

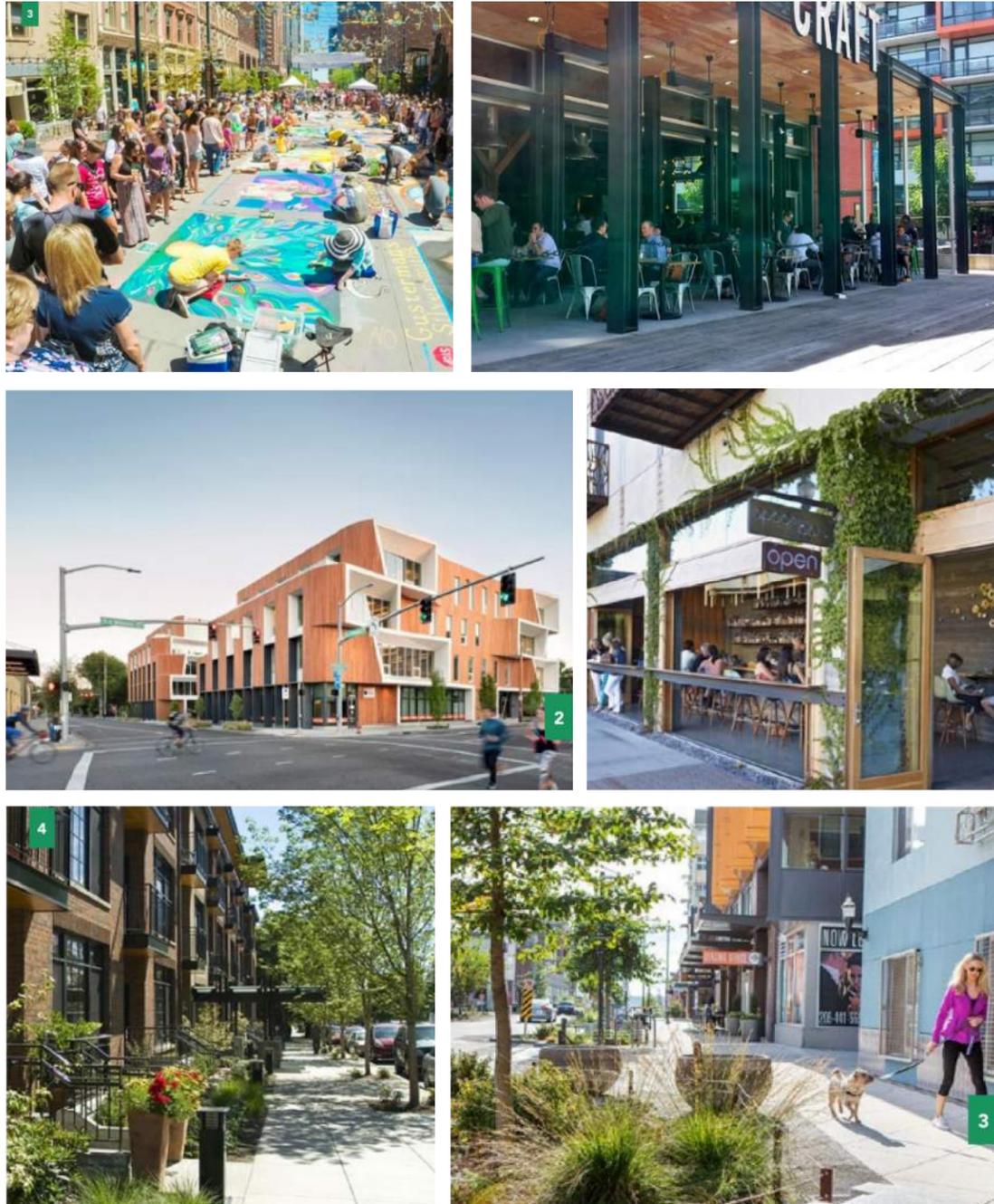
H

# WTC-01 Multifamily

Development Review Board Hearing  
July 24, 2023

# TOWN CENTER CHARACTER | MODERN EXPRESSION

ACTIVE GROUND FLOOR | UNIQUE ARCHITECTURE | URBAN LANDSCAPING



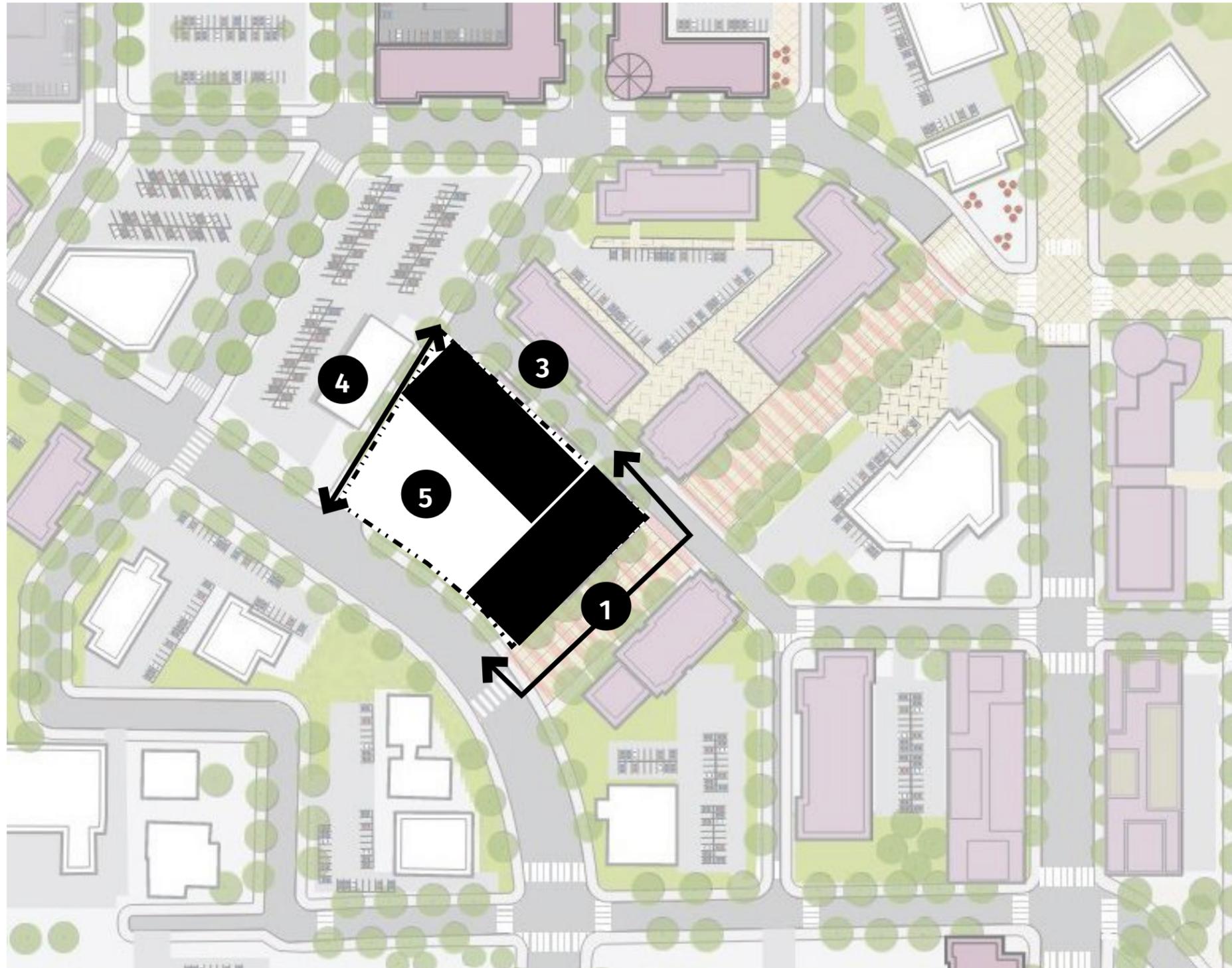
\*Excerpts from the TCP documents

TIMELESS ARCHITECTURE WITH RESIDENTIAL WARMTH AND DETAIL



ACTIVE GROUND-FLOOR WITH MODERN EXPRESSION AND LAYERED LANDSCAPING

# SITE DESIGN CONCEPTS



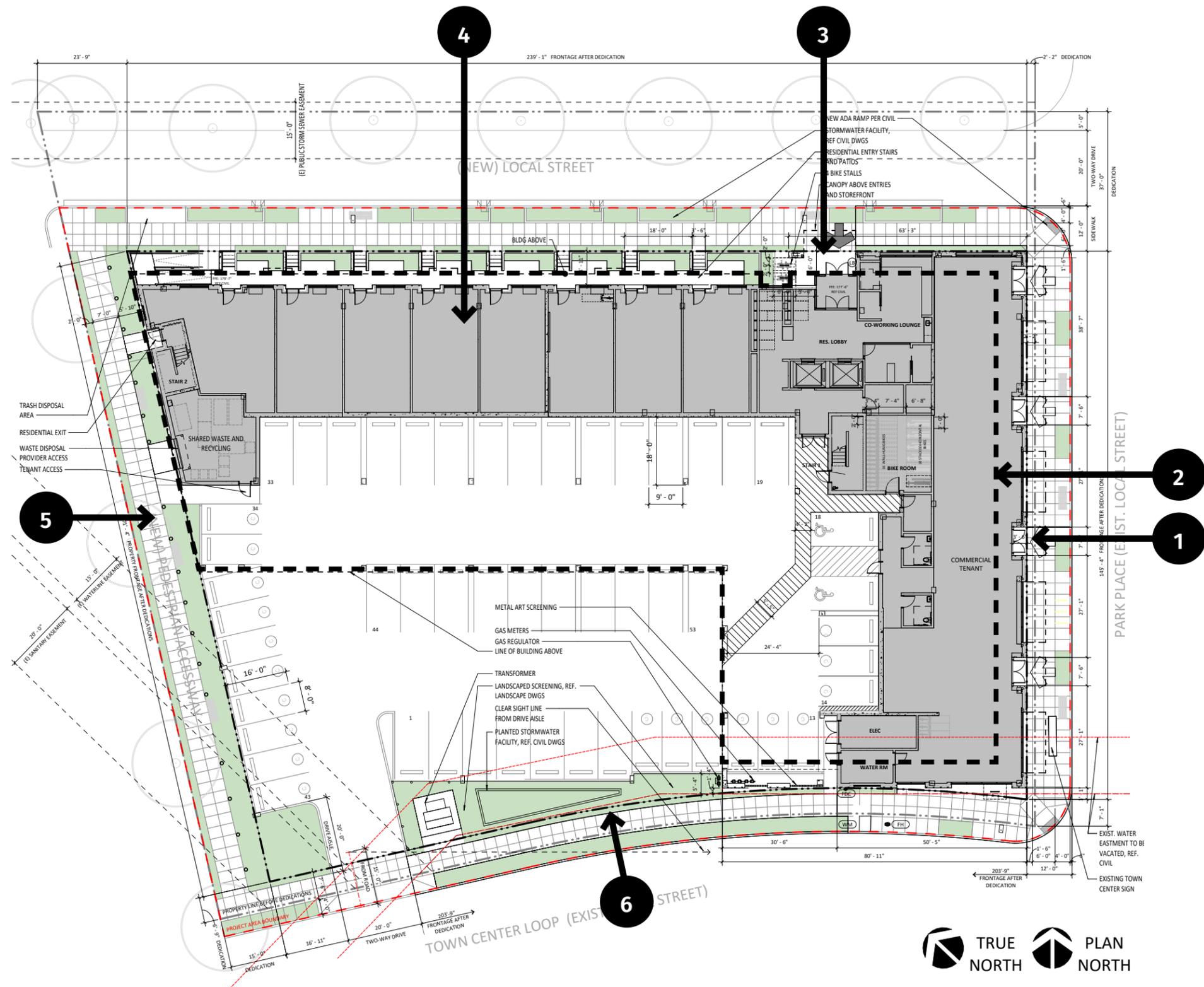
\*Figure 3.7 from the TCP - TC Future Scenario Phase 2



Aerial at corner at Park Place and new Local Street

- 1 100% active retail frontage along Park Place and corners
- 2 Connect to the Park and future promenade
- 3 100% active residential frontage along new Local Street
- 4 Pedestrian connection from new Local Street to Town Center Loop
- 5 Consolidate and screen parking and building services

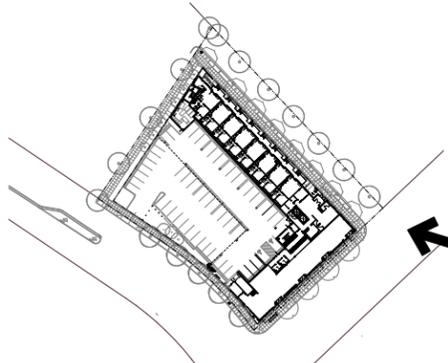
# SITE PLAN



Aerial at corner at Park Place and new Local Street

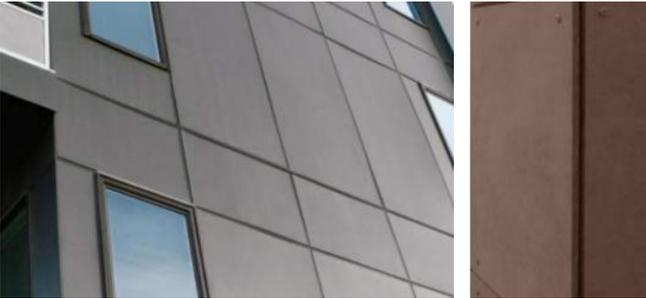
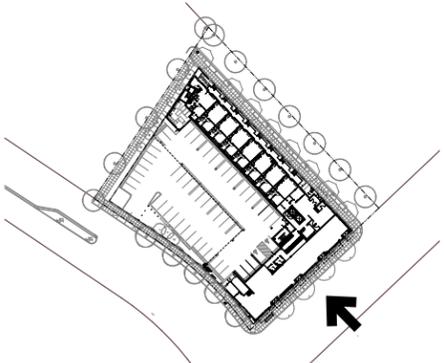
- 1 Continuous retail space along Park Place and wrapping both corners
- 2 Upper stories set back 6 feet from ground floor at street-facing facades
- 3 Residential lobby and co-working amenities
- 4 Ground-floor residential
- 5 New pedestrian accessway and landscaping
- 6 Parking entry and landscaped screening along Town Center Loop

# NORTHEAST CORNER VIEW



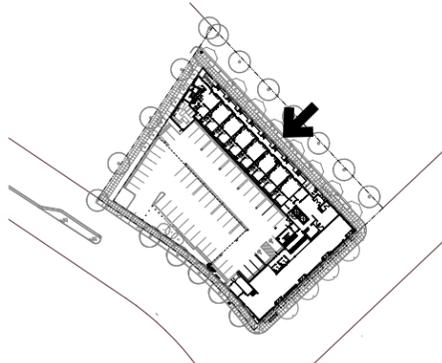
- 1 Randomized, linear brick
- 2 Black storefront and metal panel
- 3 Composite wood siding
- 4 Fiber cement panel - warm gray, & bronze accents

# GROUND FLOOR AT RETAIL



- 1 Randomized, linear brick
- 2 Black storefront and metal panel
- 3 Composite wood siding
- 4 Fiber cement panel - warm gray, & bronze accents

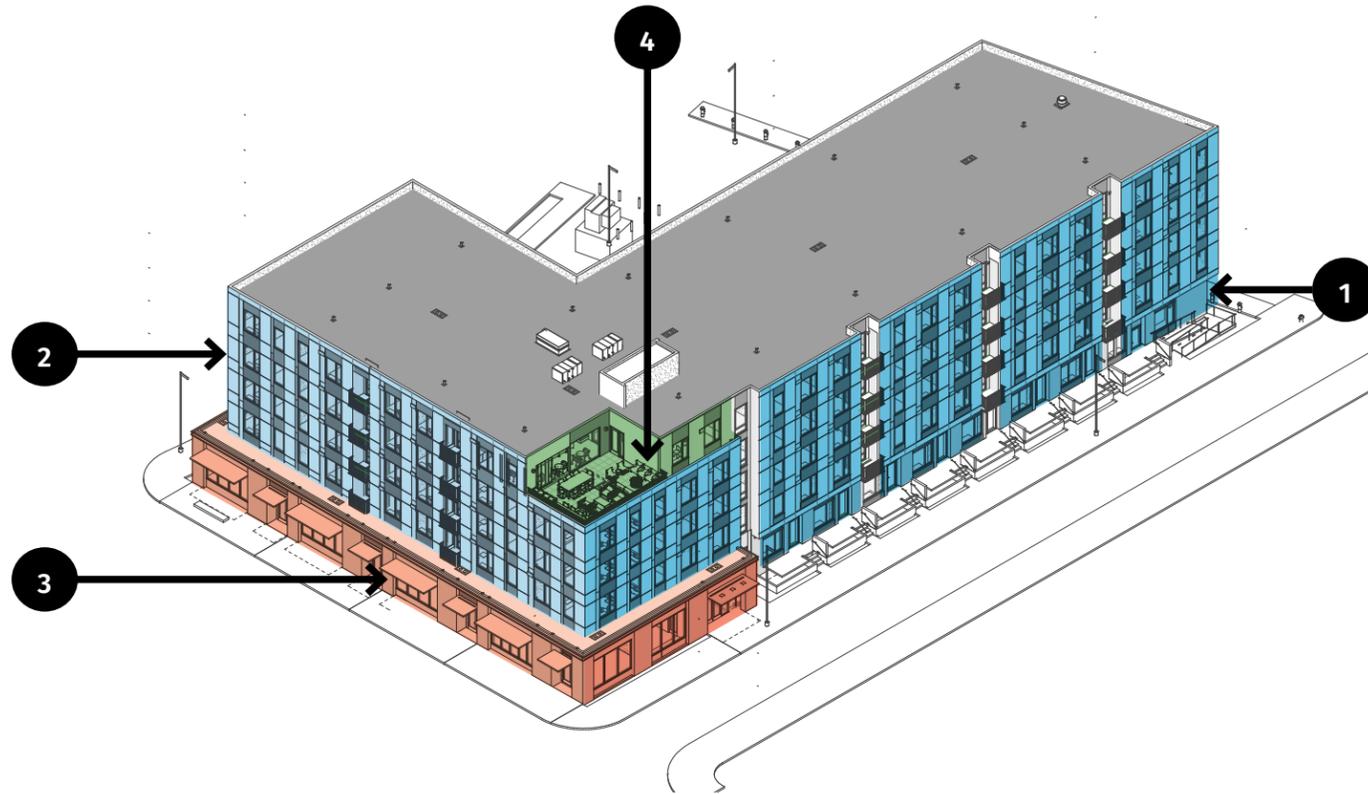
# GROUND FLOOR AT RESIDENTIAL



- 1 Randomized, linear brick
- 2 Black storefront and metal panel
- 3 Composite wood siding
- 4 Fiber cement panel - warm gray, & bronze accents

# Requested Waivers

# WAIVERS TO DEVELOPMENT STANDARDS



## Building Facade Articulation

- 1 All levels set back 6 feet or greater along ground-floor residential frontage
- 2 Upper stories setback 6 feet at Level 2
- 3 Create differentiated ground-level at Park Place
- 4 Top floor set back at northeast corner

## WAIVER 1 - BUILDING HEIGHT (STORIES):

*Requesting 5 stories within the TC-MU subdistrict*

- Allowed outright through 4.132(.06)D per Menu 1 and Menu 2
- Height is not limited in feet - 4-story office building in adjacent lots would be similar actual height
- Allows for greatest density of mixed-use on the site

## WAIVER 2 - BUILDING FACADES:

*Requesting the upper-story setback at Level 2 at the commercial frontage, and Level 1 at the residential frontage*

- Allowed outright through 4.132(.06)D per Menu 1 and Menu 2
- Resulting roofline, and access to light, is the same as the standard
- Reinforces the prominence and civic scale of the retail along Park Place
- Provides better relationship of ground-floor residences to the sidewalk

## WAIVER 3 - SHARED PARKING:

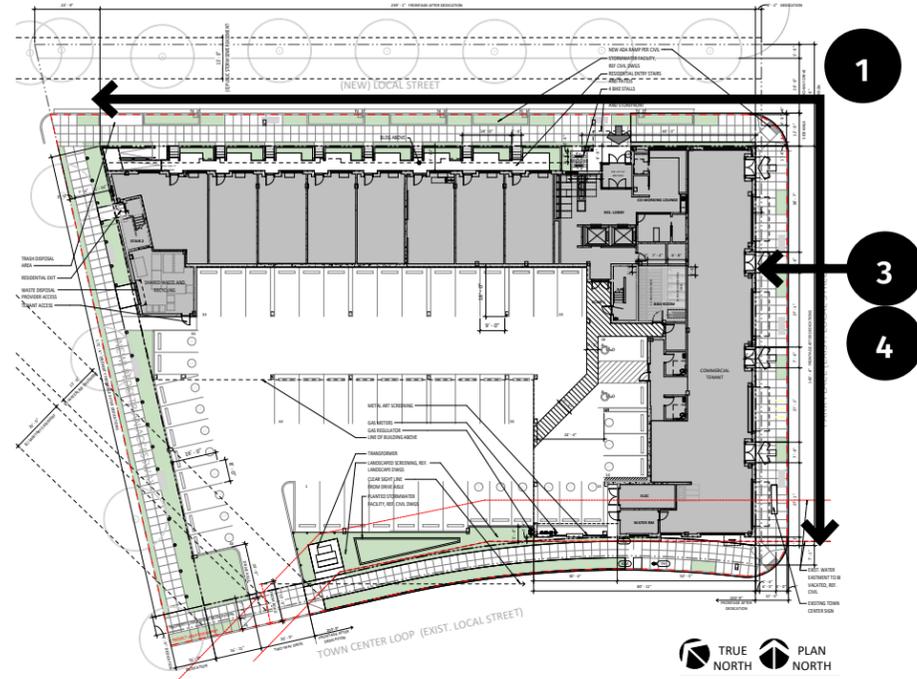
*Requesting on-site parking designated for residential use*

- Allowed outright through 4.132(.06)D per Menu 1 and Menu 2
- Meets the purposes of State CFEC Measures and Town Center Plan
- Unbundled parking stalls from unit rental cost creates efficient use of parking

# WAIVERS TO DEVELOPMENT STANDARDS



- 1
- 3
- 2
- 4



## Menu One, Item 3 - Provision of ground floor facades that include additional supporting storefronts

- 1 100% building frontages exceed the 50% standard
- 2 Civic-scale, 16-foot tall ground floor, emphasized by upper stories setback
- 3 All retail tenant entries face Park Place and activate the primary corners
- 4 Exceptional ground-floor treatment curated to the variety of ground-floor uses

## Menu Two, Item 4 - Achievement of recognized environmental certification

○ Targeting Green Globes Certification, including:

- Greater ventilation and indoor air quality
- High efficiency water heating systems
- LED Light fixtures and occupancy sensors
- Low-flow plumbing fixtures
- Drought tolerant landscaping
- Renewable resources

H

# Thank You

555 SE MARTIN LUTHER KING JR BLVD  
SUITE 501  
PORTLAND, OR 97214  
503 227 1254

[hackerarchitects.com](http://hackerarchitects.com)

**HACKER**

7327 SW BARNES ROAD  
BOX 523  
PORTLAND, OR 97225  
503 720 3601

[www.leveldevnw.com](http://www.leveldevnw.com)

