PEPSI BLOCKS Phase 1A

LU 19-183735 DZM AD

REVIEWED AND APPROVED SEPTEMBER 5, 2019

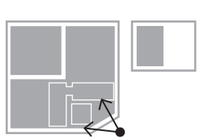
Designed by Mithun

Demonstration of CONTEXT guidelines applied

Community Design Guidelines

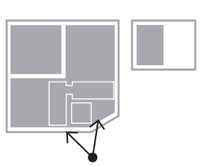
PERSPECTIVE | PLAZA

D7: Blending into the Neighborhood
New buildings are set back from the Sandy Blvd, allowing the pavilion to maintain its place as a neighborhood icon.



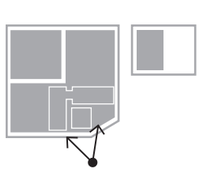
PERSPECTIVE | SANDY POINT

D7: Blending into the Neighborhood
The pavilion is to be retained and restored, maintaining a sense of place and neighborhood character along Sandy Blvd.



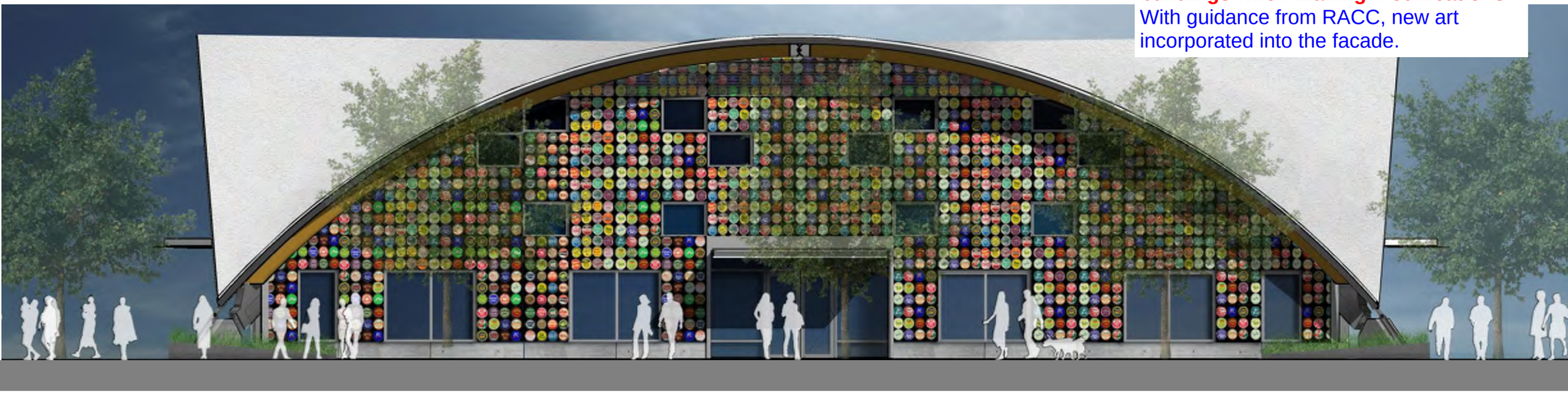
PERSPECTIVE | PLAZA & SANDY POINT

D7: Blending into the Neighborhood
New buildings consist of singular forms; are mostly singular in materiality; have punched windows in solid forms; offer glazed, punched or operable windows at grade level. All these characteristics are similar to the surrounding context.



PAVILION | DESIGN INTENT & ATTITUDE

D6: Respect the original character of buildings when making modifications.
With guidance from RACC, new art incorporated into the facade.

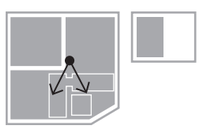


P2: Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance.
The site isn't in an historic or conservation district, the preservation of the pavilion achieves a similar objective.

PERSPECTIVE | NORTH SIDE & WOONERF

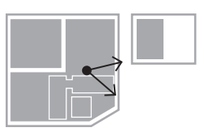
P1: Plan Area Character

Residential and retail uses are introduced along with public amenities to an area predominantly consisting of warehouses and small office buildings, thereby adding activity and eyes on the street.



PERSPECTIVE | MEWS WING TOWNHOMES

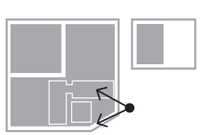
P1: Plan Area Character
Residences at the ground floor have transition spaces, while public access is granted through a super block. Both create a pleasant experience for pedestrians.



PERSPECTIVE | PLAZA AT 27TH AVE

P1: Plan Area Character

The new plaza complements nearby restaurant / retail activity. It also provides a much needed public open space and plenty of landscaped areas to buffer the plaza from the impacts of traffic on Sandy Blvd.

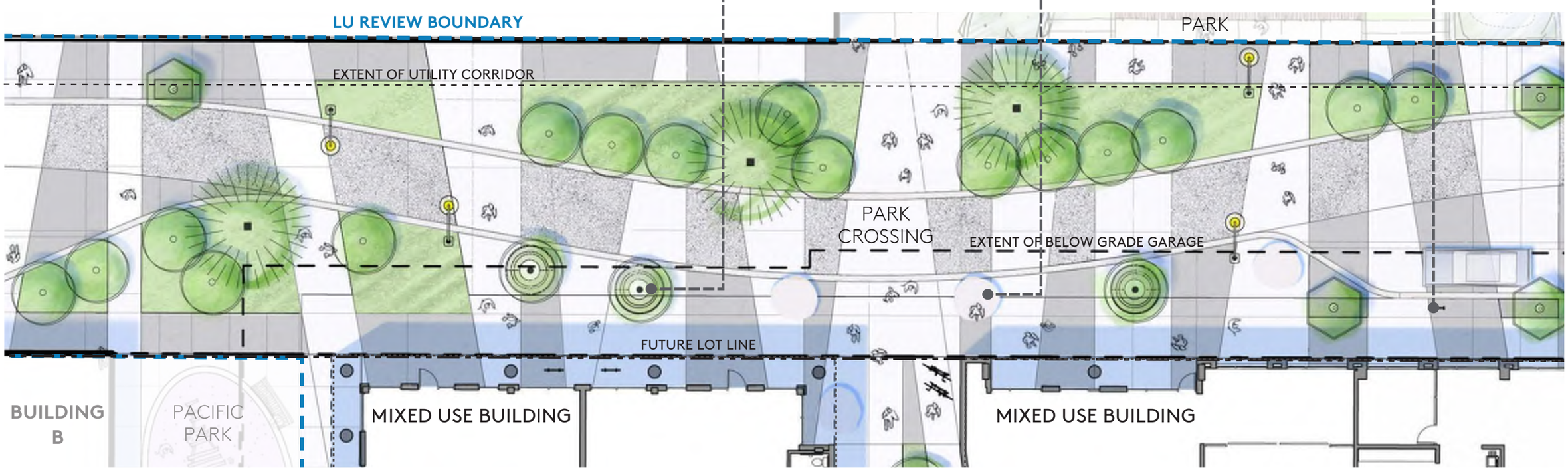


LANDSCAPE SITE PLAN | WOONERF

ESCOFET, Niu

P1: Plan Area Character

A new woonerf allows the street grid to be maintained while prioritizing pedestrians and bicyclists and expanding the amenity space available to the neighborhood.



N

0′ 8′ 16′

APPROVED PLANNED DEVELOPMENT | SITE AERIAL ILLUSTRATIVE VIEW

P3: Strengthen Gateways
While not an acknowledged gateway site, the proposal includes a public plaza, woonerf, and mews at key locations. These significant outdoor spaces combine with the diagonal of Sandy Blvd. to create several distinct gateways within the site and the surrounding neighborhood.

OREGON SQUARE | BLOCKS 90 & 103

DESIGN REVIEW SUBMITTAL I 08.12.20 (REVISED 09.16.20)
DESIGN DRAWINGS

REVIEWED & APPROVED OCTOBER 1, 2020

Designed by GDB Architects & PLACE

LU 20-161080 DZM

Demonstration of PUBLIC REALM guidelines applied

Central City Fundamentals & Lloyd District Design Guidelines

B5: Make Plazas, Parks & Open Space Successful
Line with activity and connect
Complement other open spaces
Layered landscape along NE 8th giving human scale

A8: contribute to a Vibrant Streetscape
Deep landscape buffers
Biofilia - greenery, flowers, fragrances that attracts us

A4: Use Unifying Elements
Portland street lights
Multimodal streets
Street trees & urban furnishings

B2: Protect the Pedestrian
Traffic calming
Curb extensions

View of Pacific Street looking West

C11: Integrate Roofs and Use Rooftops

Green roofs mitigate storm water impact, lower heat island effect

Provide attractive views from towers

Provide an outdoor amenity space for building occupants to enjoy

C7: Design Corners that Build Active Intersections
Change in facade - Increased transparency & visibility
Balconies

B6: Develop weather Protection
Extensive awnings
Protected alcoves, entries

A7: Establish and maintain a sense of urban enclosure
Building massing defines blocks
Frames views of destinations

Block 103 Main Entry

View of Water Street Pedestrian Experience

C6: develop Transitions between Buildings & Public Space

C8: Differentiate the Sidewalk Level of Buildings

C9: Develop Flexible Sidewalk Level Spaces
Commercial ceiling height and entrance orientation - all allow future changes
Storefronts convertible to retail entries
High % Transparency, eyes on the street

C10: Integrate Encroachments
Balcony projections from conference rooms integrated into landscape buffers

1

MAIN BUILDING ENTRIES

FINISH: WHITE
TYPE: LED WASHER/ GRAZER
MOUNT: RECESSED BEHIND MAIN ENTRY PRECAST CONCRETE.

2

SECONDARY BUILDING ENTRIES

FINISH: GRAY
TYPE: LED WASHER / GRAZER
MOUNT: RECESSED IN CANOPY SURFACE MOUNTED WHERE NO CANOPY OCCURS

3

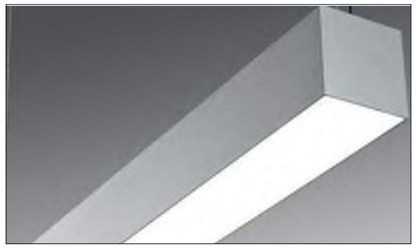
UNDER PLINTH LIGHTING

FINISH: BLUE
TYPE: FLEXIBLE TAPE LIGHT
MOUNT: RECESSED

4

PARKING ENTRY LIGHTING 1

FINISH: WHITE
TYPE: LED DOWN LIGHT
MOUNT: SURFACE



5

PARKING ENTRY LIGHTING 2

FINISH: GRAY
TYPE: PENDANT LED LUMINAIRE
MOUNT: CEILING HUNG

C12: Integrate Exterior Lighting

Various light fixtures embedded into facade, railings, soffits and other elements; light source is hidden from view

Enhances light level for visibility and sense of safety

C13: Integrate Signs

Signage integrated into exterior material

LINCOLN HIGH SCHOOL REPLACEMENT

LU 19-119554 DZM

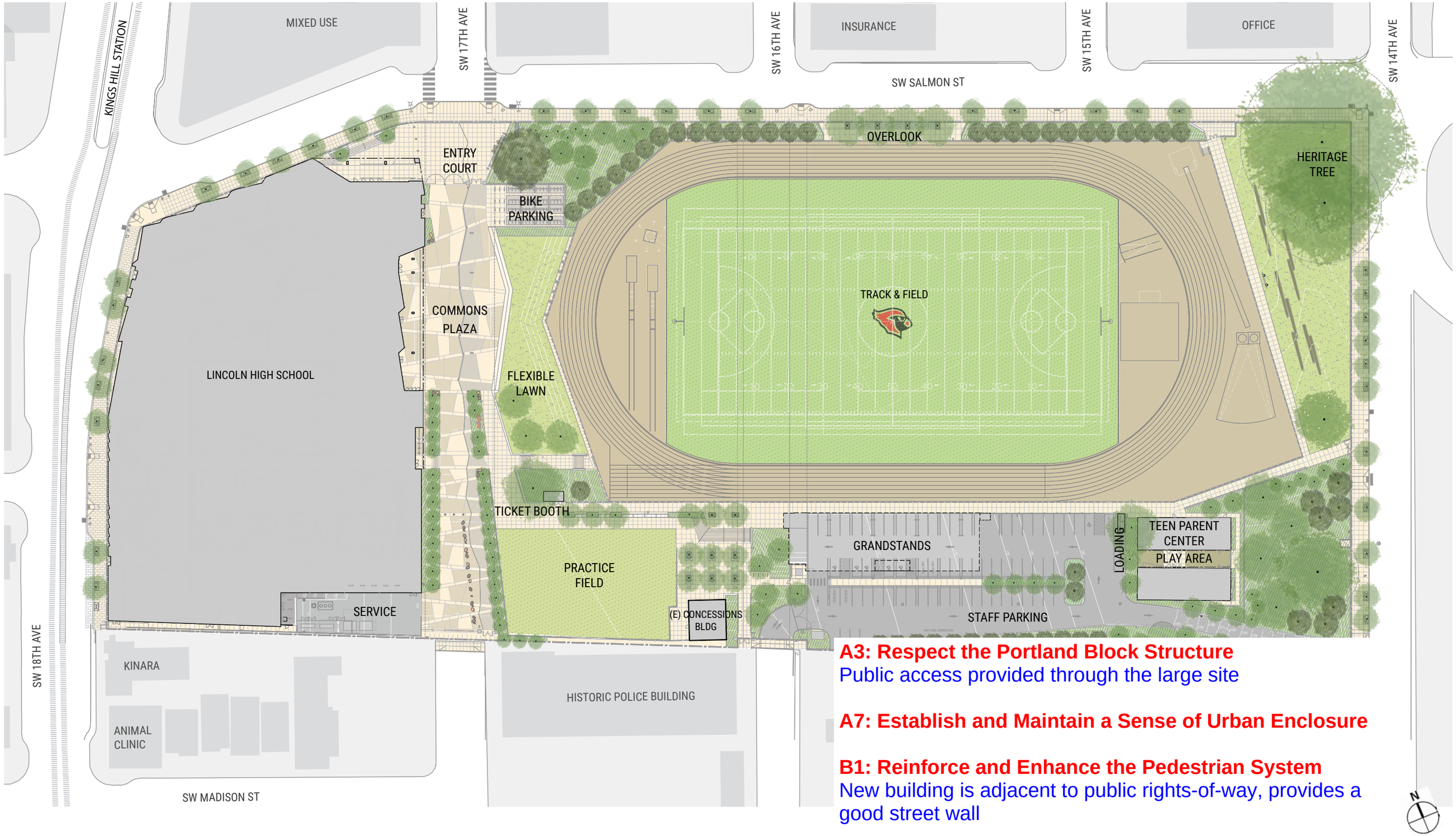
REVIEWED AND APPROVED AUGUST 1, 2019

Designed by BORA Architects & Mayer/Reed

VICINITY SITE AERIAL

LINCOLN HIGH SCHOOL AERIAL FROM GOOGLE EARTH

SITE PLAN

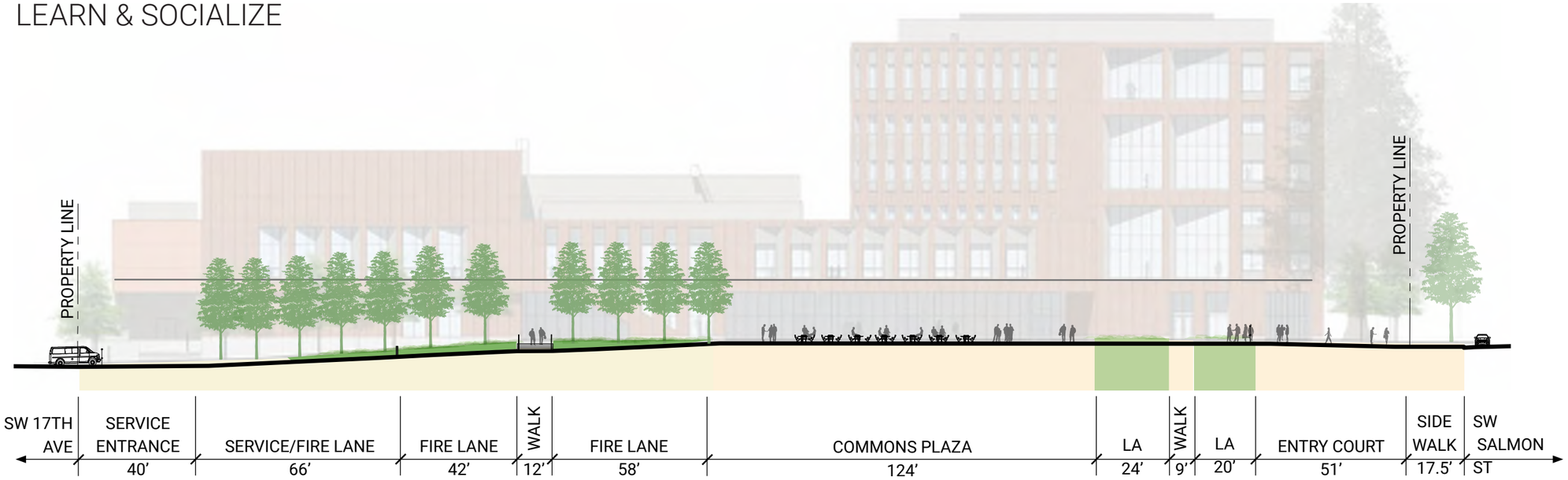


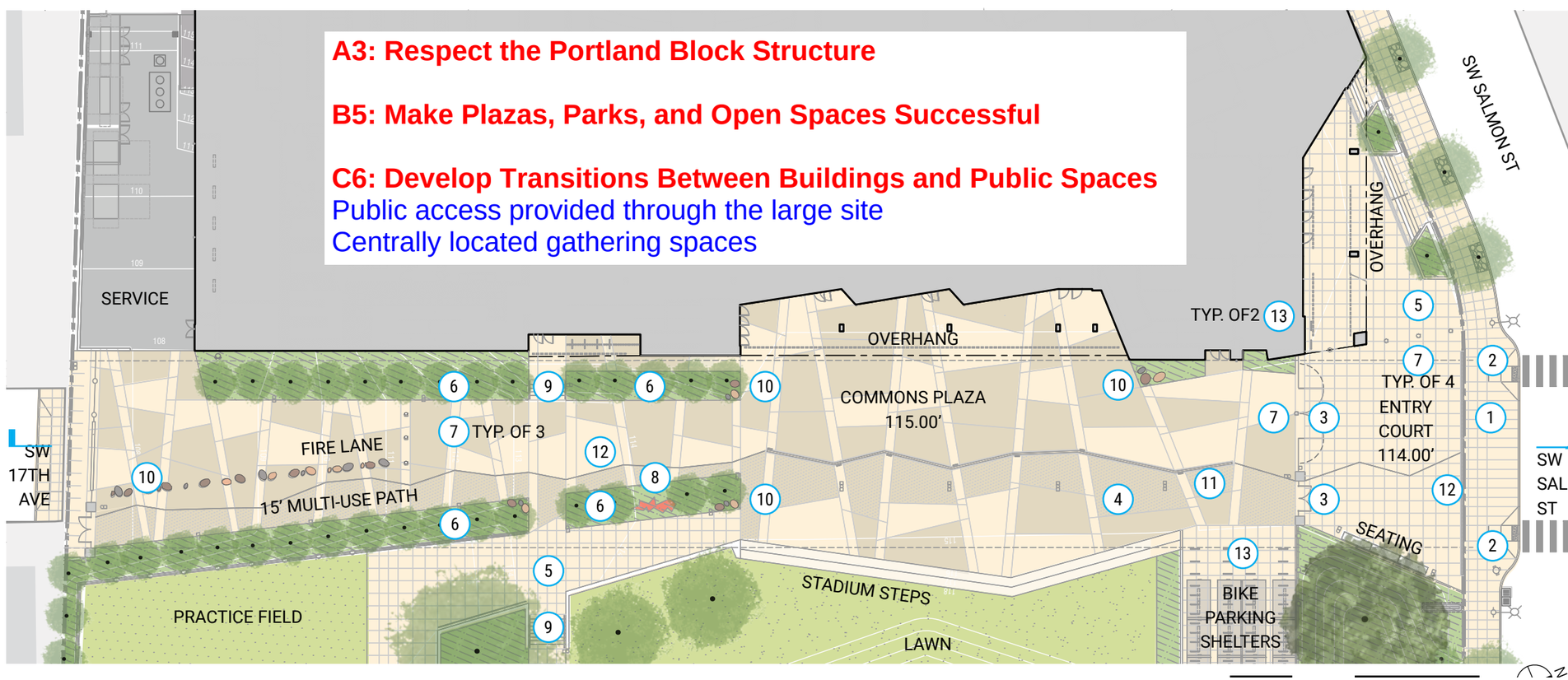
A3: Respect the Portland Block Structure
Public access provided through the large site

A7: Establish and Maintain a Sense of Urban Enclosure

B1: Reinforce and Enhance the Pedestrian System
New building is adjacent to public rights-of-way, provides a good street wall

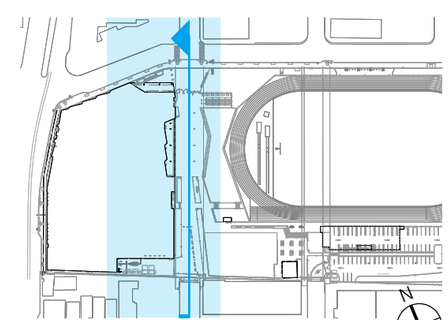
LEARN & SOCIALIZE



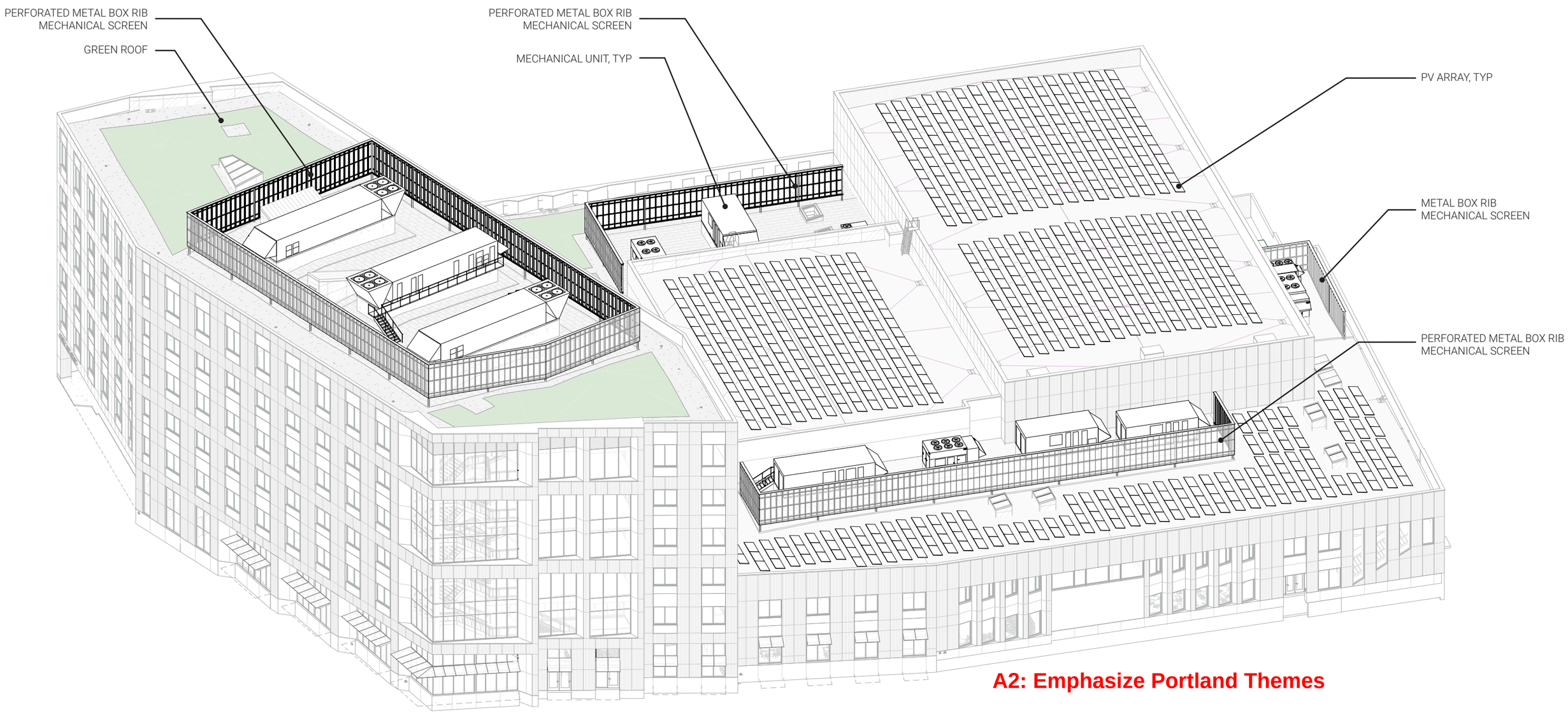


1. PROPERTY LINE
2. 17TH AVE. EASEMENT
3. ORNAMENTAL PICKET GATE
4. DECORATIVE CONCRETE PAVING
5. STANDARD CONCRETE PAVING
6. PLANTING AREAS
7. BOLLARD
8. HERON SCULPTURE
9. C.I.P. STAIRS WITH GALV. & PAINTED HANDRAIL
10. PRE-CAST SEATING PEBBLES
11. TRENCH DRAIN
12. SS BAND
13. BICYCLE RACKS

KEY PLAN



AXON - MECHANICAL SCREEN



A2: Emphasize Portland Themes

C2: Promote Quality & Permanence in Design

C11: Integrate Roofs and Use Rooftops
Green roof and solar panels on roof
Mechanical equipment is screened

RENDERINGS: VIEW FROM SALMON OF ENTRY

B-1: Reinforce and Enhance the Pedestrian System
B1-2: Orient Primary Building Entries at Pedestrian Circulation Points

The main entrance is located to support pedestrian circulation and allow students to congregate in a safe location

C4: Complement the Context of Existing Buildings
Building massing responds to the scale of Goose Hollow
Masonry is an appropriate exterior material in Goose Hollow

C2: Promote Quality and Permanence in Design

C5: Design for Coherency
Building massing is expressive of the building program
Masonry is a durable exterior material

RENDERINGS: VIEW FROM MULTNOMAH ATHLETIC CLUB

Proposals that respond well to the Quality & Permanence tenet, especially guidelines **C2: Promote Quality and Permanence in Design** and **C5: Design for Coherency,** also respond well to the Context and Public Realm tenets.

A5: Enhance, Embellish, and Identify Areas
A5-1: Strengthen the Identity of the Civic Stadium Station Area
A5-4: Strengthen the Identity of the Jefferson Street Station Area
The building links and enhances the pedestrian realm of the entire district

C6: Design Corners that Build Active Intersections
The program and the building massing work together to create a resolved, coherent architectural parti

RENDERINGS: VIEW FROM PROVIDENCE PARK / TRIMET STATION

RENDERINGS: VIEW FROM SW MAIN STREET

A5: Enhance, Embellish, and Identify Areas
A5-6: Incorporate Works of Art
A9: Strengthen Gateways
A9-1: When developing at Gateway Locations, Provide a Distinct Sense of Entry and Exit
B1: Reinforce and Enhance the Pedestrian System
B1-1: Provide Human Interest and Scale to Buildings Along Sidewalks

A mural, strategically located at the termination of SW Main St, will be developed in conjunction with RACC

RENDERINGS: VIEW FROM SW 17TH

RENDERINGS: VIEW FROM TRACK AND FIELD