



- **Contributions to the Overlook neighborhood & The City of Portland**
- **Commitment to the Overlook neighborhood**
- **Adidas neighborhood outreach for the upcoming projects**
 - March 15, 2018 Meeting with Immediate Neighbors
 - March 20, 2018 Neighborhood Board Meeting
 - April 5, 2018 DAR Hearing Signs Posted
 - April 10, 2018 Meeting with Immediate Neighbors Silver Site
 - April 26, 2018 DAR Hearing #1 (Site + Massing)
 - May 24, 2018 DAR Hearing #2 (Architecture + Landscape)





ADIDAS EAST VILLAGE EXPANSION

DESIGN ADVICE REQUEST HEARING | APRIL 26, 2018

LEVER | O+A | GGN

- 1. Site Introduction**
- 2. Neighborhood History**
- 3. North Building**
- 4. South Building**
- 5. Loading Building**

1. Site Introduction

Context Map

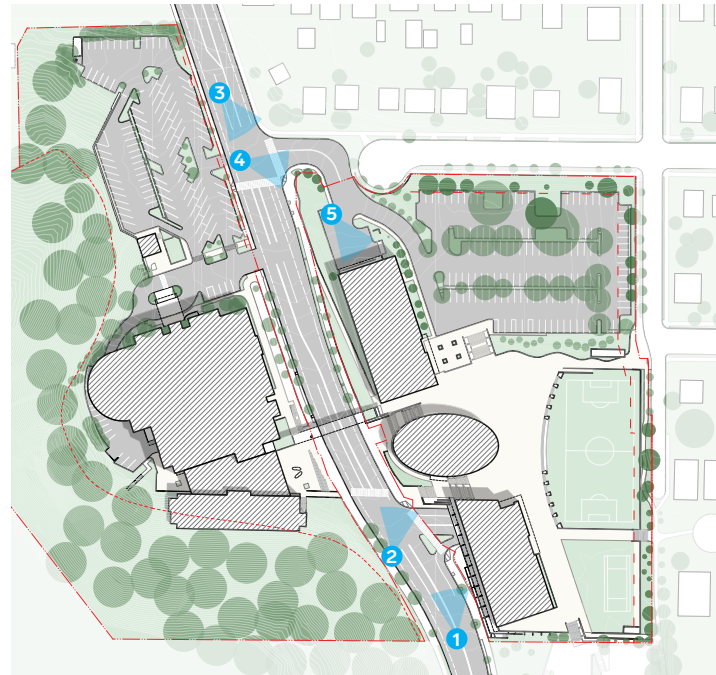
Overlook Neighborhood



Willamette River

Site Photos

Existing Views



Key Plan



1. View on Greeley from the South



2. View on Greeley from the South



3. View on Greeley from the North



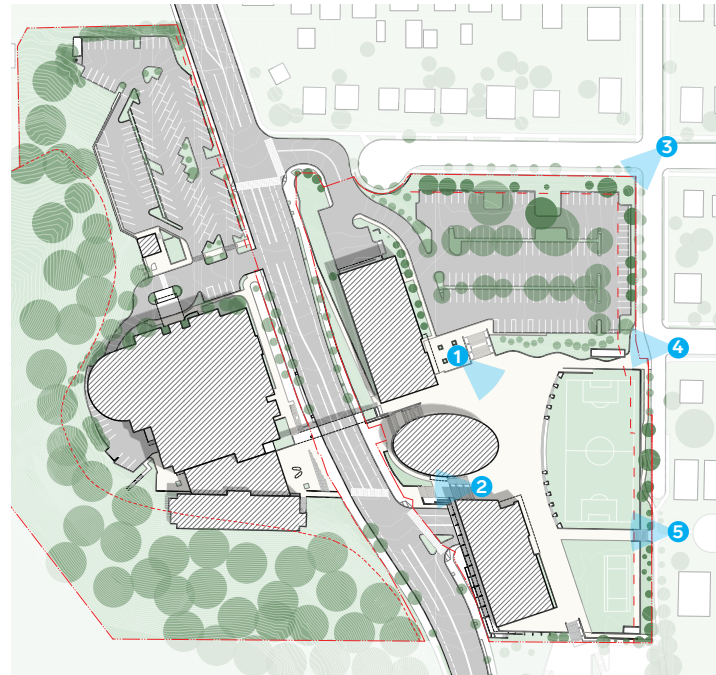
4. View of entry on Greeley @ N. Sumner St.



5. View of Loading at Building D

Site Photos

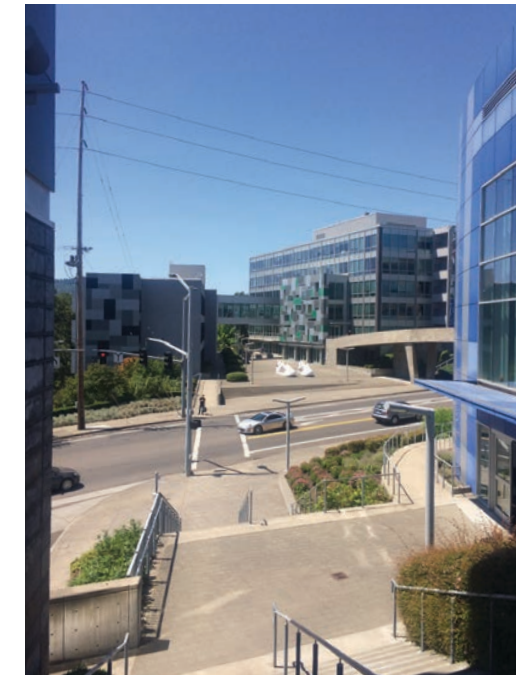
Existing Views



Key Plan



1. View from Arrival Plaza of Main Plaza



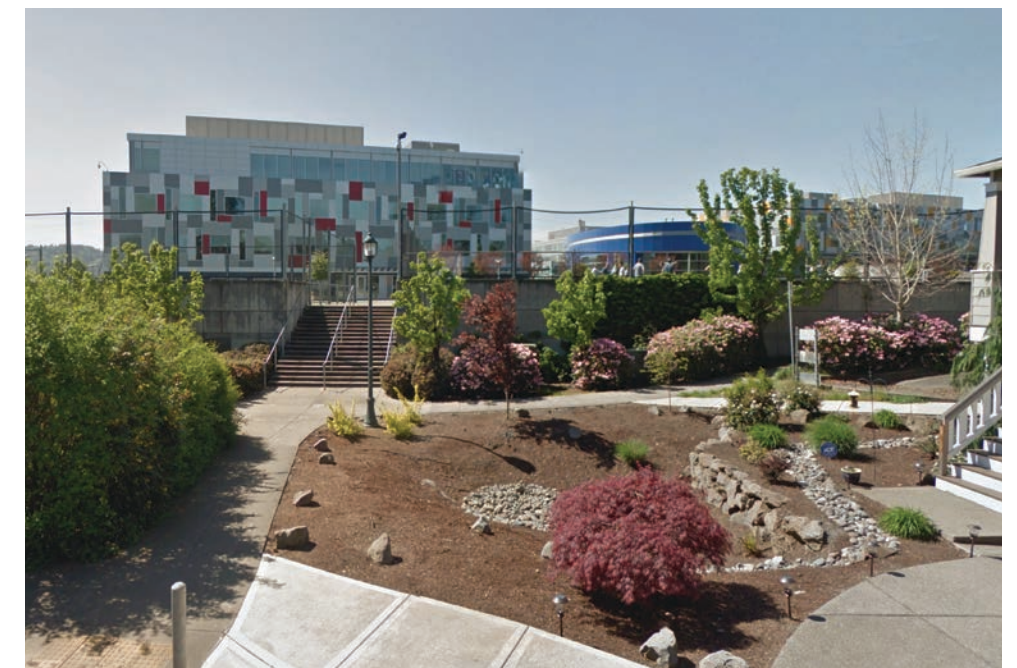
2. View from Main Plaza toward N. Greeley Ave.



3. View from Intersection of N. Sumner St. + N. Delaware Ave.



4. View from Intersection of N. Delaware Ave. + N. Webster St.



5. View from Intersection of N. Delaware Ave. + N. Alberta St.

Setbacks + FAR

Zoning Summary

Zone	EG2
FAR	3:1
Total Site Area	620,457 sf
Allowable Building Area	1,861,371 sf
Total Building Area*	565,660 sf
Proposed FAR	1:1

Building Area Summary

Existing

Building	GSF
A	91,806
B	59,916
C	45,580
D	63,840
E	12,620
F	56,416
OFFICE	22,732
352,910	

Proposed

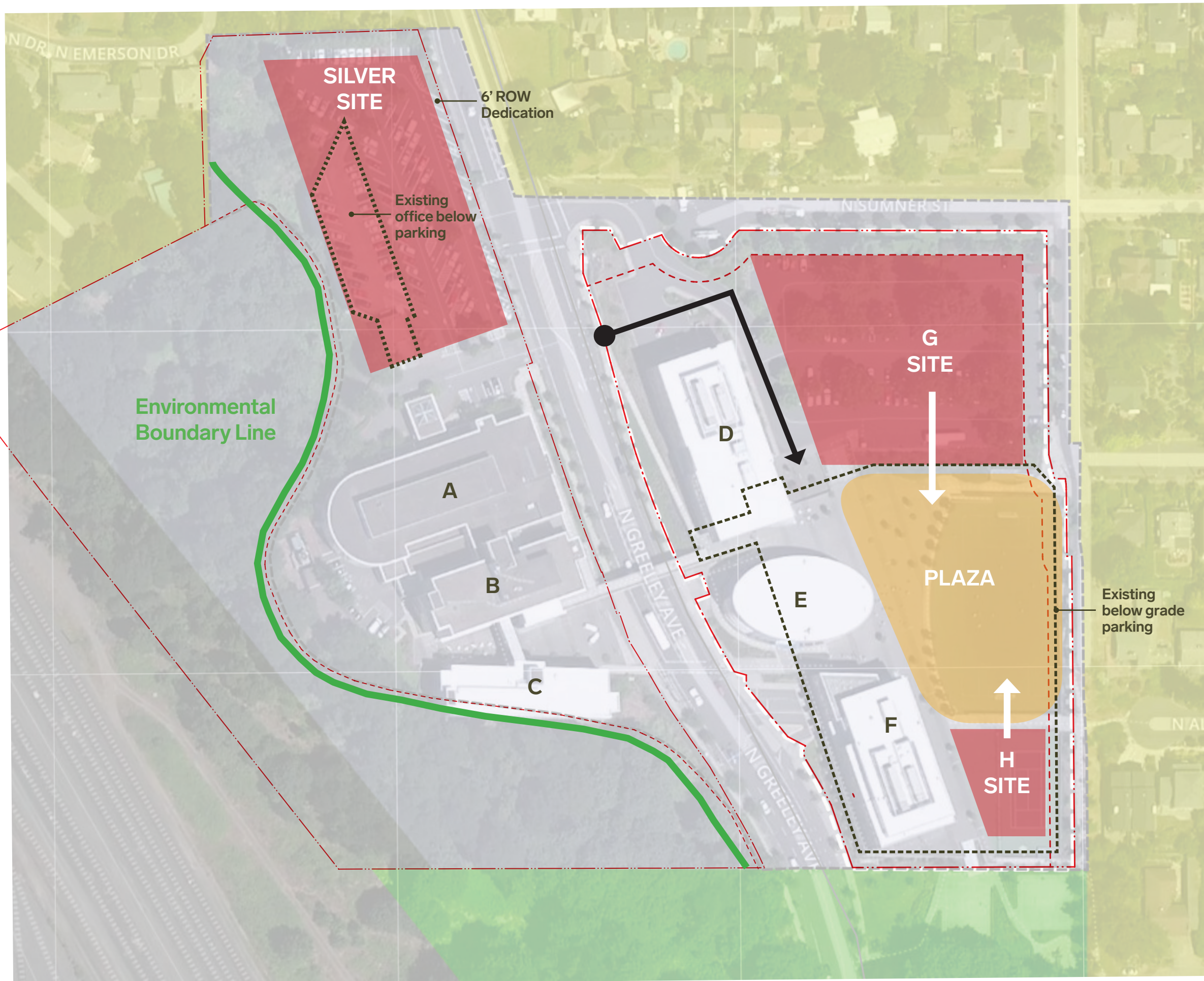
Building	GSF
G	180,000
H	30,000
SILVER	2,750
12,750	

565,660 sf*



Site Analysis

Potential Building Sites



Silver Site

- Would displace 22,723 sf of existing office space
- Site area limited by Environmental Boundary Zone
- Remote to plaza / campus 'heart'

G Site

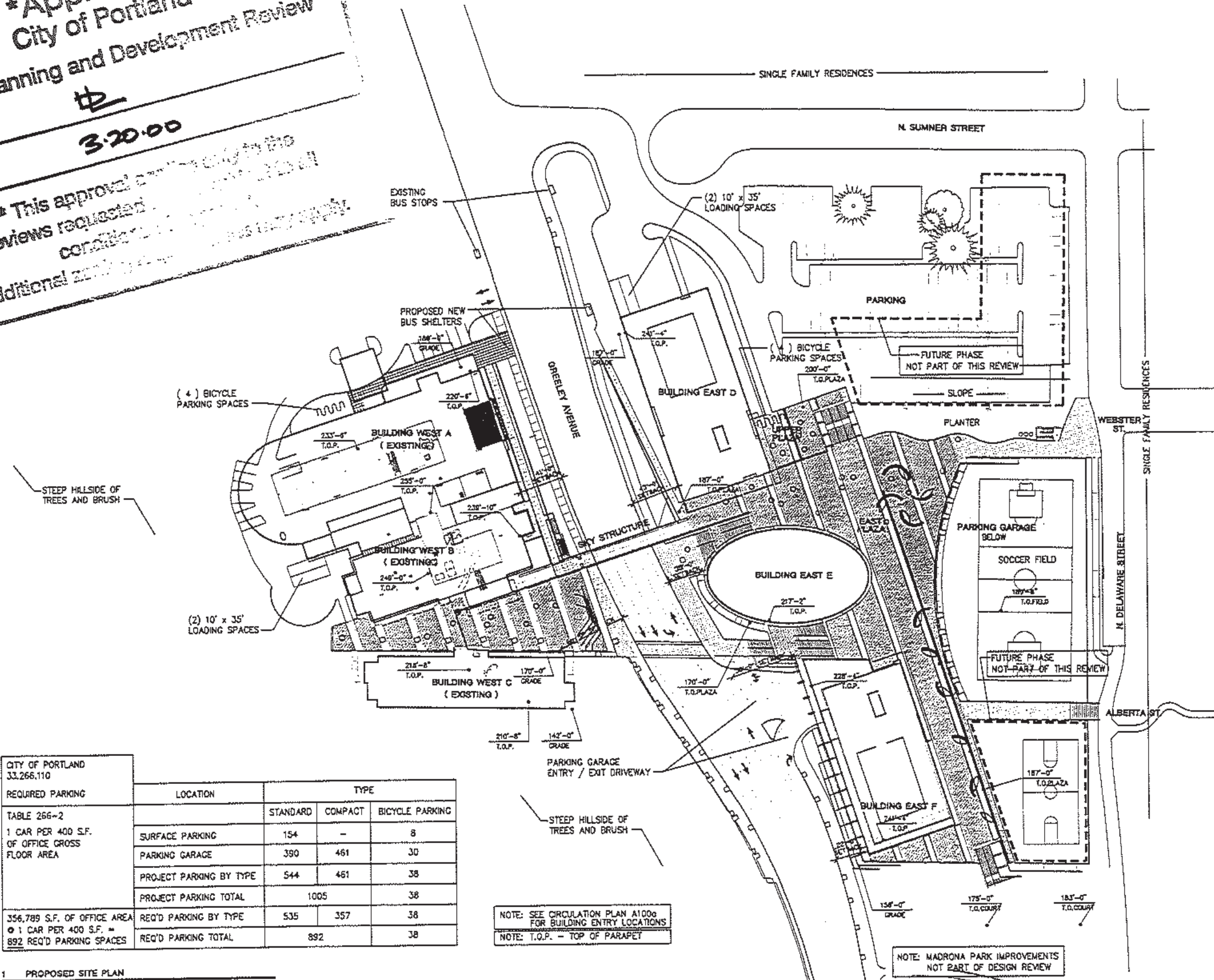
- Currently parking lot
- Largest available building site on campus
- Proximity to entry drive allows improved guest arrival experience
- Adjacent to plaza / campus 'heart'

H Site

- Currently under-utilized tennis court
- Below grade parking was designed in this area for future building above
- Activates southern edge of plaza / campus 'heart'

2000 Approved Site Plan

Approved
City of Portland
 Office of Planning and Development Review
 Planner
 Date 3.20.00
 * This approval is valid only if the reviews requested are completed and all conditions of approval are met.
 Additional conditions may be added at any time.



CITY OF PORTLAND 33,266,110	REQUIRED PARKING			
	LOCATION	TYPE		
TABLE 266-2 1 CAR PER 400 S.F. OF OFFICE GROSS FLOOR AREA	SURFACE PARKING	154	-	8
	PARKING GARAGE	390	461	30
	PROJECT PARKING BY TYPE	544	461	38
	PROJECT PARKING TOTAL	1005		38
356,789 S.F. OF OFFICE AREA @ 1 CAR PER 400 S.F. = 892 REQ'D PARKING SPACES	REQ'D PARKING BY TYPE	535	357	38
	REQ'D PARKING TOTAL	892		38

NOTE: SEE CIRCULATION PLAN A1000 FOR BUILDING ENTRY LOCATIONS
 NOTE: T.O.P. - TOP OF PARAPET

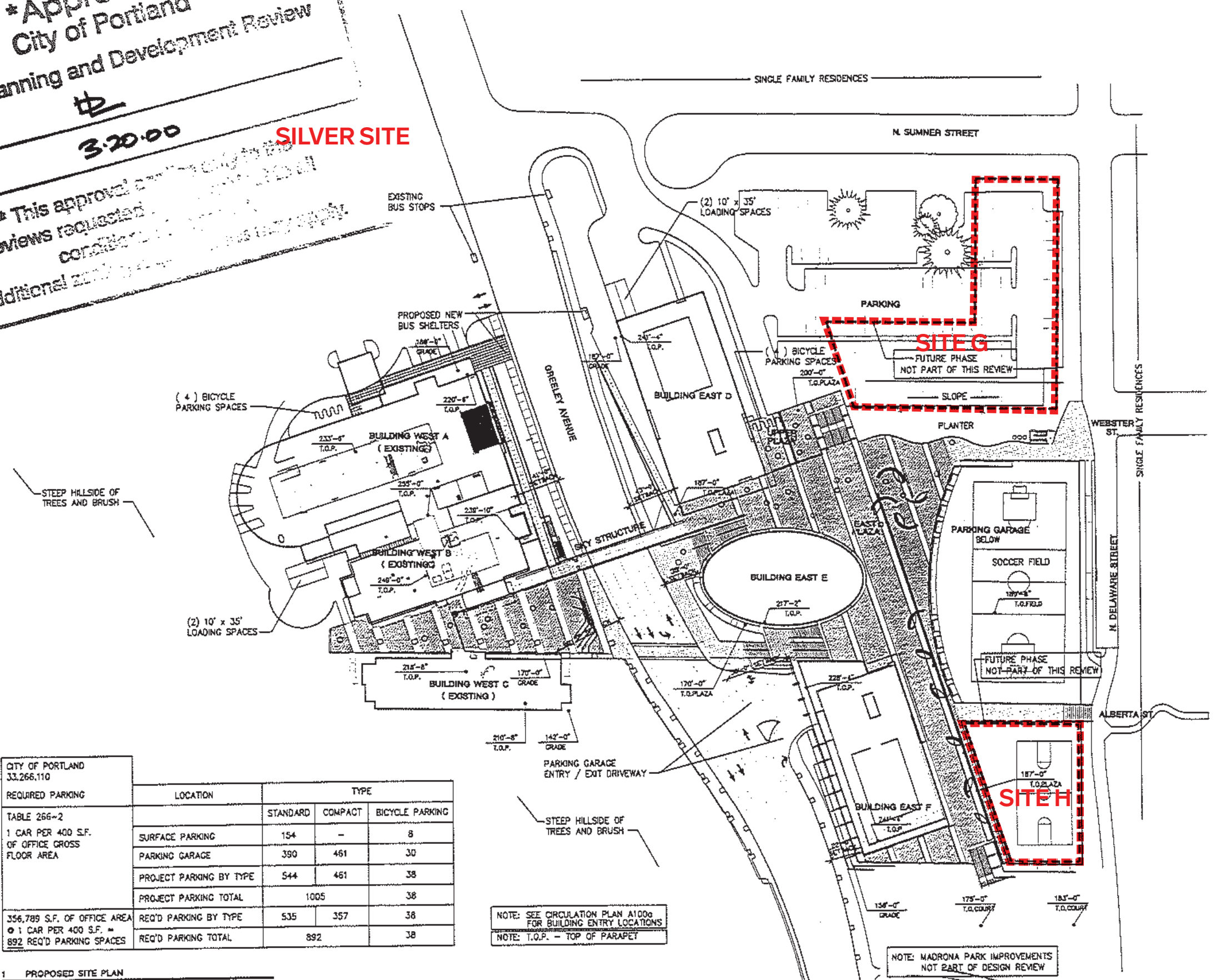
NOTE: MADRONA PARK IMPROVEMENTS NOT PART OF DESIGN REVIEW

2000 Approved Site Plan

Approved
City of Portland
 Office of Planning and Development Review
 Planner _____
 Date 3.20.00

SILVER SITE

* This approval is valid only for the reviews requested. Consideration of all additional conditions of approval is the responsibility of the applicant.



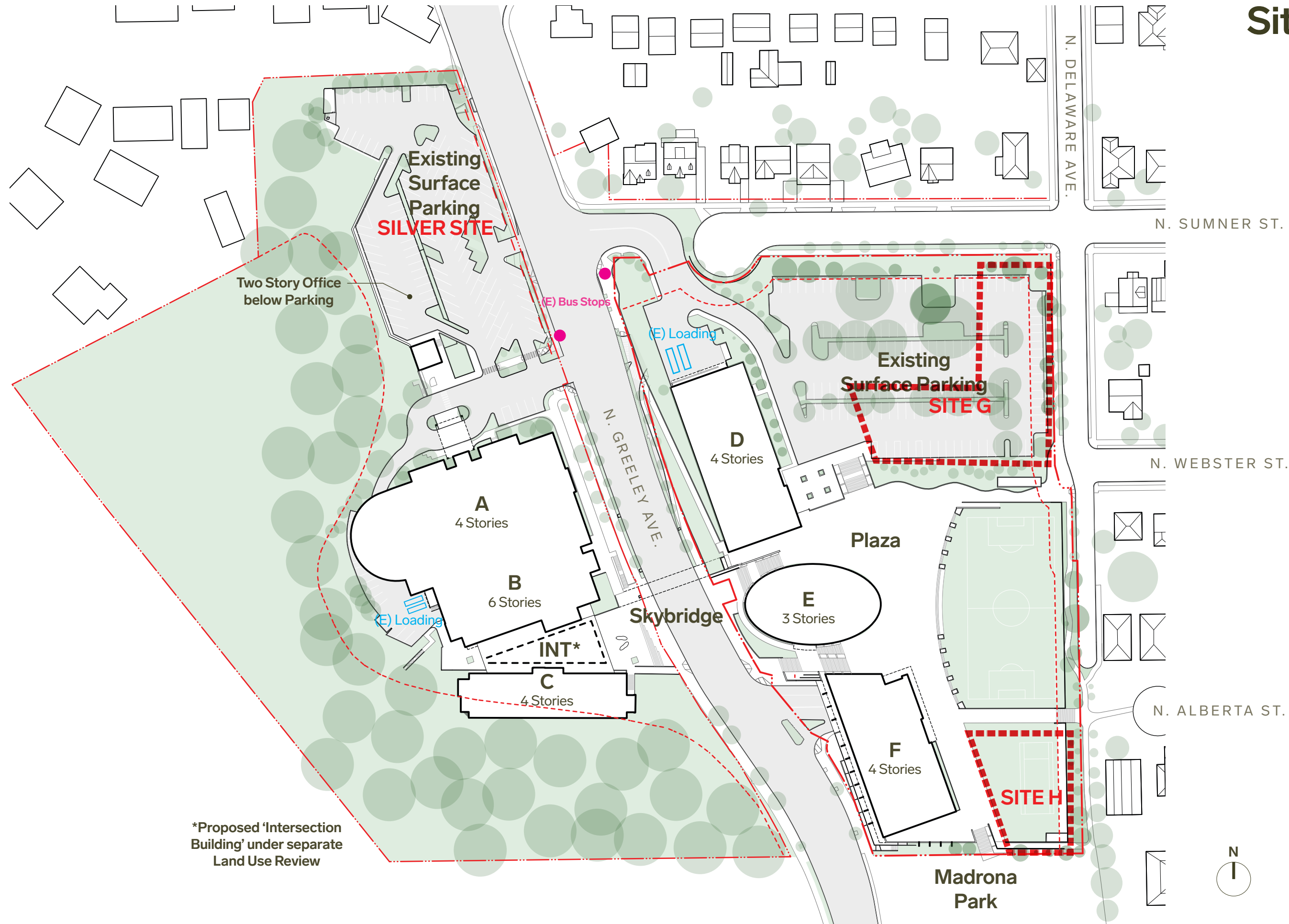
REQUIRED PARKING	LOCATION	TYPE		
		STANDARD	COMPACT	BICYCLE PARKING
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Site Plan

Existing

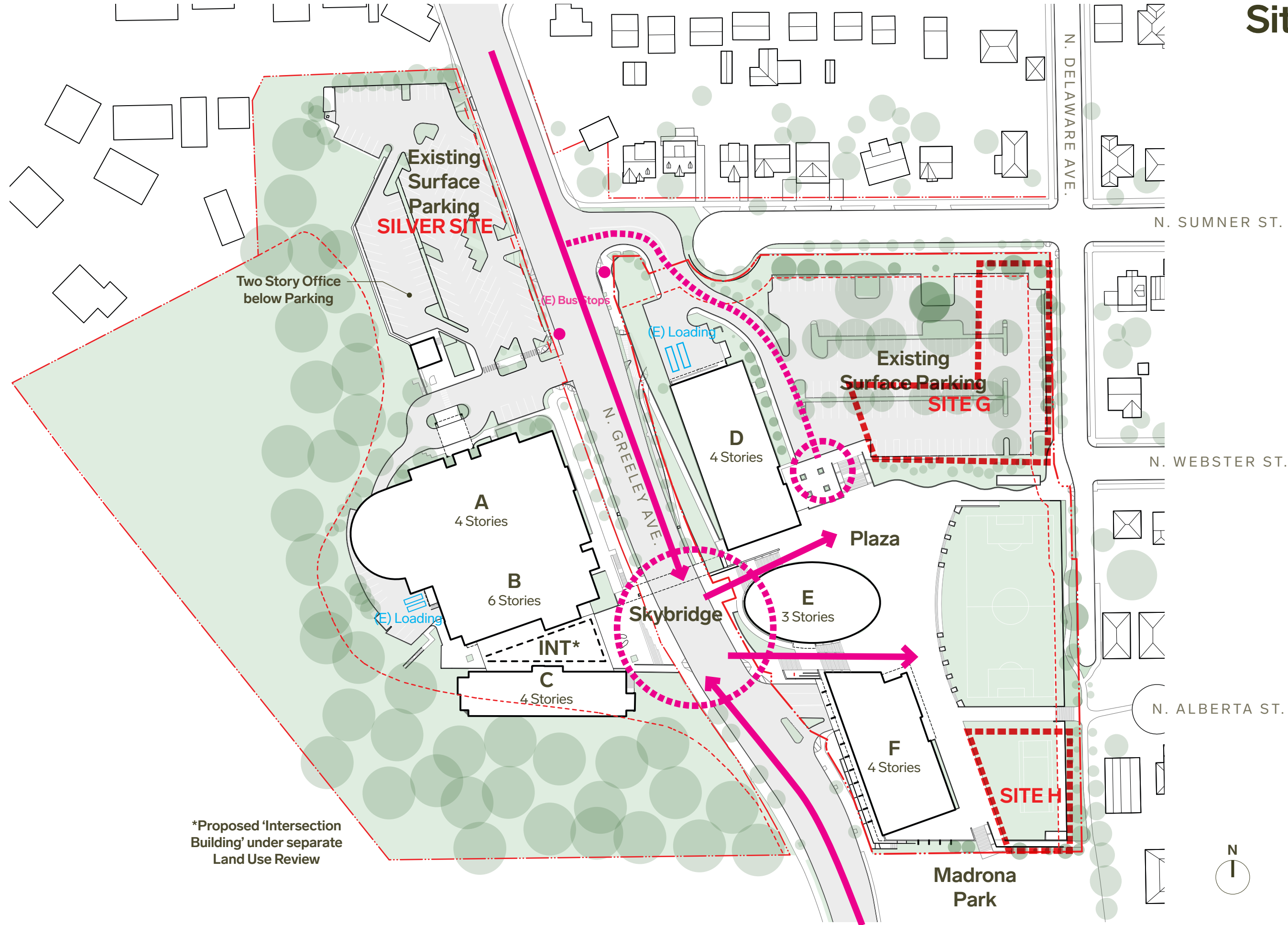


*Proposed 'Intersection Building' under separate Land Use Review



Site Plan

Existing

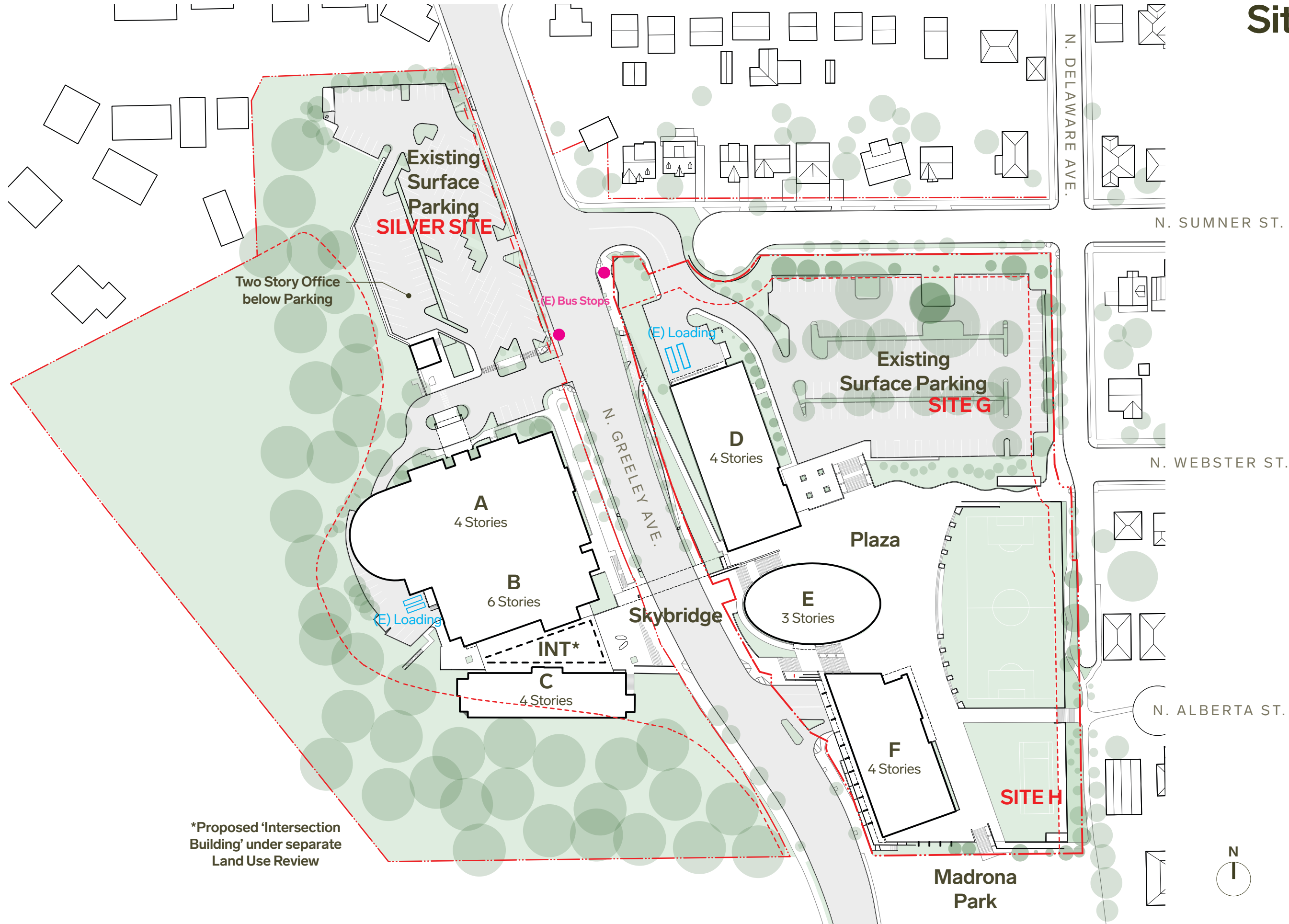


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Site Plan

Existing

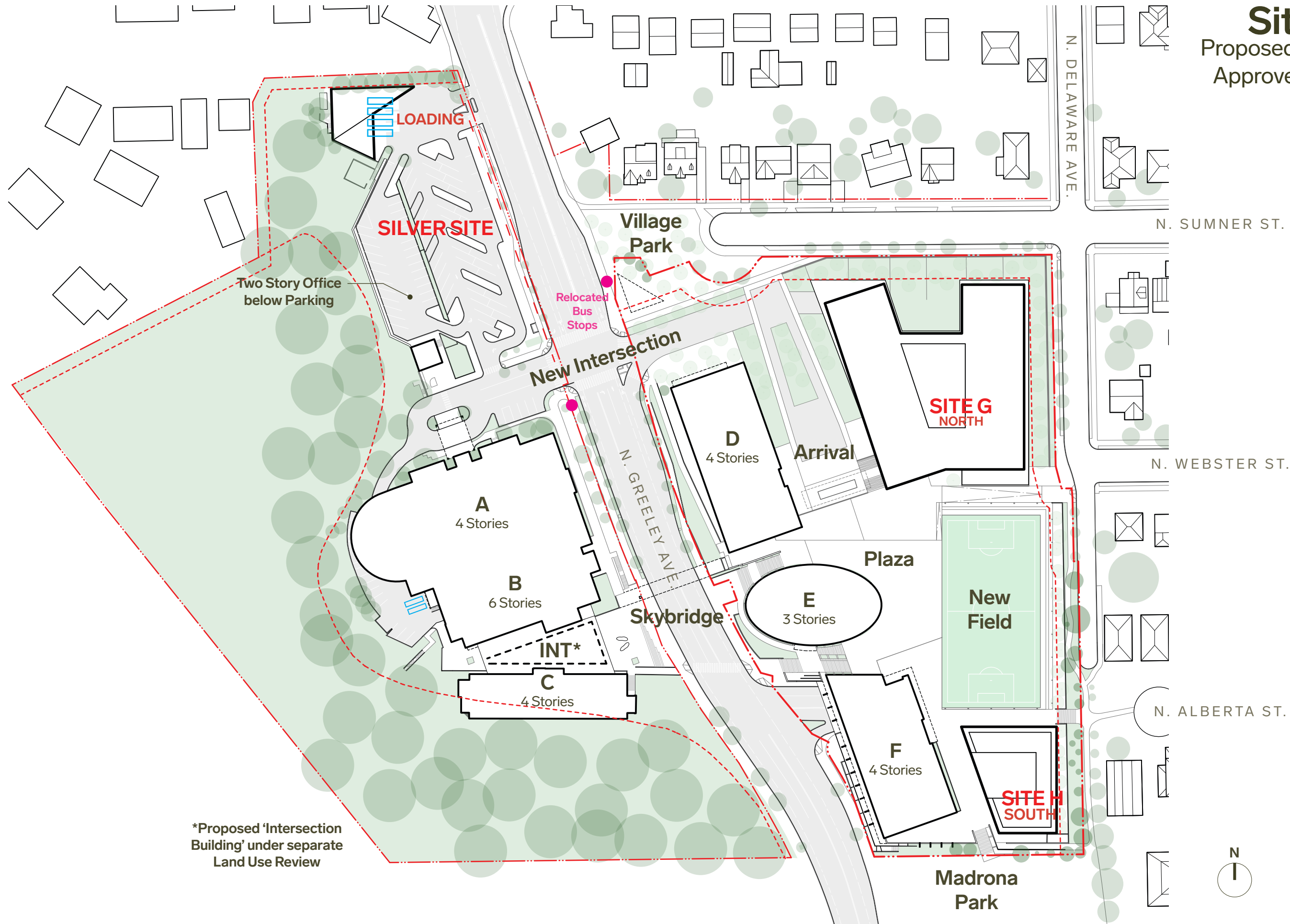


*Proposed 'Intersection Building' under separate Land Use Review



Site Plan

Proposed with 2000
Approved Site Plan
Overlay

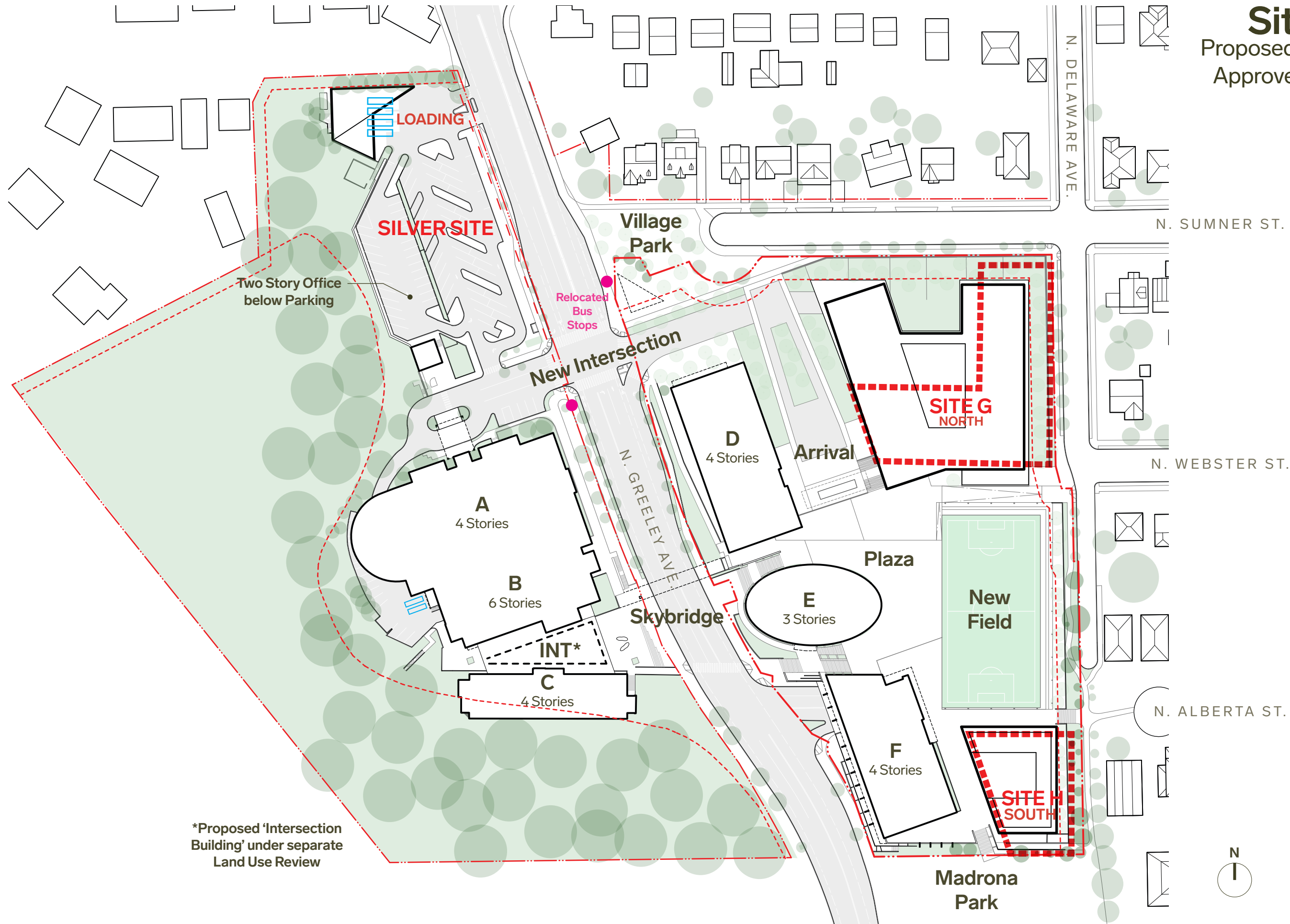


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Site Plan

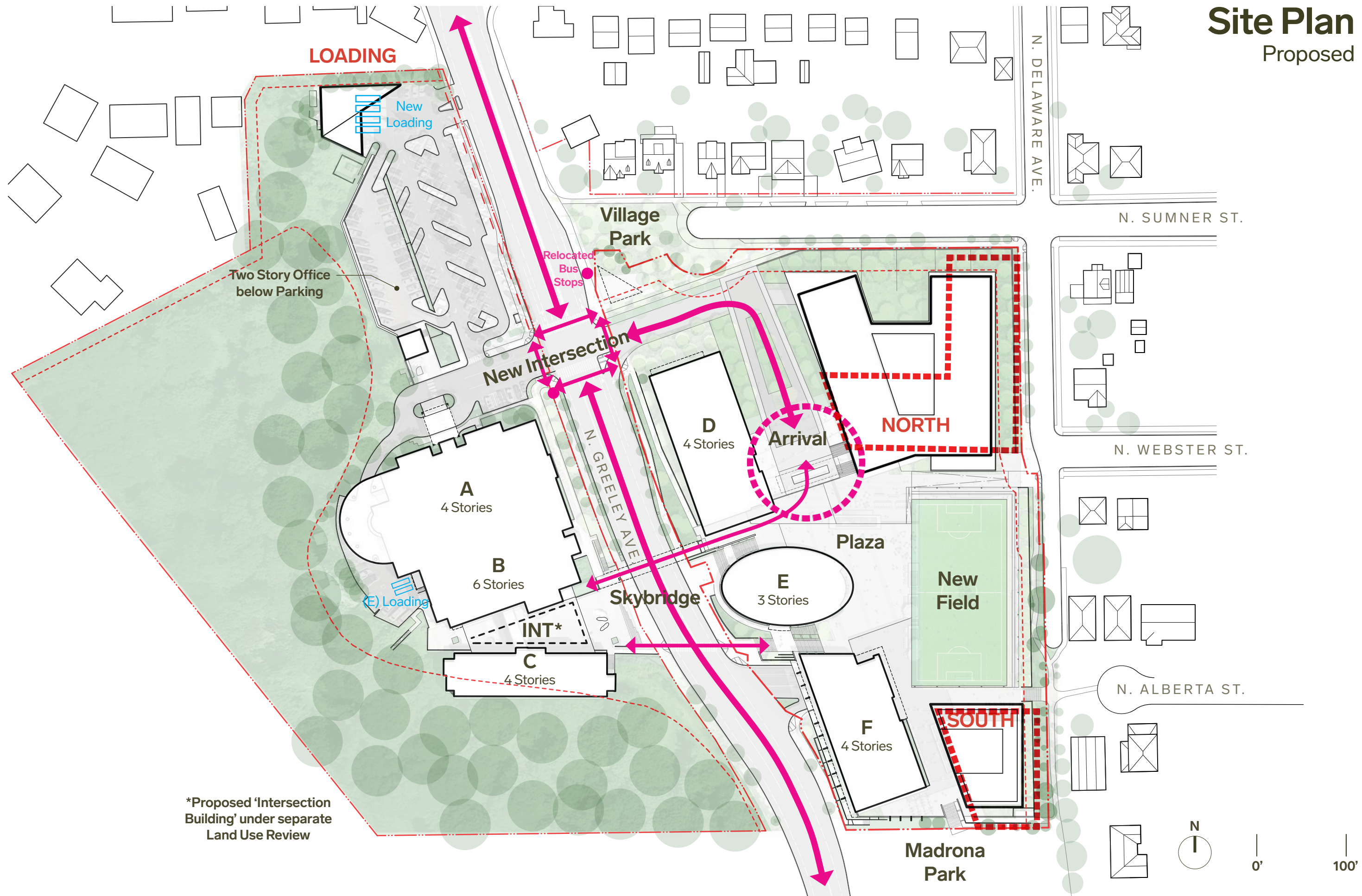
Proposed with 2000
Approved Site Plan
Overlay



*Proposed 'Intersection Building' under separate Land Use Review

Site Plan

Proposed



*Proposed 'Intersection Building' under separate Land Use Review

Aerial View

Existing



Aerial View

Proposed

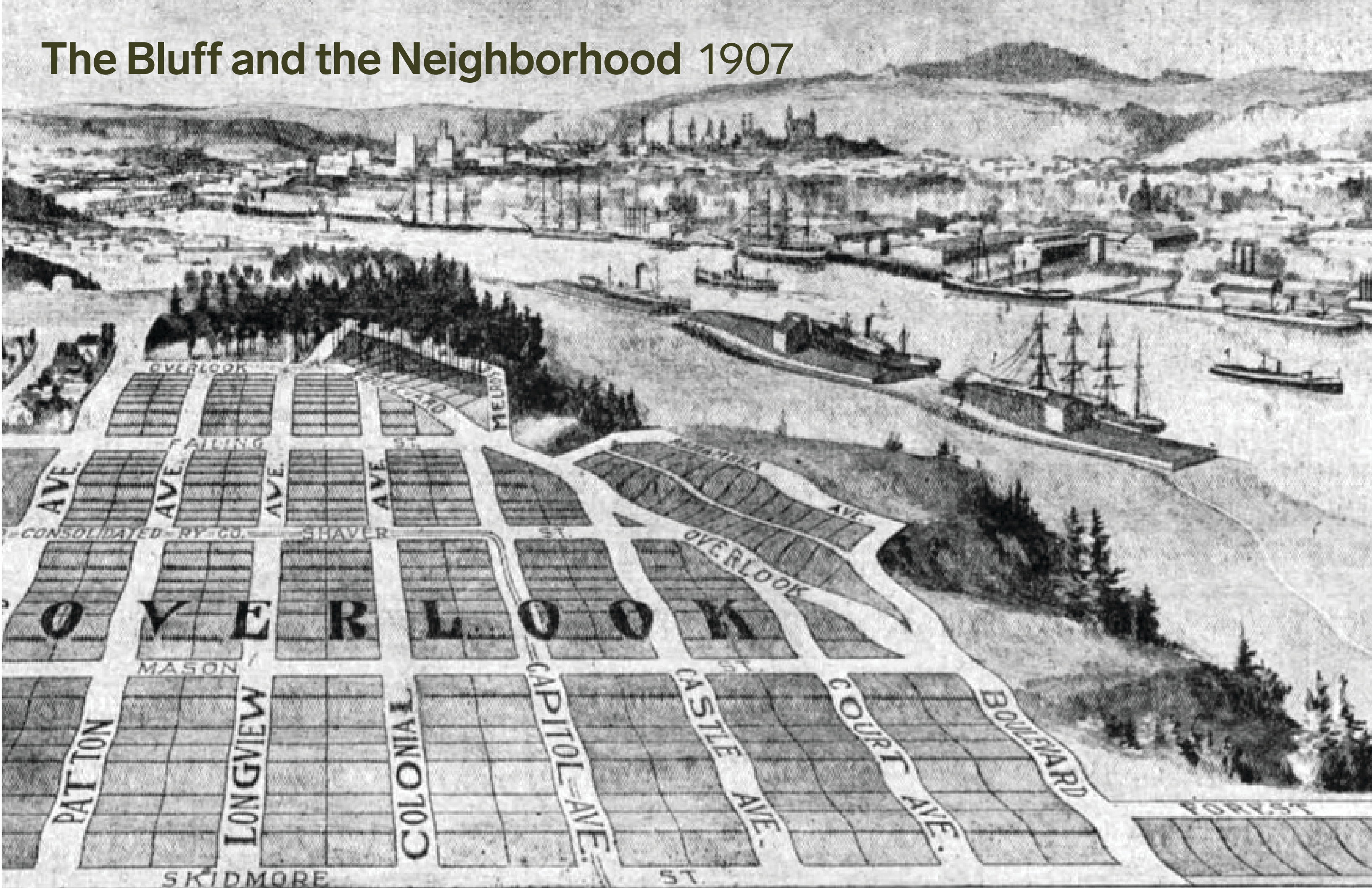


2. Neighborhood History

The Bluff and the Neighborhood

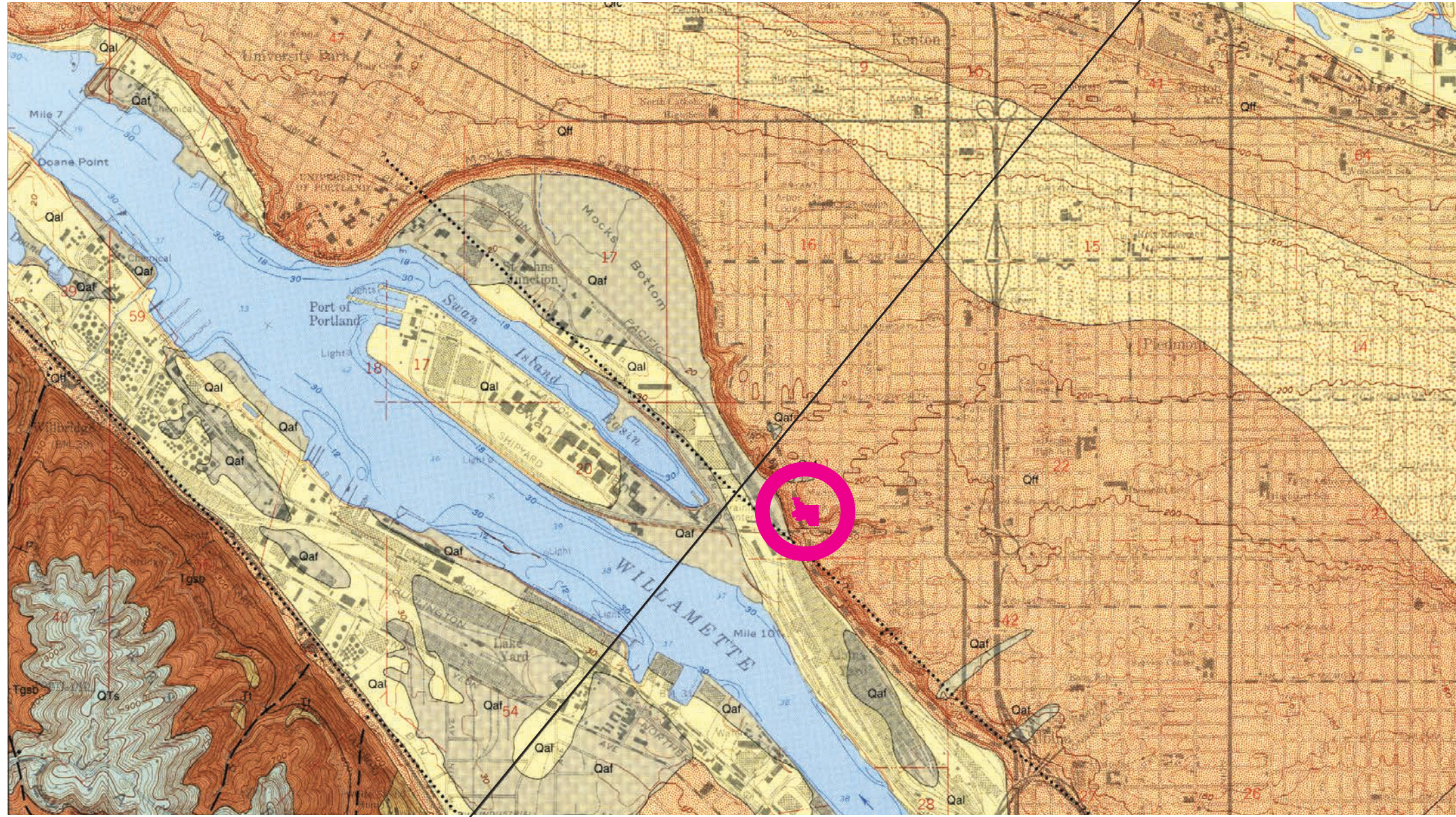


The Bluff and the Neighborhood 1907



Geology

Fine-grained facies (Pleistocene)



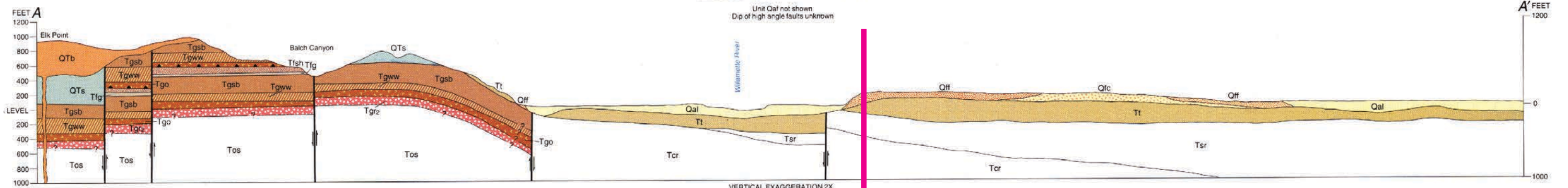
Qff Fine-grained facies(Pleistocene)

Coarse sand to silt deposited by catastrophic floods. Coarser sand composed predominantly of Columbia River basalt

A

GEOLOGIC CROSS SECTIONS

Unit Qaf not shown
Dip of high angle faults unknown



Site

Overlook Bluff

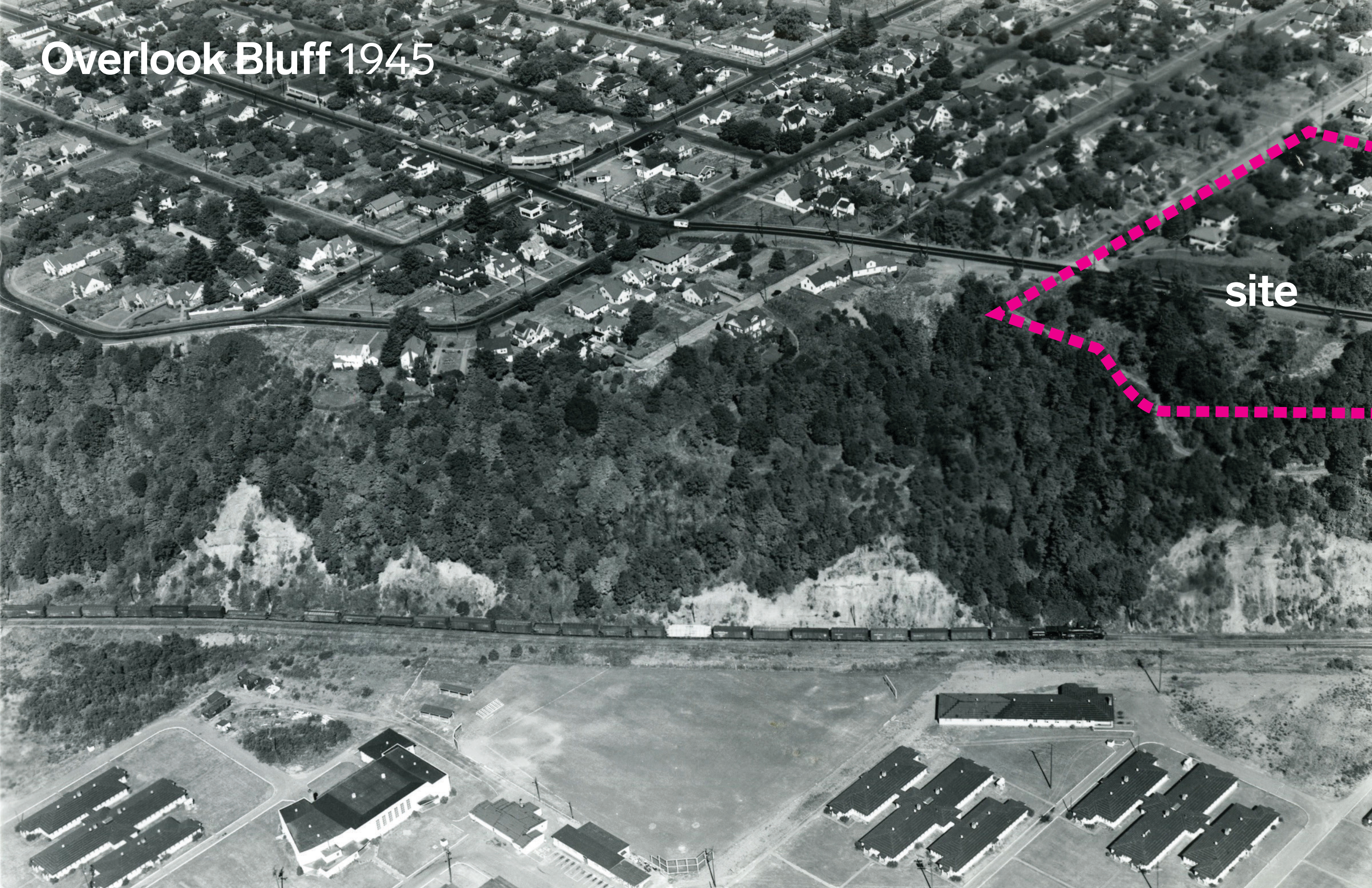


Overlook Bluff Parks



Overlook Bluff 1945

site



Swan Island Ship Building 1942



Bess Kaiser Hospital 1959

Phase One Construction



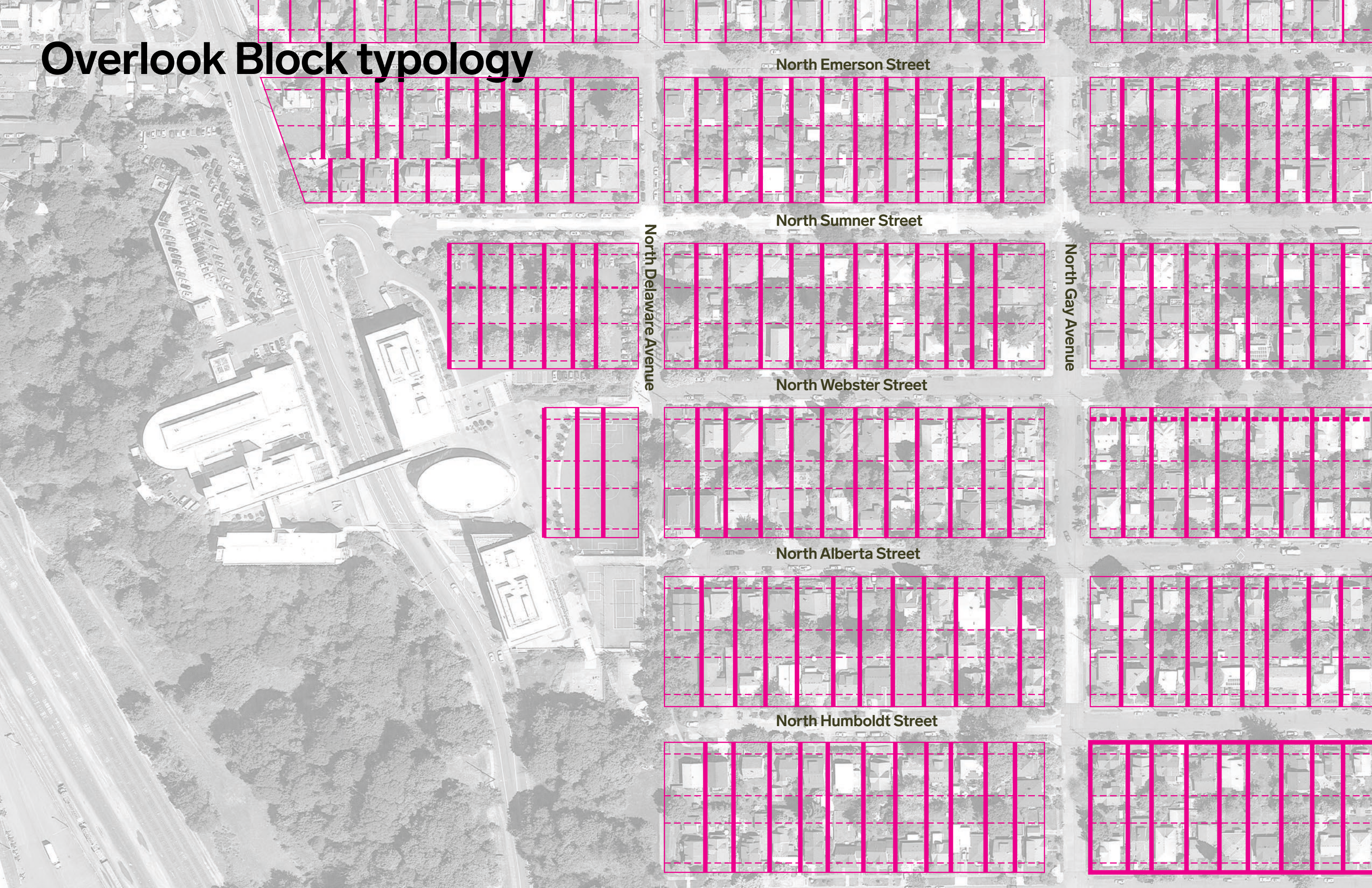
Bess Kaiser Hospital 1990



adidas Village 2017



Overlook Block typology



North Emerson Street

North Sumner Street

North Webster Street

North Alberta Street

North Humboldt Street

North Delaware Avenue

North Gay Avenue

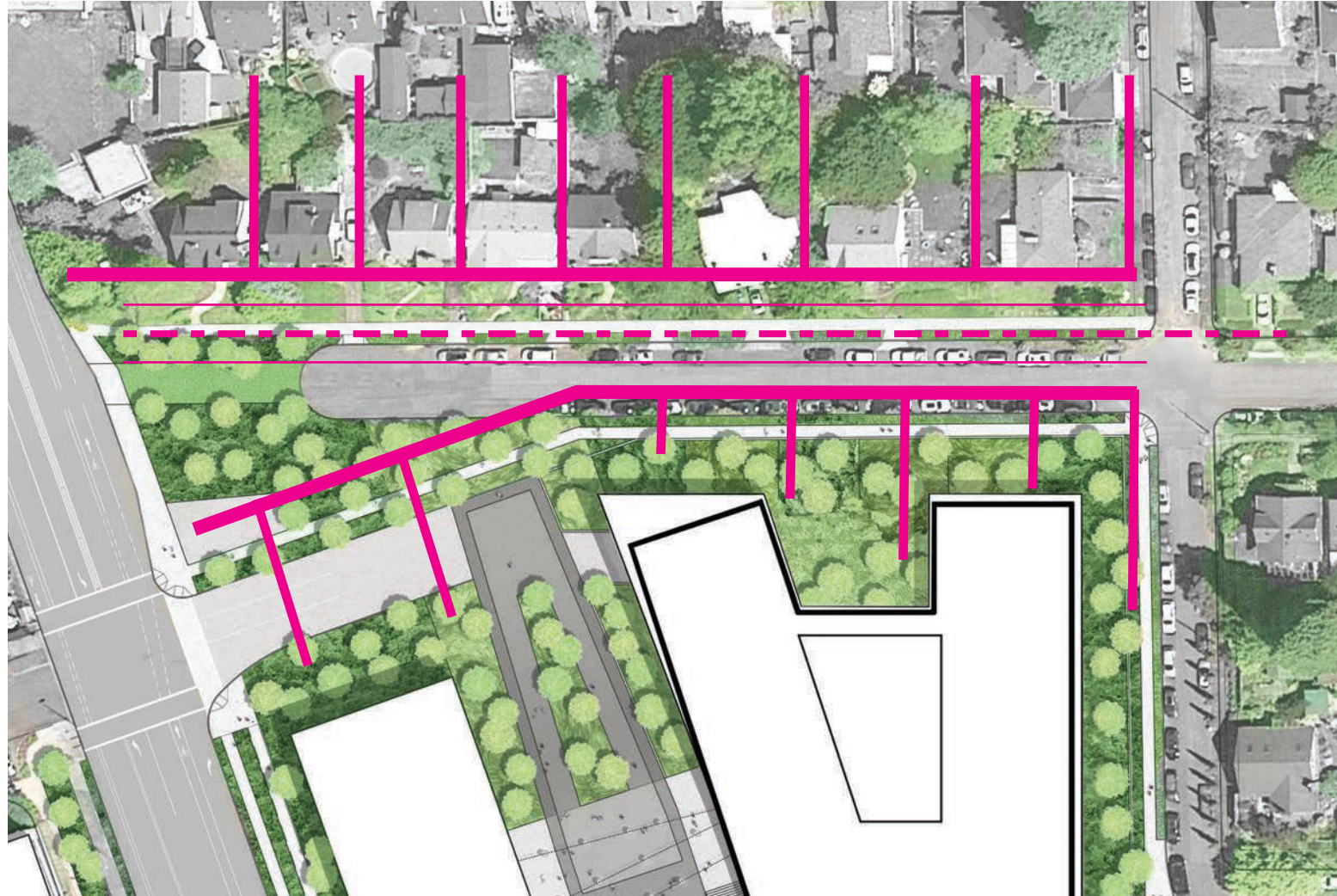
North-South Streets Delaware Avenue



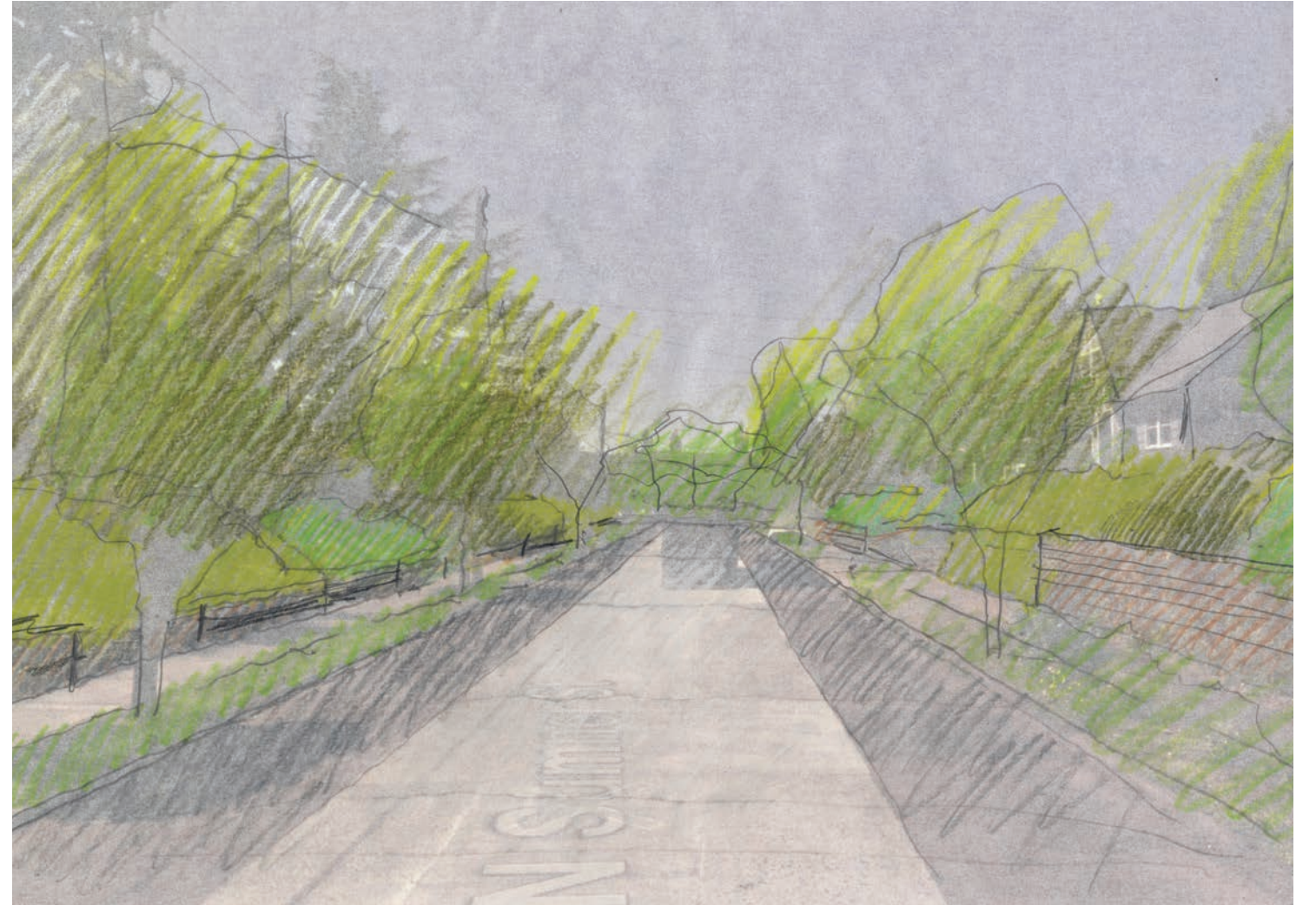
East - West Streets Sumner Street



Neighborhood



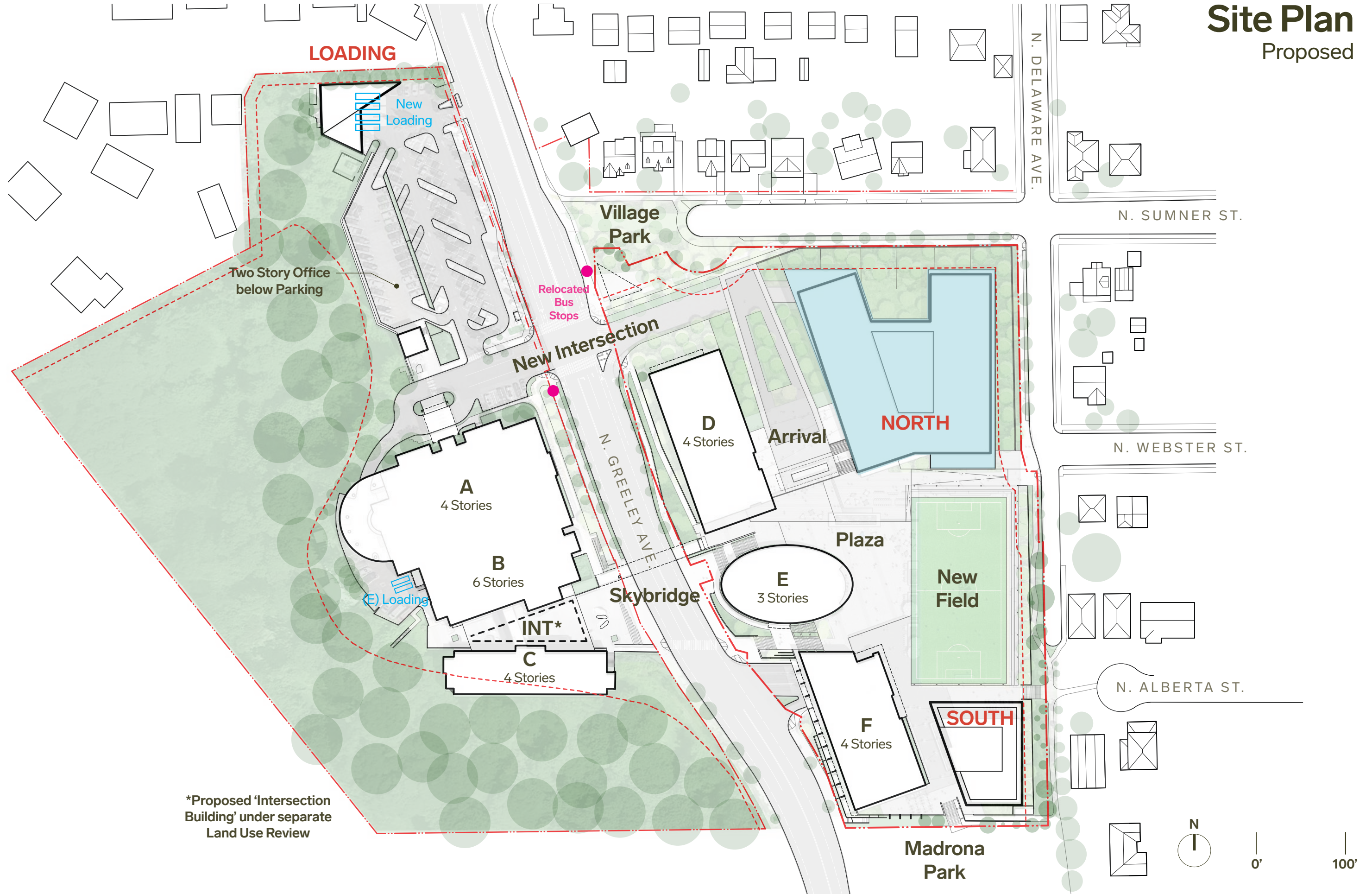
framed two-sided street



3. North Building

Site Plan

Proposed

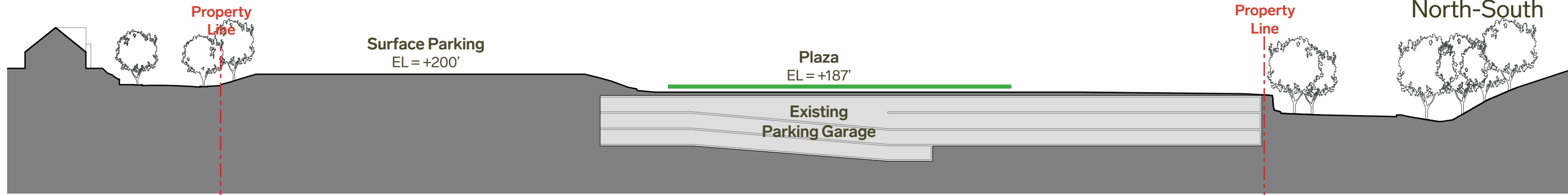


*Proposed 'Intersection Building' under separate Land Use Review

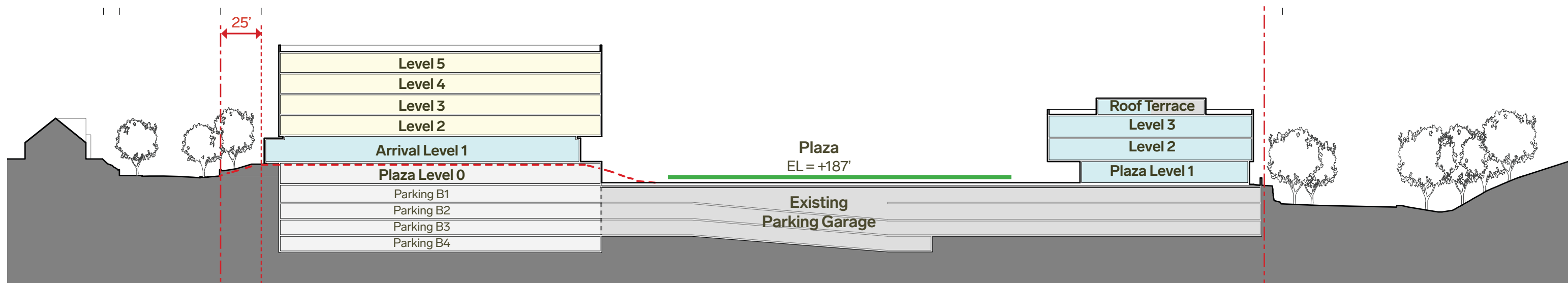


Site Sections

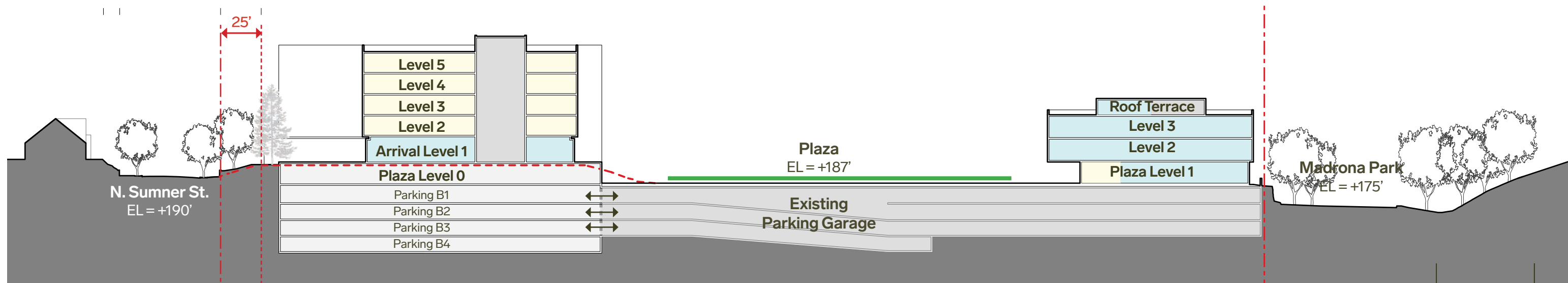
North-South



3 Existing North-South Site Section



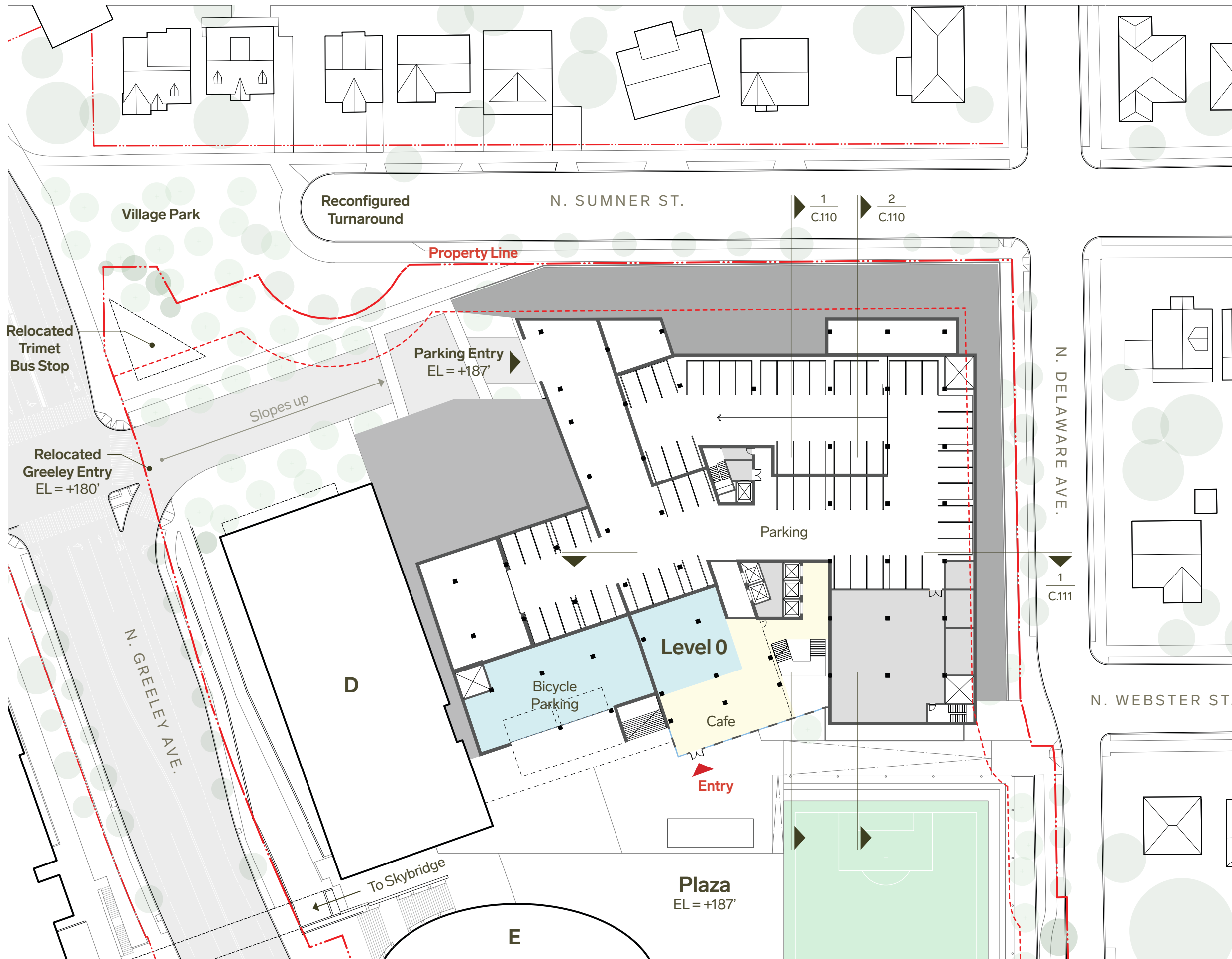
2 Proposed North-South Site Section at Courtyard



1 Proposed North-South Site Section at Courtyard

Plaza Level 0

North Building



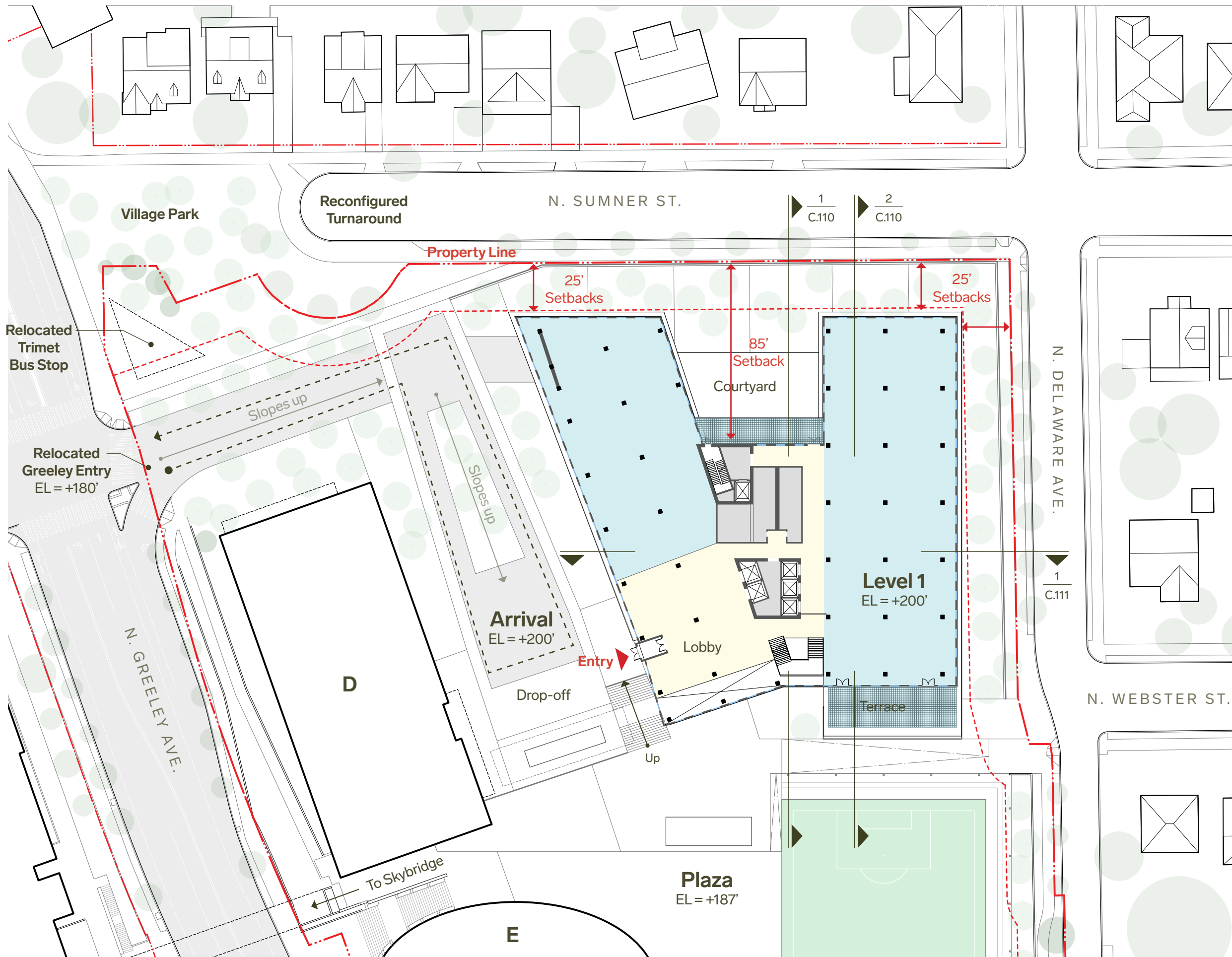
Program

- Lobby
- Active Use / Amenity
- Workspace
- Support



Arrival Level 1

North Building



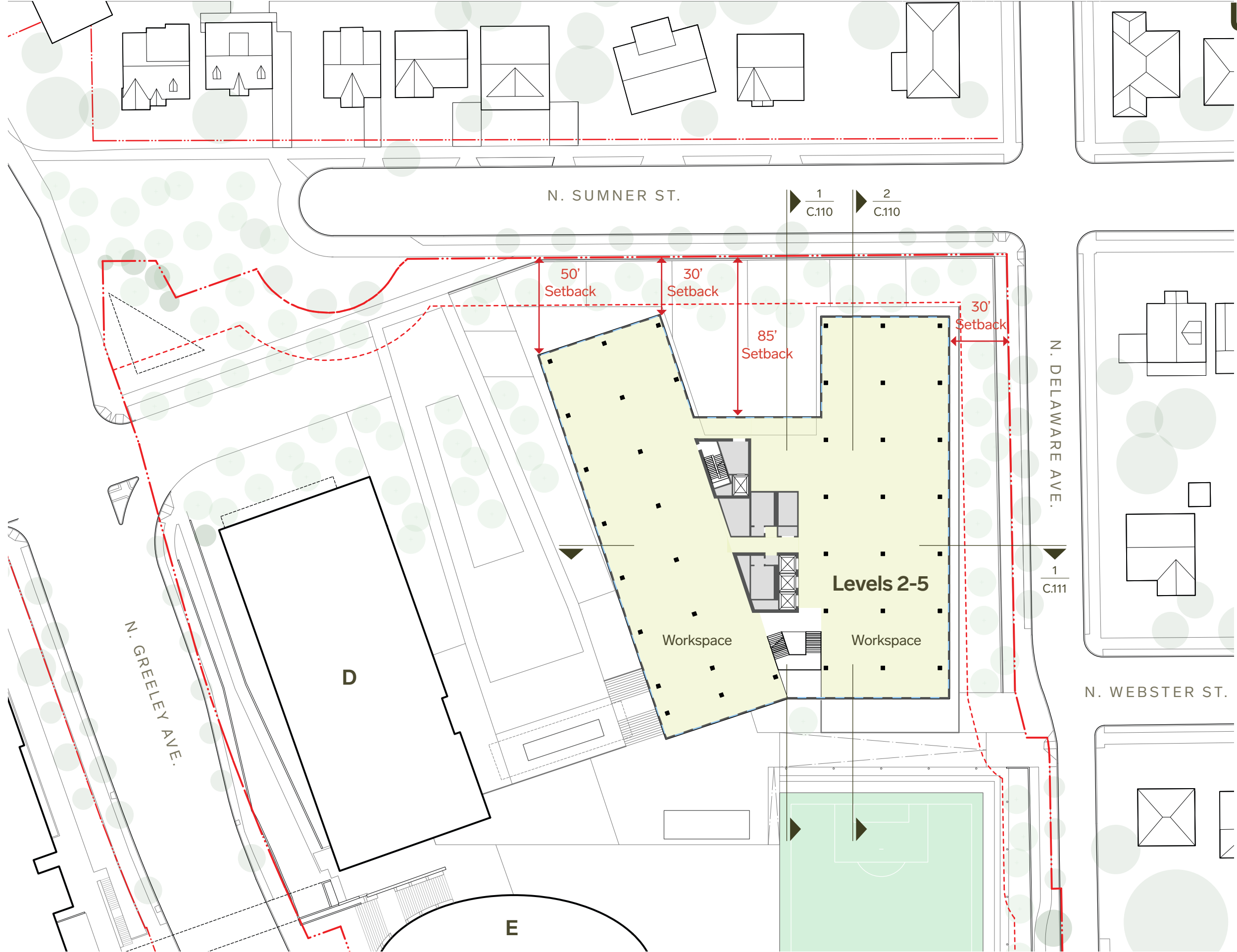
Program

- Lobby
- Active Use / Amenity
- Workspace
- Support



Upper Levels 2-5

North Building



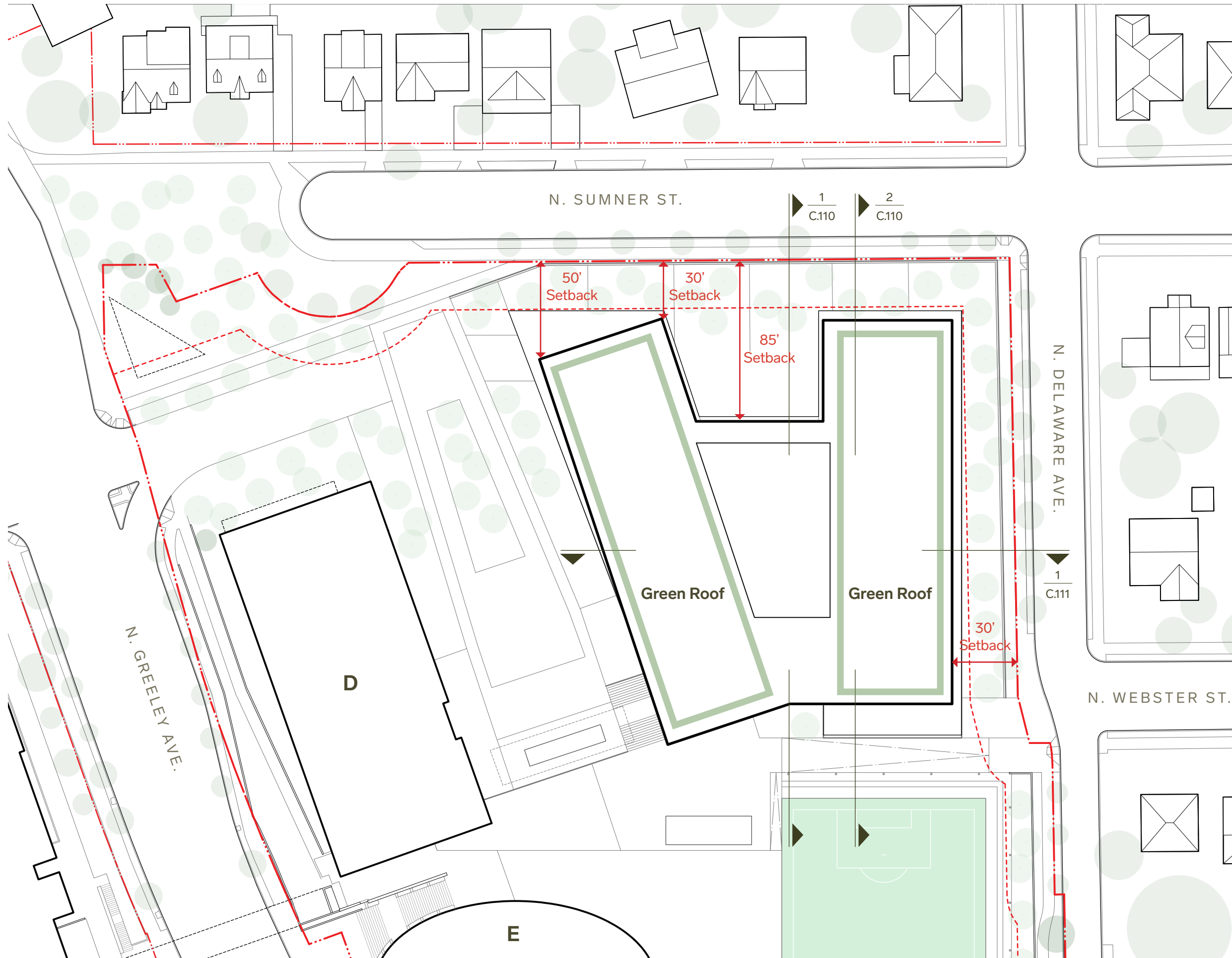
Program

- Lobby
- Active Use / Amenity
- Workspace
- Support



Roof

North Building



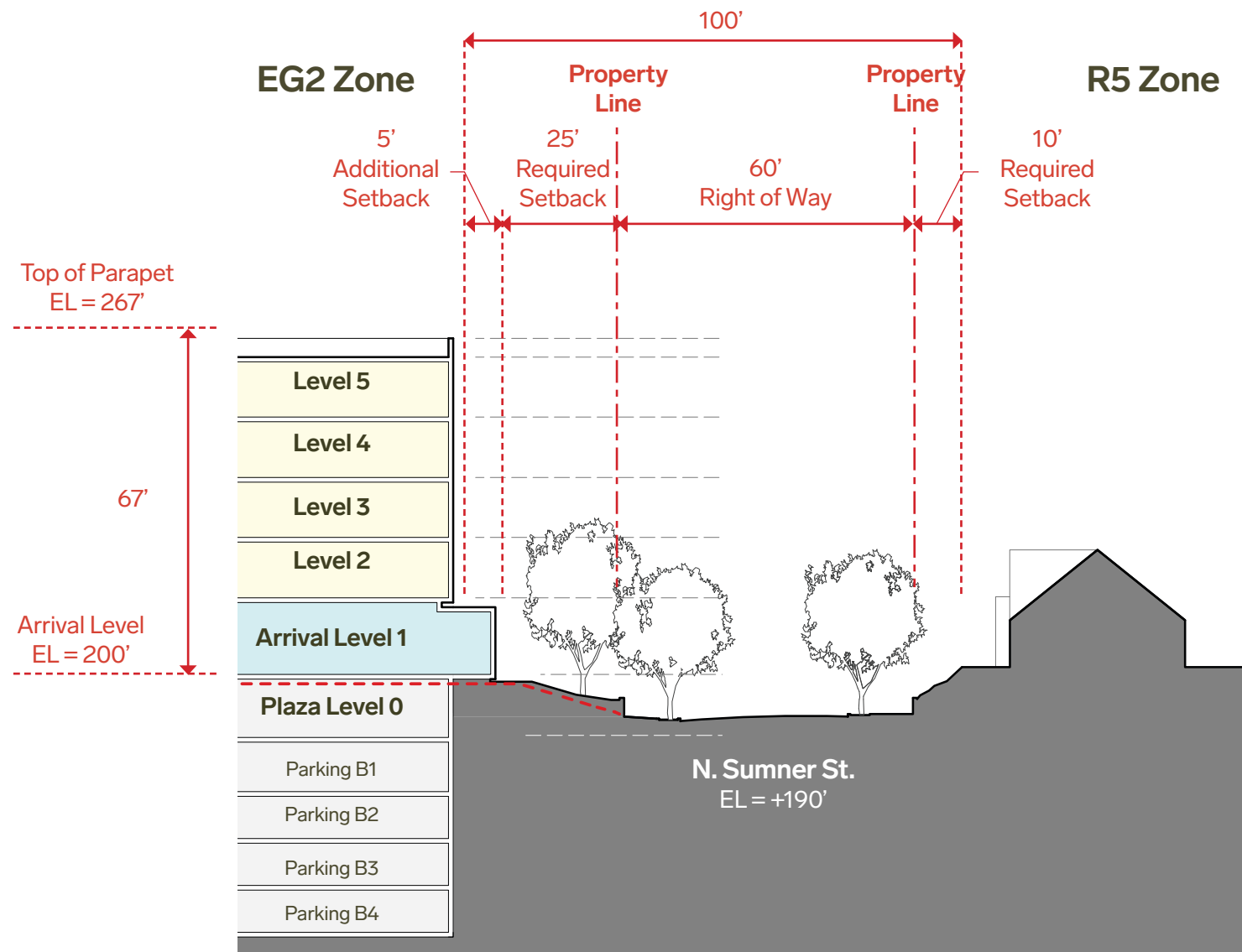
Program

- Lobby
- Active Use / Amenity
- Workspace
- Support

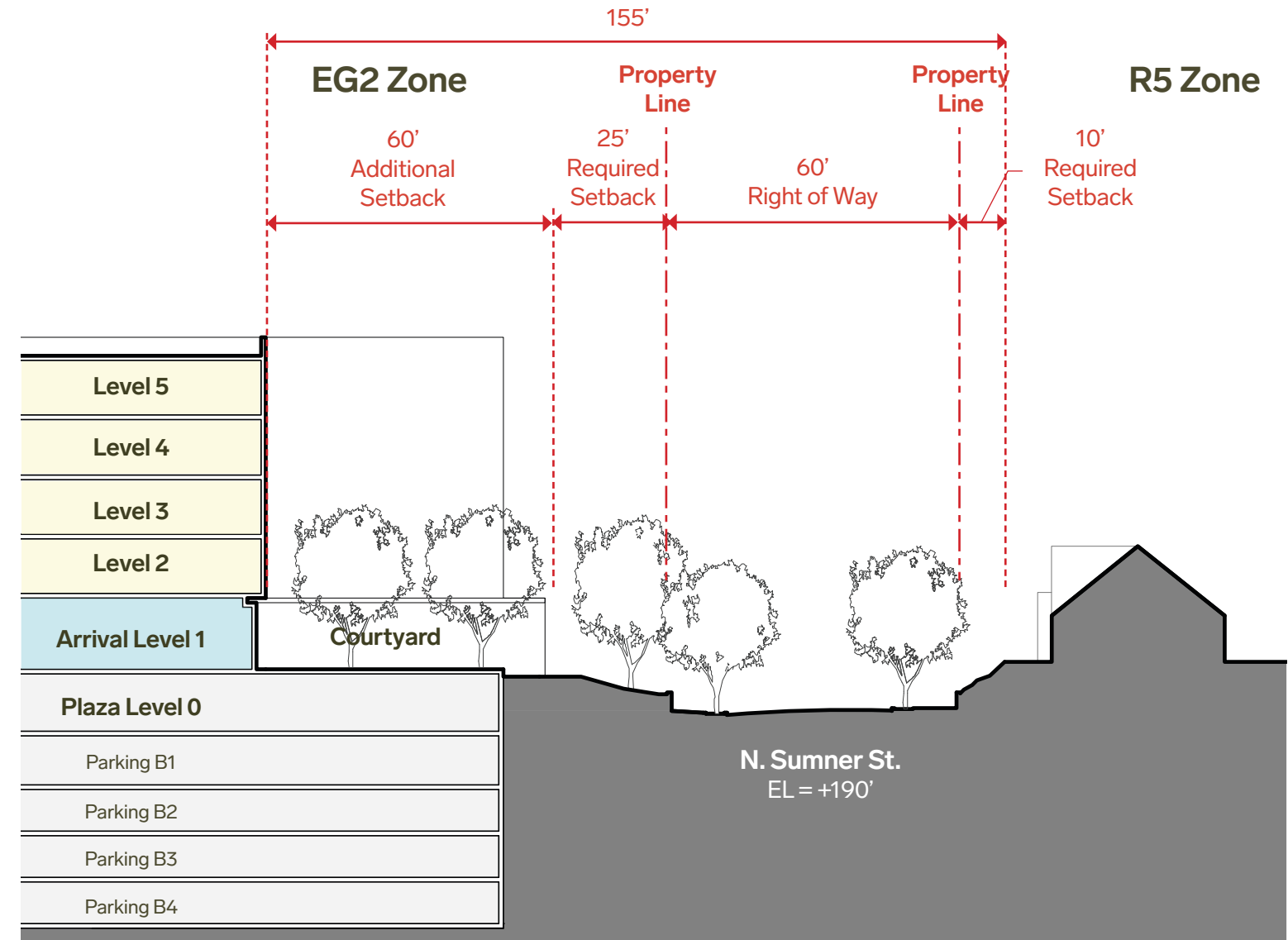


Enlarged Sections at Street

North Building



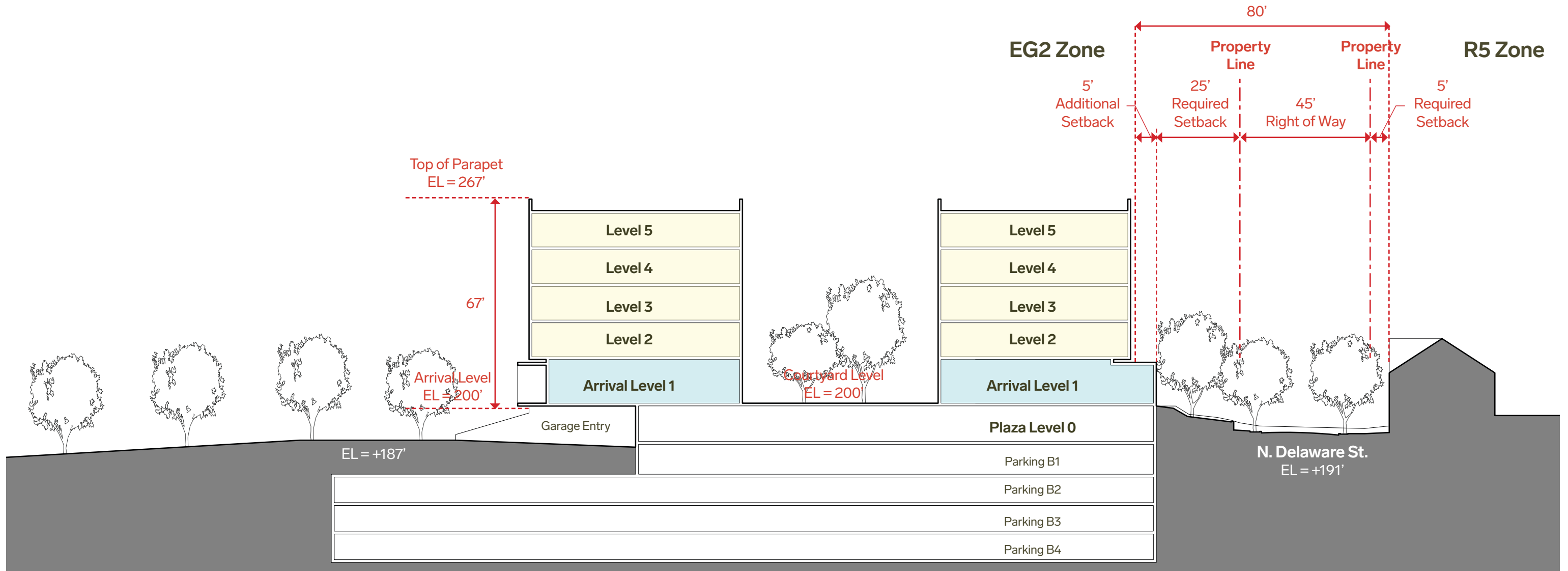
① Section at Sumner Street



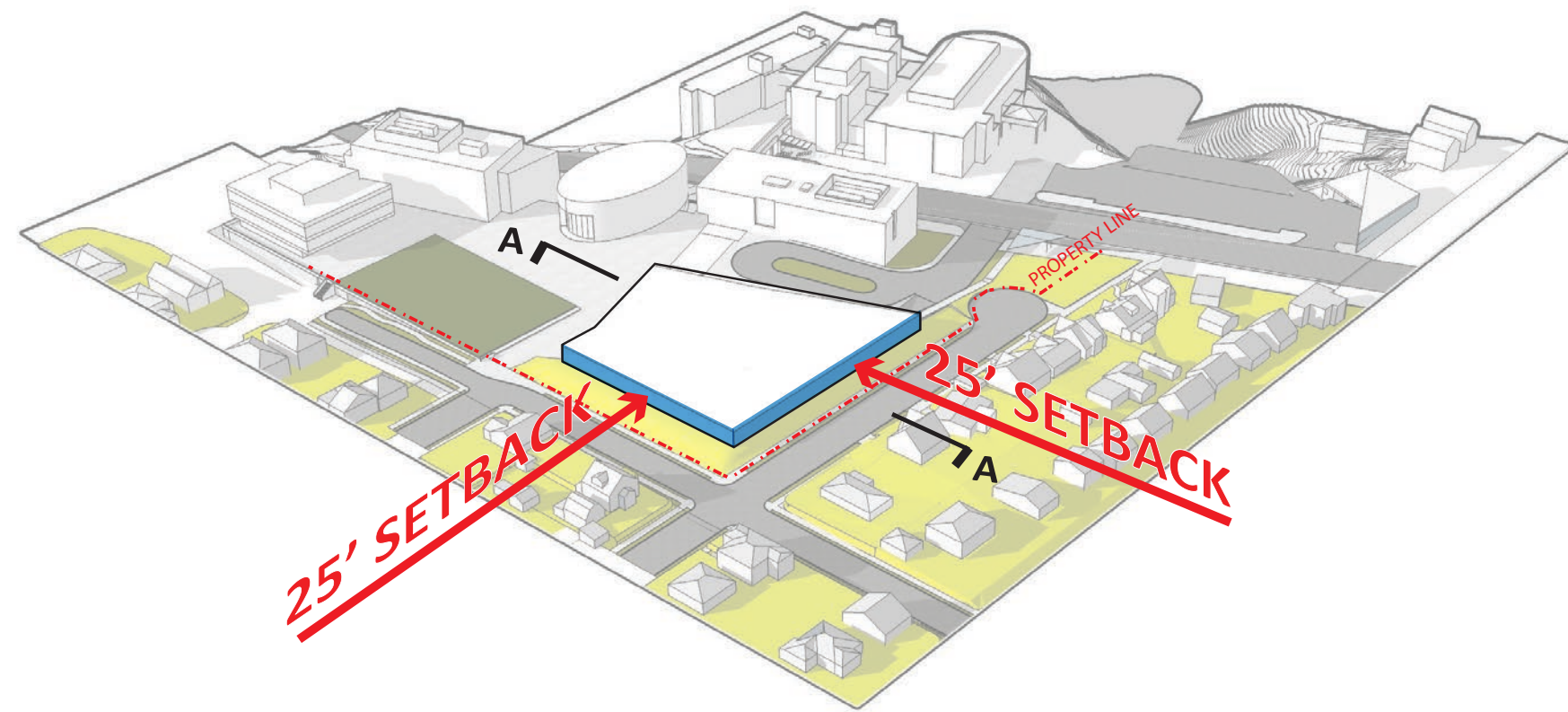
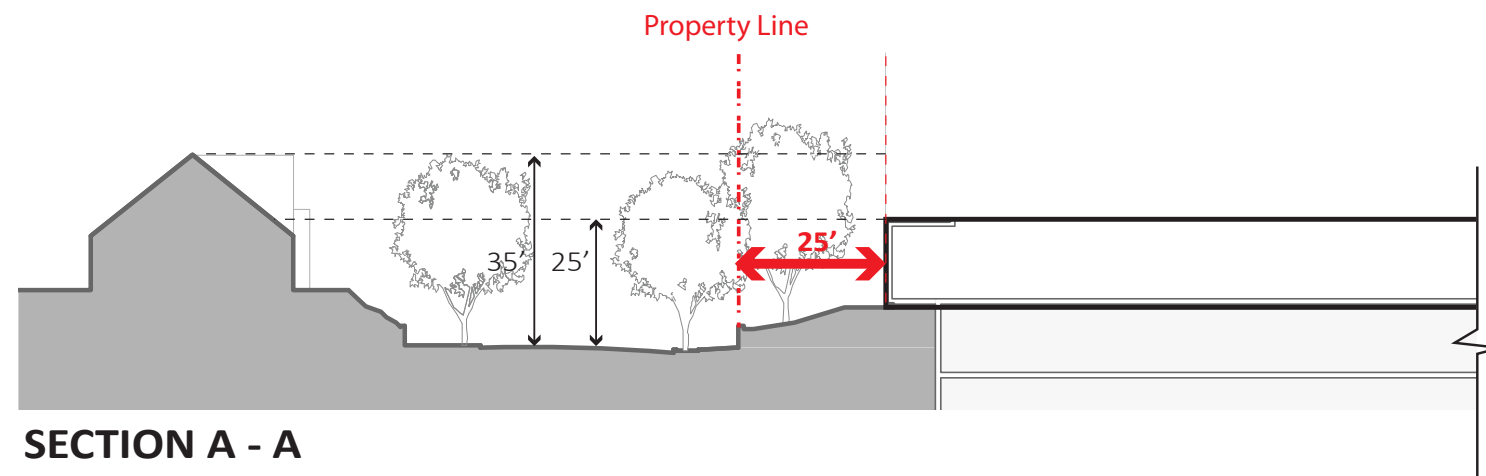
② Section at Sumner Street

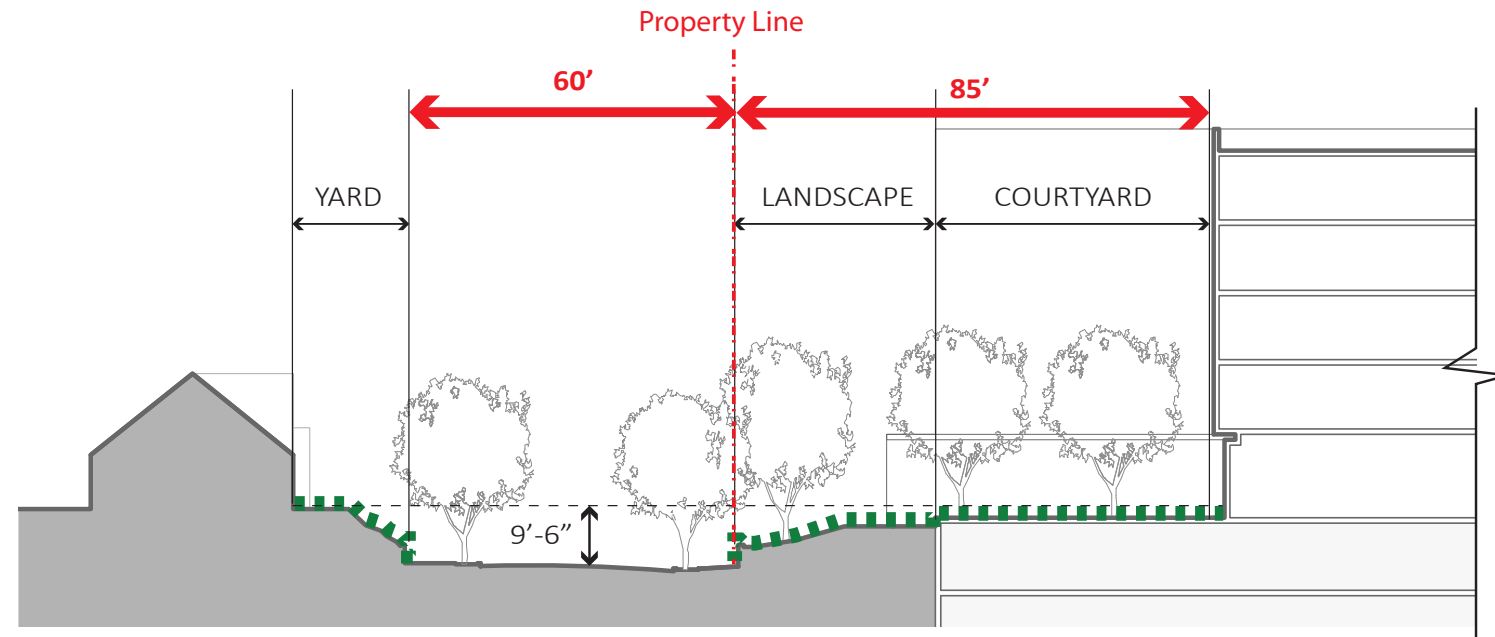
Enlarged Sections at Street

North Building

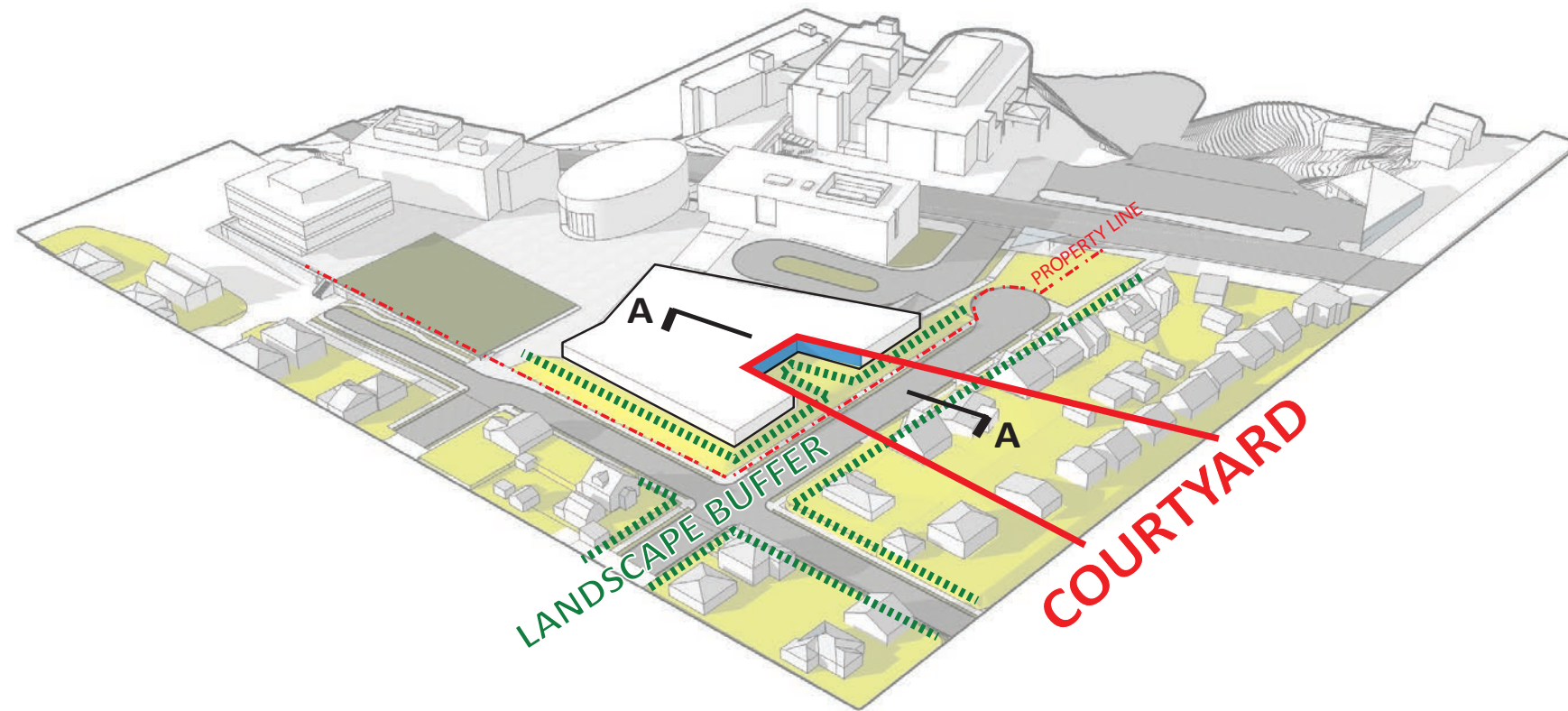


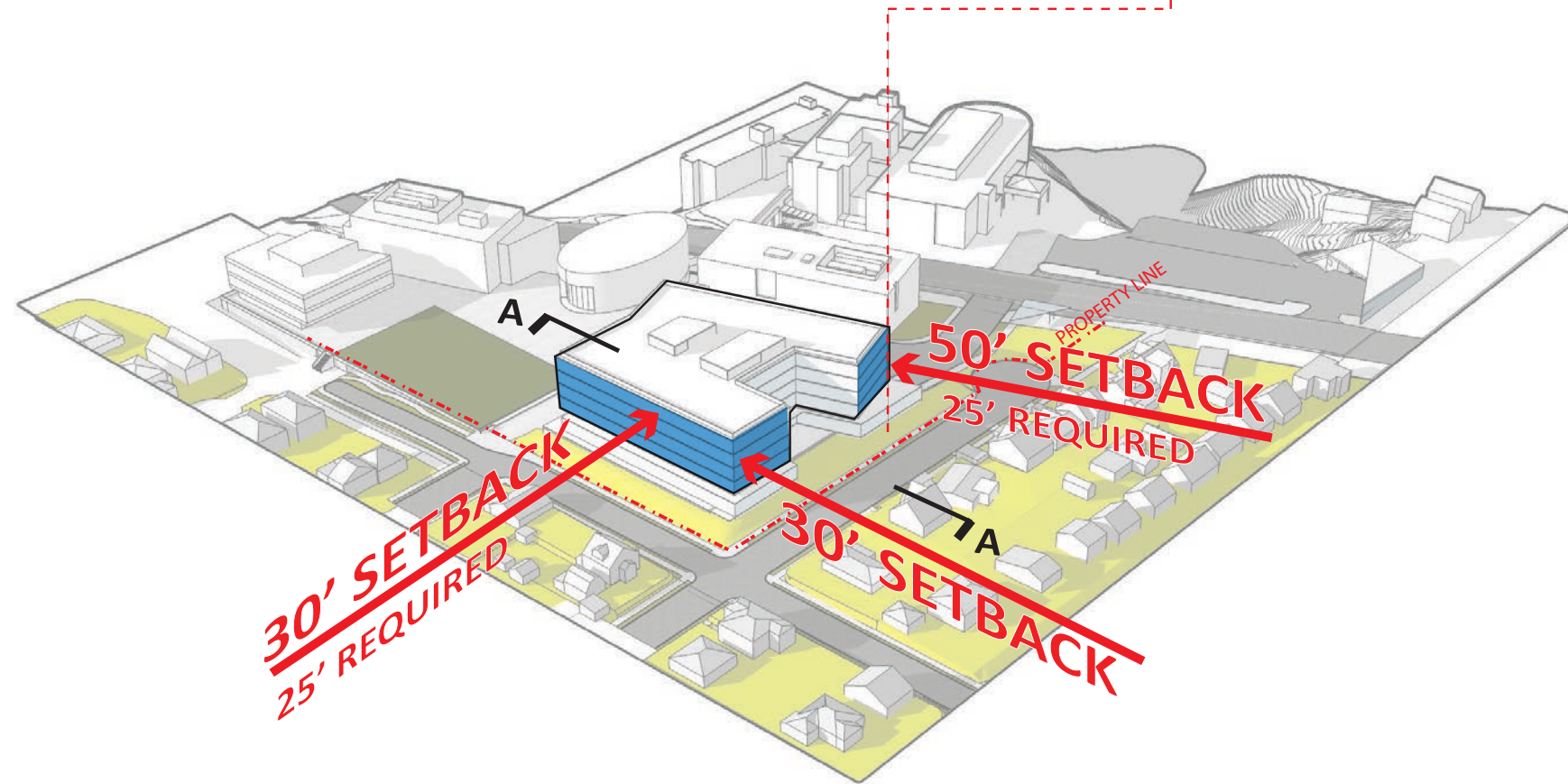
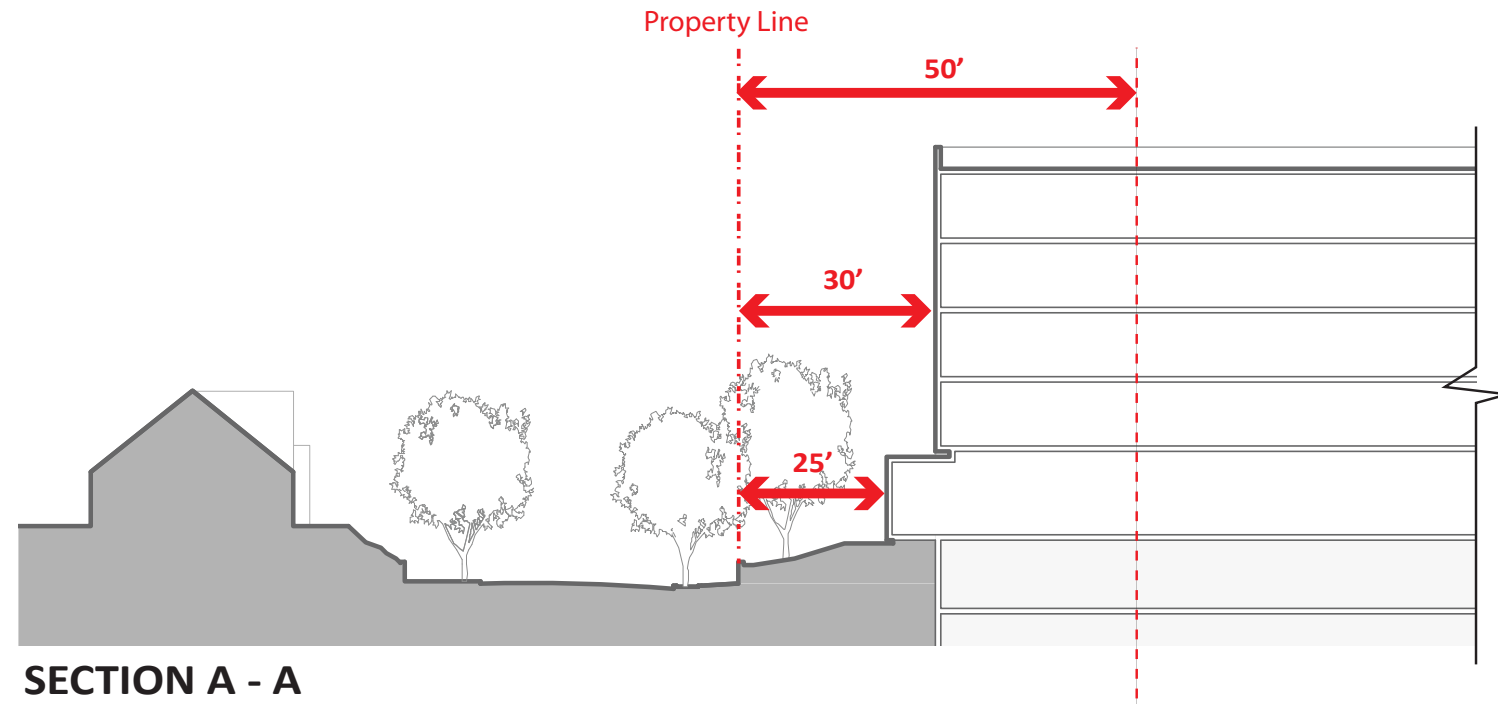
① Section at Delaware Avenue

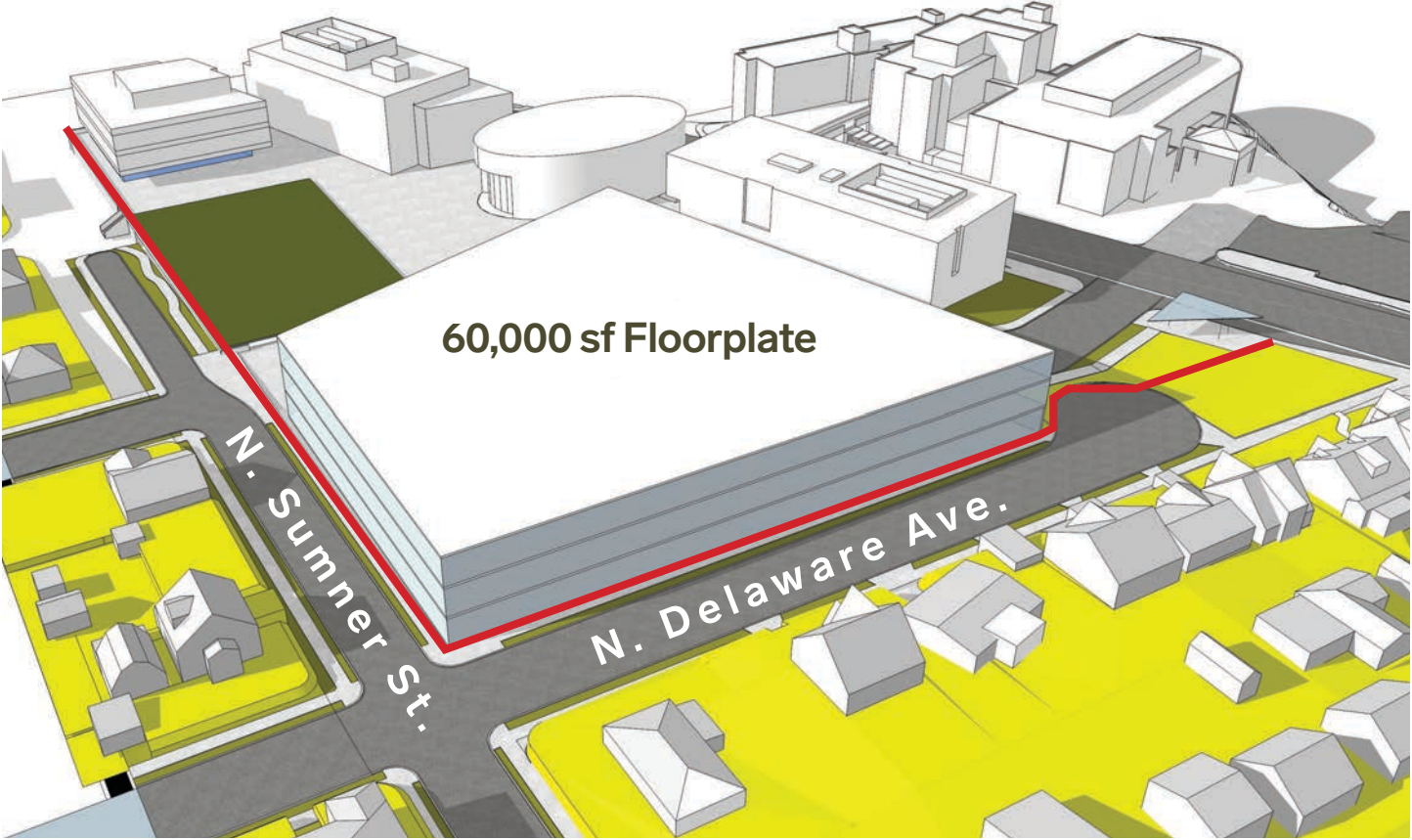




SECTION A - A

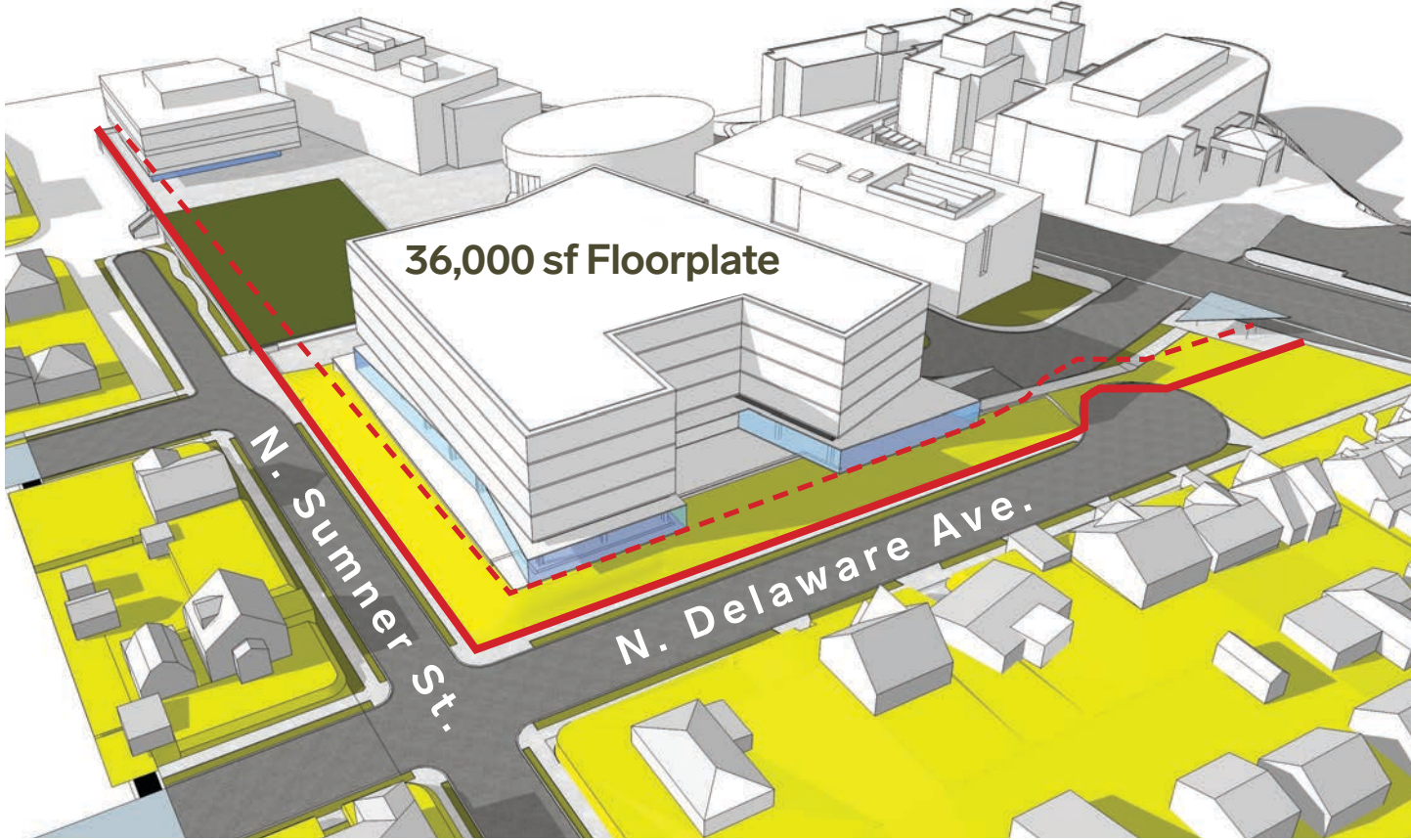






Massing Option under Zoning Code CO2

No Setback at Streetline
Total Area: 180,000 sf
Total Stories: 3
Area per floor: 60,000 sf

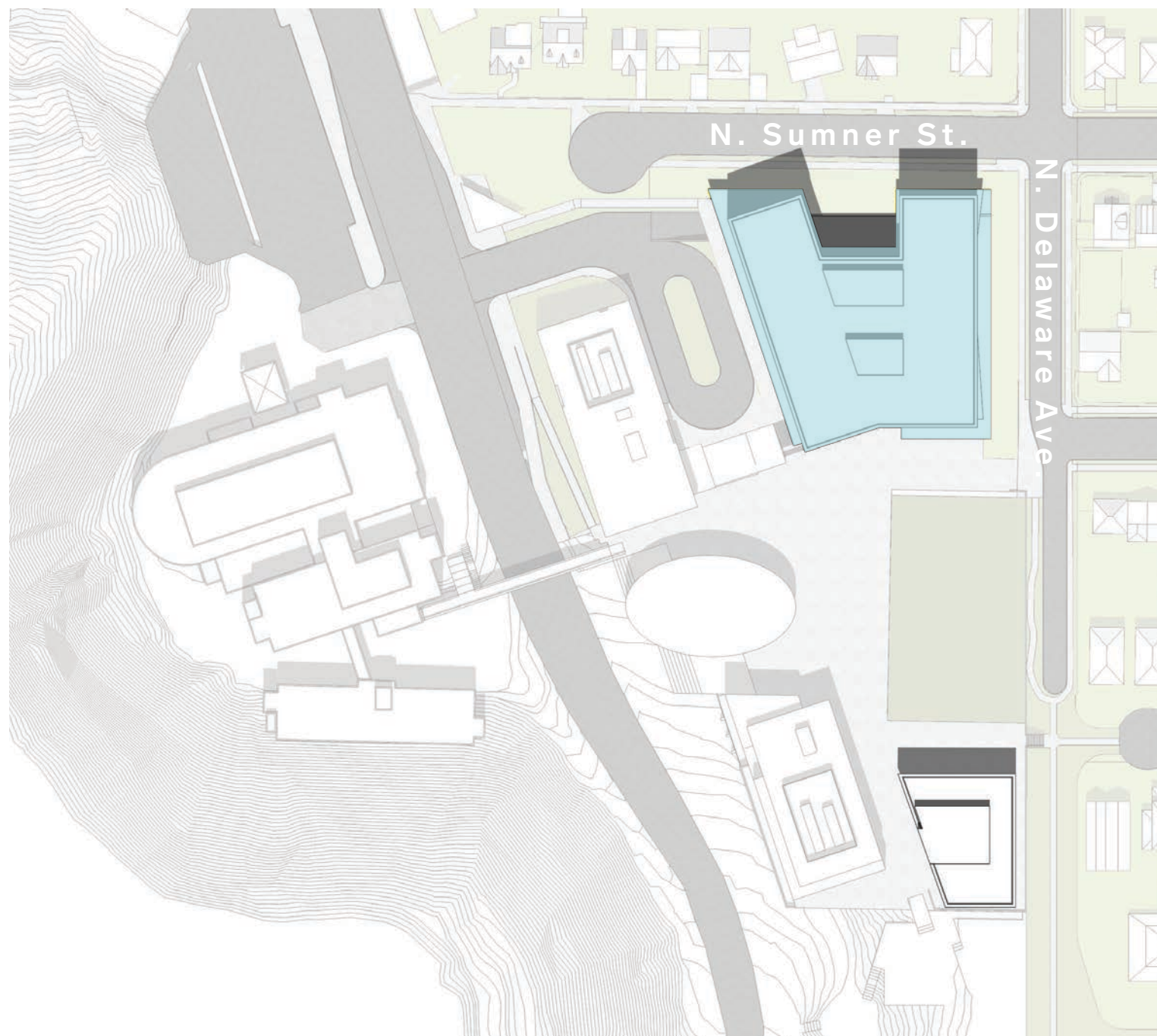


Proposed Massing under Zoning Code EG2

25' Setback at Streetline
Total Area: 180,000 sf
Total Stories: 5
Area per floor: 36,000 sf

Shadow Studies

North Building G

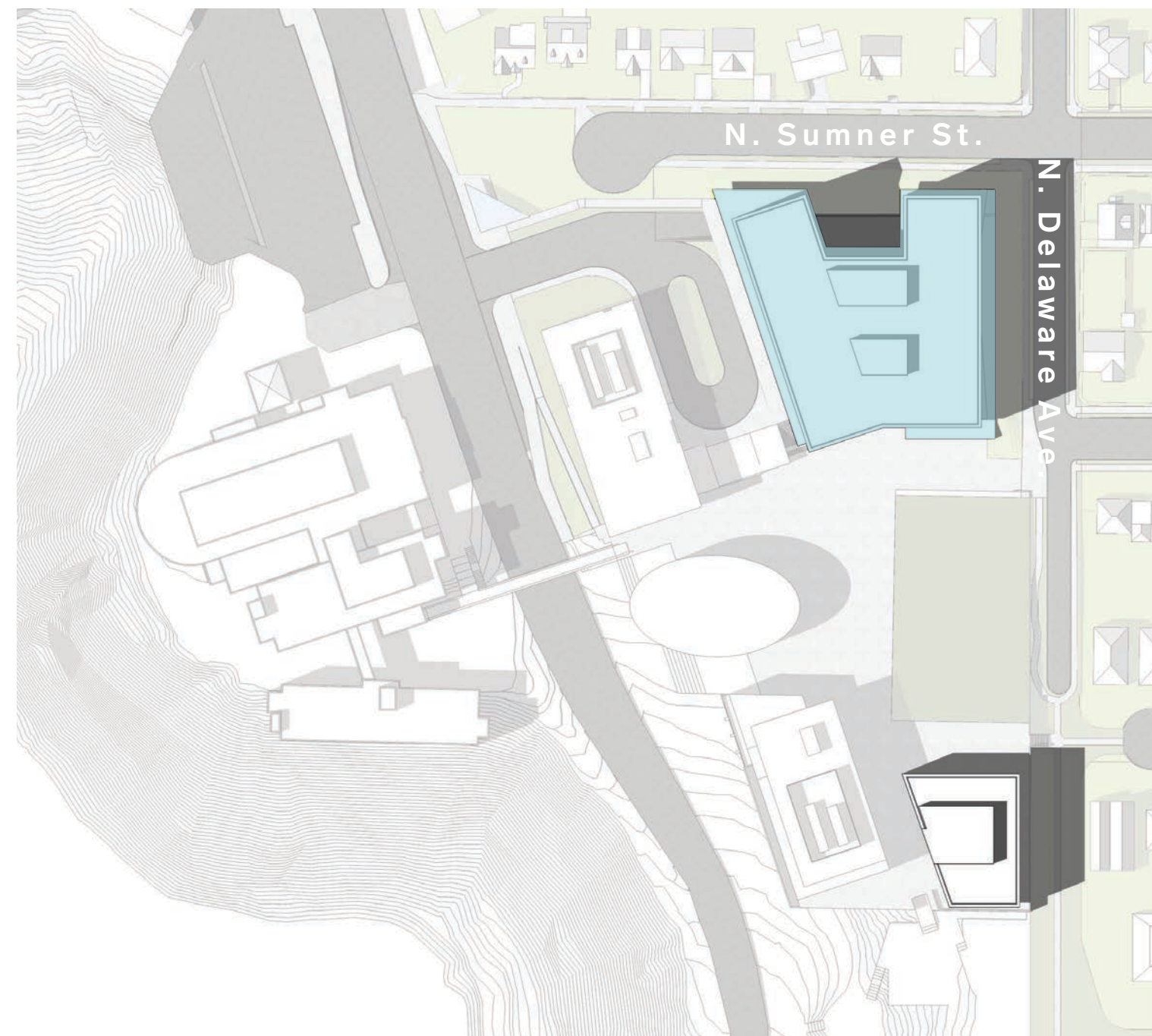


April 21 at 12:00 pm*

*Shadow studies based on Zoning code 33.510.251: Open Area Development Standards - Shadow Standard:

- Shadows from buildings cover no more than 50% of plaza or park at noon on April 21.
- Shadows from buildings cover no more than 75% of plaza at 3pm on April 21.

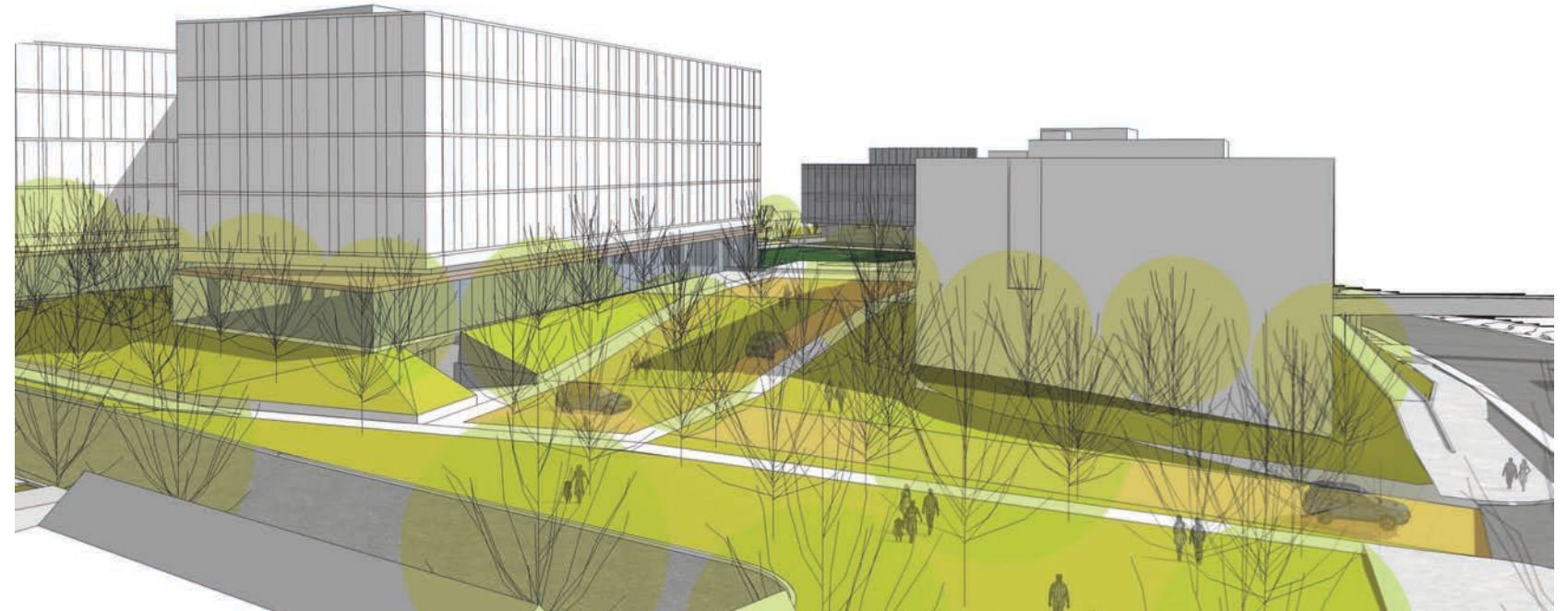
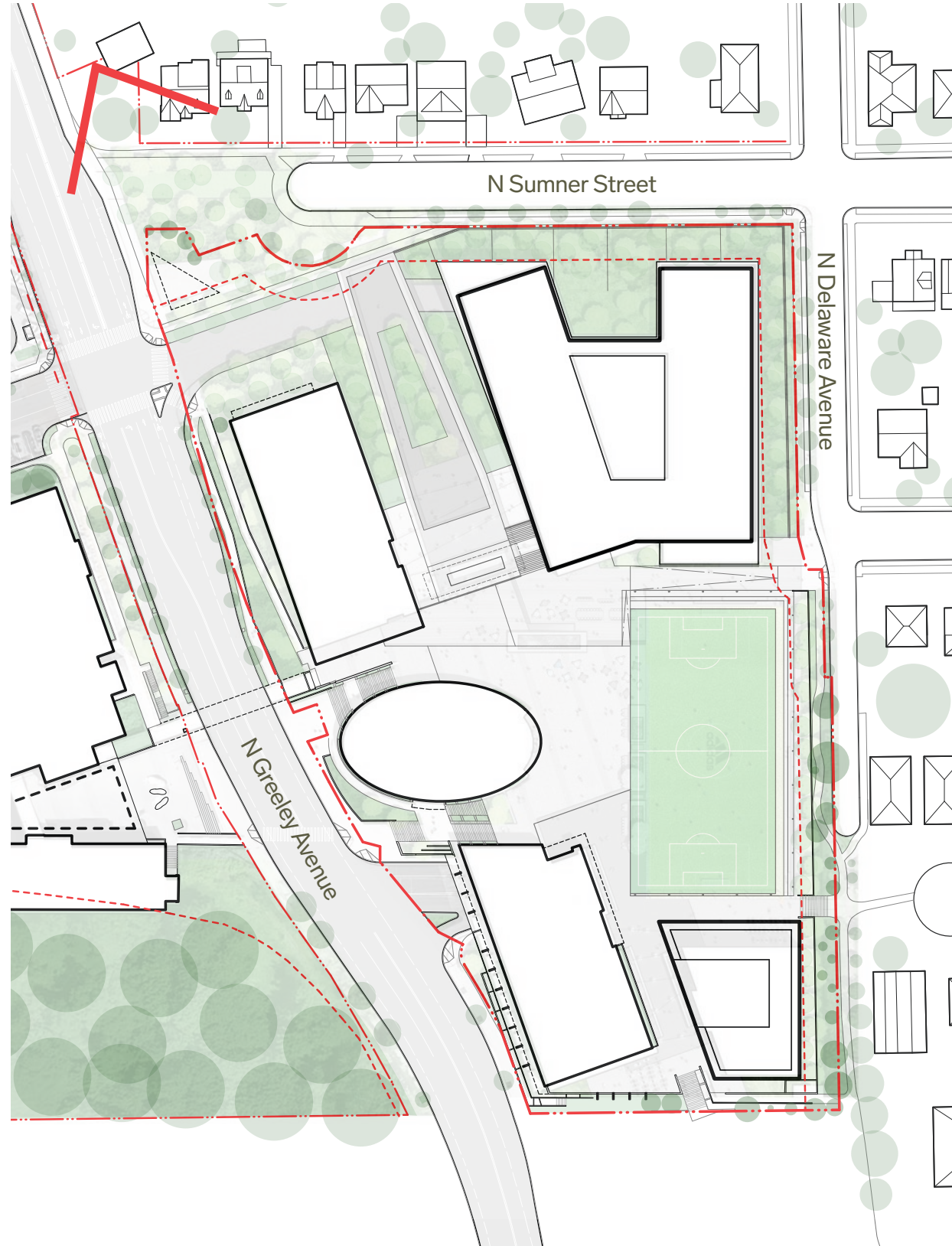
This project is not subject to these standards but is using them as a baseline for the study.



April 21 at 3:00 pm*

Arrival Plaza

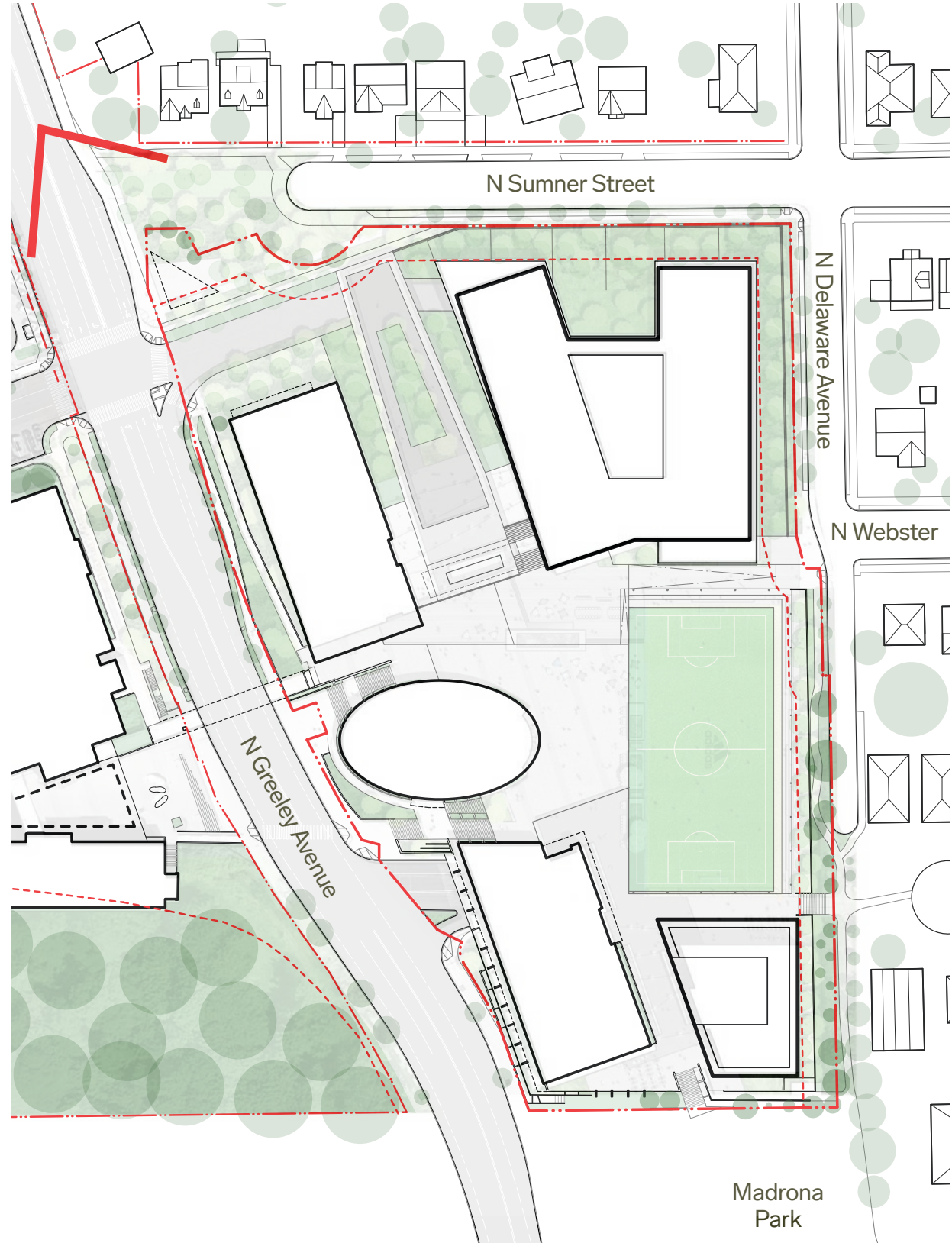
Looking South



Proposed

Greeley Avenue

Looking South



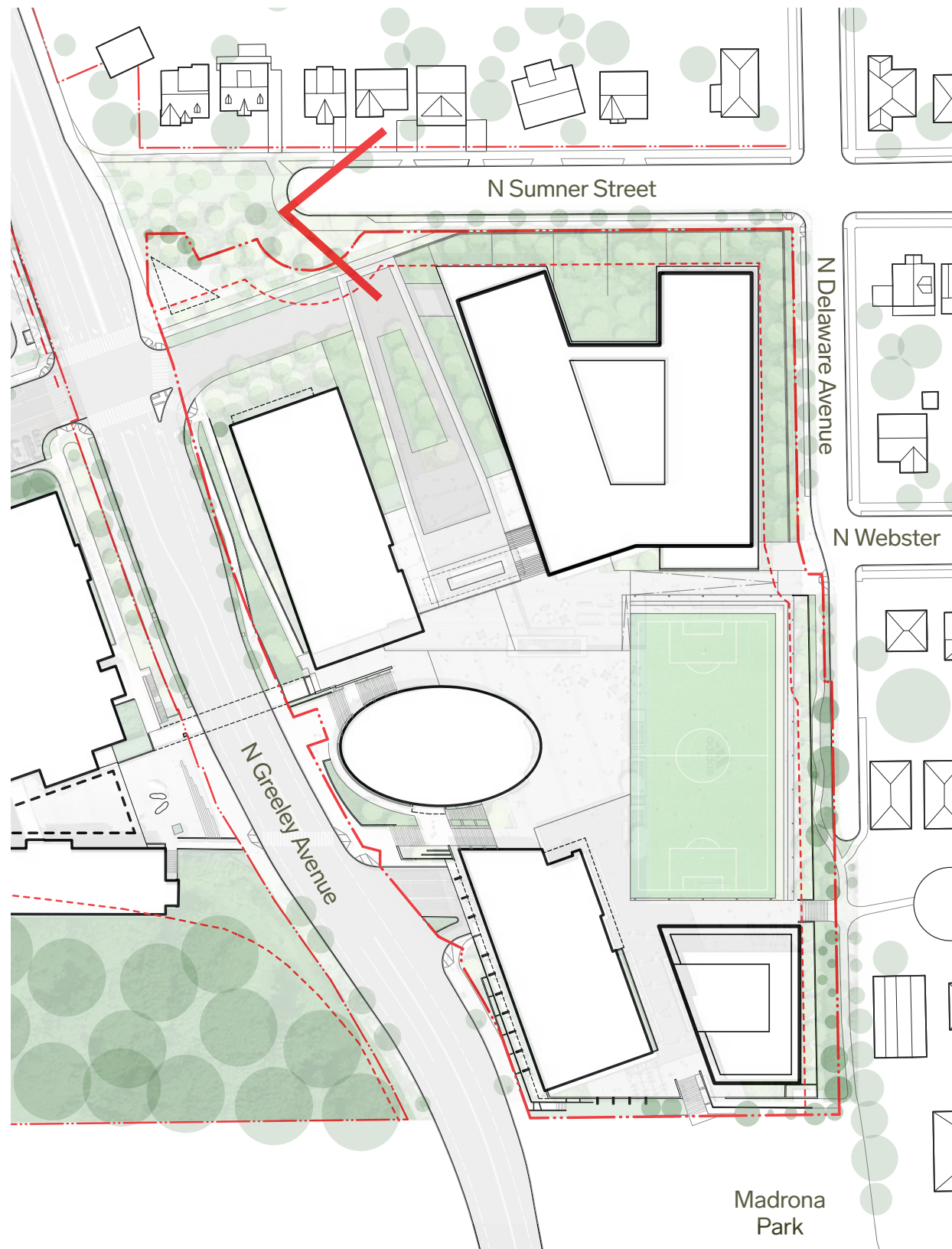
Existing



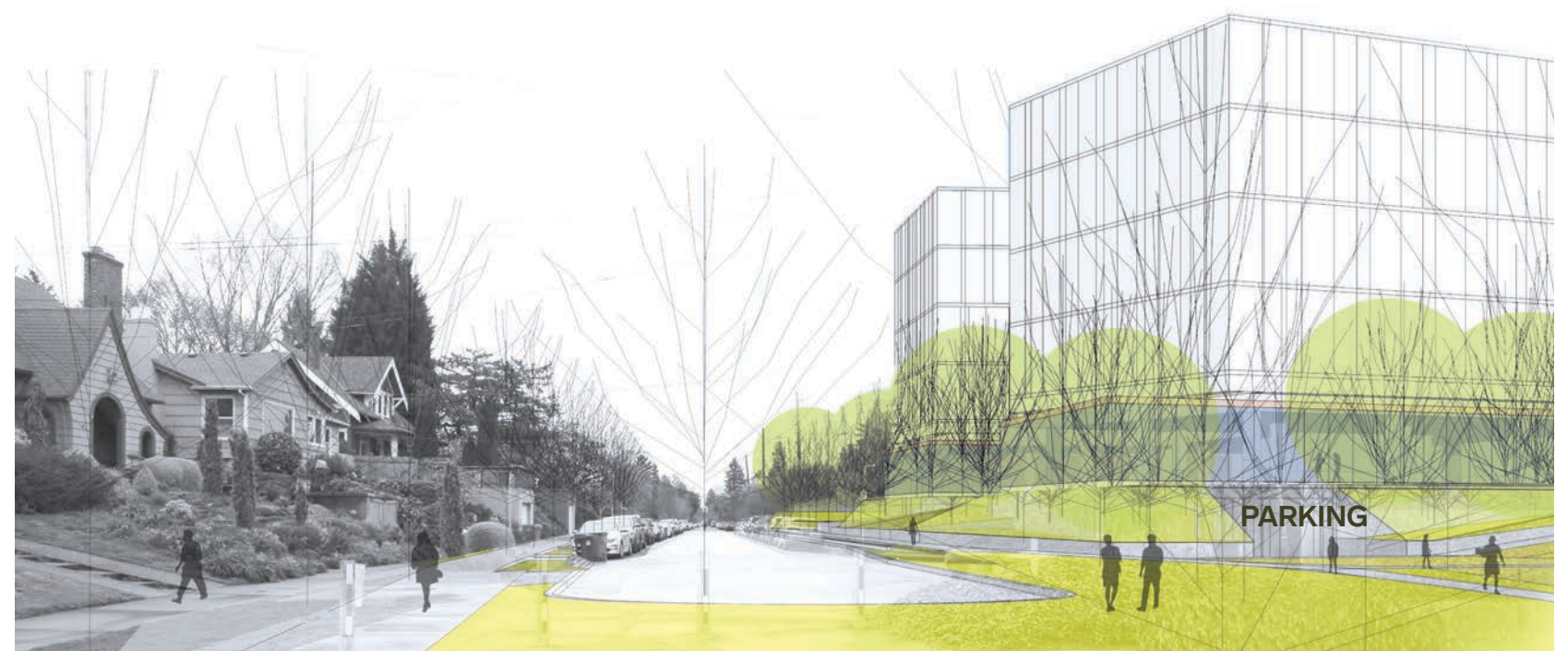
Proposed

Sumner Street

Looking East



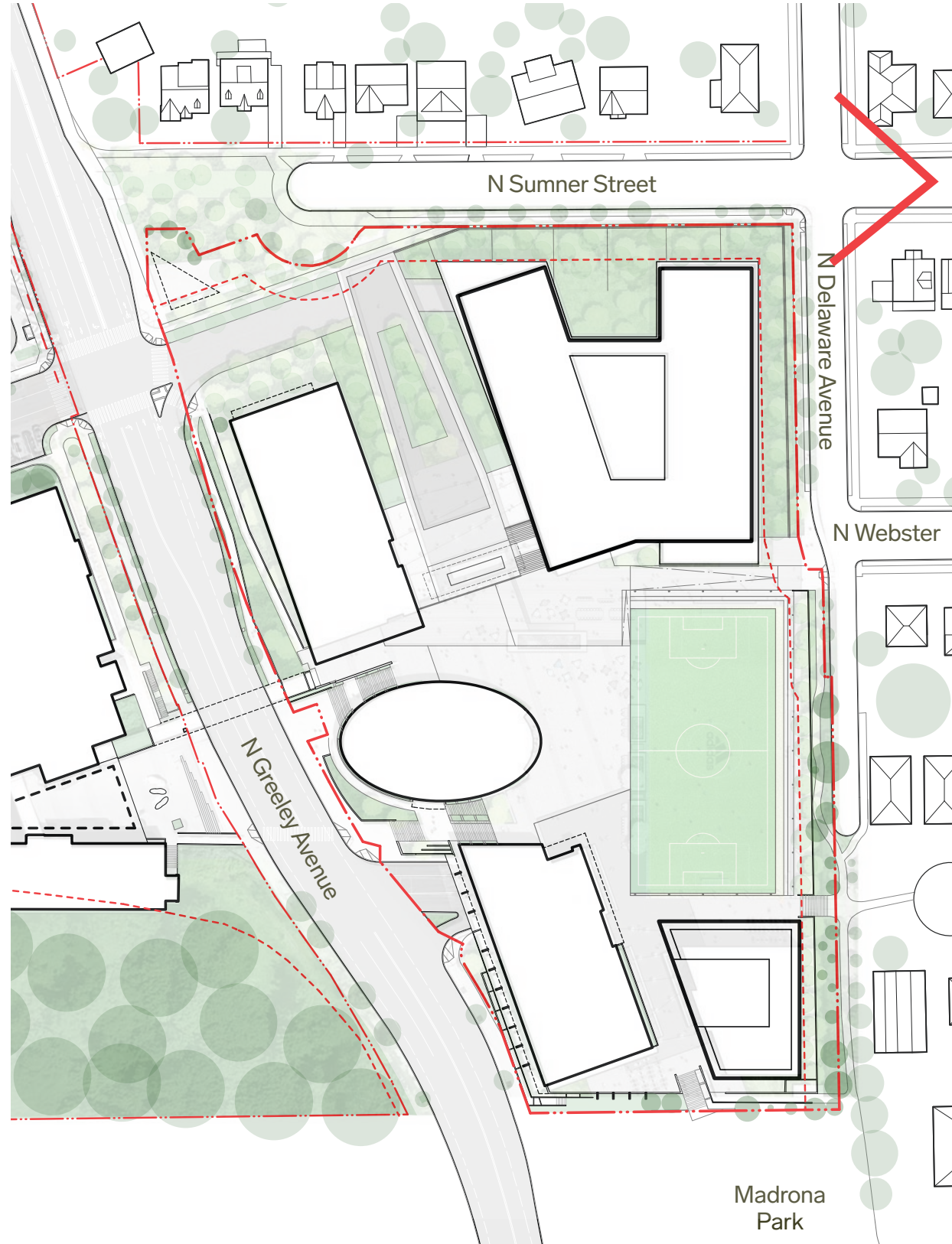
Existing



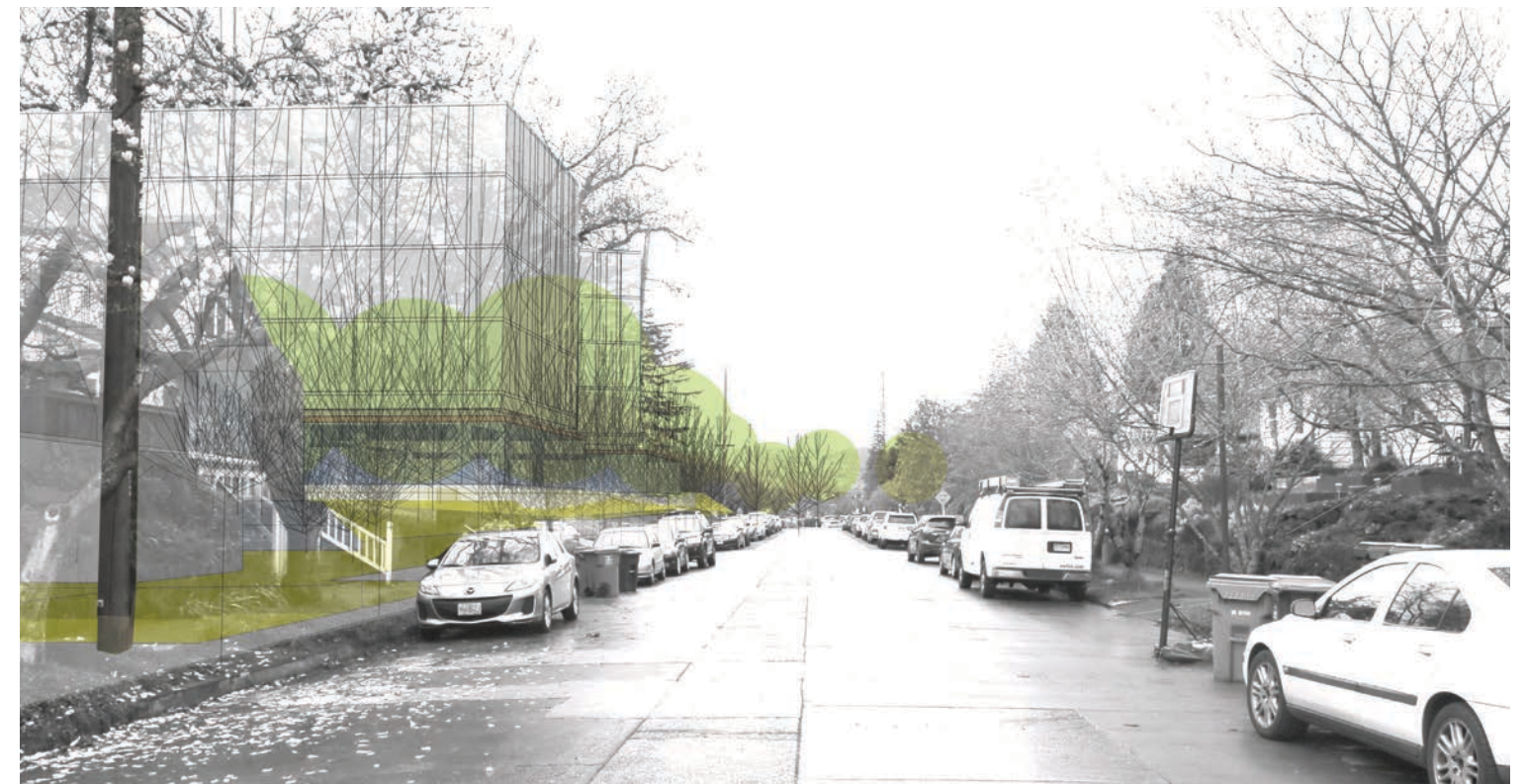
Proposed

Sumner Street

Looking West



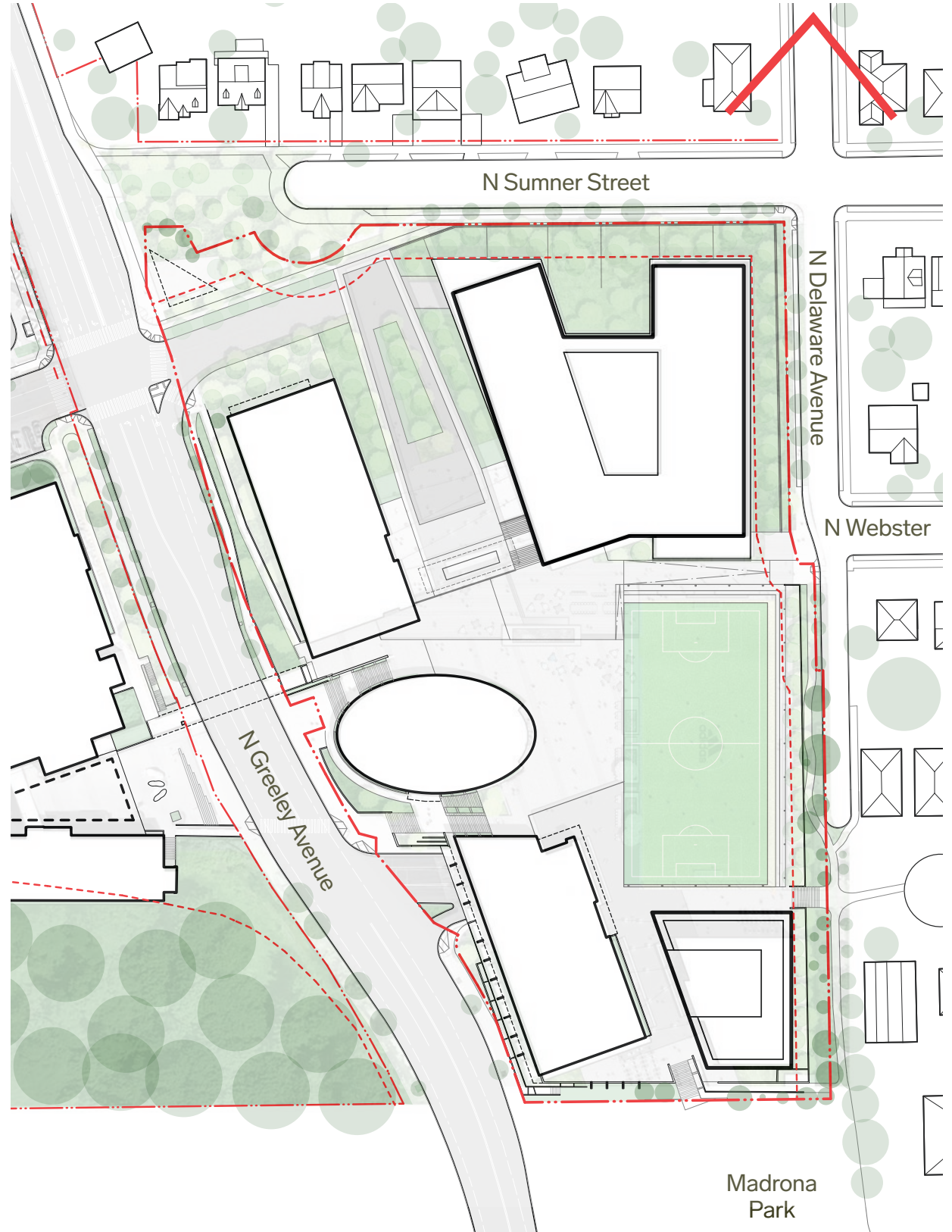
Existing



Proposed

Delaware Avenue

Looking South



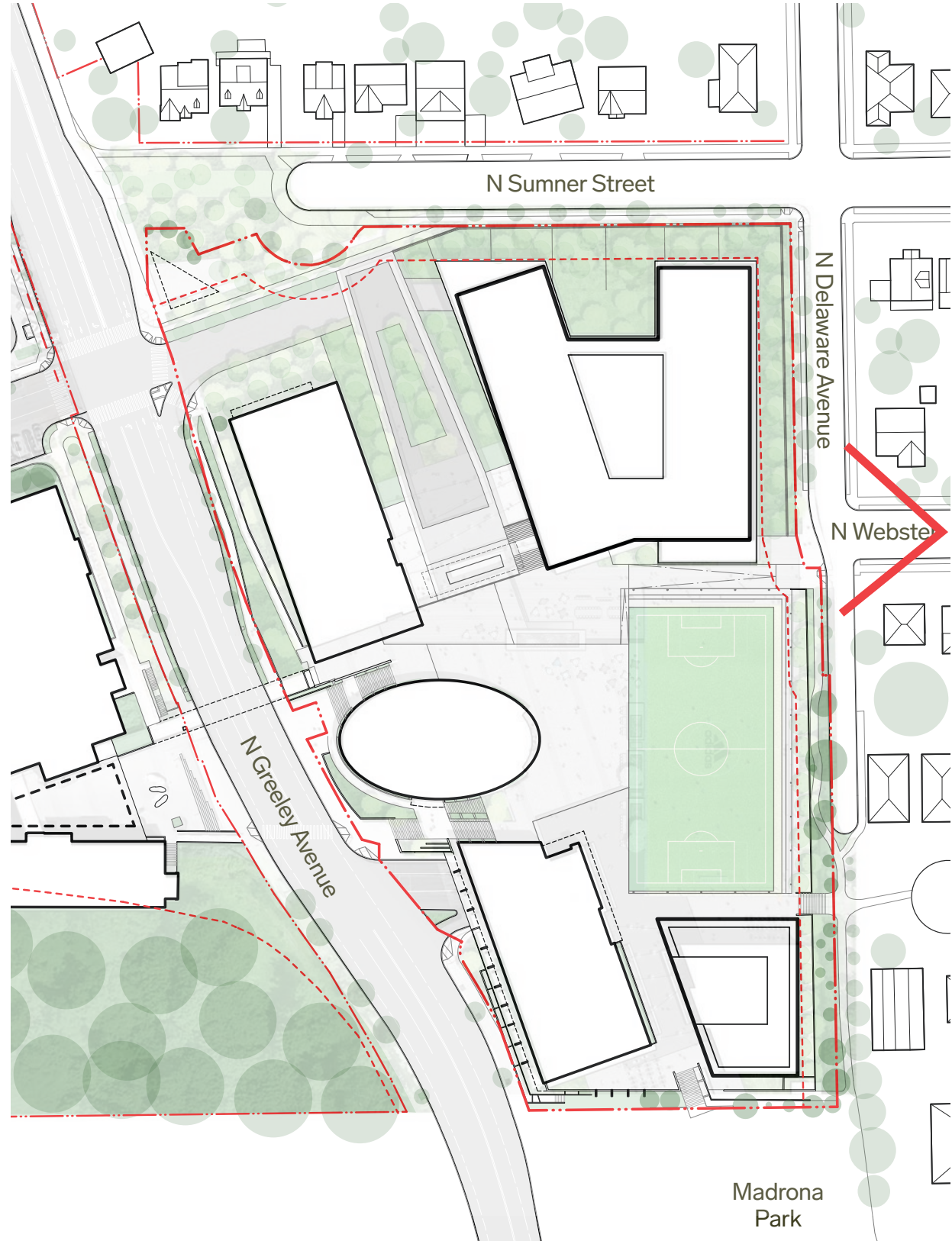
Existing



Proposed

Webster Street

Looking West



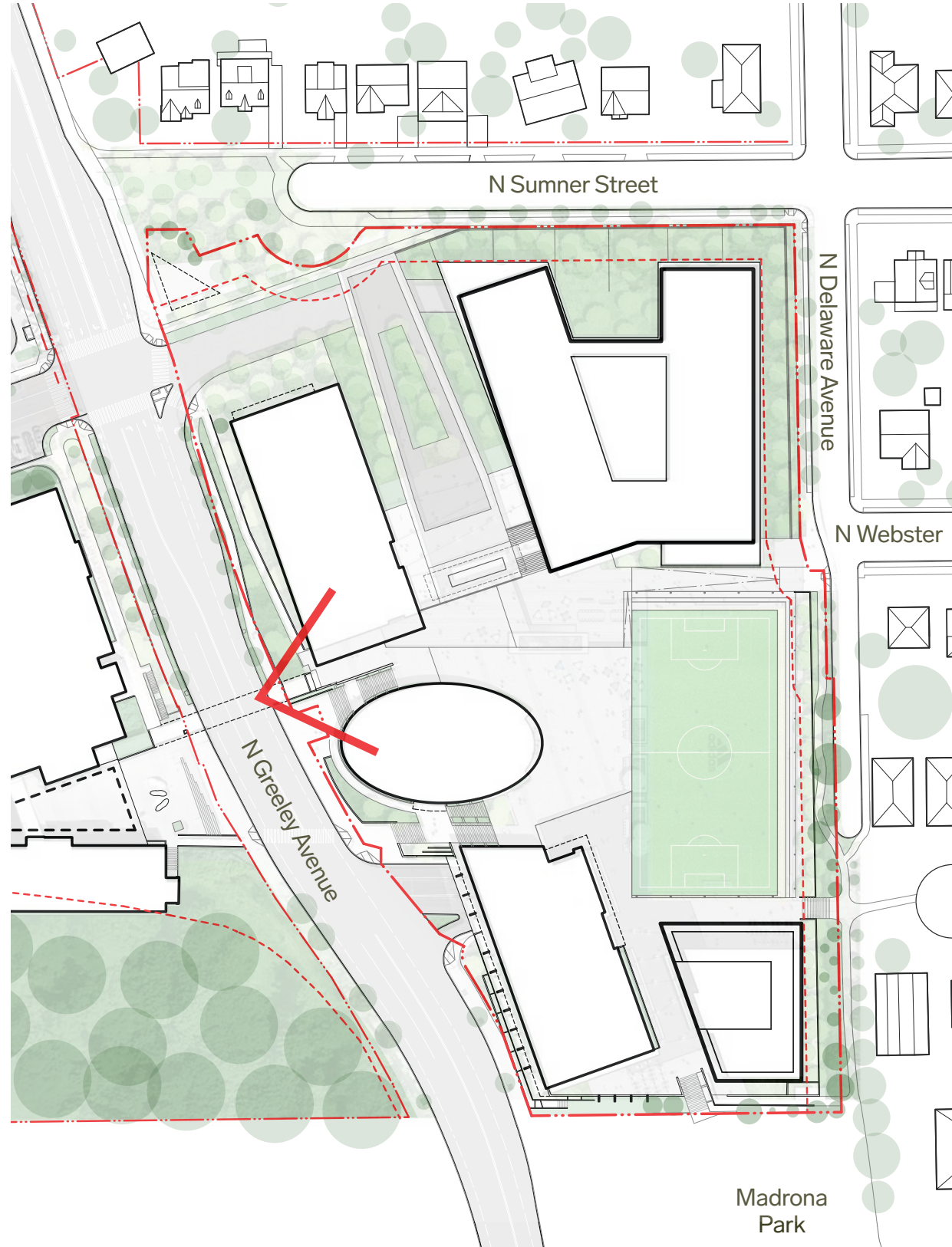
Existing



Proposed

Sky Bridge

Looking East



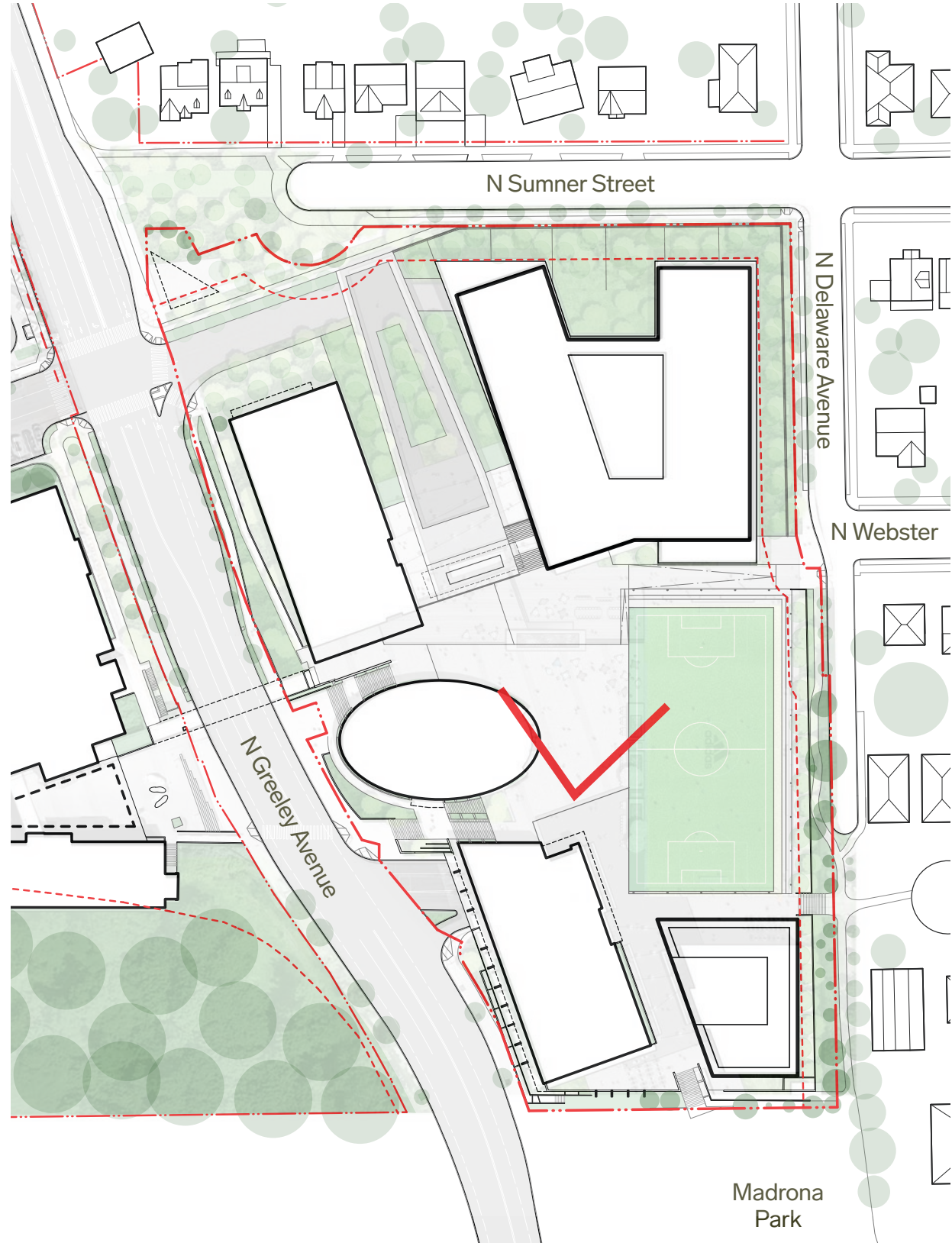
Existing



Proposed

Plaza

Looking North



Existing

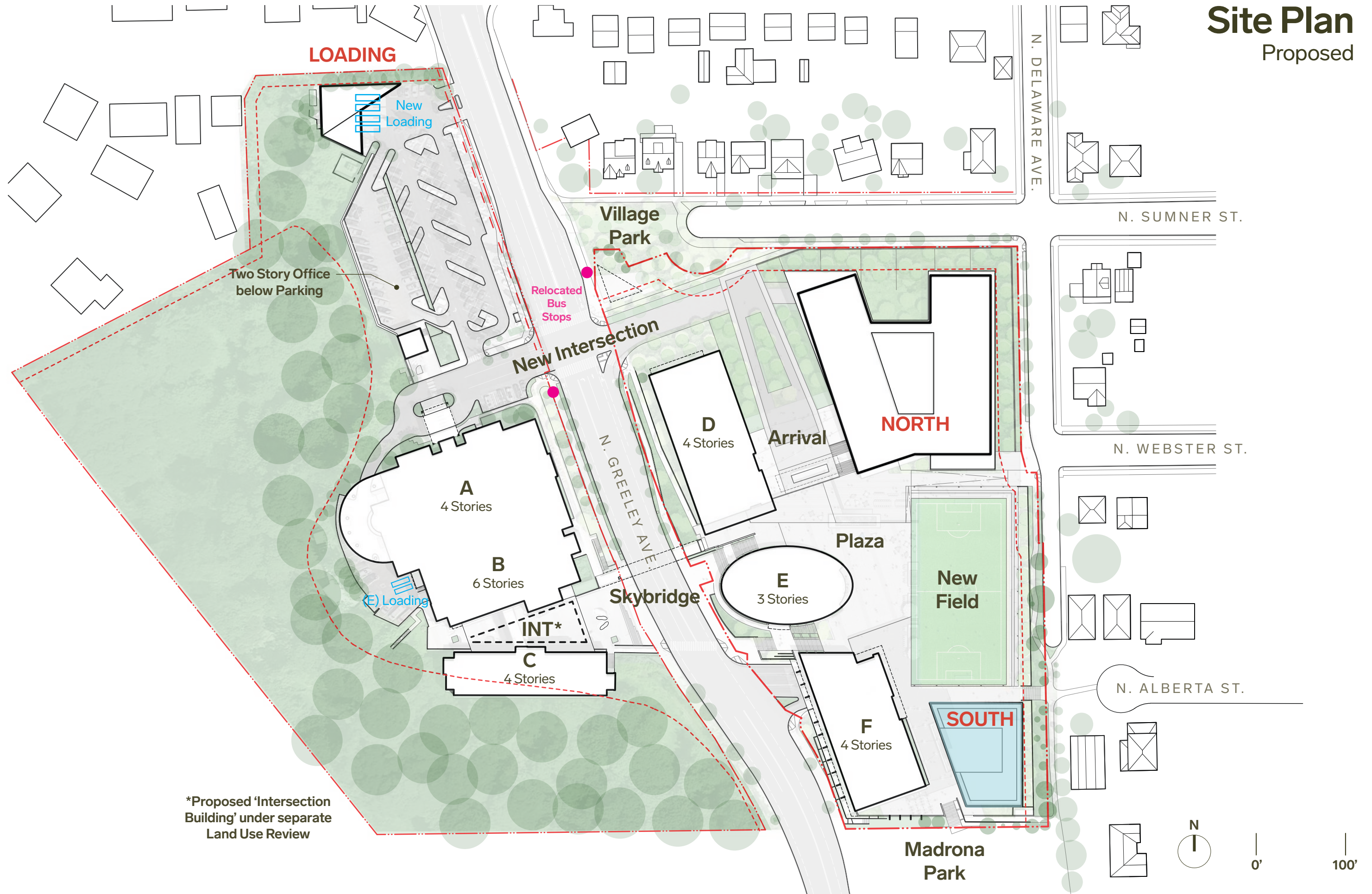


Proposed

4. South Building

Site Plan

Proposed

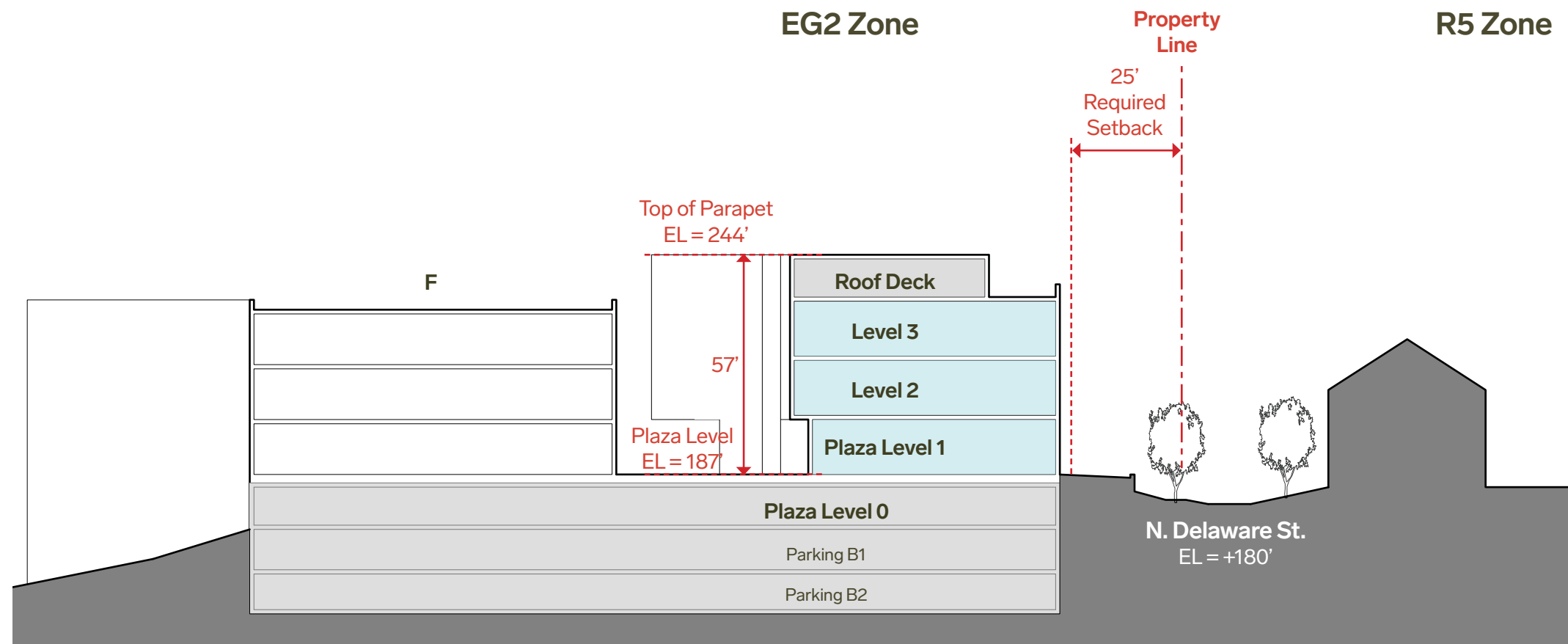


*Proposed 'Intersection Building' under separate Land Use Review



Enlarged Section at Street

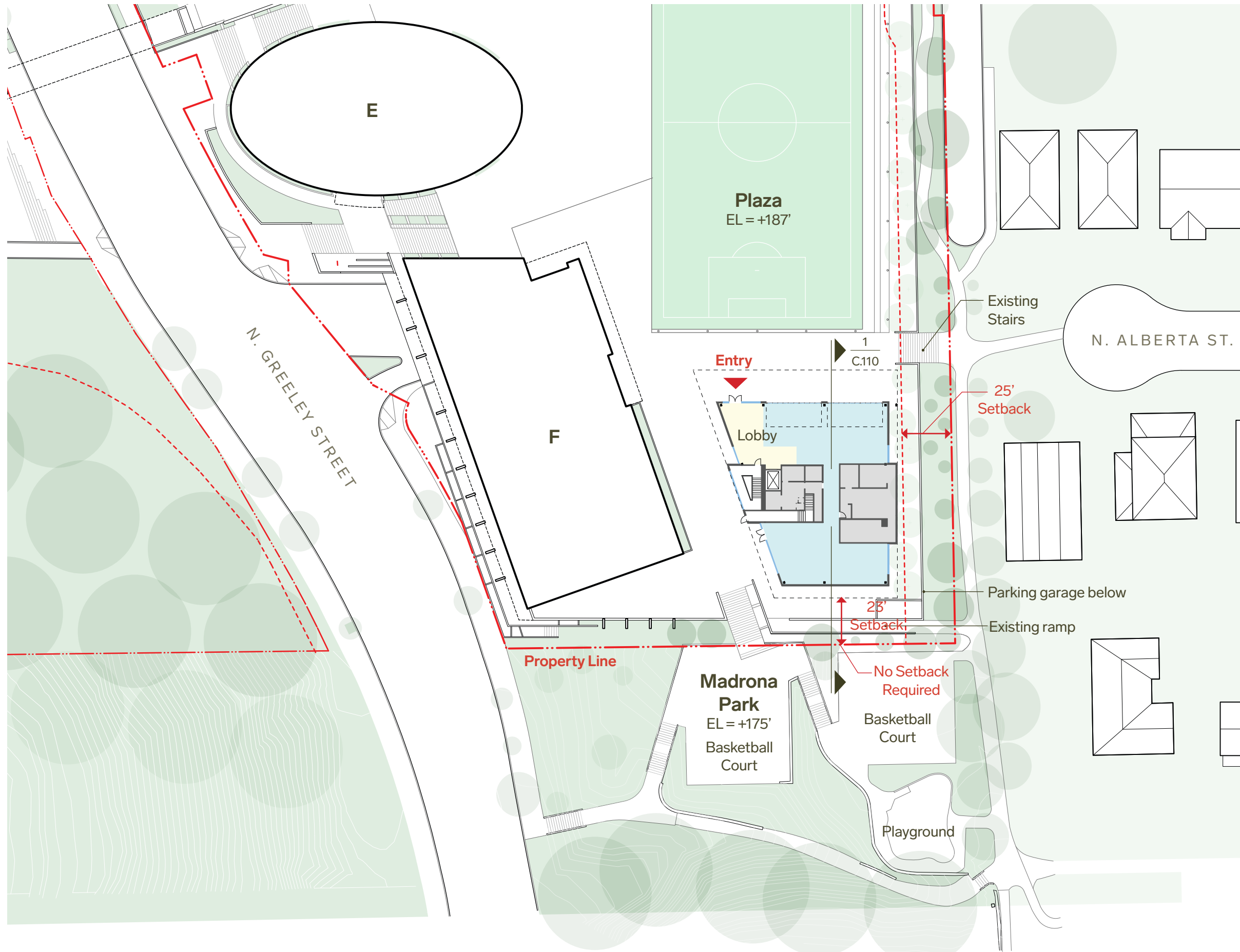
South Building



① Section at Delaware Avenue

Plaza Level 1

South Building



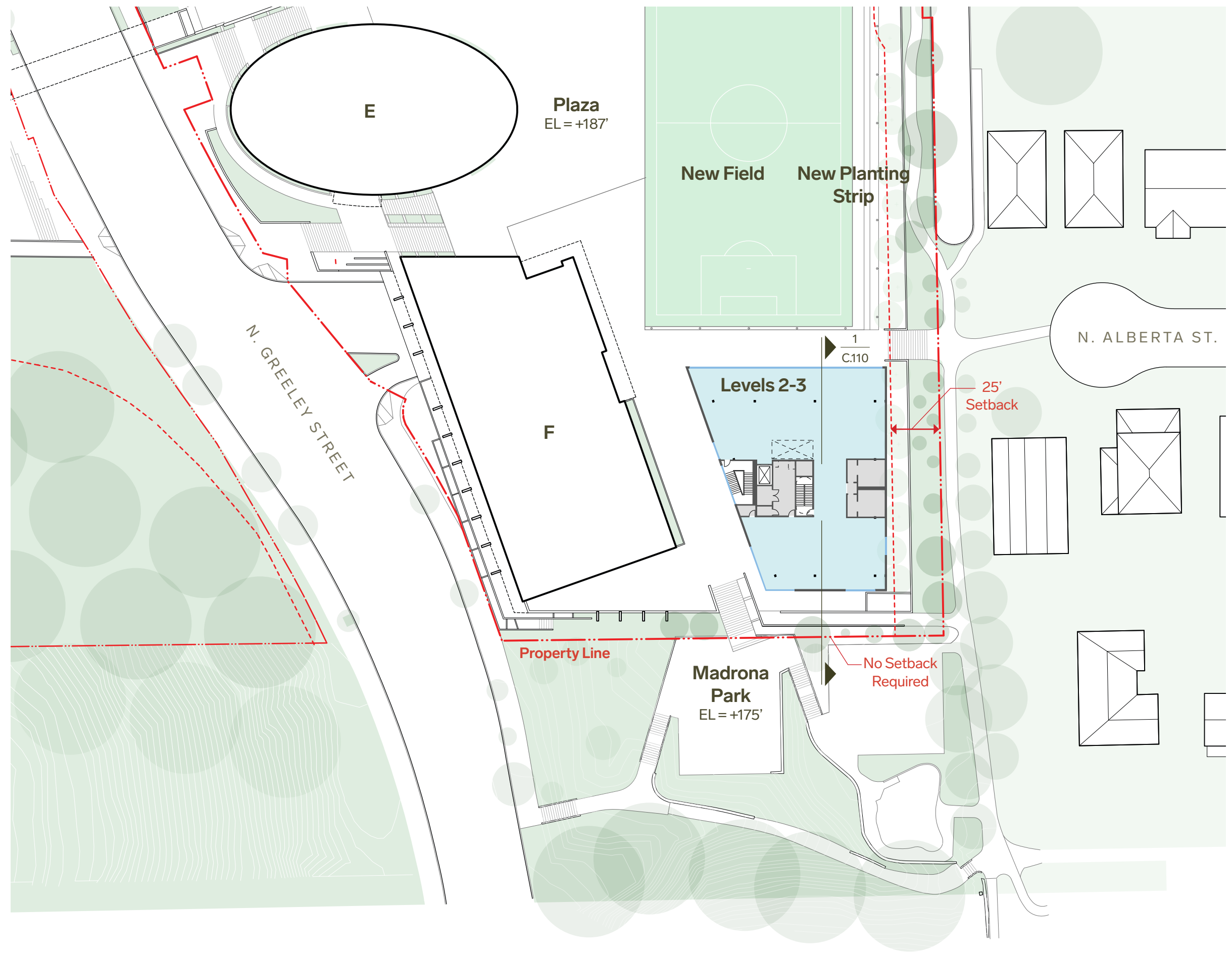
Program Key

- Lobby
- Active Use / Amenity
- Workspace
- Support



Levels 2-3

South Building



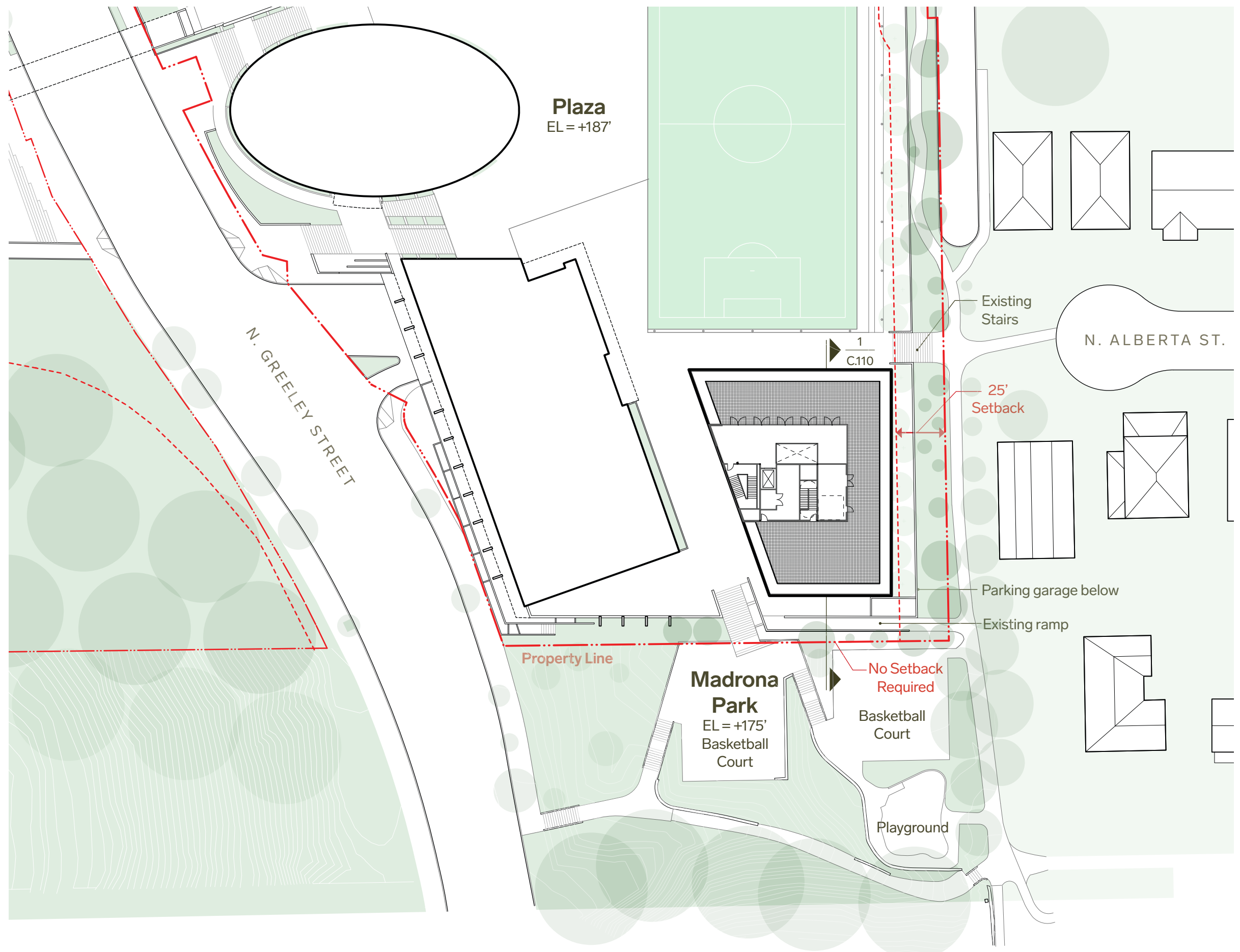
Program Key

 Lobby
 Active Use / Amenity
 Workspace
 Support



Roof Terrace

South Building



Plaza
EL = +187'

N. GREELEY STREET

N. ALBERTA ST.

1
C.110

25'
Setback

Property Line

Madrona Park
EL = +175'
Basketball Court

Basketball Court

Playground

Parking garage below

Existing ramp

No Setback Required

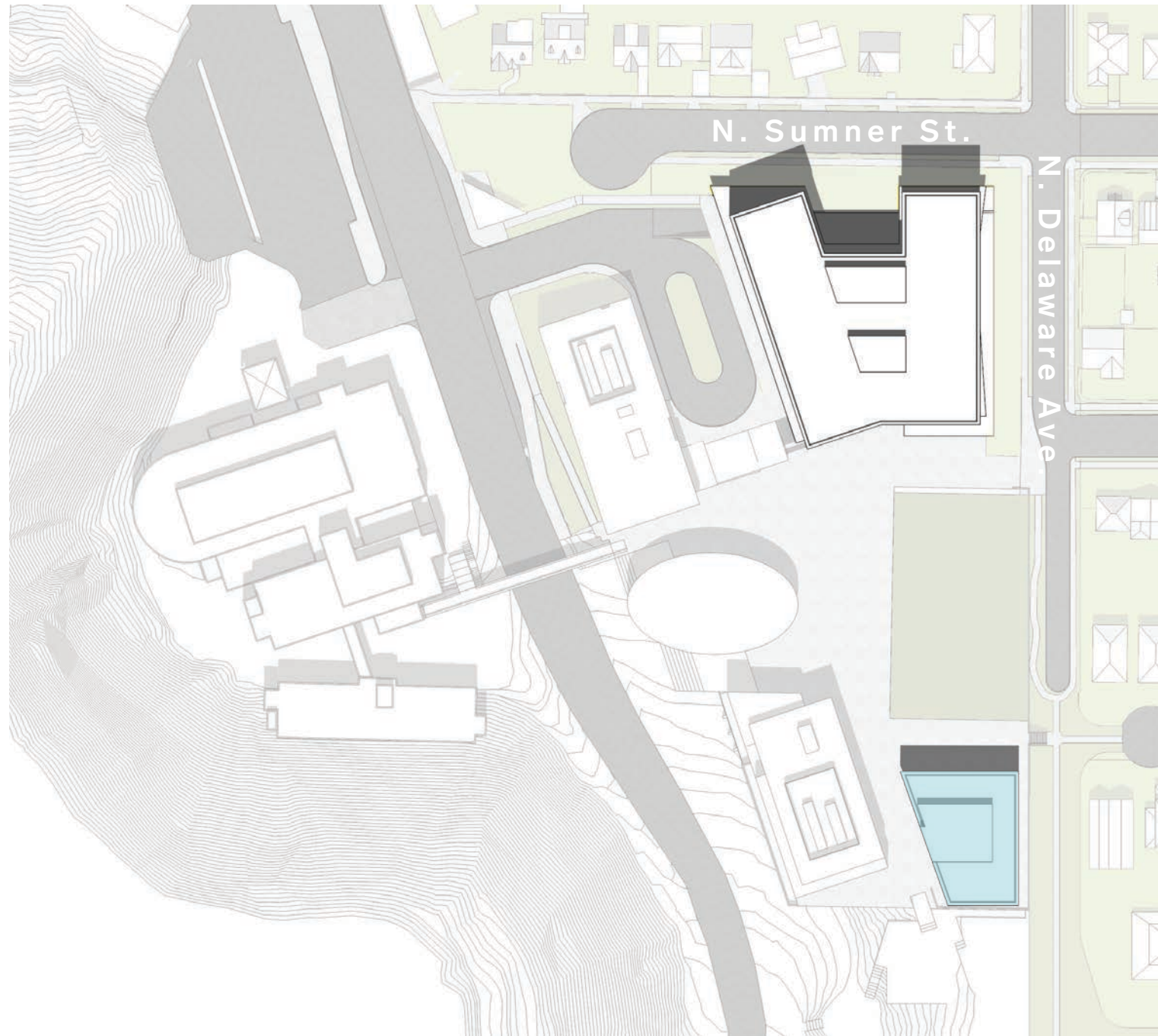


0'

50'

Shadow Studies

South Building H



April 21 at 12:00 pm*

*Shadow studies based on Zoning code 33.510.251: Open Area Development Standards - Shadow Standard:

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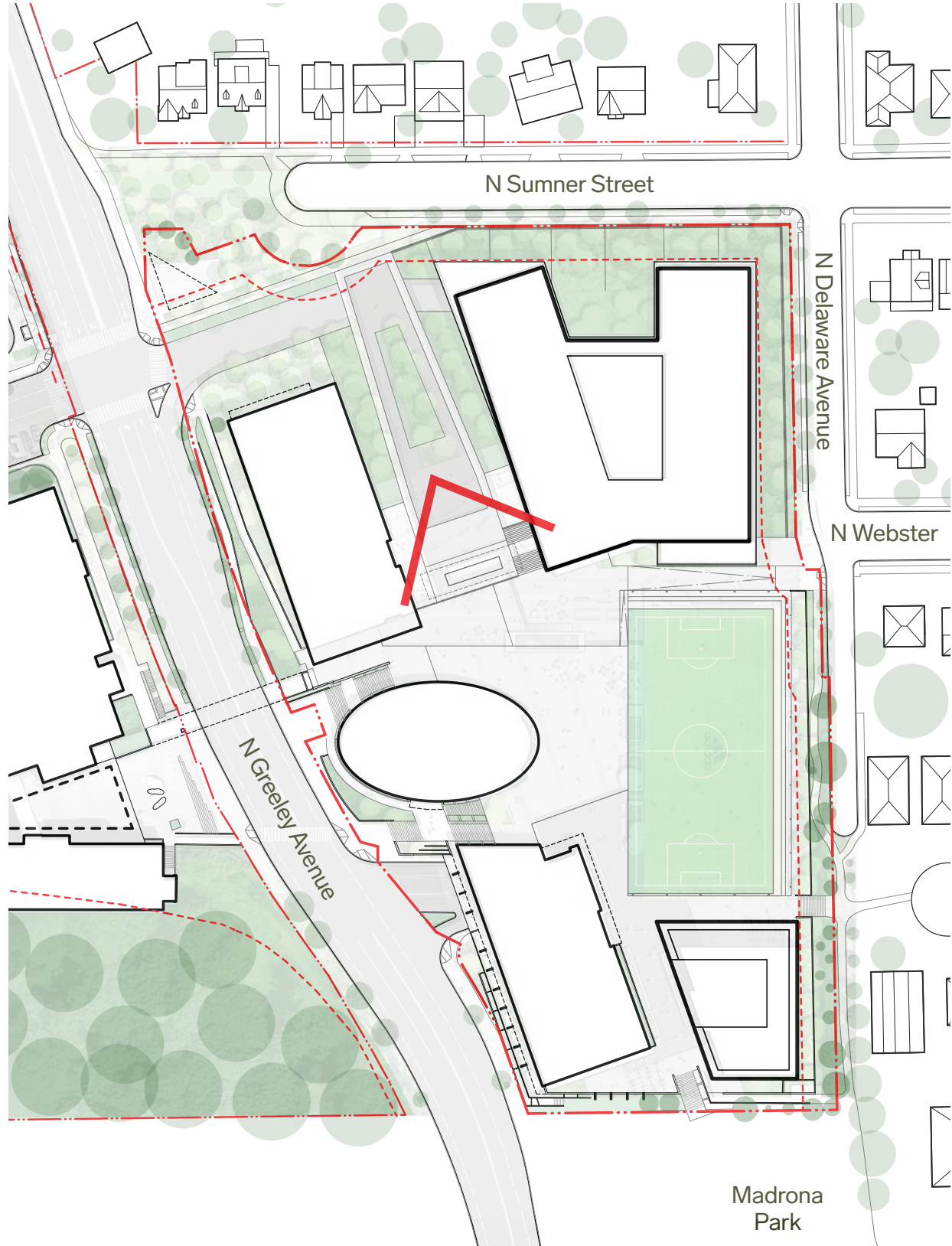
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April 21 at 3:00 pm*

Arrival

Looking South



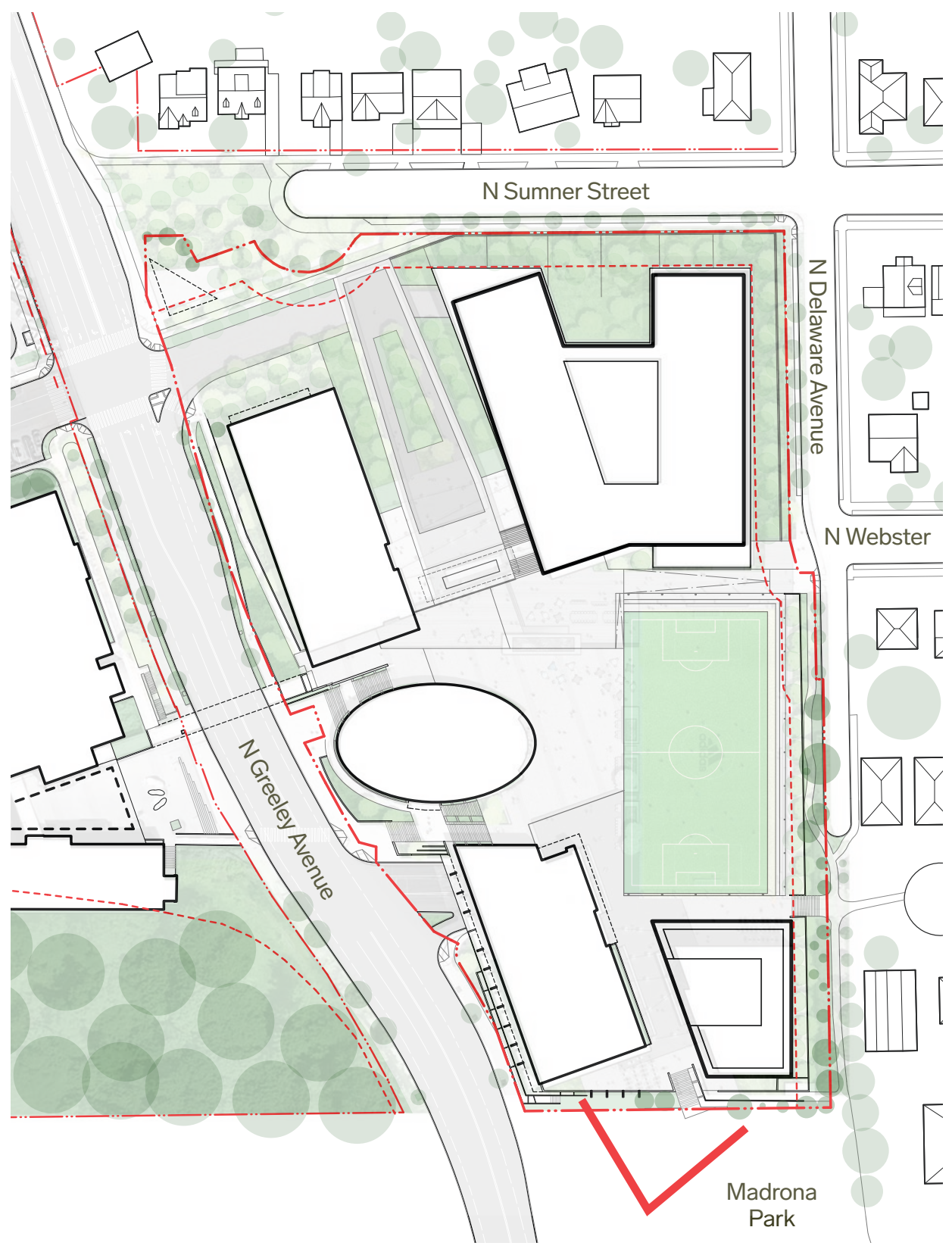
Existing



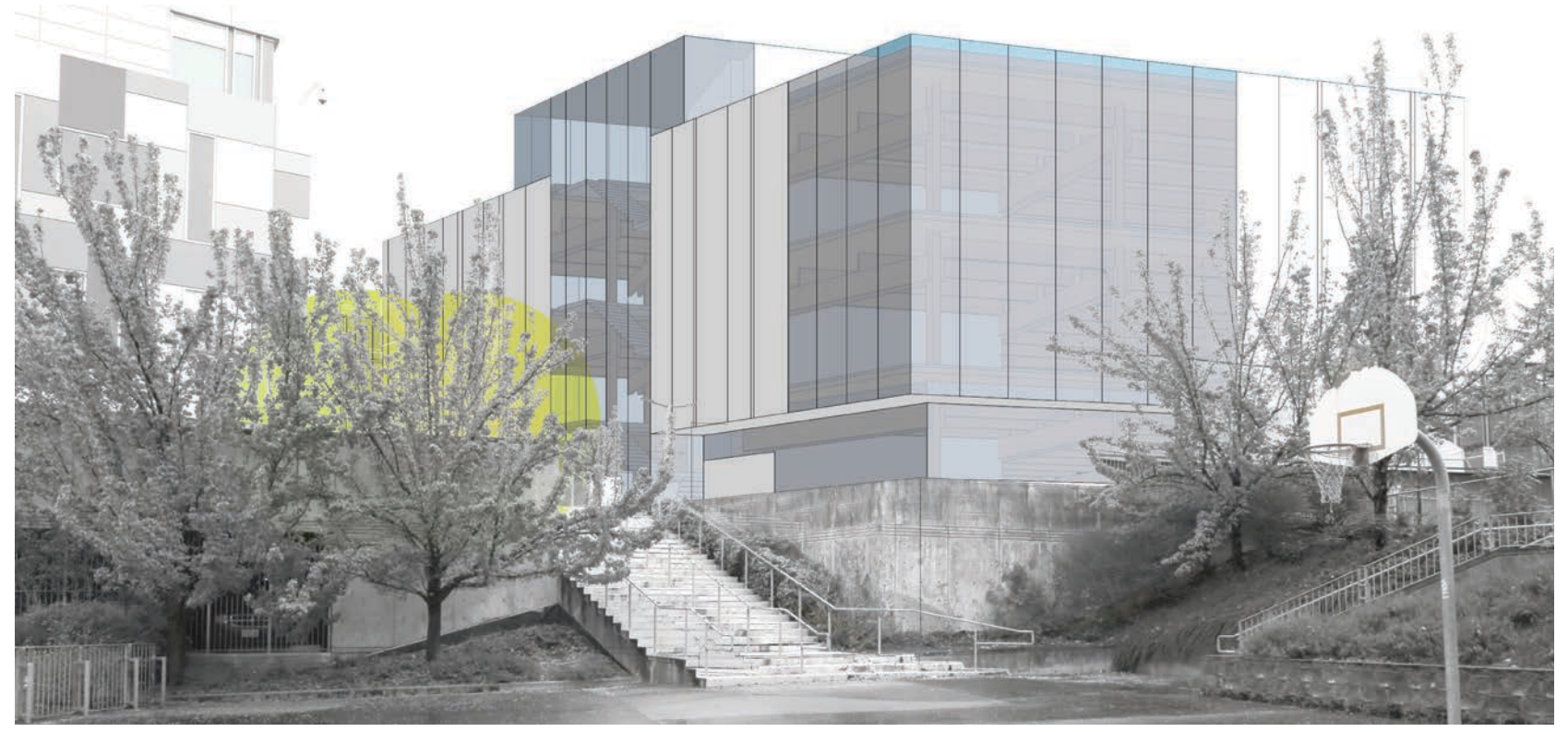
Proposed

Madrona Park

Looking North



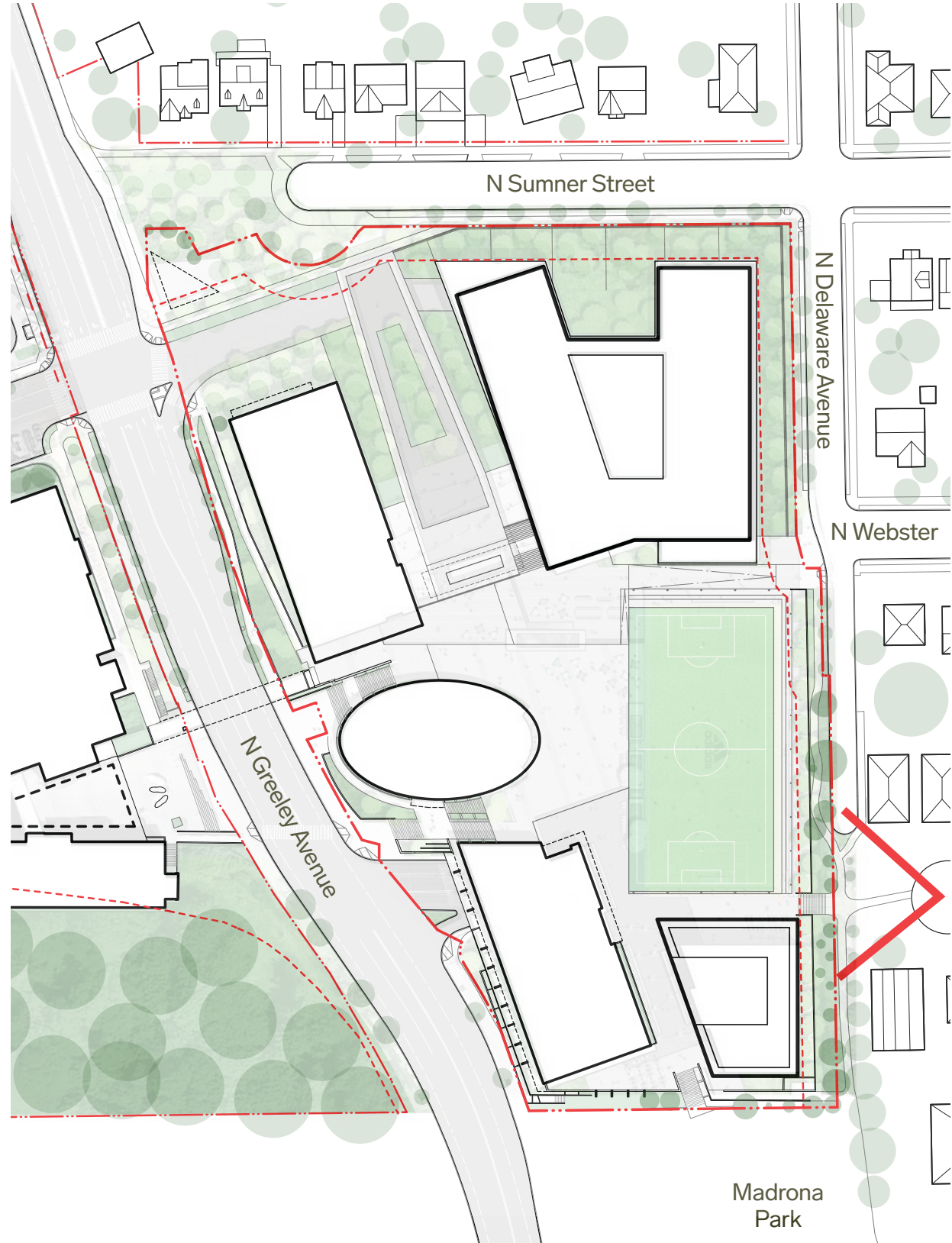
Existing



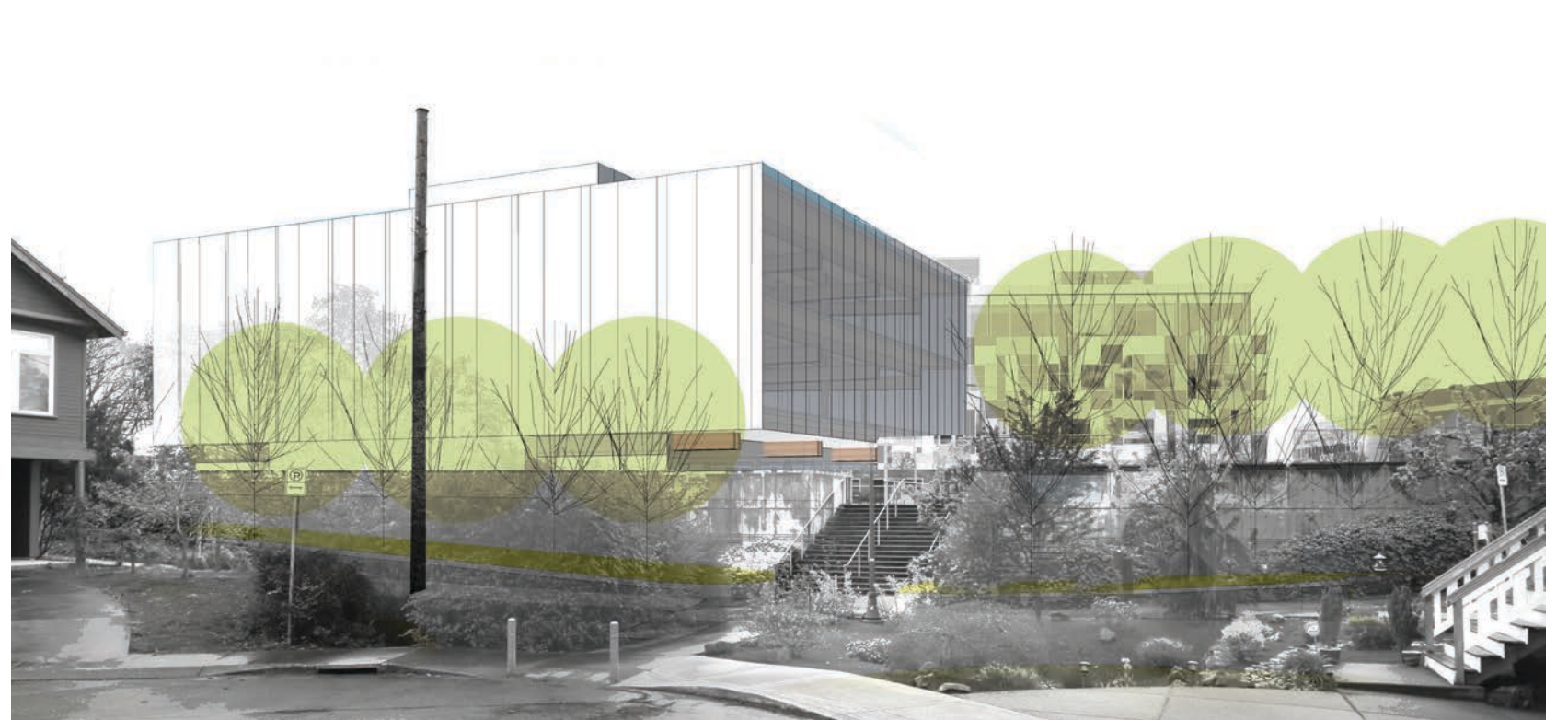
Proposed

Alberta Street

Looking West



Existing

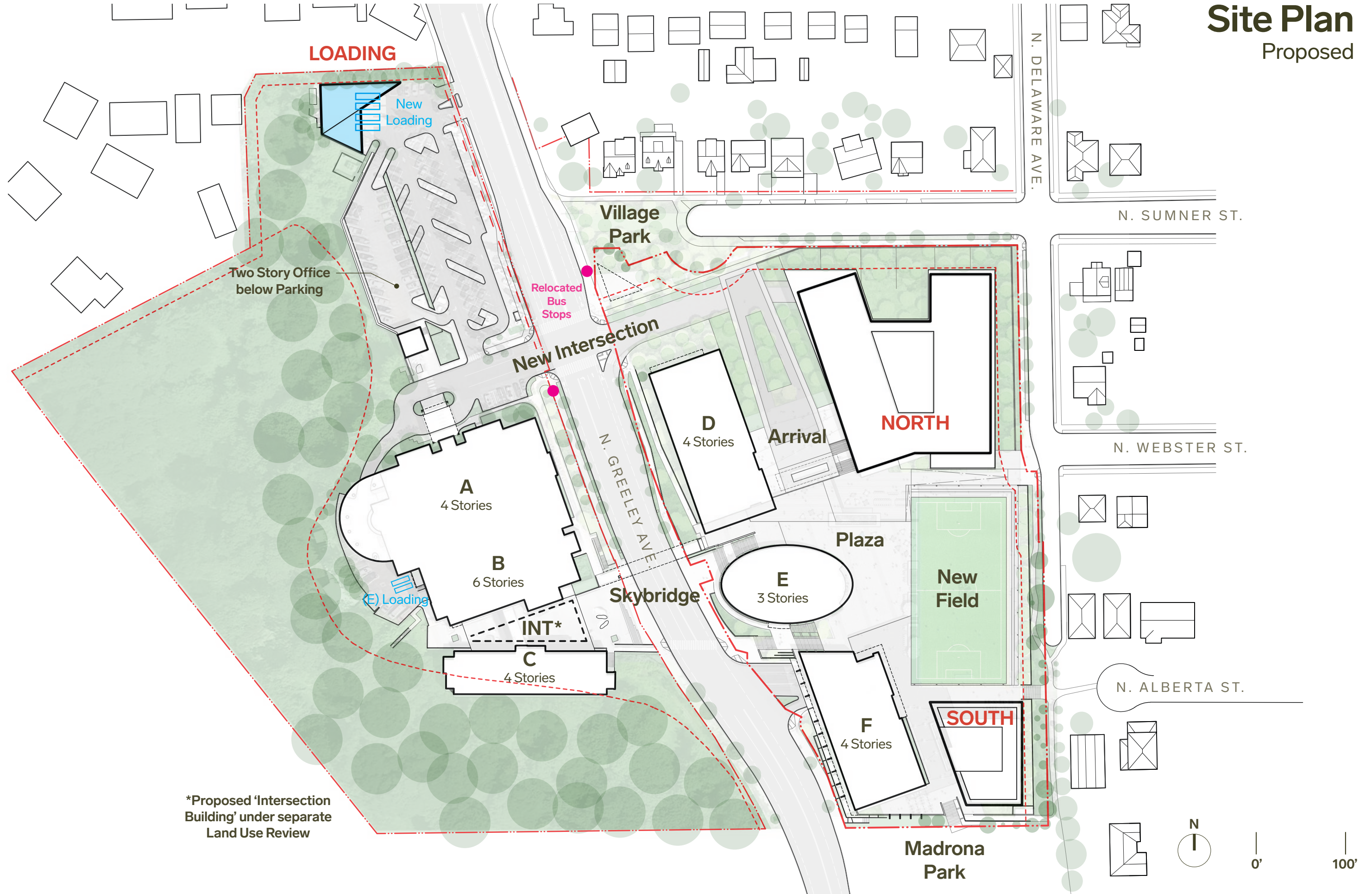


Proposed

5. Loading Building

Site Plan

Proposed

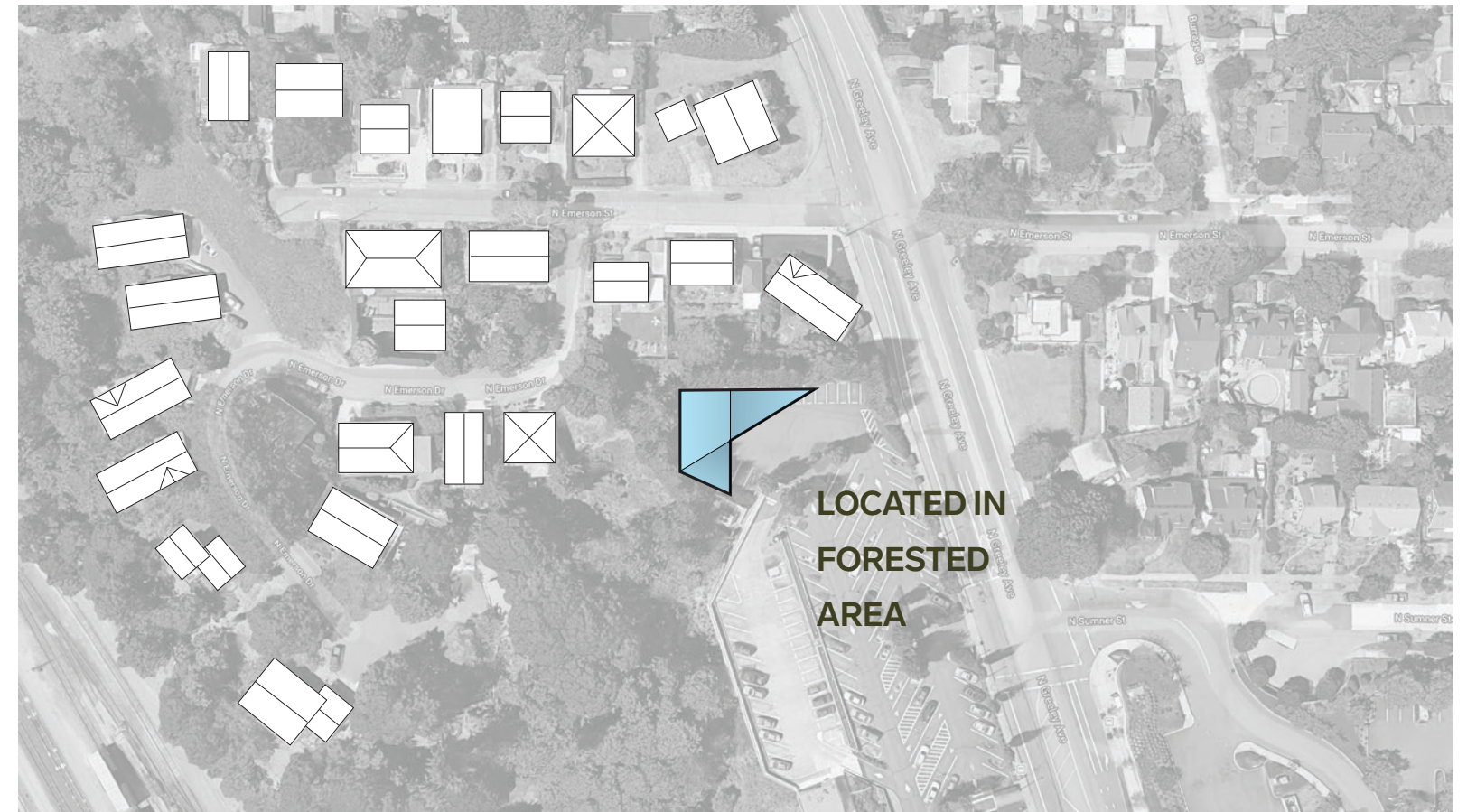
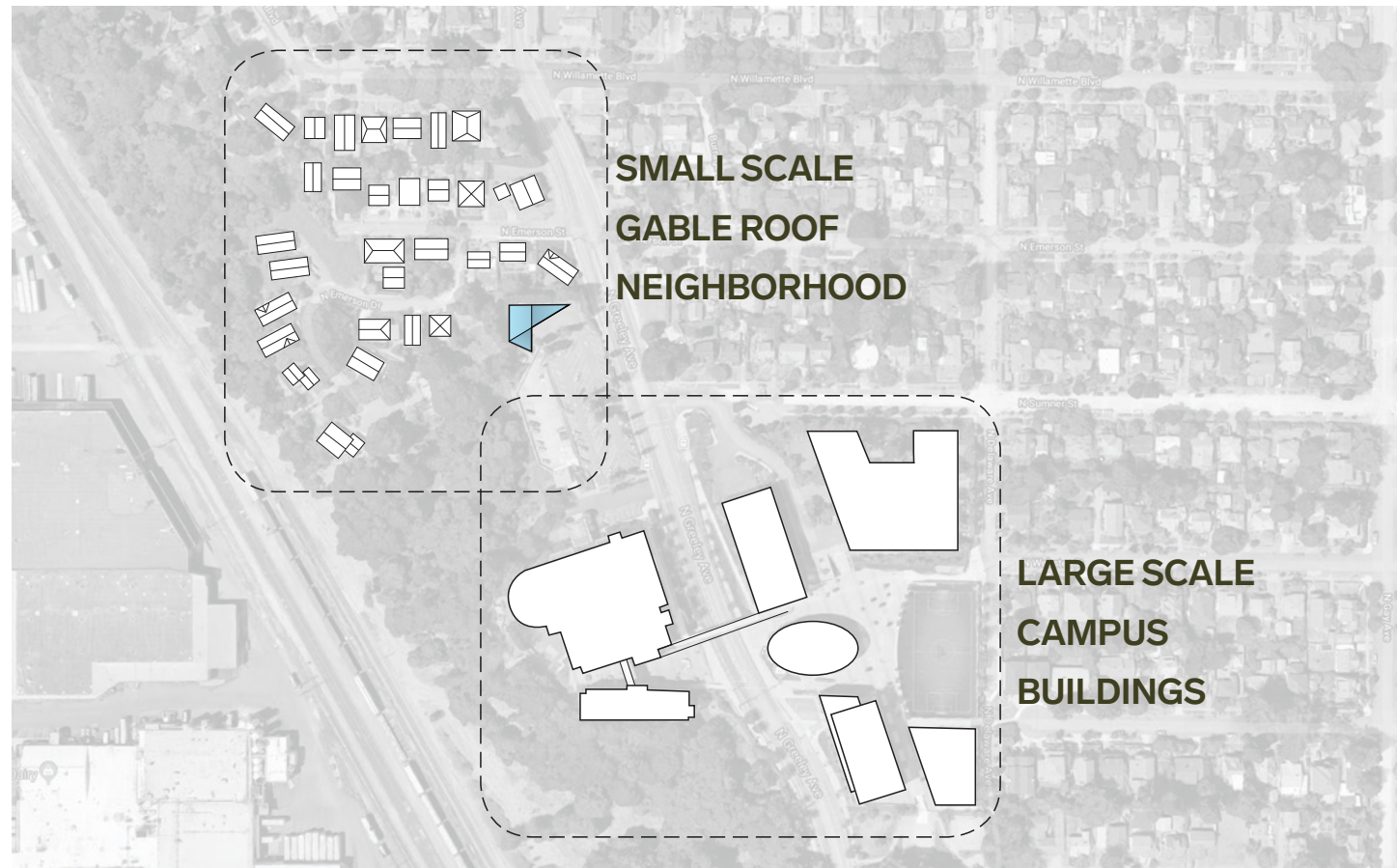


*Proposed 'Intersection Building' under separate Land Use Review



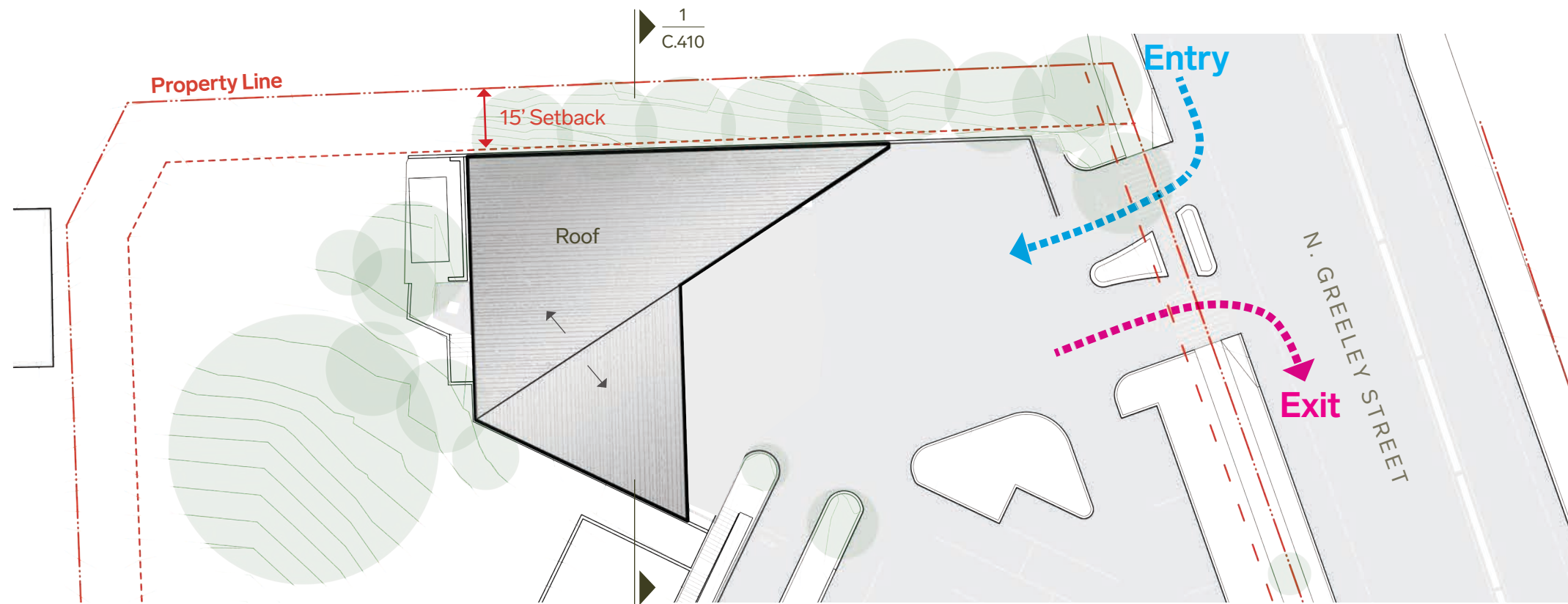
Loading Facility

Neighborhood Context

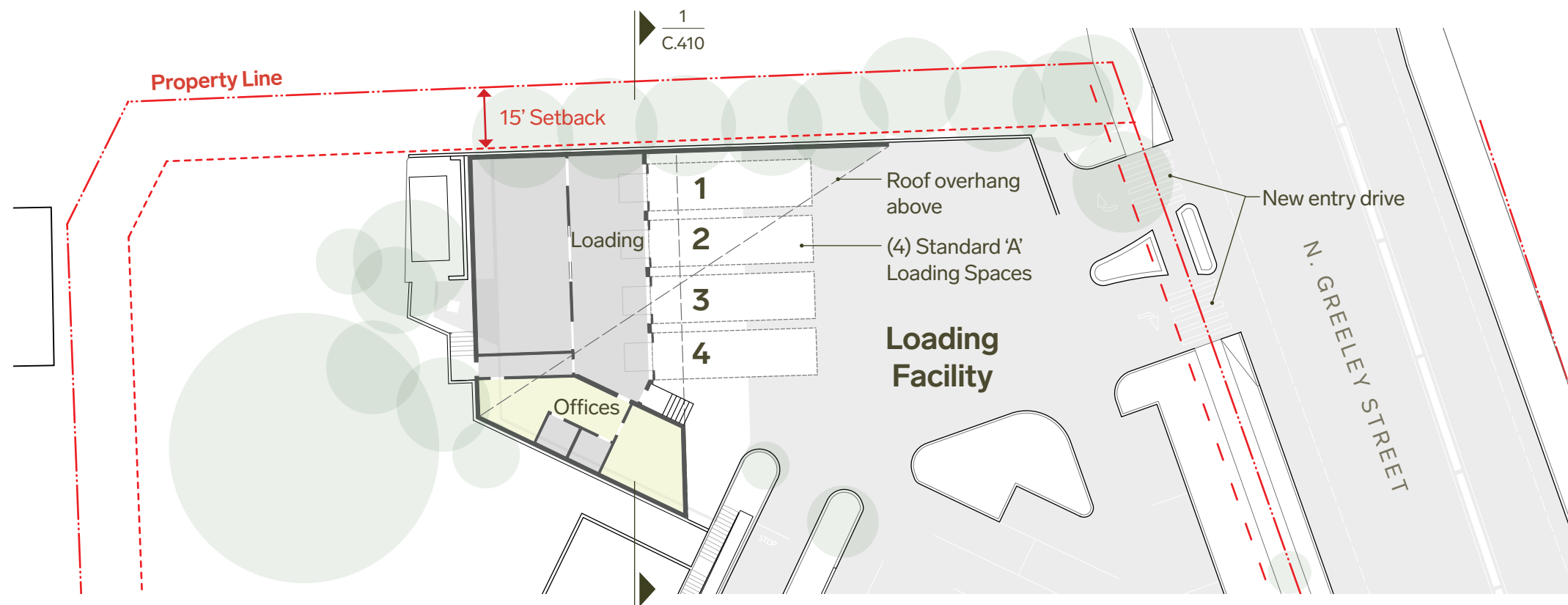


Plans

Loading Facility



2 Roof Plan



1 Ground Floor Plan

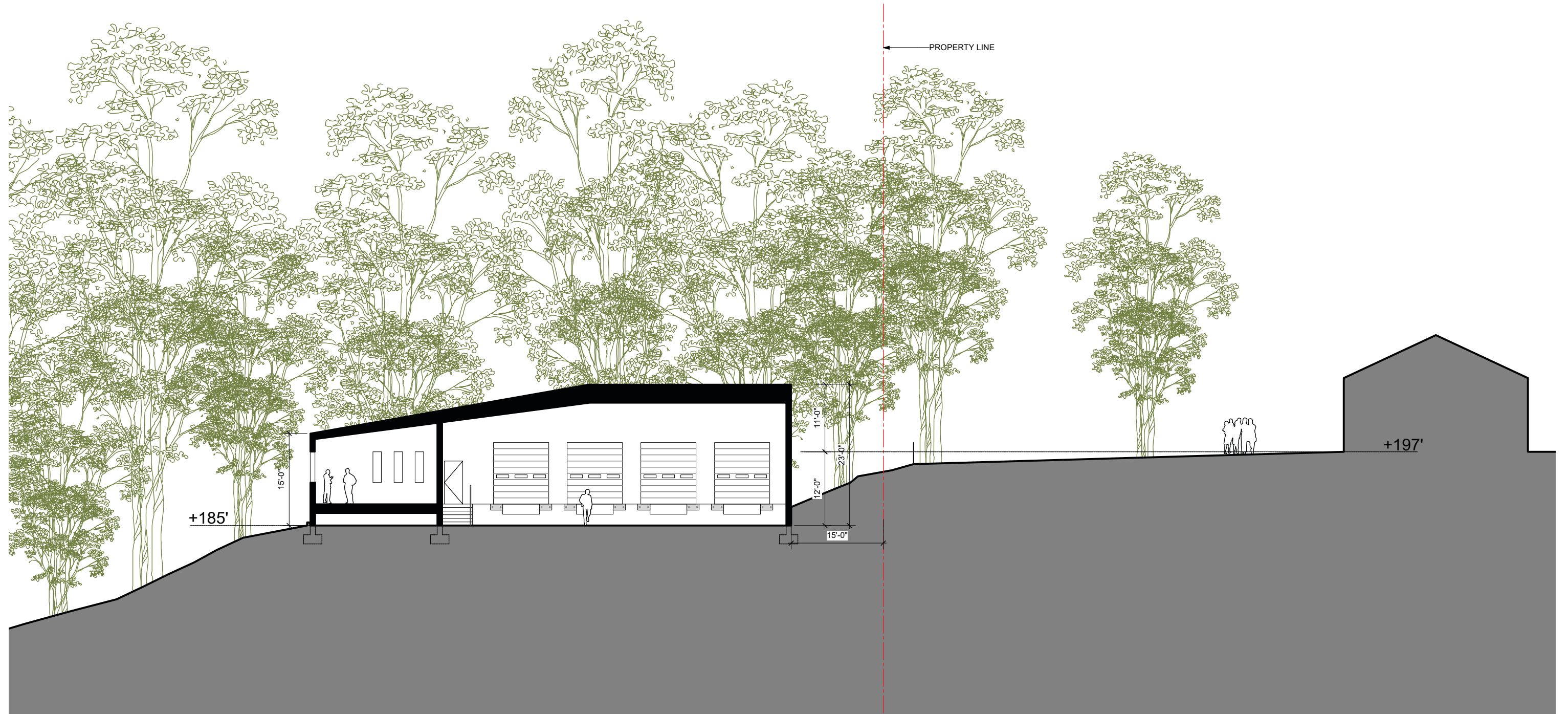
Program

- Lobby
- Active Use / Amenity
- Workspace
- Support



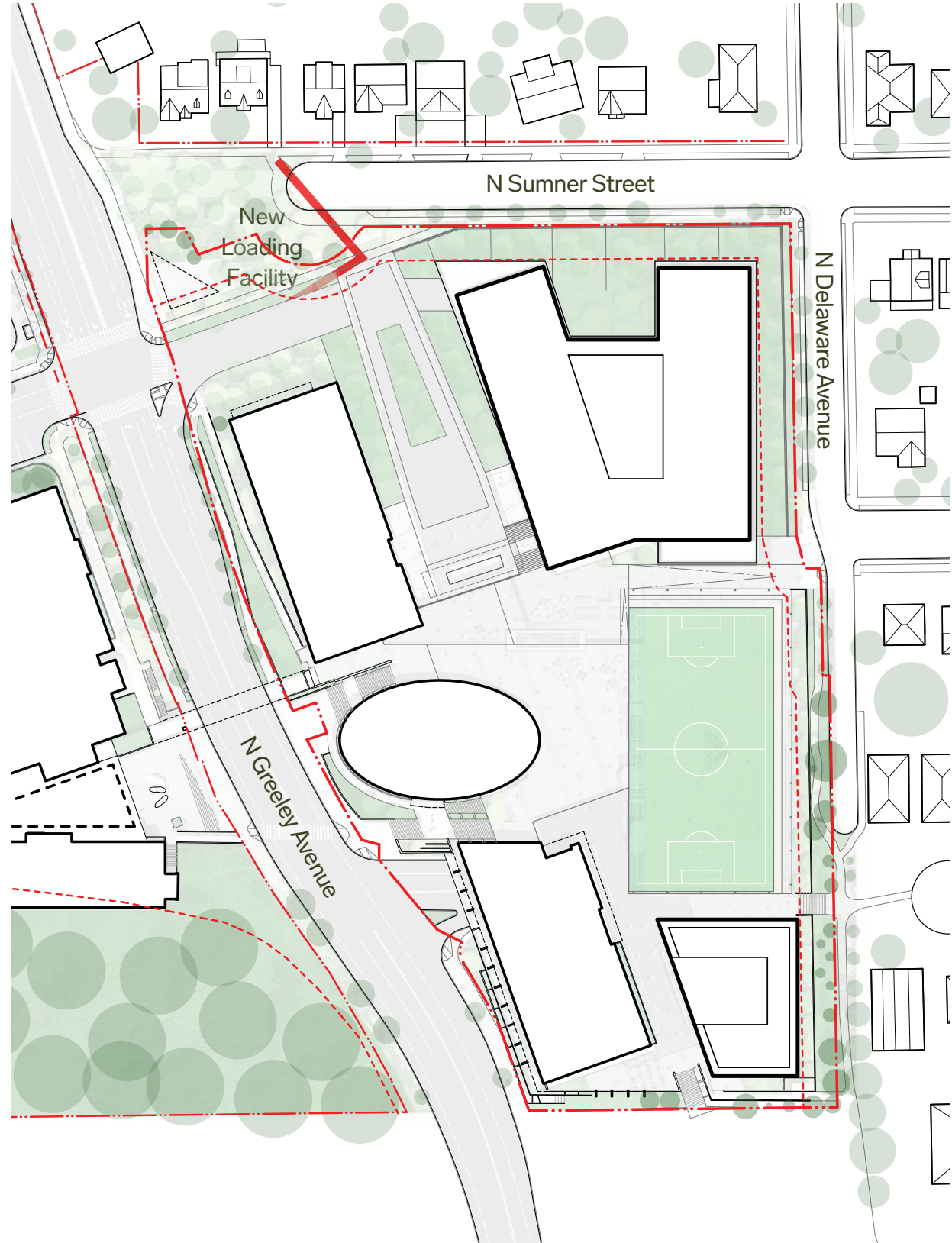
Building Section

Loading Facility



Loading Facility

Looking West



Existing



Proposed

Summary

1959 BESS KAISER HOSPITAL



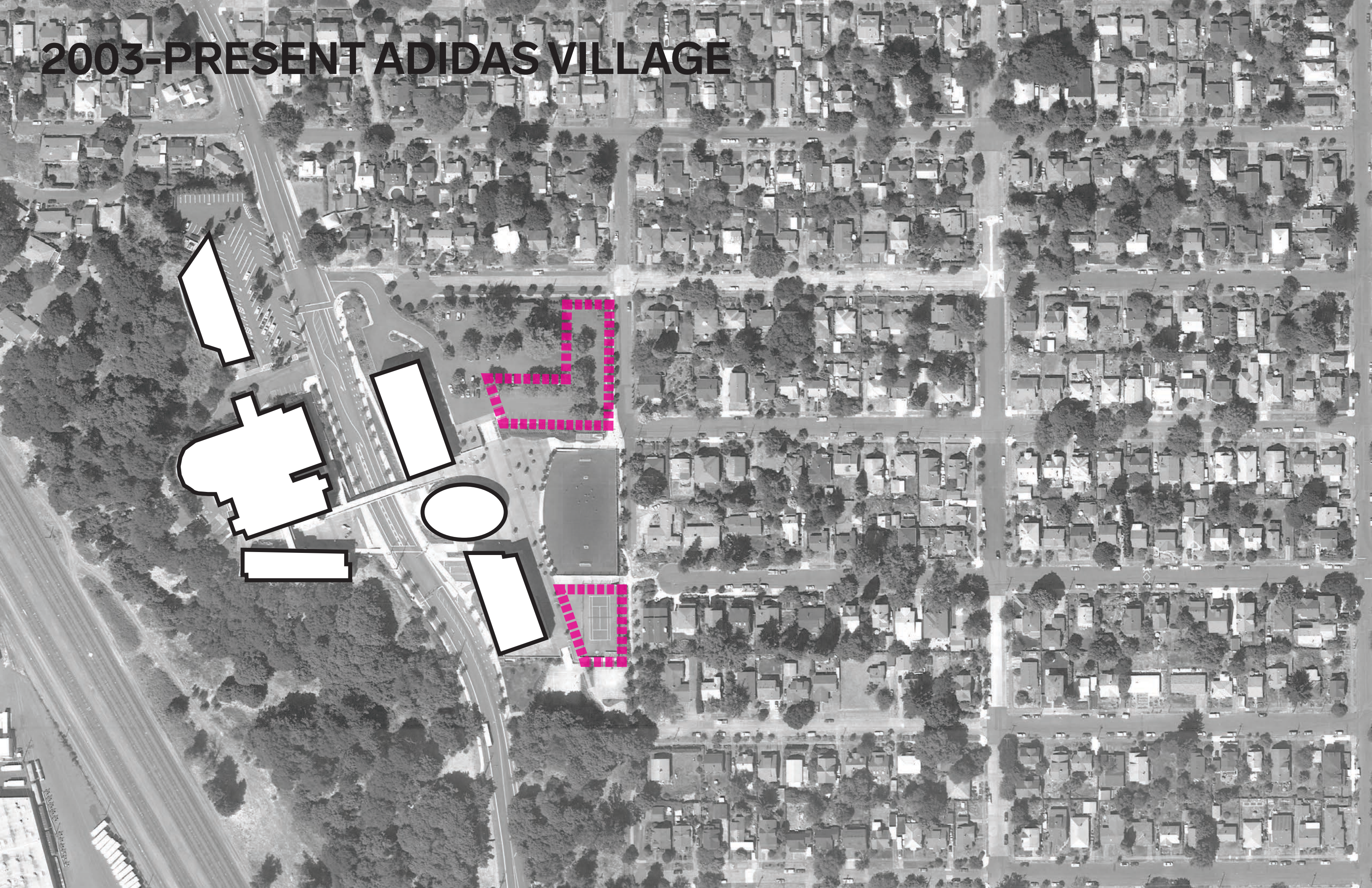
1990 ADDITION TO HOSPITAL



2000 ADIDAS SITE PLAN



2003-PRESENT ADIDAS VILLAGE



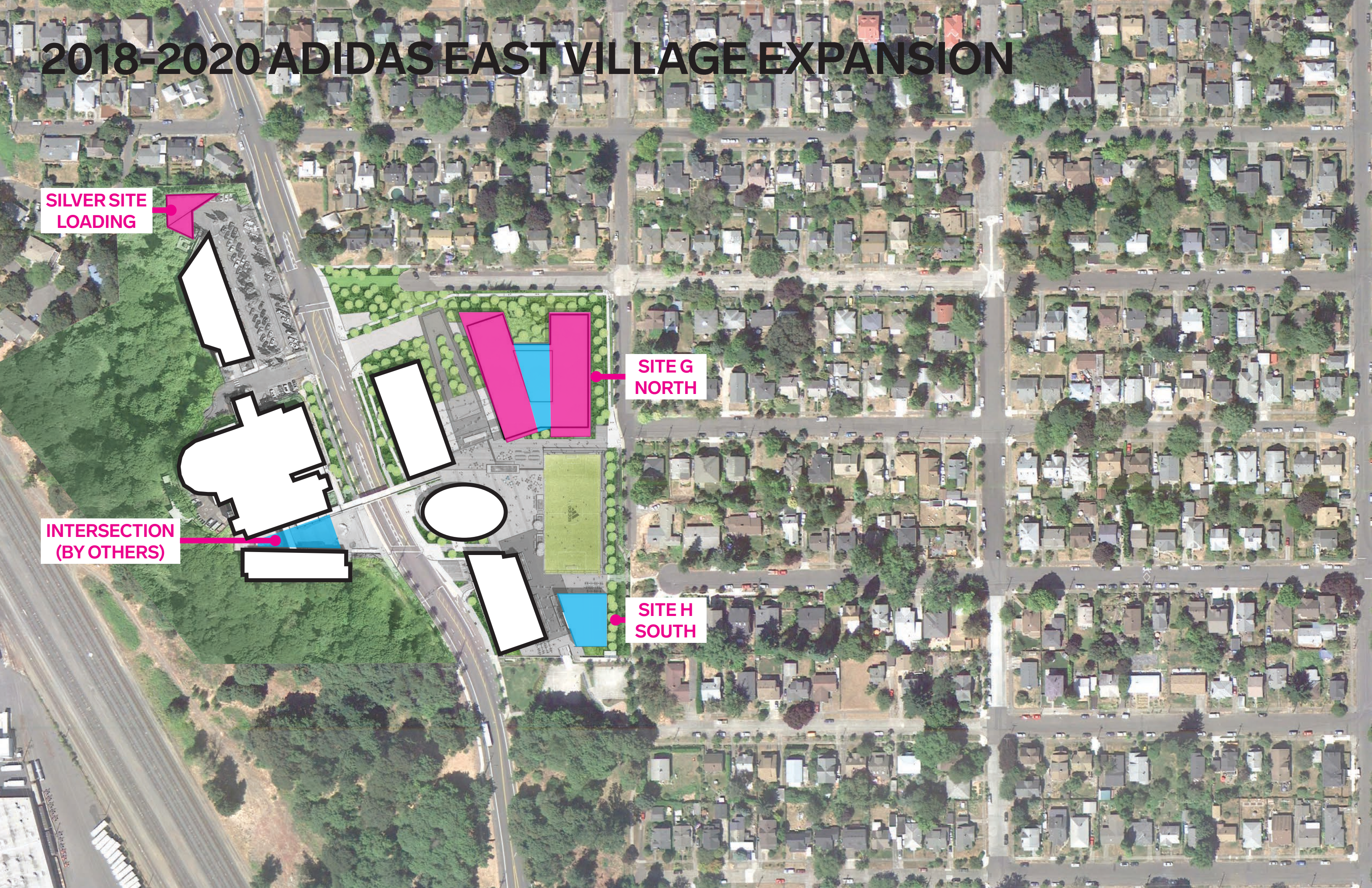
2018-2020 ADIDAS EAST VILLAGE EXPANSION

SILVER SITE
LOADING

INTERSECTION
(BY OTHERS)

SITE G
NORTH

SITE H
SOUTH



Enhancing Pedestrian Connections

SILVER SITE
LOADING

INTERSECTION
(BY OTHERS)

work

work

work

gym

work

work

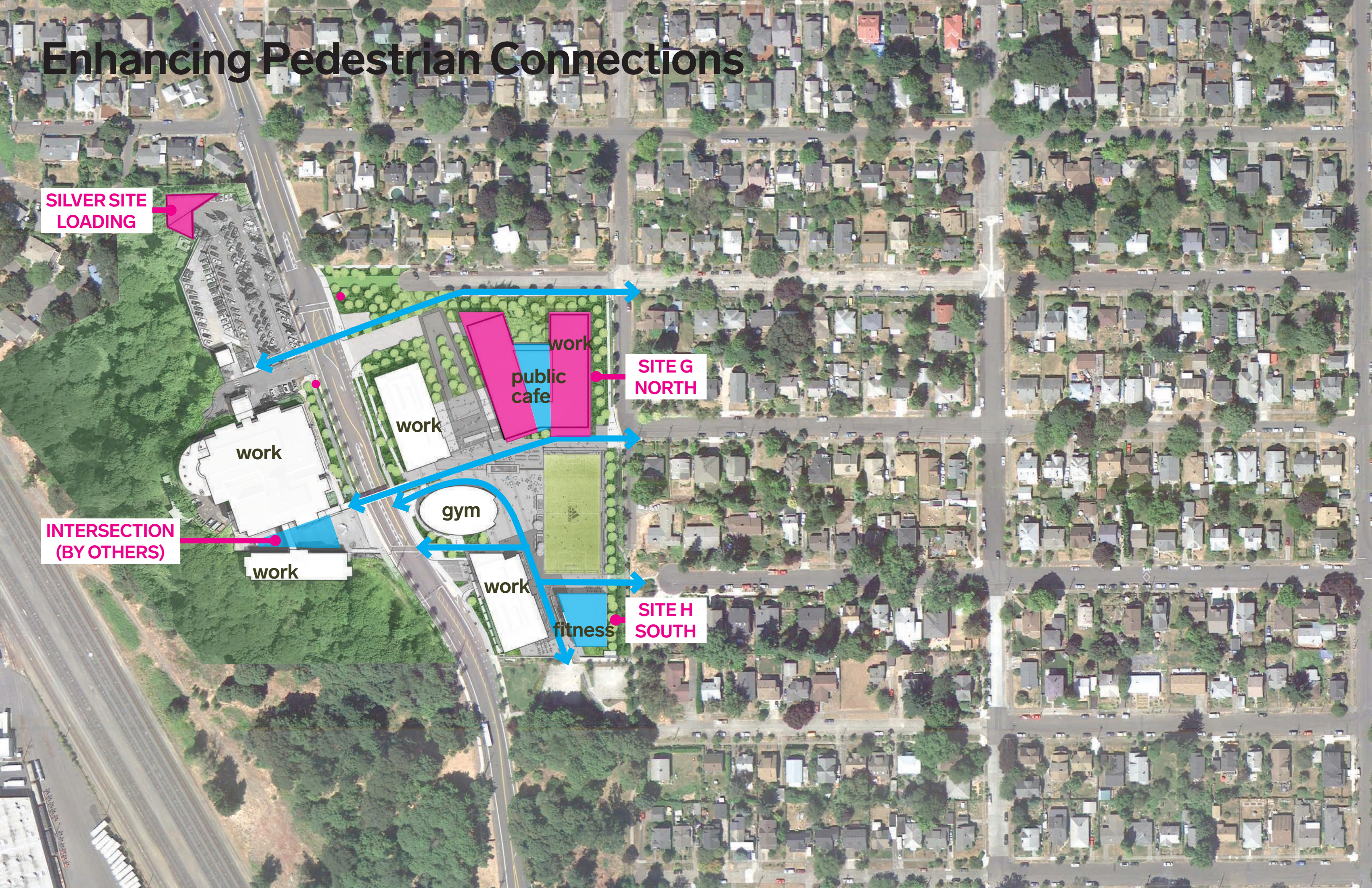
public
cafe

work

fitness

SITE H
SOUTH

SITE G
NORTH



Connecting to the Neighborhood Landscape

SILVER SITE LOADING

NEIGHBORHOOD BLOCK STRUCTURE

VILLAGE PARK

GATEWAY TO NEIGHBORHOOD

ALIGN ENTRY DRIVES

GATEWAY TO CAMPUS

SITE G NORTH

PLAZA

INTERSECTION (BY OTHERS)

A

B

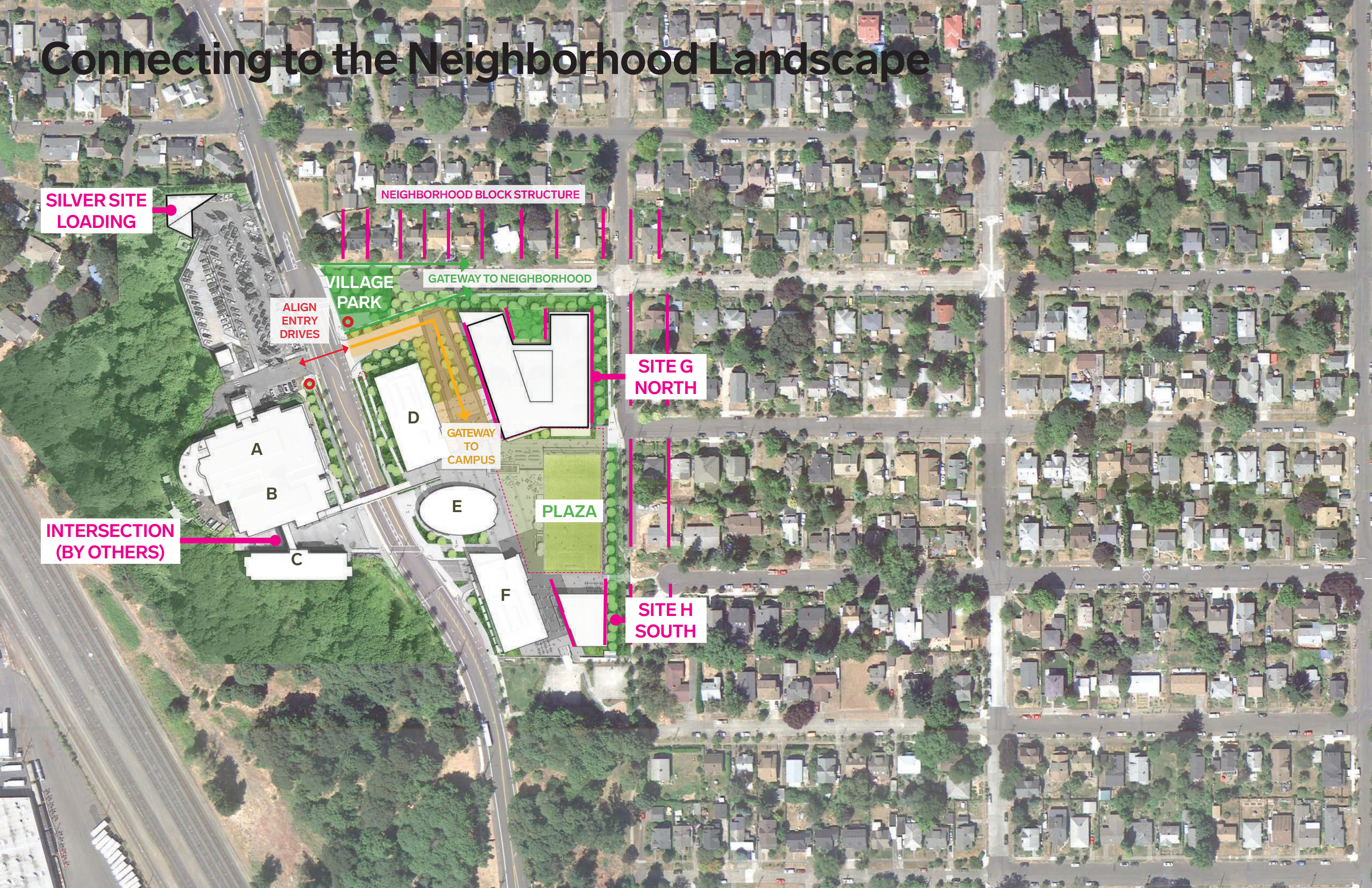
C

D

E

F

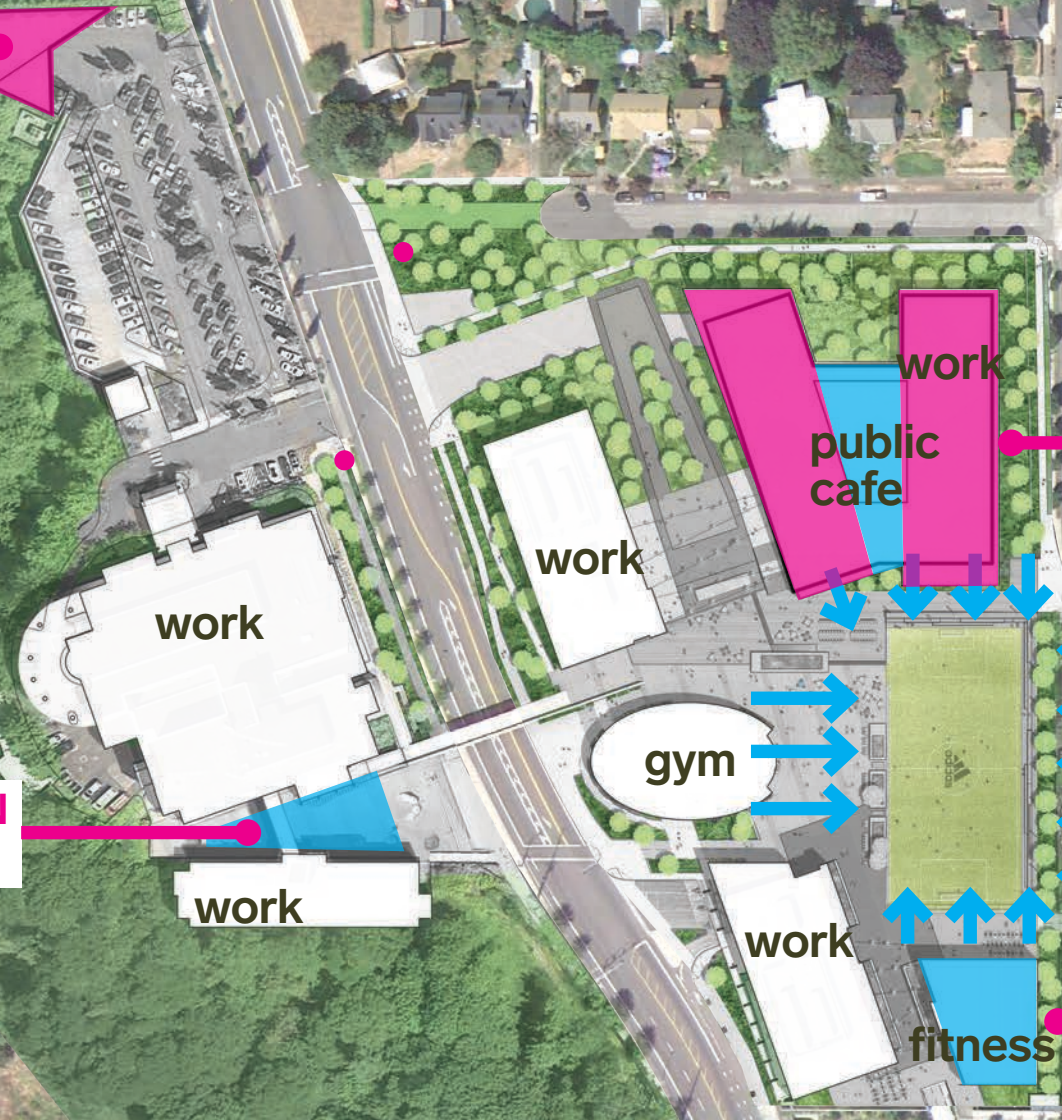
SITE H SOUTH



The New Adidas Village

SILVER SITE
LOADING

INTERSECTION
(BY OTHERS)



work
public
cafe

work
fitness

SITE G
NORTH

SITE H
SOUTH

Aerial View

Existing



Aerial View

Proposed



LEVER | O+Q | GGN