



5 MLK

DESIGN ADVICE REVIEW III

10.20.2016



PROJECT LOCATION

5 SE MARTIN LUTHER KING JR BLVD
PORTLAND, OREGON 97214

PROJECT TEAM

OWNER

Gerding Edlen Development Company, LLC
1477 NW Everett St.
Portland, Oregon, 97209

ARCHITECT

GREC Architects
645 North Michigan Ave, Suite 300
Chicago, Illinois 60611

LANDSCAPE ARCHITECT

PLACE
735 NW 18th Ave
Portland, Oregon 97209

CIVIL ENGINEER

KPFF
111 SW Fifth Ave, Suite 2500
Portland, Oregon 97204

STRUCTURAL ENGINEER

KPFF
111 SW Fifth Ave, Suite 2500
Portland, Oregon 97204

MECHANICAL ENGINEER

Glumac
900 SW Fifth Ave, Suite 1600
Portland, Oregon 97204

PROJECT INFORMATION

5 MLK | Portland, OR | EA 16-188383 DA

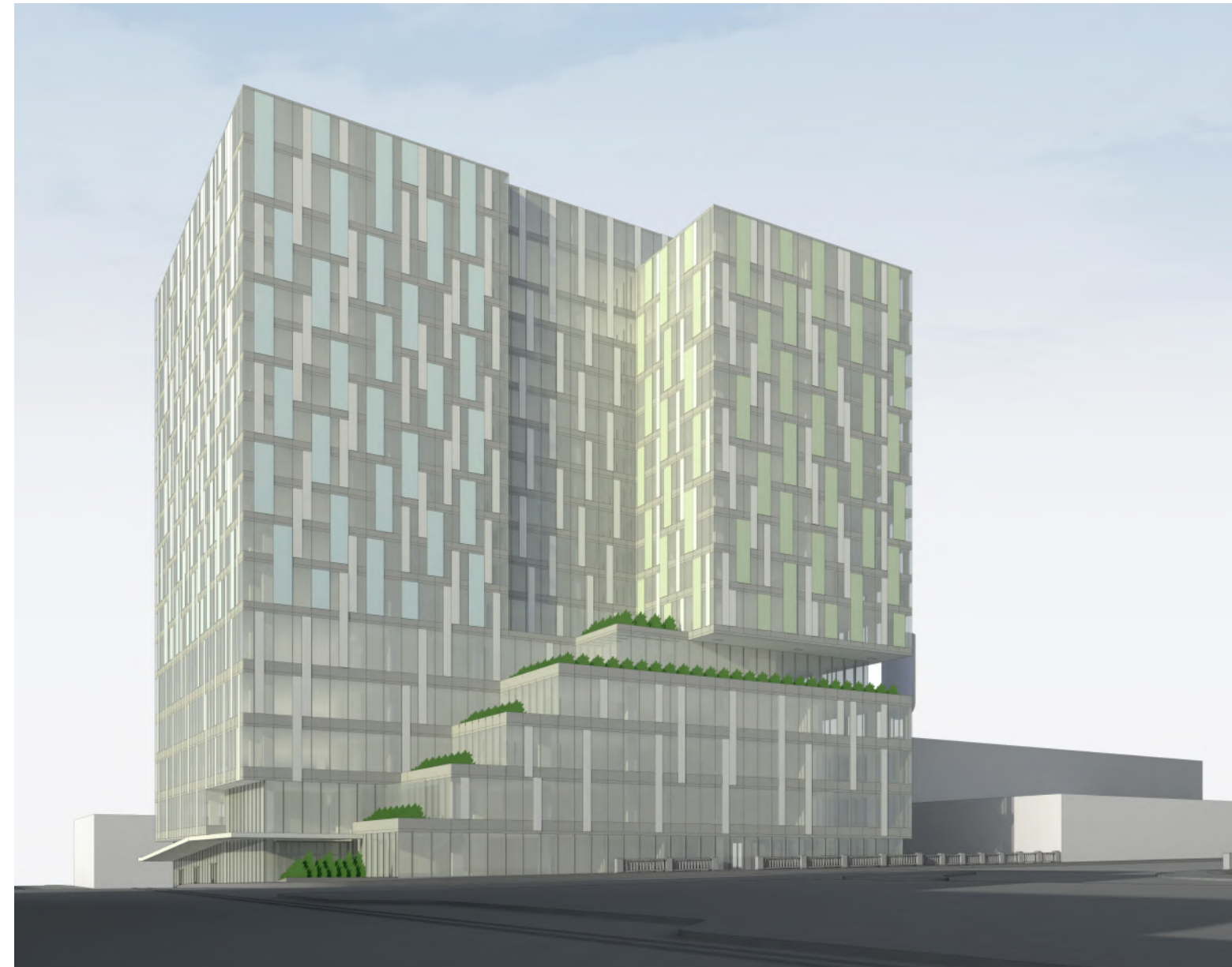
20 OCTOBER 2016

PREVIOUS SUBMISSIONS



COMMENTS | 07.21.2016

- How does the building sit in the broader city?
- The buildings composition needs to be unified and simplified.
- Move east west mass of the building south to allow landscaping to be seen on Burnside.
- Reduce the length of the building on MLK.
- The two portions of the building need to be more integrated.



COMMENTS | 09.08.2016

- How does the building sit in the broader city?
- The building should relate to the adjacent developments and the Burnside bridge.
- Articulate bridge element to be thinner and more transparent.
- Unify the base and tower facades, weave the facades together.
- Review impact of the notch as a method of articulating the base.

PREVIOUS SUBMISSIONS MLK + BURNSIDE

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PREVIOUS SUBMISSIONS BURNSIDE BRIDGE - EAST

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PREVIOUS SUBMISSIONS MLK + ANKENY

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PREVIOUS SUBMISSIONS 3RD + ANKENY

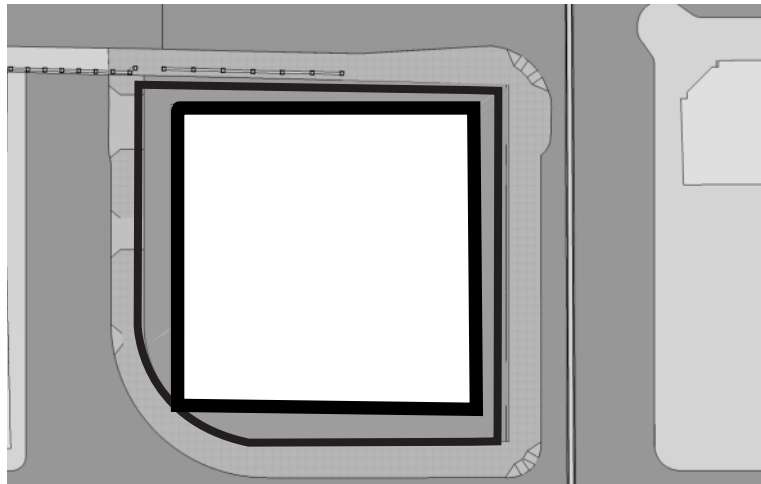
5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



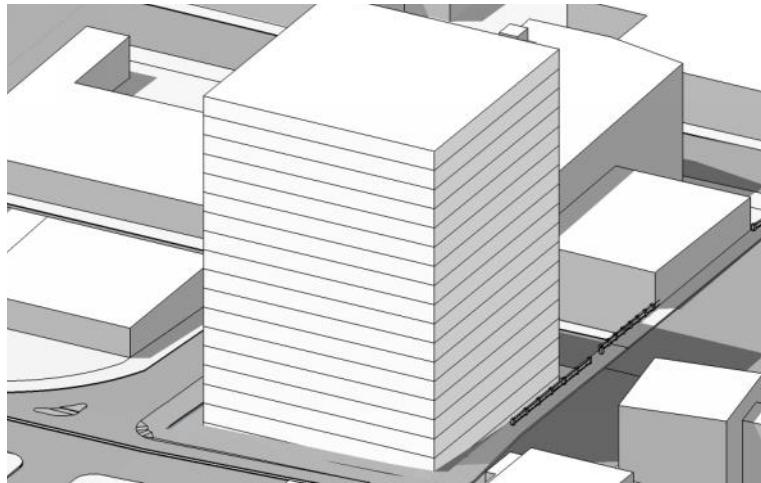
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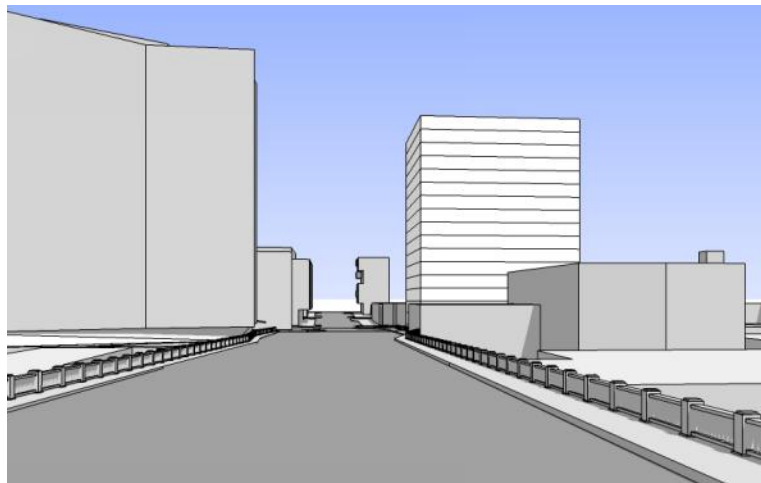
MASSING STUDIES



PLAN



NORTHEAST VIEW

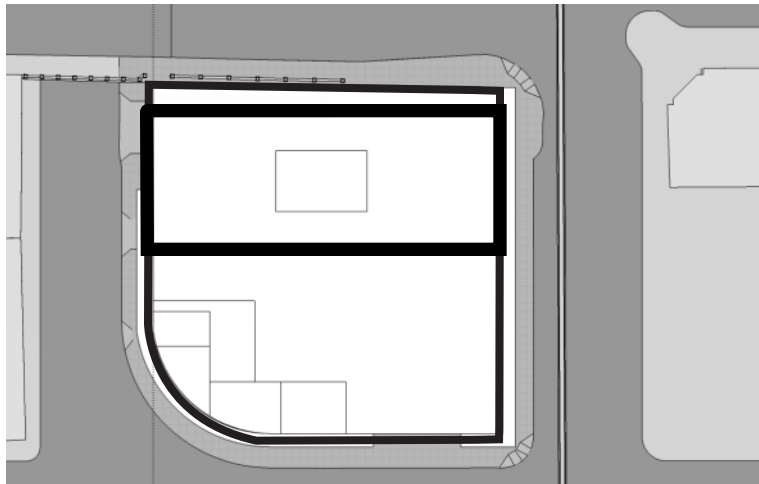


FROM BURNSIDE

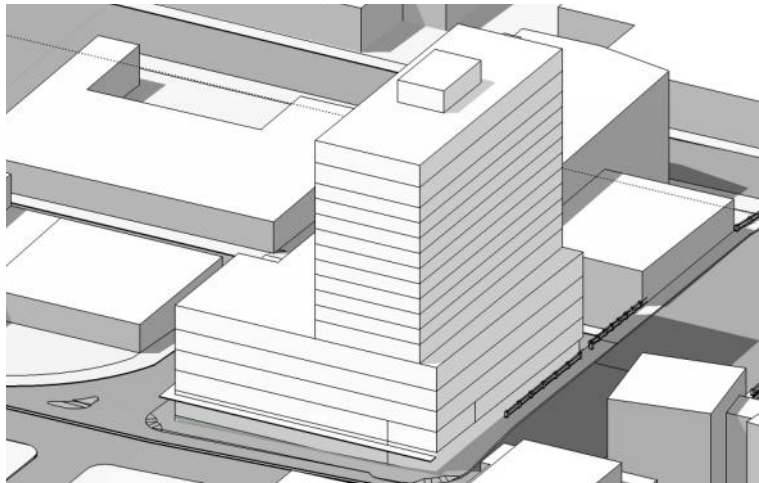
FAR DIAGRAM

GSF = 374,100

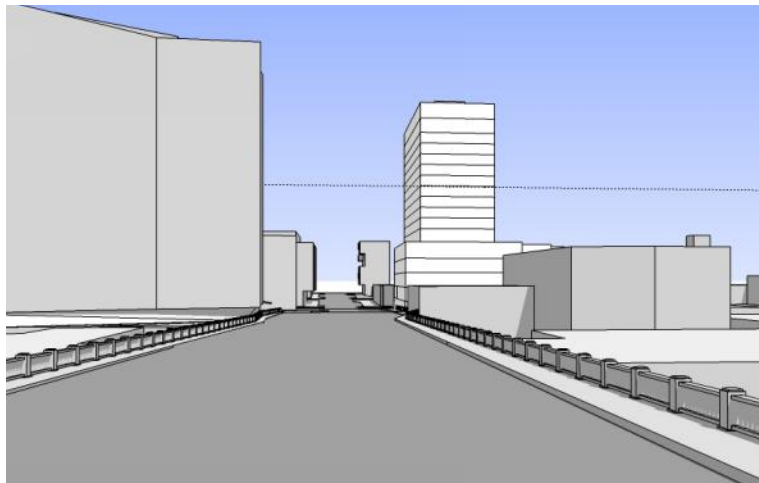
FAR = 12.00:1



PLAN



NORTHEAST VIEW

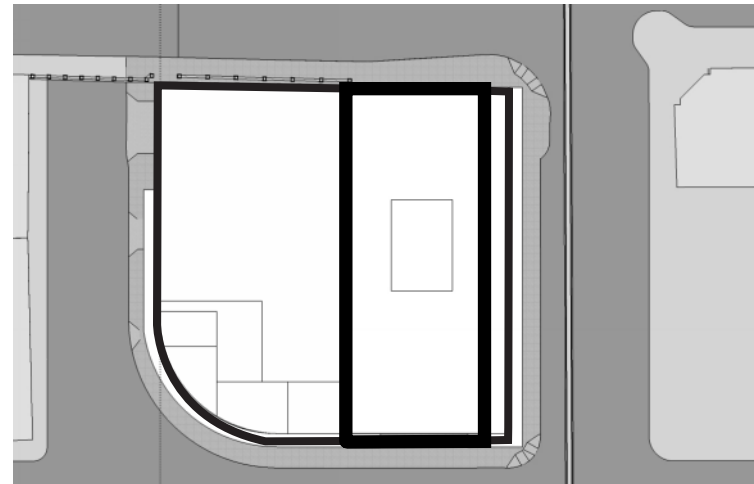


FROM BURNSIDE

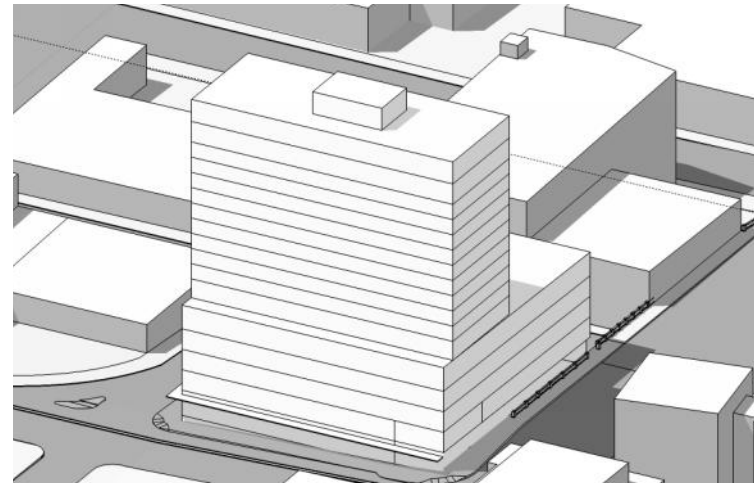
BAR EAST-WEST

GSF = 286,800

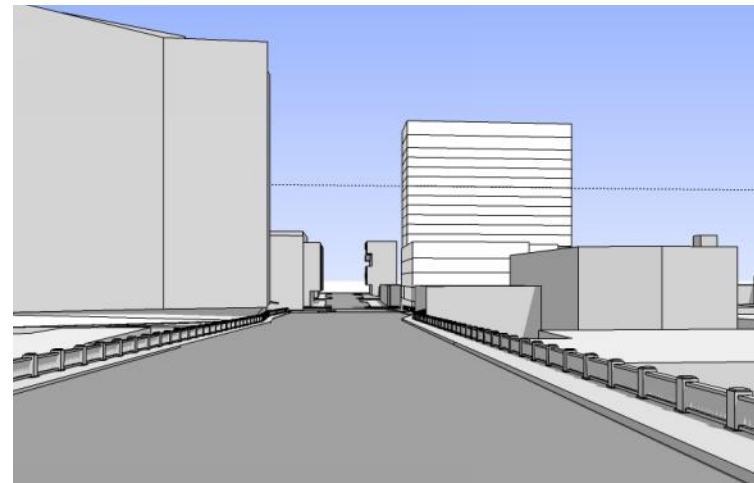
FAR = 9.20:1



PLAN



NORTHEAST VIEW

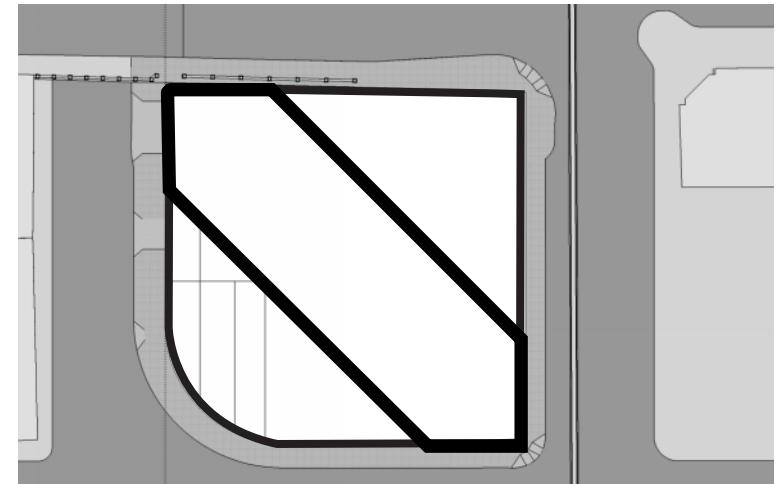


FROM BURNSIDE

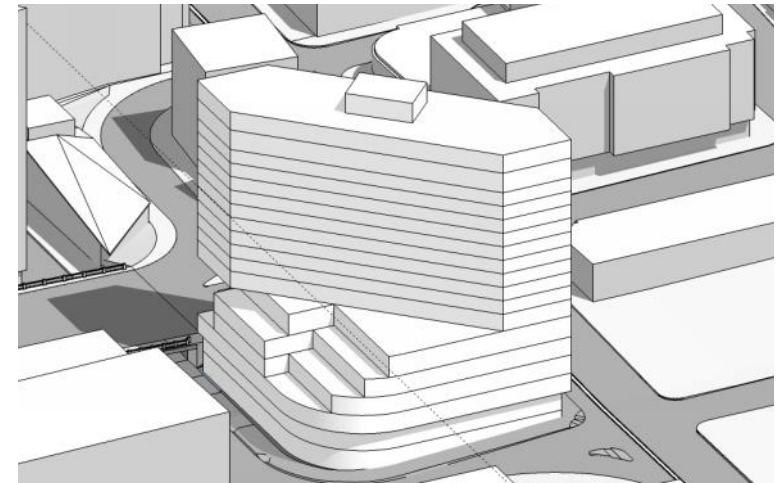
BAR NORTH-SOUTH

GSF = 285,700

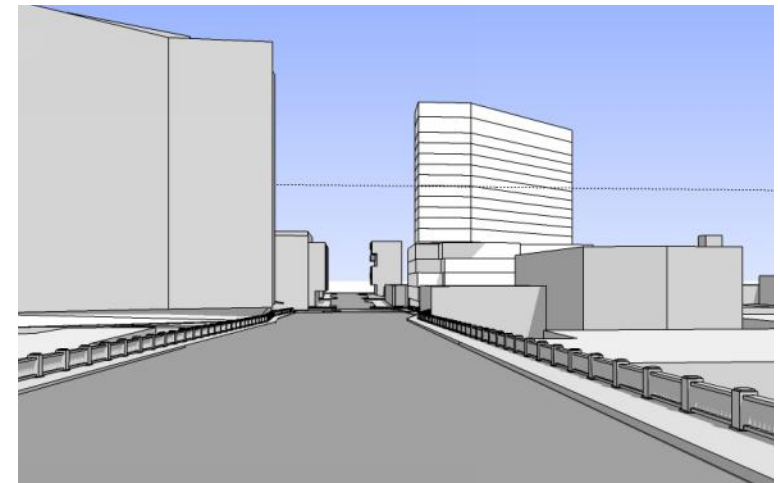
FAR = 9.16:1



PLAN



NORTHEAST VIEW



FROM BURNSIDE

DIAGONAL 1

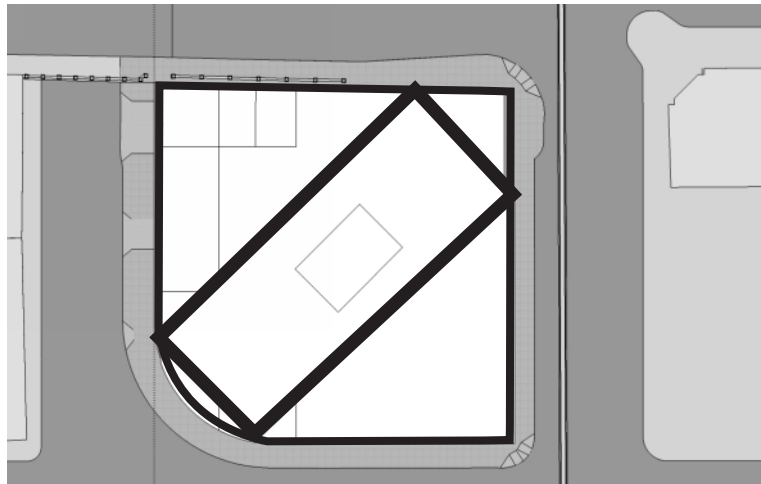
GSF = 339,550

FAR = 10.80:1

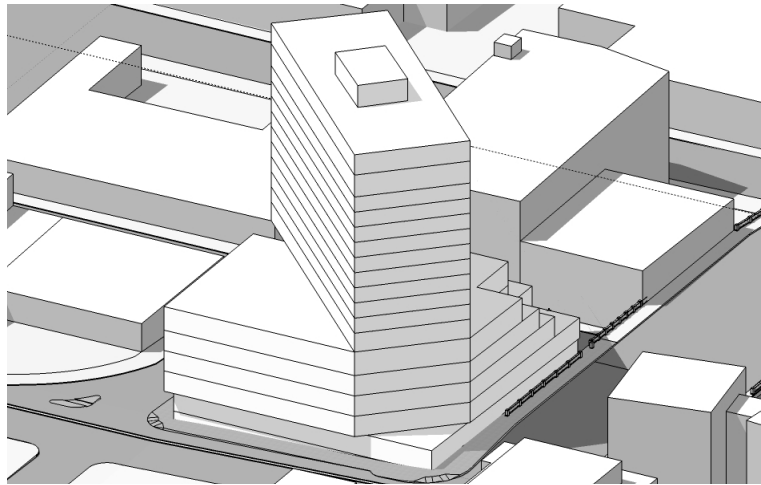
MASSING STUDIES ANALYSIS, PART I

5 MLK | Portland, OR | EA 16-188383 DA

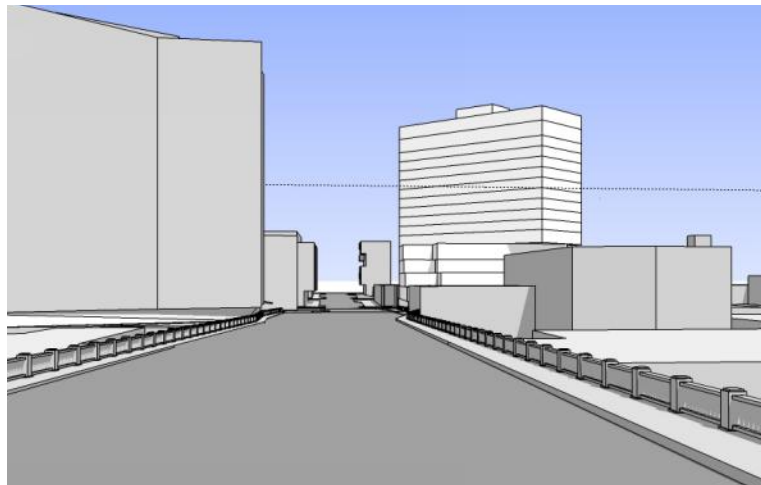
20 OCTOBER 2016



PLAN

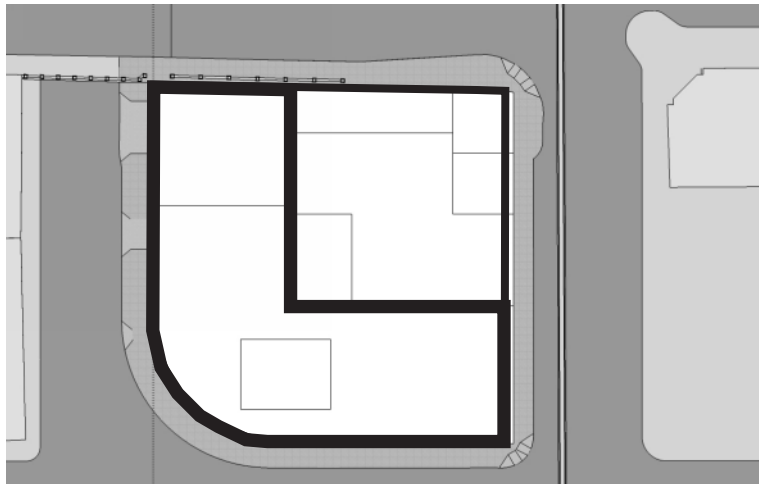


NORTH EAST VIEW

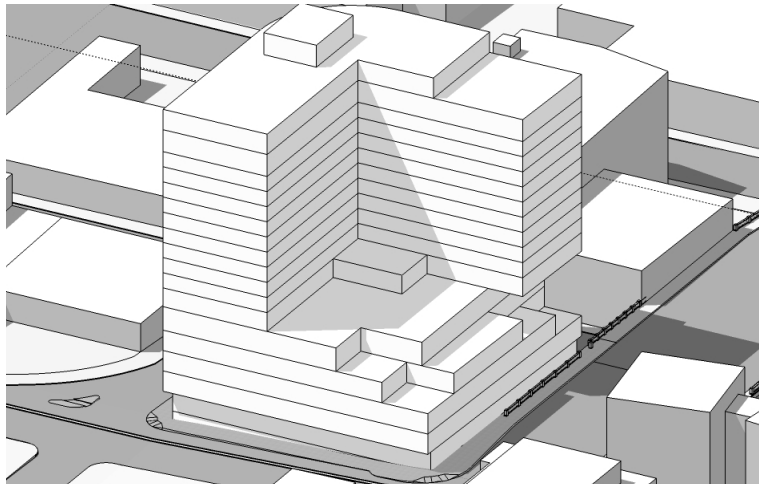


FROM BURNSIDE

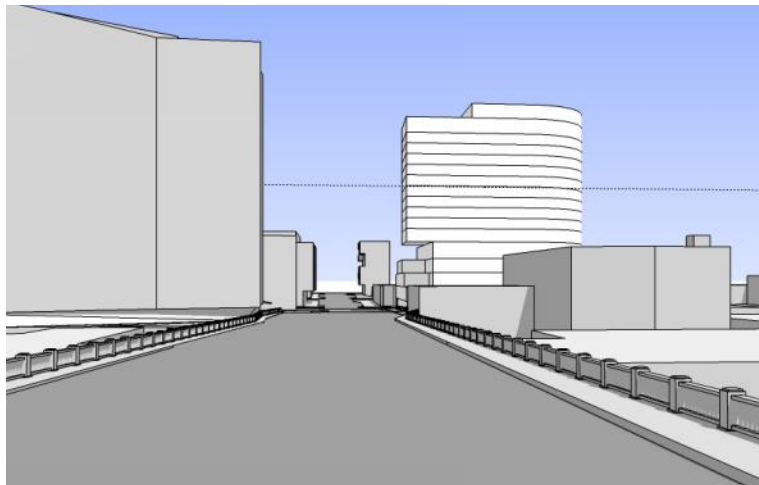
DIAGONAL 2
GSF = 289,370
FAR = 9.28:1



PLAN

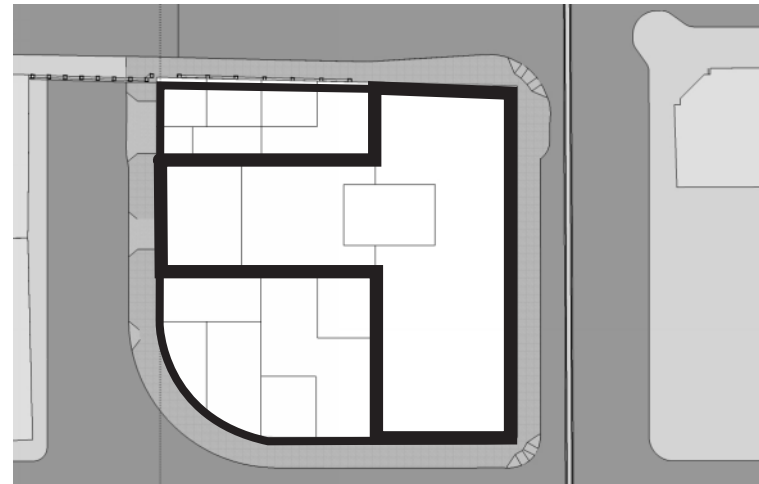


NORTH EAST VIEW

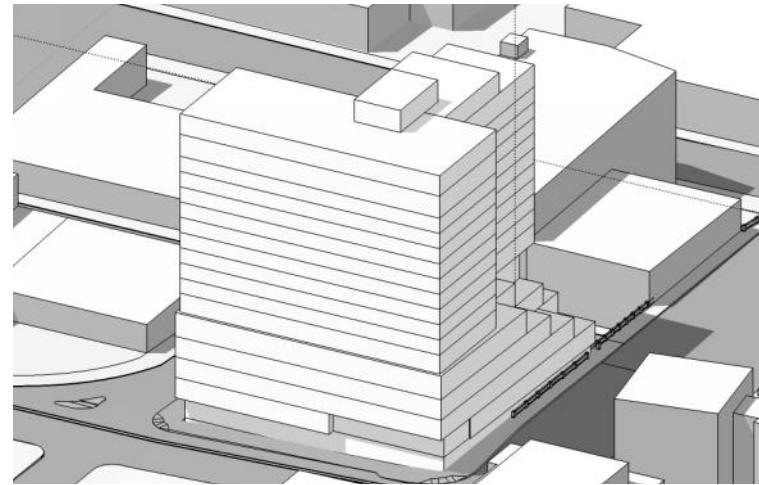


FROM BURNSIDE

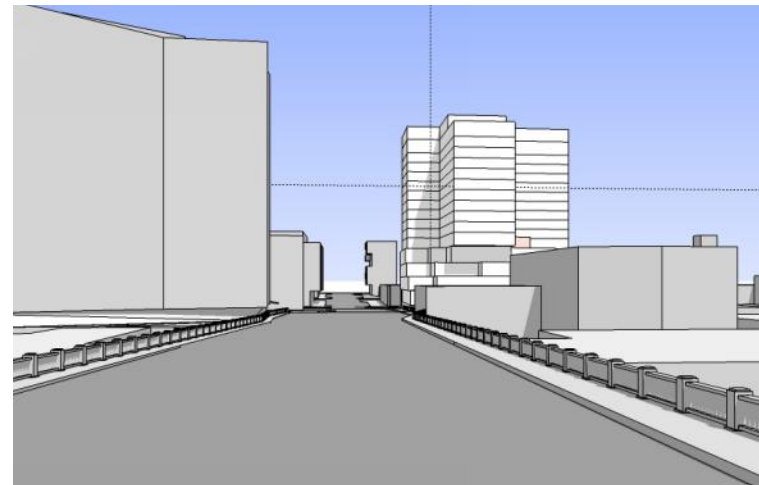
SCHEME J
GSF = 370,000
FAR = 11.86



PLAN

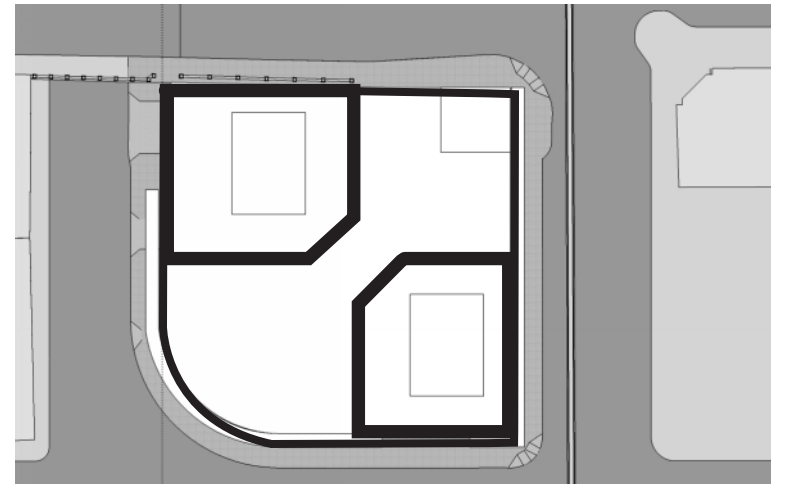


NORTHEAST VIEW

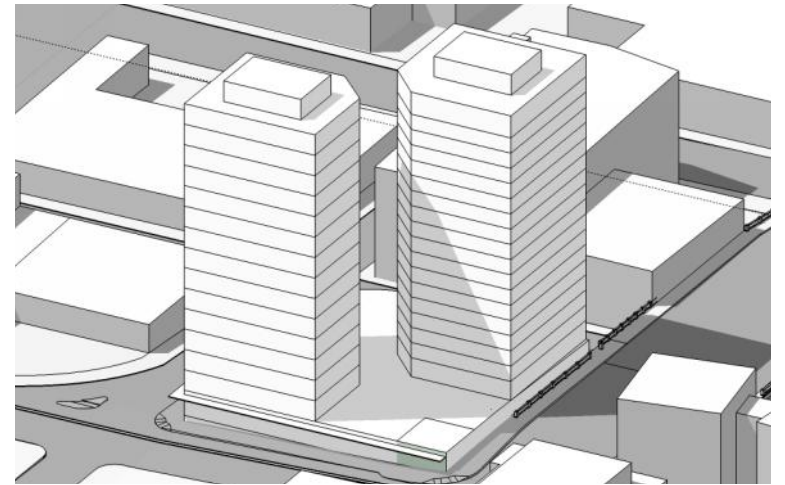


FROM BURNSIDE

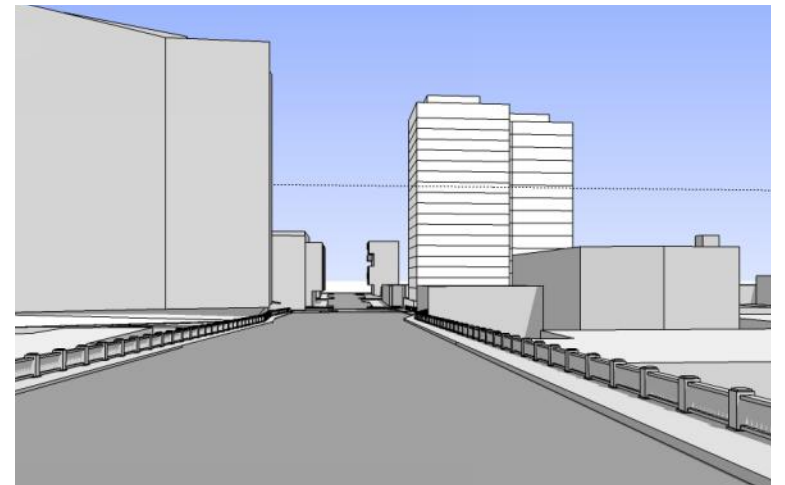
SCHEME L
GSF = 365,700
FAR = 11.73:1



PLAN



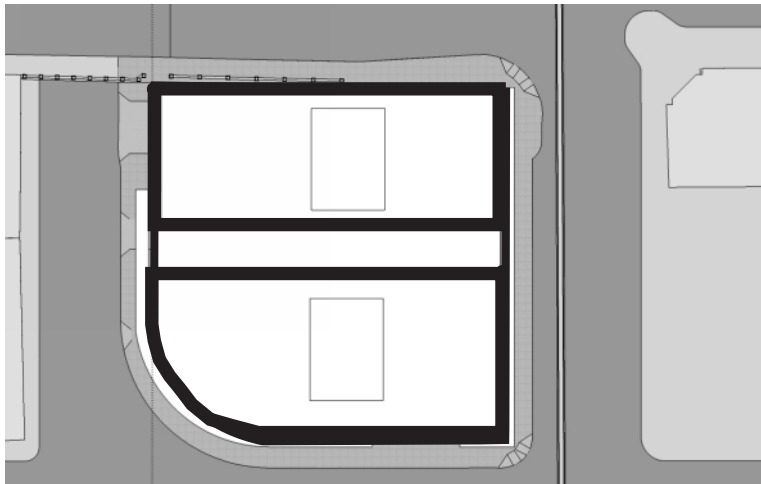
NORTHEAST VIEW



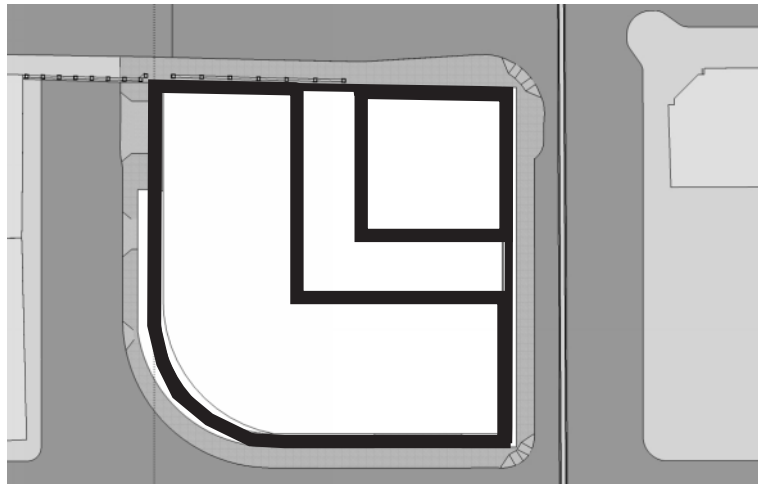
FROM BURNSIDE

TWO TOWER 1
GSF = 278,860
FAR = 8.9:1

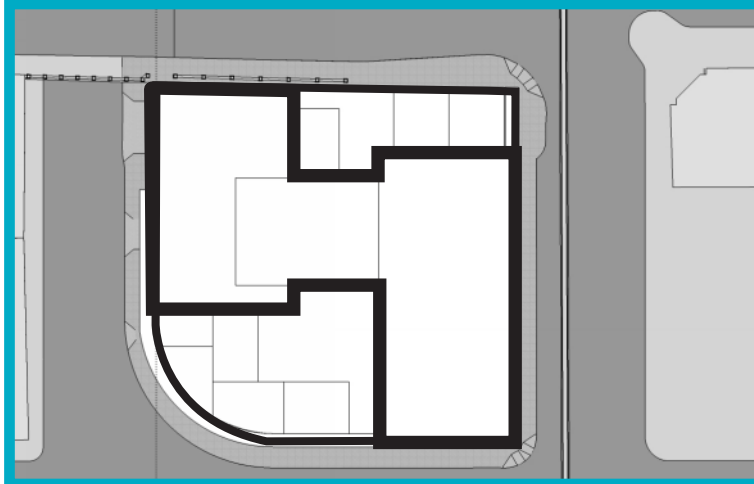
MASSING STUDIES ANALYSIS, PART II



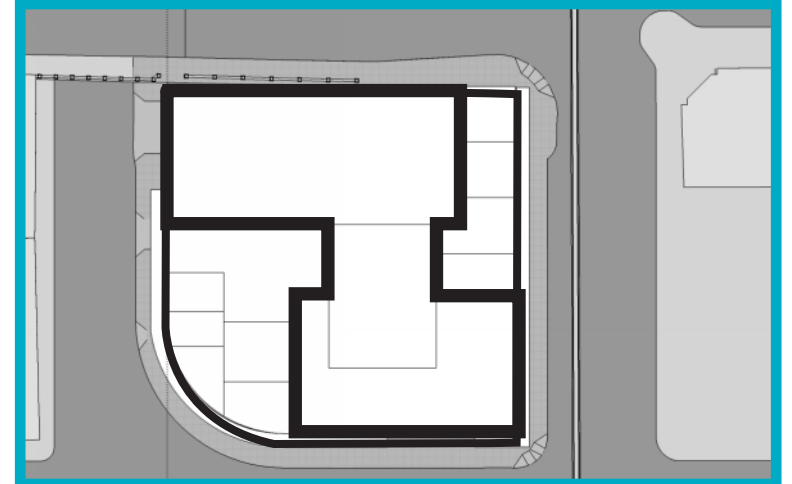
PLAN



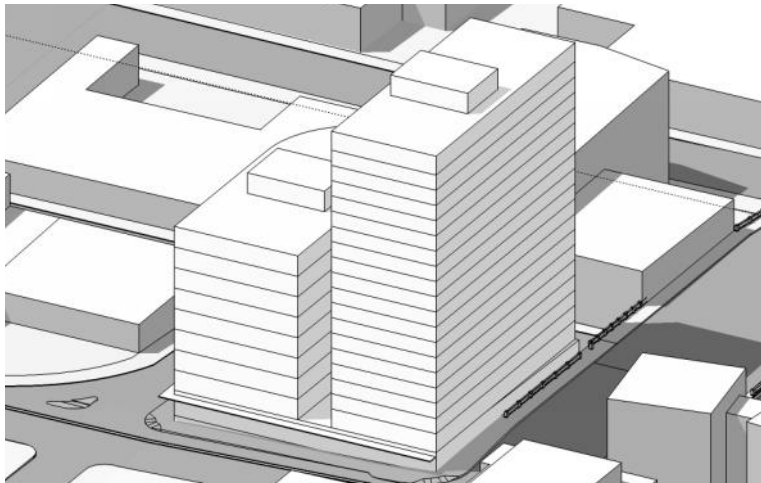
PLAN



PLAN



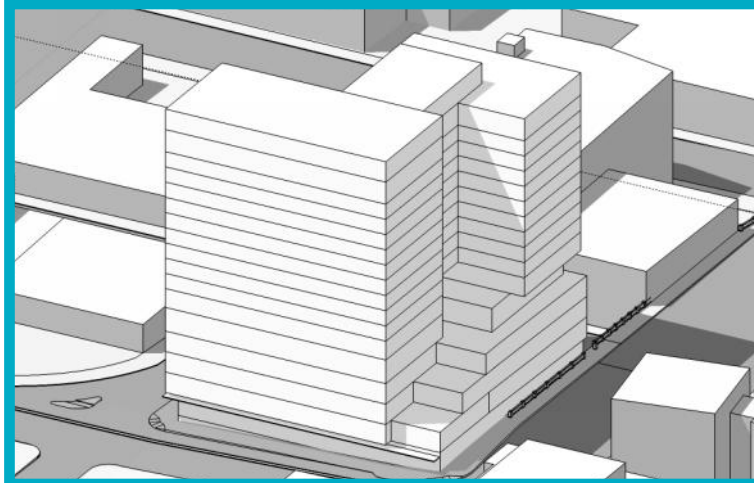
PLAN



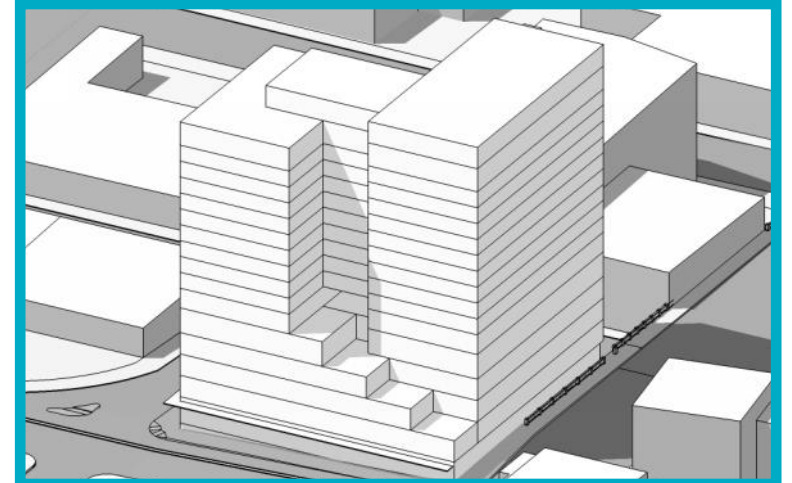
NORTH EAST VIEW



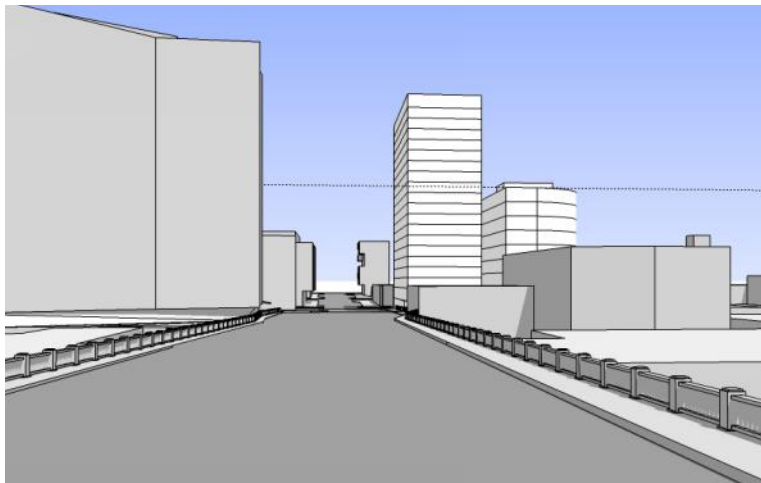
NORTH EAST VIEW



NORTHEAST VIEW

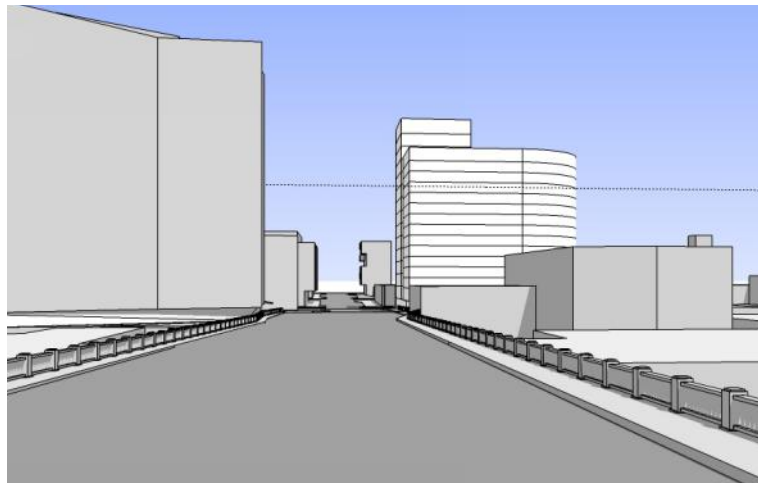


NORTHEAST VIEW



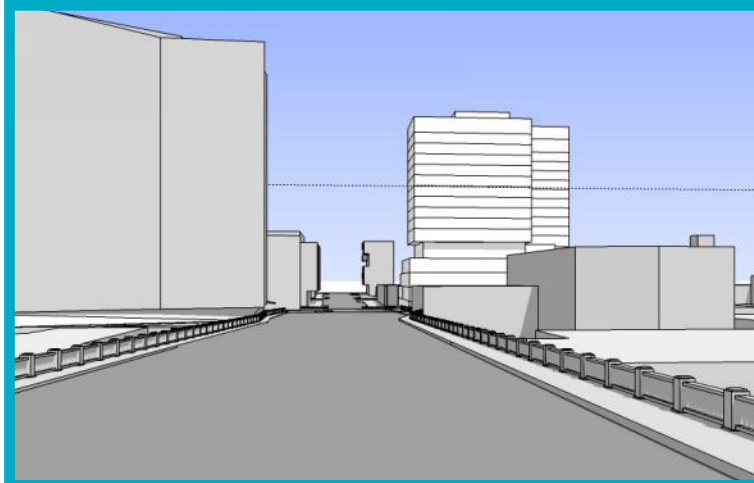
FROM BURNSIDE

TWO TOWER 2
GSF = 367,230
FAR = 11.70:1



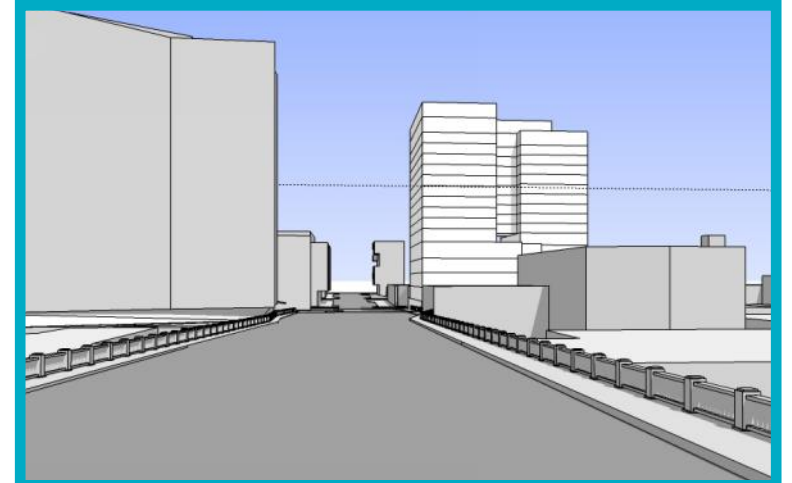
FROM BURNSIDE

TWO TOWER 3
GSF = 357,250
FAR = 11.40:1



FROM BURNSIDE

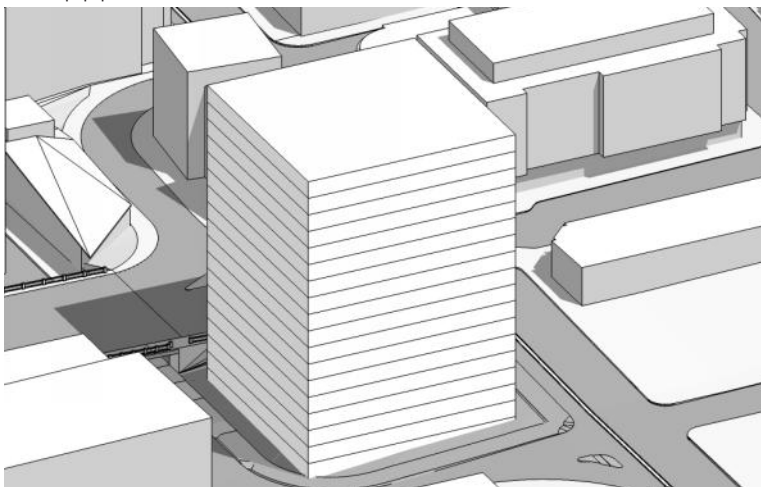
LAYERS A
GSF = 371,800
FAR = 11.91:1



FROM BURNSIDE

LAYERS B
GSF = 371,800
FAR = 11.91:1

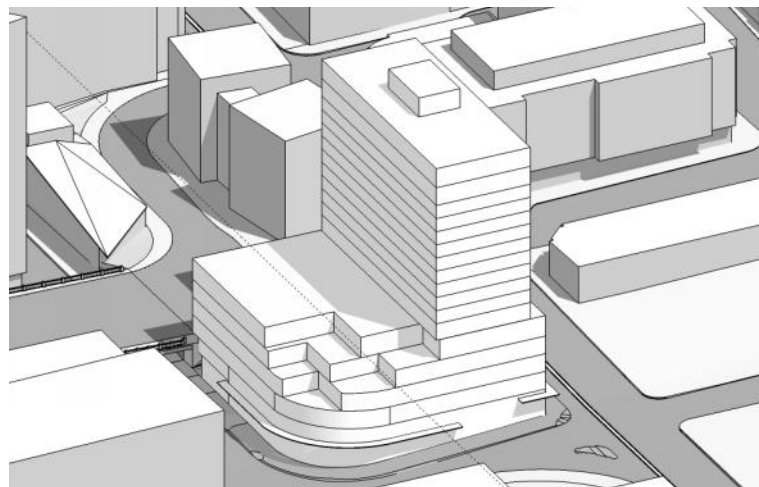
MASSING STUDIES ANALYSIS PART III



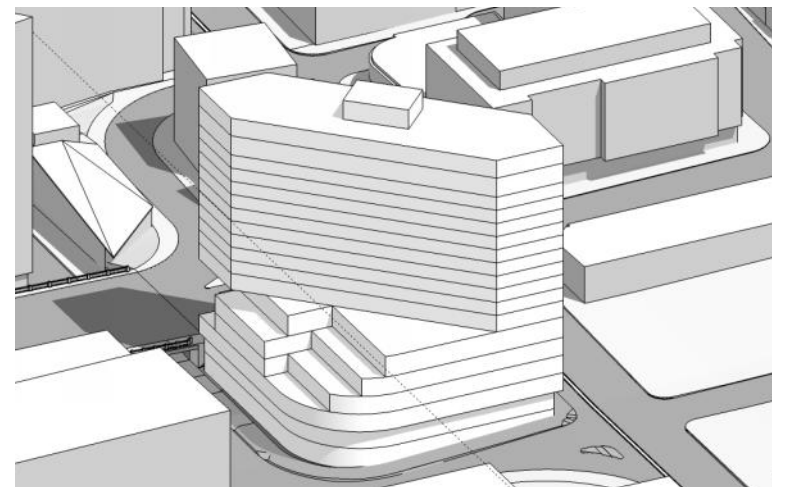
FAR - DIAGRAM



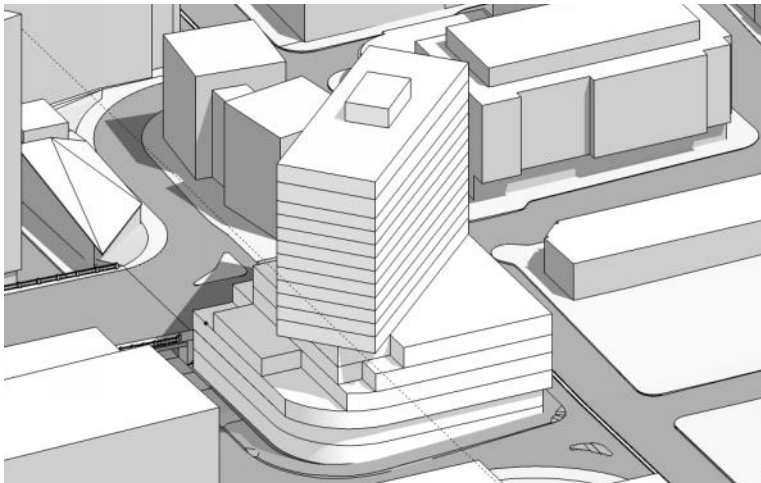
BAR - EAST/WEST



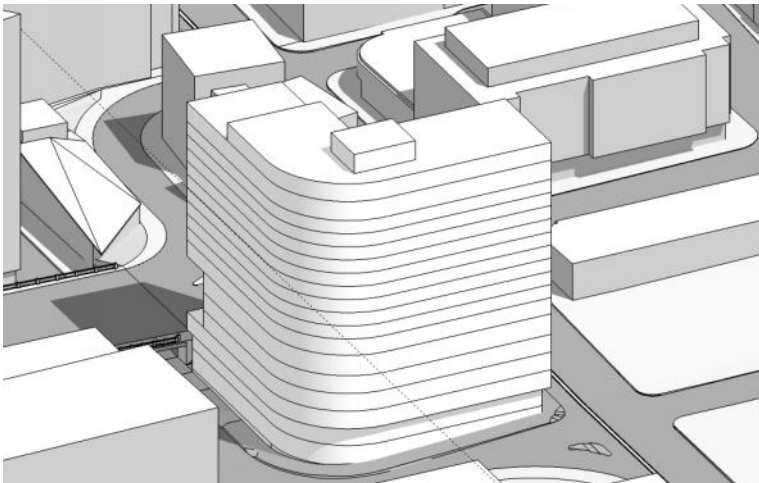
BAR - NORTH/SOUTH



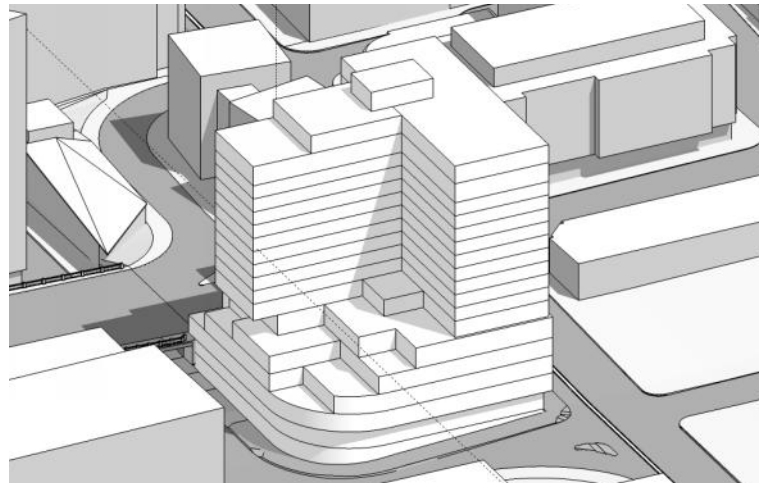
DIAGONAL - 1



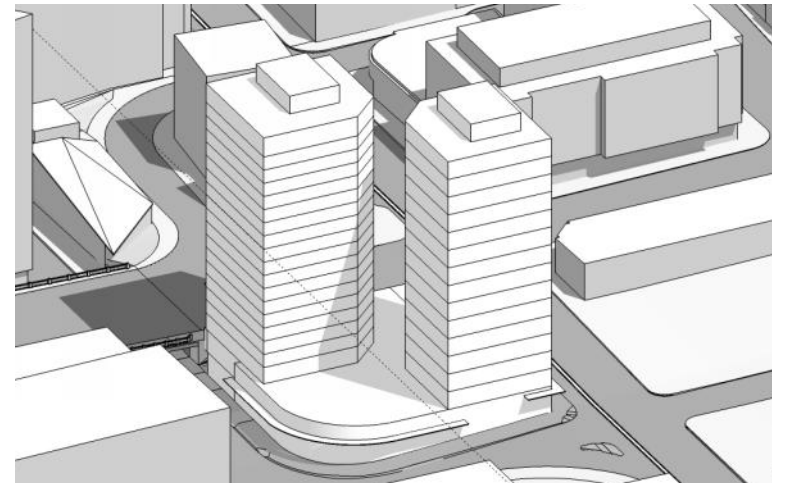
DIAGONAL - 2



SCHEME J



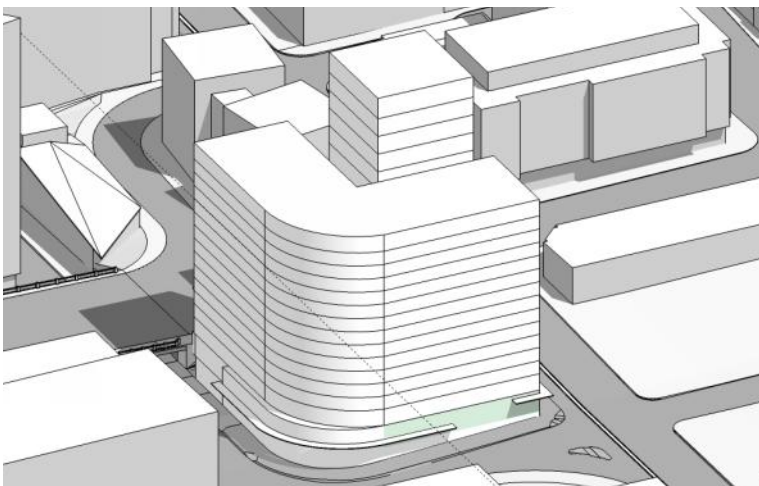
SCHEME L



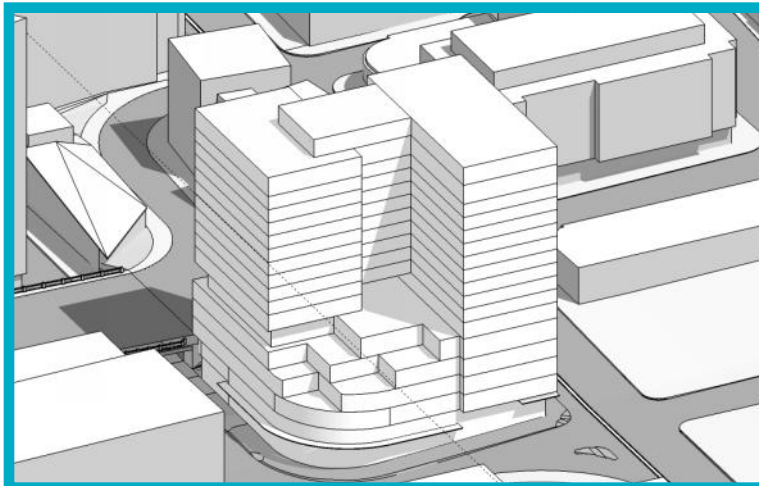
TWO TOWER 1



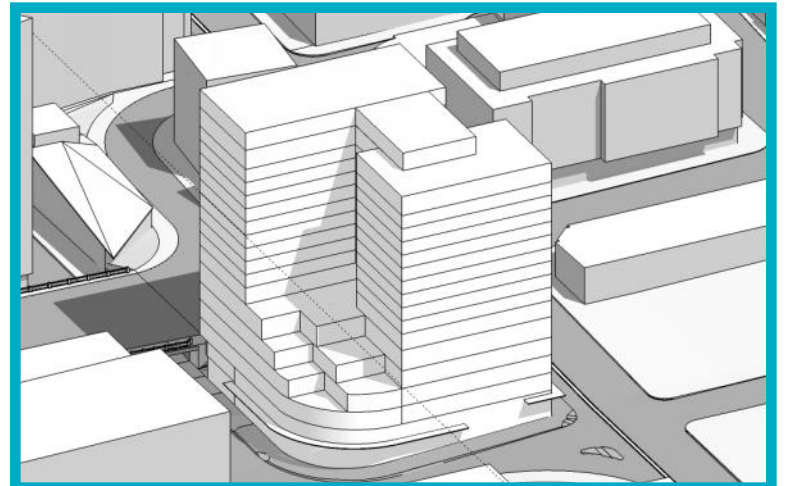
TWO TOWER 2



TWO TOWER 3



LAYERS A



LAYERS B

MASSING STUDIES MATRIX

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

LAYERS MASSING CONCEPT

THE PROJECT IS CONCEIVED AS AN URBAN LANDFORM,
REFERENCING BOTH THE REGIONAL ECOLOGY AND ITS
IMMEDIATE URBAN CONTEXT.

TWO CLIFF-LIKE RESIDENTIAL TOWERS RISE ABOVE
DENSELY VEGETATED OFFICE TERRACES THAT GENTLY
STEP DOWN TO STREET LEVEL AND THE RIVER BELOW.

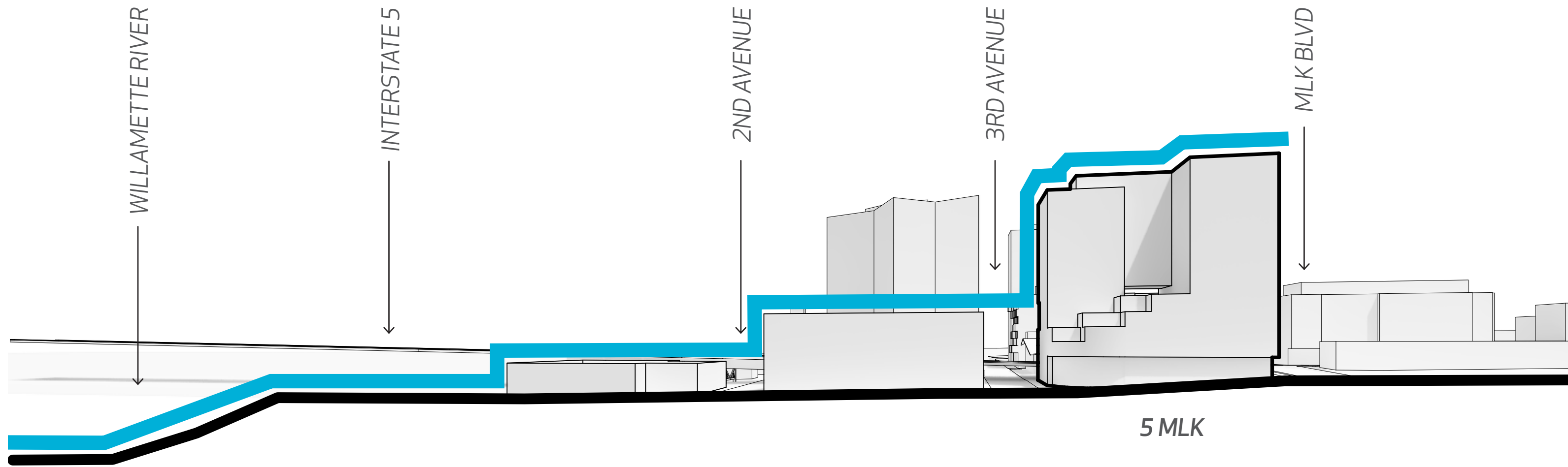


SADDLE MOUNTAIN

CONCEPT URBAN LANDFORM

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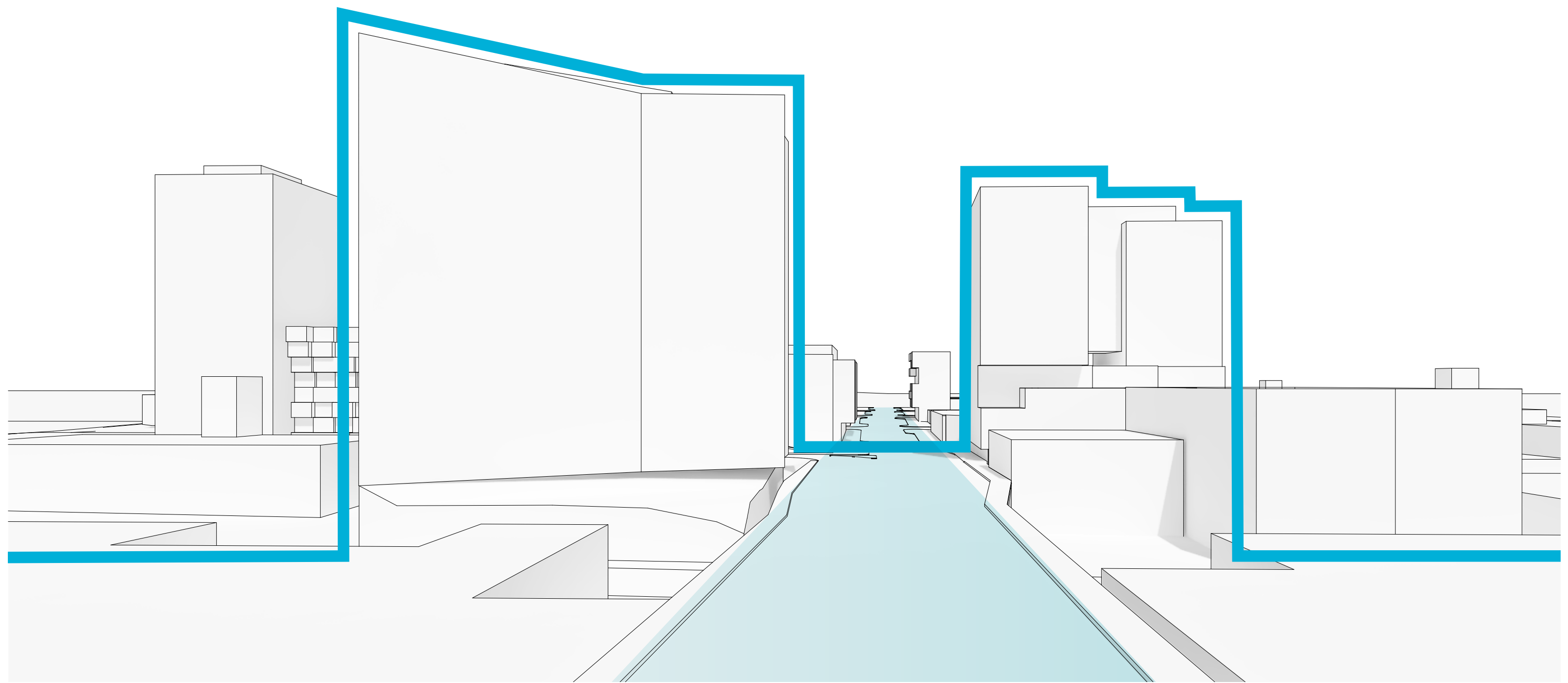
5 MLK ADDRESSES ITS URBAN CONTEXT
WITH A GEOLOGICAL NARRATIVE THAT
ORIENTS IT'S MASS TO THE CITY AND
STEPS DOWN TOWARDS THE RIVER
[DESIGN GUIDELINE: A1]



CONCEPT SITE SECTION

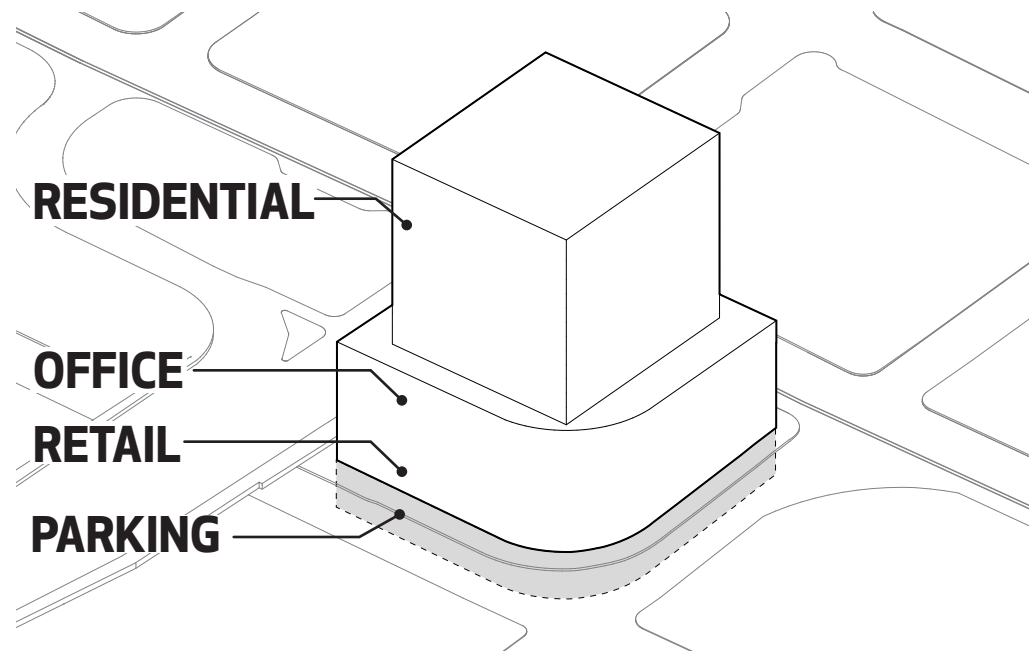
5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

5 MLK PARTNERS WITH THE YARD TO
ESTABLISH A GATEWAY THAT FRAMES THE
ENTRANCE TO EAST PORTLAND AT THE
BURNSIDE BRIDGEHEAD
[DESIGN GUIDELINE: A9]

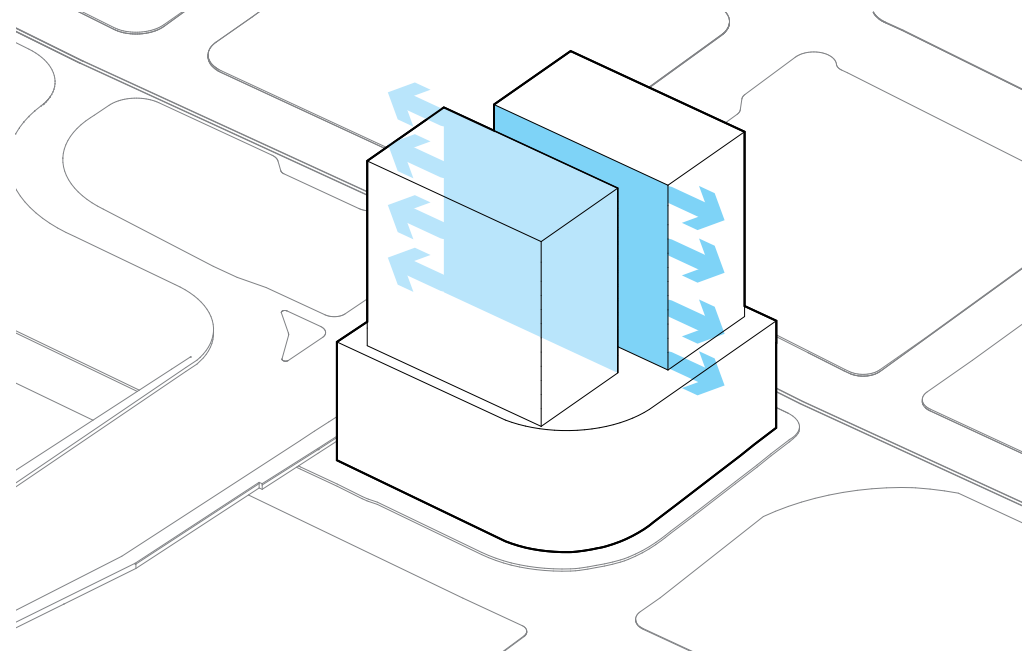


CONCEPT GATEWAY

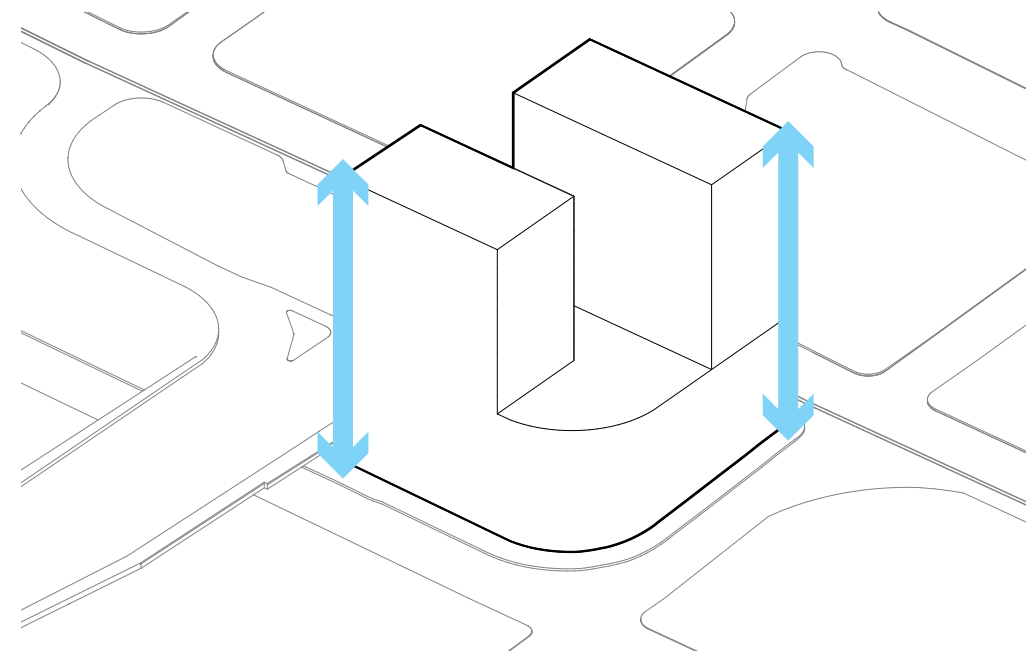
5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



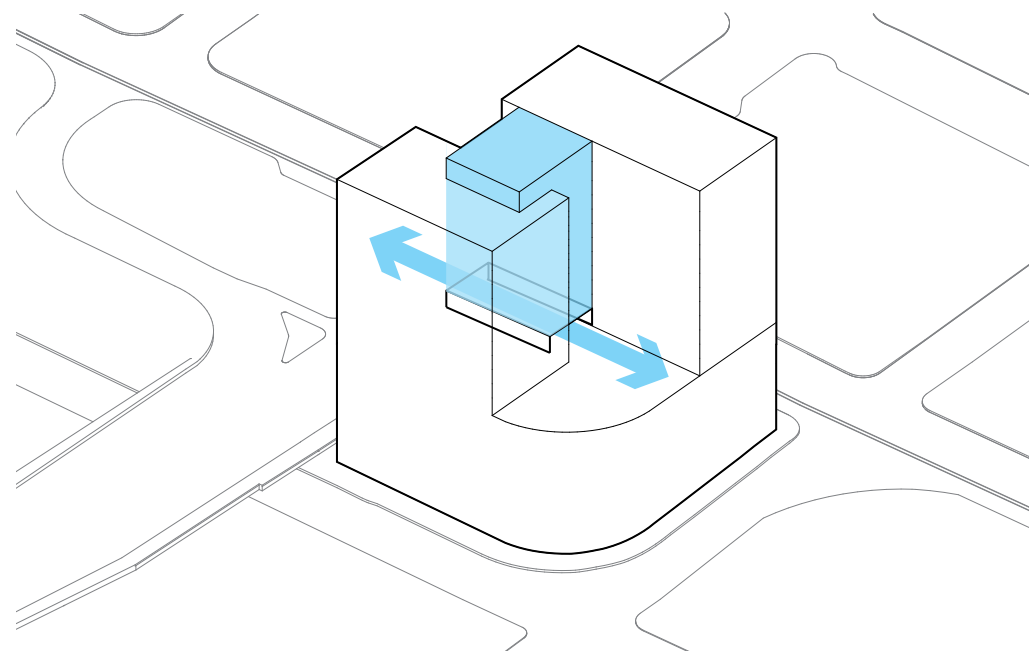
1. BASIC PROGRAM MASSING
[DESIGN GUIDELINE: C1-1]



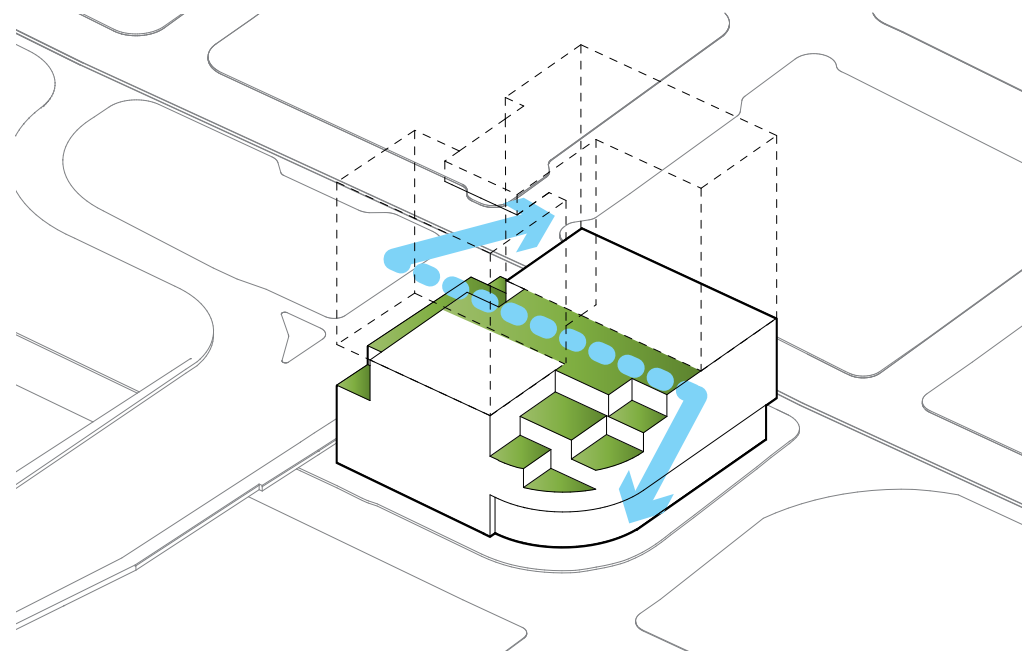
2. SPLIT RESIDENTIAL PROGRAM AND SLIDE APART TO REDUCE APPARENT MASS



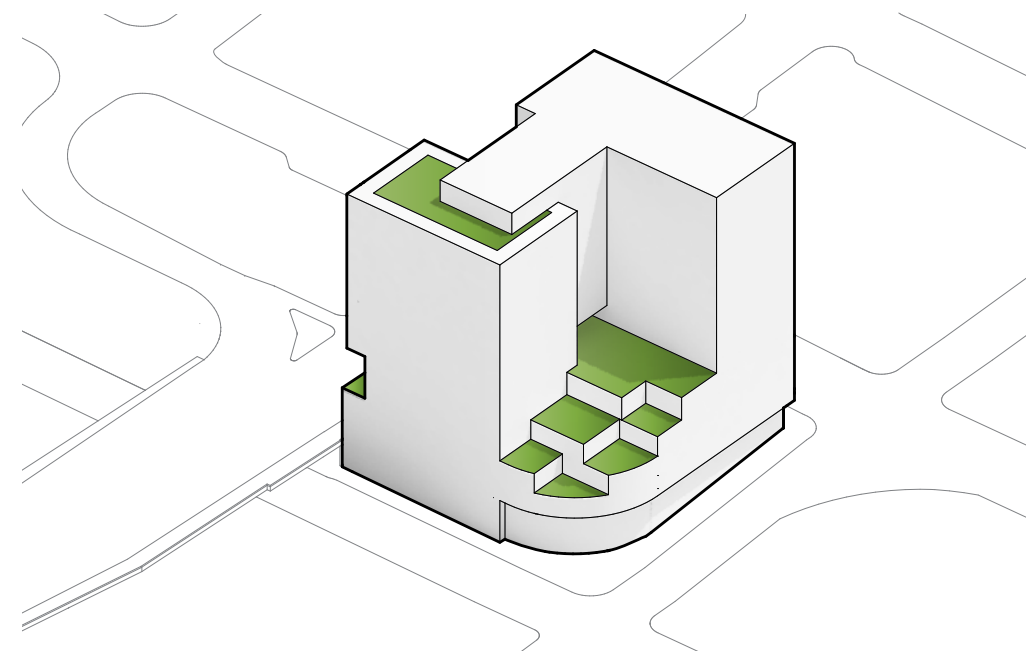
3. ALIGN RESIDENTIAL TOWERS TO OPPOSITE CORNERS TO REDUCE PRESENCE ON ANY SINGLE FRONTAGE



4. CONNECT RESIDENTIAL TOWERS WITH A BRIDGE-LIKE STRUCTURE LEAVING AN OPEN APERTURE AT THE AMENITY LEVEL



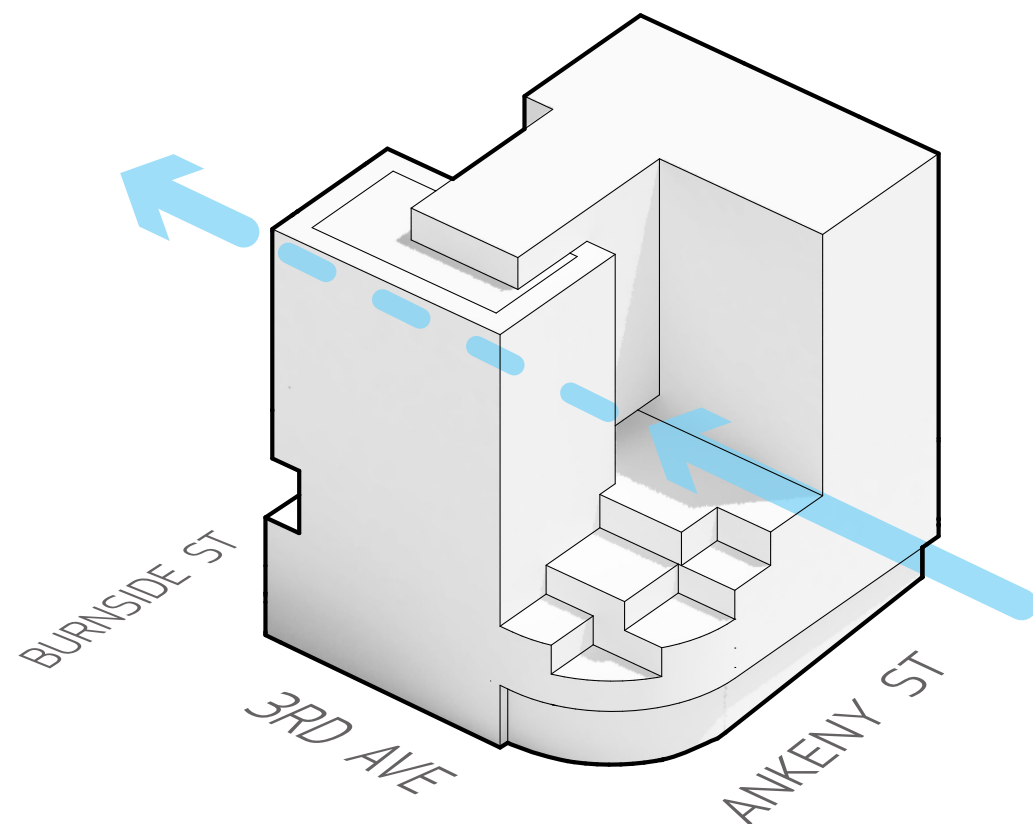
5. TERRACE OFFICE PODIUM TO BRING GREENERY DOWN TO STREET AND CONNECT BUILDING TO REGIONAL ECOLOGY



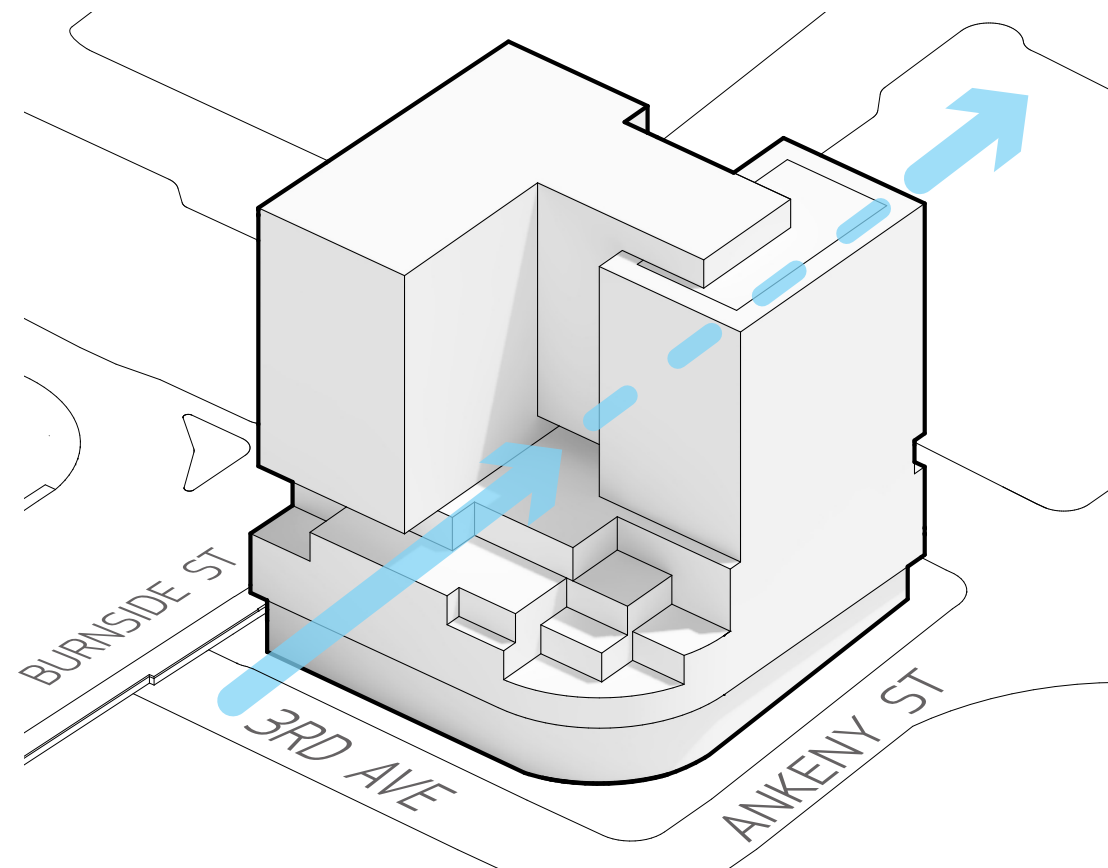
6. FINAL BUILDING COMPOSITION

CONCEPT PROCESS DIAGRAMS

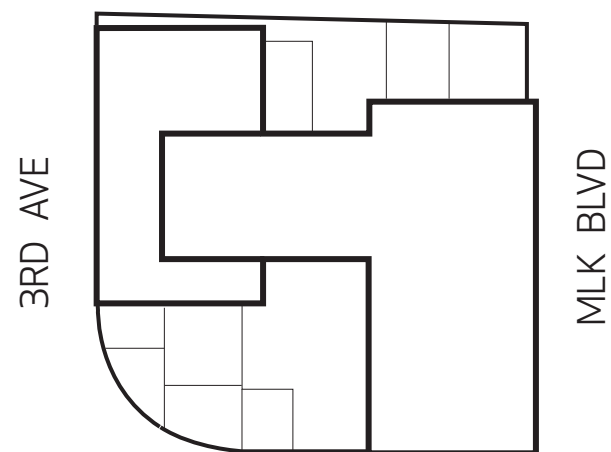
A



B

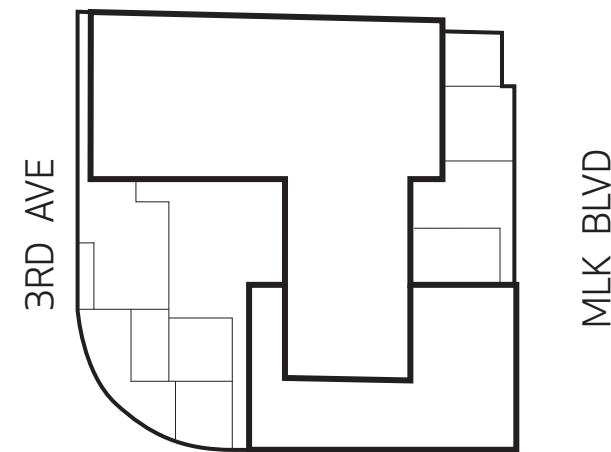


BURNSIDE ST



ANKENY ST

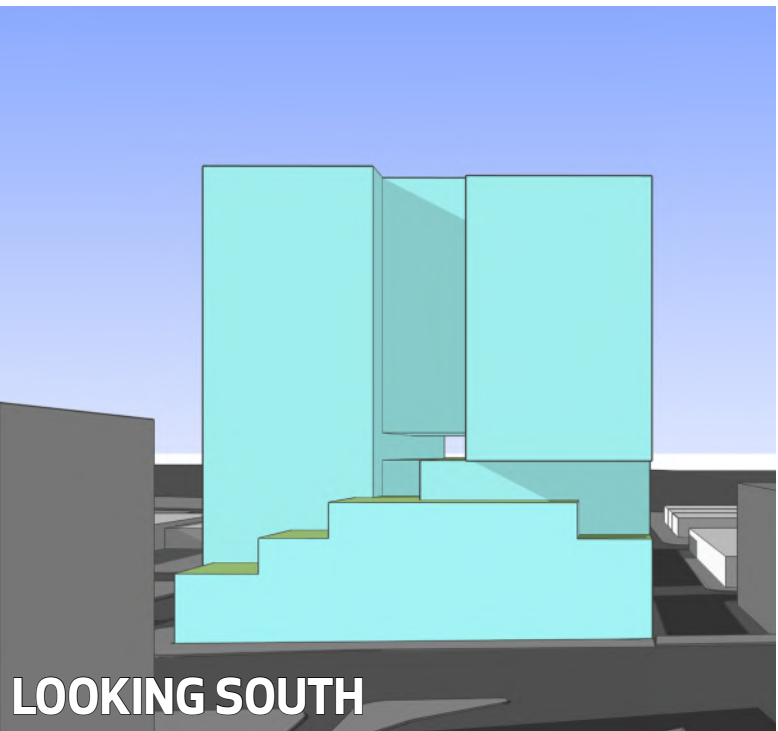
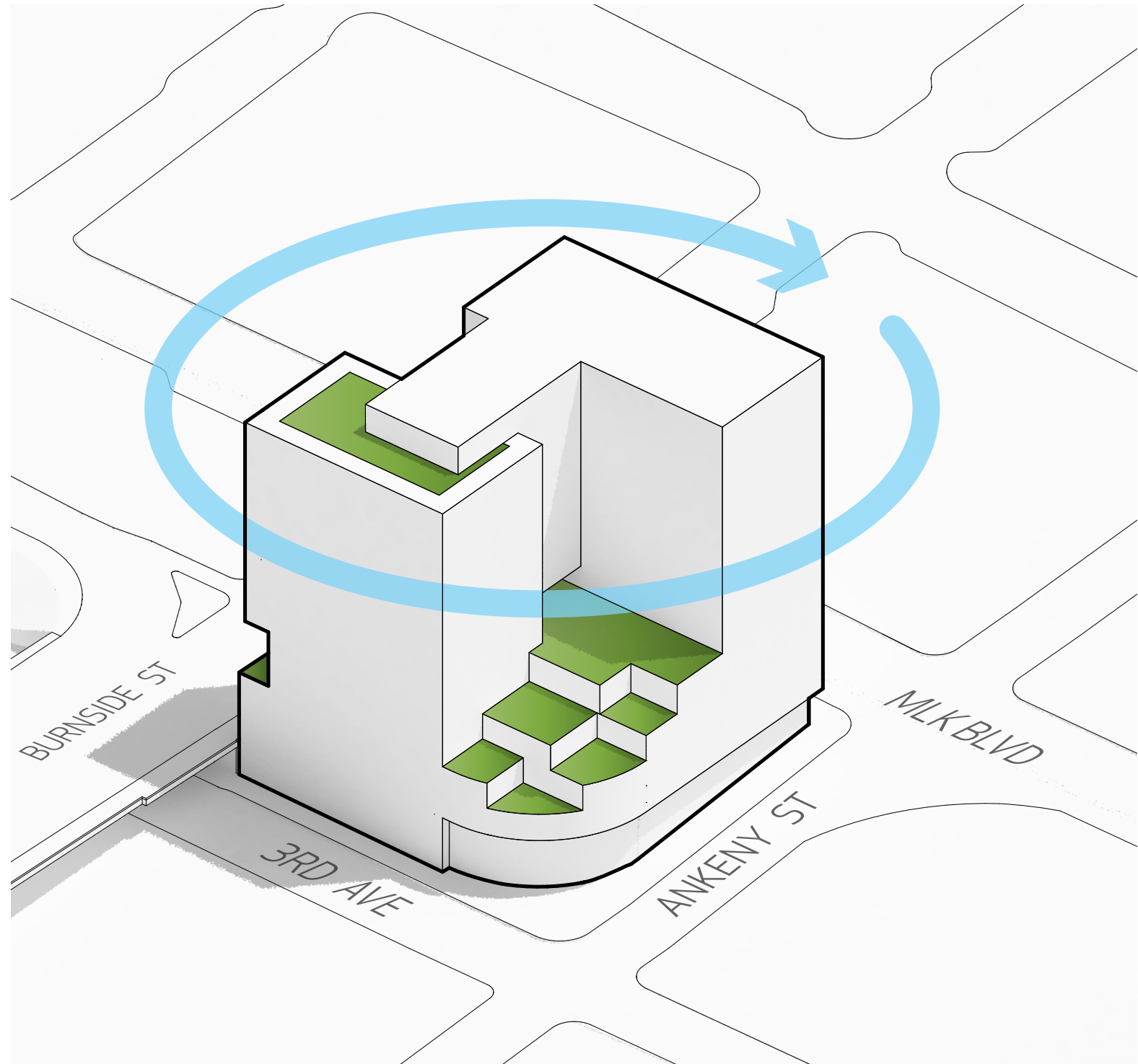
BURNSIDE ST



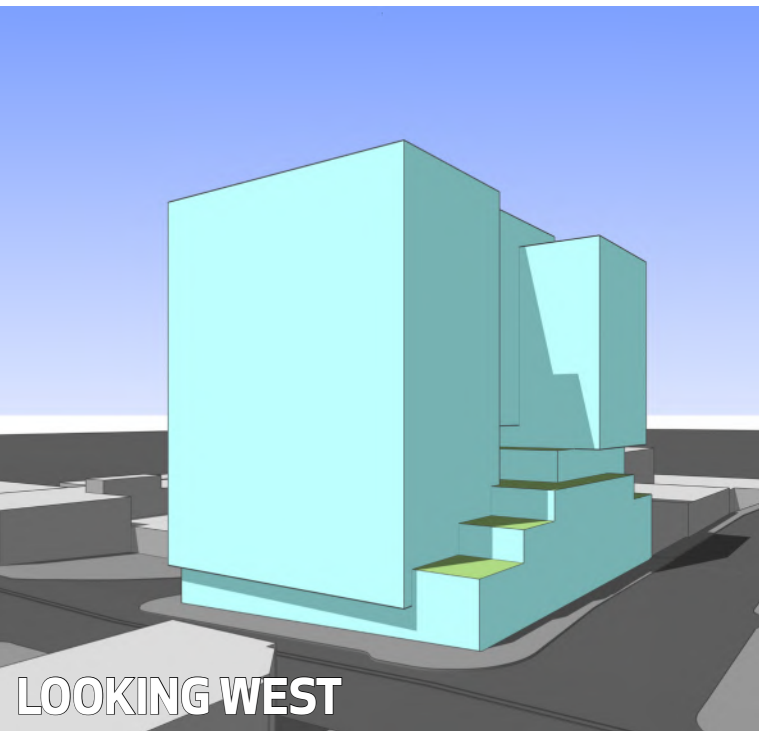
ANKENY ST

CONCEPT LAYERS A + B

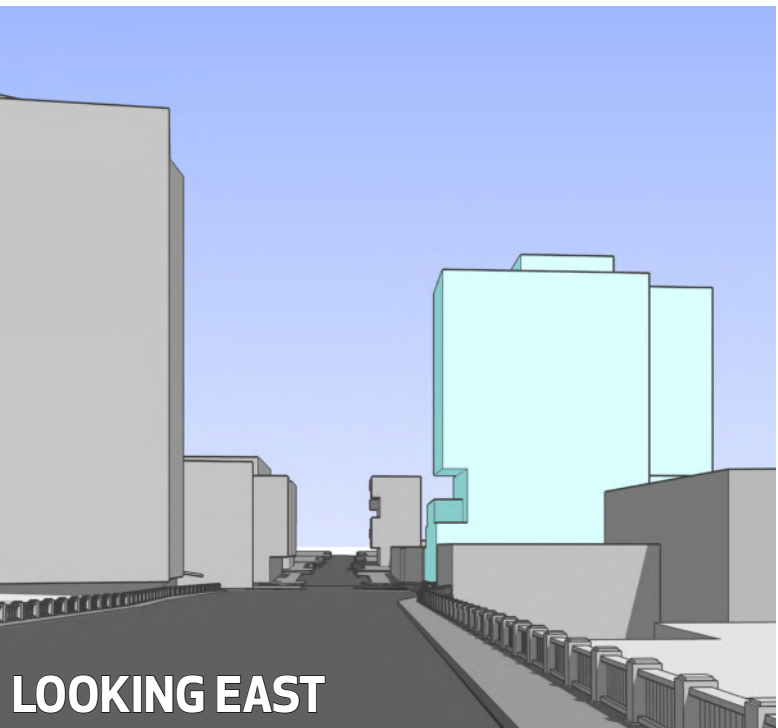
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LOOKING SOUTH



LOOKING WEST

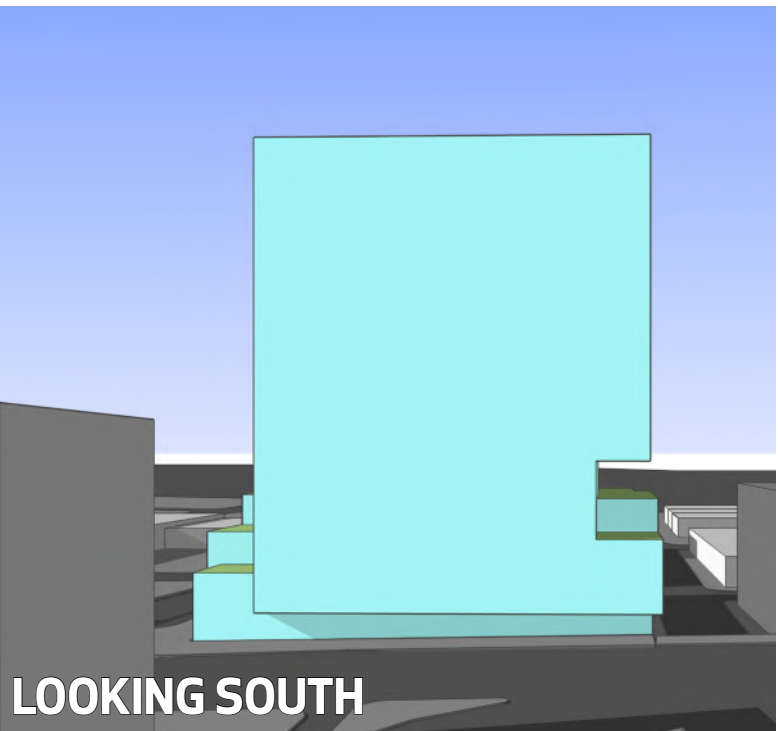
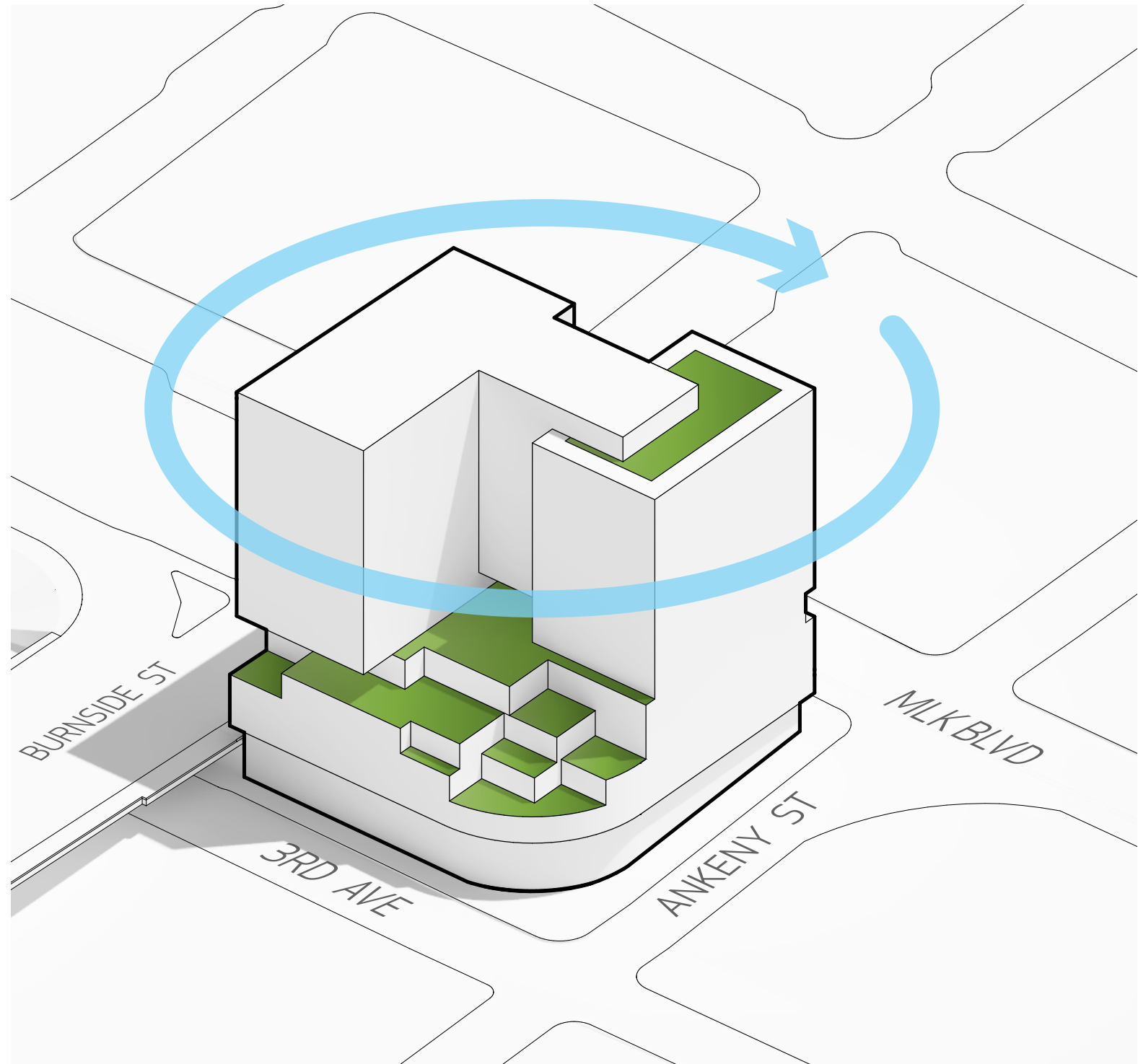


LOOKING EAST



LOOKING NORTH

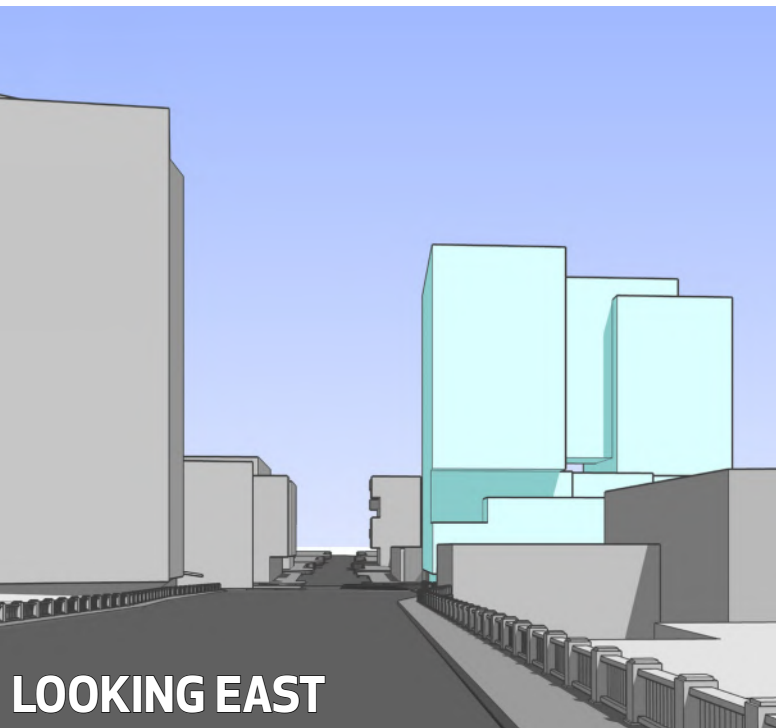
DESIGNED TO BE VIEWED “IN THE ROUND” THE BUILDING APPEARS AS
A COUPLET OF LAYERED VOLUMES FROM ALL DIRECTIONS WITH NO
FRONT OR BACK
[DESIGN GUIDELINE: A4, C1]



LOOKING SOUTH



LOOKING WEST



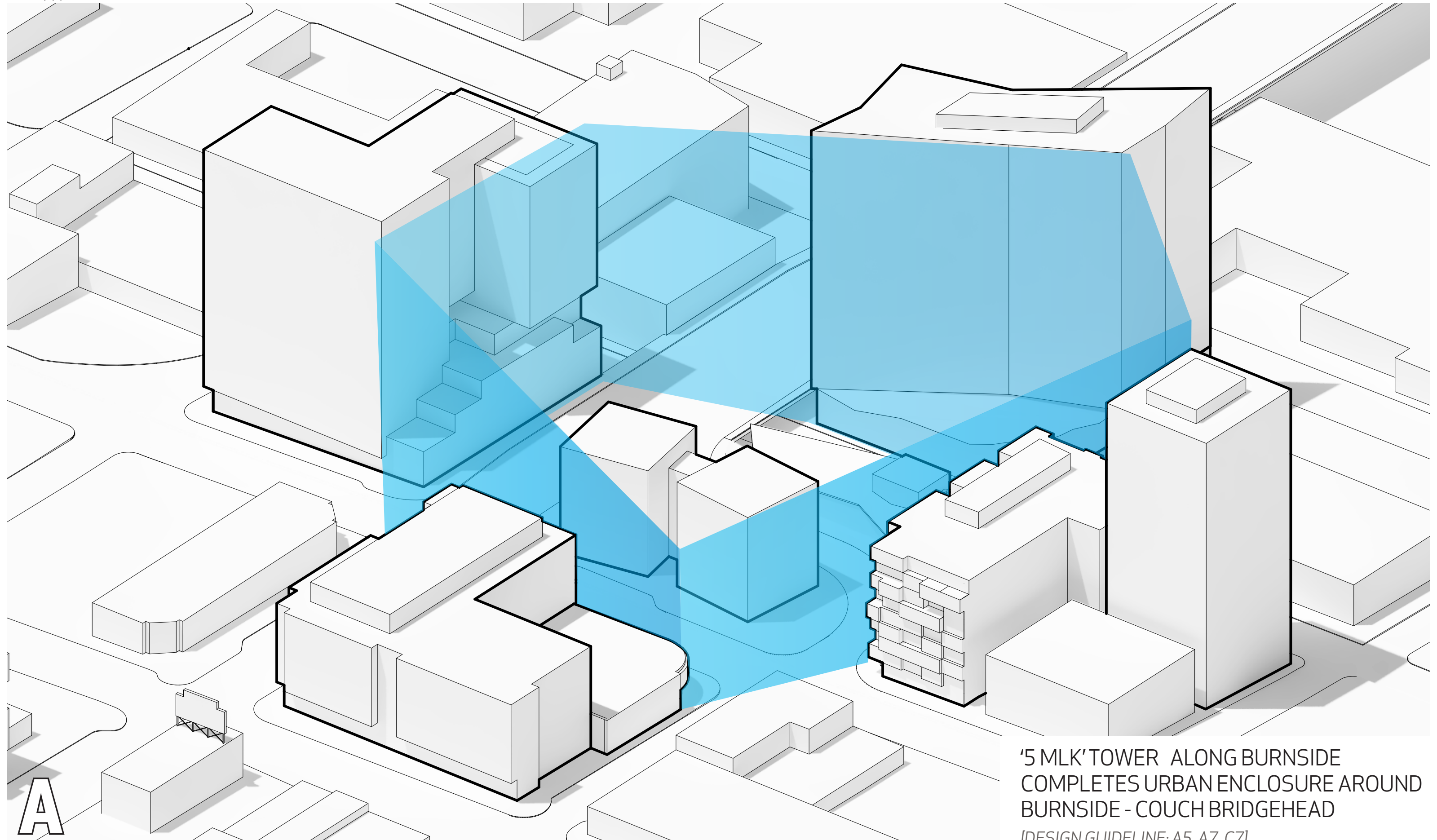
LOOKING EAST



LOOKING NORTH

DESIGNED TO BE VIEWED "IN THE ROUND" THE BUILDING APPEARS AS A COUPLET OF LAYERED VOLUMES FROM ALL DIRECTIONS WITH NO FRONT OR BACK
[DESIGN GUIDELINE: A4, C1]

B
CONCEPT 'IN THE ROUND'
5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

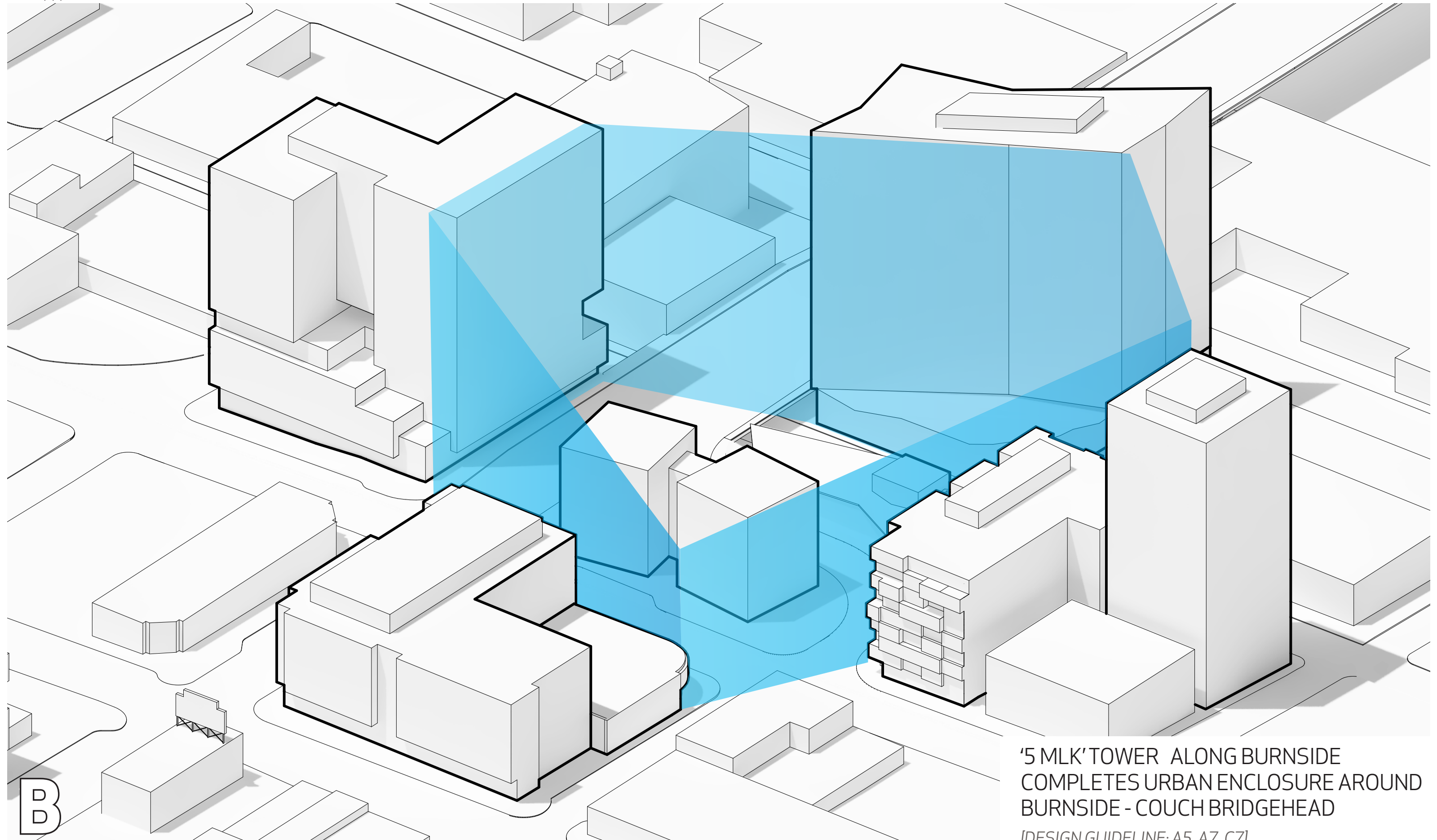


A

CONCEPT URBAN ENCLOSURE

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

'5 MLK' TOWER ALONG BURNSIDE
COMPLETES URBAN ENCLOSURE AROUND
BURNSIDE - COUCH BRIDGEHEAD
[DESIGN GUIDELINE: A5, A7, C7]



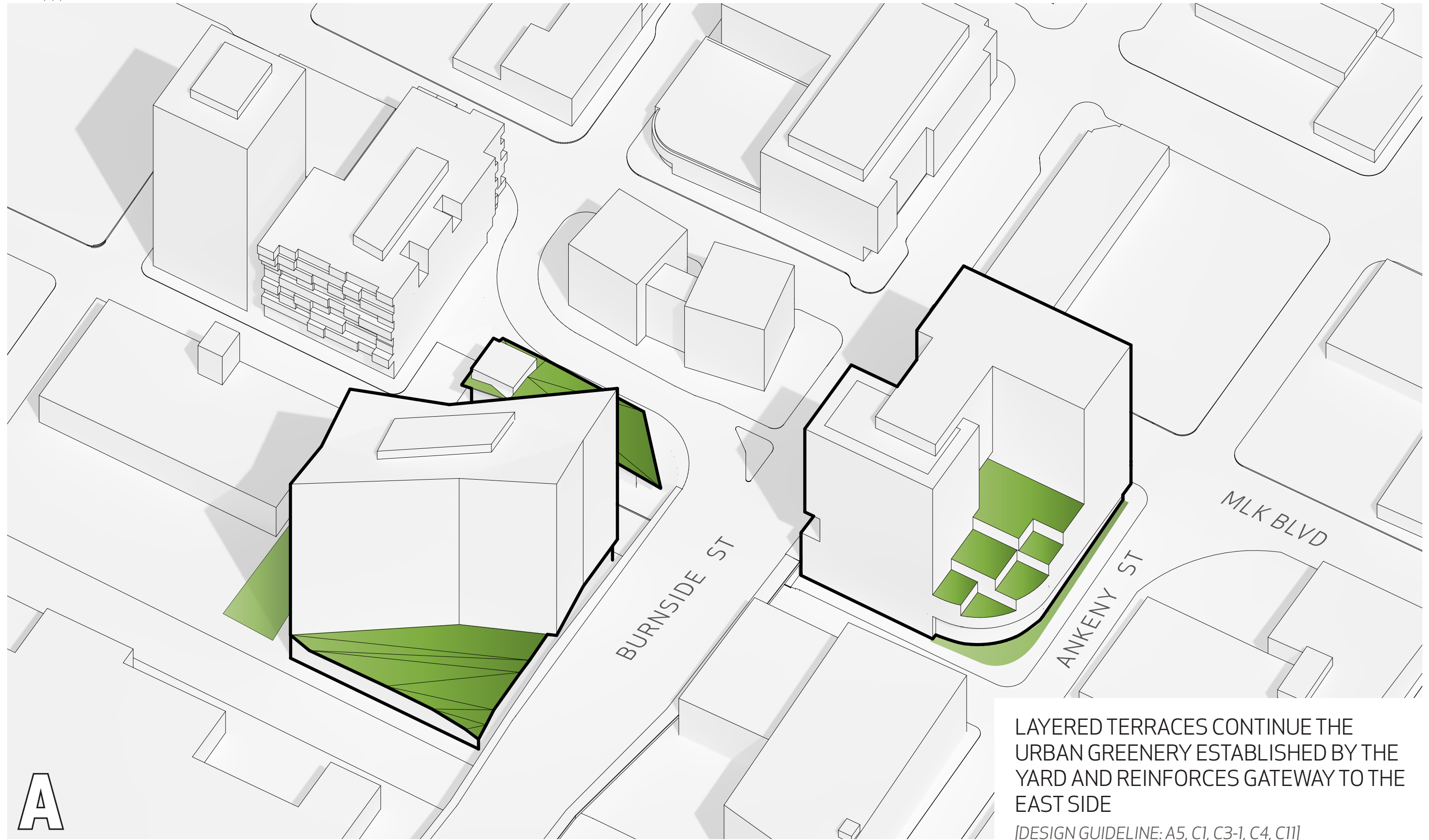
B

CONCEPT URBAN ENCLOSURE

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

'5 MLK' TOWER ALONG BURNSIDE
COMPLETES URBAN ENCLOSURE AROUND
BURNSIDE - COUCH BRIDGEHEAD

[DESIGN GUIDELINE: A5, A7, C7]



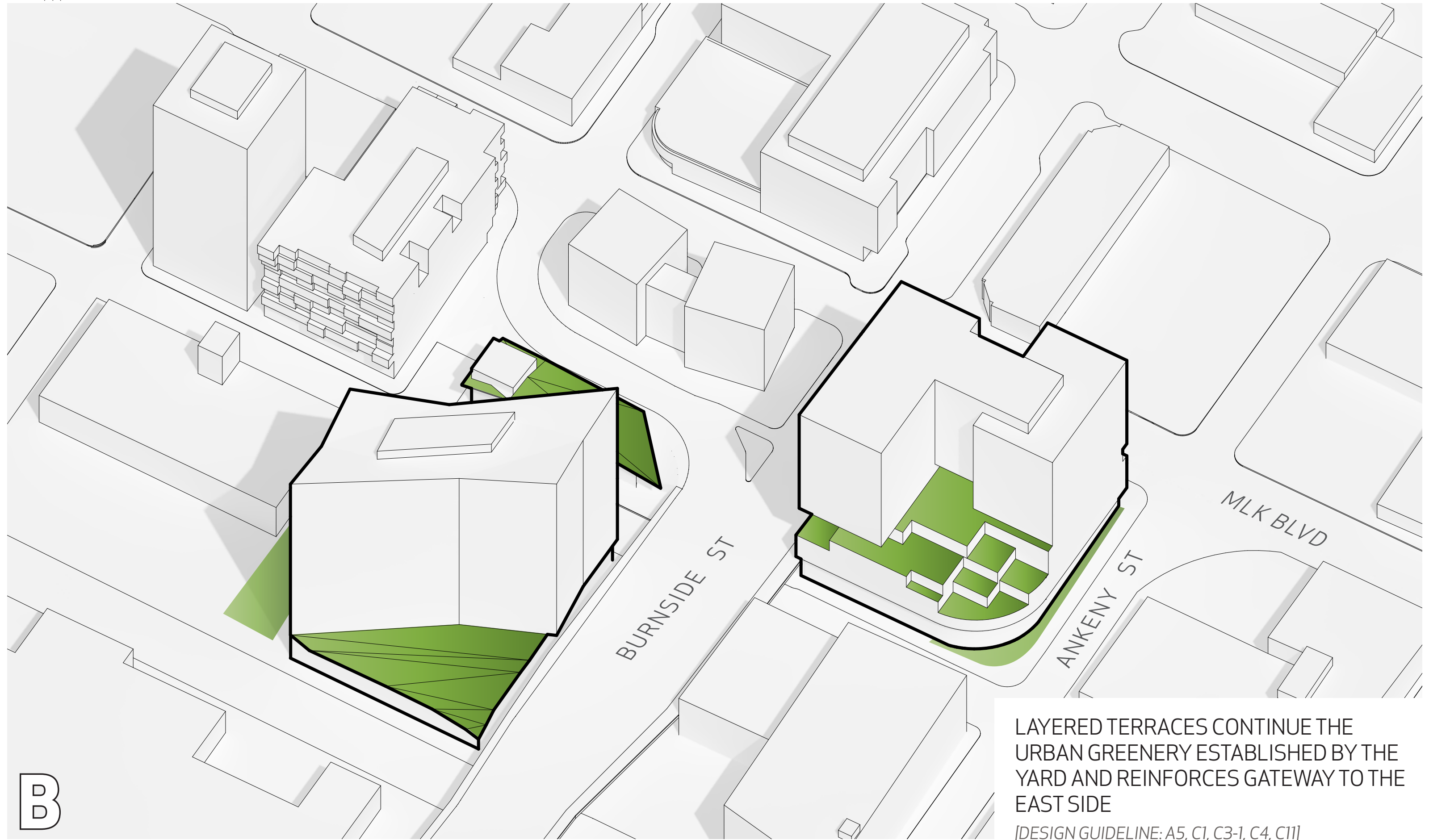
A

CONCEPT TERRACED LANDSCAPING

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

LAYERED TERRACES CONTINUE THE URBAN GREENERY ESTABLISHED BY THE YARD AND REINFORCES GATEWAY TO THE EAST SIDE

[DESIGN GUIDELINE: A5, C1, C3-1, C4, C11]



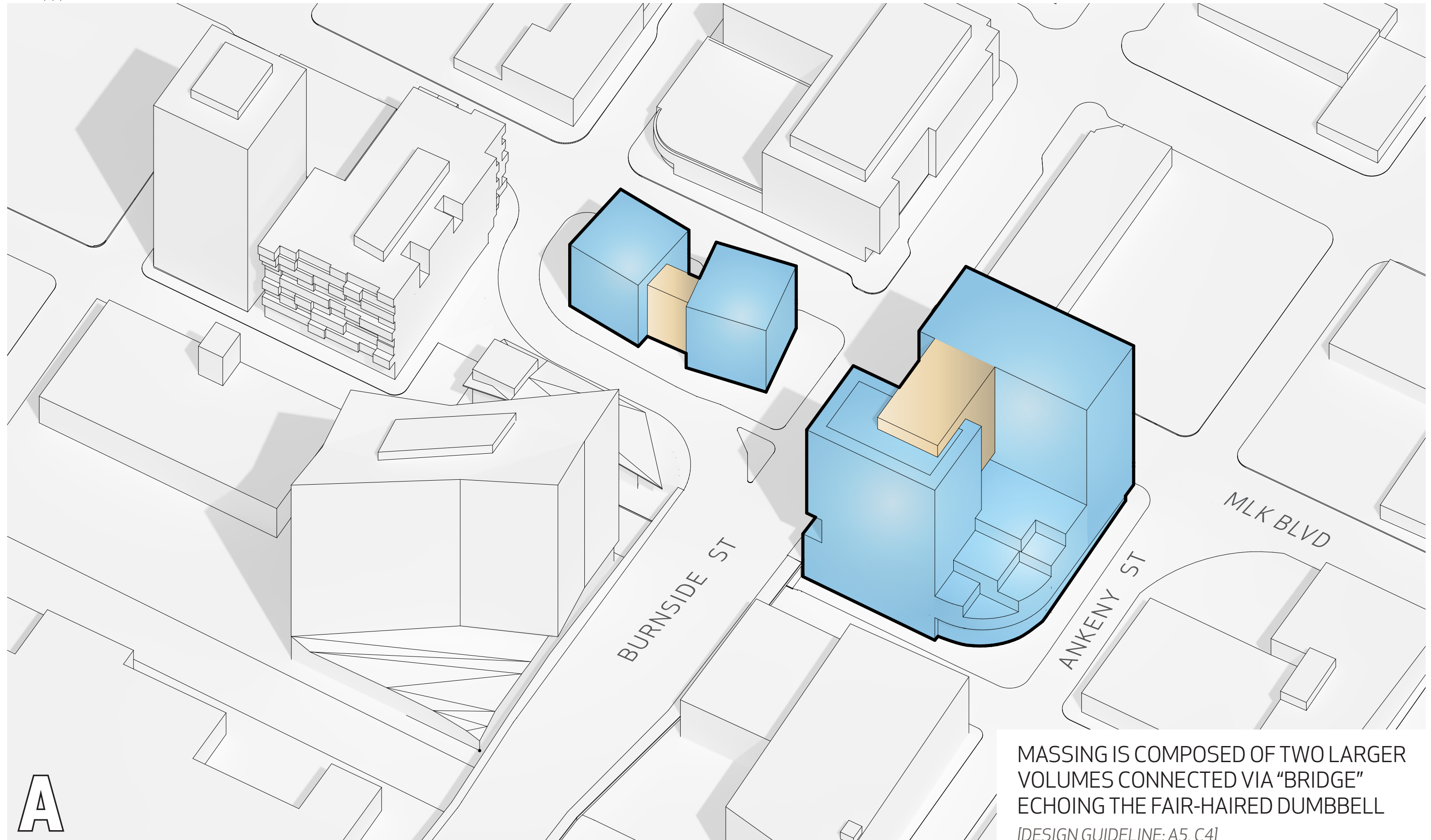
B

LAYERED TERRACES CONTINUE THE URBAN GREENERY ESTABLISHED BY THE YARD AND REINFORCES GATEWAY TO THE EAST SIDE

[DESIGN GUIDELINE: A5, C1, C3-1, C4, C11]

CONCEPT TERRACED LANDSCAPING

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

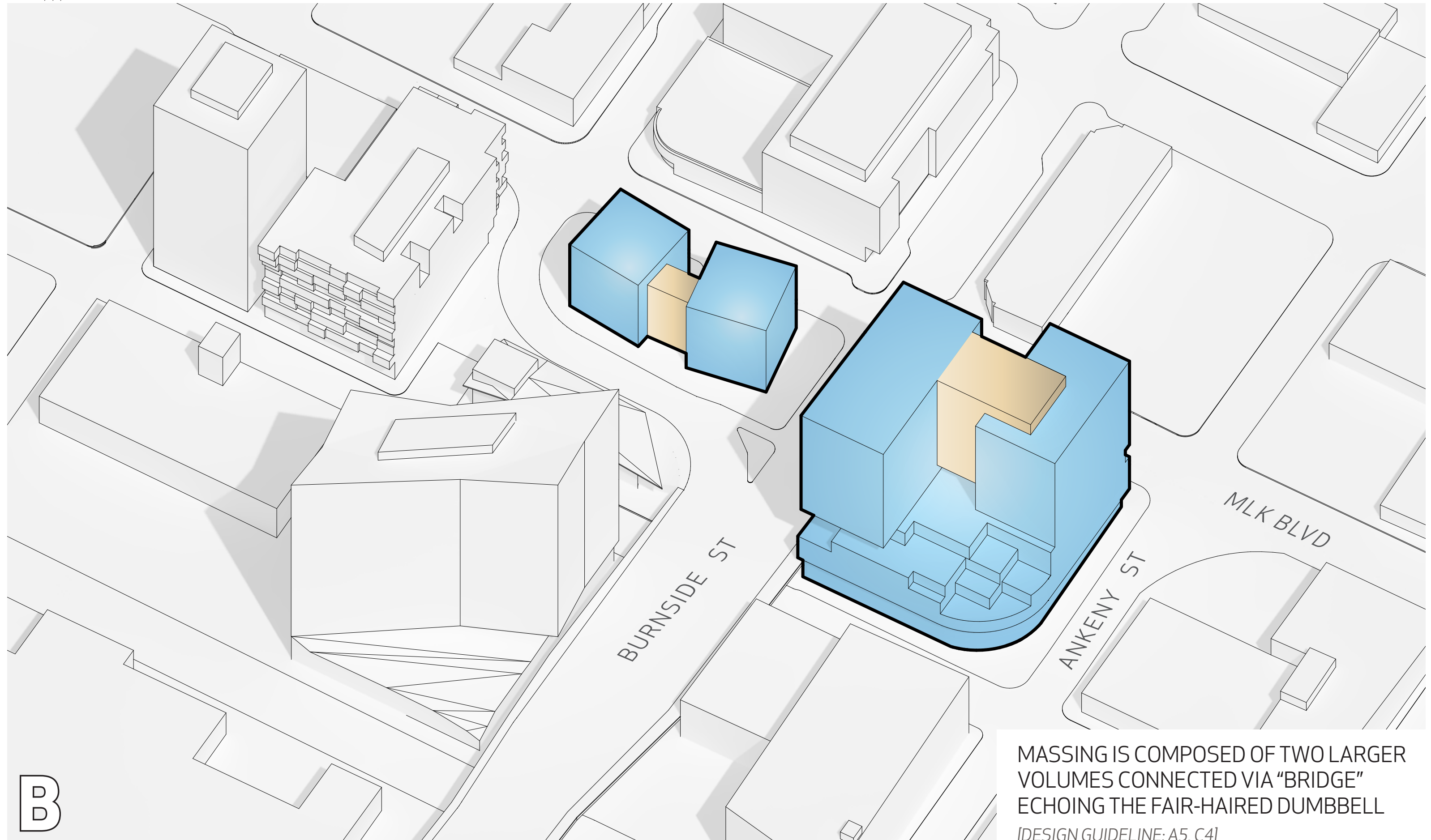


MASSING IS COMPOSED OF TWO LARGER
VOLUMES CONNECTED VIA "BRIDGE"
ECHOING THE FAIR-HAIRED DUMBBELL
[DESIGN GUIDELINE: A5, C4]

A

CONCEPT BRIDGED MASSING

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

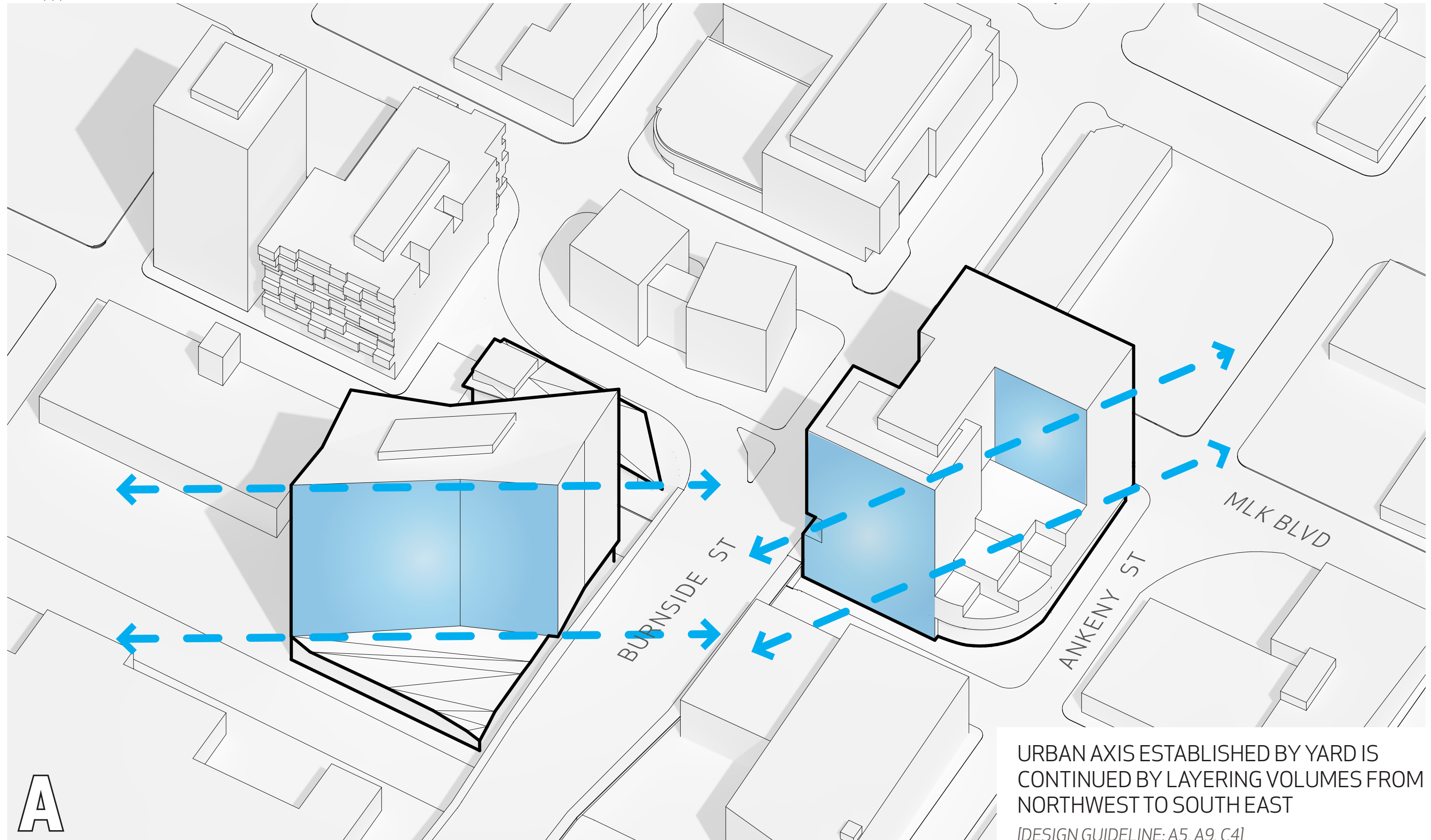


MASSING IS COMPOSED OF TWO LARGER
VOLUMES CONNECTED VIA “BRIDGE”
ECHOING THE FAIR-HAIRED DUMBBELL
[DESIGN GUIDELINE: A5, C4]

B

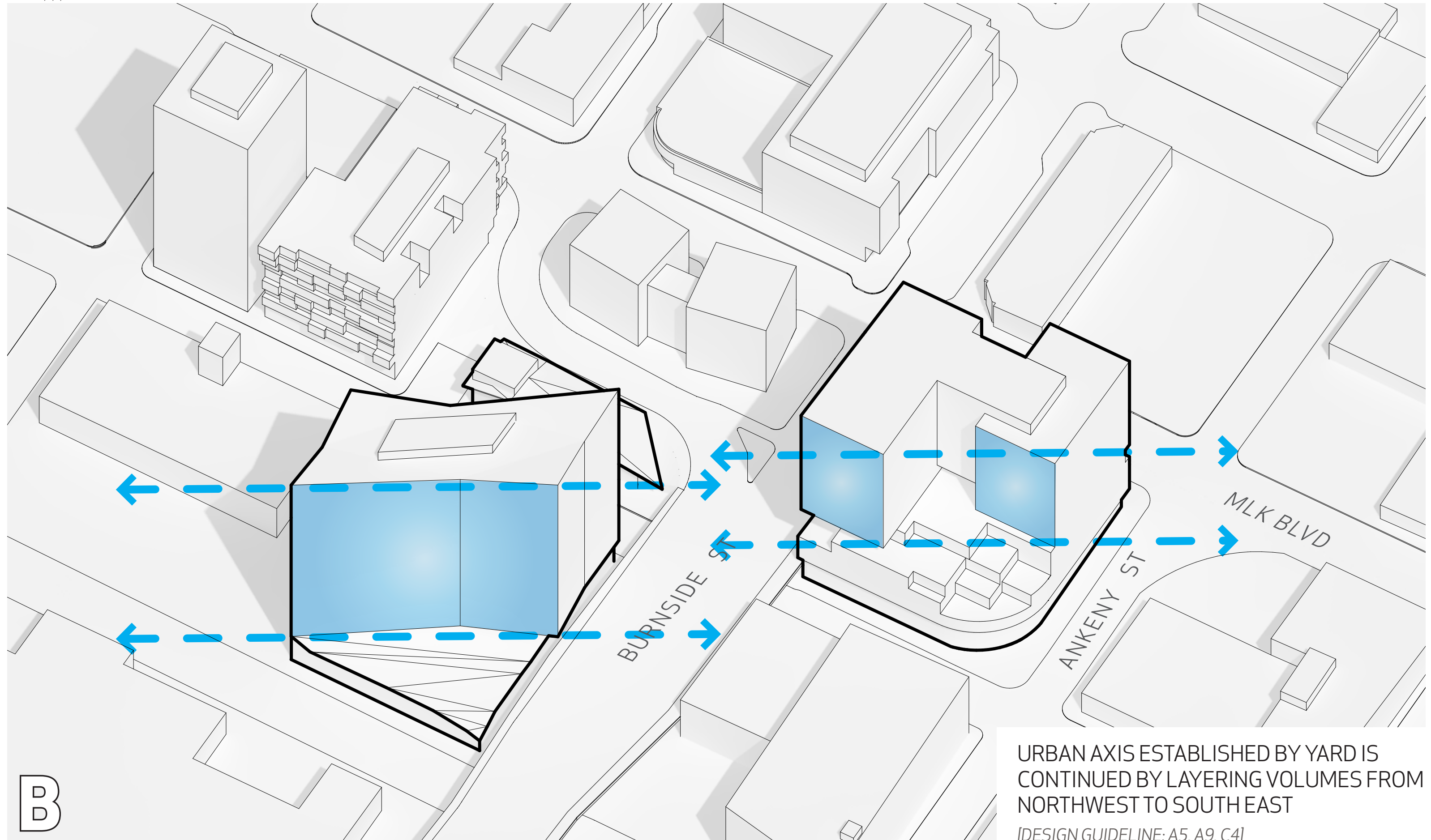
CONCEPT BRIDGED MASSING

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



URBAN AXIS ESTABLISHED BY YARD IS
CONTINUED BY LAYERING VOLUMES FROM
NORTHWEST TO SOUTH EAST
[DESIGN GUIDELINE: A5, A9, C4]

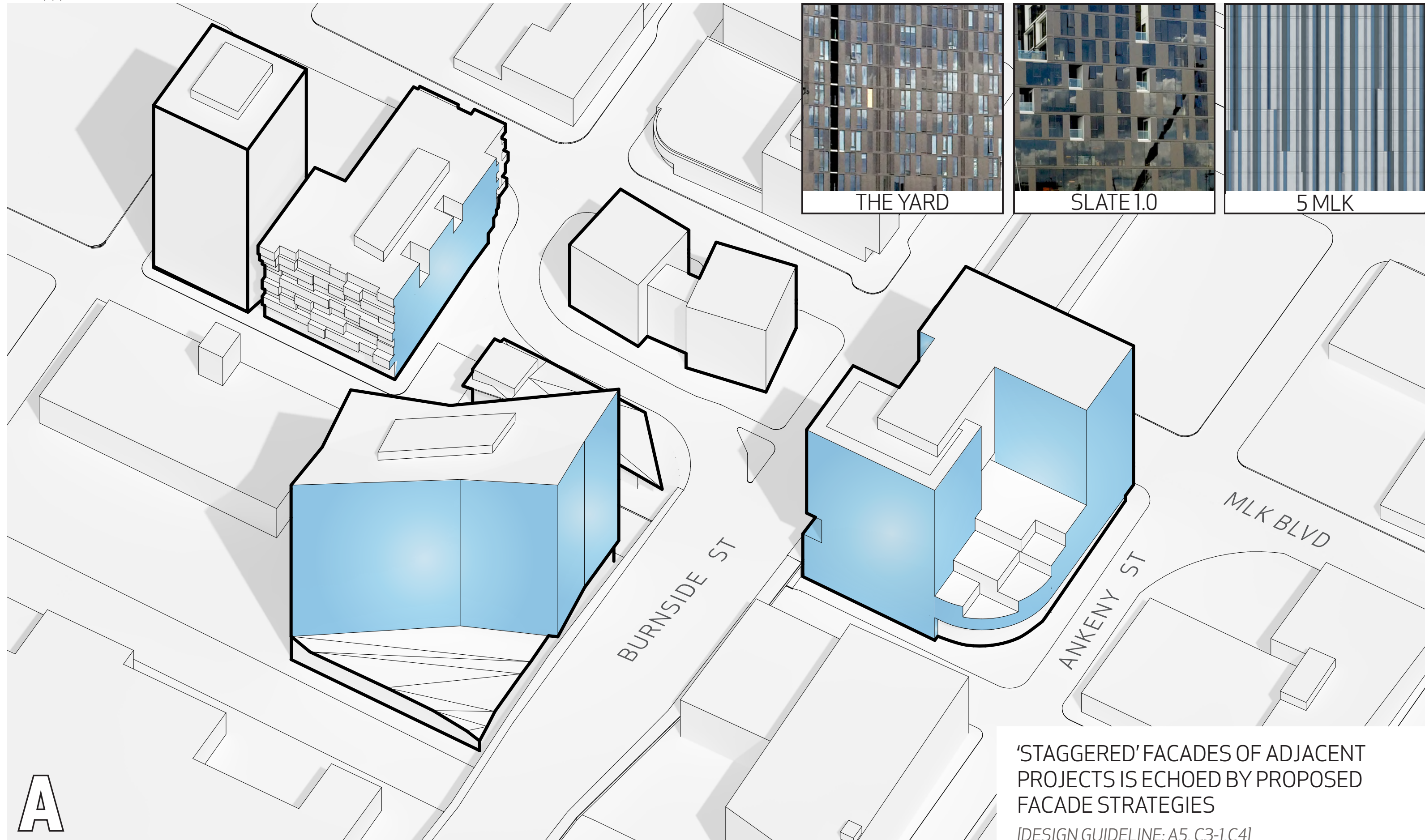
CONCEPT LAYERING VOLUMES



URBAN AXIS ESTABLISHED BY YARD IS
CONTINUED BY LAYERING VOLUMES FROM
NORTHWEST TO SOUTH EAST
[DESIGN GUIDELINE: A5, A9, C4]

CONCEPT LAYERING VOLUMES

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



THE YARD

SLATE 1.0

5 MLK

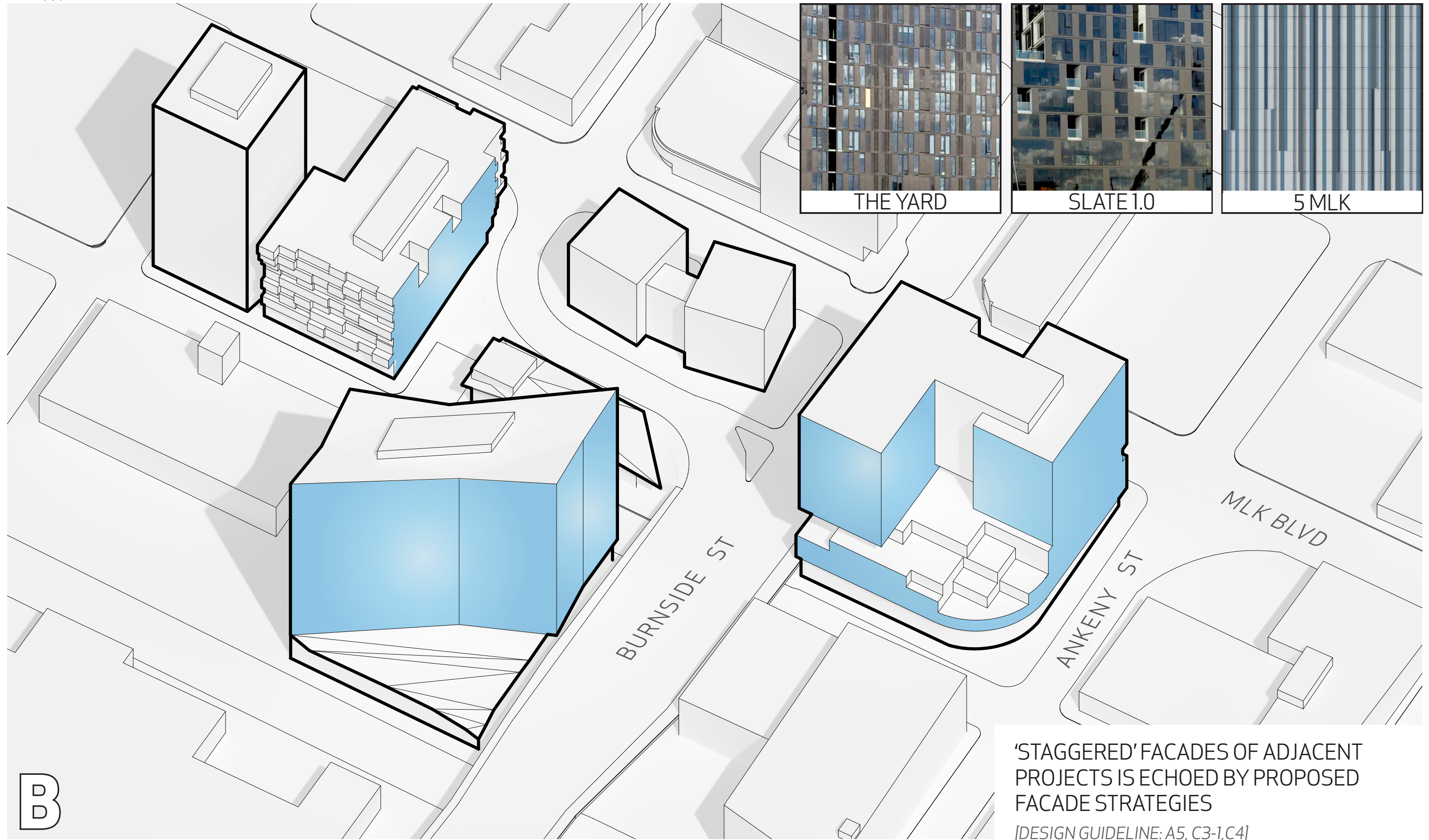
BURNSIDE ST

ANKENY ST
MLK BLVD

'STAGGERED' FACADES OF ADJACENT
PROJECTS IS ECHOED BY PROPOSED
FACADE STRATEGIES
[DESIGN GUIDELINE: A5, C3-1,C4]

A

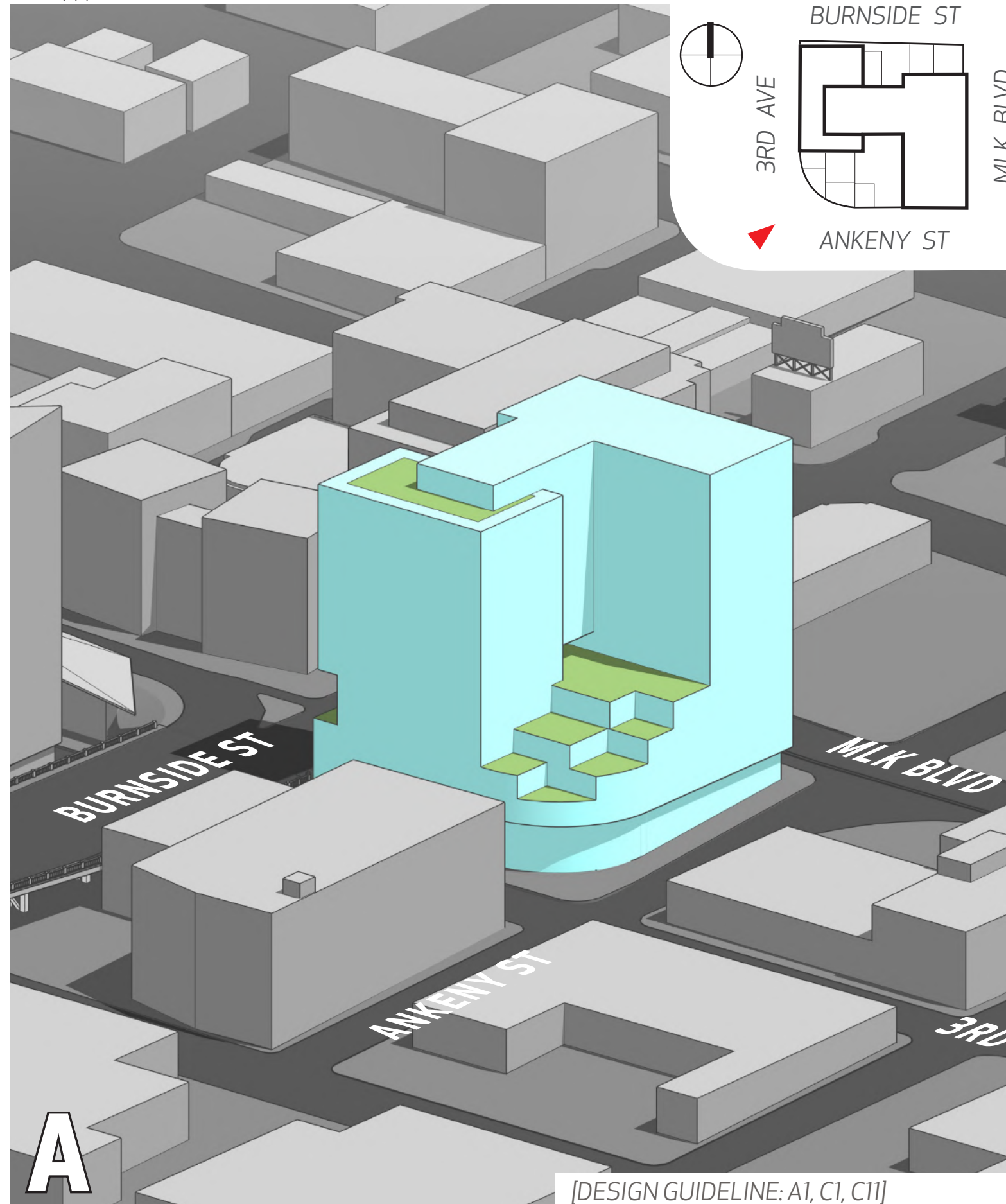
CONCEPT CONTEXTUAL FACADES



'STAGGERED' FACADES OF ADJACENT PROJECTS IS ECHOED BY PROPOSED FACADE STRATEGIES
[DESIGN GUIDELINE: A5, C3-1,C4]

CONCEPT CONTEXTUAL FACADES

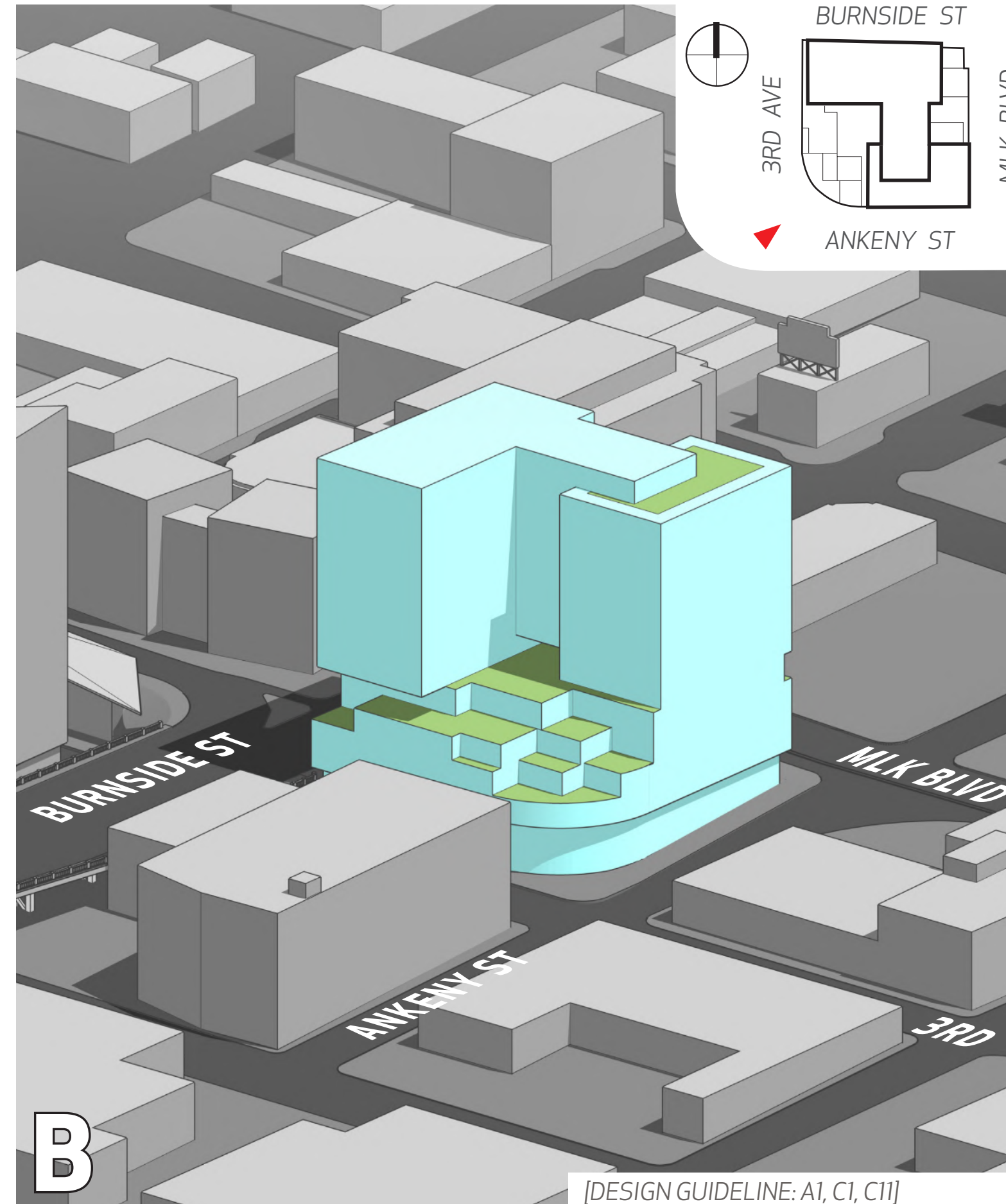
LAYERS MASSING COMPARISON



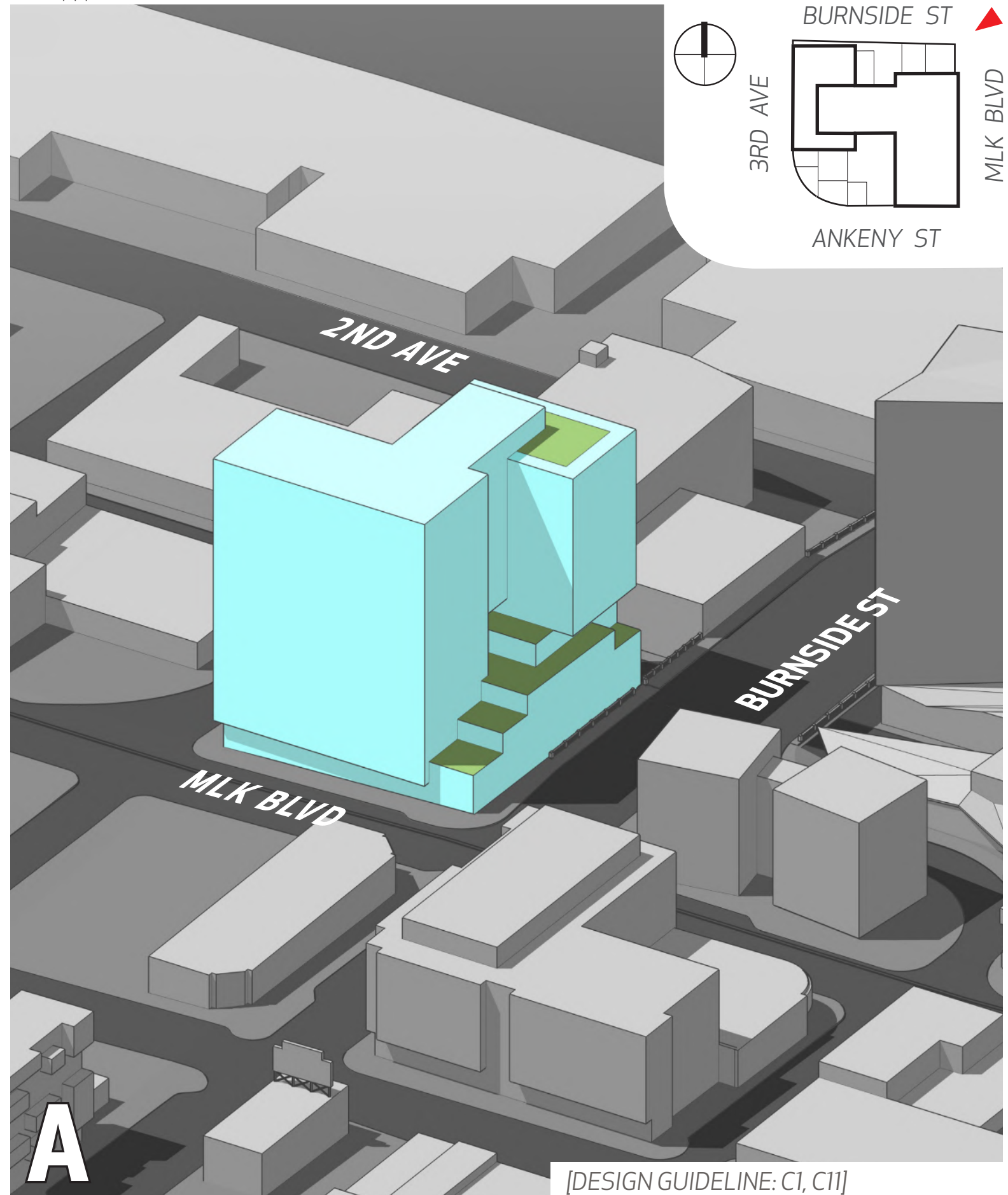
[DESIGN GUIDELINE: A1, C1, C11]

MASSING SOUTHWEST

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



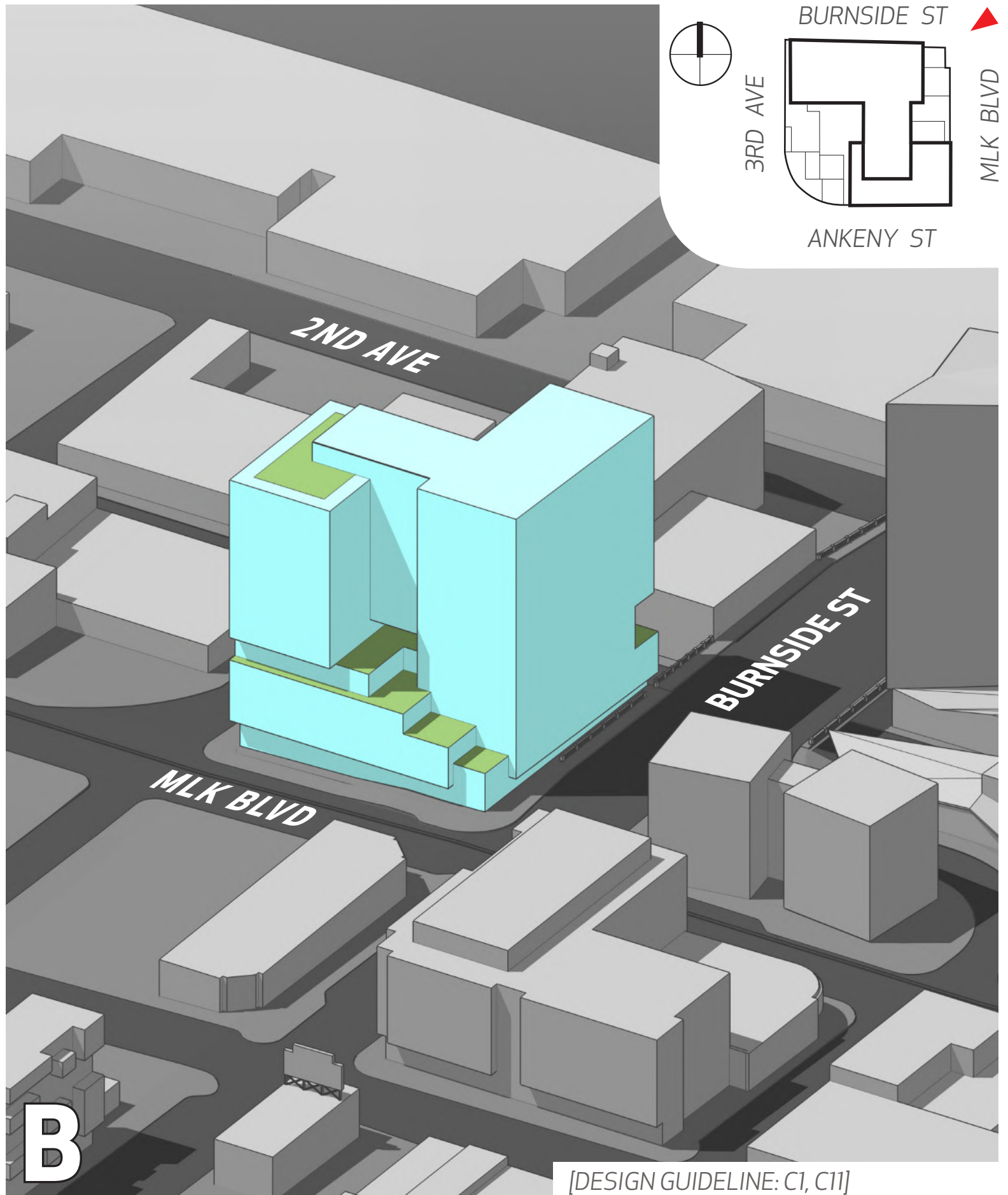
[DESIGN GUIDELINE: A1, C1, C11]



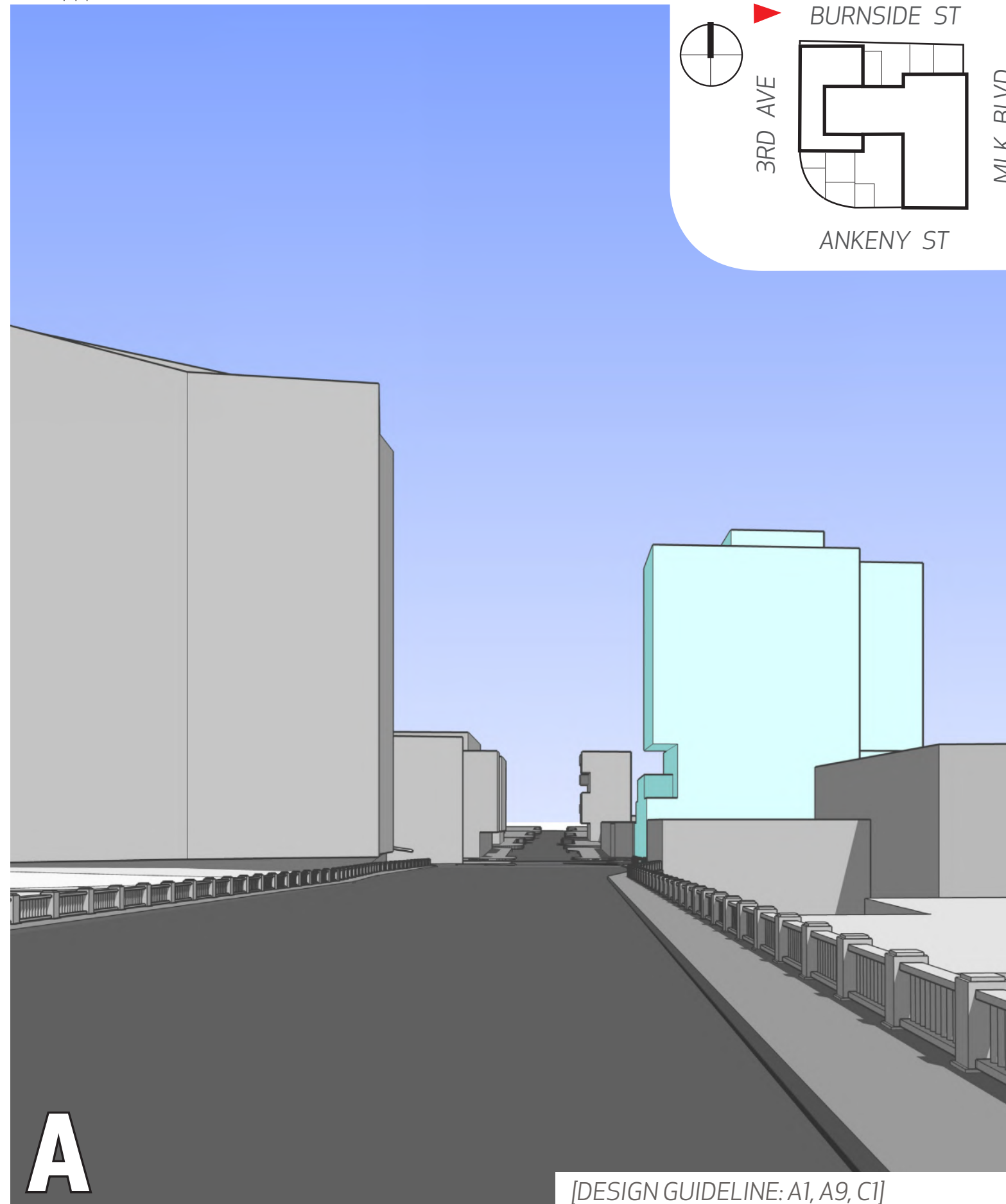
[DESIGN GUIDELINE: C1, C11]

MASSING NORTHEAST

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

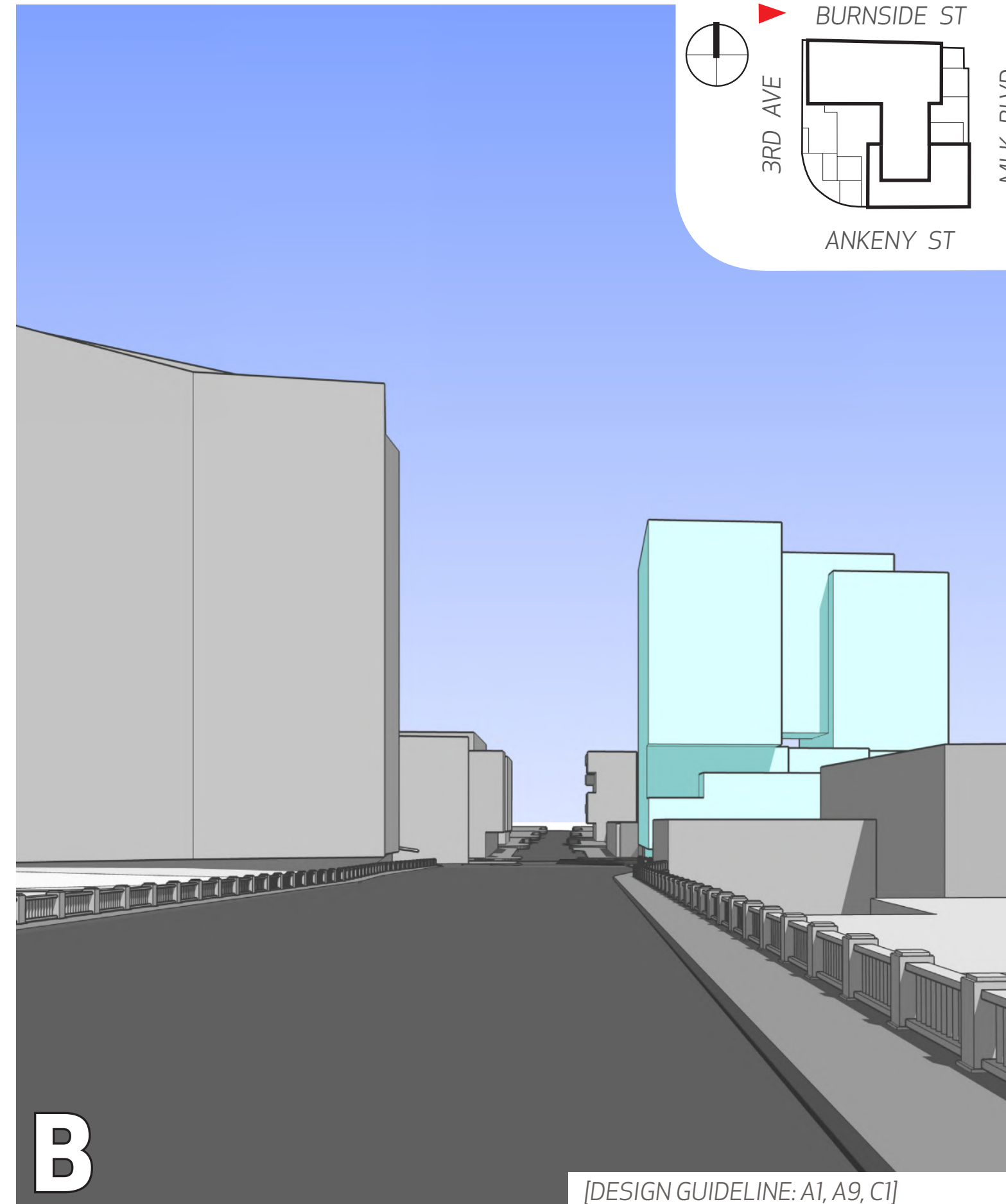


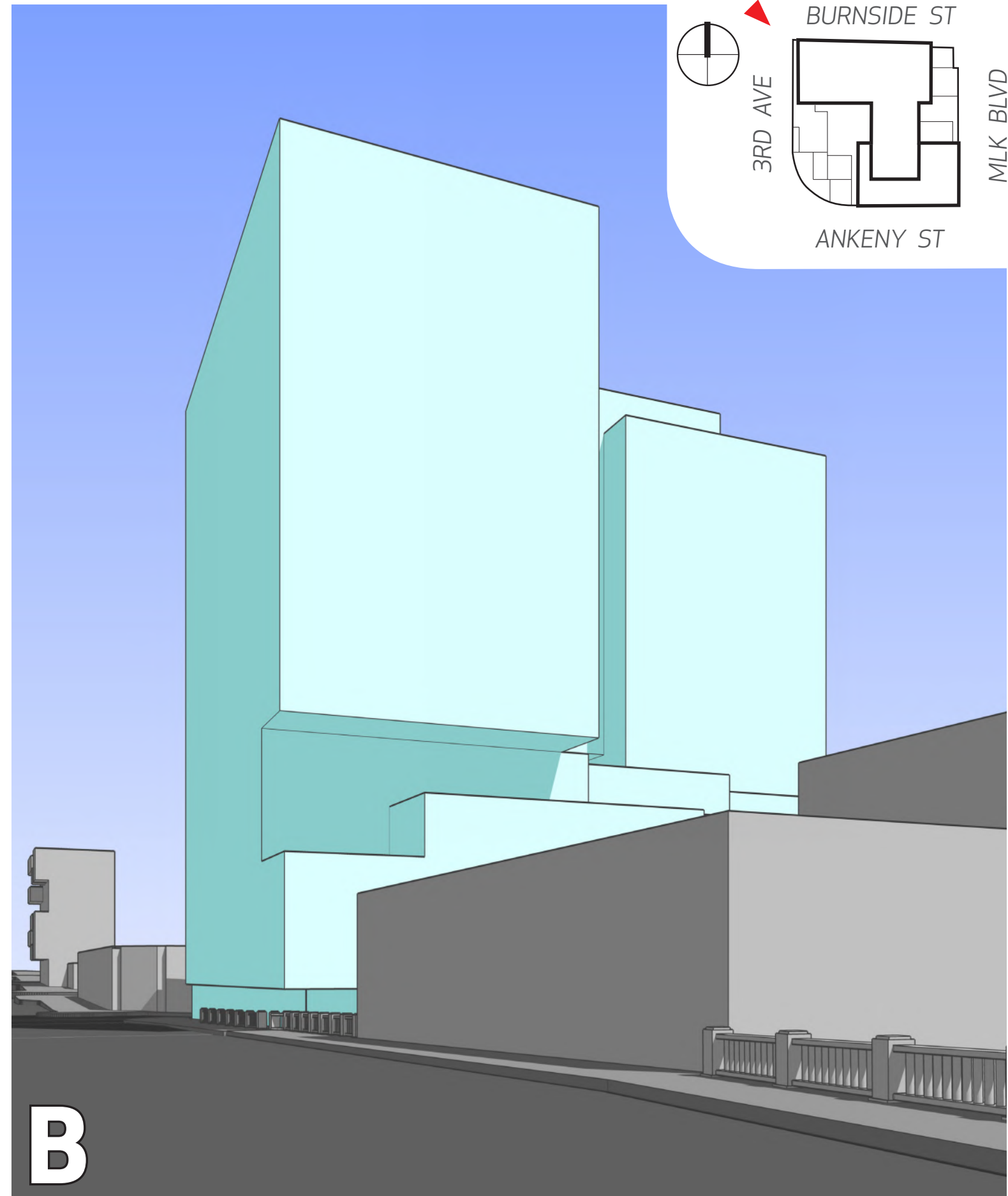
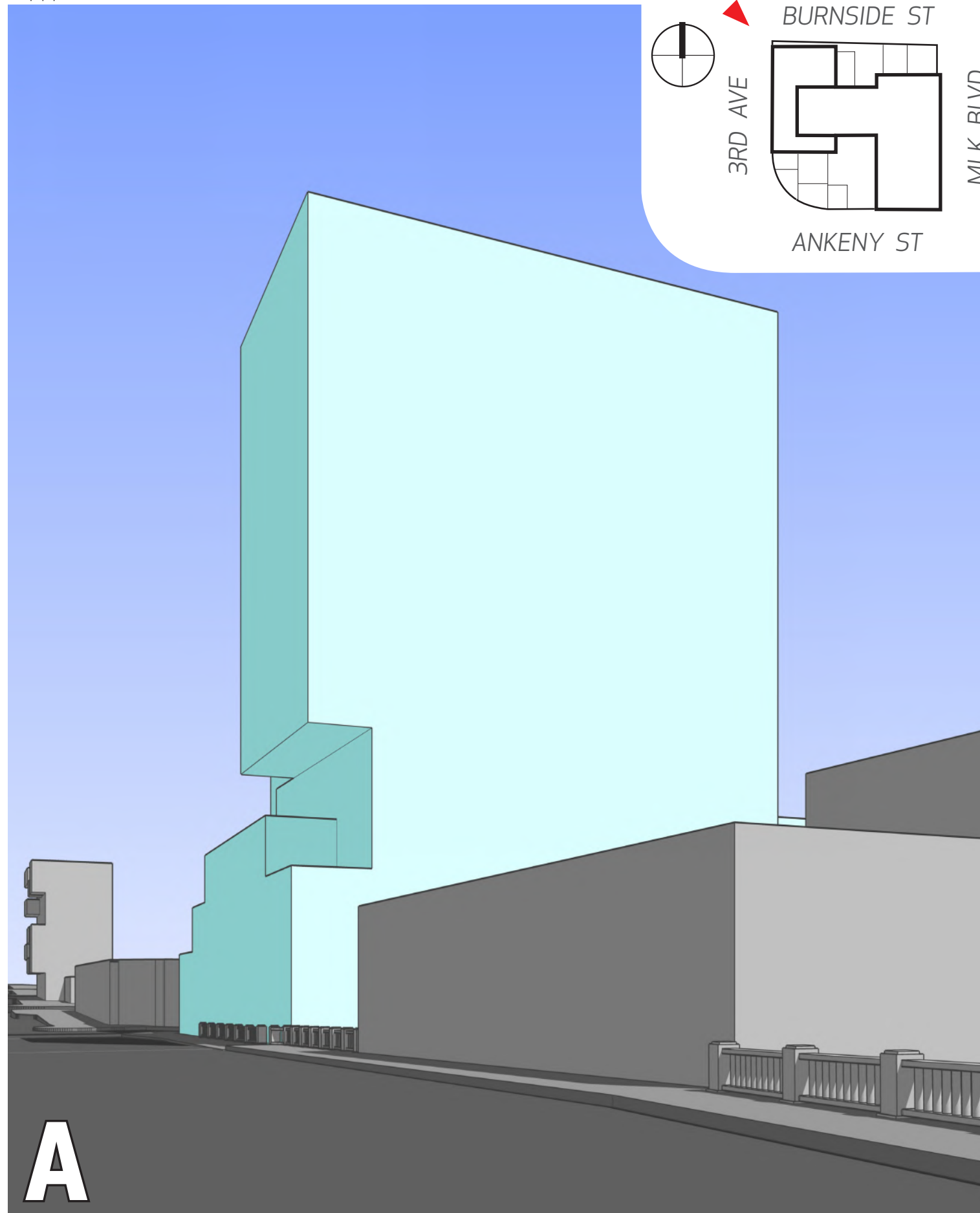
[DESIGN GUIDELINE: C1, C11]



MASSING ACROSS BURNSIDE BRIDGE - EAST

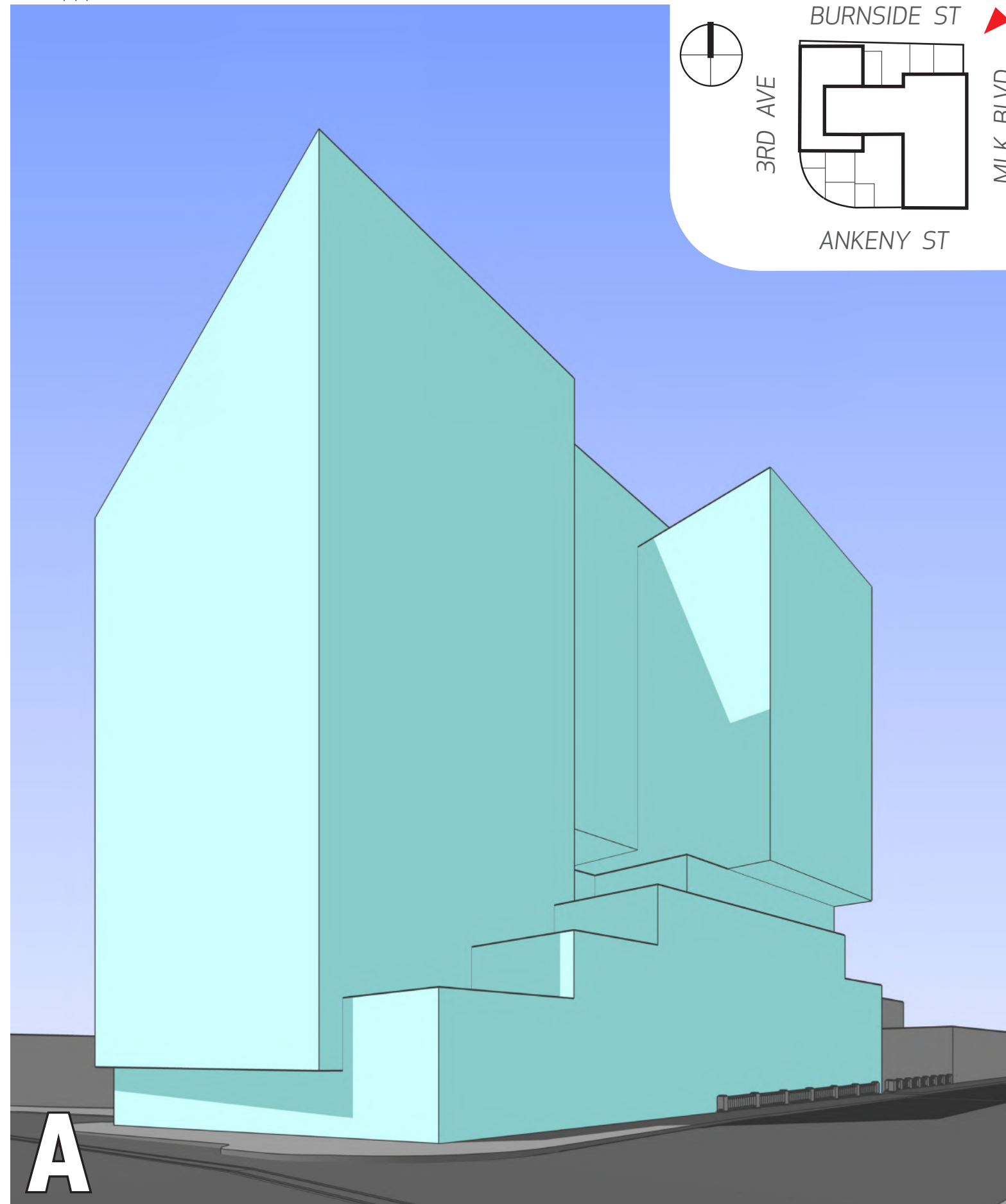
5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016





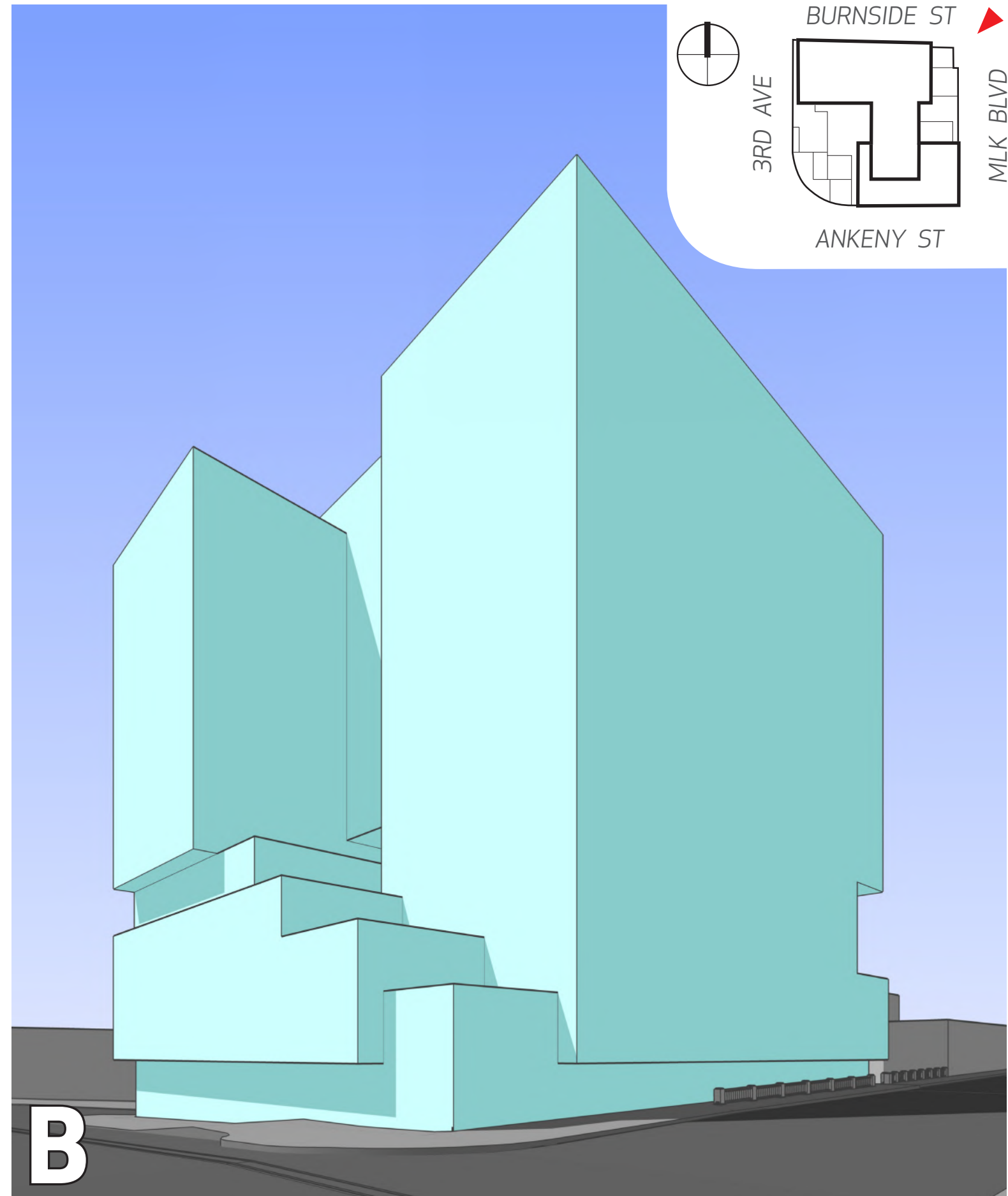
MASSING BURNSIDE BRIDGE - EAST

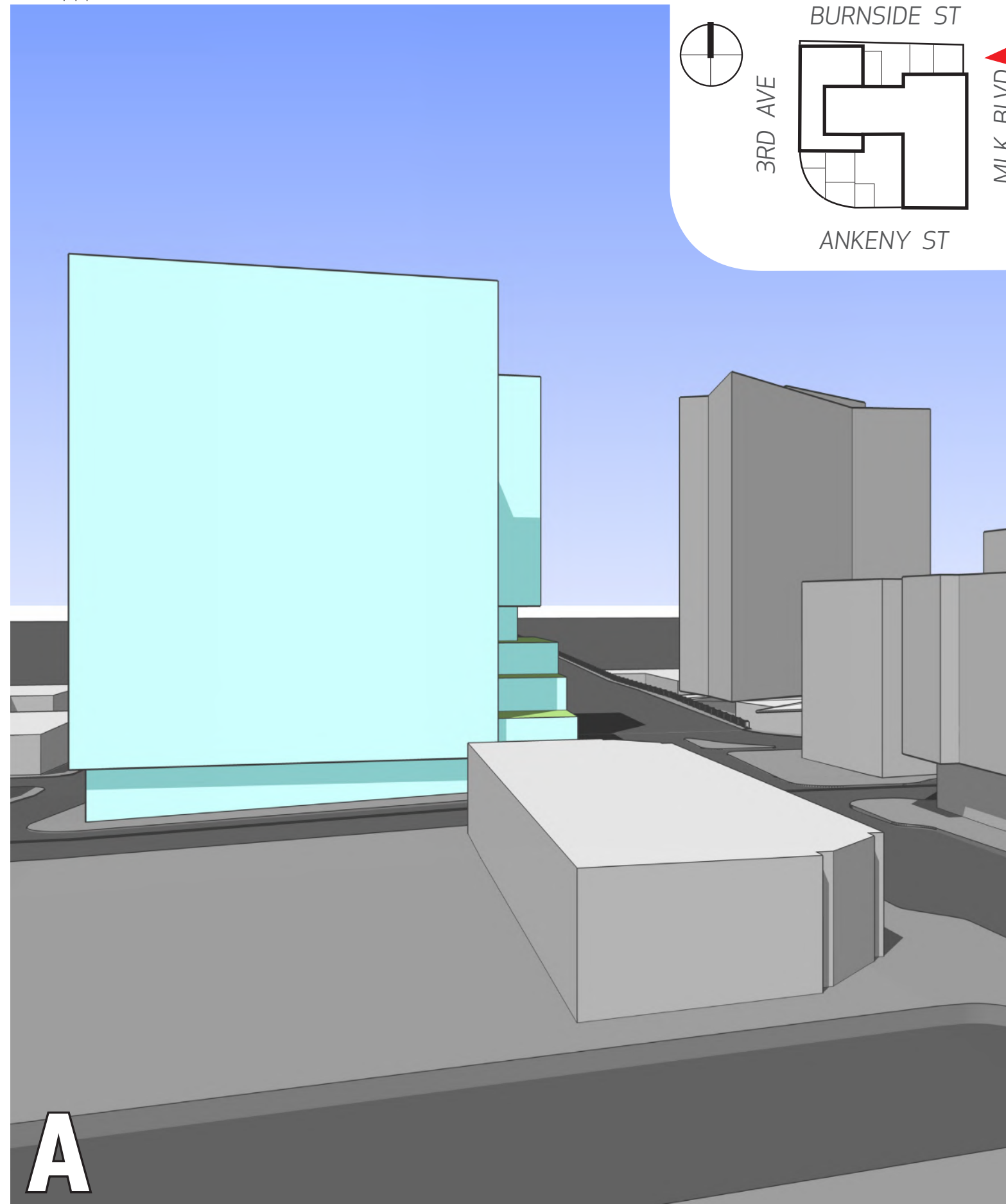
5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



MASSING MLK + BURNSIDE

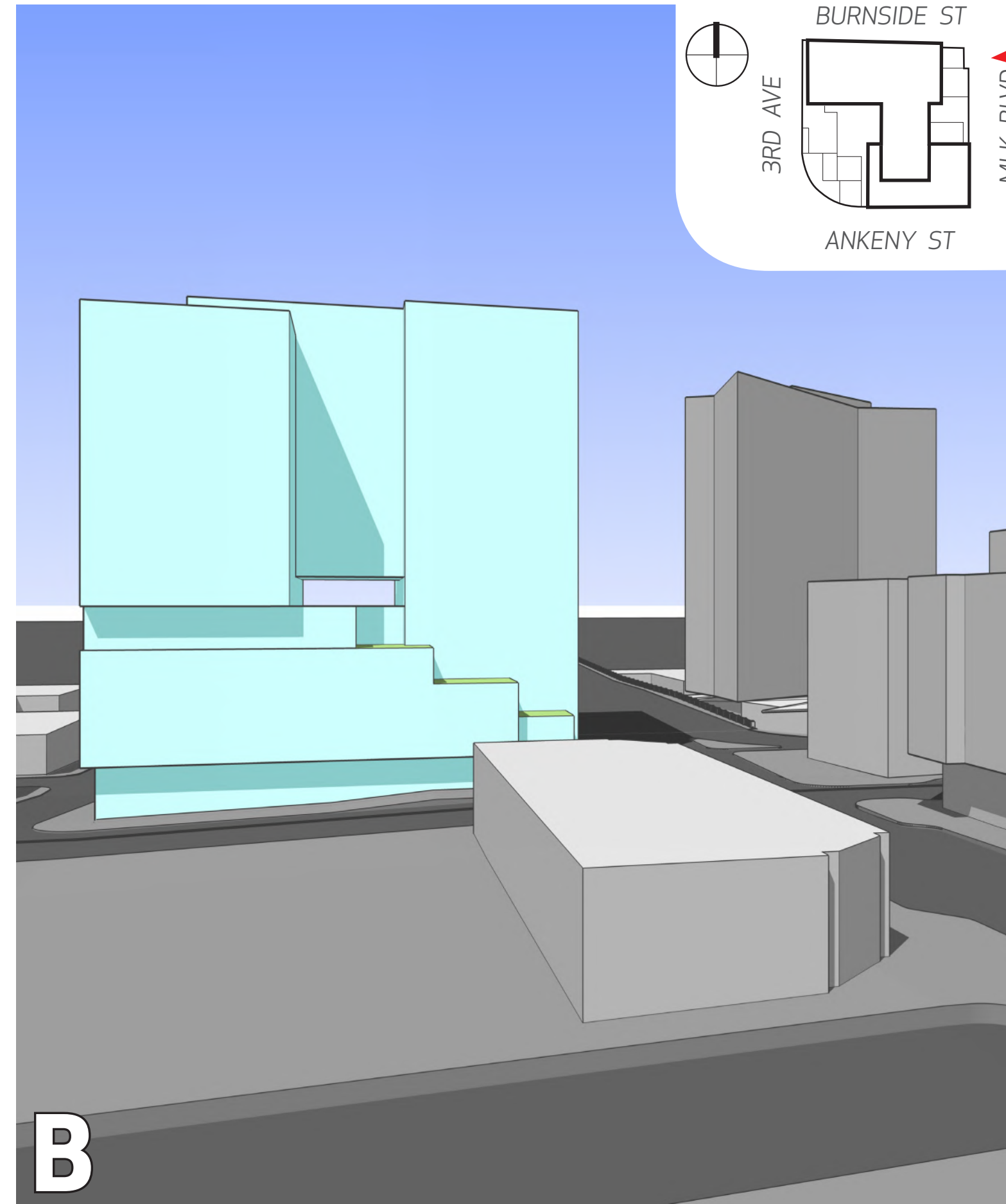
5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

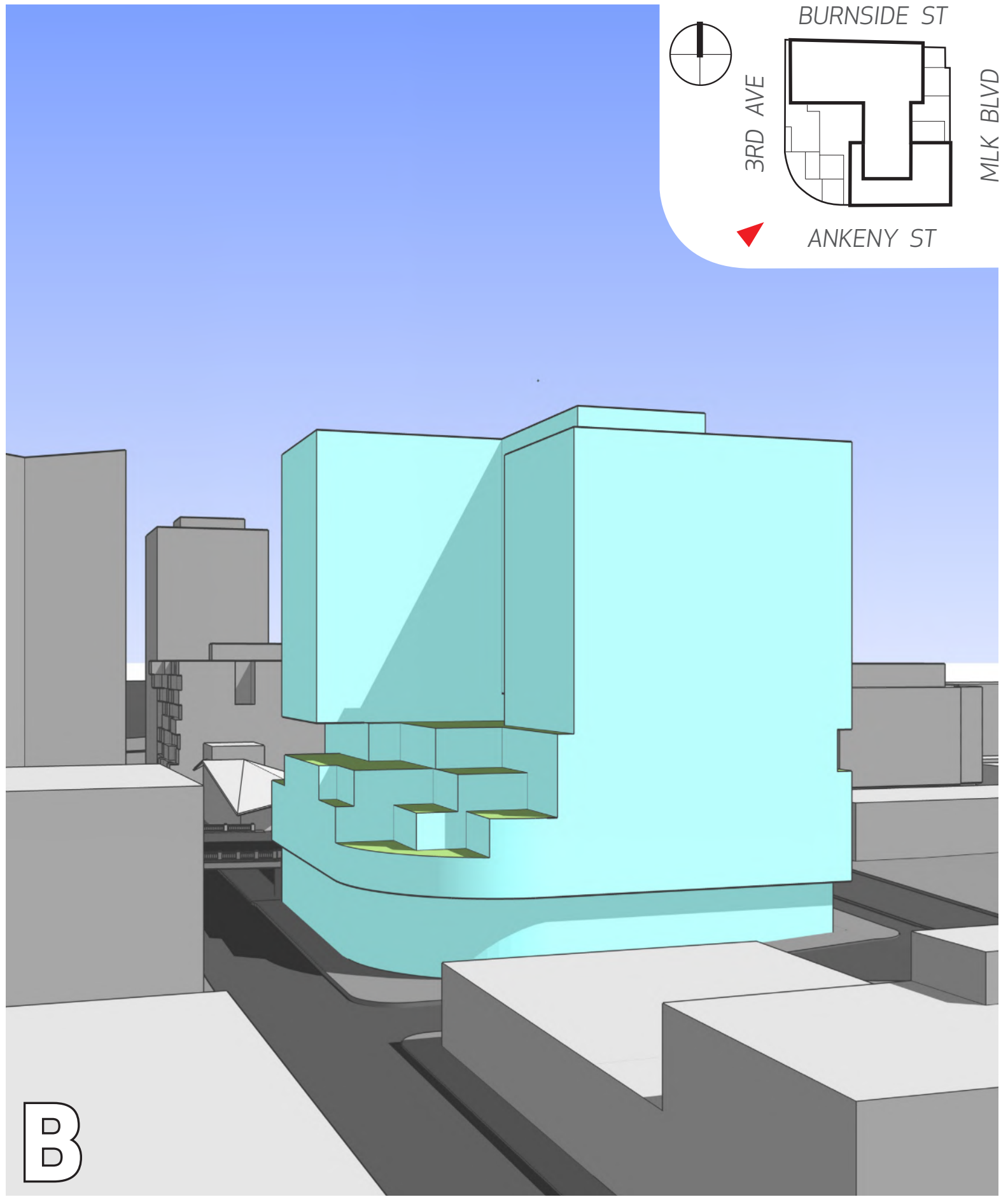
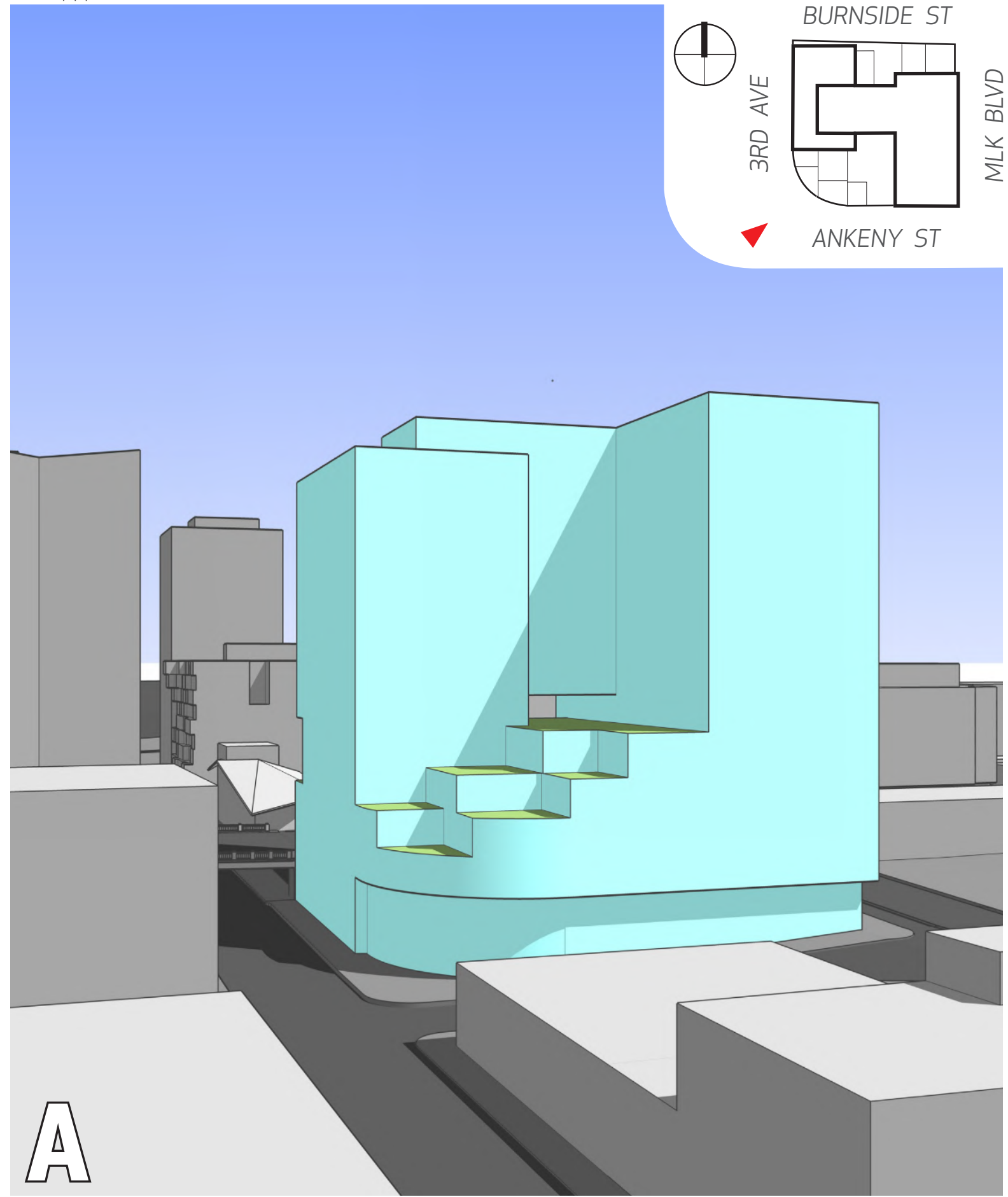




MASSING AERIAL LOOKING WEST

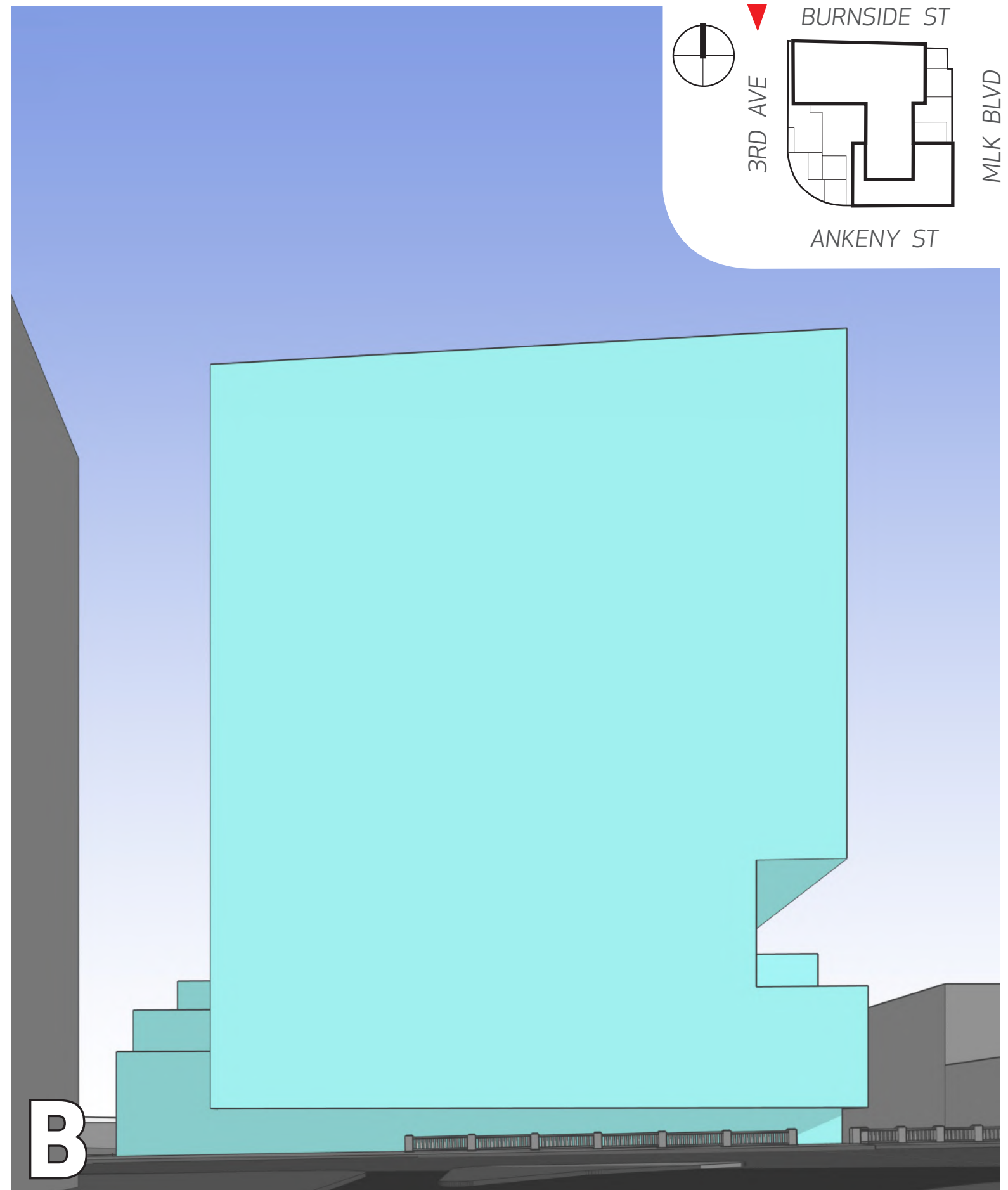
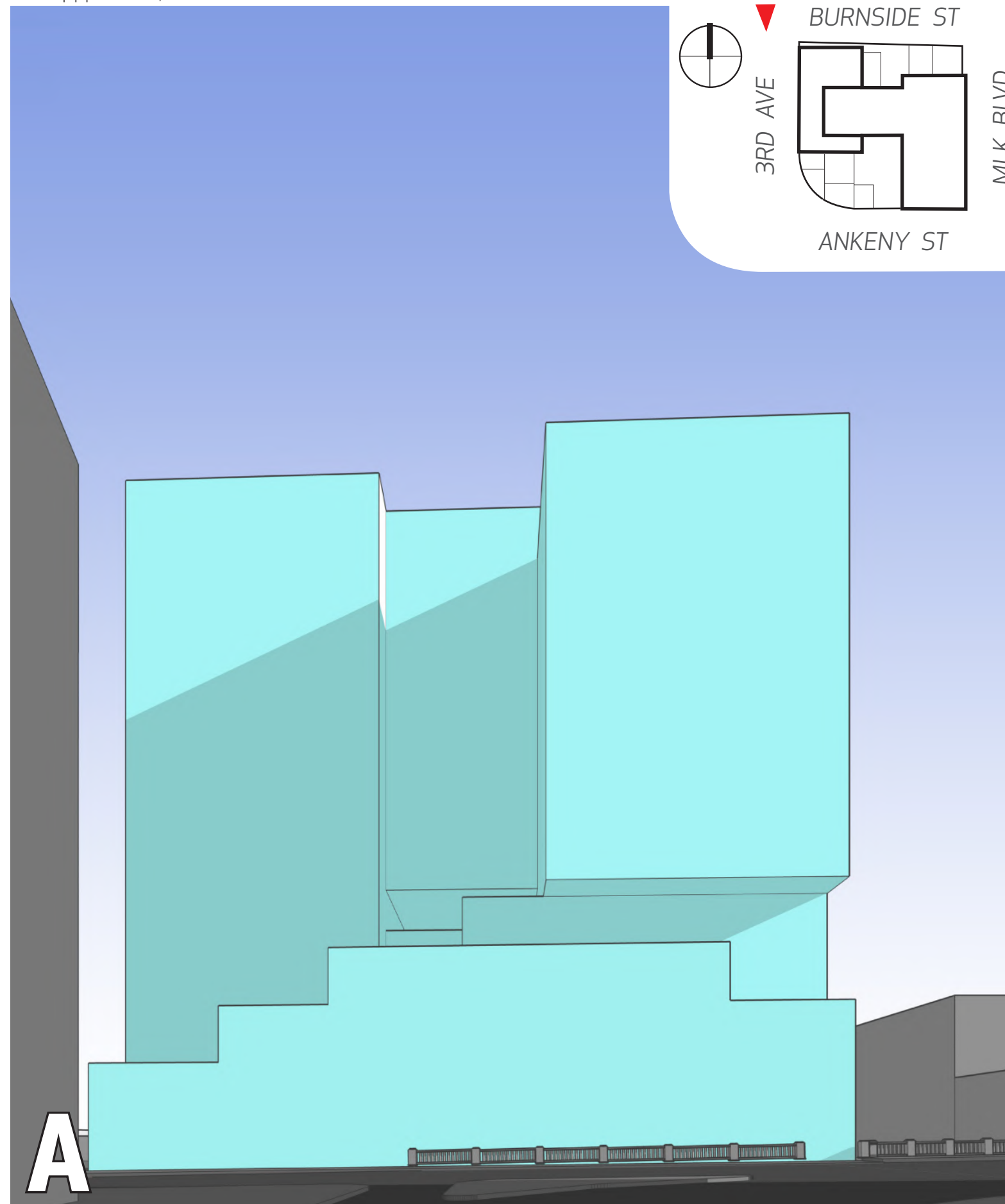
5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016





MASSING AERIAL LOOKING NORTHEAST

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



MASSING COUCH + BURNSIDE

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



A

MASSING RIVER VIEW CONTEXT

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



B



MASSING MLK + COUCH CONTEXT



MASSING NORTHEAST CONTEXT

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016





A

MASSING BURNSIDE BRIDGE CONTEXT

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



B

DESIGN CONCEPT



[DESIGN GUIDELINE: A2]

CONCEPT IMAGERY REGIONAL LANDSCAPE

5 MLK | Portland, OR | EA 16-188383 DA

20 OCTOBER 2016

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[DESIGN GUIDELINE: A2, C4]

CONCEPT IMAGERY URBAN CONTEXT

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A

FACADE RIVER VIEW CONTEXT

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



B

FACADE RIVER VIEW CONTEXT

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



A

FACADE BURNSIDE BRIDGE CONTEXT

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



B

FACADE BURNSIDE BRIDGE CONTEXT

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



A

FACADE MLK + COUCH CONTEXT

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



B

FACADE MLK + COUCH CONTEXT

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



A

FACADE NORTHEAST CONTEXT

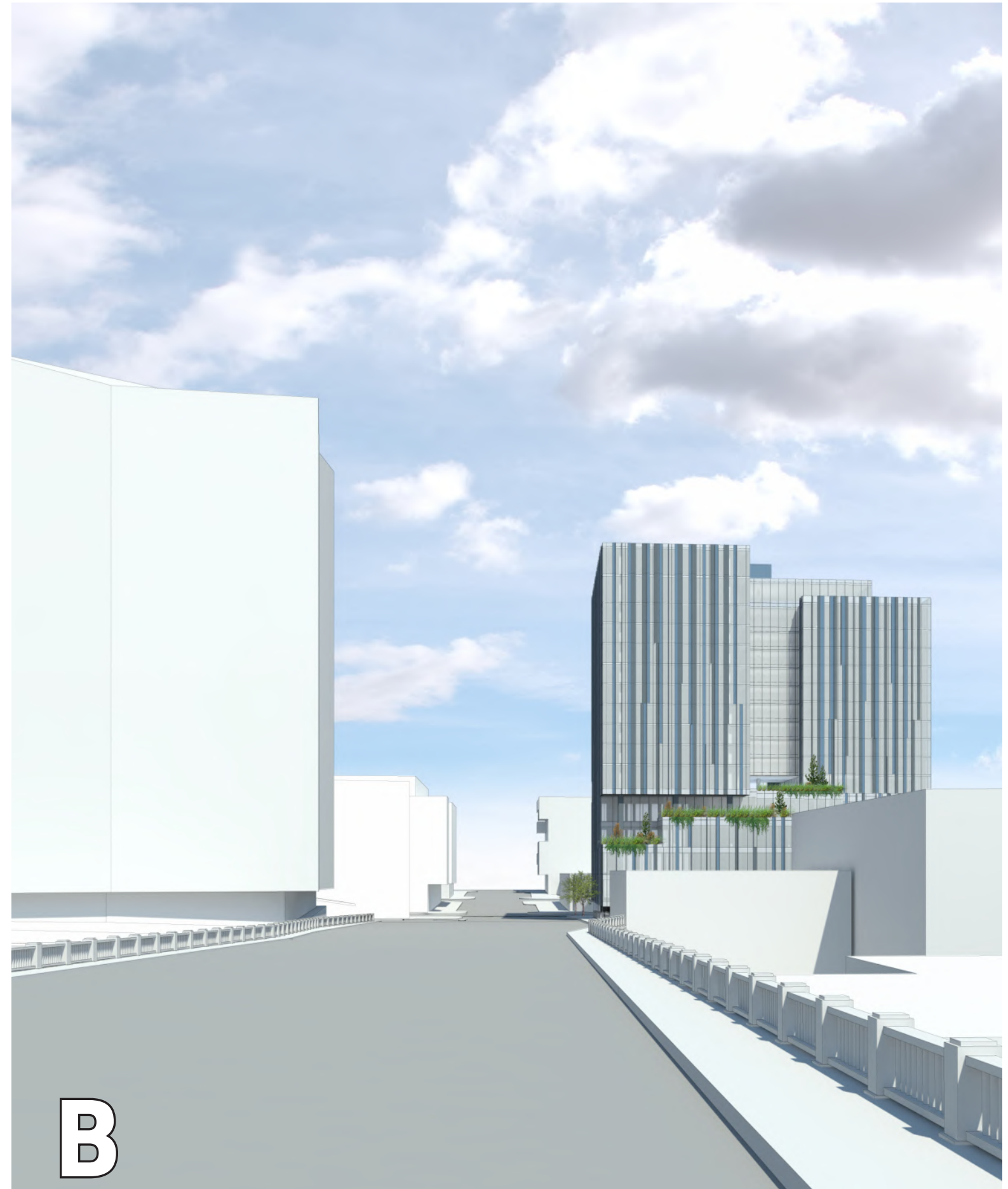
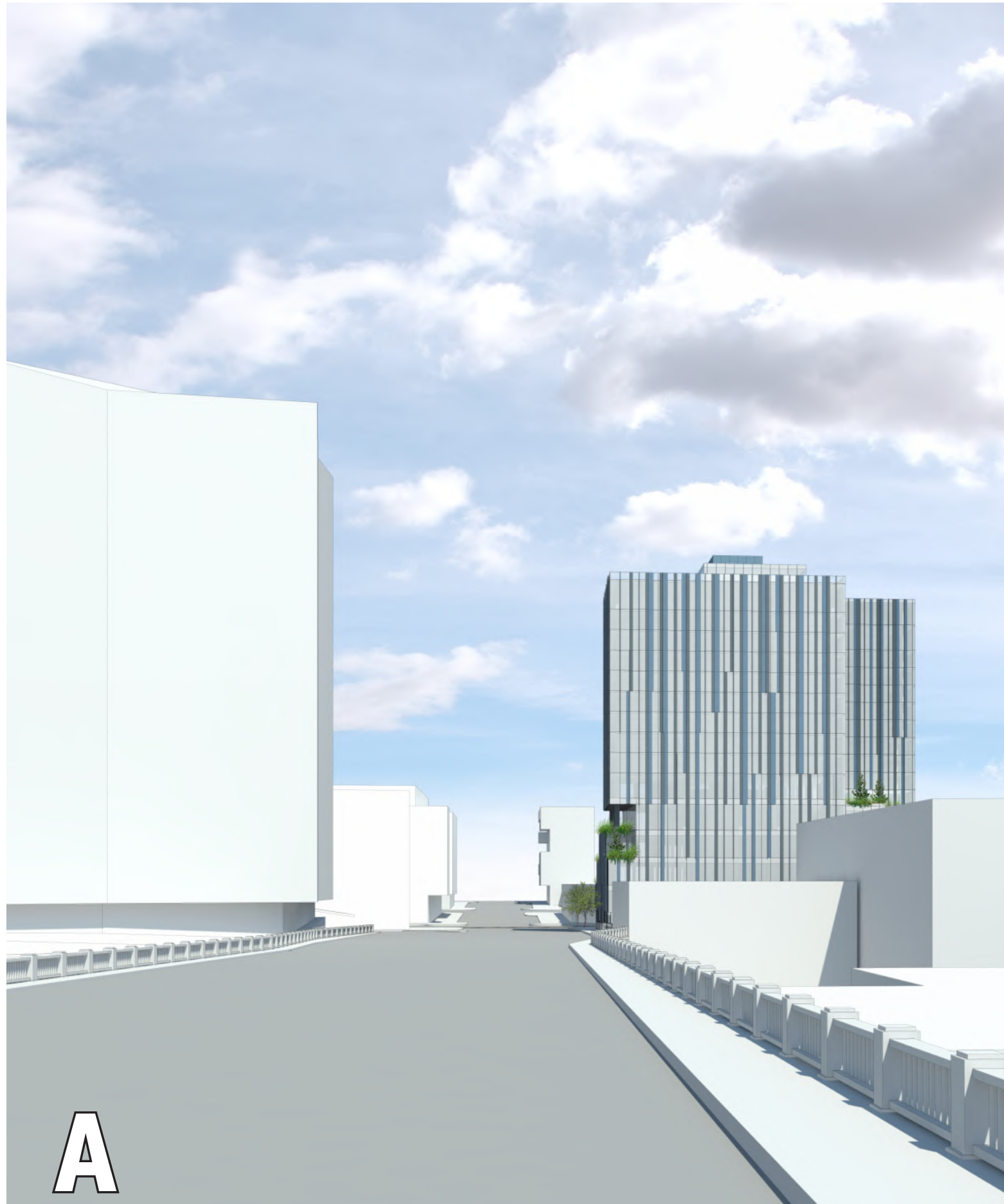
5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



B

FACADE NORTHEAST CONTEXT

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



FACADE ACROSS BURNSIDE BRIDGE - EAST

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



A

FACADE BURNSIDE BRIDGE - EAST

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



B



FACADE COUCH + BURNSIDE

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



A

FACADE MLK + BURNSIDE

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



B

[DESIGN GUIDELINE: C7, C8, C11]



A

FACADE AERIAL LOOKING WEST

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



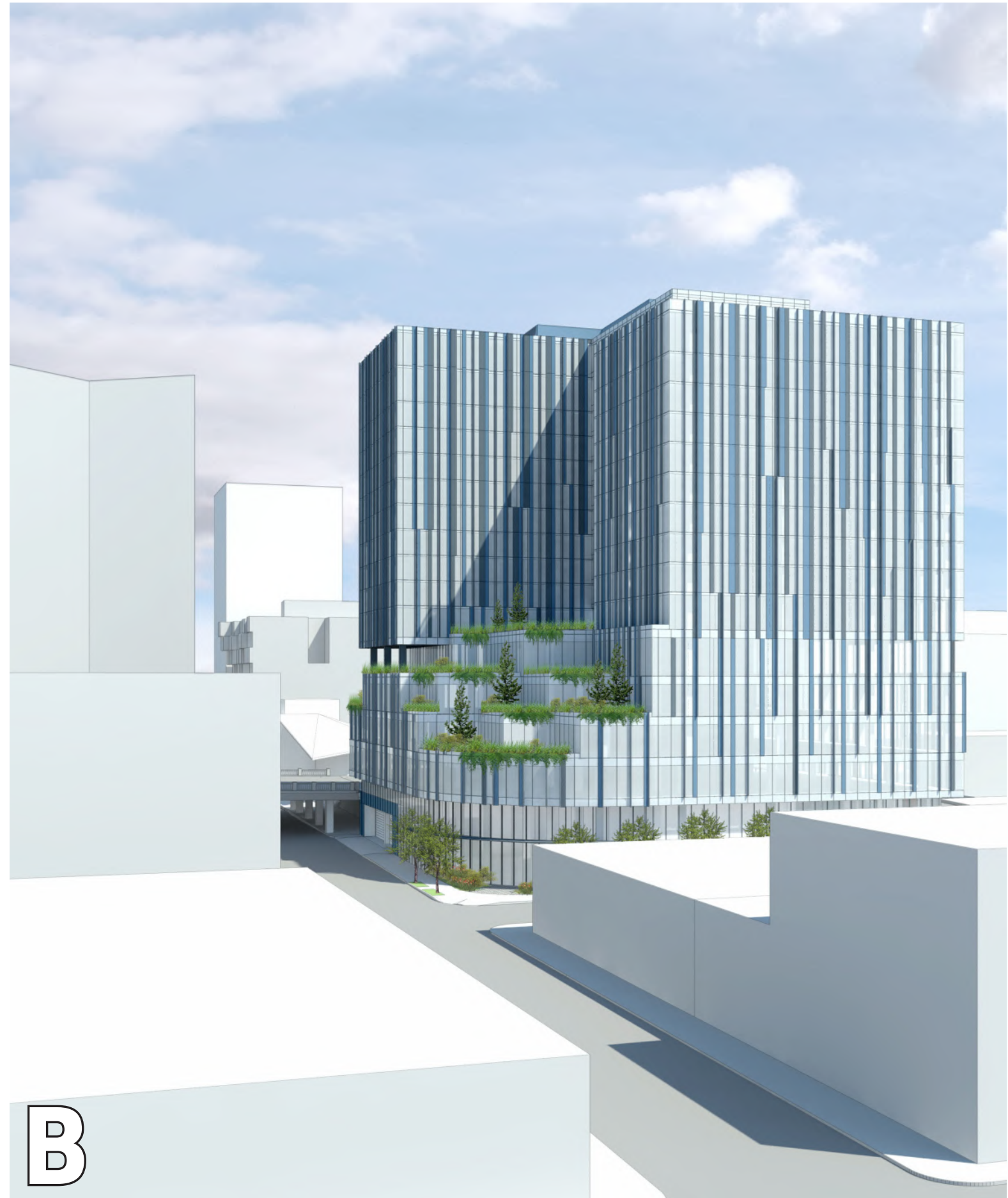
B



A

FACADE AERIAL LOOKING NORTHEAST

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



B



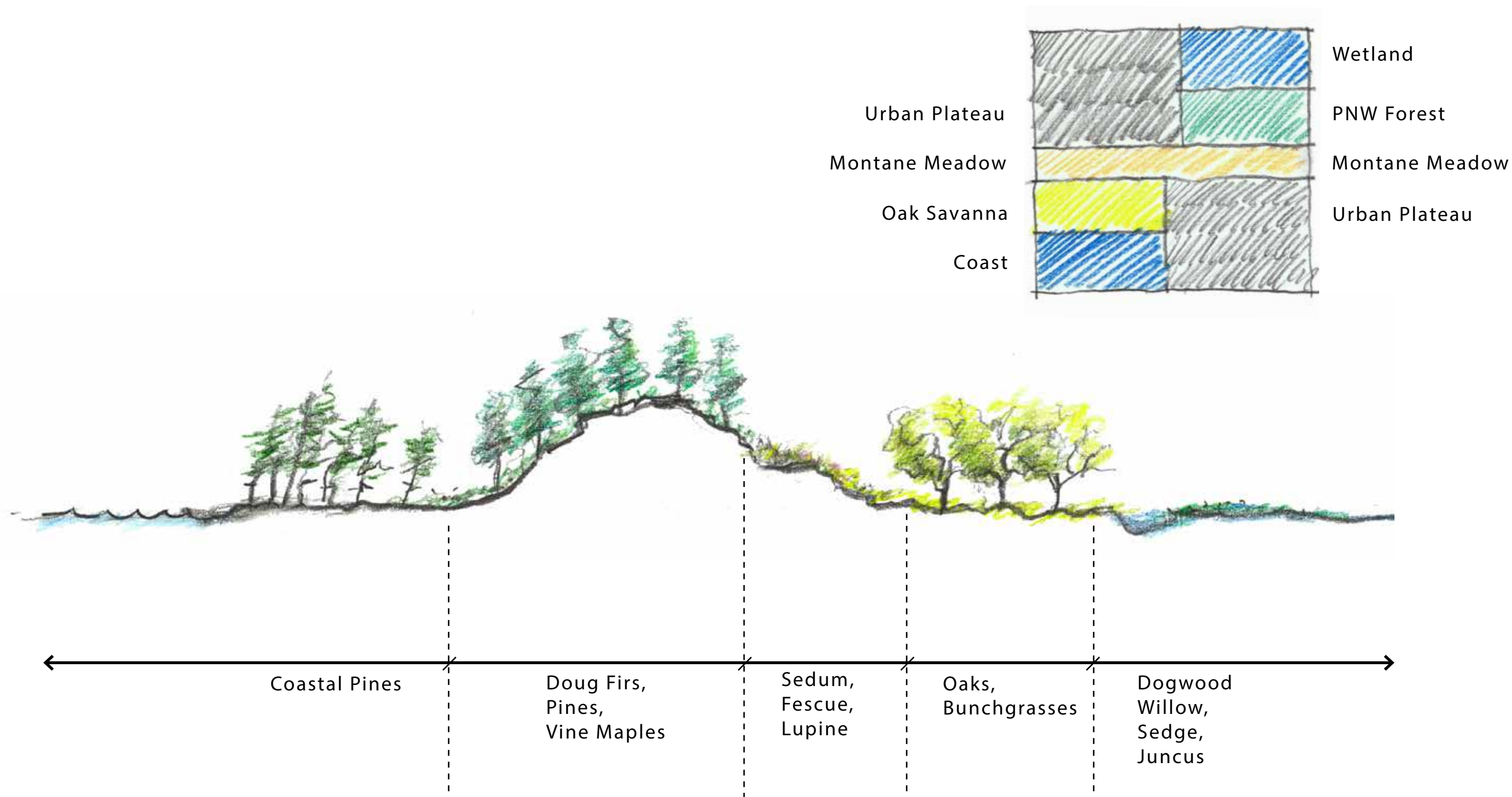
FULLY OPENING WINDOW STUDY

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



LANDSCAPE CONCEPT

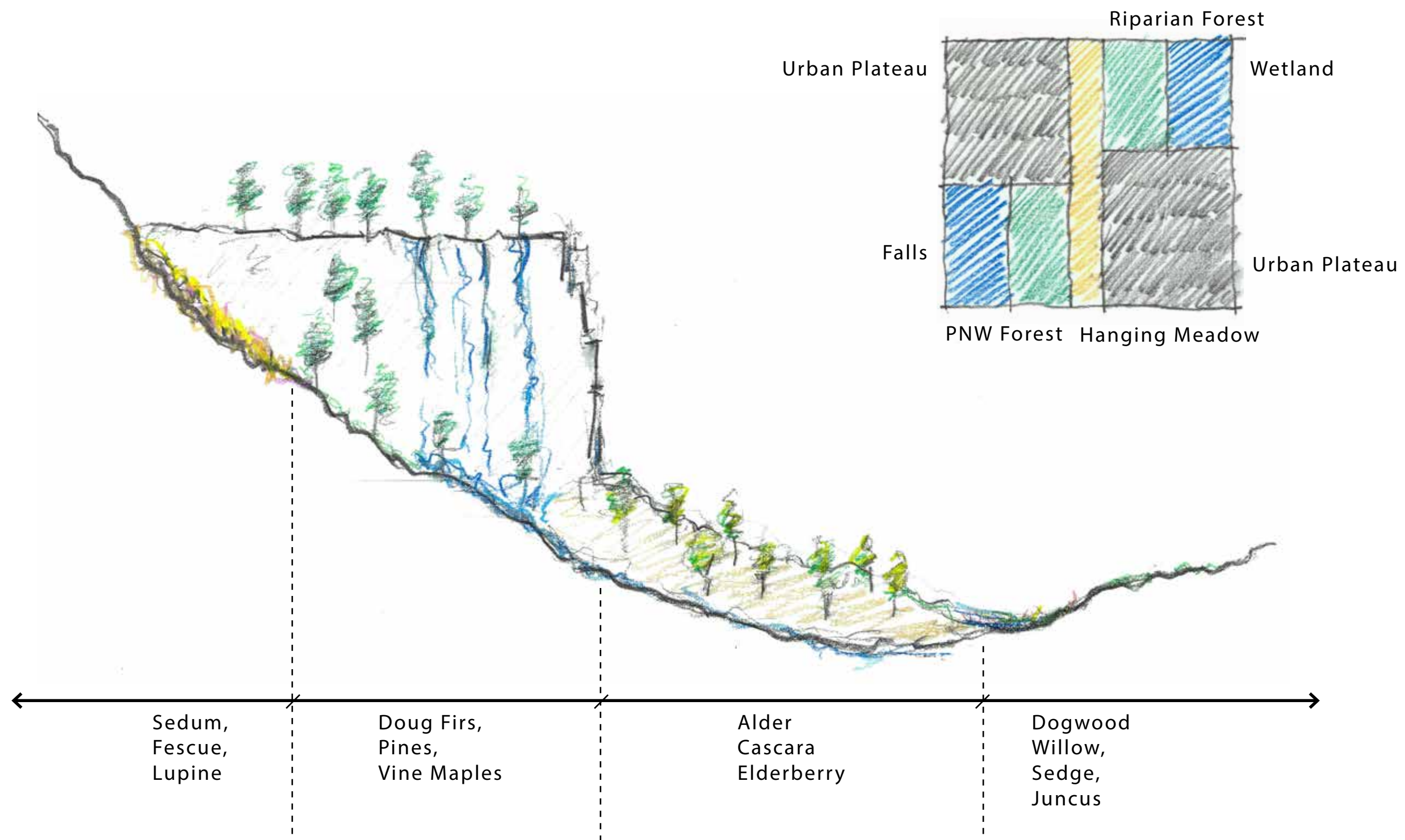
PNW Ecotones



[DESIGN GUIDELINE: A2]

LANDSCAPE CONCEPT SKETCH

PNW Ecotones



LANDSCAPE CONCEPT SKETCH

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

[DESIGN GUIDELINE: A2]

PLACE

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PLANTERS

PEDESTAL PAVERS

[DESIGN GUIDELINE: C11]



B

LANDSCAPE TERRACE PLAN

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

[DESIGN GUIDELINE: C11]

PEDESTRIAN EXPERIENCE



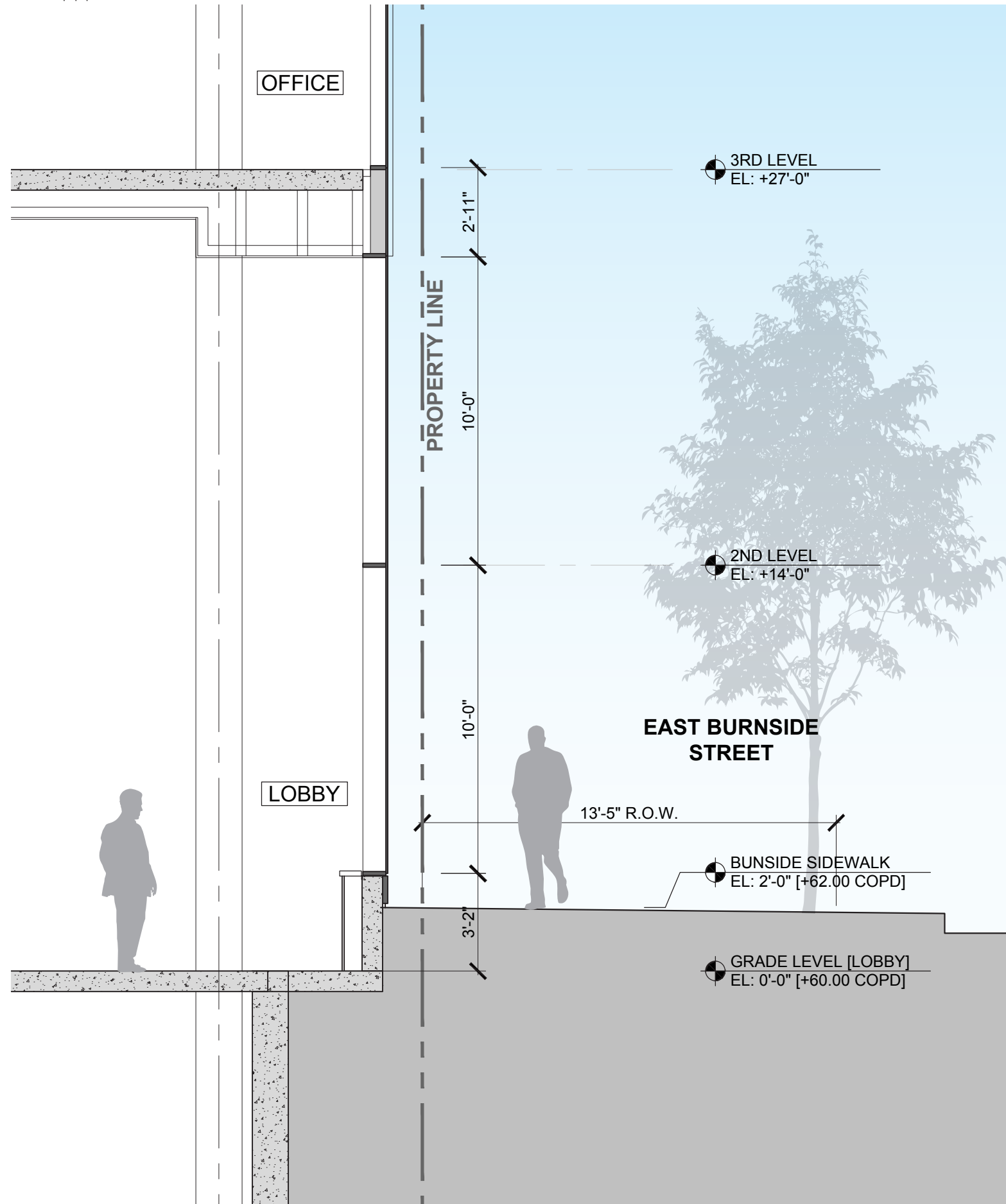
[DESIGN GUIDELINE: B6, C2, C5, C7, C8]

PEDESTRIAN EXPERIENCE VIEW FROM MLK + BURNSIDE

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

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PEDESTRIAN EXPERIENCE EAST BURNSIDE STREET

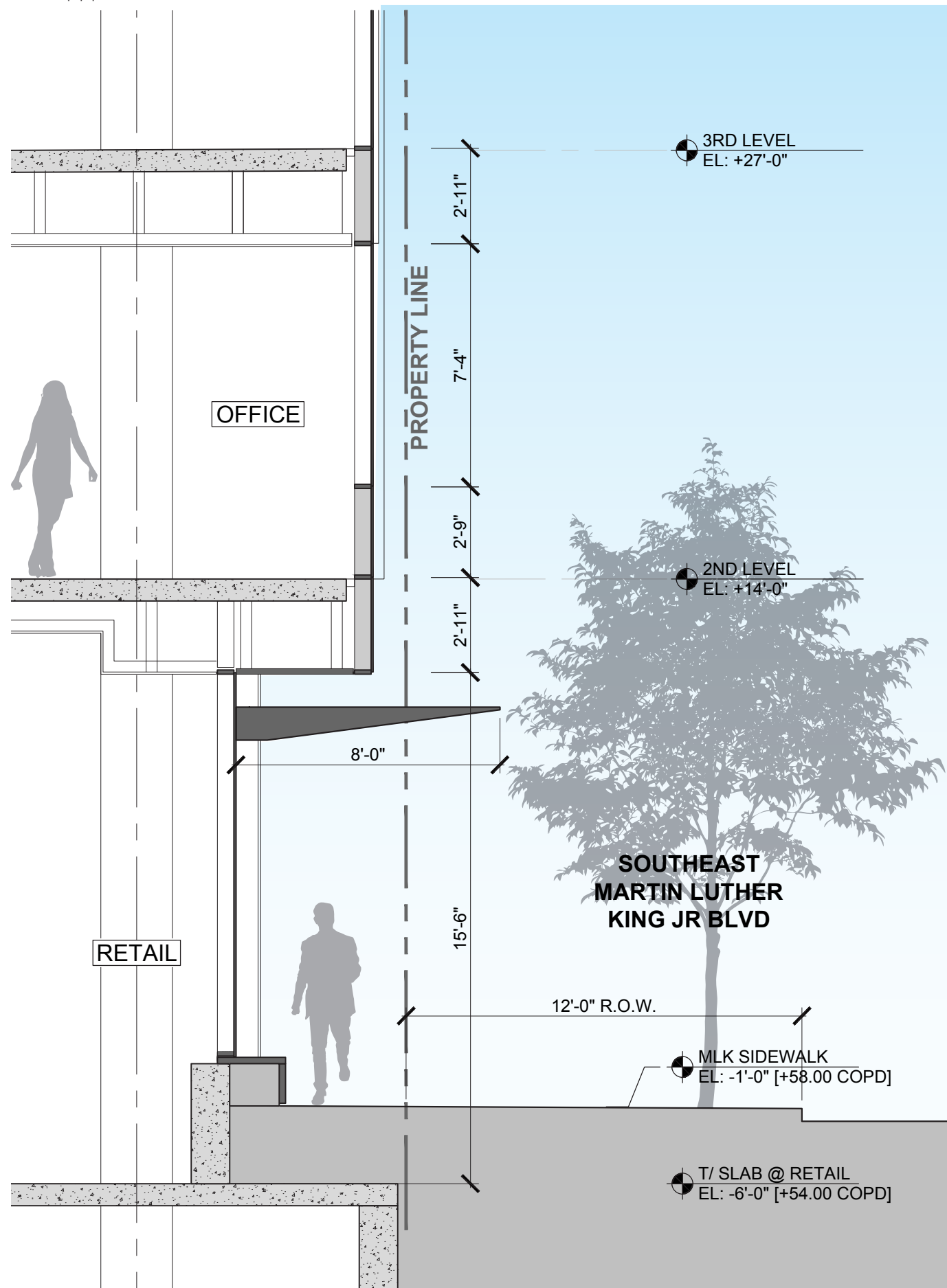


PEDESTRIAN EXPERIENCE VIEW FROM MLK + ANKENY

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

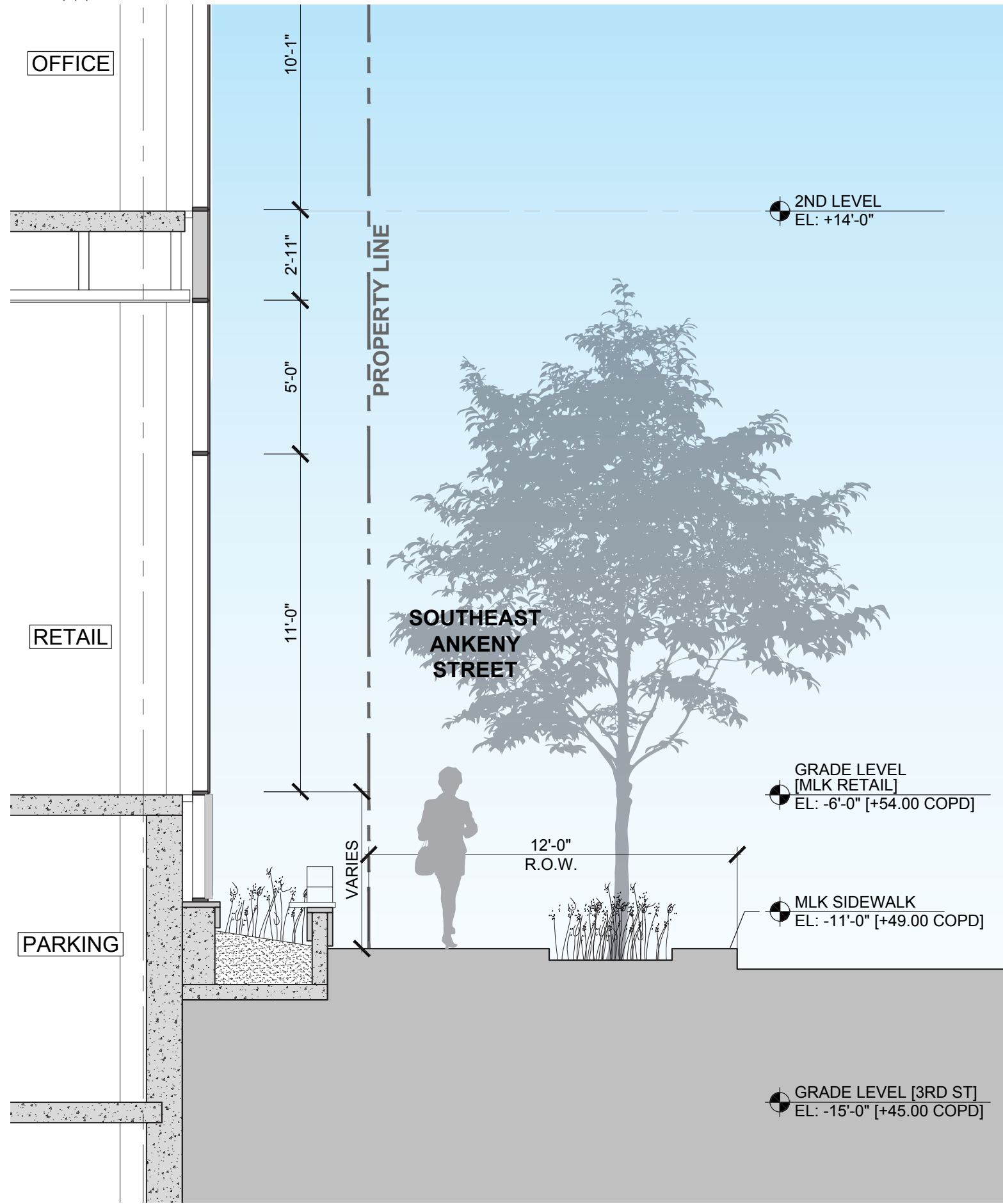
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PEDESTRIAN EXPERIENCE SOUTHEAST MLK BLVD

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



PEDESTRIAN EXPERIENCE SE ANKENY STREET

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



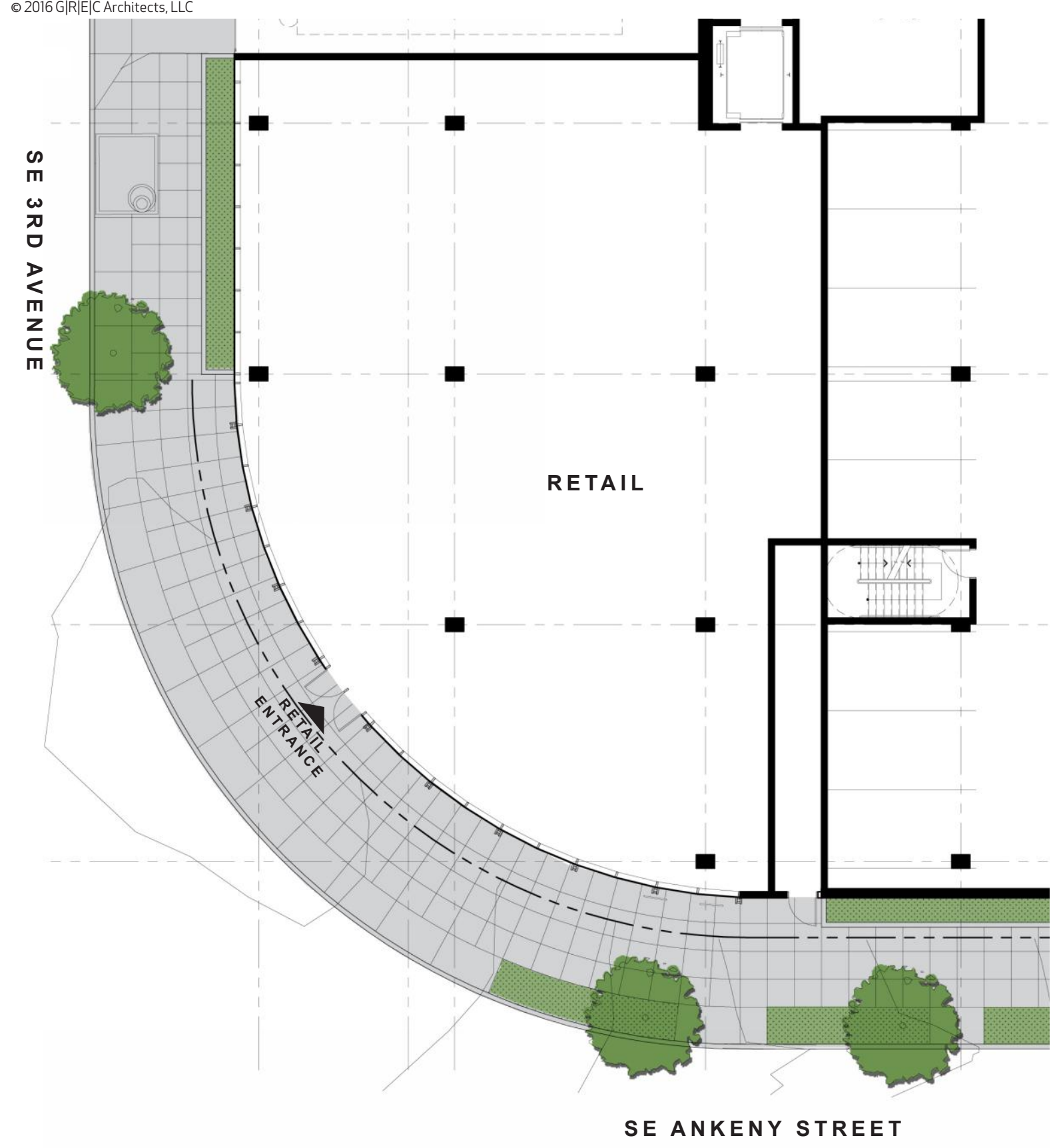
[DESIGN GUIDELINE: A8, B1, B3, B3-1, B6, C1-1, C7, C8, C8-1, C9]

PEDESTRIAN EXPERIENCE VIEW FROM 3RD + ANKENY

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016

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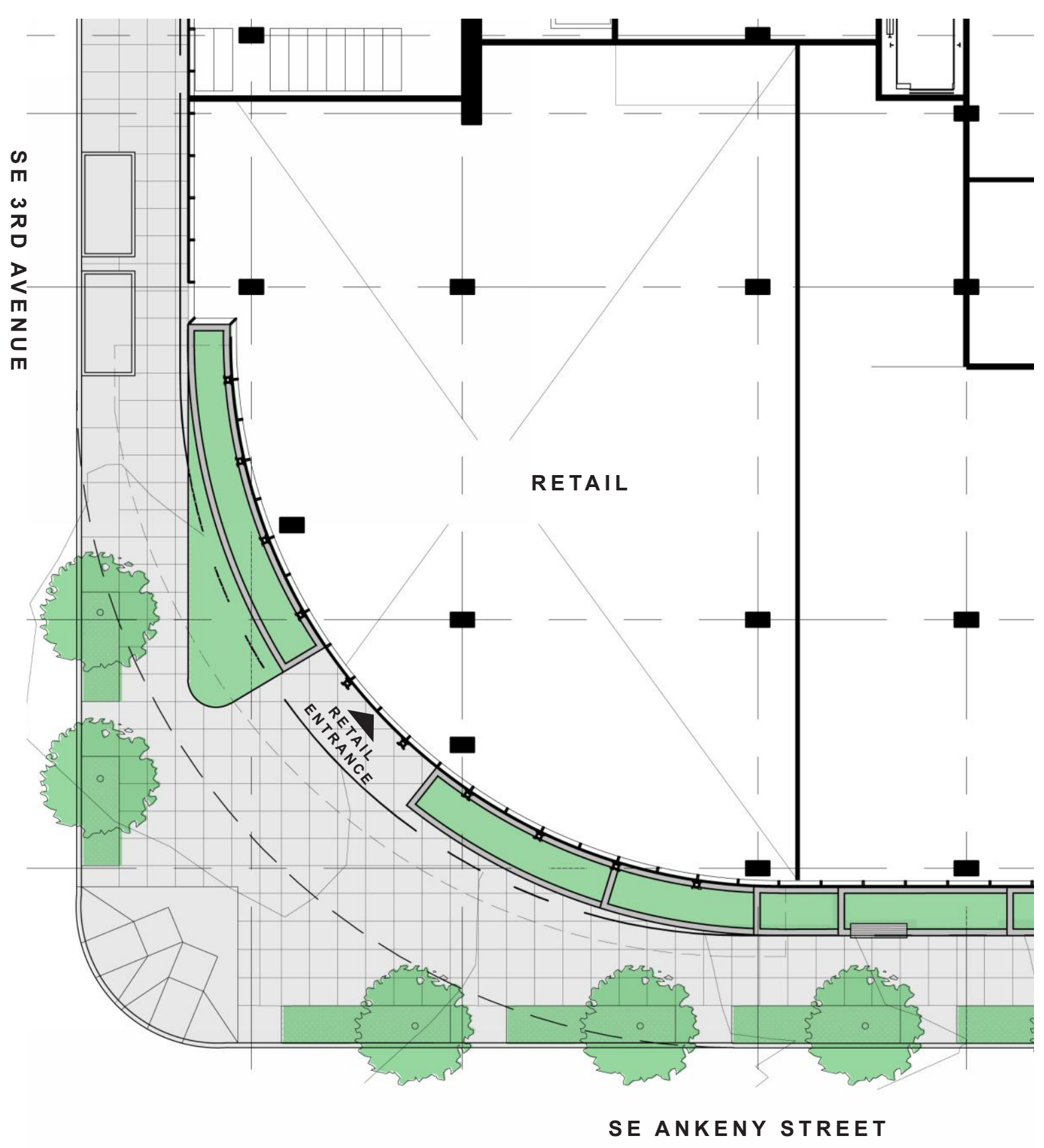
G|R|E|C Architects



EXISTING CONDITION
SCALE: 1/16"=1'-0"

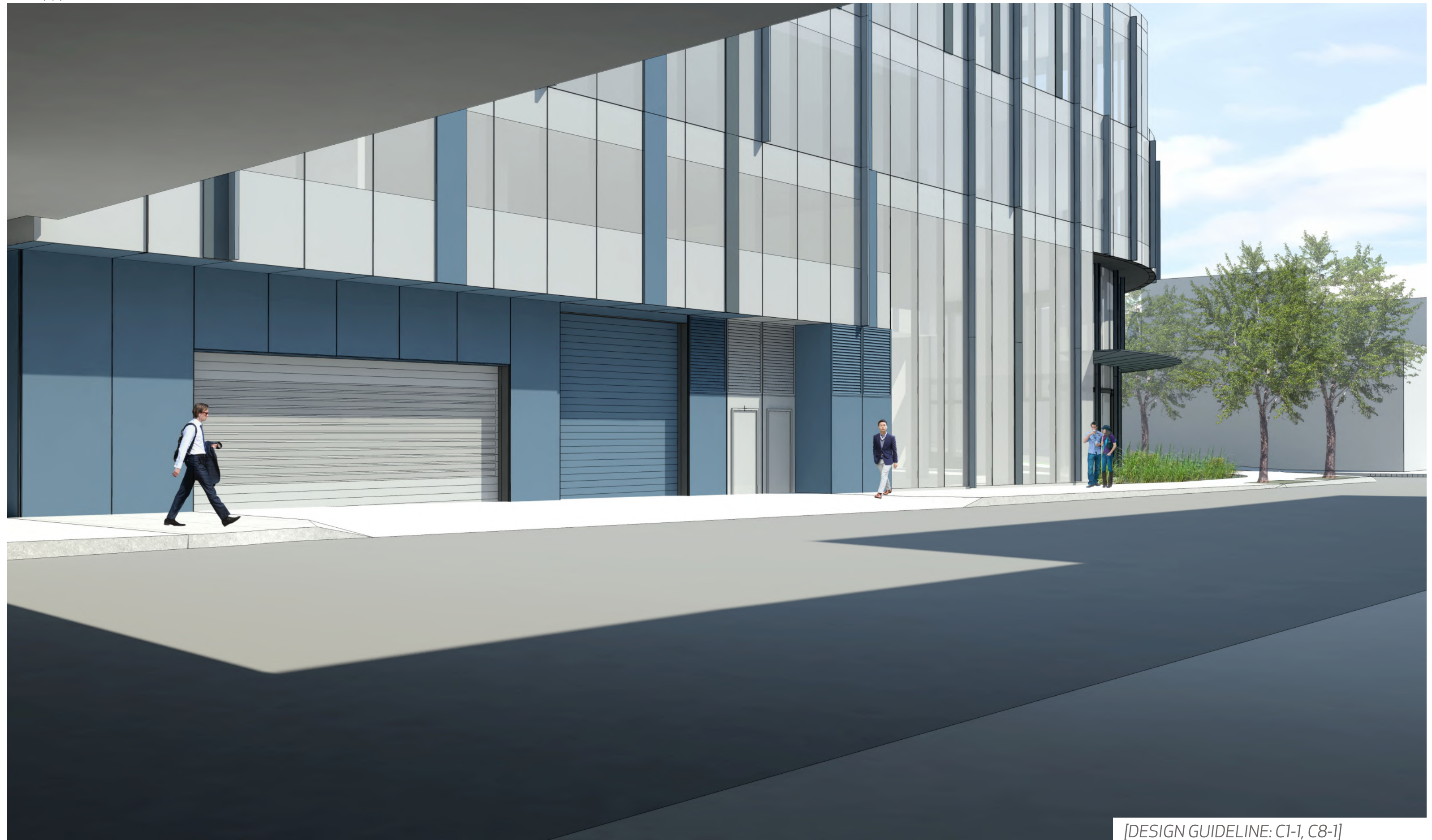
CORNER 3RD + ANKENY

5 MLK | Portland, OR | EA 16-188383 DA 20 OCTOBER 2016



PROPOSED CONDITION
SCALE: 1/16"=1'-0"





[DESIGN GUIDELINE: C1-1, C8-1]

PEDESTRIAN EXPERIENCE SE 3RD AVENUE

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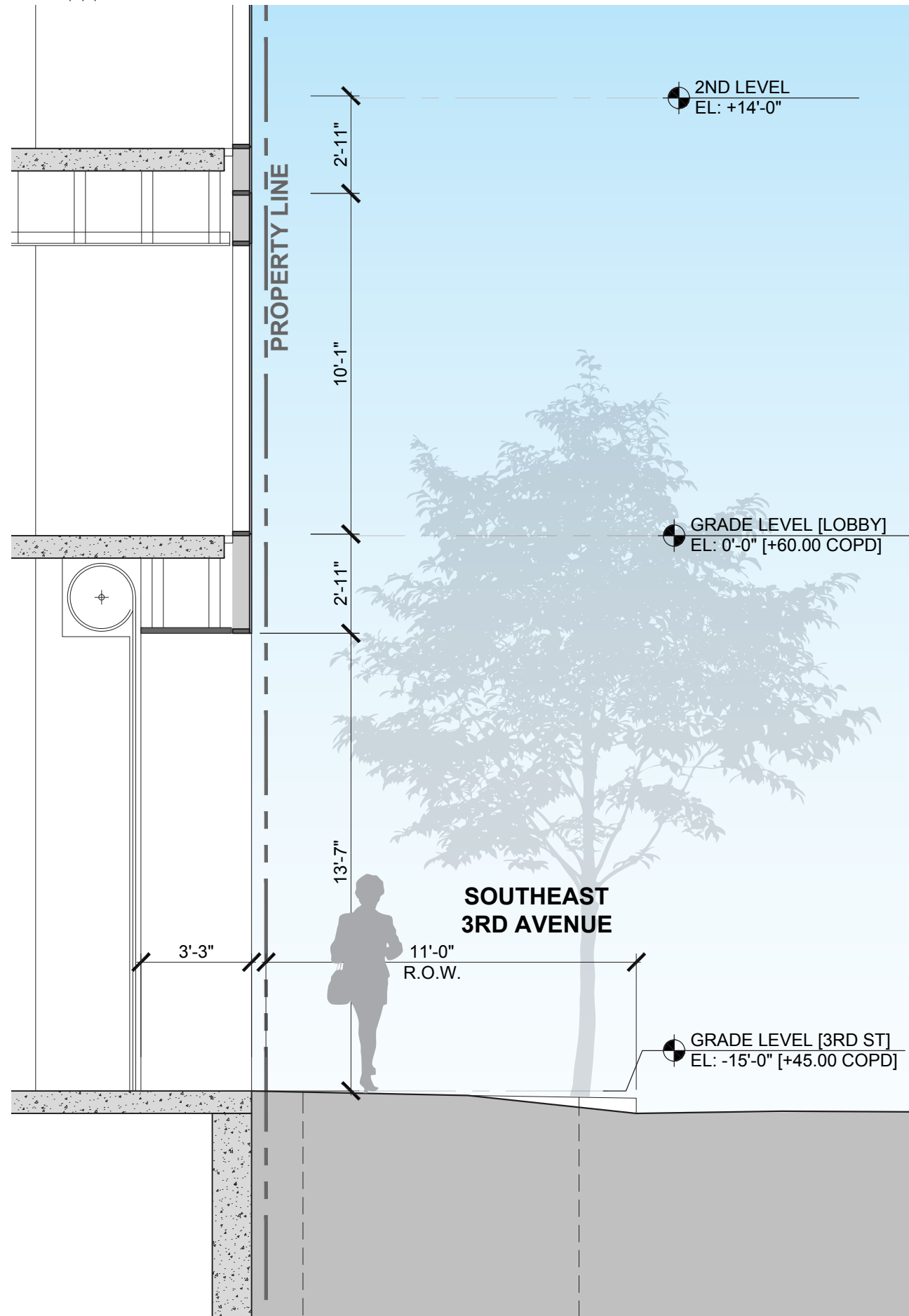
[DESIGN GUIDELINE: C1-1, C8-1]

PEDESTRIAN EXPERIENCE SE 3RD AVENUE

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PEDESTRIAN EXPERIENCE SE 3RD AVENUE



5 MLK