

Submitted  
Jan. 10<sup>th</sup>



4310 SW MACADAM

DESIGN REVIEW

NOVEMBER 18, 2010

GBD ARCHITECTS Incorporated



ORIGINAL SUBMISSION DATE:  
SEPTEMBER 20, 2010

SEPTEMBER 29, 2010	SUPPLEMENTAL REVIEW MATERIALS
OCTOBER 5, 2010	AMENDED FOR STAFF REPORT
NOVEMBER 1, 2010	SUPPLEMENTAL REVIEW MATERIALS
NOVEMBER 10, 2010	SUPPLEMENTAL REVIEW MATERIALS

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## PROJECT TEAM

SUBMITTED FOR DESIGN REVIEW  
October 07, 2010

OWNER / DEVELOPER  
4310 LLC.

ARCHITECT  
GBD ARCHITECTS *Incorporated*

CIVIL ENGINEER  
Harper Houf, Peterson, Righellis, Inc.

LANDSCAPE ARCHITECT  
Lango Hansen

STRUCTURAL ENGINEER  
KPFF Consulting Engineers

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER  
GLUMAC

GEOTECHNICAL ENGINEER  
GeoDesign, Inc.

GENERAL CONTRACTOR  
Hoffman Construction of Oregon



## OVERVIEW

### SOUTH WATERFRONT 4310 SW MACADAM

4310 SW Macadam Avenue is located in the South Waterfront subdistrict of Portland's Central City. The site property is a particularly unusual geometry bounded to the west by SW Macadam Avenue, to the north by SW Bancroft Avenue, to the east by a private tax lot with an existing rail line heading south to Lake Oswego, and to the south by neighboring tax lots owned by ODOT. A proposed future street re-alignment on the east property line would add two lanes of traffic, a streetcar line, a bike lane, and pedestrian sidewalks to what will become a continuation of SW Moody Avenue. Development along SW Macadam Avenue and the future SW Moody Avenue re-alignment are included within the scope of this Design Review Application.

The site is zoned CXd (Central Commercial) with Design Overlay, and is subject to the Central City Plan Fundamental Design Guidelines, South Waterfront Design Guidelines, and South Waterfront District Street Plan Criteria and Standards as adopted by the City of Portland in August 2009.

The 4310 SW Macadam development is comprised of two structures: an existing four story office building in the northwest corner of the site and a new three story building addition constructed over an existing on-grade surface parking lot. The tenant is a part of the Department of Homeland Security, with supporting administration offices for US Immigration and Customs Enforcement housing approximately 150 full time employees.

#### EXISTING BUILDING

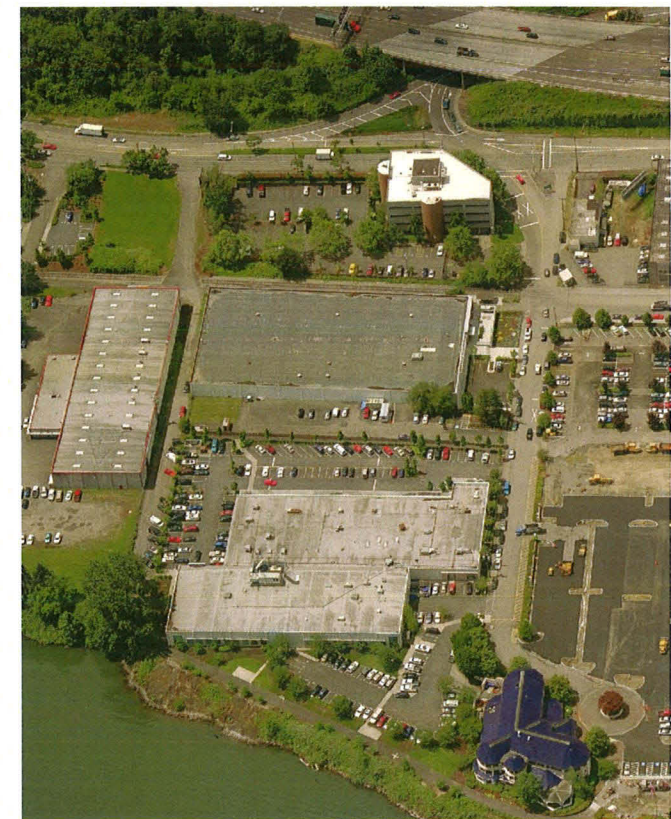
The existing building was constructed in 1982 and was the Bank of America North Operations Center. Throughout its history it has had a very high level of security with armored truck delivery service and armed guards. The ground floor contains an 18" thick concrete "box" that previously served as a bank vault. In the renovation of this building, that vault will become a secure room for detainee processing. Floors two thru four of the existing

building will be renovated to class A quality office space. The exterior is composed of the first synthetic plaster skin building in the City of Portland and it is also noted for its semi circular brick clad exterior stairwells.

#### BUILDING ADDITION

The building addition has 106 stalls of structured vehicular parking and 18,300 gross square feet of space on the third level. Along SW Macadam, ground floor windows will provide light and views to a 2,656 square foot fitness room. Along the future SW Moody facade, a glass storefront of future active space screens the vehicular parking. Along the southern property line of the addition, lightly colored brick above a patterned concrete base is infilled with a tightly woven stainless steel mesh. The addition connects to the existing building mid-block along SW Macadam with a new glass and brick elevator/stair core and building lobby. In between the existing and new building is a loading and sallyport room that serves as both the everyday loading for deliveries such as mail and as a secure room for the processing of illegal immigrants.

The proposed building program and design continues developing the South Waterfront neighborhood. To date, what has developed has been predominantly residential in nature. This project will add an additional 150 government employees to the area to frequent neighborhood amenities in approximately 55,000 square feet of Class A office space helping to achieve a truly mixed-use neighborhood. The building's relatively low height and striking architectural character, combined with a simple materials palette consisting of a highly-glazed curtain wall, metal panel and brick skin will provide a timeless building aesthetic to the neighborhood.



**Site Aerial Photograph**

Existing building and site showing relative scale of adjacent buildings.



LEED SUMMARY

4310 SW Macadam will be a green building certified with a U.S. Green Building Council LEED™ Silver rating by earning the following credits:

SUSTAINABLE SITES

SSp1	Construction Activity Pollution Prevention
SSc1	Site Selection
SSc2	Development Density & Community Connectivity
SSc4.1	Alternative Transportation, Public Transportation Access
SSc4.2	Alternative Transportation, Bicycle Storage & Changing Rooms
SSc4.4	Alternative Transportation, Parking Capacity
SSc6.2	Stormwater Design, Quality Control
SSc7.1	Heat Island Effect, Non-Roof
SSc7.2	Heat Island Effect, Roof

WATER EFFICIENCY

WEp1	Water Use Reduction
WEc1.1	Water Efficient Landscaping, Reduce by 50%
WEc3	Water Use Reduction, 30% Reduction

ENERGY & ATMOSPHERE

EAp1	Fundamental Commissioning of the Building Energy Systems
EAp2	Minimum Energy Performance
EAp3	Fundamental Refrigerant Management
EAc1	Optimize Energy Performance: 12% New Buildings
EAc3	Enhanced Commissioning

REGIONAL PRIORITY CREDITS

RPc1.2	Regional Priority Credit: MRc1.1 Building Reuse: 75%
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MATERIALS AND RESOURCES

MRp1	Storage & Collection of Recyclables
MRc1.1	Building Reuse: Maintain 75% of Existing Walls, Floors, Roof <sup>1</sup>

MRc2.1	Construction Waste Management, Divert 50% from Disposal
MRc4.1	Recycled Content, 10% (post-consumer + 1/2 pre-consumer)
MRc4.2	Recycled Content, 20% (post-consumer + 1/2 pre-consumer)
MRc5.1	Regional Materials, 10% Extracted, Processed & Manufactured Regionally
MRc5.2	Regional Materials, 20% Extracted, Processed & Manufactured Regionally

INDOOR ENVIRONMENTAL QUALITY

EQp1	Minimum IAQ Performance
EQp2	Environmental Tobacco Smoke (ETS) Control
EQc2	Increased Ventilation
EQc3.1	Construction IAQ Management Plan, During Construction
EQc3.2	Construction IAQ Management Plan, Before Occupancy
EQc4.1	Low-Emitting Materials, Adhesives & Sealants
EQc4.2	Low-Emitting Materials, Paints & Coatings
EQc4.3	Low-Emitting Materials, Flooring Systems
EQc4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products
EQc5	Indoor Chemical & Pollutant Source Control
EQc6.1	Controllability of Systems, Lighting
EQc7.1	Thermal Comfort, Design

INNOVATION & DESIGN PROCESS

IDc1.1	Innovation in Design: Exemplary Performance –100% Structured Parking
IDc1.4	Innovation in Design: Innovative Strategy – Green Housekeeping
IDc1.5	Innovation in Design: Innovative Strategy – Green Exterior Landscape Plan
IDc2	LEED Accredited Professional



WEc1.1 Water Efficient Landscaping.

Representative image of a water efficient landscape design.



SSc6.2 Stormwater Design, Quality Control

Representative image of an eco roof.



MRc1.1 Building Reuse

Maintain 75% of Existing Shell, Floors and Roof.

<sup>1</sup>RP: Regional Priority Credit



## APPLICATION REQUEST SUMMARY

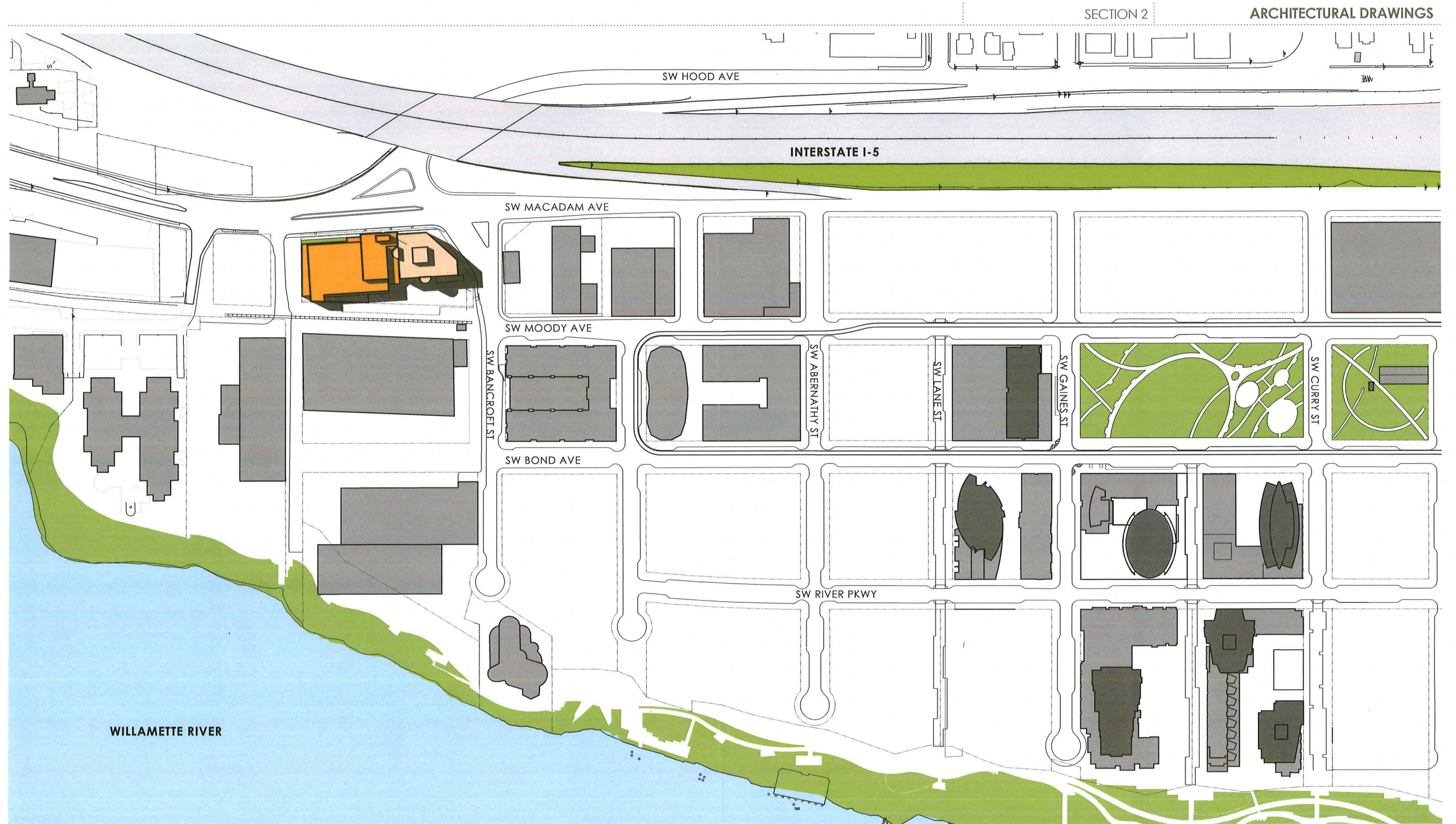
THE APPLICATION REQUESTS THE FOLLOWING:

Approval of the building design as detailed in the architectural drawings included in this submission. This is to include approval of the overall architecture, along with storefront, color scheme, materials and landscaping.

Approval of the following Modifications to Site-Related Development Standards as outlined in this document:

- (1) Ground Floor Windows
- (2) Transit Street Main Entrance
- (3) Vehicle Use Areas
- (4) Required Building Lines
- (5) Ground Floor Active Use



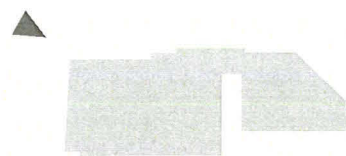
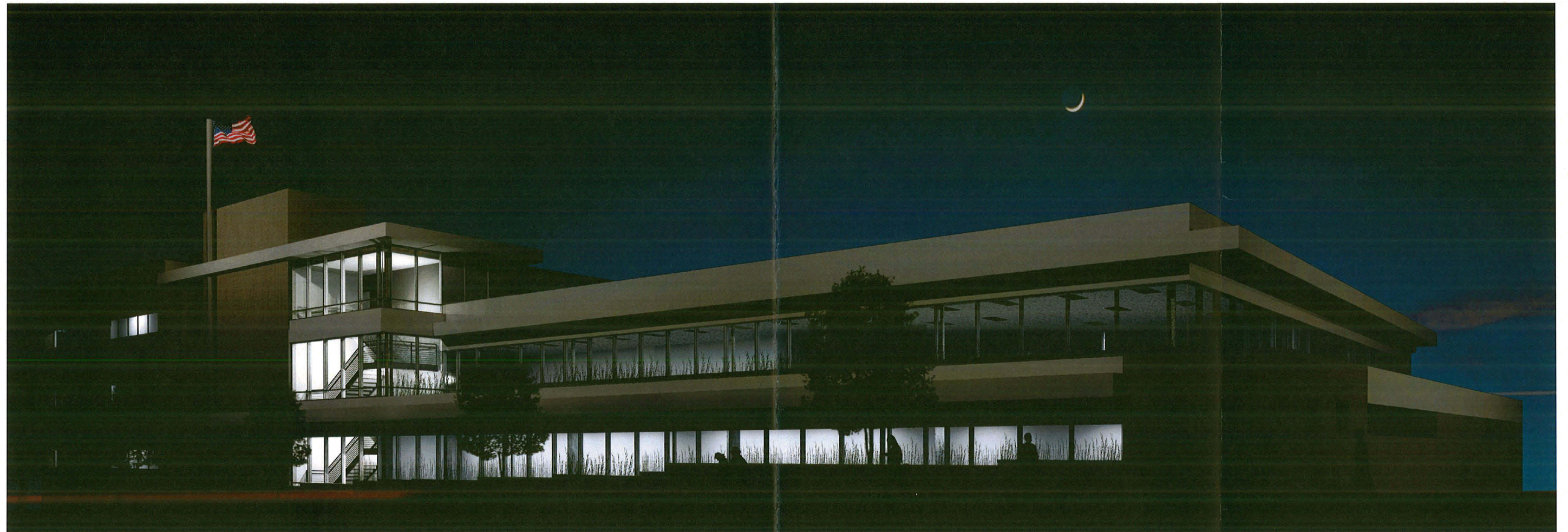


EXISTING CONTEXT MAP

1" = 200'







KEYPLAN

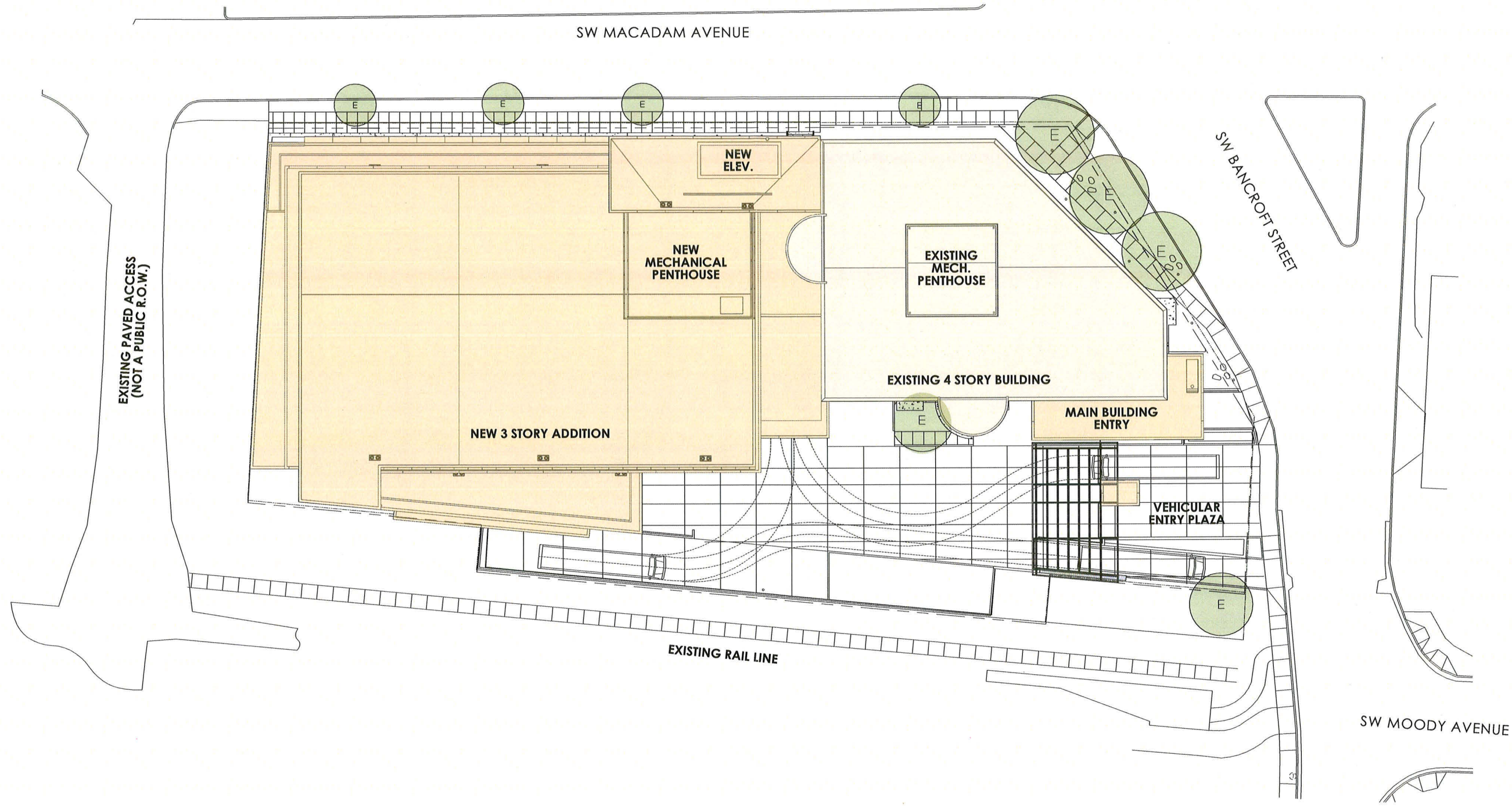
EVENING VIEW TO THE NORTHEAST





VIEW TO THE EAST





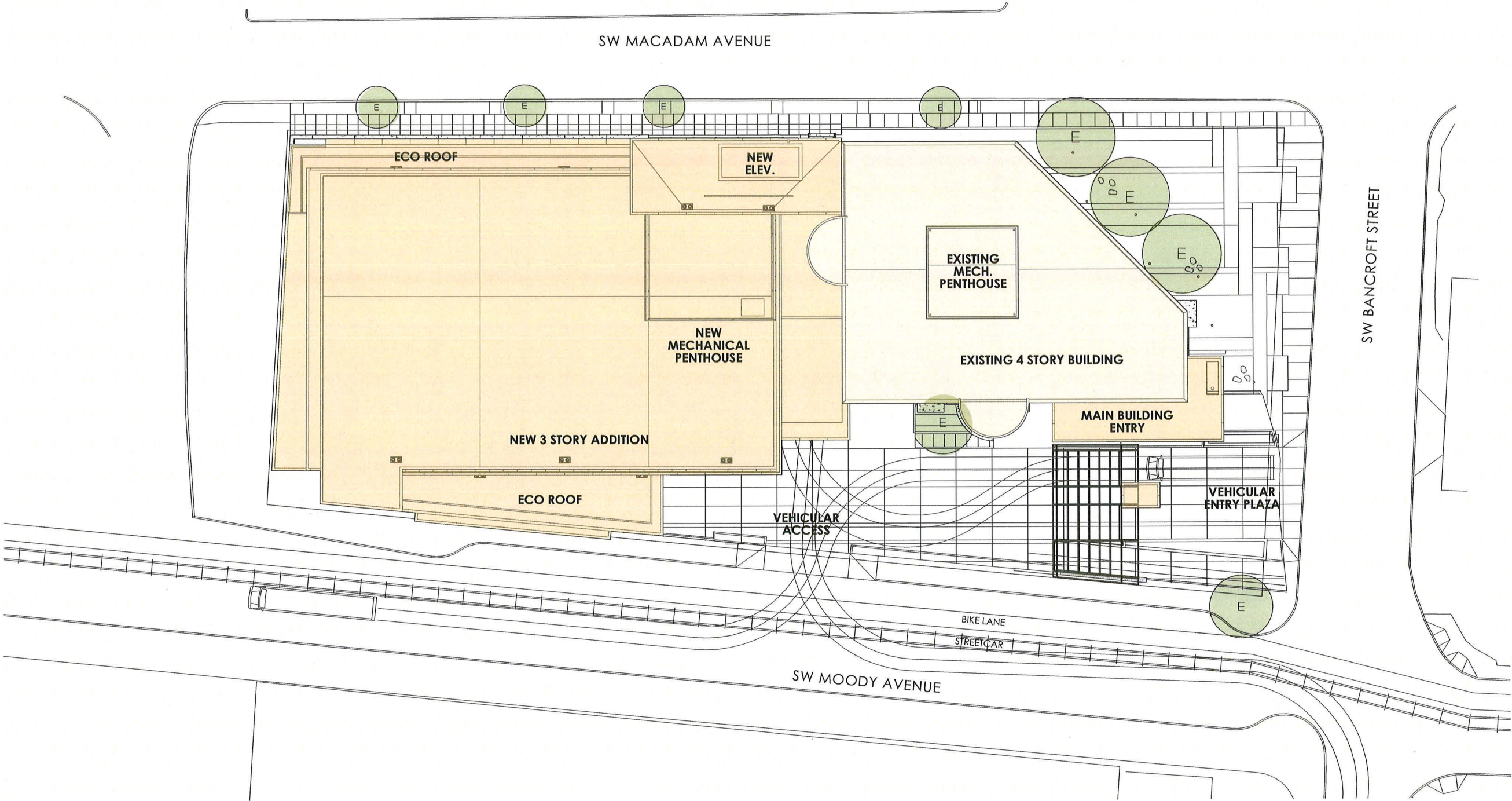
SITE AREA = 52,963 SF

SITE PLAN - INITIAL DEVELOPMENT

1" = 40'





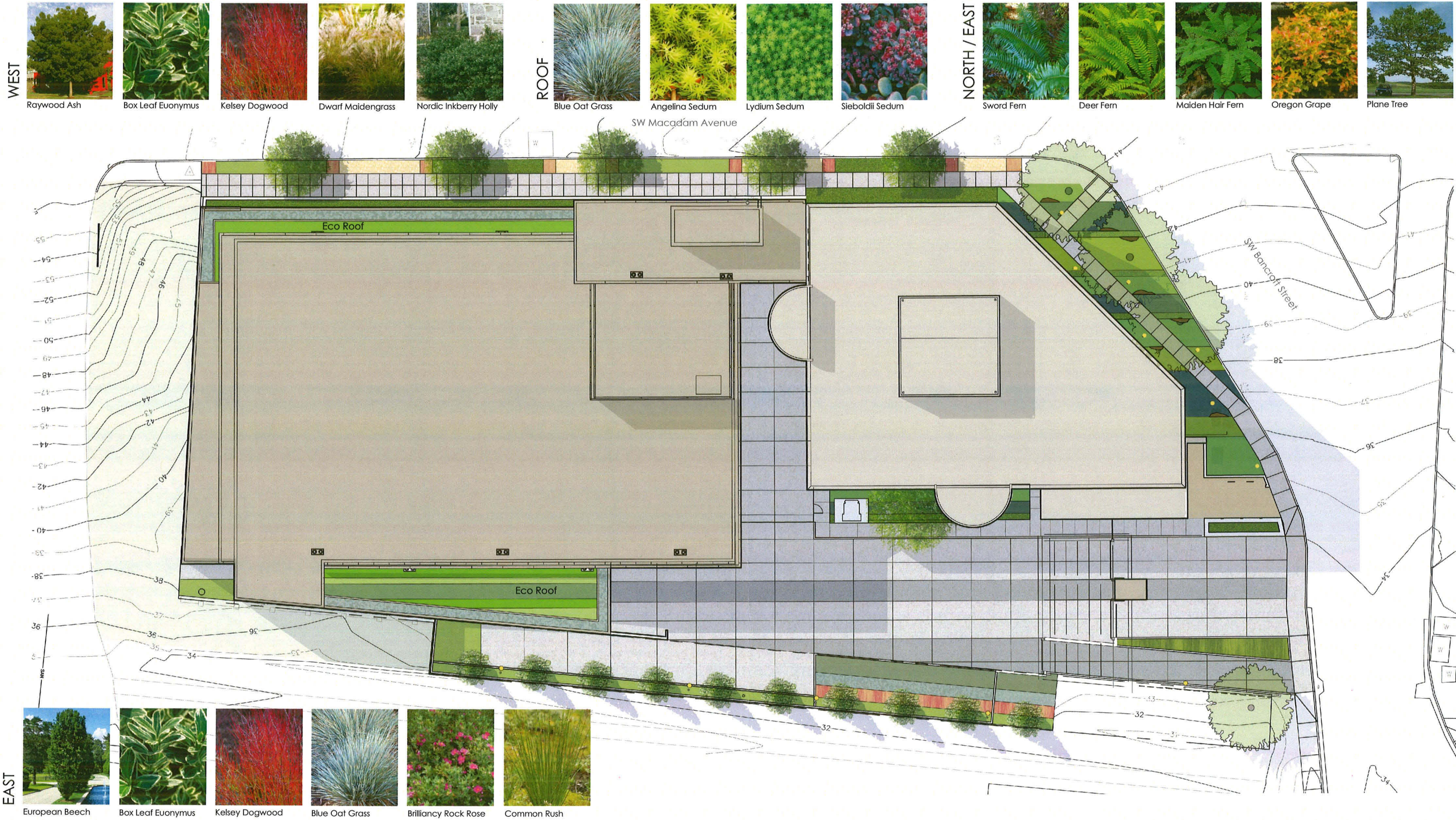


SITE AREA = 55,280 SF

SITE PLAN - FUTURE DEVELOPMENT  
1" = 40'

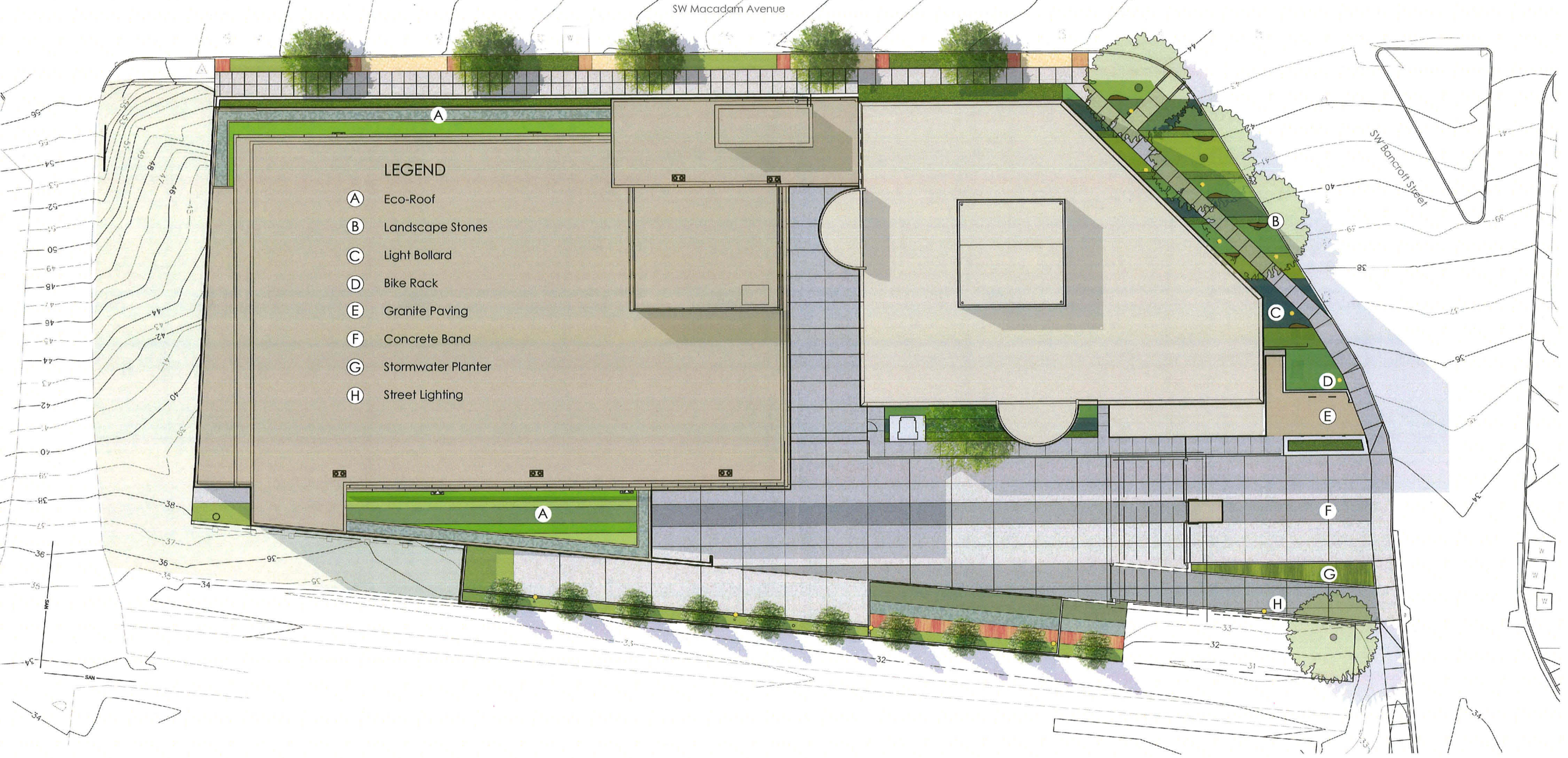








MATERIALS



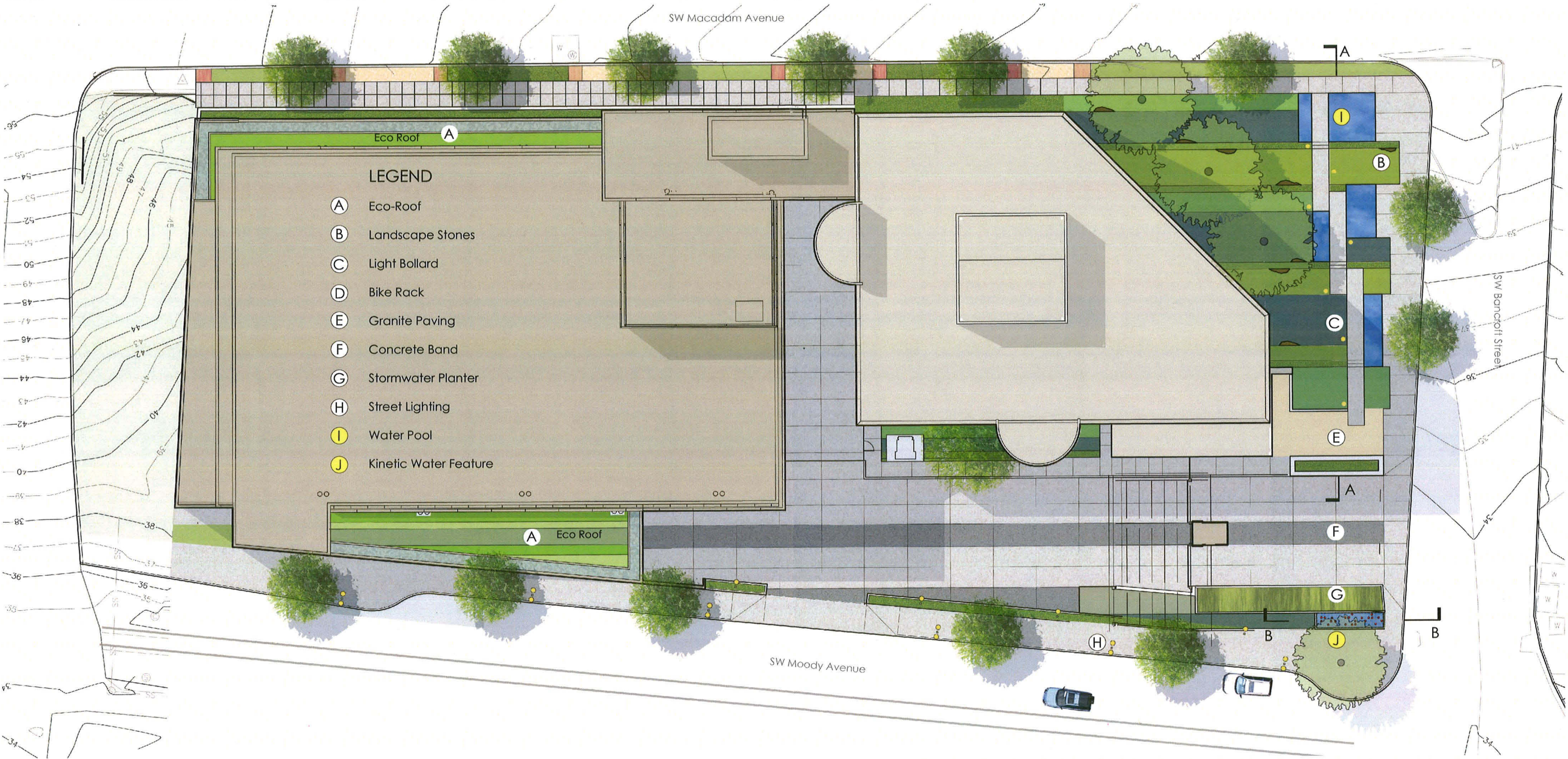
MATERIALS PLAN - INITIAL DEVELOPMENT  
1/32" = 1'-0"



SERVICE PARKING OFFICE ECO-ROOF

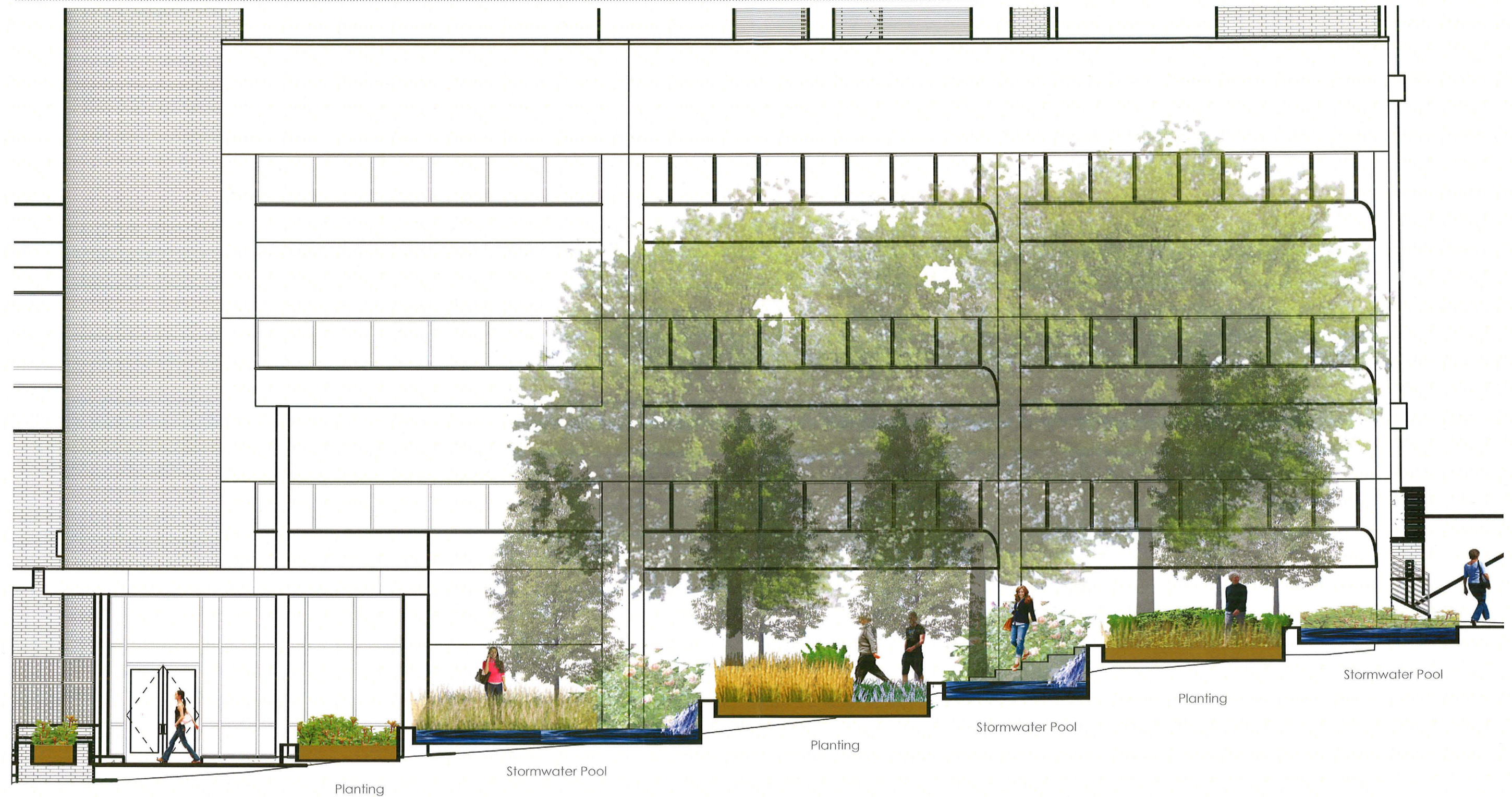


MATERIALS



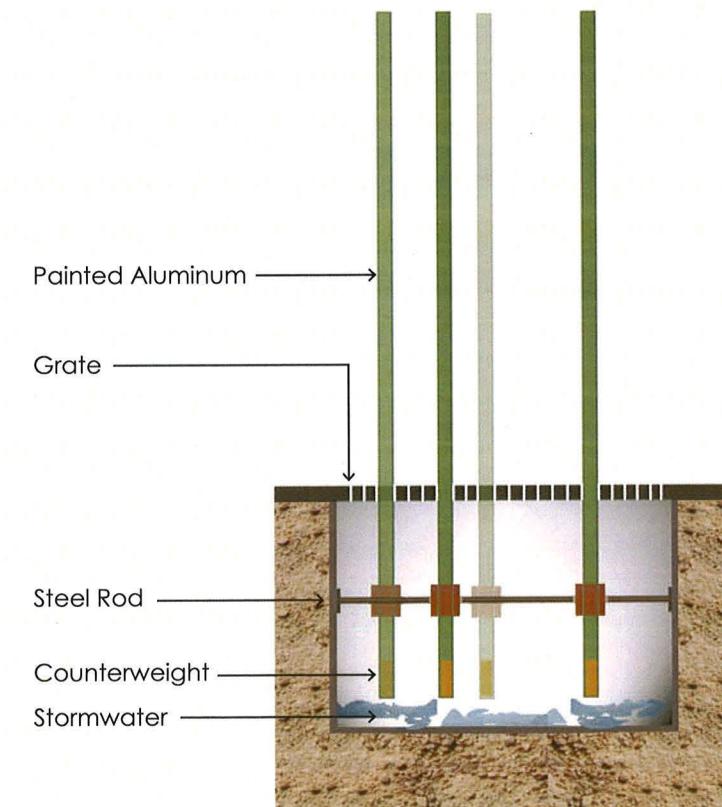
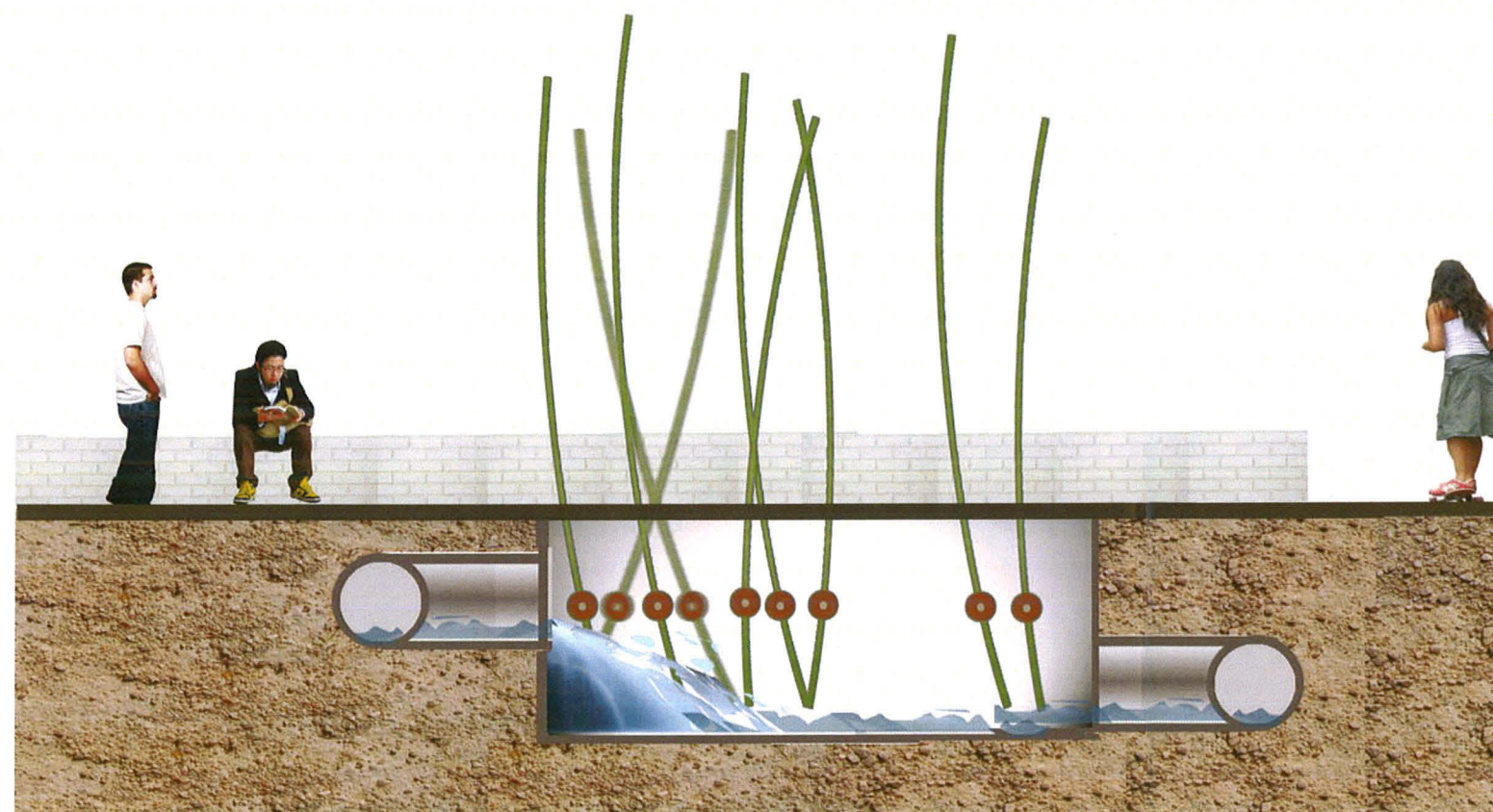
MATERIALS PLAN - FUTURE DEVELOPMENT  
1/32" = 1'-0"





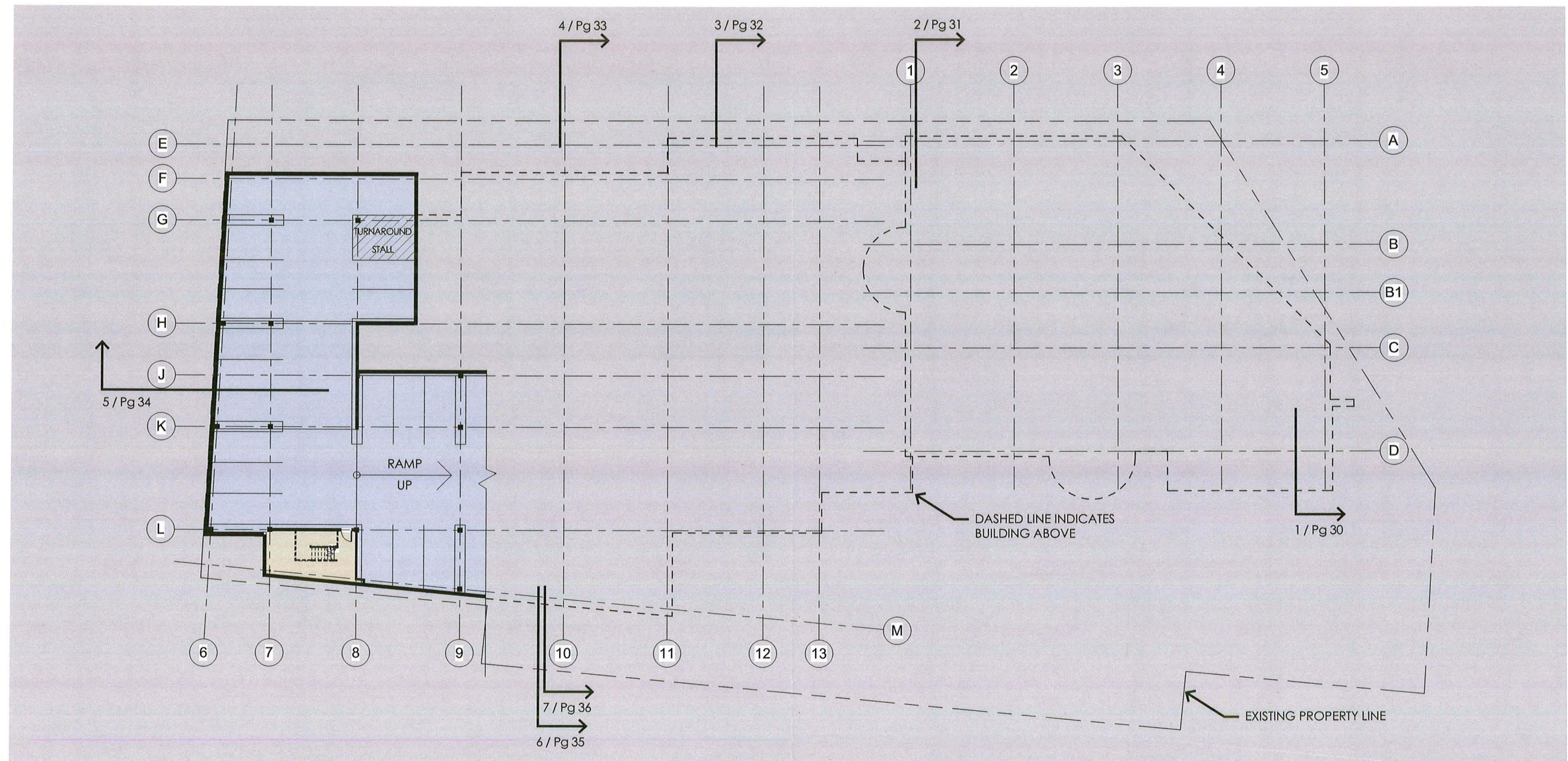
STORMWATER POOLS SECTION AA - FUTURE DEVELOPMENT  
N.T.S.





KINETIC WATER FEATURE SECTION BB - FUTURE DEVELOPMENT  
N.T.S.



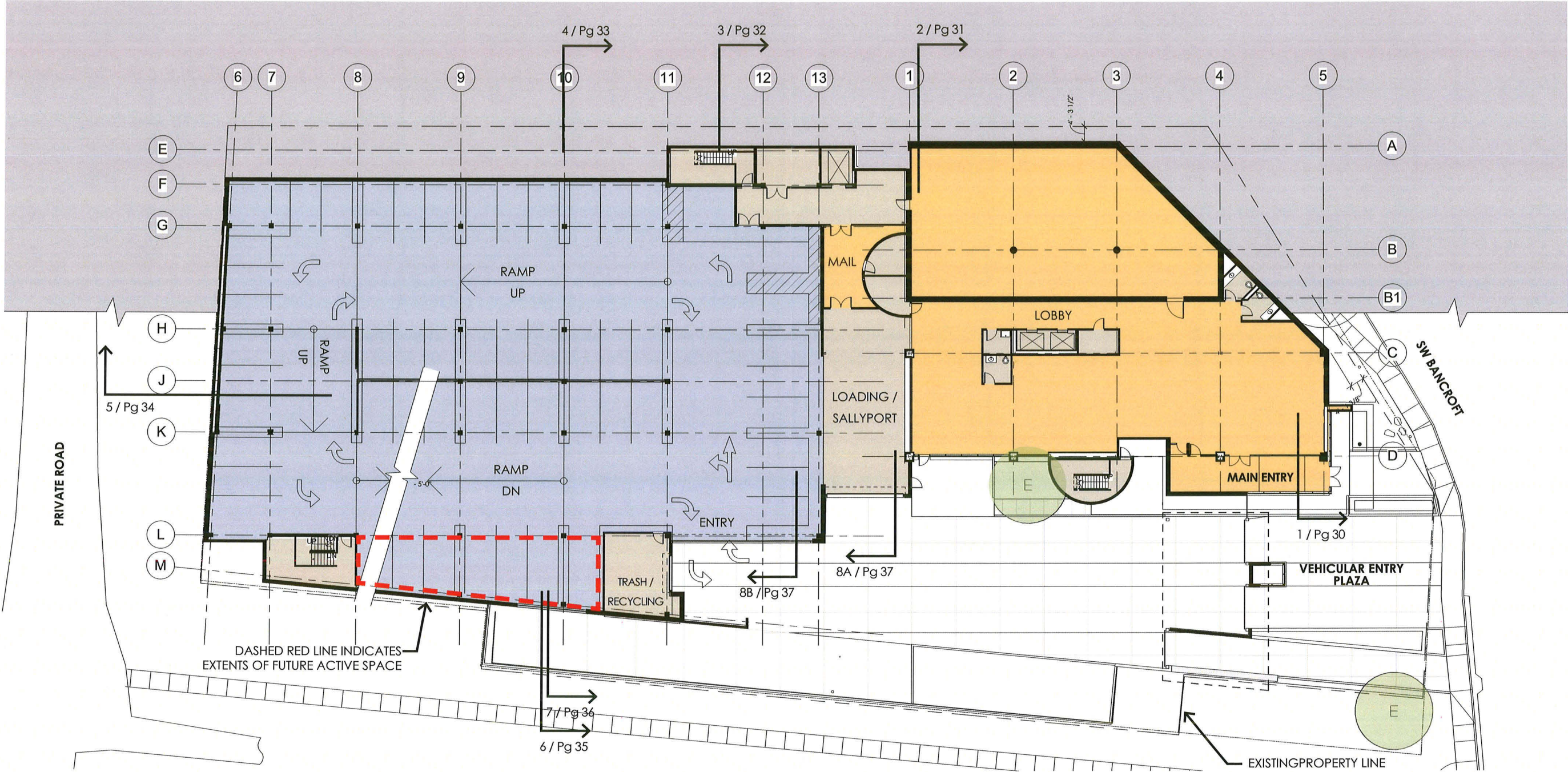


SERVICE PARKING OFFICE ECO-ROOF

LOWER LEVEL FLOOR PLAN  
1/32" = 1'-0"

N 0 16 32 64



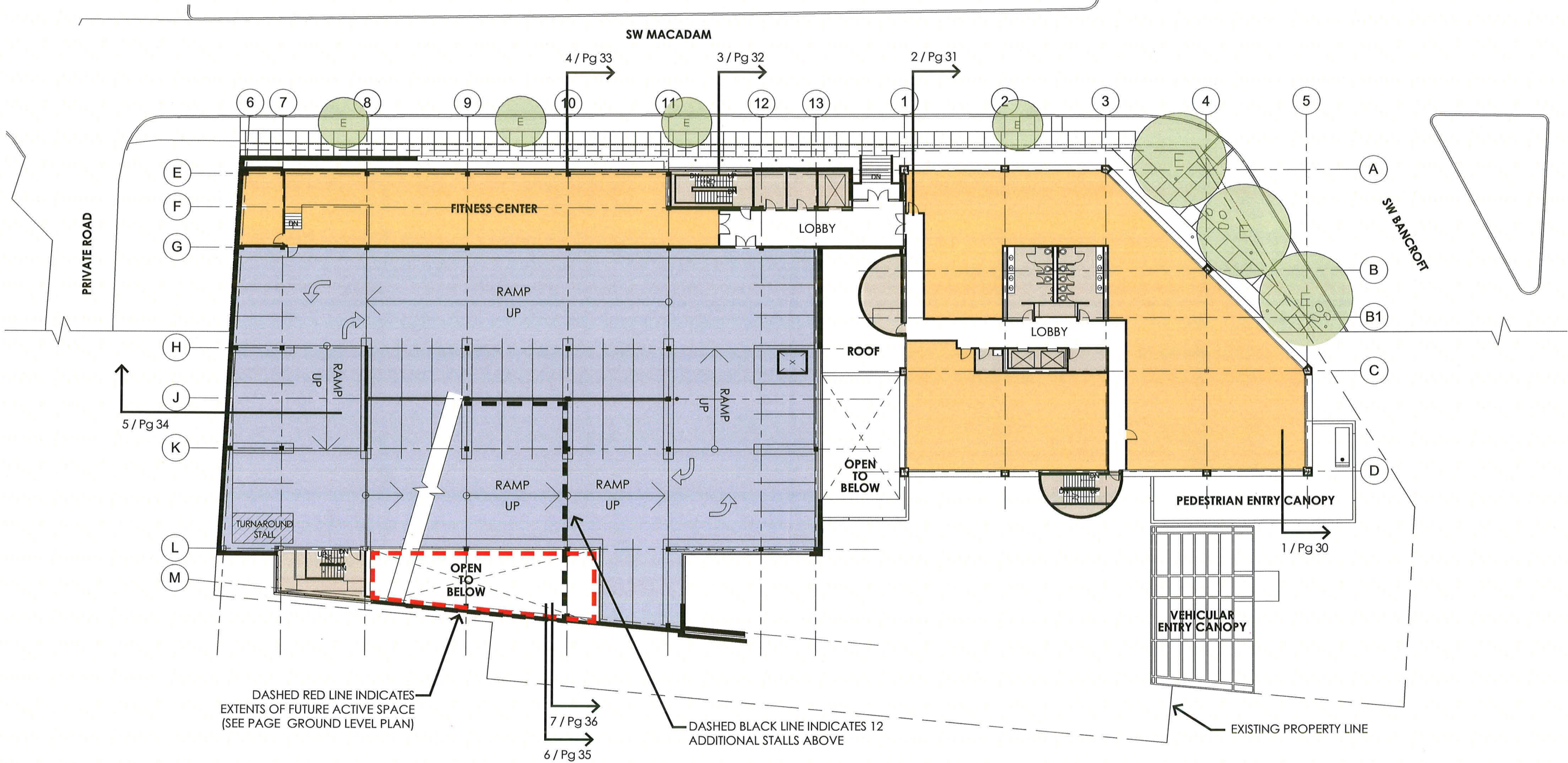


GROUND LEVEL FLOOR PLAN  
1/32" = 1'-0"

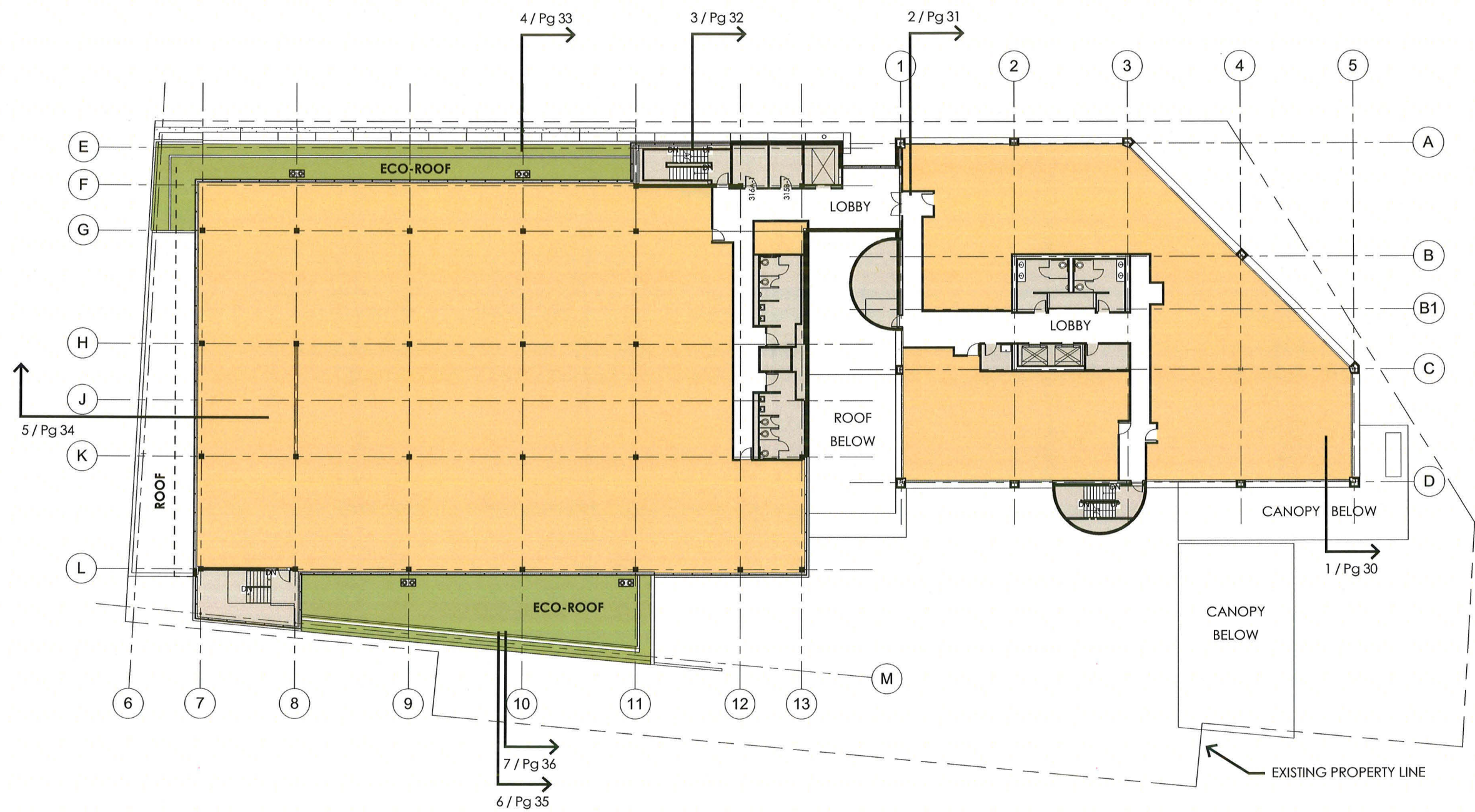
SERVICE PARKING OFFICE ECO-ROOF

N 0 16 32 64









SERVICE PARKING OFFICE ECO-ROOF

THIRD LEVEL FLOOR PLAN  
1/32" = 1'-0"

