

DAR GOALS

OUR GOALS FOR DESIGN ADVICE REQUEST #1 ARE TO UNDERSTAND:

CLIENT GOALS

SITE

PROGRAM

DESIGN CONCEPTS

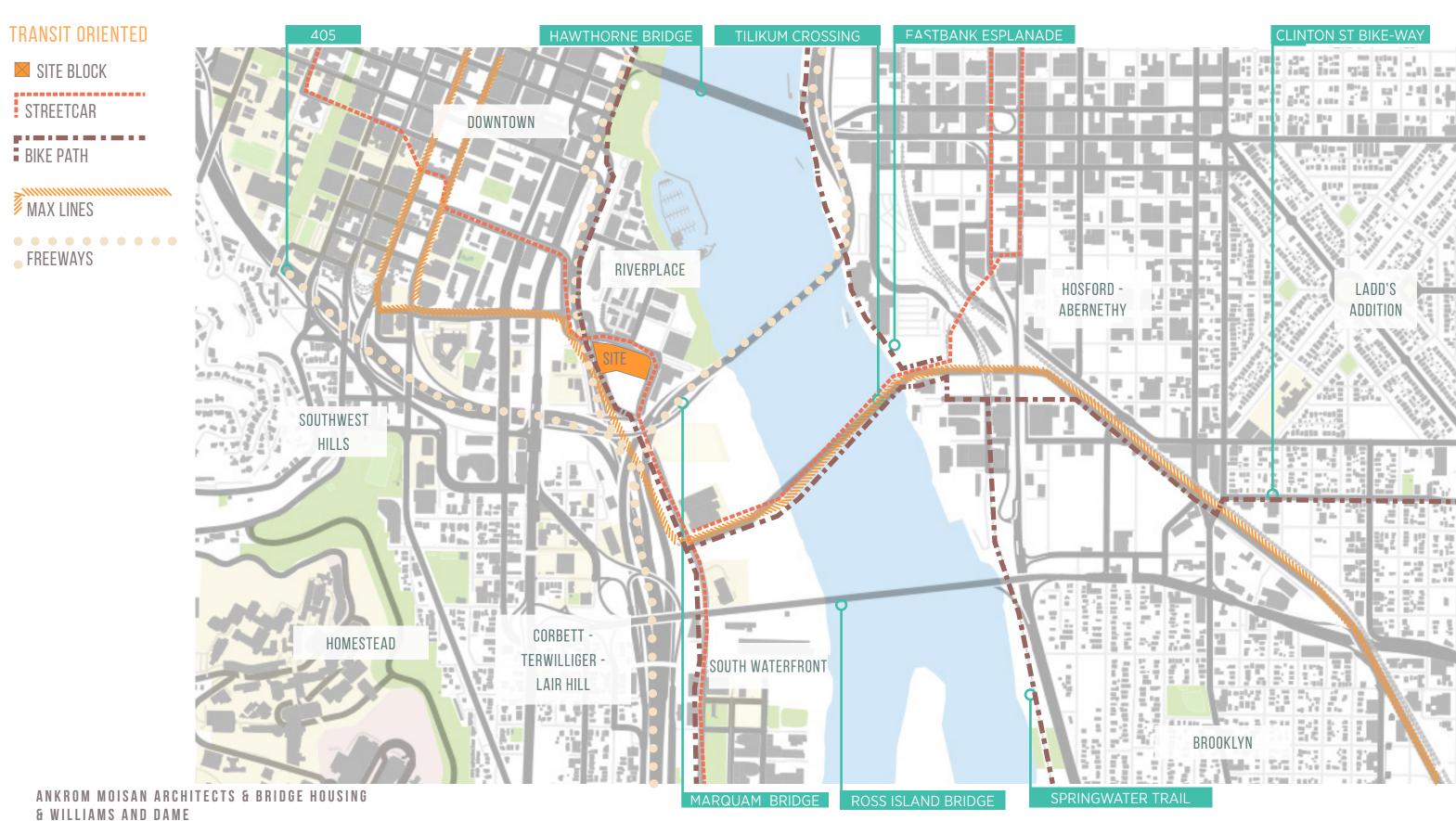
MASSING APPROACH

EXTERIOR DESIGN CONCEPTS

GROUND FLOOR STUDY

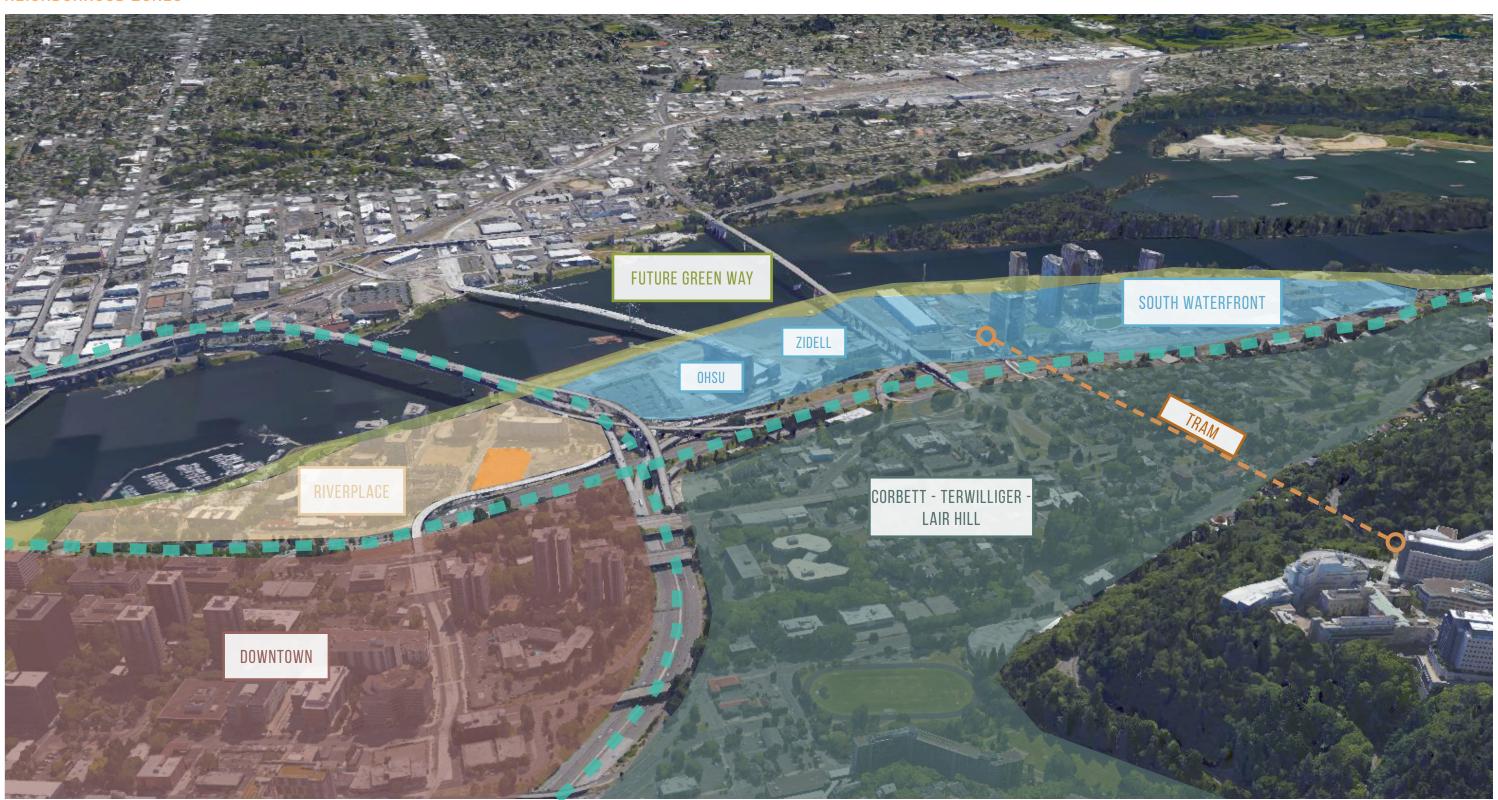
LANDSCAPE PLANS





DAR PRESENTATION

NEIGHBORHOOD ZONES



NEW DEVELOPMENT - CHANGING NEIGHBORHOOD



1) HYATT HOUSE - SERA Hotel



2) KNIGHT CANCER RESEARCH BUILDING - SRG



3) ZIDELL BLOCK 6 - LEVER / GBD Office space



4) ZIDELL BLOCK 4 - LEVER / GBD

Retail with office space



5) OHSU CENTER FOR HEALTH AND HEALING SOUTH - ZGF Ambulatory care facility and mixed use structure



RIVERPLACE, A DISTINCT NEIGHBORHOOD

The Riverplace district is defined by strong borders including the Willamette River along its east edge. The marina and adjacent park give this unique neighborhood a strong connection to the water. The north end of the neighborhood creates an edge for "the Bowl" that hosts numerous open air public events like the Waterfront Blues Festival.

LAST PIECE OF THE PUZZLE

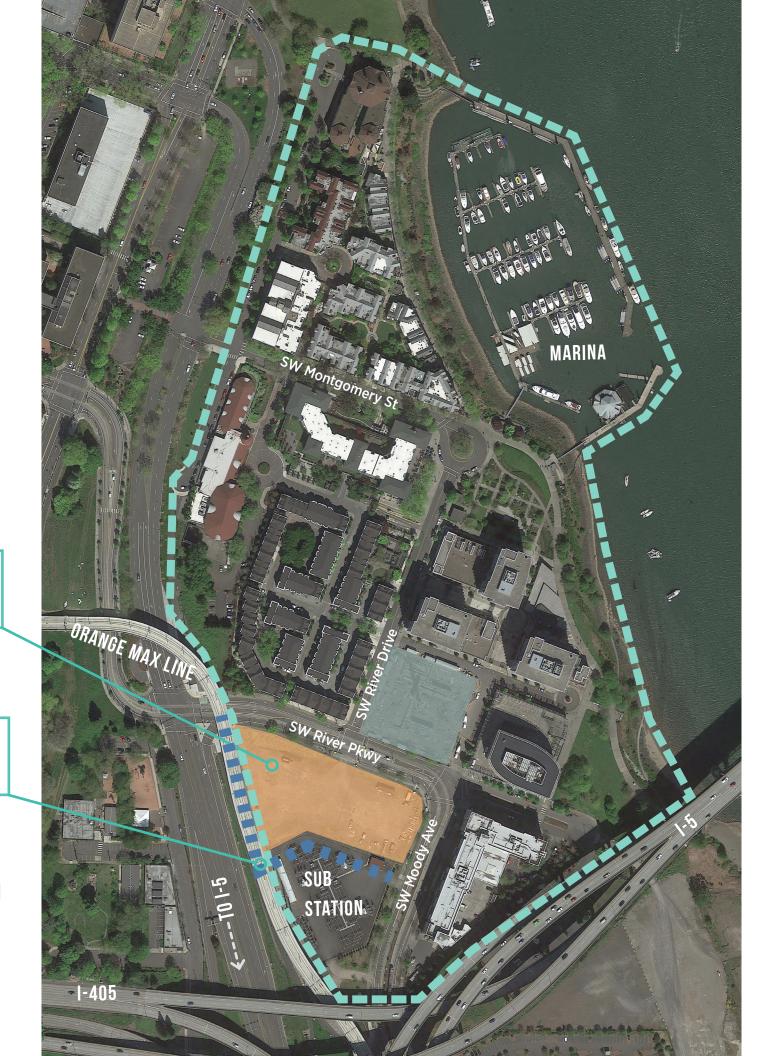
Parcel 3 is the last undeveloped Parcel in the neighborhood that will complete the Southern Edge of the neighborhood. The site will form the southern terminus of SW River Drive connecting to the central Riverplace roundabout, park, and waterfront. The site borders and will buffer the neighborhood from significant public infrastructure to the north, including the electrical substation, elevated I-5/I-405 interchanges, and elevated Orange Light Rail Line. All modes of transit whirl about the site with a streetcar stop directly to the south. Movement flows into the neighborhood from downtown on River Parkway around the arch of the site and flows onto South waterfront along Moody Ave.

HOW DO WE COMPLETE THE NEIGHBORHOOD?

UNIQUE EDGE CONDITIONS

UNDER CONSTRUCTION

SITE



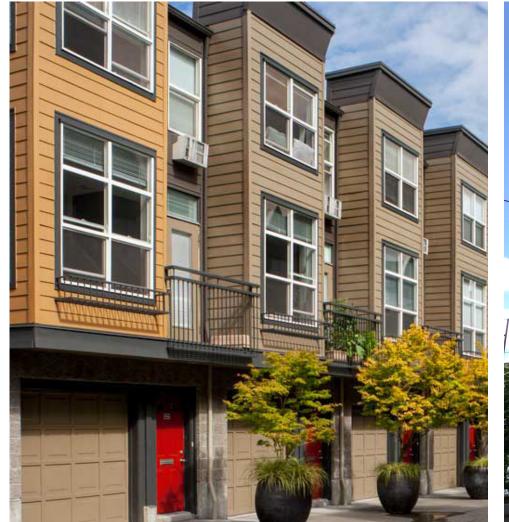
RIVERPLACE - DIVERSITY OF SCALE AND CHARACTER









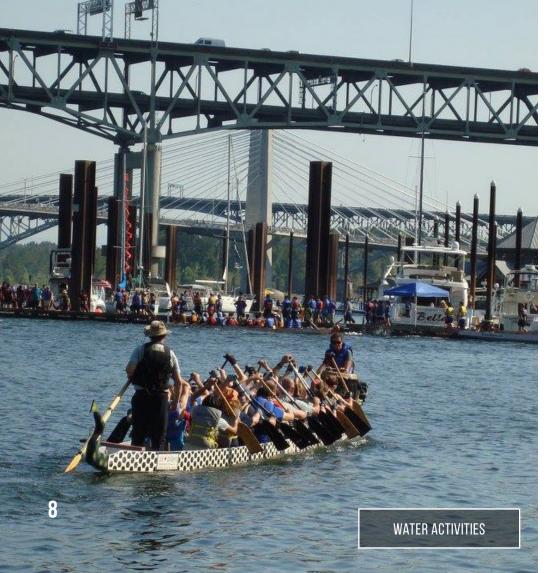










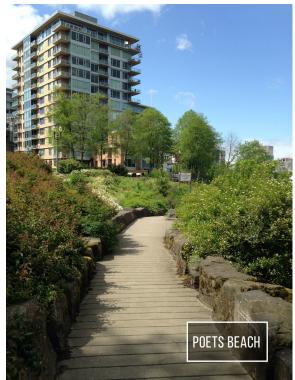






GARDEN DISTRICT & GREEN EDGE

One distinguishing characteristic of Riverplace as a Garden District is the neighborhood's green edges. The Waterfront Park bounds to the north and east and parklike green spaces run along Harbor way to the west. Parcel 3 embraces the garden theme by providing green spaces along easements, notching, and setbacks at the south and west property lines.





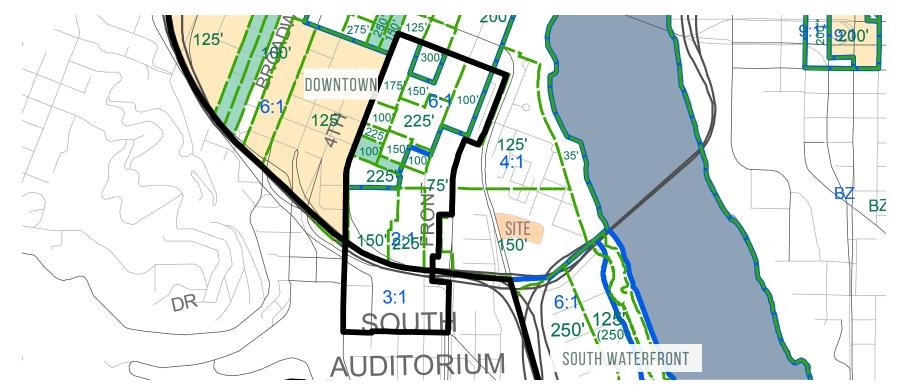




MASSING AND HEIGHT

The Riverplace is a relatively new neighborhood in the history of Portland. The earliest development started at the north end in the 1980s with three- to four-story buildings. In the 1990s large structures were built in the southern portion of the neighborhood that took advantage of the allowable zoning heights of 125 ft. and 150 ft. Walking around the neighborhood right now there is a very dynamic variation in building heights and a unique skyline profile.

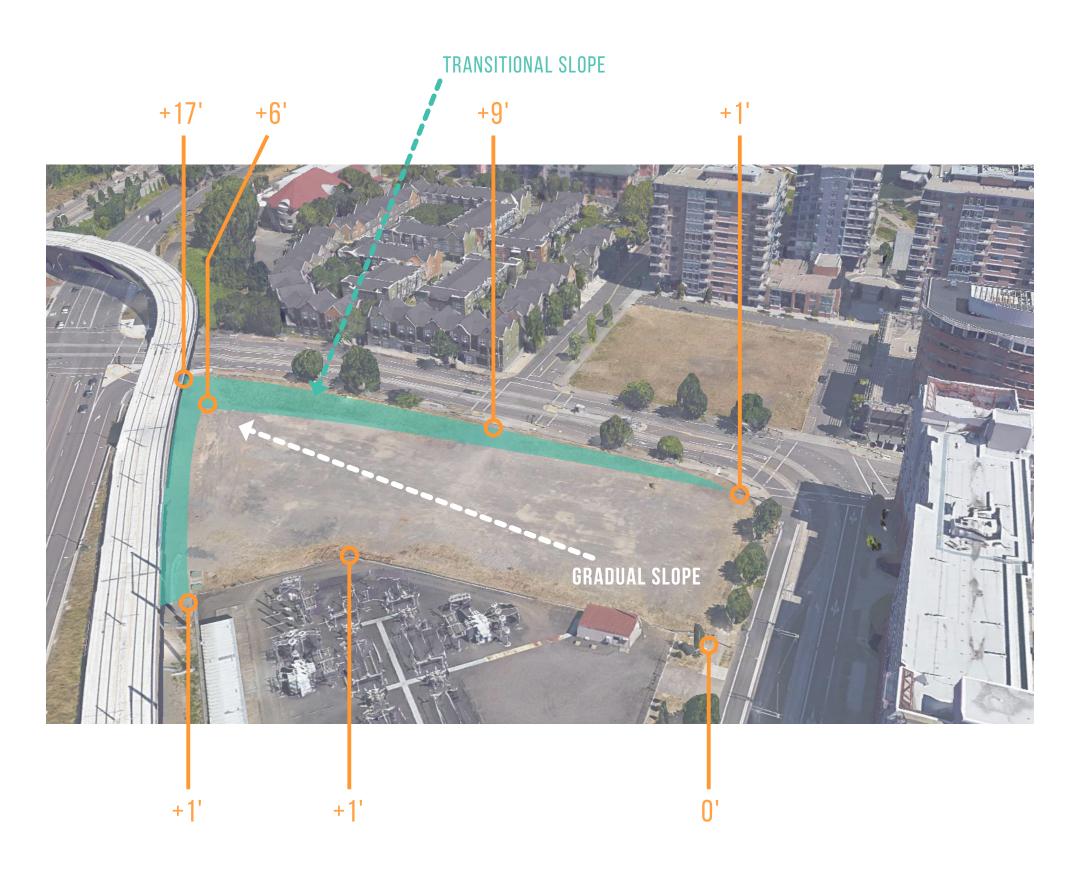
In the larger context of the city, nearby downtown and south waterfront neighborhoods have taller building and higher zoning height limits. There is a sense that buildings rise from the river's edge through the Riverplace Neighborhood into these adjacent neighborhoods.





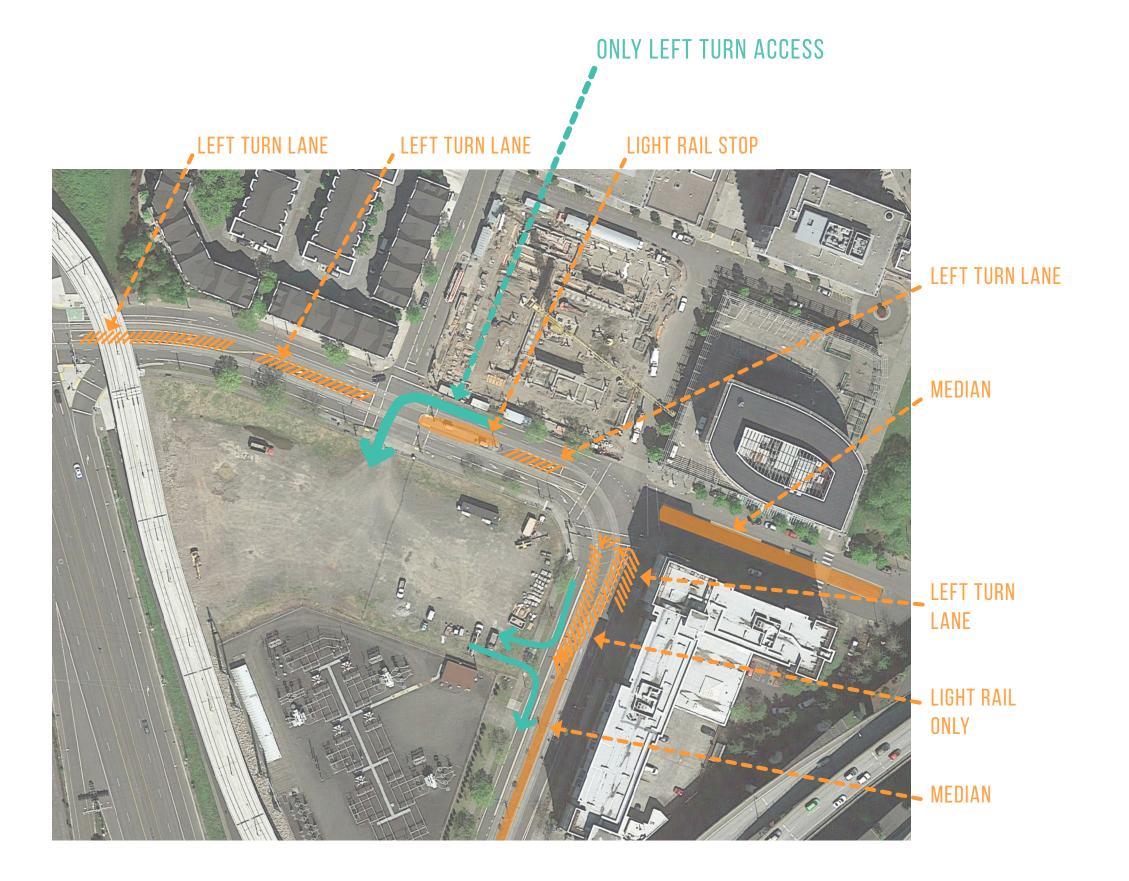
GRADE DIAGRAM

Current site grading is unusual. The interior of the site is fairly flat with the low point being the SE corner. As you move west, the site rises gradually while the sidewalk rises more dramatically. The north and west edges of the site have steeper grades to make up this grade difference between the site and the sidewalk. The overall grade difference along the sidewalk is 17 ft.



SITE ACCESS

The Portland Streetcar runs along the north and east of the site limiting the locations at which an automobile can access the site. The only location where an automobile can make a left turn into the site is at the midpoint of the north edge at the signaled intersection of SW River drive and SW River Parkway. The south east corner is the low-point of the site and makes a good secondary entry point to the below grade parking but is limited by being a right-in, right-out only entry.



CURRENT SITE PHOTOS



CURRENT SITE PHOTOS



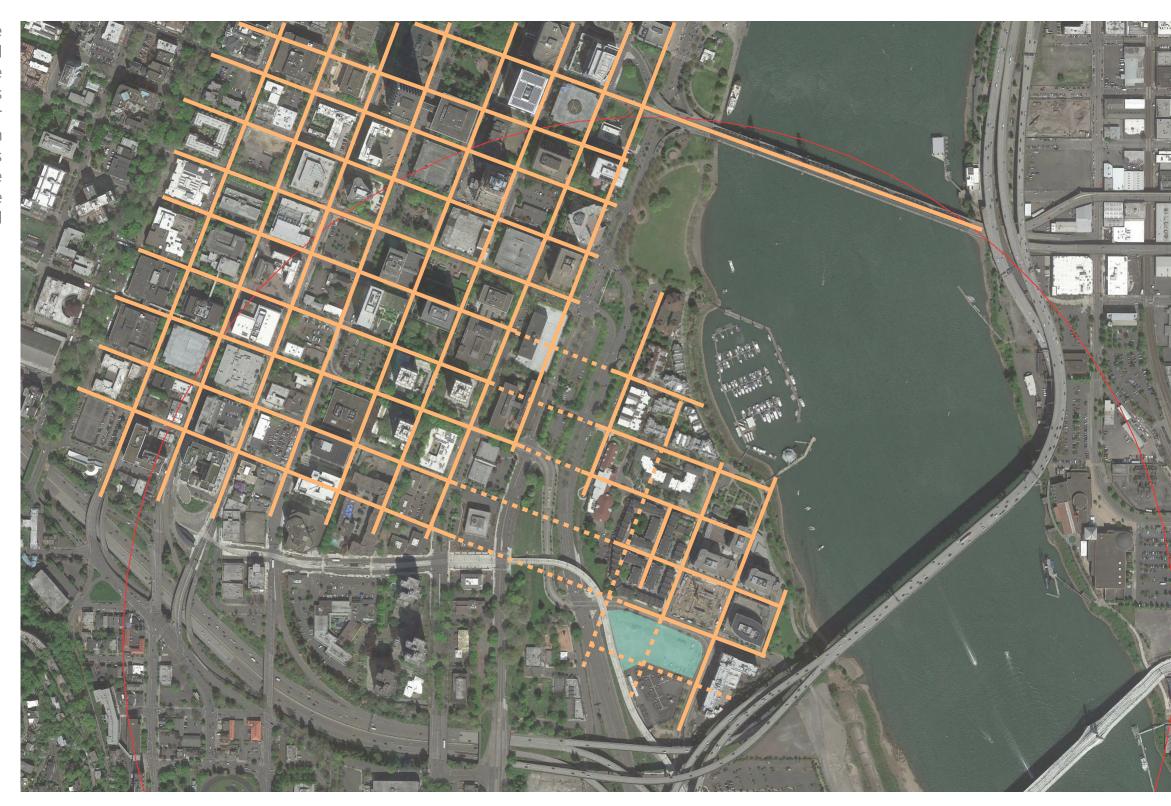
CURRENT SITE PHOTOS





CONTINUING THE GRID

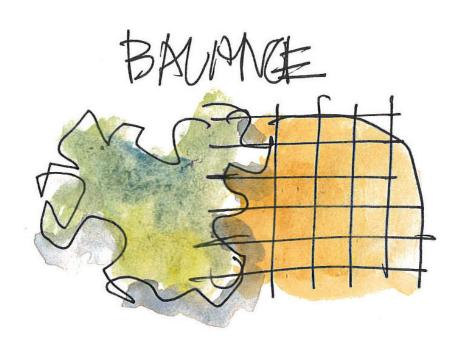
Like most of the central city of Portland, Riverplace is informed by the 200 ft. x 200 ft. block grid aligned to SW downtown. Parcel 3 is a large block with the north, east, and a portion of the south property lines aligned with this grid. Parcel 3 is not a Superblock per the zoning definition because there has never been any ROW vacation on the site. SW River drive runs perpendicular to the long northern edge of the site and if SW River Drive were to extend through the site two parcels that relate to the 200 ft. x 200 ft. grid would be created.

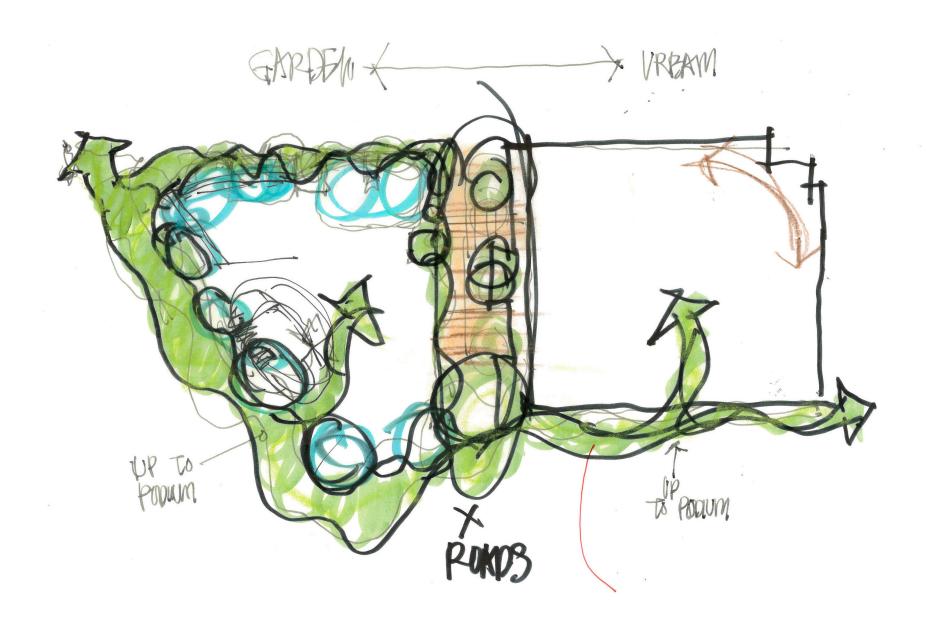


FROM THE SKETCHBOOK

GOALS:

- Primary Goal to create 200 affordable homes
- Mixed-incomes from 0-30% to 60% median family income
 - We are providing 90 units (10 of which are for Vetarans) that are 0-30% MFI
- Balance the remainder of the site with a Mixed-use apartment geared to workforce residents
- Provide retail space with parking to fulfill remaining needs of the Riverplace neighborhood



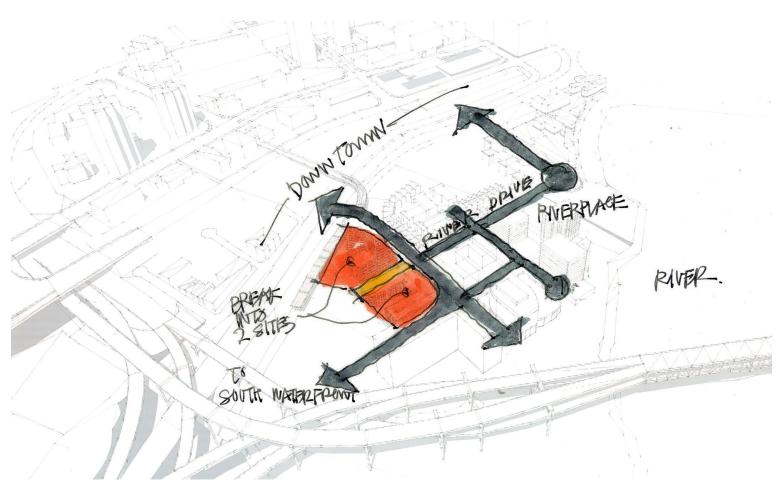


FROM THE SKETCHBOOK

HOW DID WE GET HERE?

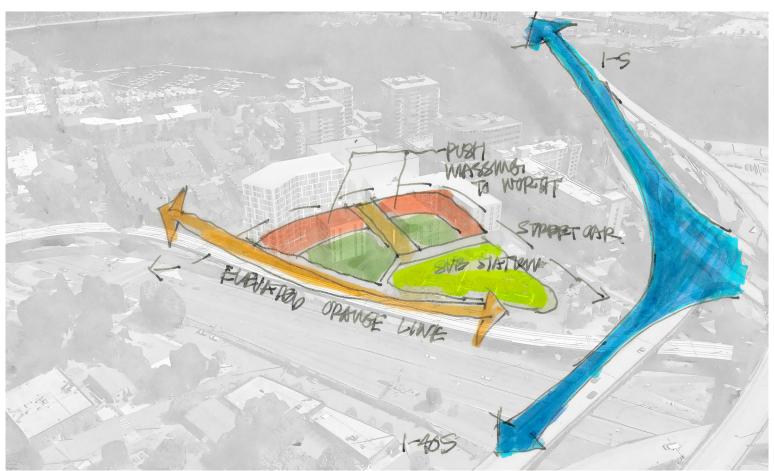
DIVIDED THE SITE

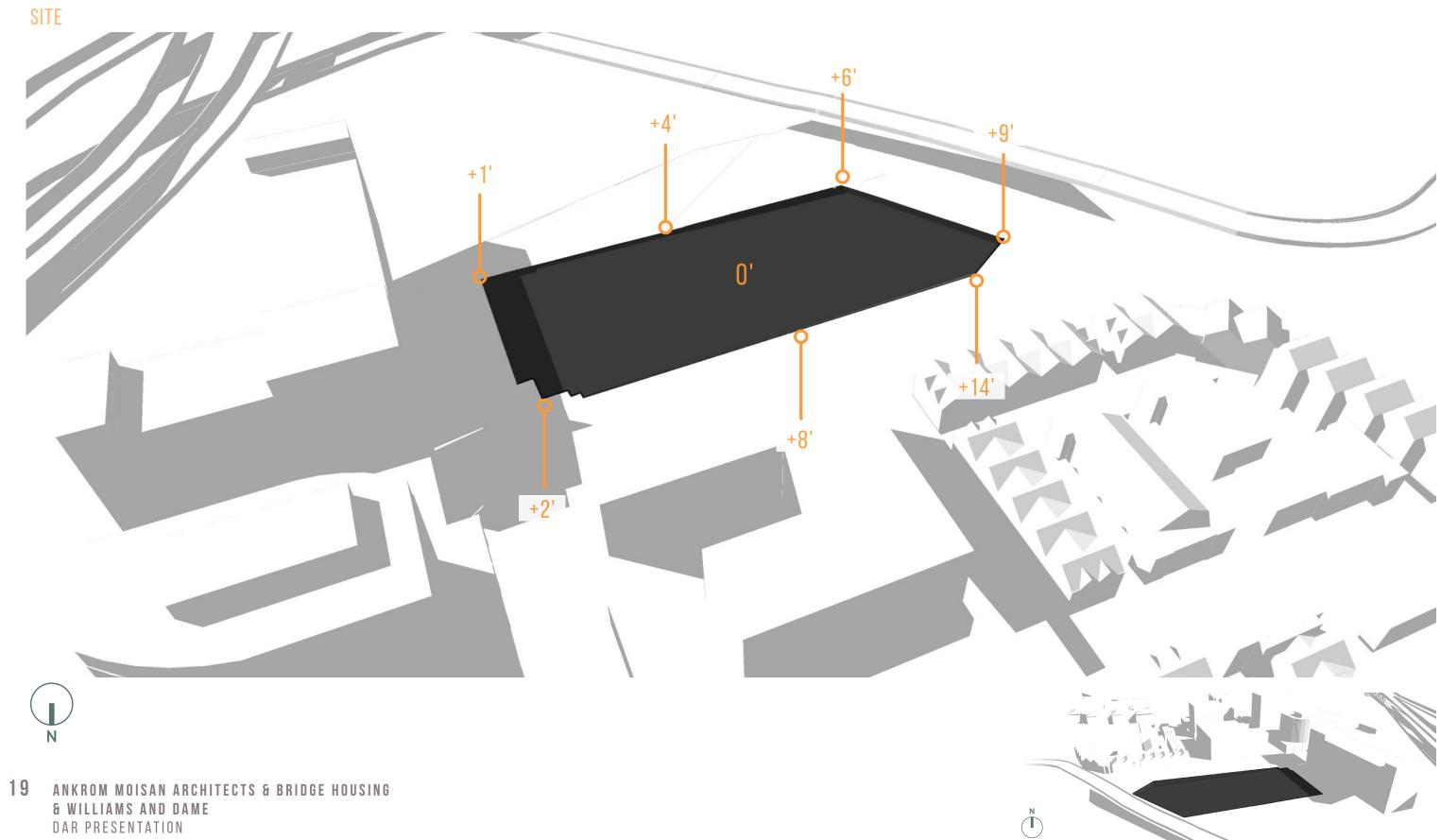
- To connect to the city
- To align to the city
- To connect to the neighborhood
- To allow access to the site by cars, fire trucks, air, light
- To scale to the city

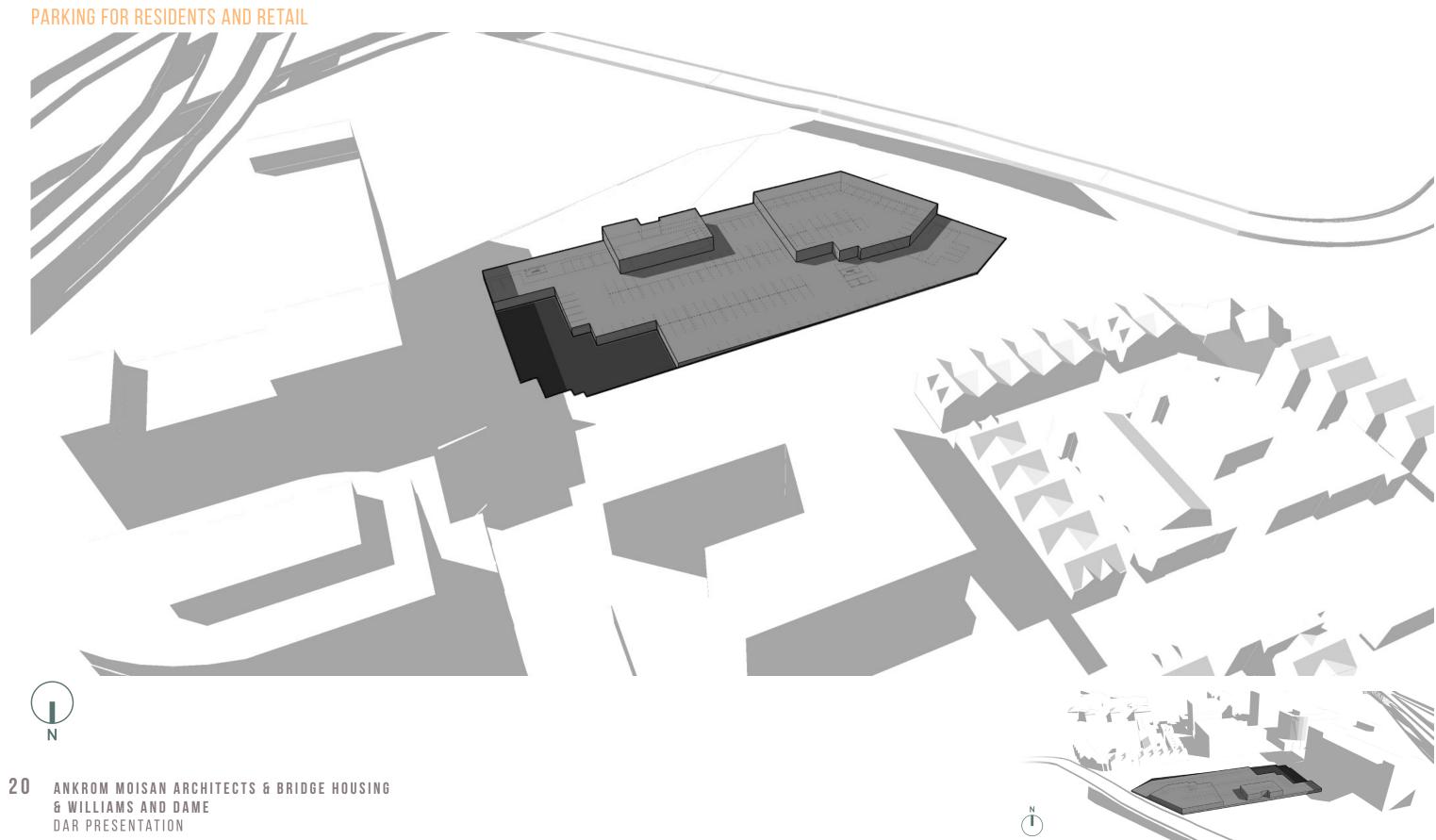


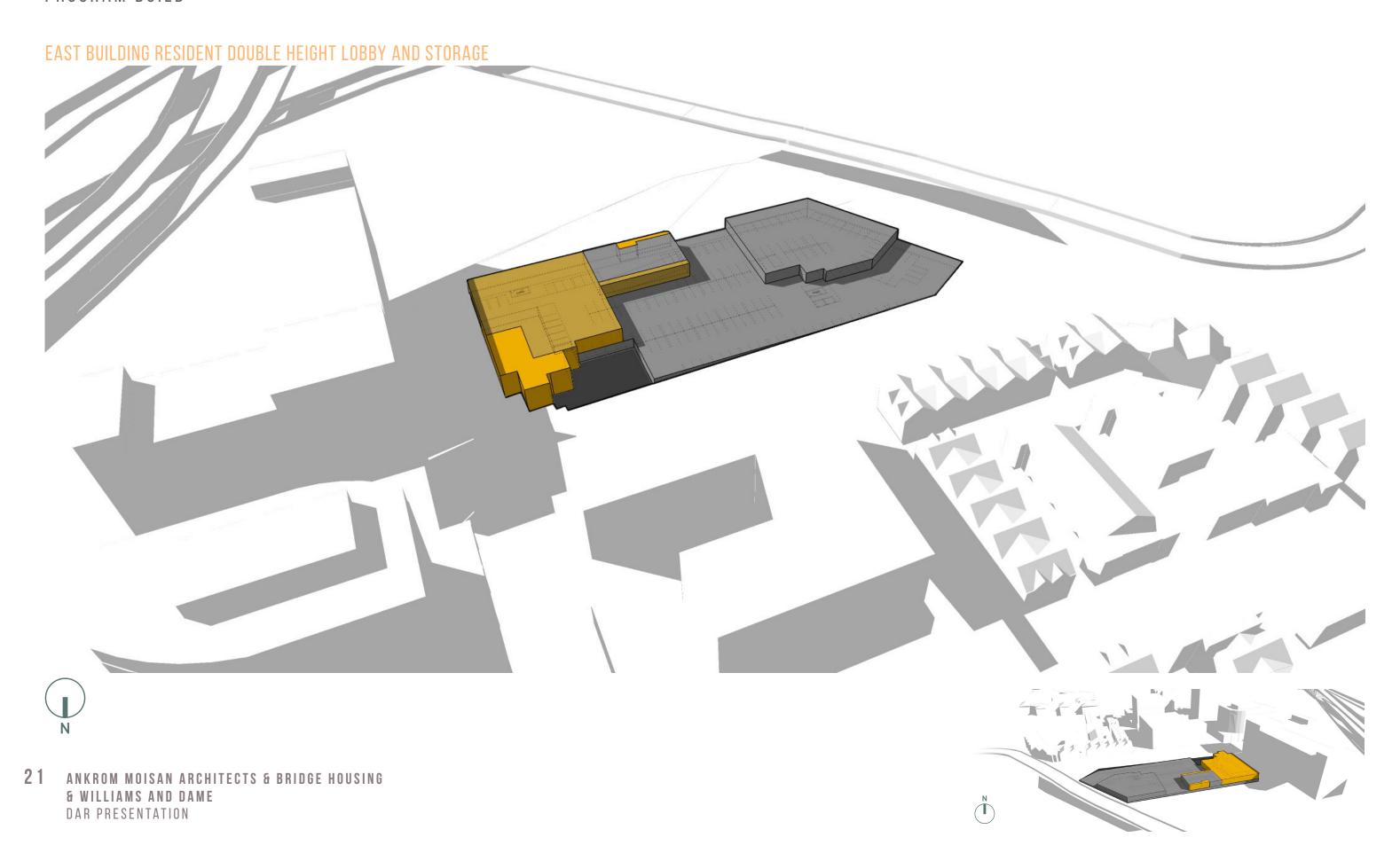
COMPLETE THE NEIGHBORHOOD

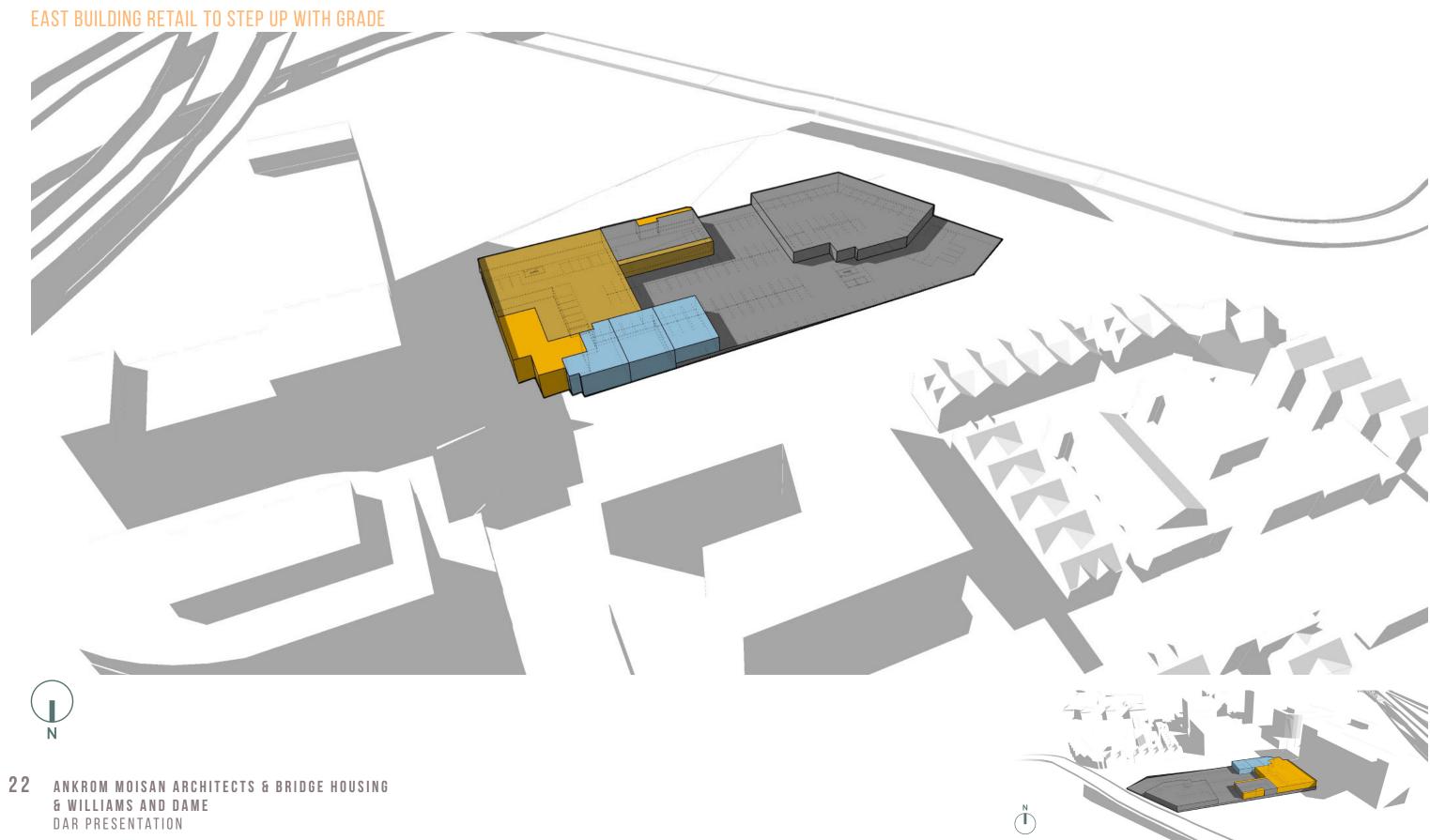
- Create the southern urban edge
- Activate the ground level with Retail space to serve neighborhood
- Terminus of River drive
- Create buffer to the South (trains, flying cars, and electricity)
- Respond to the edge conditions of the site
- Push massing to the north away from Sub-Station, overhead freeways, and light rail noise



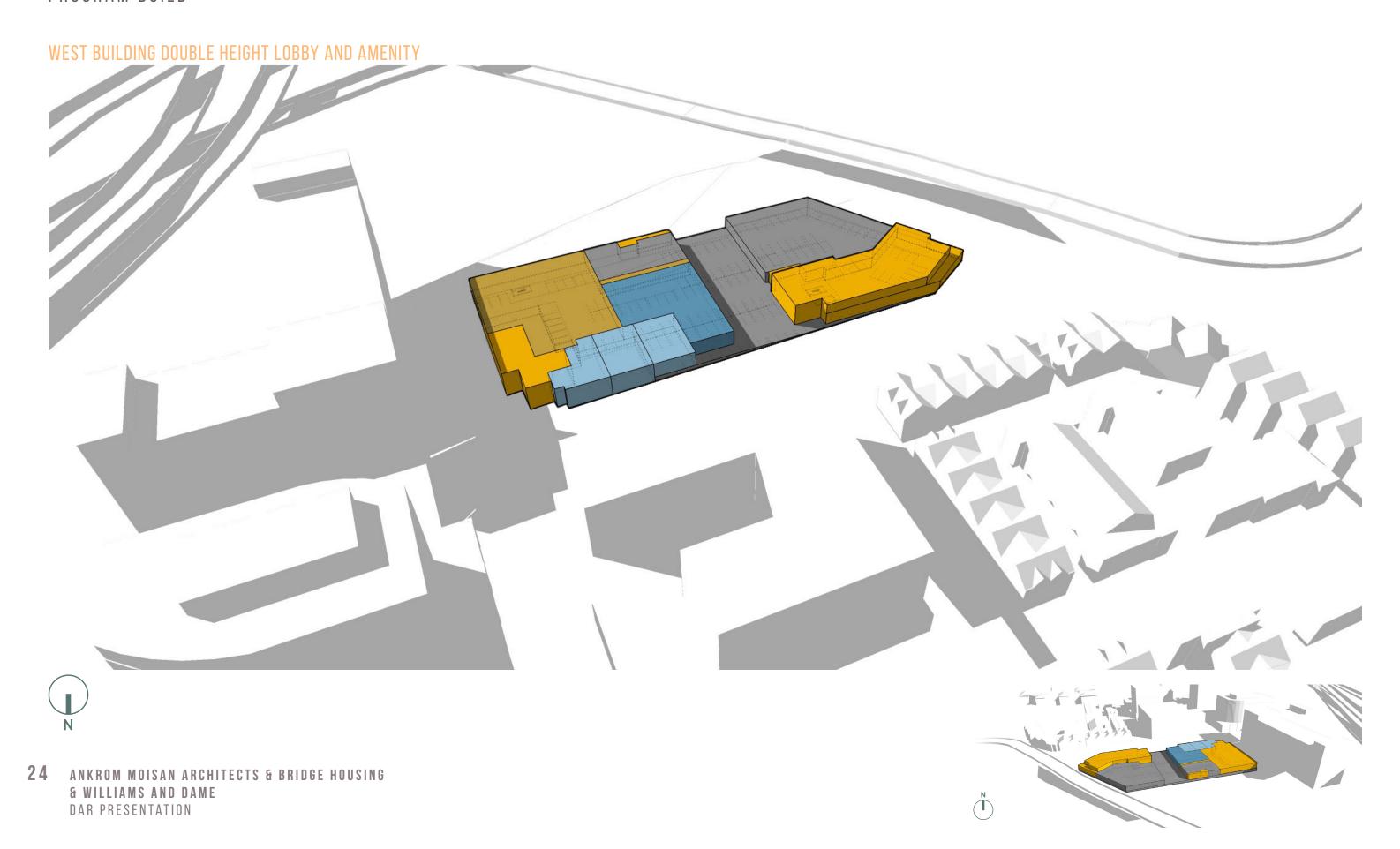


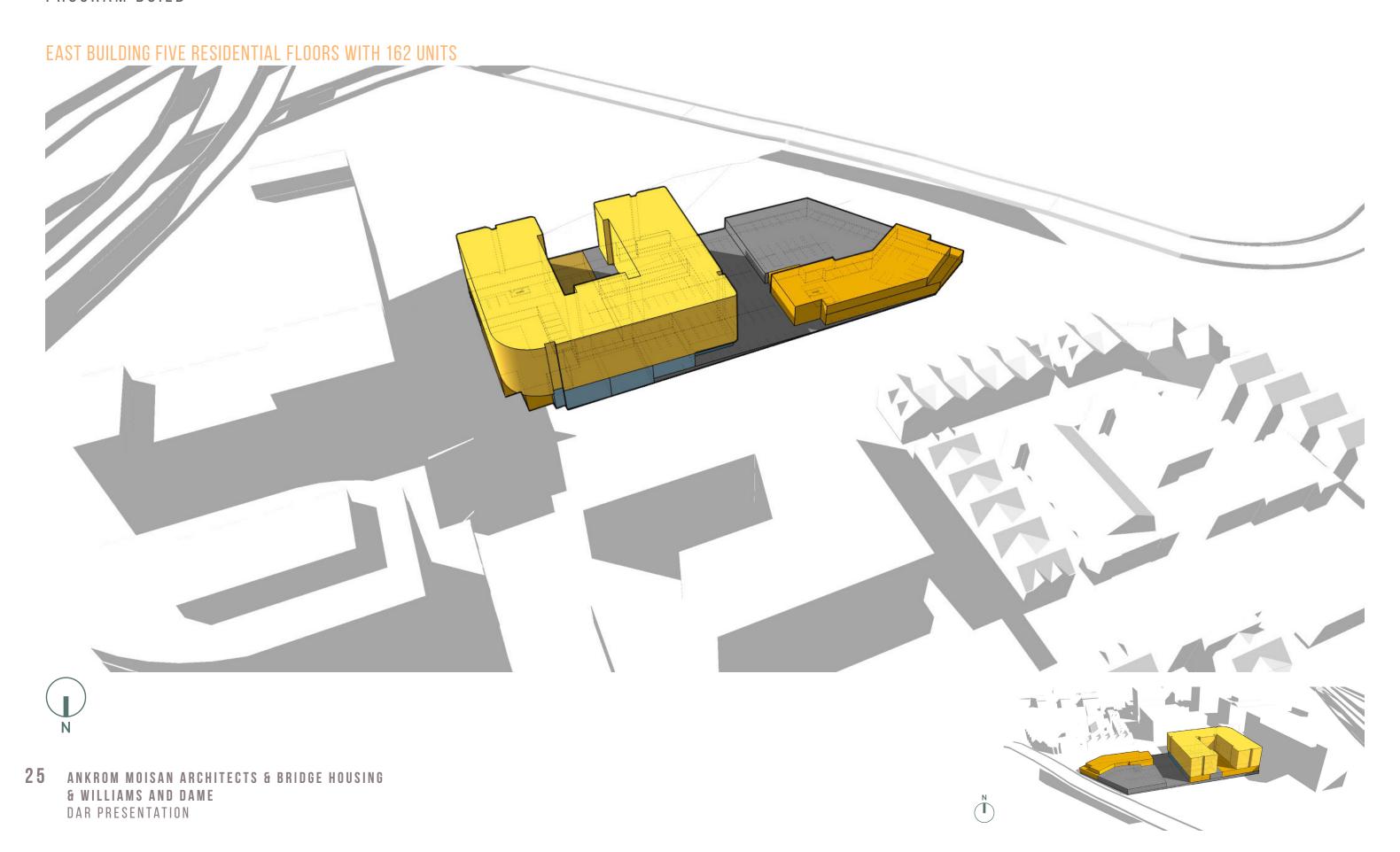


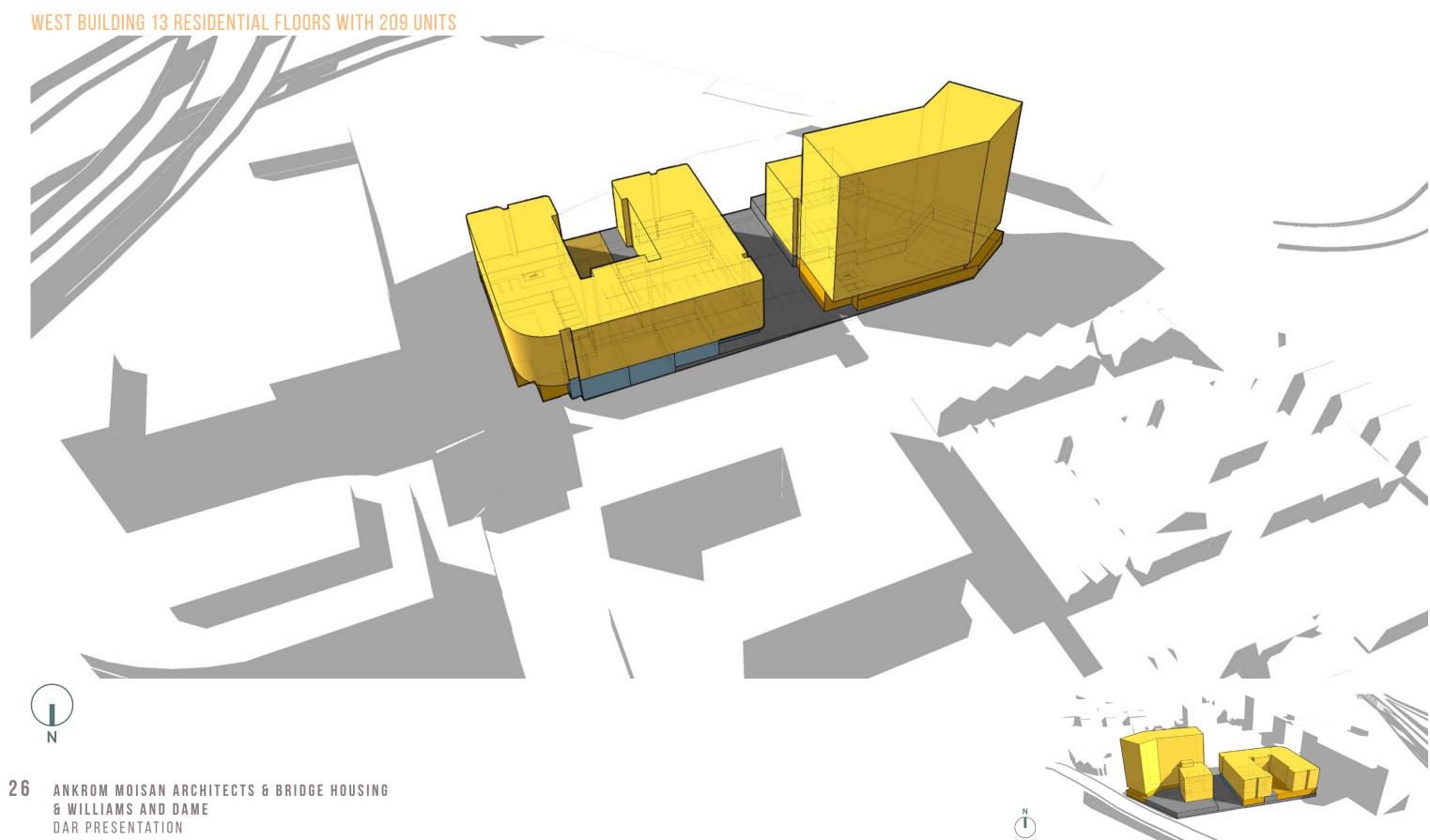












FROM THE SKETCHBOOK

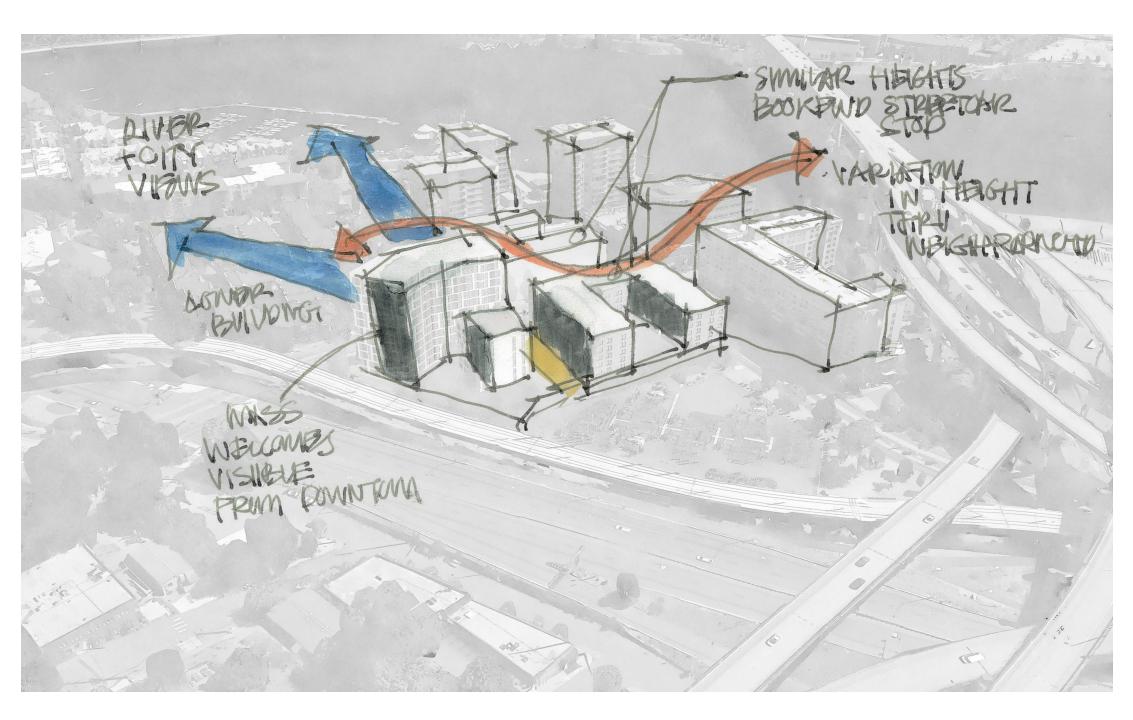
HOW DID WE GET HERE?

WE CREATED DIFFERENT BUILDINGS

- To respond to program types
- Fit in diversity of Riverplace architecture
- Respond to ground floor
 - East urban active, transparent, porous
 - West nurturing, natural, transparent, safe

CREATE DIFFERENT MASSING

- To respond to program
- 209 units of affordable housing (prime goal)
- 162 market rate housing
- Required height to create 200 units on 1 site
- Take advantage of views
- To respond to edges
 - Pull away from south
 - Push activity to north edges



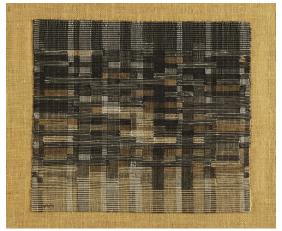
CONCEPTS - WEST BUILDING

AFFORDABLE HOUSING - WEAVING HARMONY

In low-income communities, where needs outweigh possessions, people have to rely on each other for more. This strengthens the collective identity of the community as a tightly woven fabric of diverse threads. Each life has a unique story that adds to the texture of the community. The tower is designed to reflect the harmonious unity of these individual stories living together under one roof. In many cultures the act of weaving and quilting is a social activity, where people work together toward a single output. The building design is not only inspired by the idea of community gathering, but also meant to foster it. The many gathering spaces of the building are designed as gardens that occur where the tower meets the neighborhood, playing off of the "garden district" quality of Riverplace.

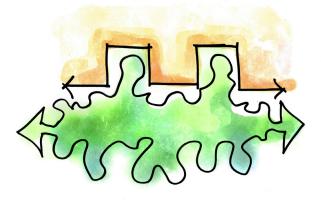








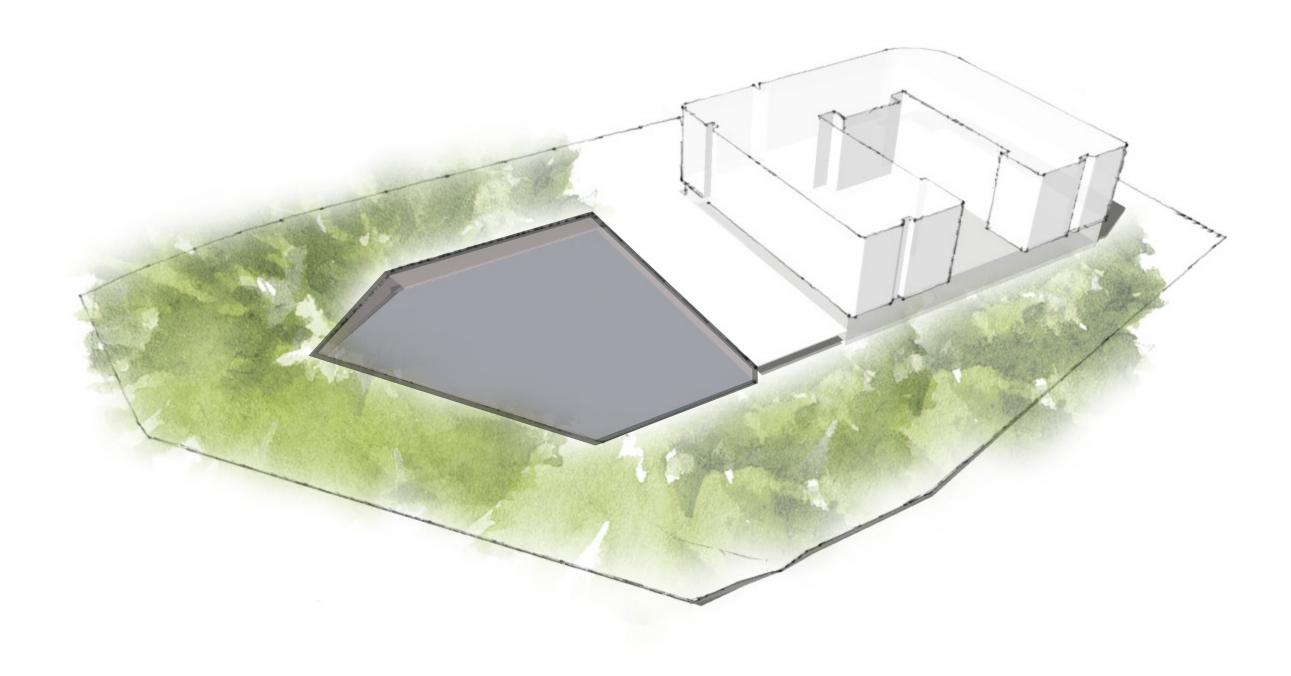




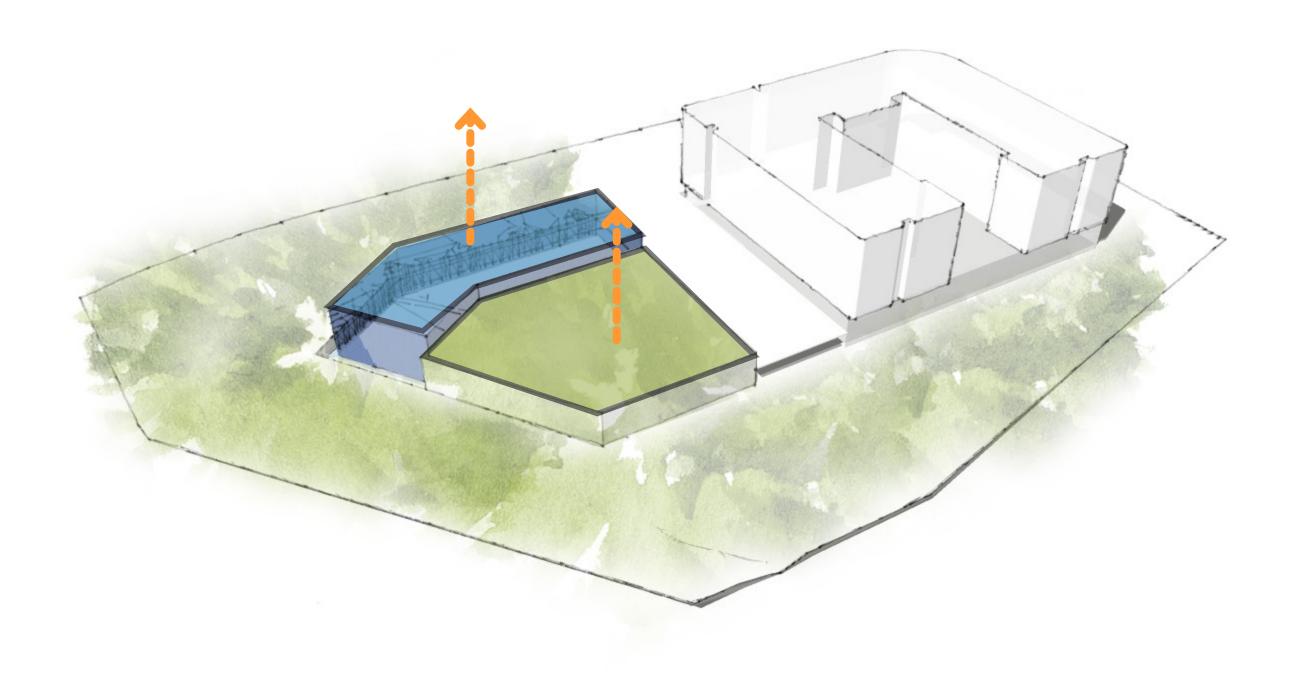




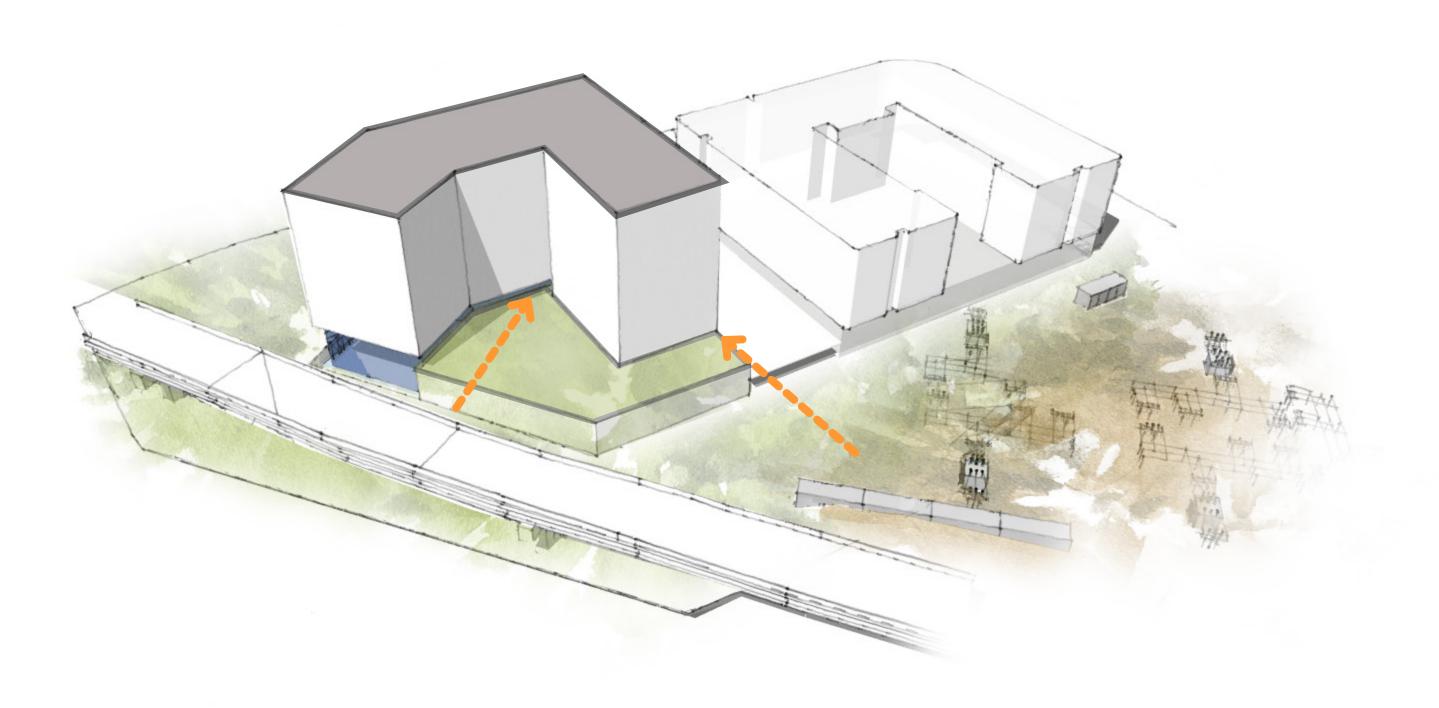
VACANT EAST SITE - ADD GREEN



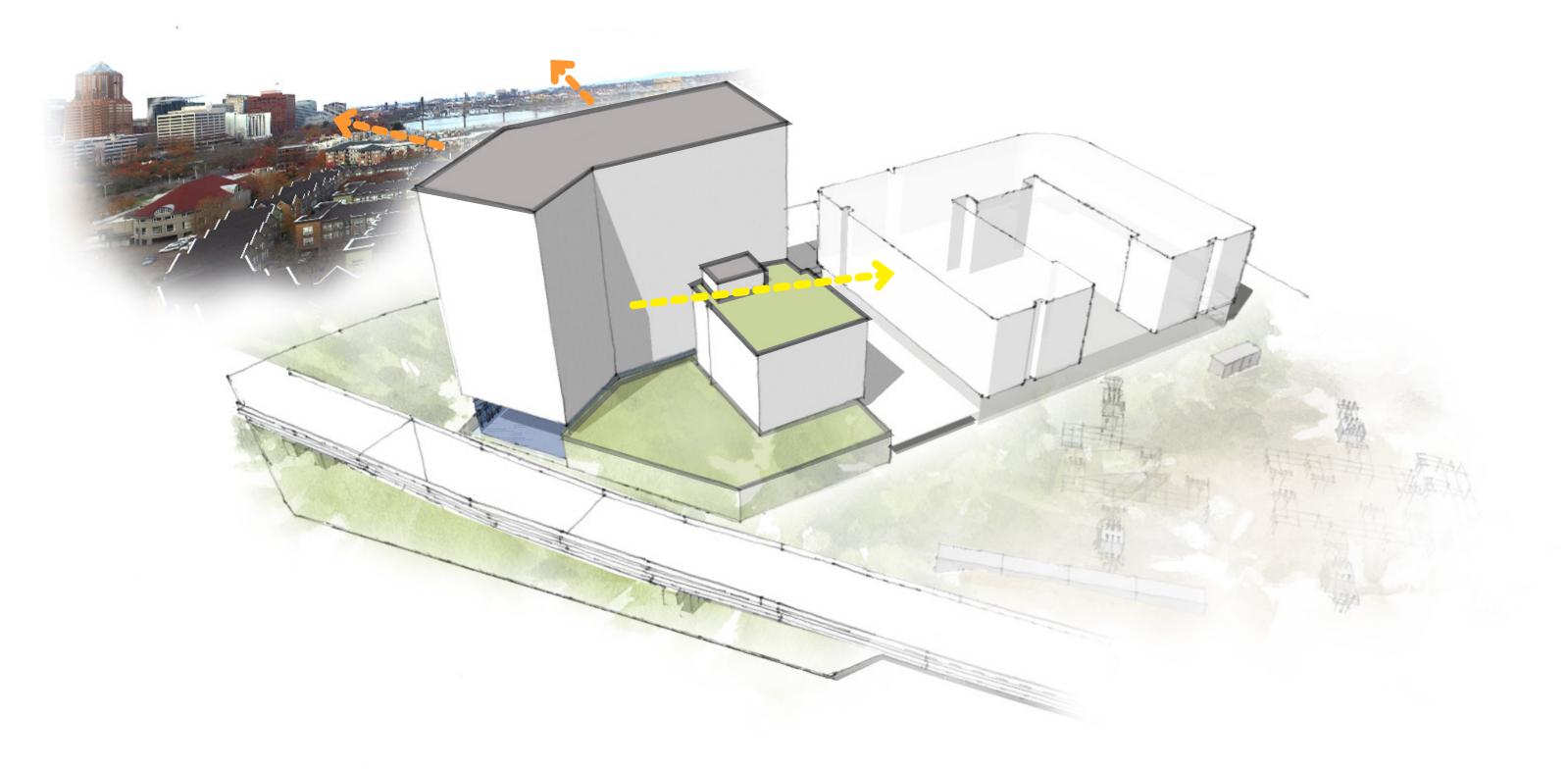
RAISE GREEN AND MAKE TRANSPARENT AMENITY



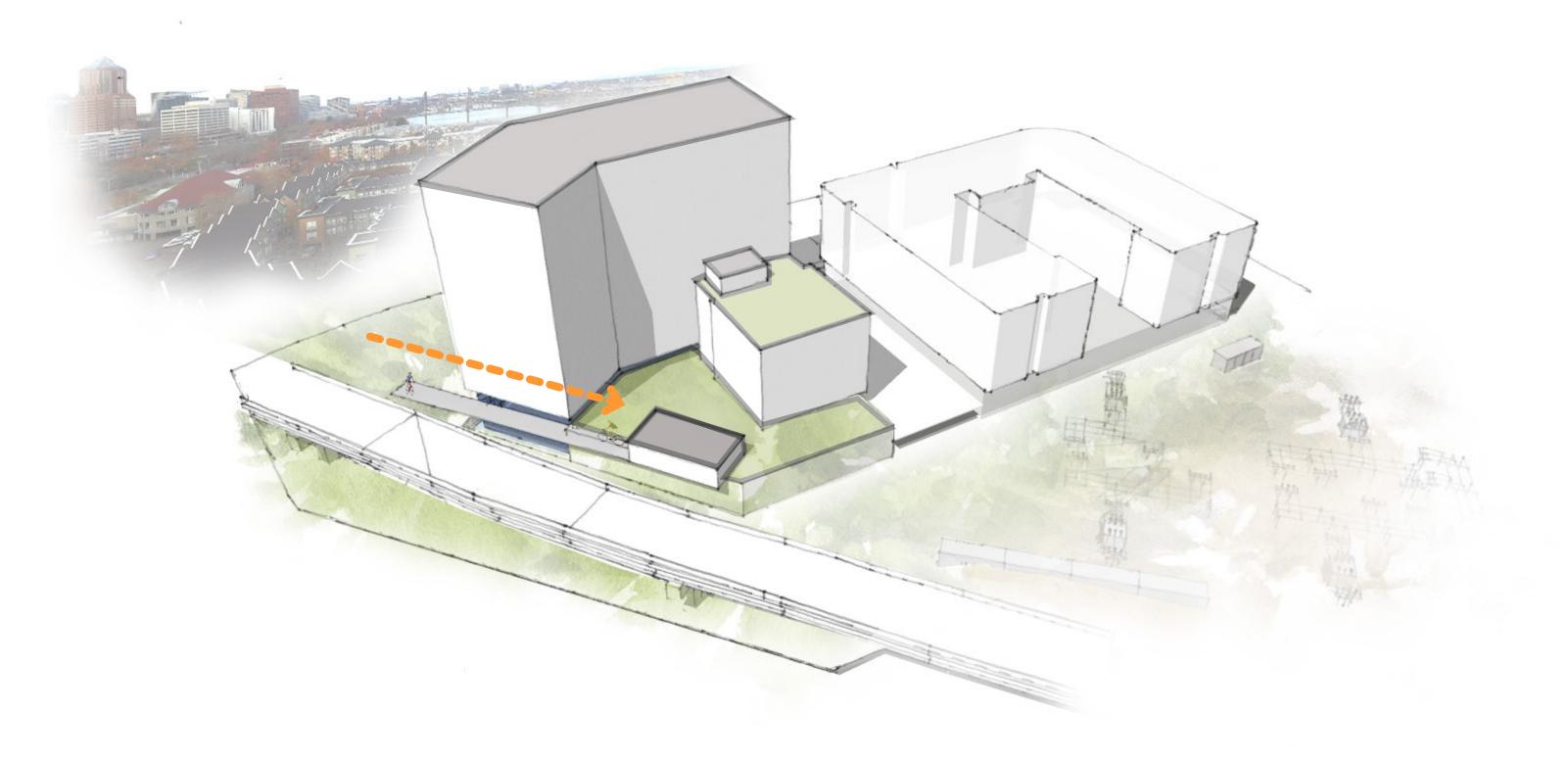
RESIDENTIAL MASS PUSHES AWAY FROM ELEVATED MAX LINE AND SUBSTATION



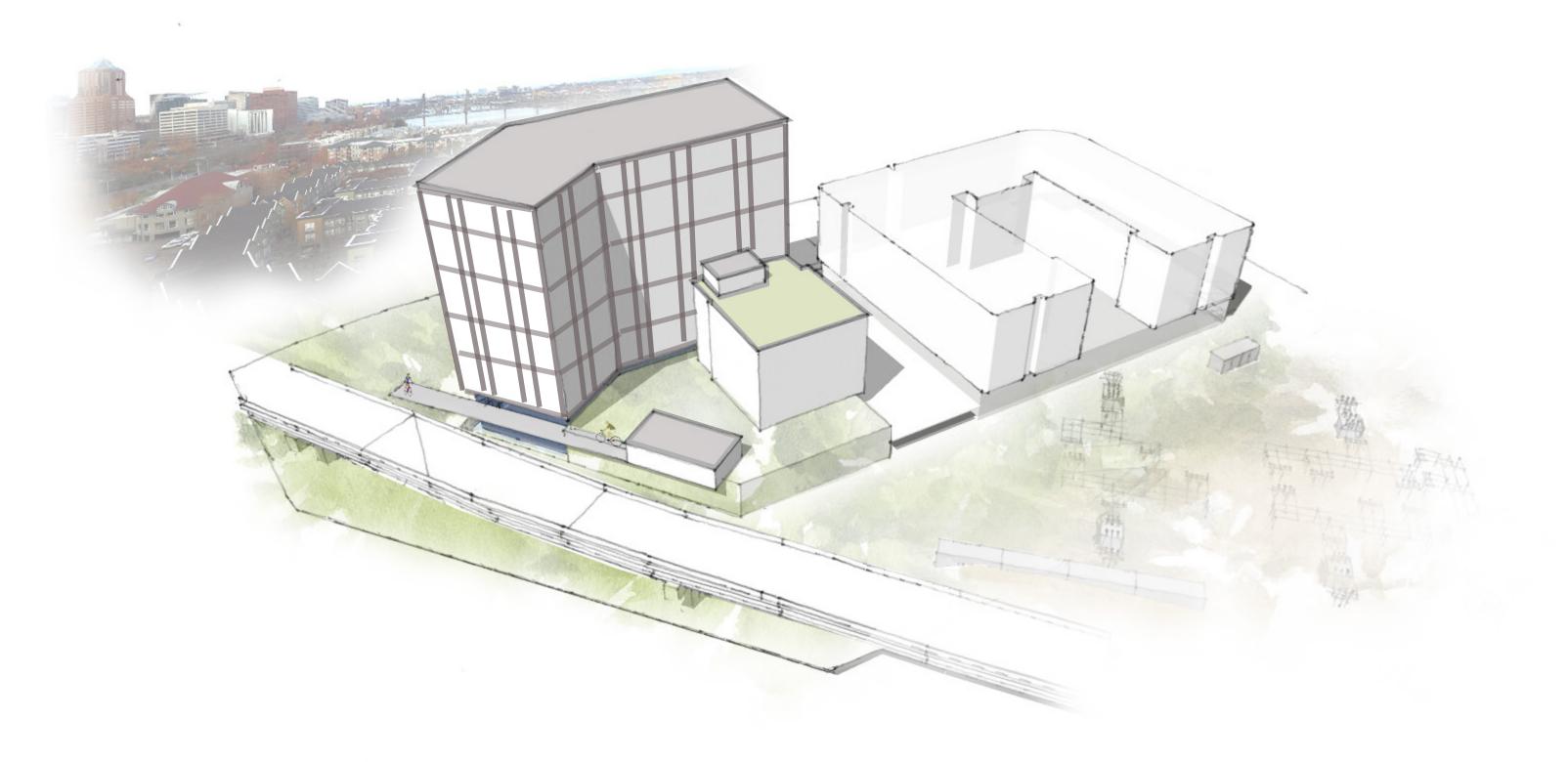
RESIDENTIAL MASS PUSHES UP AT NORTH SIDE TO SHOWCASE VIEWS AND LOWERS ON SOUTHEAST TO ALLOW LIGHT INTO DRIVE



ADD BIKE CONNTECTION



BUILDING GATHERING PATTERN APPLIED

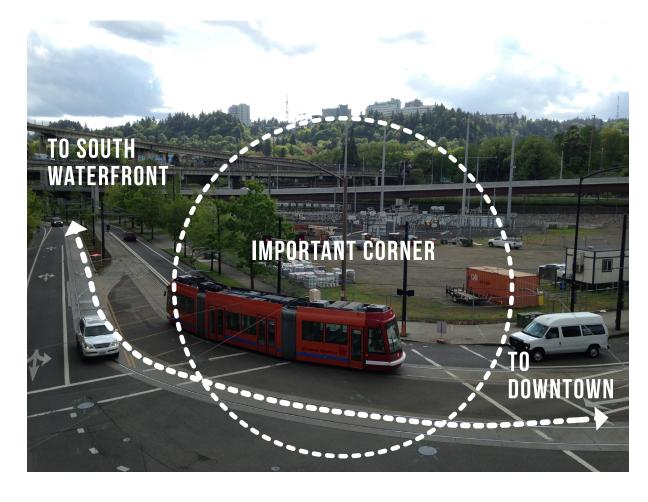


CONCEPTS - EAST BUILDING

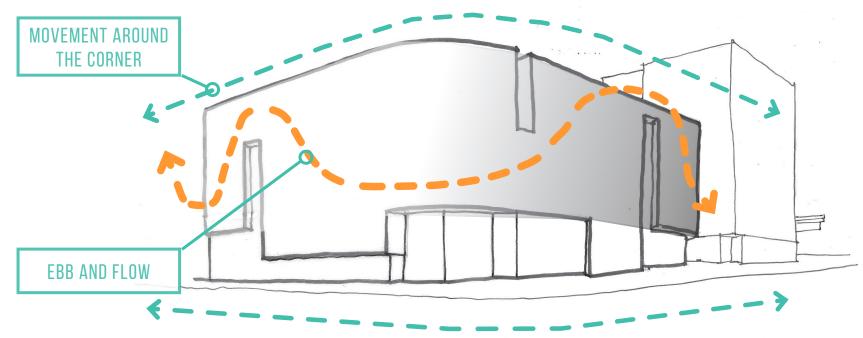
EAST BUILDING - MOVEMENT

The Riverplace neighborhood is at the transition point between Downtown and South Waterfront. People live in Riverplace because of the ease of access to the city as well as the closeness to the river. The east building's design emphasizes the site's diversity of transit movement at the intersection of Moody and River Parkway. The pivot point between Downtown and South Waterfront is reflected in the shape of the building to accentuate the movement between the two bustling areas of Portland. Like the blur of car lights zooming past, the brick of the building flows from one color on to another while moving around the building. To activate the ground floor the east building provides many places for retailers to open up their shops out onto SW River parkway.

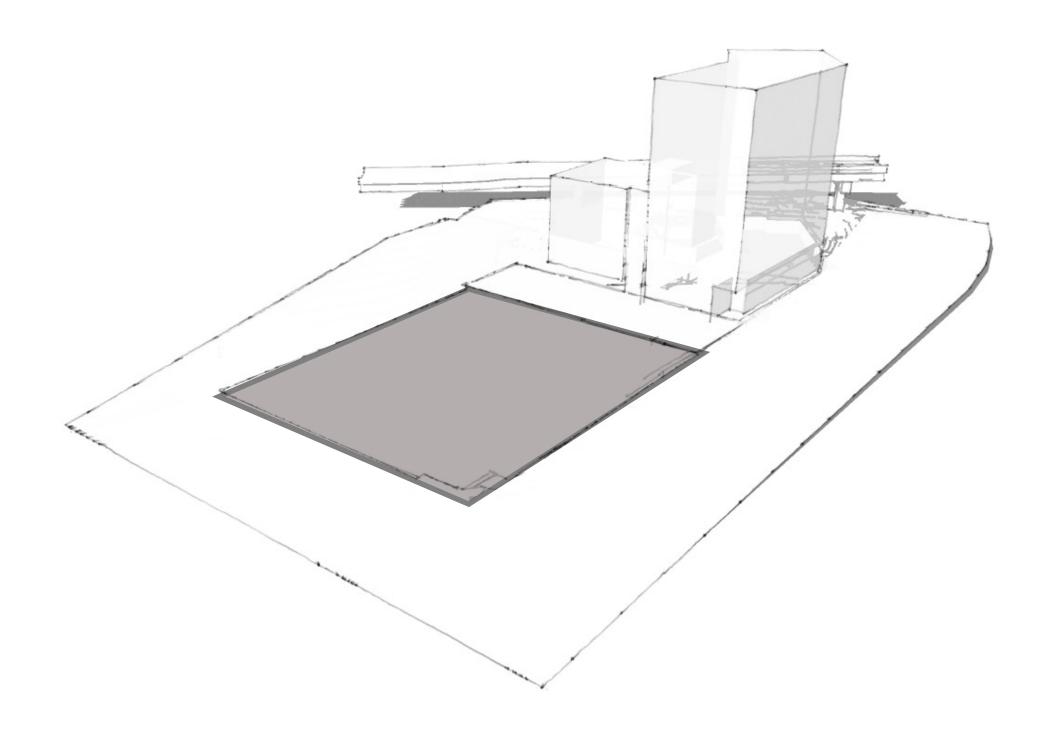
MARKET RATE CONCEPT DIAGRAMS



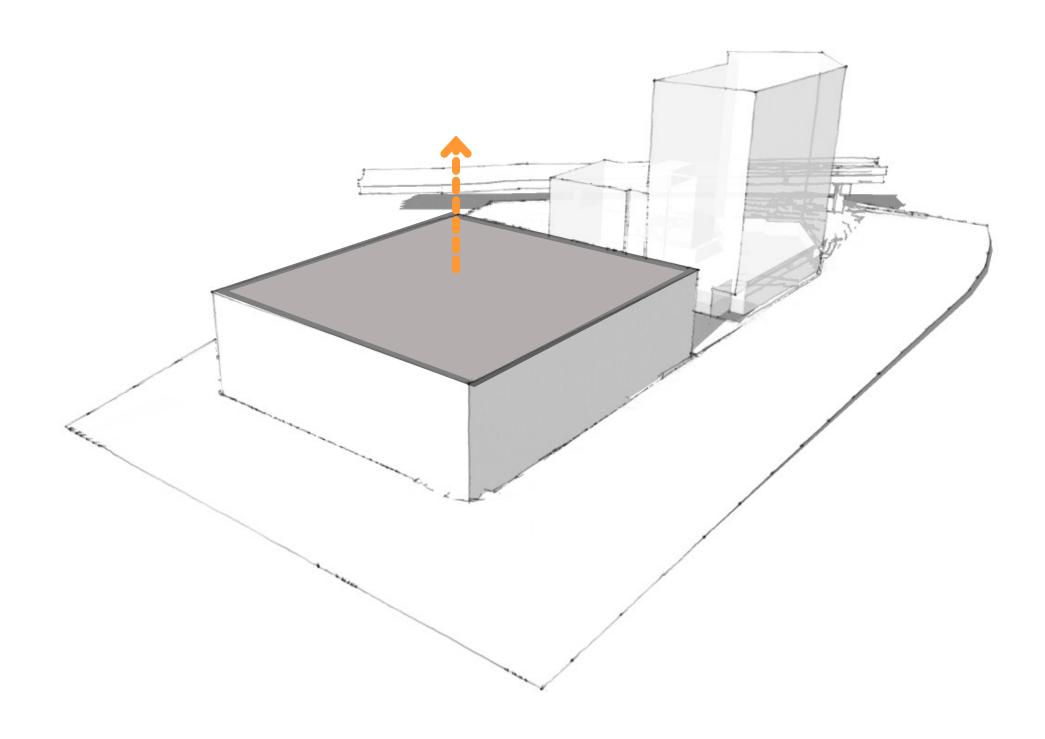
MOMENTUM



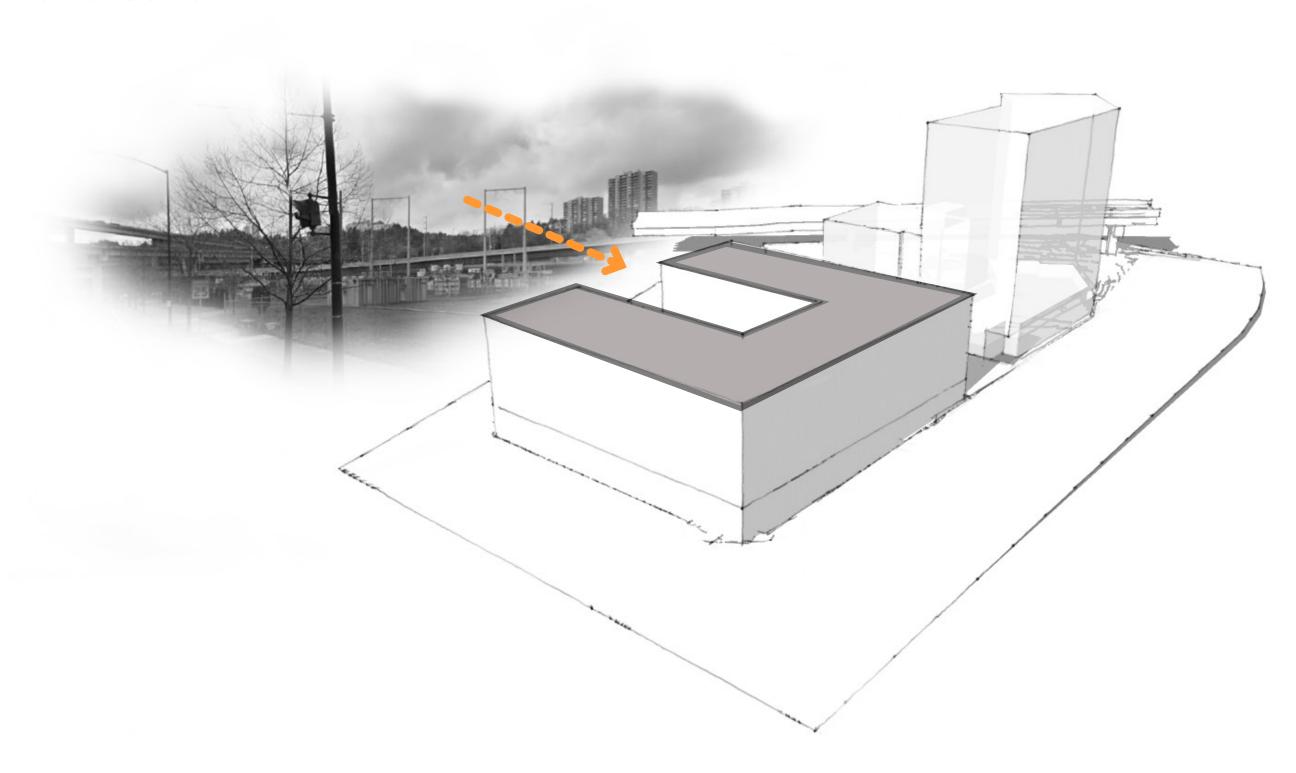
VACANT EAST SITE



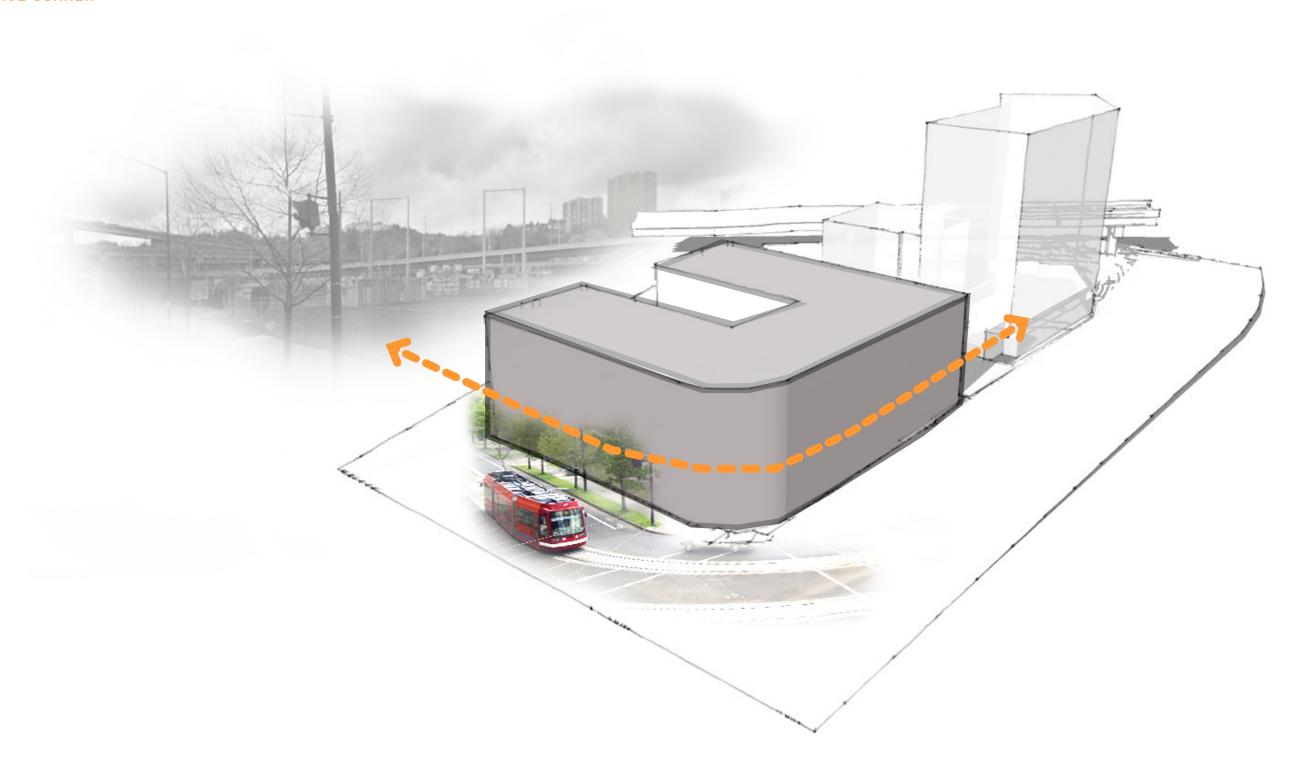
5 OVER 1



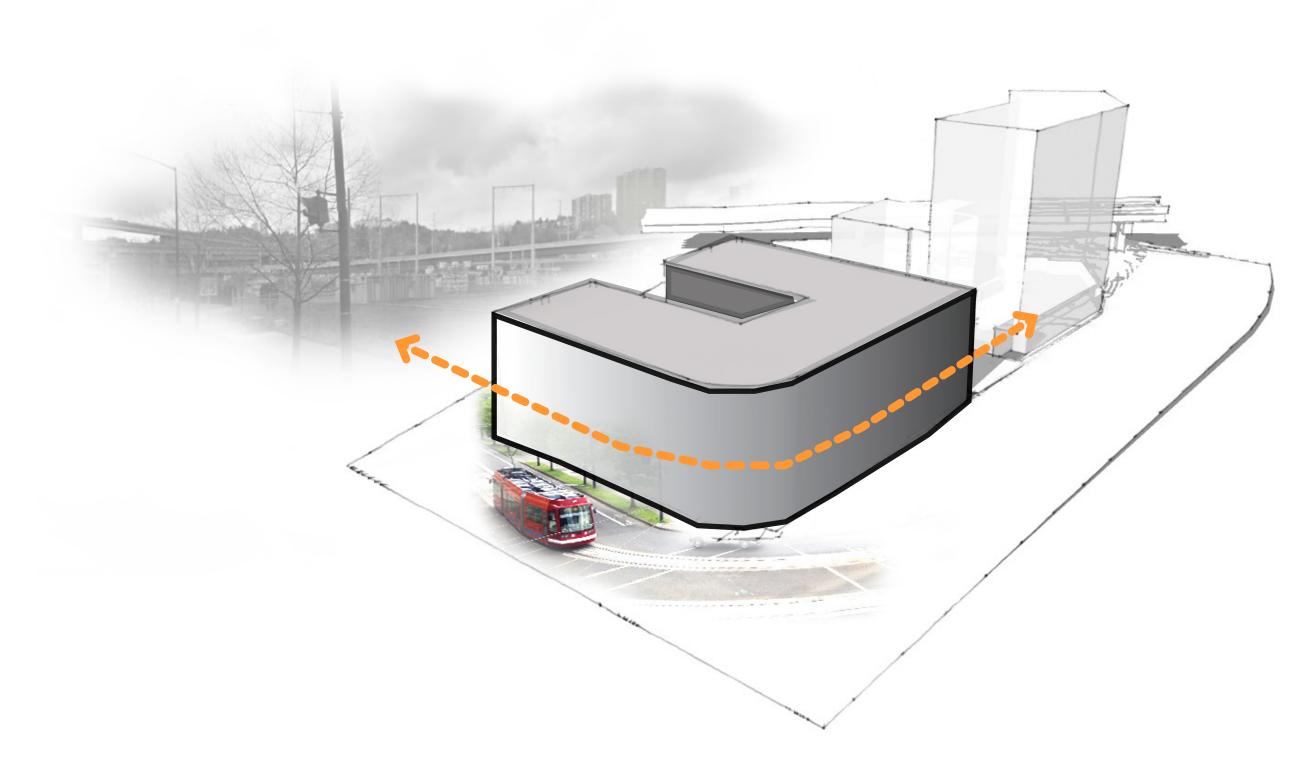
PULL BACK FROM SUBSTATION



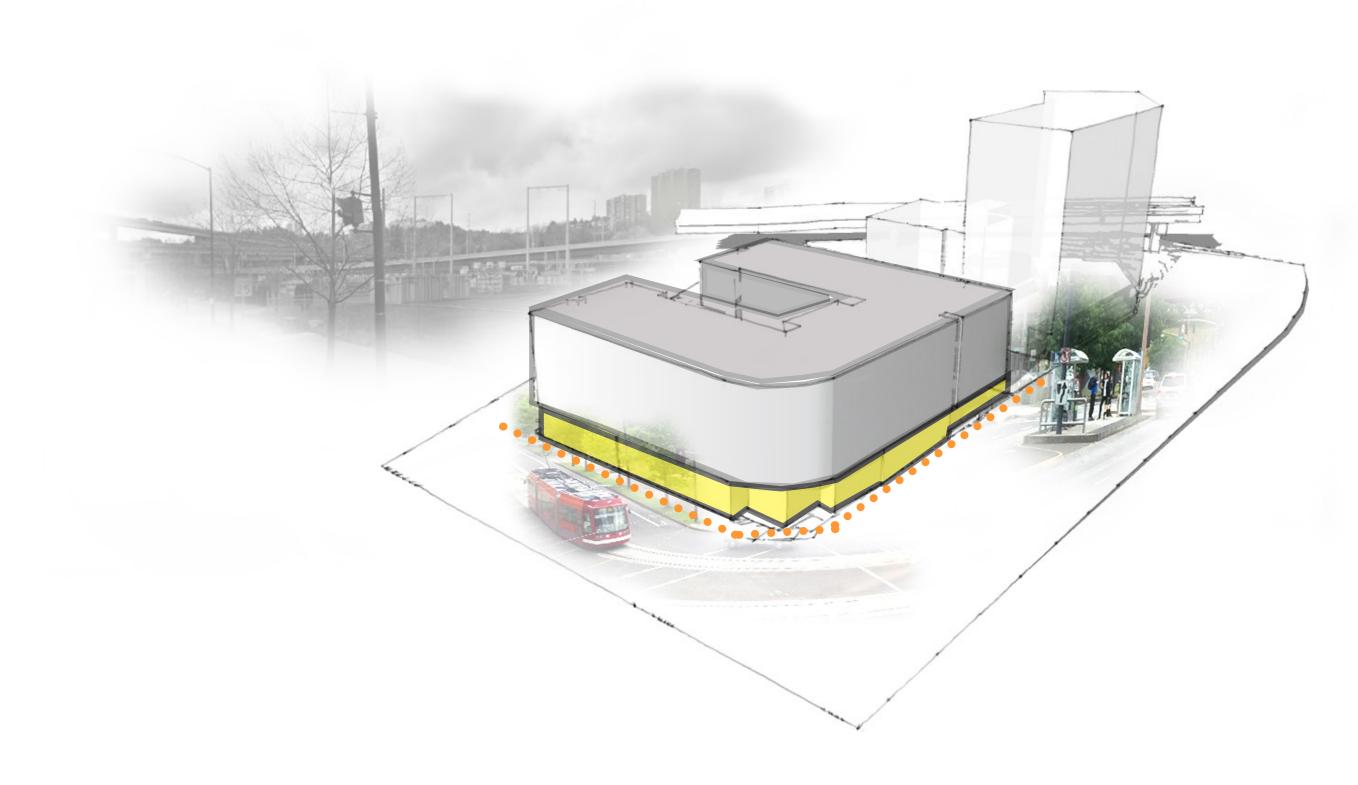
CURVE CORNER



ADD GRADIENT



DIVERSIFY GROUND FLOOR FOR STREETCAR ACTIVITY





AERIAL LOOKING SOUTHWEST

AERIALS



AERIAL LOOKING SOUTHEAST

PERSPECTIVES



VIEW LOOKING SOUTHWEST FROM INTERSECTION OF SW RIVER PARKWAY AND SW MOODY AVE

PERSPECTIVES



VIEW LOOKING SOUTHEAST FROM INTERSECTION OF SW RIVER PARKWAY AND SW RIVER DRIVE

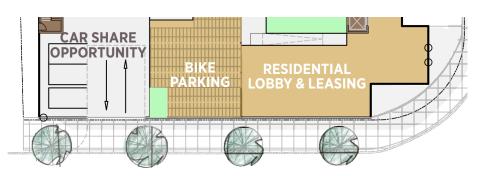
PERSPECTIVES



VIEW LOOKING NORTHEAST FROM ELEVATED MAX LINE

GROUND FLOOR STUDIES

EAST ENLARGED ELEVATION



EAST BUILDING



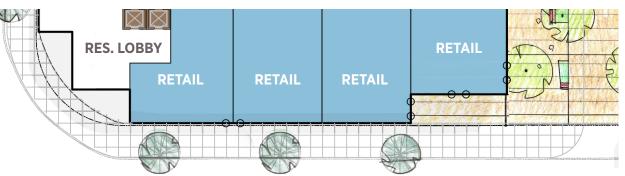








NORTH ENLARGED ELEVATION

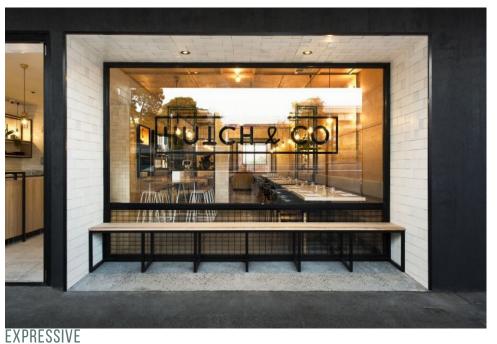


EAST BUILDING





TRANSPARENCY





GROUND FLOOR STUDIES

NORTH ENLARGED ELEVATION



WEST BUILDING







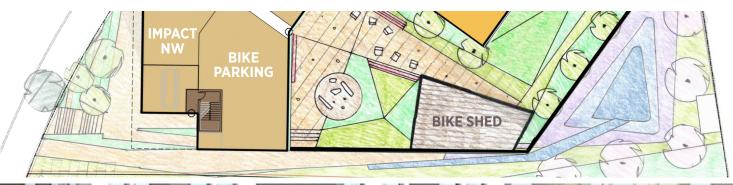




ACTIVITY

GROUND FLOOR STUDIES

WEST ENLARGED ELEVATION



WEST BUILDING





ACTIVITY







50 ANKROM MOISAN ARCHITECTS & BRIDGE HOUSING & WILLIAMS AND DAME DAR PRESENTATION

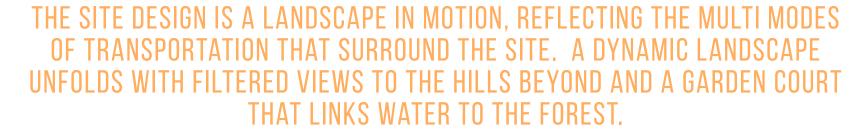
LANDSCAPE







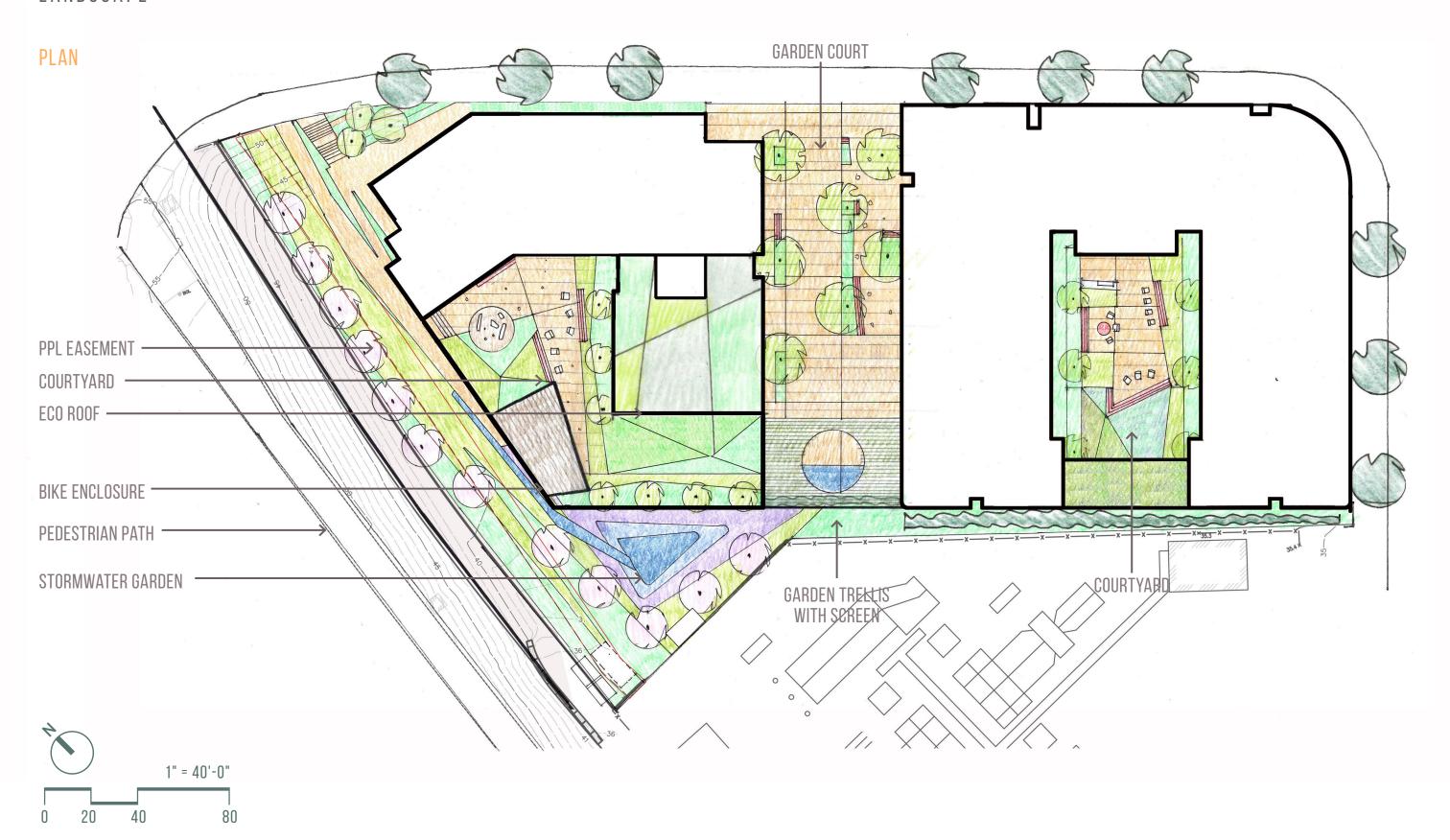














COLOR OPTIONS - EAST BUILDING

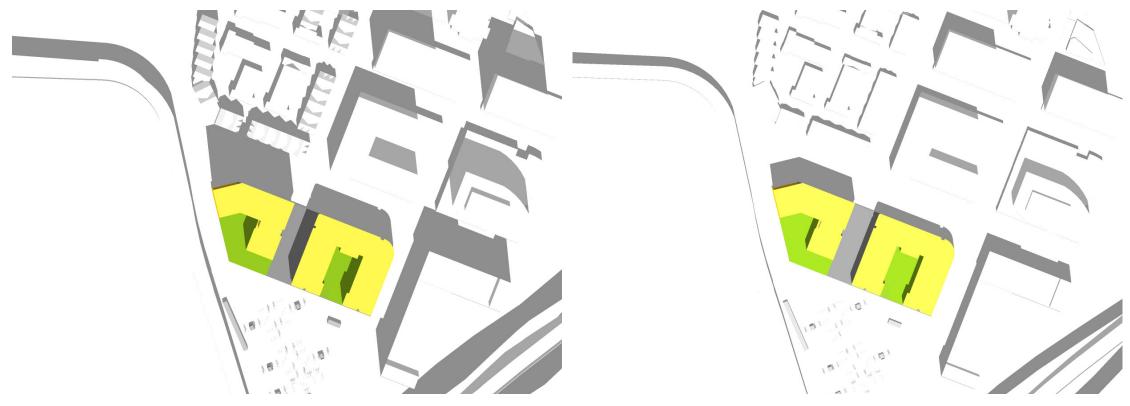
GOLD TO PURPLE







SHADOW STUDIES



SPRING EQUINOX: NOON

FALL EQUINOX: NOON



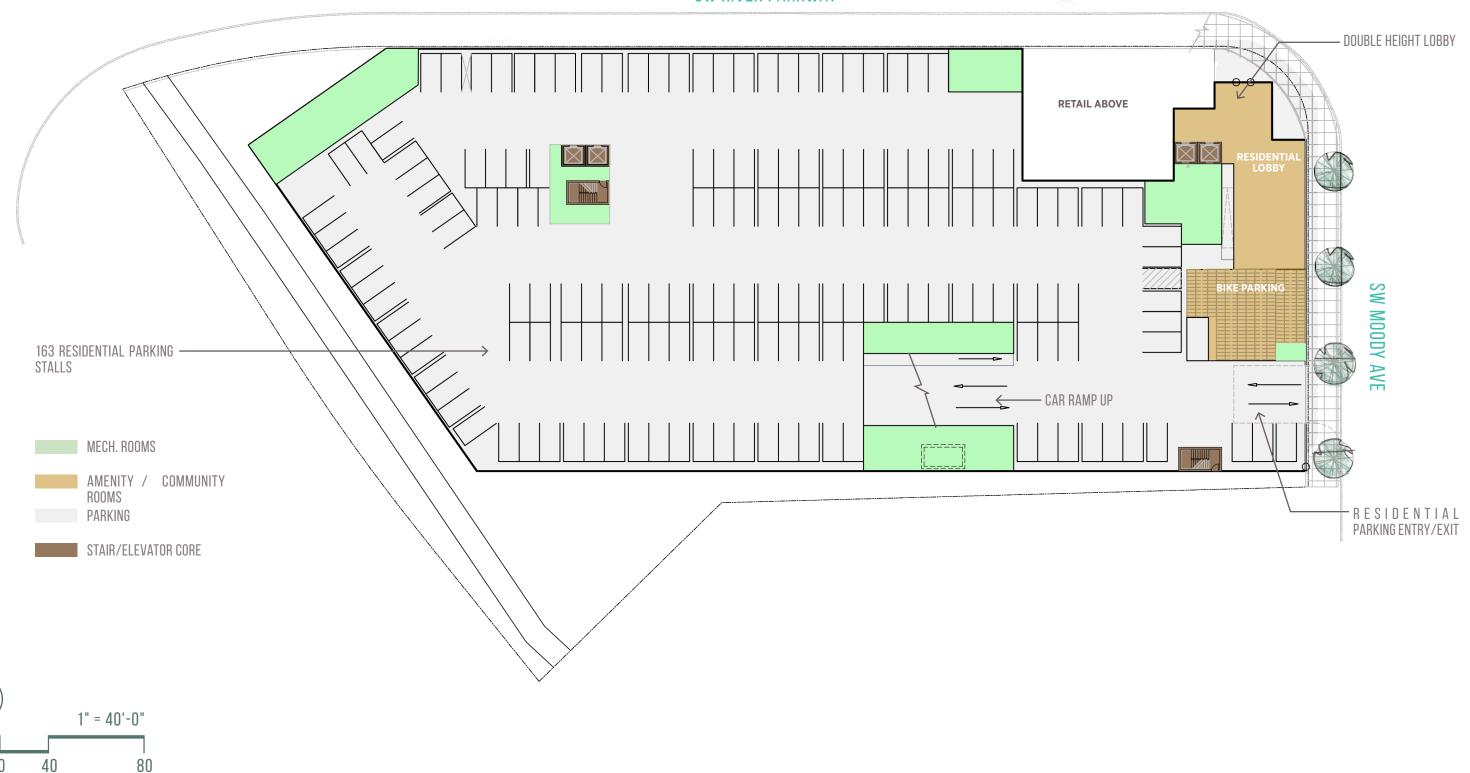
SUMMER SOLSTICE: NOON



WINTER SOLSTICE: NOON

PARKING LEVEL

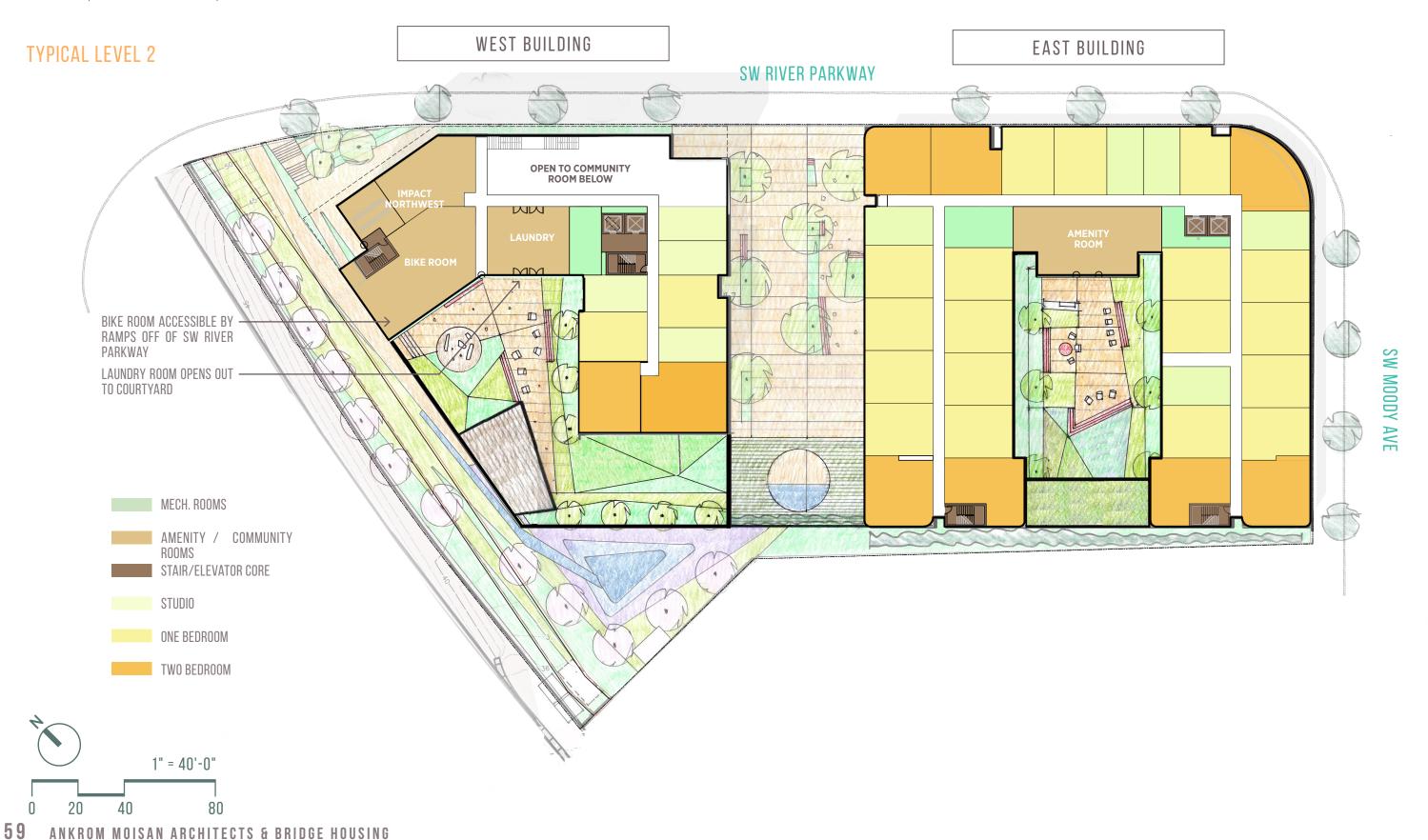
SW RIVER PARKWAY

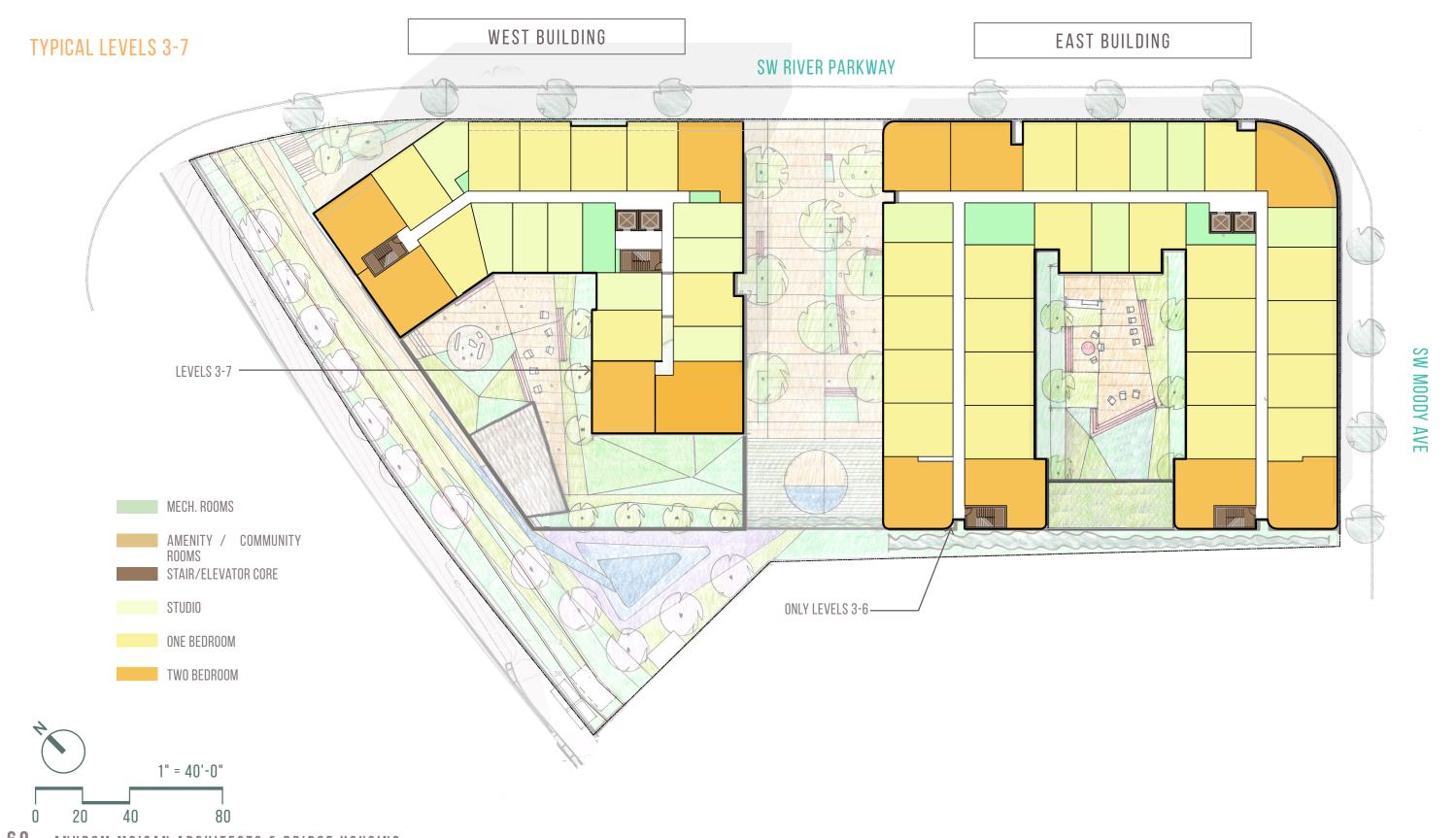


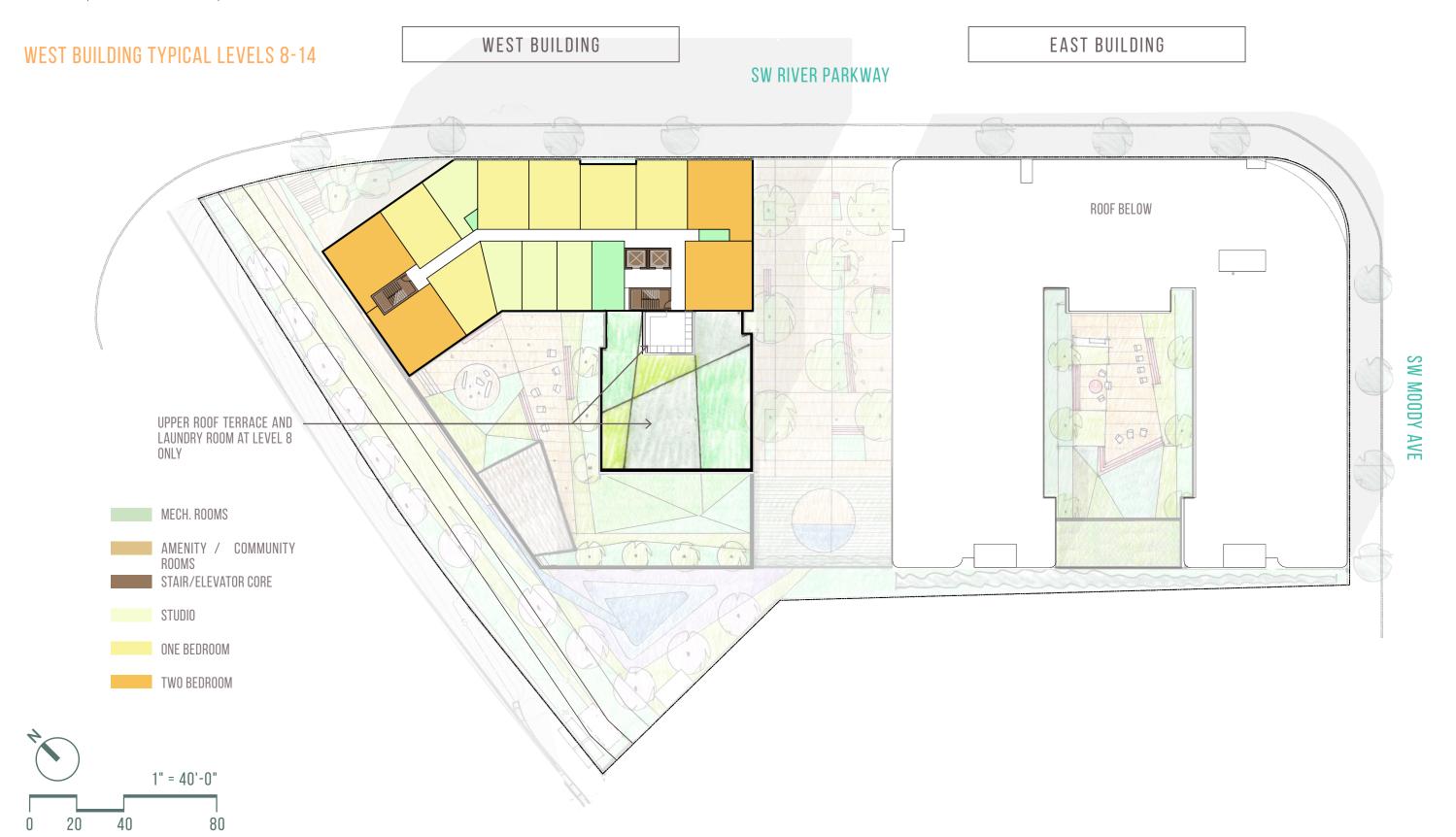


& WILLIAMS AND DAME

DAR PRESENTATION







SOUTH ELEVATION

62





EAST ELEVATION

EAST BUILDING













NORTH ELEVATION





DRIVE AISLE ELEVATIONS

EAST BUILDING







DRIVE AISLE ELEVATION

WEST BUILDING







WEST ELEVATION

WEST BUILDING



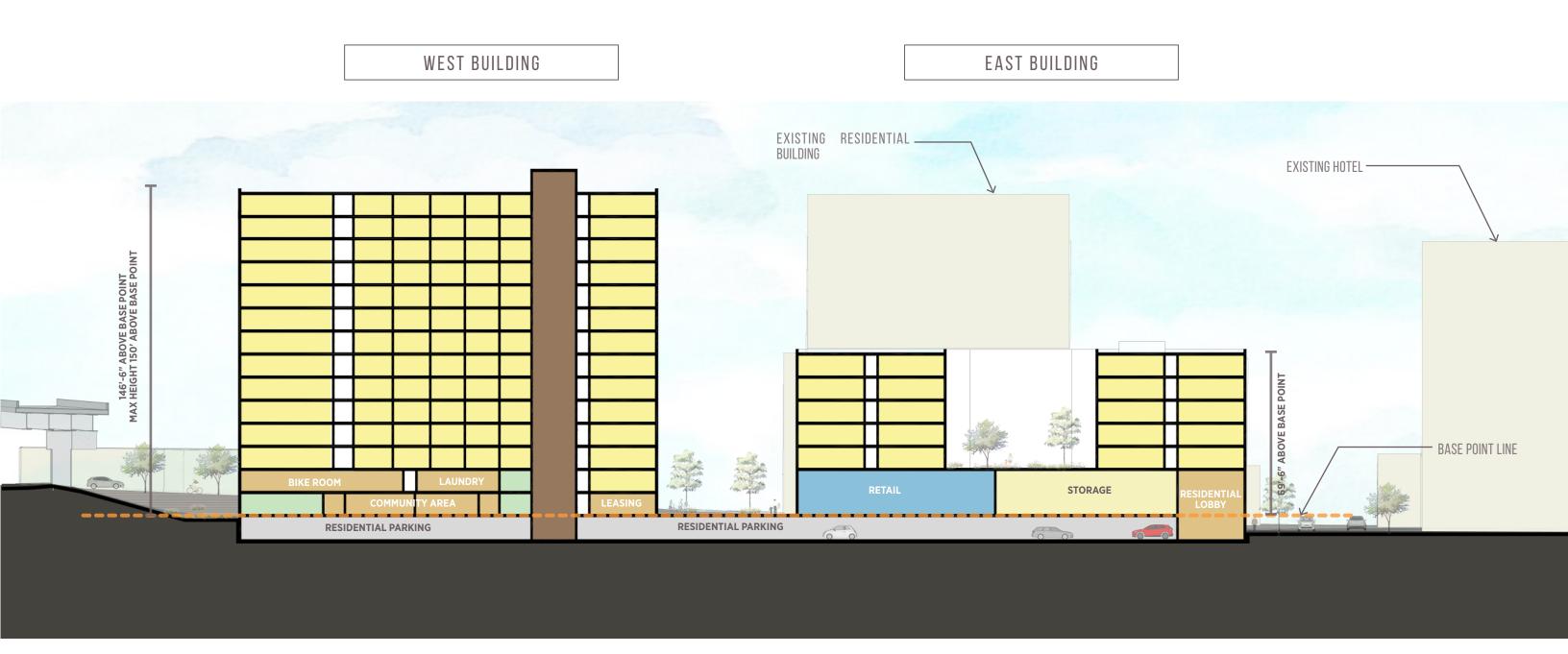


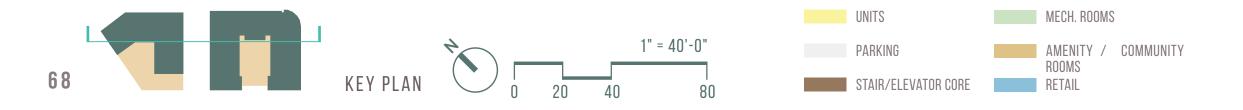






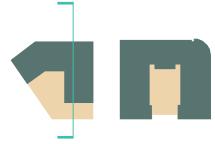
EAST BUILDING AND WEST BUILDING - EAST WEST SECTION





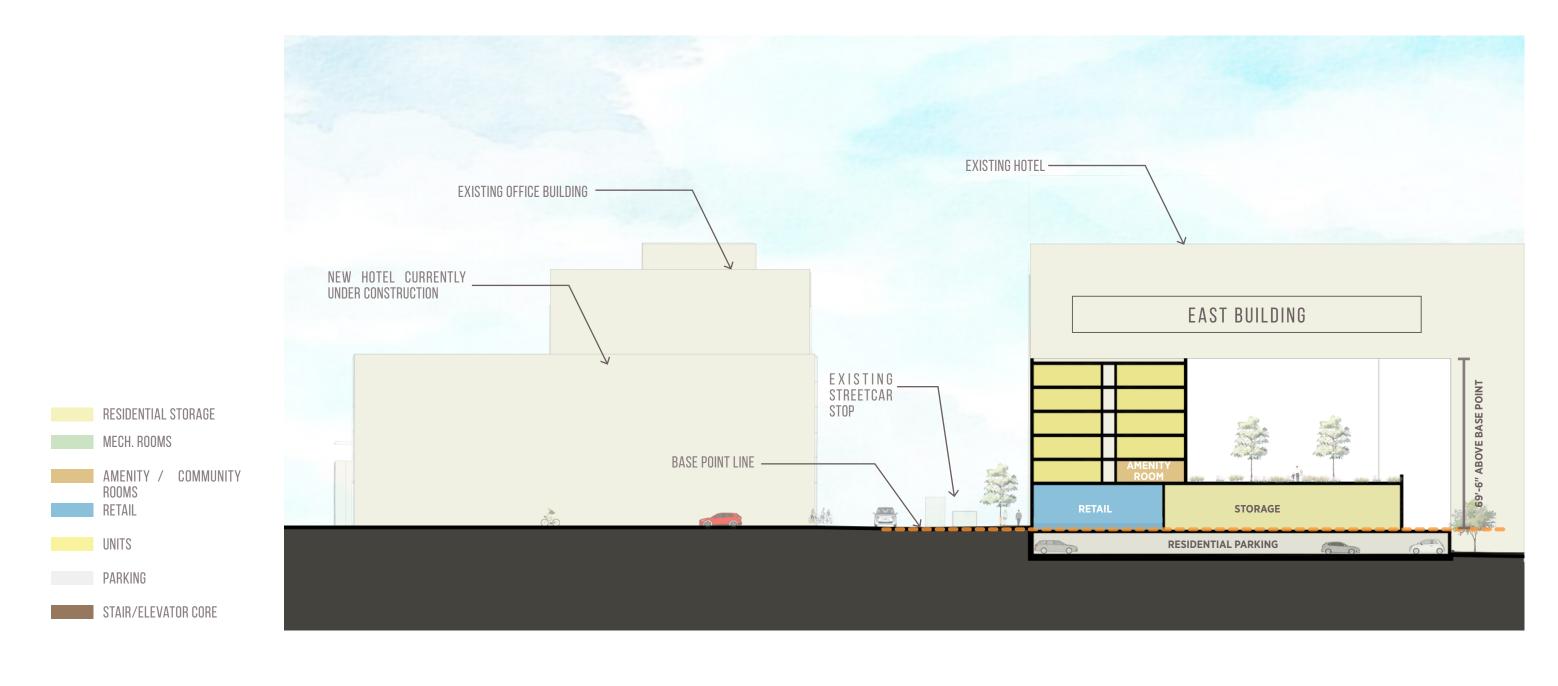
WEST BUILDING - NORTH SOUTH SECTION

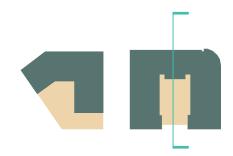






EAST BUILDING - NORTH SOUTH SECTION







PROGRAM



Parcel 3 BRIDGE/Williams & Dame

187.00′ 10.00' 177.00' residential 10.00' 167.00' residential 10.00' 157.00' residential 10.00' 147.00' 10.00' 137.00' residential 10.00' 127.00' residential residential 10.00' 117.00' 10.00' 107.00' residential 10.00' 97.00' residential 10.00' 87.00' 10.00' 77.00' residential 10.00′ 67.00′ residential

amenity/resid.

menity/ parking

10.00′ 57.00′

12.00' 45.00'

11.00'

RIVERPLACE - PARCEL 3

WEST STRUCTURE (Affordable Housing Units and Amenities; Retail Parking; Shared Residential Parking)

		Parking Area					Retail	Amenity	Housing	
									Areas	Unit Count &
Floor	Total Gross Area per Floor (w/o exterior space)	Vehicle Parking Area	Vehicle Spaces req'd	Bike Parking S.F.	Long Term Bike Spaces Req'd	Short Term Bike Spaces Req'd	Gross Buildable Area	Net Amenity	Gross Residential Area (Not including MEP)	Unit Count
Roof (not occupied)	0									
14th floor	11420								11200	14
13th floor	11420								11200	14
12th floor	11420								11200	14
11th floor	11420								11200	14
10th floor	11420								11200	14
9th floor	11420								11200	14
8th floor	11890							450	11220	14
7th floor	15850								15510	21
6th Floor	15850							200	15310	20
5th Floor	15850								15510	21
4th Floor	15850								15510	21
3rd Floor	15850							200	15310	20
2nd Floor	11865			1660				2965	6820	8
Ground Floor	23540	12570		2700	313.5	14	0	6920		209 units
Parking *	30810	27350	82							
TOTAL	225875	39920		4360			0	10735	162390	209 units

^{*} Parking Level is shared between both towers: Area indicated is estimated at 50% of toal gross parking area.

EAST STRUCTURE (Market Rate Units and Amenities; Retail; Residential Storage; Shared Residential Parking)

		Floor-to Floor Height	OII Top of OO Floor Level
6	residential	10.00′	100.00′
5	residential	10.00′	90.00′
4	residential	10.00′	80.00′
3	residential	10.00′	70.00′
2	residential	10.00′	60.00′
1	office	15.00′	45.00′
0	residential parking	11.00′	34.00′

		Parking Area					Retail	Amenity	Housing	
Floor	Total Gross Area per Floor (w/o exterior space)	Vehicle Parking Area	Vehicle Spaces reg'd	Bike Parking S.F.	Long Term Bike Spaces Req'd	Short Term Bike Spaces Req'd	Gross Retail Area	Net Amenity	Areas Gross Residential Area (Not including MEP)	Unit Count & Unit Count
Roof (not occupied)										
6th Floor	26660								25960	33
5th Floor	26660								25960	33
4th Floor	26660								25960	33
3rd Floor	26660								25960	33
2nd Floor	26660							1740	24220	30
Ground Floor	27940			1720	243	8	12880	12050		162 units
Parking *	34310	27300	81	1930				2670		
TOTAL	195550	27300		3650			12880	16460	128060	162 units

^{*} Parking Level is shared between both towers: Area indicated is estimated at 50% of toal gross parking area.

^{**} Net area is calculted as sum of estimated Gross Leasable Areas per unit.

í	
ITOTAL GROSS SF	421425
I O I AL GROSS SI	721723

 $[\]ensuremath{^{**}}$ Net area is calculted as sum of estimated Gross Leasable Areas per unit.