



# LOCA at SE 11th & Belmont - The Goat Blocks

Design Review - 06.12.14



## Presentation Agenda

- Project Vision - *Tom Moisan, Noel Johnson*
- Retail - *Mert Meeker*
- Urbanism and Context - *Jeff Mitchem*
- Walk Around - *Jason Roberts*
- Building Design and Materials - *Bronson Graff*
- Landscape and Public Spaces - *Steve Koch*
- Yale Union Center for Contemporary Art - *Curtis Knapp*



# urban design context



# urban design context

## CENTRALITY



# urban design context

CENTRALITY



ABUTTING LAND USE TENSION

# urban design context

CENTRALITY



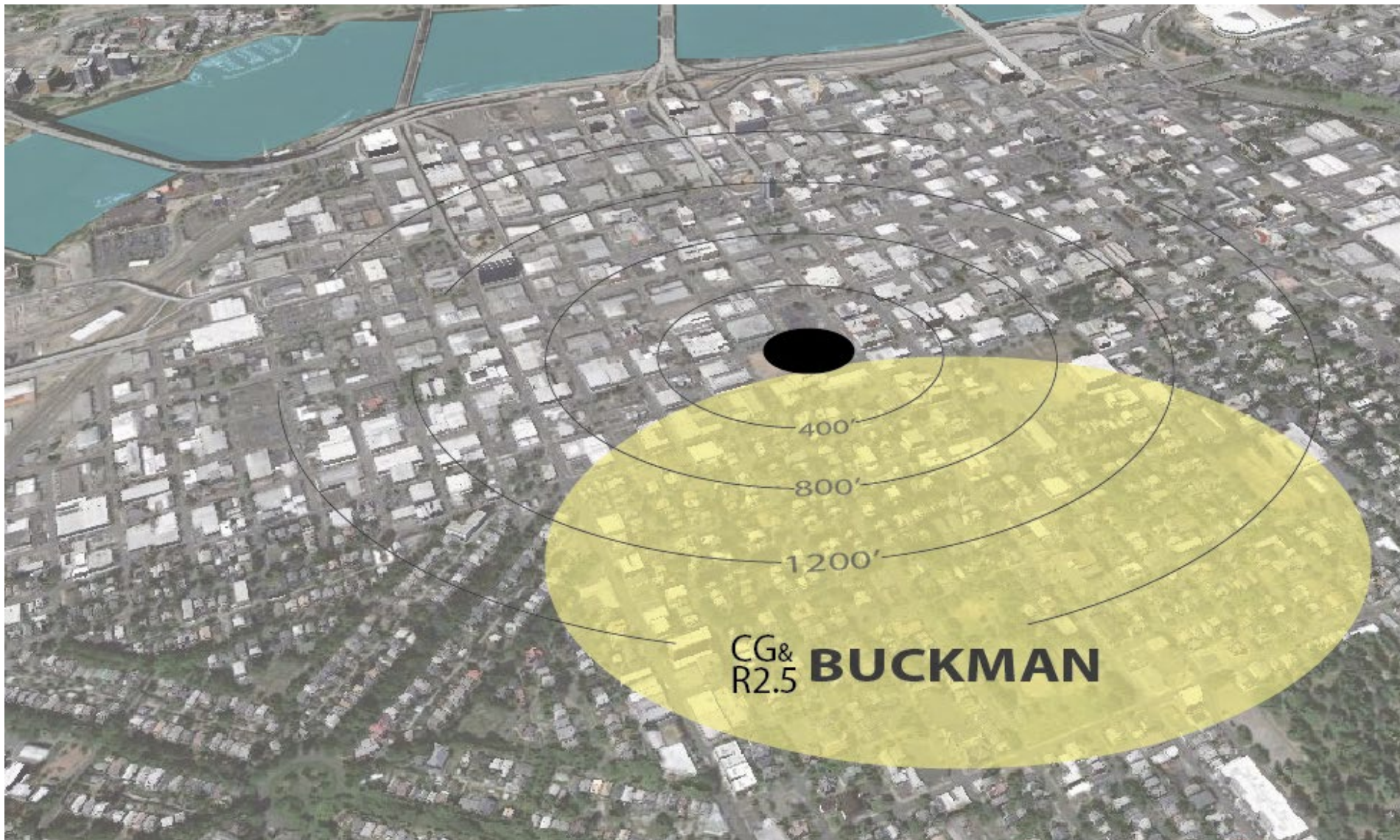
ABUTTING LAND USE TENSION

GRADE



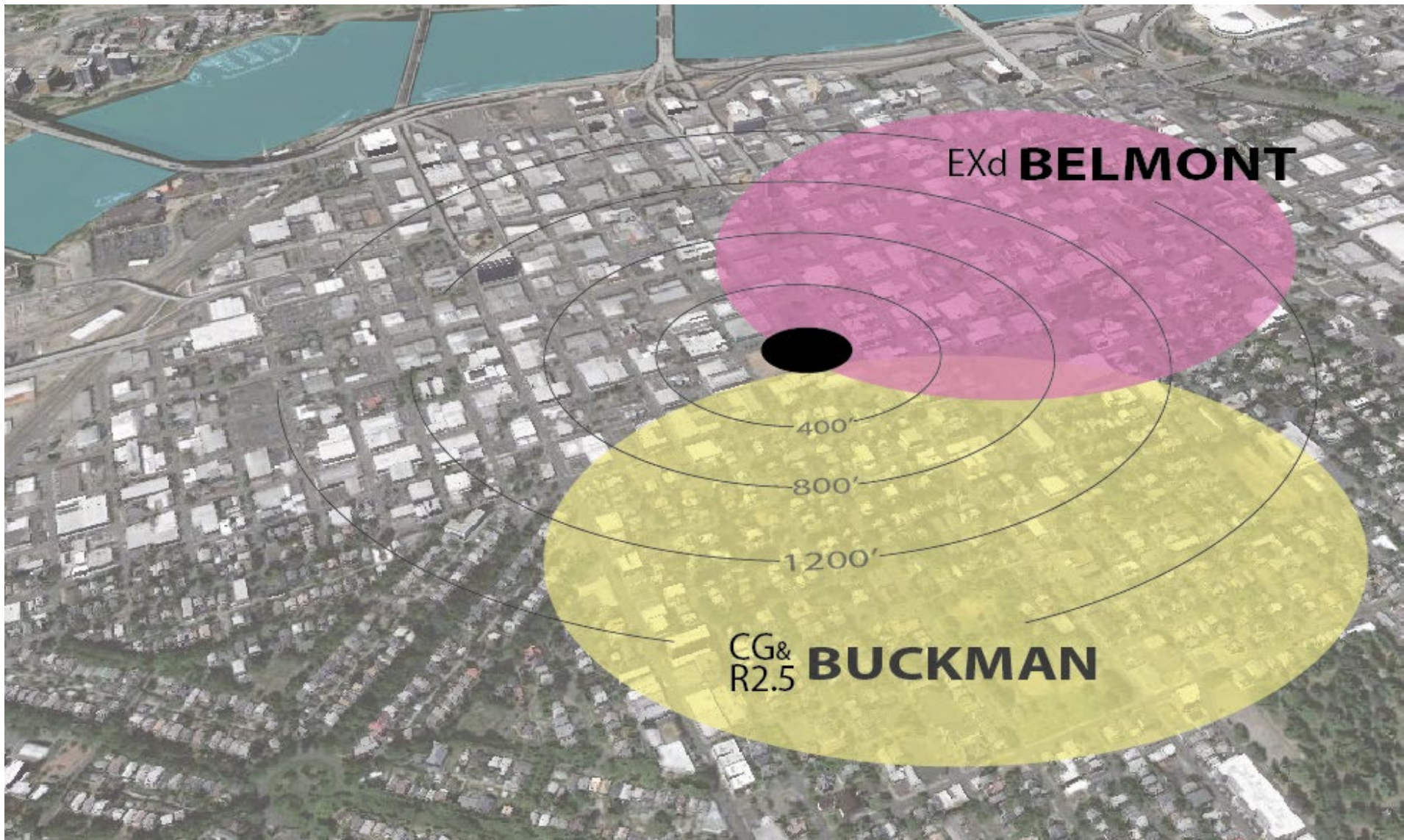


Centrality  
Culture



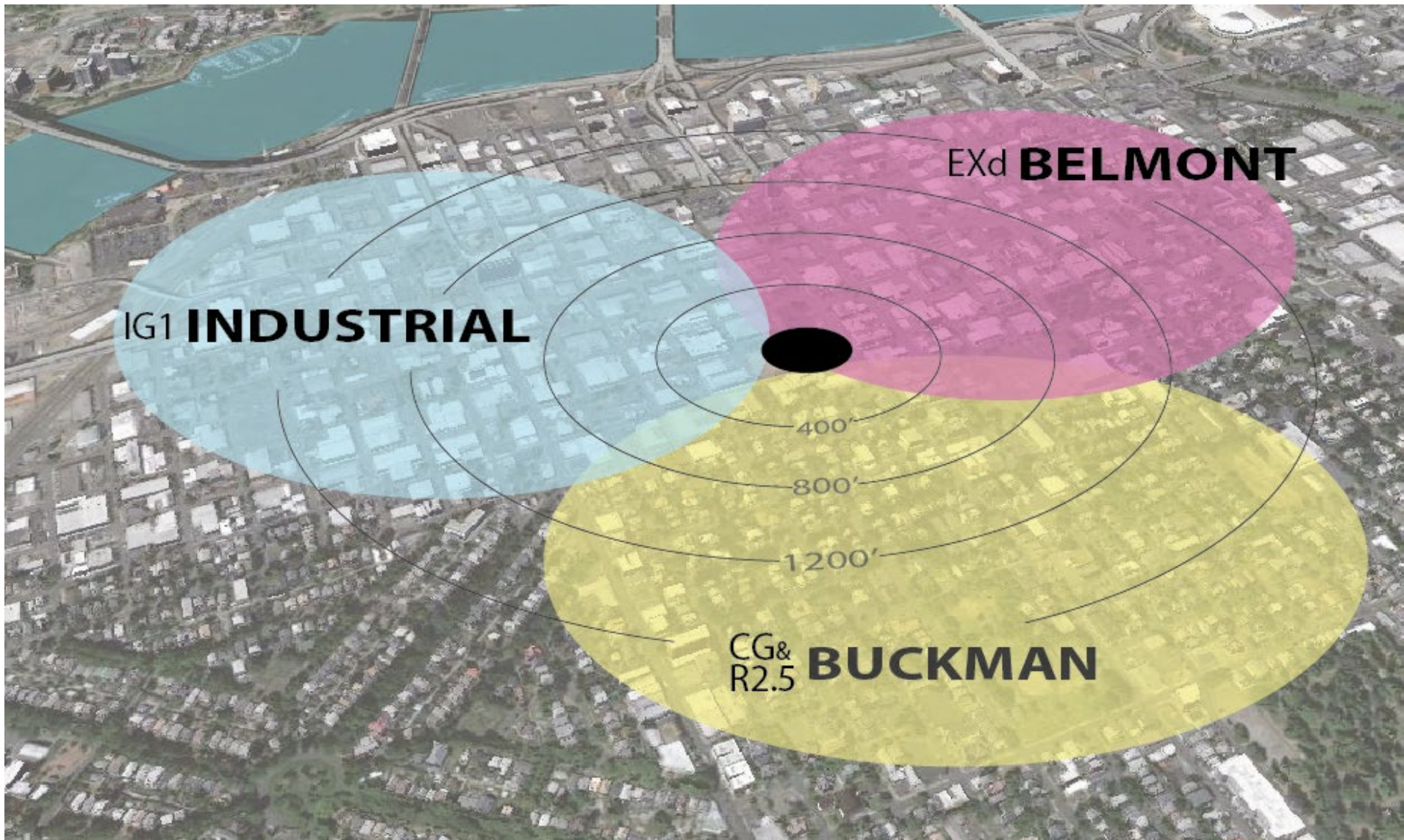
Centrality

Culture - Residential



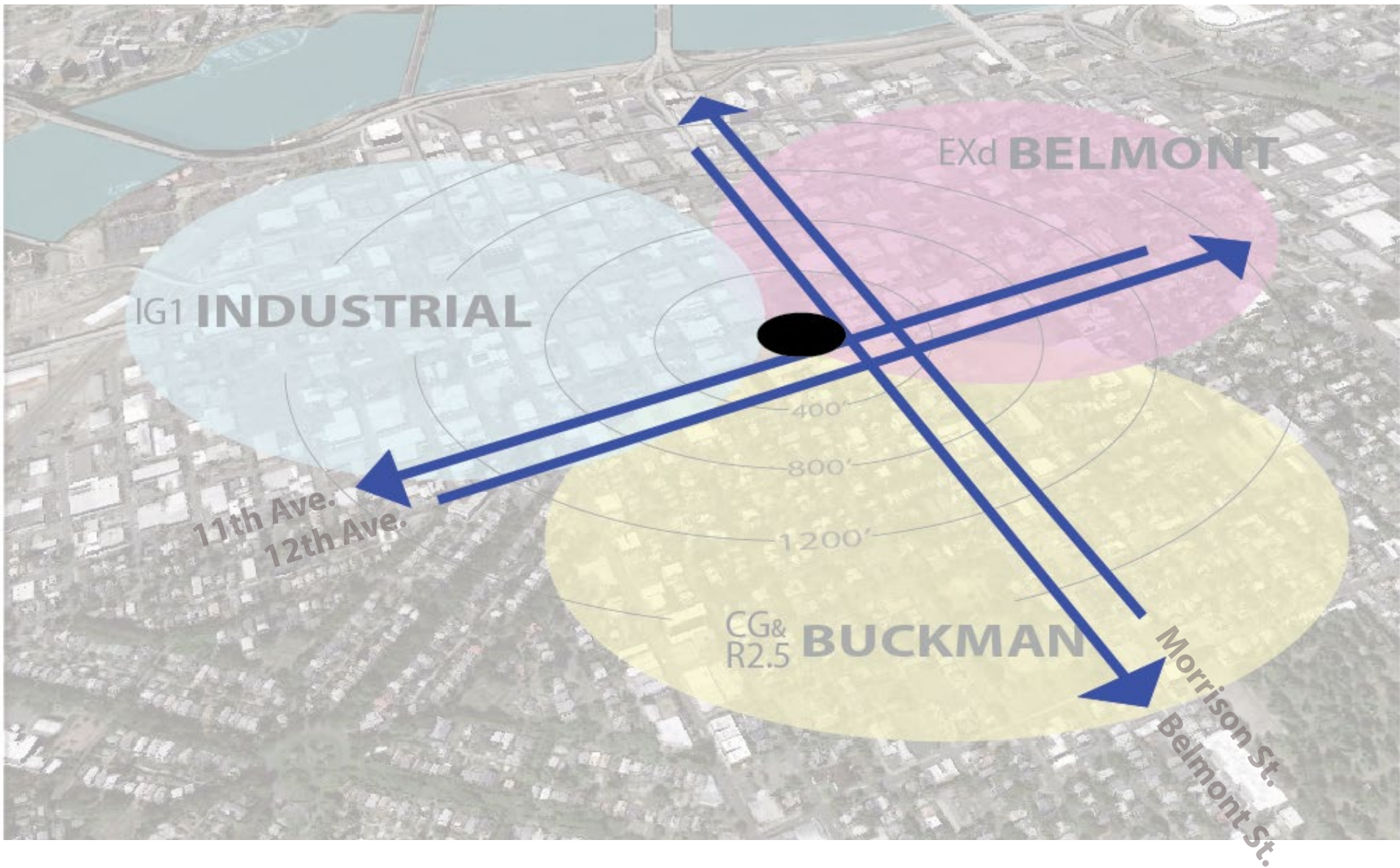
Centrality

Culture - Mixed-use Corridor



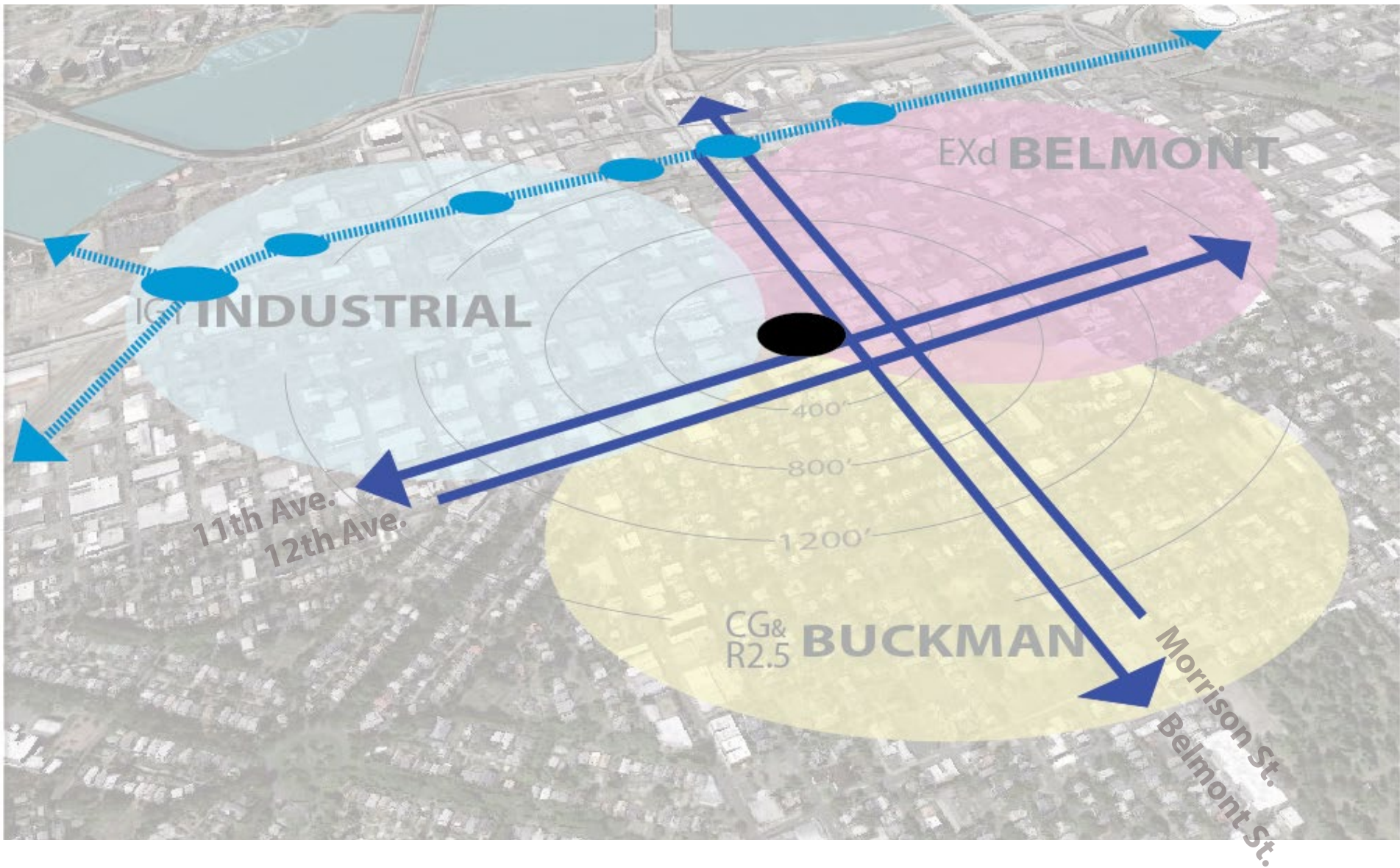
Centrality

Culture - Industrial Sanctuary



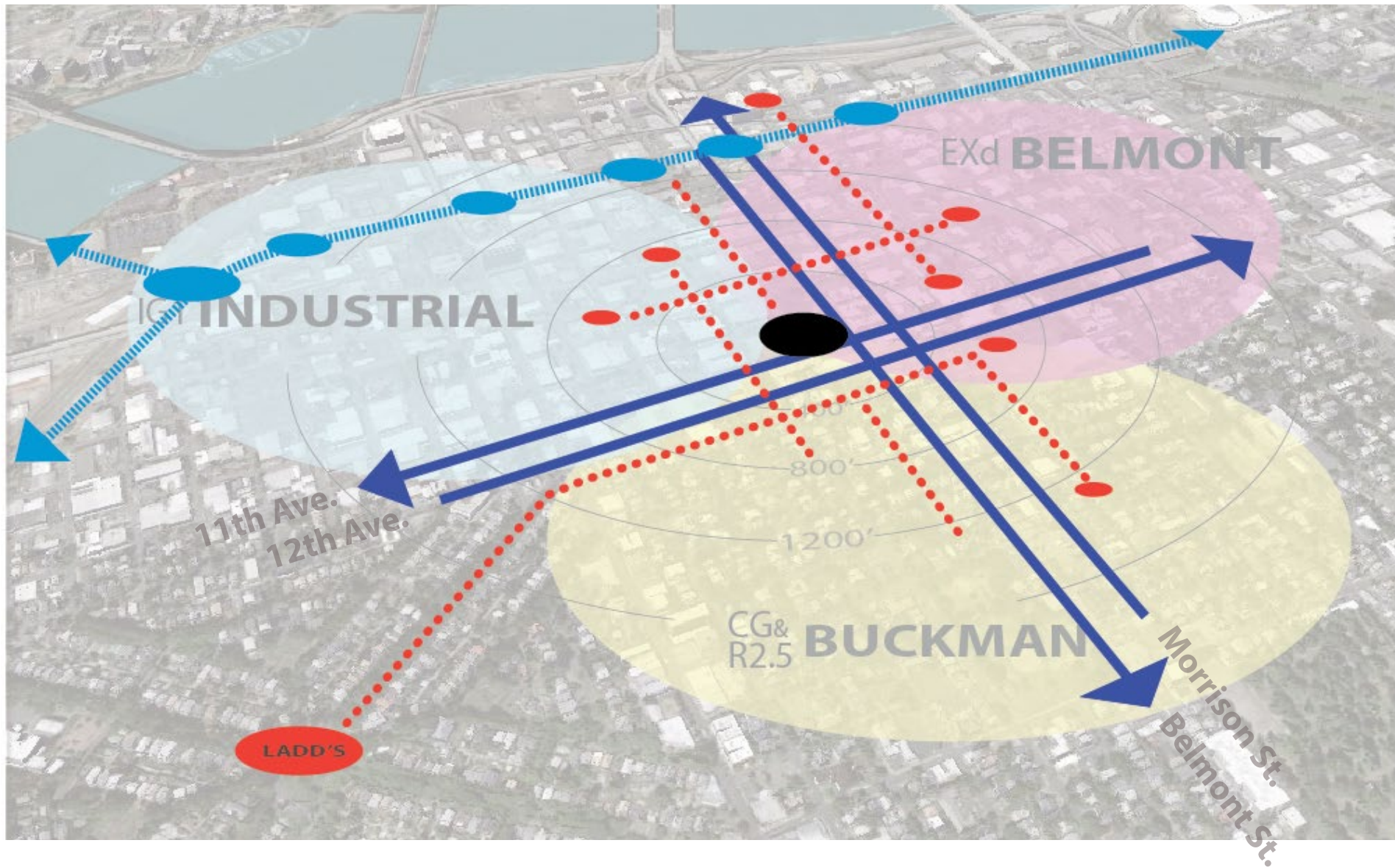
## Centrality

Mobility - Multi-modal One-way couplets



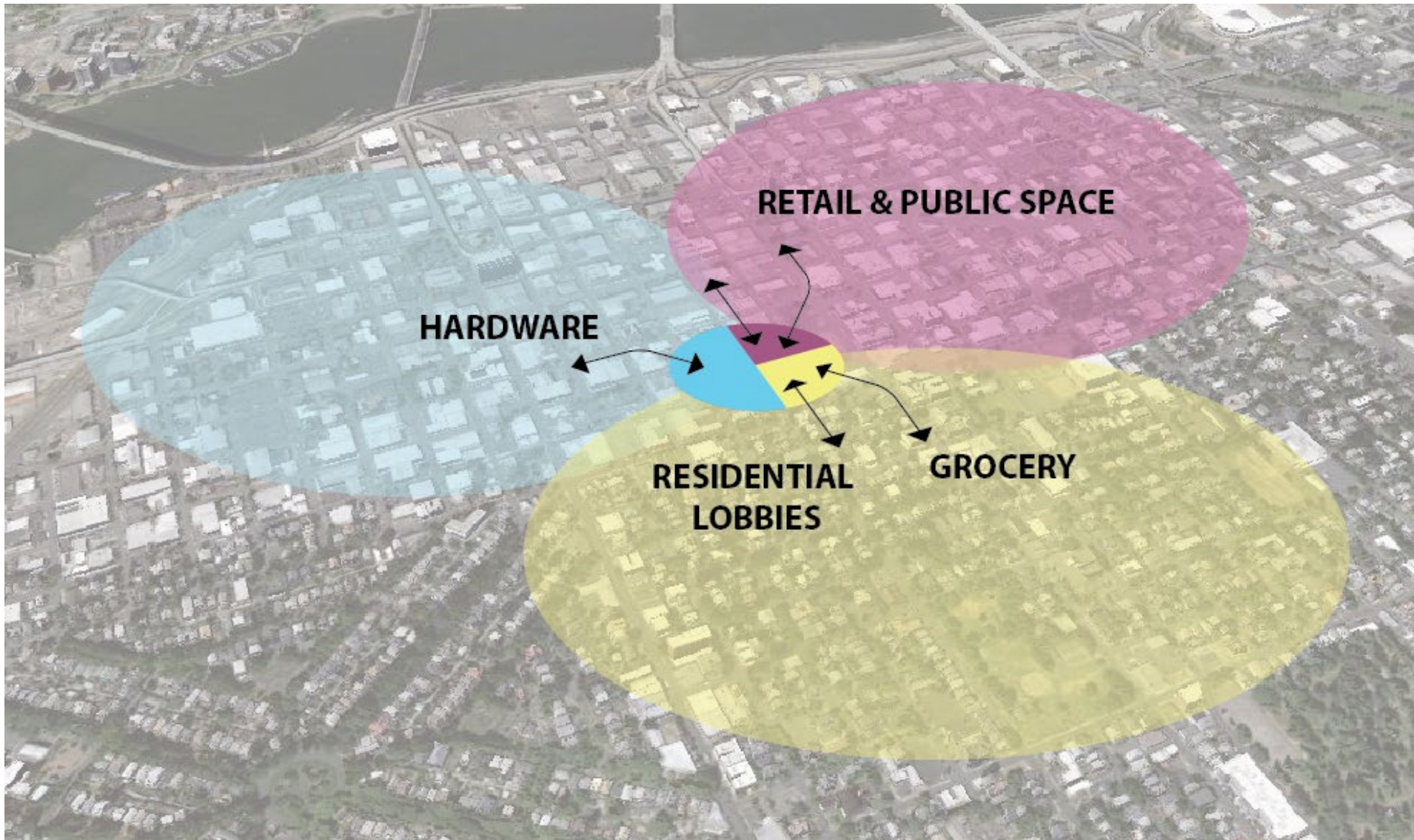
Centrality

Mobility - Fixed Rail Transit



Centrality

Mobility - Infill and Pedestrians



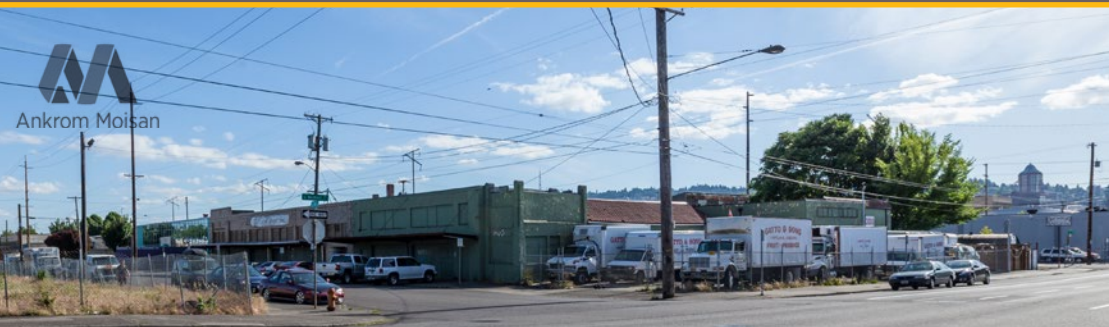
## Centrality

Program - Use Orientation





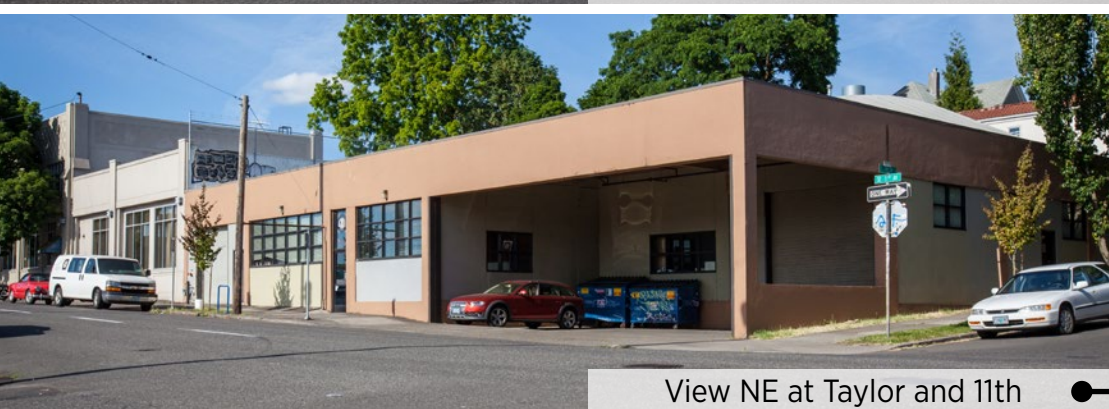
Abutting Land Use Tension  
Zoning Peninsula



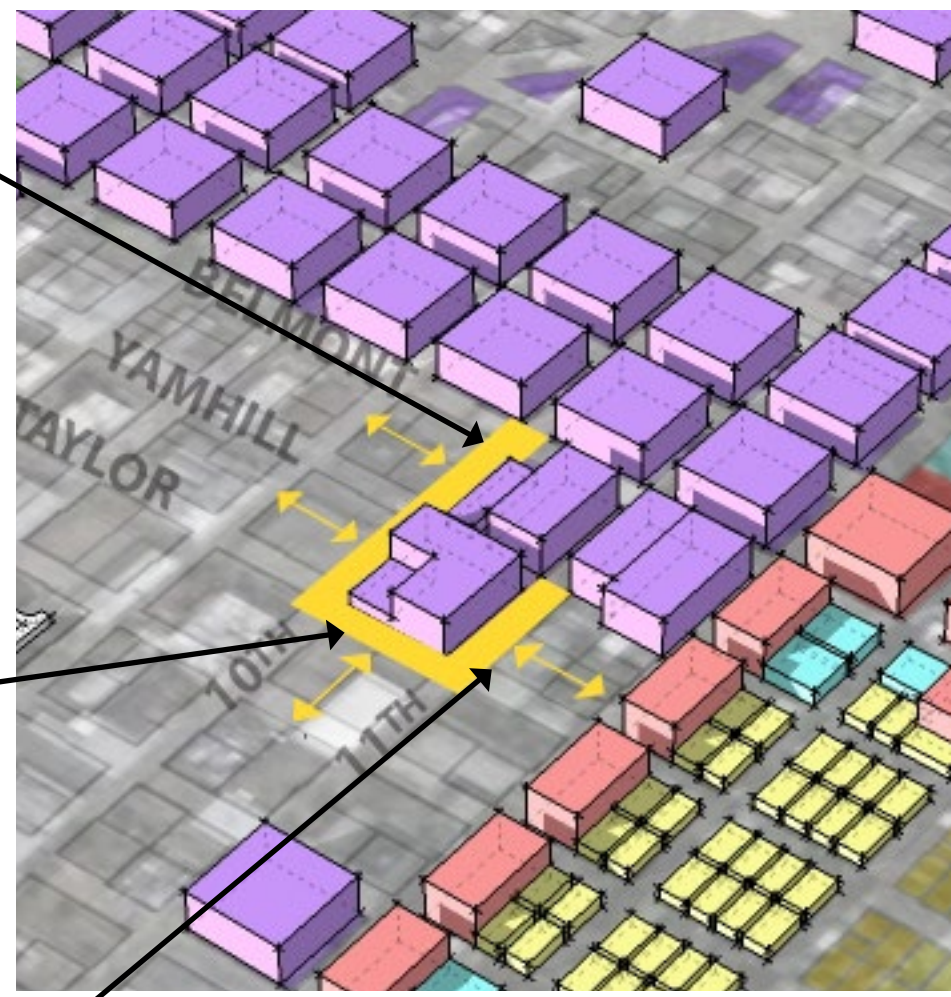
View SW at Belmont and 10th



View east at Taylor and 10th

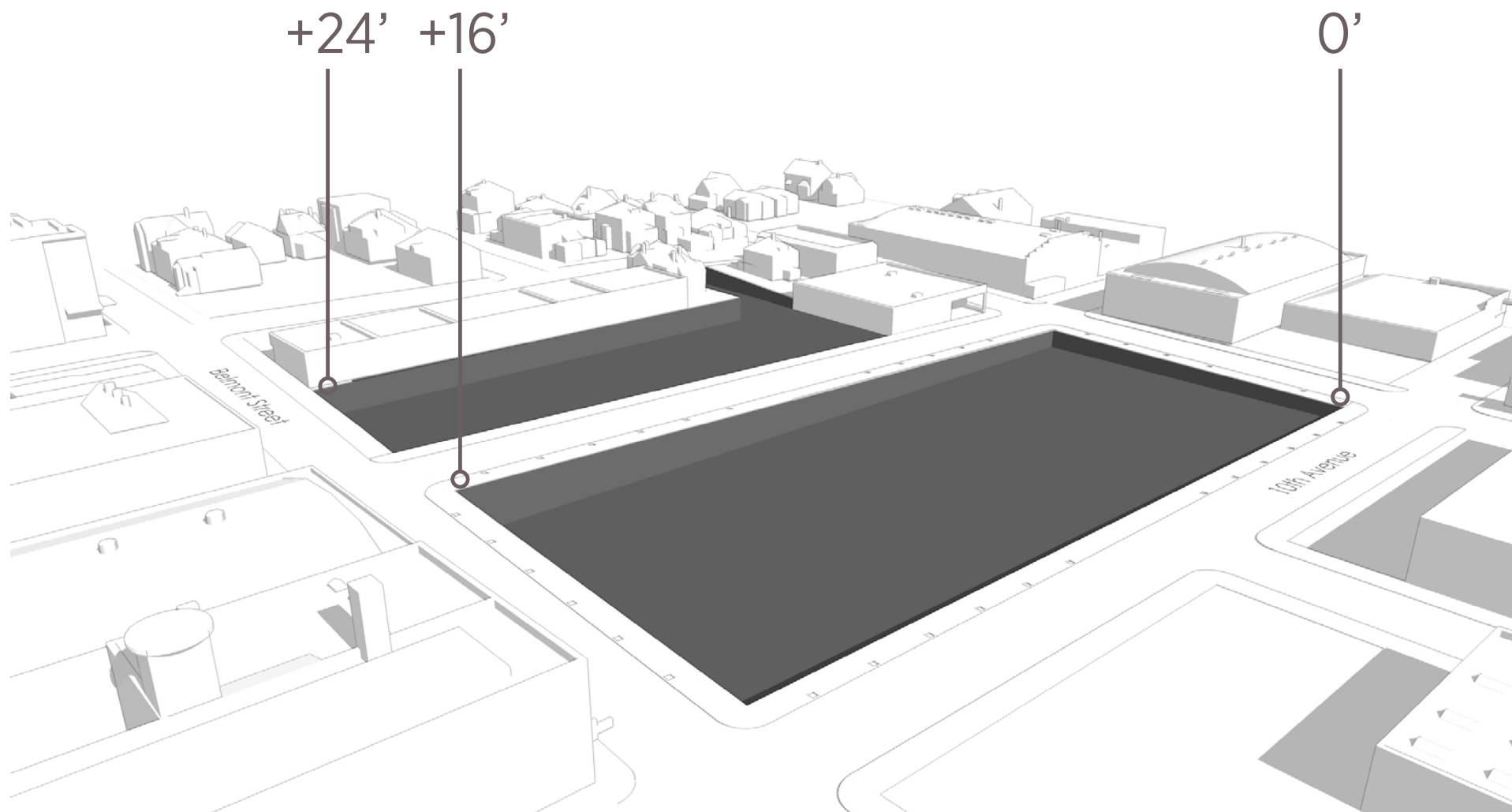


View NE at Taylor and 11th

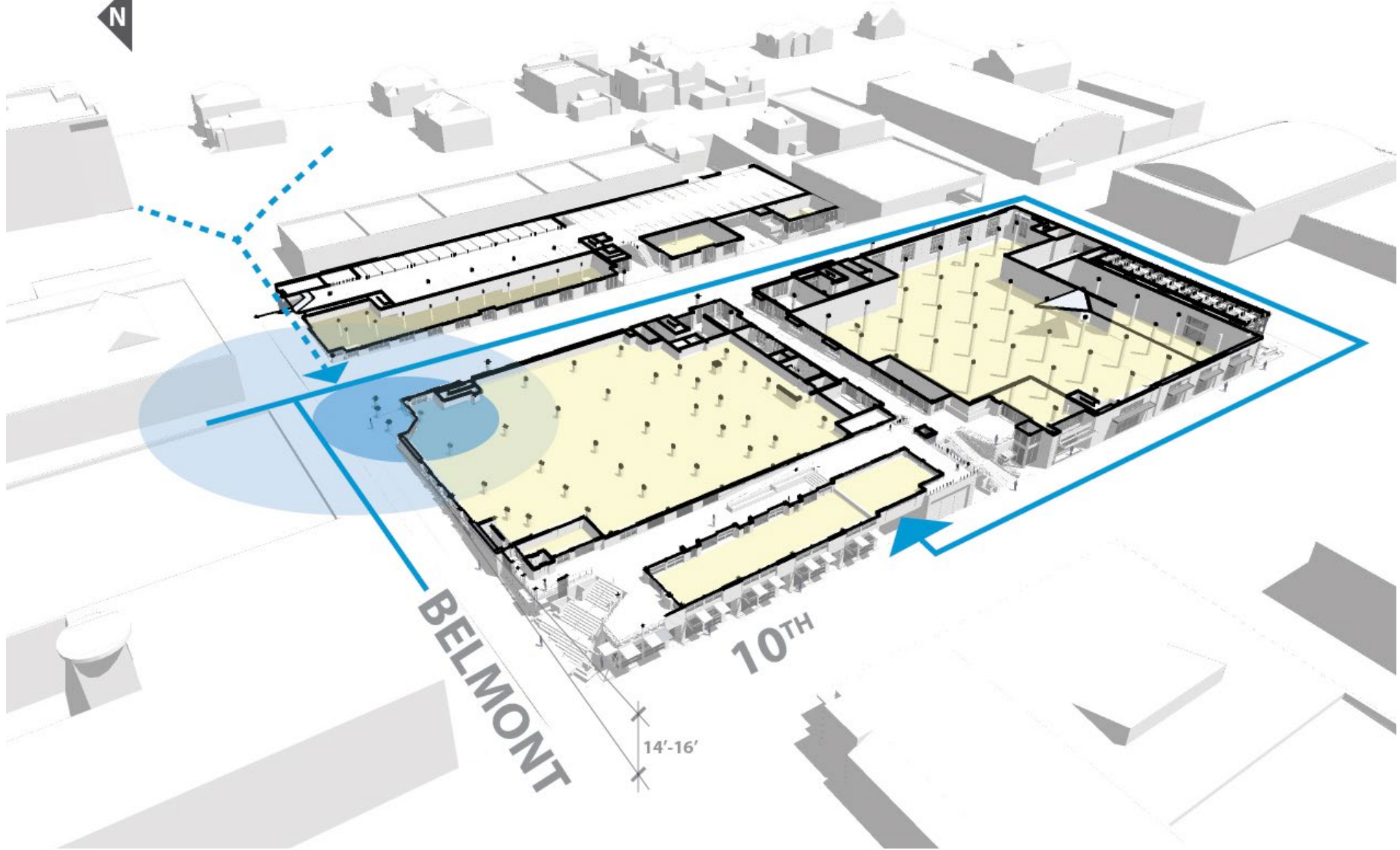


# Abutting Land Use Tension

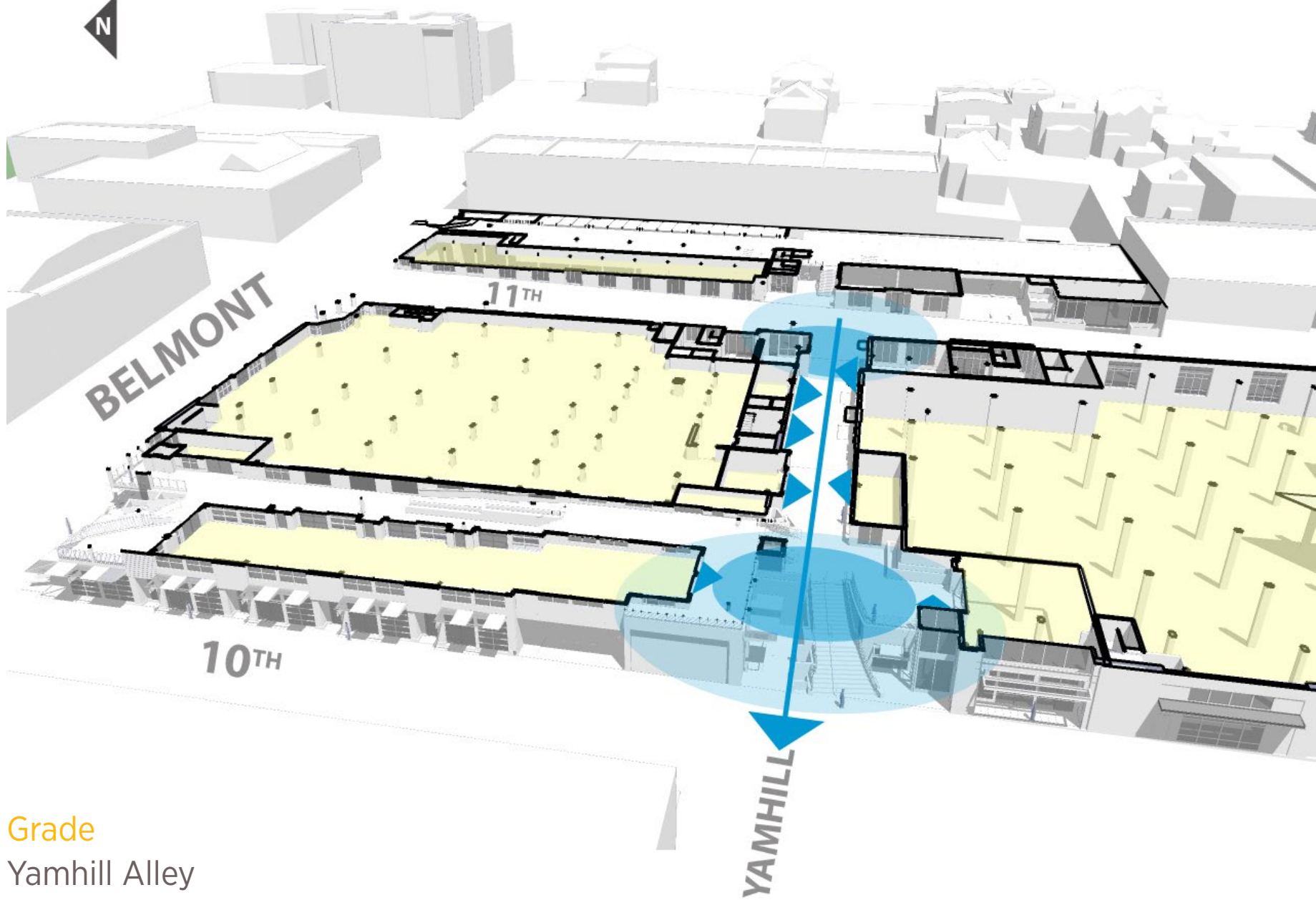
## One-Sided Streets



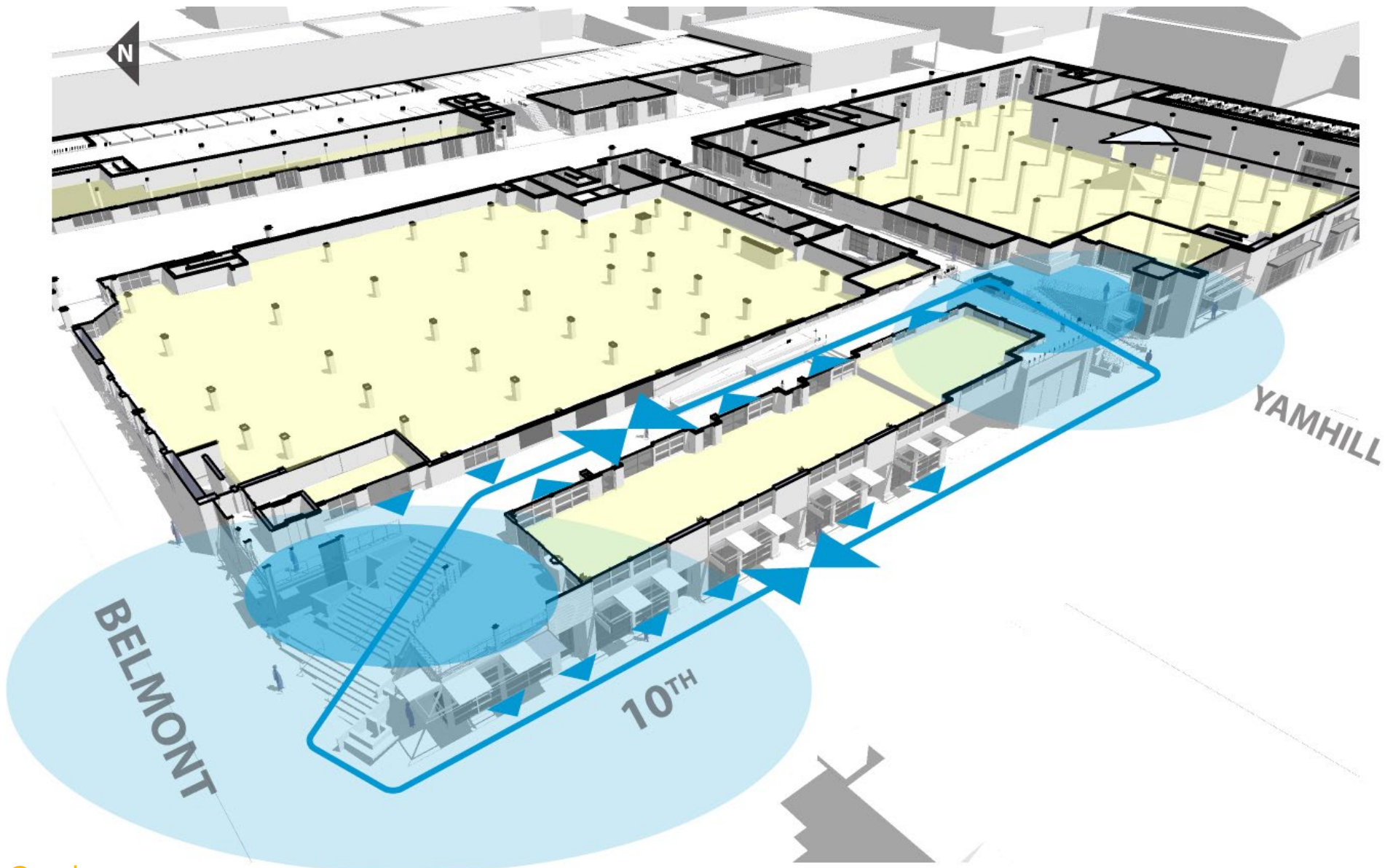
Grade  
Celebrate it



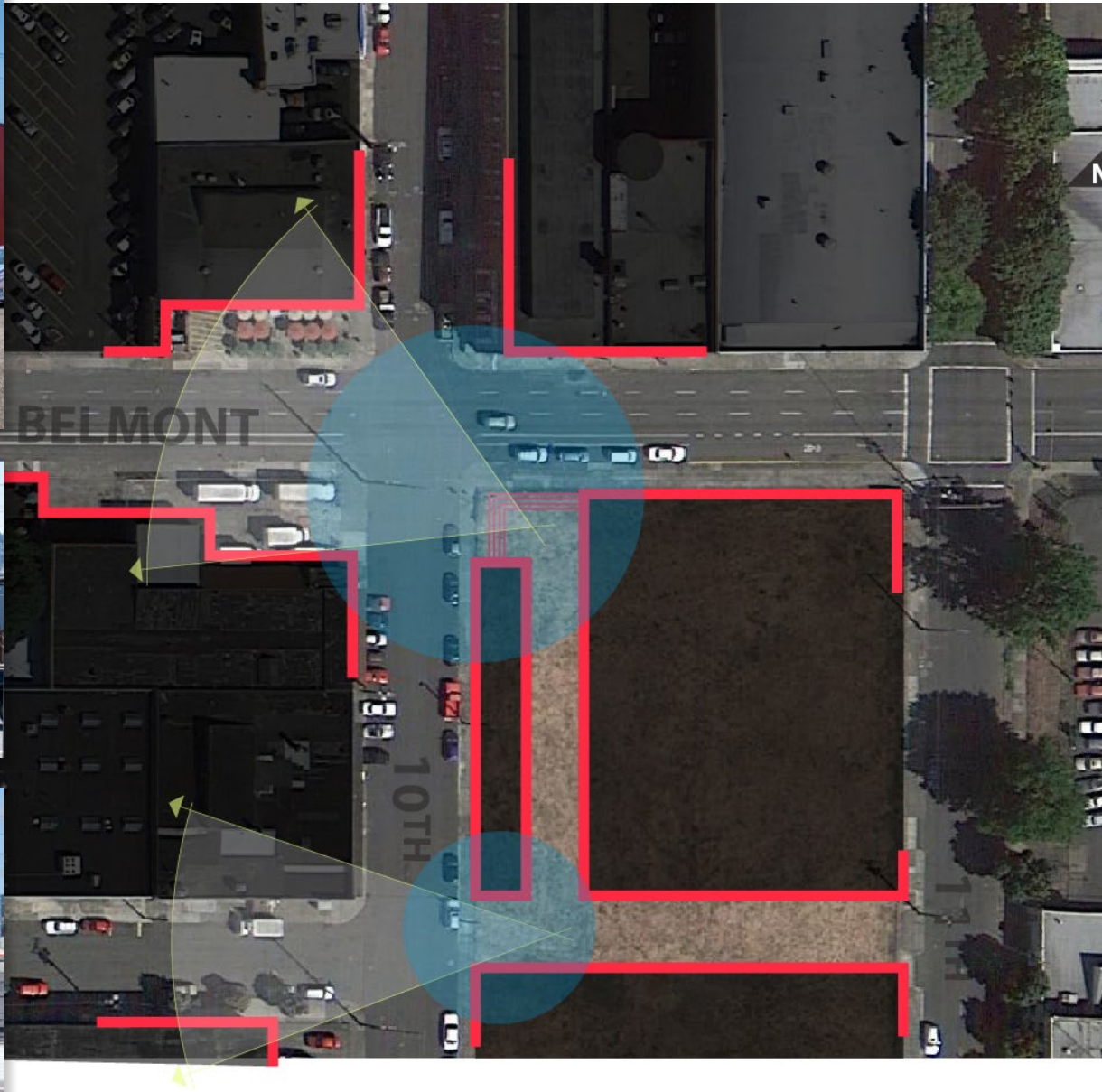
Grade  
Grocery Entrance



Grade  
Yamhill Alley



Grade  
Market Walk - Urban Front Porch



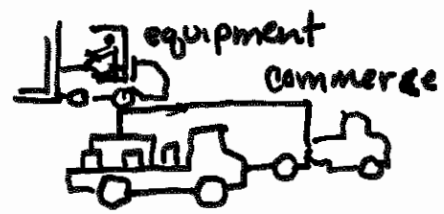
Grade  
Eroded Corners



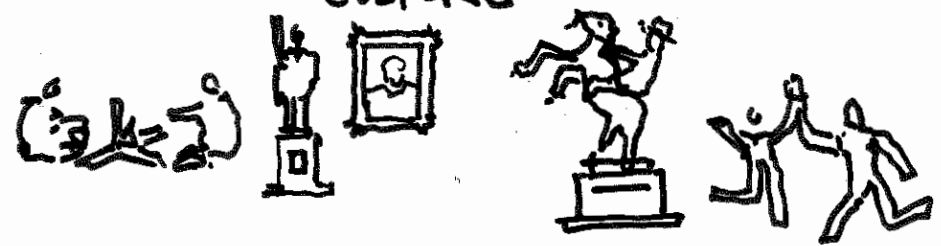
NEIGHBORHOOD



INDUSTRIAL



CULTURE



NATURE



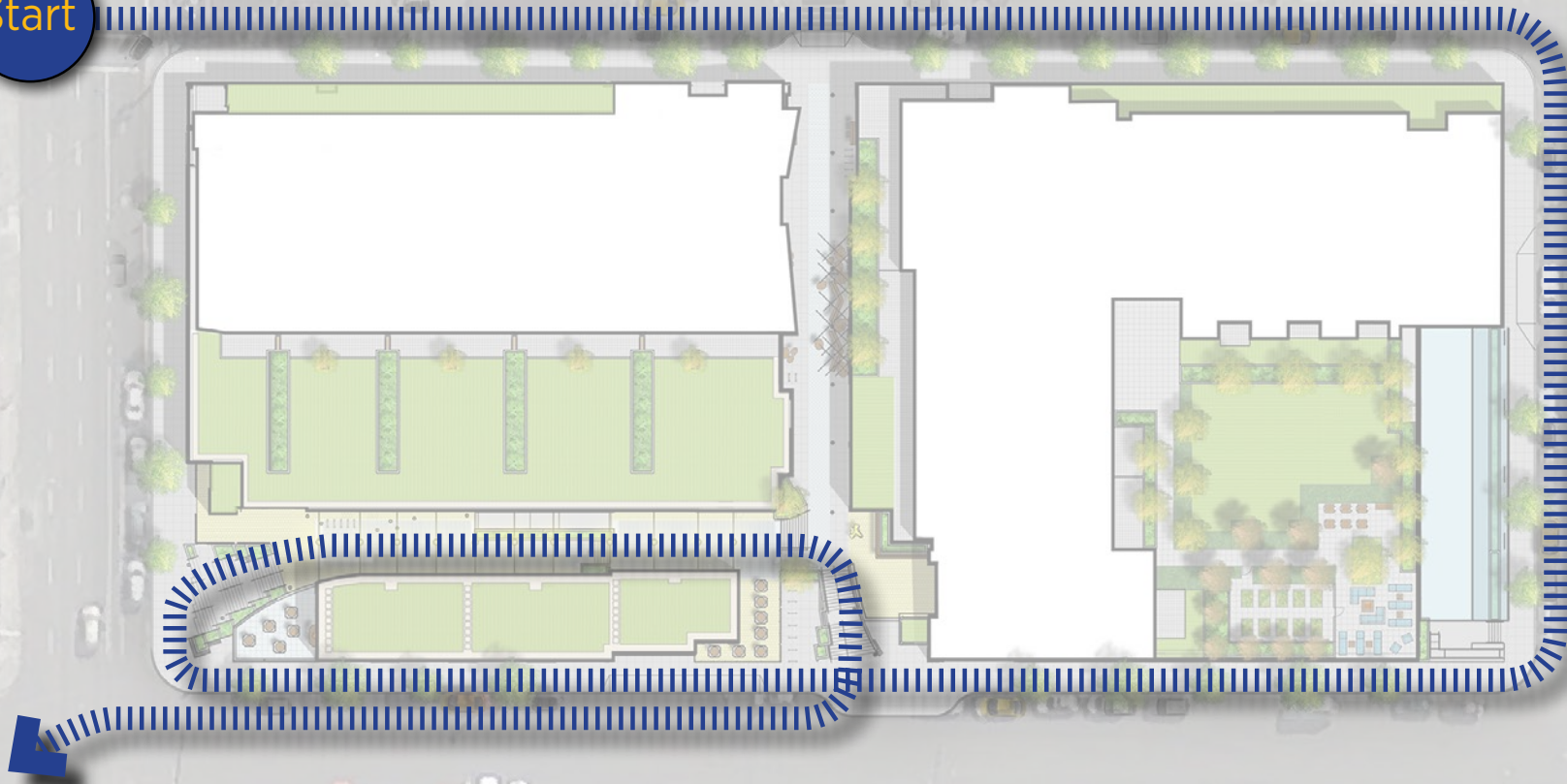




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Start



Let's go for a walk!



**A2-1 Recognize Transportation Modes, Produce, and Commerce as Primary Themes of East Portland**

Grocery store and the intersection of two transit access streets

**A4 Use Unifying Elements**

Garage doors, flat canopies indicative of Eastside industrial area

**A8 Contribute to a Vibrant Streetscape**

Grand entry, capitalizes on sidewalk opportunity to display goods outside

**B4 Provide Stopping and Viewing Places**

Recessed entry provides safe, comfortable place to stop, view, and socialize





**A4 Use Unifying Elements**

Eastside-inspired, loading dock seating and overhead garage doors

**A5-4 Incorporate Works of Art**

Mural art work with local artist through RACC

**A8 Contribute to a Vibrant Streetscape**

**B1 Reinforce and Enhance the Pedestrian System**

**B2 Protect the Pedestrian**

Sidewalk along 12th has been widened to 12' through property dedication









**A8 Contribute to a Vibrant Streetscape**  
Grand entry at residential and large, ground level windows



**A2-1 Recognize Transportation Modes, Produce, and Commerce as Primary Themes of East Portland**

An alley full of makers

**A8 Contribute to a Vibrant Streetscape**

Increase space for public use

**B1 Reinforce and Enhance the Pedestrian System**

Pedestrian route through superblocks

**B4 Provide Stopping and Viewing Places**

Alley provides safe, comfortable place to stop, view, and socialize







**A8 Contribute to a Vibrant Streetscape**

Grand entry at the residential

**B4 Provide Stopping and Viewing Places**

Recessed entry with seating







**A4 Use Unifying Elements**

Integrating elements from existing buildings in new development

**A5 Enhance, Embellish, and Identify Areas**

Integrating materials characteristic of the area into new projects

**A8 Contribute to a Vibrant Streetscape**

Increase space for public use





**A3 Respect the Portland Block Structure**

Alley aligns with Yamhill

**A8 Contribute to a Vibrant Streetscape**

Grand entry at hardware

**B4 Provide Stopping and Viewing Places**

Alley entry provides safe, comfortable place to stop, view, and socialize





**A4 Use Unifying Elements**

Garage doors, flat canopies indicative of Eastside industrial area

**A8 Contribute to a Vibrant Streetscape**

Grand entry, capitalizes on sidewalk opportunity to display goods outside

**B1 Reinforce and Enhance the Pedestrian System**

Encourage the use of the sidewalk

**B4 Provide Stopping and Viewing Places**

Recessed entry provides safe, comfortable place to stop, view, and socialize





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A8 Contribute to a Vibrant Streetscape





**B4 Provide Stopping and Viewing Places**

**C1 Enhance View Opportunities**





**B5 Make Plazas, Parks, and Open Space Successful**

Variety of interconnected spaces, different scales, seating options, and program functions

**A5-4 Incorporate Works of Art**







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**B5 Make Plazas, Parks, and Open Space Successful**

**C1 Enhance View Opportunities**

View to Yale Union and beyond





**B5 Make Plazas, Parks, and Open Space Successful**

**C1 Enhance View Opportunities**





**A4 Use Unifying Elements**  
Integrating elements from existing places





## The “Goat Blocks”

Where we are today





3 levels of housing over neighborhood retail

4 levels of housing over grocery

Vertical circulation for housing

5 levels of housing over hardware

SE Belmont

SE 11th

SE Taylor

SE 10th

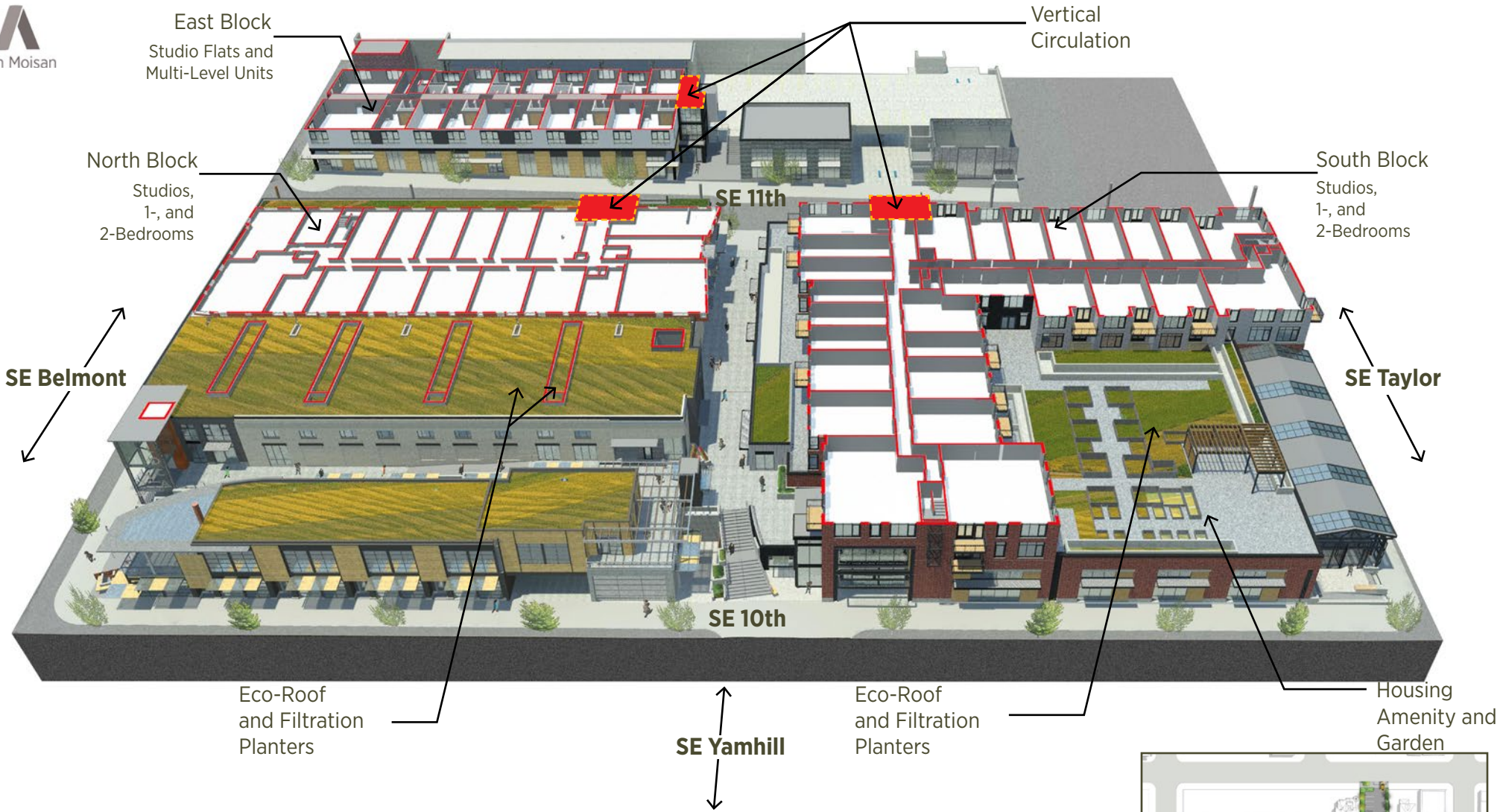
SE Yamhill



### Where we are today

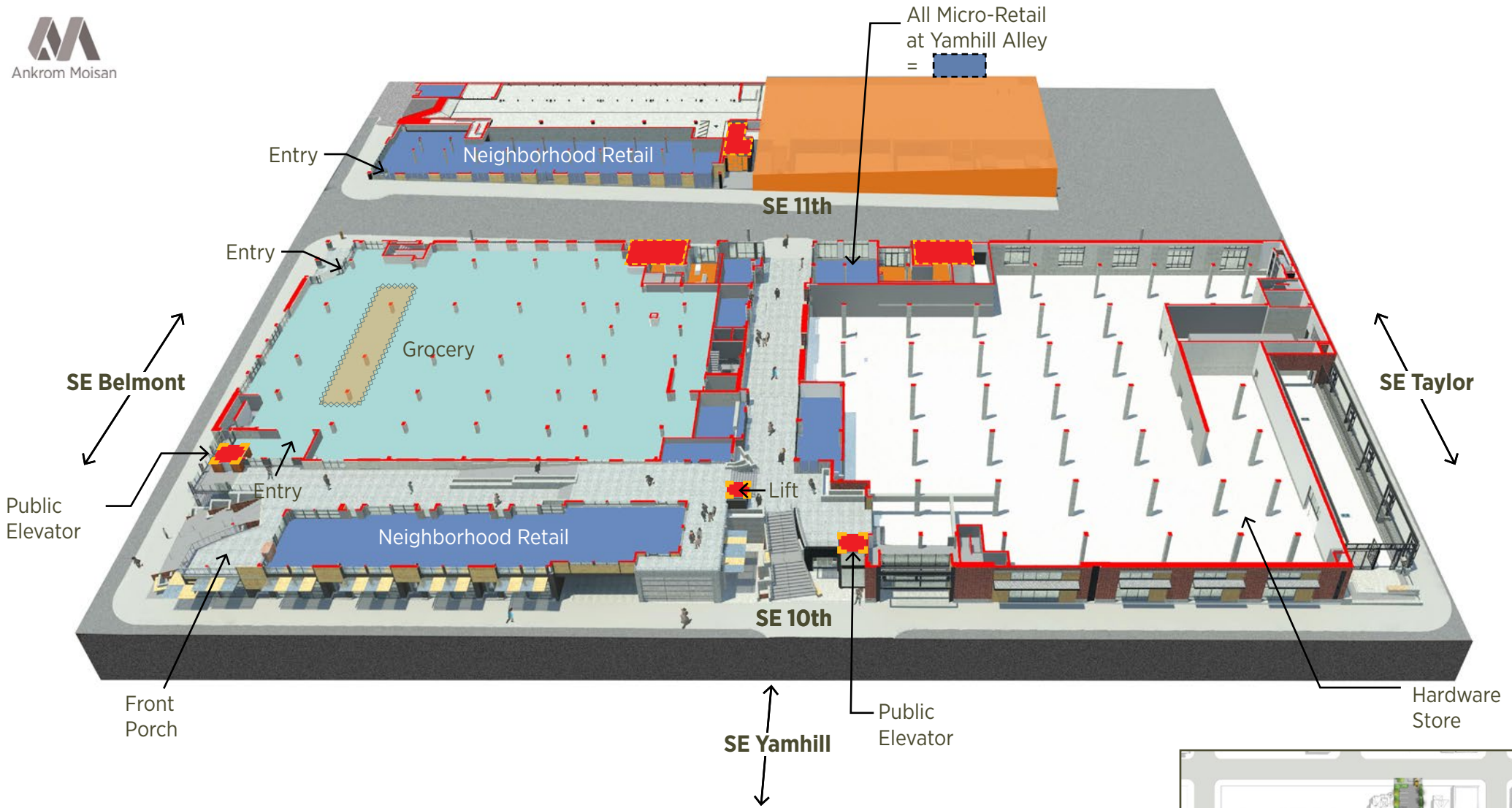
Site Overview





Where we are today  
Plan cutaway at housing level

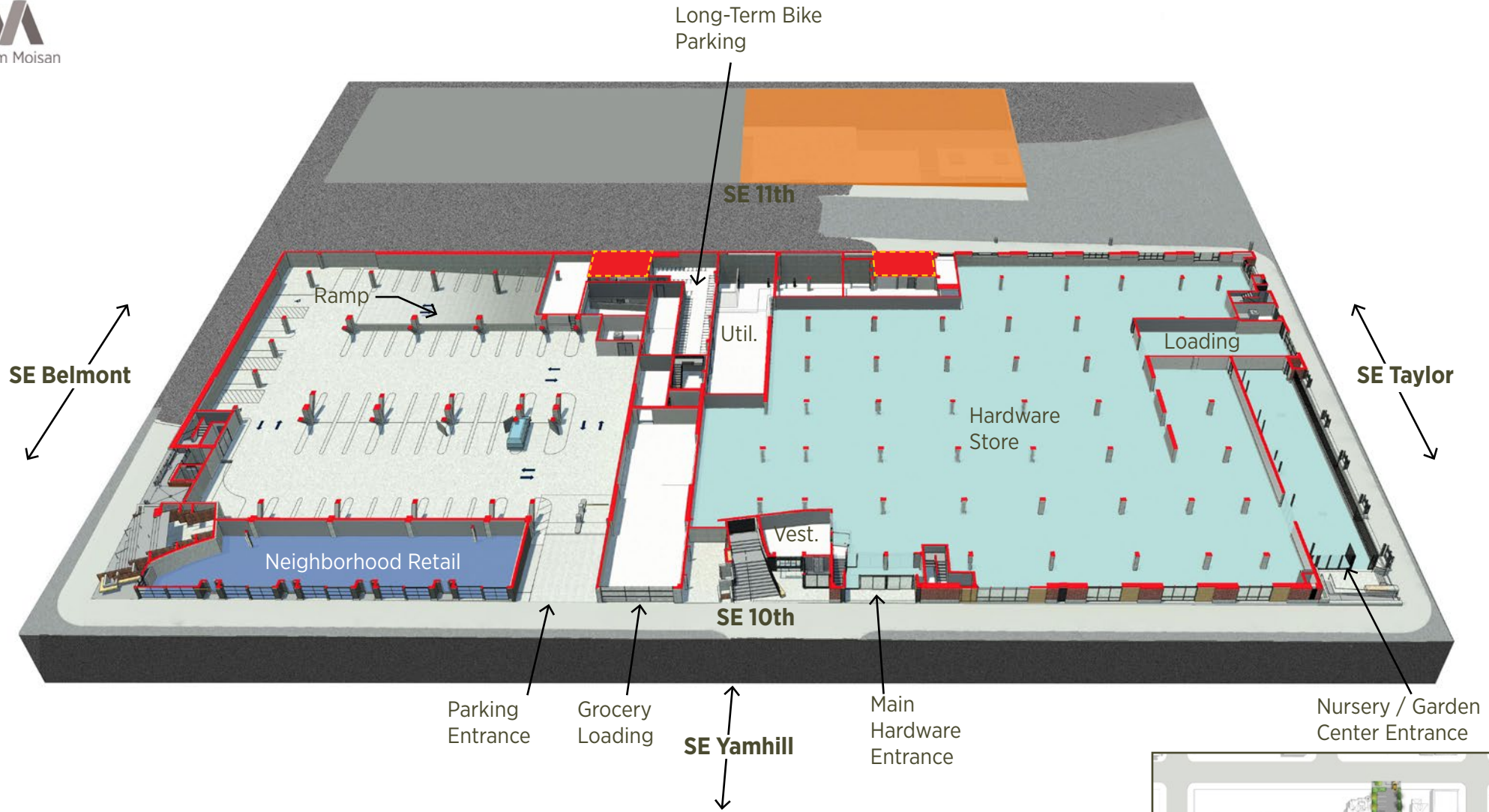




## Where we are today

Plan cutaway at grocery retail level



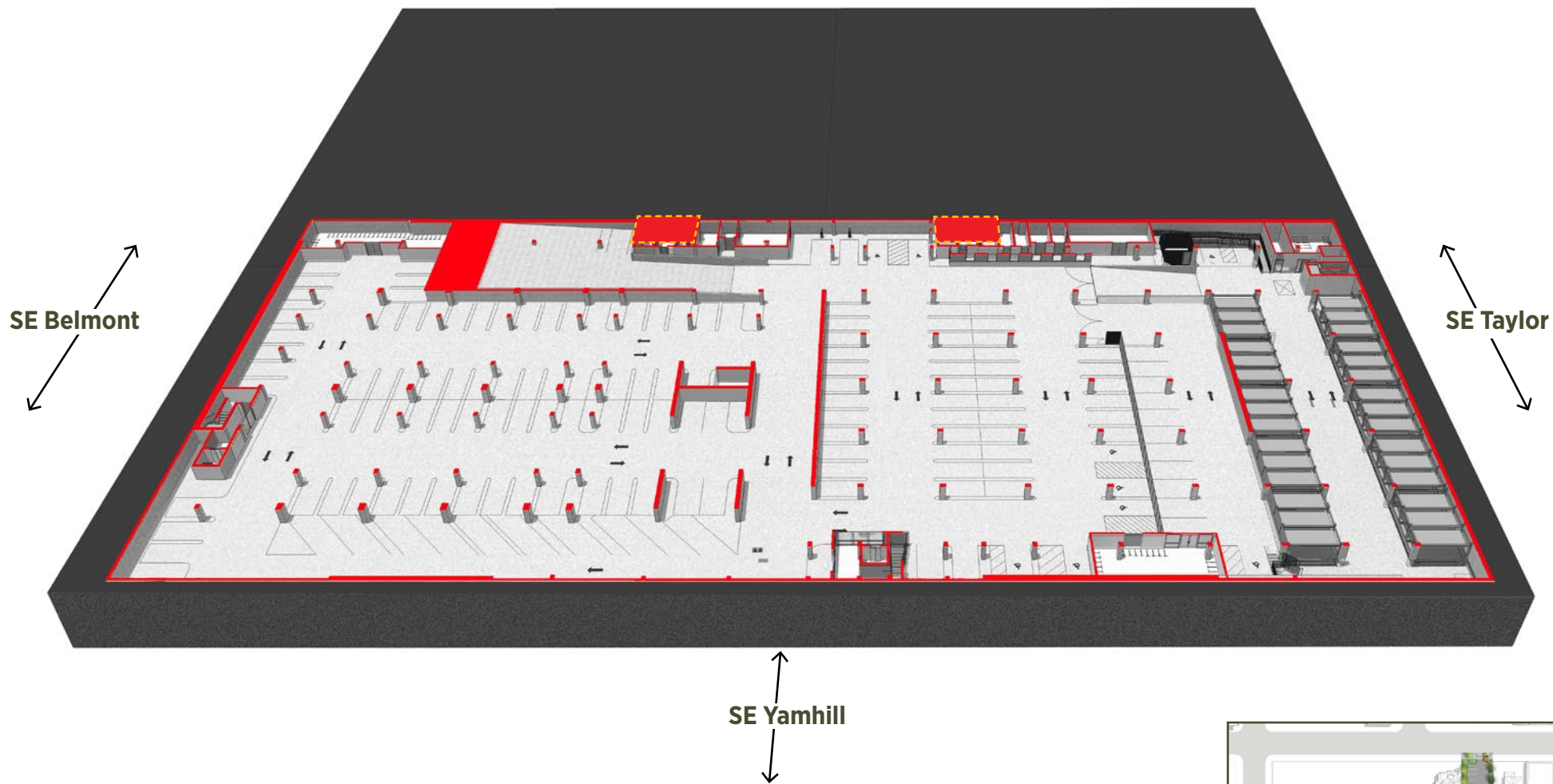


## Where we are today

Plan cutaway at anchor retail and parking level







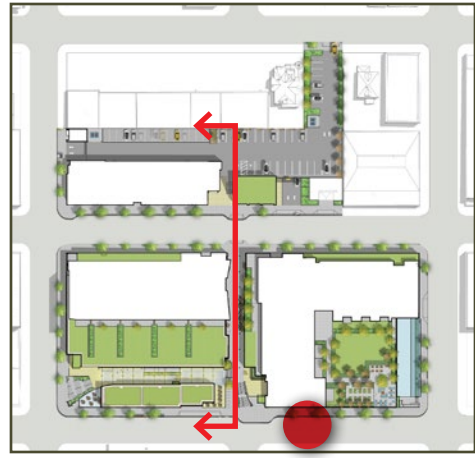
## Where we are today

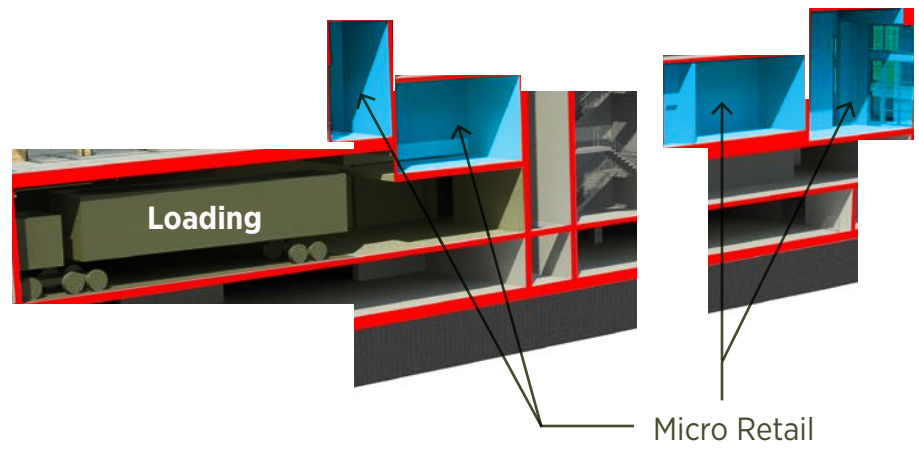
Plan cutaway at lower parking level



## Where we are today

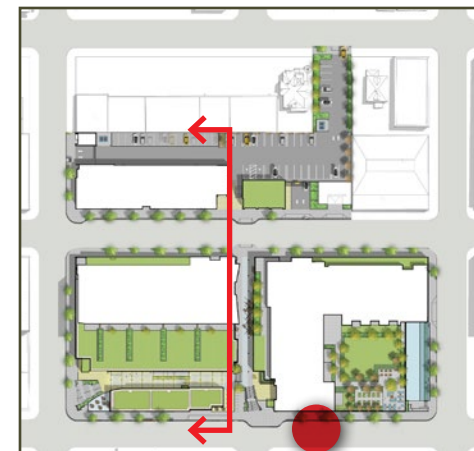
Section cutaway through Yamhill Alley to Northeast

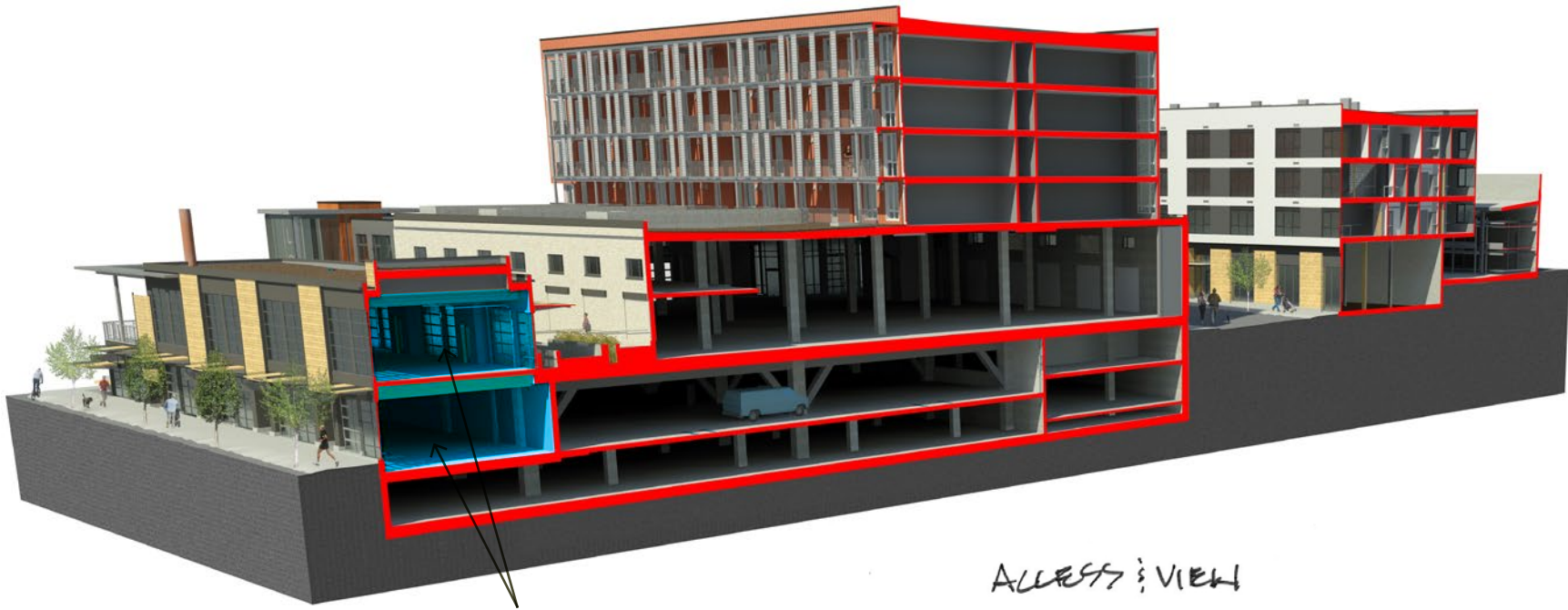




## Where we are today

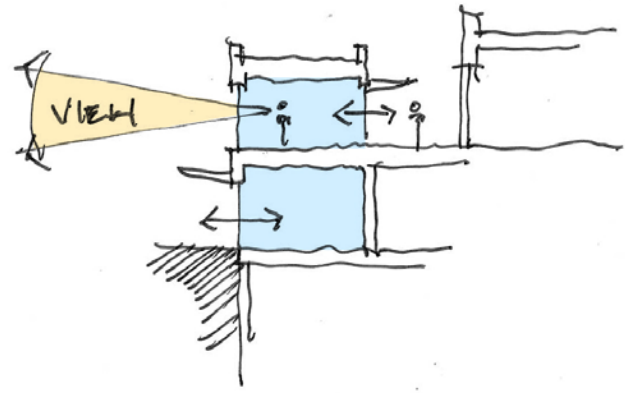
Section cutaway through loading, parking, lobby, and housing





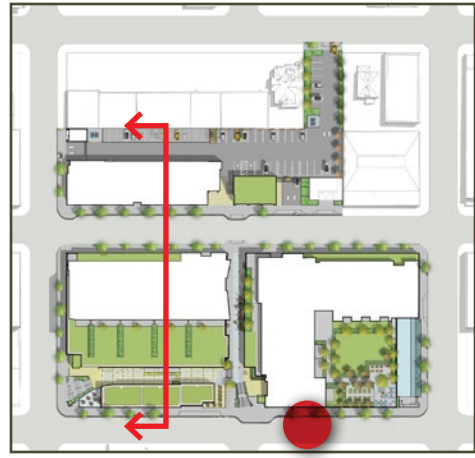
Neighborhood Retail

ACCESS & VIEW



### Where we are today

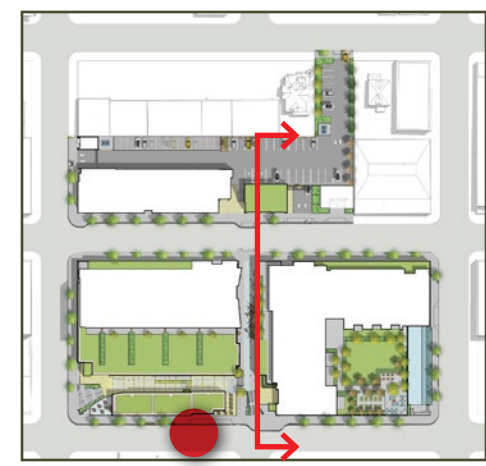
Section cutaway through West retail, grocery, and parking





## Where we are today

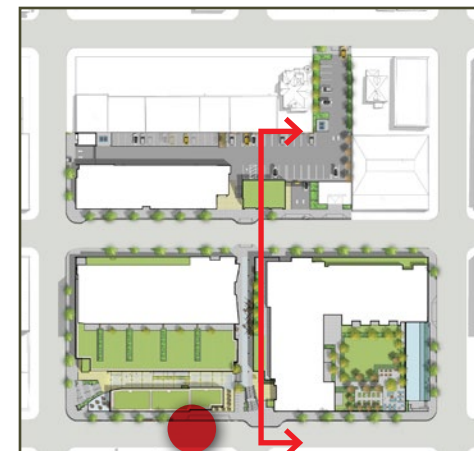
Section cutaway through Yamhill Alley looking to the Southeast

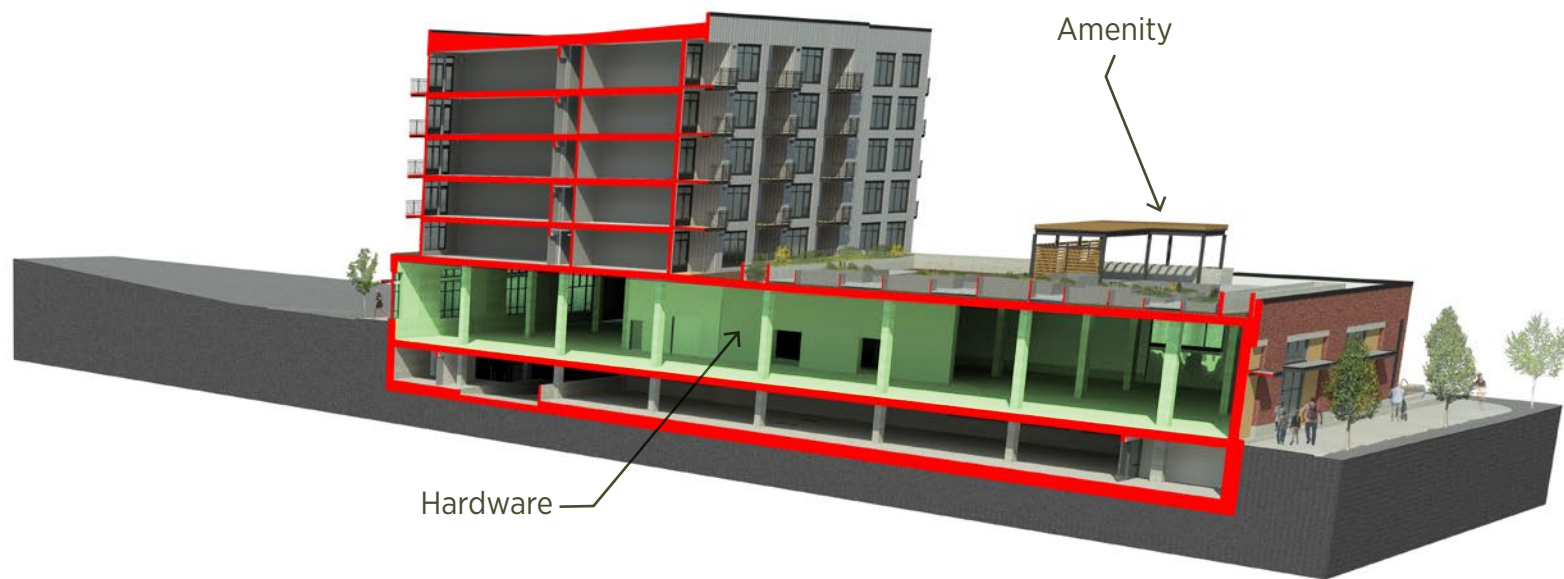




## Where we are today

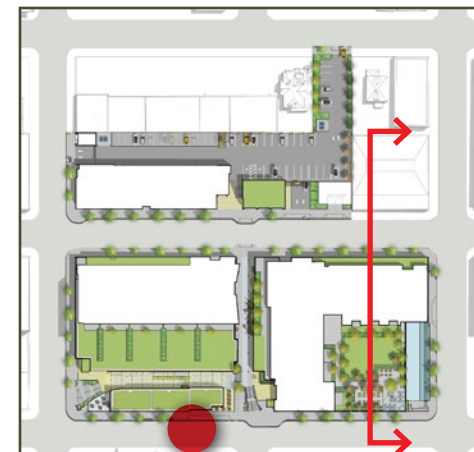
Section cutaway through anchor hardware retail, housing, and parking





## Where we are today

Section cutaway through anchor hardware retail, housing, and parking



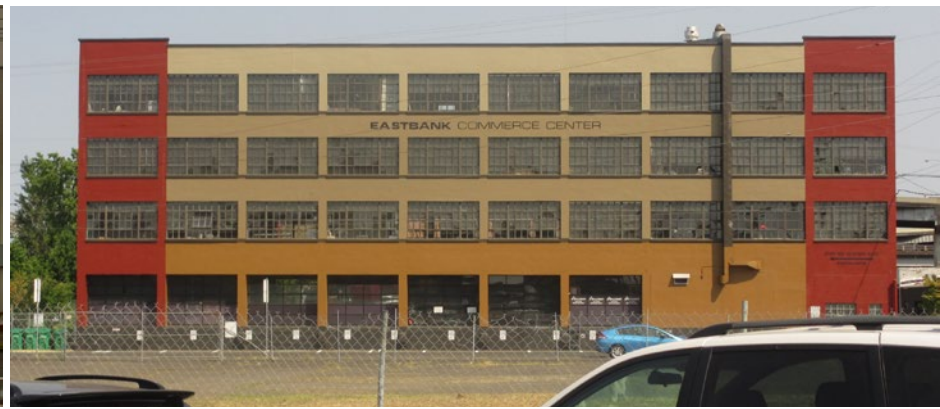


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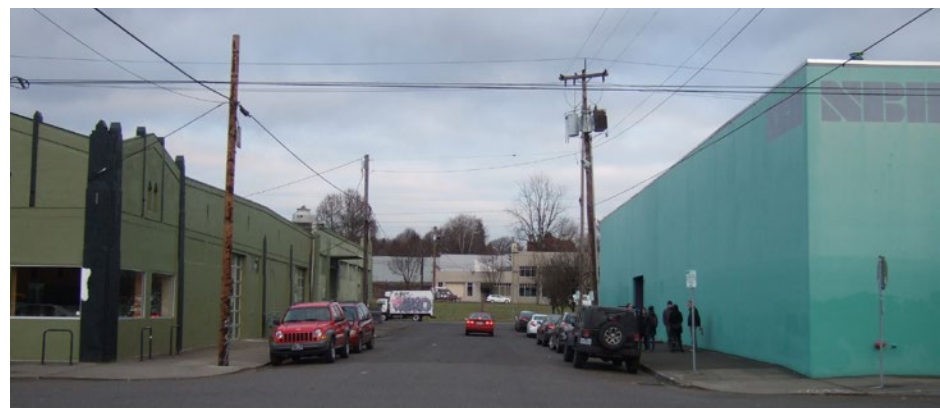


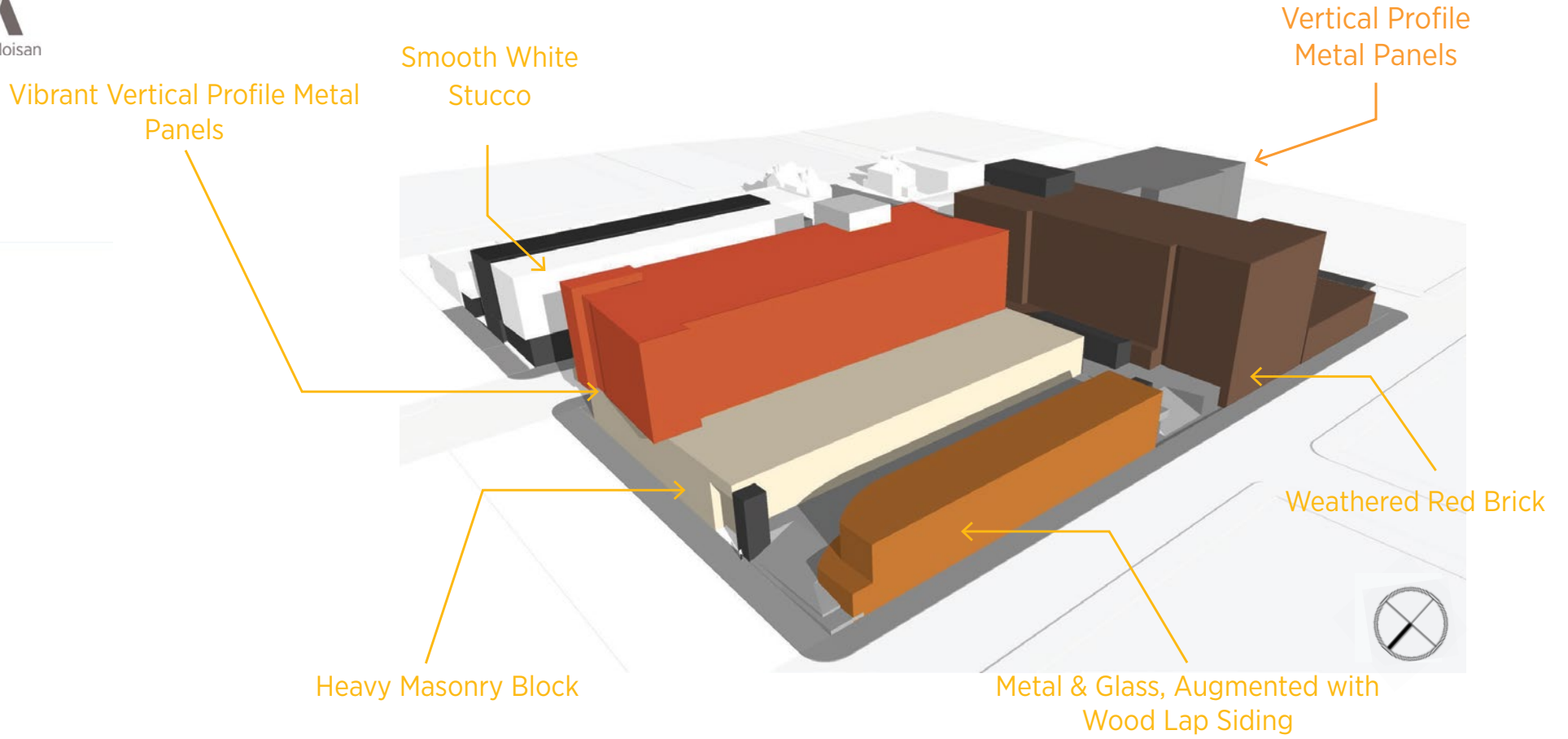
## Building Exteriors - In Detail





Neighborhood Imagery  
Material Context





## Building Exteriors

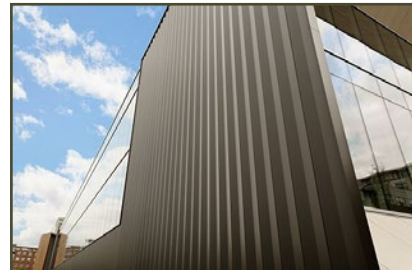
In detail





## The North Block

Grocery, housing, retail, and sub-grade parking





## The South Block

Housing, hardware, retail, and sub-grade parking





## The East Block

Housing, retail, and parking





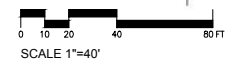
## The West Building

Market retail and parking

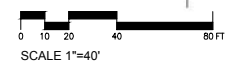


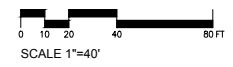


## Landscape and Public Spaces





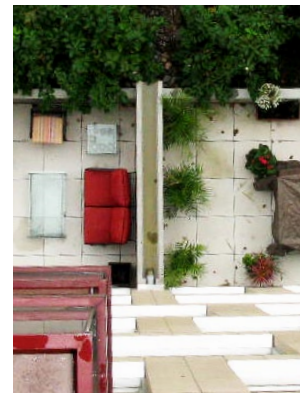
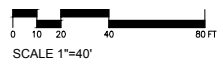


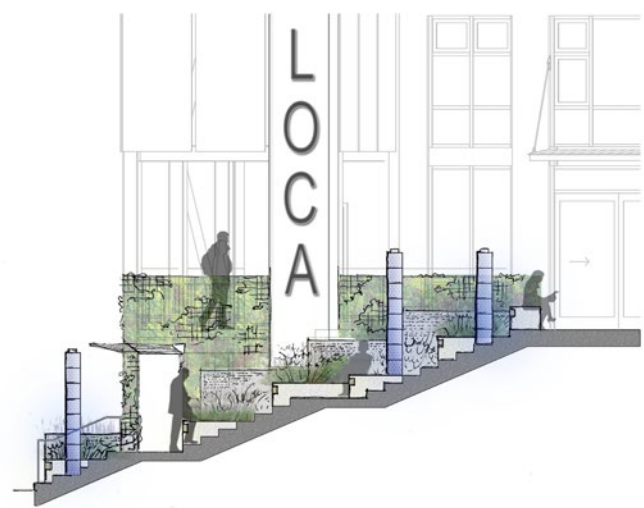






-  Stormwater Intervention
-  Stormwater Conveyance





Market Walk Entry Looking East



Market Walk Entry Looking West



Market Walk Entry Elevation





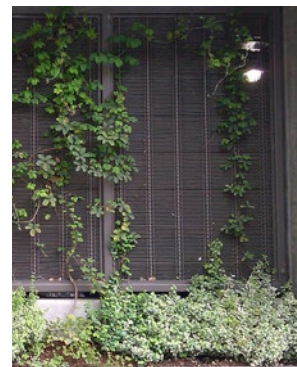
West Yamhill Alley Entry Looking North



West Yamhill Alley Entry Looking South



West Yamhill Alley Entrance Elevation





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SE. 11th Ave Section Looking East



SE. 11th Ave Section Looking South





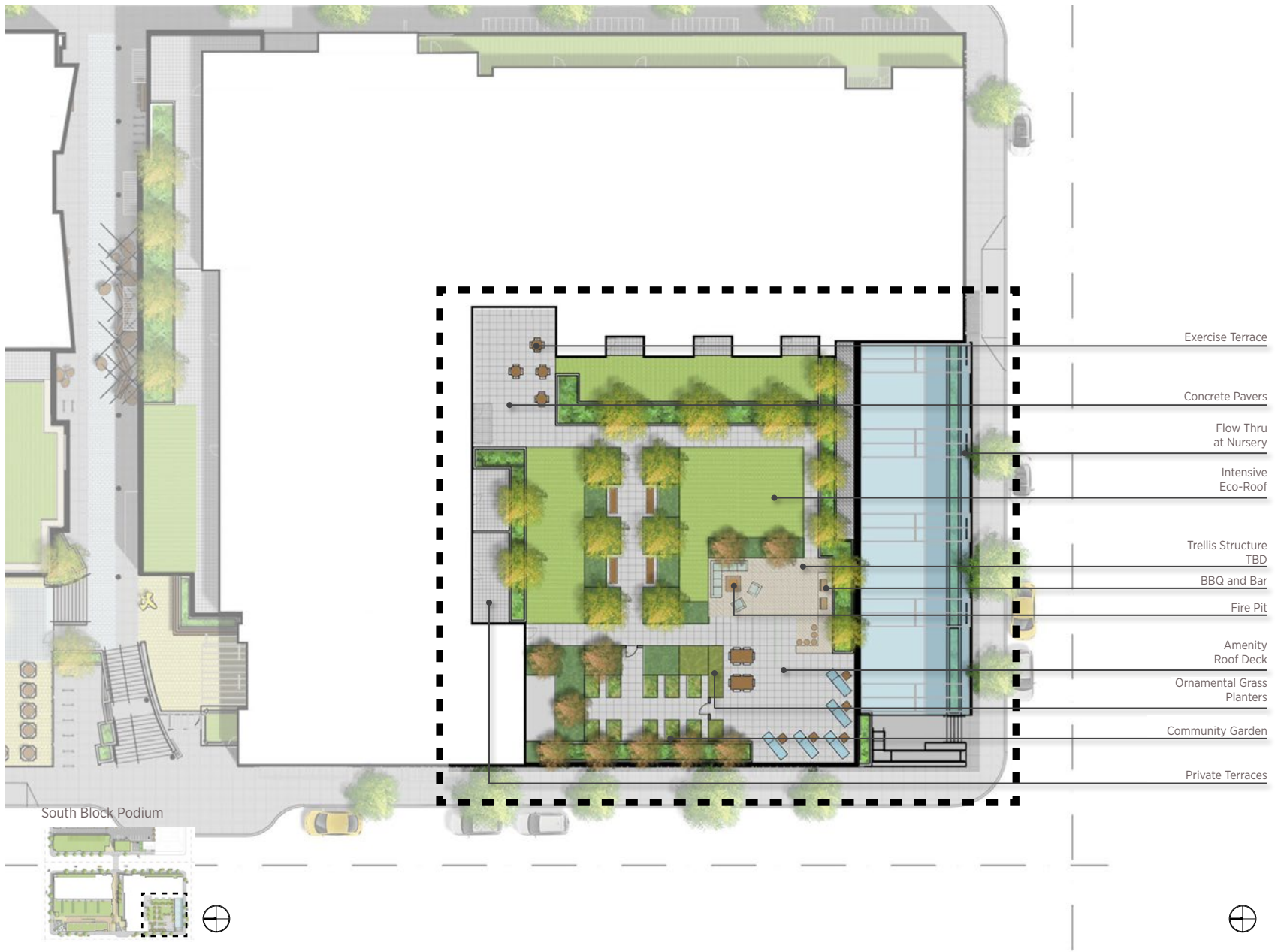
Yamhill Alley Section  
Looking West



Yamhill Alley Section Looking East









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