

# ART TOWER | DESIGN ADVICE REQUEST 2 | 8.16.18



NORTHWEST

PEARL

WEST BURNSIDE

I-405

SW 17TH

SW 16TH

SW 15TH

SW 14TH

SW 13TH

SW 12TH

STADIUM

SW 18TH

ALDER

MORRISON

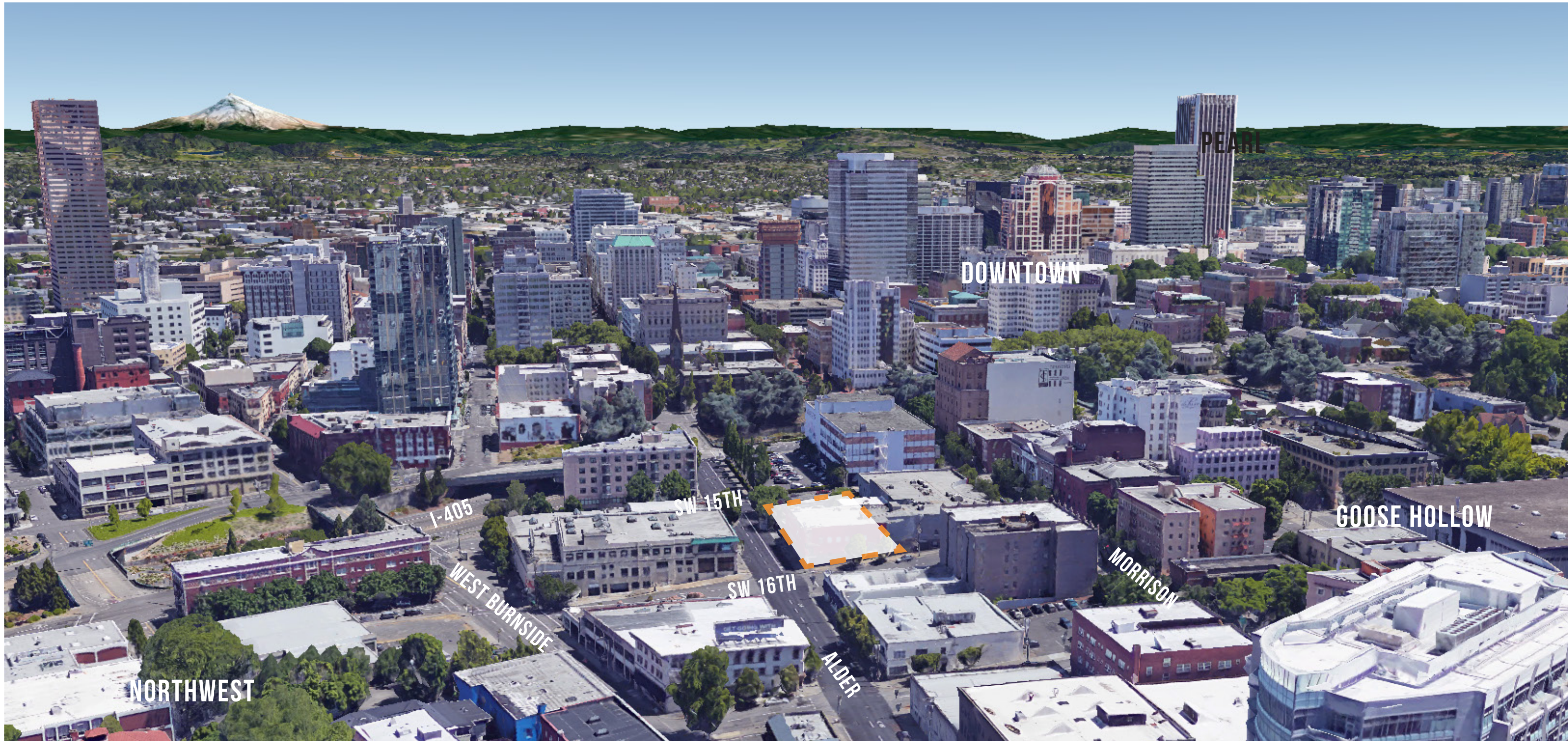
GOOSE HOLLOW - STADIUM SUB DISTRICT

YAMHILL

DOWNTOWN

Pictometry Bird's Eye ©





NORTHWEST

I-405

WEST BURNSIDE

SW 15TH

SW 16TH

ALDER

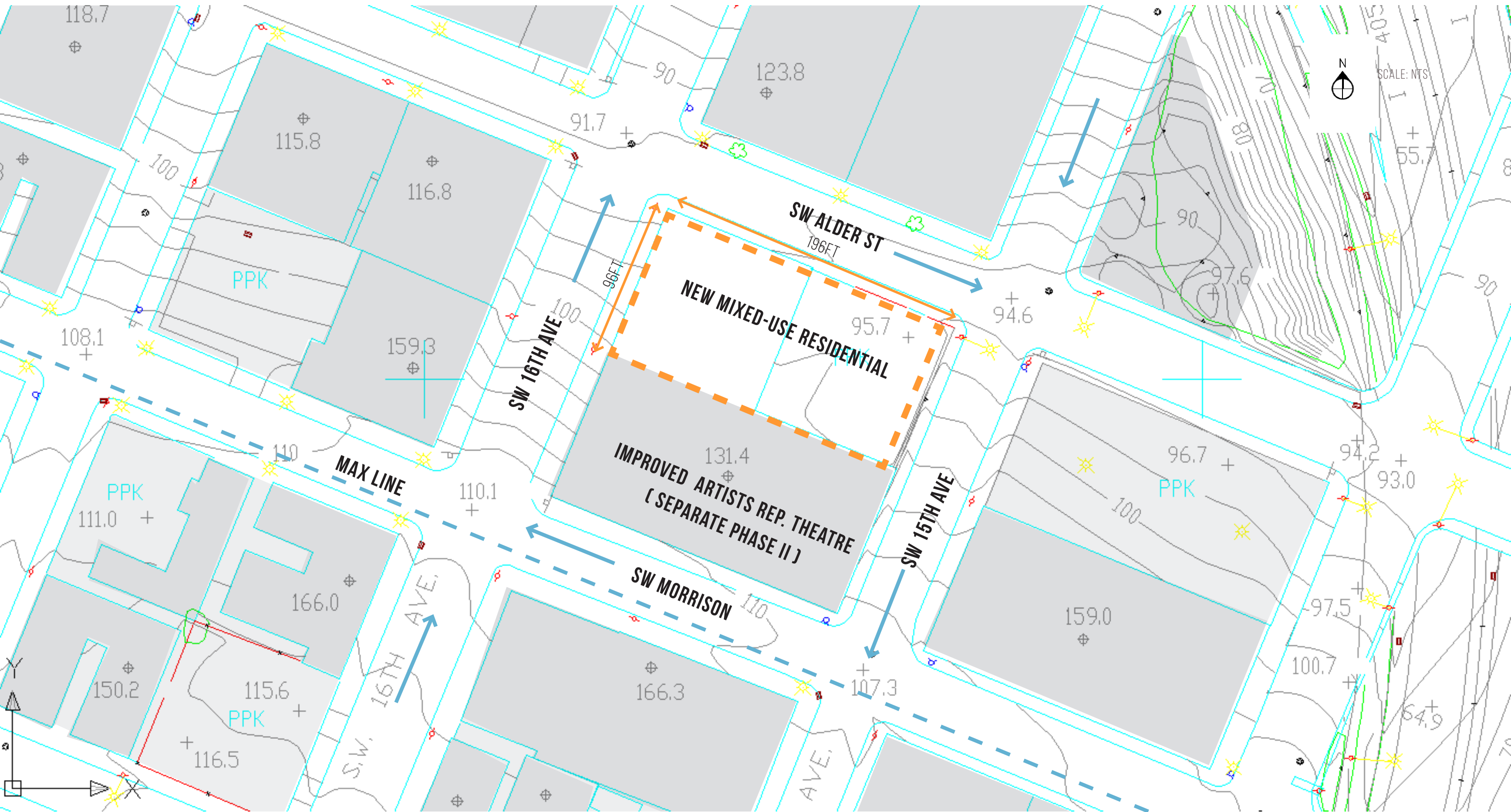
MORRISON

GOOSE HOLLOW

DOWNTOWN

PEARL







16TH & ALDER LOOKING WEST



15TH & ALDER LOOKING EAST



15TH LOOKING NORTH



16TH LOOKING NORTH



ALDER LOOKING WEST



ALDER MID BLOCK

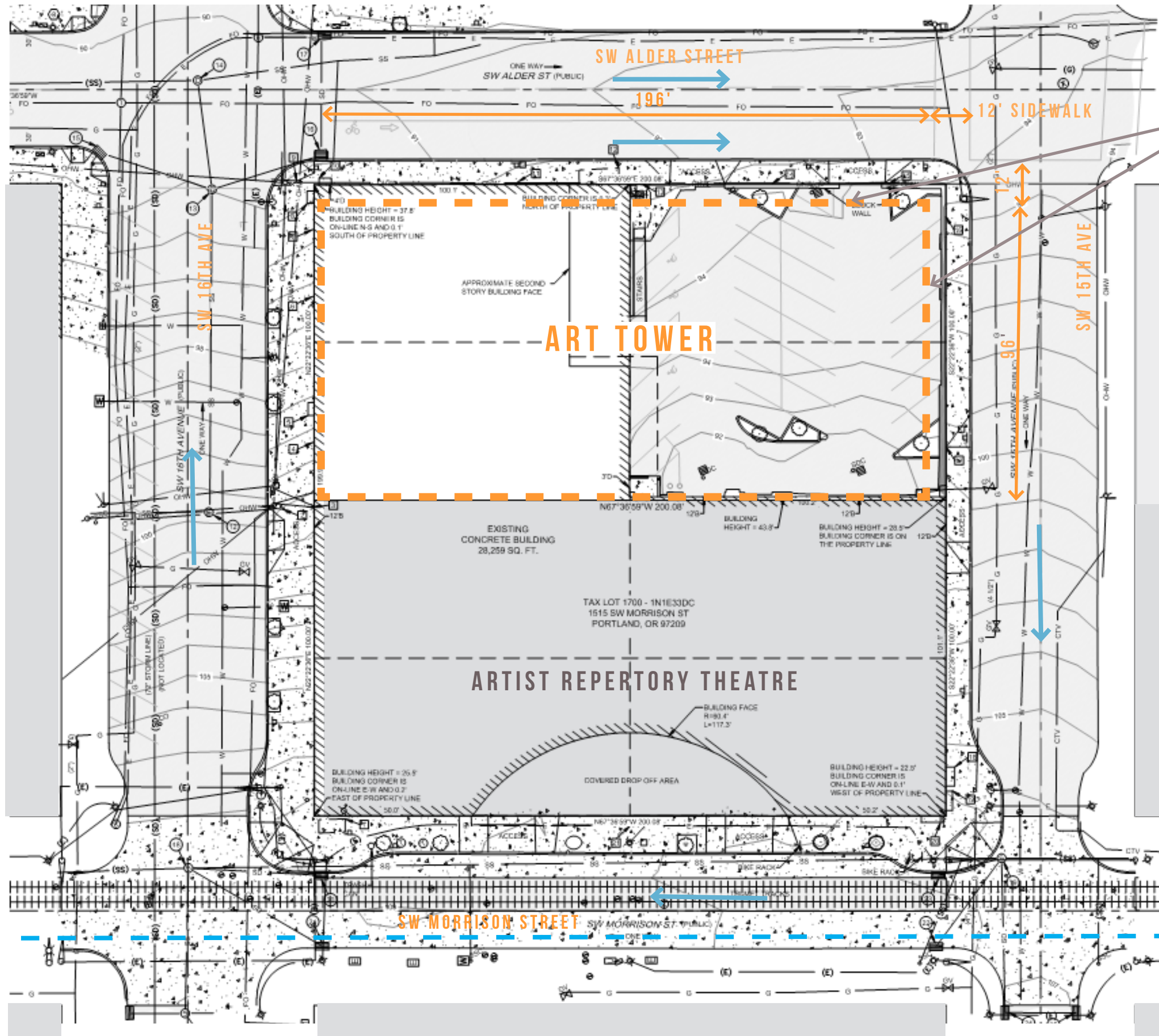


MORRISON AND 15TH



YAMHILL AND 15TH



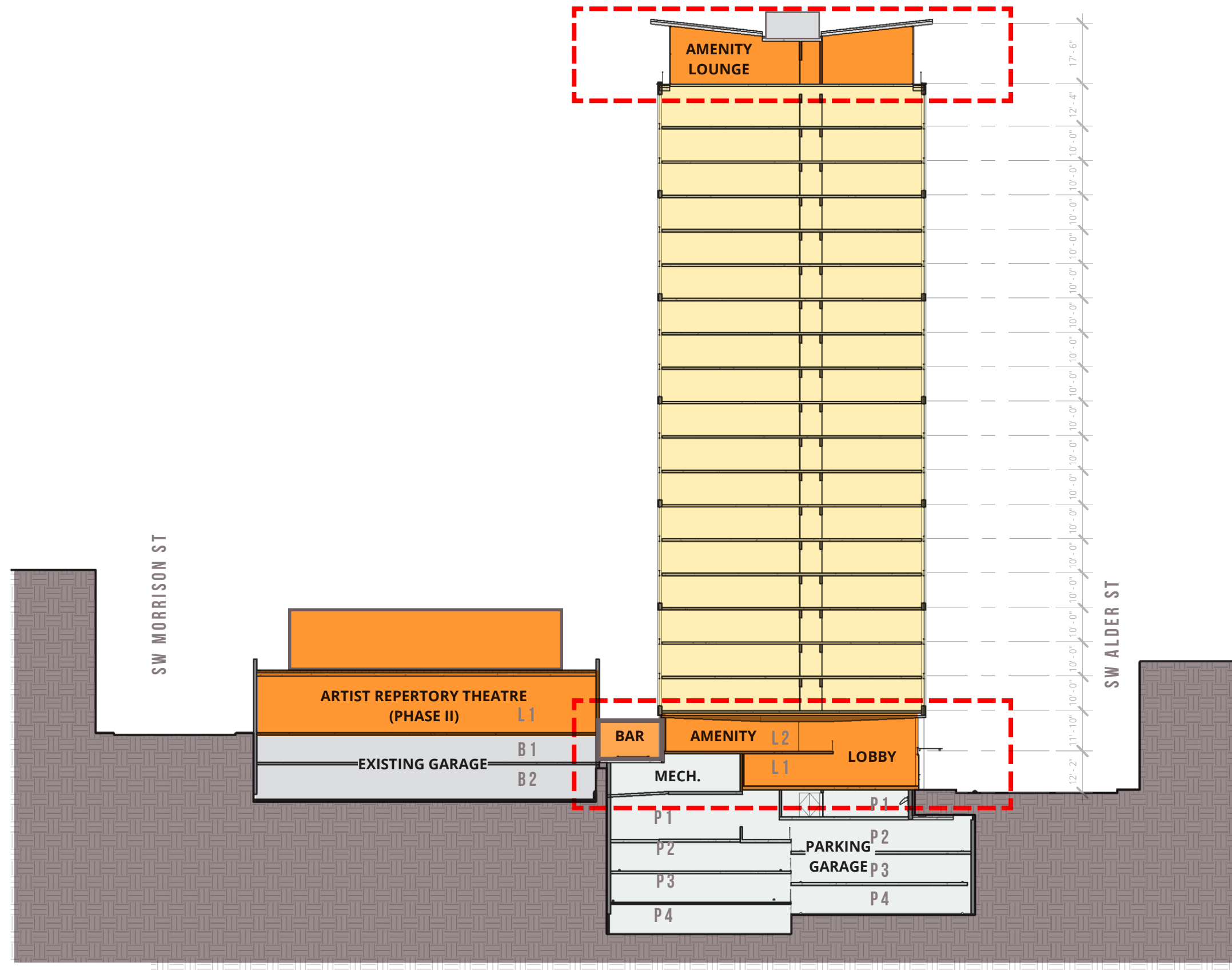


PBOT REQUIRED 4FT SIDEWALK DEDICATIONS ON SW ALDER ST & SW 15TH AVE

# PREVIOUS DAR 1 - CONCEPT SECTION



# PROPOSED SECTION

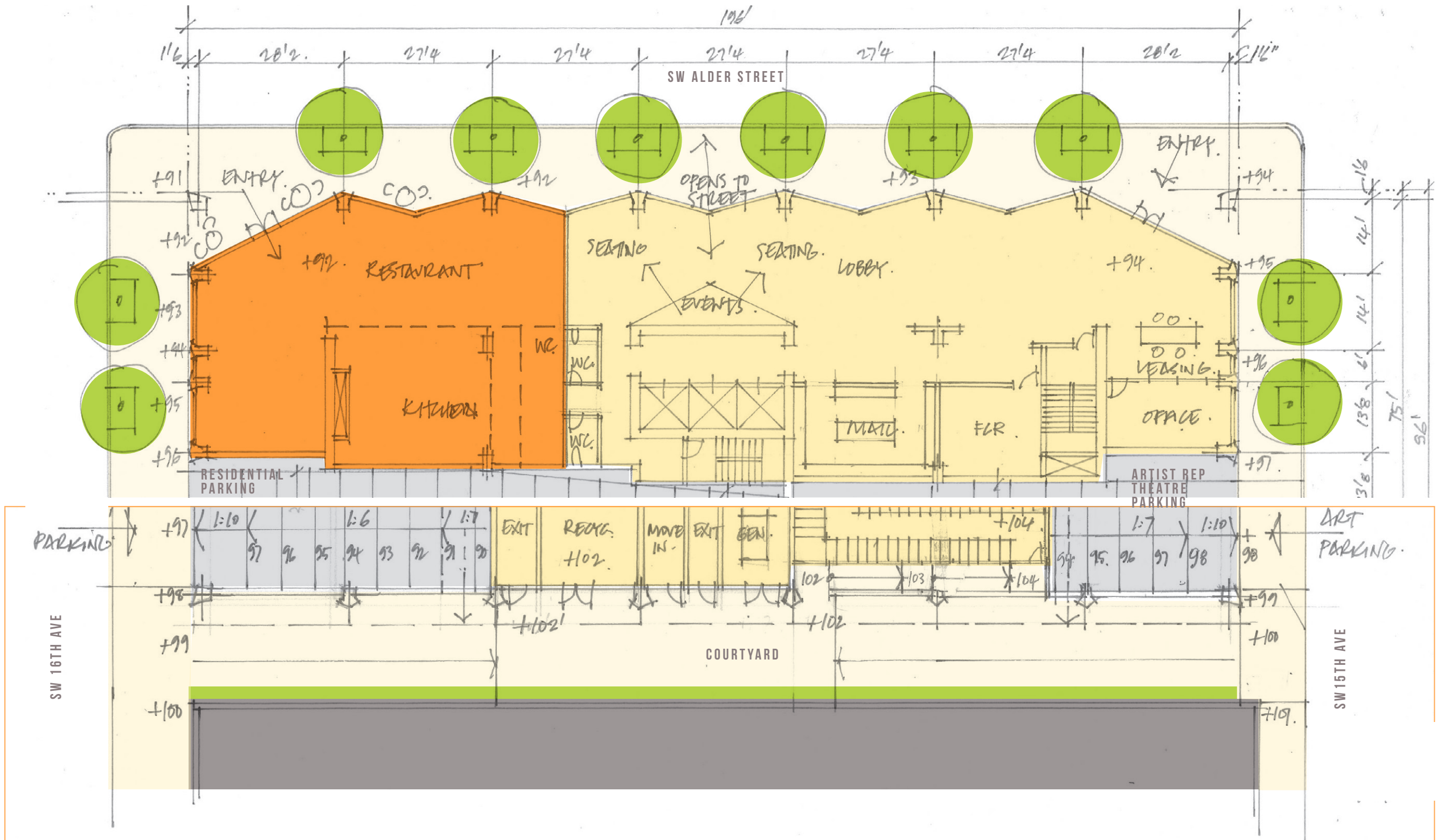


## OBJECTIVE:

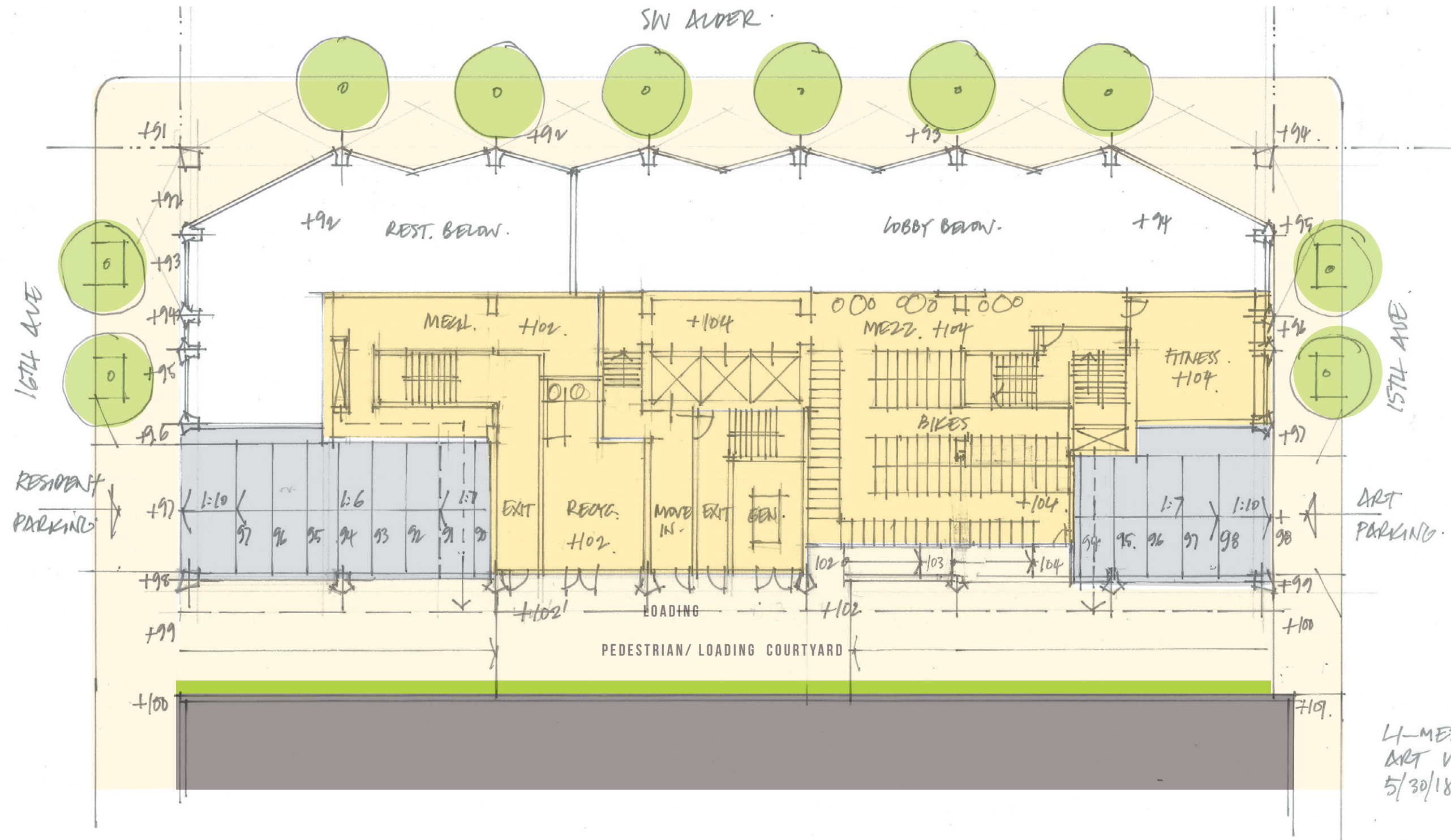
CREATE A HIGHLY ACTIVE GROUND LEVEL STREET EXPERIENCE AND EQUALLY ACTIVE PENTHOUSE LEVEL. BOTH ARE SIMILARLY GLAZED, RECESSED, AND HIGHLY ARTICULATED IN CONTRAST TO THE MAIN BODY OF THE BUILDING. CEILING SOFFITS OF BASE AND TOP ARE ALSO SIMILARLY COLORED AND ARTICULATED.

THE SPACE BETWEEN THE TOWER AND THE ART BUILDING SEVES AS A LOADING COURTYARD ON THE SW 16TH ST. SIDE, WITH GATES AND PLANTINGS. A SINGLE-STORY RETAIL SPACE FILLS THE GAP BETWEEN THE BUILDINGS AT SW 15TH ST, ADDING ACTIVE USE TO THAT STREETScape.

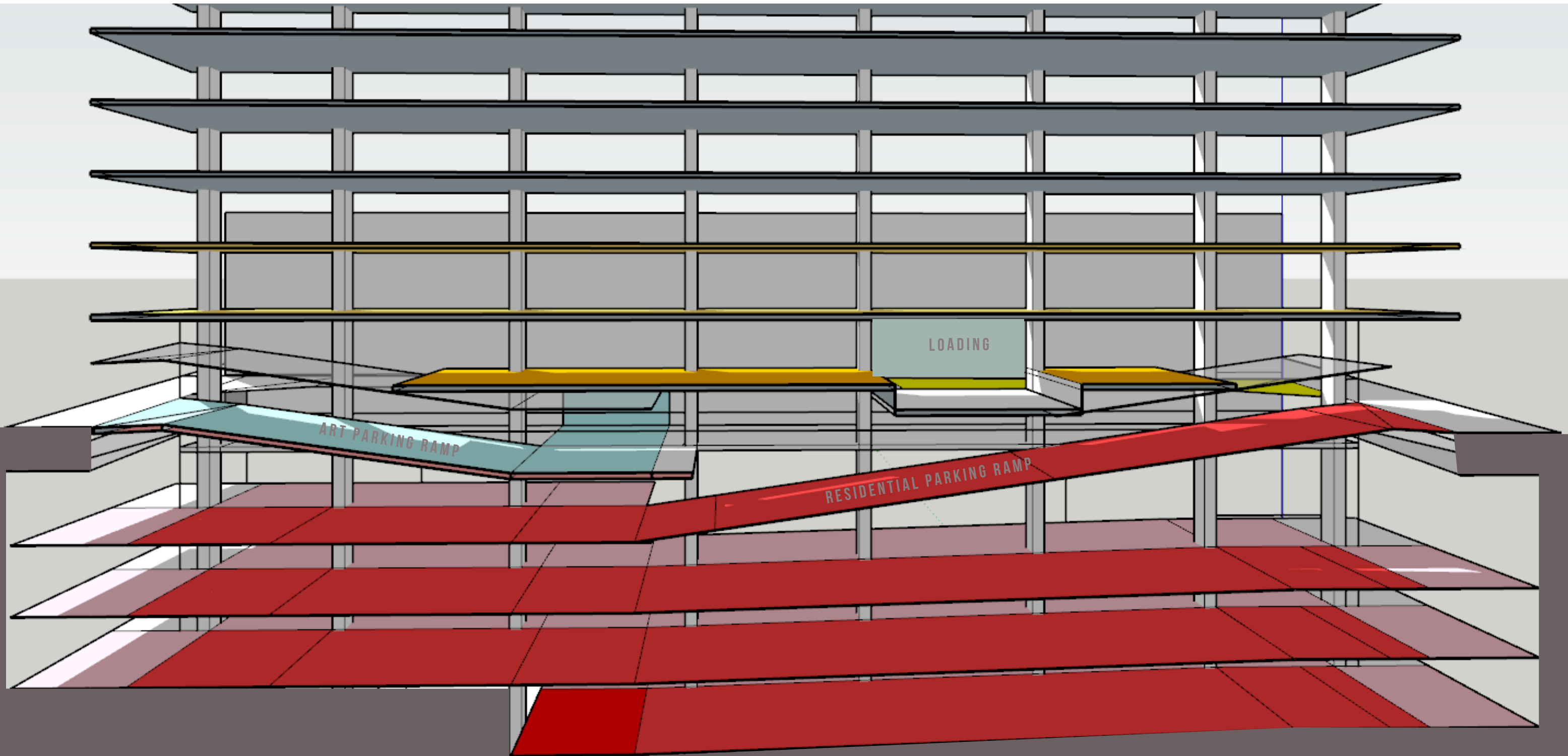
# PREVIOUS DAR 1 - LEVEL 1&2 / MEZZ



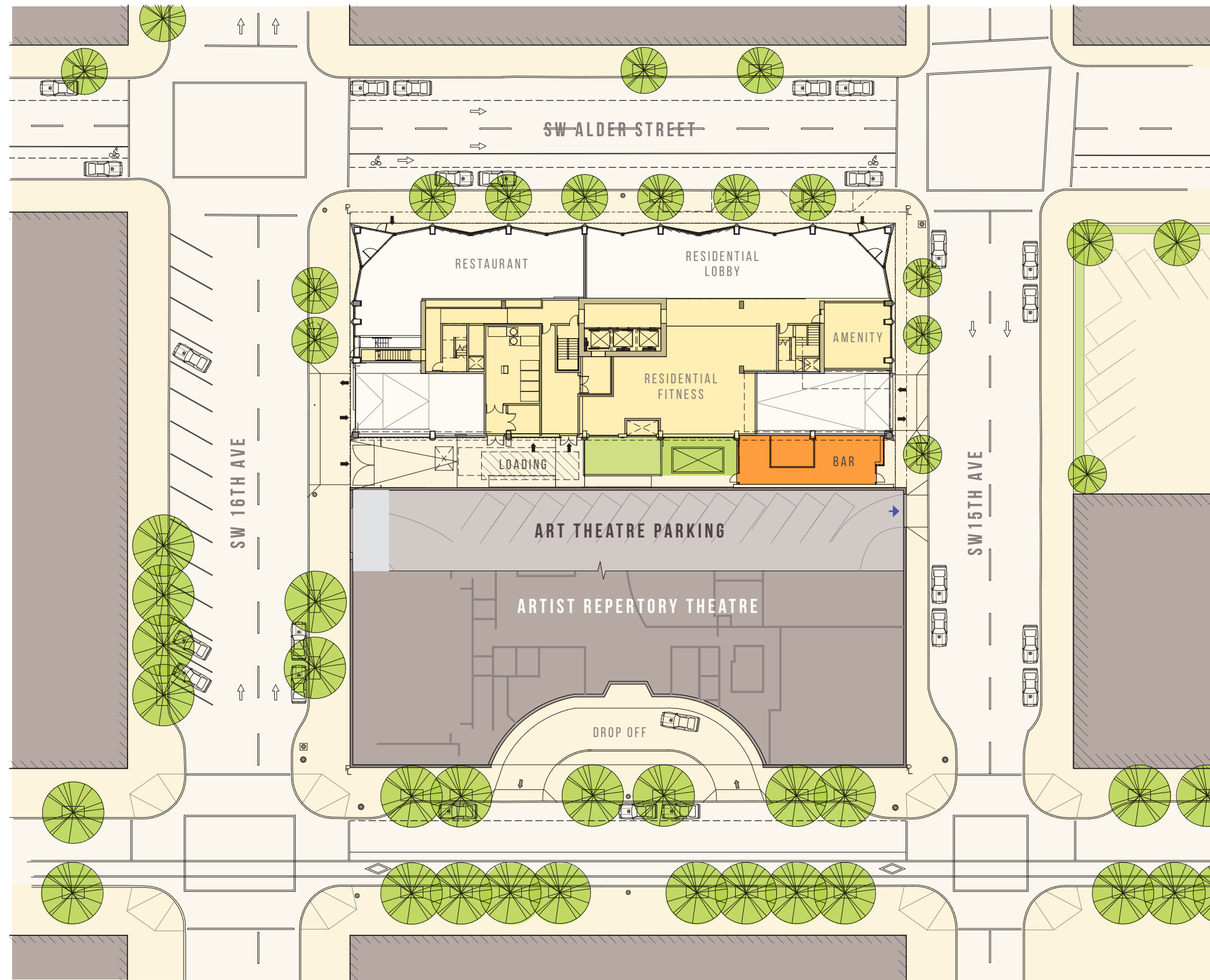
# PREVIOUS DAR 1 - LEVEL 2/MEZZ



# PARKING RAMP DIAGRAM



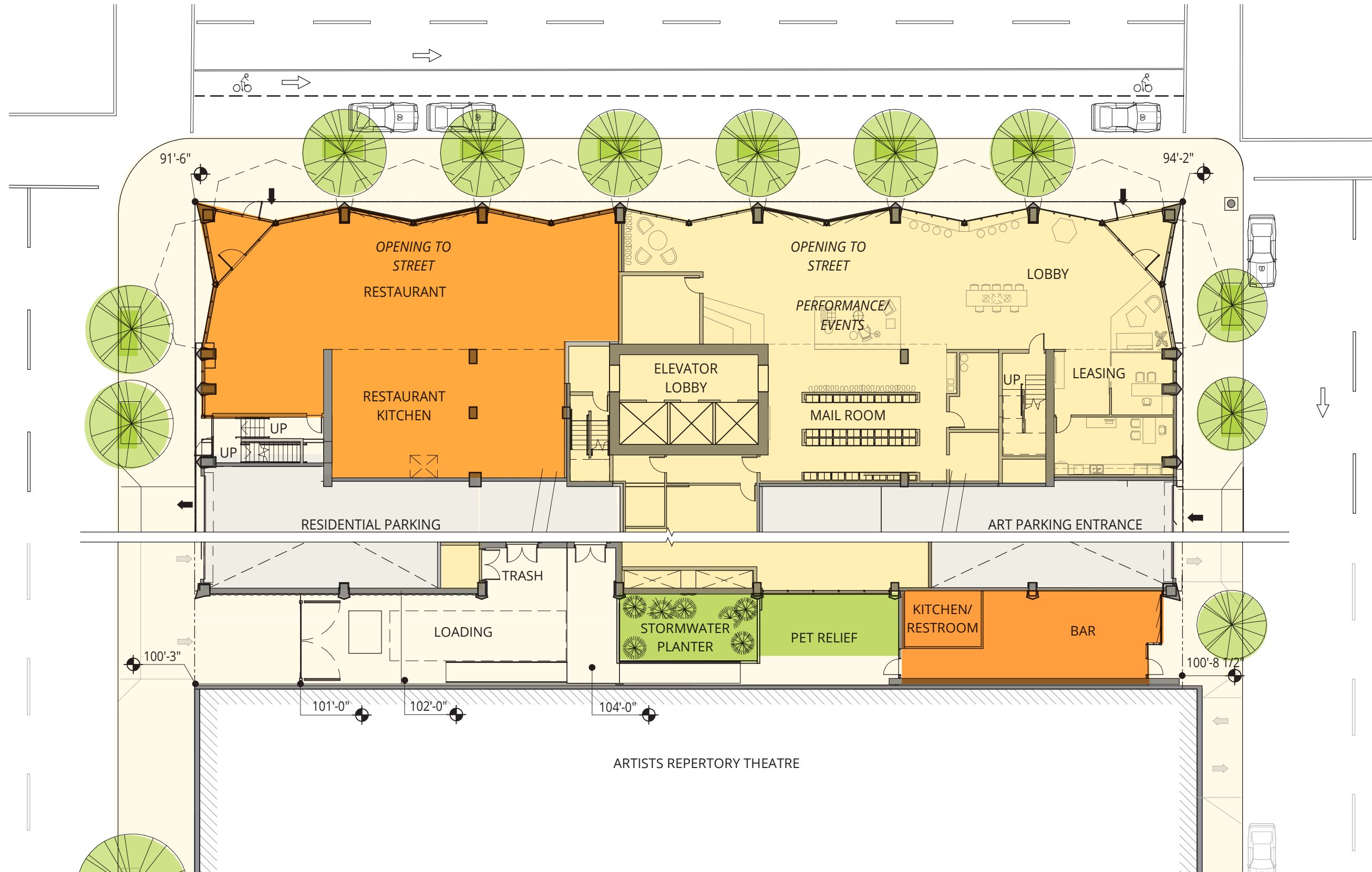
# PROPOSED SITE PLAN



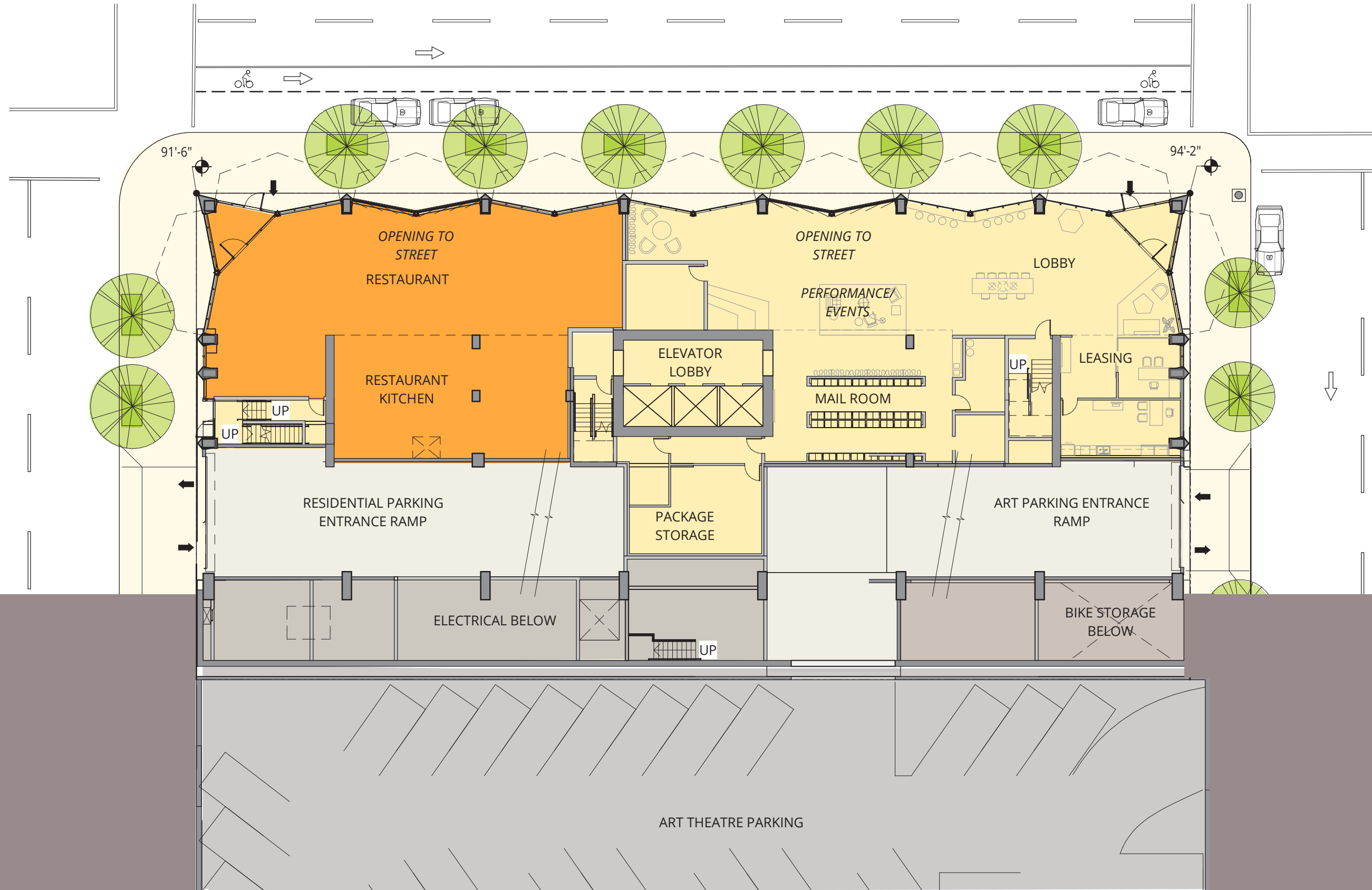
## DESIGN UPDATES:

- BAR /RETAIL VENUE ADDED MIDBLOCK AT SE 15TH AVE
- LOADING COURTYARD OPEN ONLY TO SW 16TH
- REDUCED NEW CURB CUTS
- EXTENDED COVER AT SIDEWALK AWNINGS

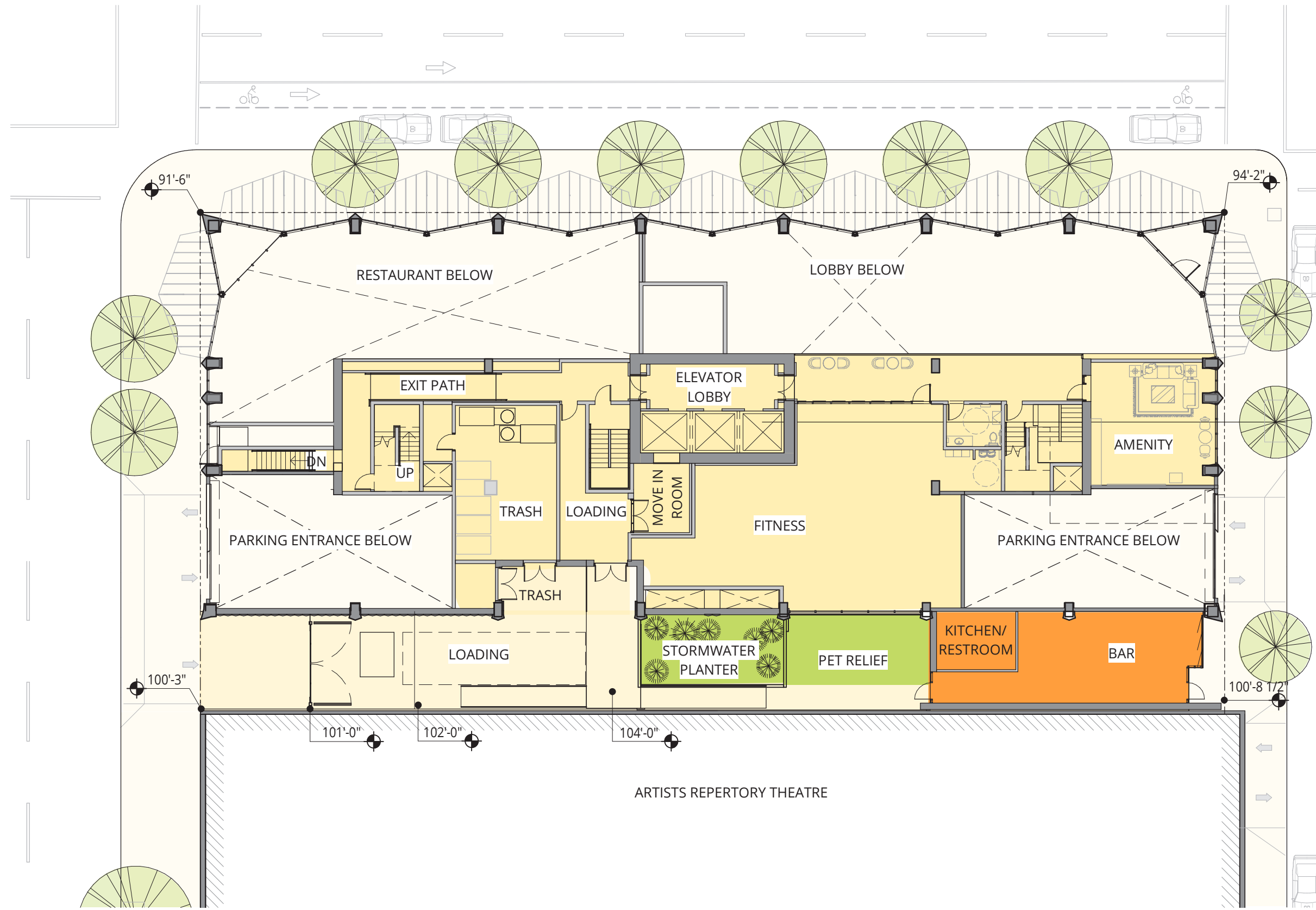
# LEVEL 1 & 2 COMBINED





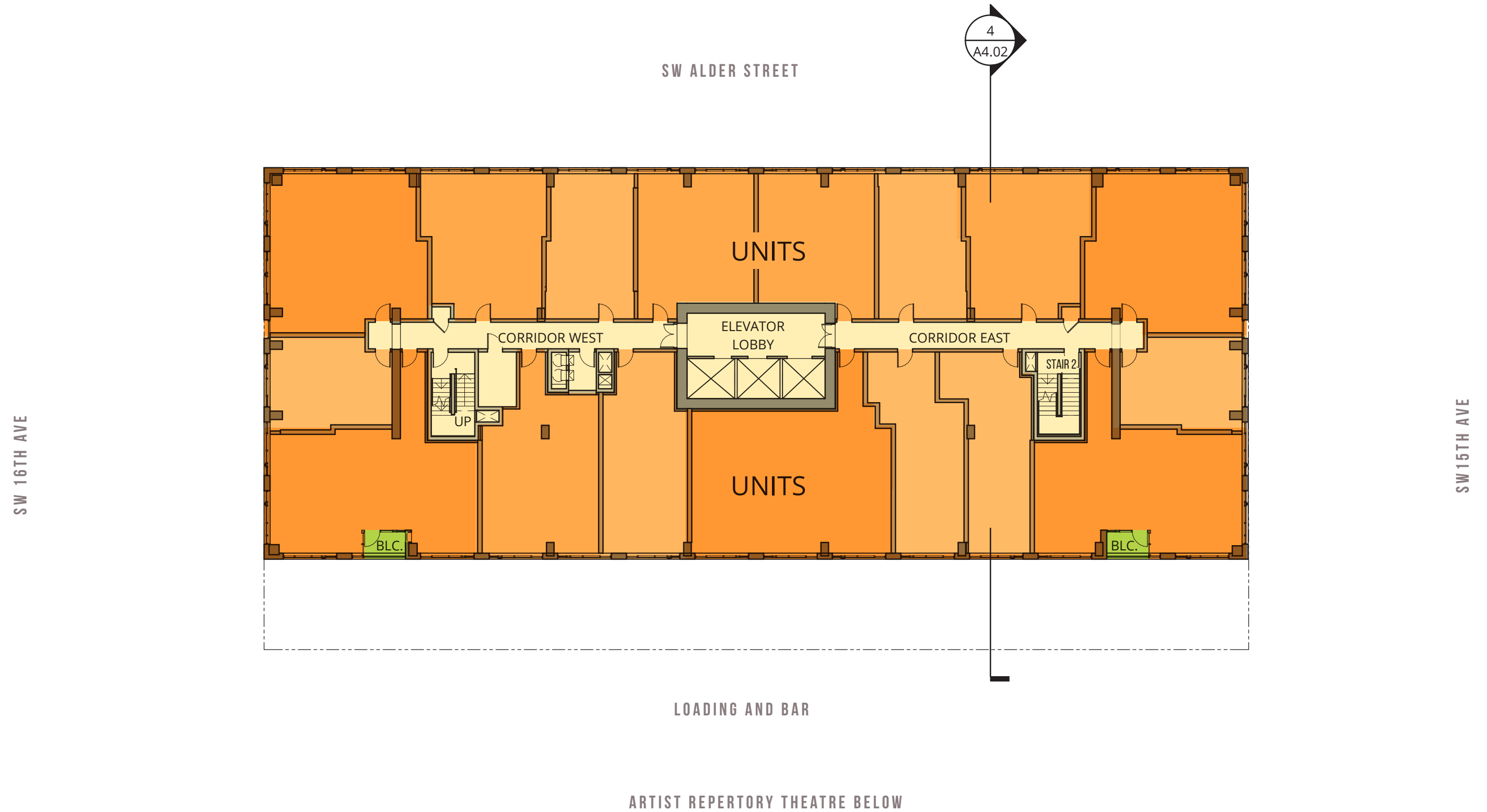


# LEVEL 2

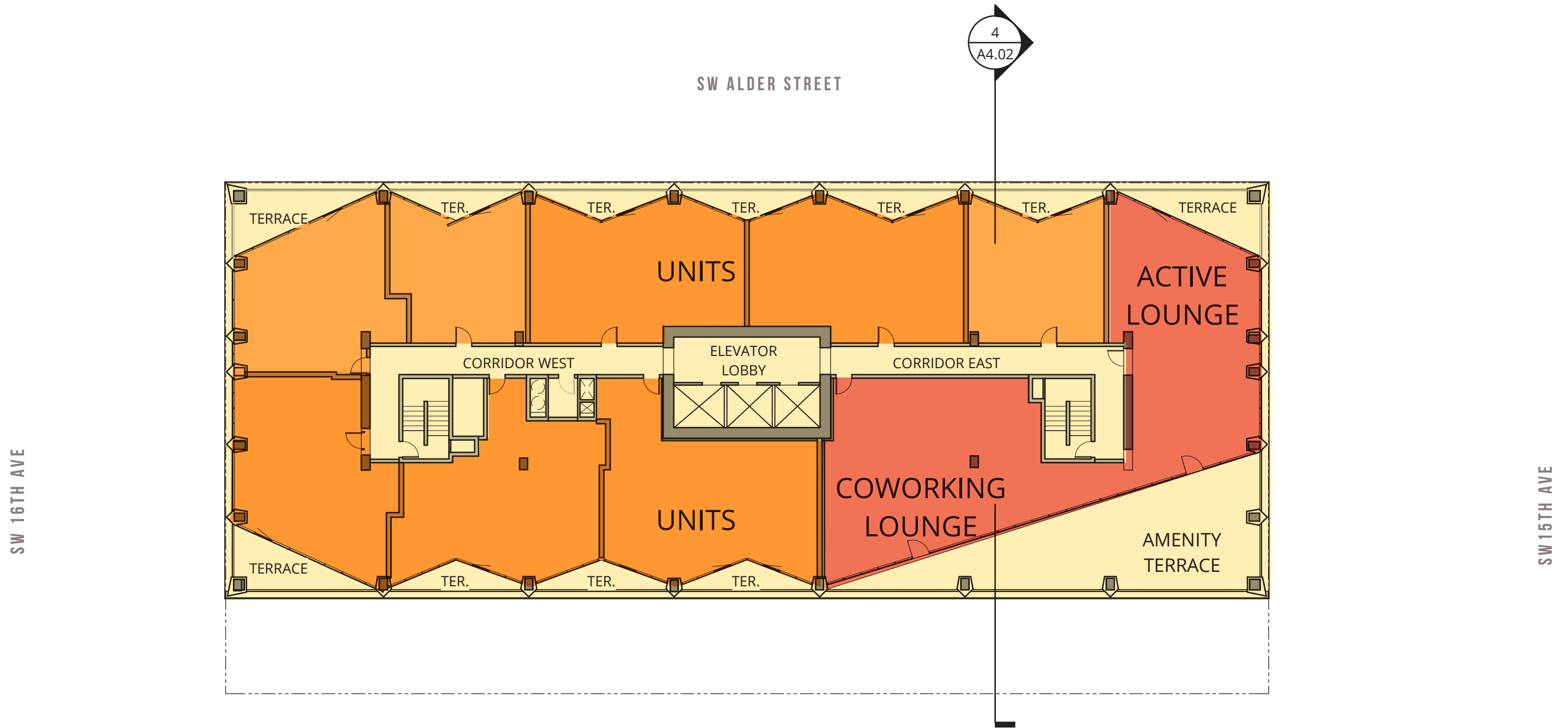


# TYPICAL FLOOR

LEVELS 3-20



# LEVEL 21 / PENTHOUSE



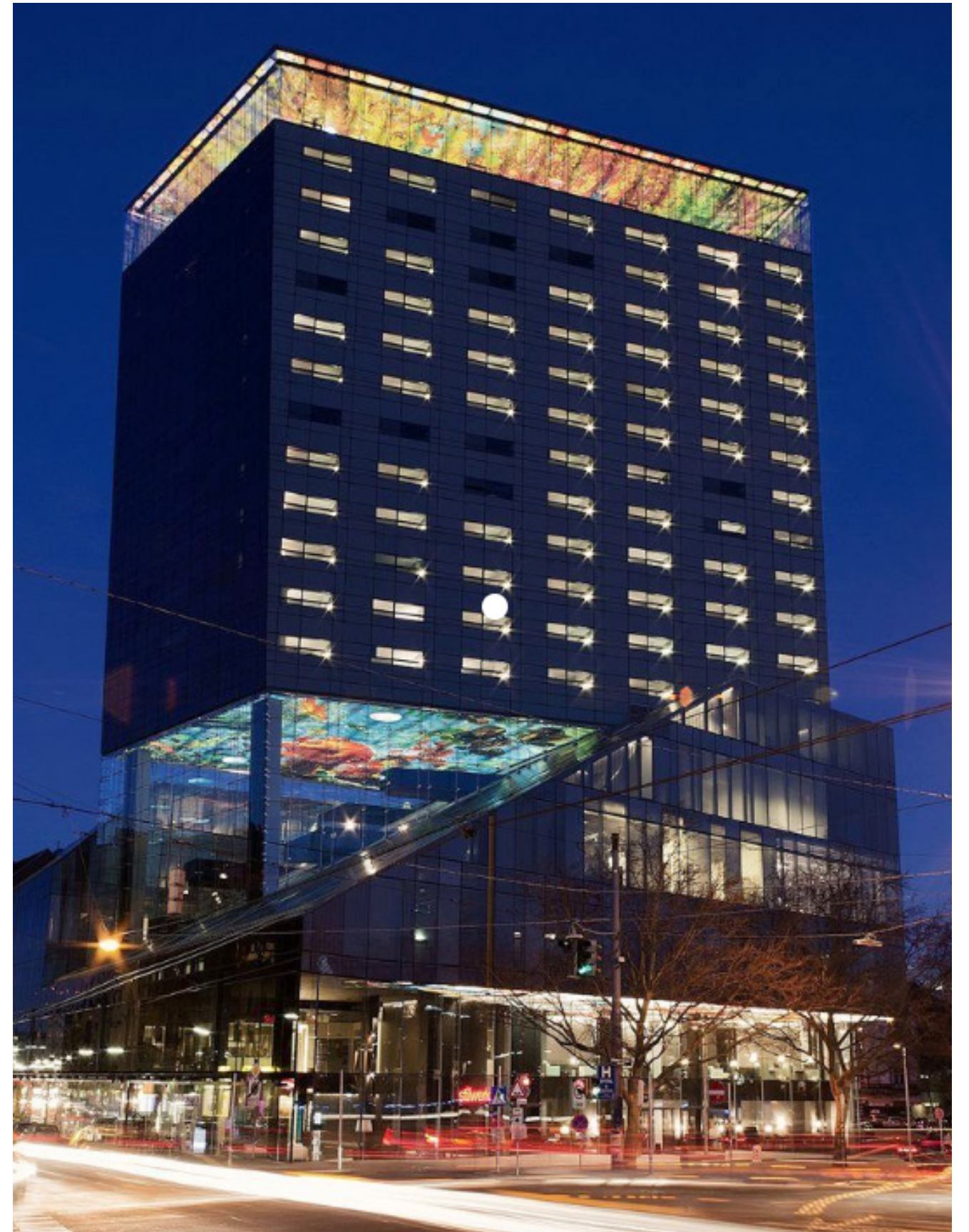
ARTIST REPERTORY THEATRE BELOW

# CONCEPT | 'ACTIVE BASE & TOP' PRECEDENT

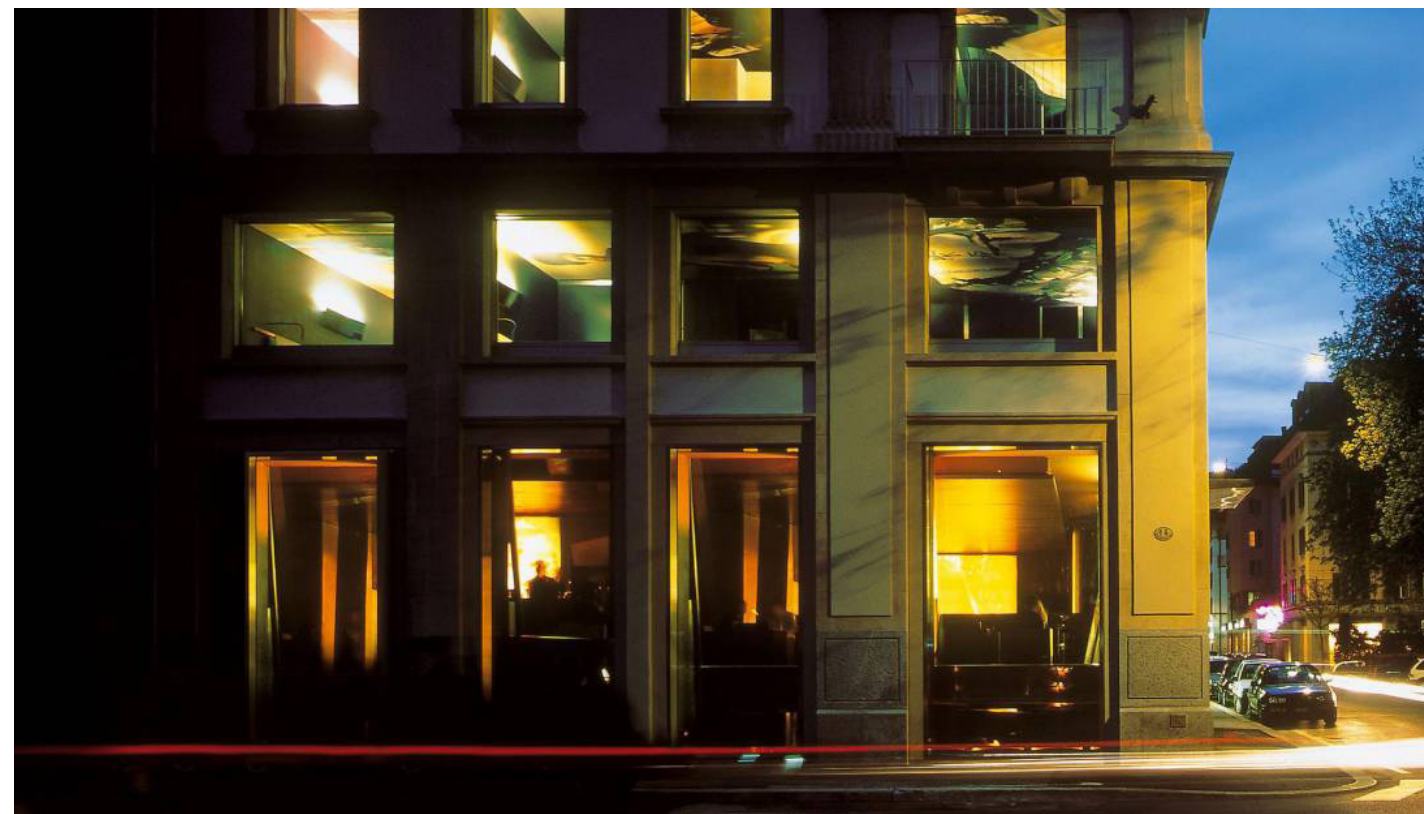


HOTEL SOFITEL VIENNA STEPHANSDOM - JEAN NOUVEL

'BASE' PRECIDENT - 185 PARK ST LONDON - ERIC PARRY

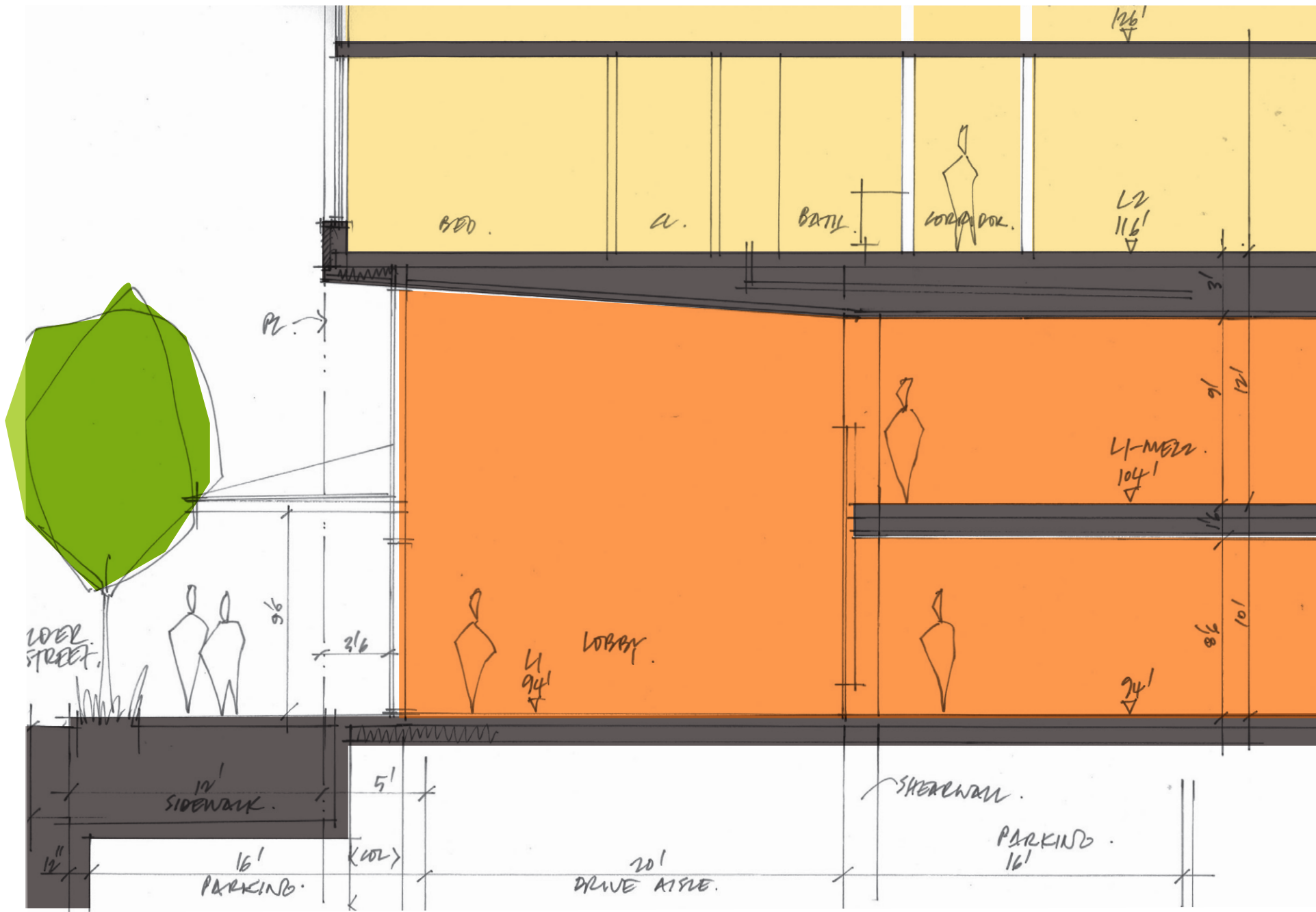


OXO TOWER, LONDON - ALBERT MOORE - LIFSHULTZ DAVIDSON SANDILANDS

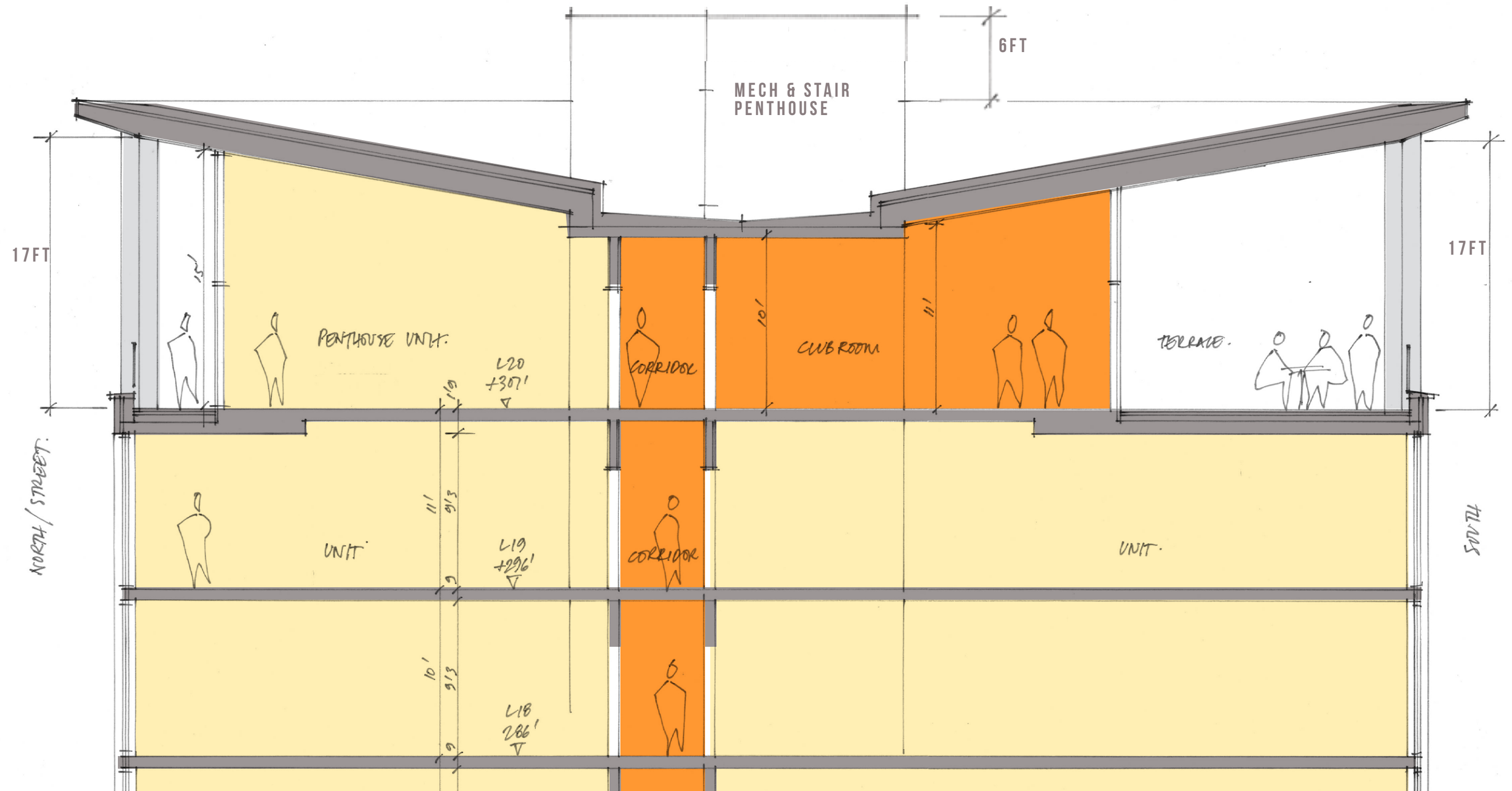


THE HOTEL, LUCERNE - JEAN NOUVEL

# CONCEPT | 'ACTIVE BASE'

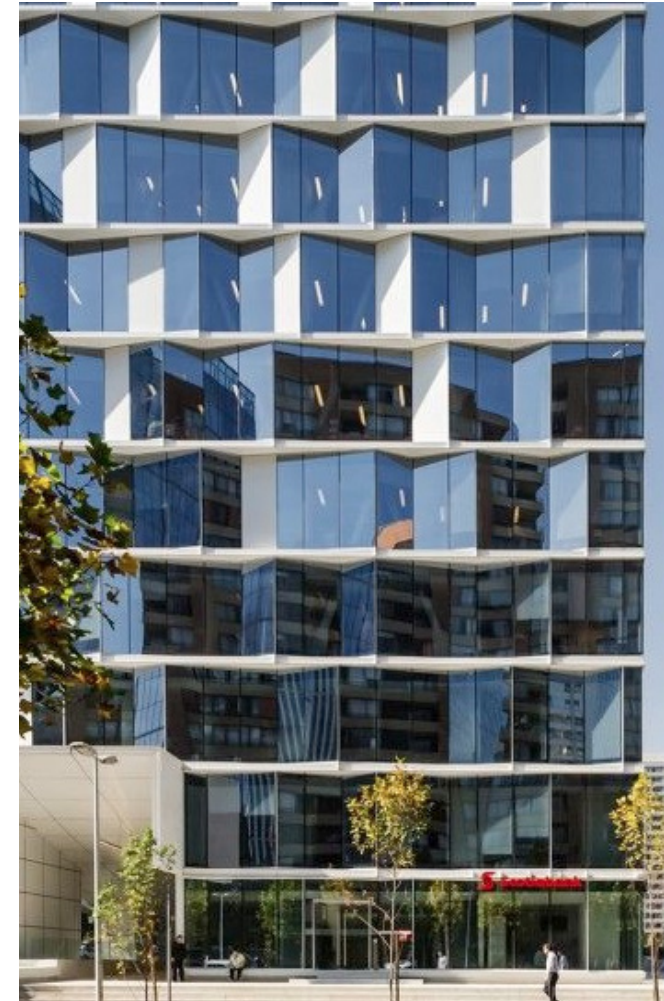
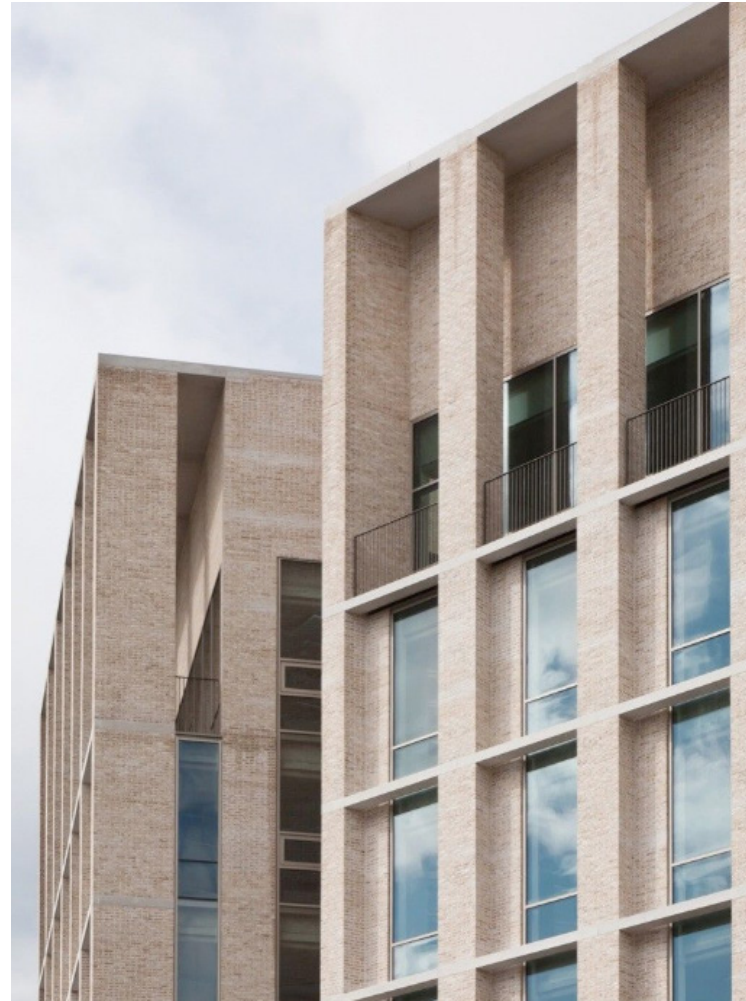


# CONCEPT | 'ACTIVE TOP'





# CONCEPT | PATTERN & MATERIALS



# CONCEPT | PATTERN



# CONCEPT A | 16TH & MORRISON VIEW



# CONCEPT B | 16TH & MORRISON VIEW



# CONCEPT B | BALCONY DETAIL



# CONCEPT A | VIEW TO SOUTH



# CONCEPT B | VIEW TO SOUTH



# CONCEPT A | VIEW TO SOUTH





# CONCEPT B | VIEW TO SOUTH



# CONCEPT A | ALDER ST VIEW



# CONCEPT B | ALDER ST VIEW



# CONTEXT VIEW



# CONCEPT A | ALDER & 16TH

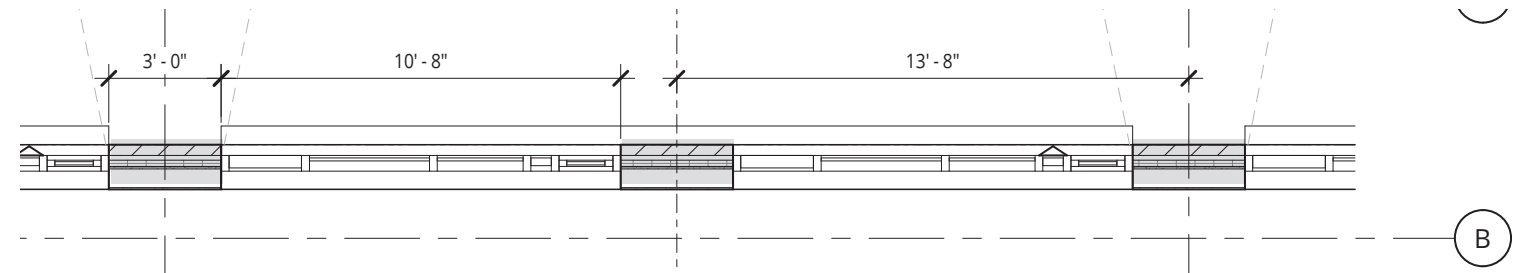


# CONCEPT B | ALDER & 16TH

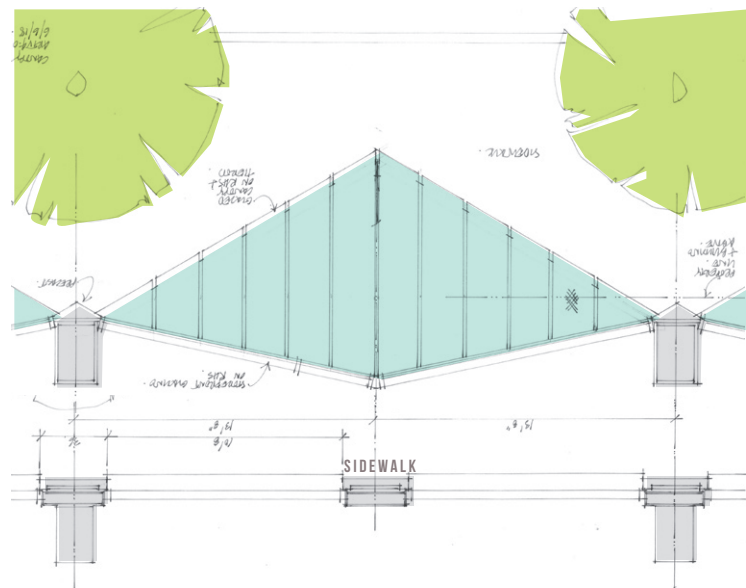
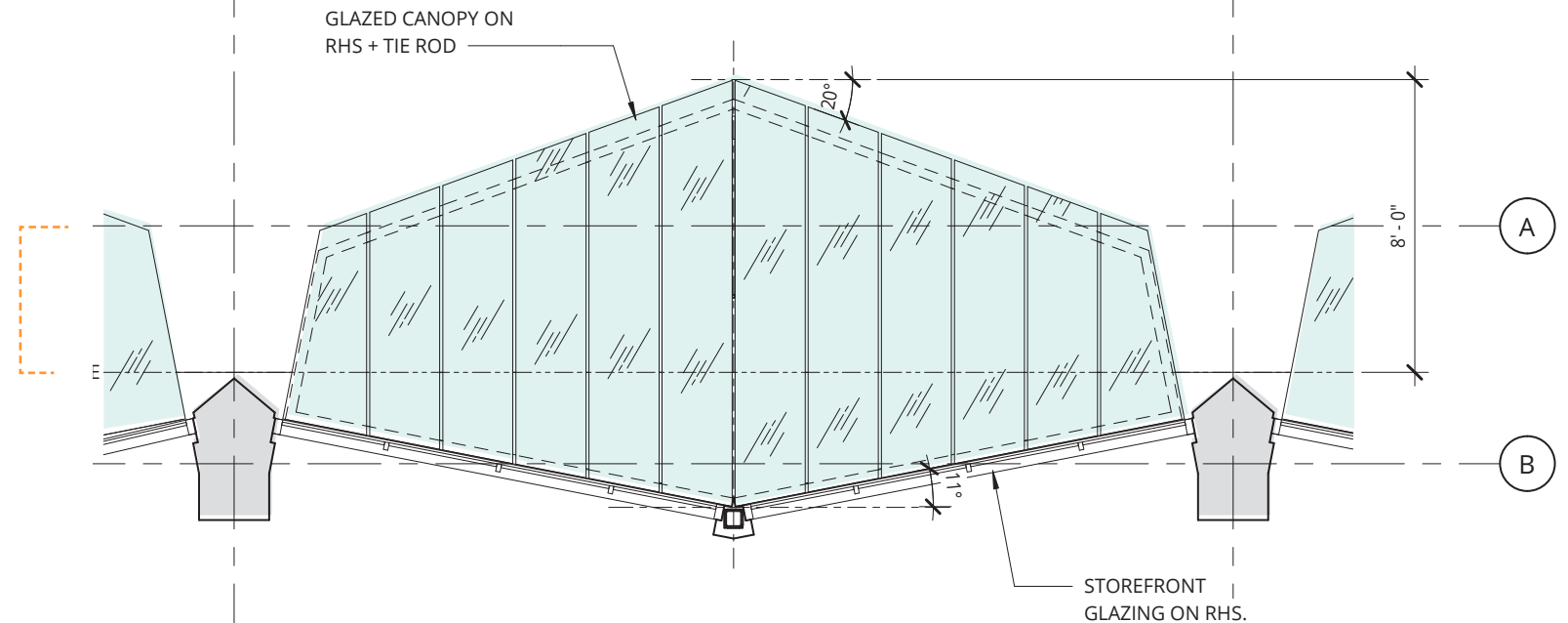


# CONCEPT | SIDEWALK CANOPY

UPPER FLOOR LEVEL

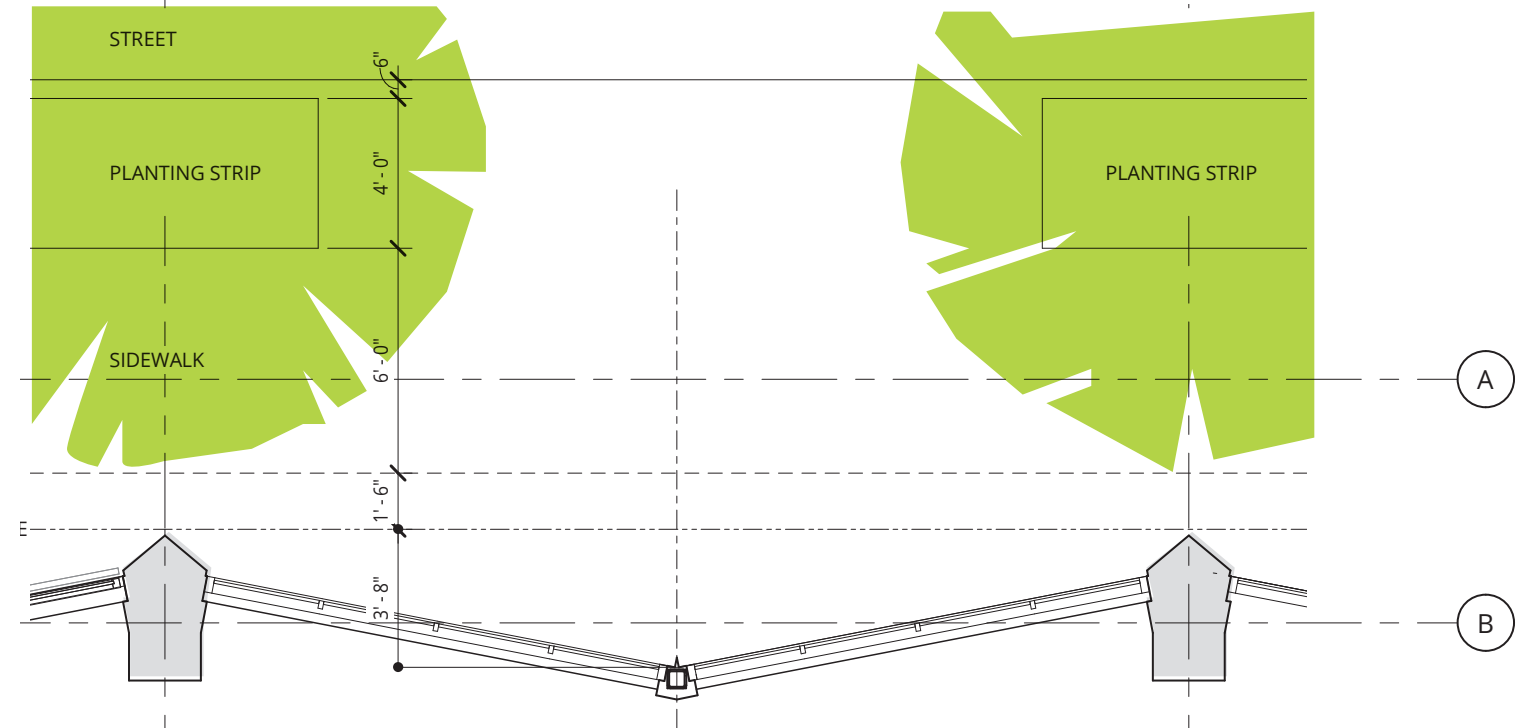


GROUND FLOOR CLERESTORY LEVEL-  
UPDATE: CANOPY EXTENDS TO  
PROVIDE COVER



PREVIOUS DESIGN- DAR 1

GROUND FLOOR LEVEL



# CONCEPT | ALDER SIDEWALK





# CONCEPT | ALDER SIDEWALK



# CONCEPT | SIDEWALK



# PROPOSED CONCEPT | 15TH ST BAR



# PREVIOUS DAR 1 | COURTYARD ALLEY





# PREVIOUS DAR 1 | PENTHOUSE TERRACE

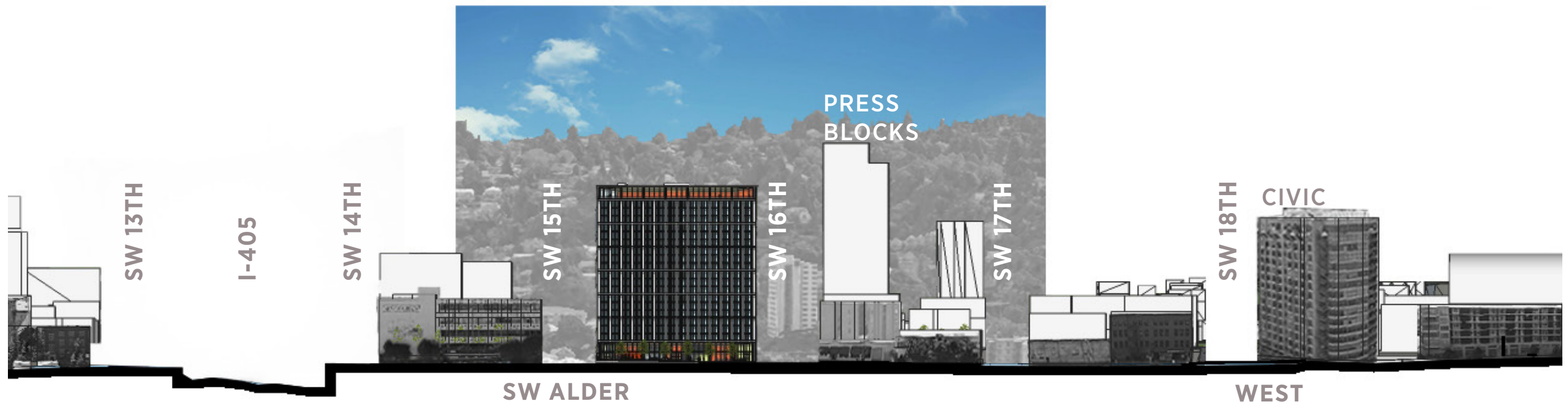


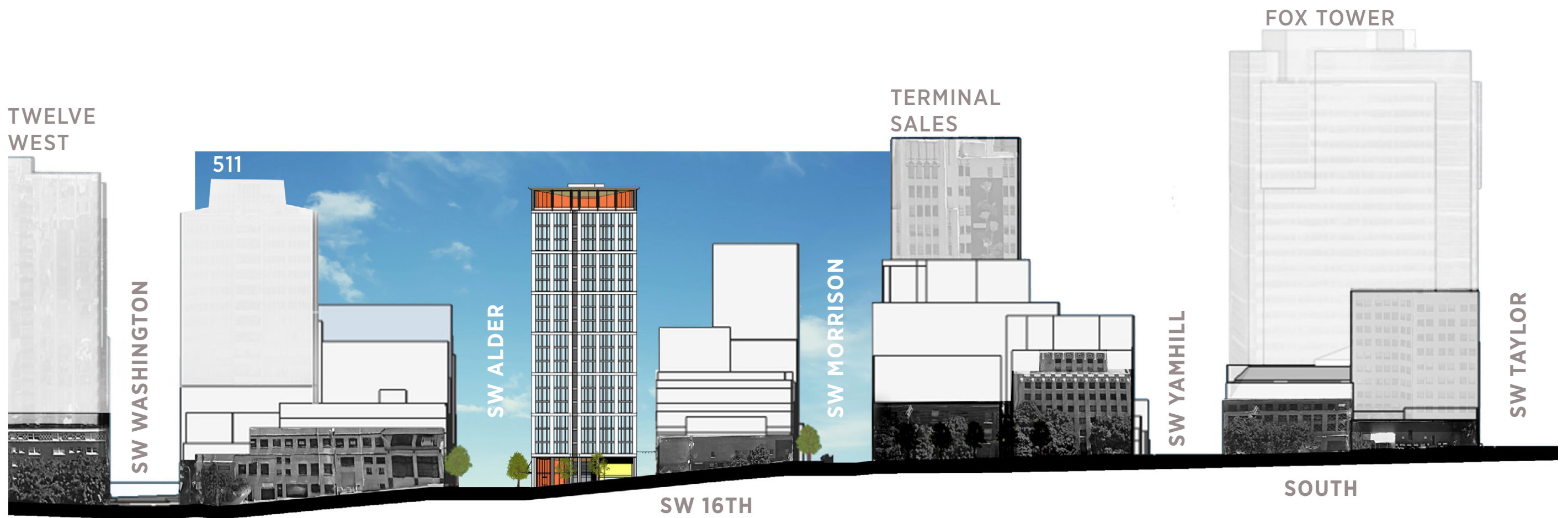
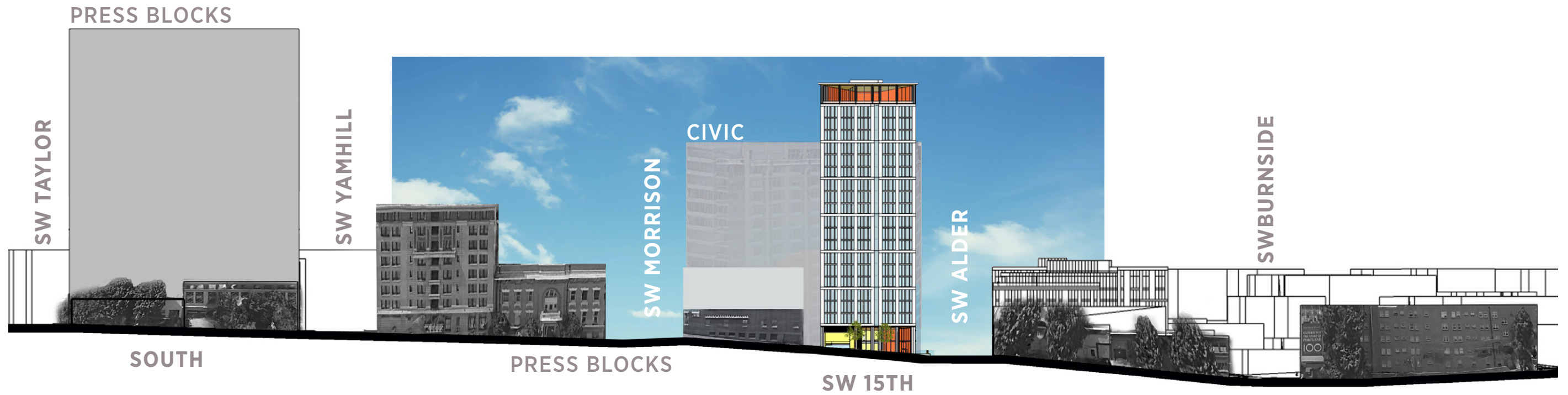
# PENTHOUSE TERRACE











# CONCEPT A | SOUTH



# CONCEPT A | WEST



# CONCEPT A | NORTH



# CONCEPT A | EAST

