

BLOCK A

July 11th Design Review – Hearing II



BLOCK A

July 11th Design Review

DESIGN REVIEW SUMMARY

1. Changes in Response to Commission

2. Courtyard

3. North Façade

4. Superblock Plaza Requirement



looking ne (3rd & hassalo)

BLOCK A DESIGN REVIEW HEARING 07/11/2013

GBD



looking nw (hassalo & mlk)

BLOCK A DESIGN REVIEW HEARING 5/16/2013 GBD



looking w (hassalo & mlk)

BLOCK A DESIGN REVIEW HEARING 07/11/2013

GBD



looking s (along multnomah)

BLOCK A DESIGN REVIEW HEARING 07/11/2013

GBD





looking se (multnomah & 3rd)

BLOCK A DESIGN REVIEW HEARING 07/11/2013

GBD



looking s (multnomah)

BLOCK A DESIGN REVIEW HEARING 07/11/2013

GBD

CHANGES IN RESPONSE TO THE COMMISSION

1. SE CORNER /EAST ELEVATION

2. BALCONIES AT CANTILVER

3. ART

4. GARAGE ENTRY STAIRS

5. EAST WALL FENCE

6. COMMERCIAL USE AT THE PRIVATE DRIVE (3RD)

7. FINS

8. RESIDENTIAL ENTRY ON MLK

9. STAIR OVERRUN

CHANGES IN RESPONSE TO THE COMMISSION

BALCONIES AT CANTILVER



* To tie the balconies adjacent to the cantilever on the east façade, additional balconies were added.

SE CORNER /EAST ELEVATION



*Metal siding was added to the SE wing to create a more sinuous composition verses trying to break and differentiate the wing.

BEFORE



AFTER



looking ne (3rd & hassalo)

BLOCK A DESIGN REVIEW HEARING 5/16/2013

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looking n (hassalo & mlk)

BLOCK A DESIGN REVIEW HEARING 07/11/2013

GBD

BEFORE



AFTER



looking nw (hassalo & mlk)

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CHANGES IN RESPONSE TO THE COMMISSION

ART



* We have engaged Pete Beeman, a local artist to provide textured stainless steel art pieces at the east edge of the north façade and the south wall at the garage entry.



south elevation (hassalo)

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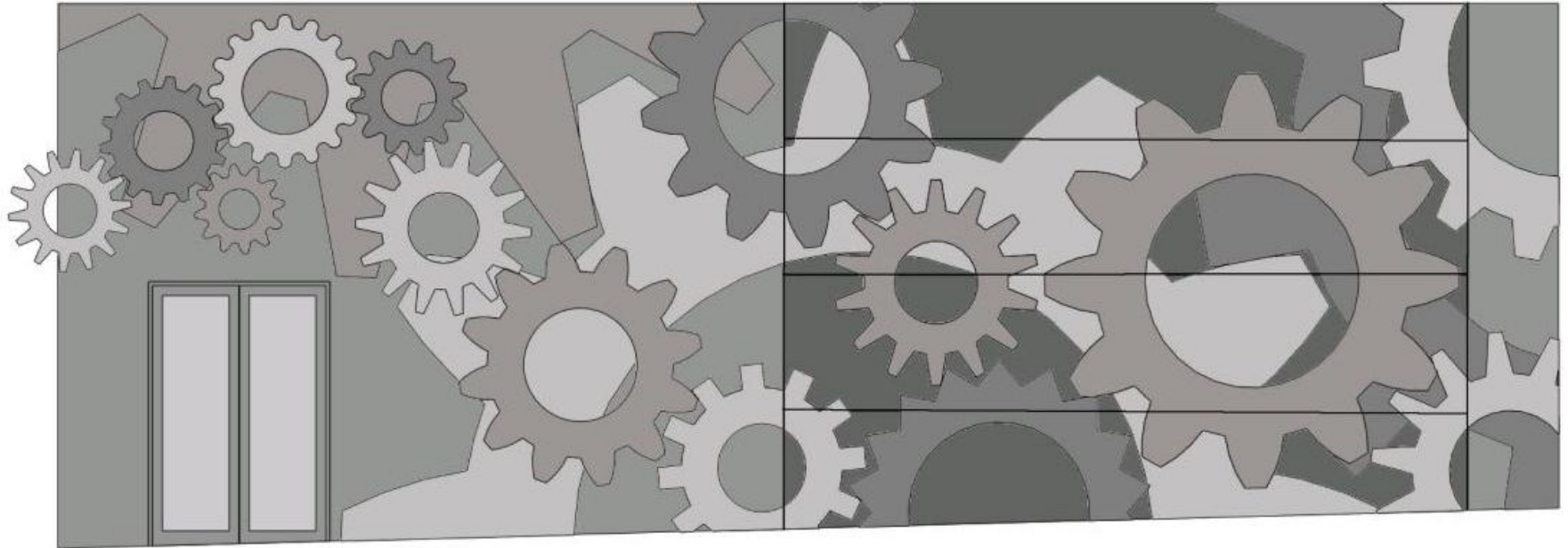
GBD



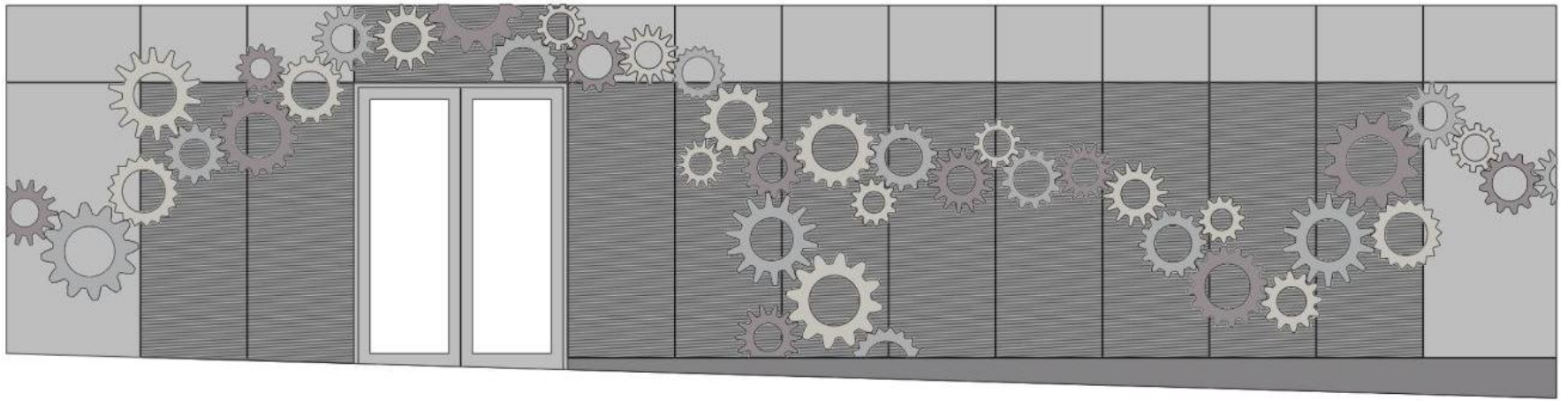
south elevation (hassalo)

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CHANGES IN RESPONSE TO THE COMMISSION

GARAGE ENTRY STAIRS / ORANGE WALL



* Clear storefront glazing has been added to the garage entry stairs to reveal interior activity and provide more consistency with the ground level elements. The orange accent break has been removed.

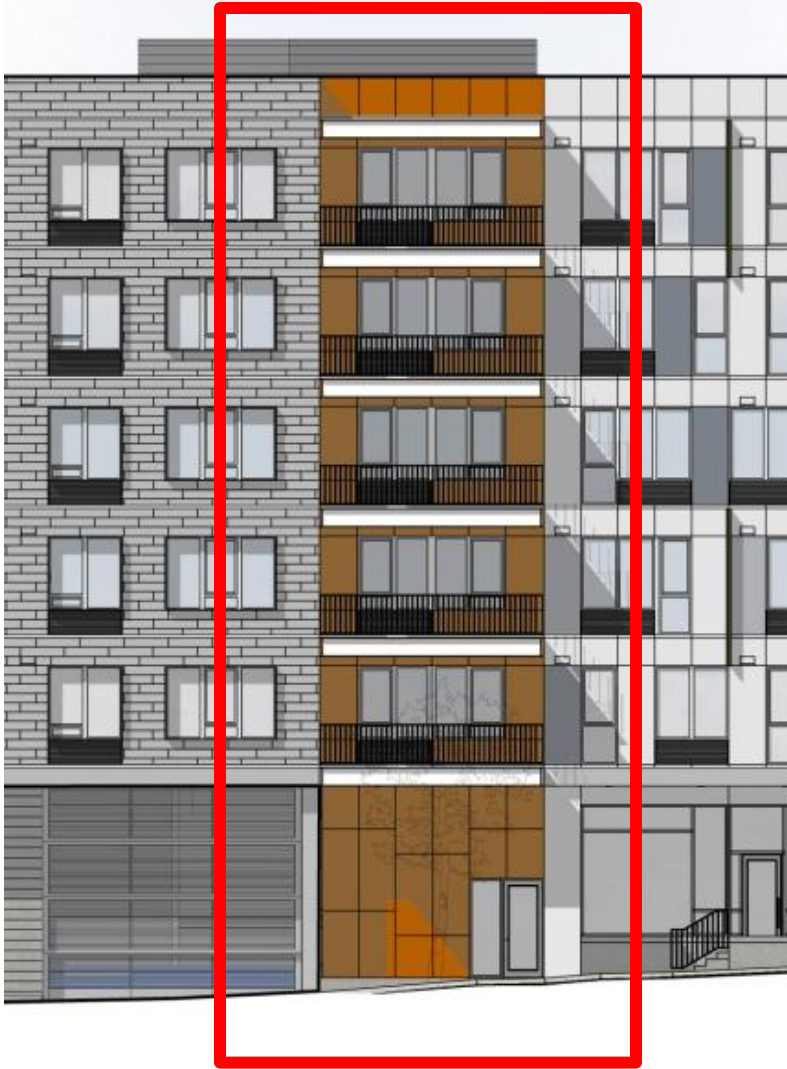


looking nw (hassalo & mlk)

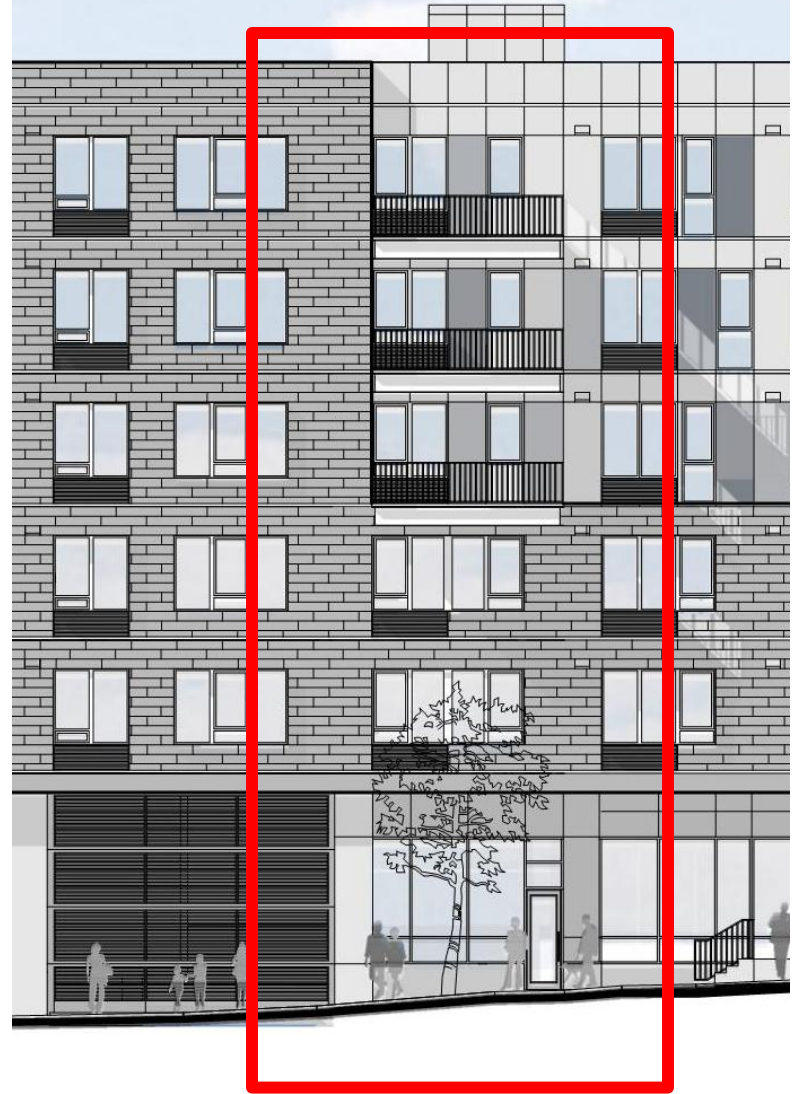
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BEFORE



AFTER



CHANGES IN RESPONSE TO THE COMMISSION

EAST WALL FENCE



*The wood fence on the east end wall abutting Burgerville was removed

BEFORE



e elevation (courtyard)

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AFTER



looking w (courtyard)

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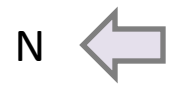
CHANGES IN RESPONSE TO THE COMMISSION

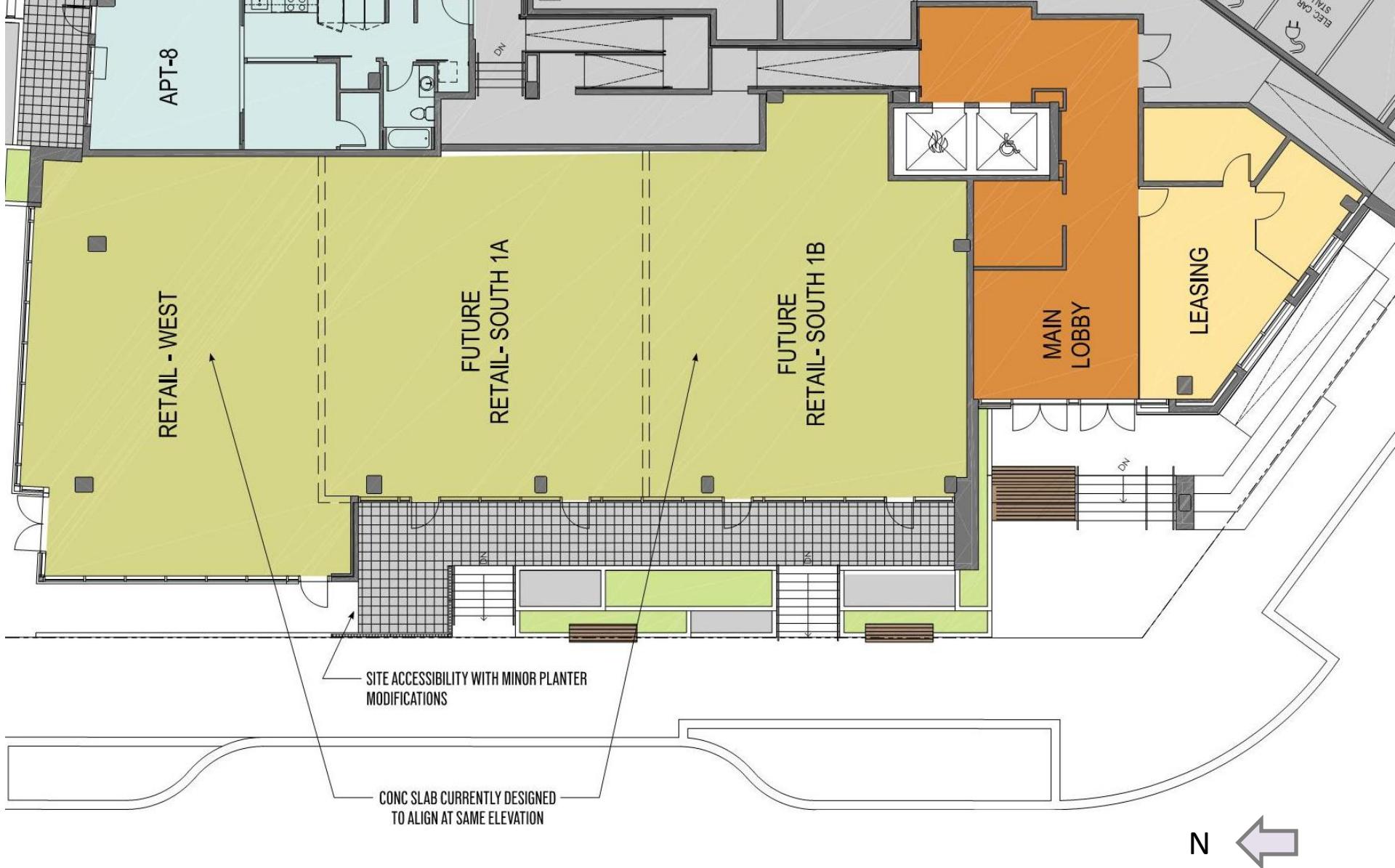
COMMERCIAL USE AT THE PRIVATE DRIVE (3RD)



*The residential units along third can be easily converted into retail space.







CHANGES IN RESPONSE TO THE COMMISSION

FINS



*The projecting fins in the hardie panel filed have been changed to a single color to create a greater sense of coherency.



looking s (multnomah)

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looking w (courtyard)

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CHANGES IN RESPONSE TO THE COMMISSION

RESIDENTIAL ENTRY ON MLK

- A thin blue metal plate canopy has been added. The massing of the metal siding highlights the verticality of the entry element to create more differentiation.

STAIR OVERRUN ON MLK

The stair to the roof has been relocated from the southeast to the northeast. This results in a sloped roofline on the north façade of the end wall on the property line with Burgerville – similar to the angle of the roofline on the NE corner facing Multnomah. 



looking nw (hassalo & mlk)

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BEFORE

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looking s (along multnomah)

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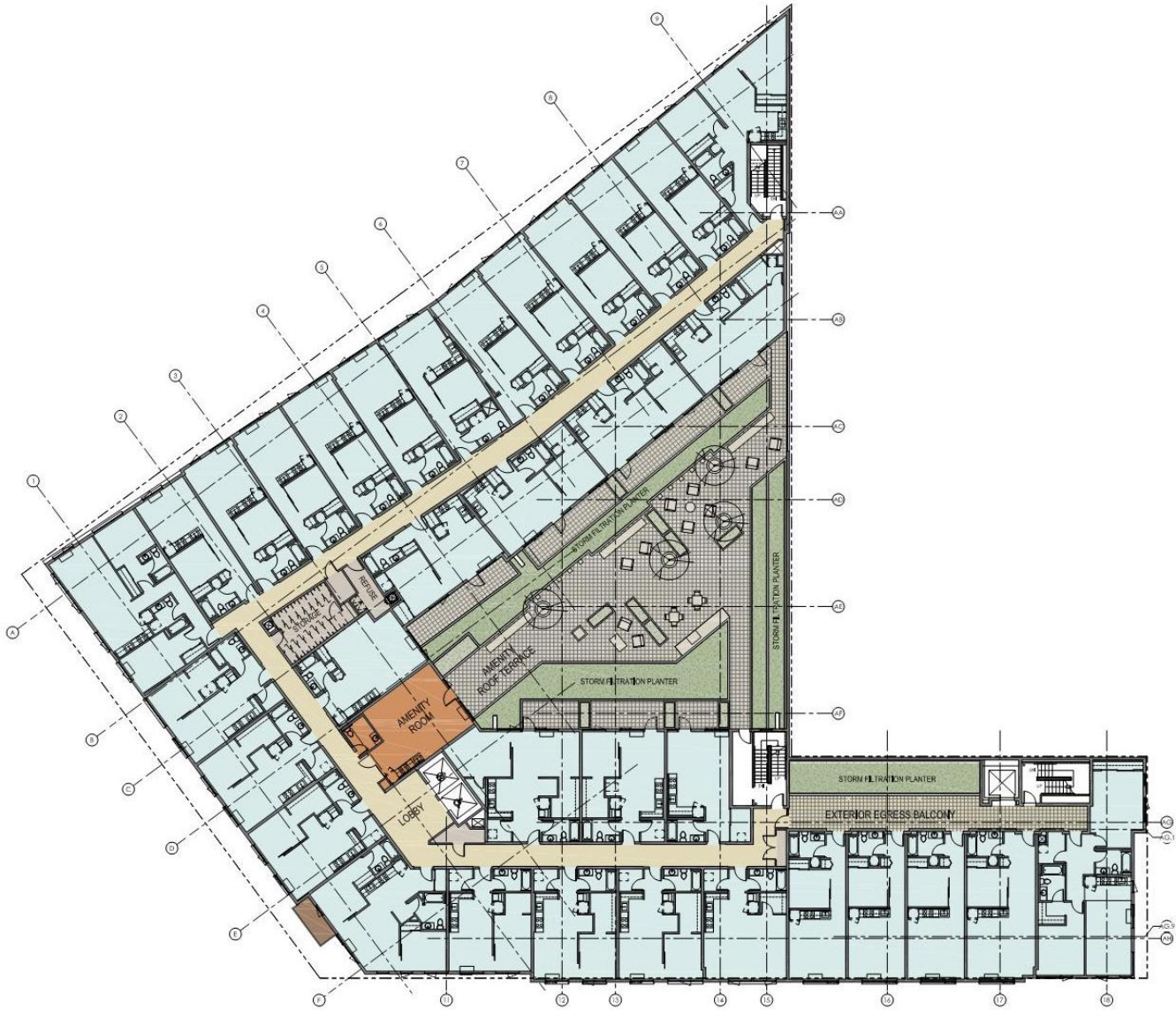
4. Superblock Plaza Requirement



looking w (courtyard)

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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 Spirea



Sedge



Rush



Sword Fern



MATERIALS



A. Board Form Concrete Stormwater Planter



B. Lightweight Planter with Ornamental Plantings



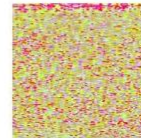
C. Bench



D. Stormwater Runnel



E. Fire Pit



F. 2'x2' Precast Concrete Unit Pavers



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NORTH ELEVATION

DESIGN COHERENCY

1. “Can the South elevation be more like the north?”
2. “Quality and Design Coherency – love it.”
3. “Massing is interesting and the north elevation is the nicest.”
4. “Like the cantilever and decks on the NW corner.”

QUALITY MATERIAL

1. “Brave to use Hardie. We need to let this product develop.”
2. “Show the percent of each exterior element used. Hardie should not be the majority.”

GENERAL

1. “Show the percent of each exterior element used. Hardie should not be the majority.”

NORTH ELEVATION

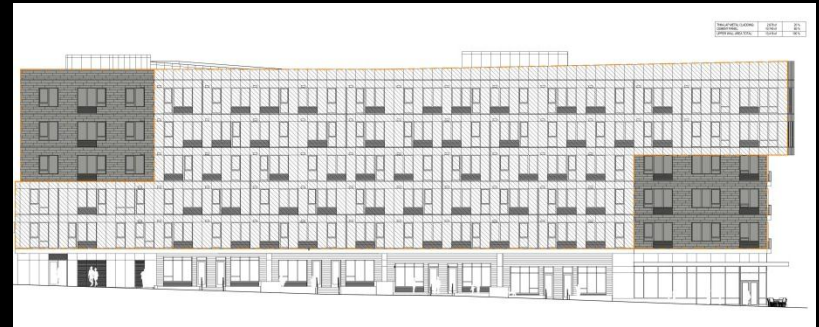
SOUTH : 67% : 33%

EAST (Two end walls) : 30% : 70%
49% : 51%

WEST : 74% : 25%
subtotal : 220% : 179%

NORTH (Preferred) : 20% : 80%
subtotal : 240% : 259%

NORTH (Alternate) : 51% : 49%
subtotal : 271% : 128%



NORTH (Preferred)



NORTH (Alternate)

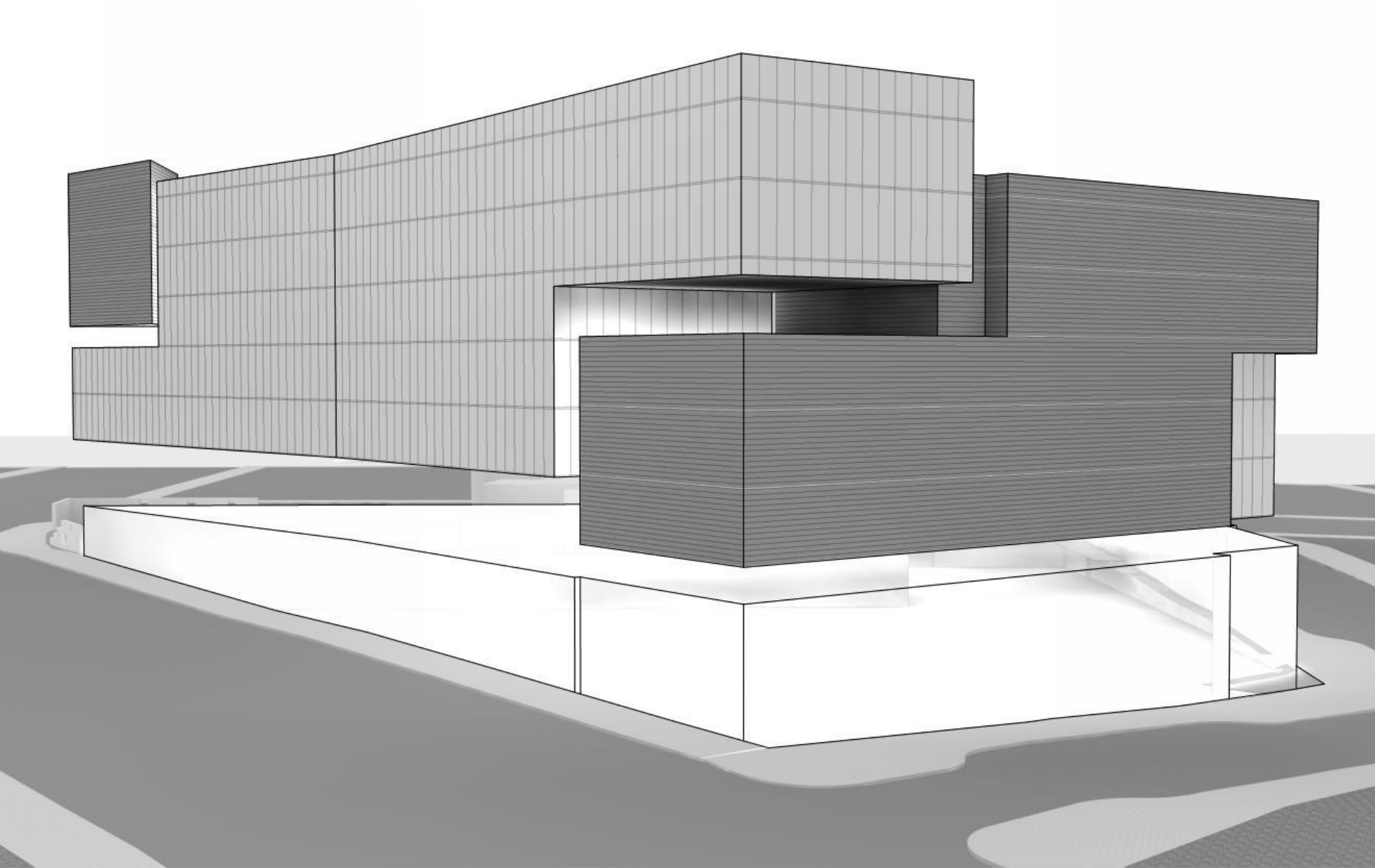
BEFORE



north elevation (multnomah)

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PARTI-DIAGRAM - BEFORE

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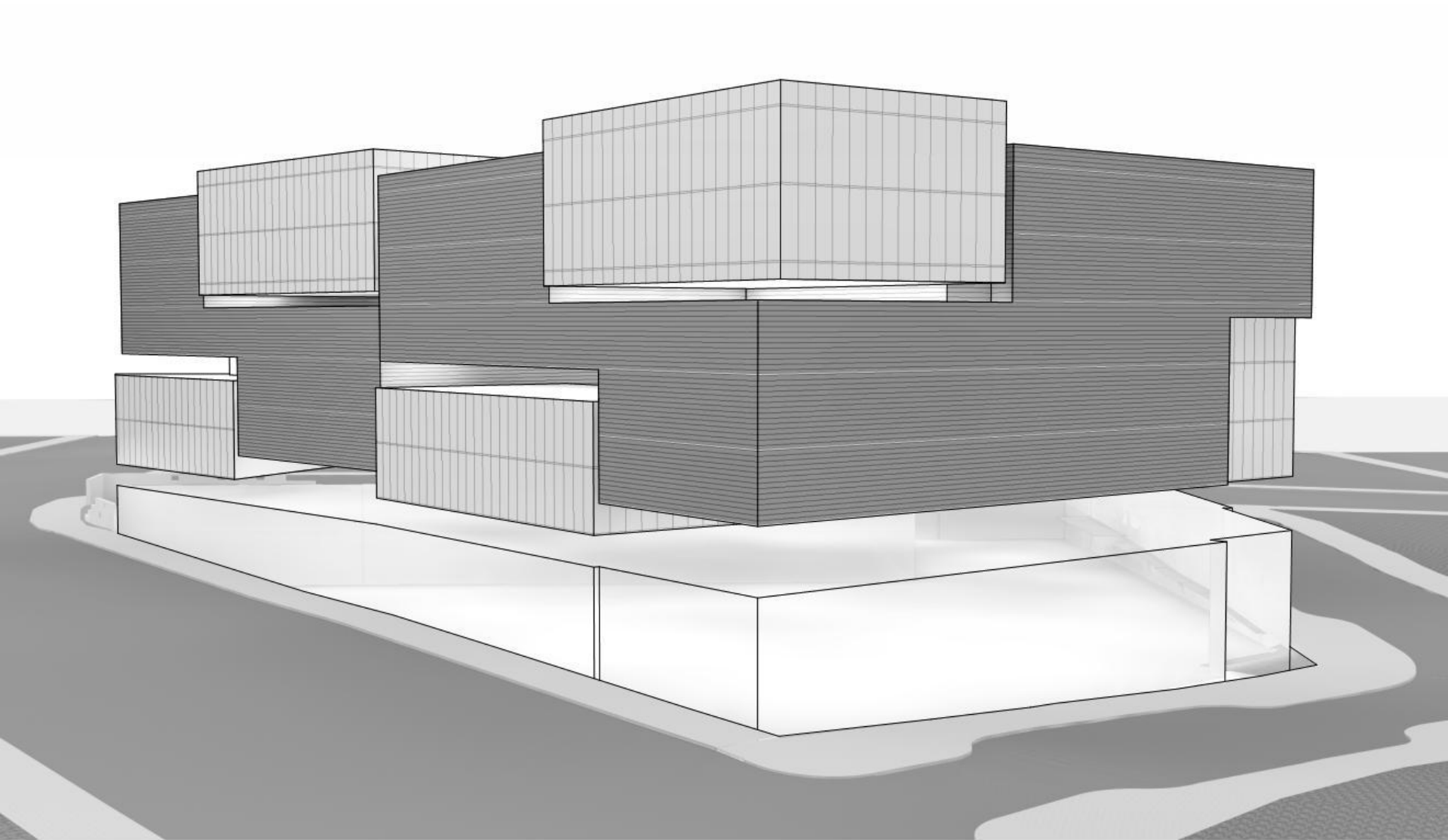
ALTERNATE



north elevation (multnomah)

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COMMISSION'S COMMENTS

DAR

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. Consensus that the approach was a great approach to resolving the requirement and better meets the intent of the code.

COMMISSION'S COMMENTS

MAY HEARING

1. “The plaza seems like we are cheating.”
2. “Going to the superblock code isn’t necessary as much as creating a place to rest.”
3. “Forcing a plaza on Block A feels weird.”
4. “Is this really a superblock? One would not require a plaza on a streetscape, so why require it here?”

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.





end