

HOLST for Portland Lloyd Center Community LLC

Type III Design Review, DA No. 16-291429

Submitted November 20, 2017

OVERVIEW

C.6 LOCATION MAP
 C.7 VICINITY MAP
 C.8 CONTEXT: NEIGHBORHOODS
 C.9 CONTEXT: TRANSIT
 C.10 CONTEXT PHOTOS
 C.11 CONTEXT PHOTOS
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CONCEPT

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 C.19 BUILDING HEIGHTS
 C.20 NEIGHBORHOOD TEXTURE
 C.21 BUILDING HEIGHTS

DESIGN

C.24 GROUND FLOOR PLAN
 C.25 TYPICAL FLOOR PLAN
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 C.38 RENDERED VIEW

INFORMATION

PROPERTY: 1510 NE Multnomah St
 RE: Design Advice Request
 SUBMITTED: November 20, 2017

ARCHITECT: HOLST
 CONTACT: Dave Otte, Partner
 dotte@holstarc.com
 503 233 9856

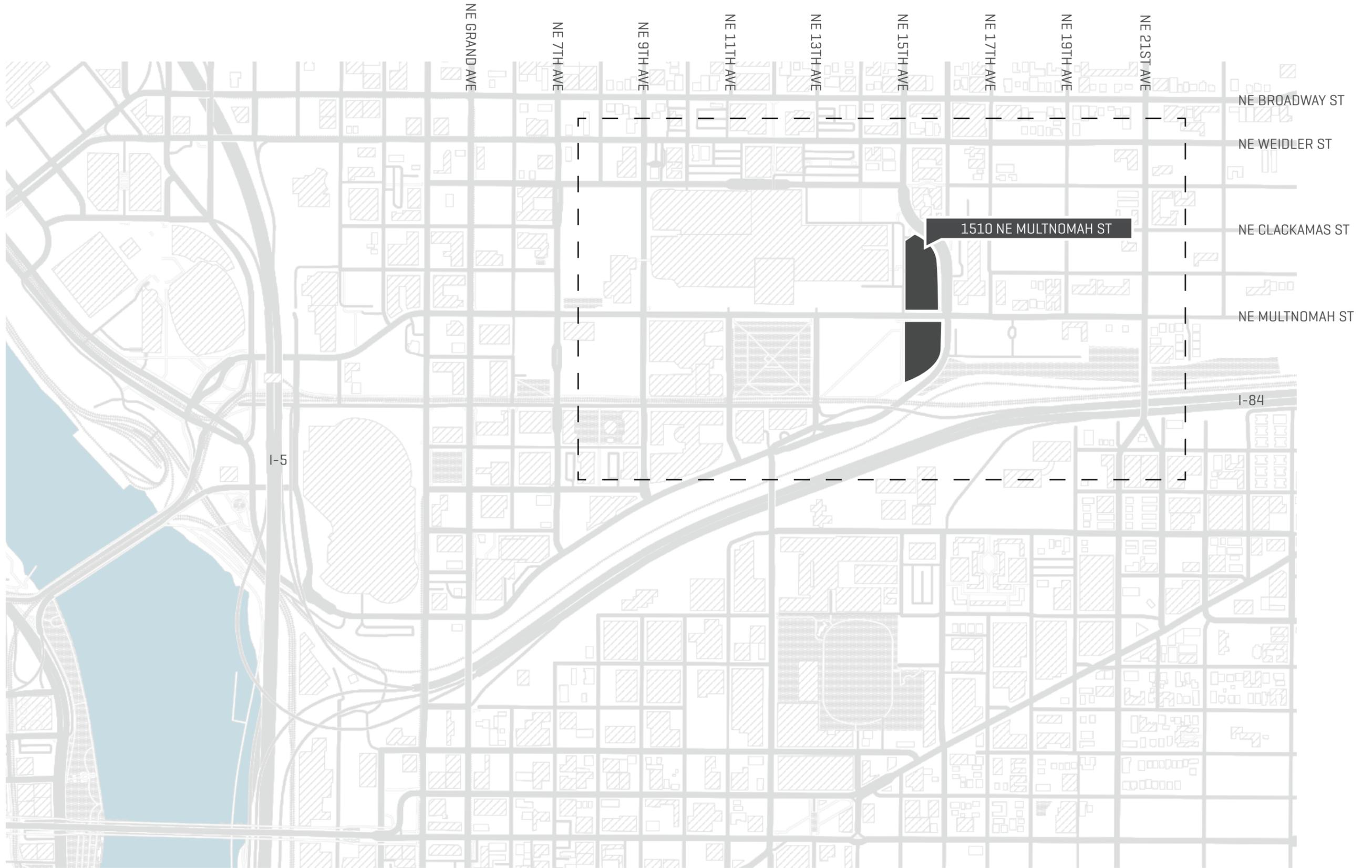
LANDSCAPE: 2.ink STUDIO
 CONTACT: Tommy Solomon, Associate
 tsolomon@2inkstudio.com
 503 546 4645

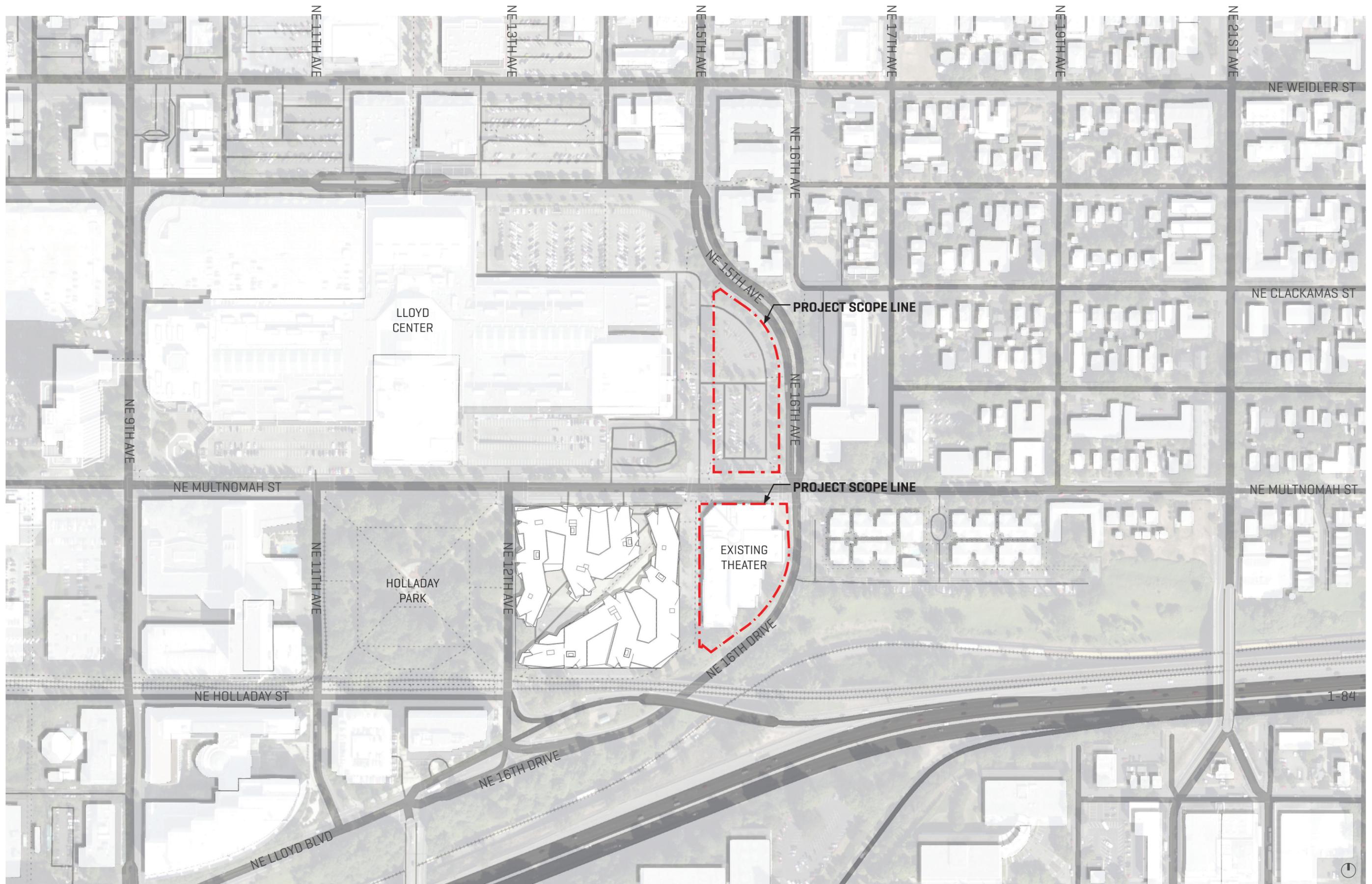
OWNER: Portland Lloyd Center Community LLC
 CONTACT: Cassidy Bolger
 bolger.cassidy@gmail.com
 503 342 4903

CONTENT

C.6	LOCATION MAP
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OVERVIEW





1510 NE MULTNOMAH

**DESIGN
ADVICE
REQUEST**

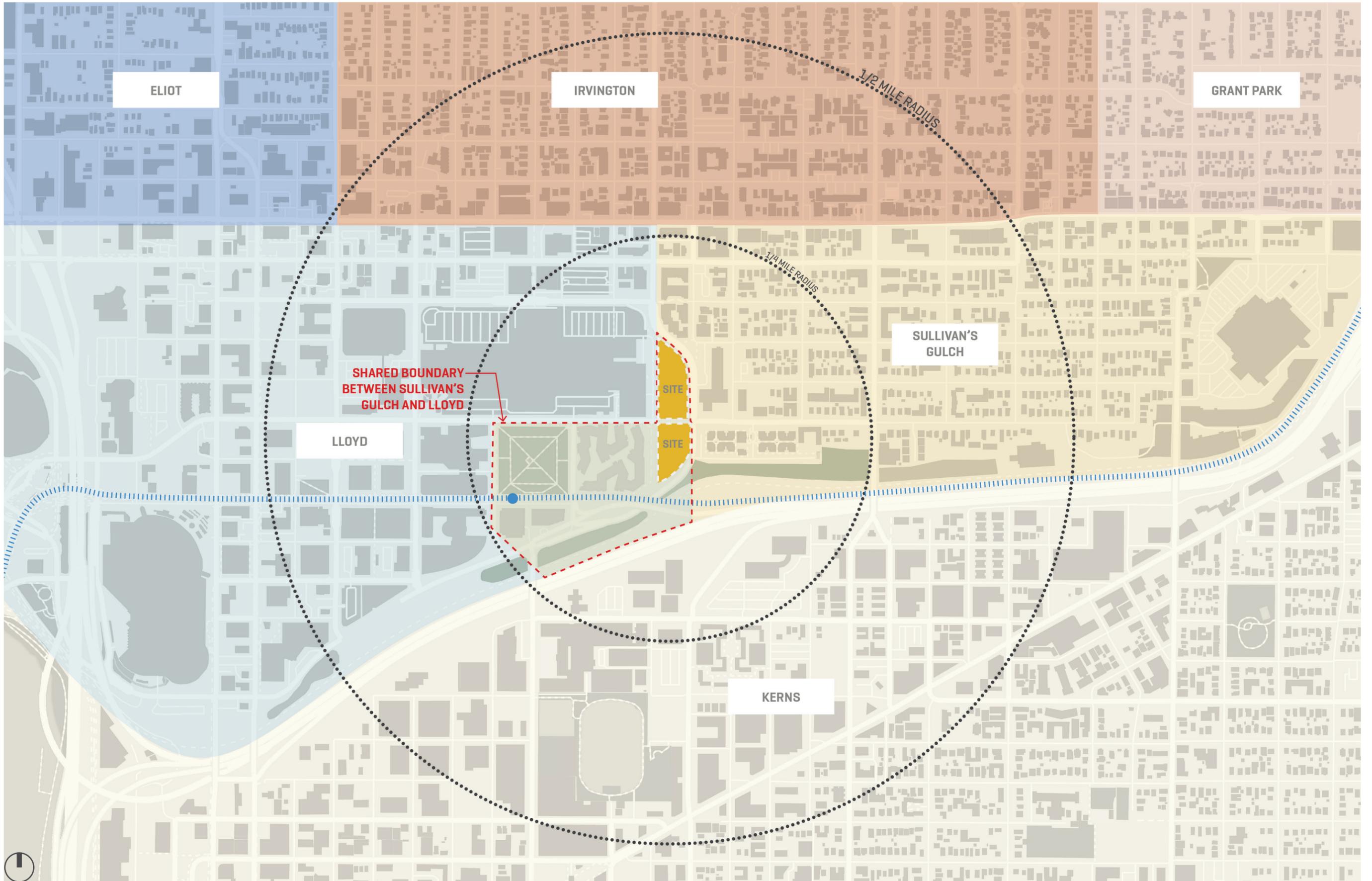
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Title:
VICINITY MAP

Sheet:

C.7



ELIOT

IRVINGTON

GRANT PARK

SHARED BOUNDARY
BETWEEN SULLIVAN'S
GULCH AND LLOYD

LLOYD

SULLIVAN'S
GULCH

SITE

SITE

KERNS

1/2 MILE RADIUS

1/4 MILE RADIUS

DESIGN
ADVICE
REQUEST

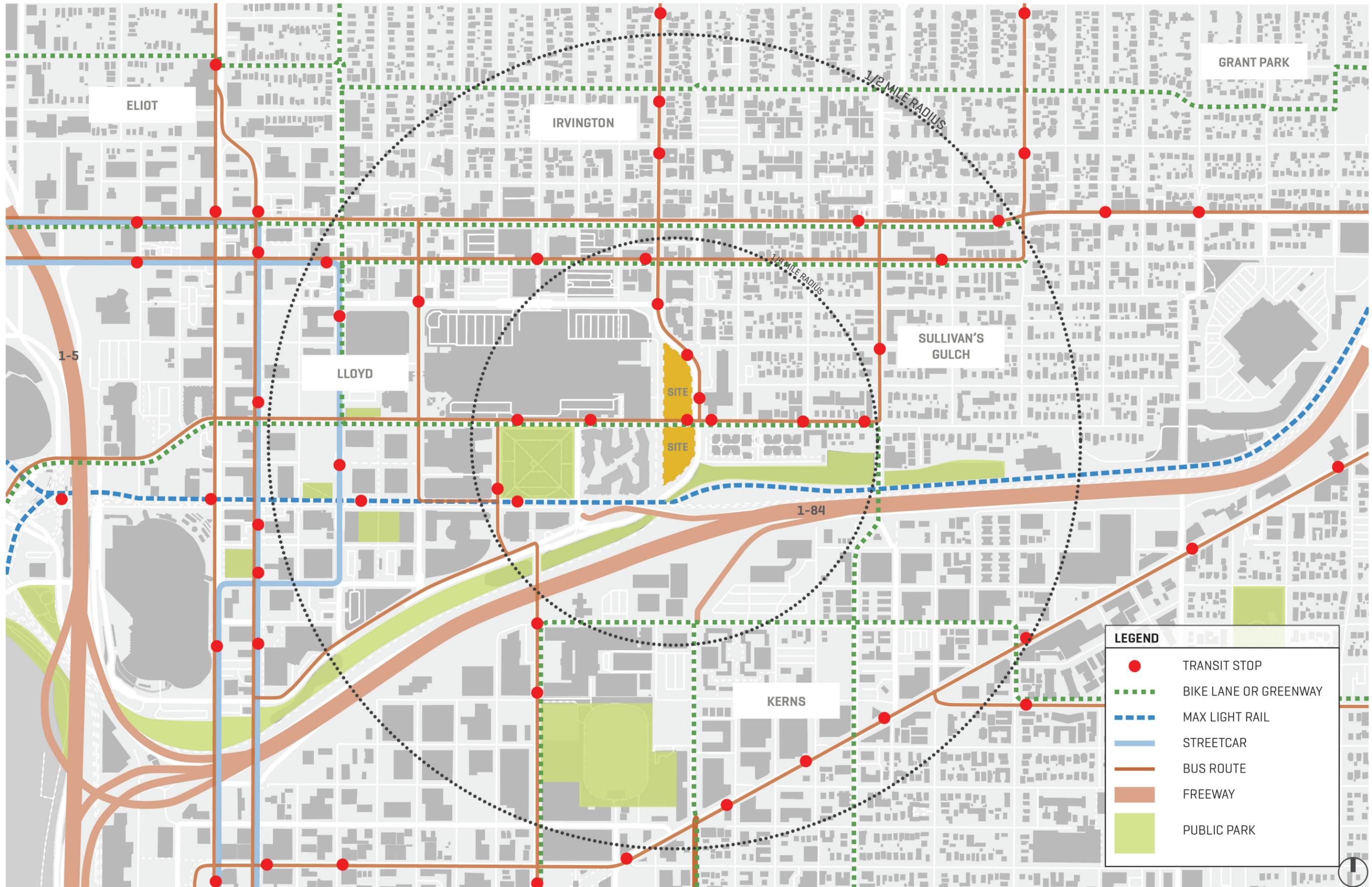
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Title:

SITE
CONTEXT:
NEIGHBOR-
HOODS

Sheet:



LEGEND	
●	TRANSIT STOP
- - -	BIKE LANE OR GREENWAY
- - -	MAX LIGHT RAIL
—	STREETCAR
—	BUS ROUTE
—	FREEWAY
■	PUBLIC PARK

LLOYD DISTRICT

1510 NE MULTNOMAH



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CONTEXT
PHOTOS:
LLOYD
DISTRICT

Sheet:

SULLIVAN'S GULCH



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Title:

CONTEXT
PHOTOS:
SULLIVAN'S
GULCH

Sheet:

C.11

DAR #1 SUMMARY NOTES

Massing + Architecture

- More modulation in height and massing, break mass at 1st floor
- Deliberate response to Sullivan's Gulch - knit with Lloyd district
- Consider transition between neighborhoods
- Adhering to 200x200 block structure is not critical
- Consider project as 3 separate buildings with unique character
- Articulate building corners, consider rounded corners of property to shape mass (sharp corners not preferred here)
- Create distinct focal points in the project

Site Organization

- Clearly sequence ground floor level spaces - what are the urban design rules?
- Show pedestrian connections through the site, consider crosswalk on 16th

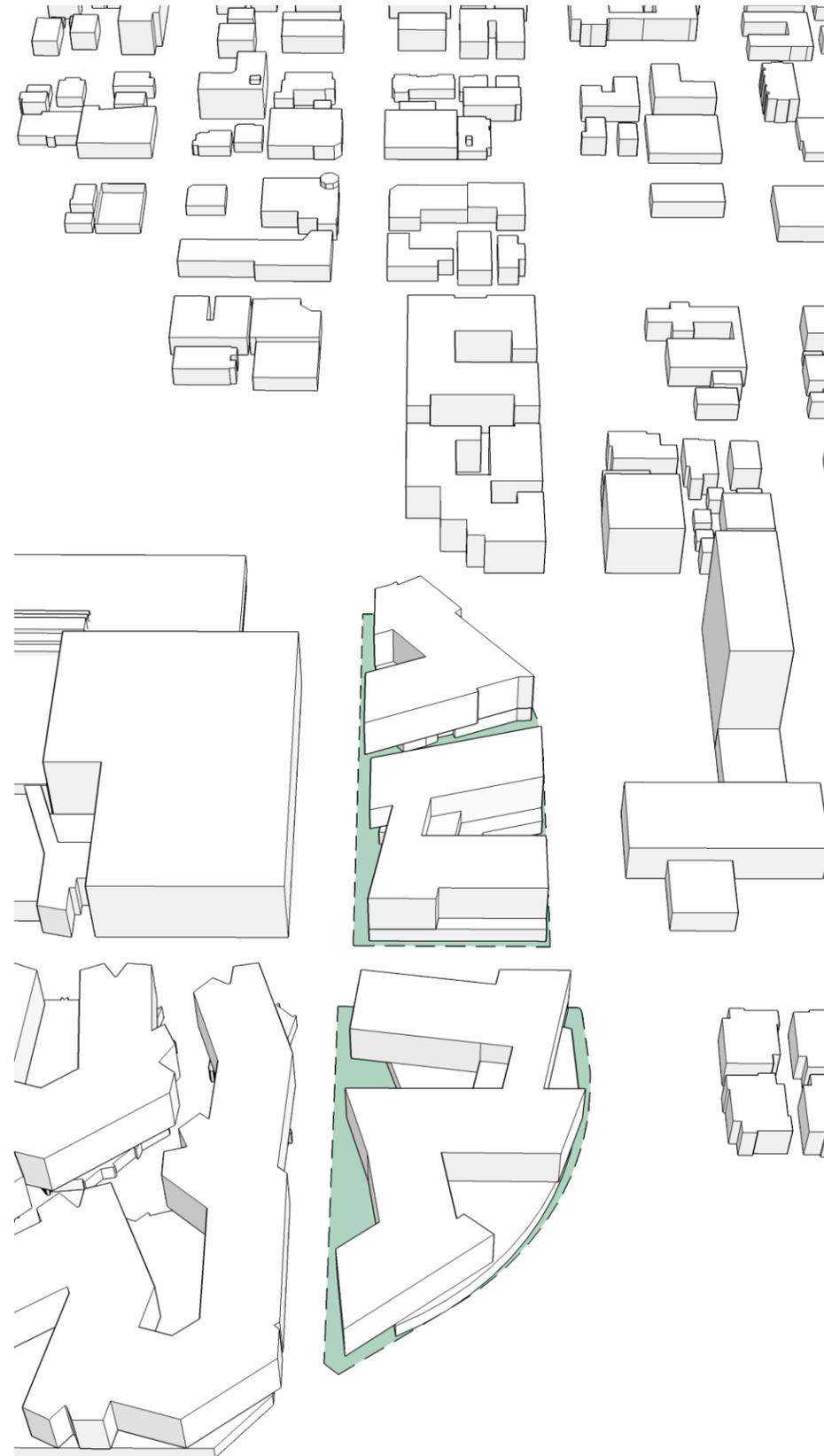
Ground Floor

- Re-program ground floor uses along 15th to create vibrant pedestrian experience (maker spaces are good here)
- Activate north plaza by locating amenity space on north side of building 1
- Residential programming along 16th is good

Colors + Materials

- Light colored materials are preferred

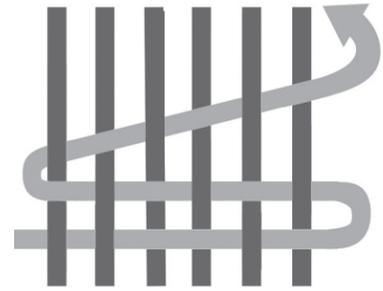
DAR #1 AXON DIAGRAM



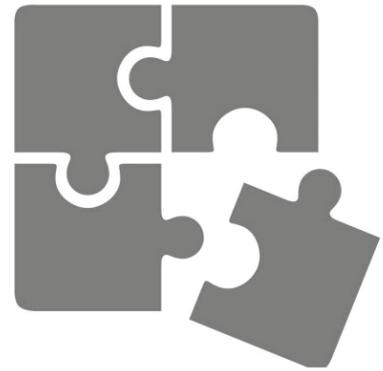
DAR #1 PLAN DIAGRAM



GOALS FOR DAR # 2



KNIT NEIGHBORHOODS TOGETHER



SUPPORT AND ENHANCE CONTEXT



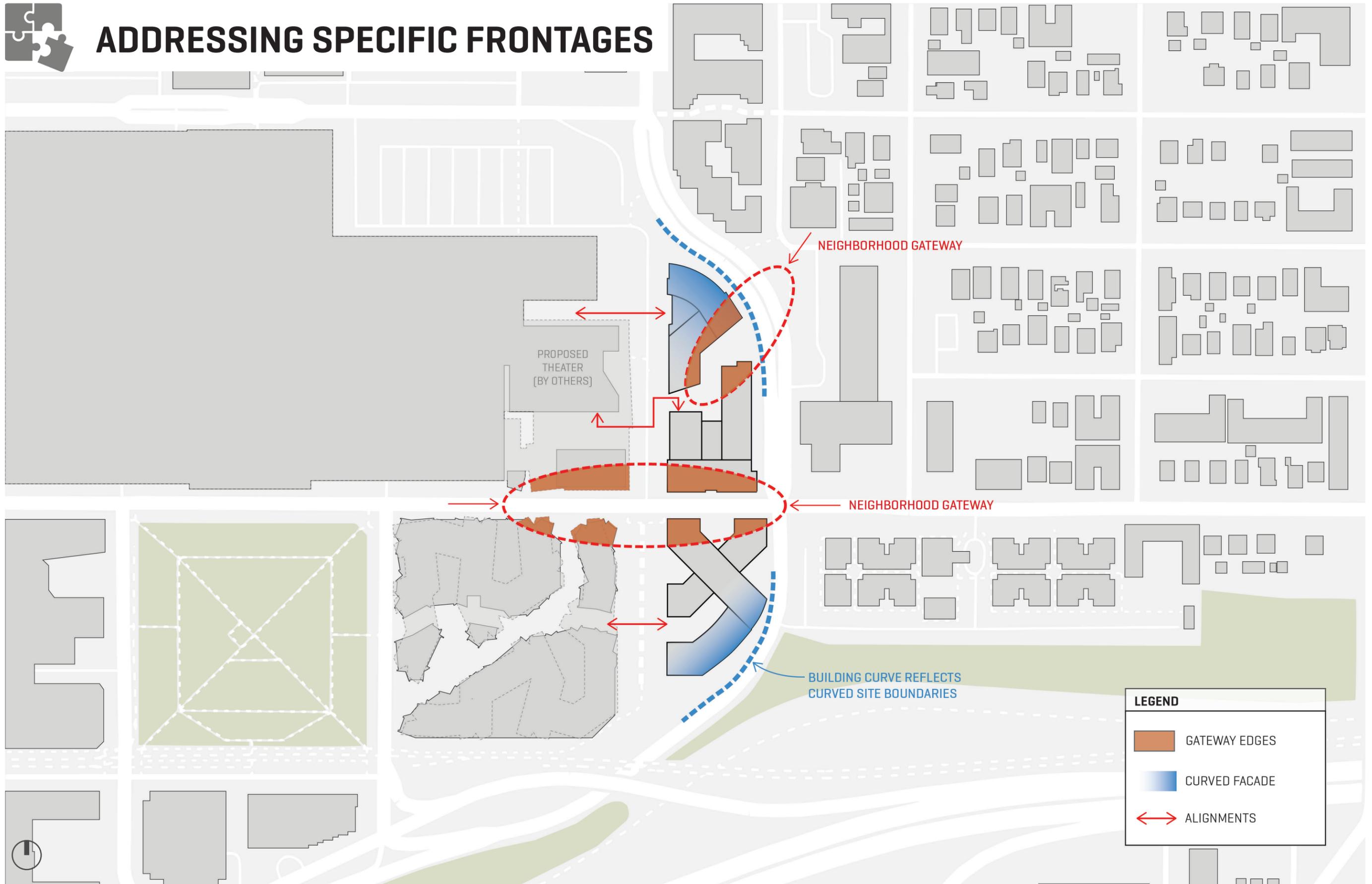
SEQUENCE AN ENGAGING PEDESTRIAN EXPERIENCE

CONCEPT

C.16	STREET FRONTAGES
C.17	PEDESTRIAN EXPERIENCE
C.18	NEIGHBORHOOD TEXTURE
C.19	BUILDING HEIGHTS
C.20	NEIGHBORHOOD TEXTURE
C.21	BUILDING HEIGHTS

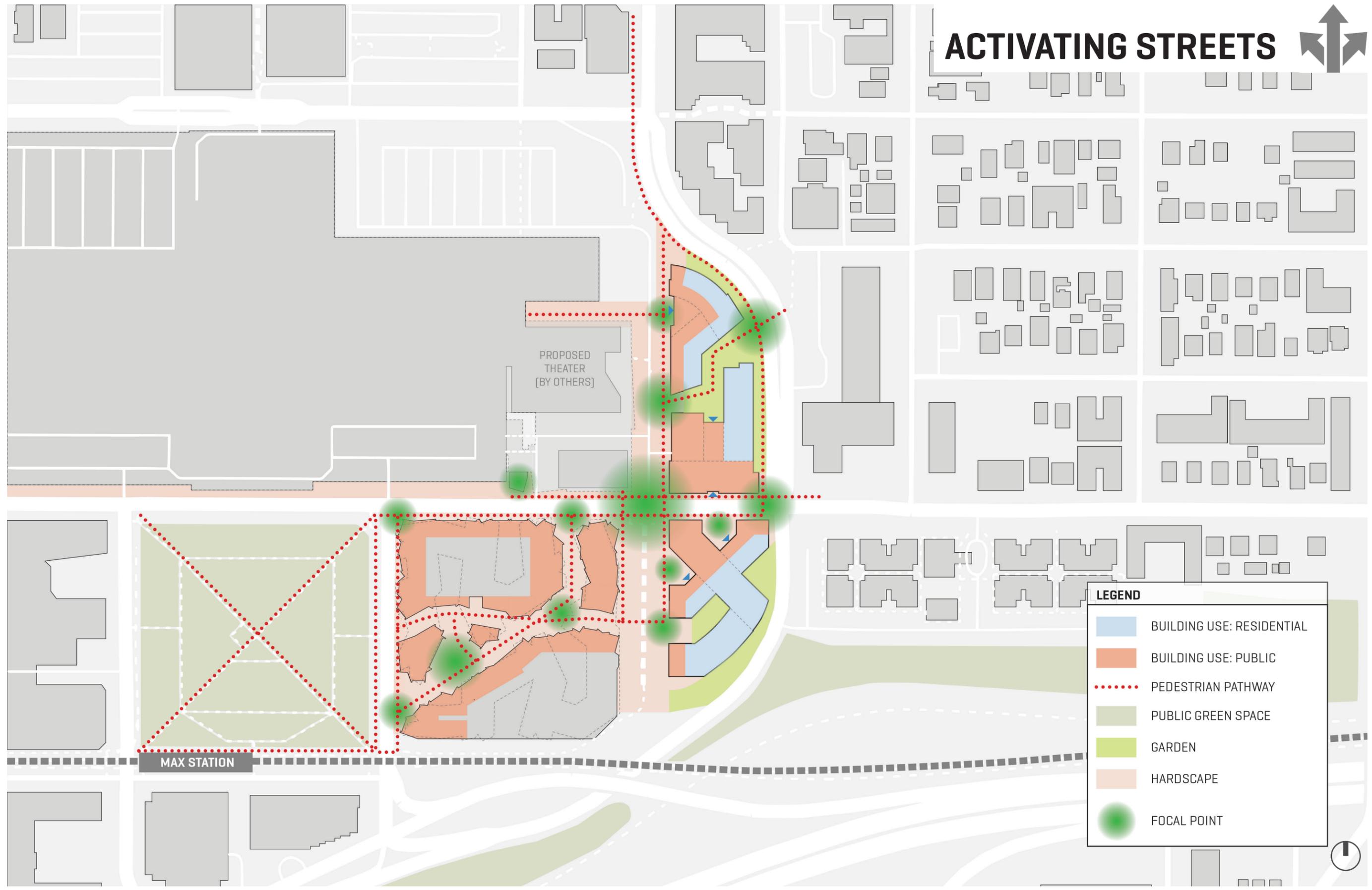


ADDRESSING SPECIFIC FRONTAGES



LEGEND

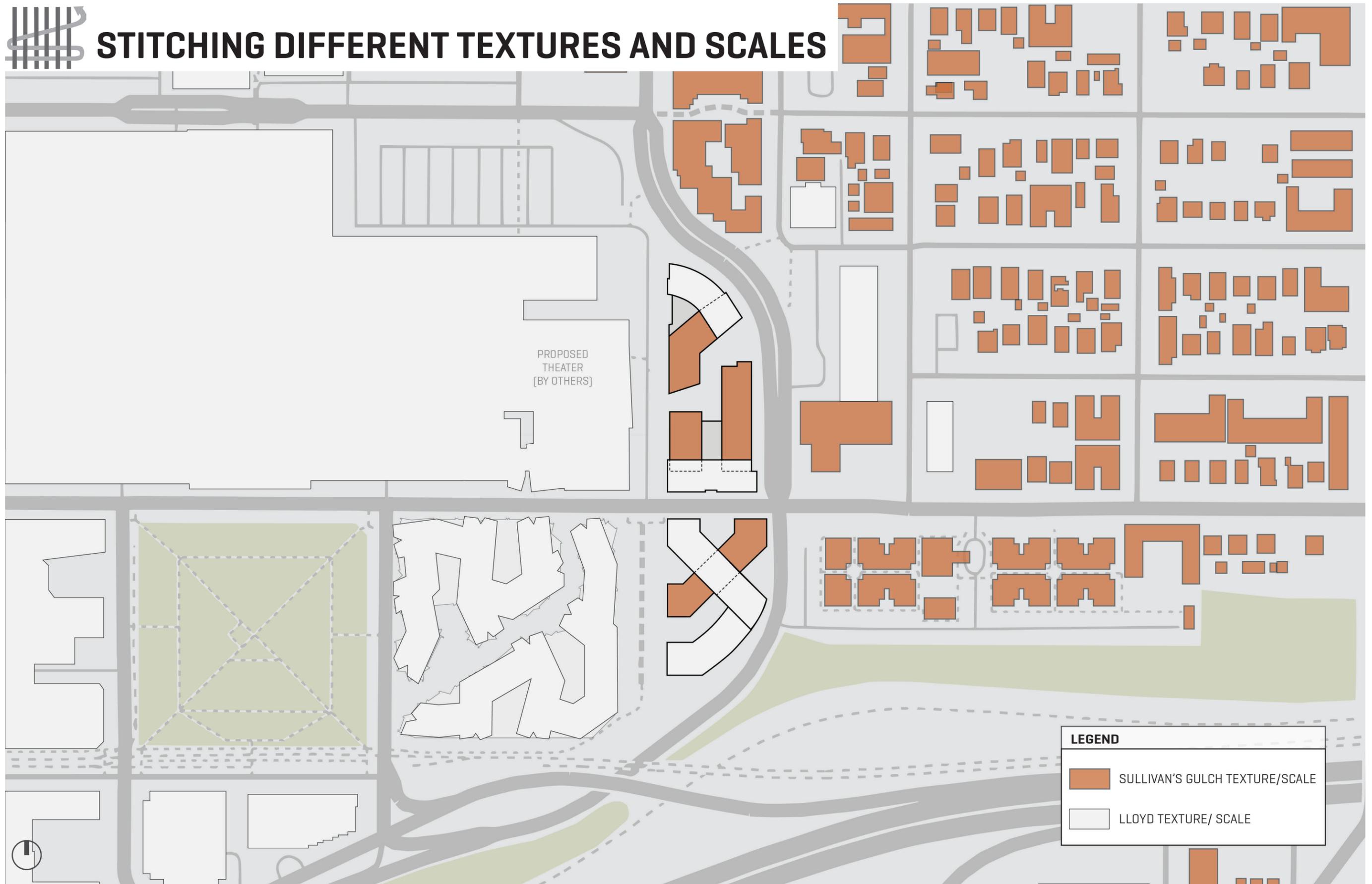
- GATEWAY EDGES
- CURVED FACADE
- ALIGNMENTS





STITCHING DIFFERENT TEXTURES AND SCALES

1510 NE MULTNOMAH



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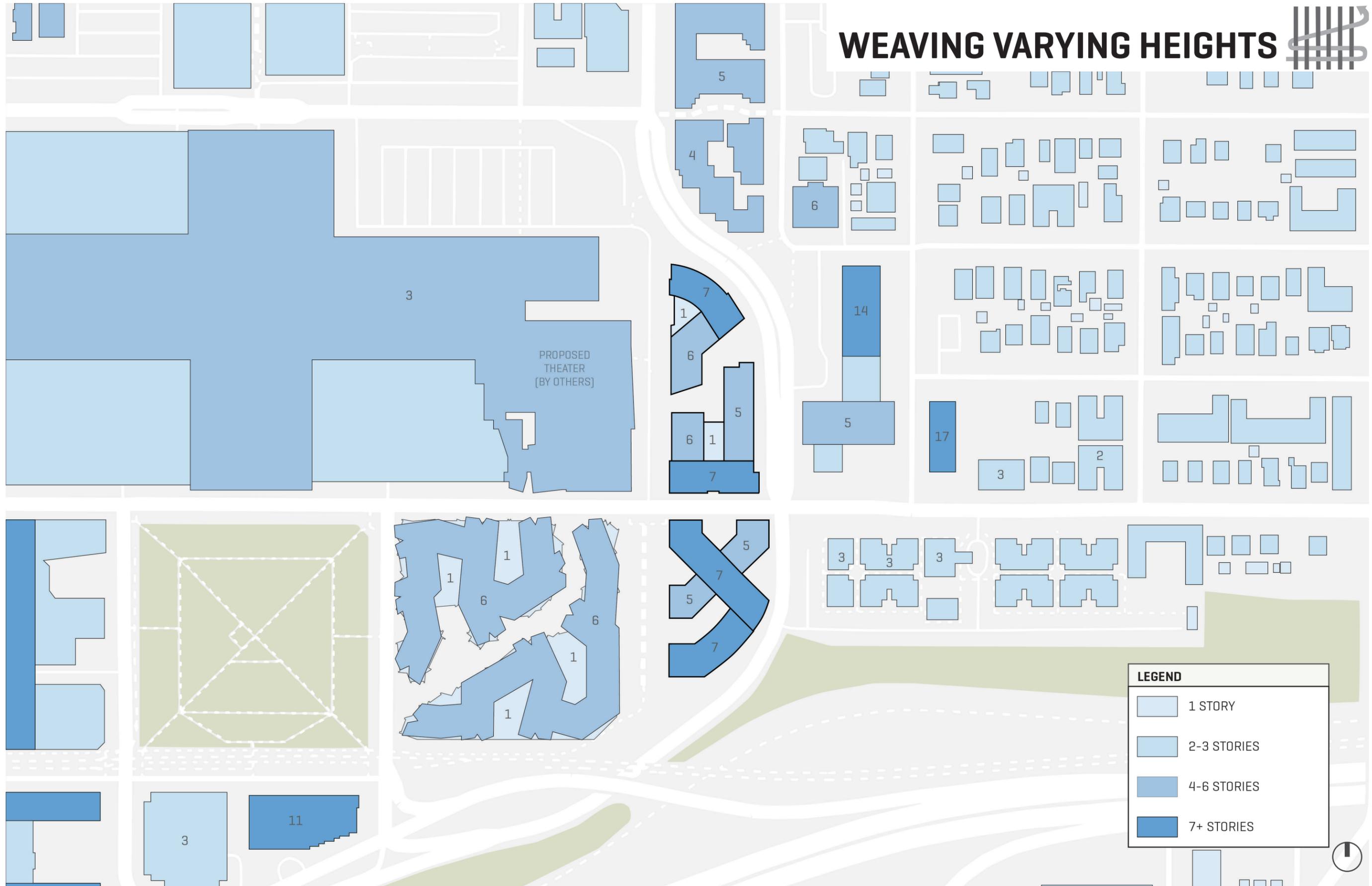
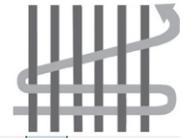
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Title:
NEIGHBOR-
HOOD
TEXTURE

Sheet:

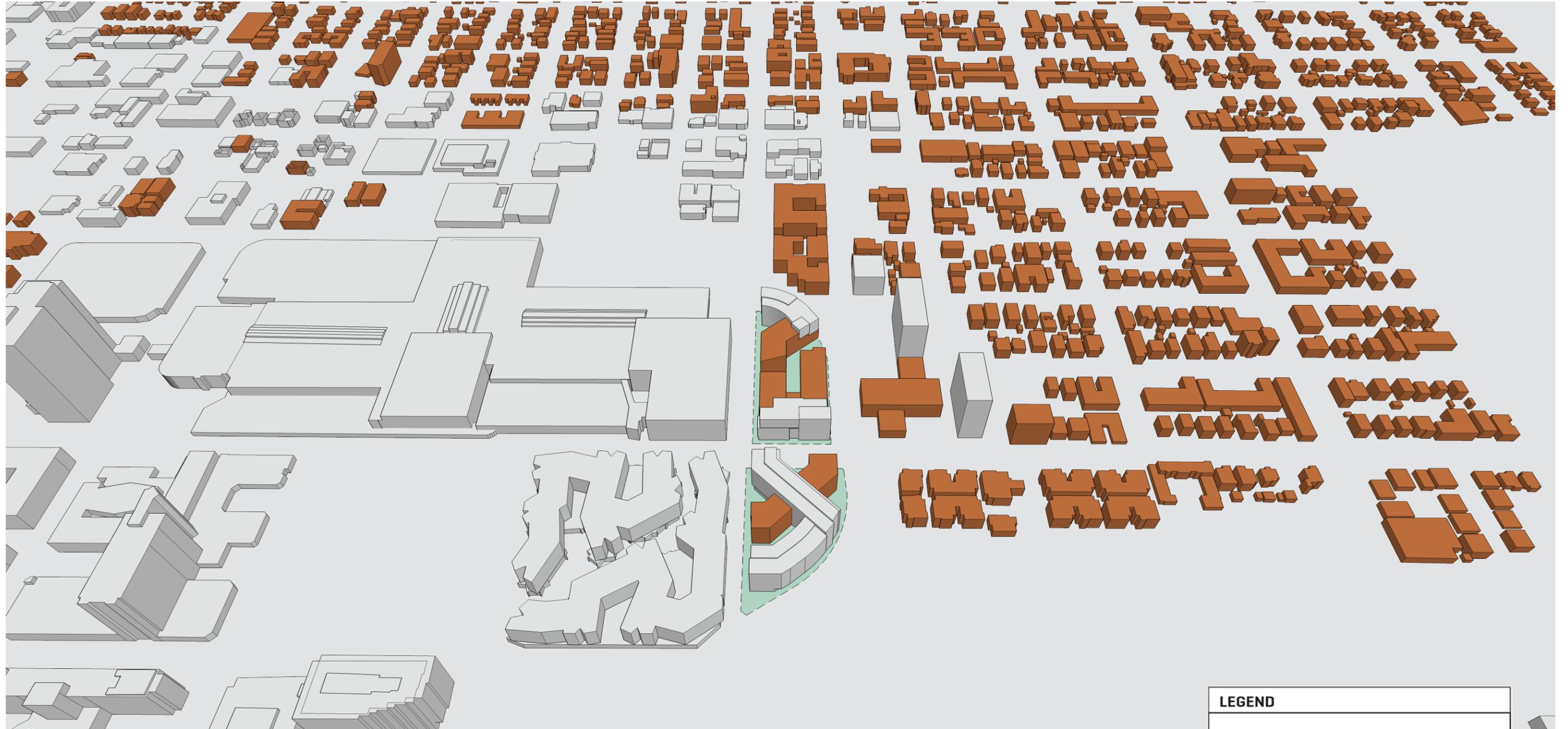
WEAVING VARYING HEIGHTS





STITCHING DIFFERENT TEXTURES AND SCALES

1510 NE MULTNOMAH



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NEIGHBOR-
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TEXTURE

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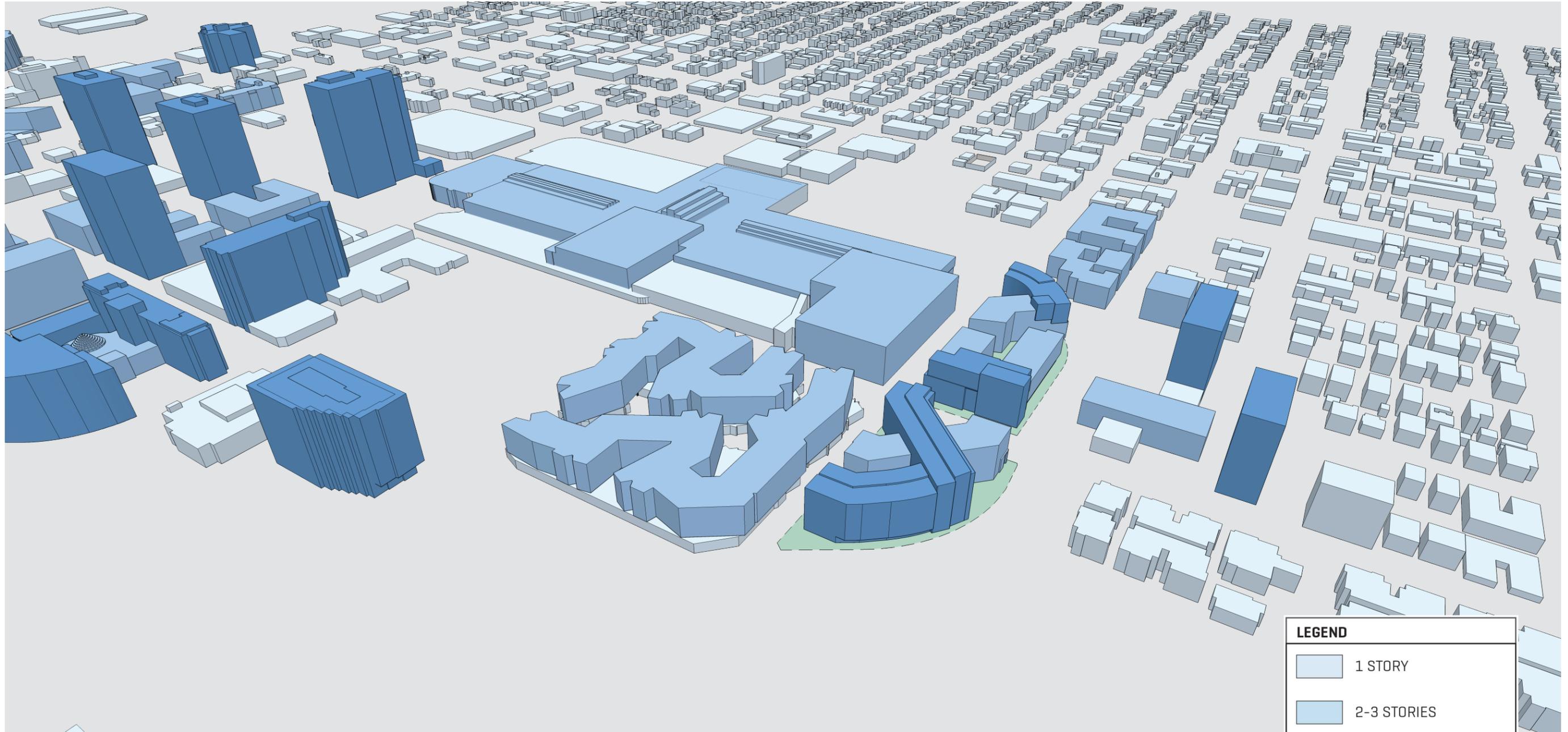
C.20

LEGEND

 SULLIVAN'S GULCH TEXTURE/SCALE

 LLOYD TEXTURE/ SCALE

WEAVING VARYING HEIGHTS



LEGEND	
	1 STORY
	2-3 STORIES
	4-6 STORIES
	7+ STORIES

1510 NE MULTNOMAH

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BUILDING
HEIGHTS

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DESIGN



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Title:

GROUND
FLOOR PLAN

Sheet:

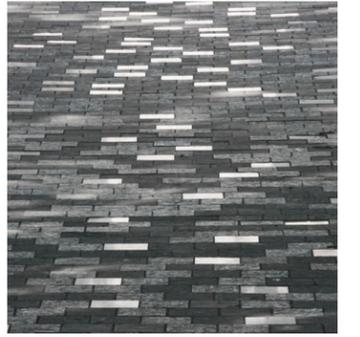
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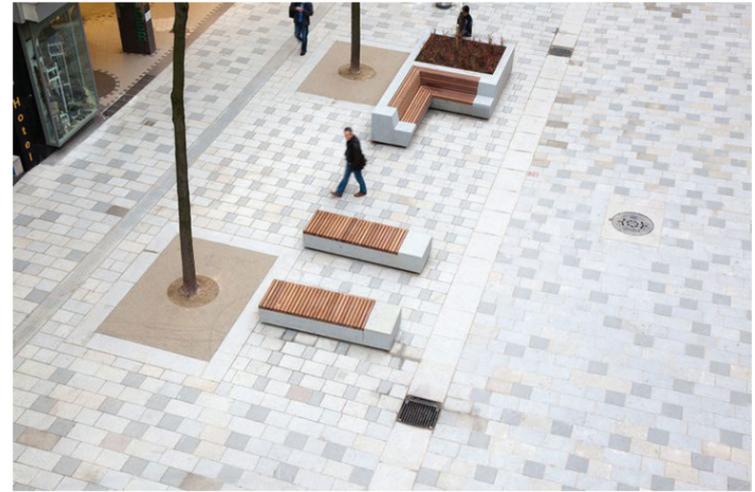
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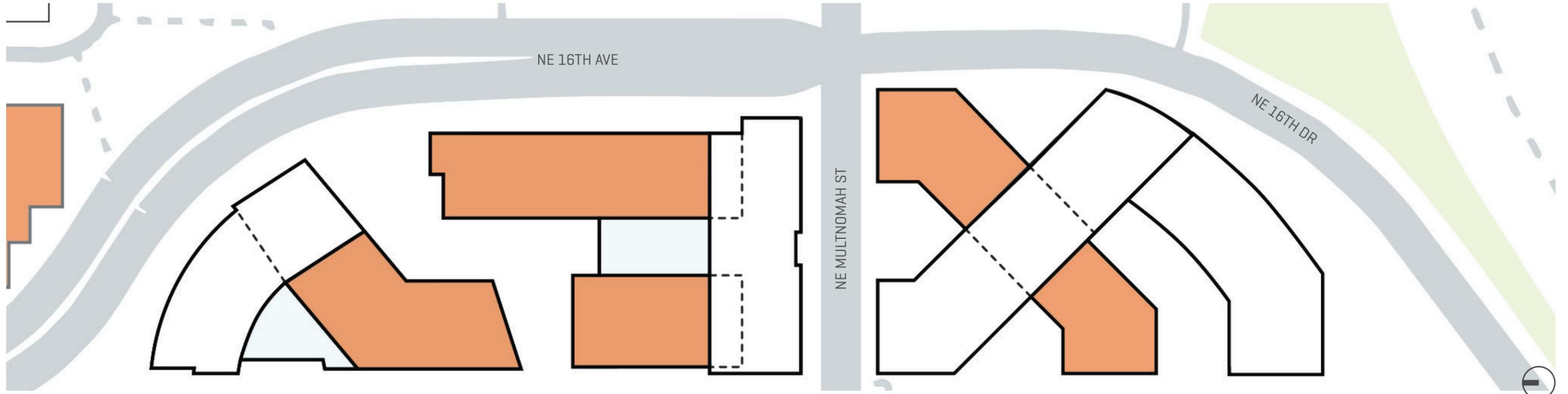
Blue square	RESIDENTIAL
Green square	RETAIL
Pink square	LOBBY/ AMENITY
Grey square	BOH





LEGEND	
	RESIDENTIAL
	RETAIL
	LOBBY/ AMENITY
	BOH





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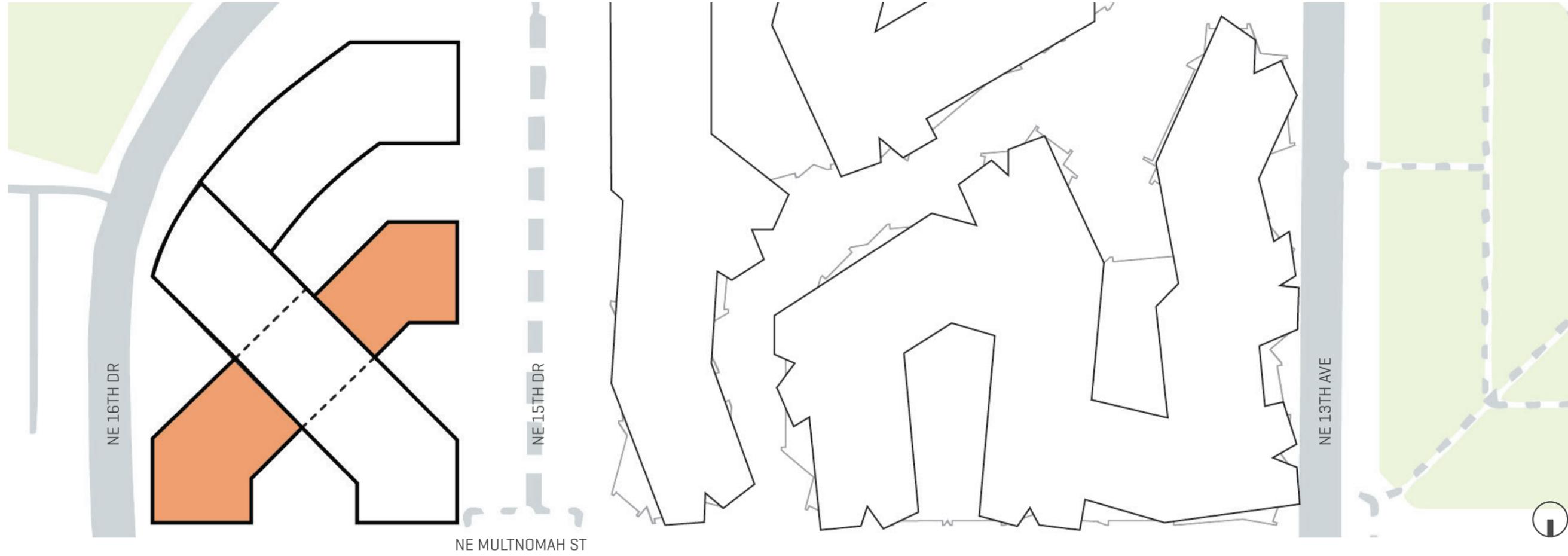
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15TH DRIVE
ELEVATION

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C.28





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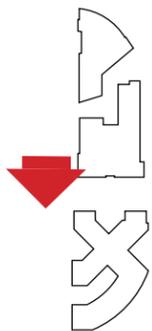
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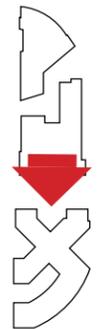
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RENDERED
VIEW

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C.30







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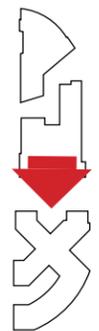
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C.32







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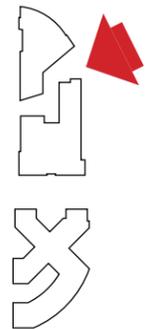
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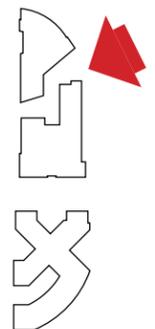
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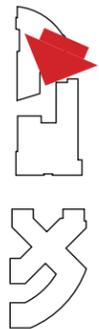
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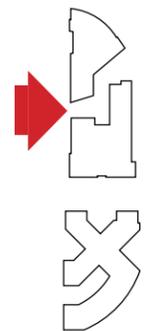
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C.36







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