

PRESS BLOCKS—

Design Review Appeal Hearing
Land Use Review #LU16-273094 DZM AD
August 10, 2017



OWNERSHIP TEAM:



URBAN RENAISSANCE GROUP



SECURITY PROPERTIES

DESIGN TEAMS:

GBD

MITHŪN

CURRENT OREGONIAN PUBLISHING BUILDINGS

975-2017

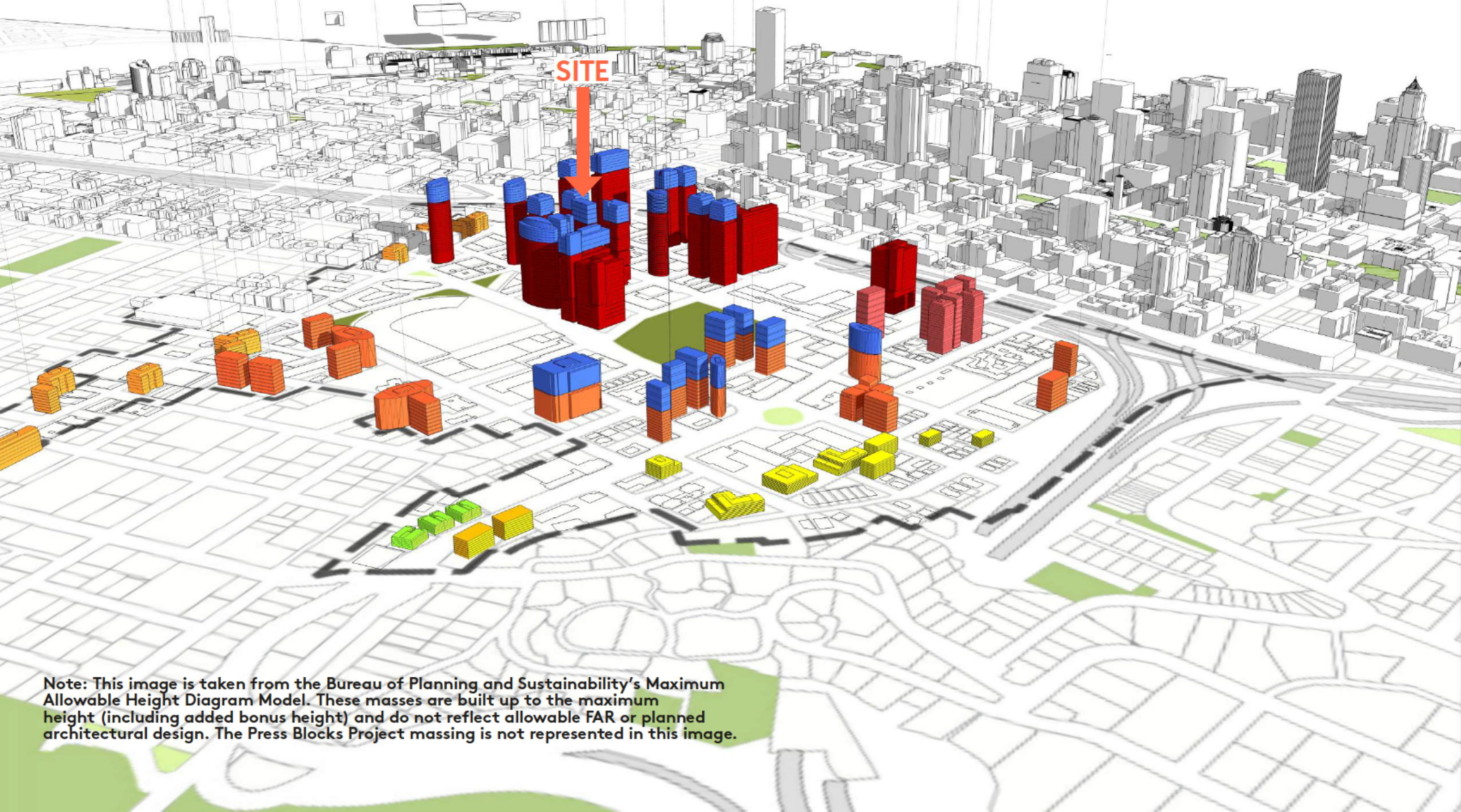


PROPOSED PRESS BLOCKS



ZONING DEVELOPMENT POTENTIAL | CITY'S VISION

975-2017



Note: This image is taken from the Bureau of Planning and Sustainability's Maximum Allowable Height Diagram Model. These masses are built up to the maximum height (including added bonus height) and do not reflect allowable FAR or planned architectural design. The Press Blocks Project massing is not represented in this image.

NEIGHBORHOOD CONTEXT

975-2017



GOOSE HOLLOW MATERIAL INSPIRATION

975-2017



MASTER SITE PLAN

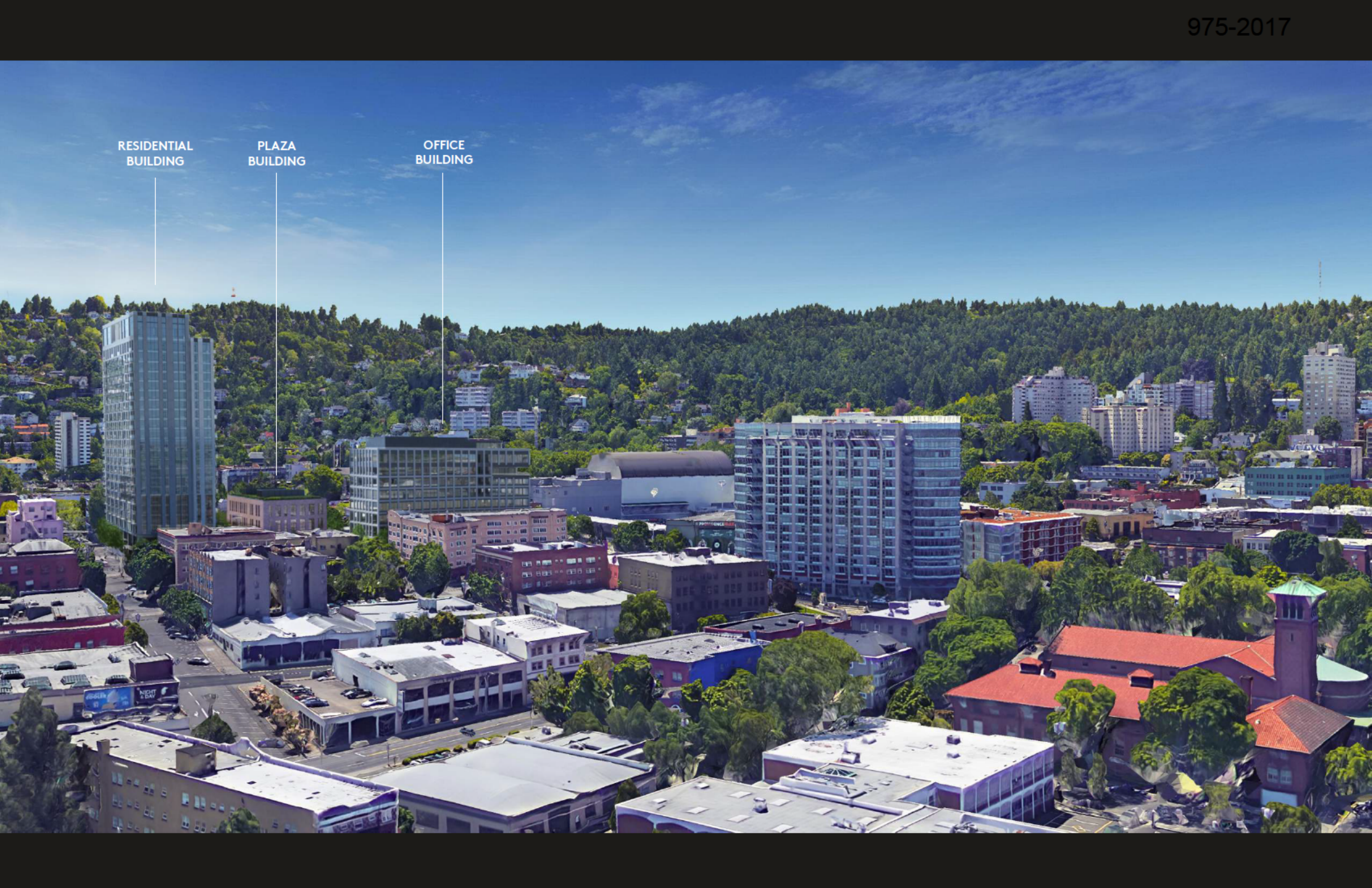
975-2017



RESIDENTIAL
BUILDING

PLAZA
BUILDING

OFFICE
BUILDING



OFFICE BUILDING—

975-2017











PLAZA BUILDING & RESIDENTIAL BUILDING—



PLAZA BUILDING & RESIDENTIAL BUILDING | SITE PLAN

975-2017





RESIDENTIAL & PLAZA BUILDINGS | LOOKING SOUTH



PLAZA BUILDING | LOOKING SOUTHEAST



LOOKING WEST DOWN SW YAMHILL ST



RESIDENTIAL BUILDING | SW TAYLOR STREET FRONT



MID-BLOCK CONNECTOR & PLAZA



PLAZA LOOKING EAST

RESIDENTIAL BUILDING | SHADOW STUDIES

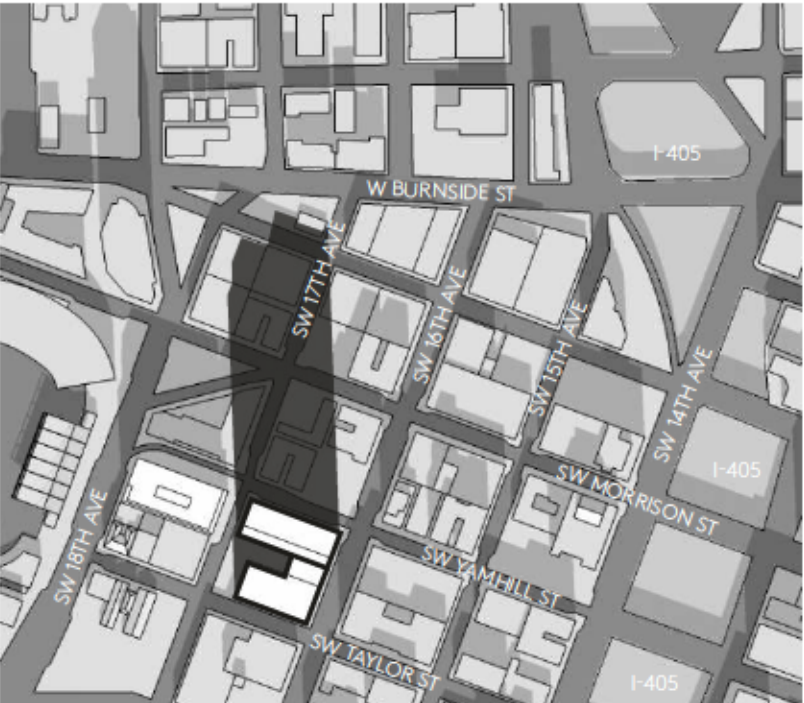
975-2017

RESIDENTIAL BUILDING ON YAMHILL

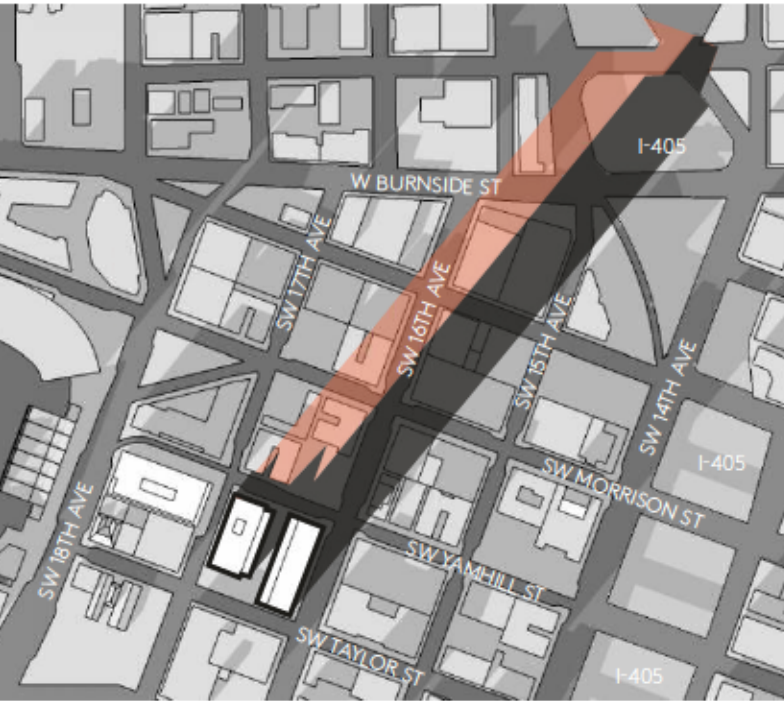
10:00 AM

12:00 PM

3:00 PM



RESIDENTIAL BUILDING ON 16TH



Comparative Extent of
Shade by Residential
Building on SW Yamhill St

DESIGN GUIDELINES—

A5-1 | Strengthen the Identity of the Civic Stadium Area

A5-1 Background:

"The scale and character of new mixed-use and residential development should respect the mid to high rise scale of the existing buildings within the station area."

A5-1 Guideline:

"b. Incorporating the history of...Tanner Creek in the form of artwork, murals, and other design features;"

A5-1 Guideline:

"d. Using architectural vocabulary and materials that maintain continuity with the existing developments and add to the character of the station area."

Design Commission Chair

Julie Livingston:

"A-5, which is enhance, embellish, and identify areas. I think this is a really sophisticated addition to Goose Hollow, all three buildings, and the landscape and plaza as well."



Scottish Rite Building 1906



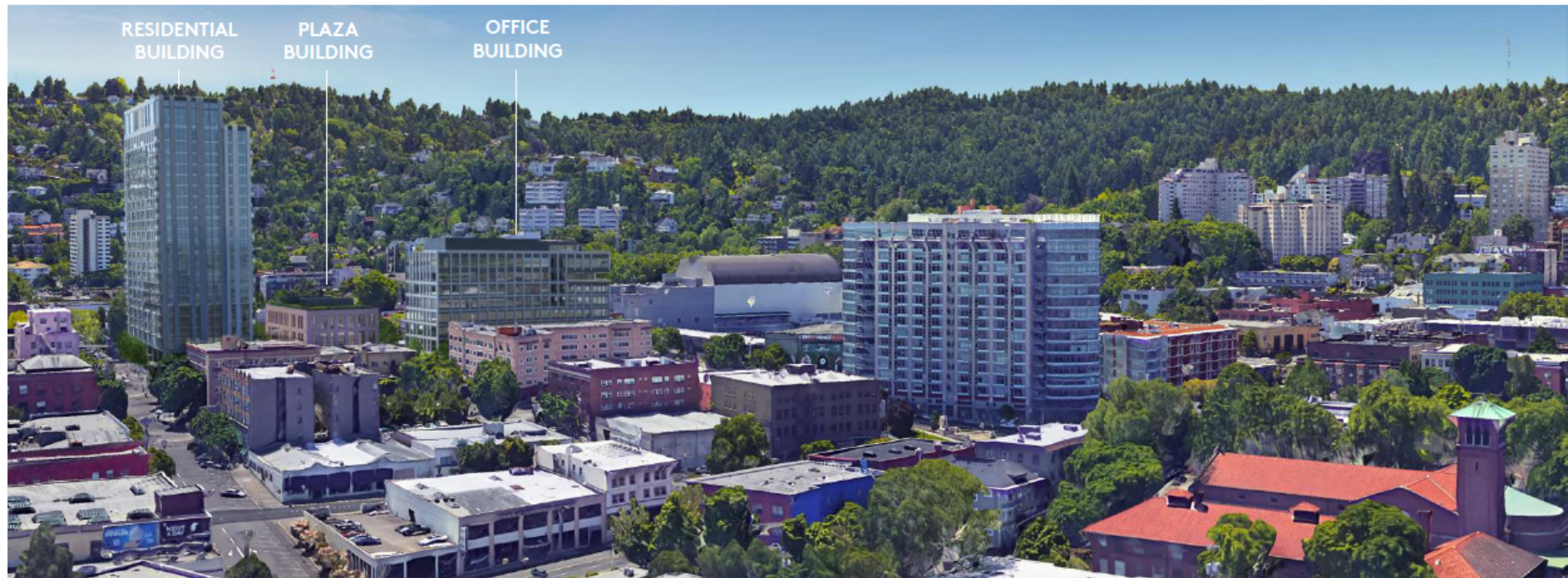
Hotel deLuxe (Mallory Hotel) 1912



MAC 1973



The Civic 2007



C-4 | Complement the Context of Existing Buildings

C-4 Background:

"Design characteristics reflected in an area's design vocabulary include building proportion, scale, rhythm, and construction materials, as well as smaller-scale elements, such as window and/or door styles, color and roof shape"

C-4 Guideline:

"Complement the context of existing buildings by using and adding to the local design vocabulary."



Scottish Rite Building 1906



Hotel deLuxe (Mallory Hotel) 1912



MAC 1973



The Civic 2007

ARCHITECTURAL VOCABULARY OF GOOSE HOLLOW

VARIETY OF BUILDING SCALE

PUNCHED OPENINGS

BRICK TEXTURE

SMOOTH CONCRETE & STUCCO

ARTICULATED BASES

BELT COURSING

CORBELLED ENTRIES

COLOR & TEXTURAL VARIETY



PERSPECTIVE LOOKING WEST ON SW YAMHILL ST

CC FUNDAMENTAL DESIGN GUIDELINE B-1, B-6 & GOOSE HOLLOW DESIGN GUIDELINE B1-1⁹⁷⁵⁻²⁰¹⁷

B-1 | Reinforce and Enhance the Pedestrian System

B-1 Guideline:

"Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed."

Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb."



PERSPECTIVE AT OFFICE BUILDING LOOKING EAST



PERSPECTIVE AT PLAZA BUILDING LOOKING SOUTHEAST



PERSPECTIVE LOOKING WEST ON SW YAMHILL ST



PERSPECTIVE LOOKING NORTH TOWARD MID-BLOCK CONNECTOR

CC FUNDAMENTAL DESIGN GUIDELINE B-1, B-6 & GOOSE HOLLOW DESIGN GUIDELINE B1-1⁹⁷⁵⁻²⁰¹⁷

B1-1 | Provide human scale to buildings along walkways.

B1-1 Background:

"...door, window, and wall treatment adjacent to pedestrian ways should relate and contribute to pedestrian interest and enjoyment...variation and sensitive detailing...porches and balconies are particularly encouraged."

B1-1 Guideline:

"Provide human scale and interest to buildings along sidewalks and walkways."



PERSPECTIVE AT OFFICE BUILDING LOOKING EAST



PERSPECTIVE AT PLAZA BUILDING LOOKING SOUTHEAST



PERSPECTIVE LOOKING WEST ON SW YAMHILL ST



PERSPECTIVE LOOKING NORTH TOWARD MID-BLOCK CONNECTOR

CC FUNDAMENTAL DESIGN GUIDELINE B-1, B-6 & GOOSE HOLLOW DESIGN GUIDELINE B1-1 ⁹⁷⁵⁻²⁰¹⁷

B-6 | Develop Weather Protection

B-6 Guideline:

“Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.”



PERSPECTIVE AT OFFICE BUILDING LOOKING EAST



PERSPECTIVE AT PLAZA BUILDING LOOKING SOUTHEAST



PERSPECTIVE LOOKING WEST ON SW YAMHILL ST



PERSPECTIVE LOOKING NORTH TOWARD MID-BLOCK CONNECTOR

CC FUNDAMENTAL DESIGN GUIDELINE C-2 | PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT

C-2 Guideline:
“Use design principles and building materials that promote quality and permanence.”

“2c..with exterior-cladding materials such as bricks, stone, concrete, metal, and glass to create building facades that provide a range of visual experiences and promote a sense of permanence”

Design Commission Chair Julie Livingston:
“...The response to C-2... [is] executed with a fair amount of sophistication and restraint. And that again applies to all three buildings...the design is backstopped by great materials and just really strong patterning on the facades.”



RESIDENTIAL BUILDING MATERIALS



STONE



CEMENTITIOUS PANEL (TEXTURED AND RIBBED)



ALUMINUM WINDOW WALL



ALUMINUM STOREFRONT



PLAZA BUILDING MATERIALS



BRICK MASONRY



METAL PANEL



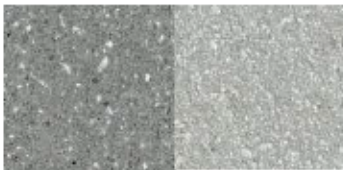
FIBERGLASS WINDOWS



ALUMINUM STOREFRONT



OFFICE BUILDING MATERIALS



THIN PRECAST CONCRETE PANELS



HONEYCOMB-BACKED METAL PANEL



FIBERGLASS WINDOWS



ALUMINUM STOREFRONT

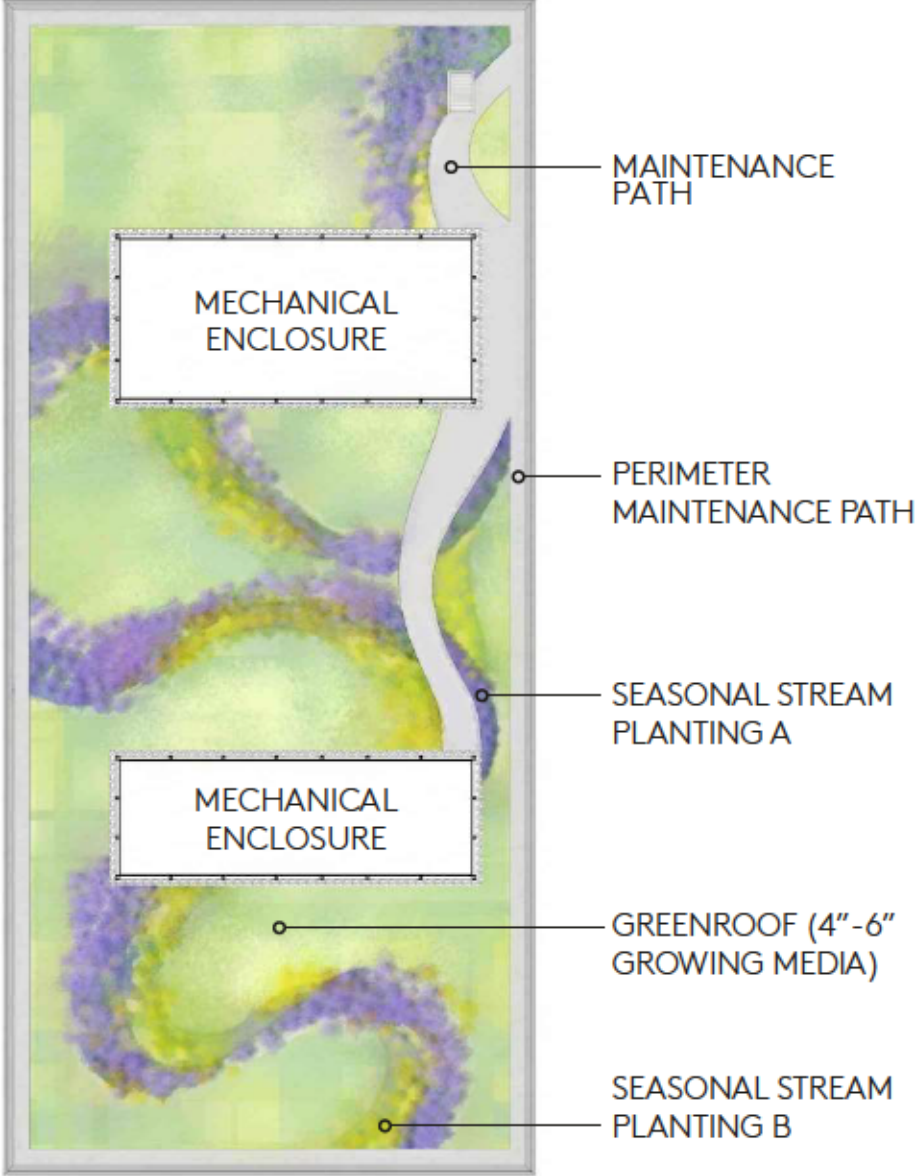


A-2 Background:
“Examples of elements that identify Portland include the rose (the city flower), the great blue heron (the city bird), water features, bridges, trees, mountain views, rain, and the natural environment.”

A-2 Guideline:
“When provided, integrate Portland-related themes with the development’s overall design concept.”



PERSPECTIVE - MIDBLOCK CONNECTOR



PLAZA BUILDING ROOF

THANK YOU—

