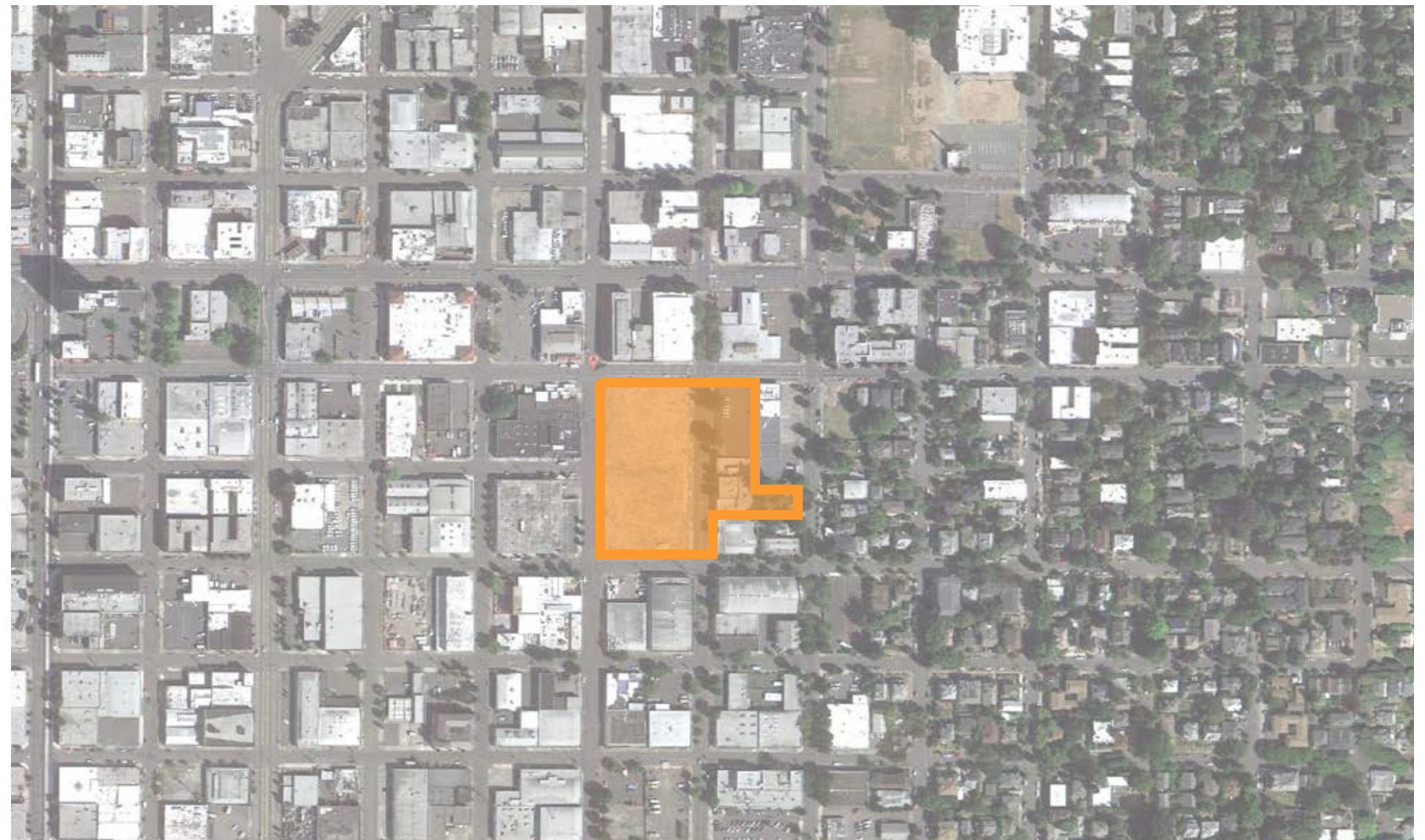


LOCA at 11th and Belmont

Design Advice Request

(Pre-Application# EA-203772) (DAR# 13-224797)

PRESENTED BY
KILLIAN PACIFIC / ANKROM MOISAN
11.6.2013



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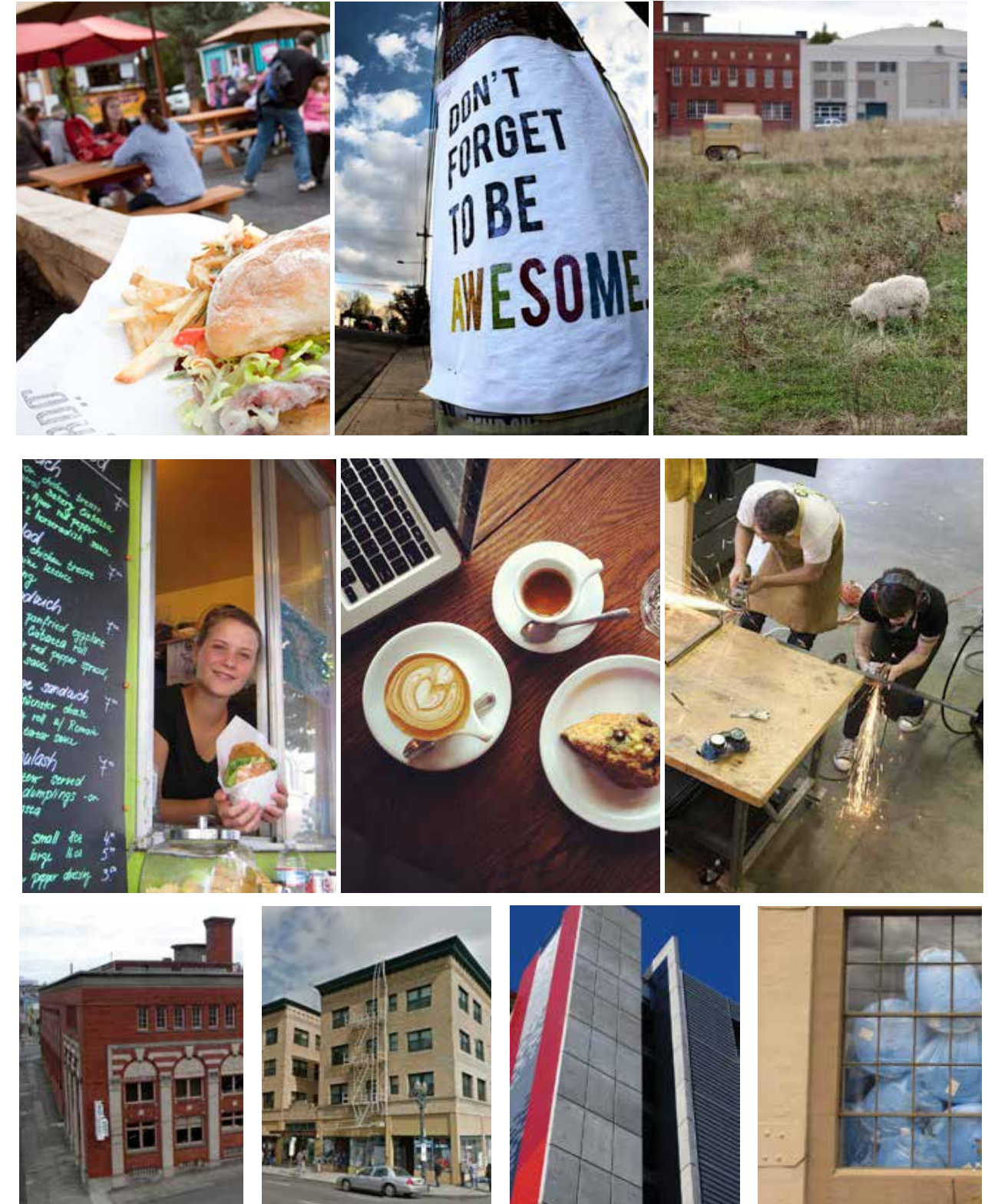


One Mile Radius Map



SITE LOCATION

SE 11th and Belmont is one of the most unique sites in Portland. Straddling the Central Eastside's vibrant commercial areas to the west as well as historic residential neighborhoods to the East the site will connect and be fueled by these synergistic forces. Being located on the crossroads of SE Belmont and SE 11th/12th the site has strong connection through all modes of transportation. The zoning is flexible allowing both residential and commercial development, of a variety of forms, aesthetics and user preferences.



Welcome to Portland's Central Eastside



A PLACE WHERE trend setters, entrepreneurs and artists connect and inspire. **Ingenuity meets craft spirit**, with local Portlanders working wood, roasting coffee, and creating the next iPhone app. **DIY is an attitude** to surpass off-the-shelf mediocrity - while creating a **more interesting community** or daily living solutions. **Explore the unpolished** commercial, recreational, residential and institutional **menagerie** that is Portland's Central Eastside.



Coffee at **VIVO** 1



Work



Client meeting at **APPLE** 2



Craft



Creative projects abound at **ADX** 3 or **CREATIVE WOODWORKING NW** 4



Hipsters, families & suits, all at **GRAND CENTRAL BOWL** 6

Cargo bikes & accessories at **SPLENDID CYCLES** 7



Your design studio at **ACTIVSPACE** 5

Play



Grab barrel-aged sour beers at **CASCADE BREWING** 8

Savor



Choose from 62 taps at **GREEN DRAGON** 10

Perennial award-winning Italian at **NOSTRANA** 9



NEW DEAL DISTILLERY 11 serving up local-made spirits



Learn

YALE UNION (YU) ART GALLERY 12 exhibits inspire

Move and be moved at **OREGON BALLET THEATER** and **COREPOWER YOGA** 14



Live



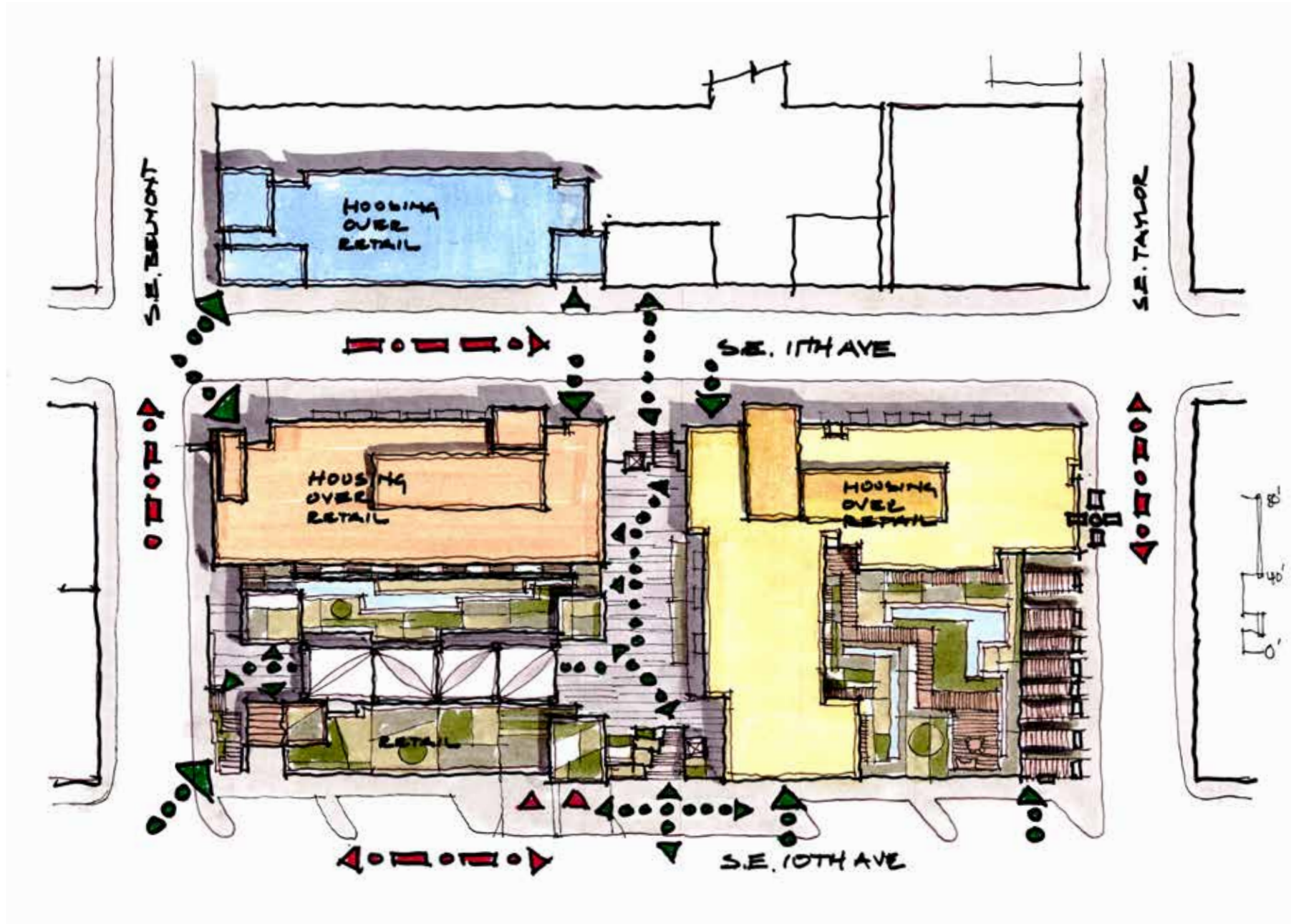
KING HARVEST 15 Hummus and snacks

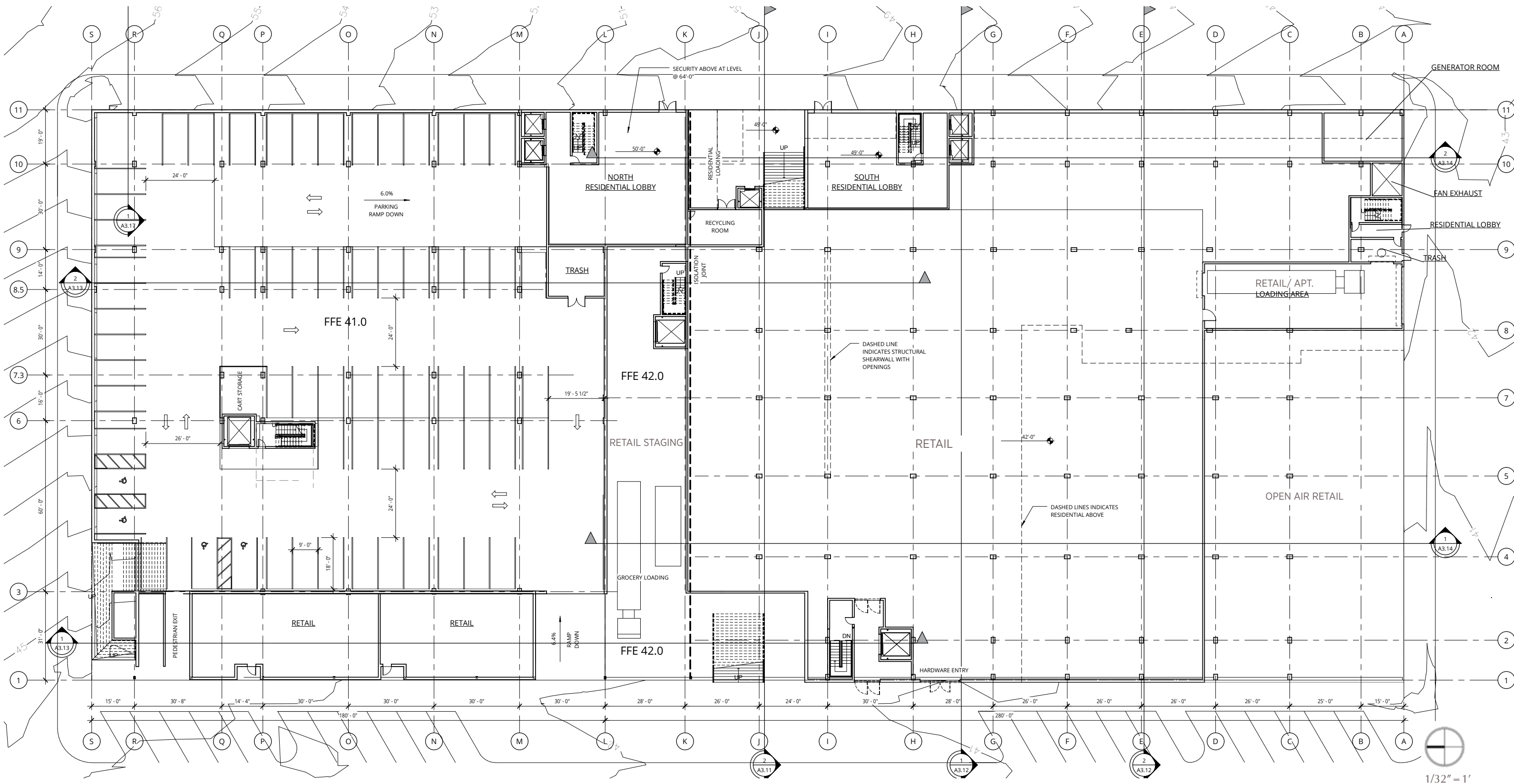


PITTMAN DENTISTRY 16 Clean teeth, cool space

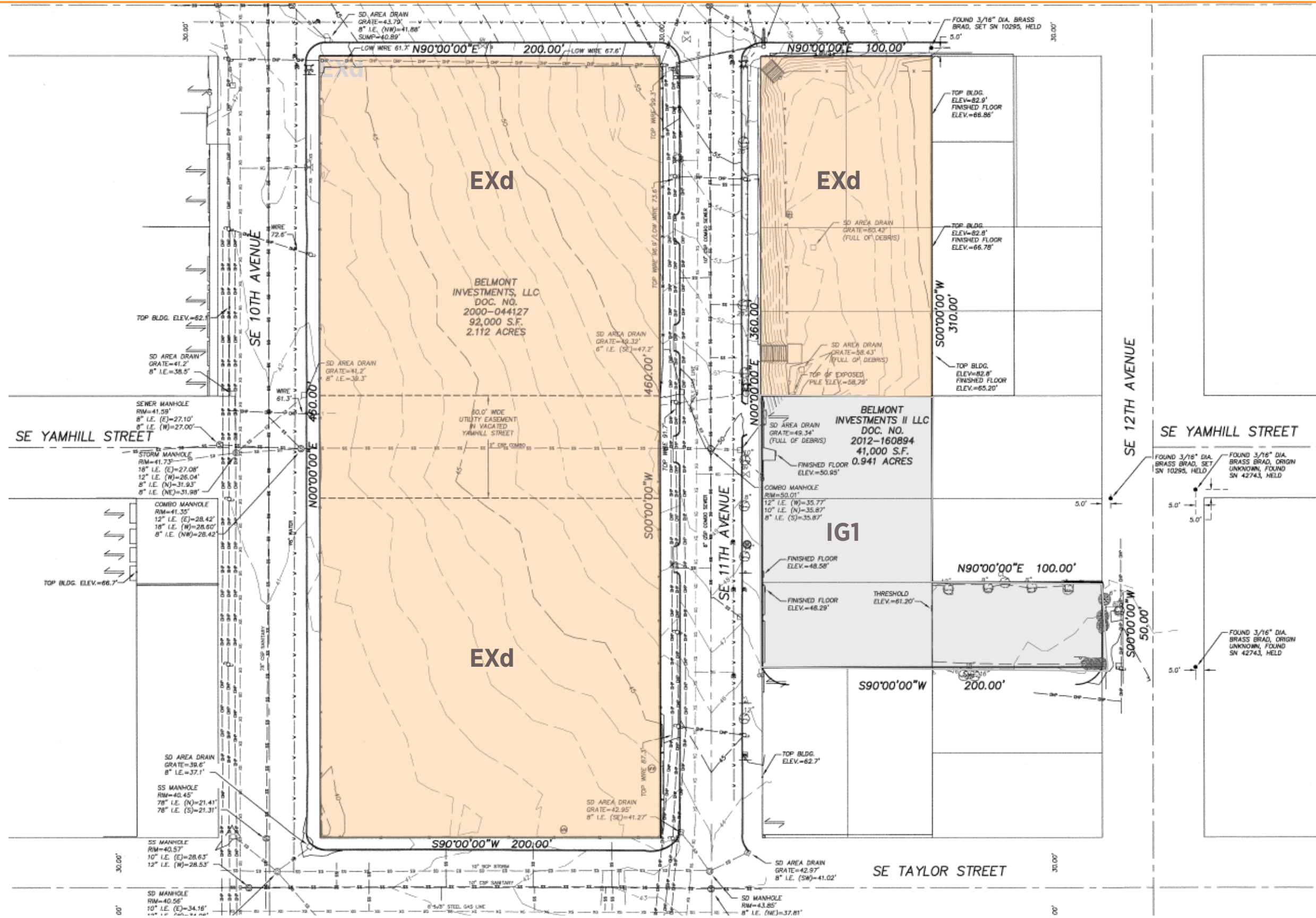
US POST OFFICE 17 & **BANKS** 18 for cards & cash

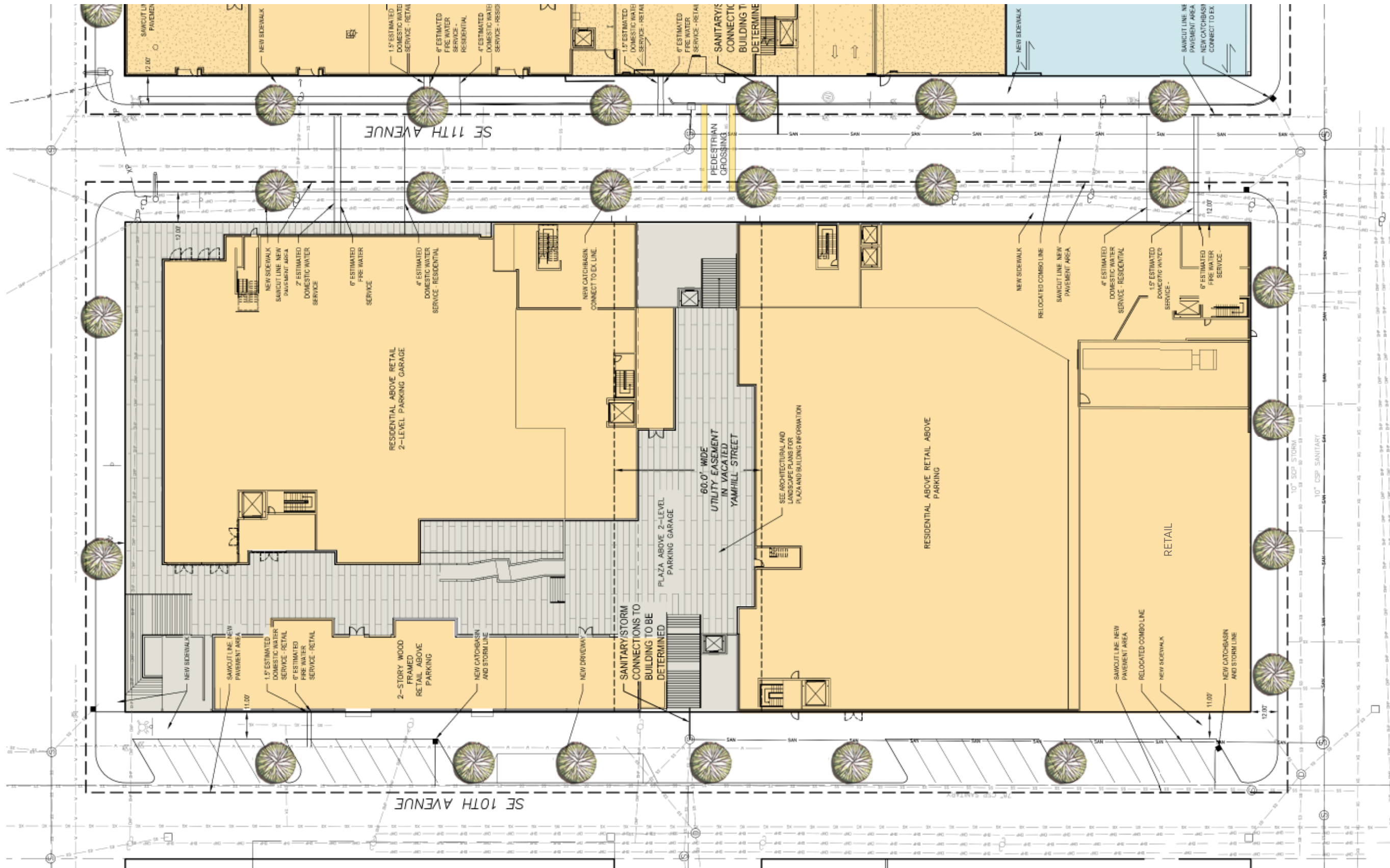




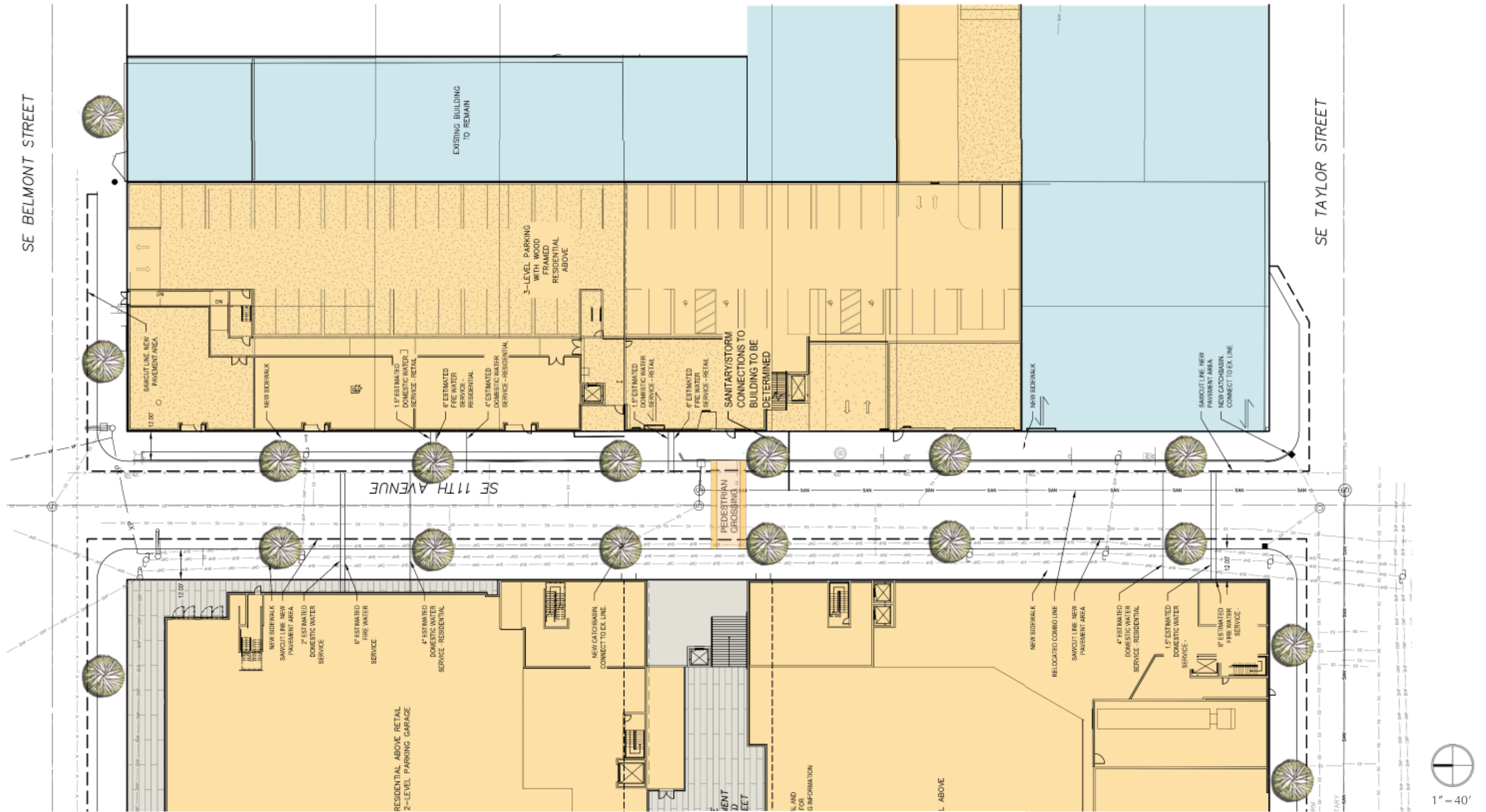


1/32" = 1'

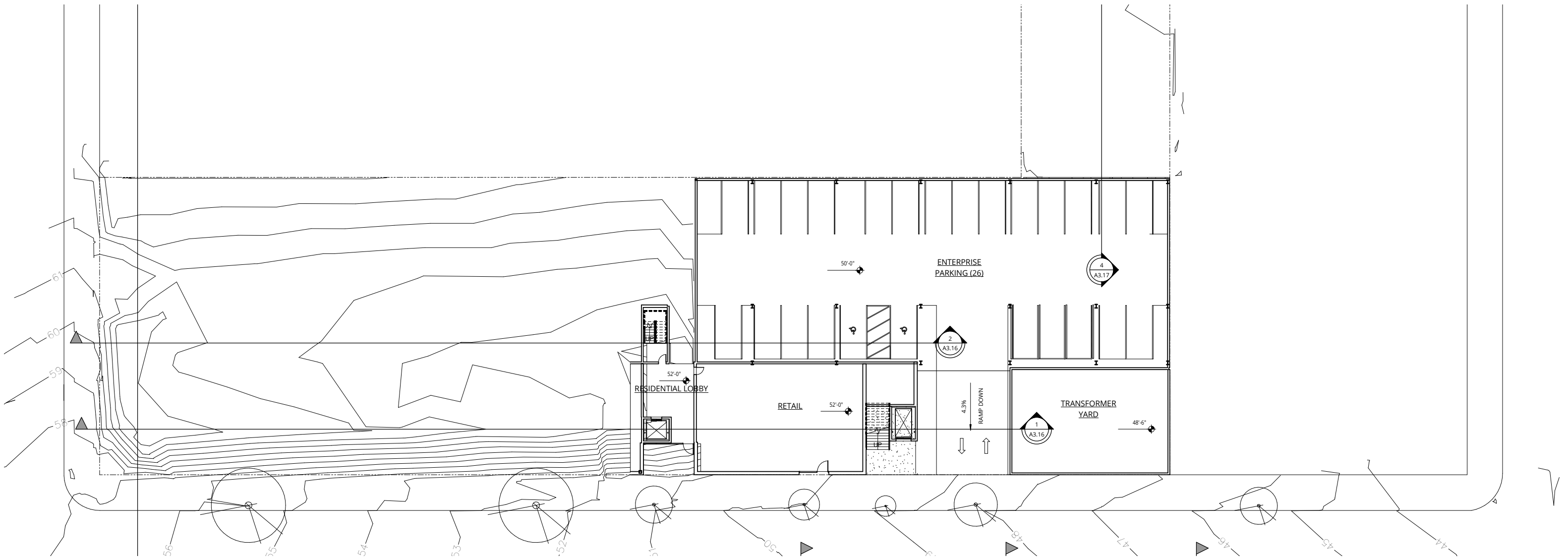


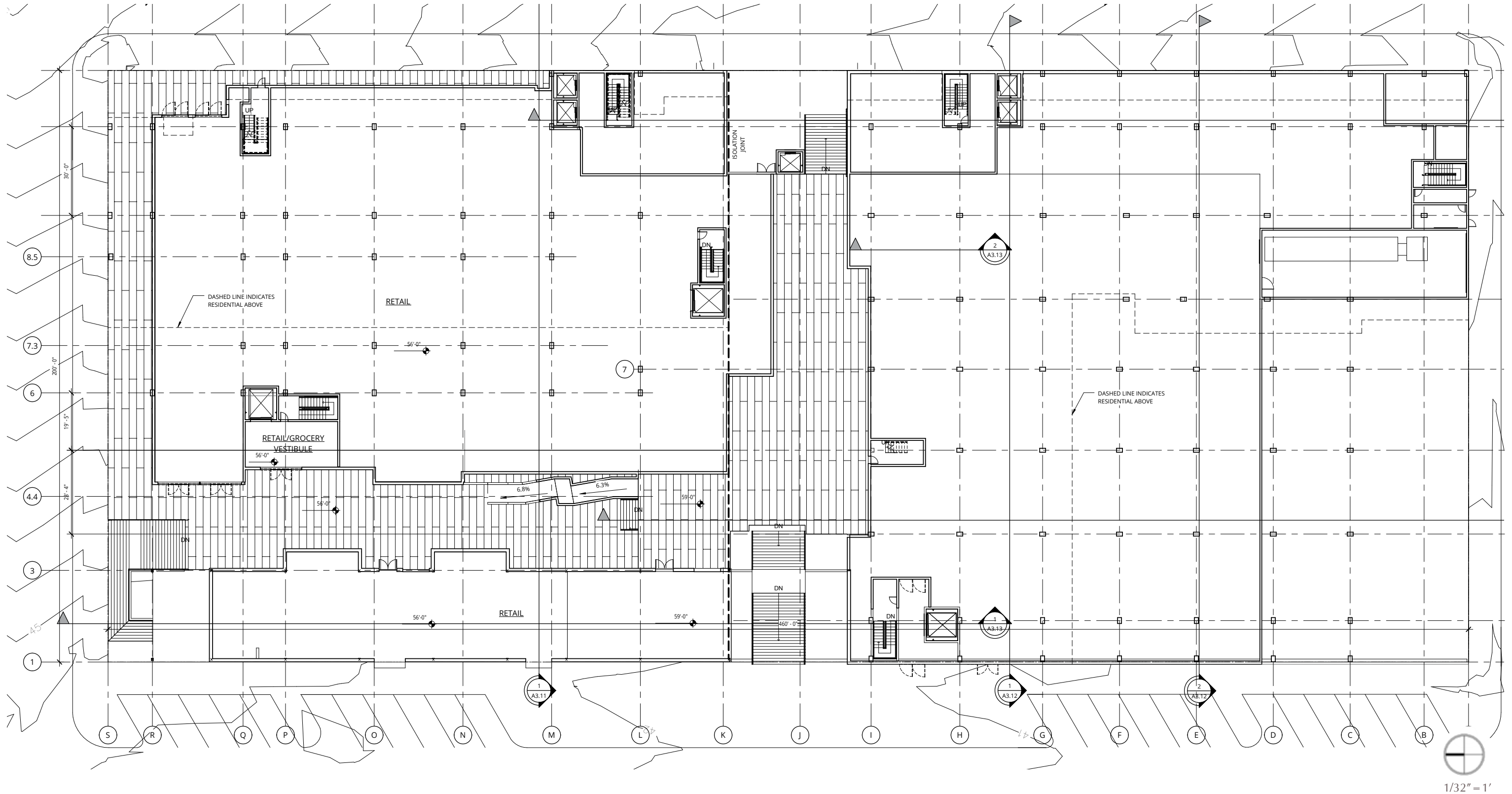


1" = 40'



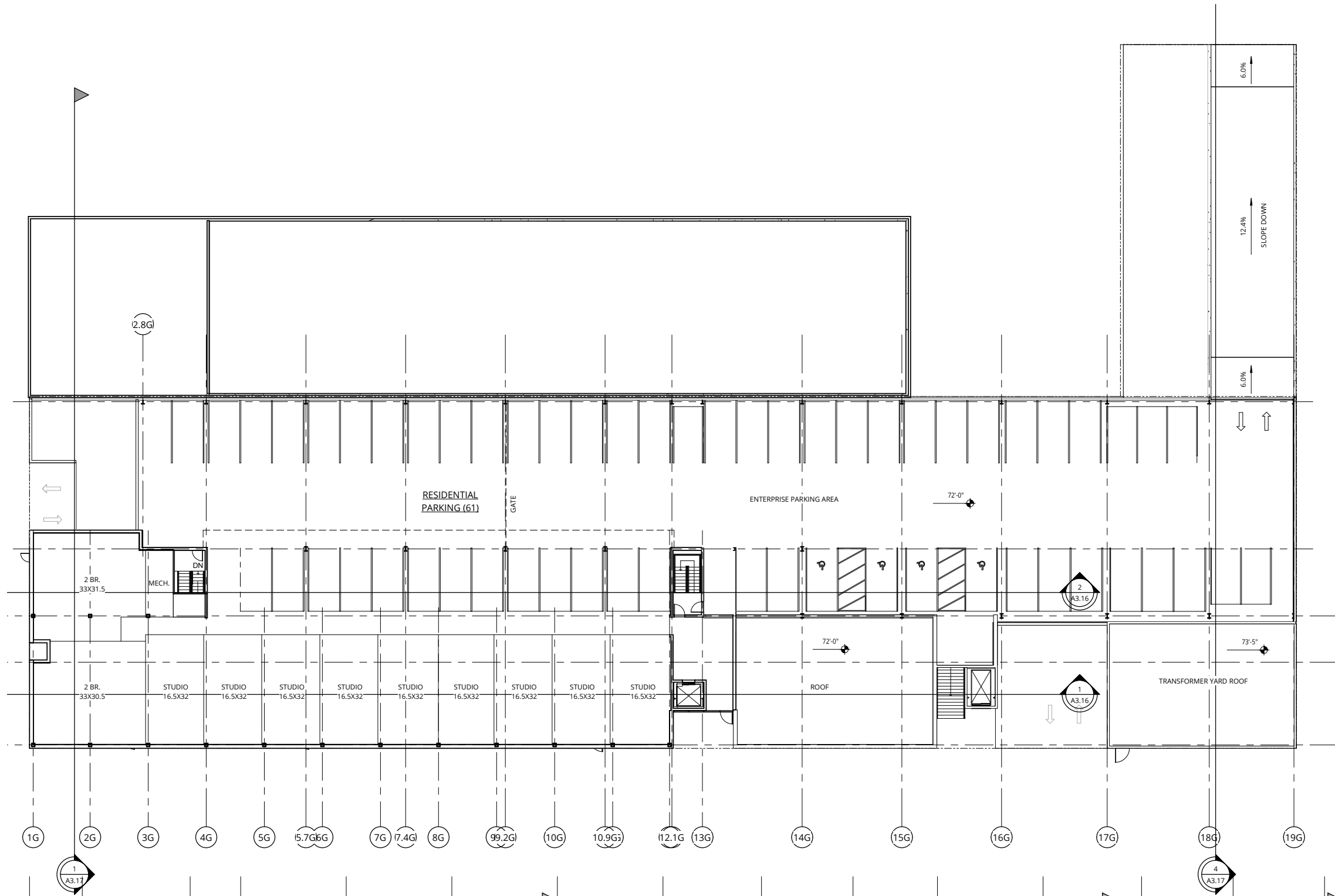


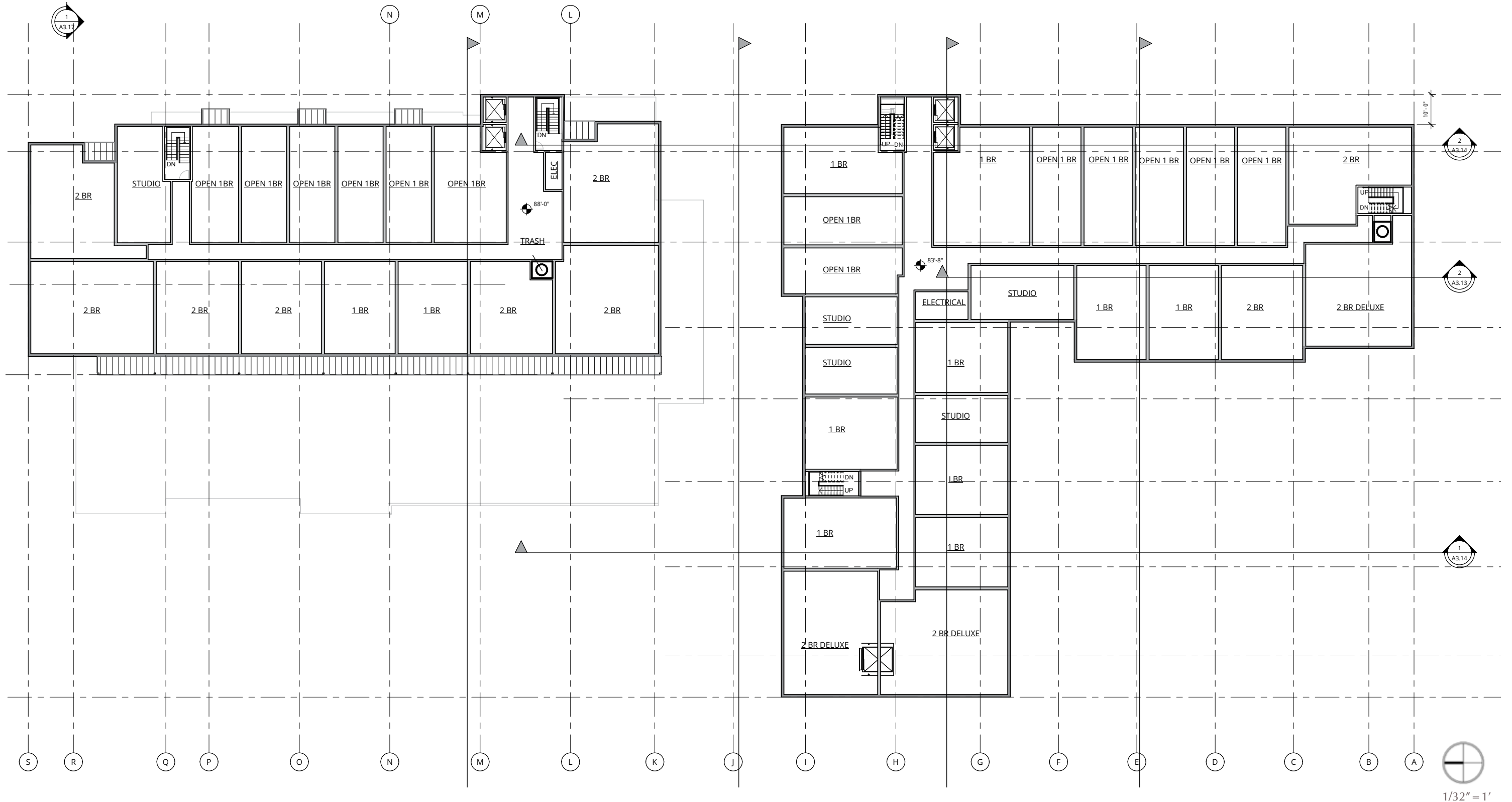


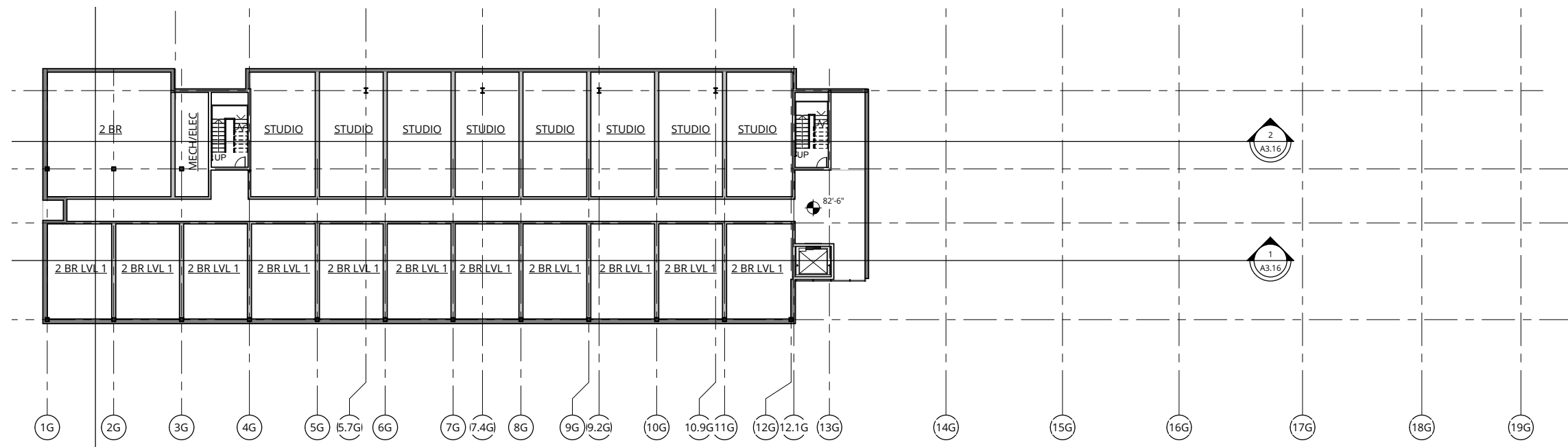


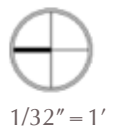
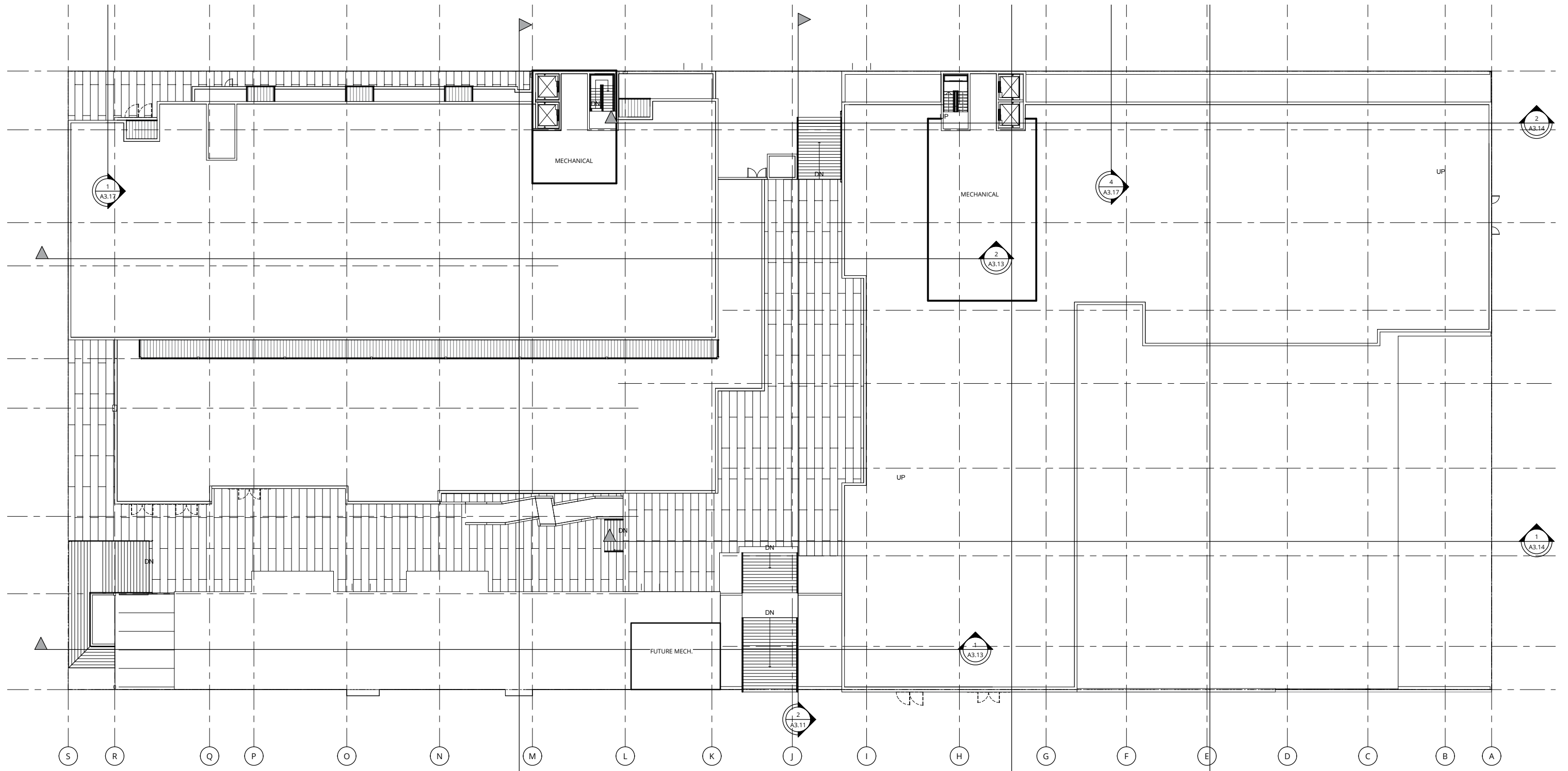


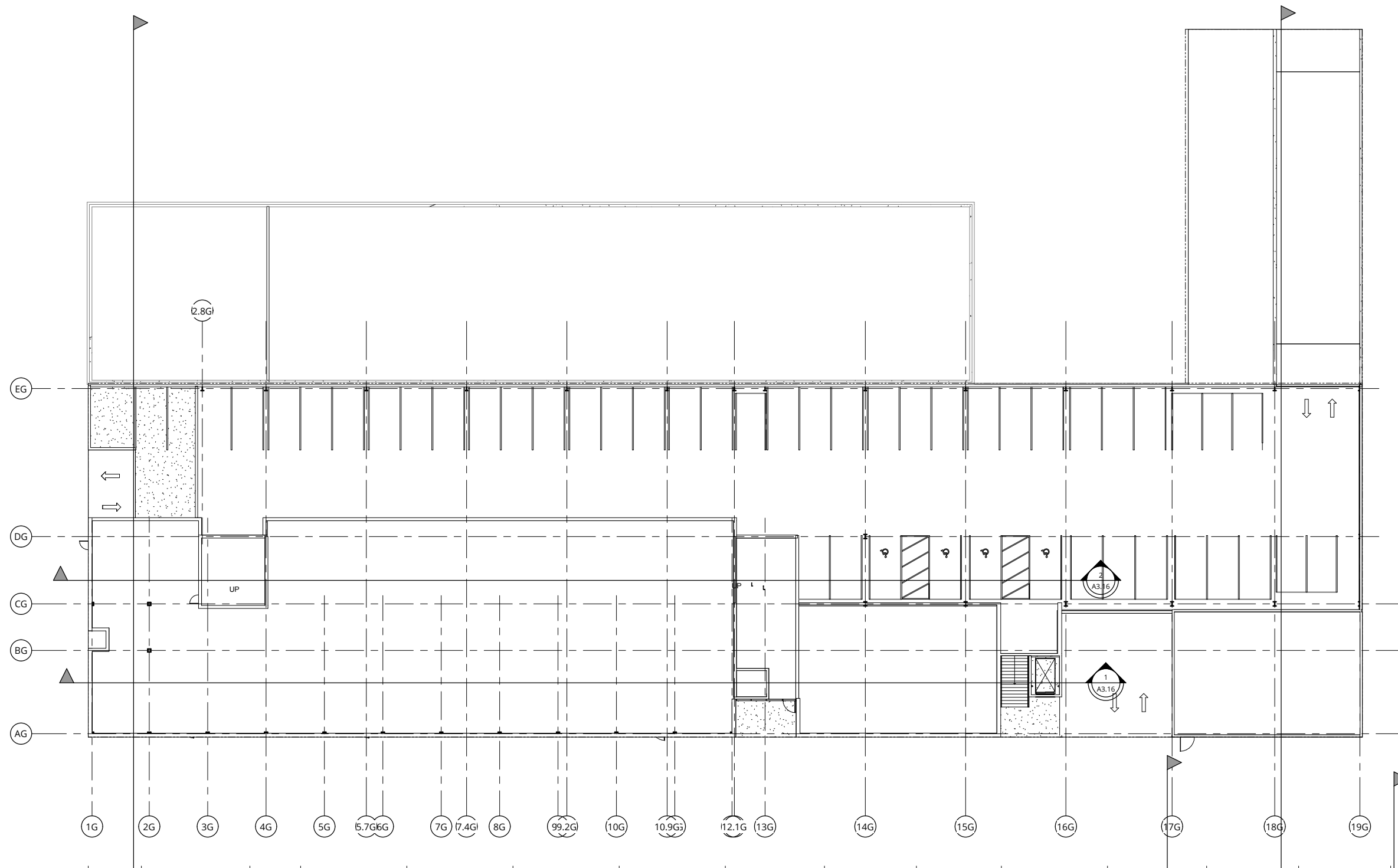
1/32" = 1'

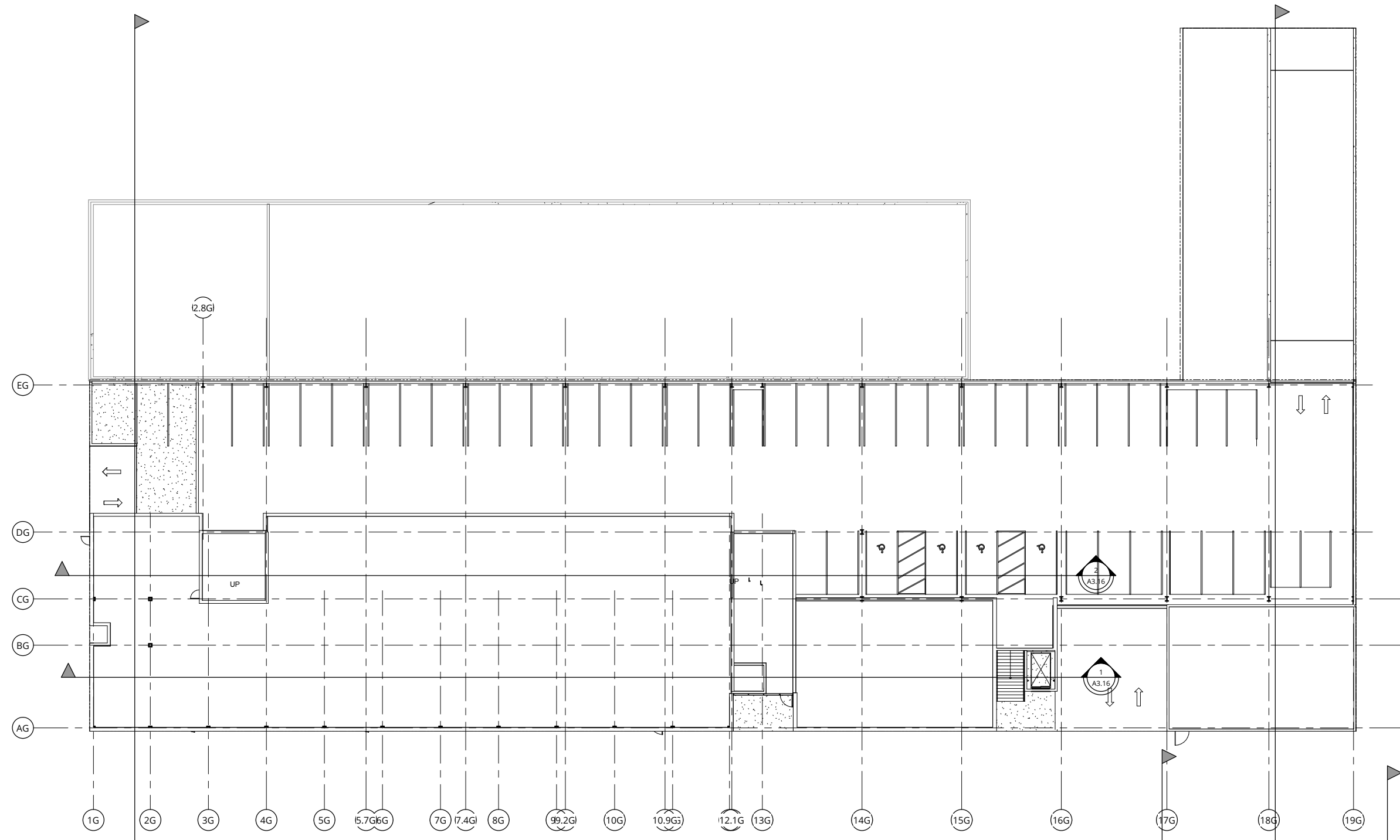














At the corner - 10th and Belmont Retail

- 'Public Welcome'
- Grand Stair gesture at highest visibility corner
- Inviting the curious
- Pedestrian activation from retail, cafes, housing above retail & adjacent users
- Signature 'pavilion' retail building aids in critical mass and destination interest
- Opportunity for cafes/restaurants
- Glazed retail areas activates plaza level
- Roll-up garage doors aid in Market feel
- Visible repetitive bay structure creates human scale

View South into Plaza, at Corner SE 10th, and SE Belmont Ave.

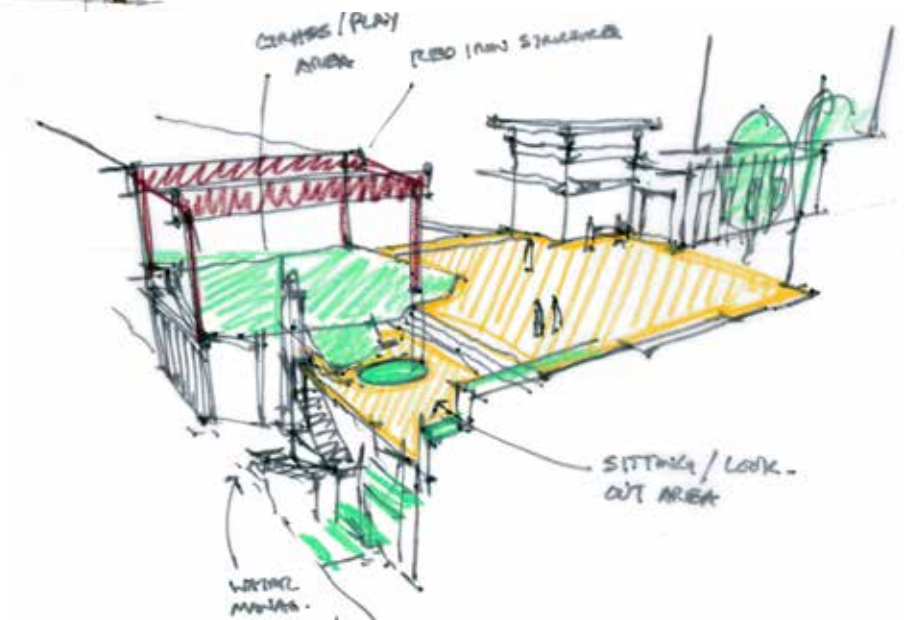




10th Ave - West Yamhill Alley Entry

- South housing/Retail building is inspired by varied 'Industrial Authentic' character present in Central Eastside - Masonry, Concrete Steel, Wood & Glass.
- Retail Pavilion contrasts scale & fenestration to South building
- Interesting urban landscape
- Recessed but visible loading dock is 'industrial authentic'
- Stair bleacher seating faces west to the afternoon sun, invites pause and invites exploration
- South building retail store entry adjacent to stair invites further pedestrian traffic

View from SE 10th, at SE Yamhill Alley





North Buildings & 11th and Belmont Entries

- Contrasting Modern
- High Profile
- Entries at the corner, strengthening pedestrian realm.
- Modern & Cool
- High Energy Color
- Feels Light
- Glazed common area activates ground level
- Layers
- Sets the urban edge

View South along SE 11th, at SE Belmont Ave.



11th Ave. - East Yamhill Alley Access

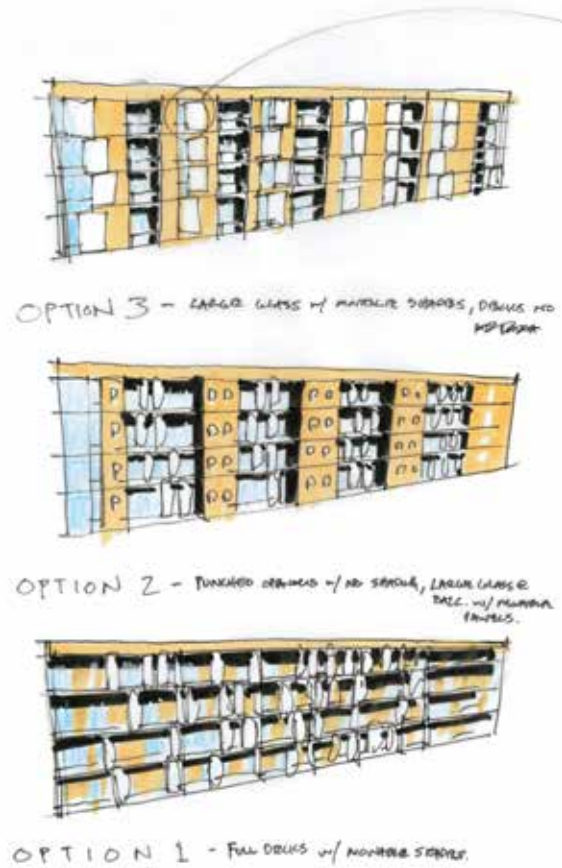
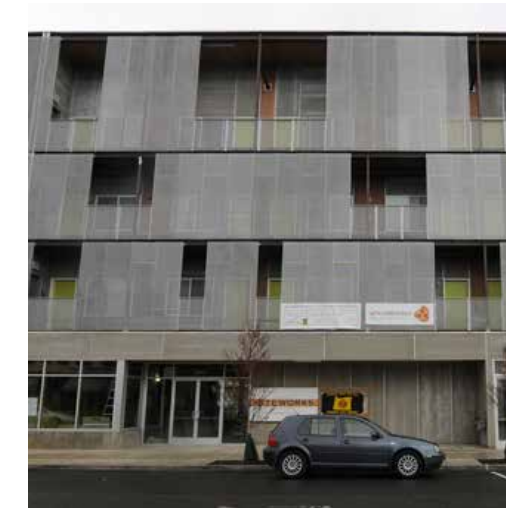
- Flanked by glazed housing entries
- Site Elevator to Retail Parking
- Generous Stair invites exploration
- Ramp and bleacher seating
- Glazed common area activates ground level

View from 11th Ave. - East Yamhill Alley Access

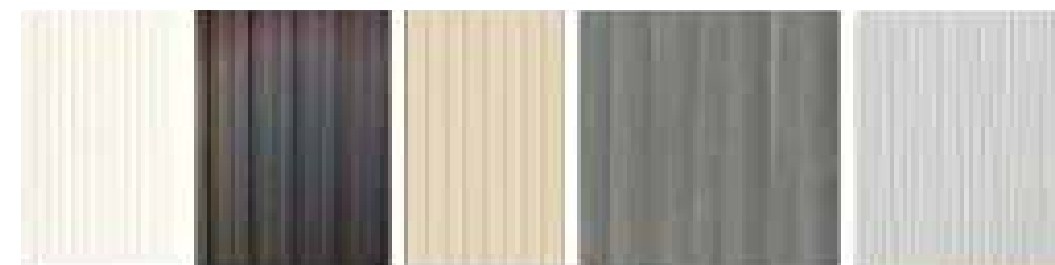
design studies



precedent imagery



Materials



Vertical panels - currently studying metal and cement panel options
Decks - mix of materials, glass, wood, metal and color



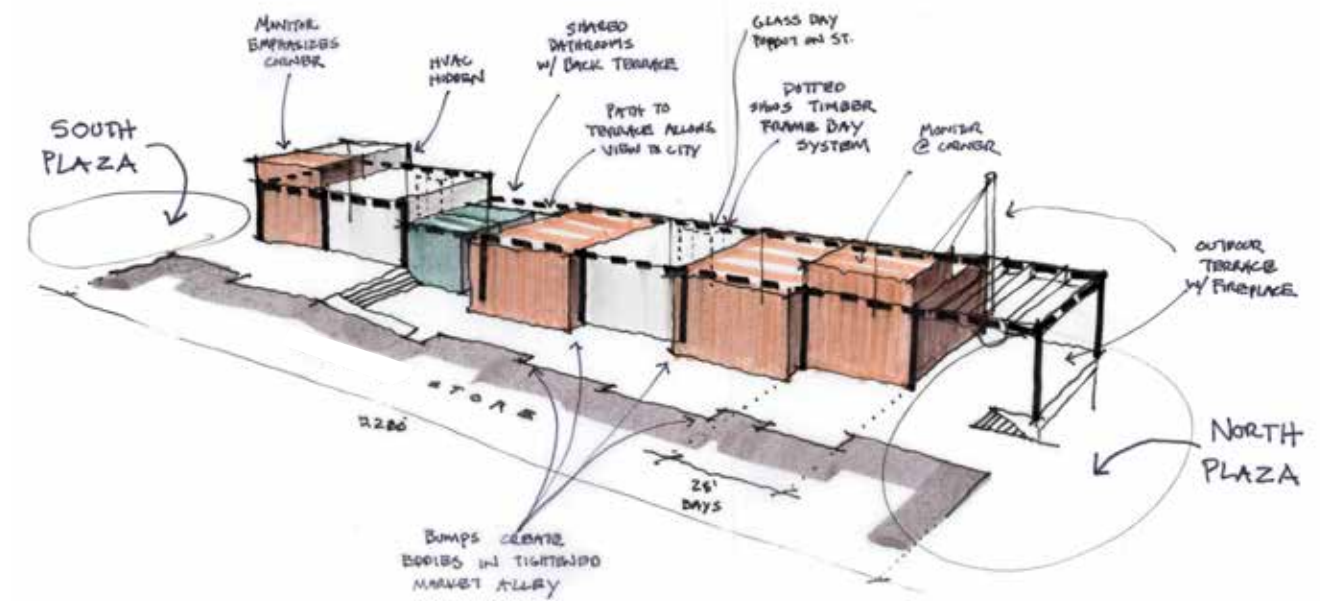
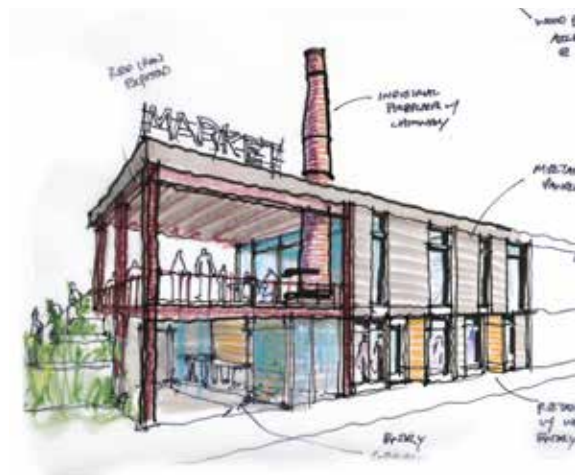
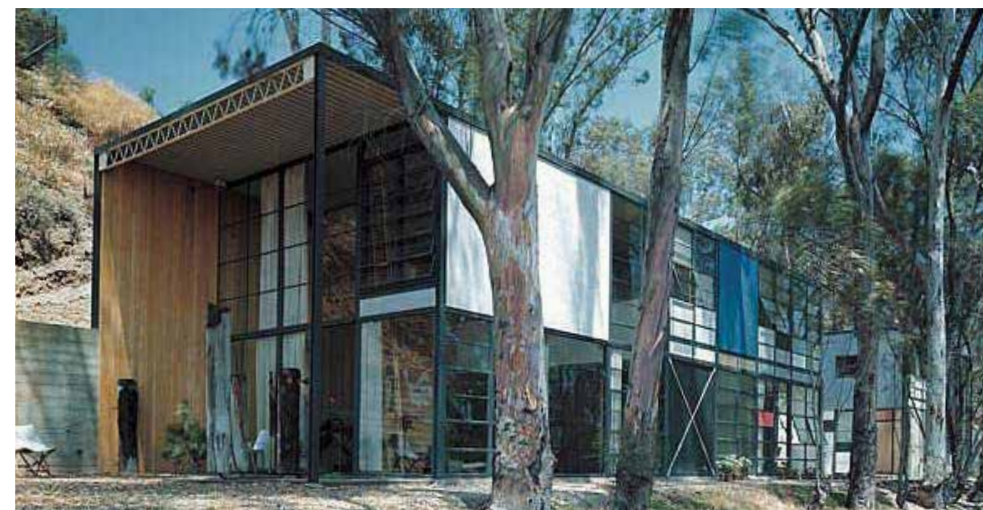
North Building

- Authentic
- Energy Efficient
- Billboard Pop
- Playful color
- Playful facade
- Layered feel
- Modern
- City views
- Cool
- Open DYI Feel

design studies

precedent imagery

diagrams





Northwest Retail Building

- Modern 'Front Porch at Corner' feel
- People Watching
- Multi-Tenant Scale
- Local feel
- 'Anything can start here' feel
- Flexible
- Expressed Structure
- Repetitive Bay structure
- Retail units activate the ground level



South Building

- Rooted in the varied 'Industrial Authentic' character present in Central Eastside - Masonry, Concrete Steel, Wood & Glass.
- Grid/ Punched Opening mixed with larger massing reveals for scale
- Solid Exterior reveals layer of warmth
- Break massing in two
- Anchor
- Contrast to playful north building



East Building

- Creative Spaces
- Visible 'high ceiling' Lofts above
- Smaller scale
- Urban edge
- Contrast to Larger Housing across 11th Ave

