

BLOCK 45





CONTEXT: SITE PLAN

350,000 sf

7 stories

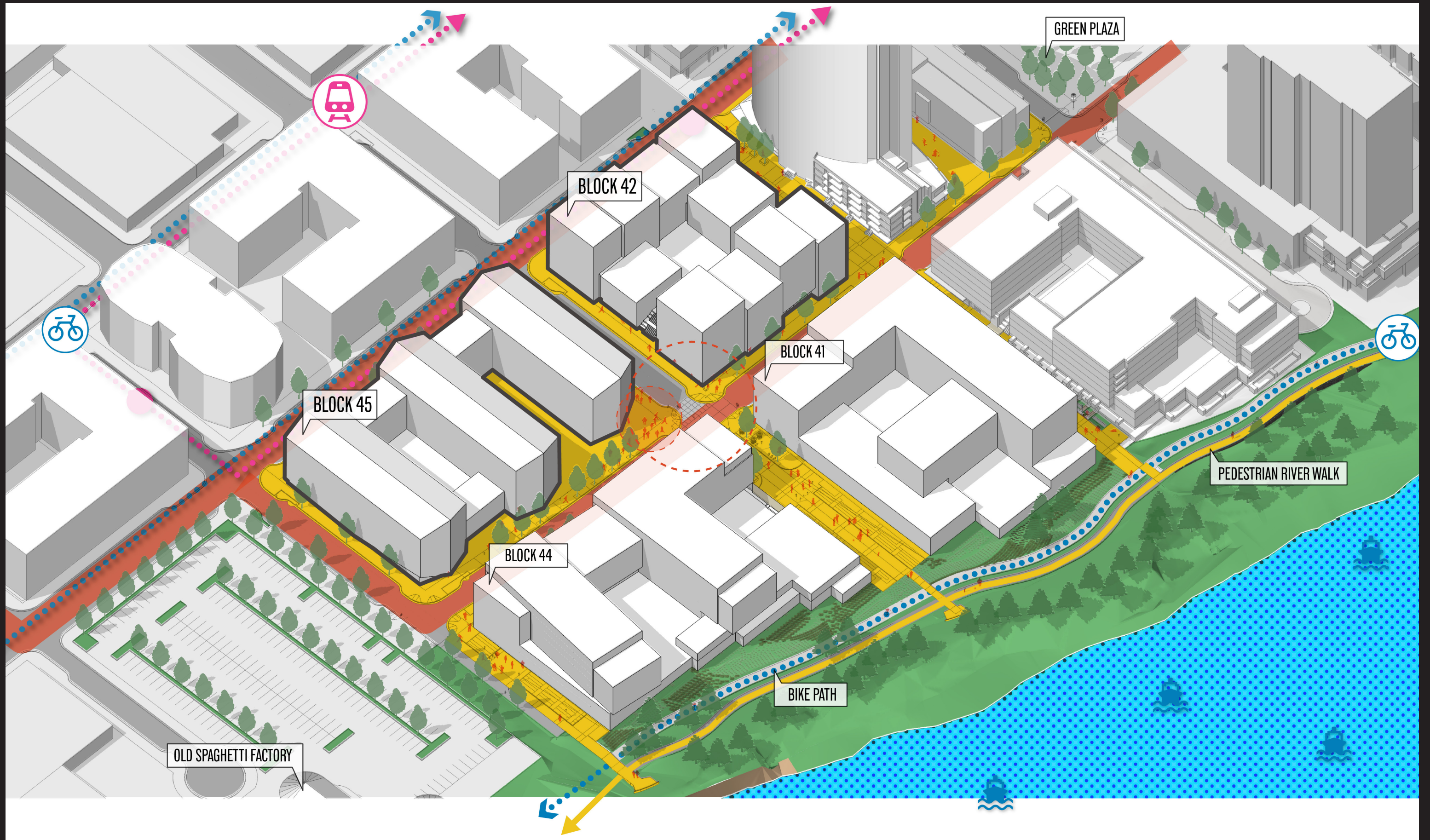
320' x 220' block

**310 units of housing with
ground floor retail**

200 parking stalls

**located at SW Bond and SW
Abernethy**





1. SITE / CONTEXT

2. ANALYSIS / CONCEPT

3. PLANS / SECTIONS

4. FACADE / MATERIALITY

NEIGHBORHOOD ANALYSIS:

STREET PROFILE

SCALE + TEXTURE

LEVELS OF ACCESS TO OUTDOOR SPACE

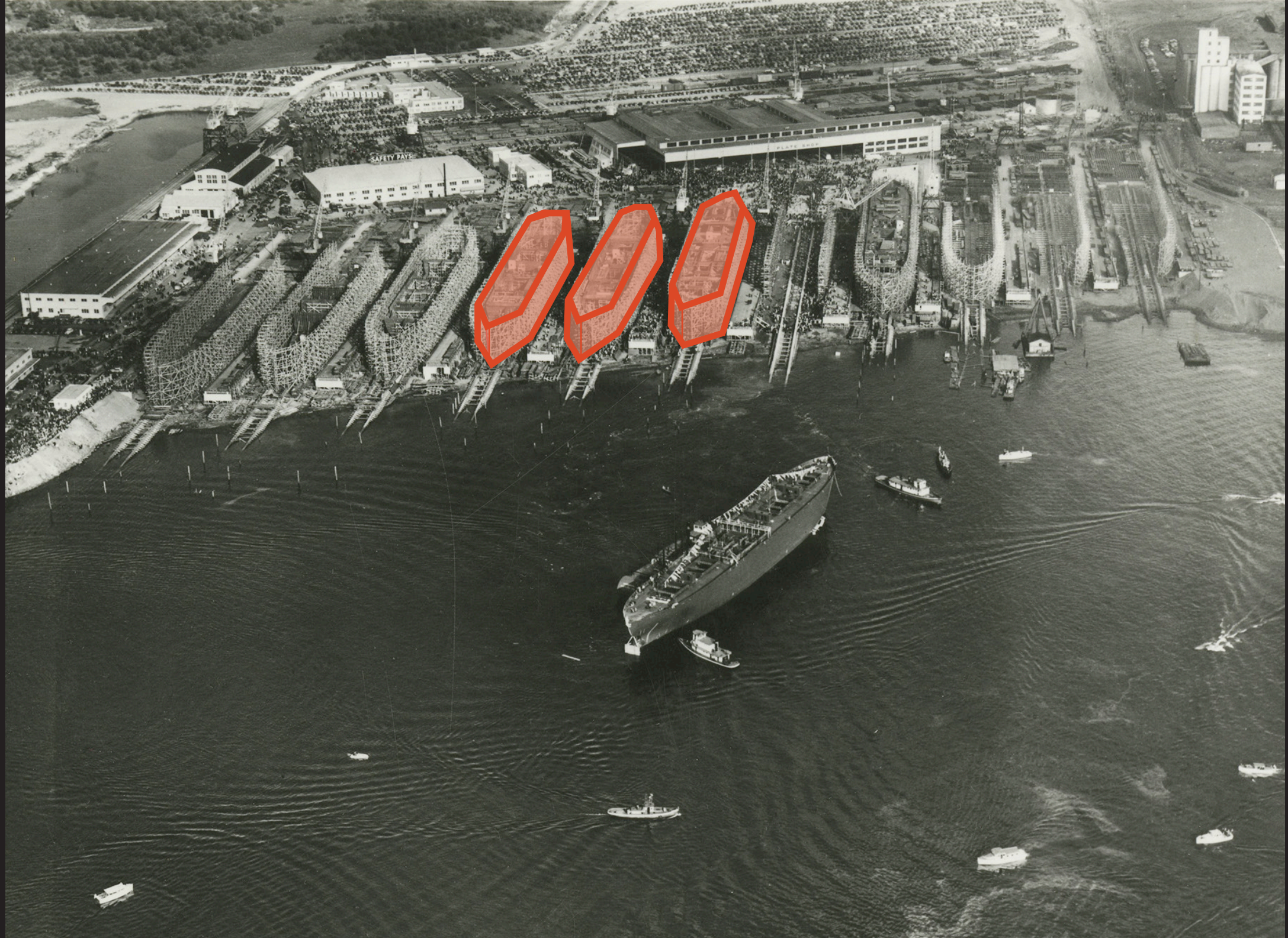
PEDESTRIAN CONNECTIONS



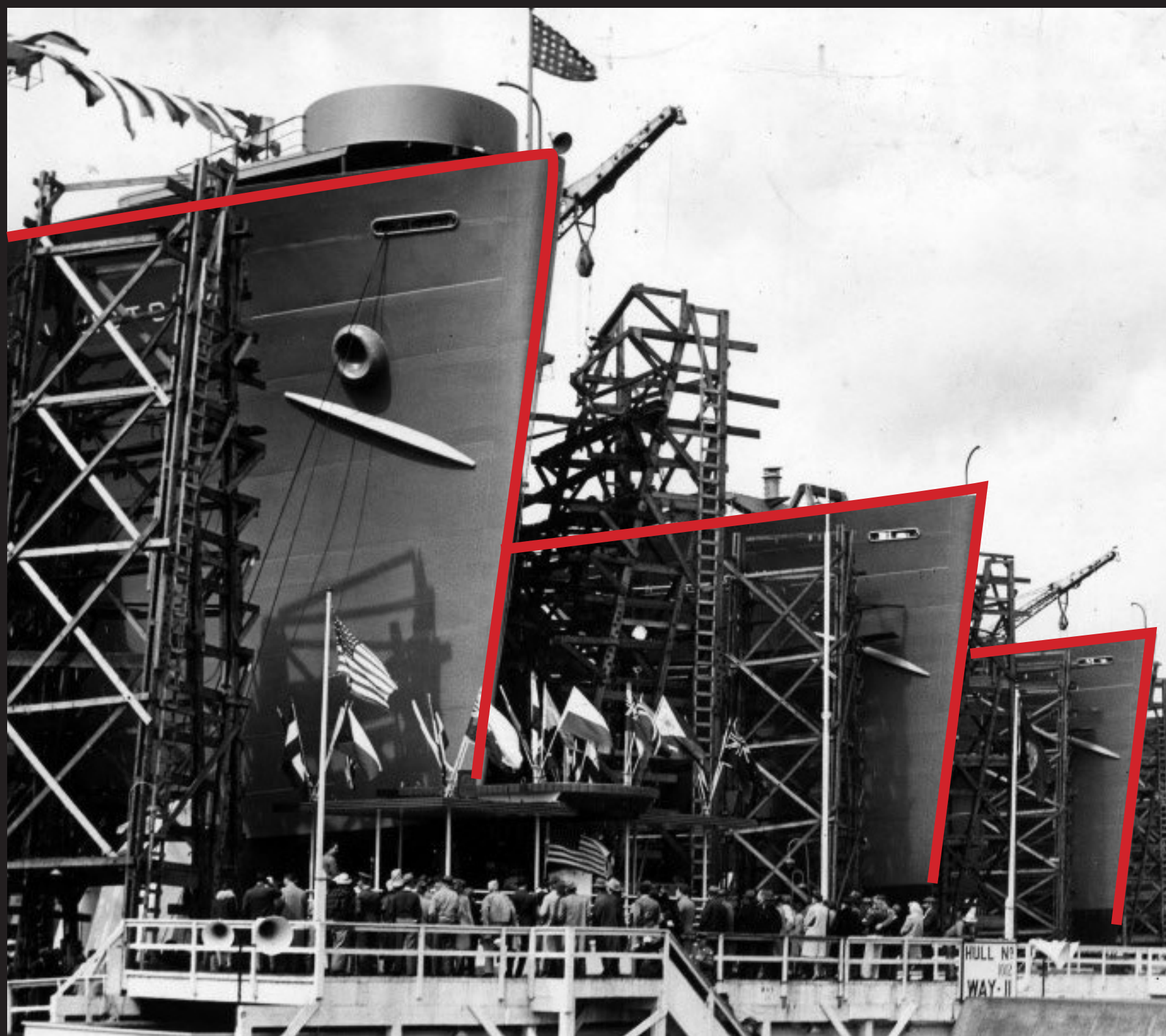
CONTEXT: THE CHANGING WATERFRONT OF WILLAMETTE



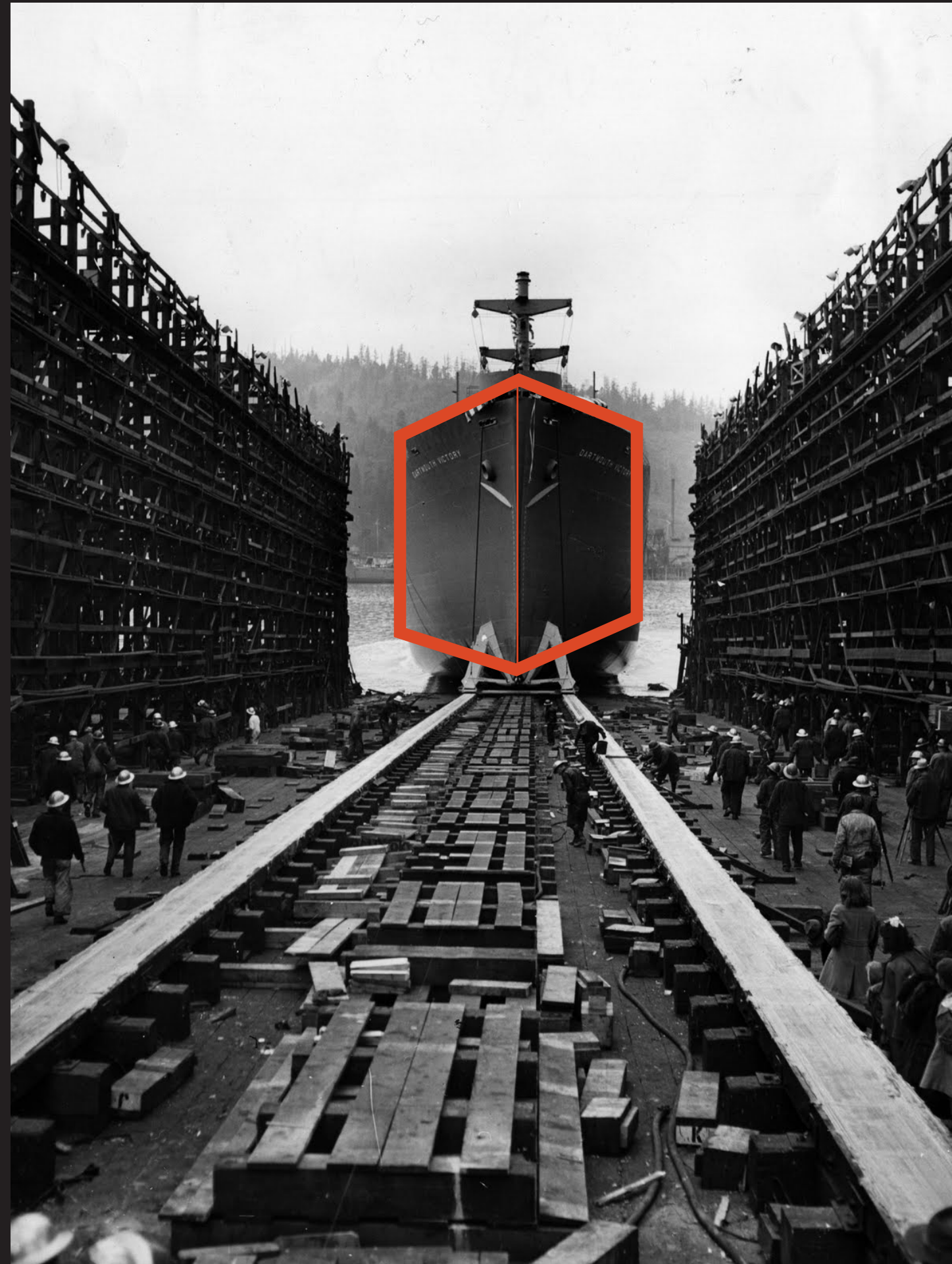


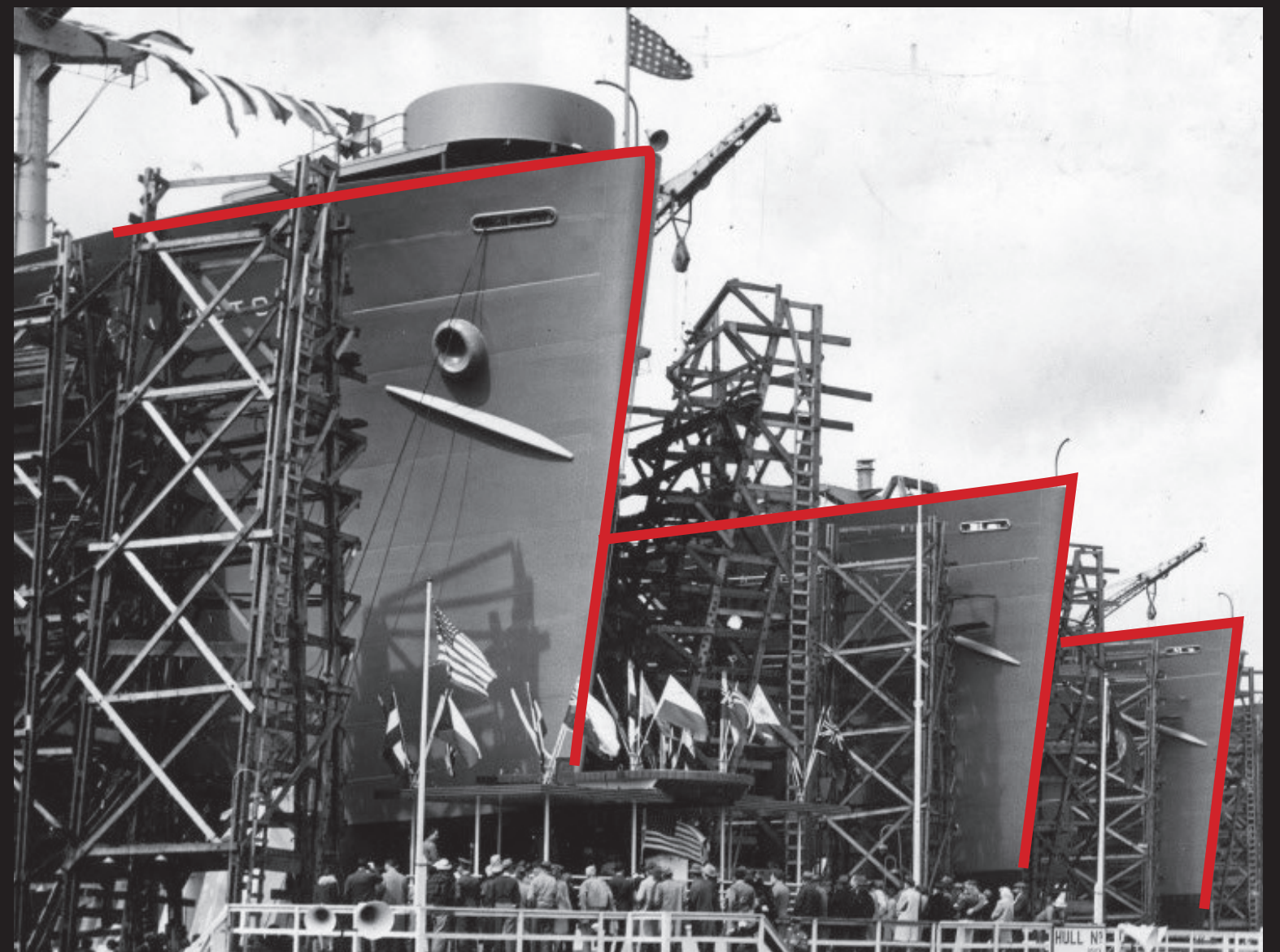
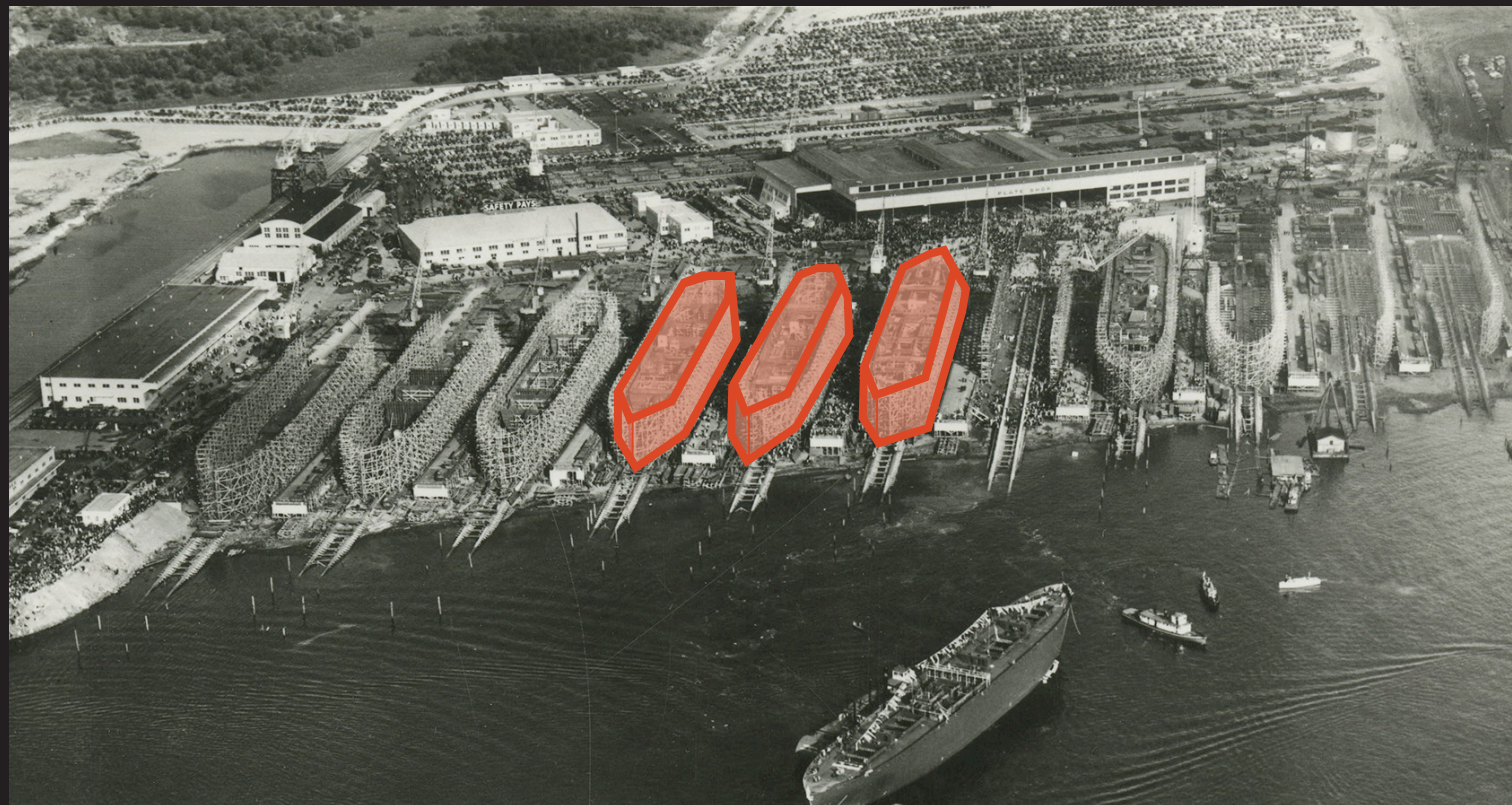
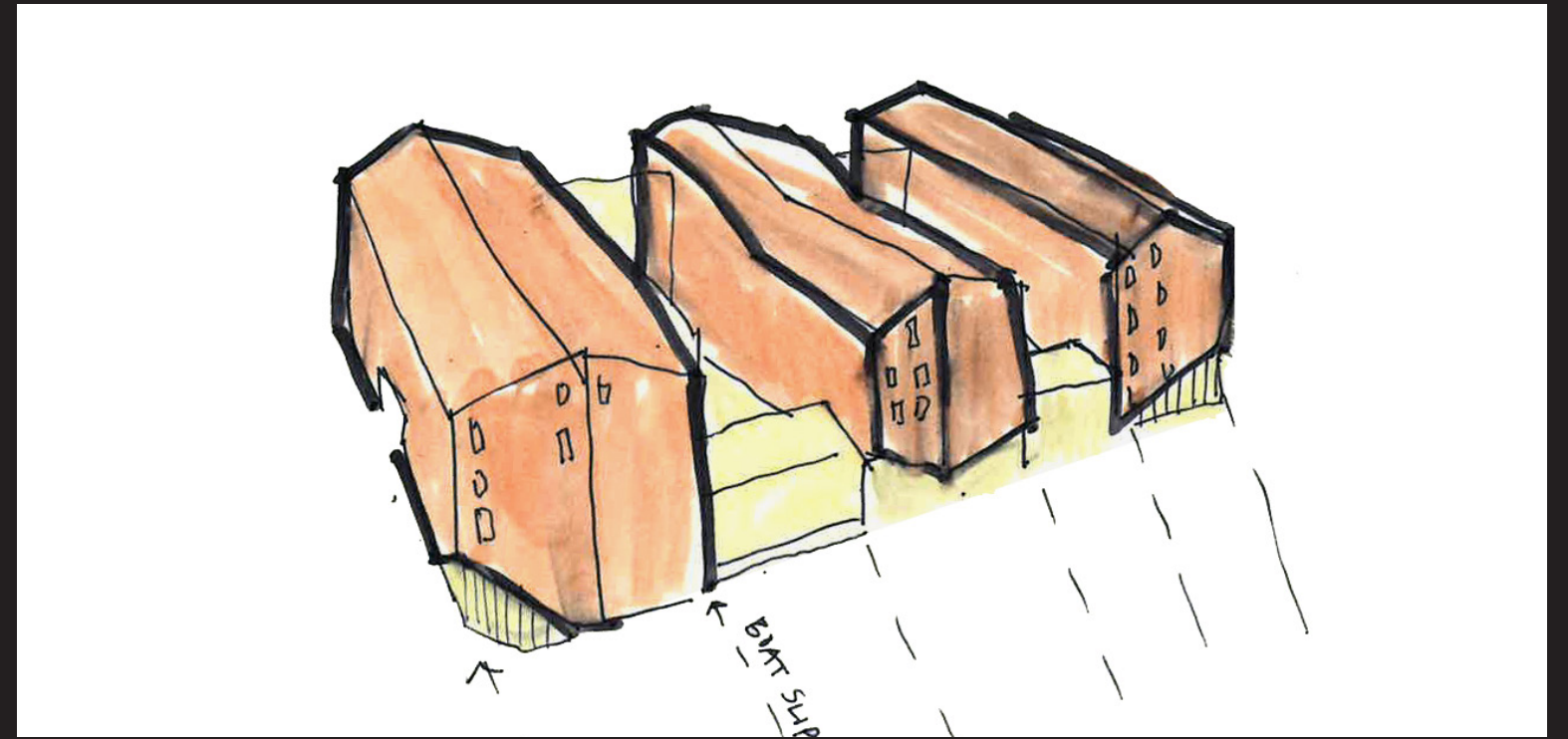
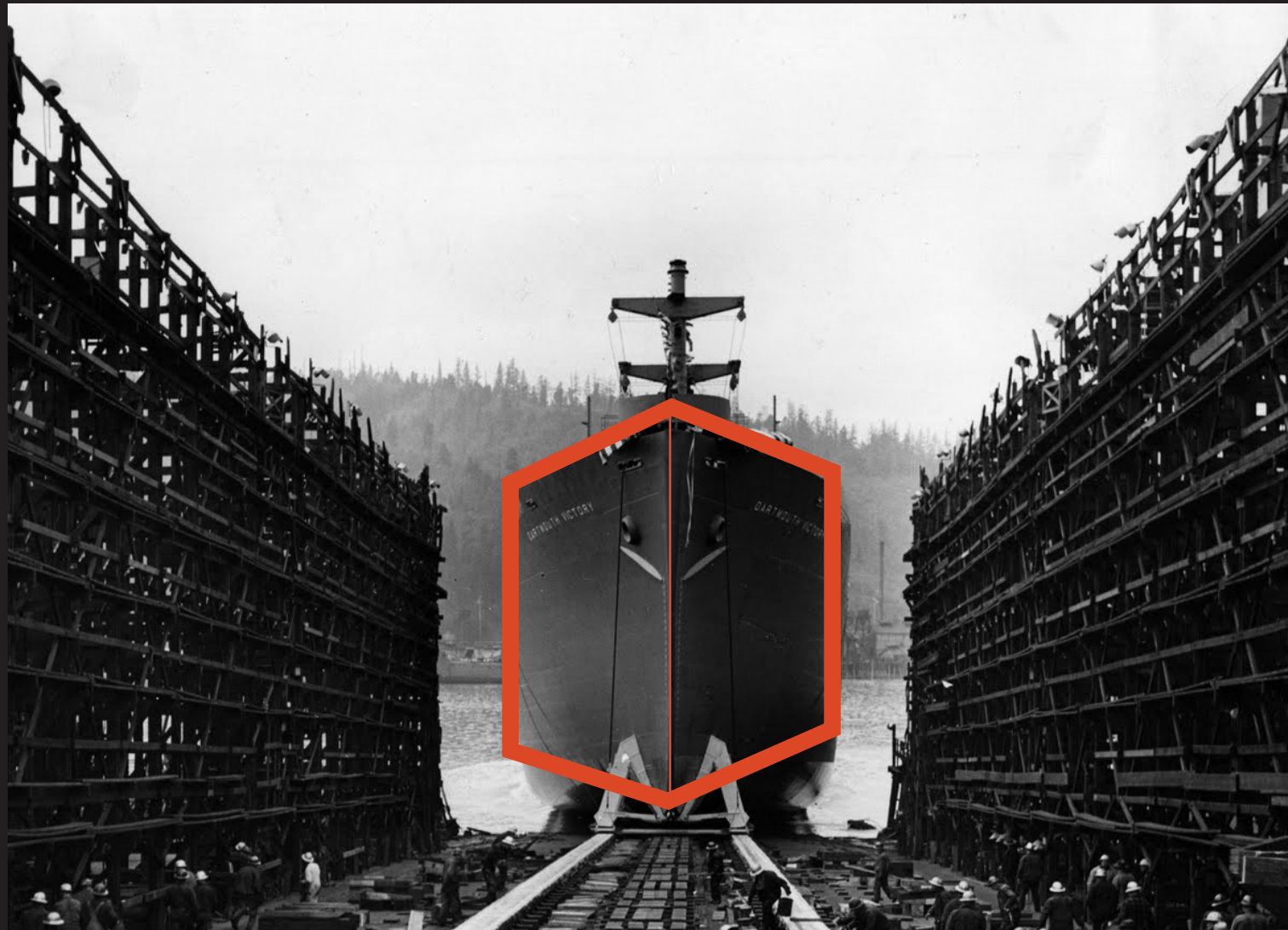


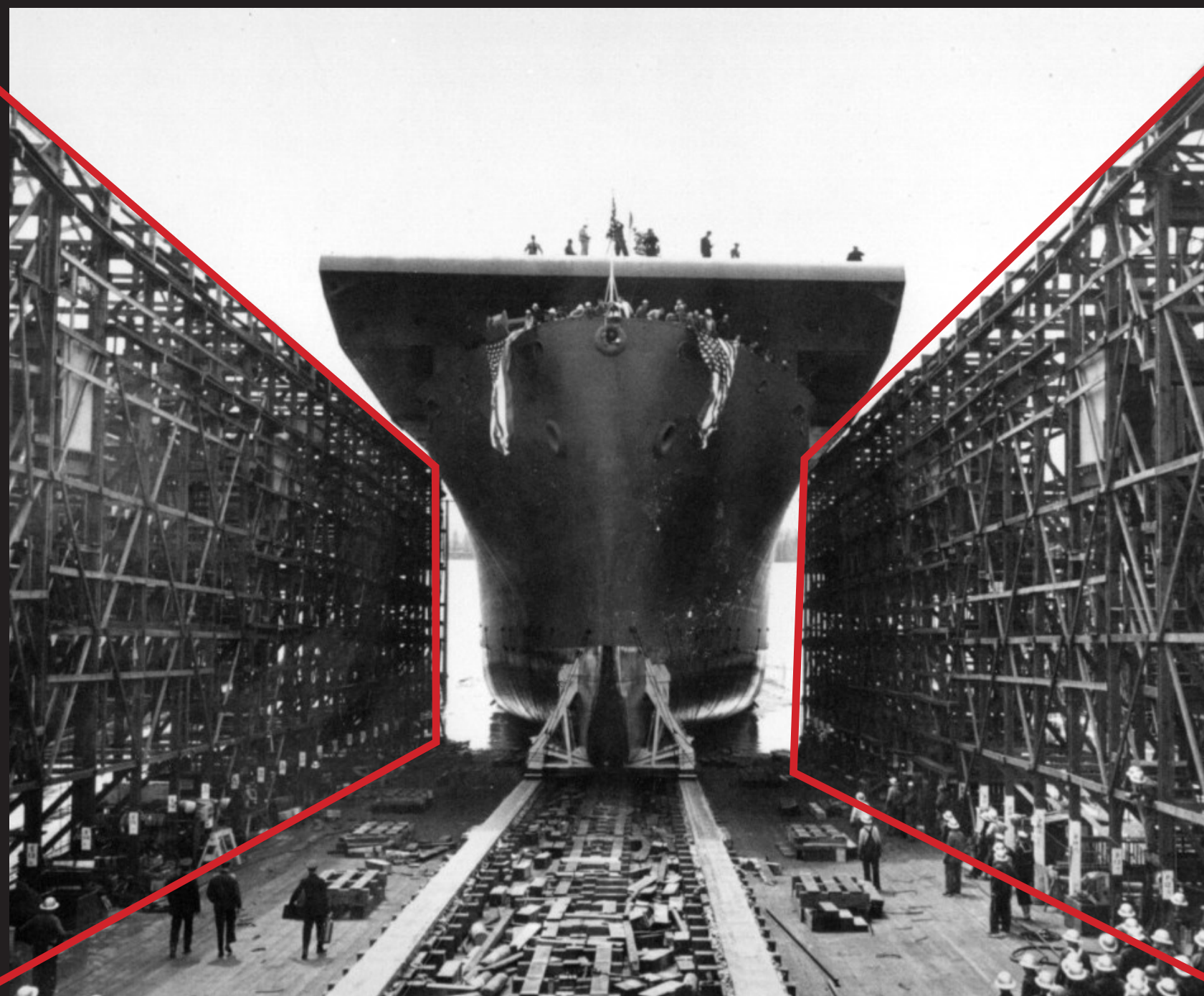


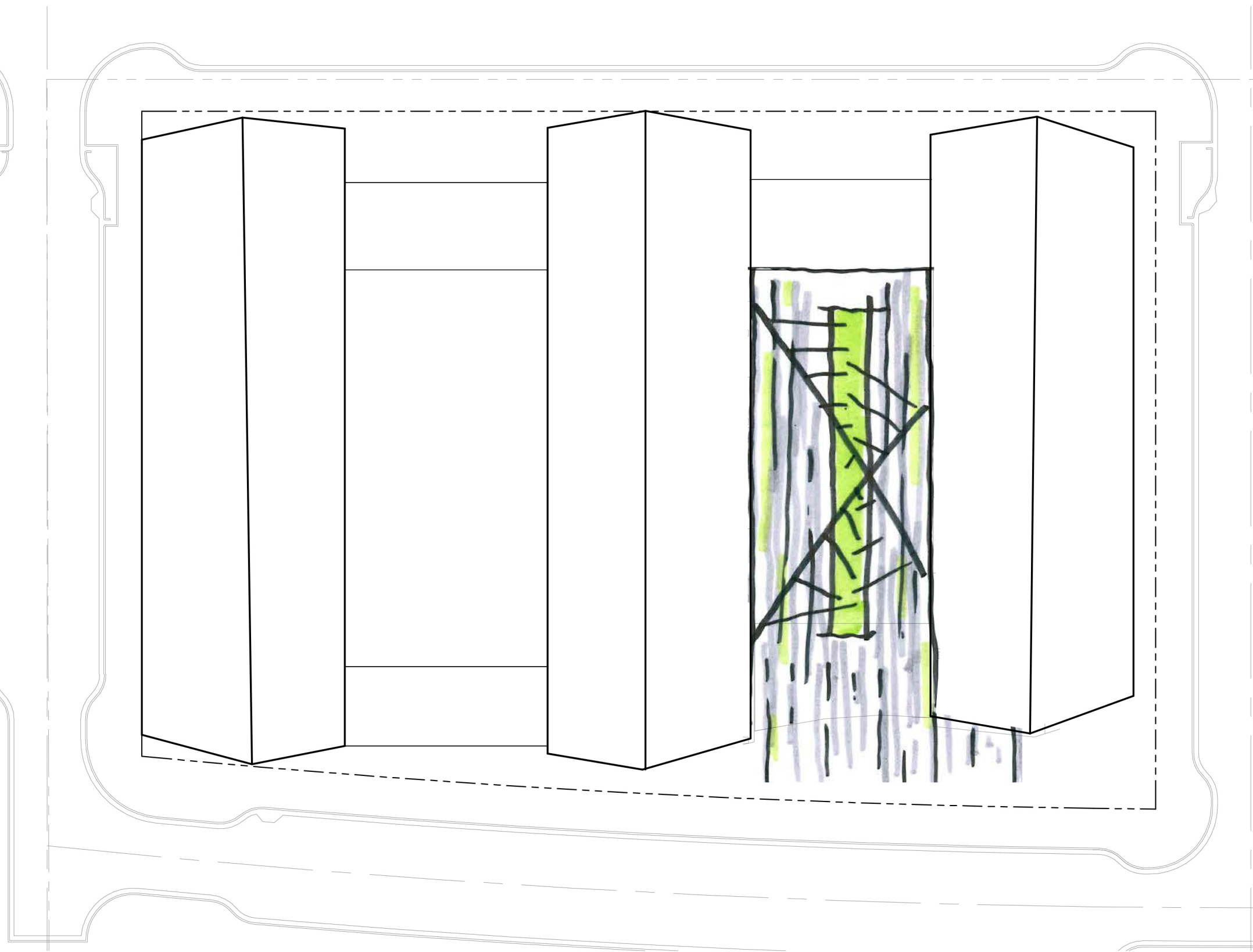






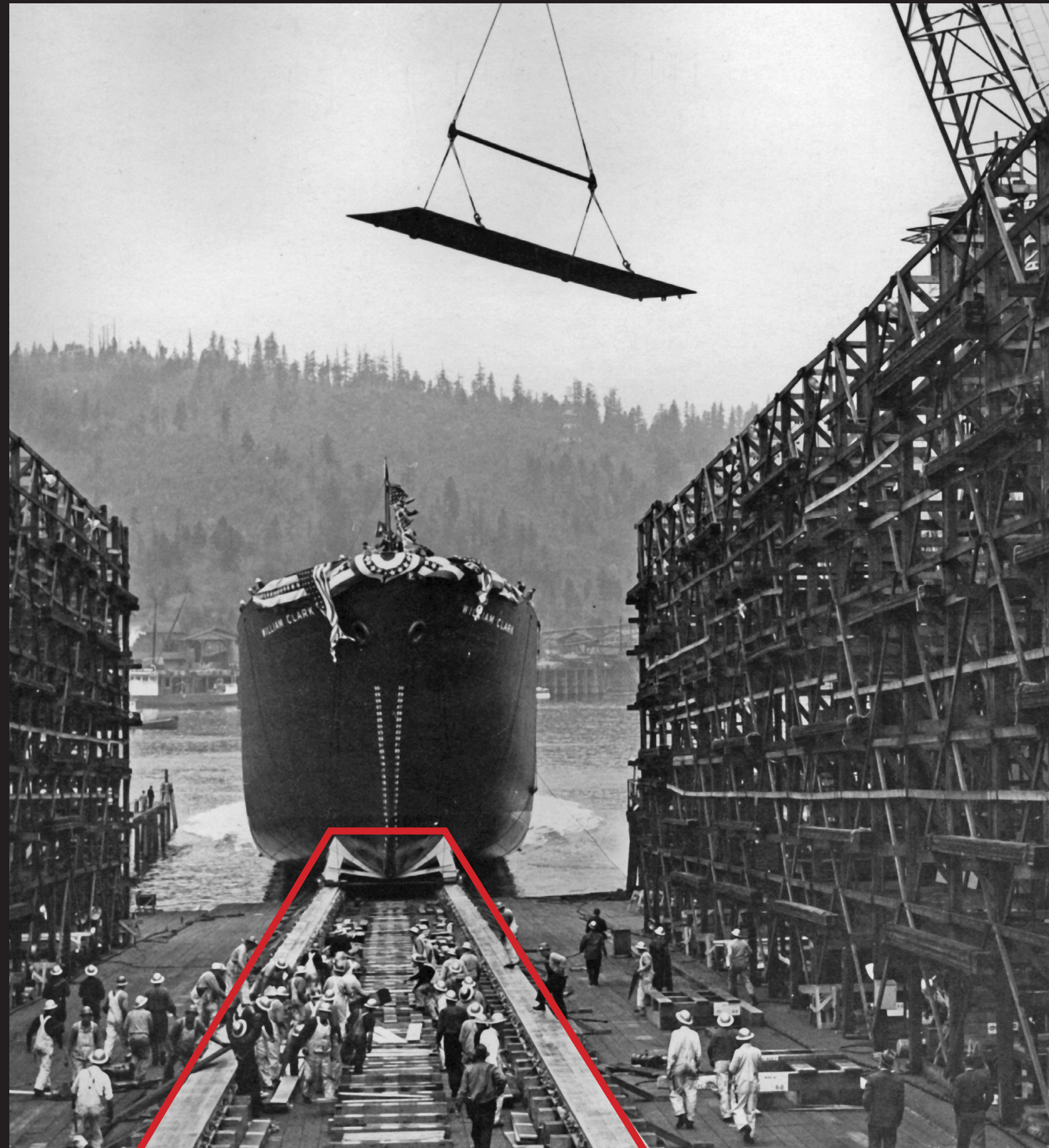


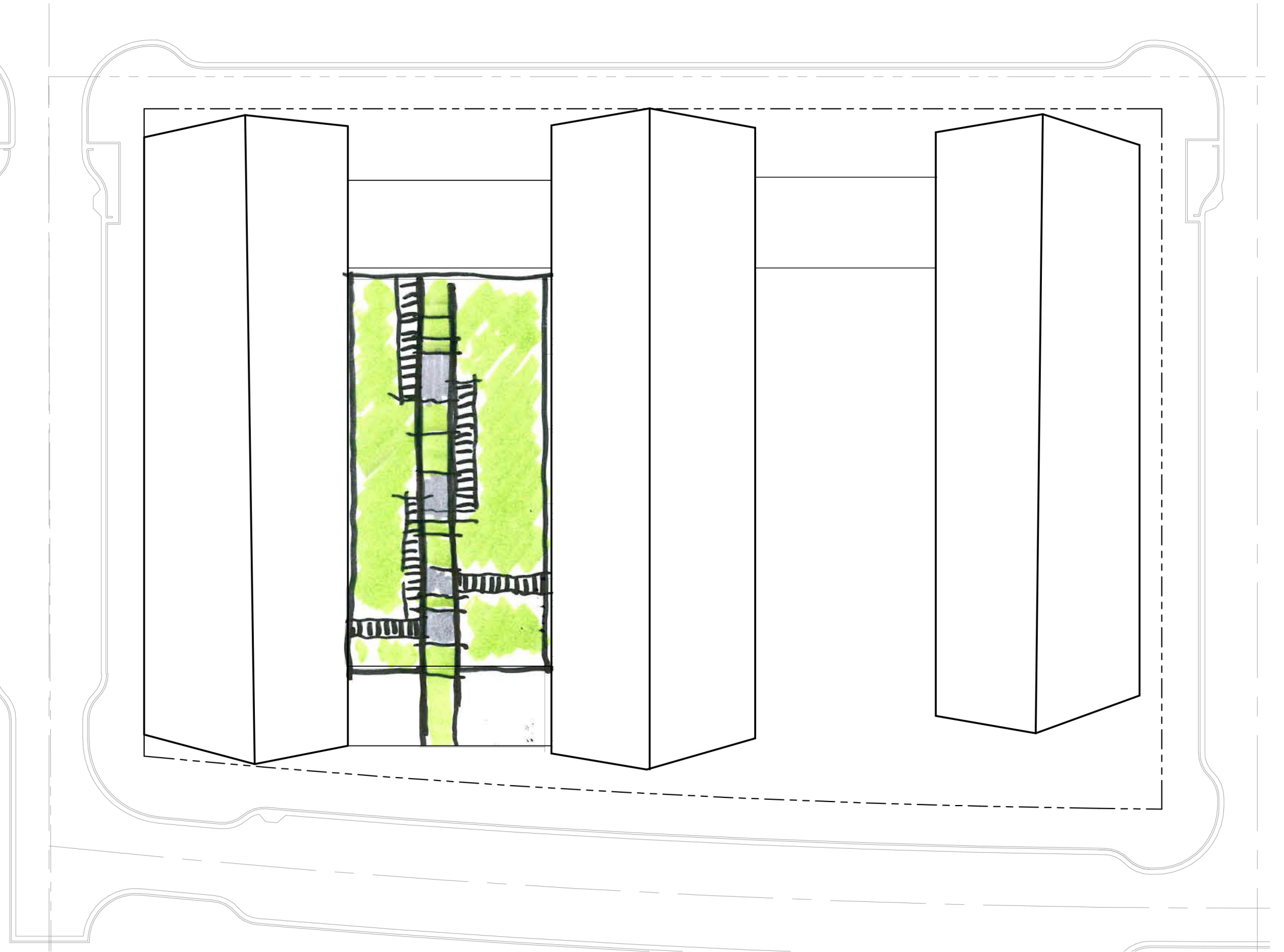




LANDSCAPE: METAL COURTYARD + PLAZA

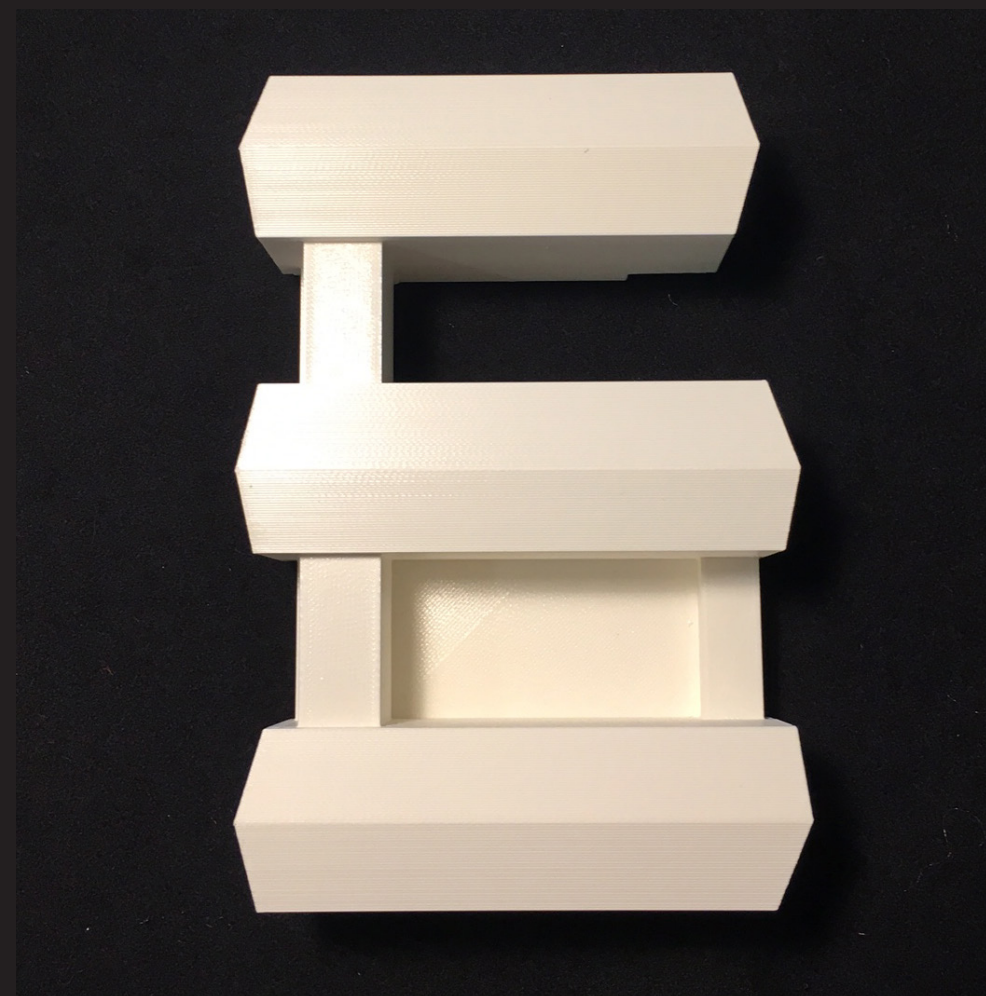
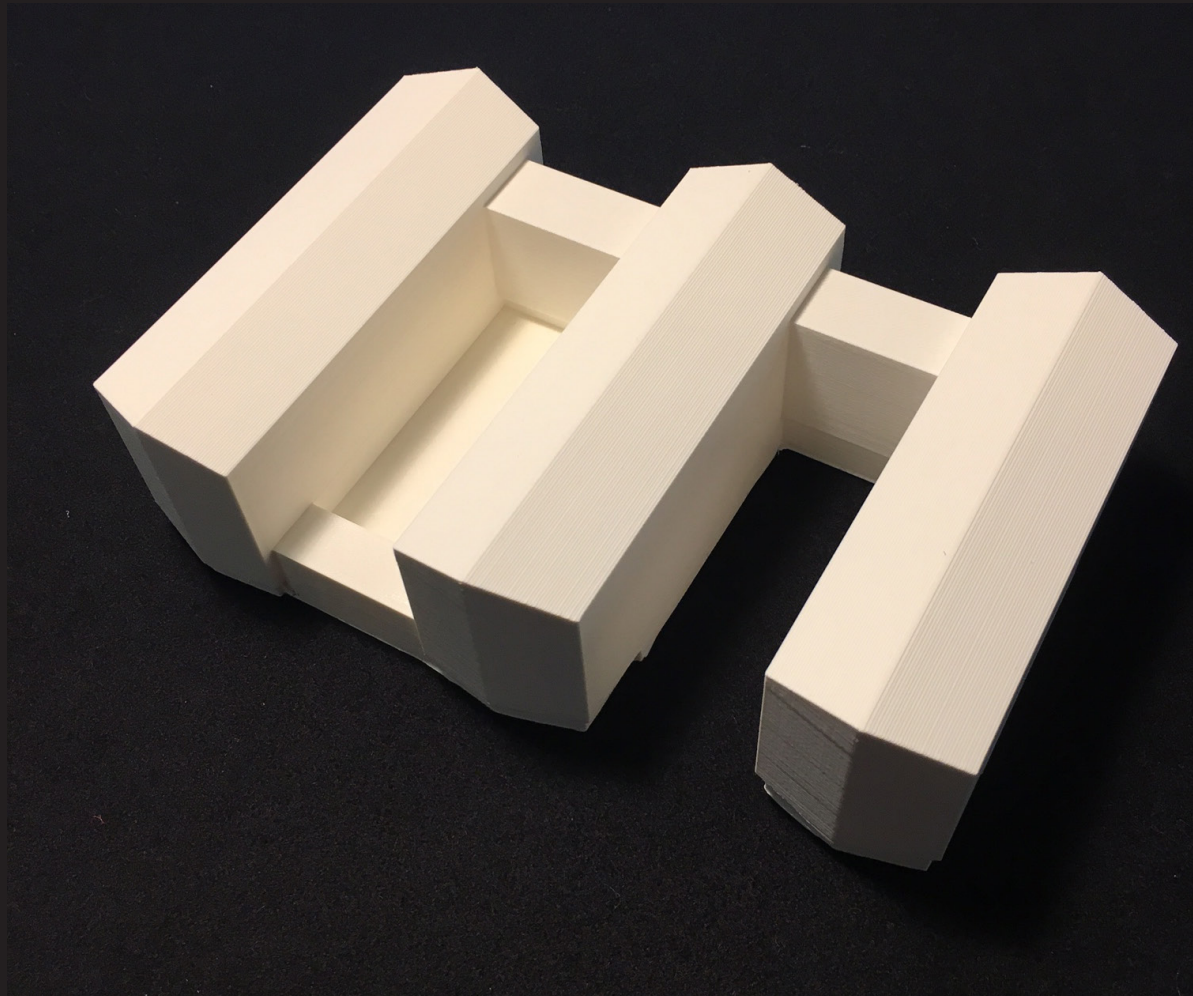




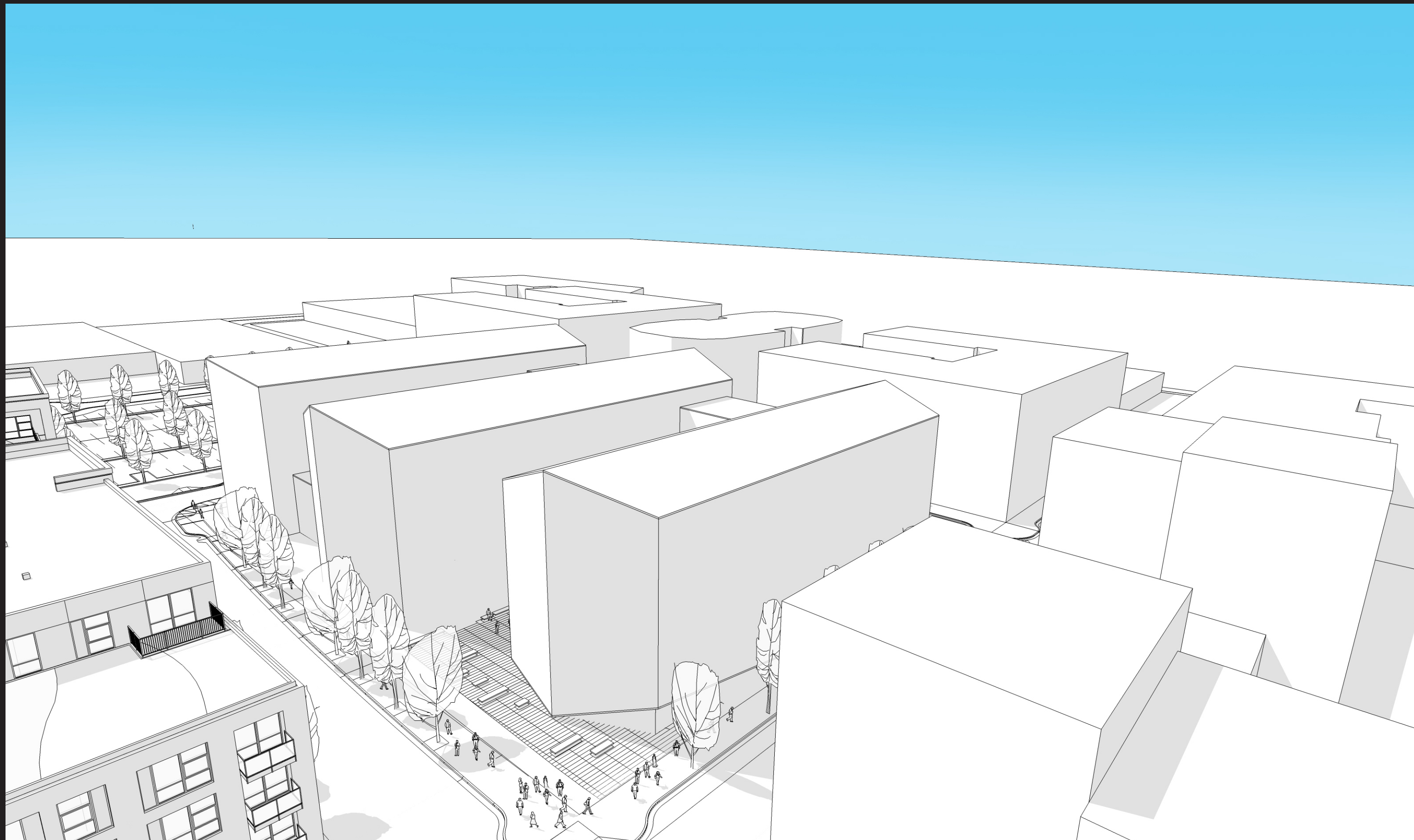


LANDSCAPE: VERDURE COURTYARD





CONTEXT: MASSING MODEL



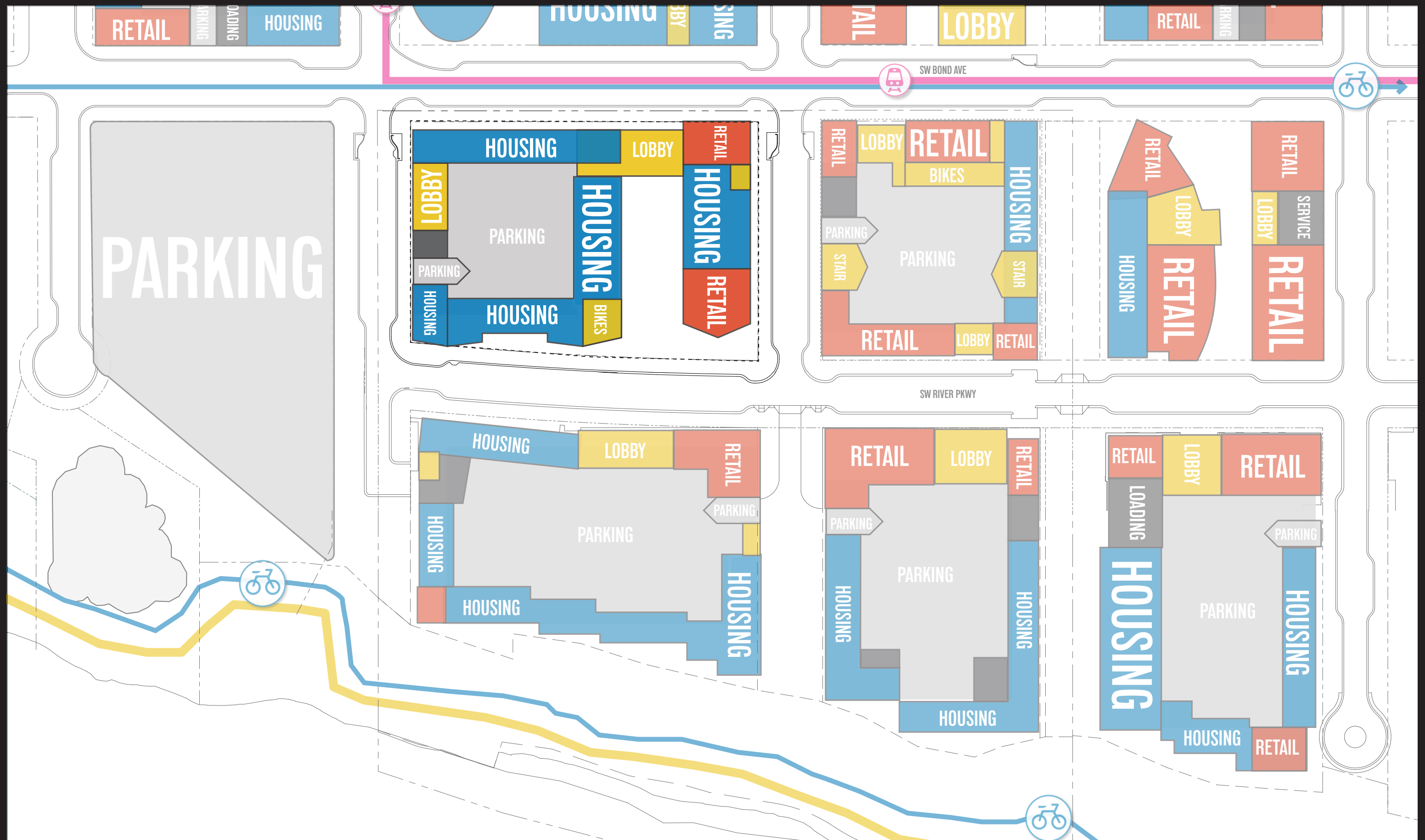
MASSING: LOOKING SOUTH FROM RIVER PKWY + ABERNETHY

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2. ANALYSIS / CONCEPT

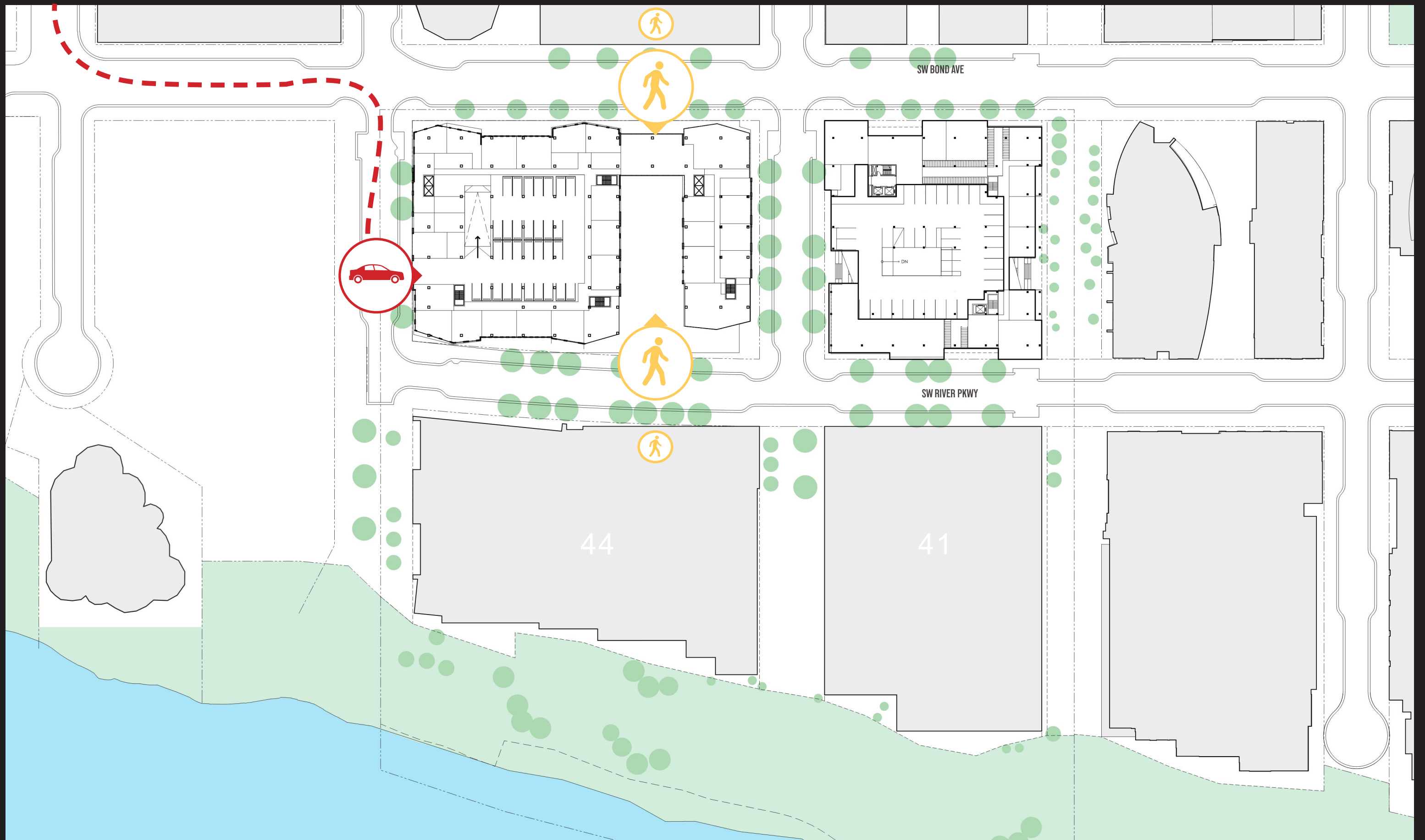
3. PLANS / SECTIONS

4. FACADE / MATERIALITY



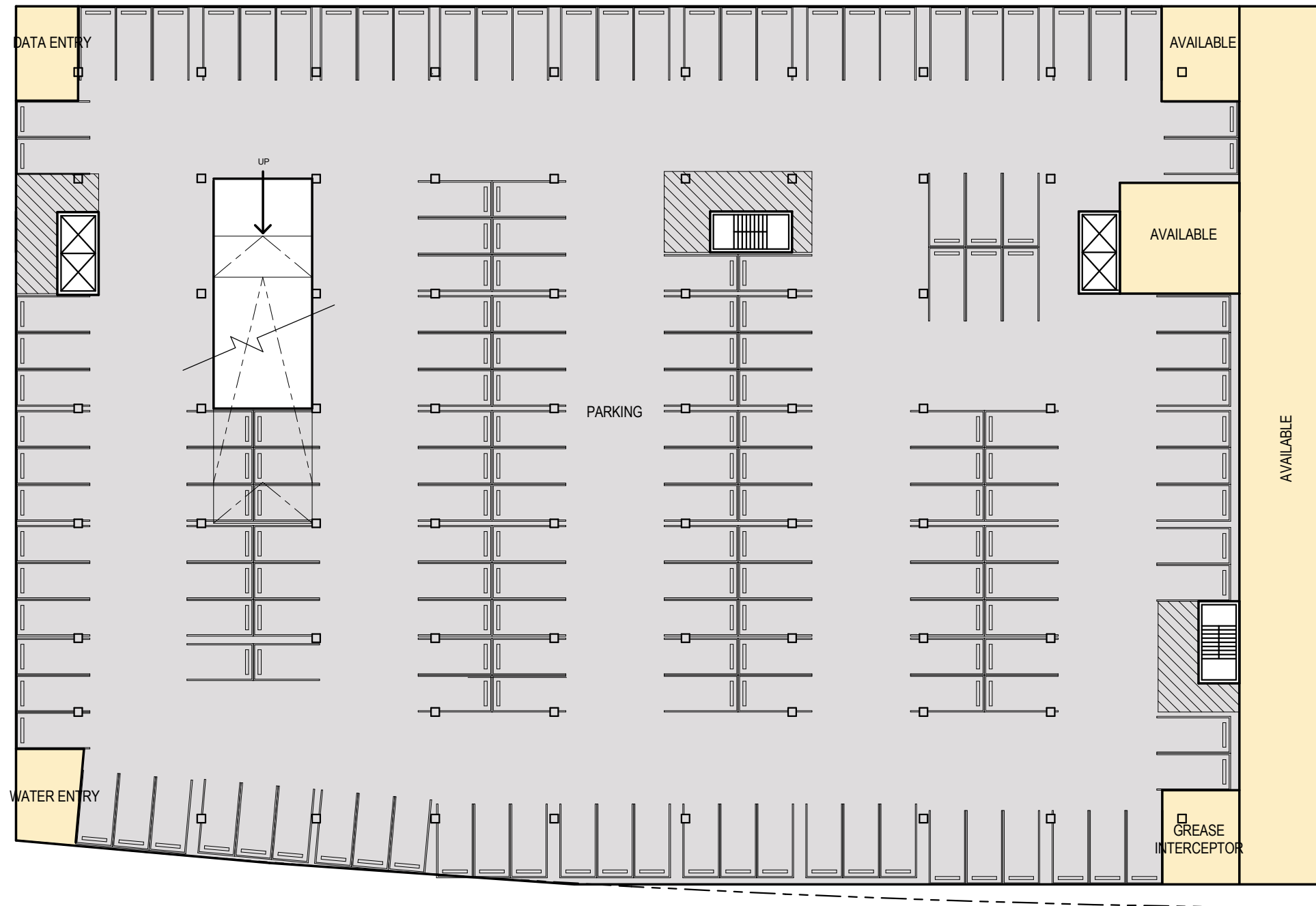
SITE ANALYSIS: GROUND FLOOR USES





SITE PLAN: GROUND FLOOR





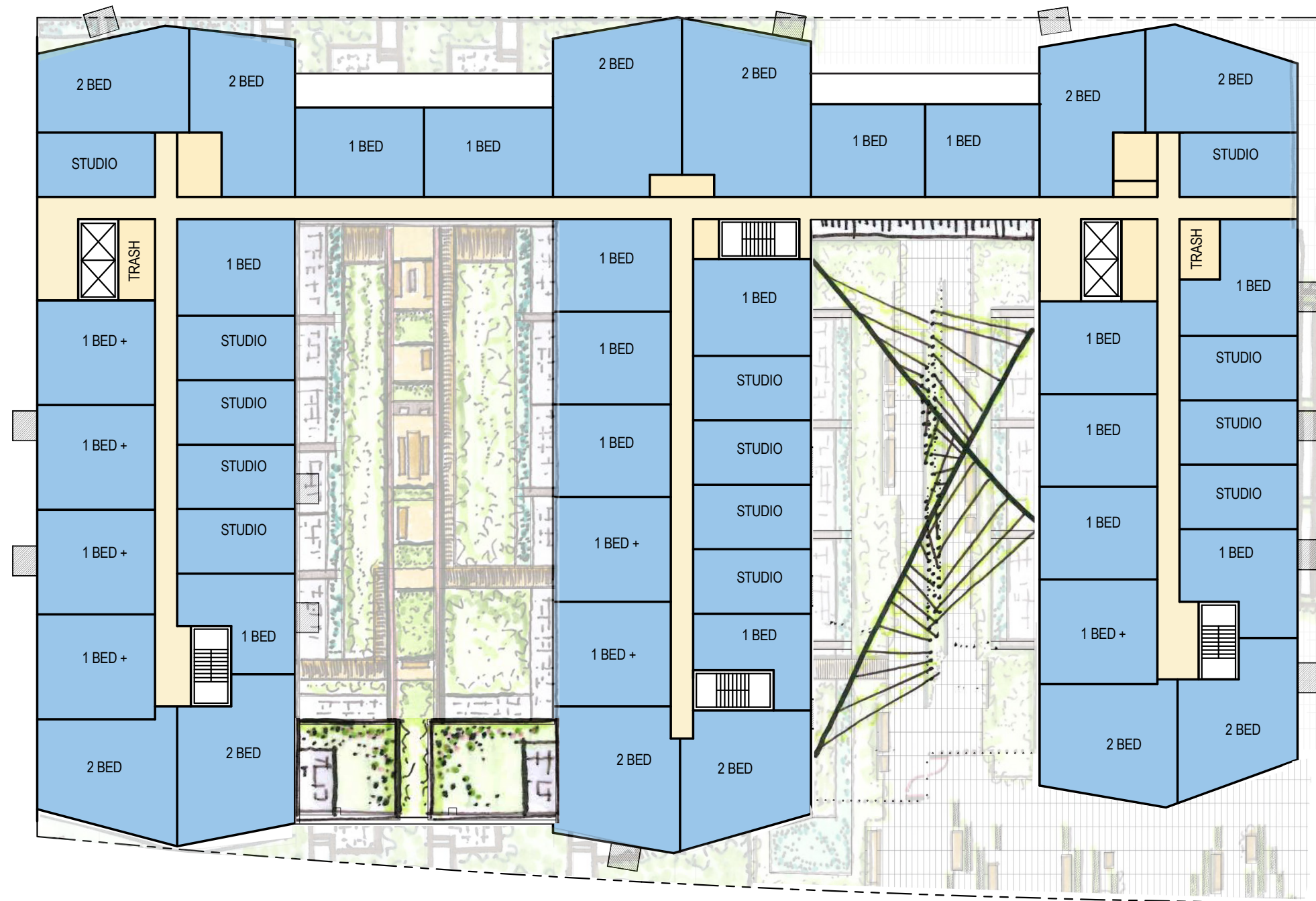
PLAN: LEVEL P1





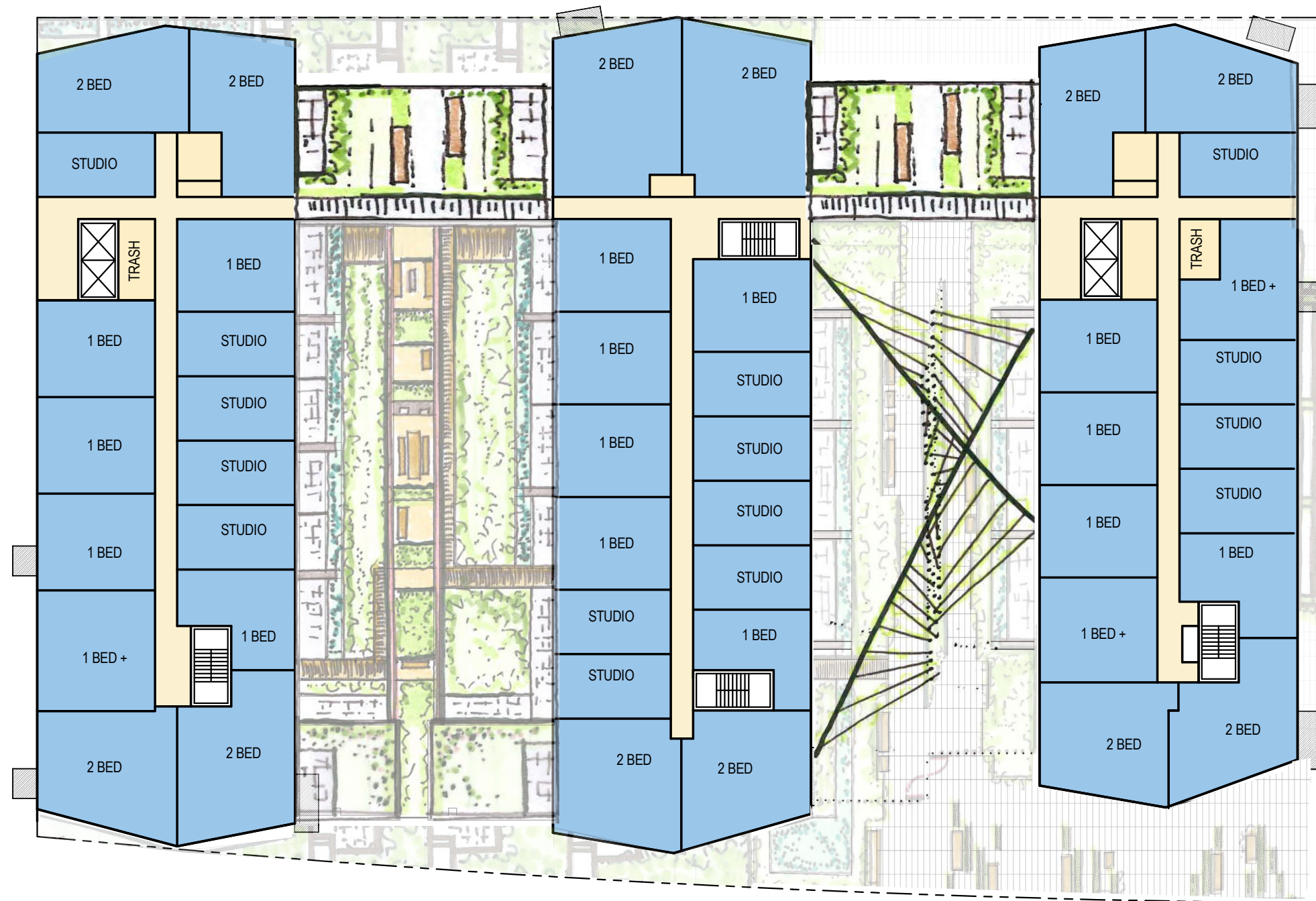
PLAN: 2ND FLOOR





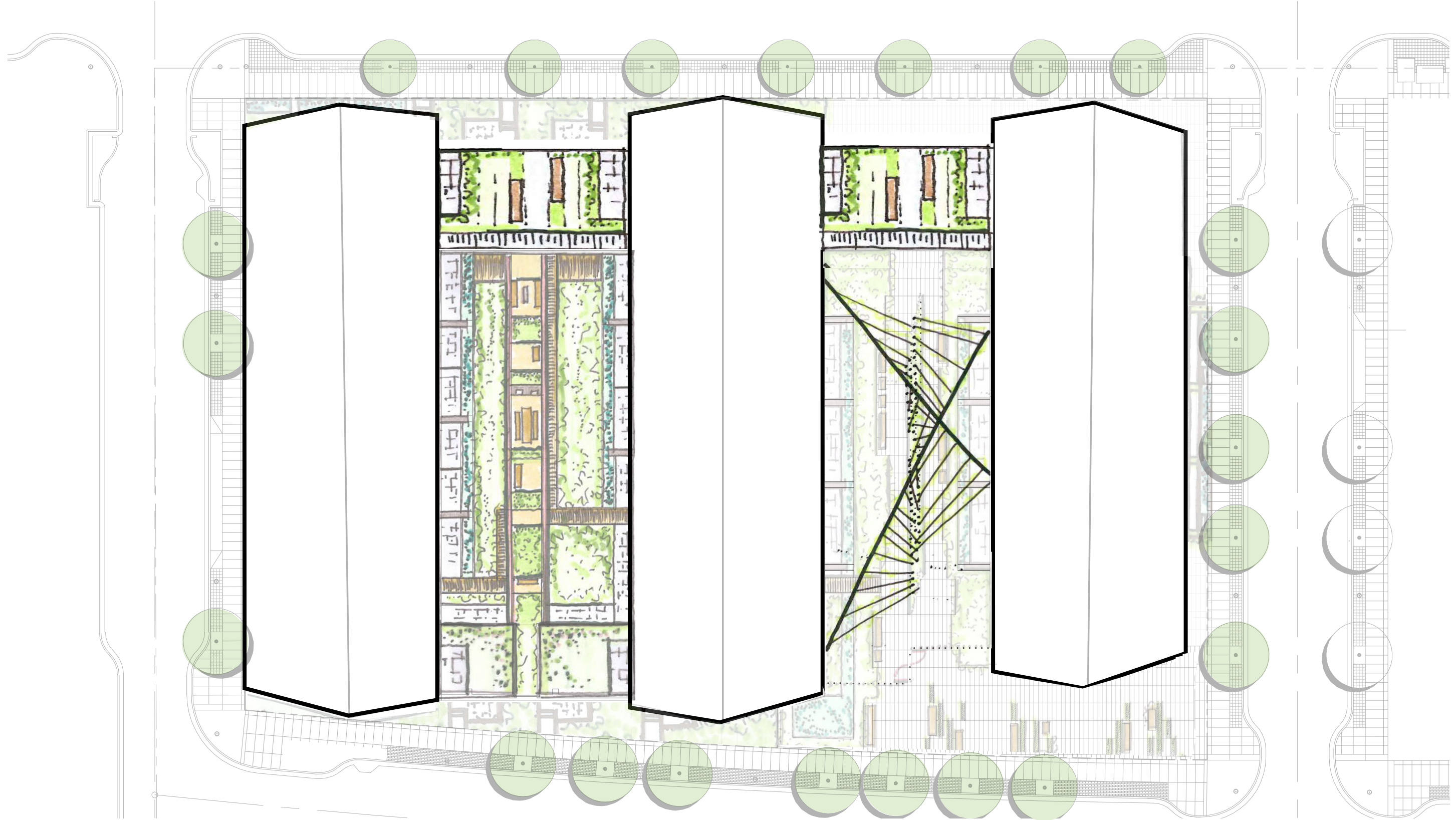
PLAN: 3RD-6TH FLOORS





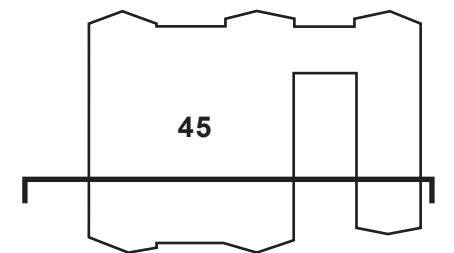
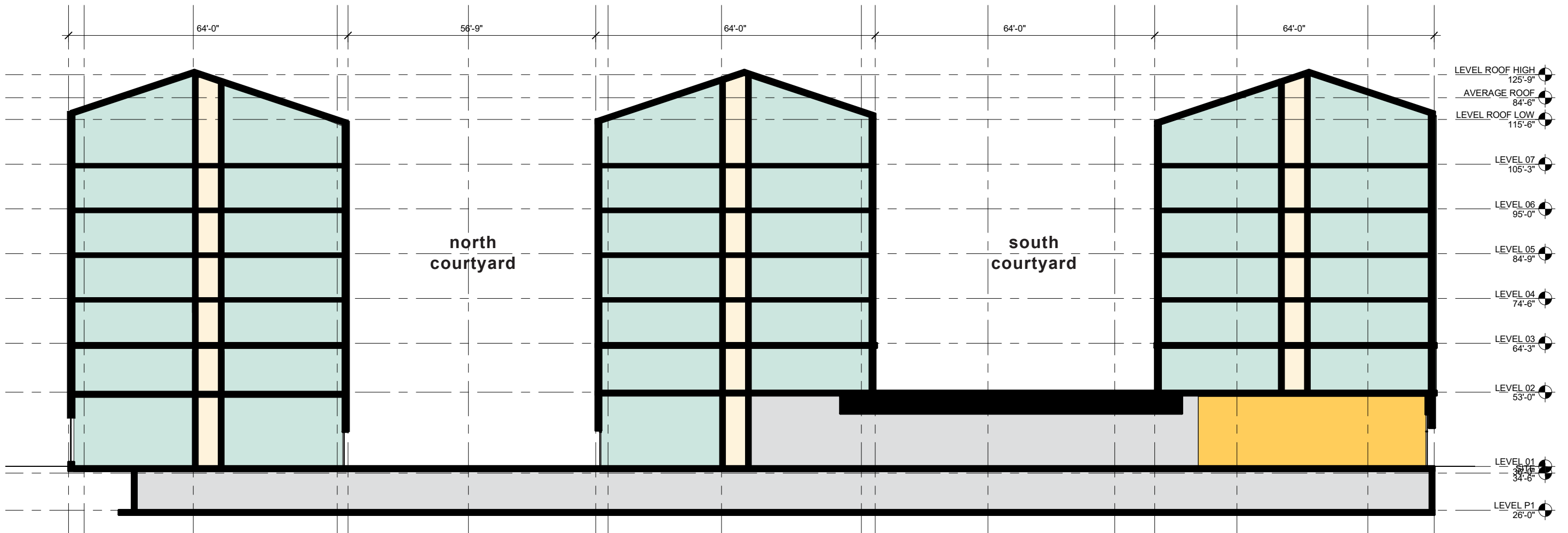
PLAN: 7TH FLOOR





PLAN: ROOF PLAN





SECTION: N-S BUILDING SECTION



PERSPECTIVE: NE CORNER @ RIVER PKWY + ABERNETHY



PERSPECTIVE: NE PLAZA AND COURTYARD FROM RIVER PKWY



PERSPECTIVE: SE CORNER @ LOWELL + RIVER PKWY



PERSPECTIVE: LOOKING NORTH ON BOND @ LOBBY



PERSPECTIVE: NW CORNER @ ABERNETHY + BOND

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THANK YOU

QUESTIONS / COMMENTS

SPECIFIC ITEMS TO ADDRESS:

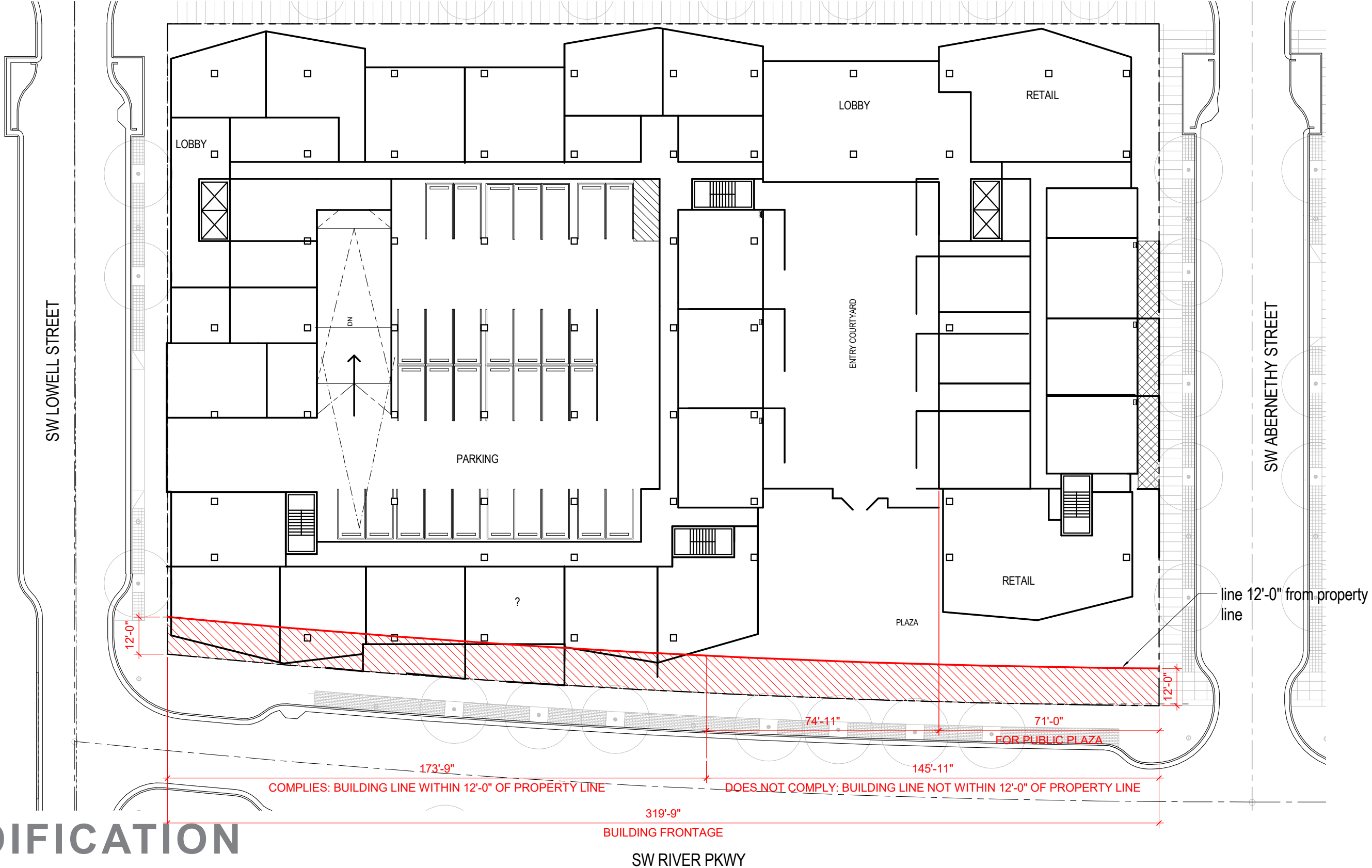
- **MASSING STRATEGY**
- **MATERIAL APPROACH**
- **GROUND LEVEL ORGANIZATION**
- **PARKING/LOADING**
- **MODIFICATION TO ALLOW FOR PLAZA**

REQUIRED BUILDING LINES: 33.510.215
The building must extend to within 12' of the street lot line for 75% of the lot line.

MODIFICATION: 54% of the east facade of the building is within 12'-0" of the lot line.

SW BOND AVE

Block 45 will be asking for a modification in order to provide a public plaza. 71'-0" of frontage is in non-compliance to allow for the plaza. If the plaza was not included; the east facade has 74'-11" of length not within 12' of the lot line, and complies with 76.5%.



MODIFICATION