



CONTENT		INFORMATION	
CONTEXT			
C.6	Site + Context	LU#:	15-167229 DA
C.7	Site + Context	PROPERTY:	1510 NE Multnomah St.
C.8	Parks + Green Space	RE:	Design Advice Request
C.9	History - 1950	ORIGINALLY SUBMITTED:	July 17, 2015
C.10	Site View from NE	DAR #1 HEARING DATE:	July 30, 2015
C.11	Site View from North	DAR #2 HEARING DATE:	October 22, 2015
		DAR #3 HEARING DATE:	December 17, 2015
CONCEPT			
C.14	DAR #1 Summary Notes	ARCHITECT:	Holst Architecture
C.15	DAR #2 Summary Notes	CONTACT:	Dave Otte, Senior Associate
C.16	DAR #3 Response		dotte@holstarc.com
C.17	Design Diagram		503 233 9856
C.18	Concept Sketch		
C.19	Aerial View from SW	LANDSCAPE:	2.ink STUDIO
C.20	Site Plan	CONTACT:	Jonathan Beaver, Principal
C.21	View From MAX Stop		jbeaver@2inkstudio.com
C.22	View of Holladay Park Terrace		503 546 4645
C.23	View of Micro-Restaurant Plaza		
C.24	Aerial View from West	OWNER:	Portland Lloyd Center Community
C.25	View from Holladay Park	CONTACT:	Cassidy Bolger
C.26	View from 13th Avenue		bolger.cassidy@gmail.com
C.27	Aerial View from North		503 342 4903
C.28	View of NE Multnomah Retail Gateway		
C.29	View from SW		
C.30	Precedent: Planting + Path		
C.31	Precedent: Landscape Zones + Spaces		
C.32	Landscape Plan		
C.33	Ground Floor Plan		
C.35	Typical Upper Floor Plan		
C.36	Superblock Plaza Requirements		
C.37	Superblock Walkway Requirements		
C.38	Gateway View - Existing		
C.39	Gateway View - Proposed		
C.40	Gateway View - Southern Wall		
C.41	DAR #3 Response		

CONTENT

CONTEXT

C.6
C.7
C.8
C.9
C.10
C.11

Site + Context
Site + Context
Parks + Green Space
History - 1950
Site View from NE
Site View from North

SITE + CONTEXT

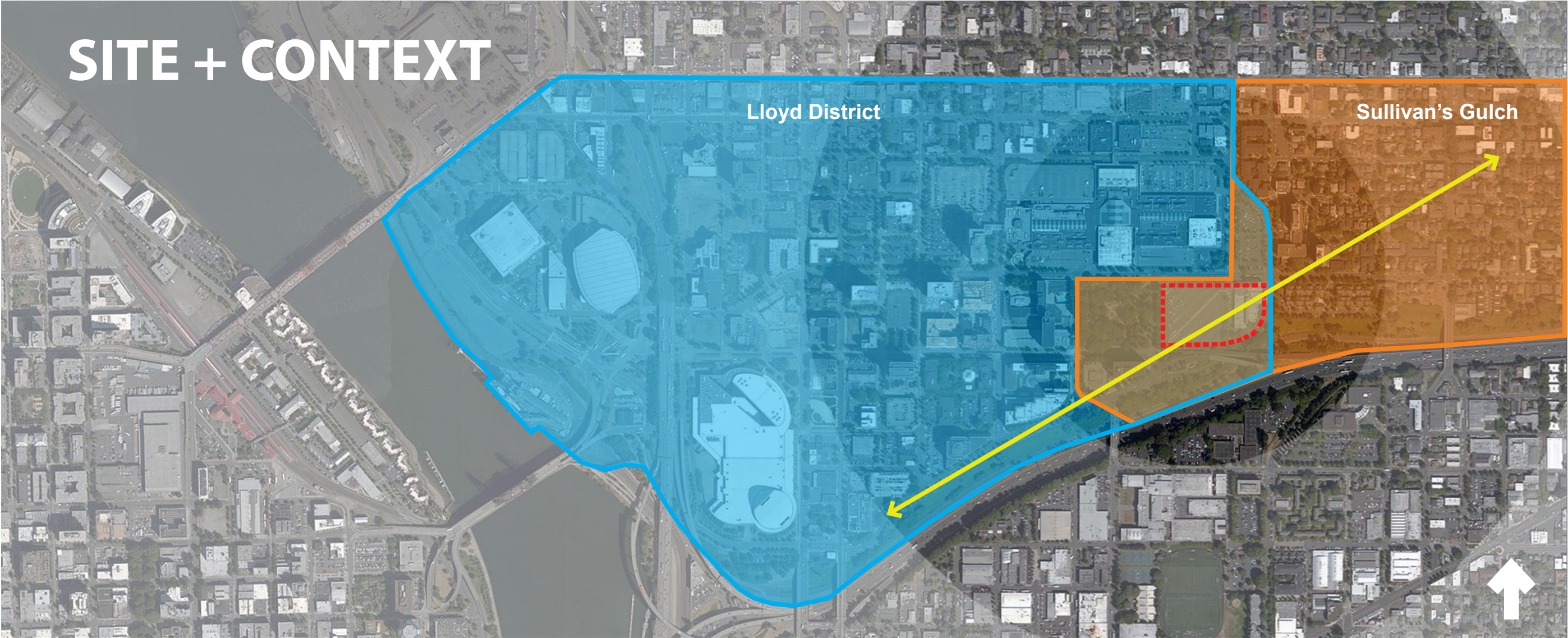


PORTLAND LLOYD CENTER DEVELOPMENT

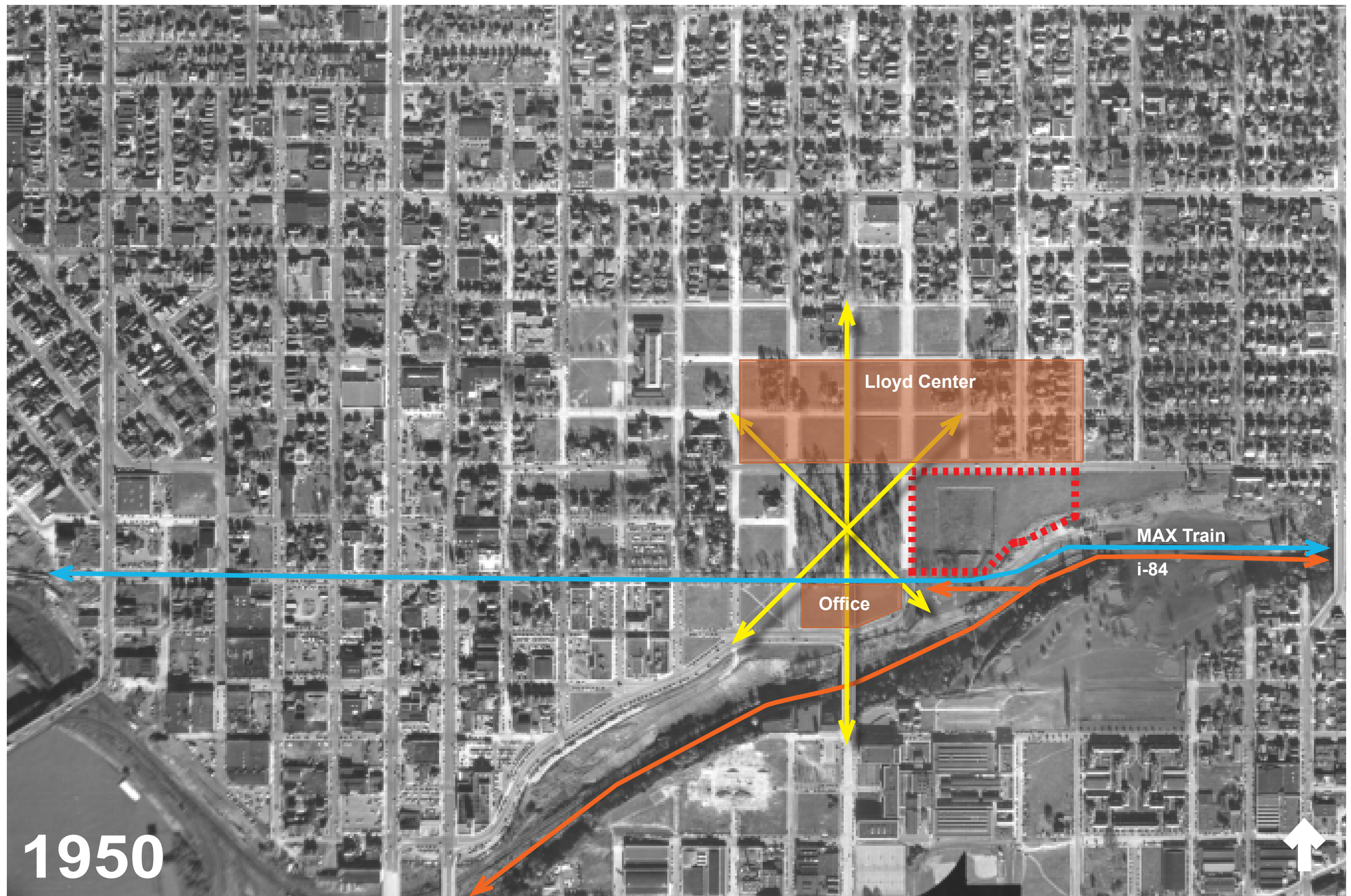
DESIGN
ADVICE
REQUEST #3

12.04.2015
LU NO. 15-167229 DA

SITE + CONTEXT







Neighborhood development and infrastructure has created a disconnect to the surroundings



Site View from NE



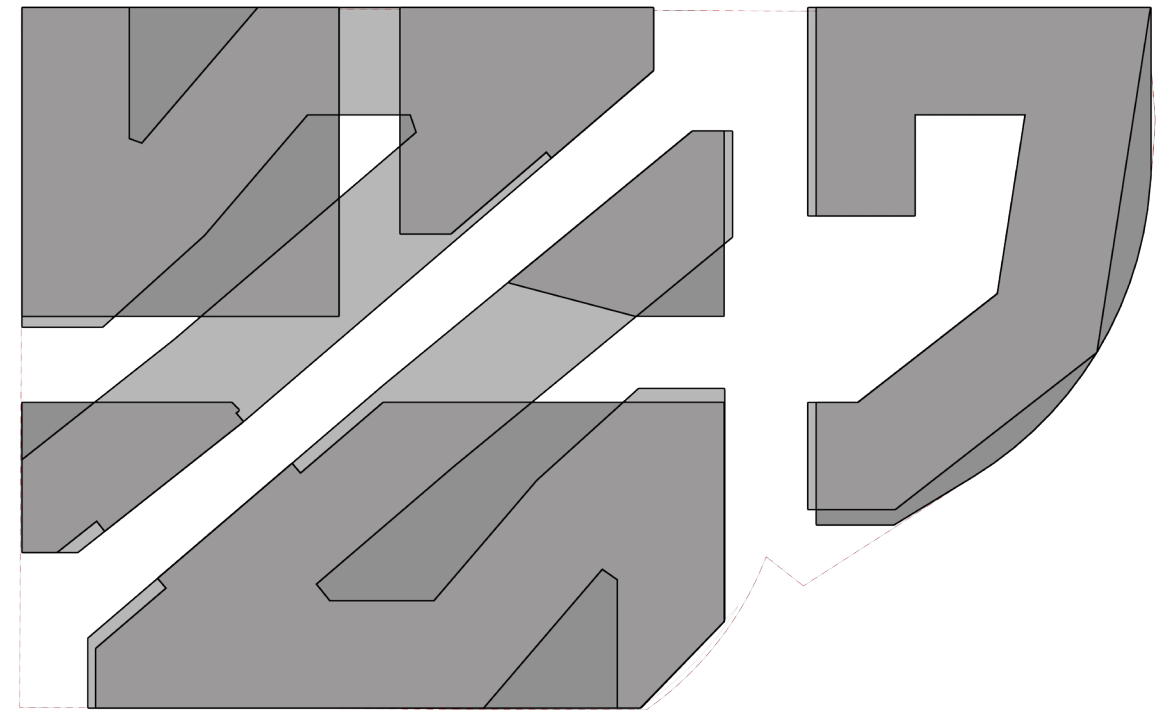
Site View from North

CONCEPT

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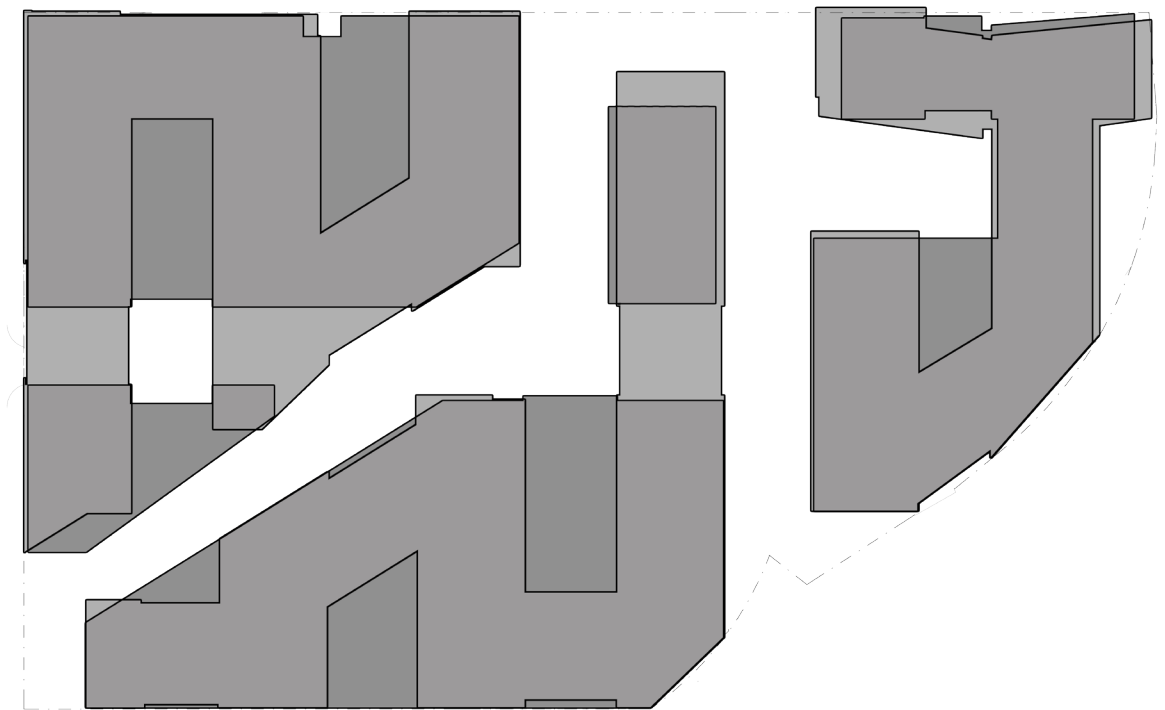
DAR # 1 Summary Notes

- Diagonal seems constricted
- 500 foot long elevations – unbroken length is an issue
- Buildings go over a perceived “Right-of-way”
- 5-over-1, height variations
- Improved “plaza” - public art (budget)
- Auto/ped circulation could be potential conflict
- East garden - better connection
- 13th avenue is important - permeable
- Less “suburban office campus”
- District parking solution?
- Detail upper private courtyards above the podium



DAR # 2 Summary Notes

- Unanimous support for the diagonal concept
- Site coverage and uniformity of construction type is still a concern
- Portals / Bridges need more resolution
- Massing needs more articulation while facades need less articulation
- Facades require editing
- Façade design needs to be worthy of such large exposures
- Explore light colored masonry
- Roofs are the 5th elevation given lower heights, so design them.
- Open space should be less forced
- Strive to be timeless rather than fashionable



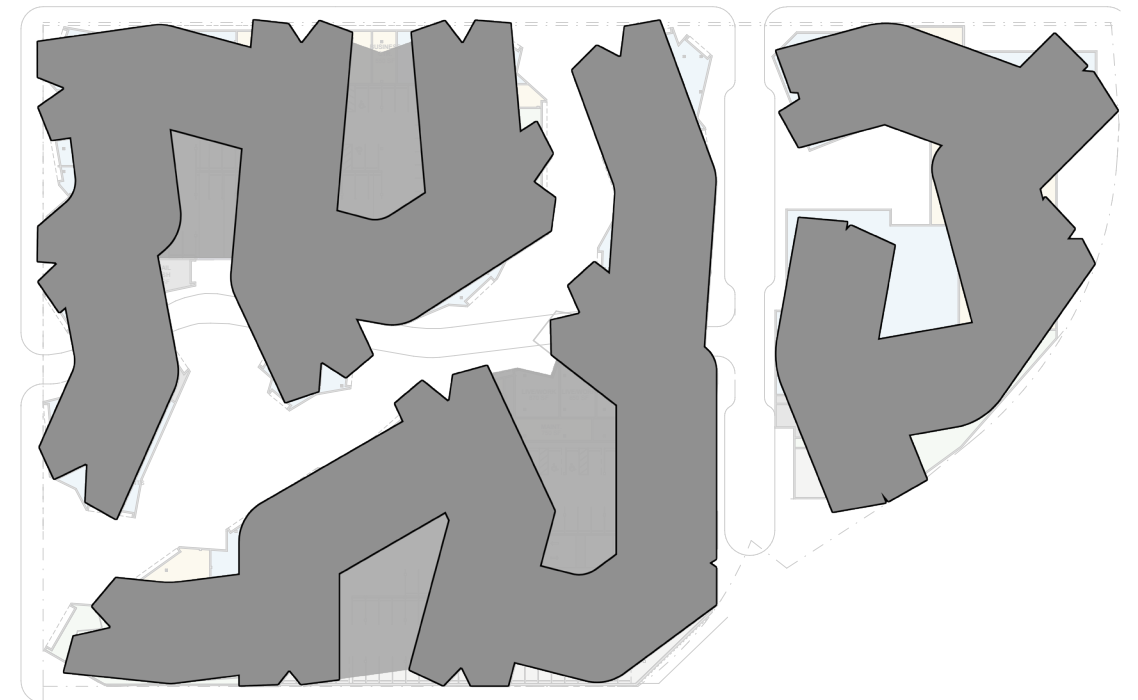
DAR # 3 Response

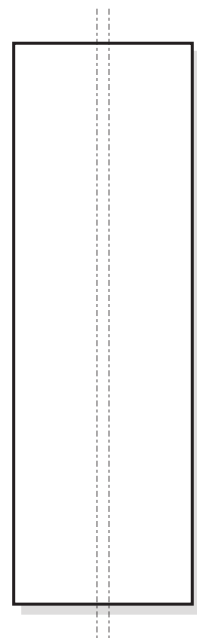
Unique building massing: articulated as small volumes that lyrically weave together to form a village character that better suits the eastern edge of the Lloyd District.

Facades accentuate the form: each individual volume bends and splays to express a vertically proportioned end. As each volume links together with the next, the facades help create a sense of individuality within a unified whole.

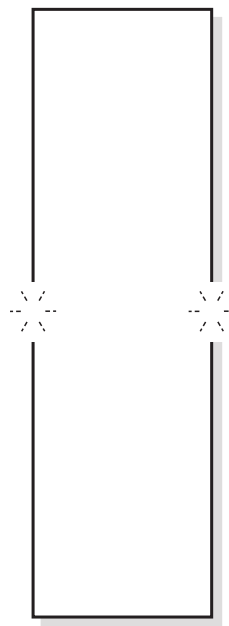
Improved hierarchy of the ground plane and open space: pedestrian space flows diagonally across the site and changes to define four unique zones that are strengthened by changes in scale, material, and program. 1) a large public sitting terrace activates the main gateway to the diagonal on the southwest corner overlooking Holladay park. 2) a micro-restaurant plaza at the heart of the project mixes landscape and seating to create intimate yet flexible public space. 3) a neighborhood “maker hub” located at the intersection of the pedestrian diagonal and the private drive allows the live-work and bike-oriented retail to front the primary hard-scaped space. 4) The northeast corner is defined by a street-facing retail plaza with fixed seating, public art, and activated by Multnomah’s primary active-use retail storefronts.

Gateway to the Lloyd: The existing tree groves along the 16th street overpass screen the eastern edge from view, our design extends this natural edge as a green berm that stretches along the southern exposure facing the MAX line and Banfield Expressway off-ramp. This soft edge is punctuated with the striking vertical ends of the weaving volumes floating above. The green wall crawls up the southern wall and visually ties the occupied roof decks of the south-facing podium roof.

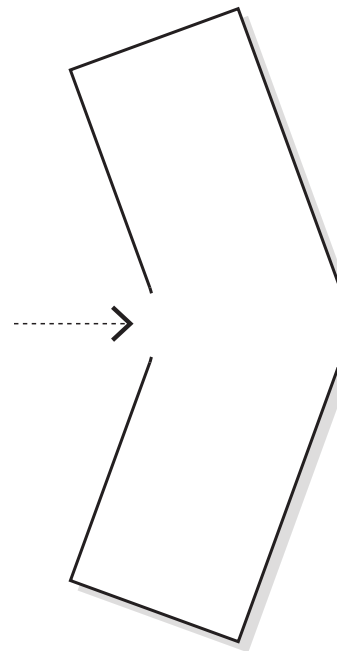




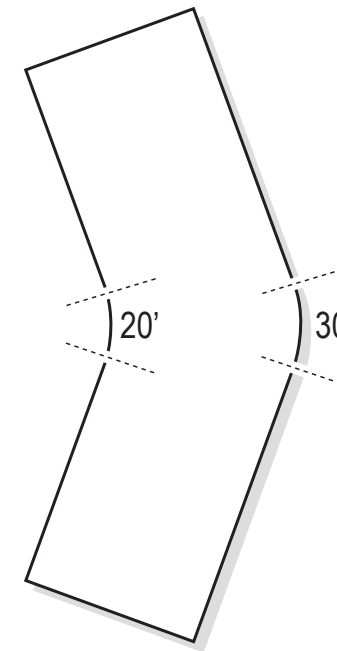
BAR



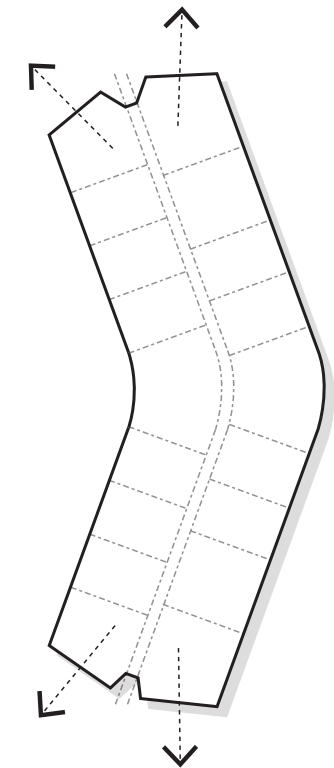
SPLIT



DEFLECT

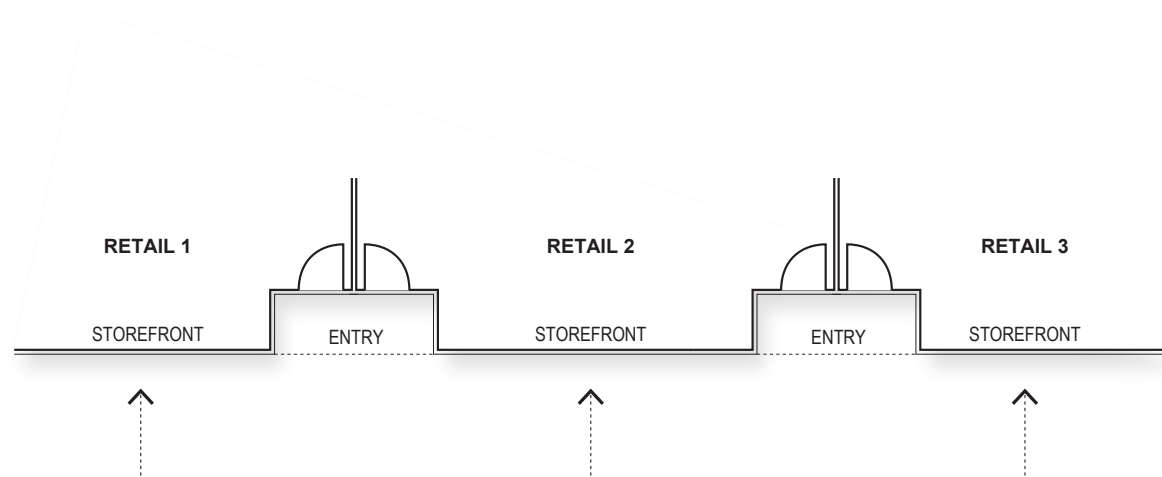


RECONNECT

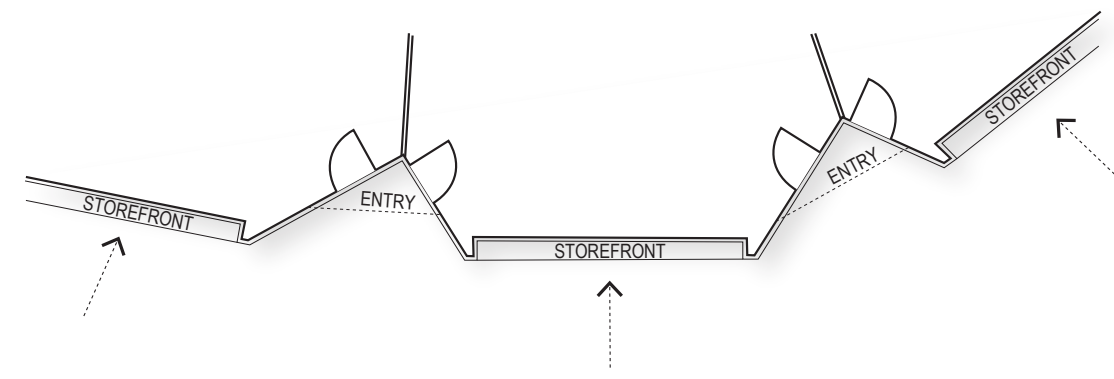


SPLAY

Housing Module



TRADITIONAL STOREFRONT

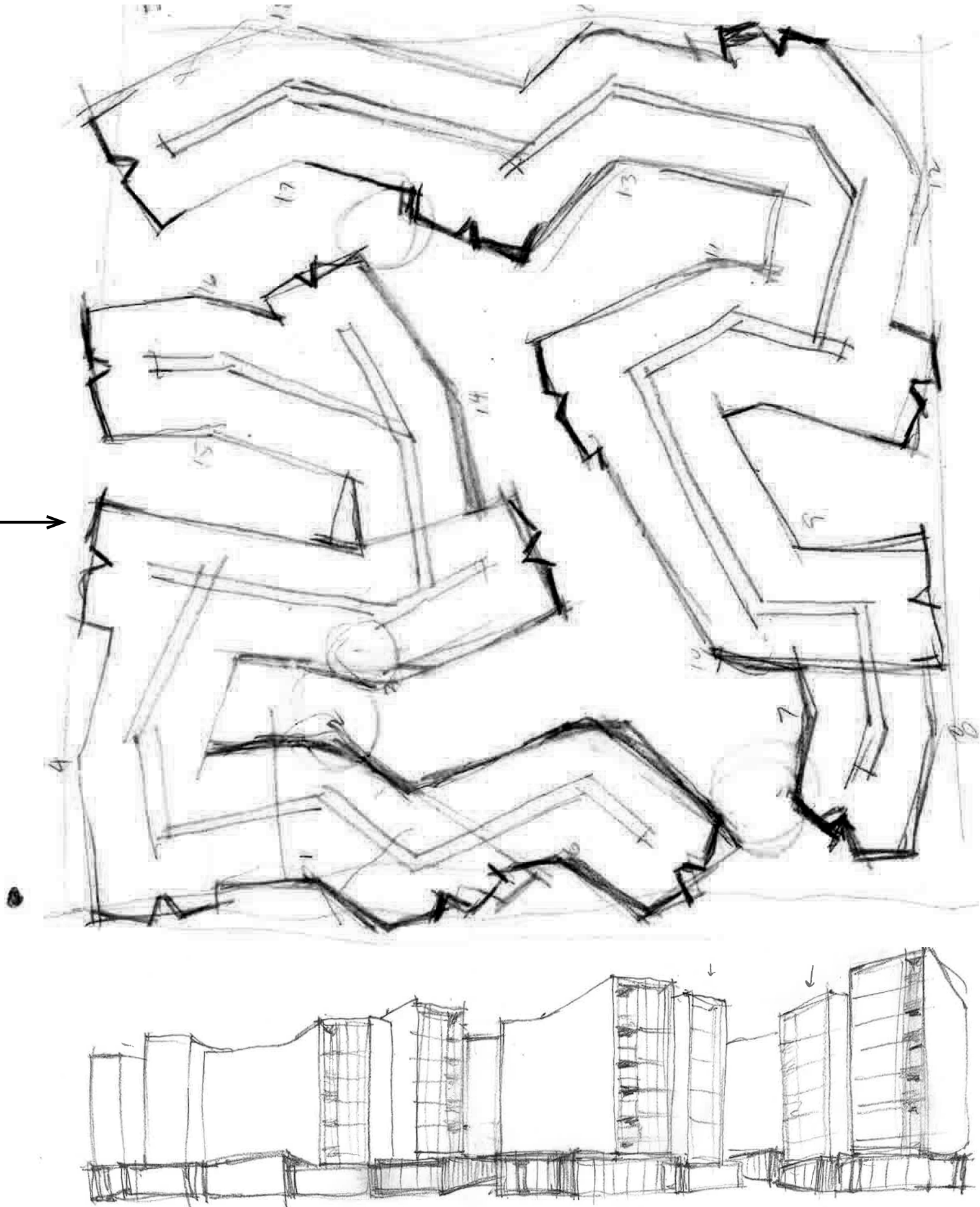


DEFLECTED STOREFRONT

Ground Floor Module

Design Diagram

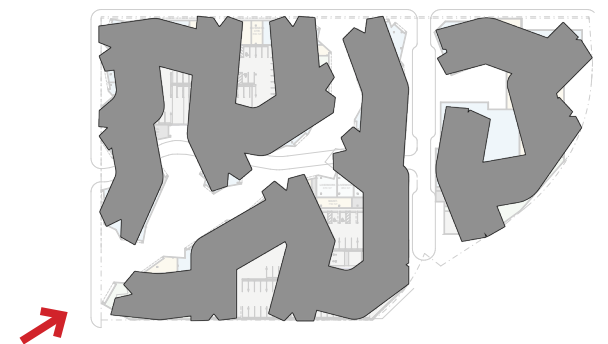
Vertical
Proportion →



Concept Sketch



Aerial View from SW



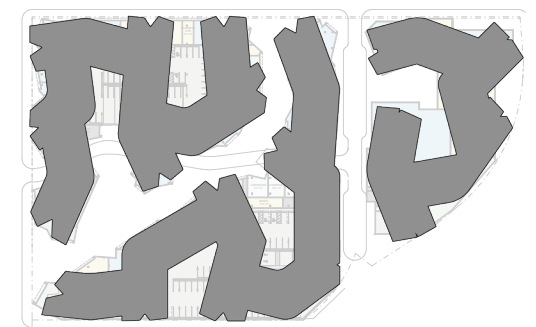


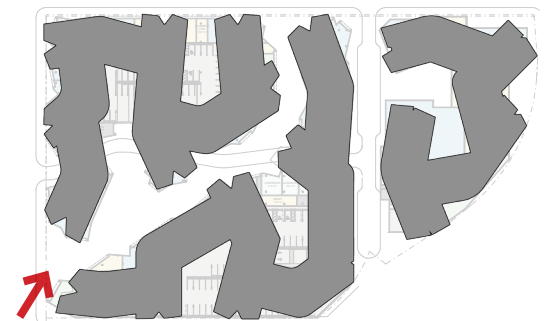
- ① Holladay Park Terrace
- ② Micro-Restaurant Plaza
- ③ Neighborhood Maker Hub
- ④ Multnomah Retail Gateway

Site Plan



View from MAX Stop

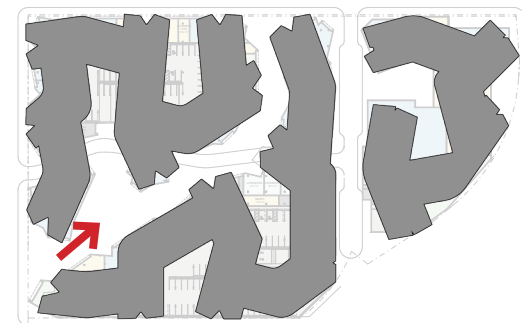


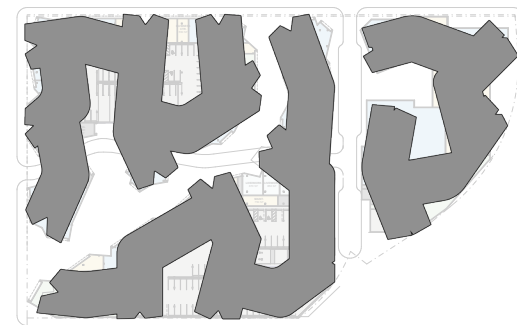


View of Holladay Park Terrace

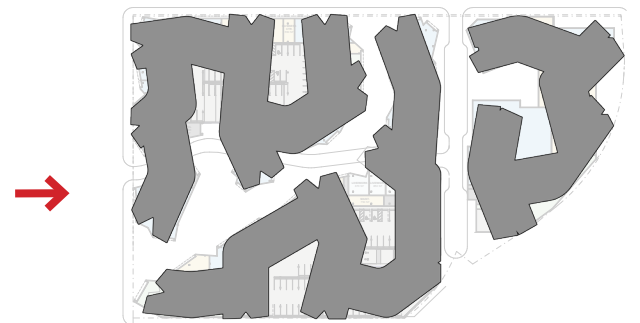


View of Micro-Restaurant Plaza

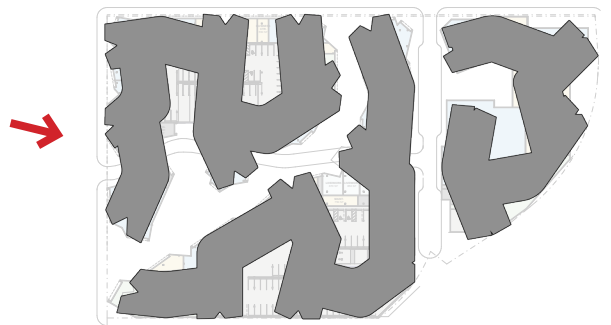




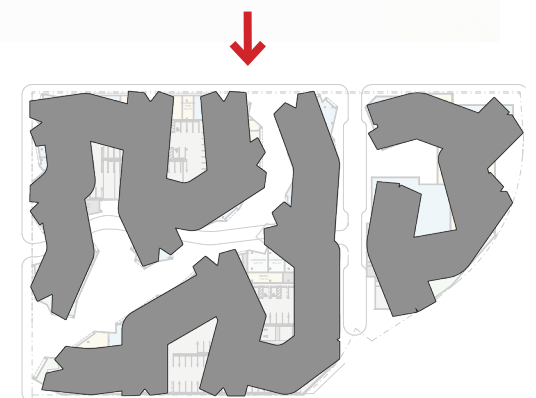
Aerial View from West



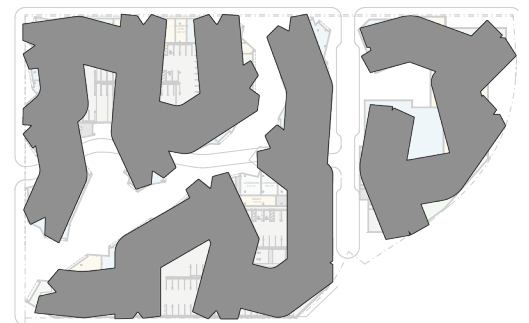
View from Holladay Park



View from 13th Avenue



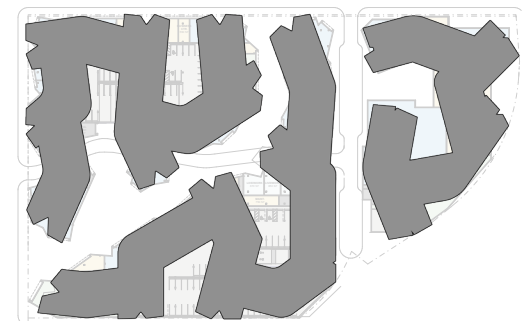
Aerial View from North

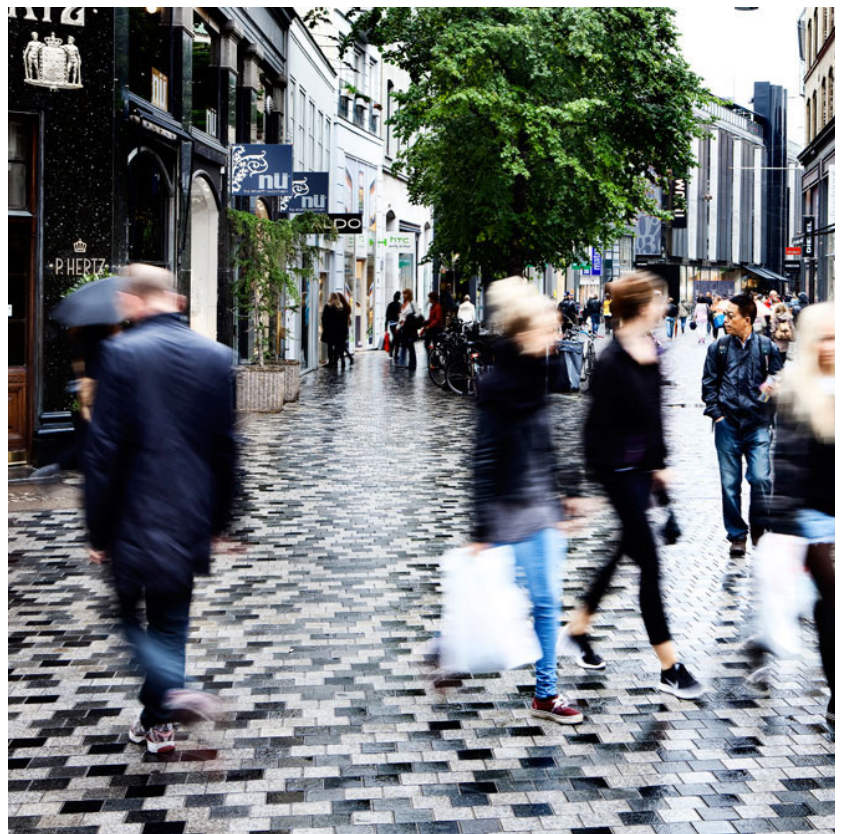
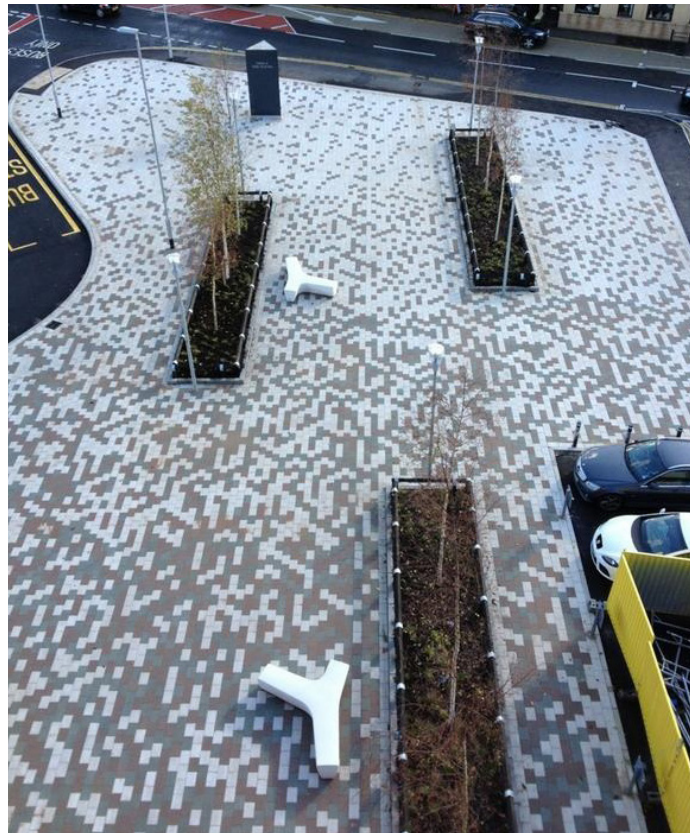
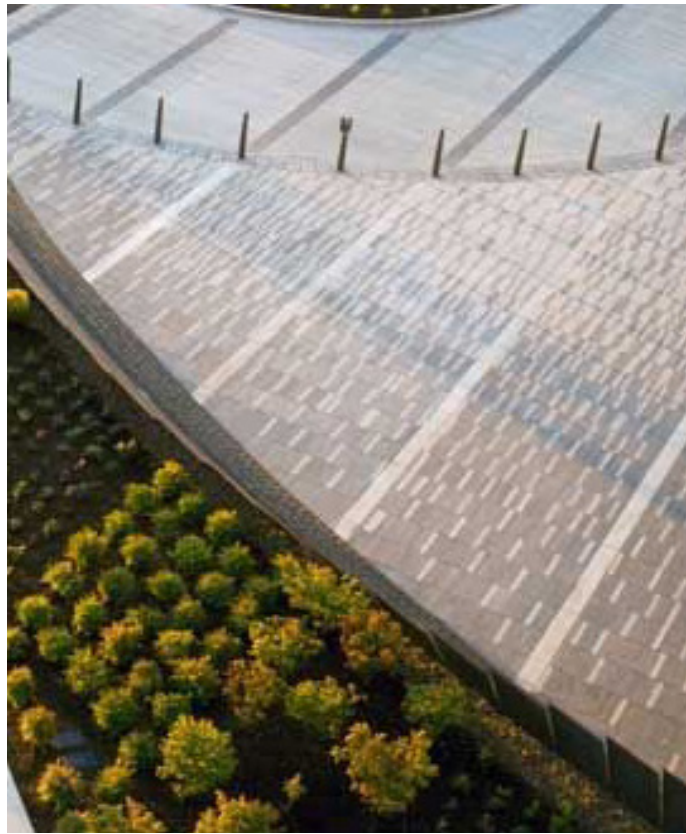
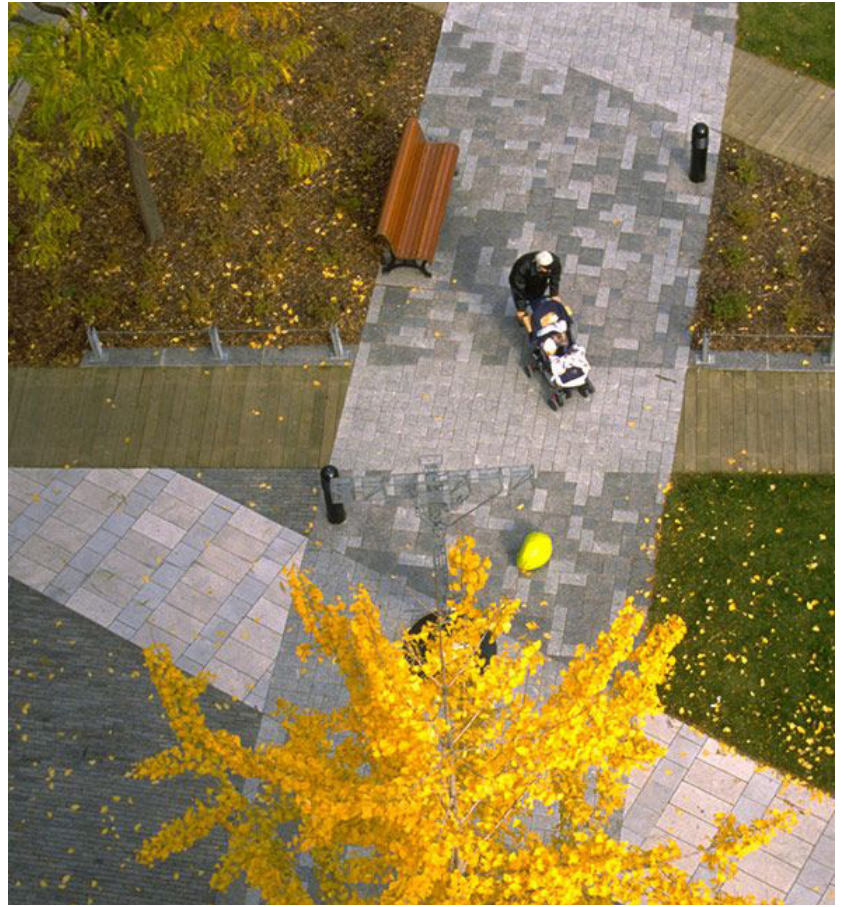


View of NE Multnomah Retail Gateway

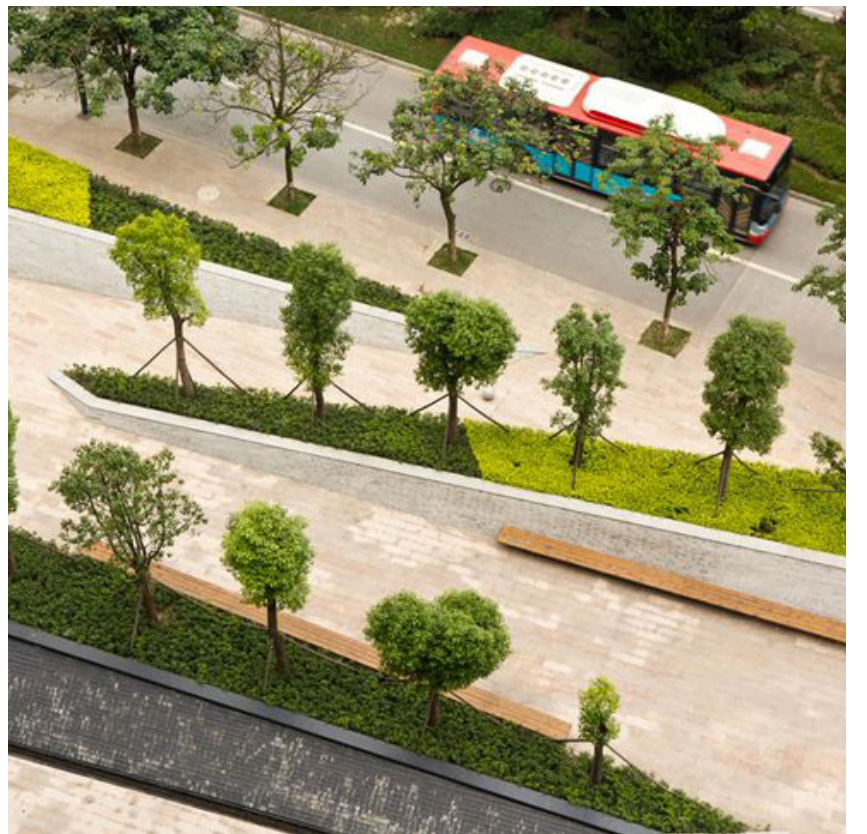
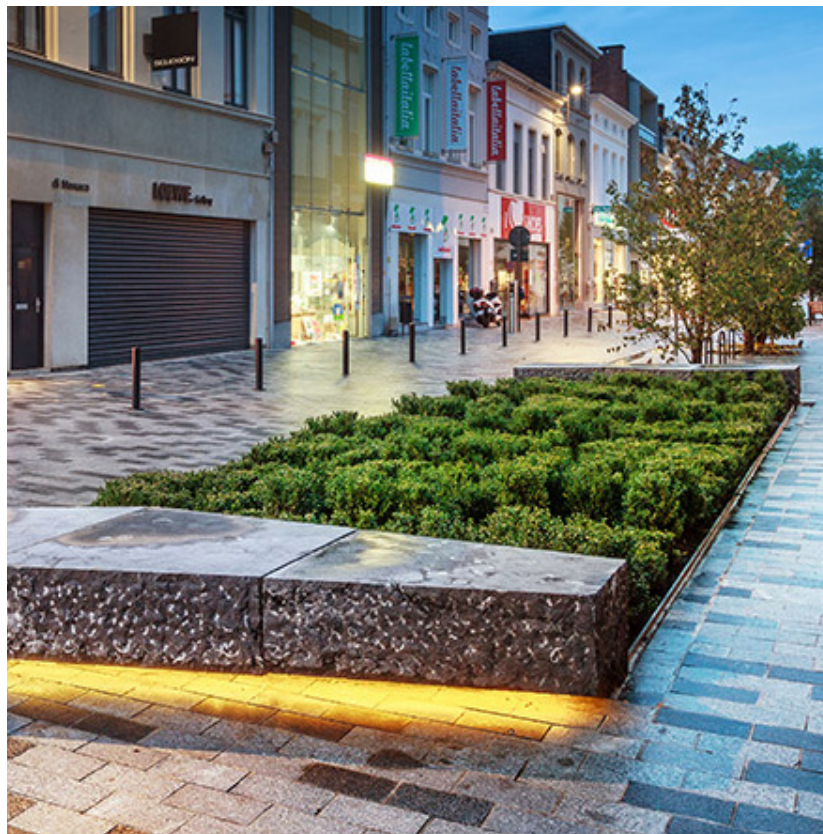
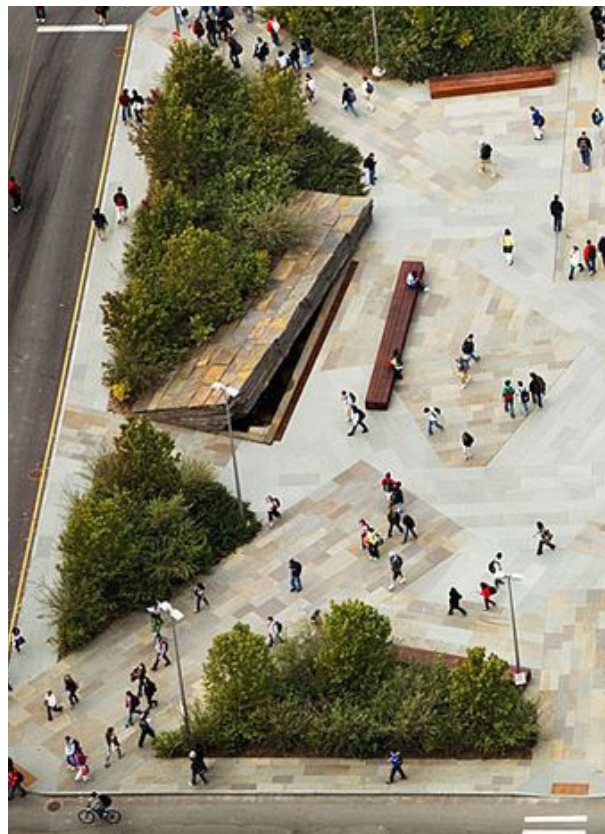


View from SW





Precedent: Planting + Ground Plane



Precedent: Landscape Zones + Places



Landscape Plan

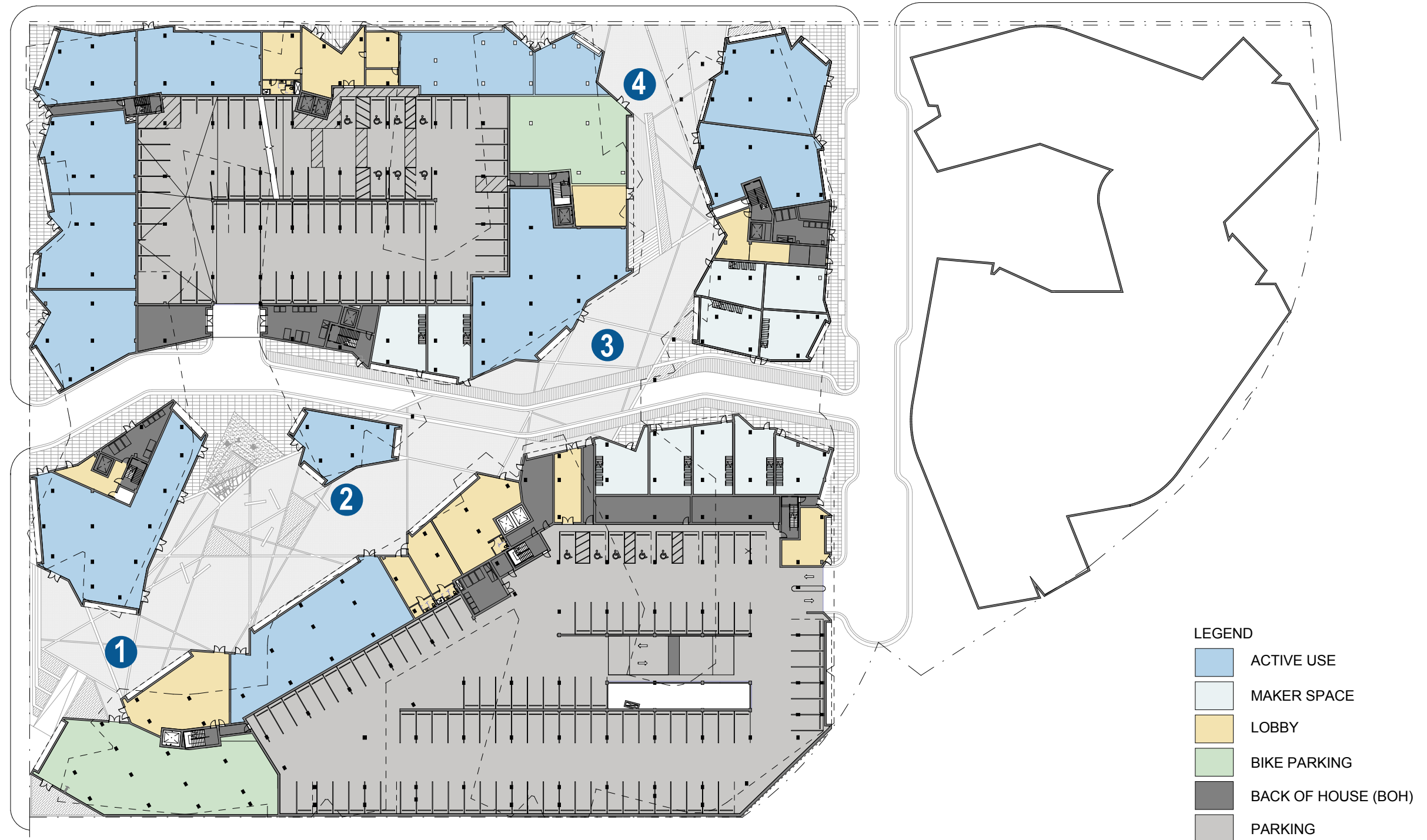
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② Micro-Restaurant **Plaza**

③ Neighborhood Maker **Hub**

④ Multnomah Retail **Gateway**

Ground Floor Plan



Typical Upper Floor Plan



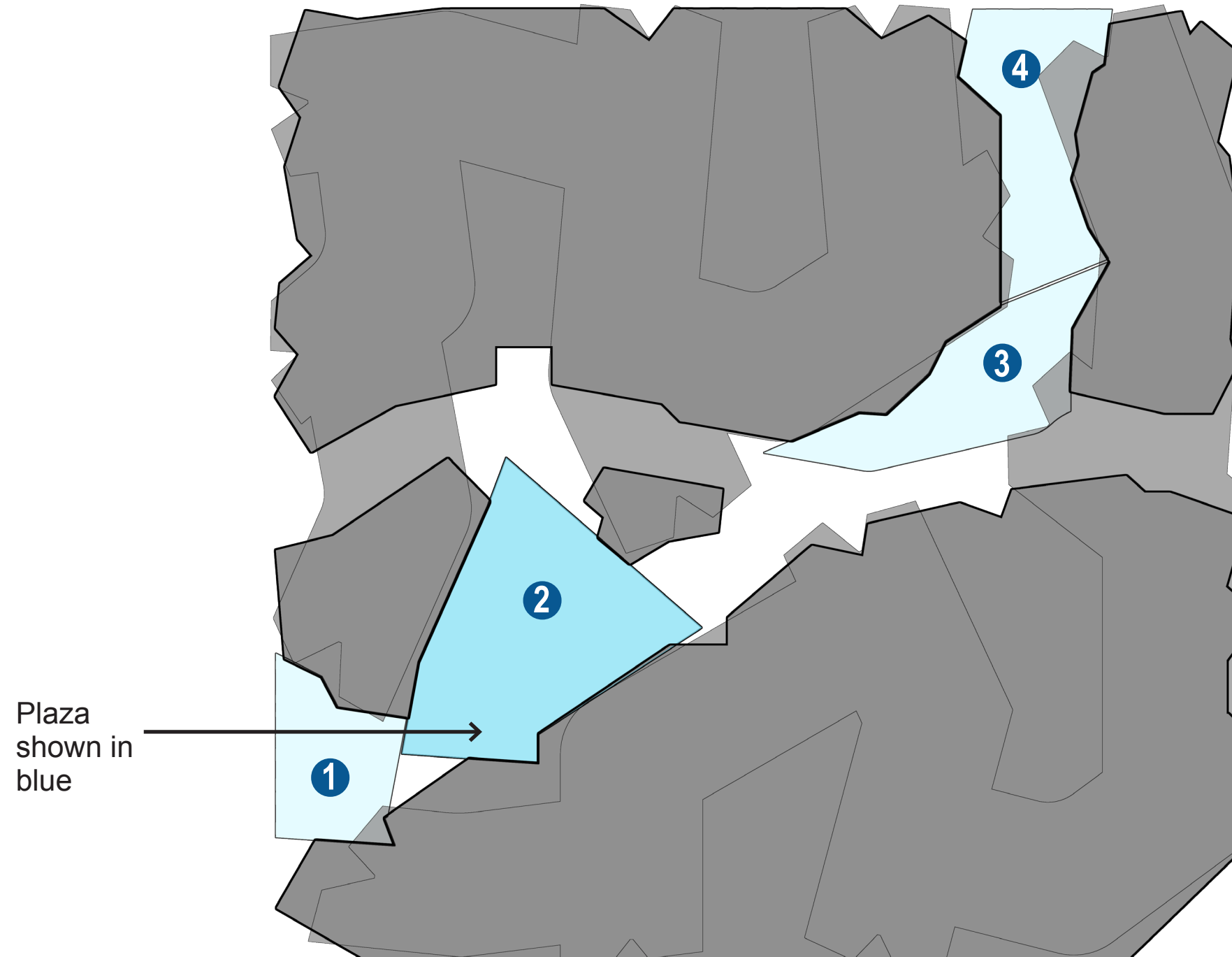
Phase 1 total site: 211,215 sf

Area of plaza required = $211,215 \times .05 = 10,560$ sf

Area of plaza provided = 10,611 sf

Area of additional plazas (shown in light blue) = 16,111 sf

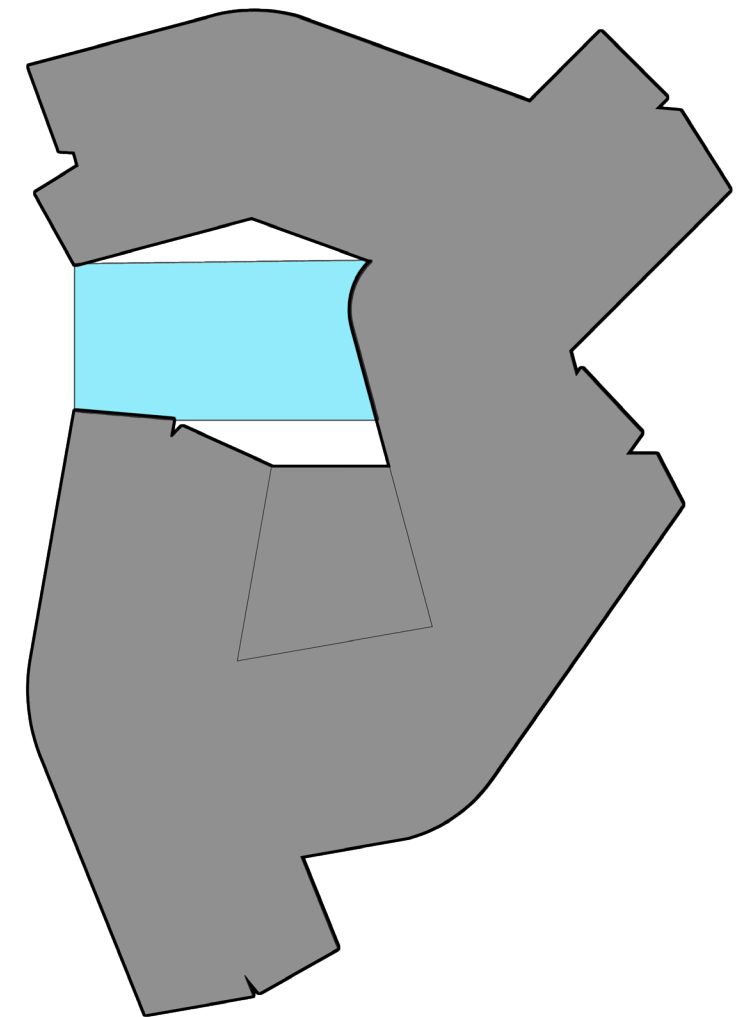
Total area of plazas = 26,722 sf



Phase 2 total site: 71,882 sf

Area of plaza required = $71,882 \times .05 = 3,594$ sf

Area of plaza provided = 4,825 sf



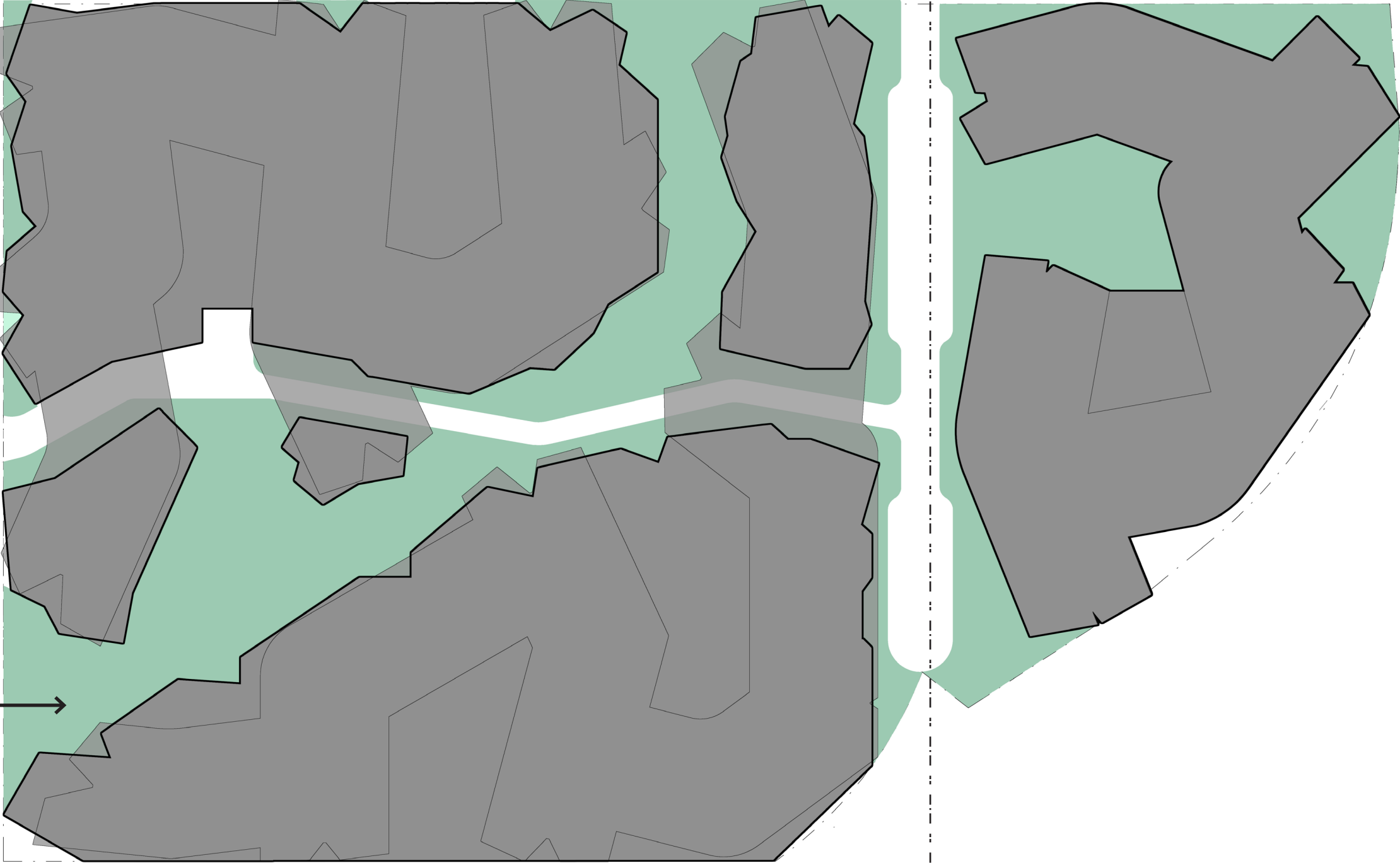
- 1 Holladay Park Terrace
- 2 Micro-Restaurant Plaza
- 3 Neighborhood Maker Hub
- 4 Multnomah Retail Gateway

Superblock Plaza Requirements

Phase 1 total site: 211,215 sf
Area of walkways required = 30,795 sf
Area of walkways provided = 48,350 sf

Phase 2 total site: 71,882 sf
Area of walkways required = 14,174 sf
Area of walkways provided = 19,256 sf

FAR: W=9:1 E=4:1
Height: 150' 150'
ZONING CODE: CXd



Walkways, Land-
scape and Public
Plazas shown in
green

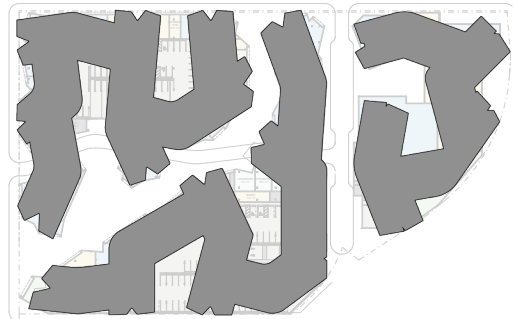
Superblock Walkway Requirements



Gateway View - Existing



Gateway View - Proposed



Gateway View - Southern Wall

DAR # 3 Response

Unique building massing: articulated as small volumes that lyrically weave together to form a village character that better suits the eastern edge of the Lloyd District.

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Thank You