LOCA at 11th and Belmont The Goat Blocks

Design Review Submittal (LU# 14-125908 DZM AD) (DAR# 13-224797) (Pre-Application# EA-203772)

PRESENTED BY: KILLIAN PACIFIC OWNER: BELMONT INVESTMENT, LLC ARCHITECT: ANKROM MOISAN ARCHITECTS 06.30.2014



Ankrom Moisan Architects, Inc. ARCHITECTURE INTERIORS URBAN DESIGN BRANDING ankrommoisan.com 6720 SW Macadam Ave / Suite 100 Portland, OR 97219 503.245.7100 117 S Main St / Suite 400 Seattle, WA 98104 206.576.1600



DZM AD 14-125908 # ∩





Architectural Goals

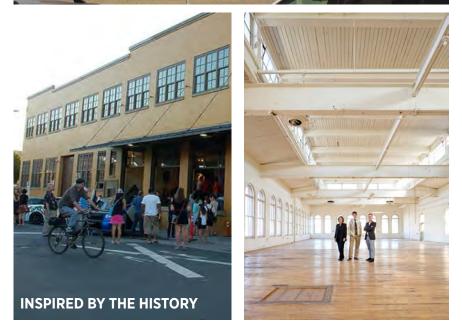
Fit into the neighborhood collection of unique buildings Simple buildings larger buildings compared to the existing context scale massing to transition between scales

Existing buildings

simple typically one material building brick concrete metal



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LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR







DESIGN REVIEW EXHIBITS



after (C.19)

before (C.19)

DESIGN REVIEW EXHIBITS

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Design Updates- North Block Grocery Building

Large, Brick Framed opening at grocery entry - simplifies building form

9

Steel Plate Panels at Elevator- Simplifies Material Palette

Simplified stairs and Simplified material palette at stairs

Bike Parking added near vertical stairs

see C.19, C.32, C.33, C.40, C.43, C.44, C.57 C.60, C.61, C.67, C.83, C.89, C.90 for more information.



North Block Grocery Building

- 1. Design Concepts
- Explain design concepts of building
- 2. Material Palette
- Simply, too many materials
- Corten Steel not appropriate
- 3. 11th and Belmont Grocery entry
- Too small
- More bike parking
- 4. Belmont elevation
- Add more glazing to meet requirements
- RACC involvement Unclear
- 5. Exterior screens at upper housing floors to narrow and guestioned horizontal orientation
- 6. Transom Windows above bays scale is wrong
- 7. Hooded exhaust venting not well integrated.

Steel Plate Panels removed at both Grocery Entry points

Brick continues thru corner.

Simplifies material palette

Corner opend up to add

ribbon racks for (10) bikes

Roll-up garage door to open

up store and opportunity for

merchandise and activity to

spill out.

additional bike parking added,



before (C.20)



after (C.20)



LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR

Arriscraft Masonry changed to Brick to simplify material palette



Area for retail spill out increased, Depth of recess increased 1.5' to 14.5'

Brick detailed

Larger scale opening at corner to express entry, Simplifies building form.

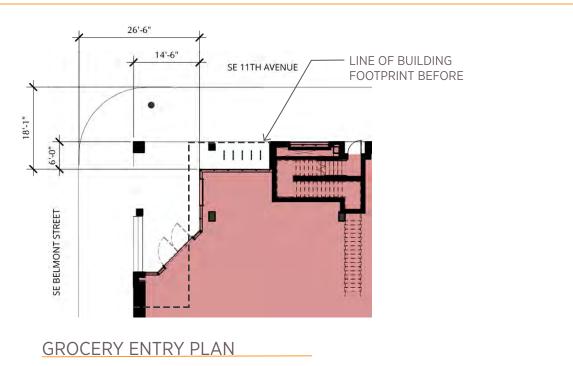
see C.20, C.33, C.43, C.44, C.59, C.60, C.65, C.67, C.83, C.88, C.90 for more information.

before

after



Grocery entry at Zupan's East of the site on Belmont.



1/16" = 1'-0"



Area for retail spill out increased, Depth of recess increased 1.5' to 14.5'

Roll-up garage door to open up store and opportunity for

Corner opend up to add

additional bike parking added, ribbon racks for (10) bikes

goods to spill out.

DESIGN REVIEW EXHIBITS

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(04.70) LG Retail Ground Floor Base Arriscraft Renaissance Masonry Units Olive



(04.20) Grocery Ground Floor Base Economy Brick Veneer Glacier - Mission



North Block Grocery Building

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before (C.20)



after (C.20)

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LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR

Fixed windows at these bays deleted

RACC art panels removed



Transom windows widened and integrated with bay below

Roll-up doors added at all bays

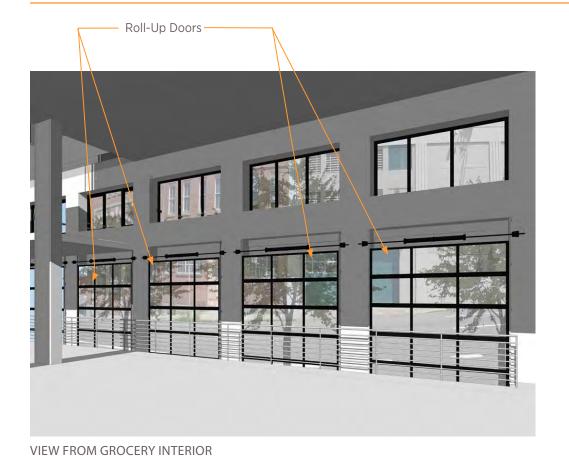
Glazing area increased to meet ground floor window requirements

Rills extended down to step with sidewalk grade

Bays recessed to create seating along sidewalk

see C.19, C.20, C.33, C.60, C.67, for more information.

DESIGN REVIEW EXHIBITS





CUT-AWAY VIEW AT GROCERY "LOADING DOCK"







SECTION THROUGH GROCERY "LOADING DOCK"



BELMONT ST. CONTINUOUS CANOPY - DESIGN STUDY

DESIGN REVIEW EXHIBITS

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DOCKS CONVERTED TO RESTAURANT SEATING AT CLARK LEWIS IN EASTSIDE COMMERCE CENTER



MULTI-LEVEL OUTDOOR EATING/SEATING AT CASCADE BREWING ACROSS **BELMONT STREET**

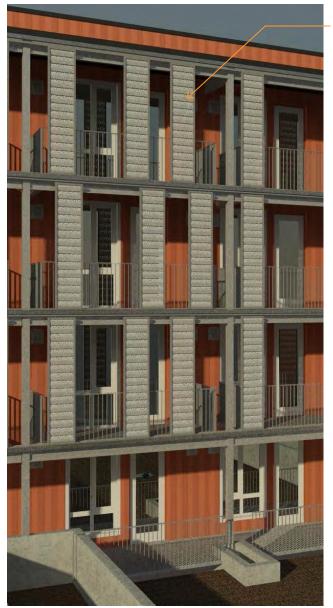




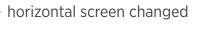


more information.

DESIGN REVIEW EXHIBITS

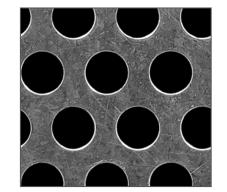


before (C.93)

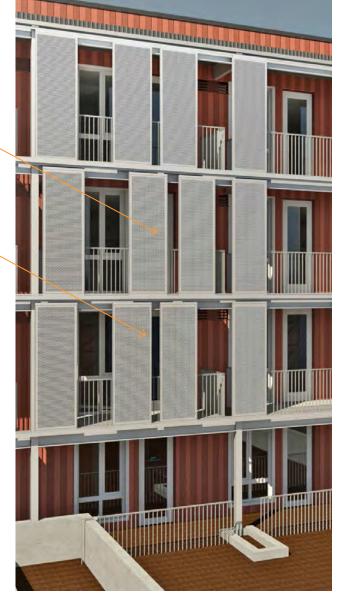


screens widened

perforated screen material

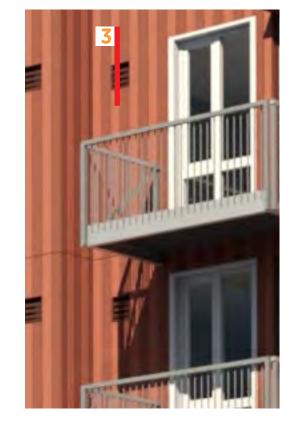


1/2" Holes on 11/16" Staggered Centers 48% Open Area



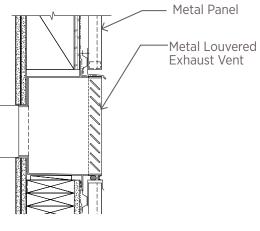
after (C.93)

see C.15, C.17, C.19, C.57, C.61, C.93 for more information.



DESIGN REVIEW EXHIBITS

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3 - Louvered Vent @ Metal Panel - 1" = 1'-0"

after (C.116) changed from vent hood





Wood siding and screening removed

Glass at canopies removed



before (C.19)



after (C.19)

see C.15, C.17, C.19, C.27, C.30, C.32, C.33, C.40, C.57, C.60, C.63, C.67, C.81, C.84, .96, C.97, C.98, C.99 for more information.

DESIGN REVIEW EXHIBITS

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Design Updates - Retail Building

Trellis and retail at South end removed

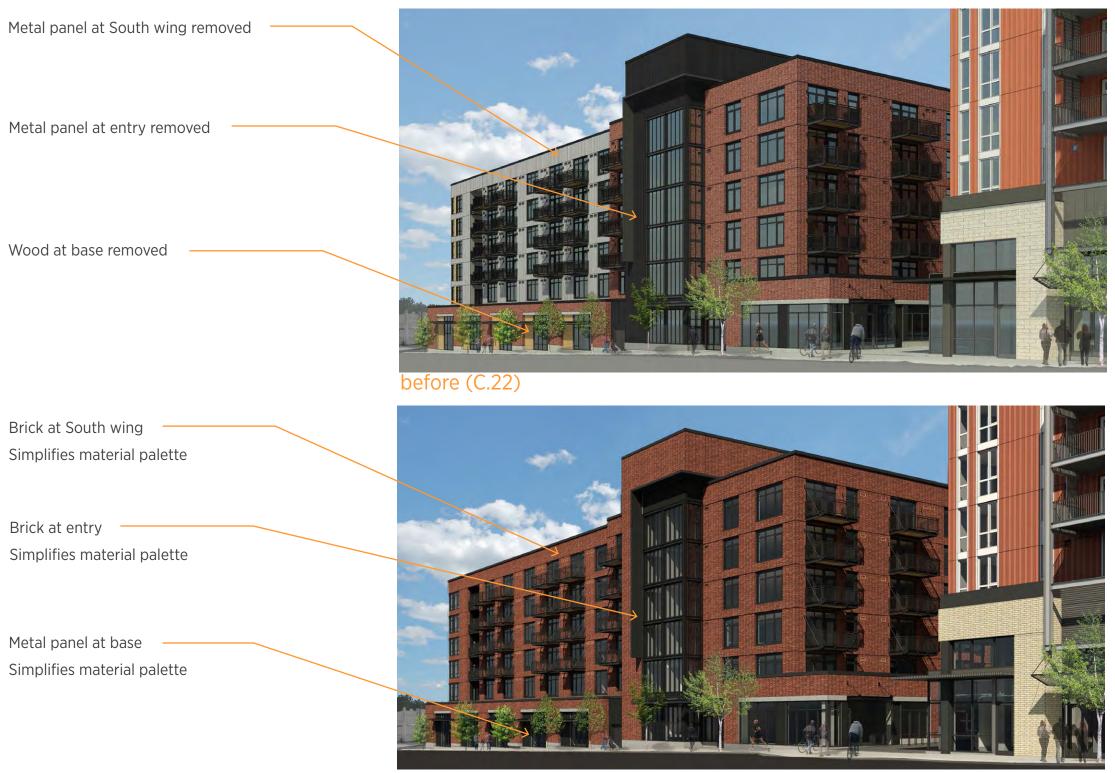
17

Step in roof parapet removed

Increased area for public plaza space

Simplified roof line





after (C.22)

DESIGN REVIEW EXHIBITS

KILLIAN PACIFIC ANKROM MOISAN ARCHITECTS, INC. see C.22, C.23, C.24, C.57, C.58, C.59, C.69, C.71, C.73, C.86, C.104, C.107, C.108, for more information.





South Building

1. Design Concepts

- Explain design concept of building
- 2. Material Palette
- Simplify, too many materials
- Wood cladding seems unnecessary
- Glass canopies, hard to keep clean
- 3. Garden center
- Integrate or fully detach
- 4. Signage truss is confusing without signage

Gable roof removed,



before (C.23)

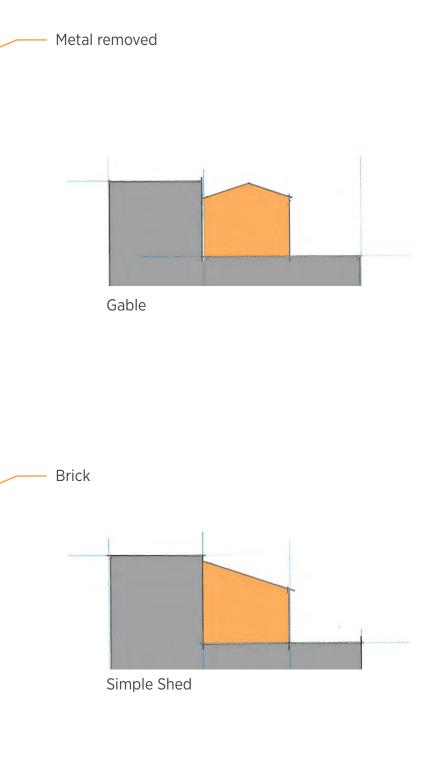
Shed roof, integrated with structure



after (C.23)



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see C.23, C.24, C.33, C.40, C.56, C.57, C.58, C.69, C.71, C.87, C.105, for more information.

DESIGN REVIEW EXHIBITS



Wood at base removed

before (C.21)



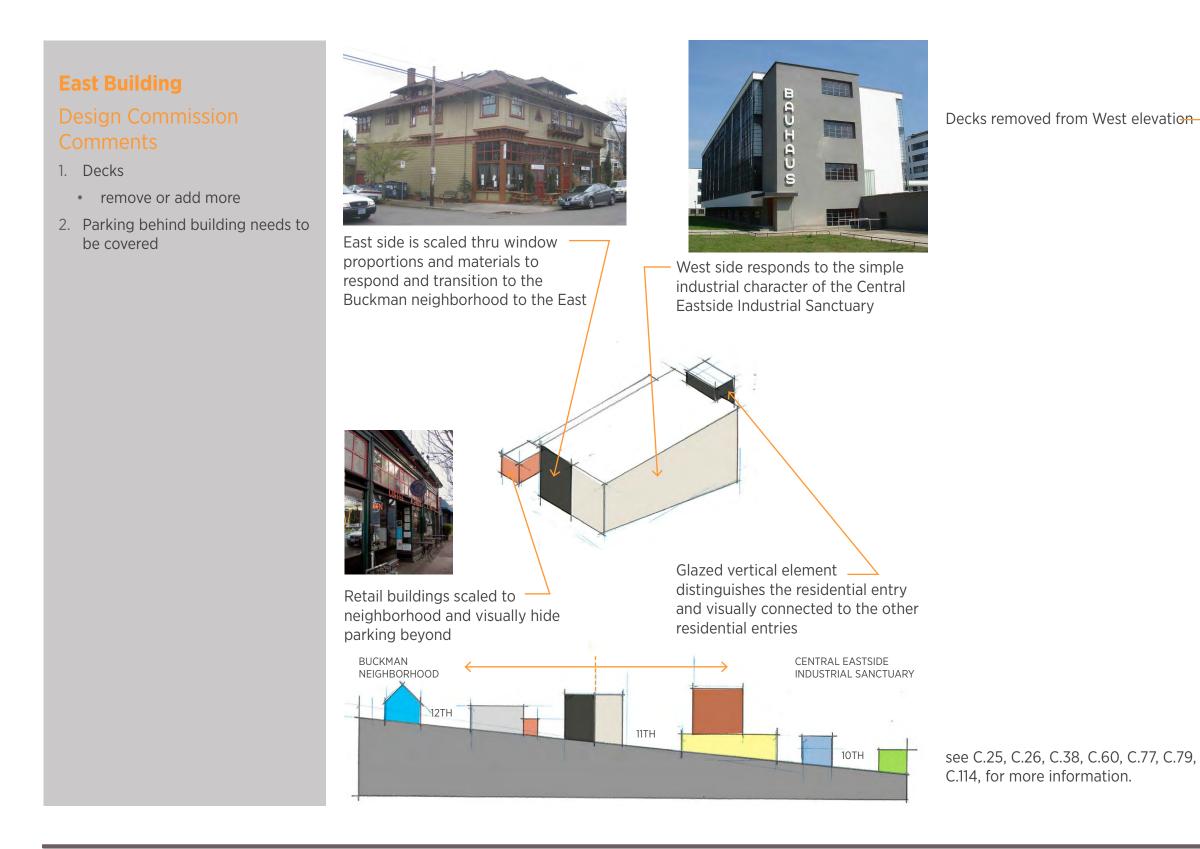
Metal panel at base Simplifies material palette

after (C.21)

DESIGN REVIEW EXHIBITS

KILLIAN PACIFIC ANKROM MOISAN ARCHITECTS, INC. see C.18, C.19, C.21, C.57, C.69, C.86for more information.







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LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR



DESIGN REVIEW EXHIBITS

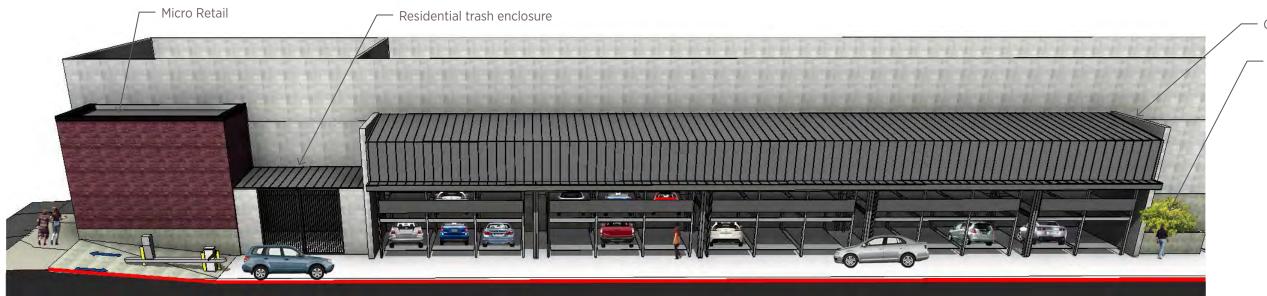
Existing building wall

Metal roof design limits views to vehicles from residential units



Entry from Belmont

Section Perspective

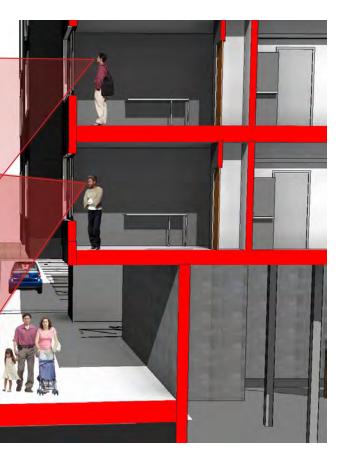


View of Parking From Resident Levels

DESIGN REVIEW EXHIBITS

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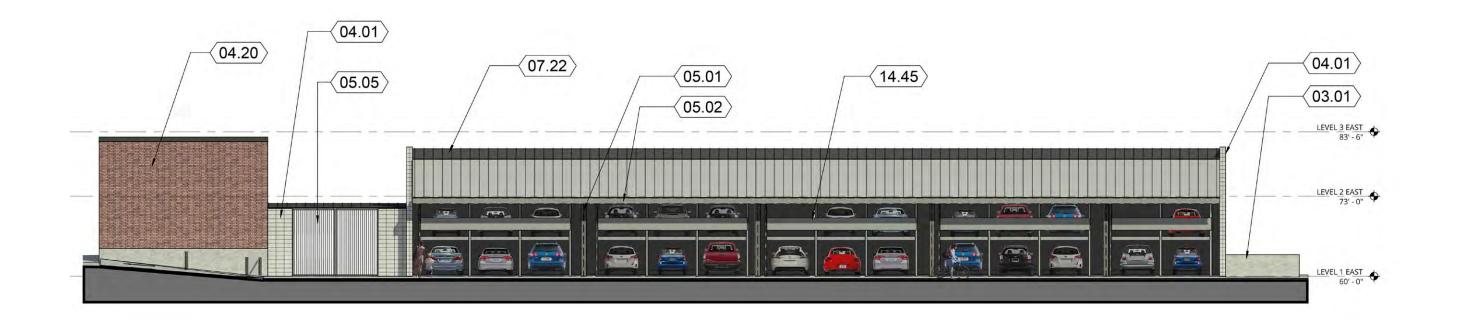
Parking Machine - Design and Operation



CMU Shear Wall

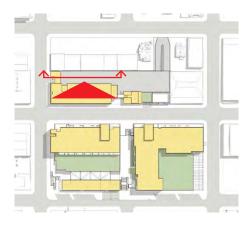
Flow-thru planter collects all water from parking structure roof





KEYNOTES - ELEVATIONS	
03.01	CAST-IN-PLACE CONCRETE WALL
03.40	PRECAST CONCRETE
04.01	CONCRETE MASONRY UNITS
04.20	BRICK VENEER
05.01	STEEL COLUMN
05.02	STEEL BEAM
05.05	STEEL GATE
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.81	DECORATIVE METAL GUARDRAIL
07.06	RECESSED PERFORATED METAL WALL PANEL SIDING
07.20	FORMED METAL PANELS
07.21	MORIN F-12 PROFILE METAL PANEL
07.22	METAL ROOF PANELS, STANDING SEAM
07.37	WOOD SIDING
07.40	FIBER CEMENT PANEL SIDING
07.41	FIBER CEMENT PLANK SIDING
08.30	ALUMINUM-FRAMED STOREFRONT
08.40	VINYL WINDOW AT APARTMENTS - TYPICAL
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
09.10	MODIFIED CEMENT PLASTER, STUCCO
14.45	SEMI-AUTOMATIC, VEHICLE LIFT SYSTEM





DESIGN REVIEW EXHIBITS



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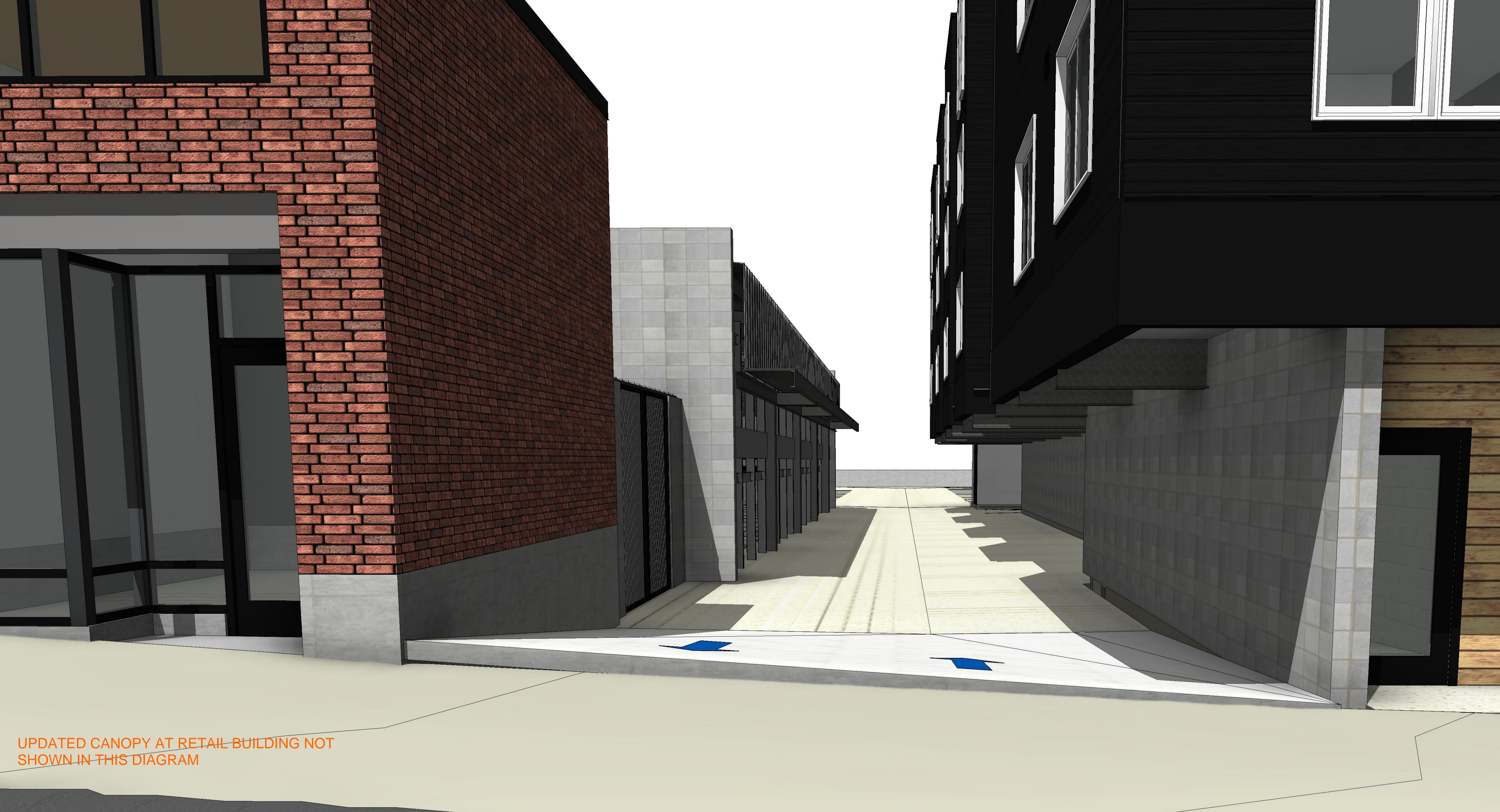
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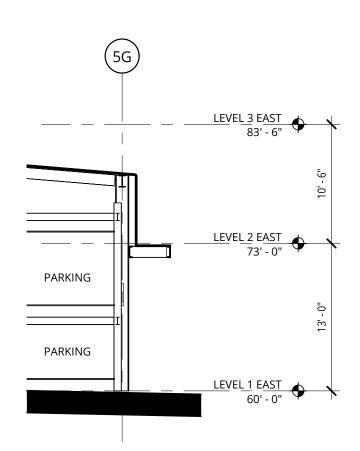
UPDATED CANOPY AT RETAIL BUILDING NOT SHOWN IN THIS DIAGRAM

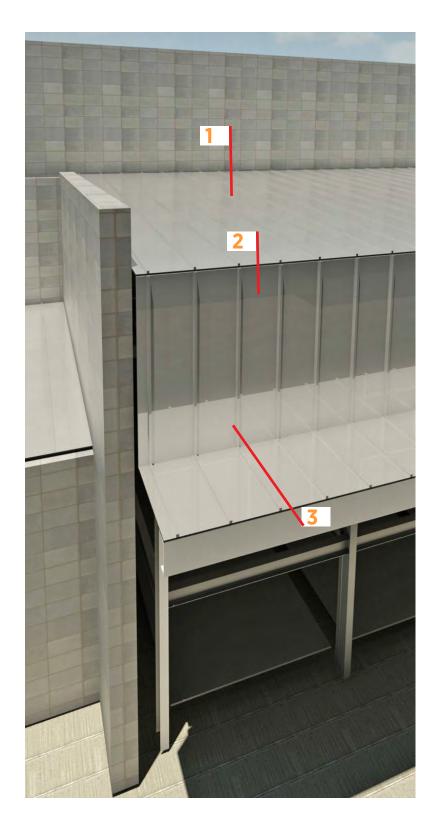


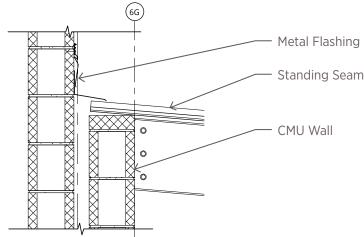




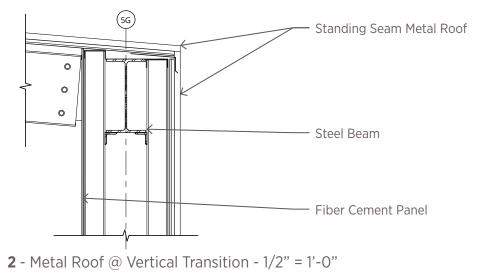


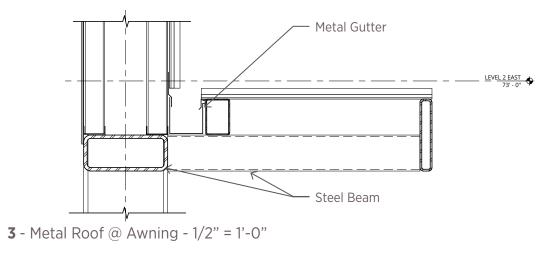






1 - Metal Roof @ Existing Building - 1/2" = 1'-0"





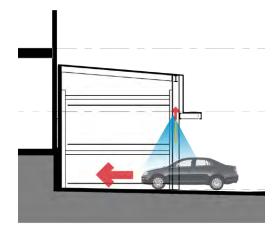


LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR

Standing Seam Metal Roof

DESIGN REVIEW EXHIBITS

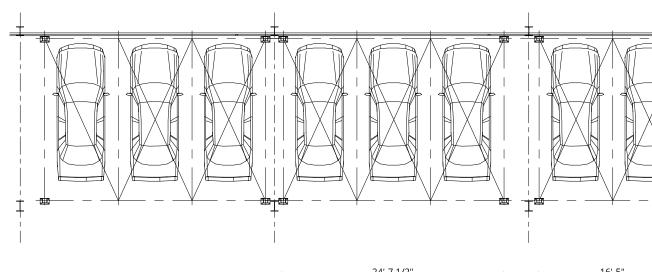
Parking Machine Operation

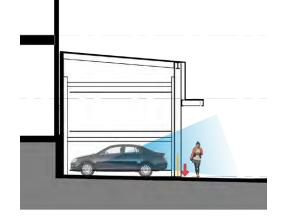


Step 1

Safety gate of parking structure raises with minimal localized noise.

Occupant drives vehicle into designated parking space of structure.

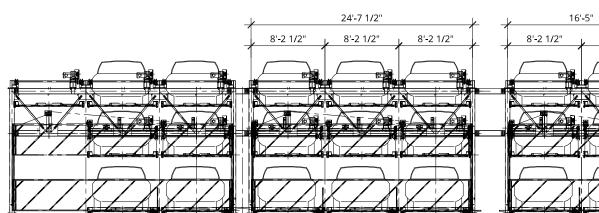


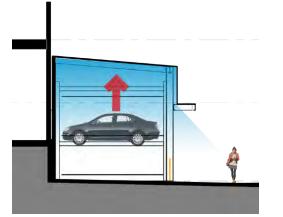


Step 2

Occupant turns vehicle off completely and exits.

Safety gate is closed once occupant has cleared the structure.





Step 3

Parking machine reorganizes vehicles within the matrix.

Noise of machinary is minimized by roof structure.

Acoustics And Vibrations

Parking Machine Layout and Dimensions

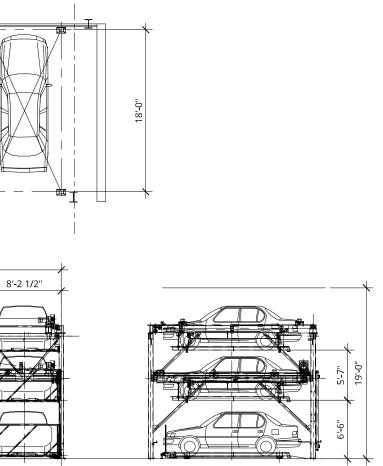
Two independent case studies have demonstrated the acoustic and vibration effects on existing projects in Portland.

The first test was conducted by SSA Acoustics on the 9th and Pine residential project which uses a Carmatrix Parking Lift System. Their study showed a relatively low Ambient Vibration (micrometers/second) in structure directly adjacent to the Lift System. Their conclusion was that the operation of the system would not impart vibration to the structural that will be noticed in apartments above 9th and Pine. It should be noted that the system for LOCA is independent of any residential structure

The second test was to determine the sound level impact of a Harding Steel Car Lift System, like the one designed for LOCA. The test was conducted at 1550 SE 20th Ave. in Portland. While in operation the Car Lift system was recorded making sounds of 59 to 60dB which is roughly equivalent to the sound level of a normal conversation. It can be inferred from this study that operation of the Car Lift system has little to no effect on the ambient sound levels local to the system.

DESIGN REVIEW EXHIBITS

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Outdoor Spaces

- 1. Make spaces dynamic
- 2. Provide common thread
- 3. More consistency
- 4. Spaces feel "small"
- 5. Spaces feel under designed
- 6. Re-organize Yamhill Steps
- 7. Belmont Stair is good
- 8. Material Palette
 - Simplify, too many materials
 - Don't use Corten steel
 - Too many light fixture types
- Too many handrails
- 9. Remove Cylinder light fixtures

Remove Corten



Bike Racks added

Bike track added to stairs



10th and Belmont Stairs before (C.96)



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see C.19, C.32, C.33, C.40, C.43, C.44, C.67, C.81, C.96, C.97, C.117, C.119, C.131, for more information.

DESIGN REVIEW EXHIBITS





see C.19, C.32, C.33, C.40, C.43, C.44, C.67, C.81, C.96, C.97, C.117, C.119, C.131, for

DESIGN REVIEW EXHIBITS

07.16.2014



Retail Building East Elevation before (C.81)



Retail Building East Elevation after (C.81)

Market walk sloped 2.3% —

Design Updates - Market Walk

31

see C.15, C.17, C.19, C.27, C.30, C.61, C.81, C.96, C.99, C.119, for more information.







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Chapter 33.293

33.293.030 Requirements (REVISED PROPOSAL - 06/02/31)

Proposal: 2x Open space SF for community living room

- a.
- b.
- С.
- d.

e.

f.

SUPERBLOCK DEVELOPMENT STANDARDS-

12400 sf of public plaza is provided, which exceeds the 5% (91,050 sf x 5% = 4552 sf) required. The public plaza spaces make pedestrian connections That are more characteristic of 2x the width of standard 12' sidewalks. These inherently do not meet the required length to width ratio of 3 to 1, but preserve the familiar pedestrian experience within the context of the Central City plan.

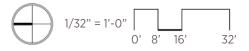
The total area of walkways, landscape areas, public plazas is required to be 50% of the vacated streets within the superblock which would require (12,000sf x 50% = 6000 sf), 12400 sf total is provided.

The walkway system must be hard surfaced and at least 12' wide, unobstructed. These proposed walkways are no less than 20' wide, but are often 24' wide.

The on-site pedestrian and bike circulation system will be lighted for night use.

The walkways are accessible to bikes. They are accessible on grade from SE 11th, and a walkway at near flat grade crosses the site westward to a broad open staircase that drops down to SE 10th. This is visually open from the east with views through to SE Yamhill and downtown to the west.

The preferred 24 hr pedestrian connection measures 4.860 sf and is in alignment with SE Yamhill to the West. See diagram to the left, highlighted in amber. An additional 4,705 sf pedestrian connection is highlighted in blue.-







Yamhill Plaza Overlook - After DR Input



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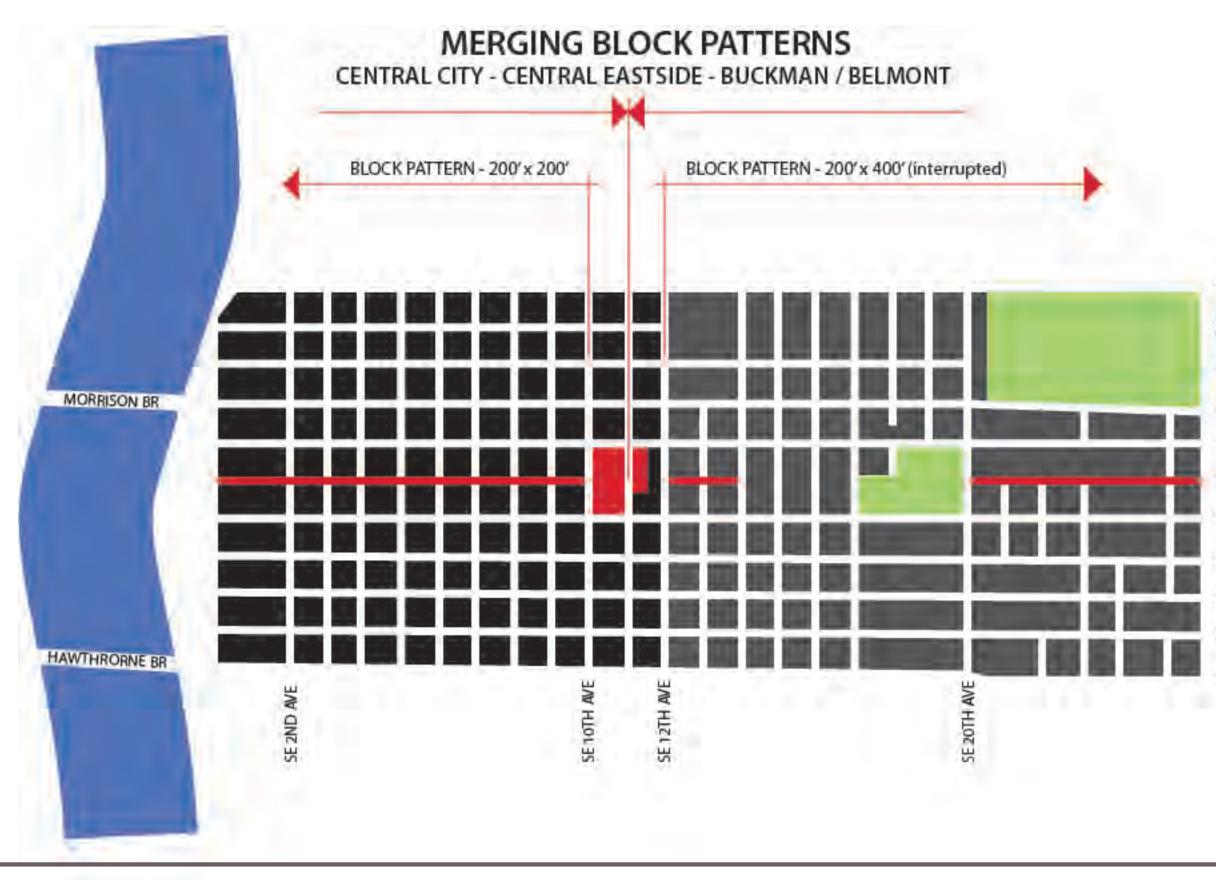


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KILLIAN PACIFIC ANKROM MOISAN ARCHITECTS, INC. SE STARK ST SE WASHINGTON ST SE ALDER ST SE ALDER ST SE MORRISON ST SE BELMONT ST SE YAMHILL ST SE TAYLOR ST SE SALMON ST SE MAIN ST SE MADISON ST SE HAWTHORNE BLVD

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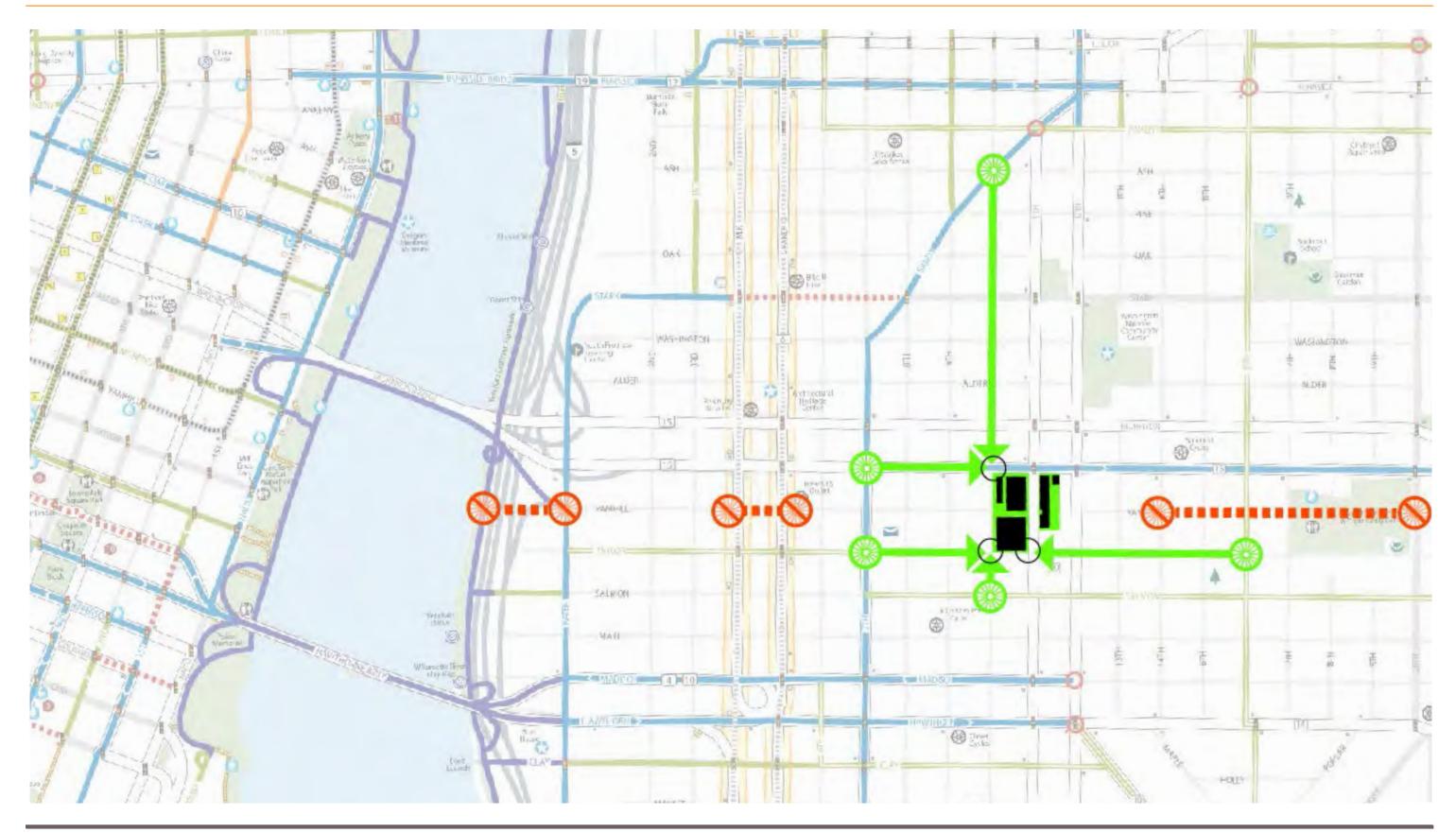


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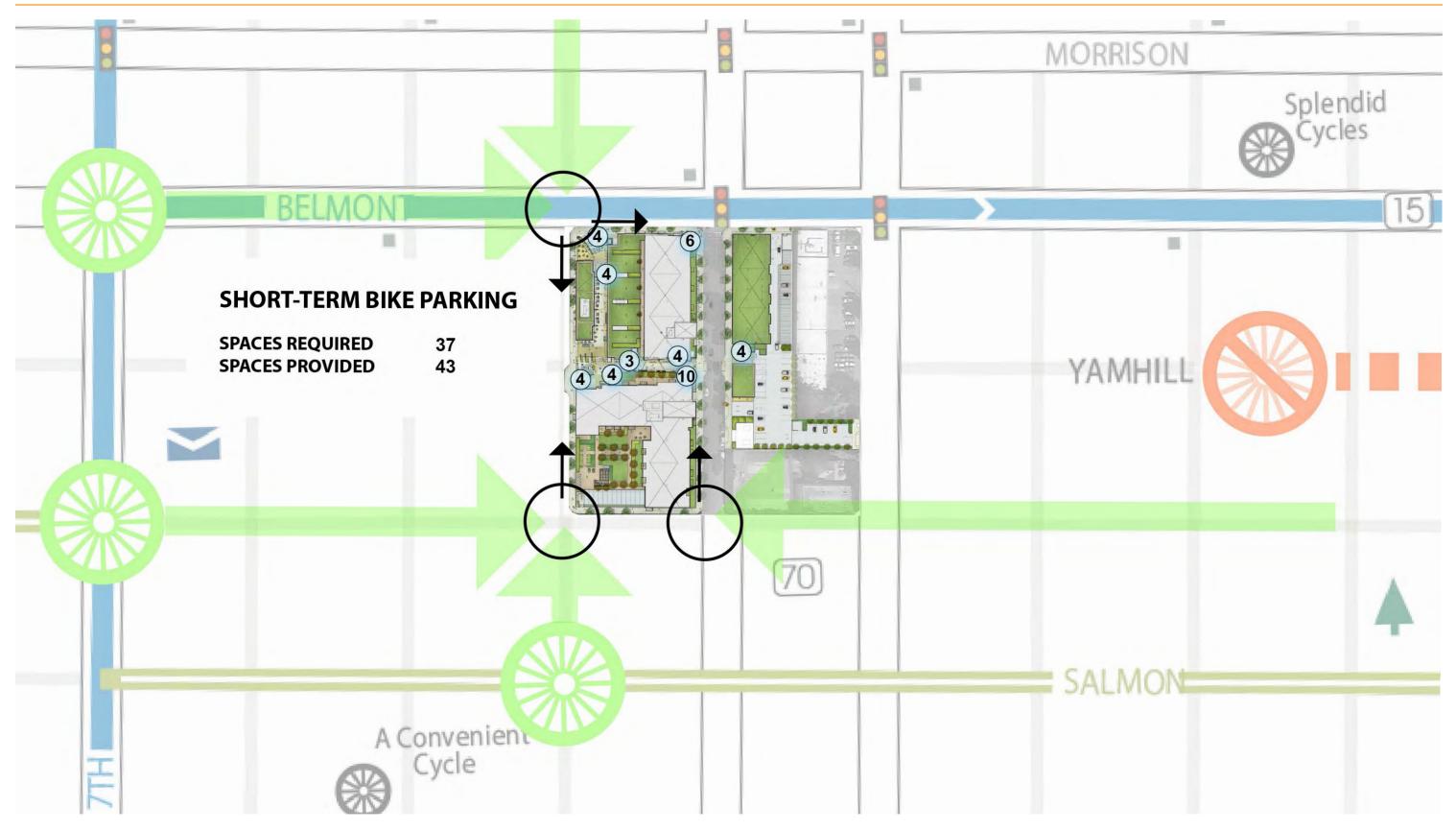


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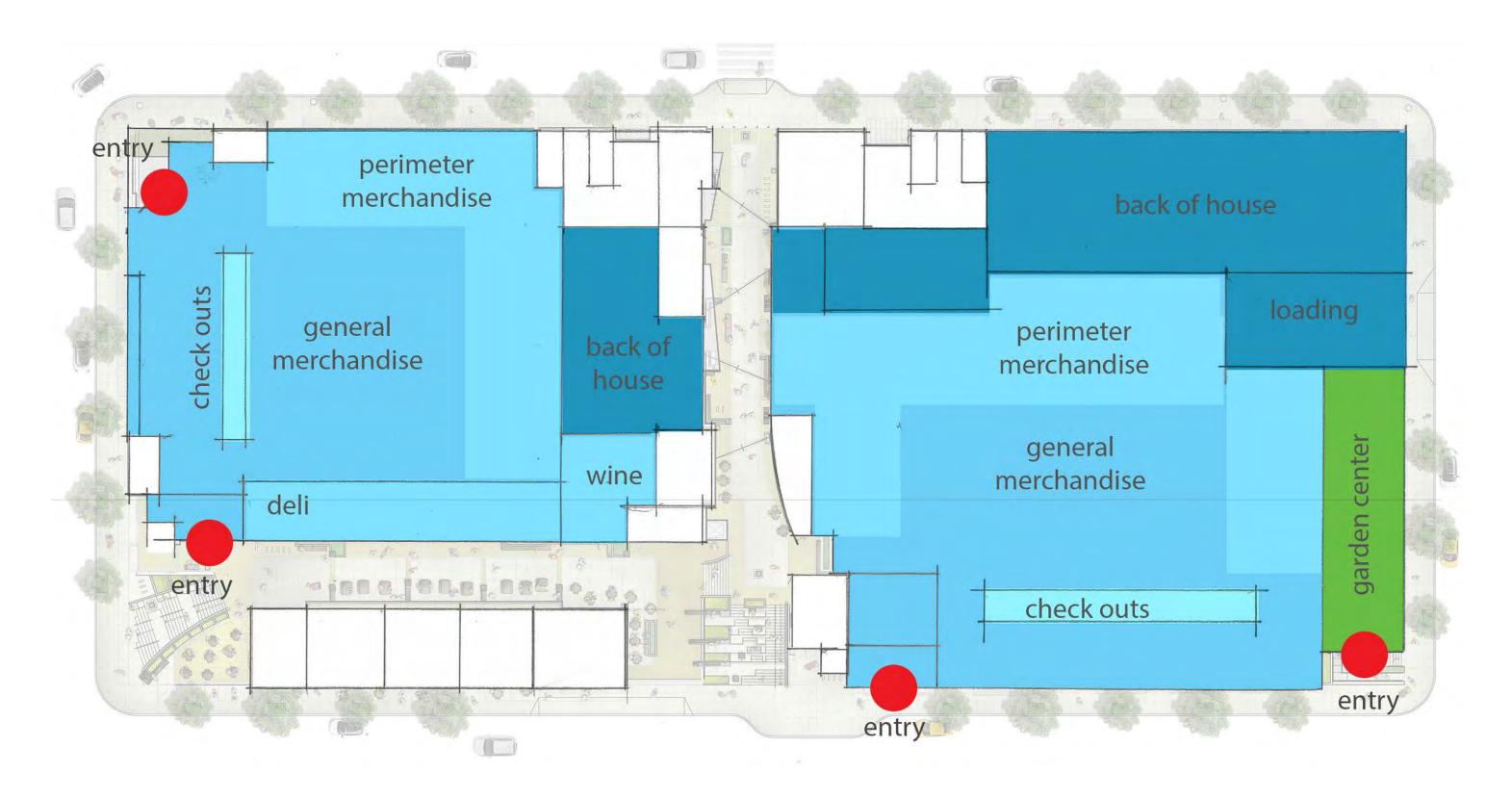
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Site Access - Bike Parking C.172









35

C.121 Landscape - Site Plan - North and South Block





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Landscape - Site Plan - East Block C.122





The Mint Plaza, San Francisco, CA



Chelsea Market, New York, NY

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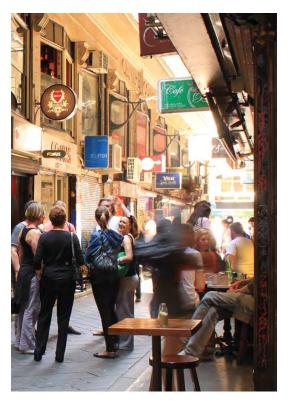


Public Market, Granville Market, CA



Angel Place, Sydney, Australia

Landscape - Precedents C.126





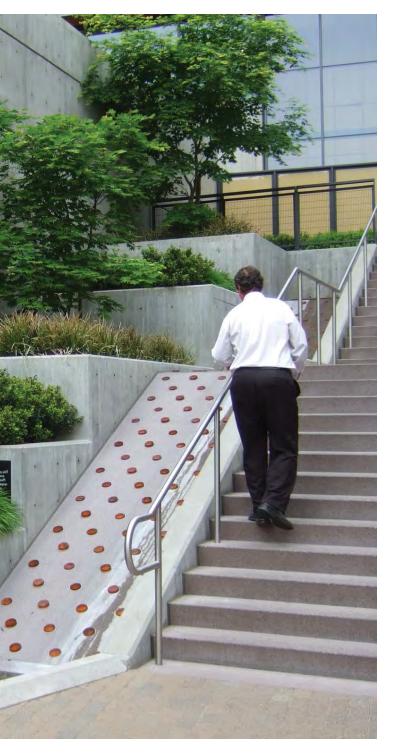
C.133 Landscape - Yamhill Entry

L16





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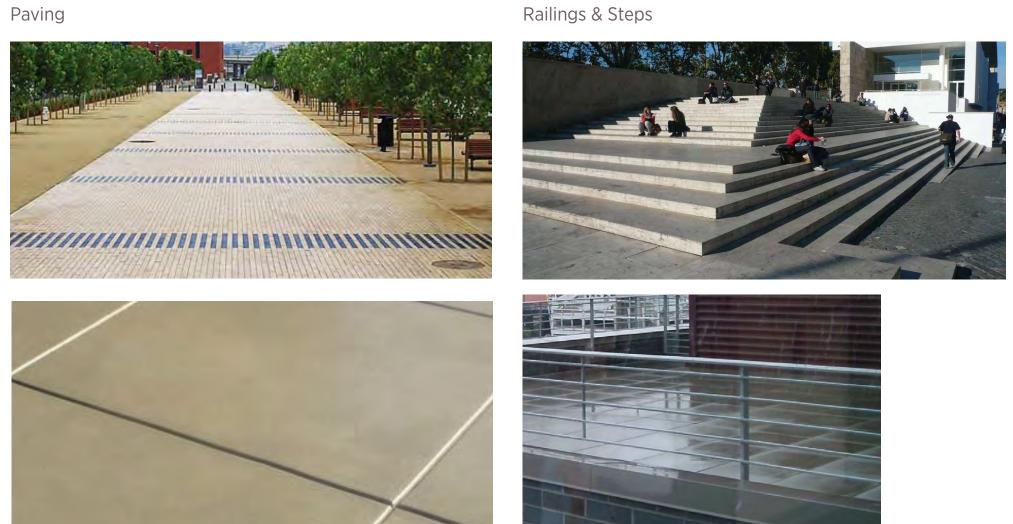
DESIGN REVIEW EXHIBITS

C.141 Landscape - Paving, Materials & Furnishings

Furnishings

L24

Paving







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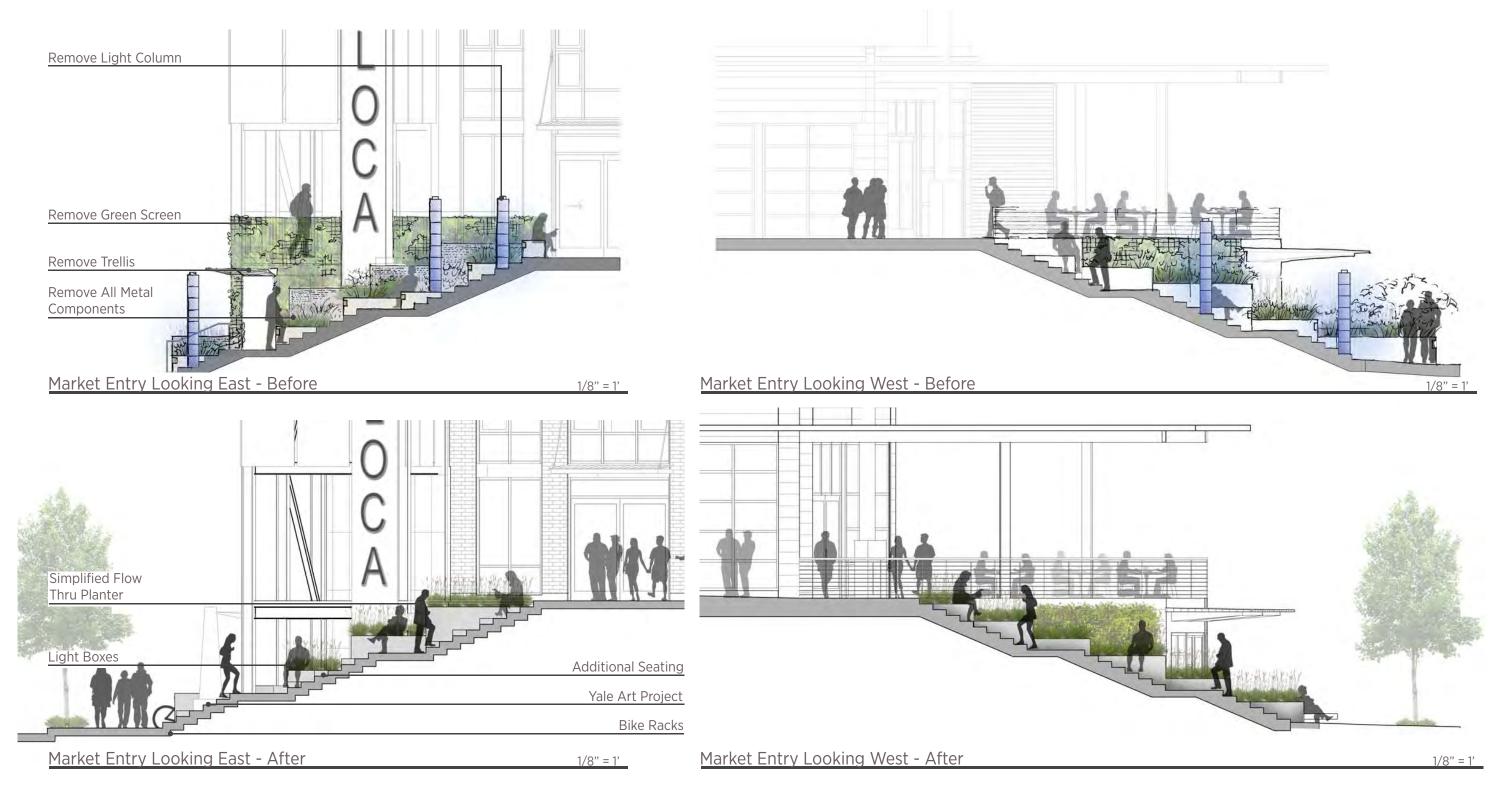
LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR



DESIGN REVIEW EXHIBITS

C.129 Landscape - Market Entry - Sections

L12





DESIGN REVIEW EXHIBITS



Landscape - Market Entry - Elevations C.130 L13



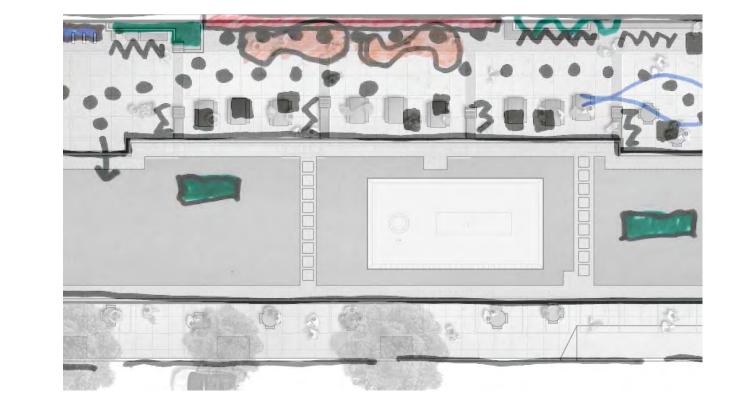
L14

Make Spaces Dynamic Simple Strong Inviting Simplify, too many materials Don't use corten steel Provide Common Thread More Consistancy Feels "small" underdesigned

Create Hang out space Belmont Stair is Good **Material Palette** too many light fixture types

too many handrails

remove cylinder light







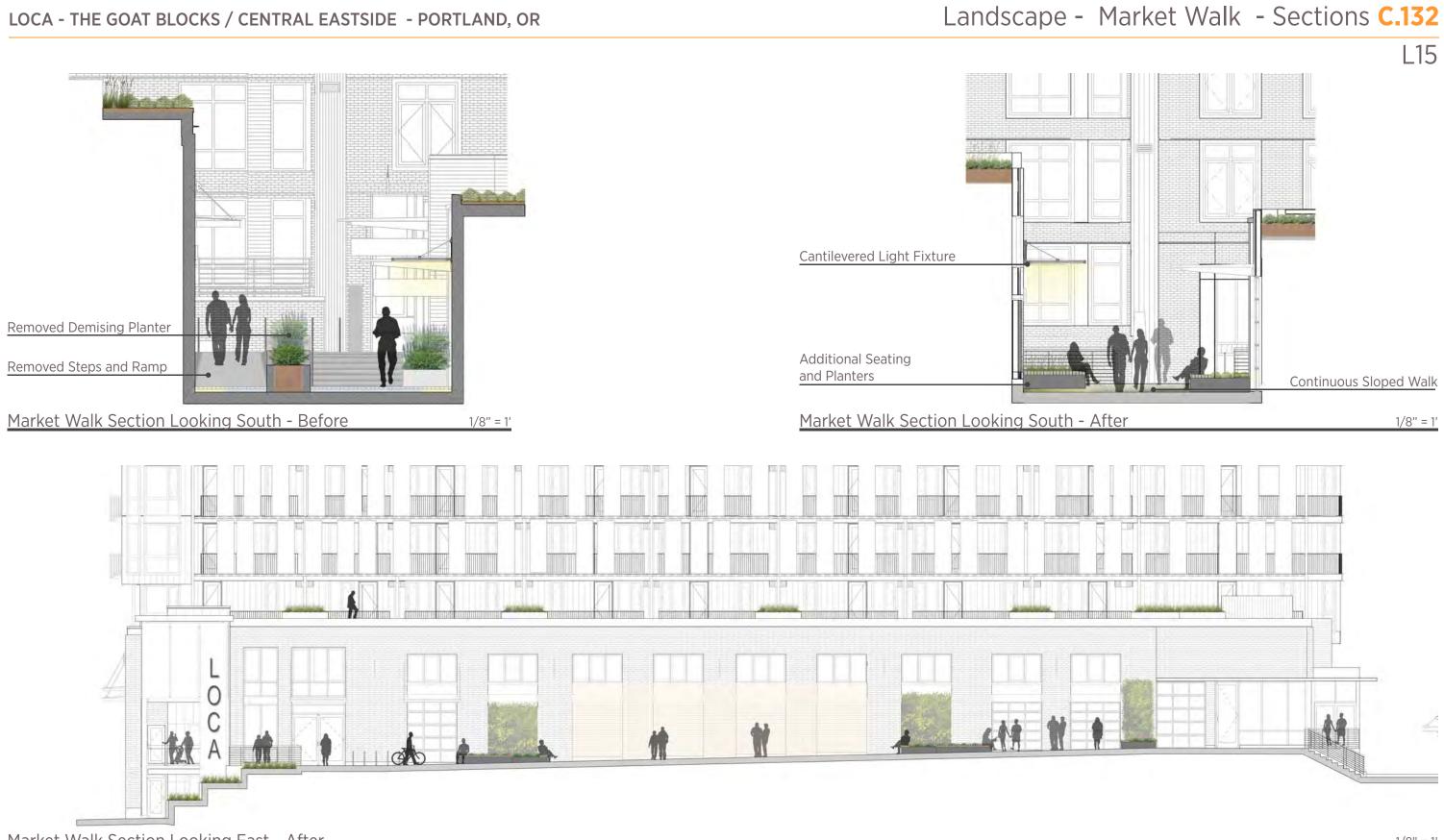




LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR



DESIGN REVIEW EXHIBITS



Market Walk Section Looking East - After

DESIGN REVIEW EXHIBITS

KILLIAN PACIFIC ANKROM MOISAN ARCHITECTS, INC.

1/8" = 1'



LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR





Yamhill Entry Looking South - After

DESIGN REVIEW EXHIBITS

KILLIAN PACIFIC ANKROM MOISAN ARCHITECTS, INC.

Landscape - Yamhill Entry - Sections C.134 L17

1/8" = 1'

Bike Trough

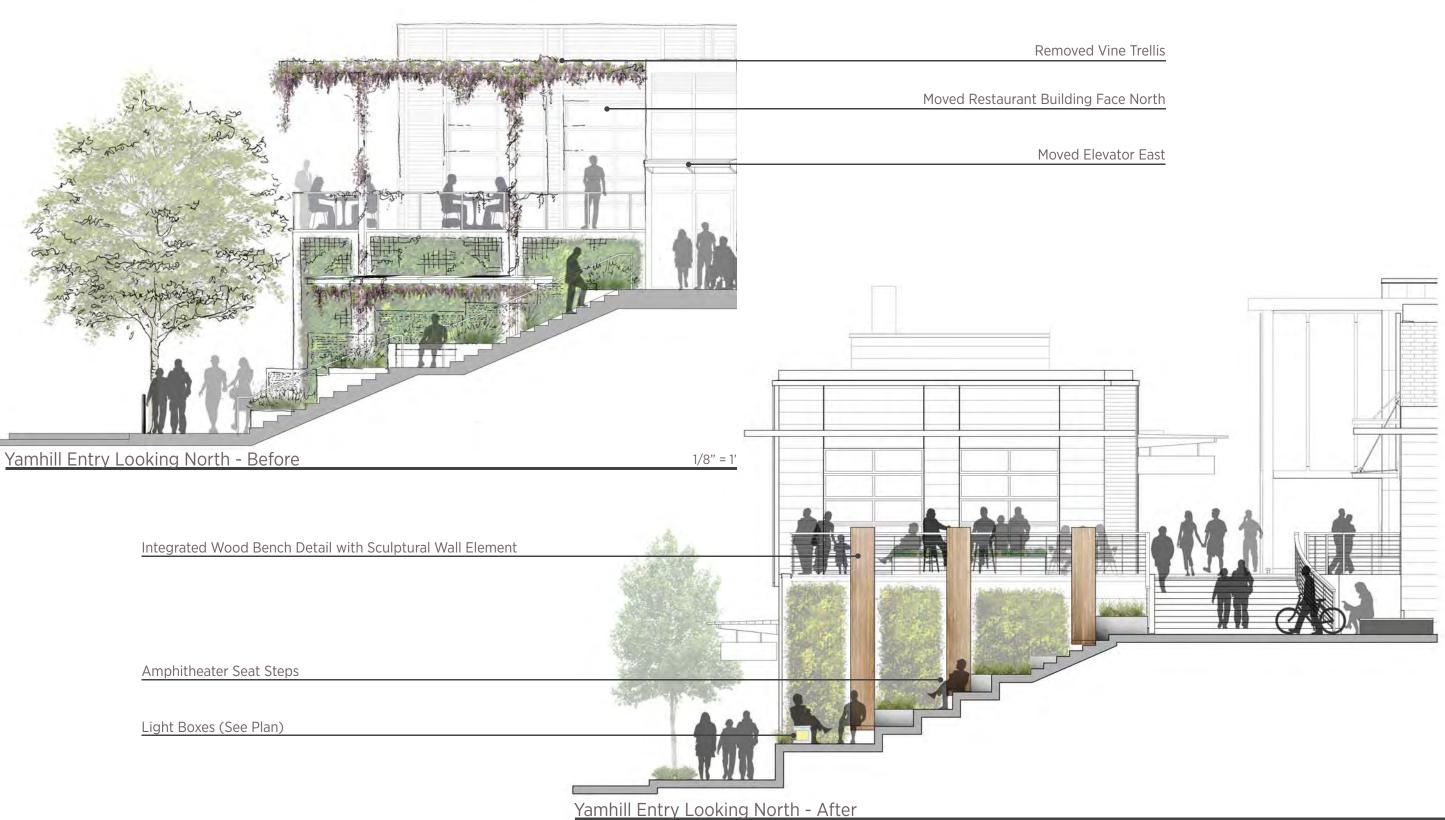
Bike Racks

1/8" = 1'



C.135 Landscape - Yamhill Entry - Sections





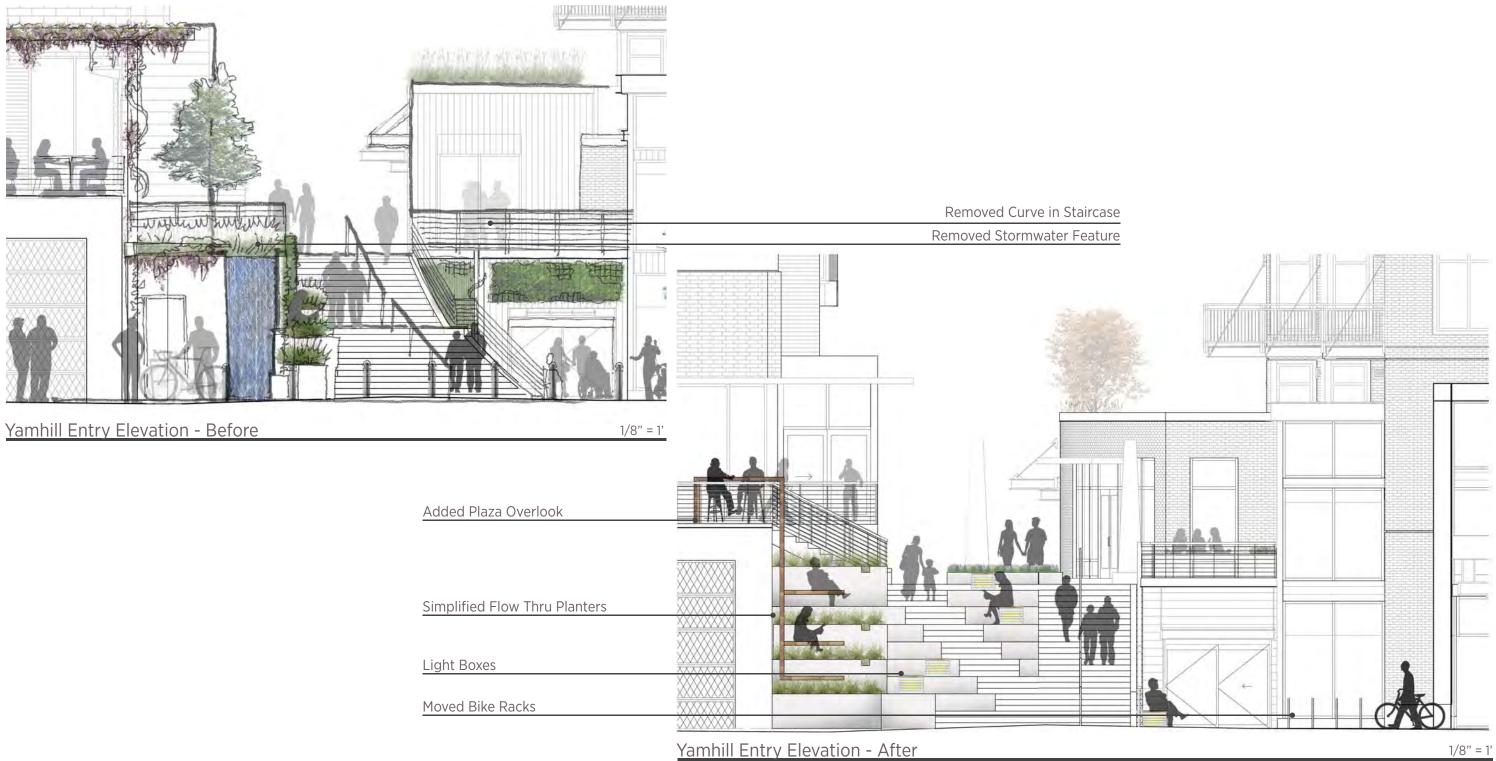


KILLIAN PACIFIC ANKROM MOISAN ARCHITECTS, INC.

LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR

1/8" = 1'

DESIGN REVIEW EXHIBITS



DESIGN REVIEW EXHIBITS

KILLIAN PACIFIC ANKROM MOISAN ARCHITECTS, INC.

Landscape - Yamhill Entry - Elevations C.136 L19



C.137 Landscape - Yamhill Alley

L20



Yamhill Alley Looking South - After







06.30.2014

LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR



Yamhill Alley Looking East - Before





Yamhill Alley Looking East - Before



Yamhill Alley Looking East - After

DESIGN REVIEW EXHIBITS

KILLIAN PACIFIC ANKROM MOISAN ARCHITECTS, INC.

Landscape - Yamhill Alley - Sections C.138

1/8" = 1'





DESIGN REVIEW EXHIBITS

KILLIAN PACIFIC ANKROM MOISAN ARCHITECTS, INC.

Landscape - Yamhill East - Sections C.140 L23

Integrated Trellis Feature

