



4310 SW MACADAM

TYPE III APPEAL

JANUARY 19, 2011

GBD ARCHITECTS *Incorporated*



4310 SW MACADAM**1****SUMMARY OF DESIGN PRESENTATION**

1.APPEAL TOPICS THAT RELATE TO DESIGN

2.OVERVIEW DESIGN ISSUES

3.IMAGES OF THE PROJECT

4310 SW MACADAM**2****APPEAL TOPICS THAT RELATE TO DESIGN**

-GSA DESIGN REQUIREMENTS. The deviations from GSA req's have been approved by the tenant and alternative solutions accepted. These solutions were presented to the Design Commission and approved.

-TRANSPORTATION and PARKING. By right, the zoning allows a 125' tall building with FAR of 5:1 and max square feet of 264,815 sq ft. An office building at that size would be allowed in excess of 500 parking stalls. This building proposes 101.

-SECURITY FENCING. By right, the zoning allows an 8' tall fence. In Phase I an 8' metal tall fence is proposed and was approved by Design Commission. In Phase II that metal fence will be replaced with a pedestrian oriented metal and brick fence approved by Design Commission.

4310 SW MACADAM**2****APPEAL TOPICS THAT RELATE TO DESIGN (CONT.)**

-PROJECT PHASING. During the Design Review hearings, it was pointed out that Phase I was a substandard condition. This is a misleading characterization. Phase I would only be substandard if SW Moody existed. It is not substandard for the existing condition. When SW Moody is implemented, Phase II is implemented.

Put another way, Phase I is not substandard for Phase I and Phase II is not substandard for Phase II. This was the basis for Design Commission approving a phased solution.

-MODIFICATIONS. 5 modifications were requested. All five were recommended for approval by Staff and approved by Design Commission with conditions. The nature of the modifications relate to the site and not the use.

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PROJECT DESIGN OVERVIEW

-The Zoning Code requirements for this site are not unusual in the Central City; however, the site has a number of unusual conditions and in their aggregate create a very unique design challenge.

-The two most challenging are the complications of designing to the standards of a condition that does not exist—the future SW Moody improvements—and the existing office building designed and constructed prior to the implementation of the current zoning code.

-From an architectural point of view, the challenging aspect of this project is not designing for the use, but designing for this particular site.

-Any significant re-development on this property would encounter the same challenging set of circumstances and likely require a similar number of modifications to the Zoning Code.



SITE



**EXISTING SURFACE
PARKING**

SECTION 2

ARCHITECTURAL DRAWINGS



**EXISTING WILLAMETTE SHORE
TROLLEY LINE - NOT PUBLIC R.O.W.
LOCATION OF FUTURE SW MOODY**

**EXISTING
BUILDING**

4310 SW MACADAM, PORTLAND, OREGON

DESIGN REVIEW APPLICATION

EXISTING BUILDING

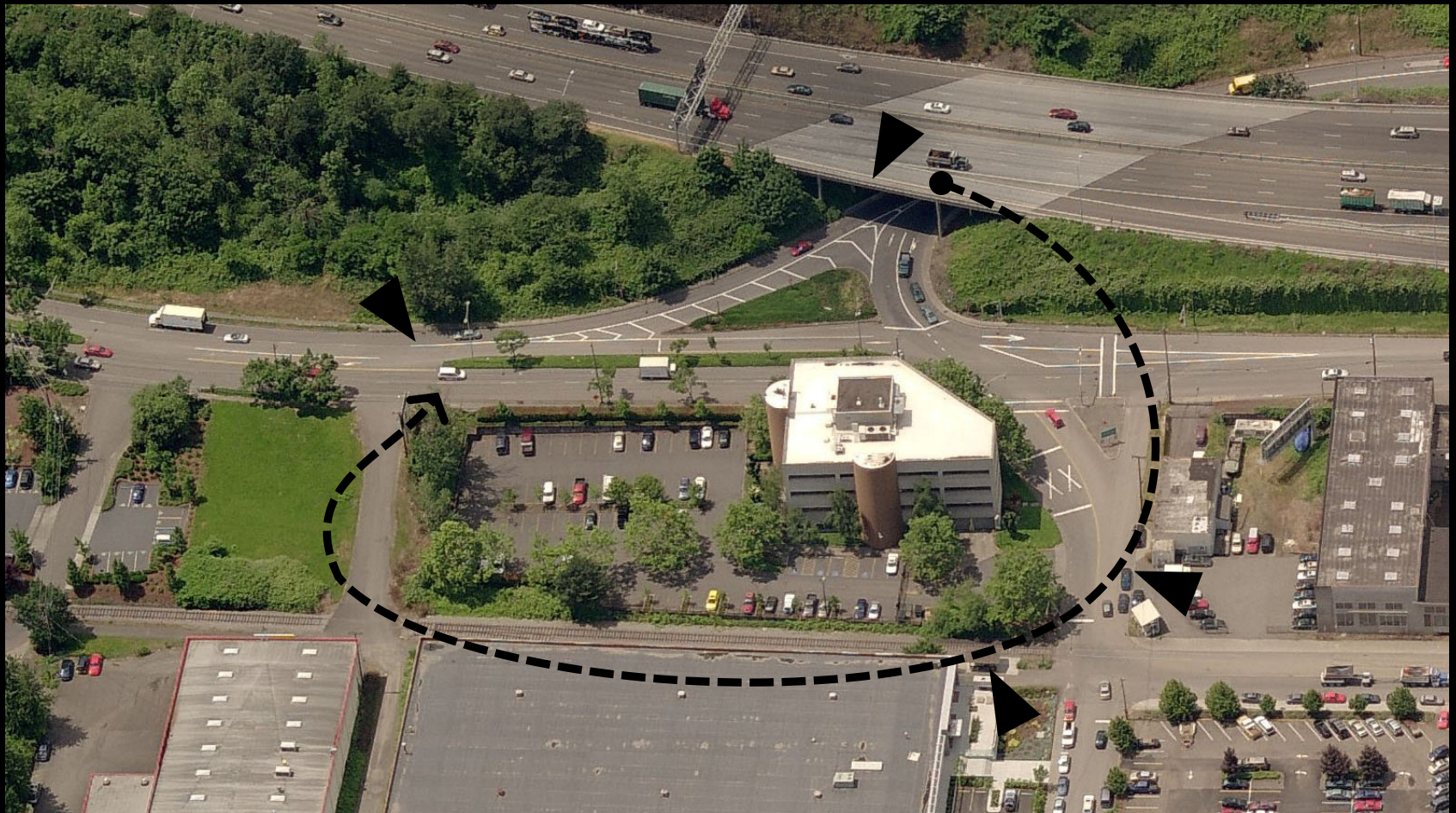


**EXISTING WILLAMETTE
SHORE TROLLEY LINE**



EXISTING SECURE PERIMETER
FENCE

EXISTING WILLAMETTE SHORE
TROLLEY LINE







EXISTING BUILDING



NEW VEHICULAR ENTRY

NEW PEDESTRIAN ENTRY

FUTURE DEVELOPMENT

NEW BUILDING ADDITION

EXISTING BUILDING



NEW SECURITY FENCING

NEW PEDESTRIAN ENTRY

FUTURE DEVELOPMENT

NEW BUILDING ADDITION

EXISTING BUILDING



NEW SECURITY FENCING

FUTURE DEVELOPMENT

EXISTING BUILDING

NEW BUILDING ADDITION



EXISTING BUILDING



NEW VEHICULAR ENTRY

NEW PEDESTRIAN ENTRY

INITIAL DEVELOPMENT

NEW BUILDING ADDITION

EXISTING BUILDING



NEW SECURITY FENCING

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NEW SECURITY FENCING

INITIAL DEVELOPMENT