

CONCEPT

In 1980, Plesums + Graeff Associated Architects were commissioned to take a look into the project's schematic concept. Since then, it has been sitting dormant; ready to spring into a new life.

While returning from a vacation with friends in 1997; Mr. Kenneth Zeidman mentioned a property which has been in his family for years, and that they have considered for further development. This renewed interest came from the development of the Irvington project; with which I was assisting while at Sienna Architecture Company. Sienna's discussions with the developer of the project; Barry Menasche, led to an invigorated mixed-use program. This model maximizes the site's floor area ratio (FAR); which coupled with the 5 over 1 construction typology promoted by the City of Portland, allows a developer to maximize their performance while remaining within the impositions of the current height restrictions. Hence the Pearl District...

The site has a length of 130' along S.W. 36th Avenue, which rises 19' from S.W. Capitol Highway to S.W. Troy Street. The primary frontage meets S.W. Capitol Highway at an angle of approximately 12.25°. The perpendicular width of the site is 50'. The northern half of the site is directly adjacent to a poured-in-place concrete building. The streets allow for a clear building face-to-building face distance of 60' across S.W. Capitol Highway and approximately 50' across S.W. 36th Avenue. The house across S.W. Troy Street is set back approximately 10' from it's R1 zoned property line, which provides some 60' of open visual space. The zoning for the site is Storefront Commercial, which is similar in nature to the majority of the village context. Parking is not required, but would greatly help the neighborhood.

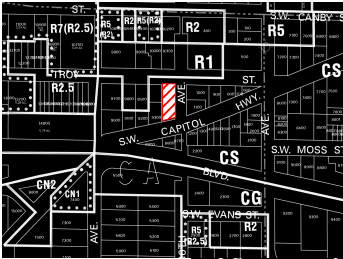
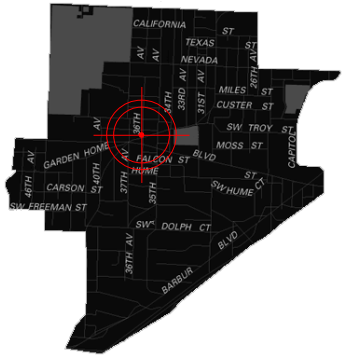
The primary issue is the creation of a strong pedestrian retail experience within a wonderfully rich neighborhood created from a pioneering spirit. Urban loft living spaces will augment this sense of community by recognizing its historic roots, and not foster the detrimental affects of recent snout housing.



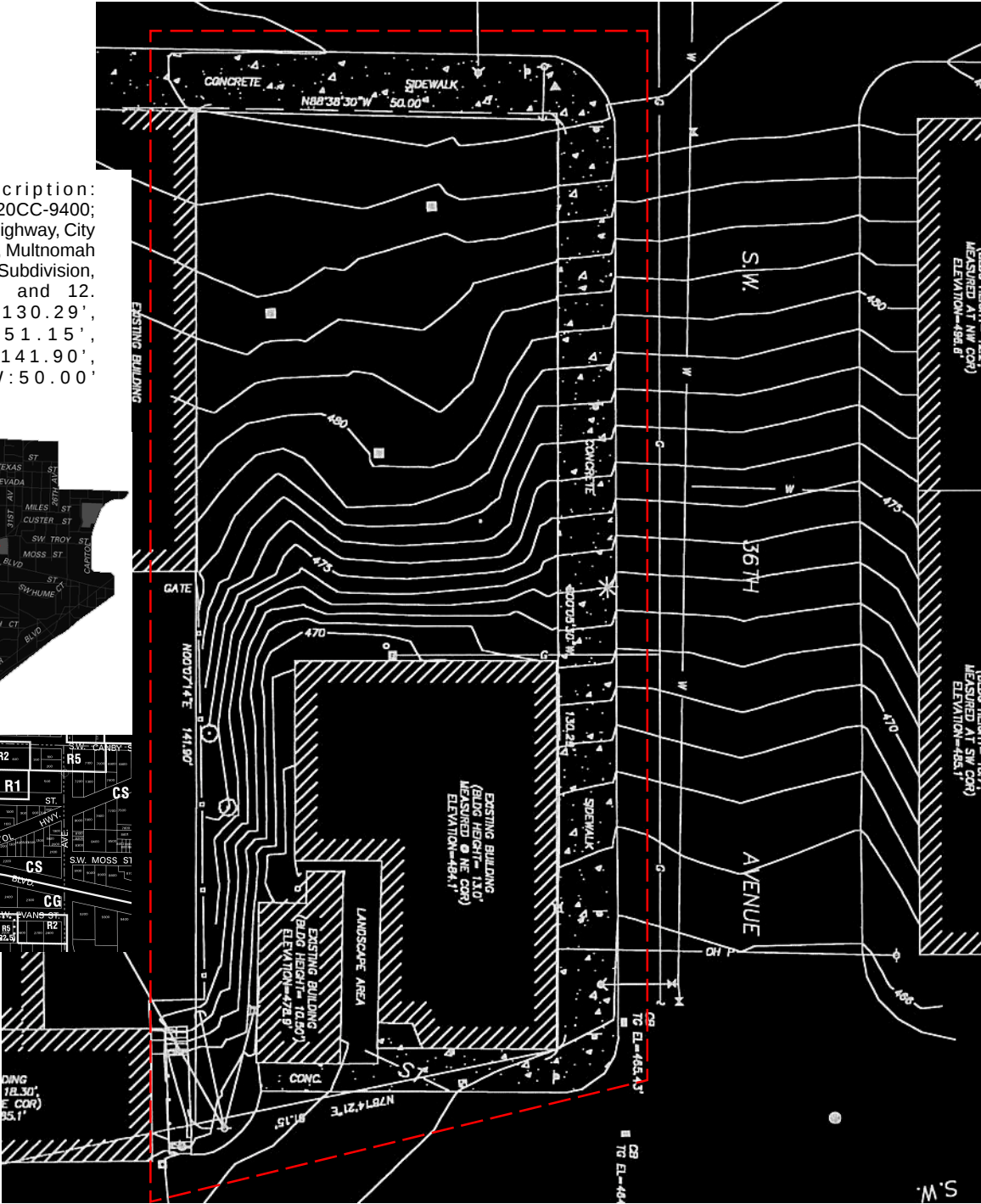
ATELIER Z

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Property Description:
Taxlot #: SW1S1E20CC-9400;
7875 S.W. Capitol Highway, City
of Portland, Oregon, Multnomah
County; Wildwood Subdivision,
block 7, lots 1 and 12.
S00°05'30"W:130.29',
N78°14'21":51.15',
N00°07'14"E:141.90',
N88°38'30"W:50.00'



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