



P.4	SUMMARY OF UPDATES
P.5	BRICK PALETTE OPTIONS
P.6	LUR 1: BRICK PALETTE
P.7	LUR 1: BRICK PALETTE
P.8	LUR 1: BRICK PALETTE
P.9	LUR 1: BRICK PALETTE
P.10	OPTION A: BRICK PALETTE
P.11	OPTION A: BRICK PALETTE
P.12	OPTION A: BRICK PALETTE
P.13	OPTION A: BRICK PALETTE
P.14	OPTION B: BRICK PALETTE
P.15	OPTION B: BRICK PALETTE
P.16	OPTION B: BRICK PALETTE
P.17	OPTION B: BRICK PALETTE
P.18	OPTION C: BRICK PALETTE
P.19	OPTION C: BRICK PALETTE
P.20	OPTION C: BRICK PALETTE
P.21	OPTION C: BRICK PALETTE
P.22	LUR 1: NORTH GROUND FLOOR PLAN DIAGRAM
P.23	NORTH GROUND FLOOR PLAN DIAGRAM
P.24	LUR 1: NORTH ENLARGED GROUND FLOOR PLAN
P.25	NORTH ENLARGED GROUND FLOOR PLAN
P.26	LUR 1: NORTH LANDSCAPE SITE PLAN
P.27	NORTH LANDSCAPE SITE PLAN
P.28	LUR 1: NORTH LANDSCAPE AXON
P.29	NORTH LANDSCAPE AXON
P.30	LUR 1: NORTH SPATIAL & CIRCULATION DIAGRAM
P.31	NORTH SPATIAL & CIRCULATION DIAGRAM
P.32	LUR 1: NORTH VIEWSHED DIAGRAM
P.33	NORTH VIEWSHED DIAGRAM
P.34	LUR 1: SITE SECTION AT PRIVATE TERRACES
P.35	SITE SECTION AT PRIVATE TERRACES
P.36	LUR 1: SITE SECTION AT POCKET PLAZA
P.37	SITE SECTION AT POCKET PLAZA
P.38	LUR 1: SITE SECTION AT POCKET PARK
P.39	SITE SECTION AT POCKET PARK
P.40	LANDSCAPE RENDERED VIEW
P.41	LANDSCAPE RENDERED VIEW
P.42	LANDSCAPE RENDERED VIEW
P.43	INTENTIONALLY BLANK
P.44	LUR 1: NE PLAZA AT 16TH AVE
P.45	NE PLAZA AT 16TH AVE
P.46	LUR 1: NE PLAZA AT 16TH AVE
P.47	NE PLAZA AT 16TH AVE
P.48	LUR 1: NORTH PLAZA WALKWAY
P.49	NORTH PLAZA WALKWAY
P.50	LUR 1: NORTH PLAZA WALKWAY
P.51	NORTH PLAZA WALKWAY
P.52	LUR 1: NORTH SITE WEST PLAZA AT 15TH DR
P.53	NORTH SITE WEST PLAZA AT 15TH DR
P.54	LUR 1: SOUTH ENLARGED GROUND FLOOR PLAN
P.55	SOUTH ENLARGED GROUND FLOOR PLAN
P.56	LUR 1: SOUTH LANDSCAPE SITE PLAN
P.57	SOUTH LANDSCAPE SITE PLAN
P.58	LUR 1: SOUTH LANDSCAPE AXON
P.59	SOUTH LANDSCAPE AXON
P.60	LUR 1: SOUTH SPATIAL & CIRCULATION DIAGRAM

P.61	SOUTH SPATIAL & CIRCULATION DIAGRAM
P.62	LANDSCAPE RENDERED VIEW
P.63	LANDSCAPE RENDERED VIEW
P.64	LUR 1: SOUTH SITE MULTNOMAH ENTRY PLAZA
P.65	SOUTH SITE MULTNOMAH ENTRY PLAZA
P.66	LUR 1: SOUTH SITE MULTNOMAH ENTRY PLAZA
P.67	SOUTH SITE MULTNOMAH ENTRY PLAZA
P.68	LUR 1: NORTHWEST PLAZA AT 15TH DRIVE
P.69	NORTHWEST PLAZA AT 15TH DRIVE
P.70	LUR 1: WALK-UP UNIT DETAIL
P.71	LUR 1: WALK-UP UNIT ENTRY
P.72	OPTION 1: WALK-UP UNIT DETAIL
P.73	OPTION 1: WALK-UP UNIT ENTRY
P.74	OPTION 2: WALK-UP UNIT DETAIL
P.75	OPTION 2: WALK-UP UNIT DETAIL
P.76	LUR 1: NORTH SITE WEATHER PROTECTION DIAGRAM
P.77	NORTH SITE WEATHER PROTECTION DIAGRAM
P.78	LUR 1: SOUTH SITE WEATHER PROTECTION DIAGRAM
P.79	SOUTH SITE WEATHER PROTECTION DIAGRAM
P.80	LUR 1: WEATHER PROTECTION DETAIL
P.81	WEATHER PROTECTION DETAIL

CONTENT

INFORMATION	
PROPERTY RE: SUBMITTED: ARCHITECT: CONTACT:	1510 NE Multnomah St TYPE III DESIGN REVIEW LU 16-291413 DZ March 28, 2018 HOLST Dave Otte, Partner dotte@holstarc.com 503 233 9856
LANDSCAPE: CONTACT:	2.ink STUDIO Tommy Solomon, Associate tsolomon@2inkstudio.com 503 546 4645
OWNER: CONTACT:	Portland Lloyd Center Community LLC Cassidy Bolger bolger.cassidy@gmail.com 503 342 4903

- 1

Eliminated metal/brick “blend,” proposing all brick on the “Sullivan’s Gulch” shorter masses;
- 2

Proposing three options for brick colors – option A is our preferred

A

Two colors of brick: south building dark, north building light, middle building half dark / half light

B

Two colors of brick: south building medium, north building light, middle building half medium / half light

C

Three colors of brick: south building dark, middle building medium, north building light
- 3

Shortened the south wing of the north building by 11’ to open up a view corridor through the neighborhood passage;
- 4

Revised all ground floor residential on the north building to be live/work spaces with lofts and extensive canopies that provide pedestrian protection
- 5

Significantly widened the walkable portions and viewshed of the pocket park, neighborhood passage, and pocket plaza;
- 6

Redesigned the fountain at the pocket park to be interactive and visible, as both an icon and a gathering place;
- 7

Added a second fountain at the pocket plaza to be an auditory and visual experience to compliment the adjacent café space;
- 8

Simplified the urban plane plaza and the plateau plaza to be more flexible, open, and usable;
- 9

Revised the ground floor residential stoop units to have taller windows and doors with wood frames, with two recessed wall cladding options for discussion – metal vs. wood
- 10

Incorporated the deeper storefront recesses presented at the first hearing to provide more pedestrian weather protection

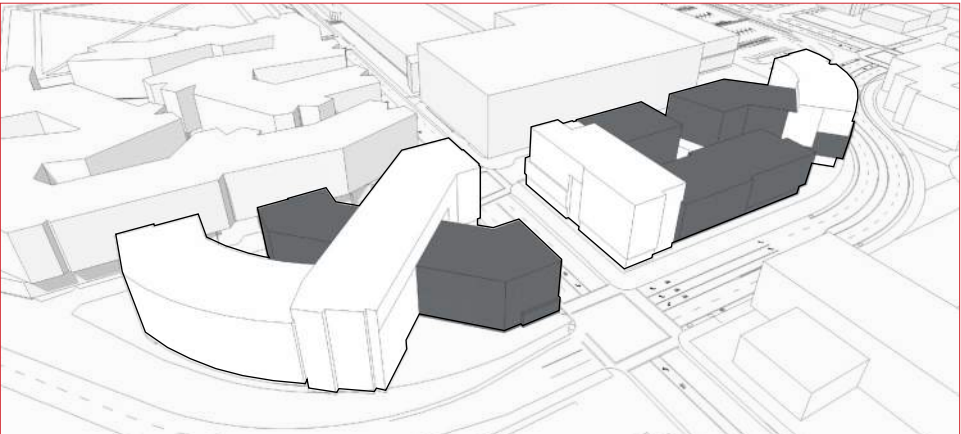
SUMMARY OF UPDATES

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SOUTH BUILDING - DARK BRICK

MIDDLE BUILDING - DARK BRICK

NORTH BUILDING - DARK BRICK

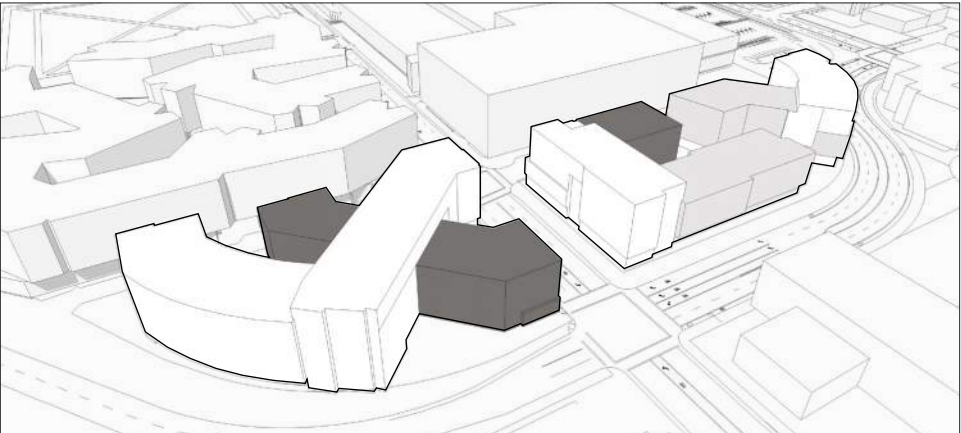


OPTION A

SOUTH BUILDING - DARK BRICK

MIDDLE BUILDING - HALF DARK/HALF LIGHT

NORTH BUILDING - LIGHT BRICK

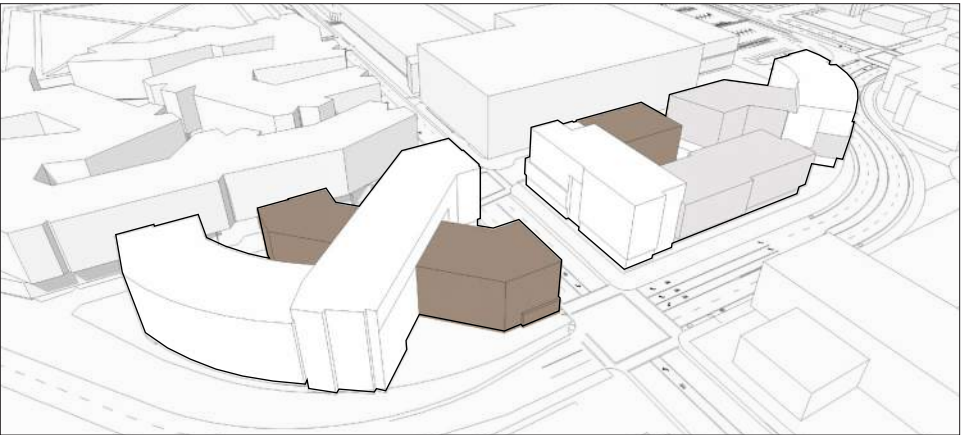


OPTION B

SOUTH BUILDING - MEDIUM BRICK

MIDDLE BUILDING - HALF MEDIUM/HALF LIGHT

NORTH BUILDING - LIGHT BRICK

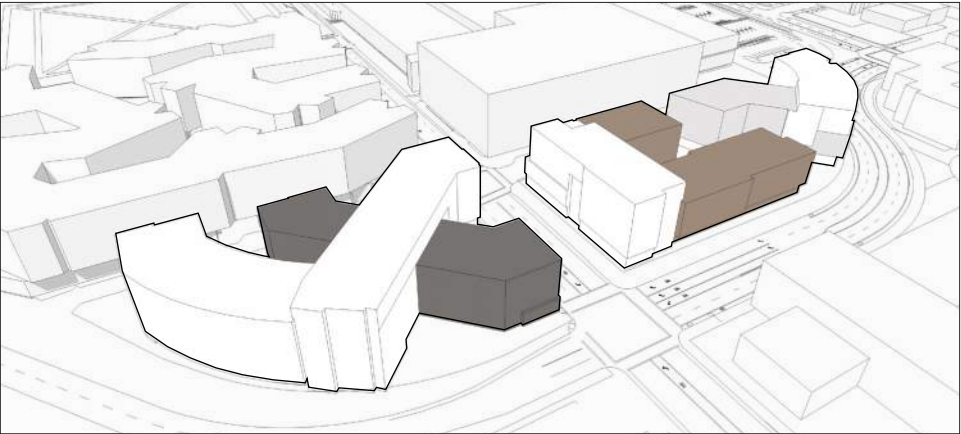


OPTION C

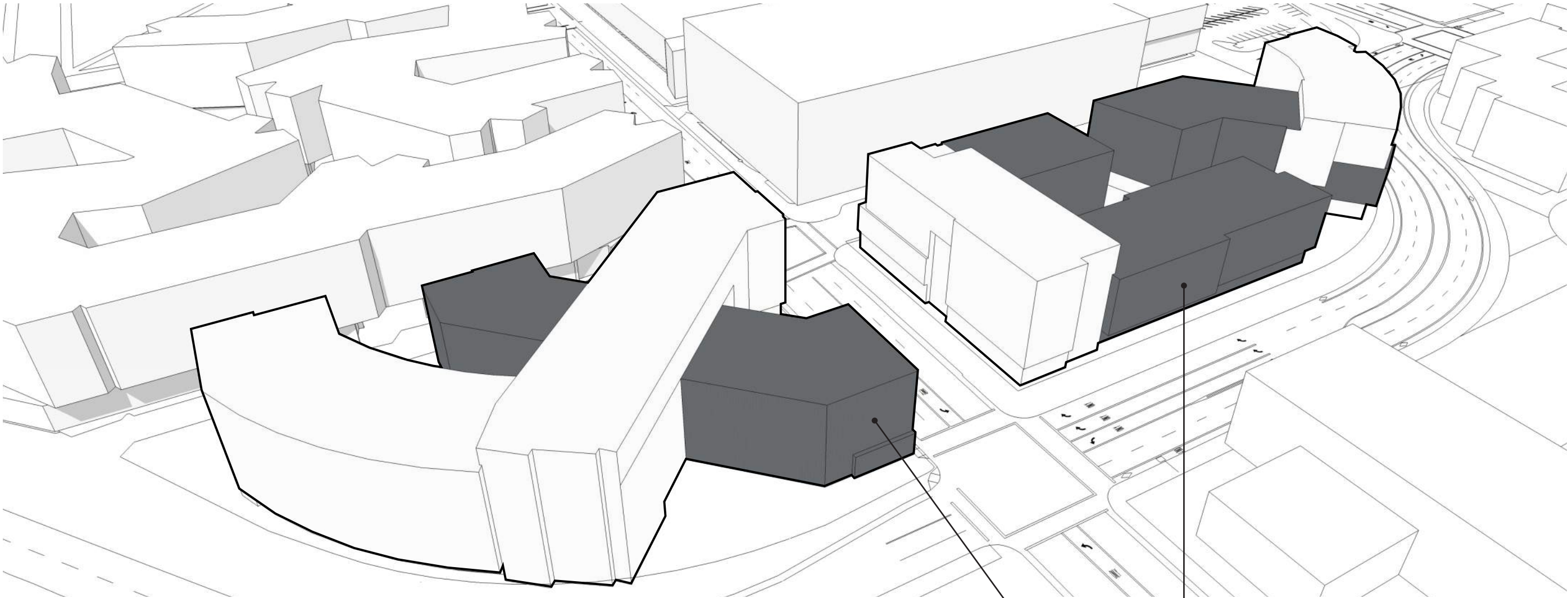
SOUTH BUILDING - DARK BRICK

MIDDLE BUILDING - MEDIUM BRICK

NORTH BUILDING - LIGHT BRICK

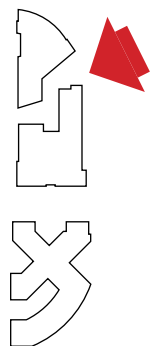


BRICK PALETTE OPTIONS



ENDICOTT MANGANESE IRONSPOT

PREVIOUS LUR 1 SUBMISSION - BRICK PALETTE



LAND USE
REVIEW

03.28.2018

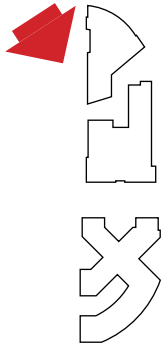
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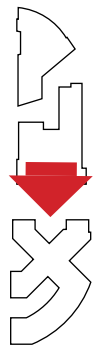
LUR 1 BRICK
PALETTE

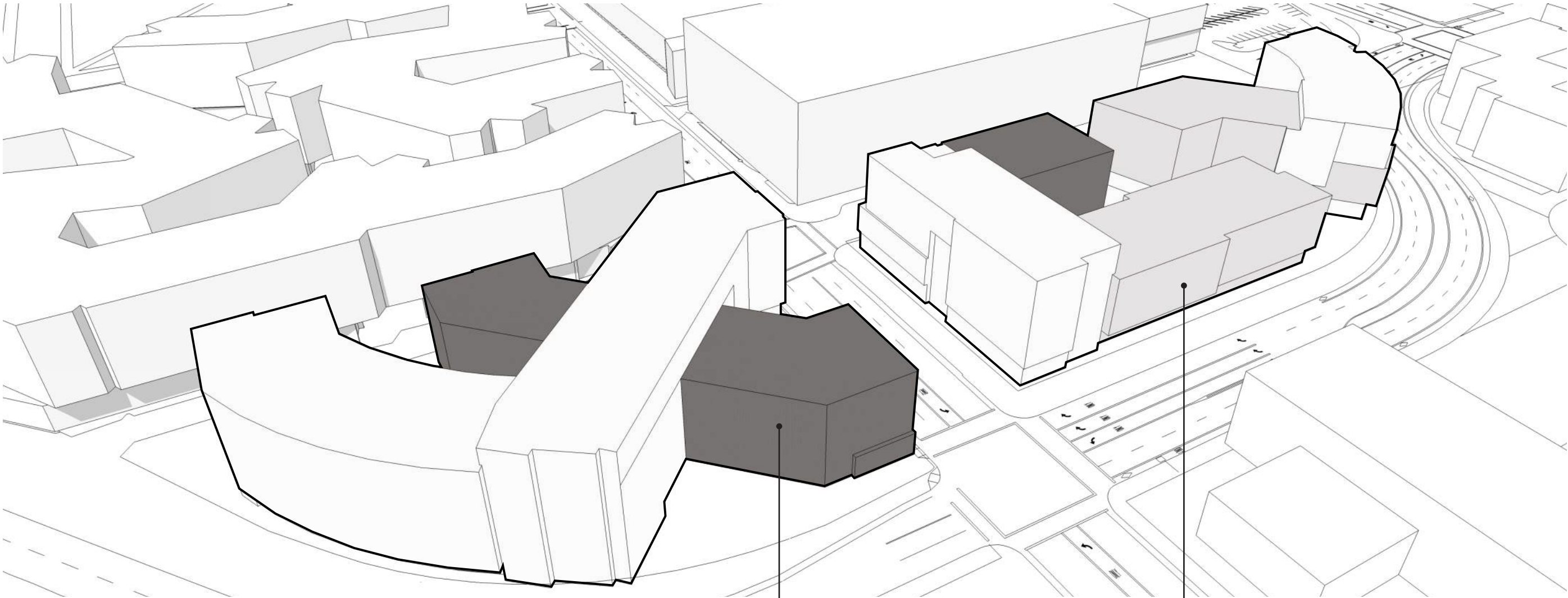
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PREVIOUS LUR 1 SUBMISSION - NORTH SITE, VIEW SOUTH ON 15TH DRIVE





MUTUAL MATERIALS COAL CREEK



MUTUAL MATERIALS PEWTER

LAND USE
REVIEW

03.28.2018

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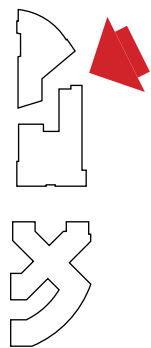
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BRICK PALETTE

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LUR 2 - OPTION A: BRICK PALETTE



LAND USE
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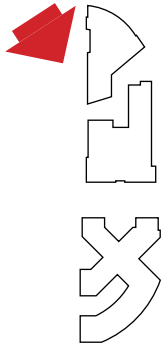
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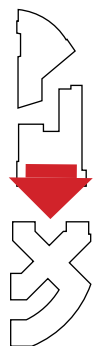
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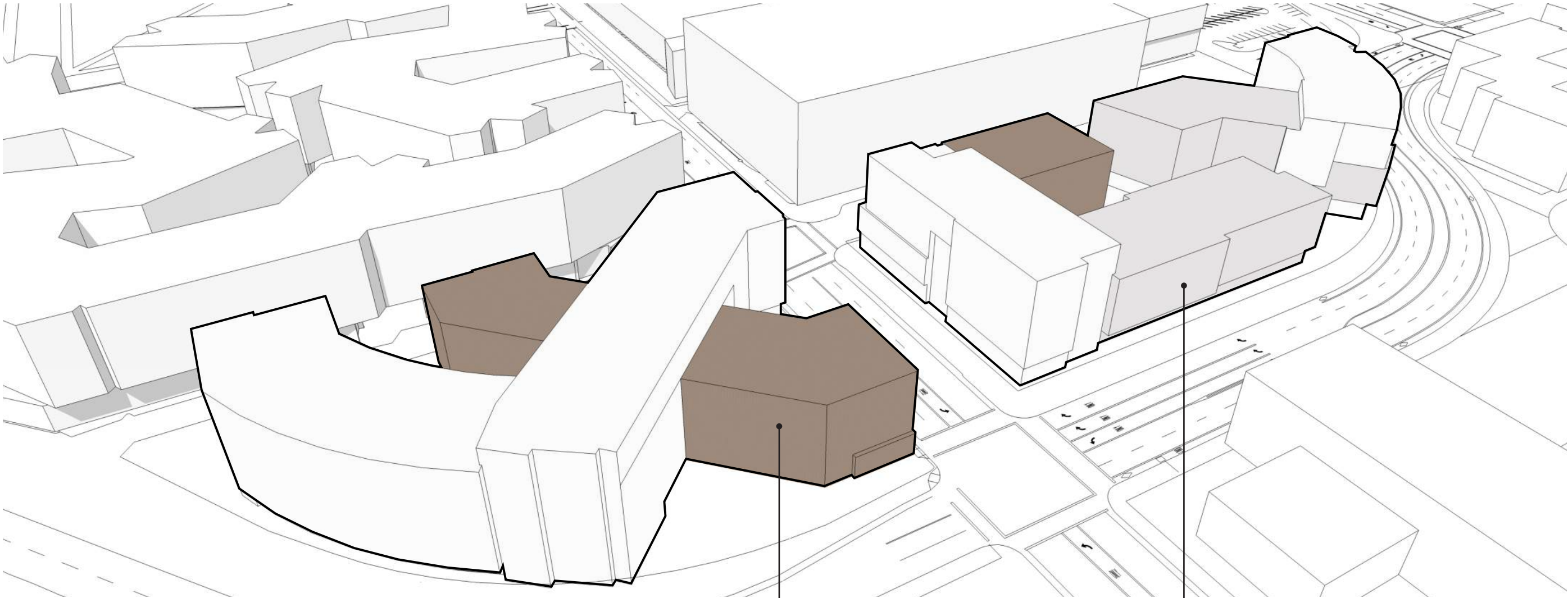
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LUR 2 - OPTION A: NORTH SITE, VIEW SOUTH ON 15TH DRIVE





ENDICOTT EXECUTIVE IRONSPOT



MUTUAL MATERIALS PEWTER

LAND USE
REVIEW

03.28.2018

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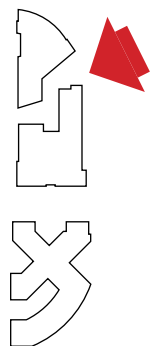
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LUR 2 - OPTION B: BRICK PALETTE



LAND USE
REVIEW

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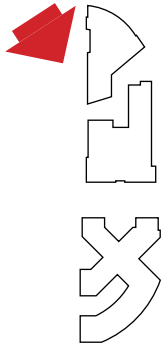
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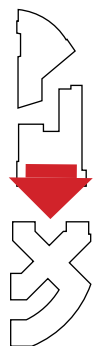
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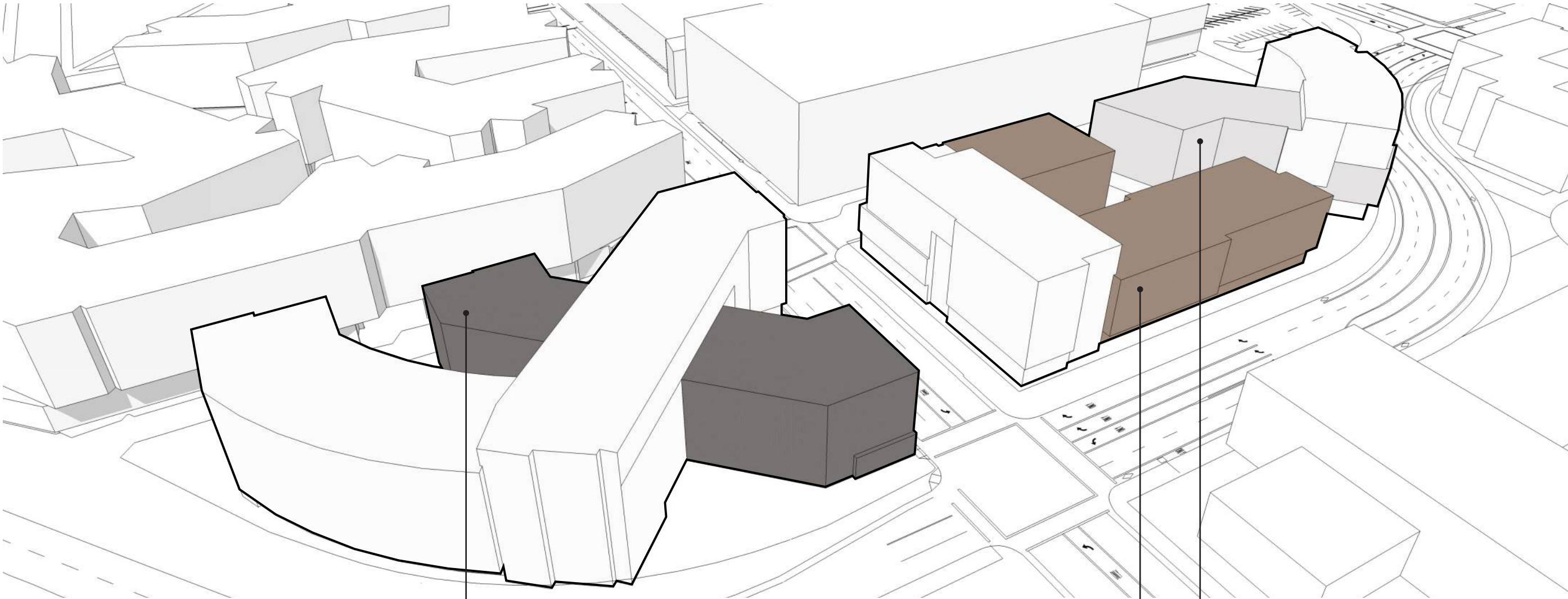
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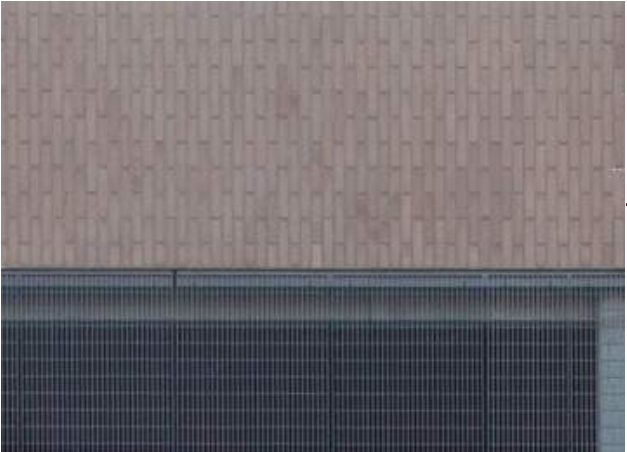


LUR 2 - OPTION B: NORTH SITE, VIEW SOUTH ON 15TH DRIVE





MUTUAL MATERIALS COAL CREEK



ENDICOTT EXECUTIVE IRONSPOT



MUTUAL MATERIALS PEWTER

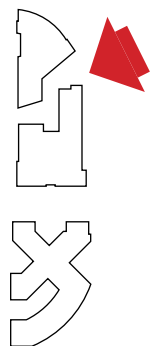
LAND USE
REVIEW

03.28.2018

LU NO. 16-291413 DZ

Title:

OPTION C:
BRICK PALETTE



LAND USE
REVIEW

03.28.2018

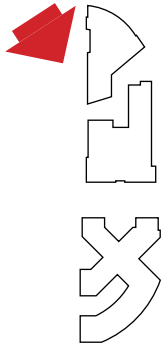
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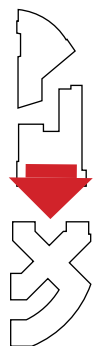
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BRICK PALETTE

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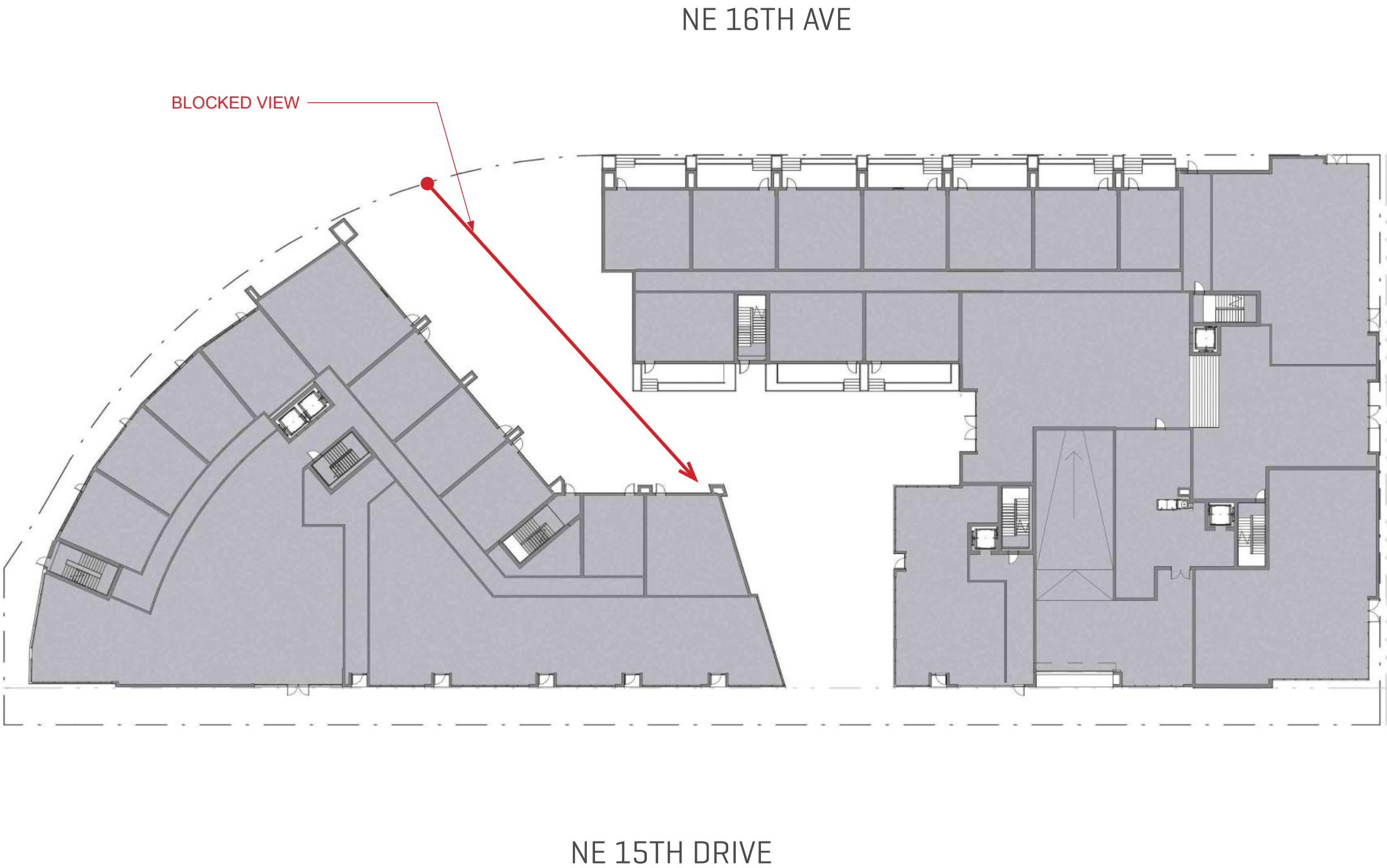
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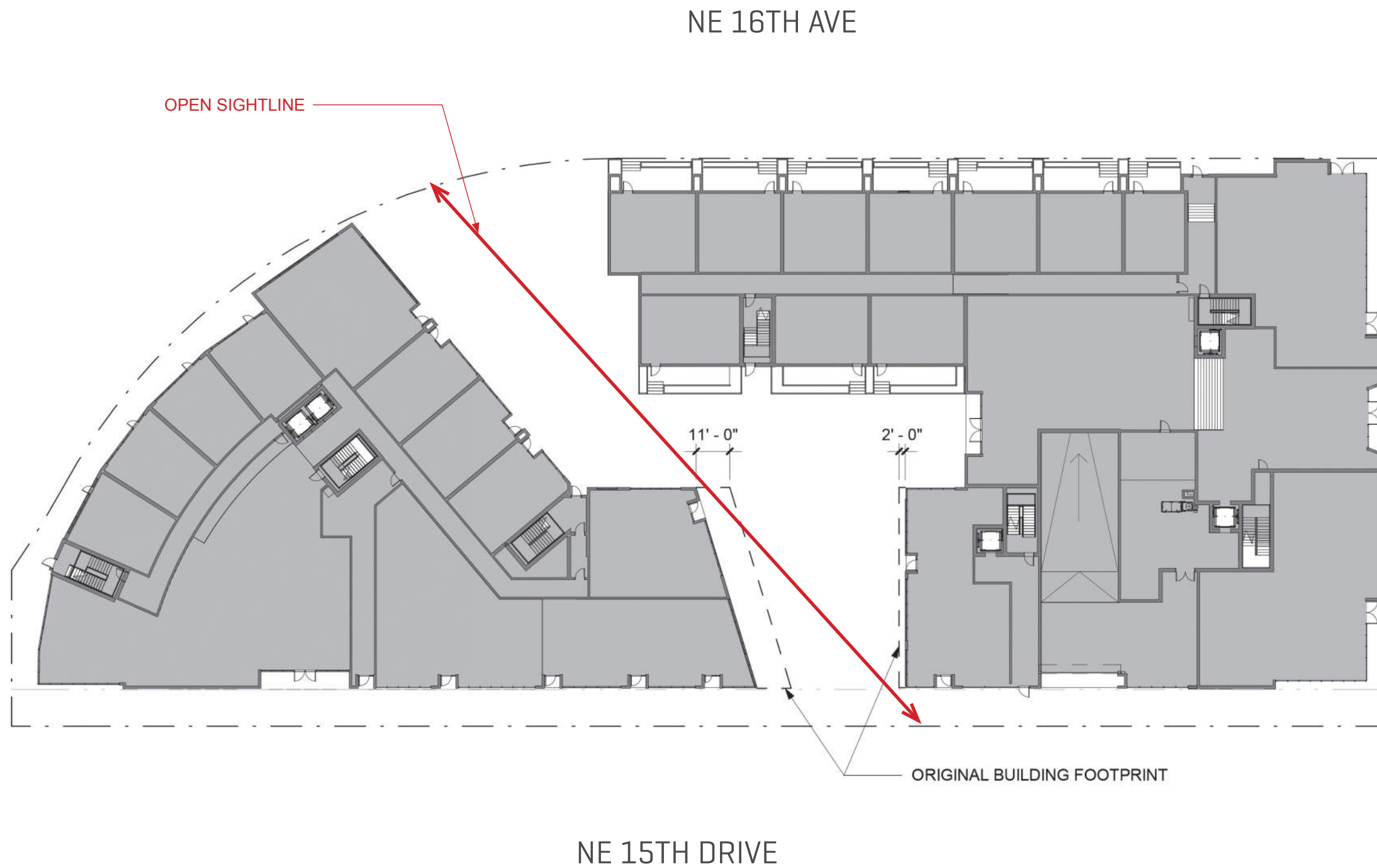


LUR 2 - OPTION C: NORTH SITE, VIEW SOUTH ON 15TH DRIVE



LUR 2 - OPTION C: SOUTH SITE, NORTH PLAZA AT MULTNOMAH





SCALE: 1" = 40'-0"

LUR 2 - GROUND FLOOR PLAN DIAGRAM - NORTH SITE

**LAND USE
REVIEW**

03.28.2018

LU NO. 16-291413 DZ

Title:

GROUND FLOOR
PLAN DIAGRAM

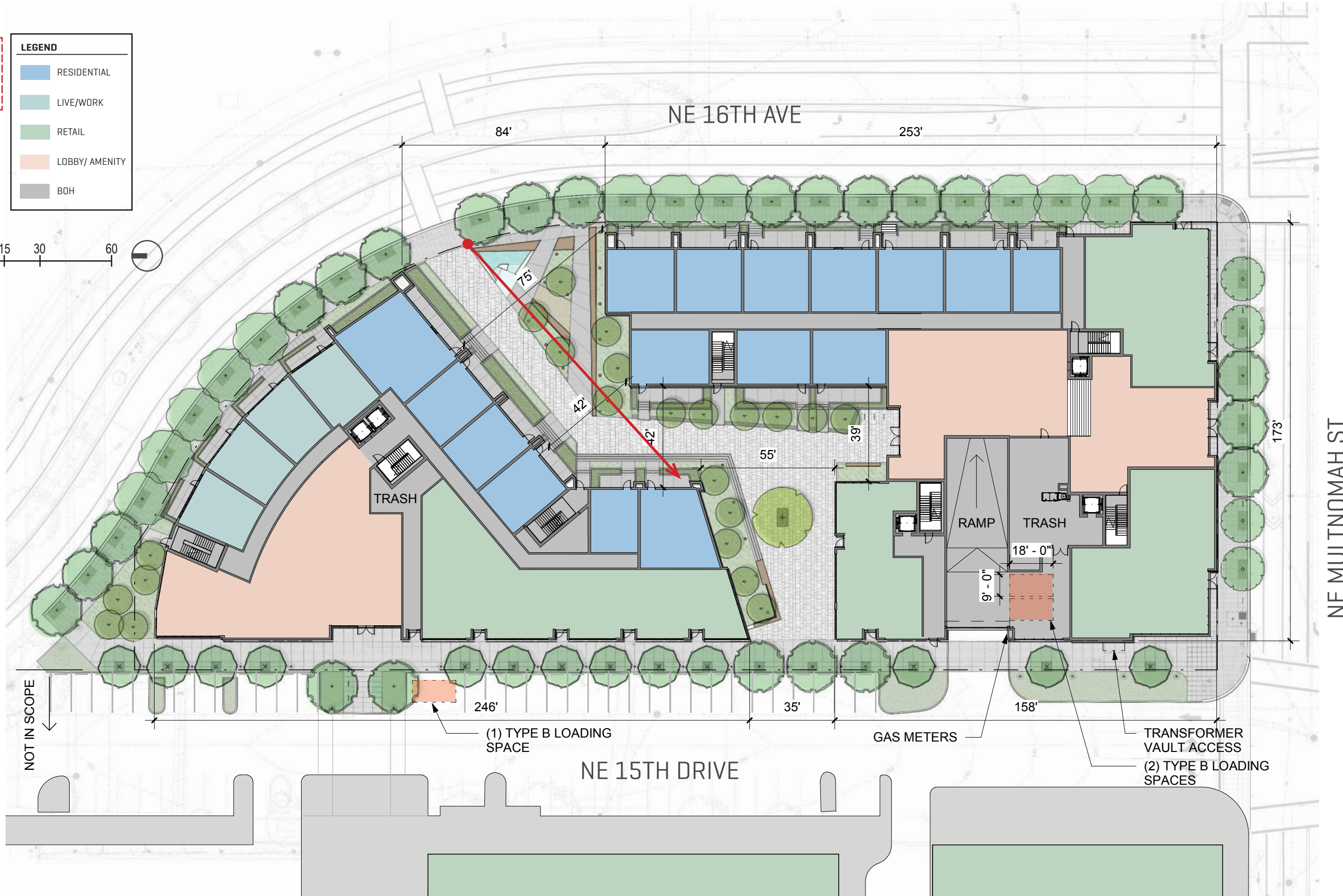
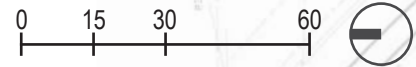
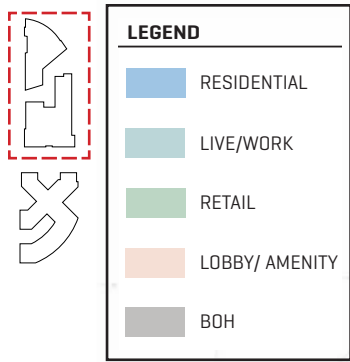
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HOLST

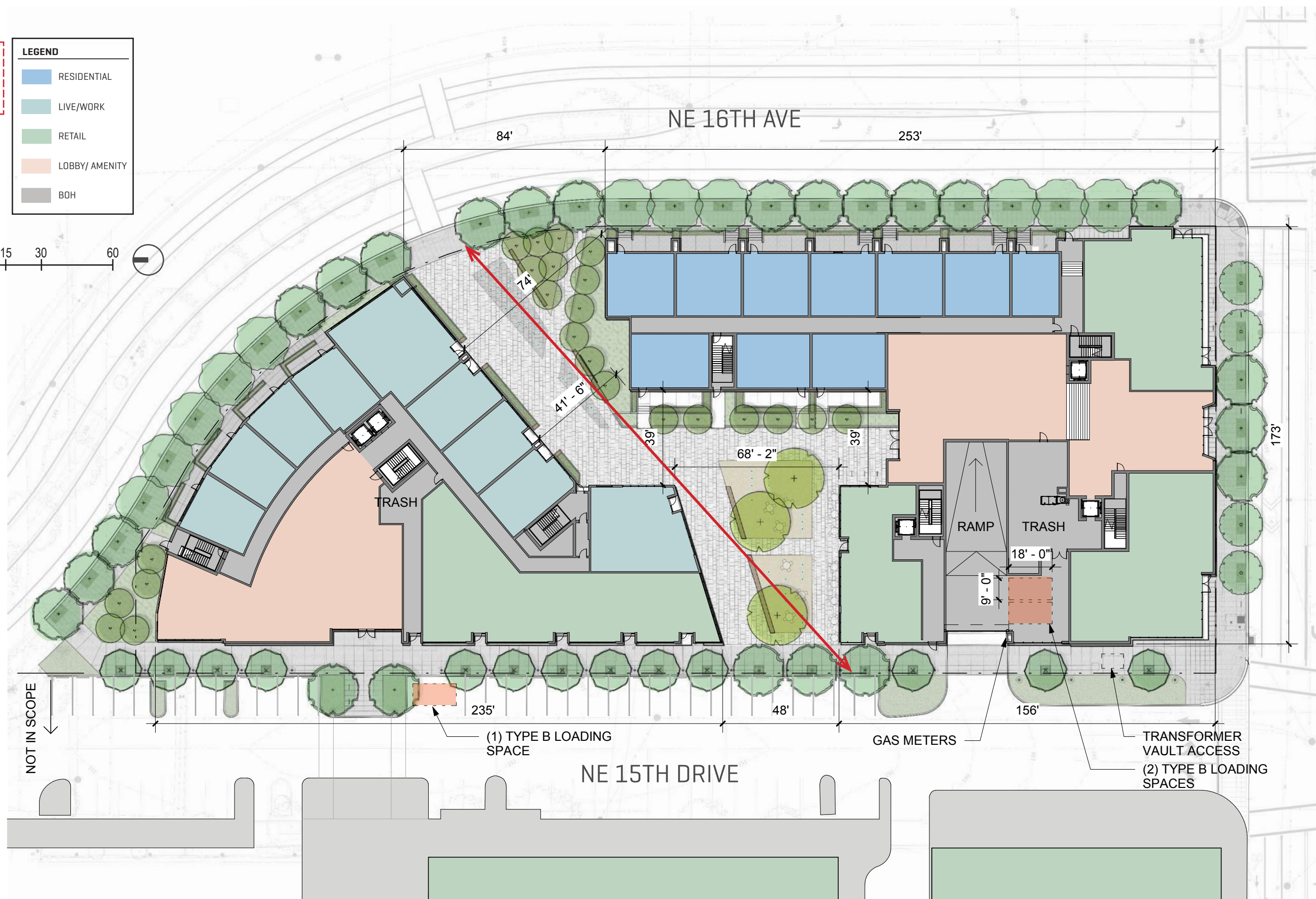
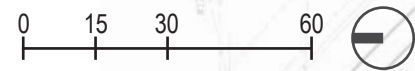
1510 NE MULTNOMAH

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LEGEND

- RESIDENTIAL
- LIVE/WORK
- RETAIL
- LOBBY/ AMENITY
- BOH



SCALE: 1" = 40'-0"

LUR 2 - ENLARGED GROUND FLOOR PLAN - NORTH SITE



- VISUAL CONNECTION**
Visual connection is missing. Ensure Neighborhood Passage feels 'safe' (Neighborhood testimony)
- FOUNTAIN**
Further clarify the intent of the fountain. Is it a landmark? Is it a beacon? Both?
- POCKET PARK**
Lacks cohesion. Investigate ways to bring softness and order to the space. Make more inviting.
- NEIGHBORHOOD PASSAGE**
What is the character? Concern it is not activated enough / feels too private. Investigate Live Work units.
- POCKET PLAZA**
Deep planter at the north edge feels like a barrier to creating an active plaza. Investigate activating the edges.
- GEOMETRY**
Investigate ways to bring order to the space. Why does this have to be angled?

PREVIOUS LUR 1 SUBMISSION - NORTH LANDSCAPE SITE PLAN: WHAT WE HEARD



VISUAL CONNECTION
Buildings and landscape beds have been adjusted to allow for a view from the crosswalk on 16th through the site to the theater along 15th.

FOUNTAIN
The revised fountain provides a meeting place as well as a visual icon for the site and pocket park.

POCKET PARK
Park has been opened up to allow for free flowing movement through stone paving and a tree grove in crushed stone paving. Majority of areas are flush and walkable including the water feature. A planting area flanks the park to the south to create a buffer for the residential units.

NEIGHBORHOOD PASSAGE
The neighborhood passage has been shortened with the architecture on the north building being pulled back. Live/work units now activate the north building face.

POCKET PLAZA
Plaza has been opened up to allow for free flowing movement throughout. Shade trees in crushed stone paving create an active gathering space for the adjacent retail to the south and live/work to the north.

GEOMETRY
Angles in the landscape plan have been refined to provide more clarity of path of travel and spatial edges. Sharp points in the plan have been minimized to create more inviting spaces.

LUR 2 - NORTH LANDSCAPE SITE PLAN RESPONSE

VISUAL CONNECTION

Lack of visual connection is missing. Ensure Neighborhood Passage feels 'safe' (Neighborhood testimony)

FOUNTAIN

Further clarify the intent of the fountain. Is it a landmark? Is it a beacon? Both?

POCKET PARK

Lacks cohesion. Investigate ways to bring softness and order to the space. Make more inviting.

NEIGHBORHOOD PASSAGE

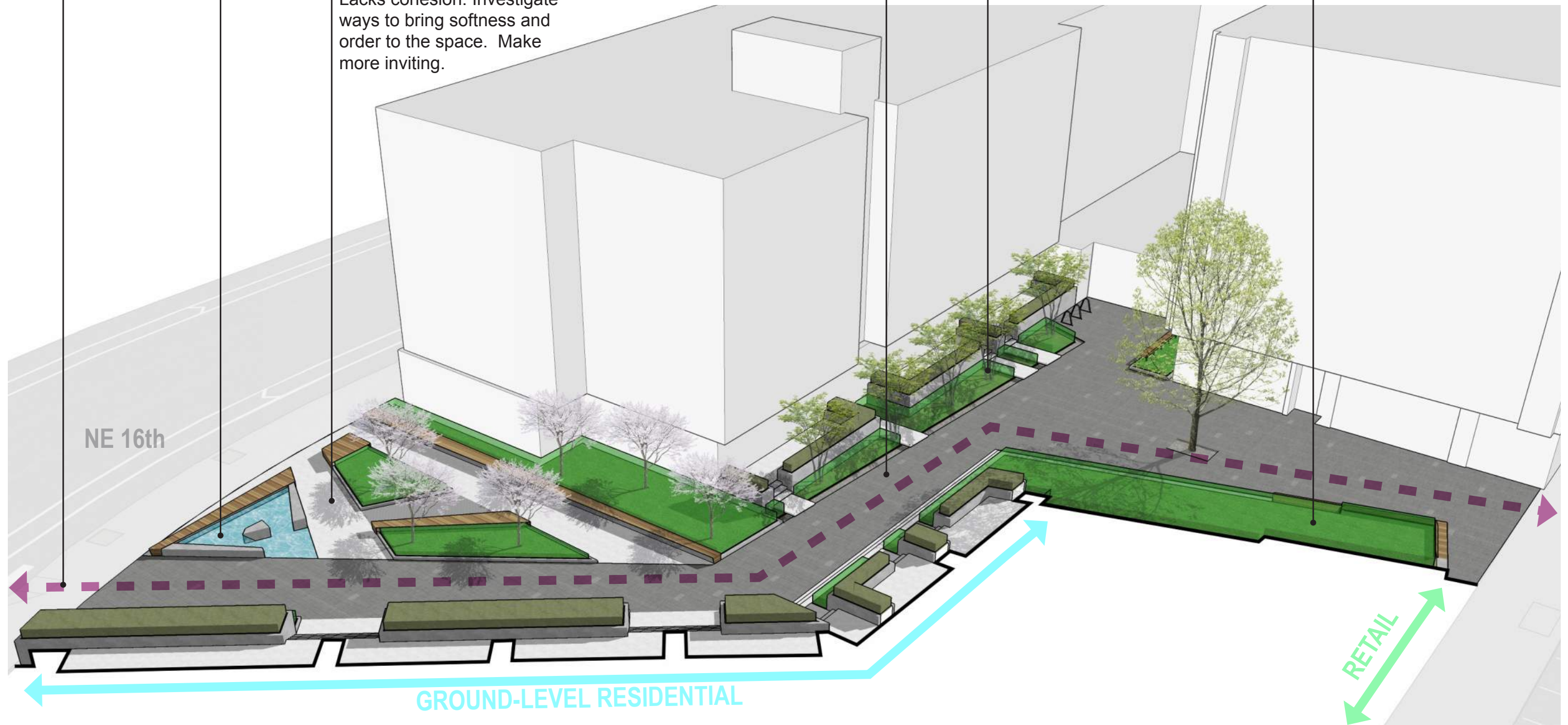
What is the character? Concern it is not activated enough / feels too private. Investigate Live Work units.

GEOMETRY

Investigate ways to bring order to the space. Why does this have to be angled?

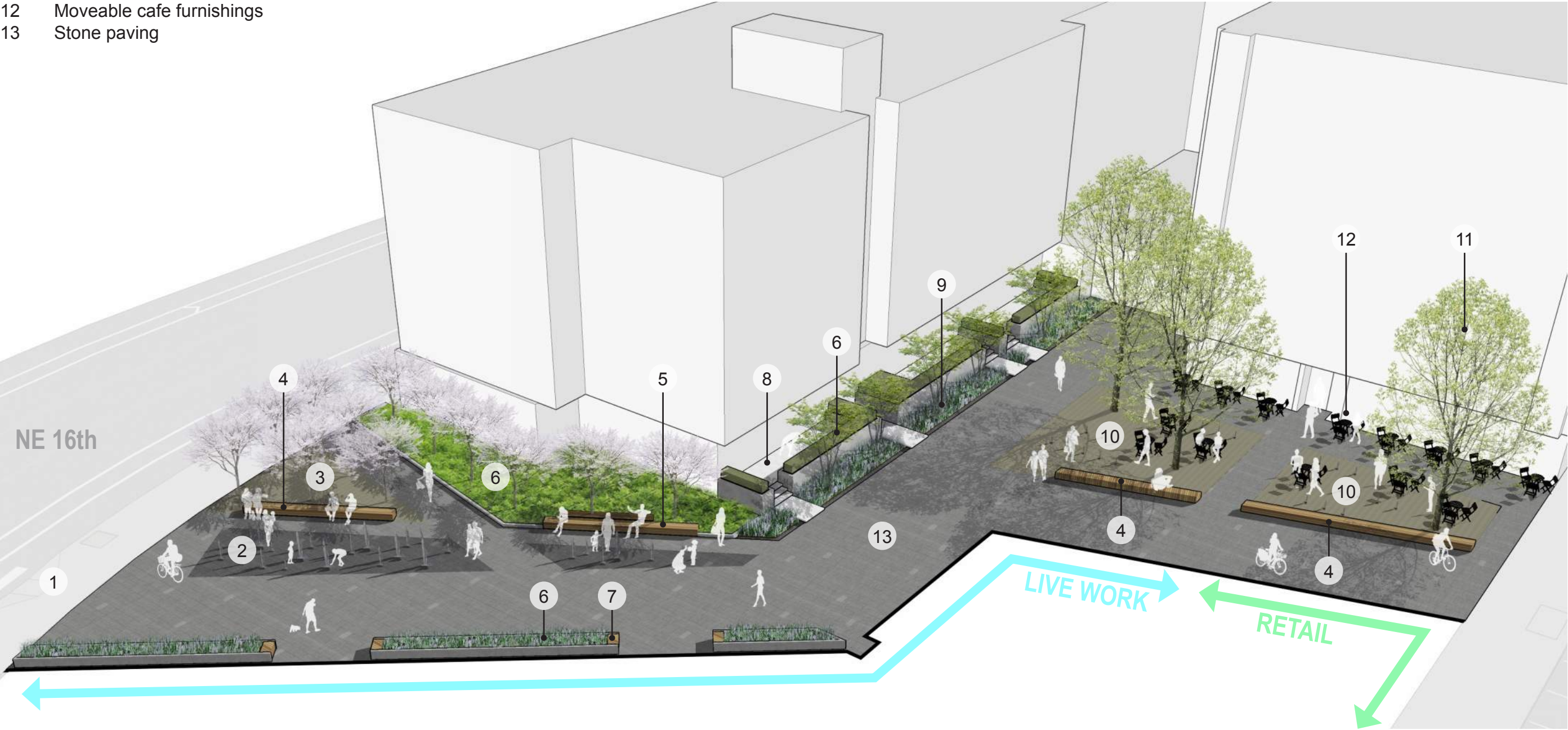
POCKET PLAZA

Deep planter at the north edge feels like a barrier to creating an active plaza. Investigate activating the edges.

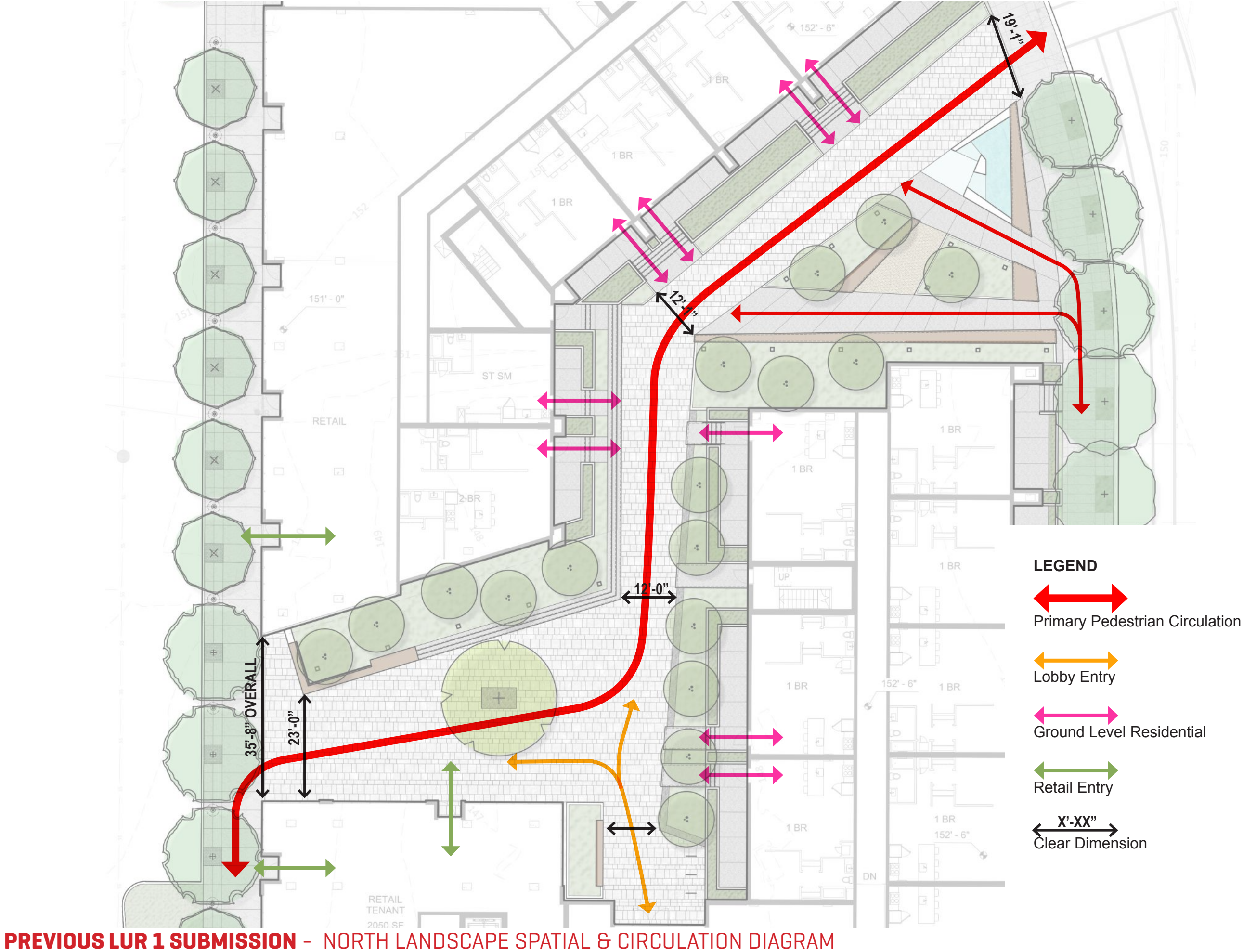


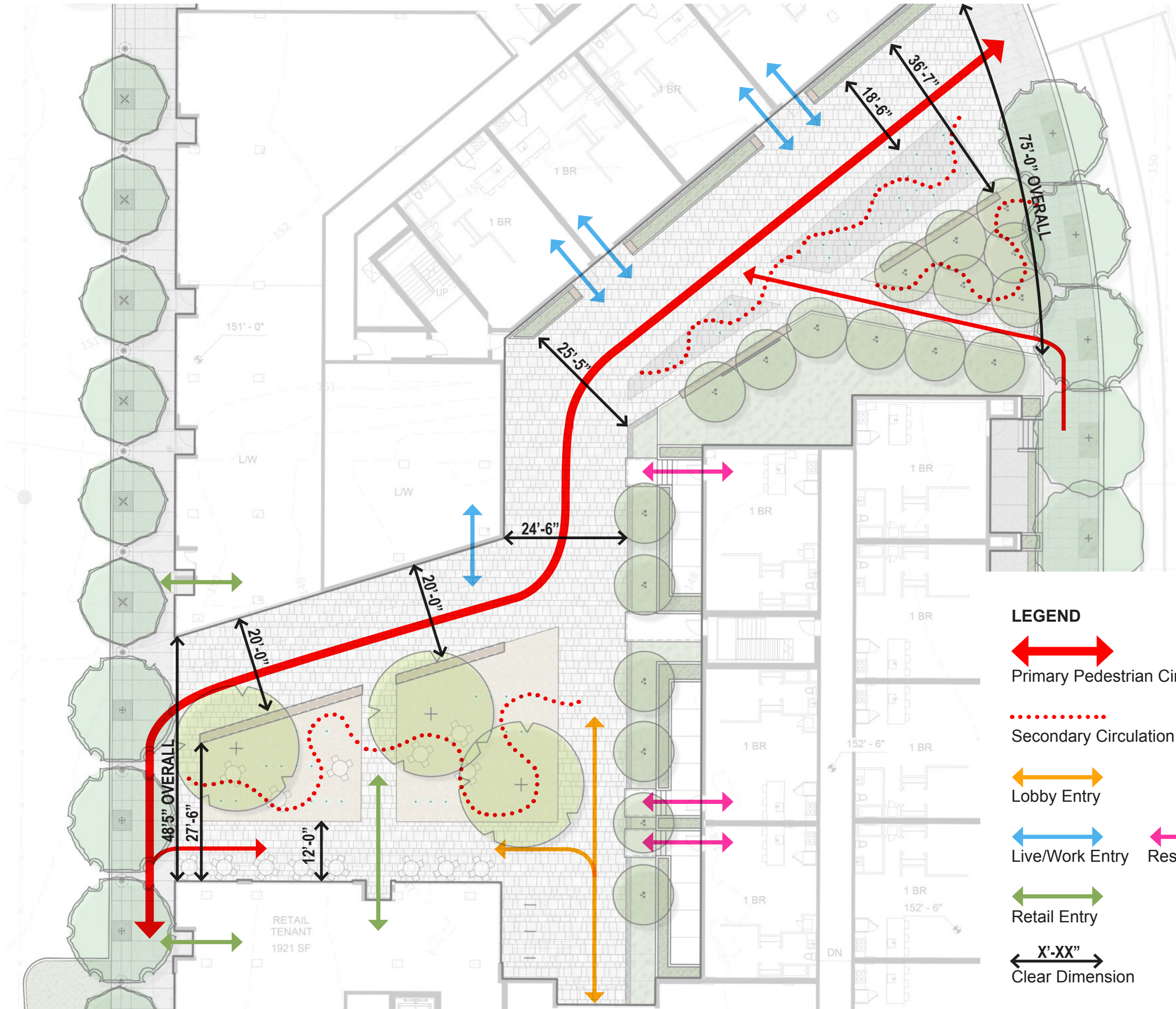
LEGEND

- 1 Pedestrian crosswalk
- 2 Water feature in paving
- 3 Flowering tree grove in crushed stone paving
- 4 Wood seatwall
- 5 Backed wood seatwall
- 6 Raised planter (not a stormwater planter)
- 7 Integrated wood bench
- 8 Ground-level walk-up residential stoop
- 9 In-grade planting with small trees
- 10 Crushed stone court with integrated water feature
- 11 Shade tree
- 12 Moveable cafe furnishings
- 13 Stone paving



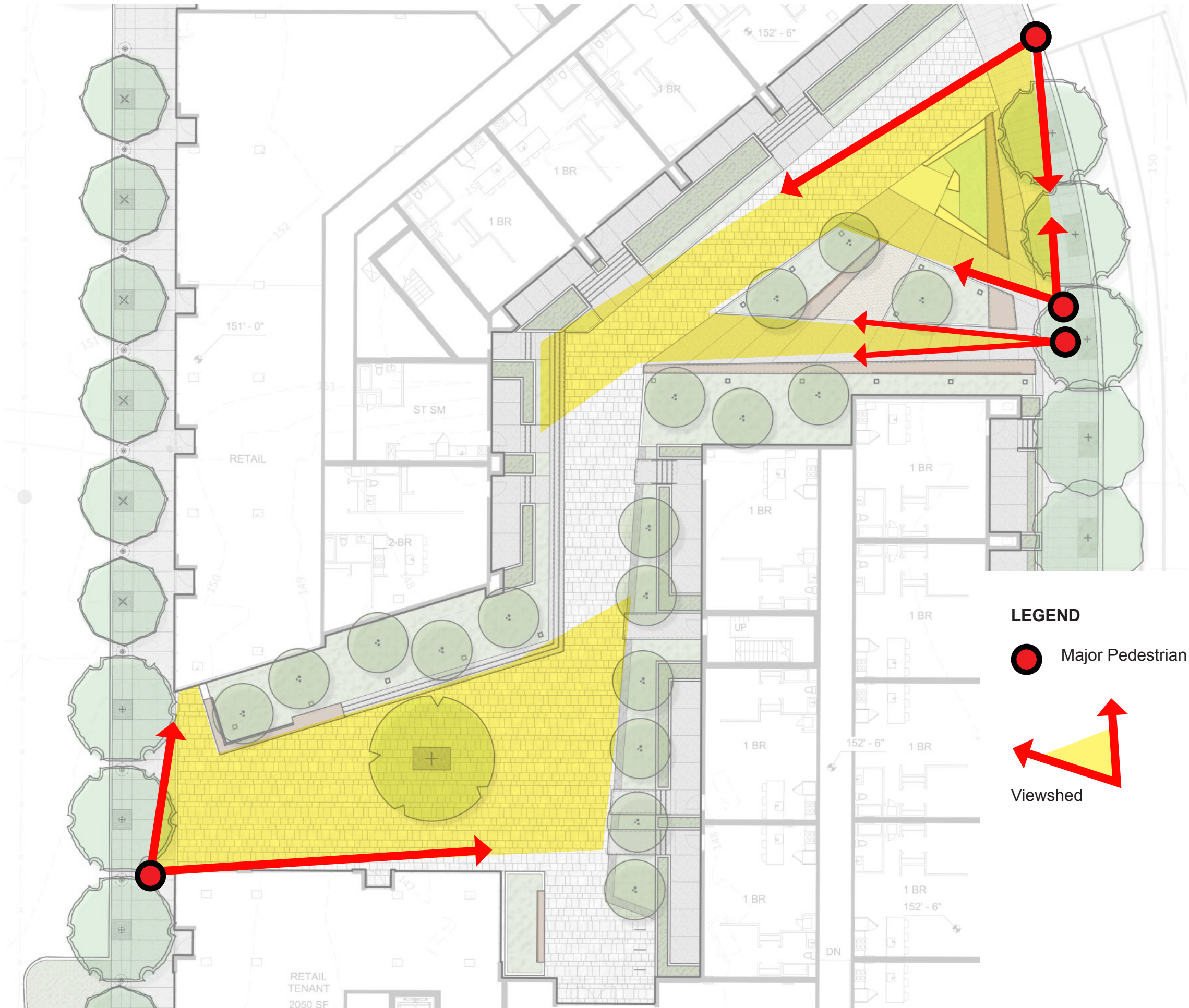
LUR 2 - NORTH LANDSCAPE RESPONSE



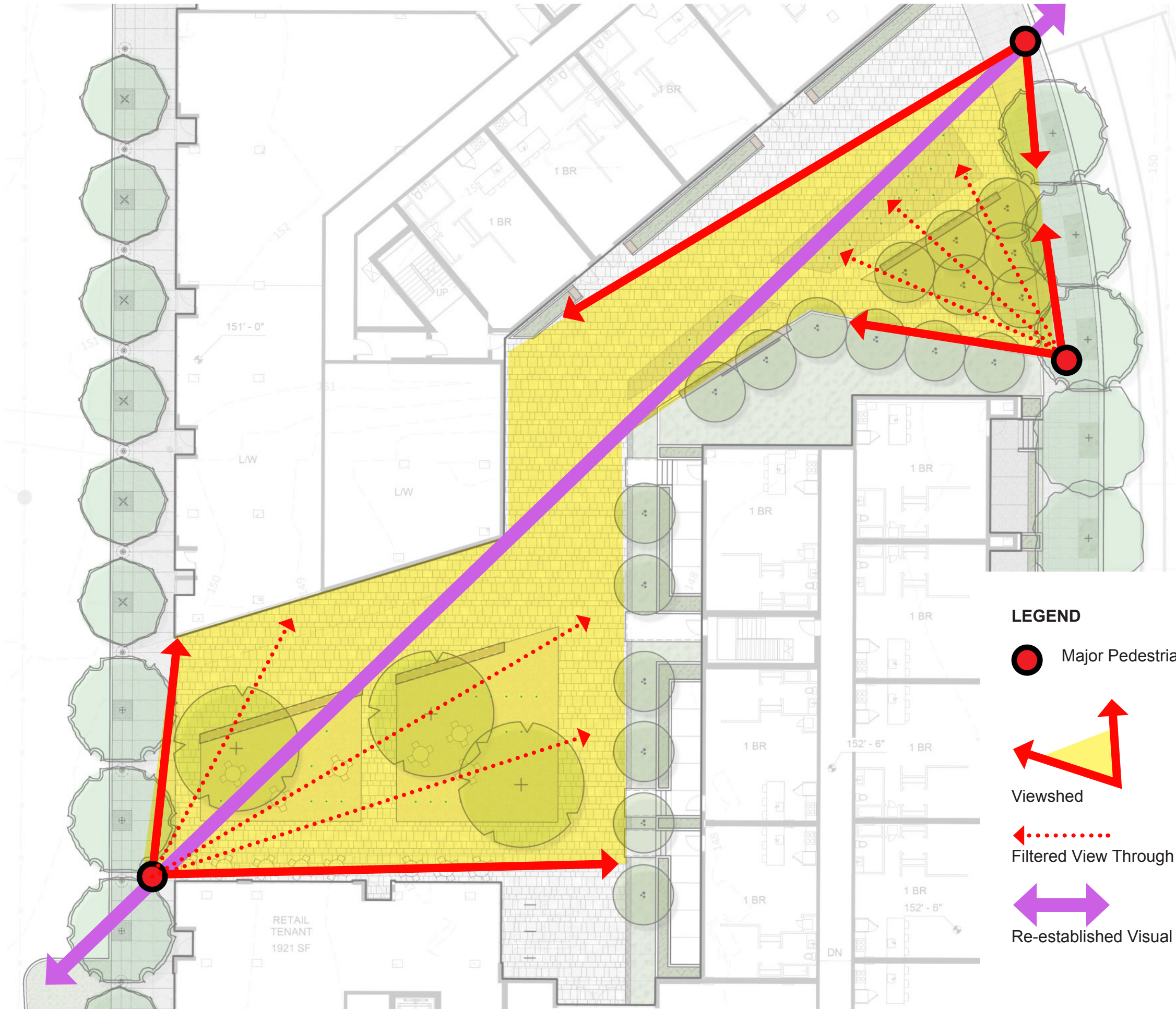


- LEGEND**
- Primary Pedestrian Circulation
 - Secondary Circulation / Walkable
 - Lobby Entry
 - Live/Work Entry
 - Retail Entry
 - Residential
 - X'-XX" Clear Dimension

LUR 2 - NORTH LANDSCAPE SPATIAL & CIRCULATION DIAGRAM

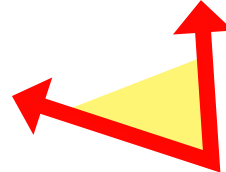


PREVIOUS LUR 1 SUBMISSION - NORTH LANDSCAPE VIEWSHED DIAGRAM



LEGEND

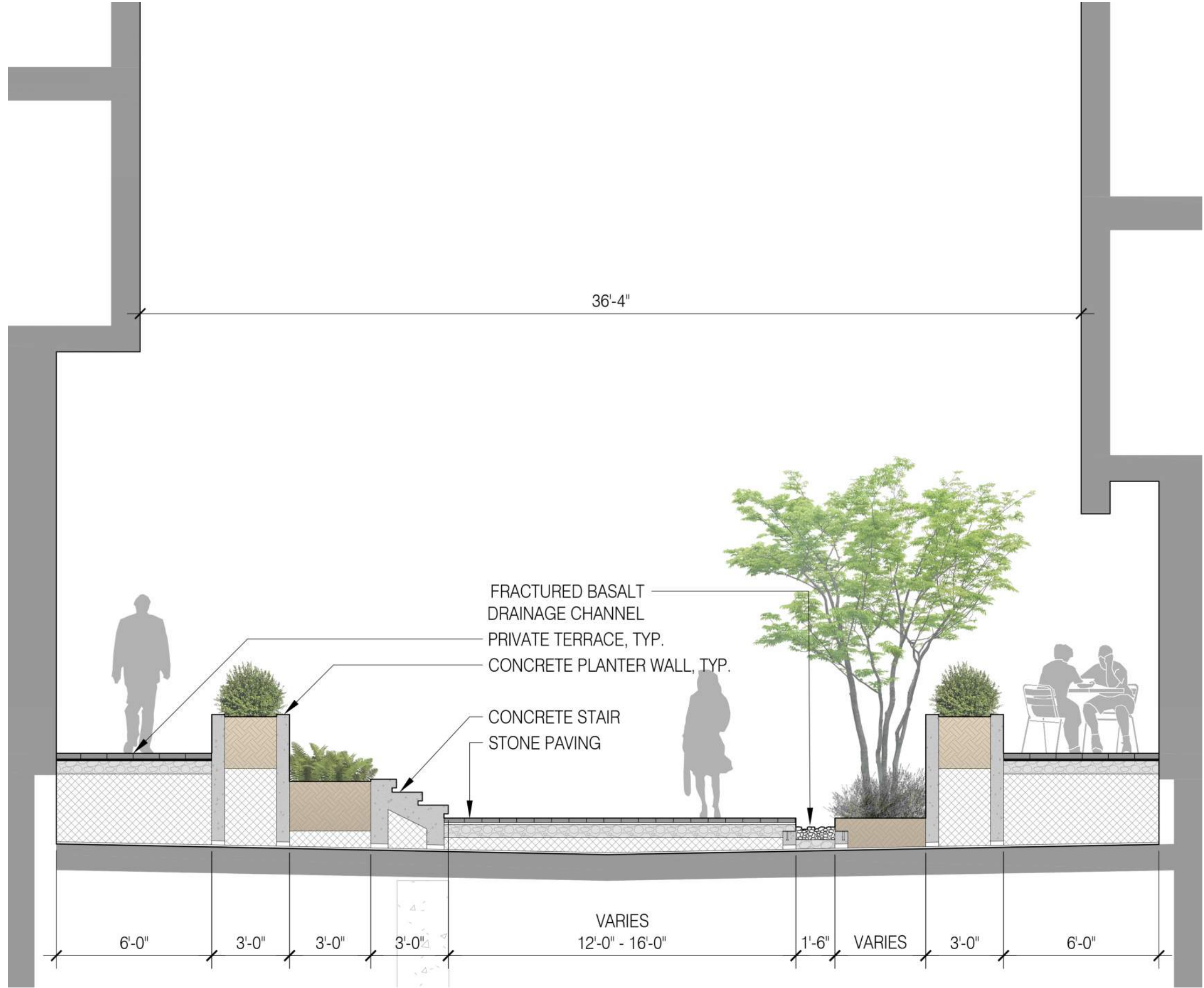
 Major Pedestrian Wayfinding Point

 Viewshed

 Filtered View Through Tree Grove

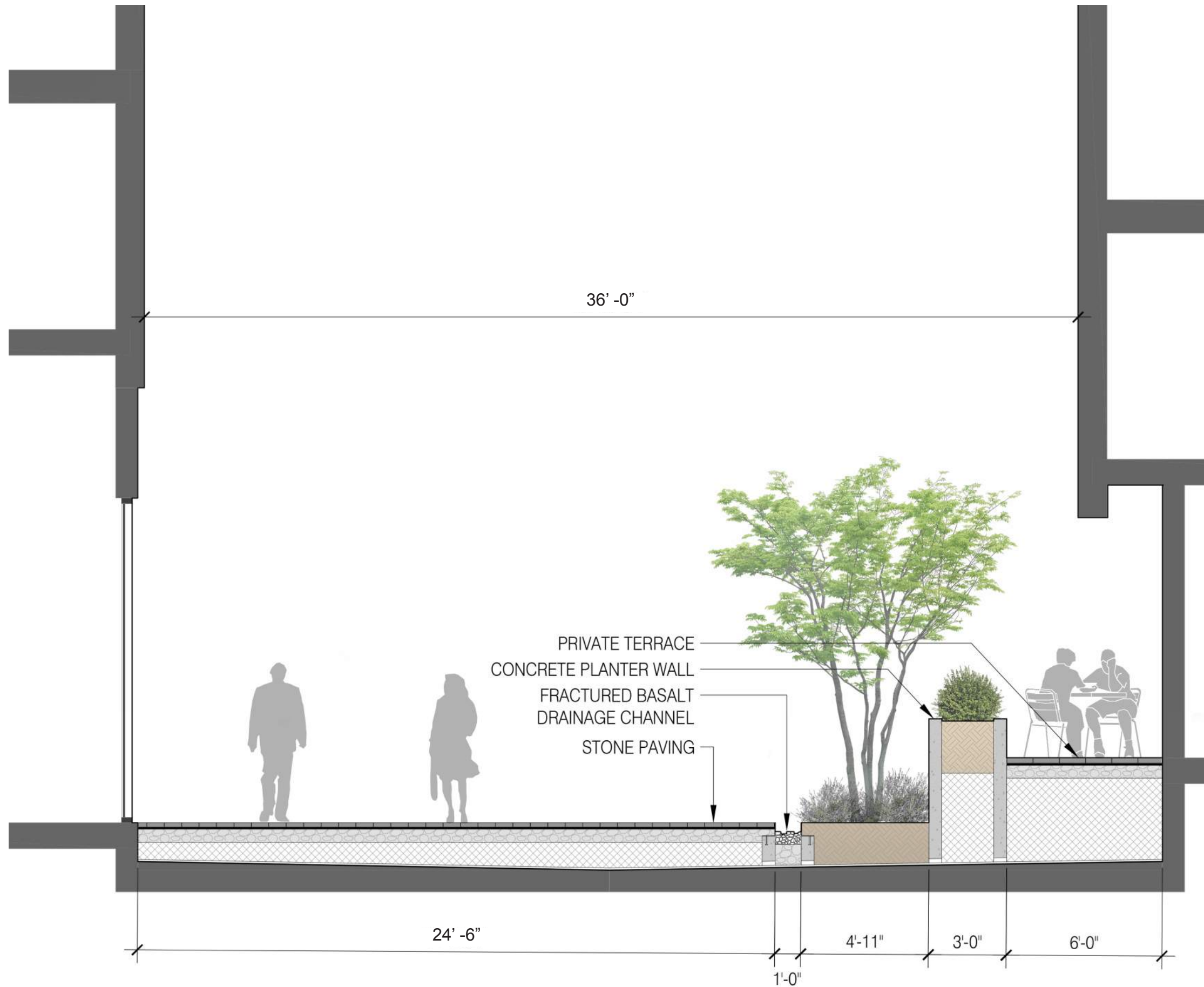
 Re-established Visual Connection

LUR 2 - NORTH LANDSCAPE VIEWSHED DIAGRAM

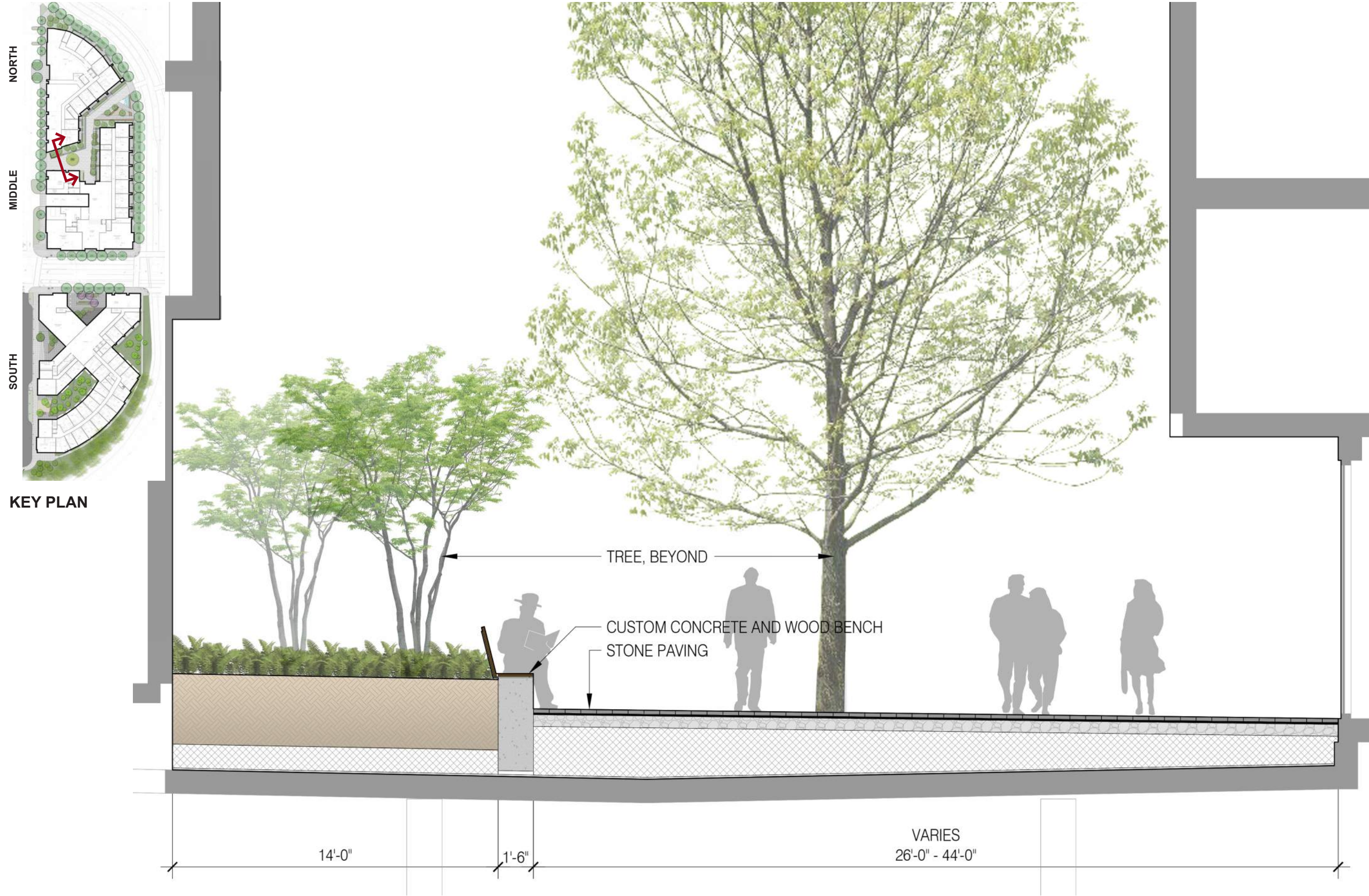




KEY PLAN

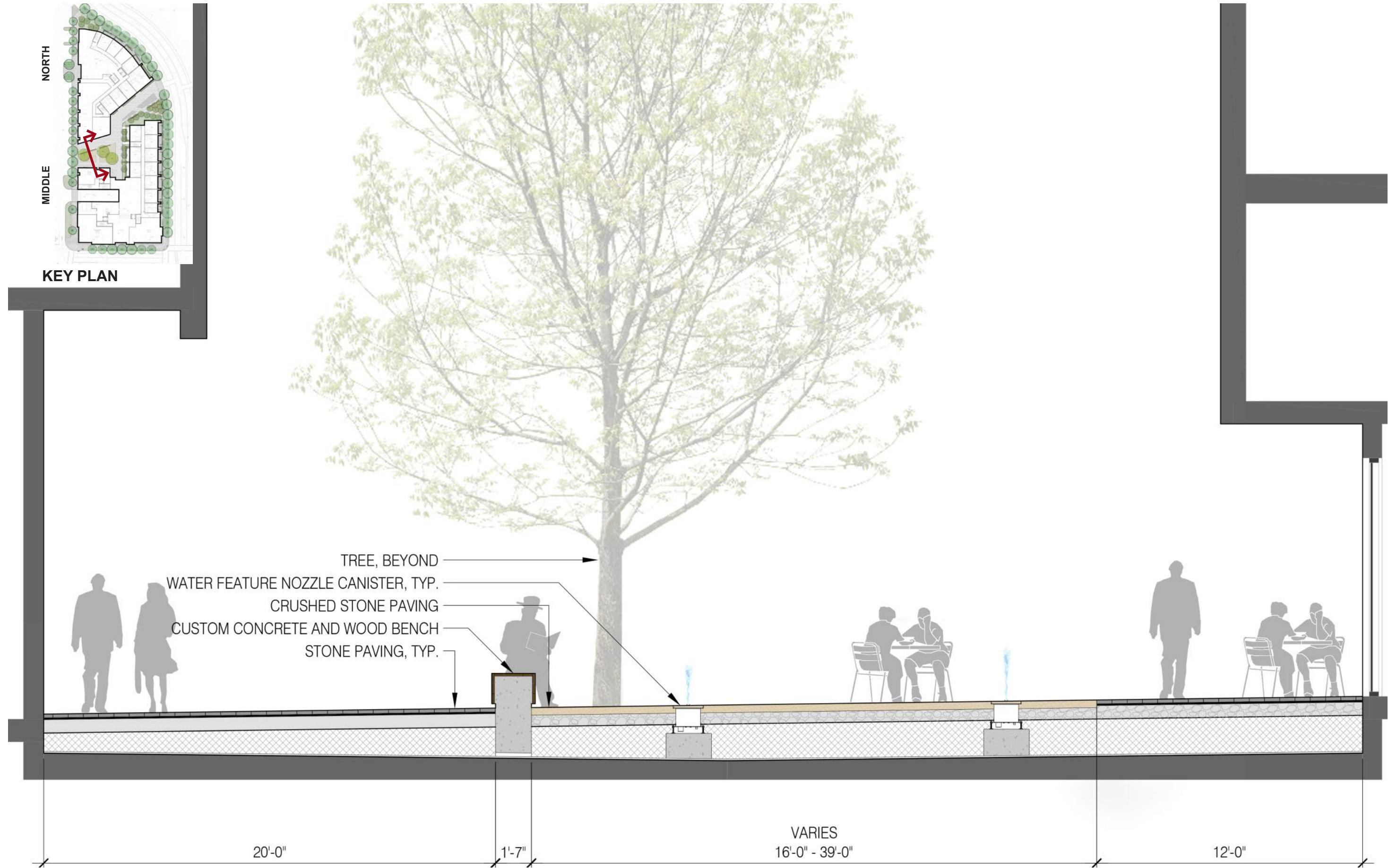


LUR 2 - NORTH SITE - PRIVATE TERRACES AND LIVE/WORK UNITS (1/4"=1')

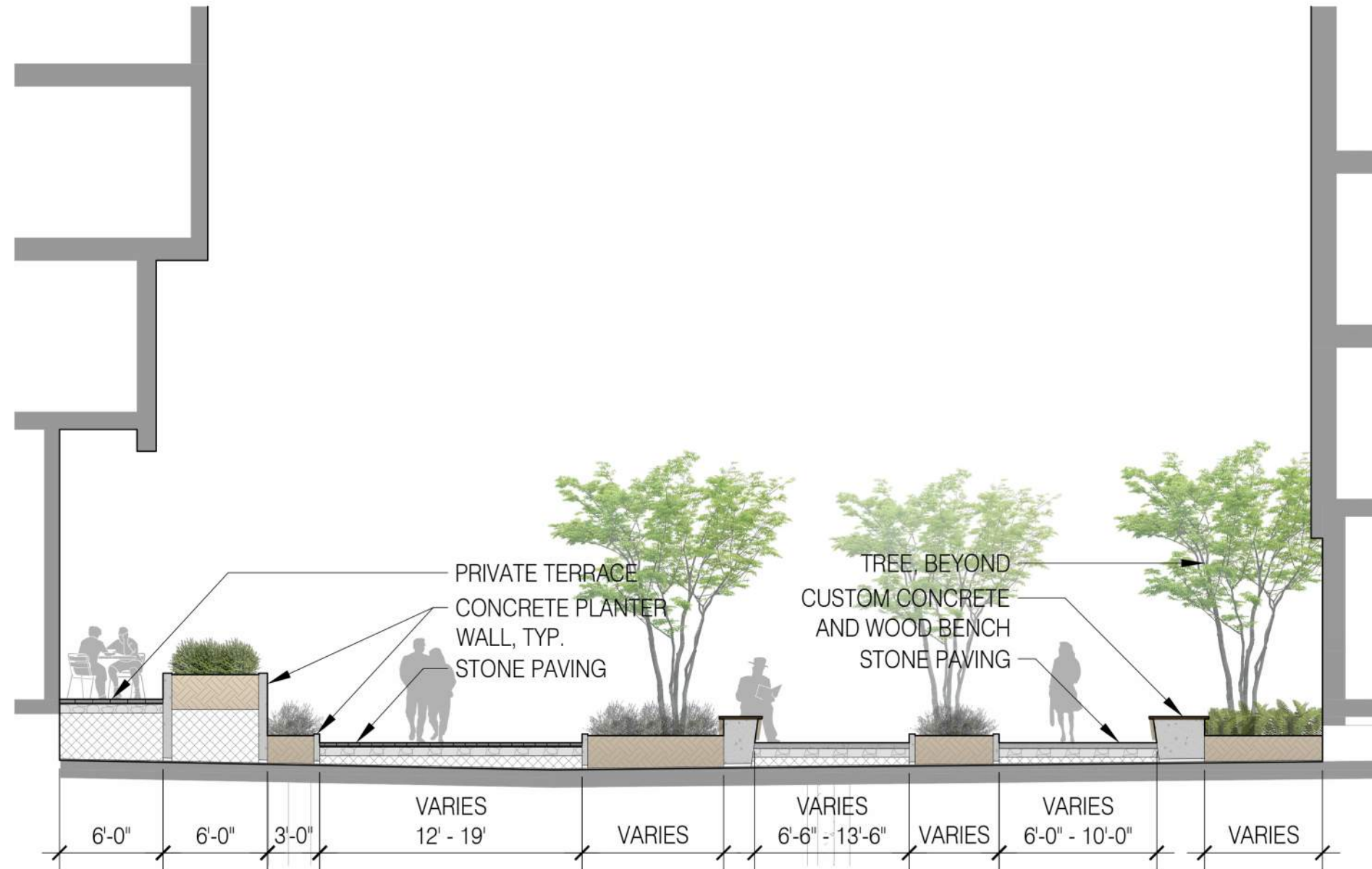




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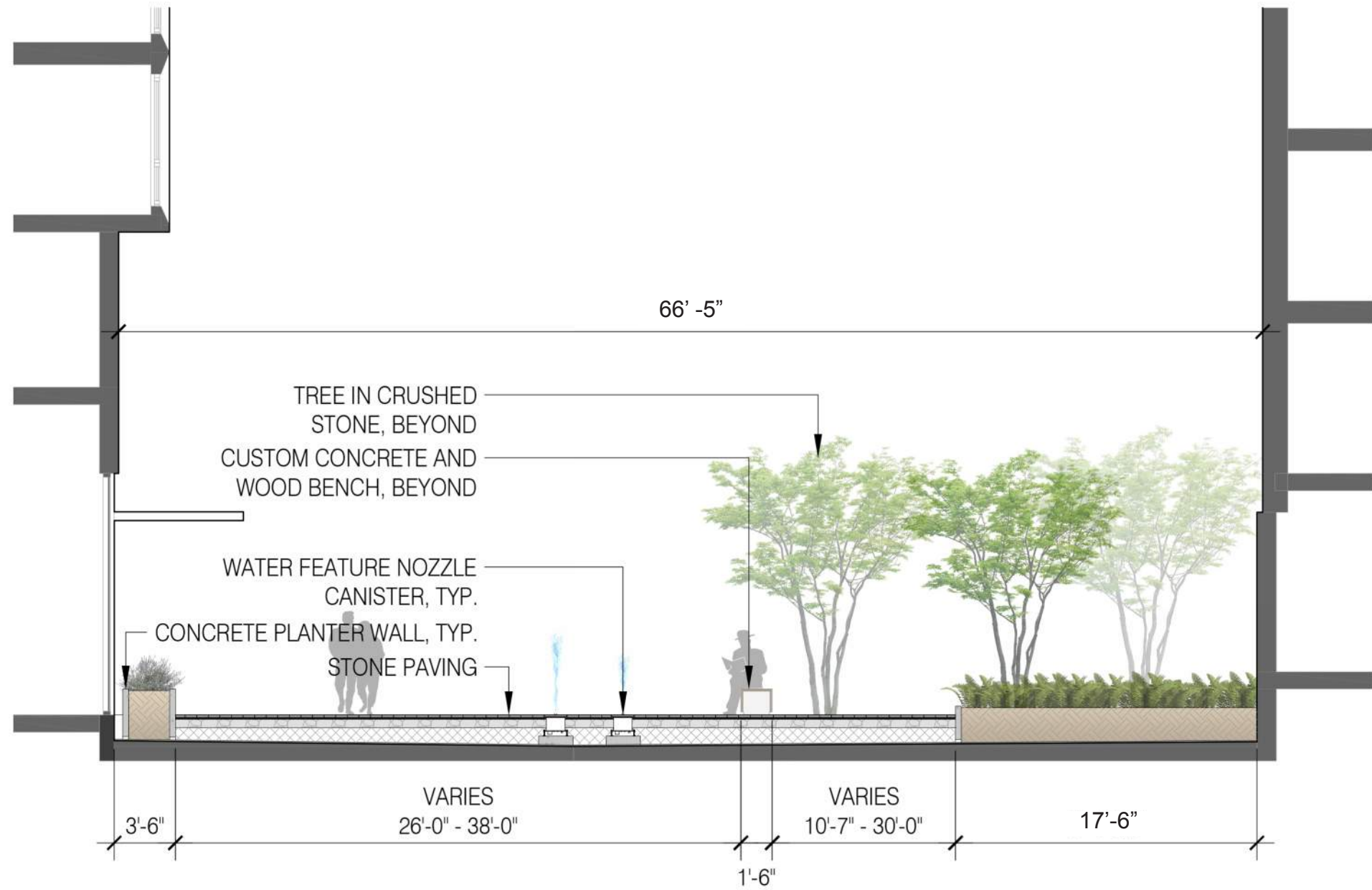


LUR 2 - NORTH SITE- POCKET PLAZA [1/4"=1']





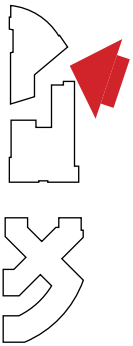
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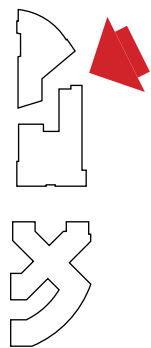


LUR 2 - NORTH SITE- POCKET PARK [1/8"=1']

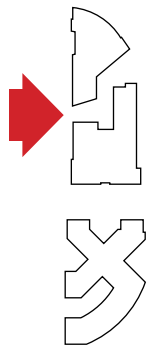


LUR 2 - NORTH SITE: LANDSCAPE AT NE PLAZA AT 16TH AVE





LUR 2 - NORTH SITE: LANDSCAPE AT NE PLAZA AT 16TH AVE



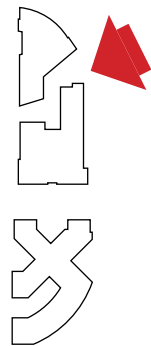
LUR 2 - NORTH SITE: LANDSCAPE WEST PLAZA AT 15TH DRIVE

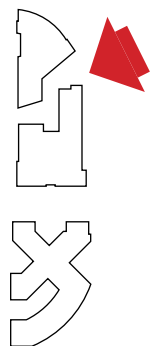
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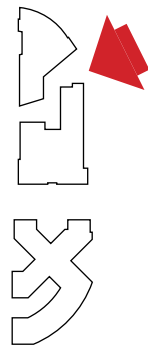


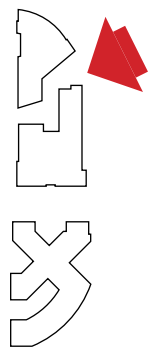
PAGE APP.10 OF LUR 1 SUBMISSION

PREVIOUS LUR 1 SUBMISSION - NORTH SITE: NE PLAZA AT 16TH AVE CROSSWALK







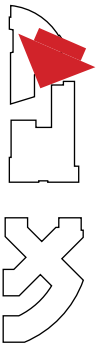


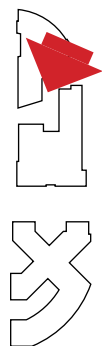
LUR 2 - NORTH SITE: NE PLAZA AT 16TH AVE CROSSWALK



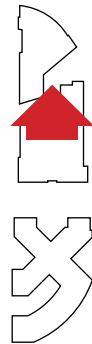
PAGE APP.11 OF LUR 1 SUBMISSION

PREVIOUS LUR 1 SUBMISSION - NORTH SITE: WALKWAY BETWEEN MIDDLE AND NORTH BUILDINGS



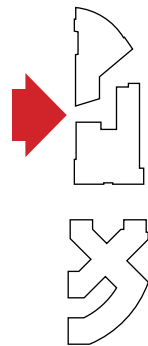


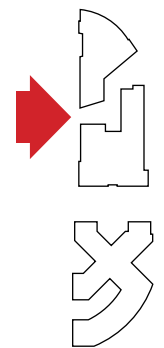
LUR 2 - NORTH SITE: WALKWAY BETWEEN MIDDLE AND NORTH BUILDINGS





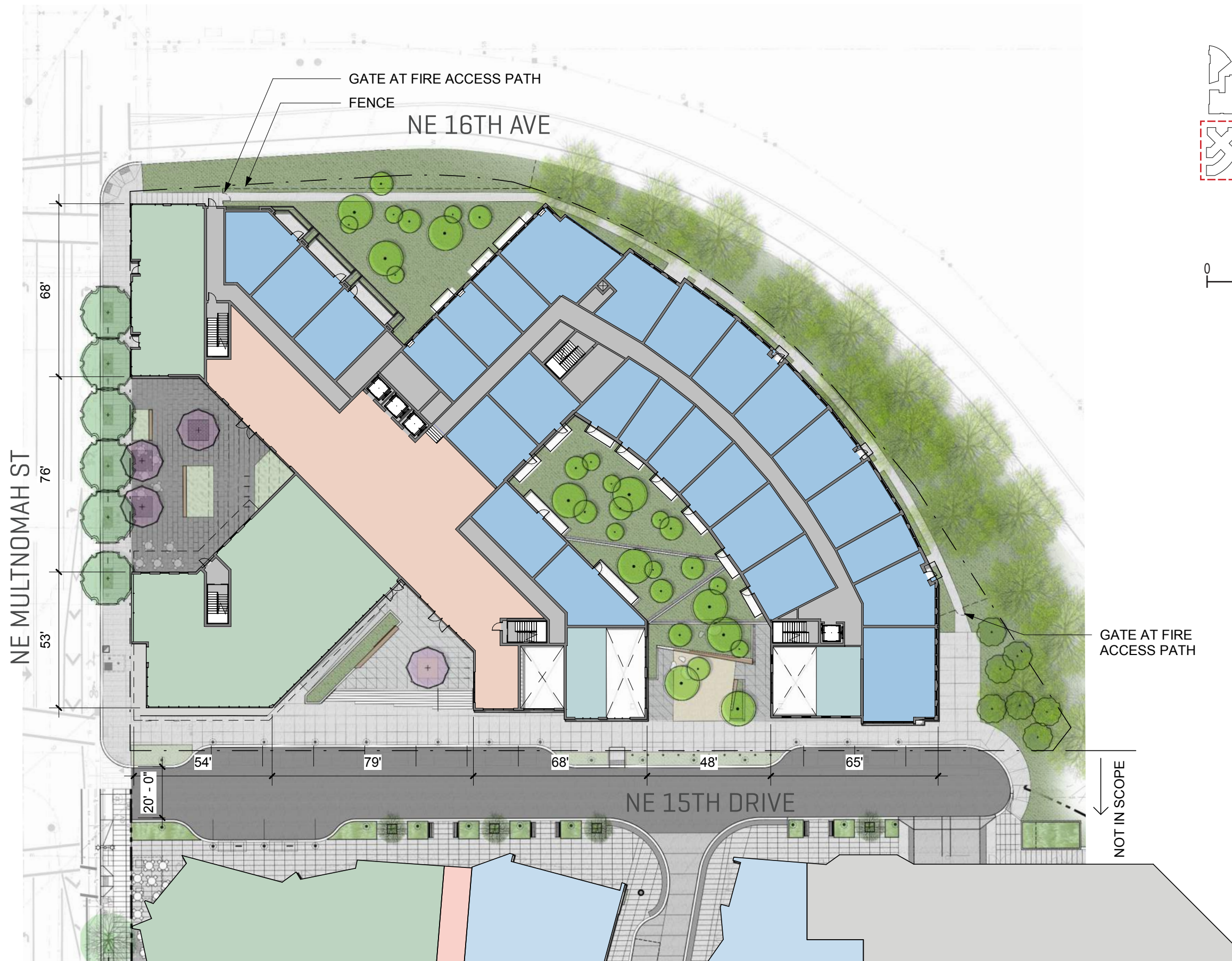
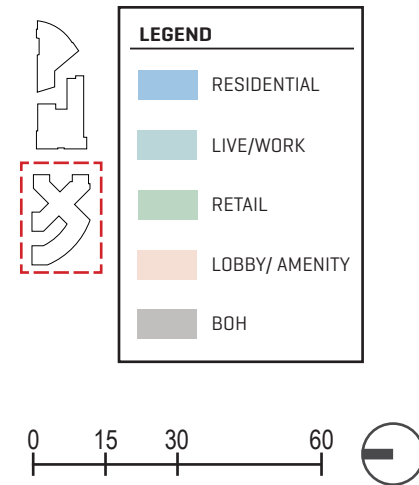
LUR 2 - NORTH SITE: WALKWAY BETWEEN MIDDLE AND NORTH BUILDINGS





LUR 2 - NORTH SITE: WEST PLAZA AT 15TH DRIVE



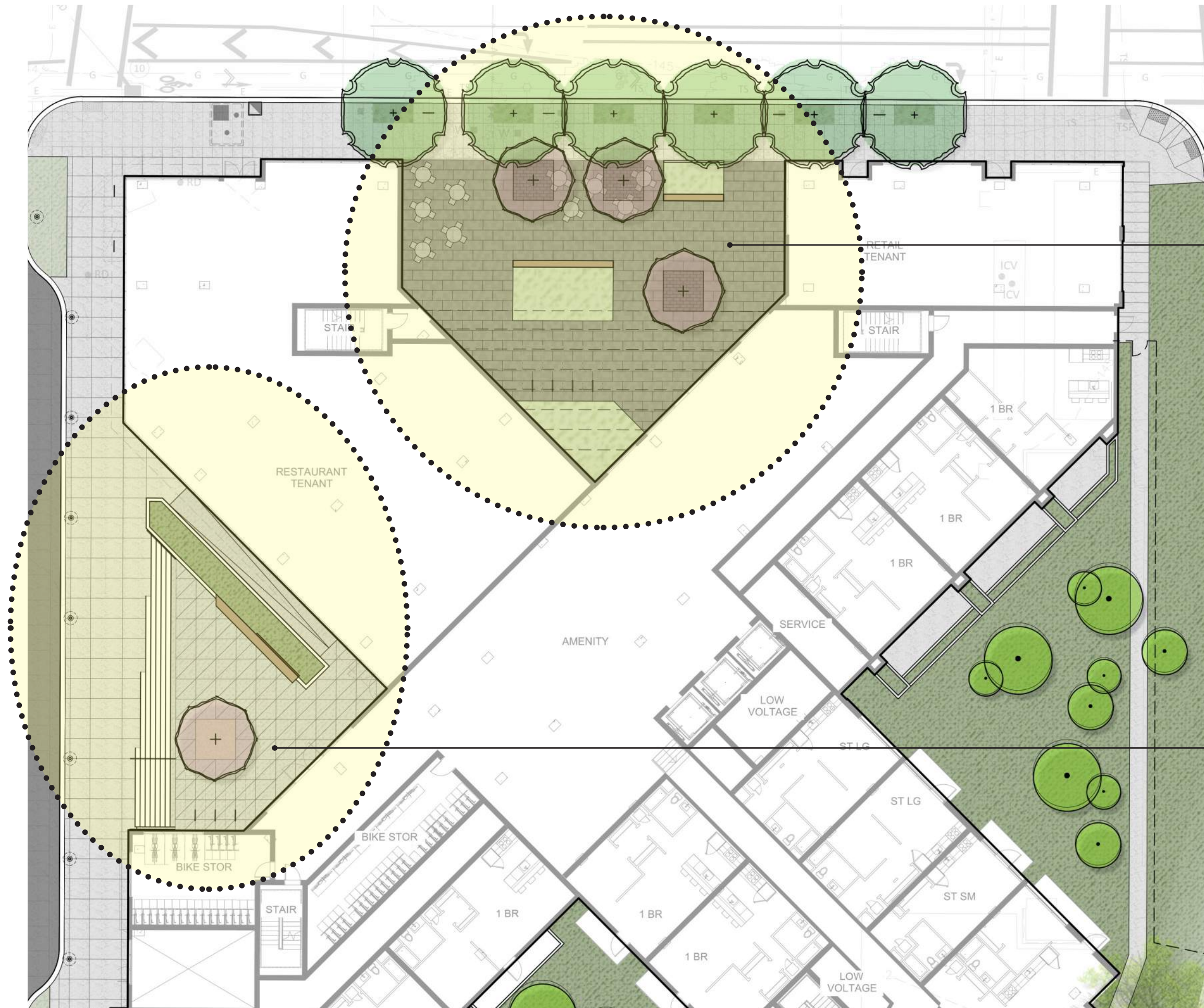




URBAN PLANE PLAZA
Courtyard layout and language doesn't seem quite 'baked'. Landscape design feels too tied to the geometry of the building - investigate some flexibility with layout language. Keep the benches.

PLATEAU PLAZA
Circulation path to Lobby seems too indirect. Linear bench feels like an obstacle and too sharp. Landscape design feels too tied to the geometry of the building - investigate some flexibility with layout language.

PREVIOUS LUR 1 SUBMISSION - SOUTH LANDSCAPE SITE PLAN: WHAT WE HEARD



URBAN PLANE PLAZA

Landscape layout was simplified to create more flexibility of use and circulation throughout the space.

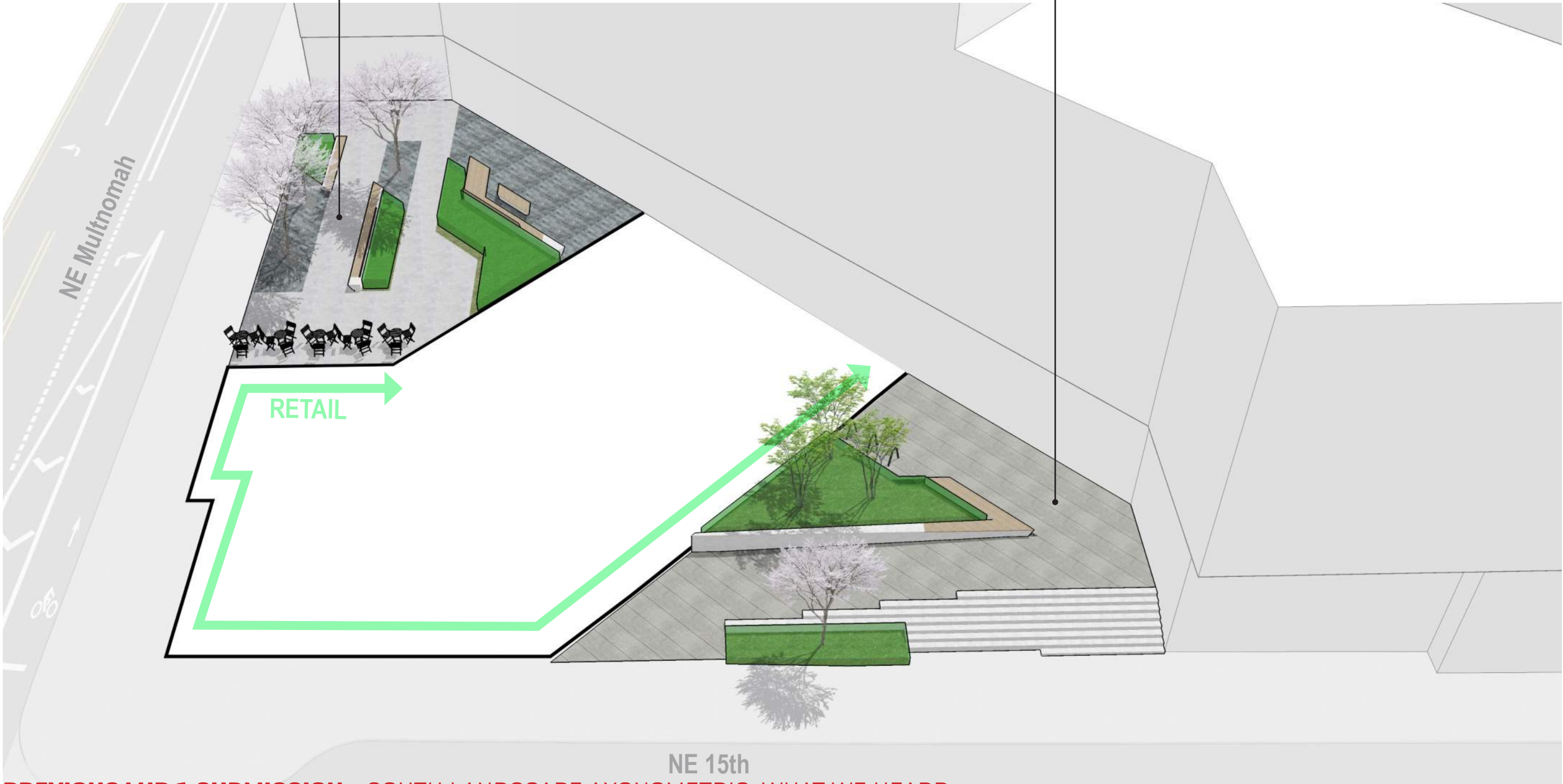
PLATEAU PLAZA

Landscape layout was simplified to create a more open terrace for the residential entry. Sharp points and barriers in the path of travel from 15th to the residential entry and retail back of house doors were eliminated.

LUR 2 - SOUTH LANDSCAPE PLAN RESPONSE

URBAN PLANE PLAZA
Courtyard layout and language doesn't seem quite 'baked'. Landscape design feels too tied to the geometry of the building - investigate some flexibility with layout language. Keep the benches.

PLATEAU PLAZA
Circulation path to Lobby seems too indirect. Linear bench feels like an obstacle and too sharp. Landscape design feels too tied to the geometry of the building - investigate some flexibility with layout language.



PREVIOUS LUR 1 SUBMISSION - SOUTH LANDSCAPE AXONOMETRIC: WHAT WE HEARD

LEGEND

- 1

In-grade planting
- 2

Tree in stone paving
- 3

Tree in crushed stone paving
- 4

Wood seatwall
- 5

Backed wood seatwall
- 6

Raised planter (not a stormwater planter)
- 7

Integrated wood bench with back
- 8

Moveable cafe furnishings
- 9

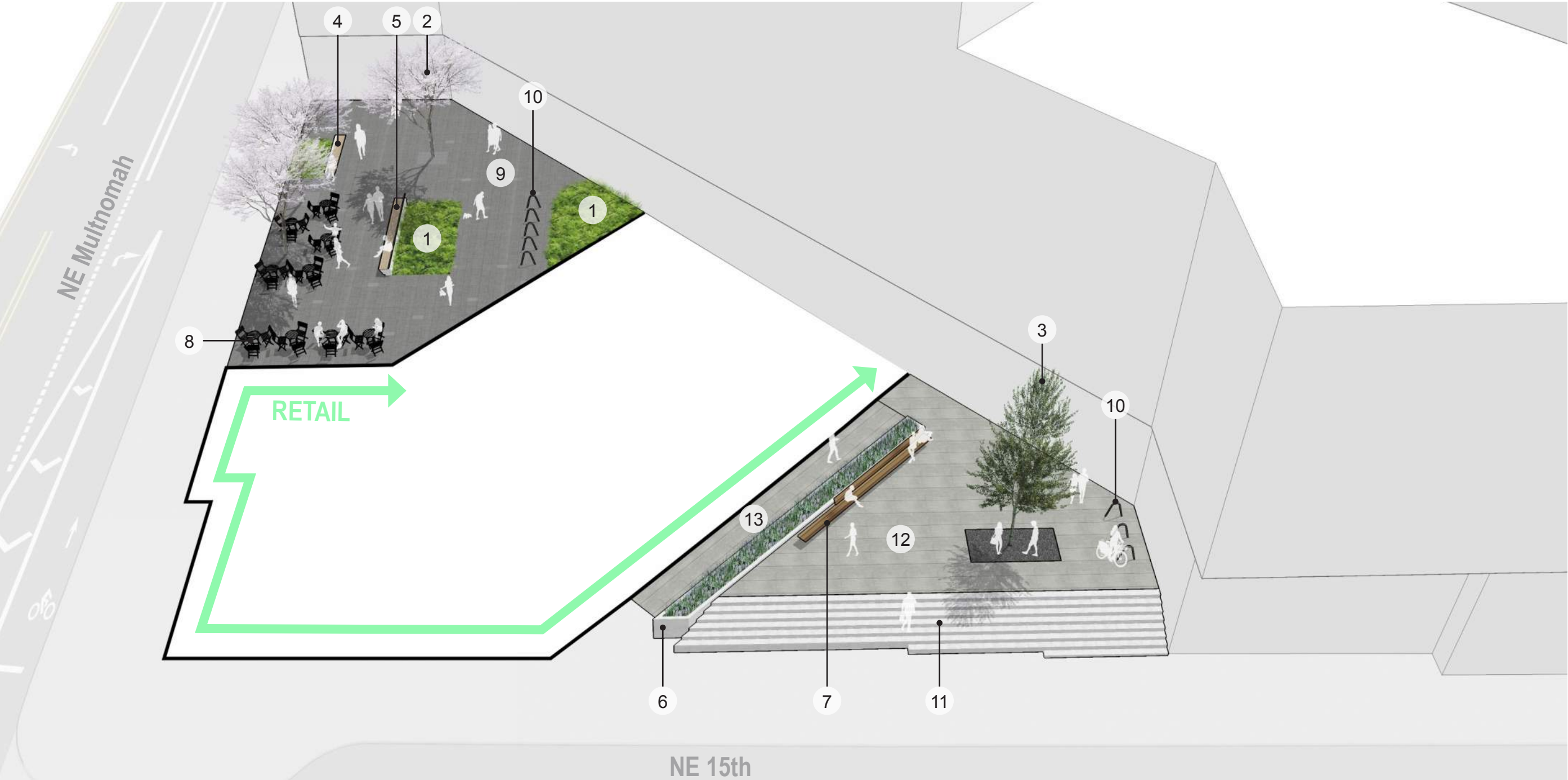
Stone paving
- 10

Bike rack
- 11

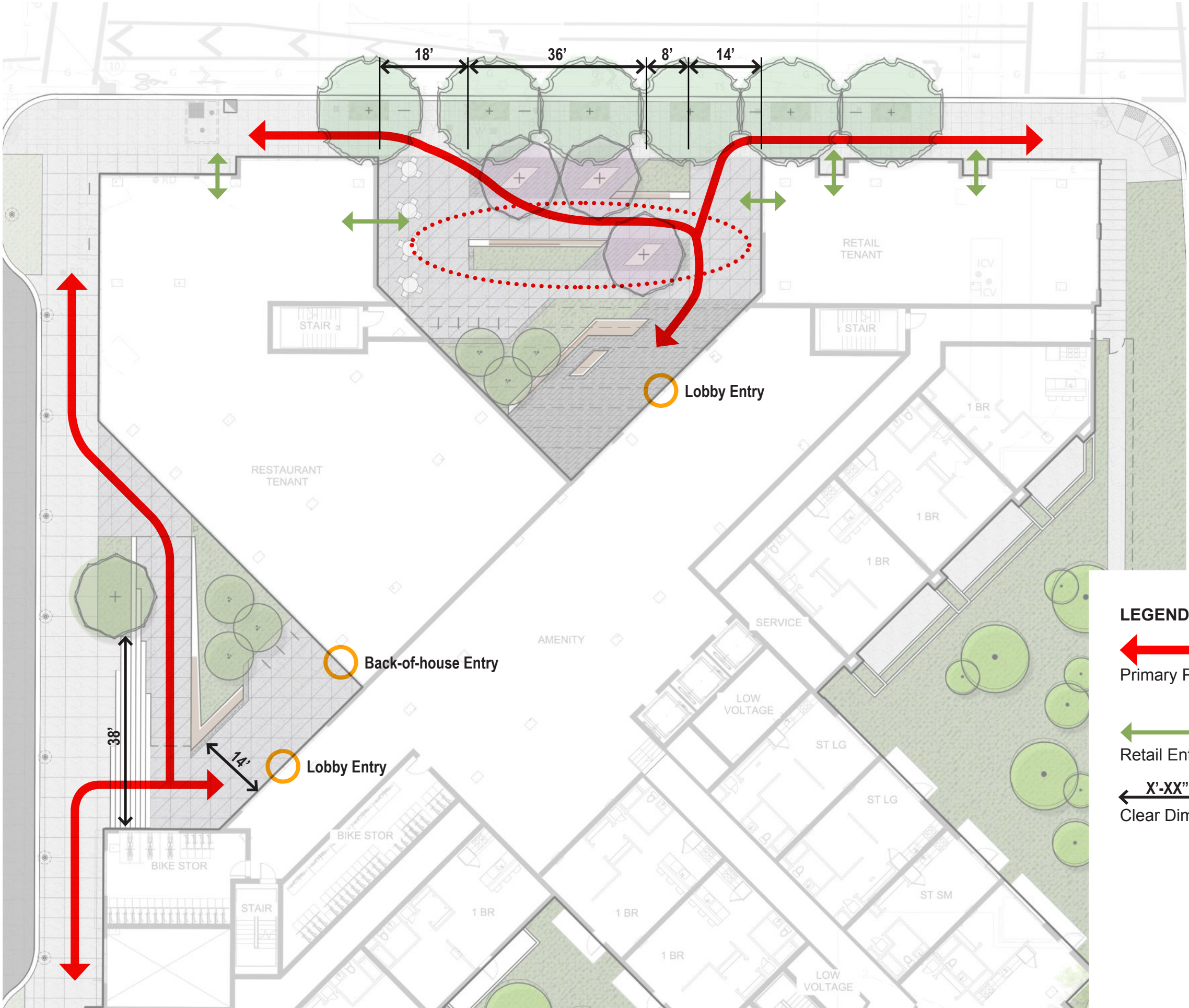
C.I.P. Concrete Stair
- 12

C.I.P. Concrete Paving
- 13

C.I.P. Concrete Ramp



LUR 2 - SOUTH LANDSCAPE RESPONSE



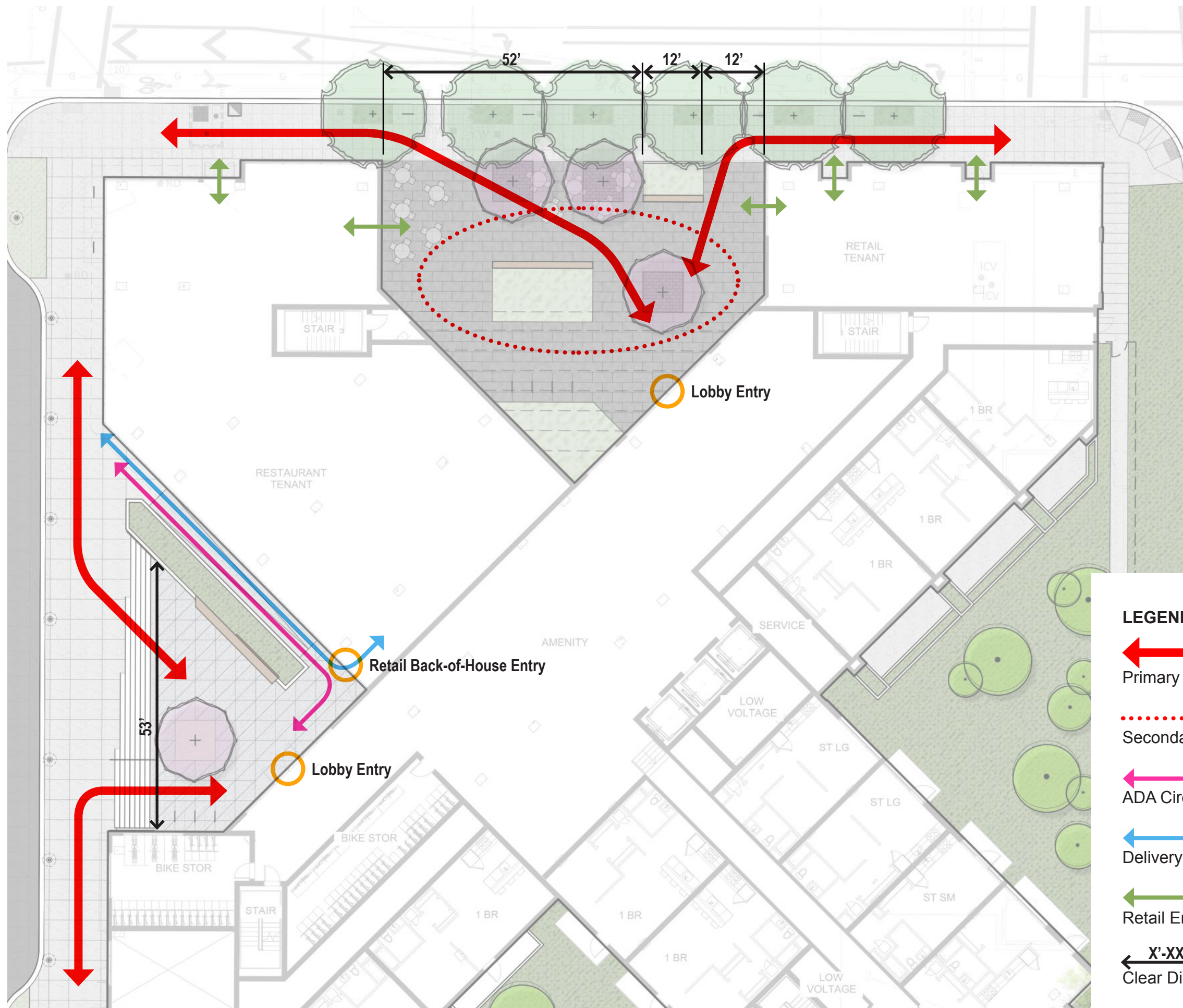
LEGEND

Primary Pedestrian Circulation

Retail Entry

X'-XX' Clear Dimension

PREVIOUS LUR 1 SUBMISSION - SOUTH LANDSCAPE SPATIAL & CIRCULATION DIAGRAM



LEGEND

 Primary Pedestrian Circulation

 Secondary Circulation / Walkable

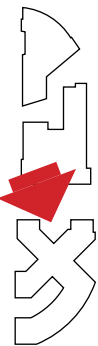
 ADA Circulation

 Delivery Circulation

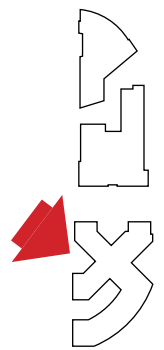
 Retail Entry

 Clear Dimension

LUR 2 - SOUTH LANDSCAPE SPATIAL & CIRCULATION DIAGRAM



LUR 2 - SOUTH SITE: LANDSCAPE AT MULTNOMAH ENTRY PLAZA

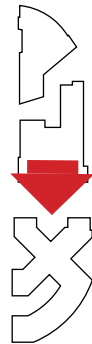


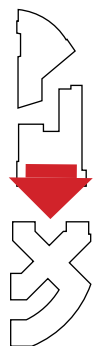
LUR 2 - SOUTH SITE: LANDSCAPE AT NW PLAZA AT 15TH DR



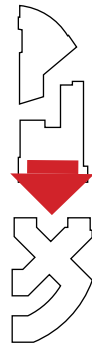
PAGE APP.7 OF LUR 1 SUBMISSION

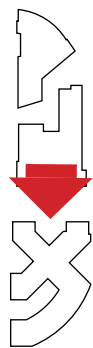
PREVIOUS LUR 1 SUBMISSION - SOUTH SITE: MULTNOMAH ENTRY PLAZA



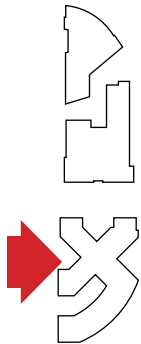


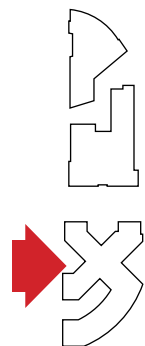
LUR 2 - SOUTH SITE: MULTNOMAH ENTRY PLAZA





LUR 2 - SOUTH SITE: MULTNOMAH ENTRY PLAZA





LUR 2 - SOUTH SITE: NW PLAZA AT 15TH DRIVE

**LAND USE
REVIEW**

03.28.2018

LU NO. 16-291413 DZ

Title:

RENDERED
VIEW

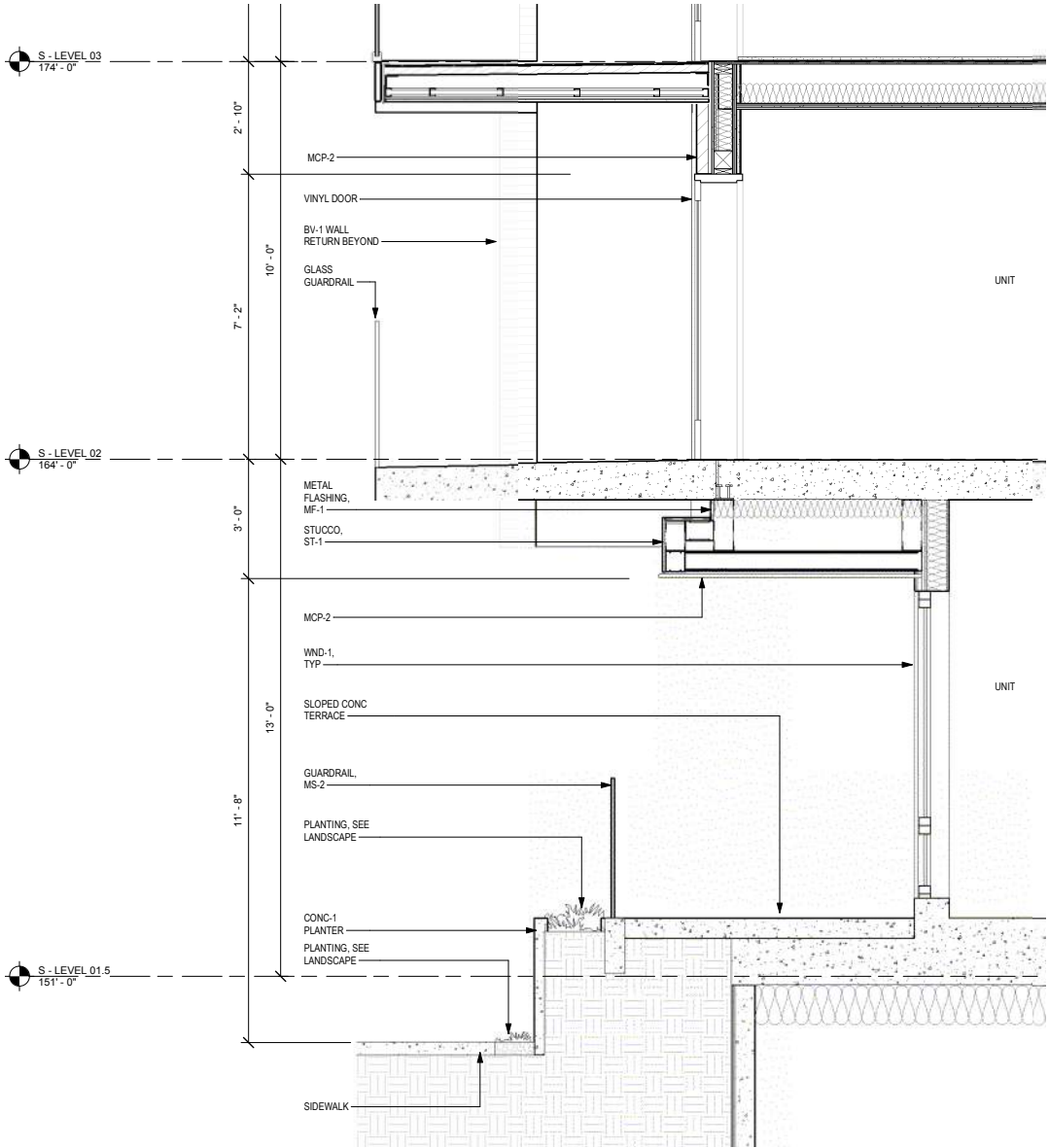
Sheet:

P.69

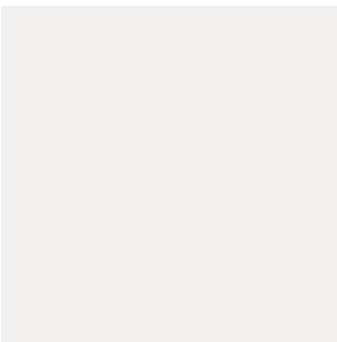
1510 NE MULTNOMAH

HOLST

© 2016 HOLST ARCHITECTURE PC



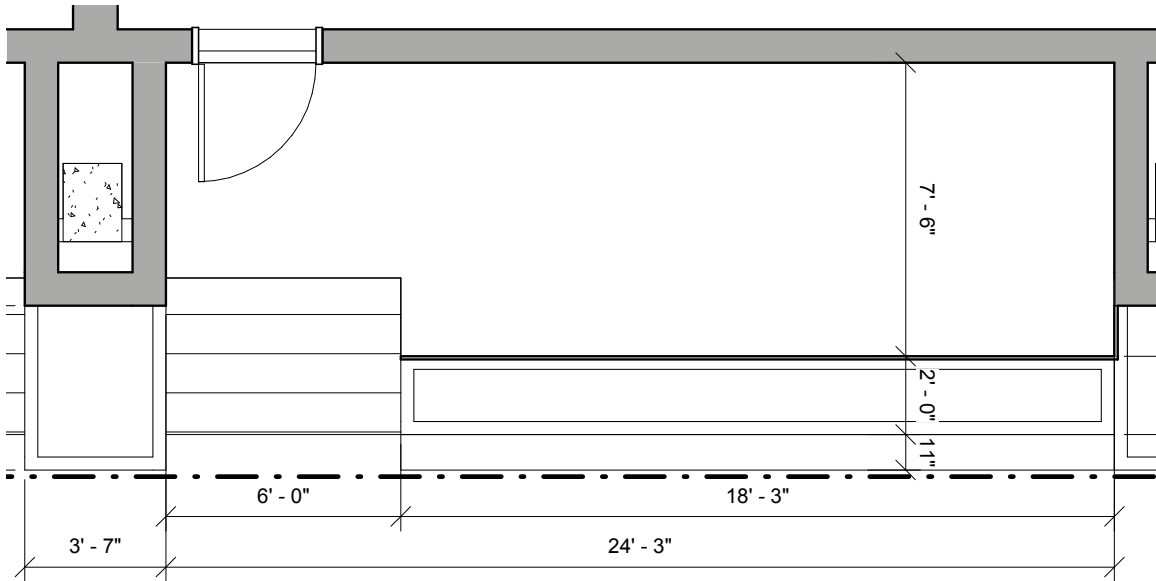
① Brick



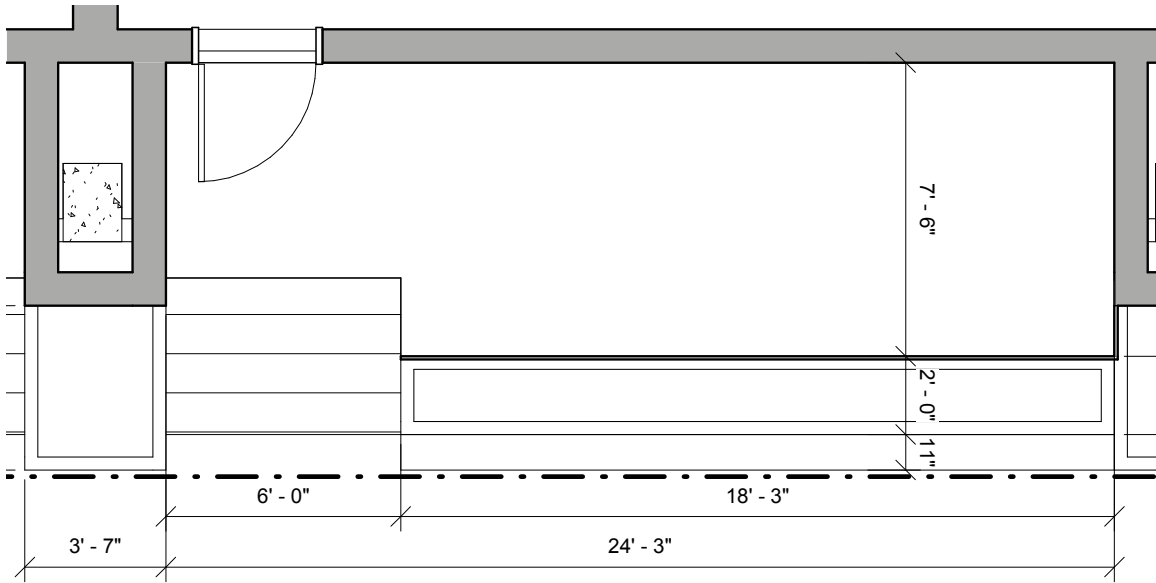
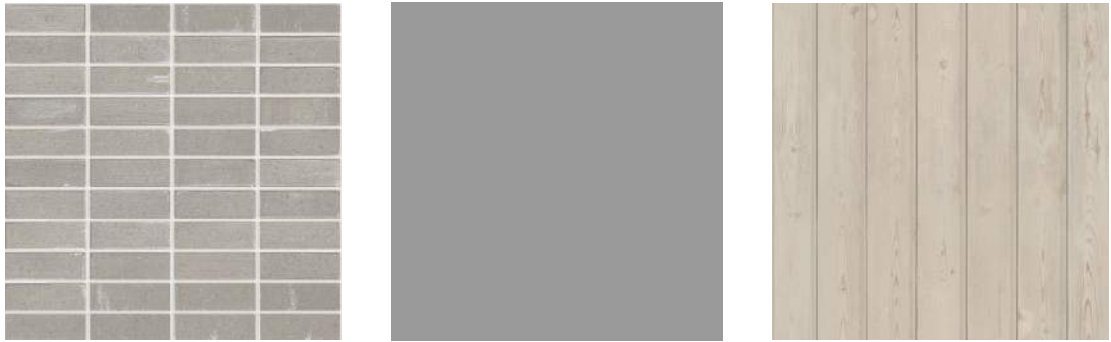
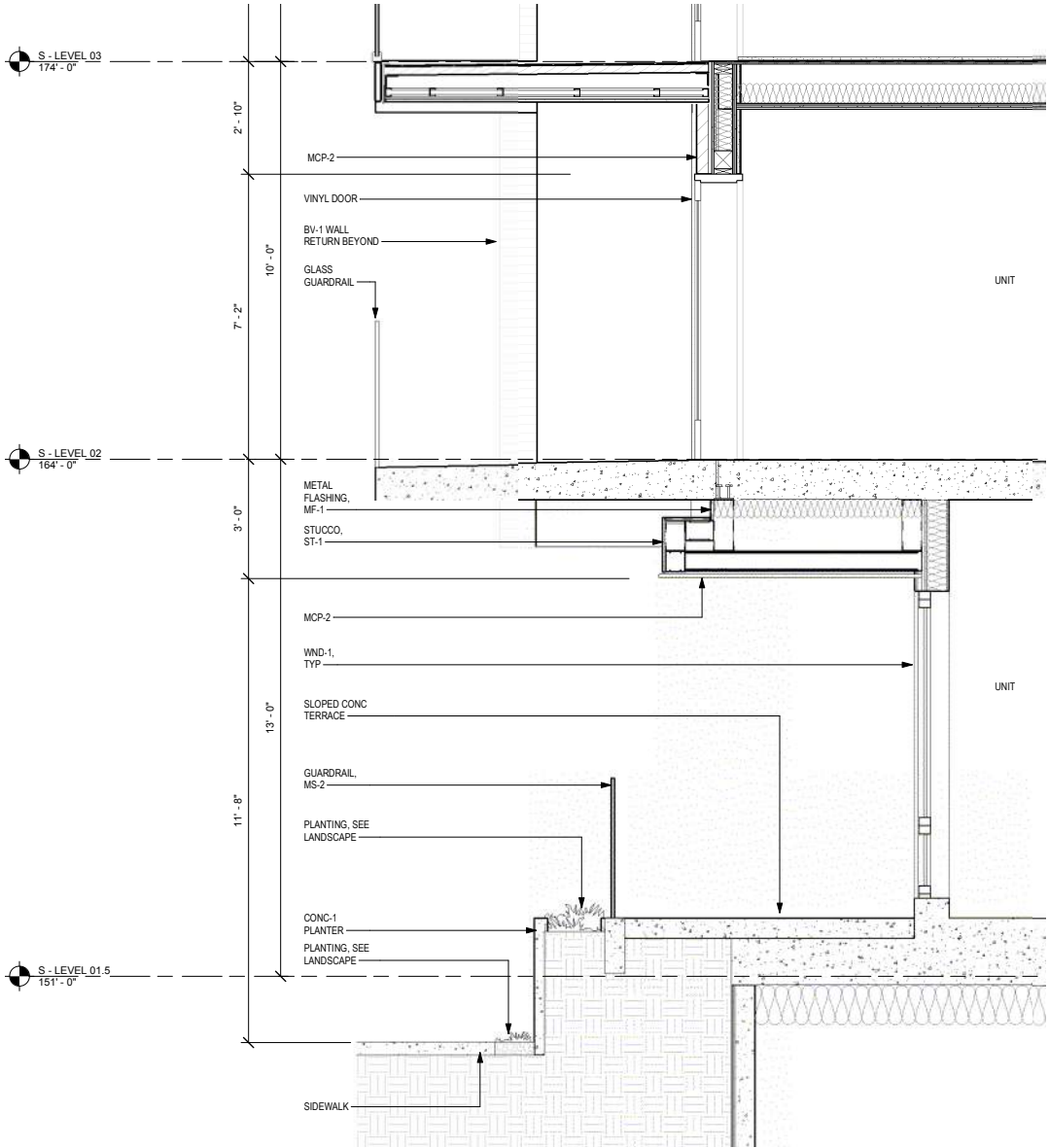
② Stucco



③ Wood 1



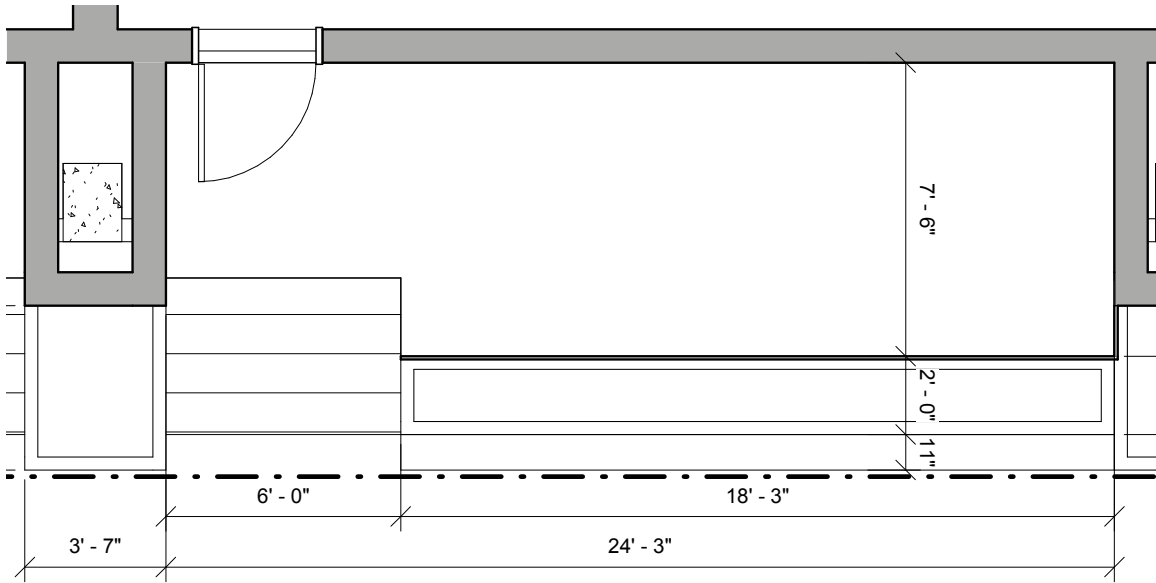
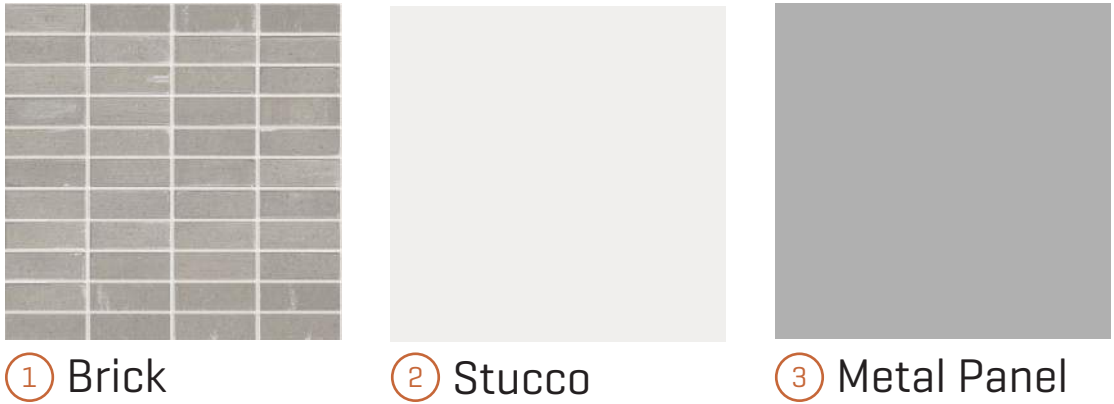
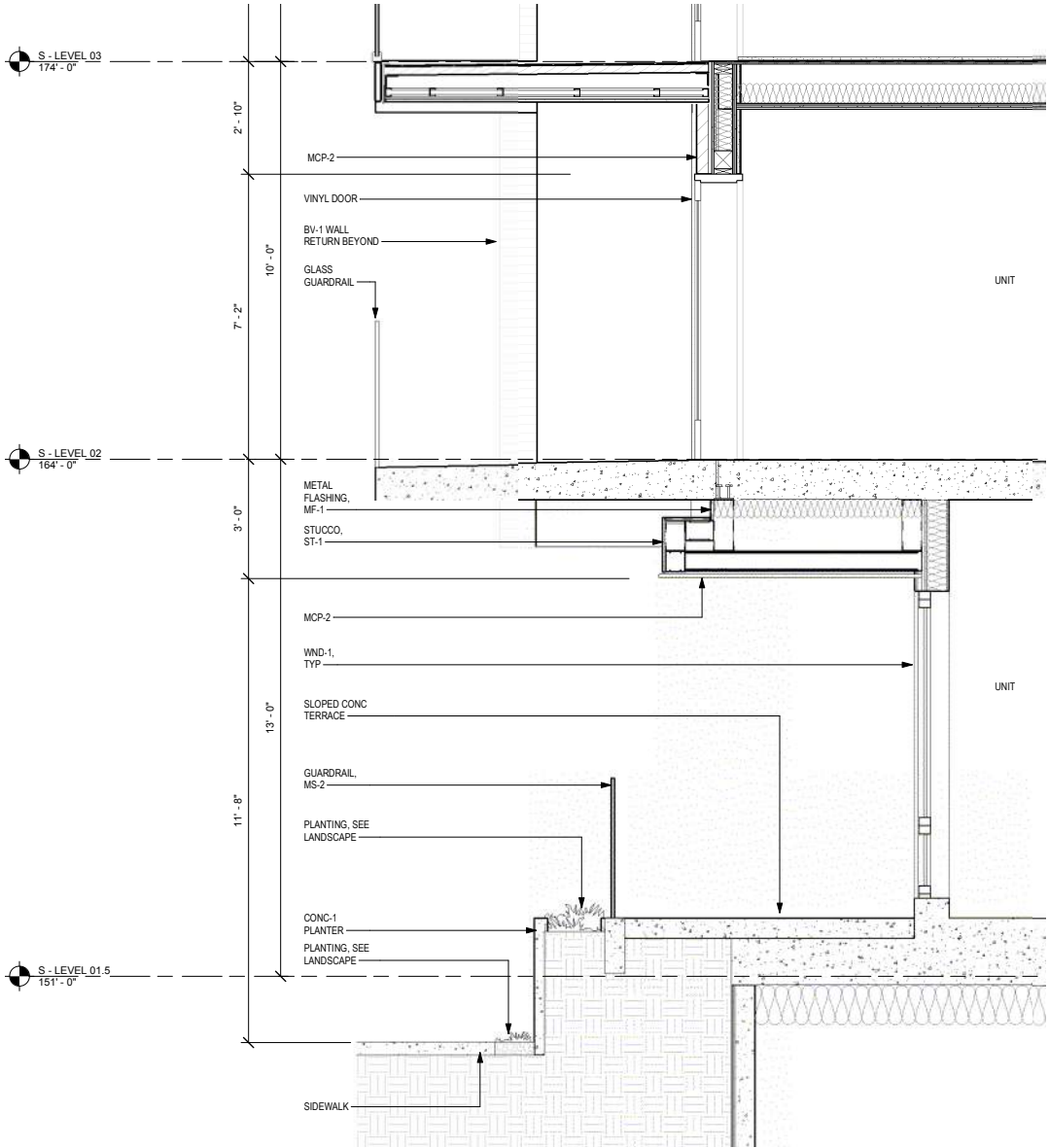




LUR 2 - OPTION 1: WALK-UP UNIT DETAIL



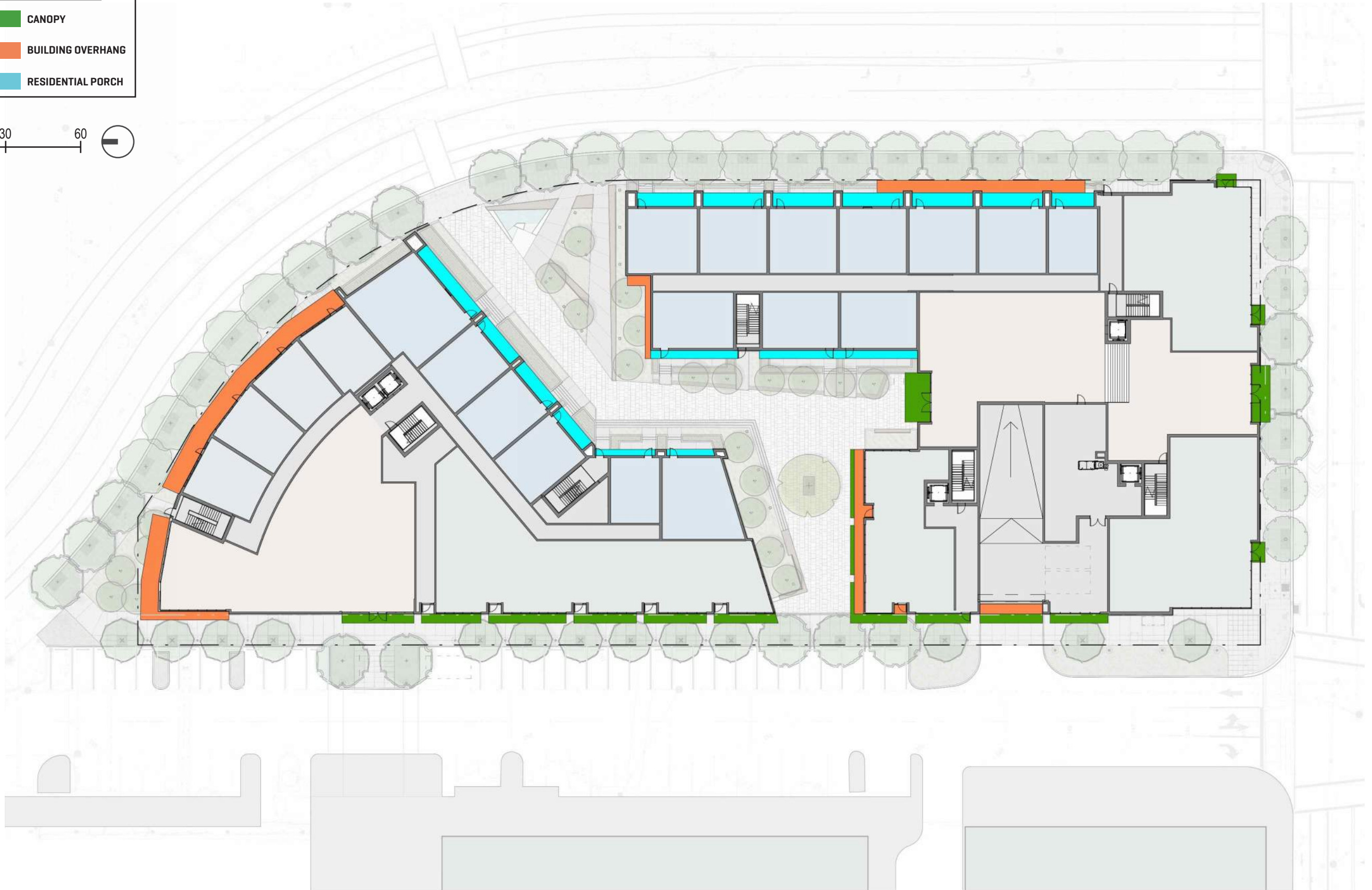
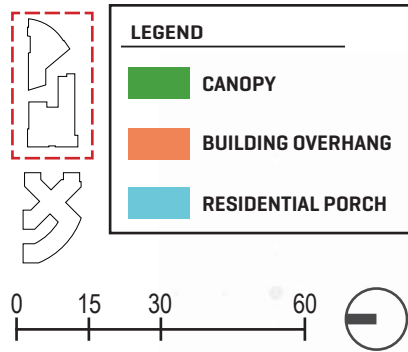
LUR 2 - OPTION 1: WALK-UP UNIT ENTRY

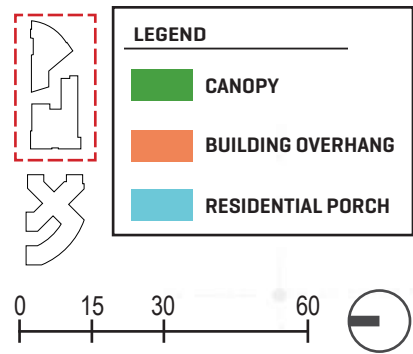


LUR 2 - OPTION 2: WALK-UP UNIT DETAIL

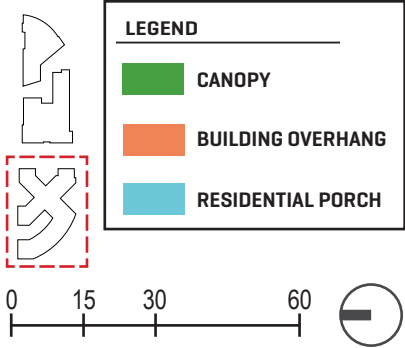


LUR 2 - OPTION 2: WALK-UP UNIT ENTRY





LUR 2 - NORTH SITE: WEATHER PROTECTION DIAGRAM



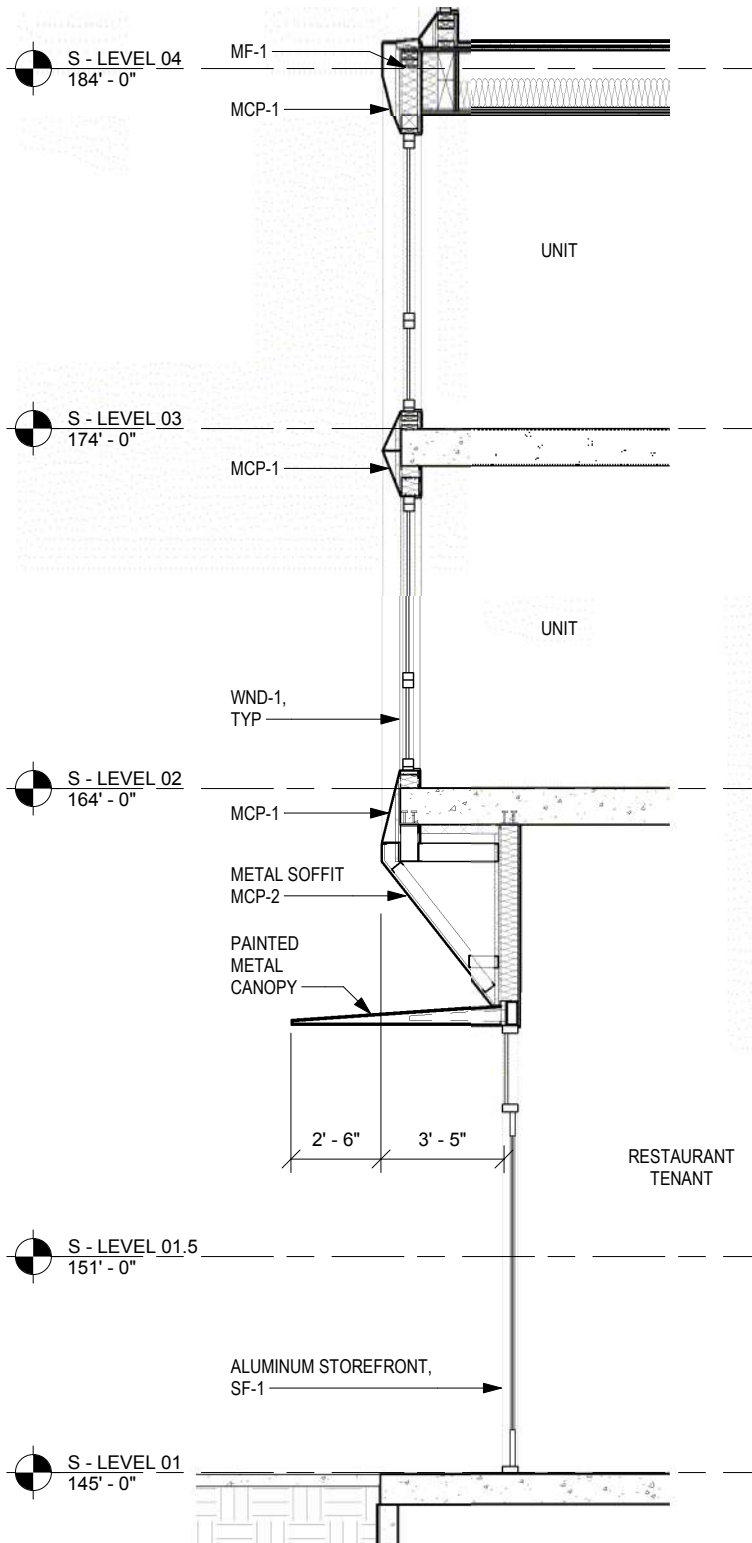


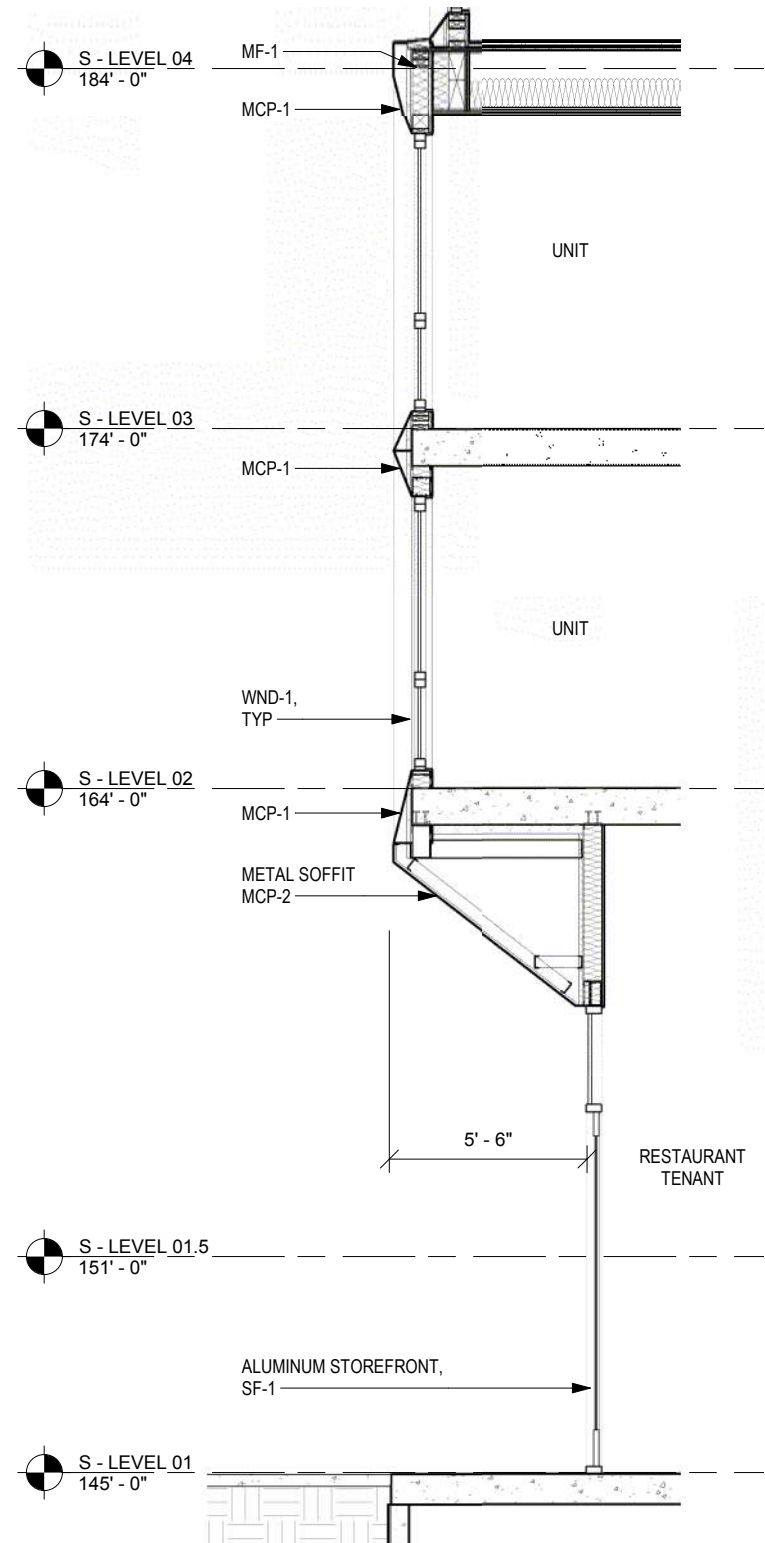
LEGEND

- CANOPY
- BUILDING OVERHANG
- RESIDENTIAL PORCH

0 15 30 60

LUR 2 - SOUTH SITE: WEATHER PROTECTION DIAGRAM





LUR 2 - WEATHER PROTECTION DETAIL

THANK YOU