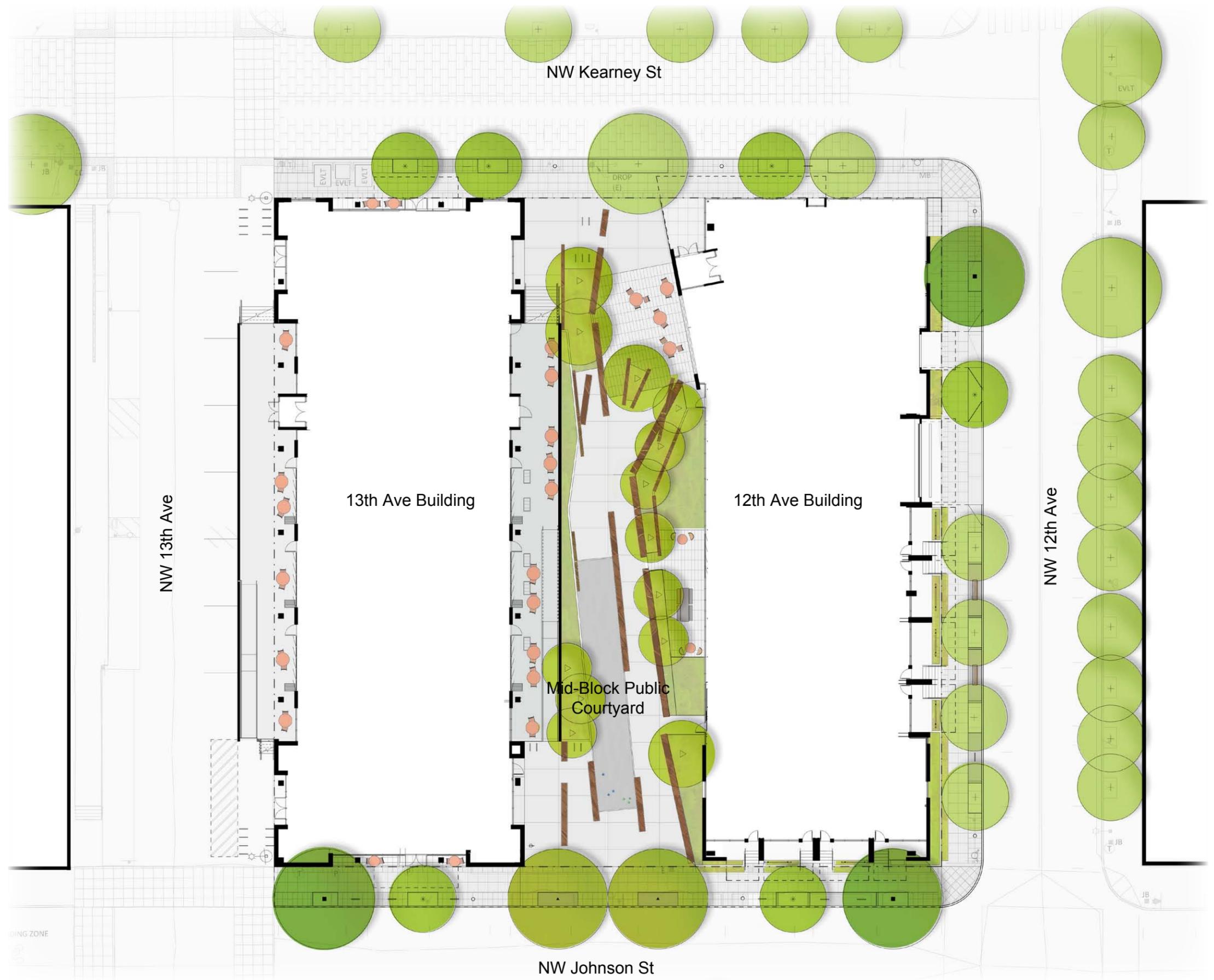


Heartline's design takes inspiration from Portland's timber industry and relates to both the historic and contemporary characteristics of the neighborhood. At street level, a log jam mediates between the buildings while also giving the courtyard its own unique personality.

The logs move in a north-south direction, defining the main walkway and program spaces of the courtyard.





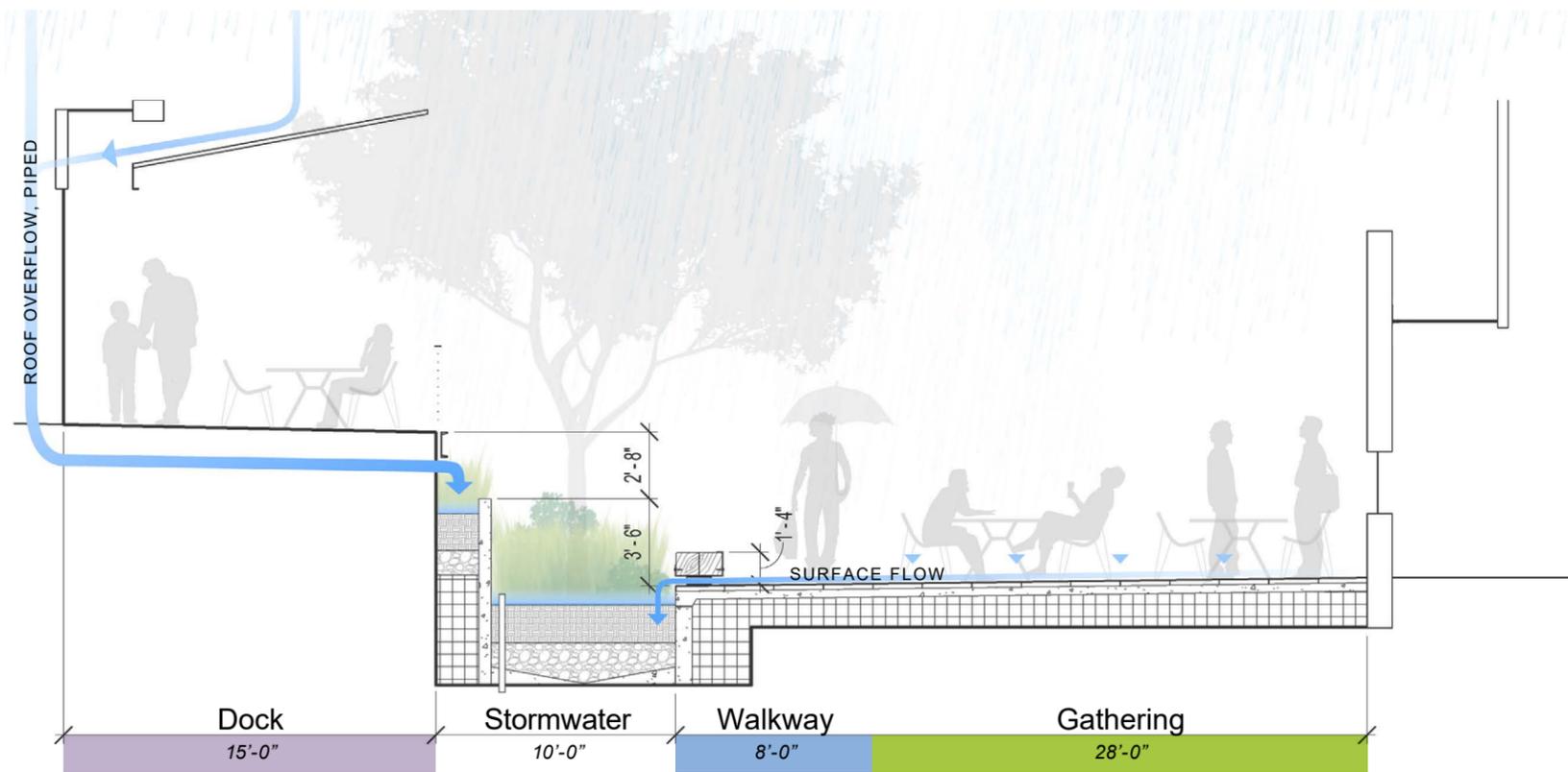
To allude to the jumble of logs in a jam, the timber elements appear at varying elevations, serving as benches, backs, path markers and unexpected follies.

Linear lights in the ground plane and bench surface add to the log jam geometry, emphasizing the movement of objects through the publicly accessible space. Concealed lighting highlight the logs as they float through the courtyard.

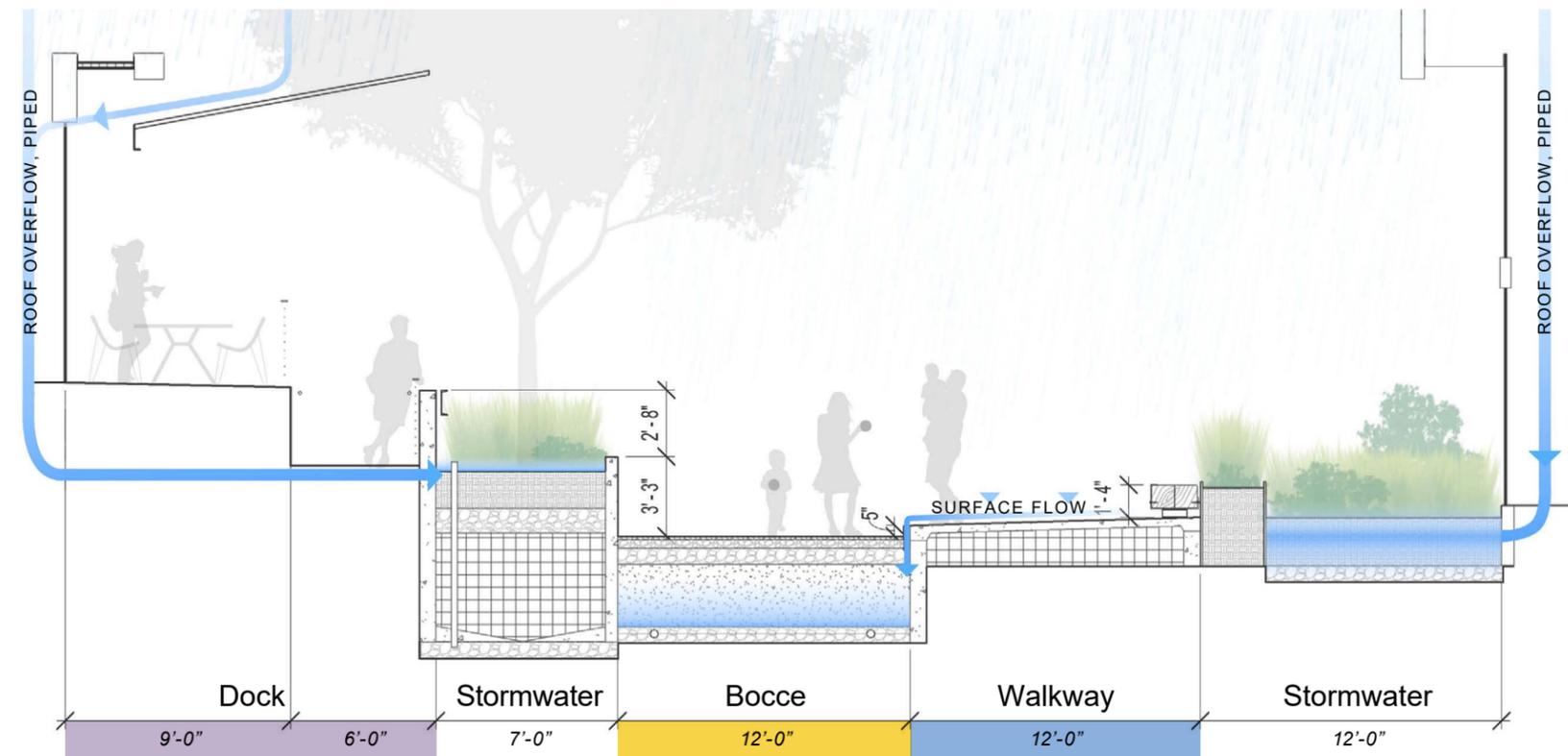




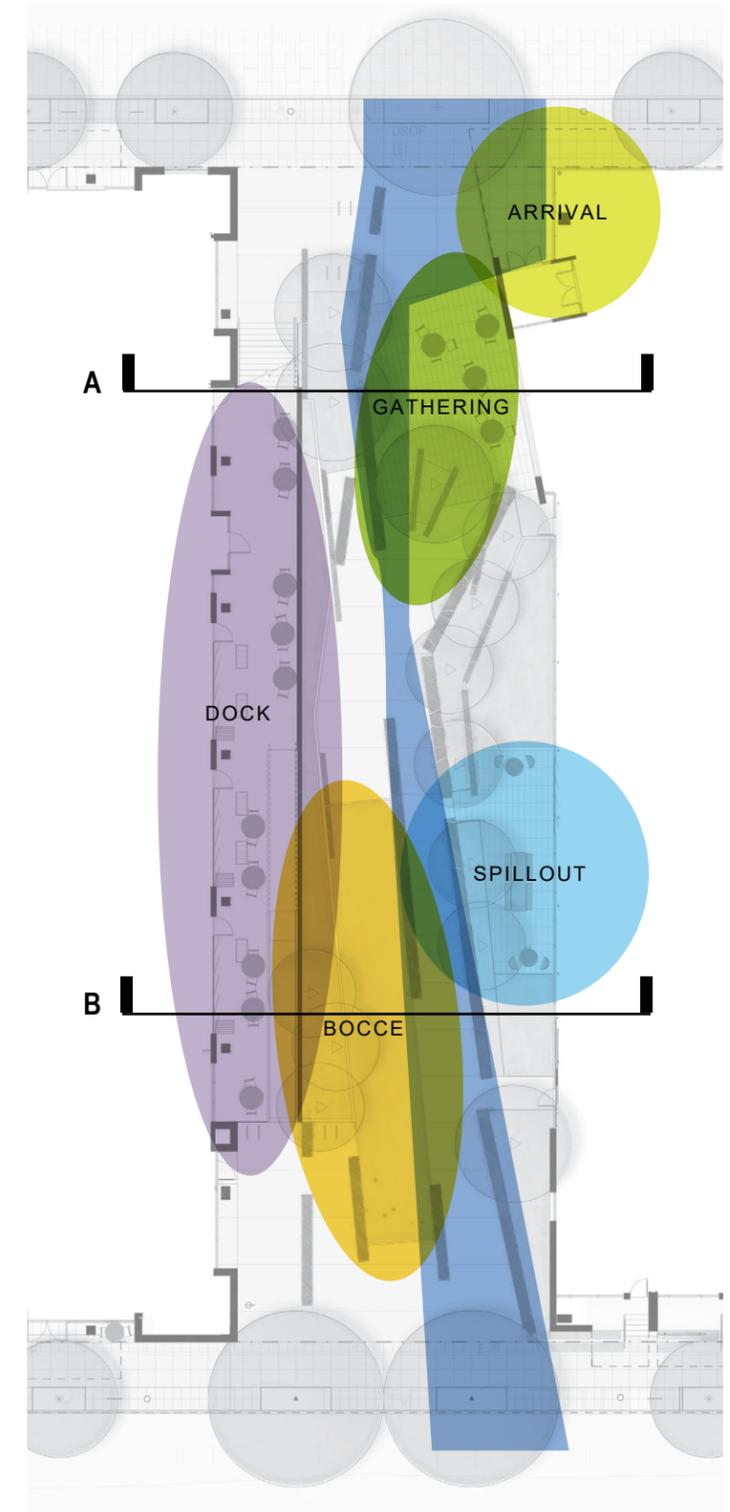
Referencing the history of the site, the logs were salvaged structural columns from a 100-year-old warehouse that occupied the site prior to its redevelopment.



A Section through Seating Area looking North



B Section through Bocce Court looking North



The run-off from the building roofs is directed to stormwater planters on either side of the courtyard. Where possible, the planters are recessed to create variations in planting heights while still providing clear sightlines.

The paving design directs surface flow to a sand filter topped with bocce court surface, thereby creating a stormwater management strategy that is also a programmable and usable surface.

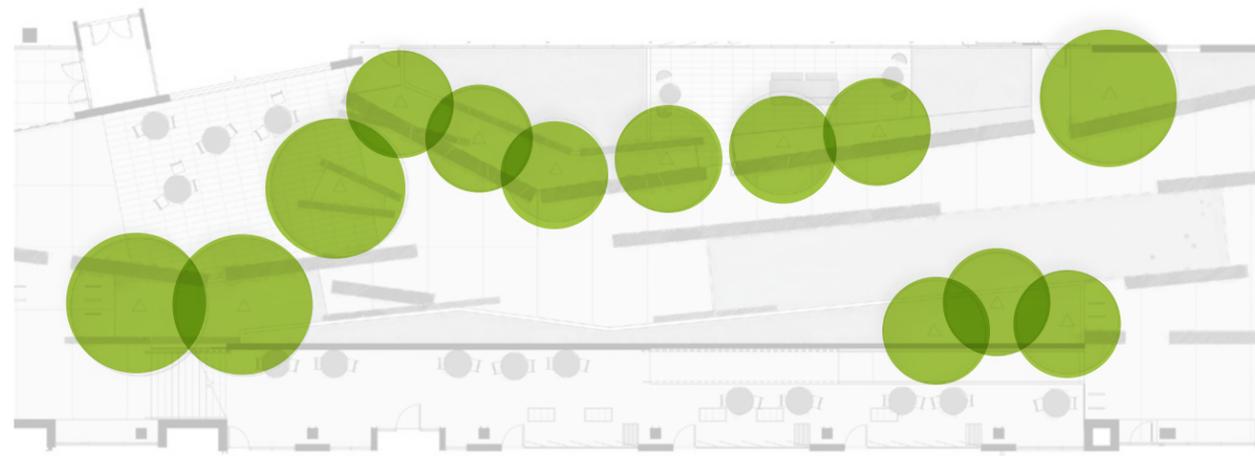


Courtyard

Planting Design Concept



Accretion



Canopy

Canopy



Thornless Honey Locust *Gleditsia triacanthos*

Groundplane



Black-leaved Snakeroot *Actaea simplex* 'Brunette'

Autumn Fern *Dryopteris erythrosora*

Snowberry *Symphoricarpos albus*

Trillium *Trillium ovatum*

Stormwater Planters



Spike Rush *Eleocharis montevidensis*

Autumn Fern *Dryopteris erythrosora*

Dewey Sedge *Carex deweyana*

Soft Rush *Juncus effusus* var. *pacificus*

A mix of native and adapted plants were selected for the courtyard, with the taller species of plants aggregating at the pinch points between the logs like material collecting in the intersections of a log jam.



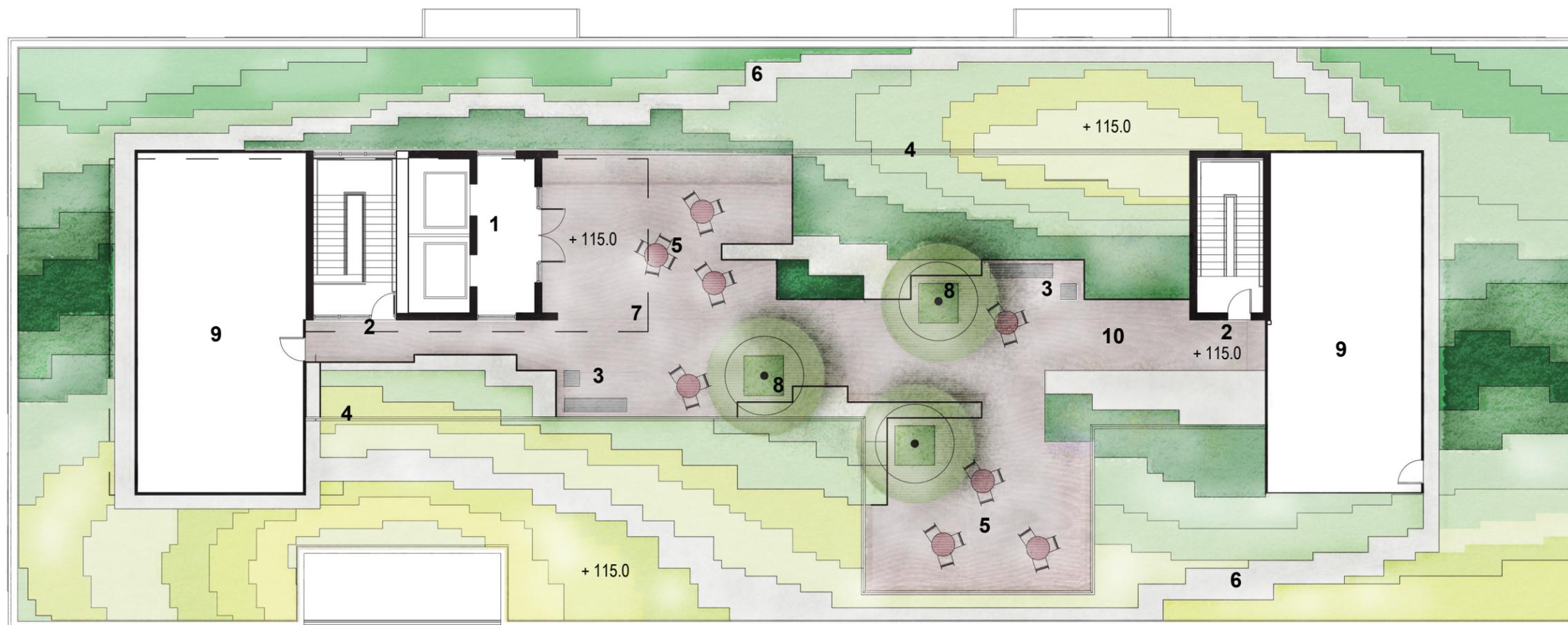
The 12th Avenue roof offers unparalleled views of the city. On one side of the planter, wood platforms offer more intimate seating zones over a shallow pool.

The space is defined by one large central planter, emerging from the roof with a banked wall that expresses the idea of upward growth.



13th Ave Building Roof Terrace

Plan



- 1** Elevator Lobby
Flush with level of terrace wood pavers
- 2** Stair Access
- 3** Concrete Benches
Landscape Forms, Socrates Bench, 95" L and 24" L

- 4** Stainless Steel Cable Rail
Setback from paving in particular areas to blend between paving and planting.
- 5** Seating Area with movable tables and chairs
- 6** Maintenance Path
Access route of crushed rock or cinder; min. 1'-0" wide, incorporated into roof pattern
- 7** Trellis Overhang
- 8** Tree Planter, 1 of 3
Greenform, Delta Square 39" W x 39"L x 24" D, planted with small-medium specimen trees to create areas of shade and divide spaces within terrace.
- 9** Mechanical Space
- 10** Modular Ipe Pavers

Recognizing that the 13th Avenue roof would be visible from the neighboring 12th Avenue building and other high-rise development, the design leverages an opportunity to be playful with the green roof design.



The roof design expands on the project concept further, organizing drifts of plant material to create a pattern similar to that of wood grain.





The overall impact of the vegetated rooftops, while helping to meet Portland's stormwater code and adding diversity to the dense, urban neighborhood, also create stunning visual experiences from above and within.



The integration of architecture, interiors and landscape with the industrial and contemporary fabric of the neighborhood creates a project that feels like it grew into place over time—the heartwood and seedling emerge to create a greener city experience.