

# 100 MULTNOMAH OFFICE BUILDING

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CITY OF PORTLAND  
TYPE III LAND USE REVIEW

JUNE 21, 2019

ZGF ARCHITECTS LLP

## SUPPORTING INFORMATION



ZGF

# 100 MULTNOMAH OFFICE BUILDING

## CONTACT

ZGF ARCHITECTS LLP  
1223 SW WASHINGTON STREET  
SUITE 200  
PORTLAND, OR 97205

AMANDA HILLS  
503.863.2434

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**RENDERING** NORTHEAST CORNER





**RENDERING** NORTHEAST CORNER AT NIGHT





**RENDERING** NORTHEAST CORNER ENTRY





**RENDERING** NORTHWEST CORNER

100 MULTNOMAH OFFICE BUILDING

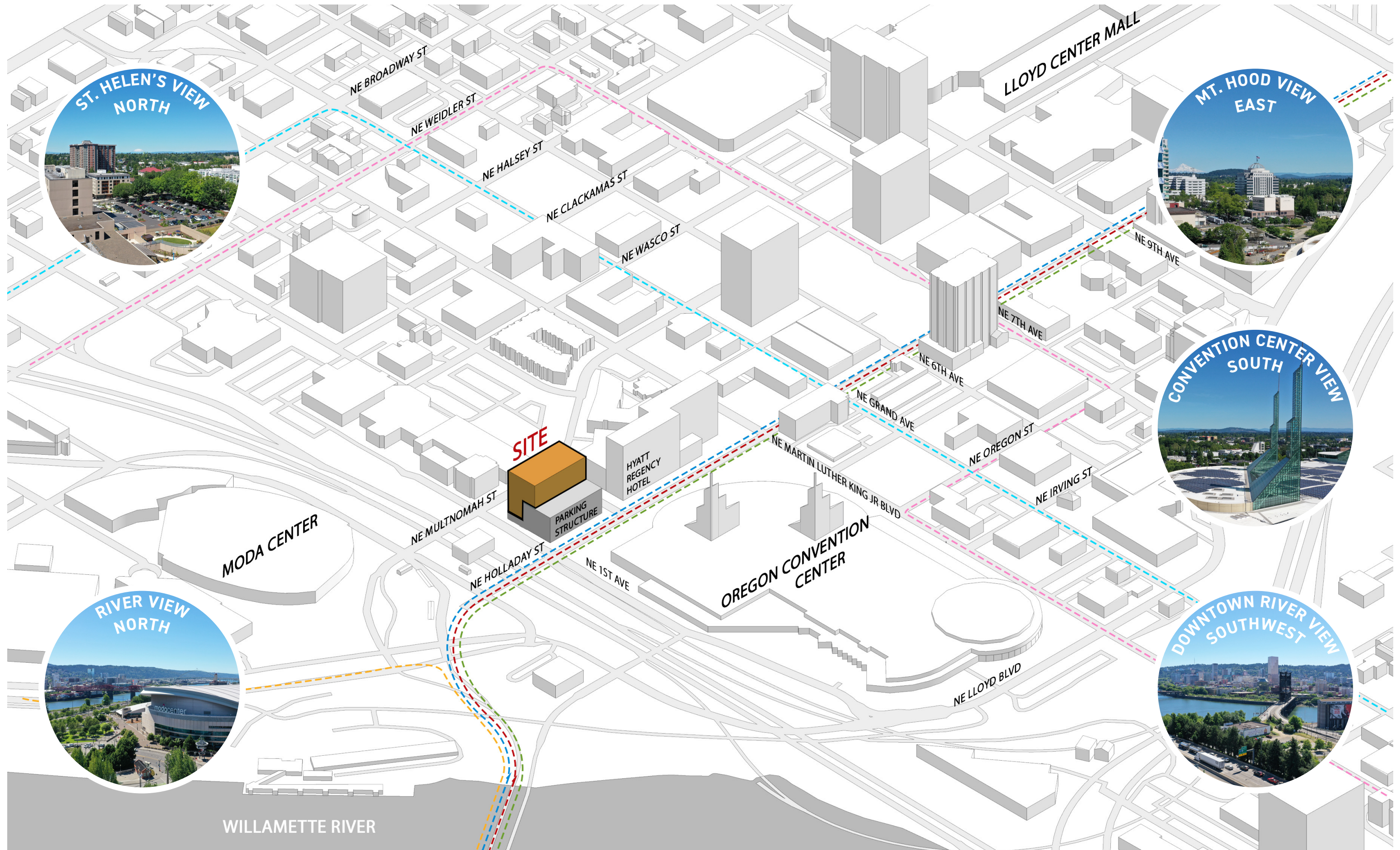
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**RENDERING** SOUTHWEST CORNER



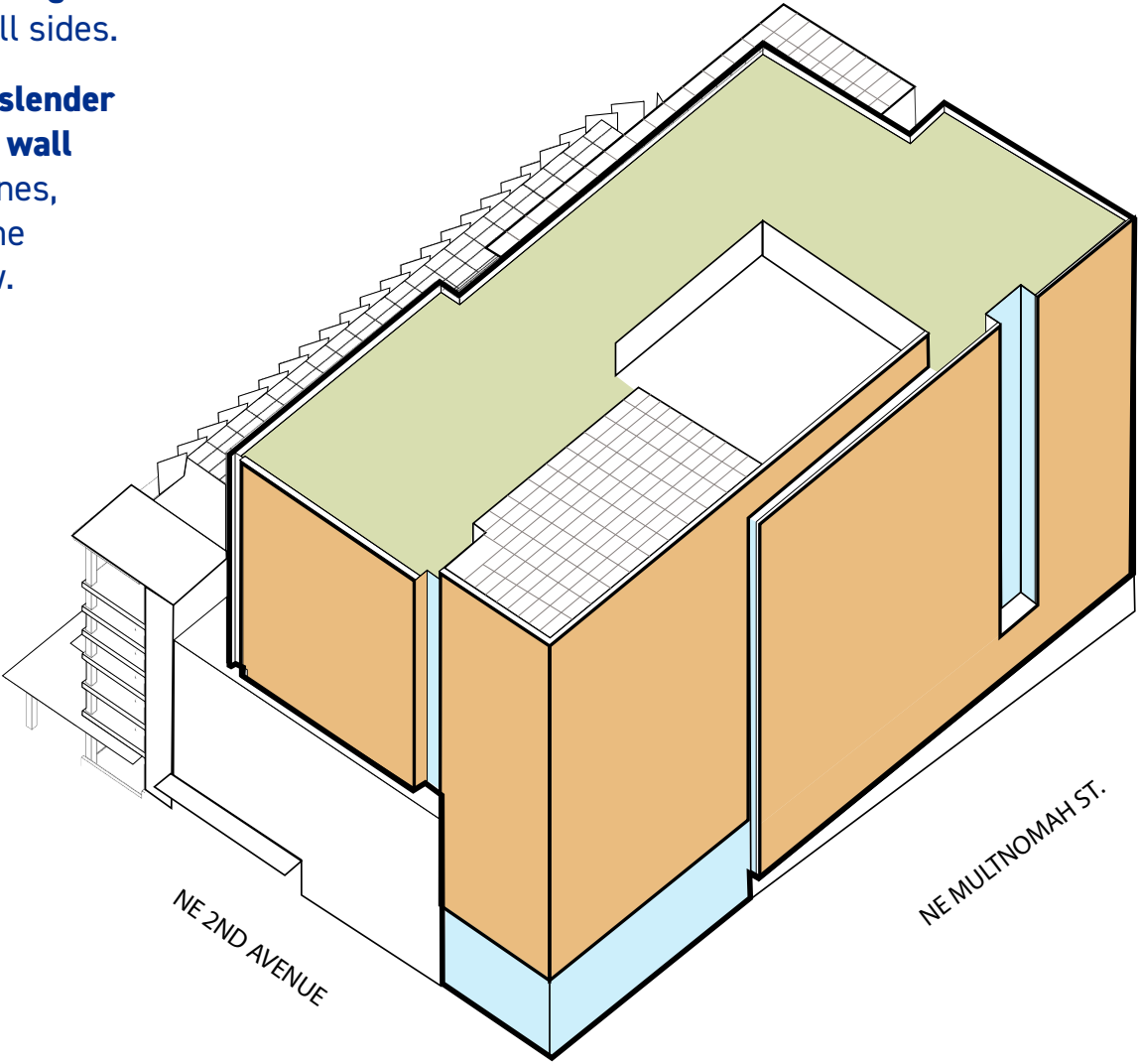


VICINITY AND CONTEXT LLOYD DISTRICT

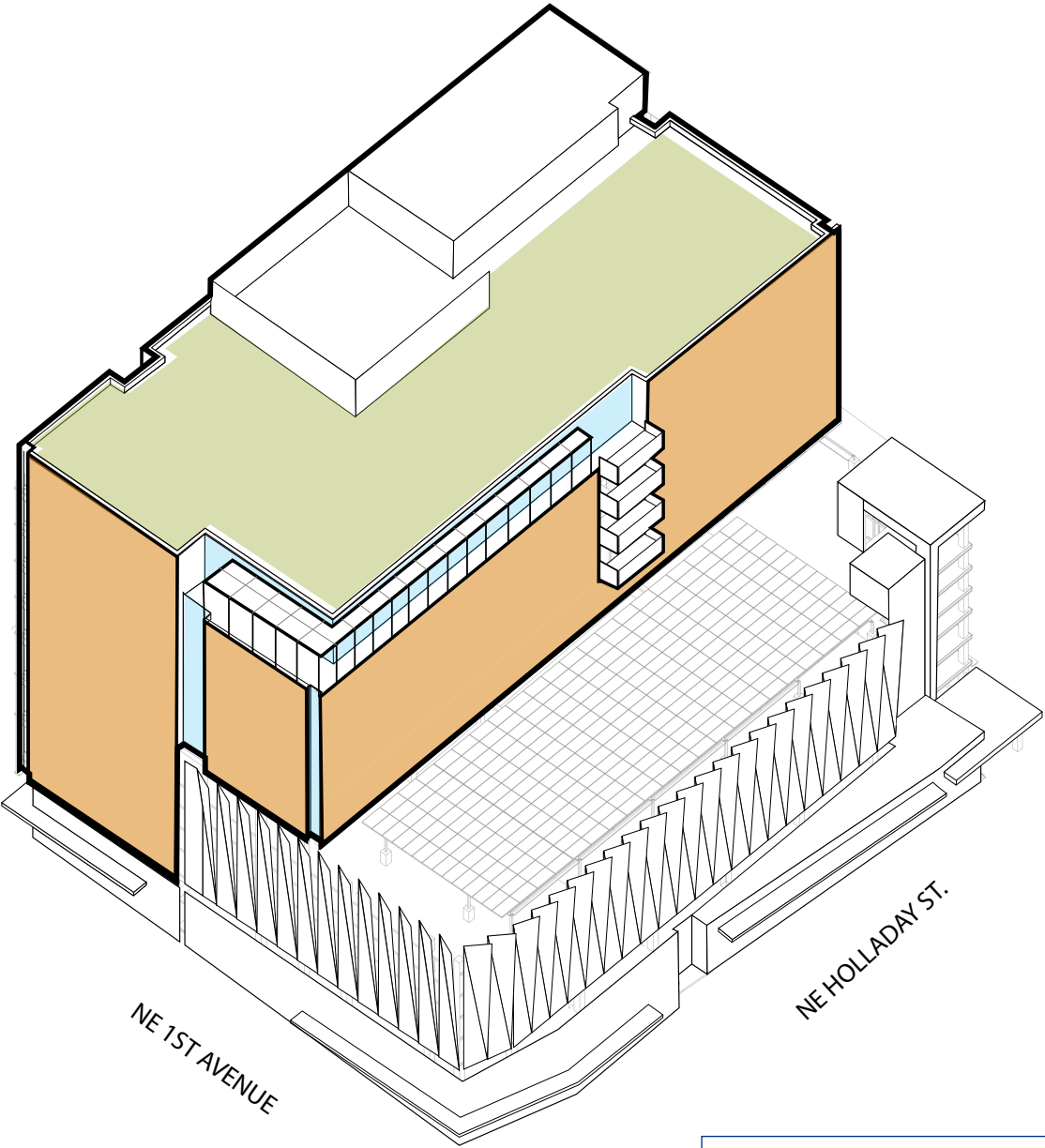


The office tower massing is comprised of **fields of punched openings wrapping a simple rectangular tower**, emphasizing the corners and reinforcing the notion that this building is indeed a **four-sided building** that can be seen from near and far on all sides.

The facade fields are separated by **slender carved reveals of recessed curtain wall** highlighting the joints between planes, and aligning with articulations in the facade of the existing garage below.



NE AXONOMETRIC



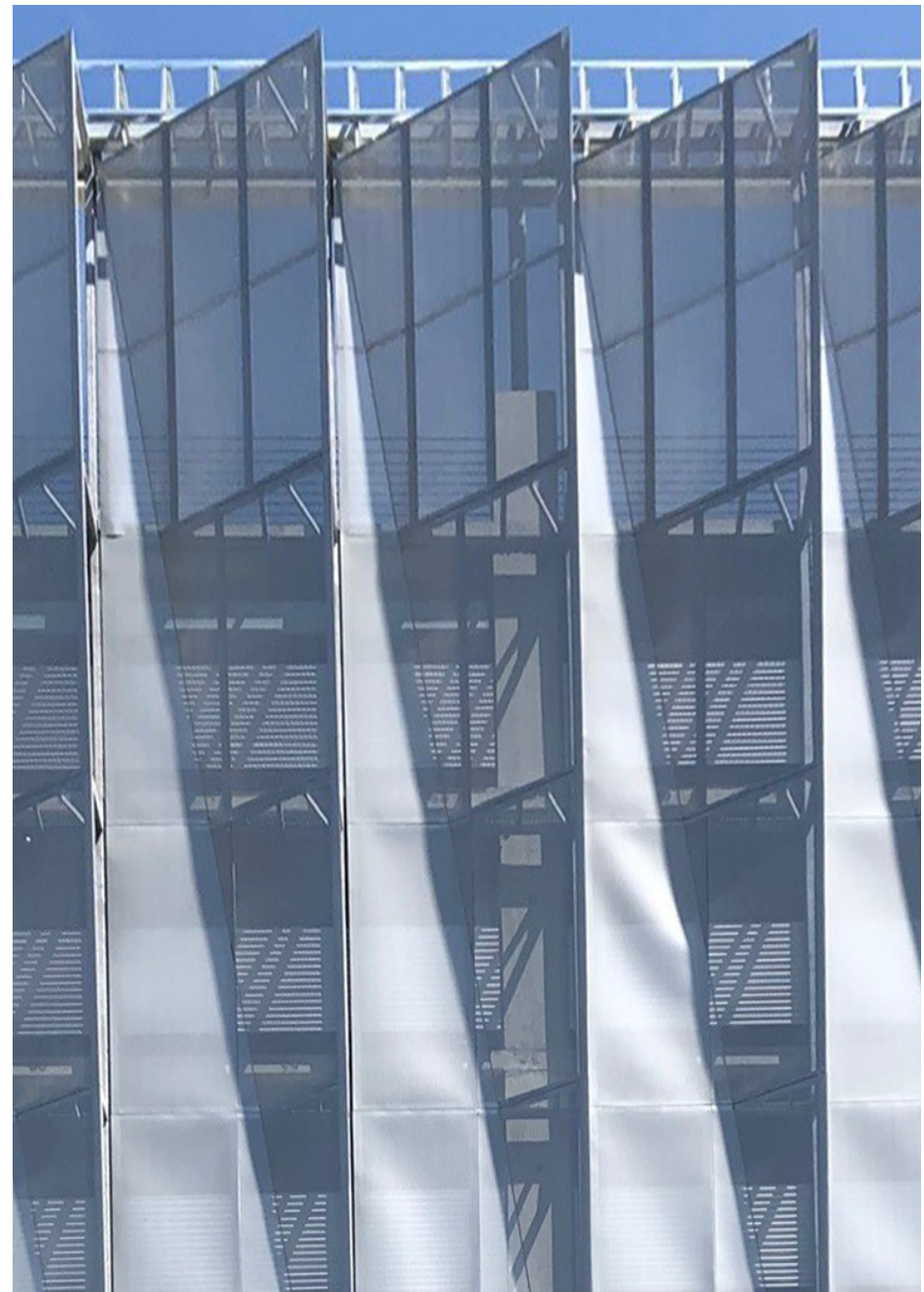
SW AXONOMETRIC

	PUNCHED OPENING
	CURTAIN WALL
	GREEN ROOF

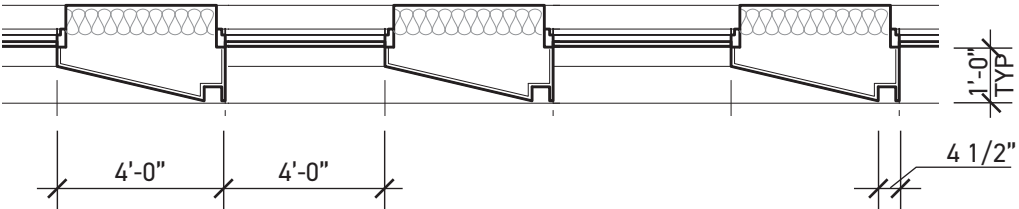
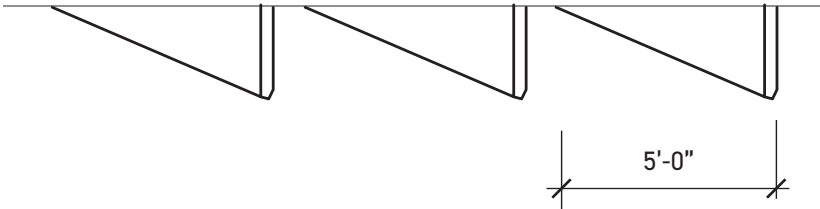
The office building has been designed to be a **complementary addition** to the existing parking garage.

The metal panel's **bent profile references the perforated “sail” expression** on the parking garage creating a **vibrant and dynamic facade**.

**SAIL EXPRESSION**  
Existing parking garage



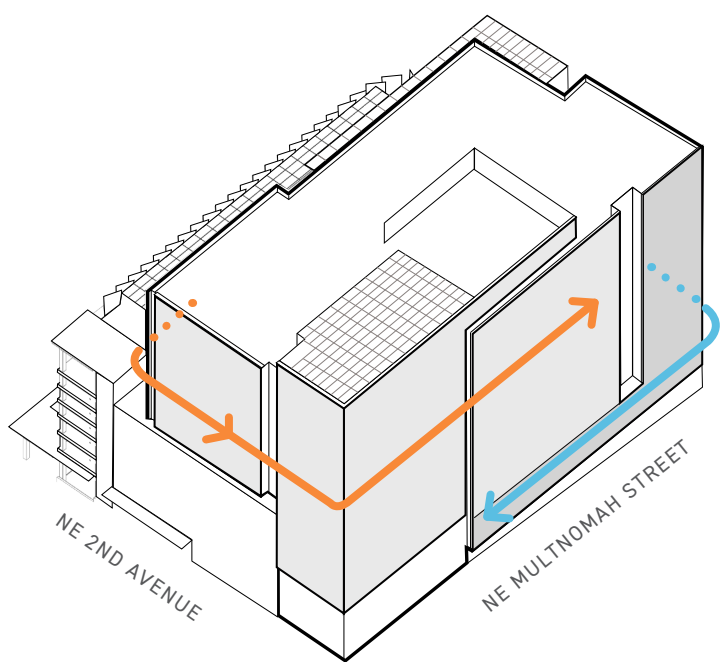
**ANGLED METAL PANELS**  
Facade of office building



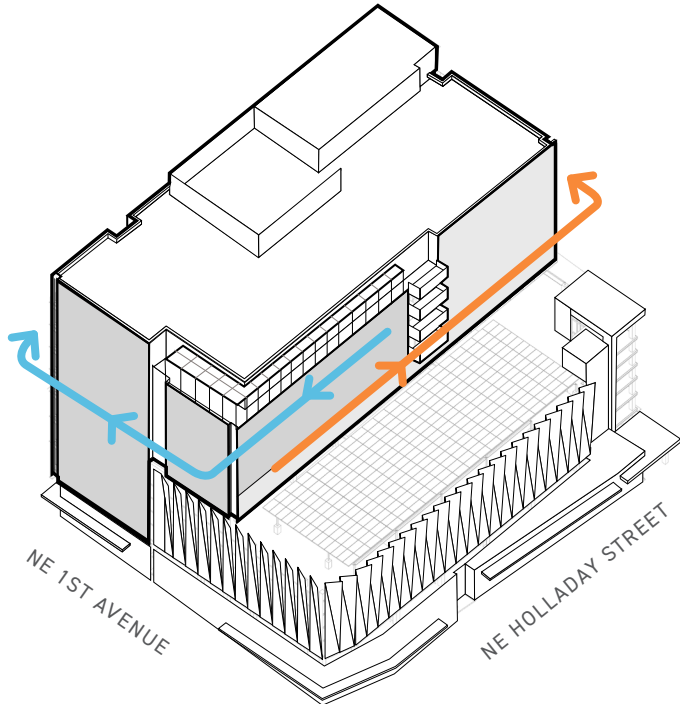
**FACADE CONCEPT** ANGLED METAL PANEL & PROFILE



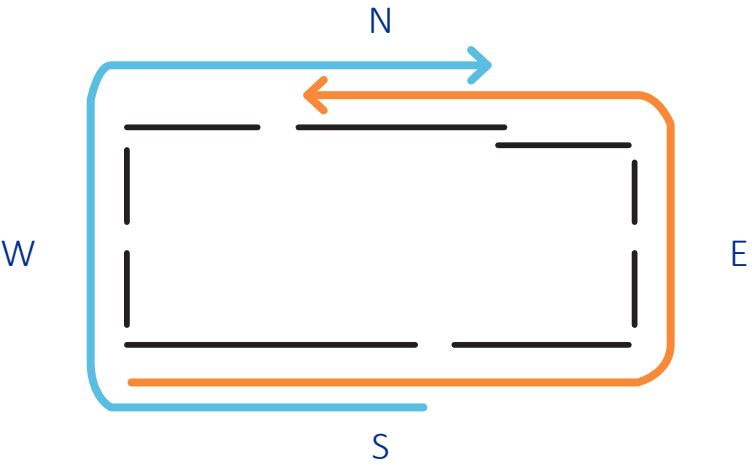
The beauty of the metal panel's bent profile is illustrated here in concept, and strengthened by the **ever changing reflection and quality of light** from the varied angles on each facade. The iridescent metal panels create **a dynamic interplay of light** throughout the varying conditions of the day.



NE AXONOMETRIC



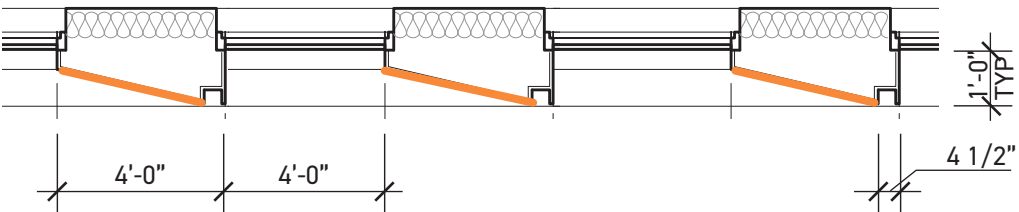
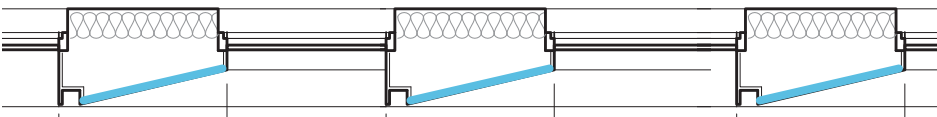
SW AXONOMETRIC



WEAVING CONCEPT DIAGRAM

ANGLED METAL PANELS

Facade of office building



FACADE CONCEPT INTERPLAY OF LIGHT

A **gradual gradient** of punched opening widths spreads across each facade creating a **playful tapestry of patterns**.

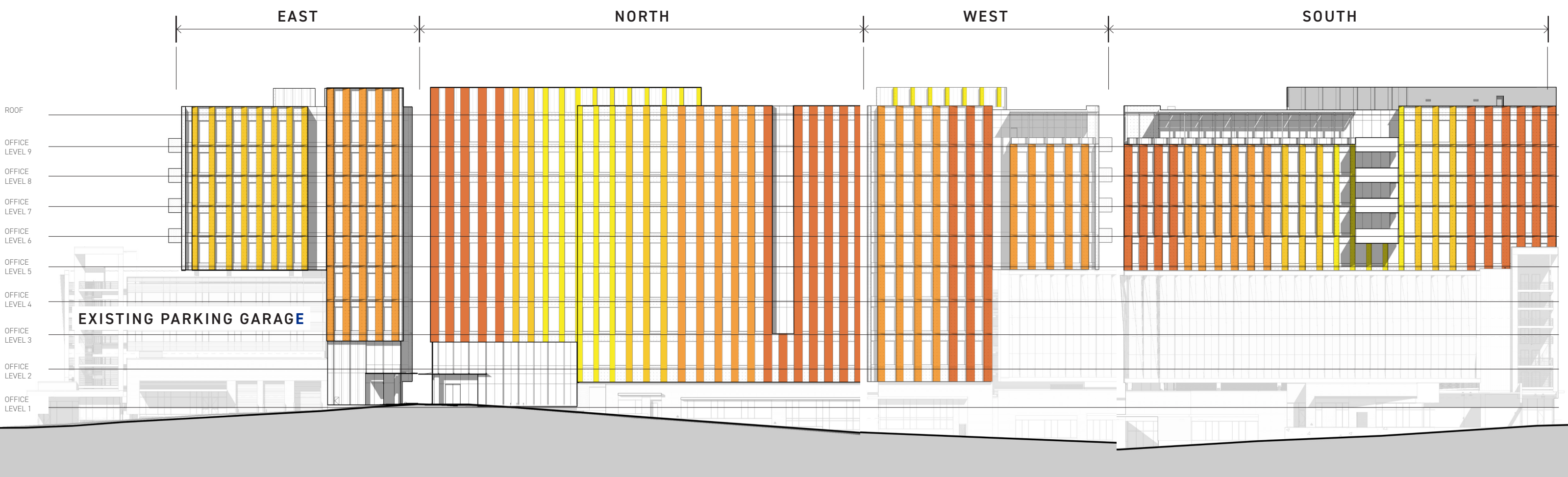
**Larger openings** are concentrated toward the middle of the facade to **drive daylight deeper** into the floor plate. Daylight is controlled with **narrower openings** at the building corners to **reduce glare and overlit conditions**.



LEGEND OF PUNCHED OPENING TYPE

- 5'-0" WIDE OPENING
- 4'-0" WIDE OPENING
- 3'-0" WIDE OPENING

Varied widths and angles of **metal panels**  
**gradient across the facade** creating a dynamic  
pattern. Each subtle shift in angle **reflects light**  
**conditions differently throughout the day.**



**LEGEND OF ANGLED METAL PANEL TYPE**

<span style="display:inline-block; width:15px; height:15px; background-color:darkorange;"></span>	4'-0" WIDE PANELS
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	3'-6" WIDE PANELS
<span style="display:inline-block; width:15px; height:15px; background-color:yelloworange;"></span>	3'-0" WIDE PANELS
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	2'-6" WIDE PANELS

**FACADE CONCEPT** ANGLED METAL PANEL PATTERN



A variety of colors, materials and textures are found within a nine block radius of our site in the Lloyd District. While there is **prevalent use of tan brick and masonry**, there is a substantial amount of **light colored metal panel and wood** contributing to the materiality of the neighborhood.

The surrounding Lloyd District aesthetic is represented in the office building with the use of **light and warm toned materials, canopies and sustainability features.**

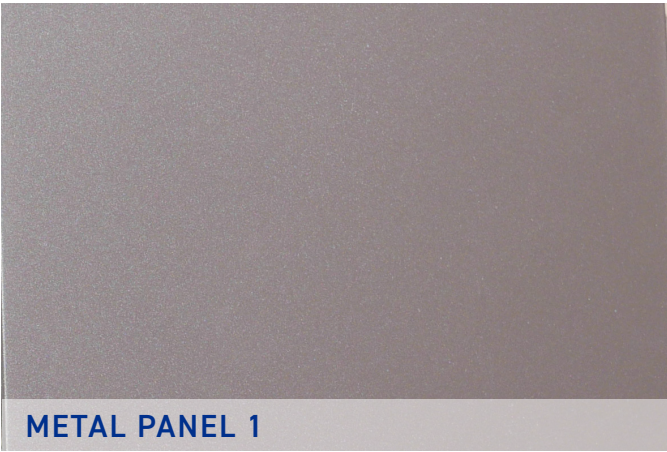


LLOYD DISTRICT PALETTE

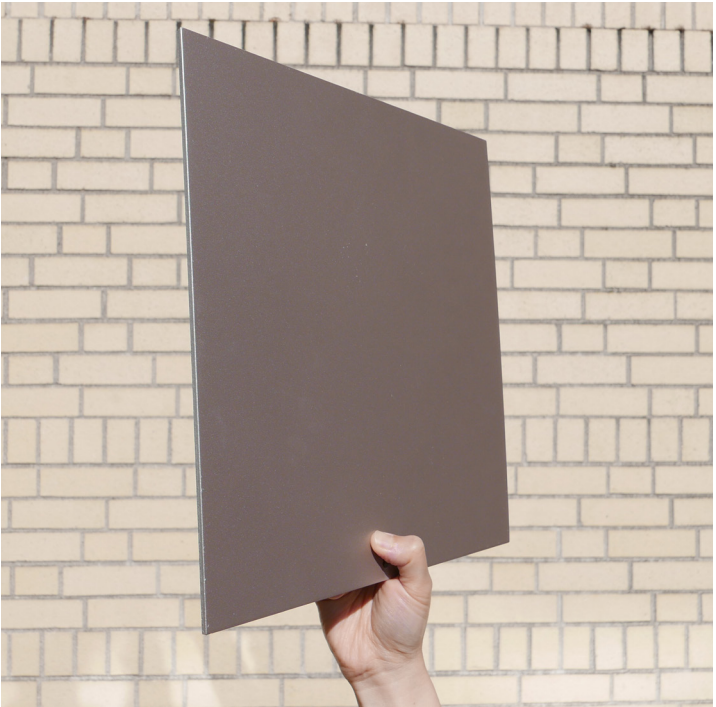


The office building palette is **comprised of metal panel** emphasizing an **iridescent metal skin**, folded and woven around the upper structure designed to **reflect changing light conditions throughout the day**.

The use of a **mica finish and warm grey/rose tone** on the metal panel blends the warmth of the tan brick of the district and the silver greys of the parking garage.



OFFICE BUILDING MATERIALS

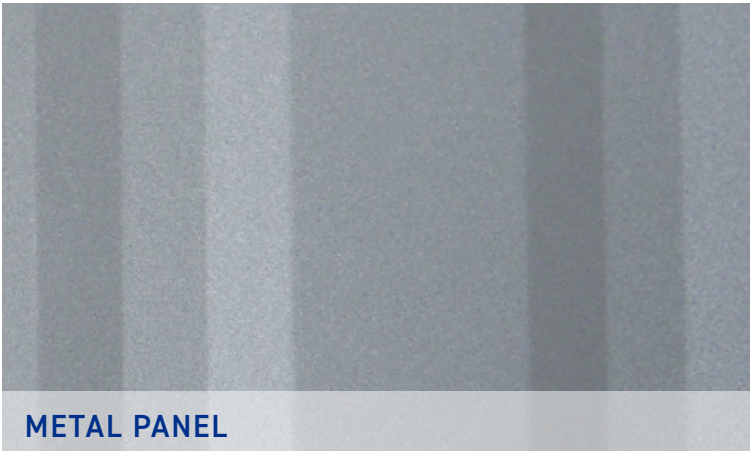
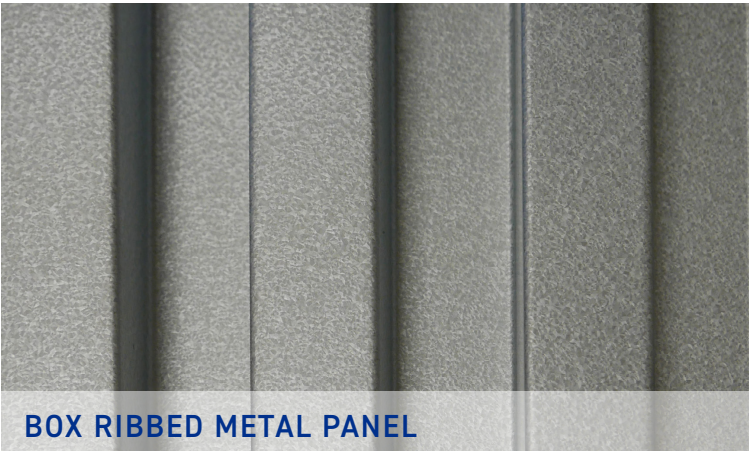
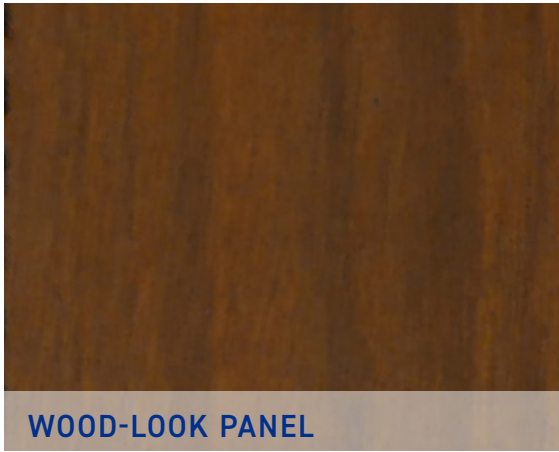


METAL PANEL 1 AT VARYING ORIENTATIONS

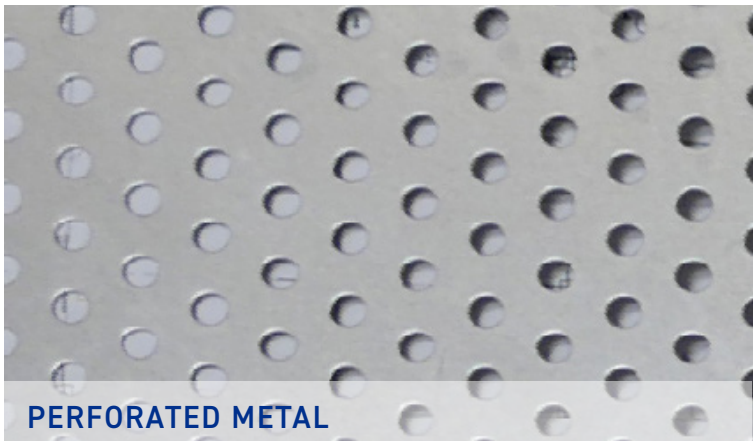


The material palette for the office building is **complementary to the palette of the existing Phase 1 parking garage** and **intentionally distinct** from the traditional appearance of the Lloyd District per approval comments for the parking garage.

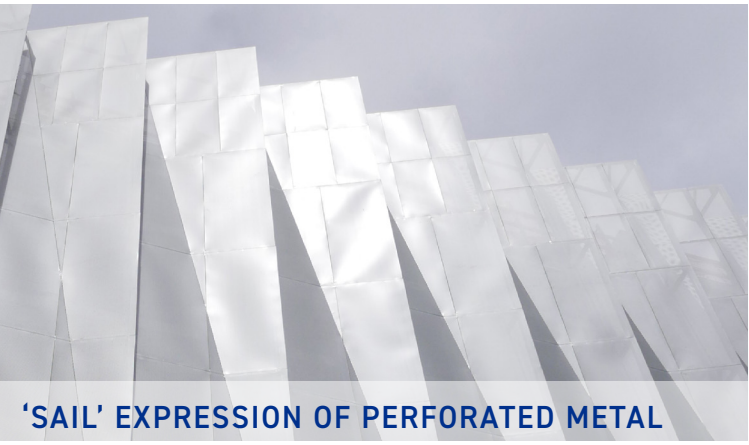
The garage is comprised of **silver and grey metal panels, wood-look and GFRC panels**.



OFFICE BUILDING MATERIALS



PARKING GARAGE MATERIALS





4FT SETBACK FROM PROPERTY DEDICATION LINE -  
**89.0 % OF THE LENGTH OF STREET LOT LINE**

BUILDING LINE EXTENDED ALONG STREET LOT LINE -  
**83.0 % OF THE LENGTH**

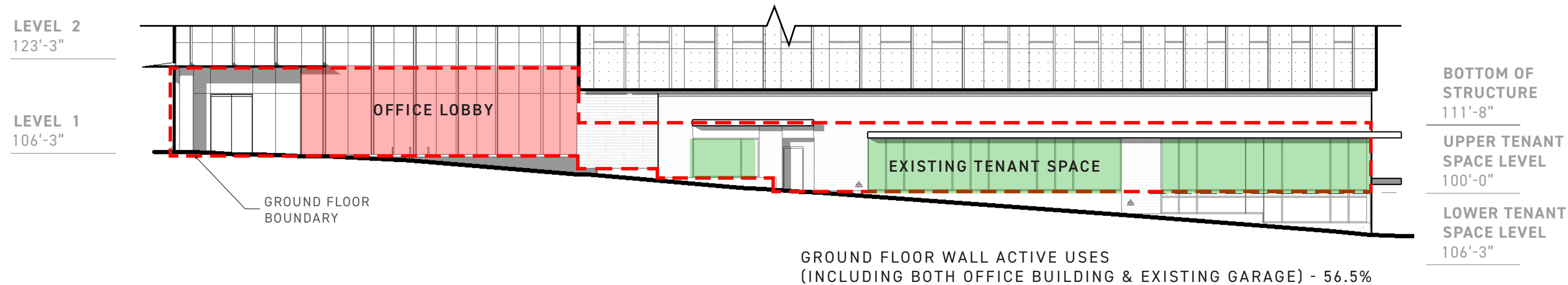
BUILDING LINE EXTENDED ALONG STREET LOT LINE -  
**93.8 % OF THE LENGTH**

SET BACK AT LEAST 6FT - **89.0** % OF THE LENGTH OF  
STREET LOT LINE

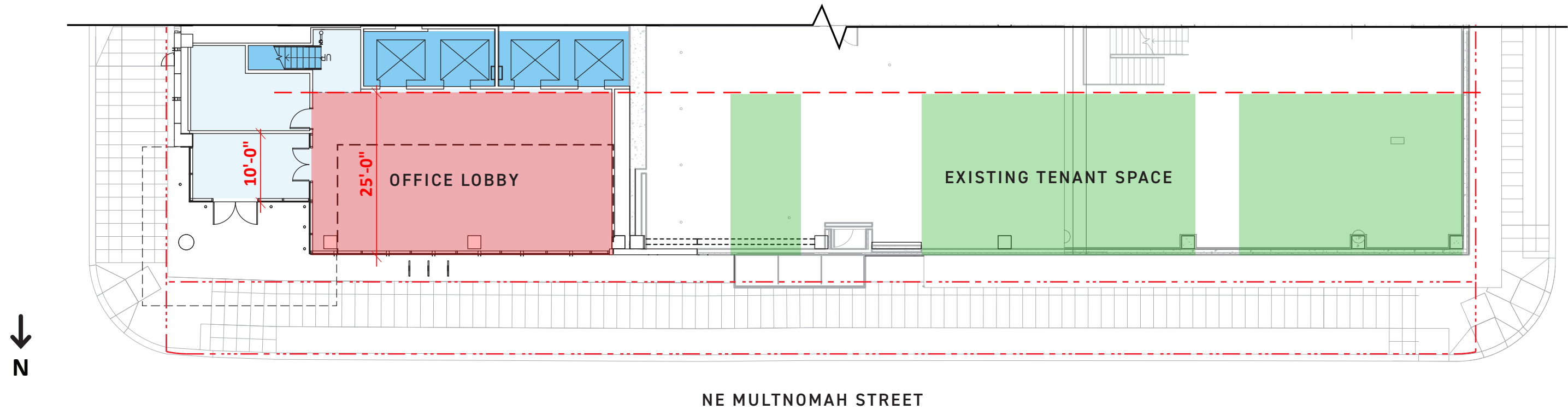
- 
- The site plan illustrates a rectangular building footprint situated between NE Multnomah St. to the north and NE Holladay St. to the south. The building's interior includes a 'LOBBY' area at the top right, an 'ENTRY' point, and a 'LOADING' dock. A red dashed line delineates the 'PROPERTY DEDICATION LINE'. To the west of this line, along NE 1st Ave., there are green-shaded areas labeled 'EXISTING STREET TREE' and 'LANDSCAPED AREA'. To the east, along NE 2nd Ave., there is a blue-shaded area labeled '12FT WIDE OR MORE SETBACK AREA'. Dimensions such as '4'-0"', '6'-0"', and '30'' are indicated for various setbacks and widths. A note 'CANOPY, TYPICAL' points to a tree symbol near the northwest corner.



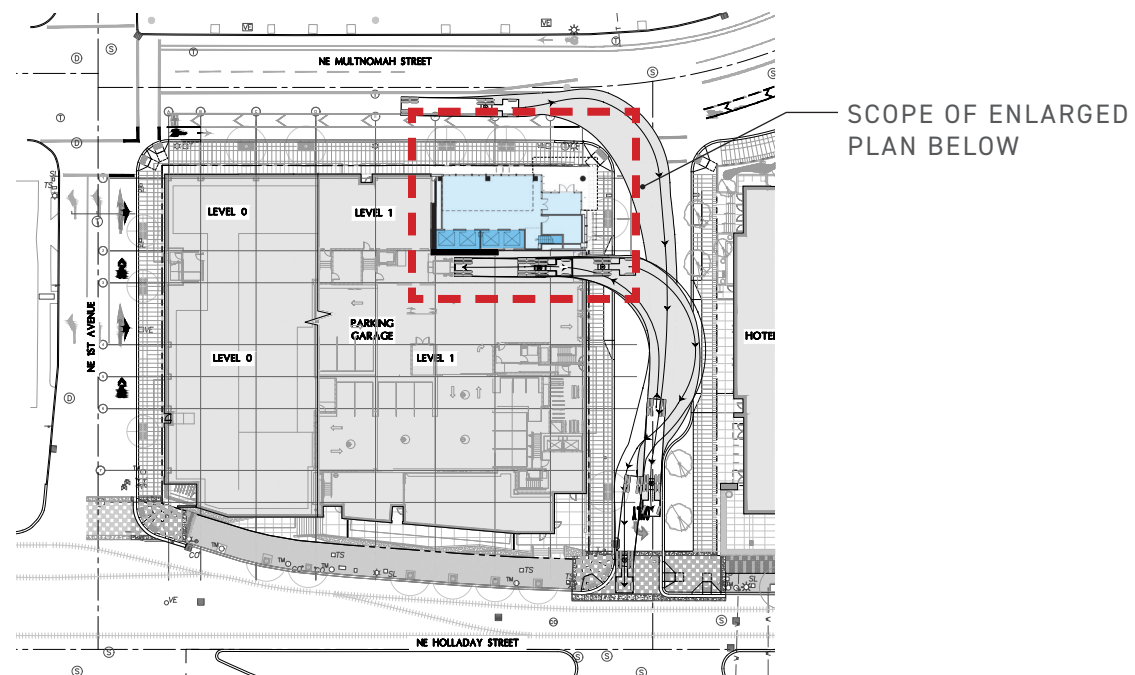
**NORTH ELEVATION**  
GROUND LEVEL



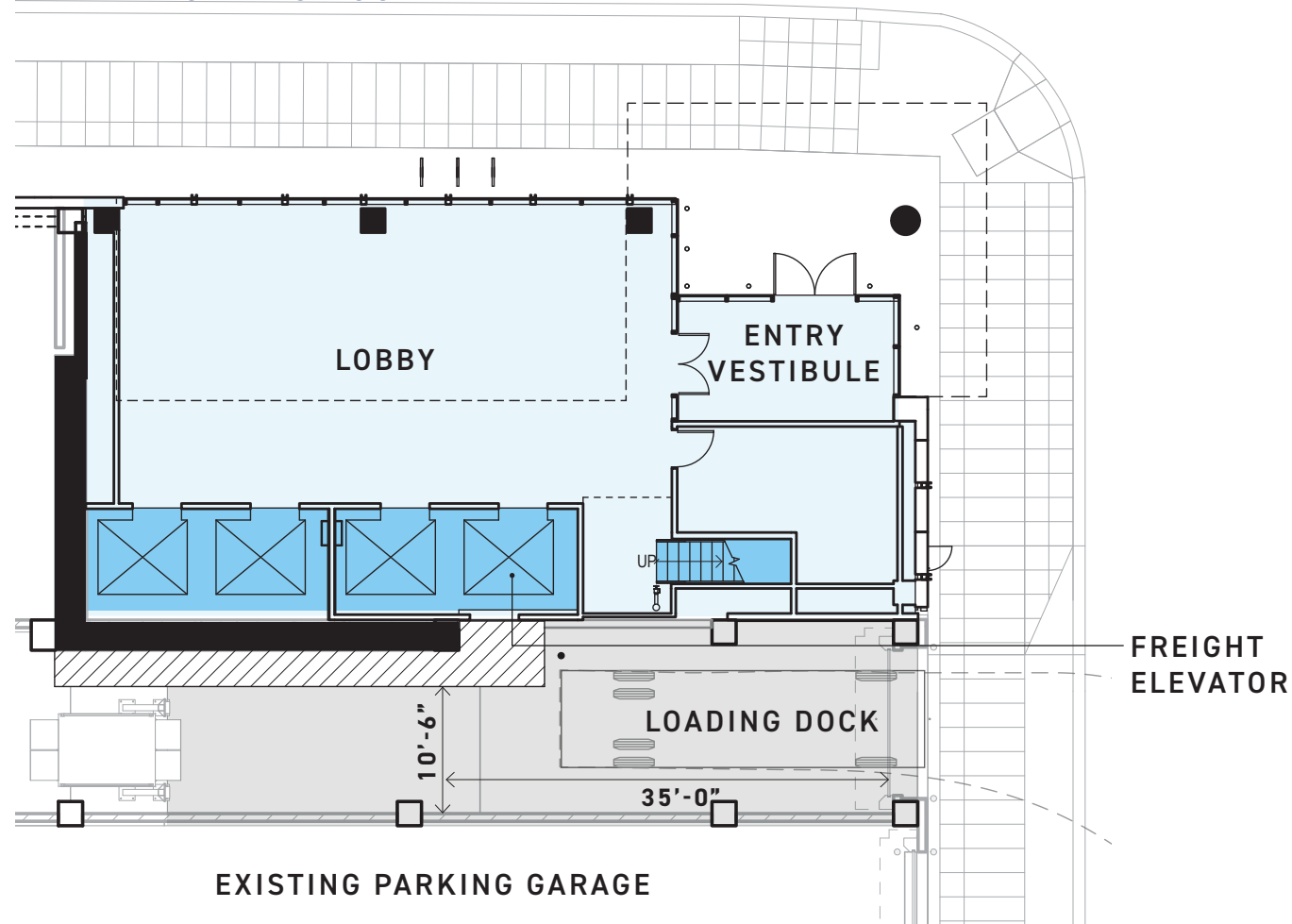
**FLOOR PLAN**  
ALONG NE MULTNOMAH STREET





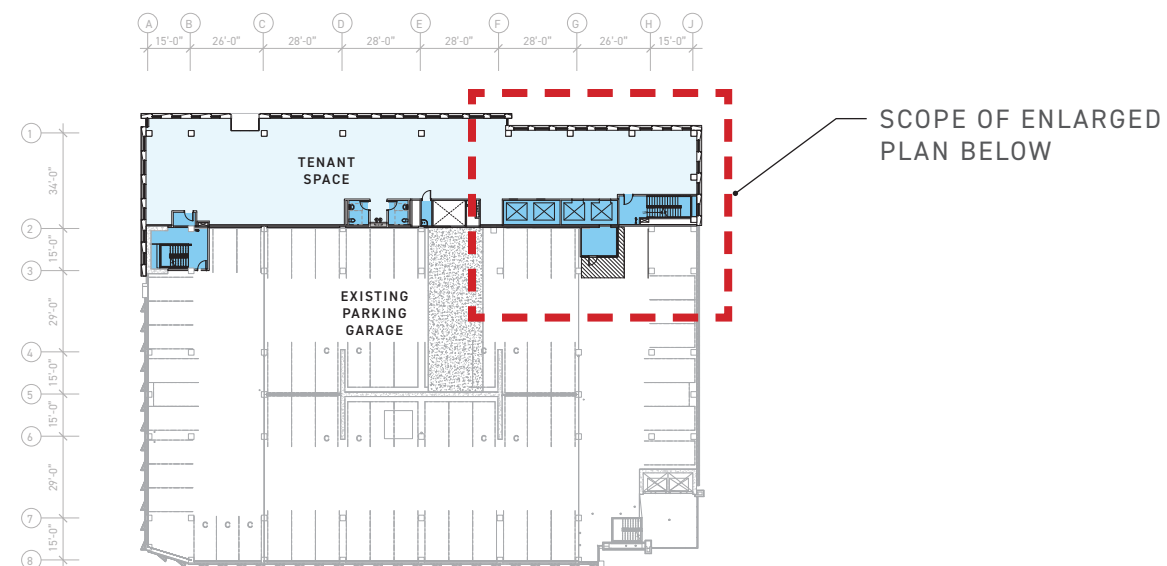


## LEVEL 1 LOADING DOCK

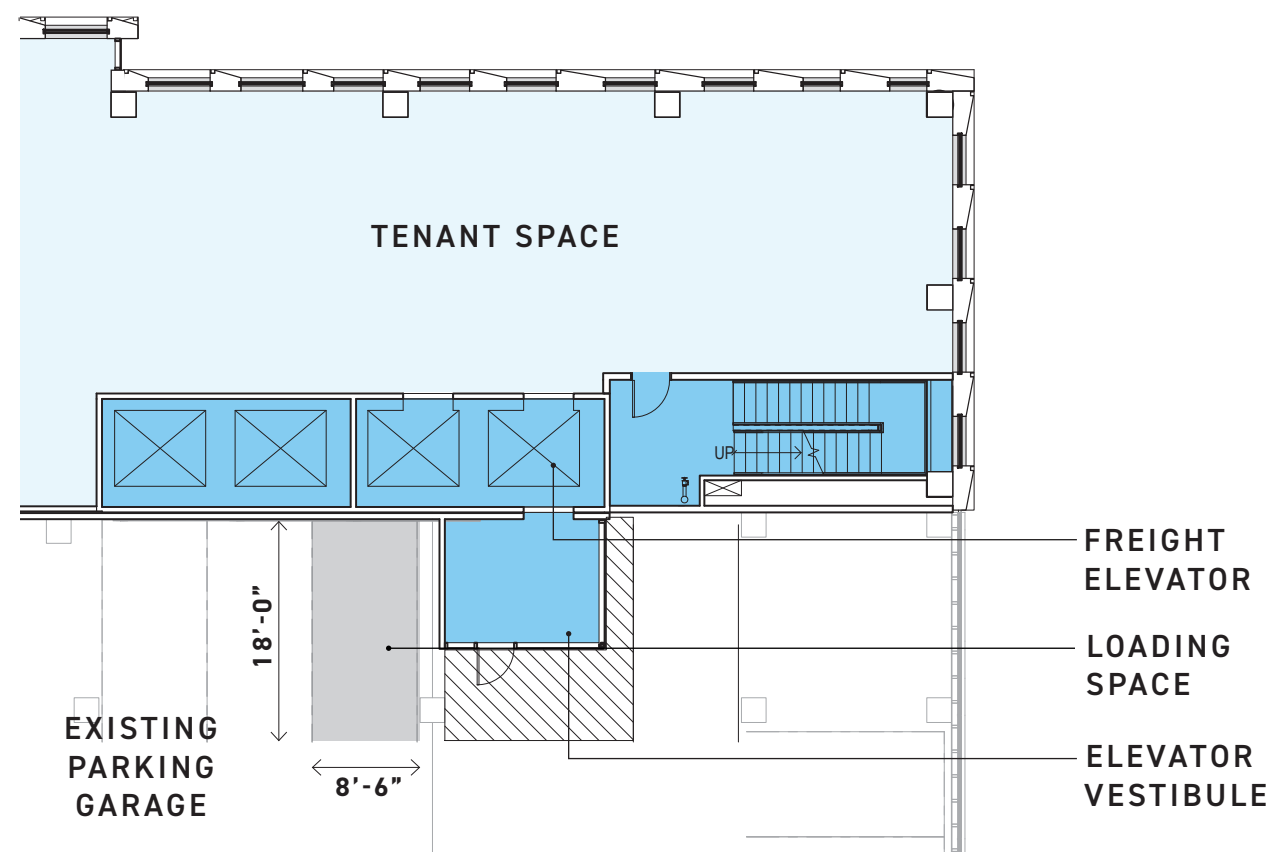


## FULL SIZE LOADING AREA - LEVEL 1

### MODIFICATION 3 33.266.310 LOADING STANDARDS



## GARAGE LEVEL 5 / OFFICE LEVEL 3 LOADING SPACE



## MODIFIED LOADING AREA - GARAGE LEVEL 5 / OFFICE LEVEL 3

\*Refer to page 19 of 'Project Information & Narrative' for more information.

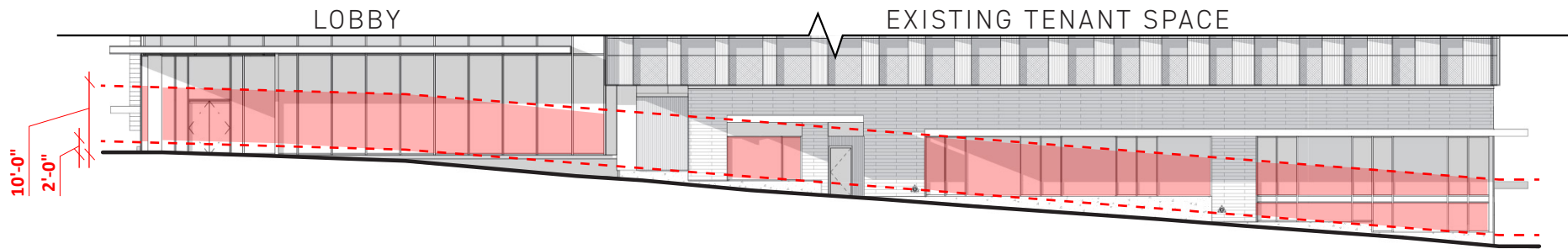
GROUND FLOOR WINDOWS STANDARDS

- 1. Ground floor windows must be windows that allow views into work areas or lobbies, or be windows in pedestrian entrances.
- 2. Windows into bicycle parking areas are allowed to qualify for up to 25 percent of the ground floor windows coverage requirement.
- 3. All other ground level facades that face a street lot line, sidewalk, plaza, or other publicly accessible open area or right-of-way must have windows that cover at least 40 percent of the ground level wall area.
- 4. For the purposes of this standard, ground level wall area includes all exterior wall area from 2 feet to 10 feet above the finished grade.

\* Window percentages indicated include the parking garage.

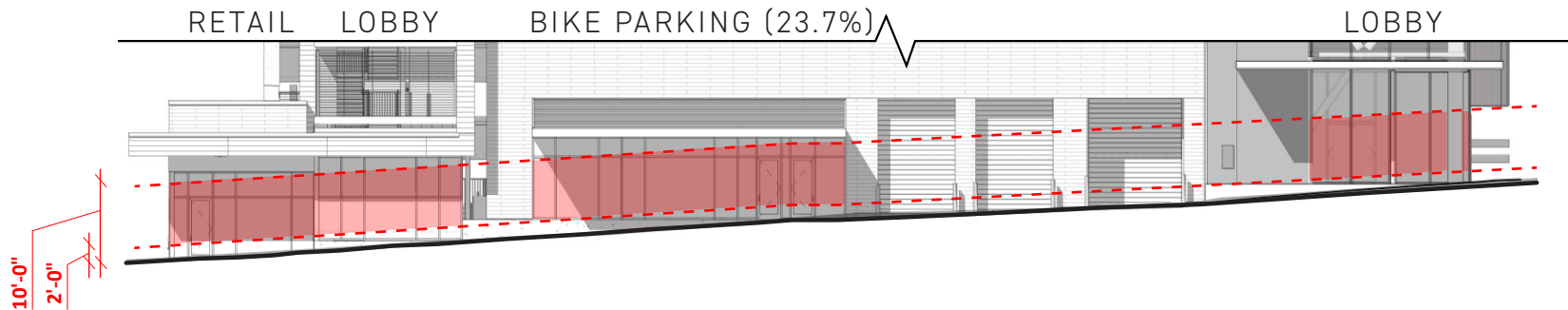
NORTH FACADE - IN COMPLIANCE

72.6 % OF WALL AREA\*



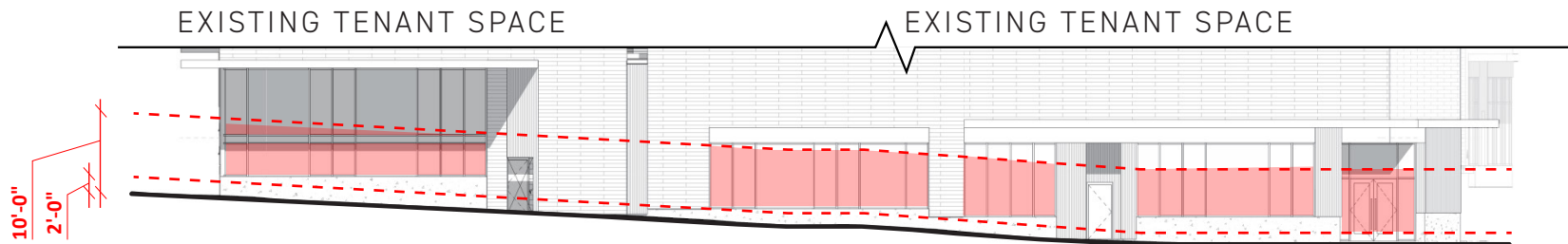
EAST FACADE - IN COMPLIANCE

56.2 % OF WALL AREA\*



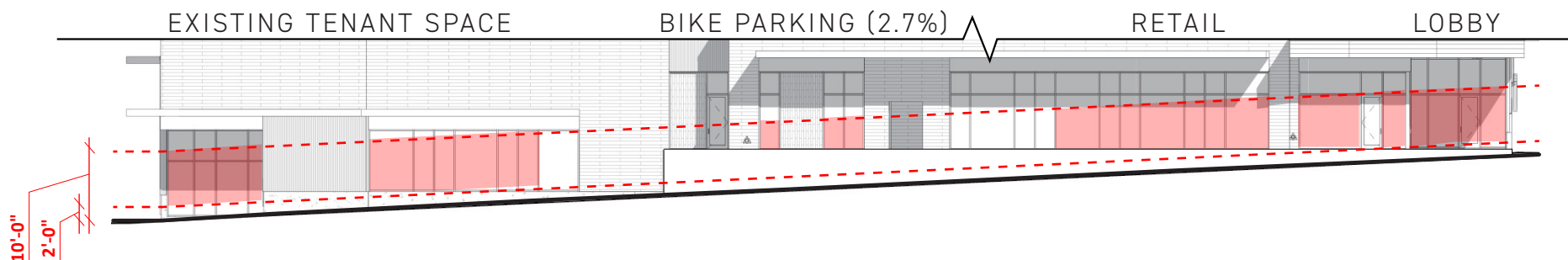
WEST FACADE - IN COMPLIANCE

57.3 % OF WALL AREA\*



SOUTH FACADE - IN COMPLIANCE

49.4 % OF WALL AREA\*



\*\*Refer to page 20 of 'Project Information & Narrative' for more information.

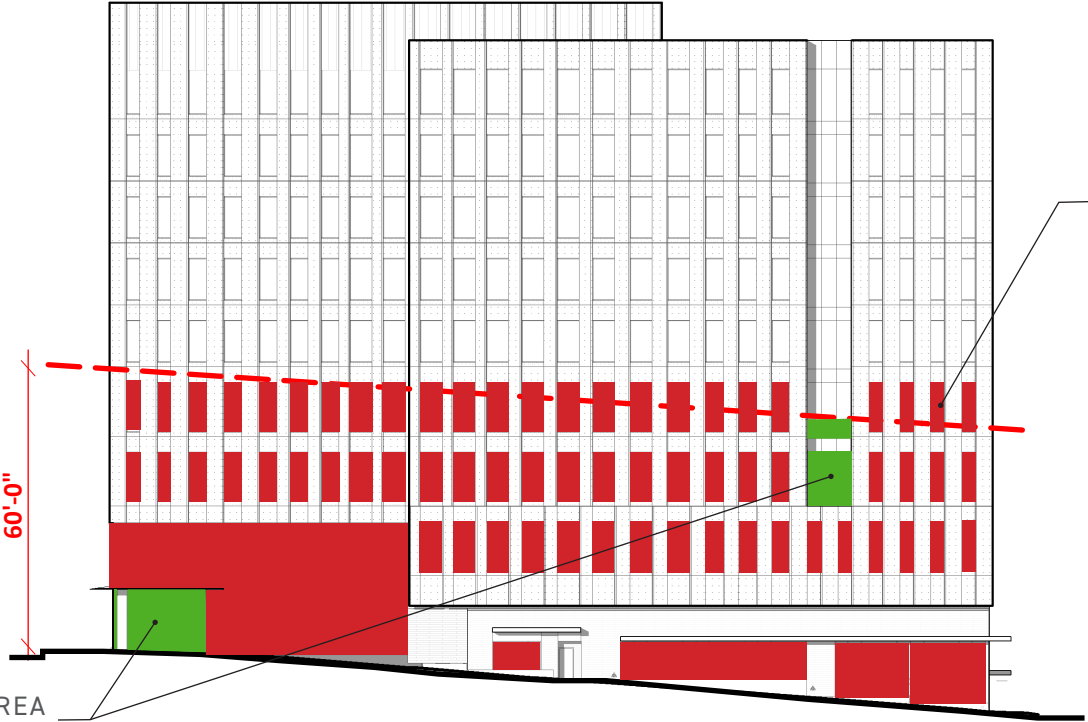


GLAZING TREATMENT STANDARDS

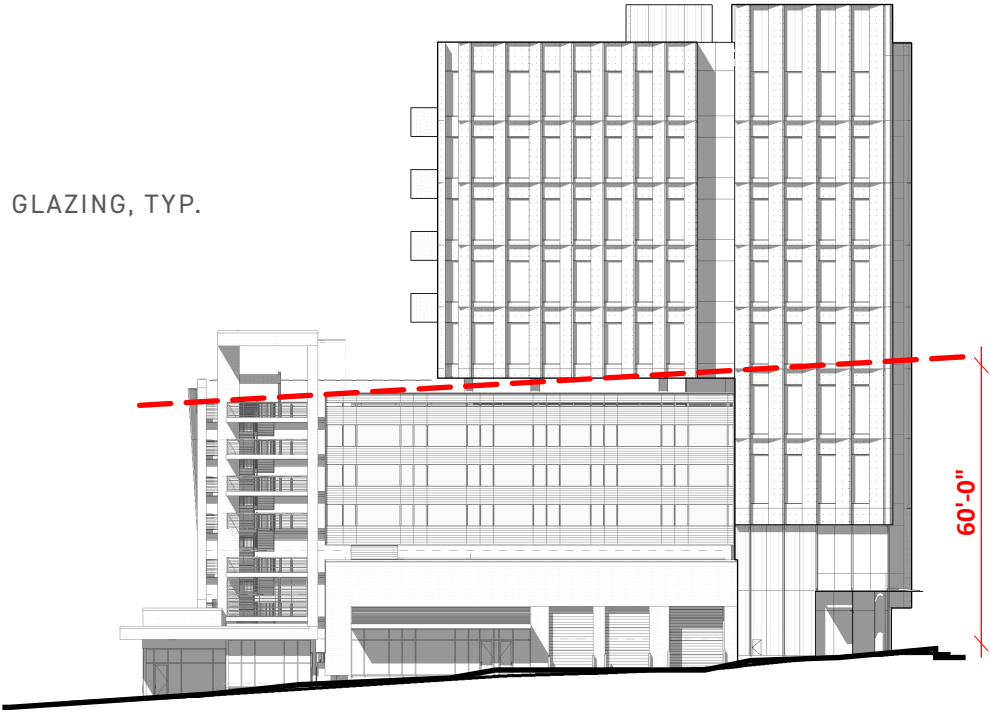
- 1. Analysis has shown that the highest risk for birds is the first 60' above ground and glazing that is adjacent to green roofs.
- 2. On building elevations with less than 30% glazing, no glazing treatment is required.
- 3. On building elevations with greater than 30% glazing, glazing treatment is required.
- 4. On elevations requiring treatment, a maximum of 10% of glazing area can be untreated.

\* Glazing percentages indicated include the parking garage.

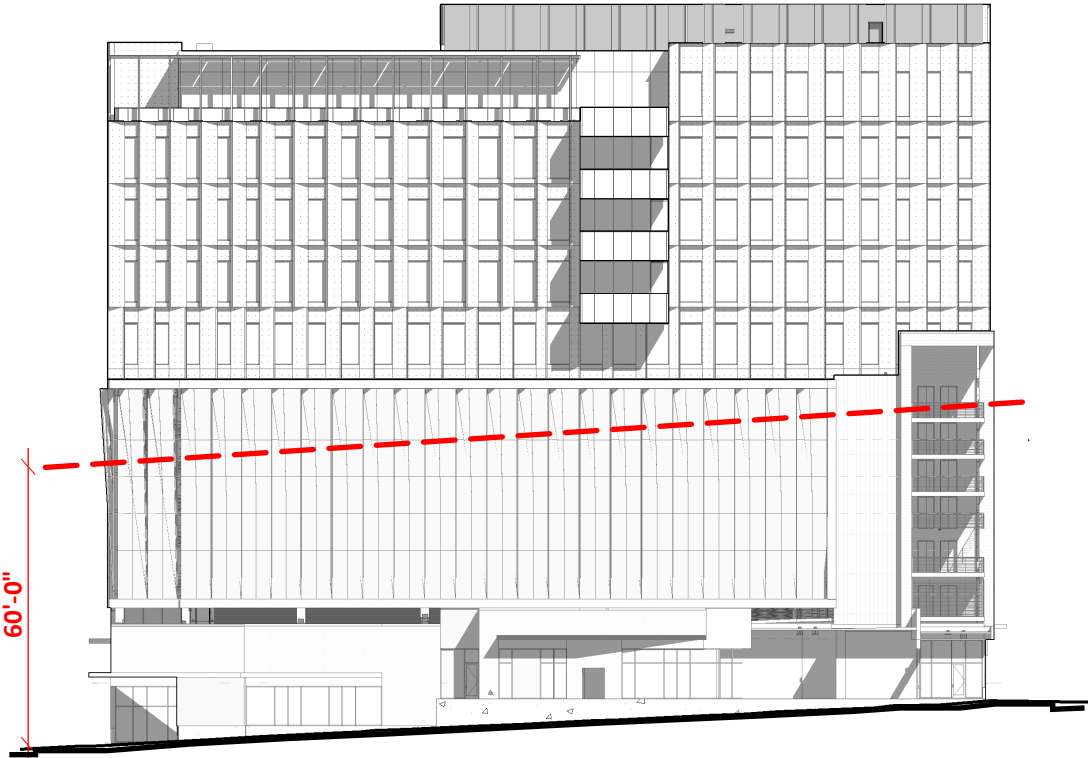
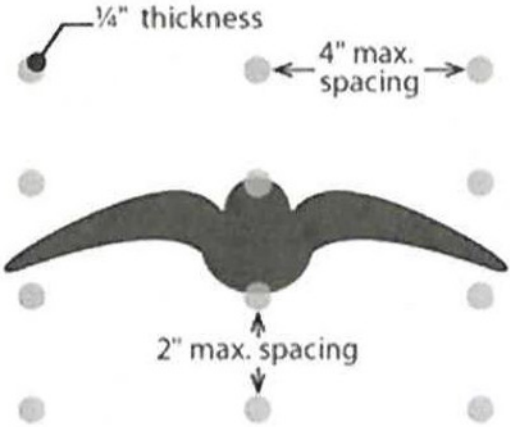
UNTREATED AREA  
AS BIRD-SAFE GLAZING  
(7.2% OF GLAZING AREA)



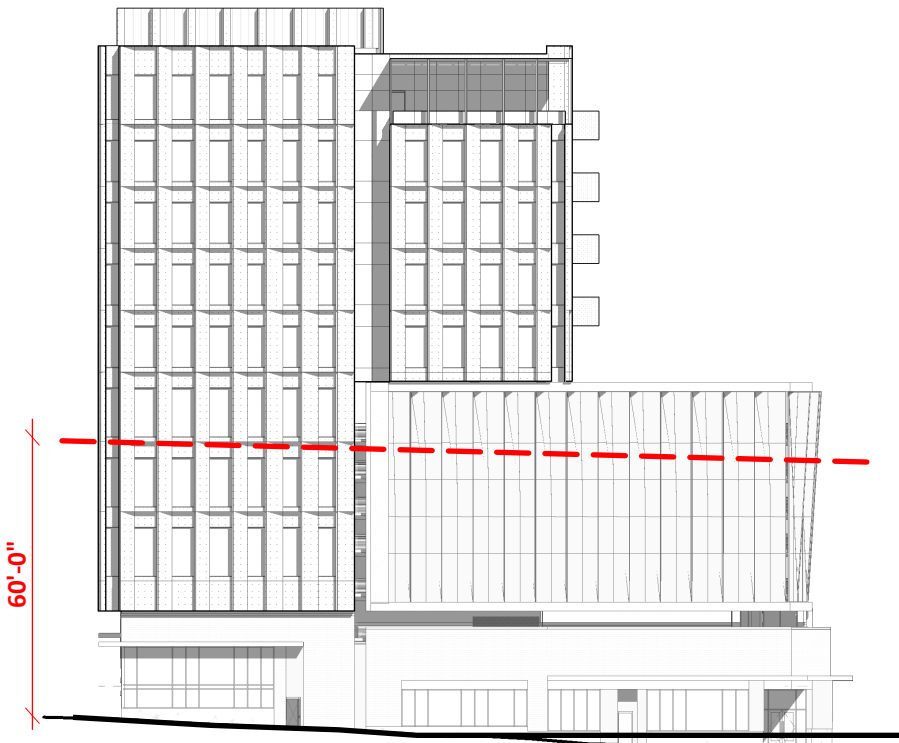
**NORTH FACADE - REQUIRED**  
GLAZING BELOW 60' - 42.6 % OF WALL AREA\*



**EAST FACADE - NOT REQUIRED**  
GLAZING BELOW 60' - 18.6 % OF WALL AREA\*



**SOUTH FACADE - NOT REQUIRED**  
GLAZING BELOW 60' - 10.4 % OF WALL AREA\*

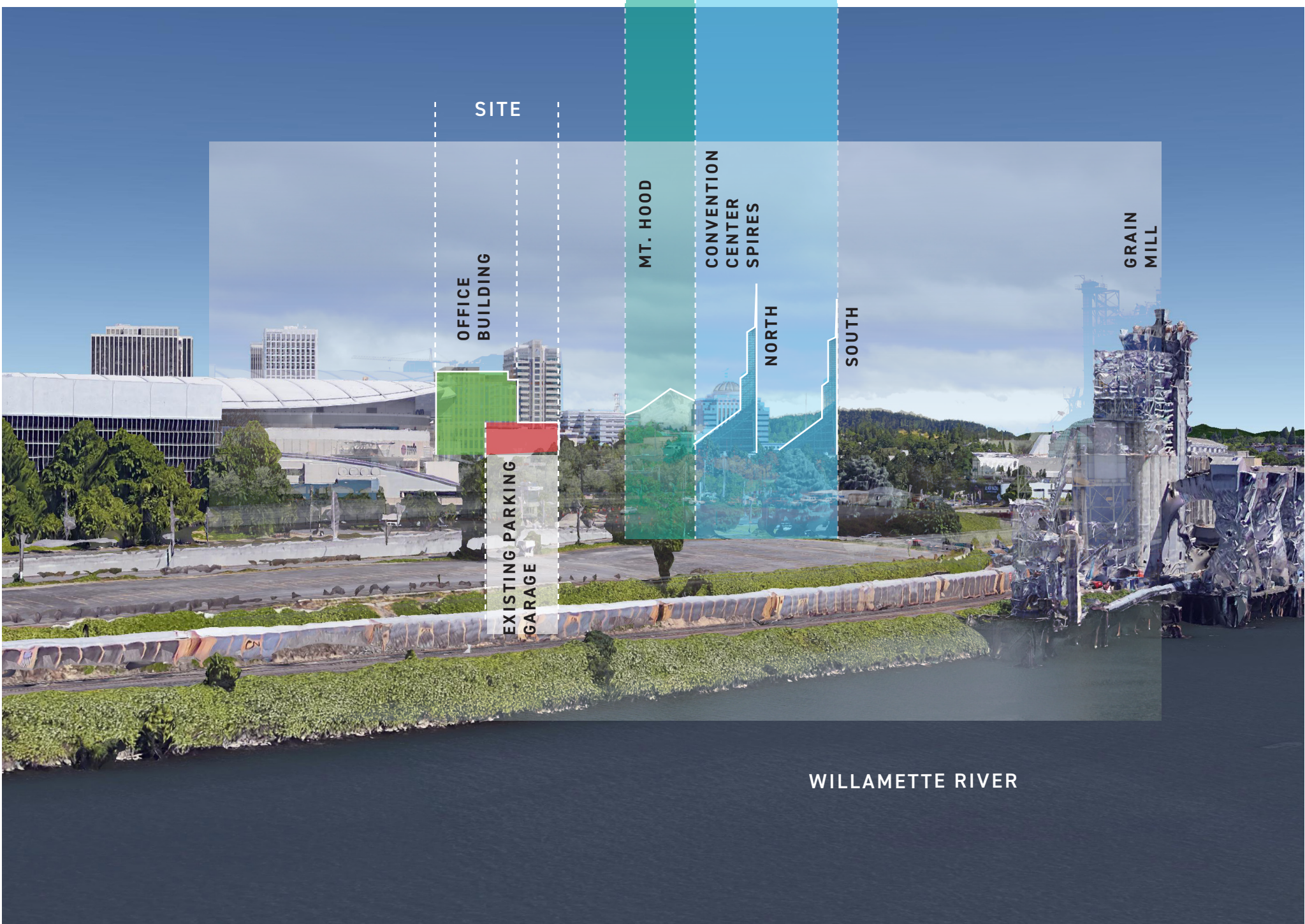


**WEST FACADE - NOT REQUIRED**  
GLAZING BELOW 60' - 15.8 % OF WALL AREA\*



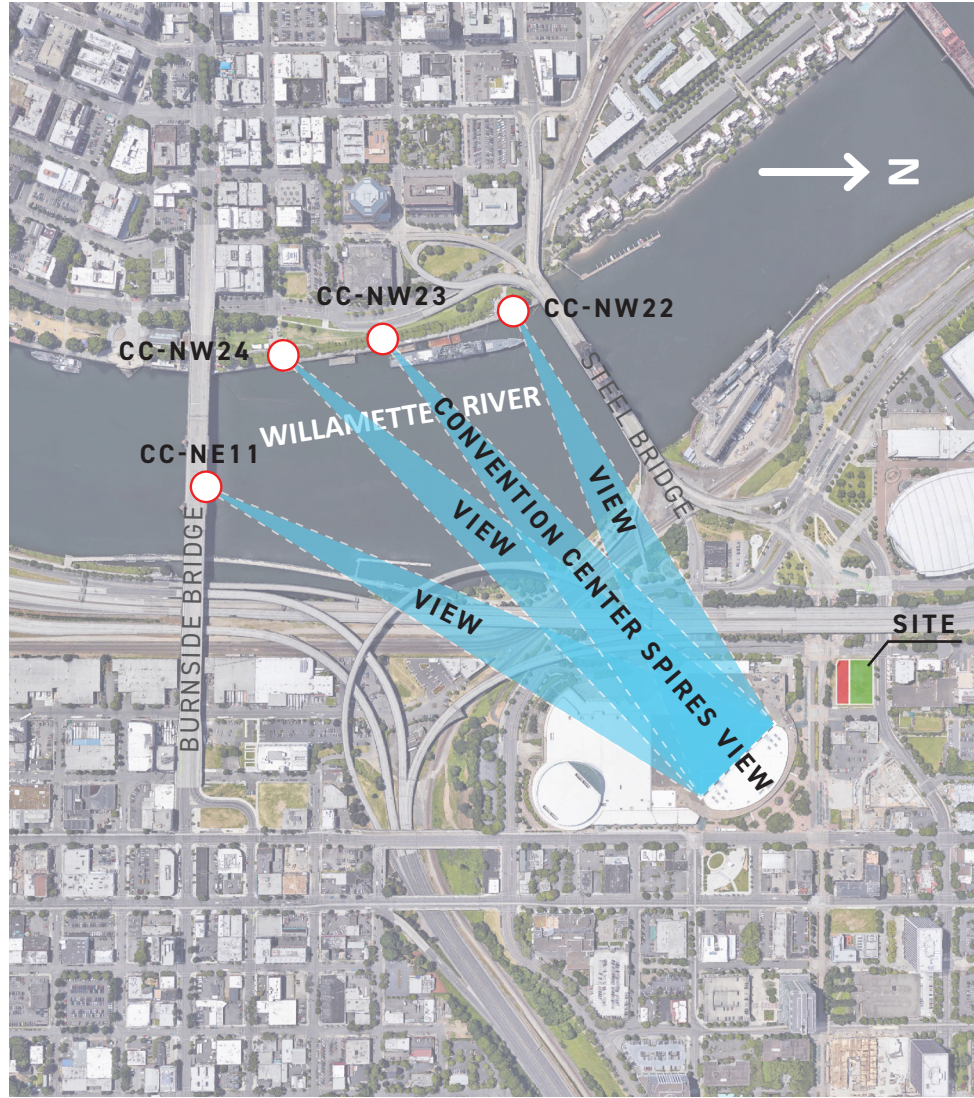


**AERIAL VIEW**

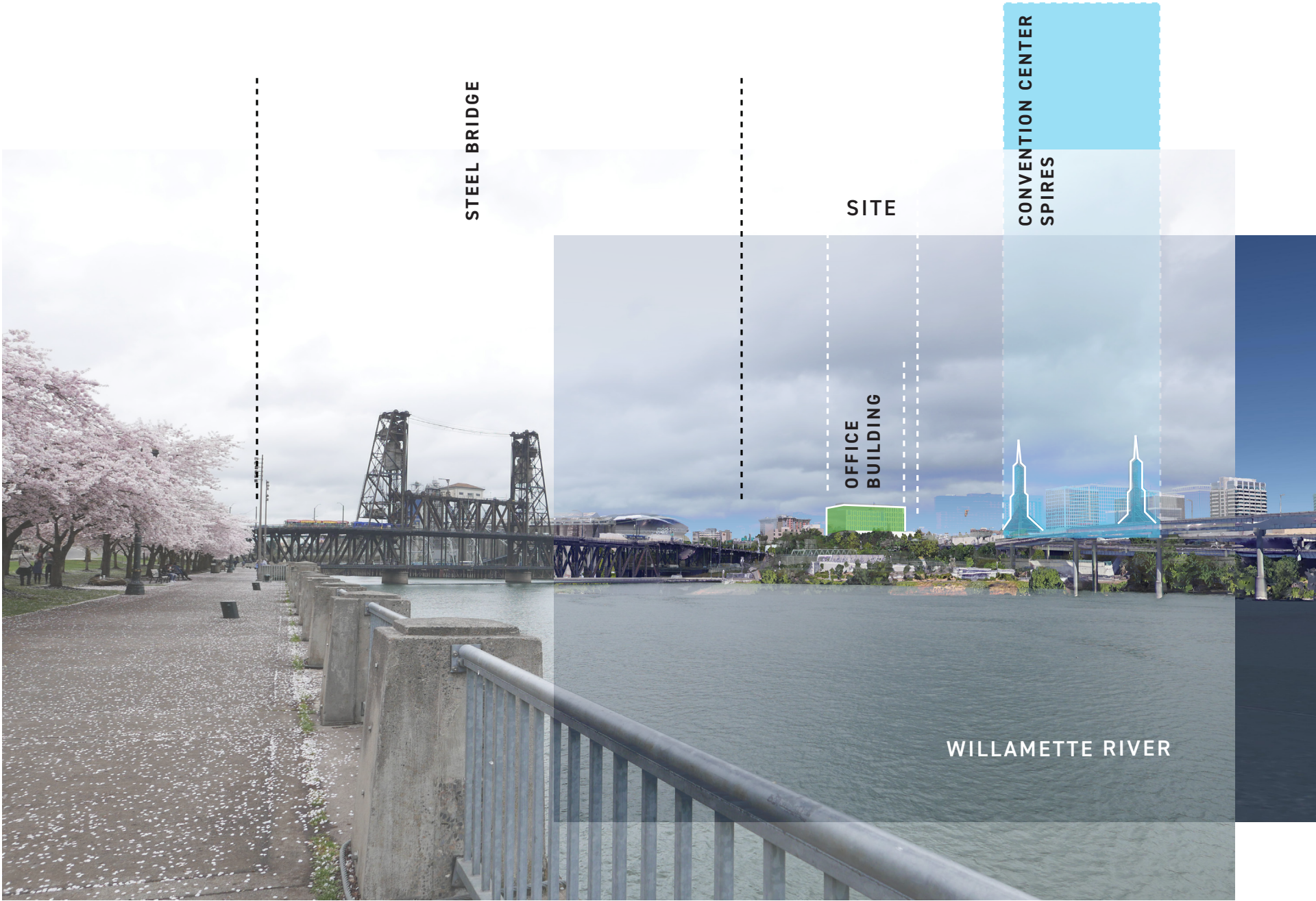


**VIEW FROM BROADWAY BRIDGE CC-NW 14**  
OFFICE BUILDING MASSING DOES NOT IMPACT SCENIC VIEW



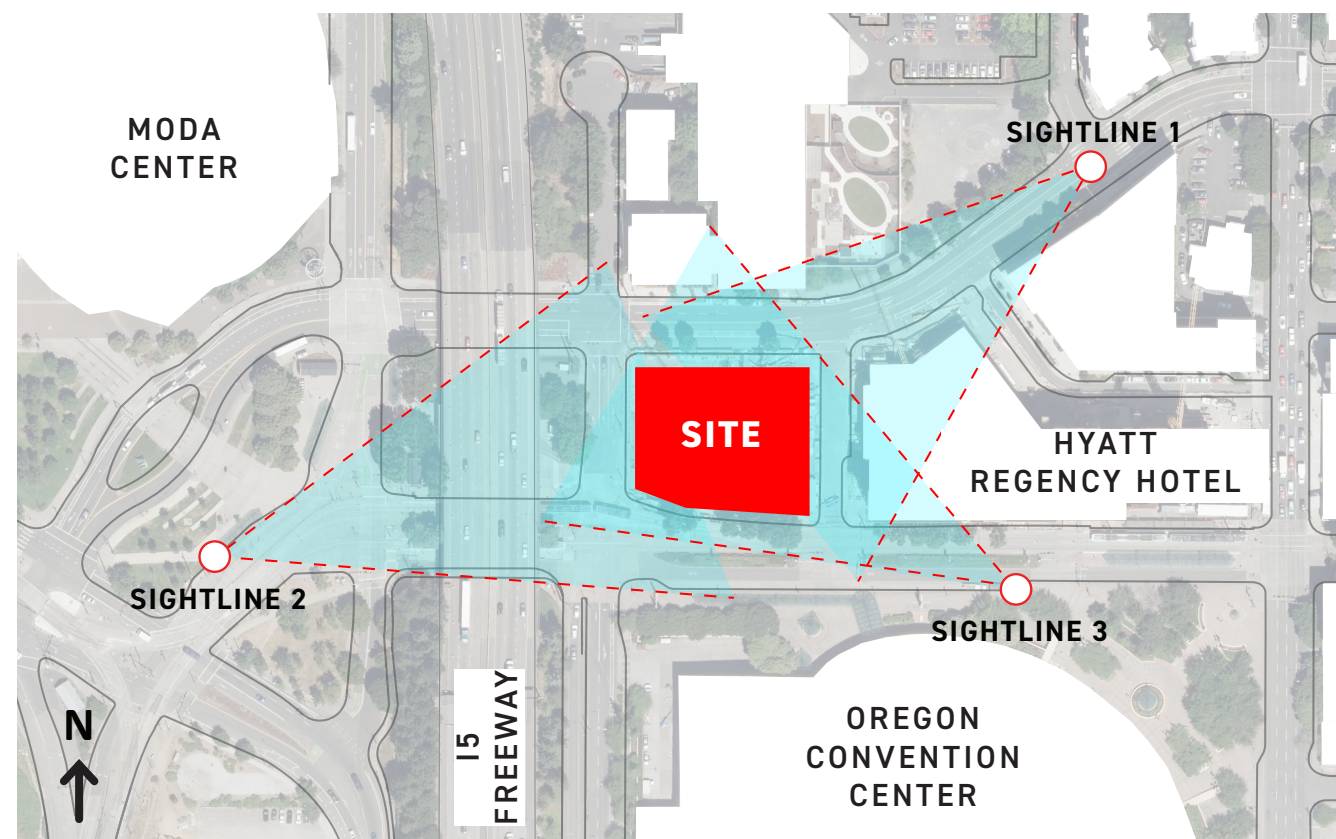


**AERIAL VIEW**



**VIEW FROM GREENWAY TRAIL CC-NW24**  
OFFICE BUILDING MASSING DOES NOT IMPACT SCENIC VIEW





**SITE PLAN**



**SIGHTLINE 1 - LOOKING WEST FROM NE MULTNOMAH STREET**



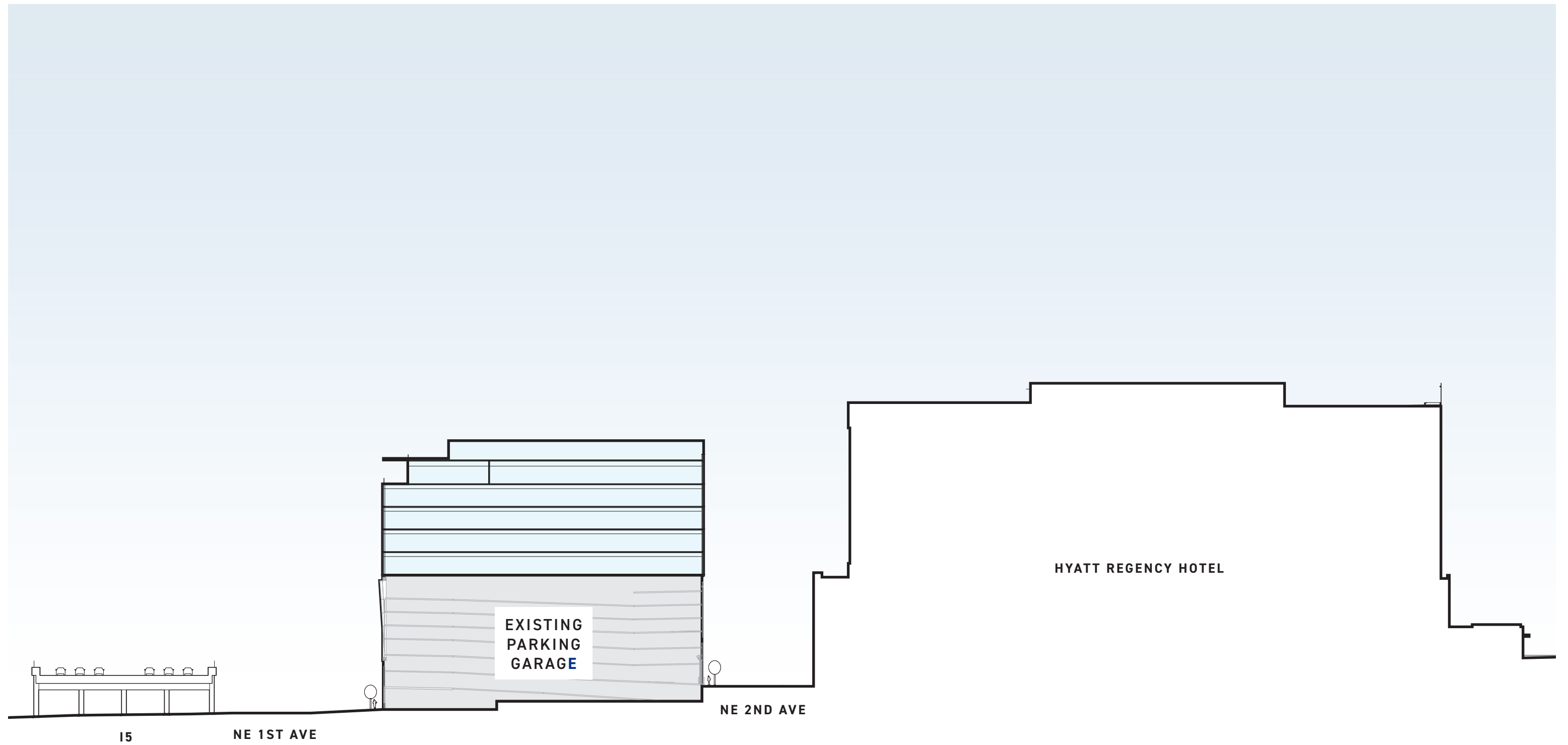
**SIGHTLINE 2 - LOOKING EAST FROM MAX ROSE QUARTER STATION**



**SIGHTLINE 3 - LOOKING WEST FROM NE HOLLADAY STREET**

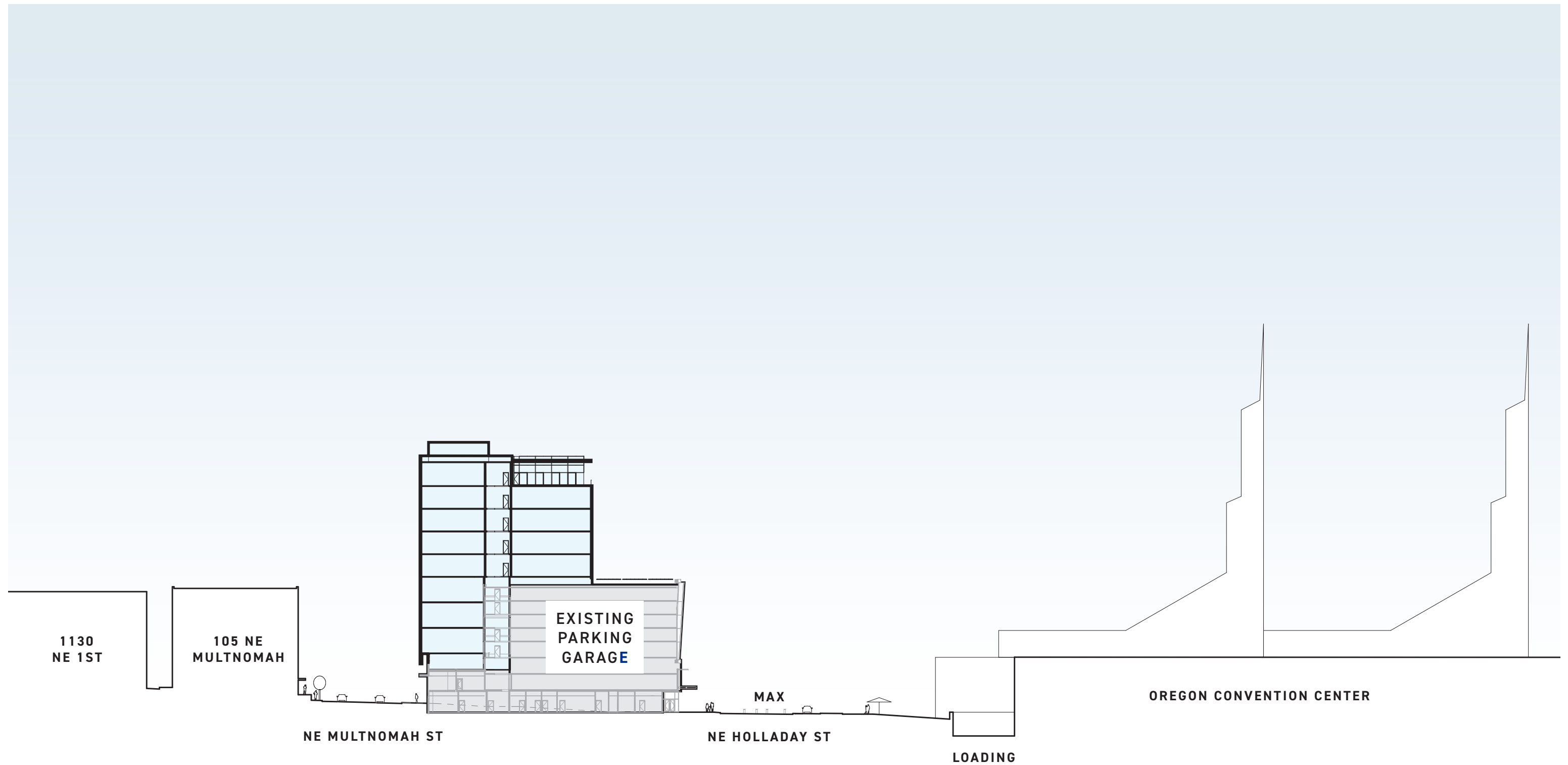
## SIGHTLINES





**SITE CONTEXT SECTION EAST - WEST**





**SITE CONTEXT SECTION** NORTH - SOUTH