

BDC | BLOCK 216

*Concept Design*  
*DAR #1*  
*June 07, 2018*

# AGENDA

*Concept Design*  
*DAR #1*  
*June 07, 2018*

SITE/ANALYSIS; SOLAR, TRAFFIC, ENTRY LOCATIONS, USES  
PROGRAMMING / STACK DESIGN  
CONCEPT / MASSING STUDIES  
ORIENTATION / SITE PLACEMENT  
SHADOWS AND OPEN SPACE  
CONCEPT DIAGRAMS; SHAPE, PARK, WATER  
GROUND LEVEL STUDIES  
PLANS

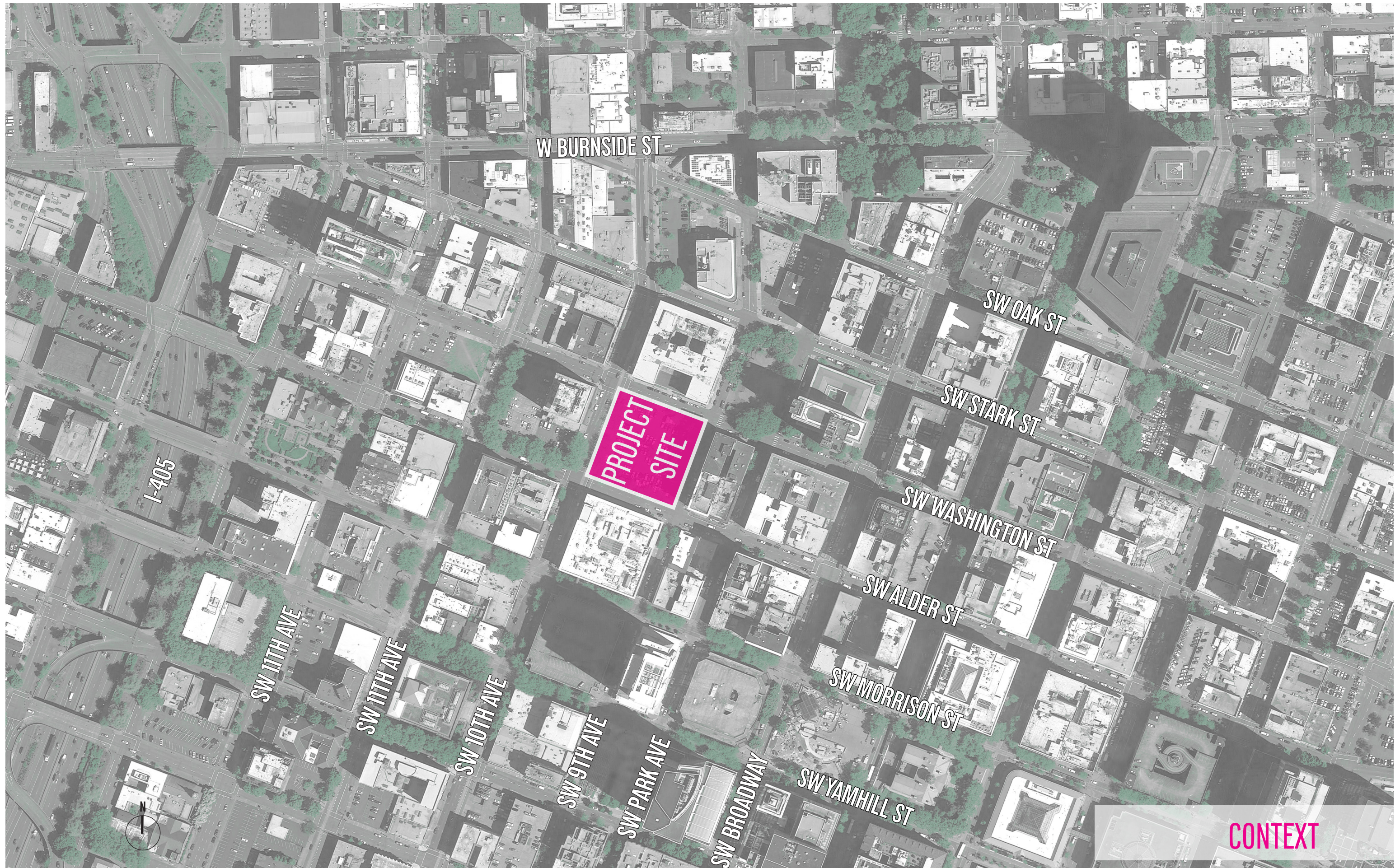
ZONING / UPCOMING AMENDMENTS 07.09.2018 ANTICIPATED





PROJECT SITE



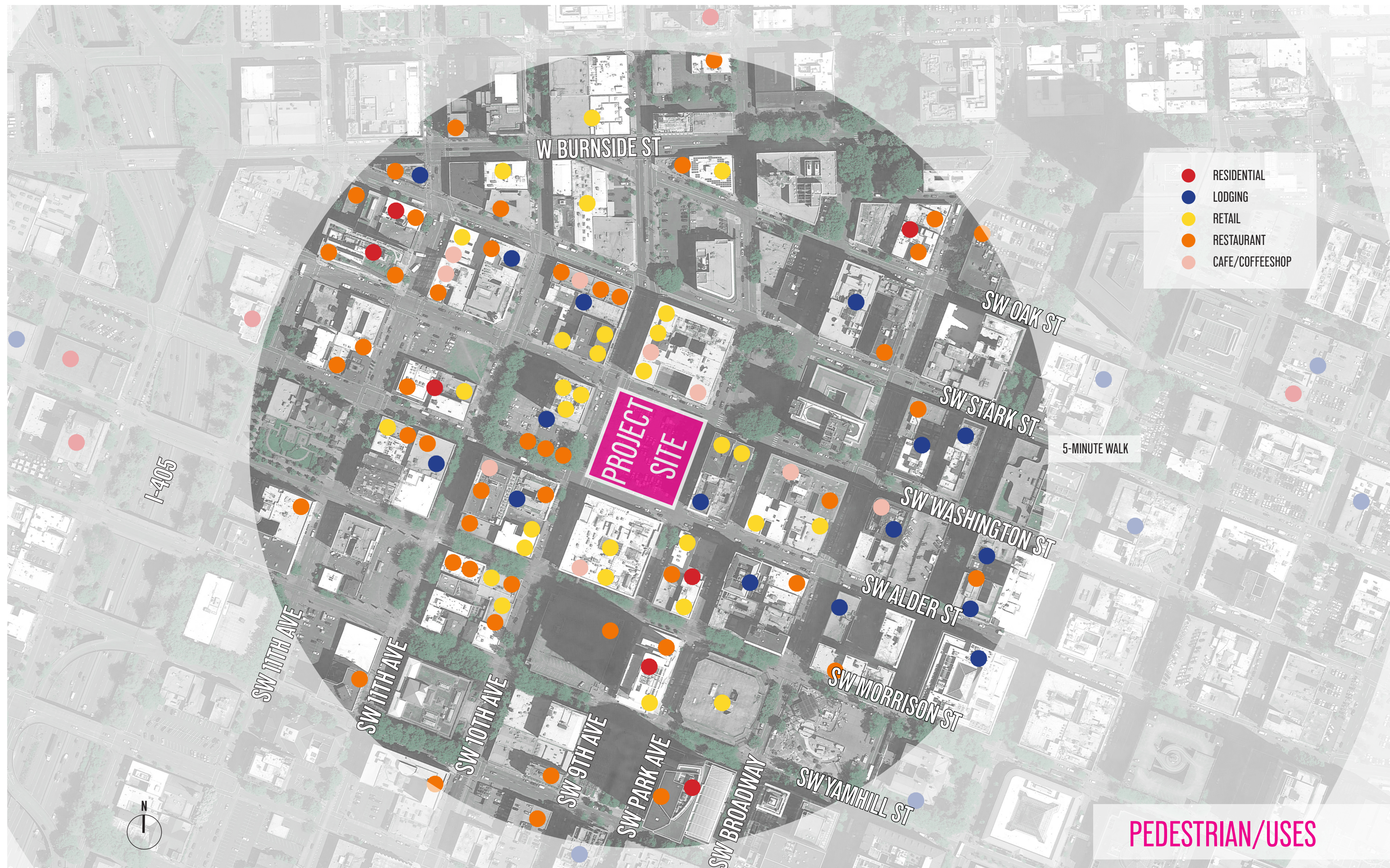


CONTEXT

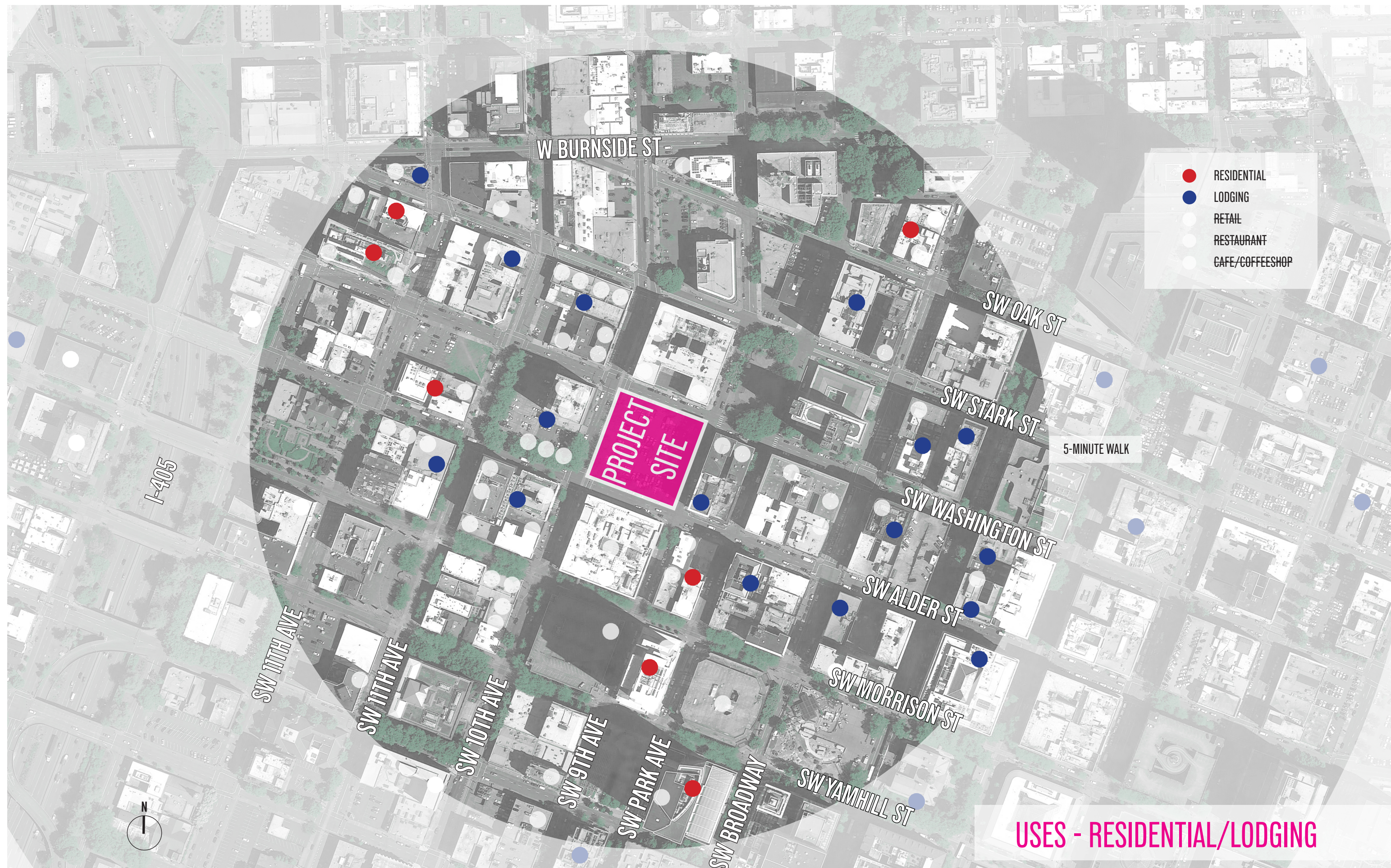




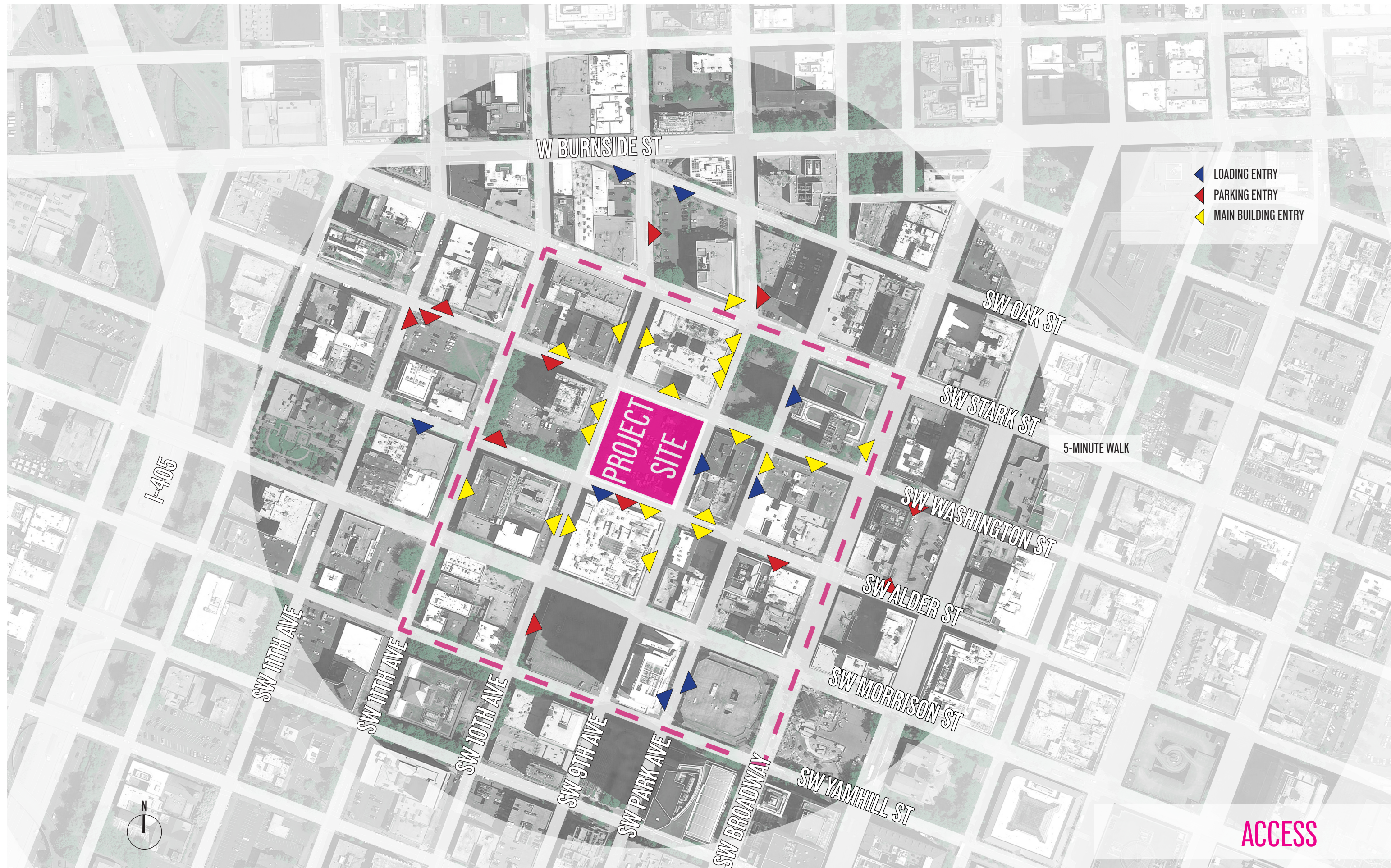




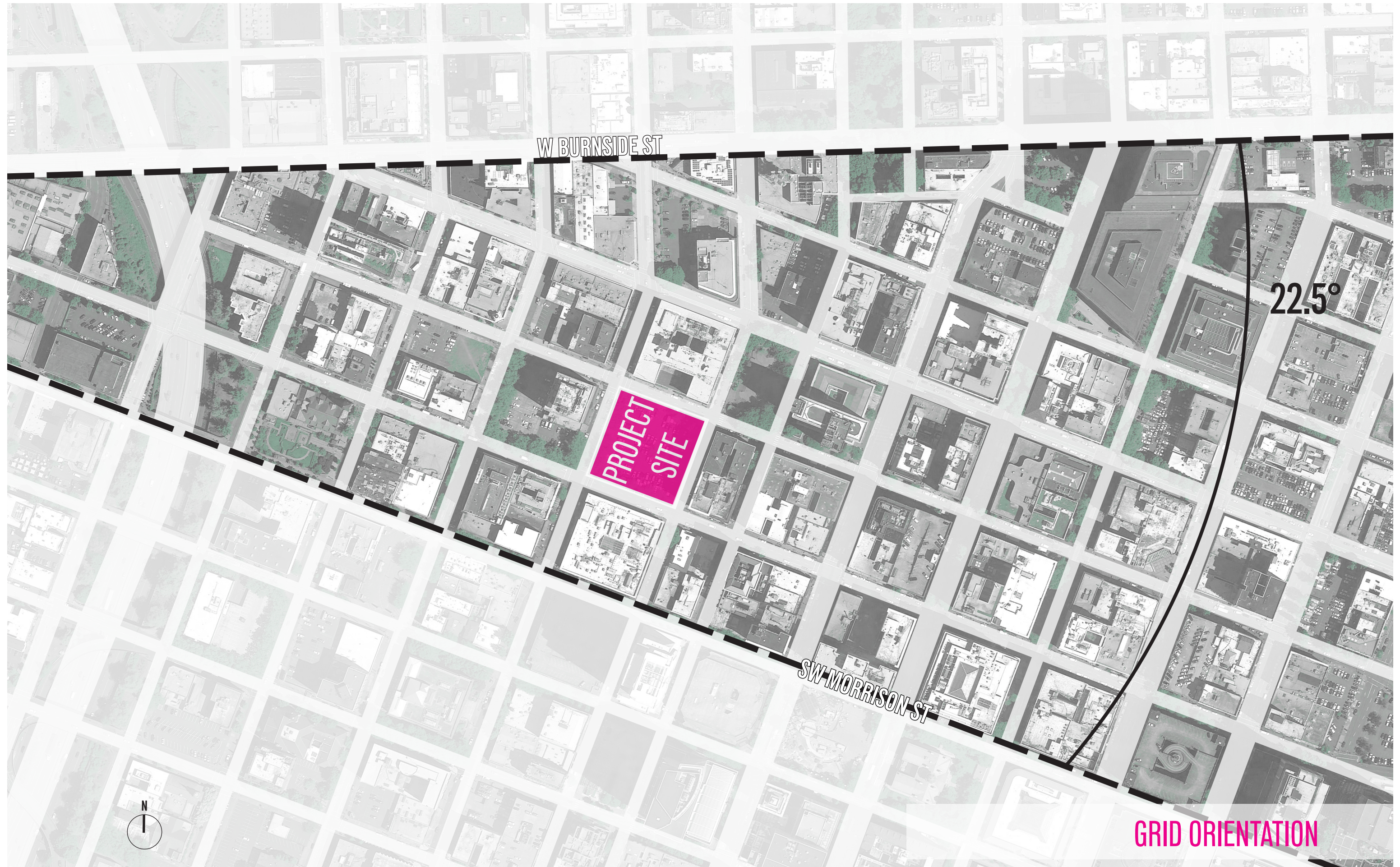












W BURNSIDE ST

PROJECT  
SITE

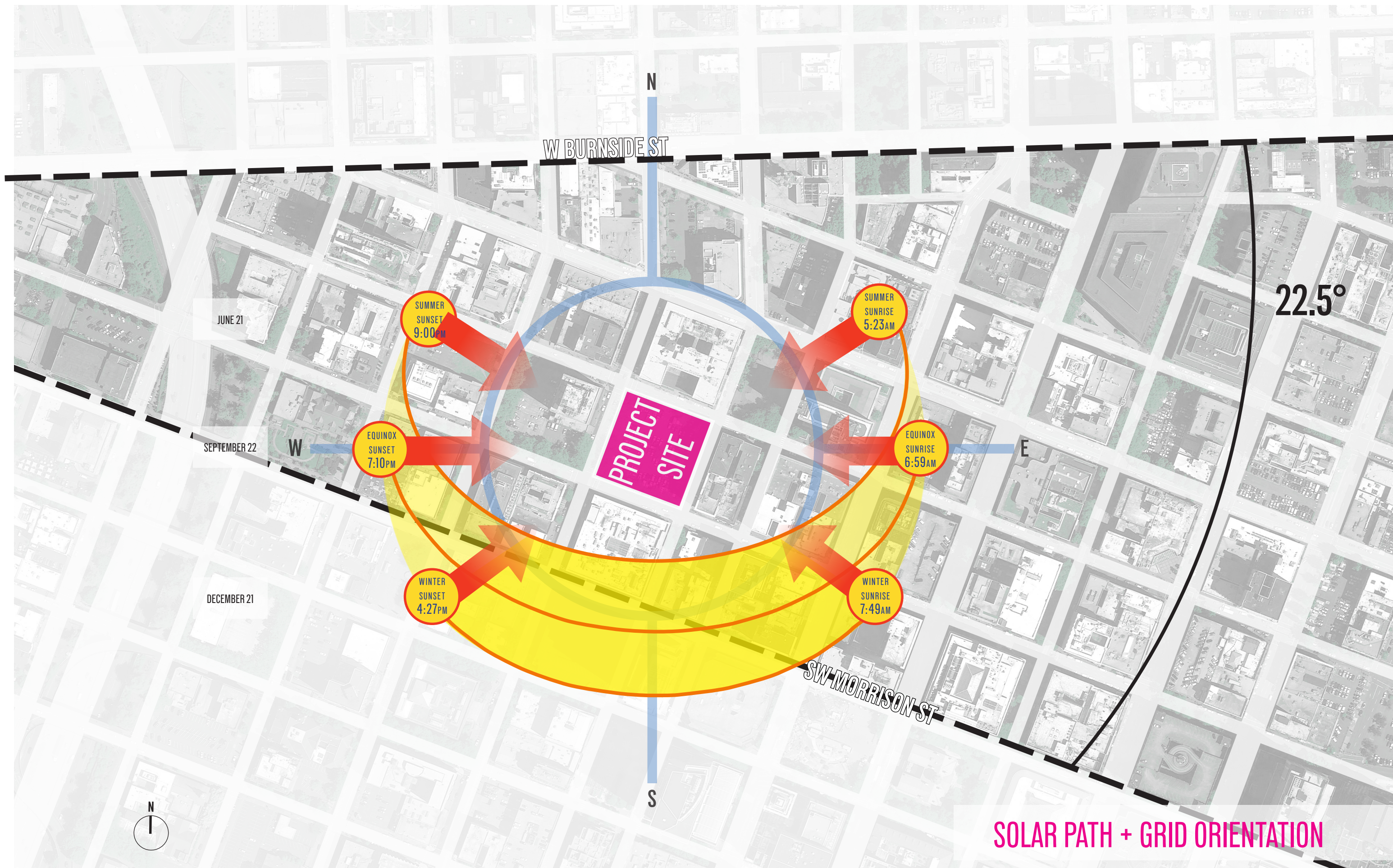
SW MORRISON ST

22.5°

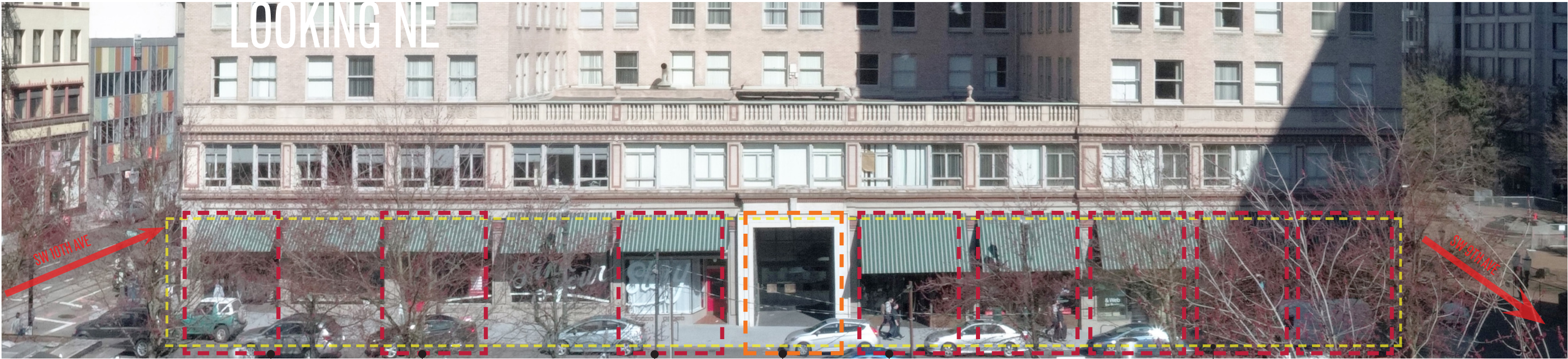


GRID ORIENTATION









SW WASHINGTON STREET

RETAIL ENTRY

RETAIL ENTRY

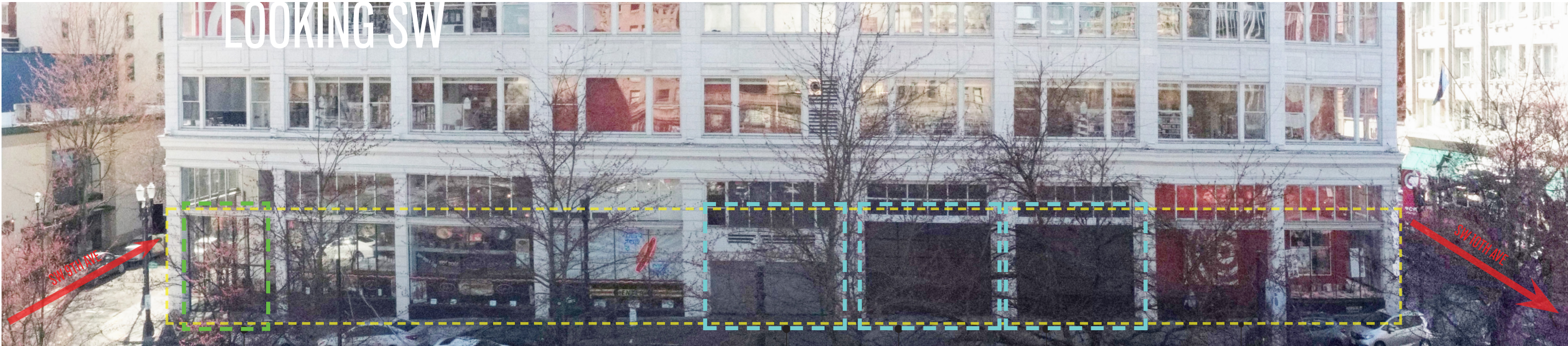
RETAIL ENTRY

ENTRY LOBBY

RETAIL ENTRIES

RETAIL BASE AT STREET LEVEL

PITTOCK BLOCK



SW ALDER STREET

RESTAURANT ENTRY

PARKING ENTRY

LOADING

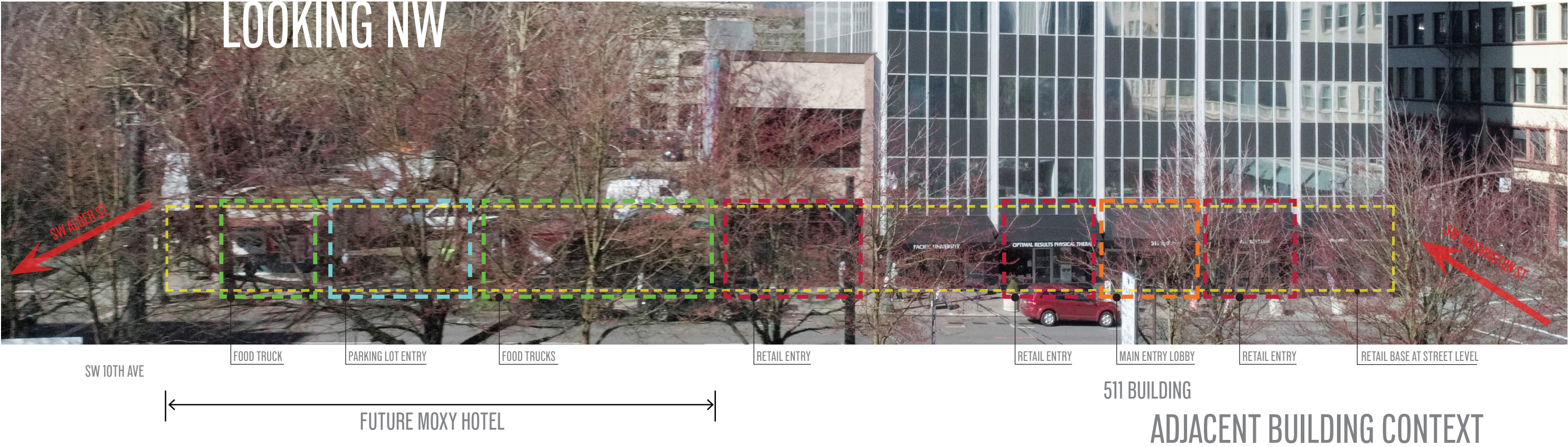
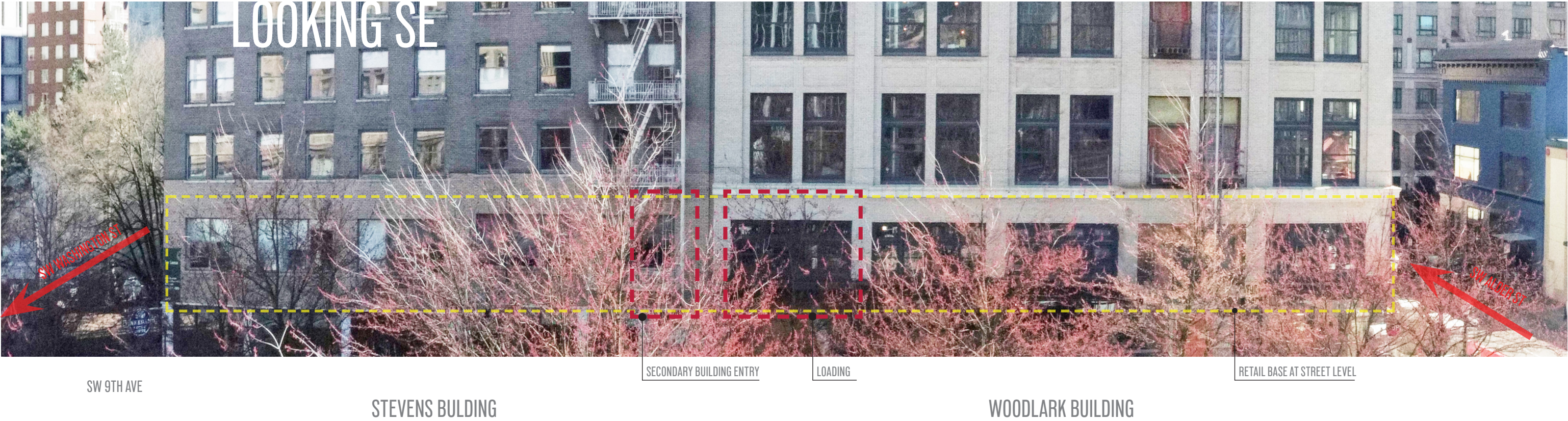
LOADING

RETAIL BASE AT STREET LEVEL

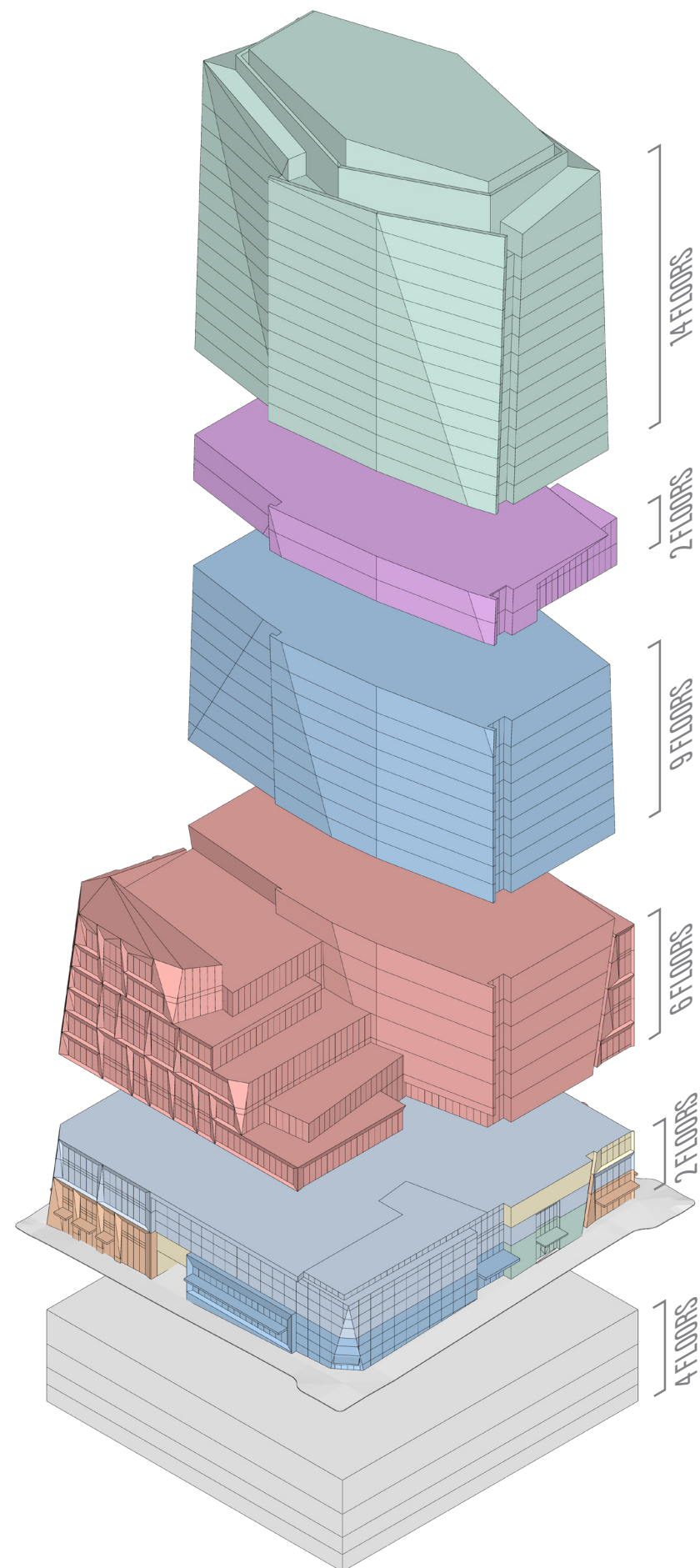
TARGET / GALLERIA / OLDS, WORTMAN AND KING DEPARTMENT STORE

ADJACENT BUILDING CONTEXT









RESIDENTIAL

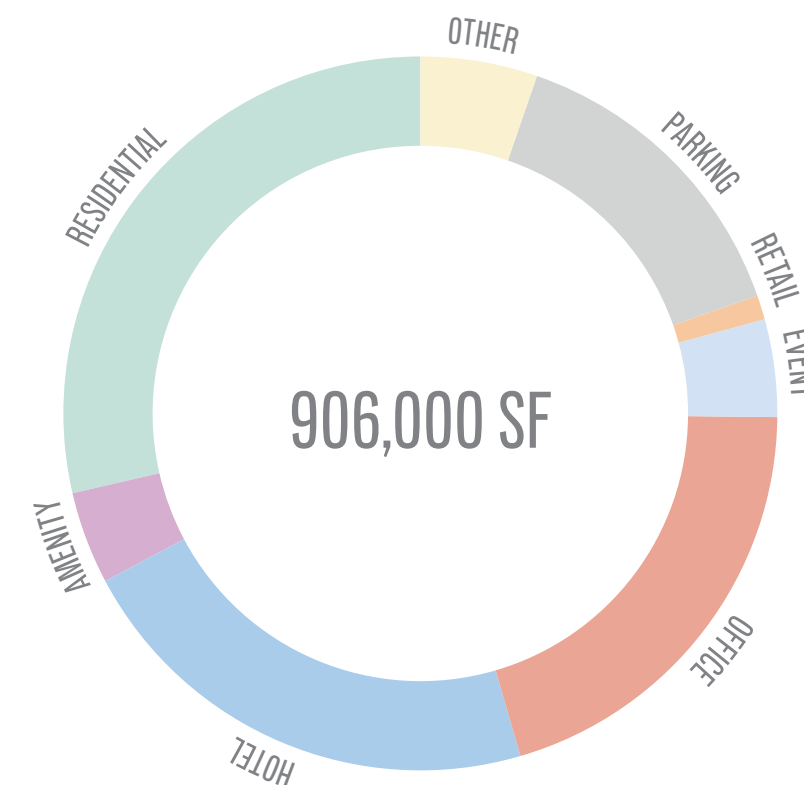
AMENITY: RESTAURANT/SPA

HOTEL

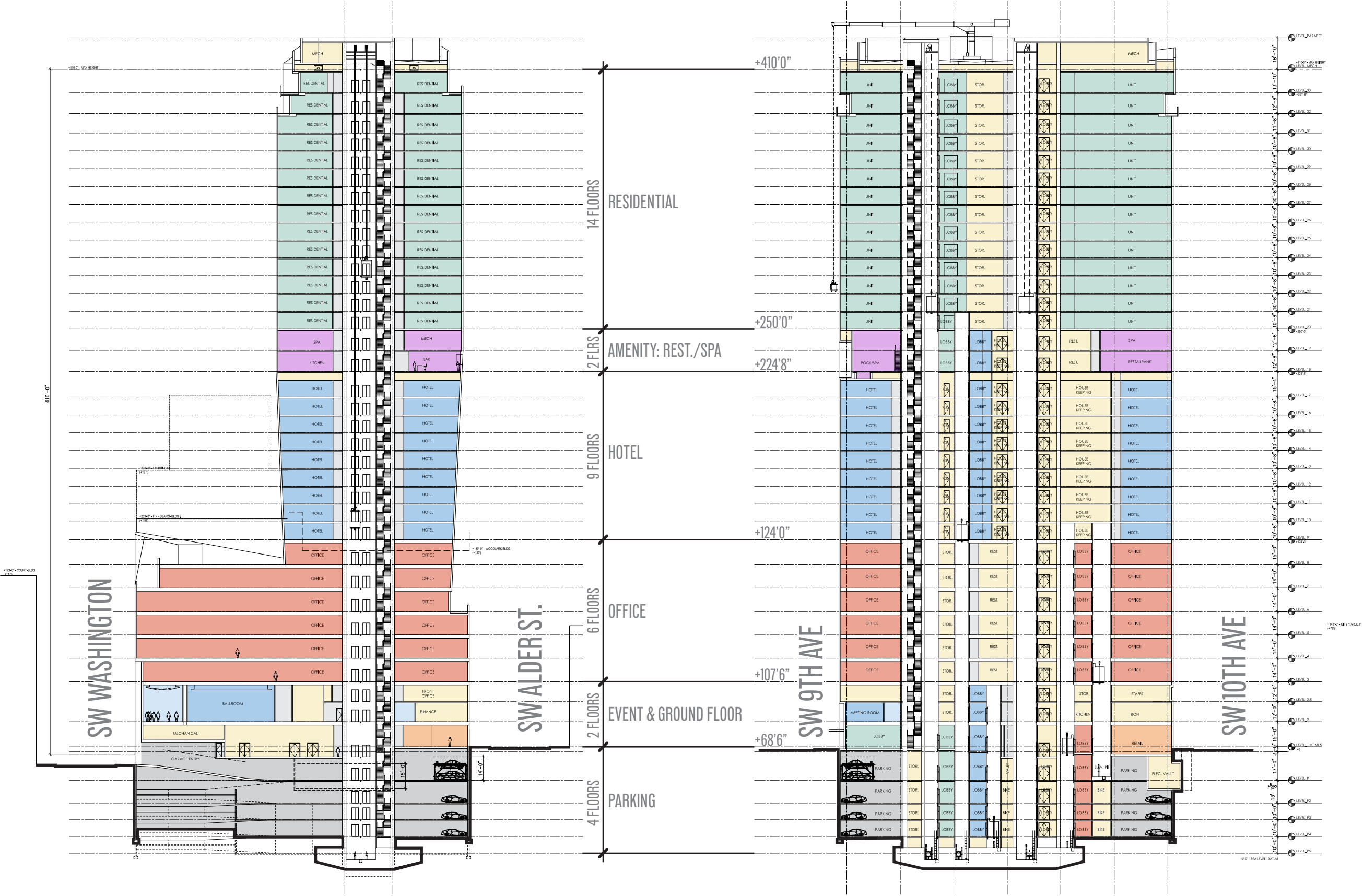
OFFICE

EVENT & GROUND FLOOR

PARKING



- RESIDENTIAL - 259,000 SF/128 UNITS - LEVELS 21-33
- AMENITY - 38,000 SF - LEVELS 18+19
- HOTEL - 197,000 SF/225 KEYS - LEVELS 9-17
- OFFICE - 184,000 SF - LEVELS 3-8
- EVENT - 40,000 SF - LEVEL 2
- RETAIL - 10,000 SF - LEVEL 1
- PARKING - 130,000 SF/357 SPACES - LEVEL P4-P1
- OTHER - 48,000 SF



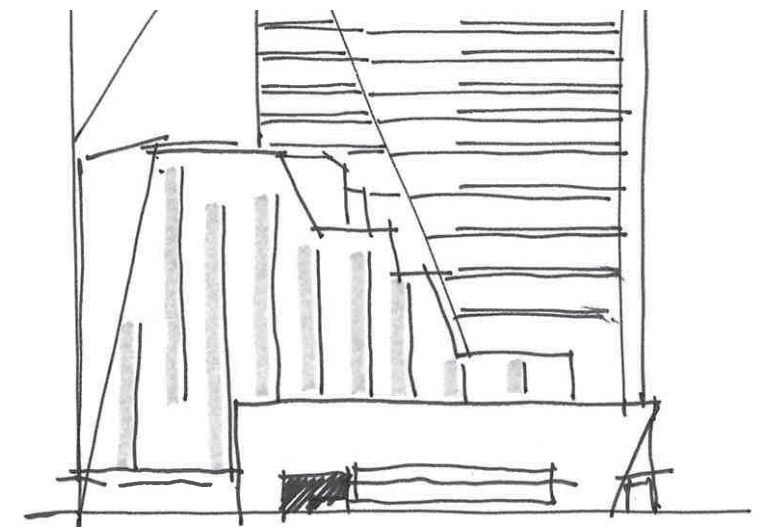
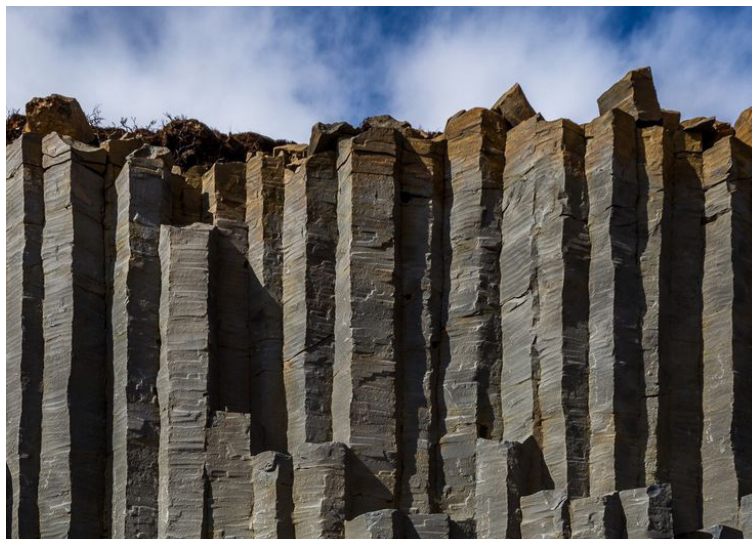
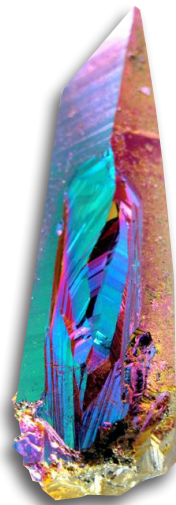
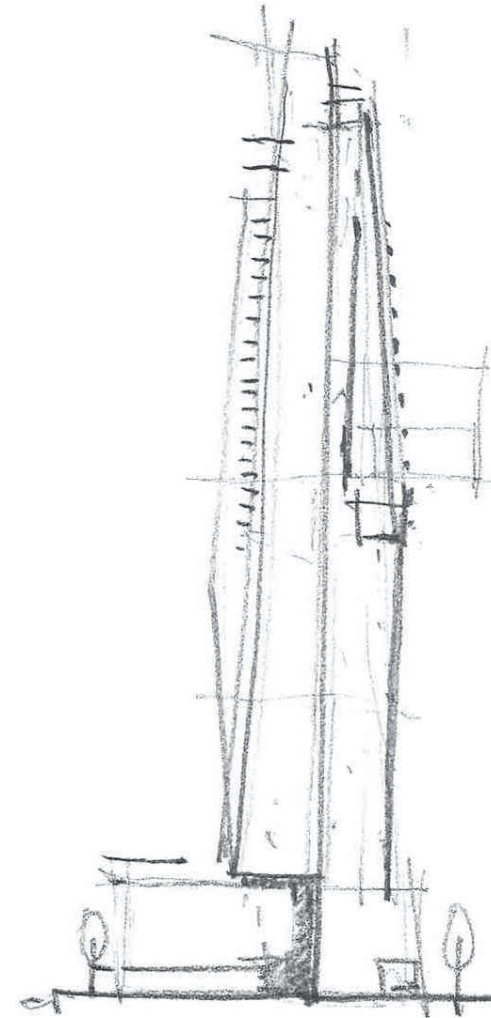
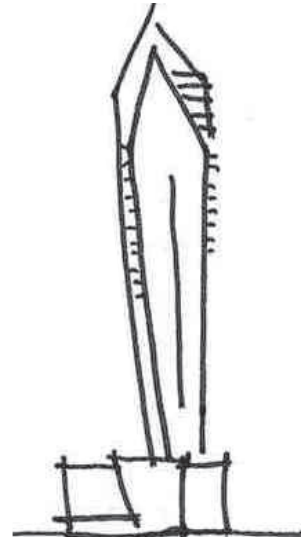
LOOKING EAST

LOOKING SOUTH

OFFICE/HOTEL/RES. BUILDING | BUILDING SECTIONS

- RETAIL
- OFFICE
- HOUSING
- HOTEL
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING





INSPIRATION IMAGES AND SKETCHES

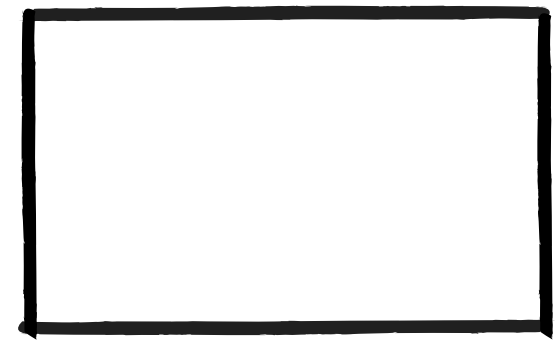
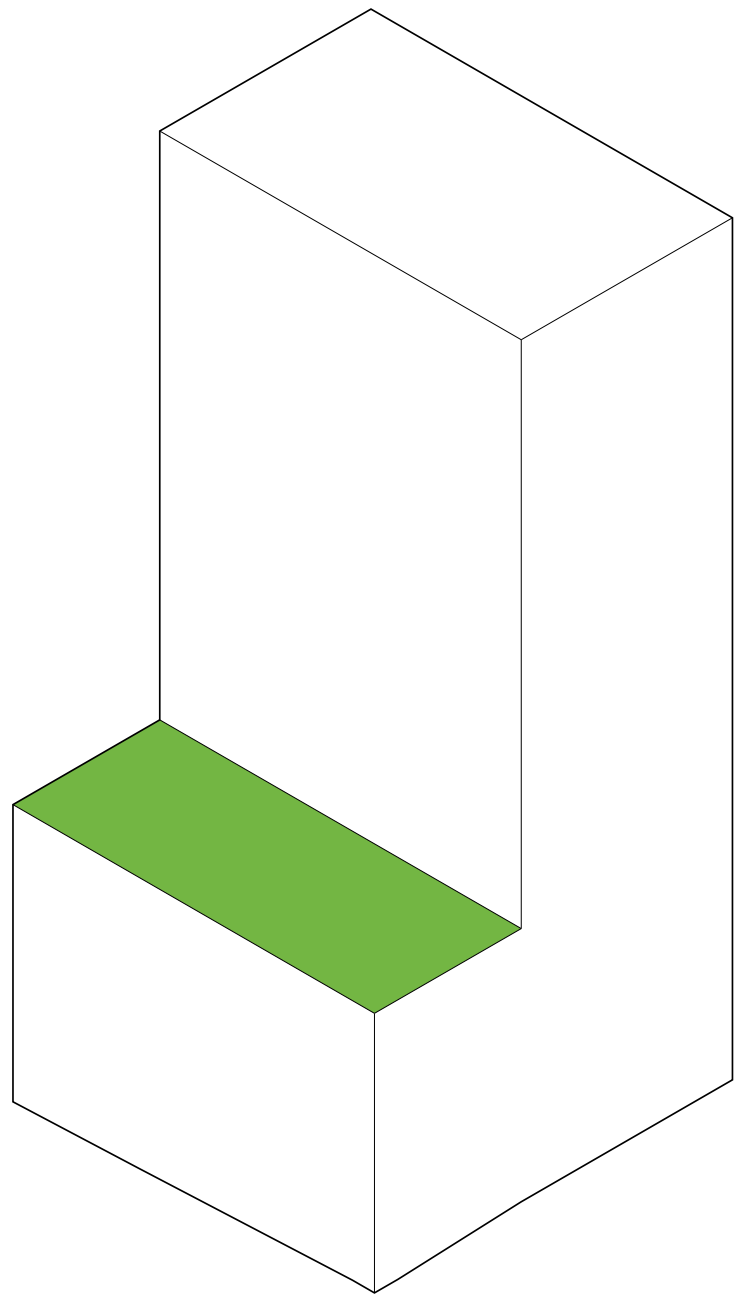




PRECEDENT IMAGES

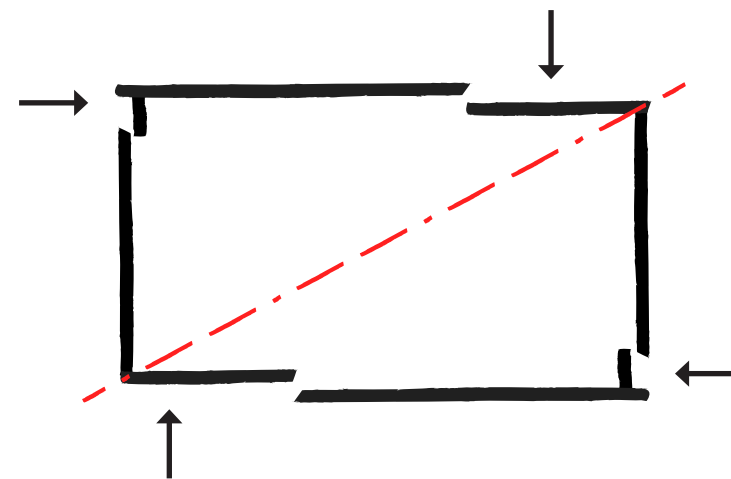
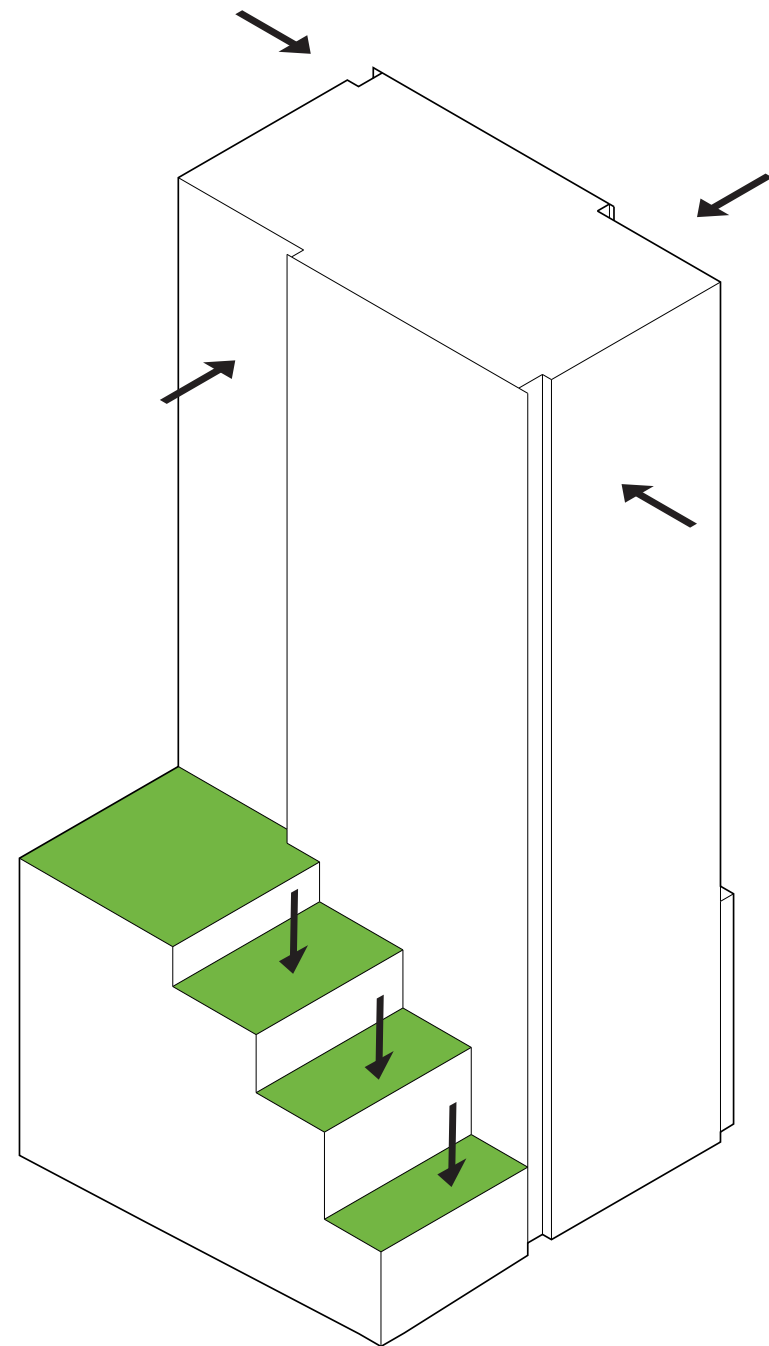


# INFLUENCES TO MASSING

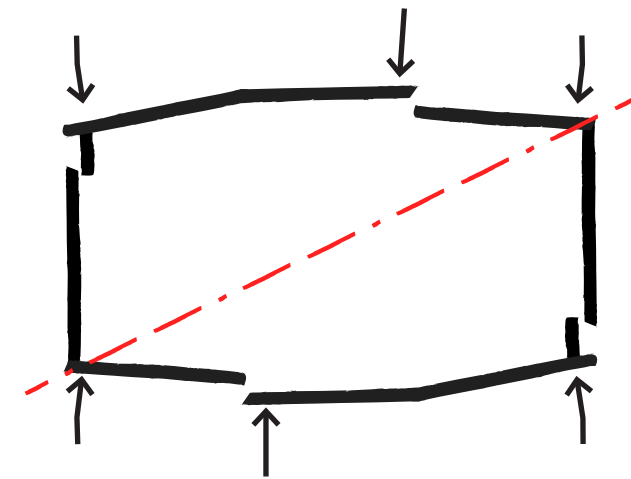
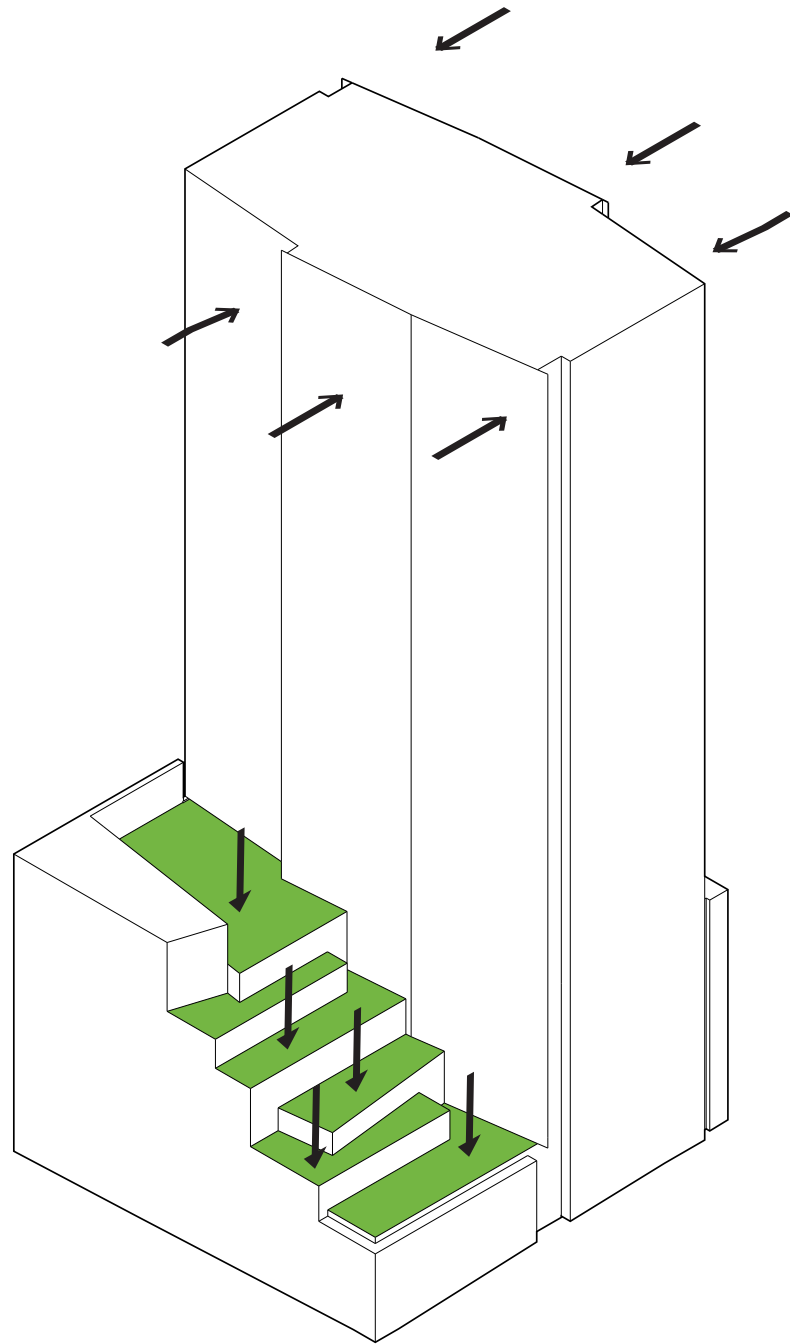


EXTRUSION

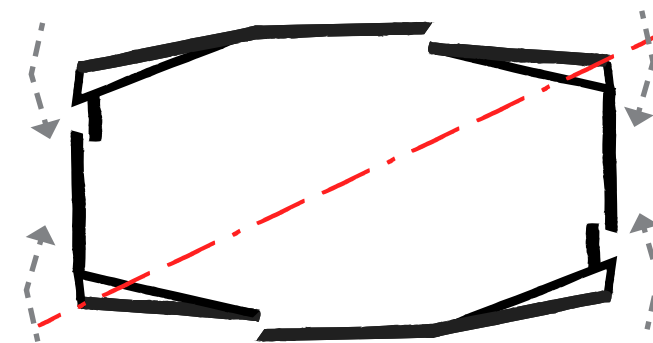
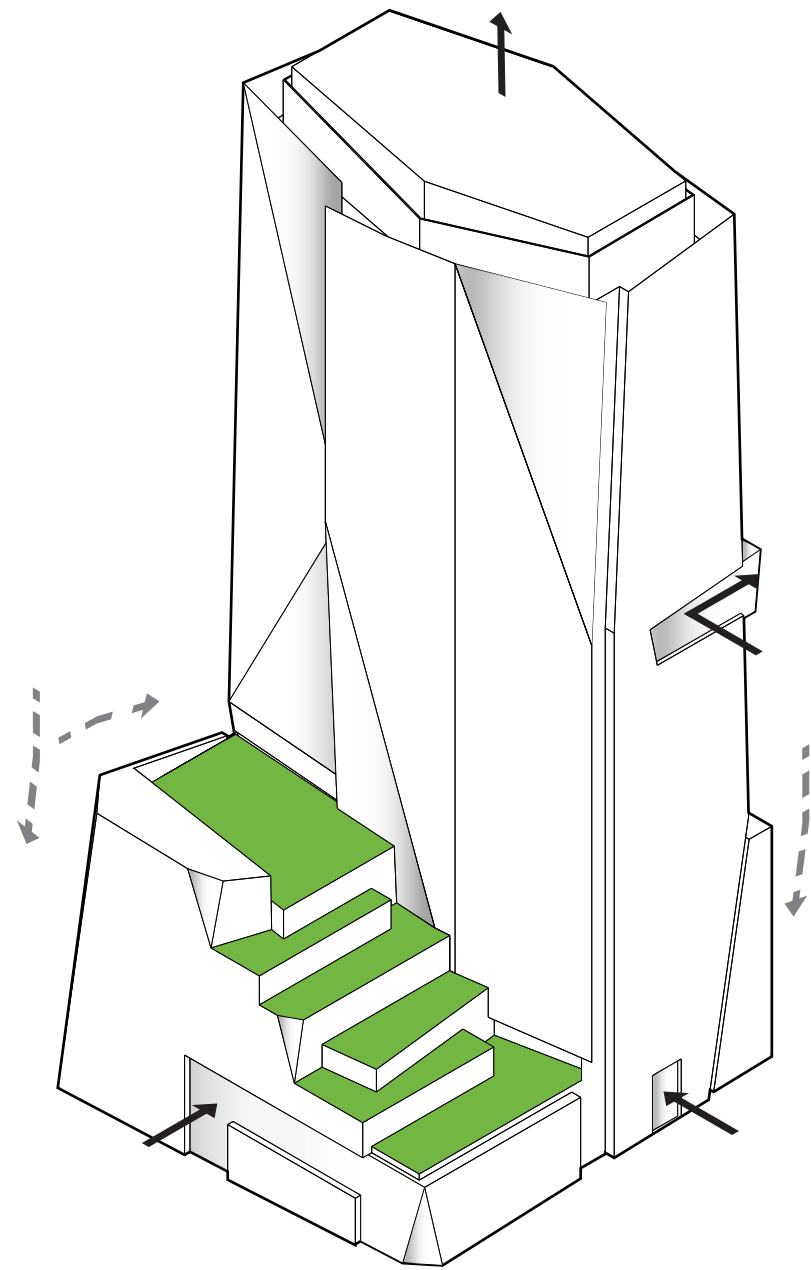




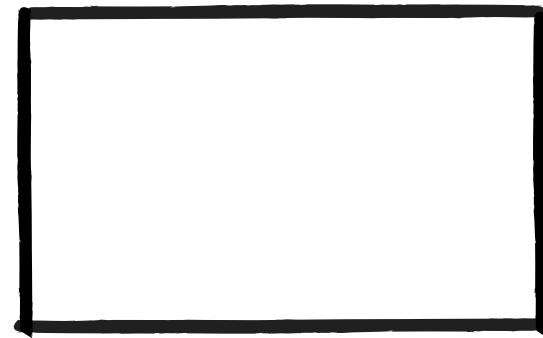
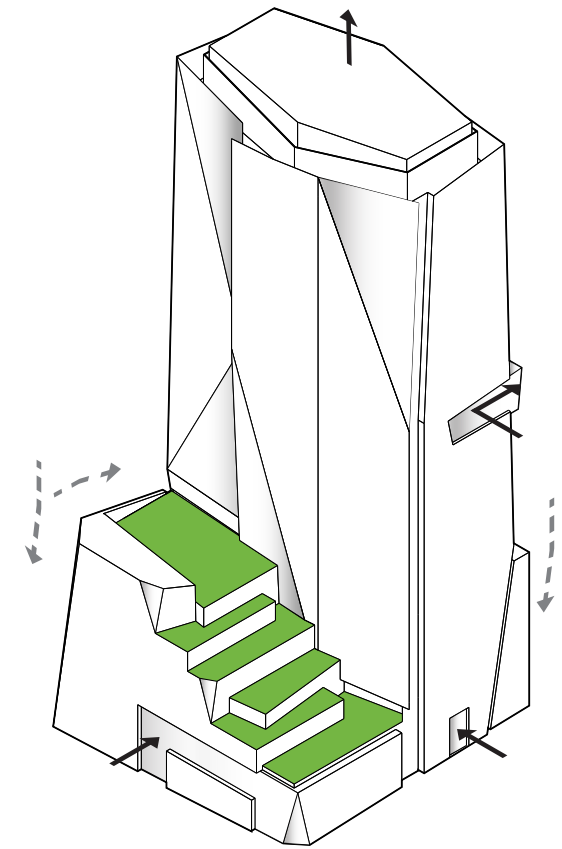
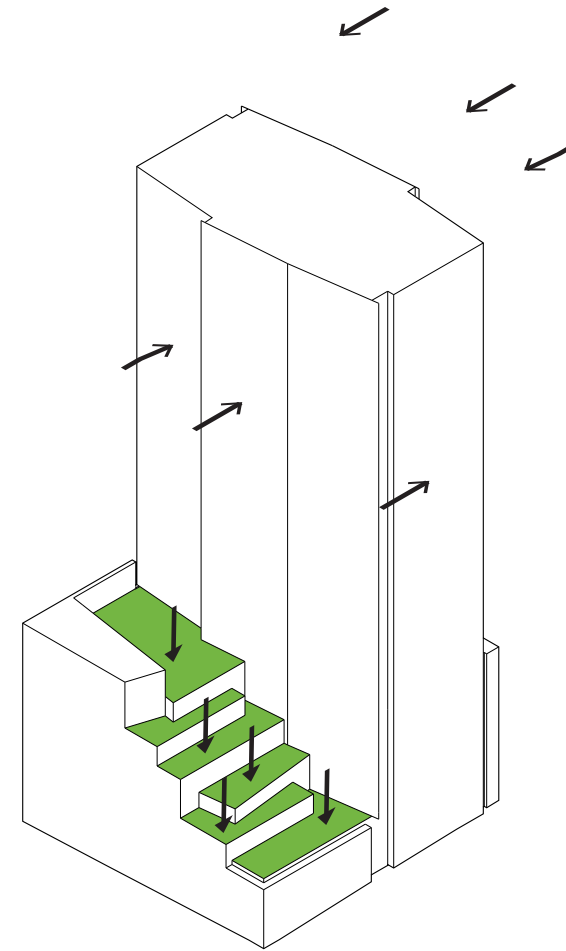
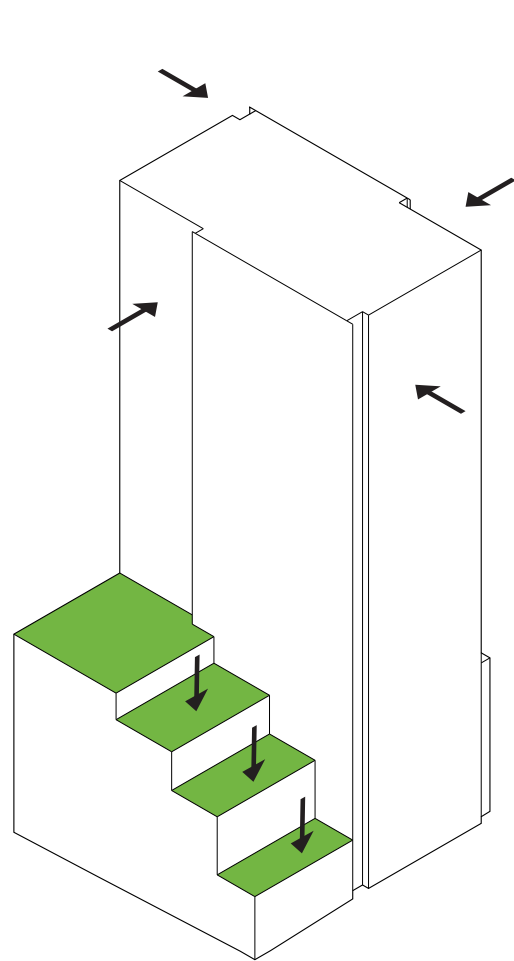
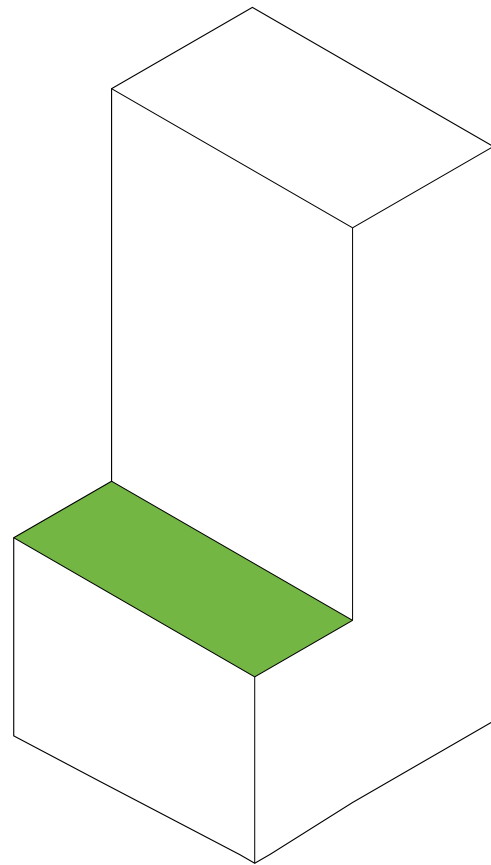
FRACTURE  
- ROTATIONAL SYMMETRY  
- PLEATS+REVEALS



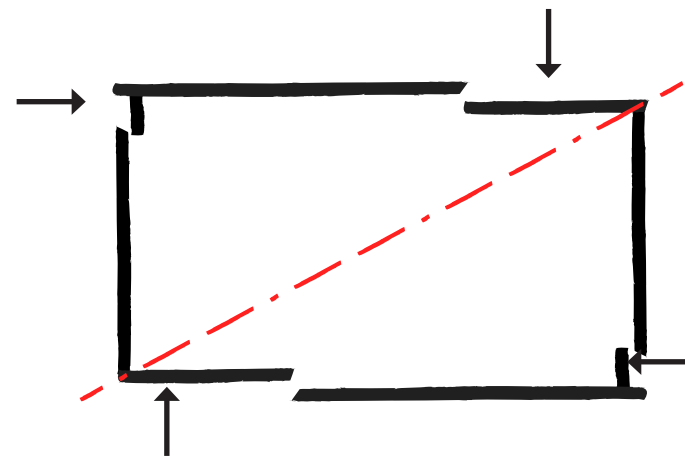
FOLD  
- VIEWS  
- REFLECTION



FACET  
- PROGRAM  
- SCULPT LIGHT

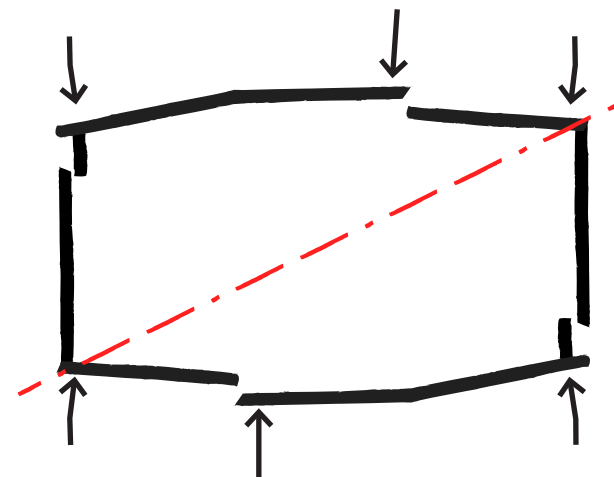


EXTRUSION



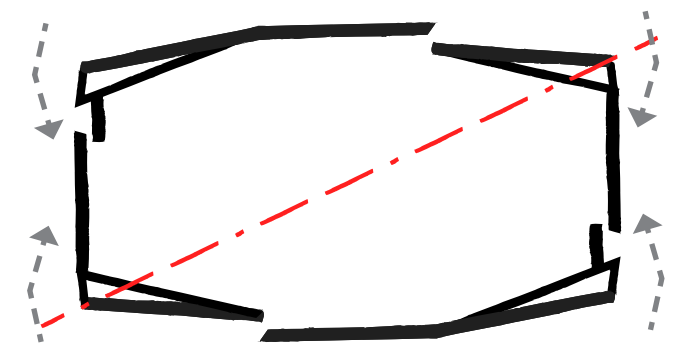
FRACTURE

- CROSS-AXIAL SYMMETRY
- PLEATS+REVEALS



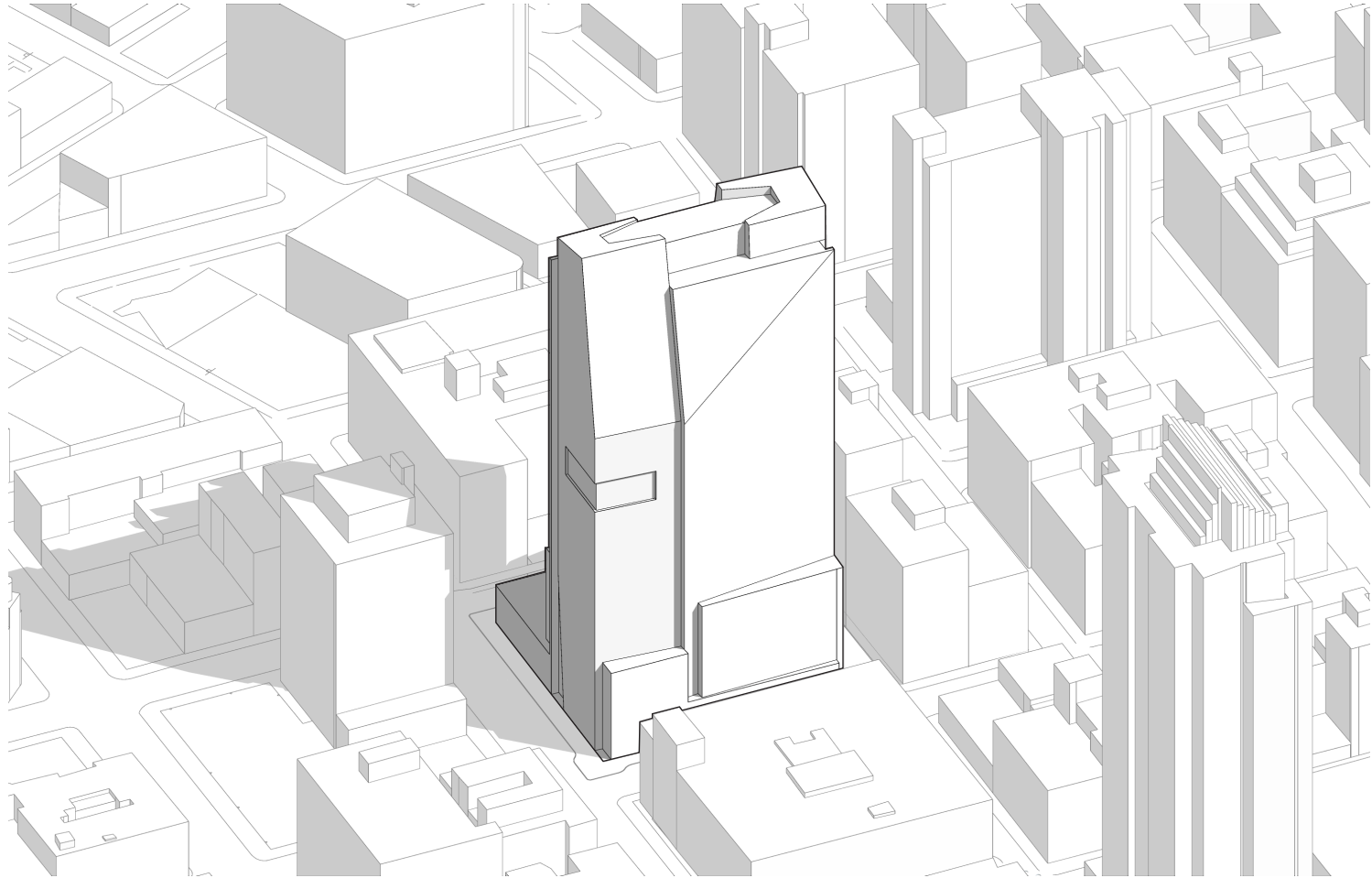
FOLD

- VIEWS
- REFLECTION

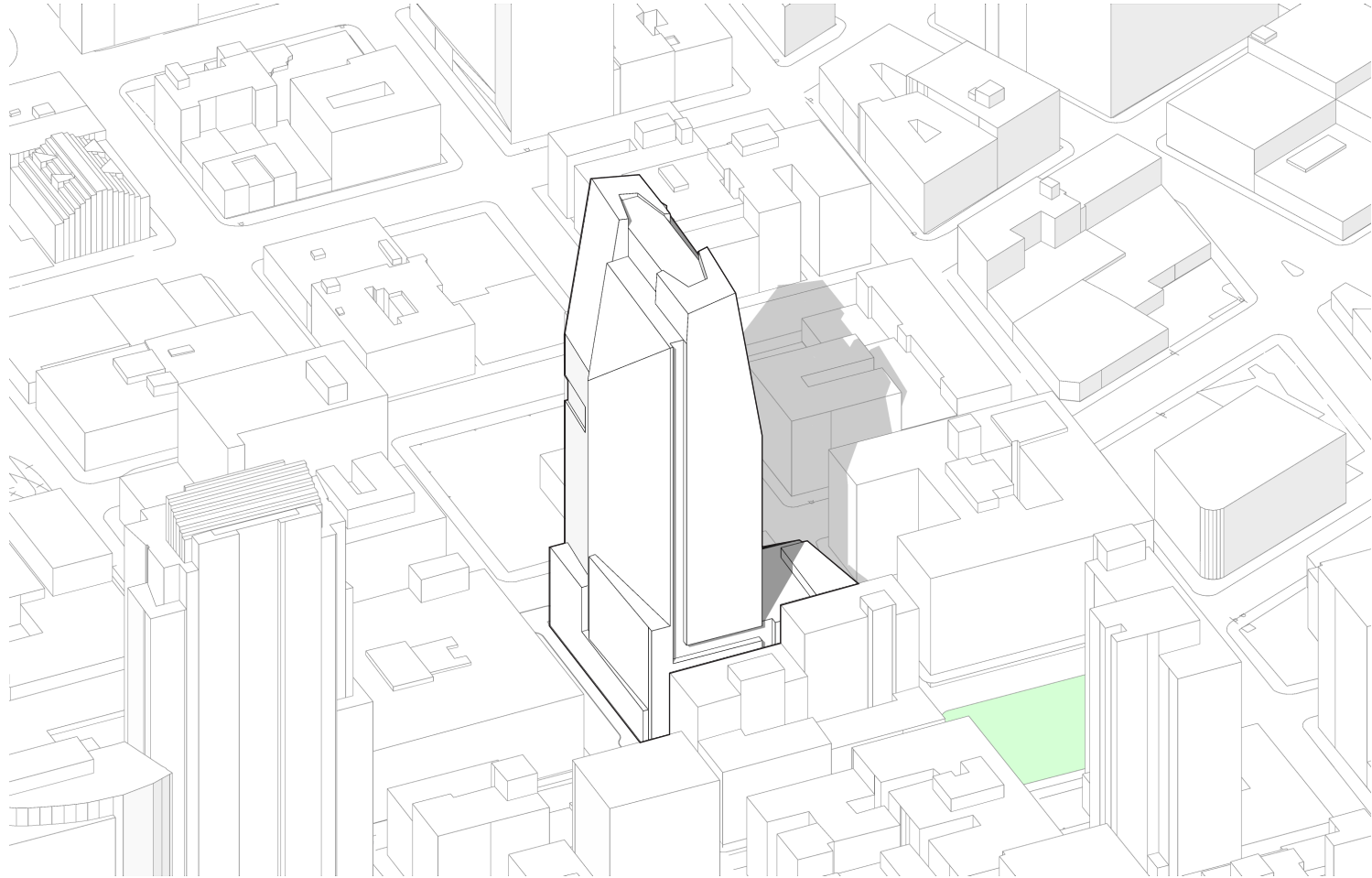


FACET

- PROGRAM
- SCULPT LIGHT

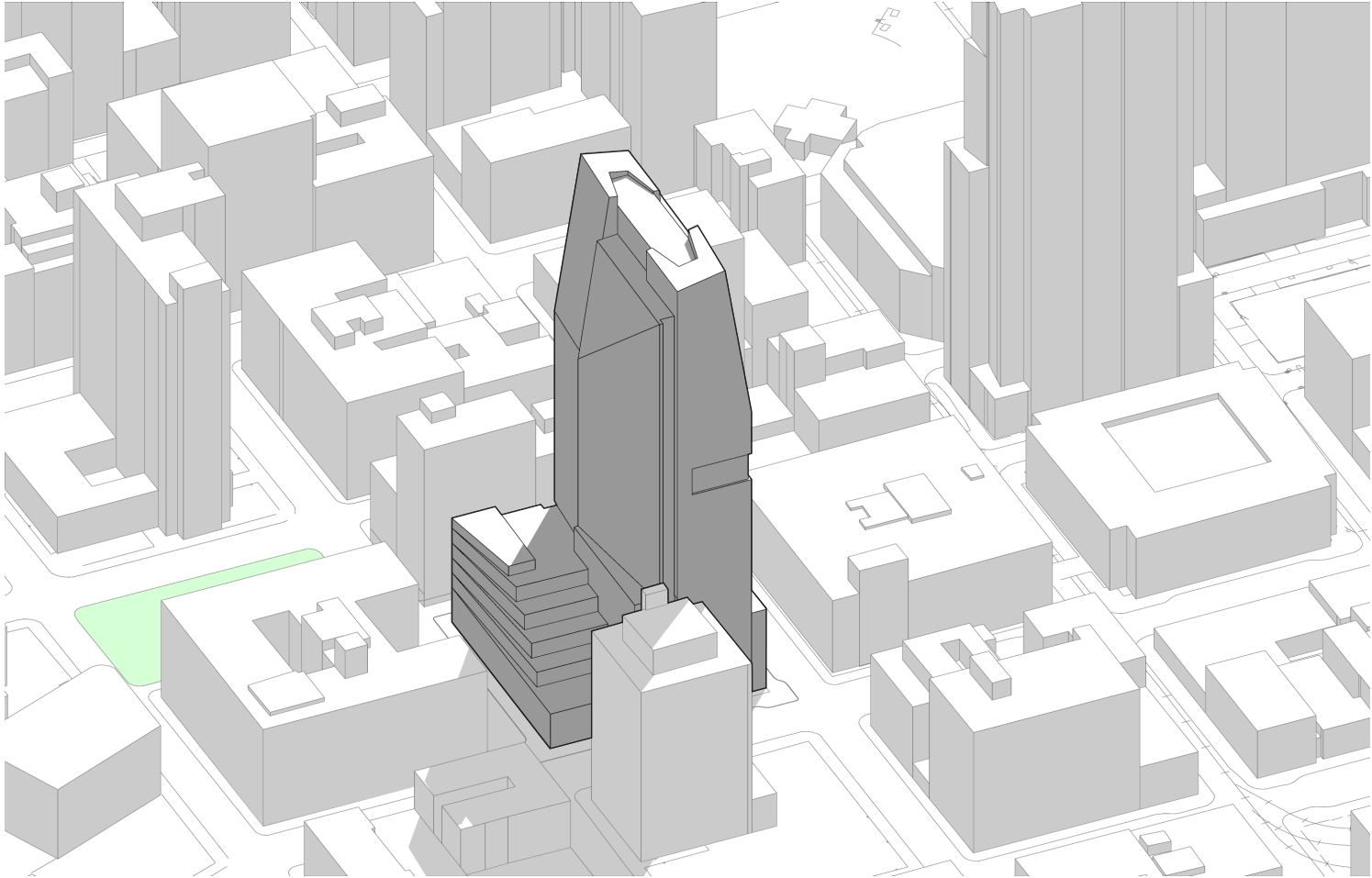


OPTION 1 - VIEW FROM SW

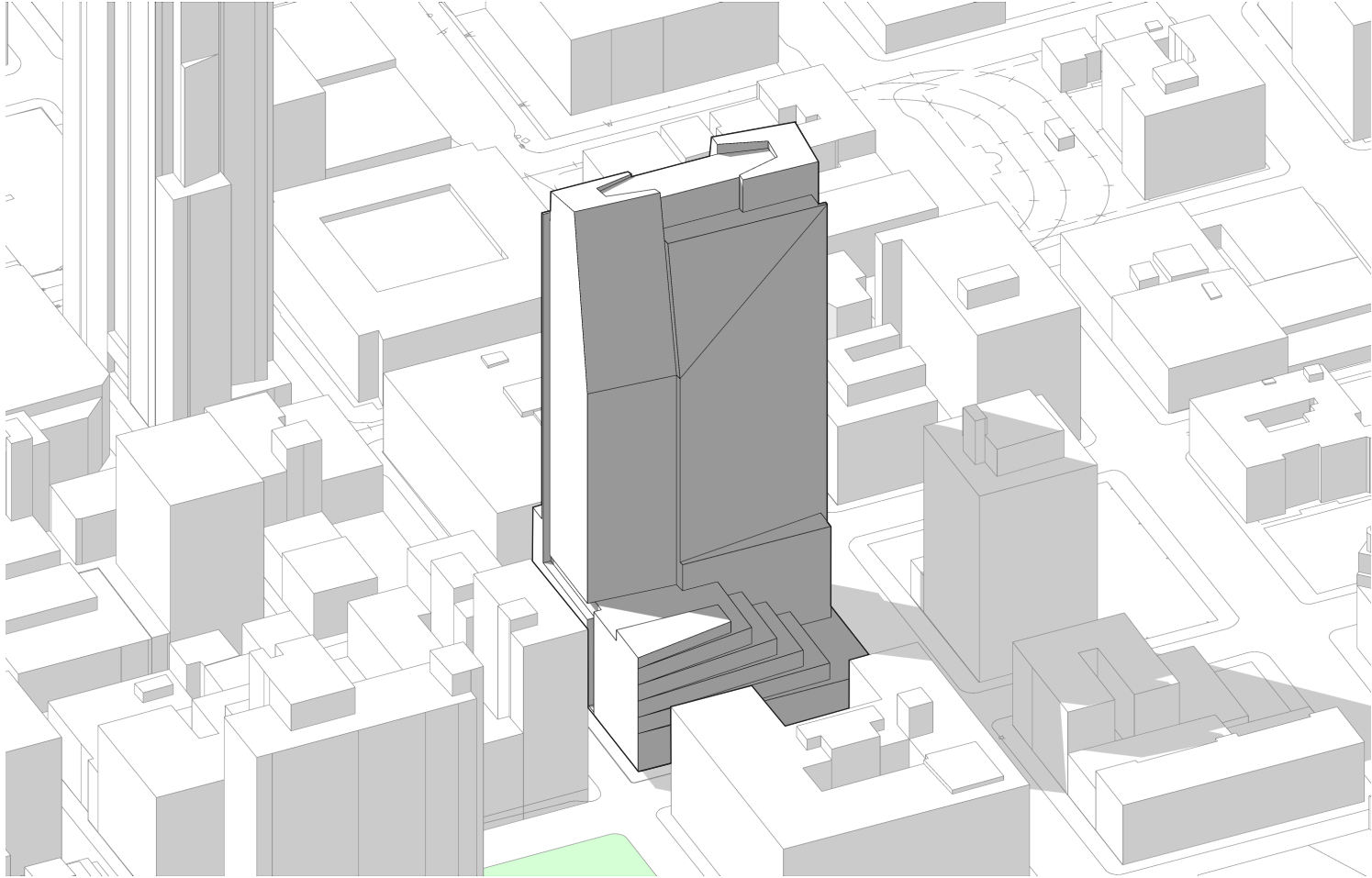


OPTION 1 - VIEW FROM SE

MASSING OPTION 01

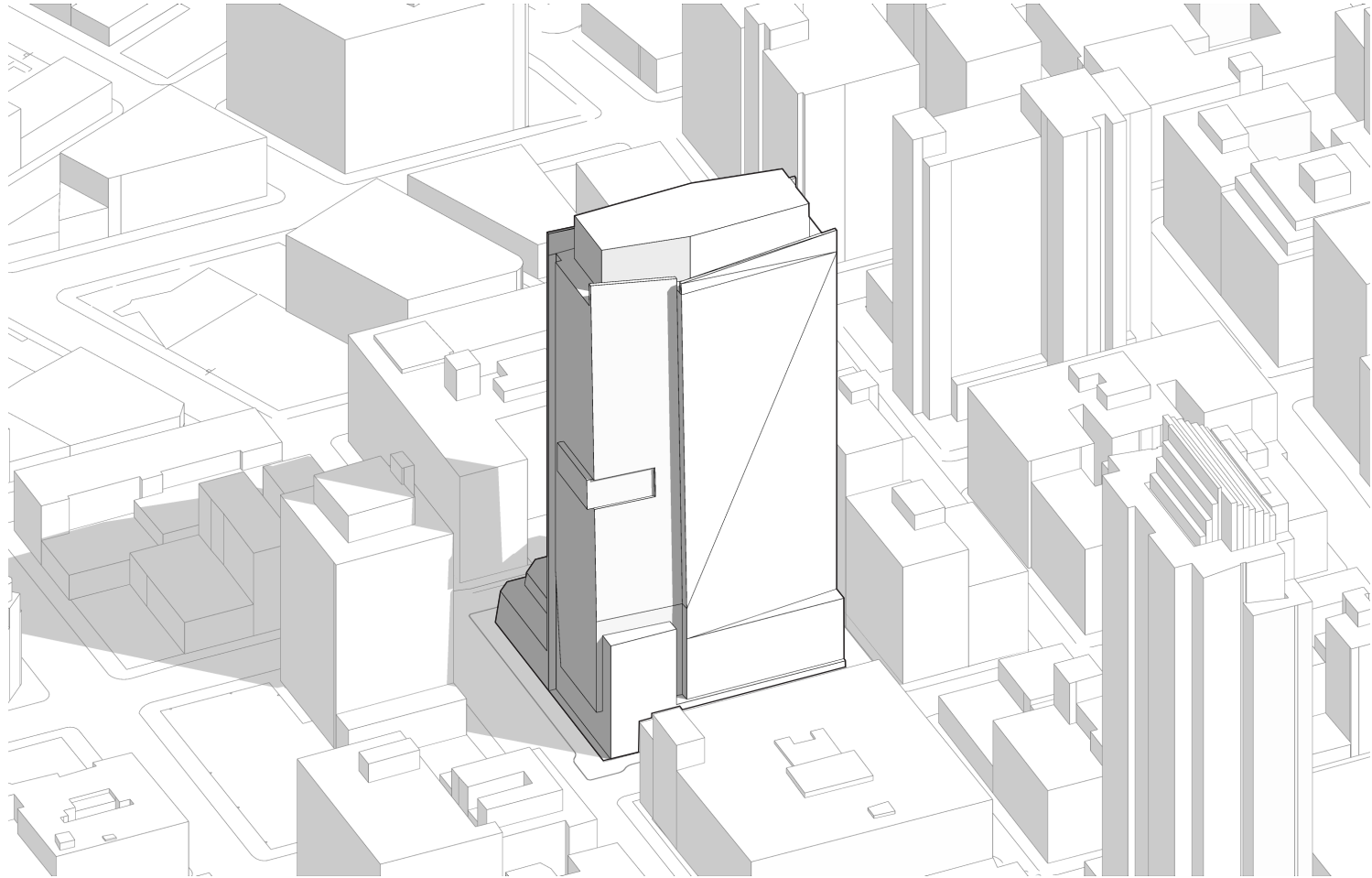


OPTION 1 - VIEW FROM NW

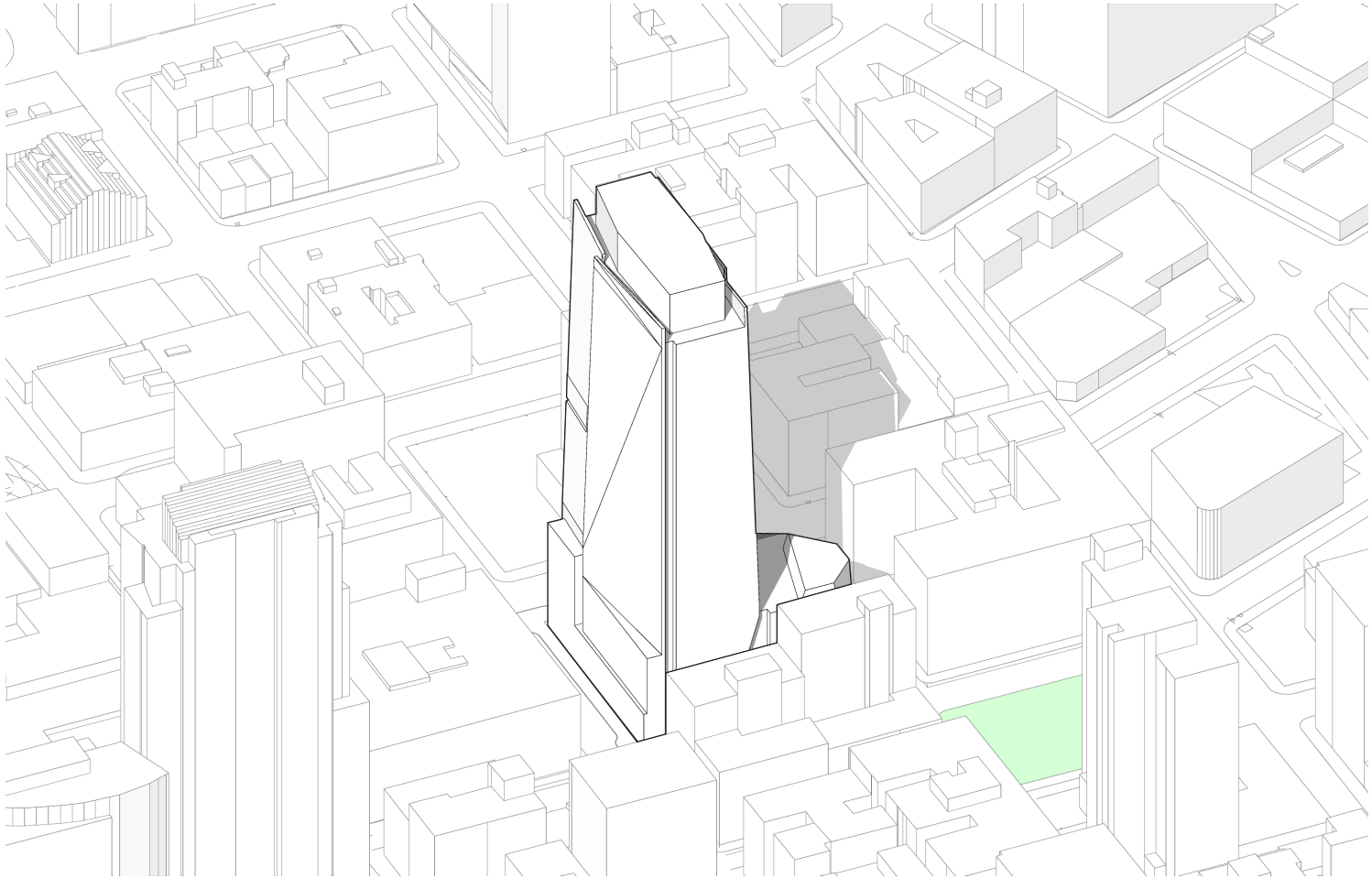


OPTION 1 - VIEW FROM NE

MASSING OPTION 01

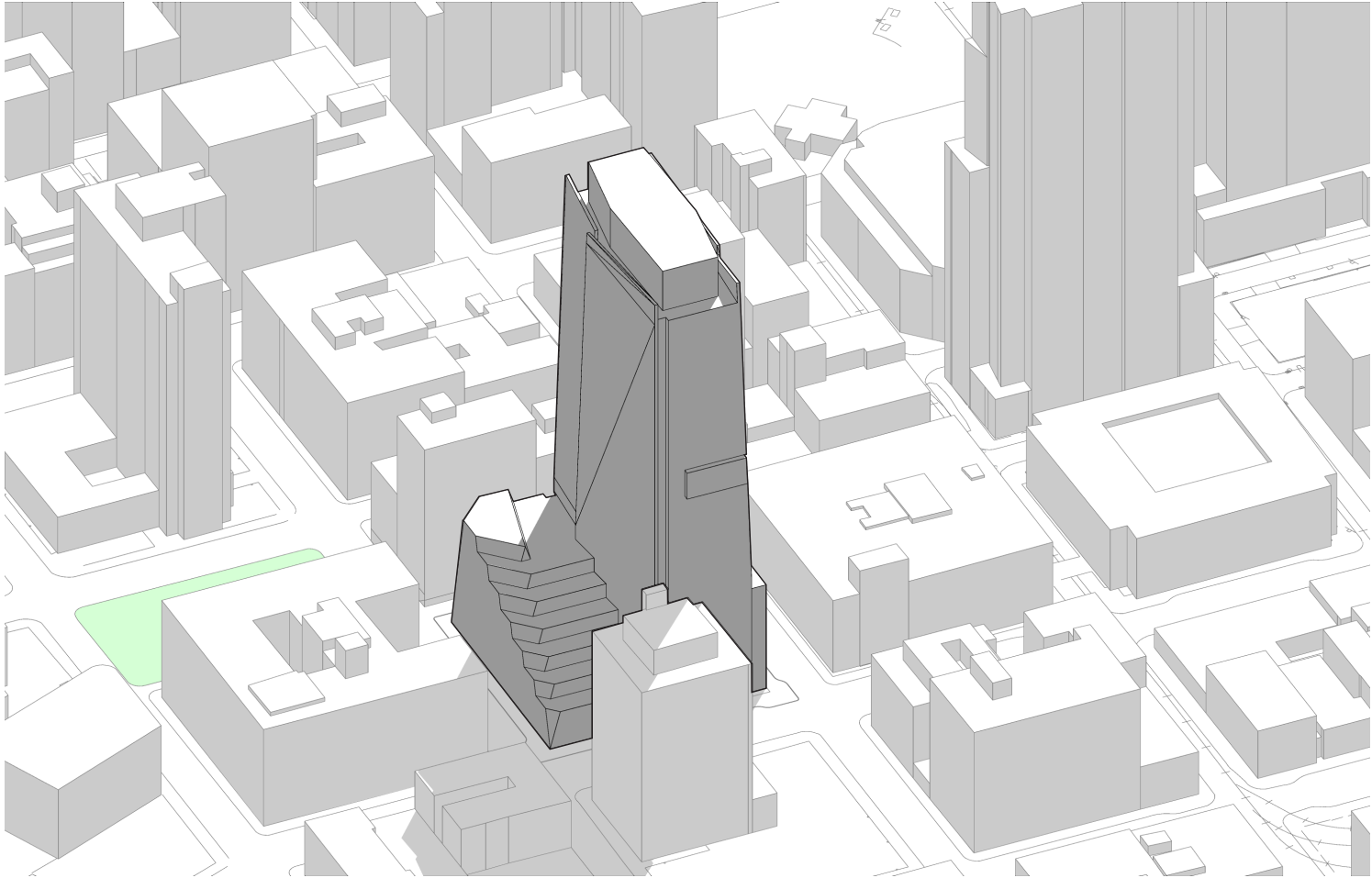


OPTION 2 - VIEW FROM SW

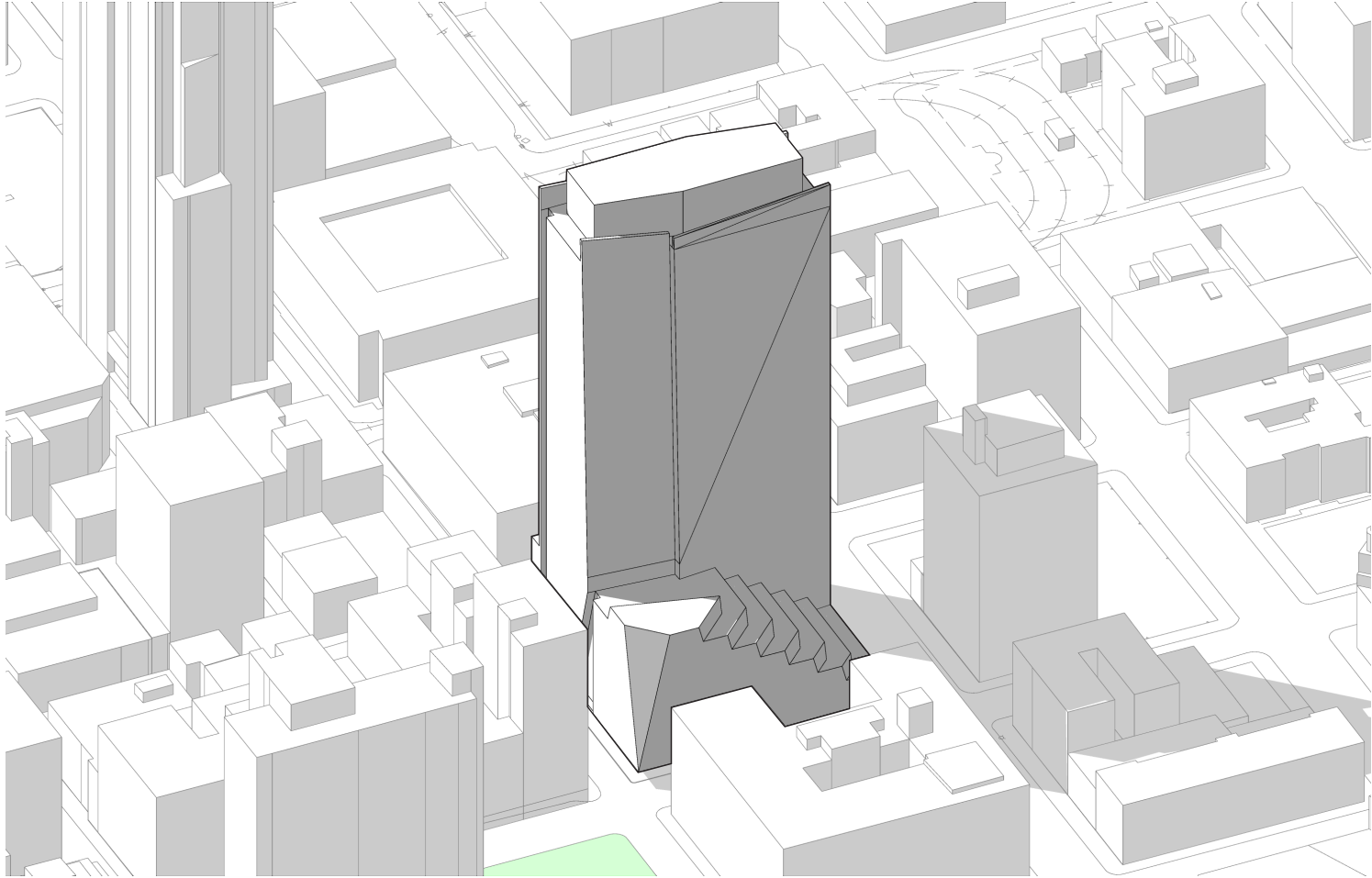


OPTION 2 - VIEW FROM SE

MASSING OPTION 02



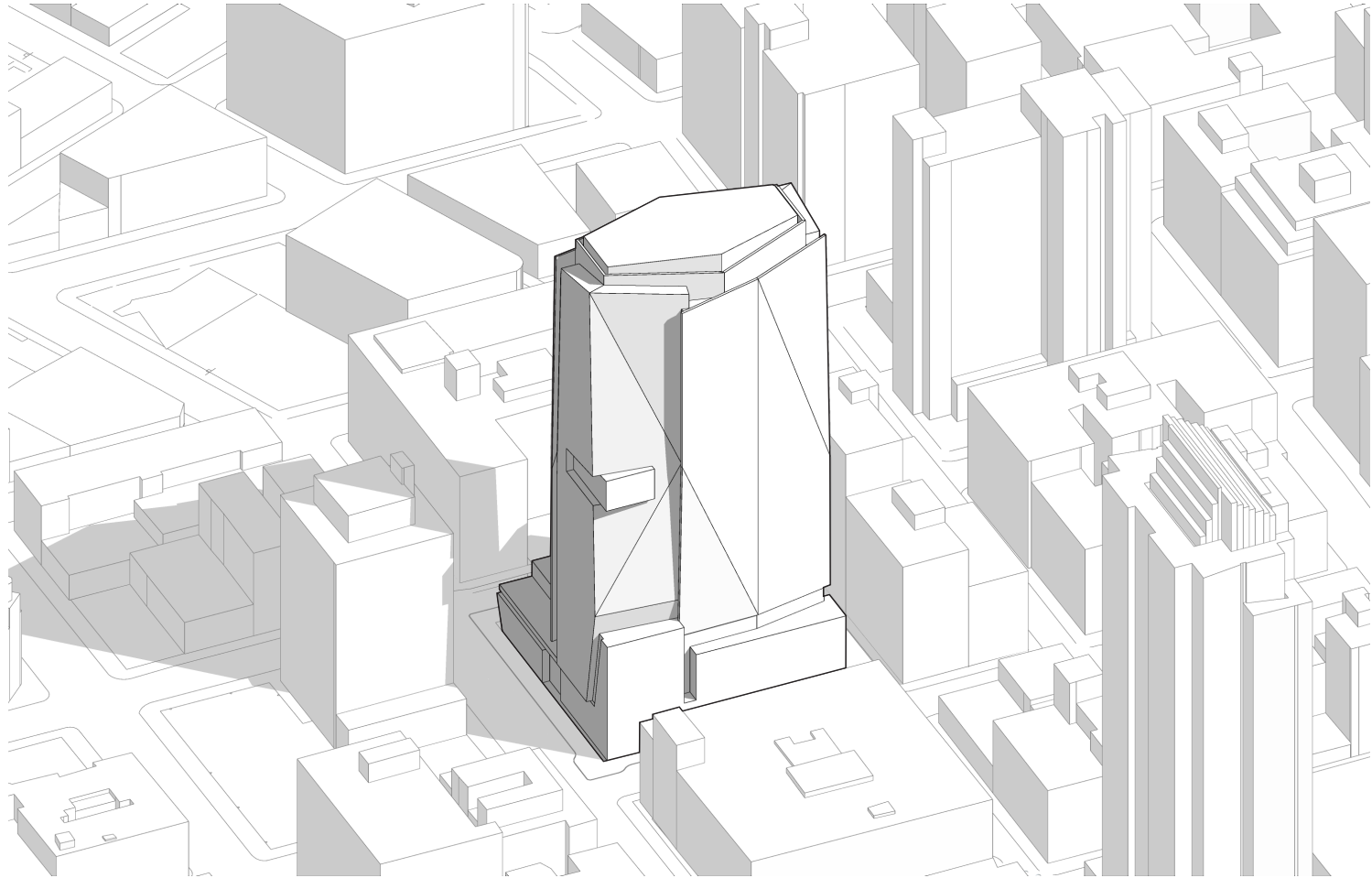
OPTION 2 - VIEW FROM NW



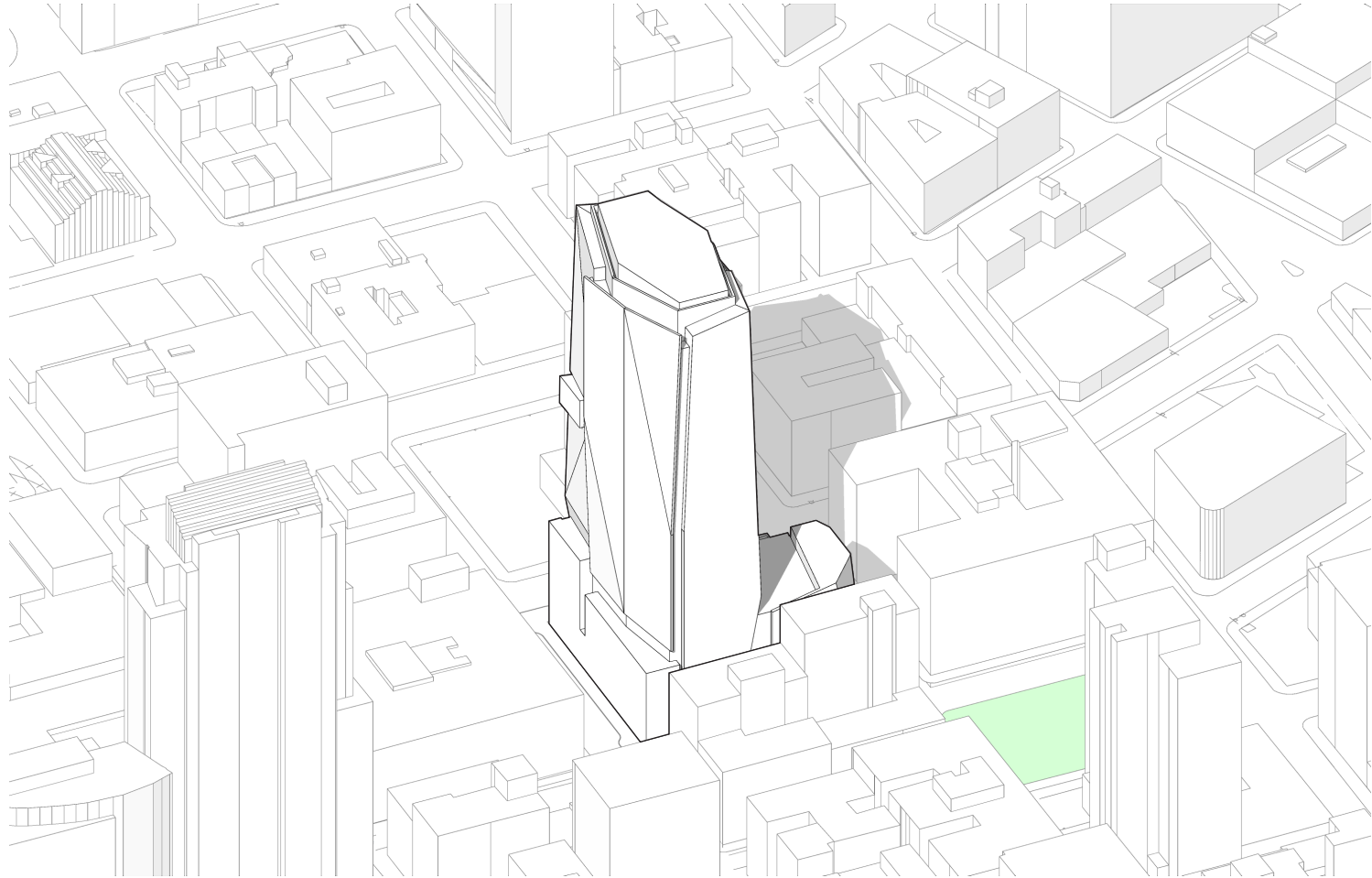
OPTION 2 - VIEW FROM NE

MASSING OPTION 02



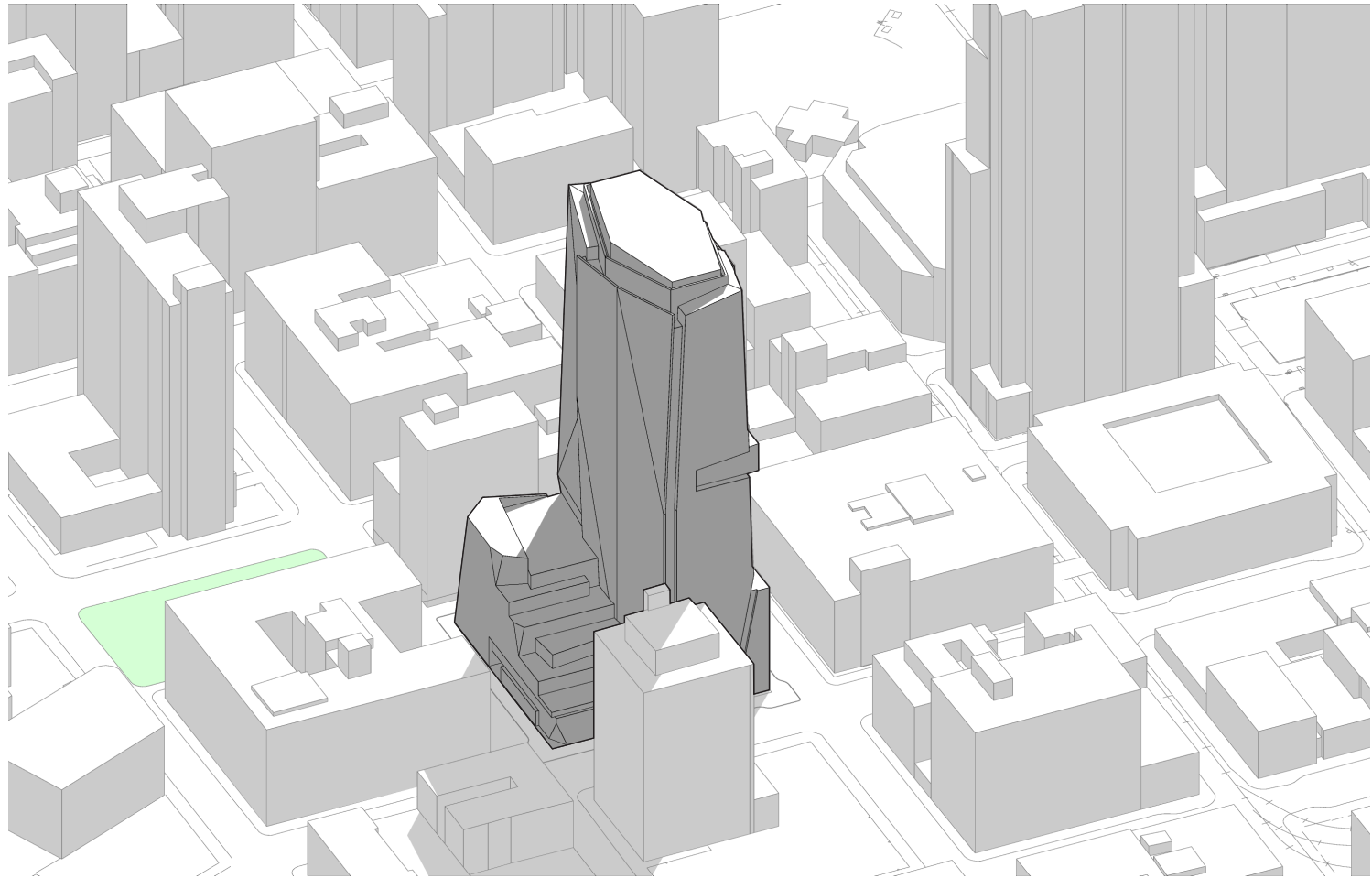


OPTION 3 - VIEW FROM SW

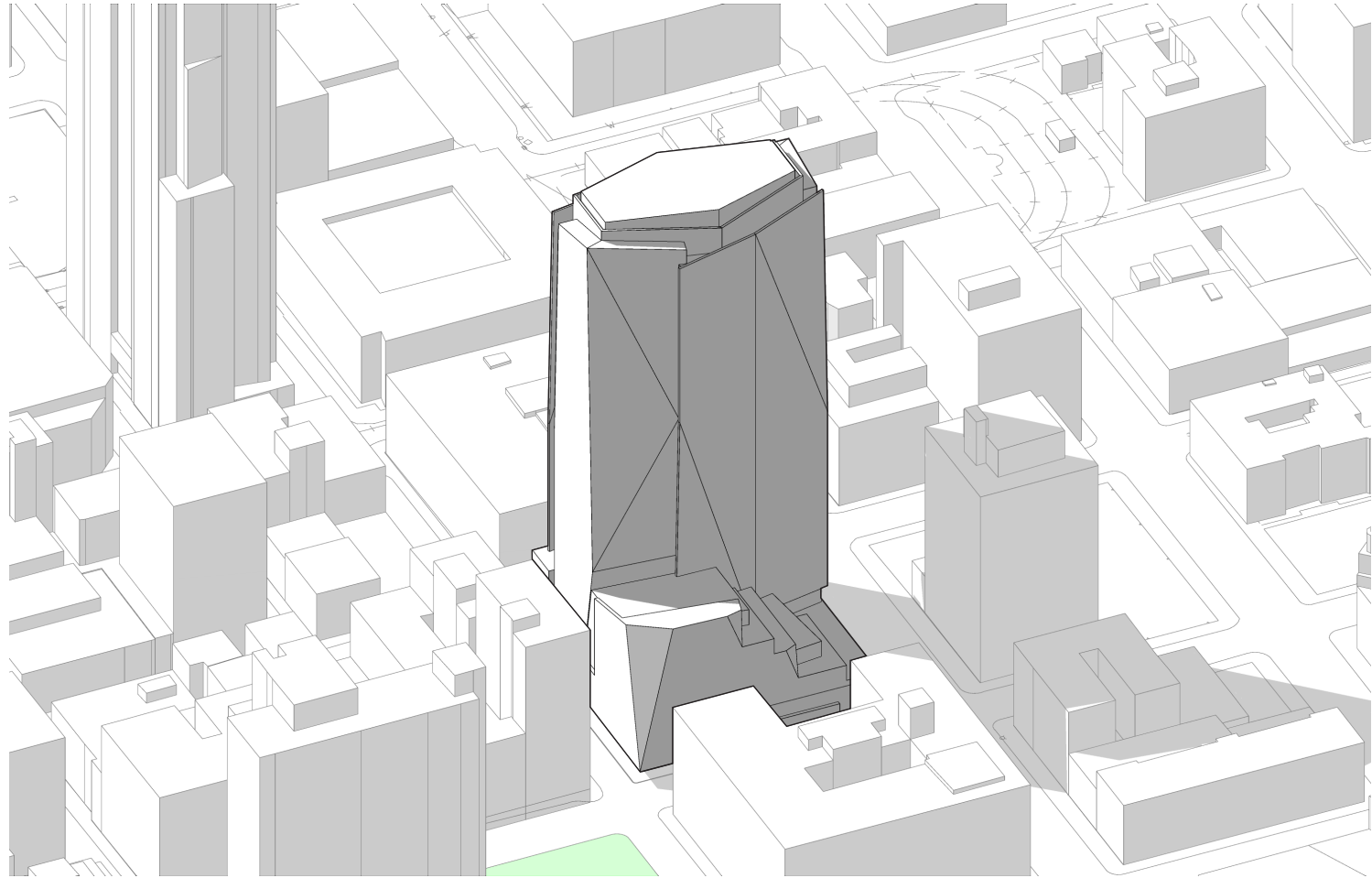


OPTION 3 - VIEW FROM SE

MASSING OPTION 03



OPTION 3 - VIEW FROM NW



OPTION 3 - VIEW FROM NE

MASSING OPTION 03







50% MAX SHADOW ON PARK  
0 SF | 0% COVERAGE



75% MAX SHADOW ON PARK  
9,922 SF | 36% COVERAGE



50% MAX SHADOW ON PARK  
0 SF | 0% COVERAGE



75% MAX SHADOW ON PARK  
0 SF | 0% COVERAGE



50% MAX SHADOW ON PARK  
0 SF | 0% COVERAGE



75% MAX SHADOW ON PARK  
15,769 SF | 57% COVERAGE



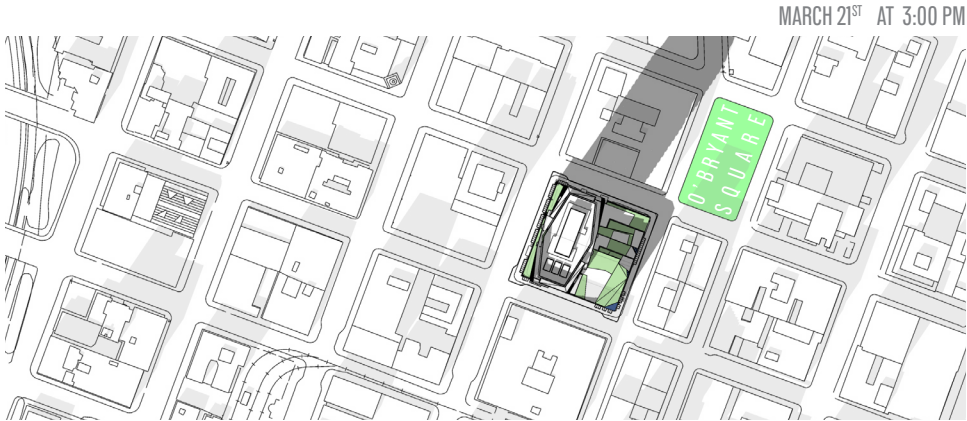
75% MAX SHADOW ON PARK  
0 SF | 0% COVERAGE

ROTATE





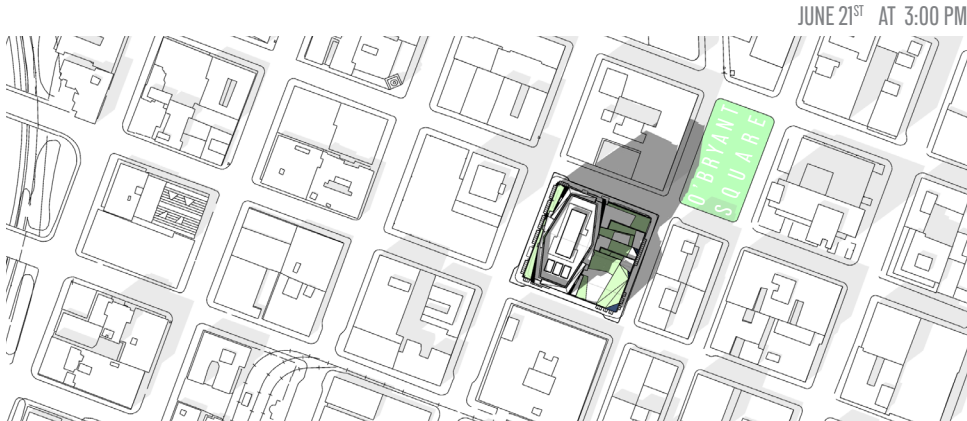
50% MAX SHADOW ON PARK  
0 SF | 0% COVERAGE



75% MAX SHADOW ON PARK  
0 SF | 0% COVERAGE



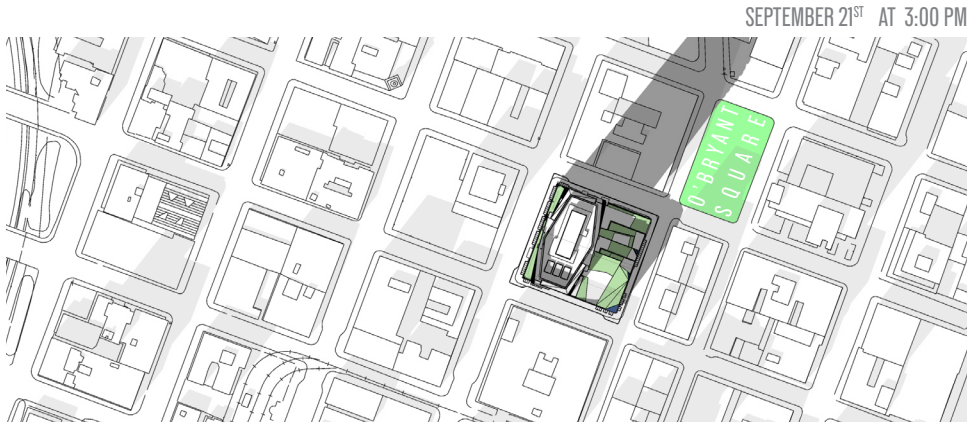
50% MAX SHADOW ON PARK  
0 SF | 0% COVERAGE



75% MAX SHADOW ON PARK  
1,245 SF | 5% COVERAGE



50% MAX SHADOW ON PARK  
0 SF | 0% COVERAGE

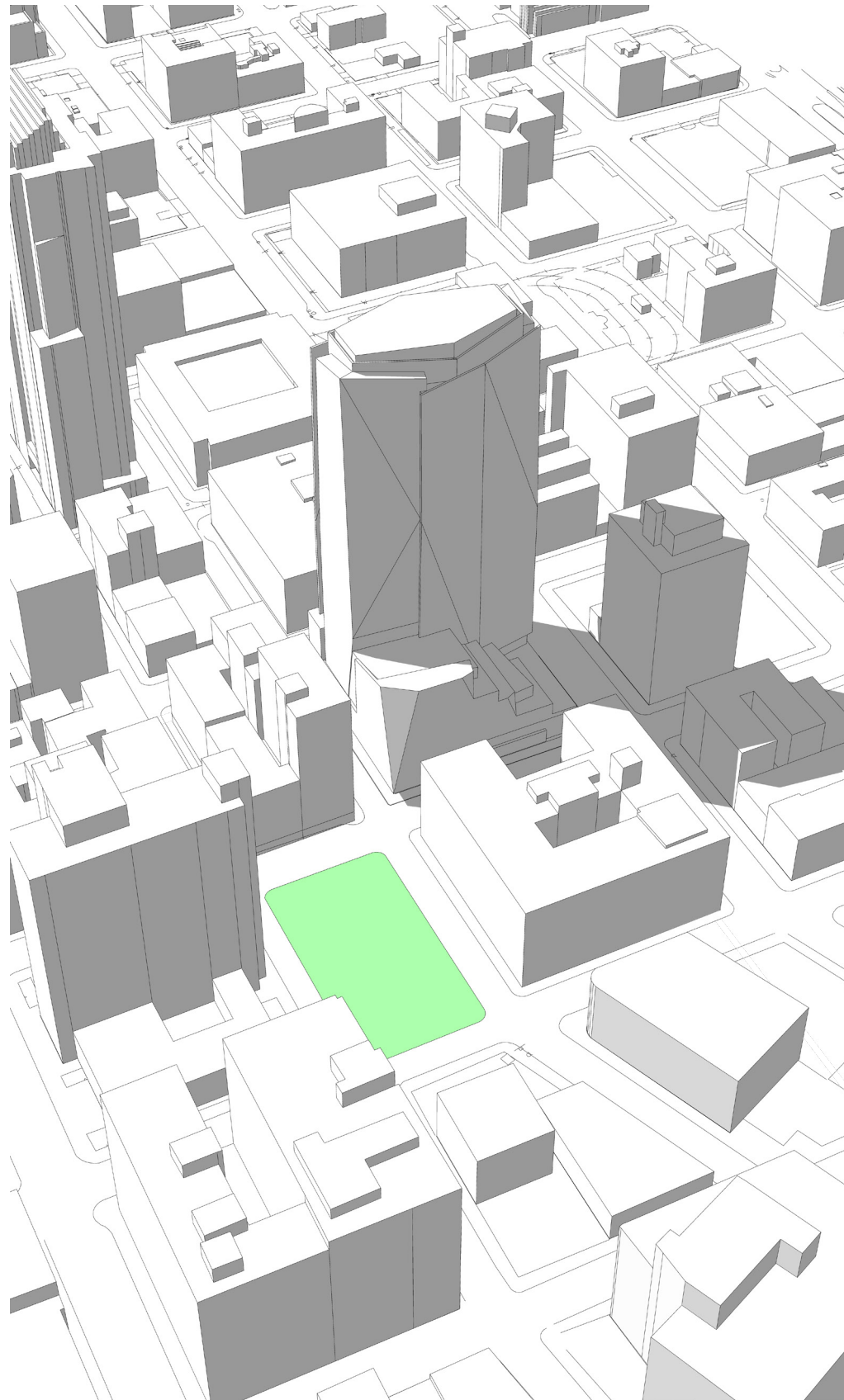


75% MAX SHADOW ON PARK  
147 SF | 0% COVERAGE

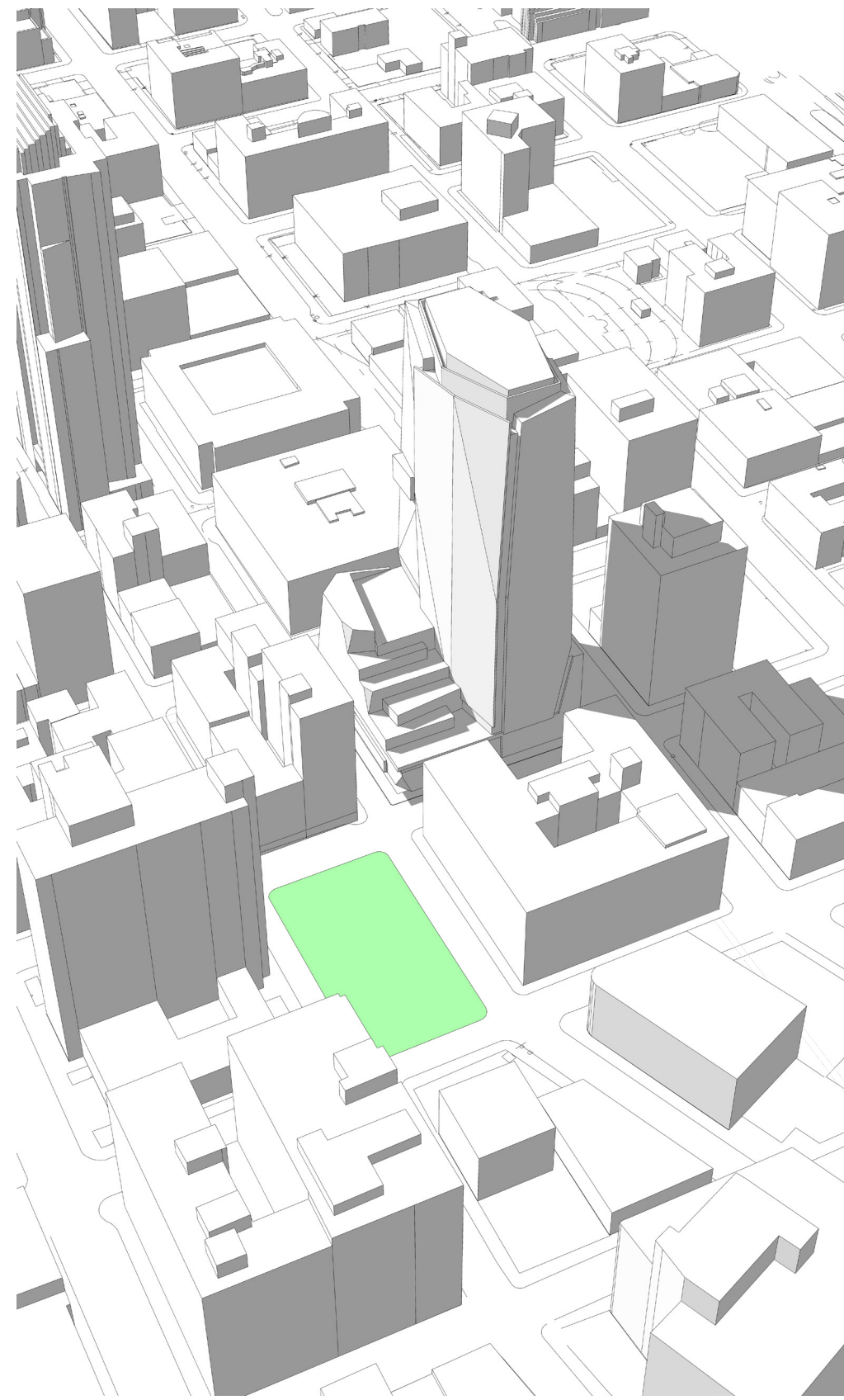


75% MAX SHADOW ON PARK  
0 SF | 0% COVERAGE

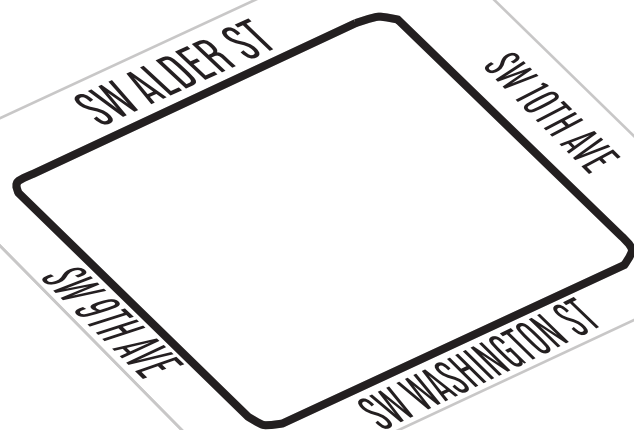




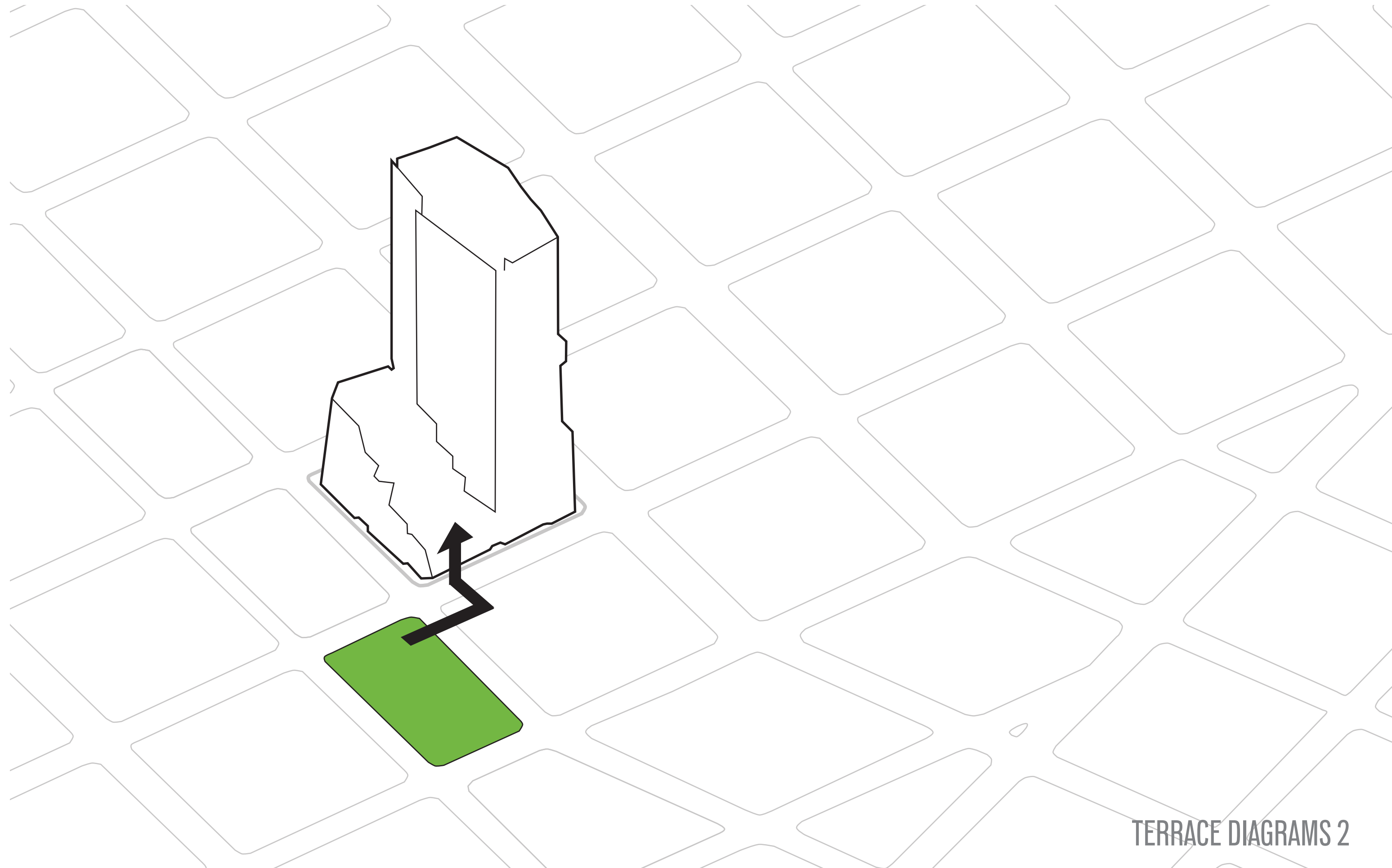
E - W ORIENTATION

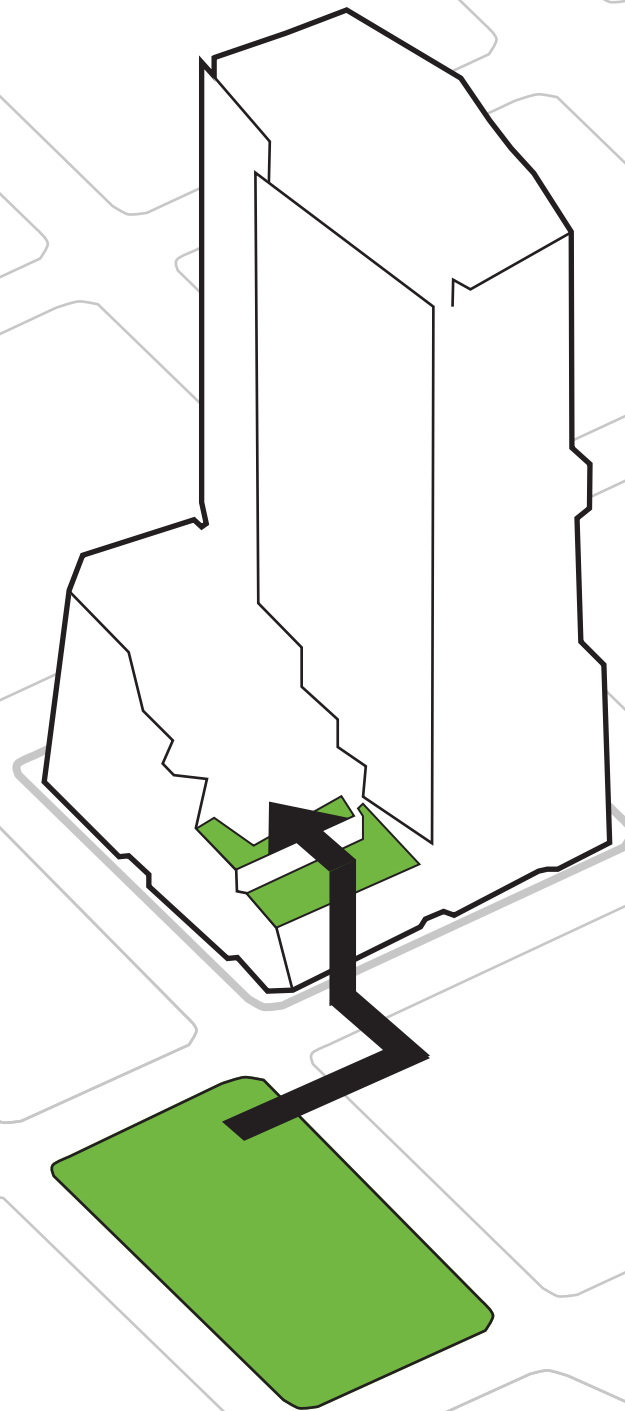


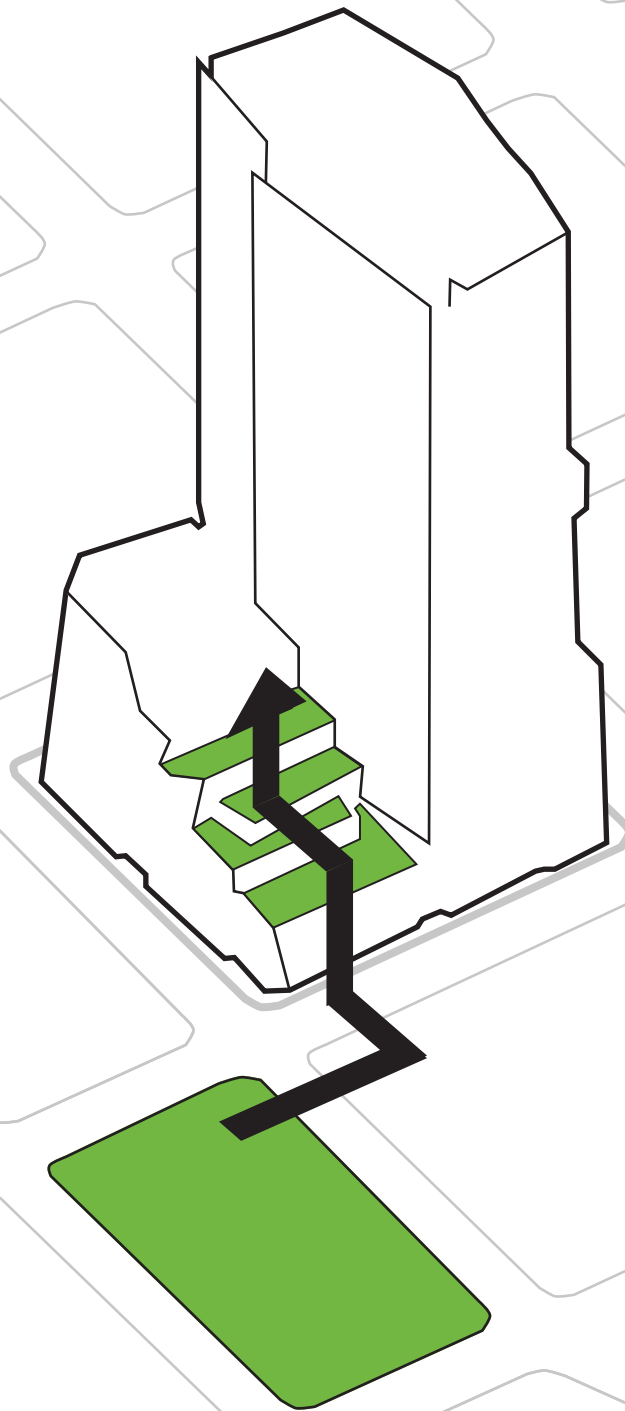
N - S ORIENTATION (PREFERRED)

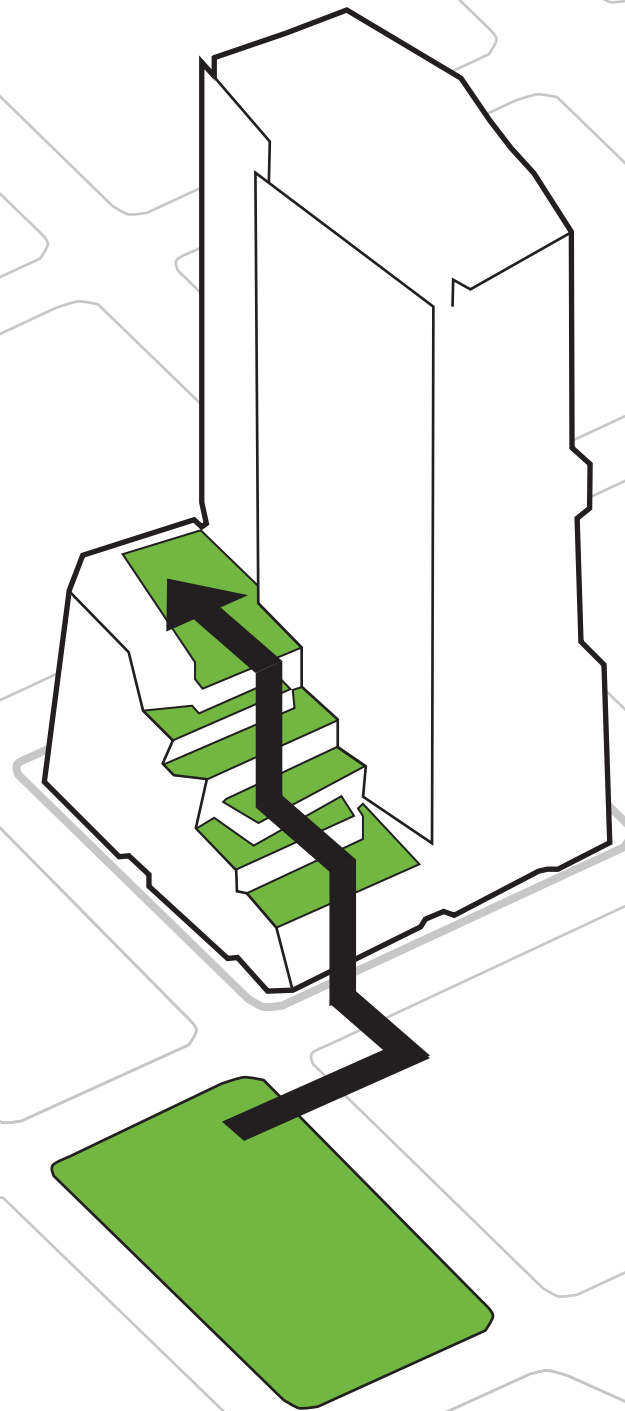


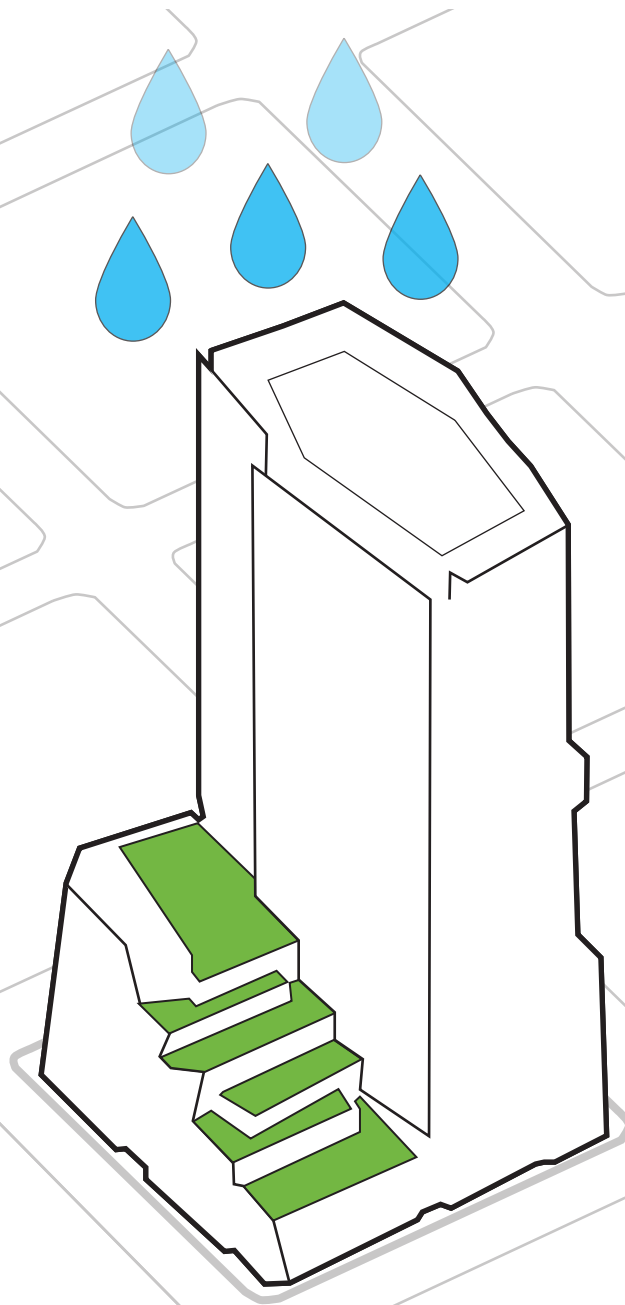




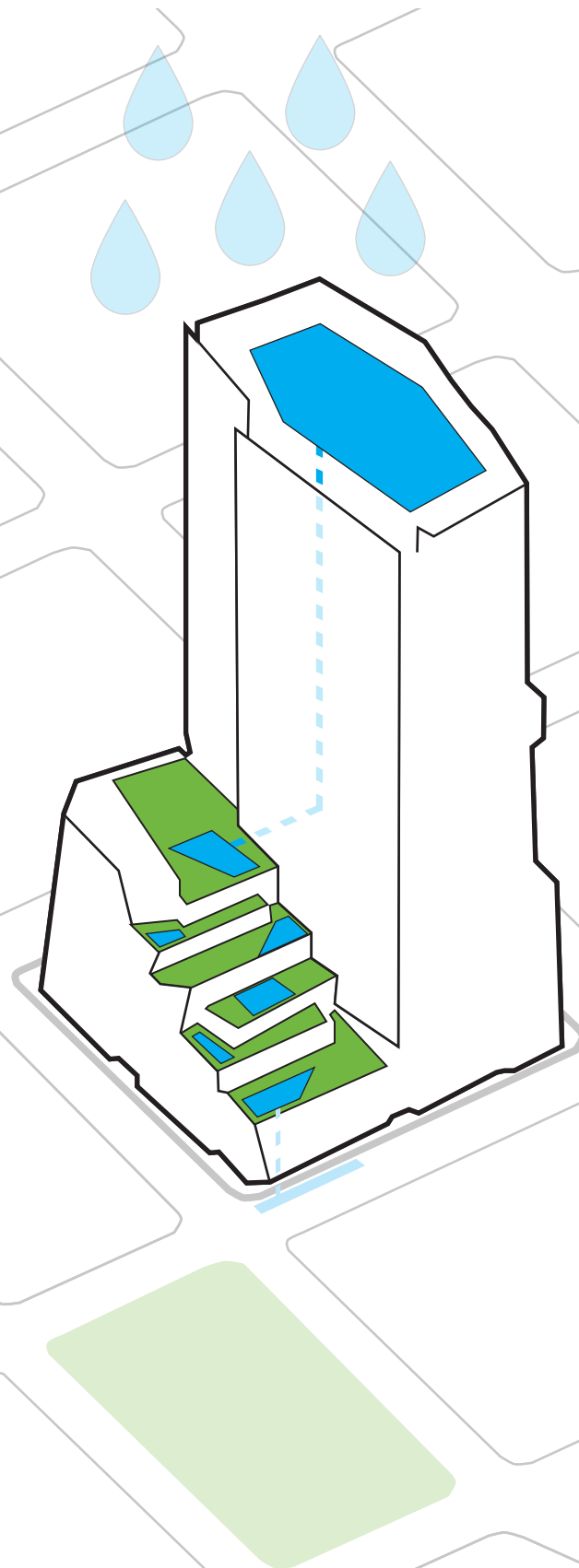




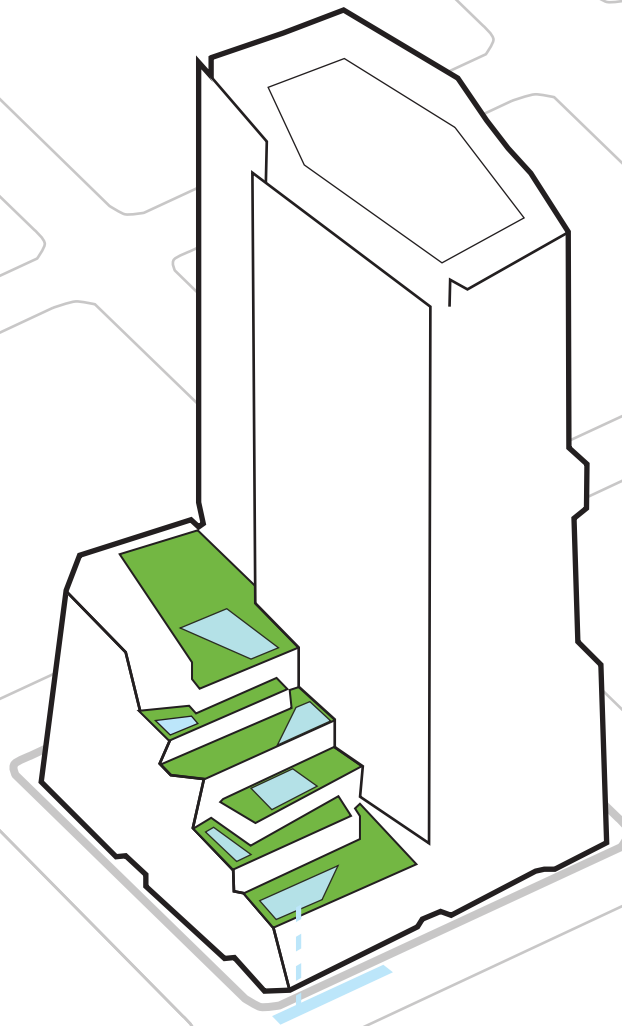




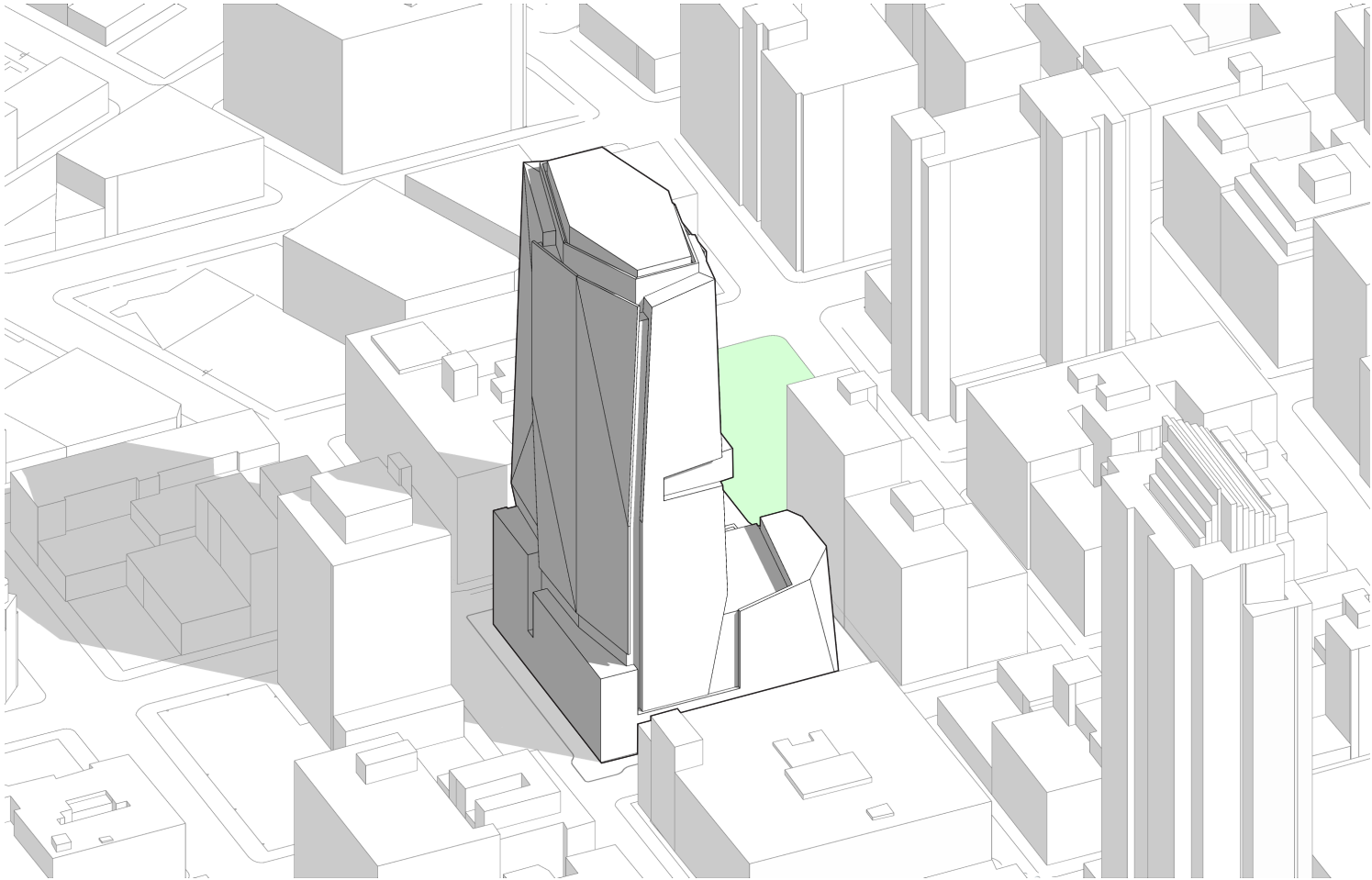
STORMWATER RETENTION DIAGRAM 1



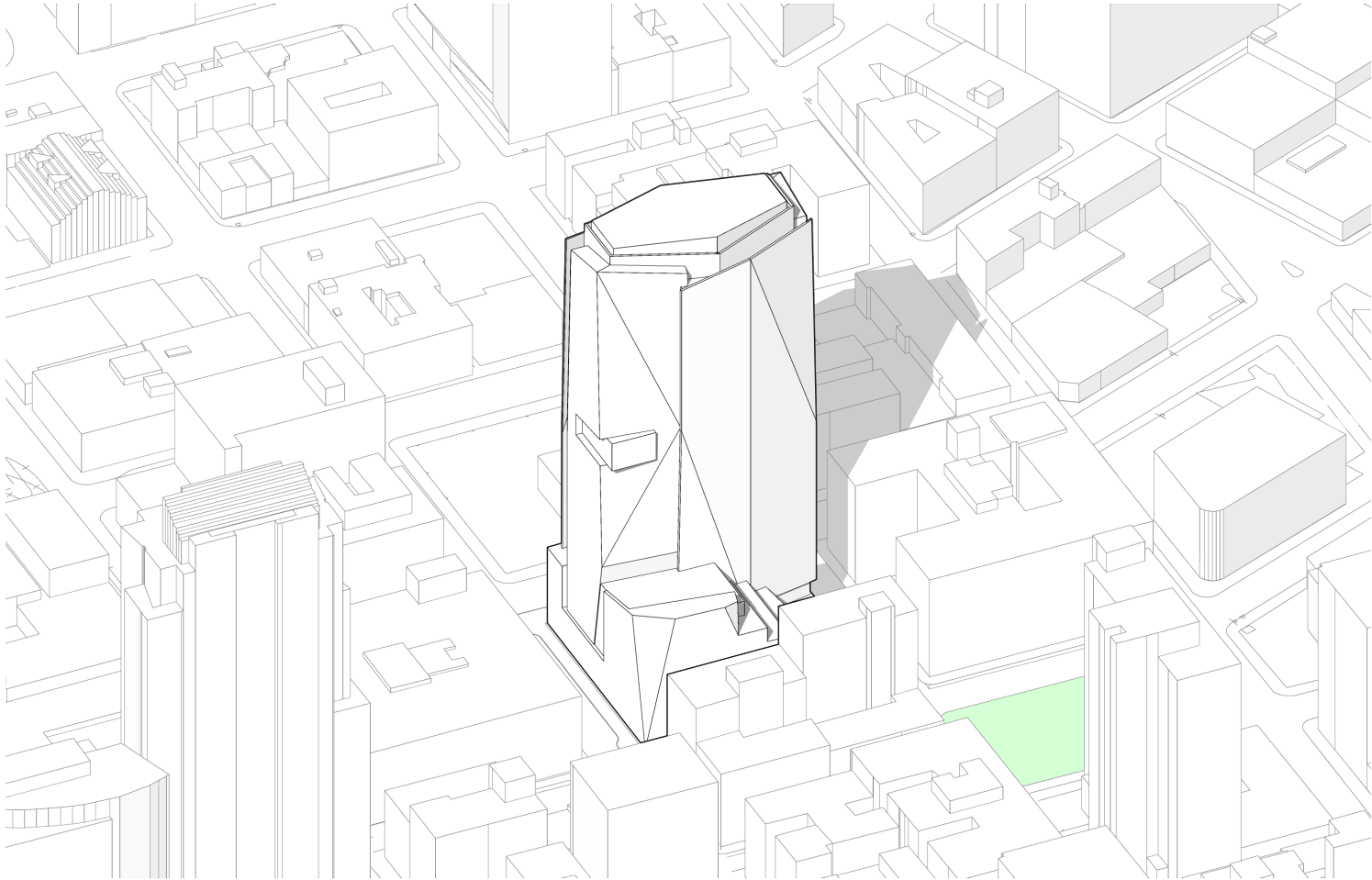
STORMWATER RETENTION DIAGRAM 2







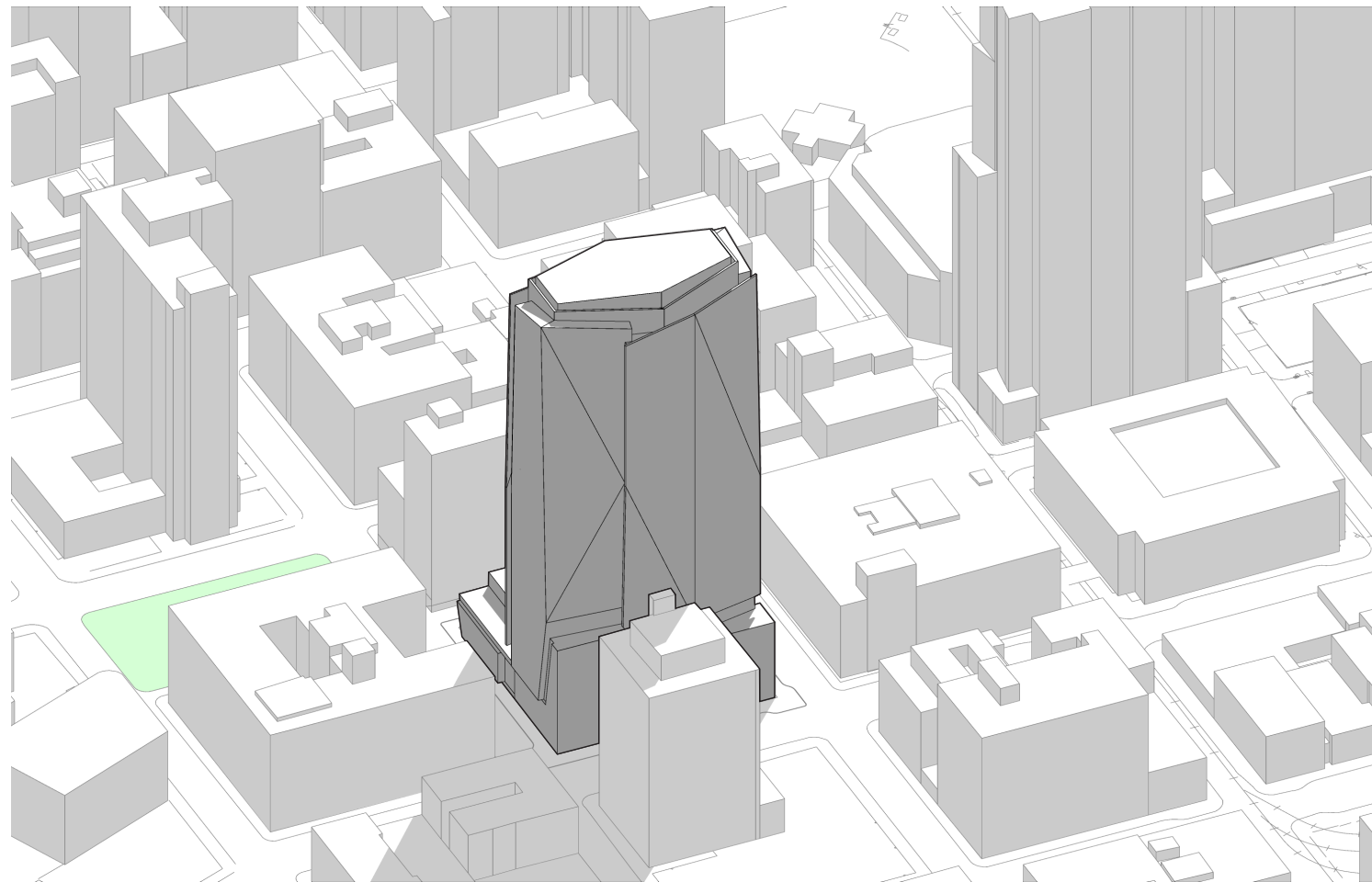
OPTION 4 - VIEW FROM SW



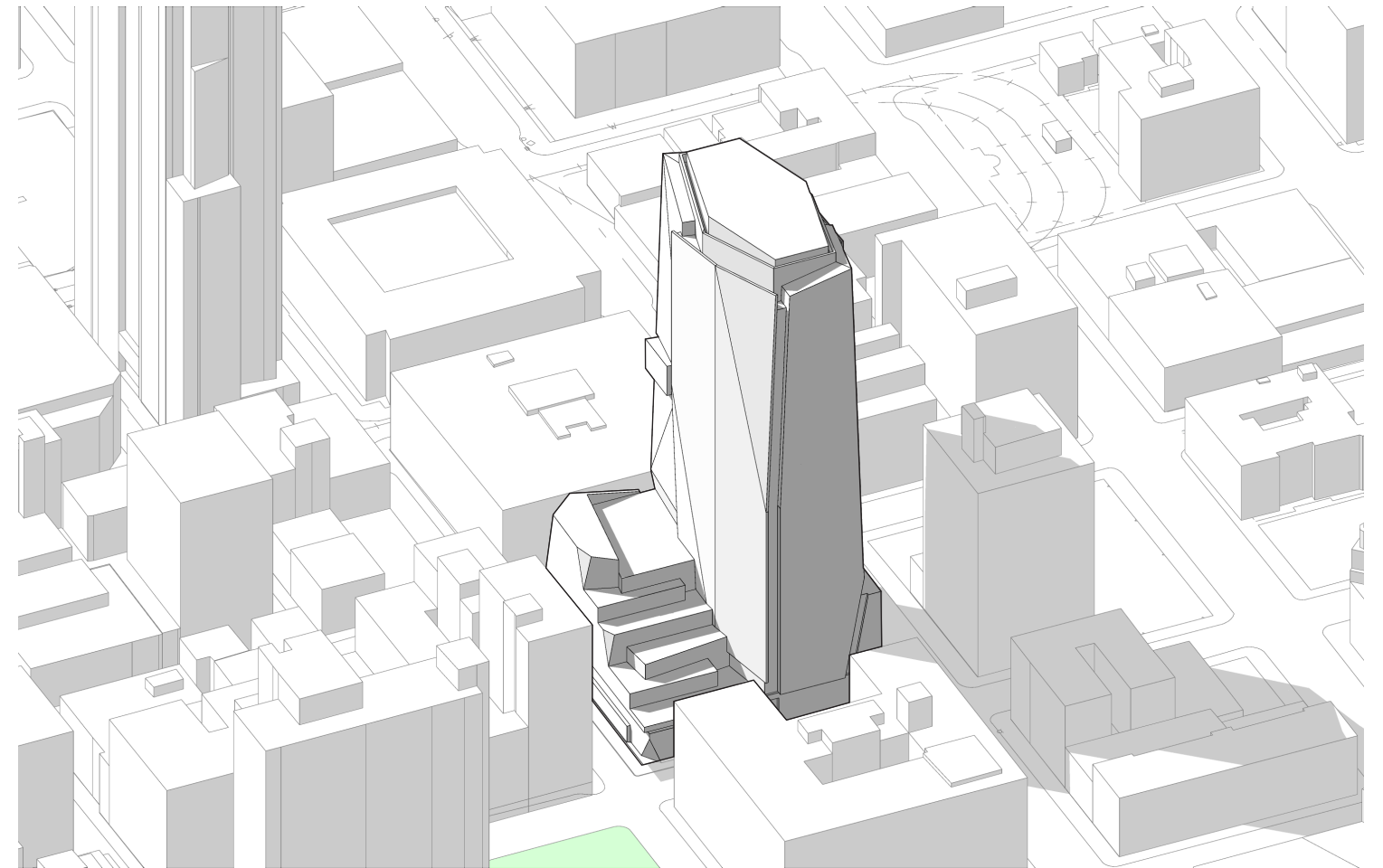
OPTION 4 - VIEW FROM SE

PREFERRED MASSING OPTION 04 - ROTATED



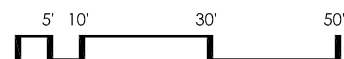
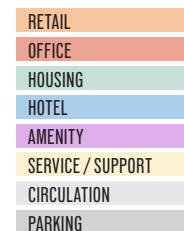


OPTION 4 - VIEW FROM NW



OPTION 4 - VIEW FROM NE

PREFERRED MASSING OPTION 04 - ROTATED


$$1'' = 30'-0''$$

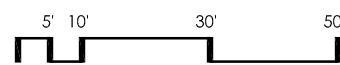
## OFFICE/HOTEL/RES. BUILDING | PREFERRED LEVEL P1







- RETAIL
- OFFICE
- HOUSING
- HOTEL
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

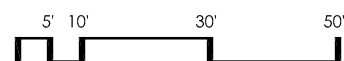


1" = 30'-0"

OFFICE/HOTEL/RES. BUILDING | LEVEL 01 | OPTION 02






$$1'' = 30'-0''$$

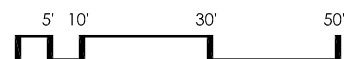
OFFICE/HOTEL/RES. BUILDING | LEVEL 01 | OPTION 03







- RETAIL
- OFFICE
- HOUSING
- HOTEL
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

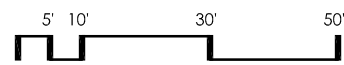


1" = 30'-0"

OFFICE/HOTEL/RES. BUILDING | LEVEL 01 | OPTION 04



- RETAIL
- OFFICE
- HOUSING
- HOTEL
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



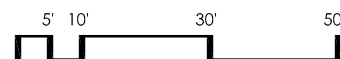
1" = 30'-0"

DIAGRAM | OFFICE/HOTEL/RES. BUILDING | LEVEL 01 | OPTION 04





- RETAIL
- OFFICE
- HOUSING
- HOTEL
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



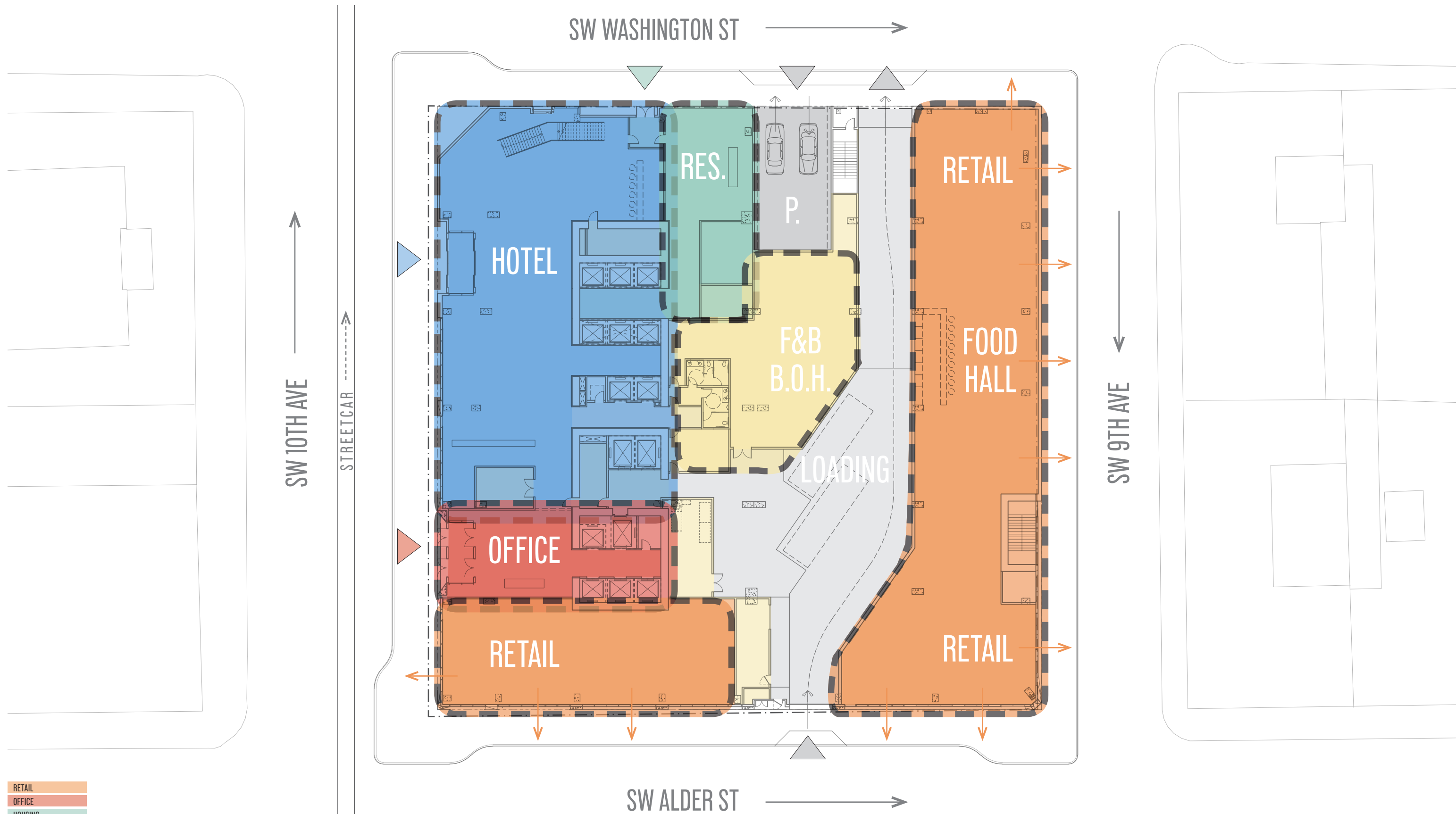
1" = 30'-0"

OFFICE/HOTEL/RES. BUILDING | LEVEL 01 | OPTION 05

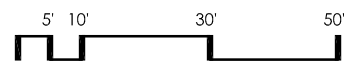






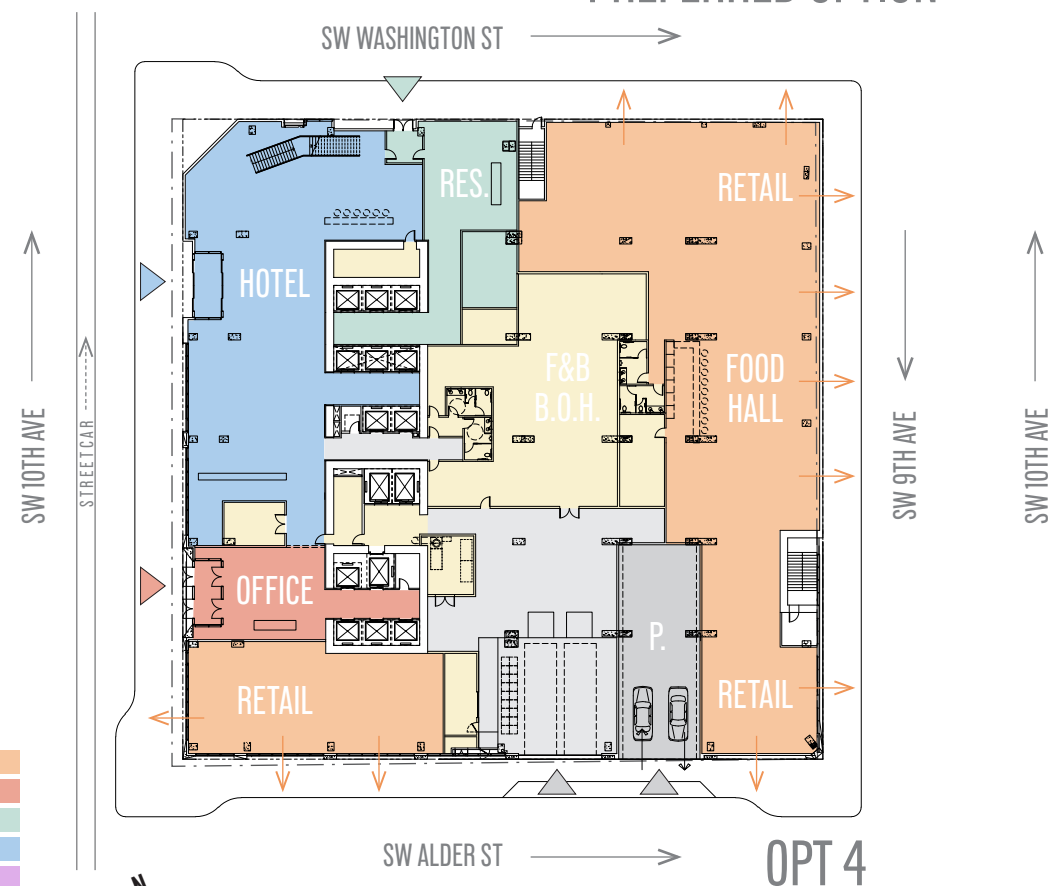
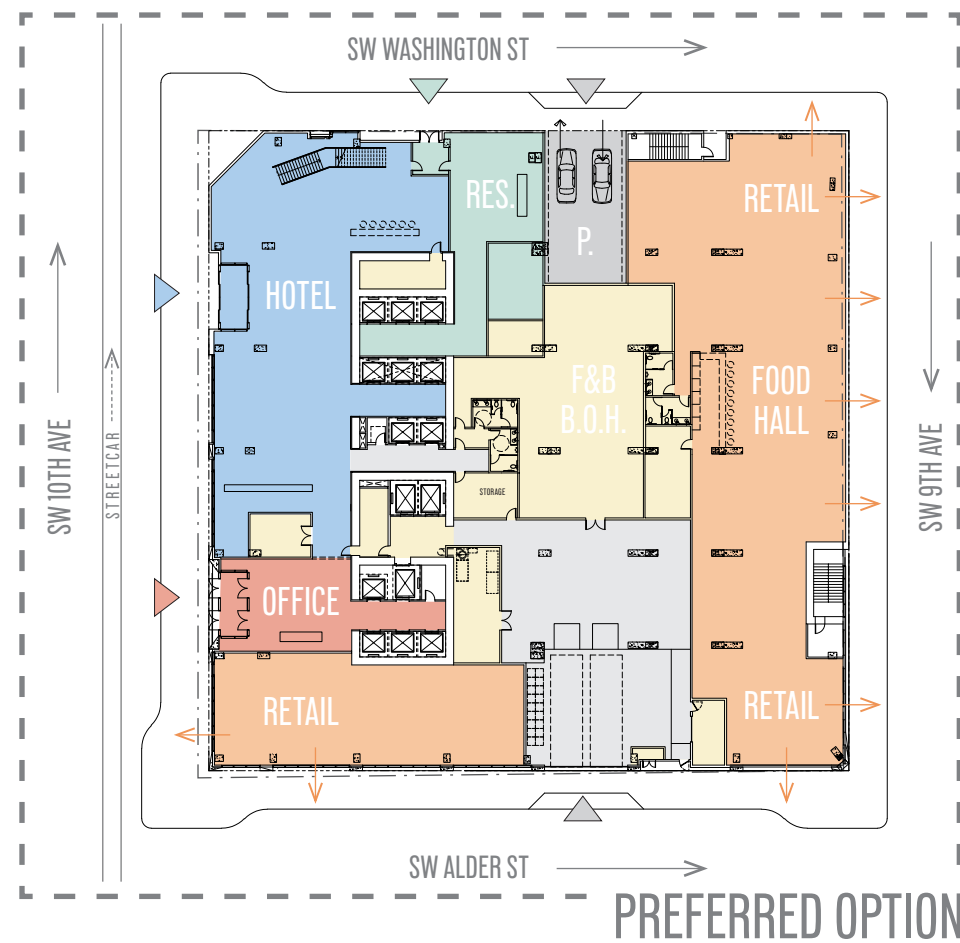


- RETAIL
- OFFICE
- HOUSING
- HOTEL
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



1" = 30'-0"

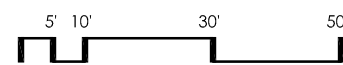
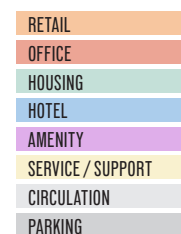
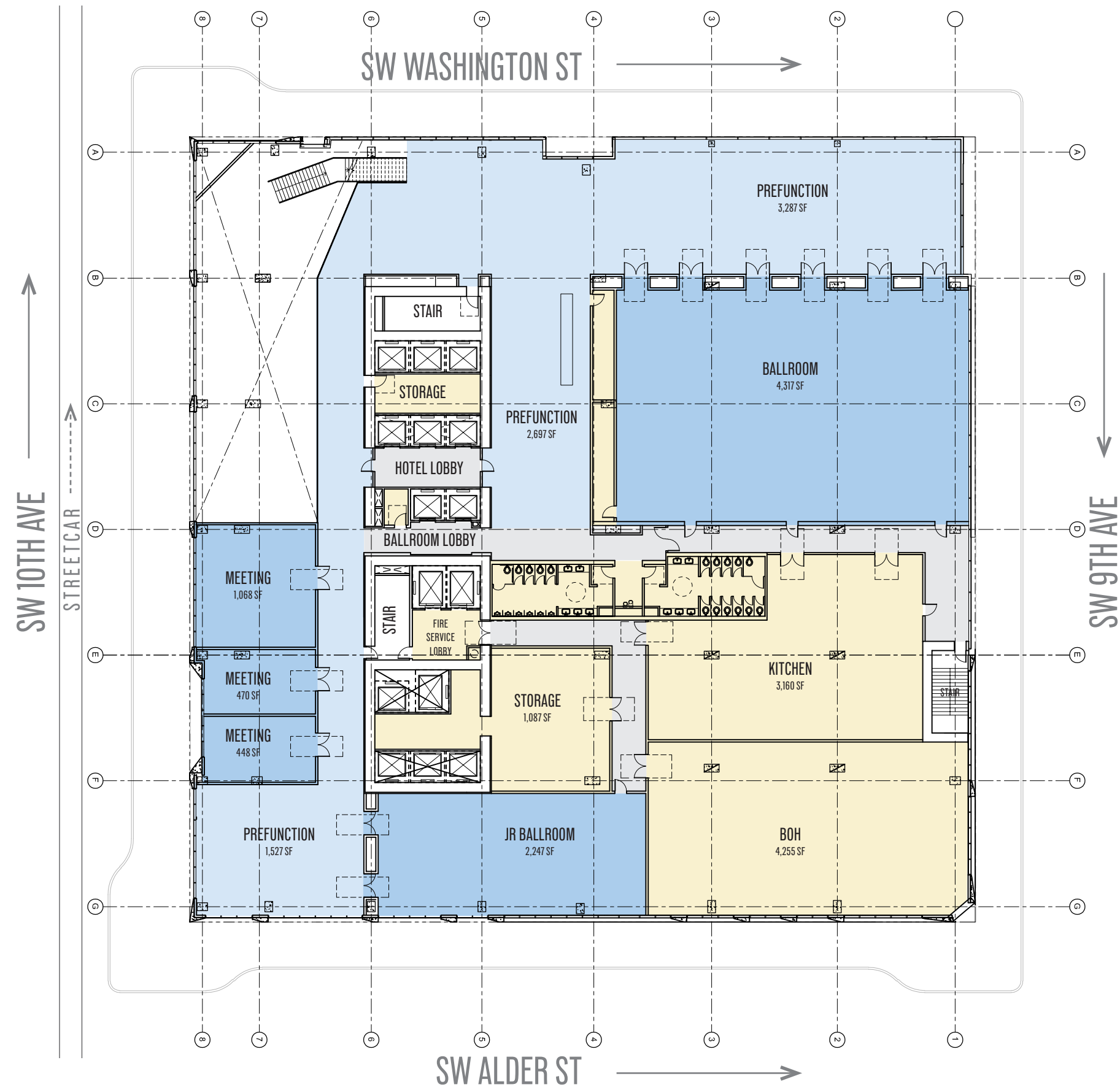
DIAGRAM | OFFICE/HOTEL/RES. BUILDING | LEVEL 01 | OPTION 06



- RETAIL
- OFFICE
- HOUSING
- HOTEL
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

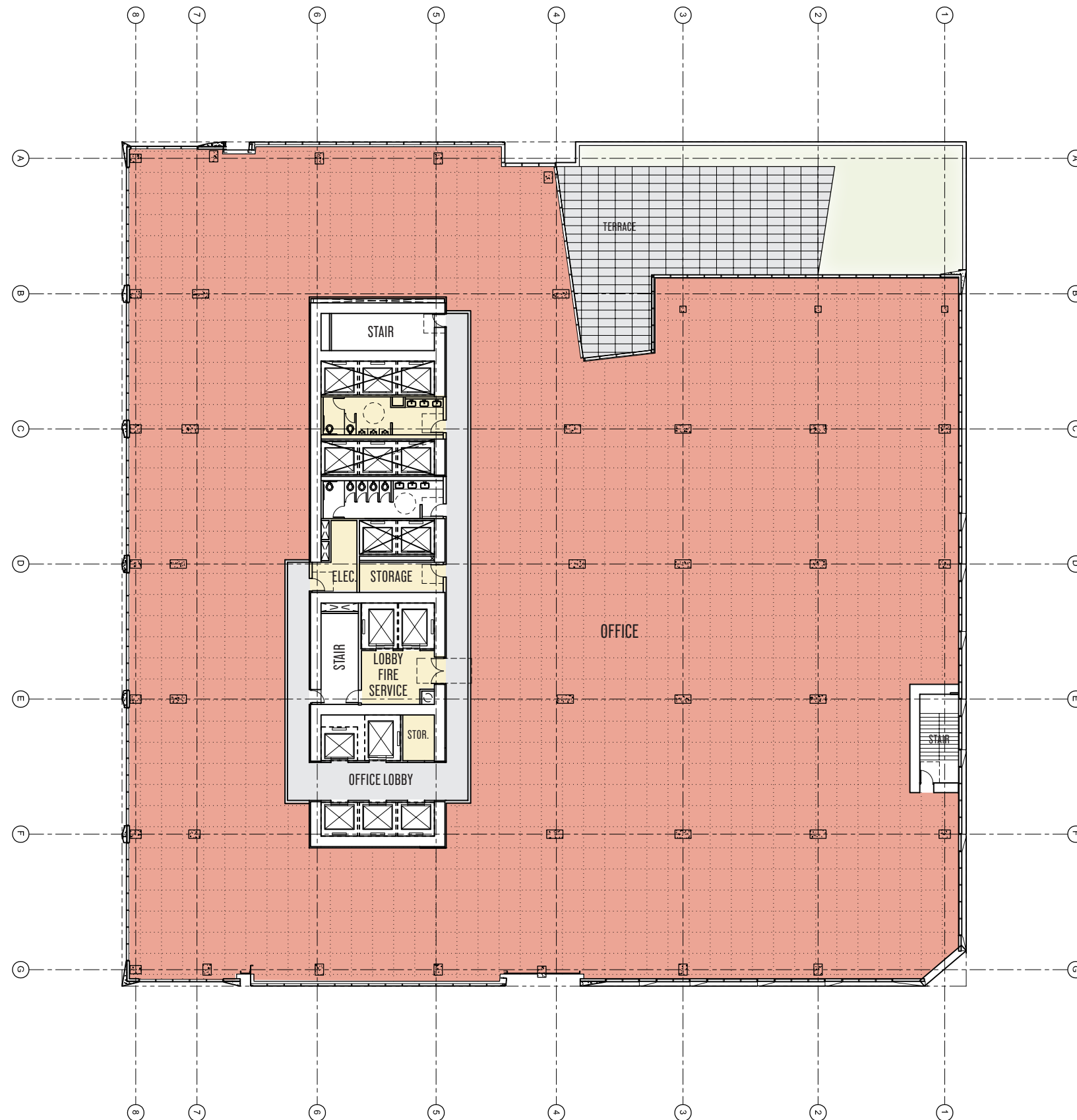


**OFFICE/HOTEL/RES. BUILDING | LEVEL 01 OPTIONS SUMMARY**

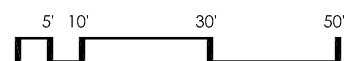

$$1'' = 30'-0''$$

OFFICE/HOTEL/RES. BUILDING | PREFERRED LEVEL 02



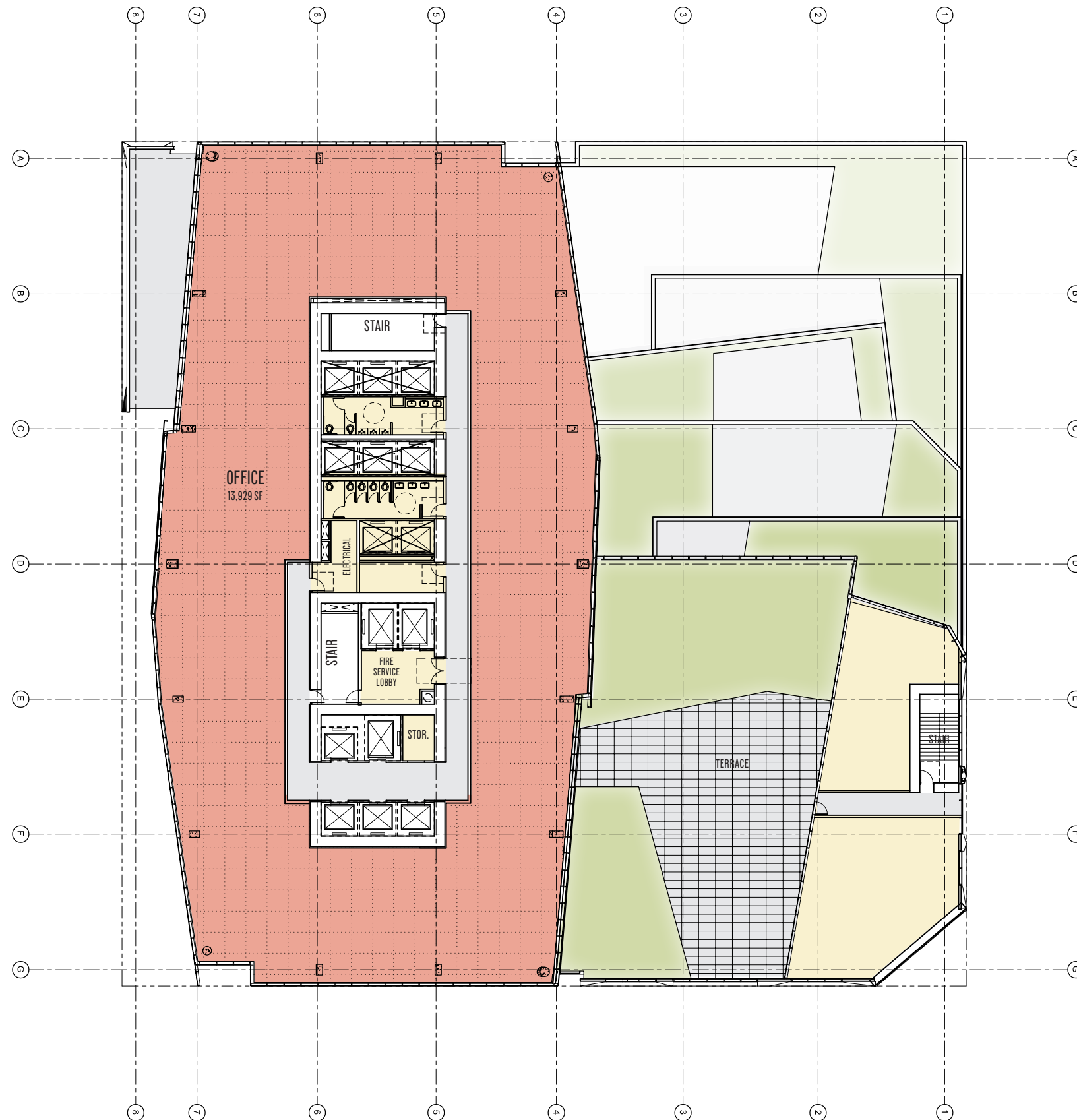


- RETAIL
- OFFICE
- HOUSING
- HOTEL
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



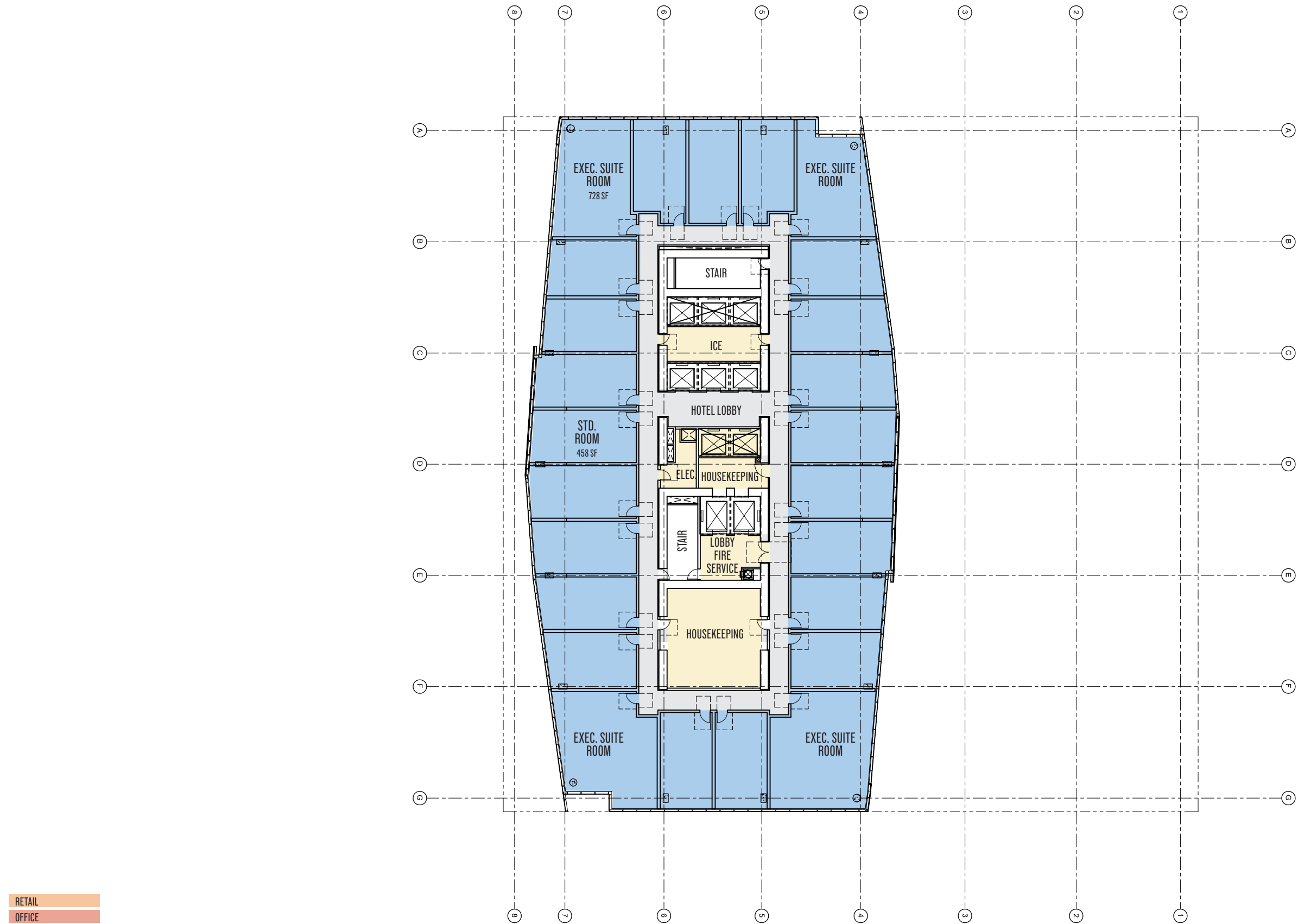
1" = 30'-0"

OFFICE/HOTEL/RES. BUILDING | PREFERRED LEVEL 03

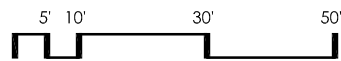


- RETAIL
- OFFICE
- HOUSING
- HOTEL
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

OFFICE/HOTEL/RES. BUILDING | PREFERRED LEVEL 08



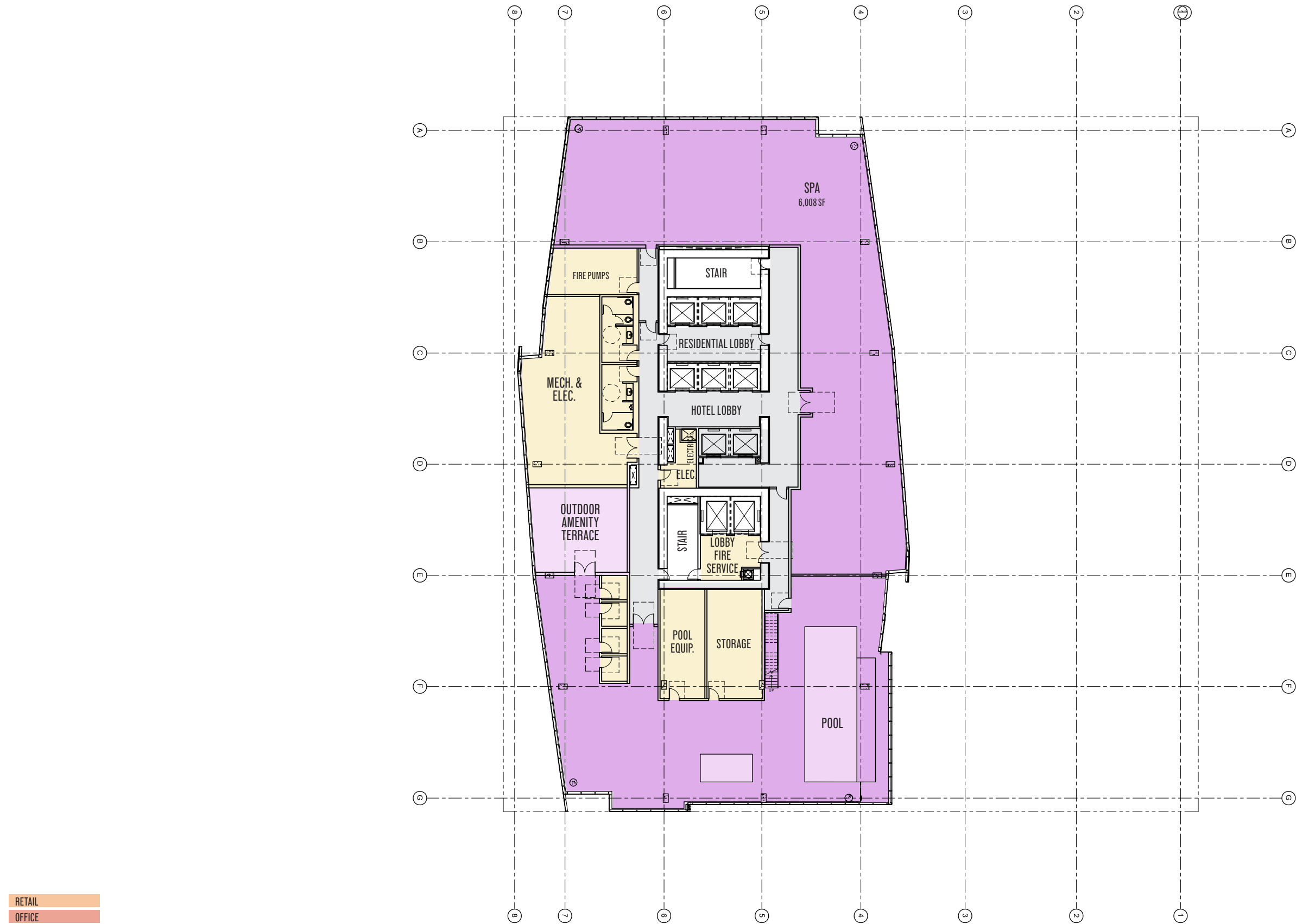
- RETAIL
- OFFICE
- HOUSING
- HOTEL
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



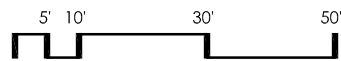
1" = 30'-0"

OFFICE/HOTEL/RES. BUILDING | PREFERRED LEVELS 10-17



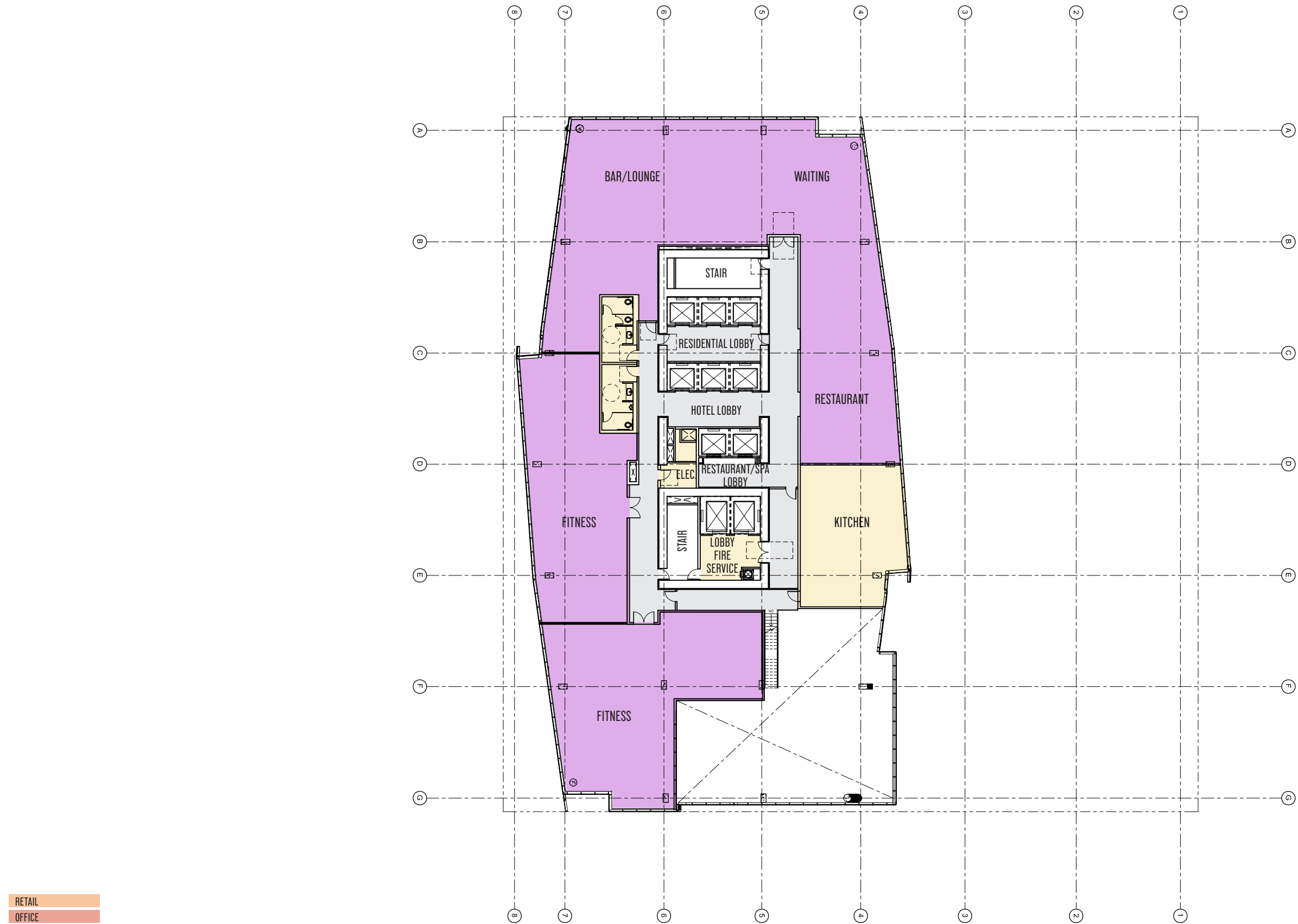


- RETAIL
- OFFICE
- HOUSING
- HOTEL
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

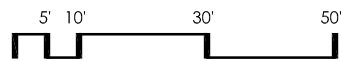


1" = 30'-0"

# OFFICE/HOTEL/RES. BUILDING | PREFERRED LEVEL 19

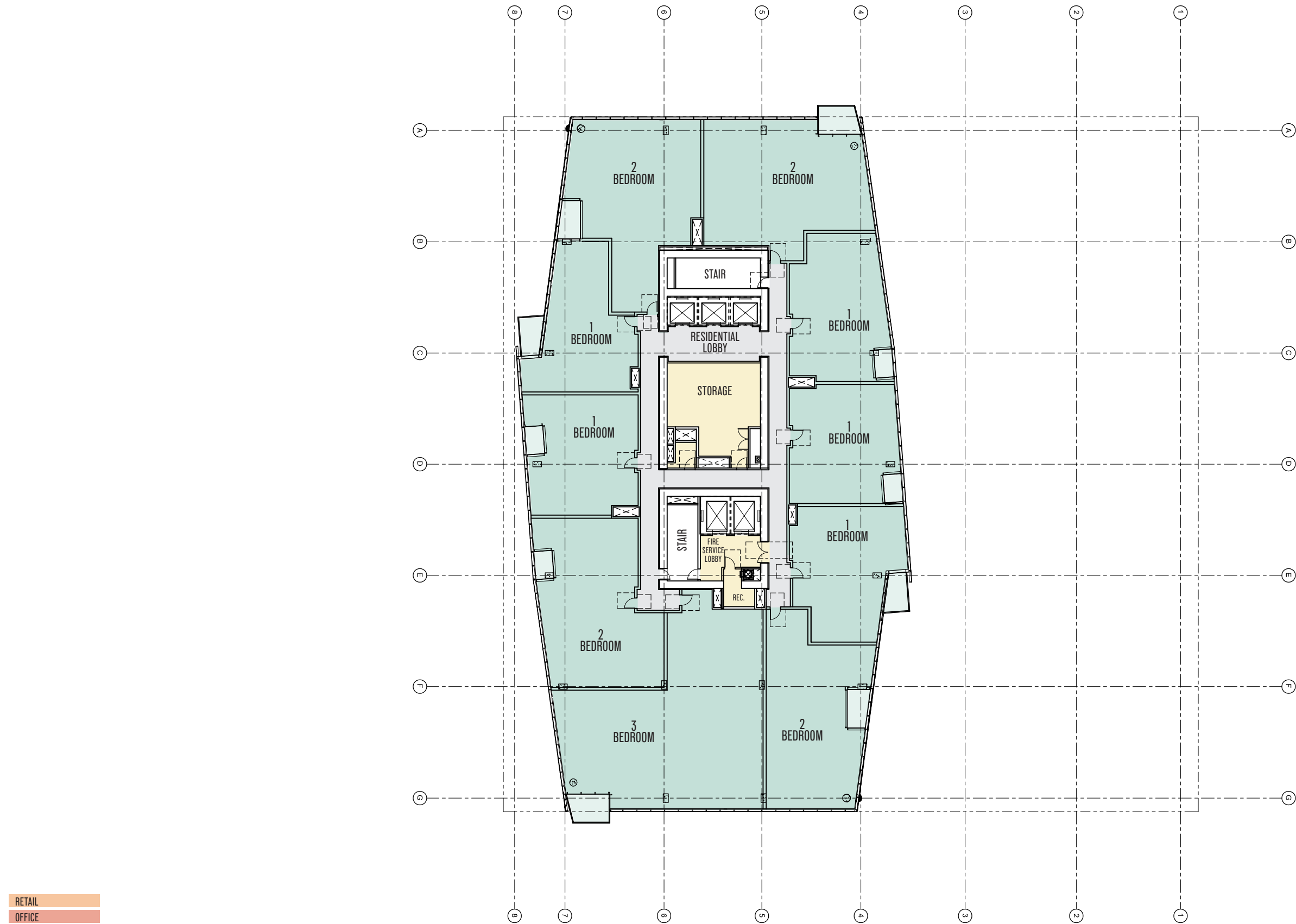


- RETAIL
- OFFICE
- HOUSING
- HOTEL
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

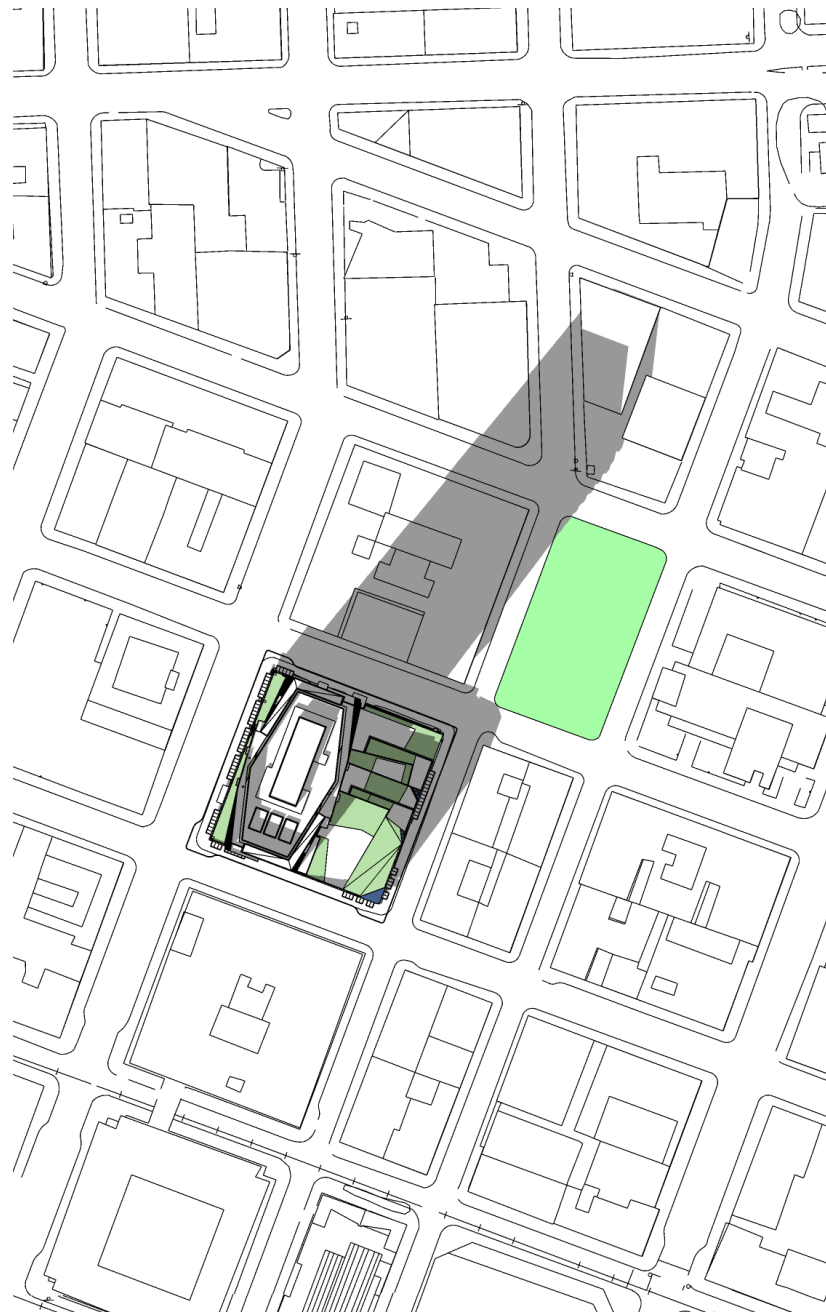


1" = 30'-0"

## OFFICE/HOTEL/RES. BUILDING | PREFERRED LEVEL 20

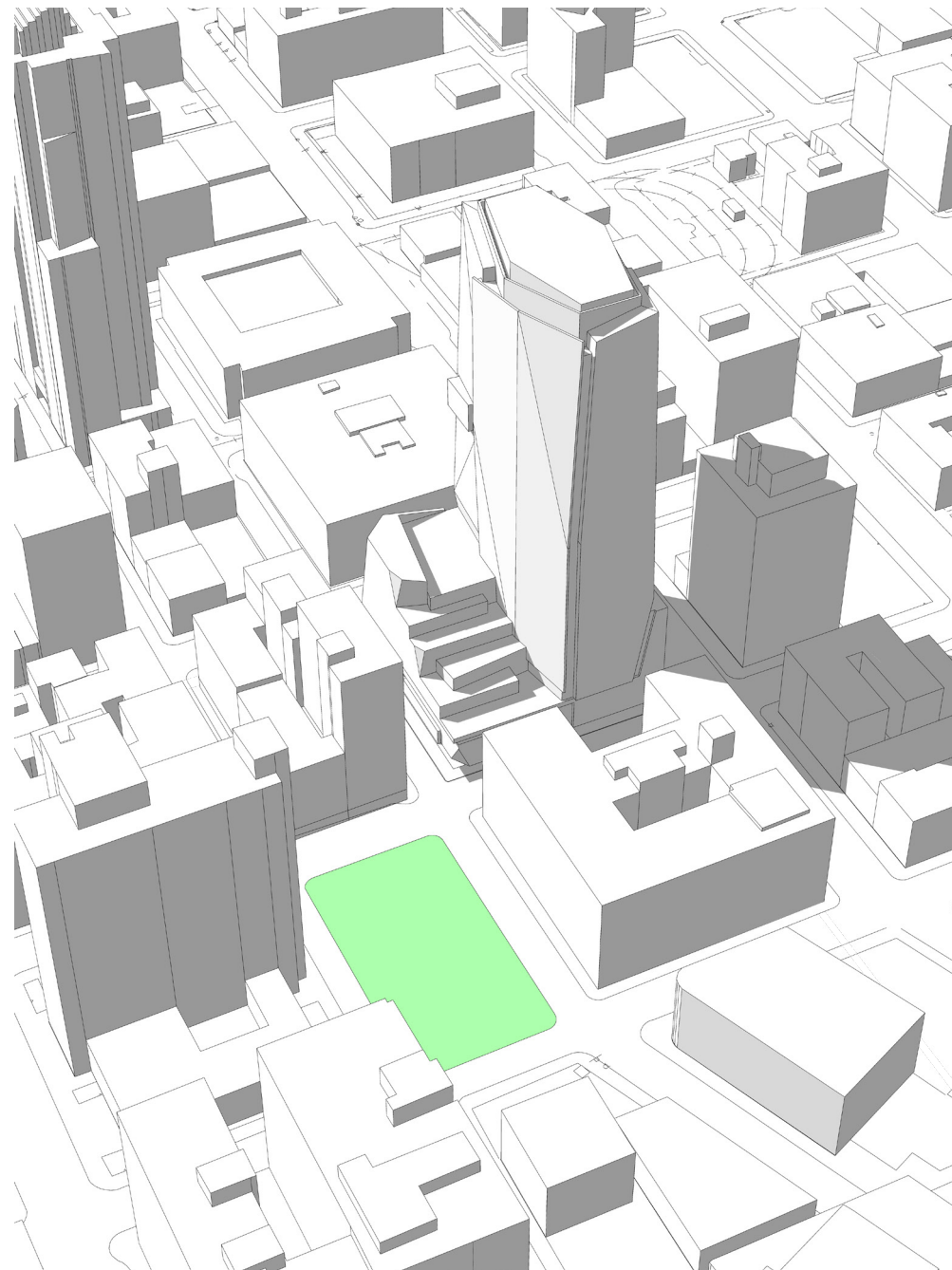






SEPTEMBER 21ST @ 3:00

SHADOW STUDY



MASSING



GROUND PLAN

- RETAIL
- OFFICE
- HOUSING
- HOTEL
- AMENITY
- SERVICE / SUPPORT
- CIRCULATION
- PARKING

PREFERRED OPTION

# ZONING OVERVIEW

SITE AREA: 40,000 SF  
BASE FAR: 9:1  
BONUS 3:1 = 12:1 MAX FAR

MAX FAR: 480,000 SF

PROPOSED: 782,000 GSF ABOVE GRADE

DELTA: 302,000 SF

## CC2035 CODE AMMENDMENTS

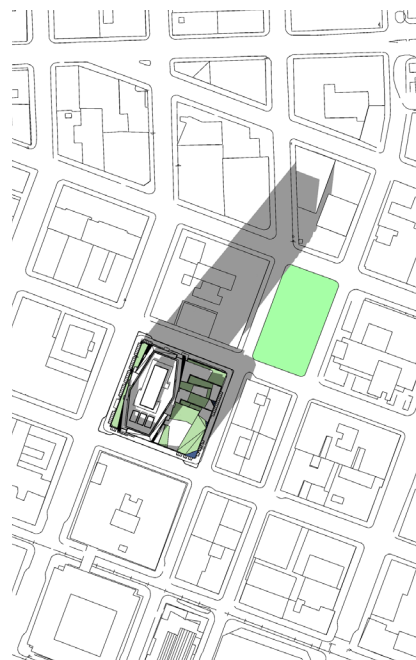
FIRST 2:1 FAR - AFFORDABLE HOUSING  
80,000 SF TO AFFORDABLE HOUSING FUND

222,000 SF  
TRANSFER FAR WITHIN DISTRICT

HEIGHT 460 FEET MAX

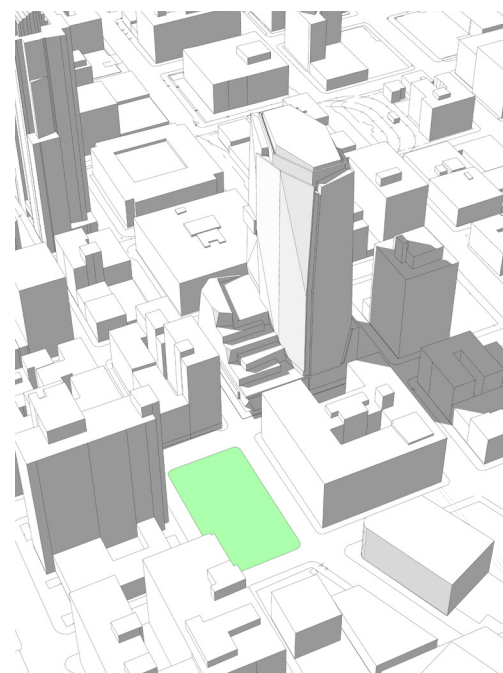
# SUPPORT AND FEEDBACK

1. MASSING / ORIENTATION
2. GROUND LEVEL USES / PLACEMENT
3. LOADING AND PARKING LOCATION
4. SW NINTH STREET ACTIVATION

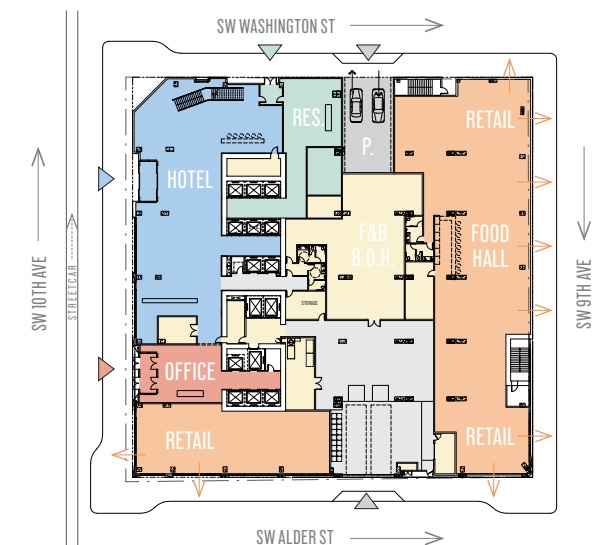


SEPTEMBER 21ST @ 3:00

SHADOW STUDY



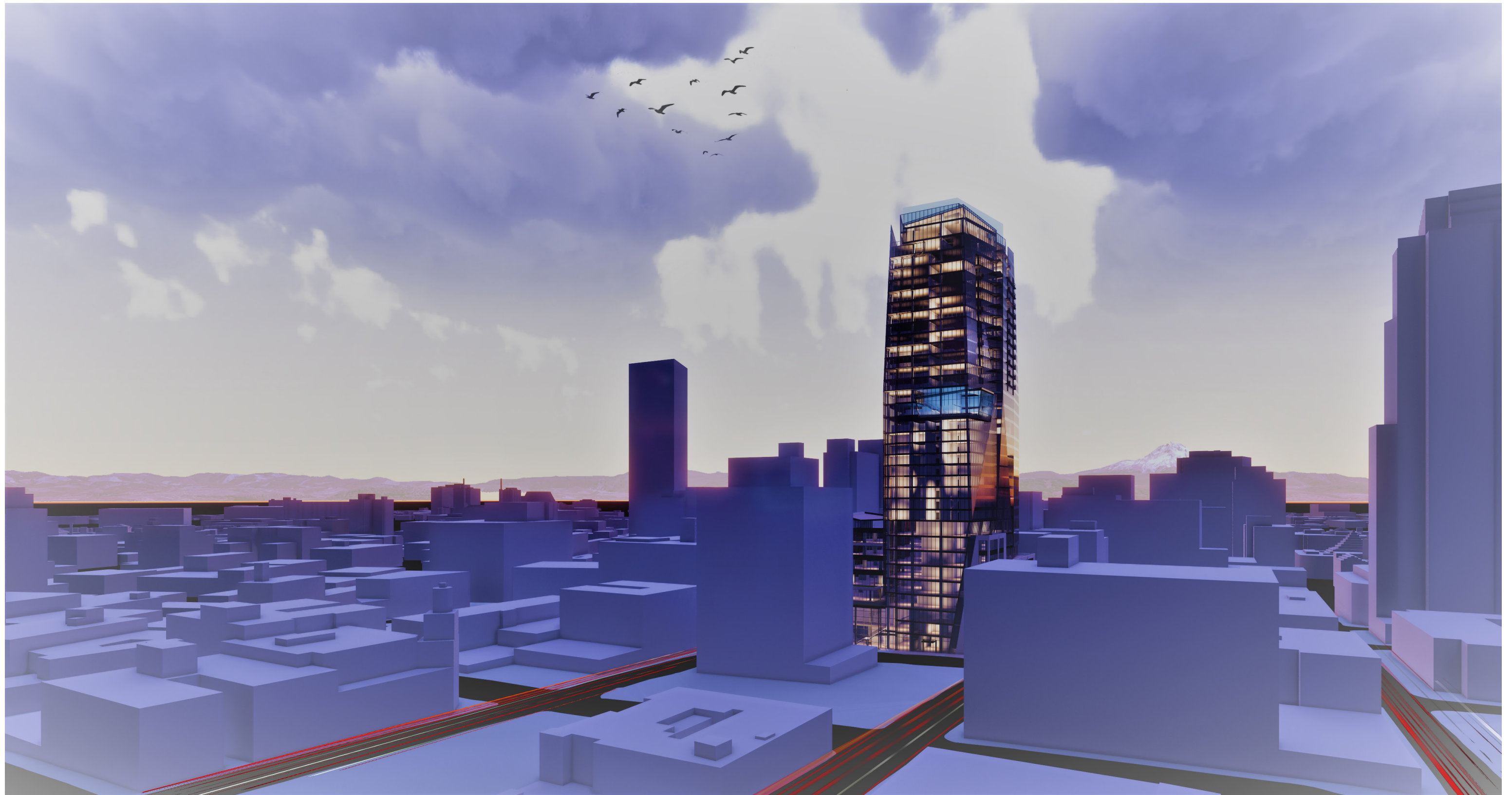
MASSING



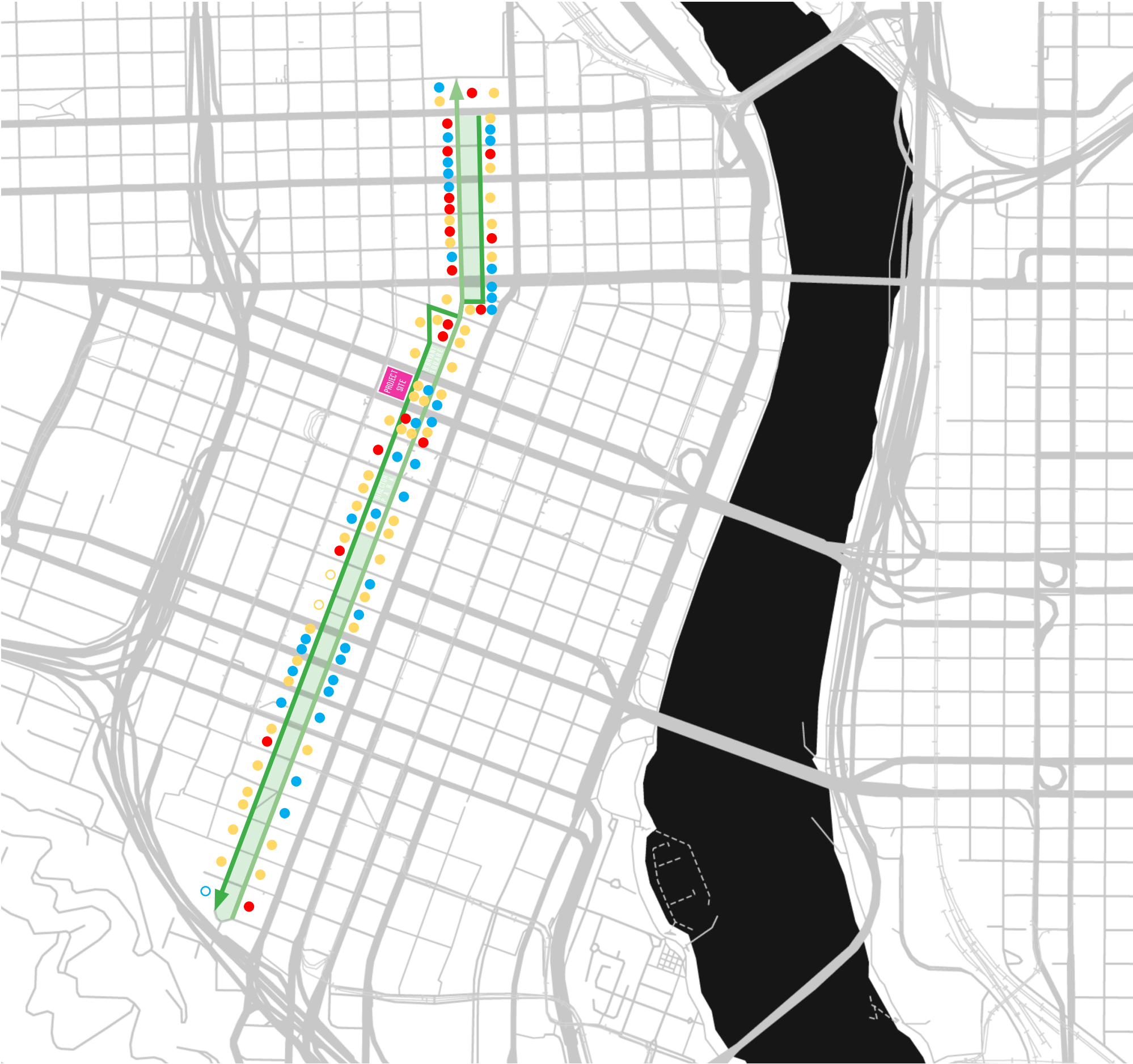
GROUND PLAN



THANK YOU



PRELIMINARY RENDERING FROM NW OF SITE



\* REFERENCE MAP 510-22

TOTAL BLOCK FRONTAGES *	110
EXISTING BUILDING TO REMAIN (0' SETBACK / DOES NOT COMPLY)	87
ALREADY COMPLIES	3
BLOCK FACES ELIGIBLE TO COMPLY	20

\* BLOCK FRONTAGES ARE CALCULATED ON A BUILDING BY BUILDING BASIS.

LEGEND:

- EXISTING BUILDING LIKELY TO REMAIN
- HISTORIC LANDMARK OR ON HISTORIC RESOURCE INVENTORY
- POTENTIAL TO BE DEVELOPED



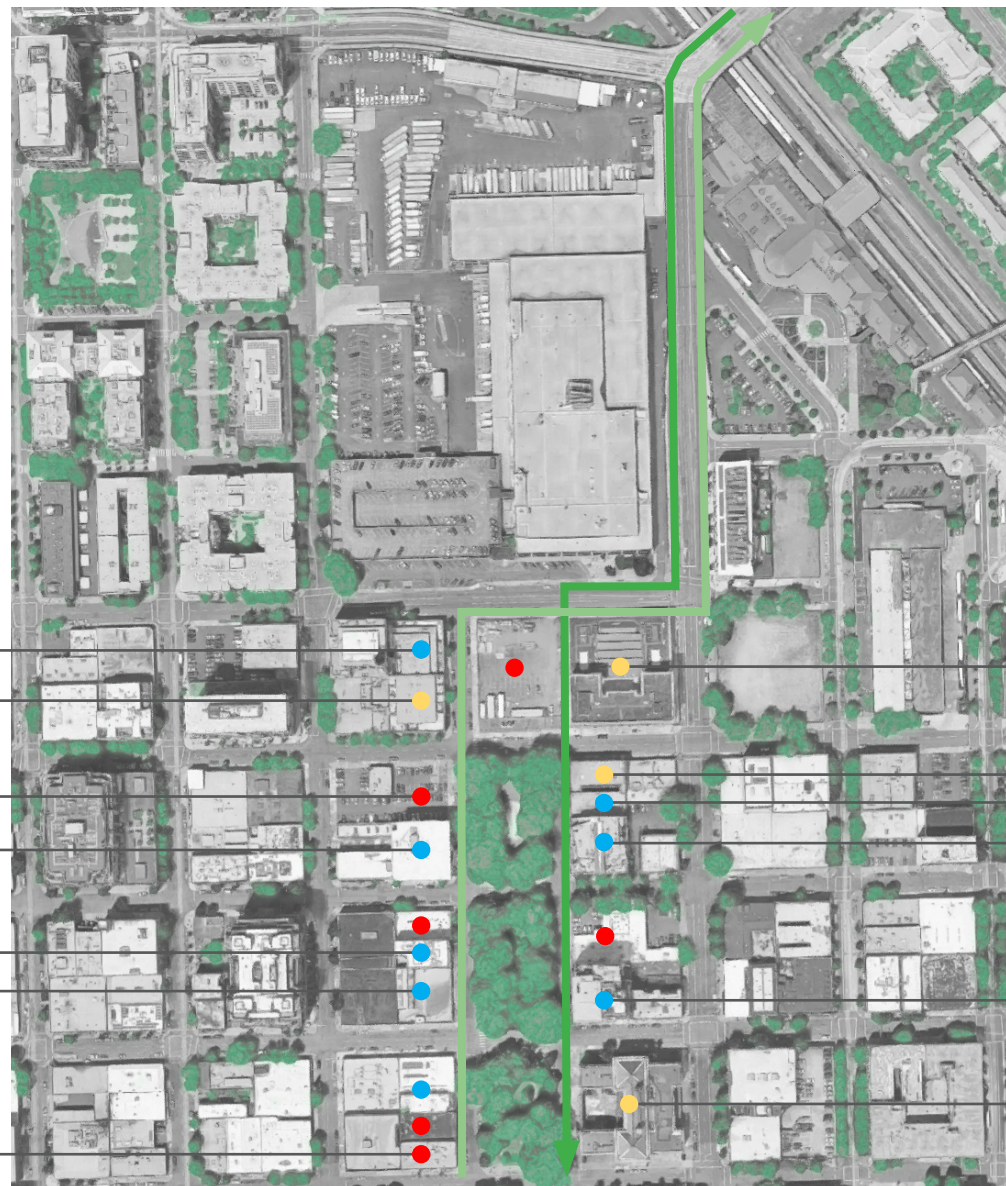
- POTENTIAL TO BE DEVELOPED
  - LIKELY TO REMAIN
  - HISTORIC LANDMARK
- \* HISTORIC RESOURCE INVENTORY (HRI)

HONEYMAN HARDWARE LOFTS  
HONEYMAN HARDWARE COMPANY BUILDING

SURFACE PARKING  
GENERAL AUTOMOTIVE BUILDING

PARK NORTHWEST  
HAMPTON

MODERN MEDIA BUILDING



PNCA

HARLOW BLOCK \* HRI  
PARK KITCHEN  
FLANDERS LOFTS

NORTH PARK LOFTS

US CUSTOMS HOUSE

# GREEN LOOP STUDY - ENLARGED



- POTENTIAL TO BE DEVELOPED
- LIKELY TO REMAIN
- HISTORIC LANDMARK
- \* HISTORIC RESOURCE INVENTORY (HRI)

\* HRI  
SURFACE PARKING  
\* HRI

FIRESTONE AUTO CARE

\* HRI

SURFACE PARKING

\* HRI

FEDERAL RESERVE BANK OF SAN FRANCISCO \* HRI

PITTOCK BUILDING

PROJECT SITE

O'BRYEN SQUARE

DIRECTOR PARK

TARGET / GALLERIA / OLDS, WORTMAN AND KING DEPARTMENT STORE

THE EATON / HOTEL RITZ \* HRI

SMART PARK PARKING GARAGE

PARK AVENUE WEST

MASONIC TEMPLE \* HRI

GUILD THEATER \* HRI

BATES MOTORAMP GARAGE \* HRI

PARAMOUNT HOTEL

ARLINGTON CLUB

ROOSEVELT HOTEL

SURFACE PARKING

MASONIC TEMPLE COMPLIES

PORTLAND ART MUSEUM COMPLIES

US CUSTOMS HOUSE

GAY LOMBARD BUILDING

SURFACE PARKING

\* HRI

MARK O. HATFIELD / HOME FORWARD  
MARY'S

US OUTDOOR  
BALFOUR-GUTHRIE BUILDING

PACIFIC TELEPHONE & TELEGRAPH BUILDING

PACIFIC NORTHWEST BELL BUILDING

UNION BANK \* HRI

STEVENS BUILDING

MORGAN BUILDING

WOODLARK BUILDING

RICH'S

CALUMET HOTEL

NORDSTROM

FOX TOWER

WHEELDON APARTMENT BUILDING

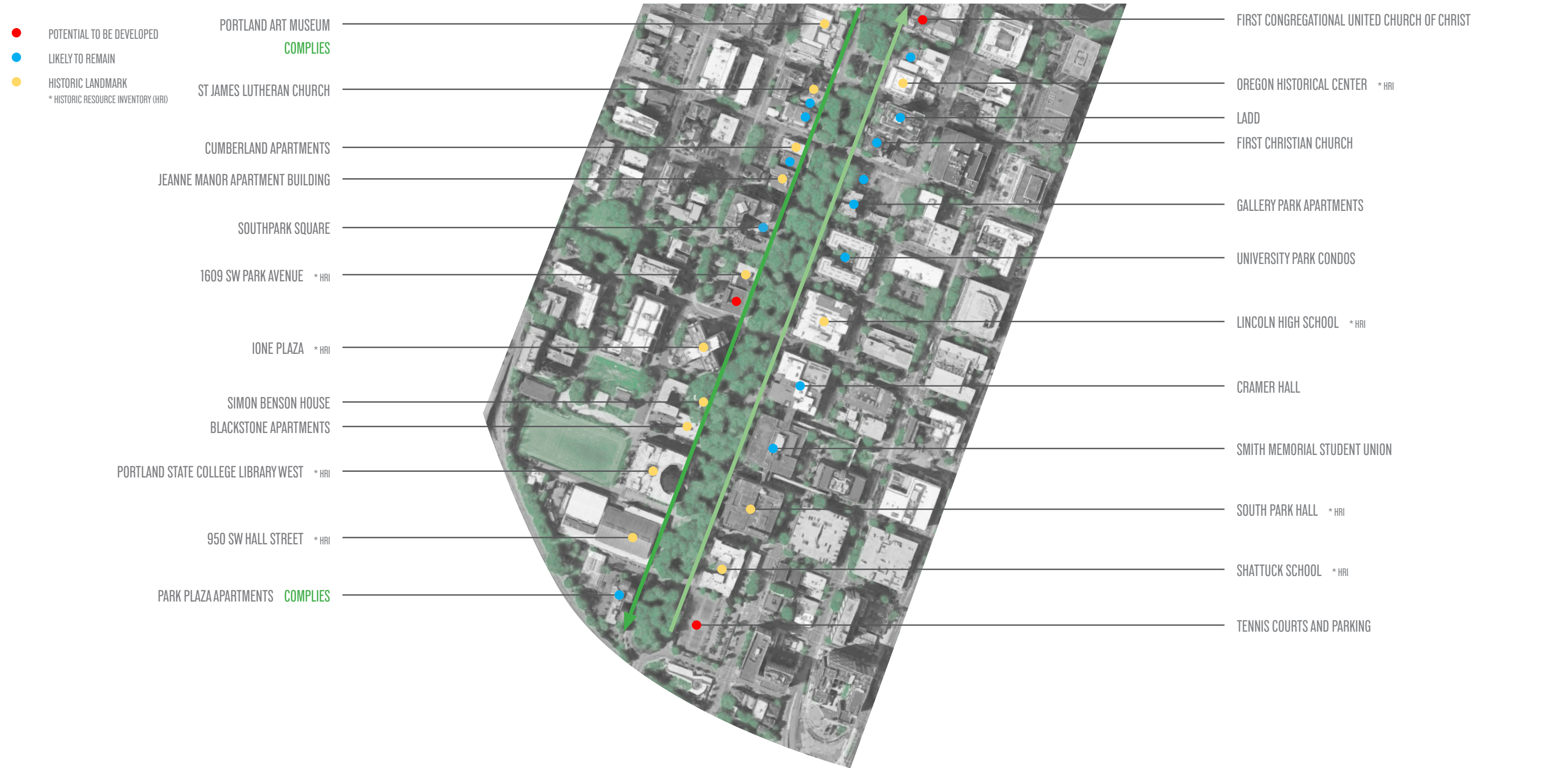
THE HEATHMAN HOTEL

ARLENE SCHNITZER CONCERT HALL

FIRST CONGREGATIONAL UNITED CHURCH OF CHRIST  
CENTER FOR THE ARTS

GREEN LOOP STUDY - ENLARGED





GREEN LOOP STUDY - ENLARGED