

BLOCK A

May 16 Design Review



BLOCK A

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DESIGN REVIEW SUMMARY

1. Project Overview

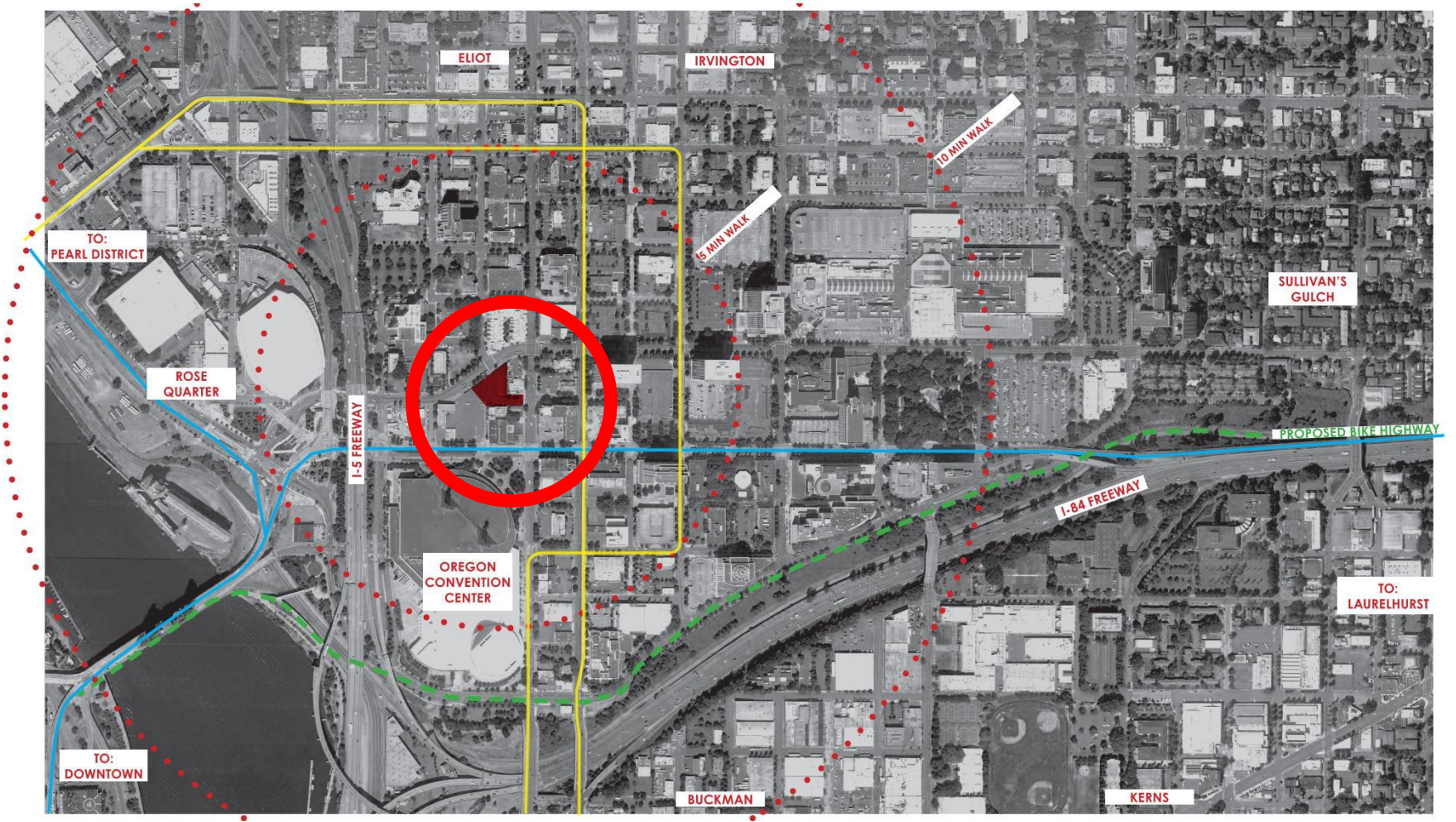
2. Design Solution / Staff Concern Materials

3. Review Requested Modifications

4. Plaza / Staff Concerns

PROJECT OVERVIEW

1. **Located:** Lloyd District one block north of the Convention Center on a 45,058 SF parcel
2. **Superblock:** Area includes Block A to the north with the proposed Convention Center Hotel to the south
3. **Program:** 3,400 SF Ground Floor Retail
186 Apartments
98 Parking Stalls







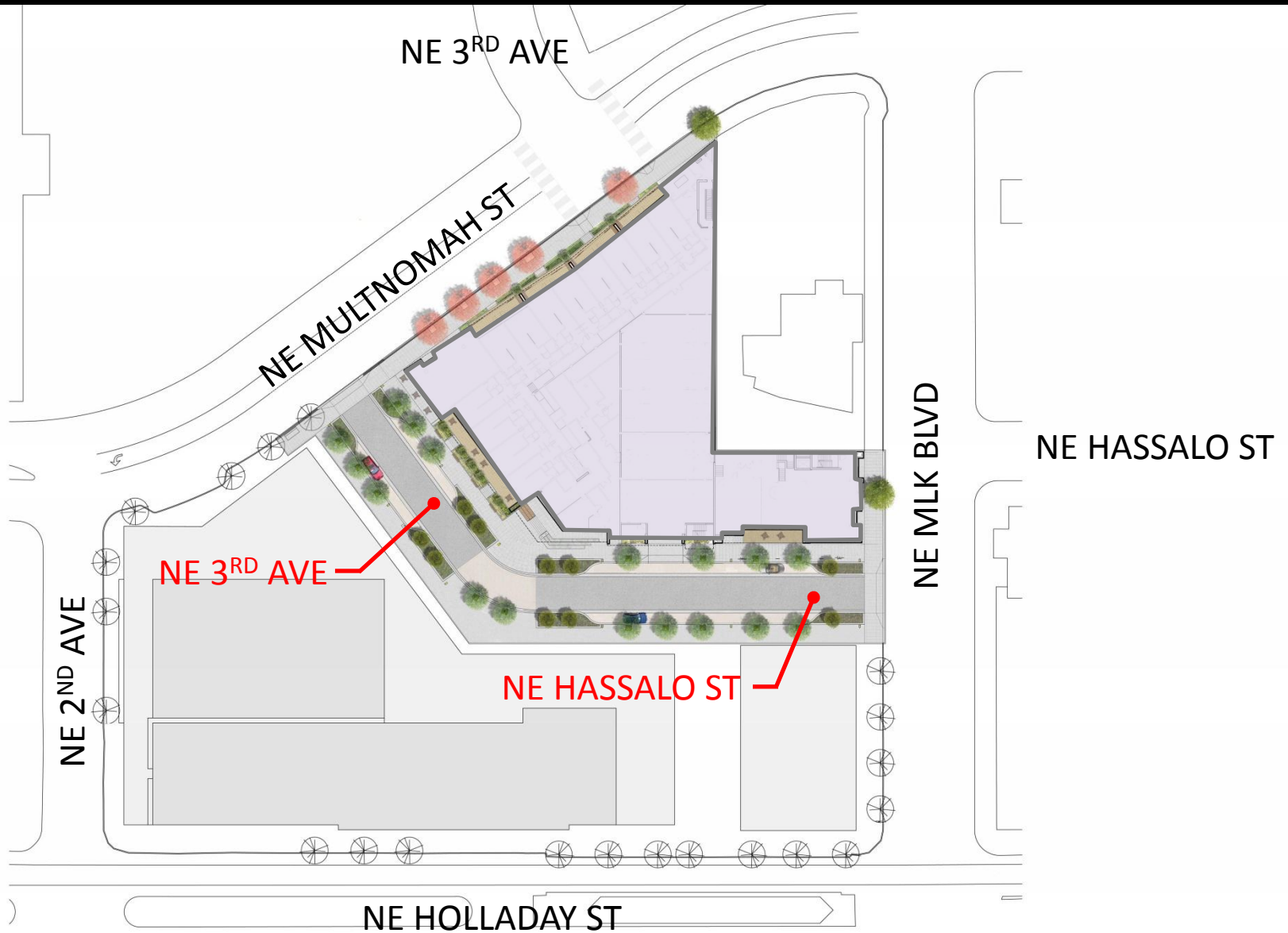
DESIGN SOLUTION

1. Site Diagrams

2. Plans

3. Elevations & Materials

4. Renderings



Retail



Lobby



Garage



Retail



PLANT LIST

ORNAMENTAL
PLANTER



Witch Hazel



Kalmia 'Elf'



Sarcococca



Liriope

MATERIALS



A. 18"x18" Precast
Concrete Unit Paver



SECTION B



Page: _____ Date: _____ Client: _____ Scale: _____

PLANT LIST

ORNAMENTAL



Coral Bark Japanese Maple



Blue Oat Grass



Black Mondo Grass



Boxleaf Hebe



Painted Japanese Fern



Climbing Vine

STORMWATER PLANTER



Vine Maple



Red-twig Dogwood



Douglas Spiraea



Sedge



Rush



Sword Fern

MATERIALS



A. Board Form Concrete Stormwater Planter



B. Lightweight Planter with Ornamental Plantings



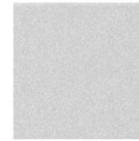
C. Bench



D. Stormwater Runnel



E. Fire Pit

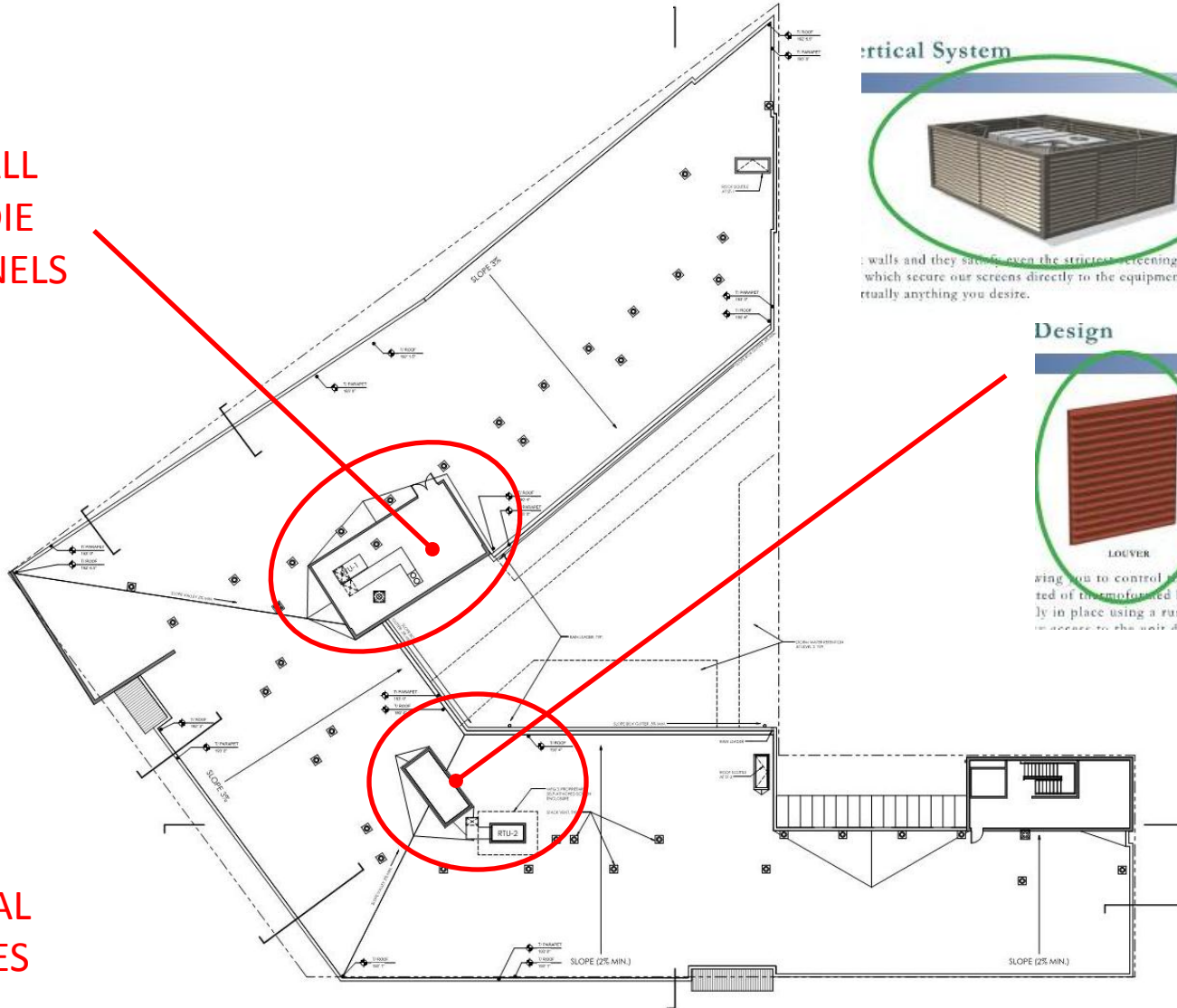


F. 2'x2' Precast Concrete Unit Pavers



SCREEN WALL
WITH HARDIE
REVEAL PANELS

MECHANICAL
PENTHOUSES

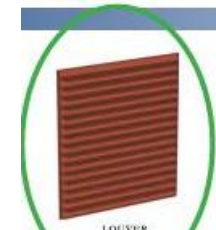


Screen Wall System



Screen walls and they satisfy even the strictest screening code requirements which secure our screens directly to the equipment with no roof or structurally anything you desire.

Design



LOUVER

Designing you to control the projected of the louvers high in place using a rust-free material to the water damage.











STAFF CONCERNS

ADDITIONAL MODIFICATIONS

1. Ground floor Windows – CIP vs. Board-formed Concrete

DESIGN STANDARDS

2. Quality of Materials:
 - Fiber cement board
 - Rigidity of Metal Panels
 - End Walls at the property line
 - CIP on Multnomah

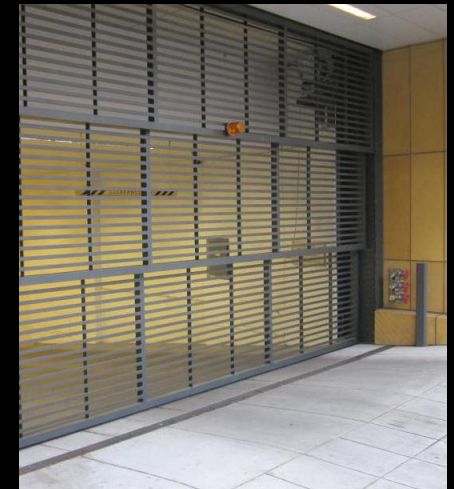
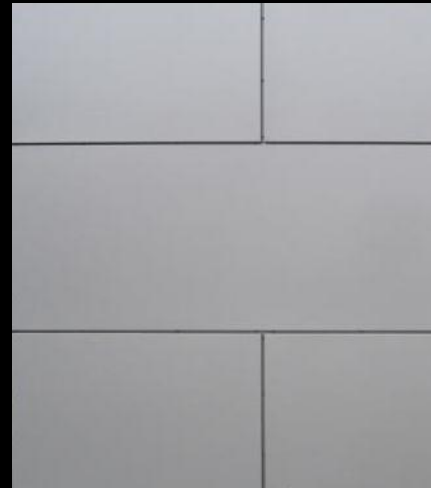
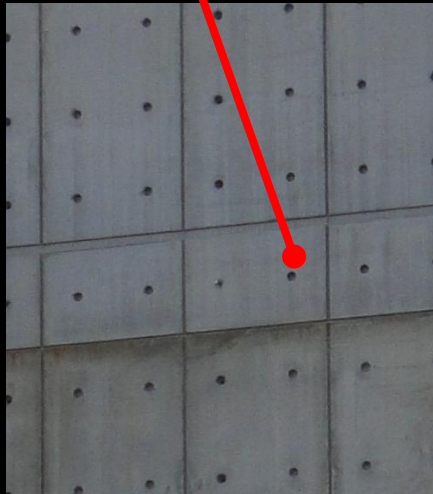
MODIFICATIONS REQUIRED BECAUSE OF PRIVATE STREETS

1. Meaningful nature of plaza space



Material Palette

- CIP Concrete
- Aluminum Storefront
- Metal Louvers
- Wood Siding & Soffits
- Grey Metal Panel



STAFF CONCERN ABOUT C.I.P.



1. ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"

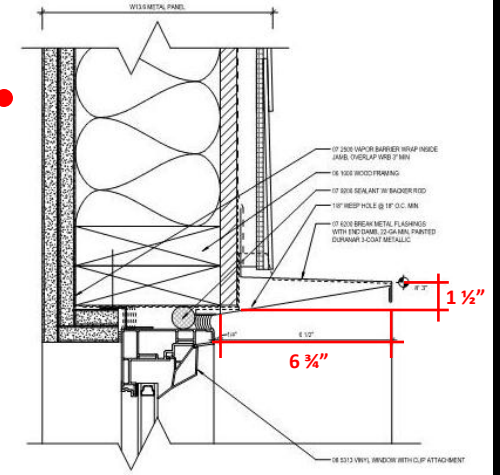
- HARDIE REVEAL PANELS
- VINYL WINDOWS
- METAL THIN-LAP PANEL
- BREAK METAL PROJECTIONS
- PLASTER/STUCCO
- ALUMINUM STOREFRONT
- ARCHITECTURAL LOUVER



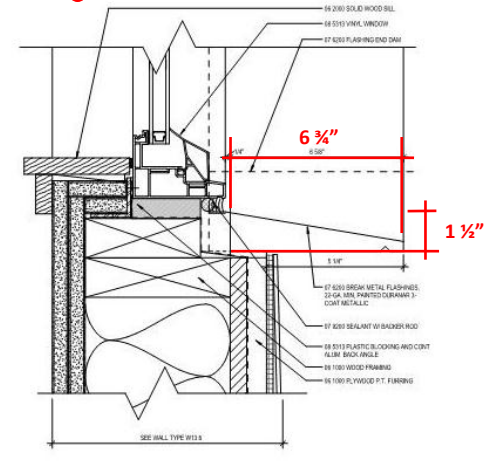
Material Palette

- Fishscale Metal Panels: Metallic Grey
- Vinyl Windows: White Commercial Grade VPI
- Metal Railings: Charcoal Metal railings
- Louvers: Painted to match adjacent material

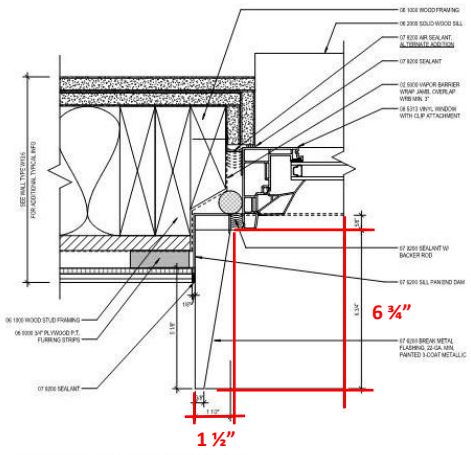




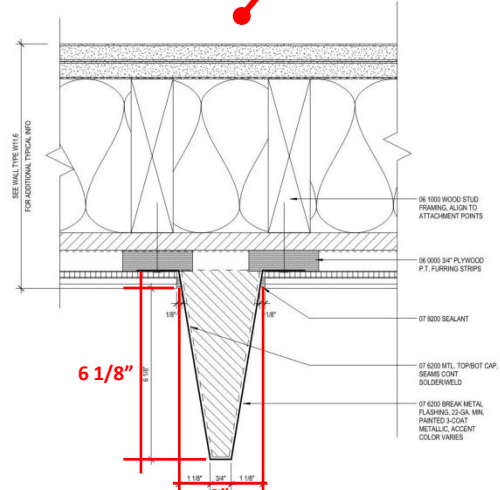
3 TYP. WINDOW HEAD AT METAL PANEL
6" x 1'-0"



6 TYP. WINDOW SILL AT METAL PANEL
6" x 1'-0"



1 TYP. WINDOW JAMB AT METAL PANEL
6" x 1'-0"



3 DECORATIVE METAL FIN AT CEMENT PANEL
6" x 1'-0"



1. ELEVATION - NORTHWEST
SCALE: 3/32" = 1'-0"

HARDIE REVEAL PANELS

VINYL WINDOWS

BREAK METAL PROJECTIONS

PLASTER/STUCCO

ALUMINUM STOREFRONT

ARCHITECTURAL LOUVER

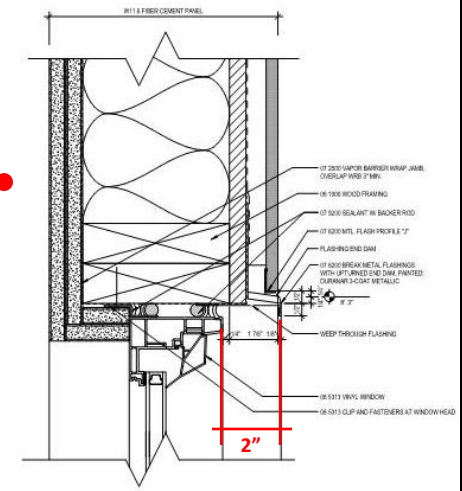
METAL THIN-LAP PANEL



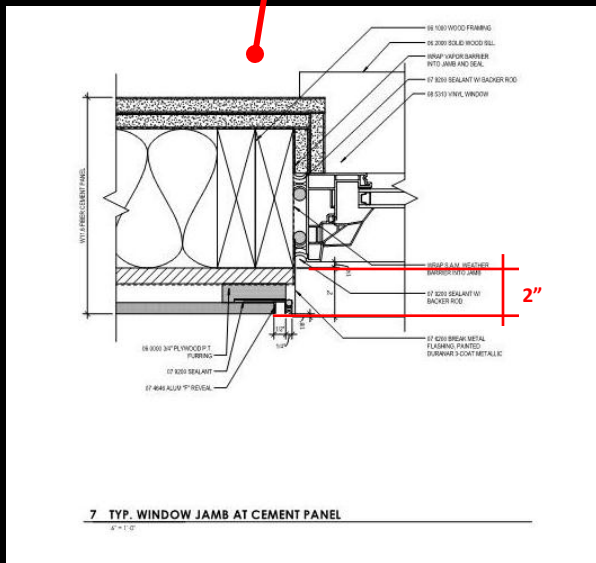
Material Palette

- **Cement Panels:** Light, Medium Grey and Dark Grey
- **Vinyl Windows:** White Commercial Grade VPI
- **Metal Railings:** Charcoal Metal railings
- **Louvers:** Painted to match adjacent material
- **Break Metal Accent Fins:** Varying shades of Blue

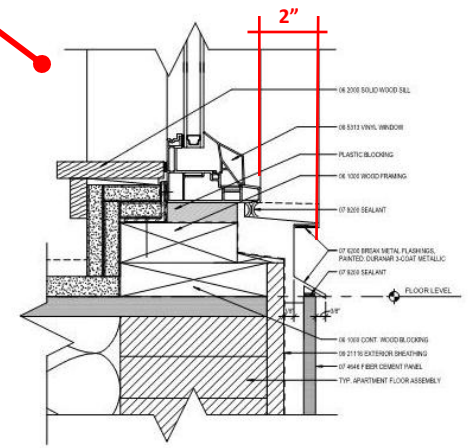




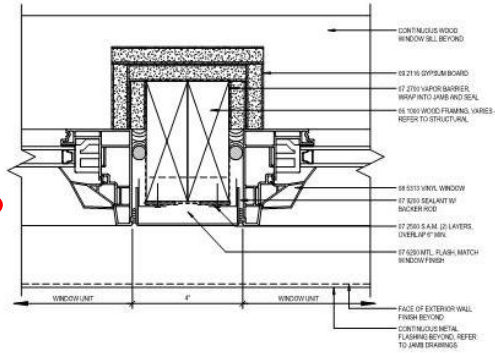
9 TYP. WINDOW HEAD AT CEMENT PANEL
1/8" = 1'-0"



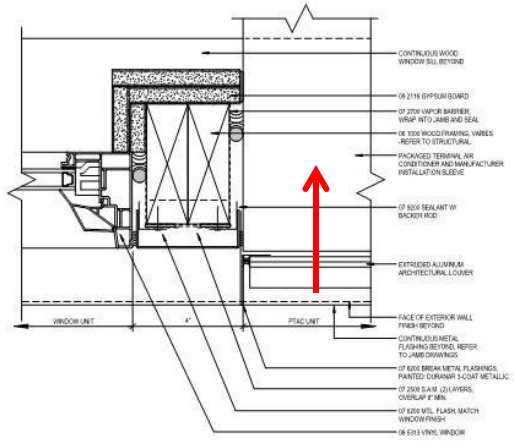
7 TYP. WINDOW JAMB AT CEMENT PANEL
1/8" = 1'-0"



12 TYP. WINDOW SILL AT CEMENT PANEL
1/8" = 1'-0"



31 TYPICAL STRUCTURAL MULLION
4\" x 1 1/2\"

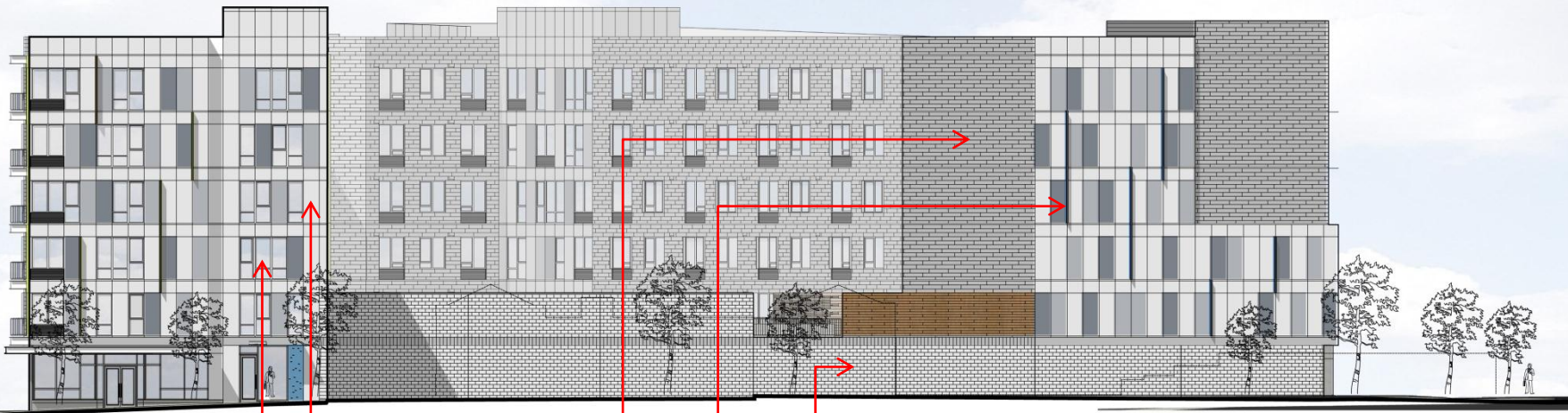


33 LOUVER AND WINDOW MULLION
4\" x 1 1/2\"



2. ELEVATION - SOUTHWEST
SCALE: 3/32" = 1'-0"

- HARDIE REVEAL PANELS
- VINYL WINDOWS
- METAL THIN-LAP PANEL
- ALUMINIUM STOREFRONT
- PLASTER/STUCCO
- ARCHITECTURAL LOUVER



2. ELEVATION - EAST
SCALE: 3/32" = 1'-0"

- VINYL WINDOWS
- HARDIE REVEAL PANELS
- METAL THIN-LAP PANEL
- BREAK METAL PROJECTIONS
- CMU WALL



2. ELEVATION - SOUTHWEST AND NORTHWEST COURTYARD

SCALE: 3/32" = 1'-0"

HARDIE REVEAL PANELS

VINYL WINDOWS

METAL THIN-LAP PANEL

ARCHITECTURAL LOUVER



CMU WALL

1. ELEVATION - SOUTH COURTYARD

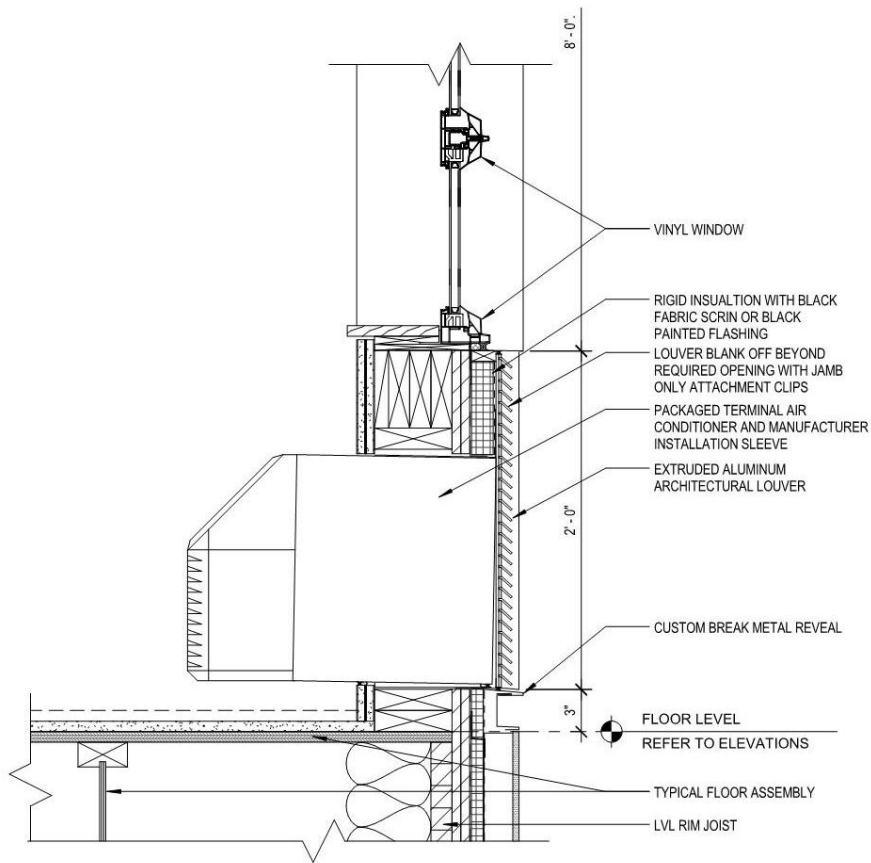
SCALE: 3/32" = 1'-0"

HARDIE REVEAL PANELS

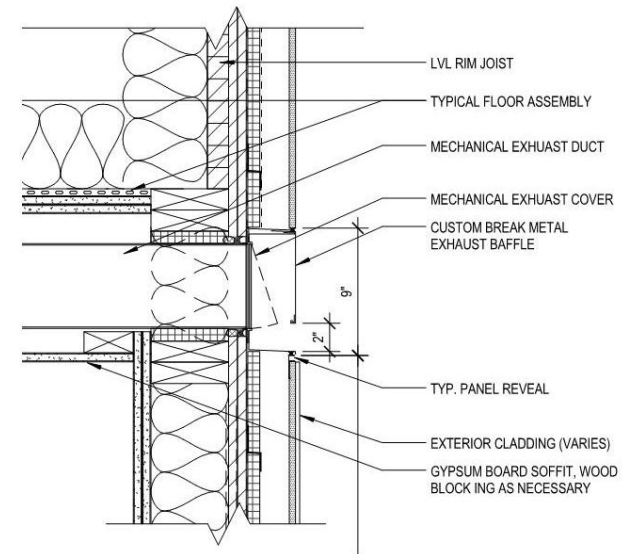
VINYL WINDOWS

METAL THIN-LAP PANEL

ARCHITECTURAL LOUVER

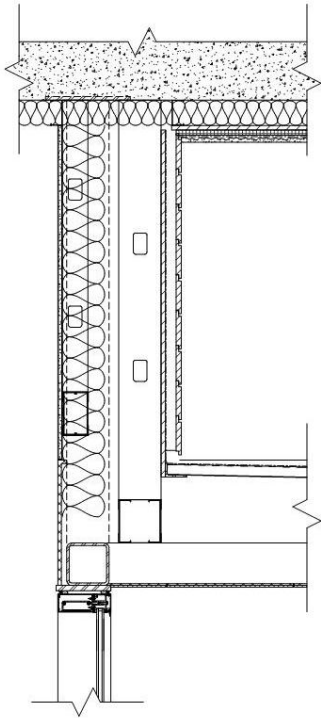


2. SECTION DETAIL AT MECH. PTAC LOUVER

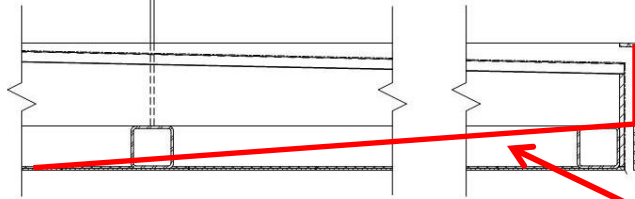
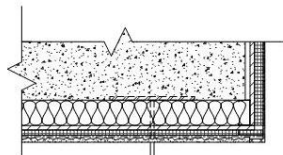


1. DETAIL AT TYPICAL EXHAUST LOUVER

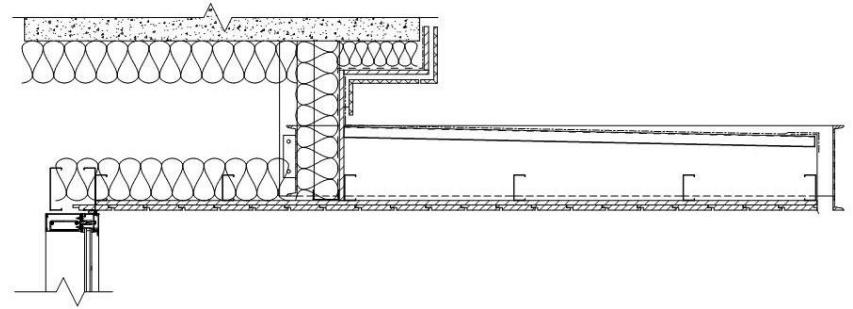
EXTERIOR LOUVER DETAILS



15 ENTRY CANOPY
1/102 = 1'-0"



METAL PANEL (ACM) DRY-JOINT FASCIA AND SOFFIT, 3-COAT METALLIC ACCENT COLOR, OVER
CONCEALED STEEL TUBE AND LT.GA. GALV. MTL. FRAMING
RECESSED FLUSH LINEAR STRIP LIGHTS WITH LENS (NOT SHOWN)

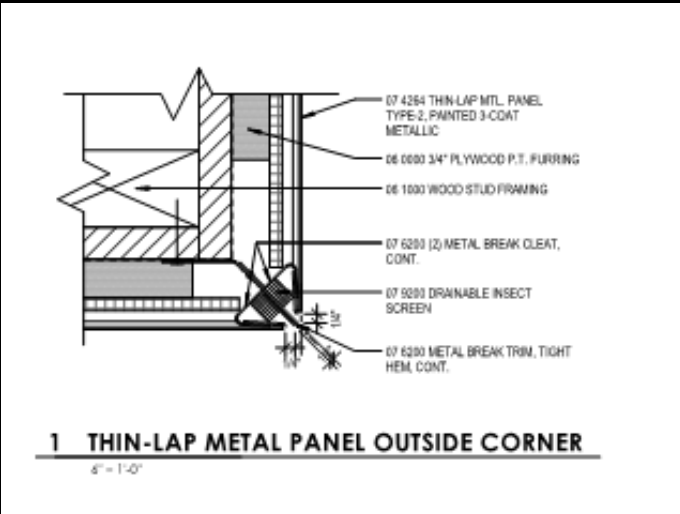
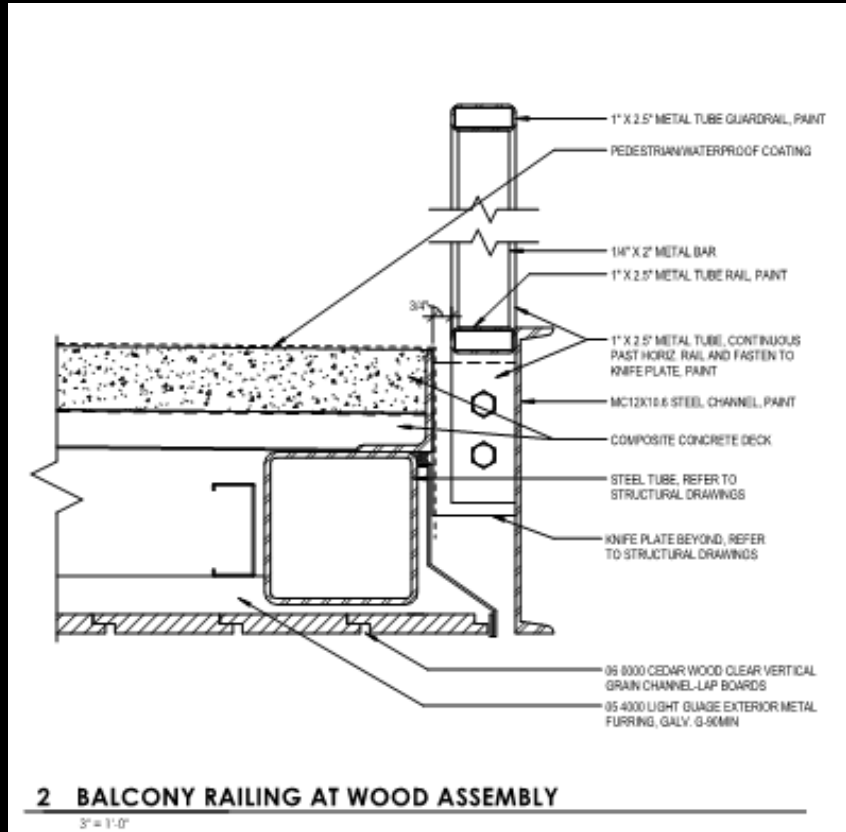
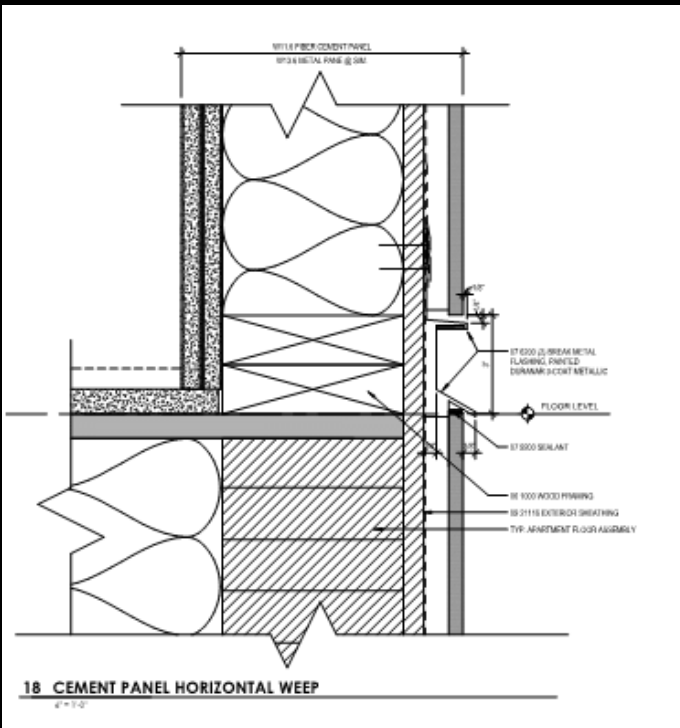


18 TYP. CEDAR CHANNEL LAP CANOPY
1 1/2" = 1'-0"

RETAIL CANOPIES, TYPICAL:
PAINTED STEEL C-CHANNEL FASCIA ALL SIDES, WITH
SHIPLAP CEDAR WD. SOFFIT BOARDS, OVER
CONCEALED STEEL TUBE AND LT.GA. GALV. MTL. FRAMING
RECESSED DOWNLIGHTS (NOT SHOWN, WHERE OCCURS)

UPDATED: ANGLED SURFACE
AND THIN FLUSH STRIP LIGHTS,
REFERENCE RENDERING

CANOPIE DETAILS



REQUESTED MODIFICATIONS

MODIFICATIONS REQUIRED BECAUSE OF PRIVATE STREETS

1. Required Building Line – definition of site
2. Superblock Regulations - Plaza
3. Maximum Building Setbacks – definition of site
4. Parking Access – Reconnection of Streets (Adjustment)

REQUESTED MODIFICATIONS

ADDITIONAL MODIFICATIONS

1. Tandem Parking – two stalls per one apartment
2. Loading – width 8' versus 9'
3. Ground Floor Windows – CIP vs. Board-formed Conc.

STAFF CONCERNS

ADDITIONAL MODIFICATIONS

1. Ground floor Windows – CIP vs. Board-formed Concrete

DESIGN STANDARDS

2. Quality of Materials:
 - Fiber cement board
 - Rigidity of Metal Panels
 - End Walls at the property line
 - CIP on Multnomah

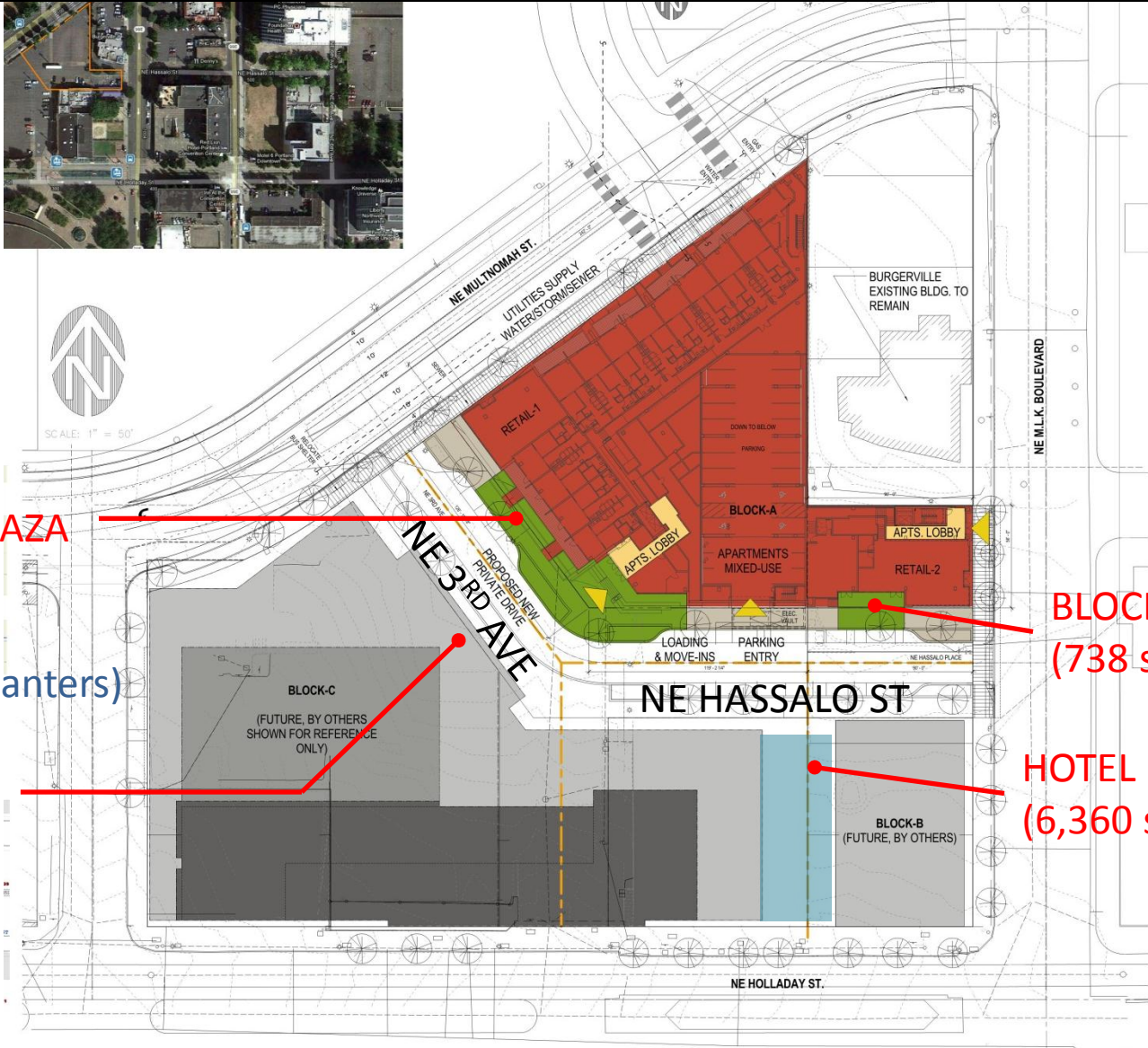
MODIFICATIONS REQUIRED BECAUSE OF PRIVATE STREETS

1. Meaningful nature of plaza space





SCALE: 1" = 50'



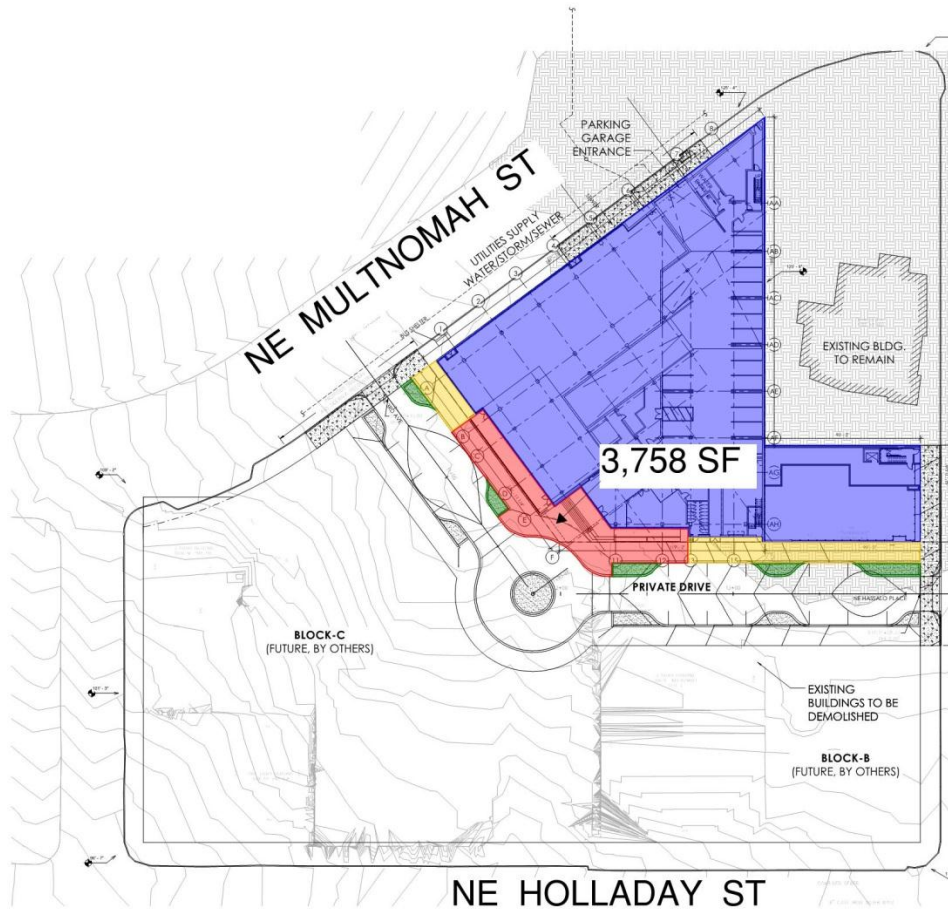
BLOCK A PLAZA
(3,350 sf)
(2,790 sf
Not incld planters)

HOTEL LOBBY

BLOCK-A PLAZA
(738 sf)

HOTEL PLAZA
(6,360 sf)

BLOCK A - PLAZA



1 Site Plan



300 NE
MULTNOMAH ST
PORTLAND, OR
97232

060-0-000
BLOCK-A APARTMENTS
300 NE
MULTNOMAH ST
PORTLAND, OR
97232

REVISION	DATE	PROJECT NUMBER	SHEET TITLE	SCALE
	July 16, 2013	20124125	SEE PLAN	1" = 30'-0"

A01

100% SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

MEANINGFUL NATURE OF PLAZA SPACE

INTENT OF THE SUPERBLOCK REGULATIONS

To promote a pleasant and convenient walkway and open space system on the superblock that links to the adjacent buildings, to the public circulation system and to available public transit. The requirements also promote the maintenance of light, air and access that could be lost due to development on the vacated street.

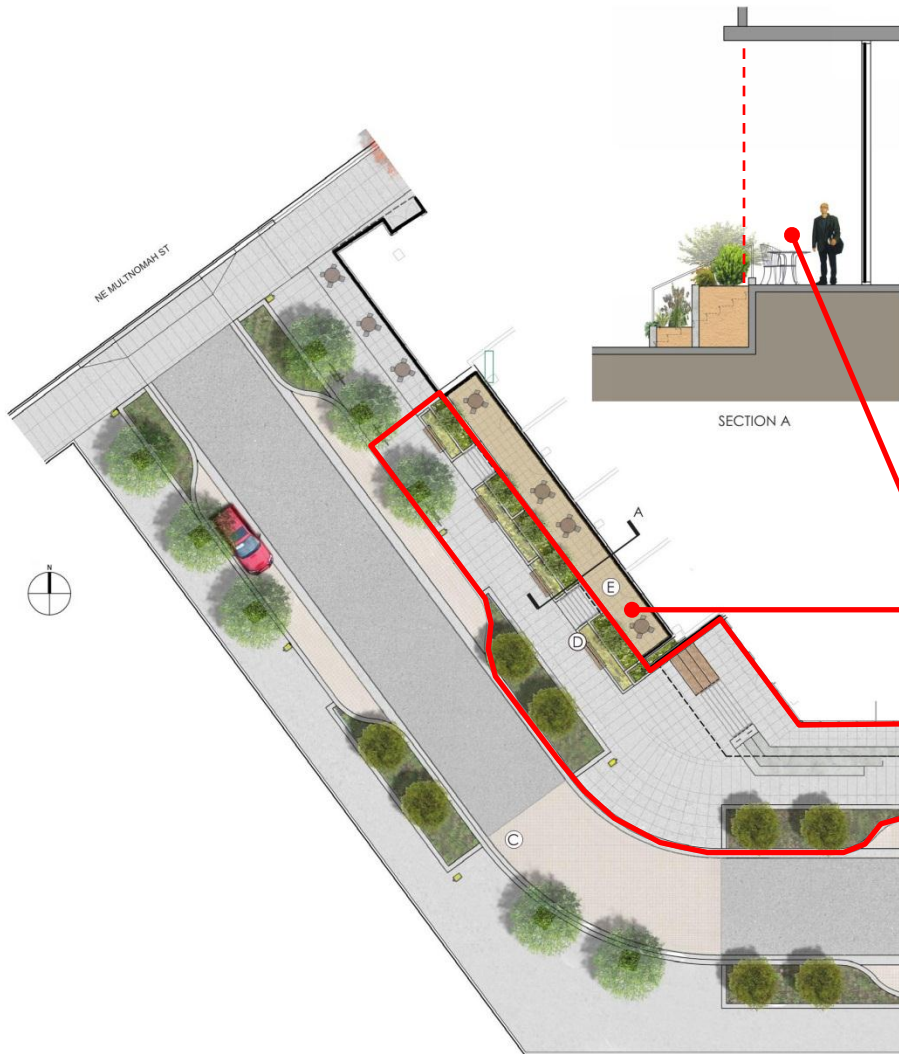
MEANINGFUL NATURE OF PLAZA SPACE

DEFINITION OF PLAZA

An area generally open to the public on a controlled basis and used for passive recreational activities and relaxation. Plazas are paved areas typically provided with amenities, such as seating, drinking and ornamental fountains, art, trees, and landscaping, for use by pedestrians.

DAR DISCUSSION OF PLAZAS

1. The requirement for a plaza seems antiquated and like an old way of thinking about good active urban space that we have since come a long way from
2. The plaza should create a node in a series of connections and the proposed design meets that intent.
3. A series of plazas is better than one (plaza) in the middle of something long.
4. Consensus that the approach was a great approach to resolving the requirement and better meets the intent of the code.
5. Concern about seating areas not feeling public on the front porch of the retail or the sidewalk seating feeling like it belongs to the retail and is not public.
(now housing and private front porch is not counted)



PLANT LIST

ORNAMENTAL
PLANTER



Witch Hazel



Boxleaf Hebe



Dwarf Maiden Grass



Creeping Raspberry

STORMWATER
PLANTER



Kelsey Dogwood



Rush



Variegated Sedge

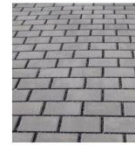
MATERIALS



A. Private Street Light



B. Bike Rack



C. Permeable Pavers



D. Bench on Precast Wall



E. 18"x18" Precast Concrete Unit Paver

FRONT PORCH NOT INCLUDED IN CALCS



SECTION A

PLANT LIST

ORNAMENTAL PLANTER



Witch Hazel



Boxleaf Hebe



Dwarf Maiden Grass



Creeping Raspberry

STORMWATER PLANTER



Kobey Dogwood



Rush



Variegated Sedge

MATERIALS



A. Private Street Light



B. Bike Rack



C. Permeable Pavers

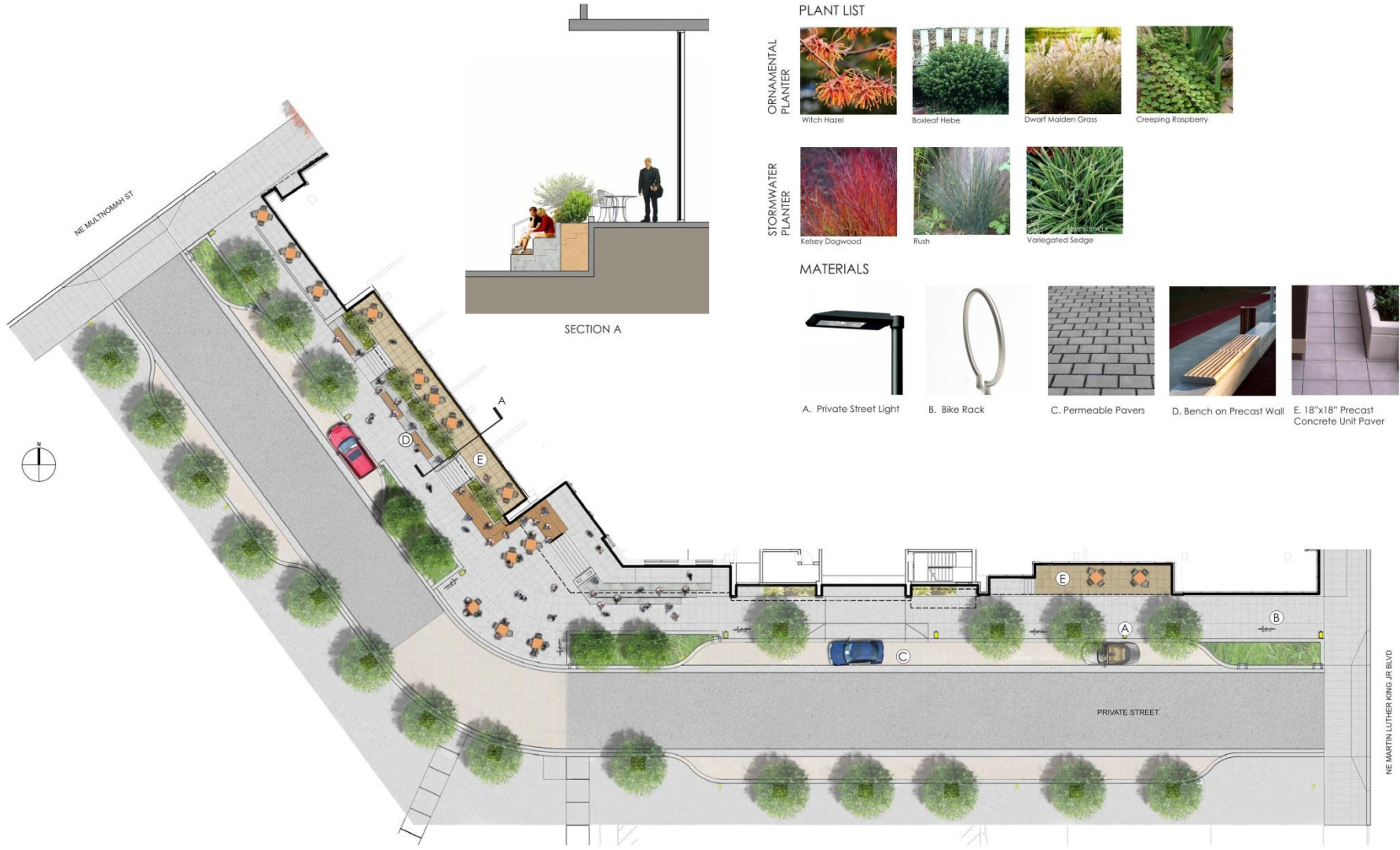


D. Bench on Precast Wall



E. 18"x18" Precast Concrete Unit Paver

PLAZA ENLARGED LANDSCAPE PLAN



PLANT LIST

ORNAMENTAL PLANTER



Witch Hazel Boxleaf Hebe Dwarf Maiden Grass Creeping Raspberry

STORMWATER PLANTER

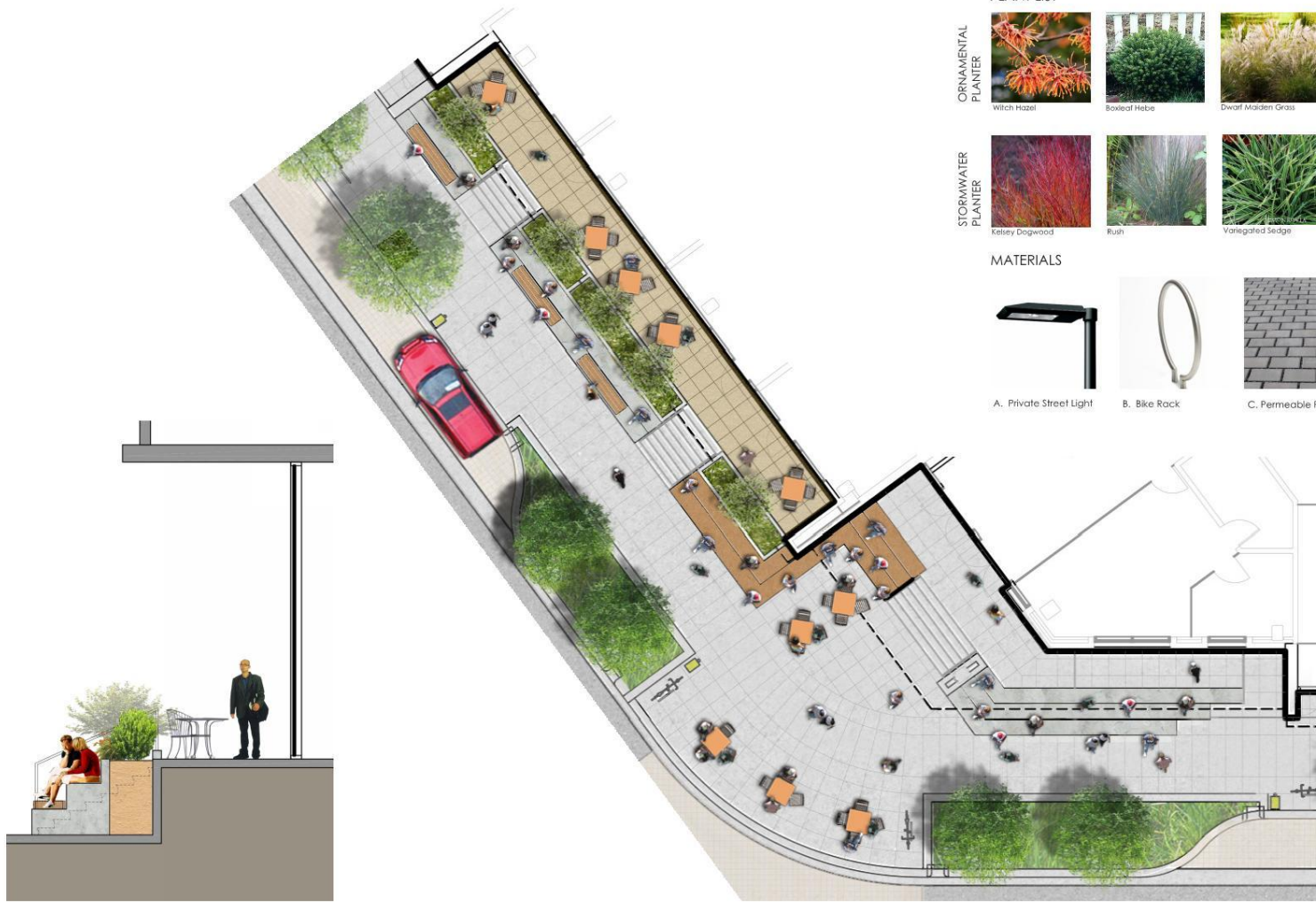


Kelsey Dogwood Rush Variegated Sedge

MATERIALS



A. Private Street Light B. Bike Rack C. Permeable Pavers D. Bench on Precast Wall E. 18"x18" Precast Concrete Unit Paver



SECTION A

PLANT LIST

ORNAMENTAL
PLANTER



Witch Hazel



Boxleaf Hebe



Dwarf Maiden Grass



Creeping Raspberry

STORMWATER
PLANTER



Katsie Dogwood



Rush



Variegated Sedge

MATERIALS



A. Private Street Light



B. Bike Rack



C. Permeable Pavers



D. Bench on Precast Wall



E. 18"x18" Precast Concrete Unit Paver

PLAZA ENLARGED LANDSCAPE PLAN













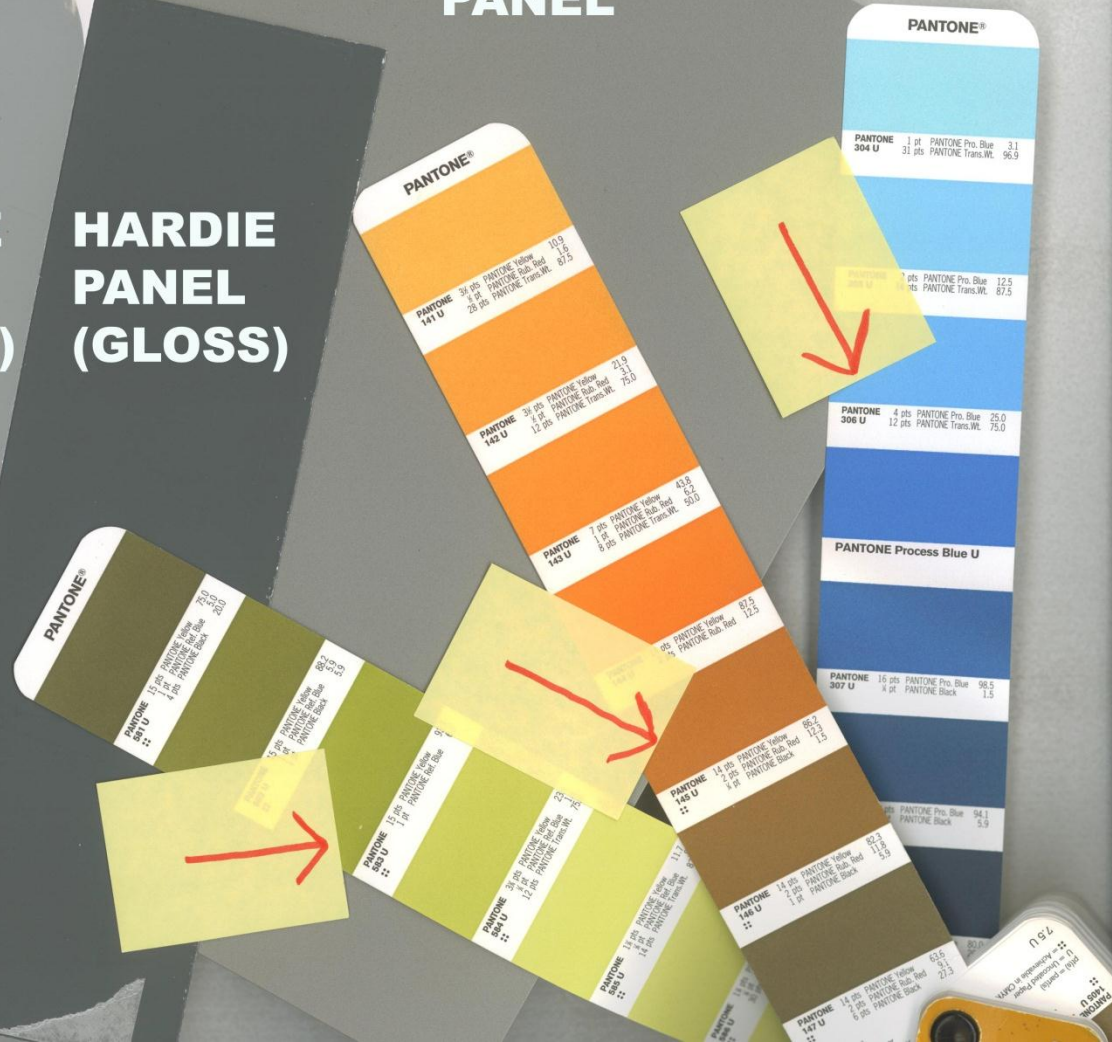
end

**HARDIE
PANEL
(GLOSS)**

**HARDIE
PANEL
(GLOSS)**

**HARDIE
PANEL
(GLOSS)**

**METAL
PANEL**





Proposed Trees





Proposed Trees

