



4th & Harrison Portland, OR

DAR PRESENTATION

HARTSHORNE PLUNKARD ARCHITECTURE

12.11.14



Team
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Team

Developer:



Lead Architect:



Consulting Architect:



Civil & Structural Engineer:



Consulting Engineers

MEP/FP Engineer:



INTERFACE
ENGINEERING

Landscape Architect:

lango.hansen

LANDSCAPE ARCHITECTS PC



Project Summary

- 15 Story Mixed-Use Development
- 30,000 SF 1st Floor Retail (potential grocer)
- 400 Residential Units on floors 2-15
- 158 sub-level parking spaces
- 2nd Floor Courtyard Amenity and Green Space
- 15th Floor Roof Deck Amenity and Green Roof
- LEED Silver Certification

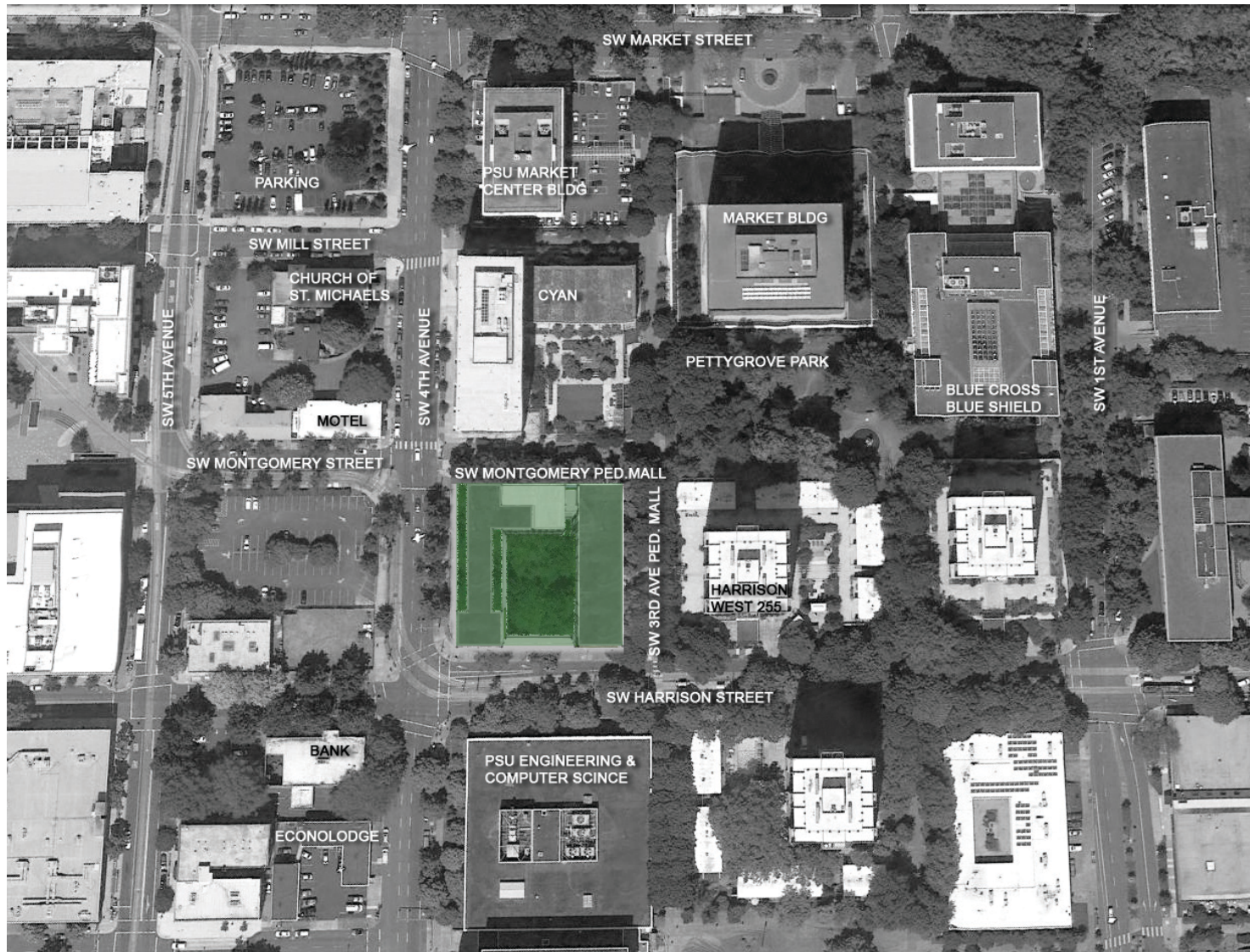


Zoning / Building Data

Site Building Data	Existing / Required	Proposed	Comments
Existing Zone	Central City Plan District (and South Auditorium PD)	Central City Plan District (and South Auditorium PD)	
Use	Mixed - Residential/Retail	Mixed - Residential/Retail	
Site Area	44,746 SF	44,746 SF	
MLA per Dwelling Unit	NA	NA	
Dwelling Units	0	350-400 Approx	
Maximum F.A.R.	6 (268,476 SF)	6 + 3 (402,714 SF)	We are seeking an FAR bonus per 33.510.210(C) (1)(a)(1): Max of 3:1 over base.
Area (F.A.R.)	NA	380,454	
Area (Gross)	NA	456,054	
Building Height	175'	175'	
Number of stories	15	15	
Yard Setbacks	15FT Harrison/6FT All others	15 FT Harrison/6 FT All others	
Total Parking Spaces	1.35 Spaces / Resd Unit Max 2/1000SF Commercial (Grocer) Max	Providing 158 approx total 70 Spaces for Commercial Balance for Residential	
Handicapped Spaces	2% Total Spaces	2% Total Spaces	
Loading Spaces	1	1	
Special Districts	Overlay: Central City Planning, PMD: South Auditorium		

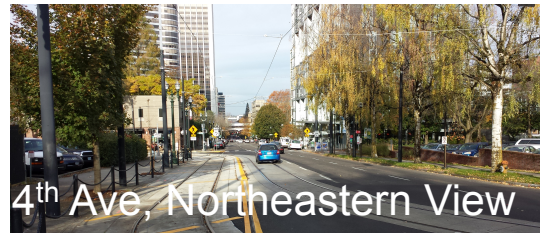


Site Overview





Site Context



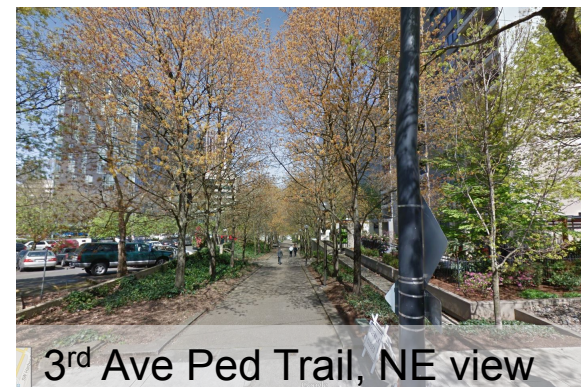


Site Context



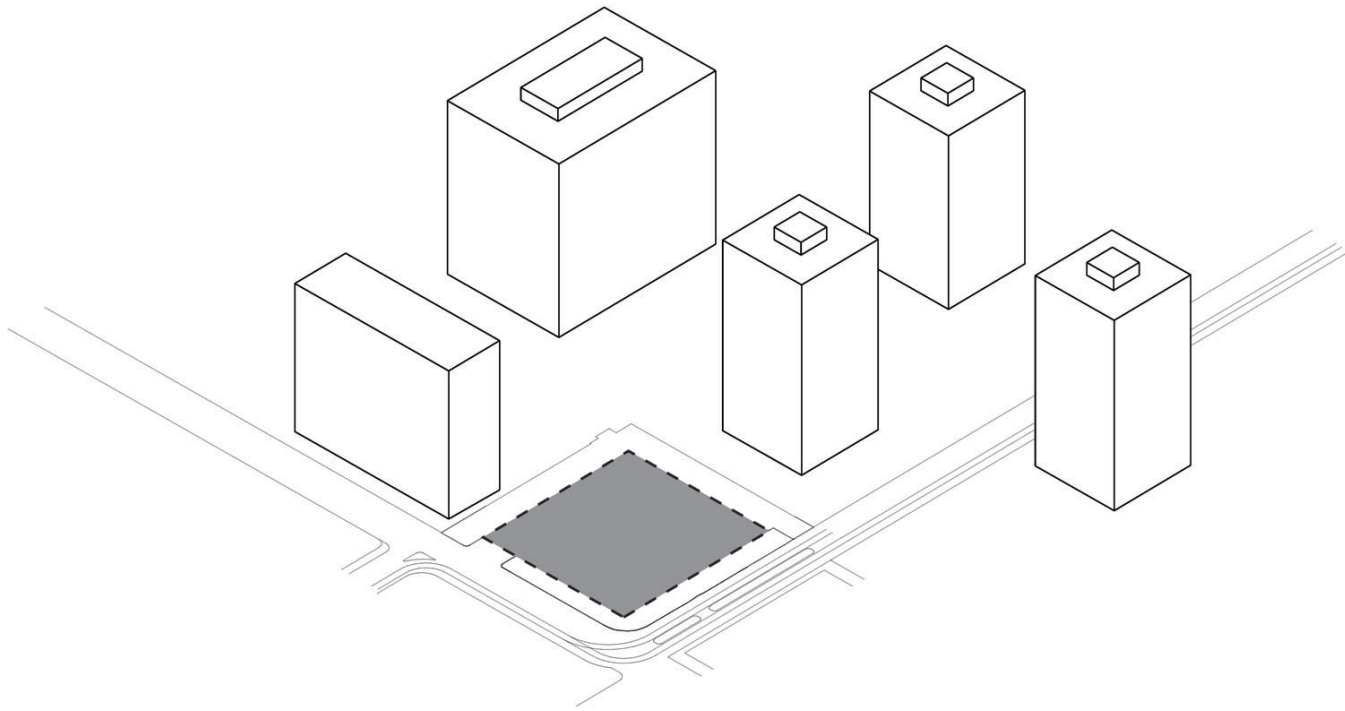


Site Context



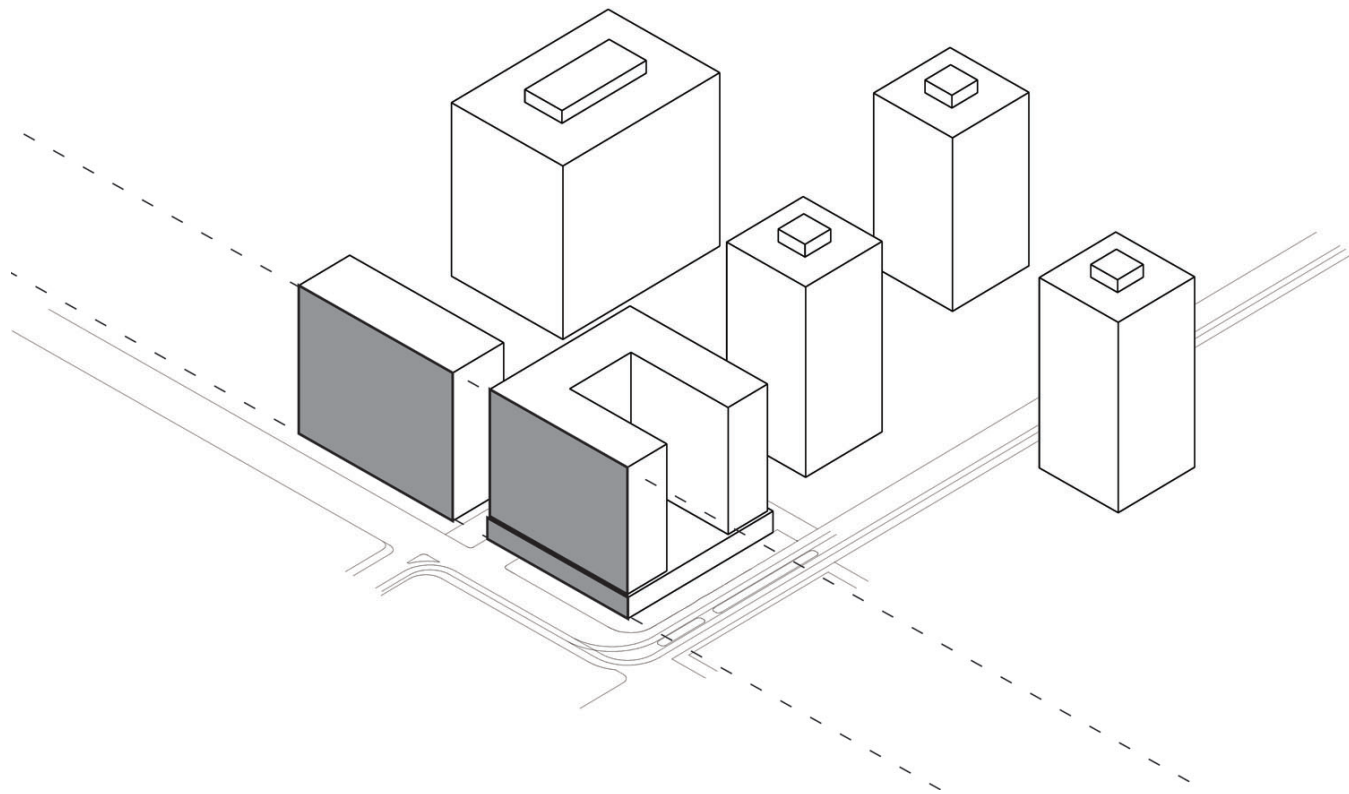


Master Planning



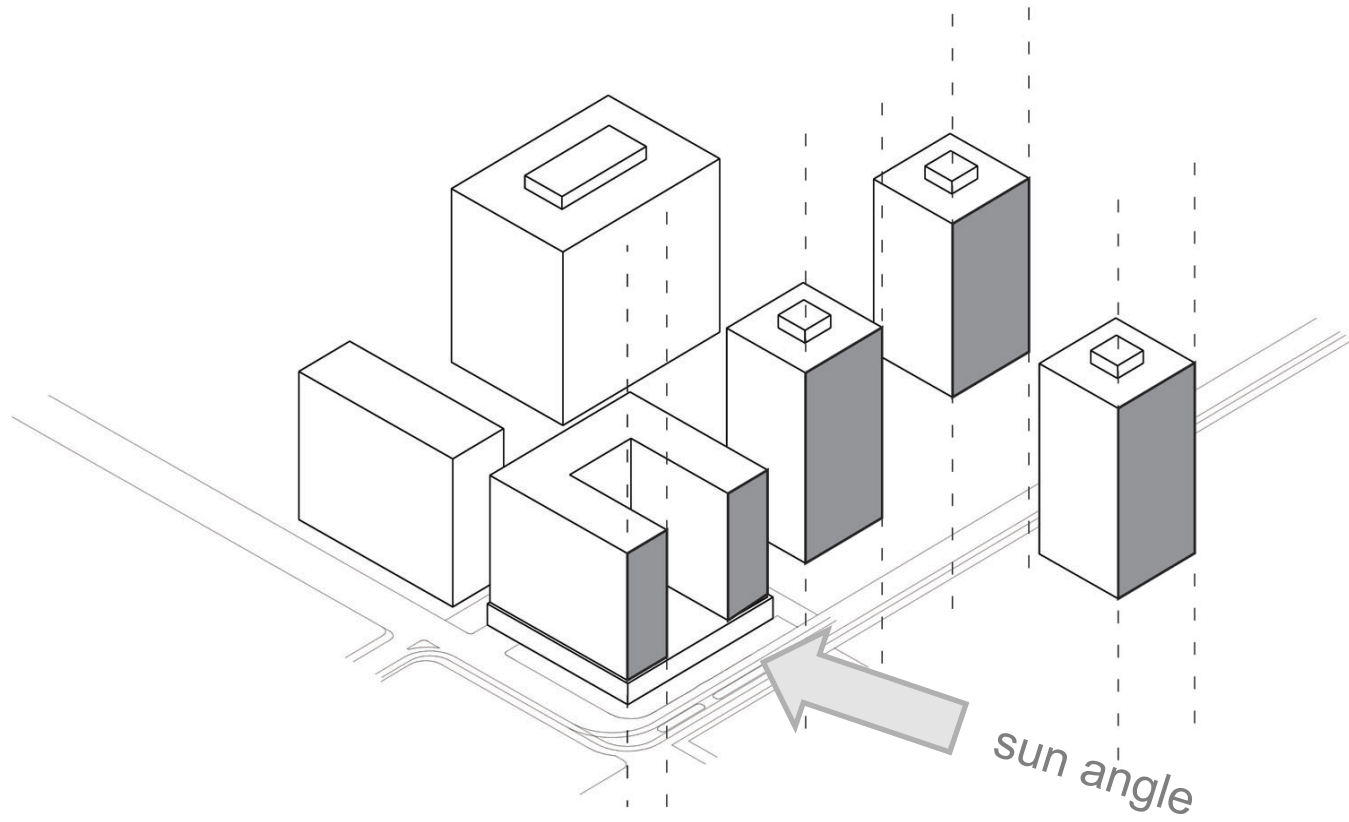


Master Planning



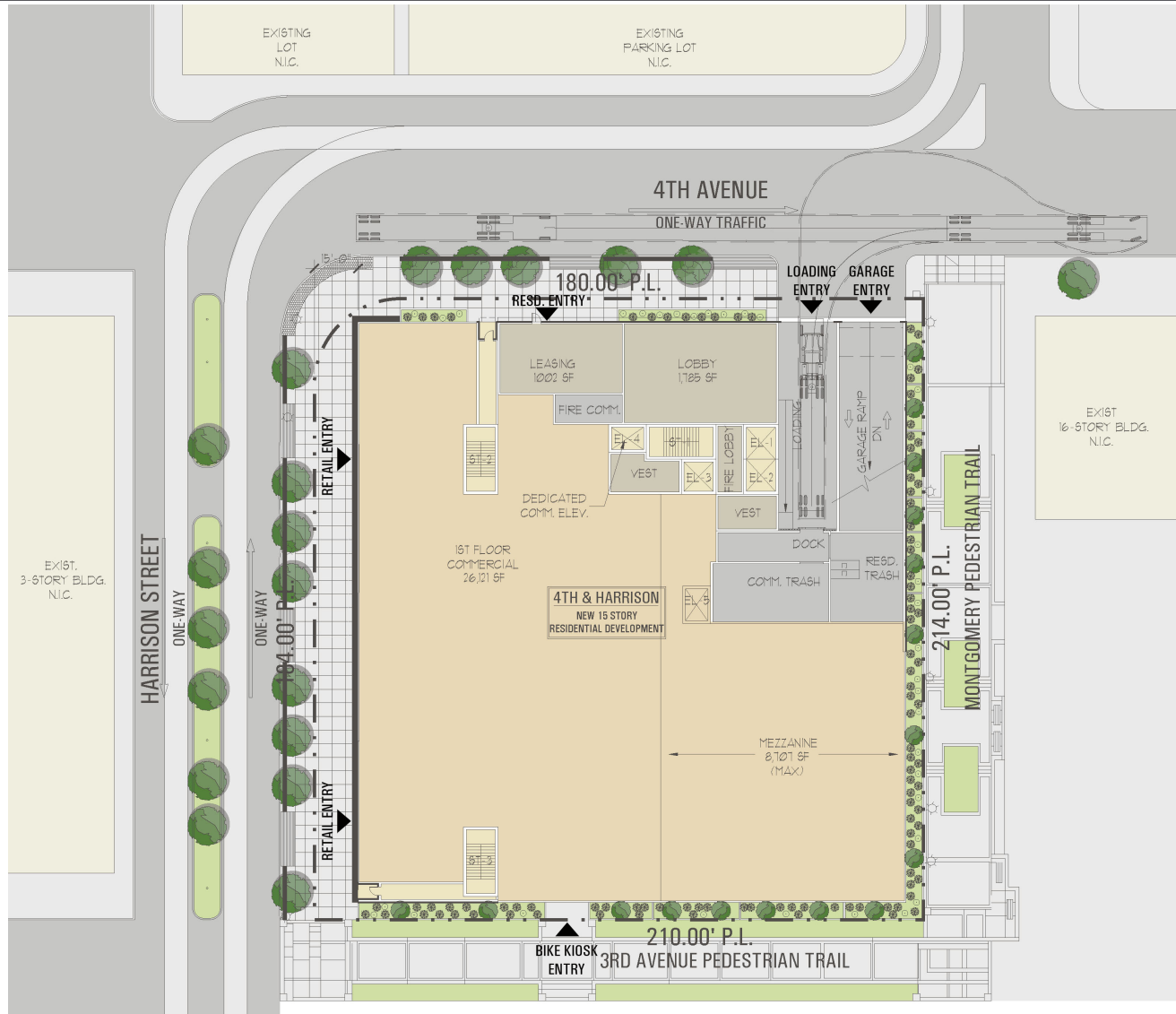


Master Planning



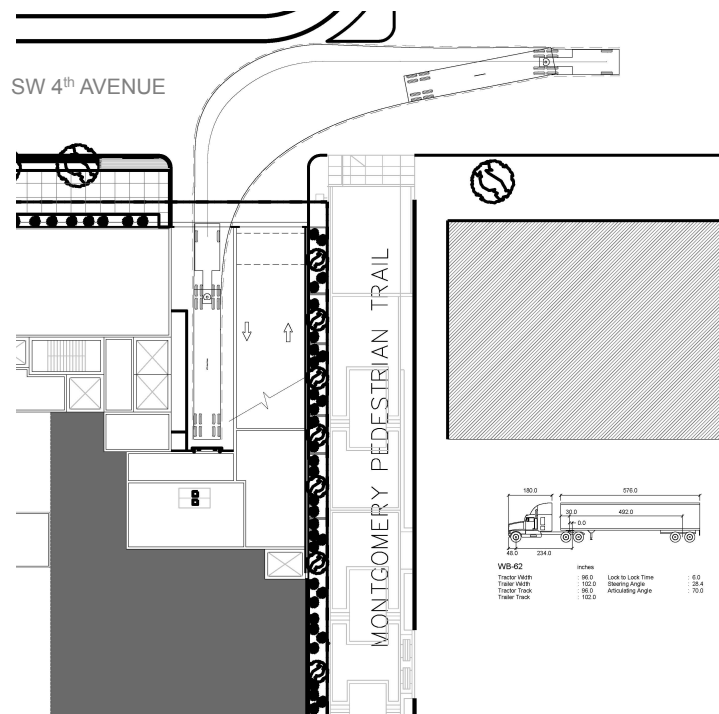


Site Plan

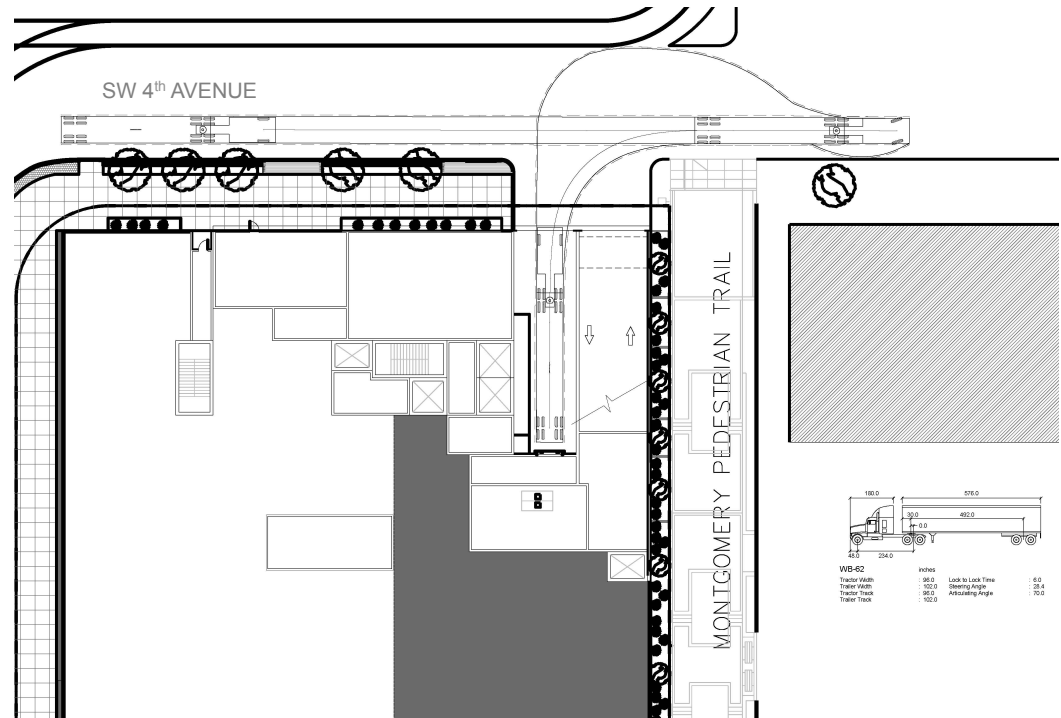




Loading Study



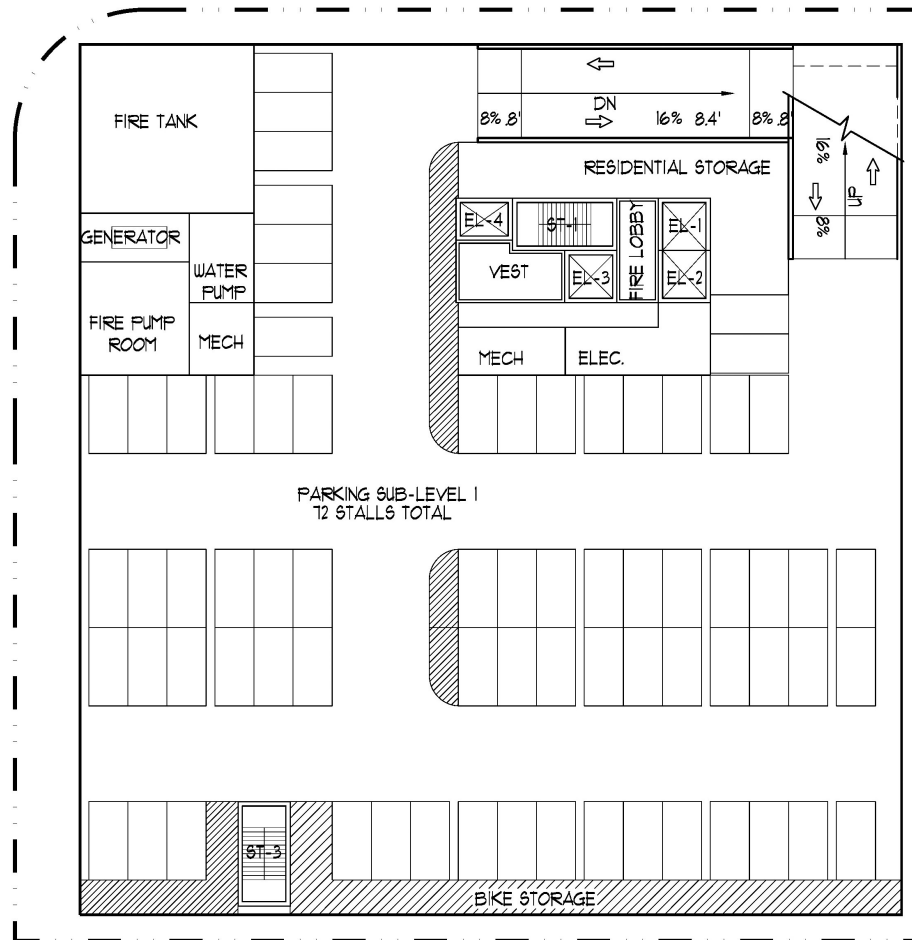
Truck Exit



Truck Entrance

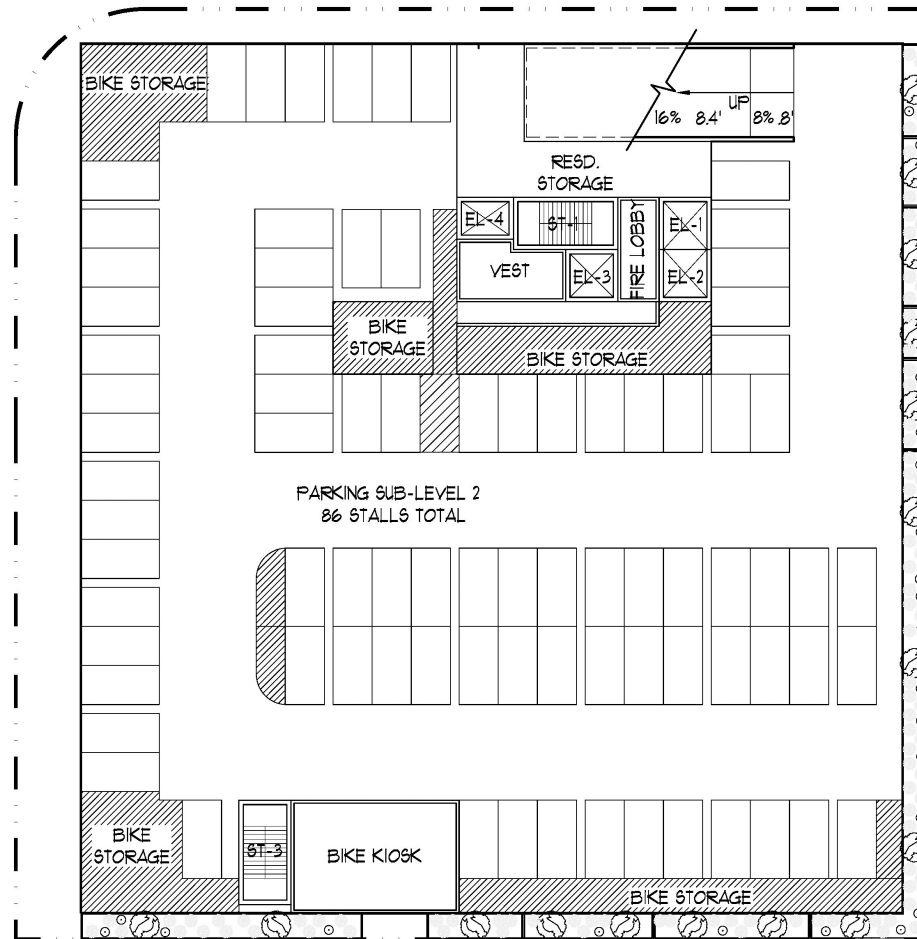


Sub-Level 01



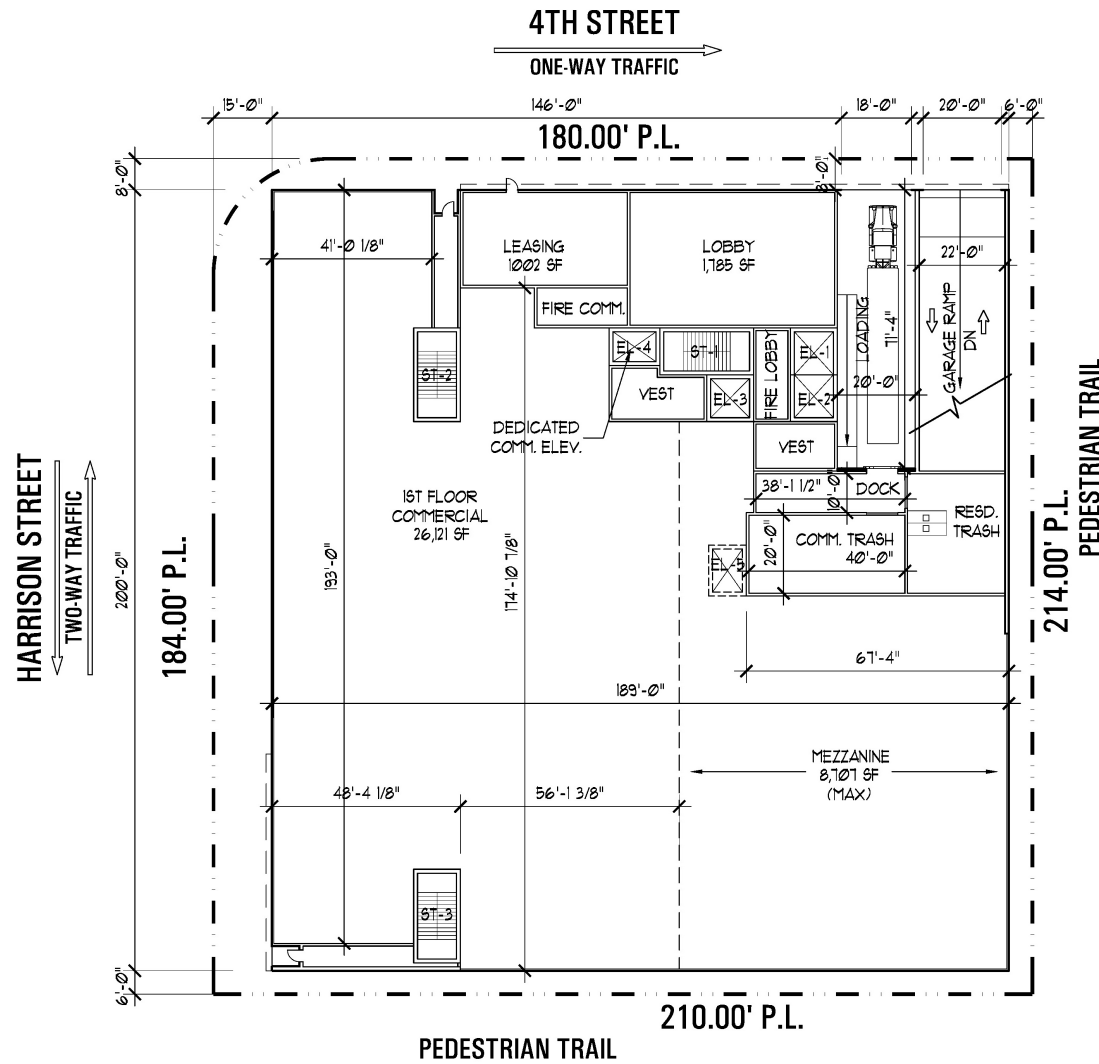


Sub-Level 02



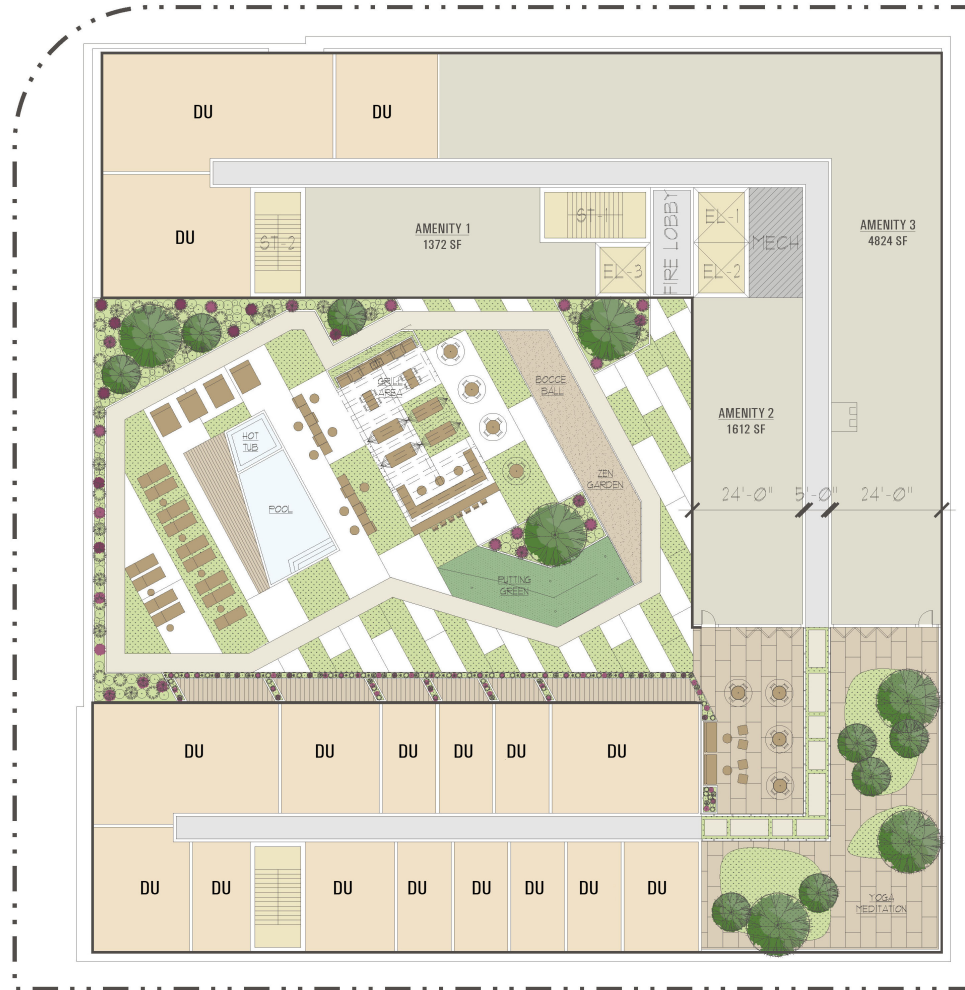


1st Floor Plan





2nd Floor Plan





3rd Floor Plan



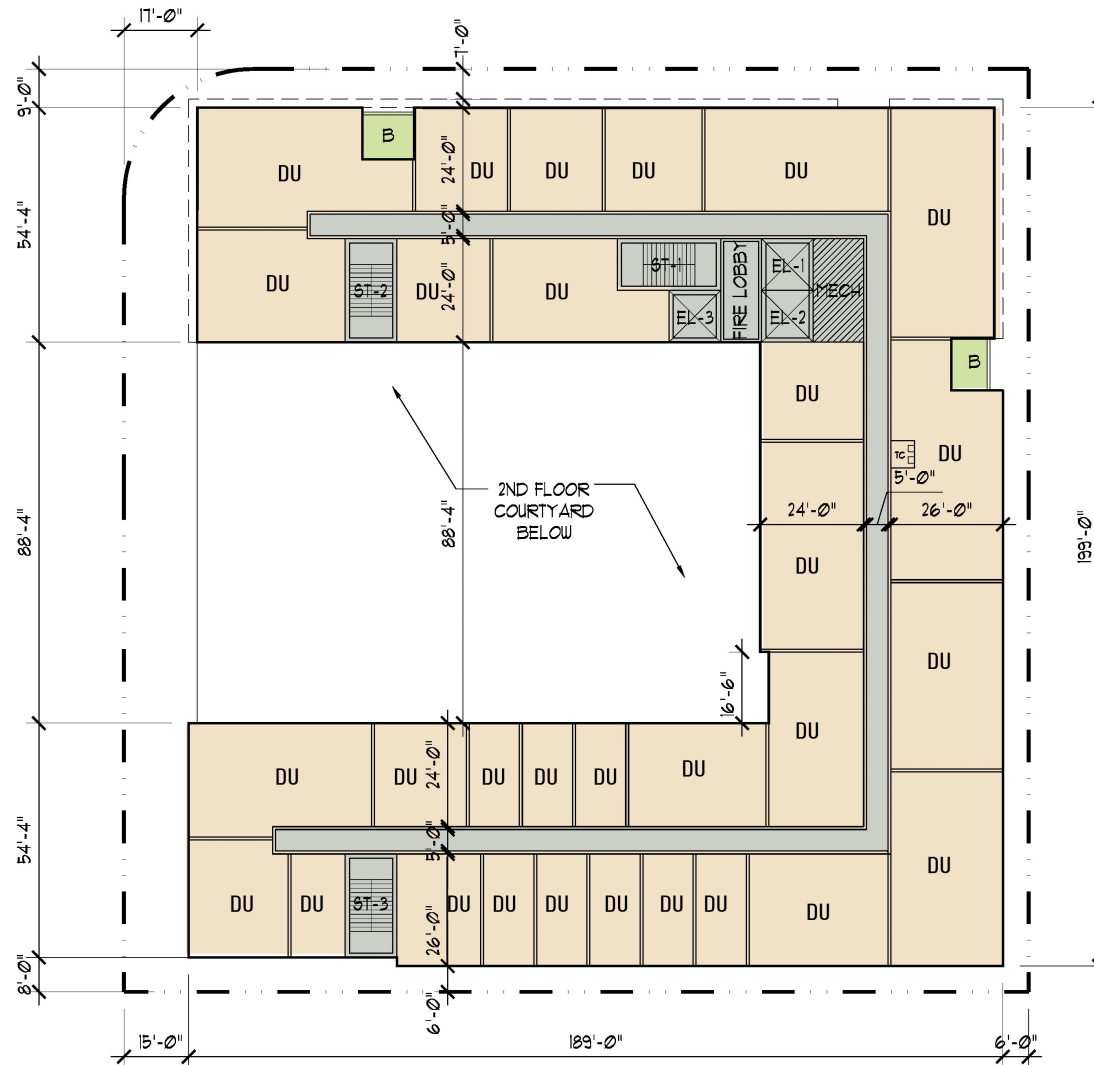


4th – 5th Floor Plan





6th Floor Plan





7th – 10th Floor Plan



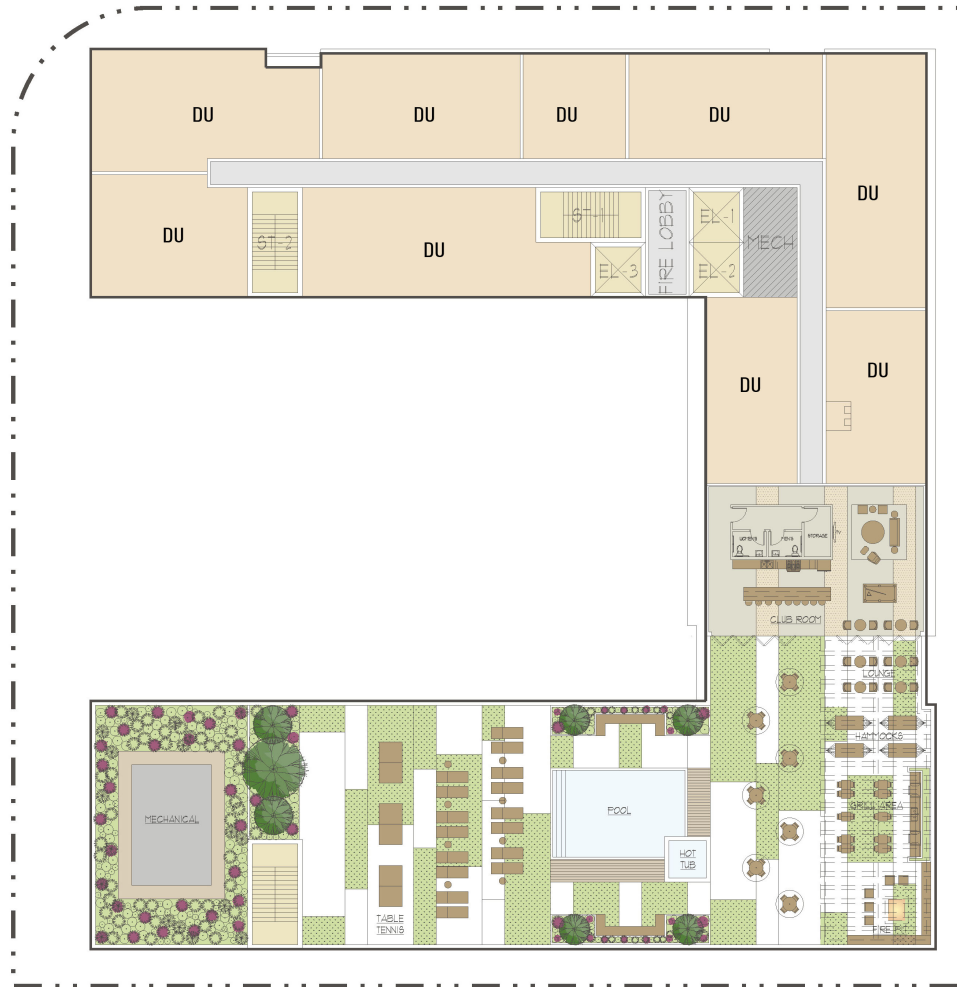


11th – 14th Floor Plan





15th Floor Plan





Architectural Design Context



PSU Academic Center - THA



PSU Academic Center - THA



Portland Development Services



Cyan/PDX - GBD Architecture



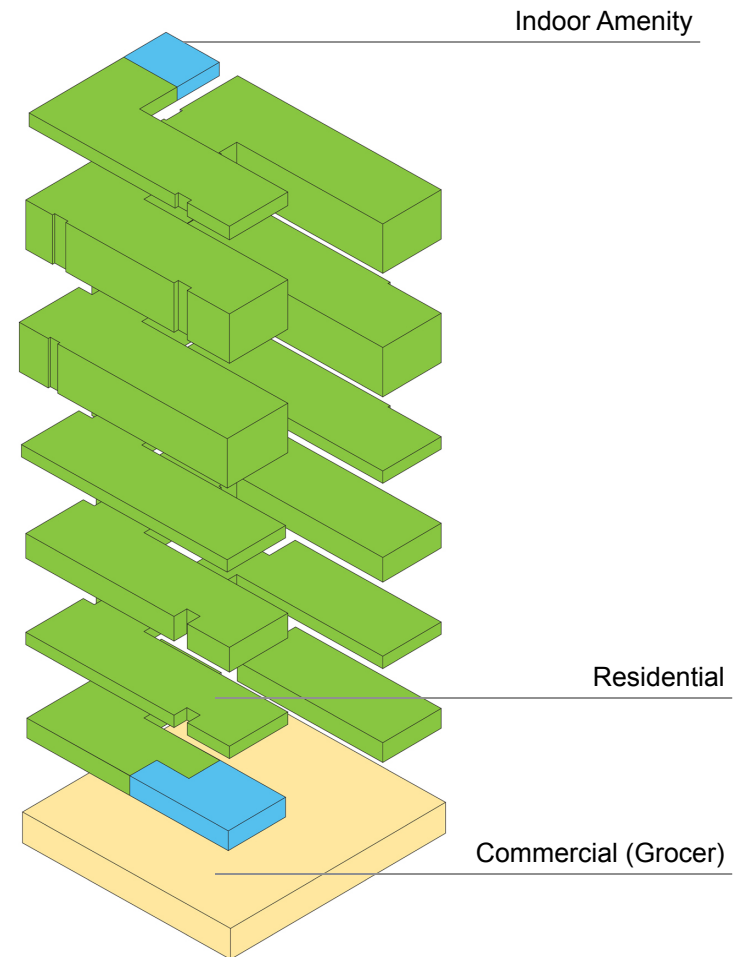
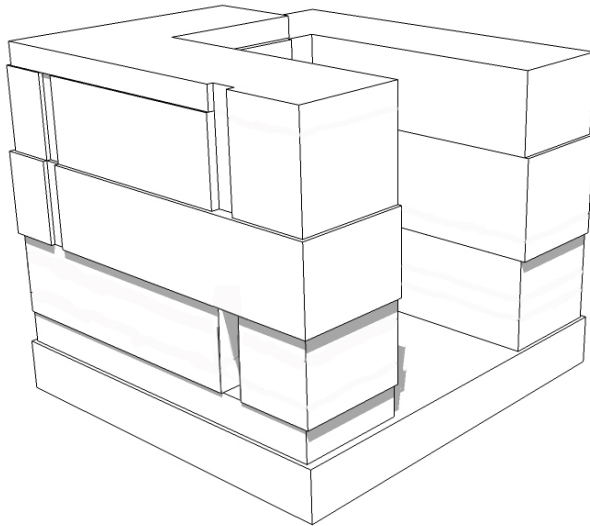
University Pointe - Sera Architects



Harrison West Tower - SOM

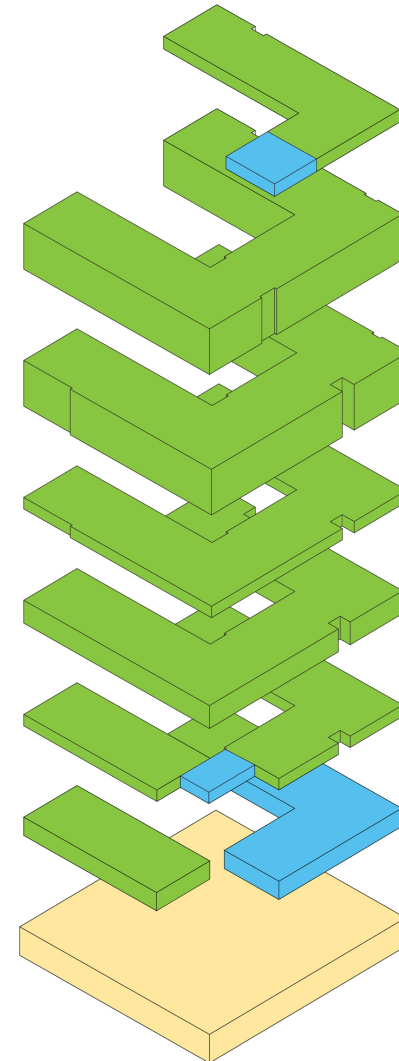
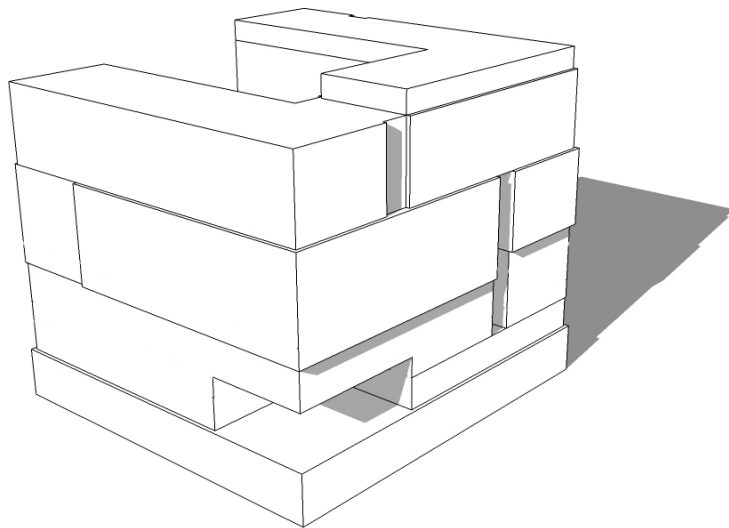


Form Planning – West Corner (4th & Harrison)





Form Planning – East Corner (Pedestrian Trails)

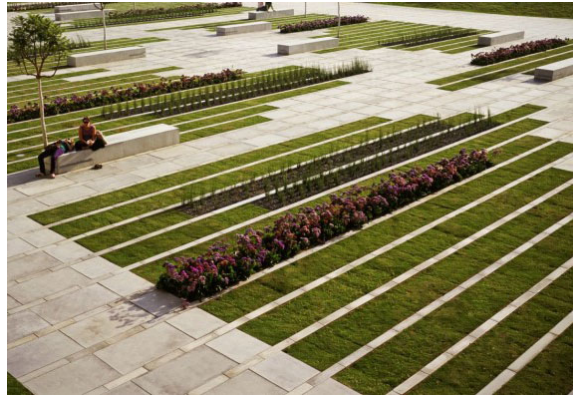




Materiality



Metal Panel and Aluminum Window System



Delineated Hardscape / Landscape Courtyard



Green Wall System



Simple Glass Storefront / Canopy



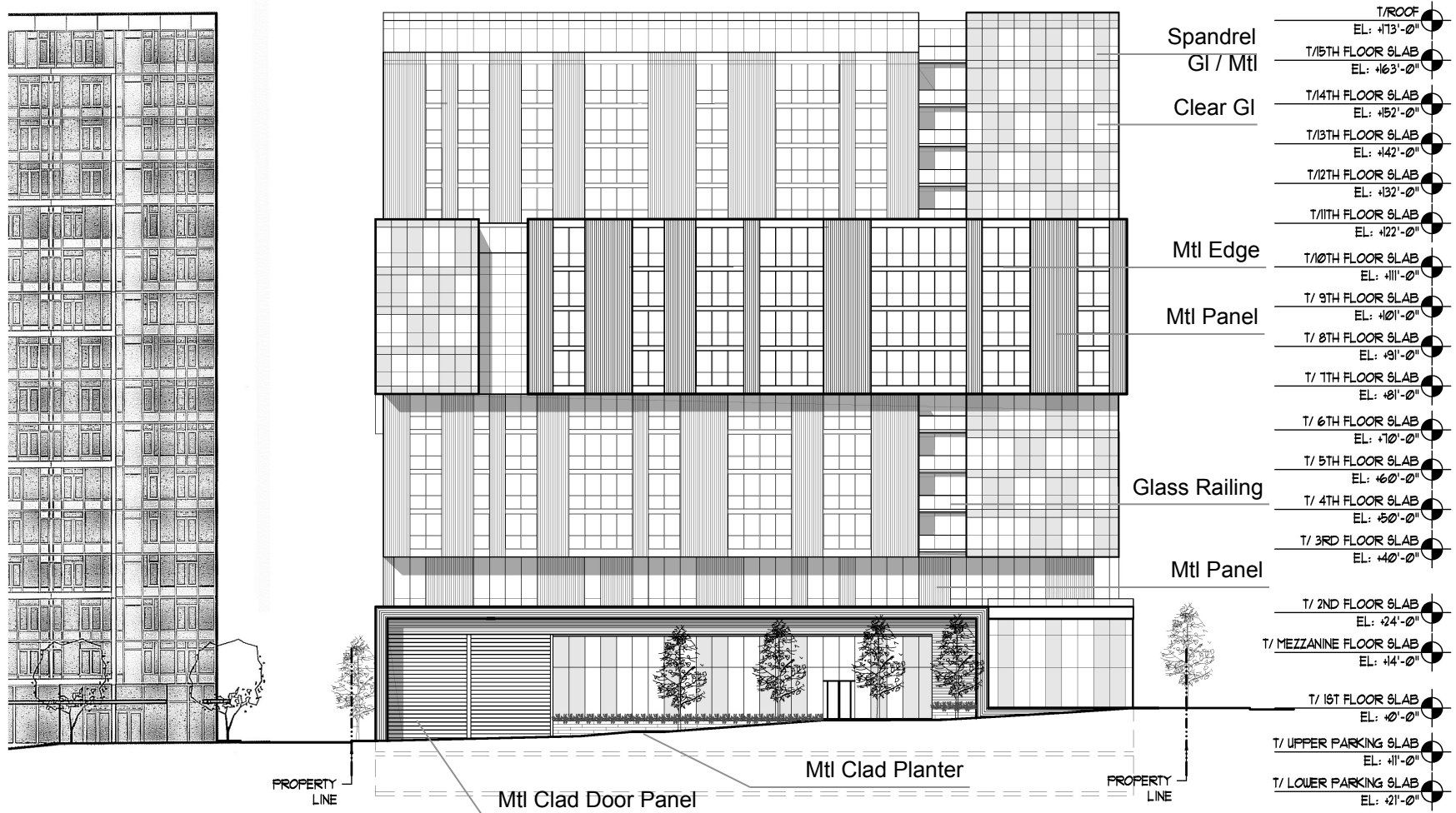
Opaque & Translucent Glass w/ Slab Edge Cover



Organized Window Pattern – Metal Cladding / Metal Window

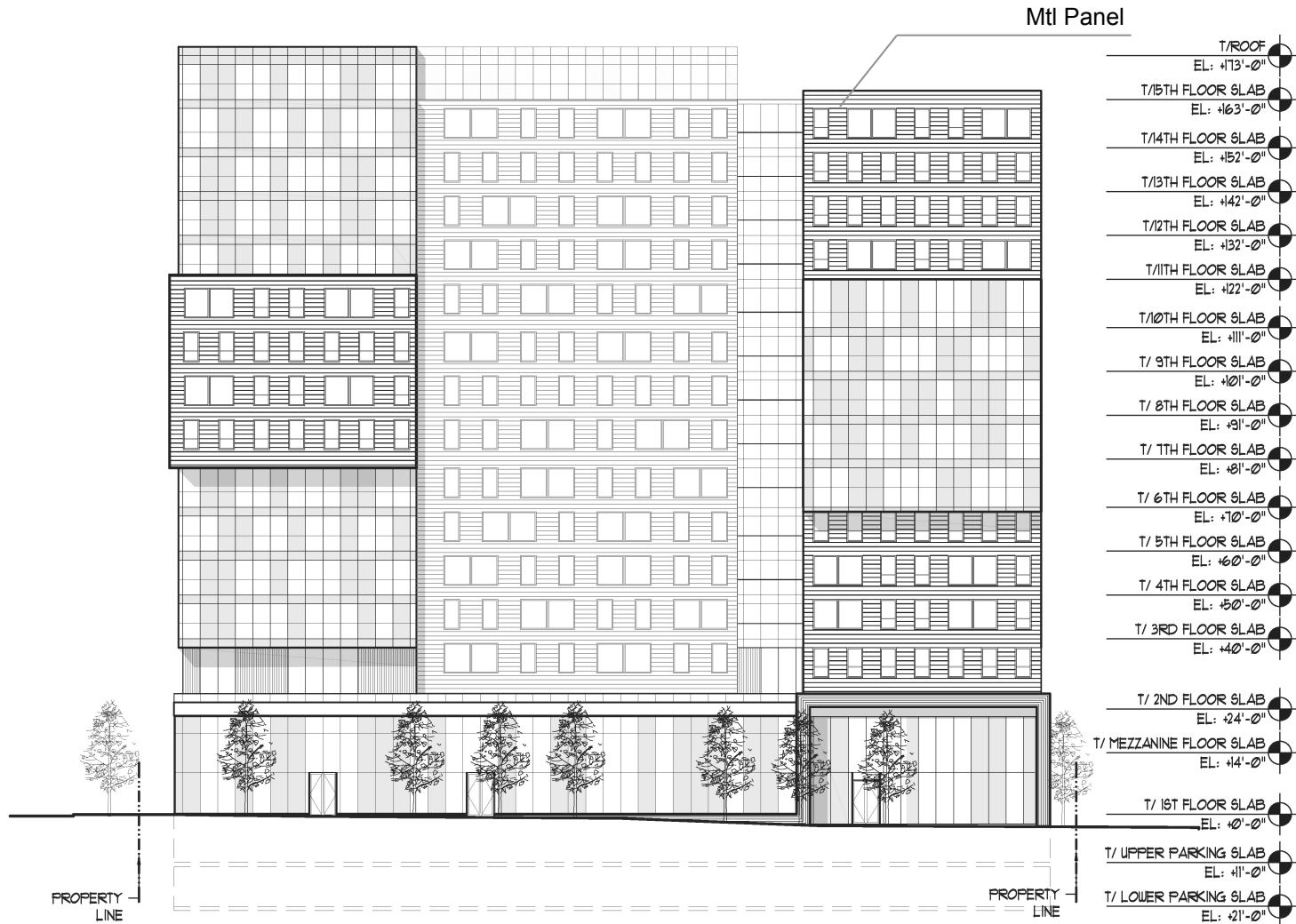


NW Elevation (4th Street)



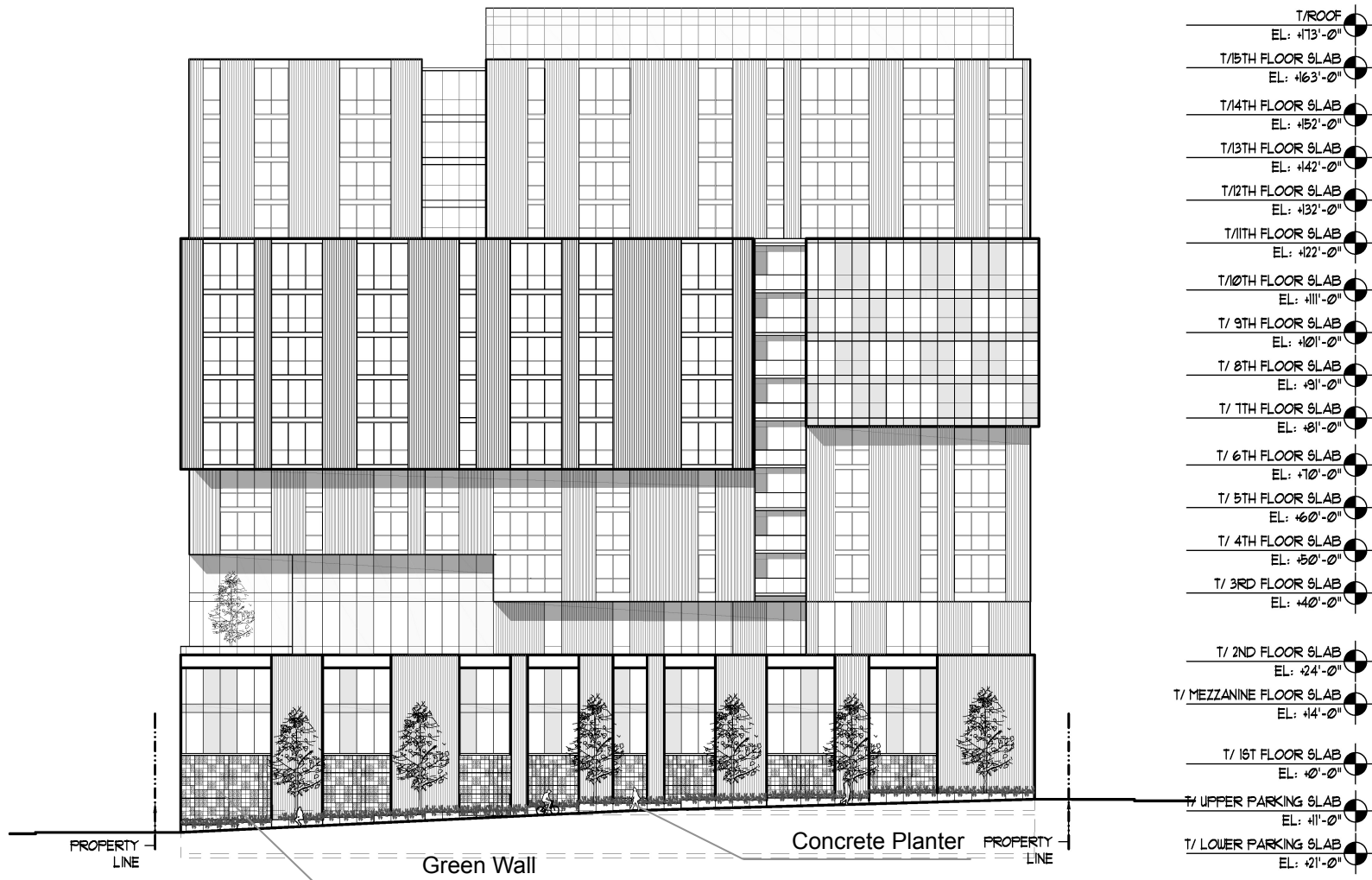


SW Elevation (Harrison Street)





NE Elevation (Montgomery Pedestrian Trail)





SE Elevation (3rd Avenue Pedestrian Trail)



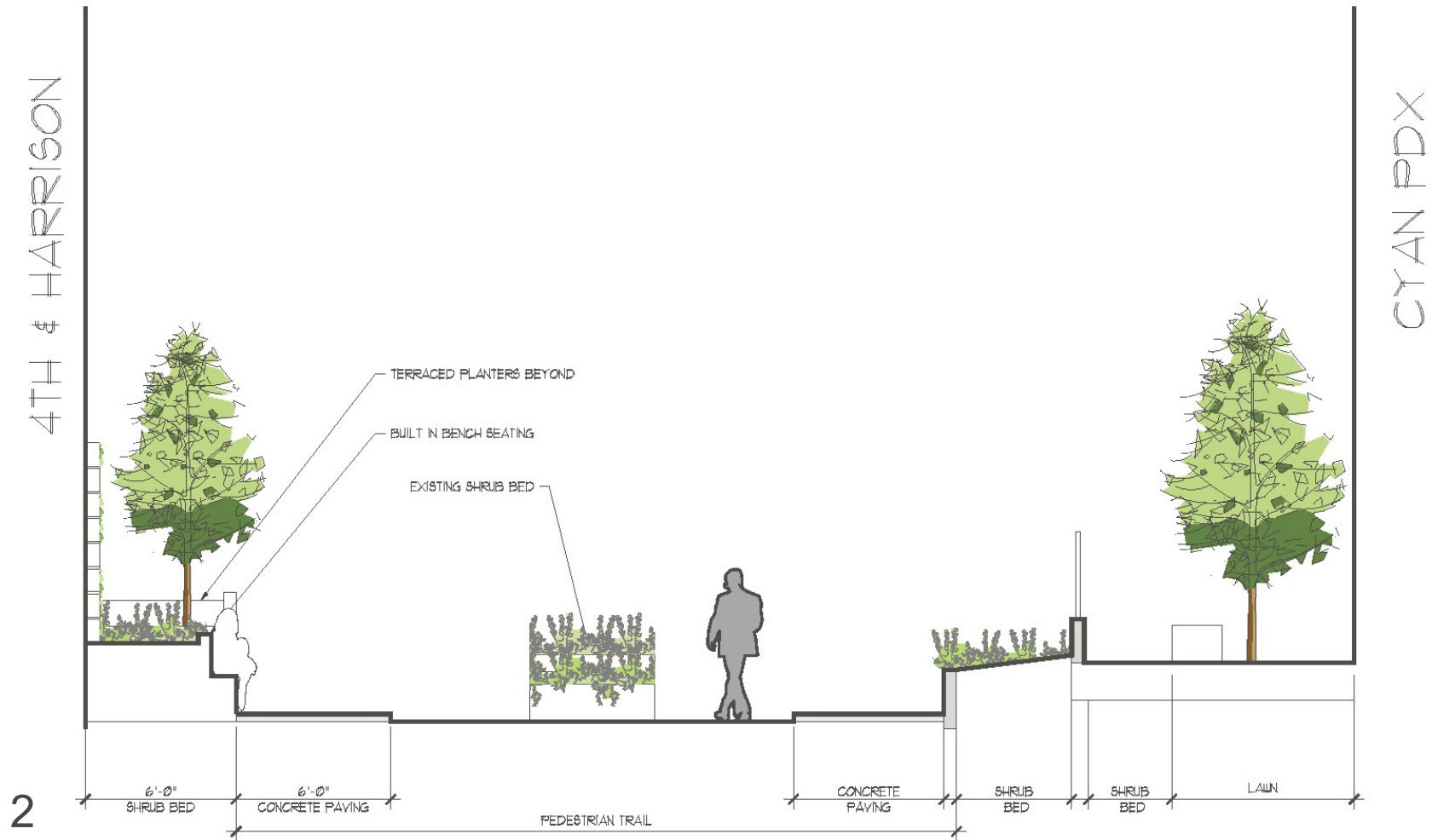


Pedestrian Trail Experience



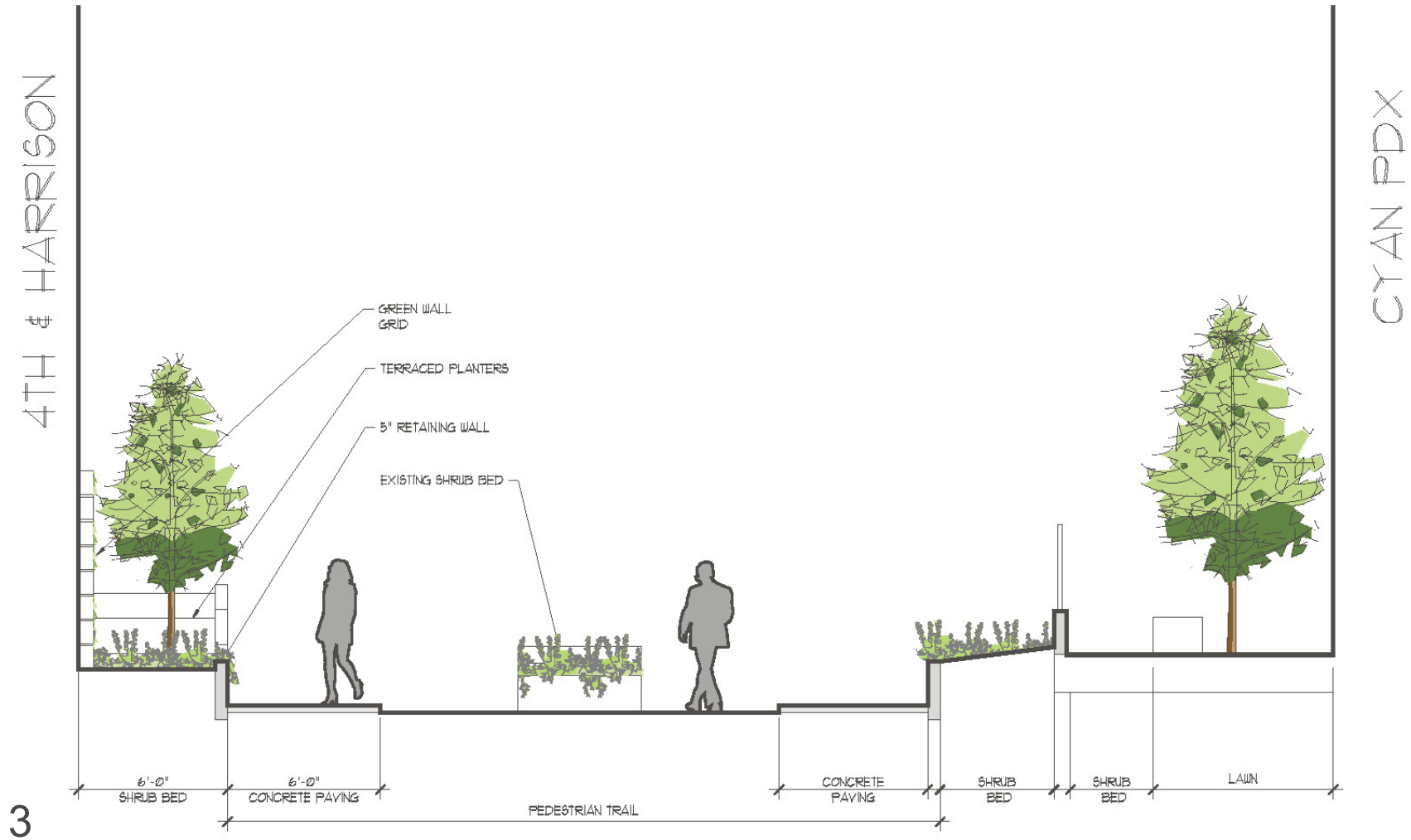


Pedestrian Trail Experience



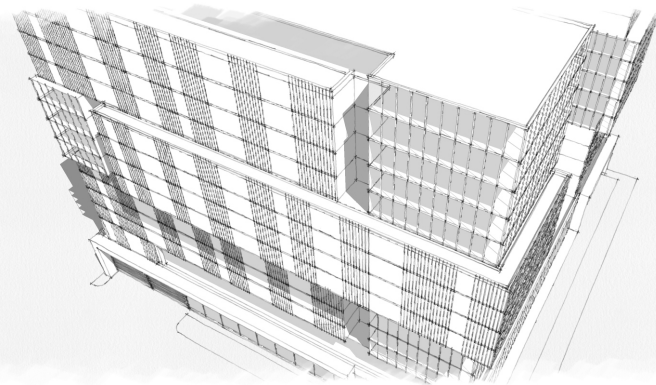
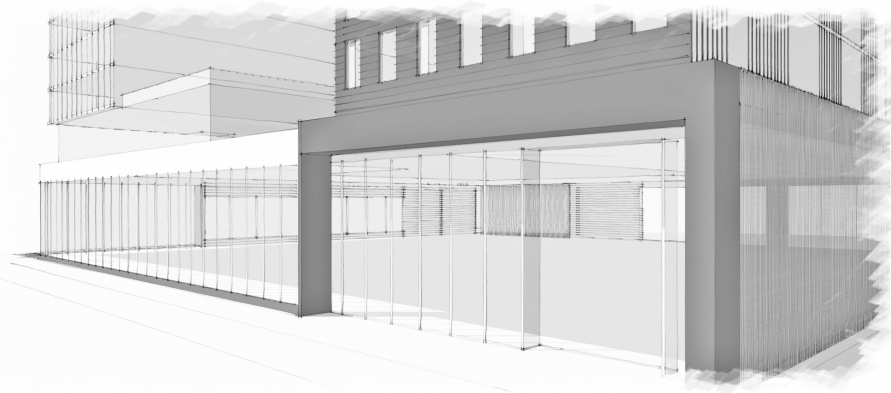
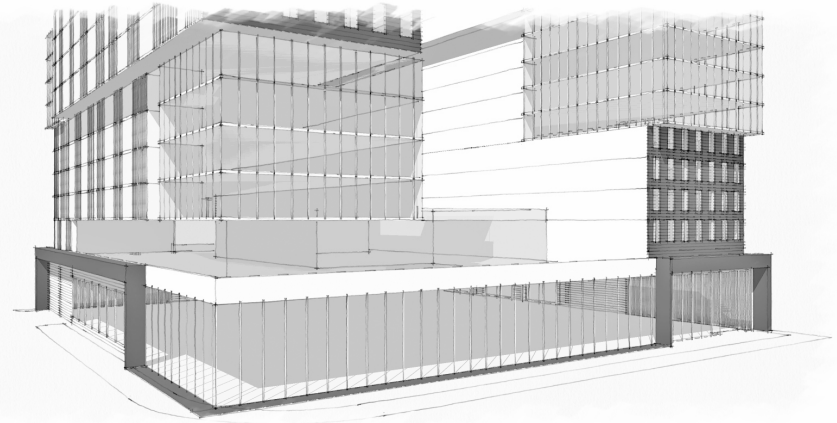
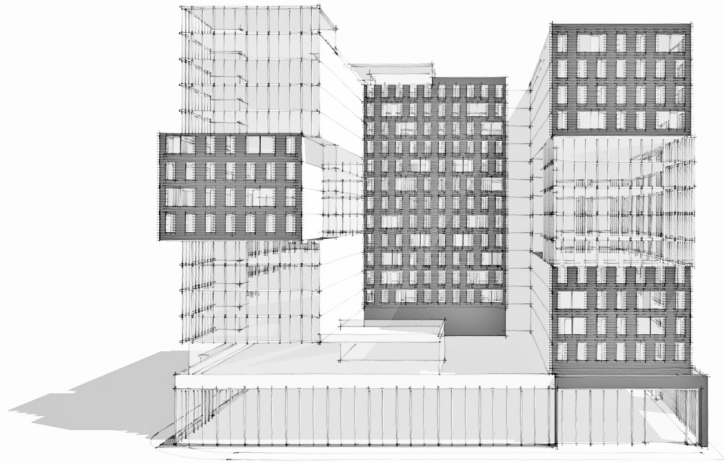


Pedestrian Trail Experience



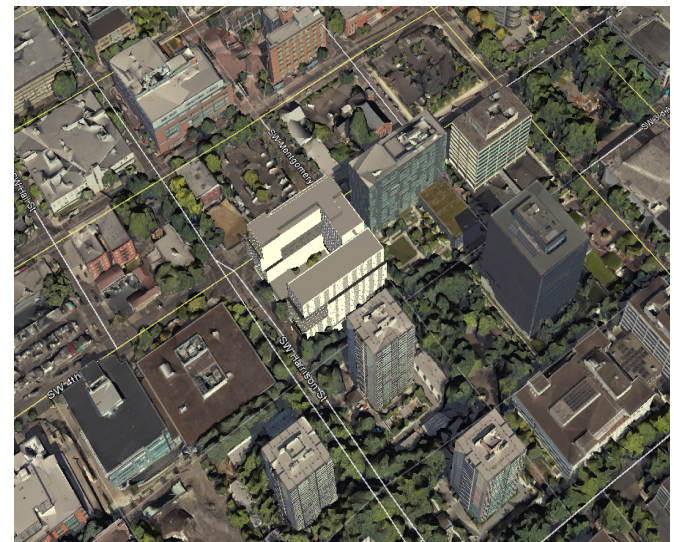


Façade Vignettes





Project In Context





Questions / Discussion

THANK YOU

