

HOLST for Portland Lloyd Center Community LLC

Type III Design Review, DA No. 16-291429

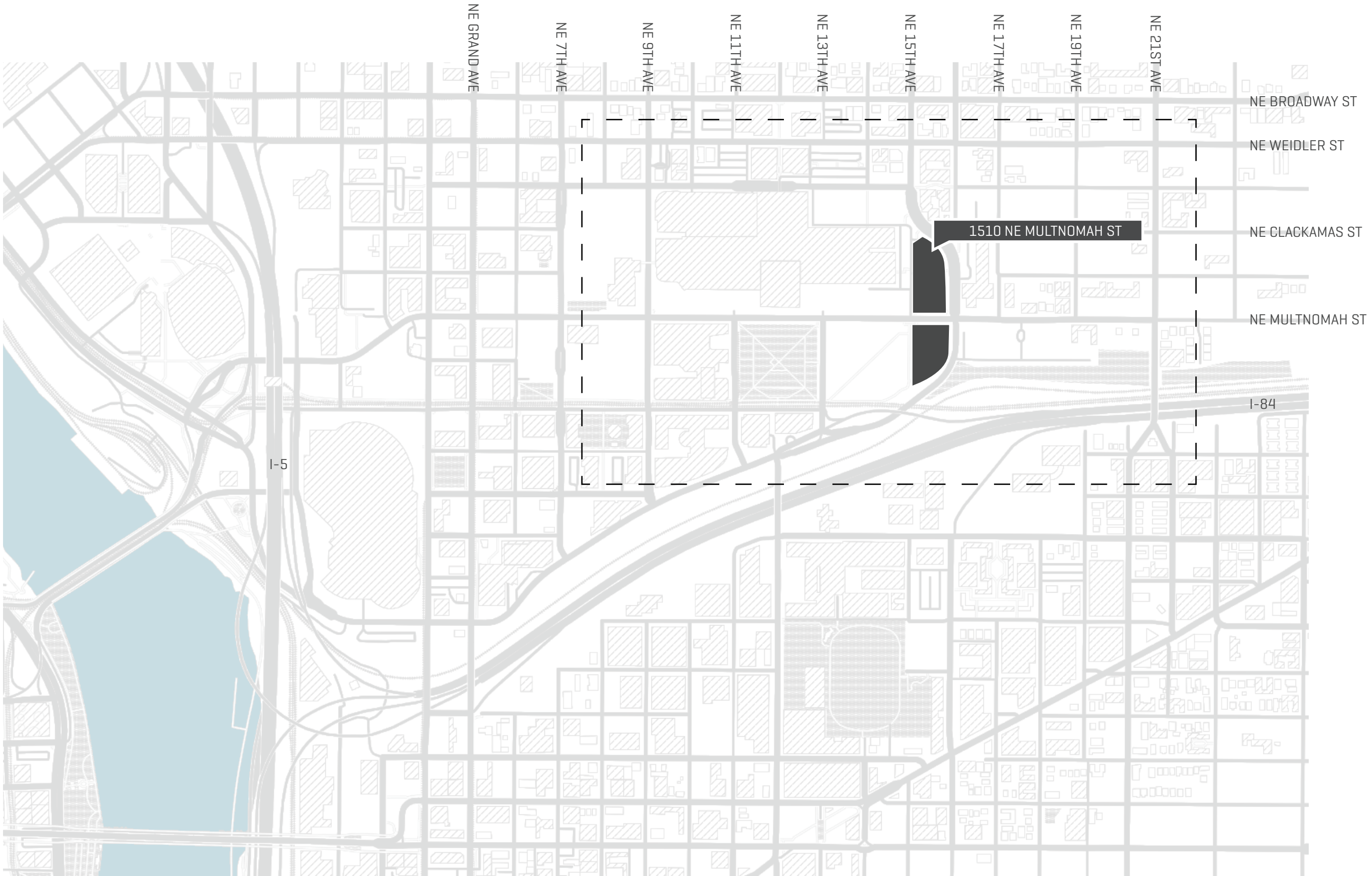
Submitted November 20, 2017

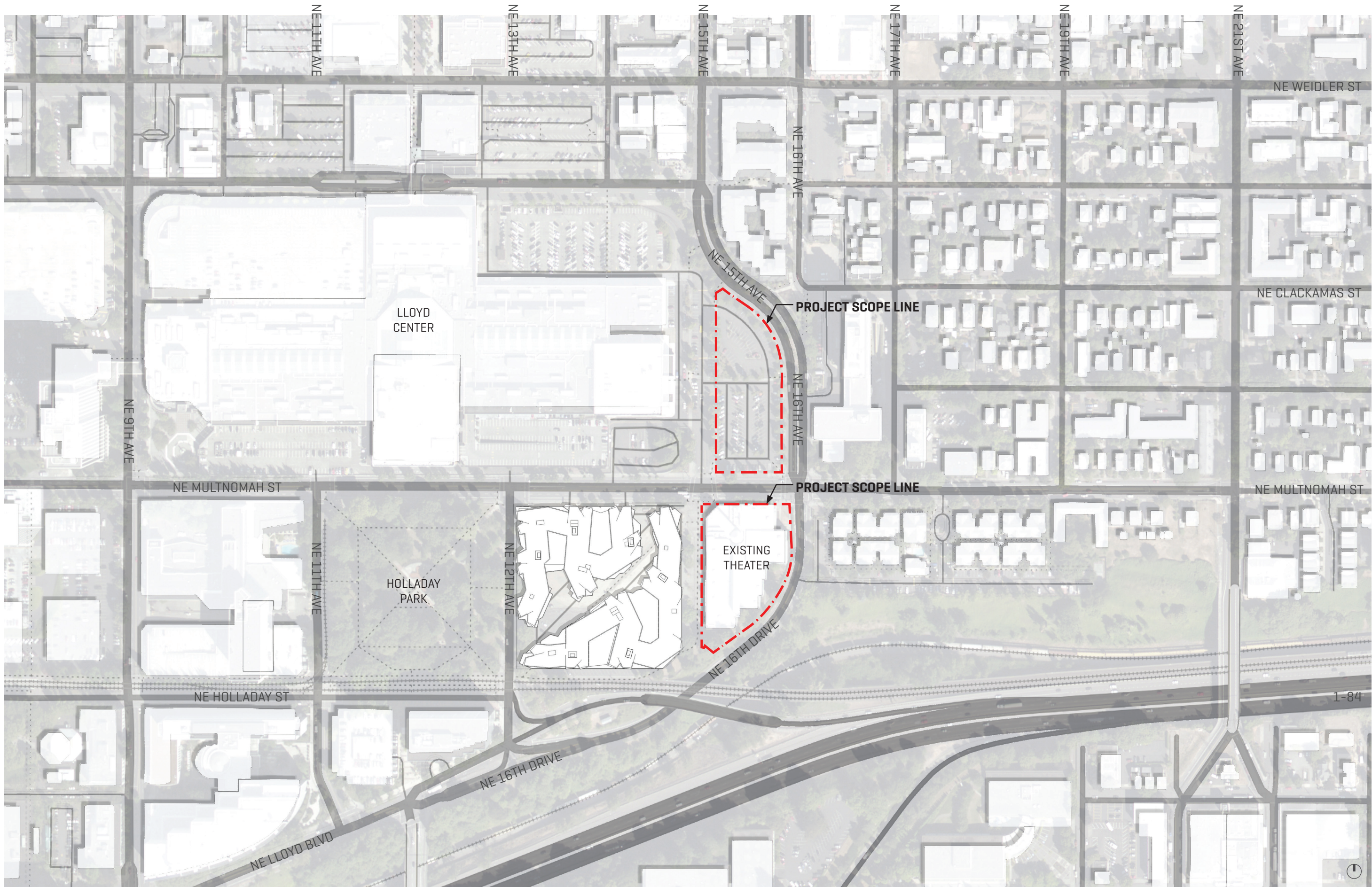
OVERVIEW		INFORMATION	
C.6	LOCATION MAP	PROPERTY:	1510 NE Multnomah St
C.7	VICINITY MAP	RE:	Design Advice Request
C.8	CONTEXT: NEIGHBORHOODS	SUBMITTED:	November 20, 2017
C.9	CONTEXT: TRANSIT		
C.10	CONTEXT PHOTOS	ARCHITECT:	HOLST
C.11	CONTEXT PHOTOS	CONTACT:	Dave Otte, Partner
C.12	DAR #1 SUMMARY		dotte@holstarc.com
C.13	DAR #2 GOALS		503 233 9856
CONCEPT			
C.16	STREET FRONTAGES	LANDSCAPE:	2.ink STUDIO
C.17	PEDESTRIAN EXPERIENCE	CONTACT:	Tommy Solomon, Associate
C.18	NEIGHBORHOOD TEXTURE		tsolomon@2inkstudio.com
C.19	BUILDING HEIGHTS		503 546 4645
C.20	NEIGHBORHOOD TEXTURE	OWNER:	Portland Lloyd Center Community LLC
C.21	BUILDING HEIGHTS	CONTACT:	Cassidy Bolger
			bolger.cassidy@gmail.com
			503 342 4903
DESIGN			
C.24	GROUND FLOOR PLAN		
C.25	TYPICAL FLOOR PLAN		
C.26	ENLARGED GROUND FLOOR PLAN		
C.27	ENLARGED GROUND FLOOR PLAN		
C.28	ELEVATION		
C.29	ELEVATION		
C.30	RENDERED VIEW		
C.31	RENDERED VIEW		
C.32	RENDERED VIEW		
C.33	RENDERED VIEW		
C.34	RENDERED VIEW		
C.35	RENDERED VIEW		
C.36	RENDERED VIEW		
C.37	RENDERED VIEW		
C.38	RENDERED VIEW		

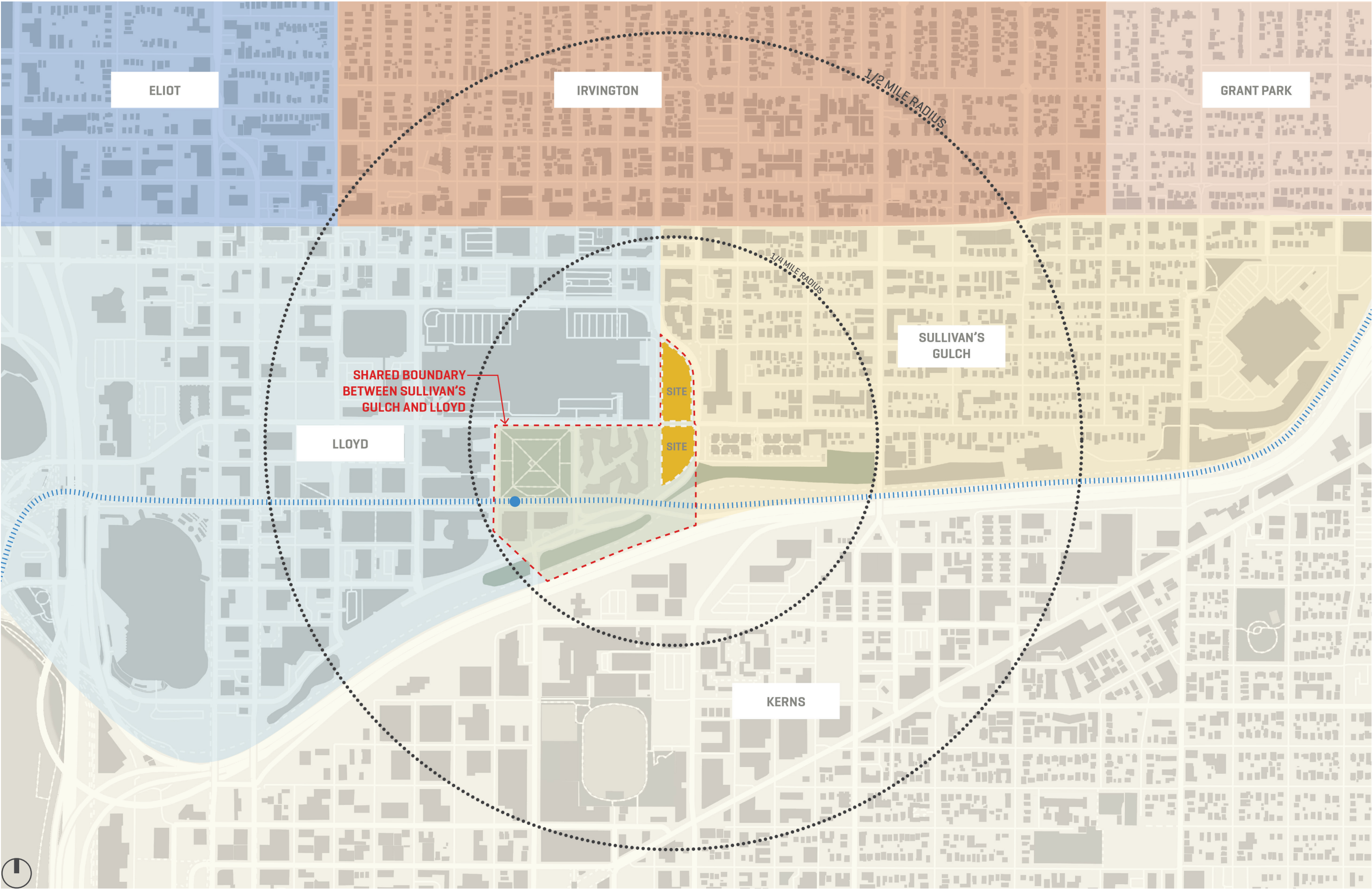
CONTENT

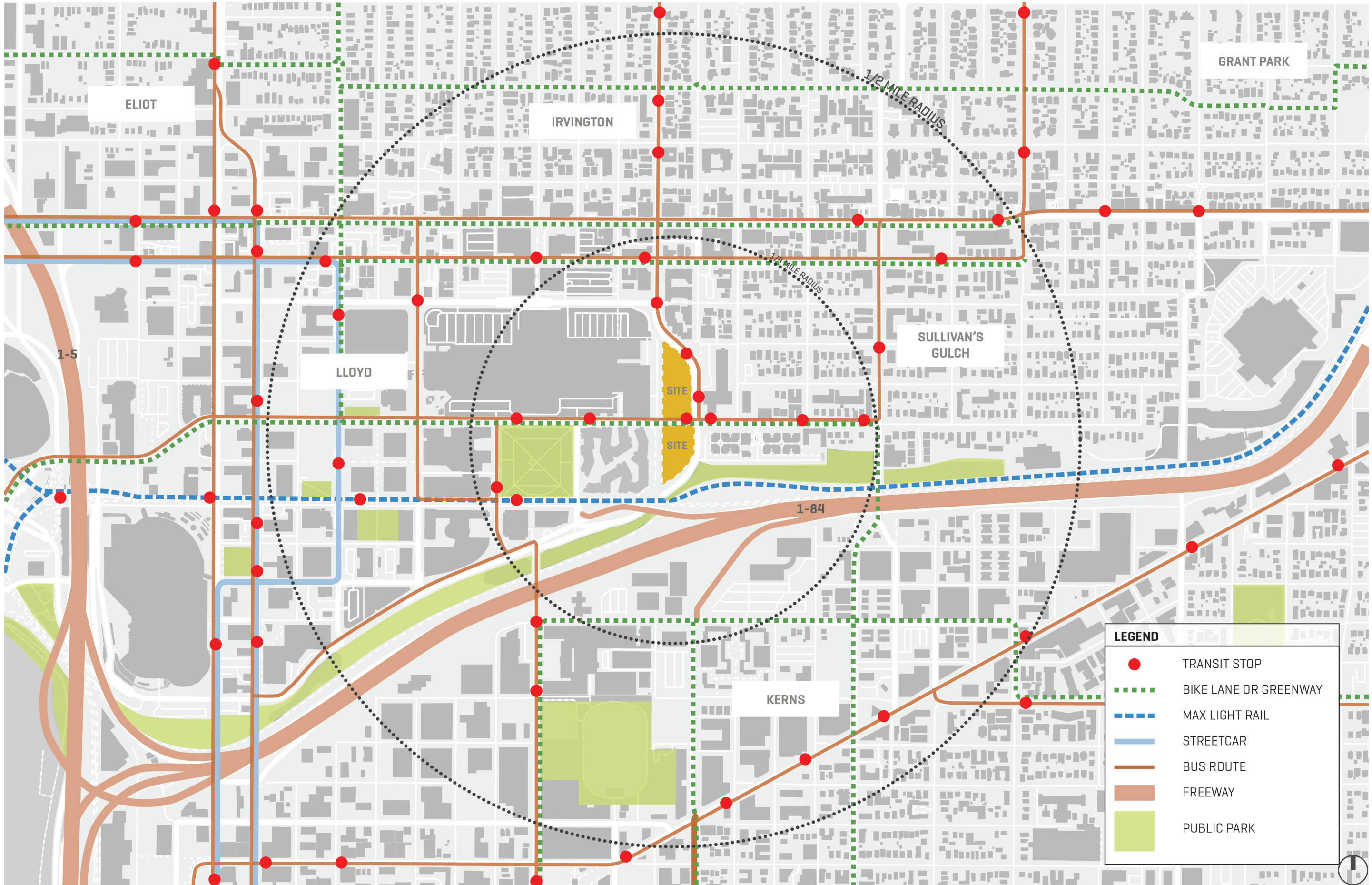
OVERVIEW

C.6	LOCATION MAP
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LLOYD DISTRICT

1510 NE MULTNOMAH

DESIGN
ADVICE
REQUEST

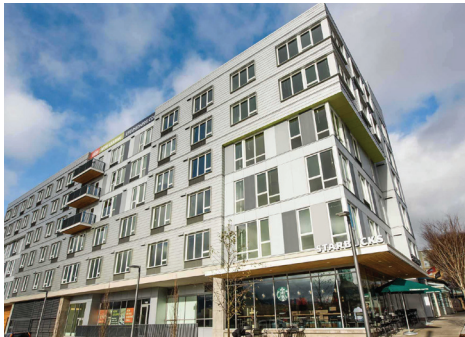
11.20.2017

LU NO. 16-291429

Title:

CONTEXT
PHOTOS:
LLOYD
DISTRICT

Sheet:



SULLIVAN’S GULCH

1510 NE MULTNOMAH



DESIGN
ADVICE
REQUEST

11.20.2017

LU NO. 16-291429

Title:

CONTEXT
PHOTOS:
SULLIVAN’S
GULCH

Sheet:

DAR #1 SUMMARY NOTES

- Massing + Architecture**

More modulation in height and massing, break mass at 1st floor

Deliberate response to Sullivan’s Gulch - knit with Lloyd district

Consider transition between neighborhoods

Adhering to 200x200 block structure is not critical

Consider project as 3 separate buildings with unique character

Articulate building corners, consider rounded corners of property to shape mass (sharp corners not preferred here)

Create distinct focal points in the project
- Site Organization**

Clearly sequence ground floor level spaces - what are the urban design rules?

Show pedestrian connections through the site, consider crosswalk on 16th
- Ground Floor**

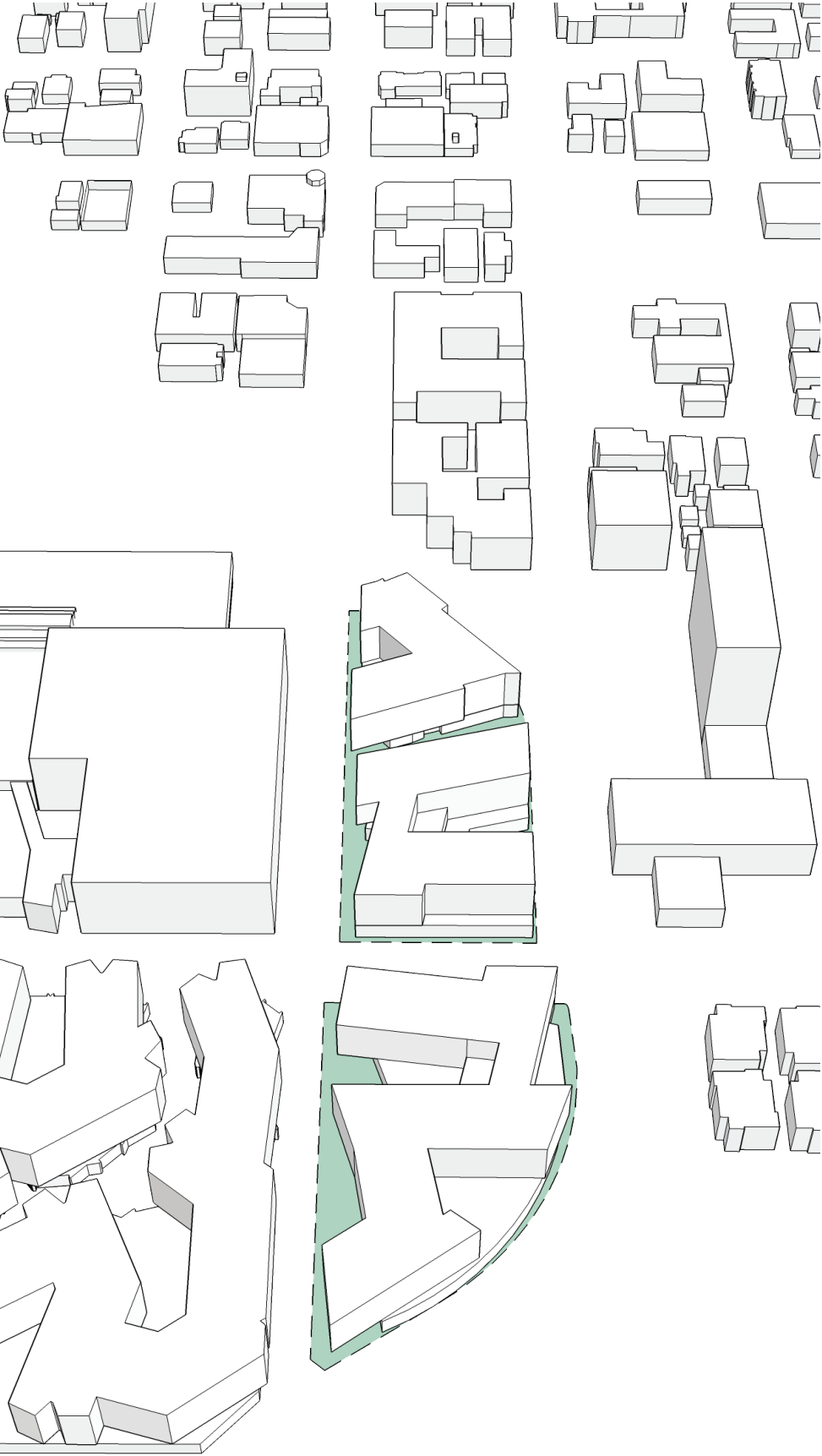
Re-program ground floor uses along 15th to create vibrant pedestrian experience (maker spaces are good here)

Activate north plaza by locating amenity space on north side of building 1

Residential programming along 16th is good
- Colors + Materials**

Light colored materials are preferred

DAR #1 AXON DIAGRAM



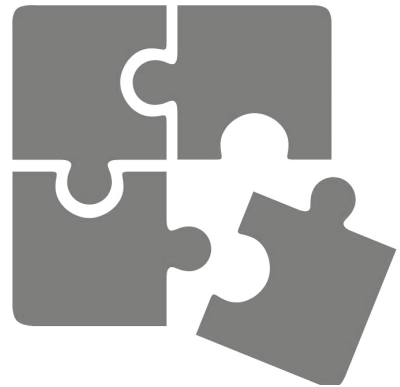
DAR #1 PLAN DIAGRAM



GOALS FOR DAR # 2



KNIT NEIGHBORHOODS TOGETHER



SUPPORT AND ENHANCE CONTEXT



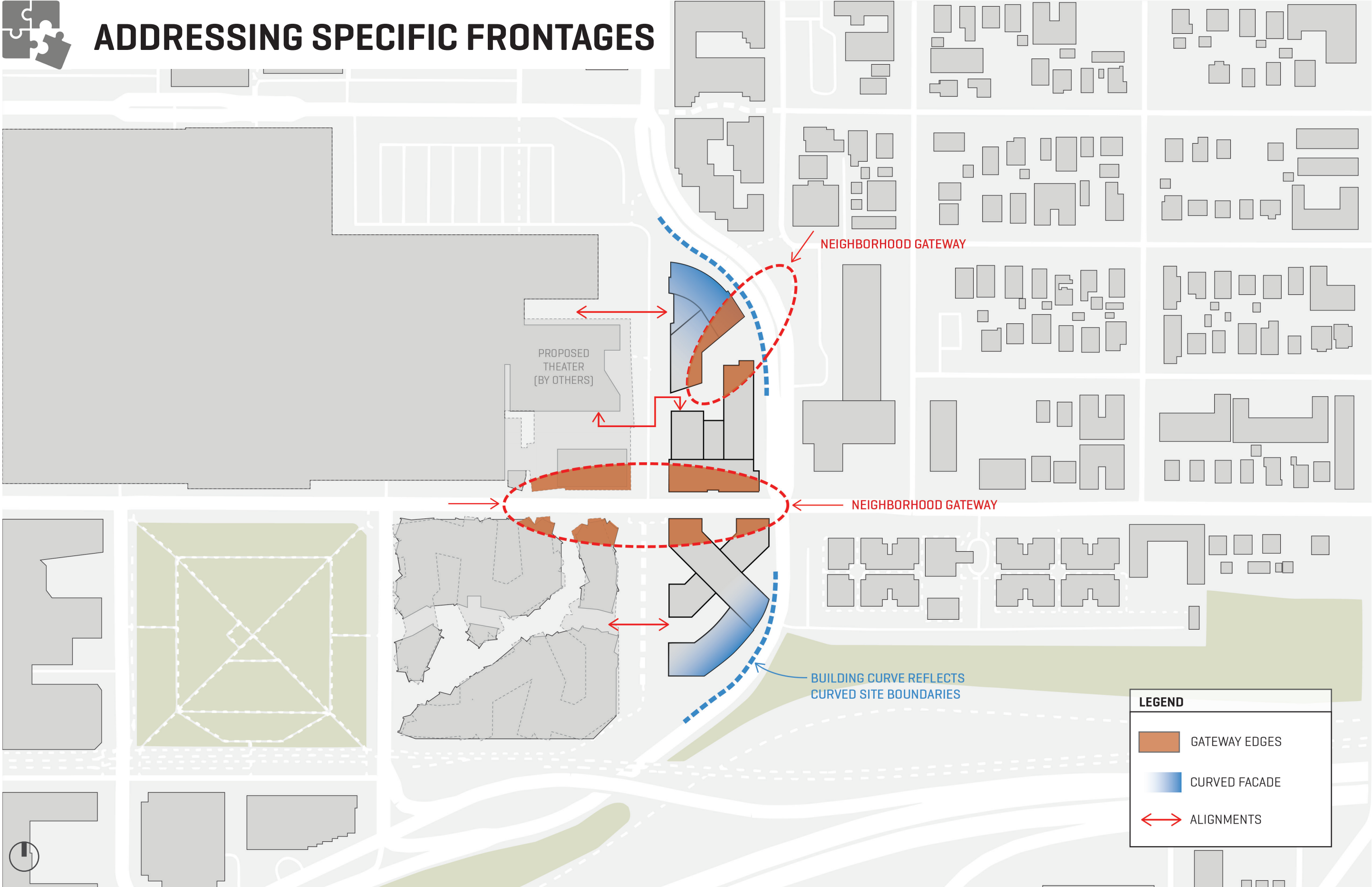
SEQUENCE AN ENGAGING PEDESTRIAN EXPERIENCE

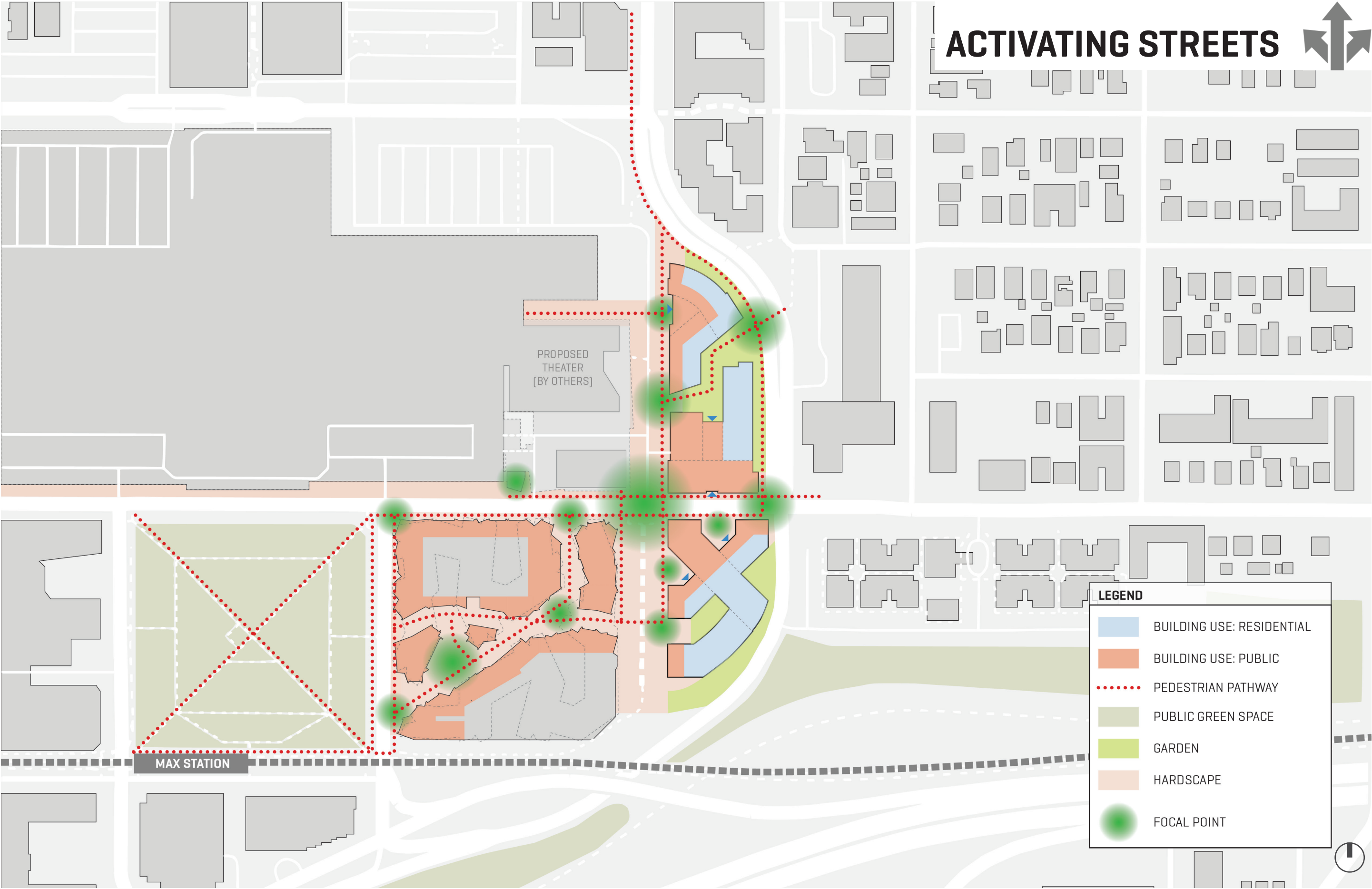
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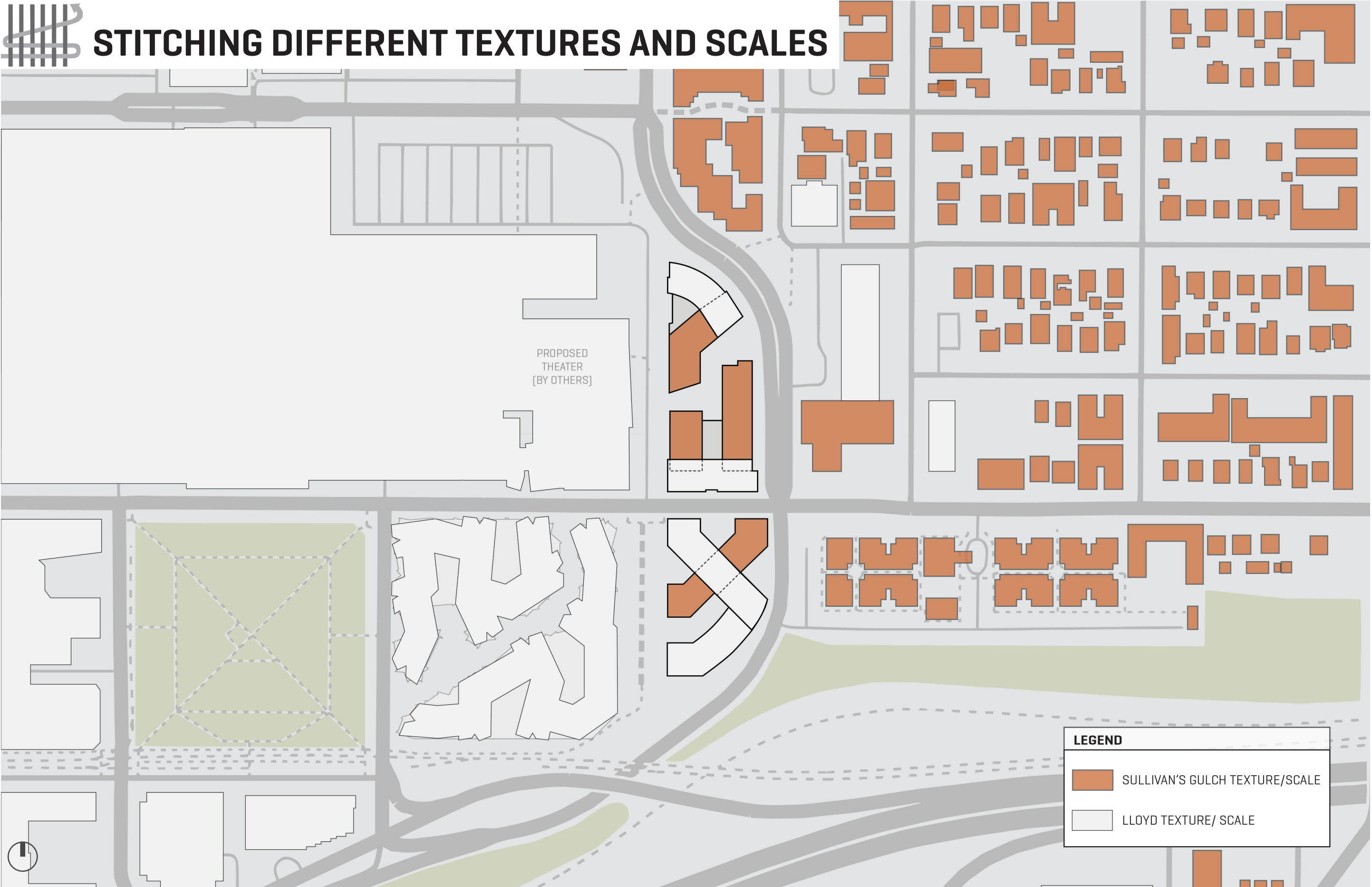
C.16	STREET FRONTAGES
C.17	PEDESTRIAN EXPERIENCE
C.18	NEIGHBORHOOD TEXTURE
C.19	BUILDING HEIGHTS
C.20	NEIGHBORHOOD TEXTURE
C.21	BUILDING HEIGHTS

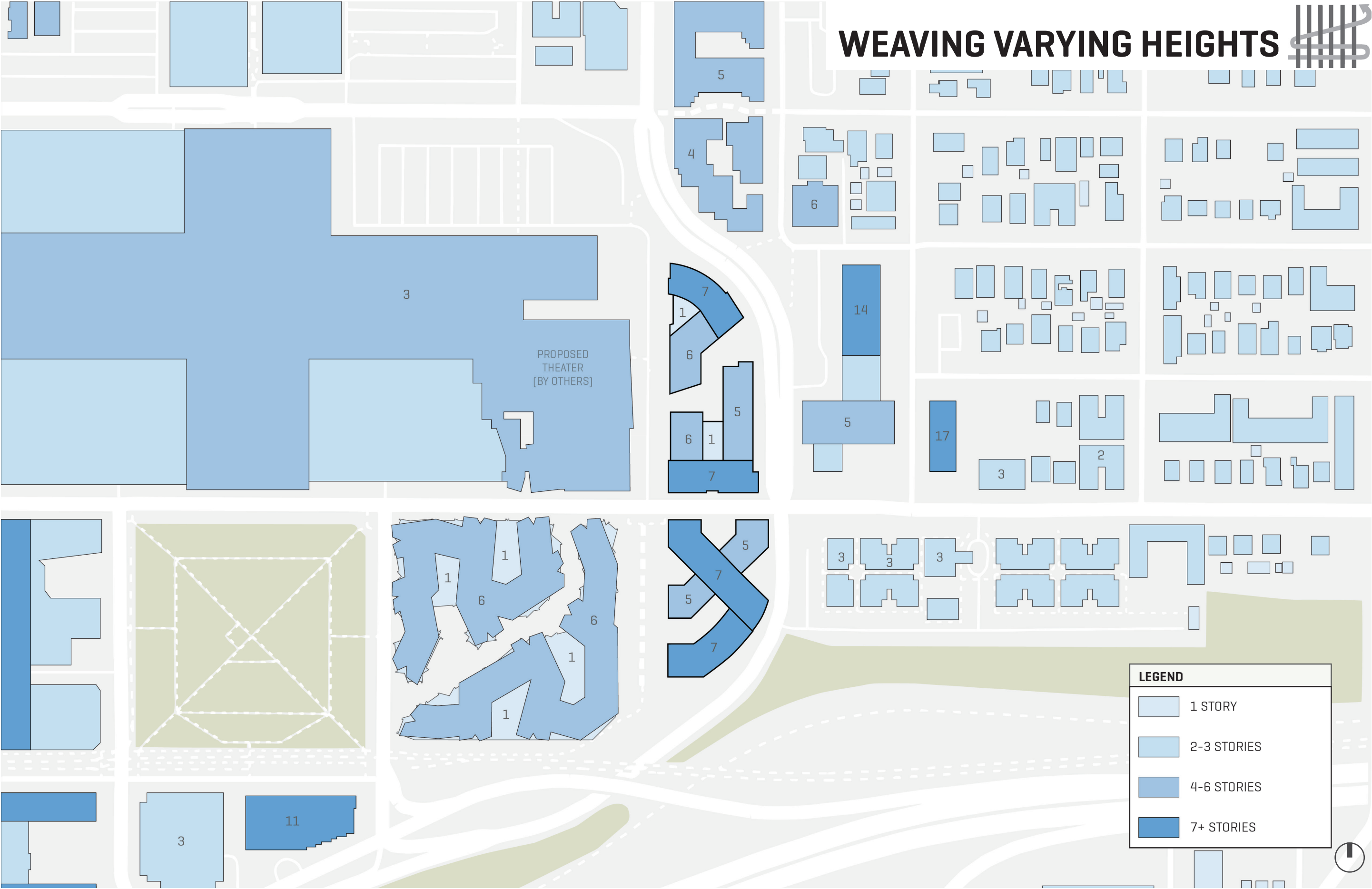


ADDRESSING SPECIFIC FRONTAGES









WEAVING VARYING HEIGHTS



LEGEND

1 STORY

2-3 STORIES

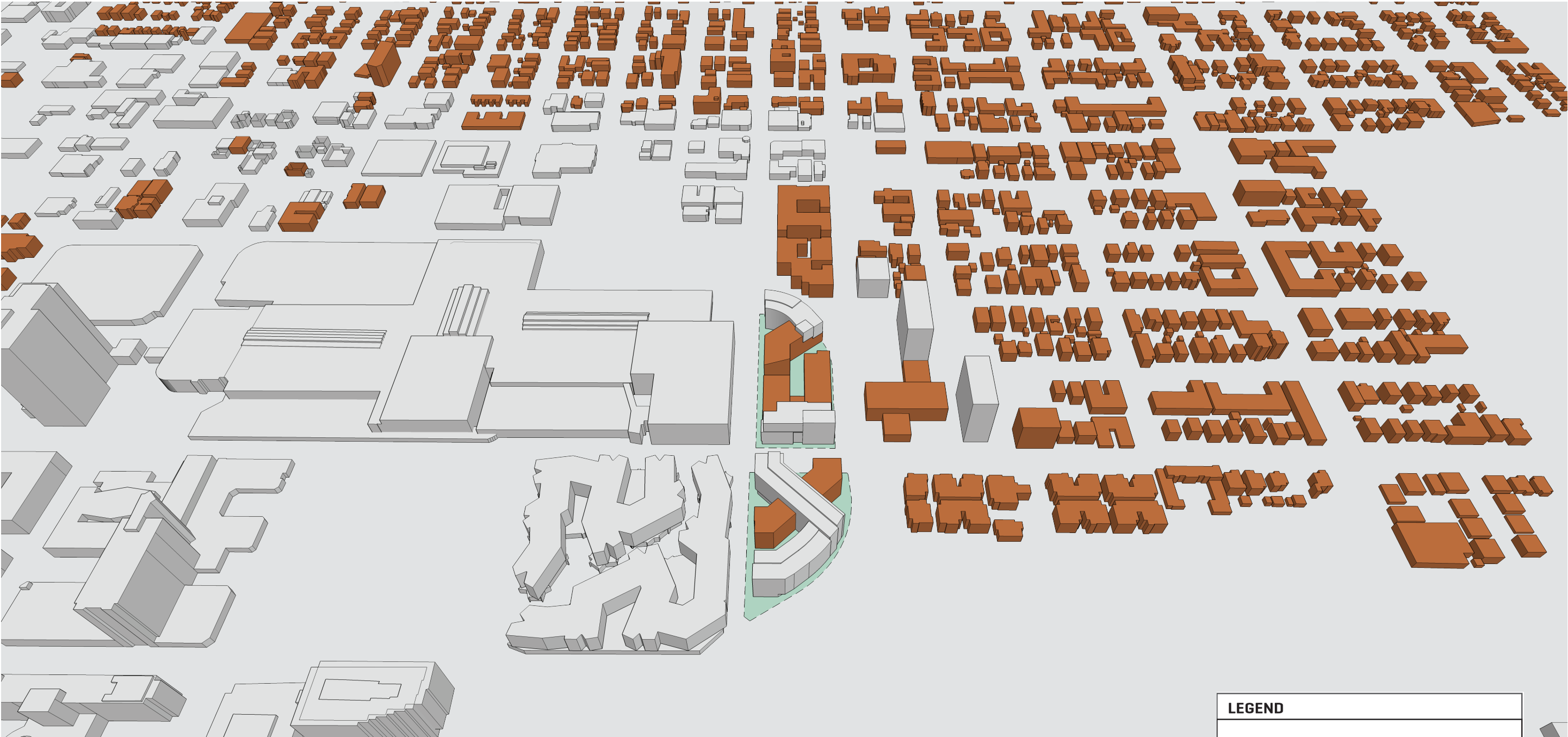
4-6 STORIES

7+ STORIES



STITCHING DIFFERENT TEXTURES AND SCALES

1510 NE MULTNOMAH



DESIGN
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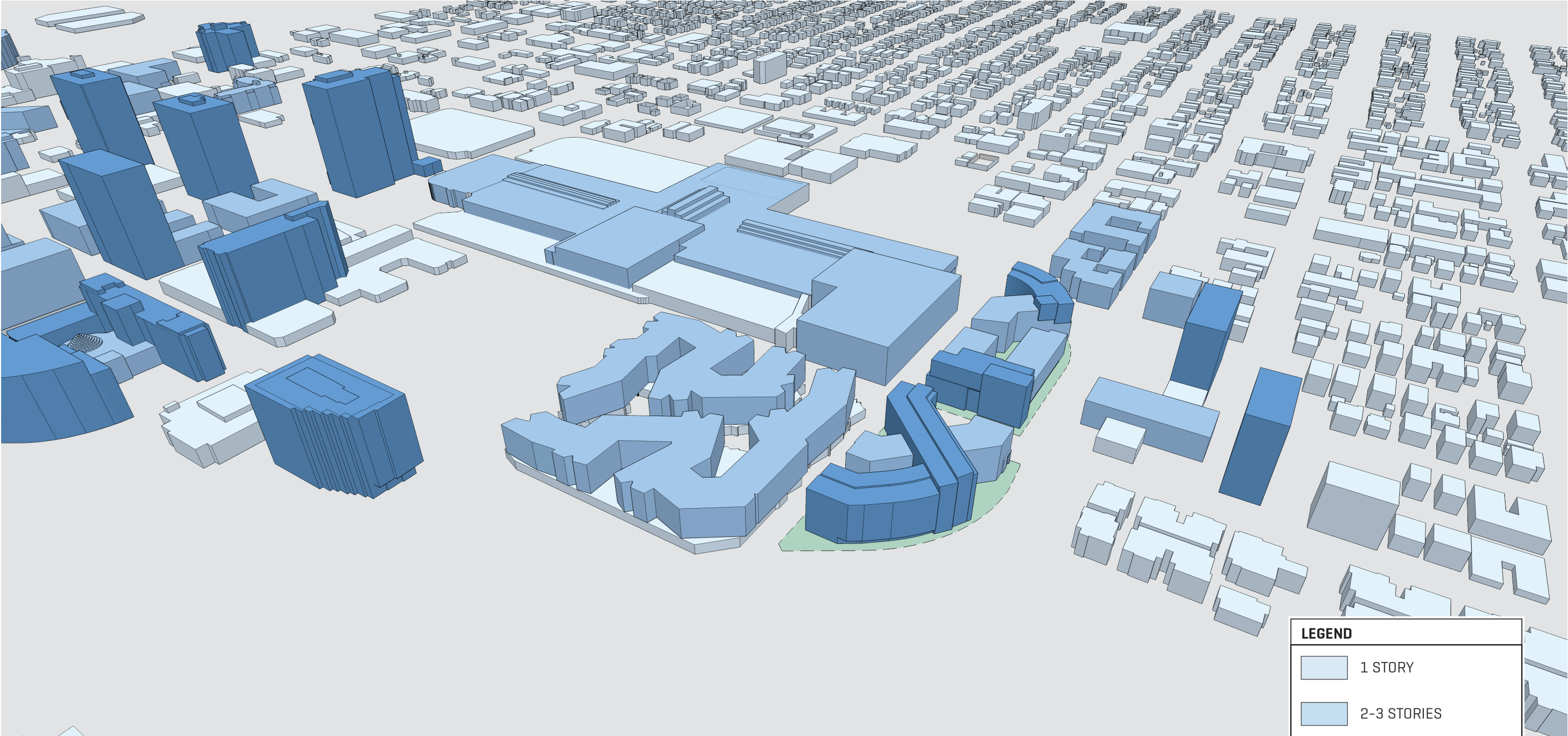
NEIGHBOR-
HOOD
TEXTURE

Sheet:

C.20

LEGEND	
	SULLIVAN'S GULCH TEXTURE/SCALE
	LLOYD TEXTURE/ SCALE

WEAVING VARYING HEIGHTS



LEGEND

1 STORY

2-3 STORIES

4-6 STORIES

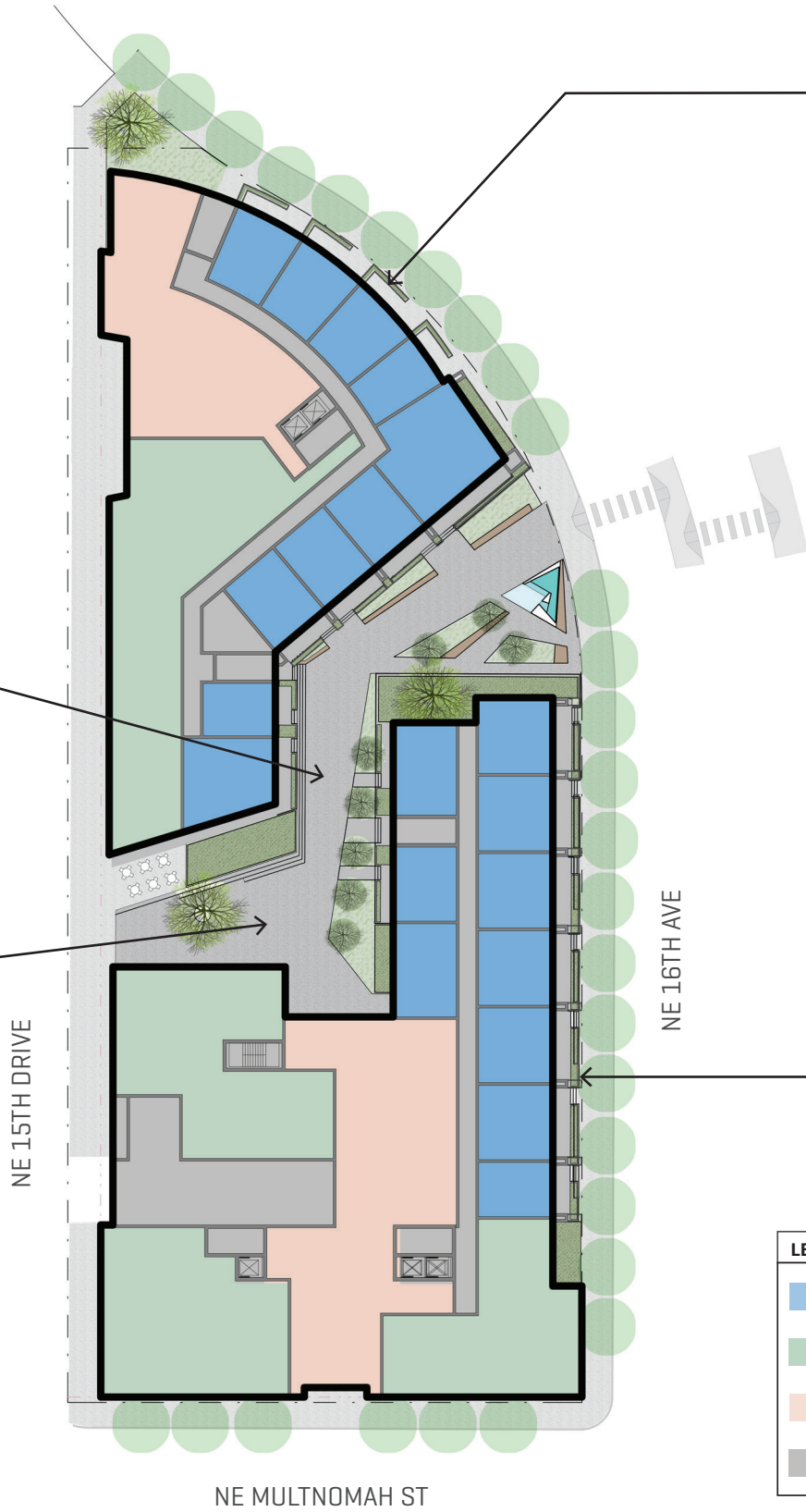
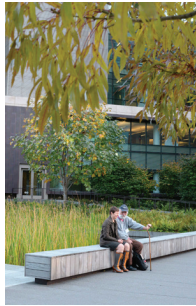
7+ STORIES

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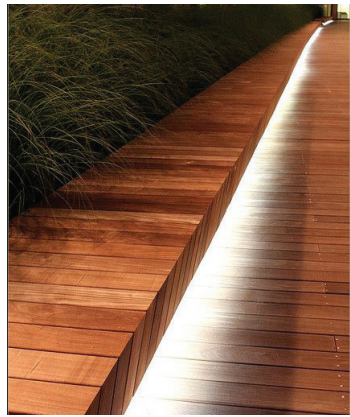
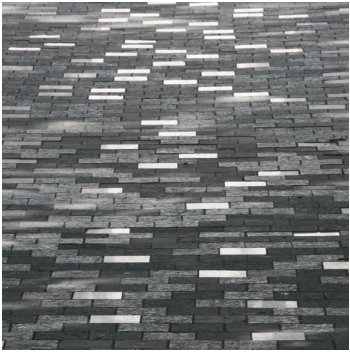
DESIGN

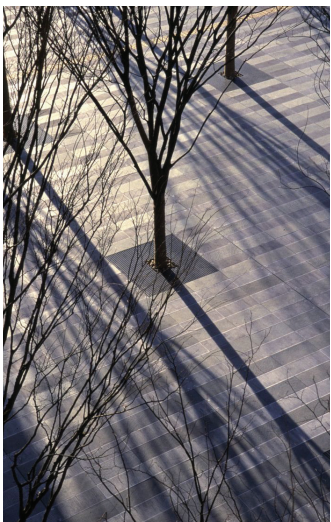
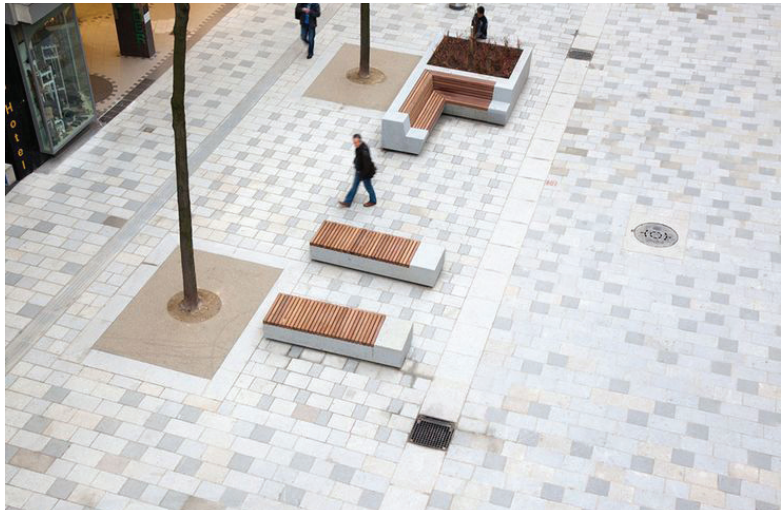
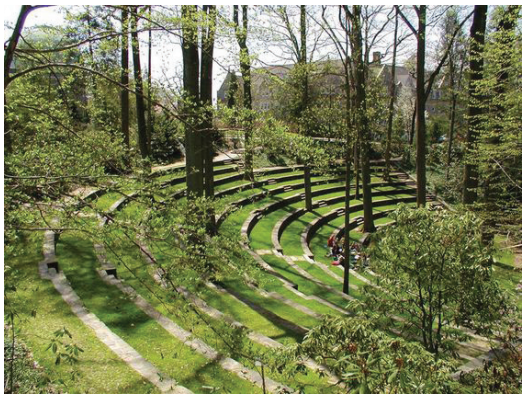




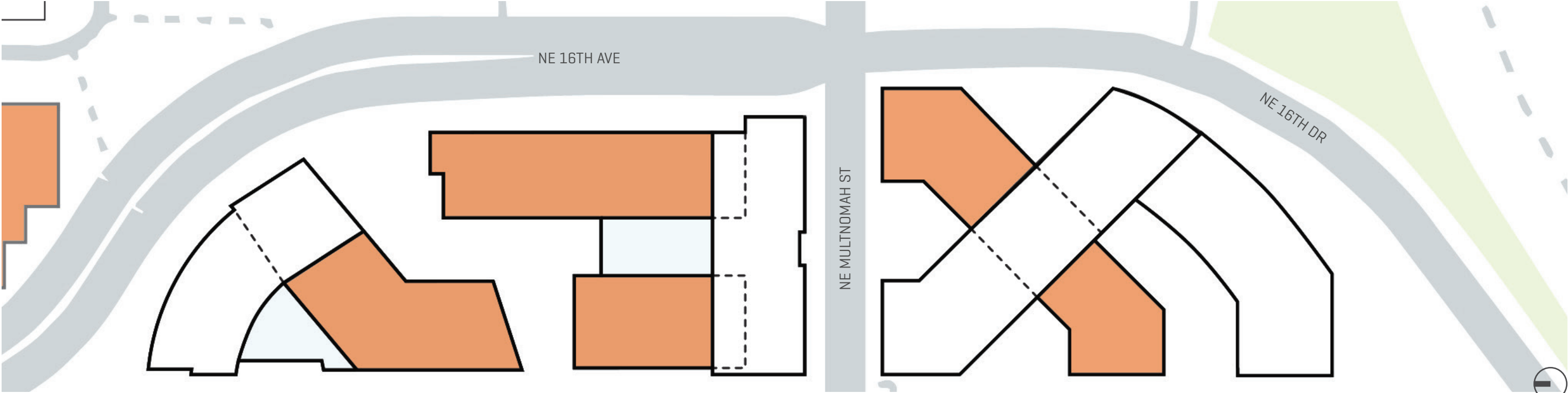


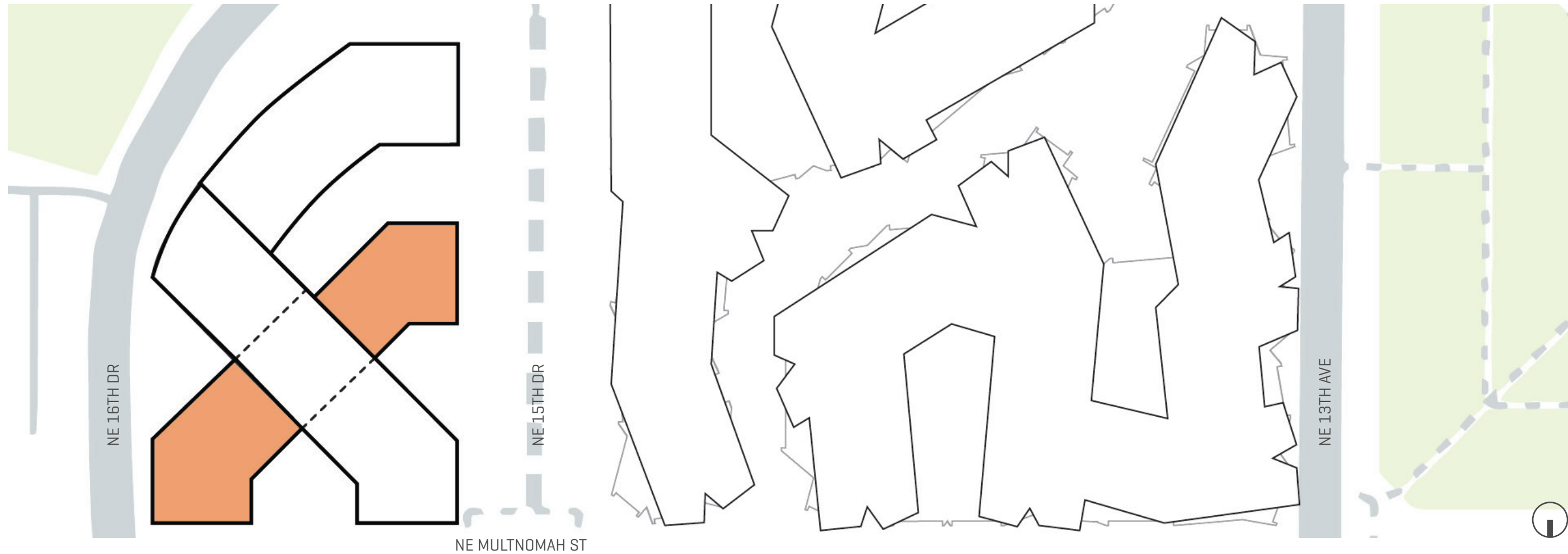
LEGEND	
■	RESIDENTIAL
■	RETAIL
■	LOBBY/ AMENITY
■	BOH

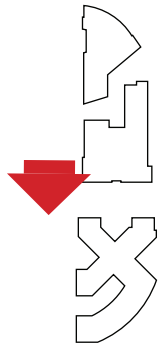


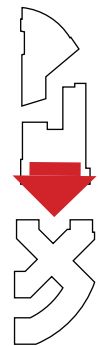


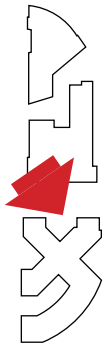
1510 NE MULTNOMAH



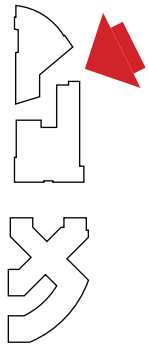




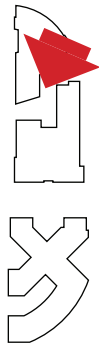


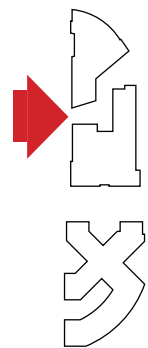












1510 NE MULTNOMAH

