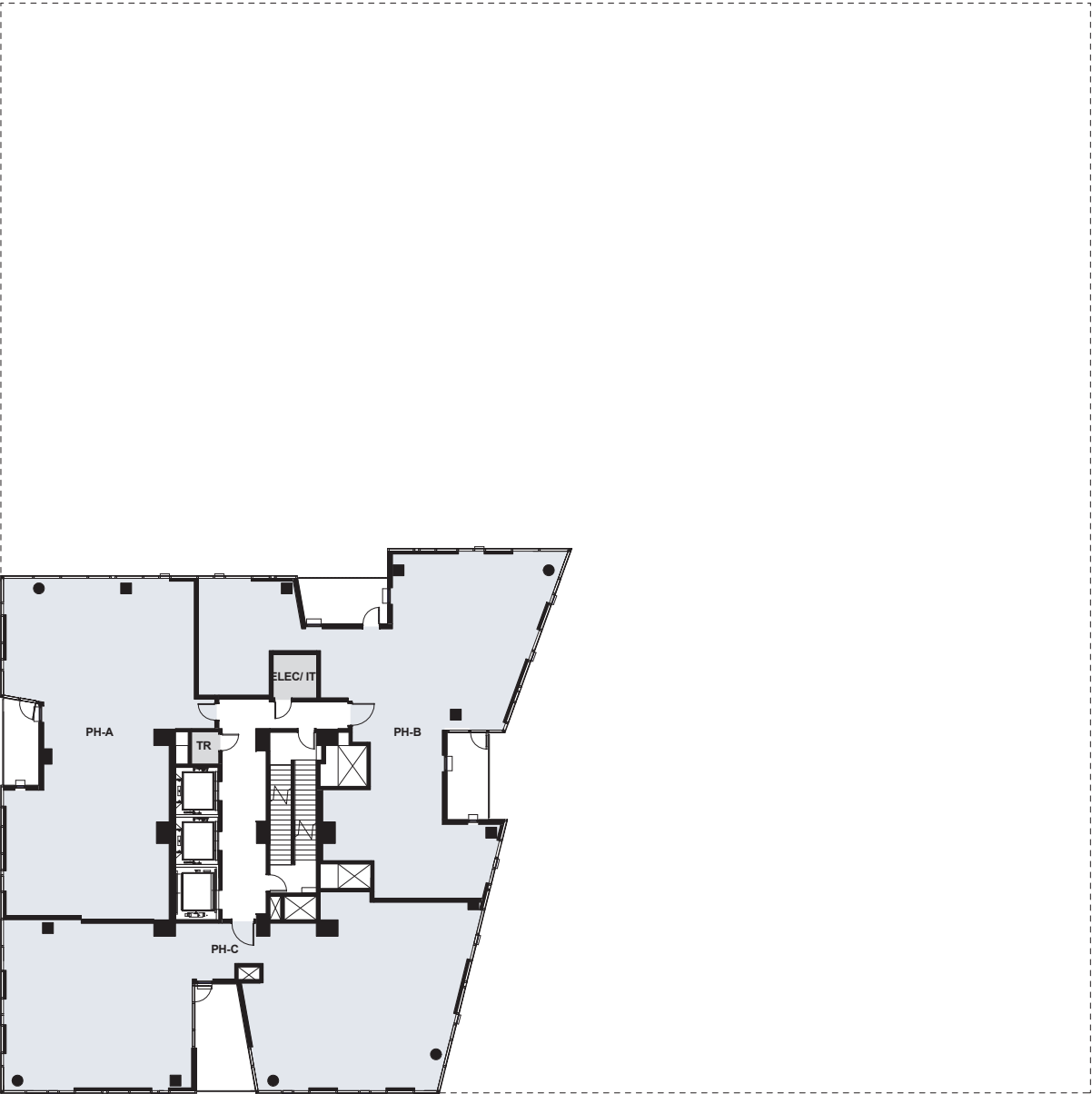
Residential
Lobby/Common
Retail
Service/Storage, Typ.
Outdoor Landscape

Scale: 1/32" = 1' 0"

Typical Upper Tower (Levels 14-25)



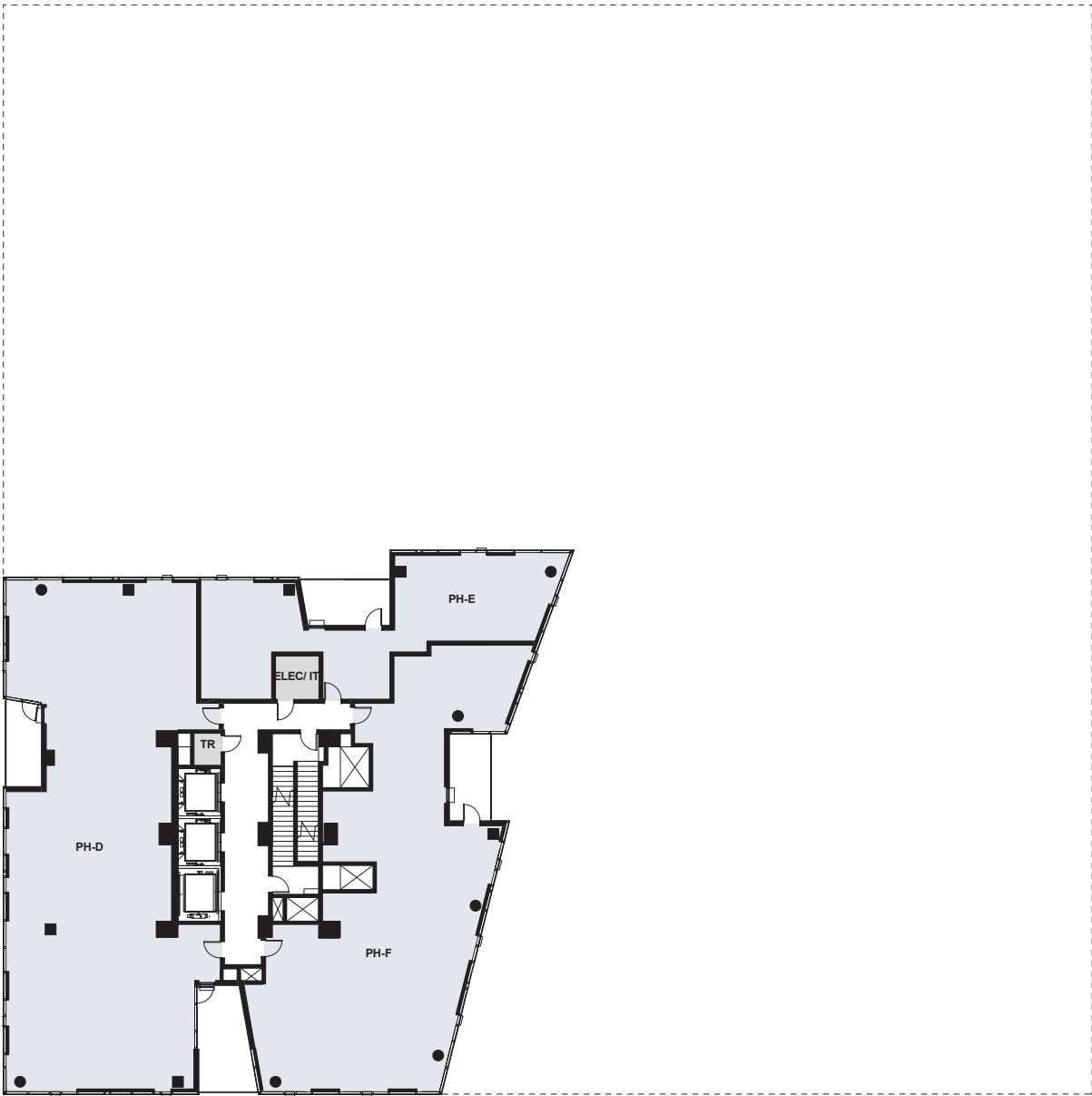
Typical Penthouse Plan (Levels 26-27)



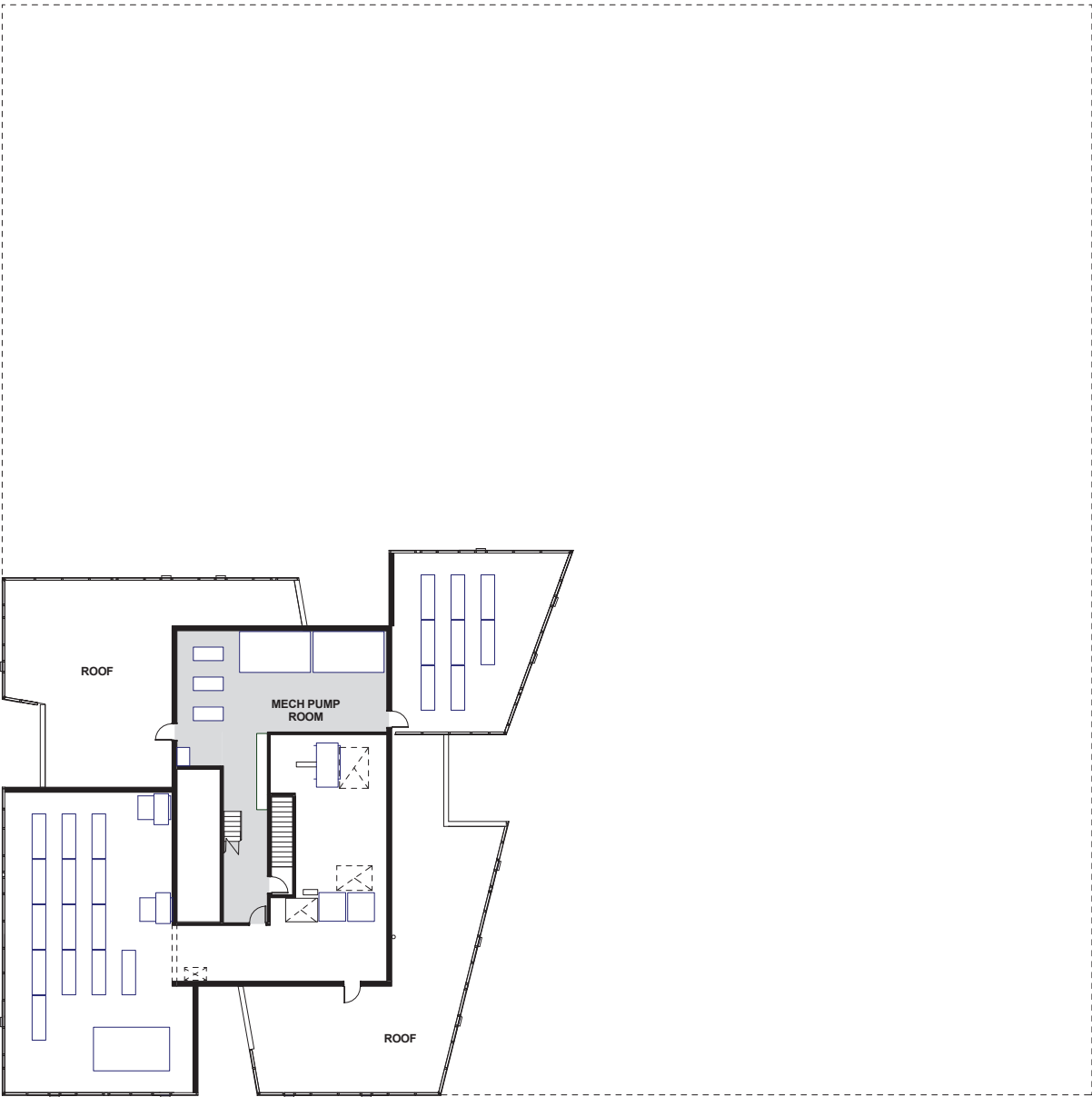
Residential
Lobby/Common
Retail
Service/Storage, Typ.
Outdoor Landscape

Scale: 1/32" = 1' 0"

Level 28



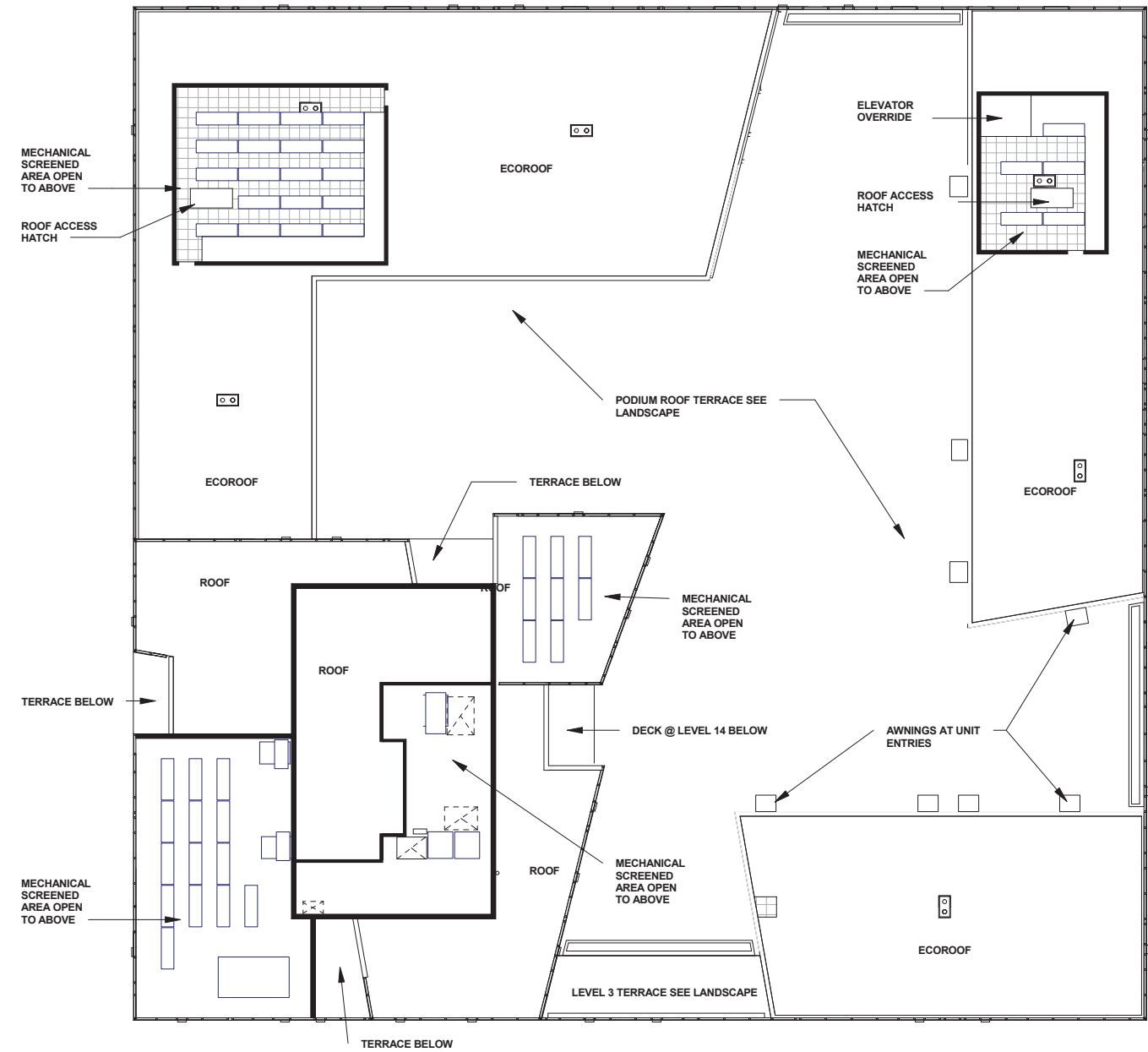
Mechanical Floor Plan



- Residential
- Retail
- Outdoor Landscape
- Lobby/Common
- Service/Storage, Typ.

Scale: 1/32" = 1' 0"

Roof Plan

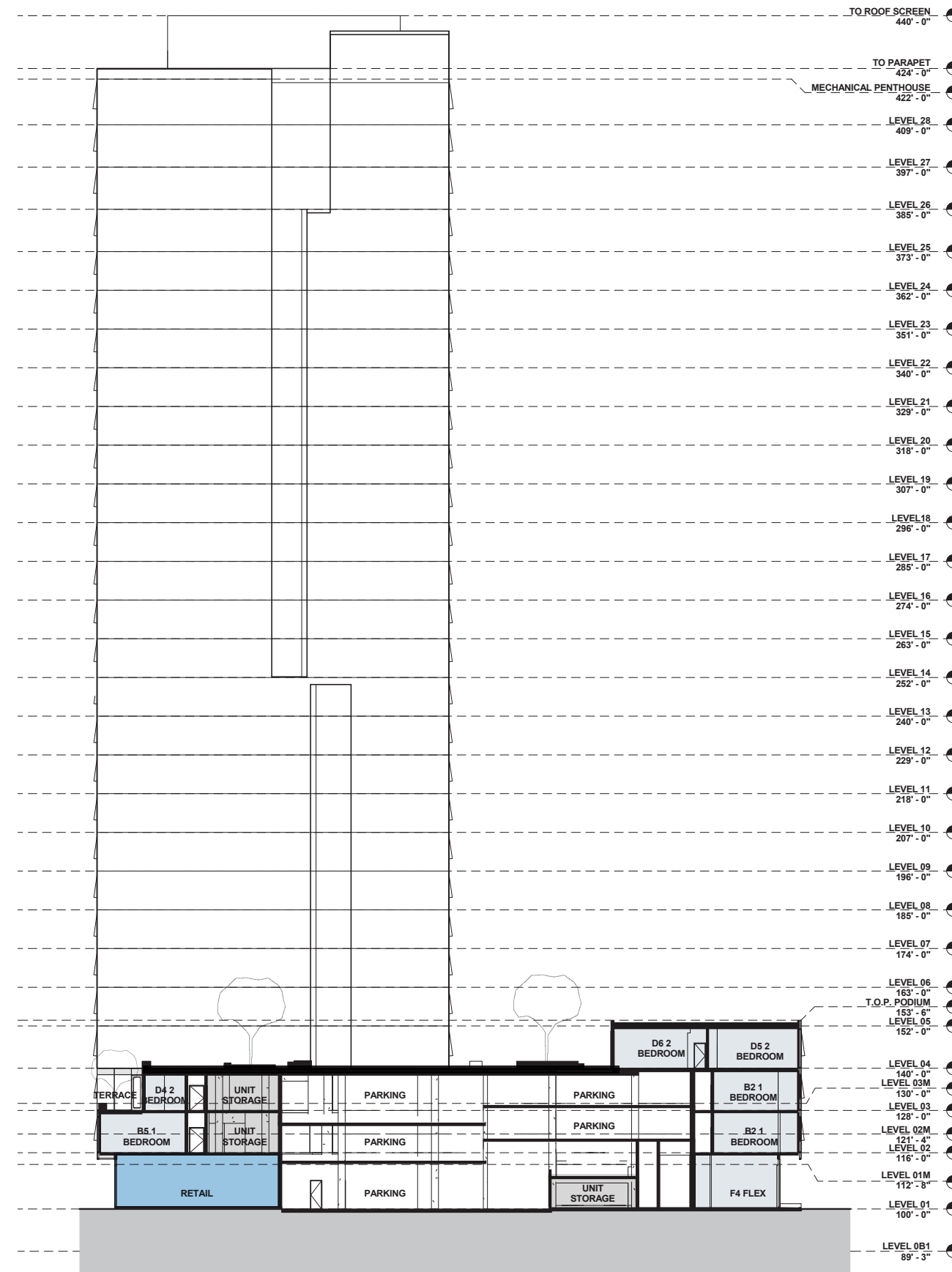


- Residential
- Retail
- Outdoor Landscape
- Lobby/Common
- Service/Storage, Typ.

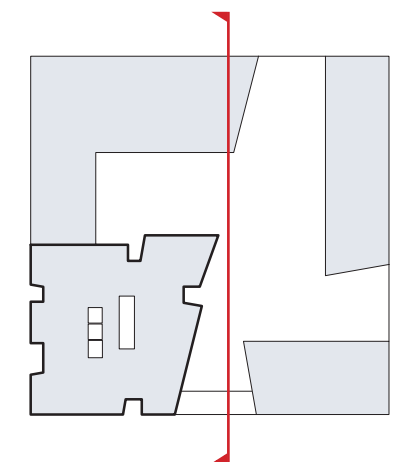
Scale: 1/32" = 1' 0"

BUILDING SECTIONS

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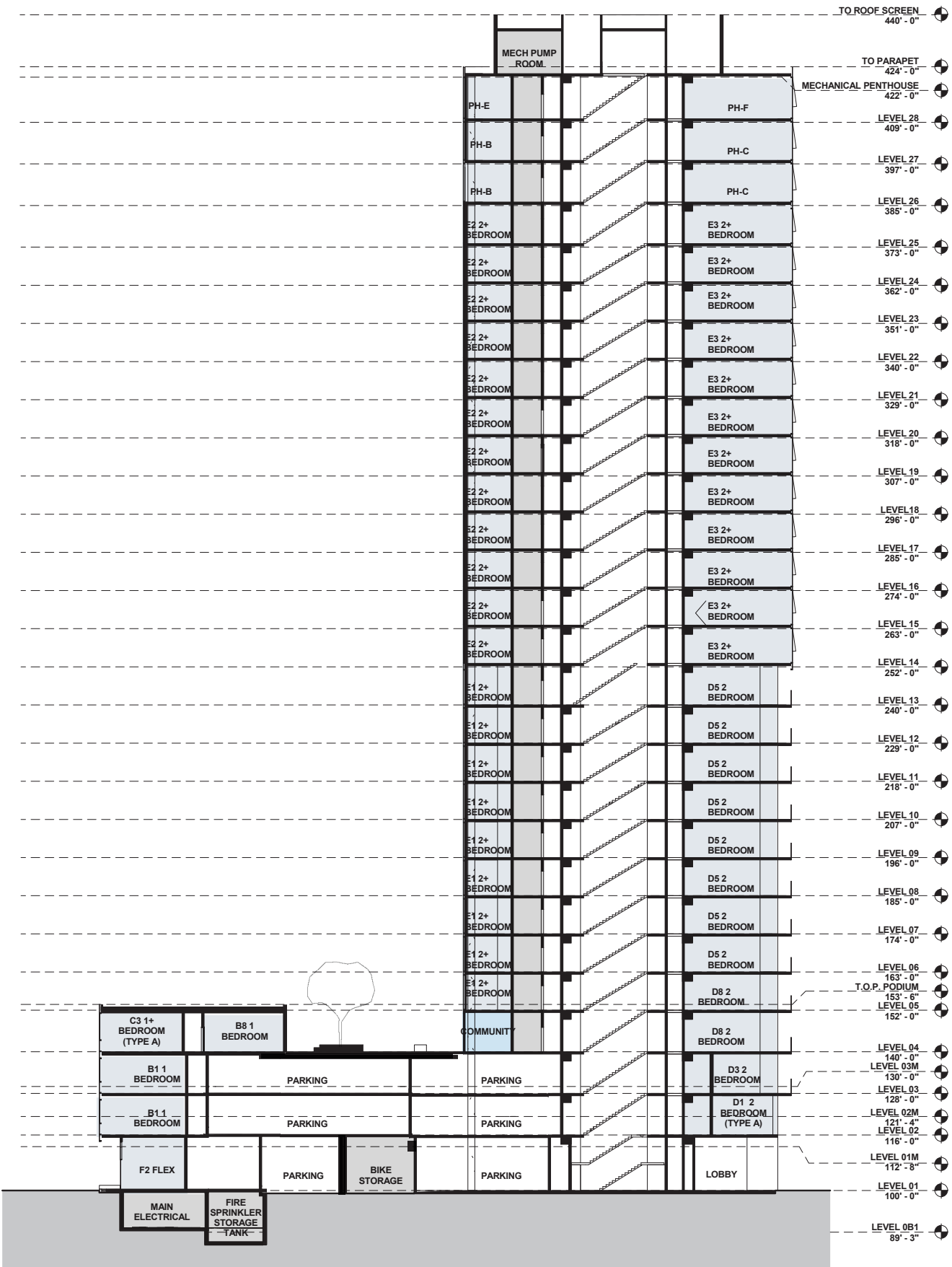


- Residential
- Lobby/Common
- Retail
- Service/Storage, Typ.
- Outdoor Landscape

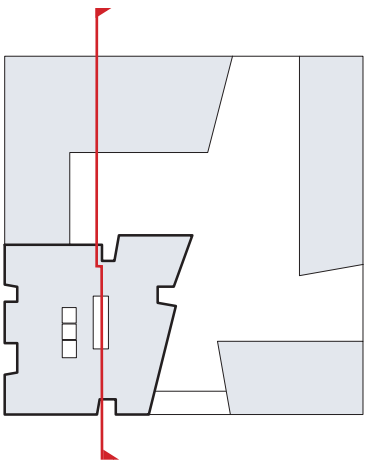


Key Plan

Scale 1" = 40'

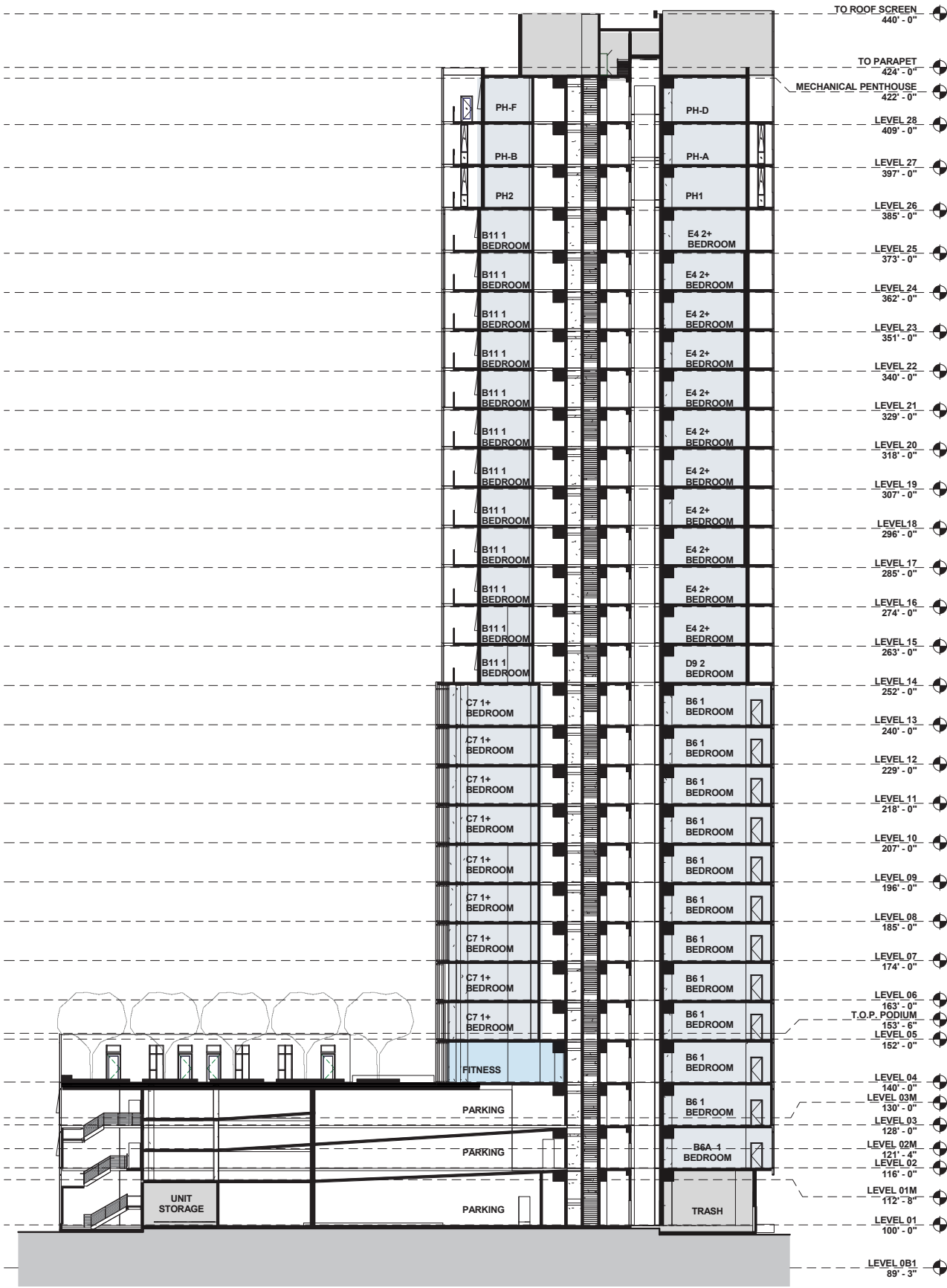


- Residential
- Lobby/Common
- Retail
- Service/Storage, Typ.
- Outdoor Landscape

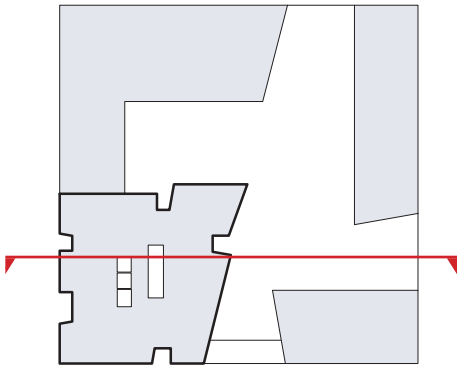


Key Plan

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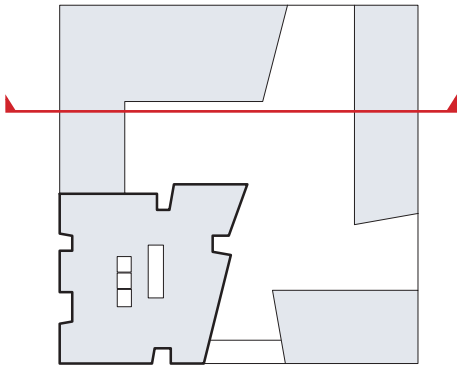
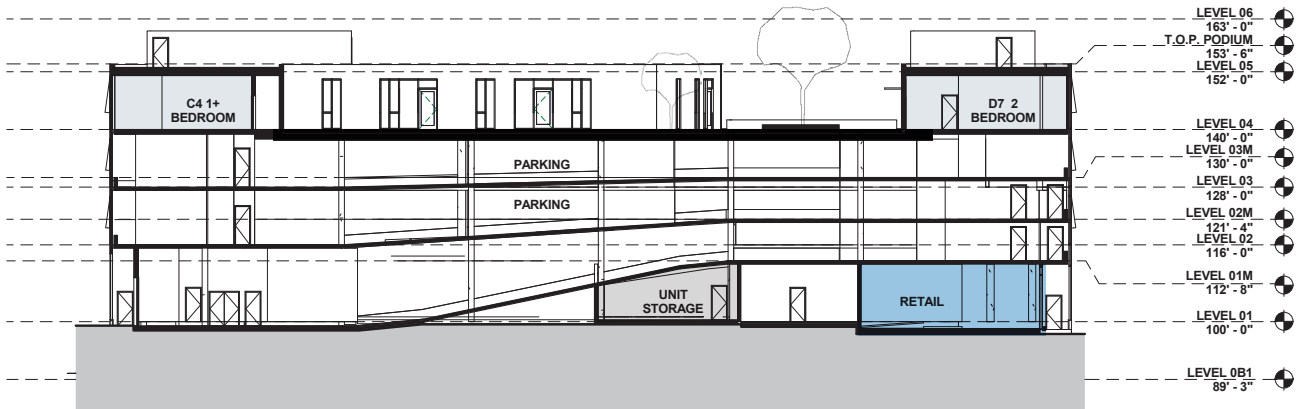
- Residential
- Lobby/Common
- Retail
- Service/Storage, Typ.
- Outdoor Landscape



Key Plan

Scale 1" = 40'

- Residential
- Lobby/Common
- Retail
- Service/Storage, Typ.
- Outdoor Landscape

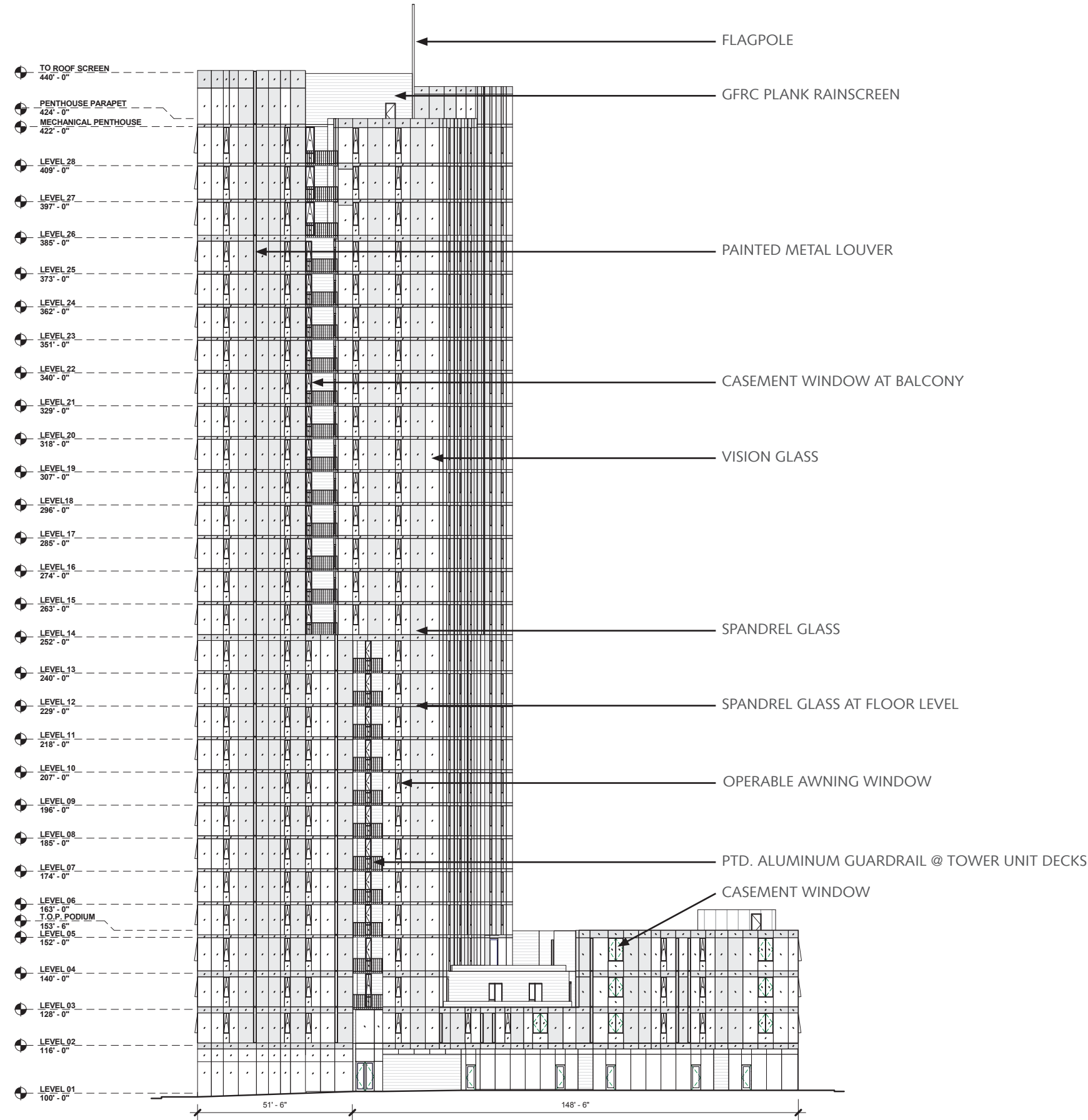


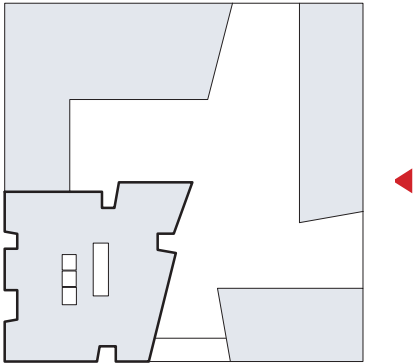
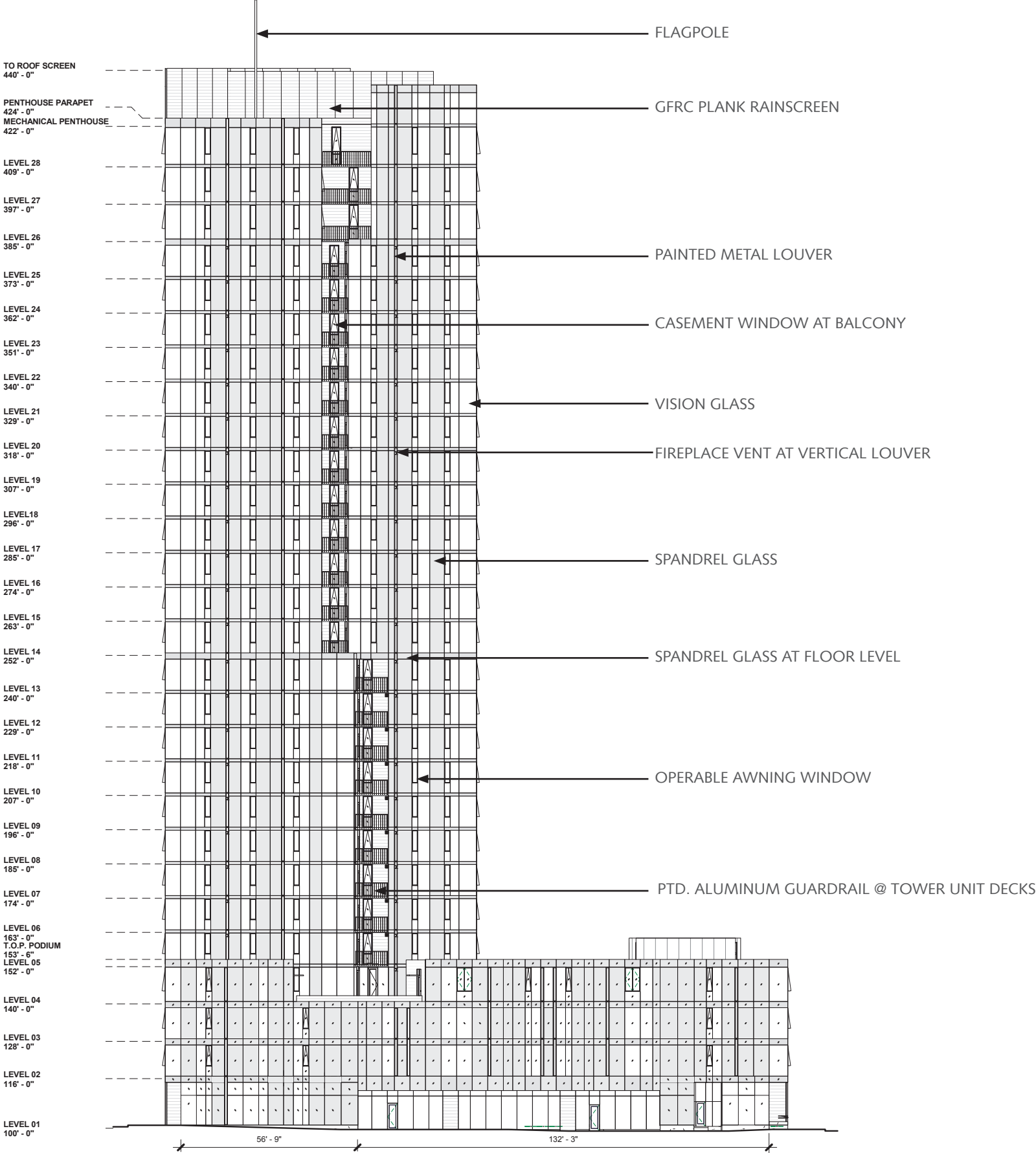
Key Plan

Scale 1" = 40'

FILE # LU 13-139762 DAM AD
June 21, 2013

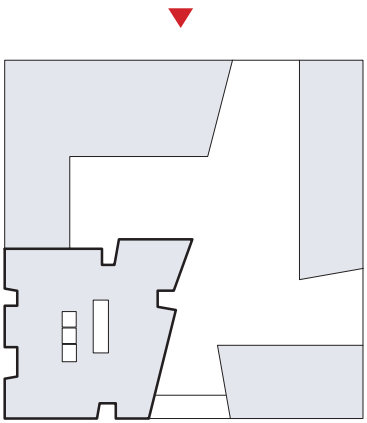
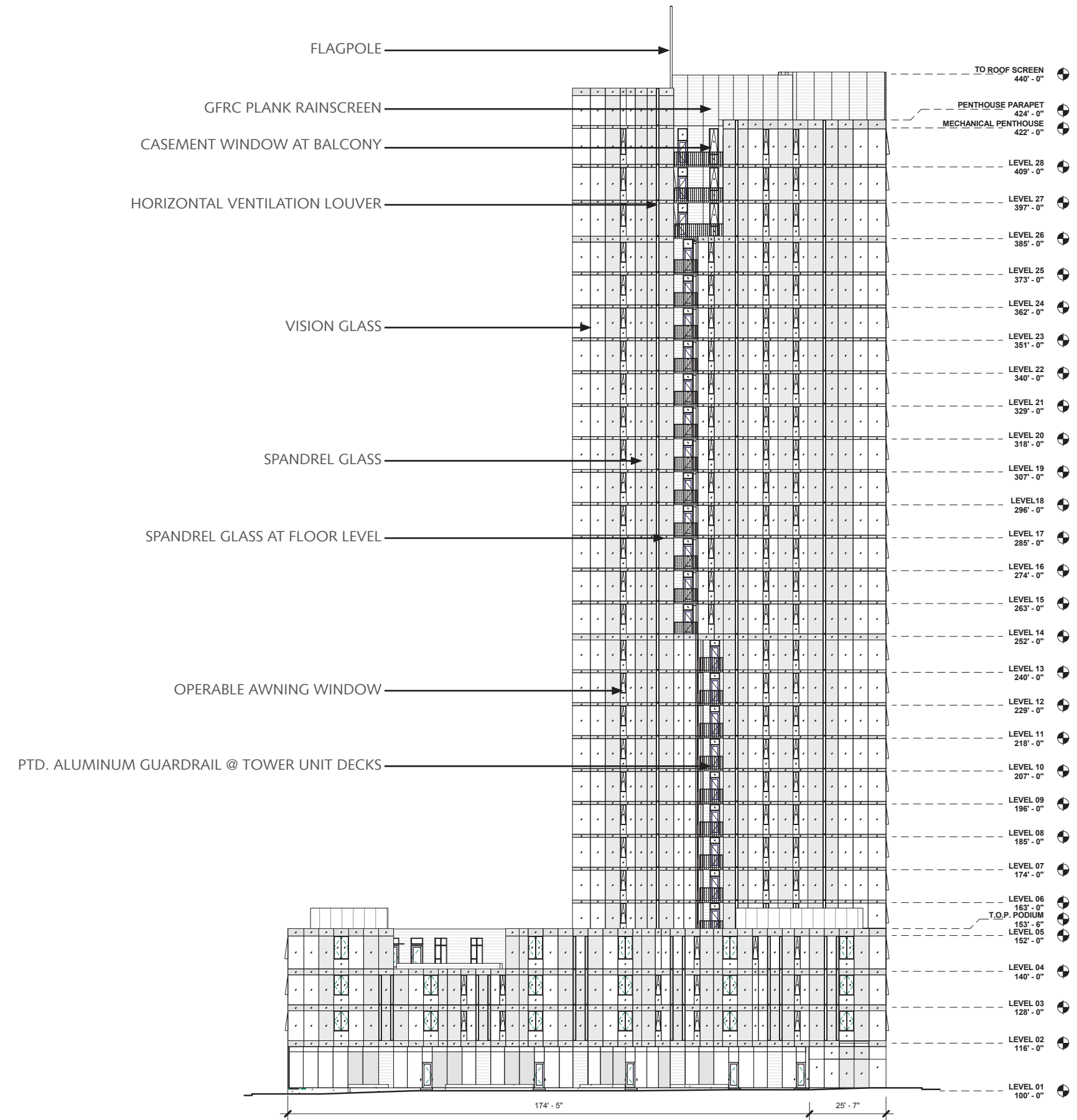
BUILDING ELEVATIONS





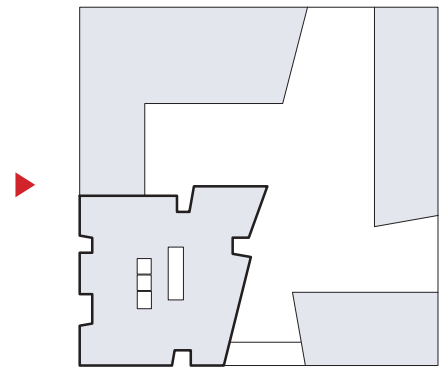
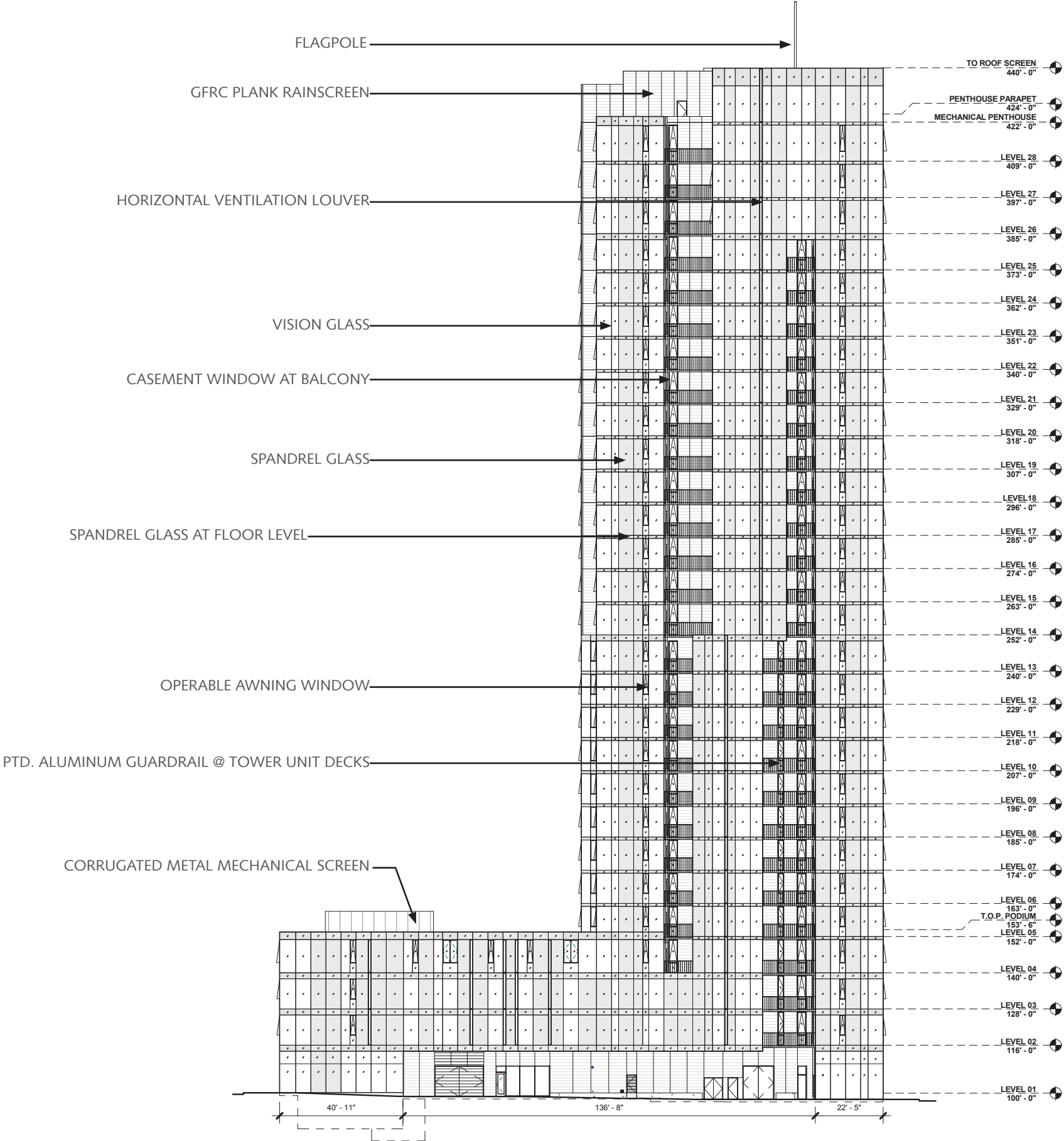
Key Plan

Scale 1" = 40'



Key Plan

Scale 1" = 40'



Key Plan

Scale 1" = 40'

STREET LEVEL STUDY



Enlarged Street Level Elevation - South Elevation



Enlarged Street Level Elevation - East Elevation



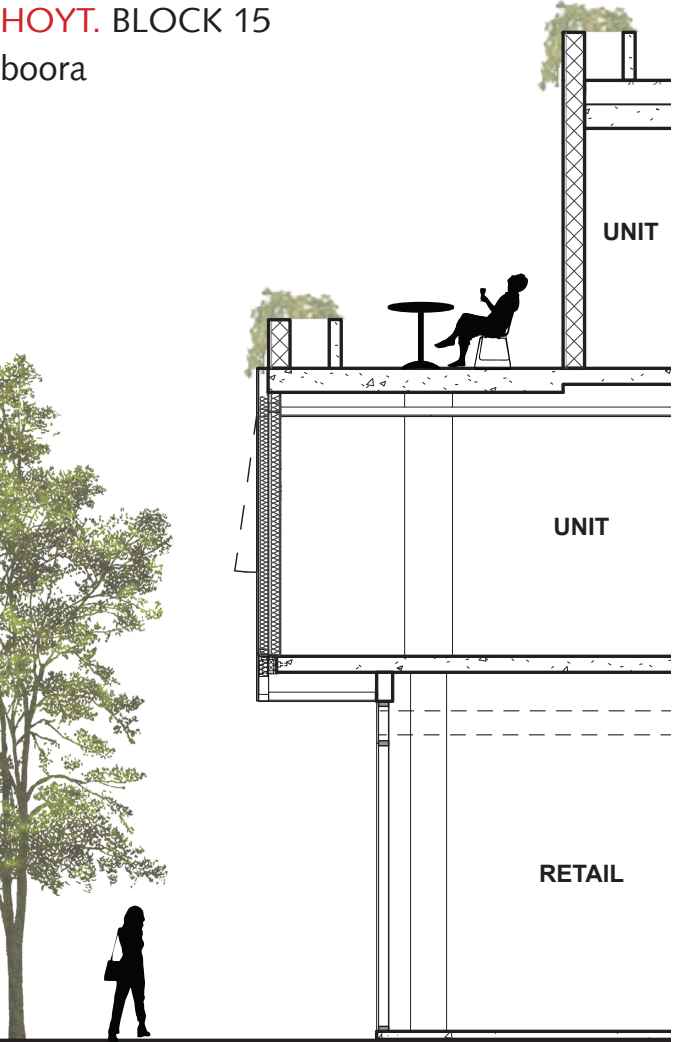
Enlarged Street Level Elevation - North Elevation



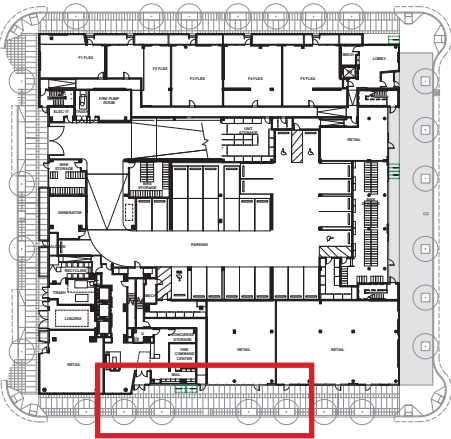
Enlarged Street Level Elevation - West Elevation

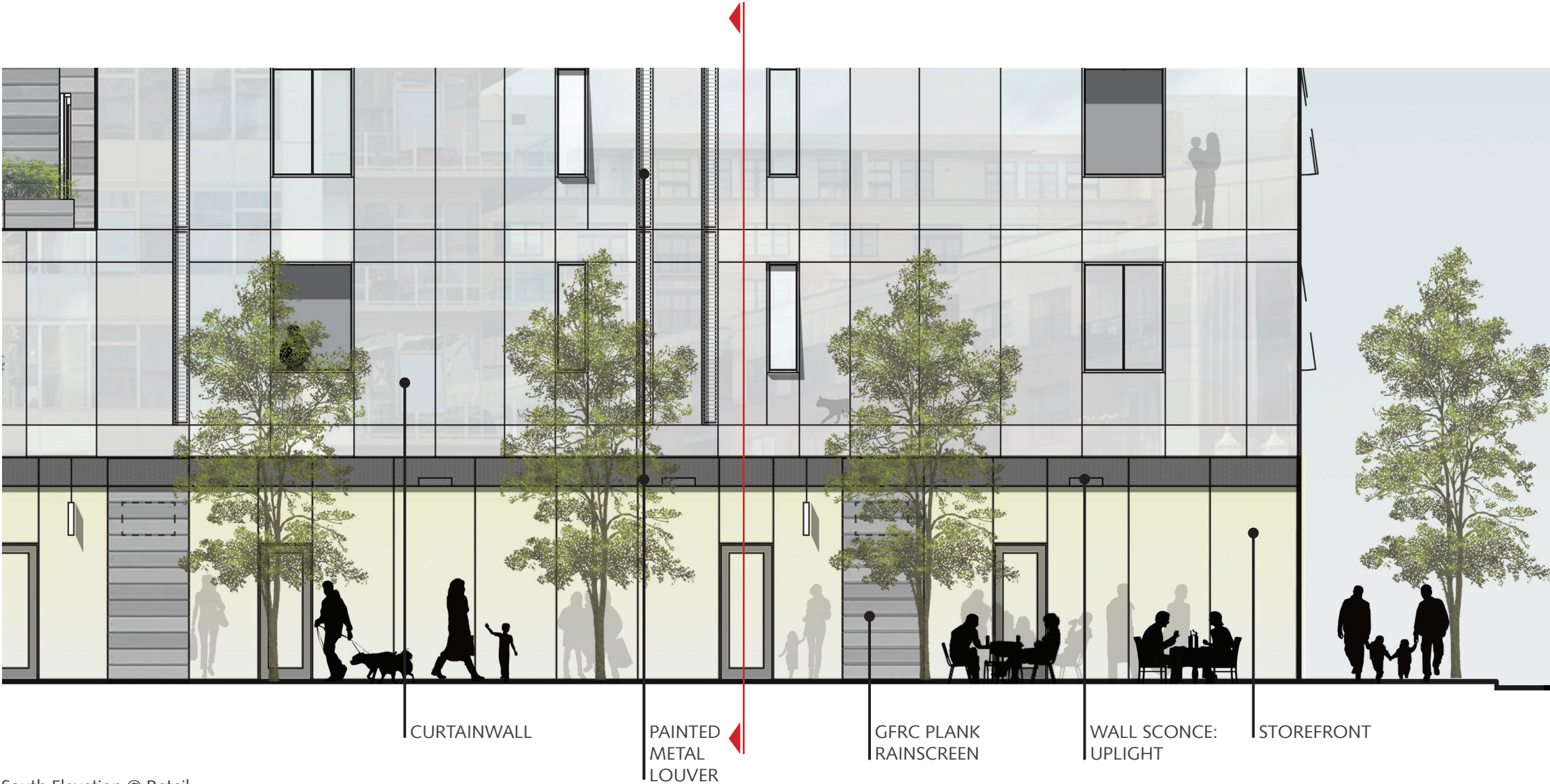


South Elevation @ Lobby and Retail
Scale 1/8" = 1' - 0"

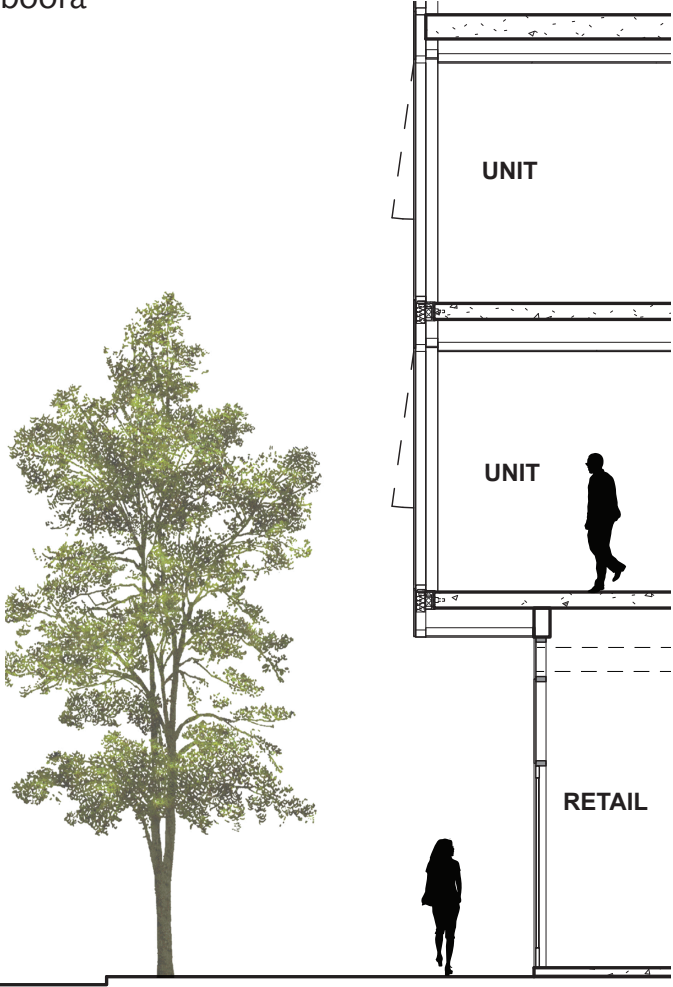


Section
Scale 1/8" = 1' - 0"





South Elevation @ Retail
Scale 1/8" = 1' - 0"



Section
Scale 1/8" = 1' - 0"



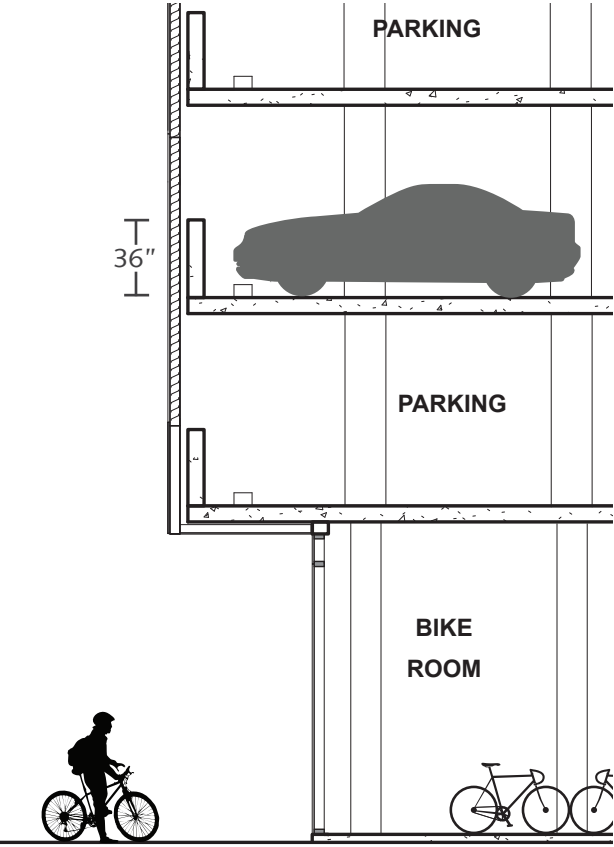
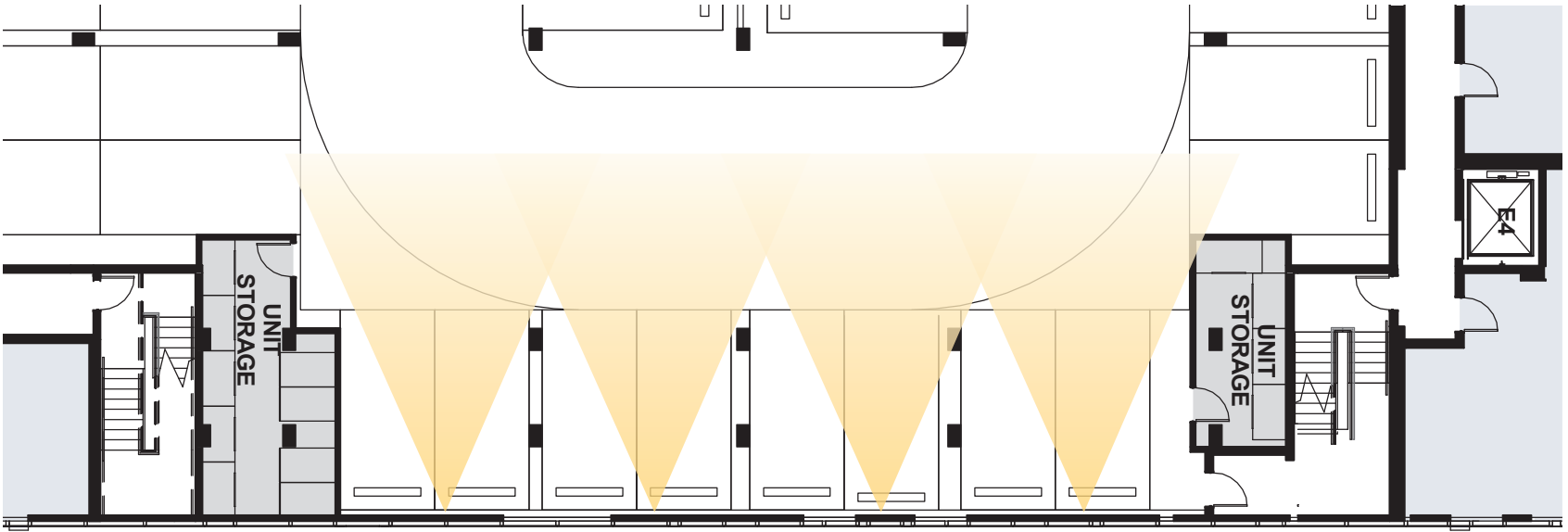


CURTAINWALL
PAINTED METAL LOUVER
GFRP PLANK RAINSCREEN
BIKE GRAPHIC AT FRITTED GLASS
FRITTED GLASS

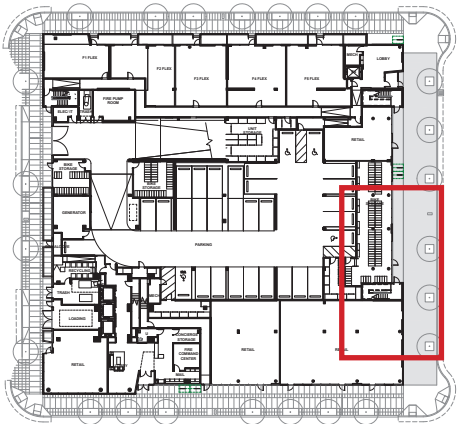
East Elevation @ Bike Room / Parking
Scale 1/8" = 1' - 0"



Surface Mounted Lighting - On Spandrel Panels Aimed Toward Garage Interior

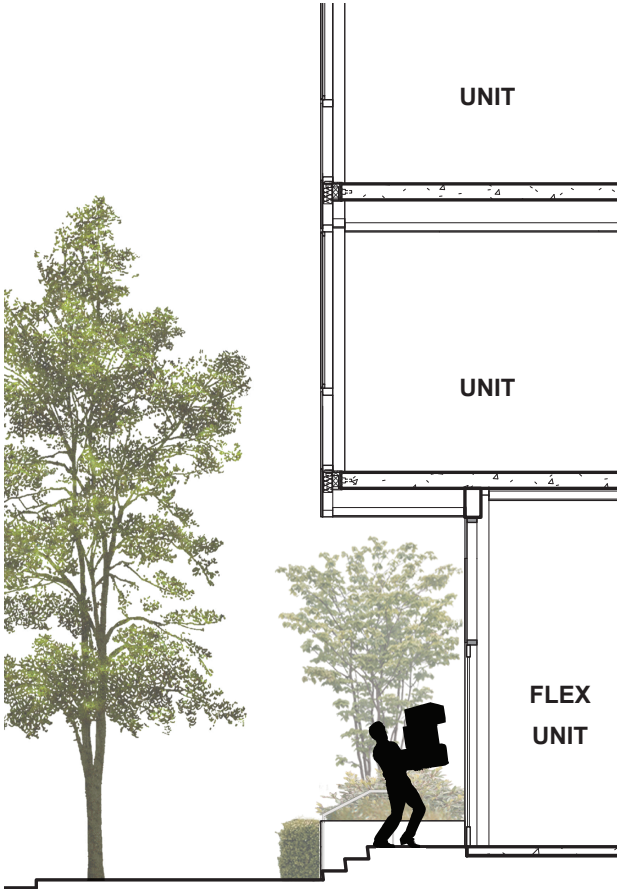


Section
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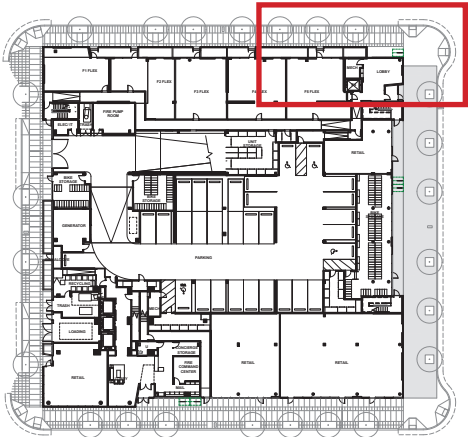




North Elevation @ Lobby and Work/Live
Scale 1/8" = 1' - 0"



Section
Scale 1/8" = 1' - 0"

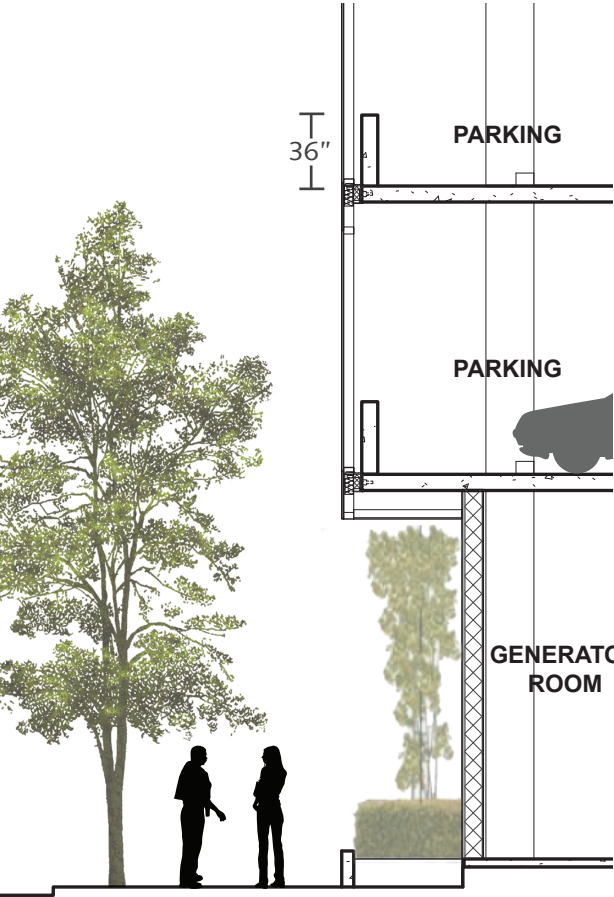
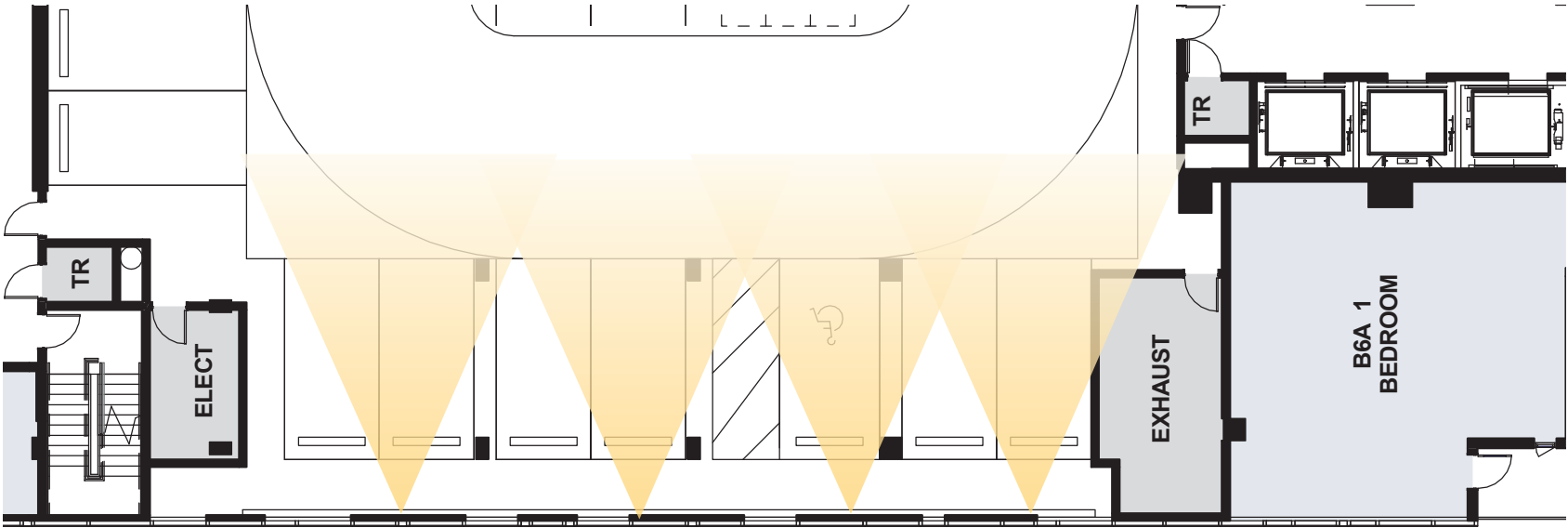




West Elevation @ Garage Entry
Scale 1/8" = 1' - 0"

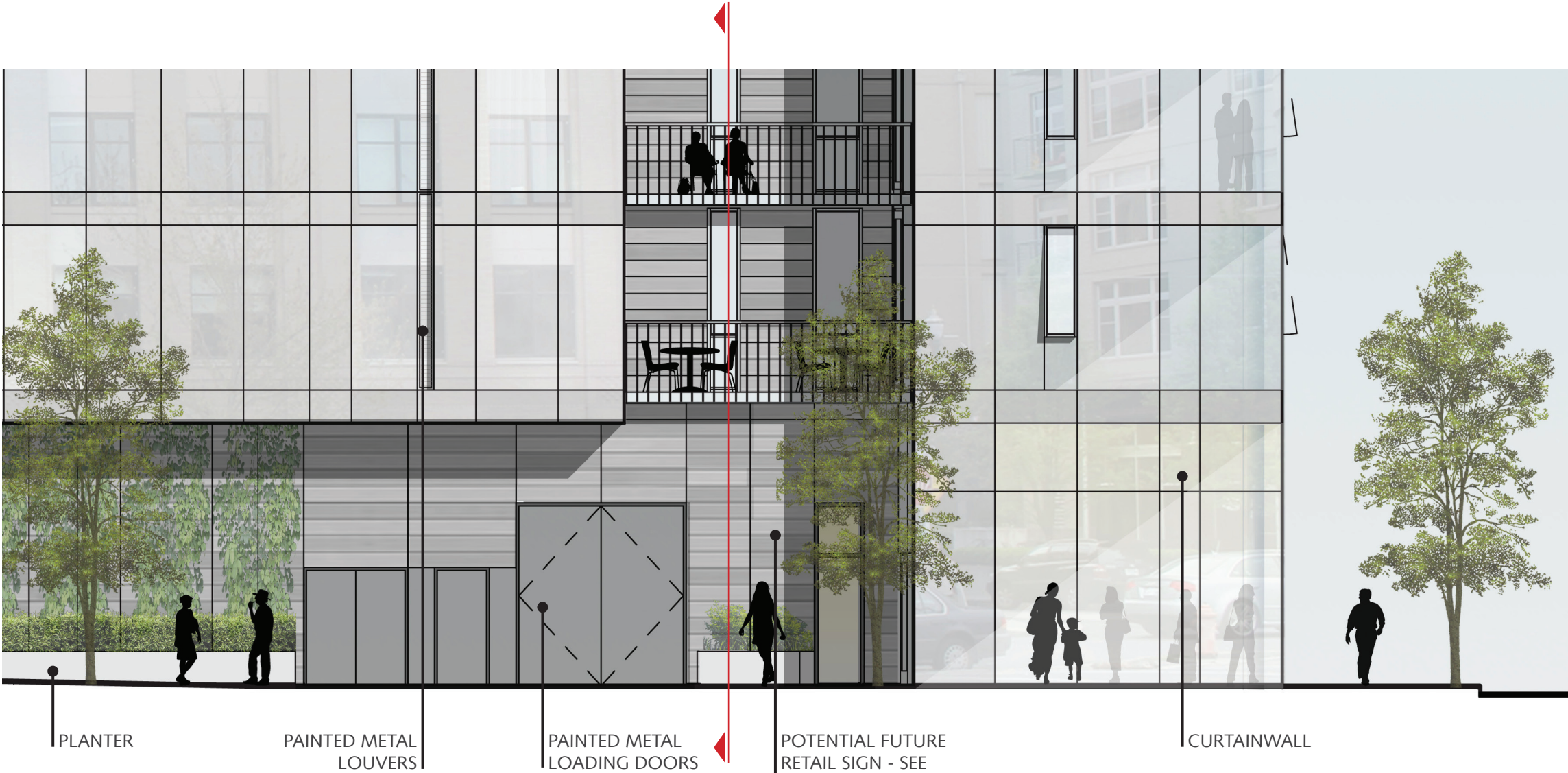


Surface Mounted Lighting - On
Spandrel Panels Aimed Toward
Garage Interior

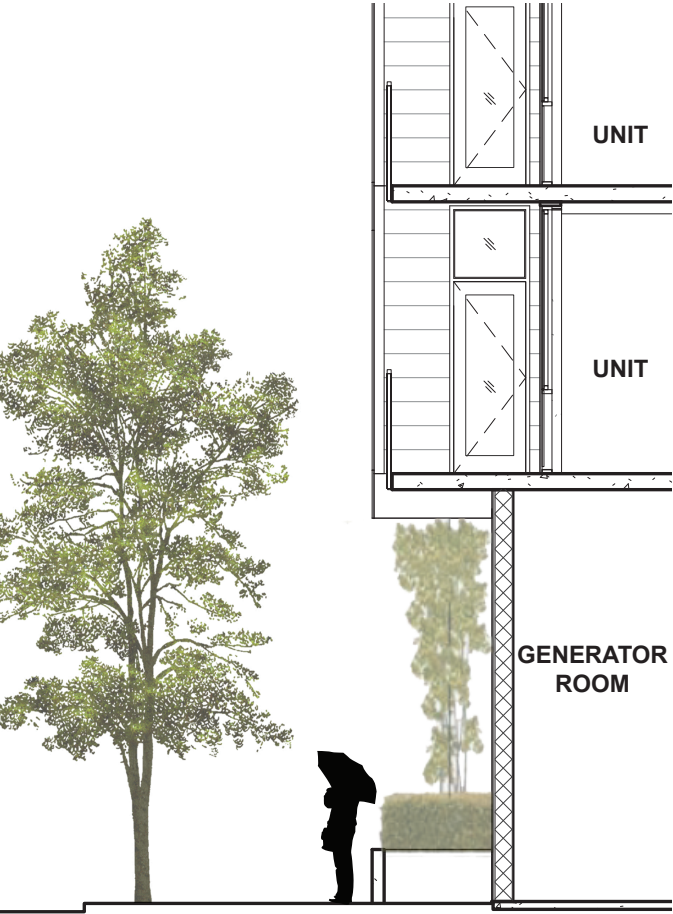


Section
Scale 1/8" = 1' - 0"

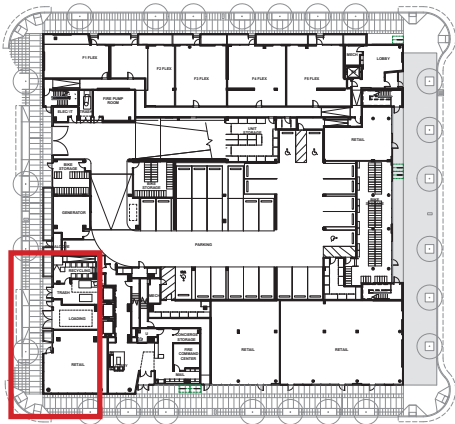


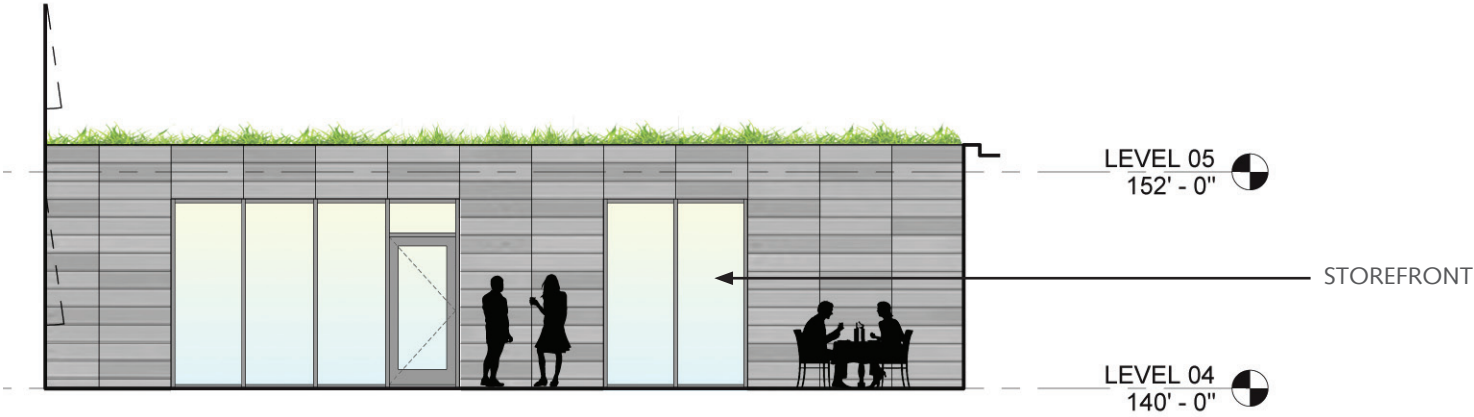


West Elevation @ Retail and Loading
Scale 1/8" = 1' - 0"

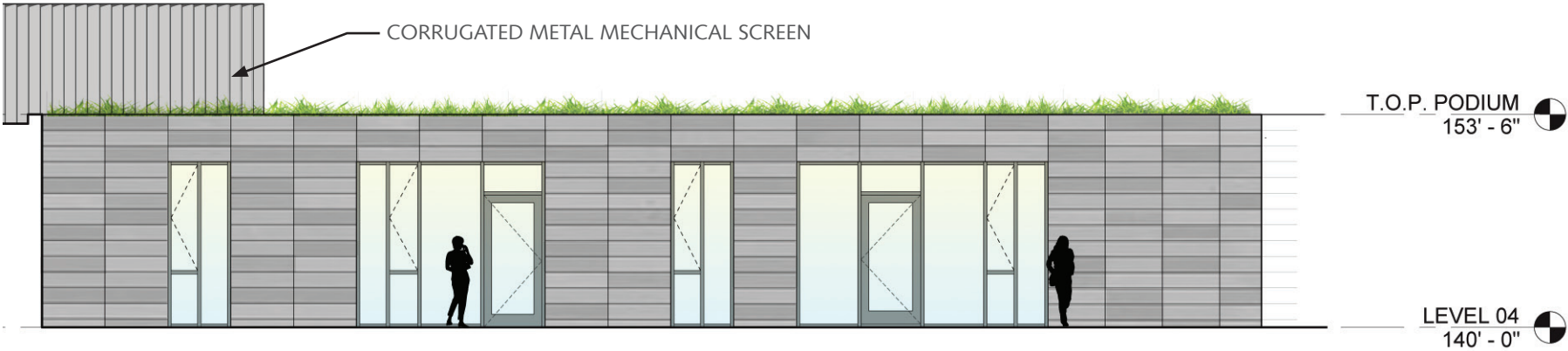


Section
Scale 1/8" = 1' - 0"





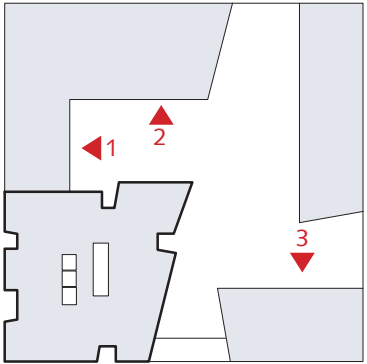
(1) East @ Terrace Corridor



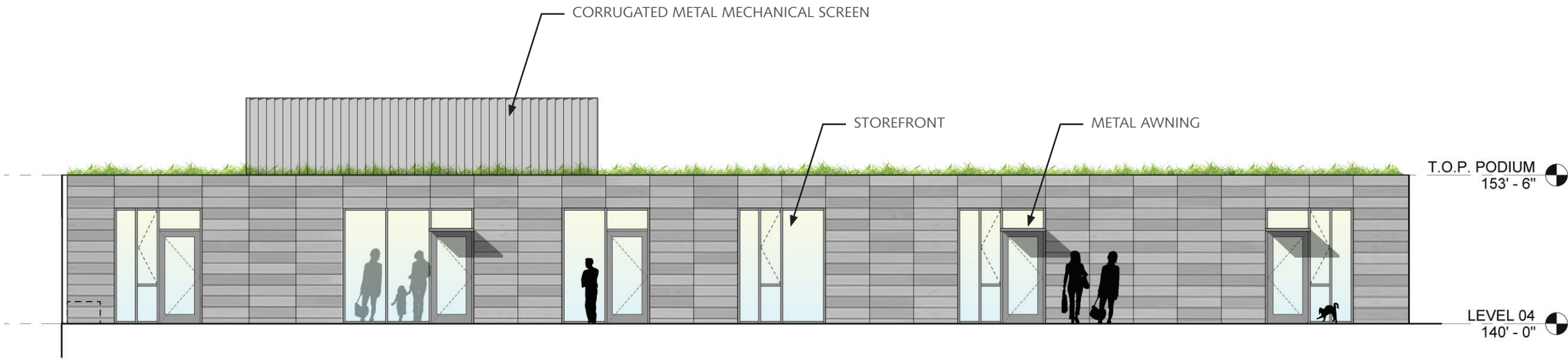
(2) South @ Terrace Units



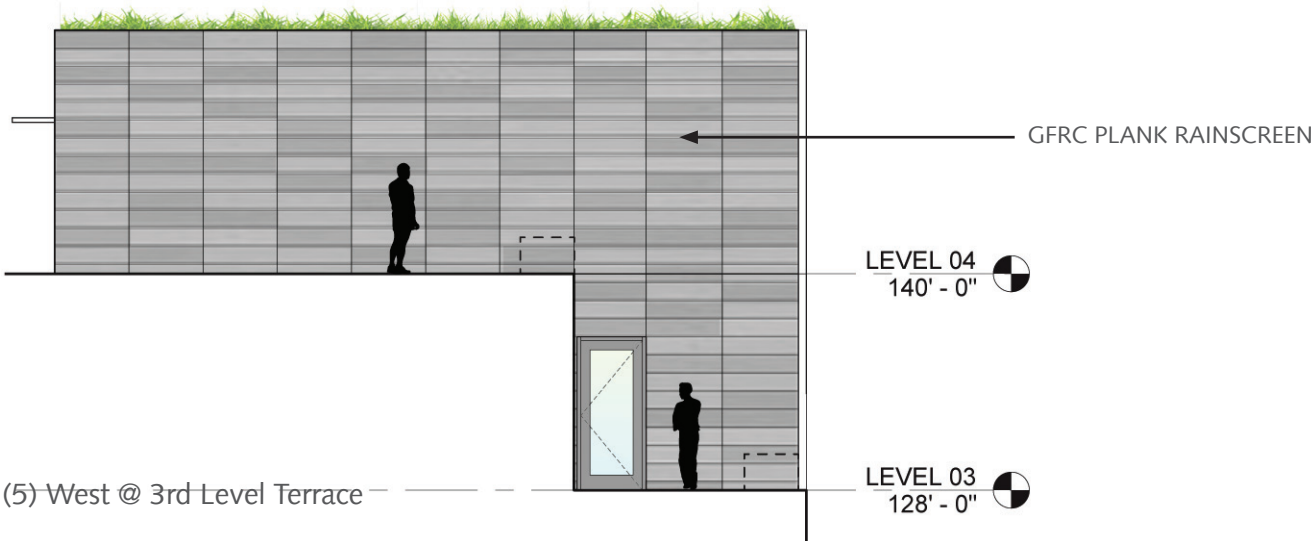
(3) North @ Terrace Garden Units



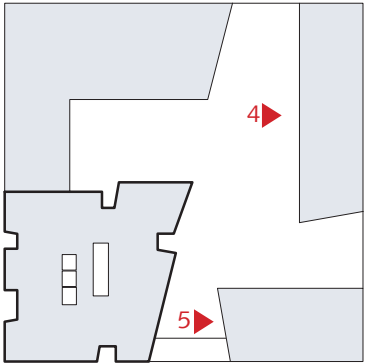
Key Plan



(4) West @ Terrace Units

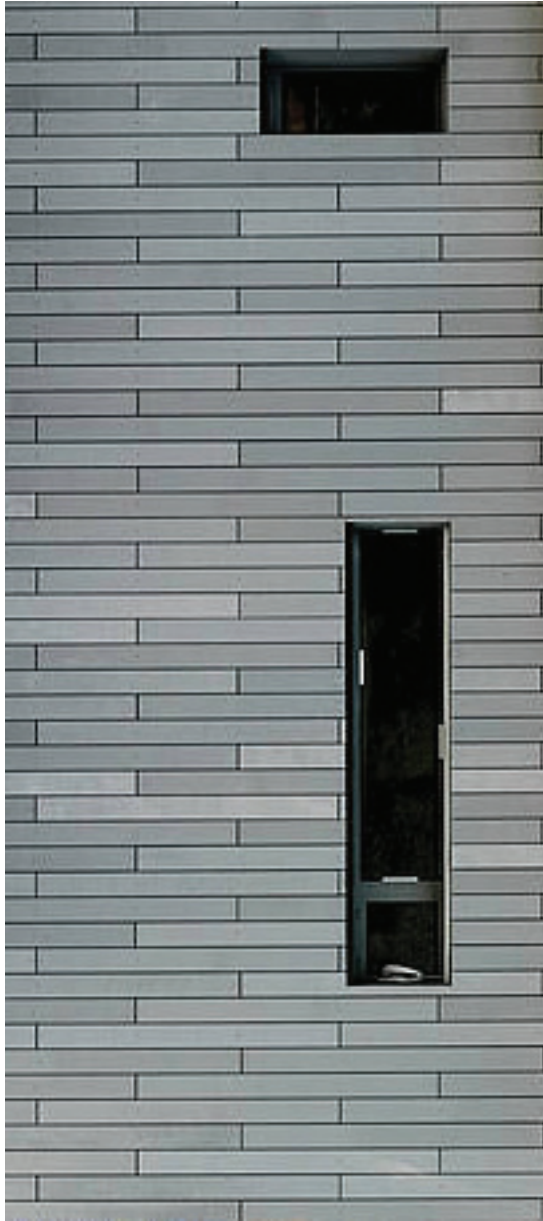


(5) West @ 3rd Level Terrace

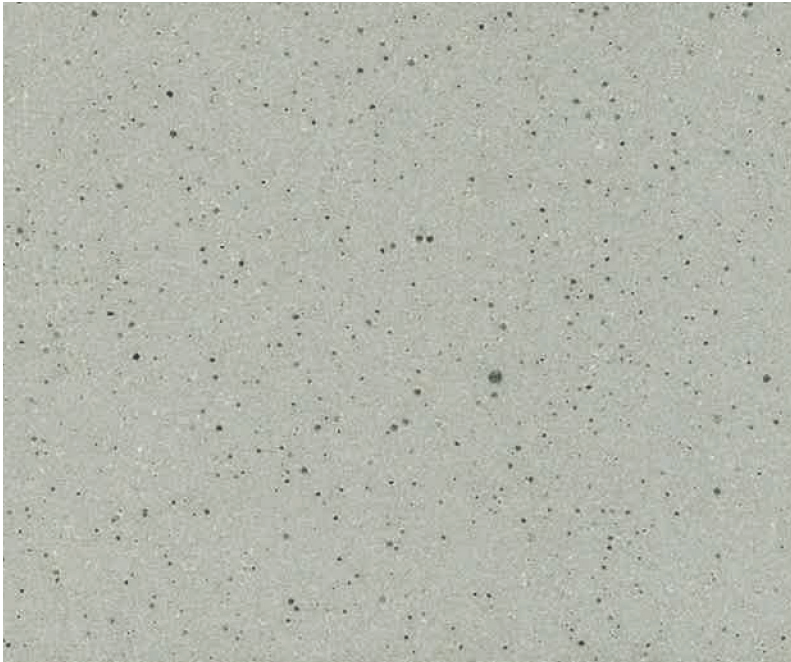
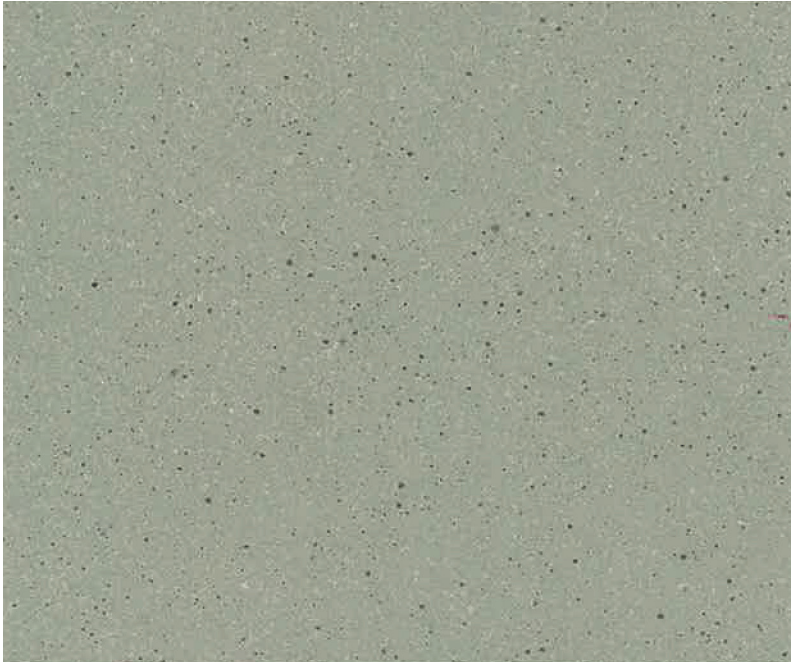


Key Plan

BUILDING MATERIALS



Fiber - Cement Boards (Rieder, OKO skin in Silvergrey)



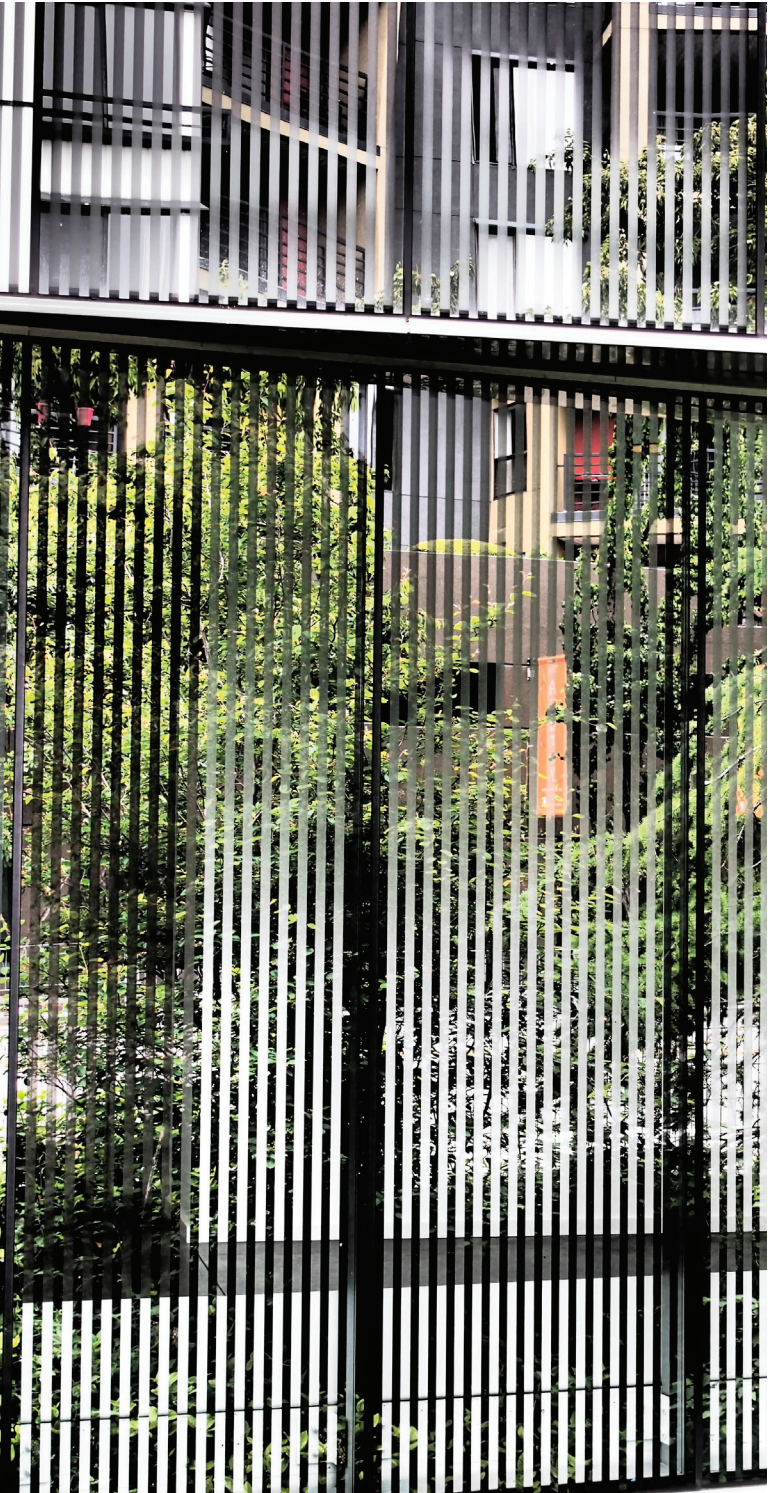
Painted Metal @ 4th Level Terrace Window System



Painted Metal @ Building Skin and Soffits



Glass (Viracon - VRE1-54)



Mirrored Fritted Glass @ Bike Room

SIGNAGE



West Elevation @ Retail and Loading

MATTE BLACK 3-DIMENSIONAL BUILDING
SIGNAGE @ OKO SKIN BOARDS

FUTURE RETAIL SIGNAGE- WALL MOUNTED SIGN
- UNDER SEPARATE PERMIT

FUTURE RETAIL SIGNAGE - SUSPENDED BLADE SIGN
- UNDER SEPARATE PERMIT

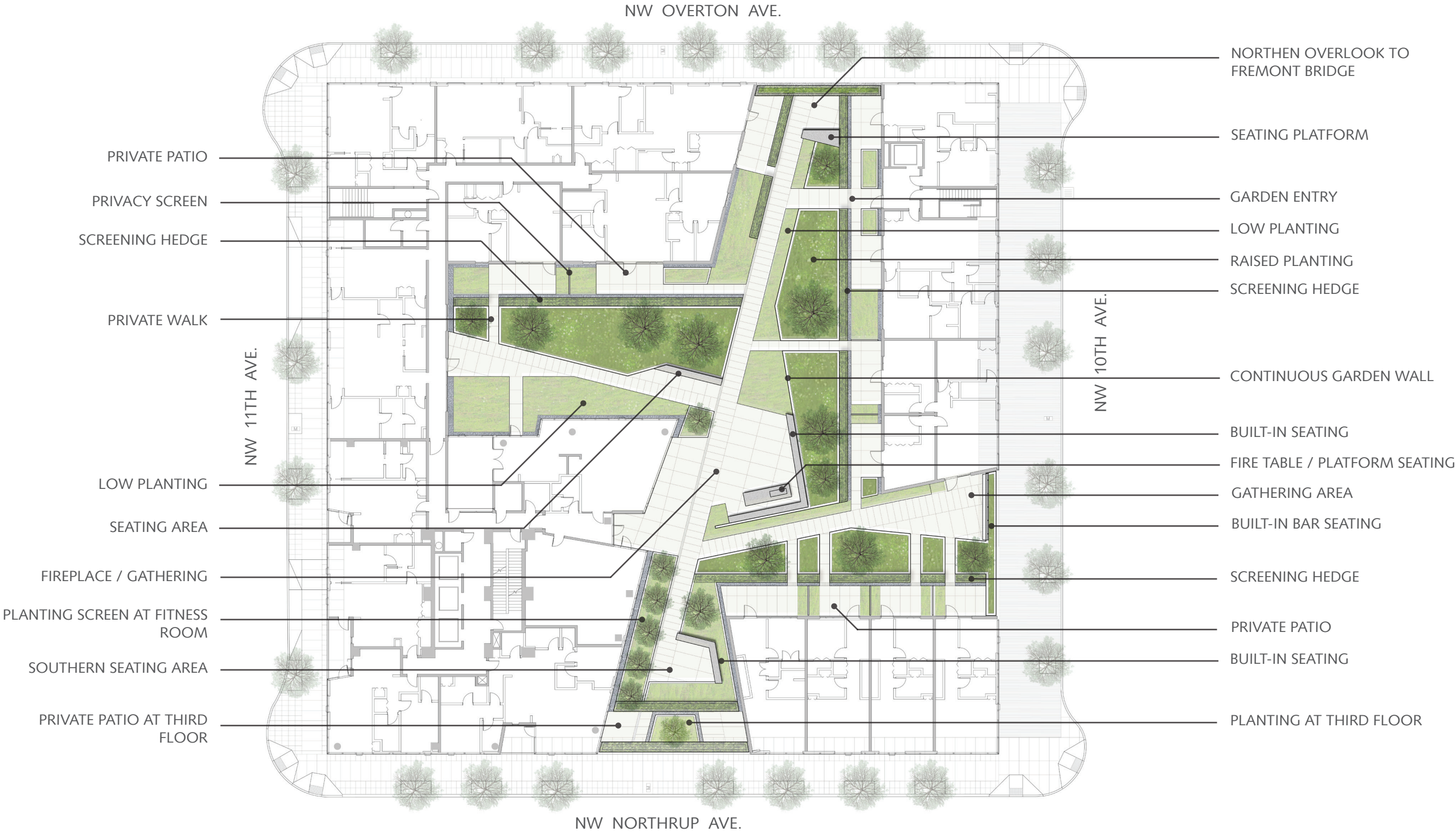
San Serif Font T.B.D.

LANDSCAPE

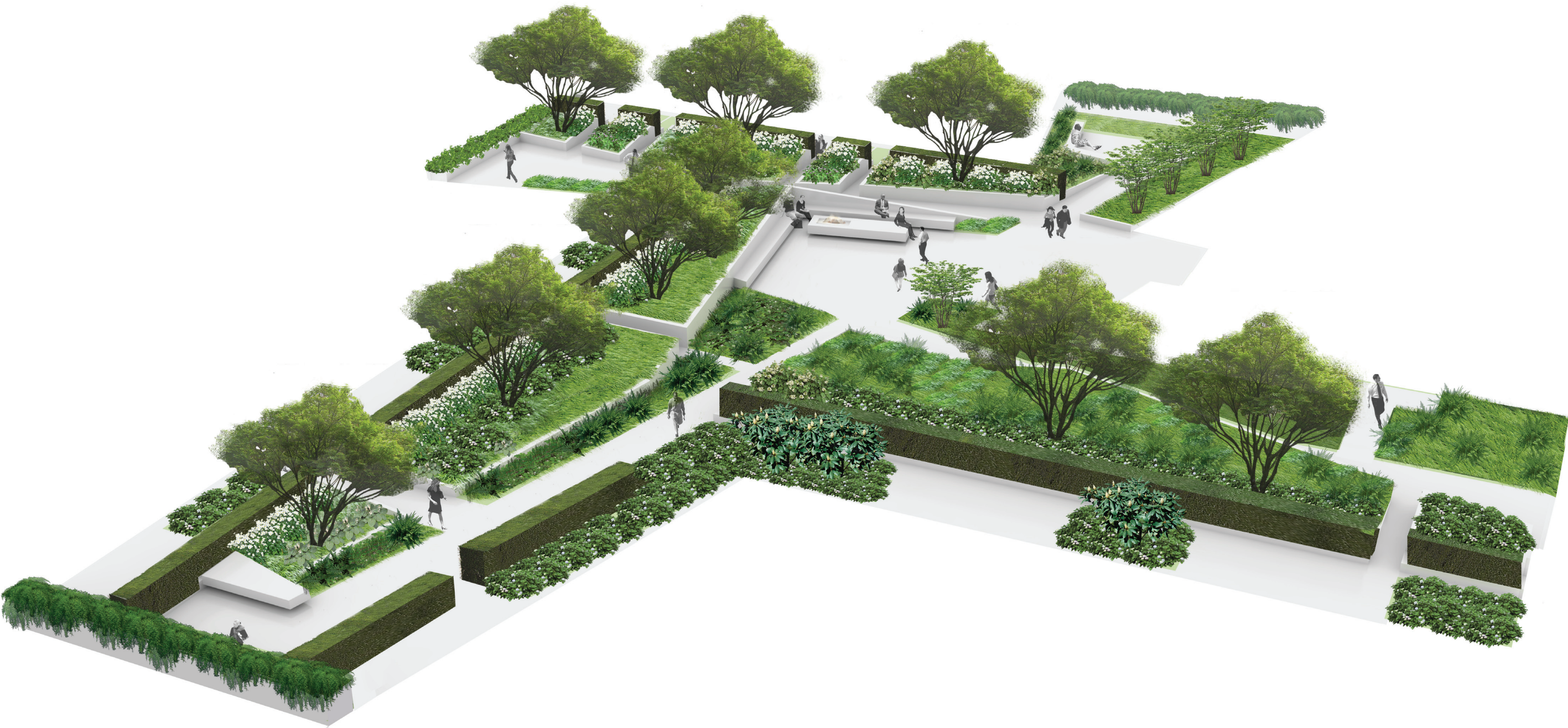




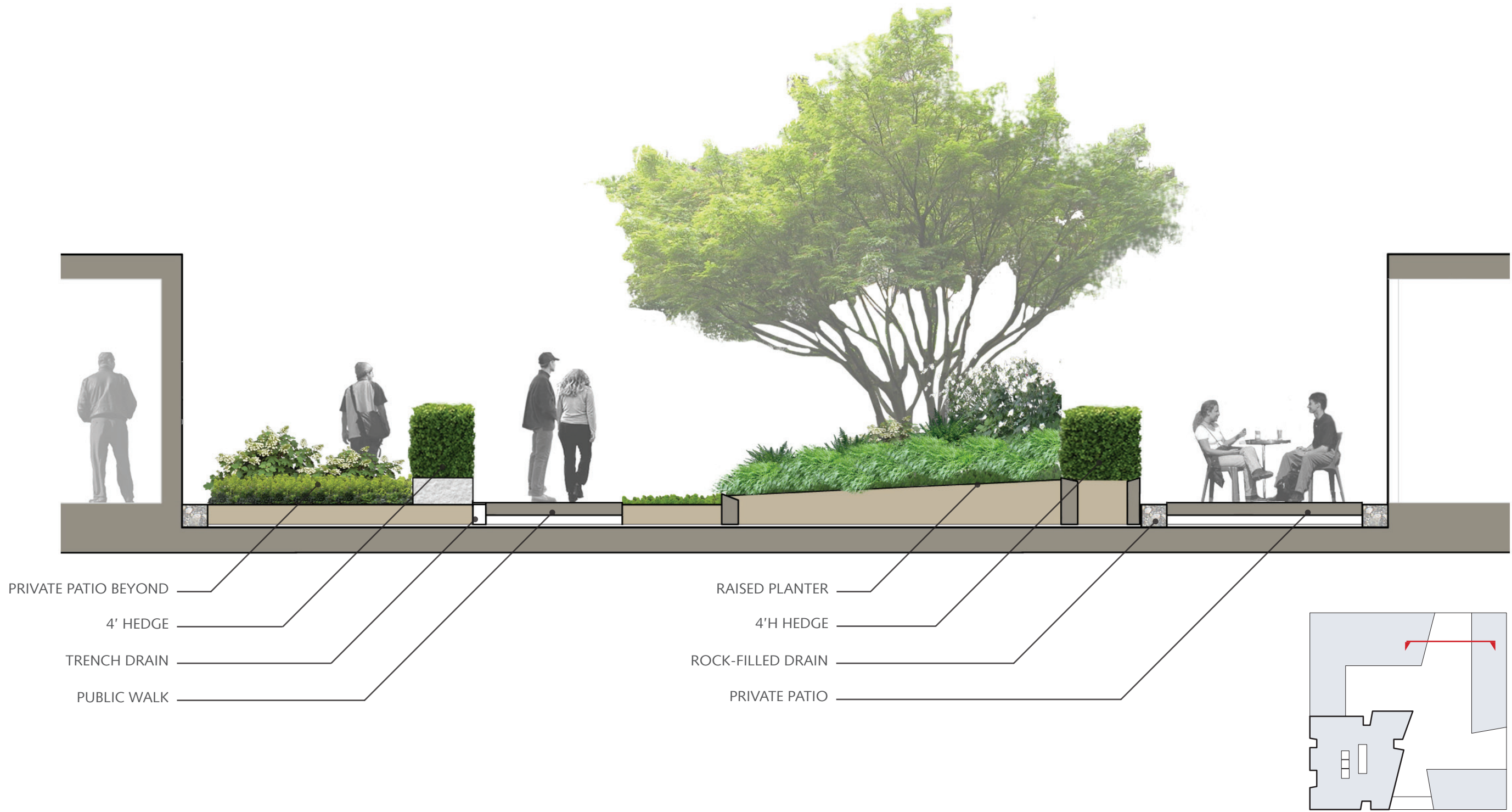




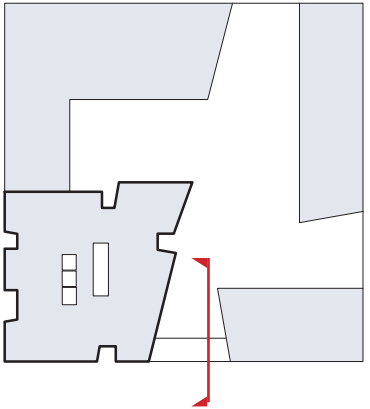
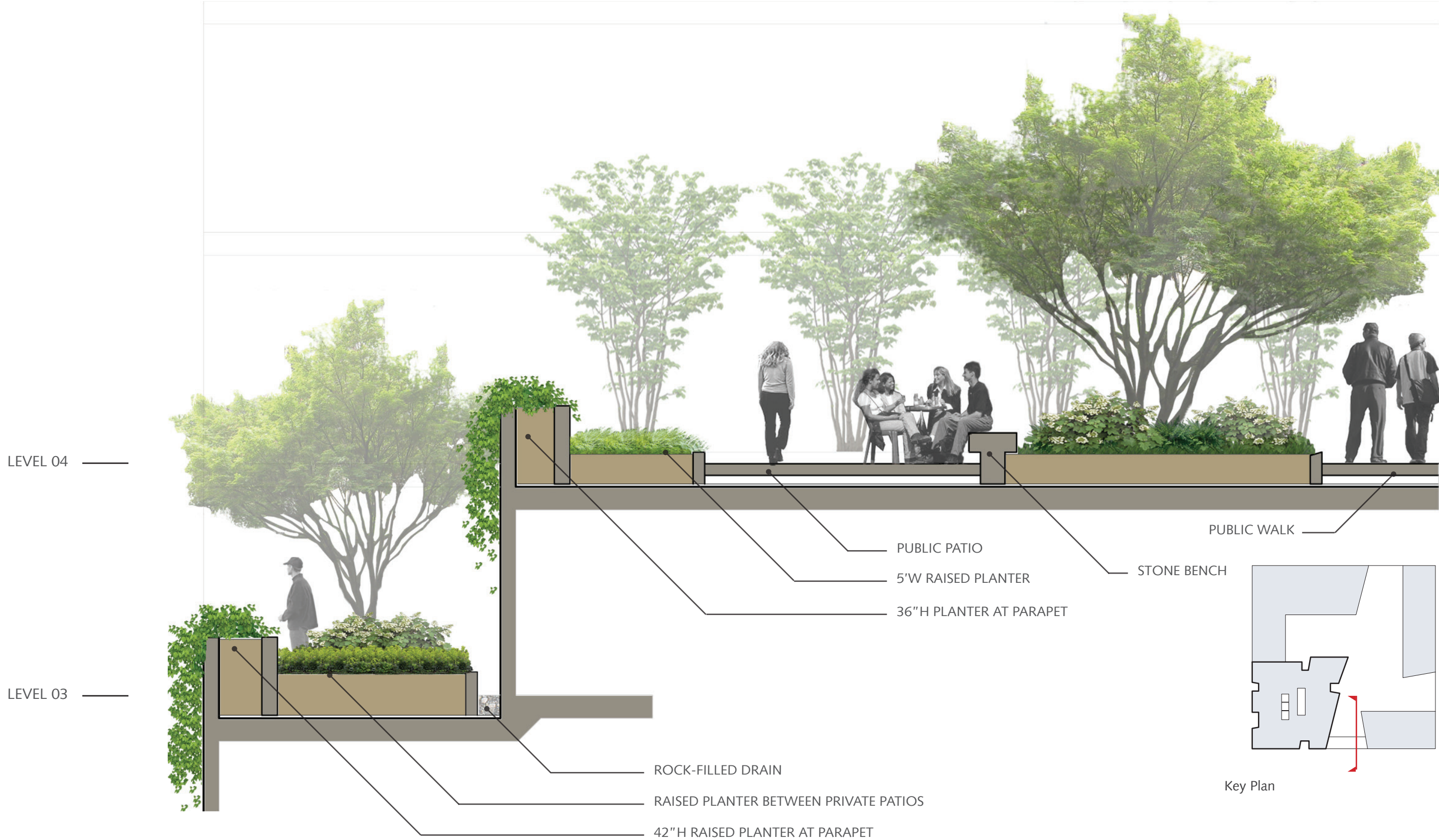
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Key Plan

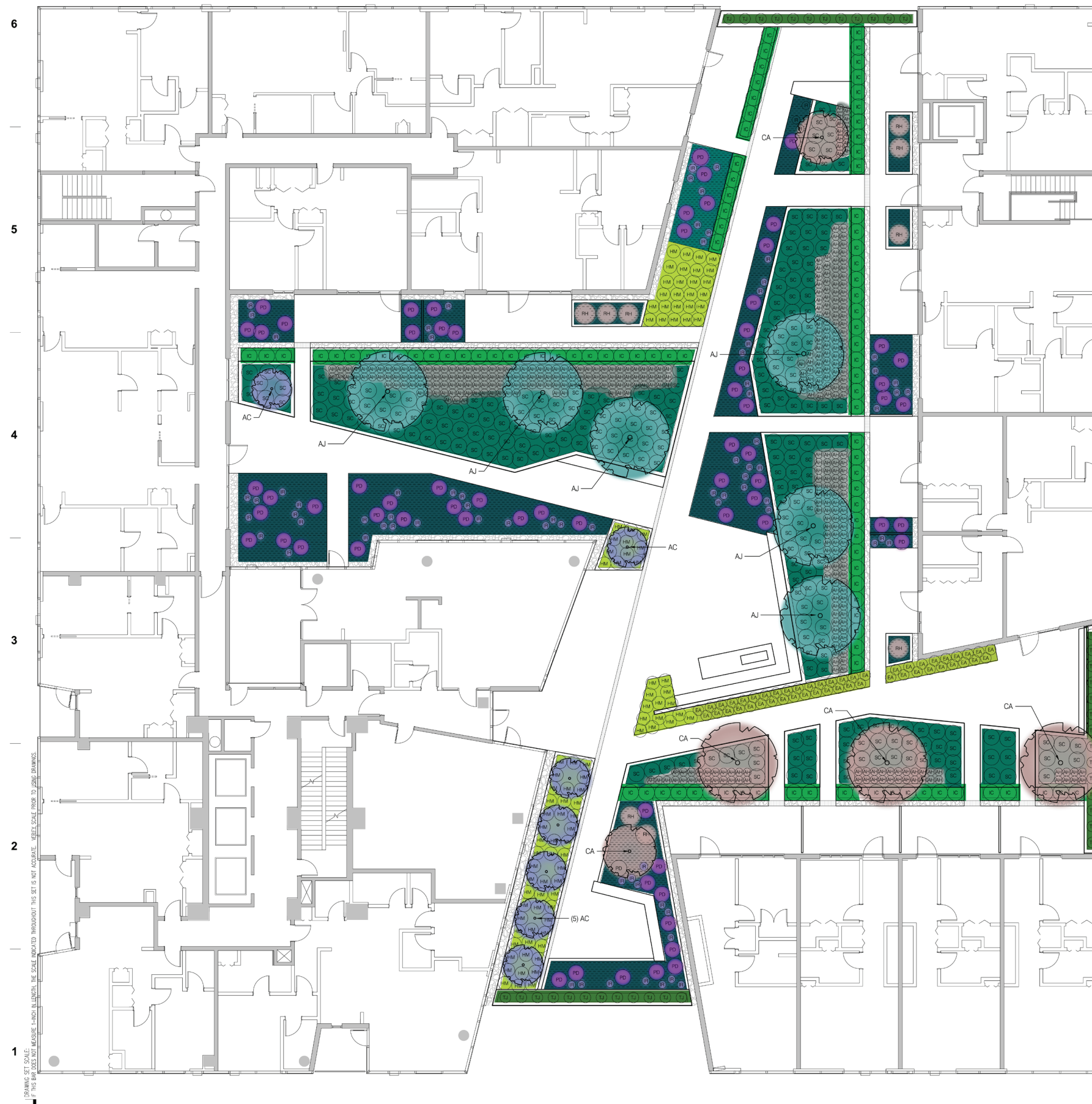


Key Plan

PLANT SCHEDULE

KEY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	AC	ACER CIRCINATUM	VINE MAPLE (B&B / FIELD GROWN)	8'-10'	AS SHOWN
	AH	ANEMONE X HYBRIDA 'HONORINE JOBERT'	HONORINE JOBERT JAPANESE ANEMONE	1 GAL	18" O.C.
	AJ	ACER JAPONICUM	JAPANESE MAPLE (B&B)	4" CAL	AS SHOWN
	AR	ACER RUBRUM 'BOWHALLI'	BOWHALL RED MAPLE (B&B)	4" CAL	AS SHOWN
	AT	AKEBIA TRIFOLIATA	THREE-LEAF AKEBIA	1 GAL	AS SHOWN
	BS	BUXUS X. 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	5 GAL	24" O.C.
	CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD (B&B)	3" CAL	AS SHOWN
	EA	EUPHORBIA AMYGDALOIDES VAR. ROBBIAE	MRS ROBB'S BONNET EUPHORBIA	1 GAL	24" O.C.
	FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	5 GAL	36" O.C.
	HM	HAKONECHLOA MACRO	JAPANESE FOREST GRASS	1 GAL	18" O.C.
	IC	ILEX CRENATA 'NORTHERN BEAUTY'	NORTHERN BEAUTY JAPANESE HOLLY	5 GAL	30" O.C.
	IS	IRIS SIBERICA CAESARS BROTHER	CAESARS BROTHER SIBERIAN IRIS	1 GAL	24" O.C.
		OPHIOPOGON	MONDO GRASS	1 GAL	10" O.C.
	PA	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL	12" O.C.
		PACHYSANDRA TERMINALIS	PACHYSANDRA	4" POT	12" O.C.
	PD	POLYSTICHUM X. DYCEI	DYCE'S HOLLY FERN	5 GAL	AS SHOWN
	RH	RHODODENDRON 'CUNNINGHAM'S WHITE'	CUNNINGHAM'S WHITE RHODODENDRON	15 GAL	AS SHOWN
	SC	SARCOCOCCA CONFUSA	FRAGRANT SWEET BOX	5 GAL	36" O.C.
	TJ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	AS SHOWN
	ZS	ZELKOVA SERRATE 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA (B&B)	4" CAL	AS SHOWN
	GREENROOF PLANTING MIX				
	800	CAMASSIA QUAMASH	COMMON CAMAS	BULB, LRG	30" O.C.
	25%	FESCUA IDAHOENSIS	IDAHO FESCUE	1 GAL	20" O.C.
	25%	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	12" O.C.
	5%	SEDUM ACRE 'AUREA'	AUREA SEDUM	CUTTING	INTERMIX
	5%	SEDUM ALBUM 'CORAL CARPET'	CORAL CARPET SEDUM	CUTTING	INTERMIX
	5%	SEDUM ALBUM 'ORANGE ICE'	ORANGE ICE SEDUM	CUTTING	INTERMIX
	5%	SEDUM FLORIFERUM 'WEIHENSTEPH. GOLD'	WEIHENSTEPHANER GOLD SEDUM	CUTTING	INTERMIX
	5%	SEDUM REFLEXUM	BLUE SPRUCE SEDUM	CUTTING	INTERMIX
	5%	SEDUM RUPESTRE 'ANGELINA'	ANGELINA SEDUM	CUTTING	INTERMIX
	5%	SEDUM SPURIUM 'GREEN MANTLE'	GREEN MANTLE SEDUM	CUTTING	INTERMIX
	5%	SEDUM SPURIUM 'JOHN CREECH'	JOHN CREECH SEDUM	CUTTING	INTERMIX
	5%	SEDUM SPURIUM 'TRICOLOR'	TRICOLOR SEDUM	CUTTING	INTERMIX
	5%	DELOSPERMA HERBEUM	WHITE ICE PLANT	PLUG	12" O.C.

boora



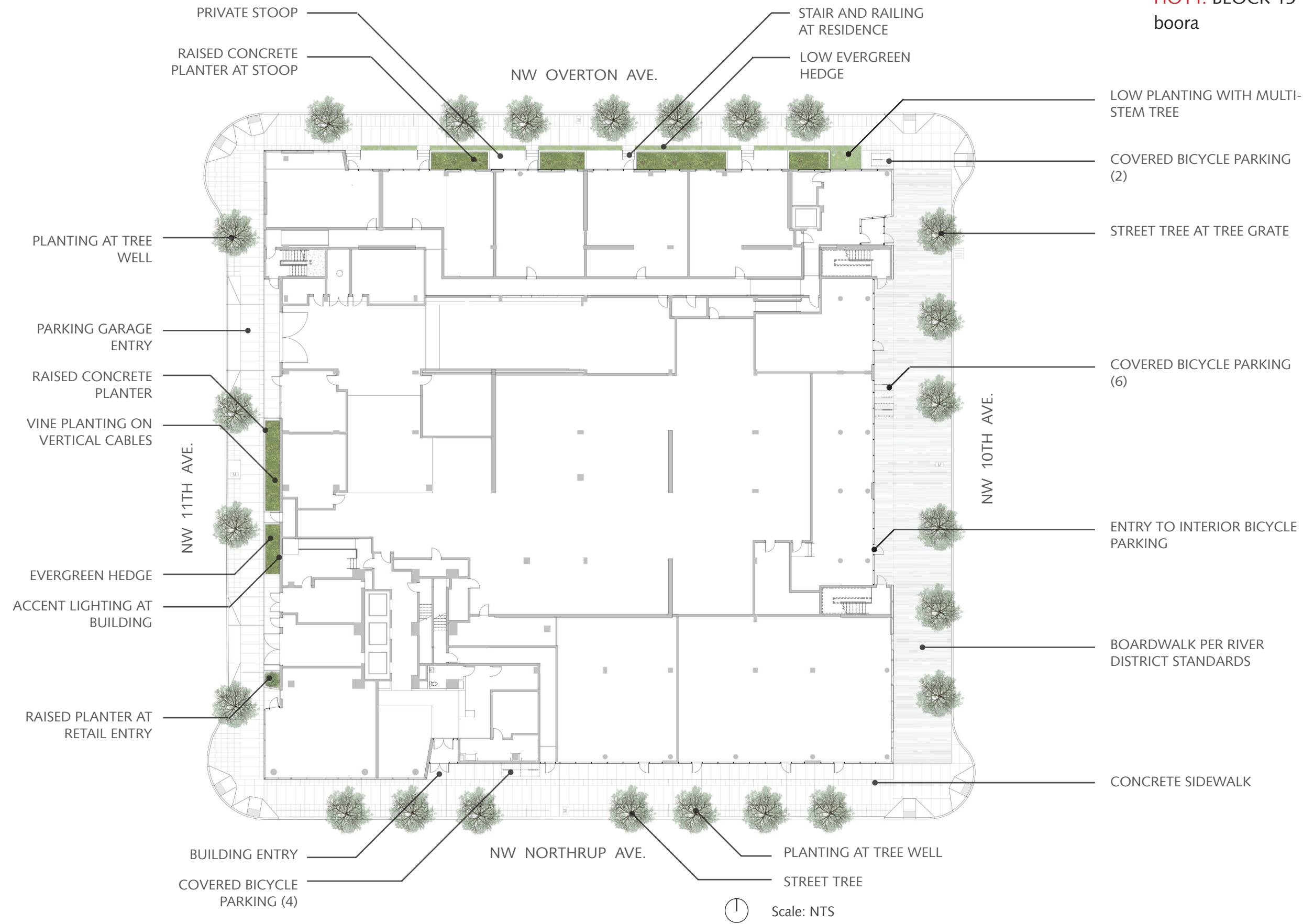


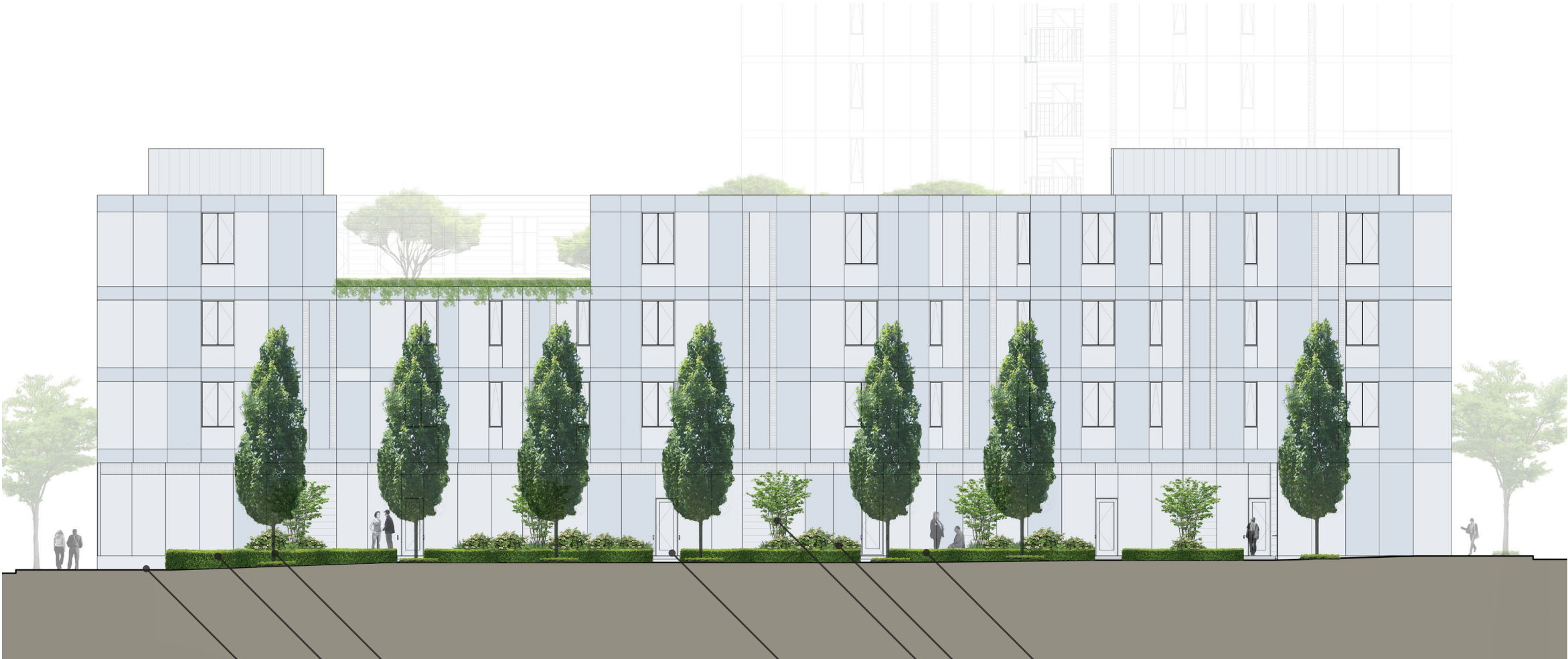




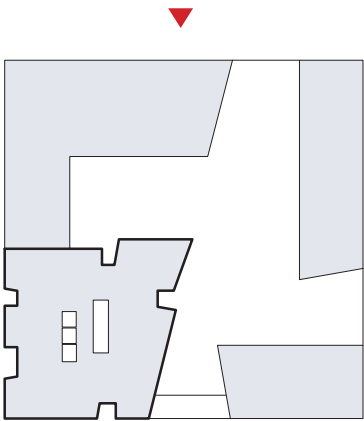
Scale: NTS







- COLUMNAR STREET TREE
- 36" H EVERGREEN HEDGE
- PUBLIC WALK
- PRIVATE STOOP
- RAISED PLANTER BETWEEN PRIVATE STOOPS
- SCREENING PLANTS AT RAISED PLANTER
- STAIR AND RAILING AT PRIVATE STOOP



Key Plan

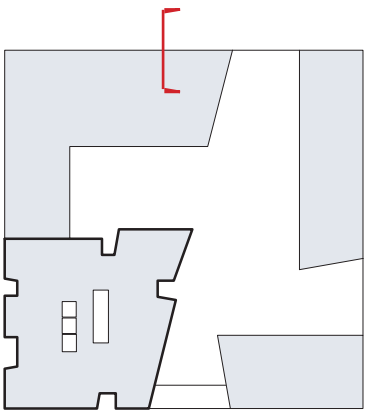


COLUMNAR STREET TREE AND
PLANTING AT TREE WELL

36" H EVERGREEN HEDGE

RAISED PLANTER AT STOOP

STAIR AT PRIVATE STOOP



Key Plan



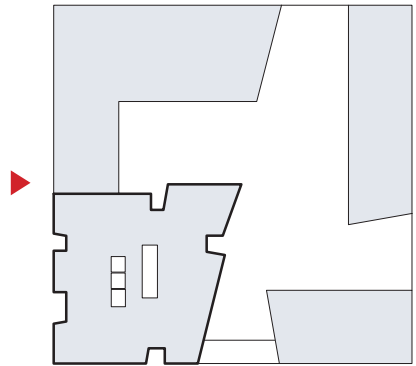
BROAD HEADED STREET TREE AND
PLANTING AT TREE WELL

PUBLIC WALK

RAISED CONCRETE PLANTER

36" H EVERGREEN HEDGE

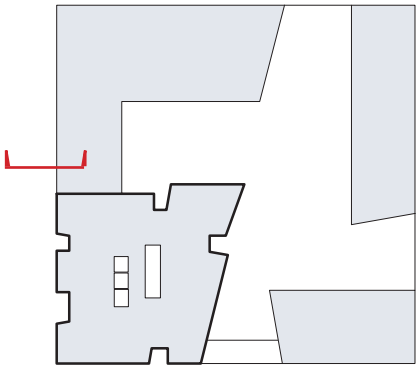
VINE PLANTING ON VERTICAL CABLES



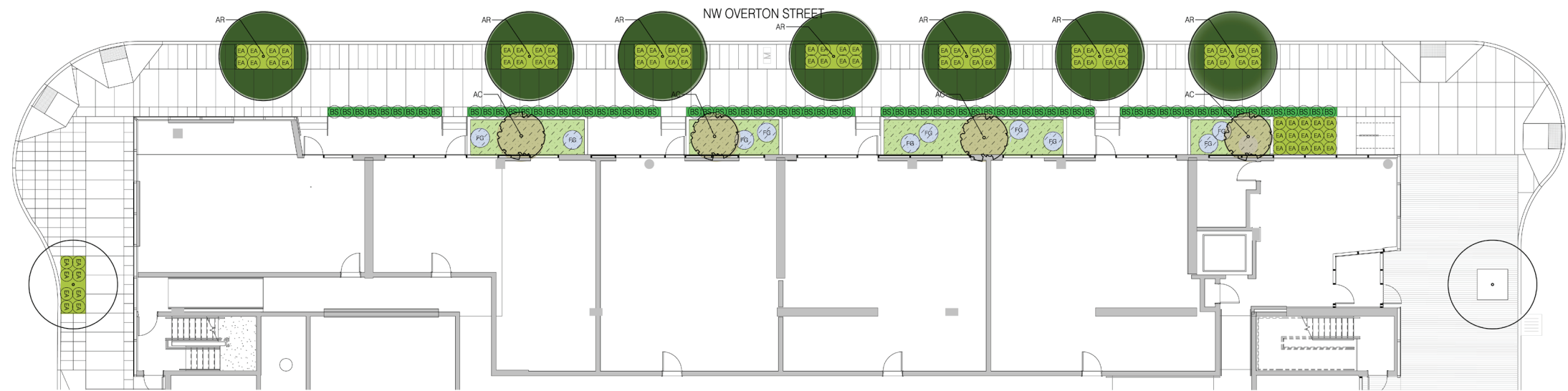
Key Plan



BROAD HEADED STREET TREE AND
PLANTING AT TREE WELL
VINE PLANTING AT VERTICAL CABLES
36" H EVERGREEN HEDGE
RAISED CONCRETE PLANTER



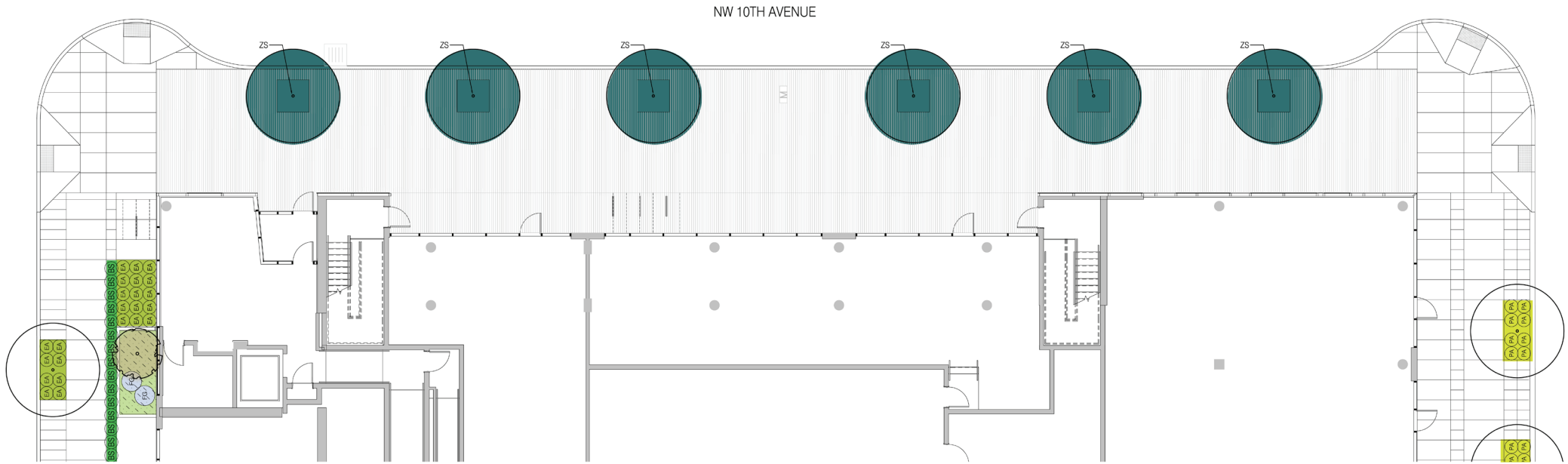
Key Plan



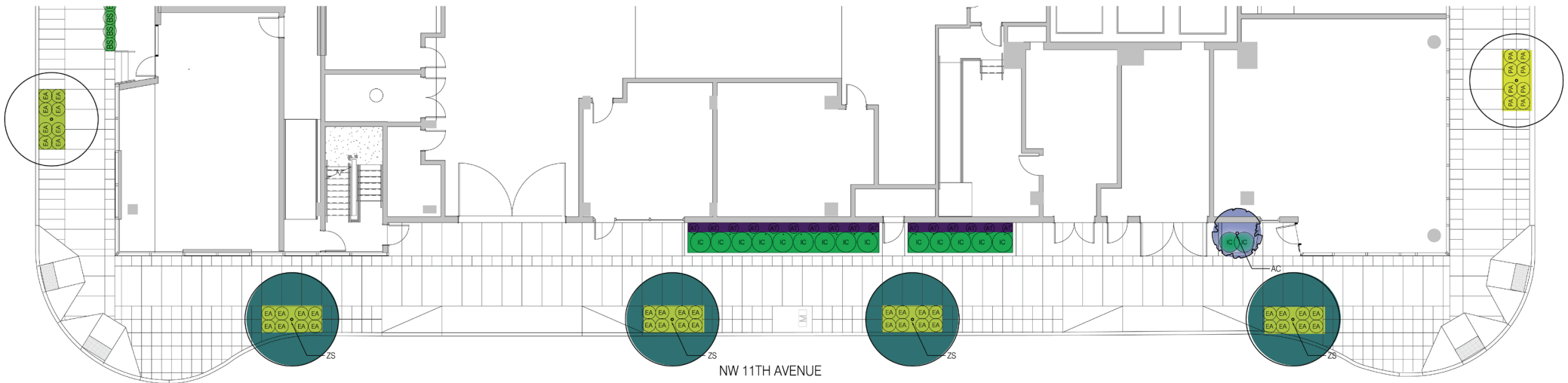
NW OVERTON STREET 01



NW NORTHROP STREET 02



NW 10TH AVENUE 01



NW 11TH AVENUE 02

LIGHTING



Exterior Canopy Uplight



Recessed Downlight



Recessed Wall Wash



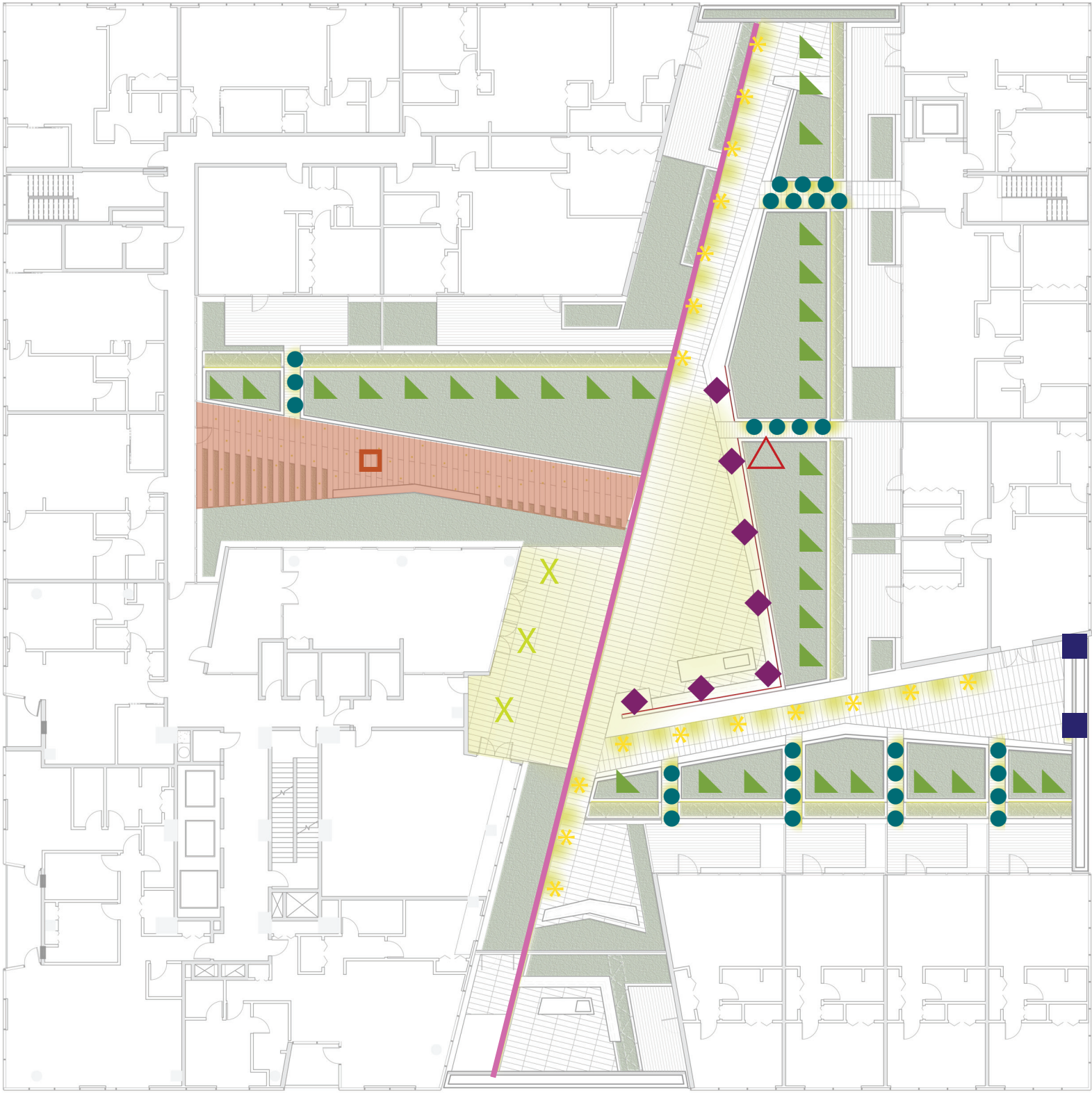
Linear Uplight



Parking Garage



Facade Washer (@ Tower Core)



Adjustable Landscape Floodlight



In-grade Landscape Floodlight



Steplight



Linear Accent in Runnel



Bollard



Pole



Downlight



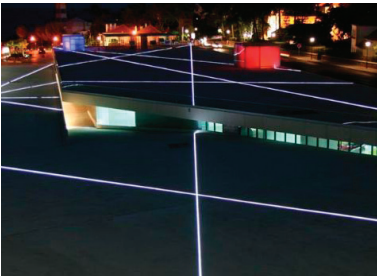
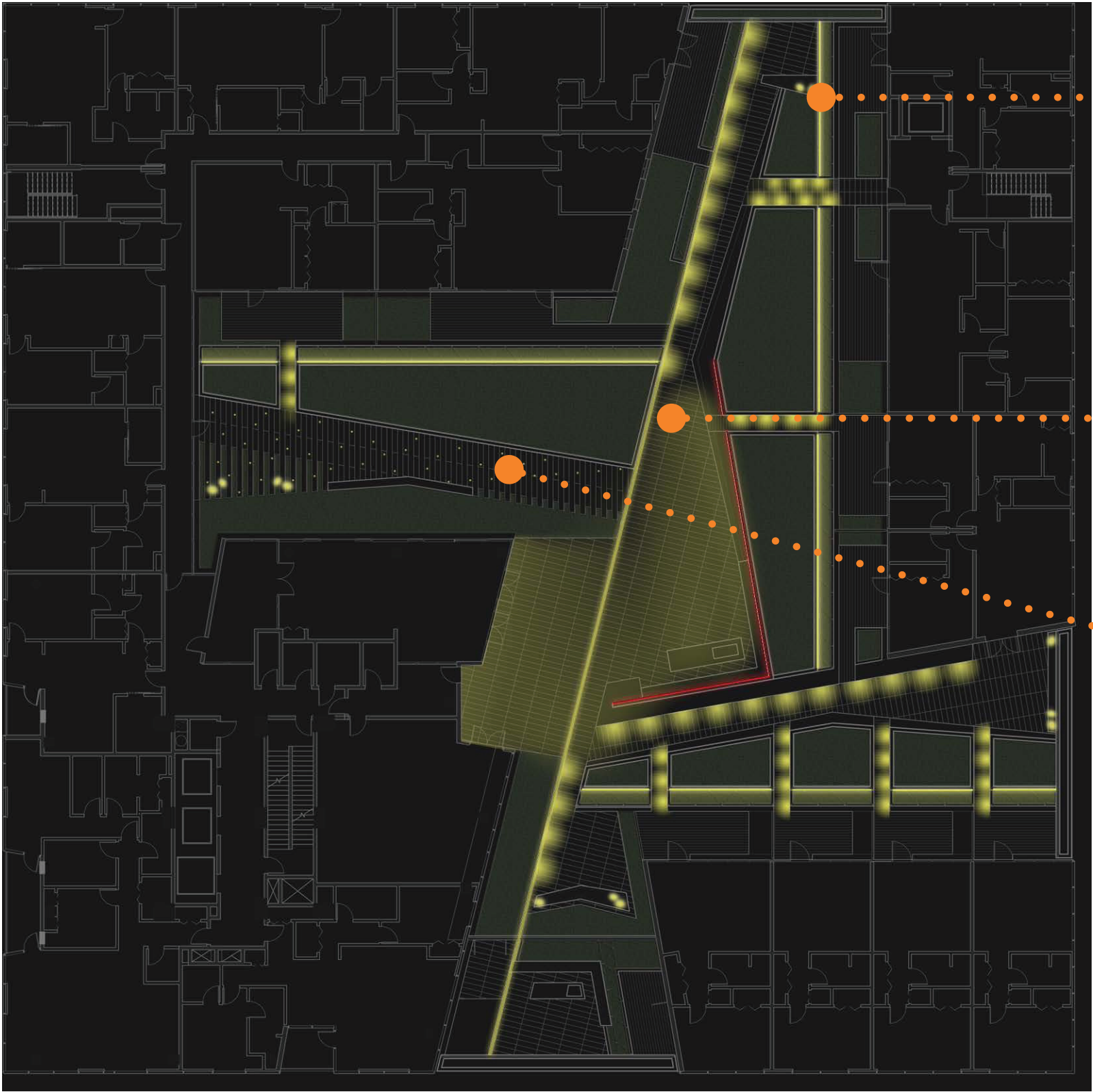
RGB Bench Uplight

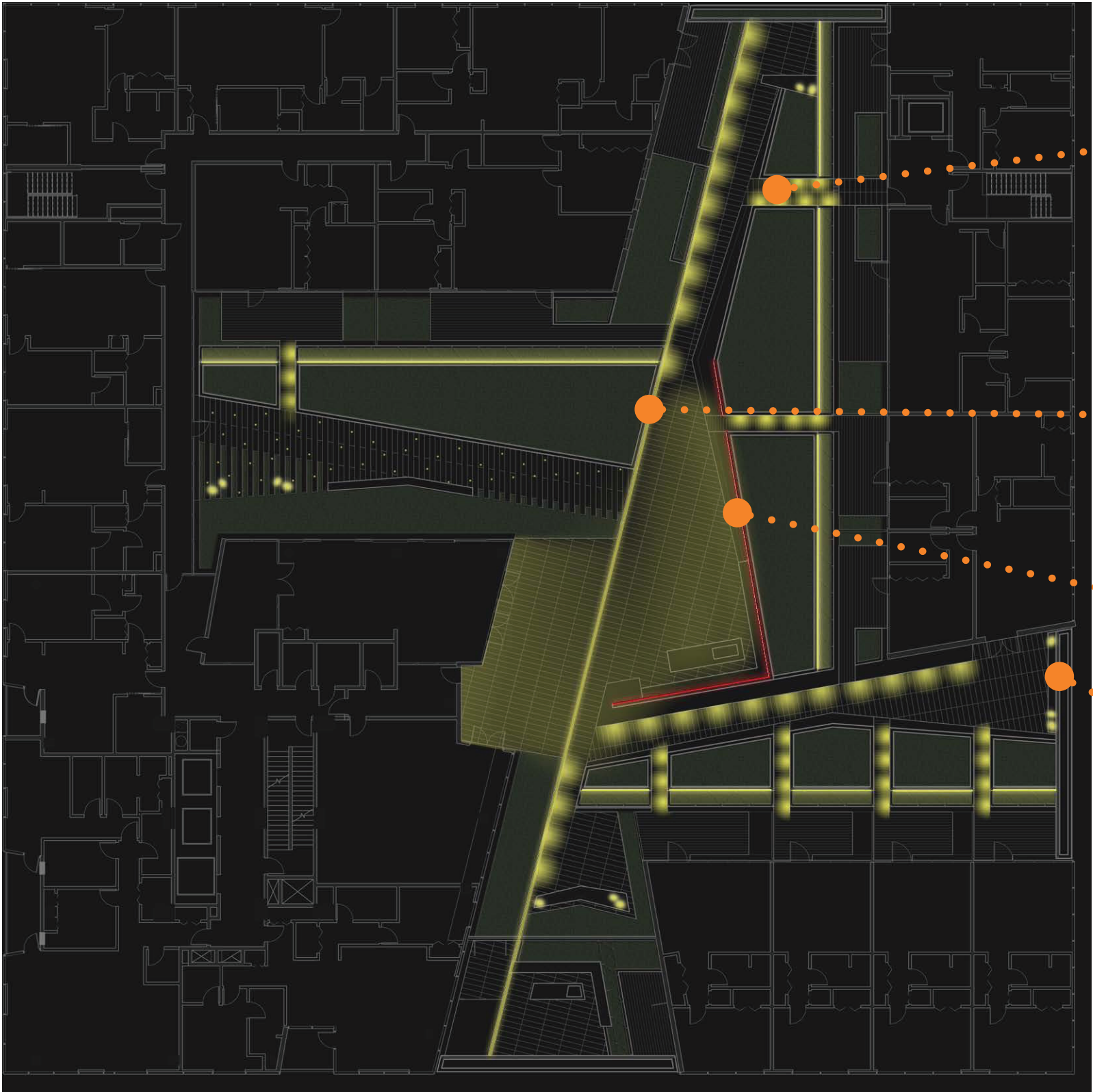


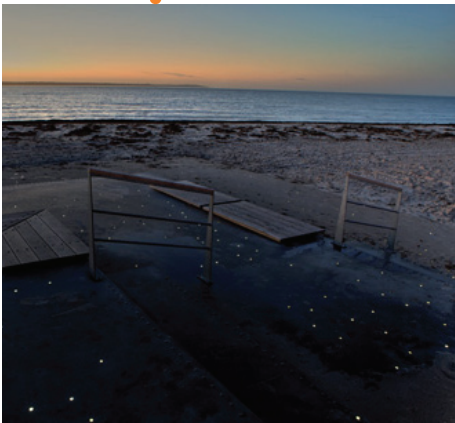
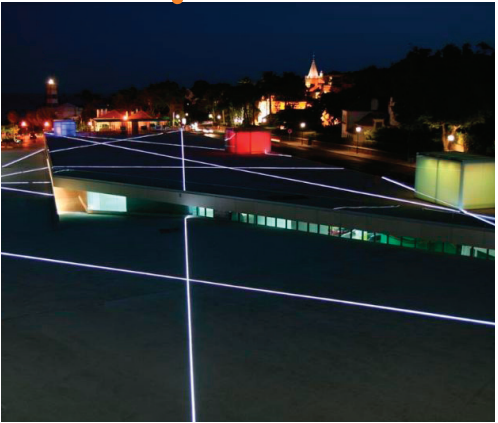
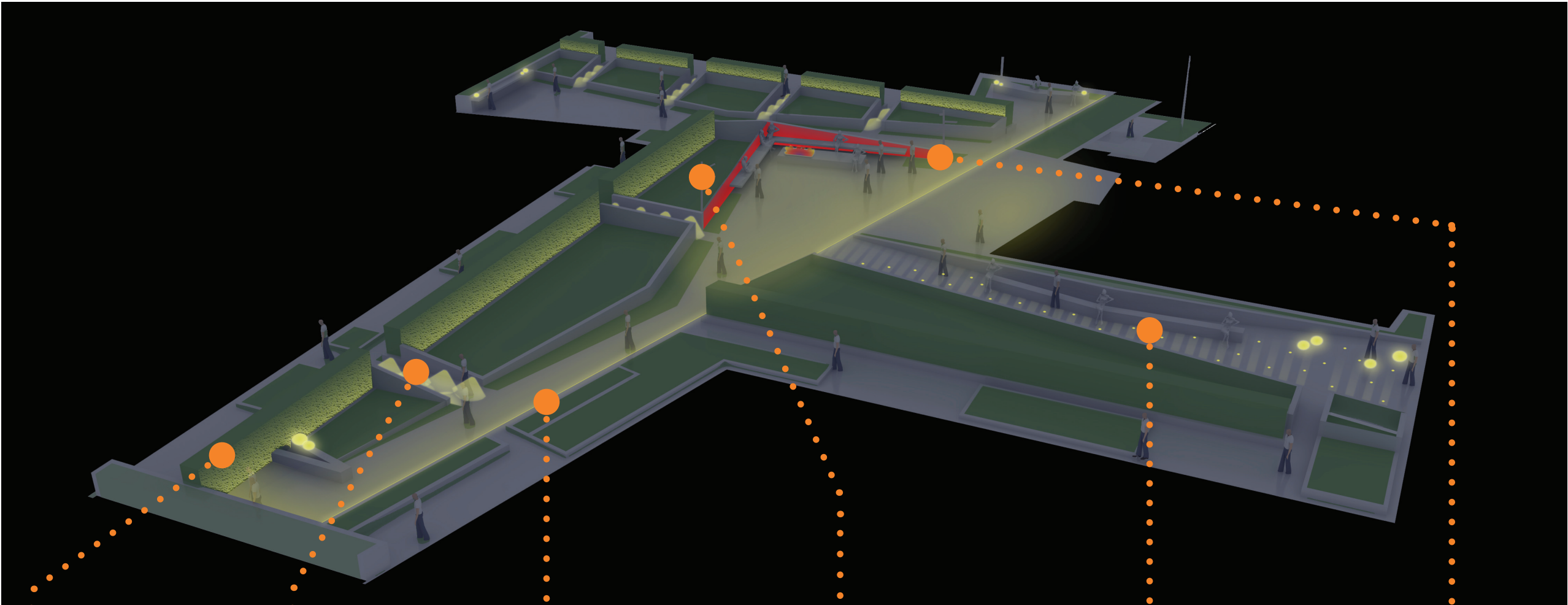
In-grade Accent

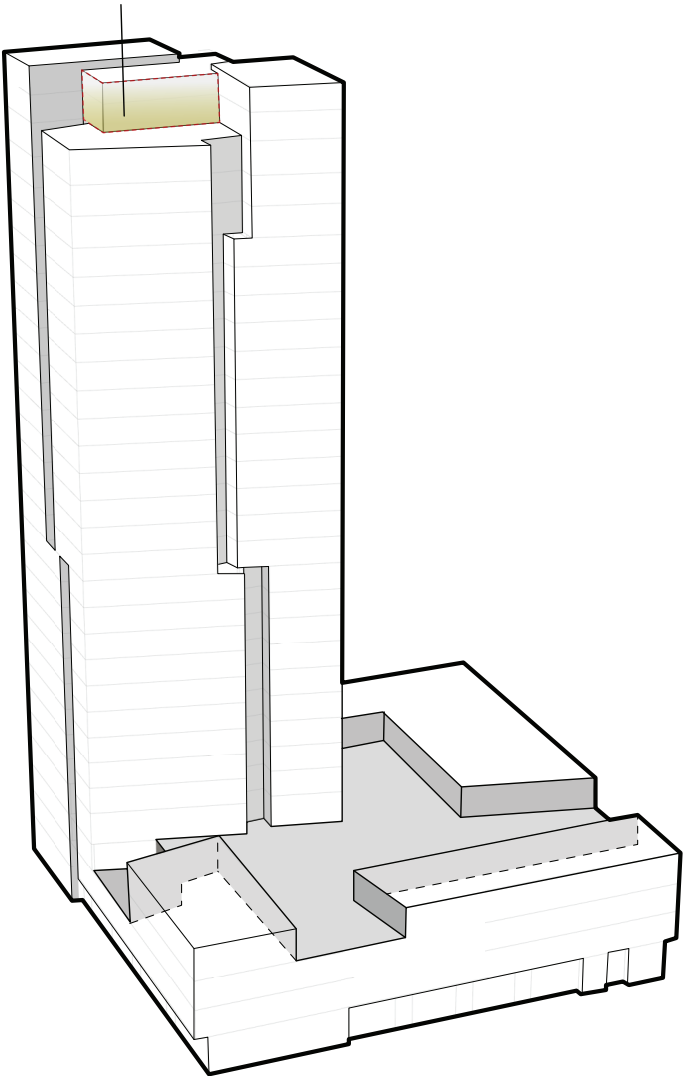


Decorative Surface "Table" Lamp









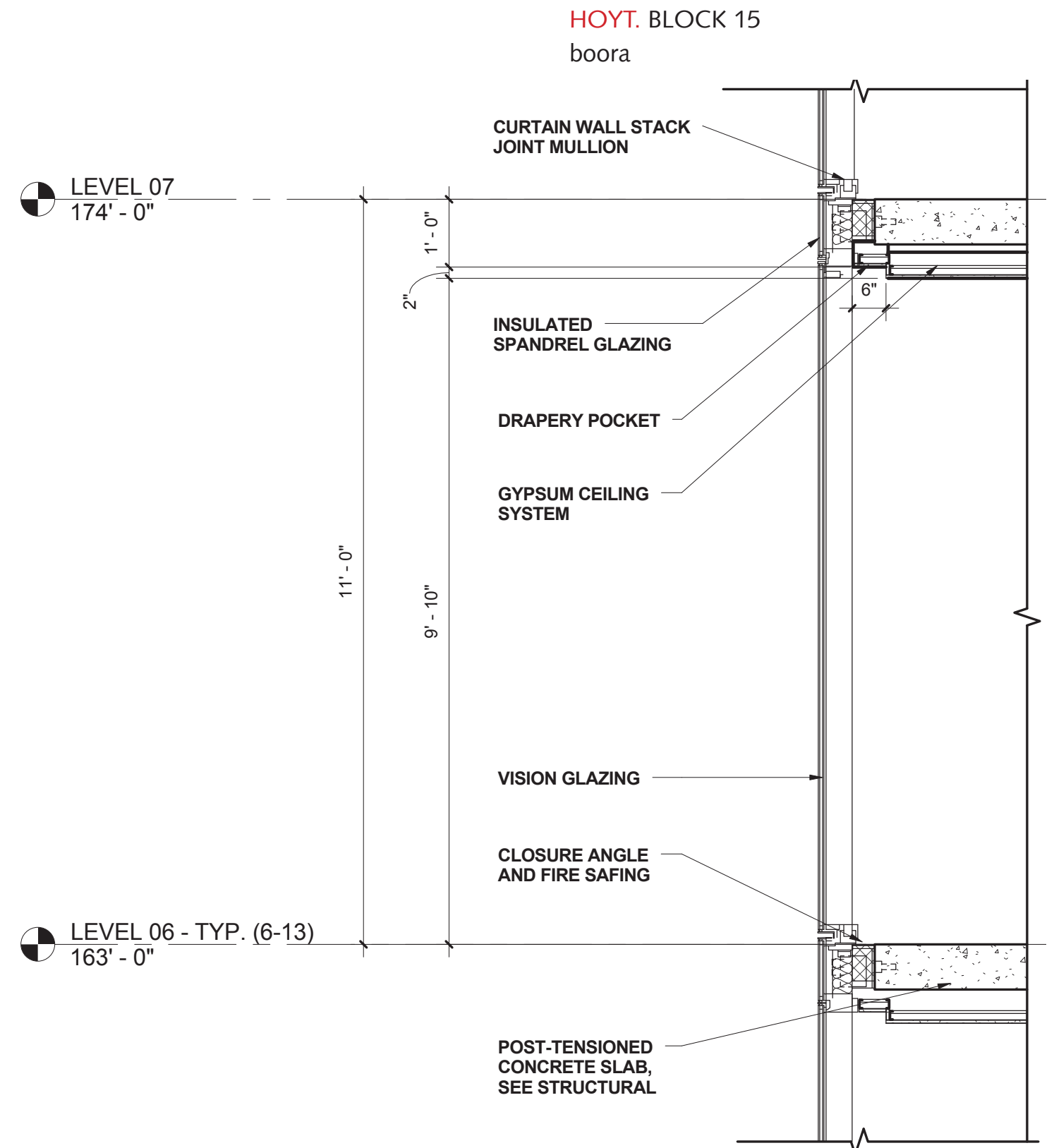
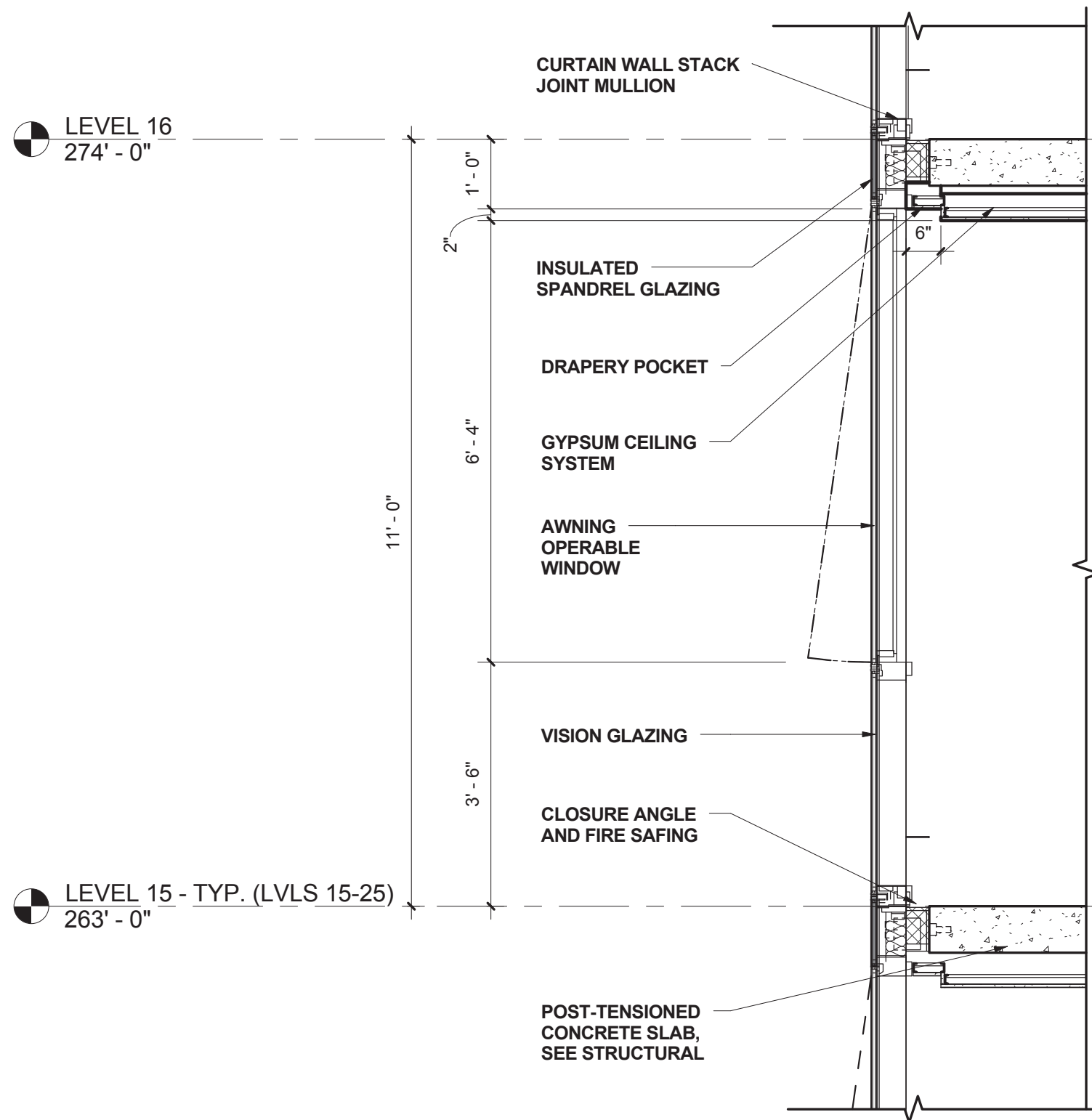
lumenbeam™ LBL



Facade Washer (@ Mechanical Level)

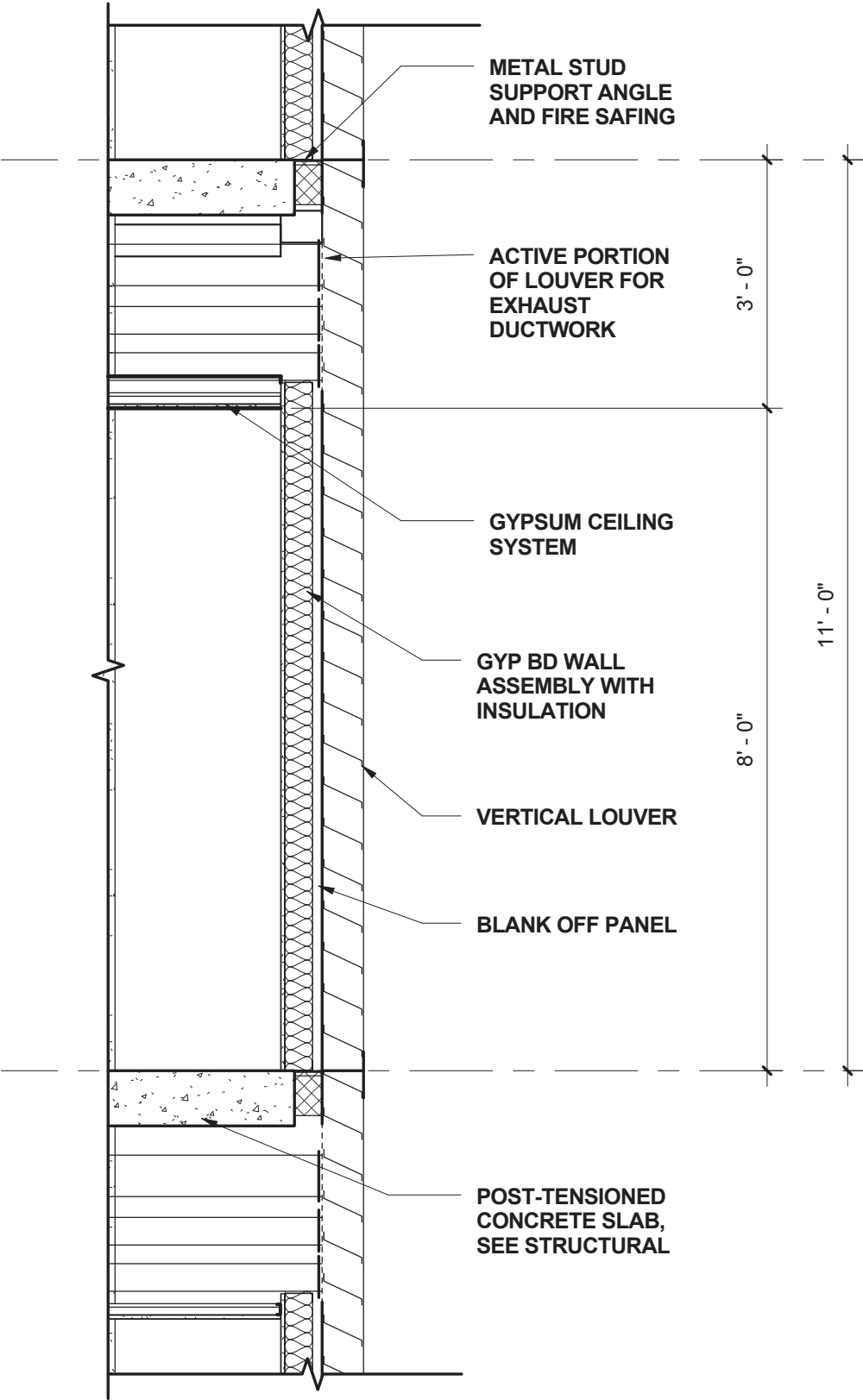


DETAILS

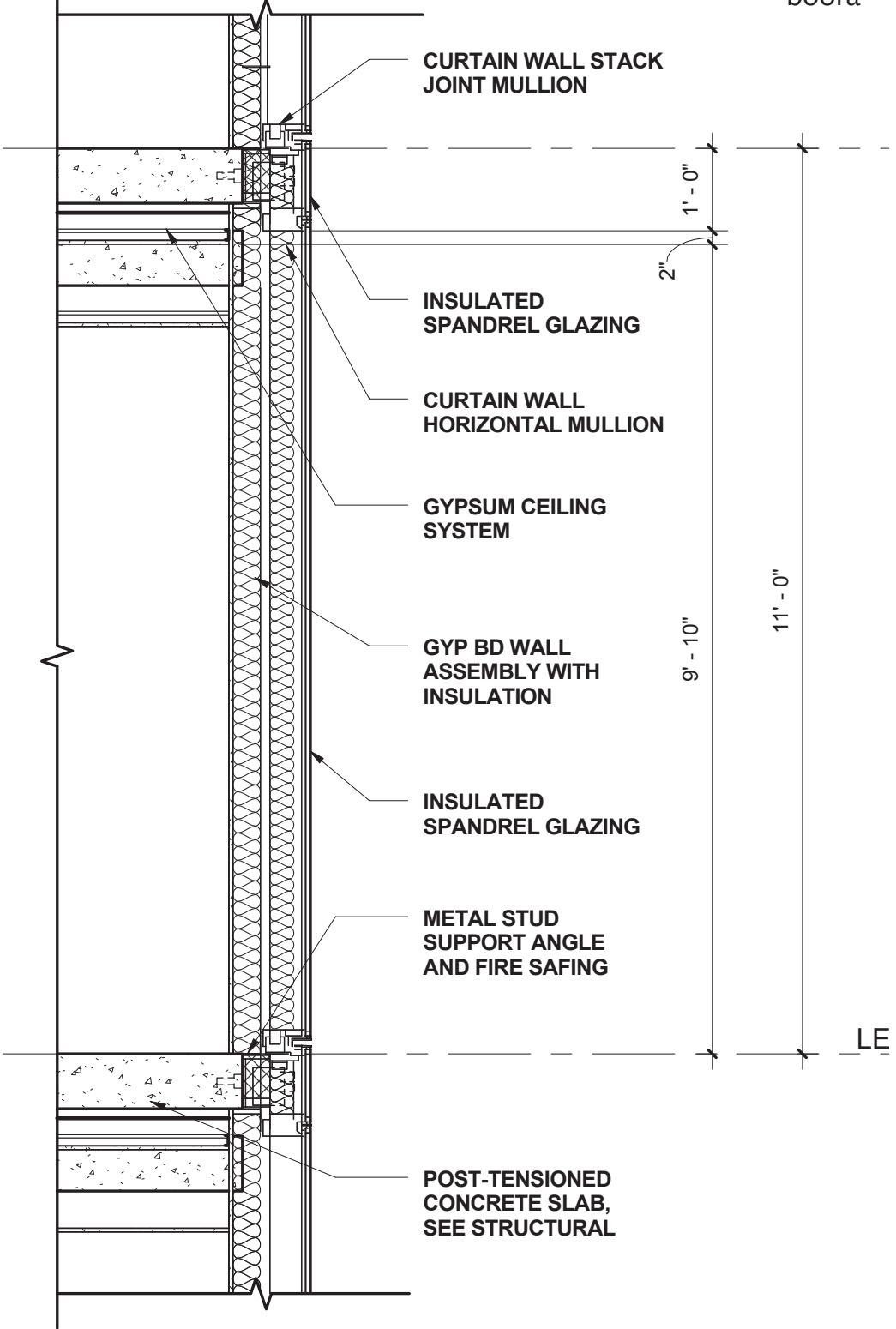


25 TYPICAL WALL SECTION AT OPERABLE WINDOW
1/2" = 1'-0"

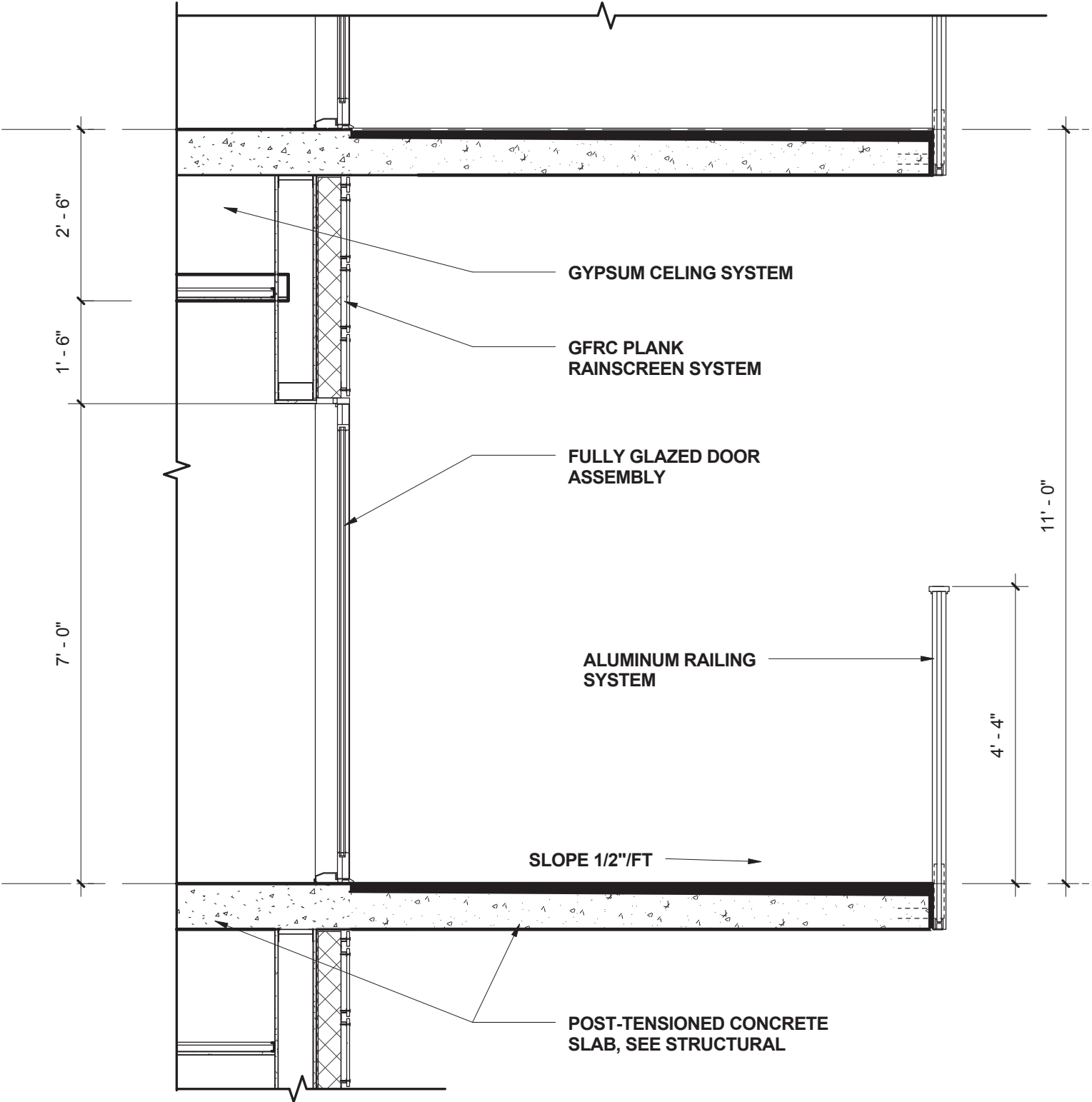
15 TYPICAL WALL SECTION AT FULL HEIGHT GLAZING
1/2" = 1'-0"



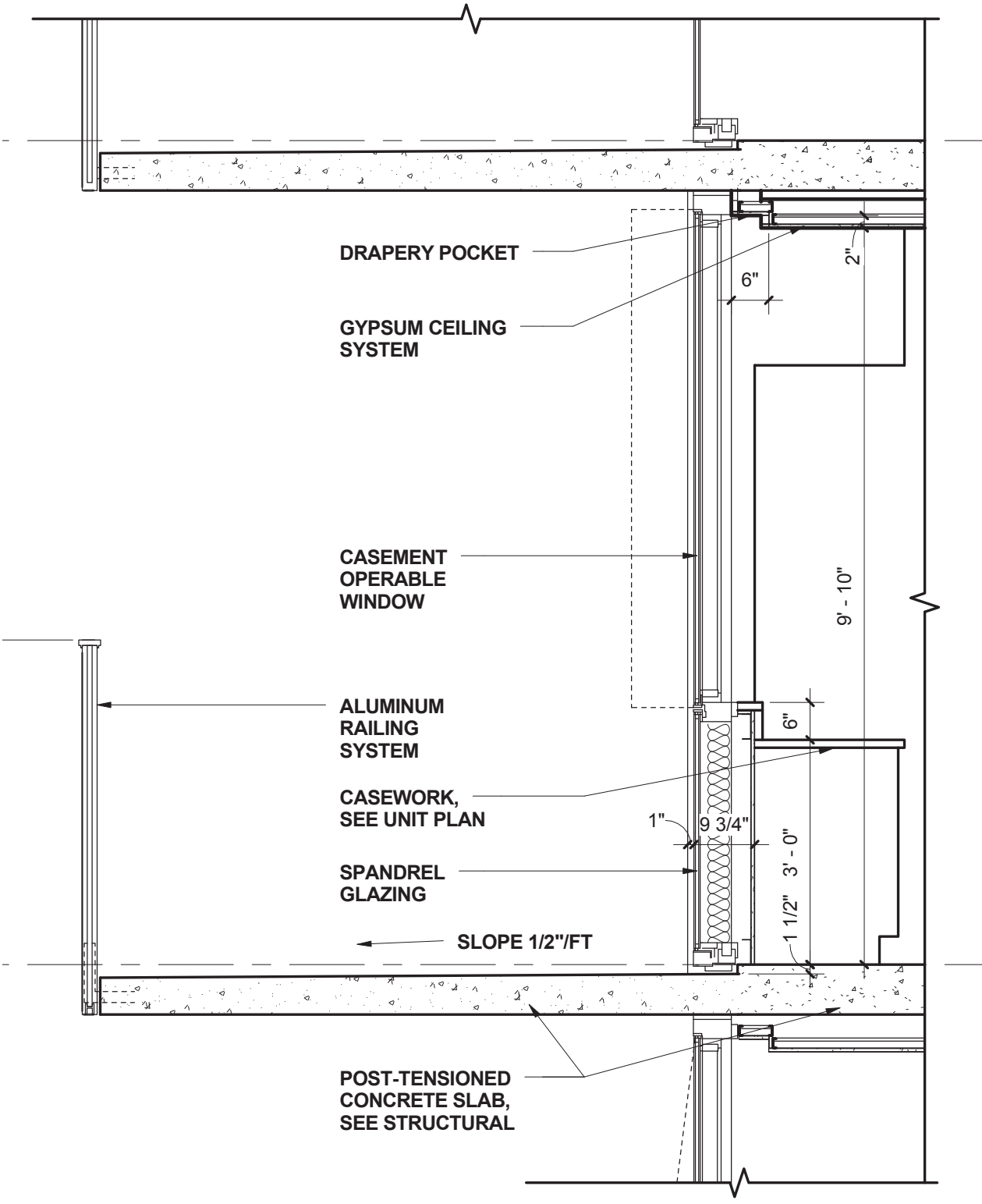
45 TYPICAL WALL SECTION AT VERTICAL LOUVER
1/2" = 1'-0"



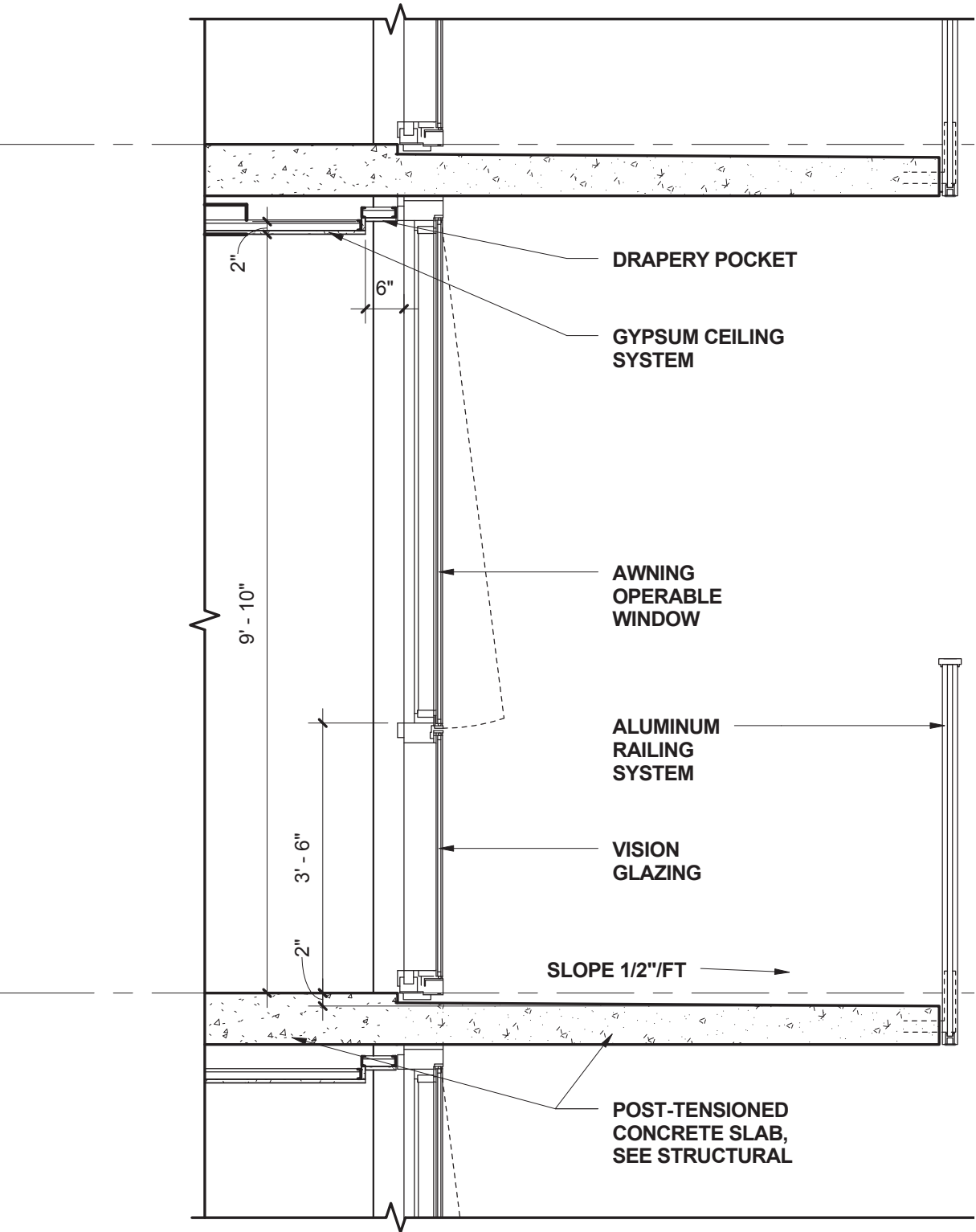
35 TYPICAL WALL SECTION AT SPANDREL
1/2" = 1'-0"



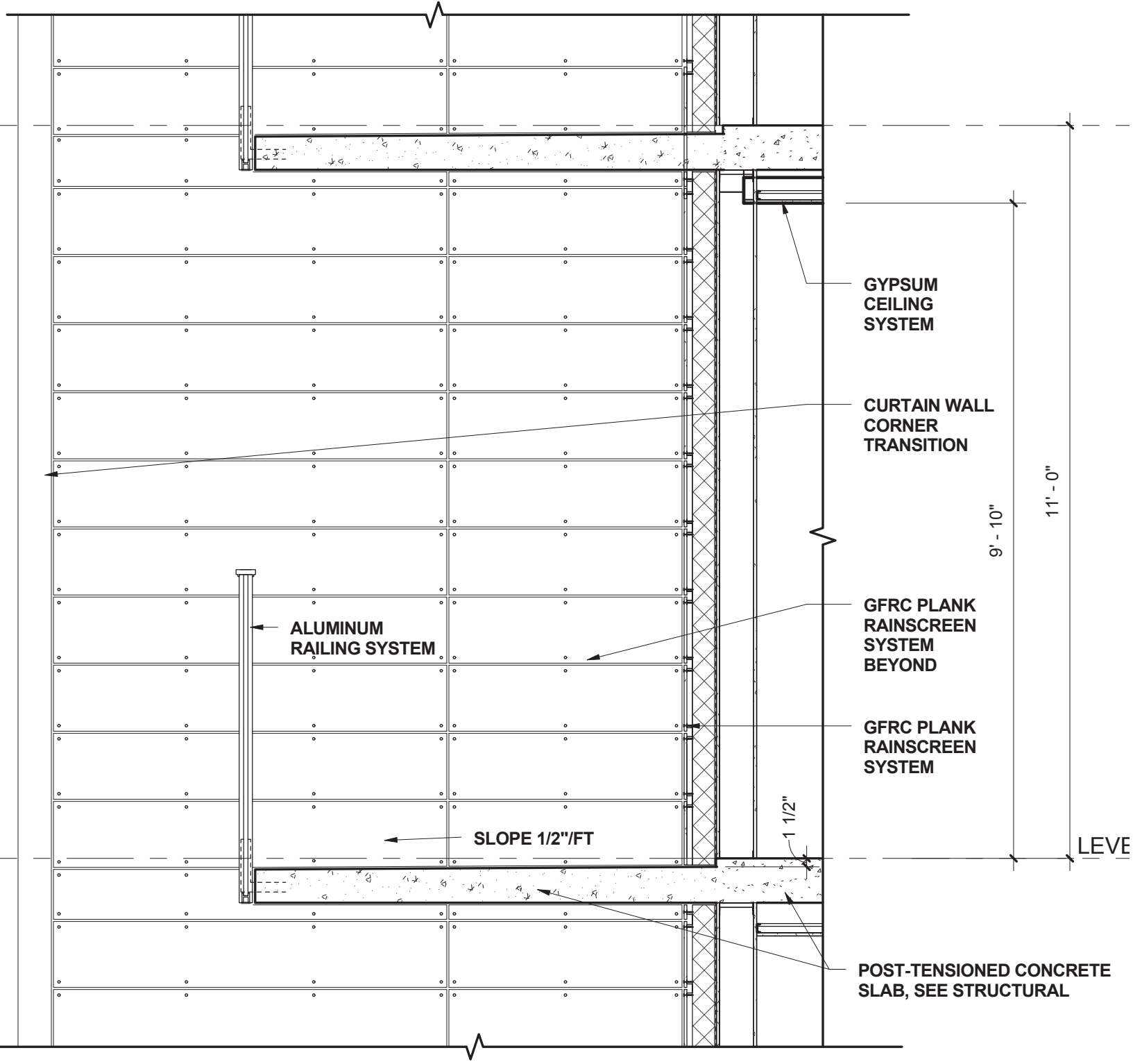
33 TYPICAL WALL SECTION - DECK DOOR
1/2" = 1'-0"



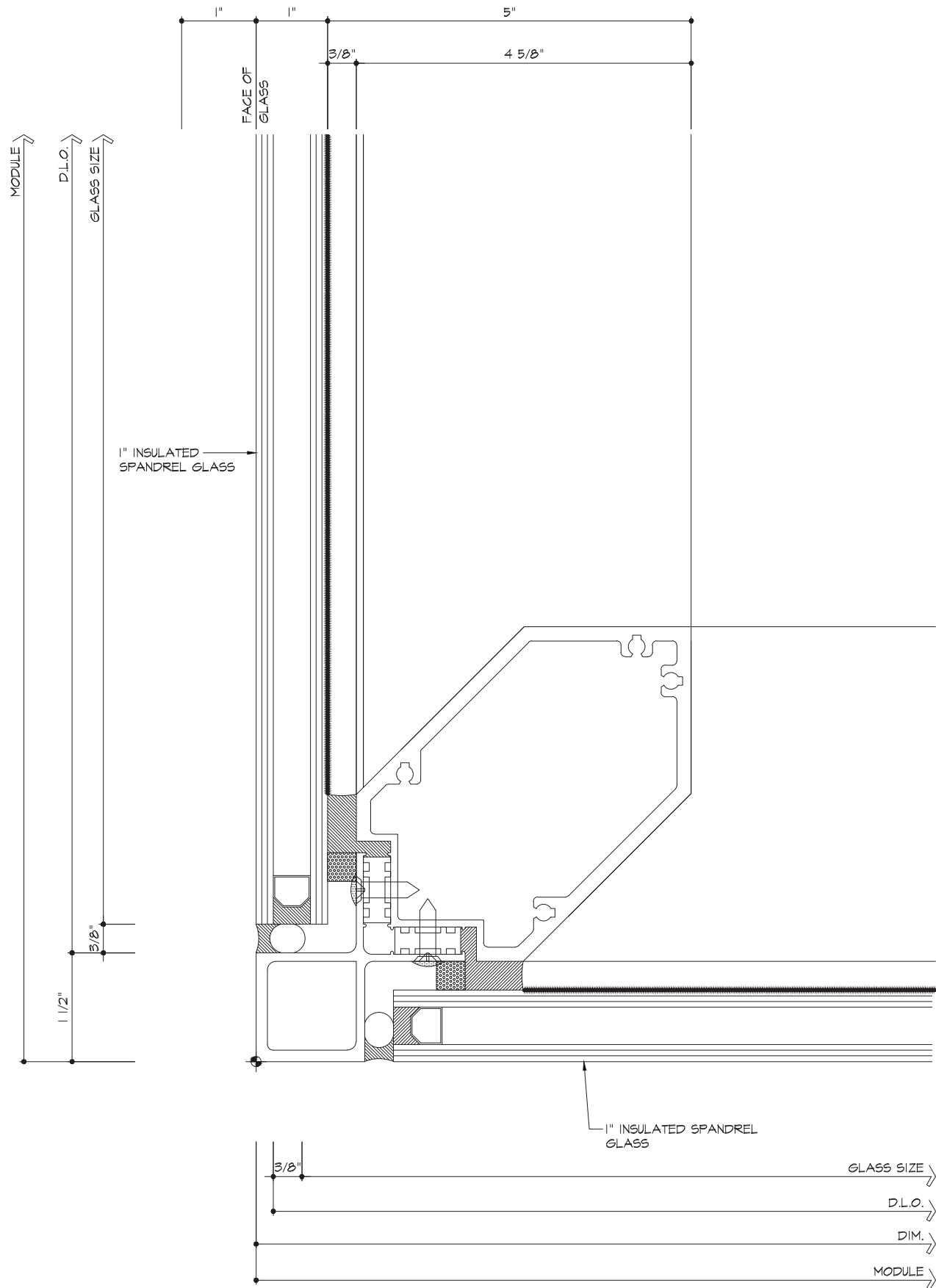
25 TYPICAL CHICKEN WINDOW
1/2" = 1'-0"



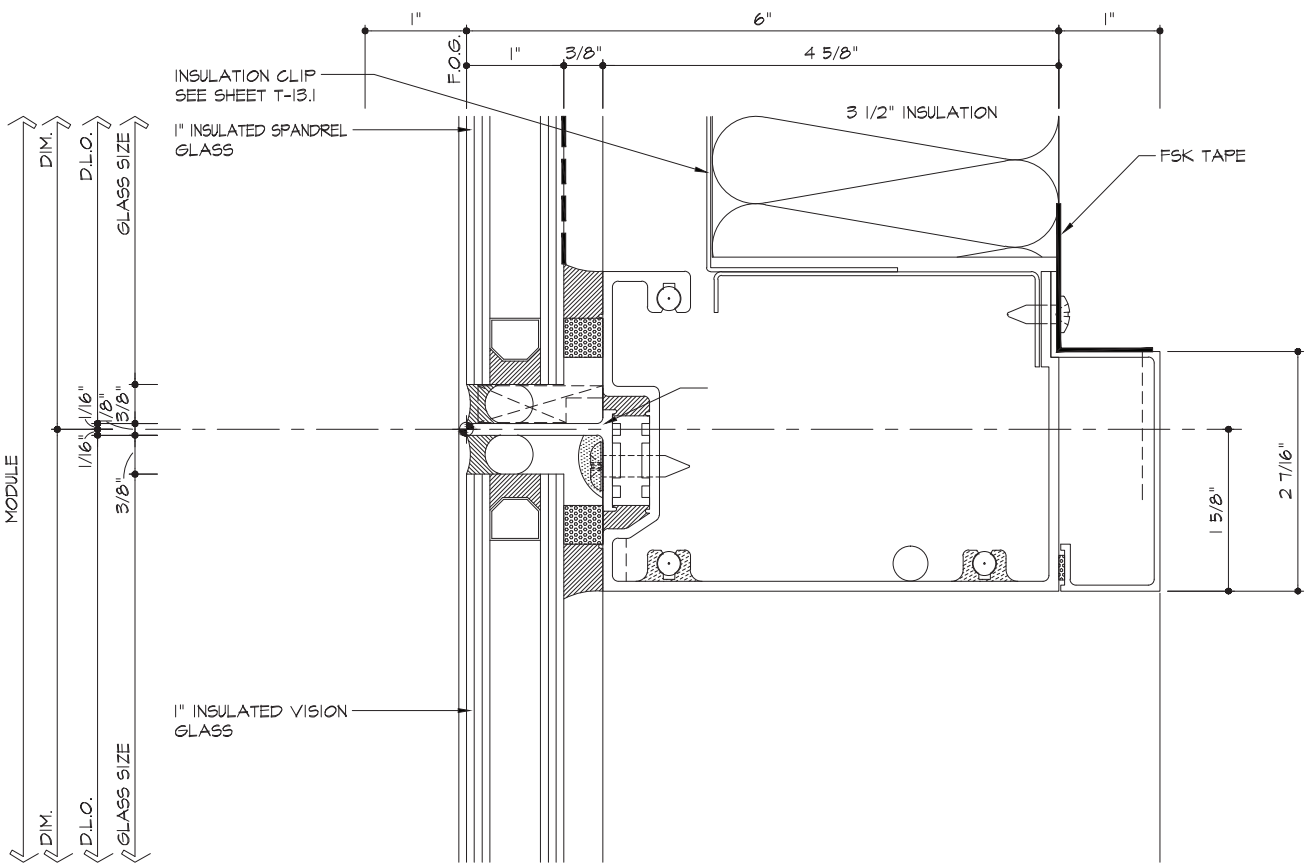
15 TYPICAL WALL SECTION - DECK AT OPERABLE WINDOW
1/2" = 1'-0"



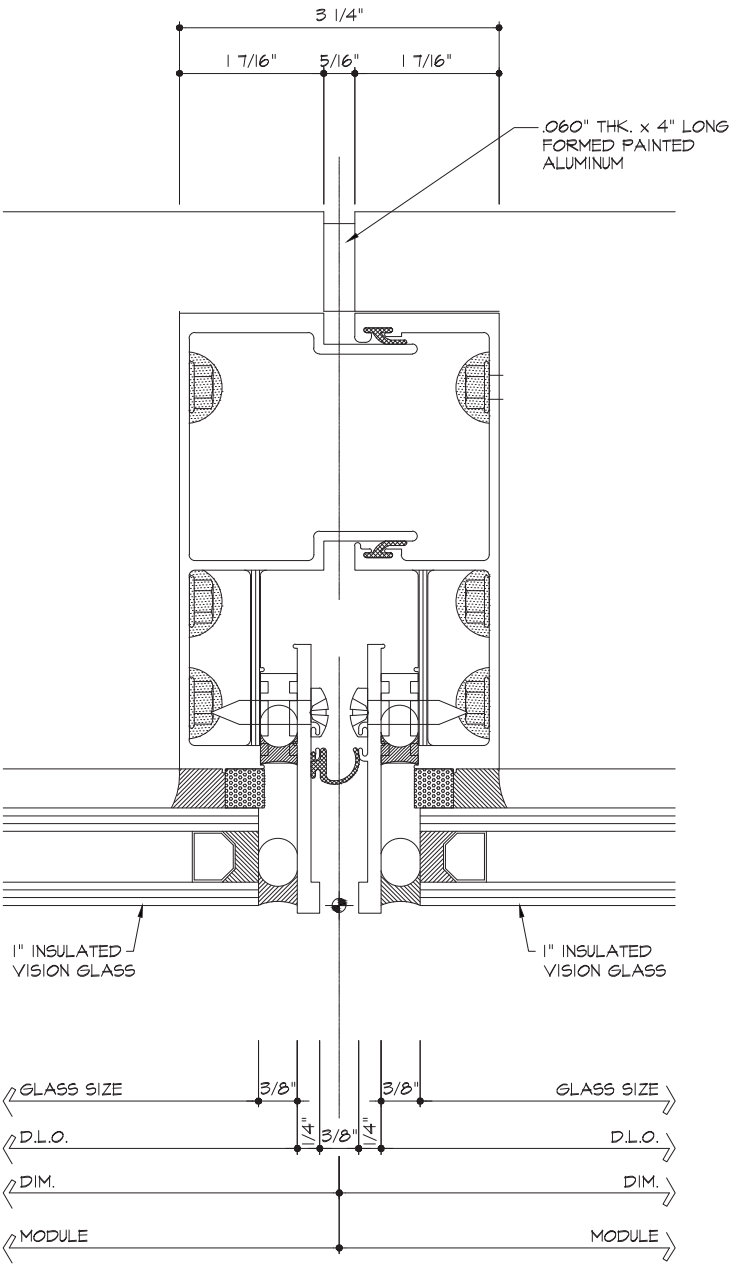
13 TYPICAL WALL SECTION - DECK AT GFRC
1/2" = 1'-0"



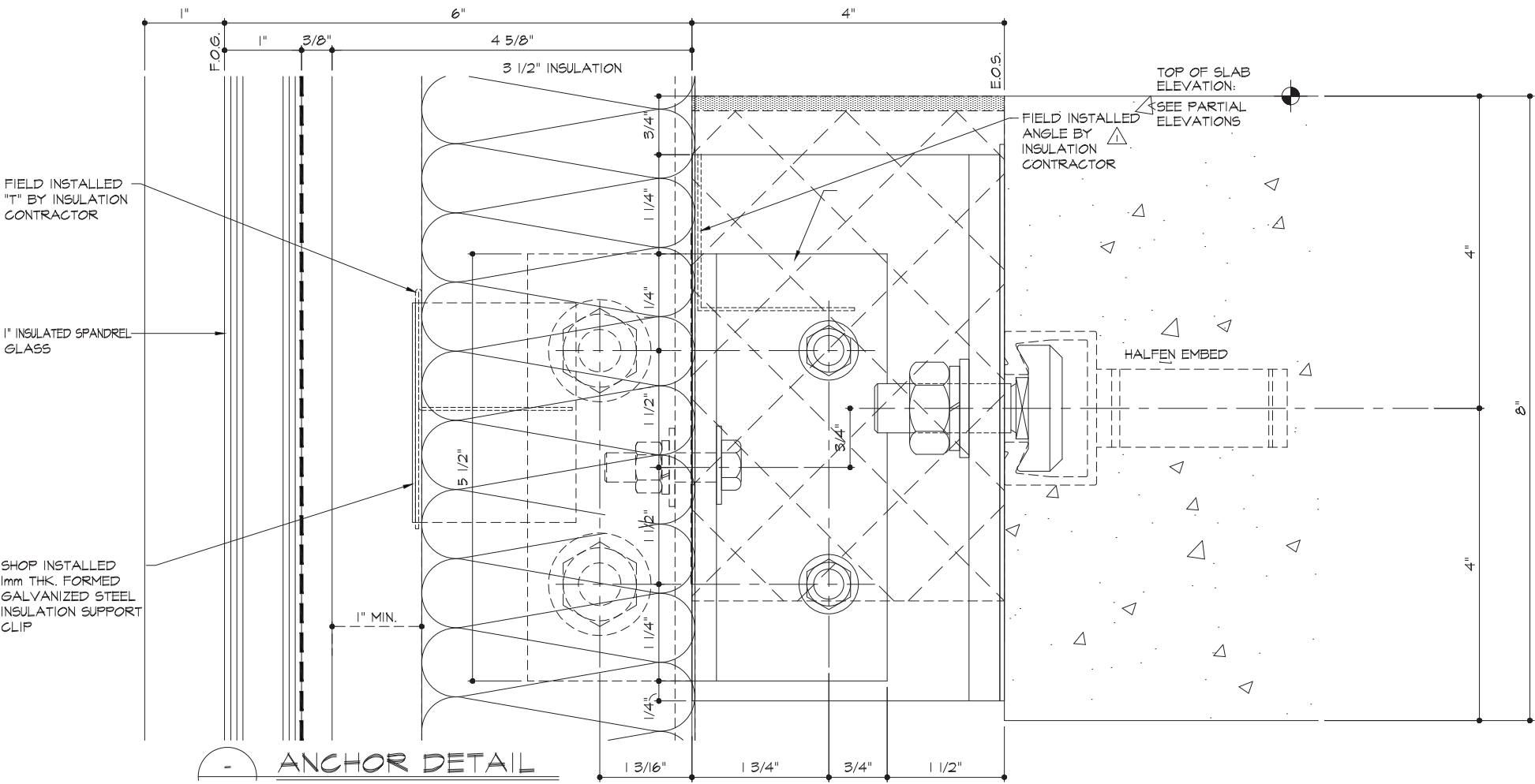
 **OUTSIDE CORNER DETAIL**
1/2" = 1/2"



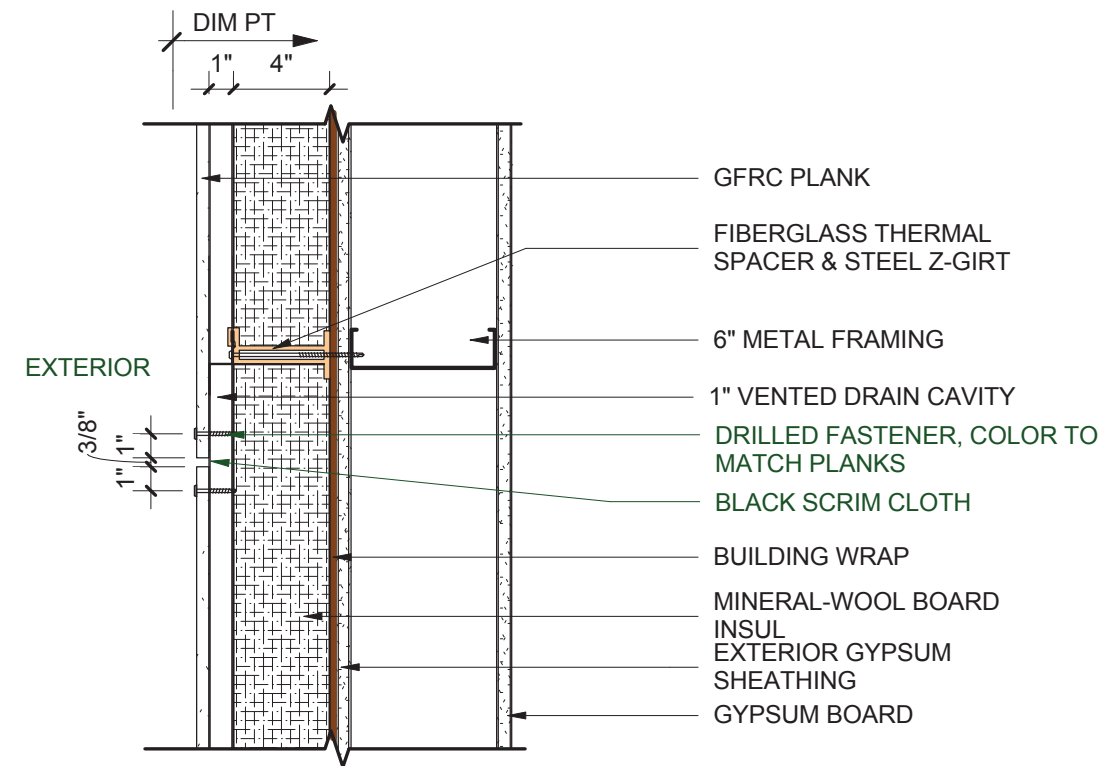
 **HORIZONTAL DETAIL**
SPANDREL OVER VISION
1/2" = 1/2"



3 VISION TO VISION @ MODULE
D-10
© RESIDENTIAL
1/2" = 1/2"

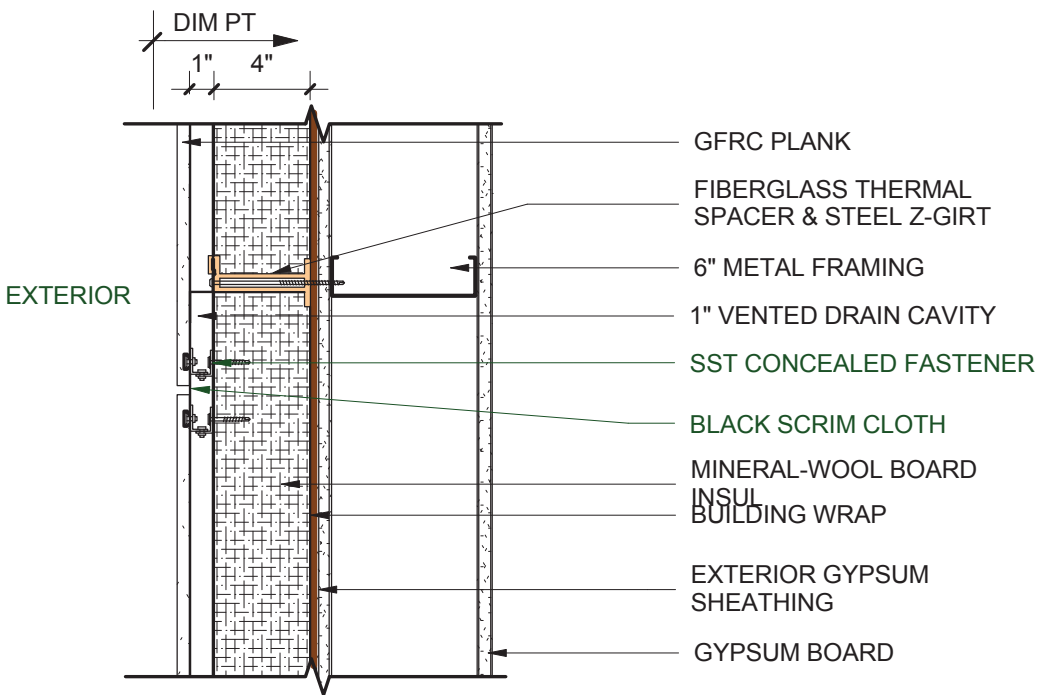


- ANCHOR DETAIL
-
© SPANDREL GLASS
1/2" = 1/2"



E03 EXTERIOR WALL - GFRC PLANK RAINSCREEN

1-1/2" = 1'-0"



E03A EXTERIOR WALL - GFRC PLANK CONCEALED FASTENER

1-1/2" = 1'-0"

ADJUSTMENTS/
MODIFICATIONS

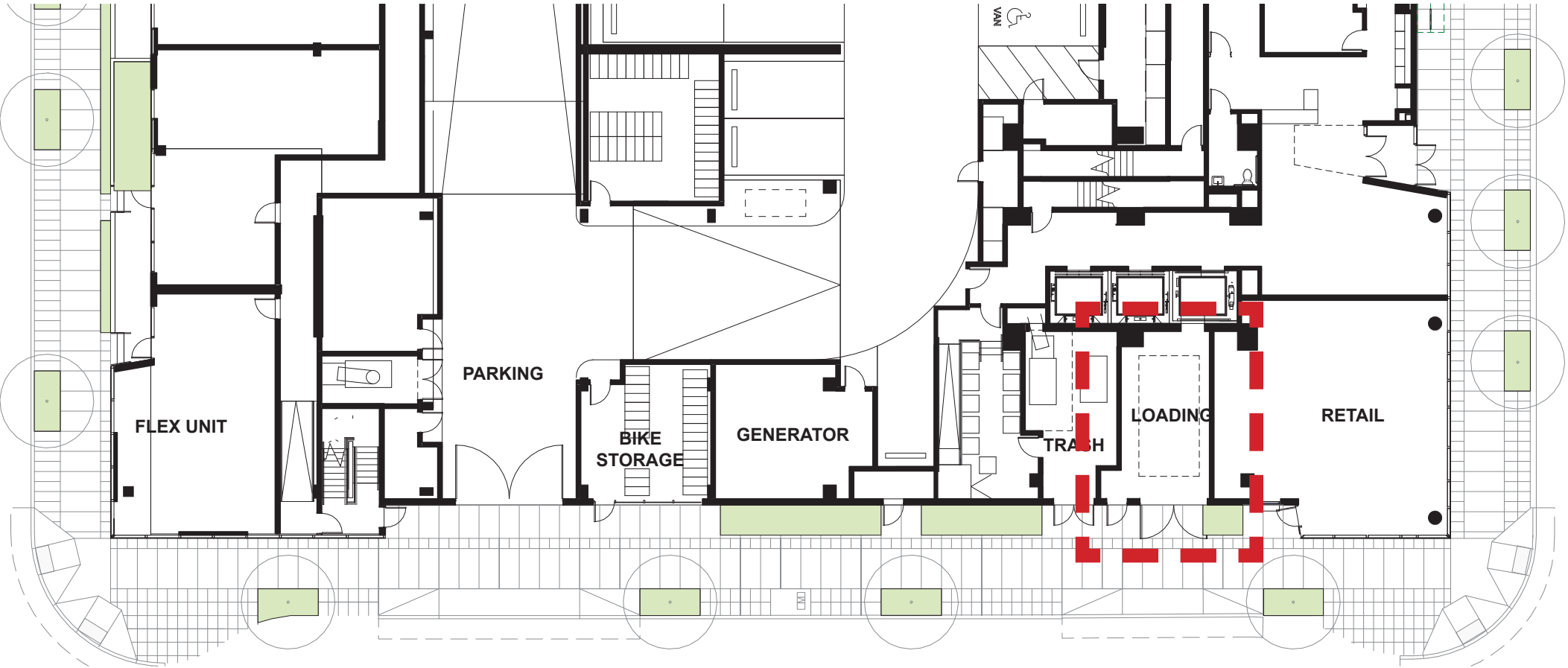
HOYT. BLOCK 15

boora

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 171 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.
- While the North Pearl District will not be very suitable for robust high traffic retail due to the lack of pedestrian and vehicular traffic, it will also generally have low traffic streets, especially on NW 10th and 11th. The quietness of these streets is an amenity for this largely residential neighborhood and the park. It also allows for ease of off hours service and delivery as delivery trucks are not competing with high traffic areas in the off hours.

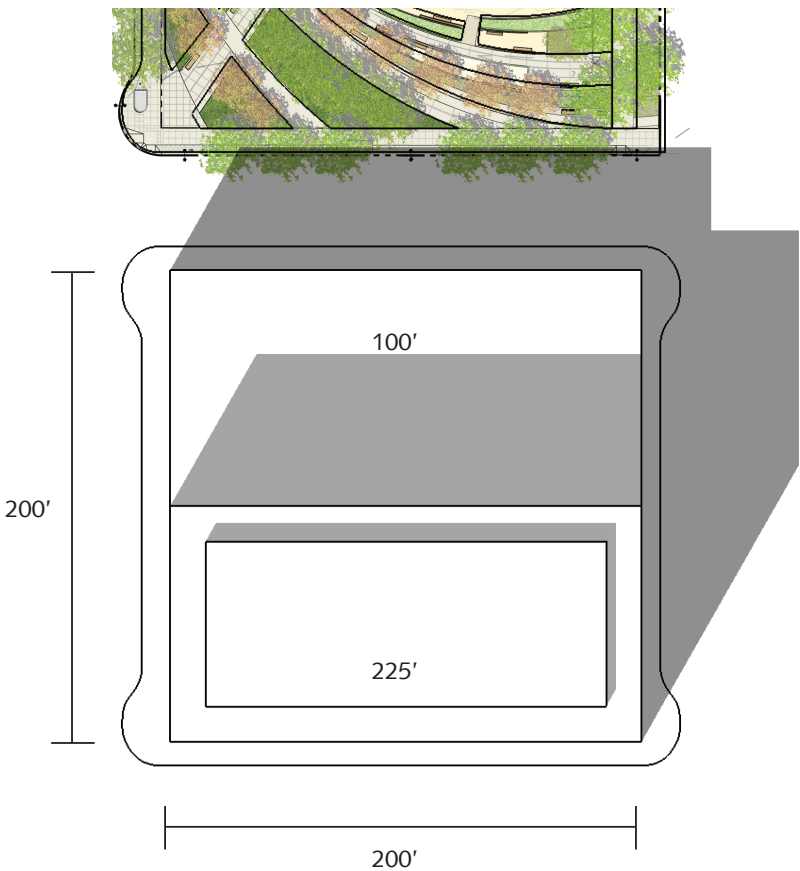


Ground Floor Plan

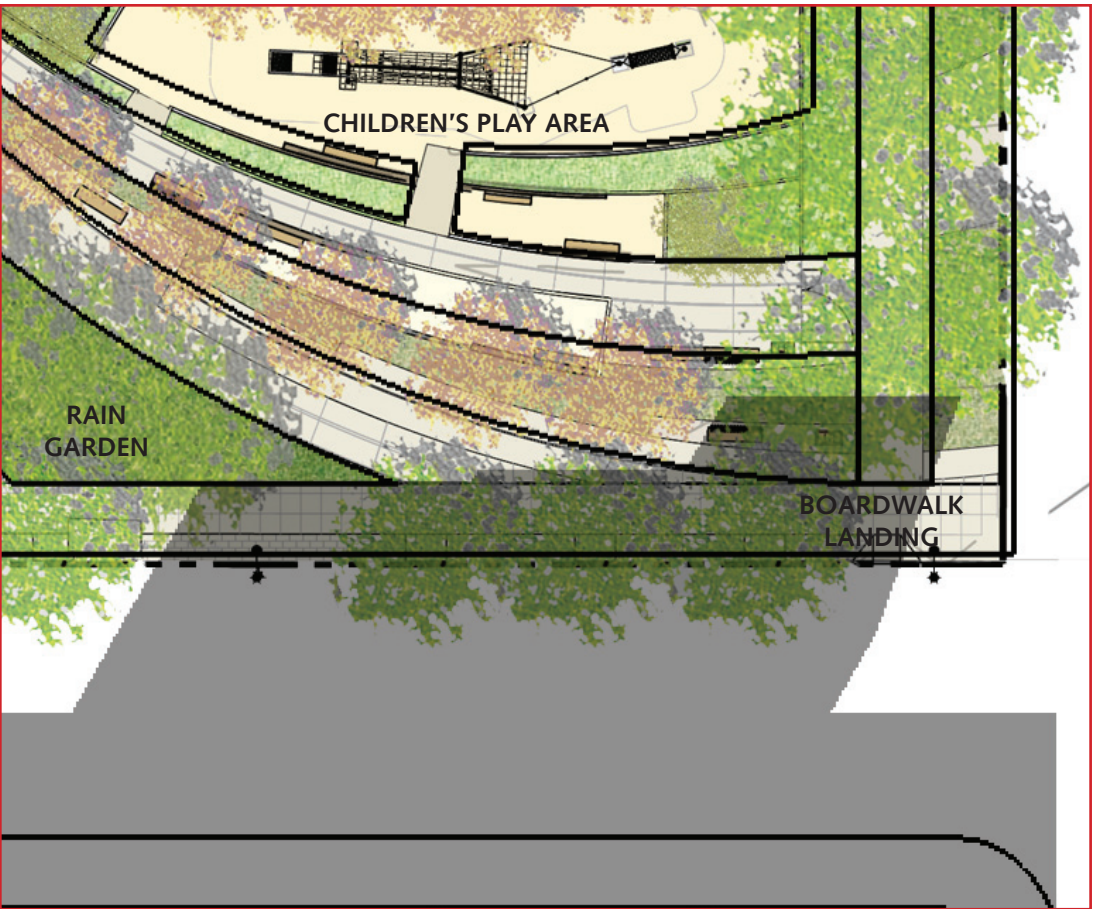
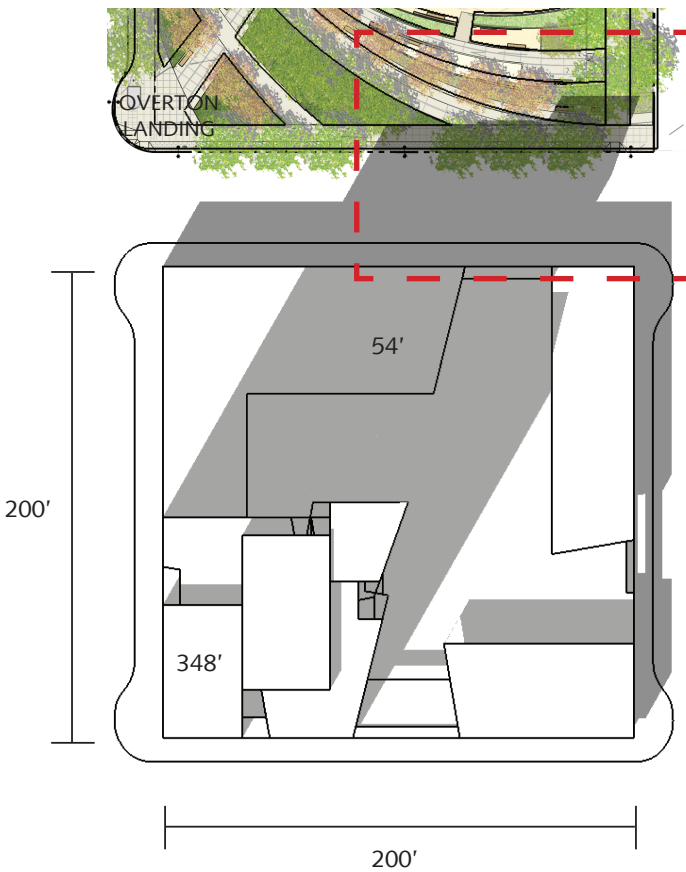


April 21, 2013
12 PM

Zoning
21,268 SF



Block 15
12,450 SF
470 SF on Park



HOYT. BLOCK 15

boora

MODIFICATIONS:

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.

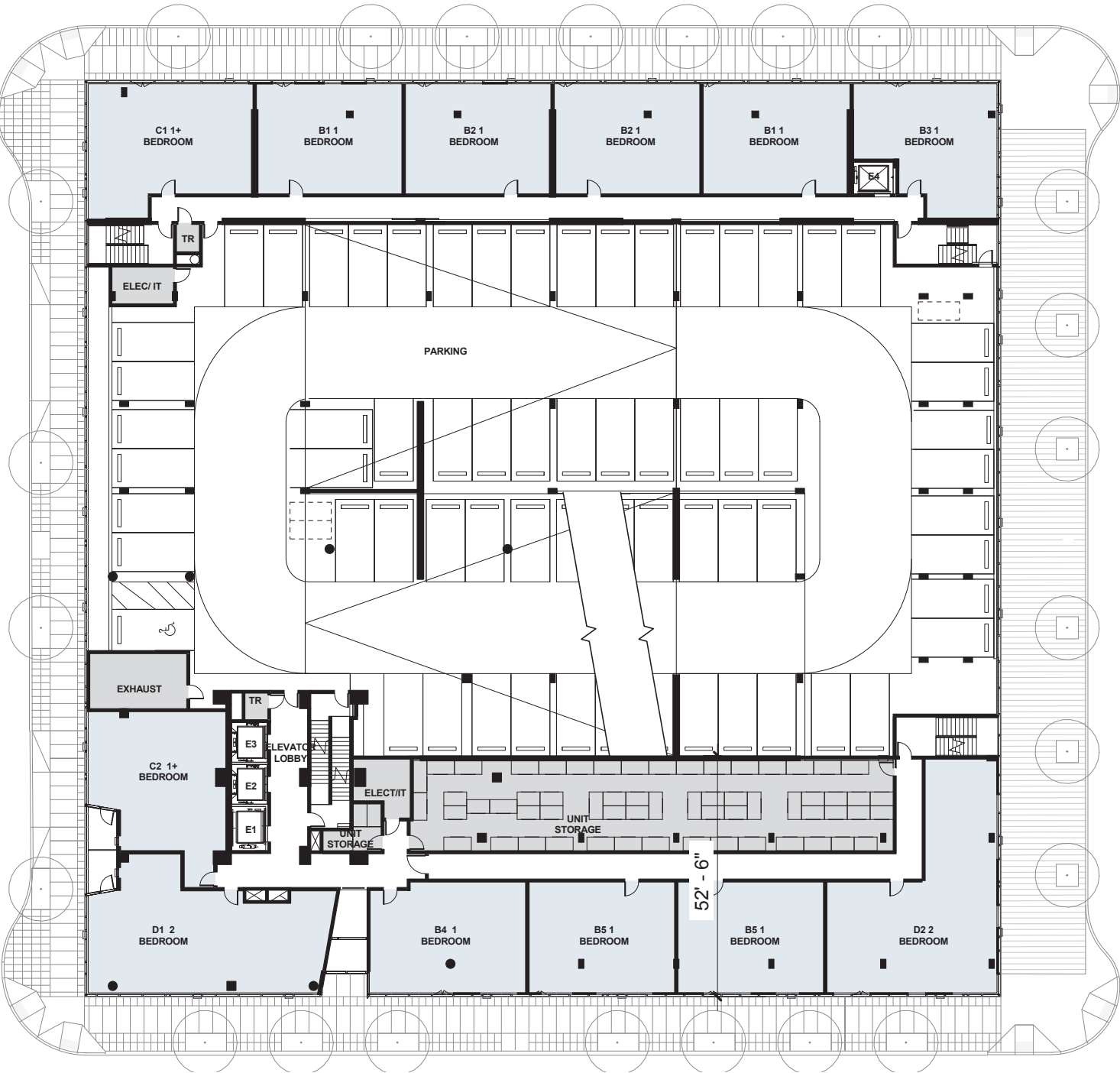
- We understand that the City interprets this language to mean the shadow on the adjacent park rather than the shadow on all public open space. The attached shadow study shows that this building creates less total shadow than a code allowed building although it does create more shadow on the Fields Park than a code allowed building. The shadow on the park is less than 500 square feet. Shadow cast on the park is on a small sidewalk and planting area adjacent to the Overton sidewalk. We request this adjustment, as requiring the project to cast no shadow on the park would require a shorter building with a larger floor plate – a building less elegant and distinctive.

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 above grade and concealed by units on Northrup and Overton. Concealing the parking was done to screen the parking from Tanner Springs Park and The Fields Park at the south and north facades.

Level 02



RENDERINGS



HOYT. BLOCK 15
boora



Perspective from Fields Park

Renderings

FILE # LU 13-139762 DAM AD
June 21, 2013





Perspective of Terrace

Renderings

FILE # LU 13-139762 DAM AD
June 21, 2013



