

Holst Architecture for Madrona Park LLC
DAR Application
August 27, 2014
Revision 1: October 13, 2014

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C.7	Aerial Map
C.8	Property Information
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INFORMATION

PROJECT: Mississippi & Fremont RE: Application for a DAR ORIGINALLY SUBMITTED: August 27, 2014

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CONTENT

C.6 Project Proposal, Goals and Discussion Topics
C.7 Aerial Map
C.8 Property Information
C.9 Zoning

OVERVIEW

ADVICE REQUEST 08.27.2014

LU NO.
Title:

Title:
PROJECT
PROPOSAL,
GOALS AND
DISCUSSION
TOPICS

Sheet:

PROJECT PROPOSAL

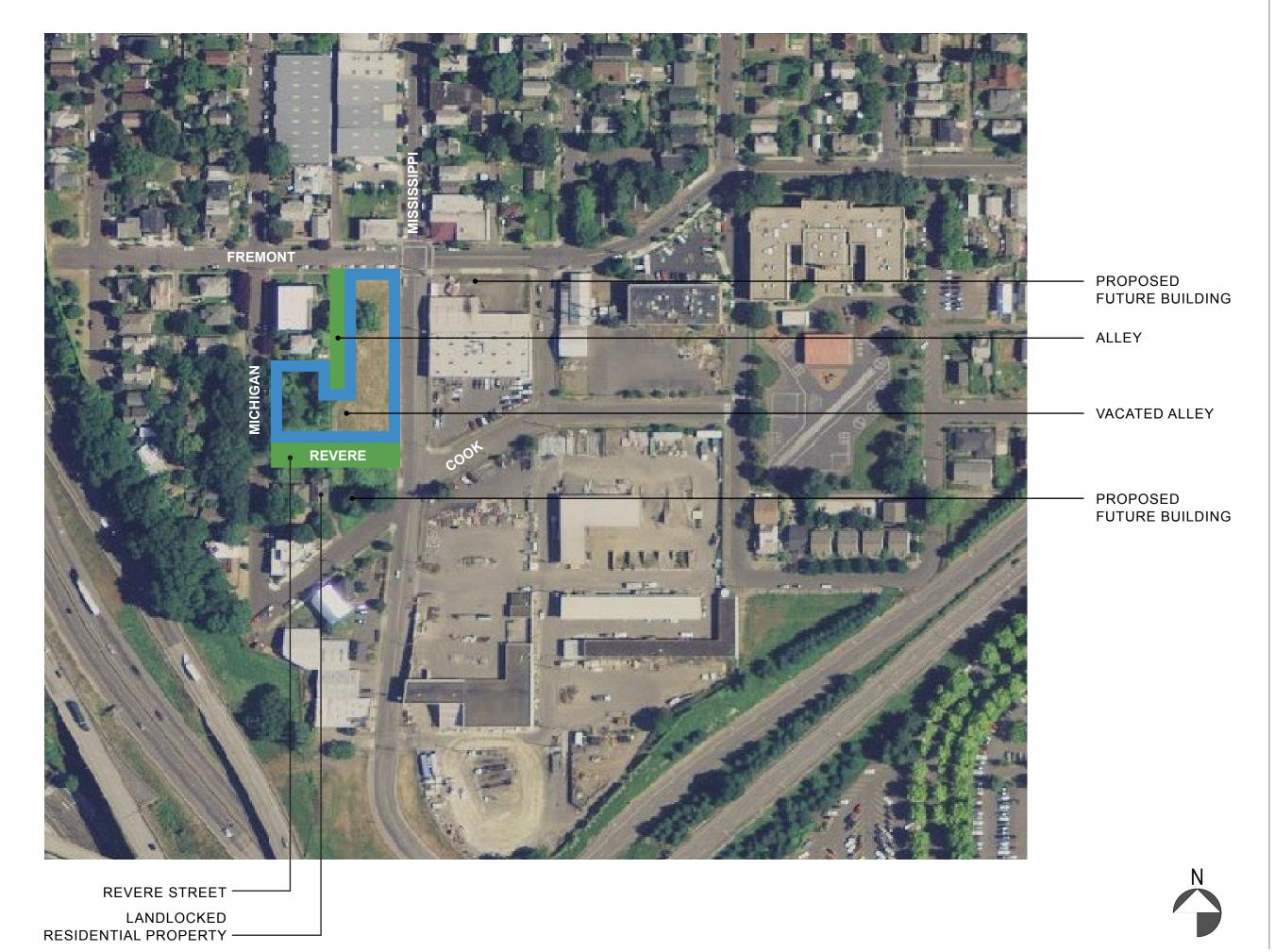
NEW MIXED USE PROJECT INCLUDING UNDERGROUND PARKING, GROUND FLOOR RETAIL,
 APPROXIMATELY 150-180 HOUSING UNITS AS WELL AS COMMUNITY AMENITY SPACES

PROJECT GOALS

- PROVIDE A GATEWAY TO THE MISSISSIPPI NEIGHBORHOOD
- RESPECT THE SCALE OF MISSISSIPPI AND MICHIGAN
- OPPORTUNITY FOR VIEWS FROM SOUTH SIDE OF SITE TO DOWNTOWN
- COMMUNITY OPEN SPACE / AMENITY SPACE
- PROVIDE ACCESS TO THE LANDLOCKED RESIDENTIAL PROPERTY VIA REVERE STREET
- MAINTAIN ALLEY ACCESS FOR PROPERTIES ON NW CORNER OF BLOCK

DISCUSSION ITEMS

- BUILDING SCALE AT INTERSECTION OF FREMONT AND MISSISSIPPI
- EXD AND RH ZONE FAR TRANSFERS



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REV 10.13.2014

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Title

PROPERTY INFORMATION

Address: 3425, 3403, 3325, 3309 N Mississippi Ave.

929, 923 N Revere St. 326 N Michigan Ave.

Property ID: R139436, R139437, R139438, R139439, R139440,

R139441, R139442, R139443, R139444, R139445,

R139446

Legal Description: Cooks Add, Block 2, Lot 1, 4, 5, 7-12

Zoning: EXd: parcels facing N Mississippi Ave. and N Fremont St.

RH: parcels facing N Michigan Ave.

Plan District: Northeast

Urban Renewal District: Interstate Corridor

Project Name: Delta

Location: SW Corner of N Mississippi Ave. & N Fremont St.

Zoning: RH & EXd

Zoning Map: 2789

Plan District: Albina Community

Street Classifications: N Mississippi Ave. & N Fremont St. are classified as City

Walkways and Transit Access Streets

Lot Area (combined lots, existing and proposed vacations, after ROW

dedication): 44,900 SF

Occupancies: R-2, S-2, M, B, & A

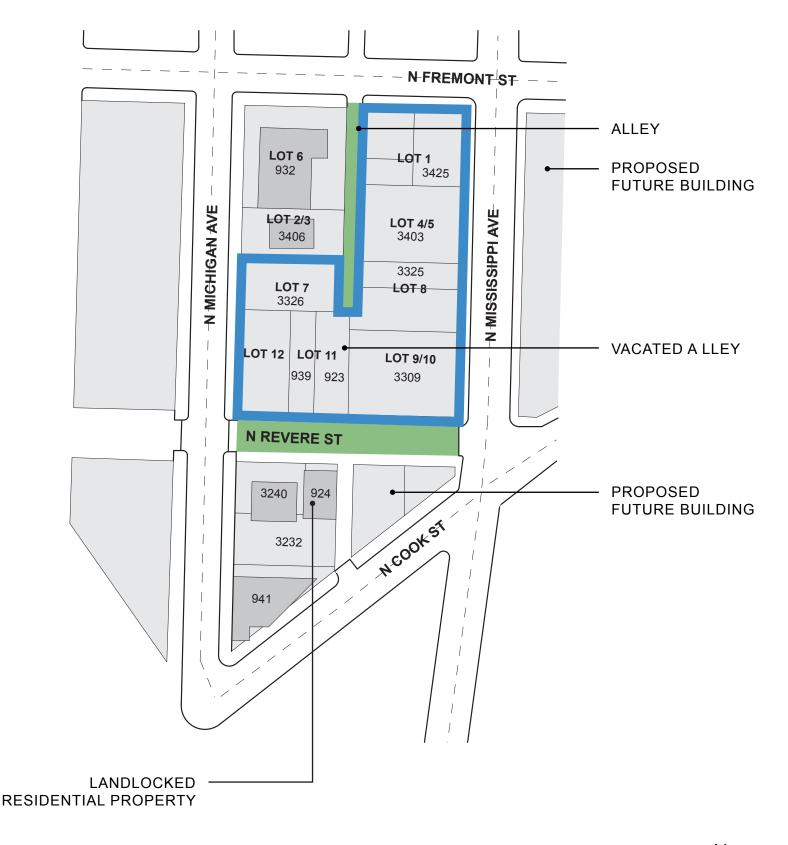
Fire Suppression Type: NFPA 13b

Stormwater System: All stormwater runoff from the project site will be infiltrated

on site. Vegetated stormwater management facilities will be designed to infiltrate the water quality storm from all non-roof impervious area. A private drywell system will be designed to infiltrate roof runoff and overflow from vegetated stormwater management facilities. Public street improvements will include greenstreets which will infiltrate the water quality storm and provide water quantity control.

Overflow from the greenstreet facilities will connect to the

public combined sewer system.

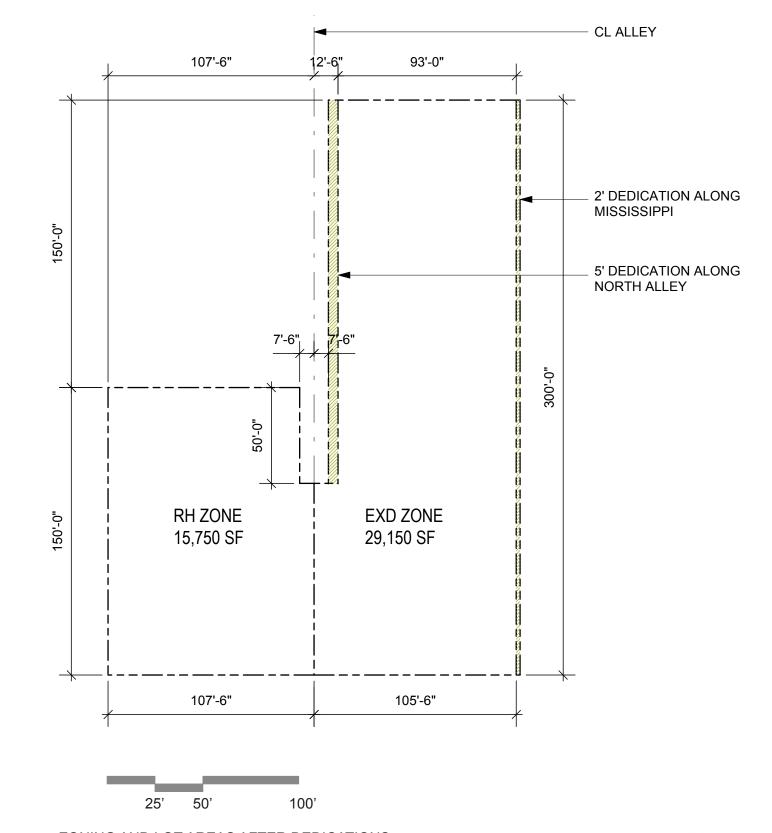




N FREMONT ST

N MICHIGAN AVE N MISSISSIPPI ST EXD ZONE RH ZONE 15,750 SF 30,750 SF-N REVERE ST

EXISTING GRADES AND LOT AREAS BEFORE DEDICATIONS



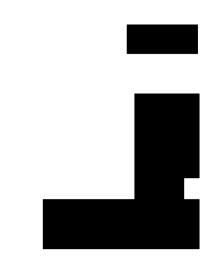
ZONING AND LOT AREAS AFTER DEDICATIONS

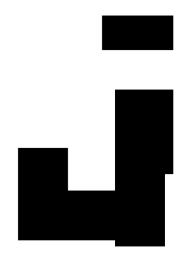
C.13 C.14-15 C.16-17 C.18-19 C.20-21 C.22-23 C.24-25

Overview of Schemes
Bar Scheme Views
Bar Scheme Plans
L Scheme Views
L Scheme Plans
J Scheme Views
J Scheme Plans

PROJECT

OF SCHEMES





BAR SCHEME

- REBUILD WEST PORTION OF REVERE
- ALLEY REMAINS AT EXISTING GRADE
- 2 SEPARATE BUILDINGS
- PARKING BELOW GRADE ACCESSED FROM MISSISSIPPI
- RH BUILDING IS PER CODE (NO DESIGN REVIEW REQUIRED)
- EXD SITE REQUIRES FAR TRANSFER (3:1 ALLOWED, 4.4:1 PROPOSED)
- EFFICIENT PLAN

L SCHEME

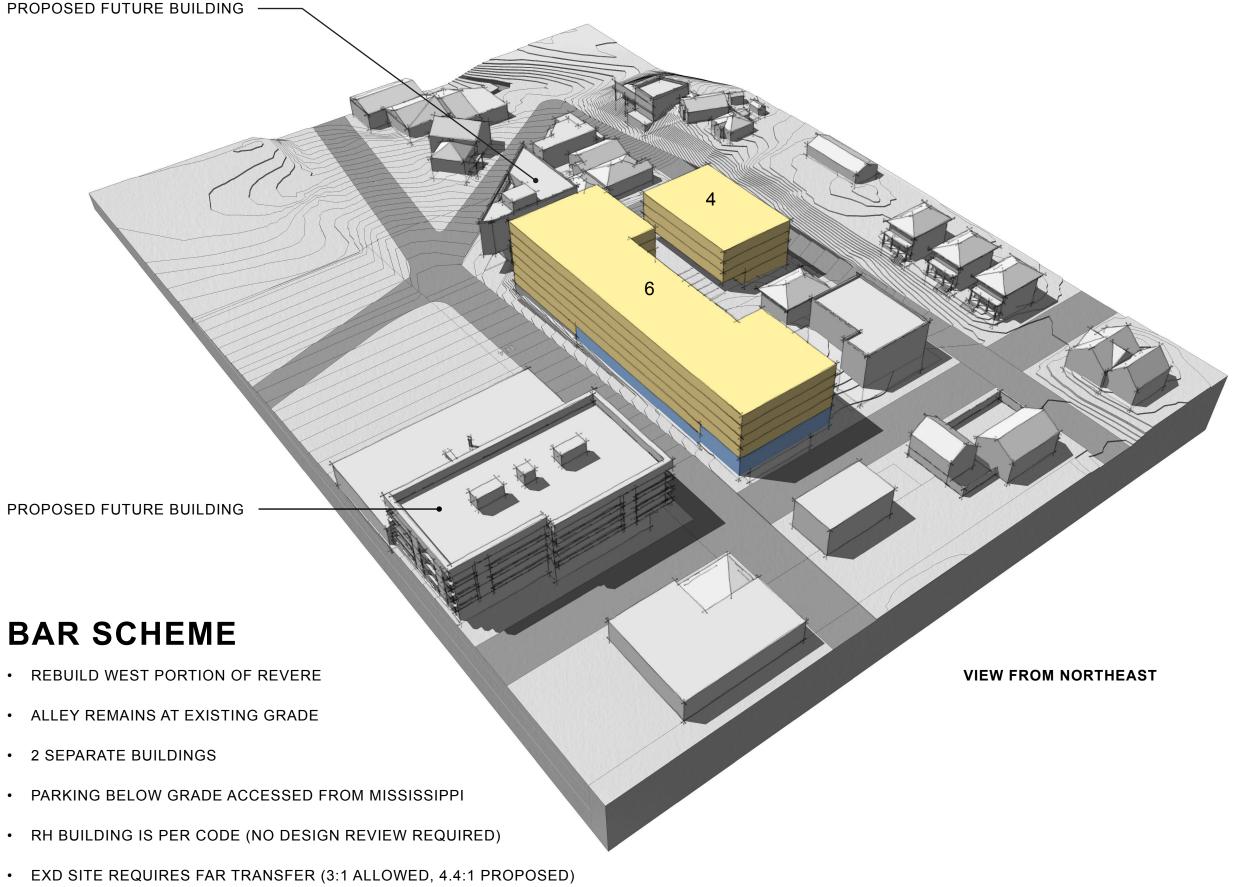
- REBUILD WEST PORTION OF REVERE
- LARGER MIXED USE BUILDING AT SOUTH END
- 6 STORY BUILDING AT NE CORNER
- SURFACE PARKING ACCESSED FROM ALLEY
- SUBTERRANEAN PARKING ACCESSED FROM REVERE
- EXD SITE REQUIRES FAR TRANSFER (3:1 ALLOWED, 3.7:1 PROPOSED)
- NO FAR TRANSFER REQUIRED AT RH SITE
- ROOF DECK AMENITY AT SW CORNER

J SCHEME

- REBUILD WEST PORTION OF REVERE
- LARGER BUILDING AT SOUTH END
- 4 STORY BUILDING AT NE CORNER
- STEPPED DOWN FACADE ALONG MISSISSIPPI
- SURFACE PARKING ACCESSED FROM ALLEY
- SUBTERRANEAN PARKING ACCESSED FROM REVERE
- EXD SITE REQUIRES FAR TRANSFER (3:1 ALLOWED, 3.3:1 PROPOSED)
- RH SITE REQUIRES FAR TRANSFER (2:1 ALLOWED, 3.4:1 PROPOSED)
- ROOF DECK AMENITY ALONG MISSISSIPPI

• EFFICIENT PLAN

BAR SCHEME VIEWS

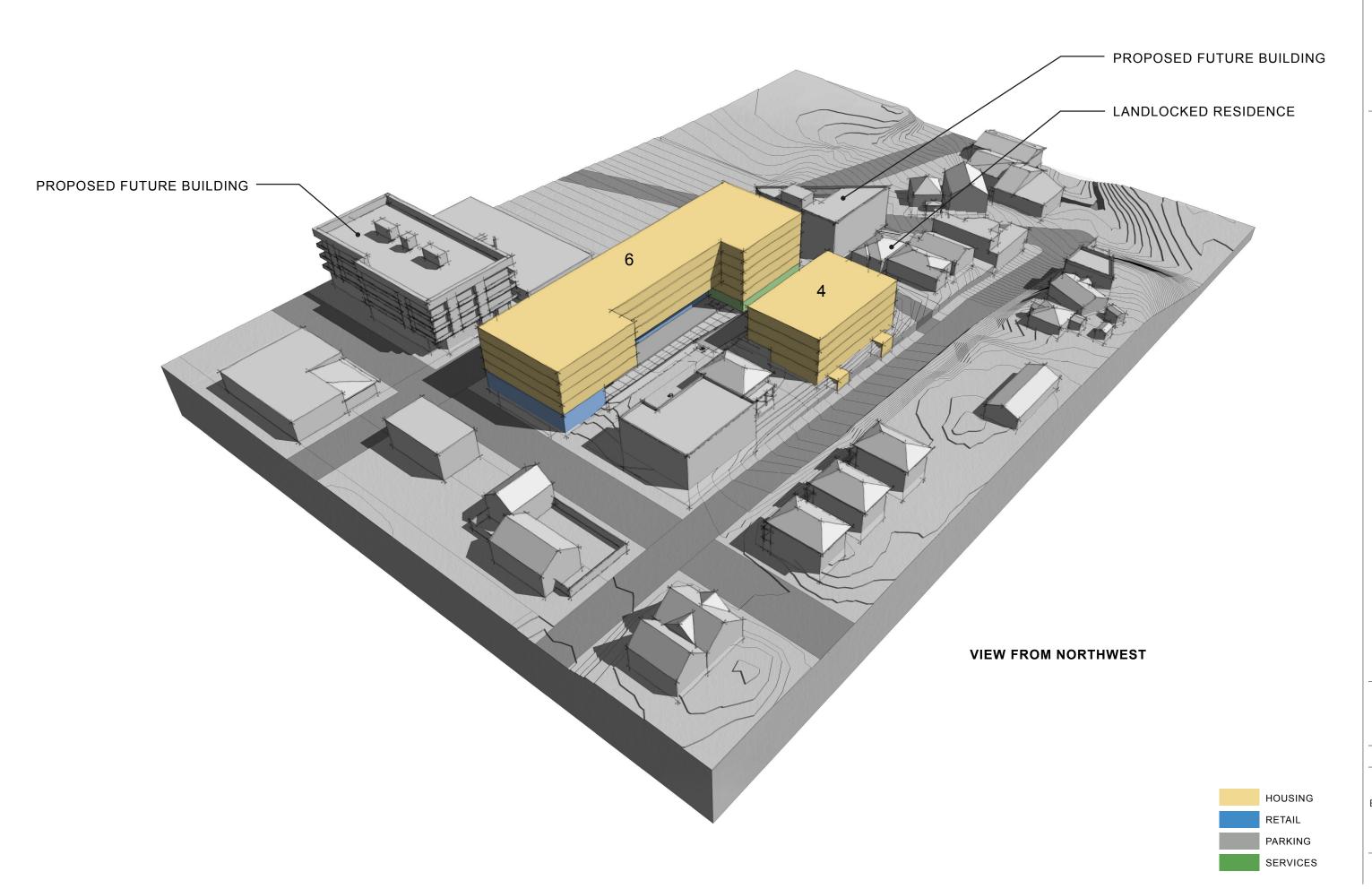


HOUSING

RETAIL

PARKING SERVICES

BAR SCHEME VIEWS





STREET VIEW AT NE CORNER

Gross Building Area: 159,595 SF (both buildings)

Basement Area: 18,038 SF

Allowed FAR @ RH Lots: 15,750 SF (includes existing alley vacation) @ 2:1 = 31,500 SF

Proposed FAR @ RH Lots: 32,150 SF (no FAR transfer required)

Allowed FAR @ EXd Lots: 29,150 SF (includes existing alley vacation as well as alley and

Mississippi ROW dedications) @ 3:1 = 87,450 SF

Proposed FAR @ EXd Lots: 131,493 SF (includes proposed transfer of 44,043 SF or more)

Net Housing Area: 114,634 SF (150-180 Units)

Active Use Area (Retail, Office,

Amenity & Lobby): 10,100 SF

Total Parking Stalls: 105 (28 Surface Parking Stalls; 77 Subterranean Parking Stalls)

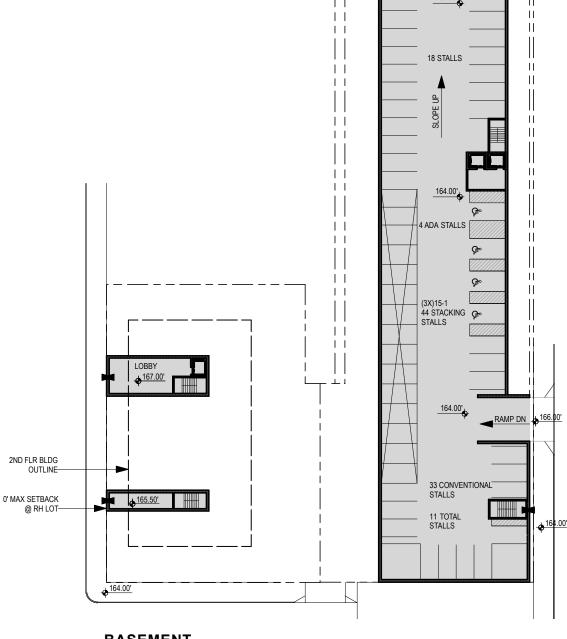
Parking Ratio: .58-.7

Number of Stories: RH: 4, EXd: 6 w/ a Basement

Construction Type: RH: (3) Stories of V-A / (1) Story of I-A

EXd: (5) Stories of III-B / (1) Story of I-A w/ a I-A Basement

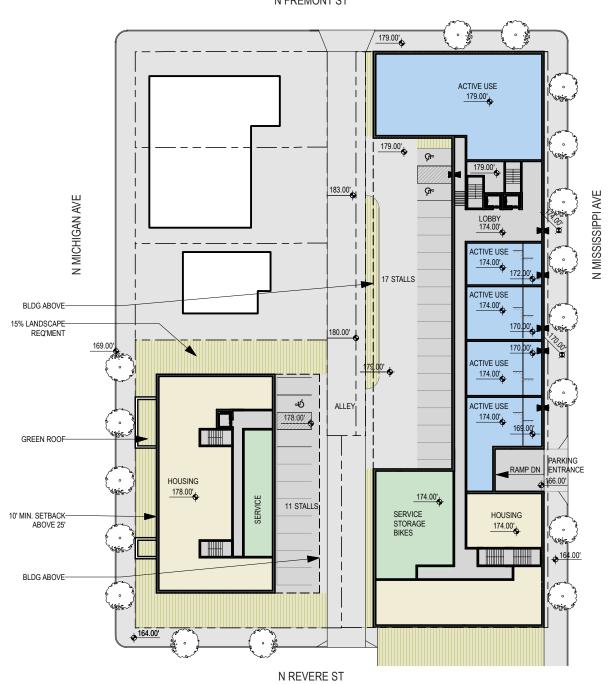
Building Height: RH: 54', EXd: 65' + 10'



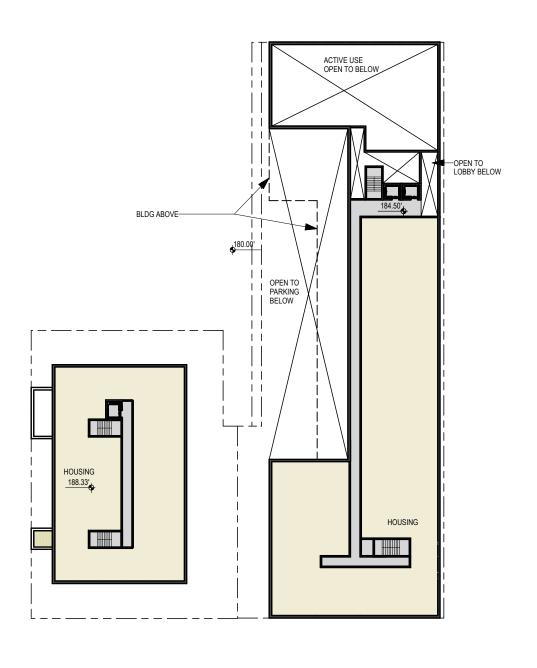
BASEMENT

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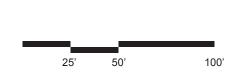
N FREMONT ST



GROUND FLOOR



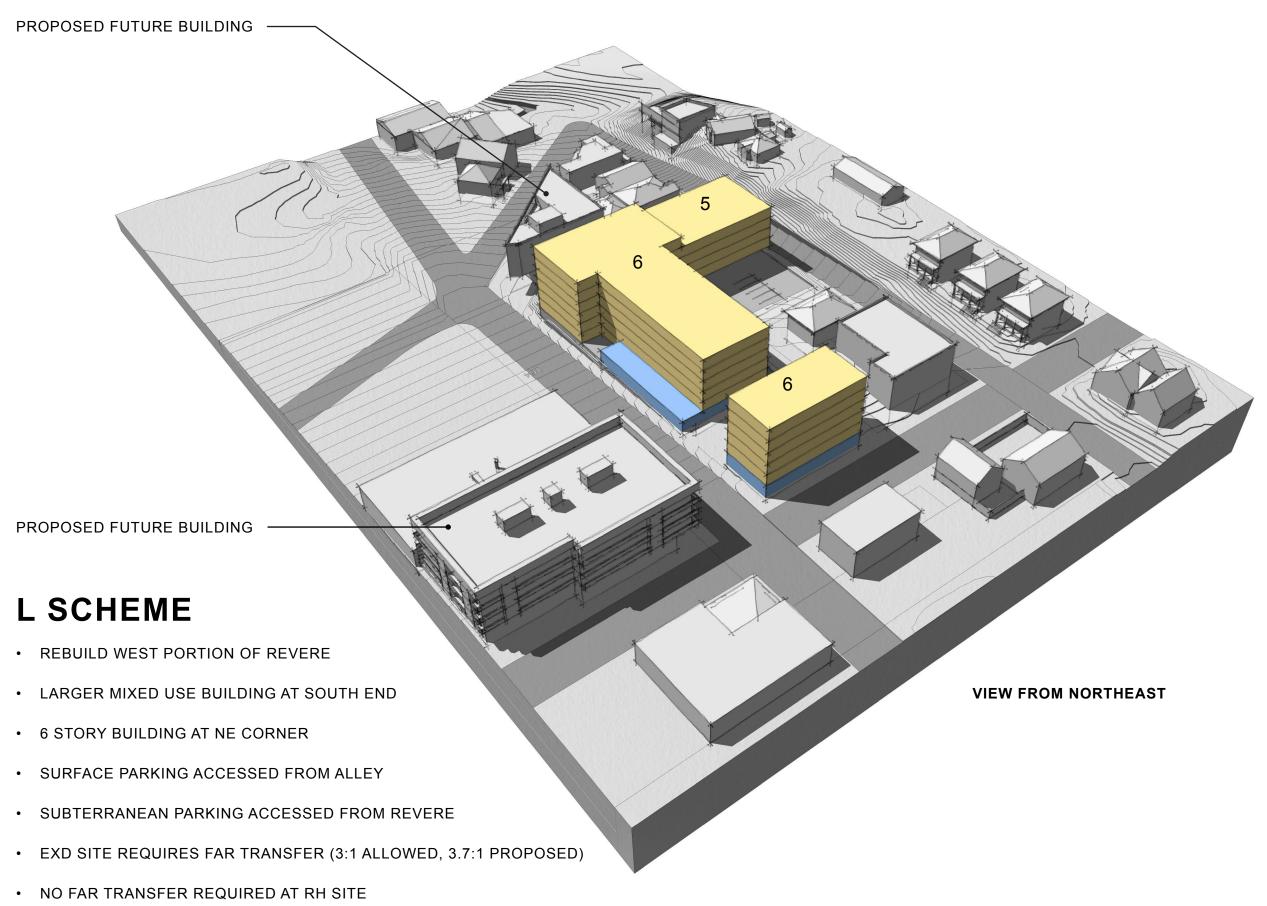






HOUSING

• ROOF DECK AMENITY AT SW CORNER



HOUSING

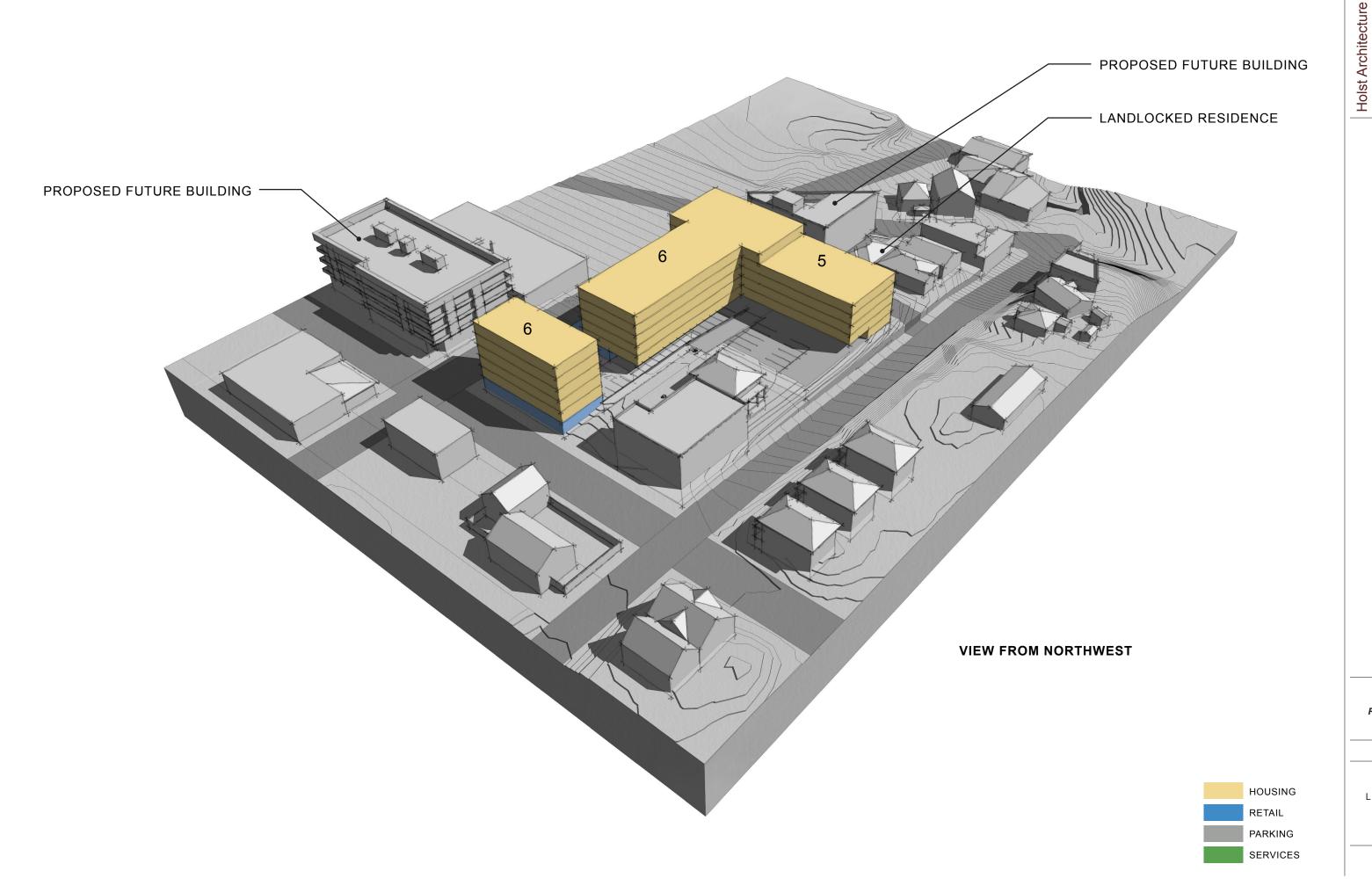
PARKING SERVICES

RETAIL

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L SCHEME VIEWS

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STREET VIEW AT NE CORNER

Gross Building Area: 152,337 SF (both buildings)

Basement Area: 21,437 SF

Allowed FAR @ RH Lots: 15,750 SF (includes existing alley vacation) @ 2:1 = 31,500 SF

Proposed FAR @ RH Lots: 31,250 SF (no FAR transfer required)

Allowed FAR @ EXd Lots: 29,150 SF (includes existing alley vacation as well as alley and

Mississippi ROW dedications) @ 3:1 = 87,450 SF

Proposed FAR @ EXd Lots: 120,090 SF (includes proposed transfer of 32,640 SF)

Net Housing Area: 112,515 SF (150-180 Units)

Active Use Area (Retail,

Office, Amenity & Lobby): 9,708 SF

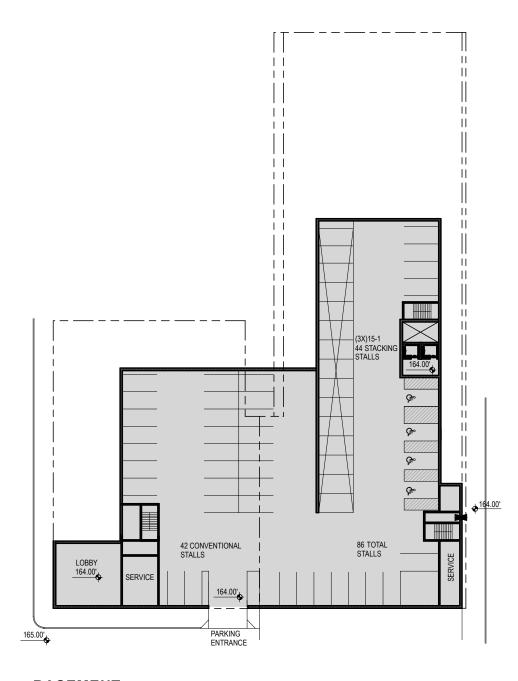
Total Parking Stalls: 114 (28 Surface Parking Stalls; 86 Subterranean Parking Stalls)

Parking Ratio: .63-.76

Number of Stories: RH: 4, EXd: 6 w/ a Basement

Construction Type: (5) Stories of III-B / (1) Story of I-A w/ a I-A Basement

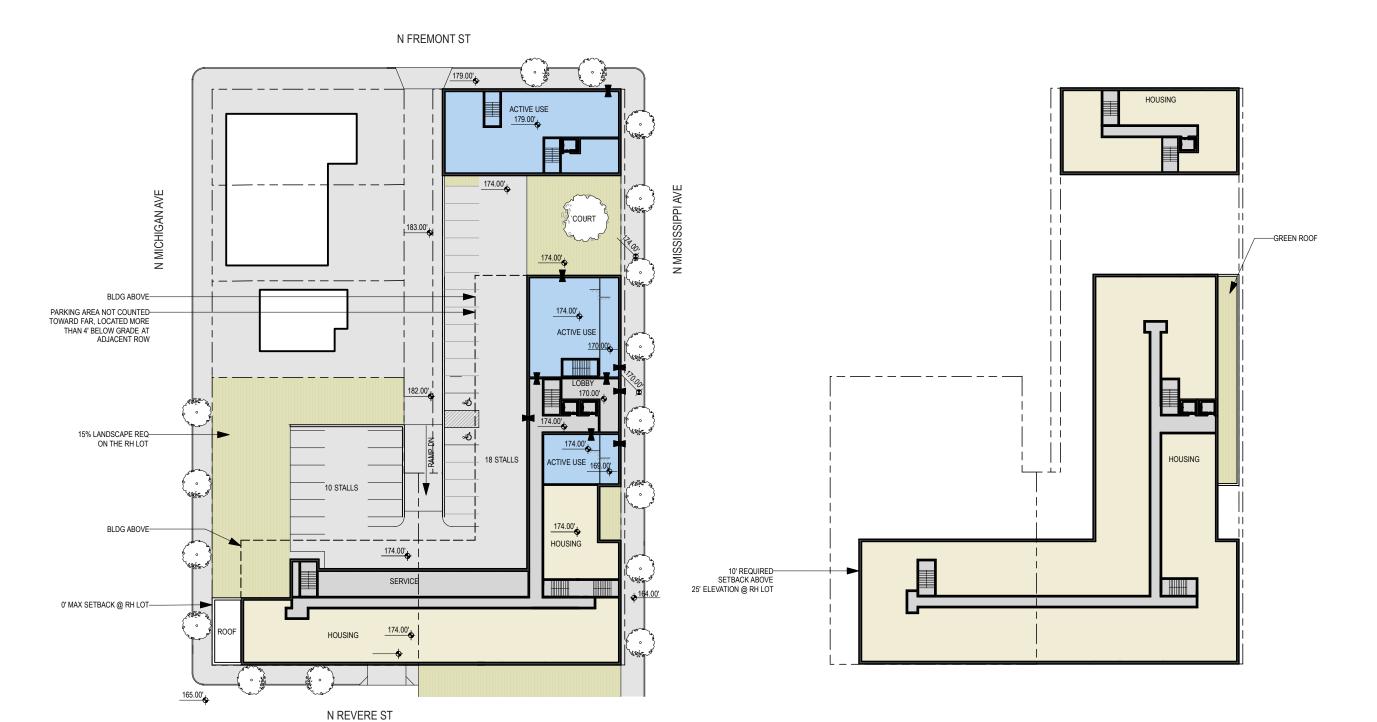




BASEMENT

L SCHEME **PLANS**

C.21



SECOND FLOOR

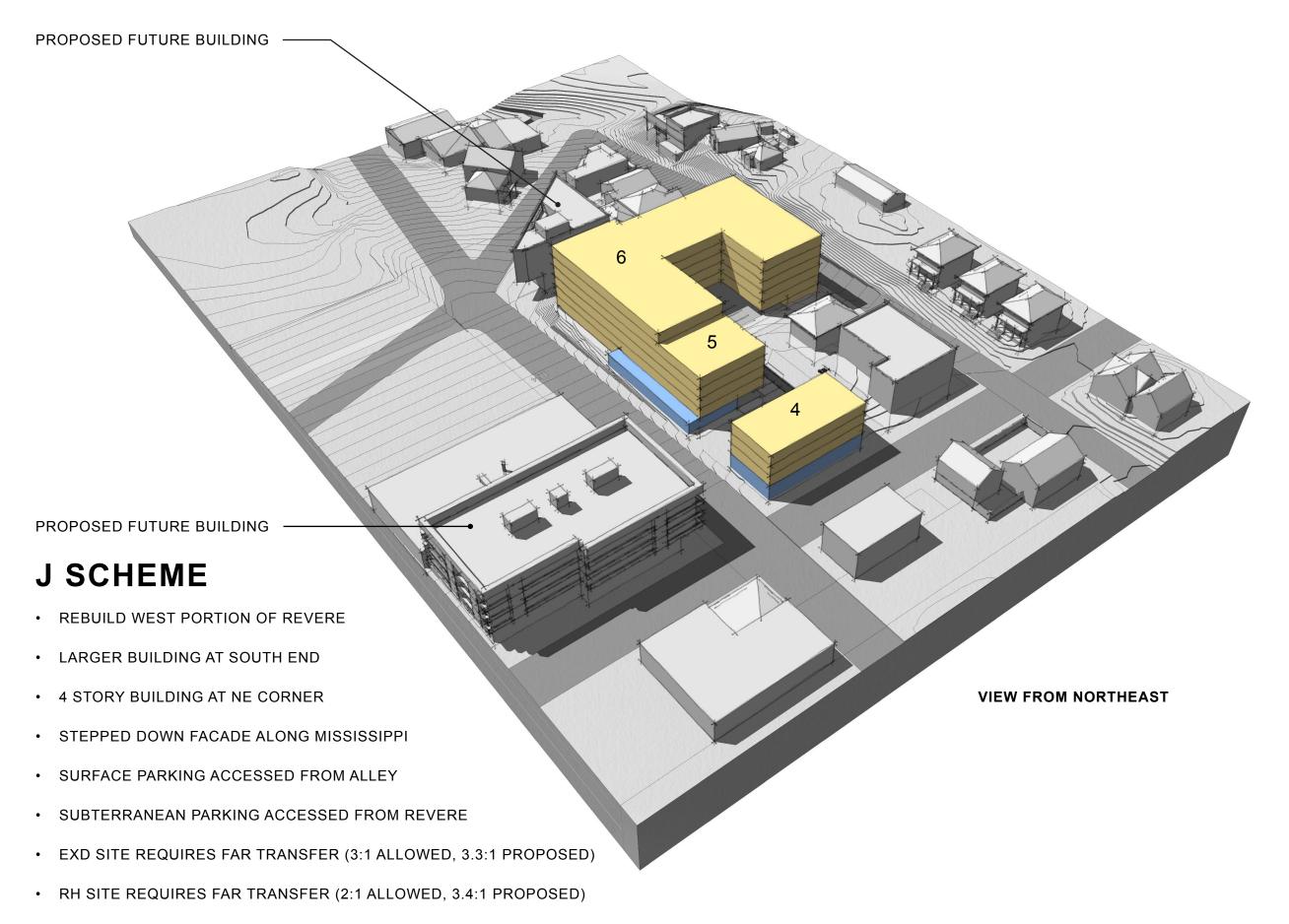
GROUND FLOOR

HOUSING

RETAIL **PARKING** SERVICES

25'

ROOF DECK AMENITY ALONG MISSISSIPPI



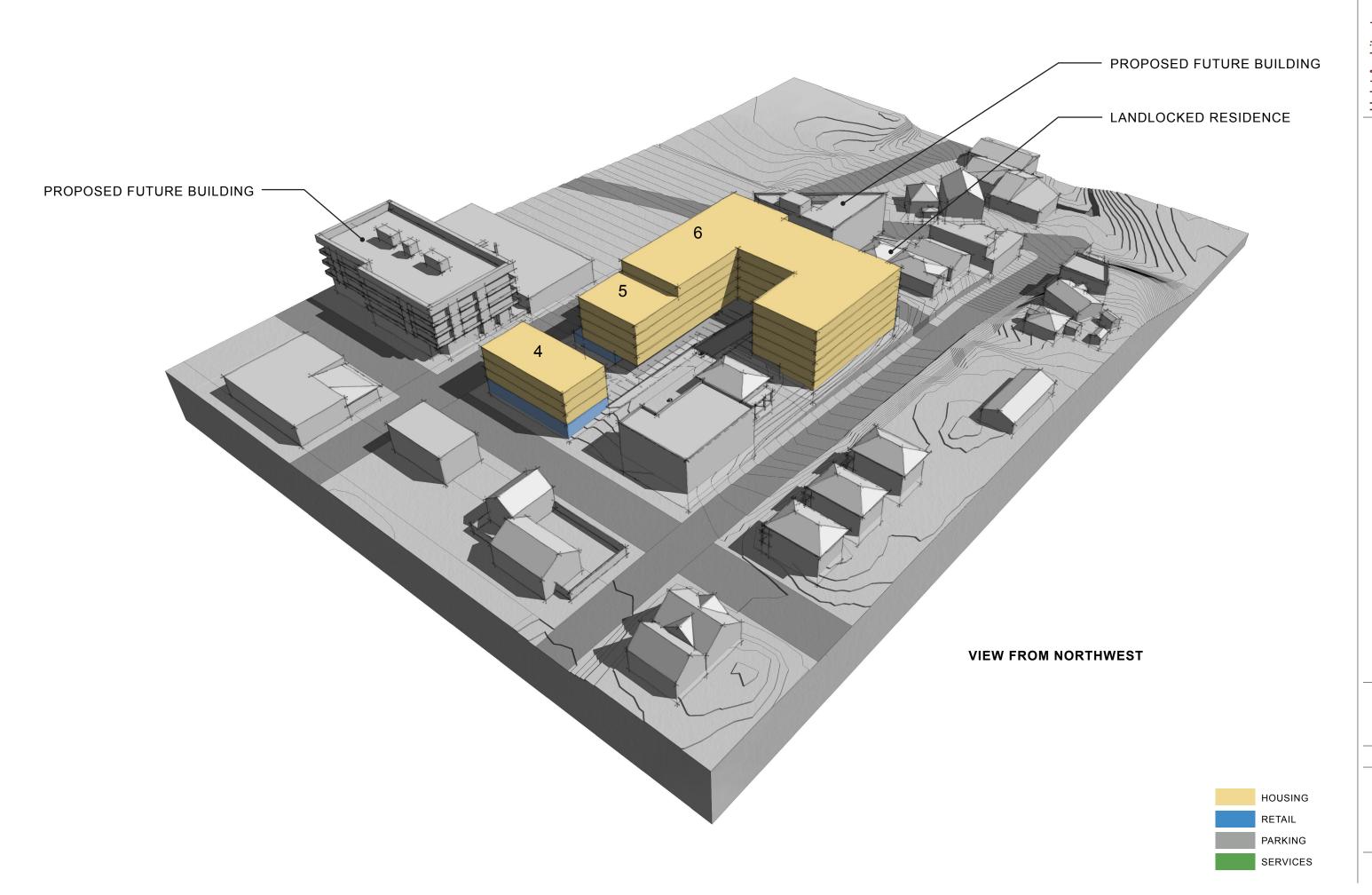
HOUSING

PARKING SERVICES

RETAIL

J SCHEME VIEWS

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STREET VIEW AT NE CORNER

Gross Building Area: 160,028 SF (both buildings)

Basement Area: 18,997 SF

Allowed FAR @ RH Lots: 15,750 SF (includes existing alley vacation) @ 2:1 = 31,500 SF

Proposed FAR @ RH Lots: 55,504 SF (includes proposed transfer of 24,004 SF)

Allowed FAR @ EXd Lots: 29,150 SF (includes existing alley vacation as well as alley and

Mississippi ROW dedications) @ 3:1 = 87,450 SF

Proposed FAR @ EXd Lots: 105,524 SF (includes proposed transfer of 18,074 SF)

Net Housing Area: 115,936 SF (150-180 Units)

Active Use Area (Retail, Office, Amenity & Lobby): 9,708 SF

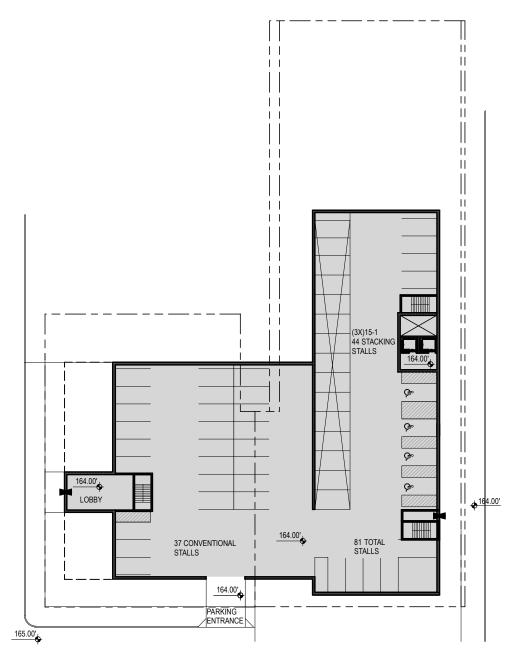
Total Parking Stalls: 109 (28 Surface Parking Stalls; 81 Subterranean Parking Stalls)

Parking Ratio: .61-.73

Number of Stories: RH: 4, EXd: 6 w/ a Basement

Construction Type: (5) Stories of III-B / (1) Story of I-A w/ a I-A Basement

Building Height: 65' + 10'

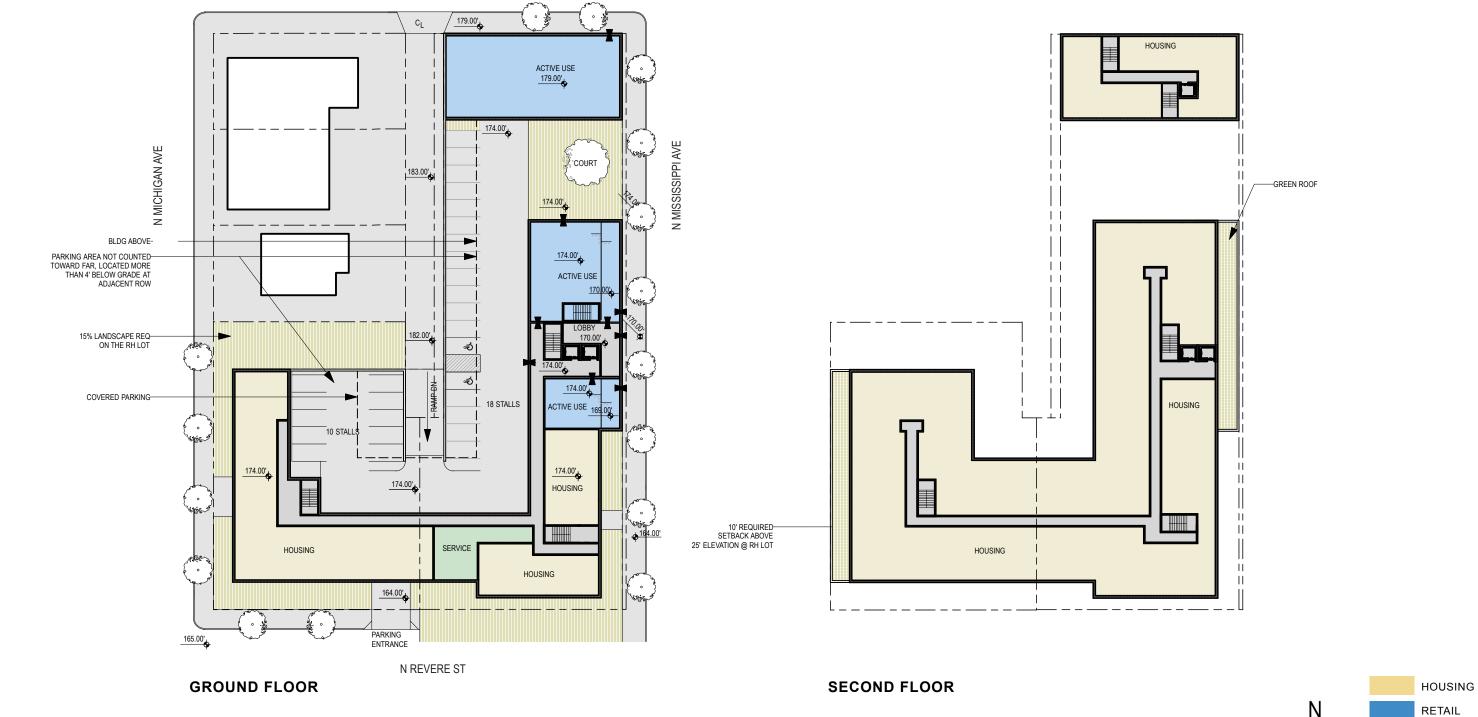


BASEMENT

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PARKING SERVICES

25'



N FREMONT ST

C.28-29

Site Images

APPENDIX



1. View from Michigan Avenue down Revere Street



2. View South on Alley from N Fremont Street



3. View from N Mississippi Avenue

Shee



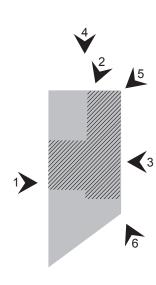
4. View from N Fremont Street



5. View from corner of N Fremont Street + N Mississippi Avenue



6. View from N Mississippi Avenue + N Cook Street





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SITE IMAGES