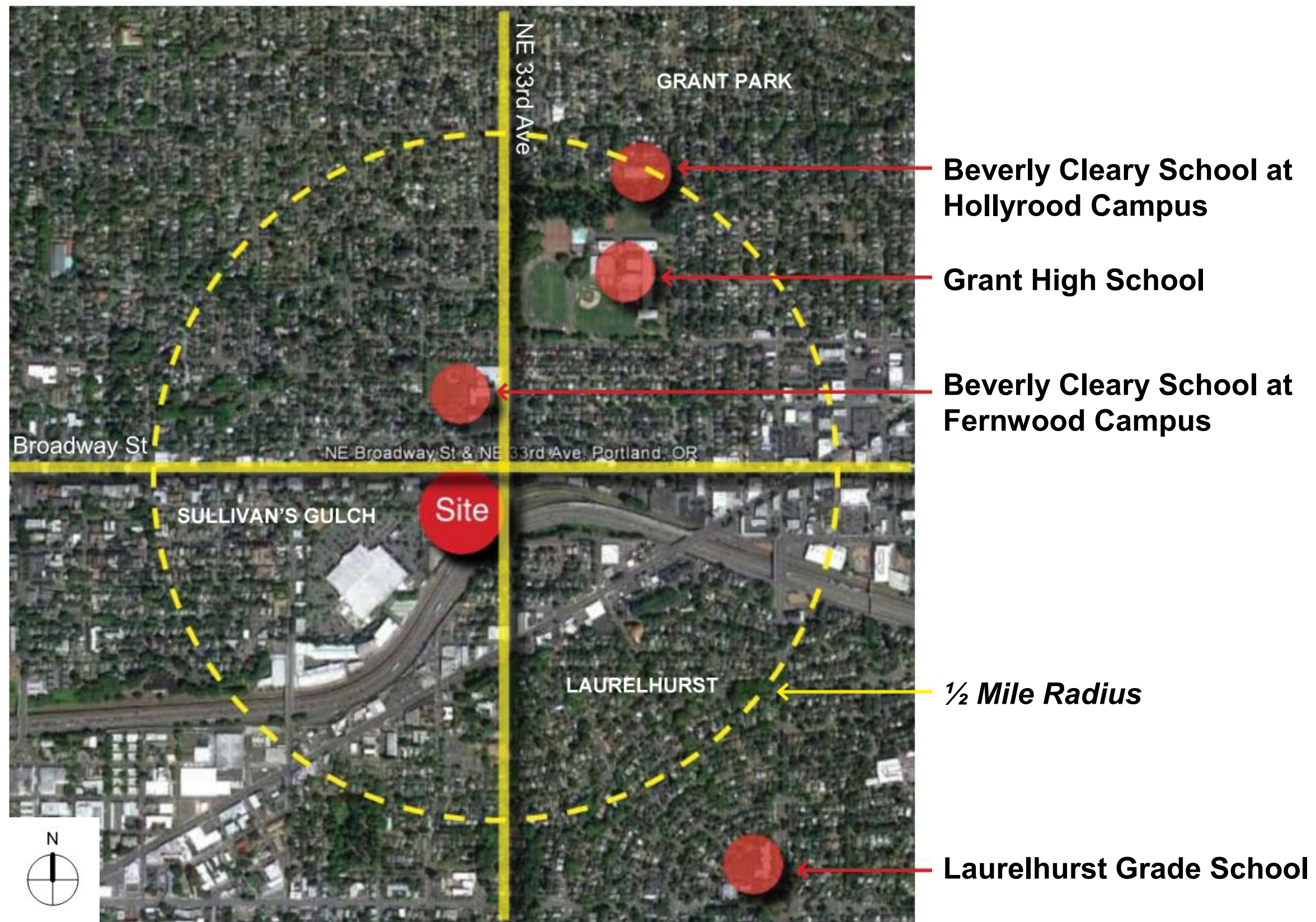


Grant Park Village

Design Advice Request

Case #EA 12-139539 DA

Date 8.16.12



Site Location



Broadway – Between 30th and 32nd, looking **North**



Broadway – Between 30th and 32nd, looking **South**

Existing Broadway Character



NE Broadway – Between 32nd and 33rd, looking **North**

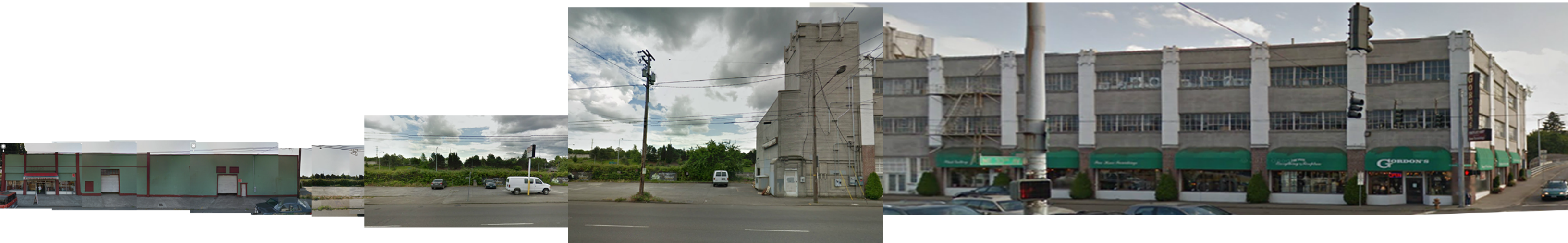


NE Broadway – Between 32nd and 33rd, looking **South**

Existing Broadway Character



NE Broadway – Between 33rd and 35th, looking **North**



NE Broadway – Between 33rd and 34th, looking **South**

Existing Broadway Character

- *Fill in the street frontage gap between NE 32nd and NE 33rd Avenues with an active mix of uses that serve the local community.*
- *Contribute to NE Broadway as a place to shop and dine*
- *Celebrate NE 33rd and Broadway as a neighborhood gateway*
- *Catalyze mixed use infill development along Broadway*
- *Connect with the historic and cultural industrial context of the site*
- *Incorporate green strategies*
- *Create a family of buildings that complement the eclectic character of it place.*

Provide opportunities for pedestrian connectivity through the project.
"A village that celebrates its Industrial History."



Vicinity Site

Building Design:

- *Reinforcing the 200' Portland city block module.*
- *Provide Clarity to the Idea that the project is separate buildings on a common podium.*
- *Industrial Village or Urban Village?*
- *Organizing Design Concept.*
- *Industrial Building Aesthetic.*
- *Broadway Elevations are not different enough.*
- *Weidler Corner is challenged.*
- *Each Building could have their own expression but with a set of common building elements that respond to*
- *The Clearest Expression is the industrial building. It is more clear, quieter.*
- *Building #4 feels like the "face" of the project.*
- *Whatever expression you choose it just needs to be clear.*
- *The "hodge-podge" of buildings across Broadway begs for something more mannered.*
- *The change of scale from Broadway to the freeway needs to be accommodated and is going in that direction.*
- *Bottom 30' of each building is what's most important to streetscape.*
- *Rationale of the "story."*
- *32nd Ave. Design is not clear.*
- *33rd Ave. Really demonstrate that this cannot be used as active.*
- *Create a "gateway" on 33rd.*
- *Develop "relationships" to the over-pass on 33rd.*
- *Reduce impact of blank walls facing Weidler.*
- *Site feels really packed. it needs some clear organizing elements.*

Court Yards & Roof Decks

- *Like to hear more about the landscape features*
- *Show Sullivan's Gulch Trail access points*
- *33rd Ave. roof plaza, why there?*
- *"Courtyard project" instead of central parking lot.*
- *Good Landscape images.*
- *Parking needs to be resolved to be a courtyard space.*
- *50+ units face uncovered parking?*

Air walks

- *Village concept would be stronger without "air walks" Would like to see them go away.*
- *Have Each building with it's own entrance from street.*

Entries

- *No clear entry to residential*
- *Integrate the public spaces into how you arrive from streets.*
- *Mailrooms should be at each entry.*
- *The south park and grand stair need more work.*
- *Have Weidler stay a street all along the south facade.*
- *Activate the building corners at 33rd and 32nd.*
- *Connect Pedestrians more strongly from the outside.*
- *Need a sense you have arrived somewhere.*
- *Look at ways to get pedestrians through from Broadway to Weidler.*

Signs

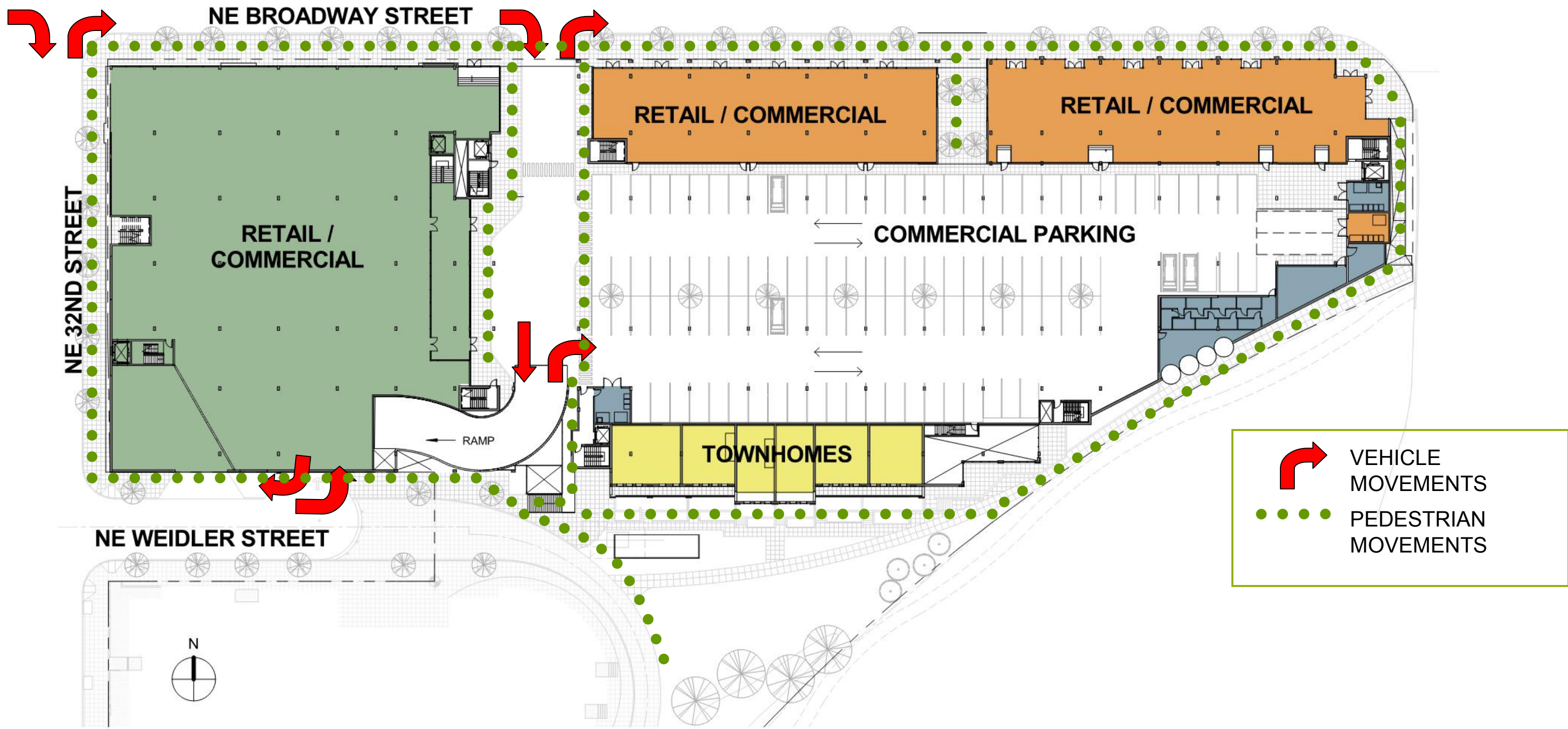
- *Create a sign package for retail tenants.*
- *A signature sign facing the freeway is supportable if the sign is a wonderful, well-integrated sign.*

Height Modification Request

- *Generally in support of a height modification if there is clear rationale for it.*

Materials

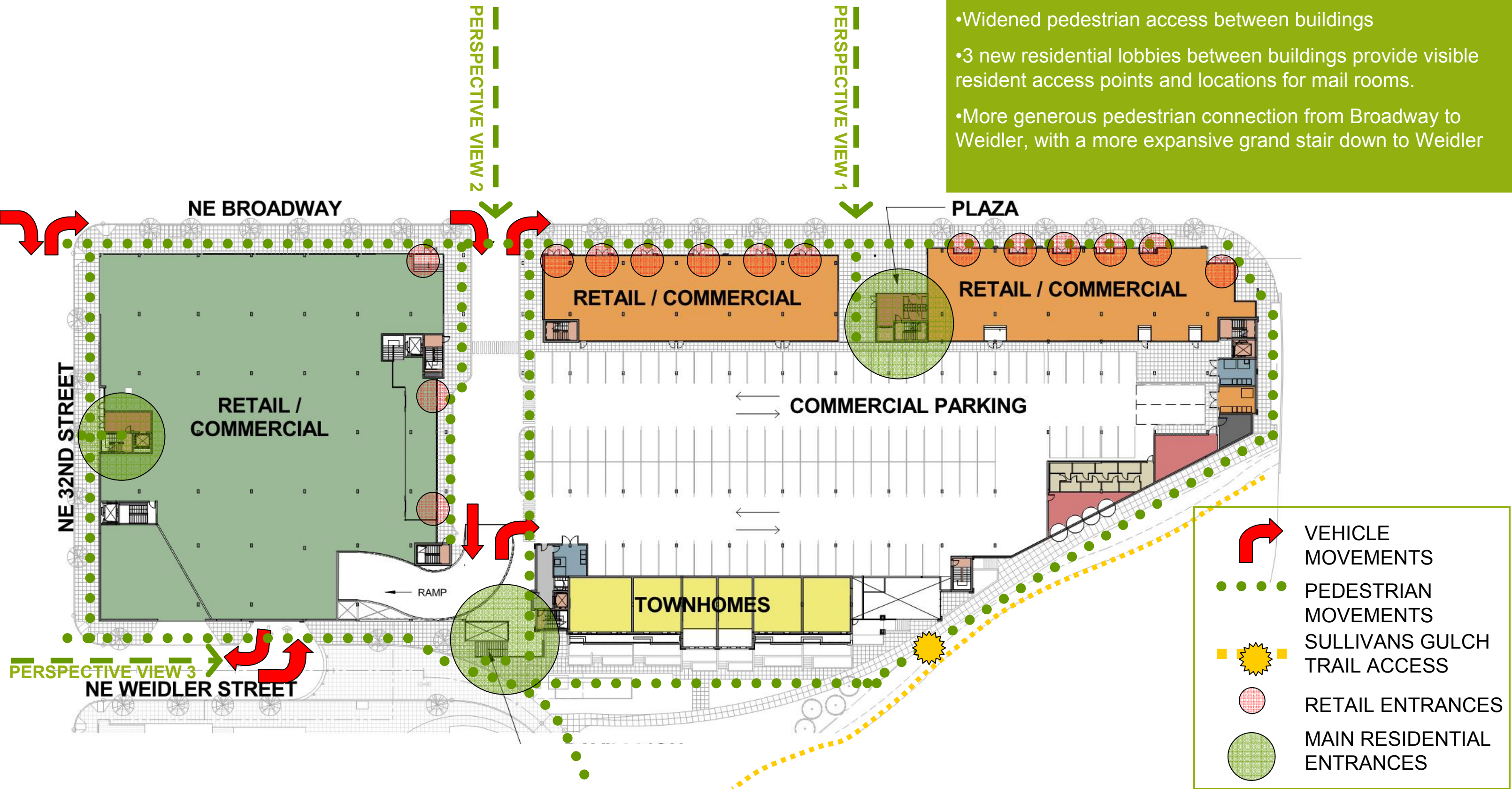
- *The nature of the mesh screen should be described*
- *Give rationale for the location of the storage tanks*



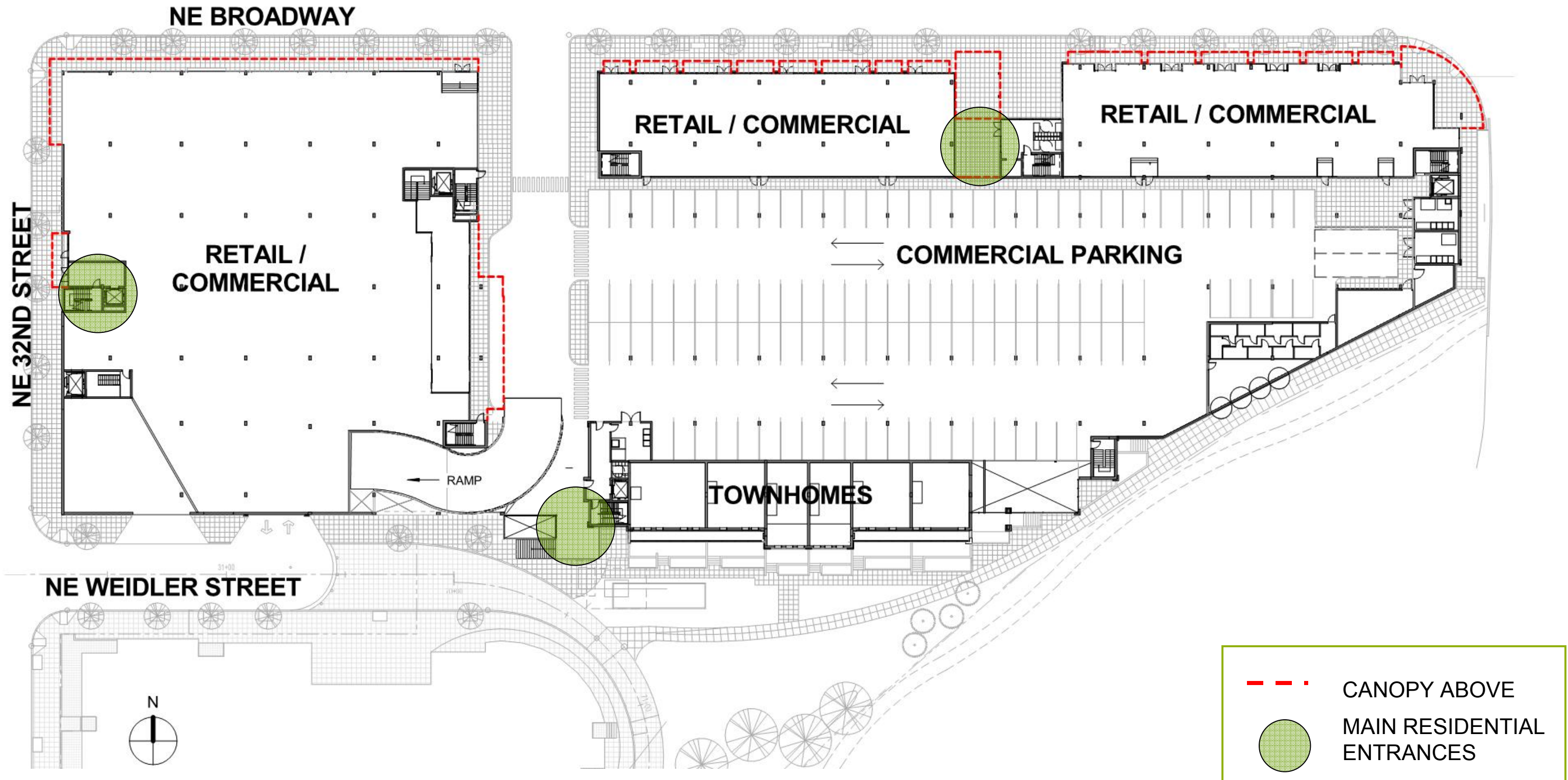
Initial Site Access

REVISIONS:

- Widened pedestrian access between buildings
- 3 new residential lobbies between buildings provide visible resident access points and locations for mail rooms.
- More generous pedestrian connection from Broadway to Weidler, with a more expansive grand stair down to Weidler



Revised Site Access



Revised Building Entries



Initial Entry Perspective 1





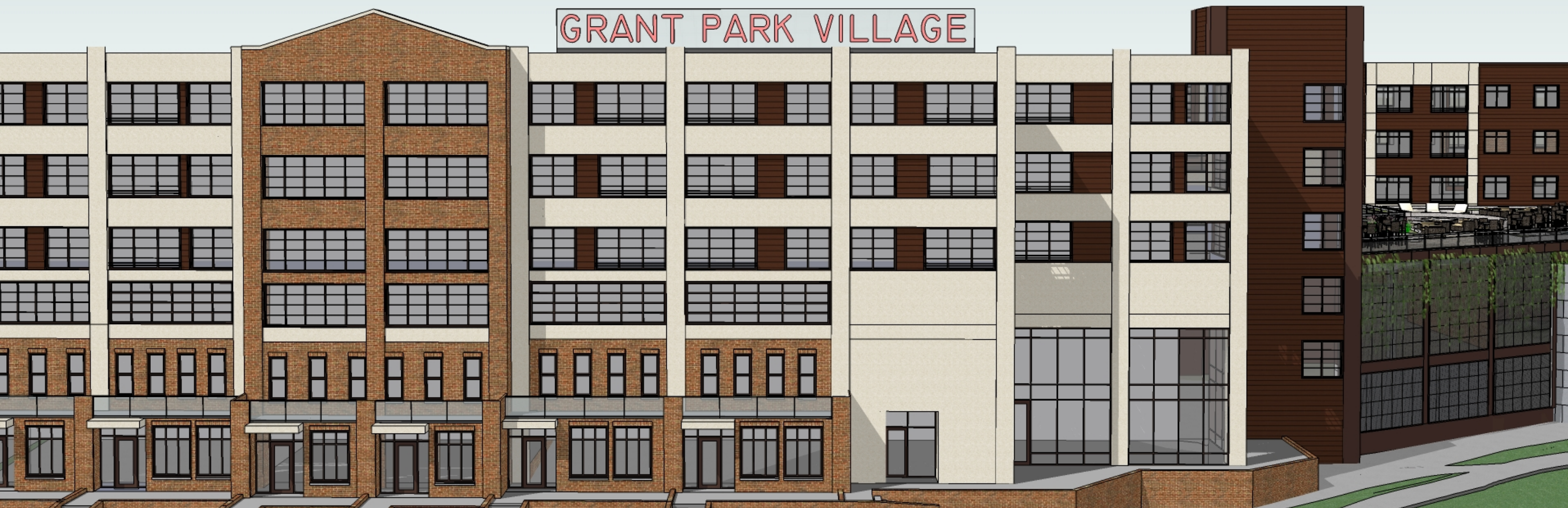


Revised Entry Perspective 2



Initial Entry Perspective 3



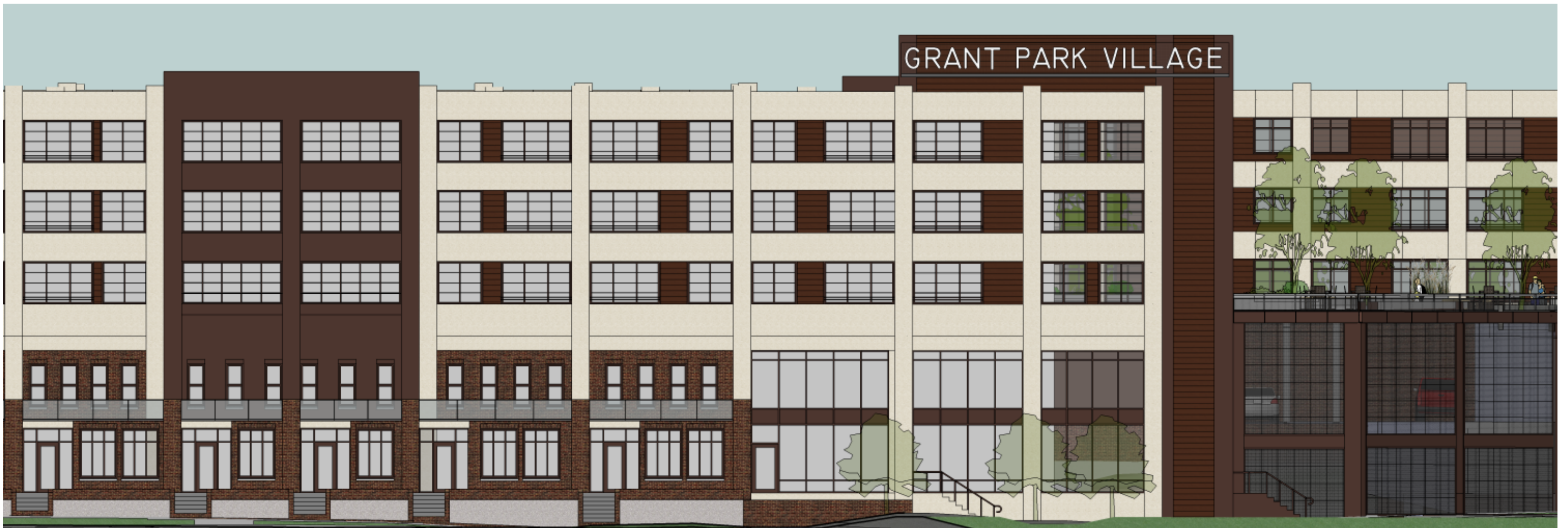


Initial Signage Design



REVISIONS:

- Iconic sign integrated into building design
- Easily identifiable from highway

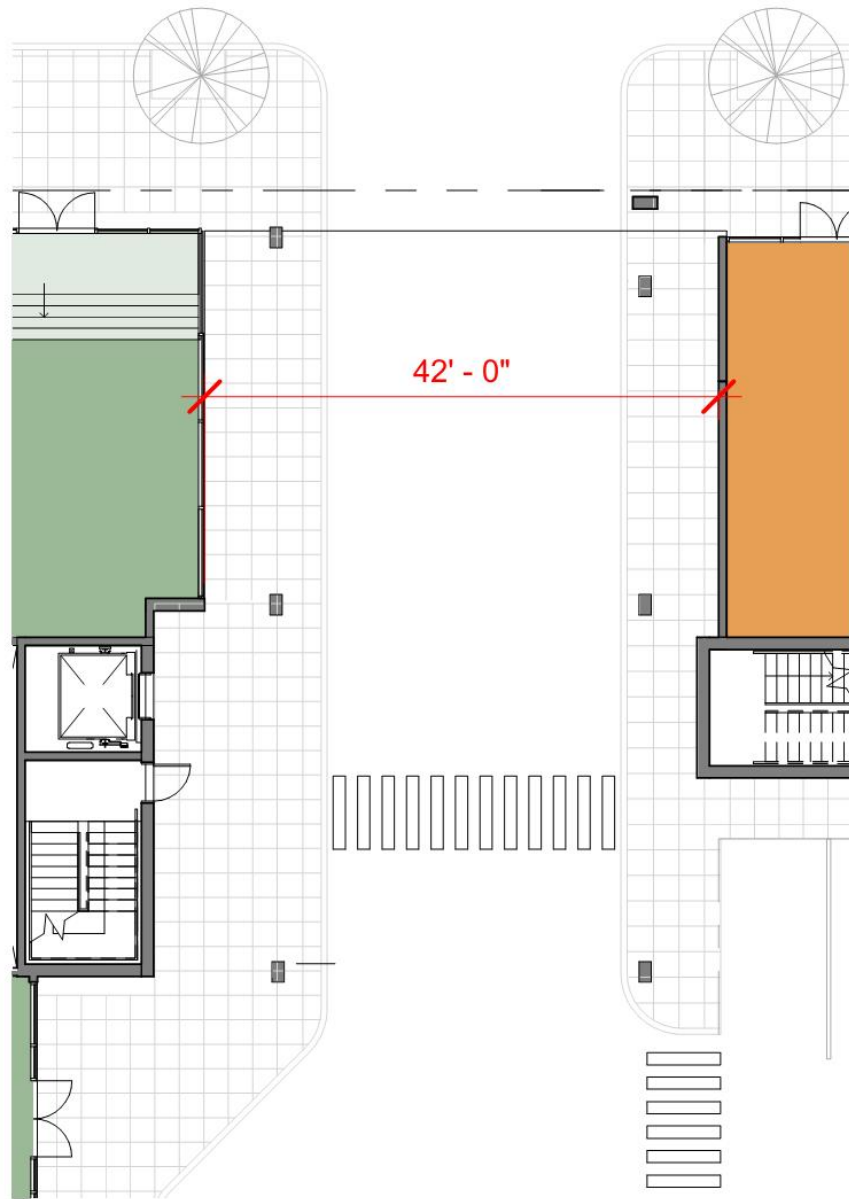


Revised Signage Design

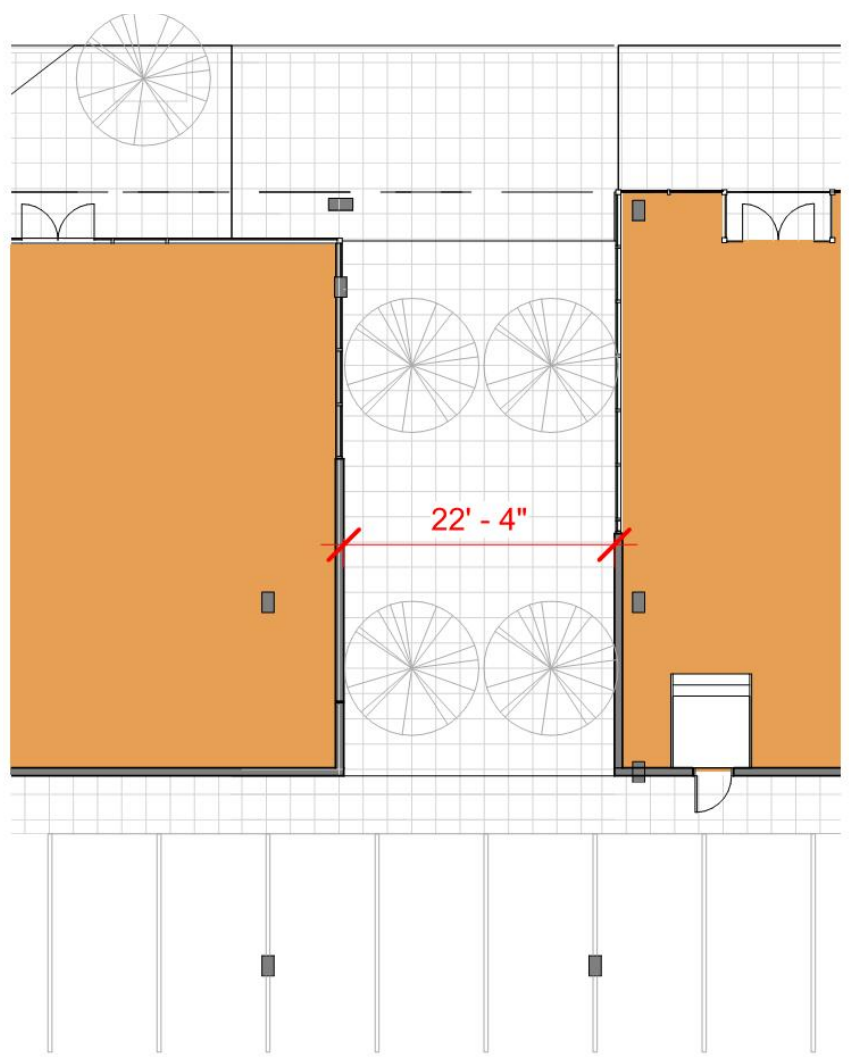


Revised Signage Precedents

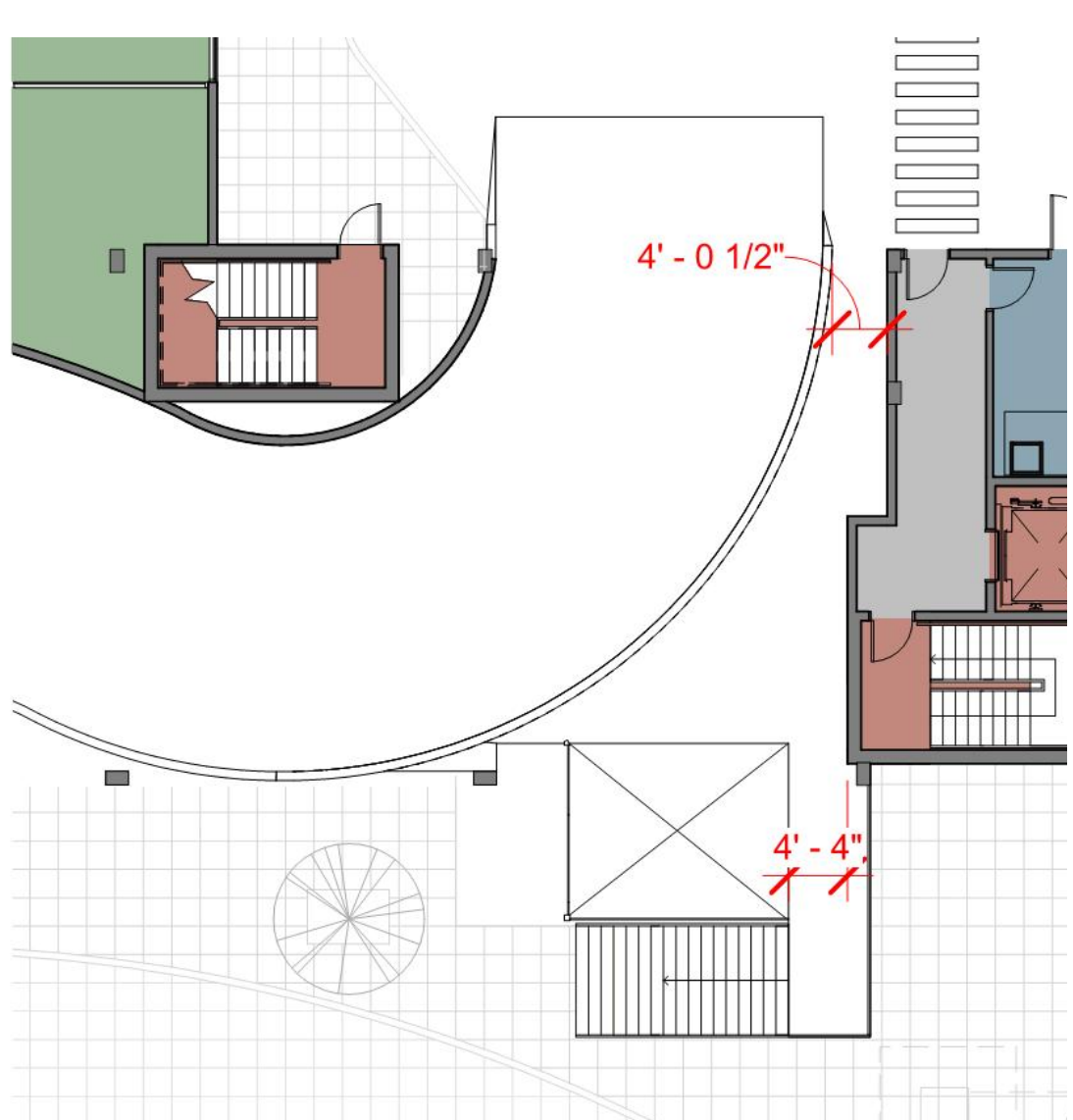
BUILDINGS 1 & 3



BUILDINGS 3 & 5



BUILDINGS 2 & 4

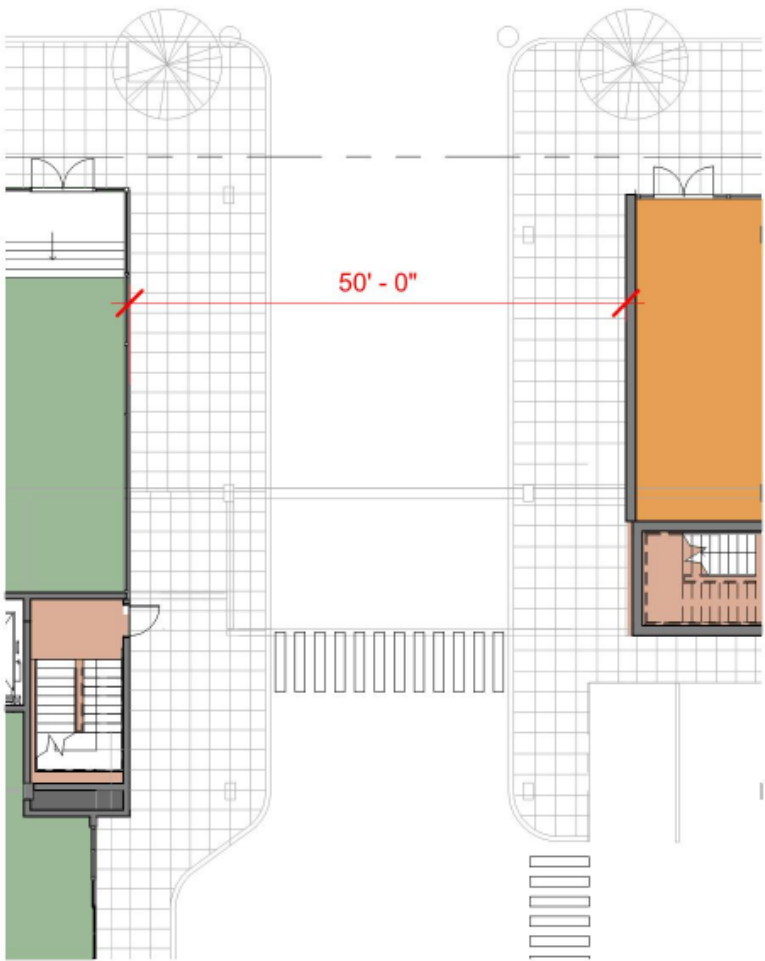


Initial Building Separation

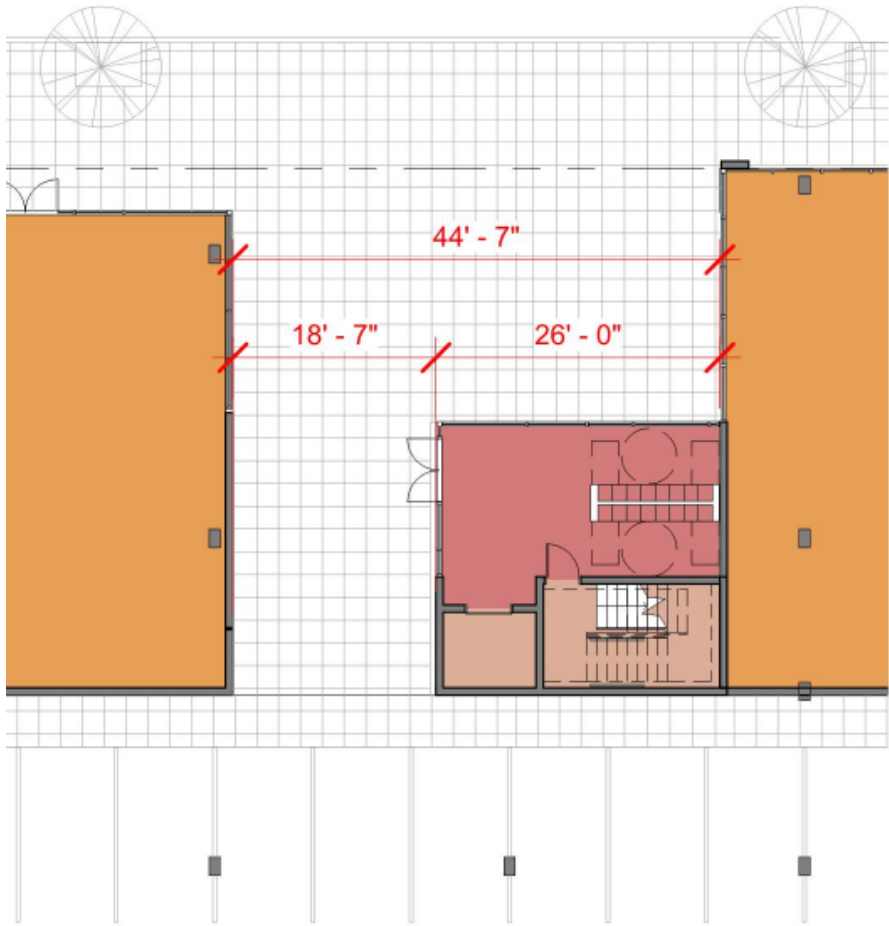
REVISIONS:

- More generous spaces between buildings to create an enhanced pedestrian experience

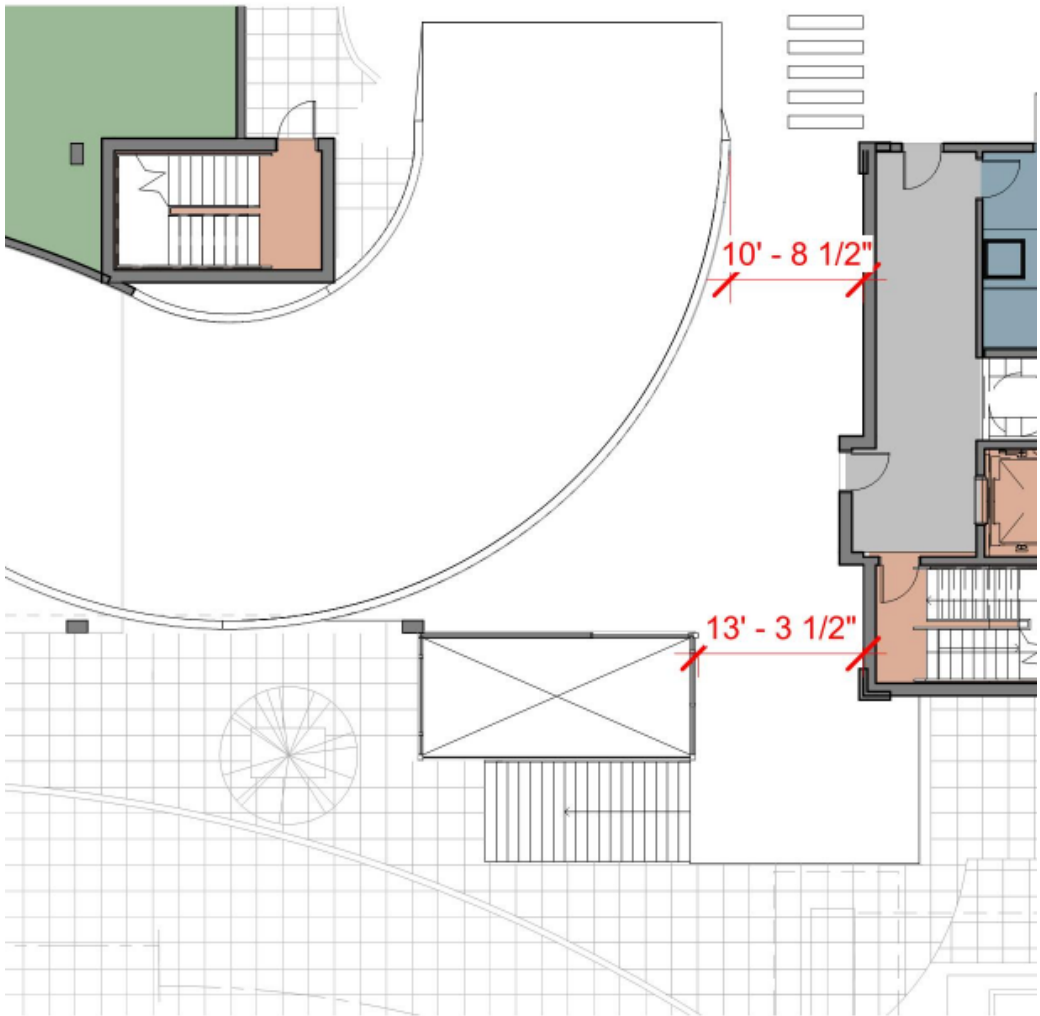
BUILDINGS 1 & 3



BUILDINGS 3 & 5



BUILDINGS 2 & 4



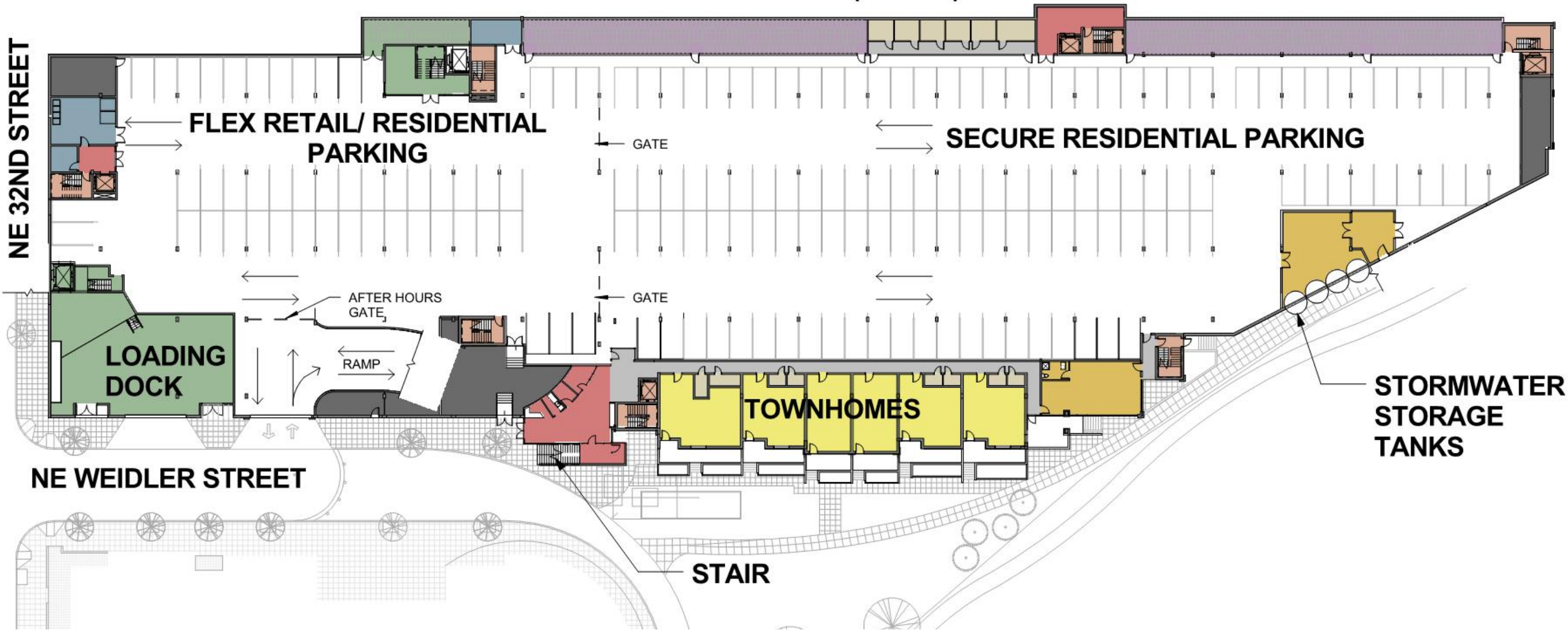
Revised Building Separation

- REVISIONS:**
- New residential lobbies extend to lower level to provide easy access to buildings above.
 - More generous leasing office provides a more significant presence on Weidler.
 - Additional bike parking for retail tenant

SPACE TYPE LEGEND

<div></div> BIKE STORAGE	<div></div> INTERIOR AMENITY SPACE	<div></div> RES UNITS	<div></div> VERTICAL CIRCULATION
<div></div> BUILDING SERVICES	<div></div> LEASEABLE STORAGE	<div></div> RESIDENTIAL COMMON	
<div></div> HORIZONTAL CIRCULATION	<div></div> MEP	<div></div> RETAIL (ANCHOR TENANT)	

NE BROADWAY (ABOVE)

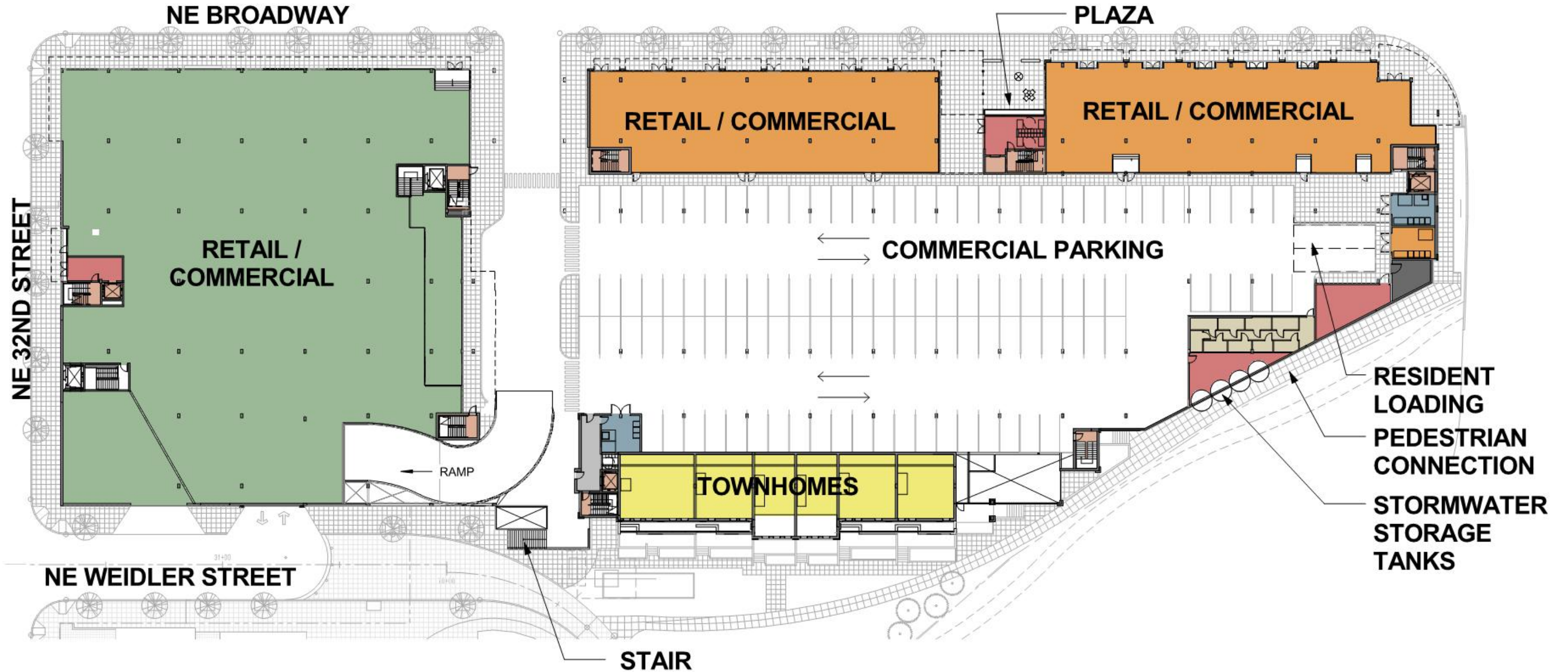


Revised Lower Level Floor Plan



SPACE TYPE LEGEND

BUILDING SERVICES	RES UNITS	VERTICAL CIRCULATION
HORIZONTAL CIRCULATION	RESIDENTIAL COMMON	
LEASEABLE STORAGE	RETAIL	
MEP	RETAIL (ANCHOR TENANT)	



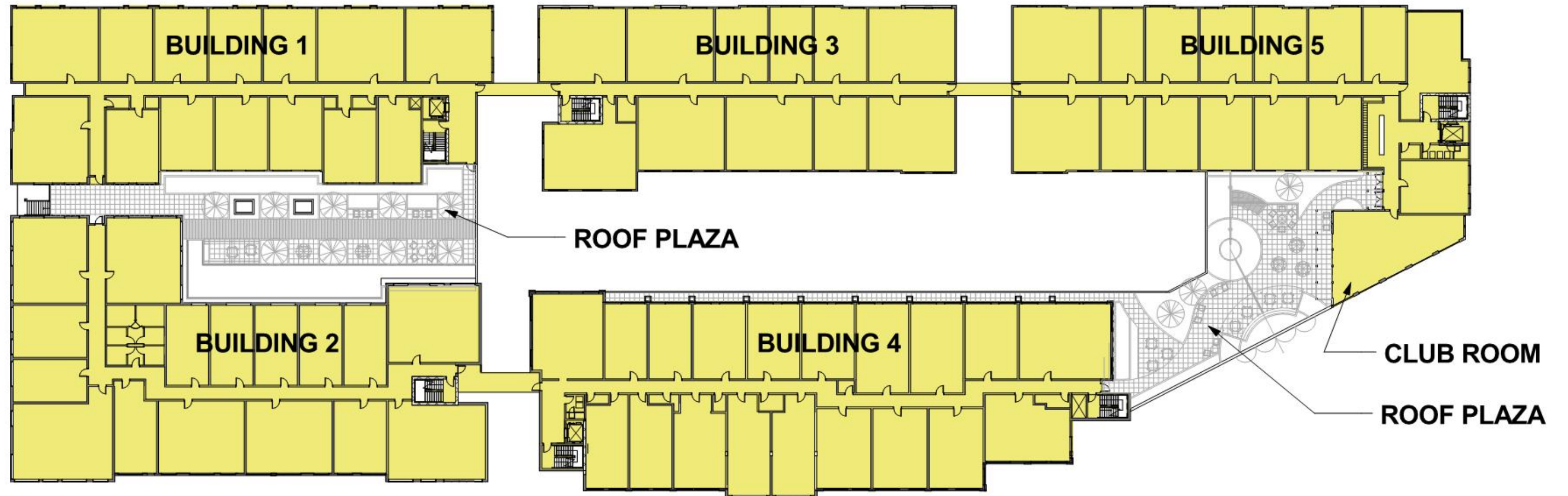
REVISIONS:

- Widened pedestrian access between buildings and smaller building footprints
- More generous pedestrian path from Broadway to Weidler, with a more open grand stair from Weidler

Revised First Floor Plan

SPACE TYPE LEGEND

 **RESIDENTIAL FLOORS**



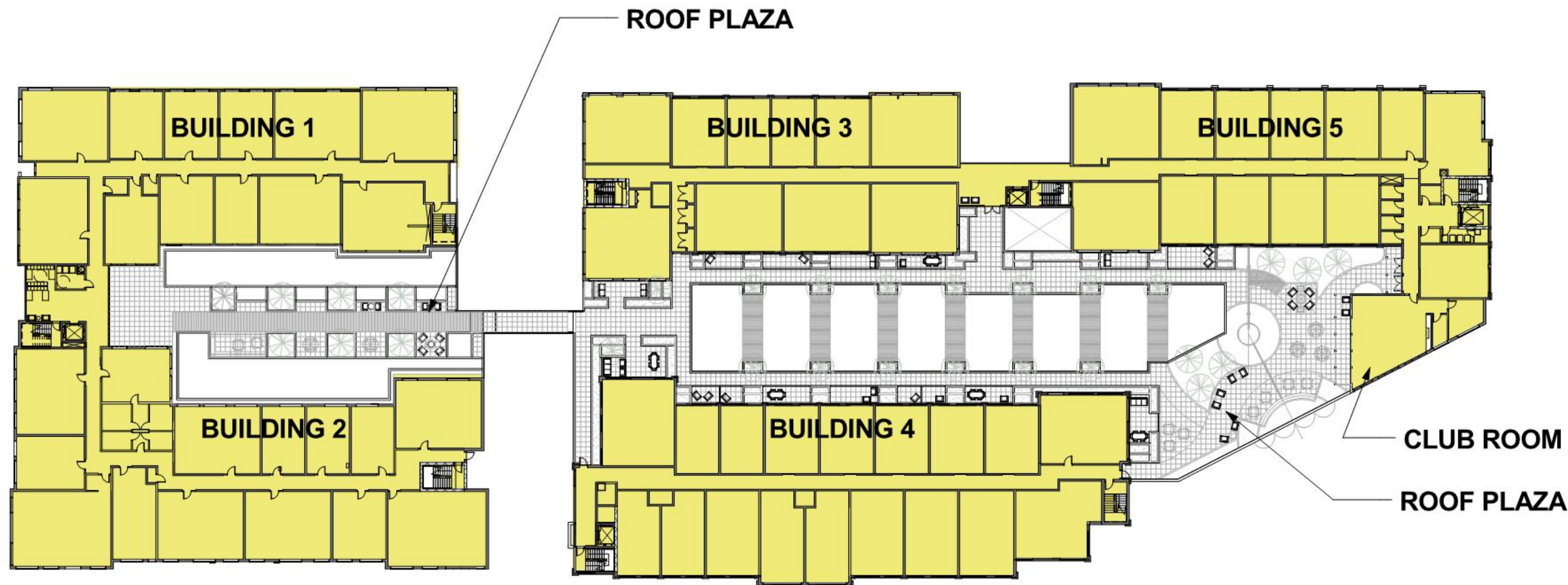
Initial 2nd Floor Plan (Typical of Upper Floors)

REVISIONS:

- Sky bridges removed.
- Buildings connected above lobbies with glass corridors to provide visual break between buildings and new locations for vertical circulation
- Additional access points to plaza

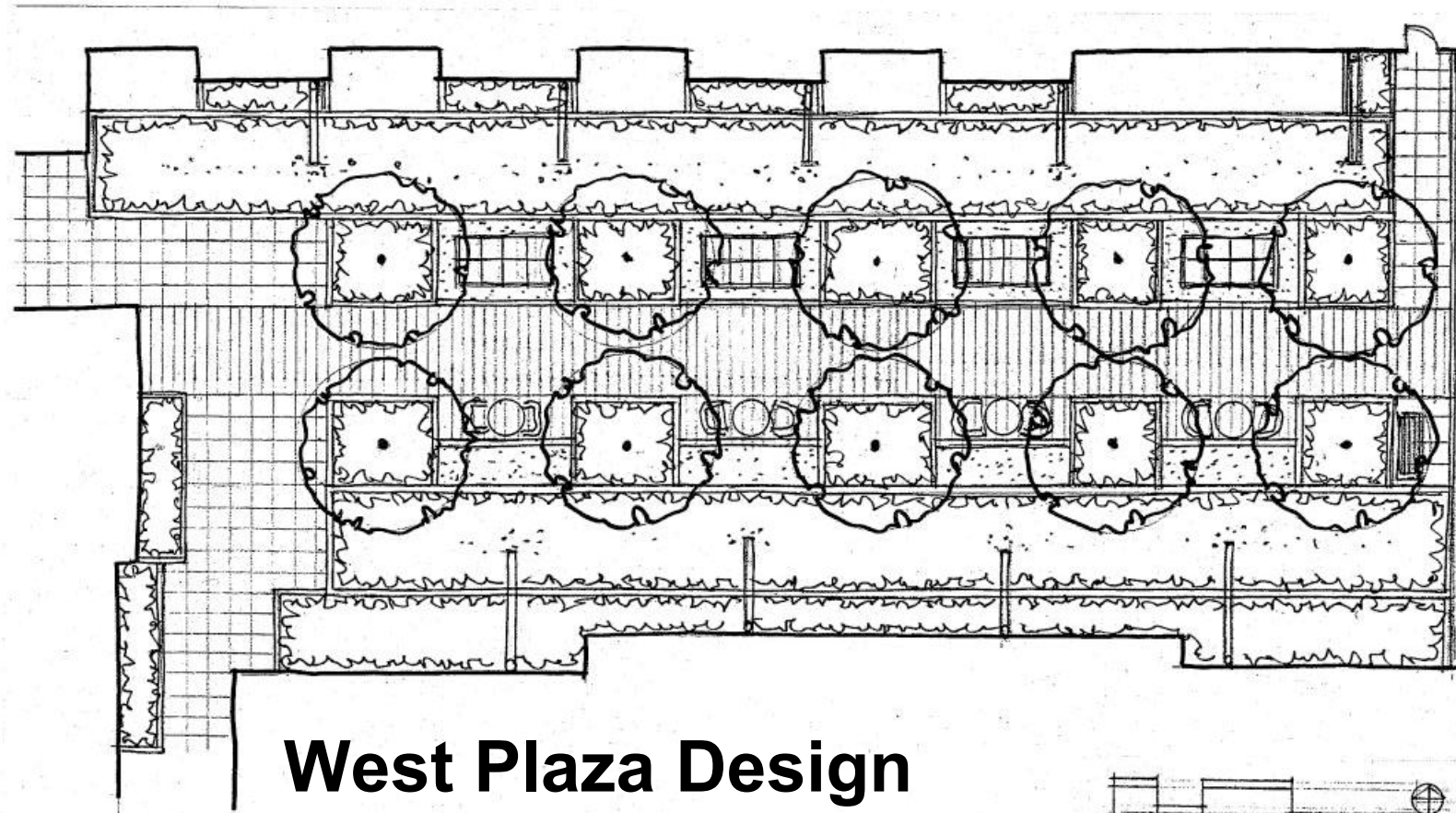
SPACE TYPE LEGEND

 **RESIDENTIAL FLOORS**

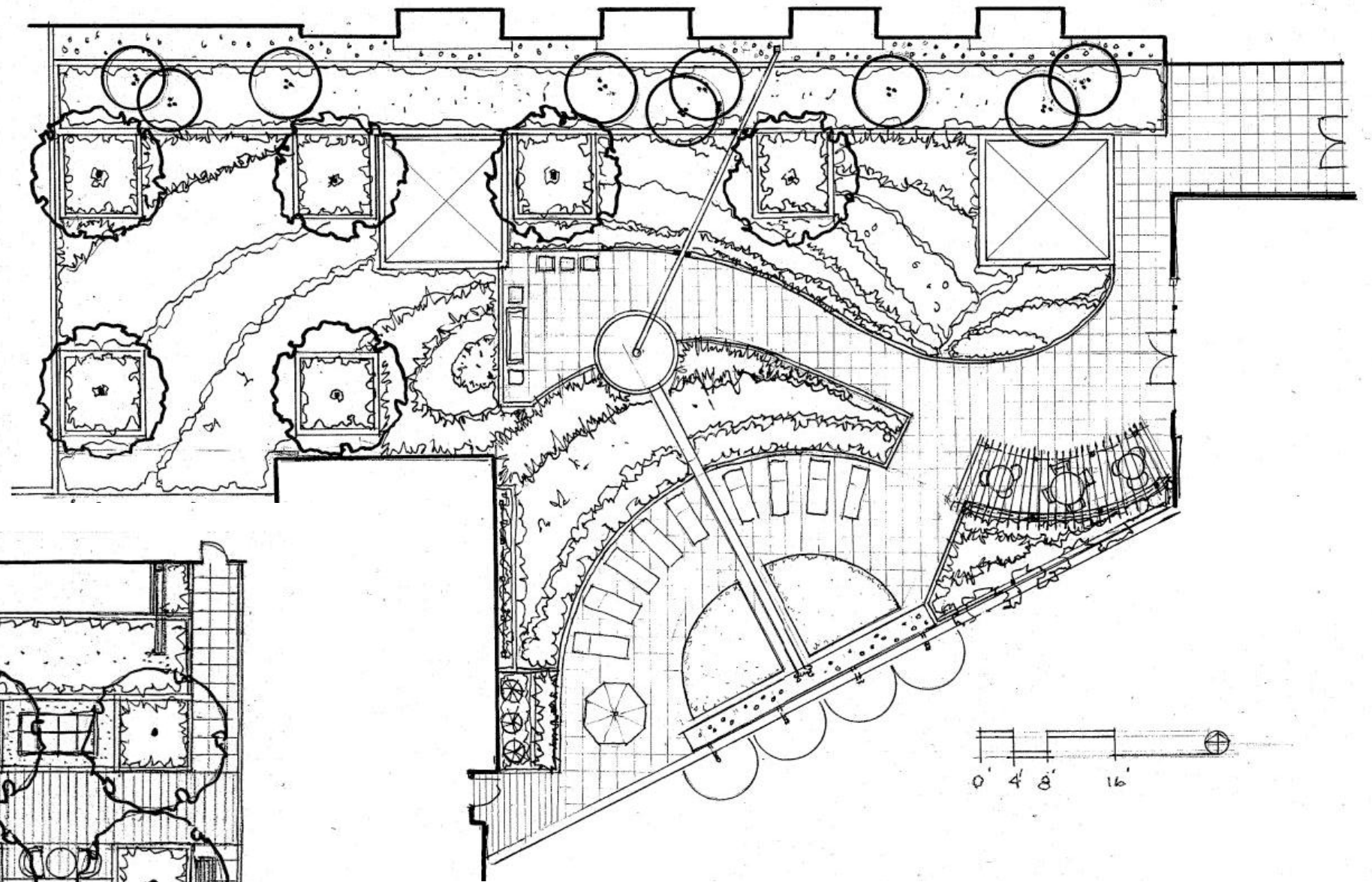


Revised 2nd Floor Plan (Typical of Upper Floors)



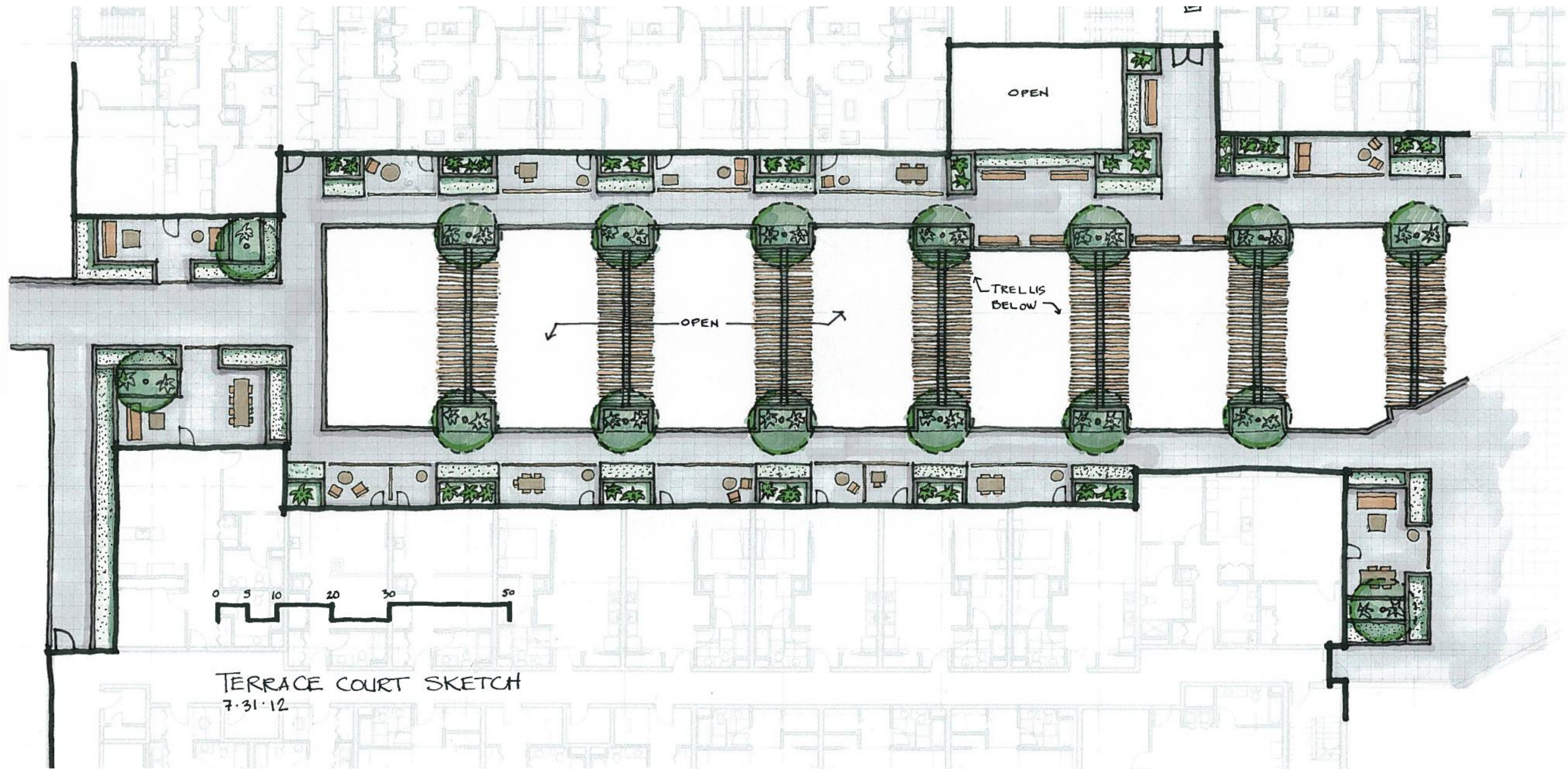


West Plaza Design



East Plaza Design

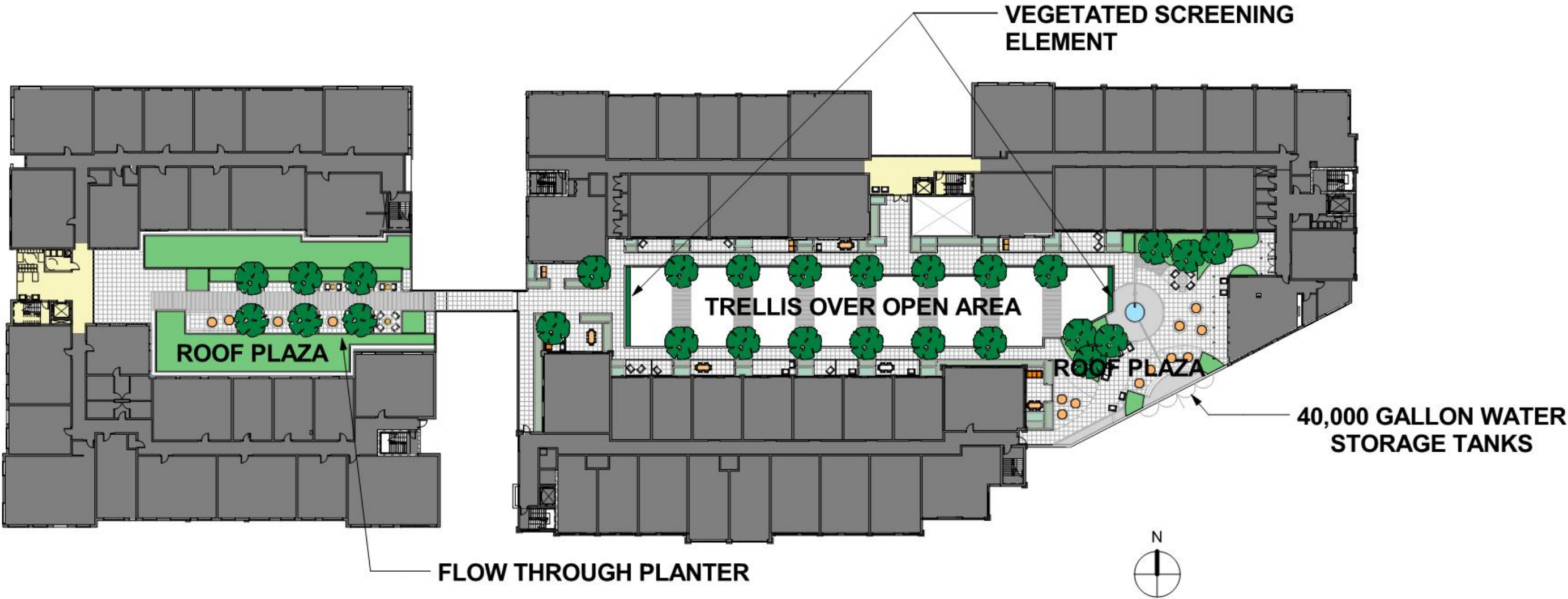
Initial Plazas Concept



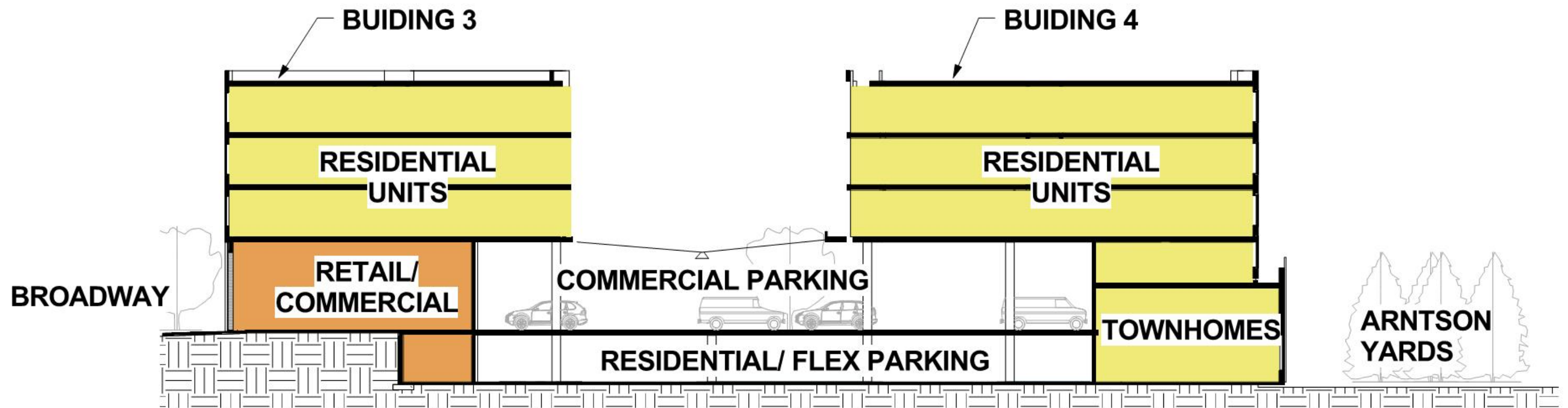
Revised Plazas Concept

REVISIONS:

- Beams with planting shield first floor parking from units above
- Enlarged 2nd Floor Plaza creates a courtyard feel
- Planters provide privacy between private patios and active plaza areas



Revised Plaza Concept



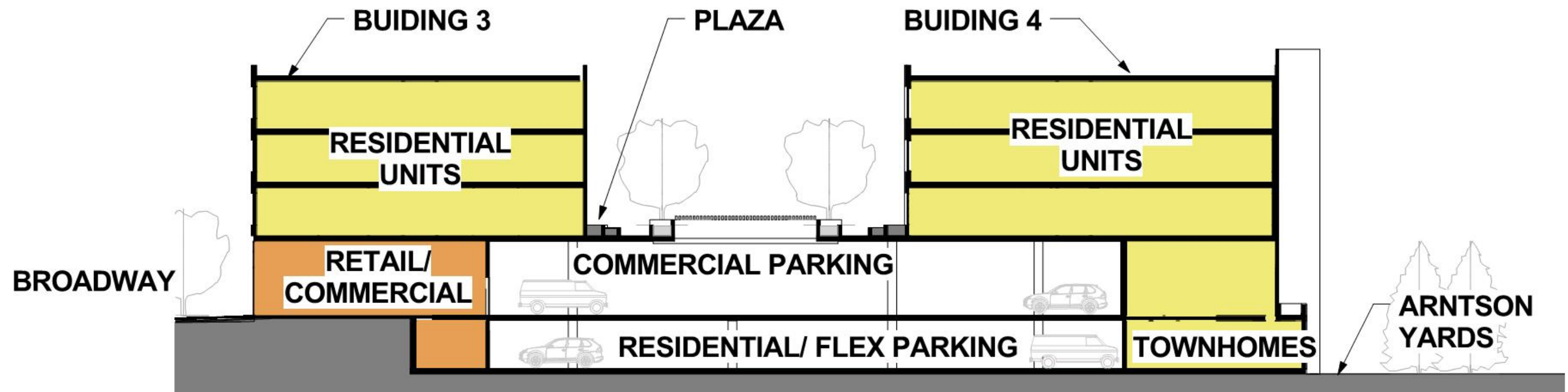
Section – Looking East Thru Buildings 3 & 4 (N.T.S.)

Initial Building Section Thru Plaza



REVISIONS:

- Beams with integrated planting shield first floor parking from units above, yet allow light to reach retail tenant parking below
- Enlarged 2nd floor plaza creates a courtyard feel for upper floor residents



Section – Looking East Thru Buildings 3 & 4 (N.T.S.)

Revised Building Section Thru Plaza



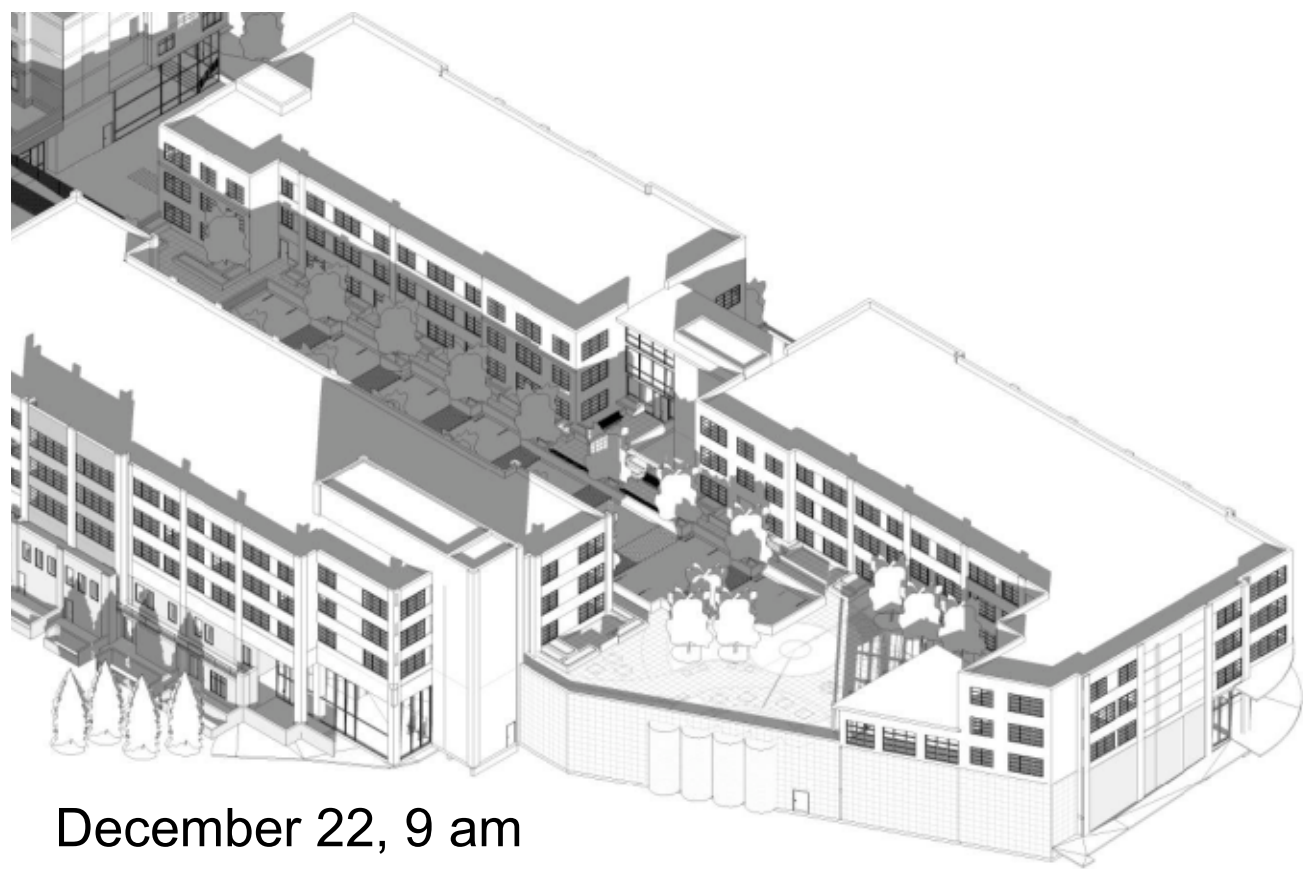
Revised Plaza / Parking Perspective



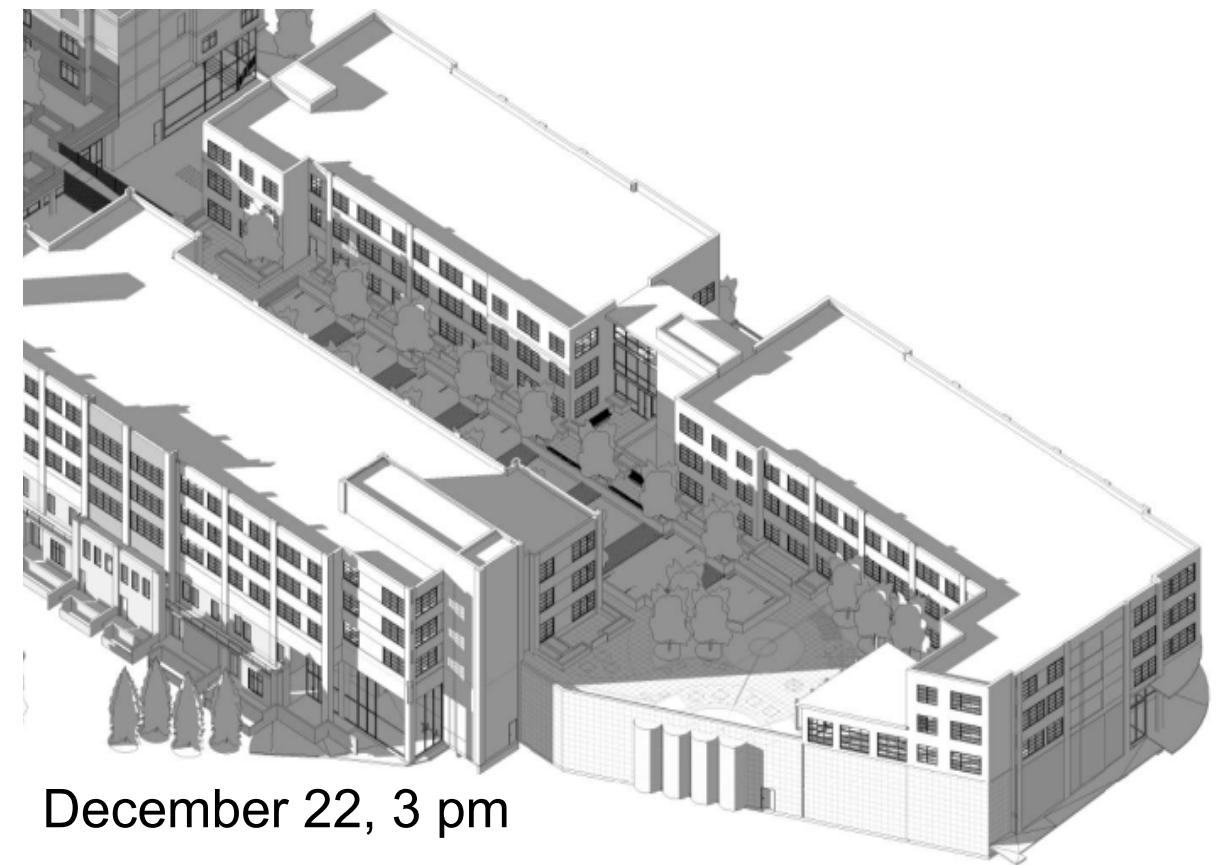
Perspective View – 2nd Floor Plaza



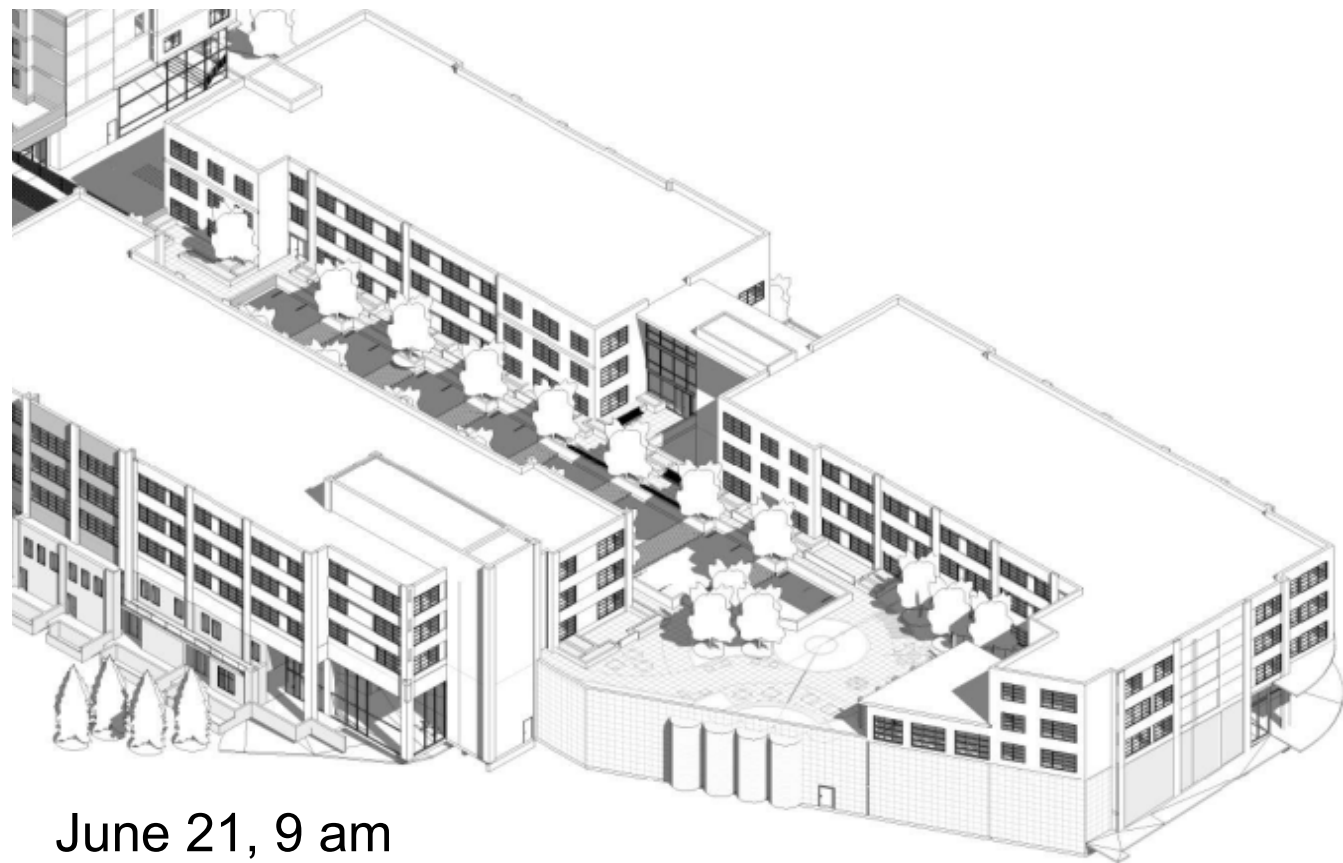
Perspective View – 2nd Floor Plaza



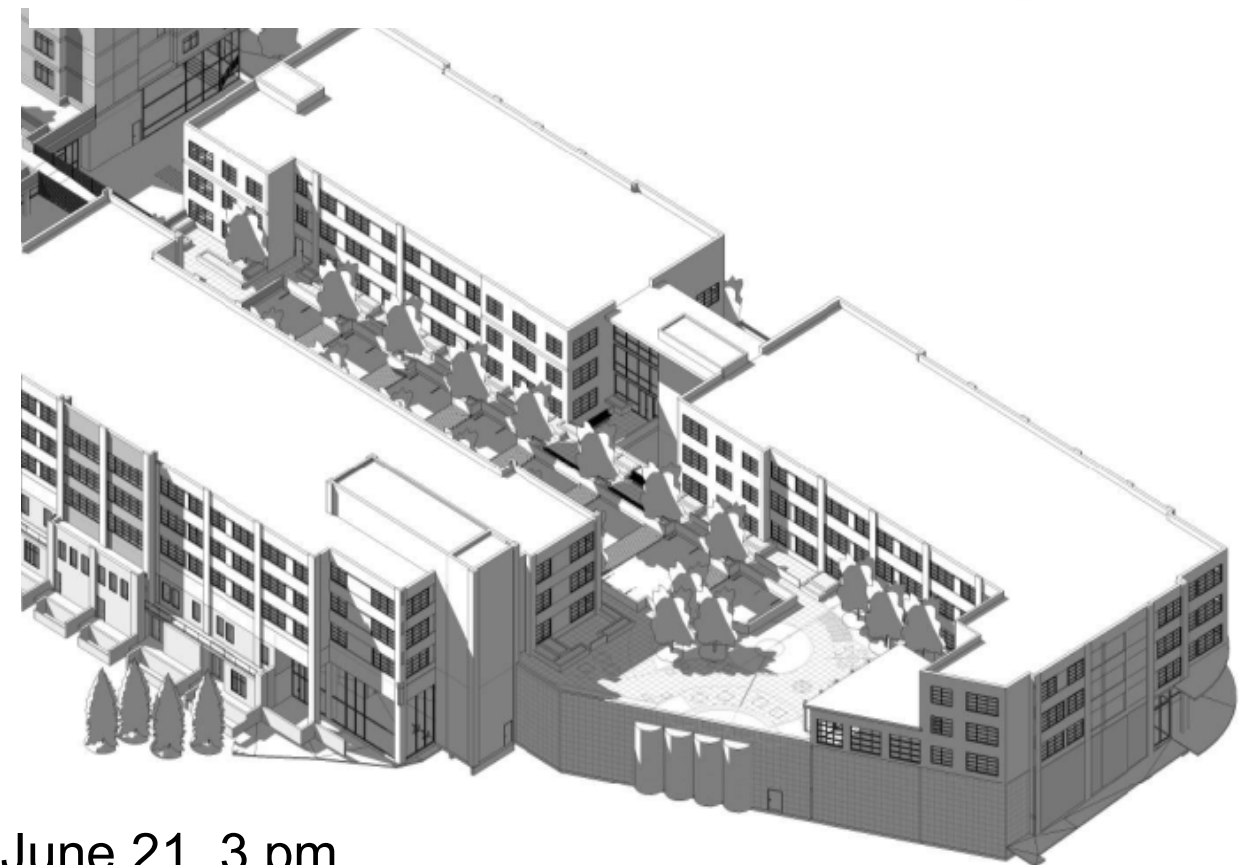
December 22, 9 am



December 22, 3 pm



June 21, 9 am



June 21, 3 pm

Solar Study – 2nd Floor Plaza

REVISIONS:

- The space between residential building volumes has been widened to allow more light into the interior plaza.
- Bigger distance between buildings enhances their individual character and decreases the visual scale of the project on Broadway
- Building height must increase to incorporate sufficient units into reduced footprint.



Height Modification



Industrial Typology



Industrial Typology - Portland



Initial Overall Project – Broadway Elevation





Initial Overall Project – Weidler Elevation



Revised Overall Project – Weidler Elevation



Initial Building 1 – Broadway Elevation



Revised Building 1 – Broadway Elevation



Initial Building 3 – Broadway Elevation



Revised Building 3 – Broadway Elevation



Initial Building 5 – Broadway Elevation



Revised Building 5 – Broadway Elevation



Initial Building 1 & 2 – 32nd Ave Elevation



Revised Building 1 & 2 – 32nd Ave Elevation

LRS
ARCHITECTS



Initial Building 2 – Weidler Elevation



Revised Building 2 – Weidler Elevation



Initial Building 4 – Arntson Yard Elevation



Revised Building 4 – Arntson Yard Elevation



Initial Building 5 – 33rd Ave Elevation



Revised Building 5 – 33rd Ave Elevation



Initial Aerial View - Northeast



Revised Aerial View - Northeast



Initial Aerial View - Northwest



Revised Aerial View - Northwest



Initial Perspective View - Broadway



Revised Perspective View - Broadway



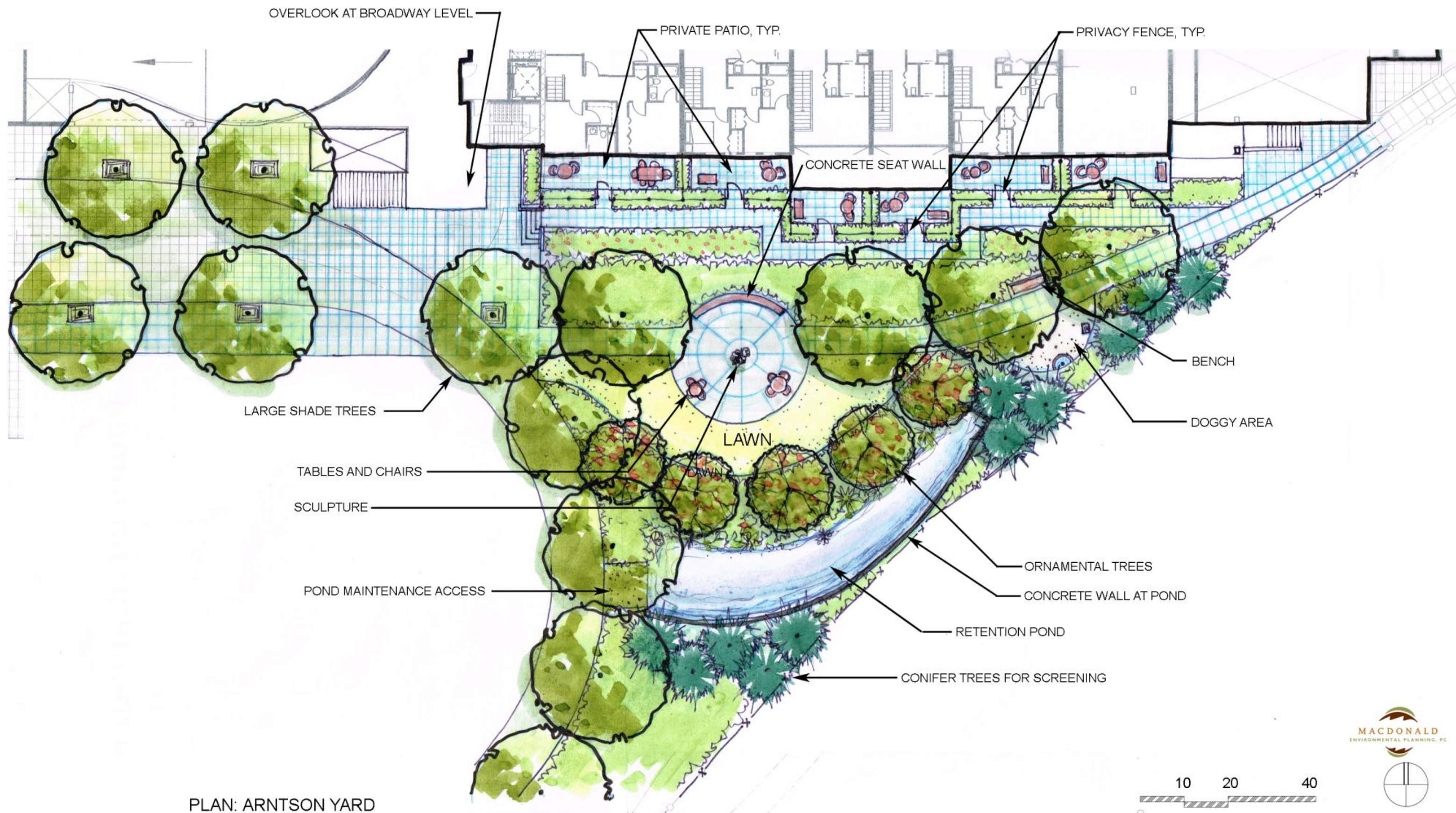
Perspective View – Leasing Office



Revised Perspective View – Leasing Office

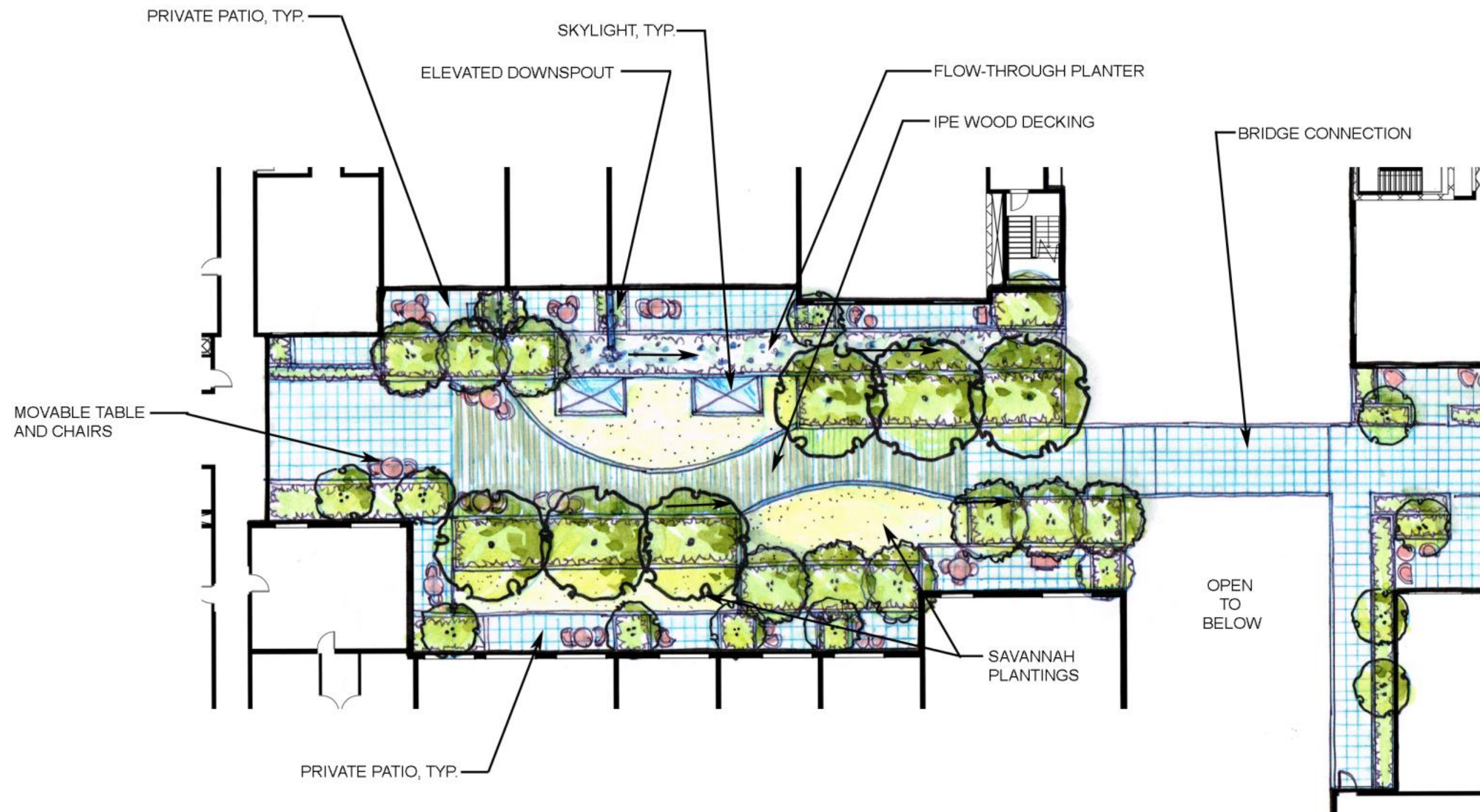
DESIGN CHALLENGES

- *Site Access, both vehicular and pedestrian*
- *Entrance Points*
- *Building Height*
- *Signage*
- *Right of Way on Weidler*
- *Stormwater Treatment*

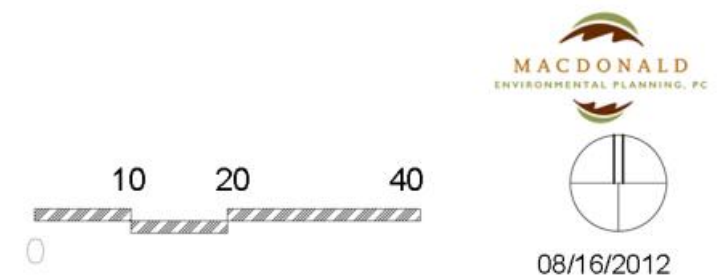


Revised Landscape Design – Arntson Yard





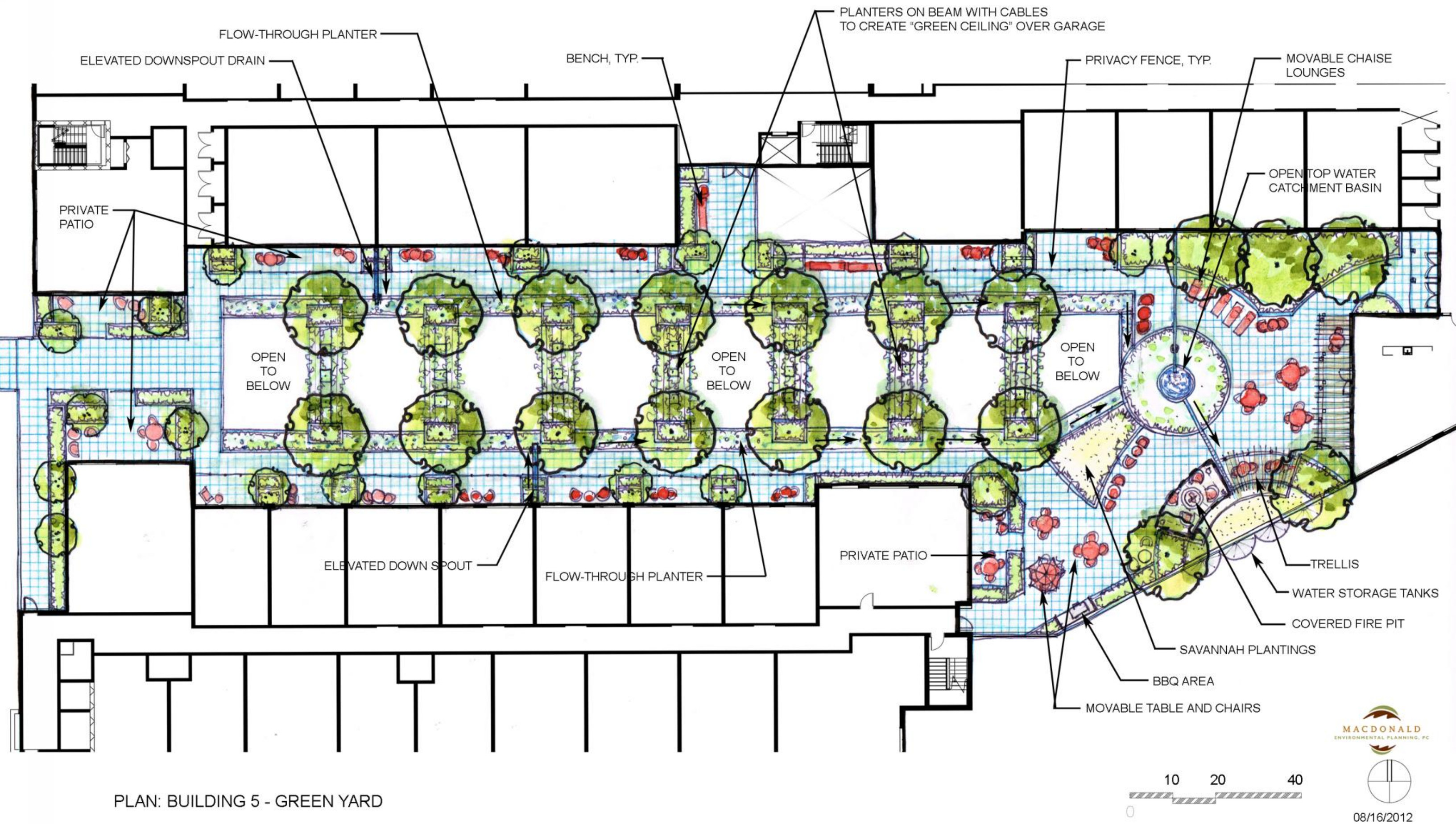
PLAN: BUILDING 1- WEST PLAZA



08/16/2012

Revised Landscape Design – West Plaza





Revised Landscape Design – East Plaza