

Exhibit 'A'

Adidas East Village Expansion
Land Use Review #LU 18-188440 DZM
June 15, 2018



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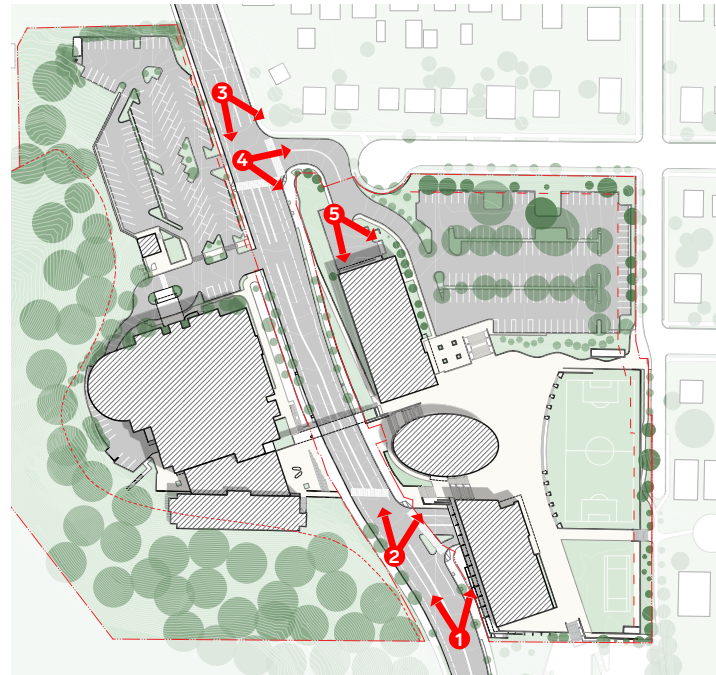
Context Map

Overlook Neighborhood



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



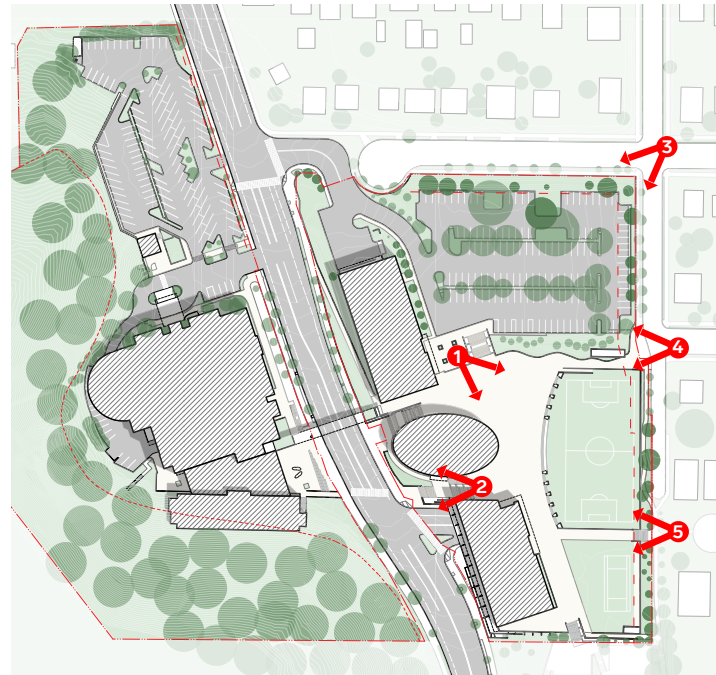
4. View of entry on Greeley @ N. Sumner St.



5. View of Loading at Building D

Site Photos

Existing Views



Key Plan



1. View from Arrival Plaza of Main Plaza



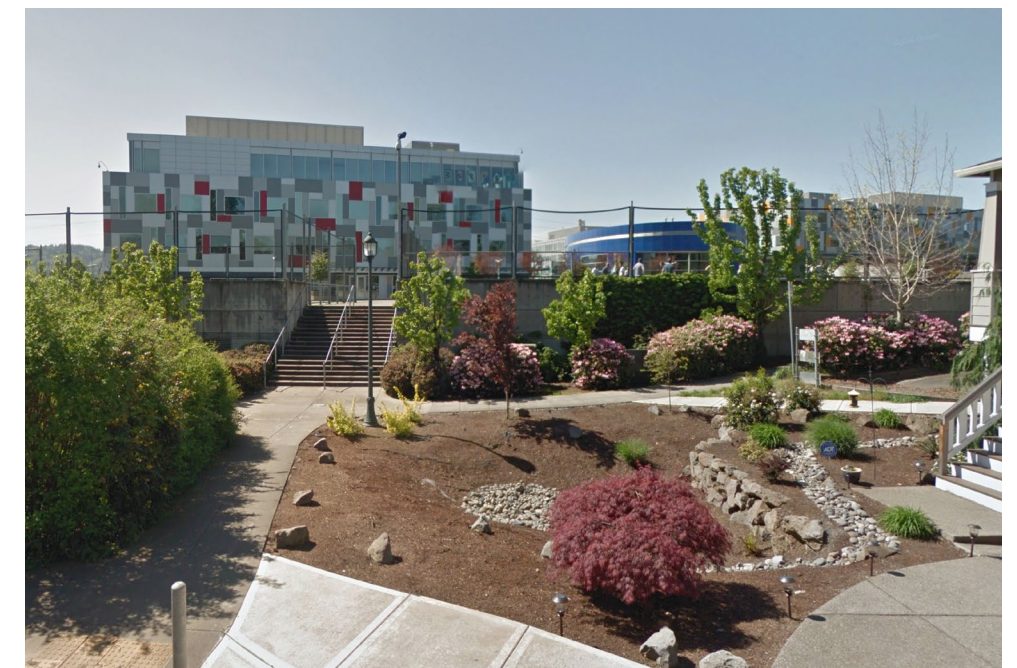
2. View from Main Plaza toward N. Greeley Ave.



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

Building Site Descriptions



Silver Site

- Existing office building below existing parking lot
- Site area bounded by Environmental Boundary Zone
- Remote to plaza / village 'heart'

G Site

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



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*	600,651 sf
Proposed FAR	1:97

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

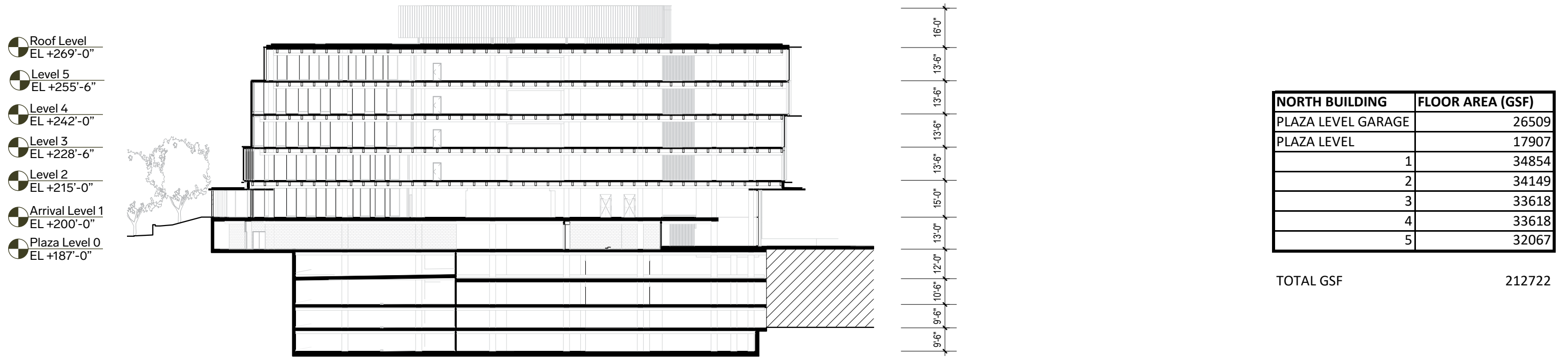
Proposed

Building	GSF
G	212,722
H	32,919
SILVER	2,100
	247,741

600,651 sf*

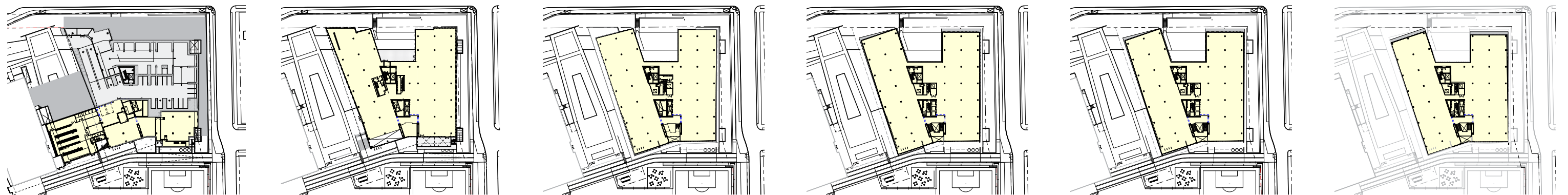
FAR Calculations

North Building



NORTH BUILDING	FLOOR AREA (GSF)
PLAZA LEVEL GARAGE	26509
PLAZA LEVEL	17907
1	34854
2	34149
3	33618
4	33618
5	32067

TOTAL GSF 212722



Plaza Level
44,416 GSF

Level 1
34,854 GSF

Level 2
34,149 GSF

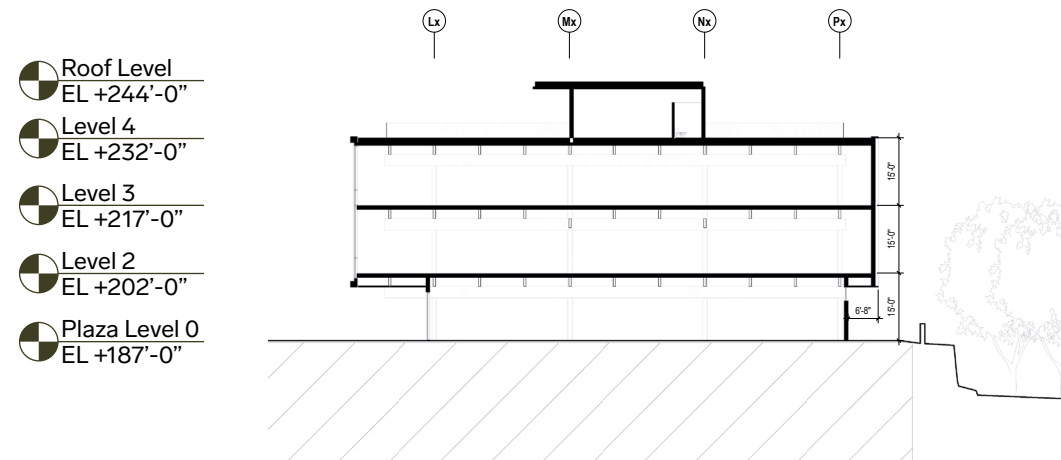
Level 3
33,618 GSF

Level 4
33,618 GSF

Level 5
32,067 GSF

FAR Calculations

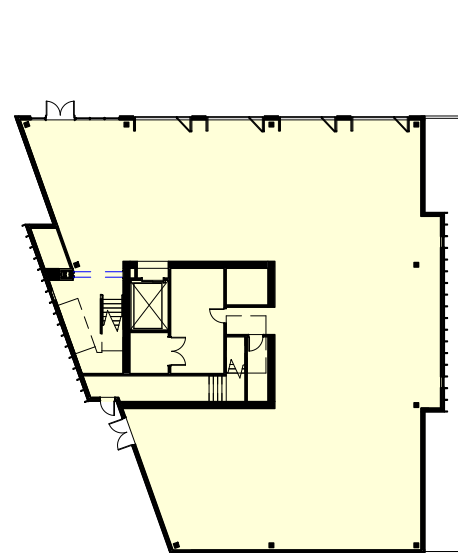
South Building



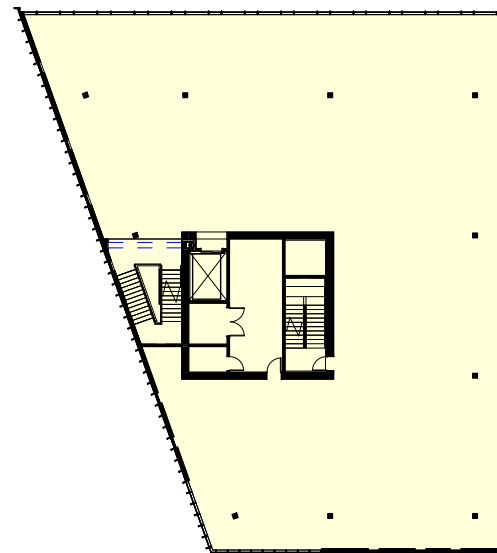
TOTAL GSF 212722

SOUTH BUILDING	FLOOR AREA (GSF)
1	6904
2	9412
3	9412
4	7191

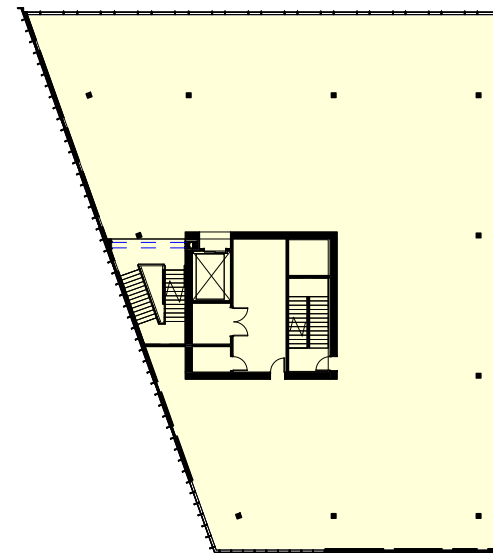
TOTAL GSF 32919



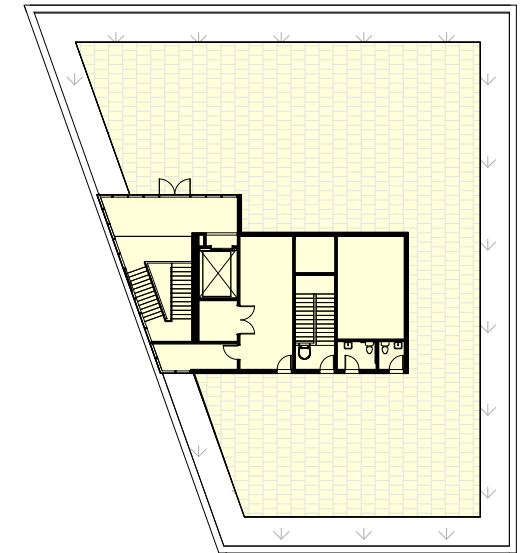
Level 1
6,904 GSF



Level 2
9,412 GSF



Level 3
9,412 GSF



Level 4
7,191 GSF

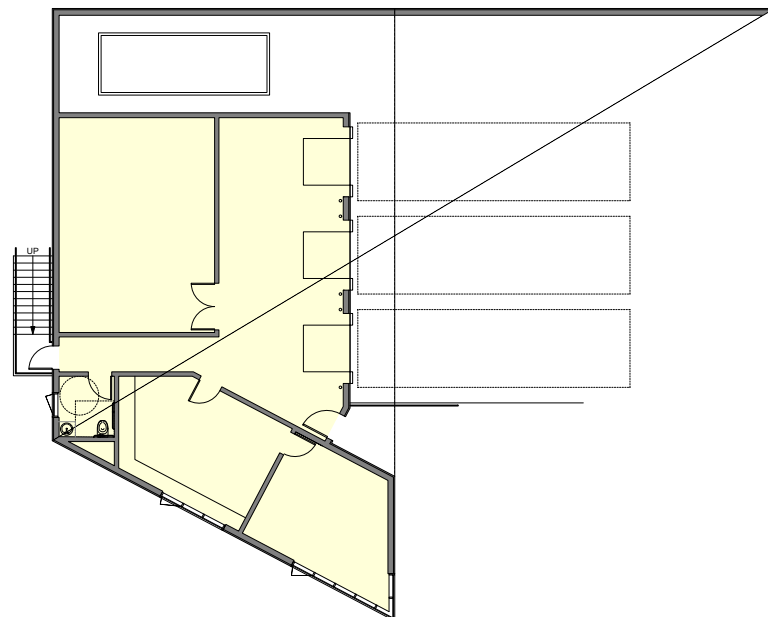
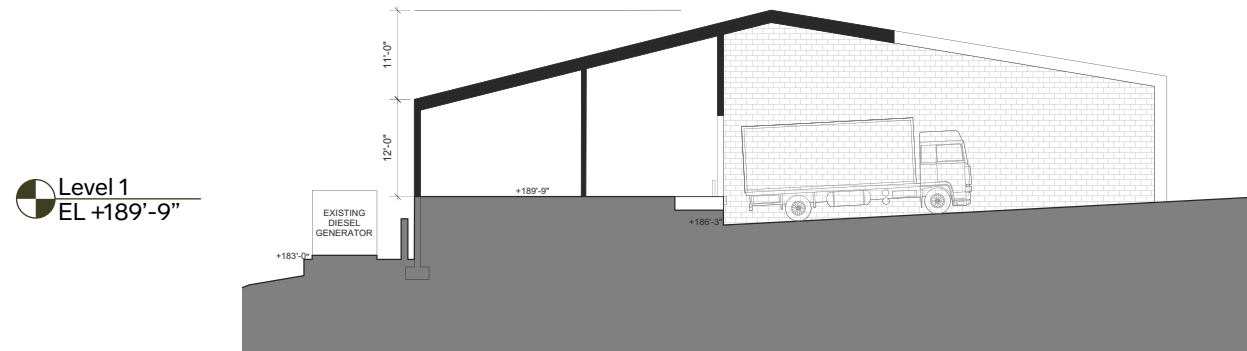
FAR Calculations

Loading Building

TOTAL GSF 32919

SILVER SITE	FLOOR AREA (GSF)
1	2100

TOTAL GSF 2100



Level 1
2,100 GSF

Context

Context

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

P1 P1: Community Plan Character Area

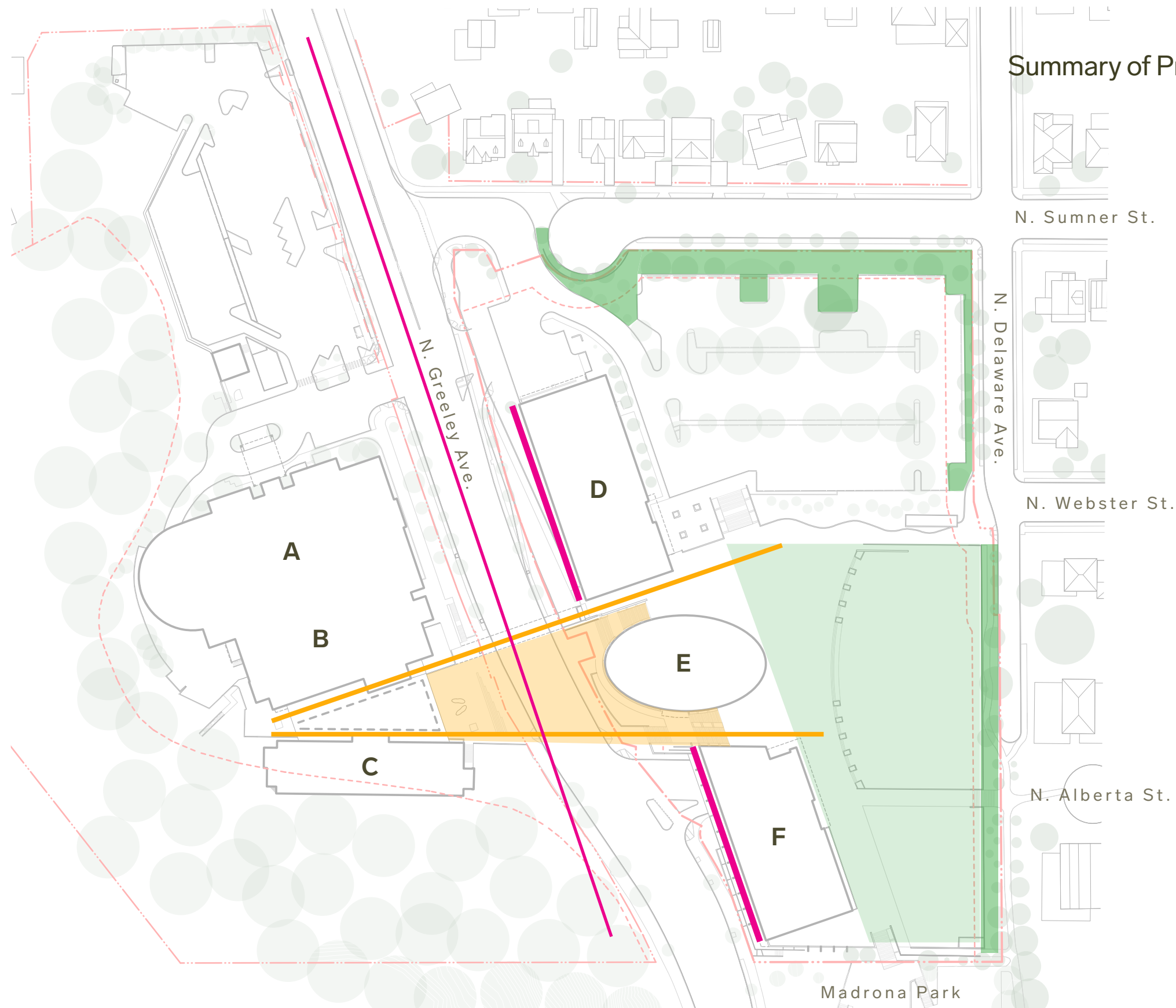
“The design seeks to strengthen the combination of dynamic topography, stunning views, and urban park lands. The new buildings respond to the existing structures with complementary siting and compatible scale, concentrating their placement along N. Greeley Ave. The scale of this massing diminishes into 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.”

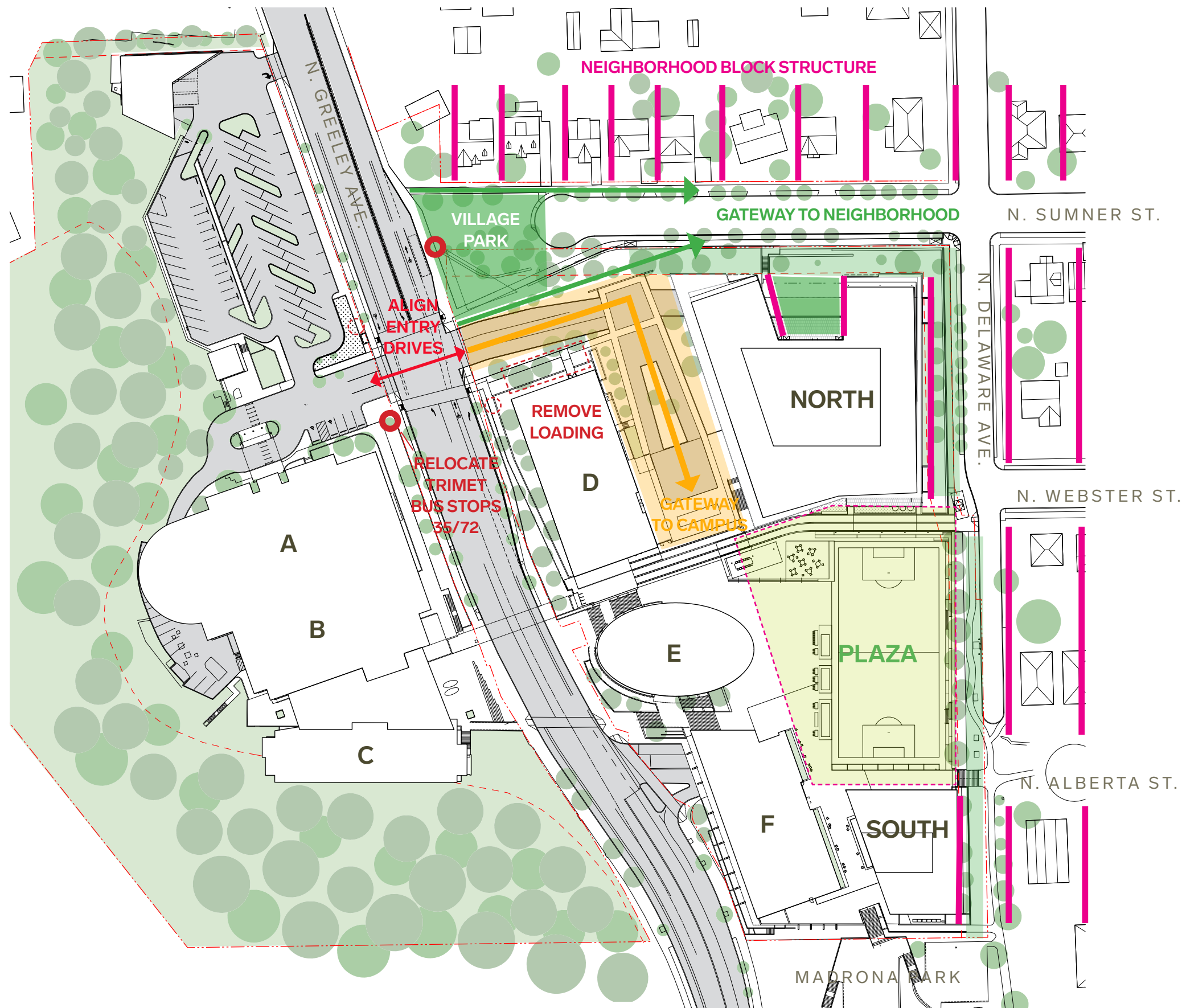
D7 D7: Blending Into the Neighborhood

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



Context

Current Proposed Response to Community Design Guidelines 2018



P1 P1: Community Plan Character Area

- Massing relates to scale of neighborhood block structure
- Buildings are placed around the plaza reinforcing the village concept

P3 P3: Gateways

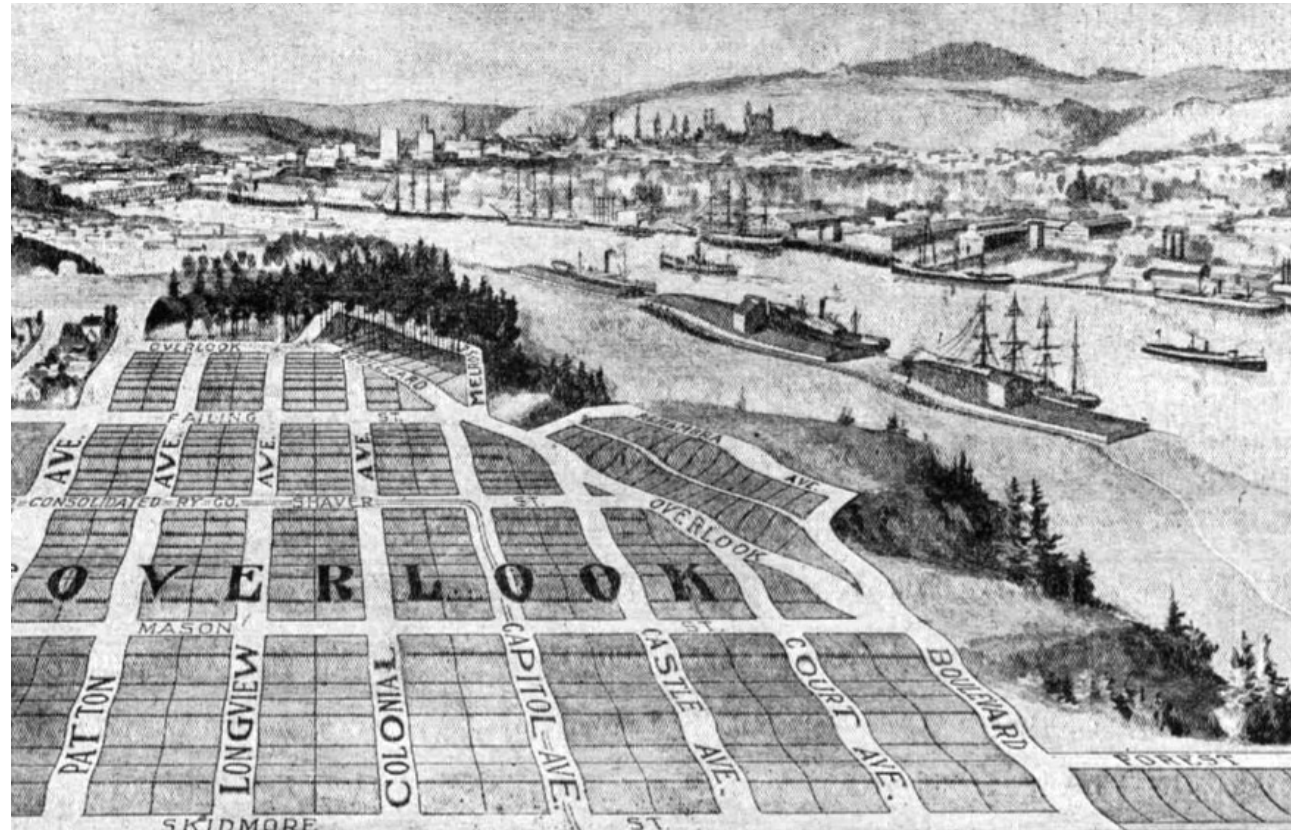
- New Gateway to Campus at Greeley
- Buildings are placed around the plaza reinforcing the village concept

D7 D7: Blending Into the Neighborhood

- Increased landscape buffer along Sumner and Delaware

Bluff Neighborhood

Context



Overlook Bluff Parks



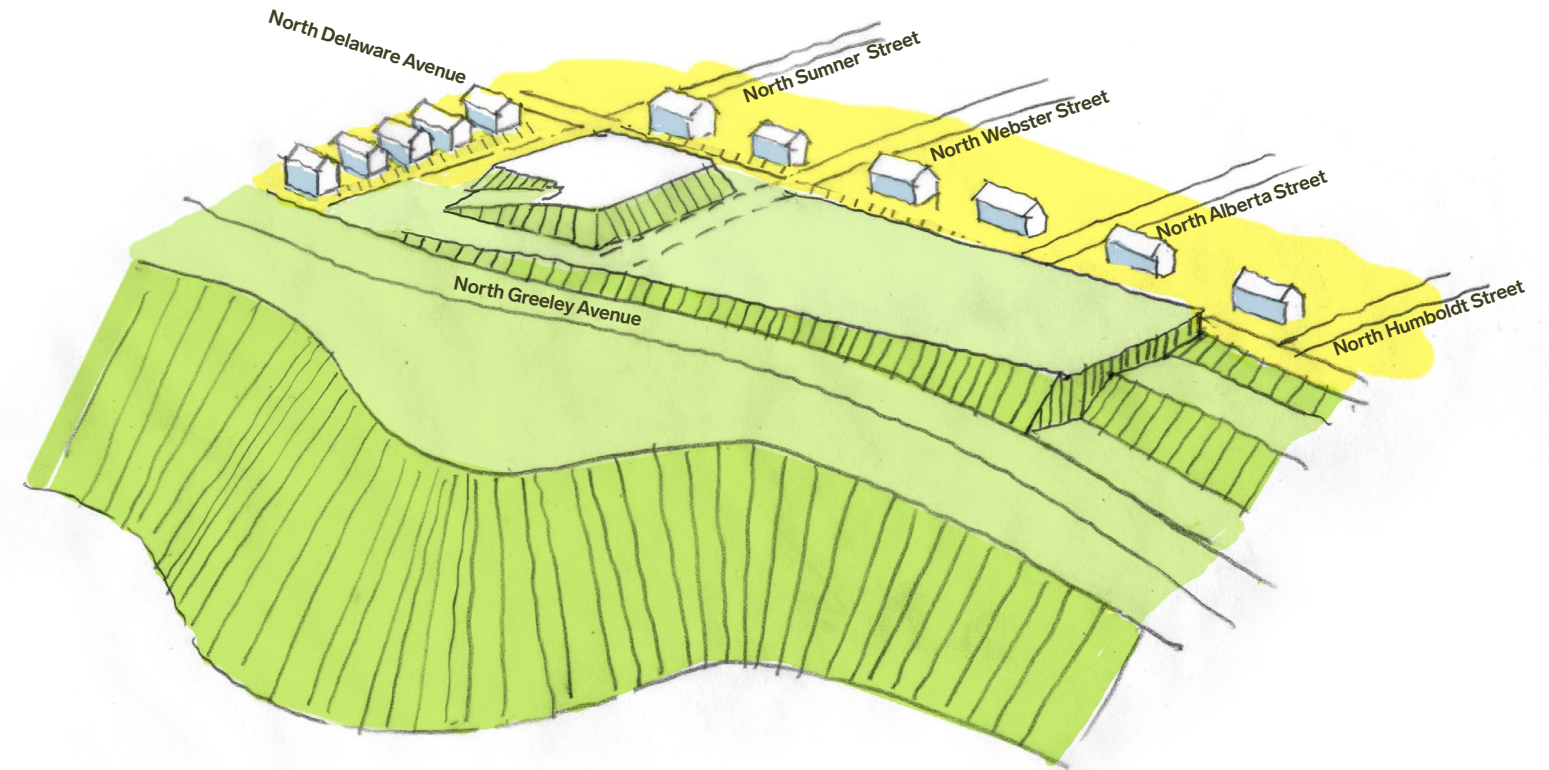
Bluff Connection

Context

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

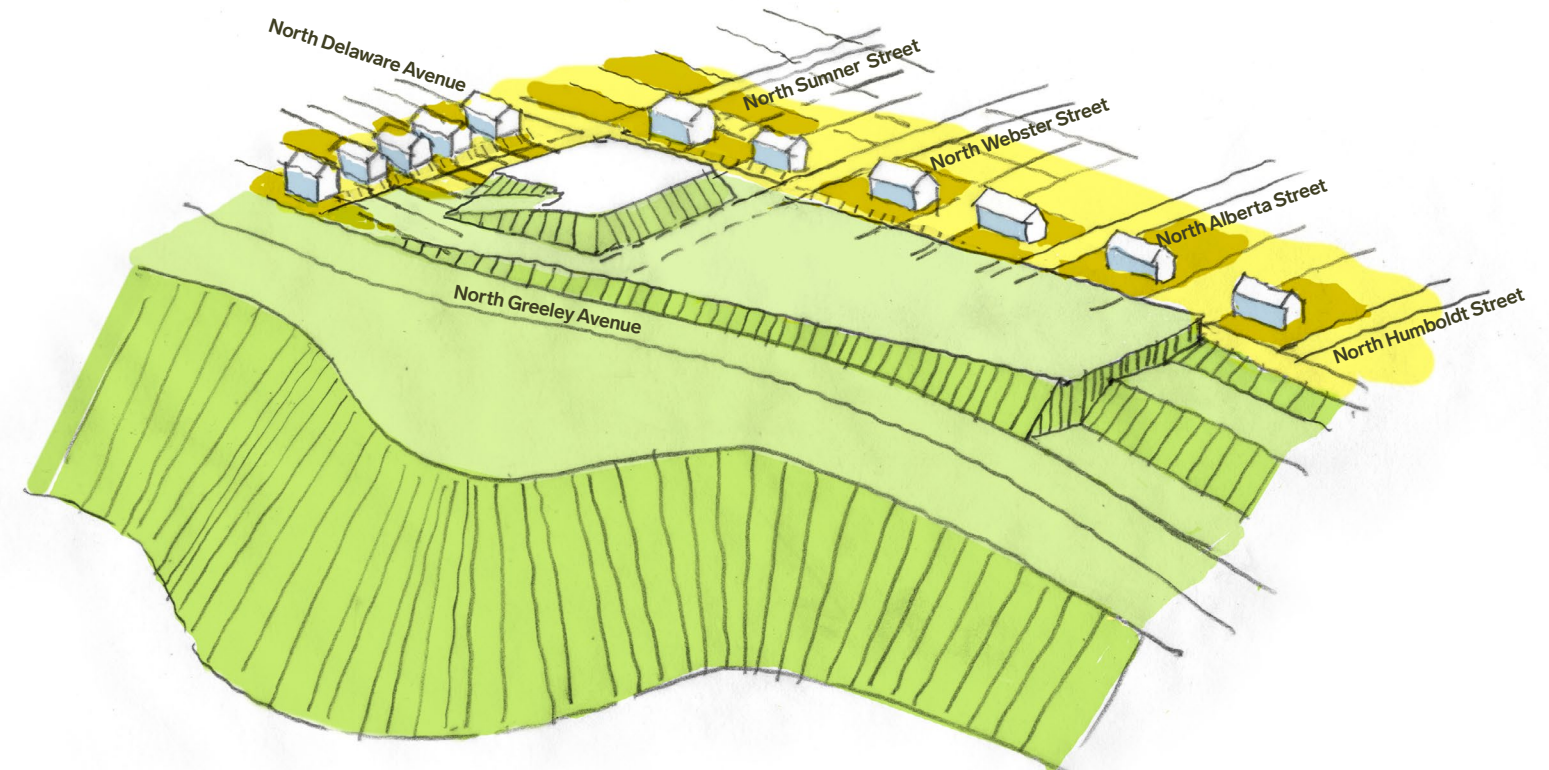


North-South Avenues like Delaware Ave have longer lot edges and layers of planting.



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

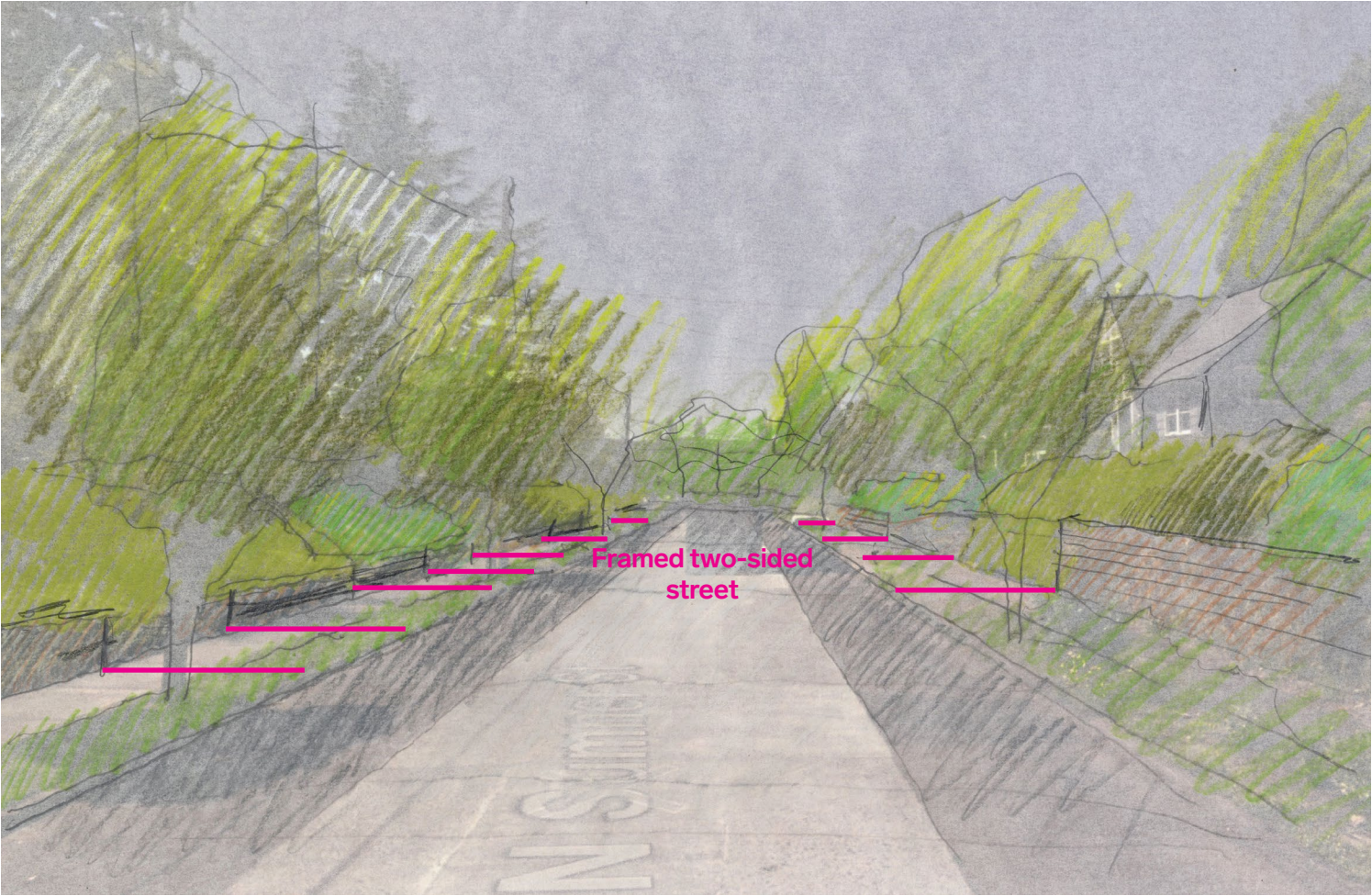
Develop site edges to meet unique adjacent local streets and avenues

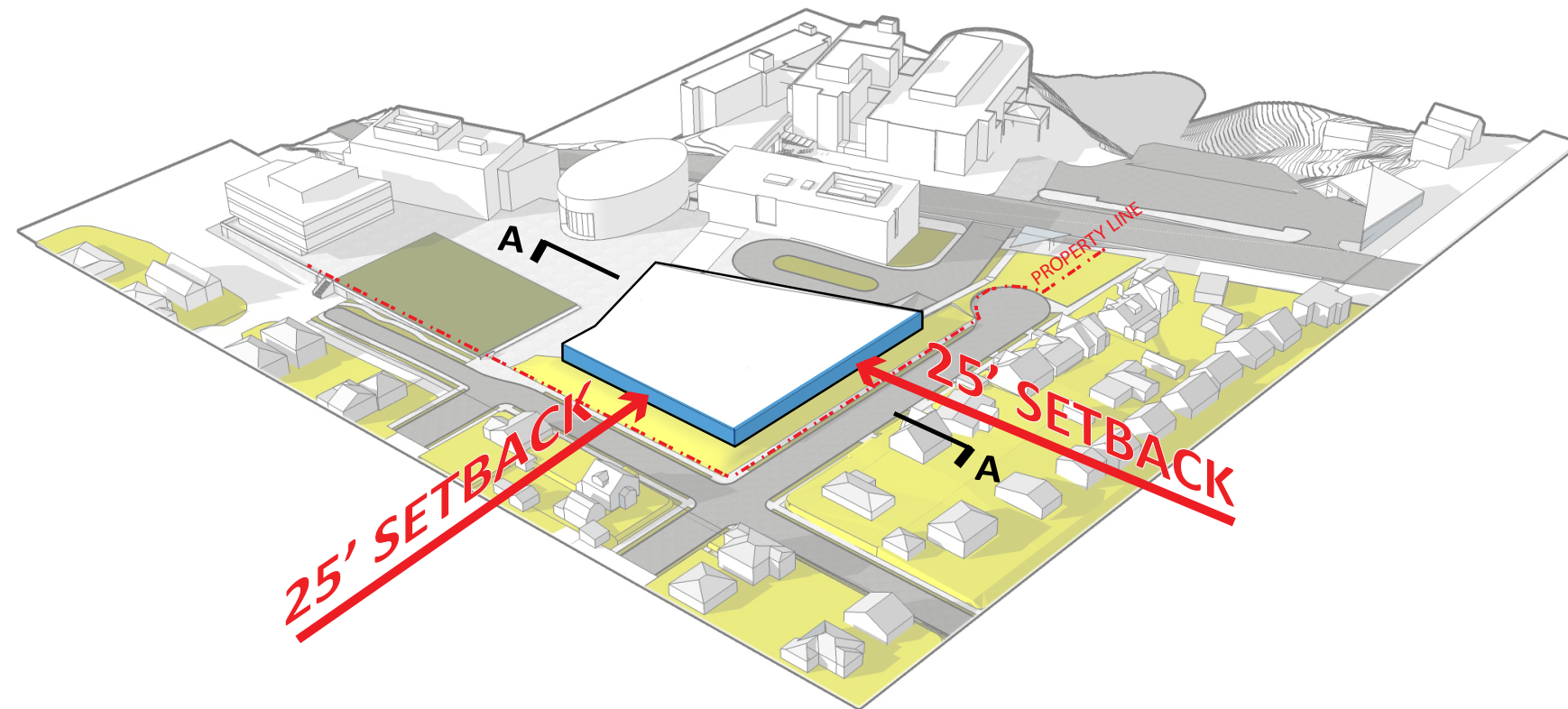
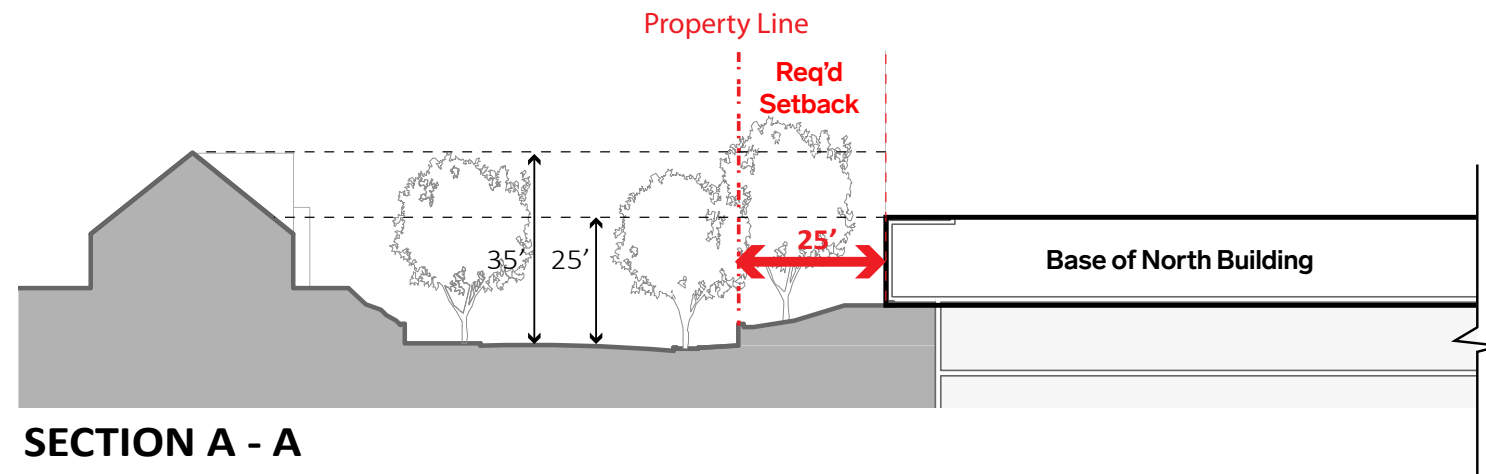


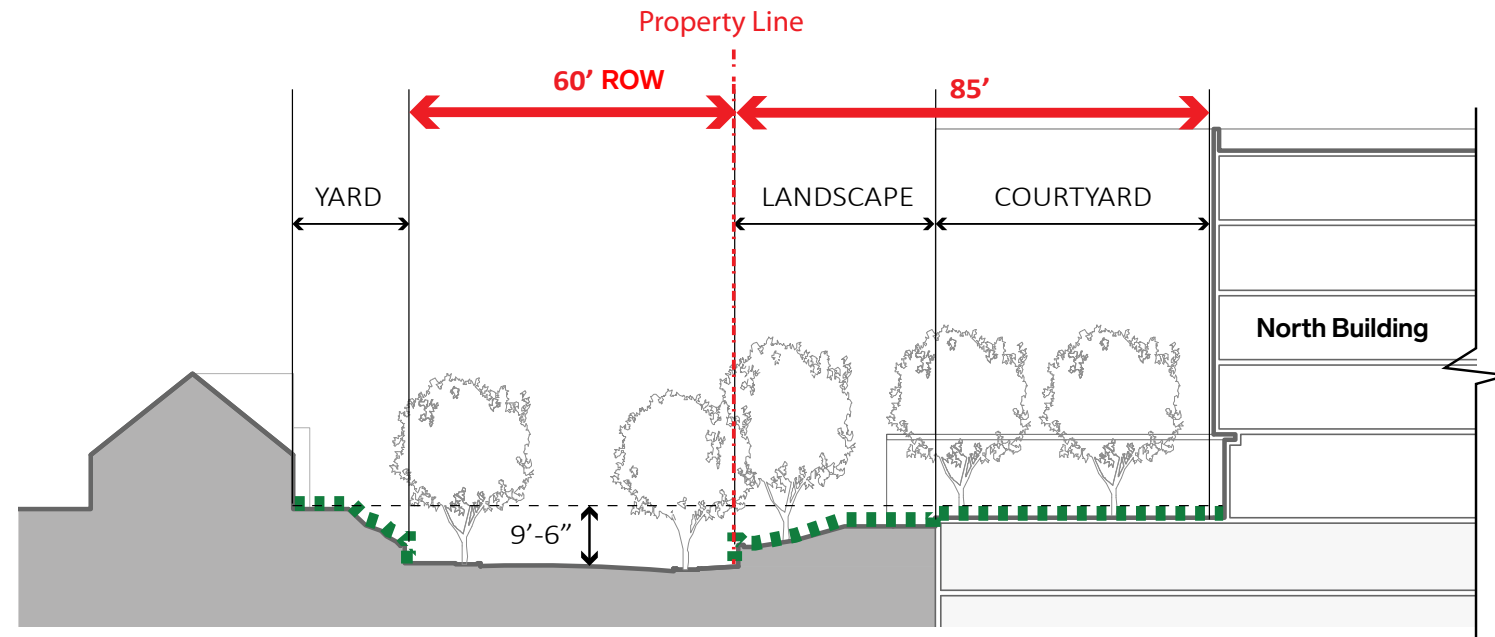
Block analysis shows fine-grained frontage onto longer east-west streets like Sumner and longer side yards along the shorter north-south avenues like Delaware

Neighborhood Grain

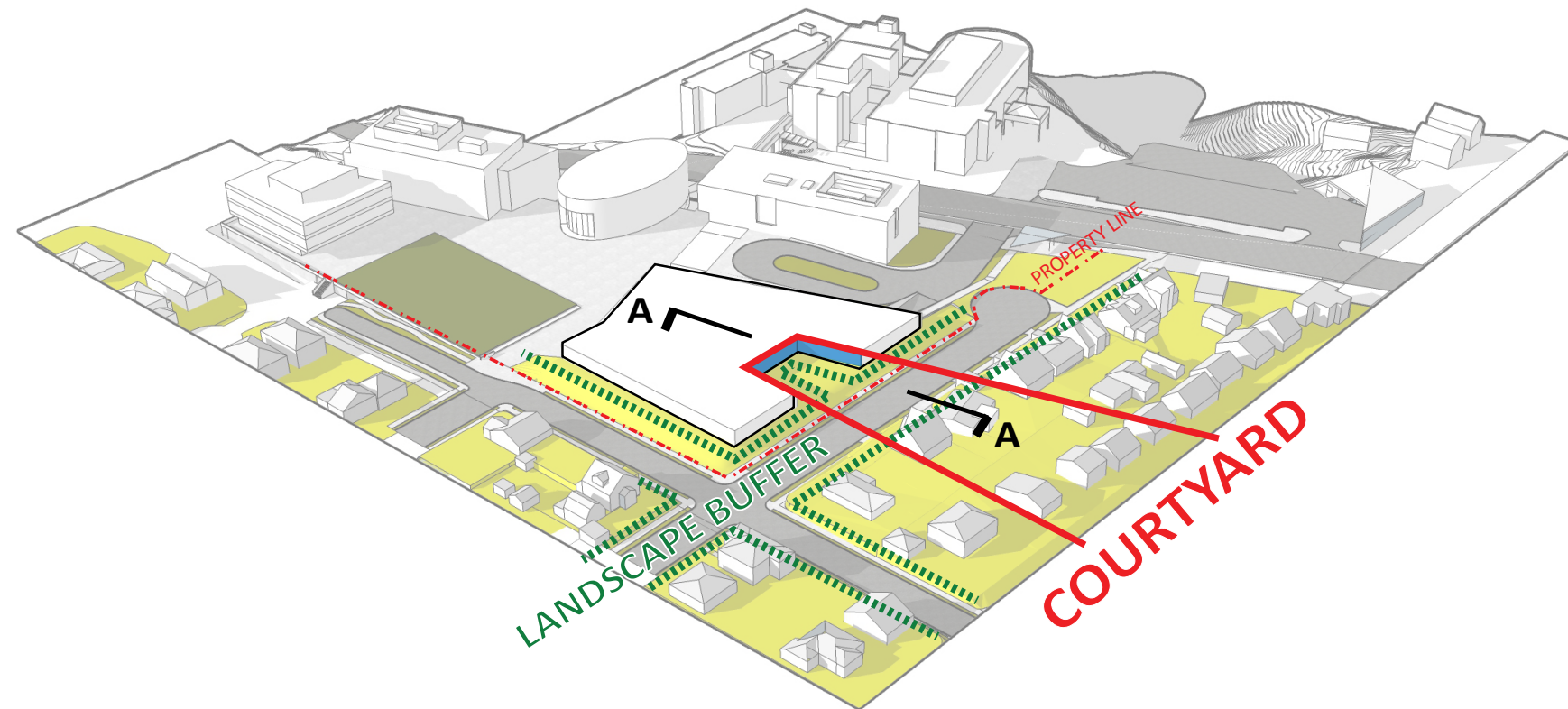
Context

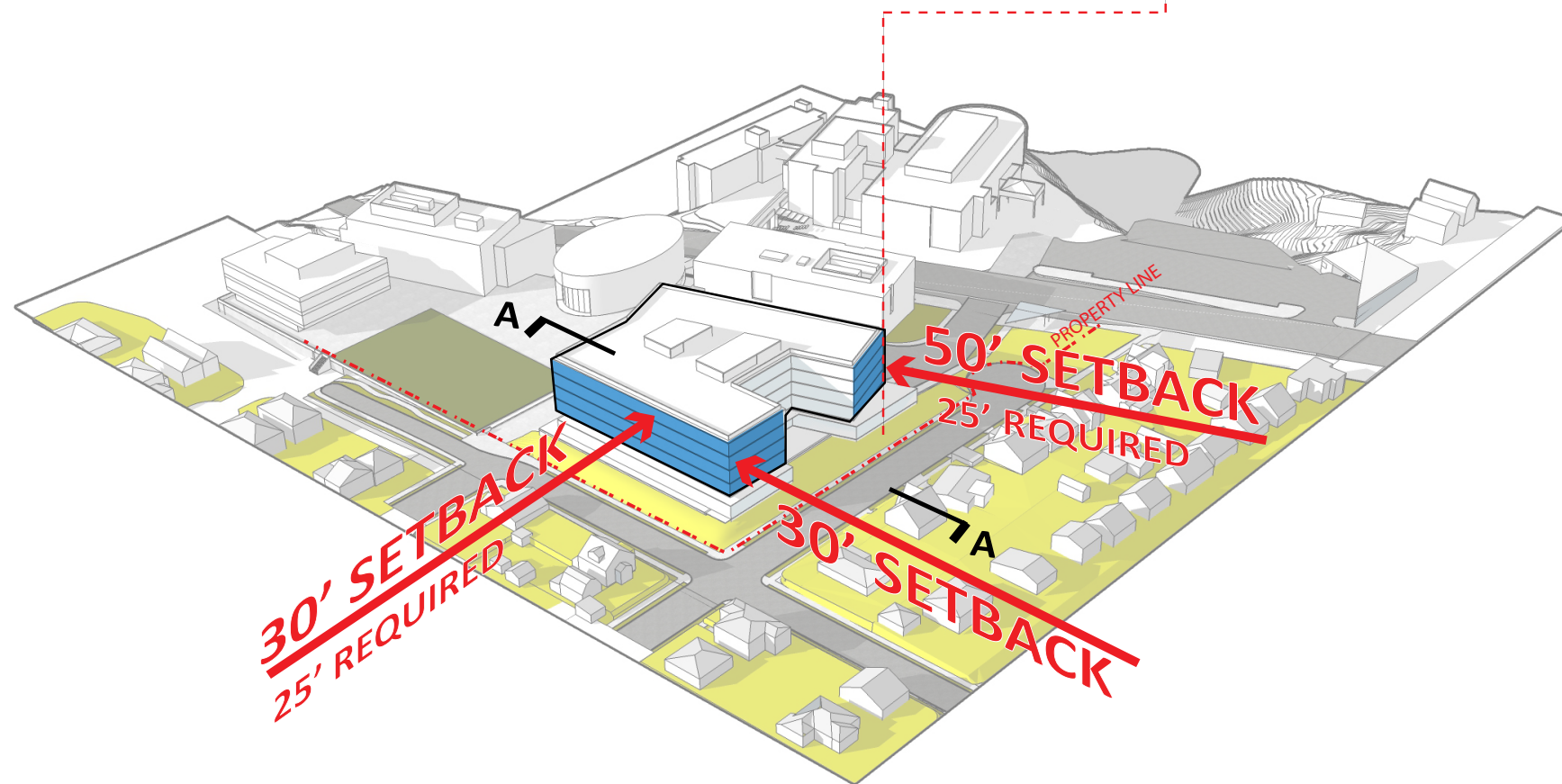
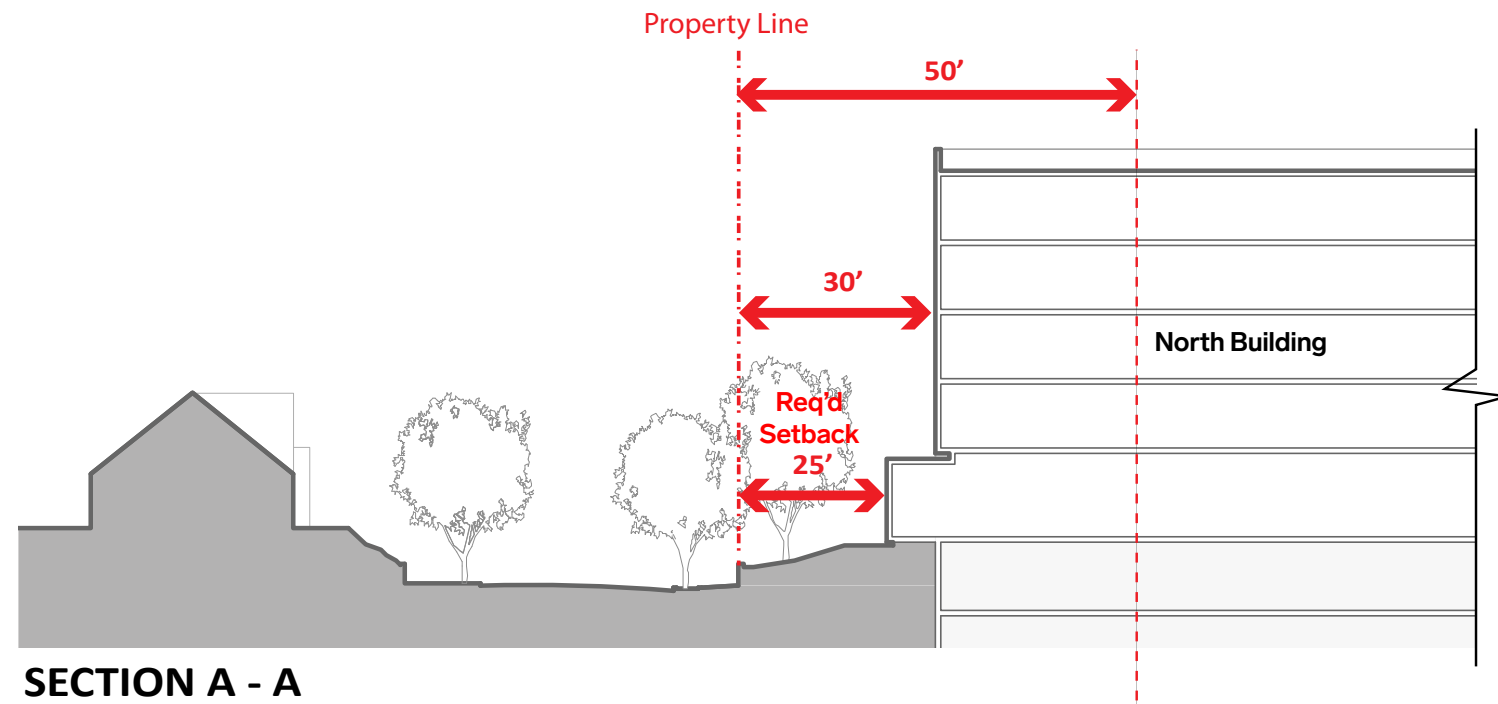






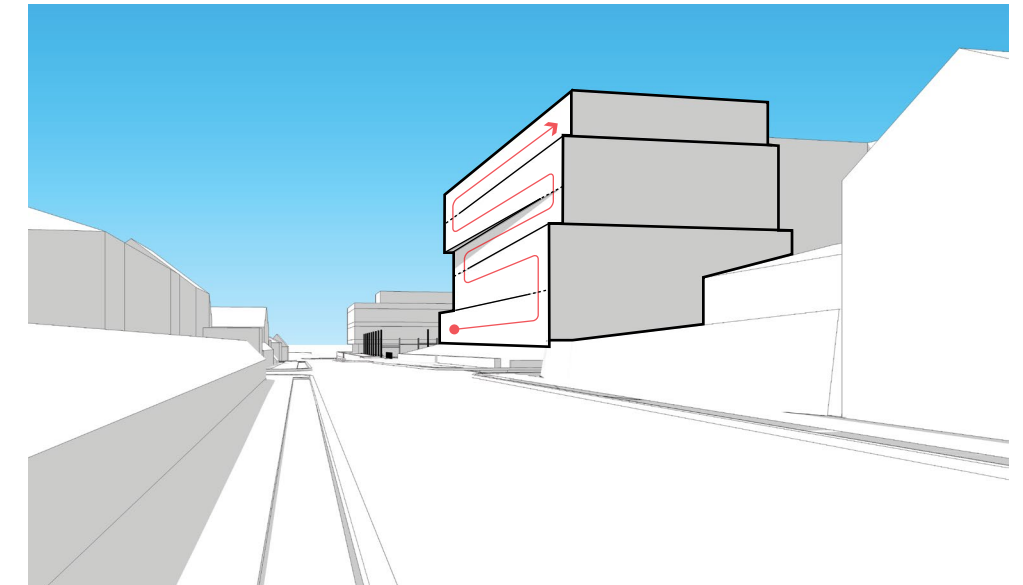
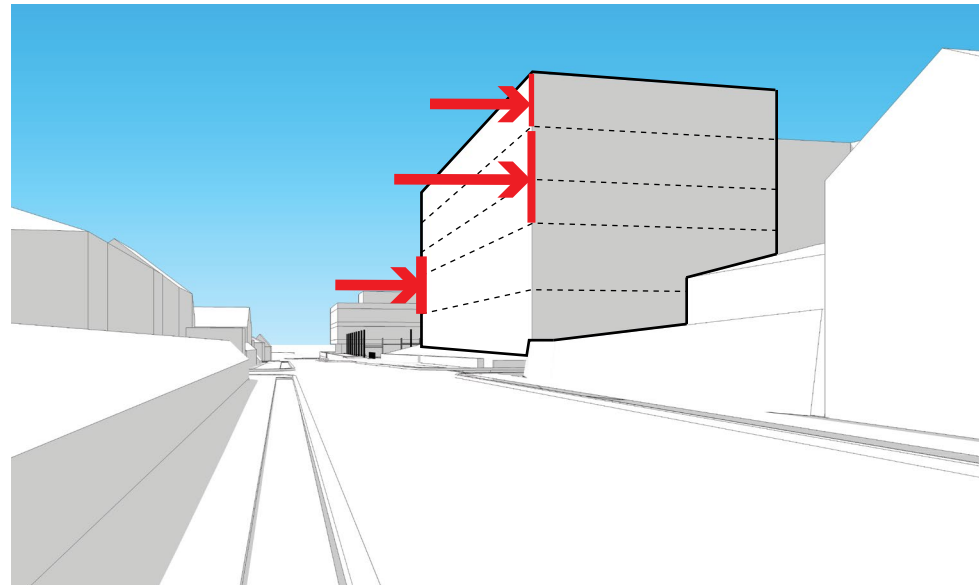
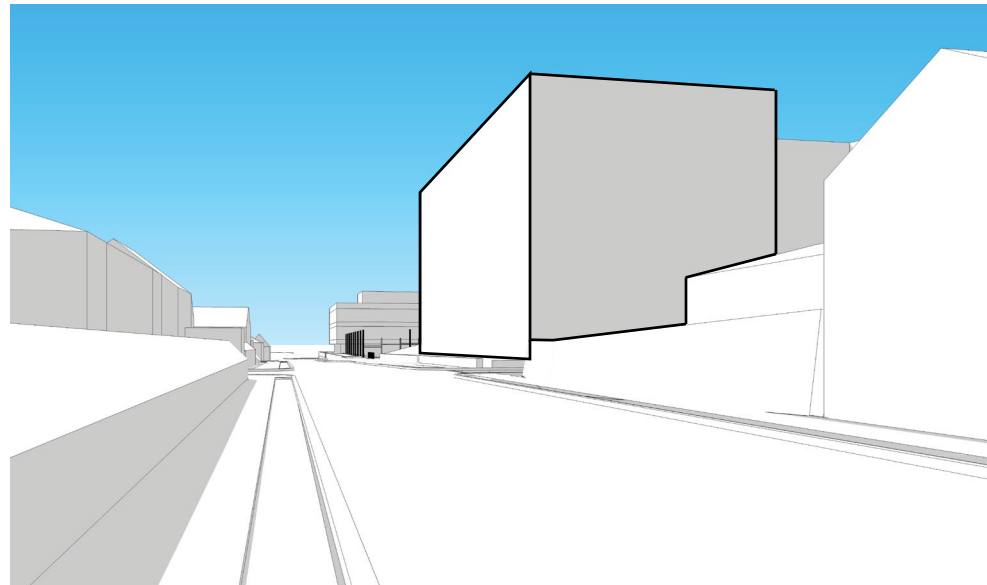
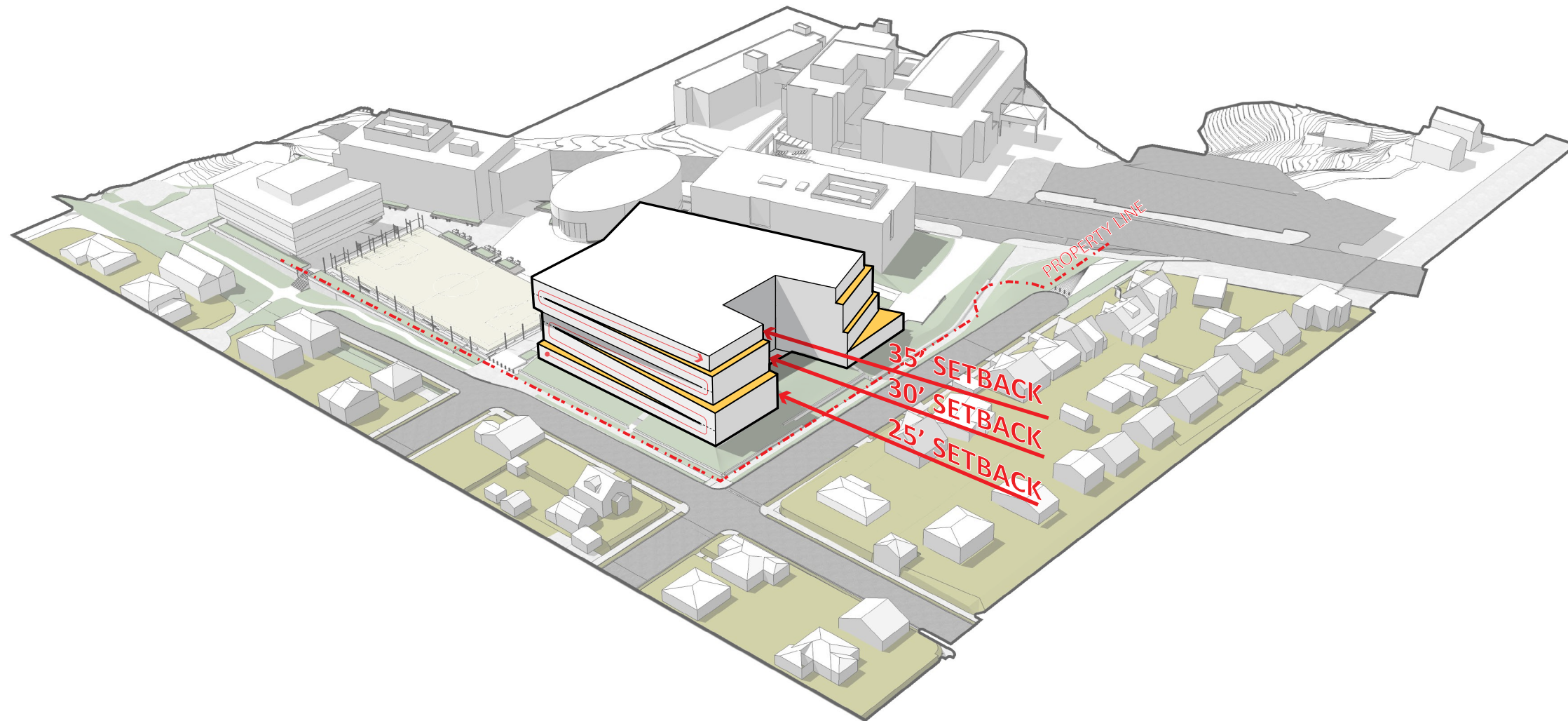
SECTION A - A





Site Response

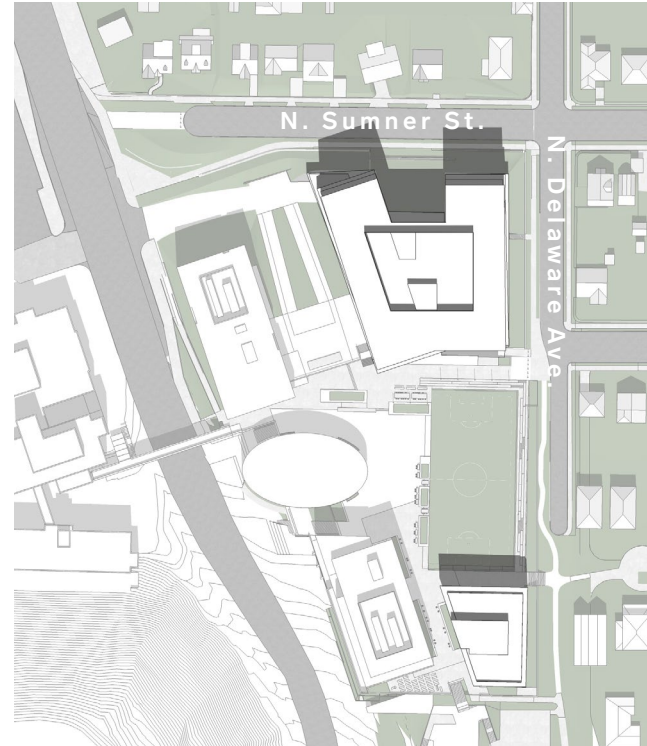
Context



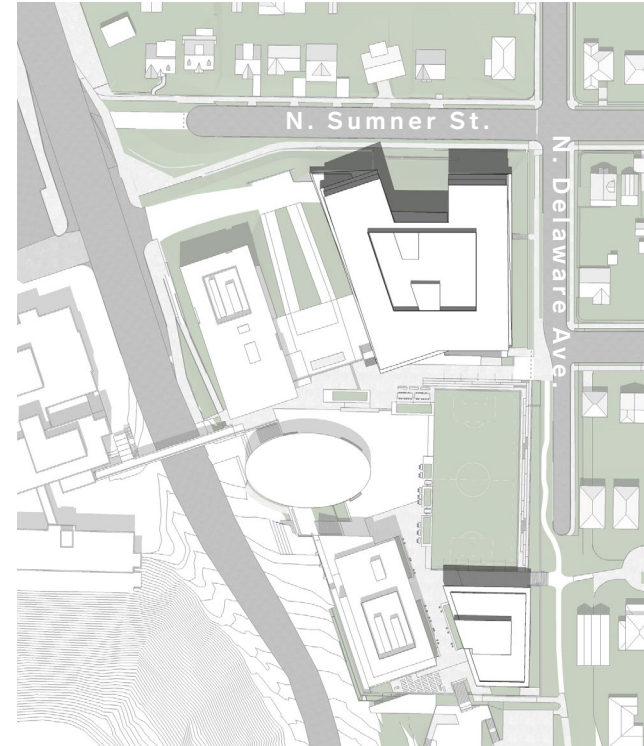
Shadow Studies

North Building G + South Building H

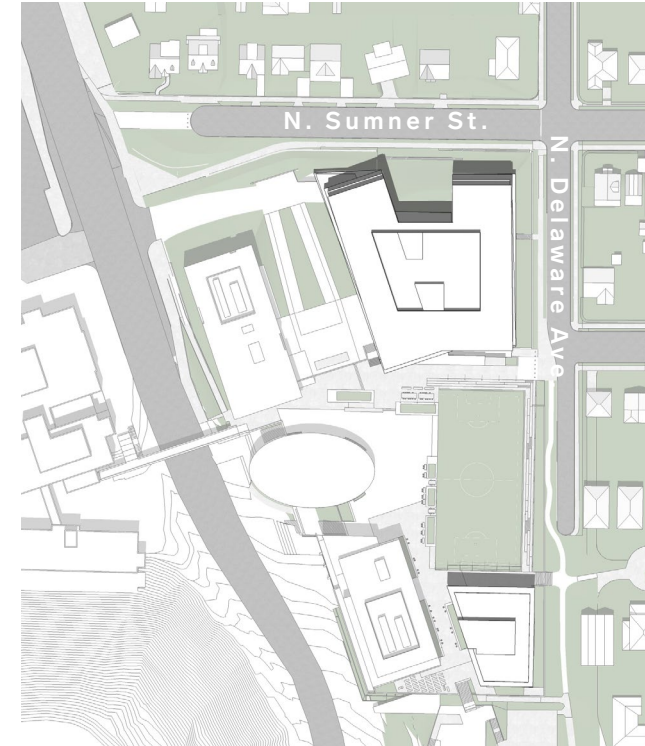
Proposed: Noon



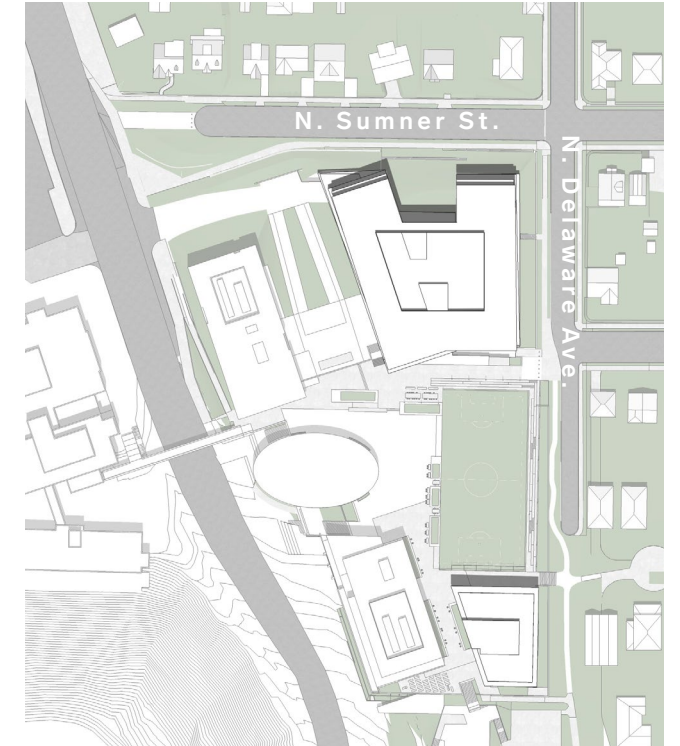
March / September at Noon



April / August at Noon

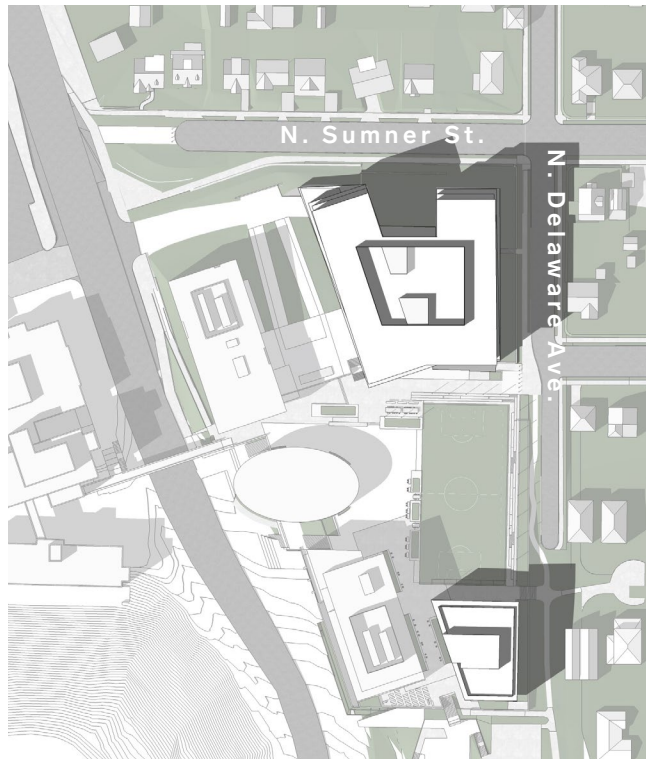


May / July at Noon

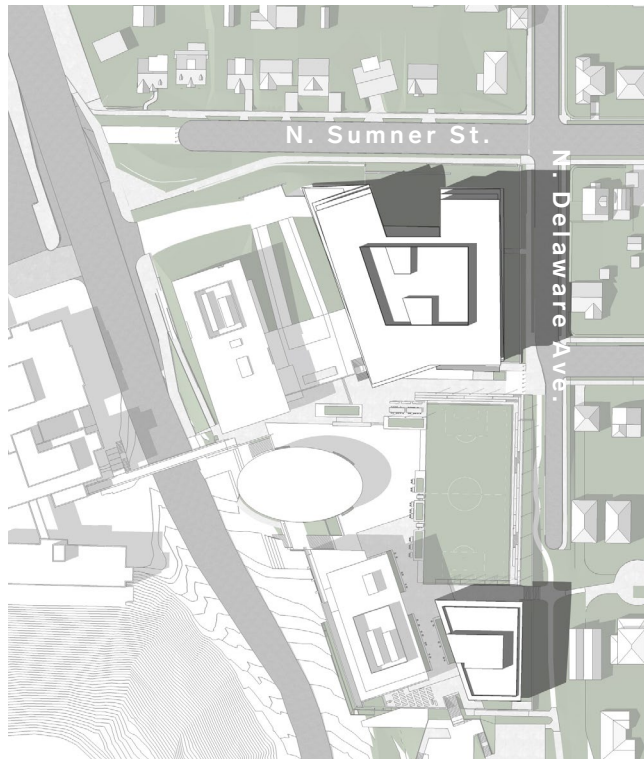


June at Noon

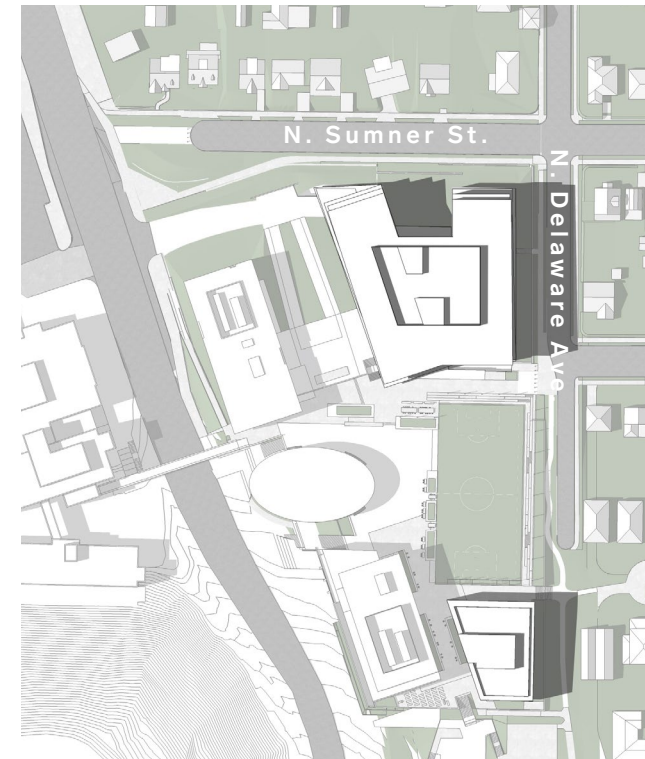
Proposed: 3 PM



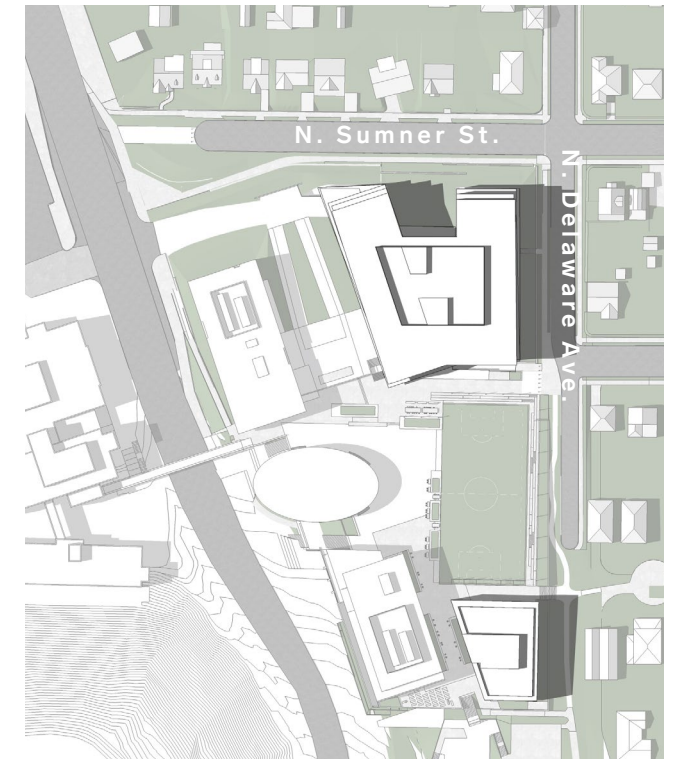
March / September at 3 PM



April / August at 3 PM



May / July at 3 PM



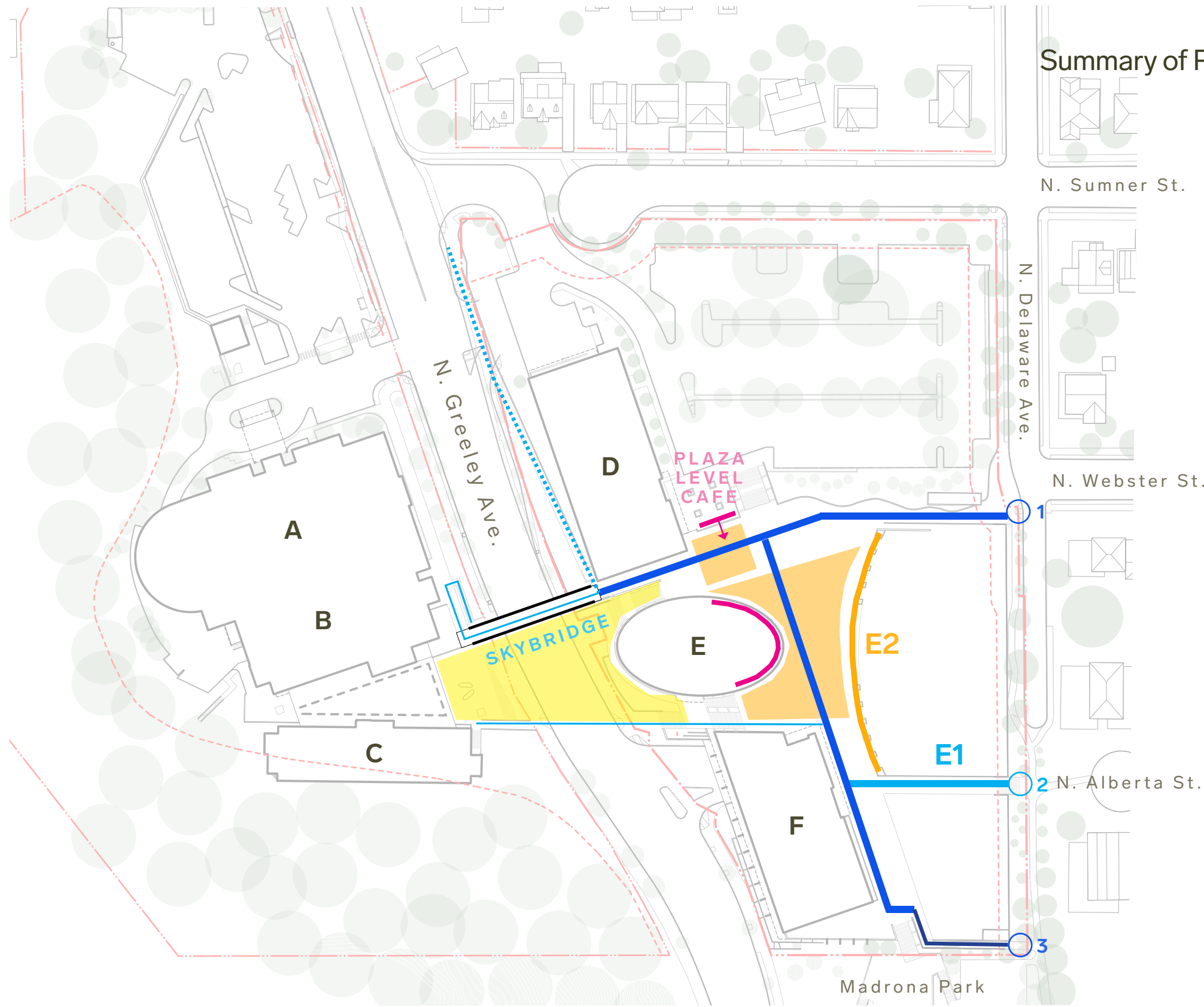
June at 3 PM



Public Realm

Public Realm

Summary of Previously Approved 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.

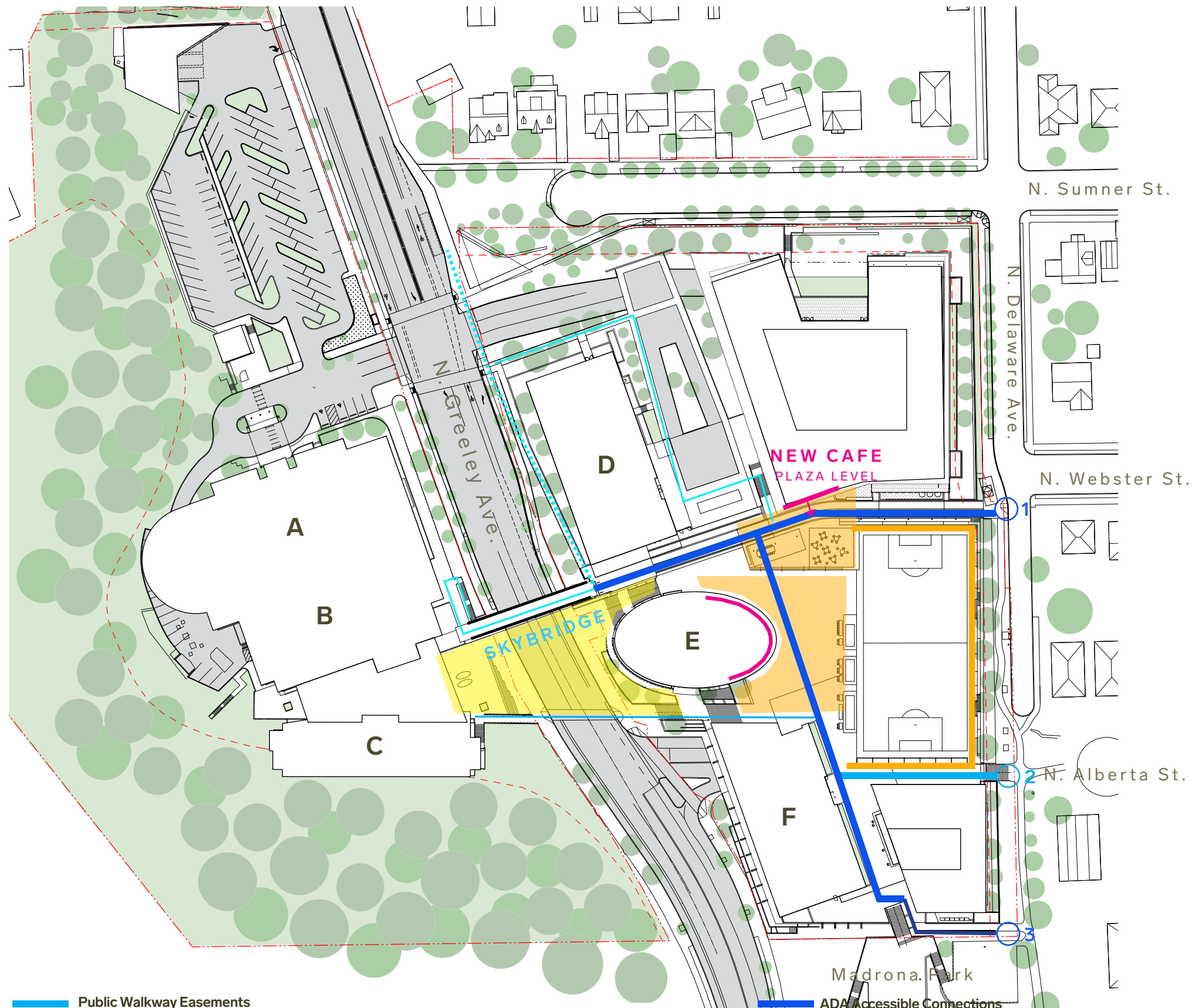
Public Walkway Easements
 15-wide (unless structurally constrained to a narrower width) public walkway easements are required as follows:

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 accessible plaza entrance

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

Current 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 accessible plaza entrance

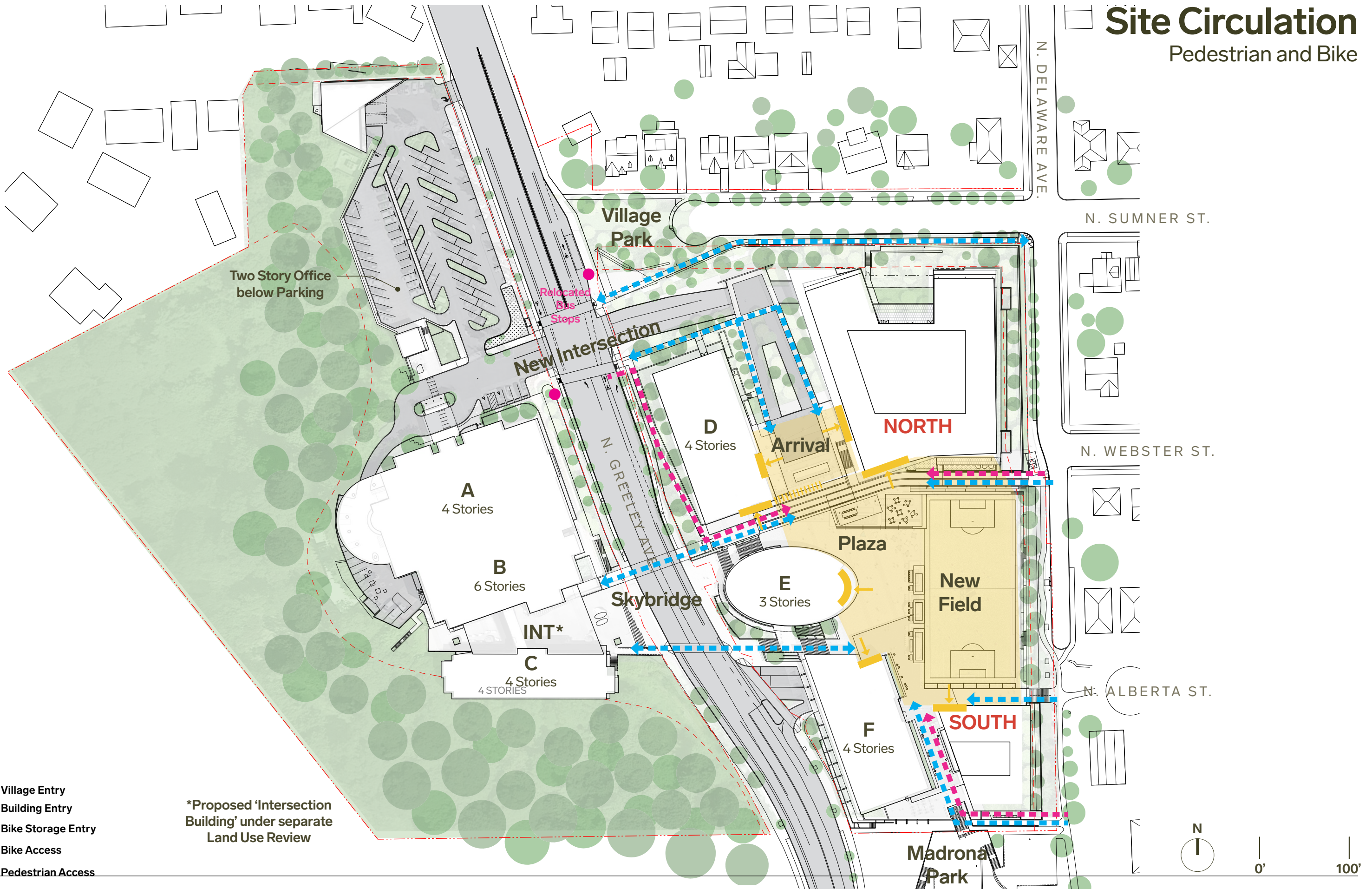
ADA Accessible Connections

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

Site Circulation

Pedestrian and Bike

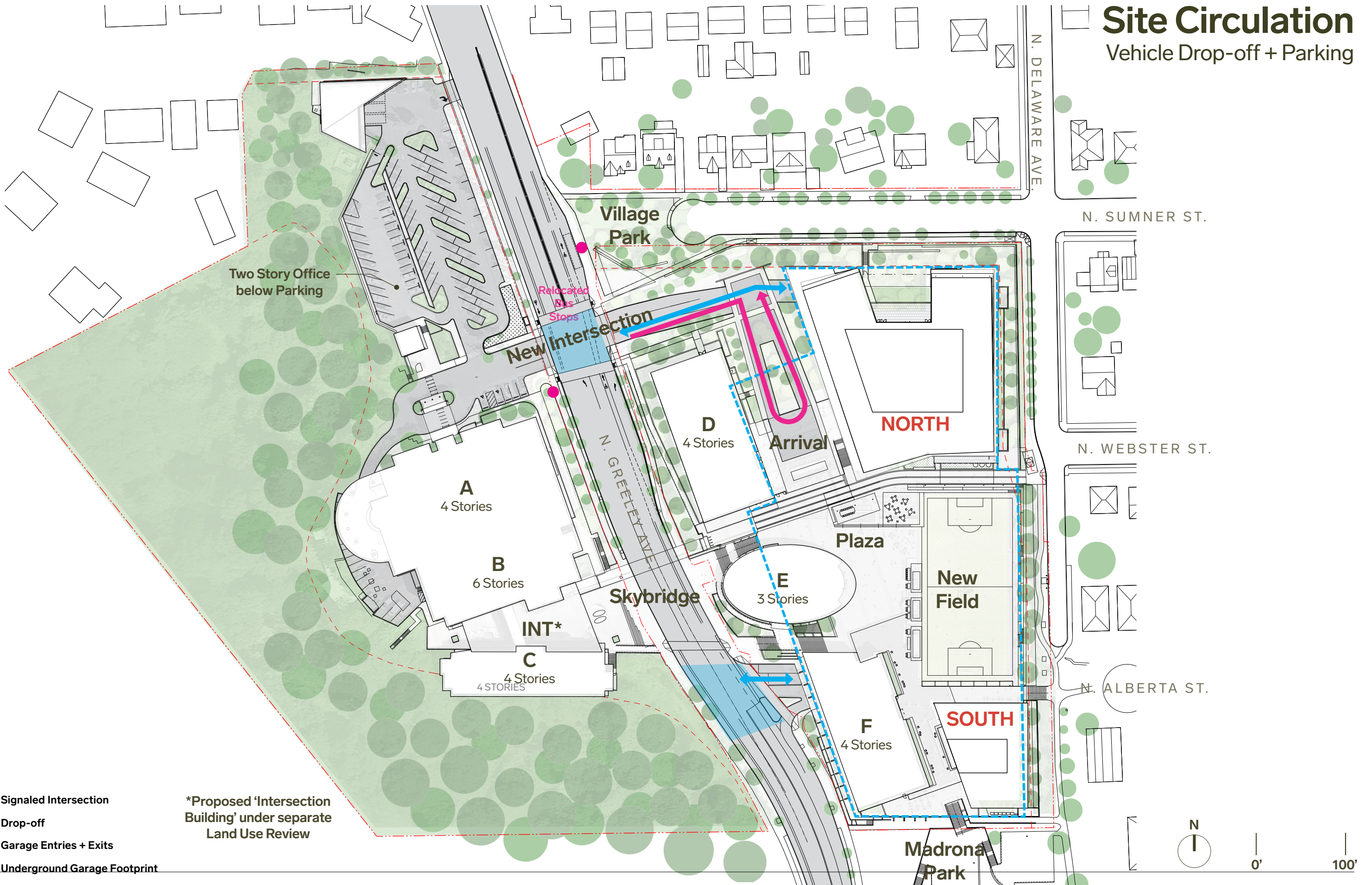


- Village Entry
- ▬ Building Entry
- ▬▬▬▬ Bike Storage Entry
- ▬▬▬▬ Bike Access
- ▬▬▬▬ Pedestrian Access

*Proposed 'Intersection Building' under separate Land Use Review

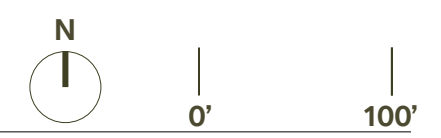
Site Circulation

Vehicle Drop-off + Parking



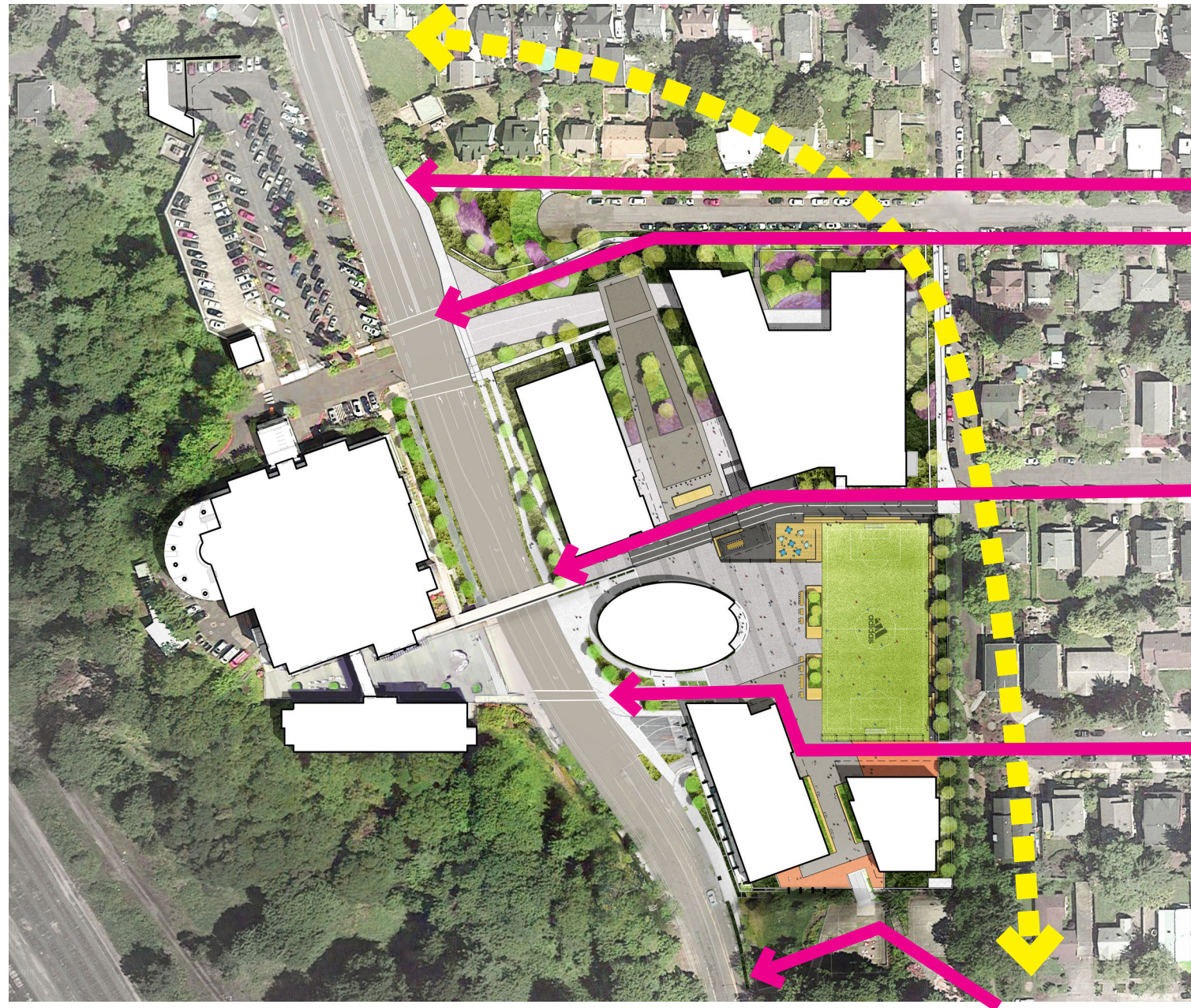
- Signaled Intersection
- ← Drop-off
- ← Garage Entries + Exits
- Underground Garage Footprint

*Proposed 'Intersection Building' under separate Land Use Review



Site Design

Connecting Bluff and Neighborhood



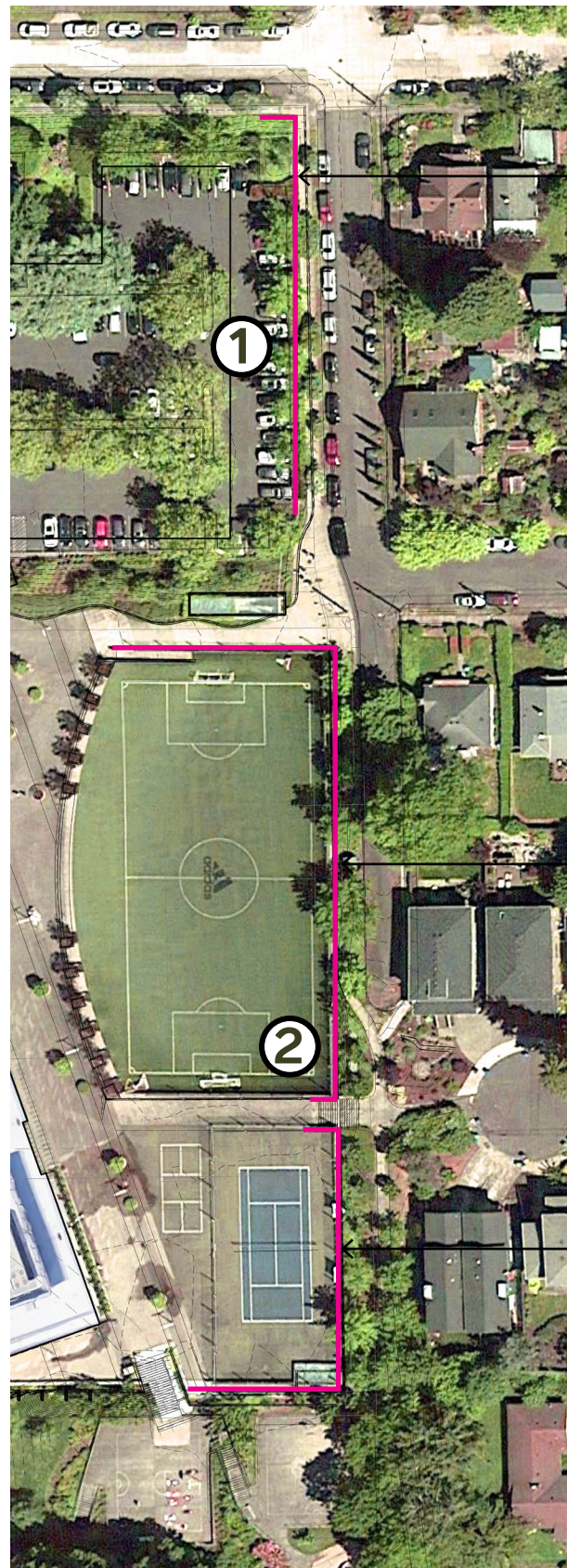
The adidas Village can serve as a means of connecting the Overlook Neighborhood to the large bluff landscape that is essential to the neighborhood's identity.



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

N Delaware Avenue

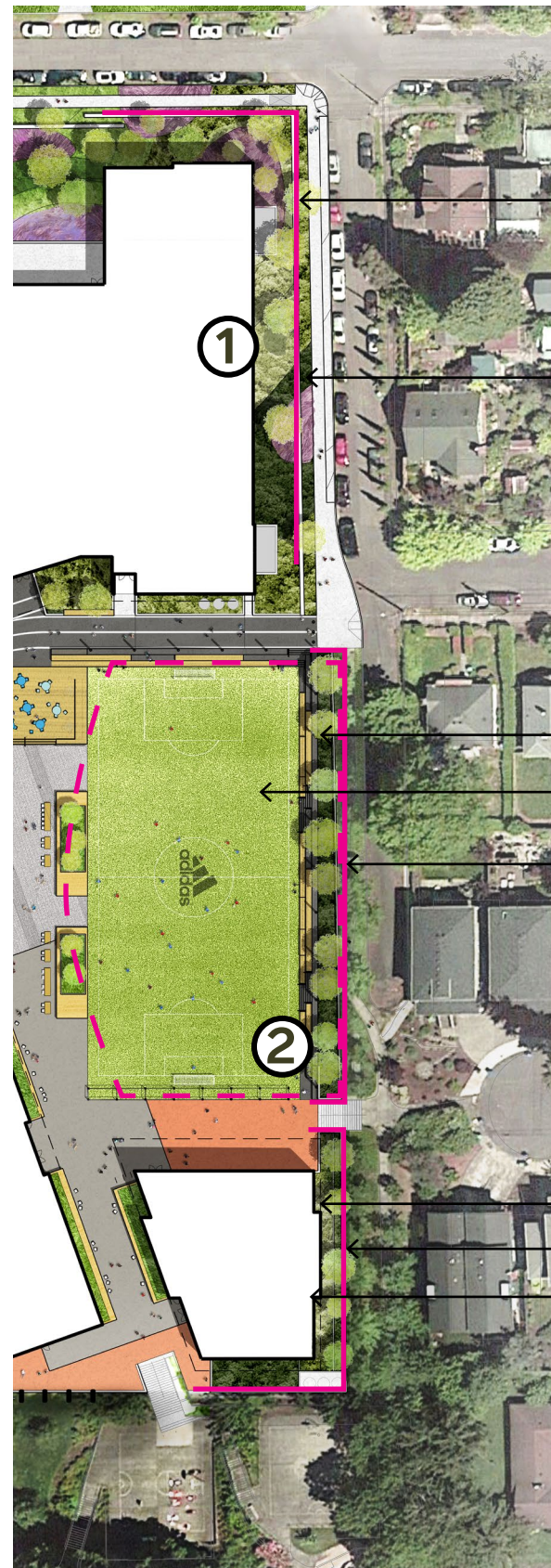
Concepts



existing wall

existing wall

existing wall



new wall

new planting

new planting

shifted field

existing wall

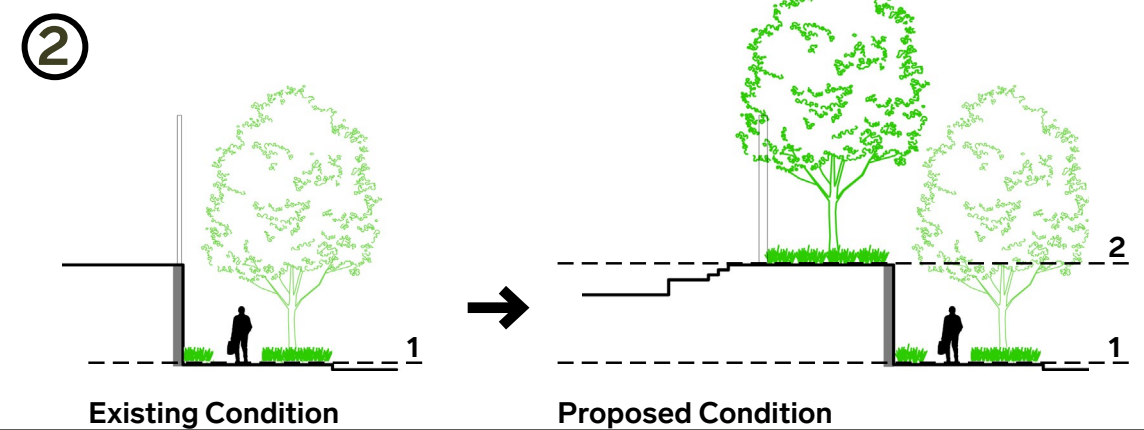
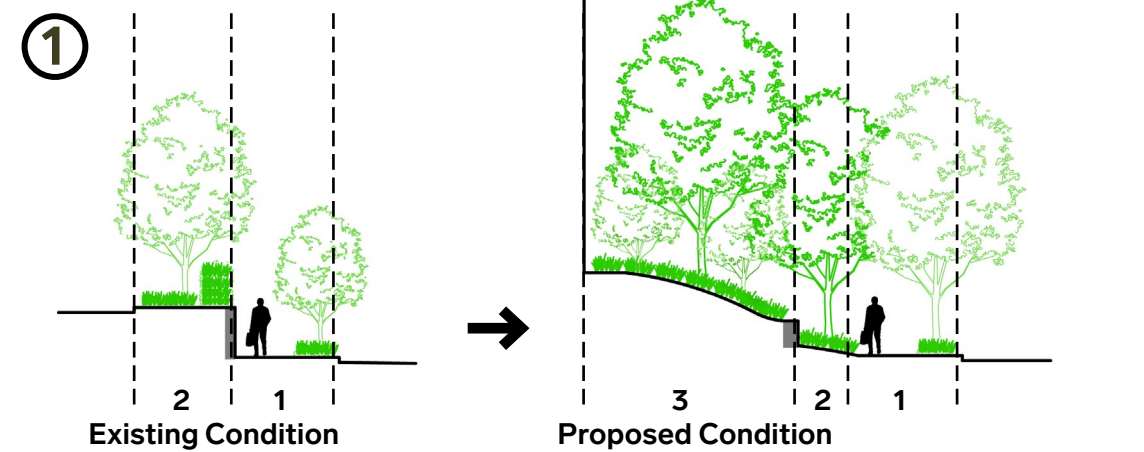
new planting

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.



Existing Condition

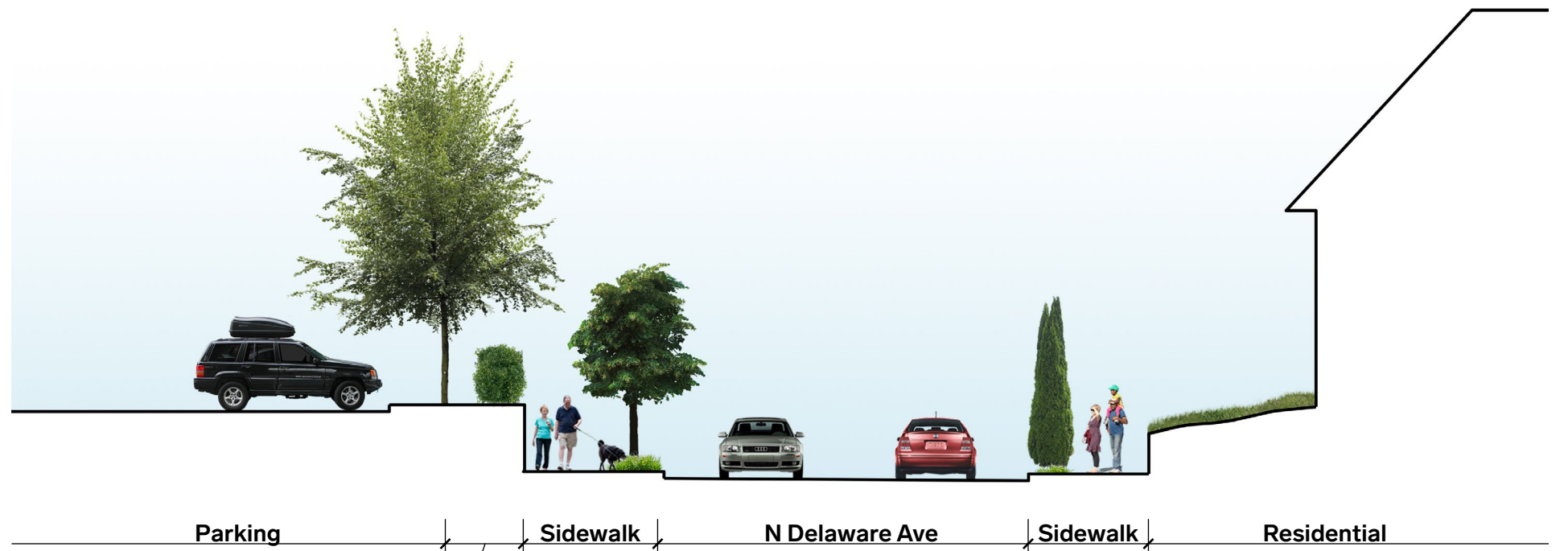
Proposed Plan

N Delaware Avenue

North Building



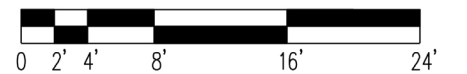
Proposed Plan



Existing Condition

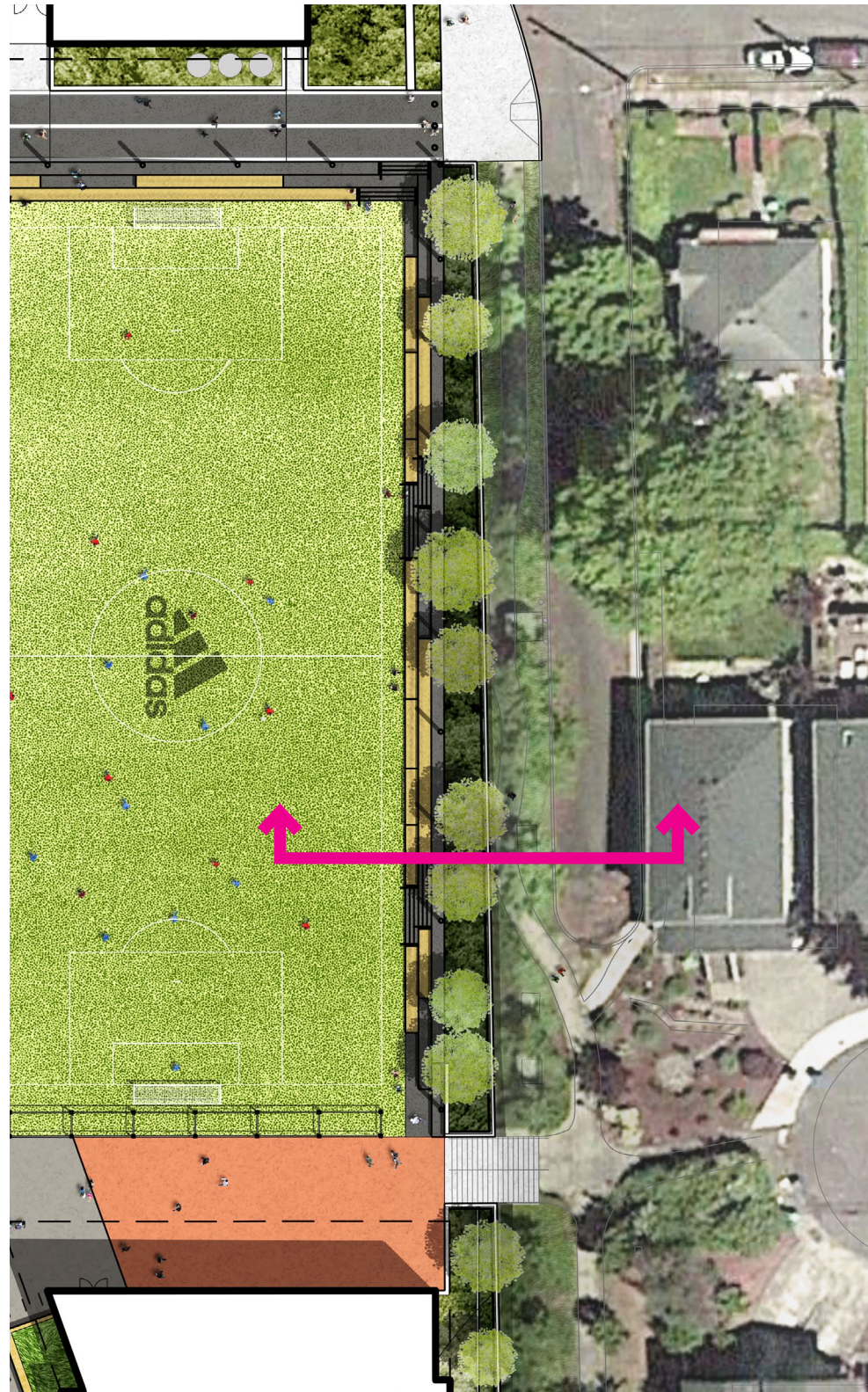


Proposed Condition

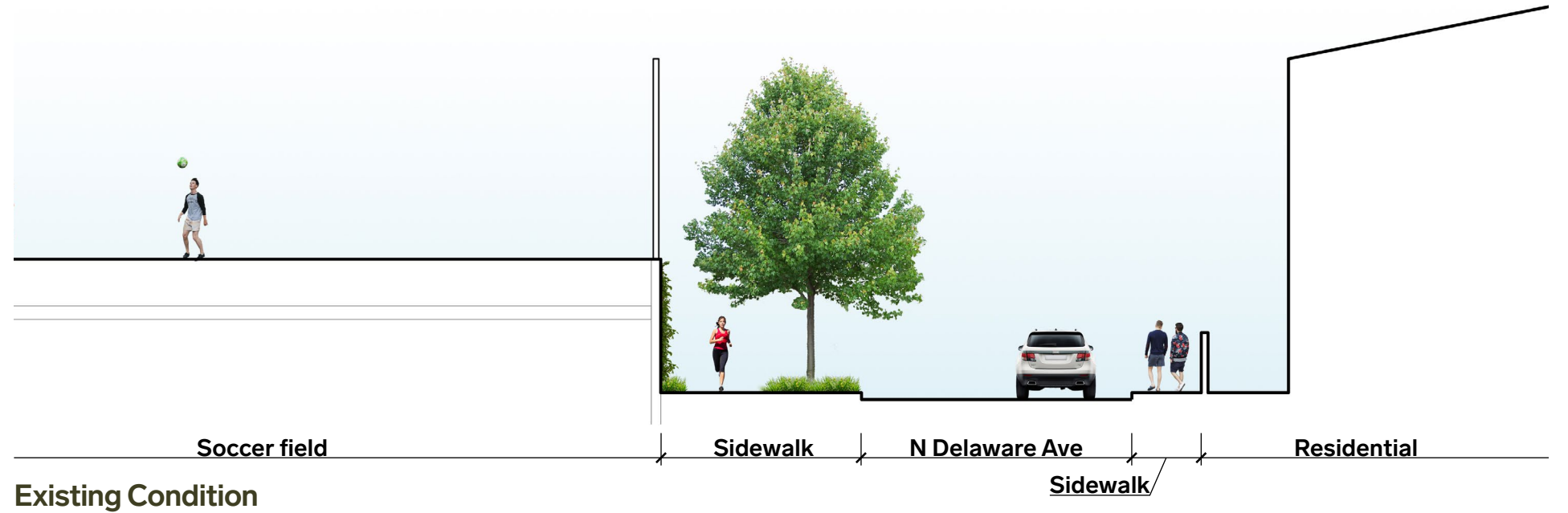


N Delaware Avenue

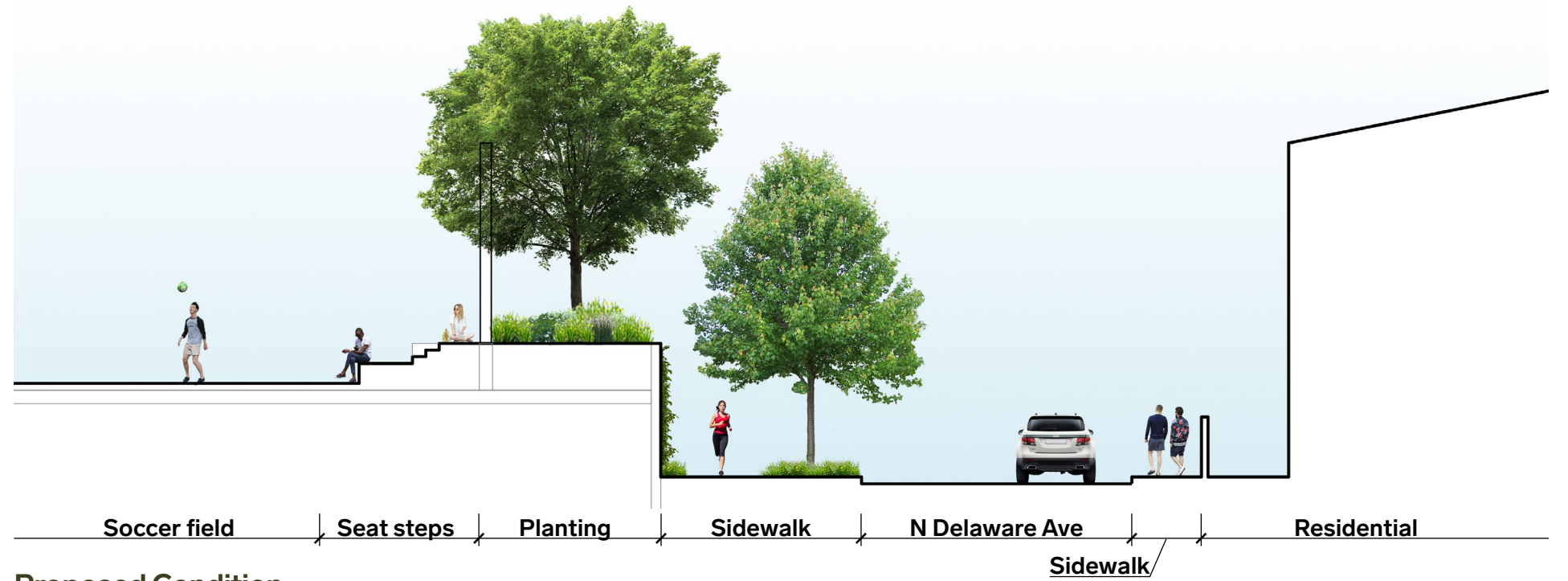
Plaza + Field



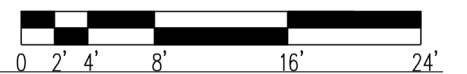
Proposed Plan



Existing Condition

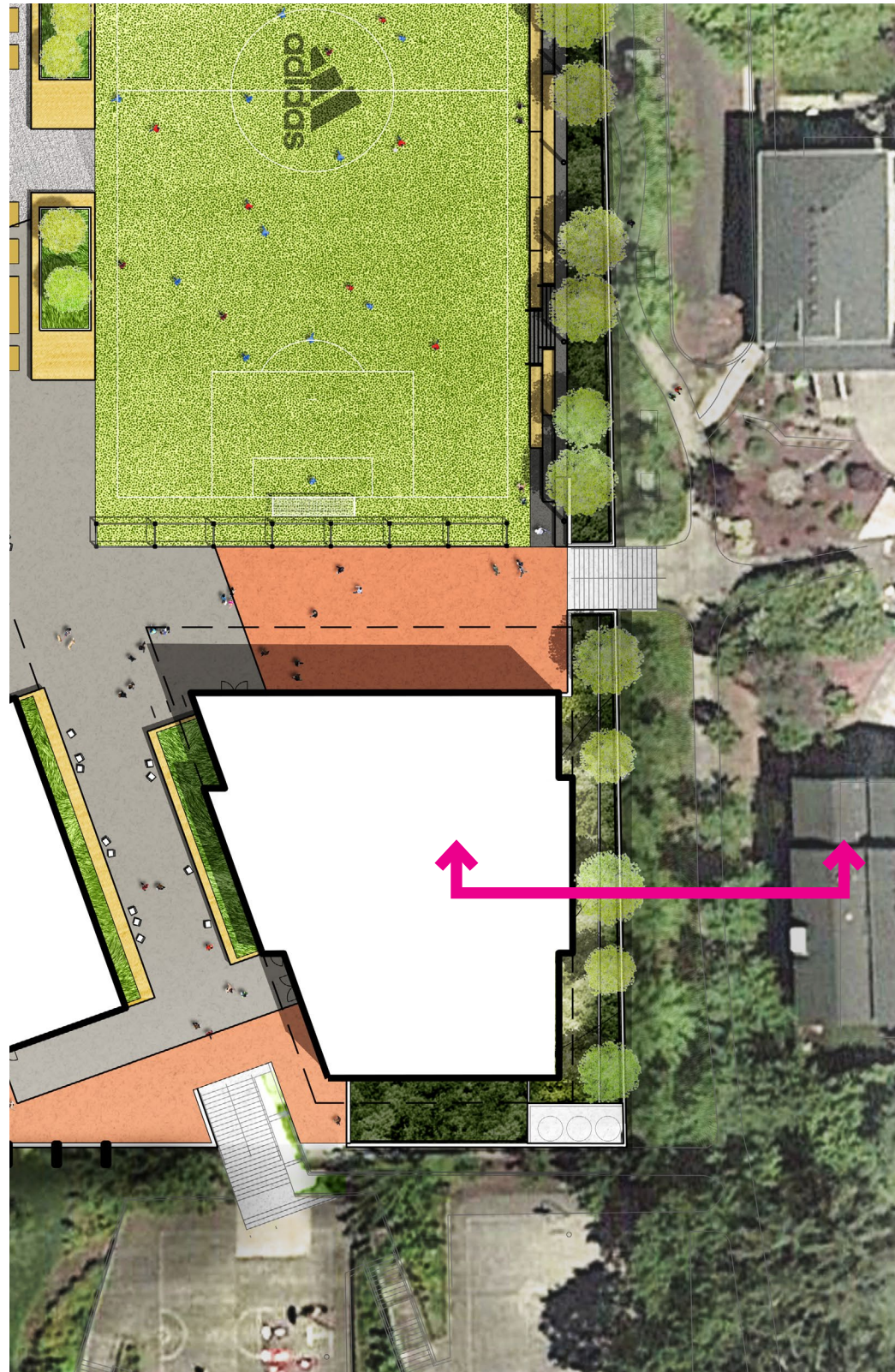


Proposed Condition

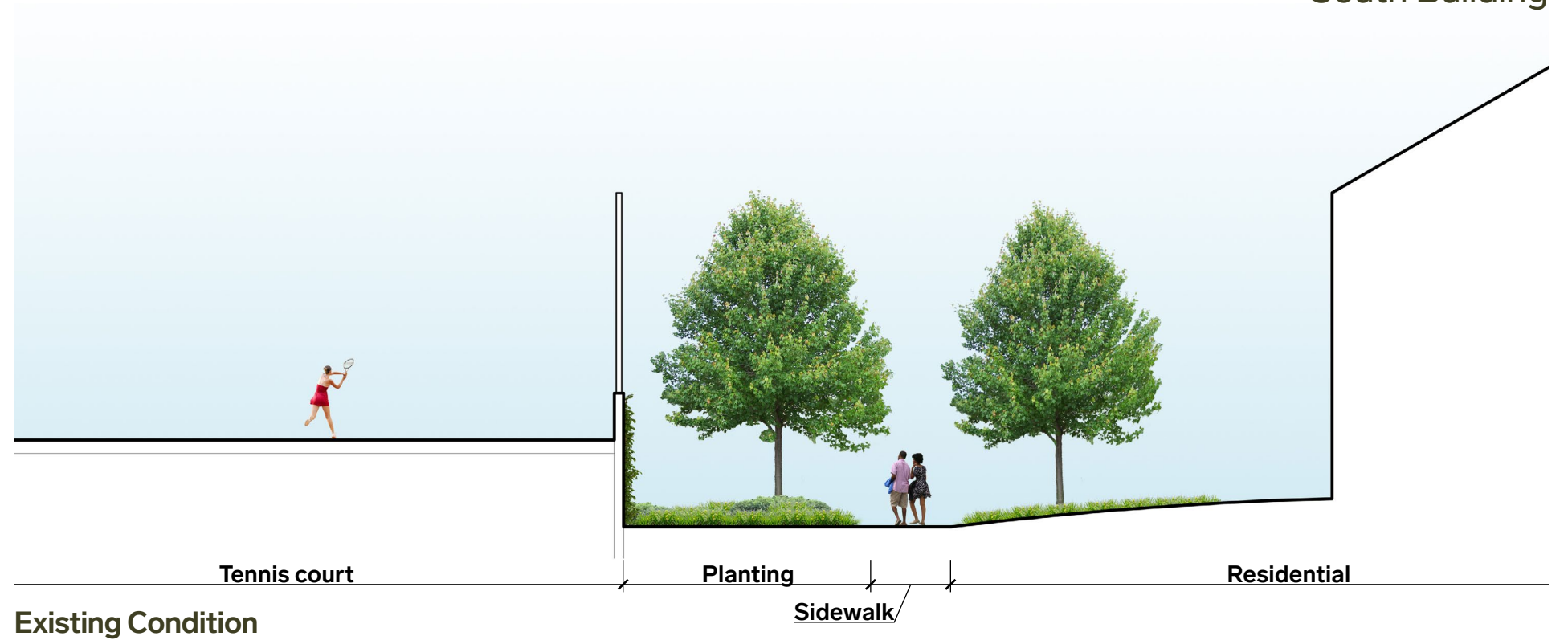


N Delaware Avenue

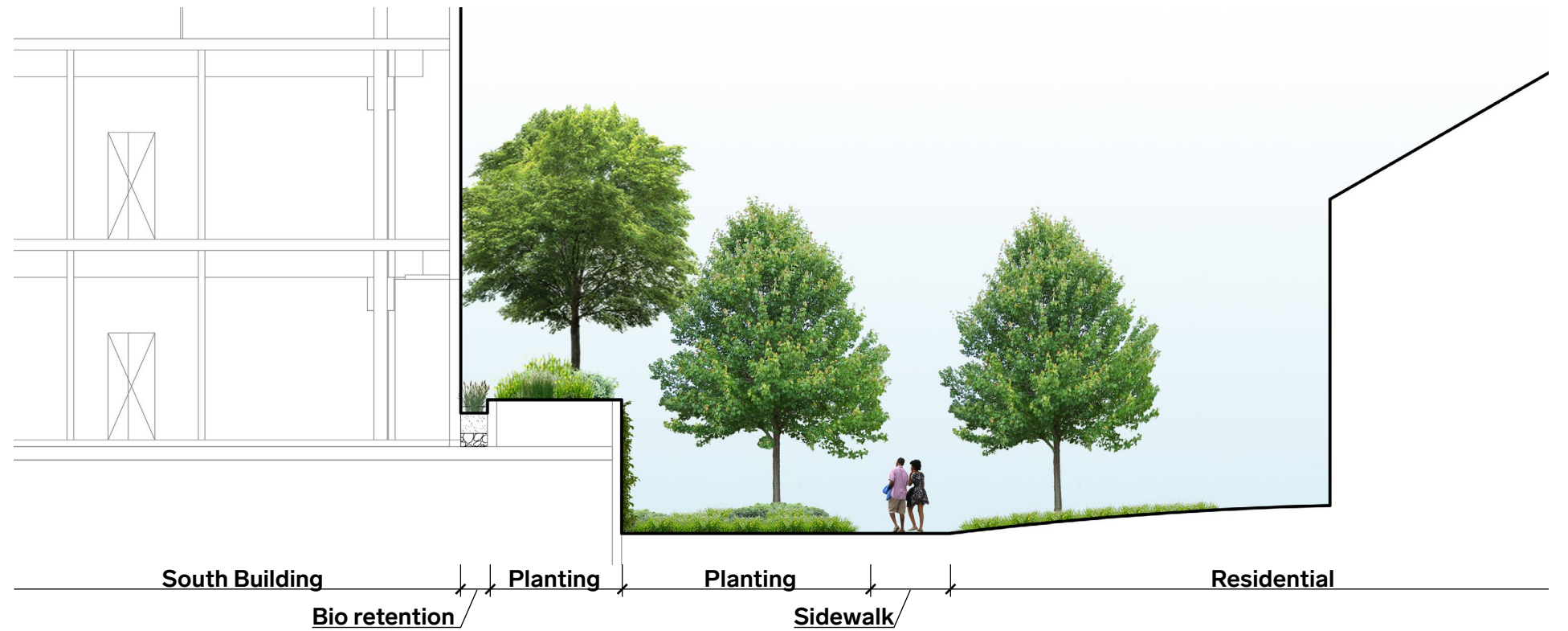
South Building



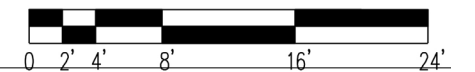
N Delaware Ave - Plan



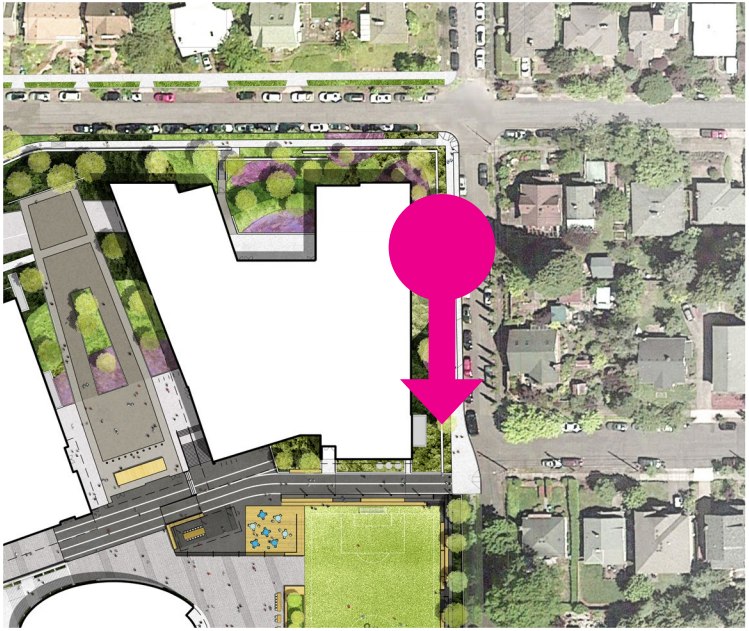
Existing Condition



Proposed Condition

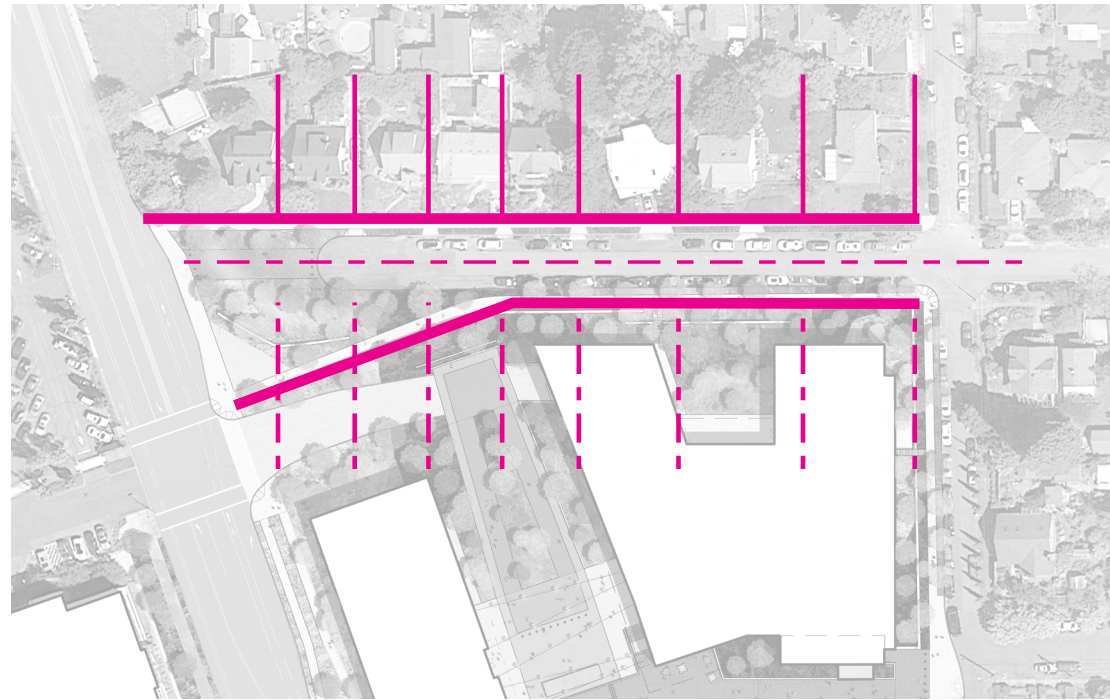


N Delaware Avenue Proposed

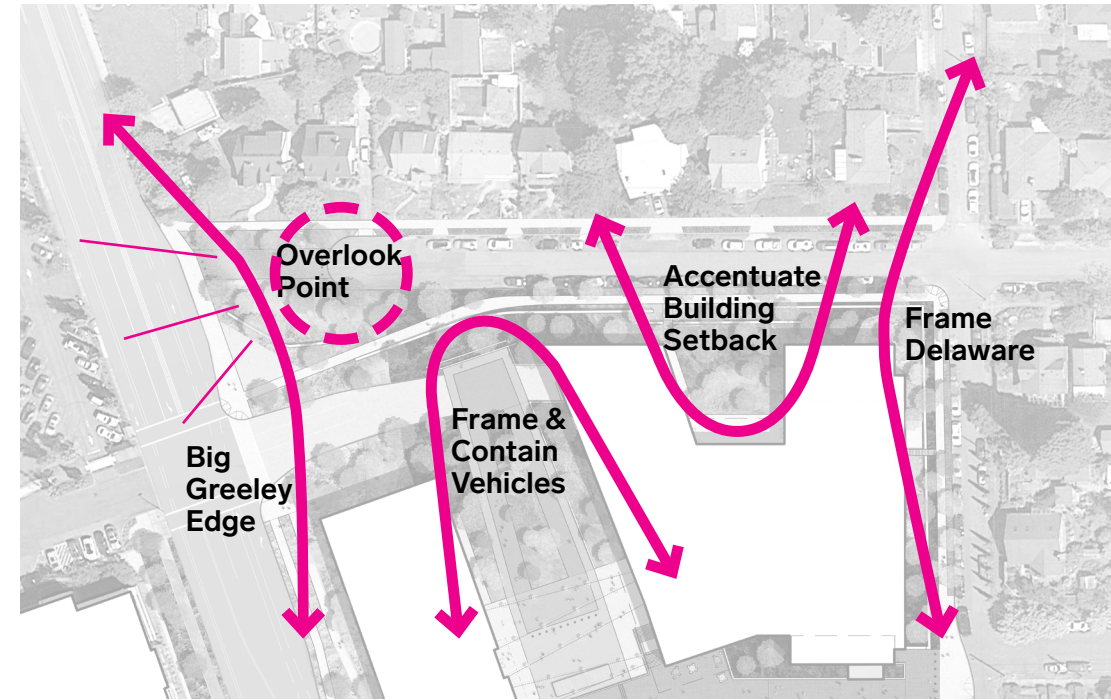


N Sumner Street

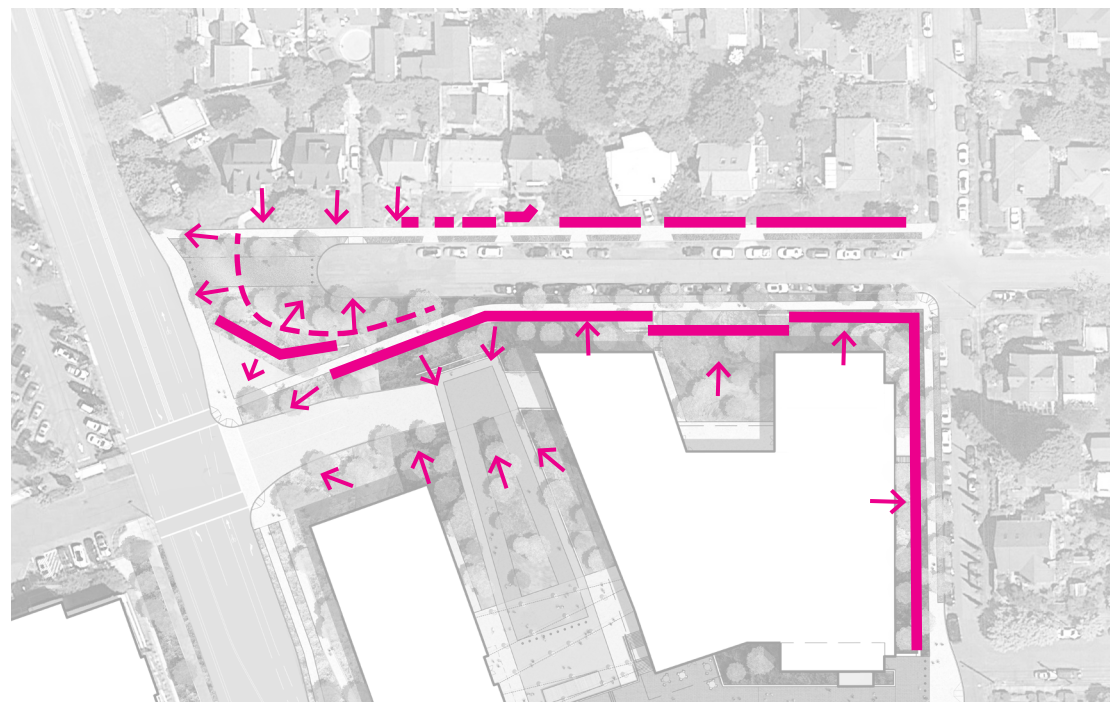
Concepts



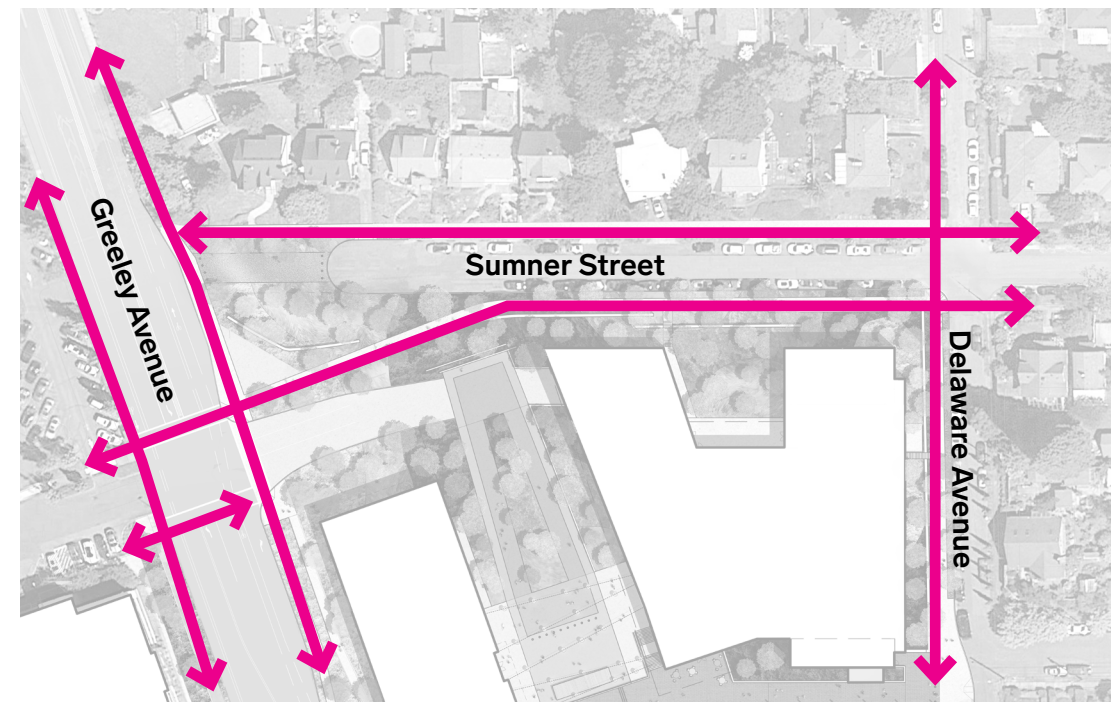
Sumner as a two-sided street framed with a fine-grained frontage



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



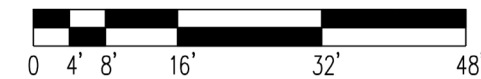
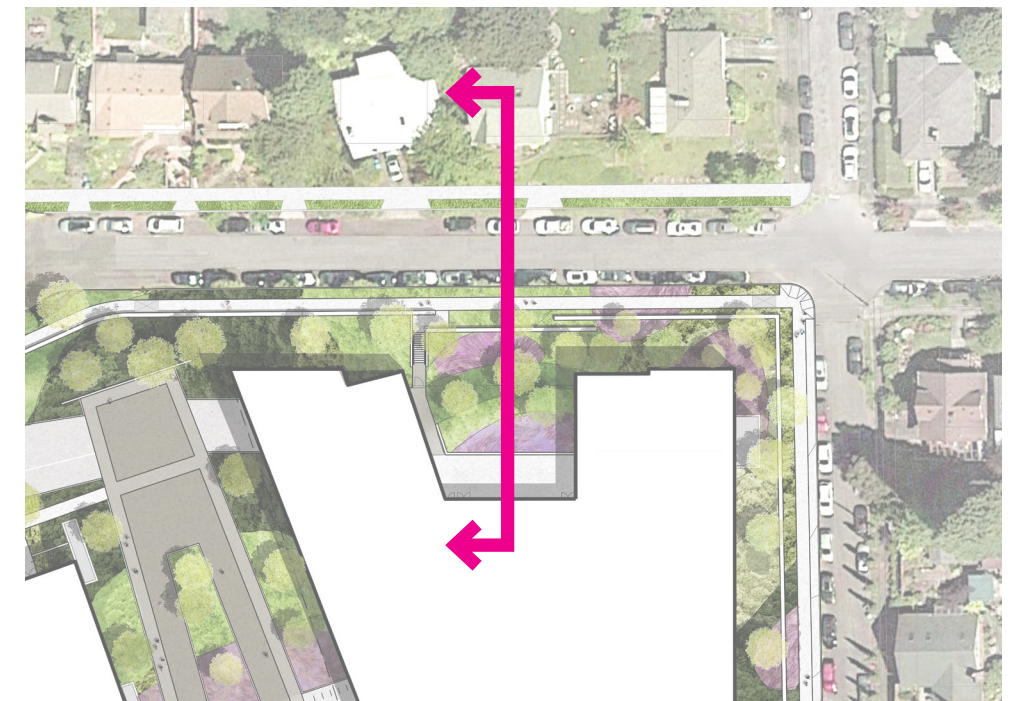
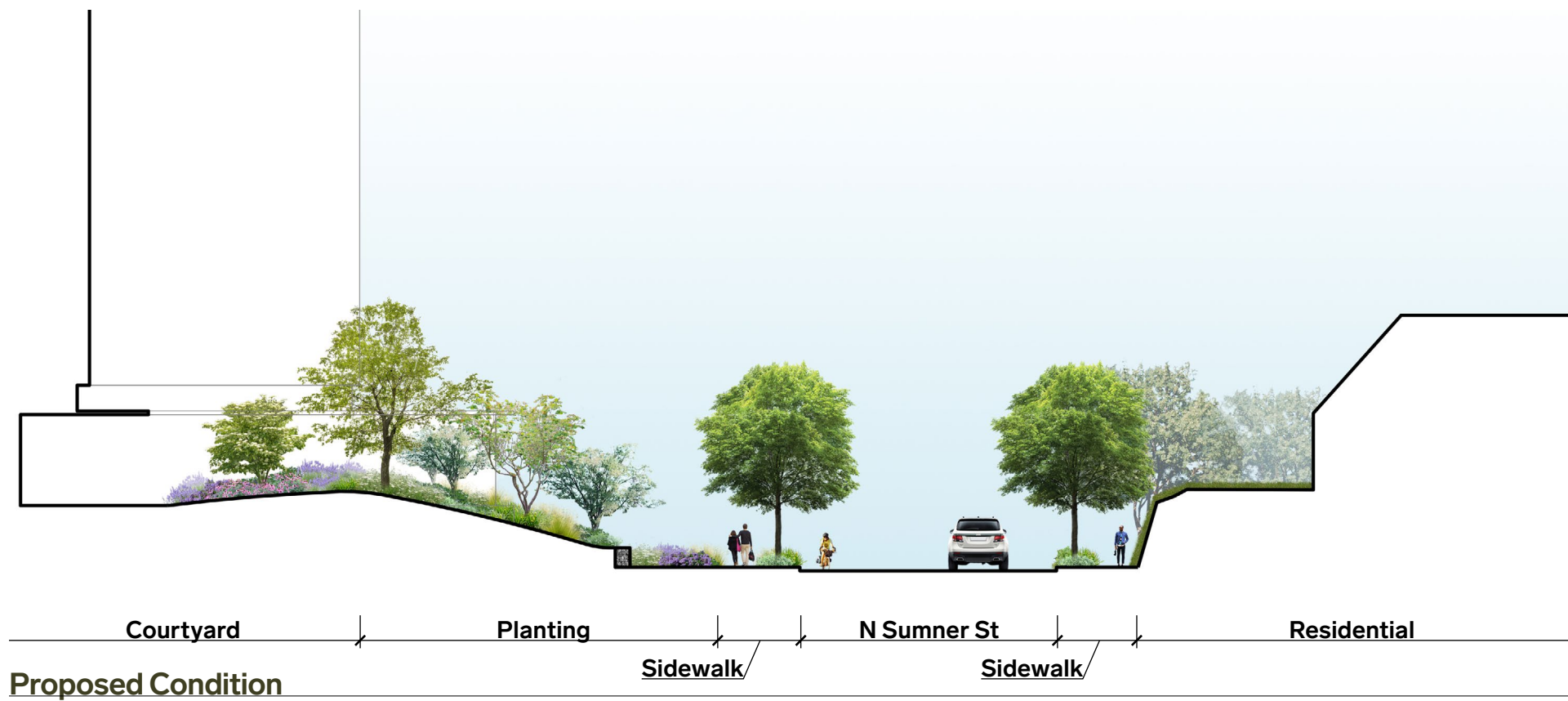
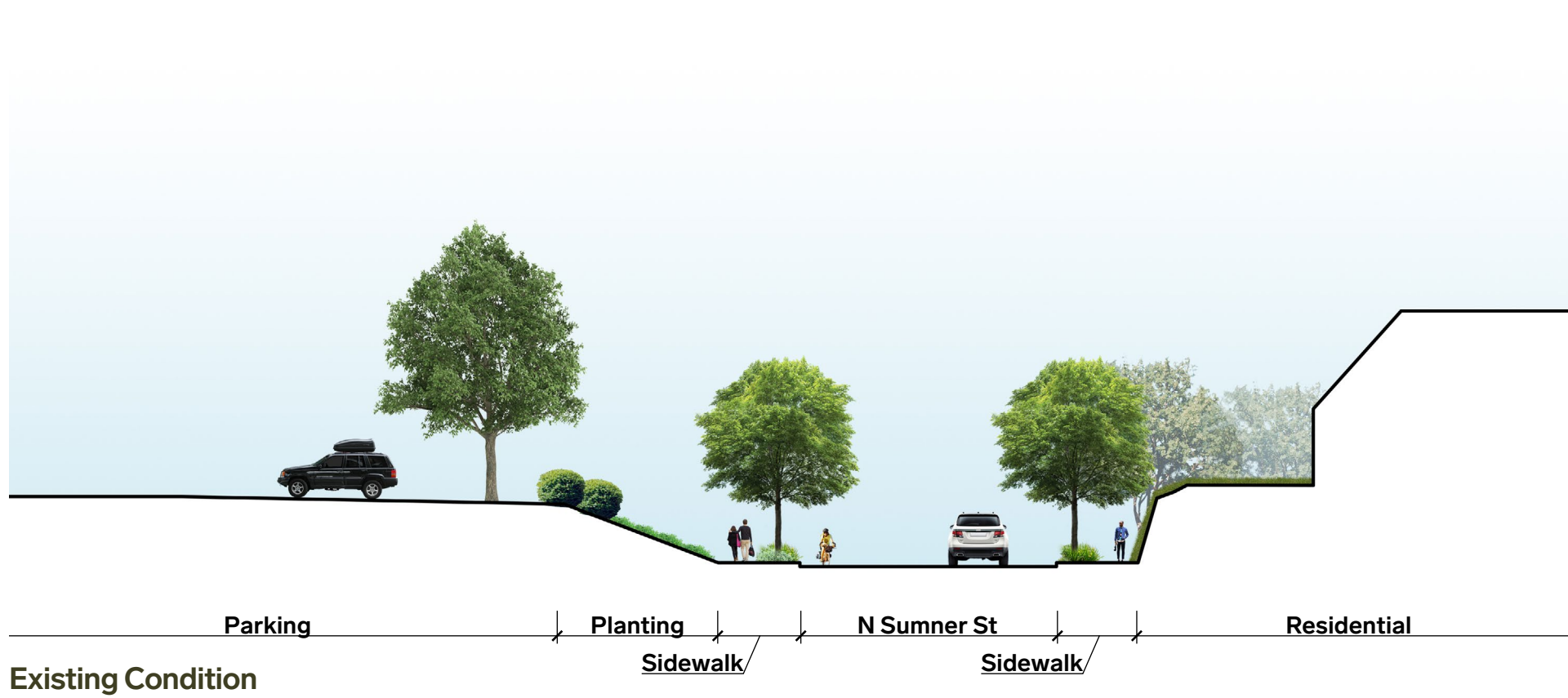
Landform and site walls



Circulation

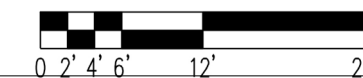
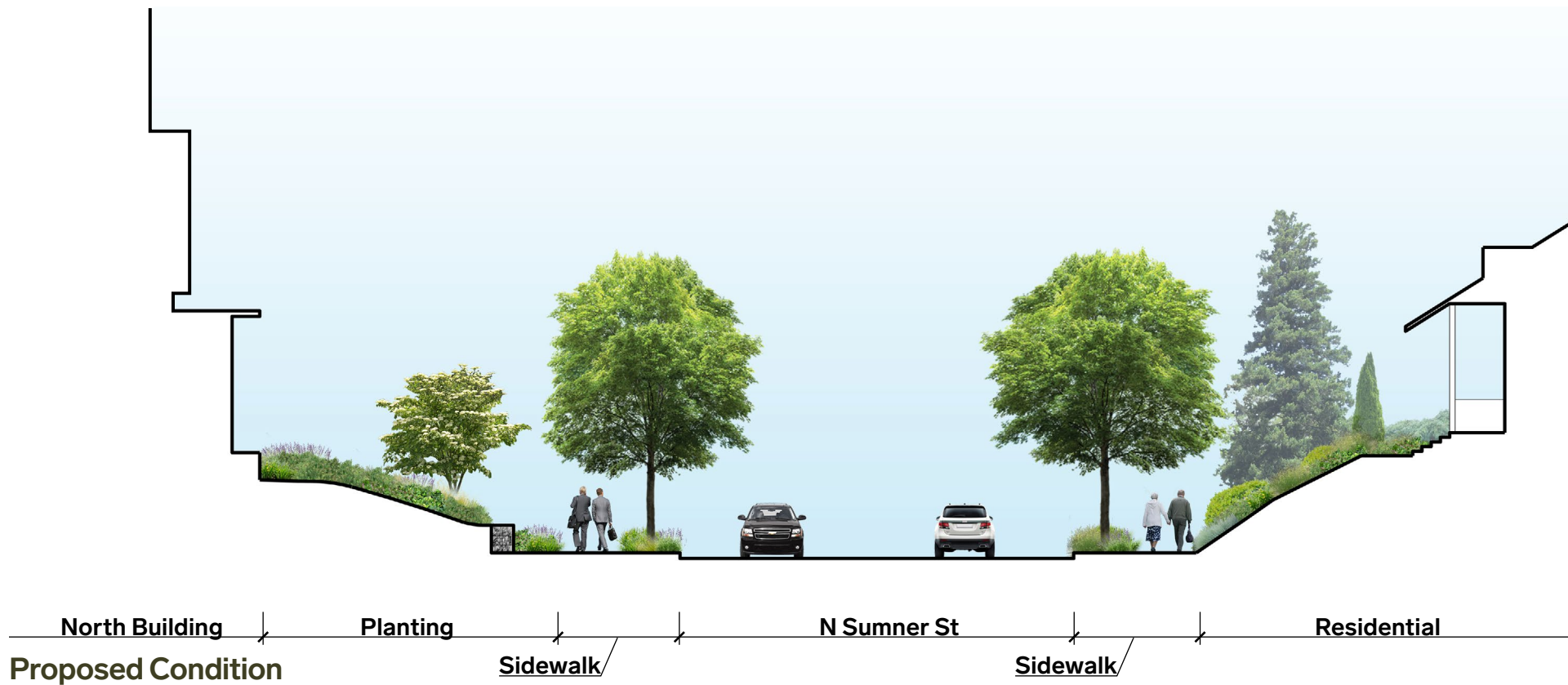
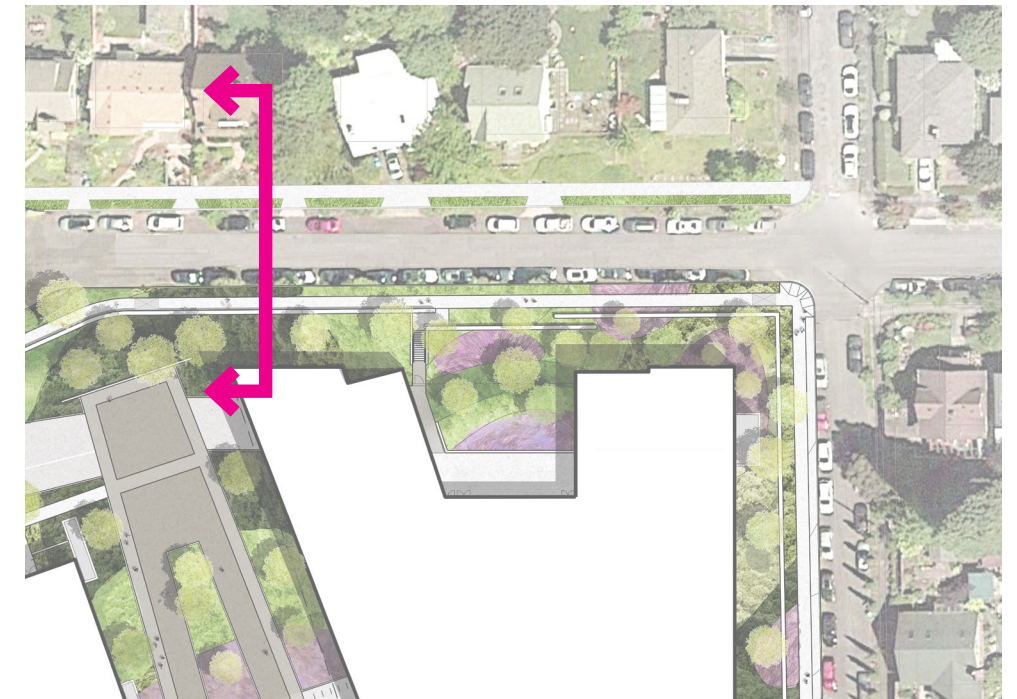
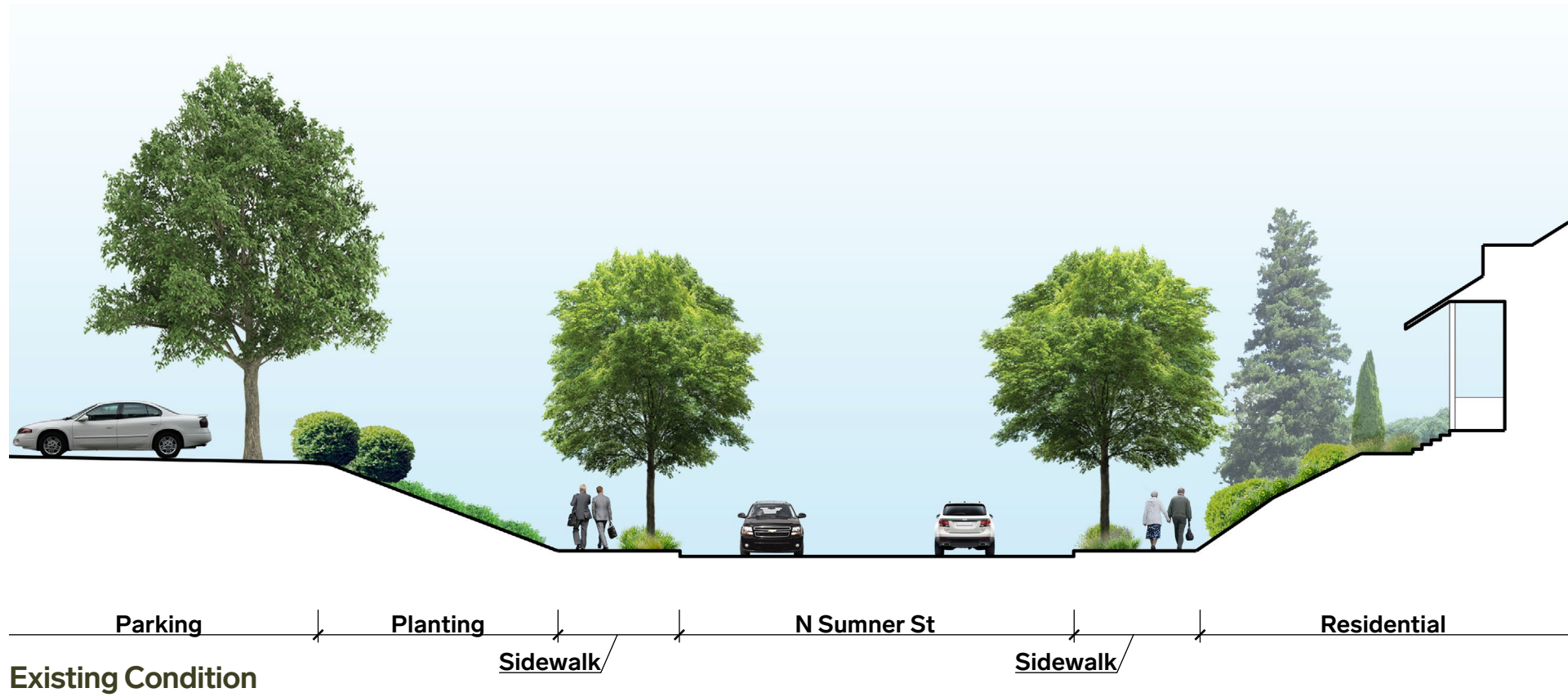
N Sumner Street

Sections



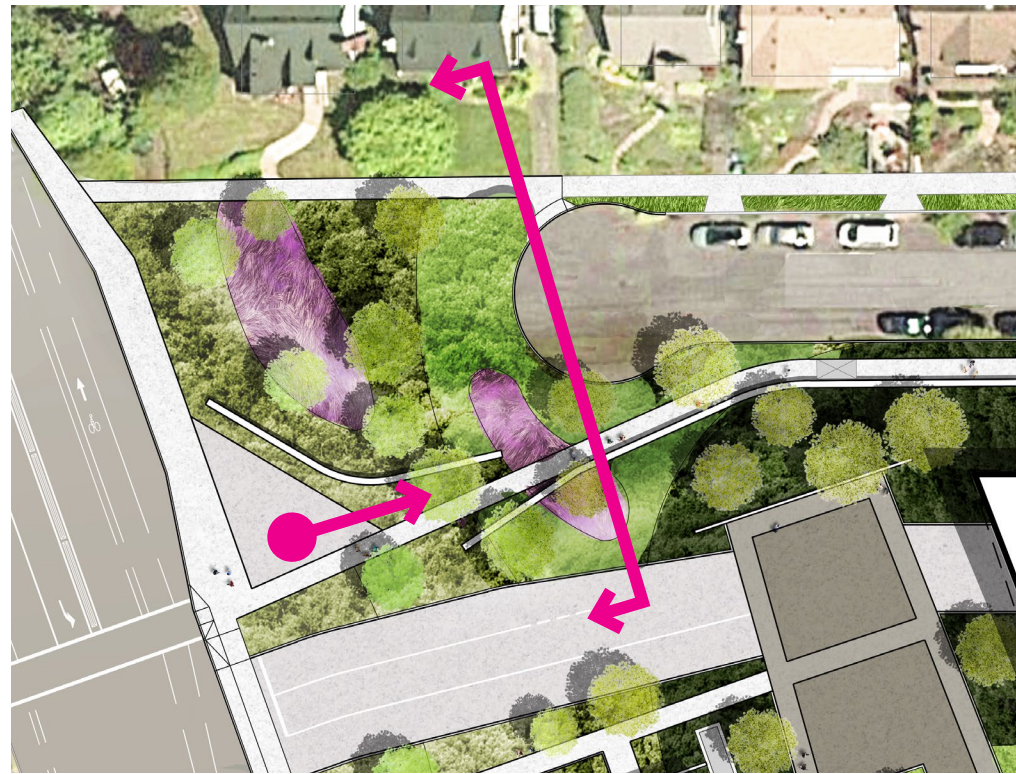
N Sumner Street

Sections



Village Park

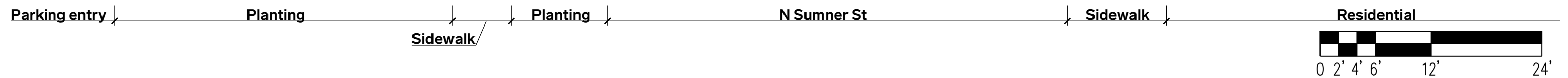
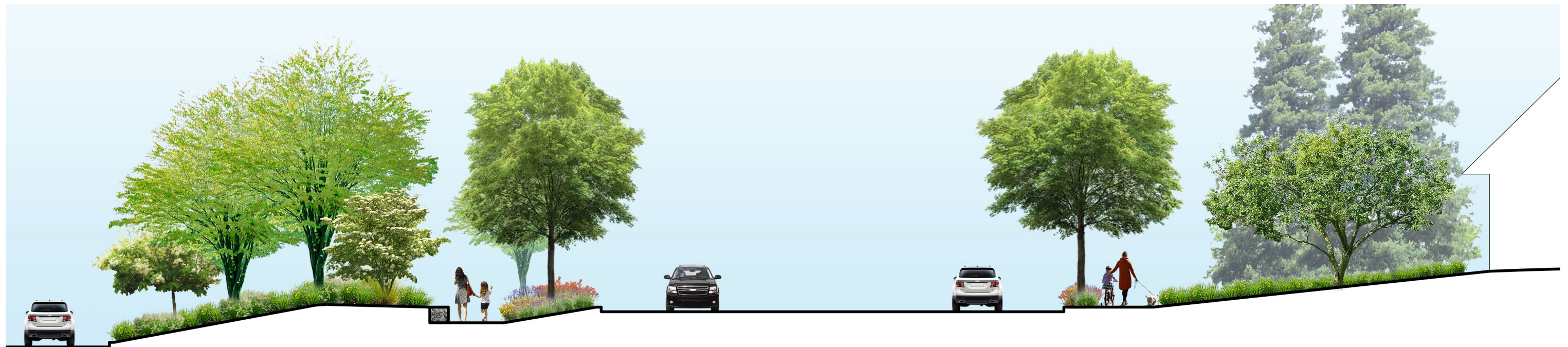
Section



Village Park Plan

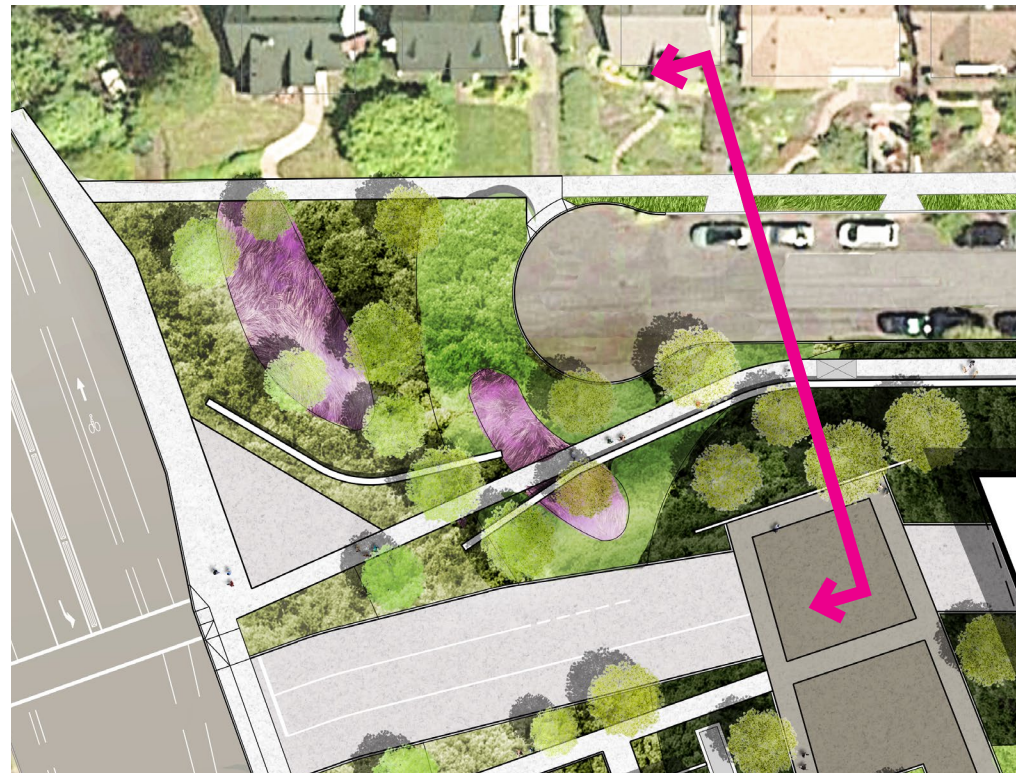


Village Park is intended to serve as a “bluff gateway” between the neighborhood and Greeley Avenue, framing Sumner Street and the new adidas Village drop-off.



Village Park

Section



Village Park Plan



Parking entry

Planting

Sidewalk

Planting

N Sumner St

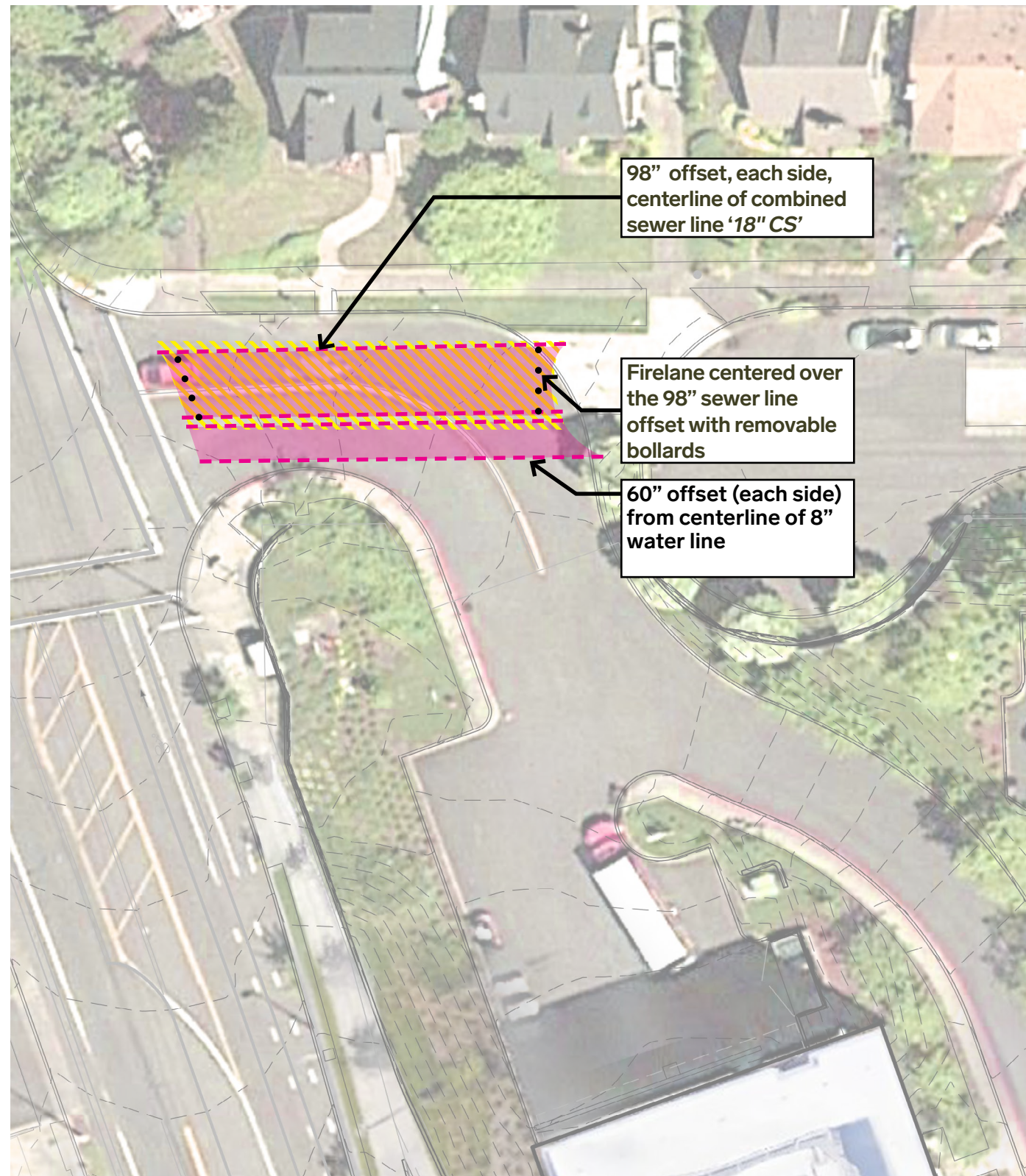
Sidewalk

Residential

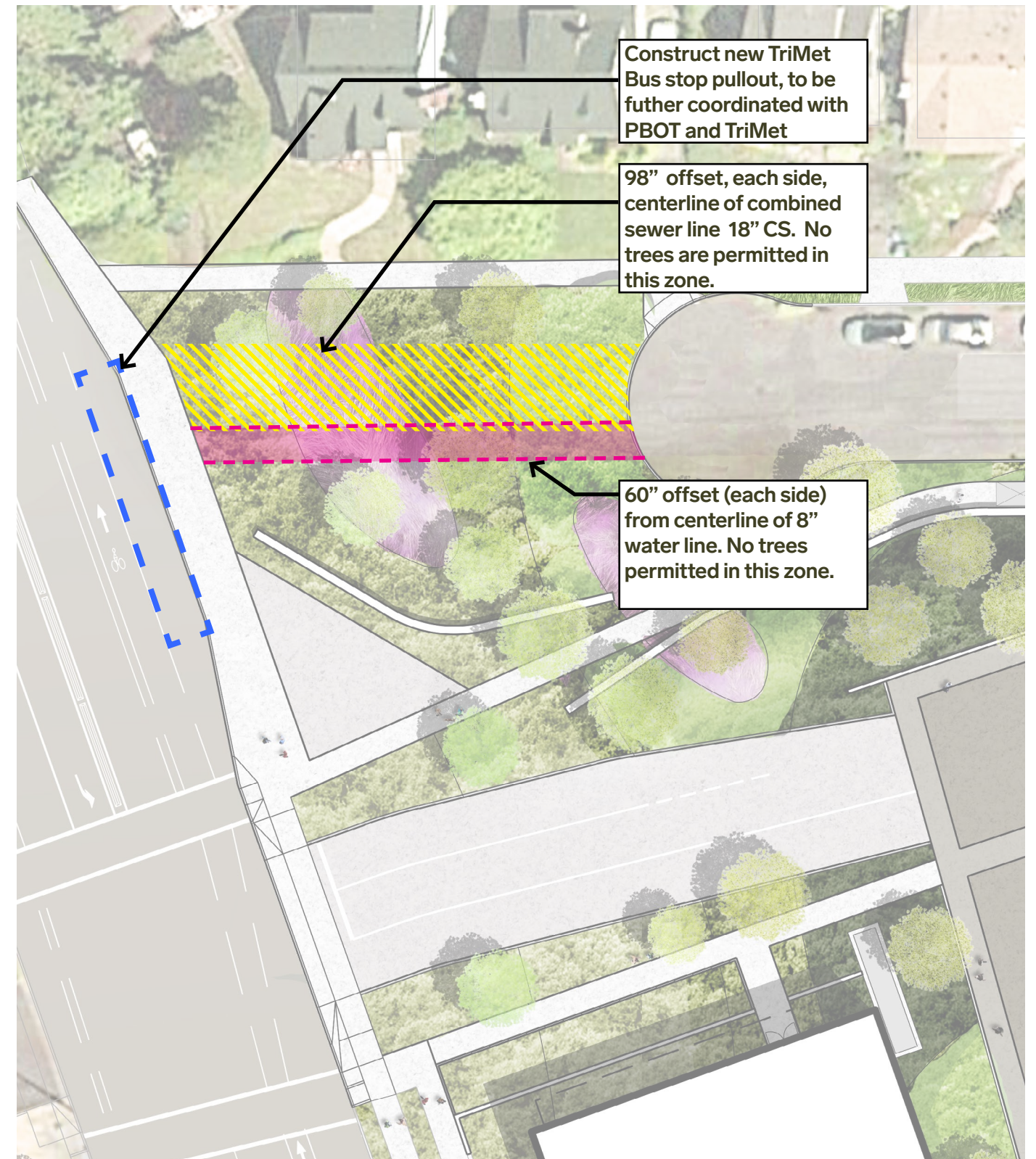


Village Park

Site Constraints



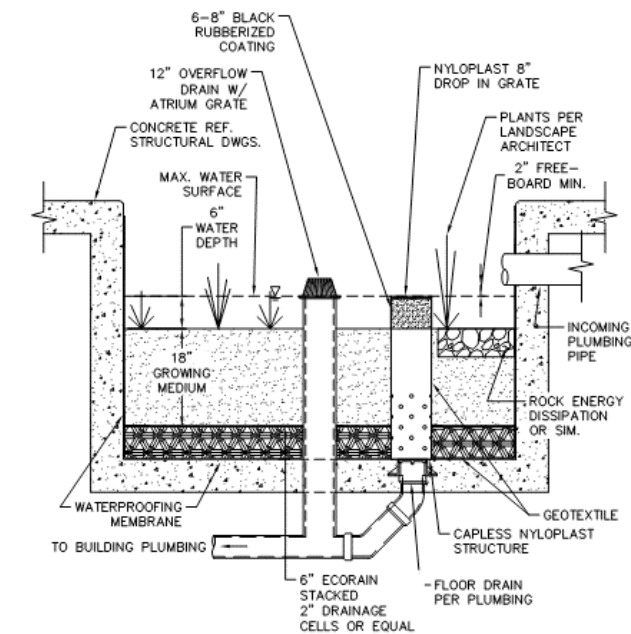
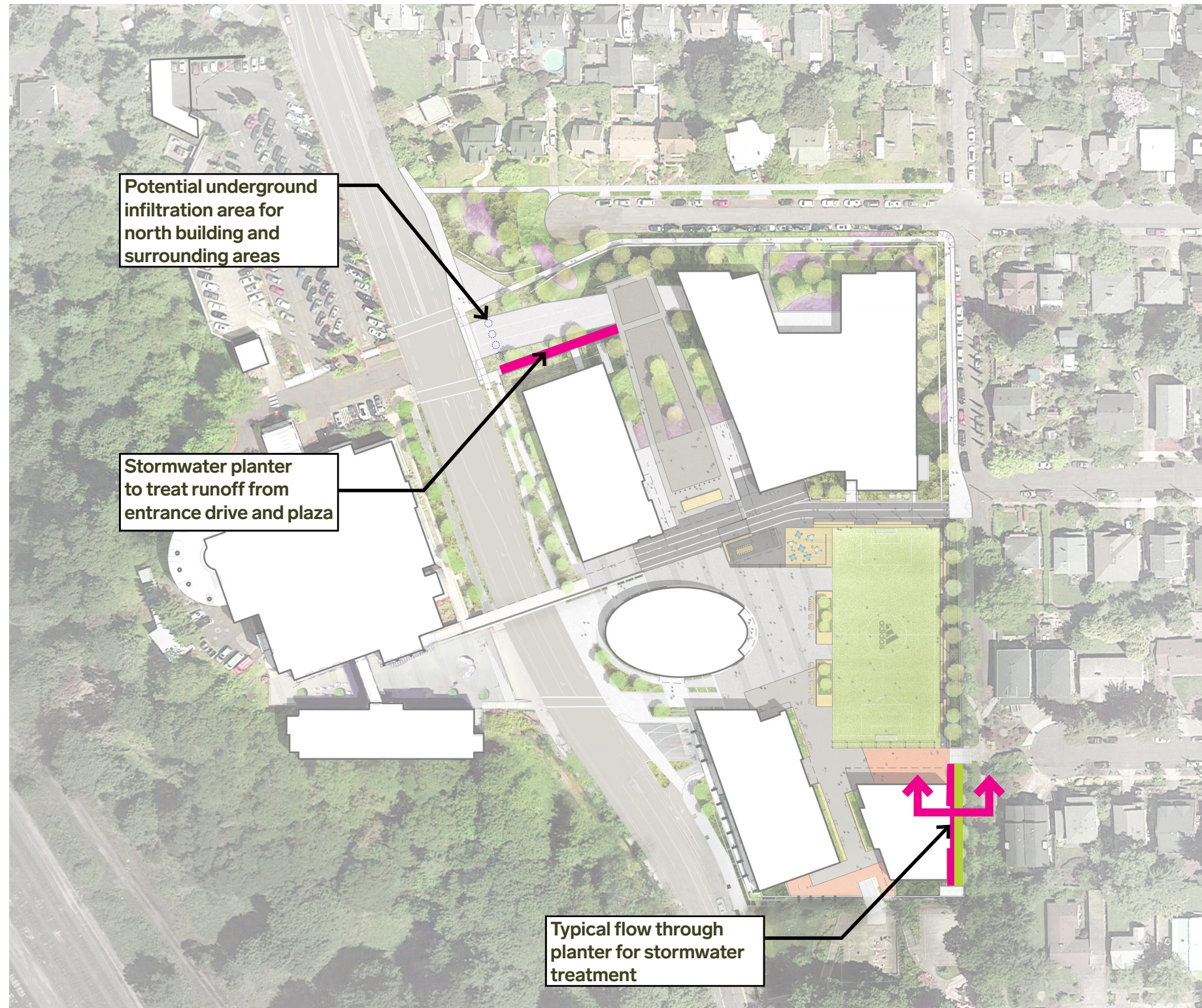
Existing condition and site constraints



Proposed site design and constraints

Village Park

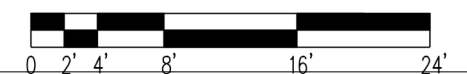
Site Stormwater



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.



North Site

Planting



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

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

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

Landscape Plant Types

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



Pseudotsuga 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

Quality + Permanence

Quality + Permanence

Summary of Previously Approved Community Design Guidelines

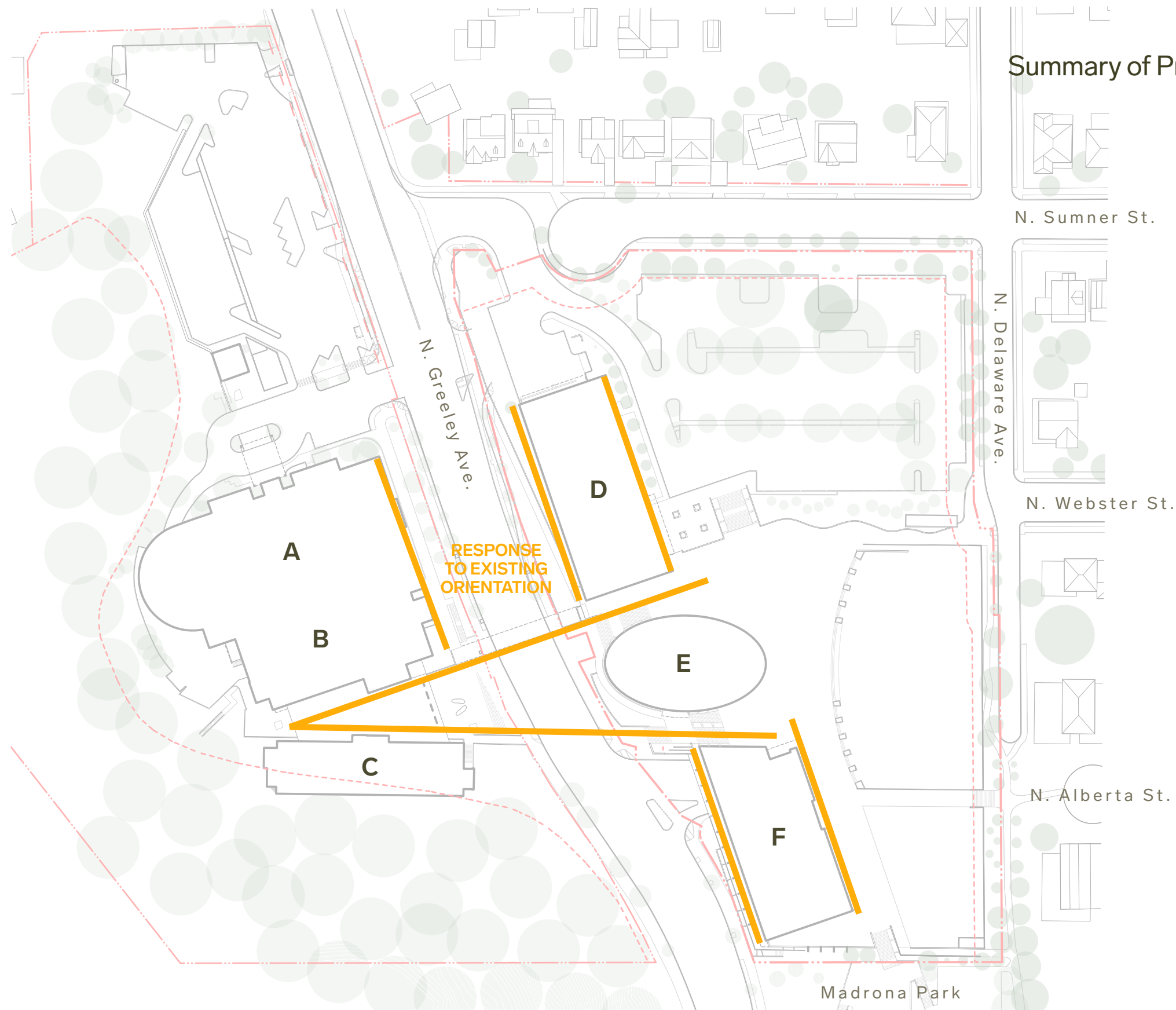
Design Review (Type II) LUR 99-00784 DZ

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 Previously Approved 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.”



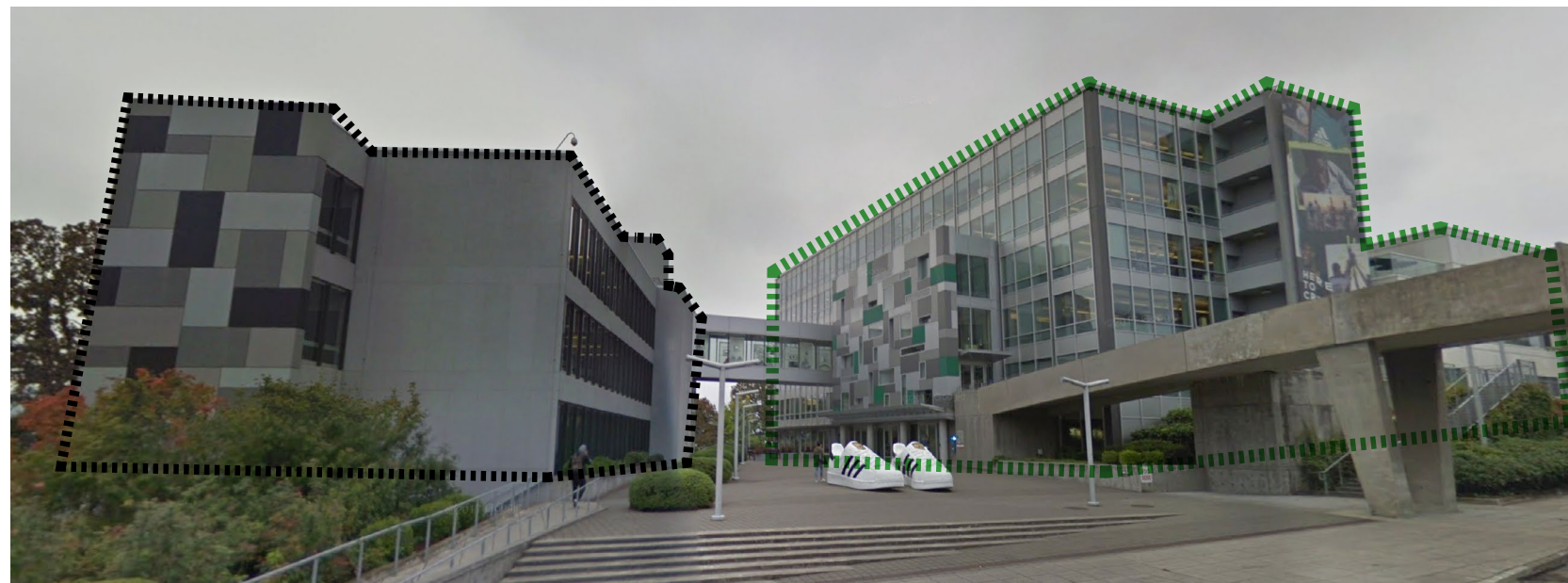
Yellow Building C



Blue Building D



Red Building E LAND USE REVIEW # LU 18-188440 DZM
EXHIBIT A.40



Black Building R
LEVER / O+a / GGN

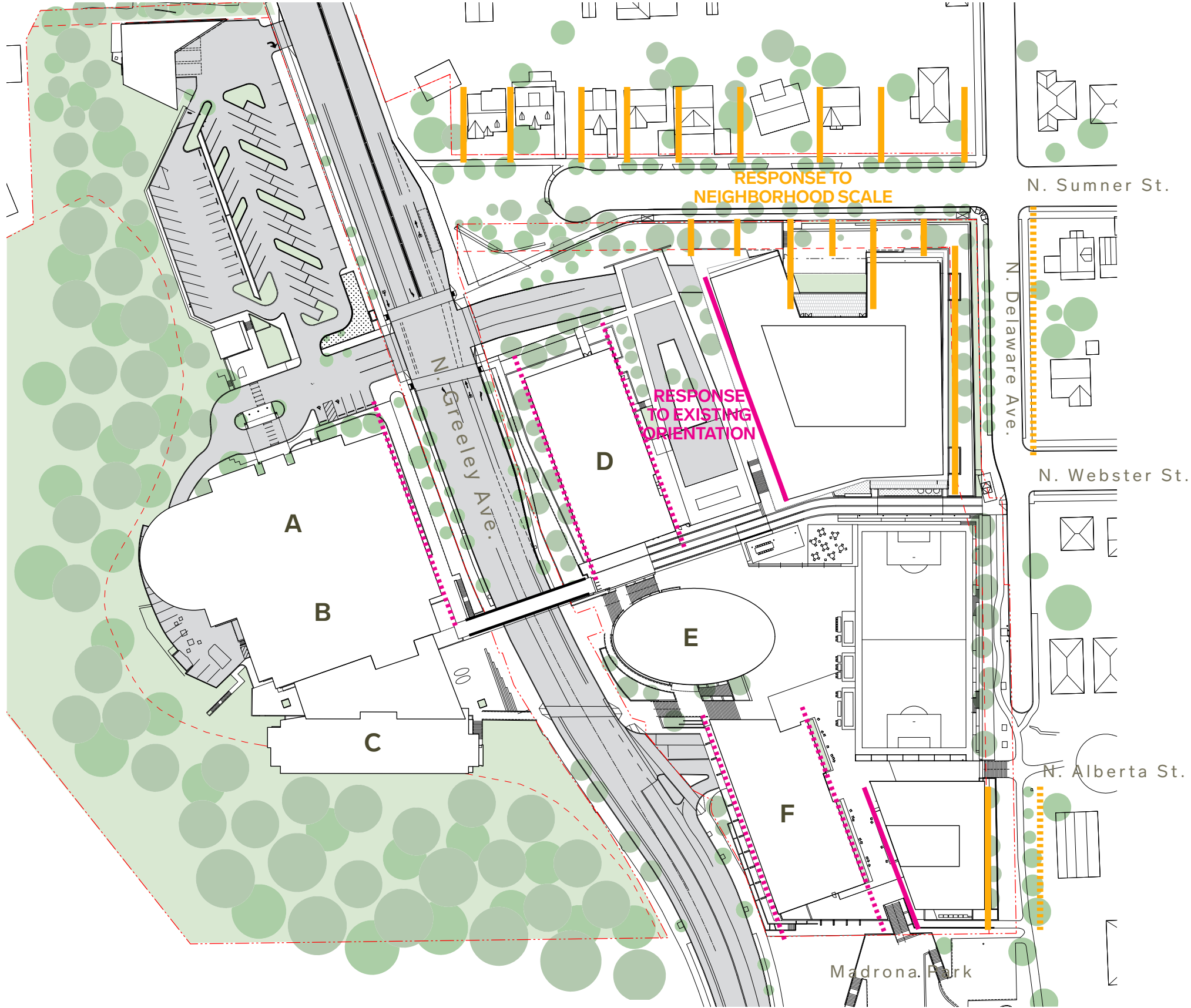
Green Building A

ADIDAS EAST VILLAGE EXPANSION
JUNE 15, 2018

Quality + Permanence

Current Proposed Response to
Community Design Guidelines

2018



D6 D6: Architectural Integrity

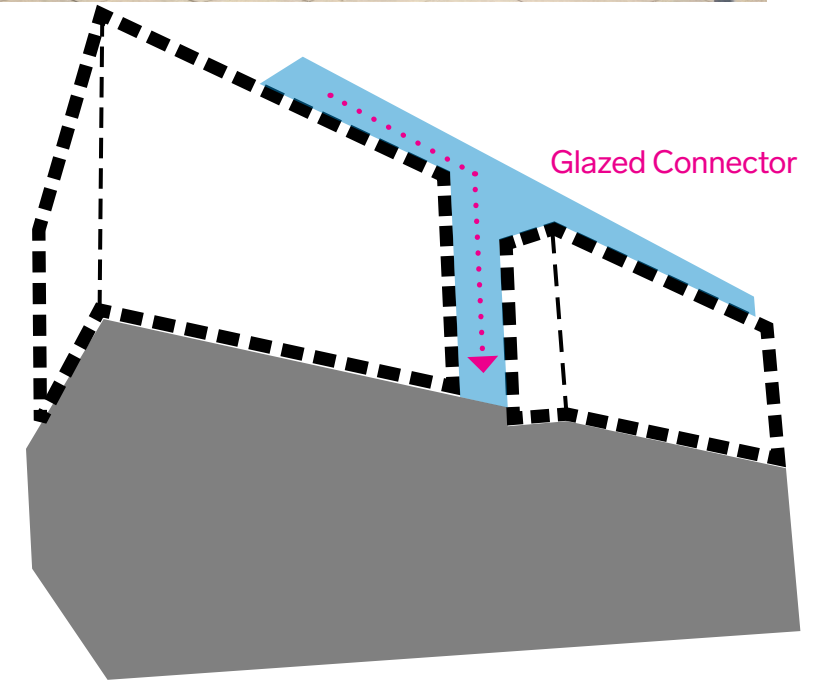
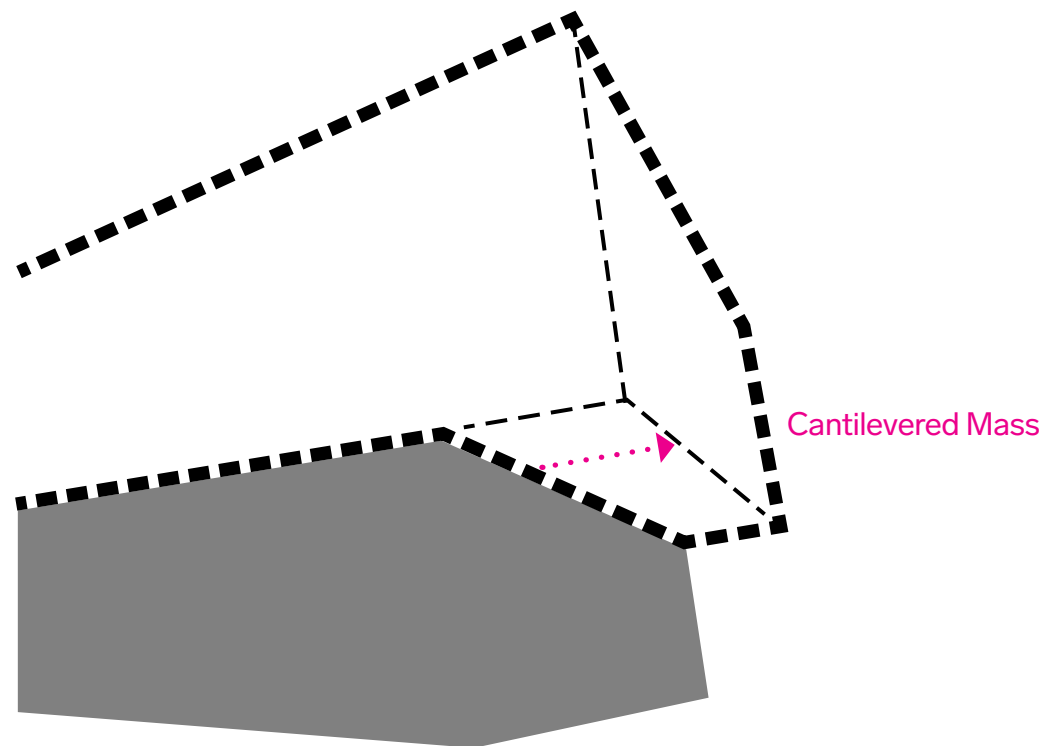
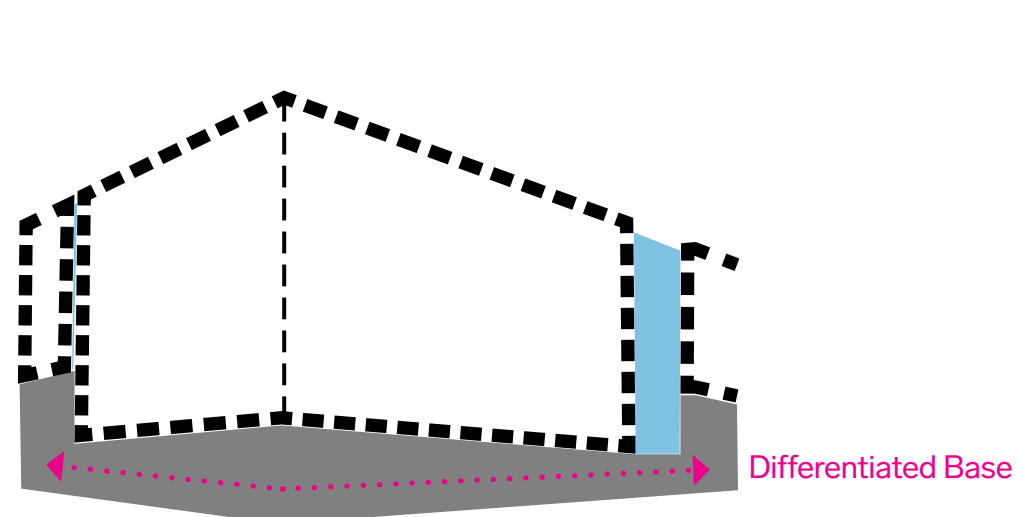
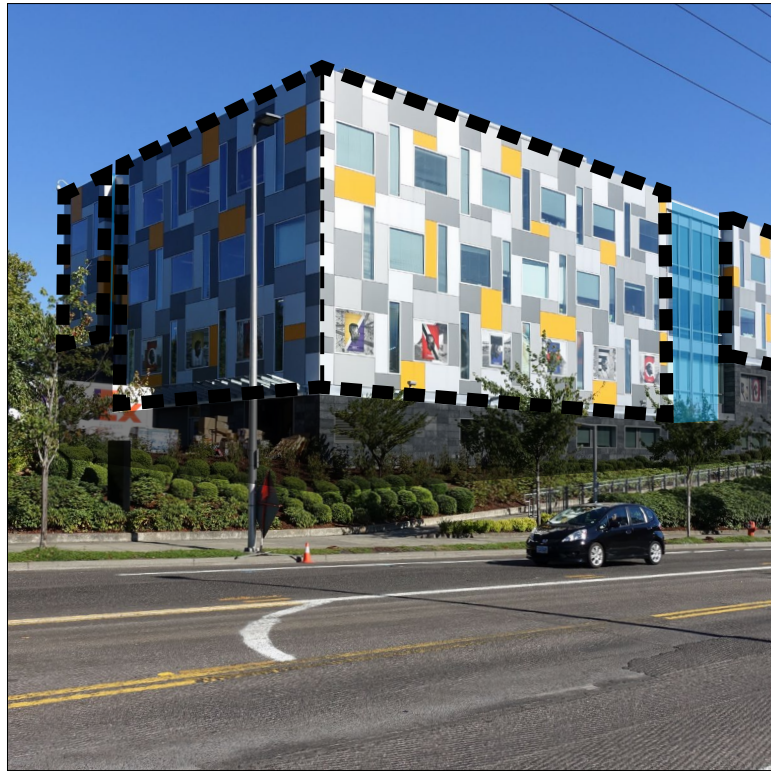
- Sited to respond to existing buildings.
- Materials + facade articulation to respond to existing buildings while acknowledging completion of the olympic colors theme.

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.

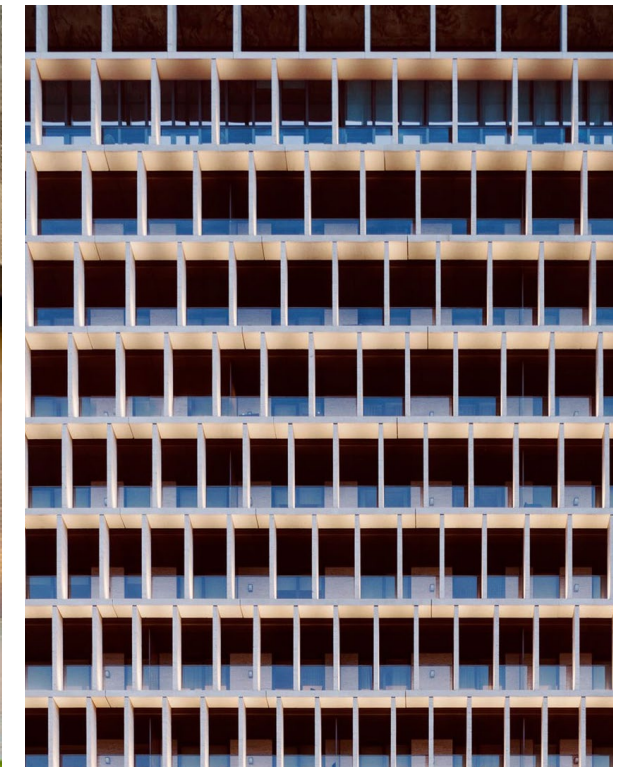
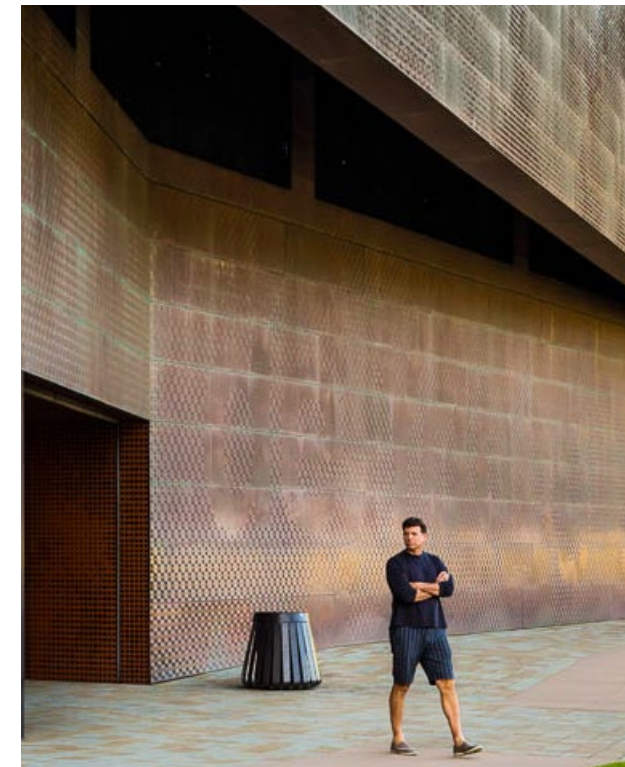
Existing Village Analysis

Massing / Facade



North Building

Facade Articulation

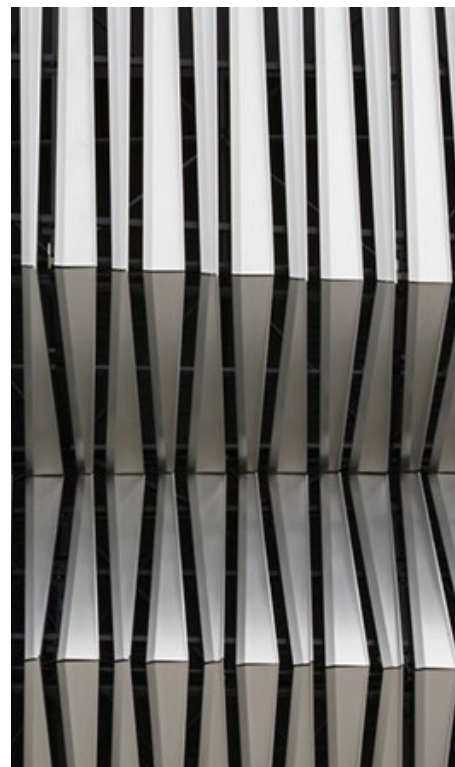


North Building

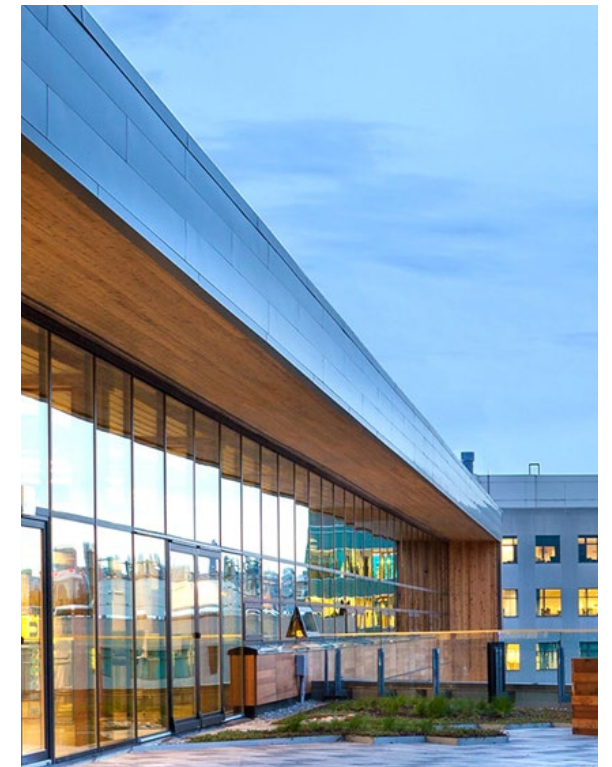
Facade Materials



Storefront System



Board Formed Concrete



Fiberglass window

ACM Panels

North Building

Facade Materials Articulation



South Building

Facade Articulation



South Building

Facade Materials



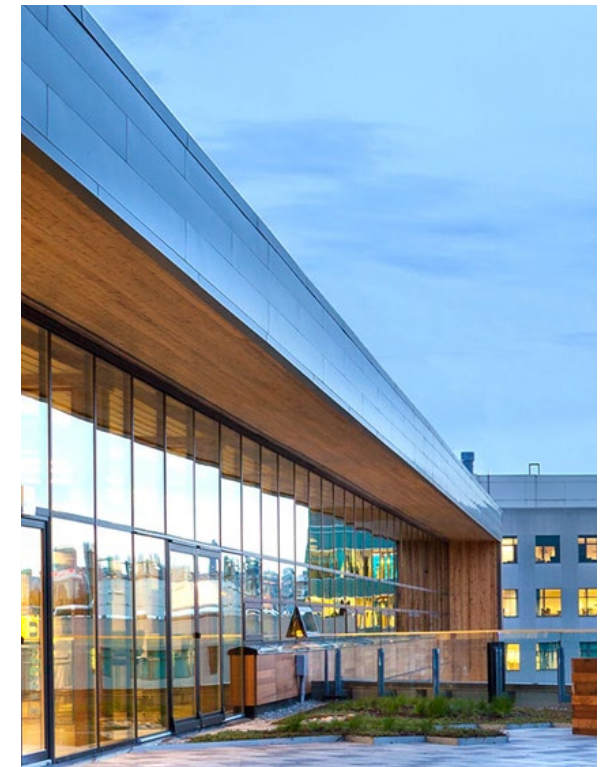
ACM Panels



Board Formed Concrete



Storefront System



Fiberglass window

South Building

Facade Materials Artilculation

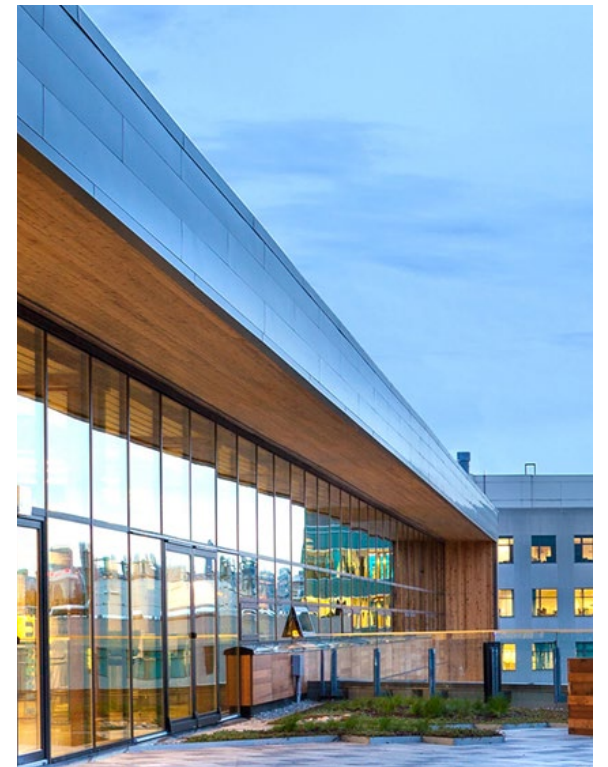


Loading Facility

Facade Materials



Fiber Cement Panels



Fiberglass window

Arrival Plaza

Looking South



Greeley Avenue

Looking South



Sumner Street

Looking East



Sumner Street

Looking West



Delaware Avenue

Looking South



Corner of Sumner + Delaware

Looking Southwest



Webster Street

Looking West



Sky Bridge

Looking East



Plaza

Looking North



Arrival

Looking South



ARRIVAL ENTRY

ENTRY PLAZA OVERLOOK

SOUTH BUILDING

Greeley Ave.
Looking Southeast (Night)



Plaza
Looking South



Alberta Street

Looking West



Madrona Park

Looking North



Madrona Park

Looking North (Night)



Loading Facility

Looking West

