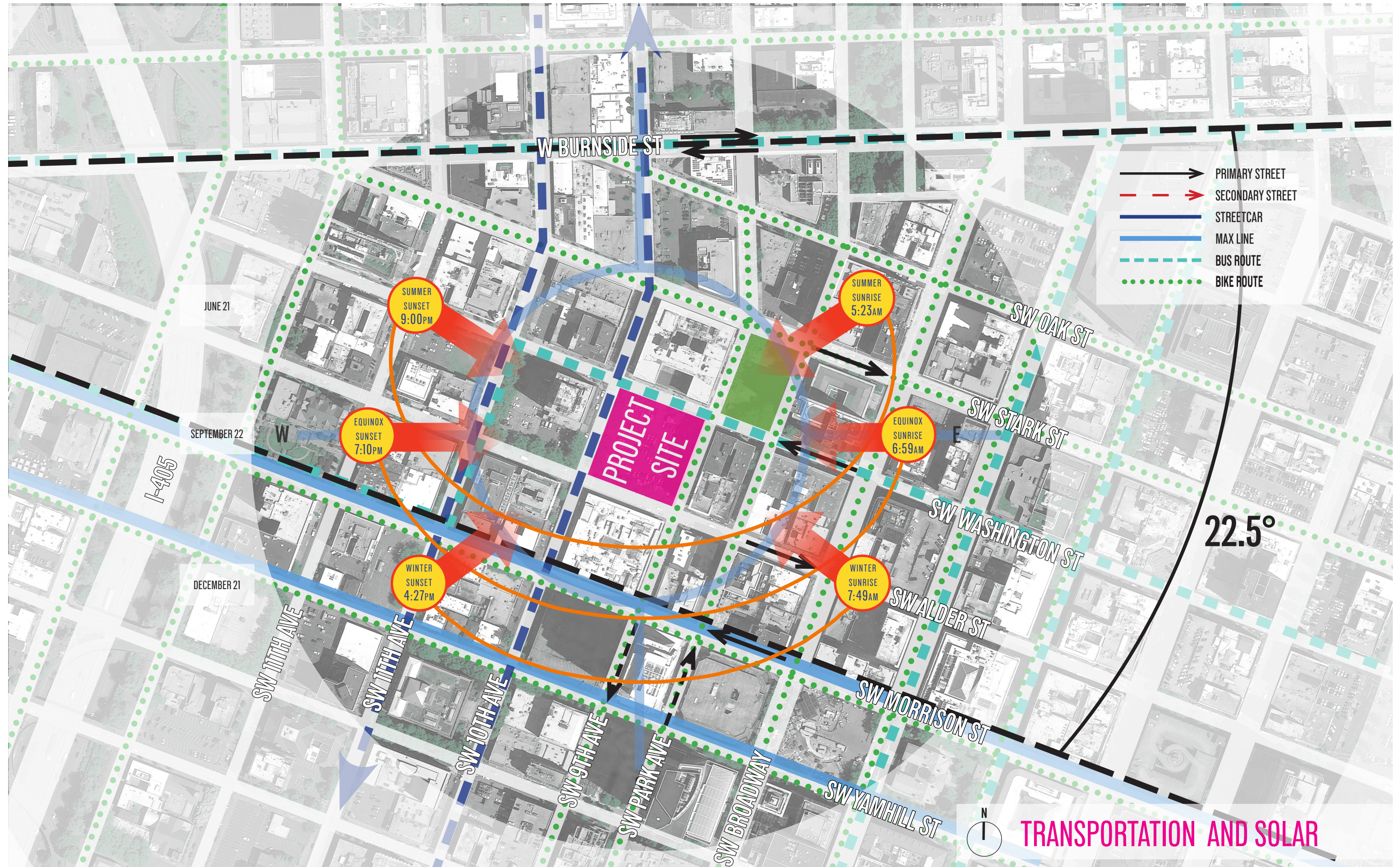


BDC | BLOCK 216

Design Advice Request #3
September 13, 2018

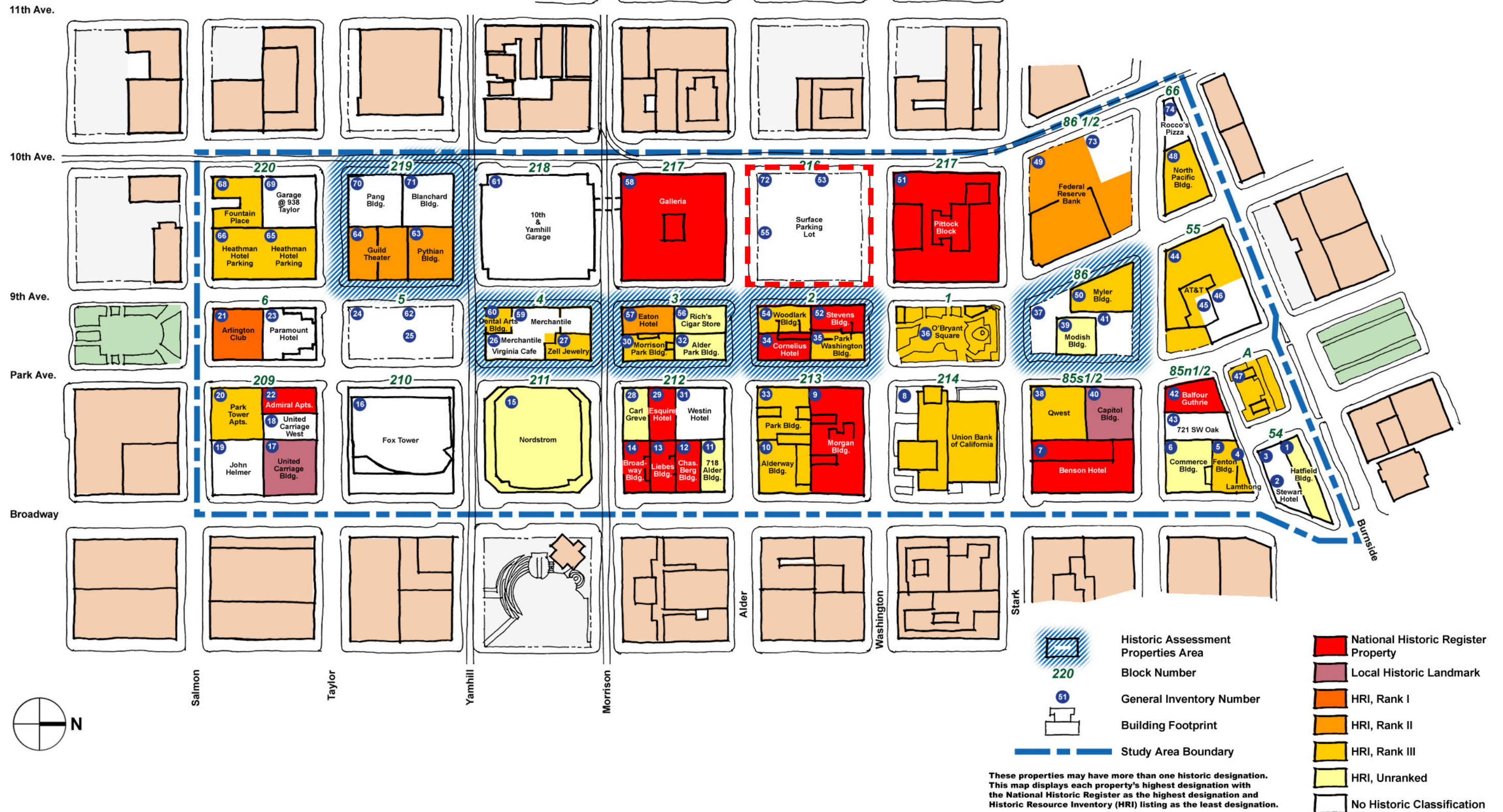
PROJECT OVERVIEW





Midtown Blocks Historic Assessment

April 2004



These properties may have more than one historic designation. This map displays each property's highest designation with the National Historic Register as the highest designation and Historic Resource Inventory (HRI) listing as the least designation.



GALLERIA BUILDING (1910) | HEIGHT: 65'



PITTOCK BLOCK (1914) | HEIGHT: 100'



WOODLARK BUILDING (1911) | HEIGHT: 132'



511 BUILDING (1957) | HEIGHT: 185'



OBRYANT SQUARE



OBRYANT SQUARE



STEVENS BUILDING (1914) | HEIGHT: 152'



WILCOX BUILDING (1911)



SENTENIAL HOTEL (1909)

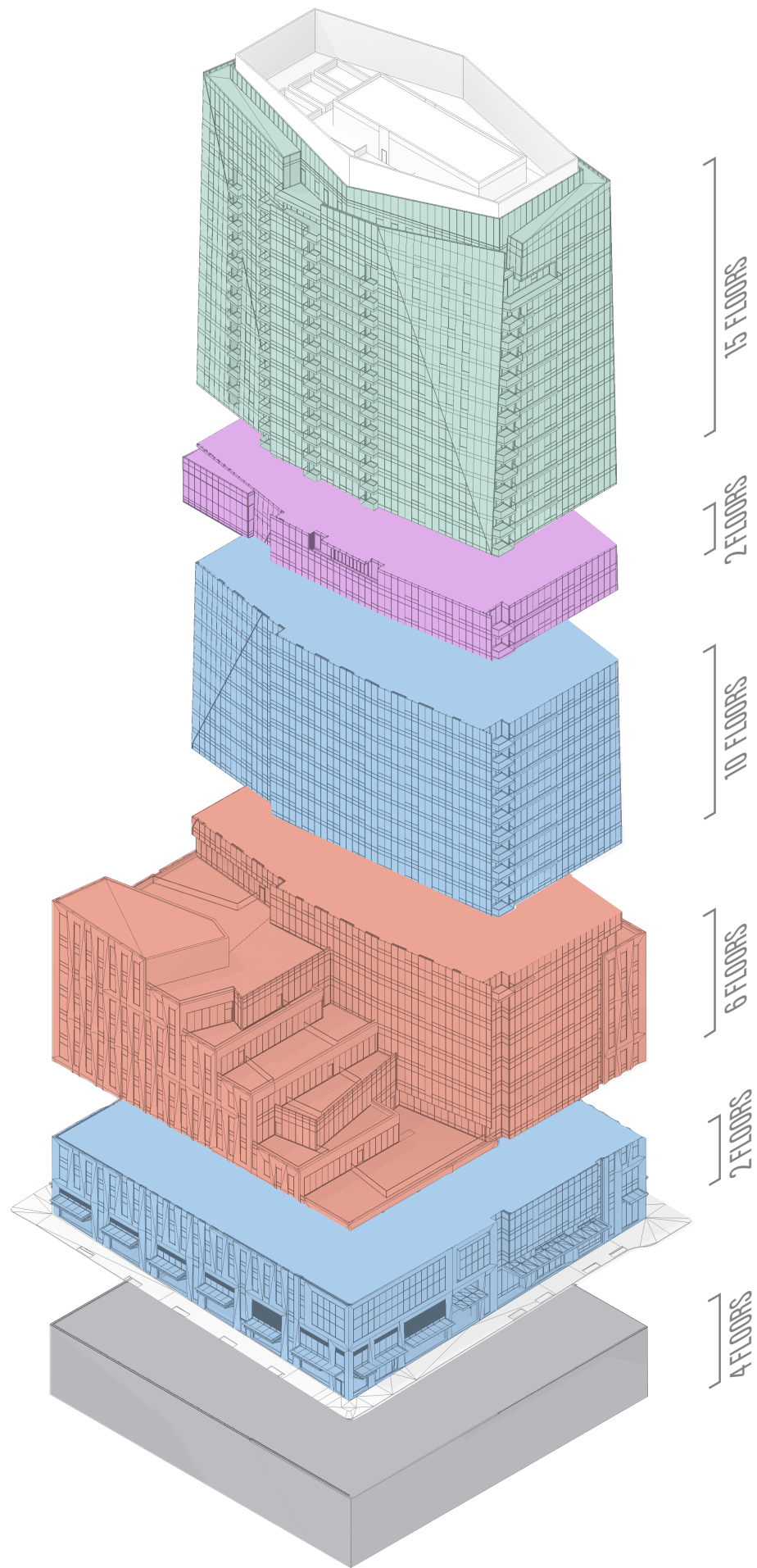


MOXY HOTEL (PLANNED 2018) | HEIGHT: 136'

NEIGHBORHOOD CONTEXT

BASE OF TOWER





RESIDENTIAL

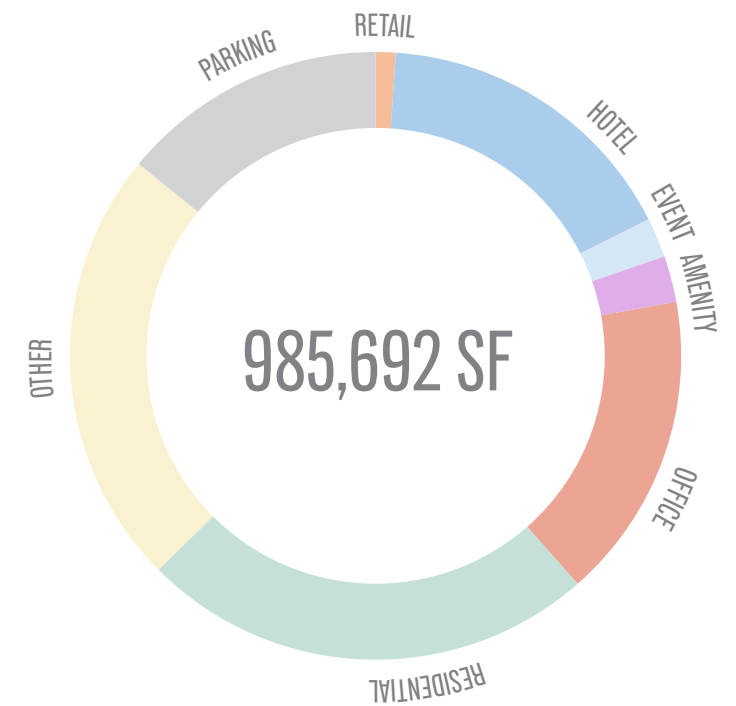
AMENITY: RESTAURANT/SPA

HOTEL

OFFICE

EVENT, RETAIL & GROUND FLOOR

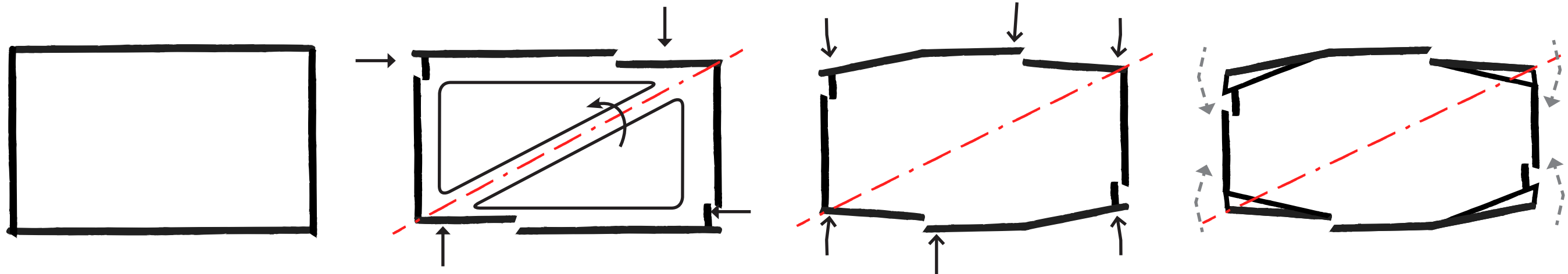
PARKING



- RESIDENTIAL - 237,194 SF - LEVELS 21-35
- AMENITY - 24,249 SF - LEVELS 19-20
- HOTEL - 162,919 SF - LEVELS 9-18
- OFFICE - 161,162 SF - LEVELS 3-8
- EVENT - 20,814 SF - LEVEL 2
- RETAIL - 10,402 SF - LEVEL 1
- PARKING - 139,129 SF - LEVELS P1-P4
- OTHER - 229,823 SF

PROGRAM AREA BREAKDOWN

BUILDING DESIGN OPTIONS



EXTRUSION

FRACTURE

- CROSS-AXIAL SYMMETRY
- PLEATS+REVEALS

FOLD

- VIEWS
- REFLECTION

FACET

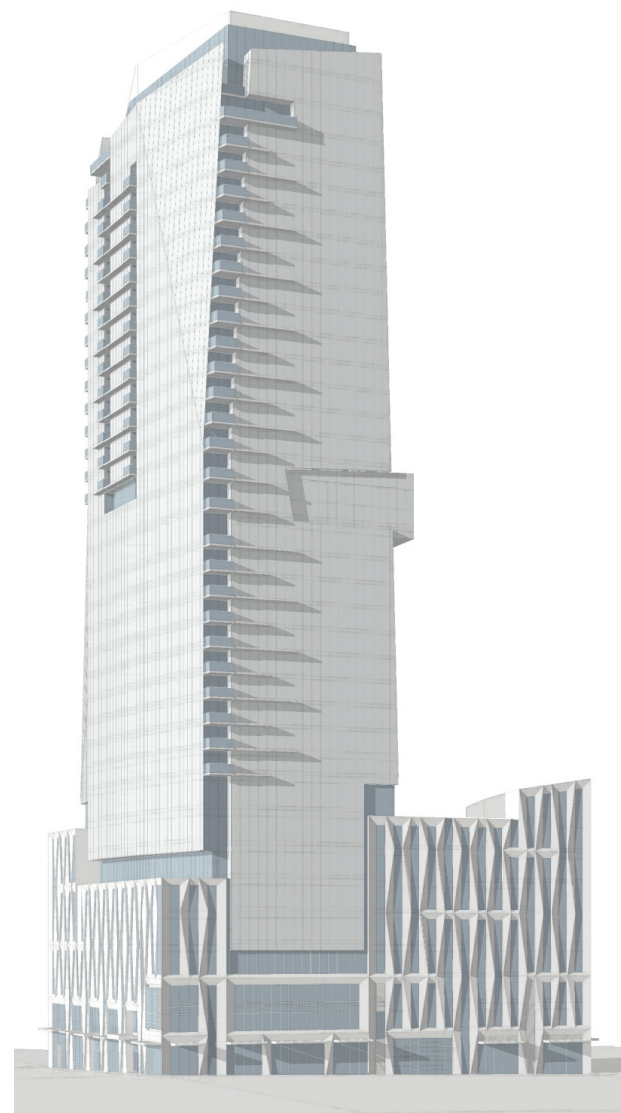
- PROGRAM
- SCULPT LIGHT



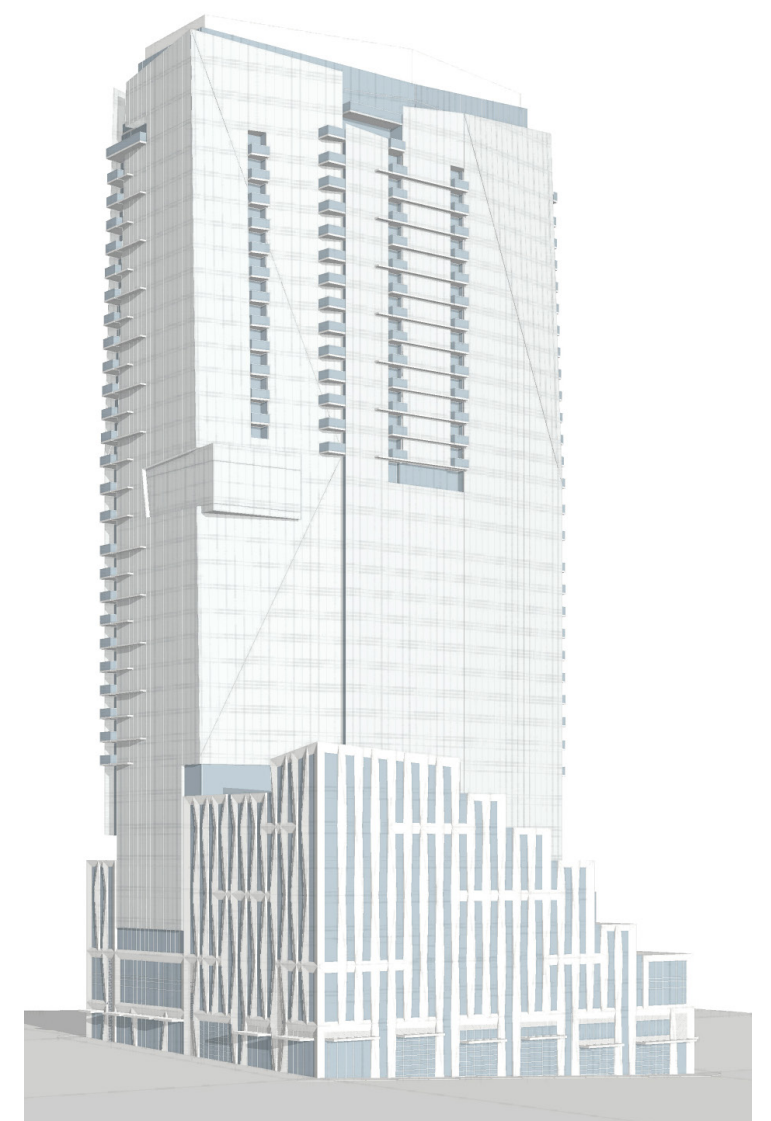
NORTHEAST



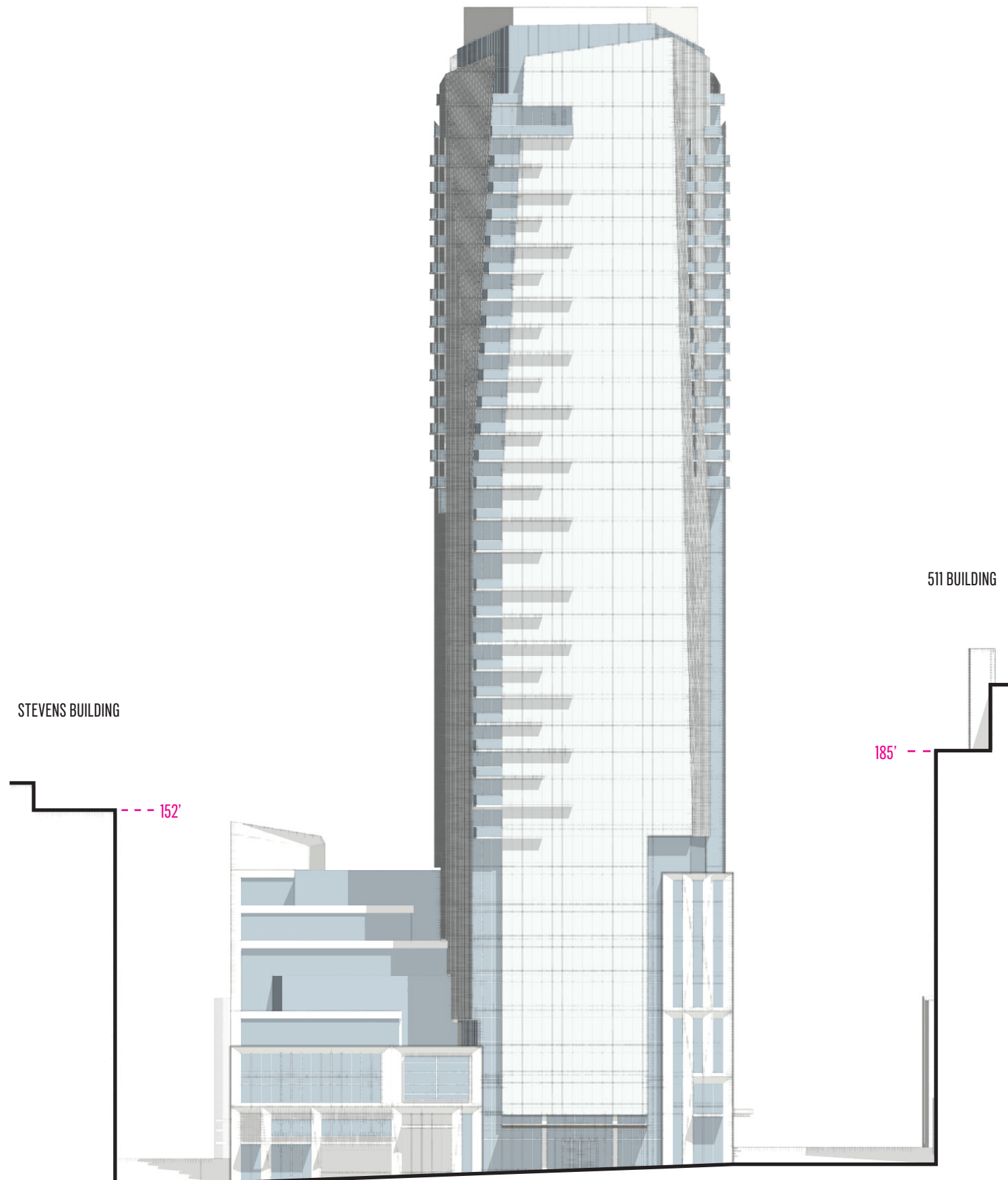
NORTHWEST



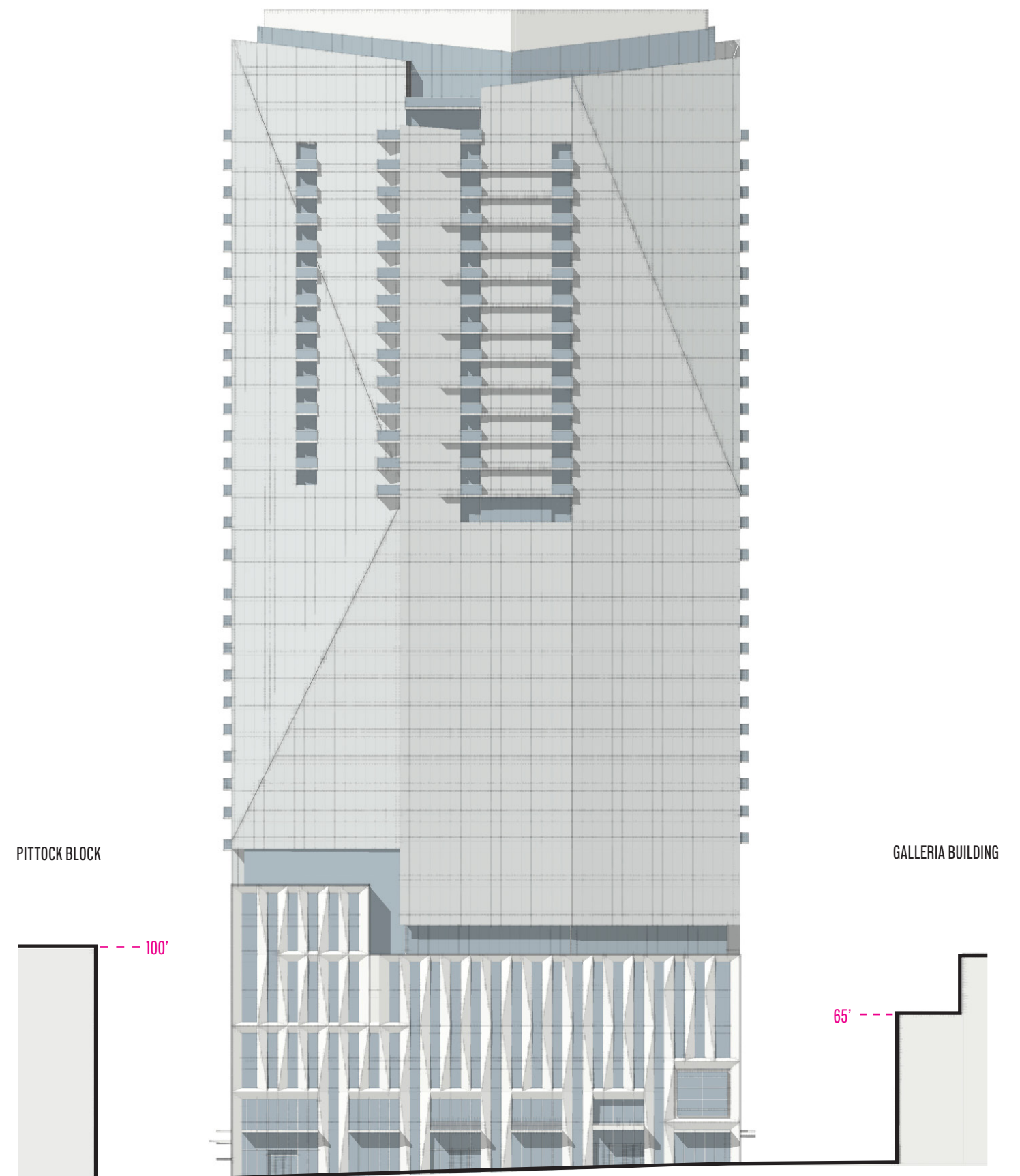
SOUTHWEST



SOUTHEAST

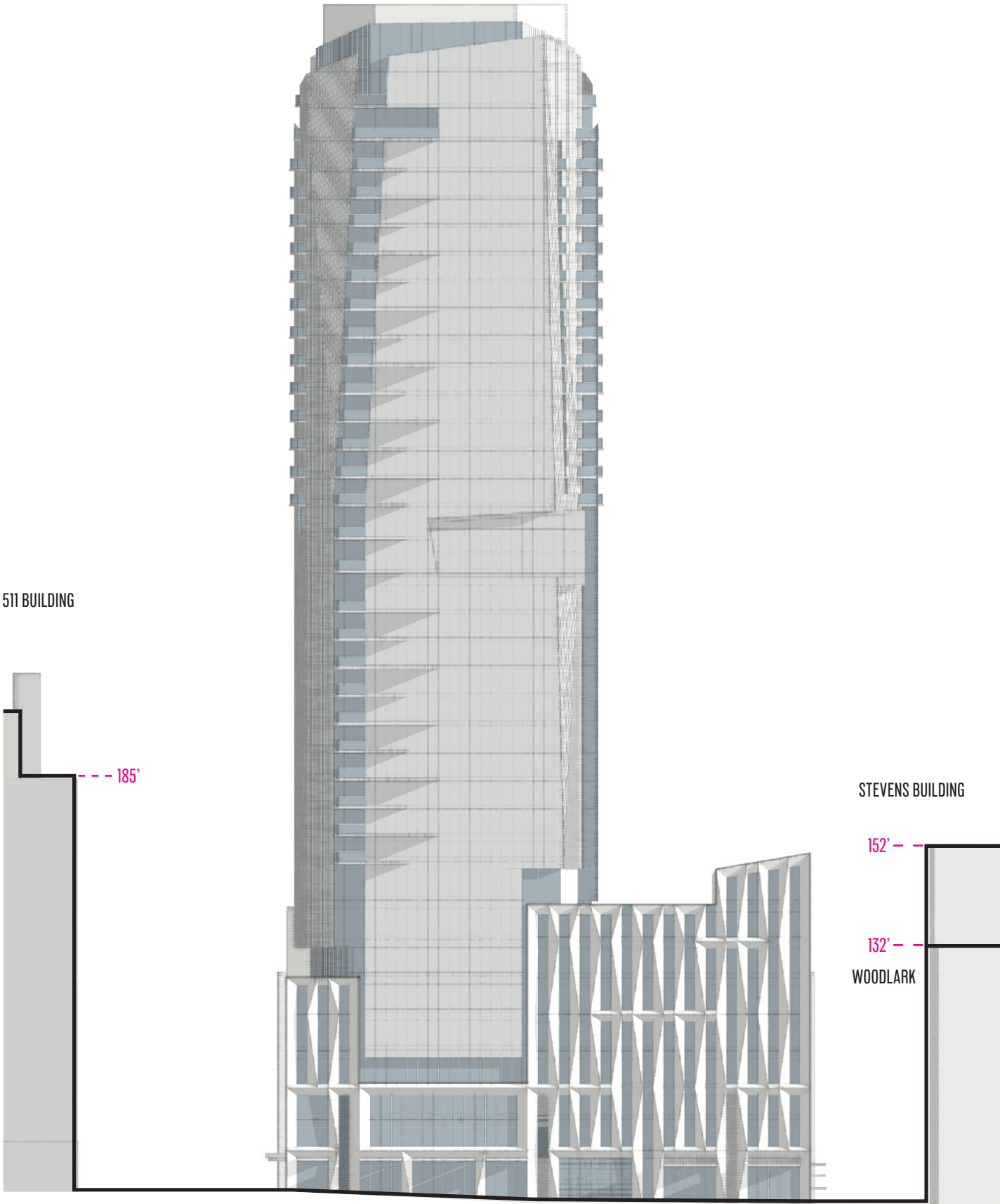


NORTH

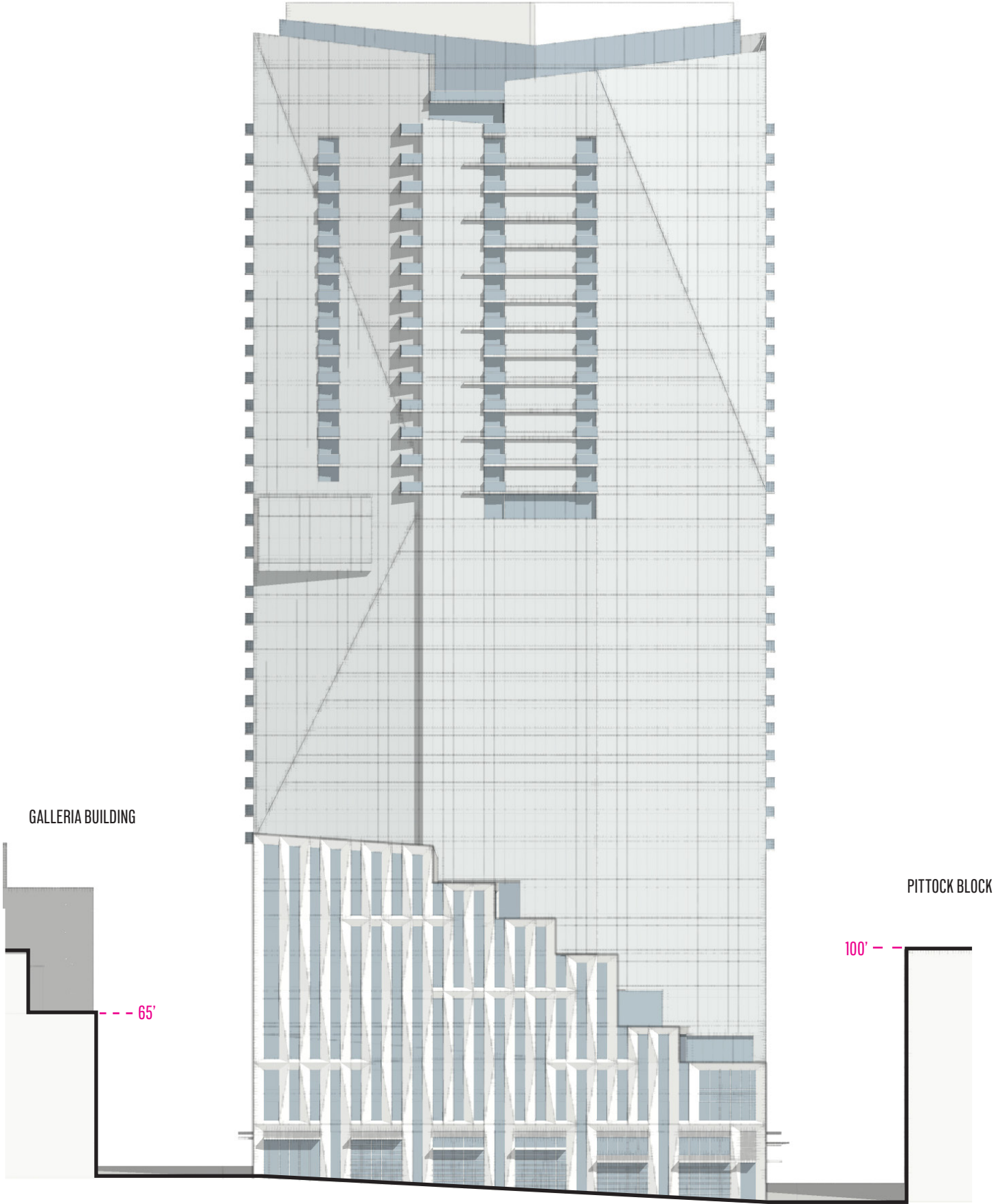


WEST

MASSING STUDIES | DAR #2



SOUTH



EAST



NORTHEAST

SIMPLIFY PILASTER



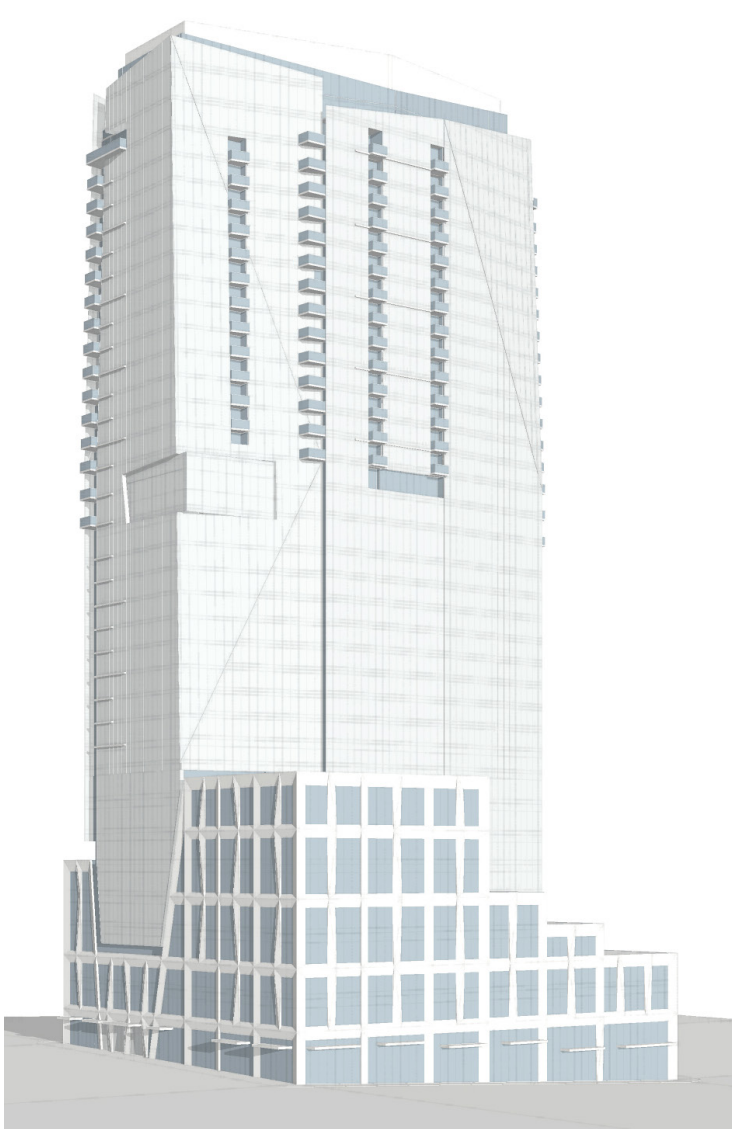
NORTHWEST

ORGANIZE 2 STORY GROUPINGS

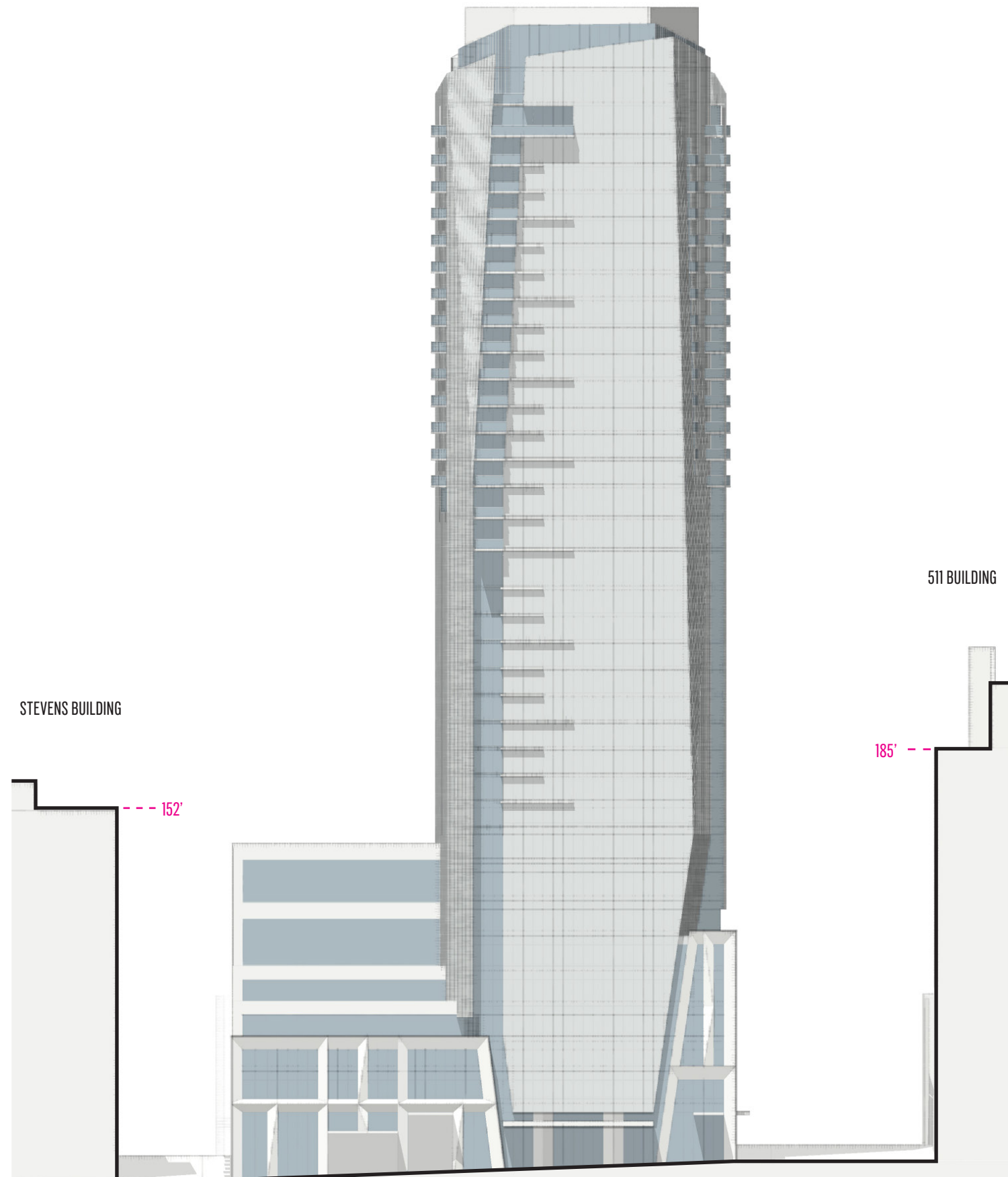


SOUTHWEST

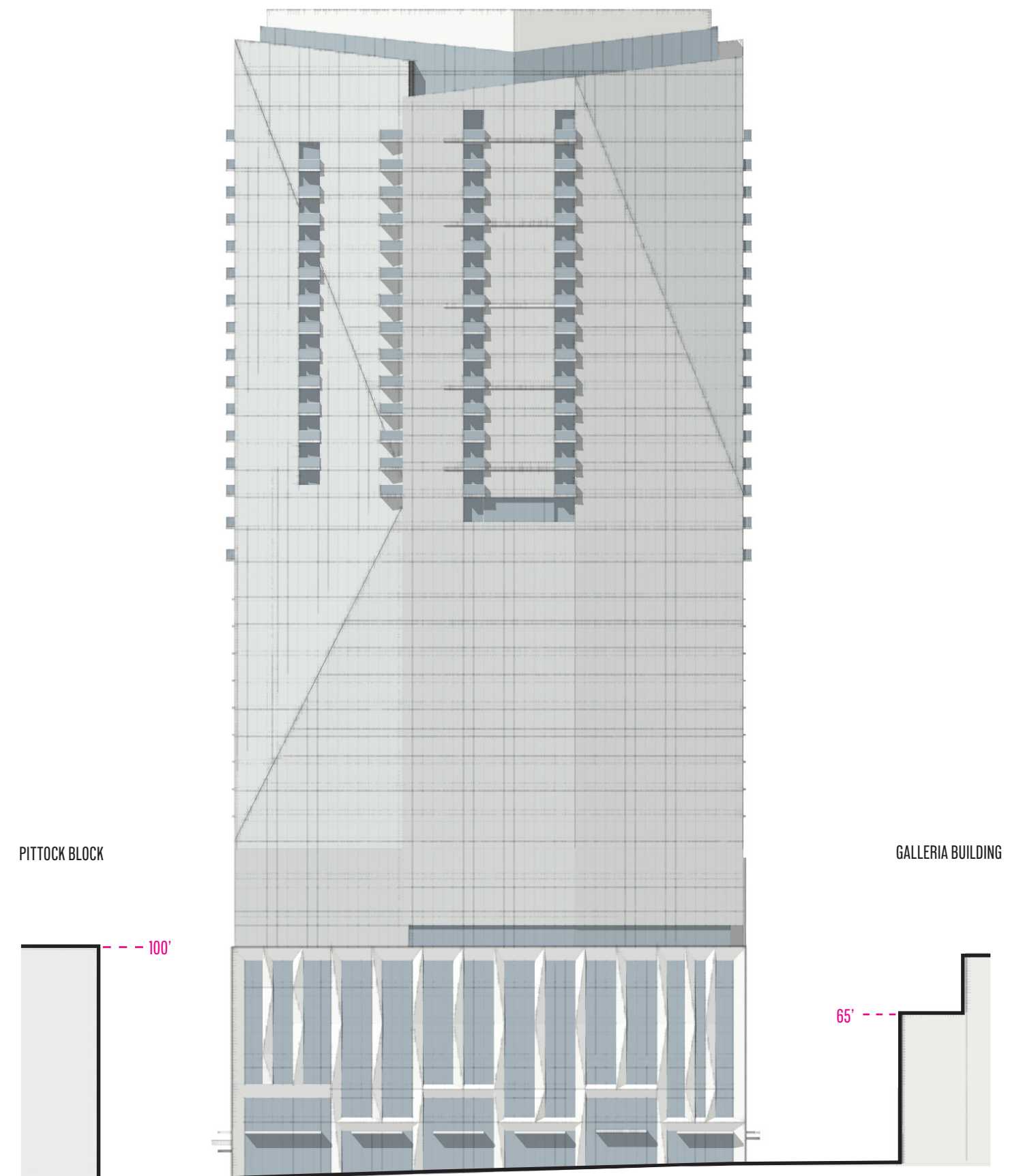
INTERLOCK TOWER & PODIUM



SOUTHEAST

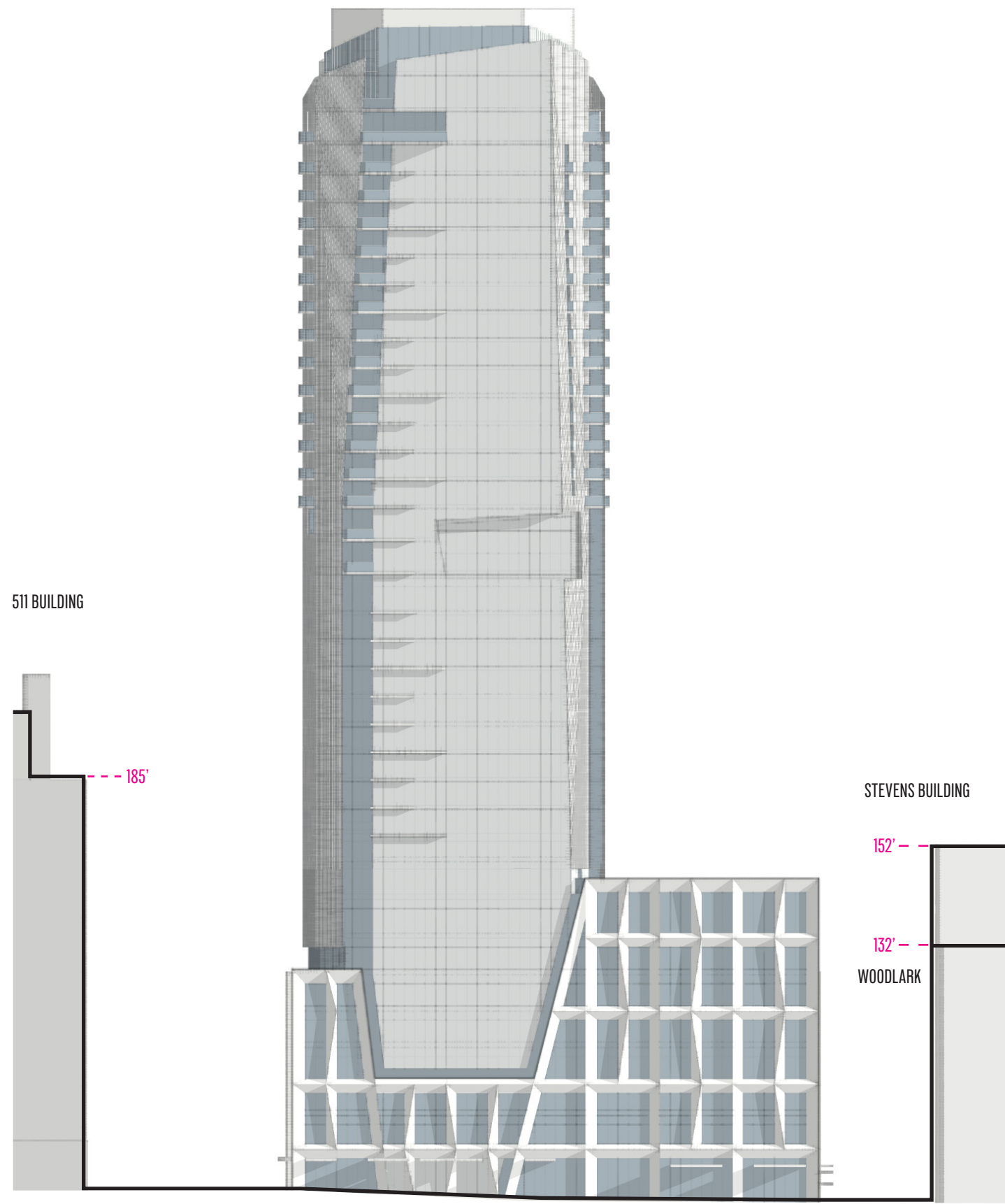


NORTH

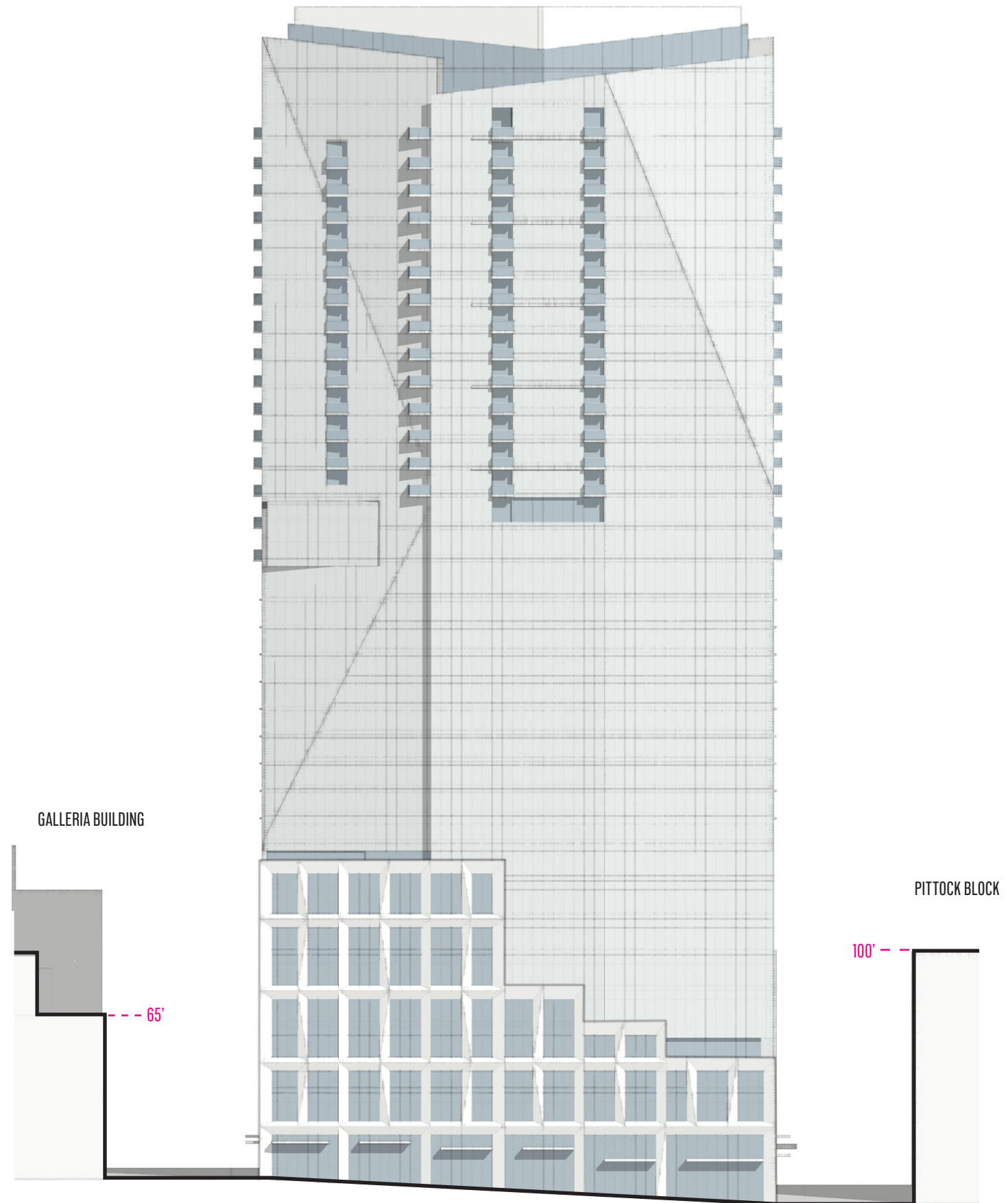


WEST

MASSING STUDIES | OPTION 1



SOUTH



EAST

MASSING STUDIES | OPTION 1



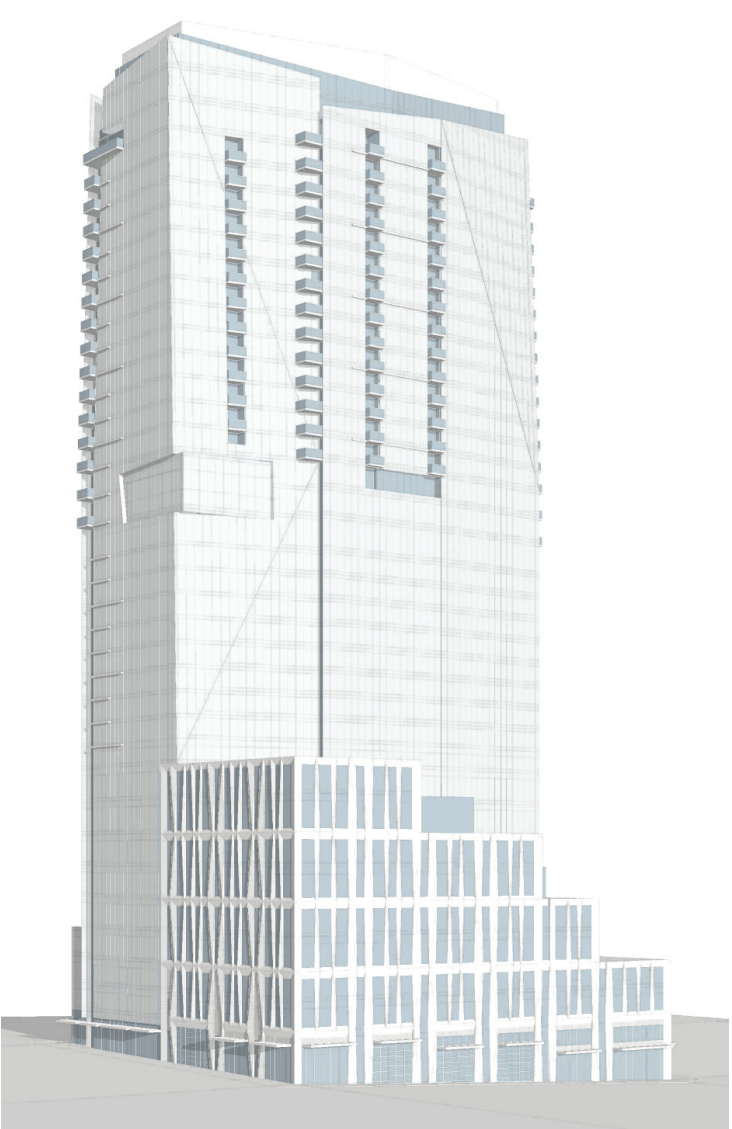
NORTHEAST



NORTHWEST



SOUTHWEST



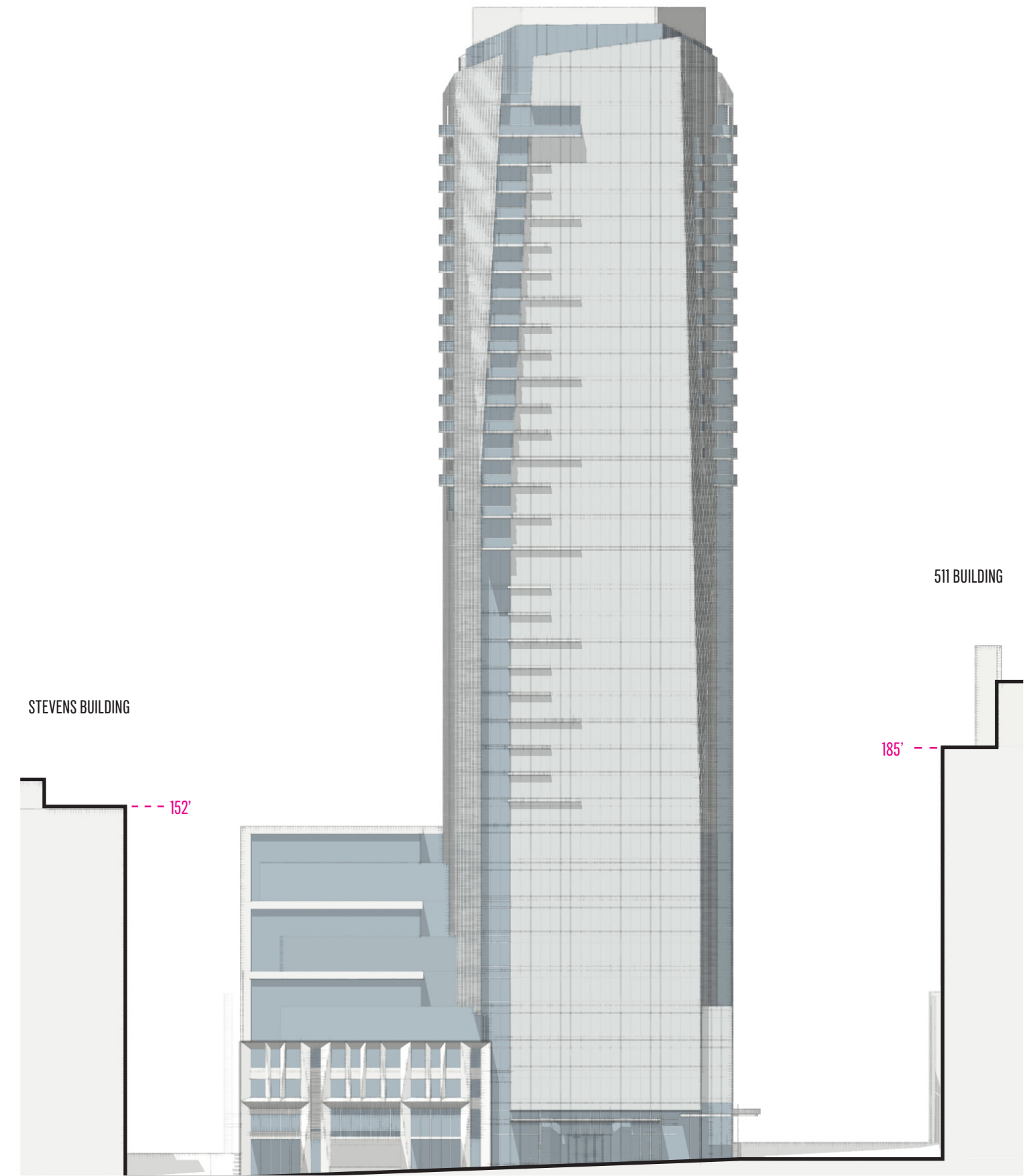
SOUTHEAST

PRIMARY/SECONDARY PILASTER SIMPLIFIED

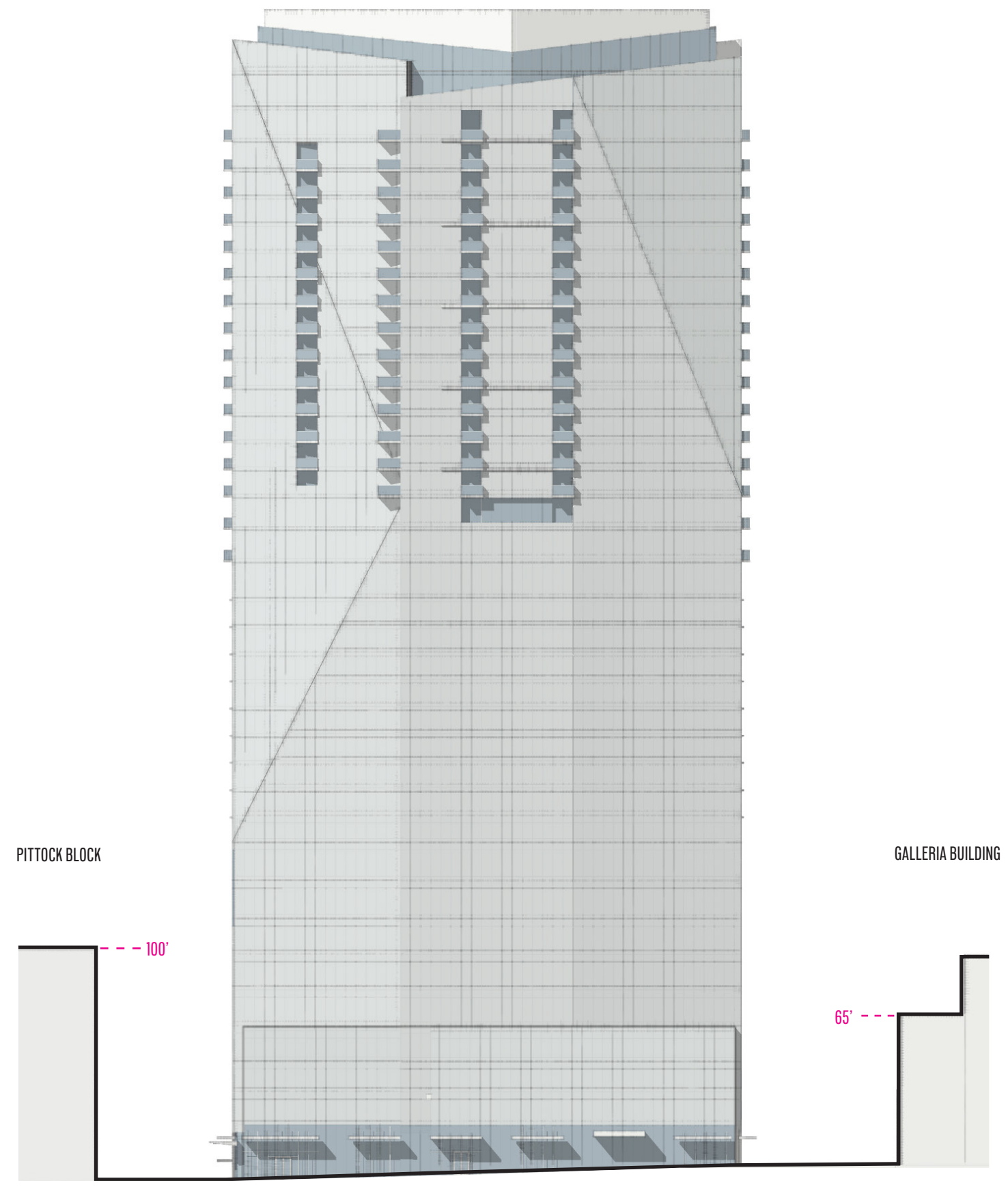
ADD GLASS @ PODIUM

SIMPLIFY TERRACE

TOWER HITS GROUND @ SW 10TH

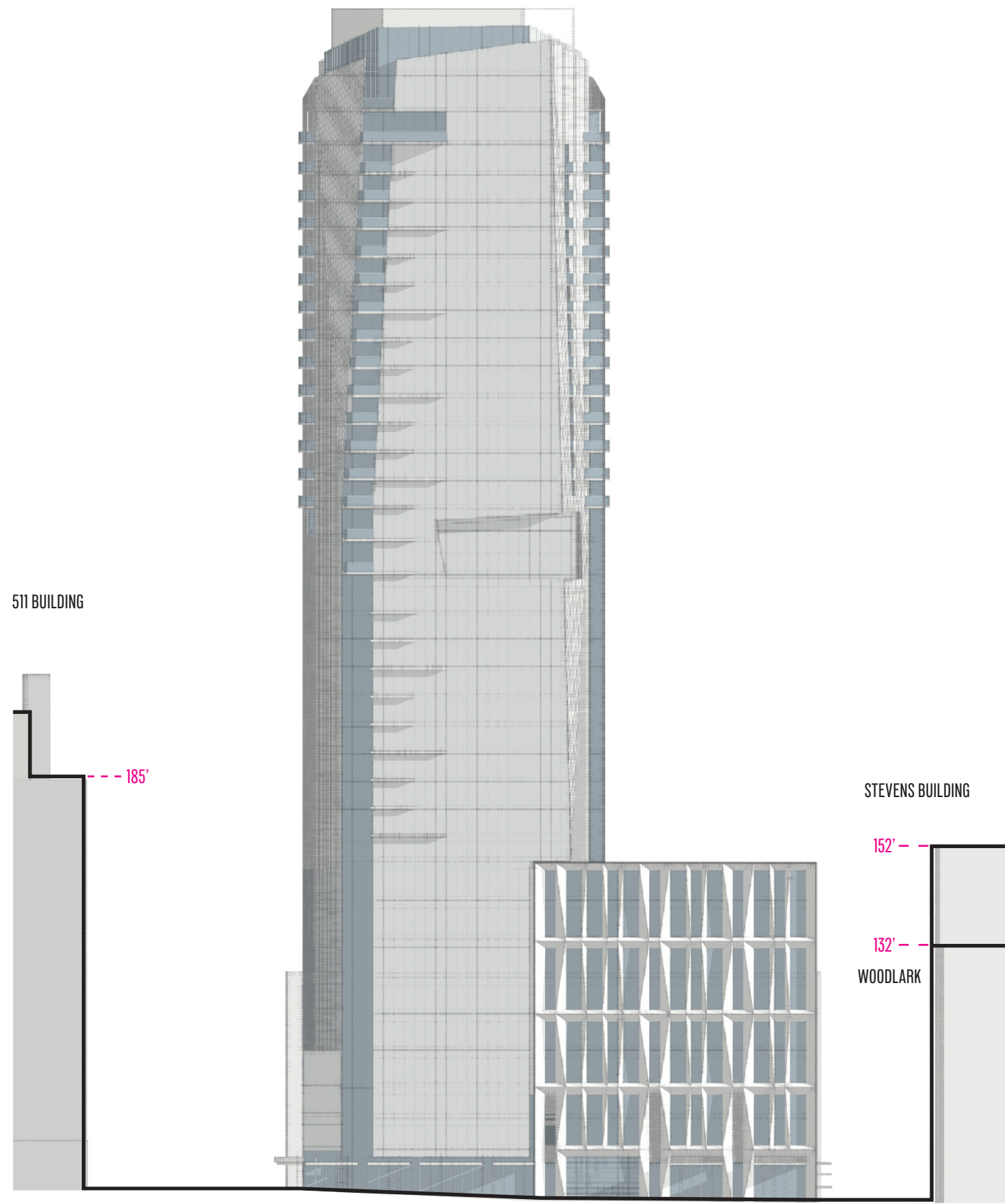


NORTH

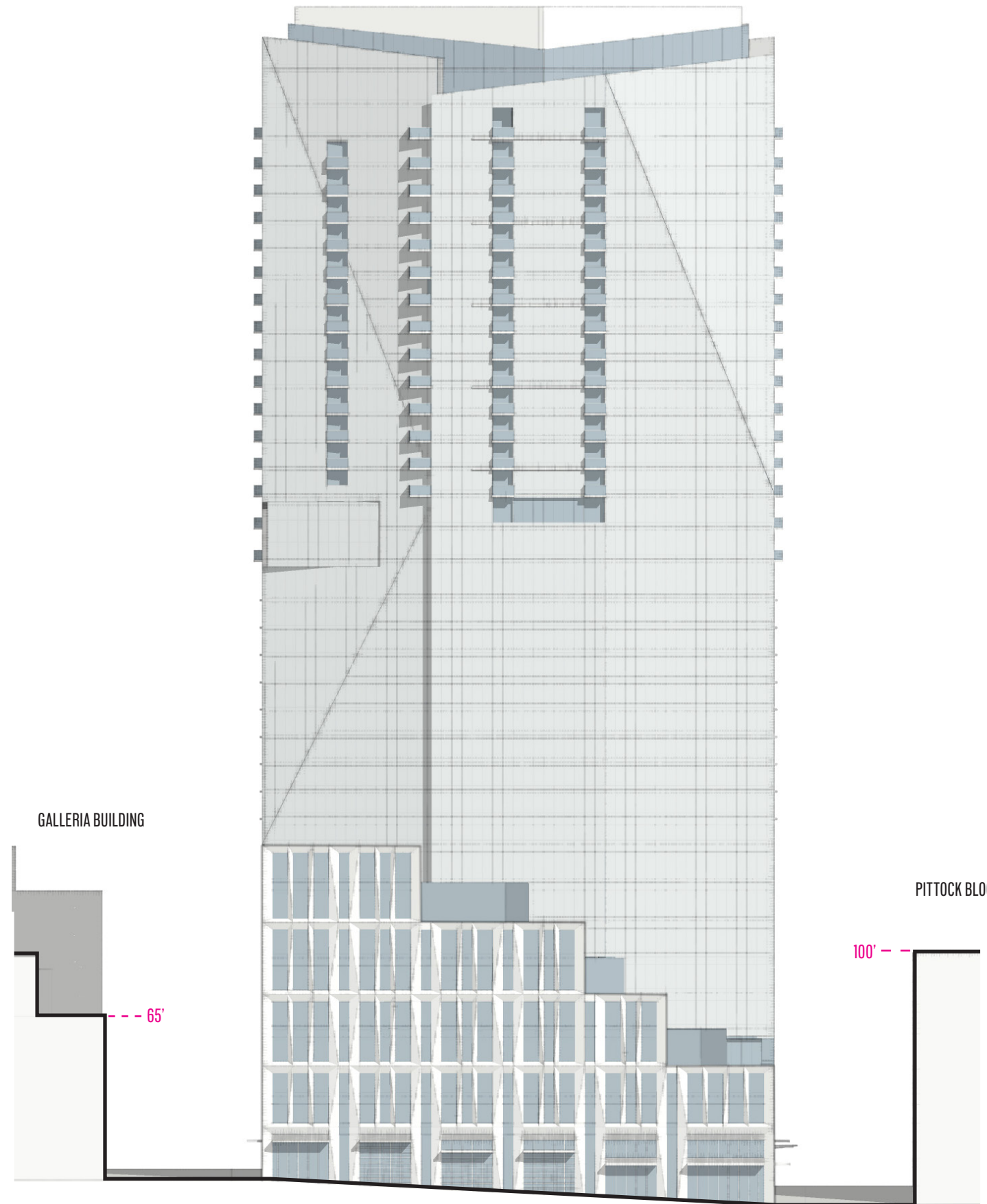


WEST

MASSING STUDIES | OPTION 2



SOUTH



EAST



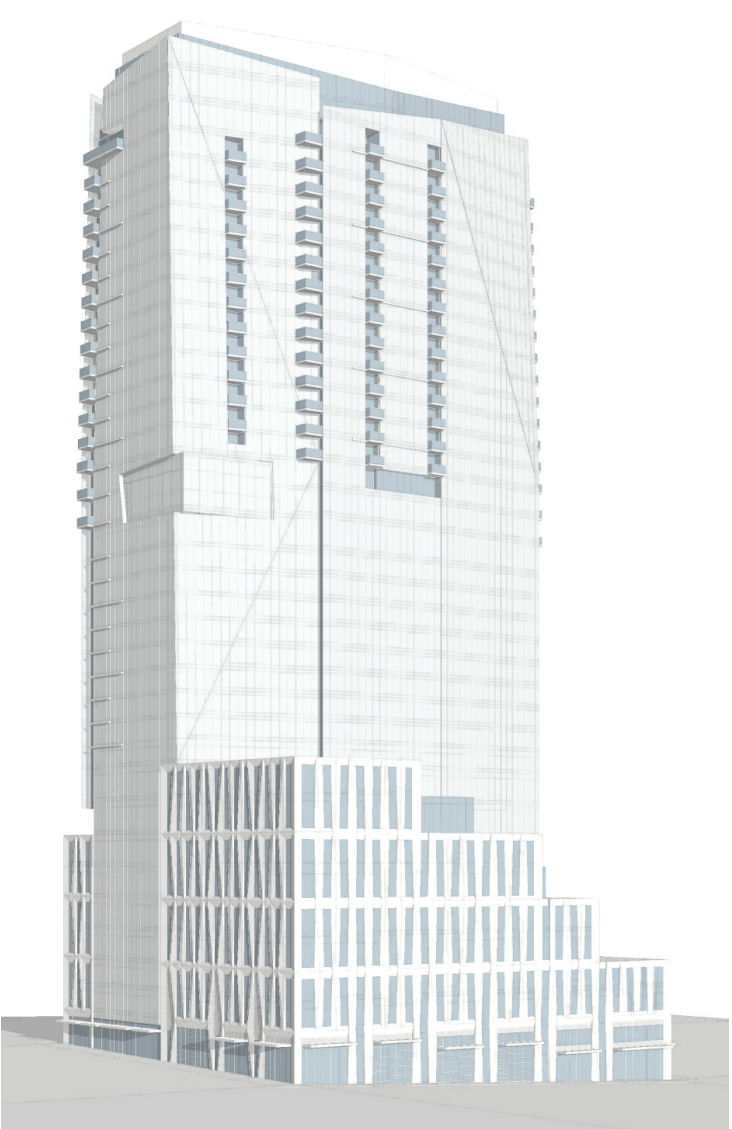
NORTHEAST



NORTHWEST



SOUTHWEST

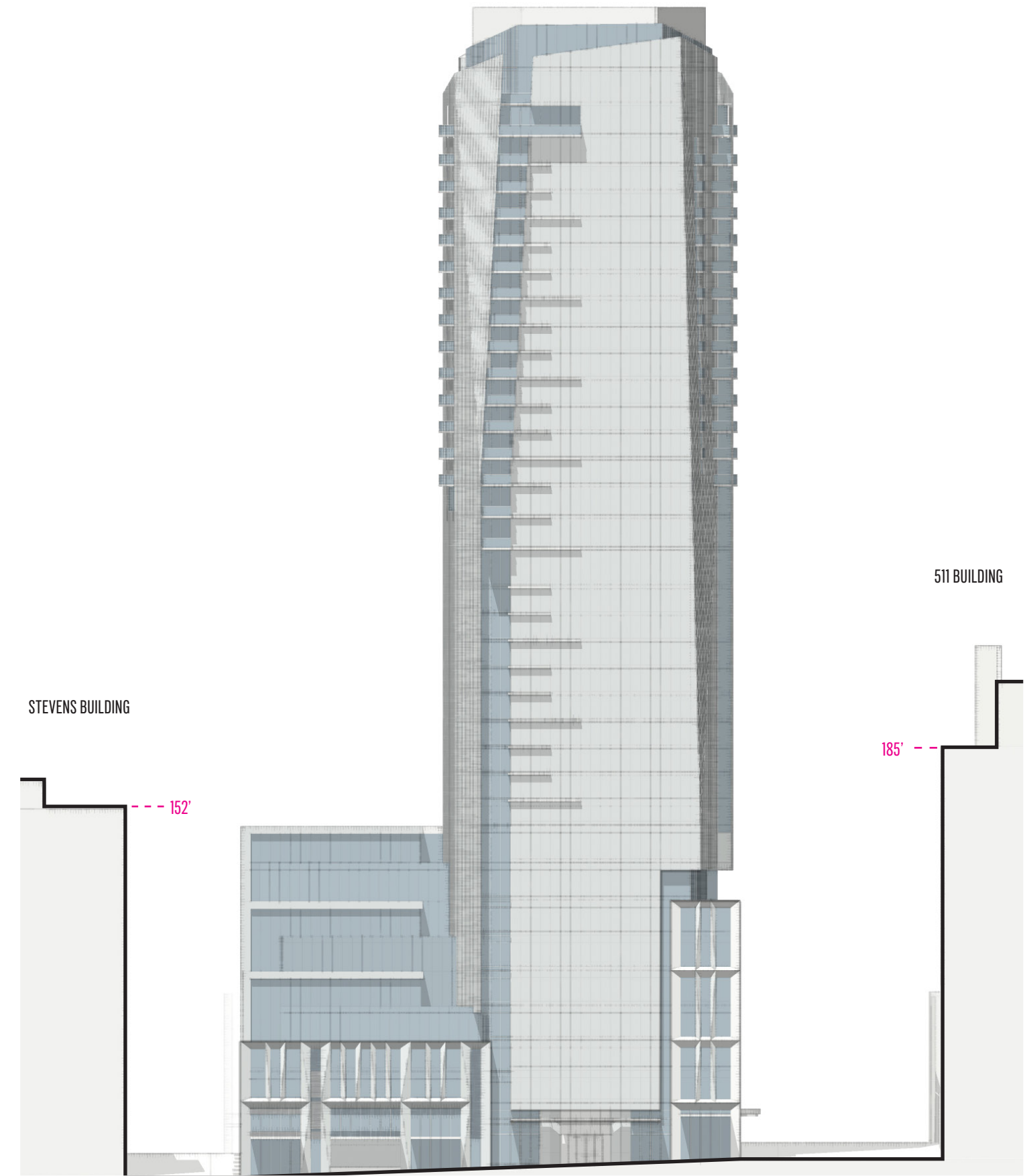


SOUTHEAST

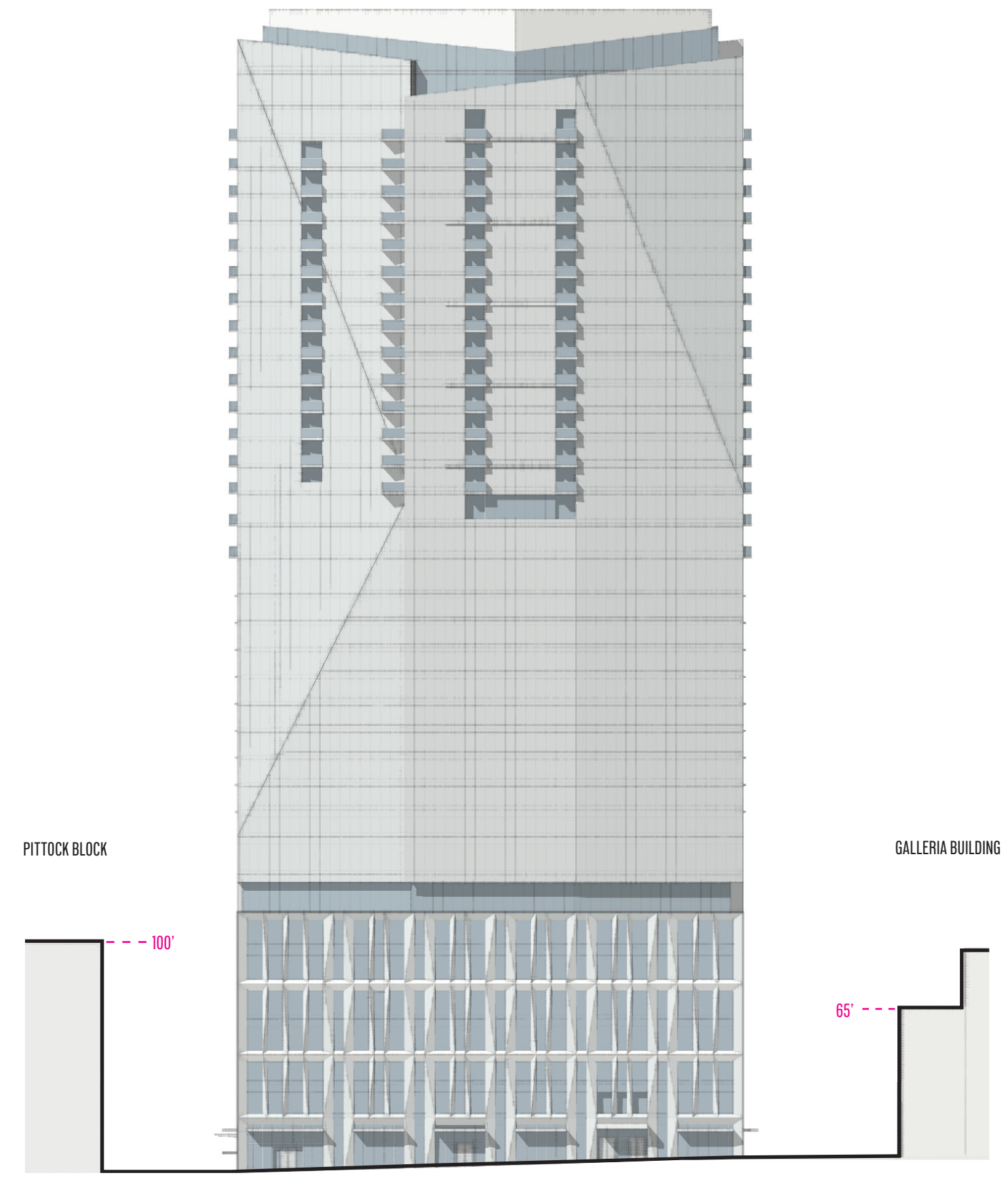
TOWER HITS GROUND @ NORTH AND SOUTH

PRIMARY/SECONDARY PILASTER

SIMPLIFY TERRACE

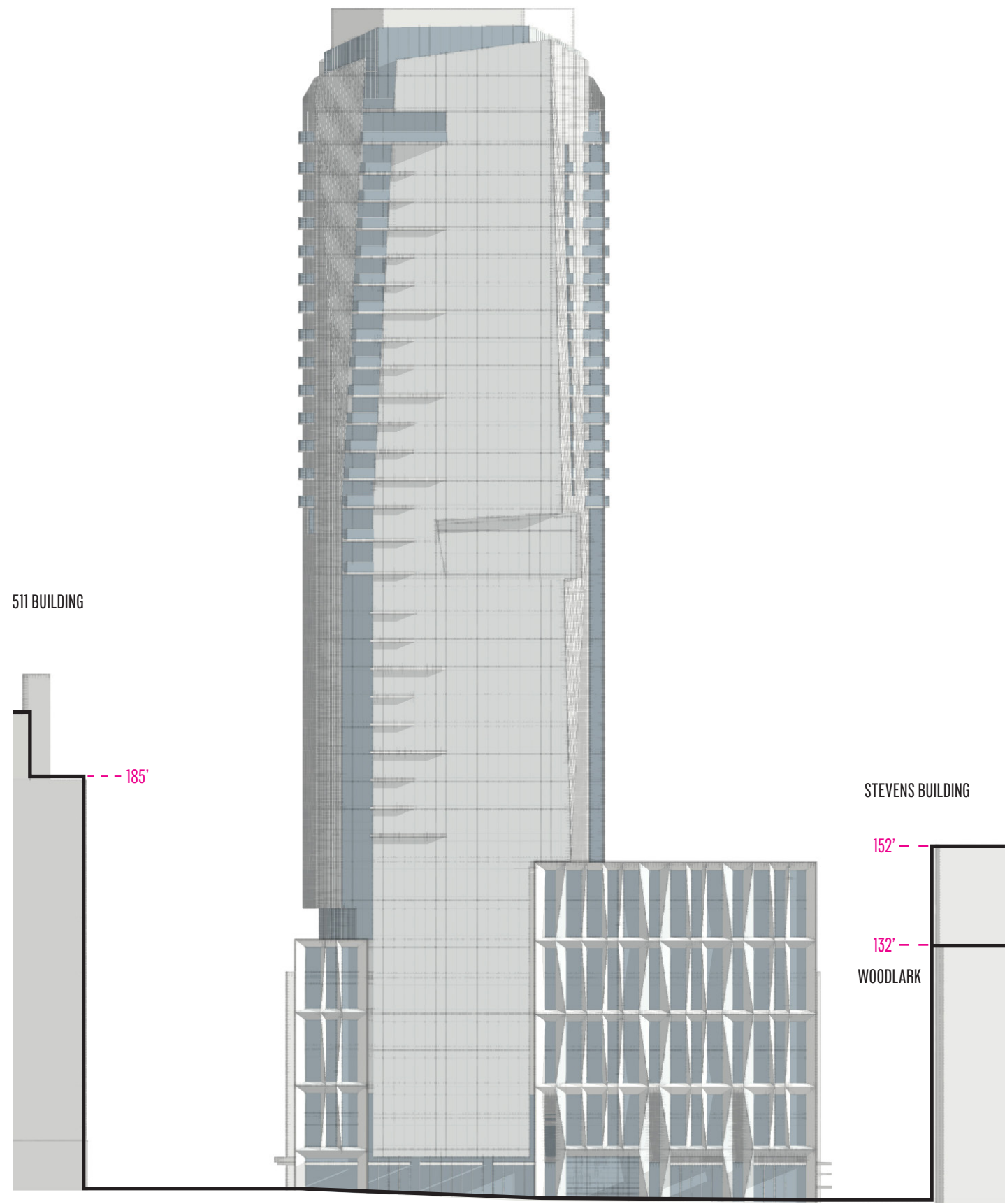


NORTH

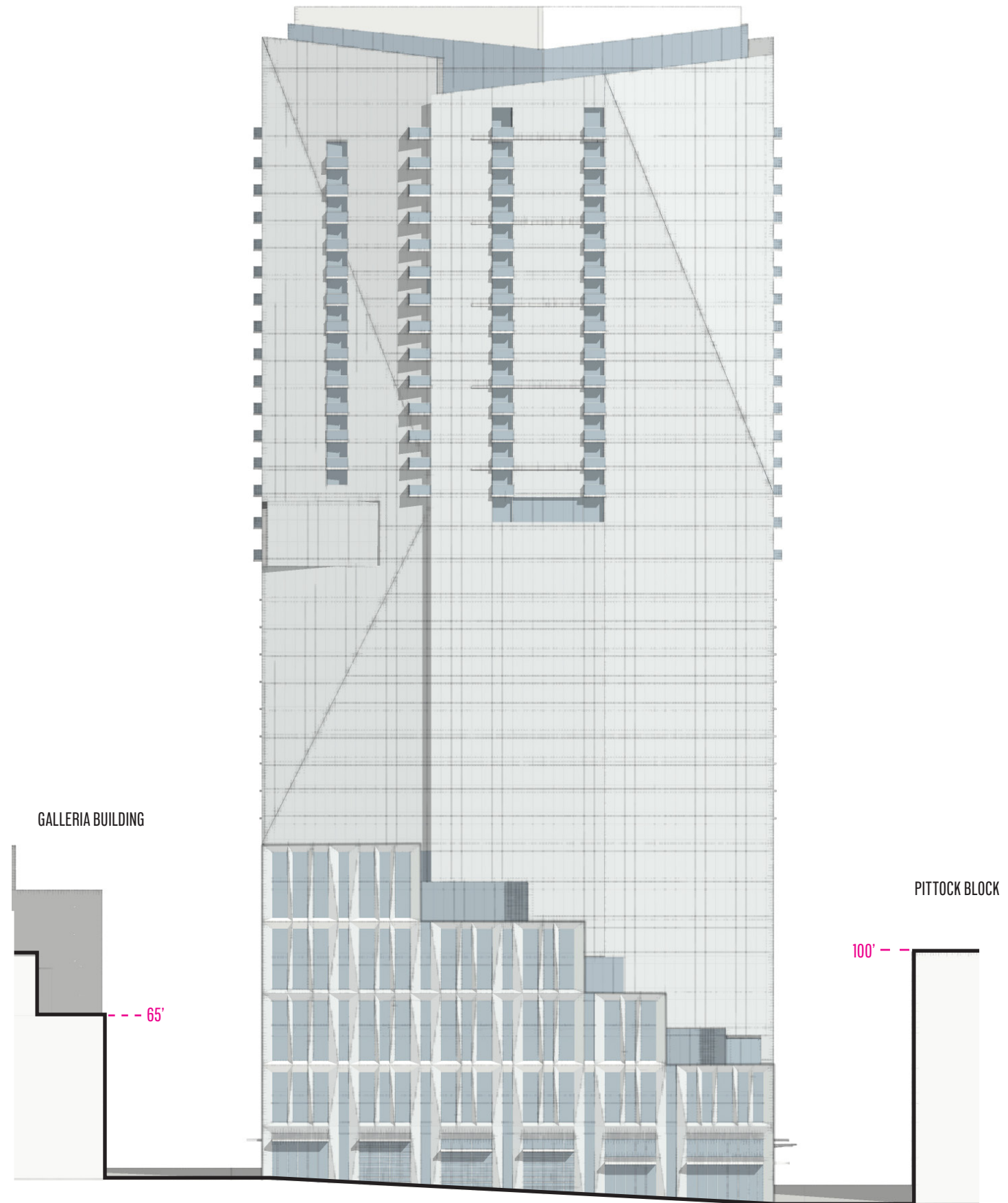


WEST

MASSING STUDIES | OPTION 3A



SOUTH



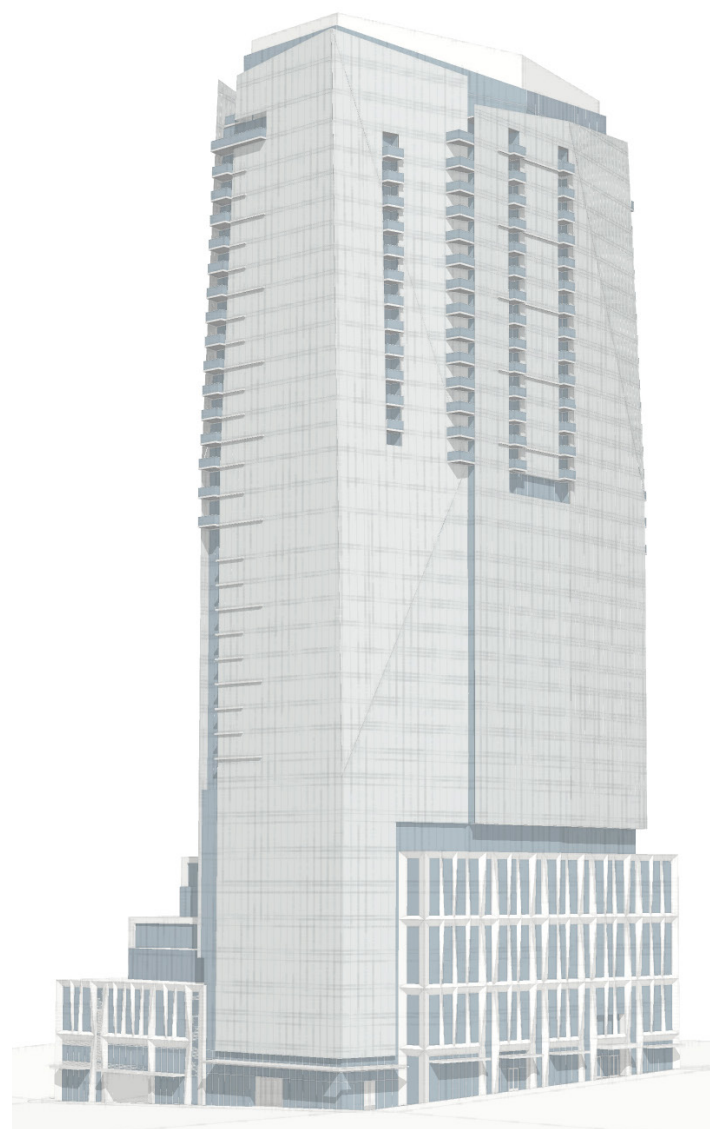
EAST

MASSING STUDIES | OPTION 3A



NORTHEAST

PULLS BACK @ NW CORNER



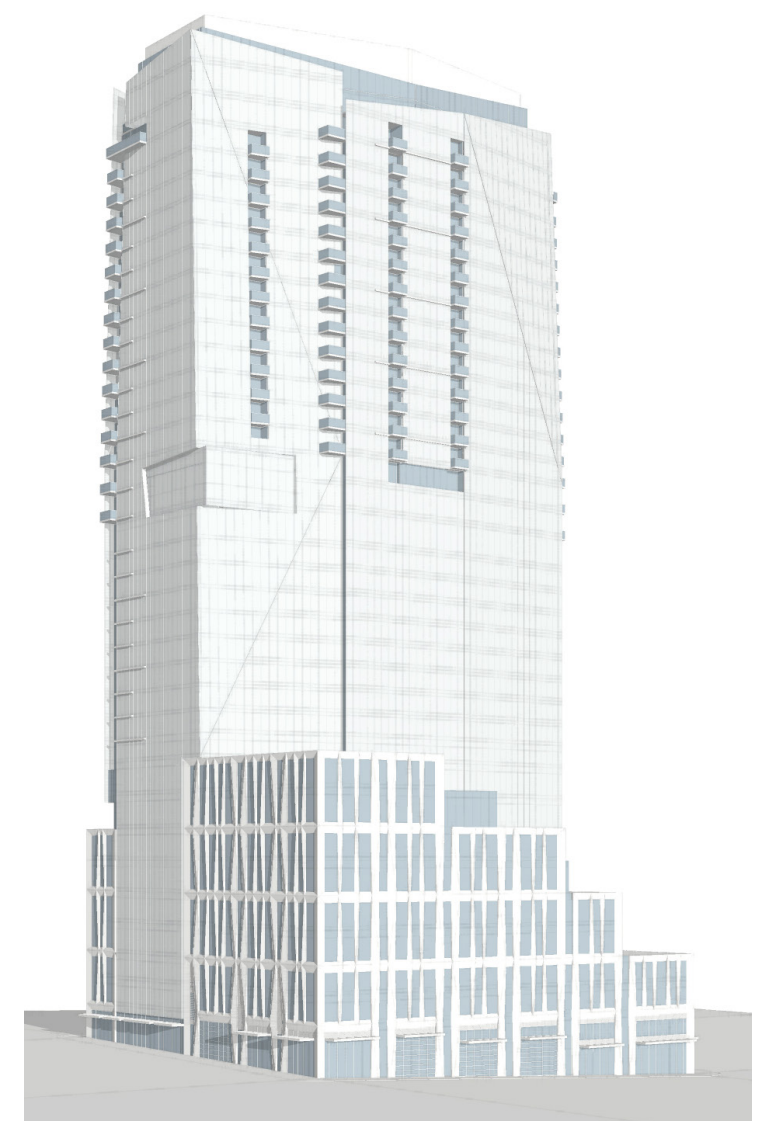
NORTHWEST

EDDY TO CORNER FOR PAUSE



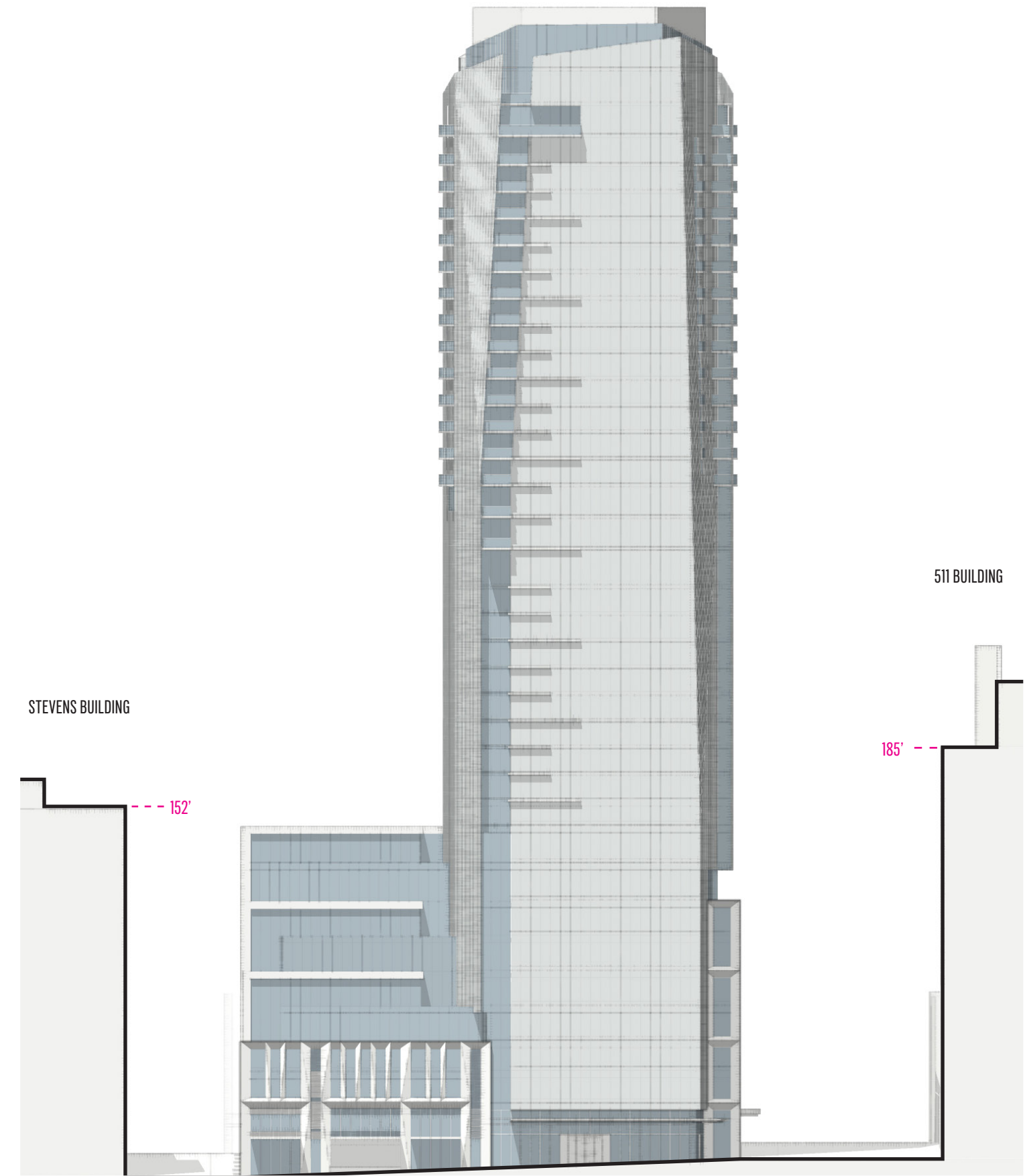
SOUTHWEST

PRIMARY/SECONDARY PILASTER

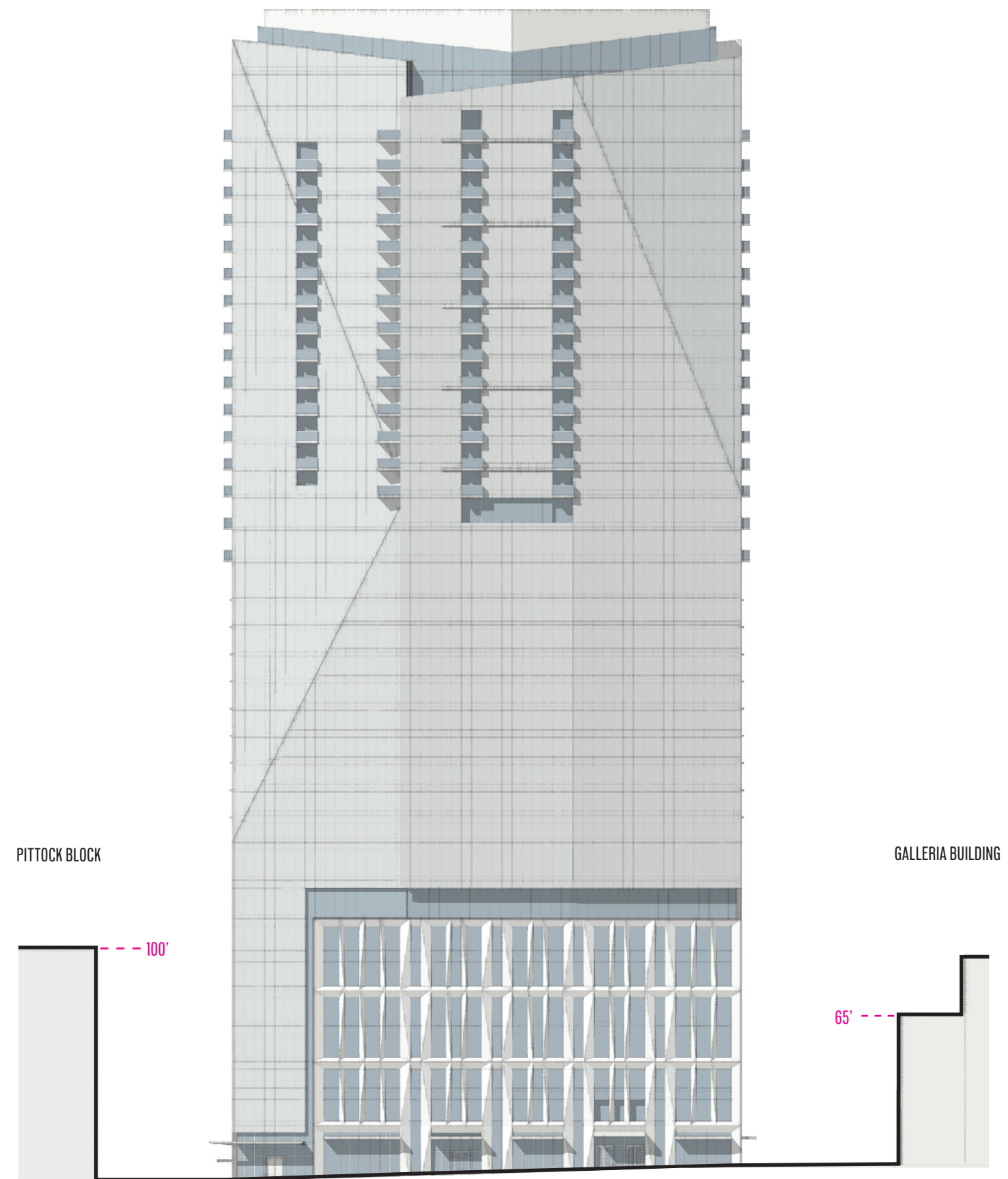


SOUTHEAST

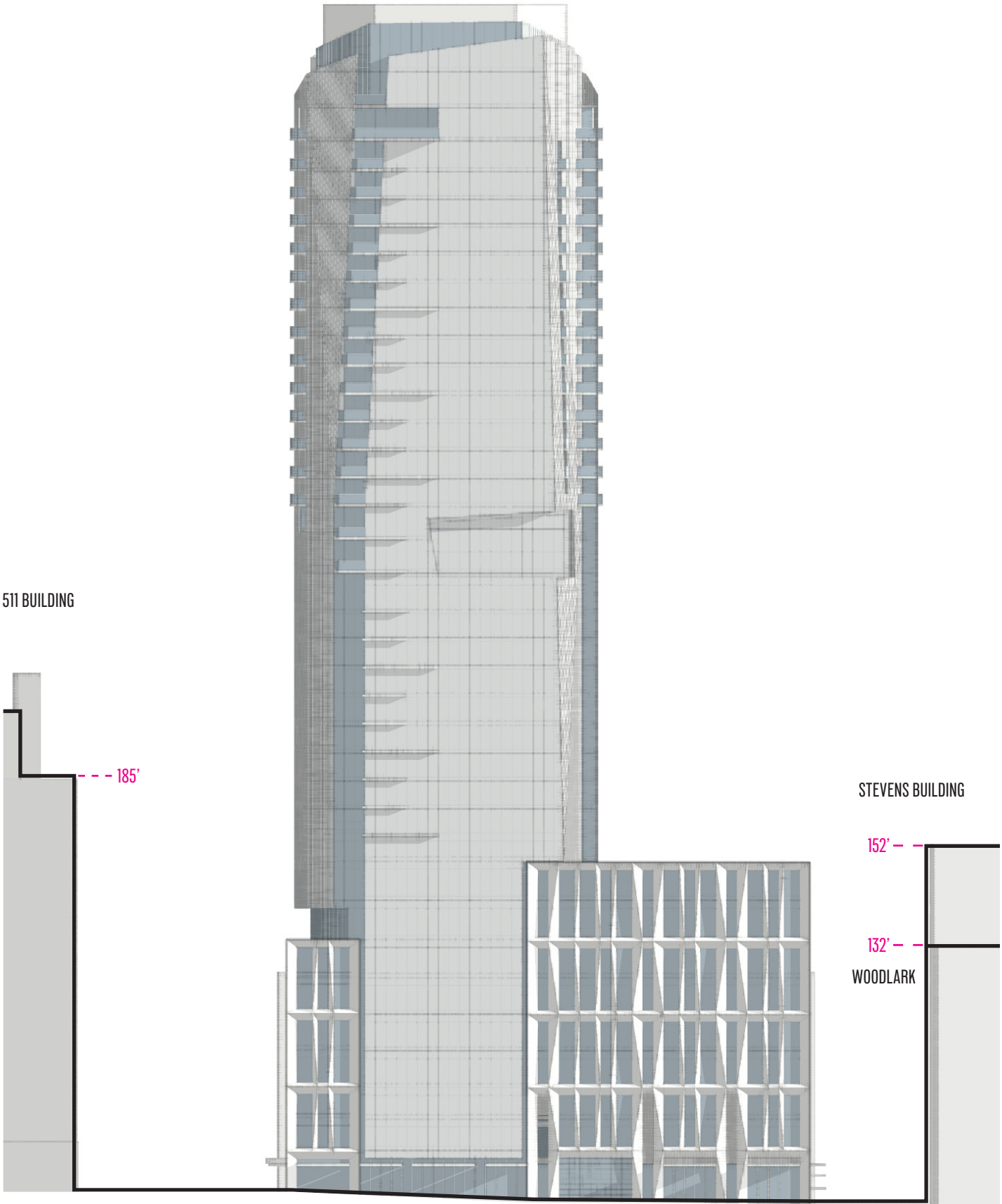
TOWER HITS GROUND @ N/S



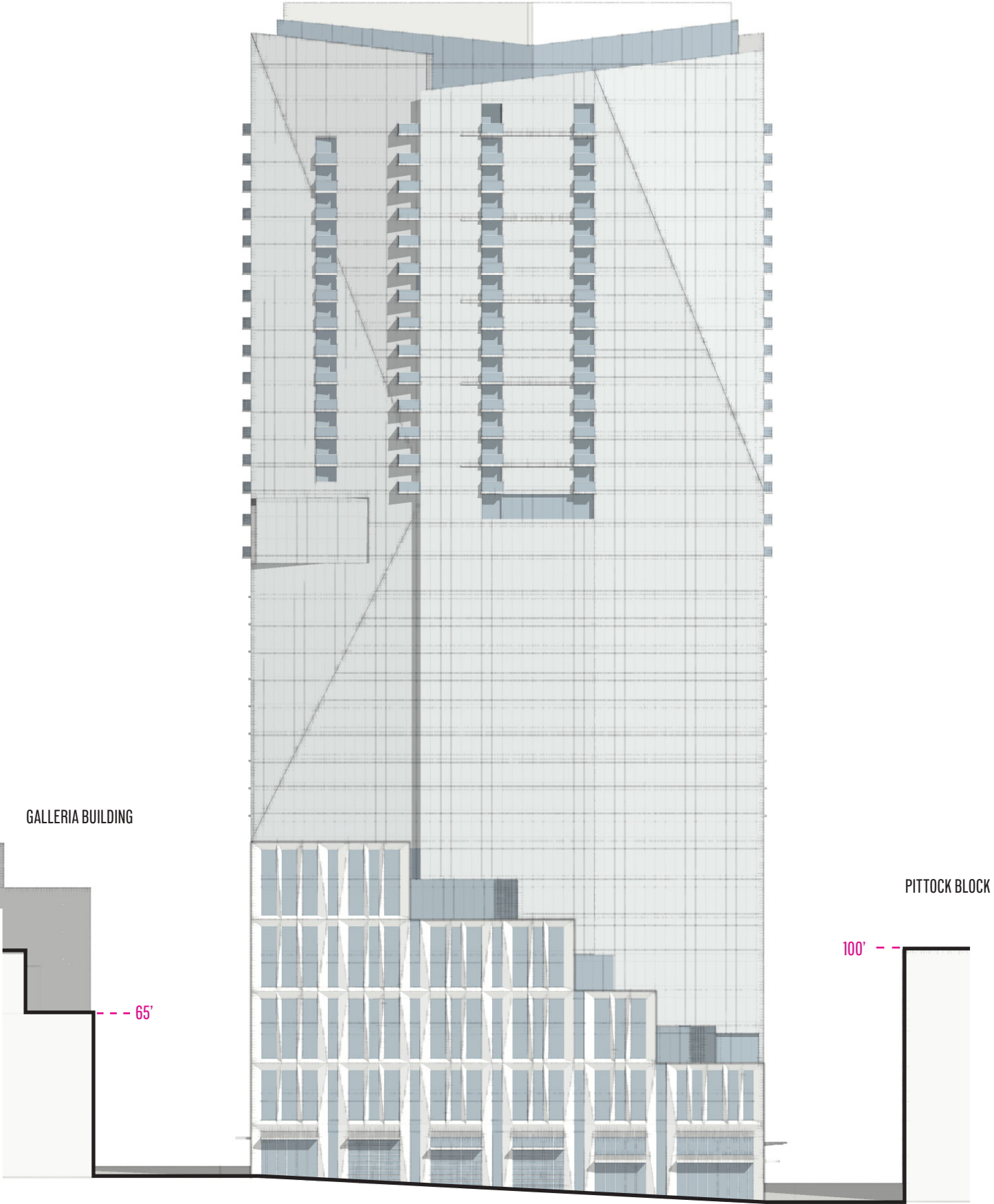
NORTH



WEST



SOUTH



EAST



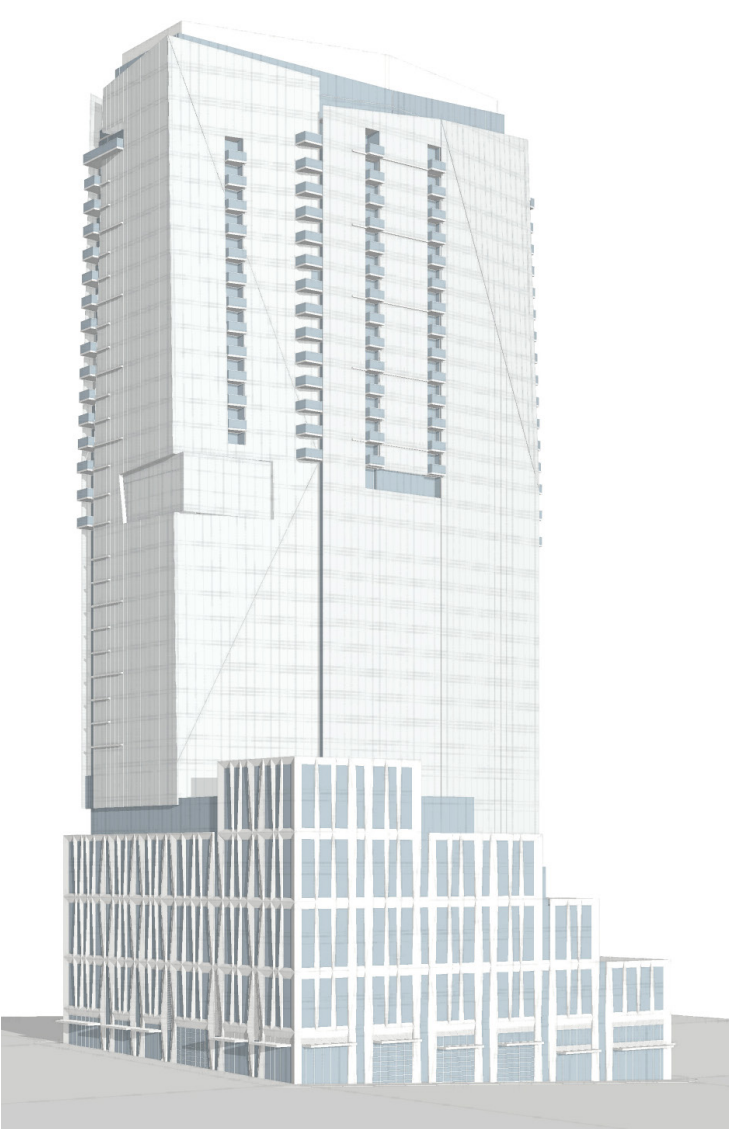
NORTHEAST



NORTHWEST



SOUTHWEST

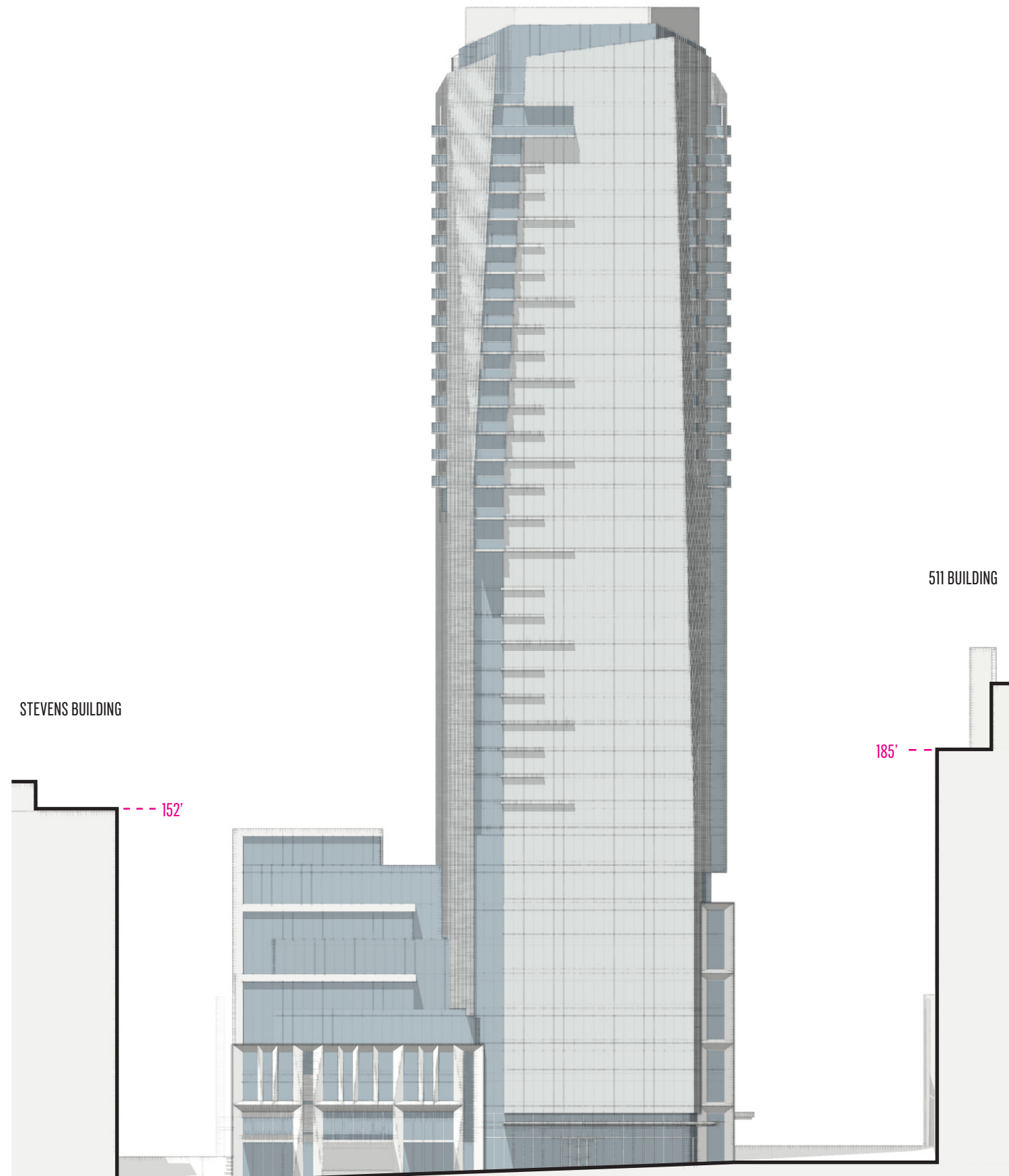


SOUTHEAST

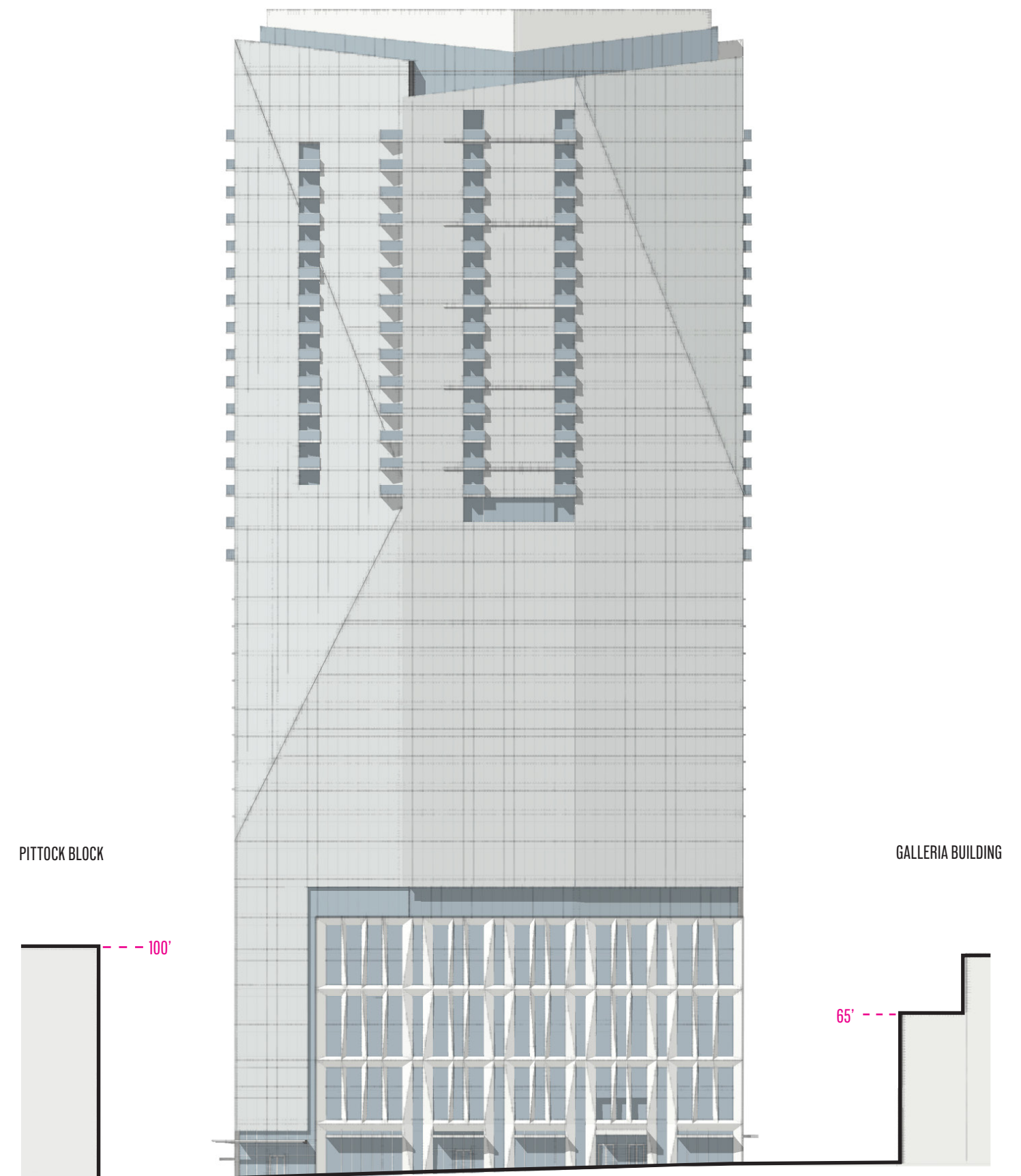
TOWER SITS ON PODIUM @ SW ALDER

PODIUM WRAPS 3/4 OF FRONTAGE

PRIMARY/SECONDARY PILASTER

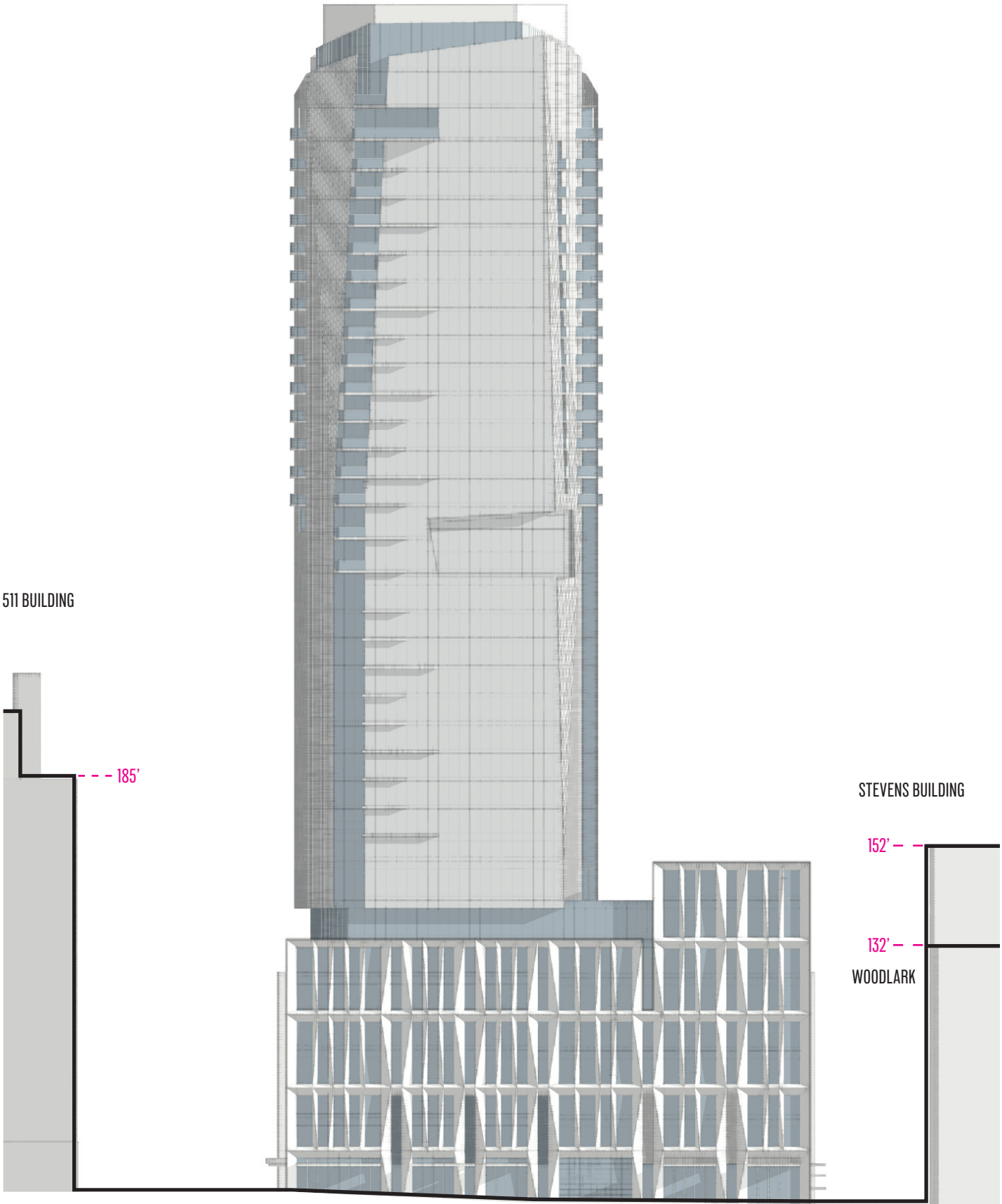


NORTH

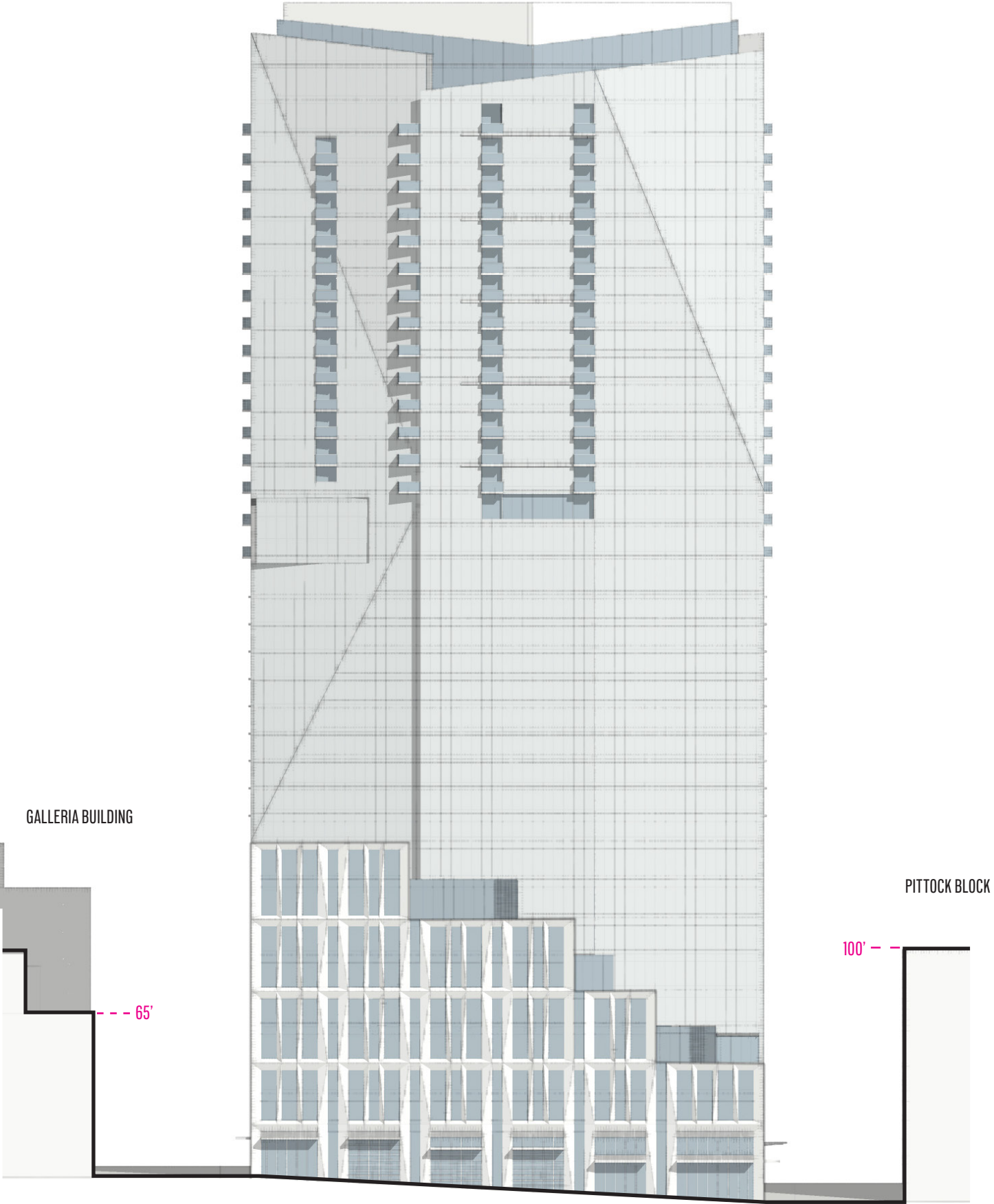


WEST

MASSING STUDIES | OPTION 3C



SOUTH



EAST



NORTHEAST

TAPERS TOWER @ INTERLOCK



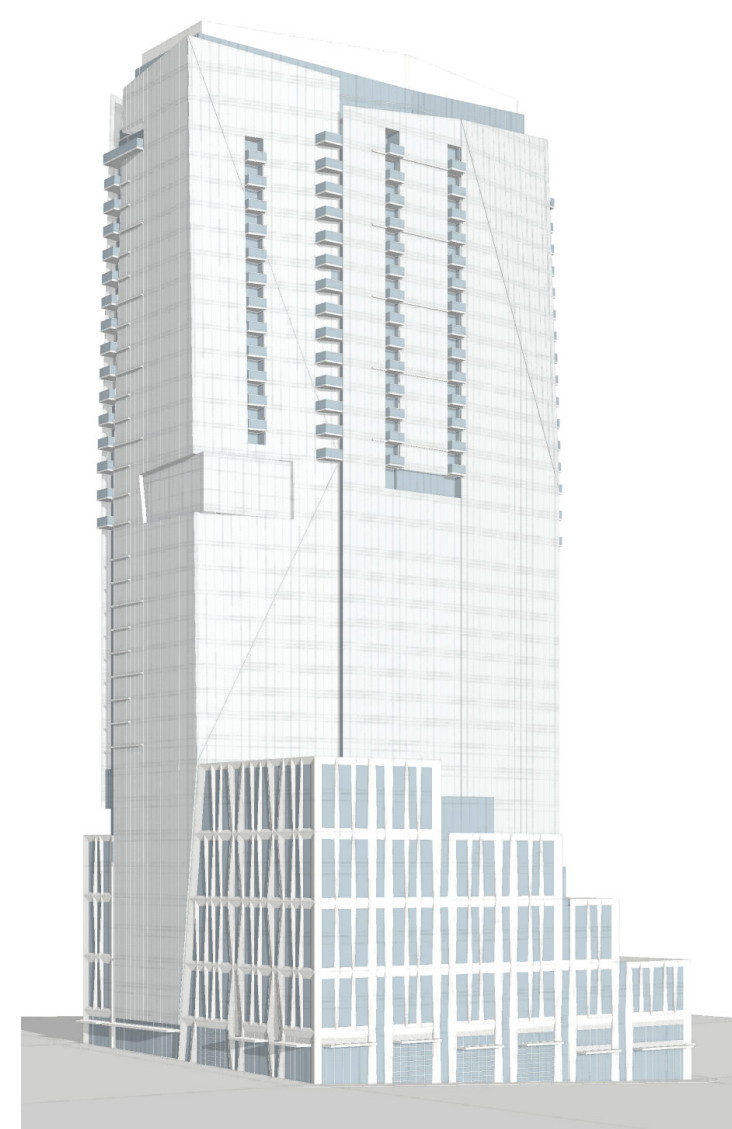
NORTHWEST

RECALLS FACET FROM ABOVE



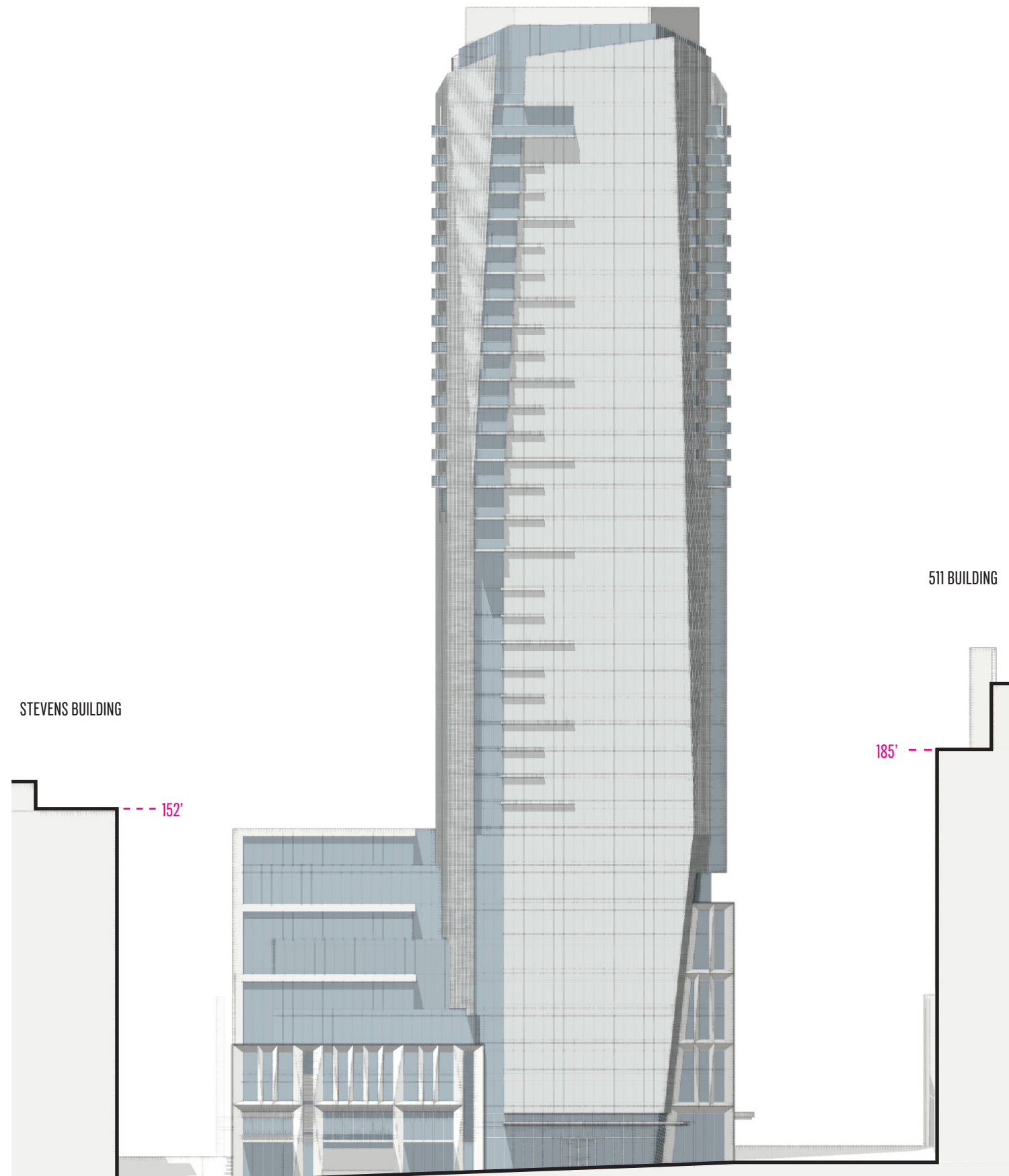
SOUTHWEST

PRIMARY/SECONDARY PILASTER

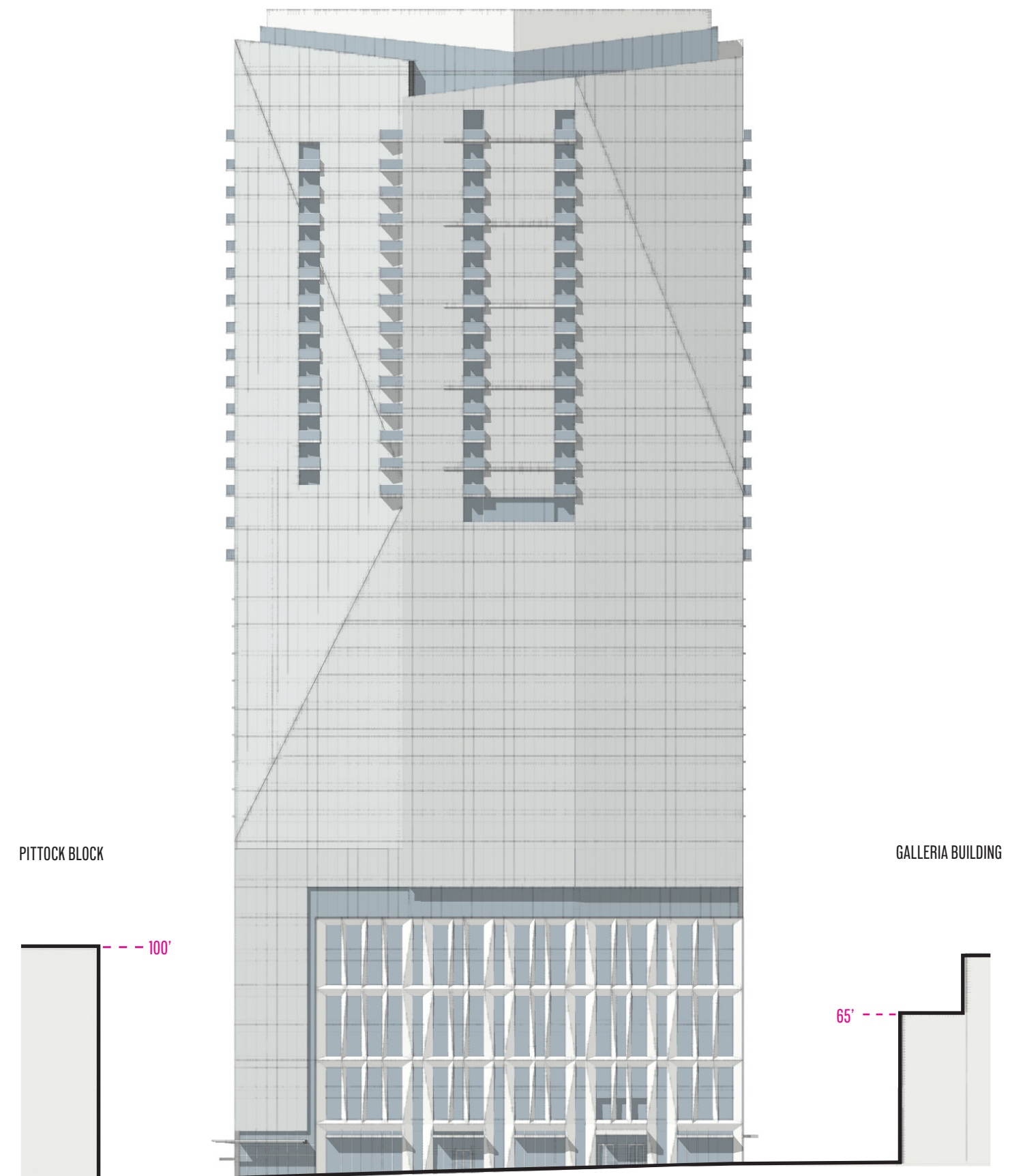


SOUTHEAST

TOWER HITS GROUND @ SW 10TH

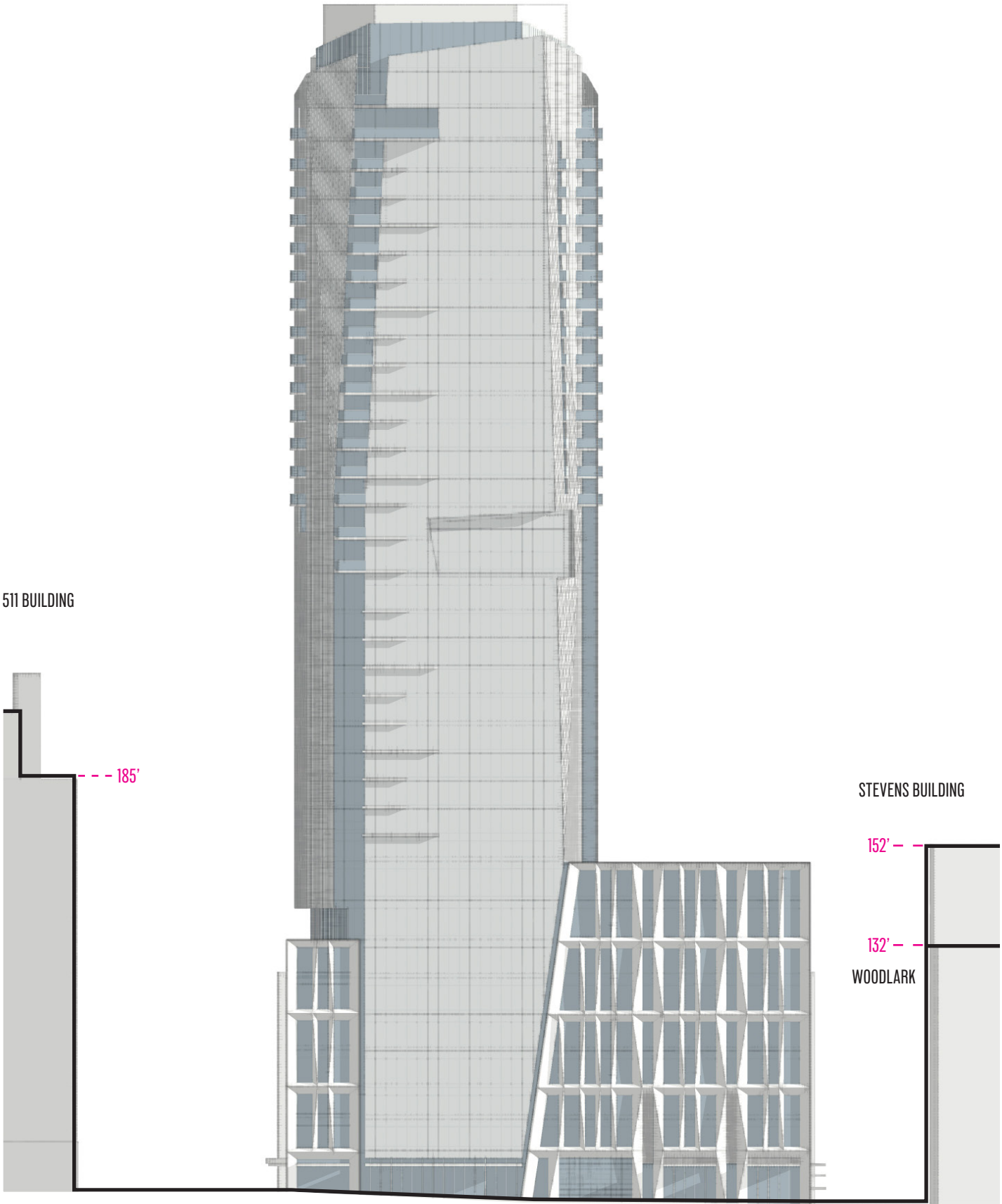


NORTH

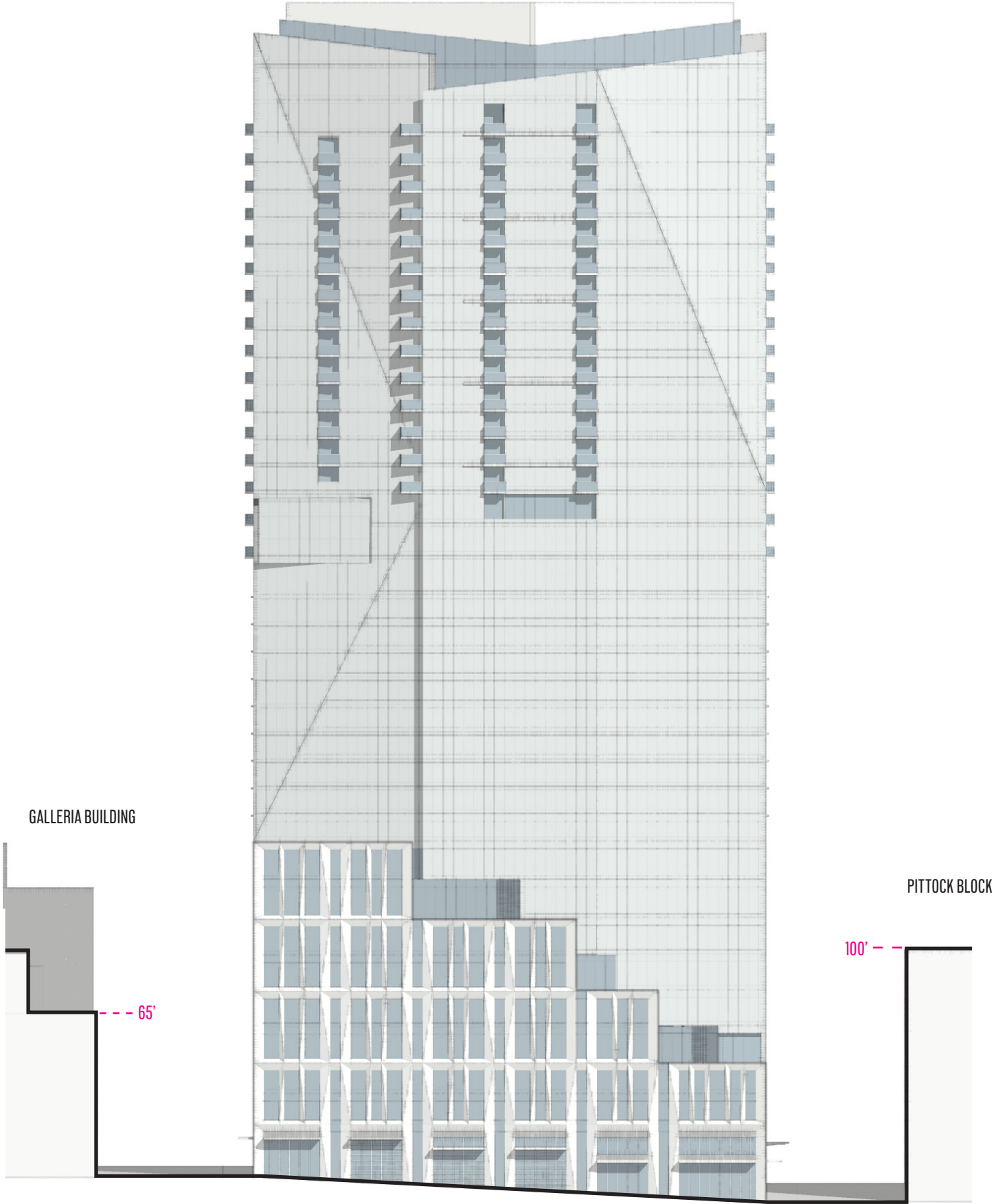


WEST

PREFERRED | MASSING STUDIES | OPTION 3D



SOUTH



EAST

PREFERRED | MASSING STUDIES | OPTION 3D



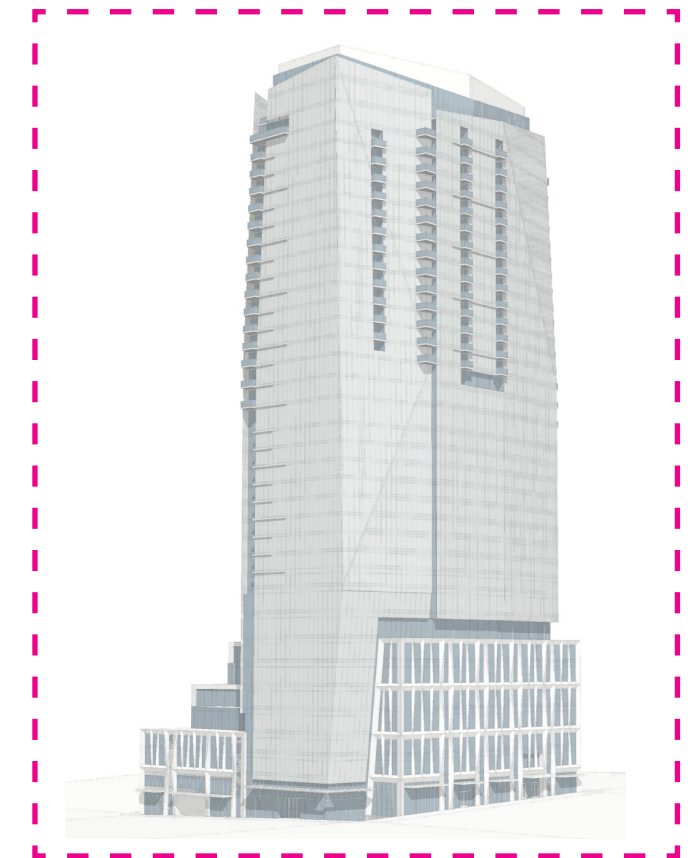
DAR #2



OPTION 1



OPTION 2



OPTION 3D



OPTION 3A

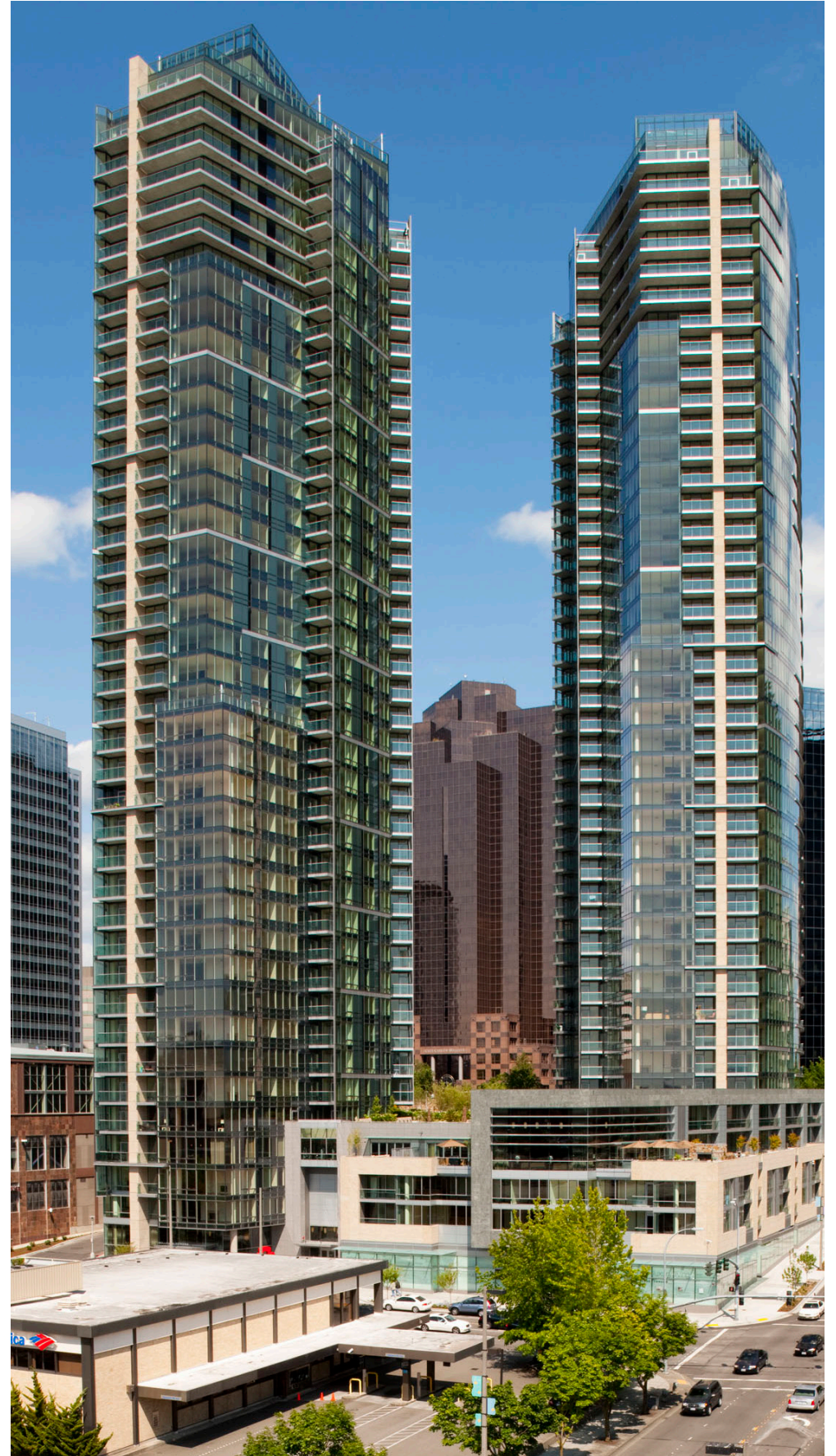


OPTION 3B



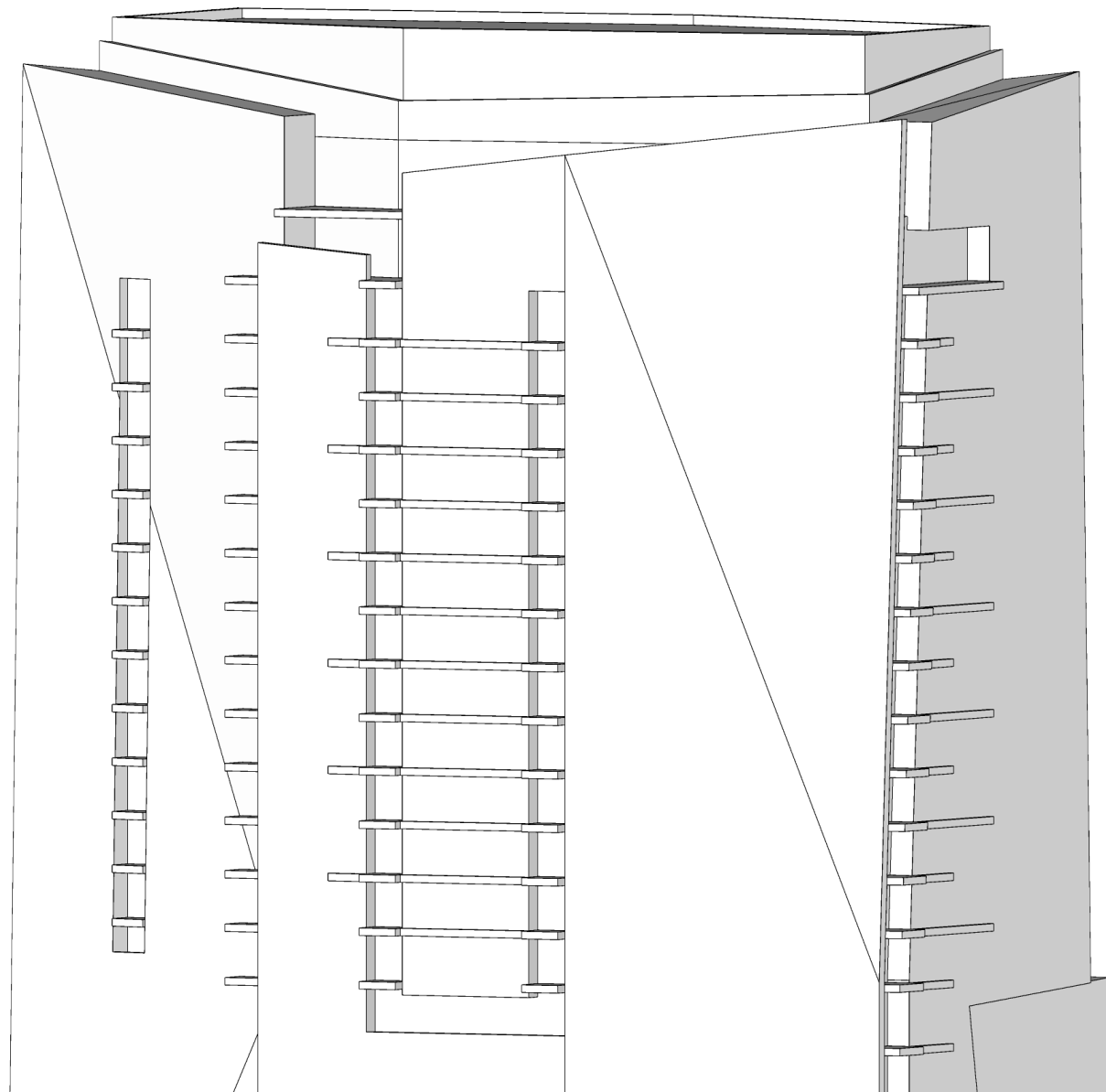
OPTION 3C



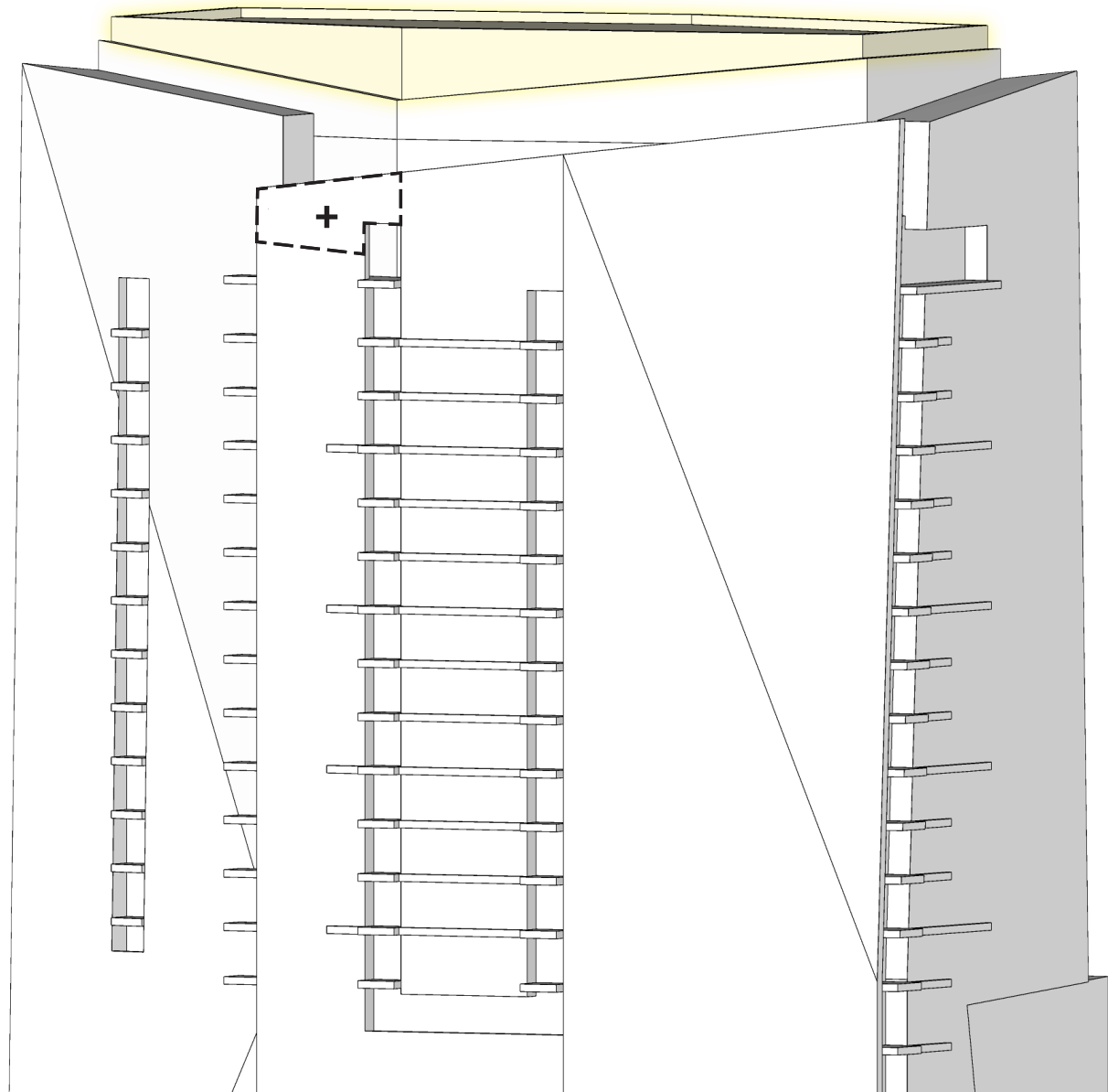


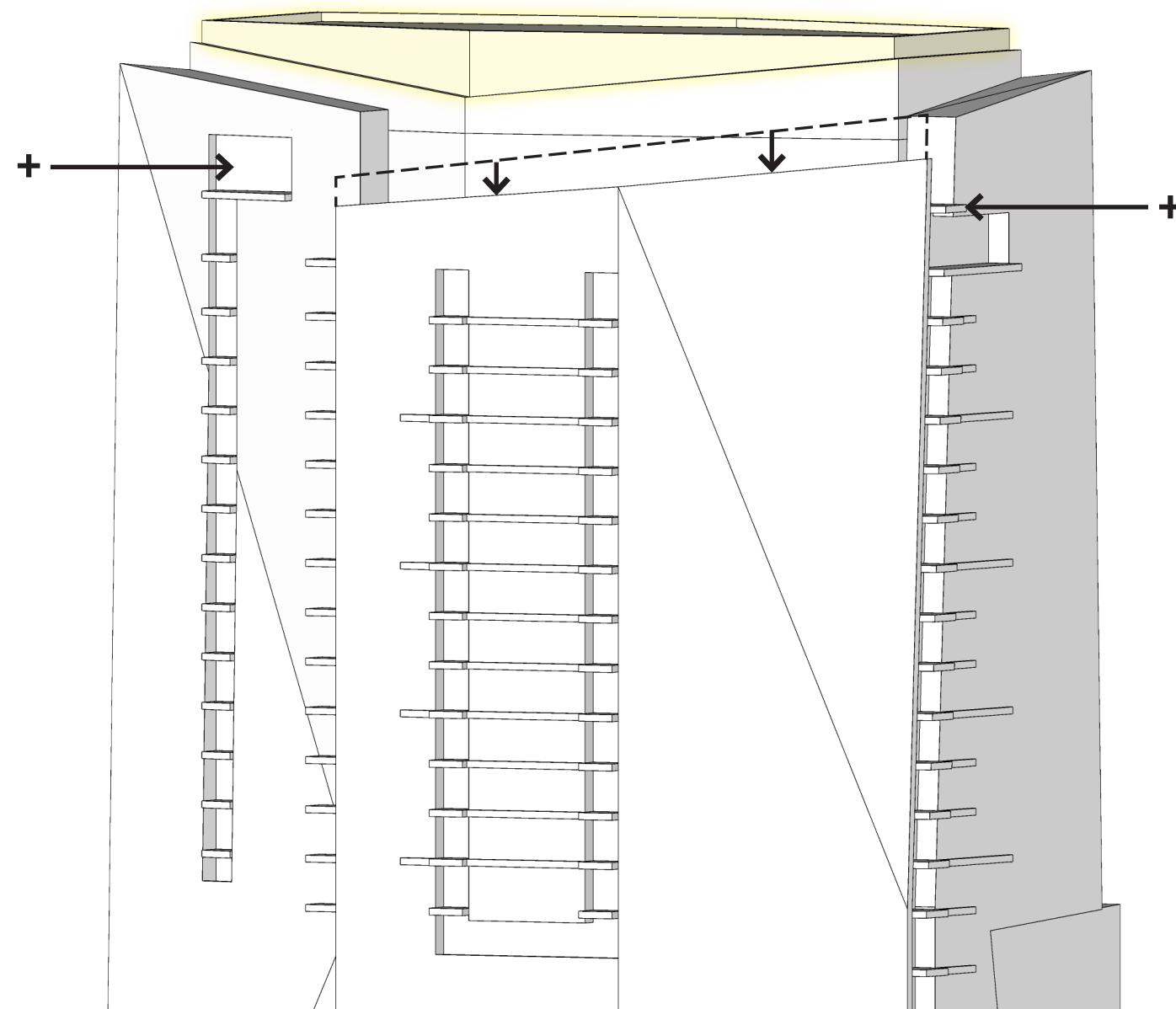
BUILDING TOP





COMBINE CURTAINWALL AT LEVEL 34 TERRACE
SIMPLIFY FREQUENCY OF ACCENTS AND BALCONIES
ILLUMINATE TOP





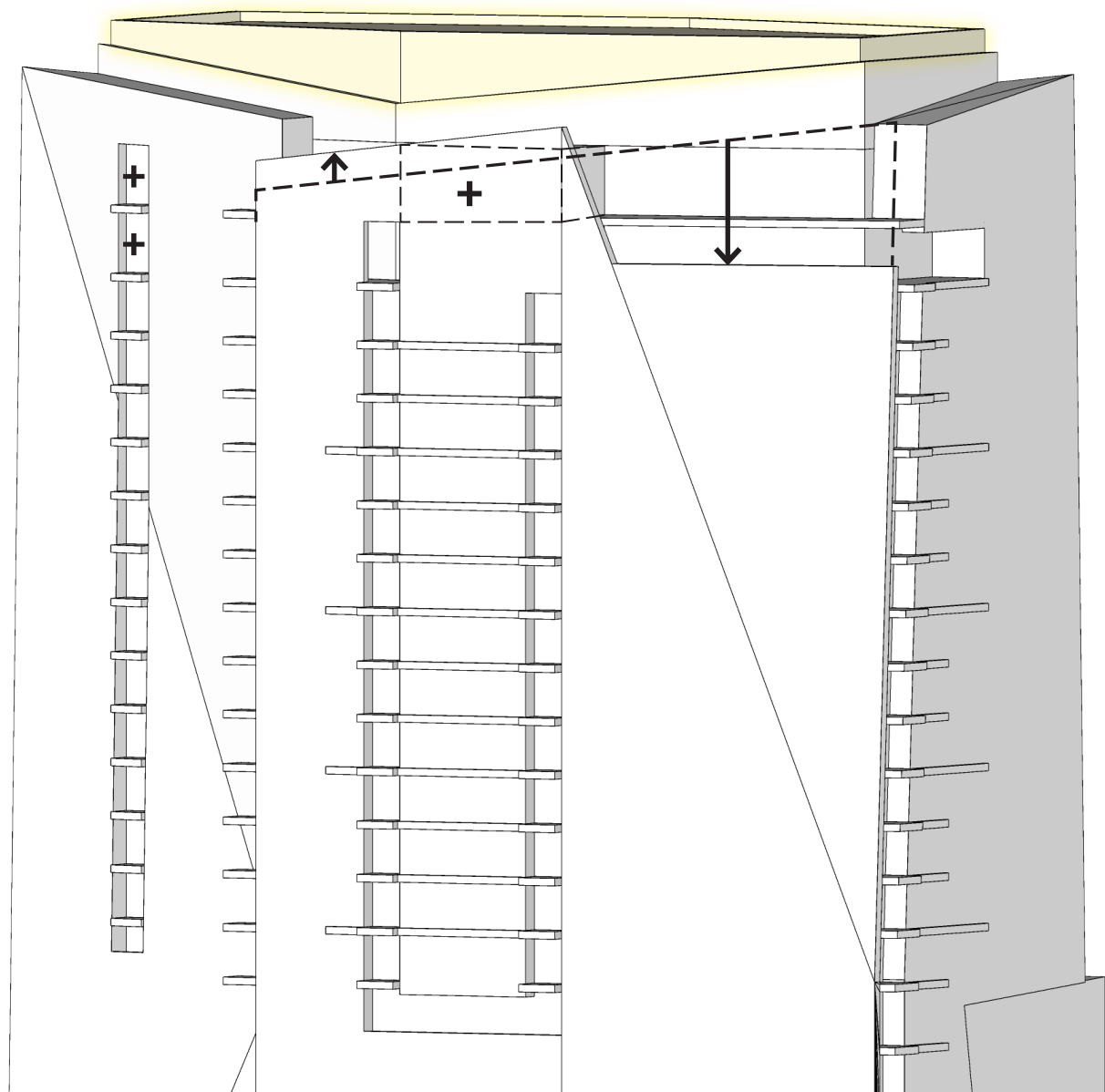
PULLDOWN AT TERRACE 35

ADDED TERRACE AT LEVEL 35

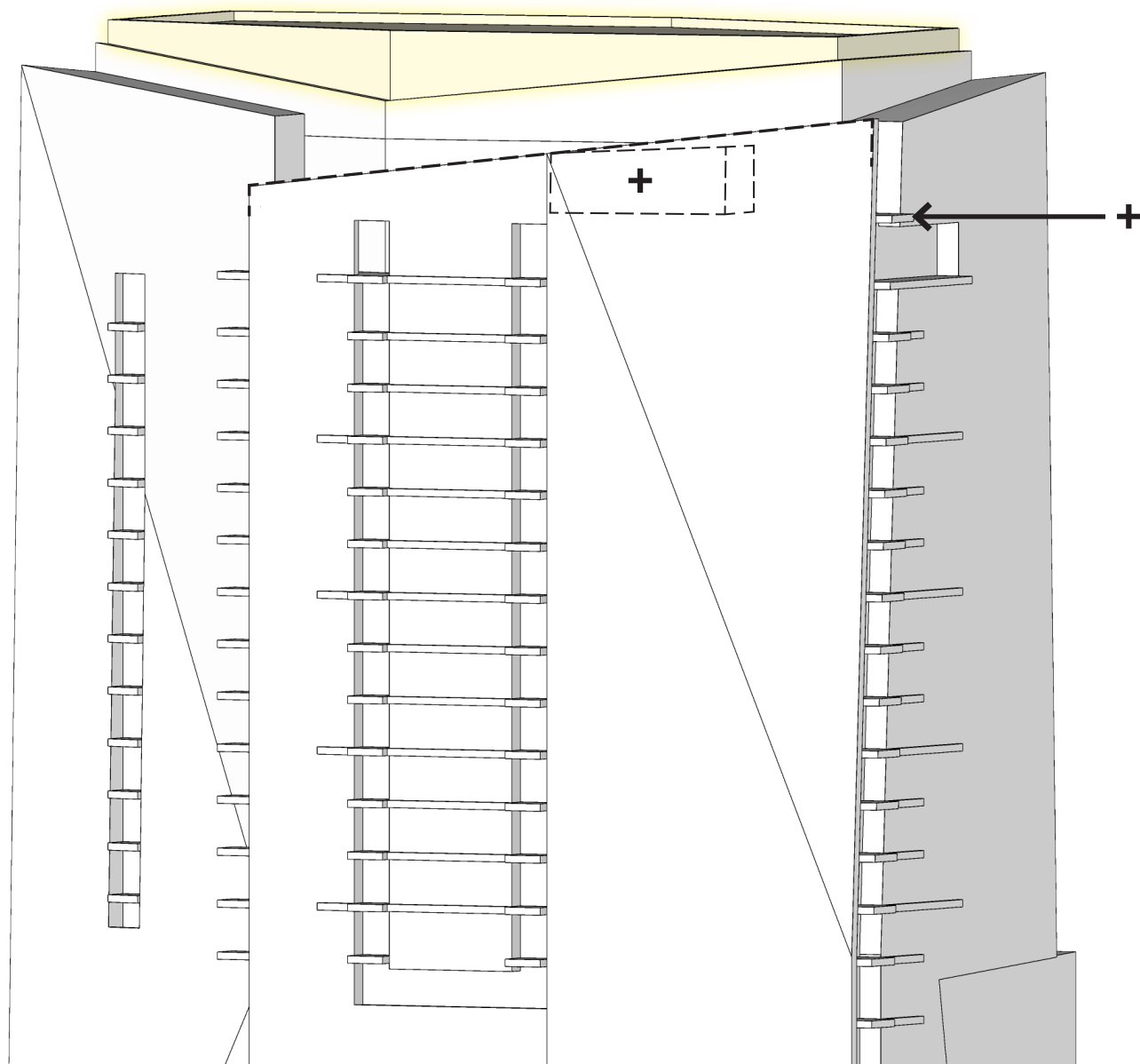
COMBINE CURTAINWALL AT LEVEL 34 TERRACE

SIMPLIFY FREQUENCY OF ACCENTS AND BALCONIES

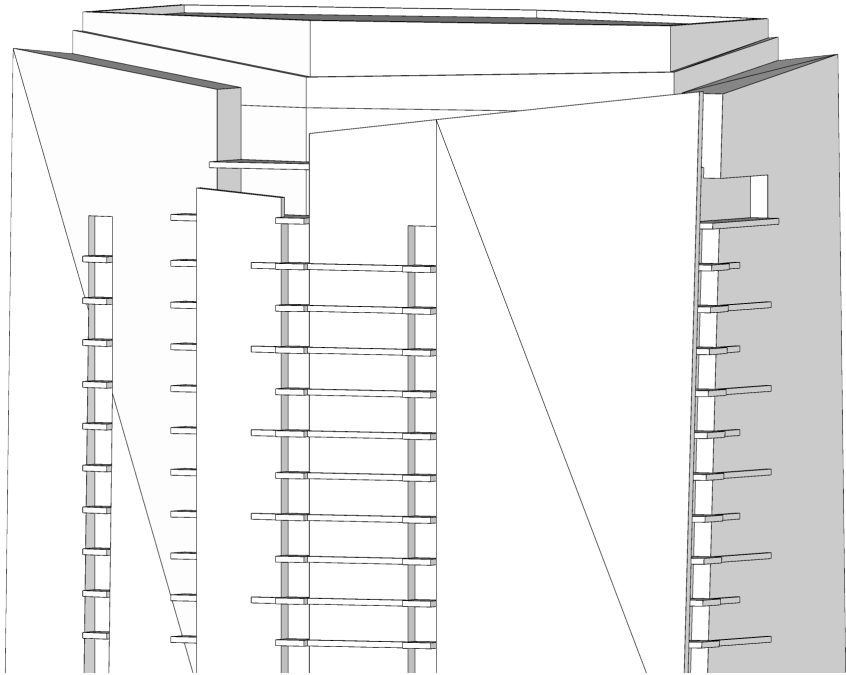
ILLUMINATE TOP



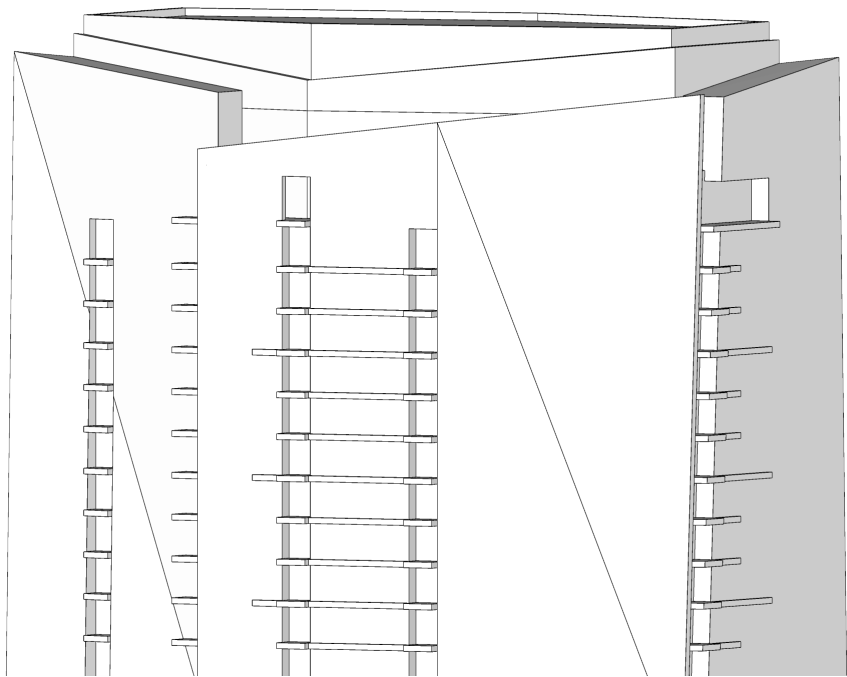
CUTDOWN CURTAINWALL AT CORNER TERRACE 34+35
ENCLOSE SPACE BEHIND WIND SCREEN
ADDED BALCONIES ON 34+35
COMBINE CURTAINWALL AT LEVEL 34 TERRACE
SIMPLIFY FREQUENCY OF ACCENTS AND BALCONIES
ILLUMINATE TOP



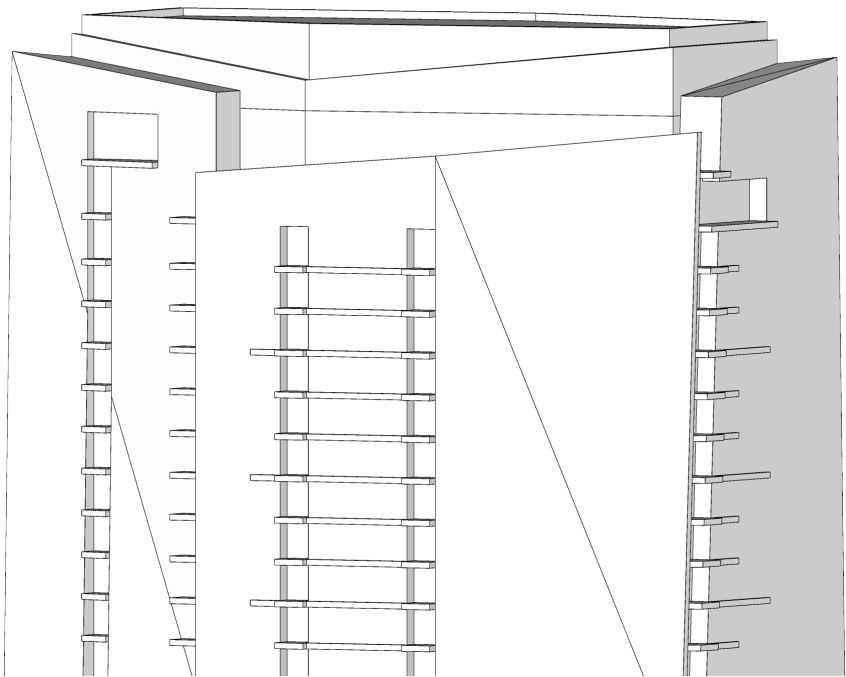
MAINTAIN WINDSCREEN AT 35
ENCLOSE SPACE BEHIND WINDSCREEN
ADD TERRACE AT 35 CORNER
COMBINE CURTAINWALL AT LEVEL 34 TERRACE
SIMPLIFY FREQUENCY OF ACCENTS AND BALCONIES
ILLUMINATE TOP



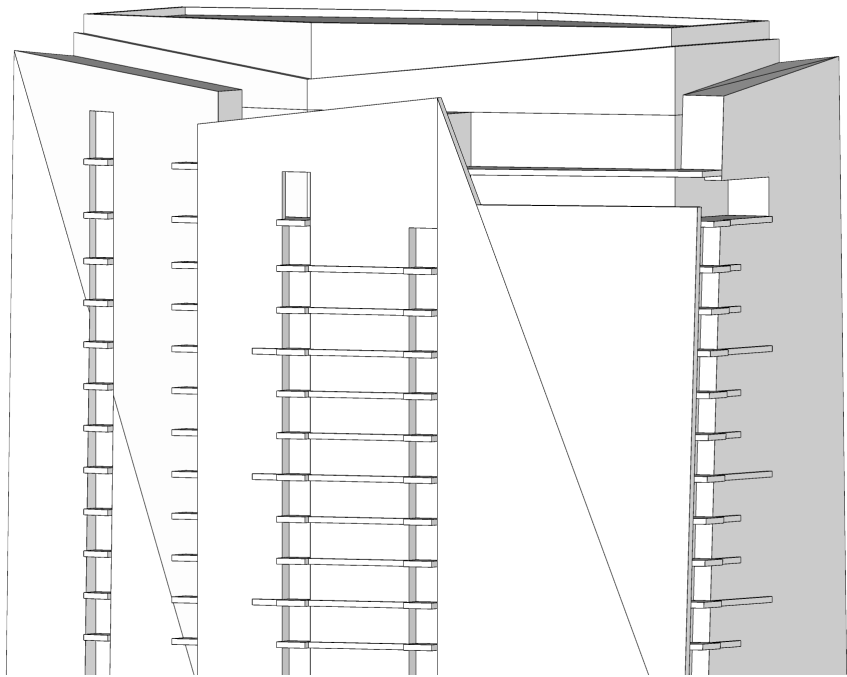
CURRENT DESIGN



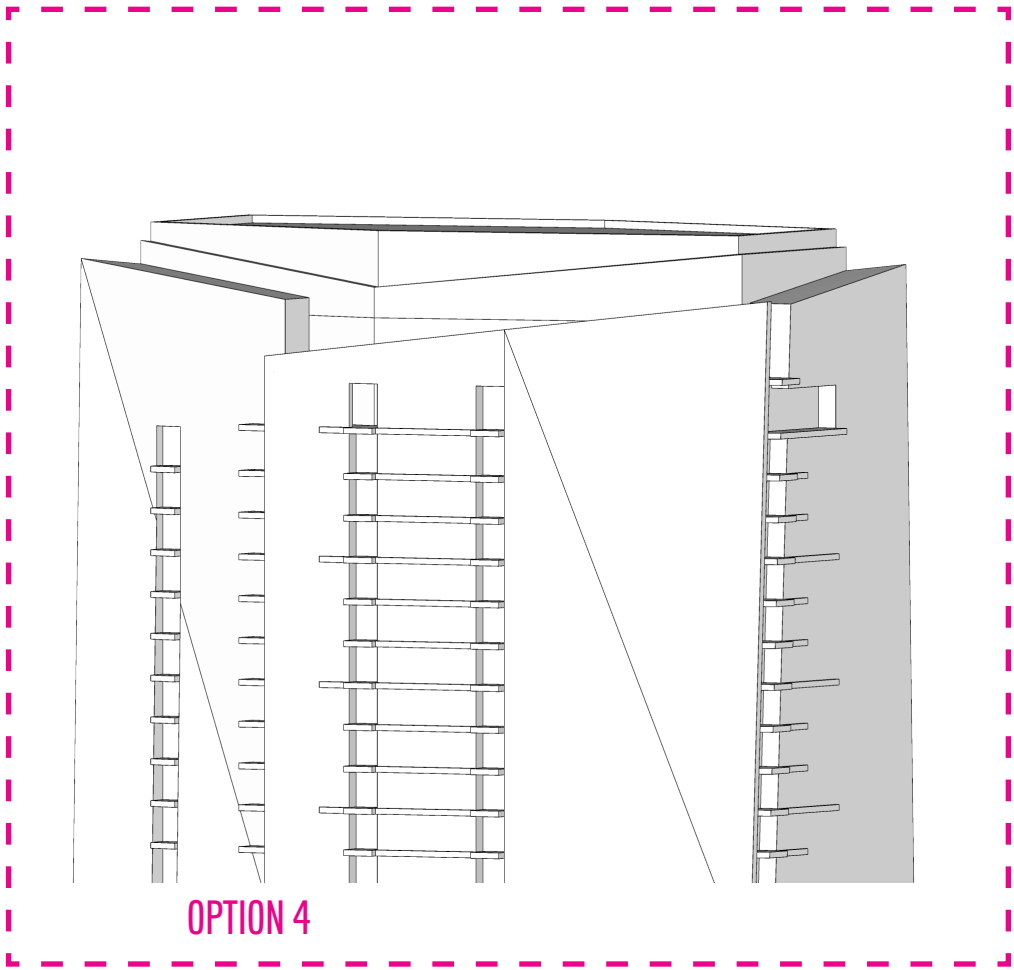
OPTION 1



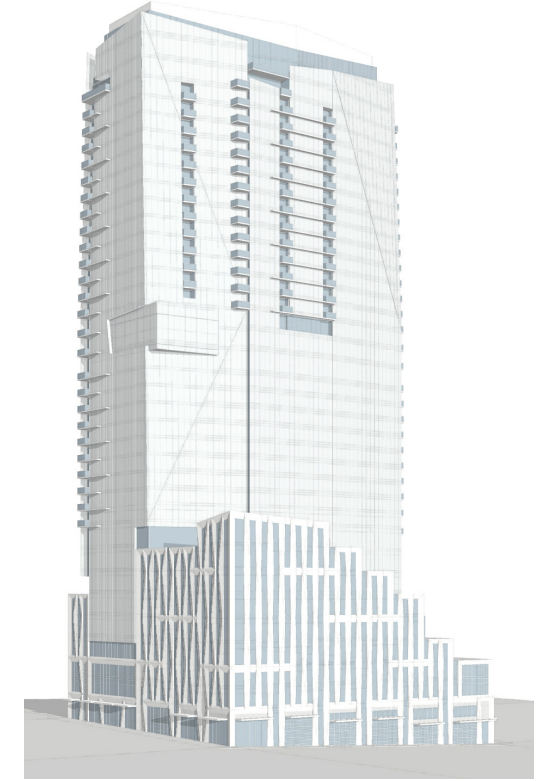
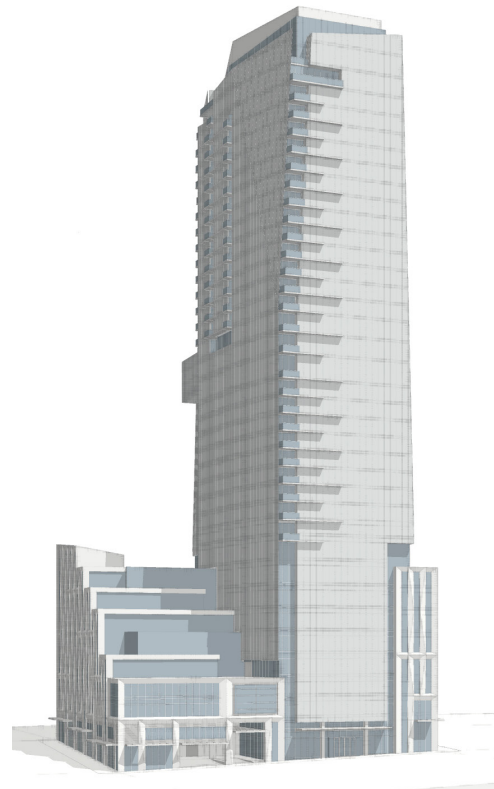
OPTION 2



OPTION 3



OPTION 4



MASSING STUDIES | DAR # 2



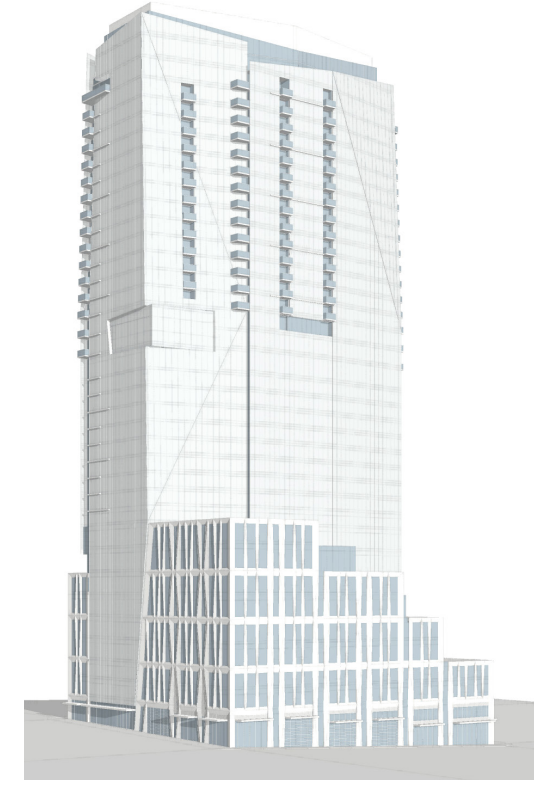
NORTHEAST



NORTHWEST



SOUTHWEST



SOUTHEAST

THANK YOU





VIEW OF BLOCK 216 LOOKING SOUTHWEST AT O'BRYANT SQUARE



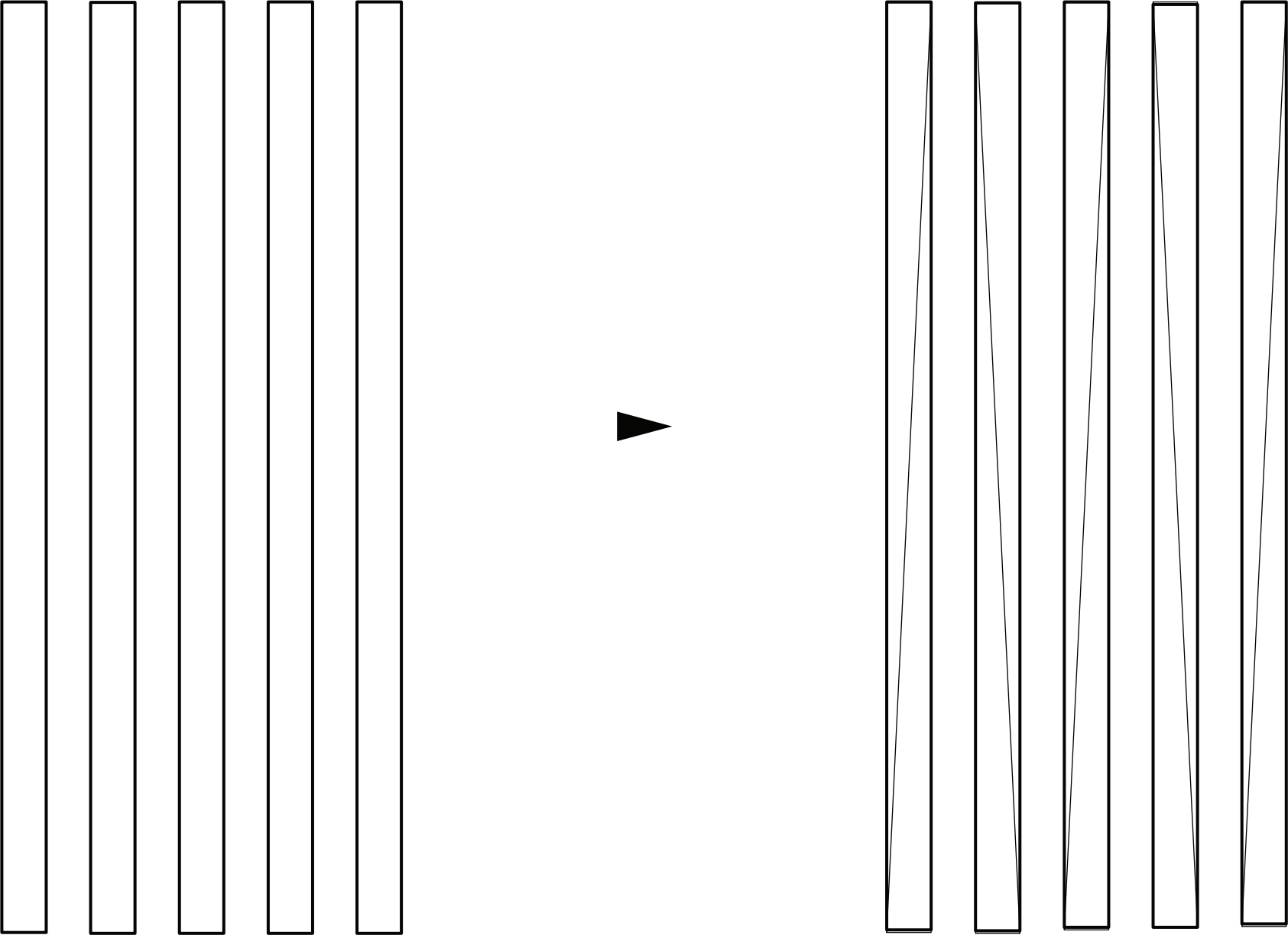
VIEW OF BLOCK 216 LOOKING NORTHEAST ALONG SW 10TH



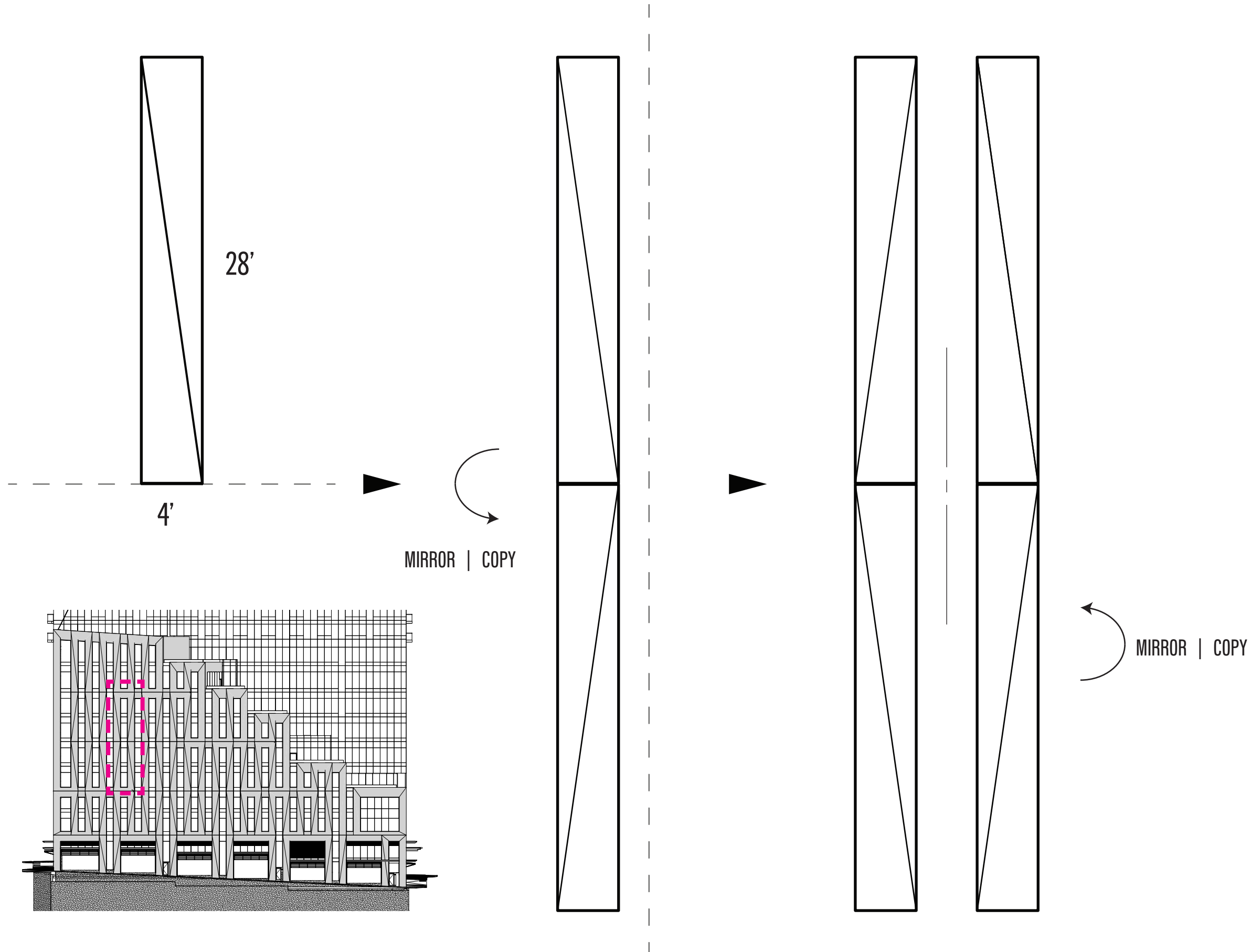
VIEW OF PORTLAND LOOKING WEST ALONG BURNSIDE



VIEW OF BLOCK 216 LOOKING WEST ALONG BURNSIDE



PRECAST COMPOSITION DIAGRAM



PRECAST COMPOSITION LANGUAGE



