DAR #2 CONCEPT DESIGN STUDIES

FLATWORKS OFFICE BUILDING

PORTLAND, OR

STURGEON DEVELOPMENT PARTNERS

MAY 18, 2020

DAR #1

Option A

Option A alt

Option B

Option C

Option D

(client preferred option)

Option D alt

tva architects inc

STURGEON DEVELOPMENT PARTNERS

234 SE GRAND AVENUE - DAR #1

DESIGN ADVICE REQUEST

EA-20-106146 DA

02.24.2020

tva
architects inc

DAR #1 Summary

DAR #1 The following is a summary of the HLM commissions review comments from our February 24,2020 presentation

1. Look at design and material selections to enhance compatibility
2. Look at Grand Belmont building at 7 stories designed to be more compatible less differentiated from the district
3. Commissioners felt the overall size could be addressed without reduction in the overall height through compositional changes in massing
4. Look at volumetric shifts that better respond to smaller scale context
5. Look to break down the scale and massing
6. Look at breaking the base of the building into final grain elements that reflect the composition of the upper body of the building to reduce scale
7. Look at asymmetrical massing options that visually break the scale from a monumental singular composition into finer scaled elements
8. Reduce the height and scale of the base which currently looks like the base to support a large tower.
9. Look at precedent building in the district like the Weatherly and US Laundry for examples of vertical grouping of windows vs what is currently viewed as curtain wall
10. Look at stronger expression of the building top
11. Commission supported setback of top floor to reduce overall scale as viewed from the street level
12. Commission appreciated degree of ground floor activation along Grand
13. Building should not feel like a glass building.
14. Commission appreciated efforts to express and expose CLT structure
15. Commission recommended looking at US Laundry Building as example of larger glazed bays within vertical masonry openings
16. Commission agreed that traditional brick carefully detailed would be more compatible with district.
17. We all agreed that the building should express a hight level of craftsmanship in it detailing and construction.

234 SE GRAND AVENUE - DAR #2

DESIGN ADVICE REQUEST

EA-20-128167 DA

05.18.2020

tva
architects inc

Table of Contents

Project Team

Developer

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Structural Engineer

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Landscape Architect

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MEP

Design-Build

Zoning Summary

PROJECT LOCATION

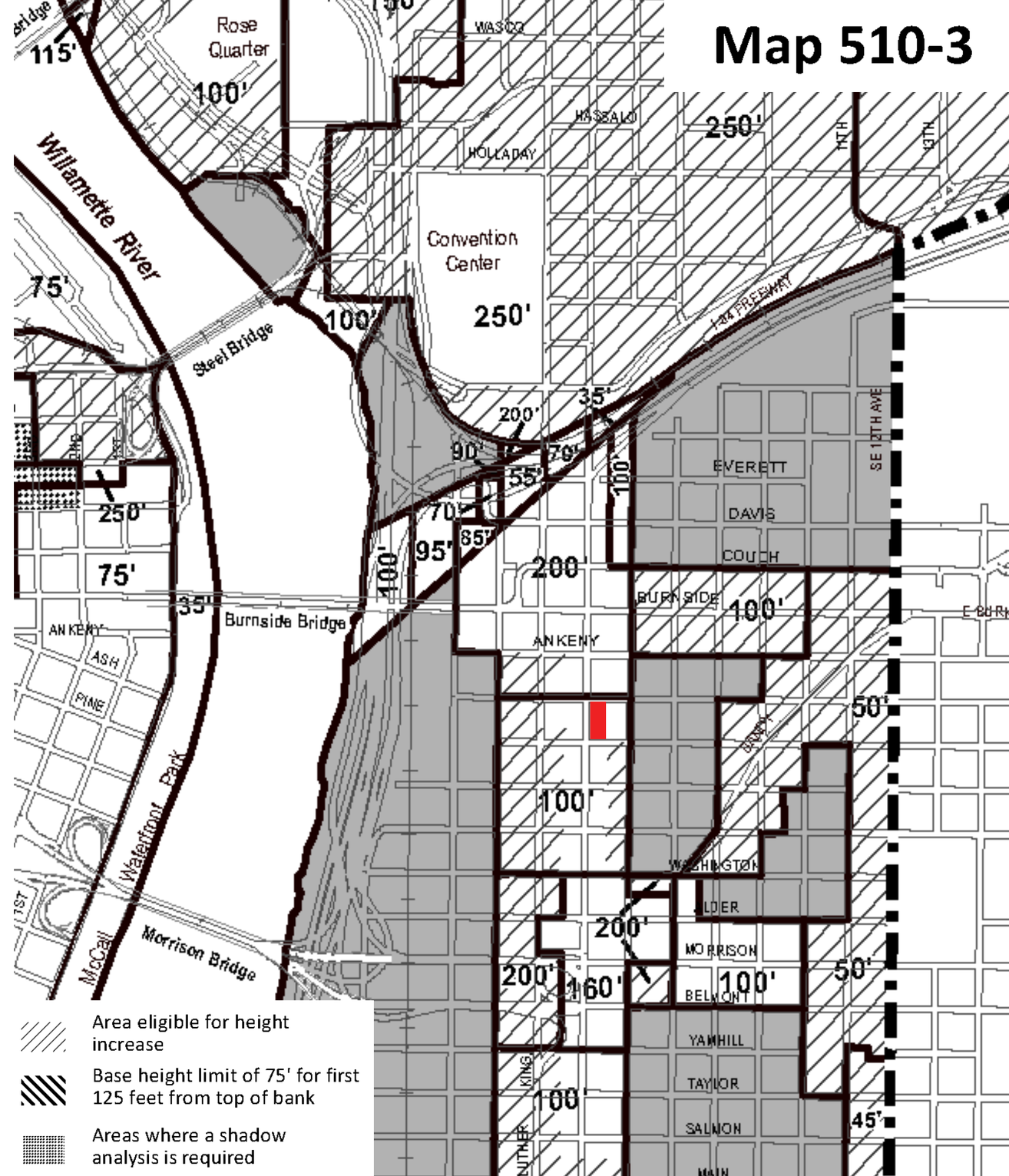
Address:	234-236 SE Grand Avenue Portland, OR 97214
Property ID:	R150194
Tax Roll:	East Portland, Block 119, Lots 1-4

PROPERTY INFORMATION

Base Zone:	EX - Central Employment
Overlay Zone:	d - Design
Plan District:	CC - Central City
Historic District:	East Portland / Grand Avenue Historic District
Neighborhood:	Buckman Community Association
Elevation:	55ft (Approximate)

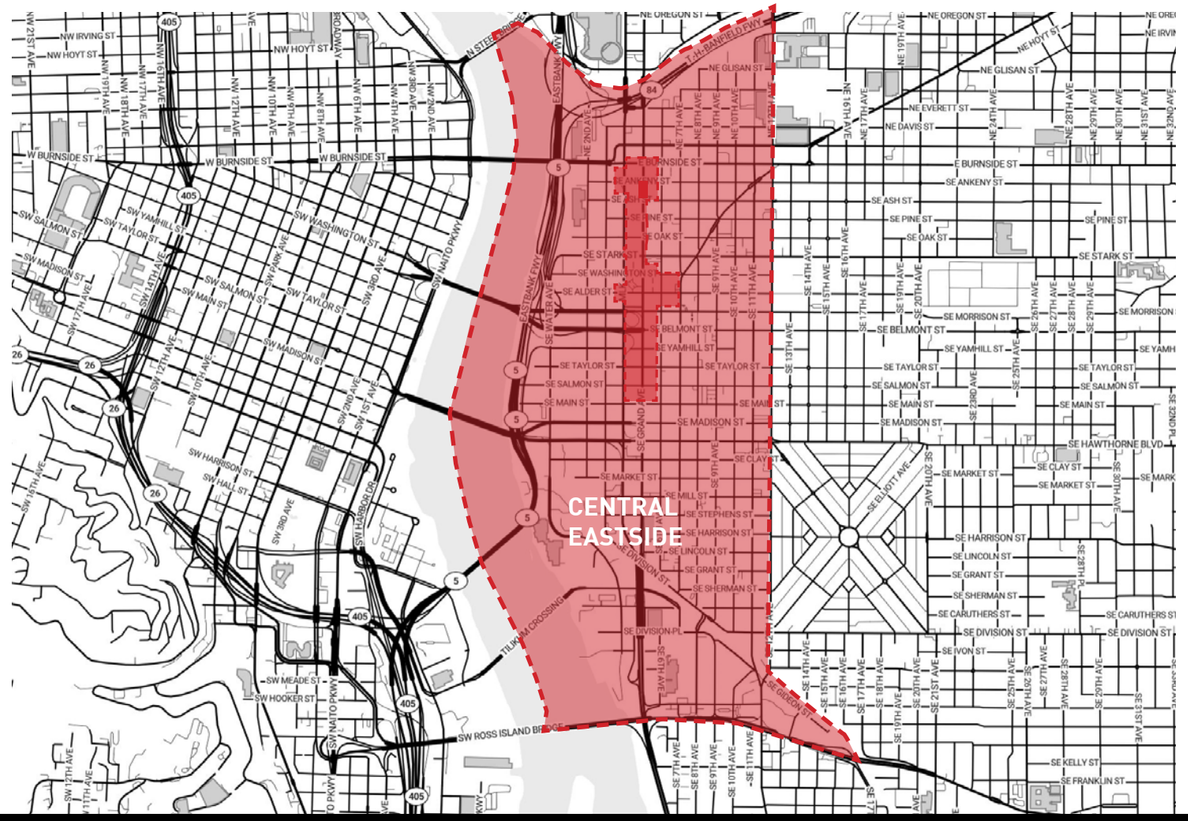
BASE ZONE DEVELOPMENT STANDARDS

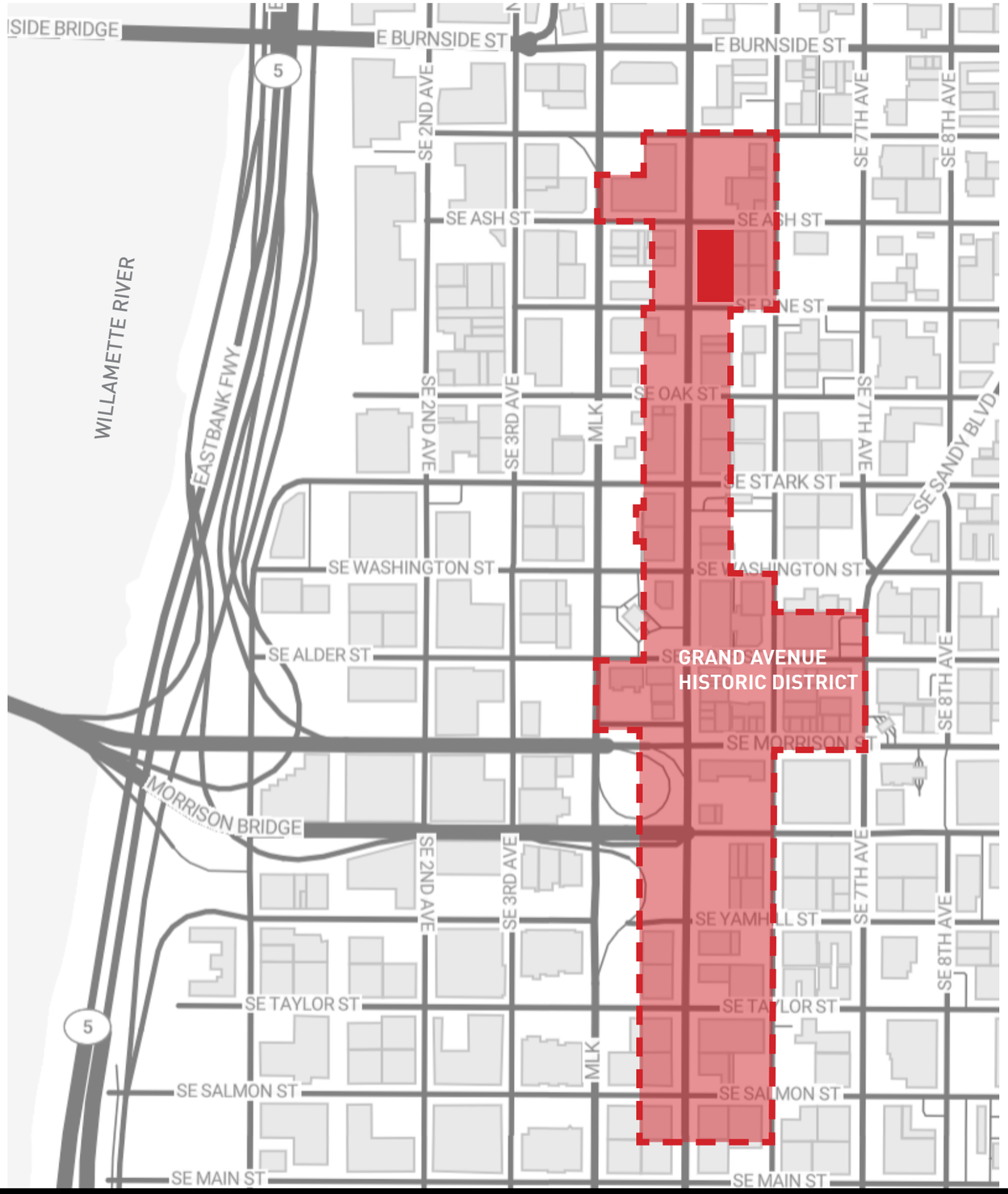
Site Area:	18,000sf
Height Limit (Base):	100'-0"
Height Limit (w/ Bonus):	n/a
FAR (Base):	6:1 (108,000sf)
FAR (Bonus):	3:1 (54,000sf) Paying into AHF
FAR (Total):	9:1 (162,000sf)
FAR Provided:	7.2:1 (129,972sf)
Required Building Lines:	No
Scenic View Corridor:	n/a
Floor Area Transfer Sector:	3
Shadow Study Required:	No
Ground Floor Windows:	60% Standard Applies Along NE Grand Ave
Ground Floor Active Use	Required
Bird-safe Exterior Glazing:	Required
Ecoroof:	Required
Green Building Certification:	Required
Parking Sector:	5
Car Parking Minimum:	n/a
Car Parking Maximum:	2.0 / 1,000sf of net building area Office or Retail Area
Car Parking Provided:	42
Short-term Bike Parking:	4 Required, 6 Provided
Long-term Bike Parking:	14 Required, 39 Provided

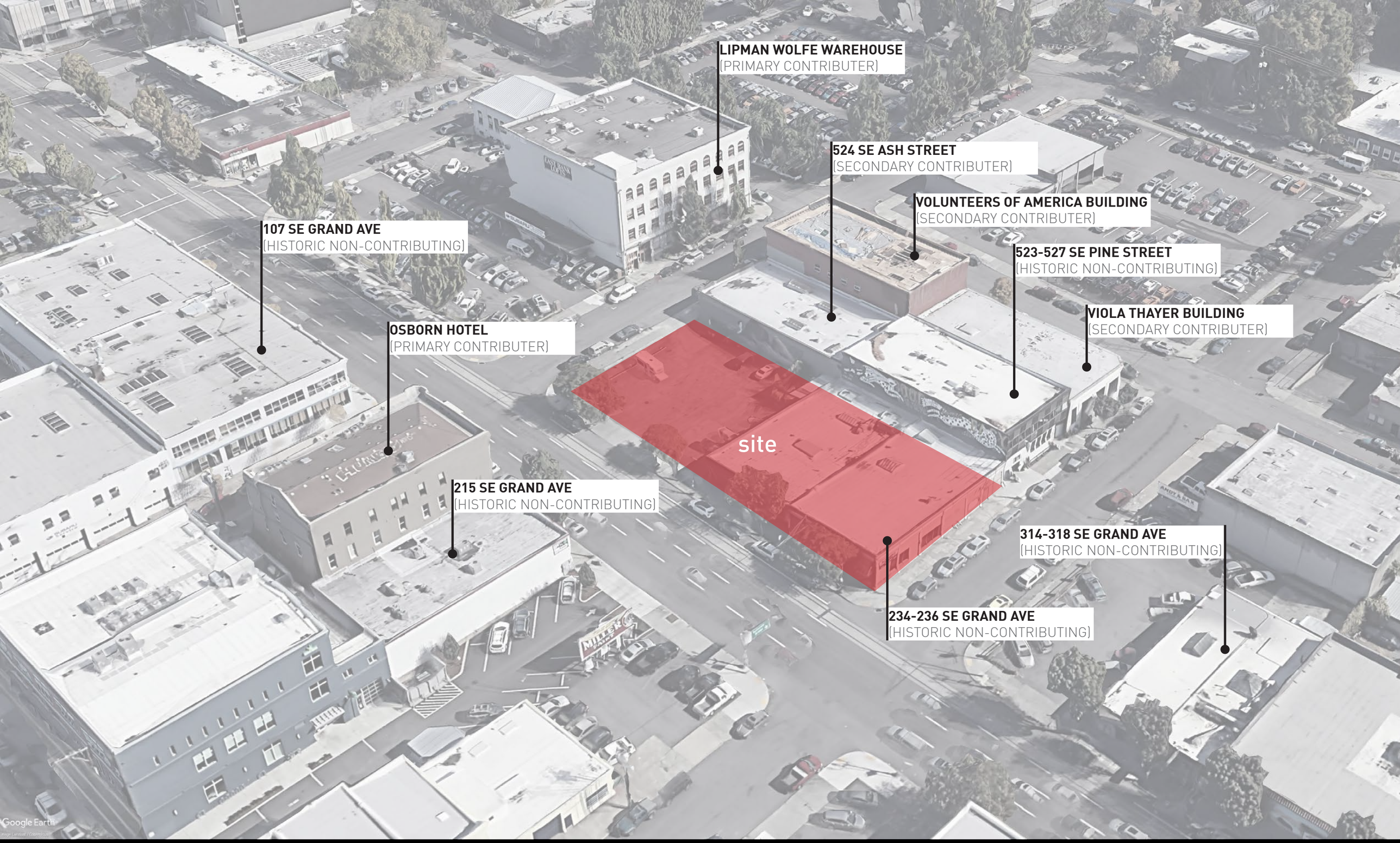


Grand Avenue Historic District

The project is located near the Northern end of the Grand Avenue Historic District Zone.







ENLARGED SITE VIEW

CONTRIBUTING BUILDING

PROJECT SITE

5. 400 SE GRAND AVE.

4. ORIENT LODGE

3. 639 SE MORRISON

2. CLIFFORD APARTMENTS

1. NEUSTADTER BUILDING

12. LIPMAN WOLFE WAREHOUSE

11. WEATHERLY BUILDING

10. LOGUS BLOCK

9. WEST'S BLOCK

8. 702 SE GRAND

7. GRAND BELMONT

6. US LAUNDRY BUILDING

CONTRIBUTING BUILDING

HISTORIC NON-CONTRIBUTING

NON-CONTRIBUTING

PROJECT SITE


107 SE GRAND AVE


OSBORN HOTEL

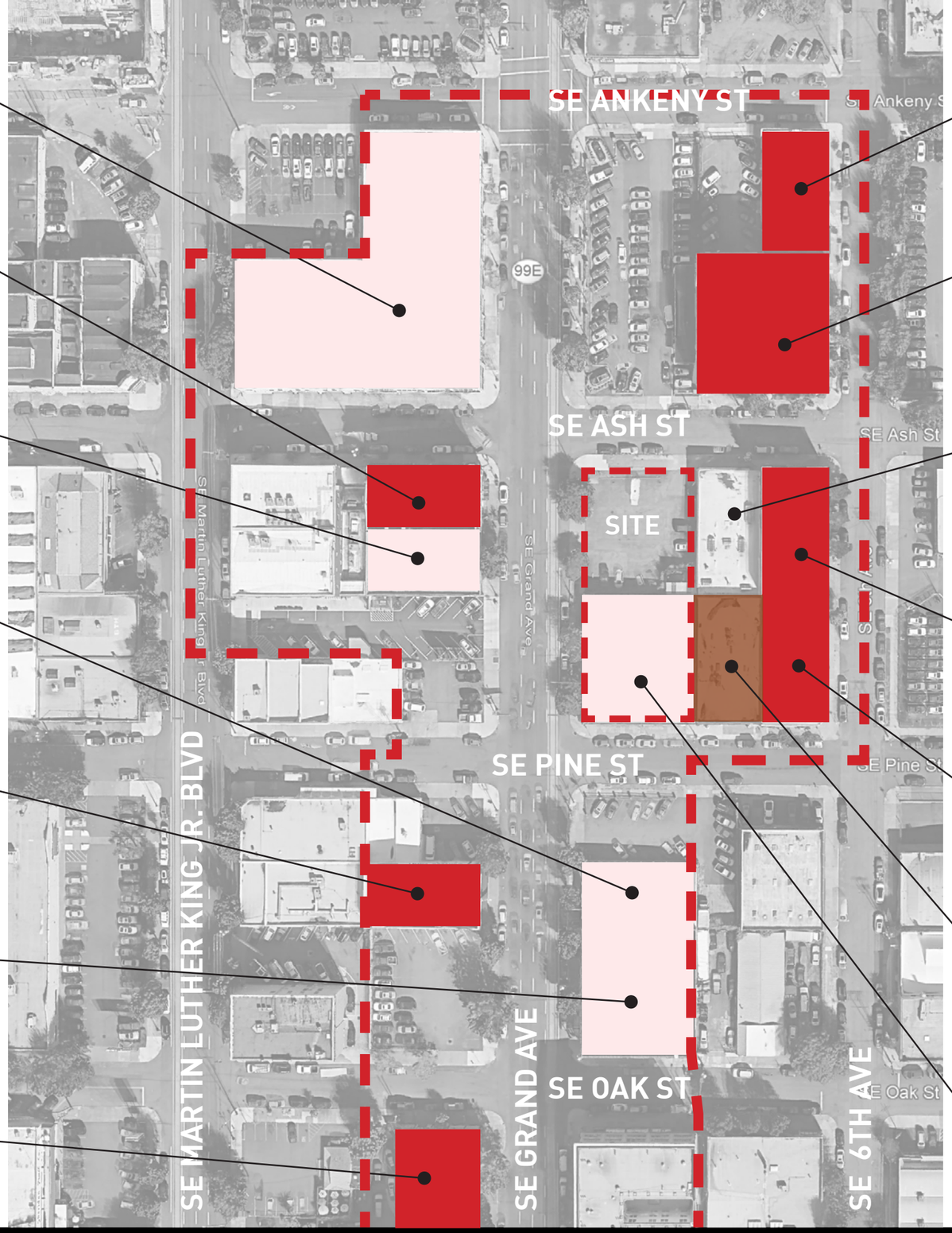

215 SE GRAND AVE


314-318 SE GRAND AVE


MILLER PAINT BUILDING


324 SE GRAND AVE


CLARKE & WOODWARD BUILDING




PACIFIC STATES TELEPHONE BUILDING


LIPMAN WOLFE WAREHOUSE


524 SE ASH STREET


VOLUNTEERS OF AMERICA BUILDING


VIOLA THAYER BUILDING


523-527 SE PINE STREET


234-236 SE GRAND AVENUE

HISTORICAL CONTEXT GRAND AVENUE HISTORIC DISTRICT

Site Context Photographs

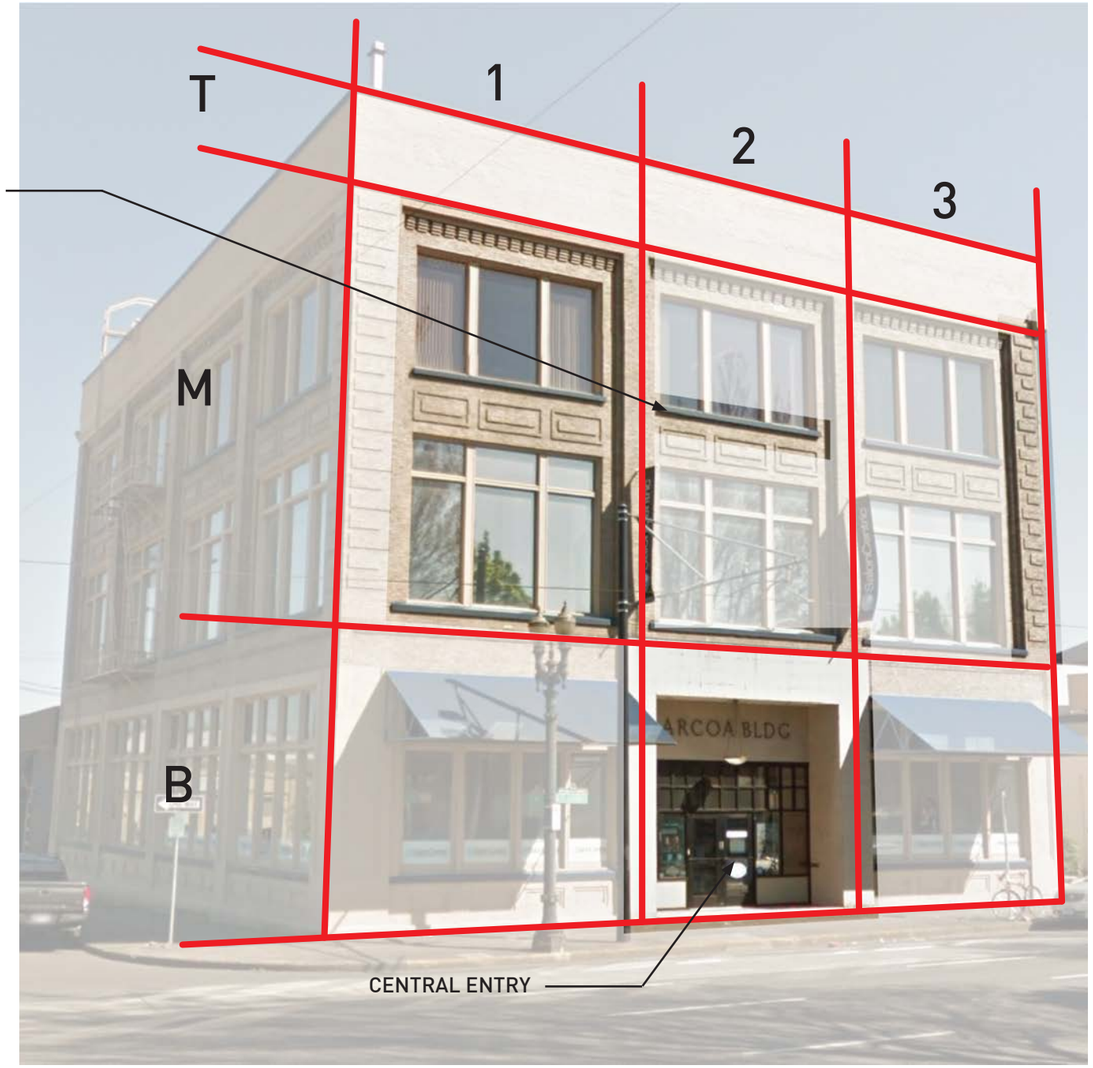
View from Ash St looking West

View from Grande Ave looking Northeast

View from Grand Ave looking Southeast

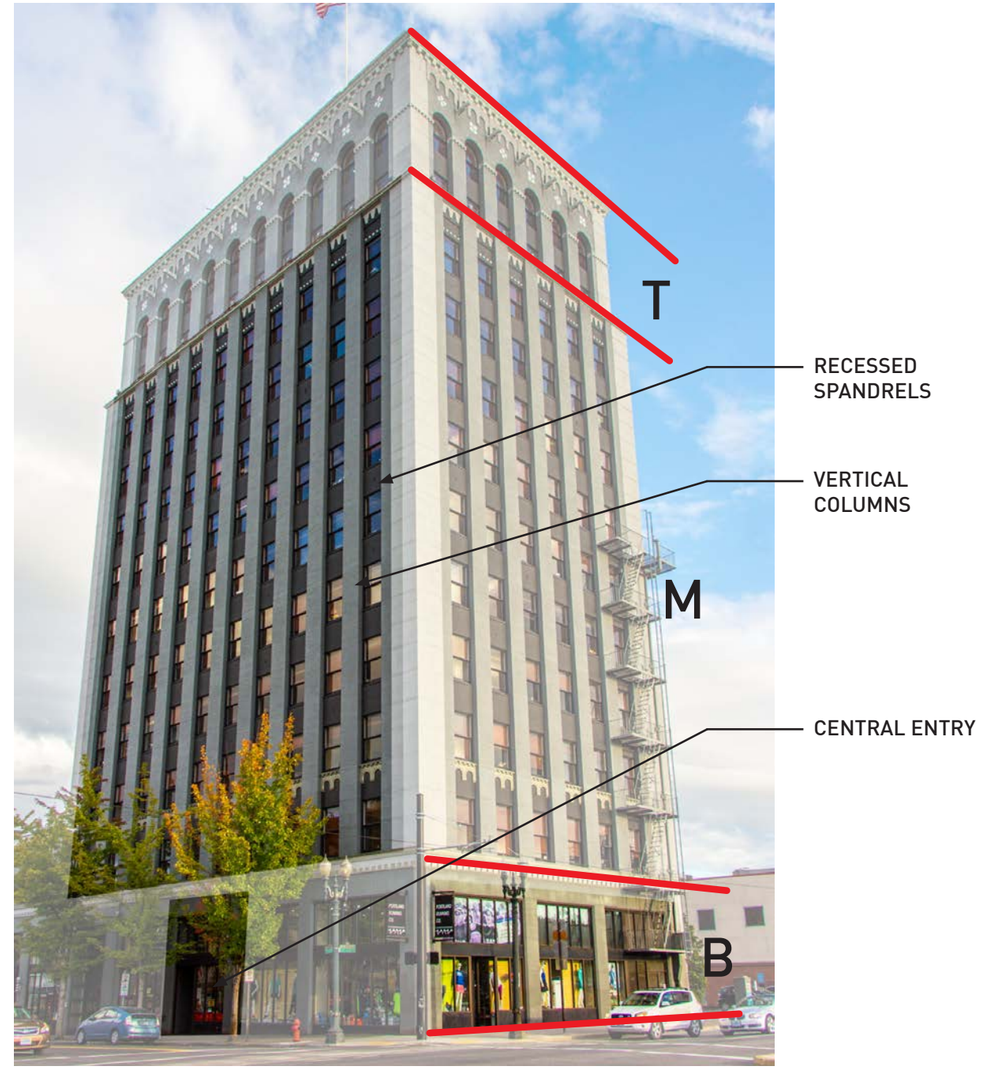
View from Pine St looking West

Neighboring Details



U.S. Laundry Building

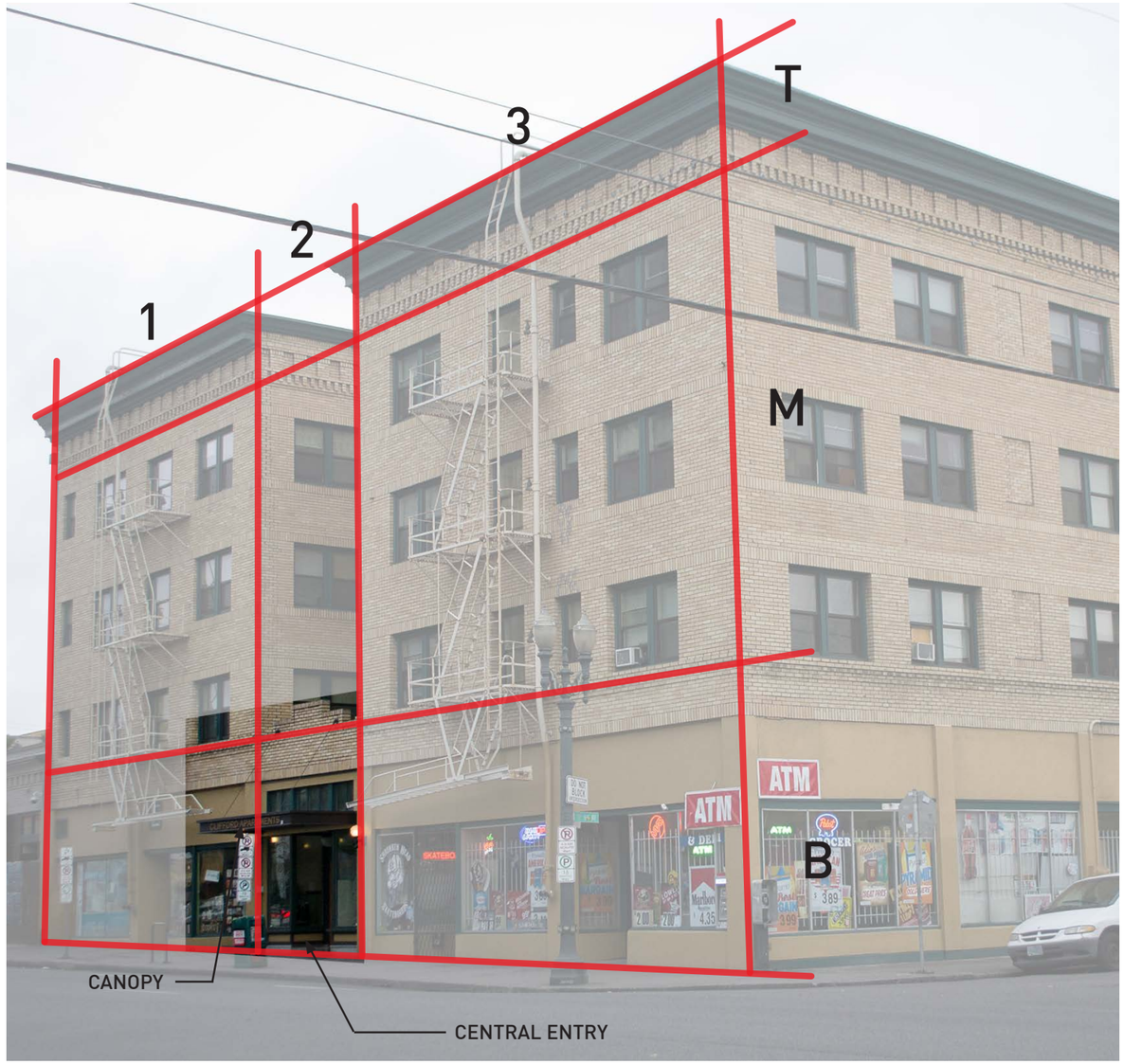
Our proposed building design follows closely the concepts of massing, detail and proportion used in the design of the US Laundry Building though at a smaller scale. The Grand Avenue elevation is broken into three horizontal bays placing the main entry central to the plan. Vertically the elevation is again broken into thirds with a strong expression of base, mid section and top. Similar detail elements are used through articulation of the building corners at the midsection of the elevation along with a strong expression of vertical columns and recess spandrels that group the large windows and emphasize the verticality of the building. widows are detailed with projecting sills that emphasis the horizontality of the elevation in an understated manner.



Weatherly Building

Our proposed building design picks up clues from the Weatherly Building specific to a strong emphases of recessed spandrels that articulate the vertical columns at the mid section of the building. the building entry is central to the north elevation and the base is defined with a two story glass window wall that scales the base proportionally to the height of the building. again, typical to the majority of the buildings in the district the elevations are symmetric to the plan and there is a clear vertical breakdown of base to midsection to top.

Neighboring Details



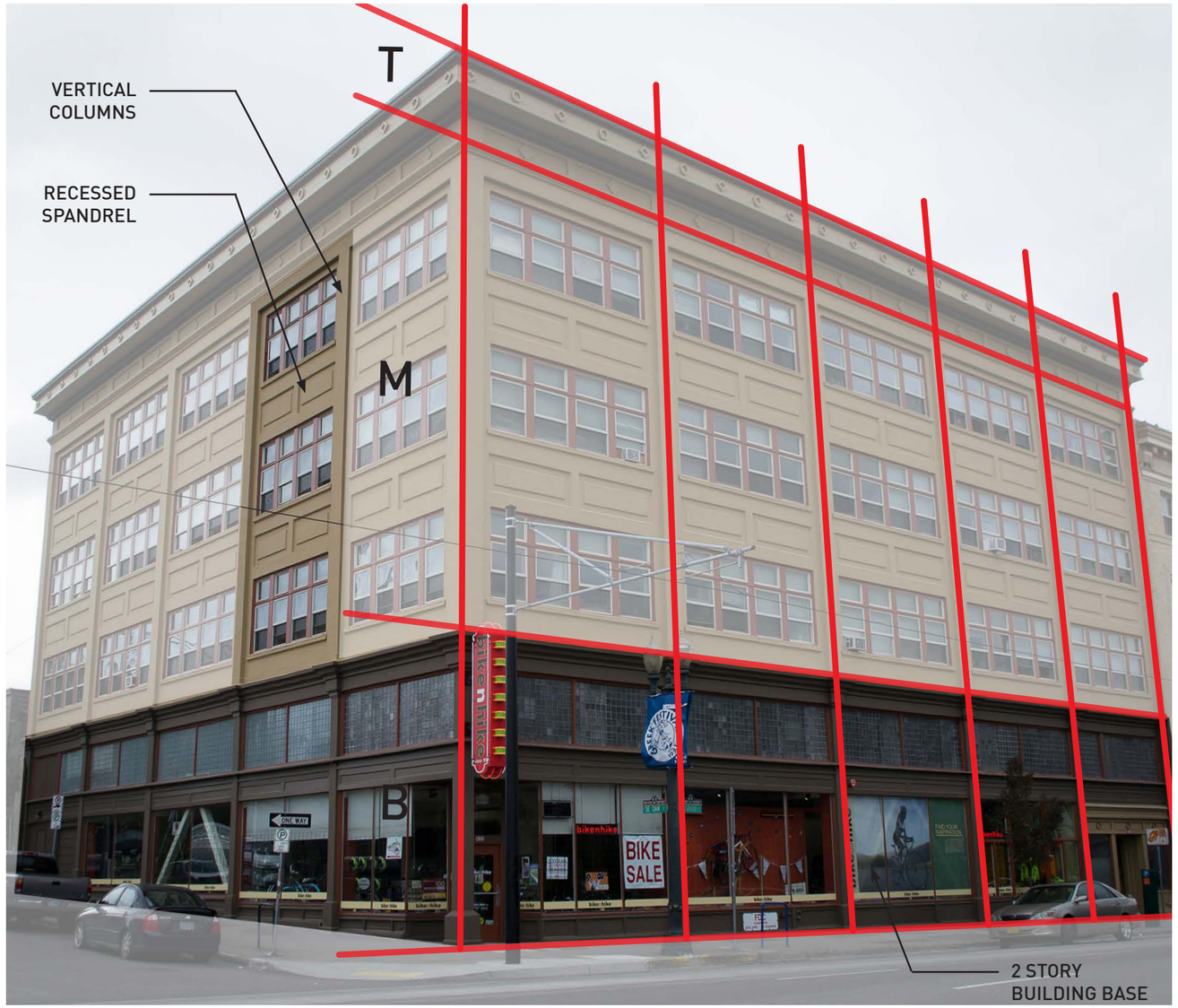
Clifford Apartments

We used to Clifford apartments as an example in the district where the building massing was also broken into thirds vertically as well as horizontally with the middle section of the building being set back which created greater depth and articulation to the facade as well as reinforcing the central location of the building entry.

Neustadter Building

The Neustadter Building uses a penthouse as a means of defining the top of the buildings as well as breaking the height and scale of the building down. Additionally they provide detail through articulation of the building corners and emphasize their window details with well defined sills.

Neighboring Details



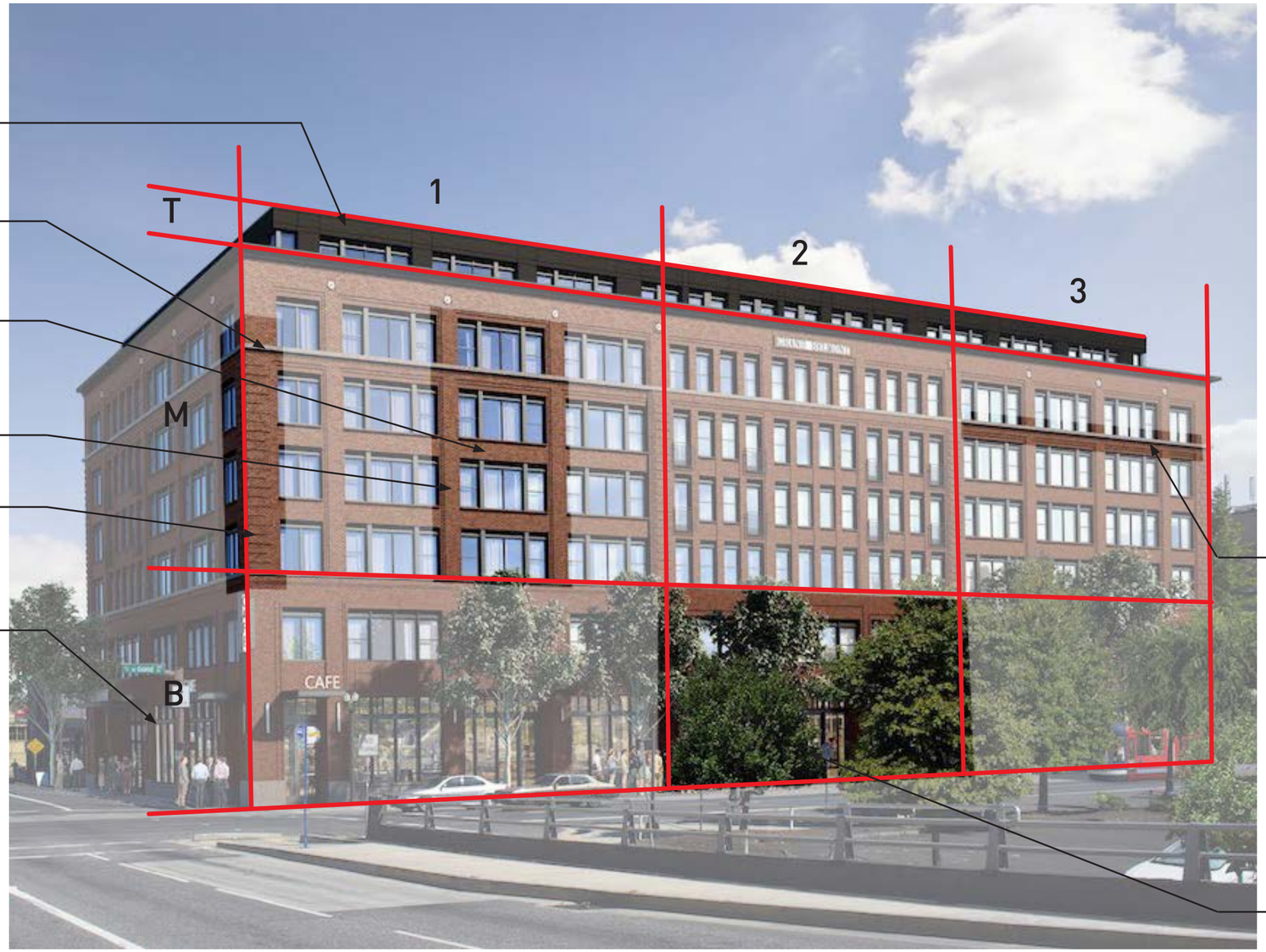
JD Billingsley Building

The JD Billingsley Building is a five story building with special emphasis on a two story building base and well defined vertical column bays created through the set back of the floor spandrels. Our proposed design incorporates these principals in the form of massing, proportion and detailing as well as strong definition of base midsection and top

Lipman Wolfe Warehouse

The Lipman Wolfe Warehouse is relevant in that it like ours looks at a more subdued understated use of color along with subtle horizontal cornices that elegantly give definition to a horizontal breakdown of the facade. in addition simple window sills provide an elegant level of detail to the punched windows.

Neighboring Details

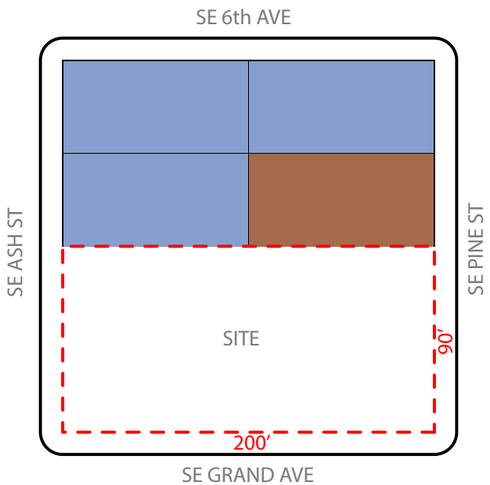


Grand Belmont

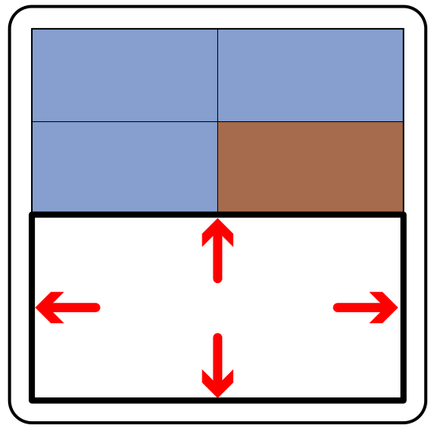
The Grand Belmont is the newest building to the district with similar scale and massing to our proposed design. It to is broken into thirds both vertically with its top, midsection and base as well as horizontally defined by breaking the facade rhythmical with smaller more condensed window patterns. Additionally the building entry is centrally located to the plan, window are detailed with pronounced projecting sills and the top floor is set back in an effort to cap the building and breakdown the massing and scale.

Plan Development

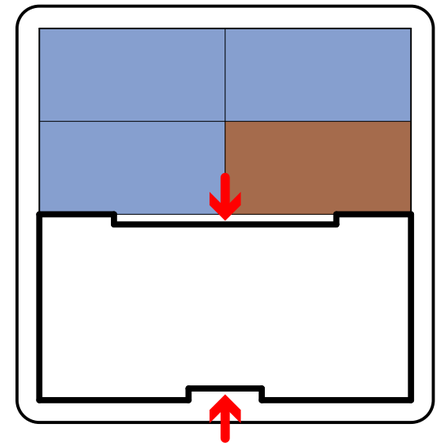
Secondary Contributor
Non-Contributing



Project site is adjacent to SE Grand Avenue to the west, SE Pine Street to the South, and SE Ash Street to the North.



Full build-out to lot lines to maximize potential building area.



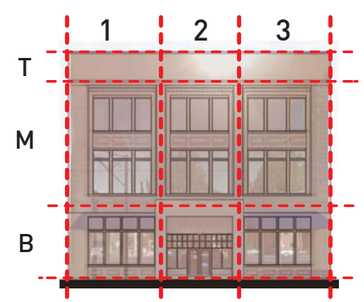
Step back East elevation to allow windows/views and let light into the building. Inset central bay of West elevation to break up mass and emphasize the building entry.

UNIFYING DISTRICT DESIGN ELEMENTS

1. Tripartite Division of Facade
   - Base
   - Middle
   - Top
2. Symmetrical Facades
3. Central Entries
4. 3-Bay Horizontal Division of Facade.
5. Top Floor Penthouse
6. Emphasis on Vertical Column Bays
7. Detail Articulation at Mid-section building edges
8. Projecting Window Sills

Massing Diagram

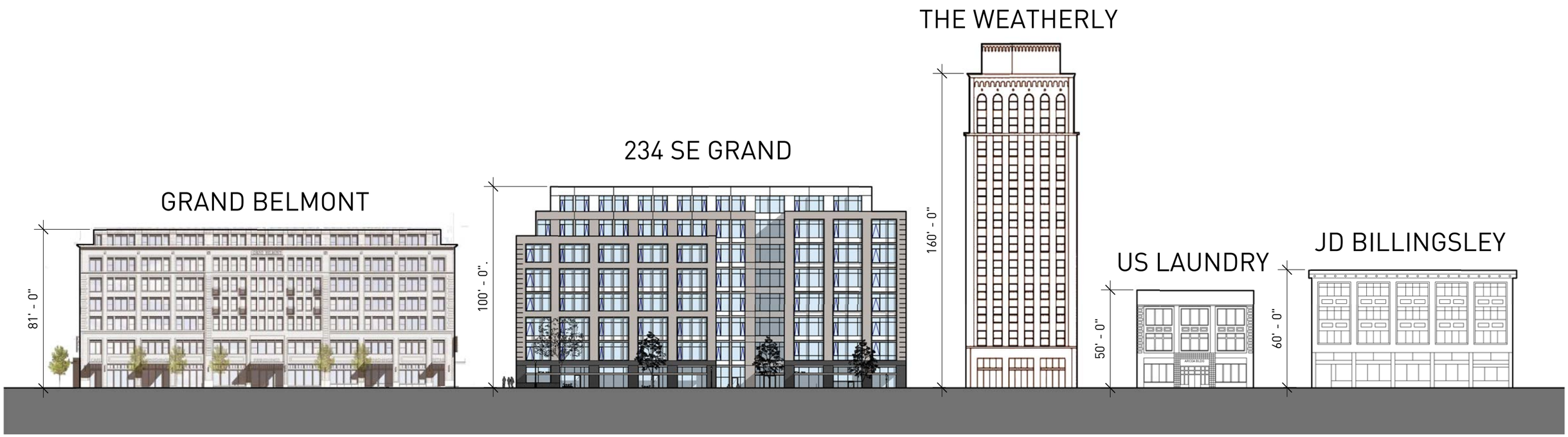
234 GRAND



US LAUNDRY BUILDING

GRAND BELMONT

Elevation Study

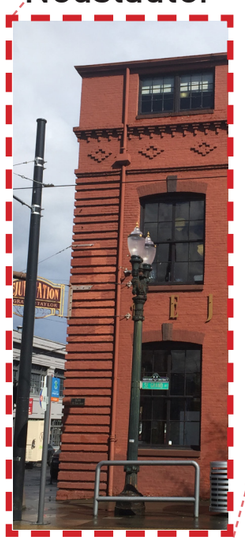


Elevation Study & Historical Reference

JD Billingsley

3 story window bay with recessed spandrel, encased within one articulated masonry frame.

Neustadter



Corner detail expression.

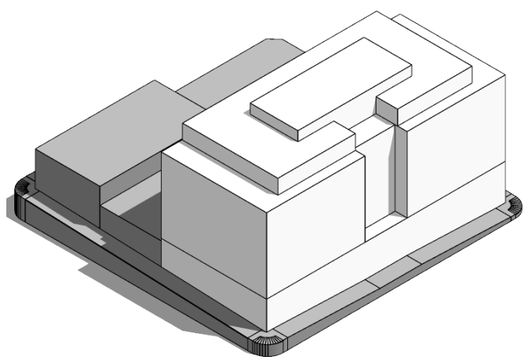
234 SE Grand West Elevation

The Weatherly

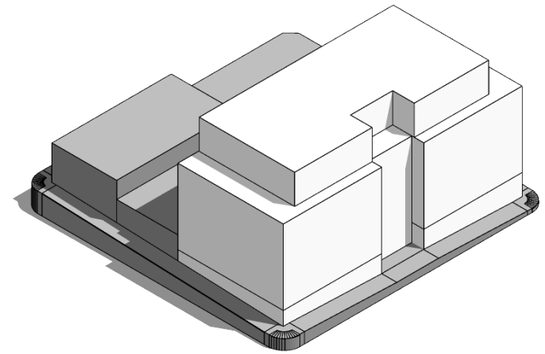
Simple rectangular column base, 1-1/2 story base with transom windows. Vertical columns at mid and top section with recessed spandrels.

Massing Development

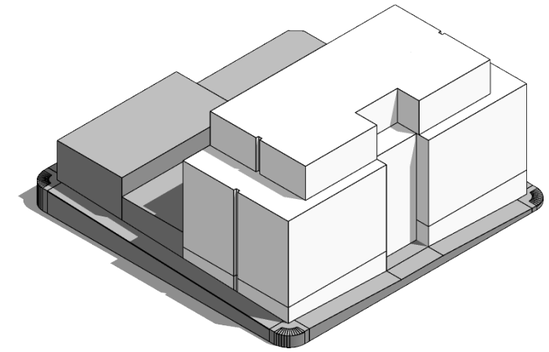
Responding to the DAR #1 comments from the historic design commission, the design team studied multiple massing options that more heavily drew on the contributing historic buildings in the district relative to scale, detailing, and ground floor experience to inform the design. Through an iterative design process, the building massing looked at and incorporated multiple options of varying base and ground floor conditions, symmetry vs. asymmetry, and penthouse layout as shown in the diagrams to the right.



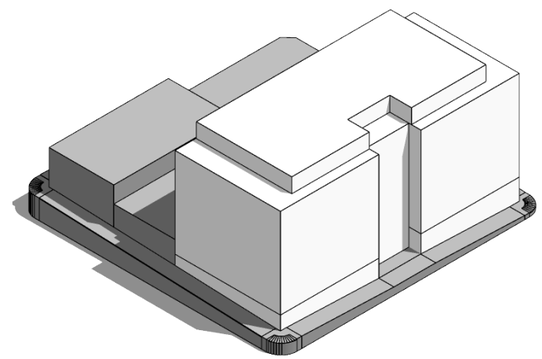
DAR #1 MASSING CONCEPT
133,056 GSF



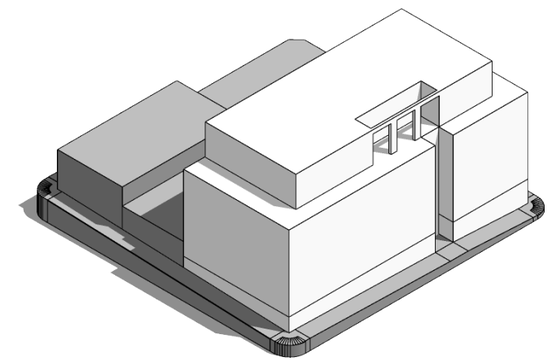
DAR #2 OPTION A
127,600 GSF



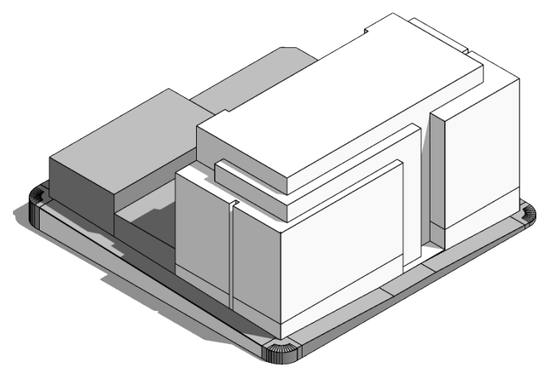
DAR #2 OPTION A alt
125,969 GSF



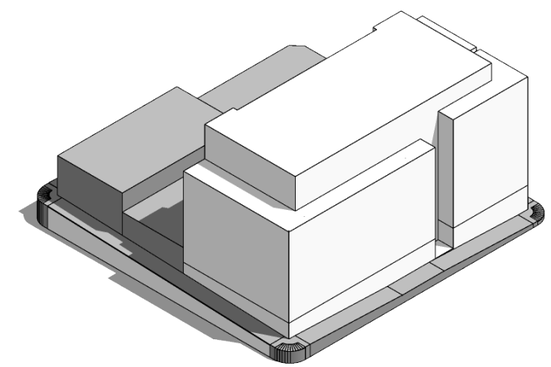
DAR #2 OPTION B
133,361 GSF



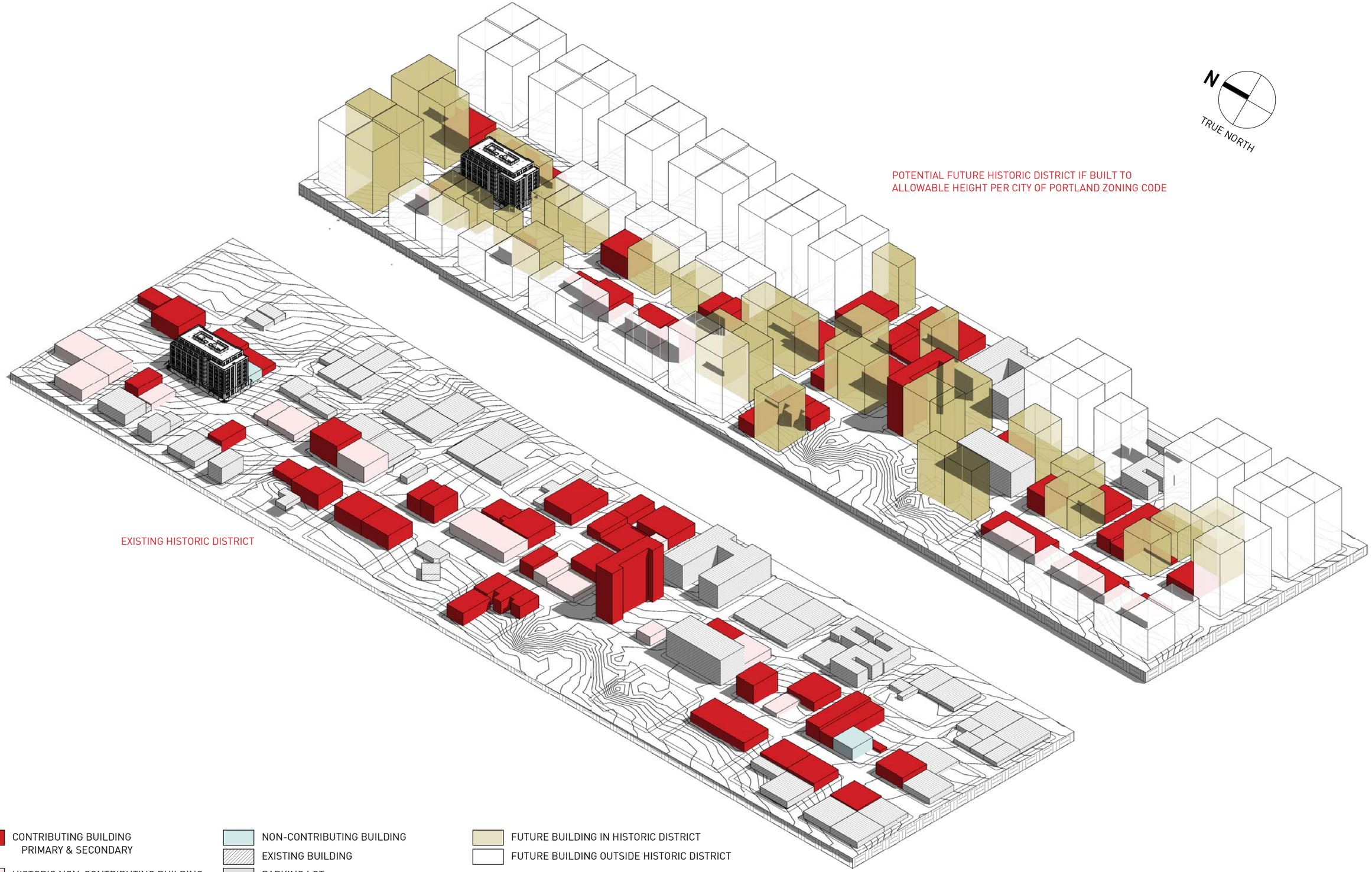
DAR #2 OPTION C
129,059 GSF



DAR #2 OPTION D
129,972 GSF



DAR #2 OPTION D alt
129,211 GSF



CONTRIBUTING BUILDING
PRIMARY & SECONDARY

HISTORIC NON-CONTRIBUTING BUILDING

HISTORIC DISTRICT BOUNDARY

NON-CONTRIBUTING BUILDING

EXISTING BUILDING

PARKING LOT

FUTURE BUILDING IN HISTORIC DISTRICT

FUTURE BUILDING OUTSIDE HISTORIC DISTRICT

EXISTING & POTENTIAL FUTURE DISTRICT ALLOWABLE HEIGHT COMPARISON

CONTRIBUTING BUILDING PRIMARY & SECONDARY

HISTORIC NON-CONTRIBUTING BUILDING

HISTORIC DISTRICT BOUNDARY

NON-CONTRIBUTING BUILDING

EXISTING BUILDING

PARKING LOT

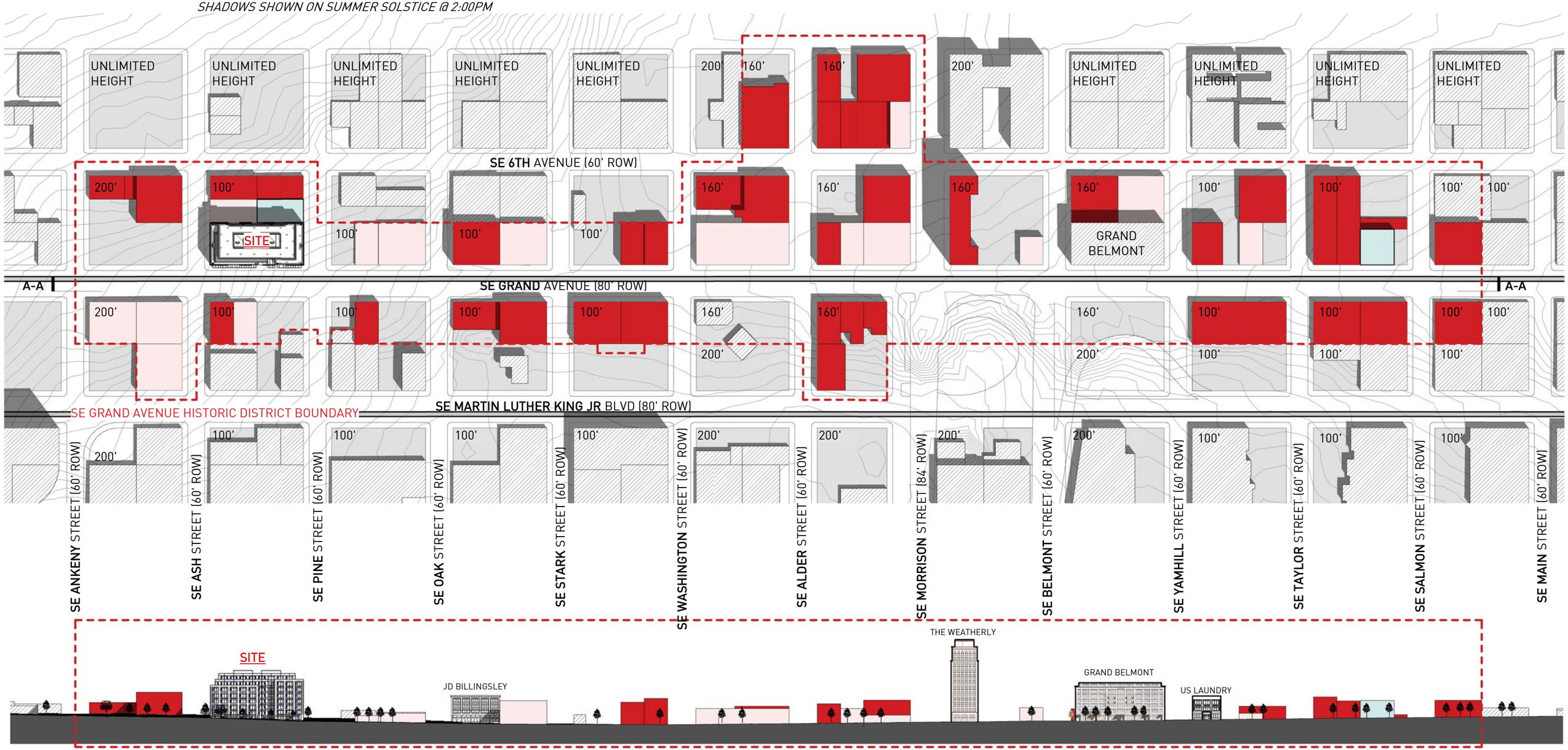
FUTURE BUILDING IN HISTORIC DISTRICT

FUTURE BUILDING OUTSIDE HISTORIC DISTRICT

N

TRUE NORTH

SHADOWS SHOWN ON SUMMER SOLSTICE @ 2:00PM



EXISTING SE GRAND AVENUE HISTORIC DISTRICT BOUNDARY THROUGH SECTION A-A

EXISTING DISTRICT SITE PLAN & ELEVATION

CONTRIBUTING BUILDING PRIMARY & SECONDARY

HISTORIC NON-CONTRIBUTING BUILDING

HISTORIC DISTRICT BOUNDARY

NON-CONTRIBUTING BUILDING

EXISTING BUILDING

PARKING LOT

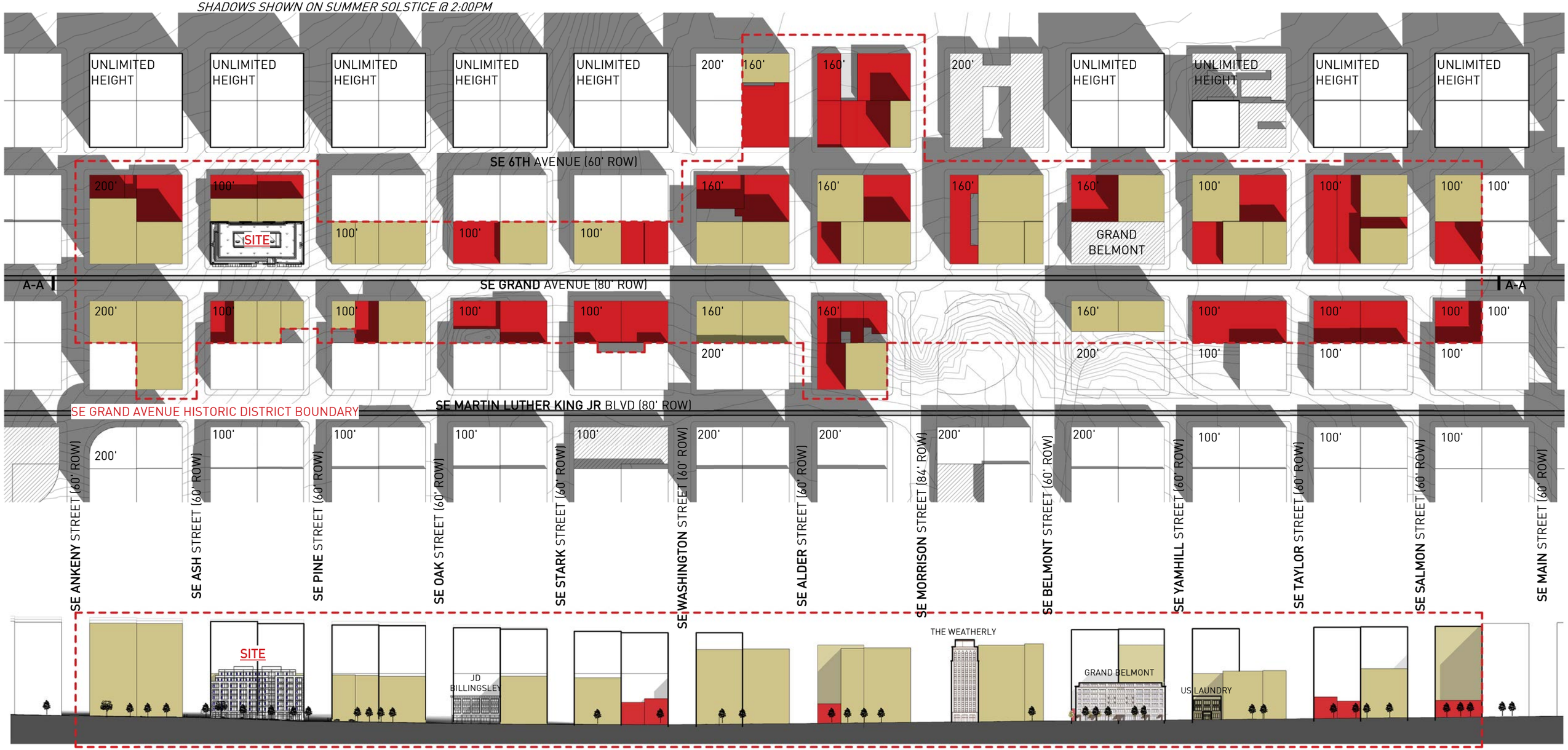
FUTURE BUILDING IN HISTORIC DISTRICT

FUTURE BUILDING OUTSIDE HISTORIC DISTRICT

N

TRUE NORTH

SHADOWS SHOWN ON SUMMER SOLSTICE @ 2:00PM



FUTURE SE GRAND AVENUE HISTORIC DISTRICT BOUNDARY
THROUGH SECTION **A-A**

POTENTIAL FUTURE DISTRICT SITE PLAN & ELEVATION

Existing Adjacent Building Heights

WEST ELEVATION SIGHTLINES - EXISTING CONDITION

Allowable Building Heights per the City of Portland Zoning Code

EA-20-128167 DA
05.18.2020

WEST ELEVATION SIGHTLINES - POTENTIAL FUTURE HEIGHT CONDITION

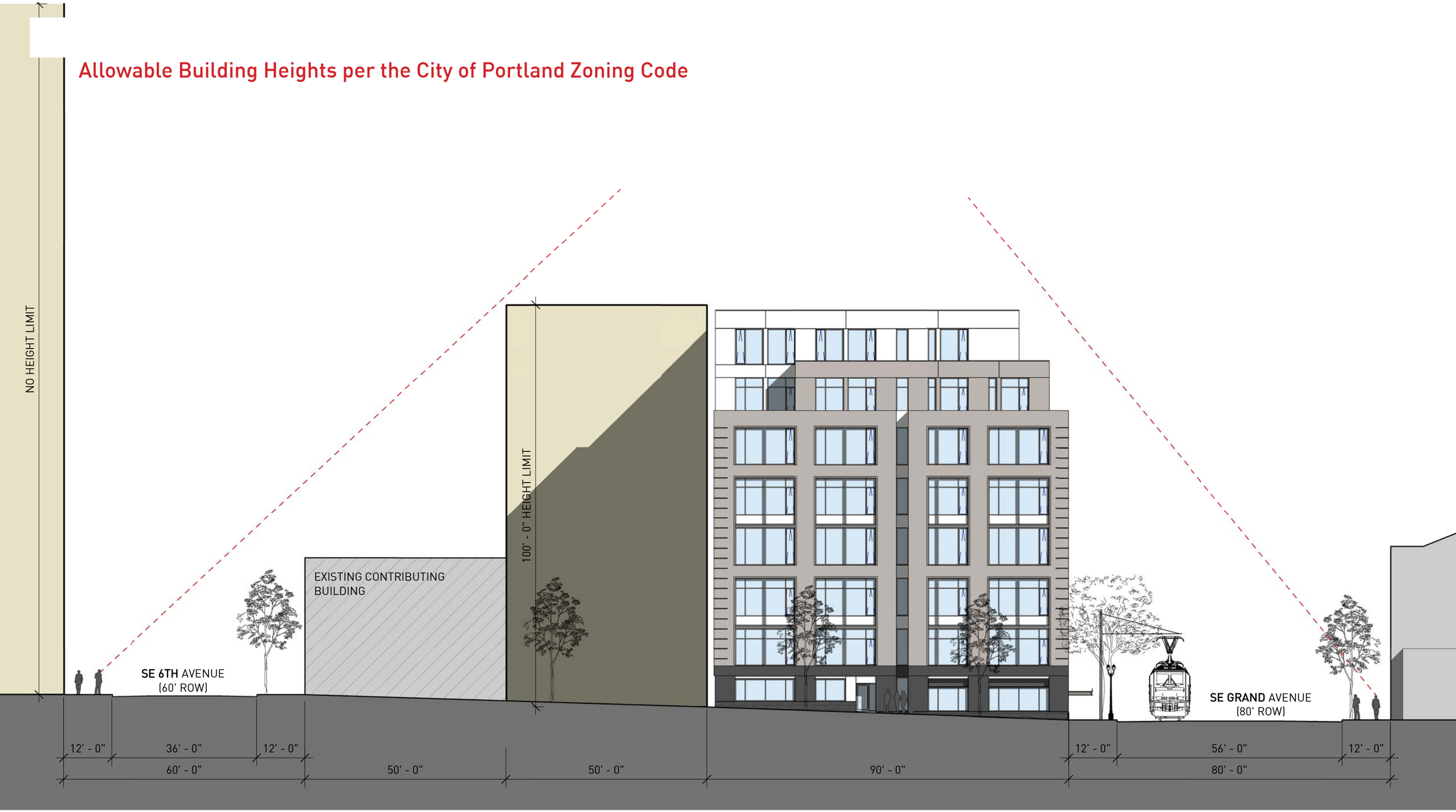
FLATWORKS Office Building
portland, oregon

C.20

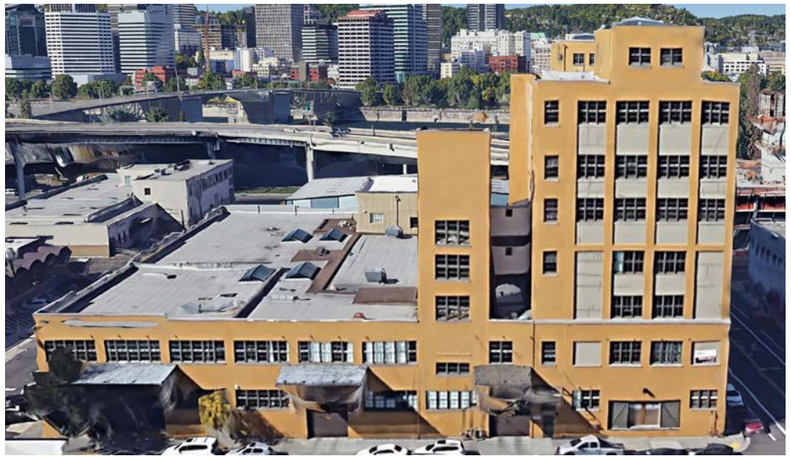
Existing Adjacent Building Heights

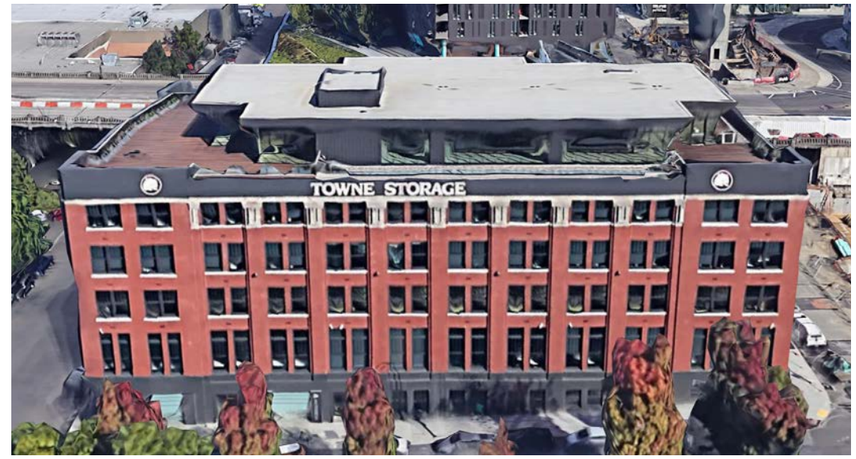
NORTH ELEVATION SIGHTLINES - EXISTING CONDITION

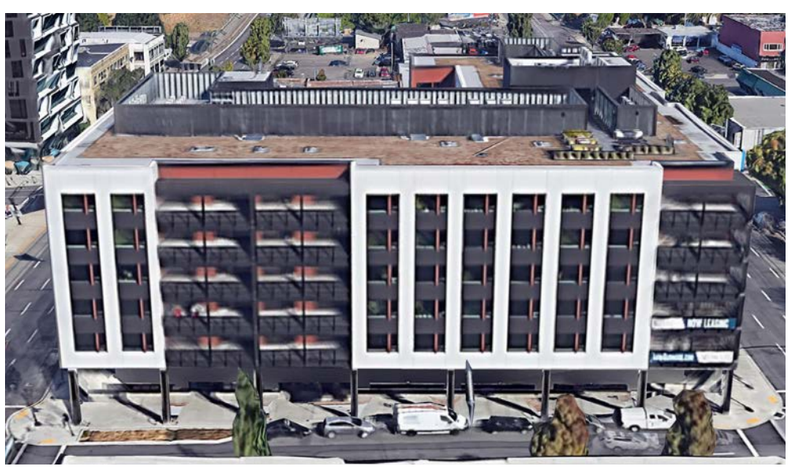
Allowable Building Heights per the City of Portland Zoning Code

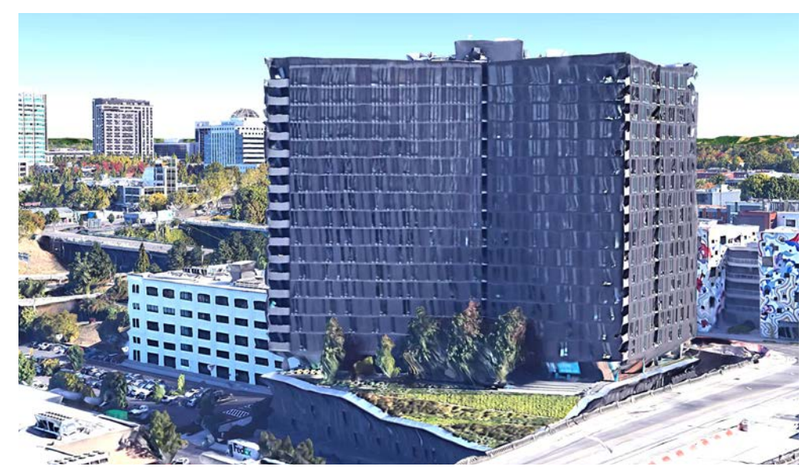


EAST COMING DOWN MORRISON BRIDGE OFF-RAMP









SE INDUSTRIAL DISTRICT BUILDINGS (for reference only)

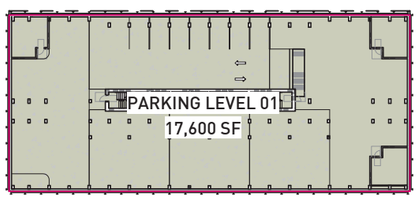
OPTION A

OPTION A

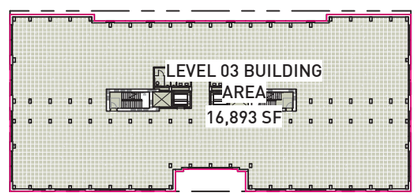
In option A we looked to the following design modifications:

1. Change mid-section of building to brick.
2. Reduce the overall height of the building base to a single story to reduce the vertical scale and break it into two elements supporting the each building mass above which emphasizes and reinforces the building entry
3. Reduce the height of the base and mid section of the building from 7 stories to 6 stories to reduce the vertical scale of the building resembling the composition of the Grand Belmont
4. Introduce a two story top the the building reducing its scale and mass by increasing its setback to 20 feet long the north and south elevations.
5. Increase the depth of the window in the top two story window bays to 24" to create greater depth and distinction from the mid section of the building.
6. Create simple vertical column expression to the mid section of the building adding horizontal metal spandrels that replicate the rhythm and composition of the Weatherly.
7. Emphasize the top of the building through with a two story volumetric shift in scale and massing to fracture the building into a stronger tripartite composition.
8. This scheme retains a symmetric composition which is typical in the volumetric composition of the historical buildings that make up the district.

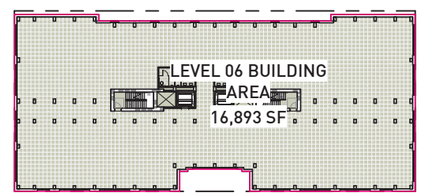
OPTION A



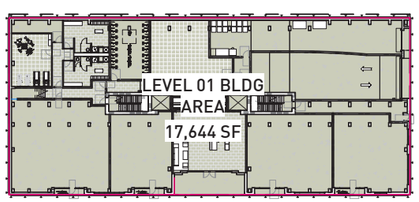
LEVEL P1.5 *Shown for reference only*



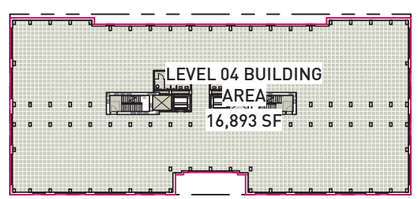
LEVEL 03



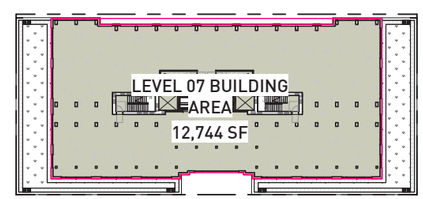
LEVEL 06



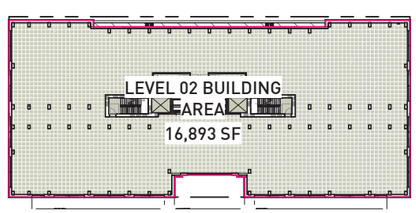
LEVEL 01.5



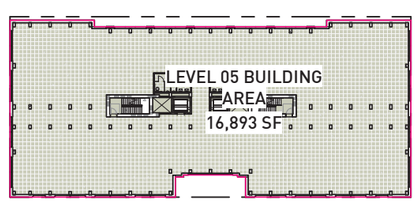
LEVEL 04



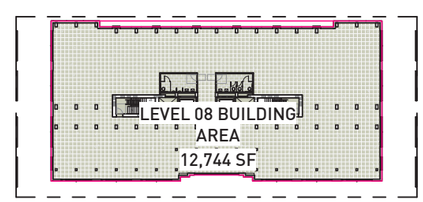
LEVEL 07



LEVEL 02



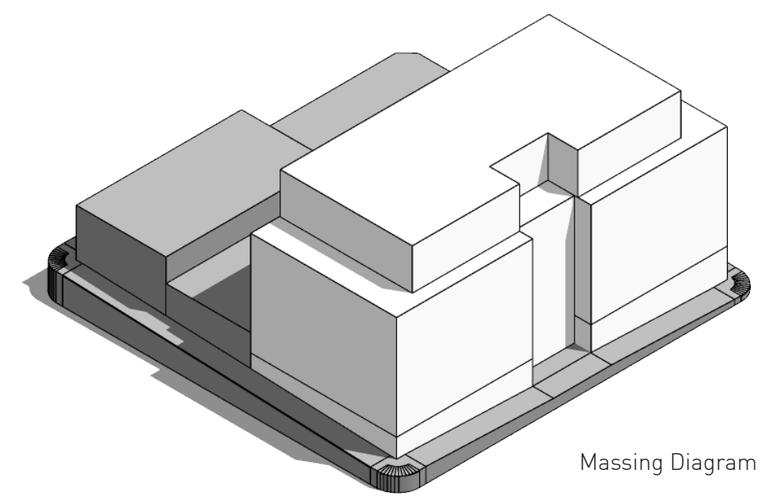
LEVEL 05



LEVEL 08

GROSS BUILDING AREA*	
LEVEL	AREA
LEVEL 01.5	17,644 SF
LEVEL 02	16,893 SF
LEVEL 03	16,893 SF
LEVEL 04	16,893 SF
LEVEL 05	16,893 SF
LEVEL 06	16,893 SF
LEVEL 07	12,744 SF
LEVEL 08	12,744 SF
TOTAL	127,600 SF

** GSF Total does not include Level P1.5*



Massing Diagram


STOP
SCHOOL BUS SERVICE, INC.
26265


©2019 Google
ONE WAY


EAST BANK
LOFTS
SUBARU
PRE-OWNED
300 VEHICLES
TO CHOOSE FROM
SUBARU


99E


SUBARU
SUBARU
of Portland


FURNITURE
QED

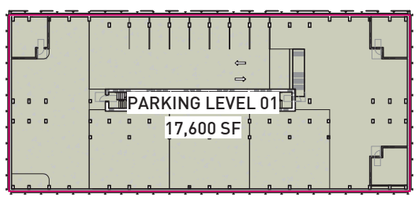
OPTION A alt

OPTION A alt

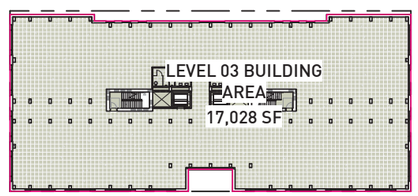
In option A alternate we have incorporated the cities recommendations specific to modifications to the original Option A

1). Delete precast mid section of the building, replace in brick
2). Delete precast base and replace with brick. This carries the brick vertical columns to the ground diminishing the articulation of the base of the building creating a building that is now composed of a single body and a top.
3). Create two building masses that are each symmetrical to themselves when viewed from Grand Ave and reduce the width of the center recess at the entry.
4). Articulate an implied top or cornice at the top of level 6 to strengthen the cap of the building similar to other buildings in the district
5) Set the north, south and west faces of level 7 and 8 further back from the face of level 6 to continue to diminish the scale of the overall mass of the building

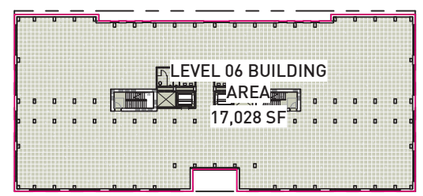
OPTION A alt



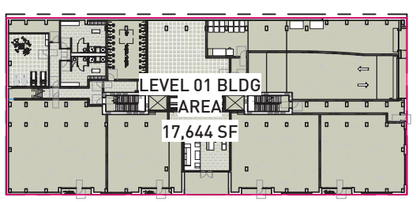
LEVEL P1.5 *Shown for reference only*



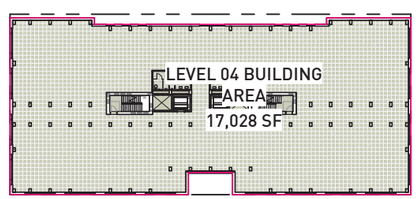
LEVEL 03



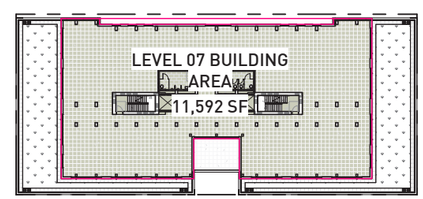
LEVEL 06



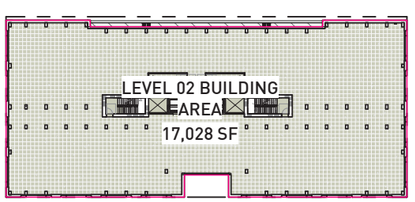
LEVEL 01.5



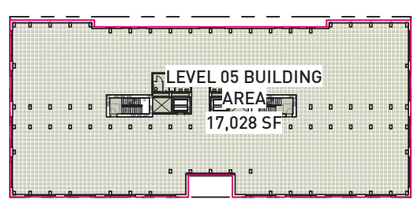
LEVEL 04



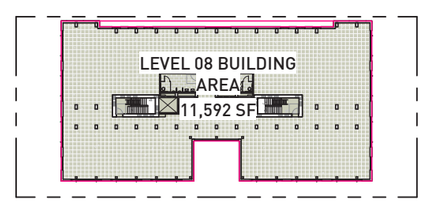
LEVEL 07



LEVEL 02



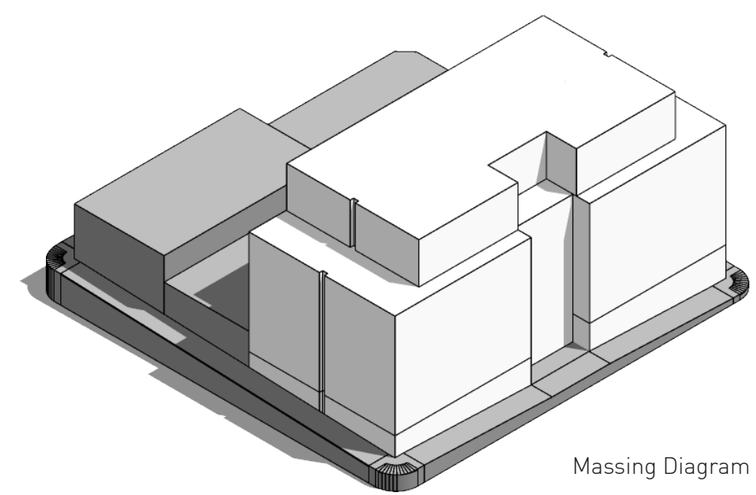
LEVEL 05



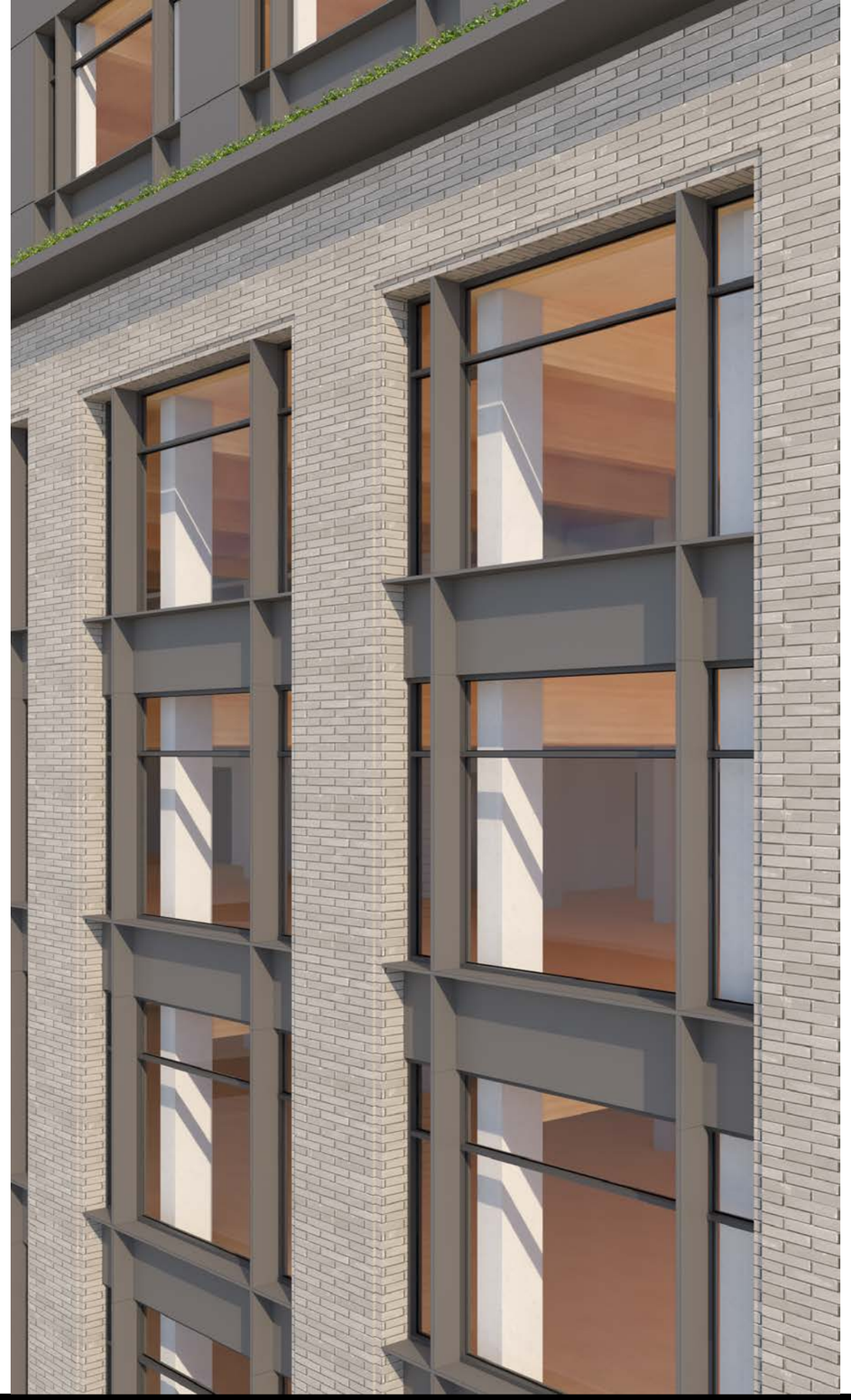
LEVEL 08

GROSS BUILDING AREA*	
LEVEL	AREA
LEVEL 01.5	17,644 SF
LEVEL 02	17,028 SF
LEVEL 03	17,028 SF
LEVEL 04	17,028 SF
LEVEL 05	17,028 SF
LEVEL 06	17,028 SF
LEVEL 07	11,592 SF
LEVEL 08	11,592 SF
TOTAL	125,969 SF

** GSF Total does not include Level P1.5*



Massing Diagram



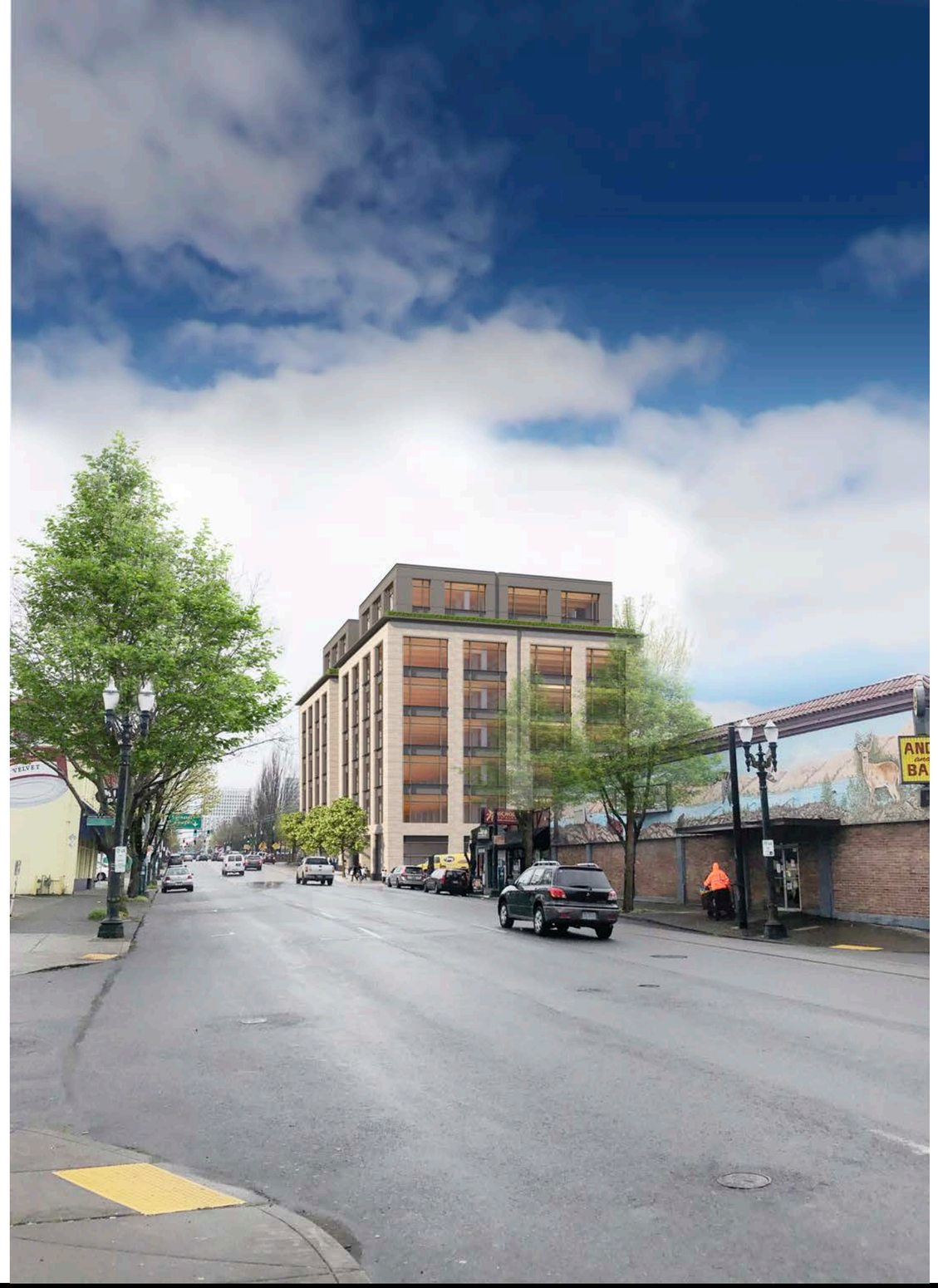

STOP
SCHOOL BUS SERVICE, INC.
26265


ONE WAY


EAST BANK
LOFTS
SUBARU
PRE-OWNED
300 VEHICLES
TO CHOOSE FROM
SUBARU
of Portland


99E


SUBARU
SUBARU
of Portland




FURNITURE
QED

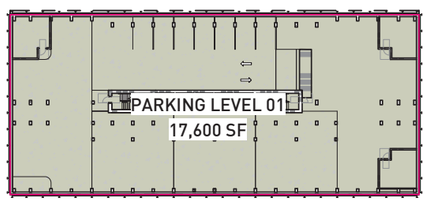
OPTION B

OPTION B

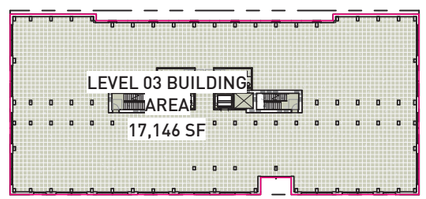
In option B we looked to the following design modifications:

1. Change mid-section of building to brick.
2. Like option A it is a symetric composition but adds a level of simplicity at the building mid section by incorporating two story glazed bays in masonry frames with intermediate span drels that replicate the same composition as the US Laundry Building. We feel this creates an elegant, simplistic building reflecting the clear simple massing of the buildings in the district that defined the historic buildings of that time.
3. Top level 8 is set back 20' on the north and south elevations which significantly reduces the perceived height of the building as viewed from the street.
4. Windows are set back 12 " from face of masonry columns giving the building depth, shadow and detail.
5. Masonry and metal spandrels are introduced to eliminate the perception of window wall glazing.
6. The central bay at the entry is recessed back to fracture the massing of the Grand St facade into three distinct building masses creating a more granular break up of the elevation.

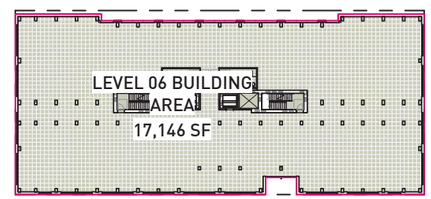
OPTION B



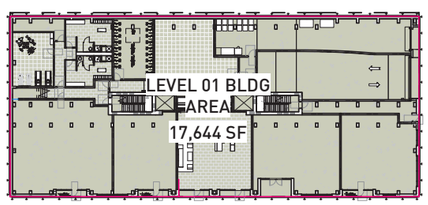
LEVEL P1.5 *Shown for reference only*



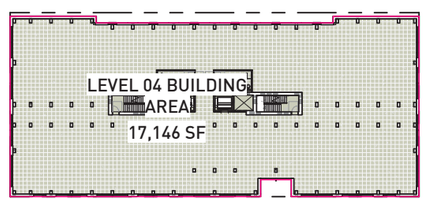
LEVEL 03



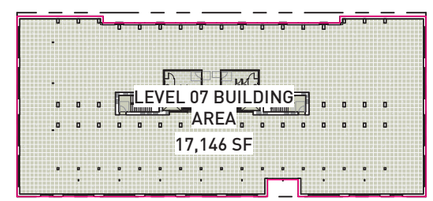
LEVEL 06



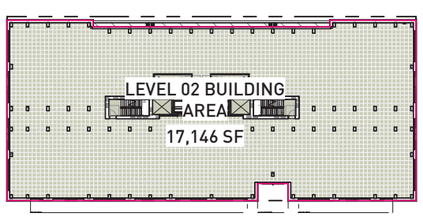
LEVEL 01.5



LEVEL 04



LEVEL 07



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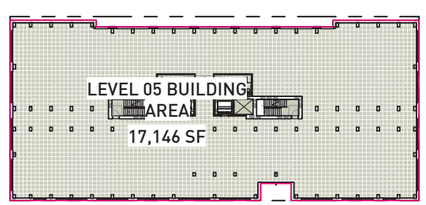

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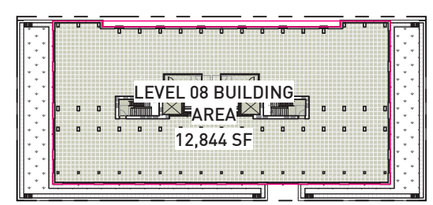
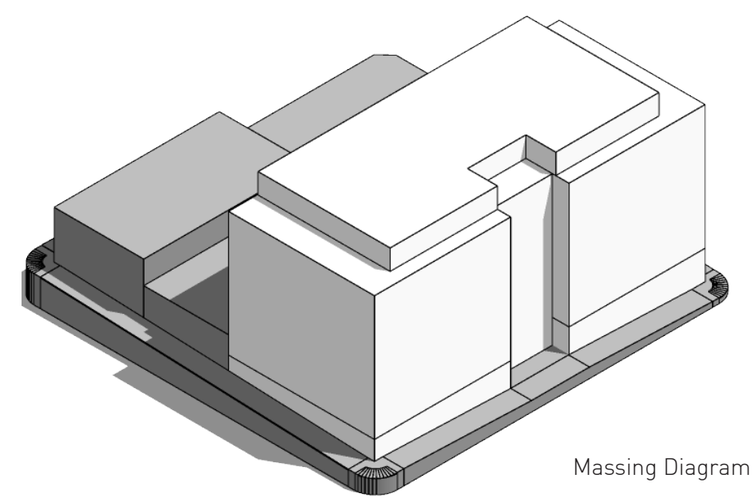


LEVEL 08

GROSS BUILDING AREA*	
LEVEL	AREA
LEVEL 01.5	17,644 SF
LEVEL 02	17,146 SF
LEVEL 03	17,146 SF
LEVEL 04	17,146 SF
LEVEL 05	17,146 SF
LEVEL 06	17,146 SF
LEVEL 07	17,146 SF
LEVEL 08	12,844 SF
TOTAL	133,361 SF

* *GSF Total does not include Level P1.5*



Massing Diagram


GRAND


234 GRAND


234 GRAND
SCHOOL BUS SERVICE, INC.
26265


EAST BANK
LOFTS
SUBARU
PRE-OWNED
300 VEHICLES
TO CHOOSE FROM
SUBARU


99E

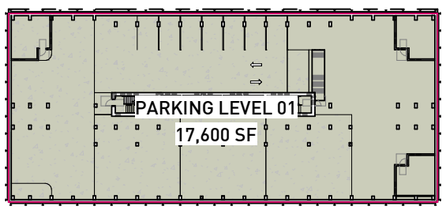
OPTION C

OPTION C

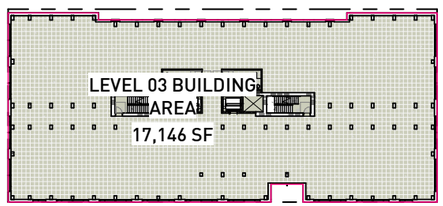
In option C we looked to the following design modifications:

1. Change mid-section of building to brick.
2. Option C proposes an asymmetrical composition to the Grand Ave elevation by off setting the entry to the south of center.
3. This breakdown of the massing into two dissimilar volumes simplifies the overall composition of the building into an elegant rhythm of vertical columns with spandrels that speak to the composition of the Weatherly Building. simple, understated.
4. The top two floors are set back on all sides and are fractured rhythmically like the mid section of the building by a three bay outdoor roof garden to take advantage of the amazing views of the city to the west.
5. Windows and spandrels are set back 12" from the face of the adjacent vertical columns to create depth and richness to the facade like the Weatherly Building.

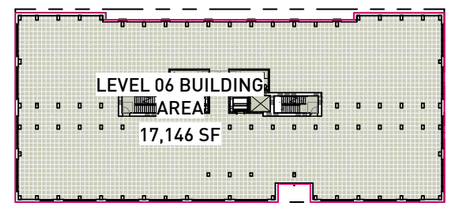
OPTION C



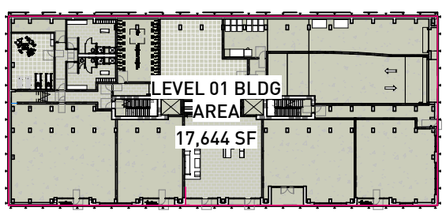
LEVEL P1.5 *Shown for reference only*



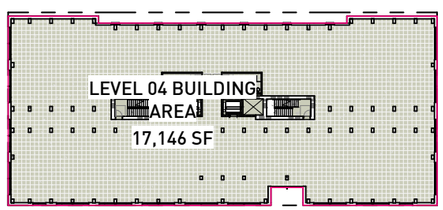
LEVEL 03



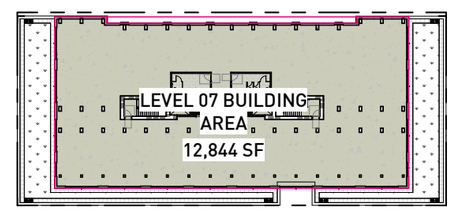
LEVEL 06



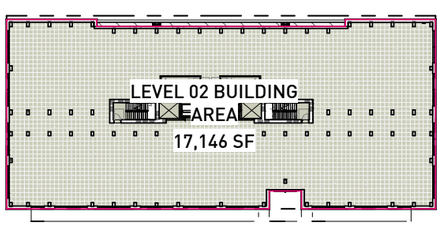
LEVEL 01.5



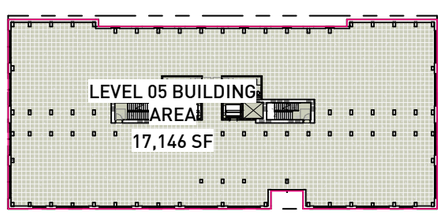
LEVEL 04



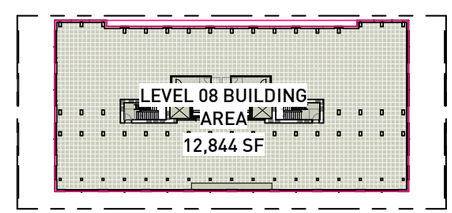
LEVEL 07



LEVEL 02



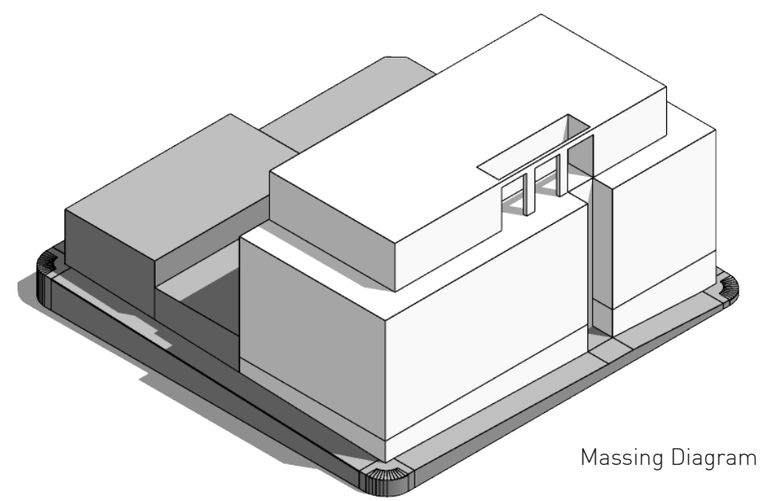
LEVEL 05



LEVEL 08

GROSS BUILDING AREA*	
LEVEL	AREA
LEVEL 01.5	17,644 SF
LEVEL 02	17,146 SF
LEVEL 03	17,146 SF
LEVEL 04	17,146 SF
LEVEL 05	17,146 SF
LEVEL 06	17,146 SF
LEVEL 07	12,844 SF
LEVEL 08	12,844 SF
TOTAL	129,059 SF

** GSF Total does not include Level P1.5*



Massing Diagram

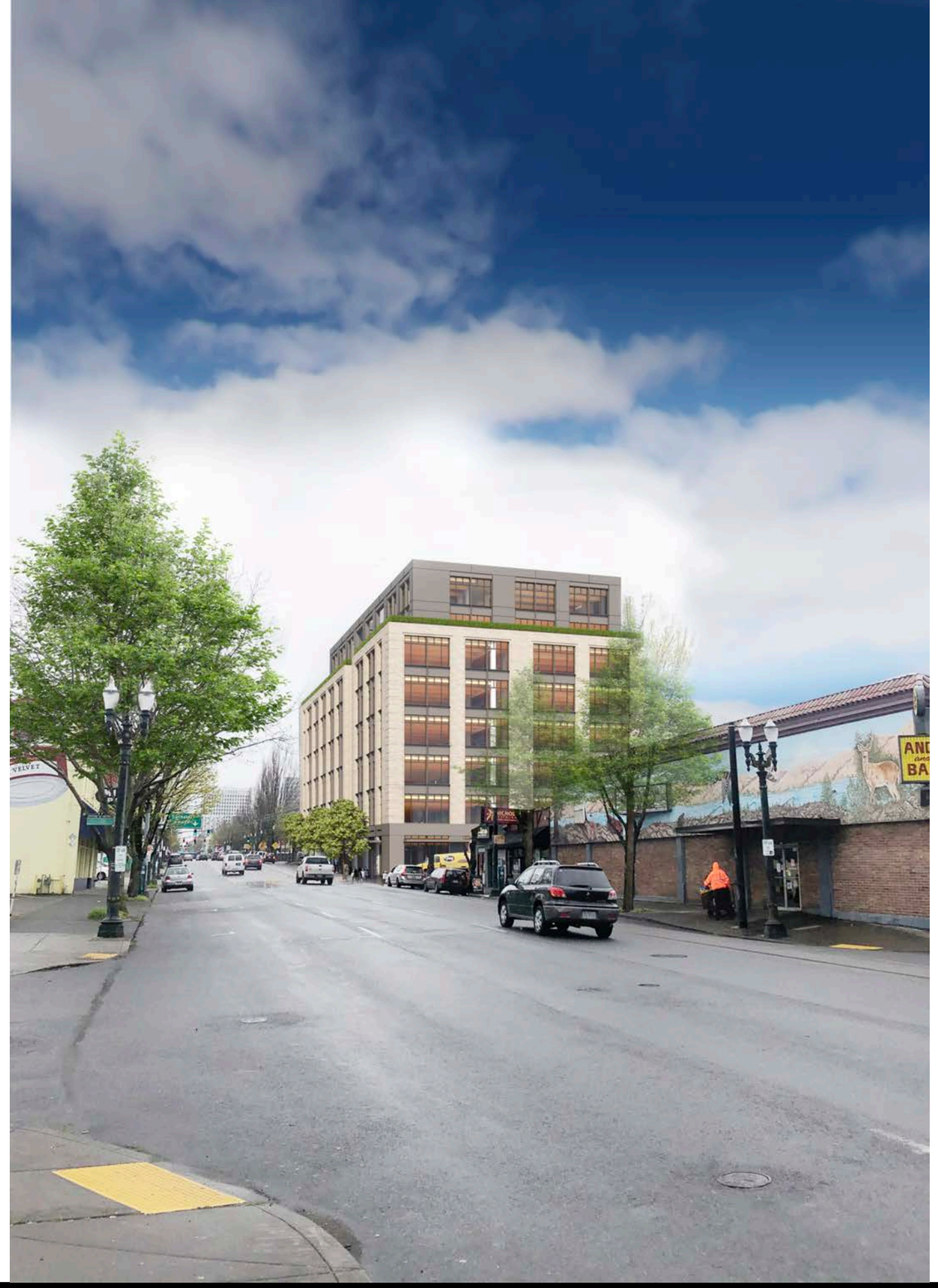

STOP
SCHOOL BUS SERVICE, INC.
26265


ONE WAY


EAST BANK
LOFTS
SUBARU
PRE-OWNED
300 VEHICLES
TO CHOOSE FROM
SUBARU


99E


SUBARU
SUBARU
of Portland



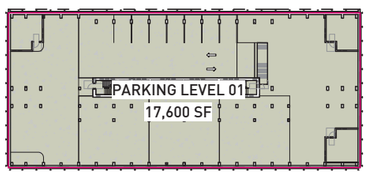

FURNITURE
QED

OPTION D

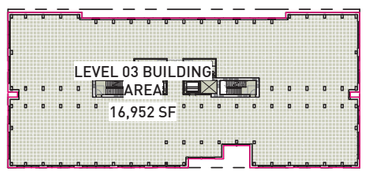
OPTION D

1. Change mid-section of building to brick.
2. Option D looks to break the massing and volume of the building into smaller, more granular moves to reduce perceived scale both in terms of height and composition. Like many of the historic blocks that are comprised of two buildings on half blocks we are looking to introduce a vertical mass on the south end of the Grand Ave elevation that takes its cues from the Weatherly Building with an expression of tall vertical uninterrupted columns that are broken at the floor lines with darker spandrel panels. the north half of the Grand Ave elevation takes it ques from the US Laundry building by grouping window into one and two story bays contained within a grid of masonry vertical columns with repeating spandrels at the floor lines of masonry and metal. the combination of the two treatments breaks the overall building into smaller scaled half block elements reducing the scale and fracturing the composition into smaller more defined forms.
3. The building base has been lowered to a single story in height and broken into two, each supporting the building forms above yet parting to emphasize the office lobby entry and to break the elevation into two more defined masses.
4. The windows have been recessed back 12" from the face of the masonry columns to create a rich sense of depth and shadow to the elevation. projecting window sills at the metal spandrels reflect the same treatment used at the US Laundry Bldg.
5. Level 8 has been set back 12' from the face of the Grand Ave building facade and 20' on the north and south sides to diminish the scale and height of the building.
6. The north and south elevations have been broken into two by a 3' deep recess that further breaks down the scale and massing of the building into a composition of finer more granular pieces.

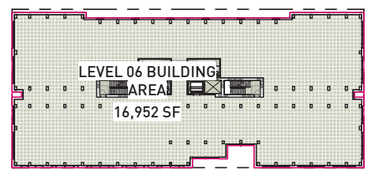
OPTION D



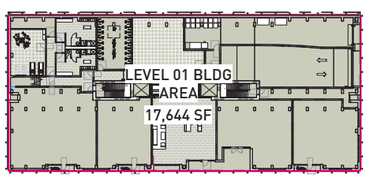
LEVEL P1.5 *Shown for reference only*



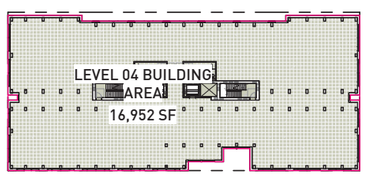
LEVEL 03



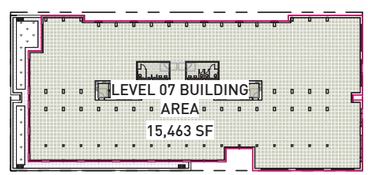
LEVEL 06



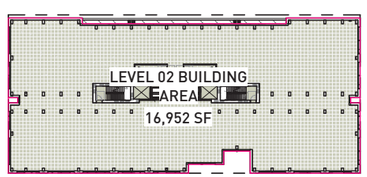
LEVEL 01.5



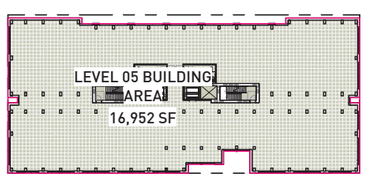
LEVEL 04



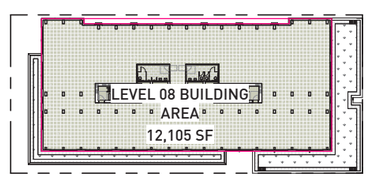
LEVEL 07



LEVEL 02



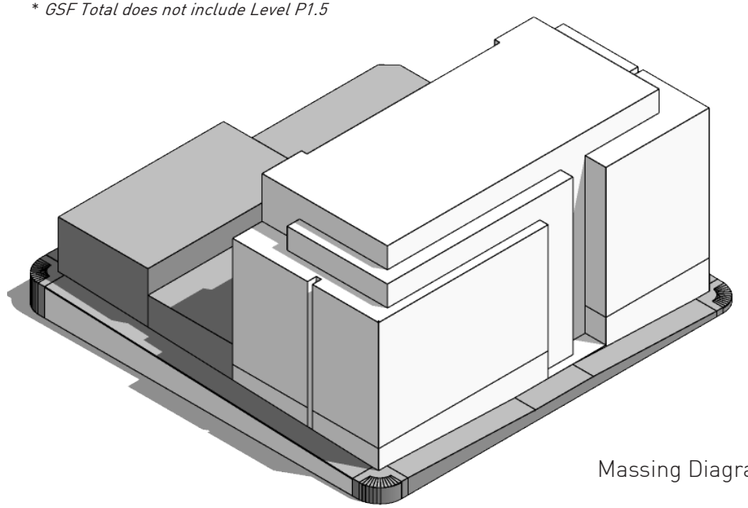
LEVEL 05



LEVEL 08

GROSS BUILDING AREA*	
LEVEL	AREA
LEVEL 01.5	17,644 SF
LEVEL 02	16,952 SF
LEVEL 03	16,952 SF
LEVEL 04	16,952 SF
LEVEL 05	16,952 SF
LEVEL 06	16,952 SF
LEVEL 07	15,463 SF
LEVEL 08	12,105 SF
TOTAL	129,972 SF

** GSF Total does not include Level P1.5*



Massing Diagram

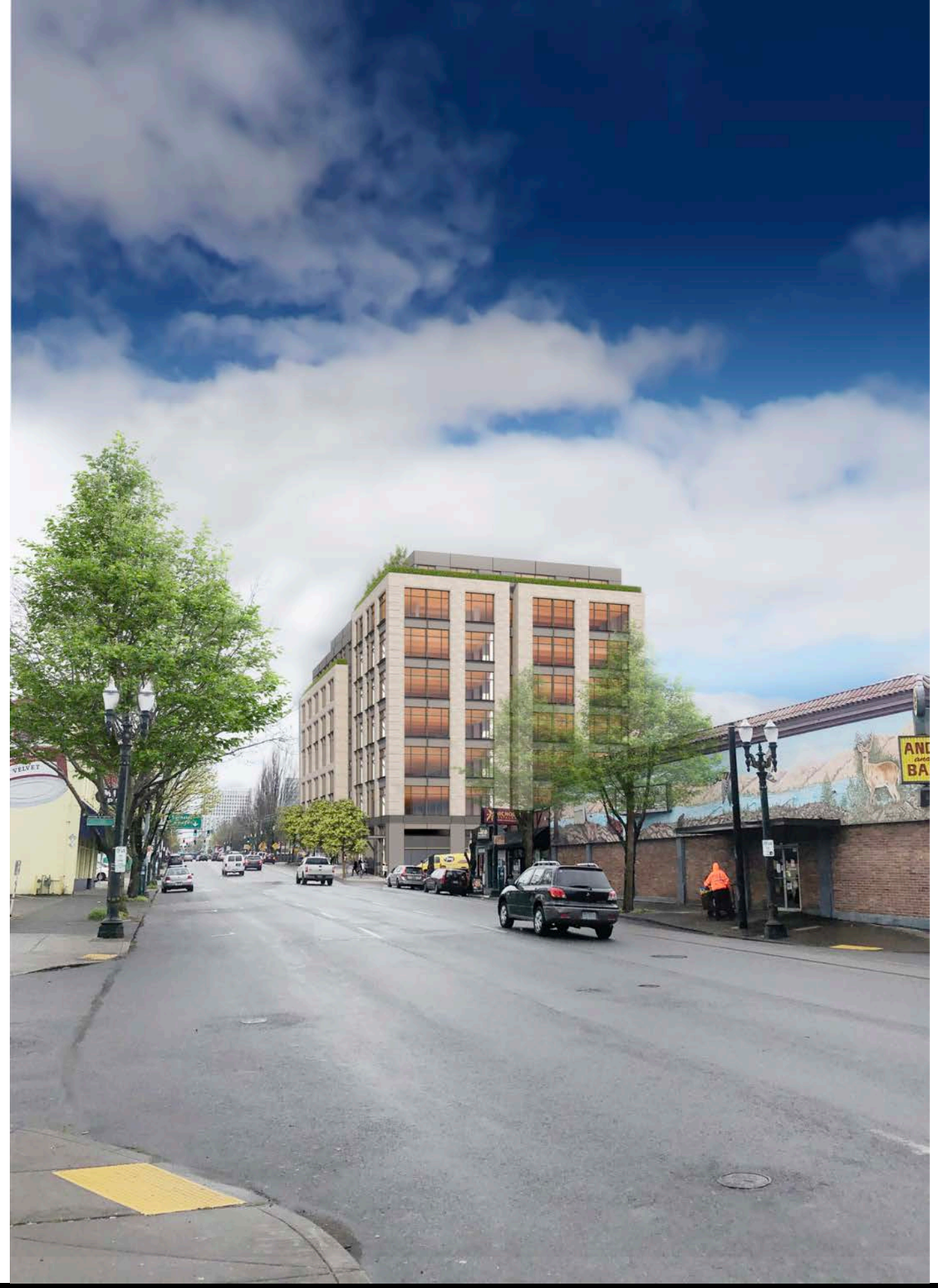

STOP
SCHOOL BUS SERVICE, INC.
26265


ONE WAY


EAST BANK
LOFTS
SUBARU
PRE-OWNED
300 VEHICLES
TO CHOOSE FROM
SUBARU


99E


SUBARU
SUBARU
of Portland



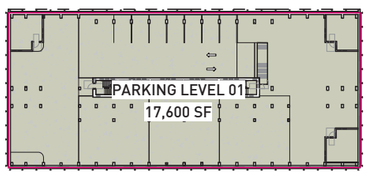

FURNITURE
QED

OPTION D alt

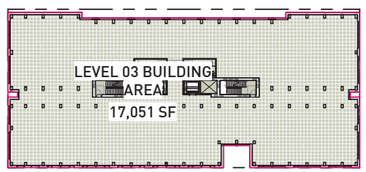
OPTION D alt

1). Changes mid-section and base of building to brick from precast
2). Option D alt breaks the massing and volume of the building into smaller more granular moves that reduces the perceived scale both in terms of height and composition. Like many of the historic blocks that are composed of two buildings we are looking to introduce a vertical building volume on the south half of the block that takes it cues from the Weatherly tower with a tall vertical column expression at the mid section of the building with dark recessed spandrels at each of the floor lines. The north half of the Grand Ave elevation takes it cues directly from the adjacent JD Billingsley building two blocks to the south that consists of a pattern of punched masonry openings and base.
3). The building base has been changed to brick per the cities recommendation and lowered to a single level. The base has been broken into two elements each supporting the building mass above giving strong definition to the recessed main entry of the office building.
4). The windows at the masonry mid section of the building have been recessed back 12" to give depth, detail and shadow to the facade. At level 6 and 7 the windows are set back 24" to give more depth and delineation, making the top of the building unique and different
5). We have added distinct deep cornices on top of each of the masonry building masses creating a stronger top which gives emphasis to the lower masonry building elements while lower the perceived height and mass of the building
6). Level 6 and 7 are toned dark to de-emphasize the upper two floors which have been pulled back from the lower masonry building edges 20' on the north and south sides and 12 ' along Grand Ave.

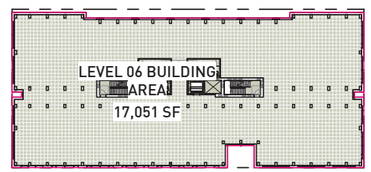
OPTION D alt



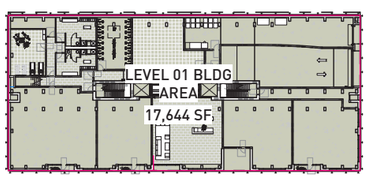
LEVEL P1.5 *Shown for reference only*



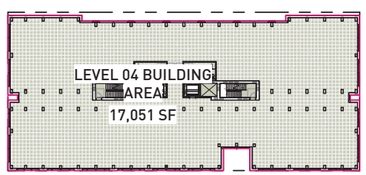
LEVEL 03



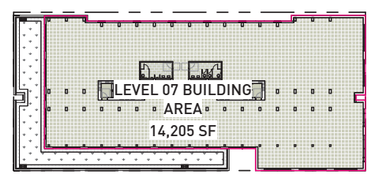
LEVEL 06



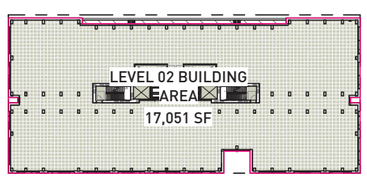
LEVEL 01.5



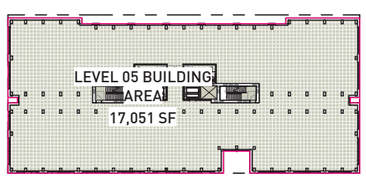
LEVEL 04



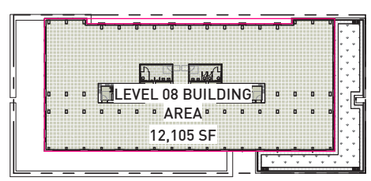
LEVEL 07



LEVEL 02



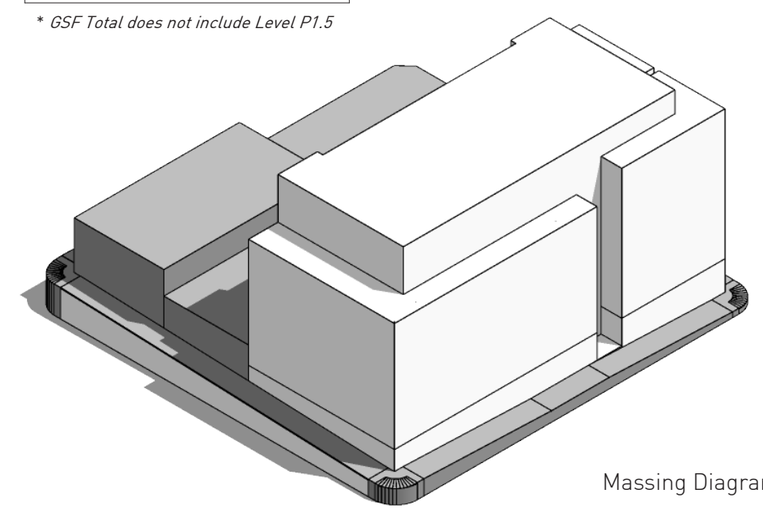
LEVEL 05



LEVEL 08

GROSS BUILDING AREA*	
LEVEL	AREA
LEVEL 01.5	17,644 SF
LEVEL 02	17,051 SF
LEVEL 03	17,051 SF
LEVEL 04	17,051 SF
LEVEL 05	17,051 SF
LEVEL 06	17,051 SF
LEVEL 07	14,205 SF
LEVEL 08	12,105 SF
TOTAL	129,211 SF

** GSF Total does not include Level P1.5*



Massing Diagram


STOP
SCHOOL BUS SERVICE, INC.
26265


EAST BANK
LOFTS
SUBARU
PRE-OWNED
300 VEHICLES
TO CHOOSE FROM
SUBARU


99E

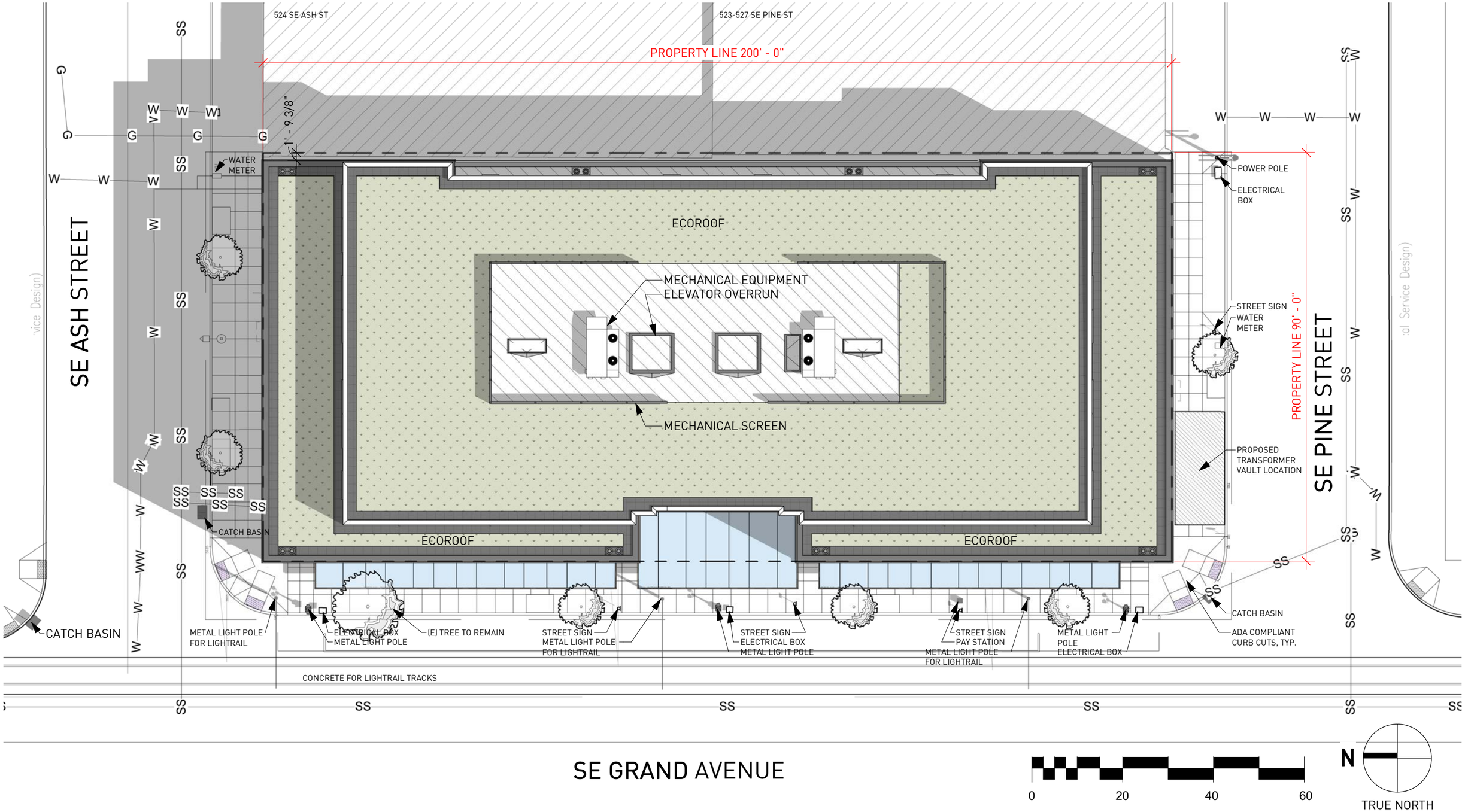

SUBARU
SUBARU
of Portland


FURNITURE
QED

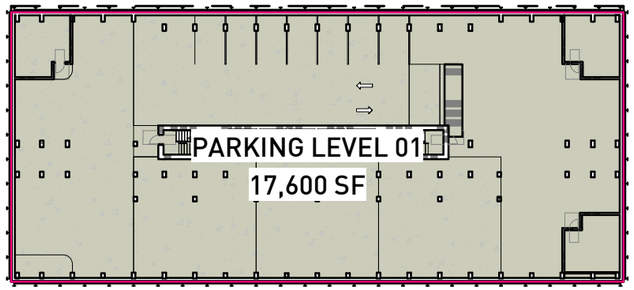
APPENDIX

BUILDING SITE PLANS AND FLOOR PLANS FOR REFERENCE WHEN REFERRING TO PERSPECTIVES

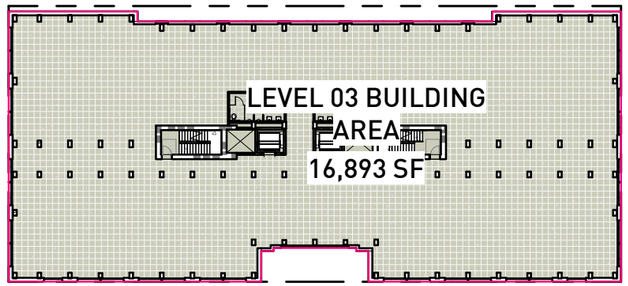
OPTION A


524 SE ASH ST
523-527 SE PINE ST
PROPERTY LINE 200' - 0"
1' - 9 3/8"
SE ASH STREET
WATER METER
ECOROOF
MECHANICAL EQUIPMENT
ELEVATOR OVERRUN
MECHANICAL SCREEN
ECOROOF
ECOROOF
POWER POLE
ELECTRICAL BOX
STREET SIGN
WATER METER
PROPERTY LINE 90' - 0"
SE PINE STREET
PROPOSED TRANSFORMER VAULT LOCATION
CATCH BASIN
CATCH BASIN
ADA COMPLIANT CURB CUTS, TYP.
METAL LIGHT POLE FOR LIGHTRAIL
ELECTRICAL BOX
METAL LIGHT POLE
(E) TREE TO REMAIN
STREET SIGN
METAL LIGHT POLE FOR LIGHTRAIL
STREET SIGN
ELECTRICAL BOX
METAL LIGHT POLE
STREET SIGN
PAY STATION
METAL LIGHT POLE FOR LIGHTRAIL
METAL LIGHT POLE
ELECTRICAL BOX
CONCRETE FOR LIGHTRAIL TRACKS
SE GRAND AVENUE
0
20
40
60
N
TRUE NORTH

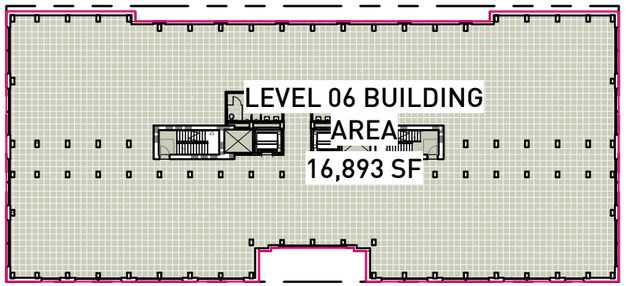
OPTION A



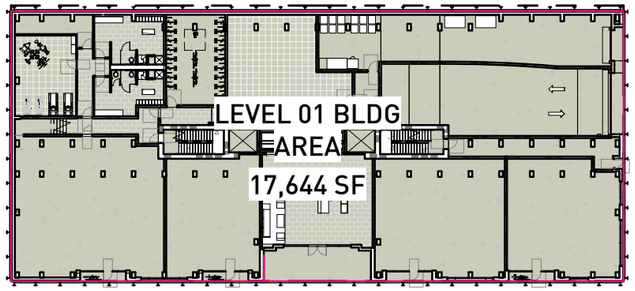
LEVEL P1.5 *Shown for reference only*



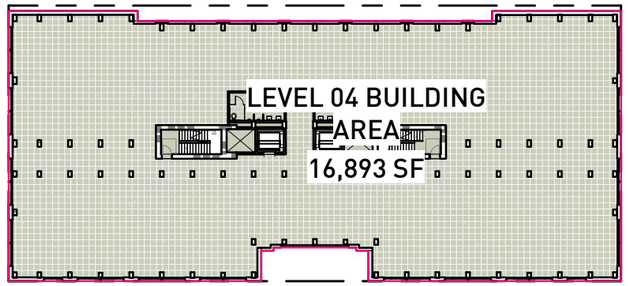
LEVEL 03



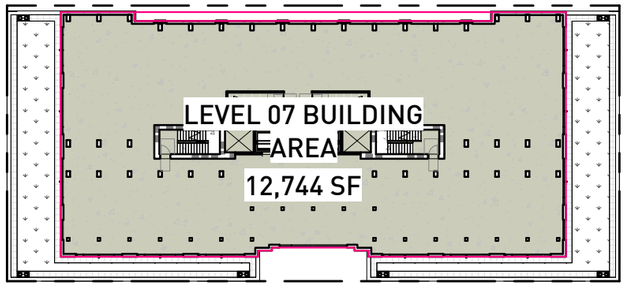
LEVEL 06



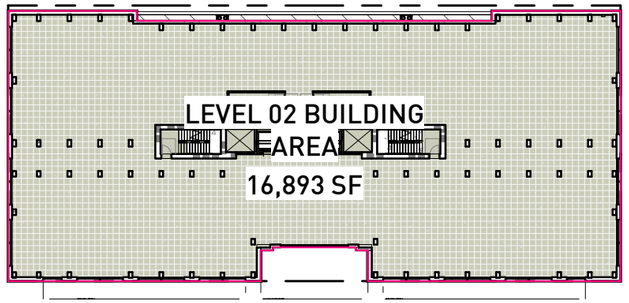
LEVEL 01.5



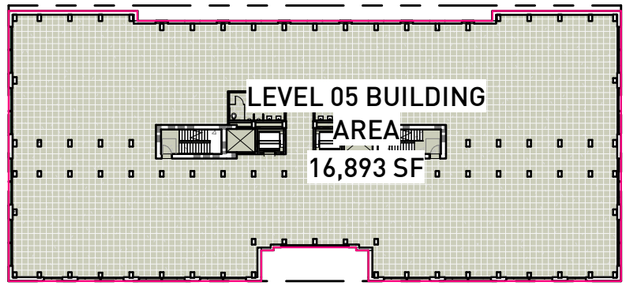
LEVEL 04



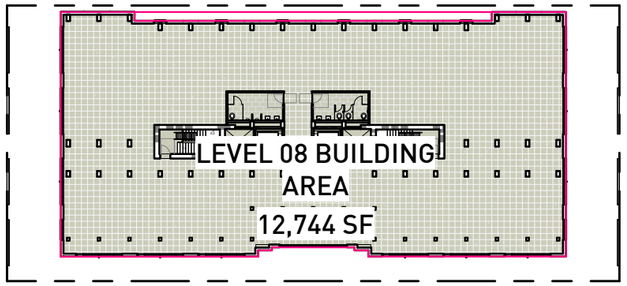
LEVEL 07



LEVEL 02



LEVEL 05

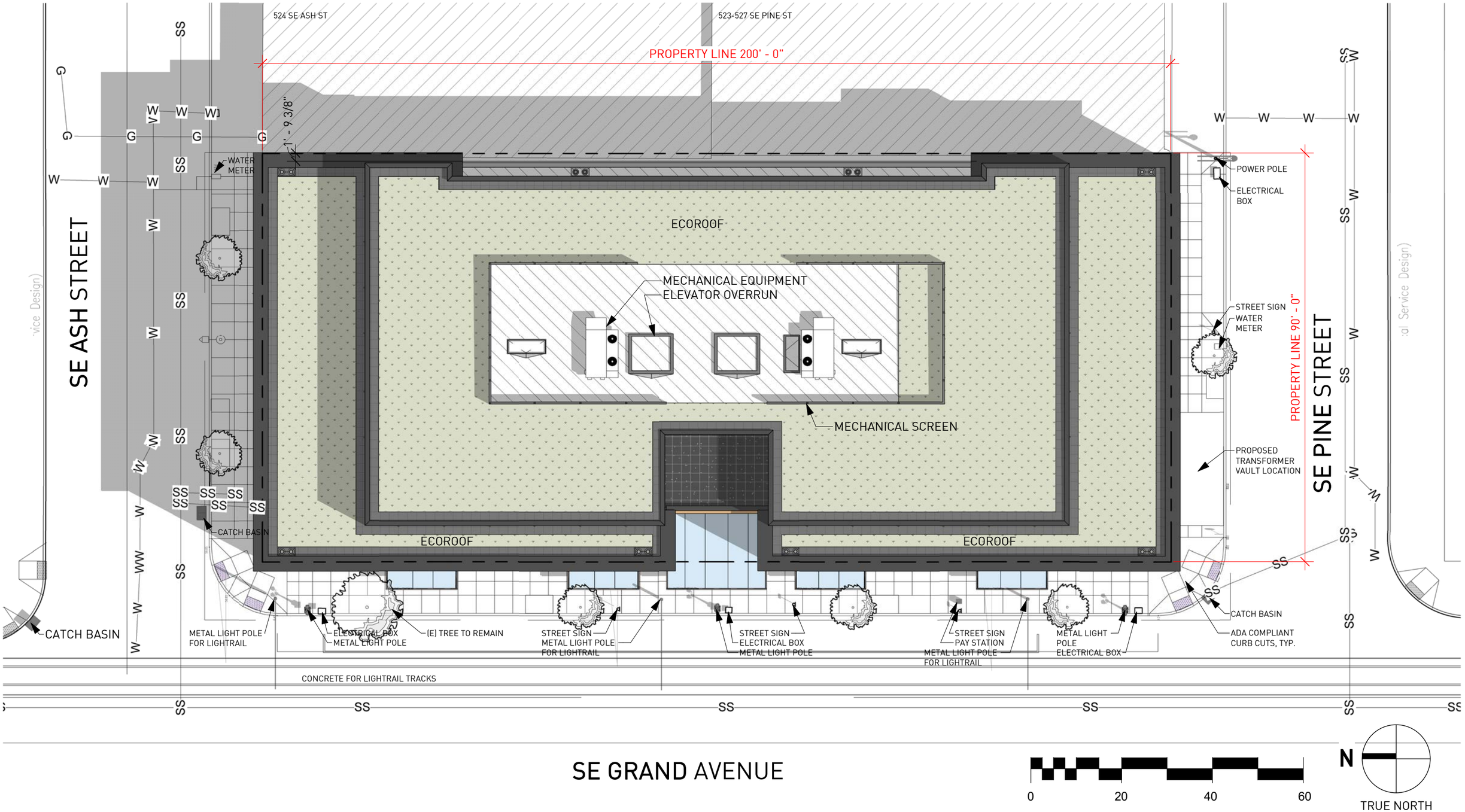


LEVEL 08

GROSS BUILDING AREA*	
LEVEL	AREA
LEVEL 01.5	17,644 SF
LEVEL 02	16,893 SF
LEVEL 03	16,893 SF
LEVEL 04	16,893 SF
LEVEL 05	16,893 SF
LEVEL 06	16,893 SF
LEVEL 07	12,744 SF
LEVEL 08	12,744 SF
TOTAL	127,600 SF

** GSF Total does not include Level P1.5*

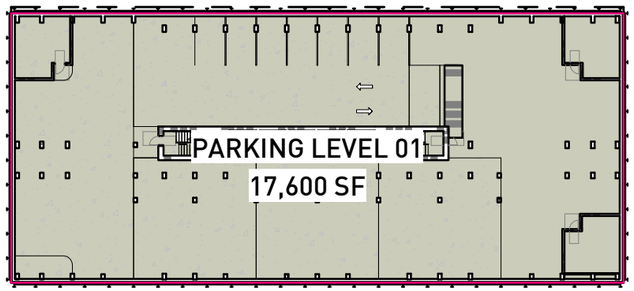
OPTION A alt


524 SE ASH ST
523-527 SE PINE ST
PROPERTY LINE 200' - 0"
1' - 9 3/8"
WATER METER
SE ASH STREET
ECOROOF
MECHANICAL EQUIPMENT
ELEVATOR OVERRUN
MECHANICAL SCREEN
ECOROOF
ECOROOF
POWER POLE
ELECTRICAL BOX
STREET SIGN
WATER METER
PROPERTY LINE 90' - 0"
SE PINE STREET
PROPOSED TRANSFORMER VAULT LOCATION
CATCH BASIN
CATCH BASIN
CATCH BASIN
ADA COMPLIANT CURB CUTS, TYP.
METAL LIGHT POLE FOR LIGHTRAIL
ELECTRICAL BOX
METAL LIGHT POLE
(E) TREE TO REMAIN
STREET SIGN
METAL LIGHT POLE FOR LIGHTRAIL
STREET SIGN
ELECTRICAL BOX
METAL LIGHT POLE
STREET SIGN
PAY STATION
METAL LIGHT POLE FOR LIGHTRAIL
METAL LIGHT POLE
ELECTRICAL BOX
CONCRETE FOR LIGHTRAIL TRACKS
SE GRAND AVENUE
0
20
40
60
N
TRUE NORTH

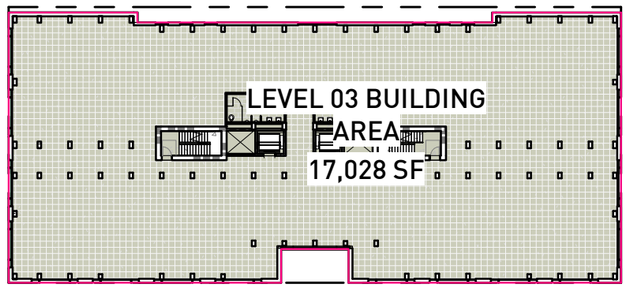
OPTION A alt

GROSS BUILDING AREA*	
LEVEL	AREA
LEVEL 01.5	17,644 SF
LEVEL 02	17,028 SF
LEVEL 03	17,028 SF
LEVEL 04	17,028 SF
LEVEL 05	17,028 SF
LEVEL 06	17,028 SF
LEVEL 07	11,592 SF
LEVEL 08	11,592 SF
TOTAL	125,969 SF

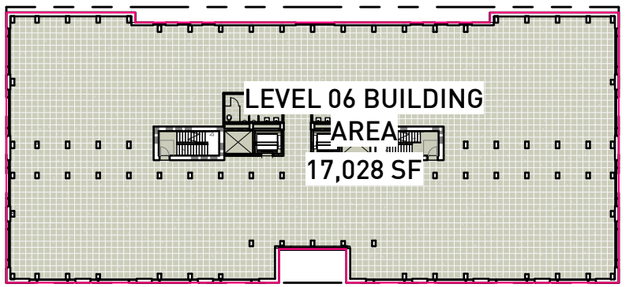
** GSF Total does not include Level P1.5*



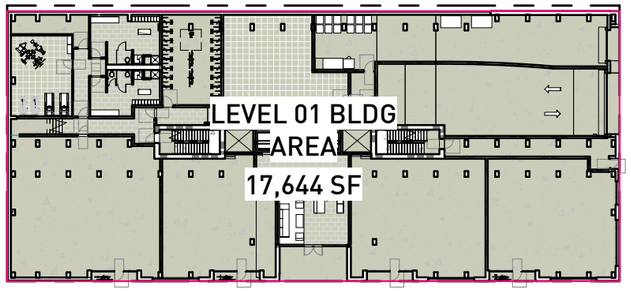
LEVEL P1.5 *Shown for reference only*



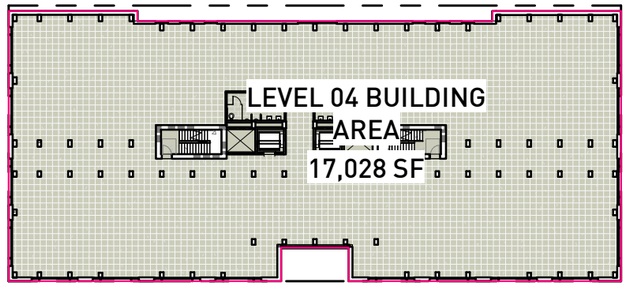
LEVEL 03



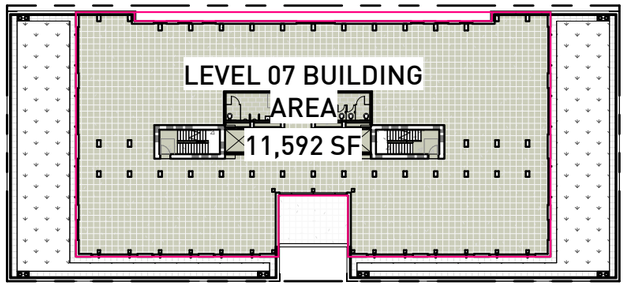
LEVEL 06



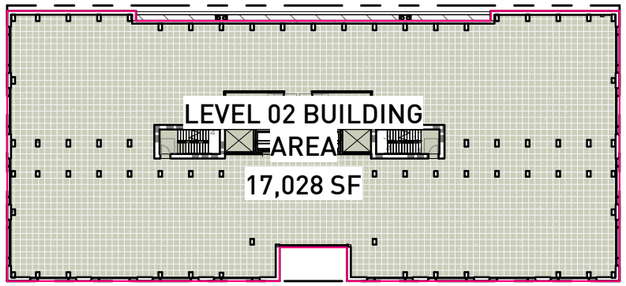
LEVEL 01.5



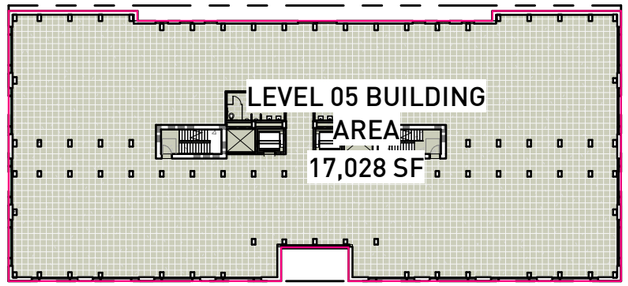
LEVEL 04



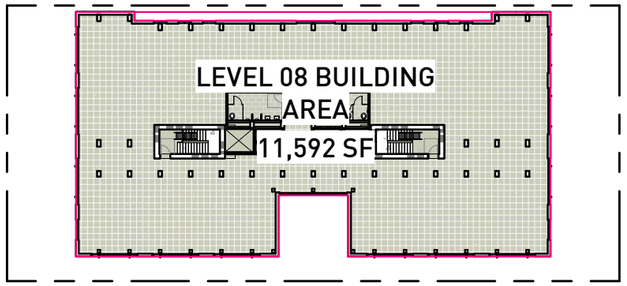
LEVEL 07



LEVEL 02

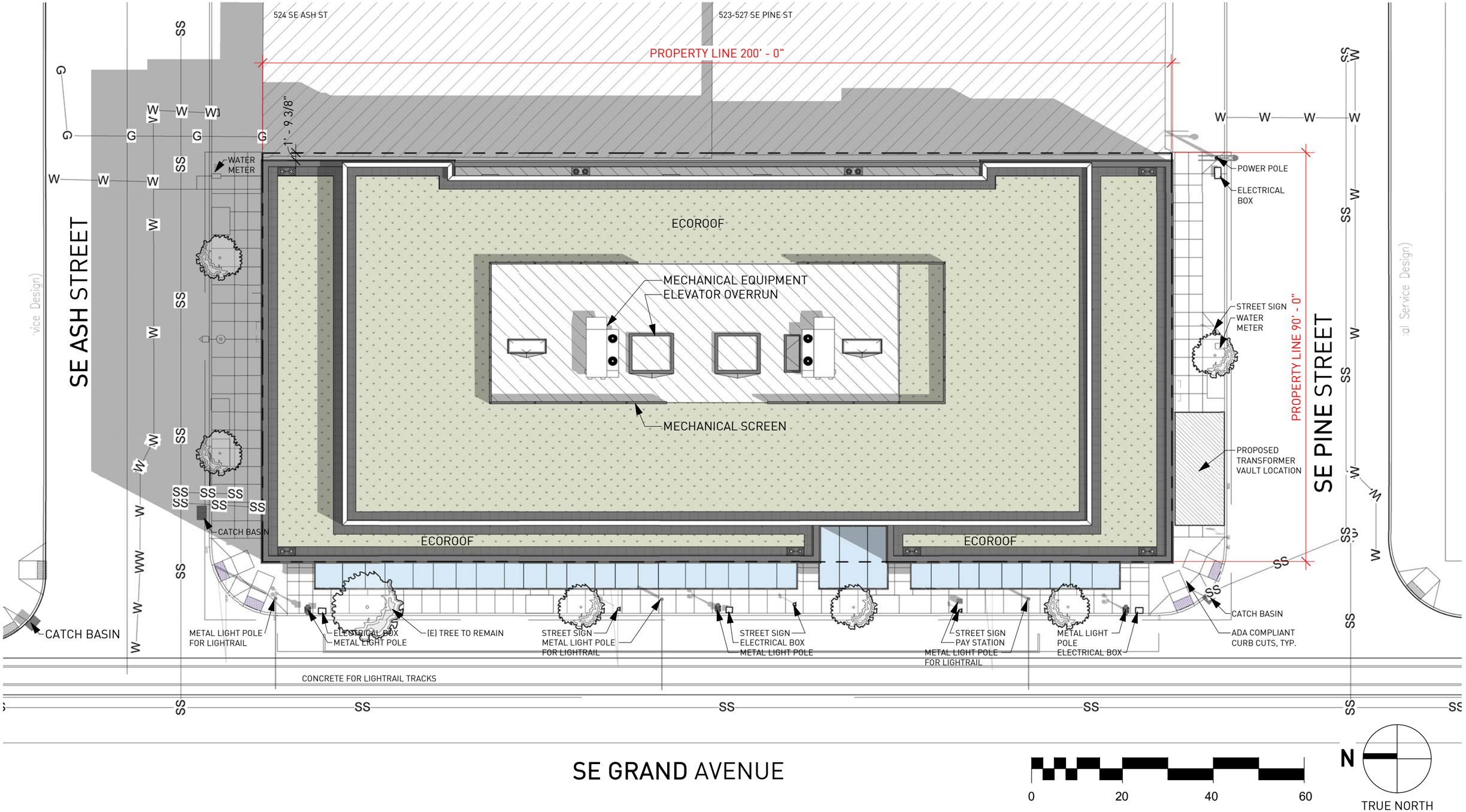


LEVEL 05



LEVEL 08

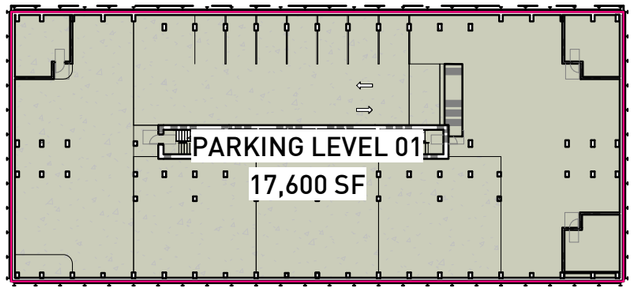
OPTION B


524 SE ASH ST
523-527 SE PINE ST
PROPERTY LINE 200' - 0"
1' - 9 3/8"
WATER METER
SE ASH STREET
ECOROOF
MECHANICAL EQUIPMENT
ELEVATOR OVERRUN
MECHANICAL SCREEN
ECOROOF
ECOROOF
POWER POLE
ELECTRICAL BOX
STREET SIGN
WATER METER
PROPERTY LINE 90' - 0"
SE PINE STREET
PROPOSED TRANSFORMER VAULT LOCATION
CATCH BASIN
CATCH BASIN
ADA COMPLIANT CURB CUTS, TYP.
METAL LIGHT POLE FOR LIGHTRAIL
ELECTRICAL BOX
METAL LIGHT POLE
(E) TREE TO REMAIN
STREET SIGN
METAL LIGHT POLE FOR LIGHTRAIL
STREET SIGN
ELECTRICAL BOX
METAL LIGHT POLE
STREET SIGN
PAY STATION
METAL LIGHT POLE FOR LIGHTRAIL
METAL LIGHT POLE
ELECTRICAL BOX
CONCRETE FOR LIGHTRAIL TRACKS
SE GRAND AVENUE
0
20
40
60
N
TRUE NORTH

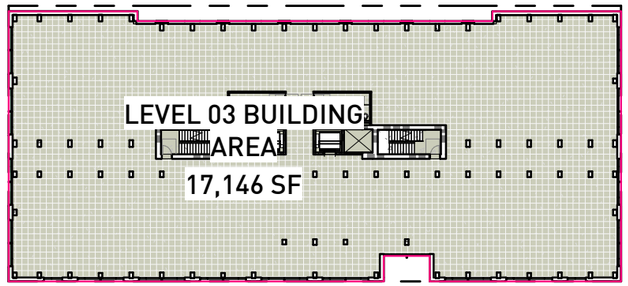
OPTION B

GROSS BUILDING AREA*	
LEVEL	AREA
LEVEL 01.5	17,644 SF
LEVEL 02	17,146 SF
LEVEL 03	17,146 SF
LEVEL 04	17,146 SF
LEVEL 05	17,146 SF
LEVEL 06	17,146 SF
LEVEL 07	17,146 SF
LEVEL 08	12,844 SF
TOTAL	133,361 SF

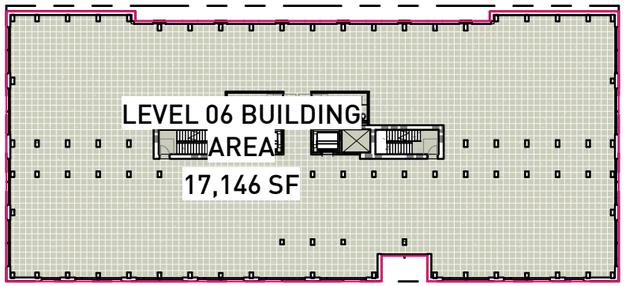
** GSF Total does not include Level P1.5*



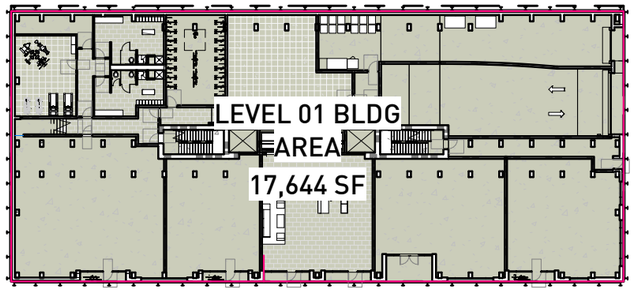
LEVEL P1.5 *Shown for reference only*



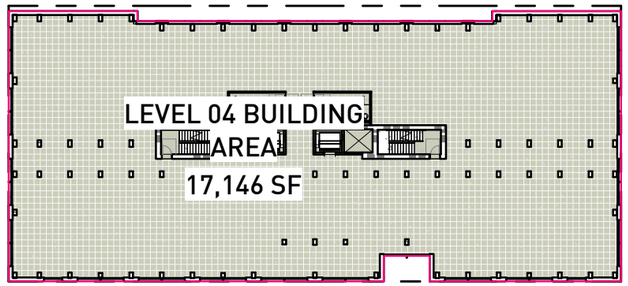
LEVEL 03



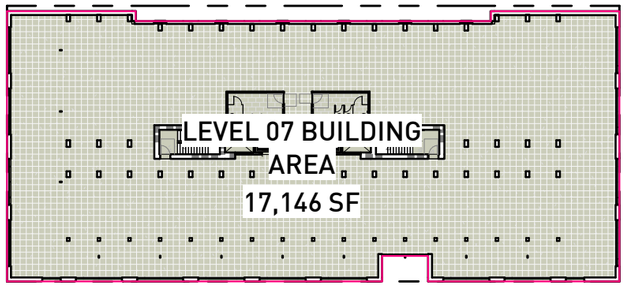
LEVEL 06



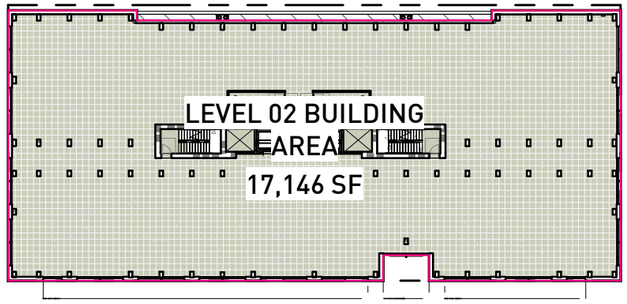
LEVEL 01.5



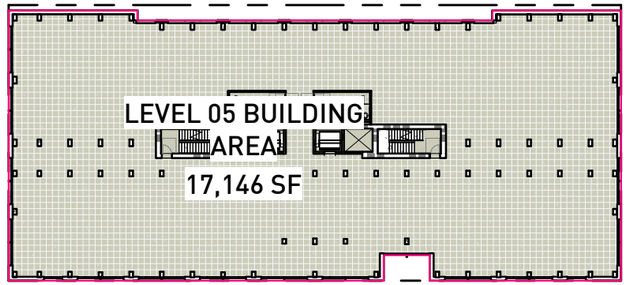
LEVEL 04



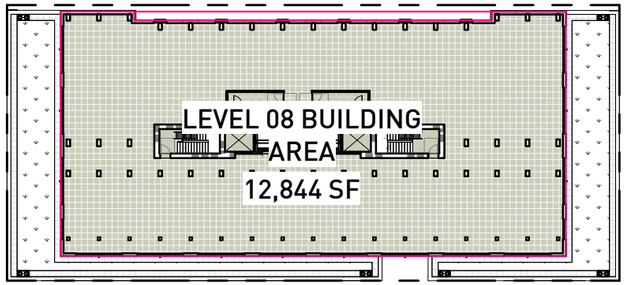
LEVEL 07



LEVEL 02

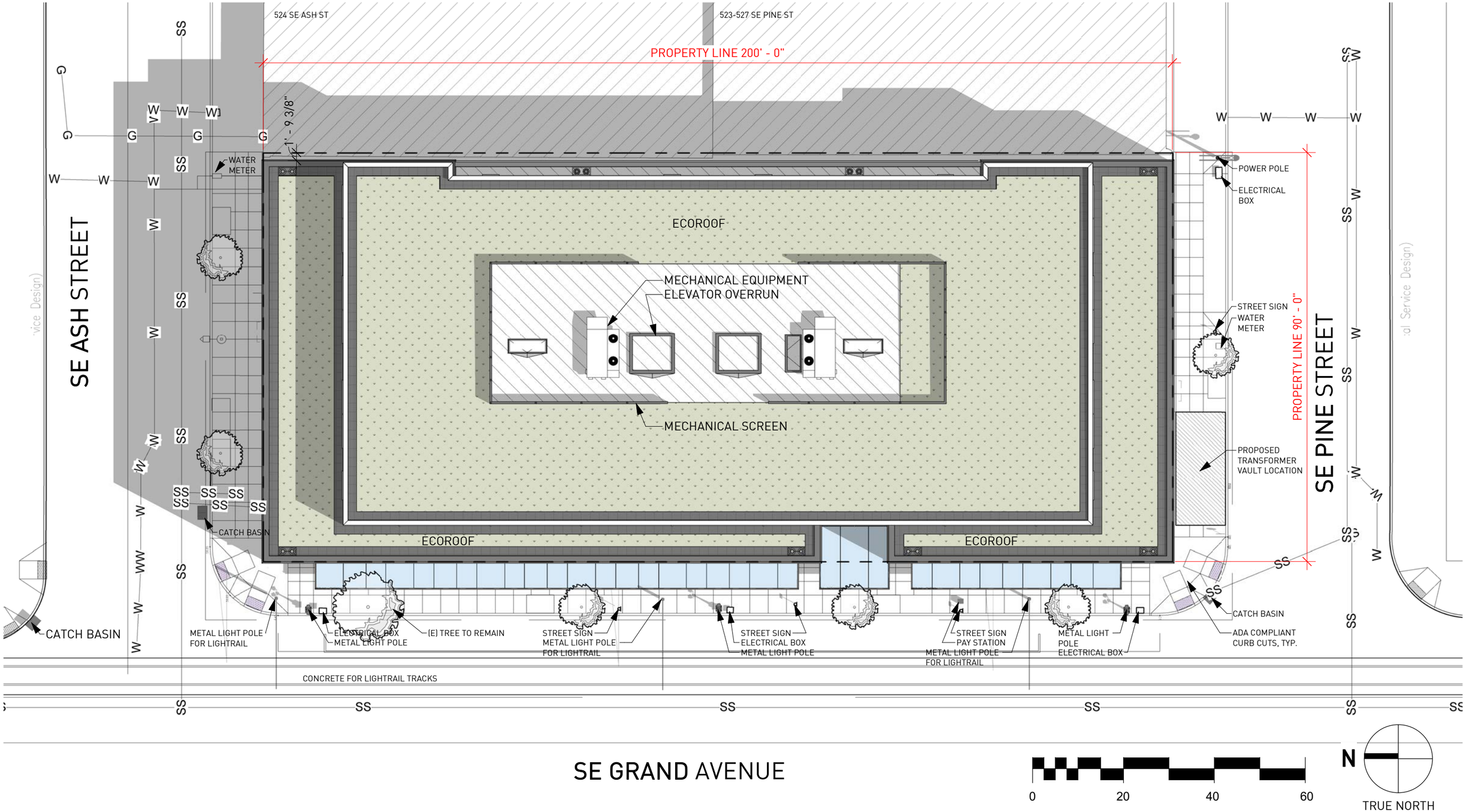


LEVEL 05



LEVEL 08

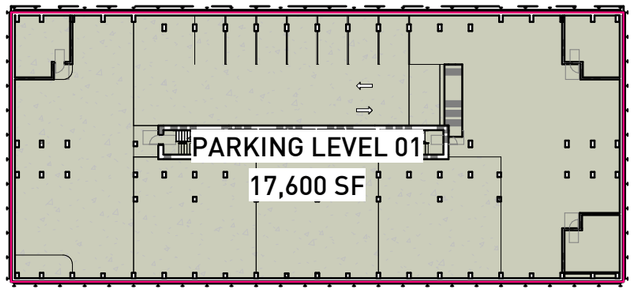
OPTION C


524 SE ASH ST
523-527 SE PINE ST
PROPERTY LINE 200' - 0"
1' - 9 3/8"
SE ASH STREET
WATER METER
ECOROOF
MECHANICAL EQUIPMENT
ELEVATOR OVERRUN
MECHANICAL SCREEN
POWER POLE
ELECTRICAL BOX
STREET SIGN
WATER METER
PROPERTY LINE 90' - 0"
SE PINE STREET
PROPOSED TRANSFORMER VAULT LOCATION
CATCH BASIN
ECOROOF
ECOROOF
CATCH BASIN
METAL LIGHT POLE FOR LIGHTRAIL
ELECTRICAL BOX
METAL LIGHT POLE
(E) TREE TO REMAIN
STREET SIGN
METAL LIGHT POLE FOR LIGHTRAIL
STREET SIGN
ELECTRICAL BOX
METAL LIGHT POLE
STREET SIGN
PAY STATION
METAL LIGHT POLE FOR LIGHTRAIL
METAL LIGHT POLE
ELECTRICAL BOX
CATCH BASIN
ADA COMPLIANT CURB CUTS, TYP.
CONCRETE FOR LIGHTRAIL TRACKS
SE GRAND AVENUE
0
20
40
60
N
TRUE NORTH

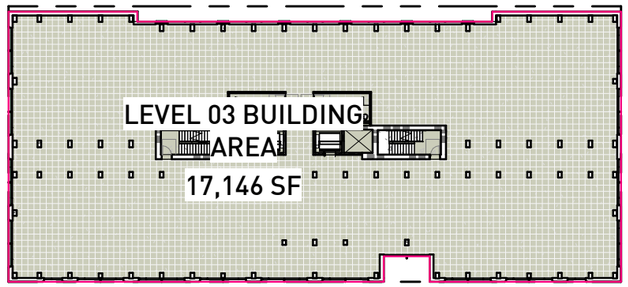
OPTION C

GROSS BUILDING AREA*	
LEVEL	AREA
LEVEL 01.5	17,644 SF
LEVEL 02	17,146 SF
LEVEL 03	17,146 SF
LEVEL 04	17,146 SF
LEVEL 05	17,146 SF
LEVEL 06	17,146 SF
LEVEL 07	12,844 SF
LEVEL 08	12,844 SF
TOTAL	129,059 SF

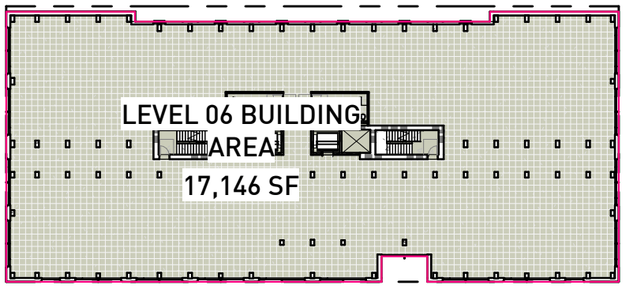
** GSF Total does not include Level P1.5*



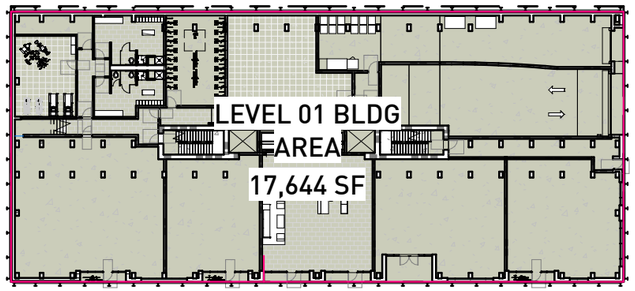
LEVEL P1.5 *Shown for reference only*



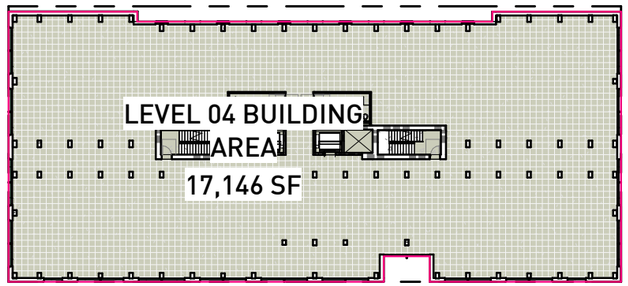
LEVEL 03



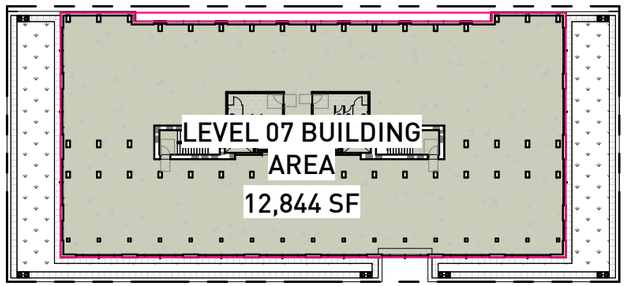
LEVEL 06



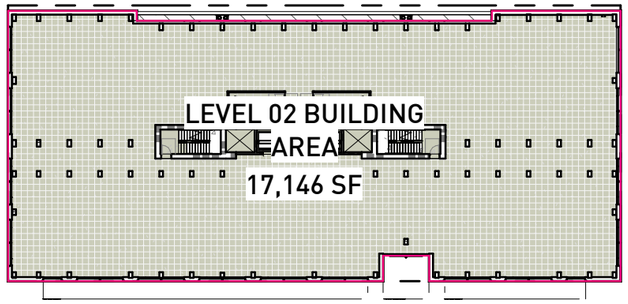
LEVEL 01.5



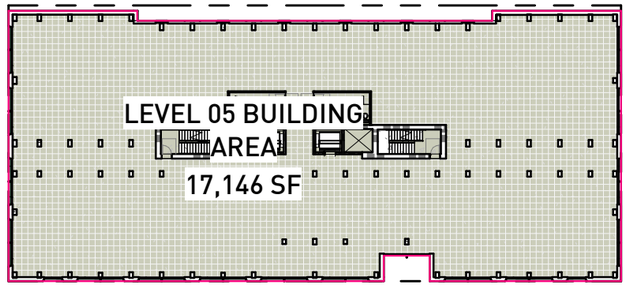
LEVEL 04



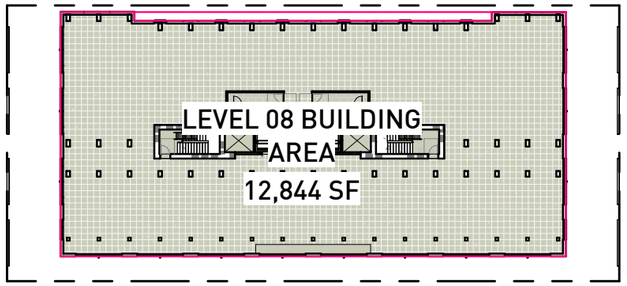
LEVEL 07



LEVEL 02

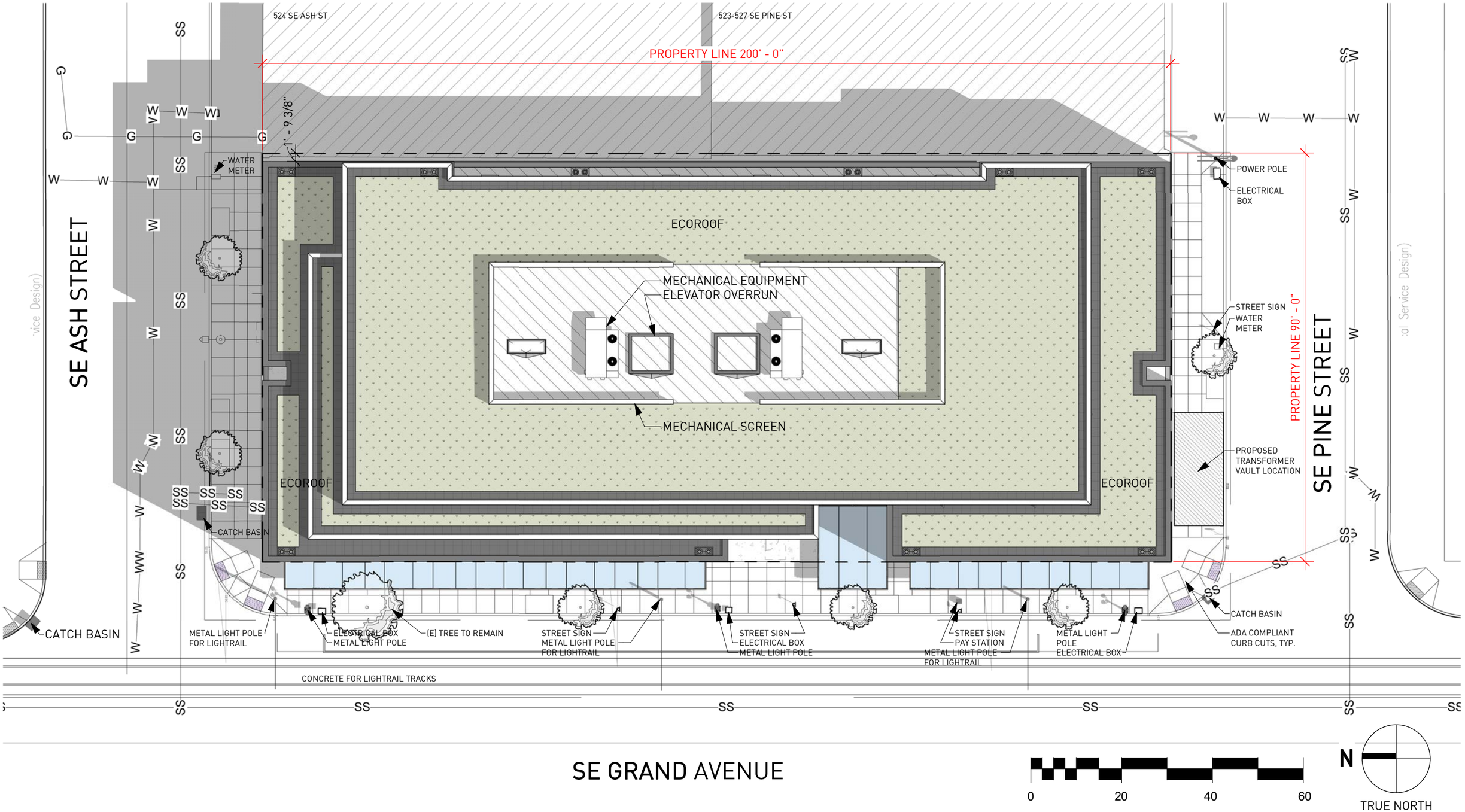


LEVEL 05



LEVEL 08

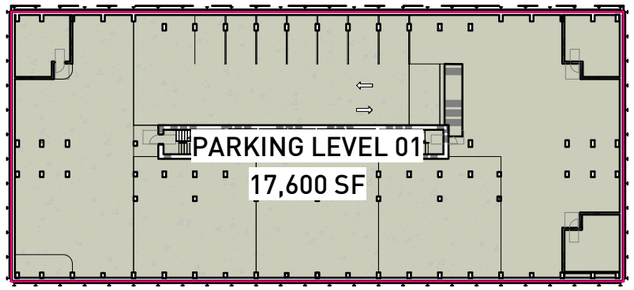
OPTION D


524 SE ASH ST
523-527 SE PINE ST
PROPERTY LINE 200' - 0"
1' - 9 3/8"
SE ASH STREET
WATER METER
ECOROOF
MECHANICAL EQUIPMENT
ELEVATOR OVERRUN
MECHANICAL SCREEN
ECOROOF
ECOROOF
POWER POLE
ELECTRICAL BOX
STREET SIGN
WATER METER
PROPERTY LINE 90' - 0"
SE PINE STREET
PROPOSED TRANSFORMER VAULT LOCATION
CATCH BASIN
CATCH BASIN
CATCH BASIN
ADA COMPLIANT CURB CUTS, TYP.
METAL LIGHT POLE FOR LIGHTRAIL
ELECTRICAL BOX
METAL LIGHT POLE
(E) TREE TO REMAIN
STREET SIGN
METAL LIGHT POLE FOR LIGHTRAIL
STREET SIGN
ELECTRICAL BOX
METAL LIGHT POLE
STREET SIGN
PAY STATION
METAL LIGHT POLE FOR LIGHTRAIL
METAL LIGHT POLE
ELECTRICAL BOX
CONCRETE FOR LIGHTRAIL TRACKS
SE GRAND AVENUE
0
20
40
60
N
TRUE NORTH

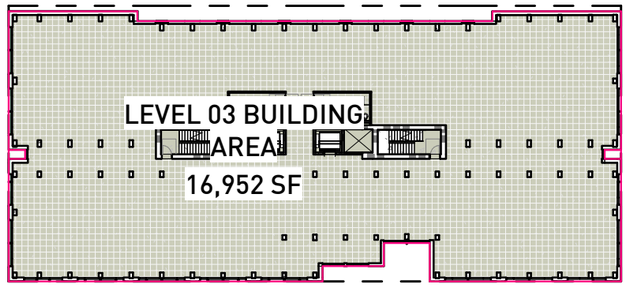
OPTION D

GROSS BUILDING AREA*	
LEVEL	AREA
LEVEL 01.5	17,644 SF
LEVEL 02	16,952 SF
LEVEL 03	16,952 SF
LEVEL 04	16,952 SF
LEVEL 05	16,952 SF
LEVEL 06	16,952 SF
LEVEL 07	15,463 SF
LEVEL 08	12,105 SF
TOTAL	129,972 SF

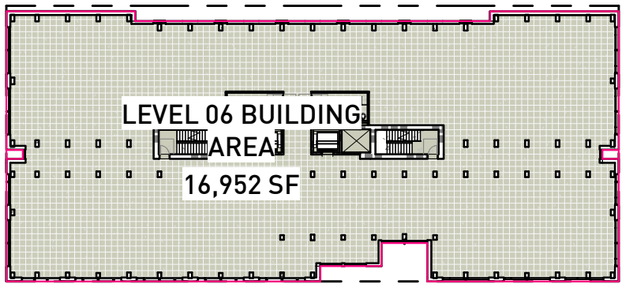
** GSF Total does not include Level P1.5*



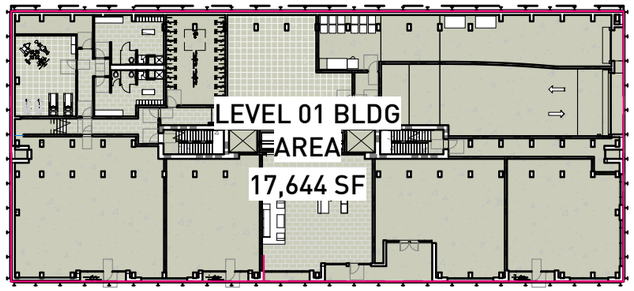
LEVEL P1.5 *Shown for reference only*



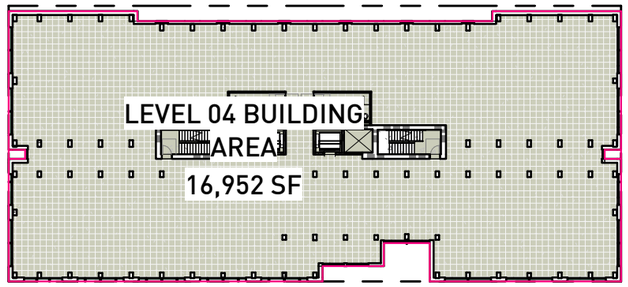
LEVEL 03



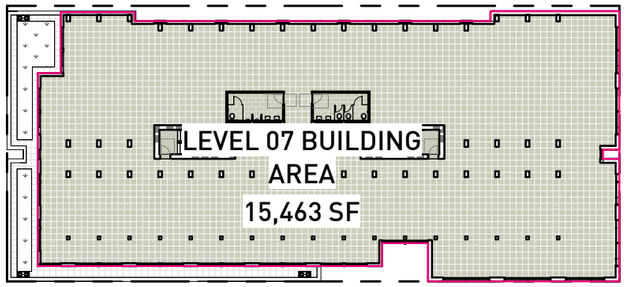
LEVEL 06



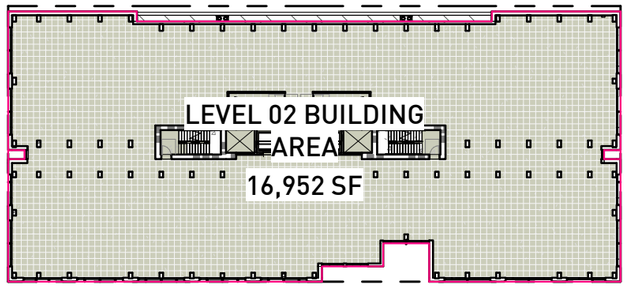
LEVEL 01.5



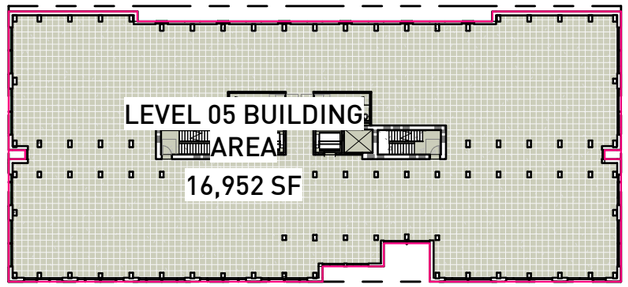
LEVEL 04



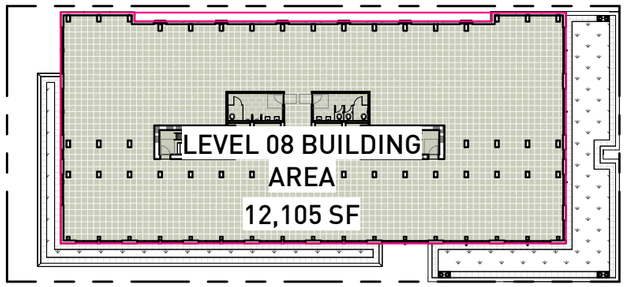
LEVEL 07



LEVEL 02

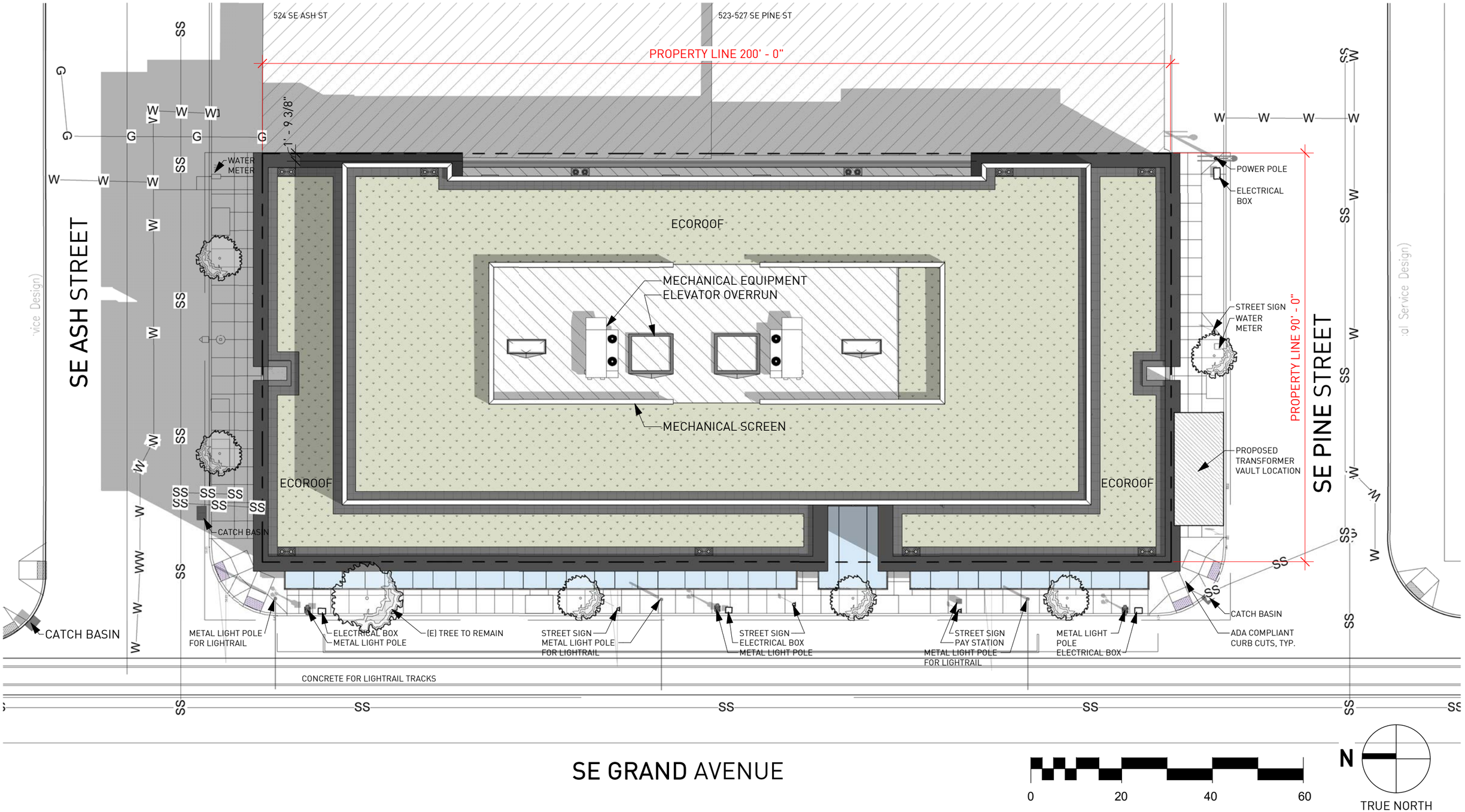


LEVEL 05



LEVEL 08

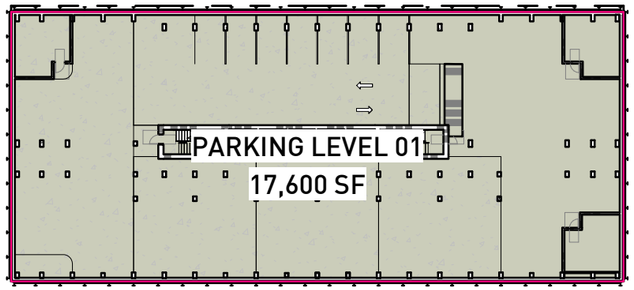
OPTION D alt


524 SE ASH ST
523-527 SE PINE ST
PROPERTY LINE 200' - 0"
1' - 9 3/8"
WATER METER
SE ASH STREET
ECOROOF
MECHANICAL EQUIPMENT
ELEVATOR OVERRUN
MECHANICAL SCREEN
ECOROOF
ECOROOF
POWER POLE
ELECTRICAL BOX
STREET SIGN
WATER METER
PROPERTY LINE 90' - 0"
SE PINE STREET
PROPOSED TRANSFORMER VAULT LOCATION
CATCH BASIN
CATCH BASIN
CATCH BASIN
METAL LIGHT POLE FOR LIGHTRAIL
ELECTRICAL BOX
METAL LIGHT POLE
(E) TREE TO REMAIN
STREET SIGN
METAL LIGHT POLE FOR LIGHTRAIL
STREET SIGN
ELECTRICAL BOX
METAL LIGHT POLE
STREET SIGN
PAY STATION
METAL LIGHT POLE FOR LIGHTRAIL
METAL LIGHT POLE
ELECTRICAL BOX
ADA COMPLIANT CURB CUTS, TYP.
CONCRETE FOR LIGHTRAIL TRACKS
SE GRAND AVENUE
0
20
40
60
N
TRUE NORTH

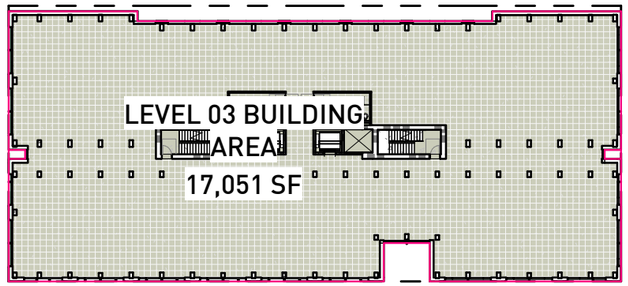
OPTION D alt

GROSS BUILDING AREA*	
LEVEL	AREA
LEVEL 01.5	17,644 SF
LEVEL 02	17,051 SF
LEVEL 03	17,051 SF
LEVEL 04	17,051 SF
LEVEL 05	17,051 SF
LEVEL 06	17,051 SF
LEVEL 07	14,205 SF
LEVEL 08	12,105 SF
TOTAL	129,211 SF

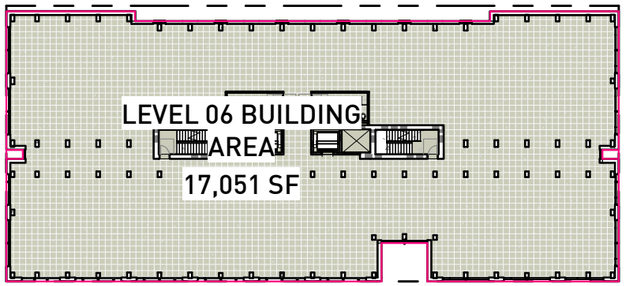
** GSF Total does not include Level P1.5*



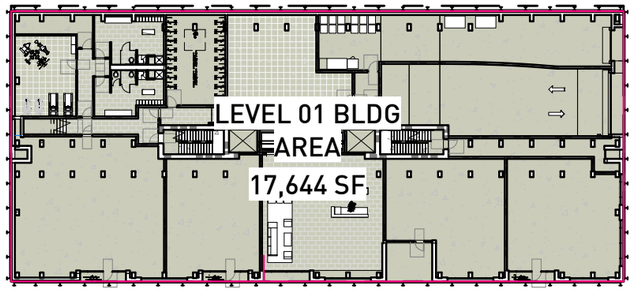
LEVEL P1.5 *Shown for reference only*



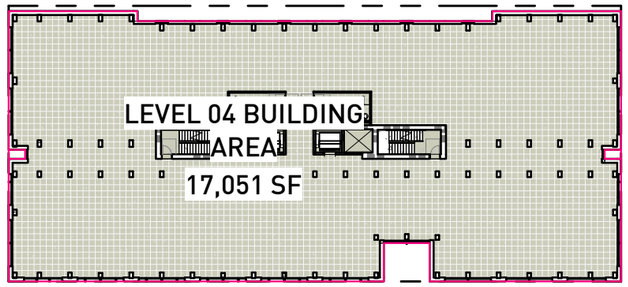
LEVEL 03



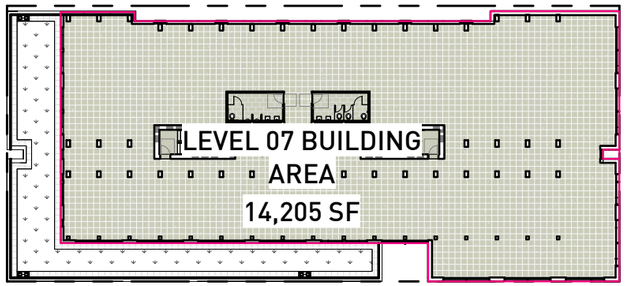
LEVEL 06



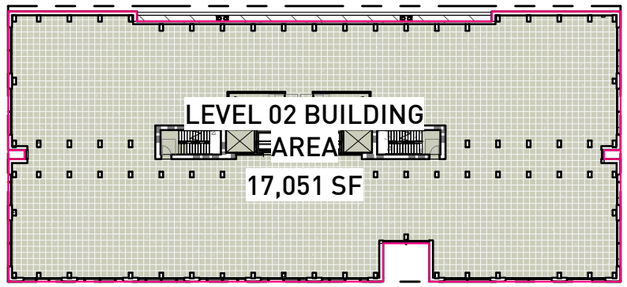
LEVEL 01.5



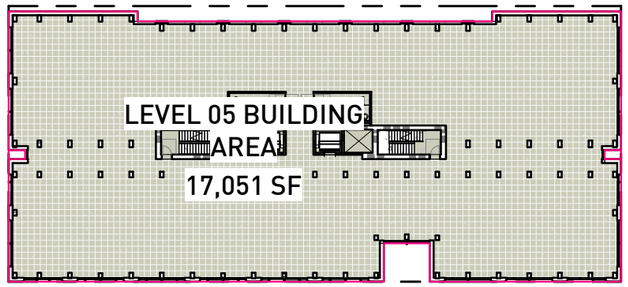
LEVEL 04



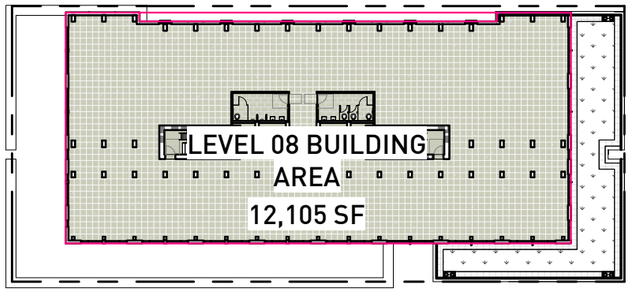
LEVEL 07



LEVEL 02



LEVEL 05



LEVEL 08