EMERIO Design

MKC & ASSOCIATES, INC.

RKM DEVELOPMENT

YBA architects

GATHERING IN THE CITY

MIXED USE DEVELOPMENT PROPOSAL FOR THE MARKET HALL DOWNTOWN ROCKWOOD

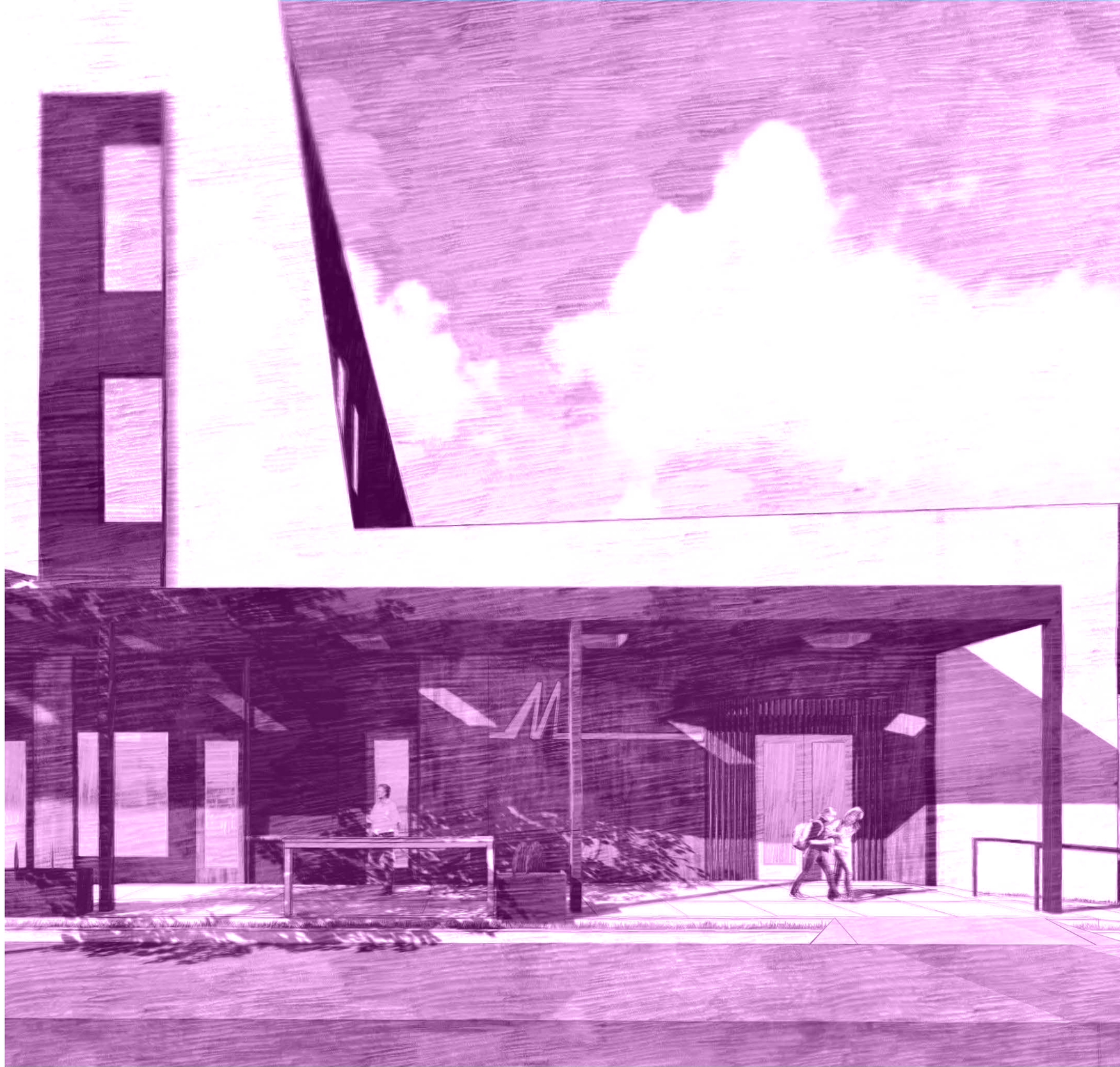
DESIGN REVIEW (DR)
CITY OF GRESHAM DESIGN COMMISSION
MARCH 16, 2020

application

PROPERTY:	458 SE 185TH AVE, PORTLAND, OR 97233 (TAX ID# 1N3E32CC - 07906)
RE:	TYPE III DESIGN REVIEW - MODIFICATION OF CONDITIONS (DRE/VAR/SUR/TRII 16-26000409)
SUBMITTED:	MARCH 16, 2020
PREAPP NUMBER:	PAM 19-26000464
DR PROJECT NUMBER:	---

project team

DEVELOPER	RMK DEVELOPMENT ROY KIM 503.690.2800
ARCHITECT	YBA ARCHITECTS MATT BROWN AIA NCARB, PRINCIPAL 971.888.5107
CIVIL ENGINEER	EMERIO DESIGN ERIC EVANS 503.746.8812
LANDSCAPE ARCHITECT	ROBERT H. FOSTER CONSULTANTS BOB FOSTER 503.635.6190
STRUCTURAL	TM RIPPEY CONSULTING ENGINEERS TIM AGNEW 503.443.3900
MECHANICAL & ELECTRICAL ENGINEERING	MKE & ASSOCIATES, INC. RICK DUSA (MECHANICAL) STEVE LOCKHART (ELECTRICAL) 503.892.1188



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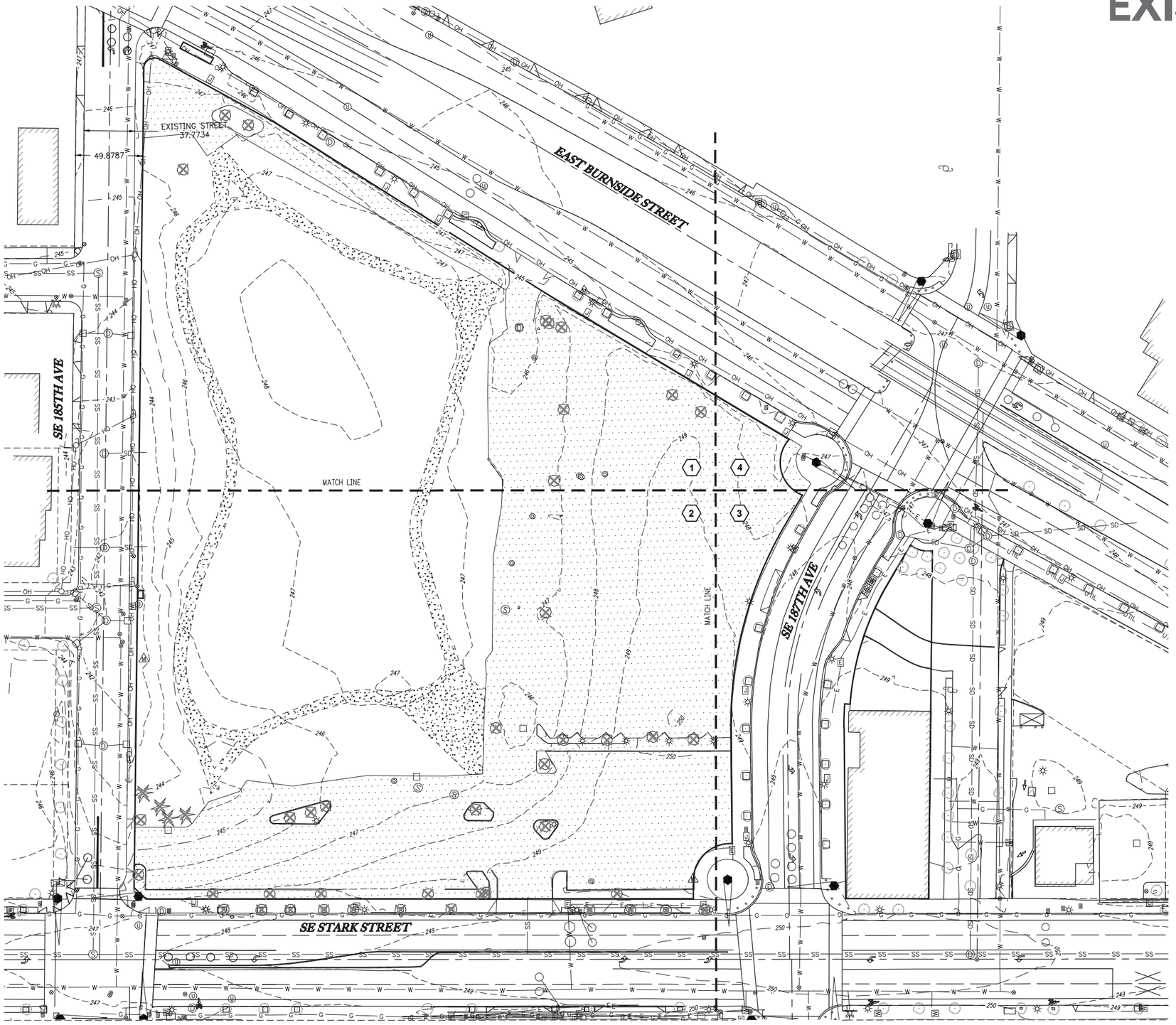
EXISTING CONDITIONS AERIAL VIEW

EXISTING CONDITIONS BIRD'S EYE VIEW FROM SOUTHWEST

EXISTING CONDITIONS
SITE SURVEY



EXISTING CONDITIONS LEGEND

- 99 — MINOR CONTOUR
- 100 — MAJOR CONTOUR
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- G — GAS LINE
- W — WATER LINE
- OH — OVERHEAD UTILITIES LINE
- COM — COMMUNICATIONS LINE
- E — ELECTRIC LINE
- FIRE HYDRANT
- WATER METER/SERVICE
- STORM DRAIN MANHOLE
- CATCH BASIN / AREA DRAIN
- SANITARY SEWER MANHOLE
- UTILITY MANHOLE
- CLEAN OUT
- UTILITY VALVE
- UTILITY POLE
- UTILITY GUY WIRE
- LIGHT POLE
- LIGHT SIGNAL JUNCTION BOX
- JUNCTION BOX
- ELECTRIC METER/SERVICE
- DECIDOUS TREE
- EVERGREEN TREE
- MONITORING WELL
- SIGNAL POLE
- UTILITY STRUCTURE
- SIGNAL POLE MAST ARM
- UTILITY STRUCTURE

(NOTE: BLDG A WORK UNDERWAY NOT SHOWN)

SITE OVERVIEW

Downtown Rockwood (also known as Rockwood Rising) is being developed on a ~5.15 acre quadrilateral site enjoying street frontage on all four sides. It is located within the "Rockwood Triangle" Area of the Rockwood Design District, is zoned Rockwood Town Center (RTC) and falls within the Rockwood Neighborhood Association. To the east the site is bounded by SE 187th Ave (~330' frontage), to the north by E Burnside St (~575' frontage), to the west by SE 185th Ave (~605' frontage) and to the south by SE Stark St (~415' frontage). The site abuts the Rockwood/E 188th Ave MAX line stop at its northeast corner along E Burnside St.

The previously approved design includes a four-story office building (Building A), a one-story market hall building (Building C), and a five-story mixed-use building containing 108 dwelling units (Building B). The site includes three parking lots – the South Lot to the south of Building C; the Central Lot to the immediate north of Building C; and the North Lot, located to the west of Building B. A large publicly accessible plaza lies at the center of the master plan. Access to the parking lots is proposed through private drives, with three driveway accesses off of SE 185th Avenue and one driveway off of E Burnside Street. As of the date of this application, Building A is under construction. The plaza features frontage onto SE 187th Ave as well as a one-way northbound only private driveway that runs between it and Building C. That one-way driveway is fitted with bollards to contain vehicular movement as well as removable bollards at each end to close it off from vehicular traffic as desired (e.g. for special events in the Plaza).

The site slopes gently downward from east to west, with the nadir of the existing grades approximately corresponding to the center of Bldg C along SE 185th Ave. The overall delta in elevation is a little over 7' from SE 187th to SE 185th at the nadir. The overall site topography forms a slight semi-bowl, with gently decreasing grades from east to west along E Burnside and SE Stark St and slightly steeper decreasing grades along SE 185th from its intersections with E Burnside and SE Stark St and the site nadir. Buildings A and B feature only modest steps in their proposed ground floor slabs (less than 12"). The Plaza is generally level around it's edges and gently slopes toward drains near its center. Building C presents a uniform eastern floor slab grade to align with the Plaza; however, it steps nearly 6' about one-third of it's east-west length from SE 185th, along a uniform north-south step. Thus, the western third of the building is graded to align with the SE 185th frontage while the remaining two-thirds is graded to align with the Plaza. The two parts of the building are connected to each other via sloped and ramped pathways along the north and south edges of the building.

Site Information

Base Zone	Rockwood Town Center (RTC)
Plan District	Rockwood Design District (Corridor District)
Site Area	5.15 acres (224,443 sf)
FAR	0.95
Residential Net Density	21 units per acre

Building 'C'

Gross Floor Areas (GSF)						
Level 1						23,160
Level 2						7,790
Level 3						7,790
Total Floor Area						**38,740**
Program (GSF)	Level 1	Level 2	Level 3			
Grocery	5,014	0	0			
Restaurant	5,380	0	0			
Retail (micro retail stalls)	683	0	0			
Public Seating Areas	2,195	0	0			
Commercial Kitchens	2,930	0	0			
Cold Storage	1,360	0	0			
Circulation/Service Spaces/Restrooms	5,598	0	0			
Office	0	7,790	7,790			

Bicycle Parking Summary	**Short Term**		**Long Term**		
COMMERCIAL USES	REQ.	PROVIDED	REQ.	PROVIDED	
Grocery Stores and Supermarket	2	2	2	2	*
Commercial, Personal/Business Services	2	4	2	2	
Retail Trade	2	4	2	2	
Restaurant Without Drivethrough	2	4	2	2	
General Office	2	2	4	4	*
TOTAL	10	16	12	12	

**Long-term bike parking for commercial office and grocery spaces to be provided within tenant space in forthcoming TIs.*

Automobile Parking	NORTH PARKING LOT		CENTRAL PARKING LOT		SOUTH PARKING LOT	
	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED
Standard Stalls	108	106	0	38	0	27
Accessible Stalls	5	5	2	2	2	2
TOTAL STALLS		**111**		**40**		**29**
		(2 additional stalls from previous design)		*(3 additional stalls from previous design)*		*(no changes made to south parking lot)*

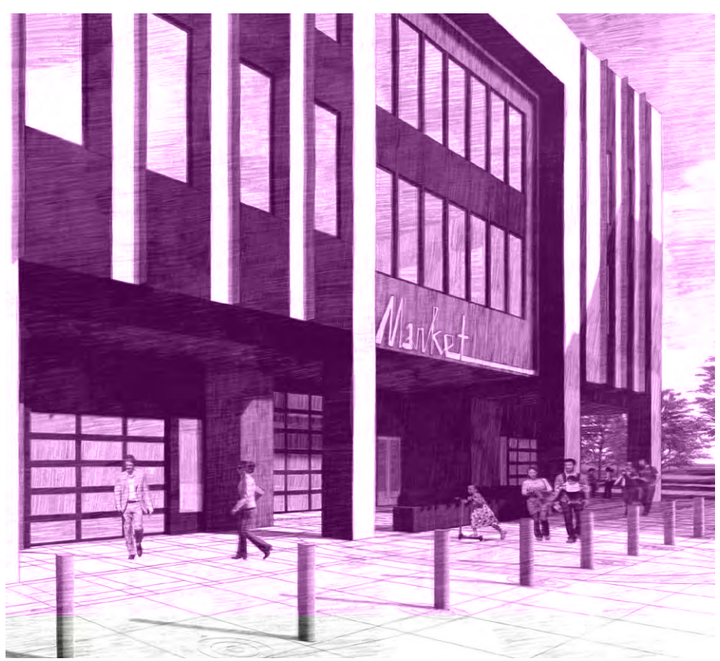
PROJECT OVERVIEW

KEY

PARCEL BOUNDARIES

AREA TO BE MODIFIED

BUILDING PERMIT BOUNDARIES



The Development Teams' vision for Downtown Rockwood (Rockwood Rising) is to establish catalytic, transit-oriented, mixed-use development that will form a more urban center for the Rockwood neighborhood and facilitate the achievement of various socio-economic goals established by the Gresham Redevelopment Commission, as well as economic returns for the developer.

Building C (a.k.a. the Market Hall building) is a particularly important element of the overall master plan. It is intended to harbor a variety of food and grocery oriented tenants of varying sizes, including some micro-tenants (i.e. less than 500 SF), in addition to specialized commercial kitchen facilities (such as a commissary kitchen) and a large, centralized, covered common area for community dining and gathering. The modifications to Building C include additional office space at the two upper levels that would face the Plaza and help establish a scale for Building C's Plaza frontage that is in harmony with that of Building A (4 stories and nearly 60' high) and Building B (5 stories and nearly 65' high).

The updated overall massing takes a more pragmatic, direct approach to the building's intended programmatic functions. Program areas understood to have significant rooftop mechanical needs are generally located in tall single-story masses. Tall parapet walls are deployed around each massing element to conceal potential mechanical equipment from passers-by at street level. The parapets are each subtly shaped to accord a coherent, highly expressive overall geometric form to the building. The sloping, angular parapet forms insinuate dynamism and energy, in accordance with characteristics of the Rockwood community that the team desires to emphasize.

In addition to addressing the grade change as described above, Building C is configured to optimally balance the community common area with tenantable space and maximize the number of tenants afforded commercially useful frontage within the constraints of the program. Like the previously approved design, the modified design incorporates a generous covered arcade around nearly three sides of the building (north, east and south), corresponding to the market hall inside. In addition, generous overhangs are proposed at exterior glazing and architectural bays elsewhere on the facades to provide extended shelter and visual cues to pedestrian passers-by. At the center of the modified design lies a daylit hall space with tall ceilings and extensive skylights. The market hall area itself double as a gathering and primary circulation space for the building, and is proposed to be unconditioned. Openings are provided at multiple facades to provide adequate natural ventilation to the hall area to permit this condition. The design team is pursing an Alternative Means & Methods application to City of Gresham to substantiate the unconditioned hall design, similar to that which was approved by City of Gresham for the former design.

To increase overall building efficiency and functionality, the modified design replaces that former ramped dead-end loading dock at the west end of the building with at-grade access at SE 185th Ave. This necessitates exterior entry and egress from many of the tenant and back-of-house spaces in the western third of the building. Generous awnings above each of these openings provide shelter for users of these spaces. This modification also helps to make the exterior facades more animated and active, with more frontage, glazing and doorways. This is particularly evident along SE 185th Ave when compared to the previous approved design. Functionally, the back of house functions remain concentrated along SE 185th Ave, but they are complemented by tenant spaces and have been reconfigured to more tidily sit within the overall massing of the building.

The eastern façade facing the Plaza is a critical feature of the design. The spirit of the large porch and gabled form and opening in the previous design is maintained, but modified. A large arcade remains, with a deeper area at the middle third of the façade for more substantial sheltered outdoor seating and gathering. The large glazed overhead door flanked by significant main entry double doors remains. The upper floor levels feature a significant indentation, clad in an accent material that ties together with the ground floor arcade and market area to establish a giant order visual portal three stories tall. This gesture will feature lighting at night to further emphasize the visual center and focal point of the architectural composition around the plaza.

The architectural design of the Market Hall building adapts a concept based in the shape of the weaver's comb, with a variety of contrasting light and dark linear forms and accent areas that subtly undulate upward and downward to establish a balanced and deliberately asymmetric composition. The asymmetry creates a sensation of movement and visual interest. This is reinforced by multi-colored vertical fins at the edges of upper floor window bays, which establish an anamorphic colored effect the more obliquely they are viewed, adding further delight to the experience of the building.

The Market Hall will be a place of connection for the entire community, one of the metro area's most culturally diverse. The concept of a "weave" and a "basket" were established at the project's outset as general design themes and points of inspiration. The formal inspiration of the weaver's comb is rooted in these underlying concepts.

Site Design

SITE PLAN / GROUND FLOOR PLAN

NOTES

01 Building A (mixed-use commercial/retail) 4 stories, currently in construction.

02 South Parking Lot

03 Building B (mixed-use residential/retail), 5 stories.

04 North Parking Lot - see sheet 109 for revised parking layout.

05 Building C (mixed-use commercial/retail) 1-3 stories.

06 Central Parking Lot - see sheet 109 for revised parking layout.

07 Loading/Un-loading Area / Temporary Plaza.

08 Building D (Office space, classrooms, and workshop)

09 NW Sculpture Plaza Area

General Commercial (Kitchens, Grocery, Child Care)

Restaurants & Food/Beverage

Open Market/Micro-Retail Stalls

Office

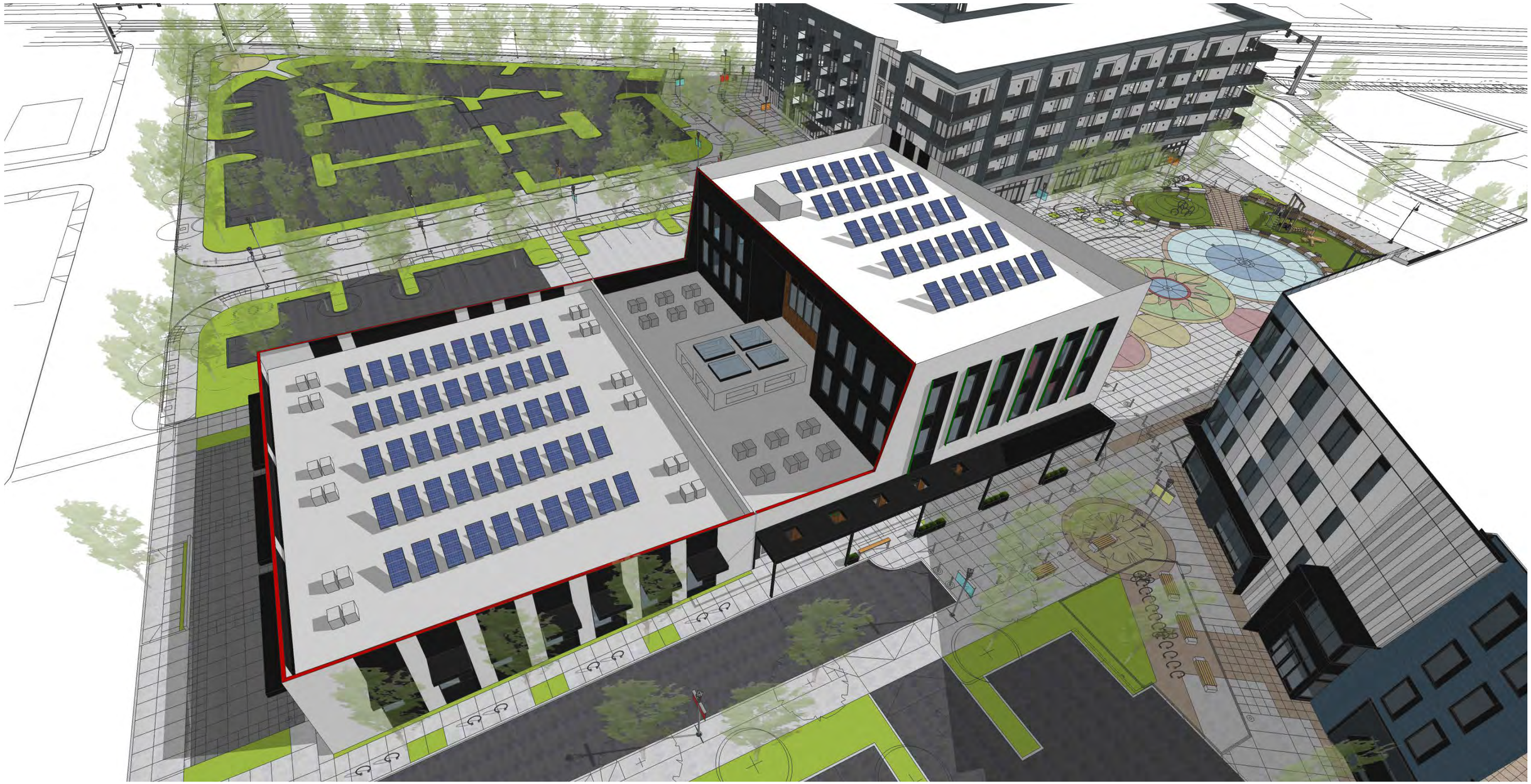
Residential

N

0 80' 160'

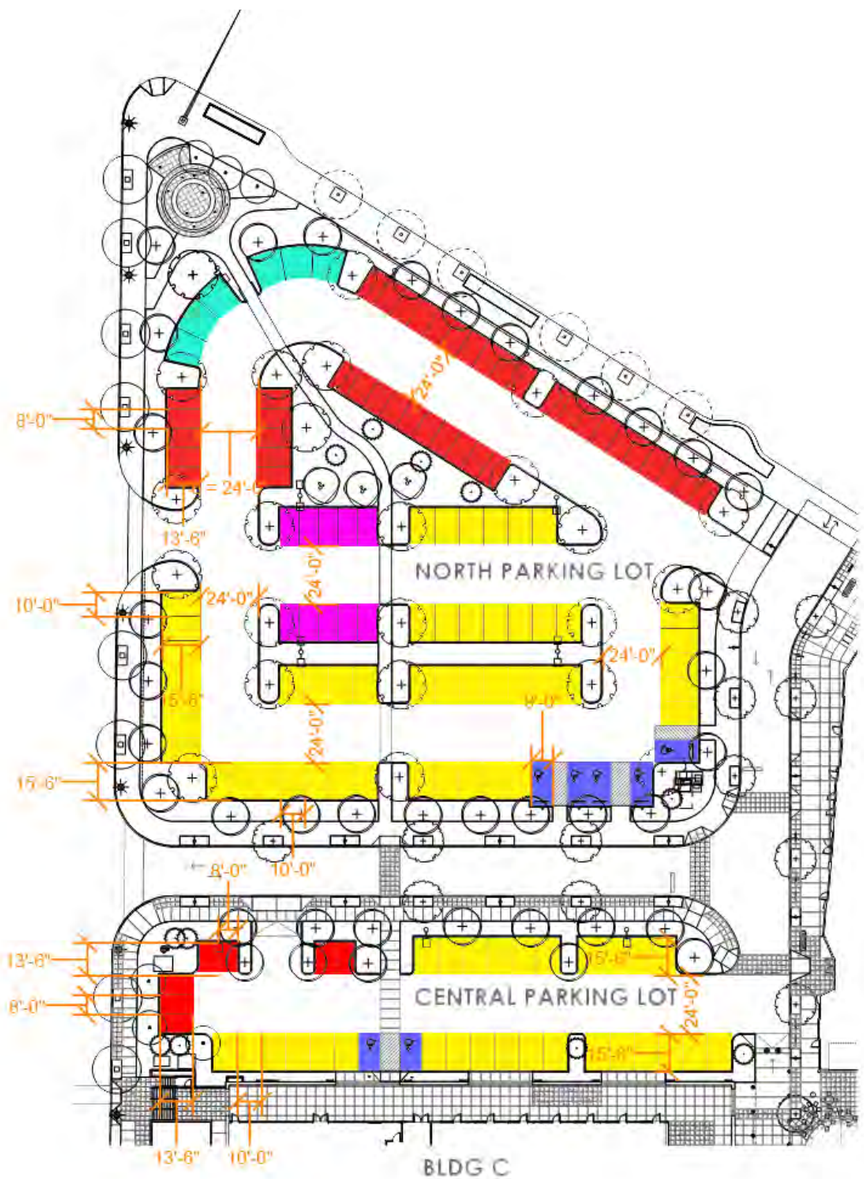
AERIAL VIEW
FROM EAST

AERIAL VIEW
FROM SOUTH

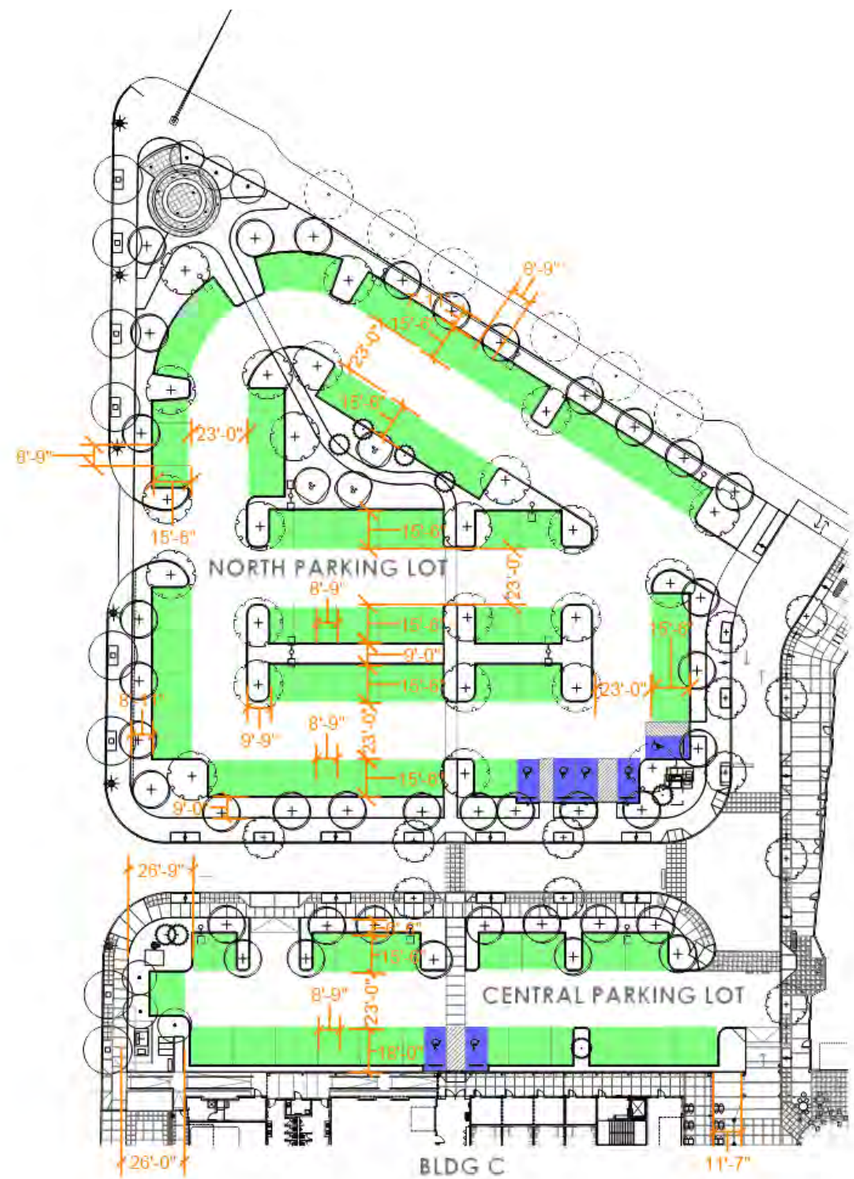


REVISED PARKING LAYOUT COMPARISON

PREVIOUS PARKING LAYOUT



PROPOSED PARKING LAYOUT



PARKING STALL LEGEND

- 8'-9" x 15'-6"
- 9'-0" x 18'-0" (ADA)
- 8'-0" x 13'6"
- 8'-0" x 15'-6"
- 10'-0" x 15'-6"
- 11'-0" x 13'-6"

**REVISED PARKING LAYOUT BASED ON THE ULI PARKING STANDARDS FOR "MODERATE-HIGH TURNOVER". TYPICAL STALL DIMENSIONS ARE 8'-9" BY 18'-0". STALL LENGTHS CAN BE REDUCED TO 15'-6" IF A 2'-6" OVERHANG IS PROVIDED - SEE EXCEPTS FROM THE ULI'S "DIMENSIONS OF PARKING" ON SHEETS 109 & 110.*