

# Exhibit 'A'

Adidas East Village Expansion

DAR Hearing #2

May 24, 2018



## Background

- A.01 Context Map
- A.02 Setbacks + FAR
- A.03 Site Photos
- A.04 Site Photos
- A.05 Analysis of Potential Building Sites

## Context

- A.06 Summary of Community Design Guidelines
- A.07 Response to Community Design Guidelines
- A.08 Bluff Neighborhood
- A.09 Constructing the Bluff
- A.10 Bluff and River Growth
- A.11 Swan Island Shipyard
- A.12 Bess Kaiser Hospital
- A.13 Adidas Village
- A.14 Bluff
- A.15 Neighborhood
- A.16 Neighborhood
- A.17 Site Response
- A.18 Site Response
- A.19 Site Response
- A.20 Site Response
- A.21 Site Response
- A.22 North Building 'G' Massing Studies
- A.23 North Building 'G' + South Building 'H' Shadow Studies
- A.24 North Building 'G' + South Building 'H' Shadow Studies

## Public Realm

- A.25 Summary of Community Design Guidelines
- A.26 Response to Community Design Guidelines
- A.27 Aerial View Existing
- A.28 Aerial View Proposed
- A.29 Site Circulation
- A.30 Site Circulation
- A.31 Site Design
- A.32 Native Bluff Planting Palette
- A.33 N. Delaware Ave.
- A.34 N. Delaware Ave.
- A.35 N. Delaware Ave.
- A.36 N. Delaware Ave.
- A.37 N. Sumner Street
- A.38 N. Sumner Street
- A.39 North Site

## Public Realm cont.

- A.40 N. Sumner Street
- A.41 N. Sumner Street
- A.42 Village Park
- A.43 Village Park
- A.44 Village Park
- A.45 Village Park
- A.46 North Site
- A.47 Sumner Street View
- A.48 Sumner Street View
- A.49 Delaware Avenue View
- A.50 Webster Street View
- A.51 Madrona Park View
- A.52 Alberta Street View
- A.53 Greeley Avenue View
- A.54 Sky Bridge View
- A.55 Plaza View
- A.56 Arrival View
- A.57 Arrival Plaza View
- A.58 Loading Facility View

## Quality + Permanence

- A.59 Summary of Community Design Guidelines
- A.60 Summary of Community Design Guidelines
- A.61 Response to Community Design Guidelines
- A.62 Existing Village Analysis
- A.63 Existing Village Analysis
- A.64 Option 1
- A.65 Sumner Street View
- A.66 Sumner Street View
- A.67 Delaware Avenue View
- A.68 Webster Street View
- A.69 Madrona Park View
- A.70 Alberta Street View
- A.71 Greeley Avenue View
- A.72 Sky Bridge View
- A.73 Arrival View
- A.74 Arrival Plaza View
- A.75 Corner of Sumner + Delaware
- A.76 Option 2

\*Red indicates information added for DAR #2

# Context Map

## Overlook Neighborhood



# 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

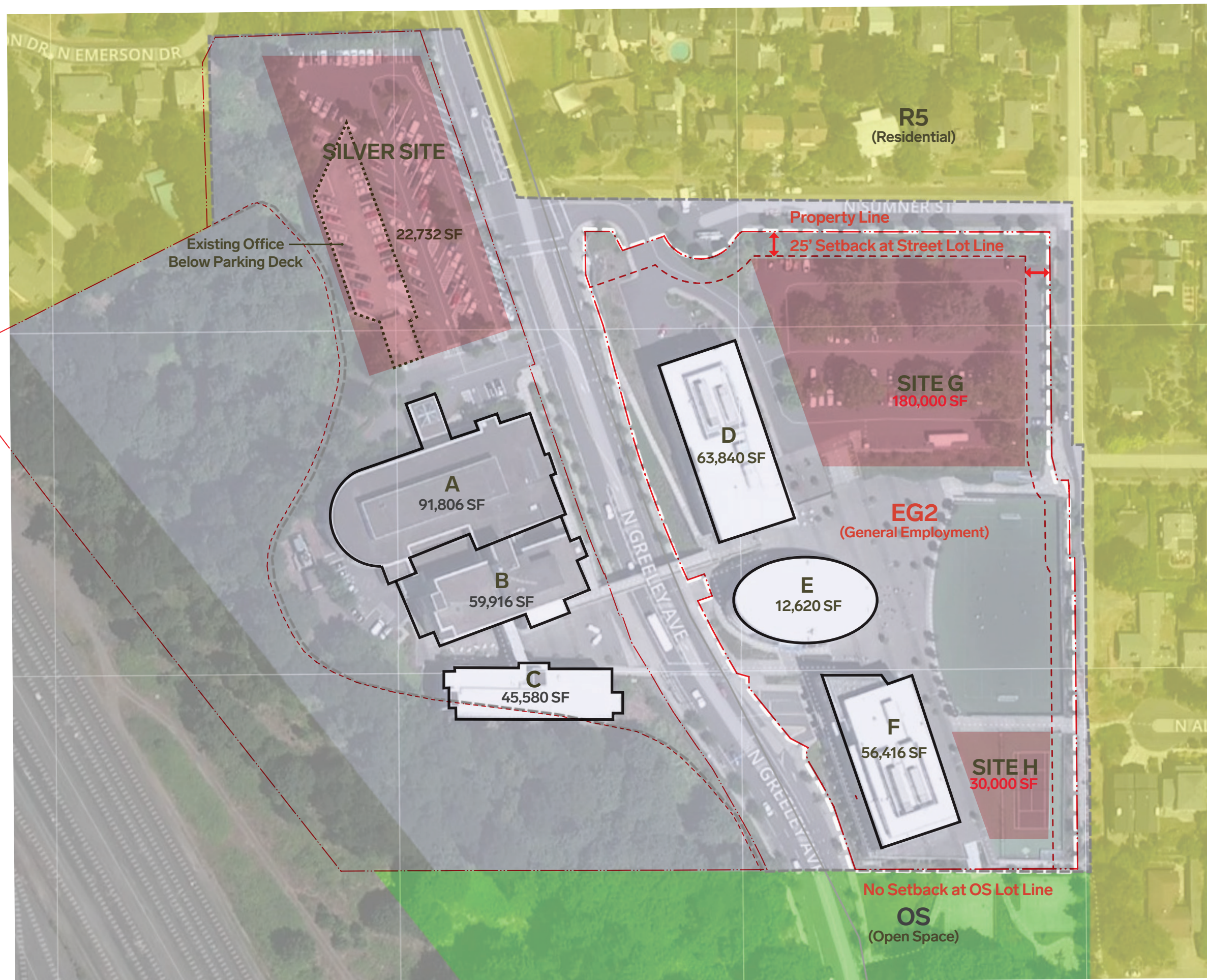
#### Existing

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

#### Proposed

Building	GSF
G	180,000
H	30,000
SILVER	2,750
	<b>12,750</b>

565,660 sf\*



# 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



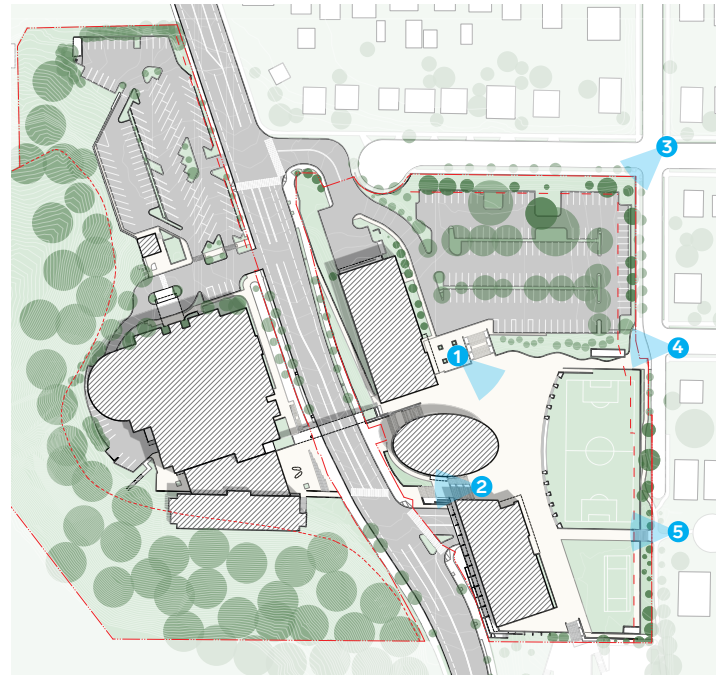
4. View of entry on Greeley @ N. Sumner St.



5. View of Loading at Building D

# Site Photos

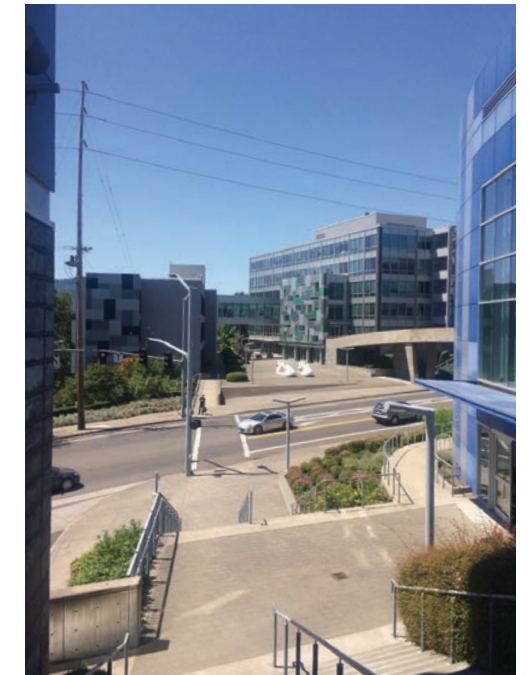
Existing Views



Key Plan



1. View from Arrival Plaza of Main Plaza



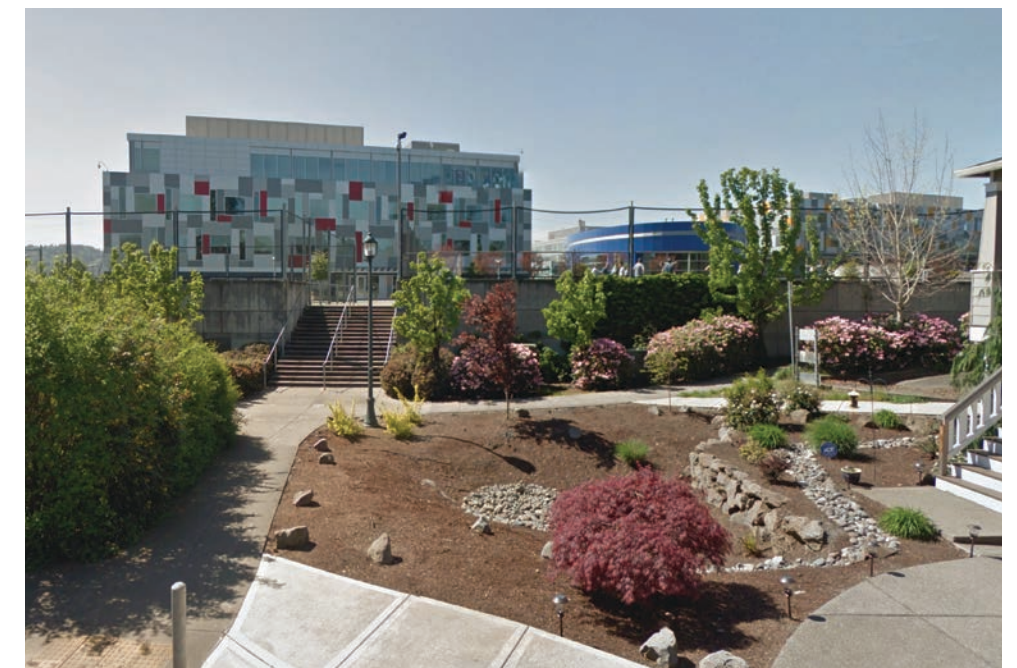
2. View from Main Plaza toward N. Greeley Ave.



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



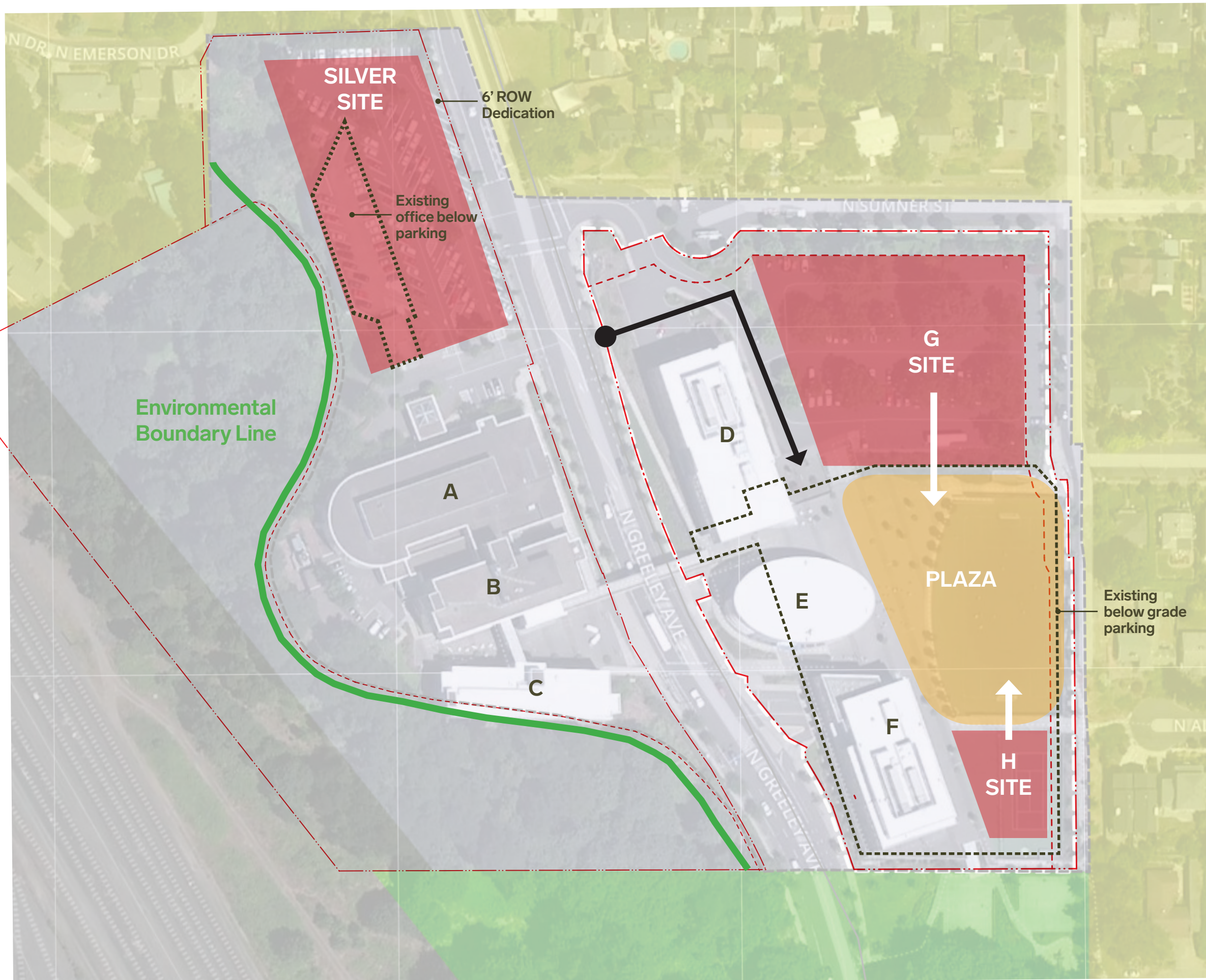
4. View from Intersection of N. Delaware Ave. + N. Webster St.



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

# 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'

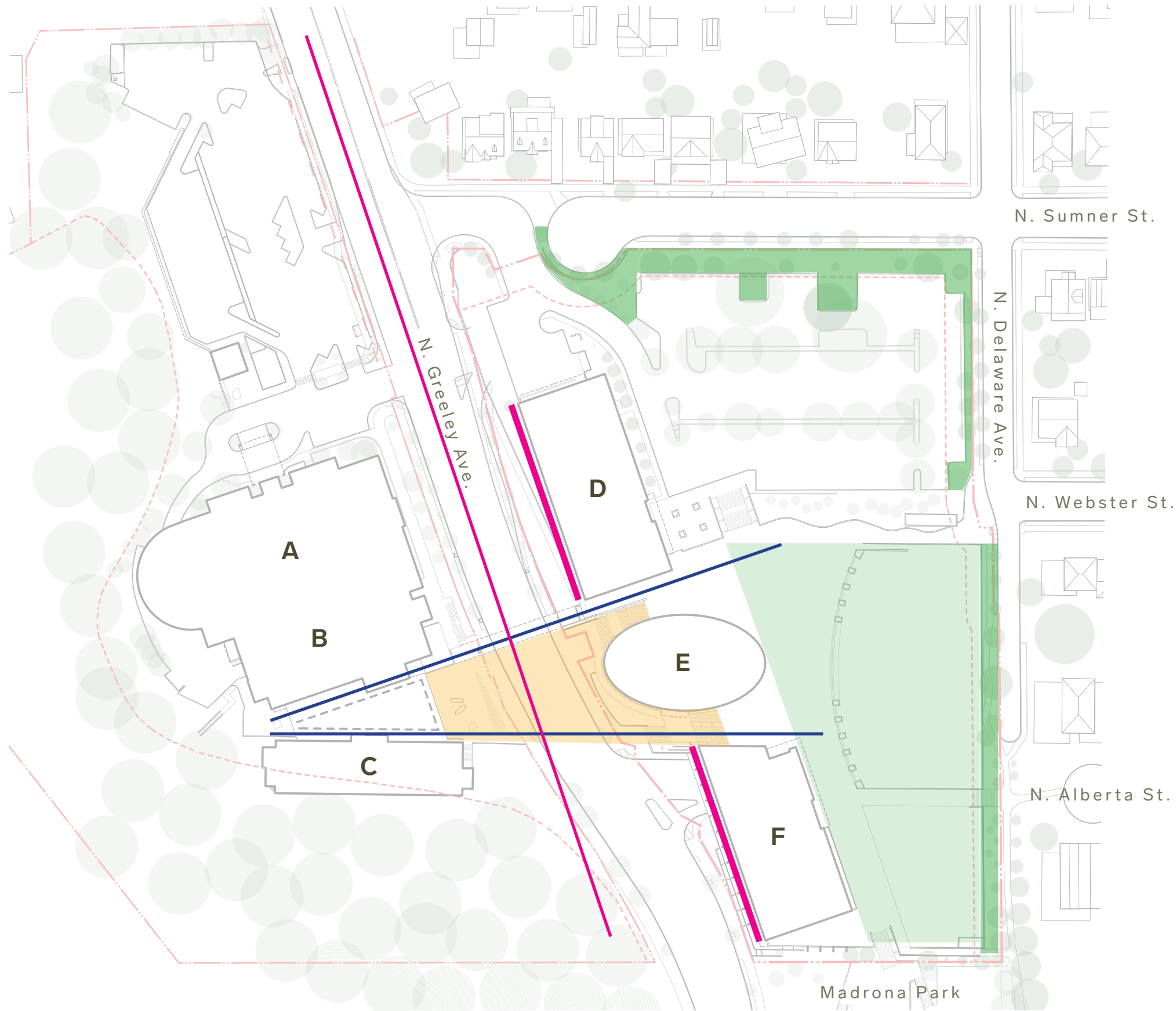
### H Site

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

**Context**

# Context

Summary of Community Design Guidelines  
Design Review (Type II) LUR 99-00784 DZ  
March 22, 2000



## **P1** P1: Community Plan Character Area

“The design seeks to strengthen the combination of dynamic topography, stunning views, and urban park lands. The new buildings respond to the existing structures with complementary siting and compatible scale, concentrating their placement along N. Greeley Ave. The scale of this massing diminishes into low lying open space and pedestrian pathways, responding to the adjacent residential community to the east. With the compact village design of office building and plaza, much of the site remains open to allow for pedestrian circulation, fostering the neighborhood pedestrian connections.”

## **P3** P3: Gateways

“No existing gateways indicated in neighborhood, Adidas Village will act as a gateway to North Portland with street trees, pedestrian environment, and the sky bridge.”

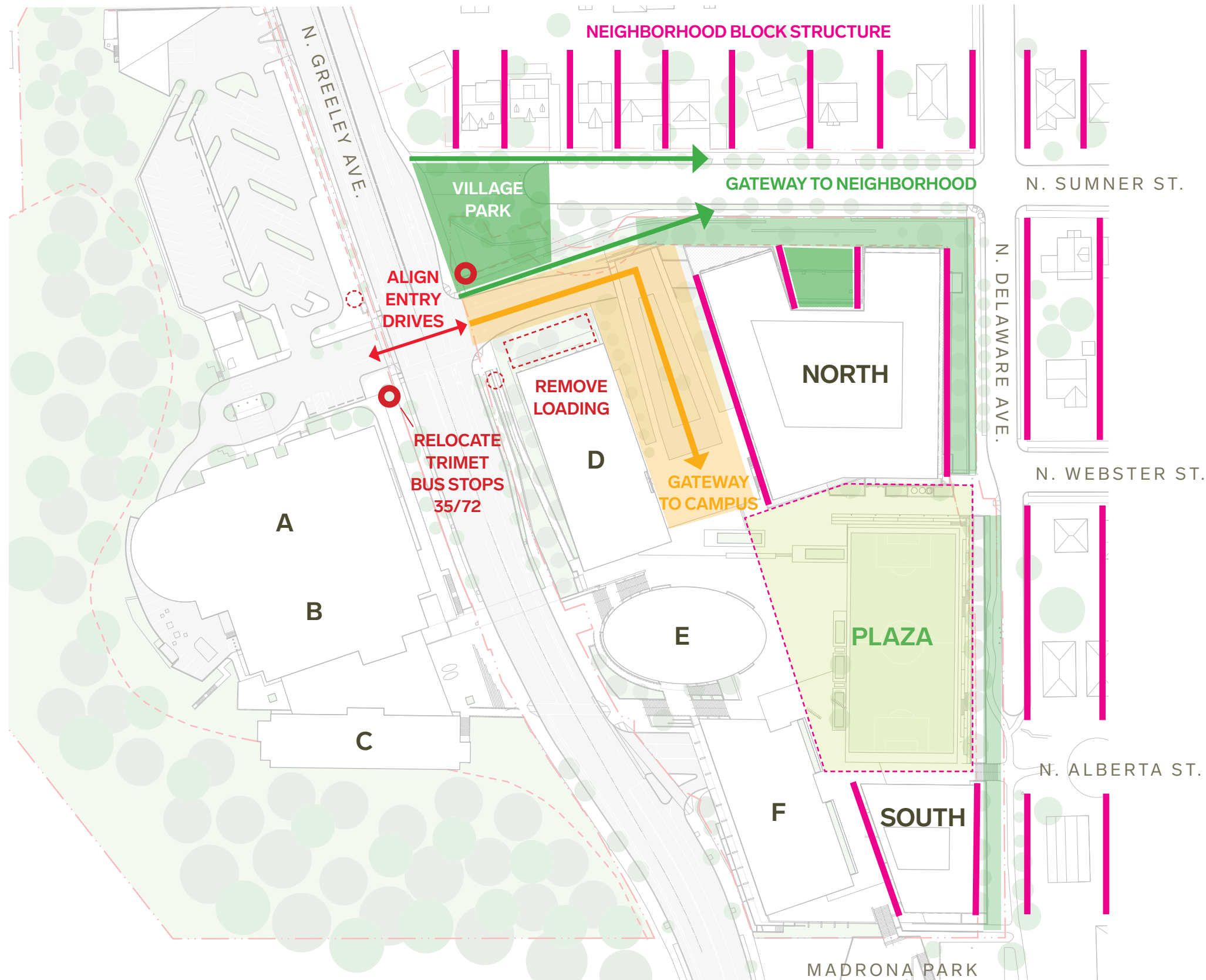
## **D7** D7: Blending Into the Neighborhood

“New buildings are adjacent to Greeley and allow open space transition to neighborhood.”



# Context

## Response to Community Design Guidelines



### P1 P1: Community Plan Character Area

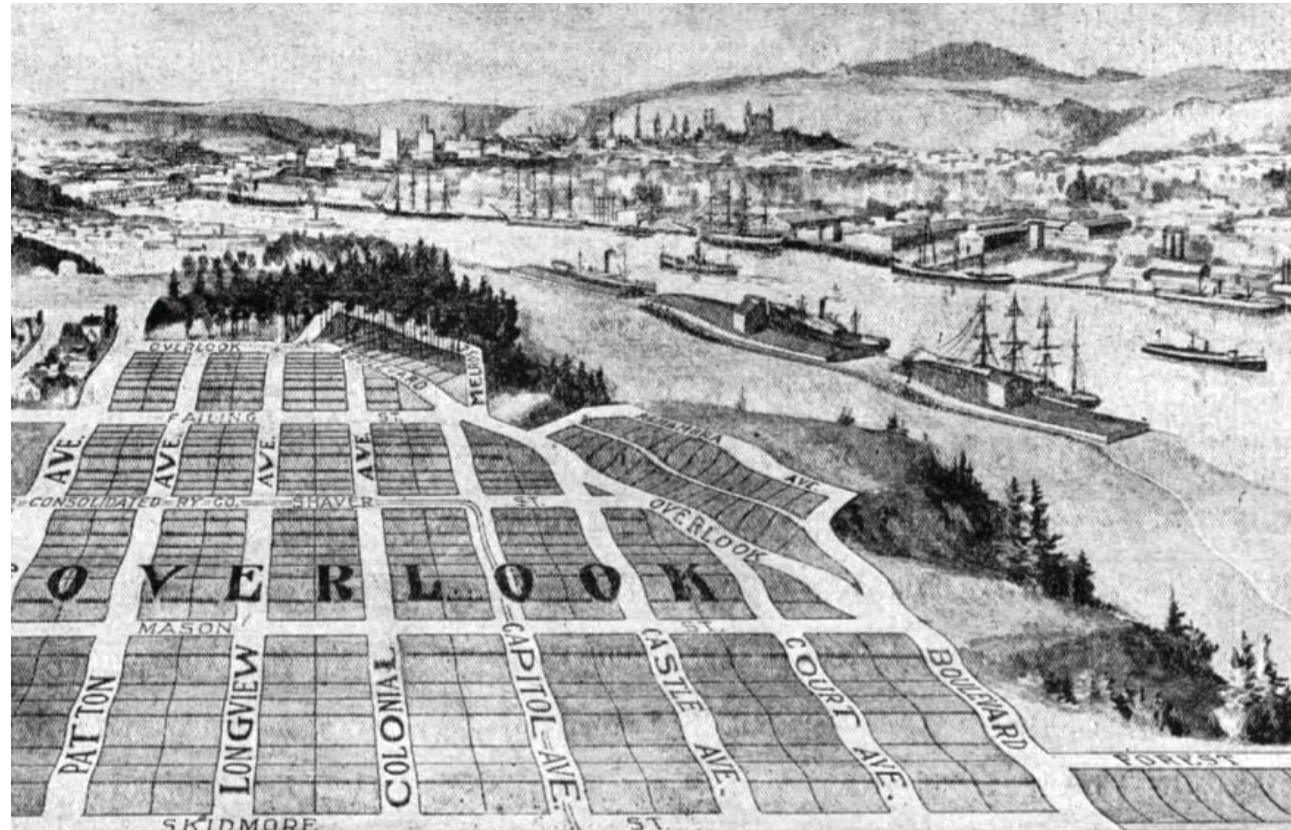
- Massing orients to neighborhood block structure
- Buildings are placed around the plaza reinforcing the village concept

### P3 P3: Gateways

- New Gateway to Campus at Greeley
- Buildings are placed around the plaza reinforcing the village concept

### D7 D7: Blending Into the Neighborhood

- Increased landscape buffer along Sumner and Delaware



## Overlook Bluff Parks

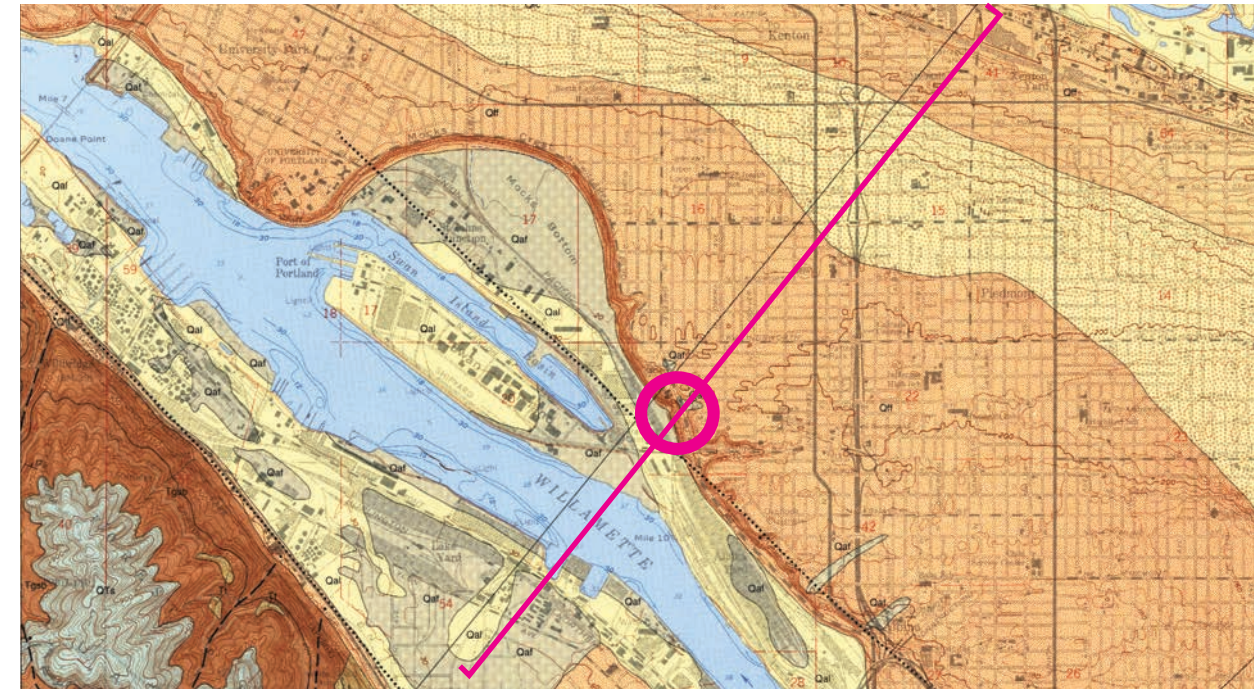


# Constructing the Bluff

Context

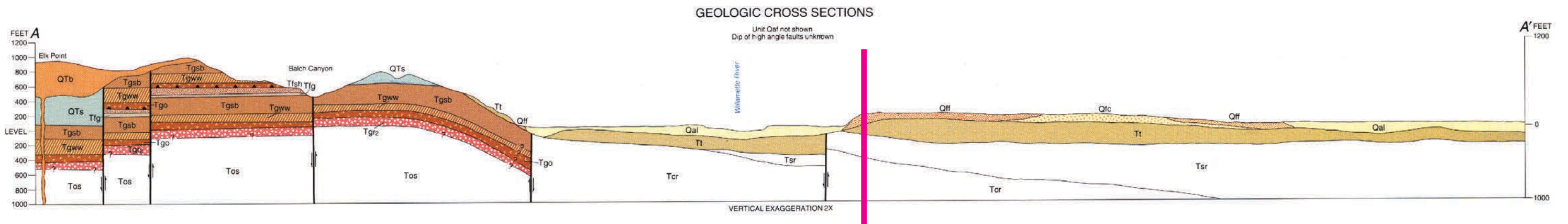


Flood plain and erosion creates a level ground above the River



**Qff** Fine-grained facies (Pleistocene)

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



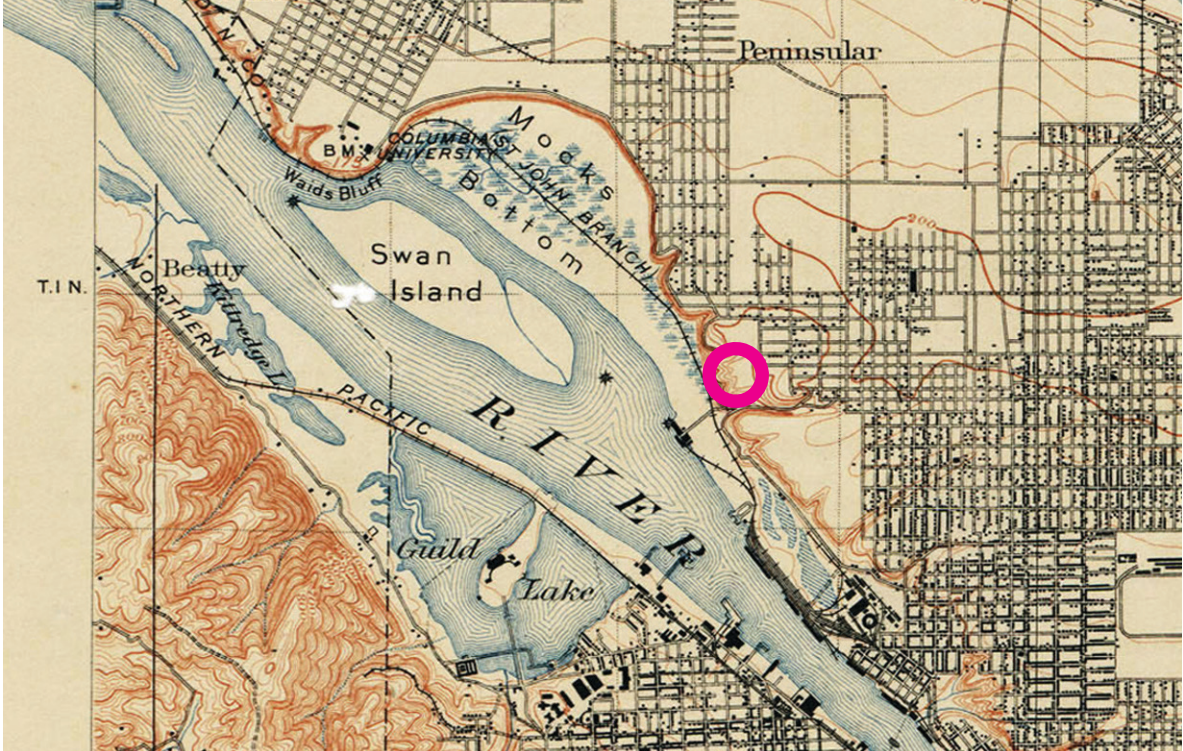
# Bluff and River Growth

Context

Swan Island was connected to the east bank of the Willamette River by landfill in order to use the island for the Portland Airport



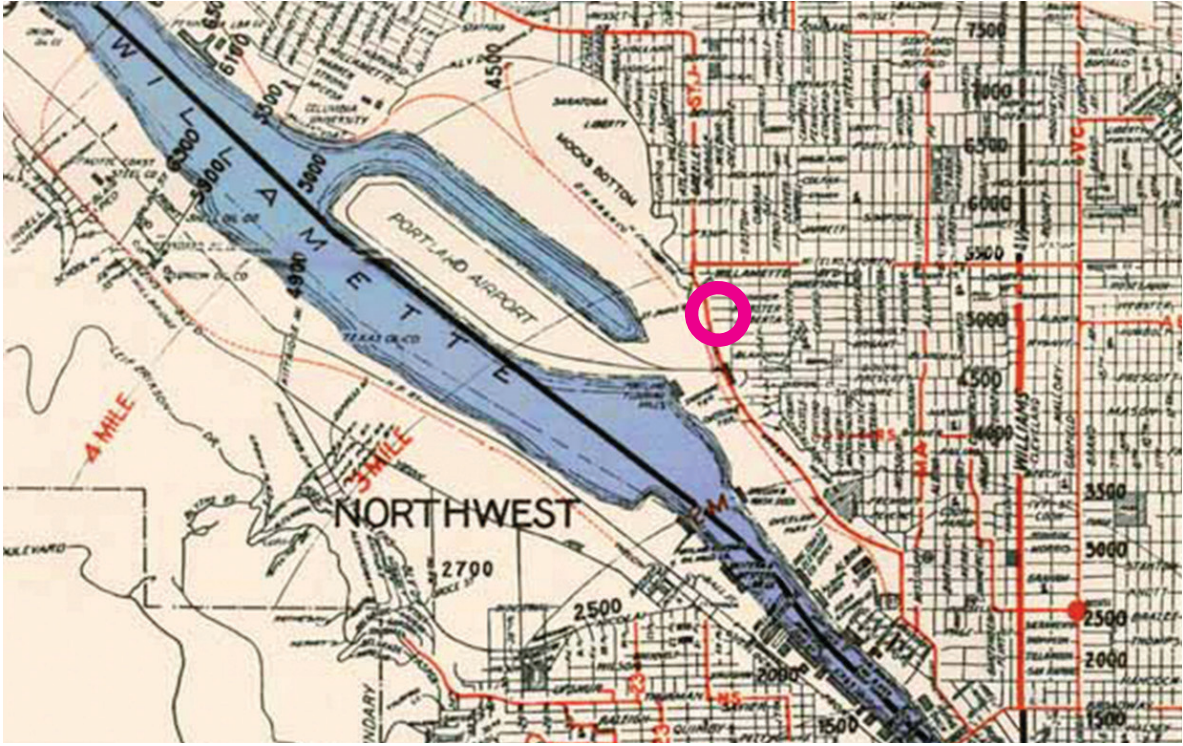
1911 Streetcars expanded the growth of North Portland neighborhoods



1896 Growing streetcar neighborhoods and Swan Island below bluff



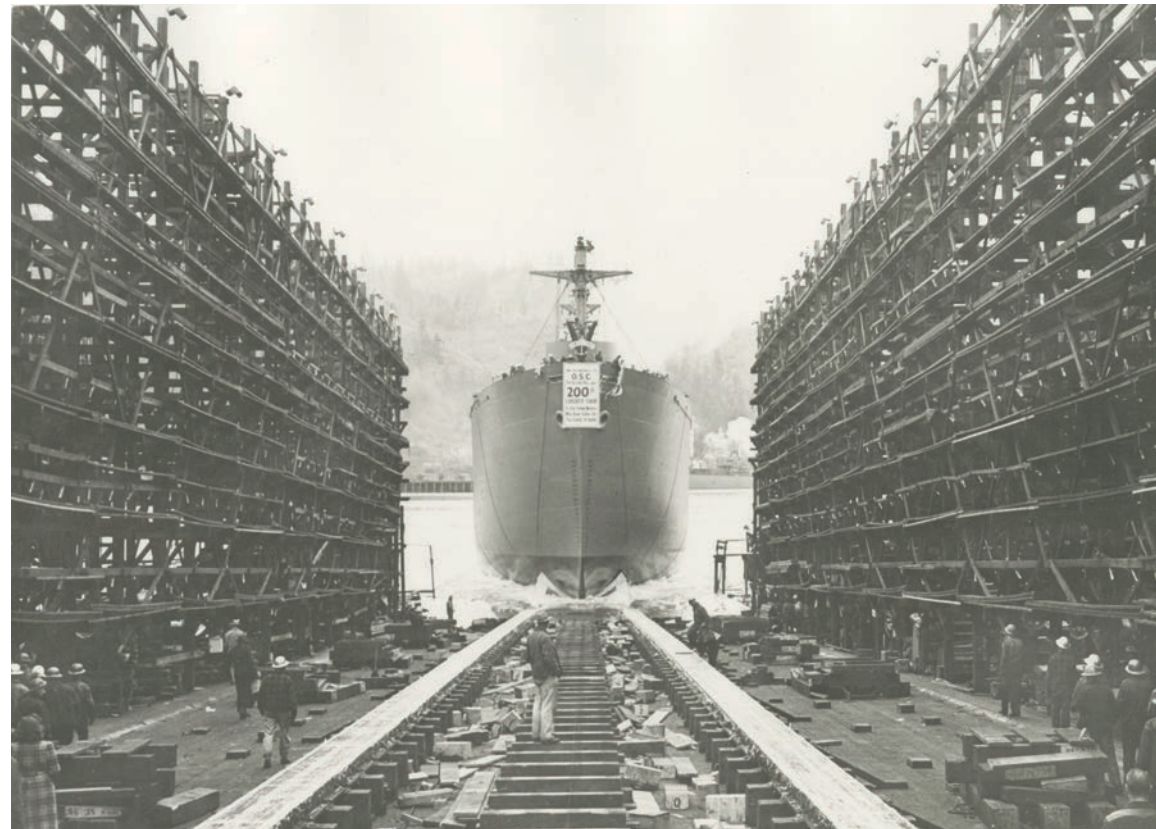
1933 Portland Airport connects the city to the country in new ways



1933 Swan Island connected to bluff land, becomes Portland's first airport

# Swan Island Shipyard

Context

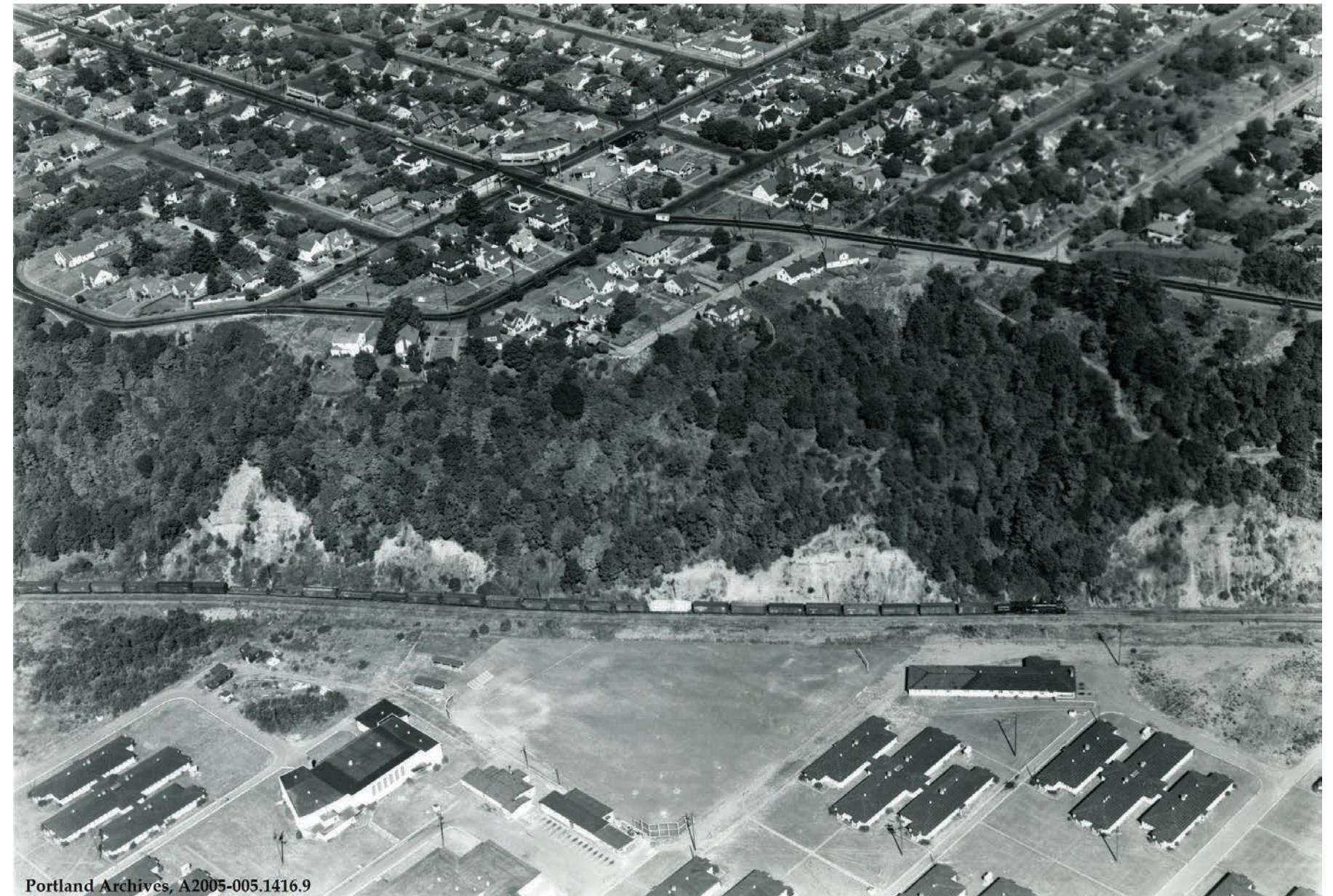


1943 Dry docks on Swan Island



1942 Ship building on Swan Island

Wartime ship building industry fuels the neighborhoods.



Portland Archives, A2005-005.1416.9

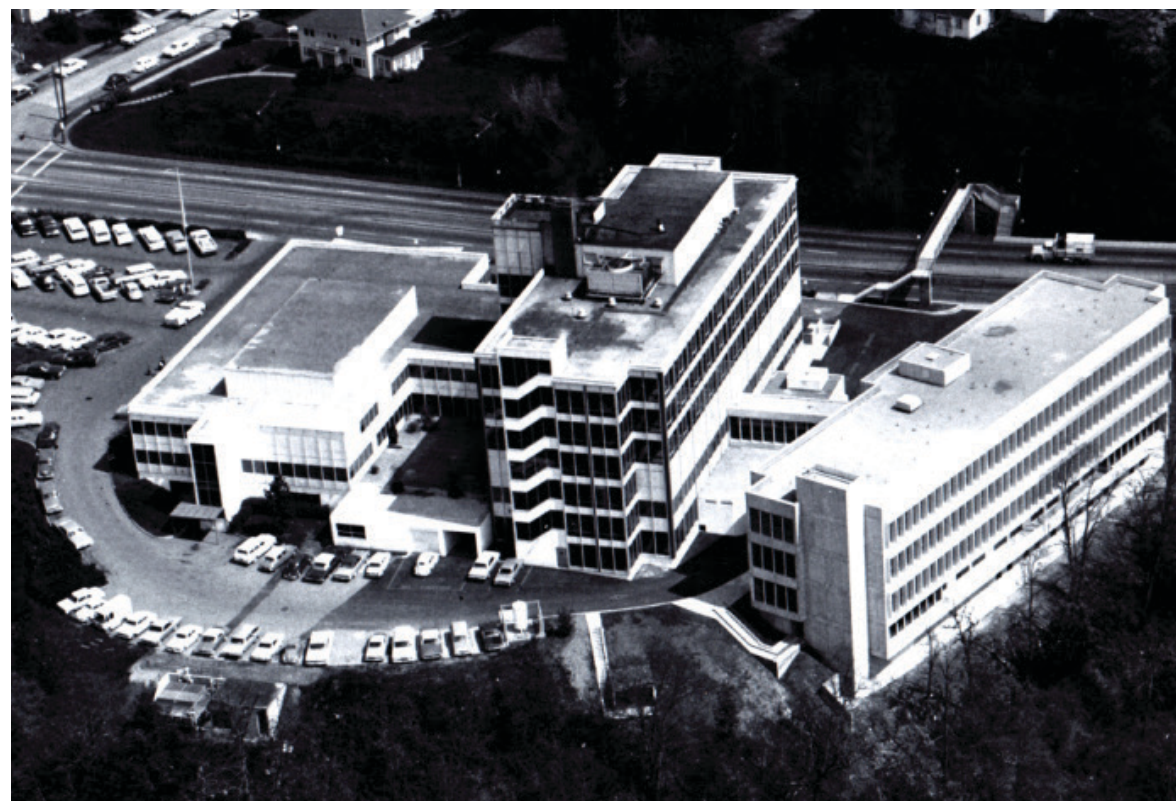
Bluff with shipyard barracks below. Project Site highlighted

# Bess Kaiser Hospital

Context



Bess Kaiser Hospital phase 1, 1959. Hospital building constructed on a projection of the bluff topography and oriented to Greeley Ave

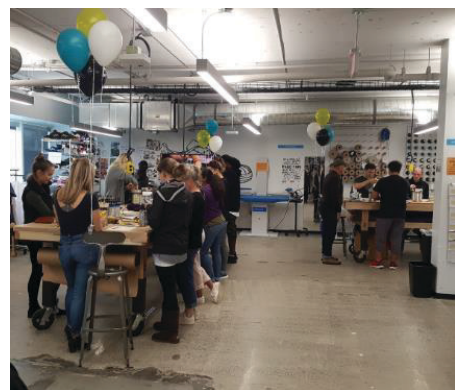
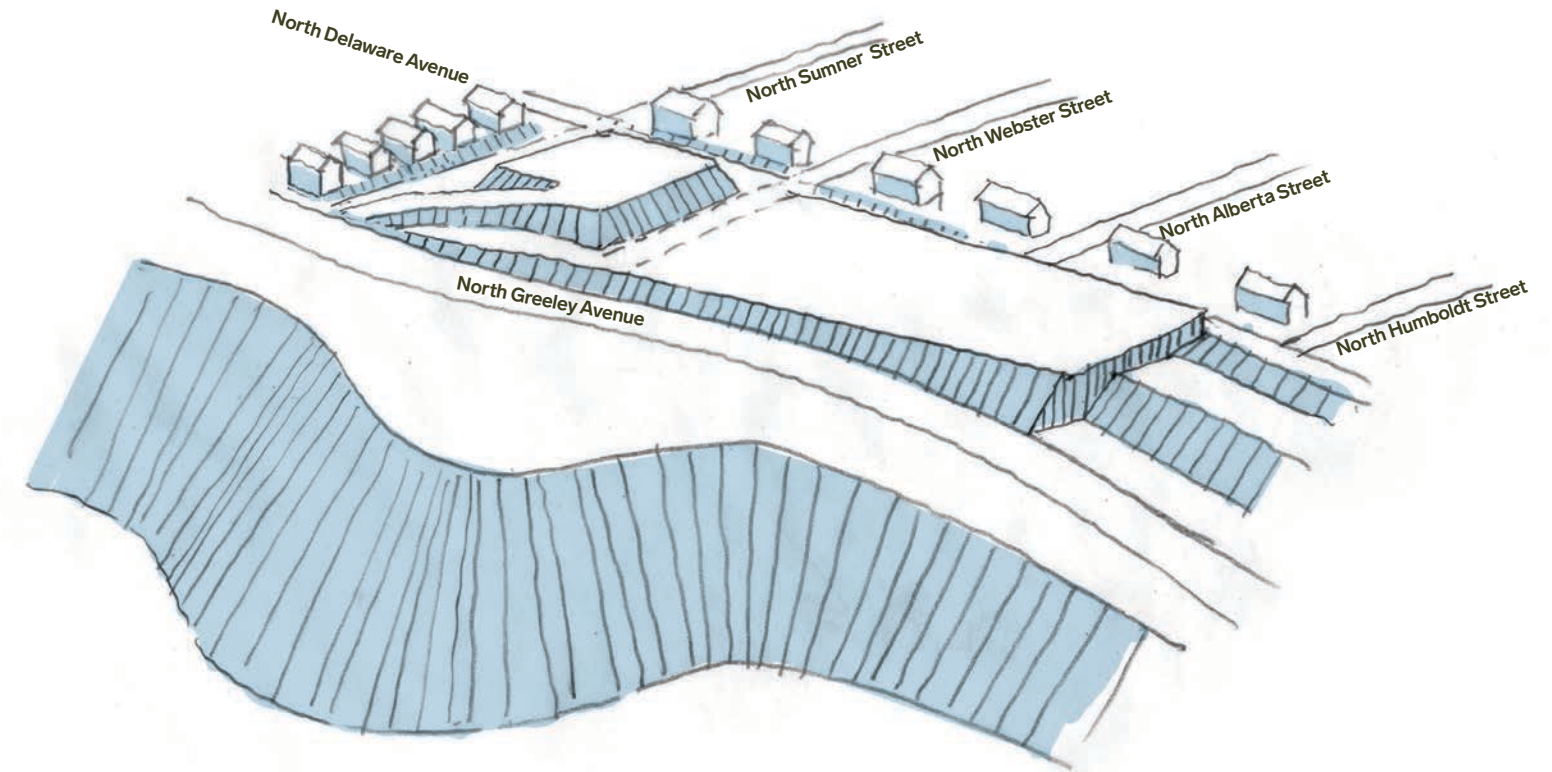


Bess Kaiser Hospital phase 2, 1967. Second phase building steps down bluff edge and orients toward neighborhood street grid. Pedestrian bridge crosses Greeley Ave



Bess Kaiser Hospital site aerial, 1990. Surface parking lots define the area between Greeley Ave, Sumner St, and Delaware Ave

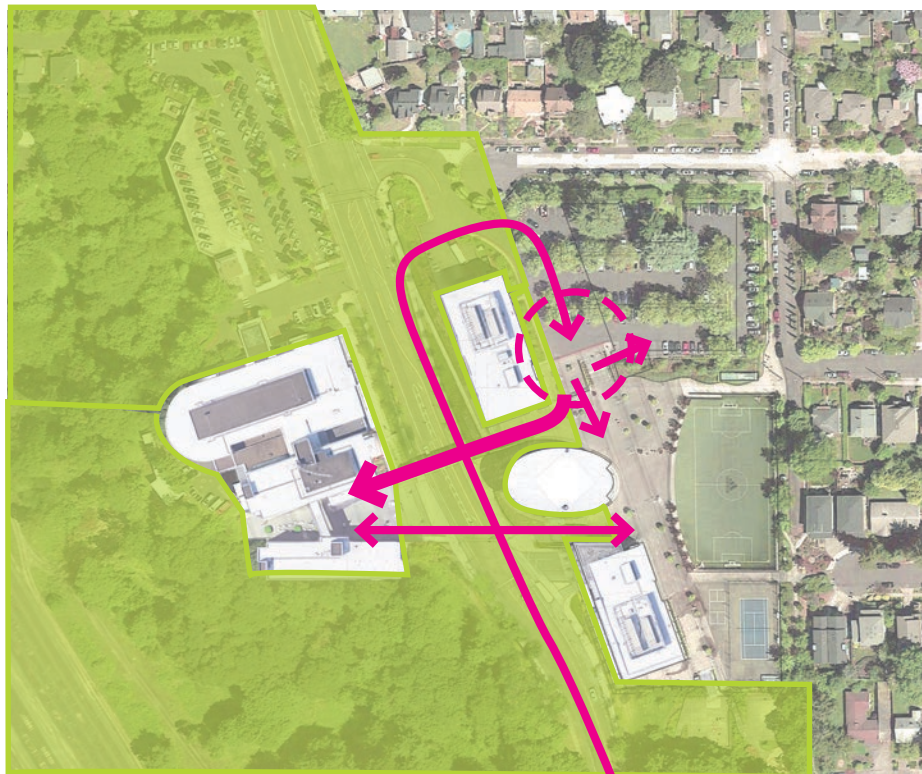
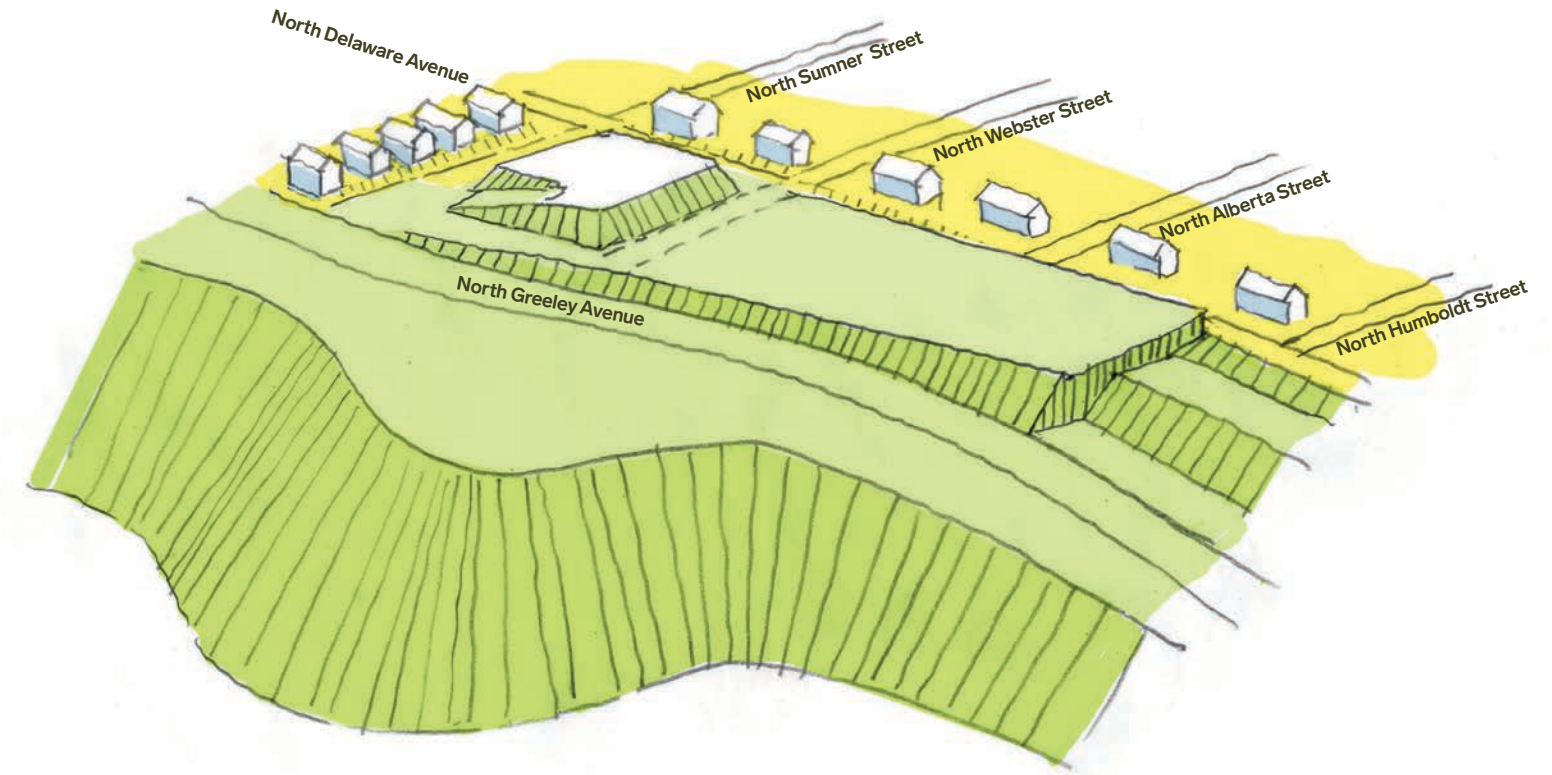
## Creative industry on the bluff



Strengthen Greeley Avenue and bluff identity to connect to the larger landscape to the neighborhood.



Current arrival sequence is split between the open plaza centered on Greeley Avenue and the visitor lot and entry within the Village.



The proposed arrival sequence condenses the arrival to a single point.

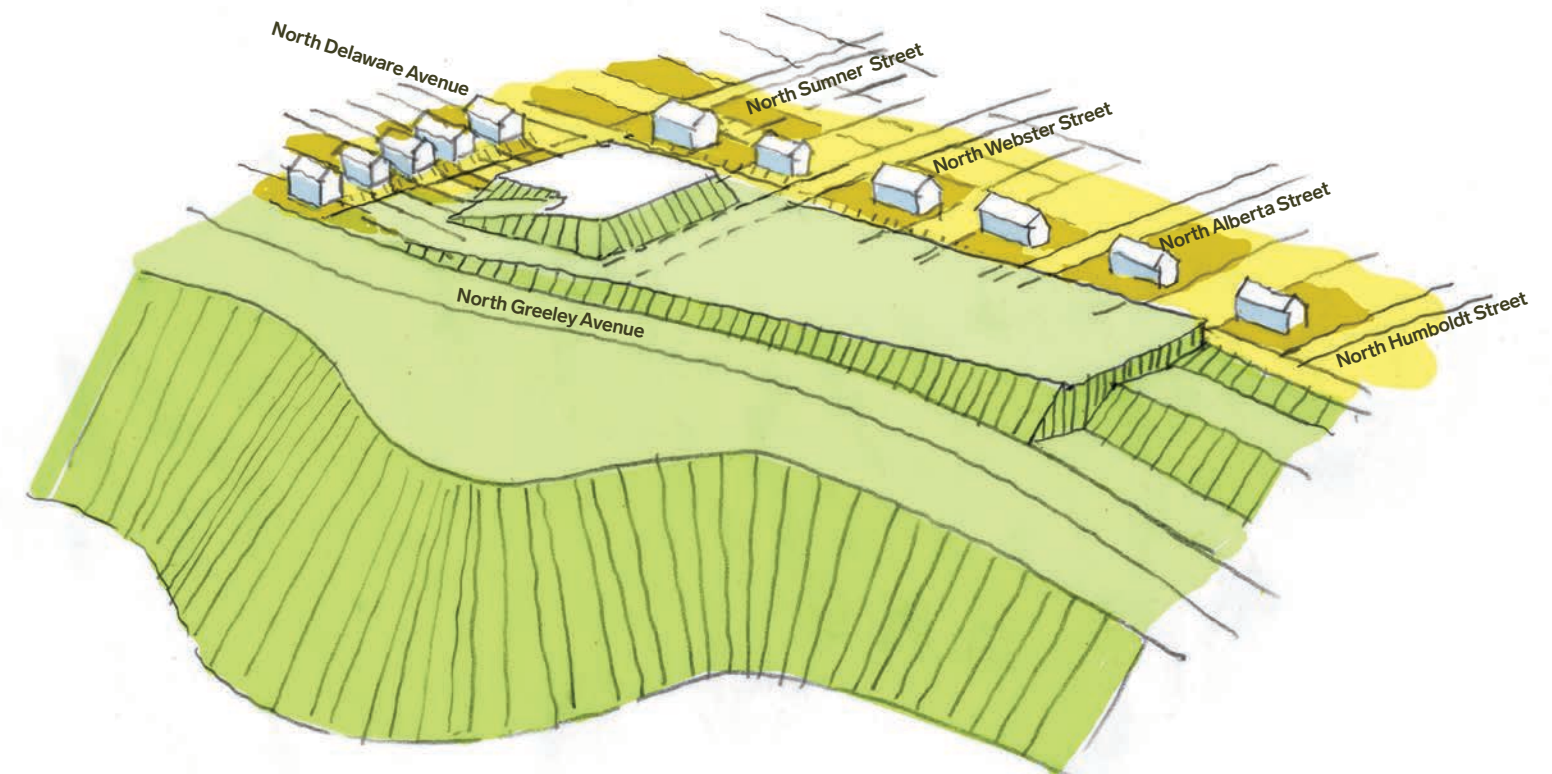


# Neighborhood Context

Develop site edges to meet unique adjacent local streets and avenues



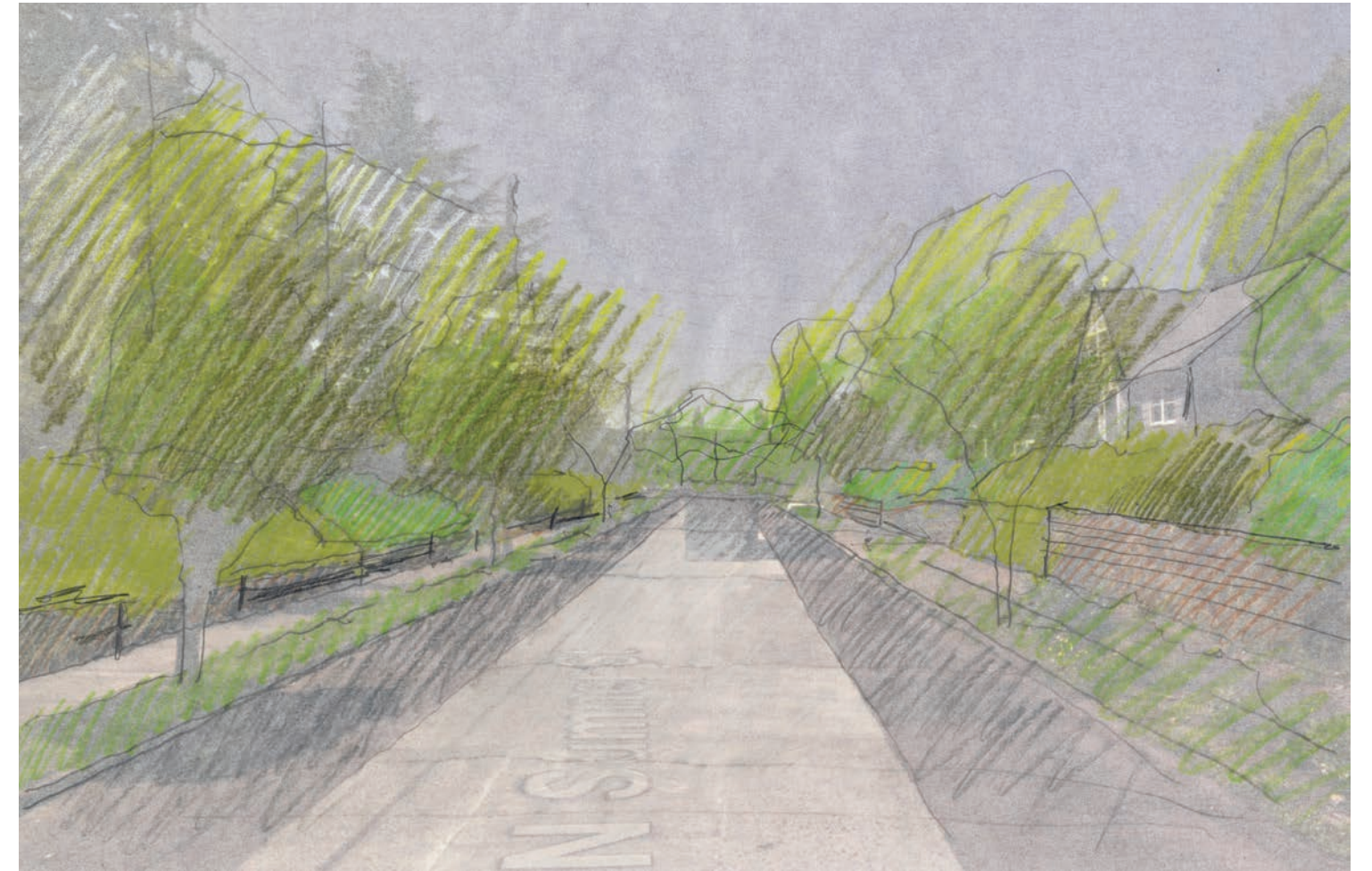
North-South Avenues like Delaware Ave have longer lot edges and layers of planting.

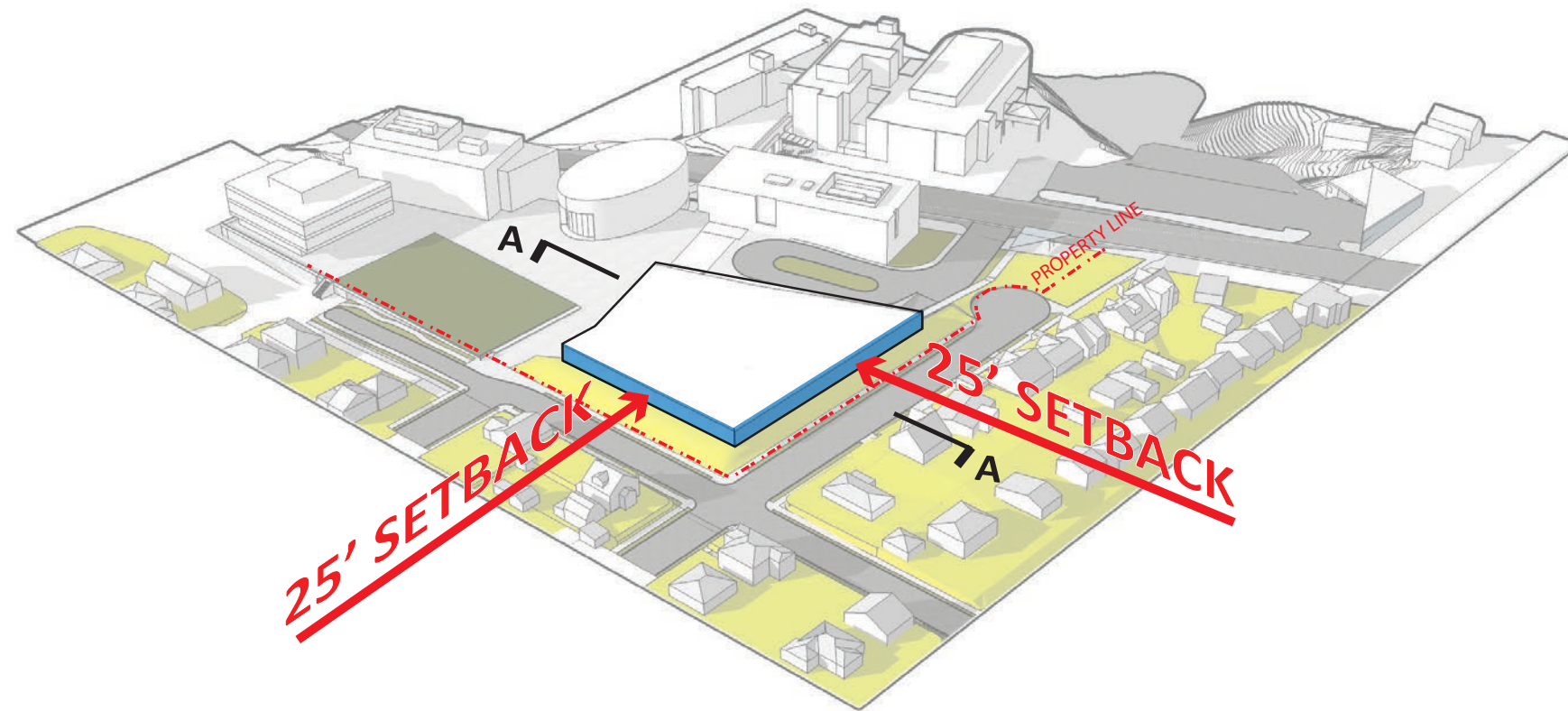
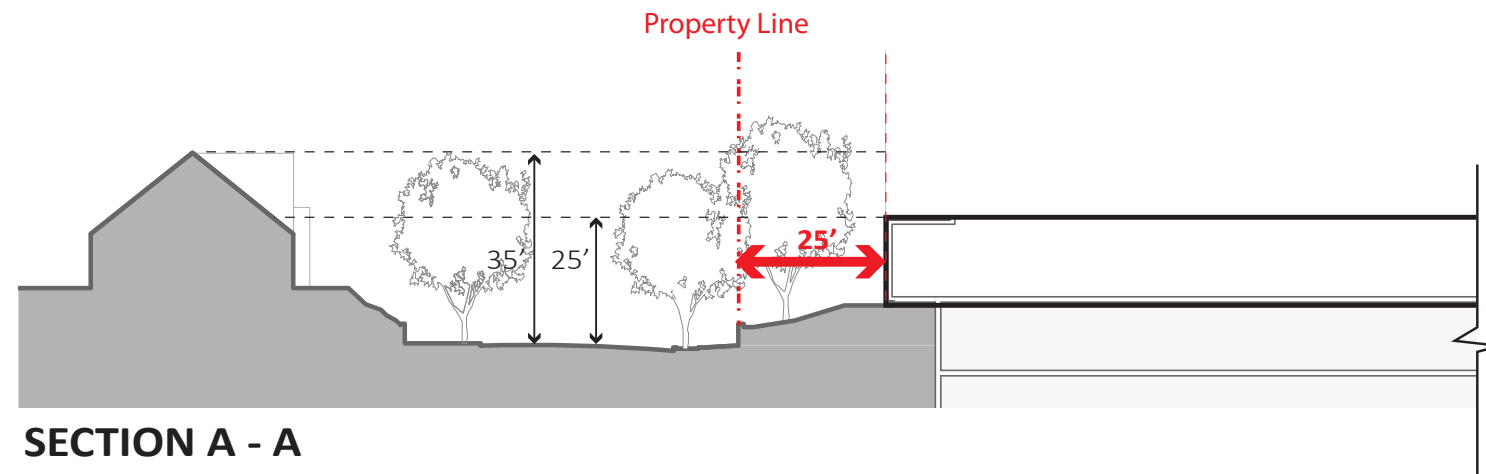


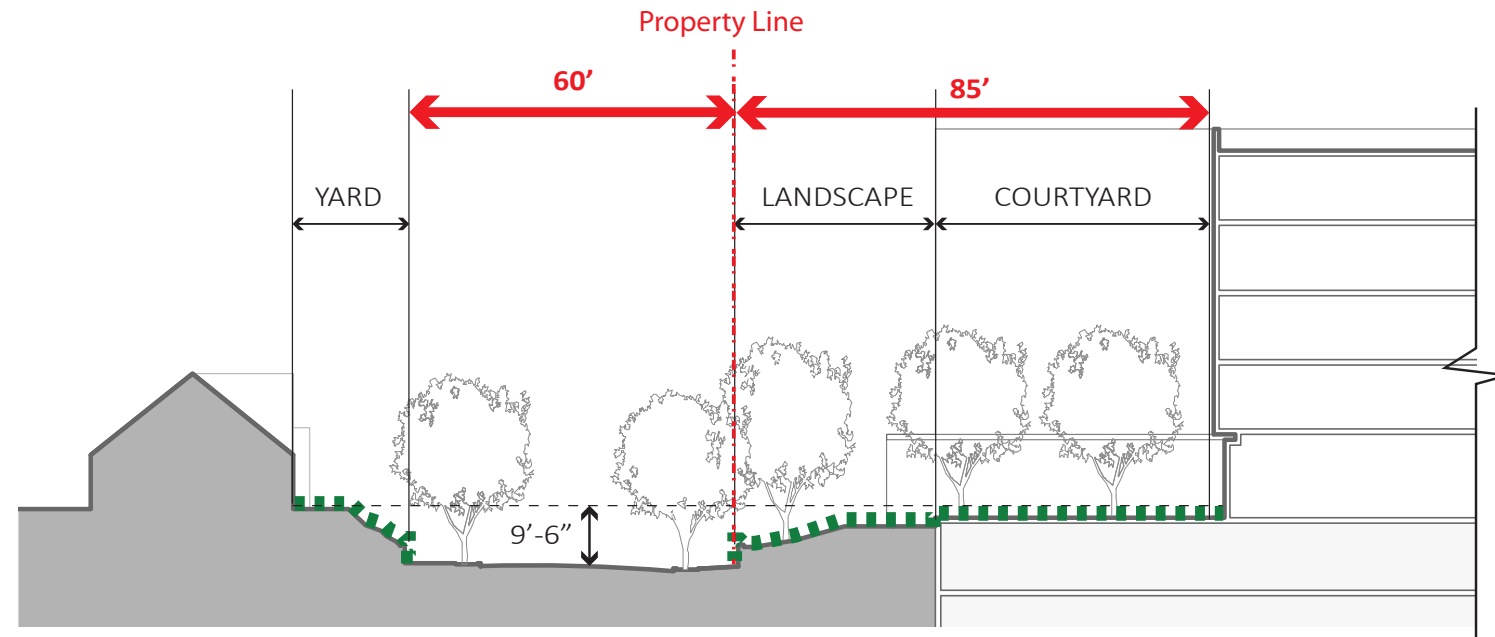
East-West Streets like Sumner St have varied site walls, planting, and shrubs.



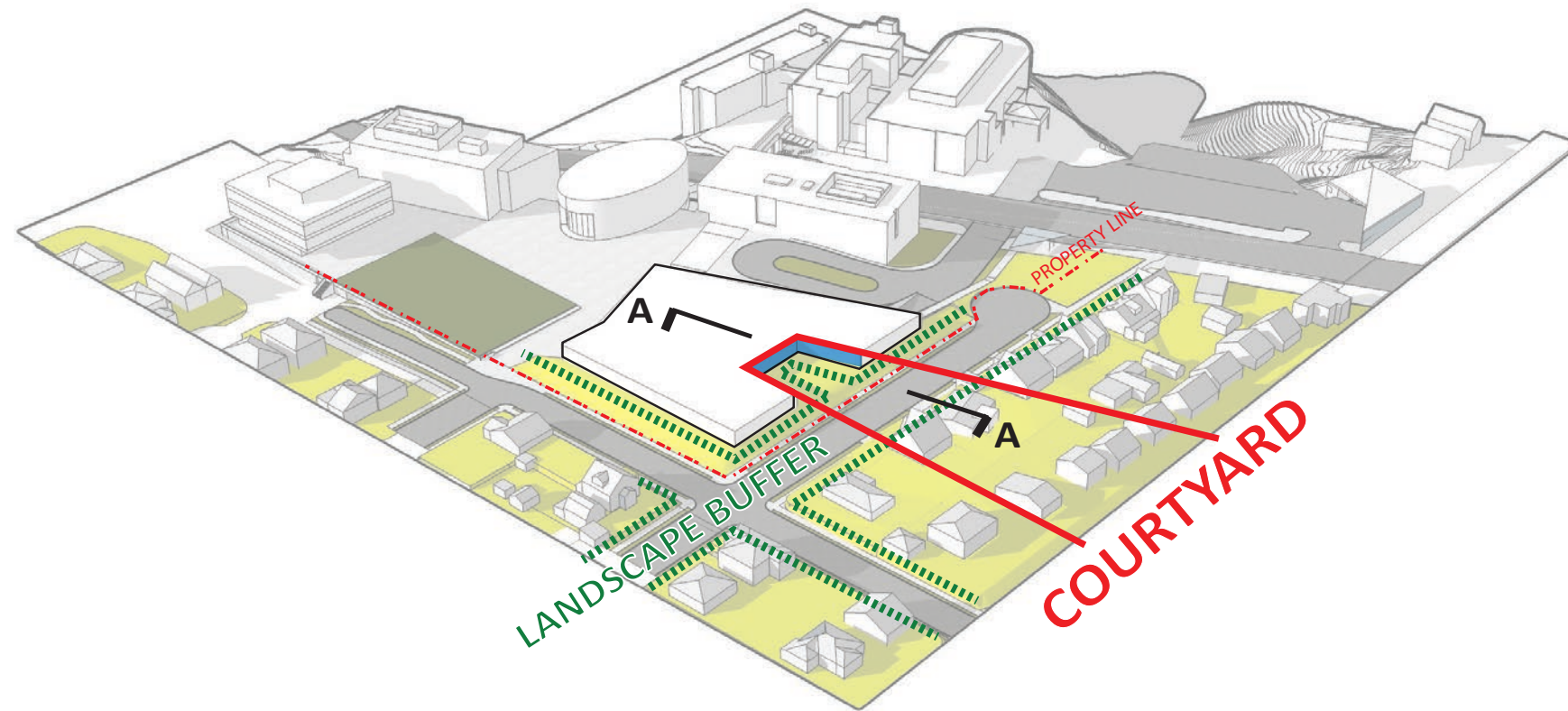
Block analysis shows fine-grained frontage onto longer east-west streets like Sumner and longer side yards along the shorter north-south avenues like Delaware

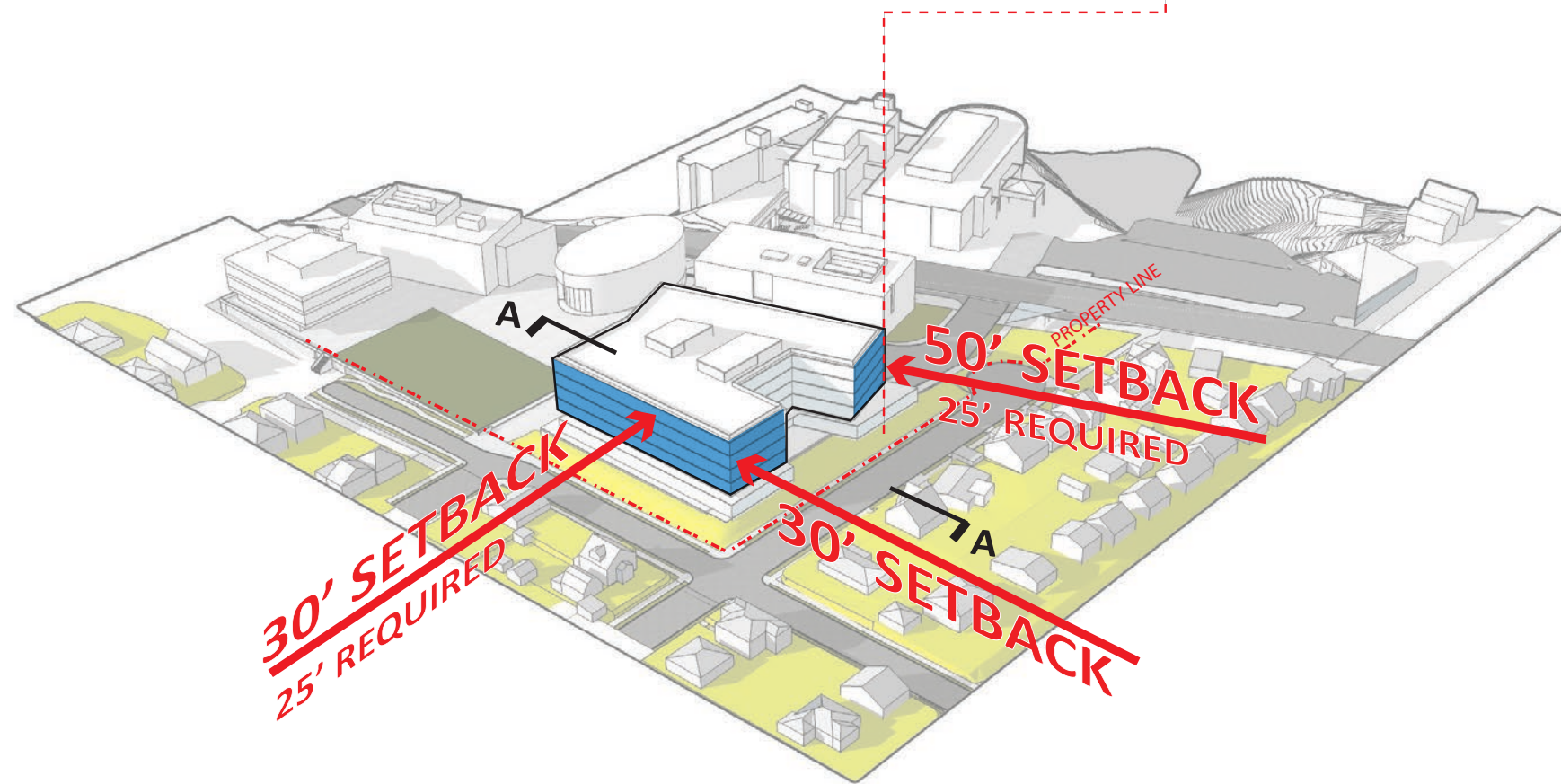
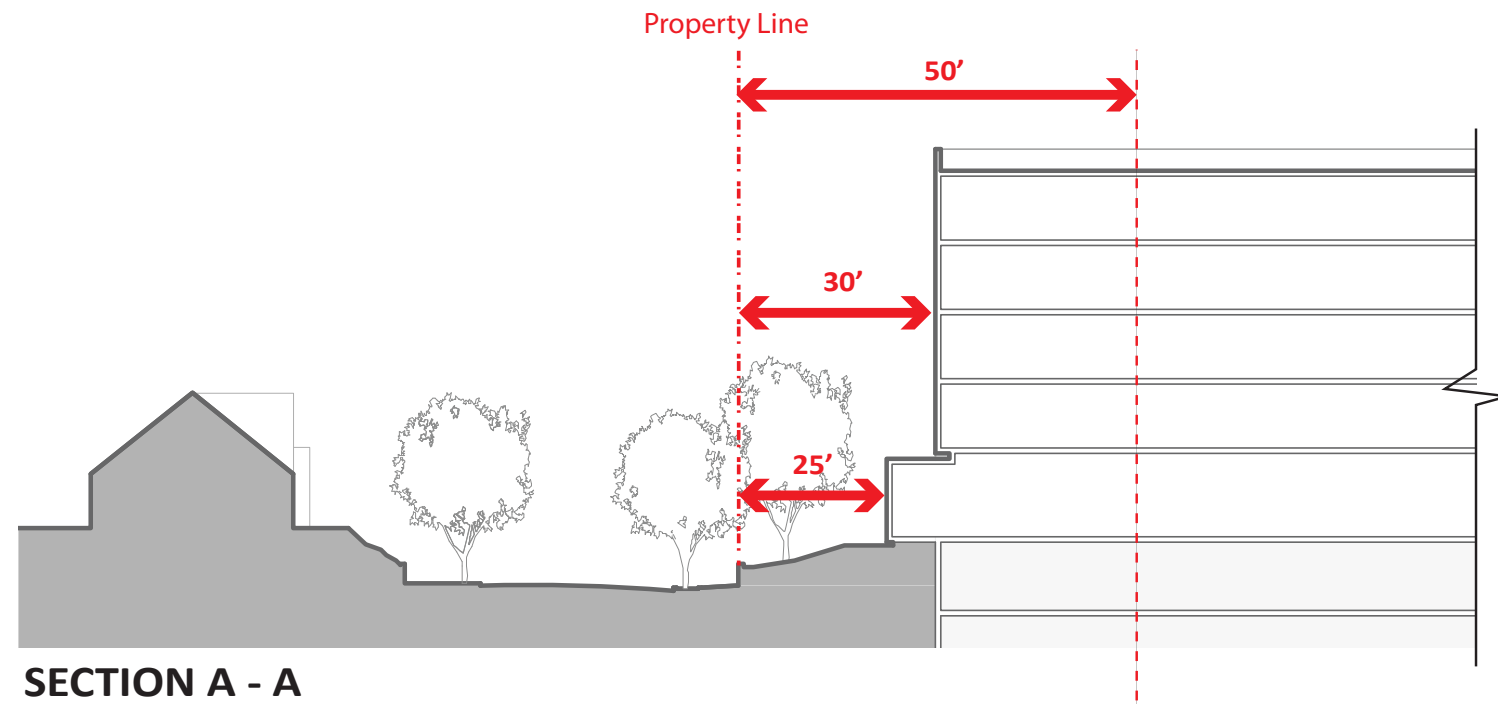


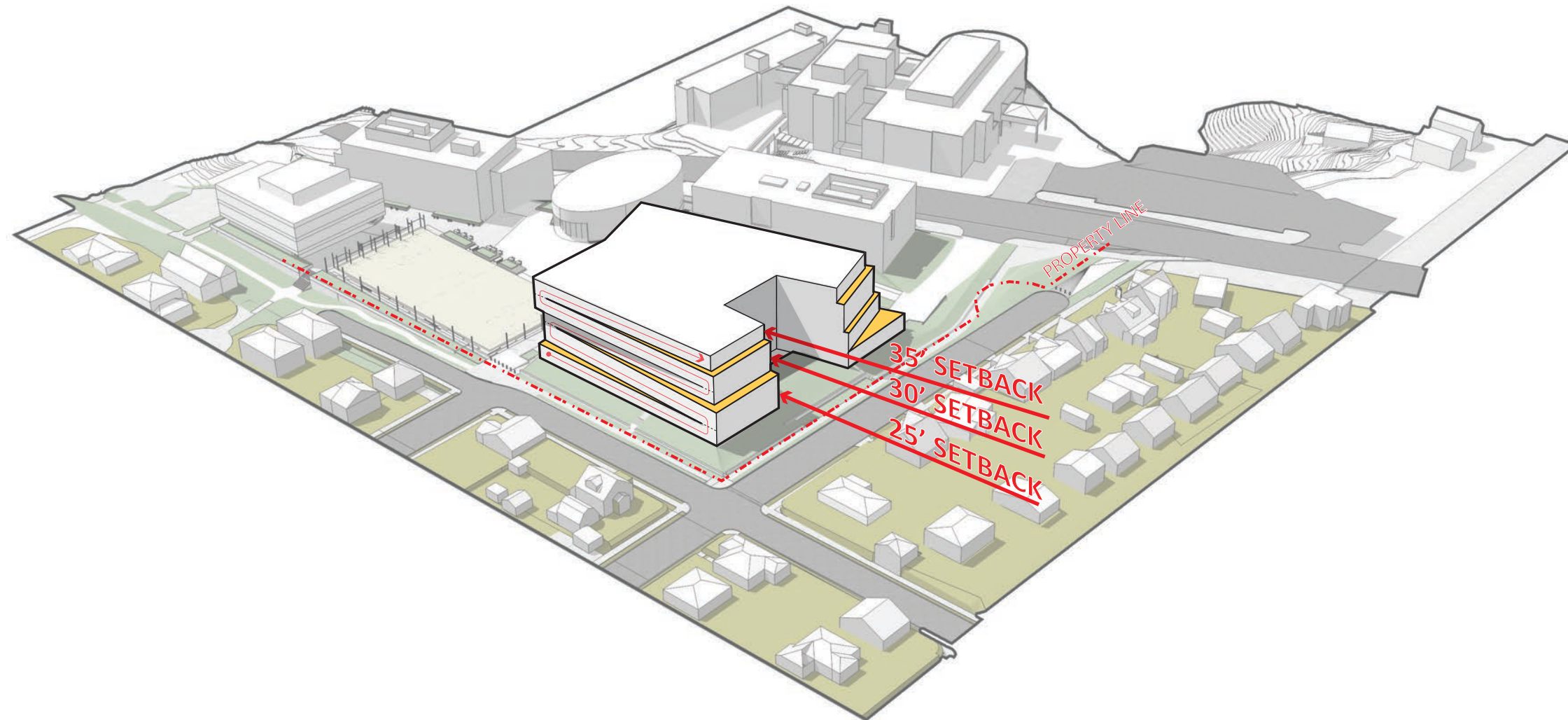


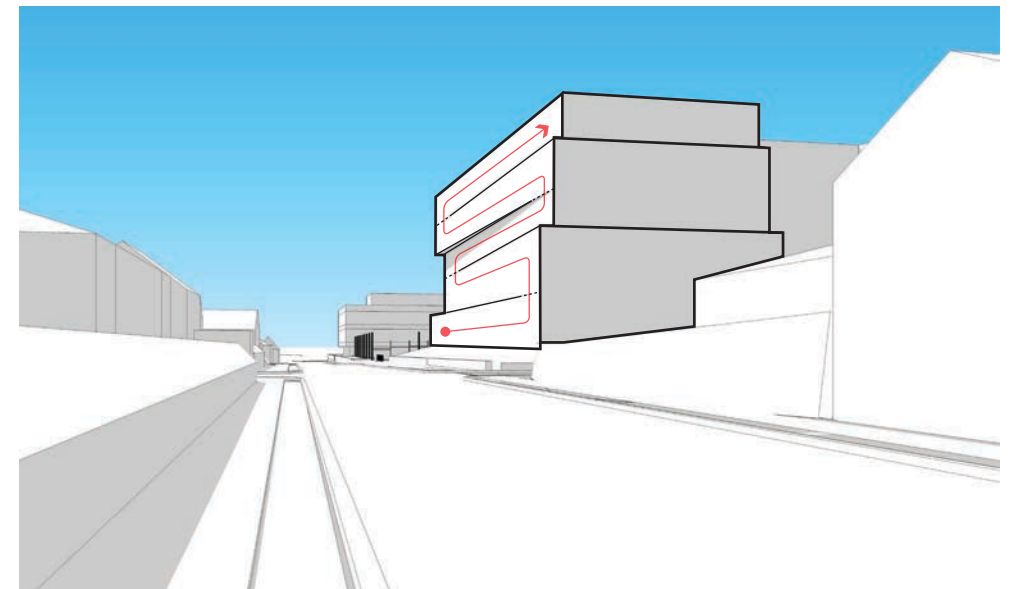
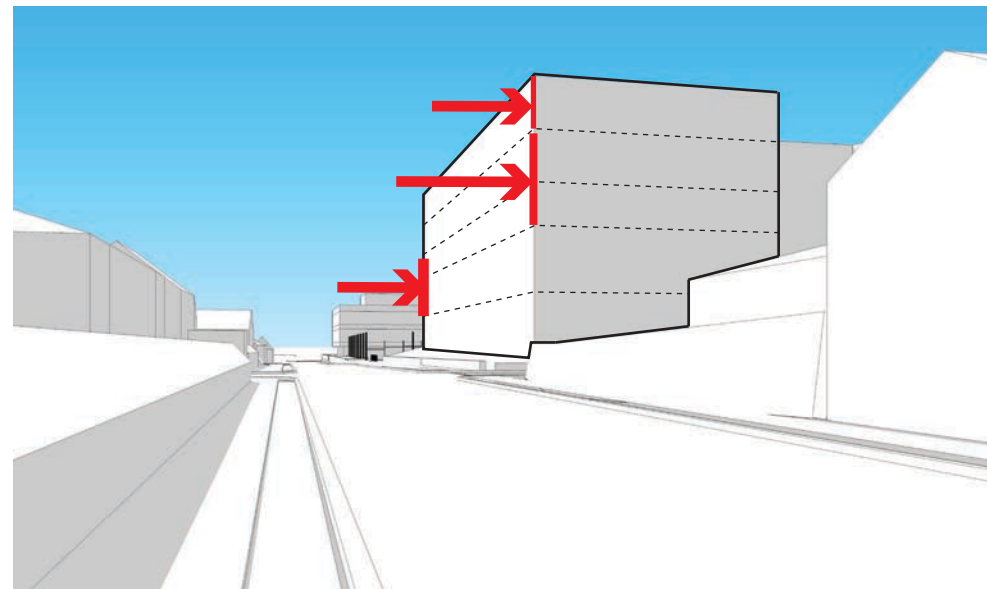
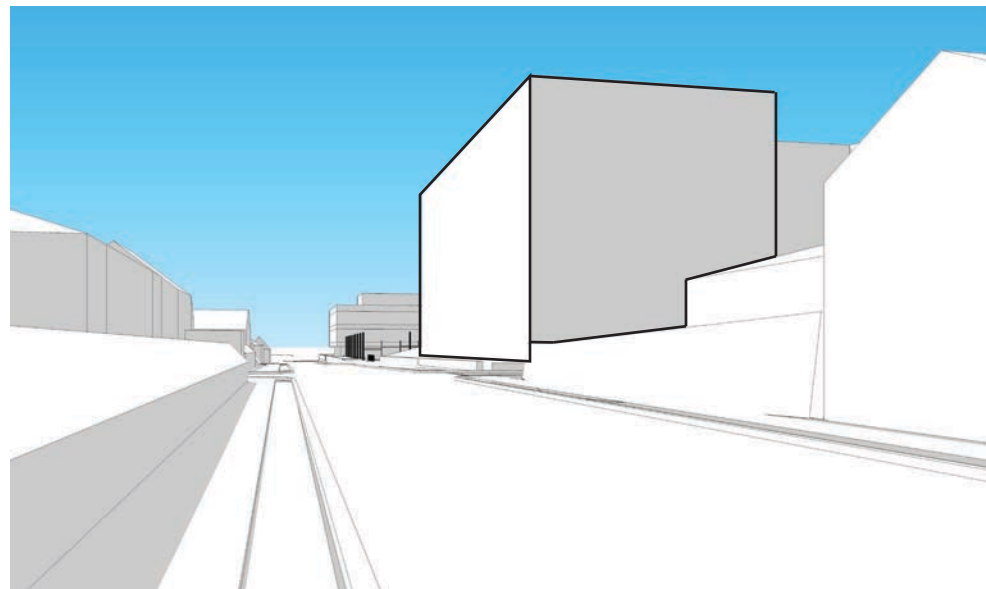


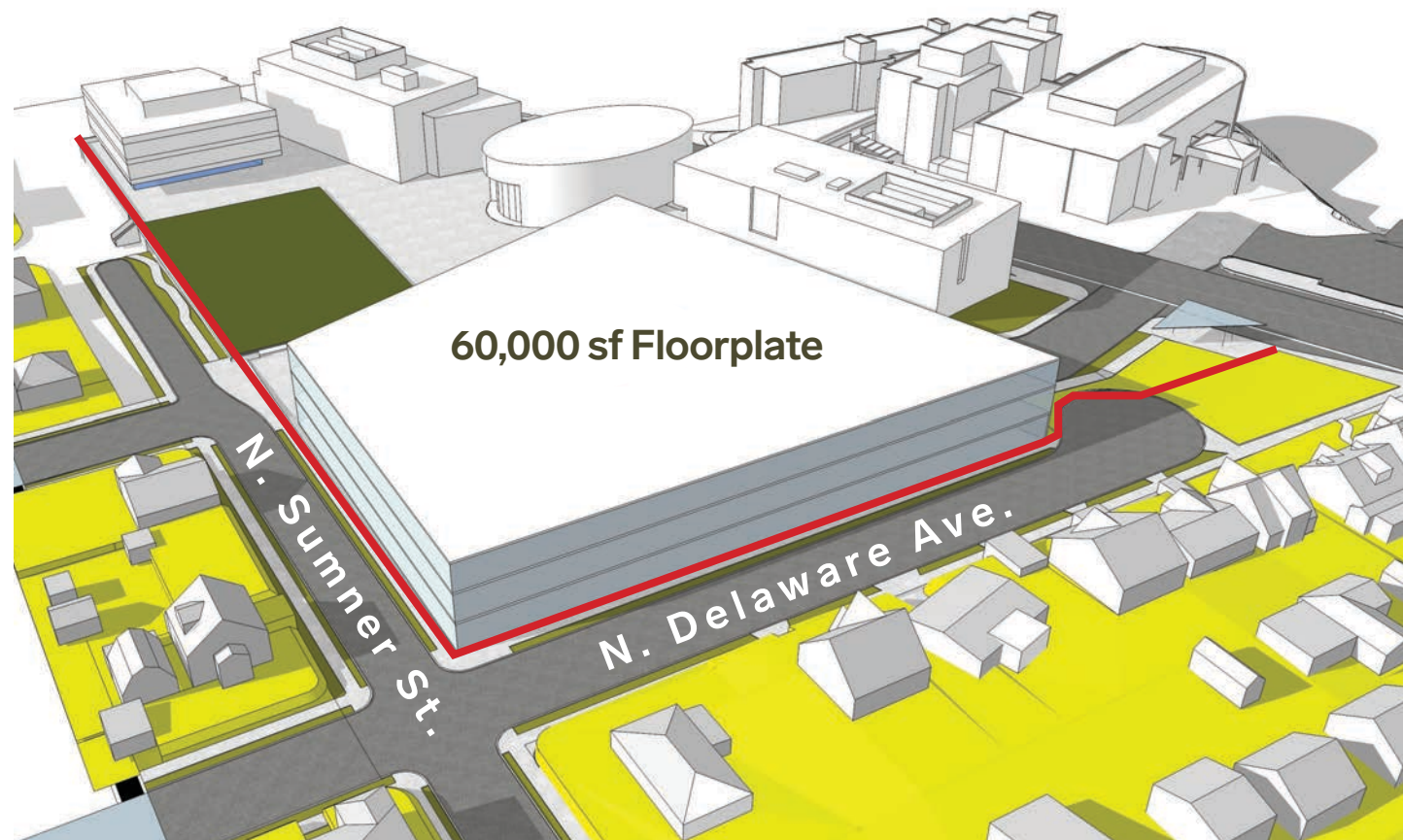
SECTION A - A





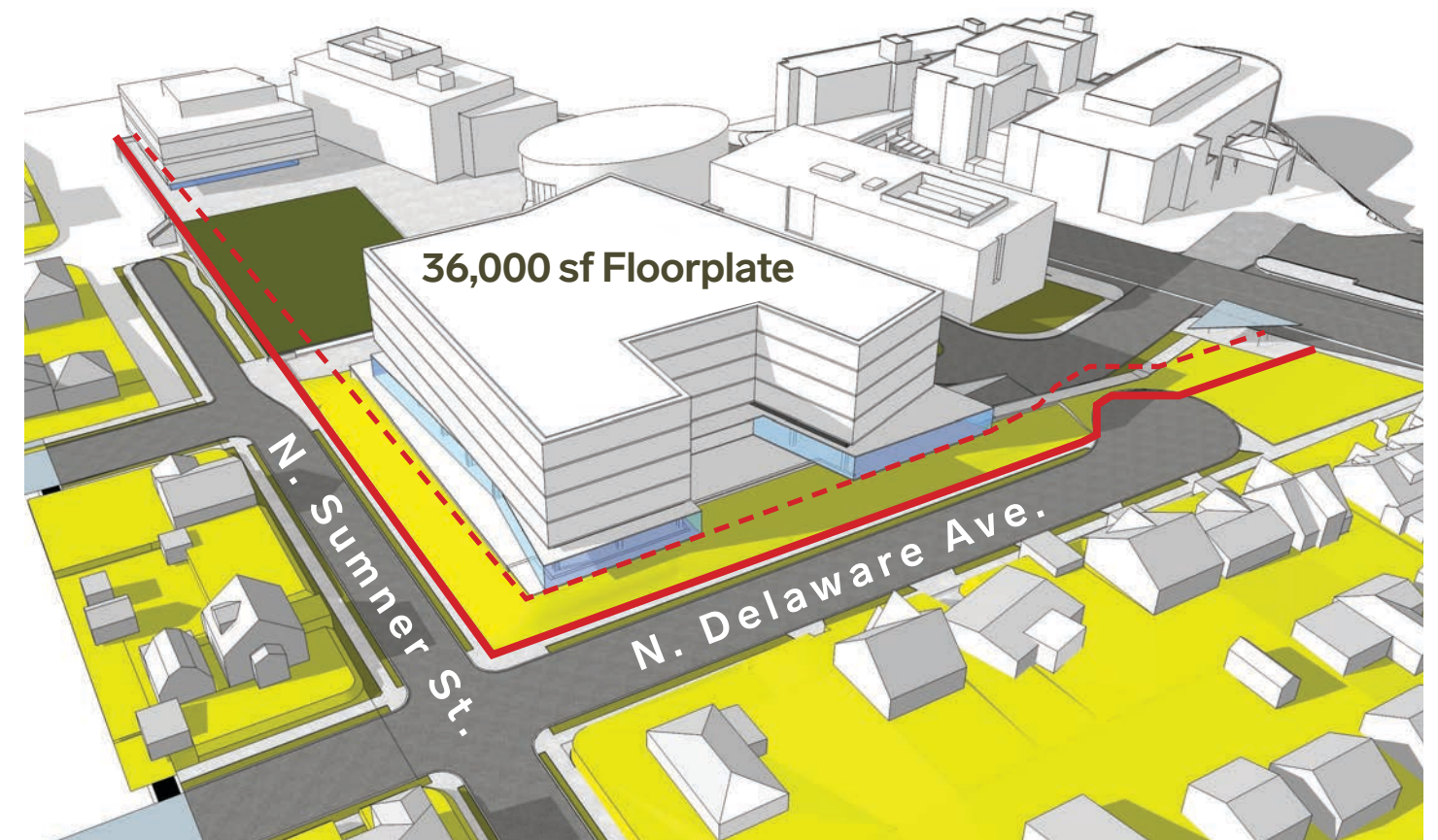






## Massing Option under Zoning Code CO2

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



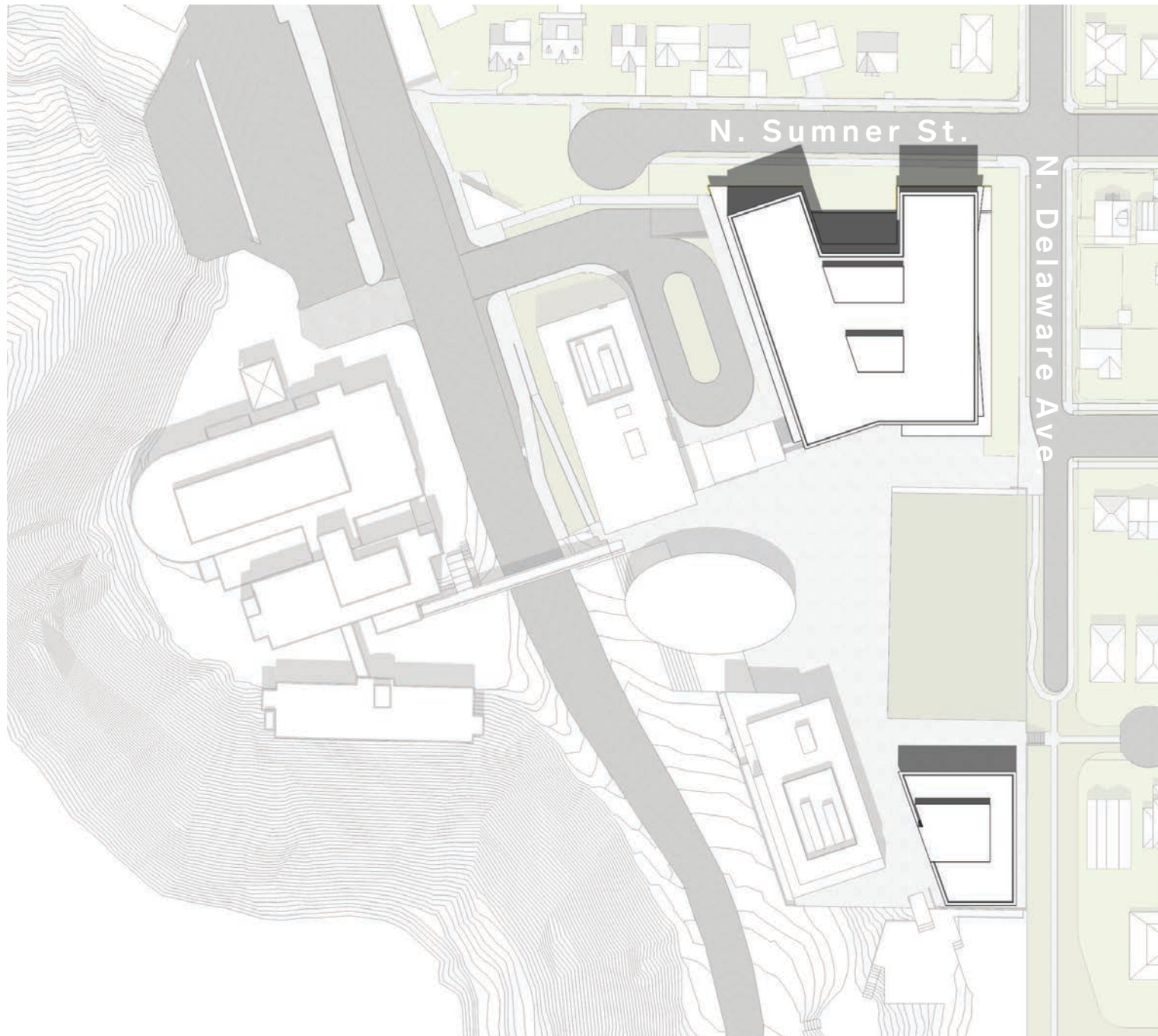
## Proposed Massing under Zoning Code EG2

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



# Shadow Studies

North Building G + South Building H



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.



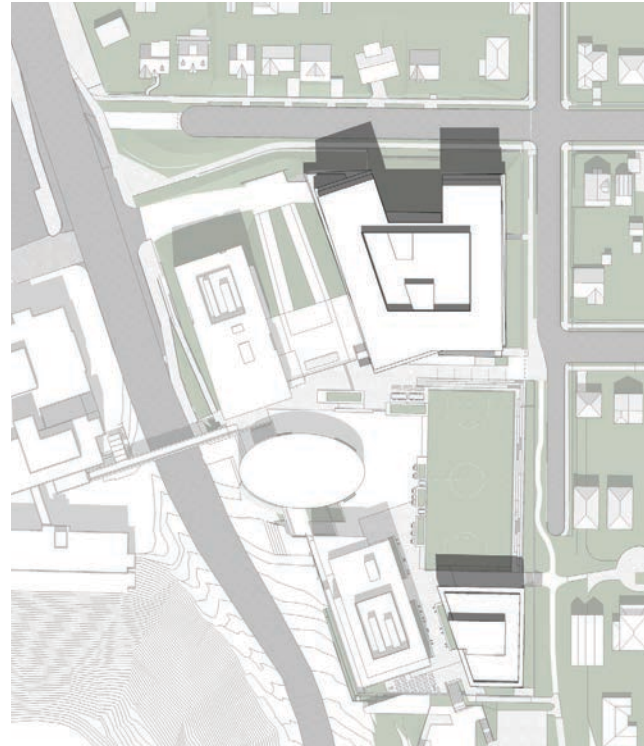
April 21 at 3:00 pm\*

# Shadow Studies

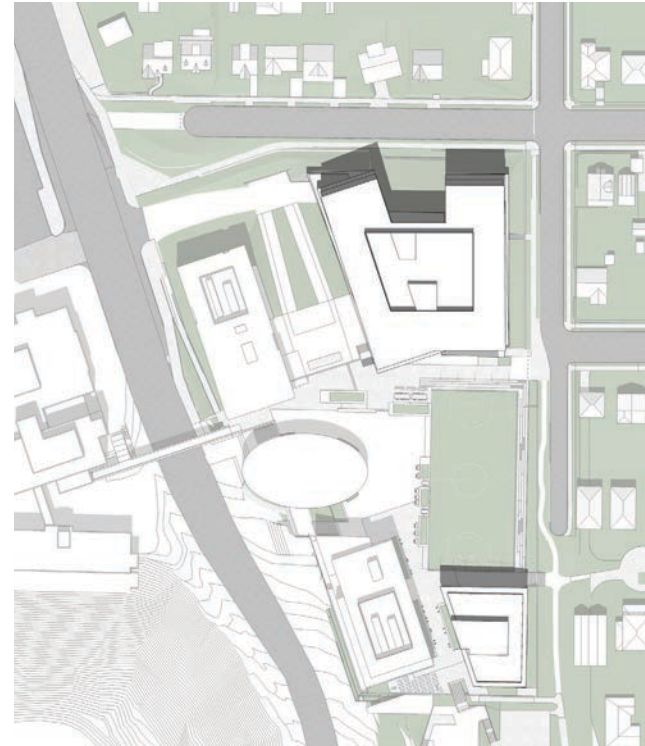
North Building G + South Building H

DAR 2

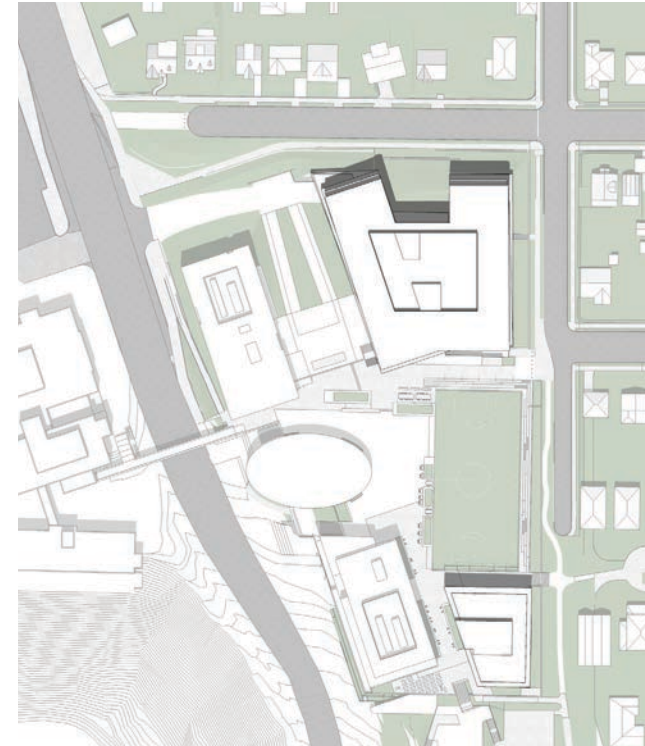
Proposed: Noon



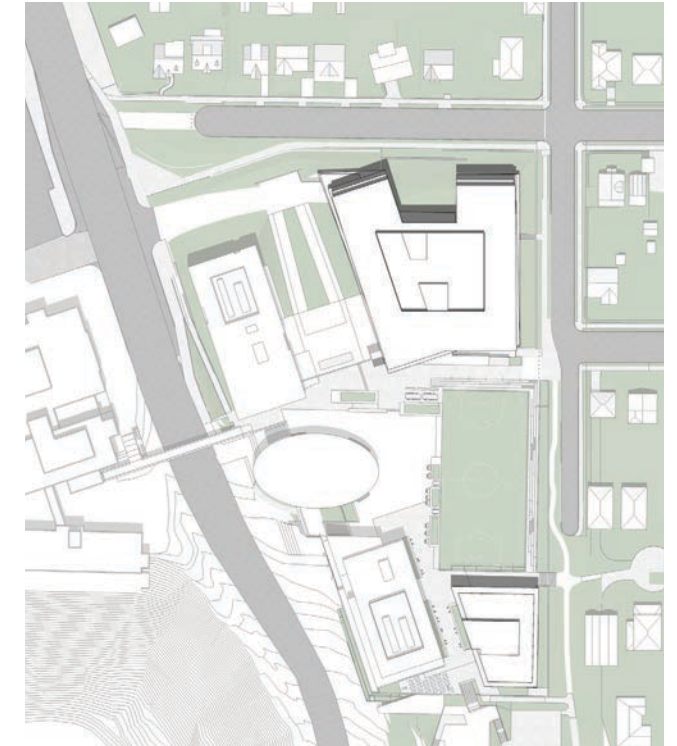
March / September at Noon



April / August at Noon

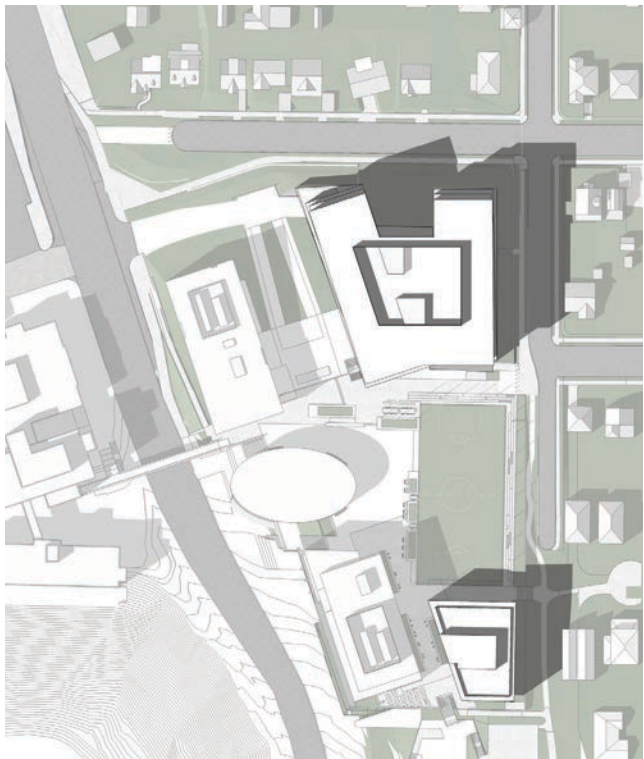


May / July at Noon

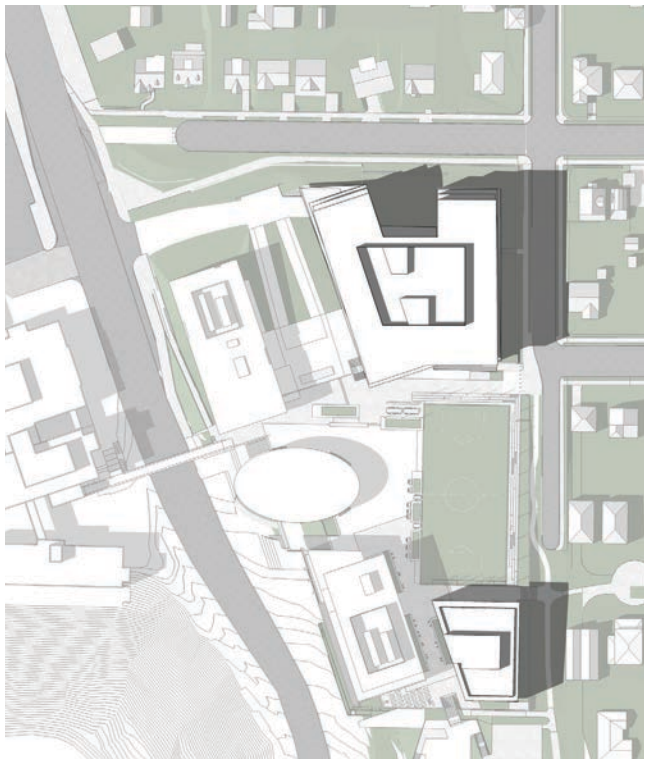


June at Noon

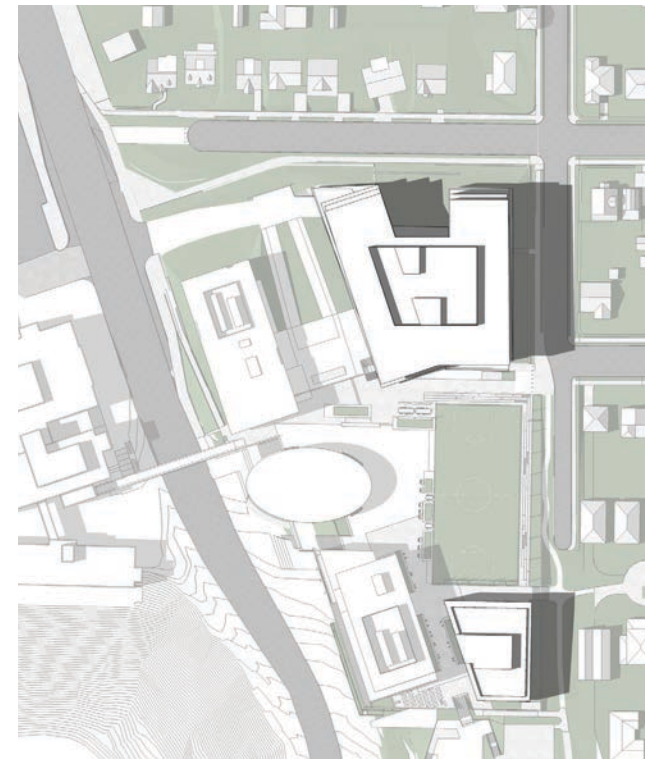
Proposed: 3 PM



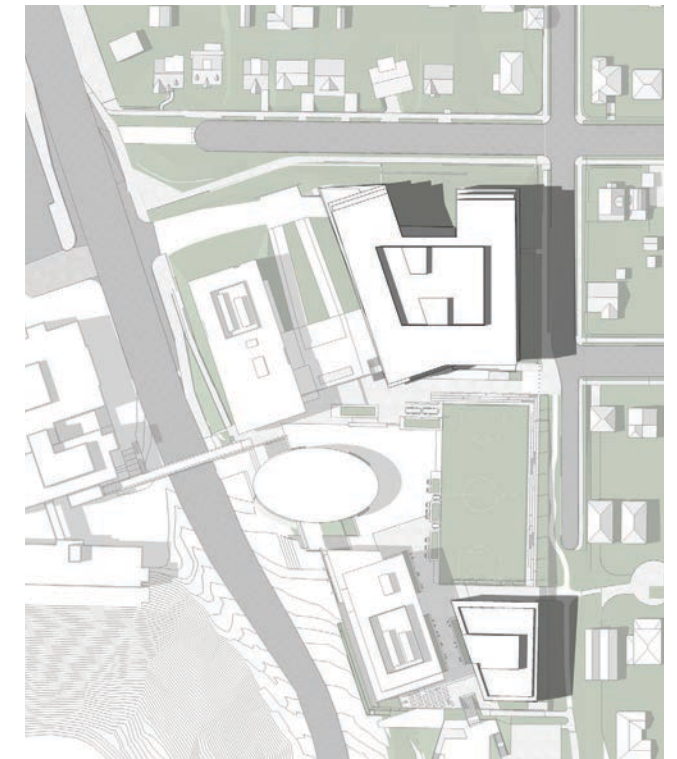
March / September at 3 PM



April / August at 3 PM



May / July at 3 PM

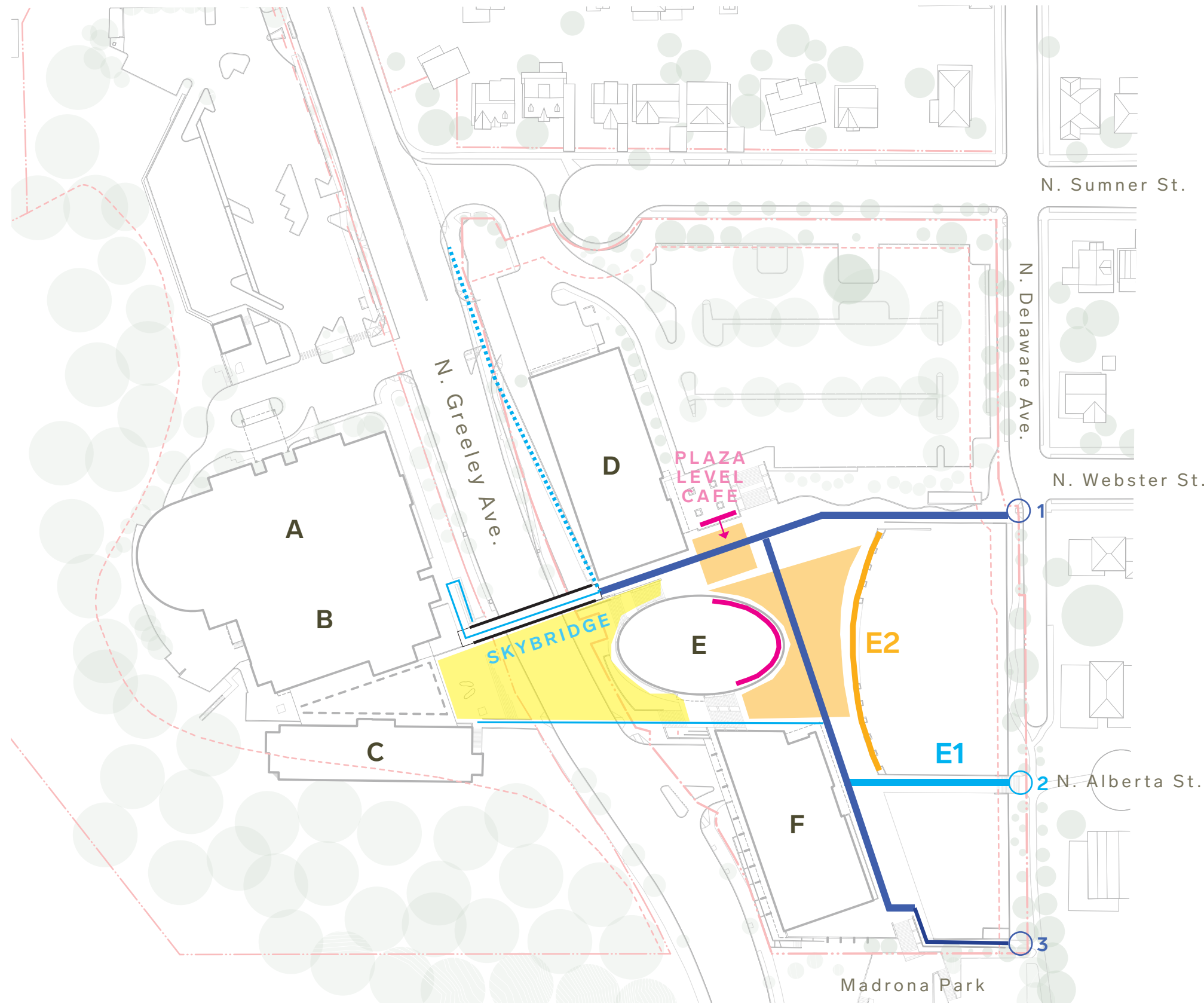


June at 3 PM

# Public Realm

# Public Realm

Summary of Community Design Guidelines  
 Design Review (Type II) LUR 99-00784 DZ  
 2000



## E1 Pedestrian Networks

“Village concept emphasizes pedestrian circulation. All buildings, parking, streets, sidewalks, and open space connected and easily accessible.”

## E2 Stopping Places

“Planters and low seat walls provided to allow rest and encourage casual interaction. Steps and planters by soccer field provide generous plaza seating. Cafe at Building E open to public with seasonal plaza seating.”

## E3 The Sidewalk Level of Buildings

Covered walkways in Building F’s parking garage with street level planters adding color and human scale. Building E has large portions of glass so inside activities are visible. Adjacent to Building D are terraced planters.

### Public Walkway Easements

15-wide (unless structurally constrained to a narrower width) public walkway easements are required as follows:

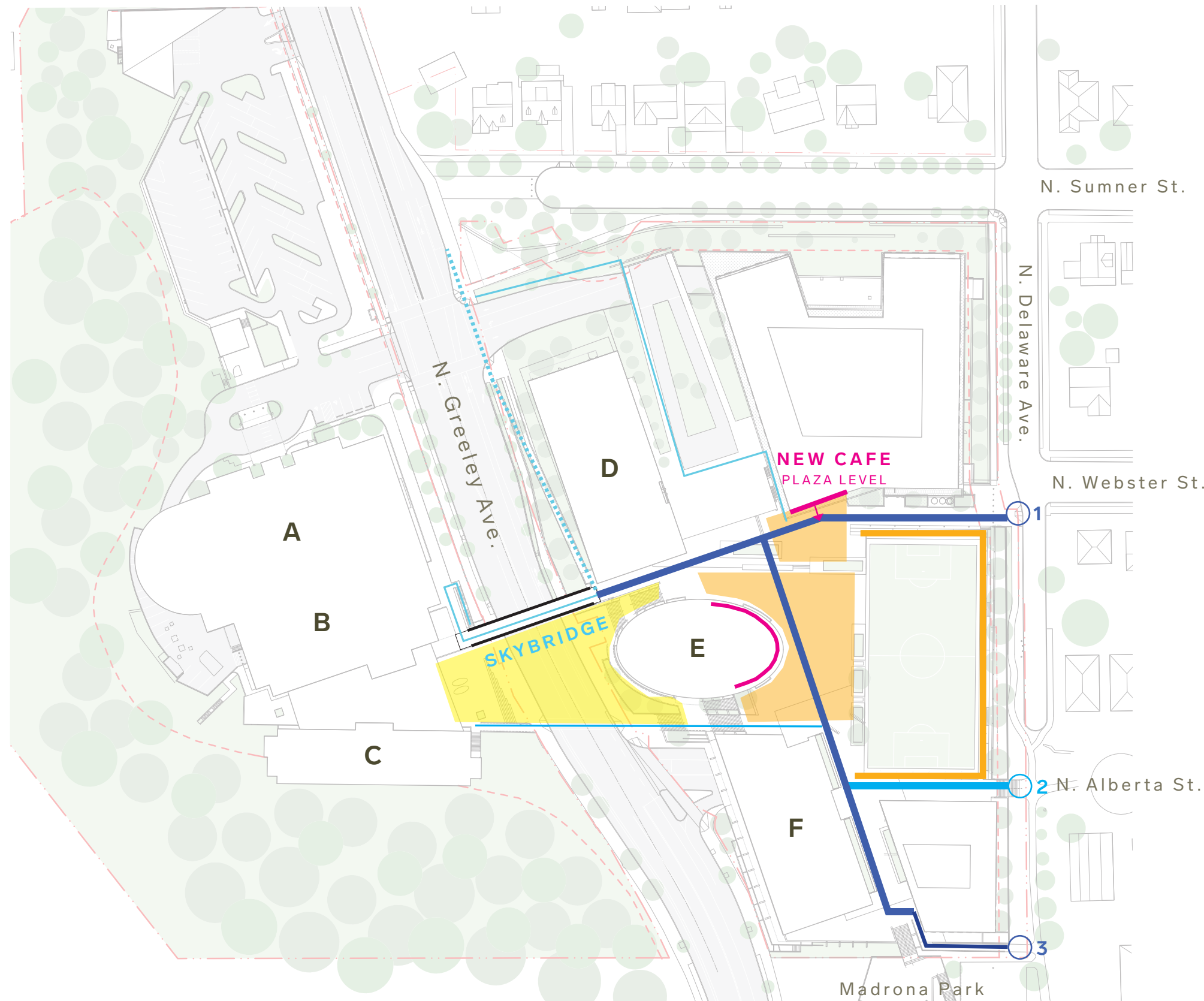
1. From N. Webster at Delaware connecting to the sky bridge
2. From N. Alberta at Delaware connecting to the sky bridge
3. From N. Delaware south of Alberta connecting to the sky bridge via ADA

### ADA Accessible Connections

Construct ADA accessible connections to the plaza at N. Webster and Delaware, and from the Delaware right-of-way to the plaza access on the south boundary of the site

# Public Realm

## Proposed Response to Community Design Guidelines 2018



- E1: Pedestrian Networks**
  - Circulation easements are maintained.
  - Pedestrian circulation at Arrival Plaza is improved.
- E2: Stopping Places**
  - Seating at soccer field is re-oriented to the east
  - Cafe seating area is expanded.
- E3: The Sidewalk Level of Buildings**
  - Cafe is relocated to a more central location to plaza.

**Public Walkway Easements**  
15-wide (unless structurally constrained to a narrower width) public walkway easements are required as follows:

1. From N. Webster at Delaware connecting to the sky bridge
2. From N. Alberta at Delaware connecting to the sky bridge
3. From N. Delaware south of Alberta connecting to the sky bridge via ADA

**ADA Accessible Connections**  
Construct ADA accessible connections to the plaza at N. Webster and Delaware, and from the Delaware right-of-way to the plaza access on the south boundary of the site

**Circulation**

# Aerial View

Existing



# Aerial View

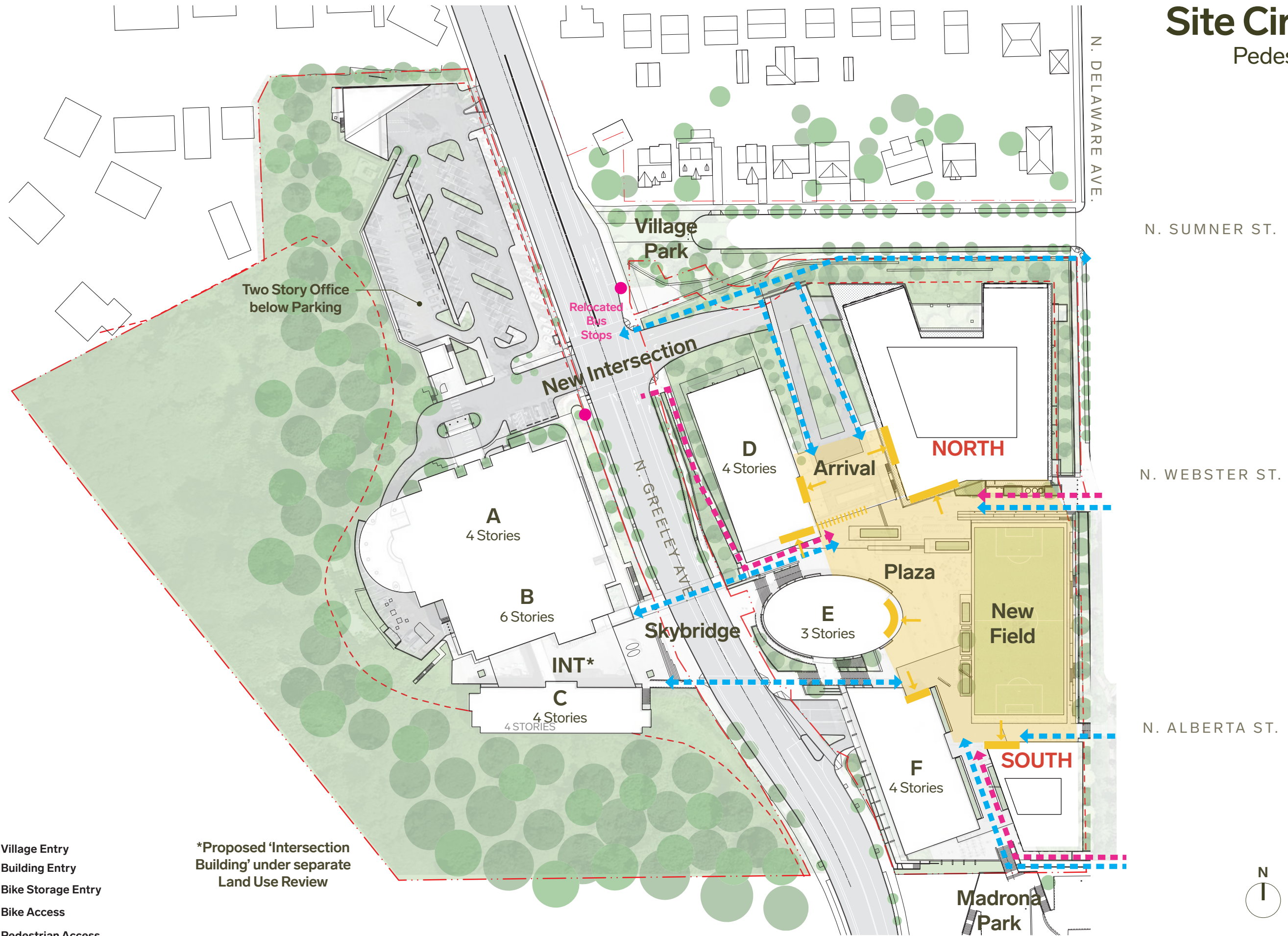
Proposed



# Site Circulation

## Pedestrian and Bike

DAR 2



- Village Entry
- ▬ Building Entry
- ▨ Bike Storage Entry
- - - Bike Access
- - - Pedestrian Access

\*Proposed 'Intersection Building' under separate Land Use Review

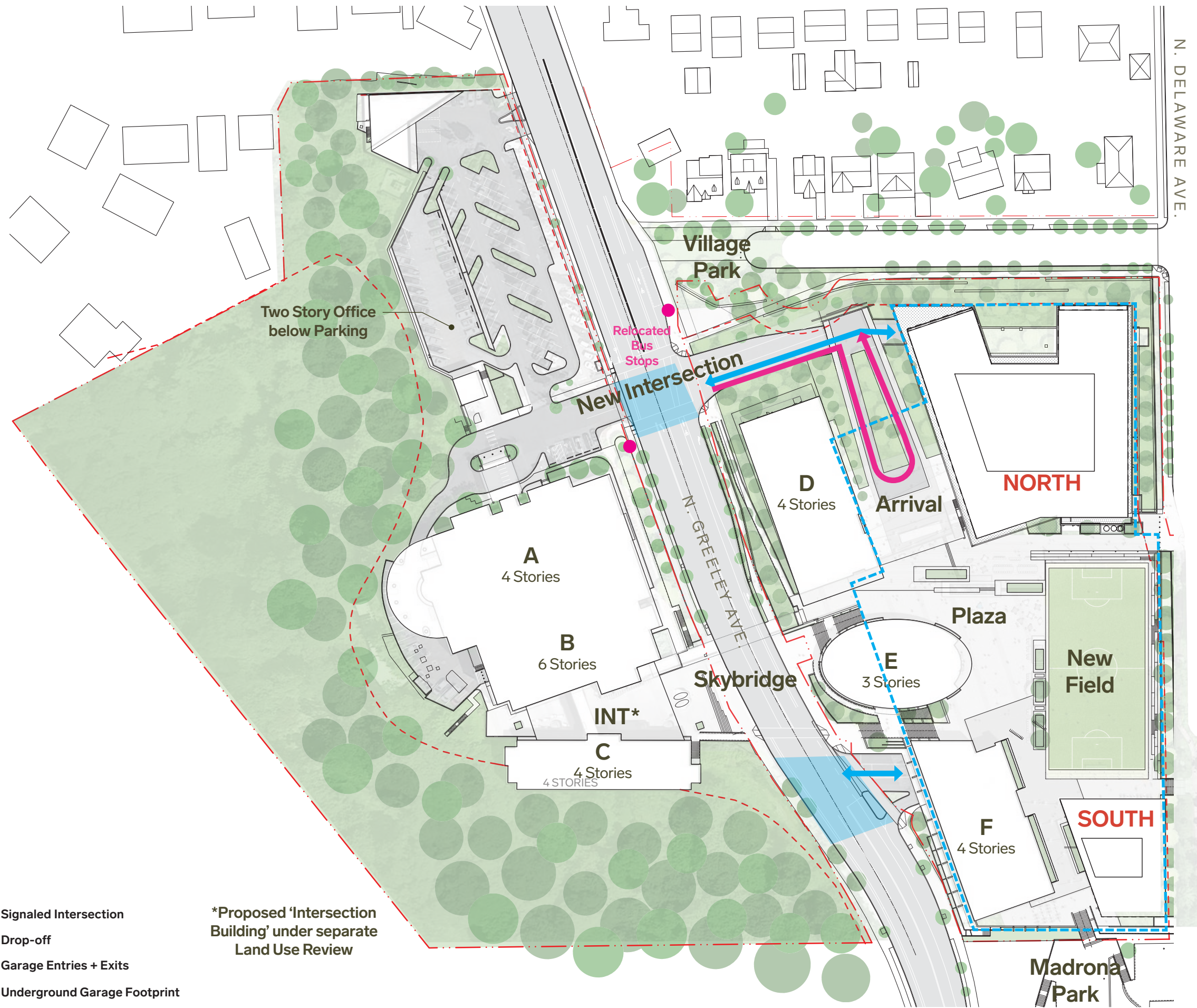




# Site Circulation

## Vehicle Drop-off + Parking

DAR 2



- Signaled Intersection
- ← Drop-off
- ← Garage Entries + Exits
- - - Underground Garage Footprint

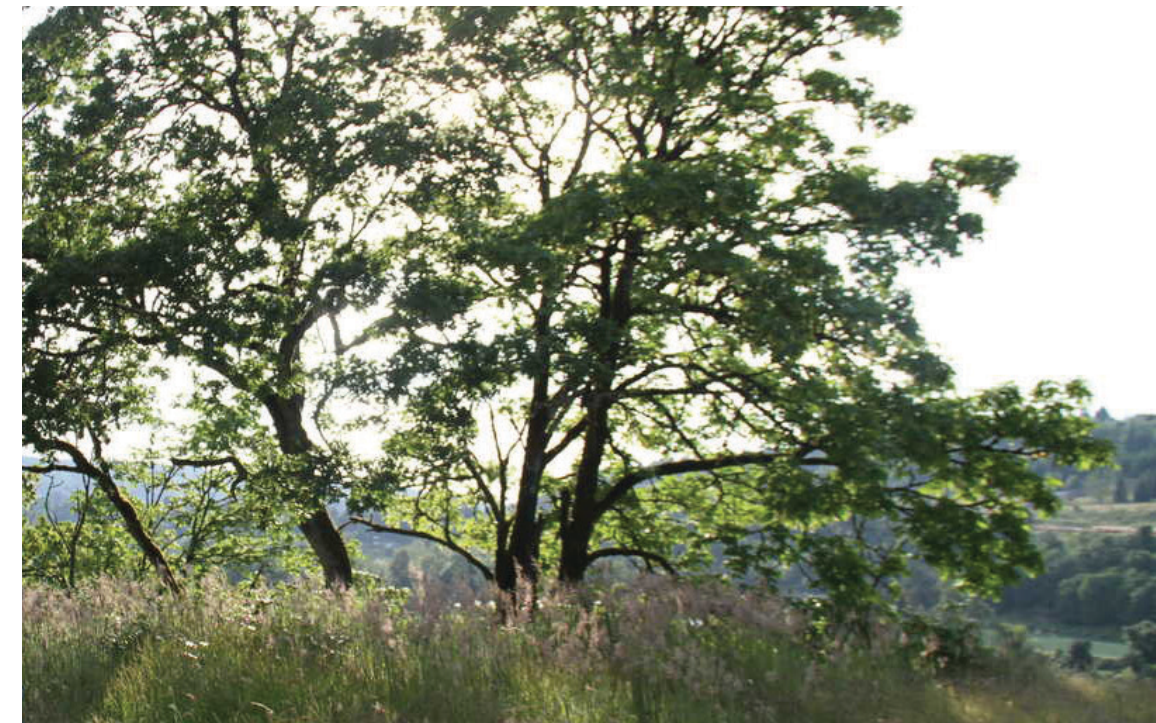
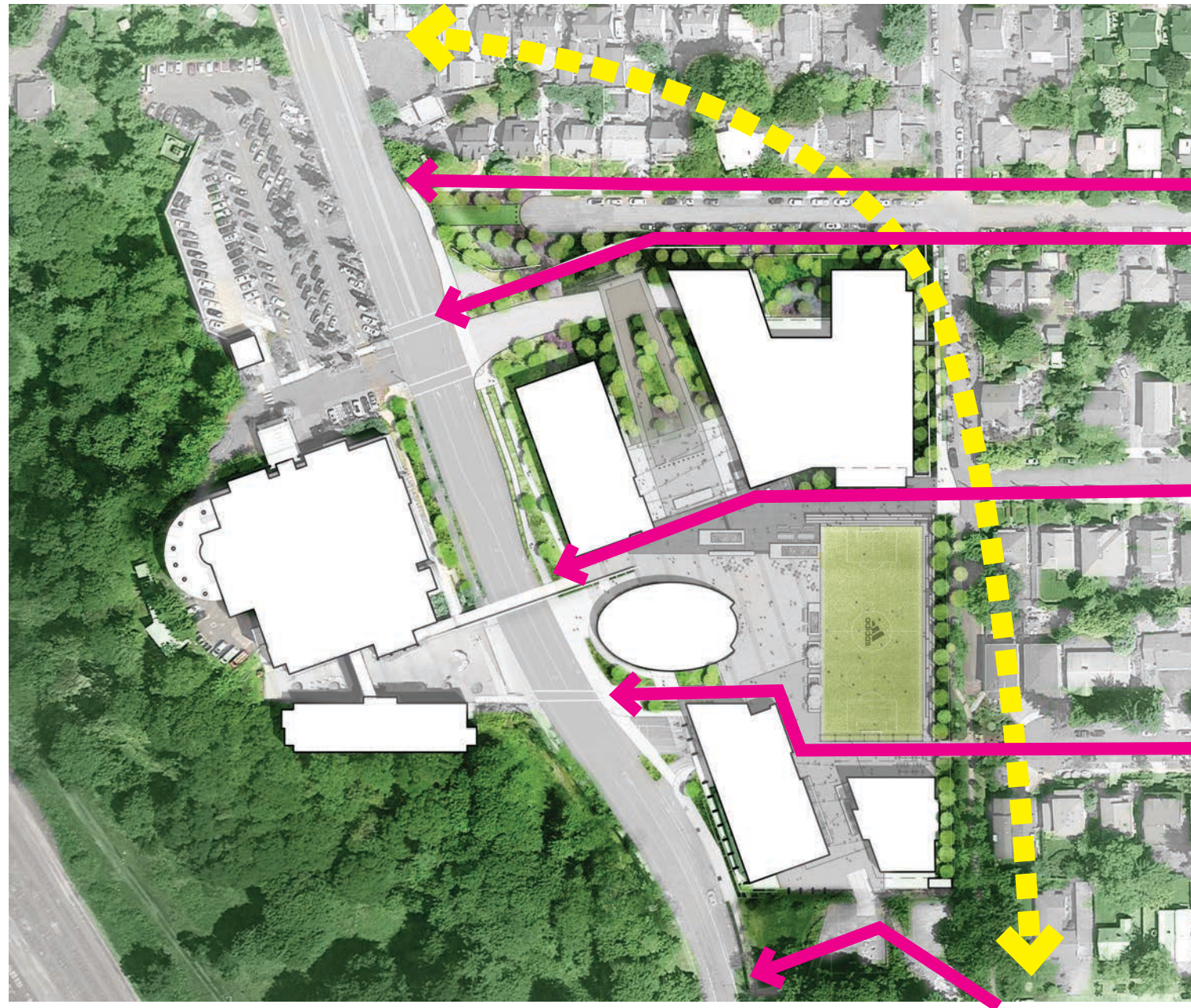
\*Proposed 'Intersection Building' under separate Land Use Review



# Site Design

Connecting Bluff and Neighborhood

DAR 2



The adidas Village can serve as a means of connecting the Overlook Neighborhood to the large bluff landscape that is essential to the neighborhood's identity.



Responding to the grain and character of the surrounding neighborhood streets and residences informs the articulation of site edges and buildings.

# Native Bluff Planting Palette

Final plant selections will consider bloom time, fall color, and evergreen species to ensure year-round vibrance and interest as well as seasonal variety. All plants will be selected from the Portland Plant List.

## Example Tree Species



*Acer macrophyllum*  
Bigleaf Maple



*Quercus garryana*  
Oregon White Oak



*Arbutus menziesii*  
Pacific Madrone



*Prunus emarginata*  
Bitter Cherry



*Psuedotsuga menziesii*  
Douglas Fir



*Alnus rubra*  
Red Alder



*Amelanchier alnifolia*  
Serviceberry

## Example Shrub Species



*Ceanothus-sanguineus*  
Oregon Tea-Tree



*Rubus parviflorus*  
Thimbleberry



*Symphoricarpos albus*  
Common Snowberry



*Berberis nervosa*  
Cascade Oregon Grape



*Ceanothus cuneatus*  
Buckbrush



*Ribes sanguineum*  
Red currant

## Example Herbaceous/Grass Species



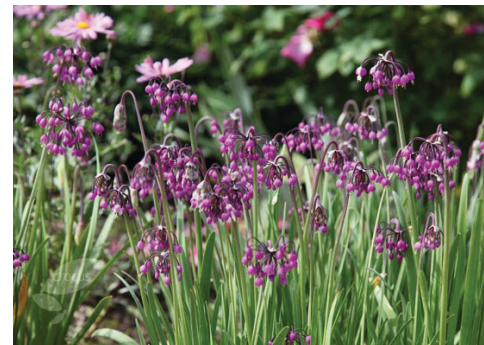
*Elymus trachycaulus*  
Bluebunch Wheatgrass



*Gilia capitata*  
Bluefield Gilia



*Polystichum munitum*  
Sword Fern



*Allium cernuum*  
Nodding Onion



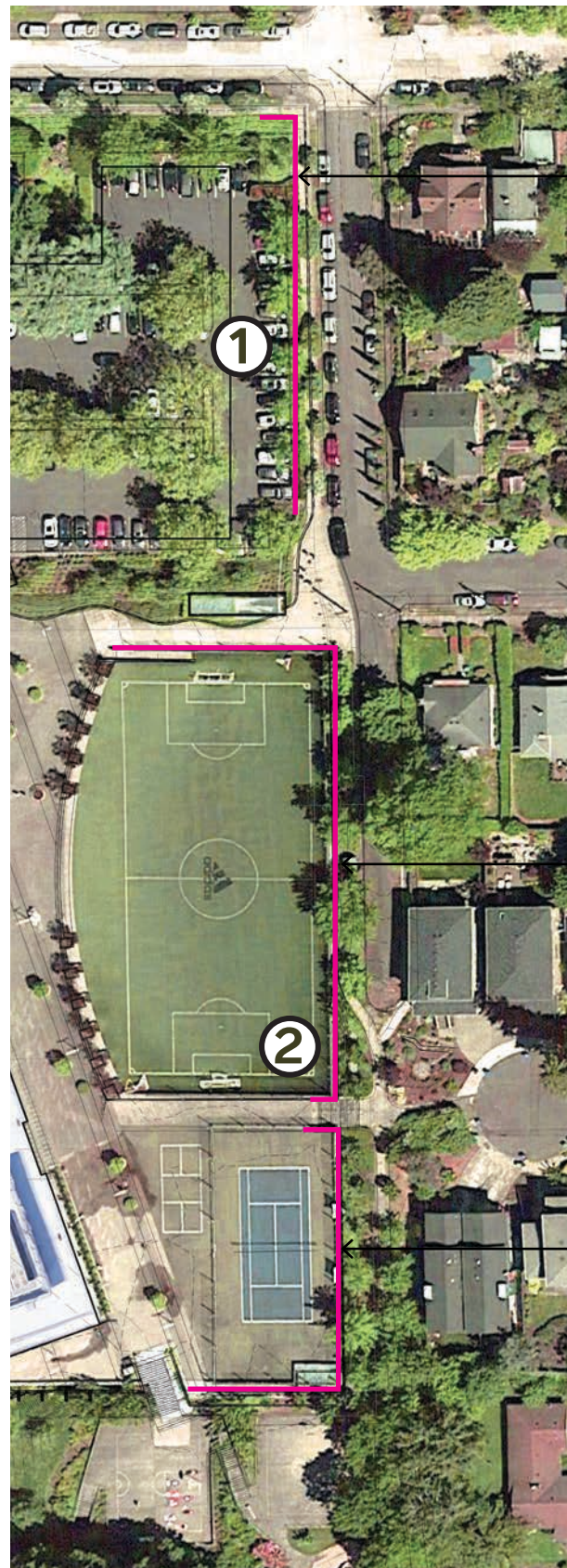
*Pteridium aquilinum*  
Bracken Fern



*Penstemon richardsonii*  
Cut-leaved penstemon

# N Delaware Avenue

## Concepts

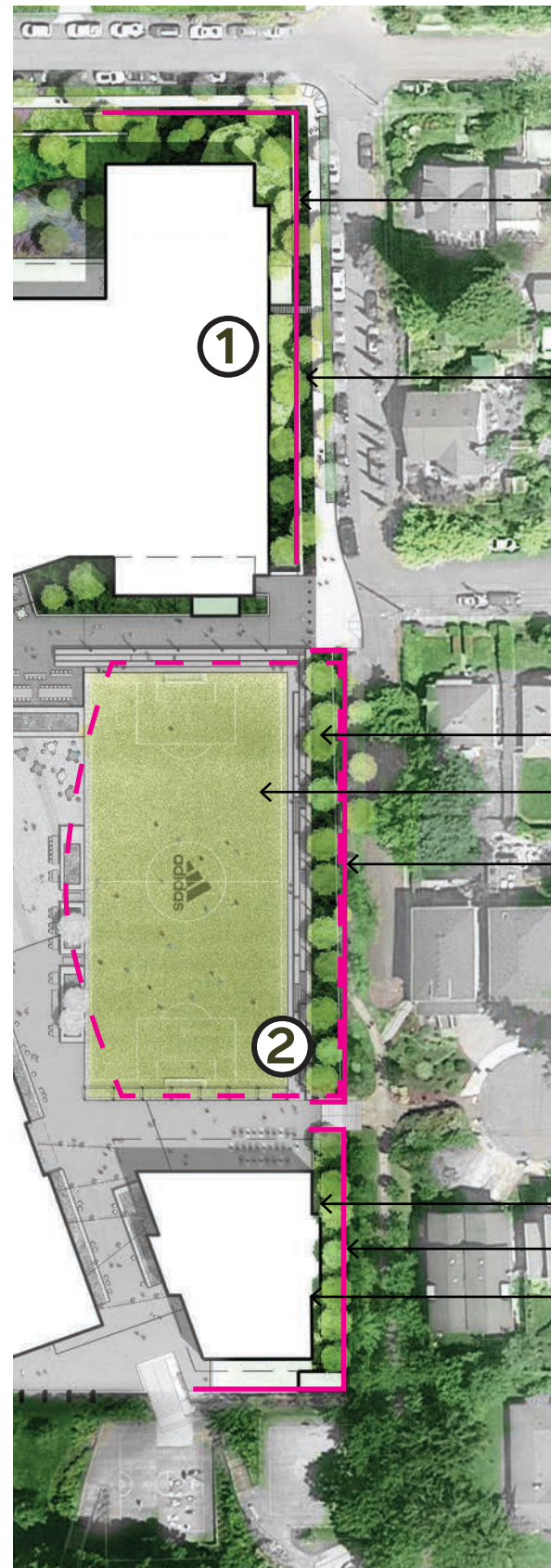


Existing Condition

existing wall

existing wall

existing wall



Proposed Plan

new wall

new planting

new planting

shifted field

existing wall

new planting

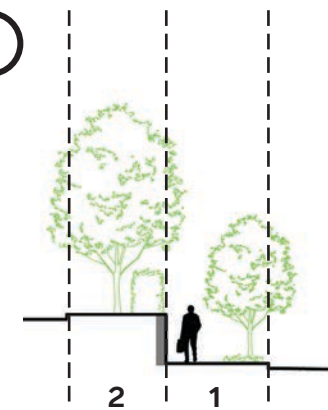
existing wall

bioretention planting

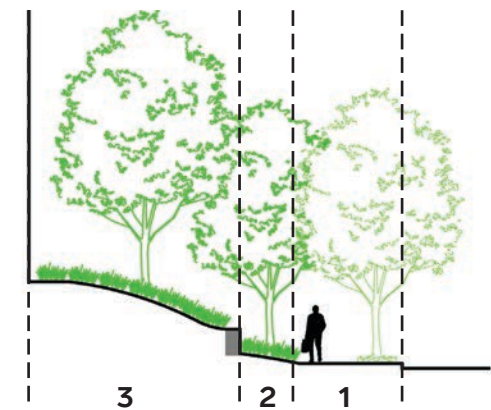


The site design seeks to build on the character Delaware sideyard rhythm and the transition into Madrona Park with layers of trees and planting framing the pedestrian walk.

①



Existing Condition

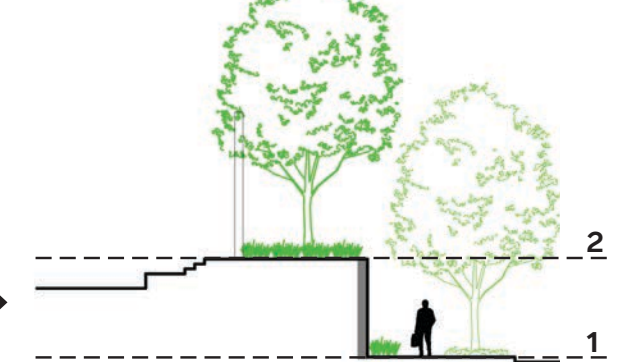


Proposed Condition

②



Existing Condition



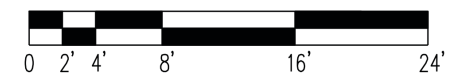
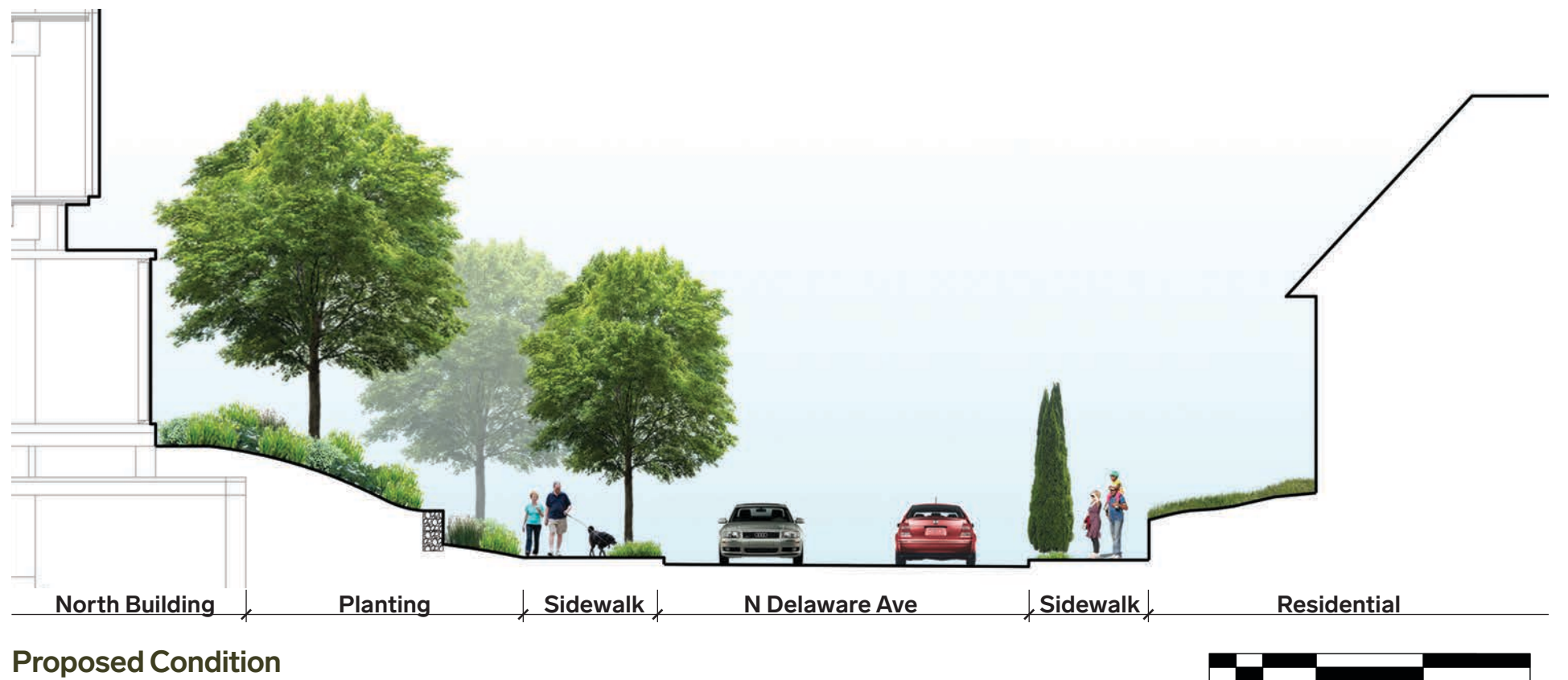
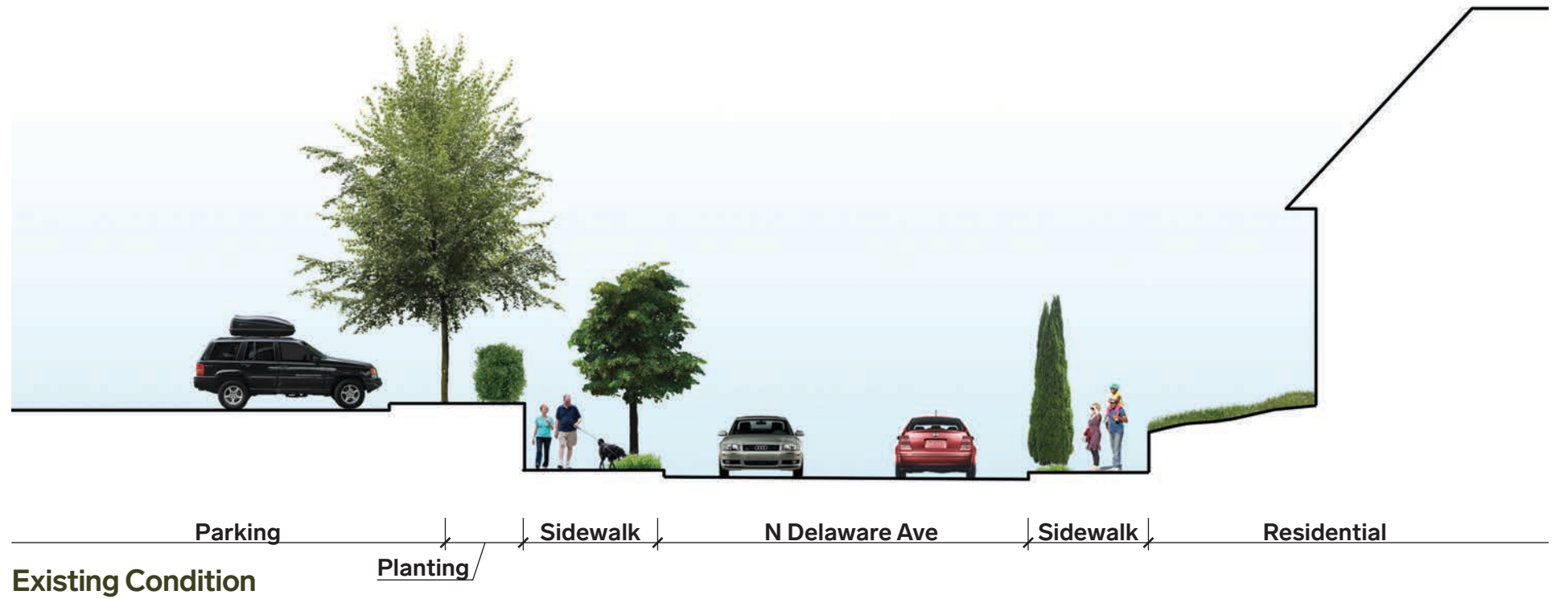
Proposed Condition

# N Delaware Avenue

North Building



Proposed Plan

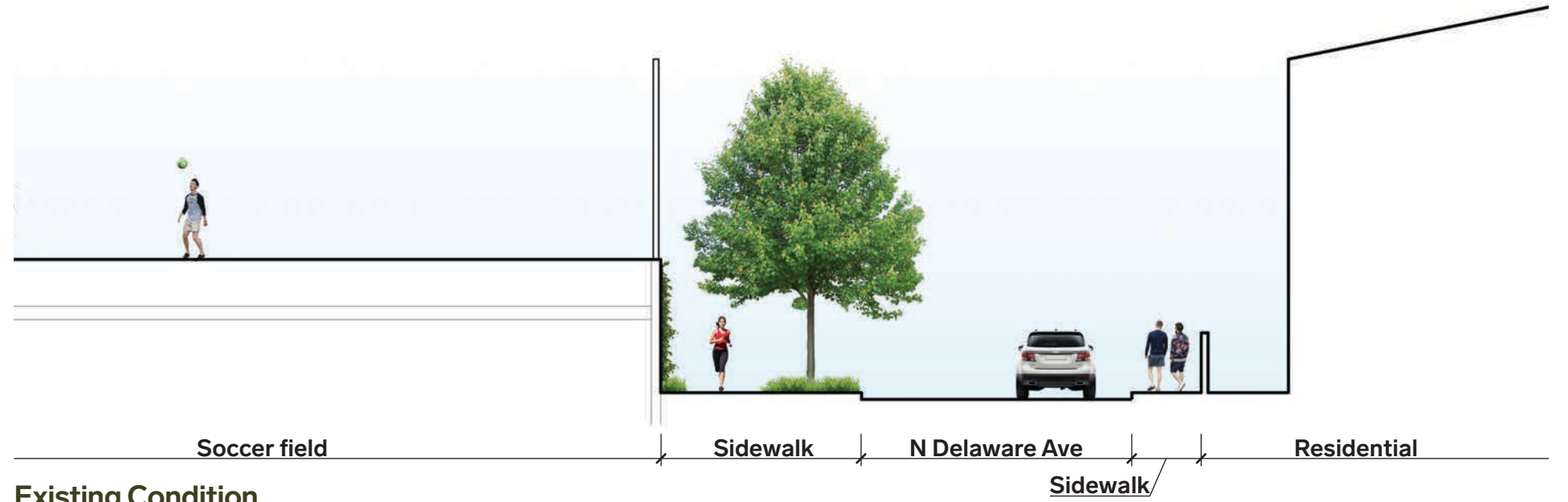


# N Delaware Avenue

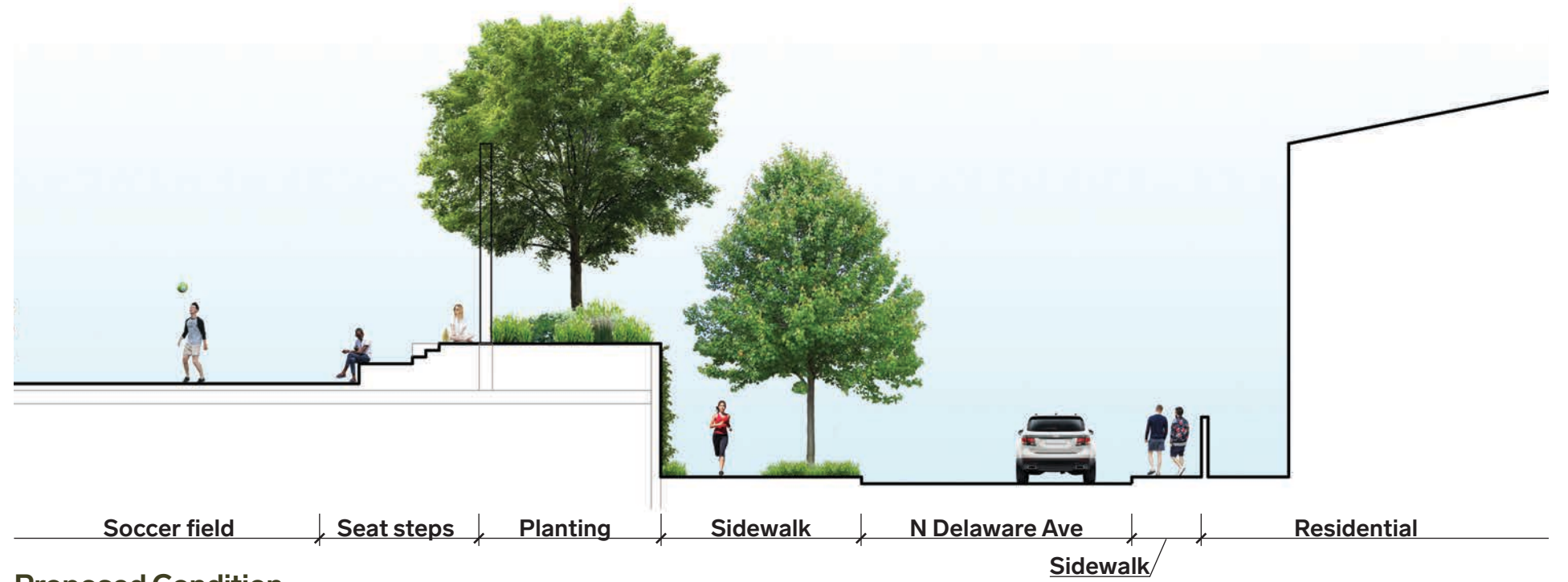
Plaza + Field



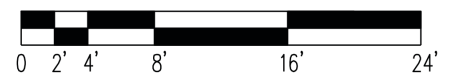
Proposed Plan



Existing Condition

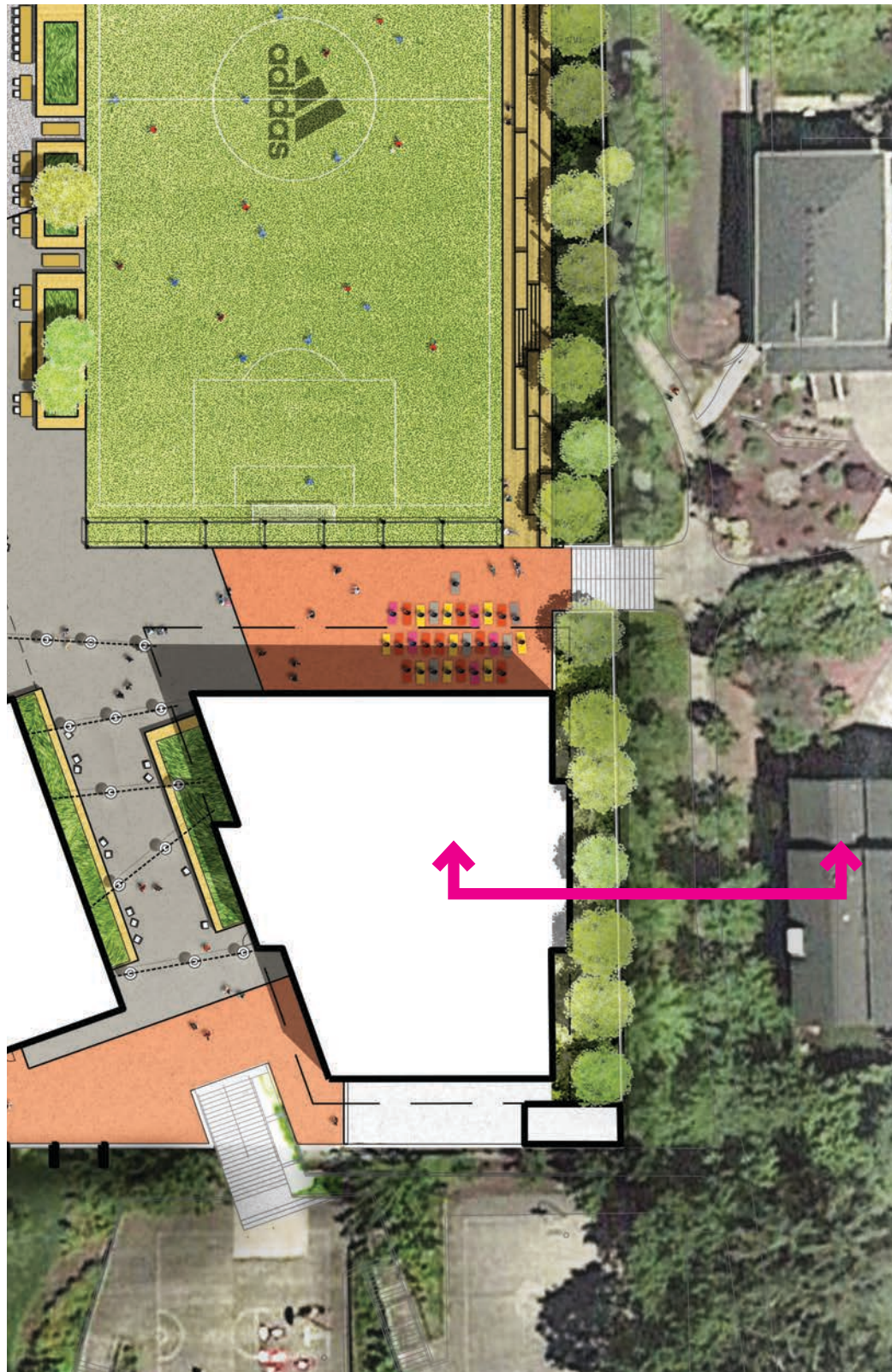


Proposed Condition

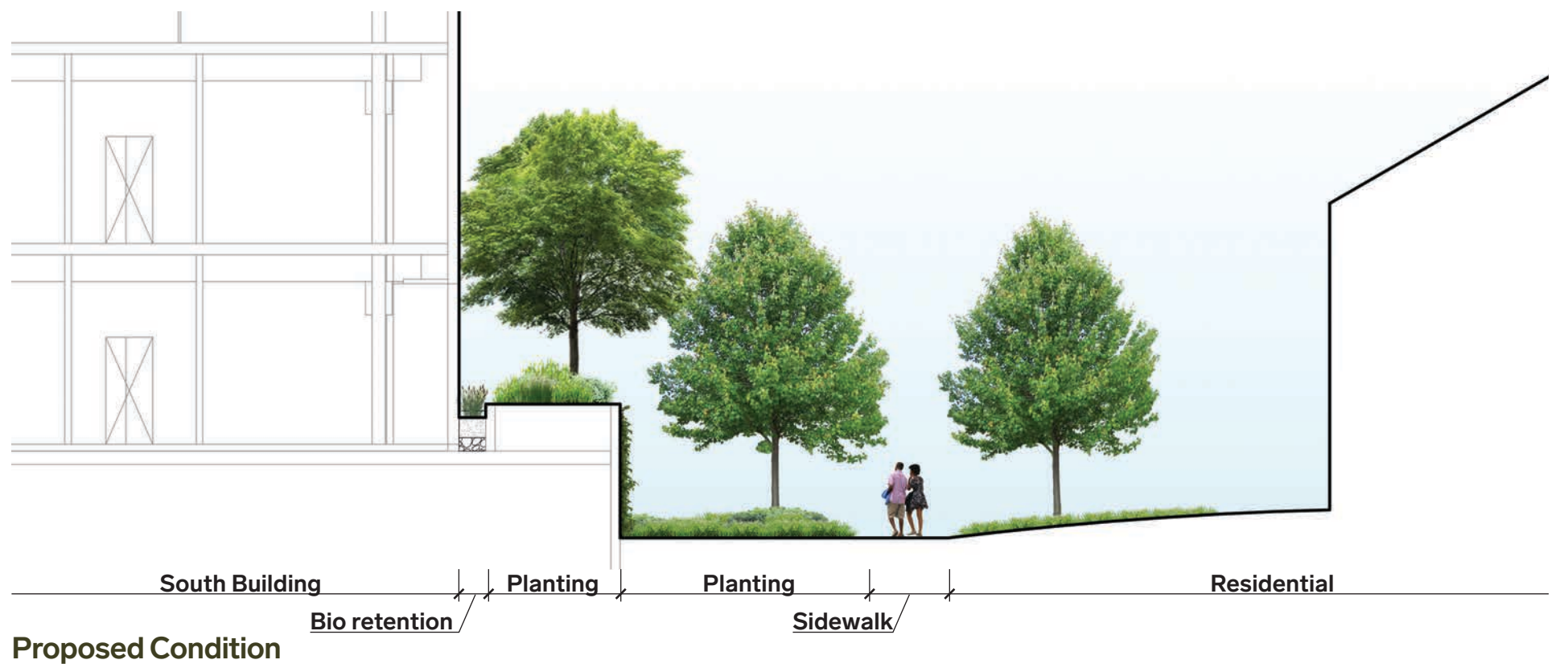
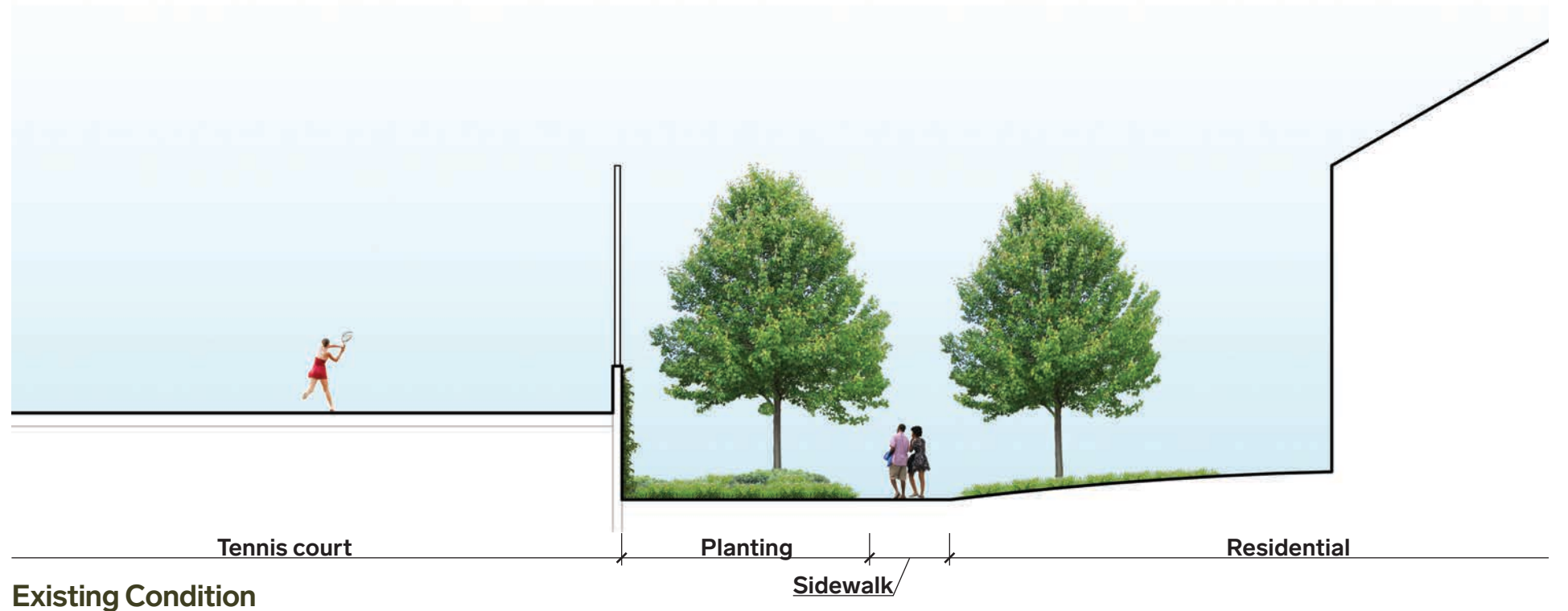


# N Delaware Avenue

## South Building



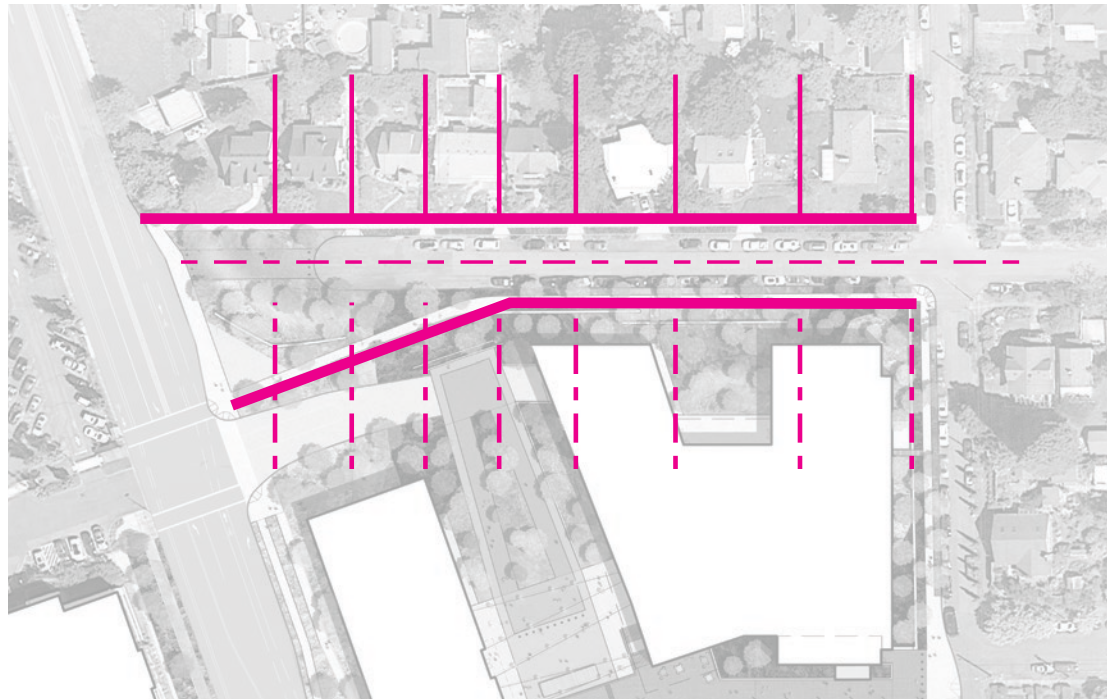
N Delaware Ave - Plan



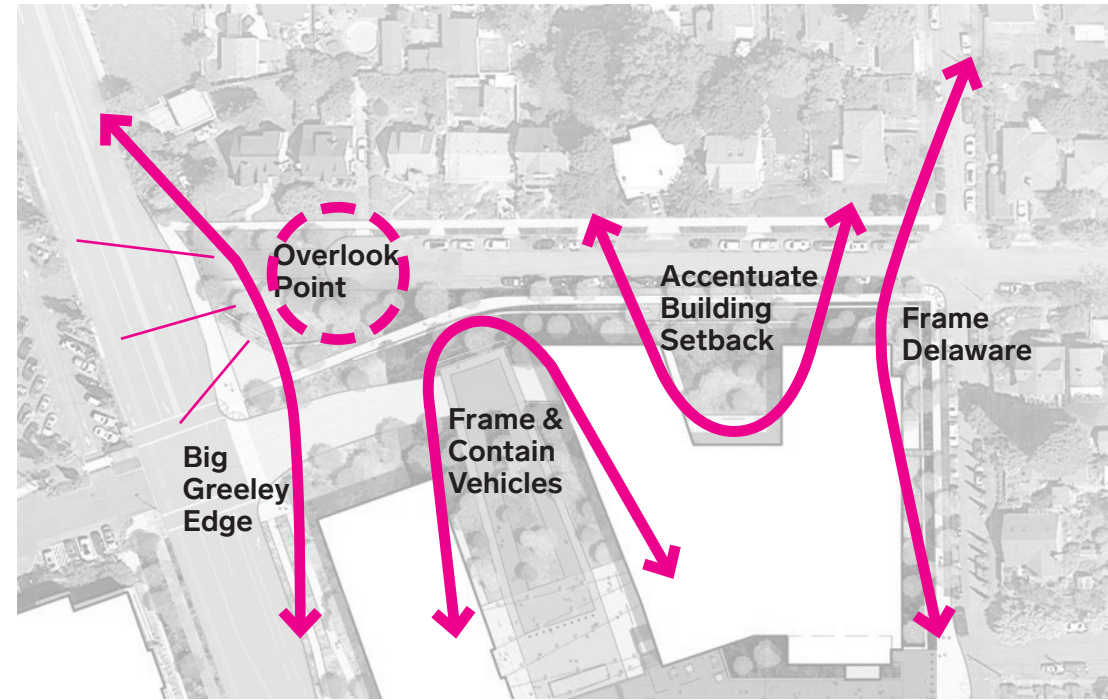
# N Sumner Street

## Concepts

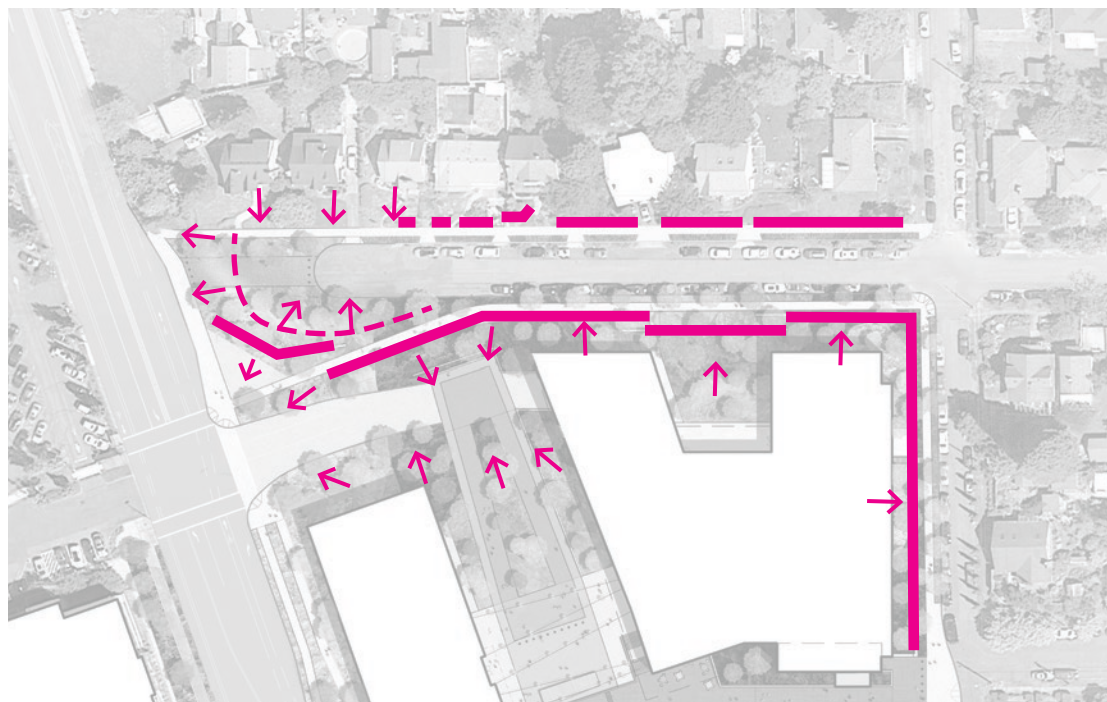
DAR 2



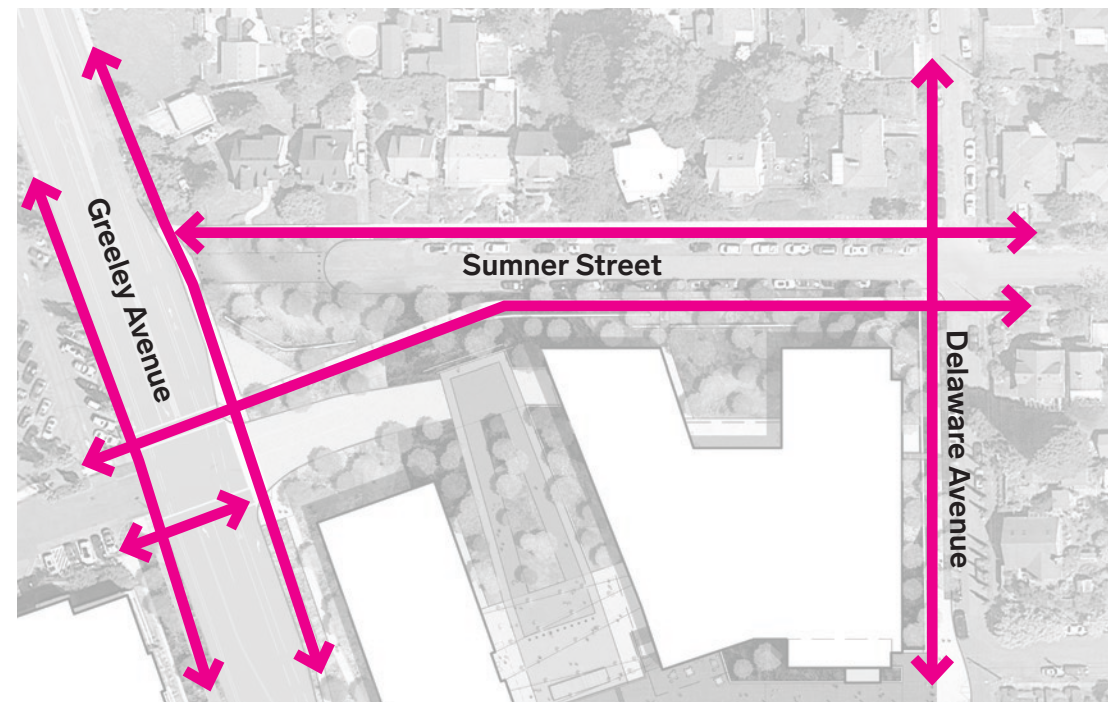
Sumner as a two-sided street framed with a fine-grained frontage



Key orientations and framing to layer experience of Village Park and Sumner and contain the entry drive



Landform and site walls



Circulation



# N Sumner Street

Concepts

DAR 2



Sumner Street - Existing

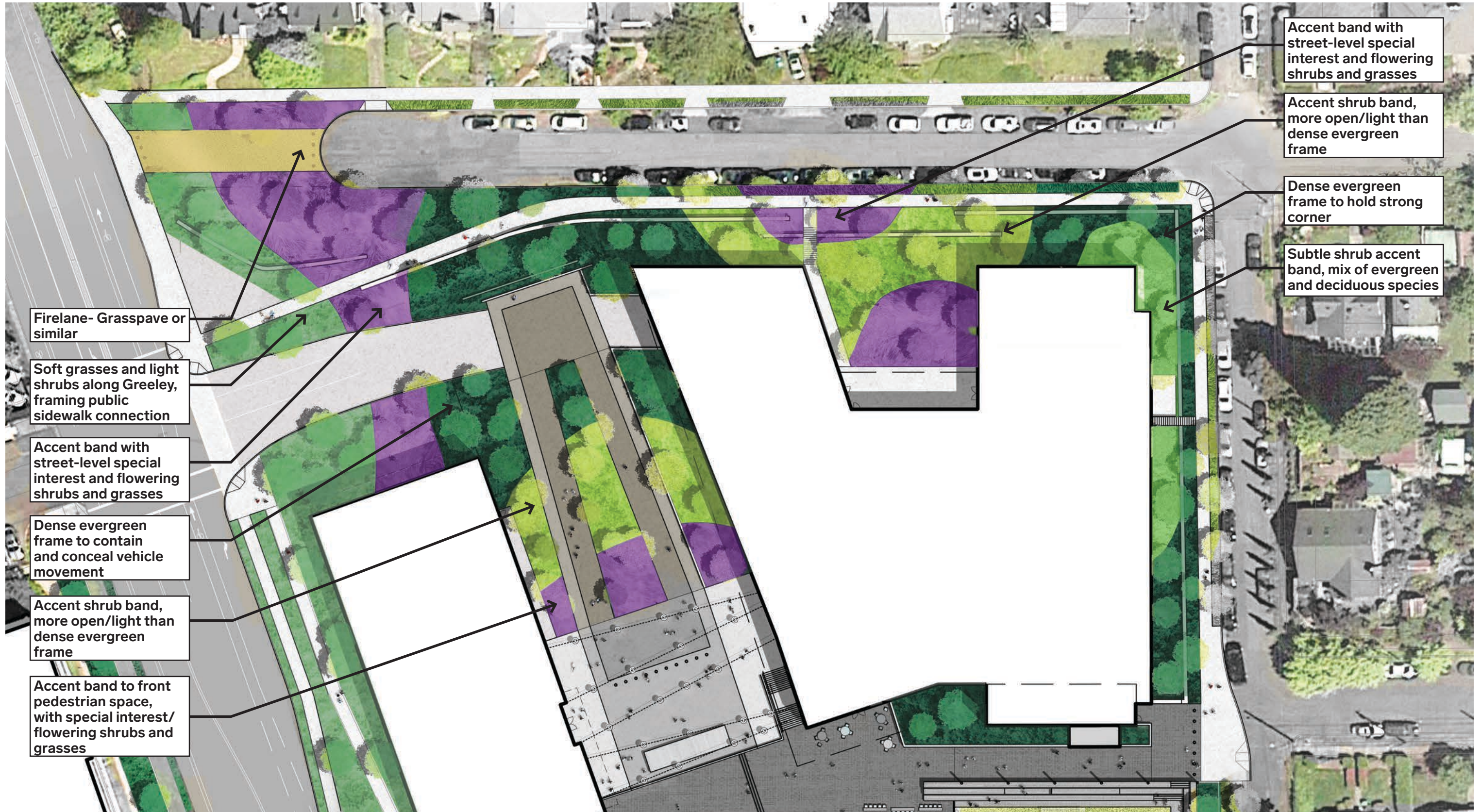


Sumner Street - Proposed

# North Site

## Planting

DAR 2



Firelane- Grasspave or similar

Soft grasses and light shrubs along Greeley, framing public sidewalk connection

Accent band with street-level special interest and flowering shrubs and grasses

Dense evergreen frame to contain and conceal vehicle movement

Accent shrub band, more open/light than dense evergreen frame

Accent band to front pedestrian space, with special interest/ flowering shrubs and grasses

Accent band with street-level special interest and flowering shrubs and grasses

Accent shrub band, more open/light than dense evergreen frame

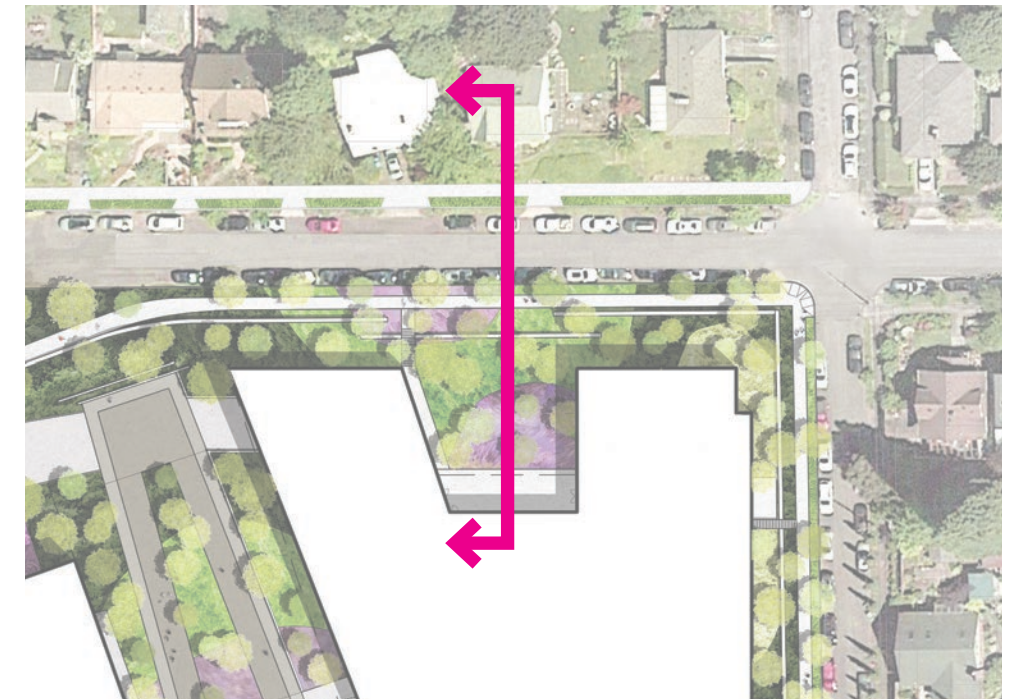
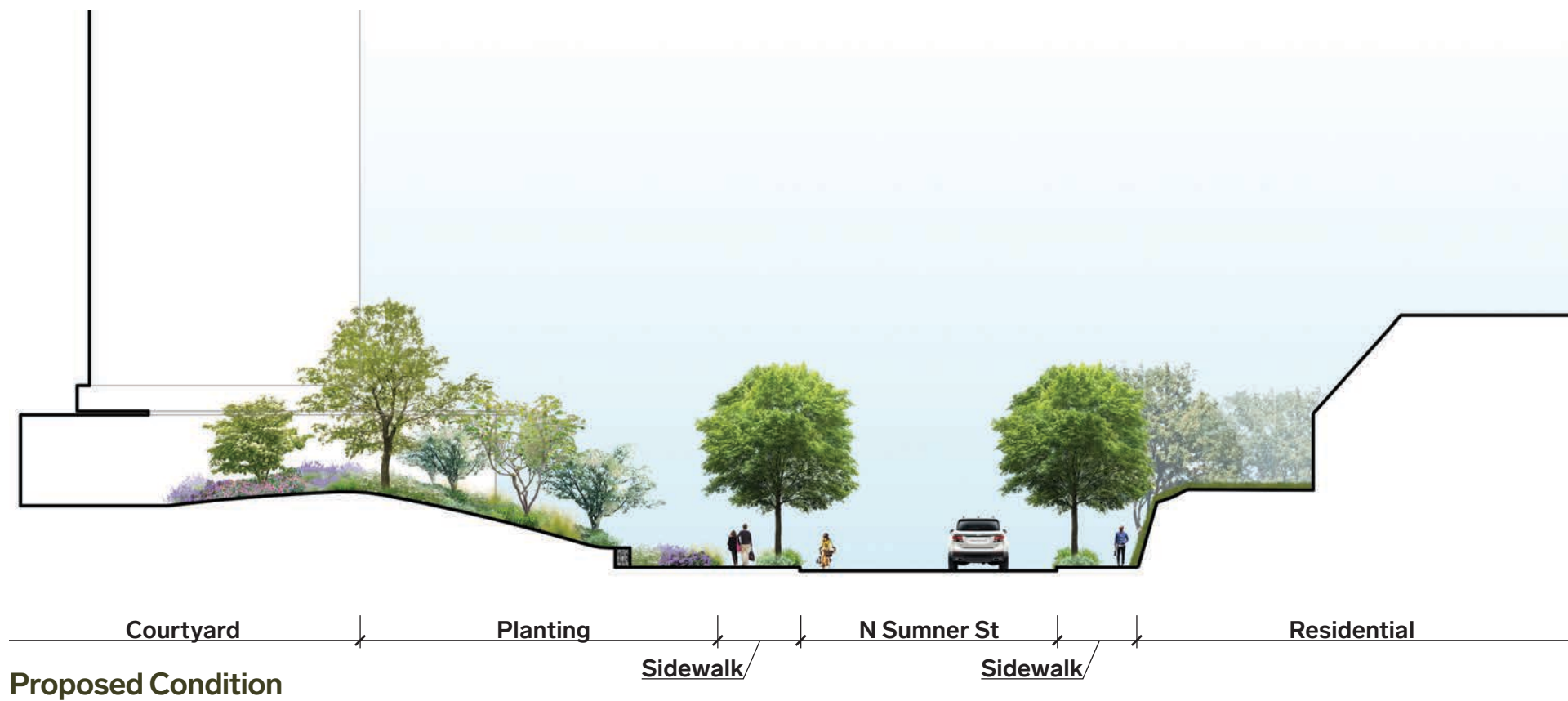
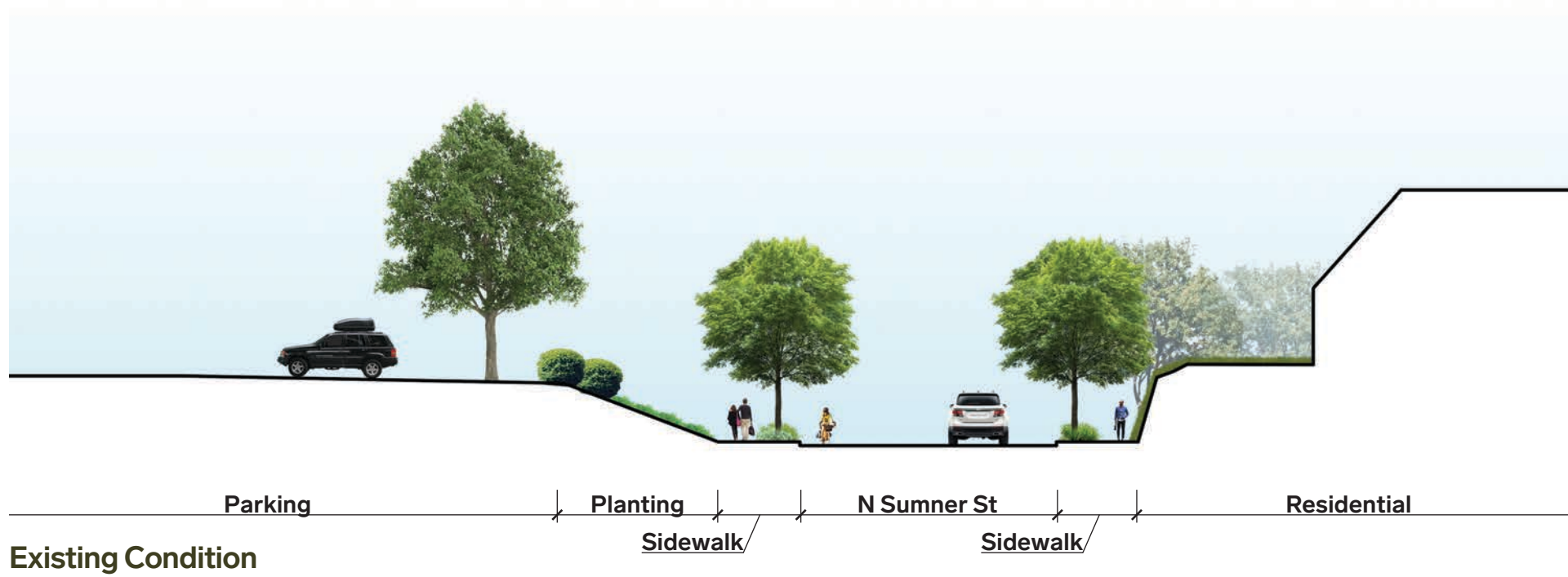
Dense evergreen frame to hold strong corner

Subtle shrub accent band, mix of evergreen and deciduous species

# N Sumner Street

## Sections

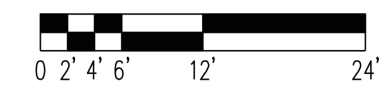
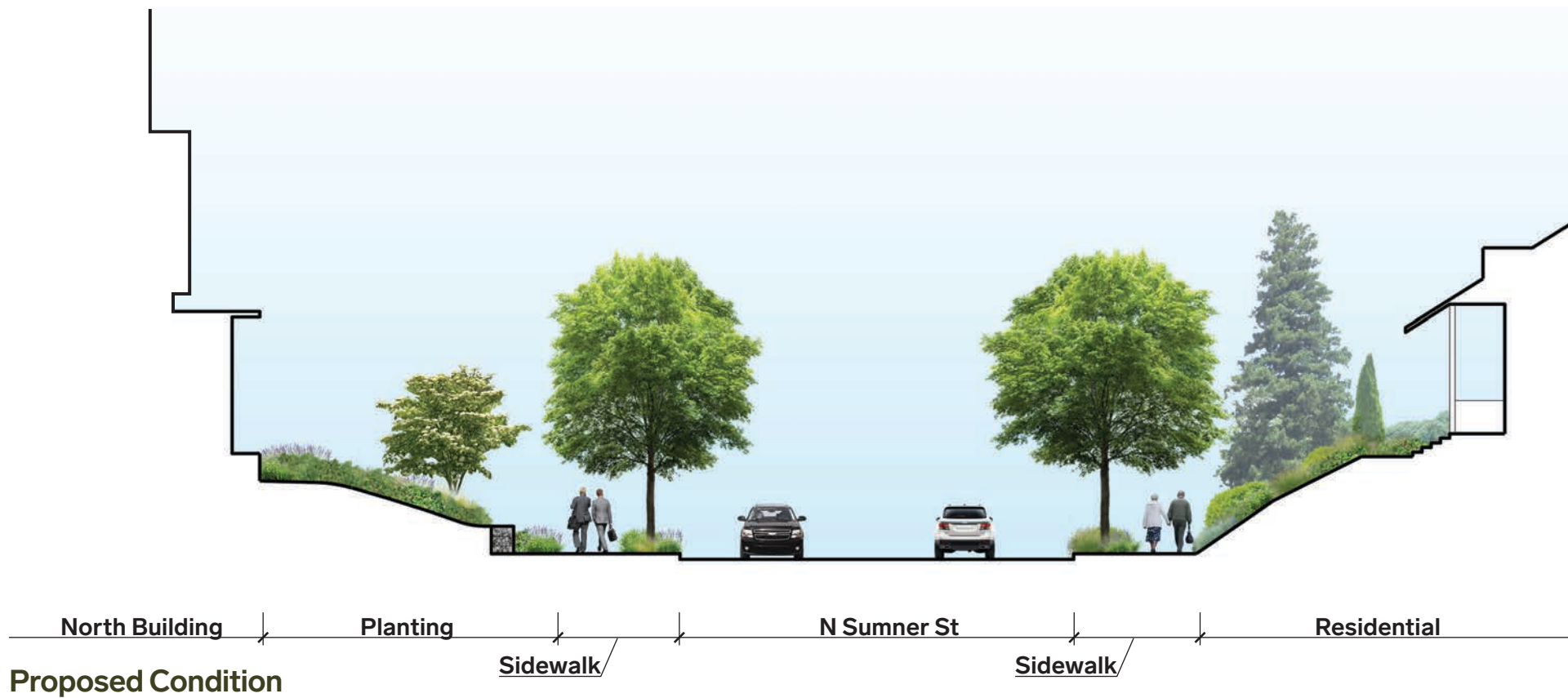
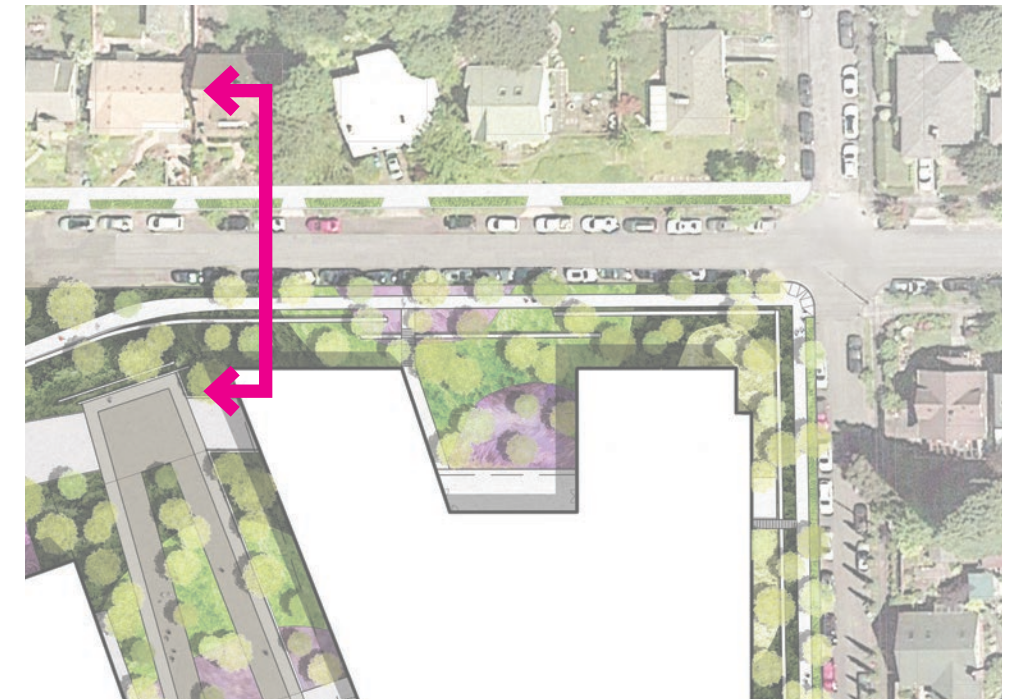
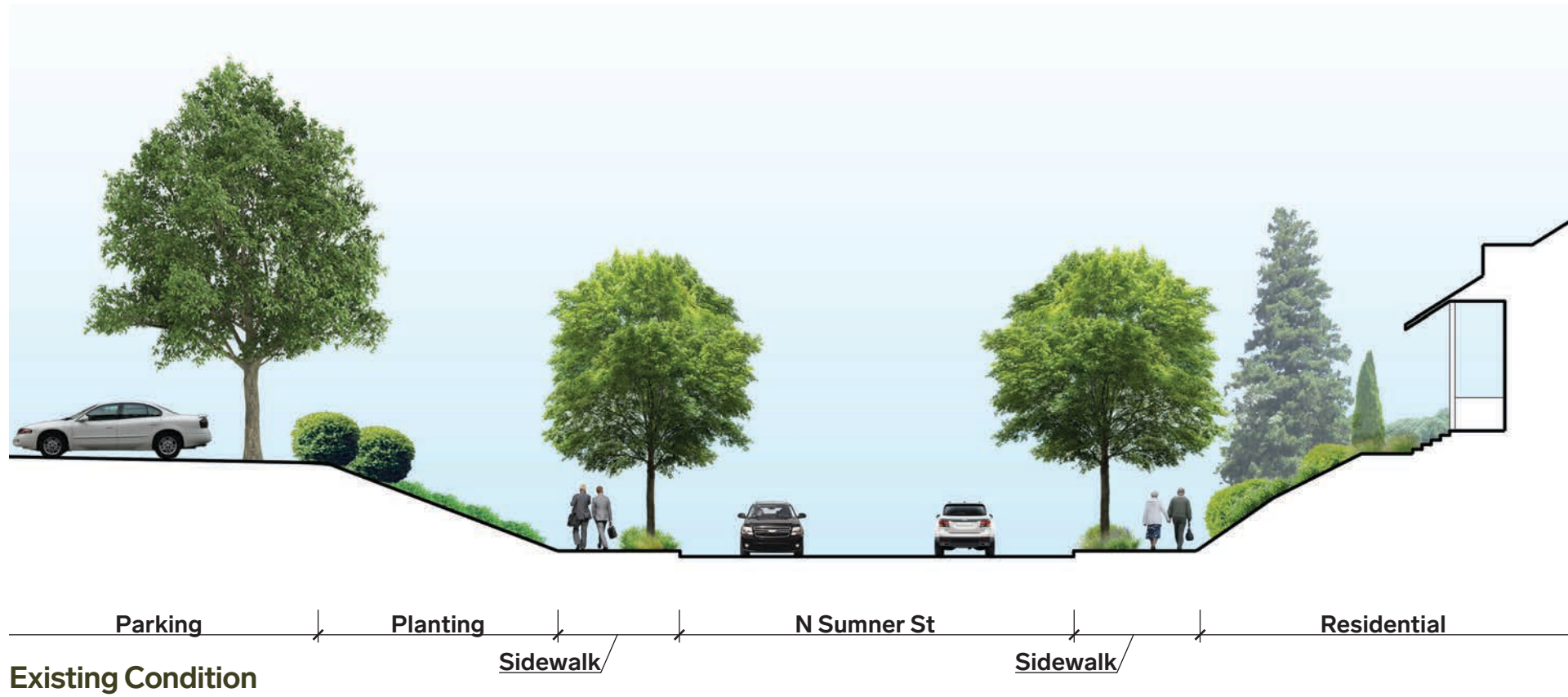
DAR 2



# N Sumner Street

## Sections

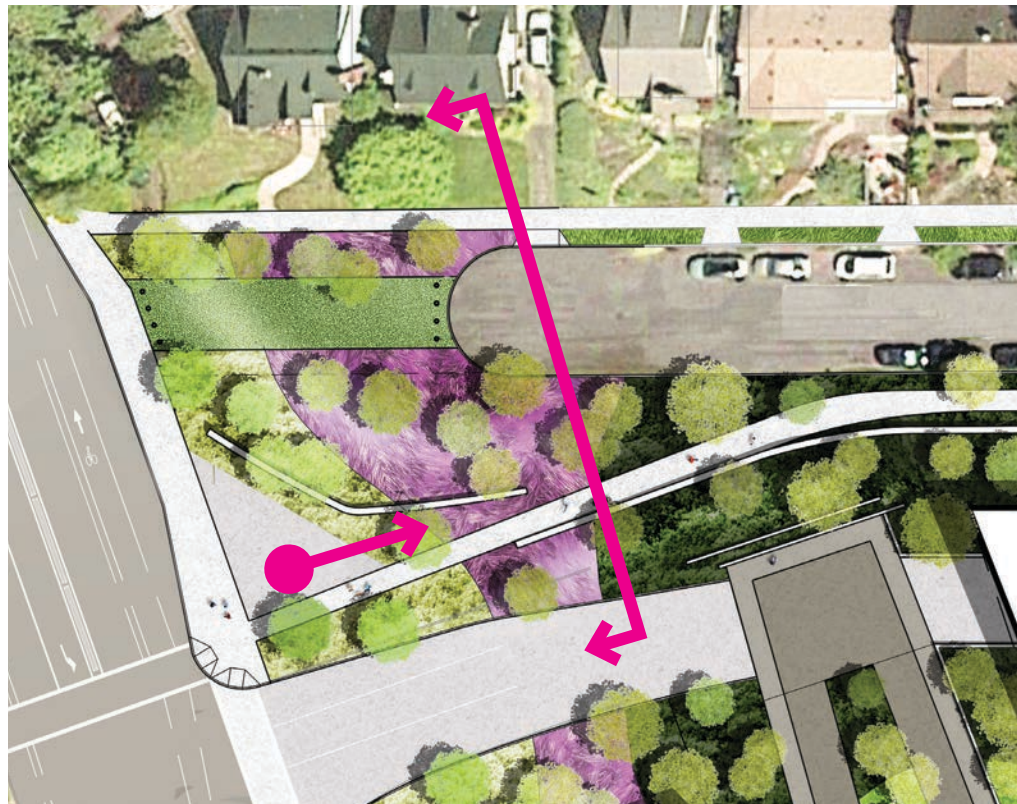
DAR 2



# Village Park

## Concepts

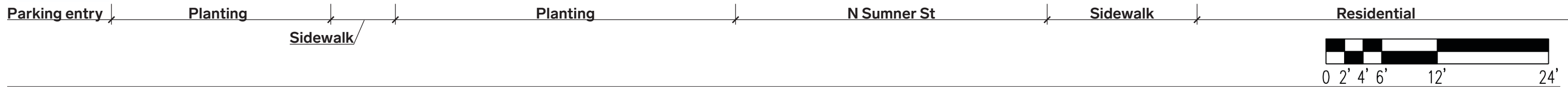
DAR 2



Preferred Village Park Plan



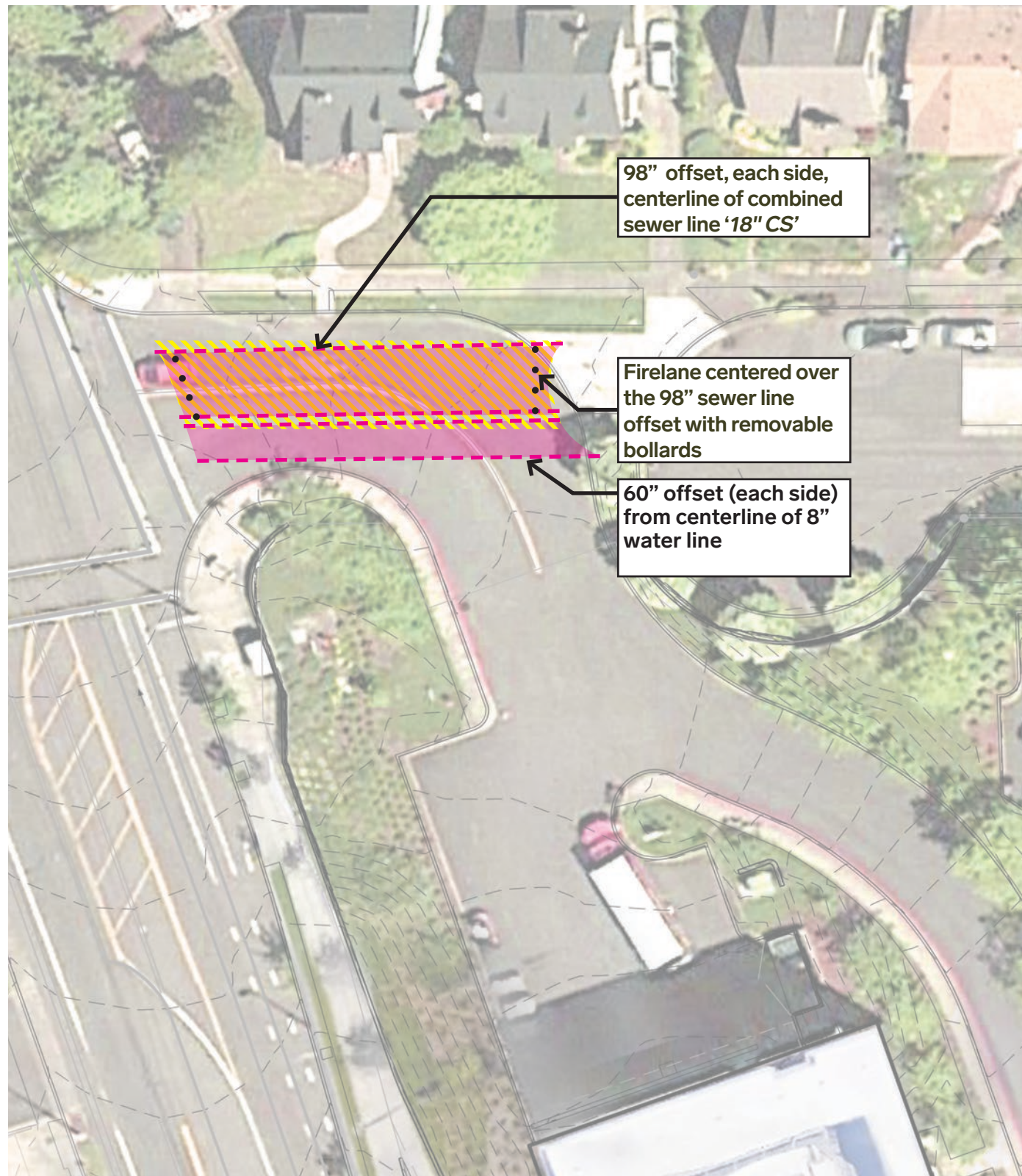
Village Park is intended to serve as a “bluff gateway” between the neighborhood and Greeley Avenue, framing Sumner Street and the new adidas Village drop-off.



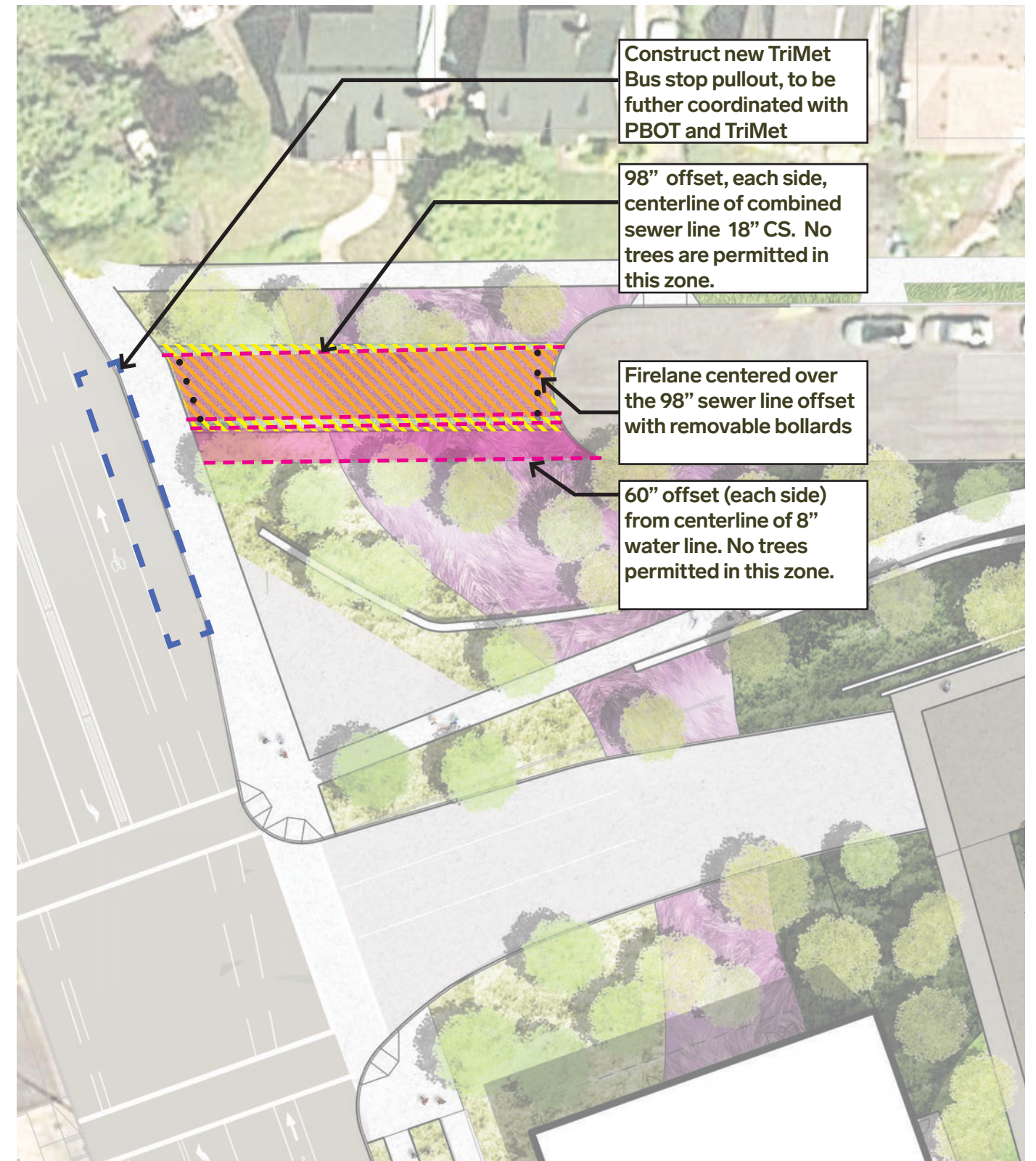
# Village Park

## Site Constrains

DAR 2



Existing condition and site constraints

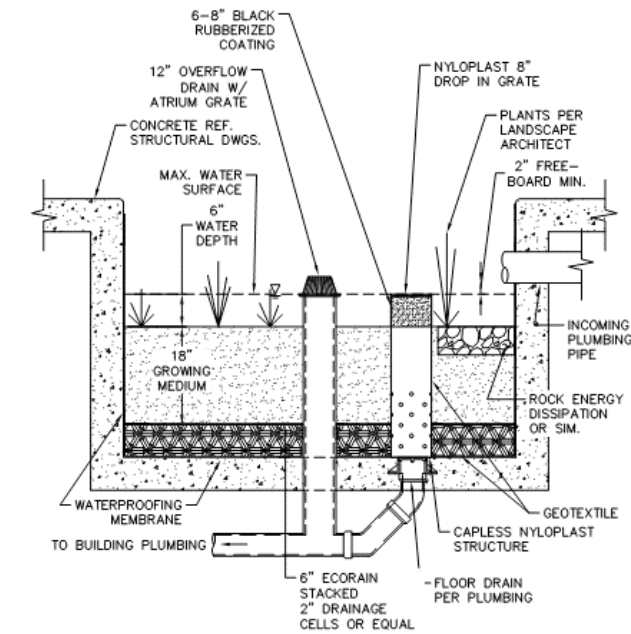
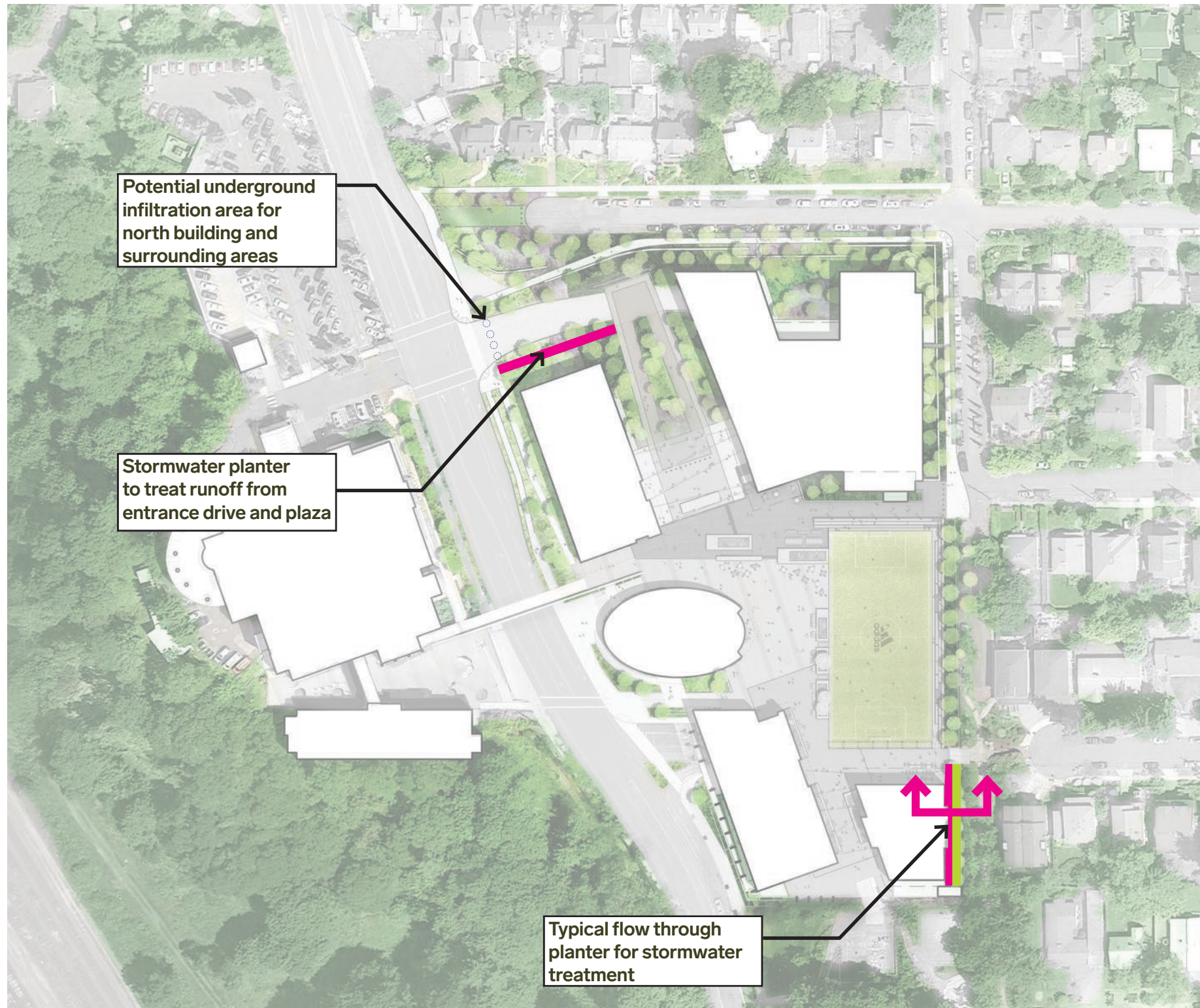


Proposed site design and constraints

# Village Park

## Site Stormwater

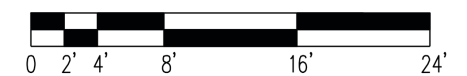
DAR 2

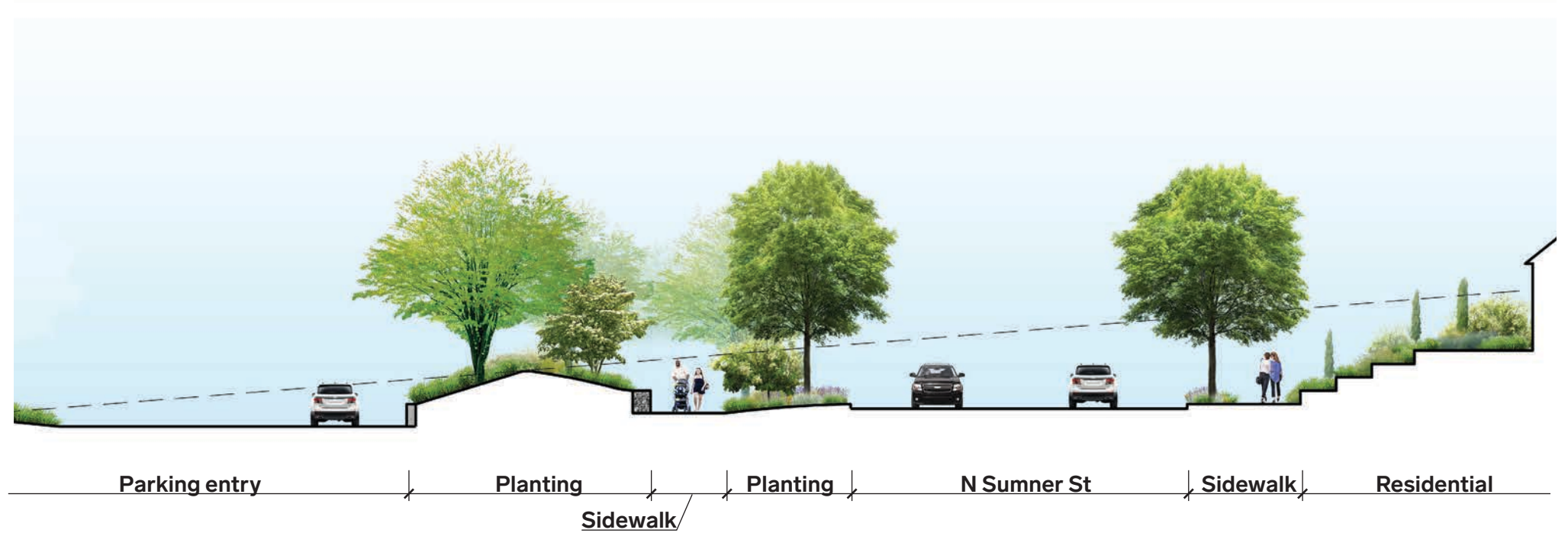


**1** TYPICAL FLOW THROUGH PLANTER SECTION  
SCALE: NTS



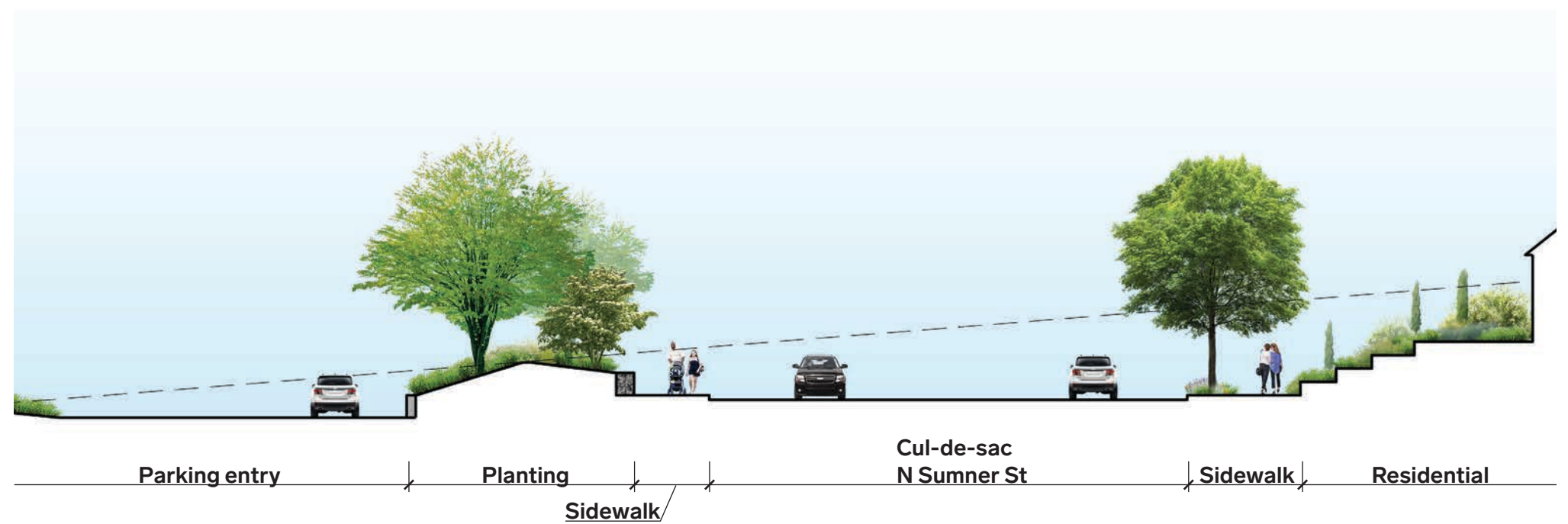
Proposed flow through planter along N. Delaware Ave adjacent to the building. Tree and shrub mixed planter between the building and the street provide residential privacy screening.





Preferred Concept

Preferred Cross Section



Alternate Concept

Alternate Cross Section

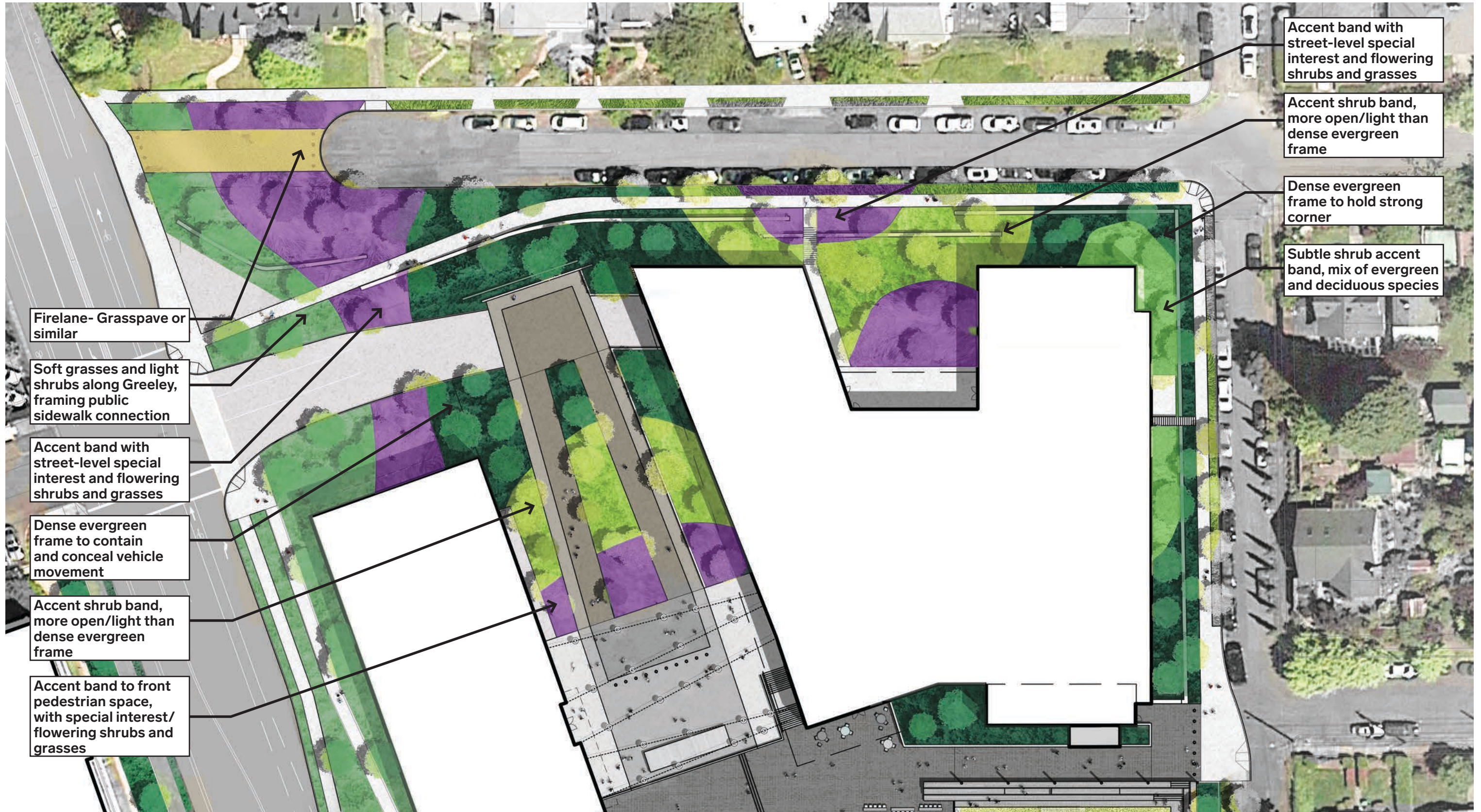




# North Site

## Planting

DAR 2



Accent band with street-level special interest and flowering shrubs and grasses

Accent shrub band, more open/light than dense evergreen frame

Dense evergreen frame to hold strong corner

Subtle shrub accent band, mix of evergreen and deciduous species

Firelane- Grasspave or similar

Soft grasses and light shrubs along Greeley, framing public sidewalk connection

Accent band with street-level special interest and flowering shrubs and grasses

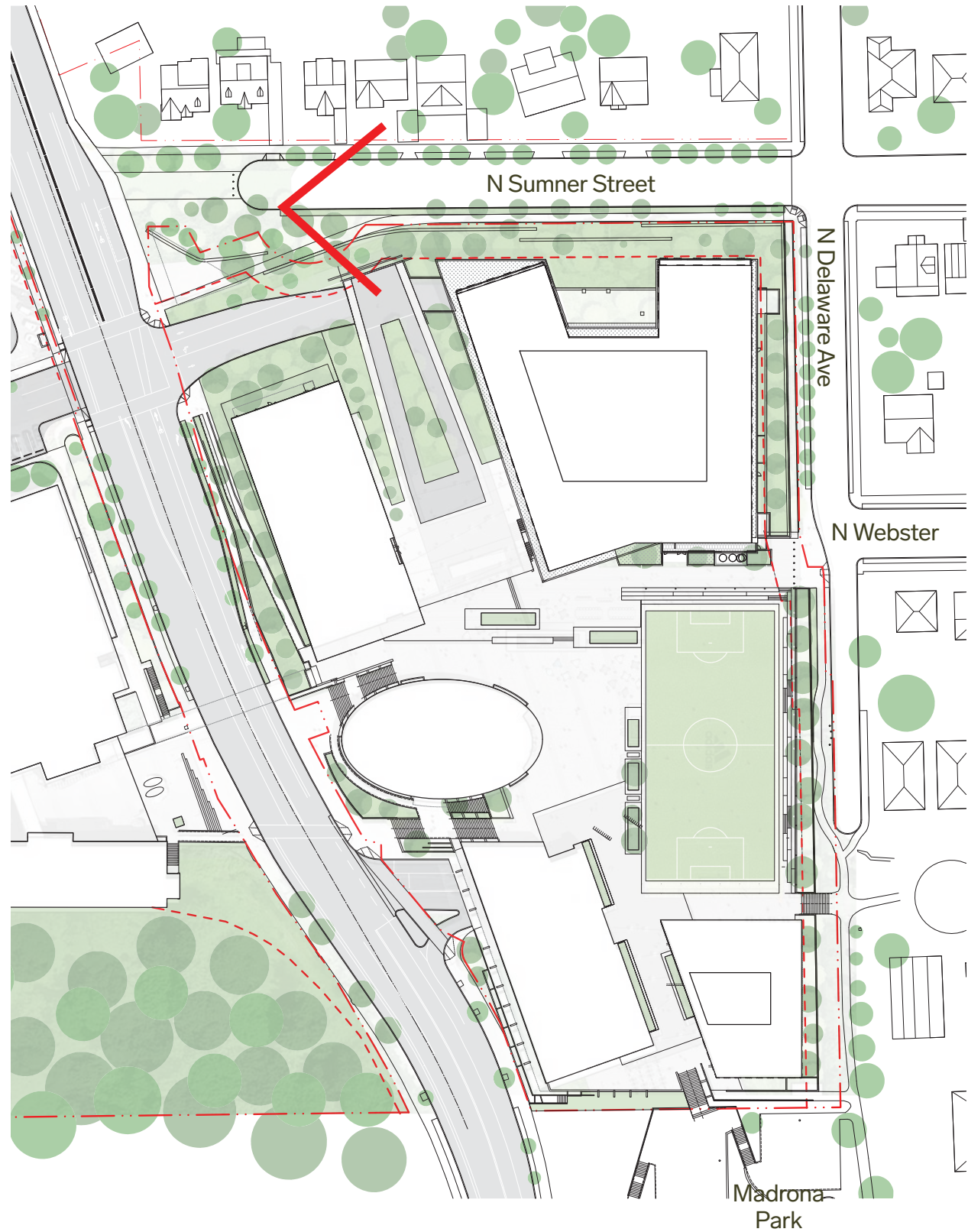
Dense evergreen frame to contain and conceal vehicle movement

Accent shrub band, more open/light than dense evergreen frame

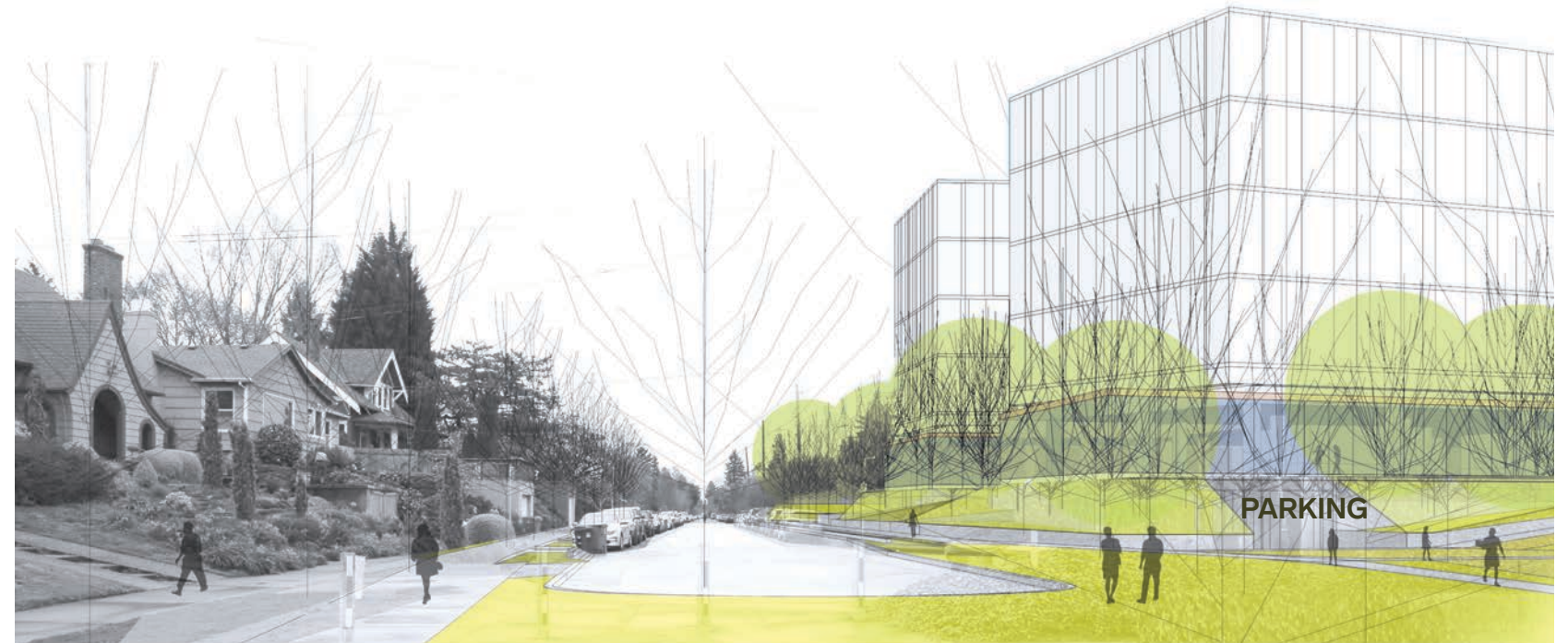
Accent band to front pedestrian space, with special interest/ flowering shrubs and grasses

# Sumner Street

Looking East



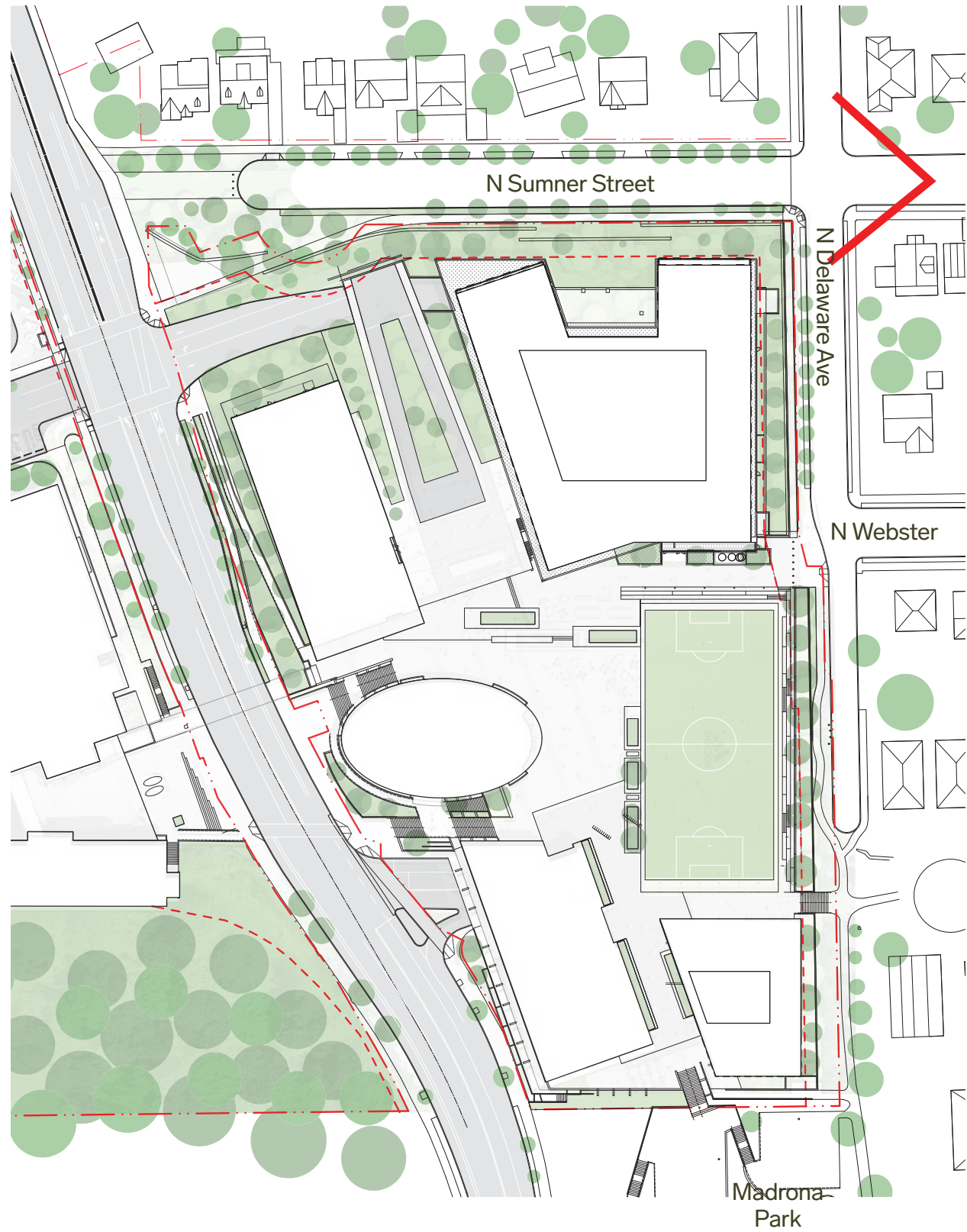
Existing



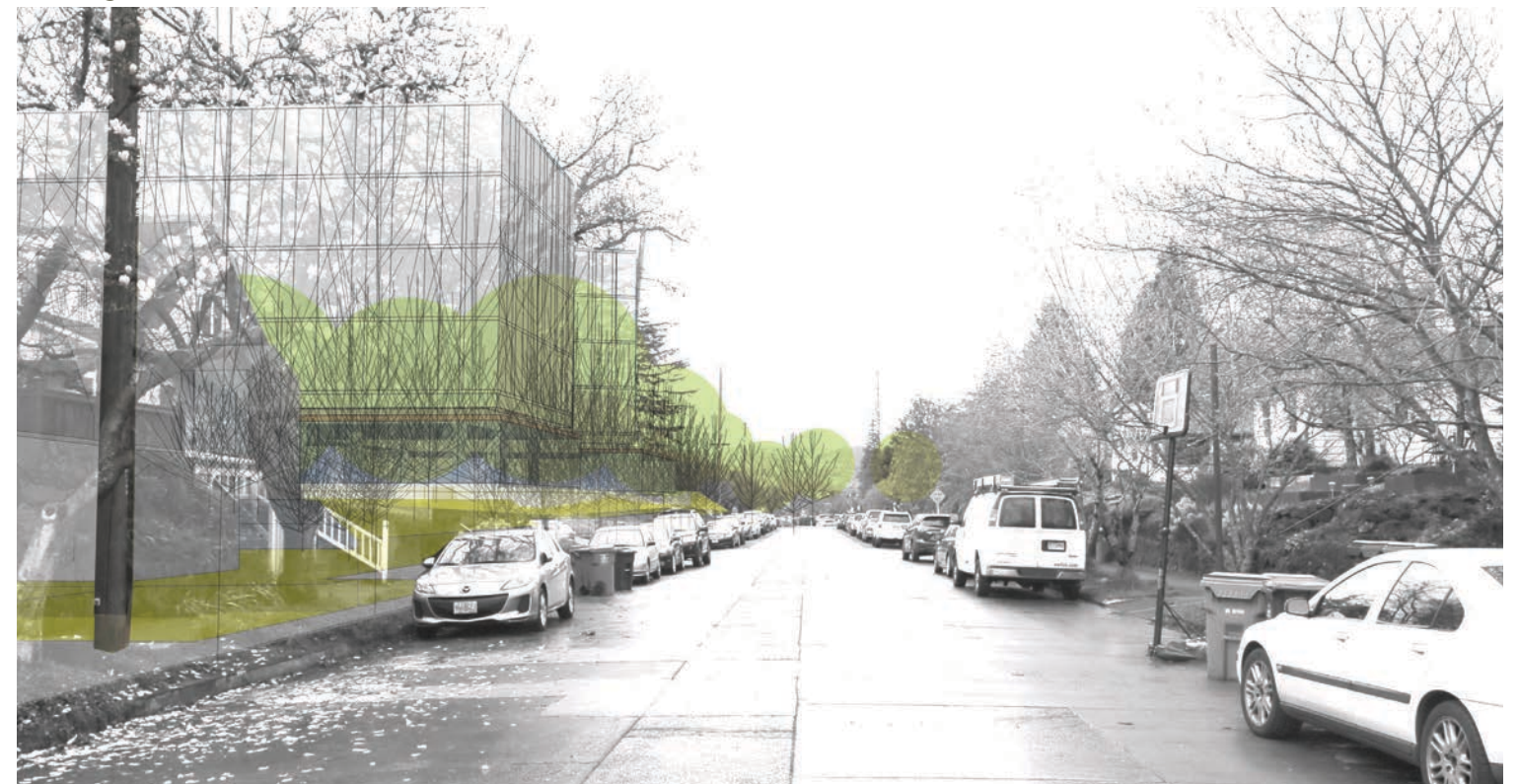
Proposed

# Sumner Street

Looking West



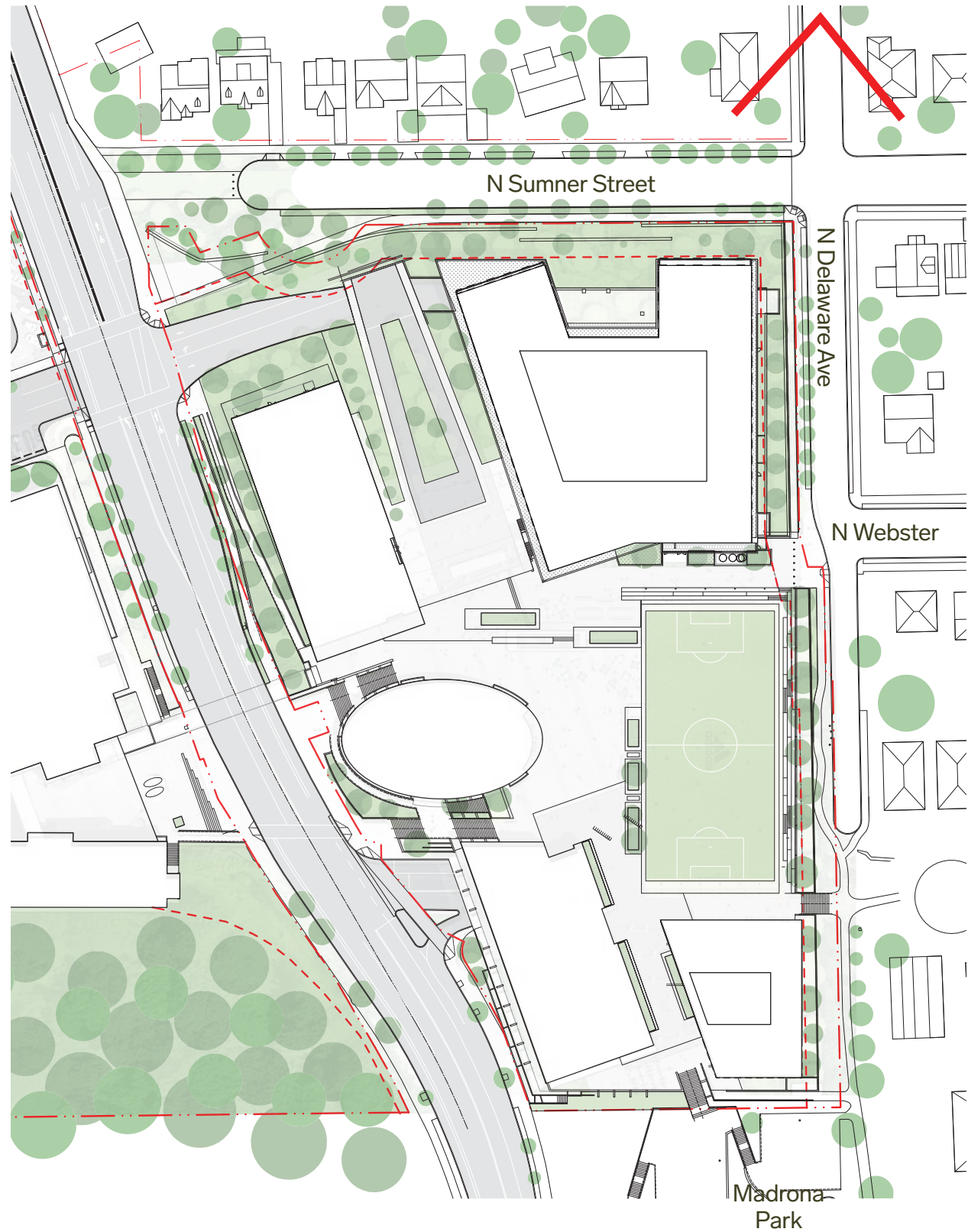
Existing



Proposed

# Delaware Avenue

Looking South



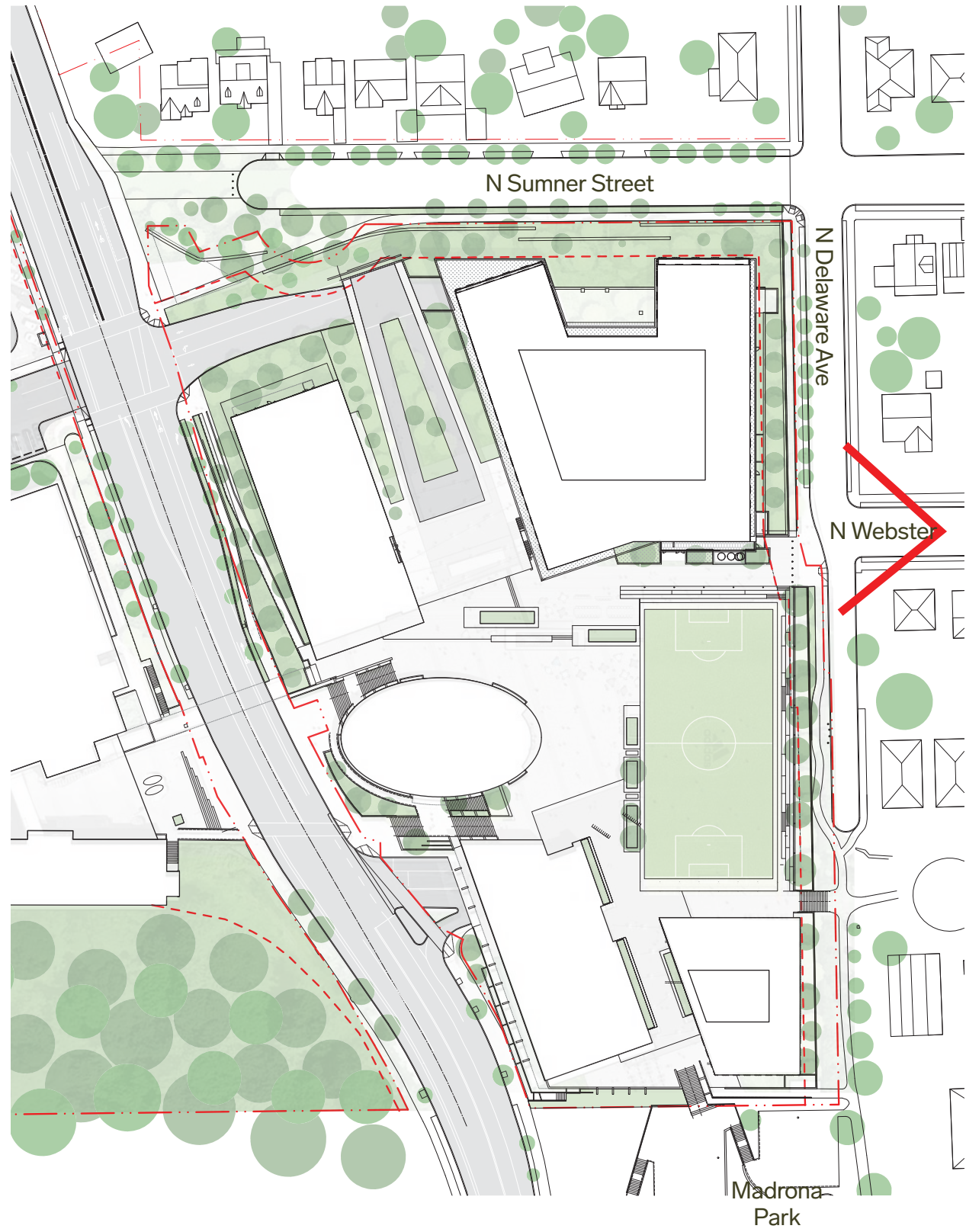
Existing



Proposed

# Webster Street

Looking West



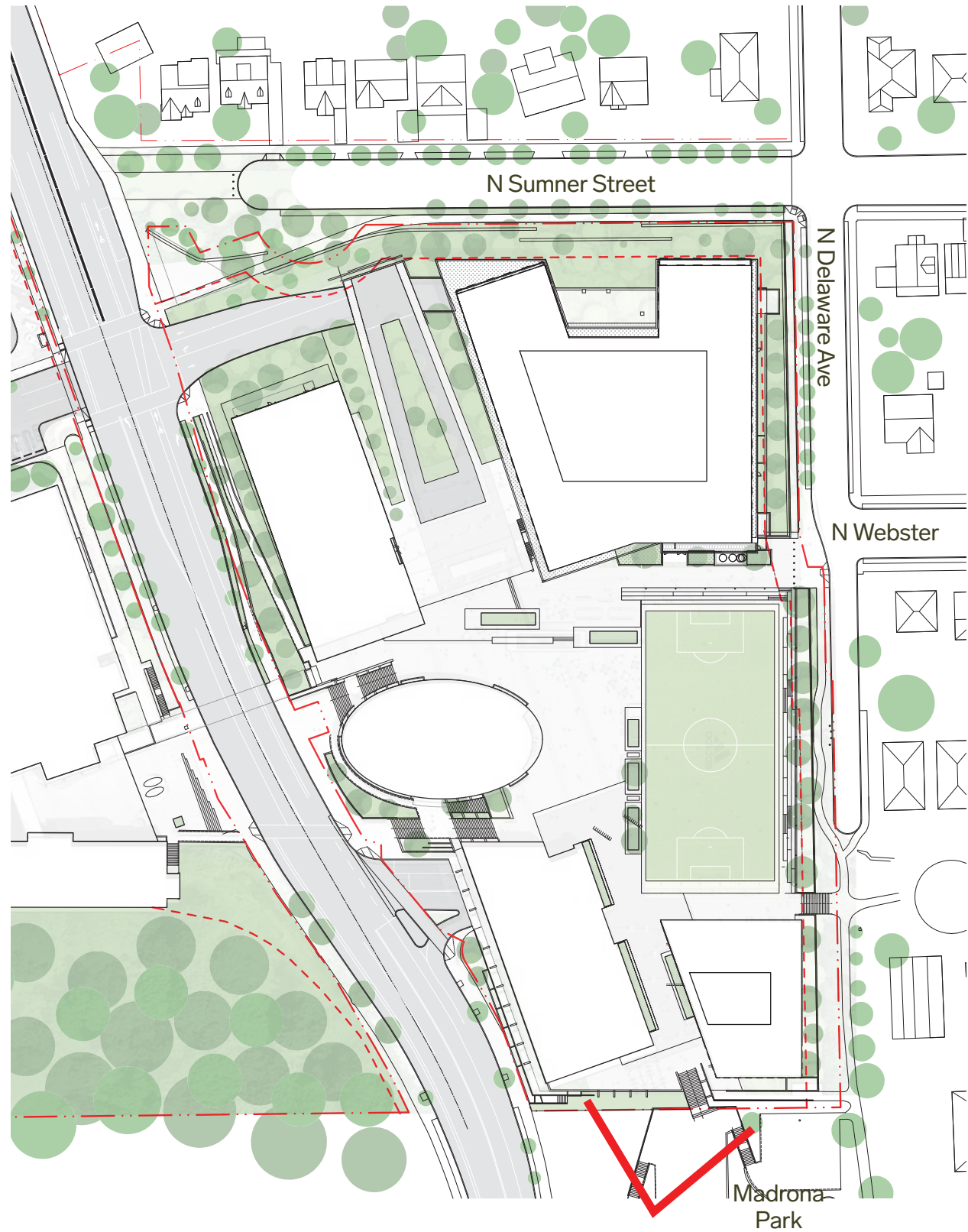
Existing



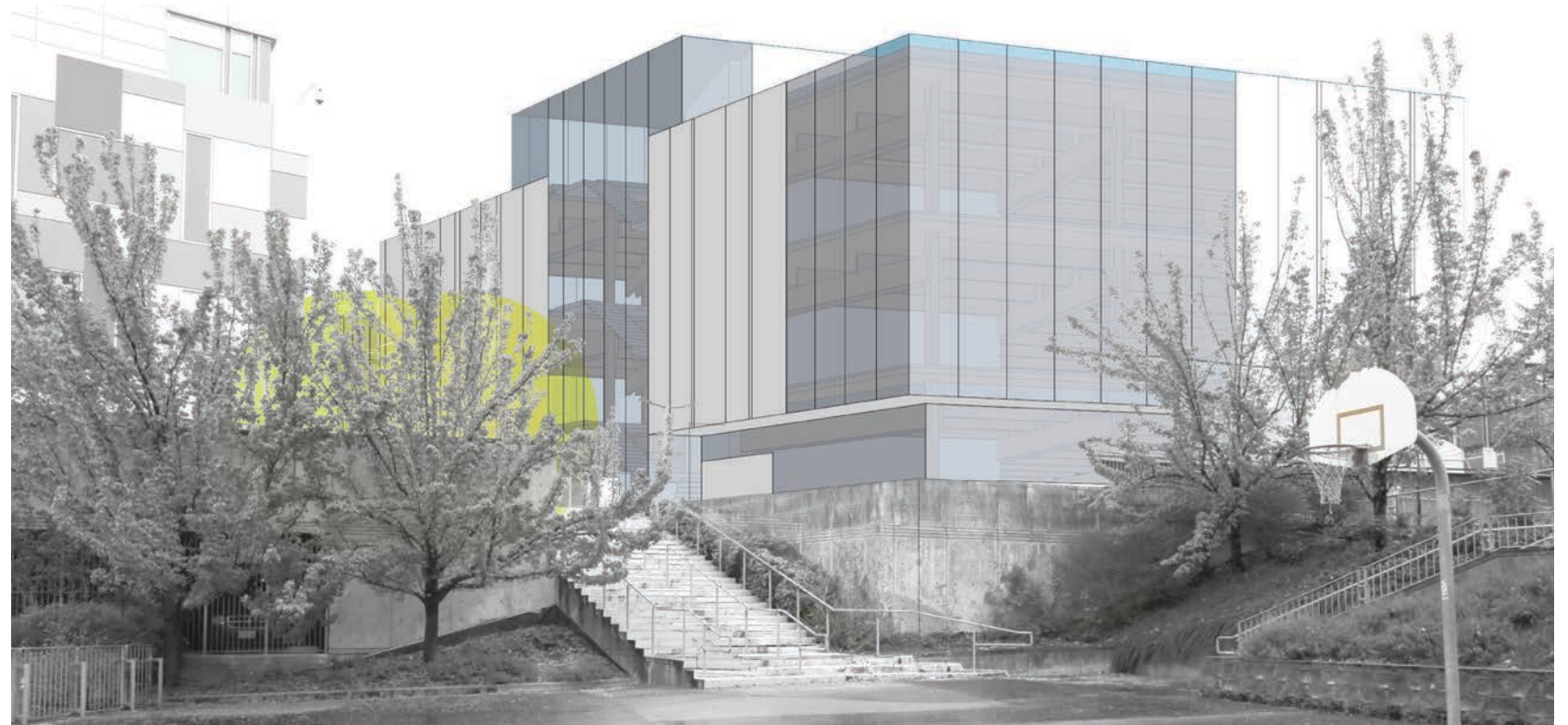
Proposed

# Madrona Park

Looking North



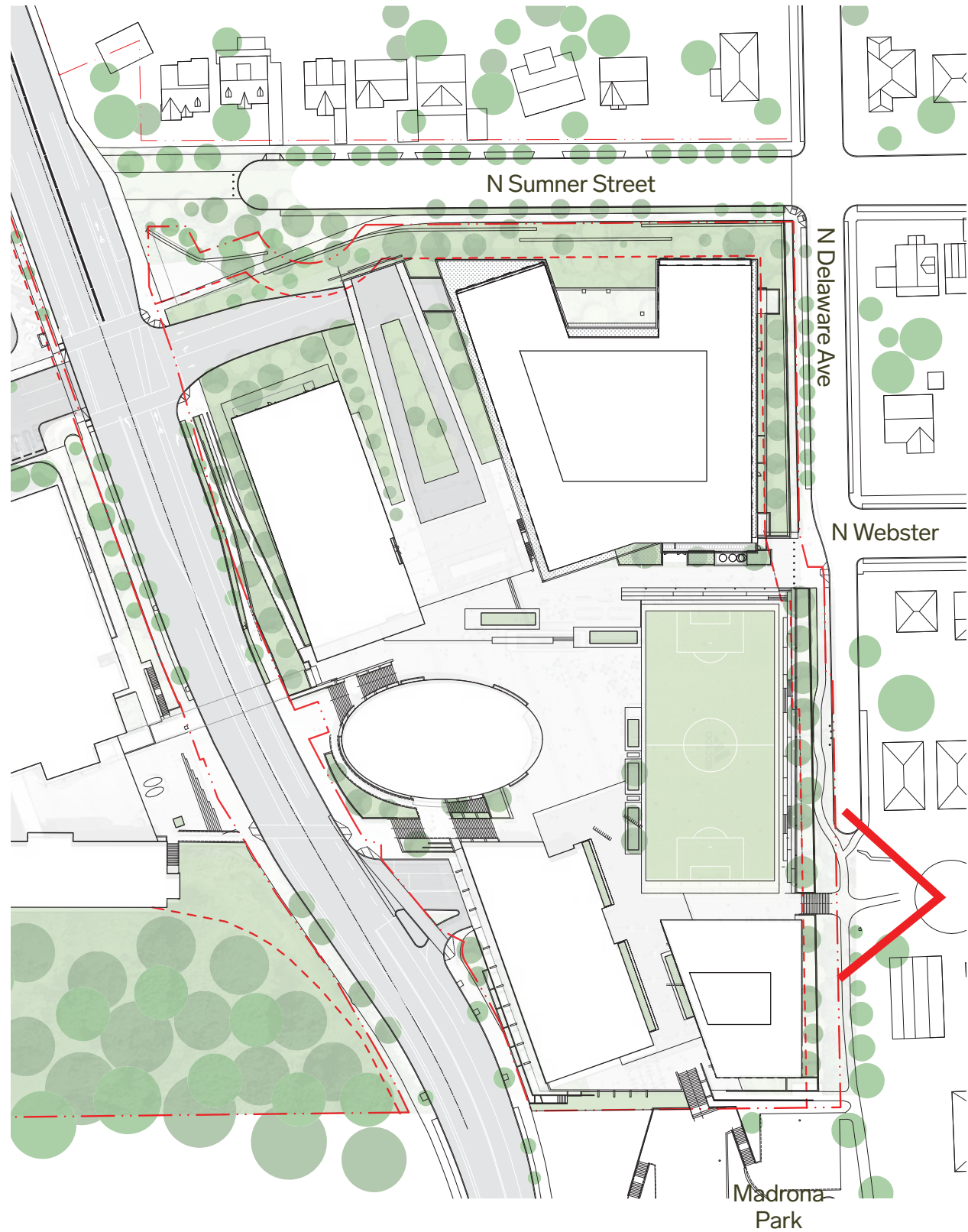
Existing



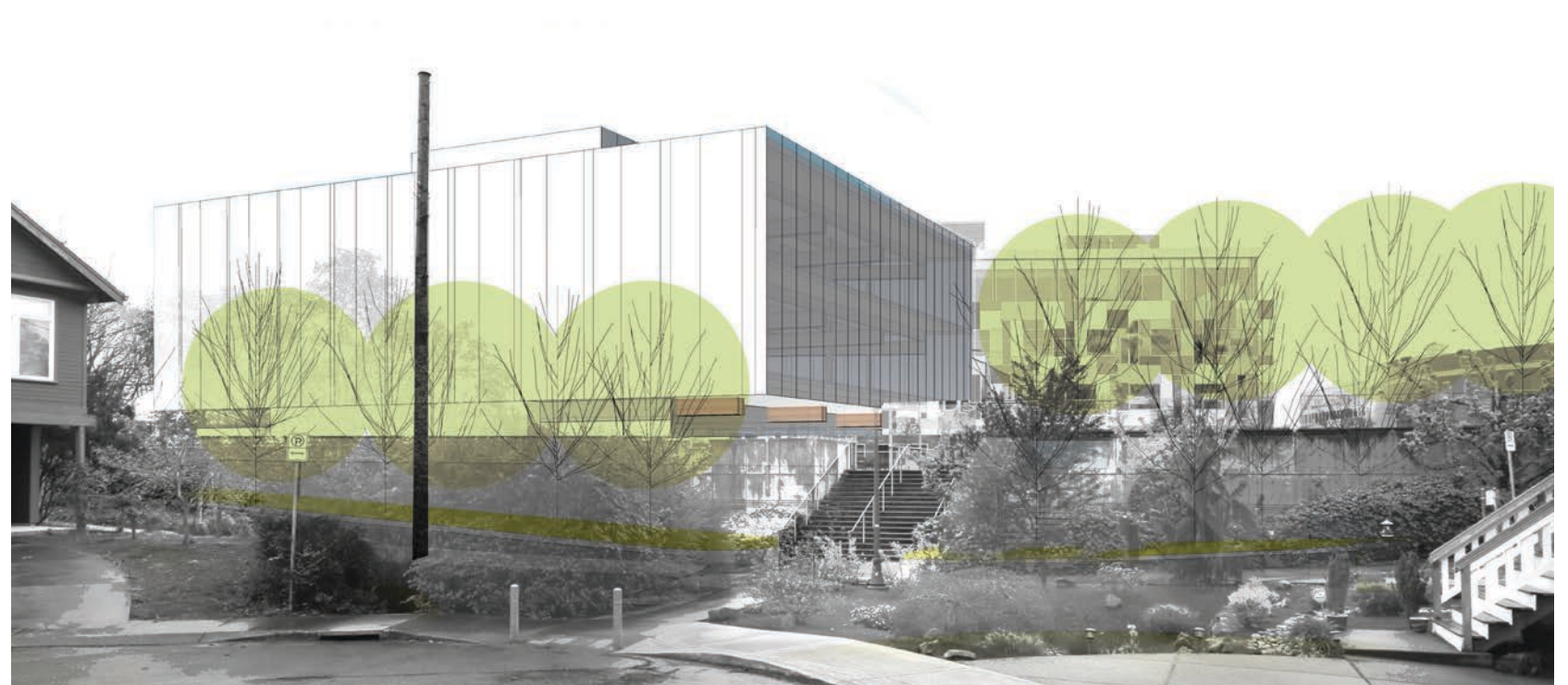
Proposed

# Alberta Street

Looking West



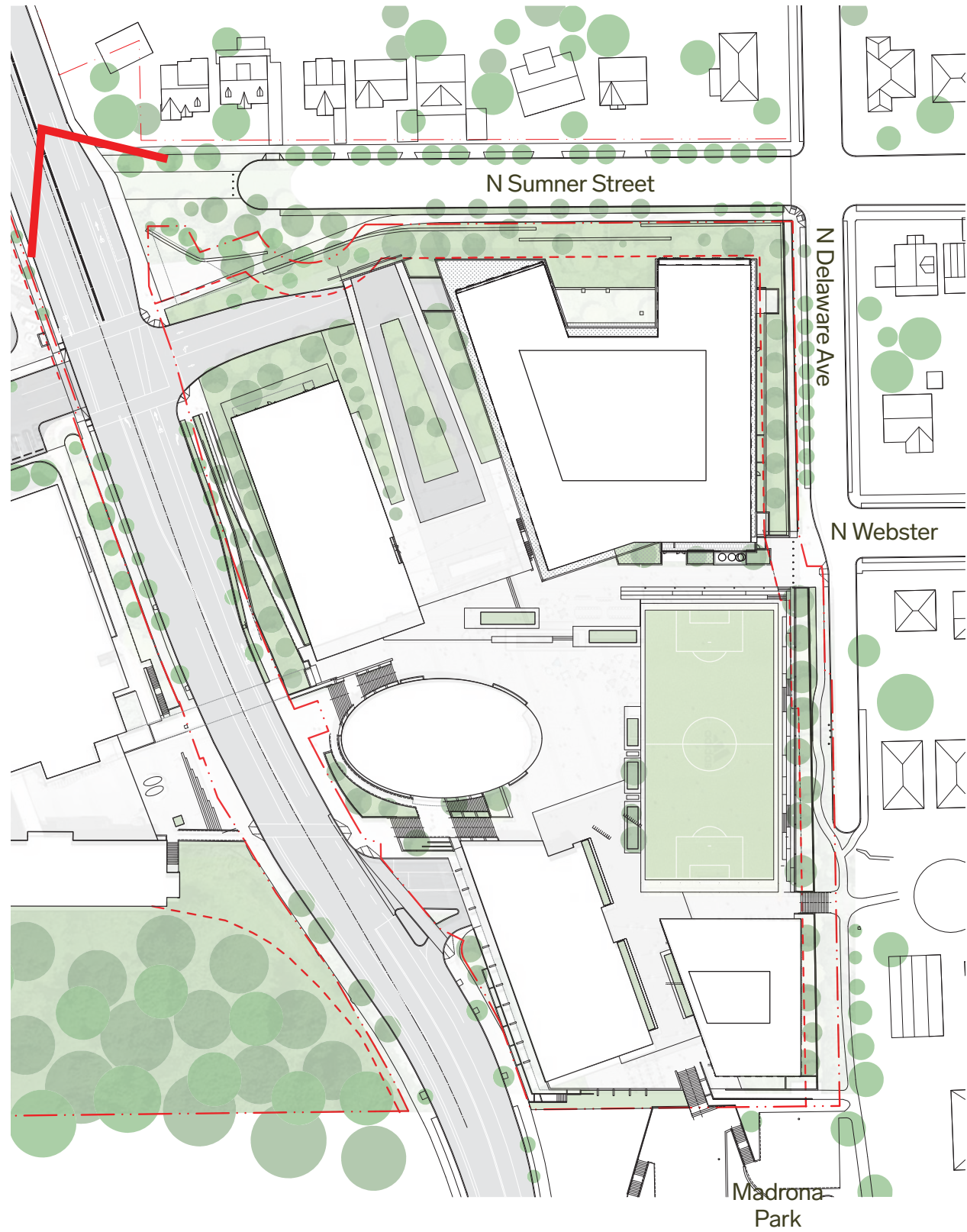
Existing



Proposed

# Greeley Avenue

Looking South



Existing

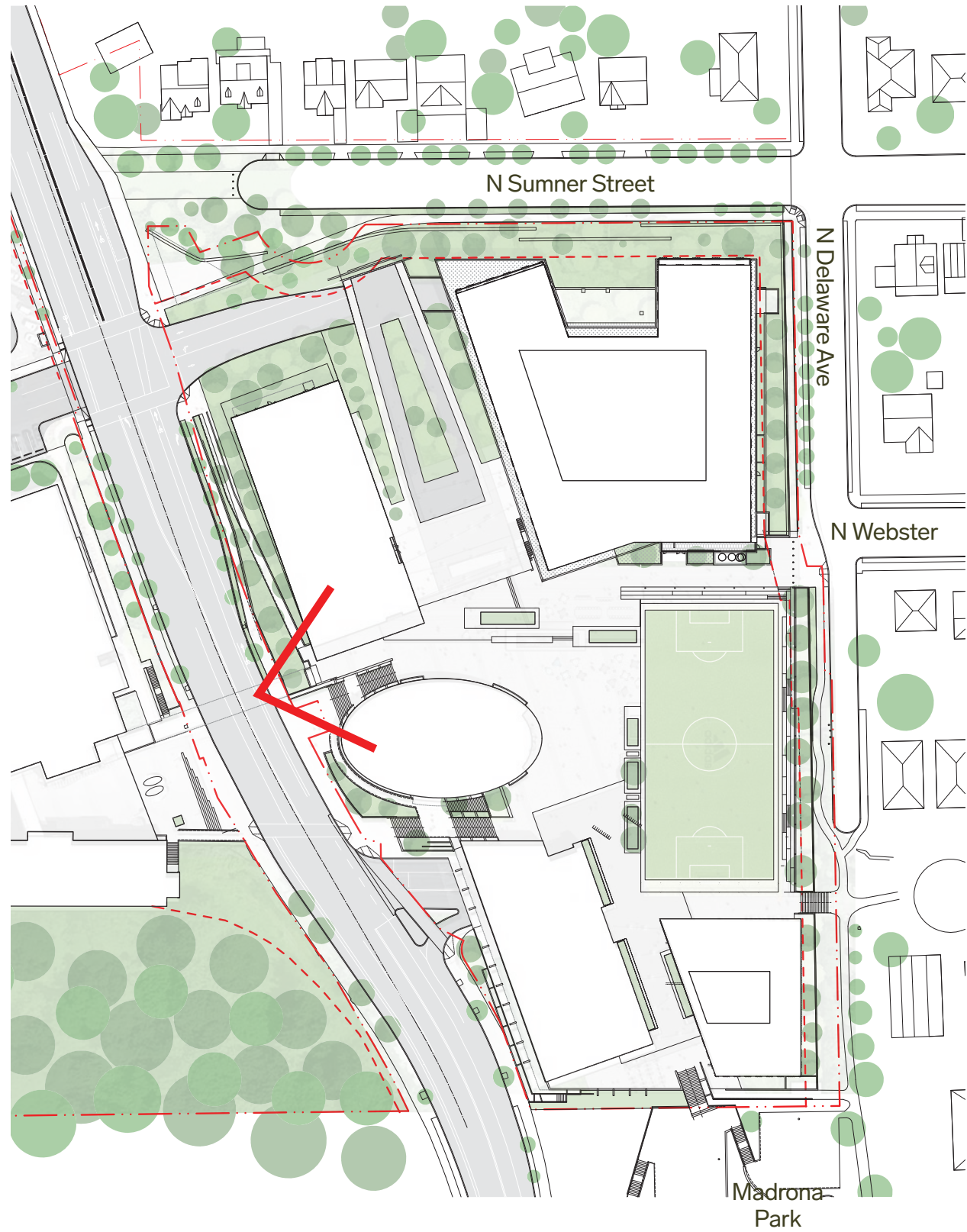


Proposed



# Sky Bridge

Looking East



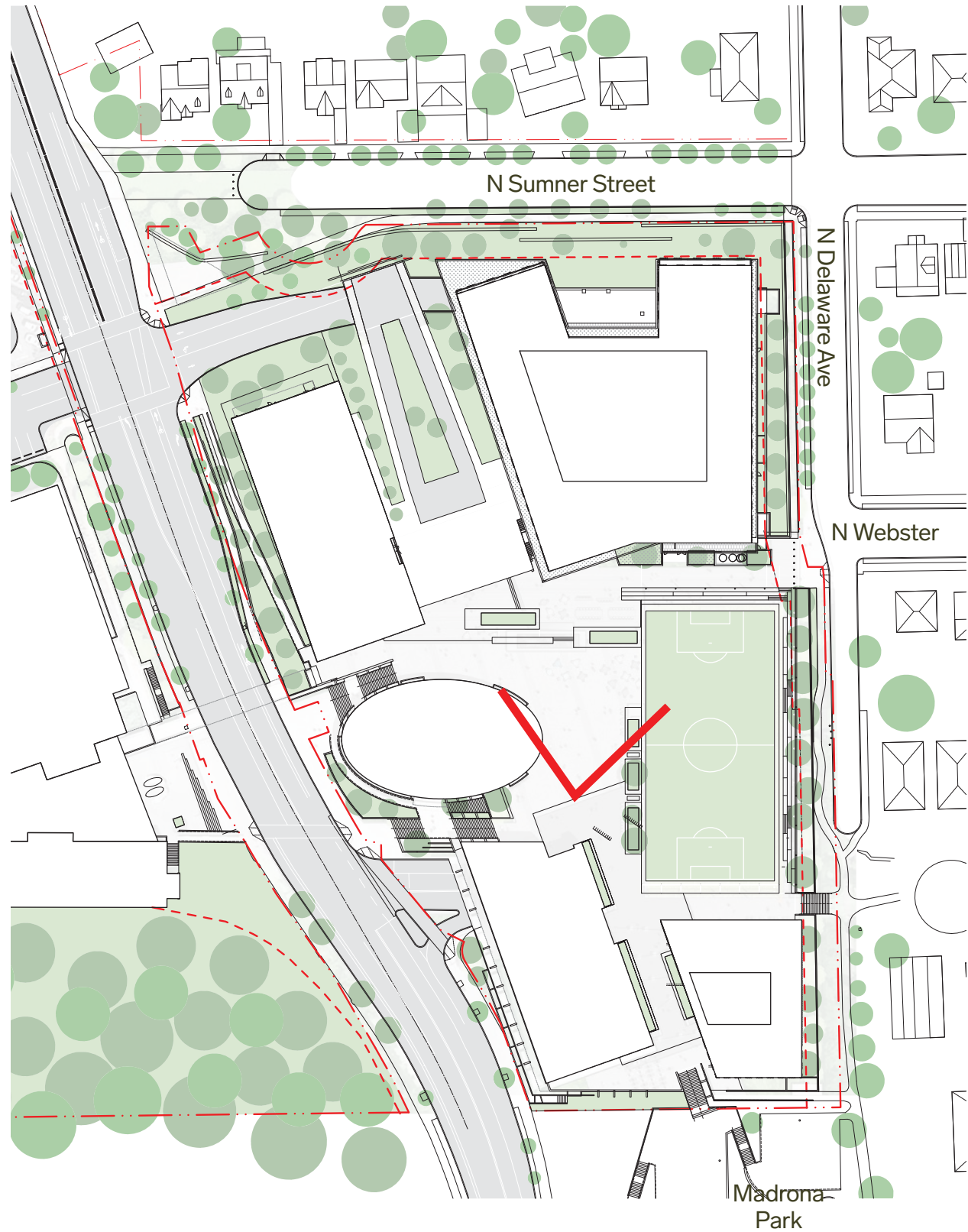
Existing



Proposed

# Plaza

Looking North



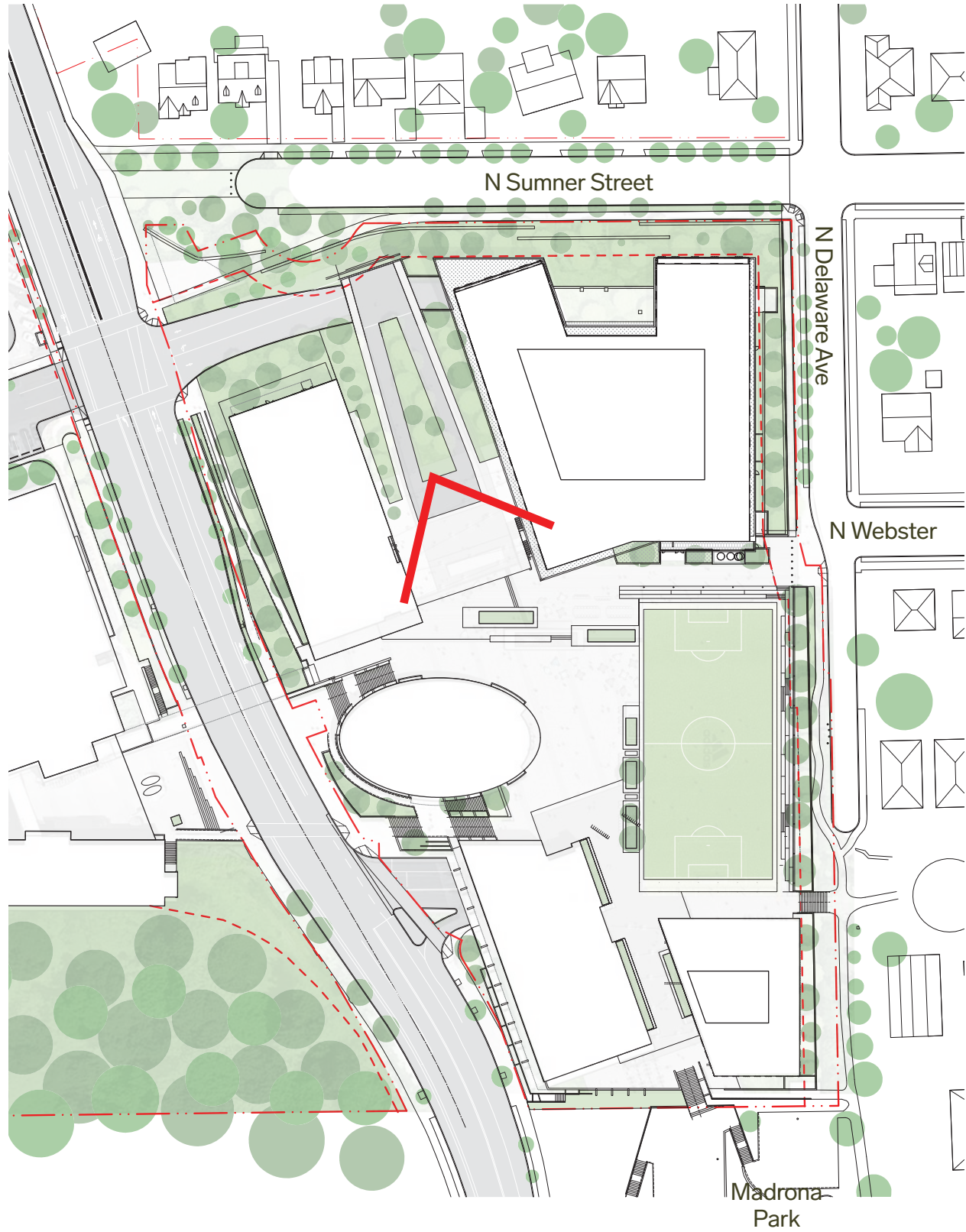
Existing



Proposed

# Arrival

Looking South



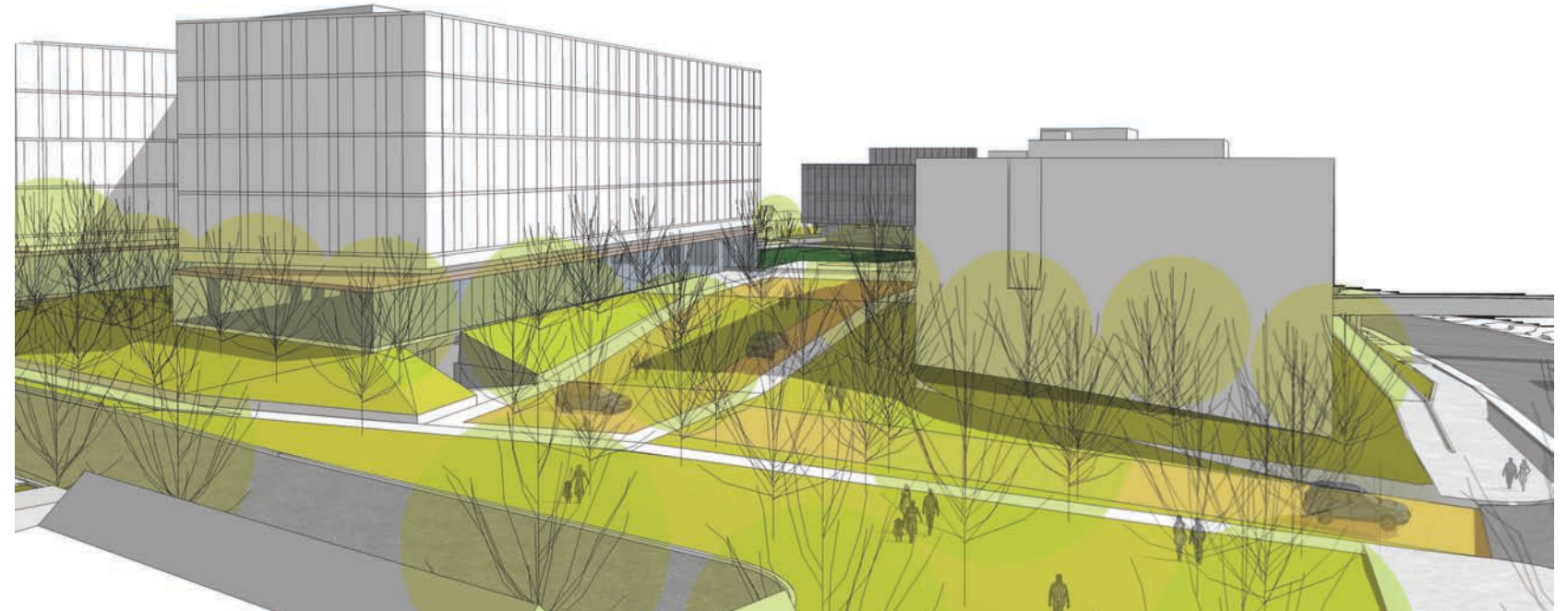
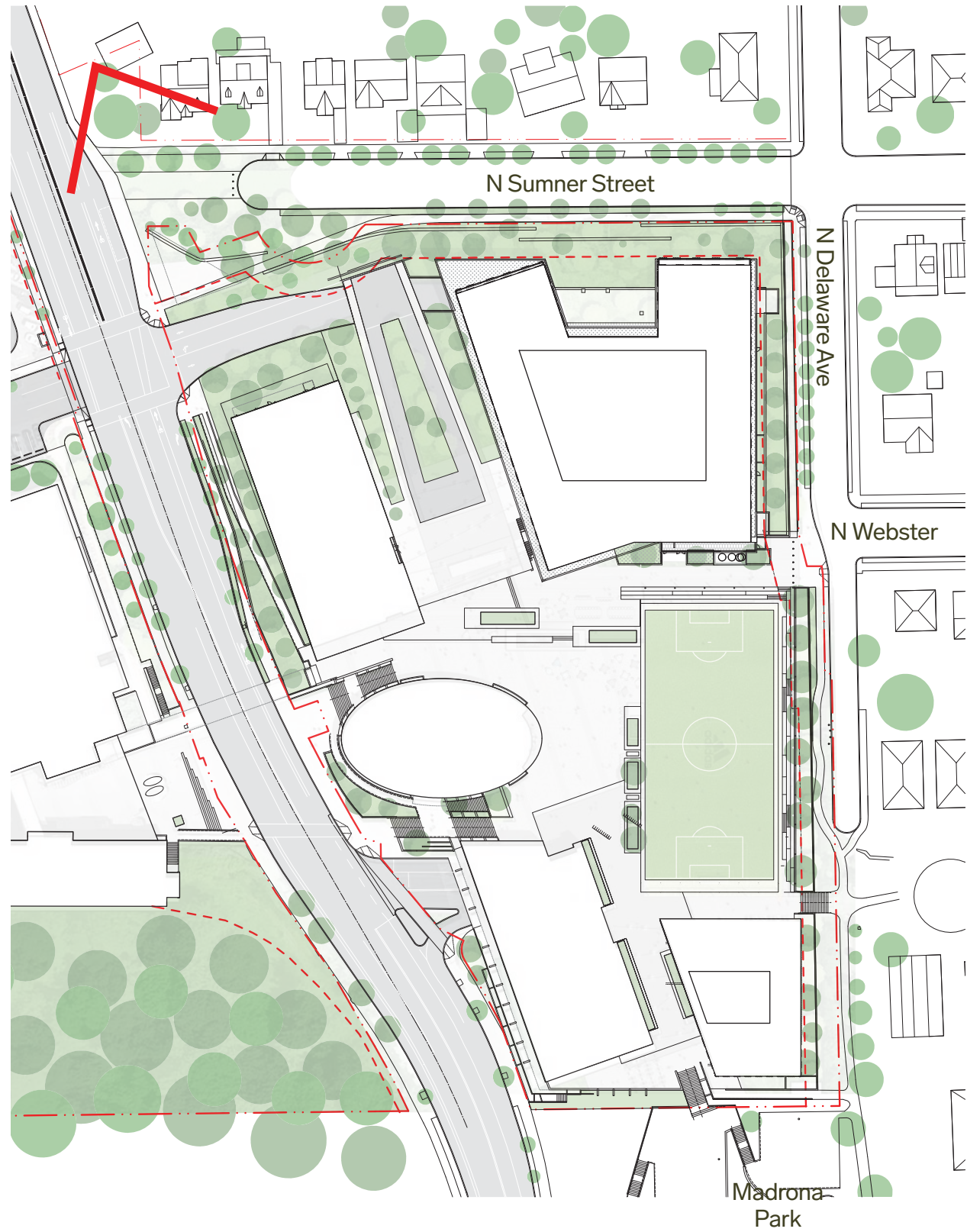
Existing



Proposed

# Arrival Plaza

Looking South



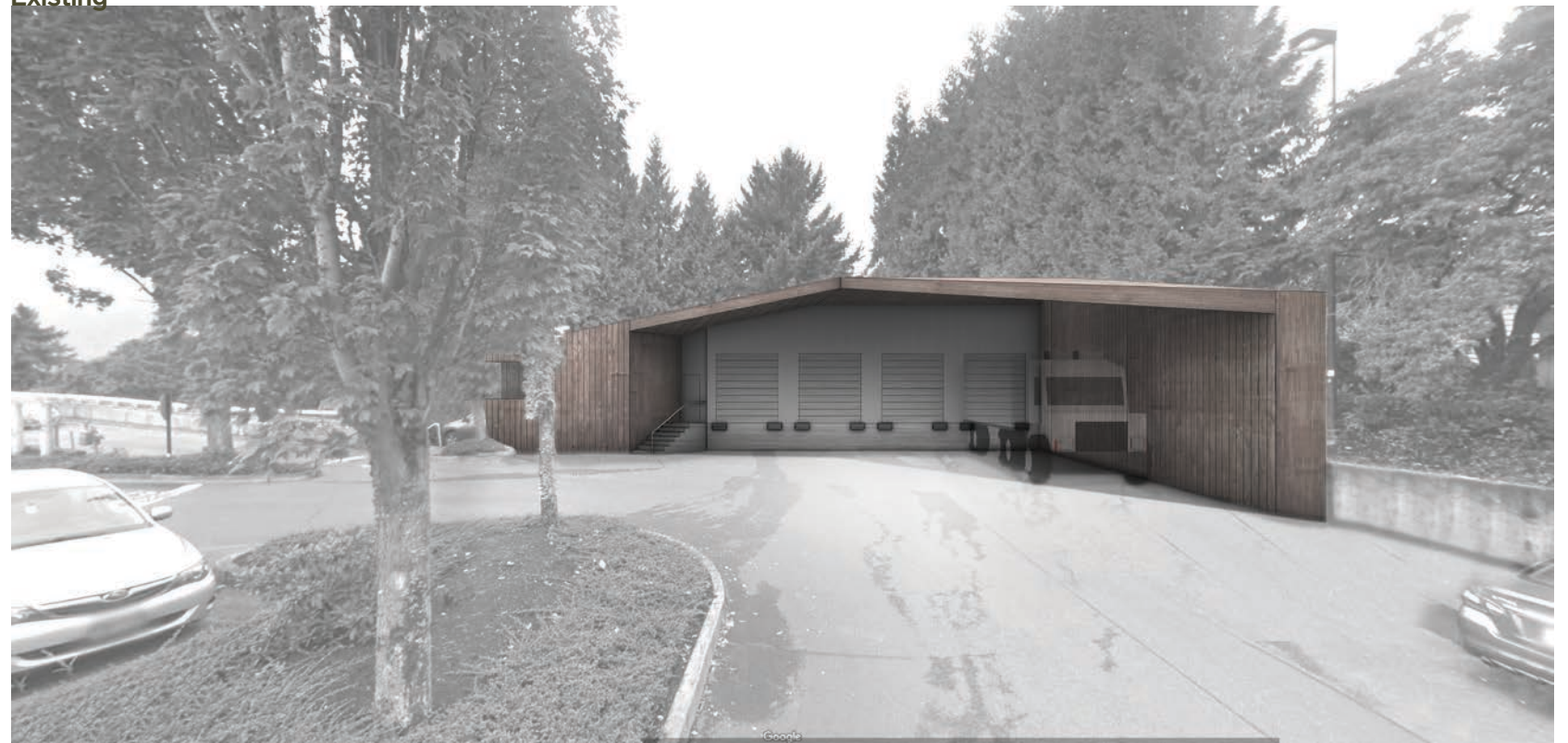
Proposed

# Loading Facility

Looking West



Existing



Proposed

**Quality + Permanence**

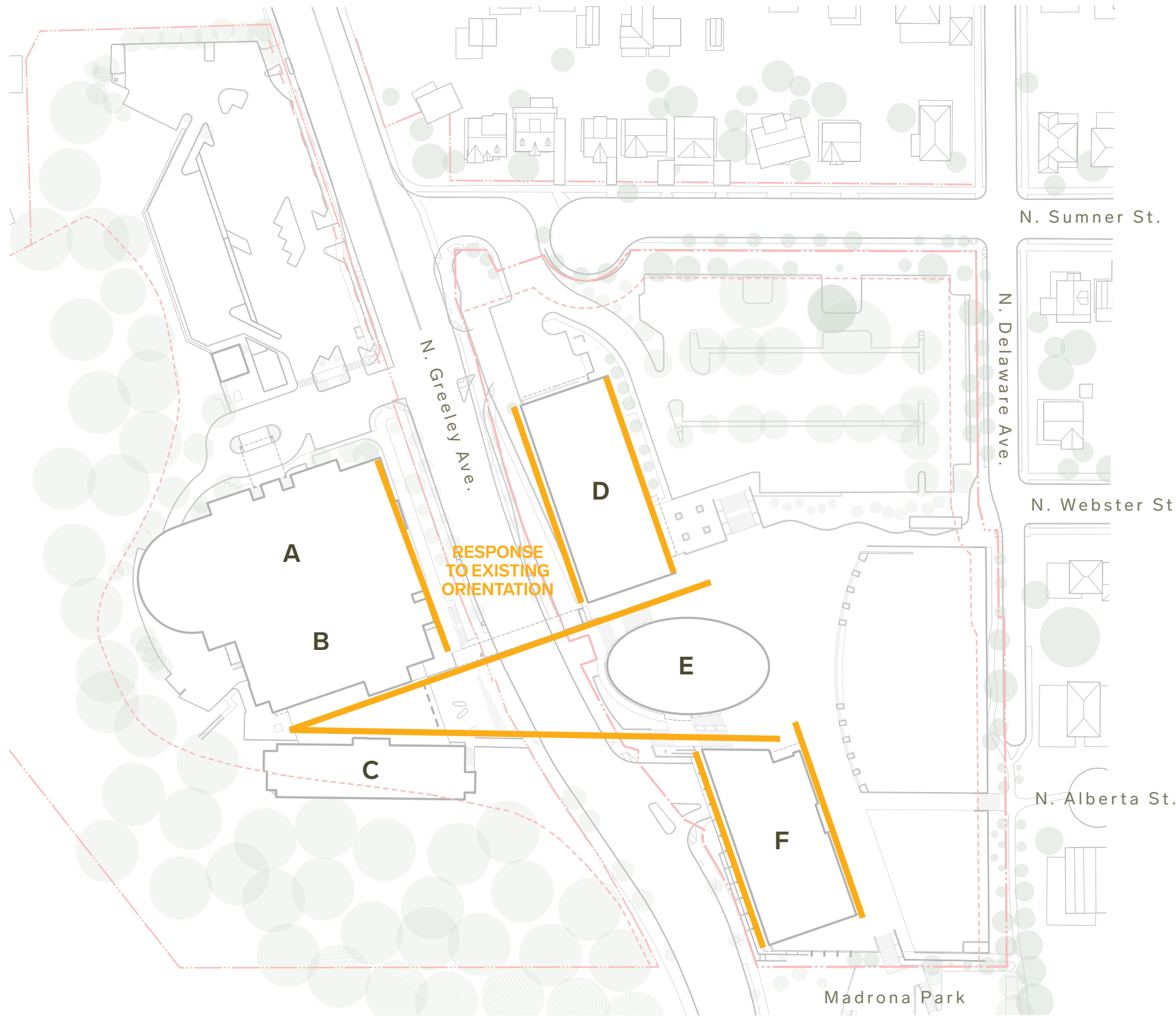
# Quality + Permanence

Summary of Community Design Guidelines

Design Review (Type II) LUR 99-00784 DZ

March 22, 2000

*Existing Village Analysis*



## D8 D8: Interest, Quality, and Composition

“Massing, materials, and details provide visual interest for vehicles and pedestrians. Sited to respond to existing structures. Large scale to human scaled elements.”

# Quality + Permanence

Summary of Community Design Guidelines  
Design Review (Type II) LUR 99-00784 DZ

March 22, 2000

*Existing Village Analysis*

## D6: Architectural Integrity

“Design intent is neither to mimic the existing nor makeover the existing the resemble the new. Careful introduction of new and related materials respect character of existing buildings and connects them to new construction.”



Yellow Building C



Blue Building D



Red Building E



Black Building B

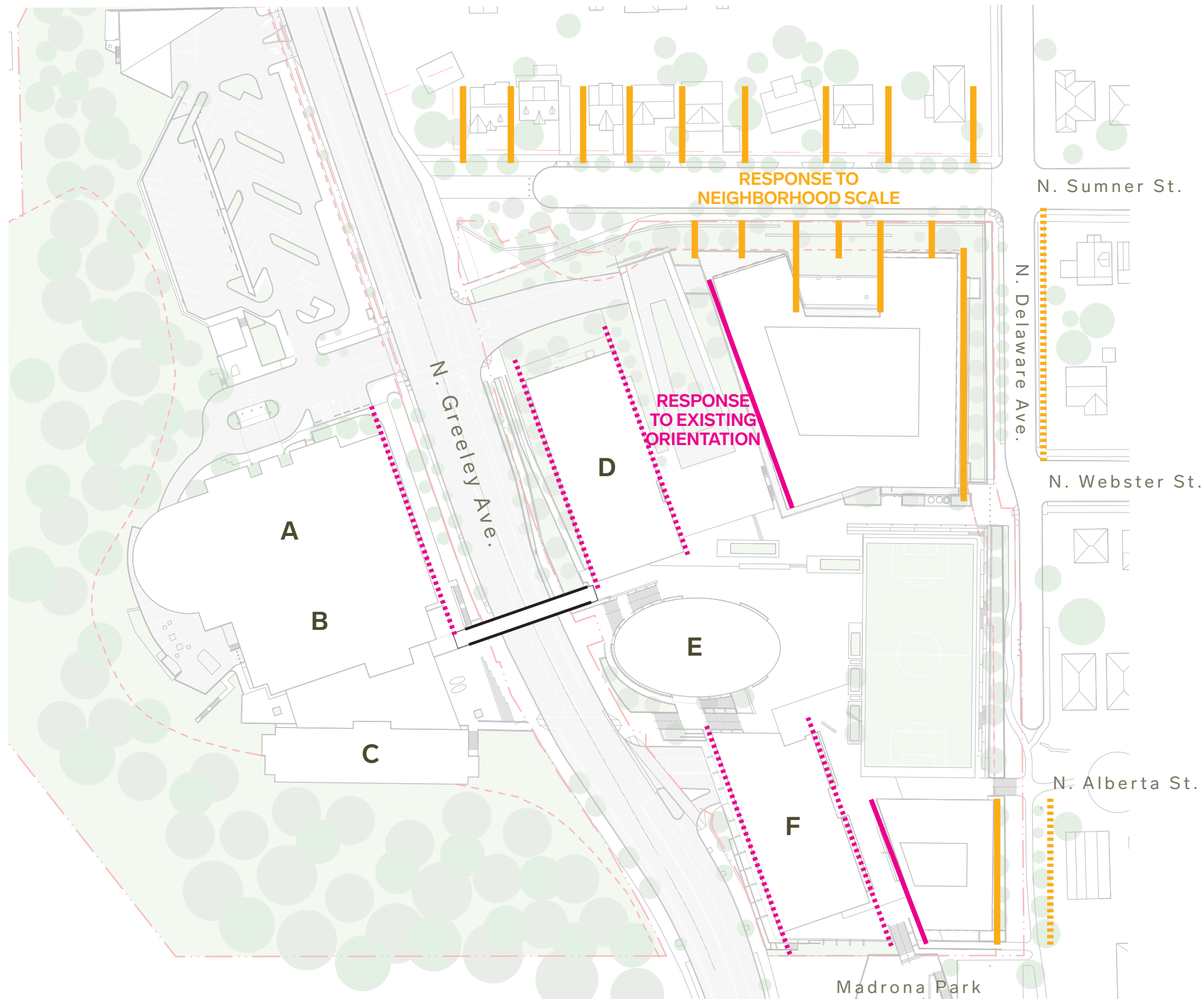
Green Building A



# Quality + Permanence

Proposed Response to  
Community Design Guidelines  
2018

DAR 2



## D6 D6: Architectural Integrity

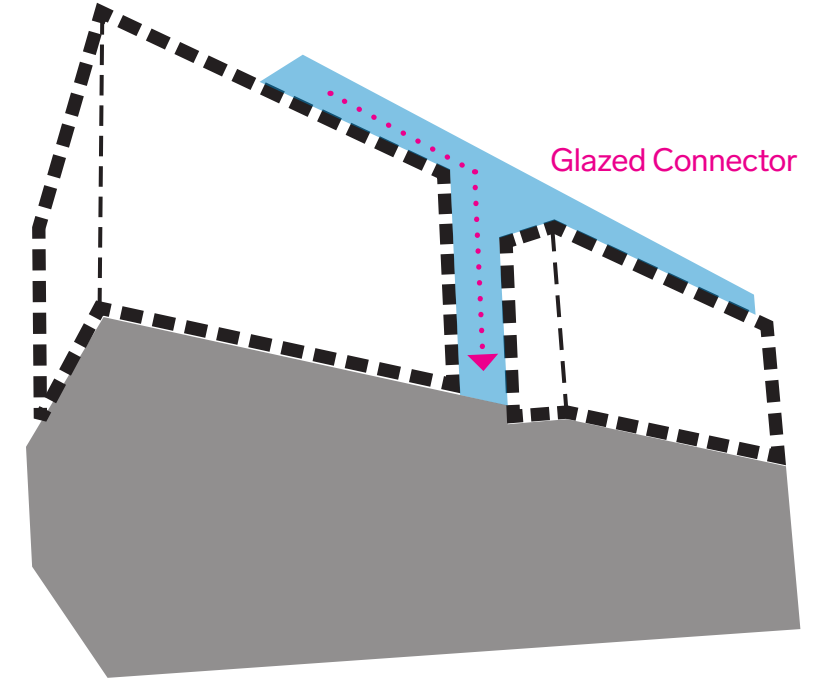
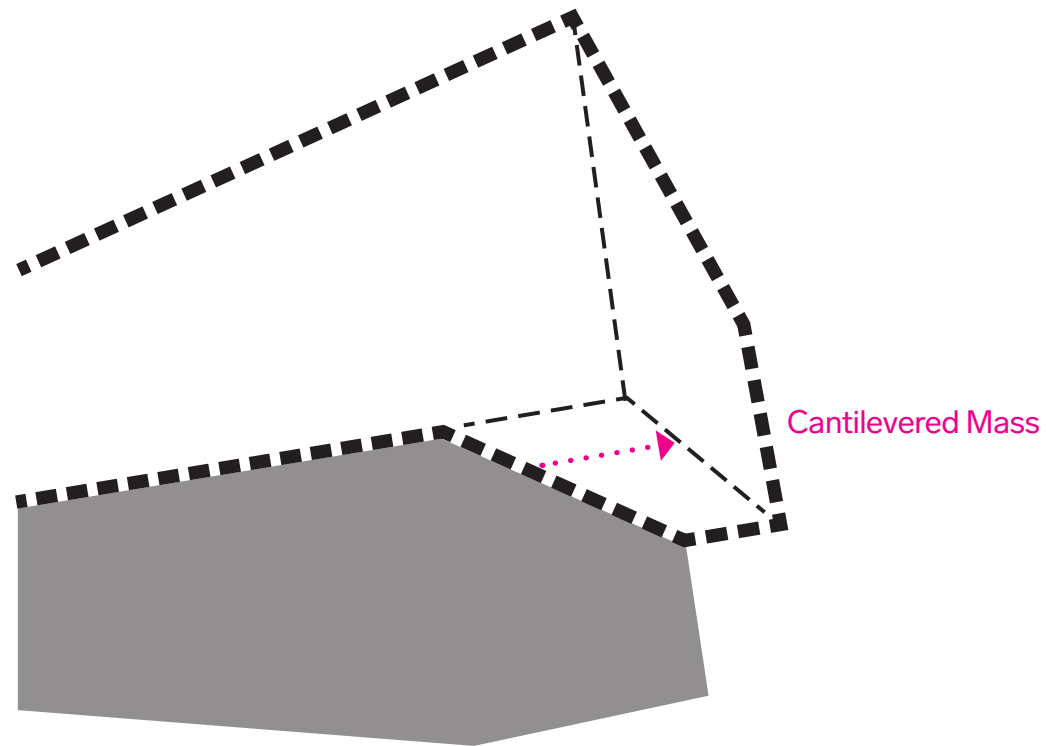
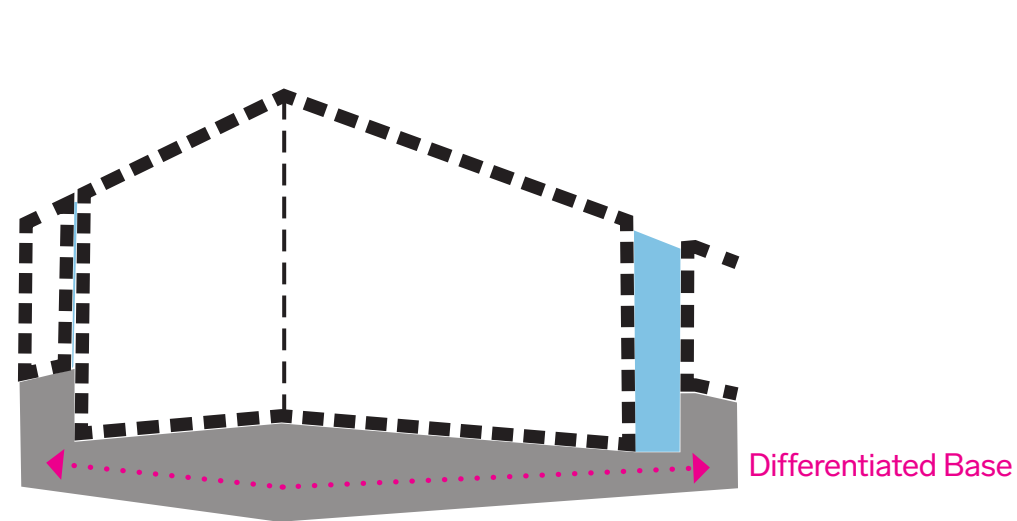
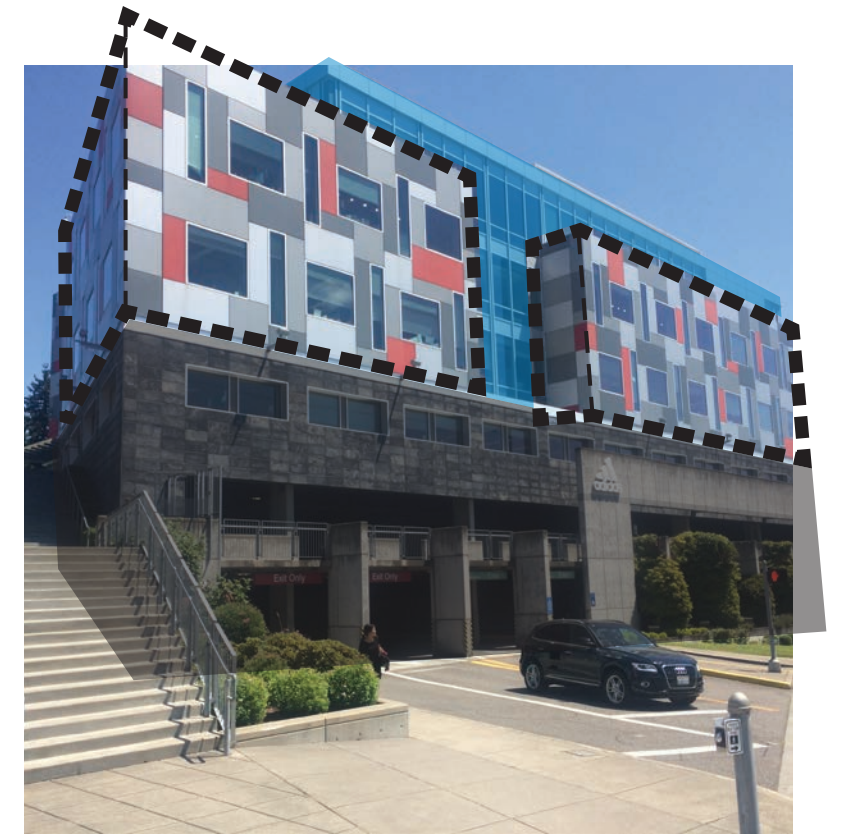
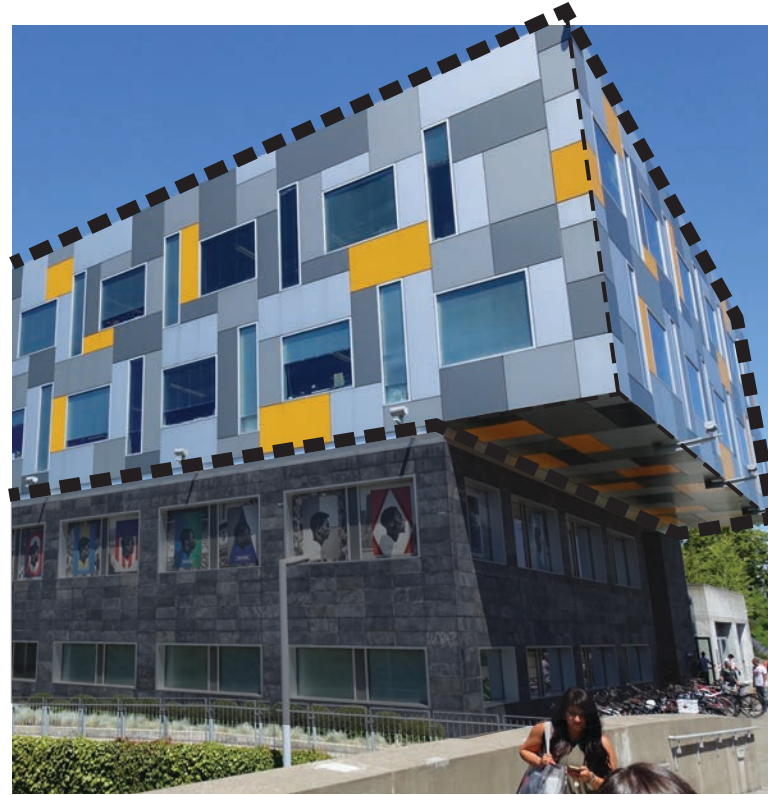
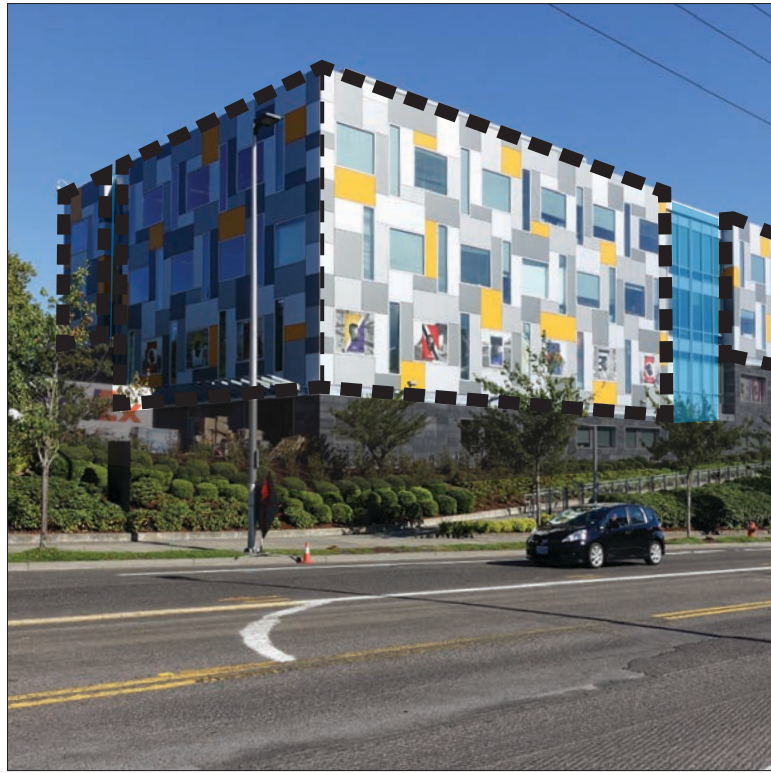
- Sited to respond to existing buildings.
- Materials + facade articulation to respond to existing buildings while acknowledging completion of the olympic colors theme.

## D8 D8: Interest, Quality, and Composition

- Massing, materials, and details continue to provide visual interest for vehicles.
- Particular emphasis on visual interest and scale for pedestrians and adjacent neighbors.
- North and South buildings relate to complete edges of village.

# Existing Village Analysis

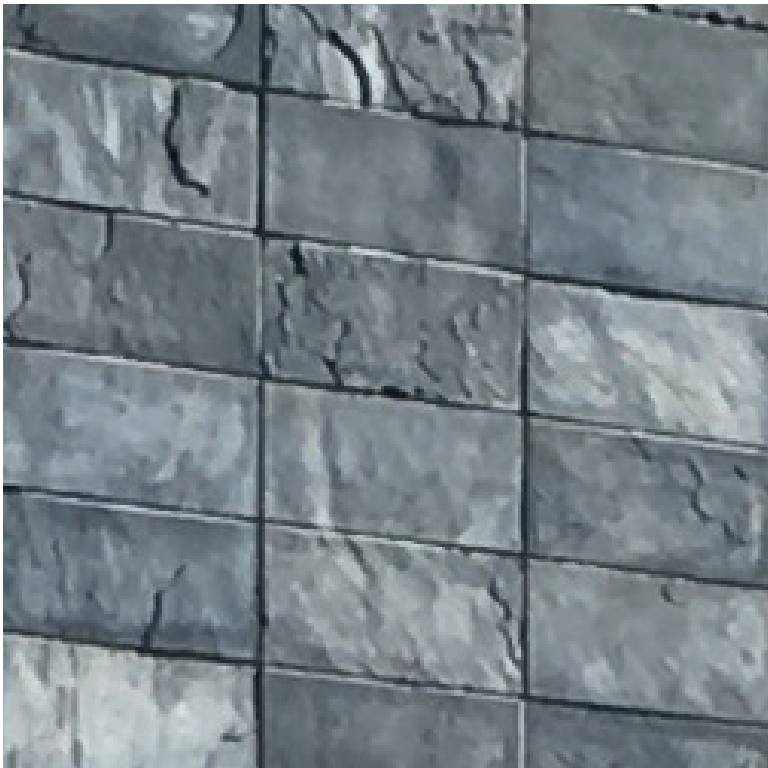
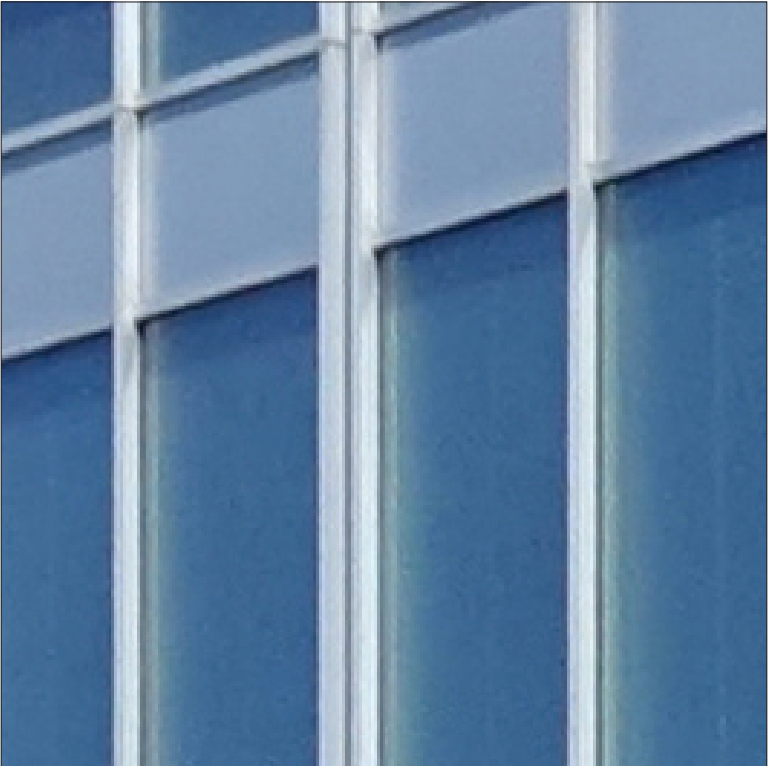
Massing / Facade



# Existing Village Analysis

Materials

DAR 2





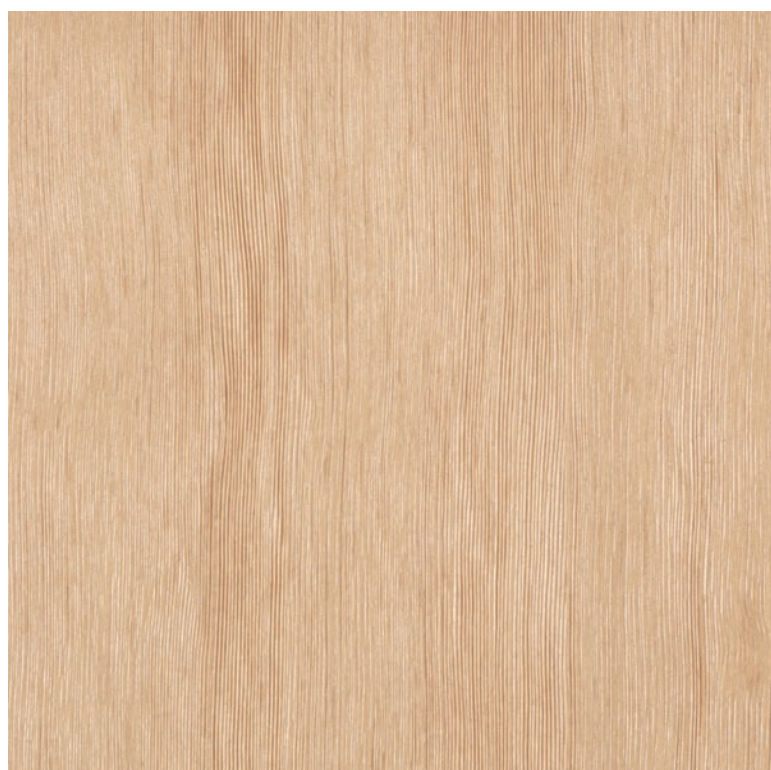
**Upper Fibre Cement Panel**



**Upper Textured Fibre Cement Panel**



**Fiberglass window**



**Base Wood Panels**



**Wood window system from interior**

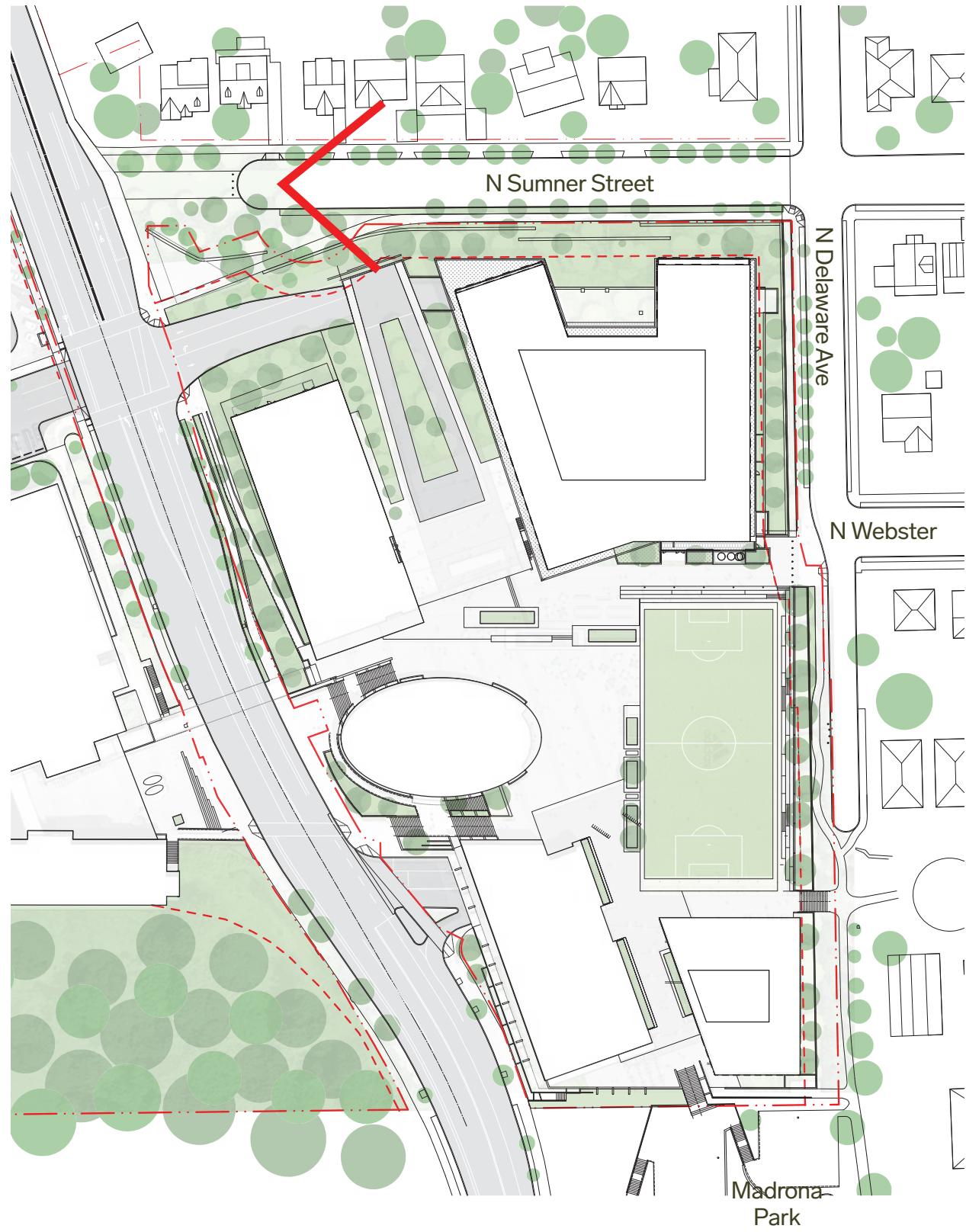


**Storefront System**

# Sumner Street

Looking East

DAR 2



Existing

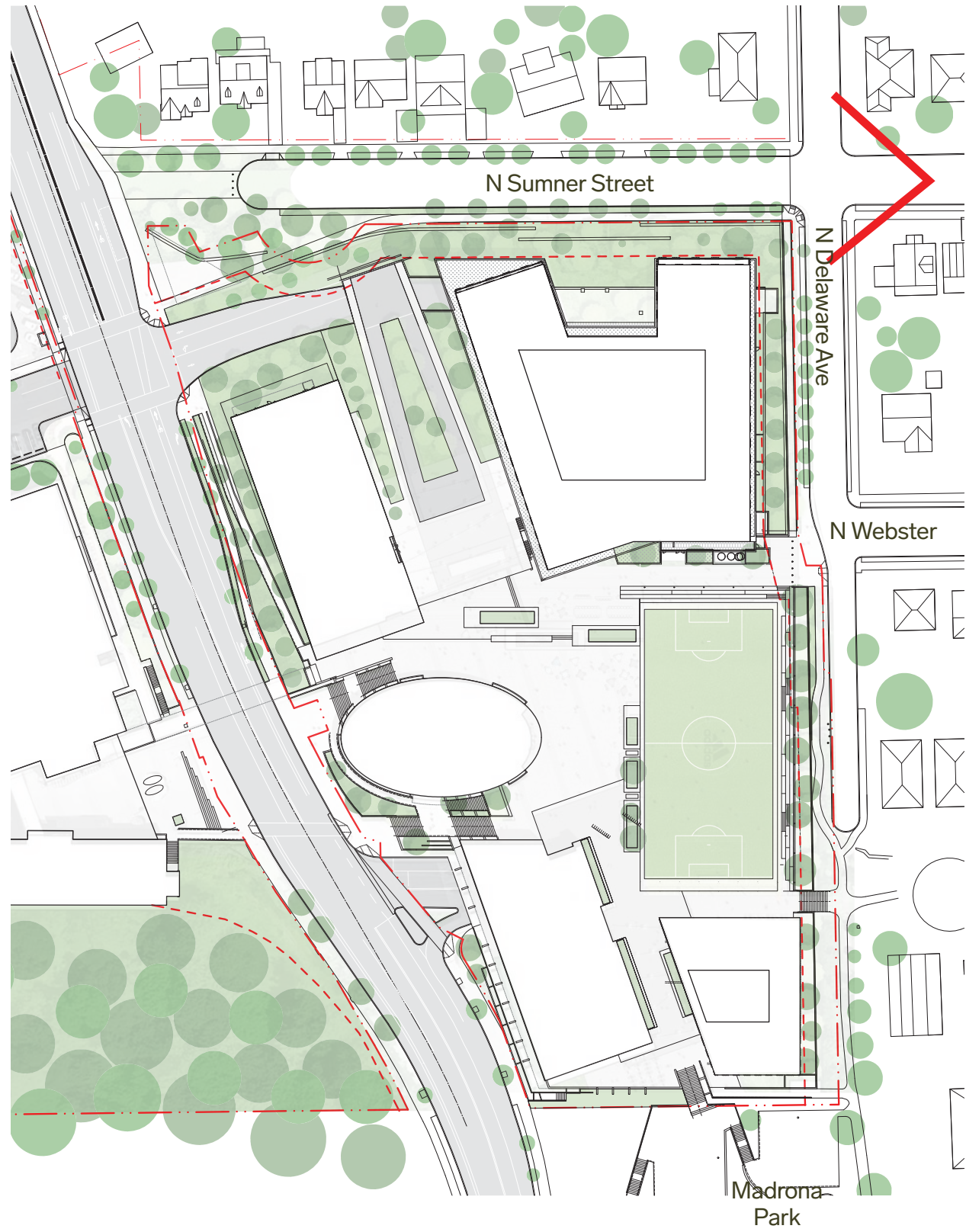


Proposed

# Sumner Street

Looking West

DAR 2



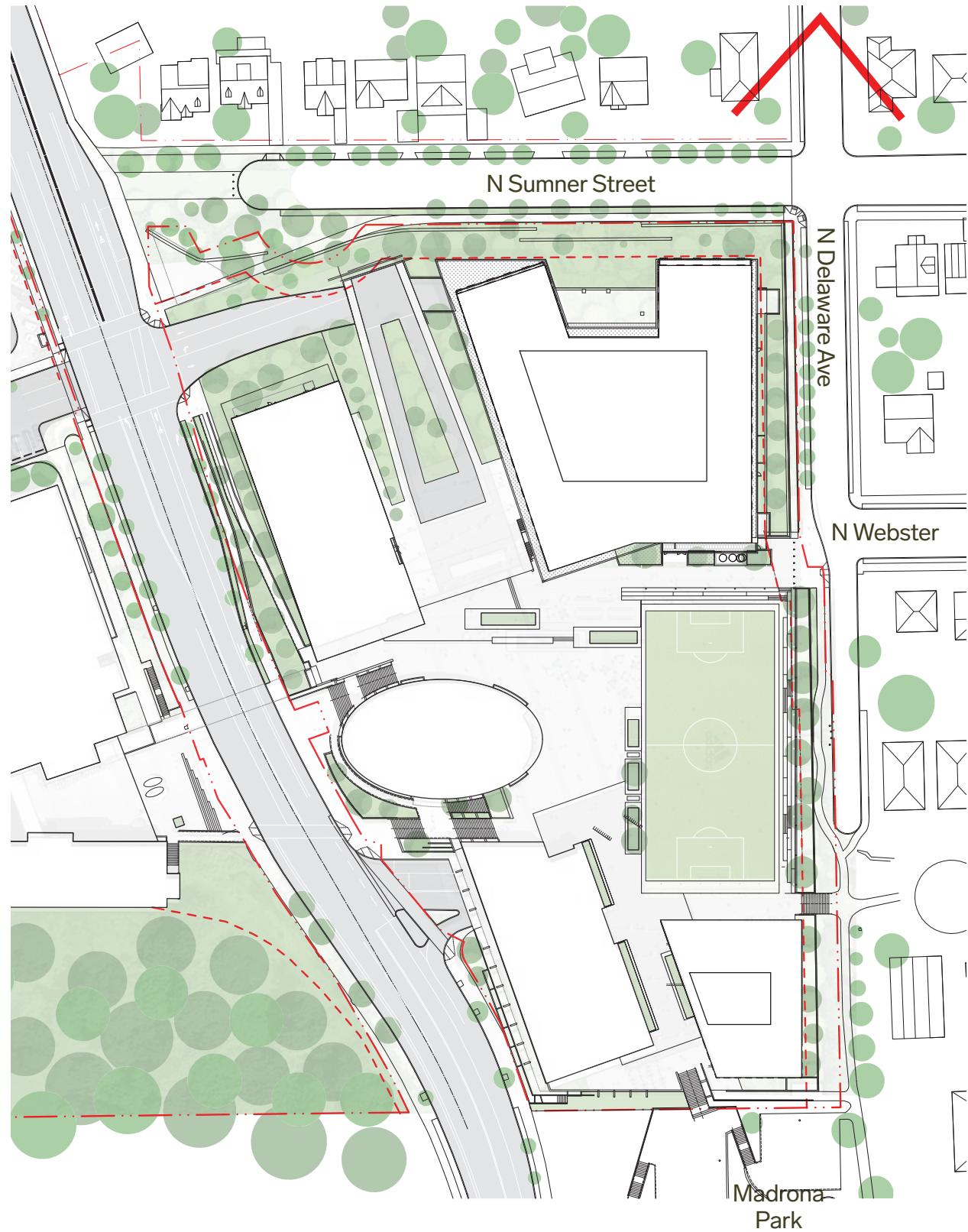
Existing



Proposed

# Delaware Avenue

Looking South



Existing

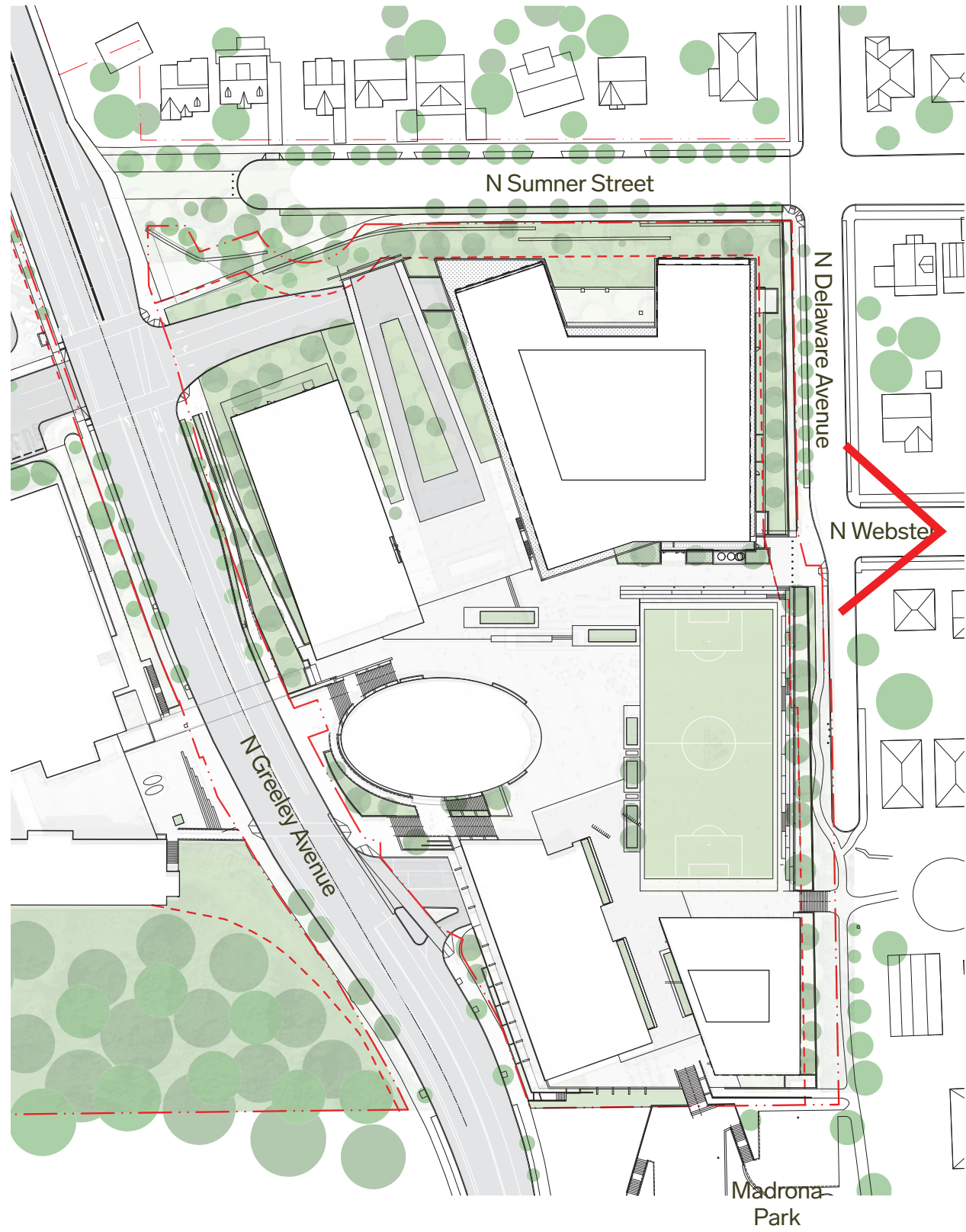


Proposed

# Webster Street

Looking West

DAR 2



Existing



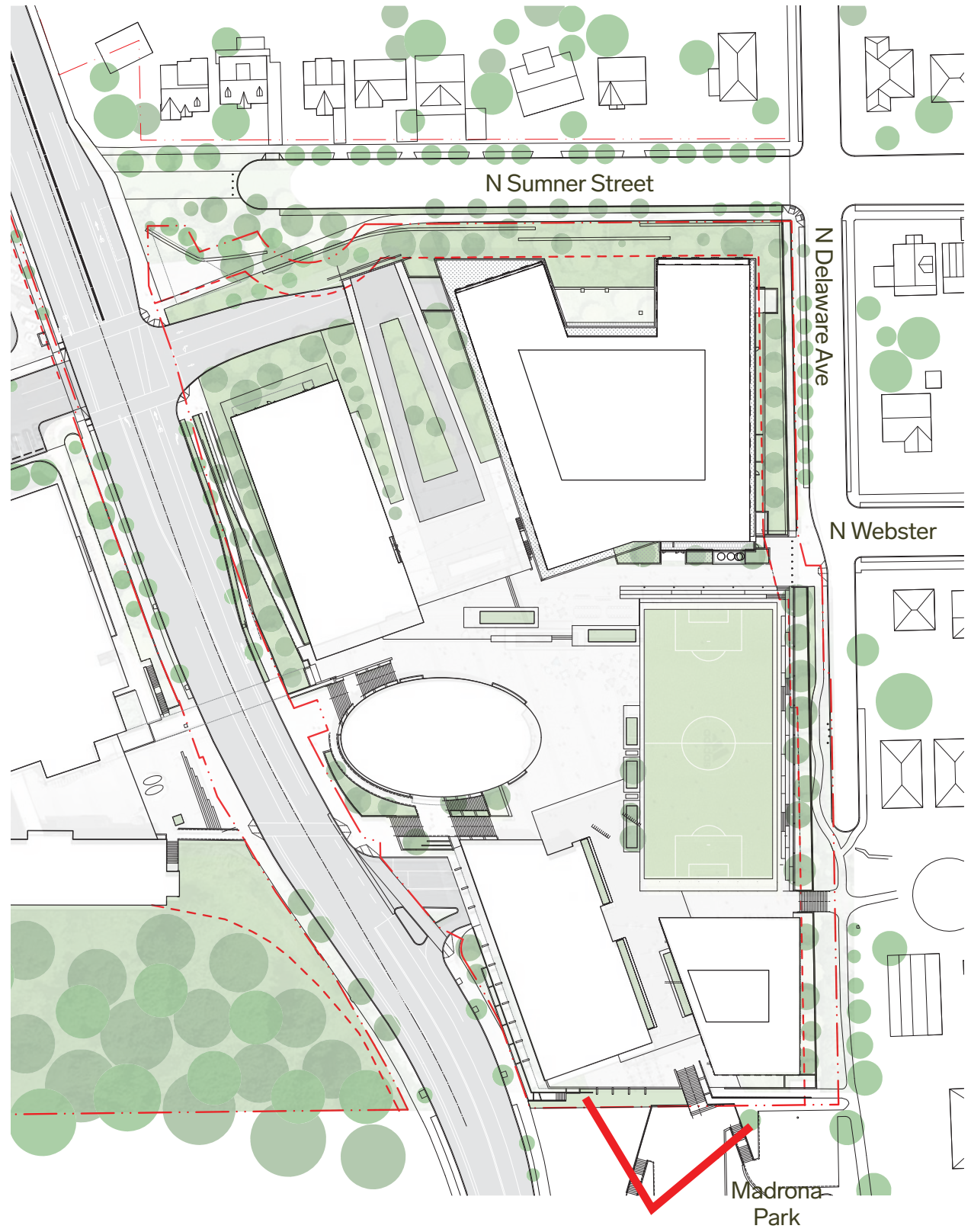
Proposed



# Madrona Park

Looking North

DAR 2



Existing

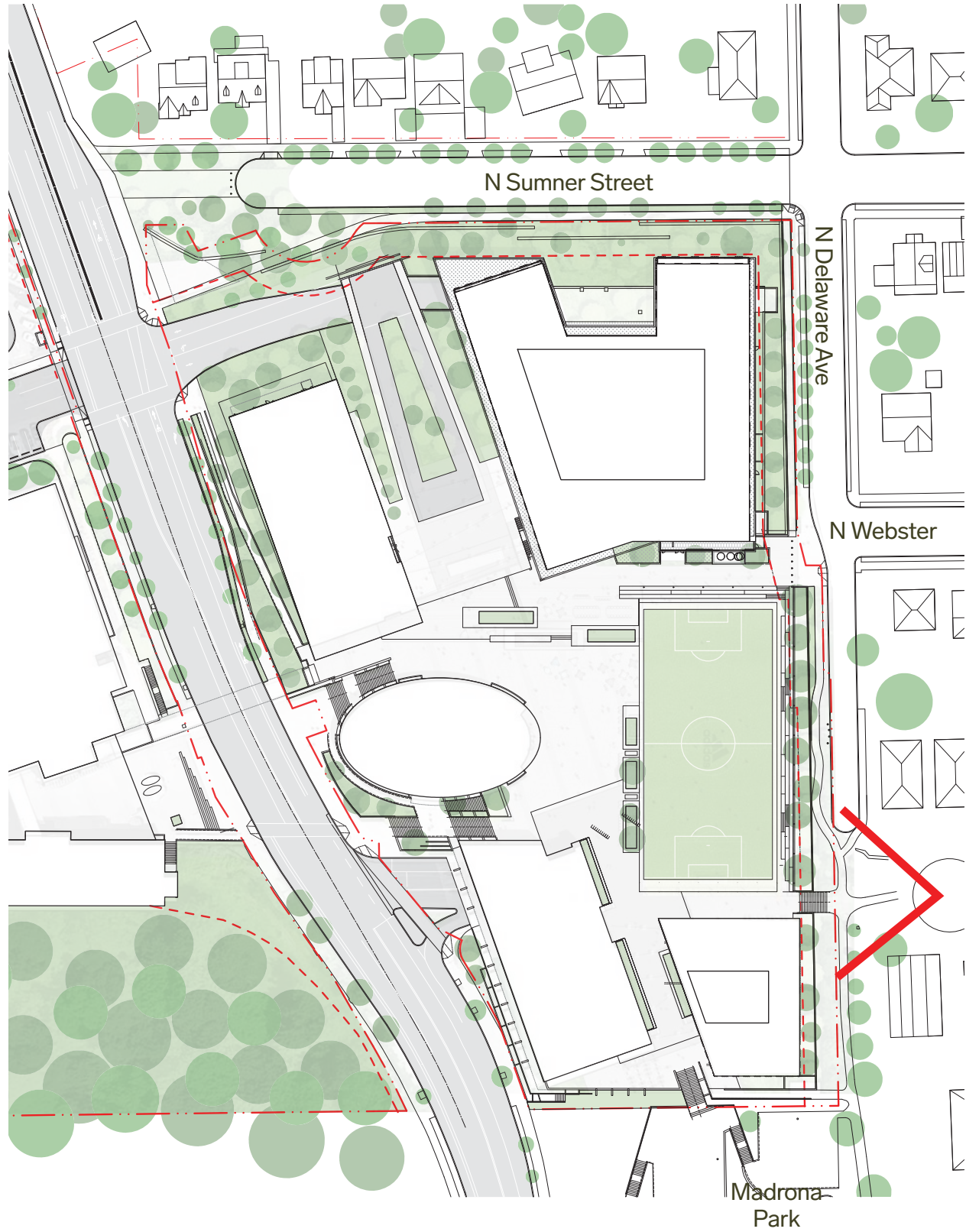


Proposed

# Alberta Street

Looking West

DAR 2



Existing

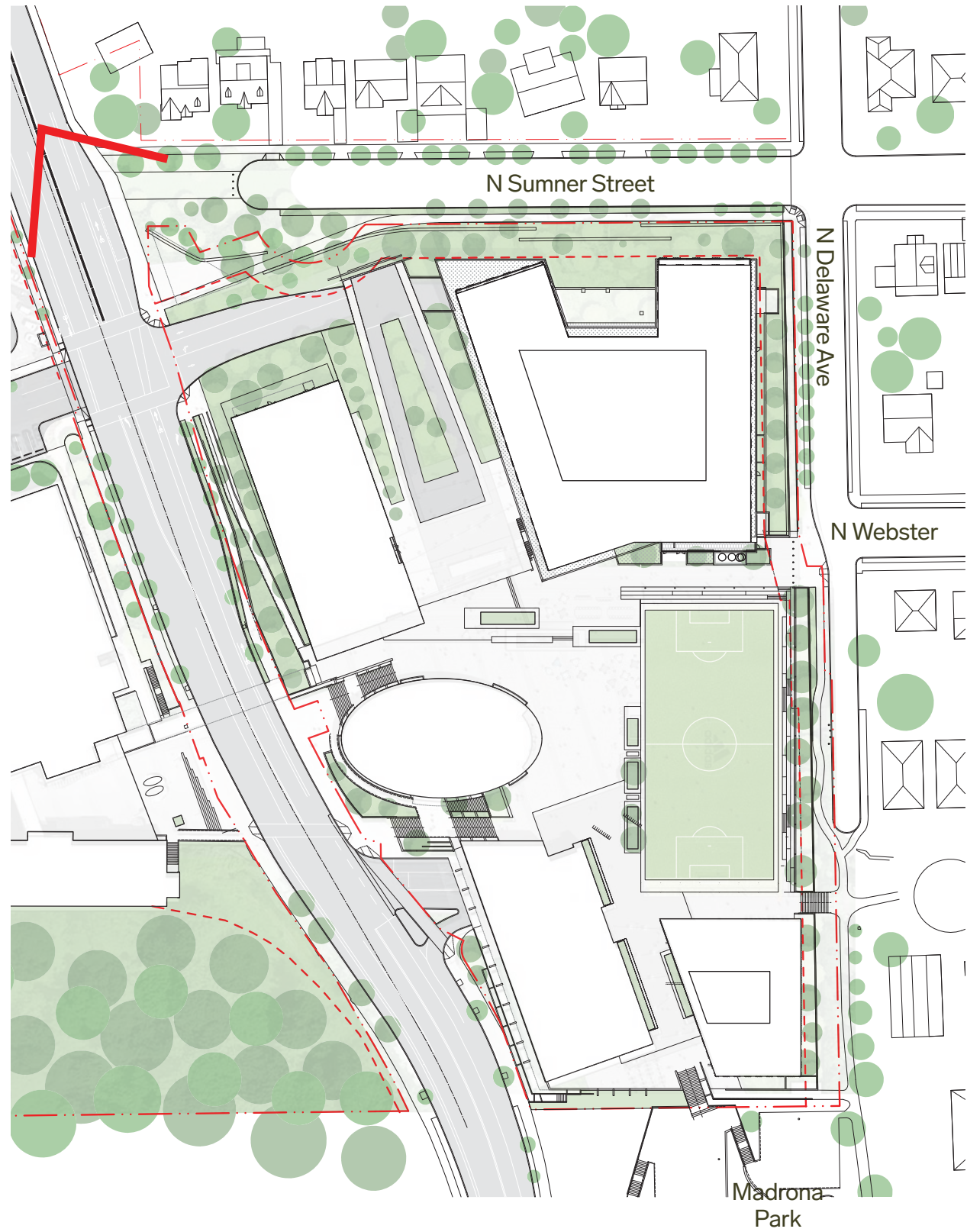


Proposed

# Greeley Avenue

Looking South

DAR 2



Existing

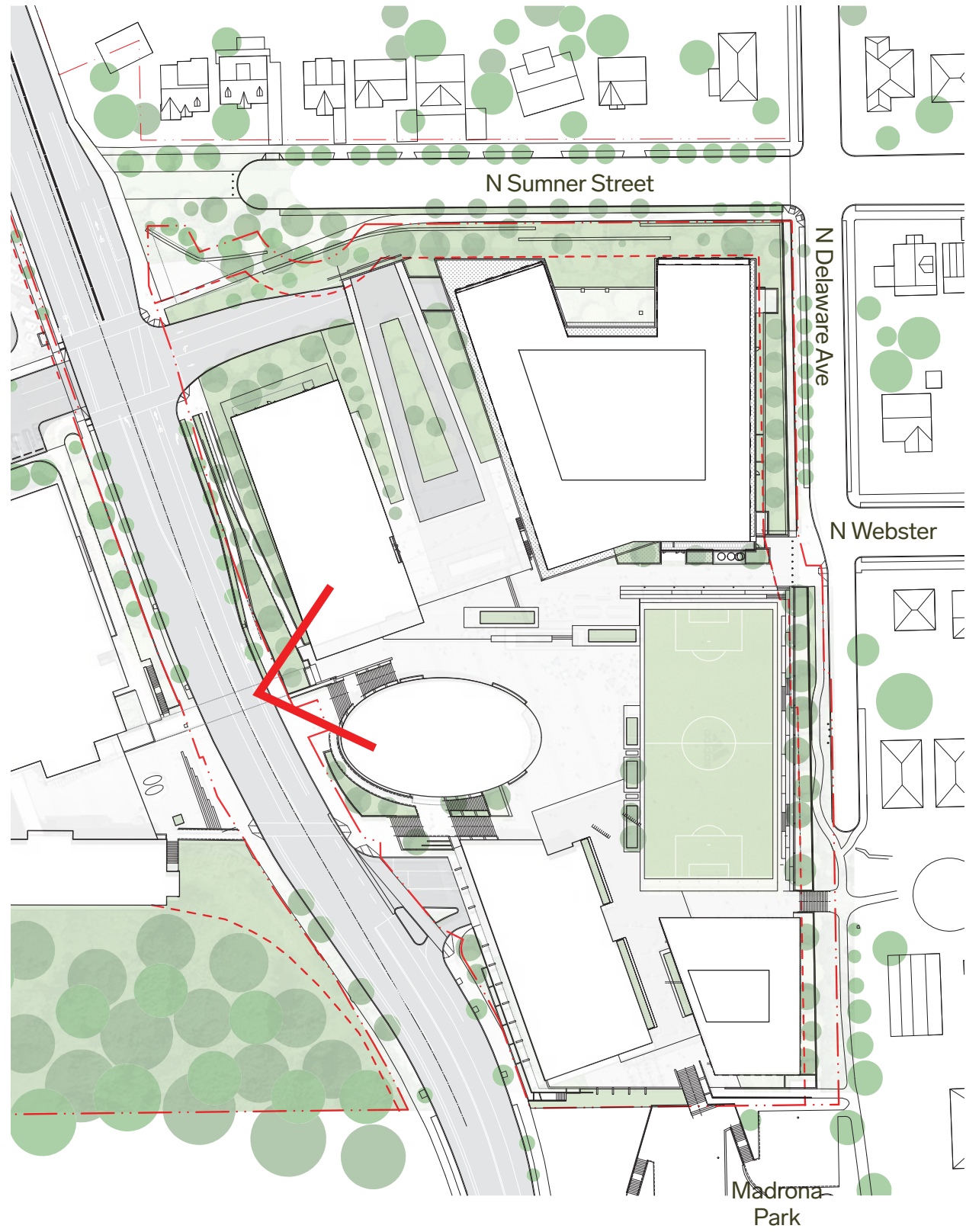


Proposed

# Sky Bridge

Looking East

DAR 2



Existing

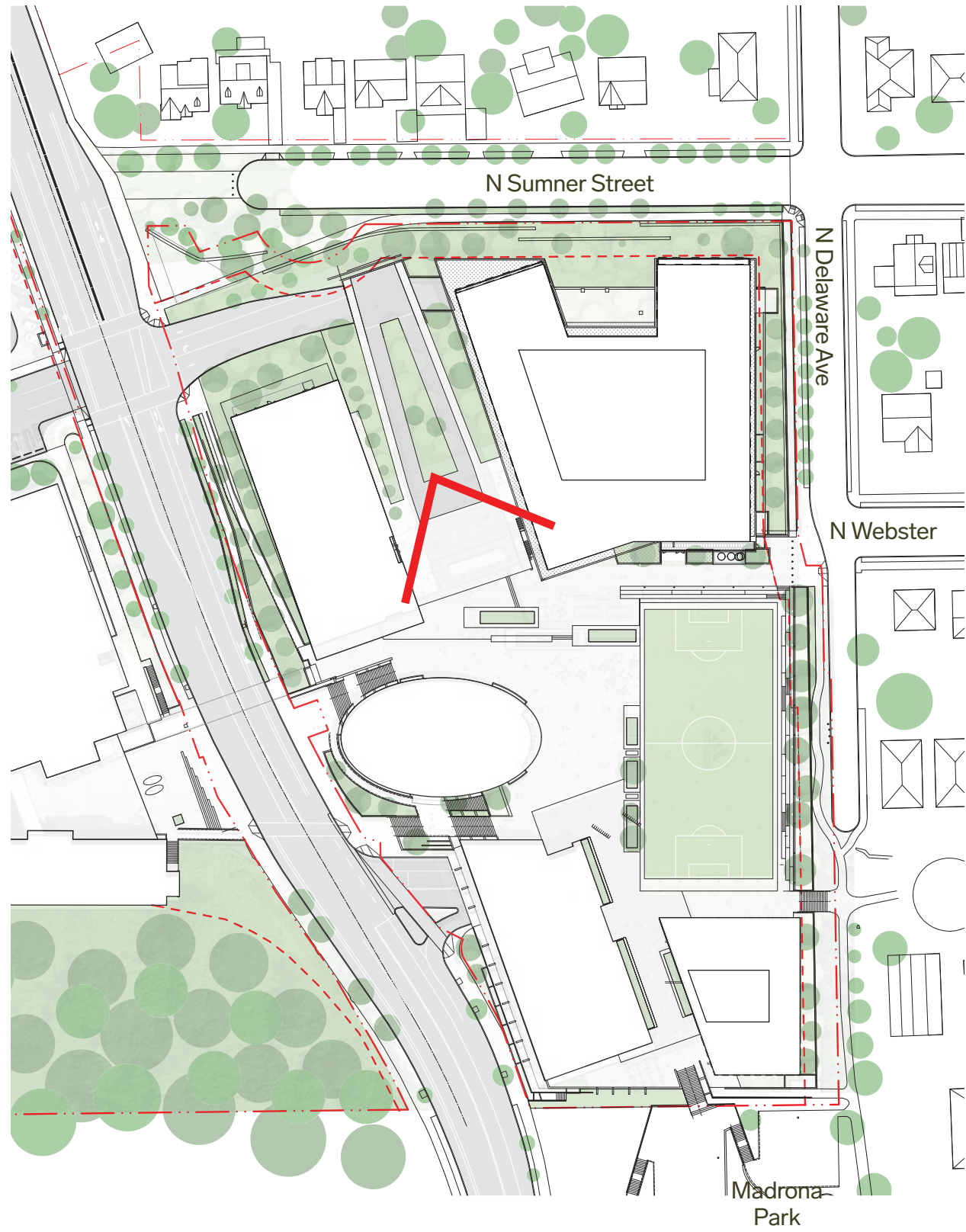


Proposed

# Arrival

Looking South

DAR 2



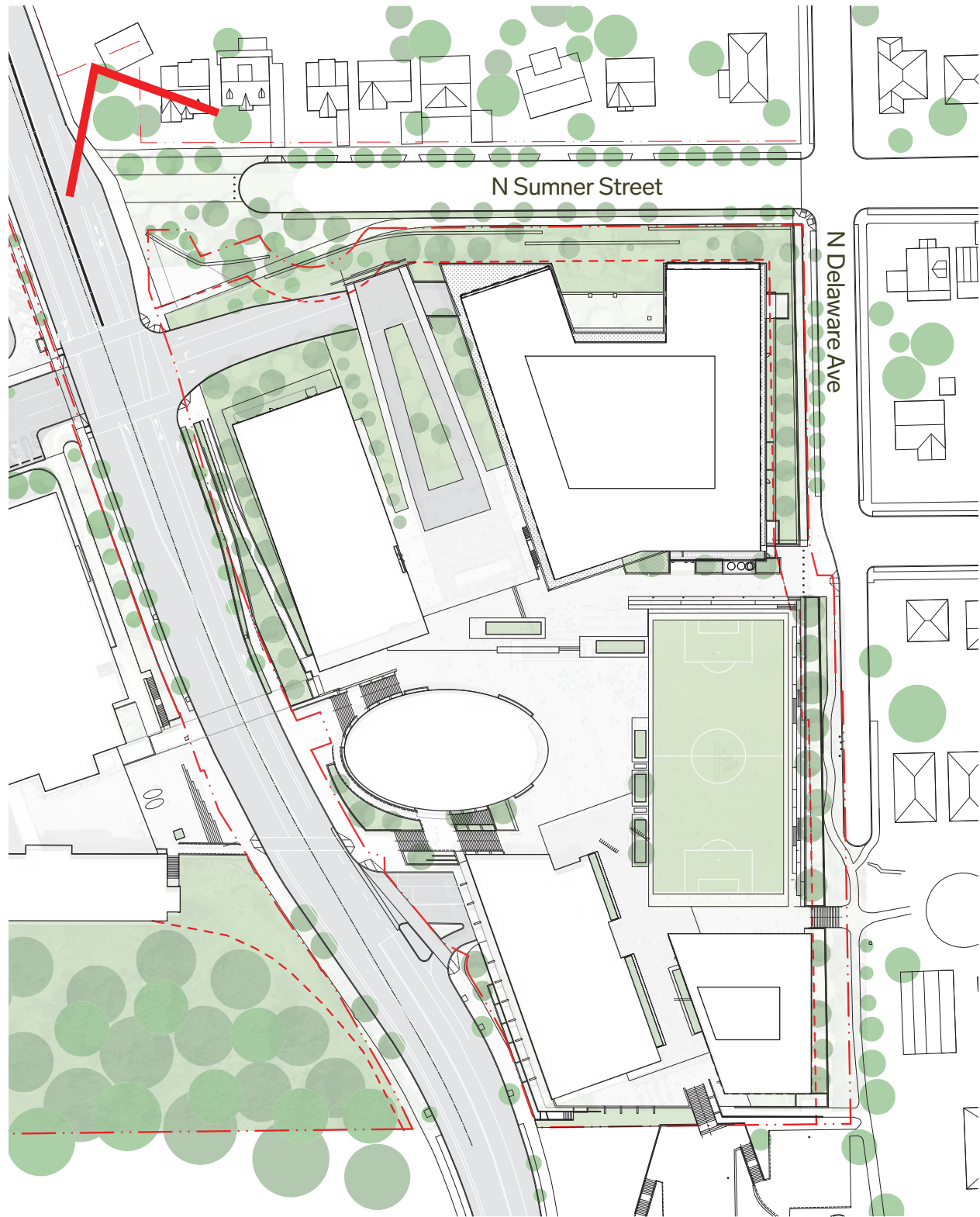
Existing



Proposed

# Arrival Plaza

Looking South

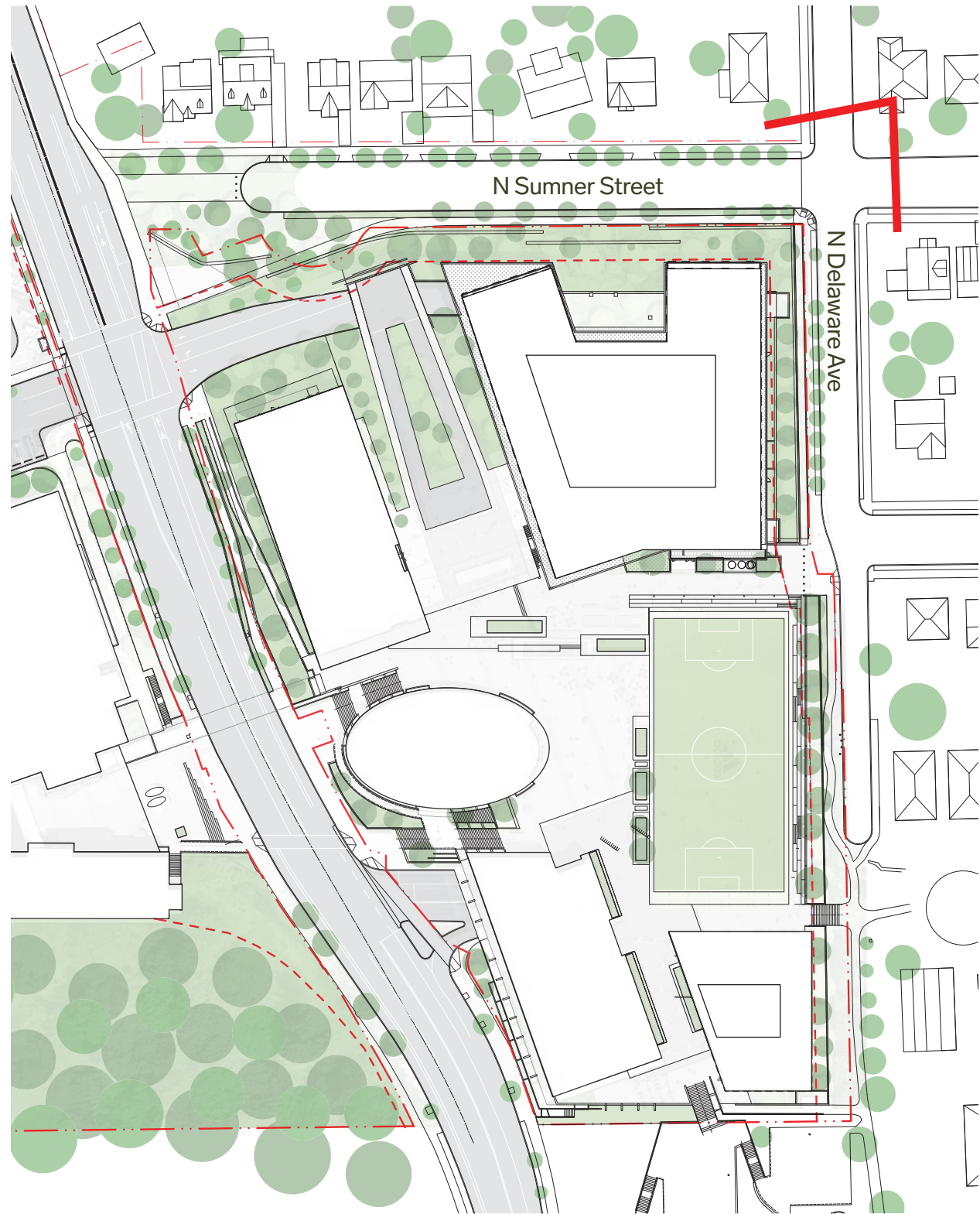


Proposed

# Corner of Sumner + Delaware

Looking Southwest

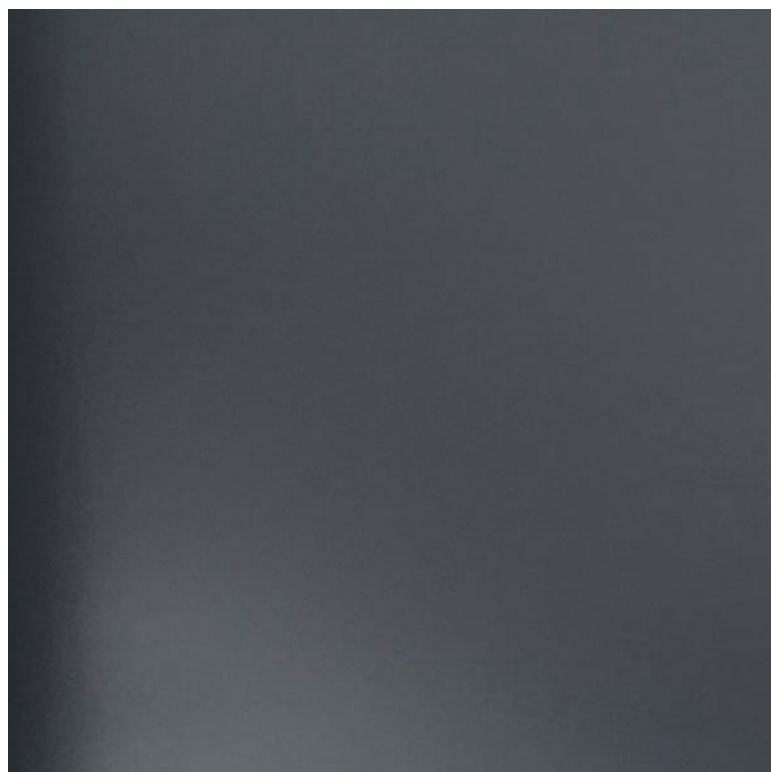
DAR 2



Existing



Proposed



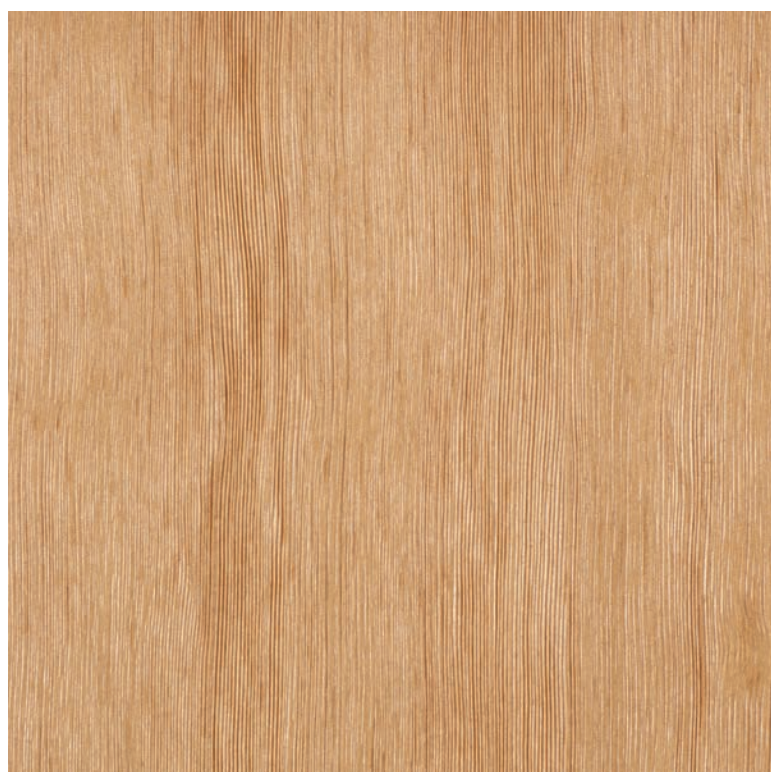
**Upper ACM Panel**



**Upper Folded ACM Panel**



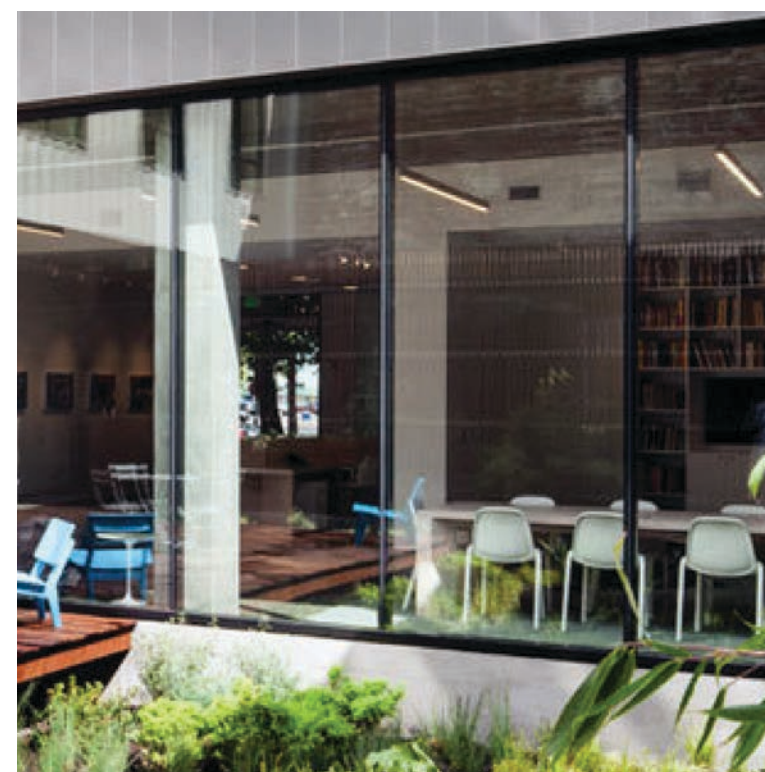
**Fiberglass window**



**Base Wood Panels**



**Wood window system from interior**



**Storefront System**