

A PLACE TO BE

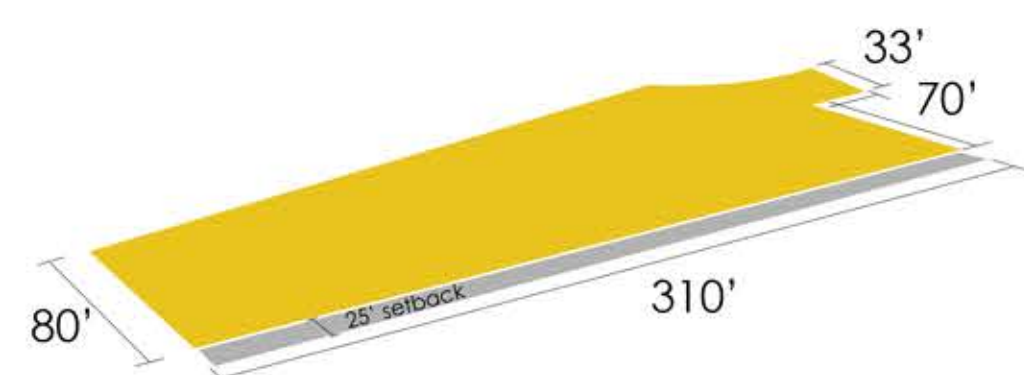
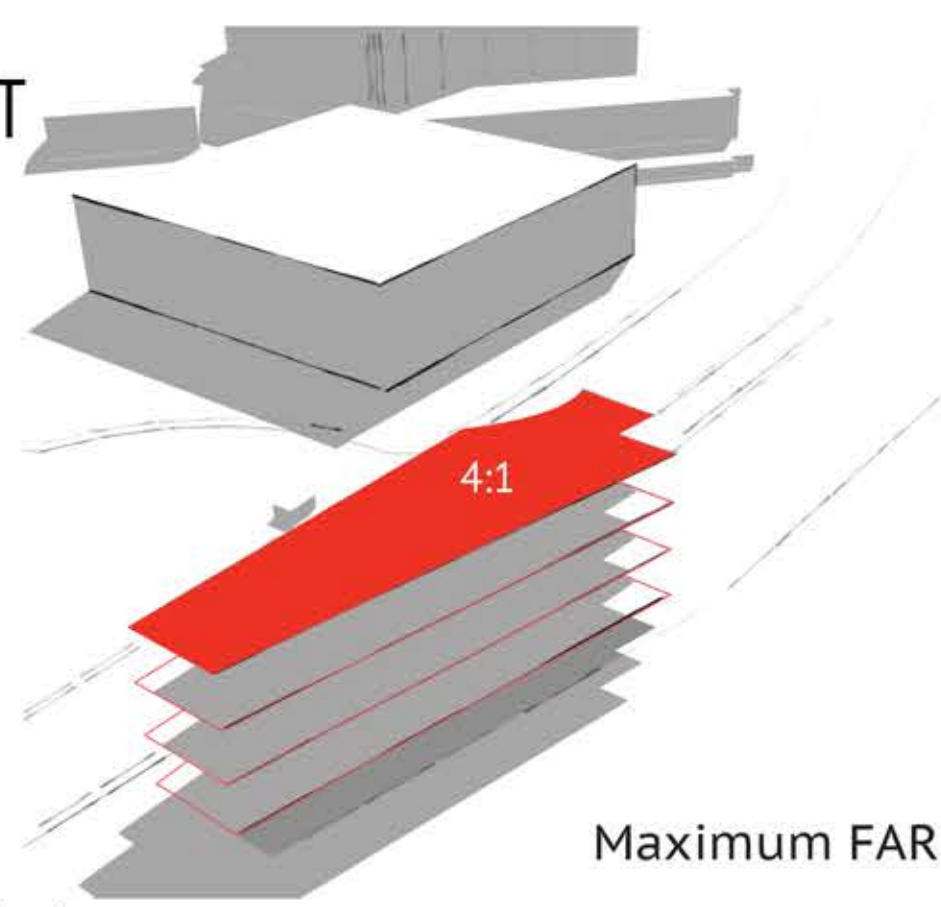


WHEN?WHERE?HOW?

1225 N. THUNDERBIRD WAY STATE OWNED PARKING LOT

RESTRICTIONS

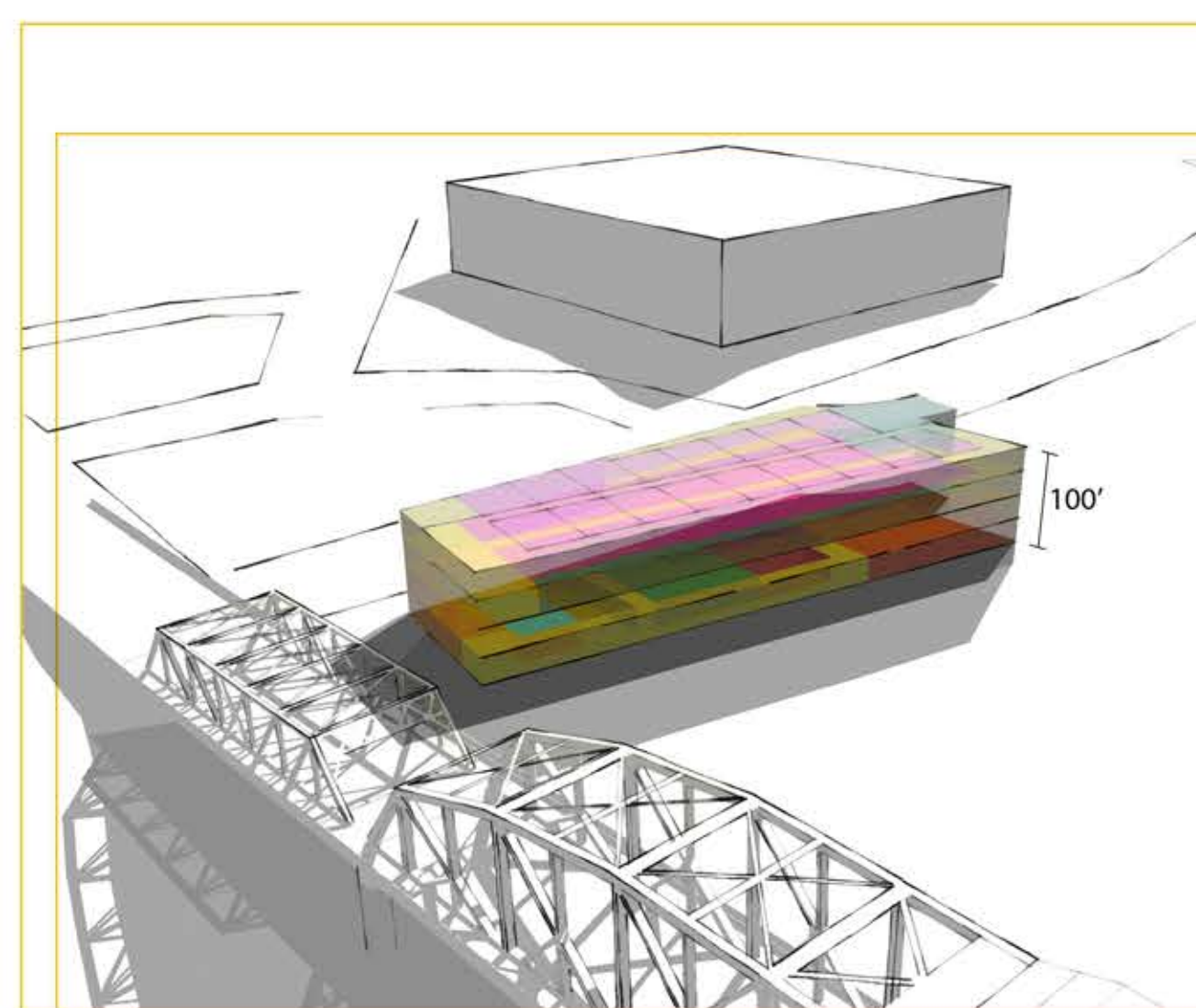
- Max FAR: 4:1
- Max Height: 100 feet
- Min Building Setbacks: None
- From top of riverbank: 25 feet
- Max Building Setbacks: 10 feet (transit street)
- Building Coverage: No Limit
- Min Landscaped: None
- Parking: Not Required but available
- Street Facade: Ground level 50% of length, 25% of area



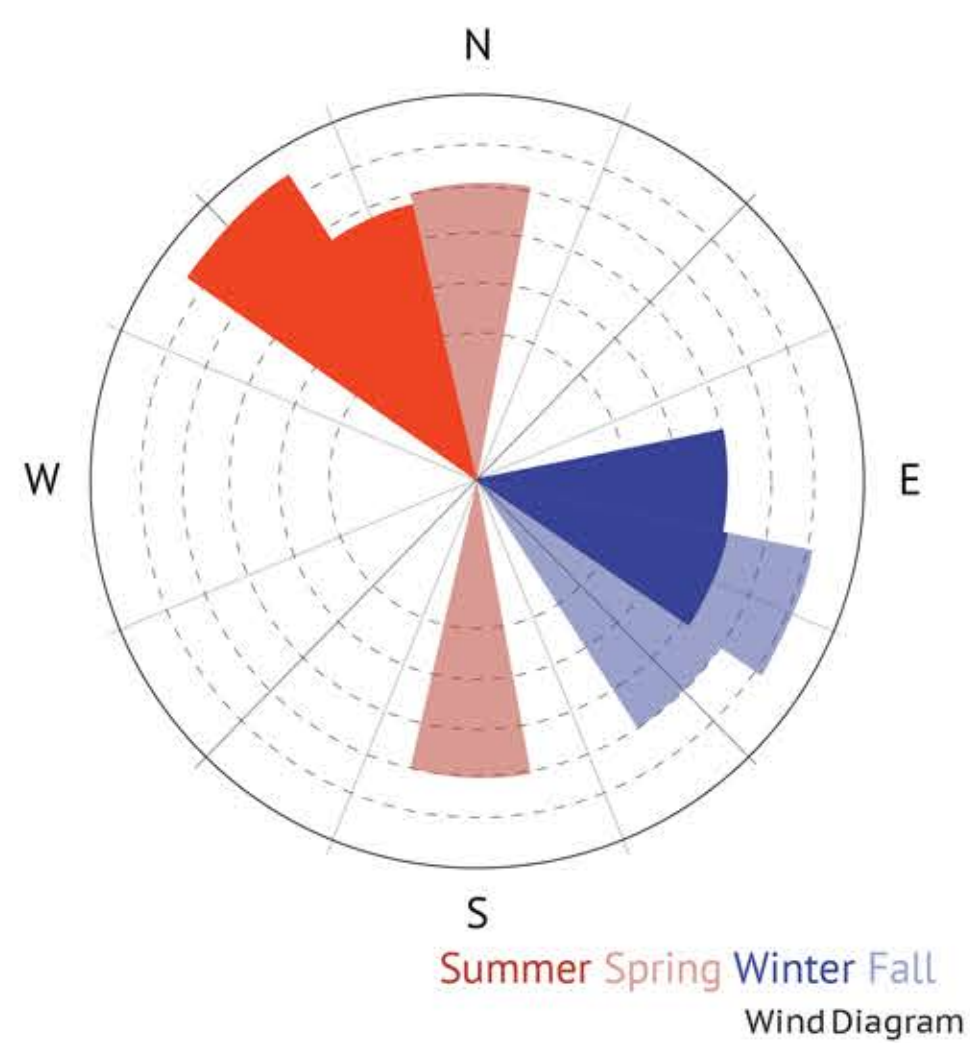
Lot Dimensions

ENVIRONMENTAL CONDITIONS

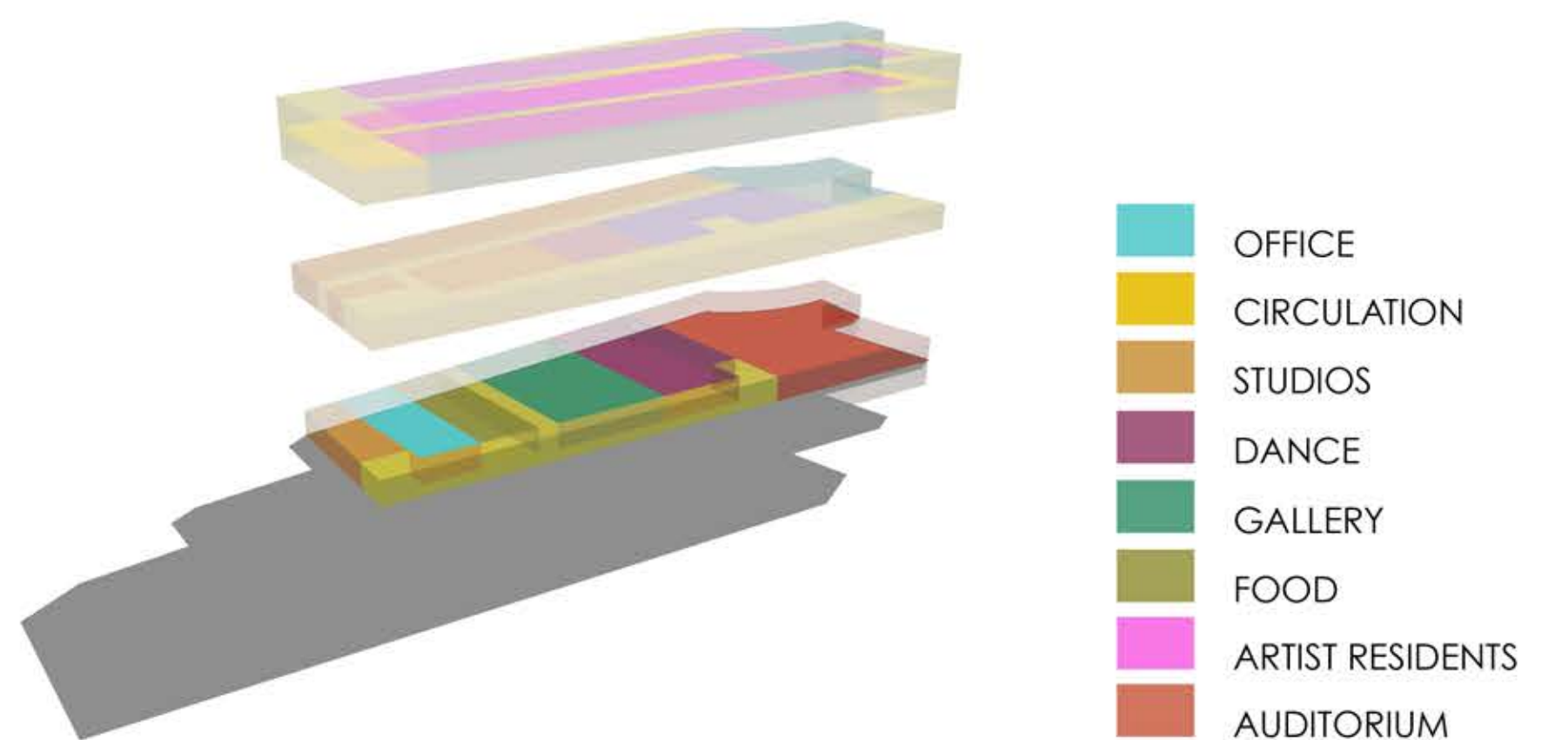
Winds run strongest through the length of the site, during the summer and spring from the northwest and during the winter and fall from the southeast. Exposed fully on the south and west sides, the site has numerous access to sunlight from midday through the afternoon. Shading on the site comes from the Memorial Coliseum north in the late afternoon during the summer months. The site is located within a moderately high earthquake hazard zone as well as a landslide hazard area.



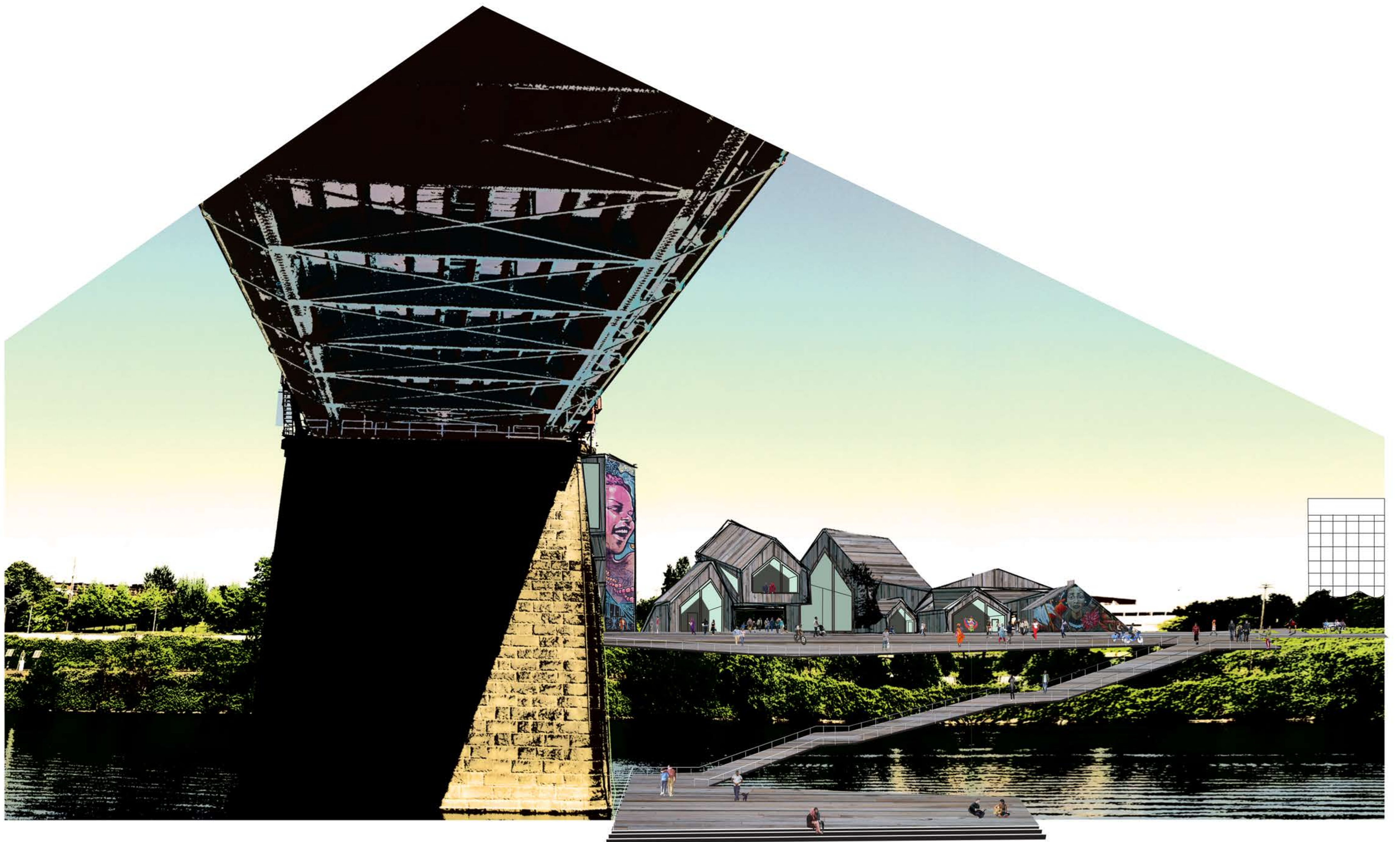
Max Height



Program



A PLACE TO BE



GOALS

NE PORTLAND HERITAGE CENTER

Program Goals



A LANDMARK WITH VISUAL CONNECTION TO THE CITY.

Making space for a culture whose contributions shaped the city, taking back space with the whole city in view.



INFRASTRUCTURAL BASE FOR COMMUNITY GROUPS AND ACTIVITY VENUES.

Making spaces for activity and planning to facilitate community gathering and action.



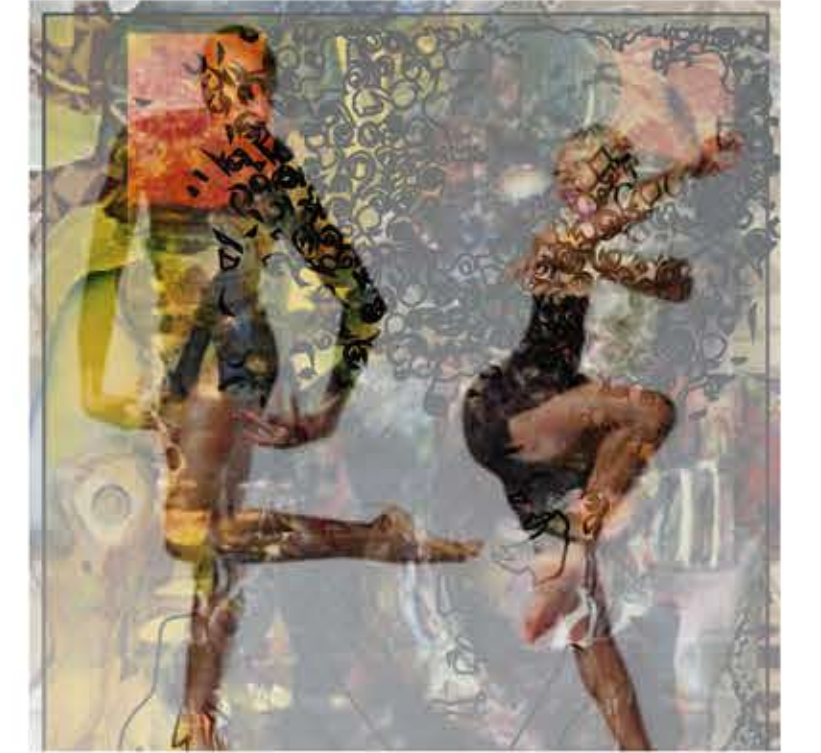
AFFORDABLE HOUSING BRINGING RESIDENTS BACK TO THEIR NEIGHBORHOODS.

Making space to bring displaced residents back to their neighborhood.



BASIC SERVICES NAVIGATION ADVISE.

Making space for advising, helping residents navigate city resources.



SERVING THE ARTS COMMUNITY

Making space for the community to express themselves and support each other through the arts.



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COMMUNITY IS
NEIGHBORHOOD IS
HOME IS
FAMILY IS

ART IS...

CULTURE



SPATIAL INTENTIONS

60,000 Sq ft. +/- NE Portland
Affordable Housing based Skill Development Center

CORE SERVICES

Office Space



Learning Space



Resource Navigation



Community Support



Community Engagement Facilities



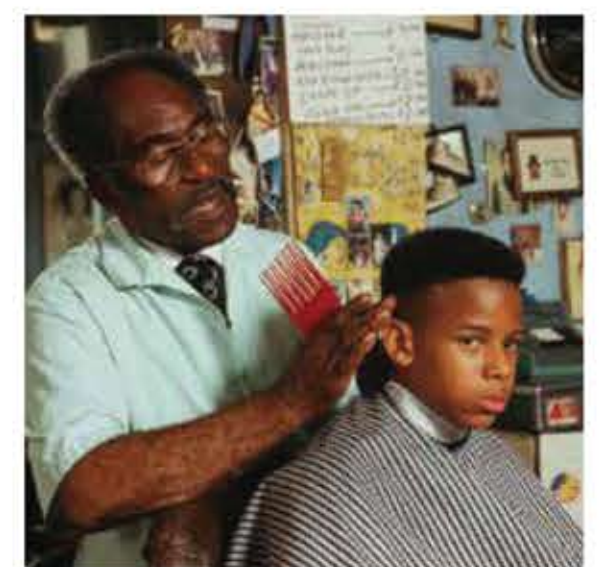
Office Space

Services and equipment to help residents and community function economically.



Community Support

Store fronts focused on black culture and history run by residents of the community. Businesses bringing back celebrated culture to share with and support the community.



Resource Navigation

Resources for residents to find available opportunities and learning space to provide help in navigating resources.

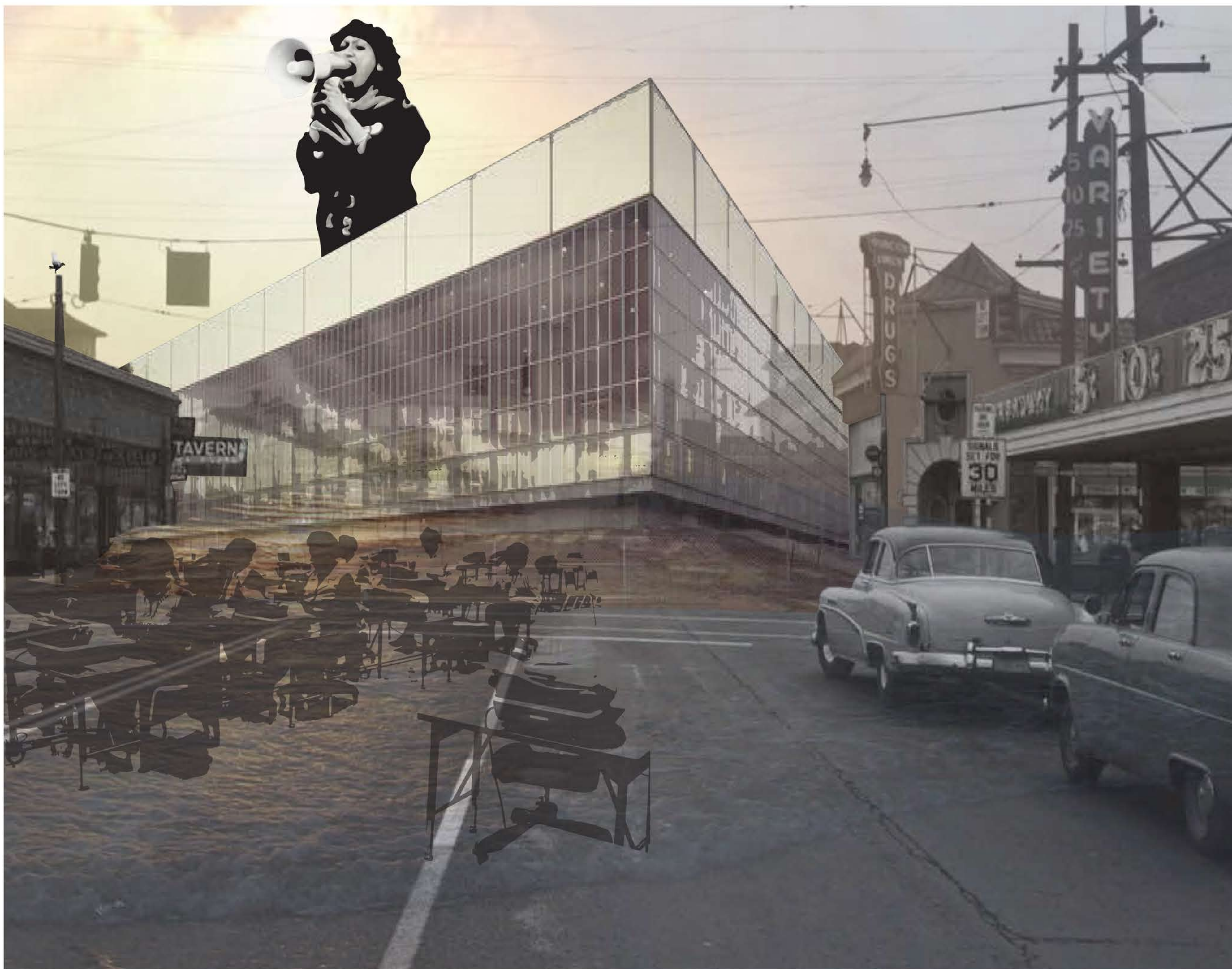


Community Engagement Facilities

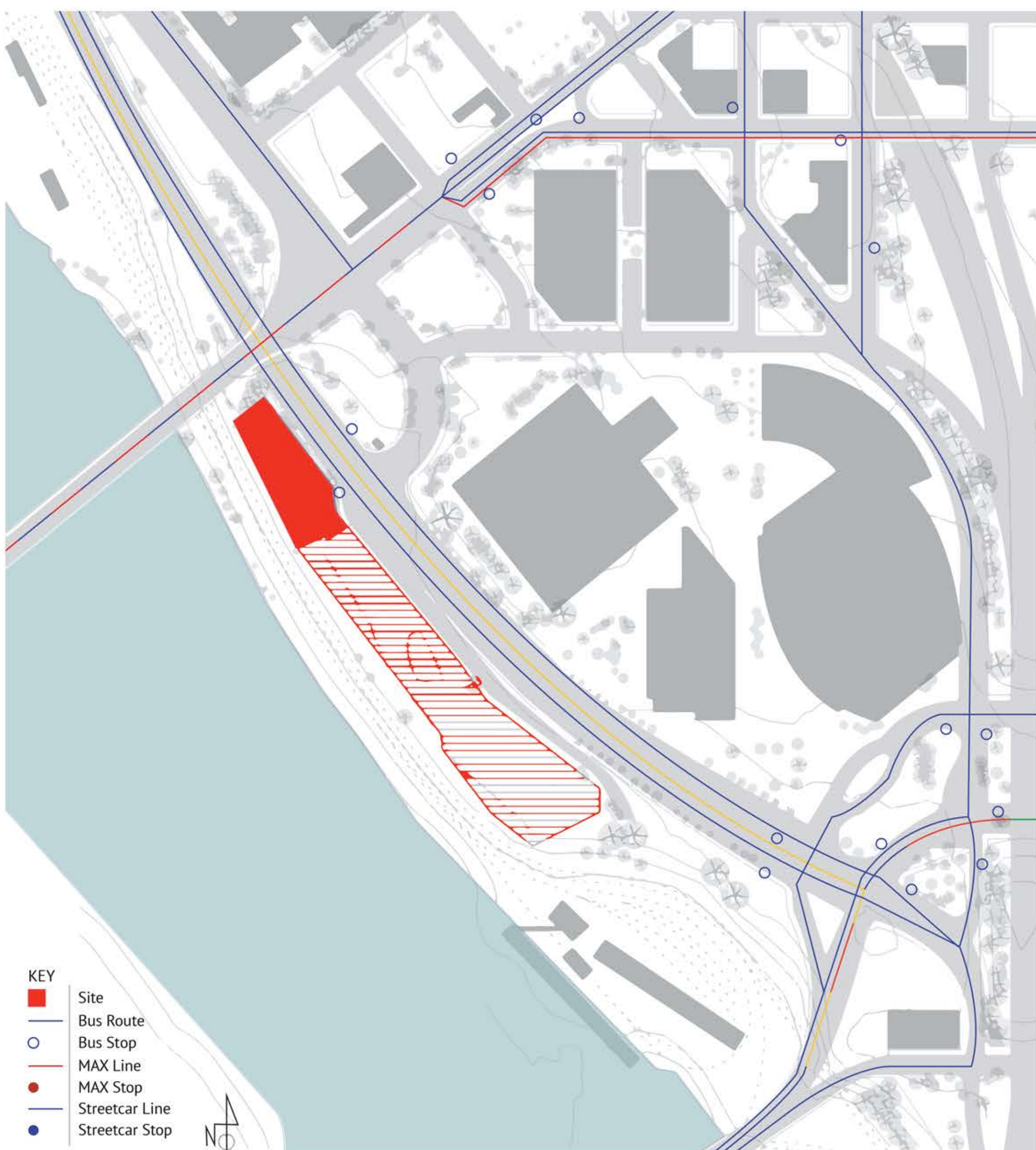
Restaurant, store front and adult venue spaces for residents of the community to interact with the rest of the community as peers. Spaces to bring back celebrated cultural activities to be shared with the community.



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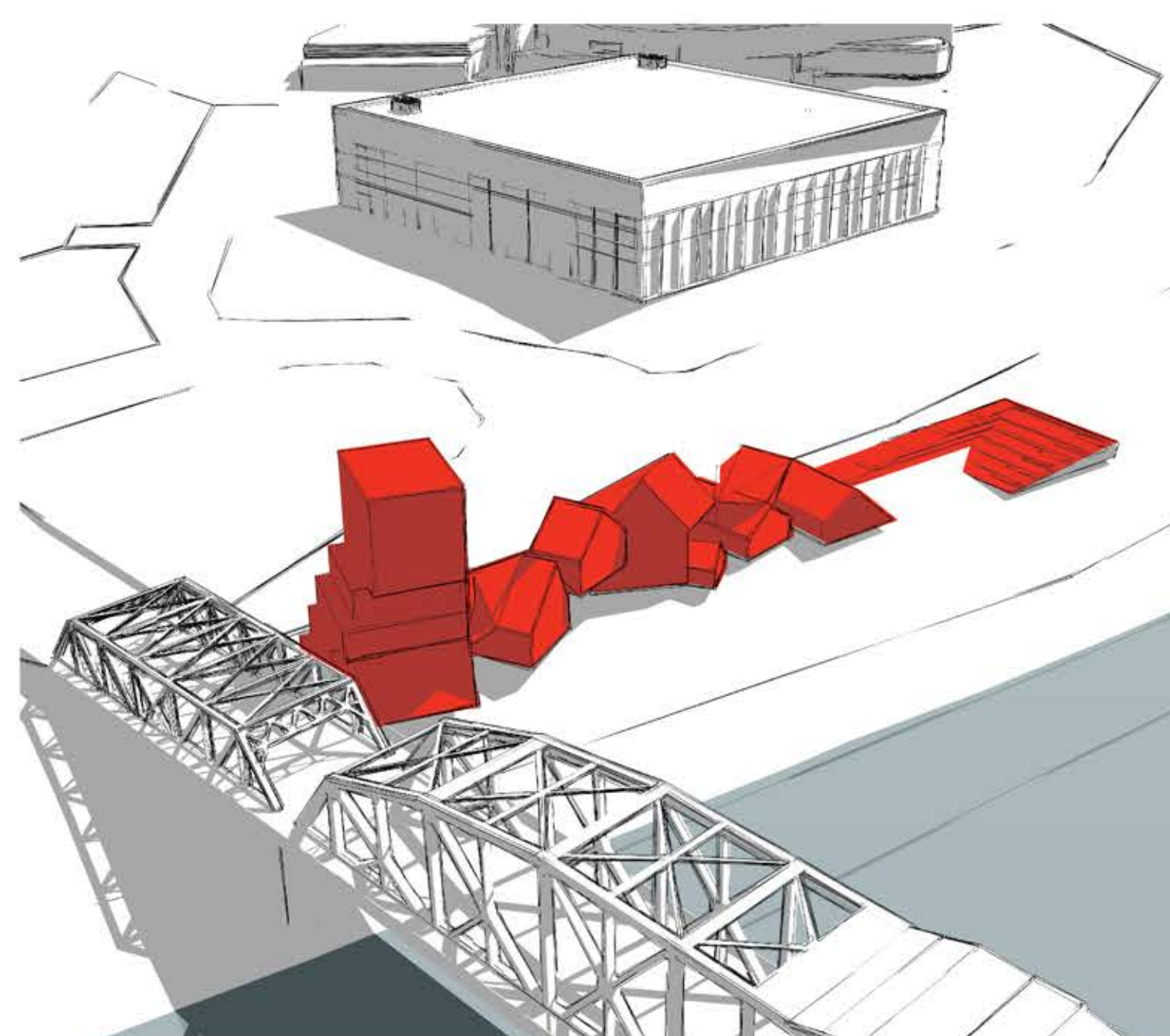
WHO?WHAT?WHY?



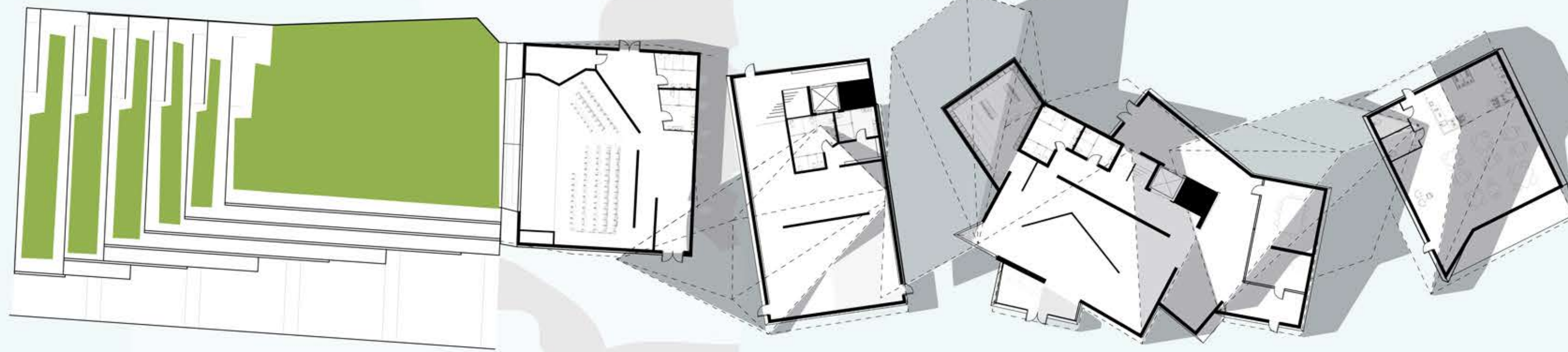
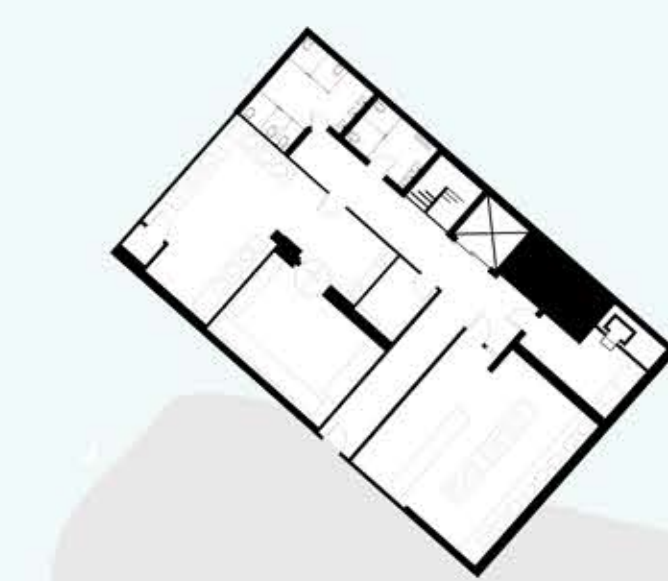
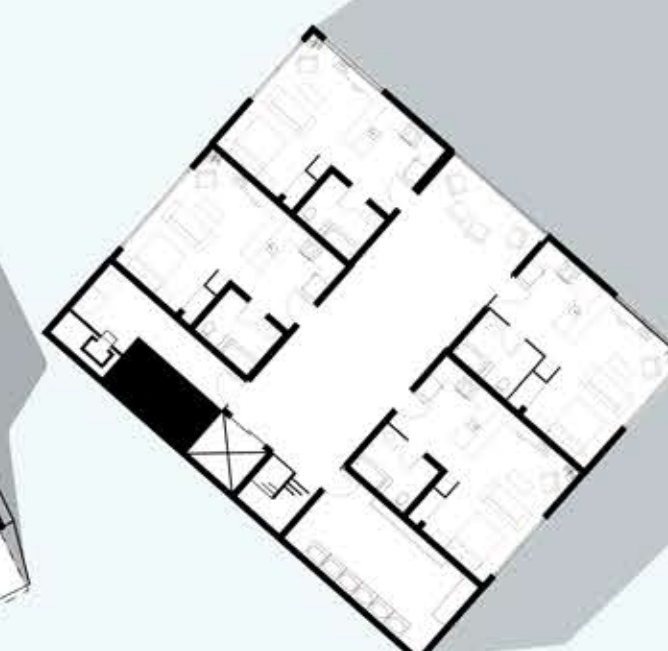
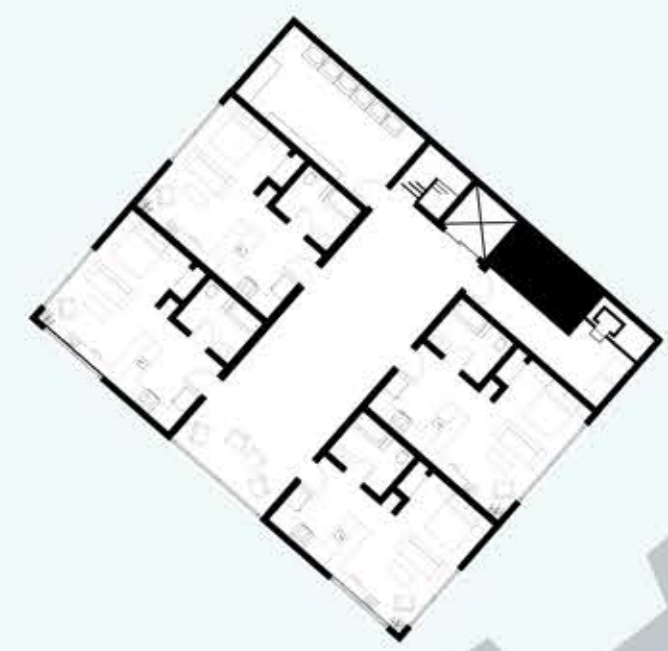
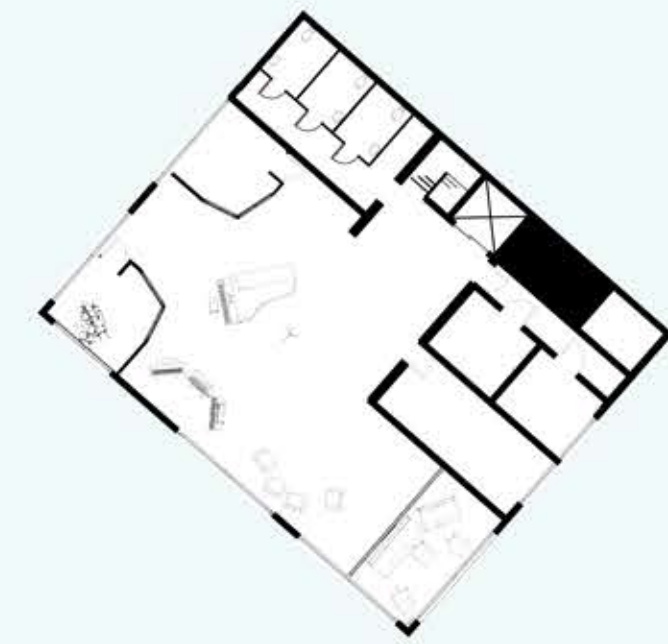
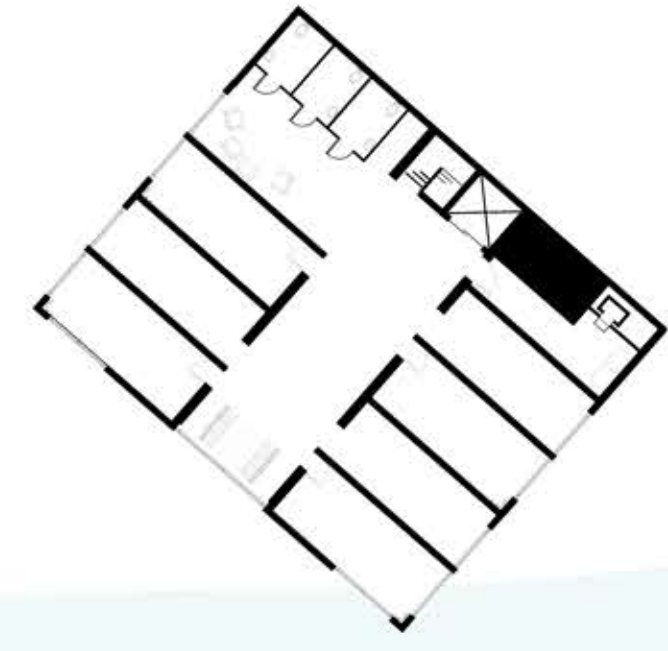
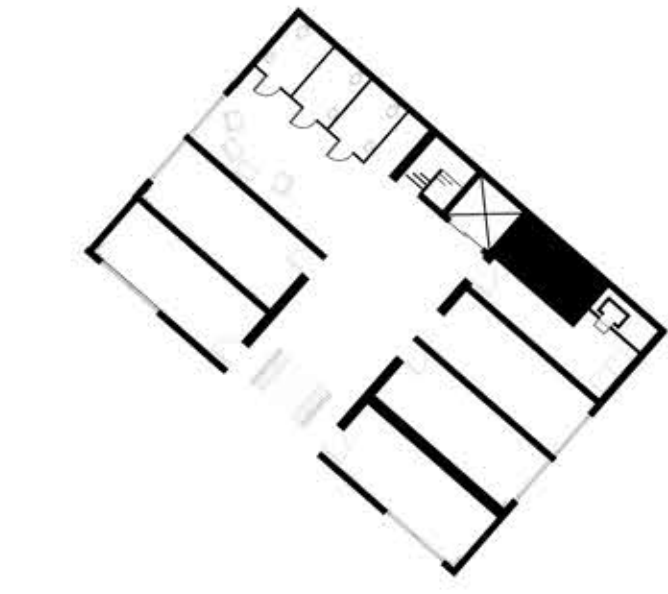
REGULATORY SITE CONDITIONS

Zoned CXda (central commercial with design overlay and greenway overlay designations) the site's development.

Greenway overlay (subcategorized as "river general") "allows for uses and development which are consistent with the base zoning, which allow for public use and enjoyment of the waterfront, and which enhance the river's natural and scenic qualities." The primary requirement of this overlay zone is for a 25' greenway setback inwards from the top of the river bank. This reduces the size of the site available to build upon to roughly 320 ft by 75 ft, the central city plan district, which allows for a maximum building height of 100 ft (overruling the 75 ft limit of the central commercial zone) and has no minimum setback (but being located on a transit street restricts a maximum 10 ft setback), no building coverage limit, no minimum landscaped requirement, and requires the ground level street facing facade to be 50% windows in length and 25% windows in area. Additionally, being within the central city plan district, several regulations of the greenway overlay are overruled, such as the FAR of 2:1. With an FAR of 4:1, the max square footage of a potential building is 112,200 sf.



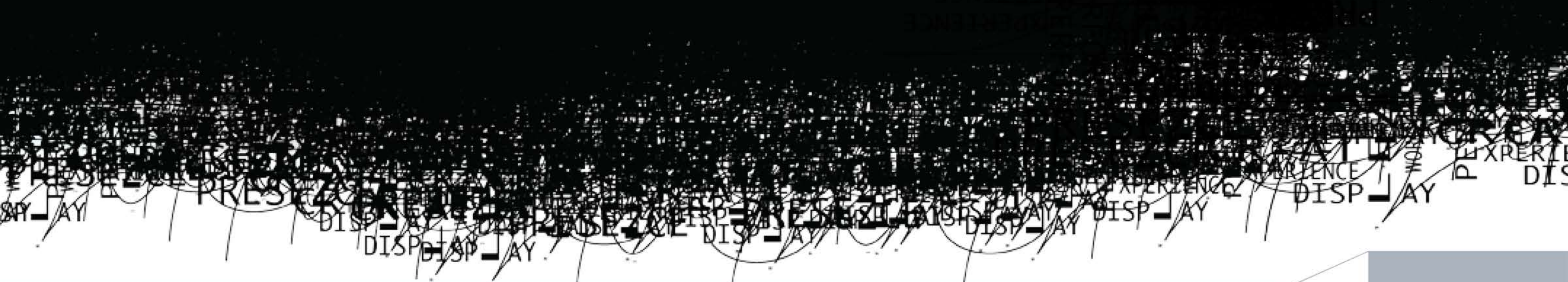
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EXPERIENCE

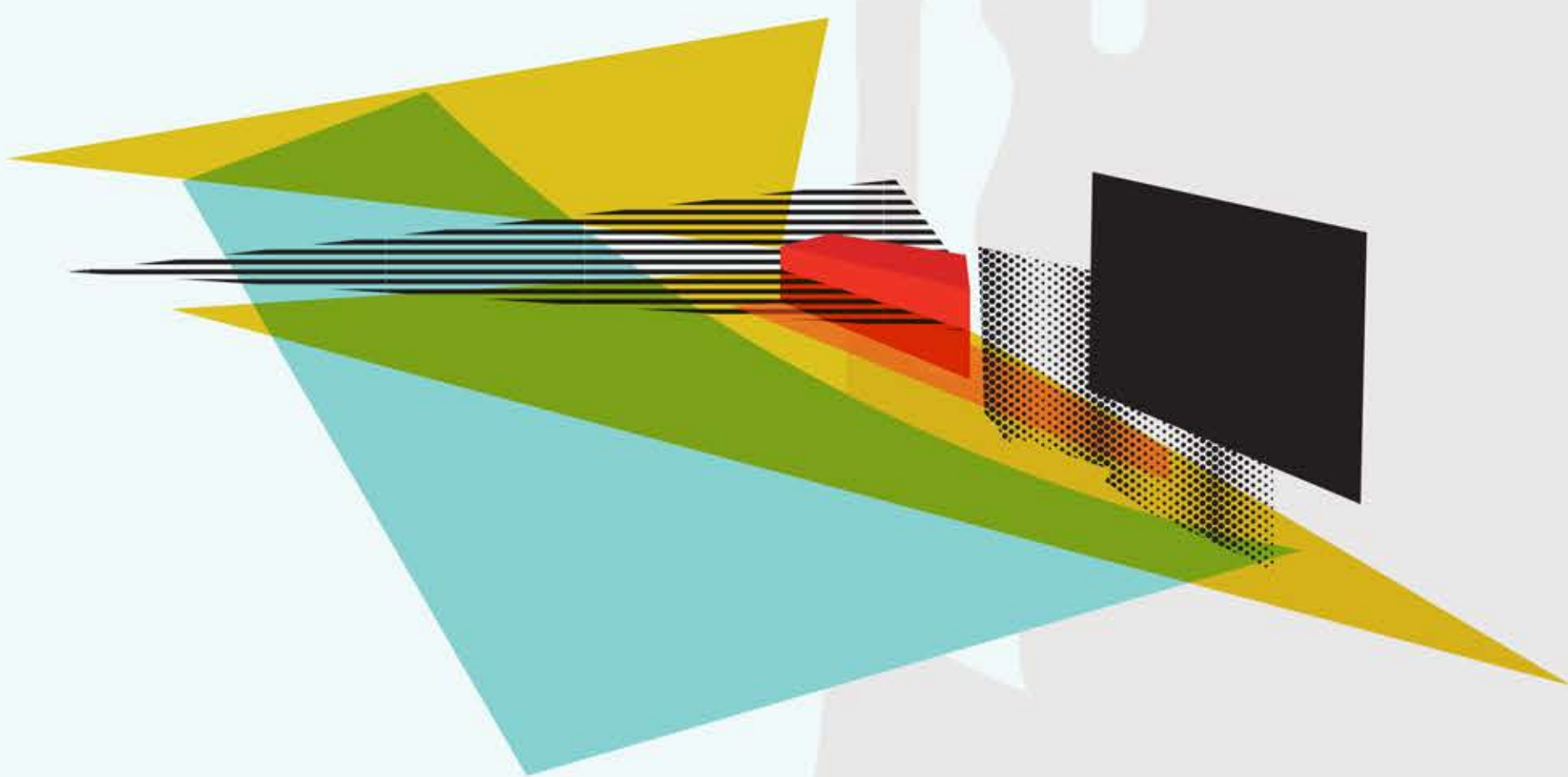
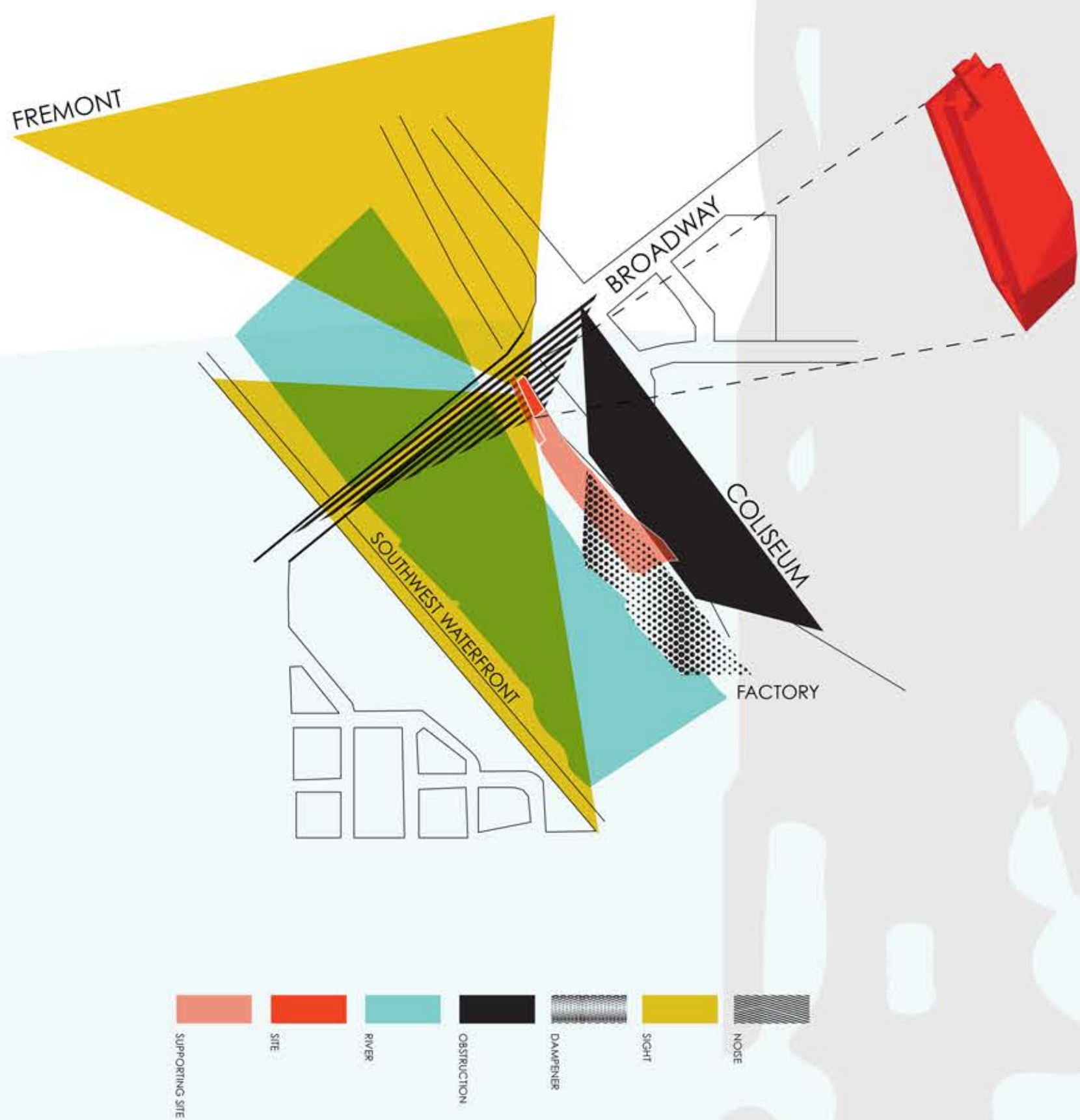
TEACH
SHARE

DANCE
EXPRESS



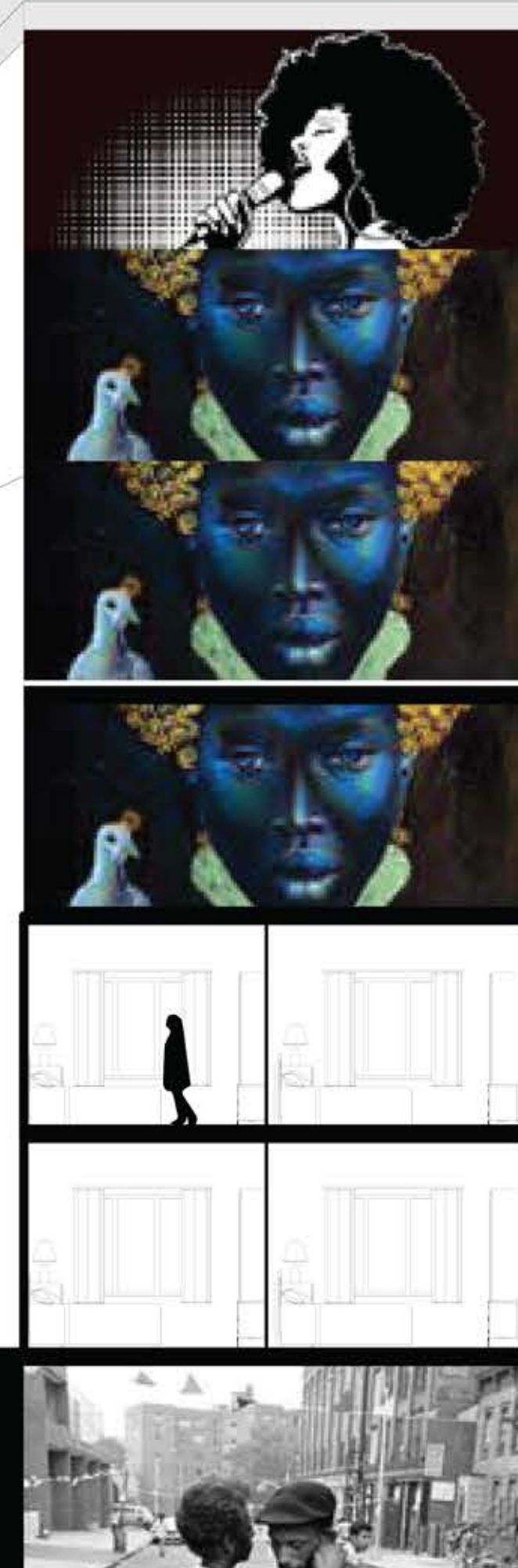
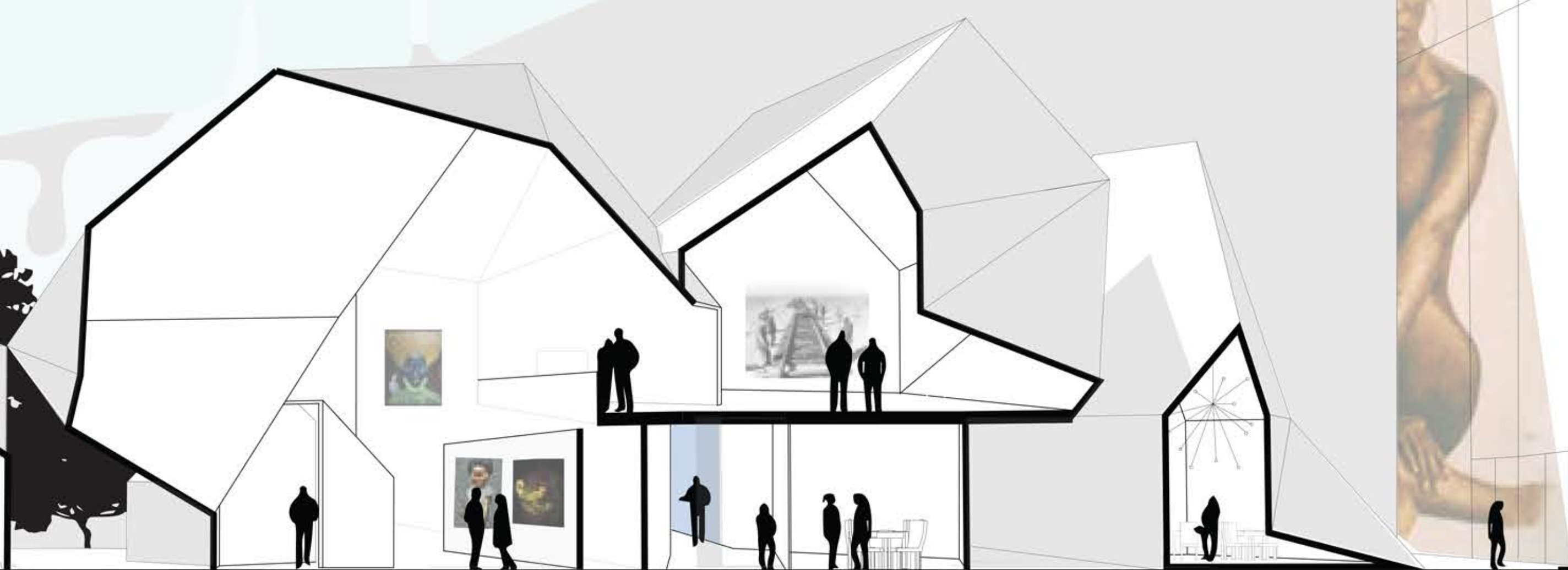
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VIEWS | NOISE | OBSTRUCTION = MASS



CREA**T**E
 INSPIRE
 HELP
 LIVE
 HEAR
 PLAY
 WORK
 TEA**T**E
 PERFORM
 X**P**ERIENCE
 DIS**P**LAY
 PRE**S**E**N**C**E**

N
S



MUSIC

STUDIOS

STUDIOS

STUDIOS

ARTIST
RESIDENCE

GALLERY
LEARNING

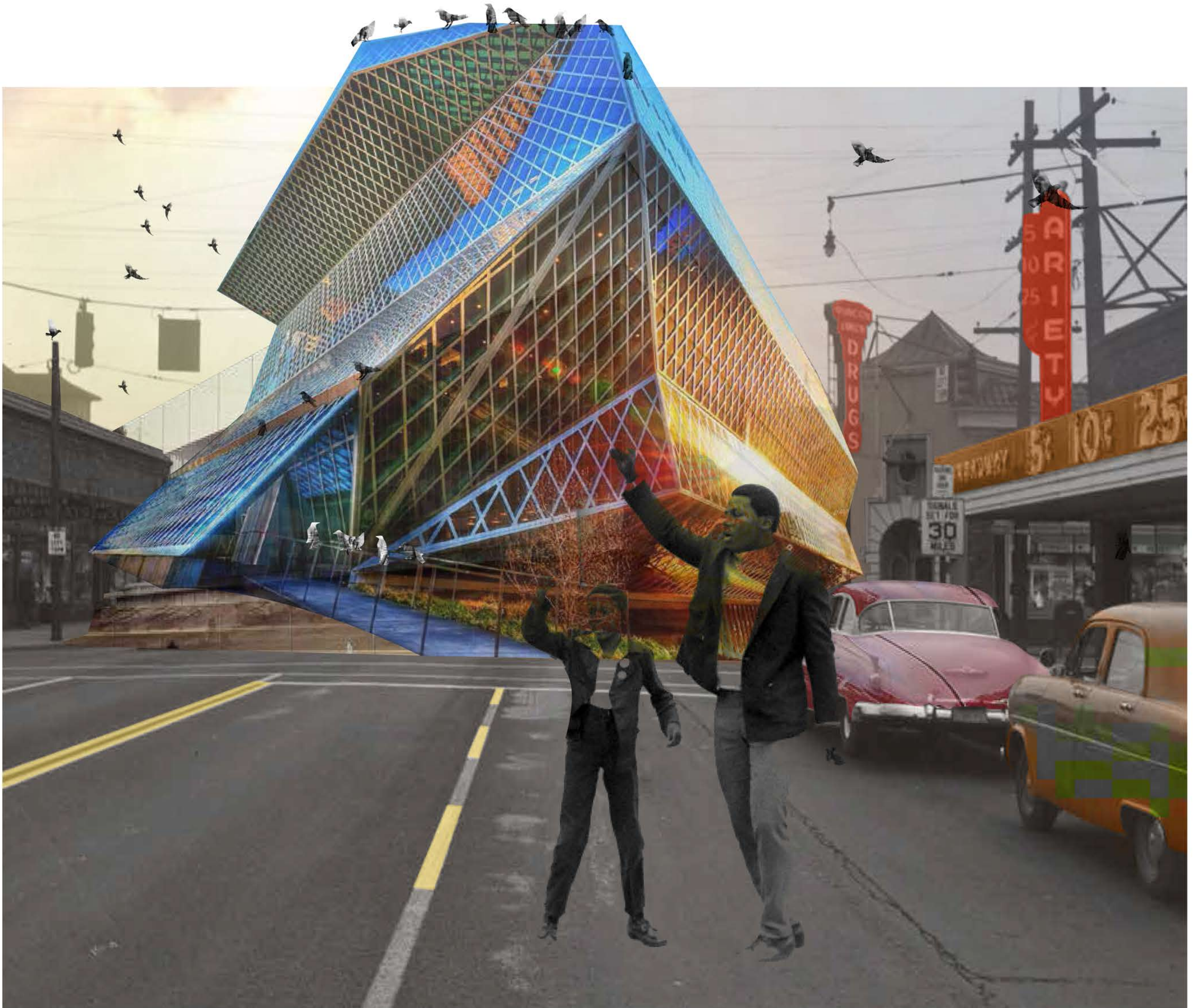
CONFERENCE

FOOD

PHOTOGRAPHY



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COMMUNITY ENGAGEMENT



UNITES AND LIMITATIONS

ADVANTAGES

Accommodate multi-story 30,000-60,000 sf building (possible: 112,200 sf)

Proximity to the river and central city along entire south side of the river as **Landmark**

Proximity to two bus lines and their stops within a quarter mile of stop for MAX red, blue, and yellow lines and streetcar stop

Good pedestrian access, located off N. Interstate 5, **ability to reclaim property from the displacement of the Rose Quarter and Coliseum.**

DISADVANTAGES

Proximity to the easternmost edge of the Albina neighborhoods within the Rose Quarter, potential overpopulation during events.

Distance from commercial amenities and the use of east bank of Broadway Bridge