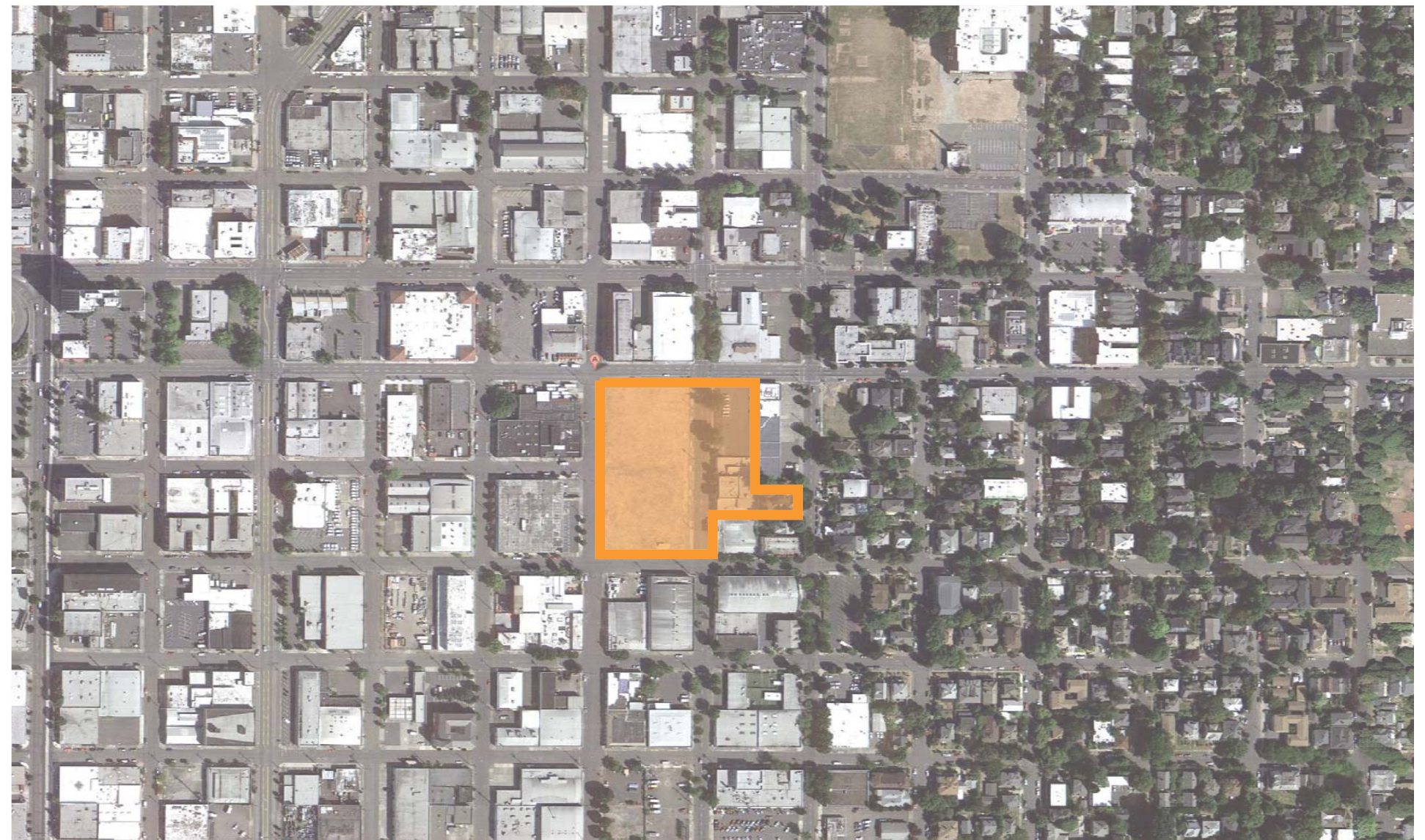


LOCA at 11th and Belmont The Goat Blocks

Design Advice Request

(Pre-Application# EA-203772) (DAR# 13-224797)

PRESENTED BY
KILLIAN PACIFIC / ANKROM MOISAN
02.06.2014





What we heard...

Belmont Frontage

- Provide 12' sidewalk (vs. 8' existing)
- Eliminate building setback. Bring out to lot line.
- Make stairs special

Response

- Remove colonnade bring grocery store out
- Extend retail out to Belmont
- Shape retail and stair to open up market space beyond

Yamhill Alley

- Remove grade difference as much as possible
- Try to remove stairs on 11th (9'-6" vertical travel)
- Be 'authentic' about those spaces
- Activate with retail

Response

- Lower Yamhill; no steps from 11th
- ≈9'-6" stairs with city view from Yamhill to 10th
- Add storefronts to both sides

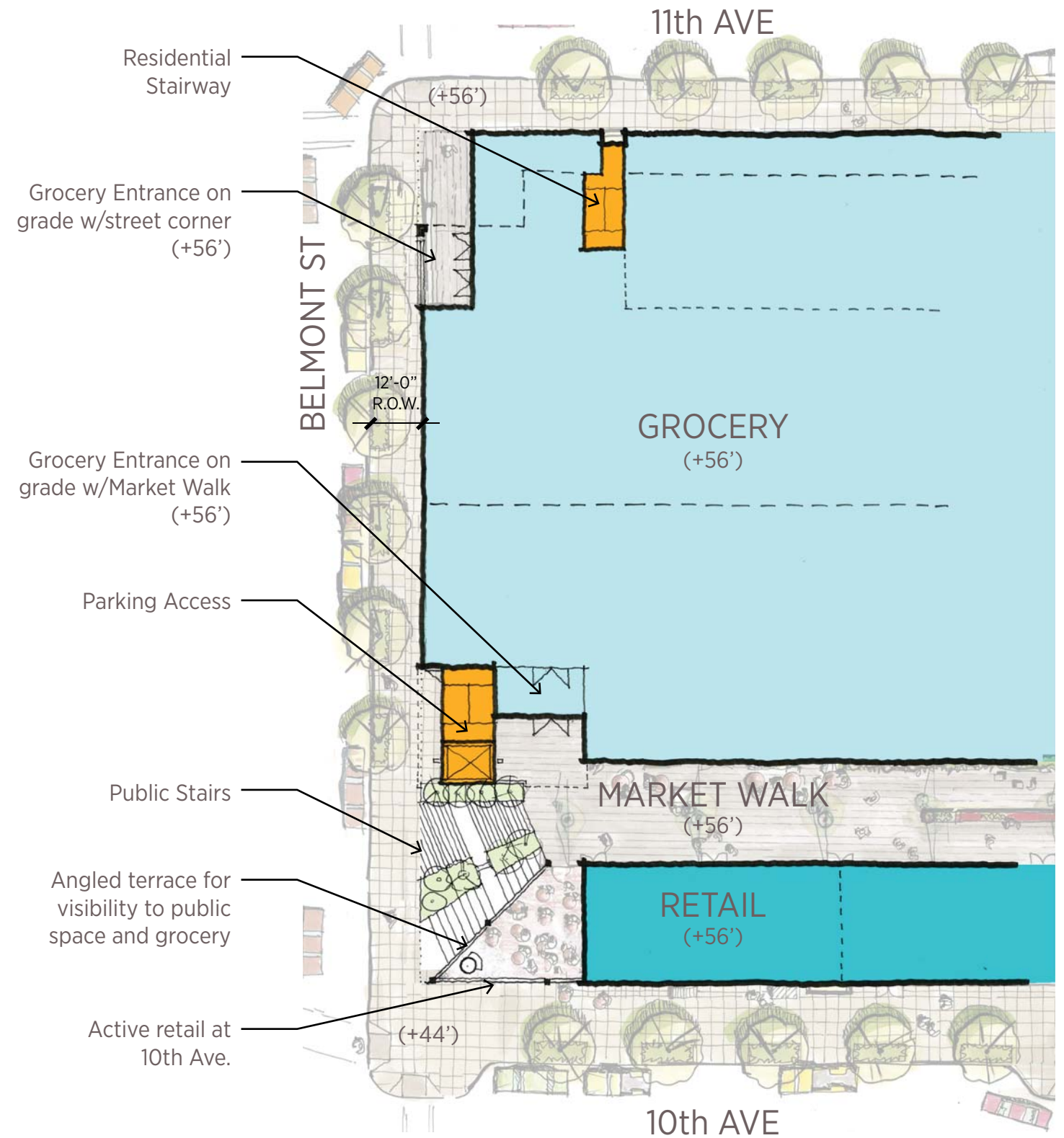
Seeking more feedback in this DAR

Materials and 11th/Taylor elevation detail

- Describe materials in more detail on all buildings
- Understand the ground level around 11th and Taylor
- Present Landscape Concepts

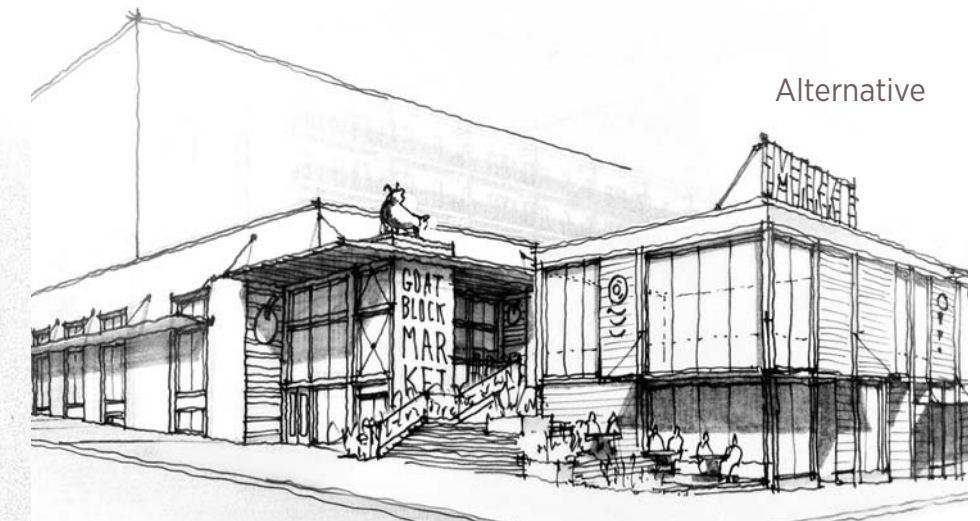
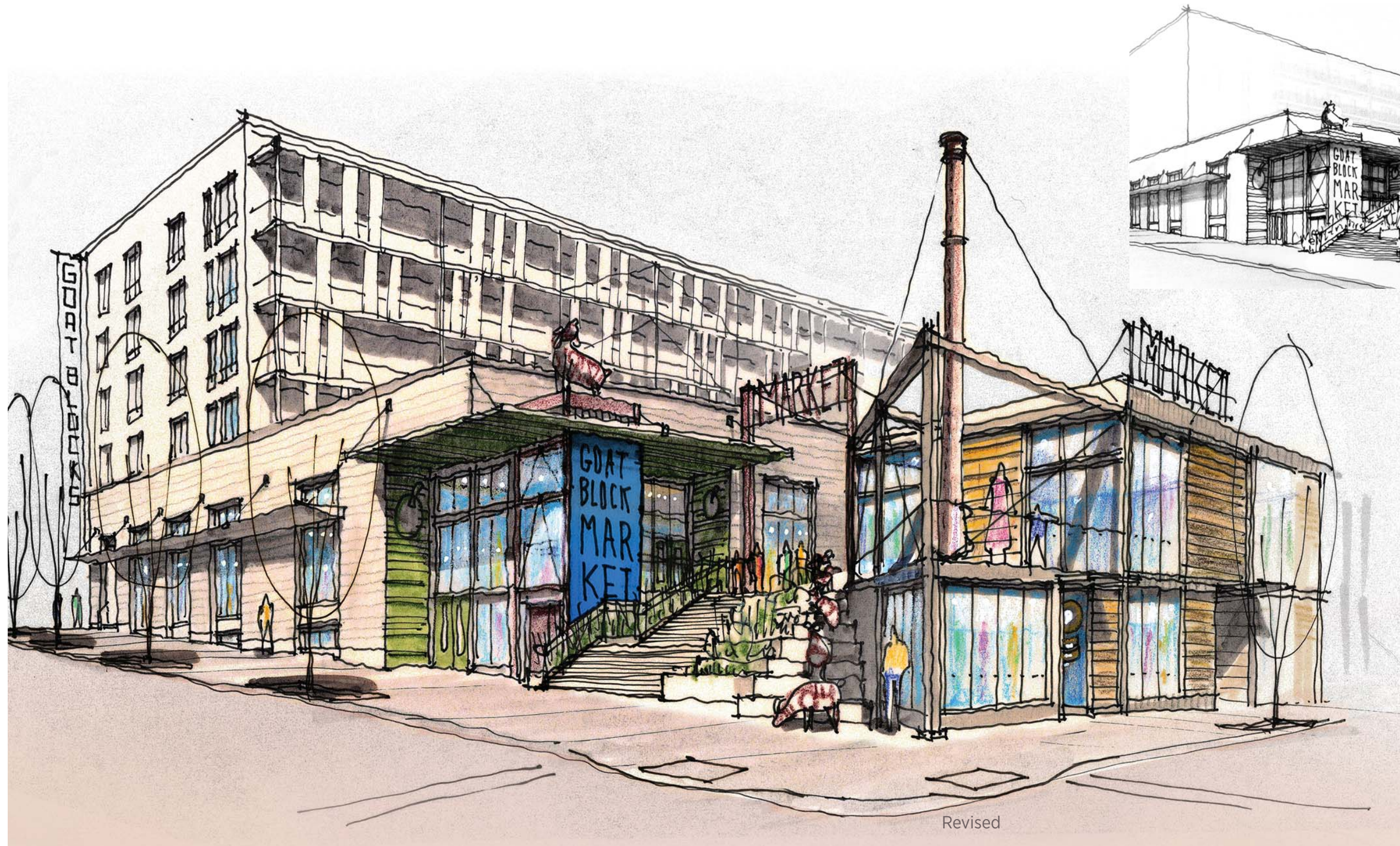


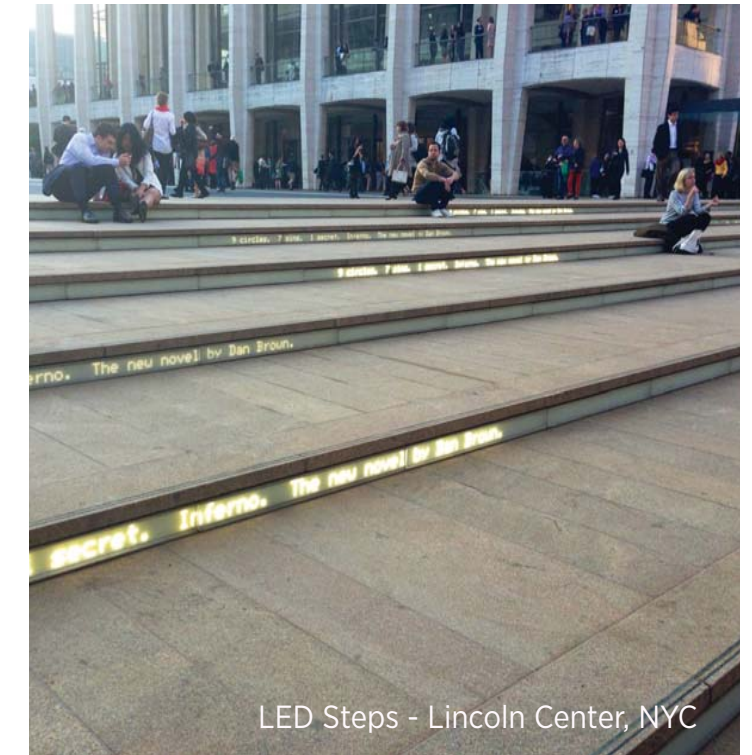
BOARD-FORMED
CONCRETE OR BRICK;
SEMI-DARK GREY

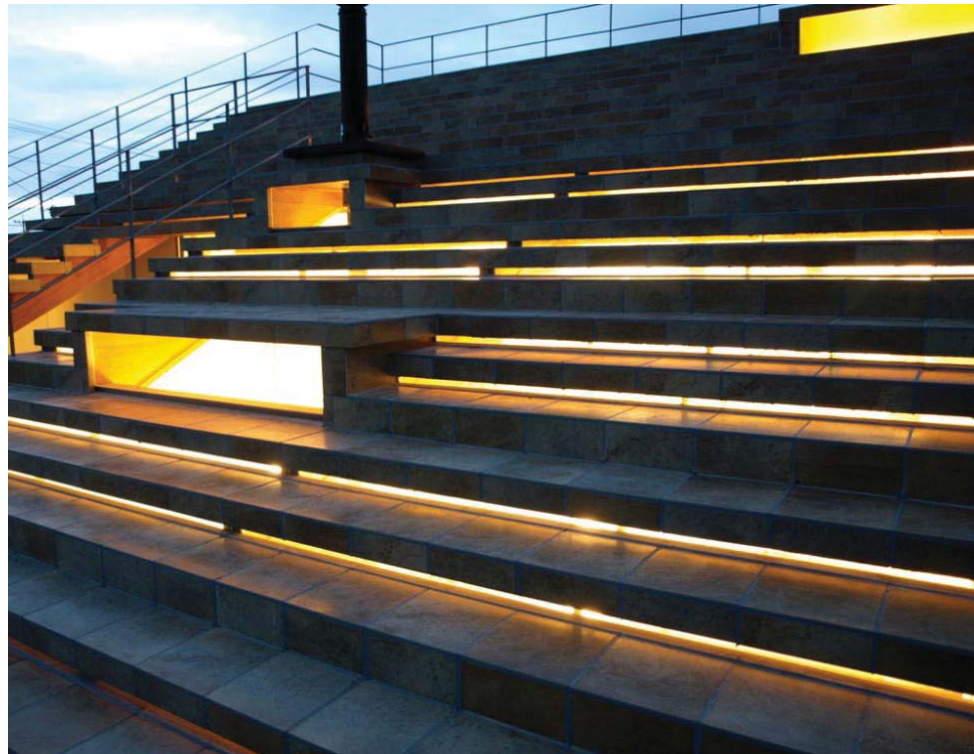










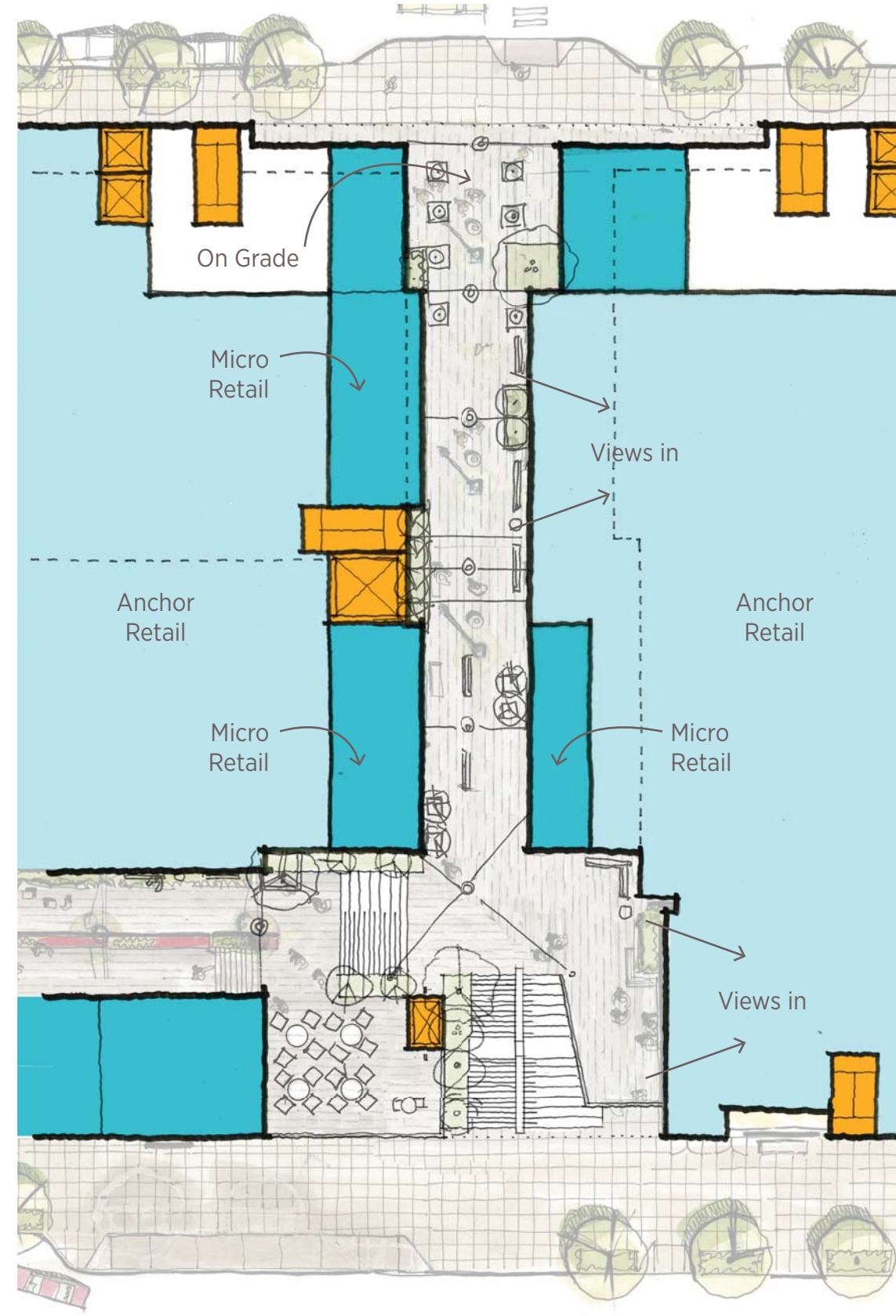


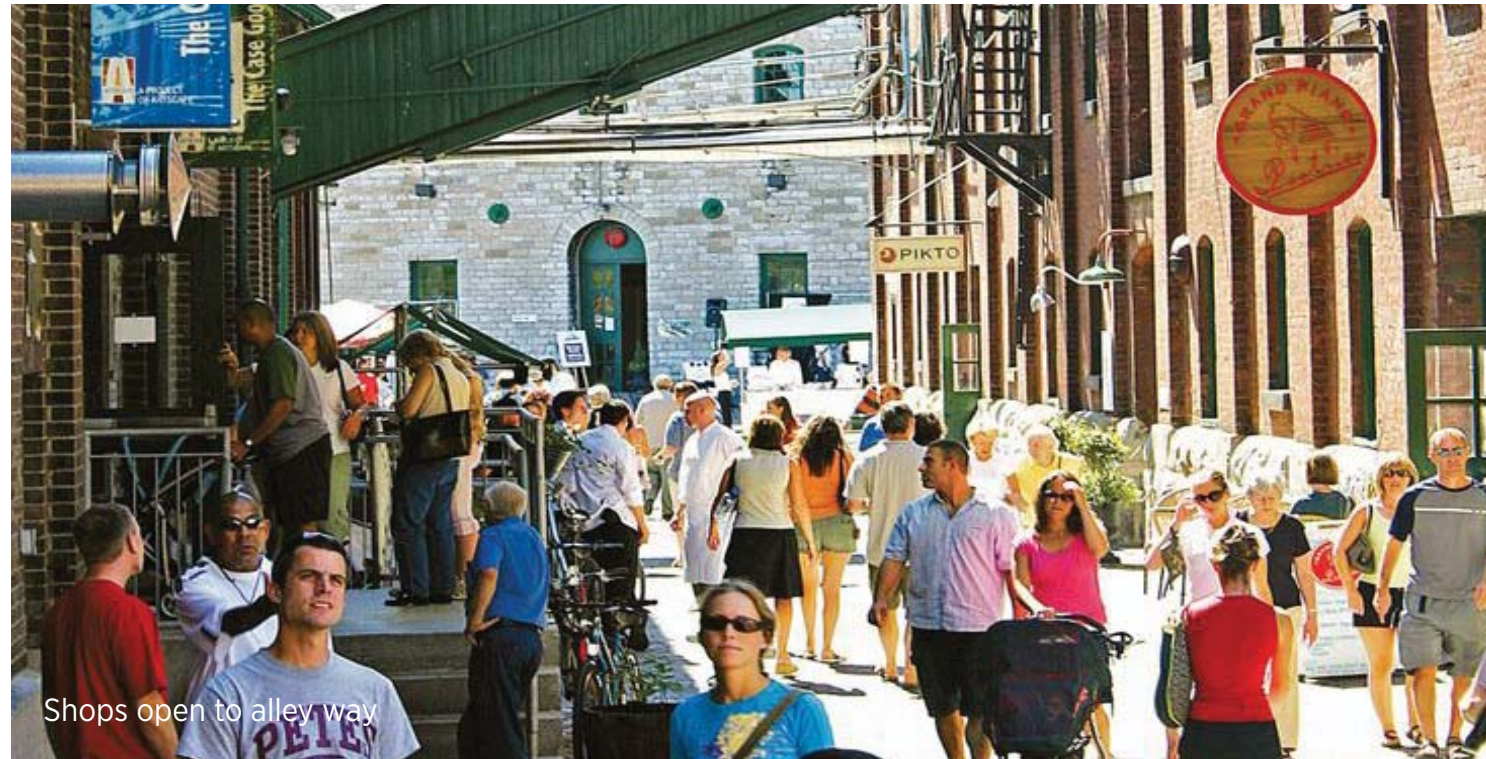


Previous



Revised





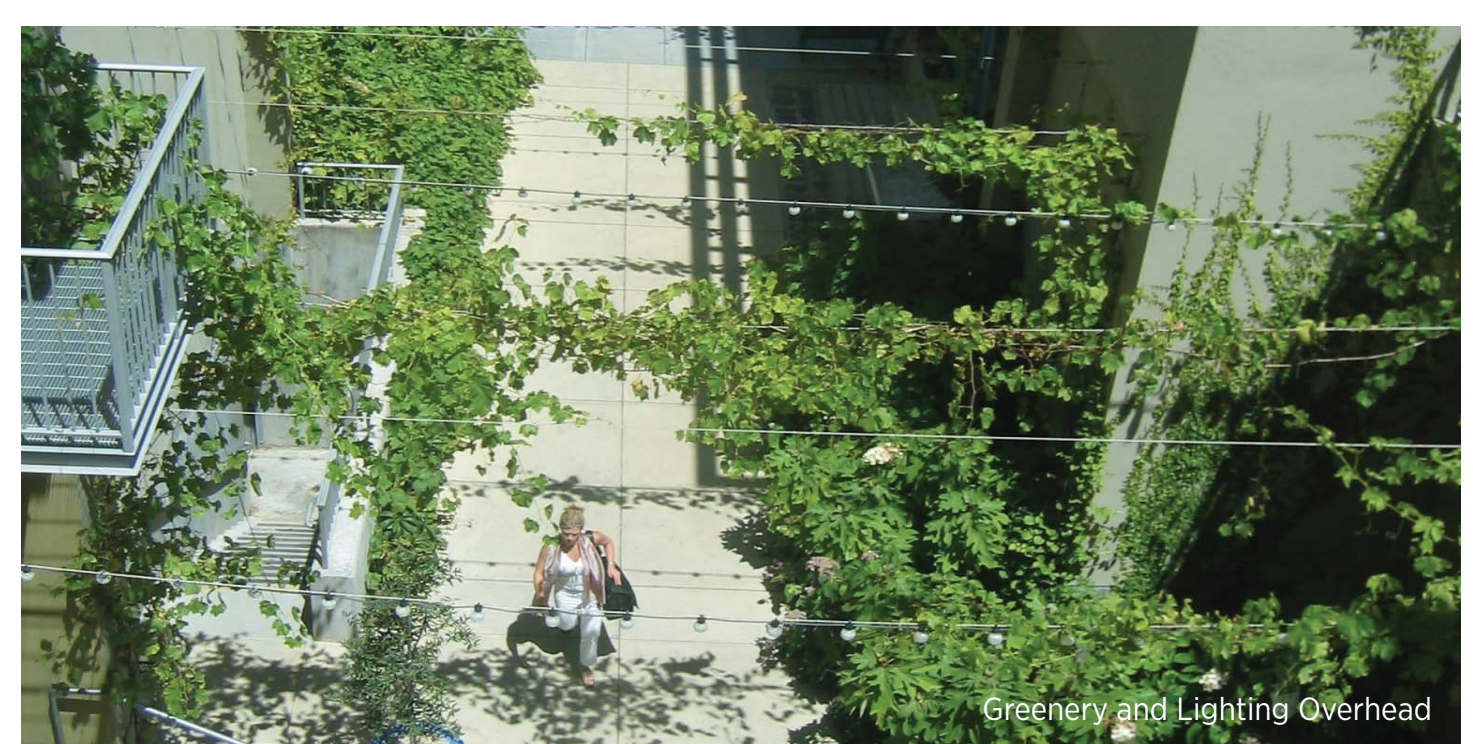
Shops open to alley way



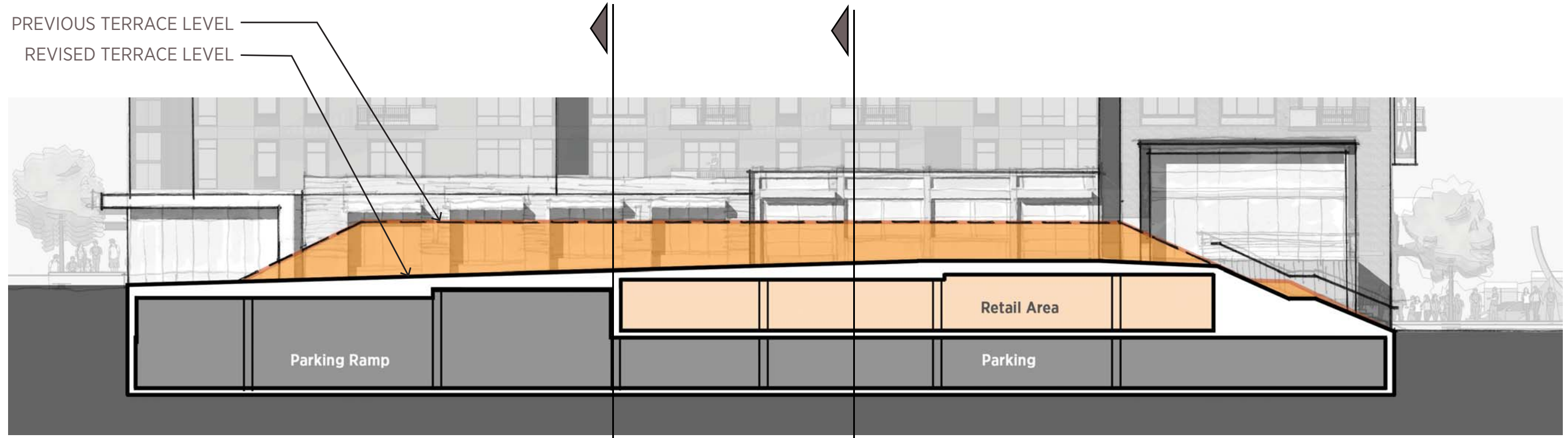
Terrace Views



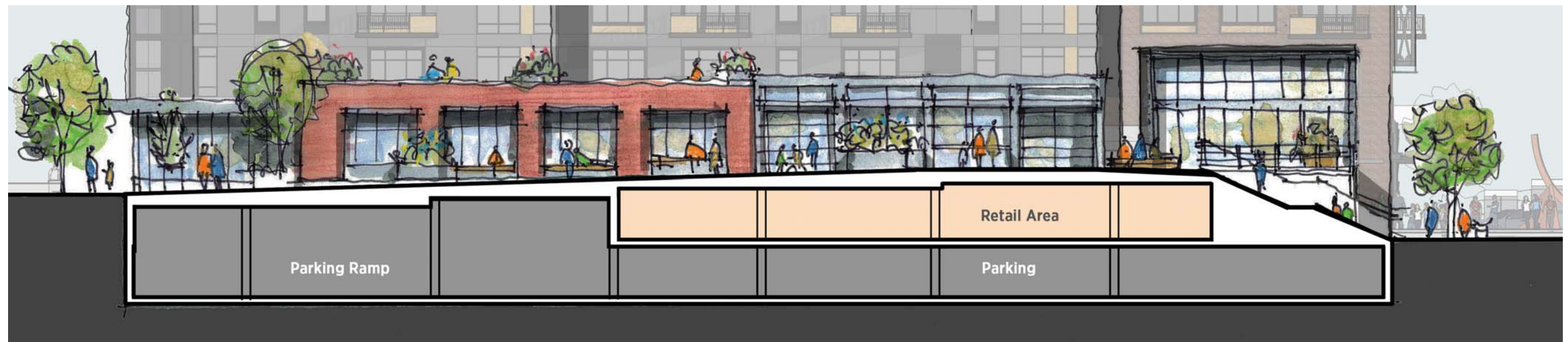
Seating and Eating



Greenery and Lighting Overhead



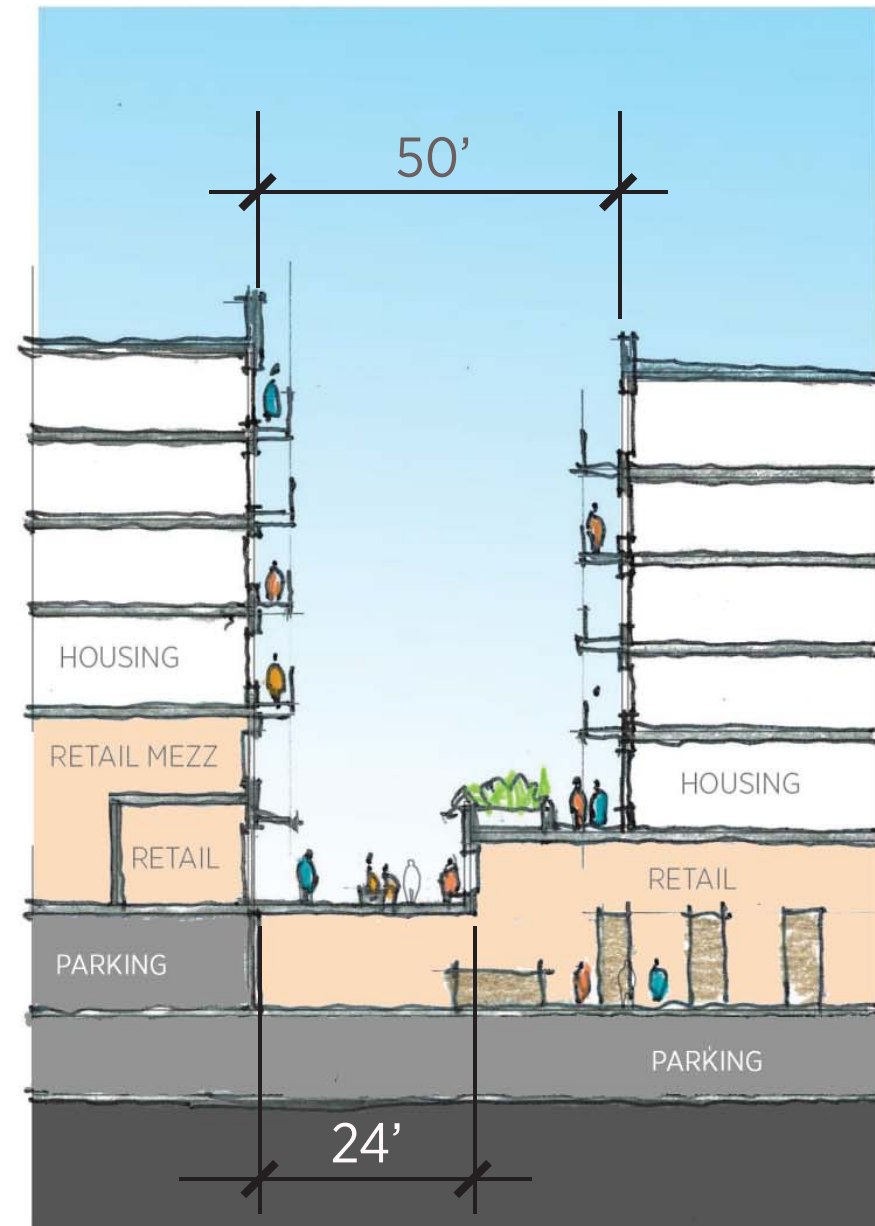
Section B Previous Grade Change at Yamhill



Section B Revised Grade Change at Yamhill

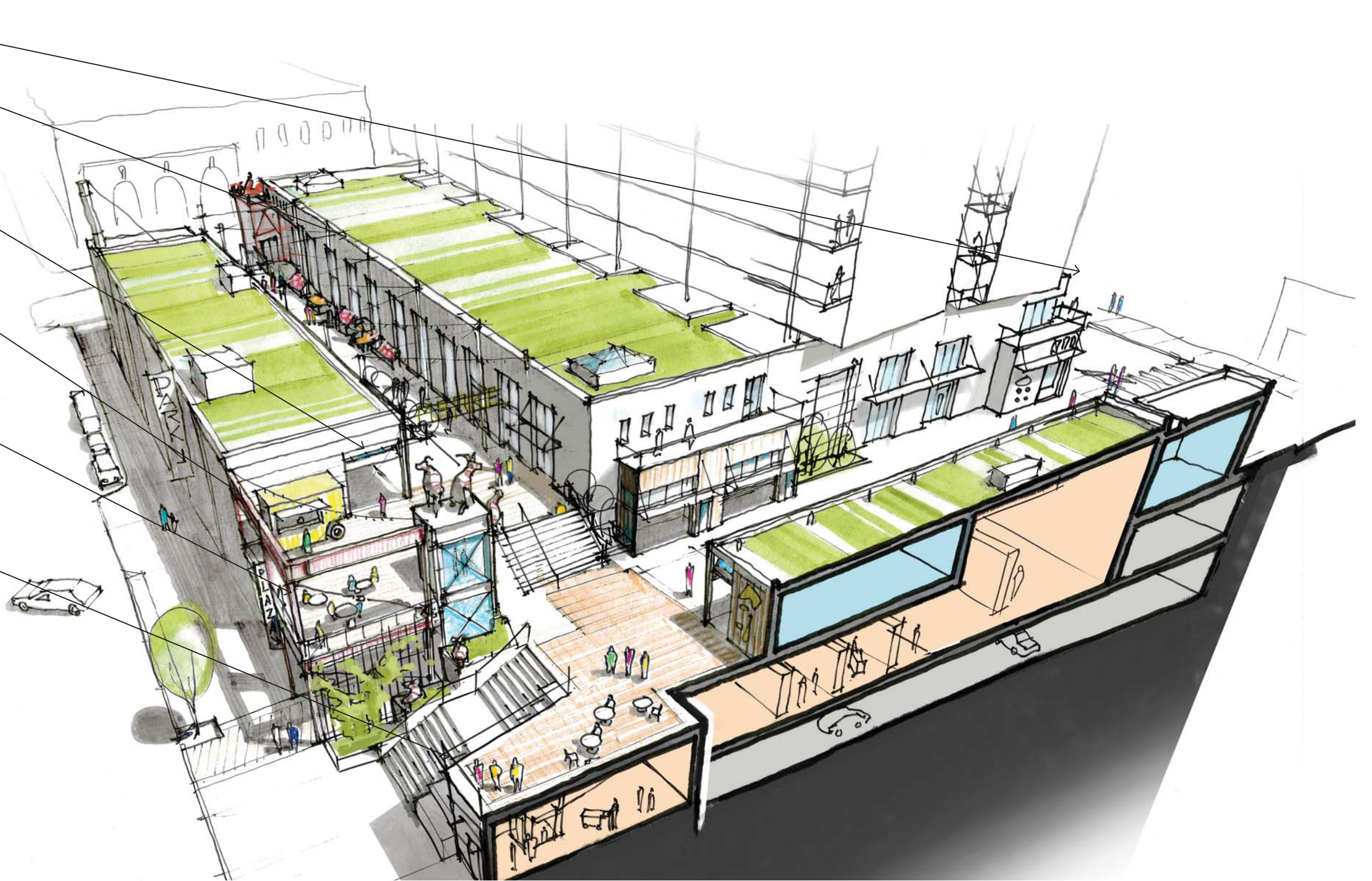


Section C
Micro-Retail



Section D
Anchor Retail

- On Grade Market Walk
- Market Walk
- Terrace
- Loading/Parking
- Pedestrian Access
- Retail Vestibule









Belmont & 11th Ave



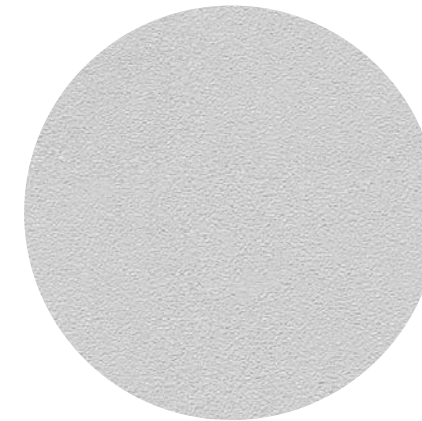
Yamhill & 11th Ave



Elevation at Belmont



1 Wood Infill Panels



2 Smooth Light Stucco



3 Grey Lapped Siding



11th Ave & Yamhill

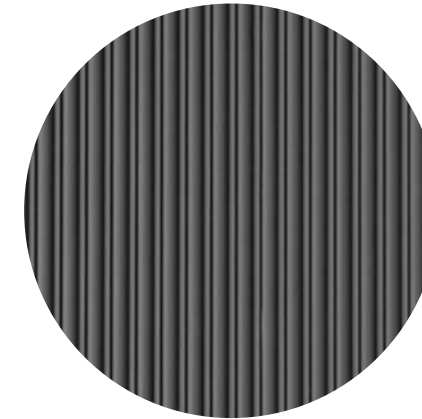
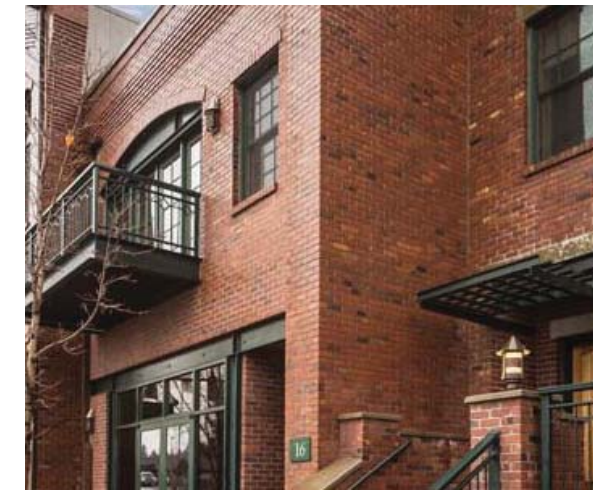


10th Ave & Taylor





1 Tumbled Brick



2 Metal Panels



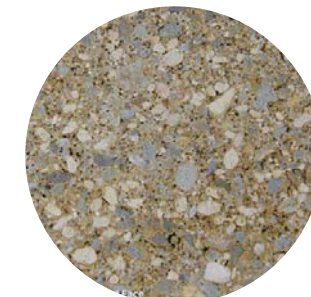








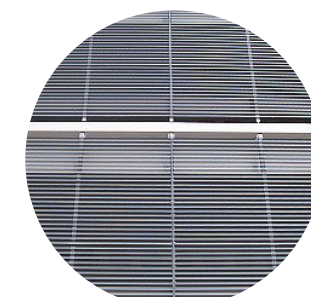
1 Metal 'W' Panels



2 Ground CMU Block



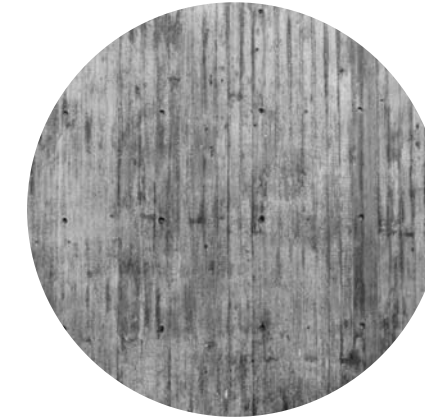
3 Metal Panels



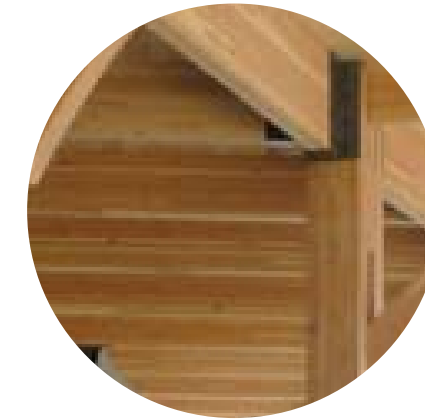
4 Galvanized Balconies







1 Board Form Concrete



2. Timber Frame



3 Overhead Doors





SE 10th Ave, Looking East



SE Belmont, Looking South



SE 11th Ave, Looking West



SE 11th Ave, Looking East



SE Taylor, Looking North



