

Columbia River Valley, Oregon



GRAND AVE. MIXED-USE APARTMENTS

DESIGN ADVICE REQUEST
05.04.2018

COMMENTS FROM APRIL 5 DAR HEARING



CORNER OF MLK & DAVIS



CORNER OF GRAND & DAVIS

CONTEXT:

- SIMPLIFY THE CONCEPT AROUND ONE CORE IDEA. BUILDINGS IN THIS AREA HAVE A CLEAR IDENTITY
- A SIMPLE BUILDING WITH PRESENCE AND GRAVITAS TO FUNCTION AS A GATEWAY
- FITNESS ROOM SHOULD BE MOVED OFF OF GRAND AVE. PROVIDE 3 DIFFERENT ALTERNATIVES
- ENTRY ALONG NE DAVIS AND GROUND FLOOR SETBACK FROM PROPERTY LINE ON GROUND FLOOR ARE GOOD MOVES
- LARGE CONTINUOUS BUILDING PROJECTION OVER THE RIGHT-OF-WAY ALONG NE MLK NEEDS TO BE COMPELLING AND “PART AND PARCEL OF THE ARCHITECTURE”

PUBLIC REALM:

- GARAGE VEHICLE ENTRY LOCATION SHOULD BE MORE SEPARATED FROM LOBBY ENTRY
- TWO STORY GLAZING ALONG MLK AND DAVIS LOOKS FORCED SINCE THE PROGRAM IS DIFFERENT AT GROUND FLOOR AND SECOND FLOOR

QUALITY & PERMANENCE:

- “TUBE” CONCEPT FALLS APART WITH PROPOSED MATERIALS. THE “TUBE” WILL RESULT IN A “FRAME”
- FAÇADE ALONG NE DAVIS NEEDS TO BE CAREFULLY ARTICULATED WITHOUT “BOLTED ON” FEATURES DUE TO ITS FULL BLOCK LENGTH
- PROVIDE PRECEDENT IMAGES AT NEXT HEARING
- USE OF METAL PANELS SHOULD BE BASED ON THOUGHTFUL, CREATIVE DETAILING RATHER THAN BACKGROUND MATERIAL

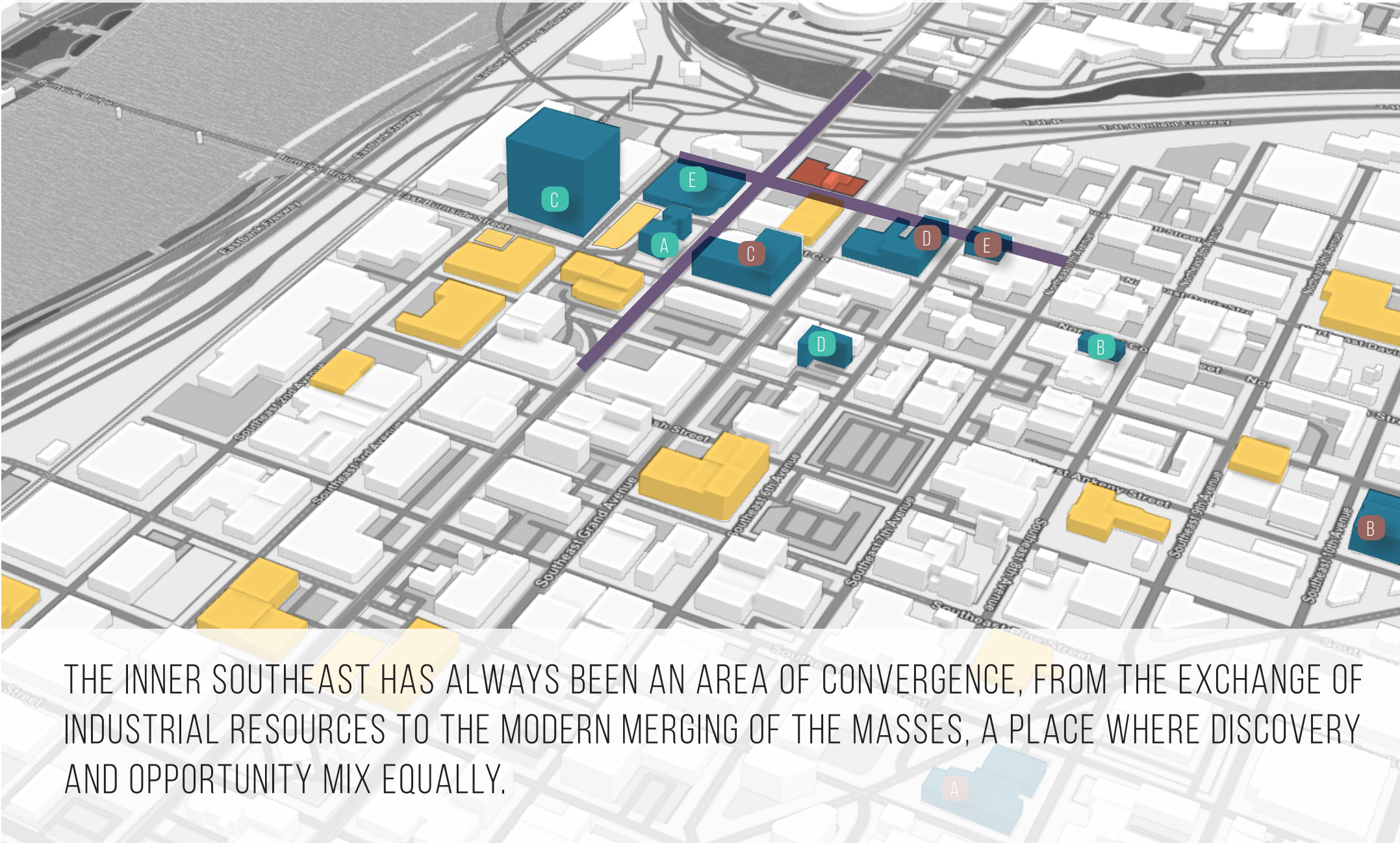
DESIGN CONCEPT

THE SITE IS UNIQUELY LOCATED AT THE INTERSECTION OF THE COMMERCIAL SPINE OF MLK AND GRAND BLVD AND I-84 HWY AS A GATEWAY TO THE EASTSIDE INDUSTRIAL DISTRICT. THE SPRING POINT OF OUR DESIGN CONCEPT IS REFLECTED IN A HAND-BUILT TRESTLE BRIDGE THAT WAS WIDELY USED IN PORTLAND'S PRE-INDUSTRIAL ERA. THIS INTRIGUING STRUCTURE WAS SIMPLY BUILT BY ALTERNATING LAYERS OF LOGS ROTATED AT A 90-DEGREE ANGLE TO CREATE A SIMPLE YET STABLE PLATFORM.

BY APPLYING THIS CONCEPT OF A TRESTLE BRIDGE TO THE DESIGN, OUR INTENT IS TO CELEBRATE THE PROJECT AS A CONNECTOR WHICH SYMBOLICALLY CONVERGES THE NORTHEAST-SOUTHEAST NEIGHBORHOODS; AS WELL AS CONNECTING THE DISTRICT'S INDUSTRIAL PAST WITH THIS DISTRICT'S NEW IDENTITY AND FUTURE OPPORTUNITIES.



DYNAMIC INTRODUCTION TO THIS PROGRESSIVE DISTRICT



KEY:

- COMPLETED PROJECT - ■
- IN-PROGRESS - ■
- AXIS OF SCULPTURAL - BUILDINGS —

SCULPTURAL BUILDING PROJECTS



FAIR-HAIRED DUMBELL



JUPITER HOTEL



YARD



BSIDE6



SLATE

FORMAL BUILDING PROJECTS



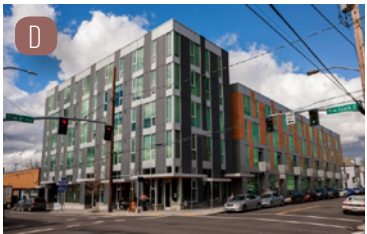
811STARK



LOWER BURNSIDE LOFTS



AURA



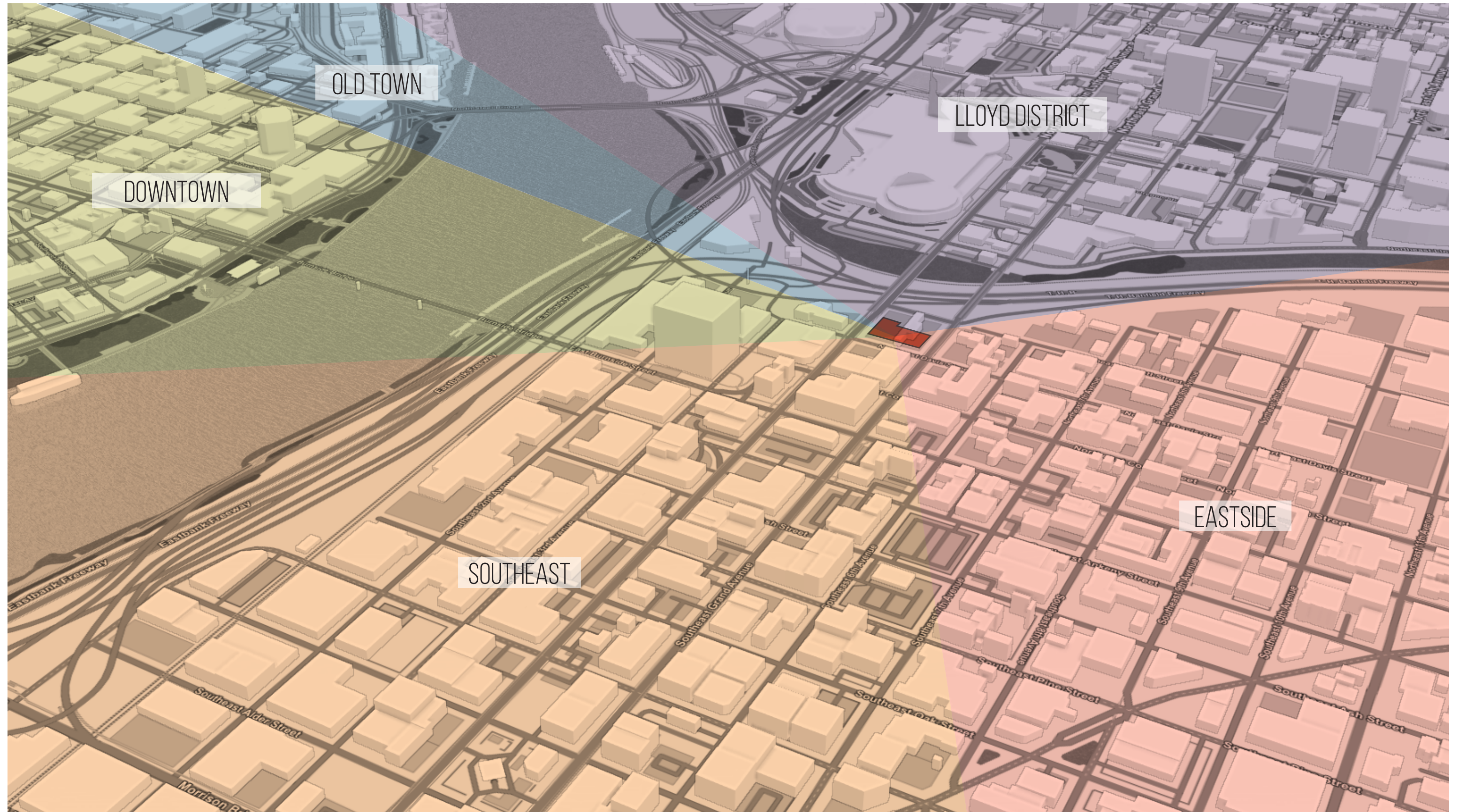
CENTRAL EASTSIDE LOFTS



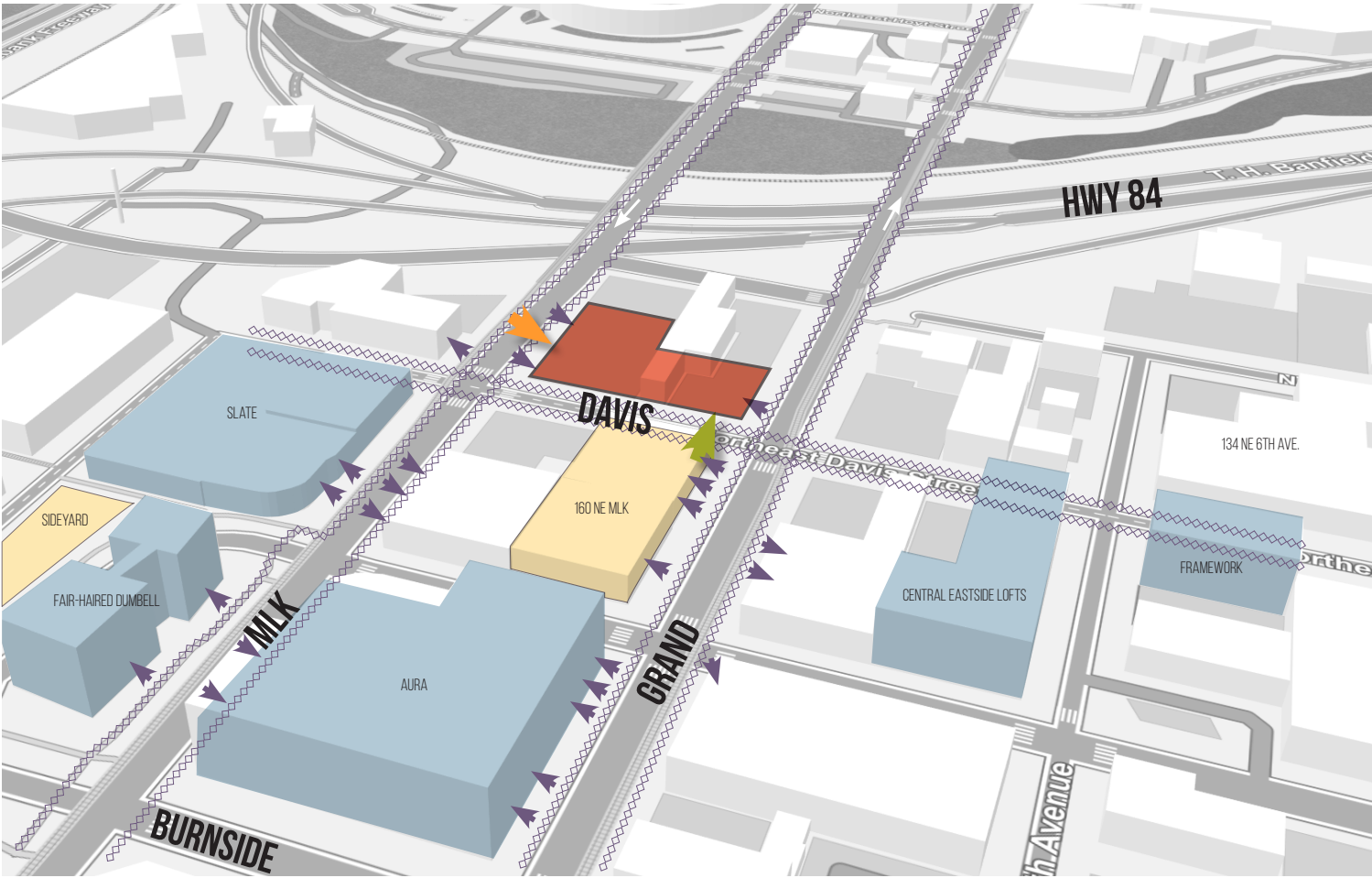
FRAMEWORK

THE INNER SOUTHEAST HAS ALWAYS BEEN AN AREA OF CONVERGENCE, FROM THE EXCHANGE OF INDUSTRIAL RESOURCES TO THE MODERN MERGING OF THE MASSES, A PLACE WHERE DISCOVERY AND OPPORTUNITY MIX EQUALLY.

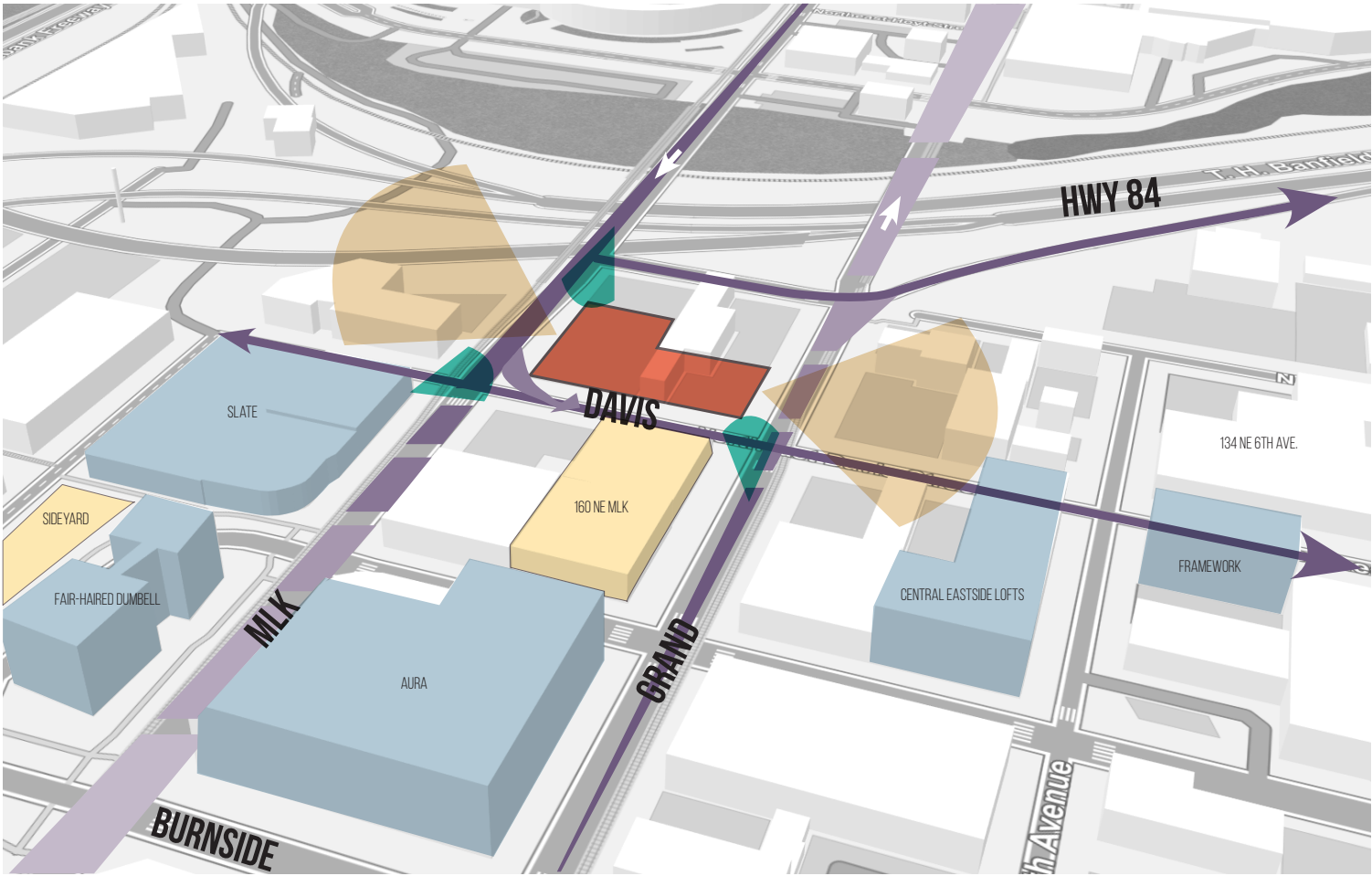
VIEW SHEDS



PEDESTRIAN/AUTO TRAFFIC



PEDESTRAIN TRAFFIC



AUTO TRAFFIC

KEY:

HEAVY AVERAGE TRAFFIC -

LIGHTER AVERAGE TRAFFIC -

PEDESTRIAN/AUTO VIEWS -

VIEW CORRIDORS -

PEDESTRIAN TRAFFIC -

RETAIL ENTRY -

RESIDENTIAL ENTRY -

GARAGE ENTRY -

SITE ANALYSIS



GRAND AVENUE MIXED-USE APARTMENTS



FACING NORTH @ MLK



FACING EAST @ MLK



FACING SOUTH @ MLK



FACING WEST @ DAVIS



FACING NORTH @ DAVIS



FACING EAST @ DAVIS



FACING NORTH @ GRAND



FACING WEST @ GRAND



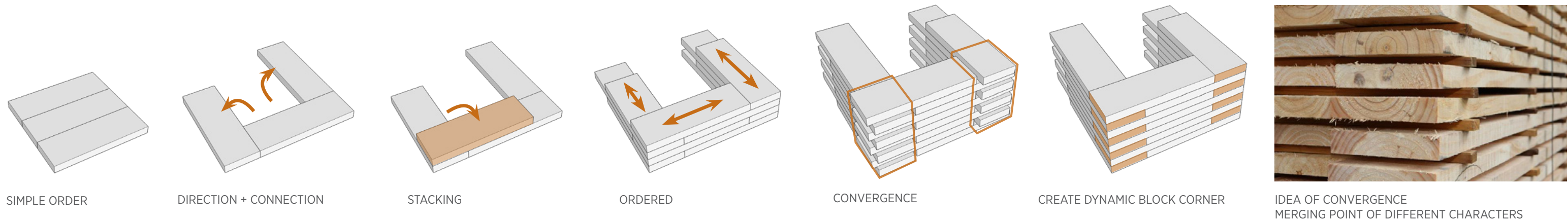
FACING SOUTH @ GRAND

- KEY:**
- COMPLETED PROJECT - ■
 - IN-PROGRESS - ■
 - LOBBY ENTRY - ➡
 - GARAGE ENTRY - ➡

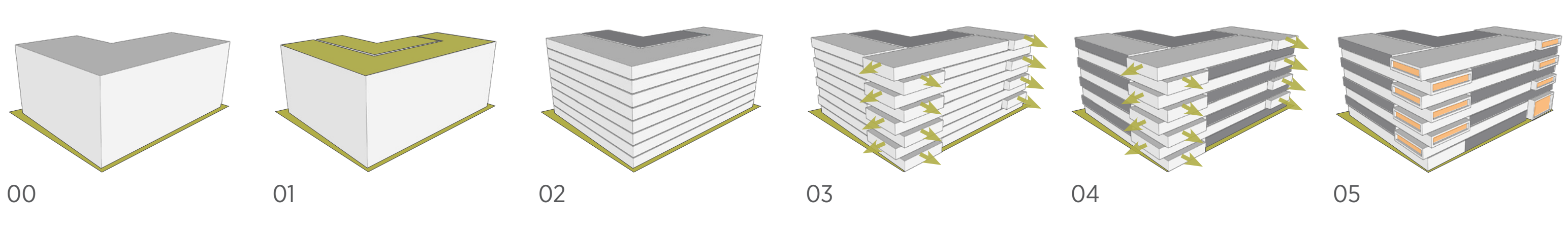
CONTEXT: GATEWAY,
MAIN ENTRY LOCATION,
FITNESS ROOM LOCATION
PUBLIC REALM
GARAGE AND LOBBY ENTRIES



CONCEPT DIAGRAM

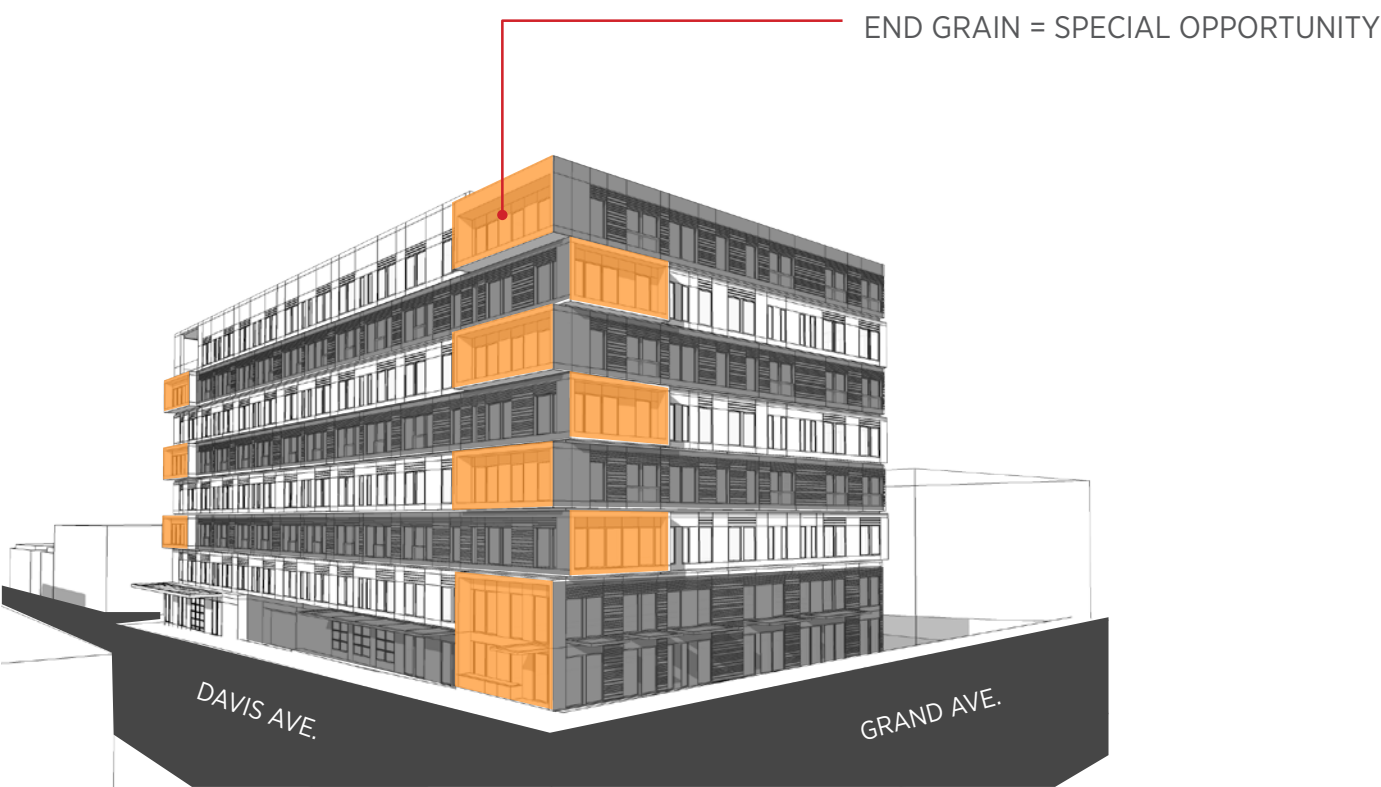


FORM DIAGRAM



MASS DIAGRAMS

STACKING



SOUTHEAST CORNER AT GRAND & DAVIS



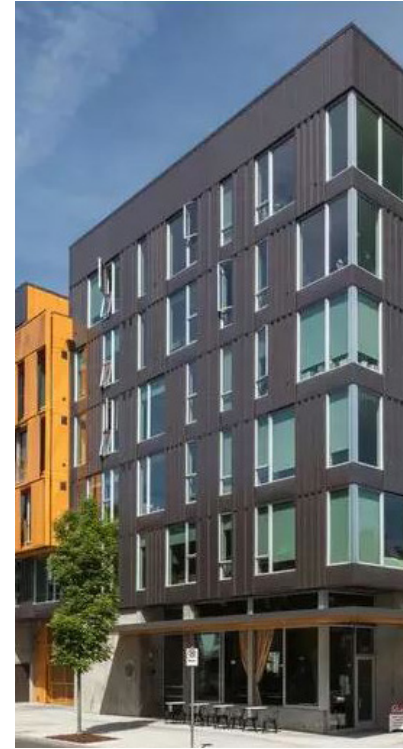
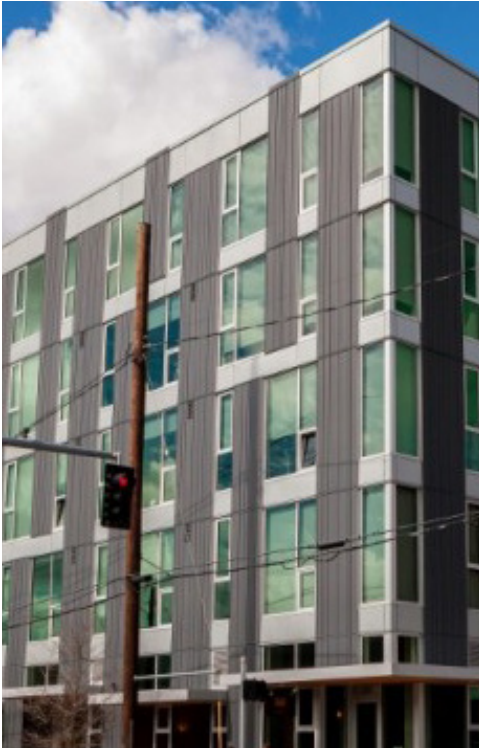
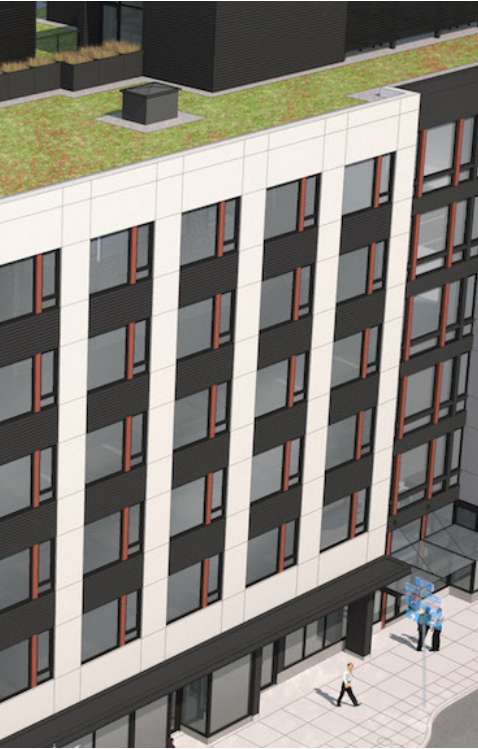
SOUTHWEST CORNER AT MLK & DAVIS

GRAND AVENUE MIXED-USE APARTMENTS

SCULPTURAL



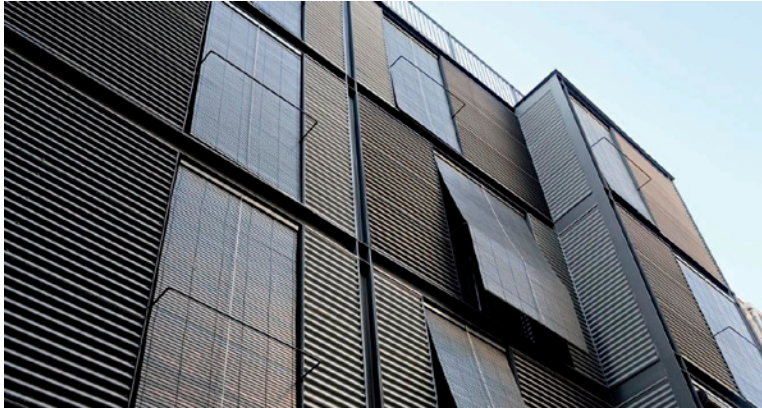
ORDERED



PRECEDENT IMAGES



FRAME



INTERLOCK

PROJECTS REFERENCED BY DAR



COUCH 9



ARTHOUSE

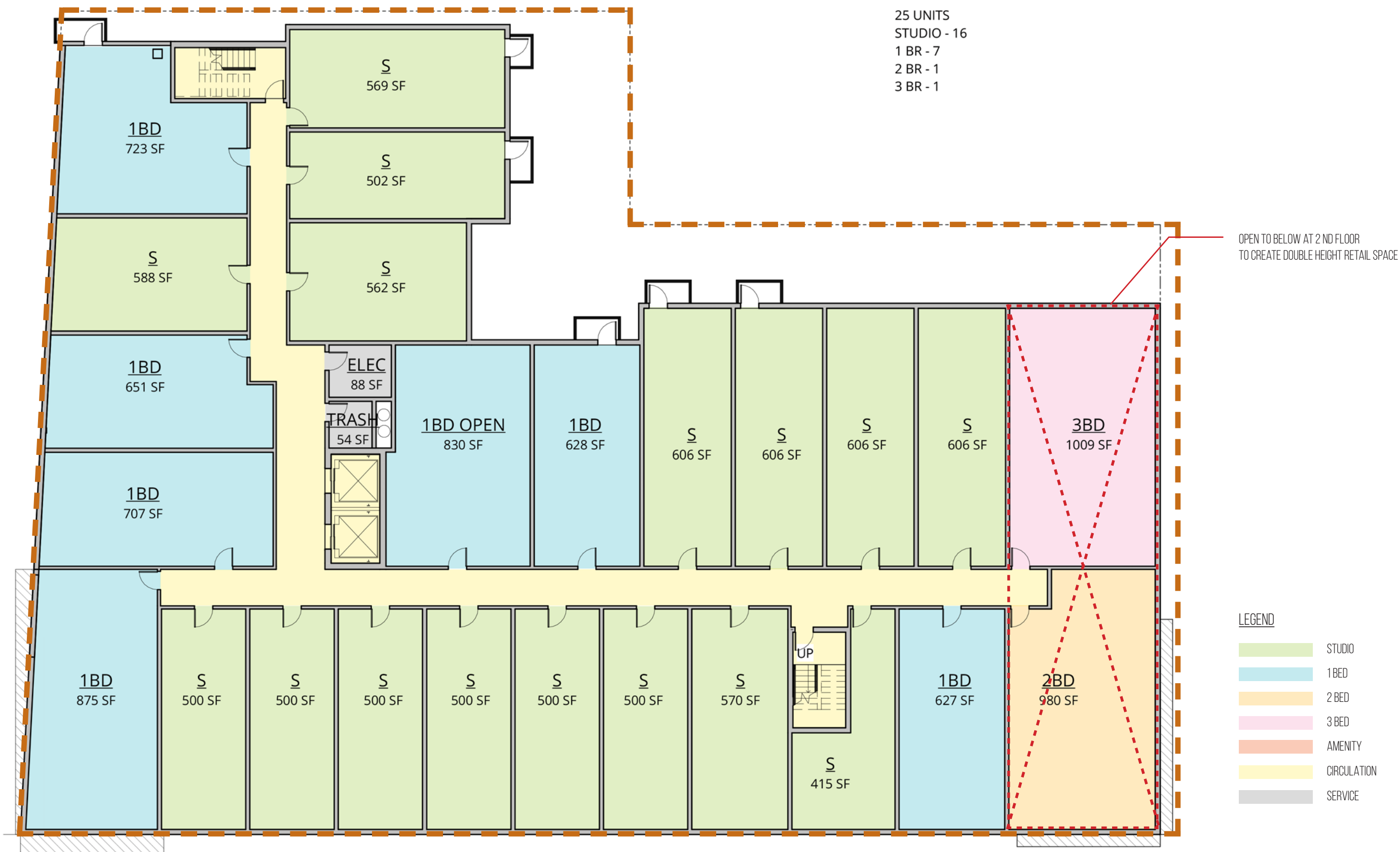


THE CYAN

GROUND FLOOR PLAN - PREFERRED OPTION

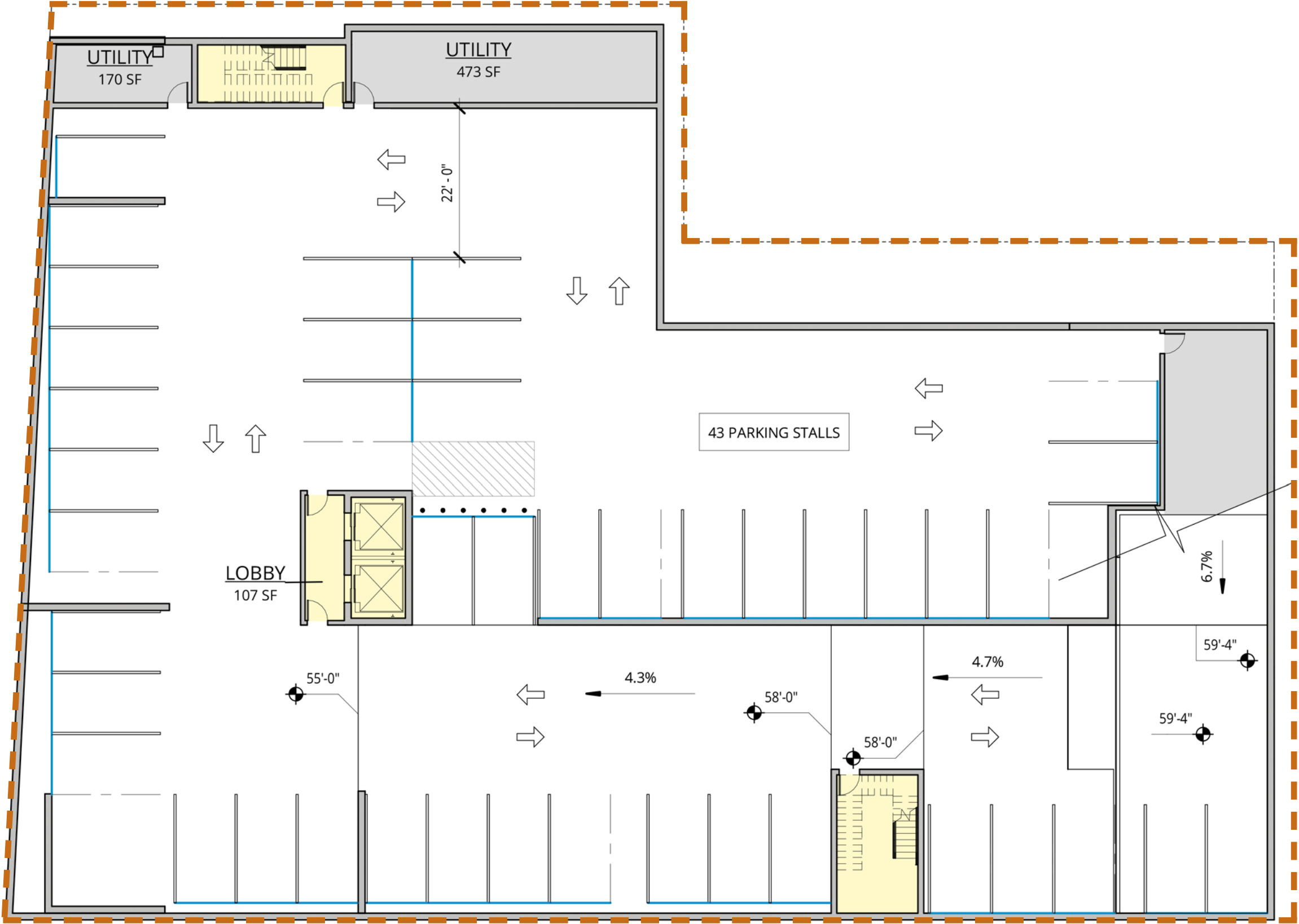


TYPICAL FLOOR





PARKING



GROUND FLOOR PLAN - OPTION 2

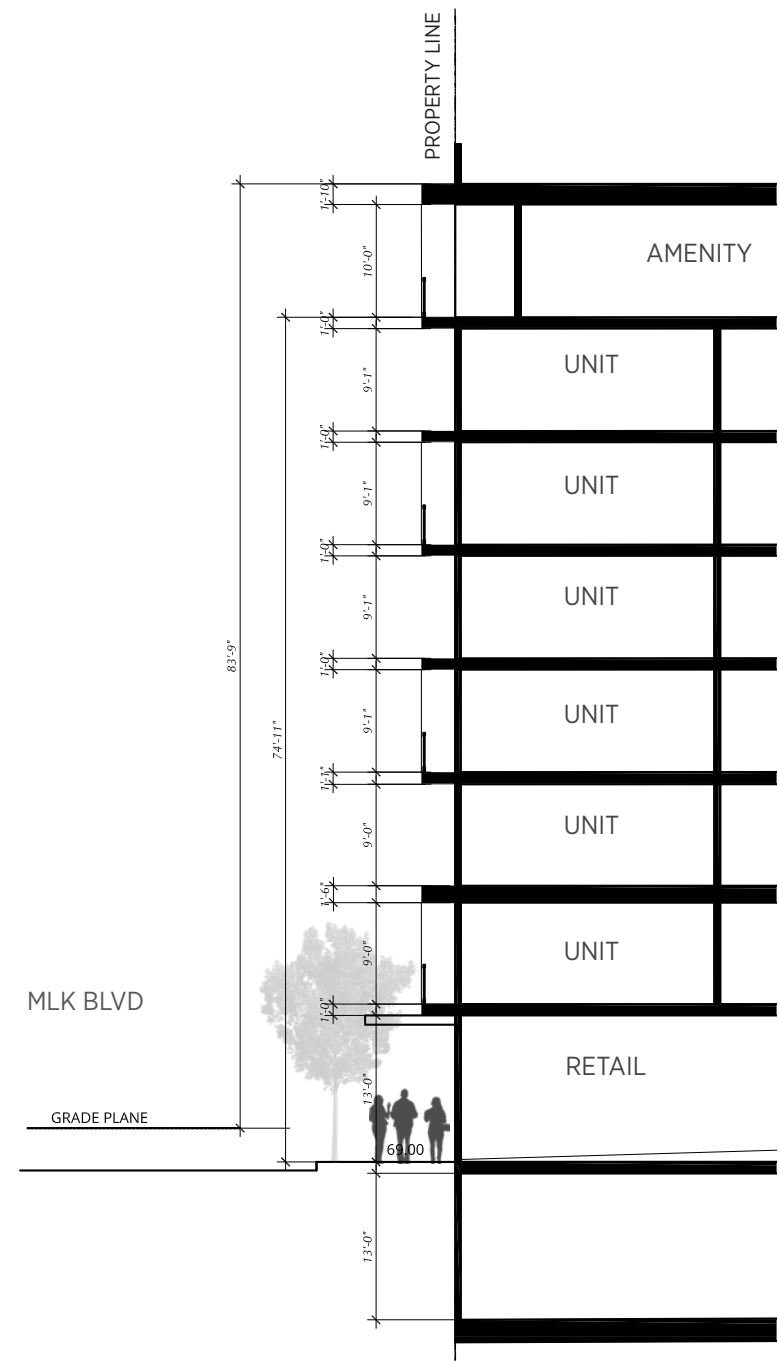


GROUND FLOOR PLAN - OPTION 3 (PREVIOUS DESIGN)

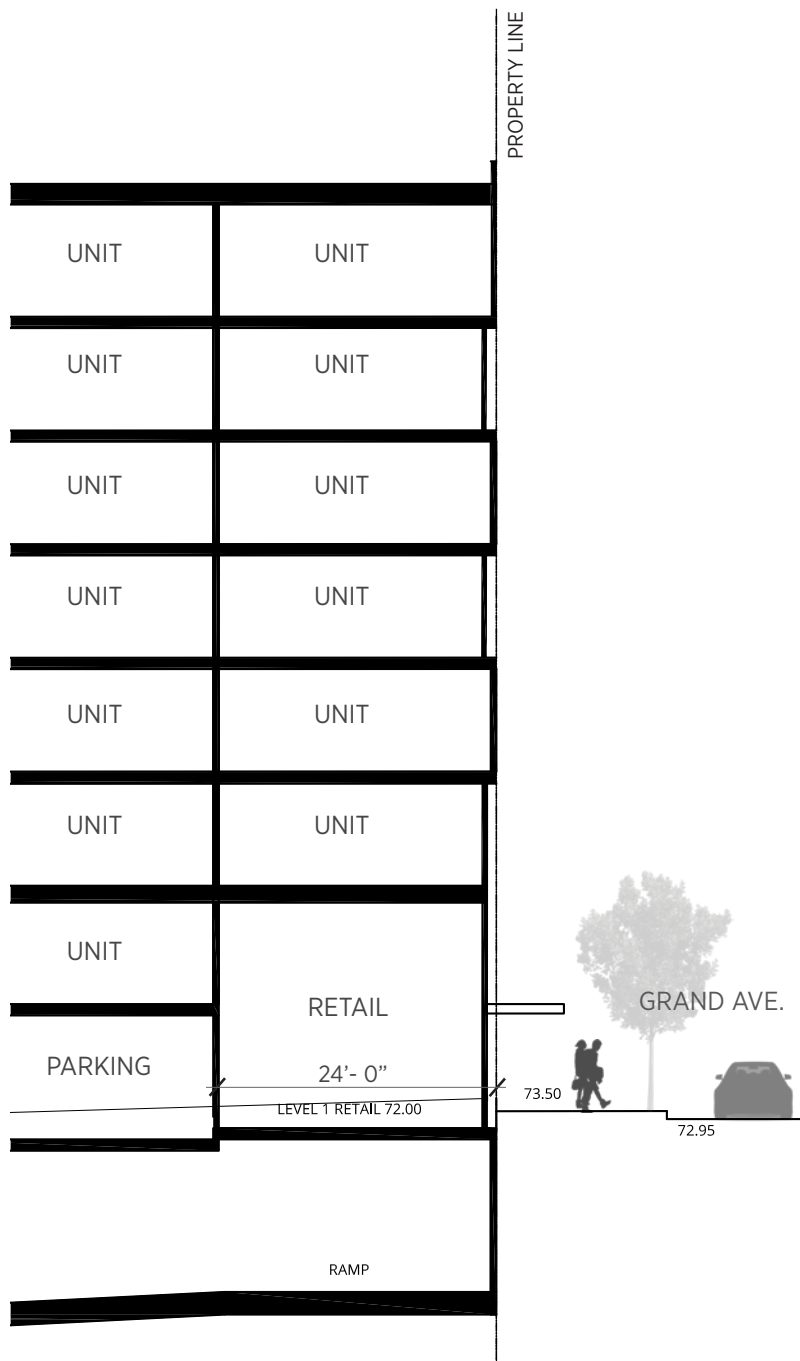
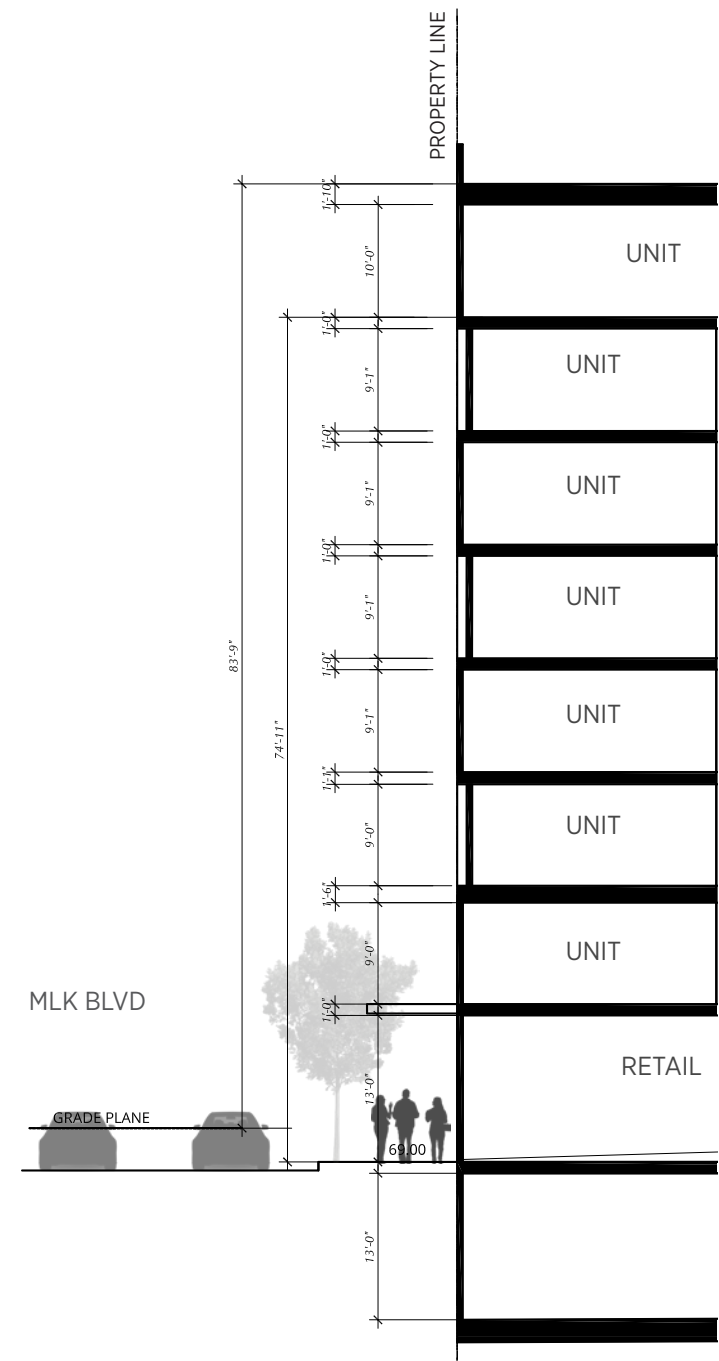


BUILDING SECTION

BUILDING SECTION AT CORNER MLK AND

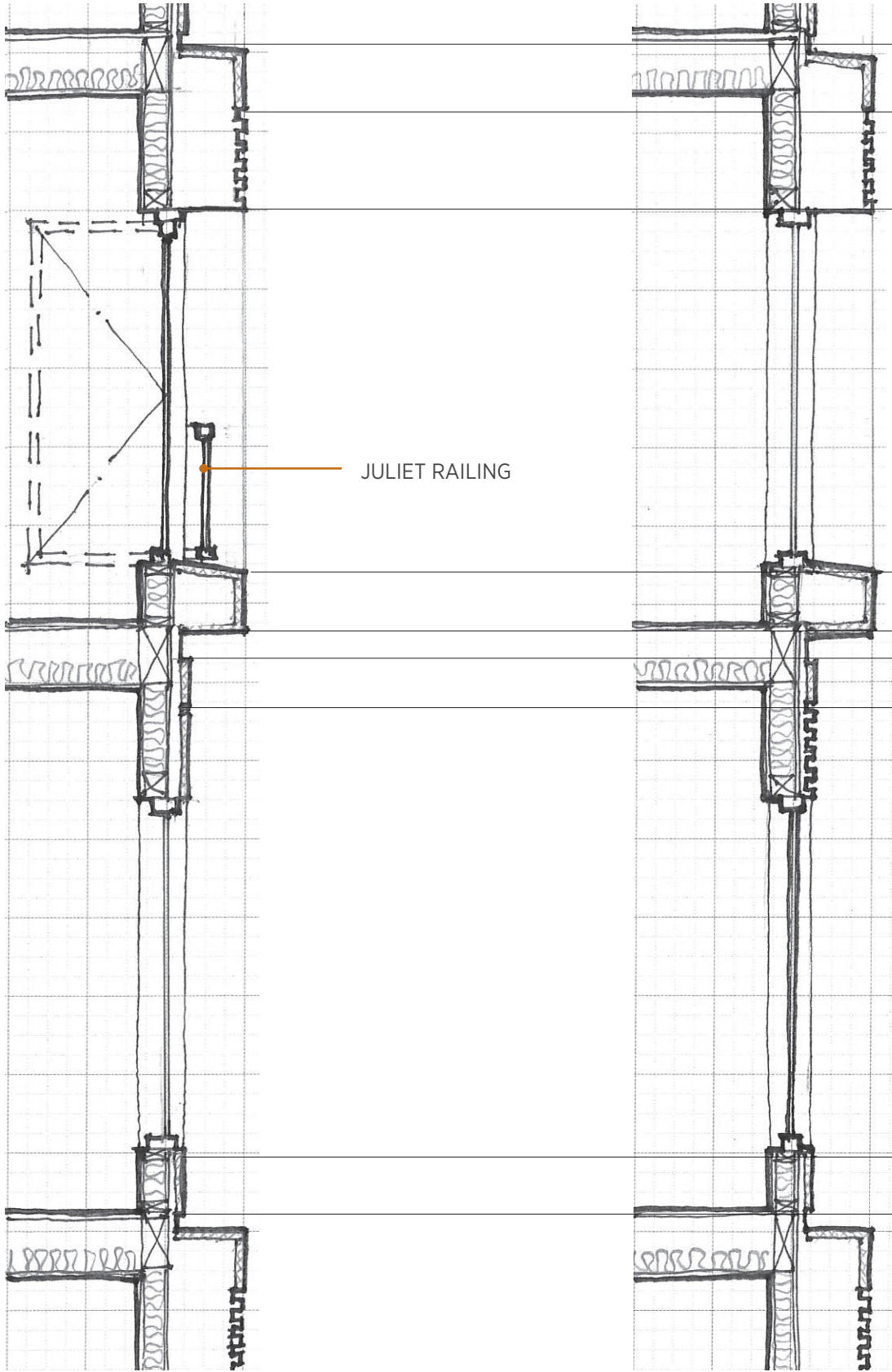


BUILDING SECTION TYP.



CONTEXT: LARGE CONTINUOUS PROJECTION HAS BEEN REMOVED FROM MLK.
CORNER FEATURE ELEMENT IS THE ONLY PROJECTION AND IS INTEGRAL TO THE FORM
PUBLIC REALM: LEVEL 2 GLAZING MATCHES THE UPPER FLOORS INSTEAD OF THE GROUND FLOOR

WALL SECTION 1



SECTION : A

SECTION : B

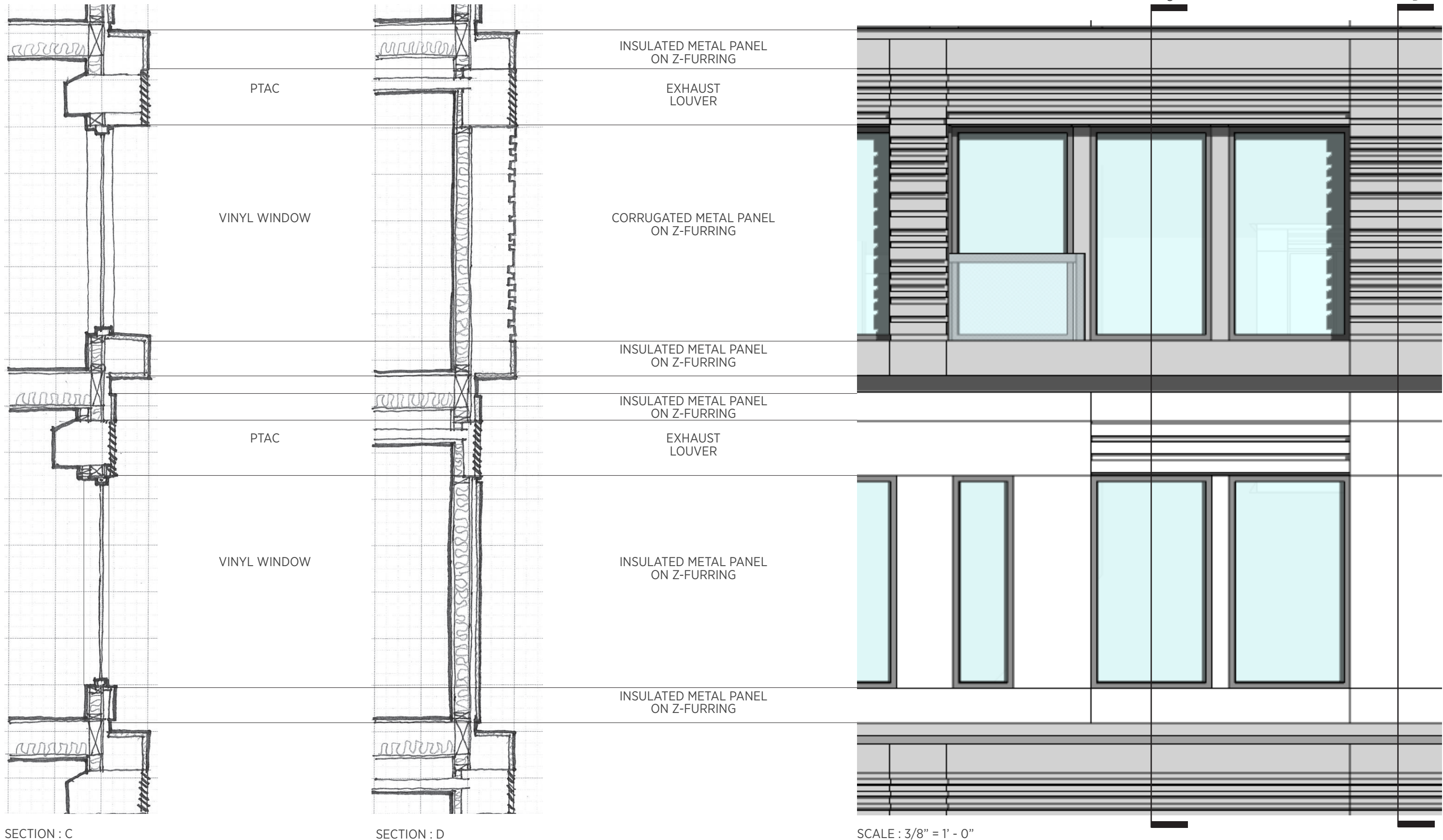
- INSULATED METAL PANEL ON Z-FURRING
- CORRUGATED METAL PANEL ON Z-FURRING
- VINYL WINDOW
- INSULATED METAL PANEL ON Z-FURRING
- INSULATED METAL PANEL ON Z-FURRING
- INSULATED METAL PANEL ON Z-FURRING



SCALE : 3/8" = 1' - 0"

QUALITY & PERMANENCE: USE OF METAL PANELS SHOULD BE BASED ON THOUGHTFUL, CRE-
ATIVE DETAILING RATHER THAN BACKGROUND MATERIAL
PROPOSED MATERIALS CAN BE SUCCESSFULLY INTEGRATED INTO THE NEW CONCEPT

WALL SECTION 2



NEW CONCEPT: CORNER OF GRAND & DAVIS



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