

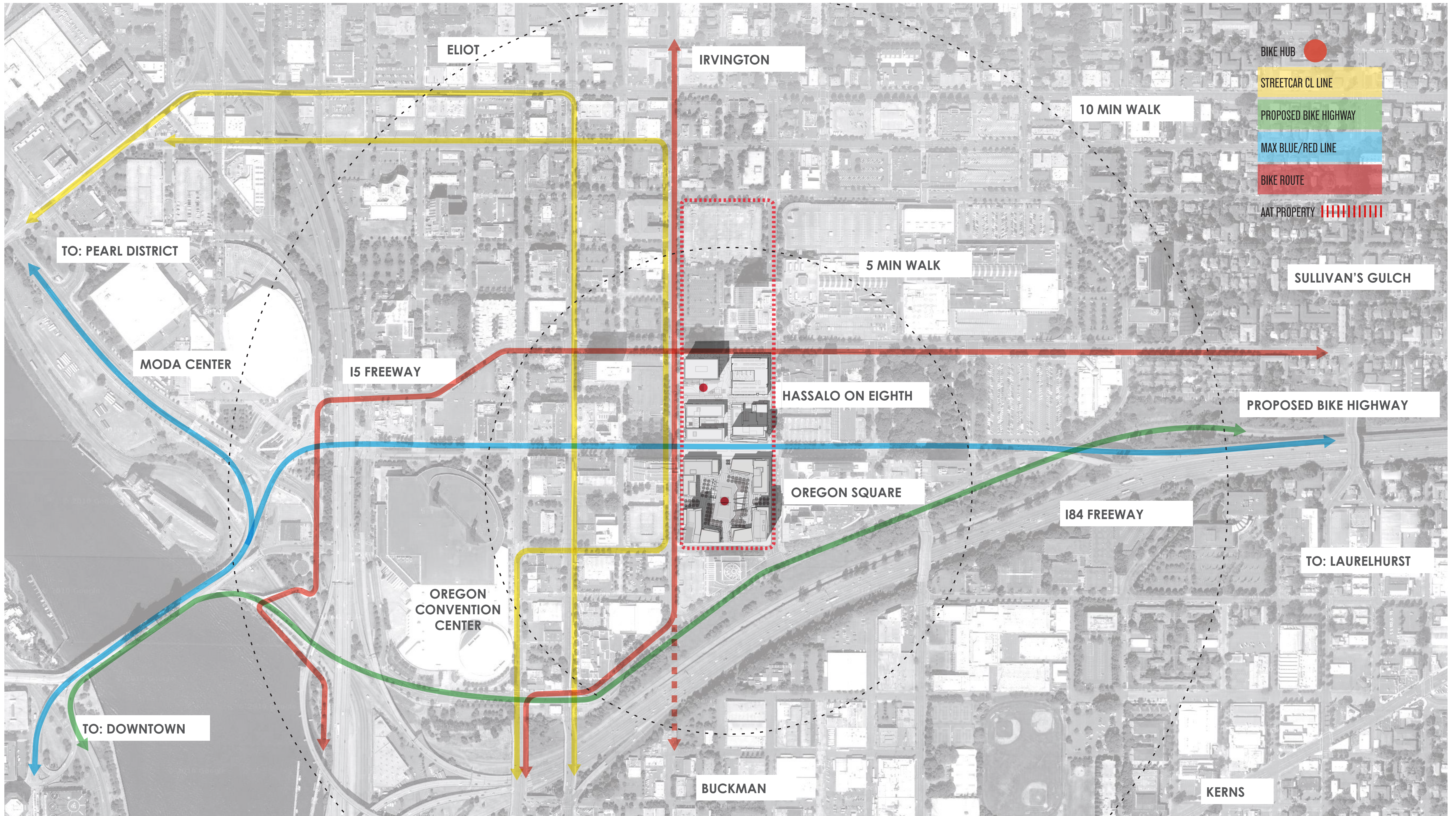


OREGON SQUARE MASTER PLAN

DESIGN ADVICE REQUEST 01

American Assets Trust
GBD Architects
GLUMAC
PLACE
KPF
BIOHABITATS
HHPR

January 29, 2015



PROJECT

OREGON SQUARE

DATE

JANUARY 29, 2015
 DAR_01

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VICINITY: NORTHEAST PORTLAND

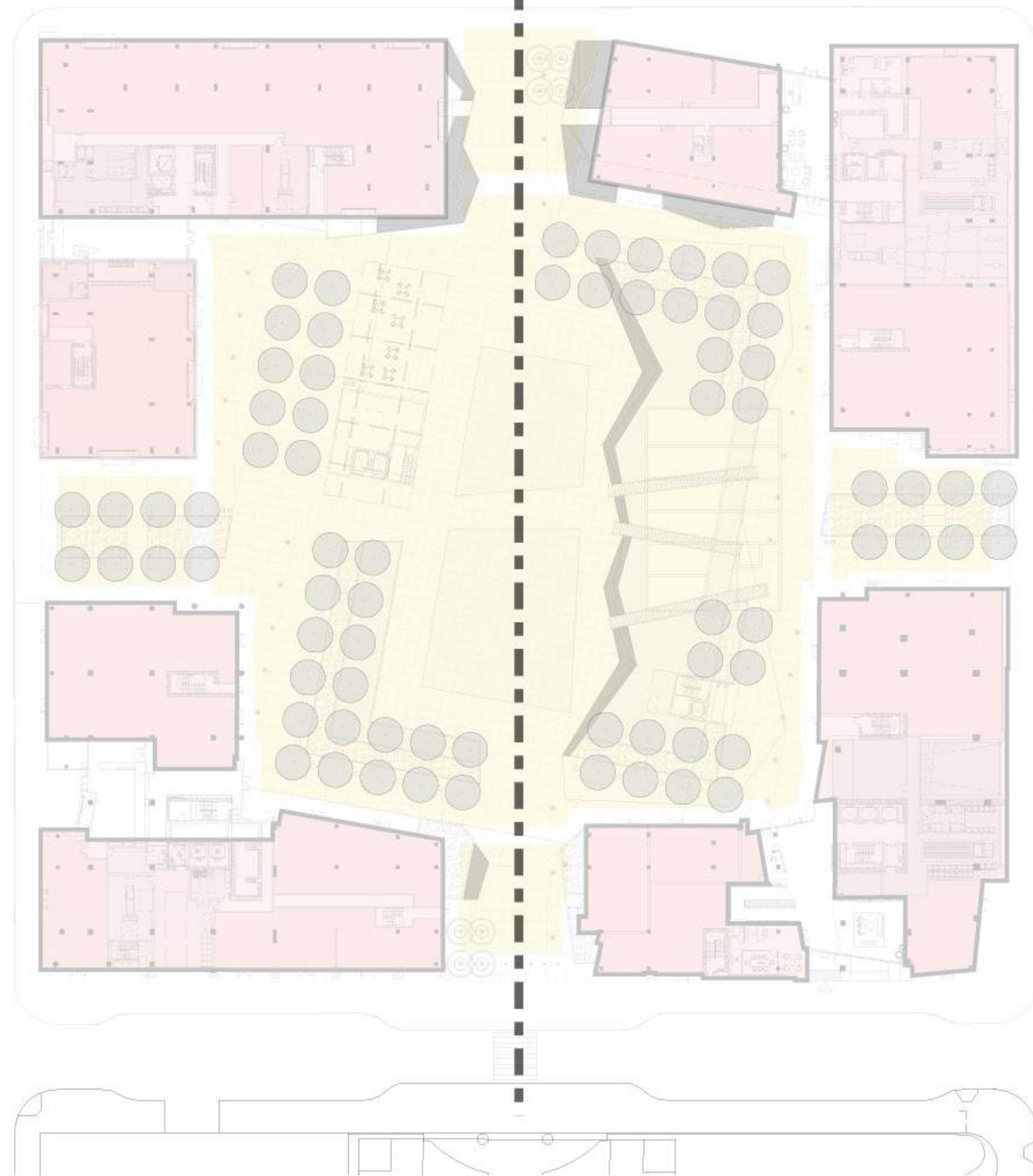
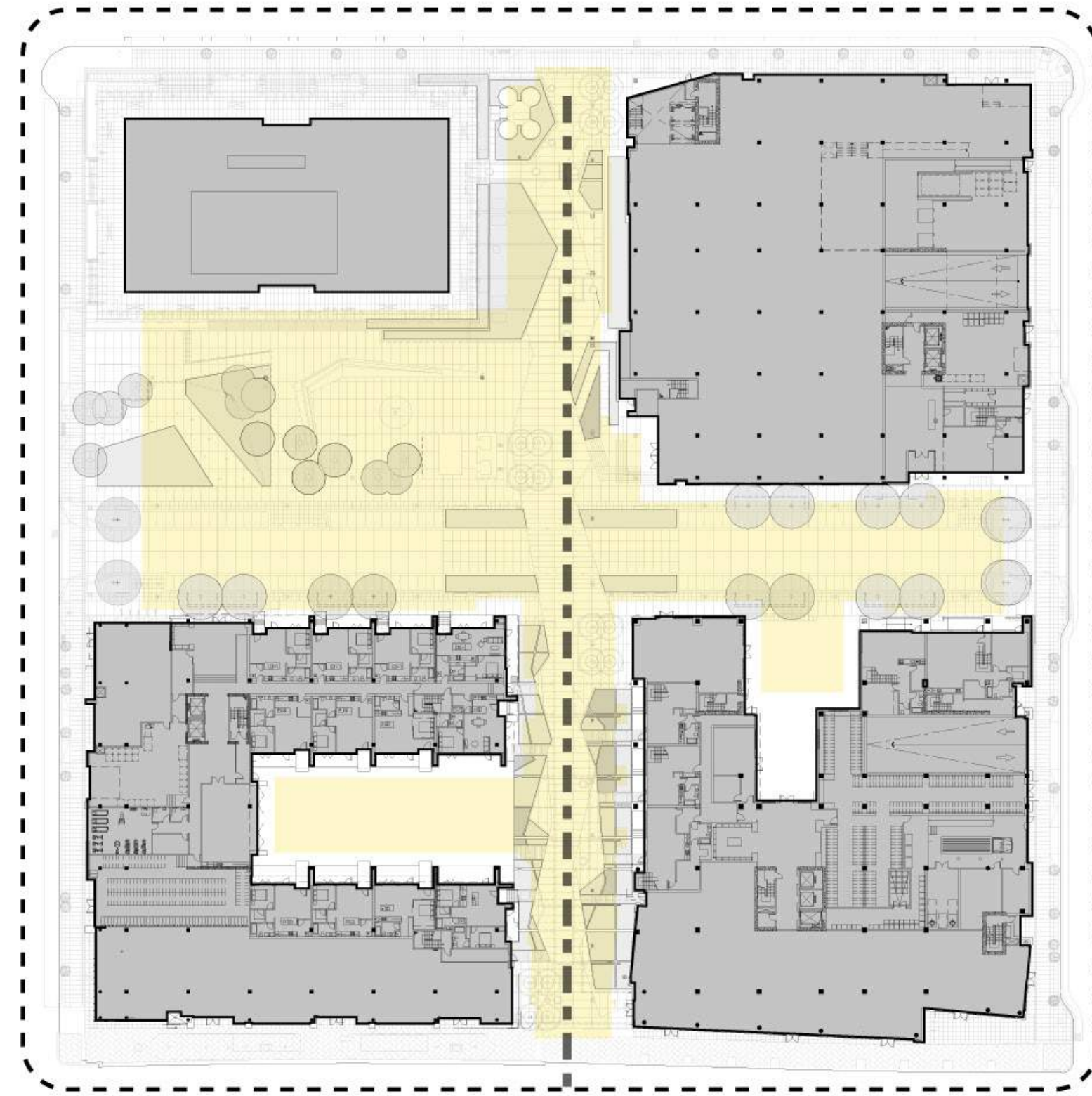


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PHASE 1: HASSALO ON EIGHTH

UNDER CONSTRUCTION



PROJECT

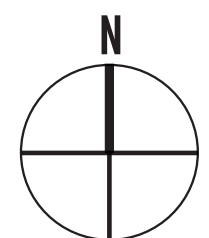
OREGON SQUARE

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AGENDA

1. overview phase 1

2. open space

3. massing/solar/sight lines

4. placemaking

5. ground level overview

6. q & a



| |
|----------------------------|
| RESIDENTIAL - PUBLIC AREAS |
| RESIDENTIAL |
| RETAIL |
| OFFICE (EXISTING) |
| SERVICE/SUPPORT |

657
For-rent housing units

592,000
GSF of housing

271,000
GSF of office

27,500
Specialty retail

30,000
Retail

1,200
Underground parking stalls

PROJECT

OREGON SQUARE

DATE

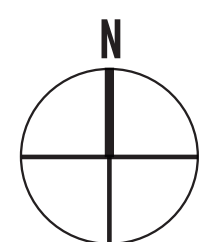
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GROUND PHASE 1



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- RESIDENTIAL - PUBLIC AREAS
- RESIDENTIAL
- RETAIL
- OFFICE (EXISTING)
- SERVICE/SUPPORT

657
For-rent housing units

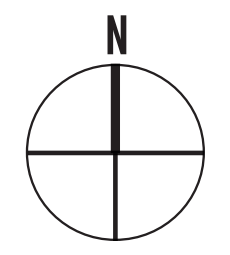
592,000
GSF of housing

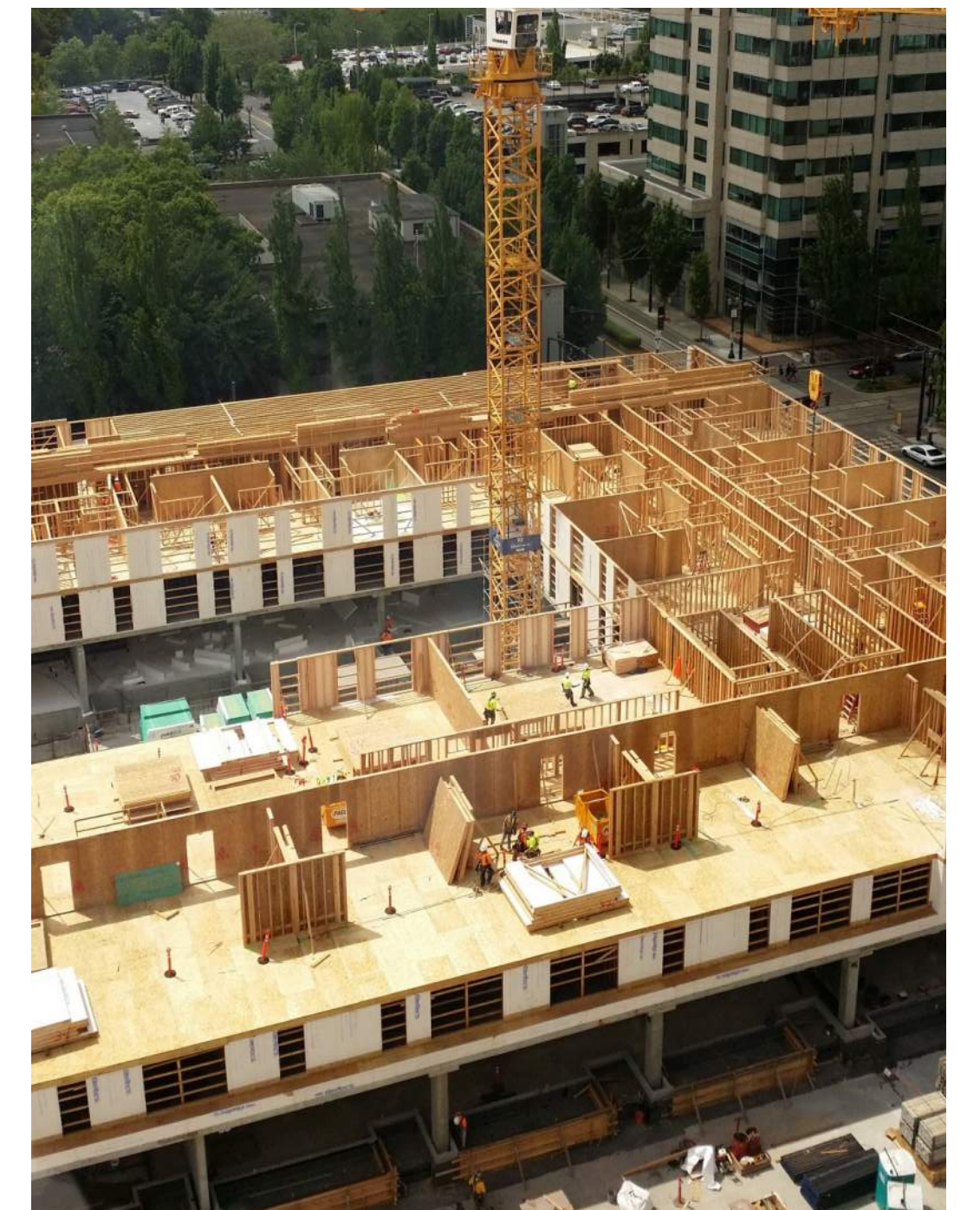
271,000
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Specialty retail

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PROJECT

OREGON SQUARE

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OVERALL CHARACTER: PHASE 1

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AGENDA

1. overview phase 1

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6. q & a

An aerial photograph of a city block, likely in Portland, Oregon, showing a grid of streets and various buildings. The text 'PROJECT GOALS' is overlaid in the center. The streets shown include NE Irving St, NE 7th Ave, NE 8th Ave, NE 9th Ave, NE 10th Ave, NE 11th Ave, NE 12th Ave, NE 13th Ave, NE 14th Ave, NE 15th Ave, NE 16th Ave, NE 17th Ave, NE 18th Ave, NE 19th Ave, NE 20th Ave, NE 21st Ave, NE 22nd Ave, NE 23rd Ave, NE 24th Ave, NE 25th Ave, NE 26th Ave, NE 27th Ave, NE 28th Ave, NE 29th Ave, NE 30th Ave, NE 31st Ave, NE 32nd Ave, NE 33rd Ave, NE 34th Ave, NE 35th Ave, NE 36th Ave, NE 37th Ave, NE 38th Ave, NE 39th Ave, NE 40th Ave, NE 41st Ave, NE 42nd Ave, NE 43rd Ave, NE 44th Ave, NE 45th Ave, NE 46th Ave, NE 47th Ave, NE 48th Ave, NE 49th Ave, NE 50th Ave, NE 51st Ave, NE 52nd Ave, NE 53rd Ave, NE 54th Ave, NE 55th Ave, NE 56th Ave, NE 57th Ave, NE 58th Ave, NE 59th Ave, NE 60th Ave, NE 61st Ave, NE 62nd Ave, NE 63rd Ave, NE 64th Ave, NE 65th Ave, NE 66th Ave, NE 67th Ave, NE 68th Ave, NE 69th Ave, NE 70th Ave, NE 71st Ave, NE 72nd Ave, NE 73rd Ave, NE 74th Ave, NE 75th Ave, NE 76th Ave, NE 77th Ave, NE 78th Ave, NE 79th Ave, NE 80th Ave, NE 81st Ave, NE 82nd Ave, NE 83rd Ave, NE 84th Ave, NE 85th Ave, NE 86th Ave, NE 87th Ave, NE 88th Ave, NE 89th Ave, NE 90th Ave, NE 91st Ave, NE 92nd Ave, NE 93rd Ave, NE 94th Ave, NE 95th Ave, NE 96th Ave, NE 97th Ave, NE 98th Ave, NE 99th Ave, NE 100th Ave. The text 'PROJECT GOALS' is overlaid in the center. The text '1. maximize solar access' is overlaid below the title. The text '2. protect/optimize views' is overlaid below the first goal. The text '3. develop porosity at ground level' is overlaid below the second goal. The text '4. step podium into plaza' is overlaid below the third goal. The text '5. pinch/open to street' is overlaid below the fourth goal. The text 'PROJECT GOALS' is overlaid in the center. The text '1. maximize solar access' is overlaid below the title. The text '2. protect/optimize views' is overlaid below the first goal. The text '3. develop porosity at ground level' is overlaid below the second goal. The text '4. step podium into plaza' is overlaid below the third goal. The text '5. pinch/open to street' is overlaid below the fourth goal.

PROJECT GOALS

1. maximize solar access

2. protect/optimize views

3. develop porosity at ground level

4. step podium into plaza

5. pinch/open to street

PROJECT

OREGON SQUARE

DATE

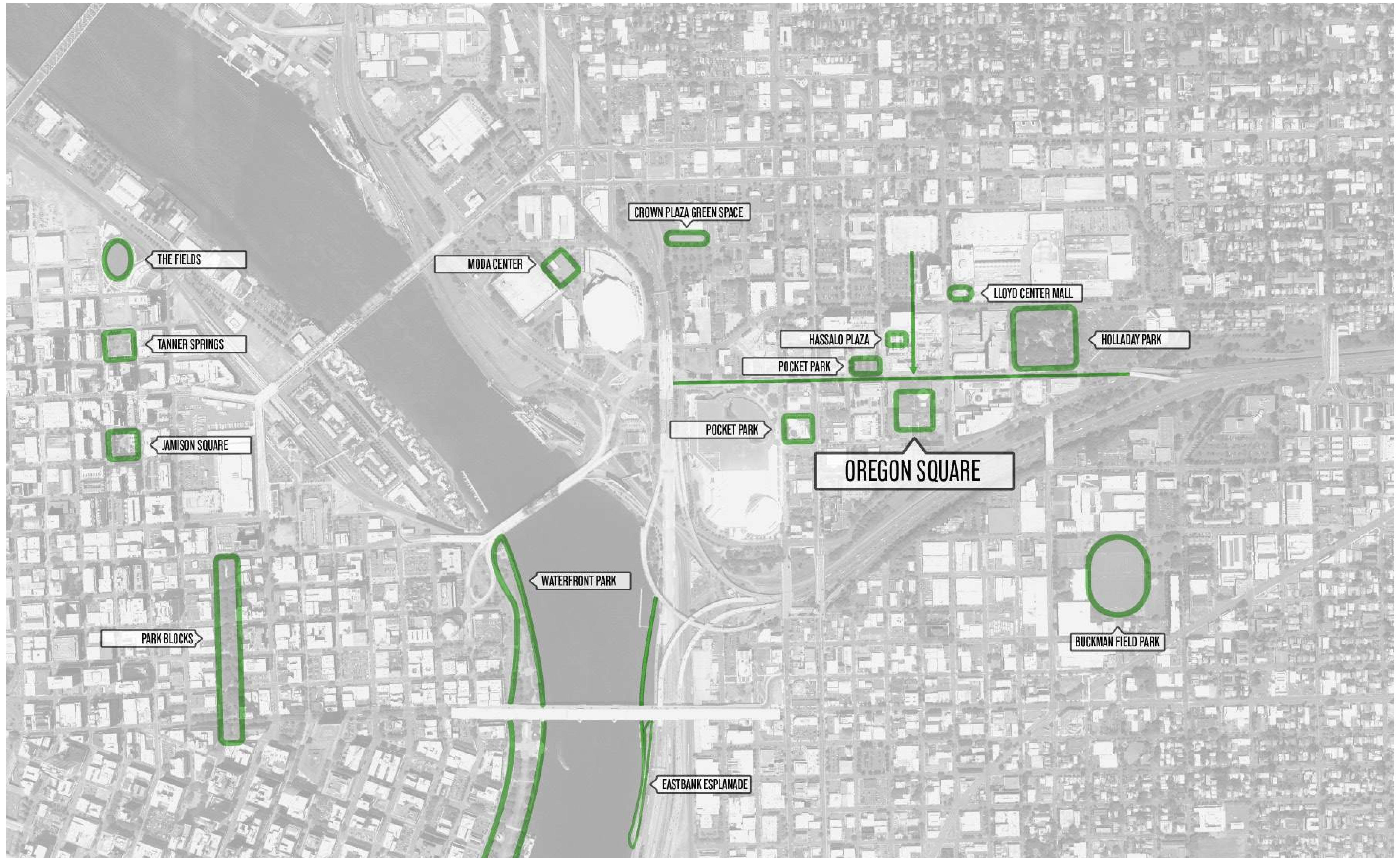
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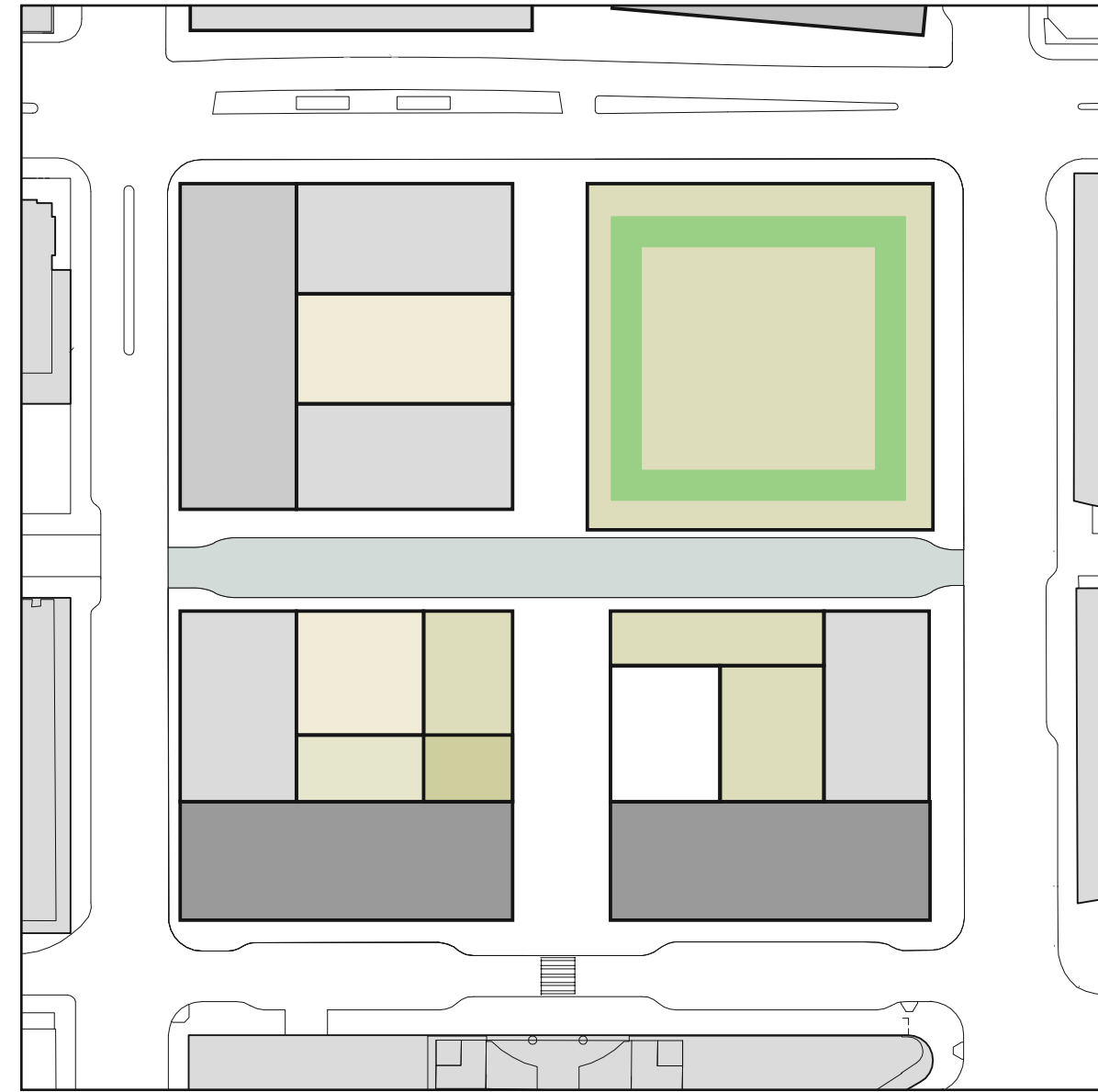
DRAWING

PARKS

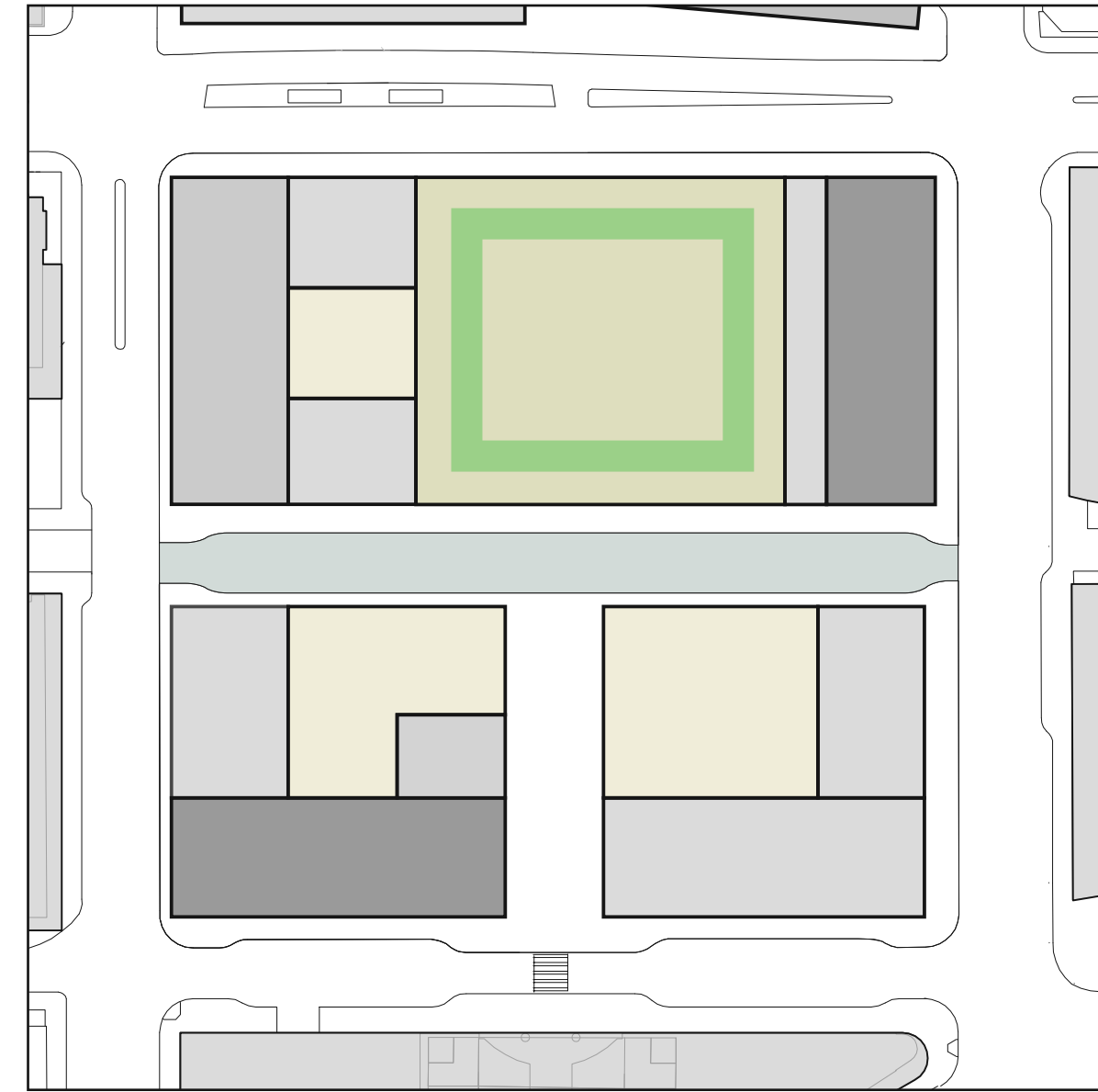
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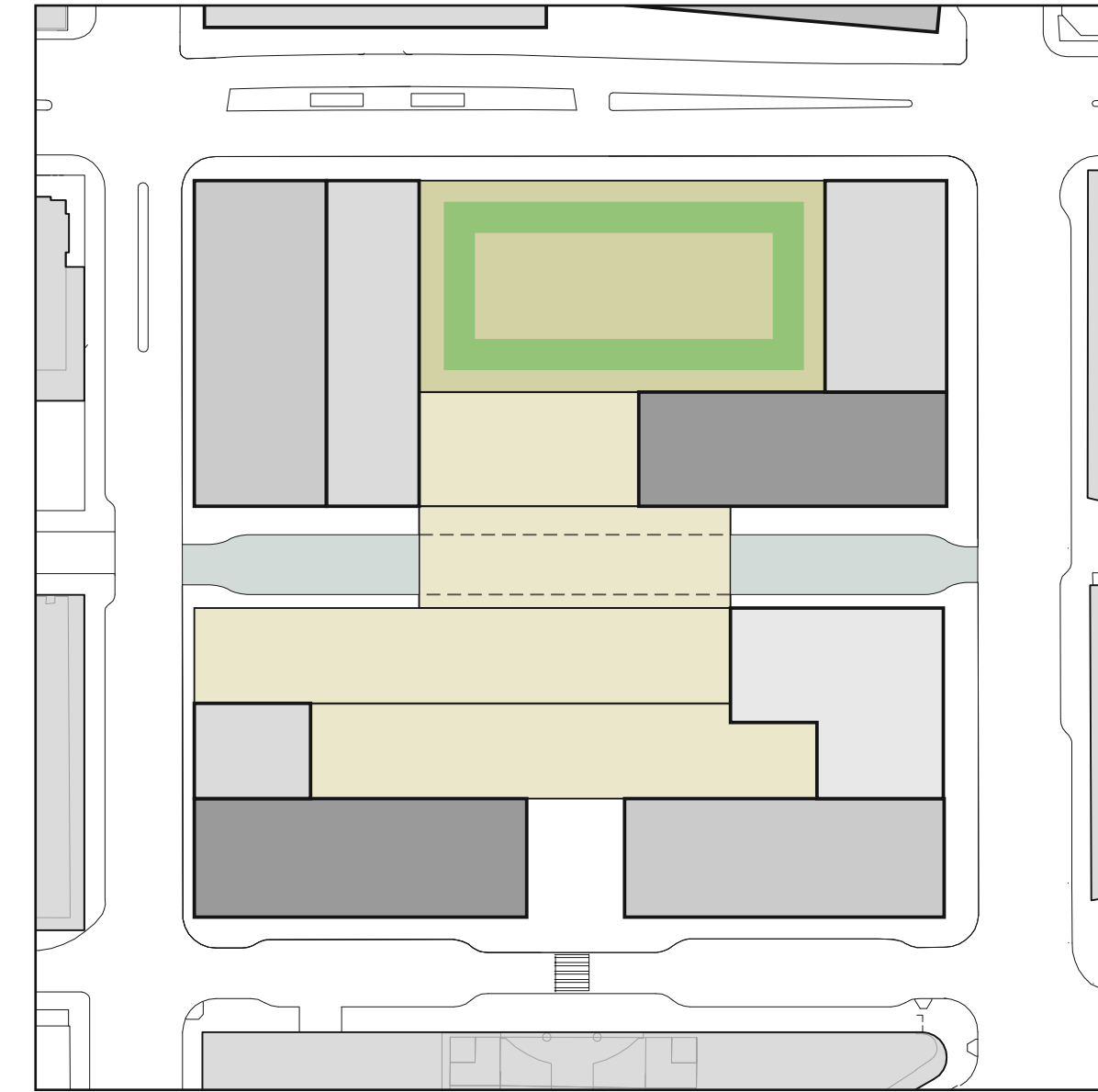
CONCEPT A : FULL BLOCK



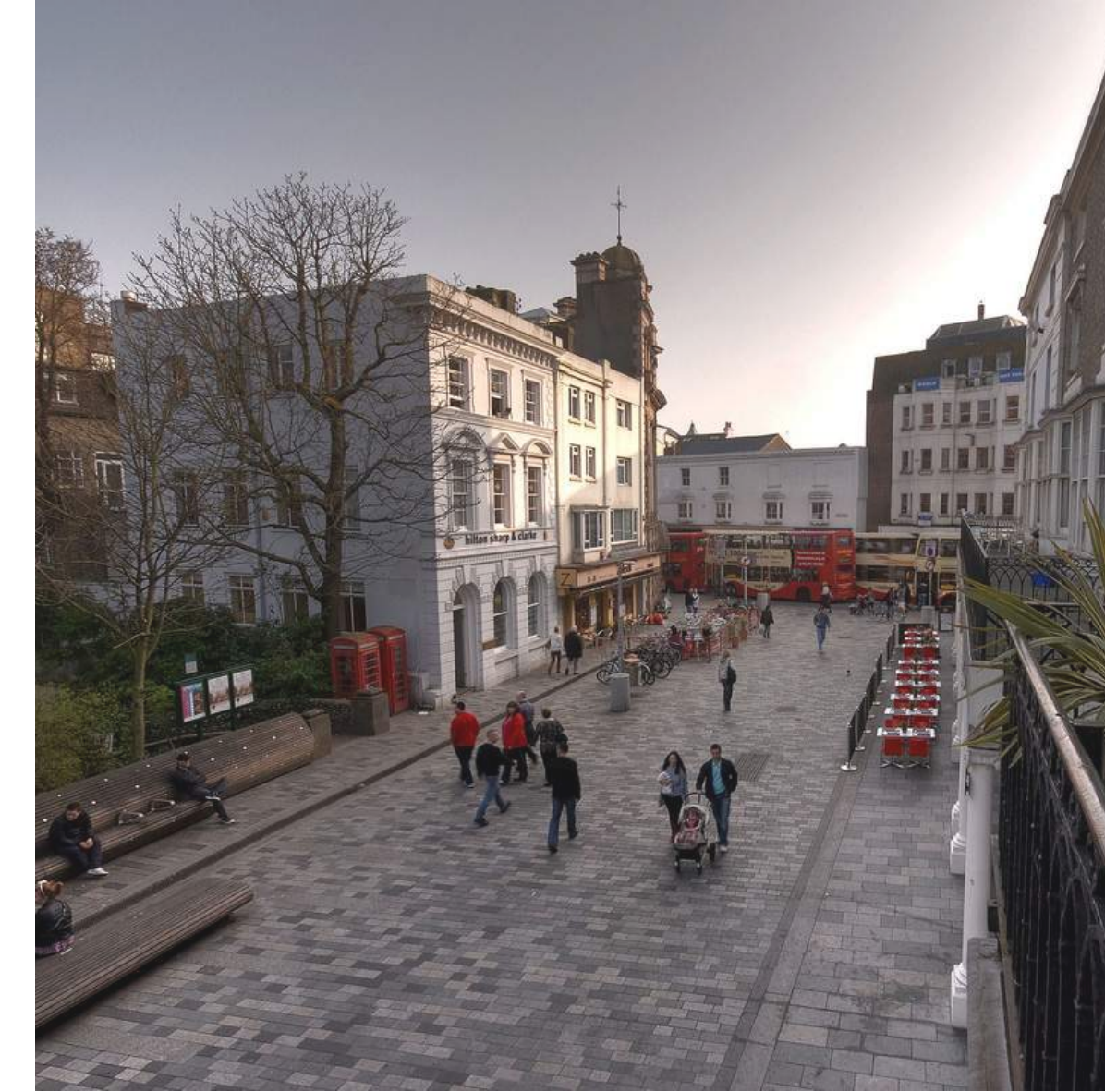
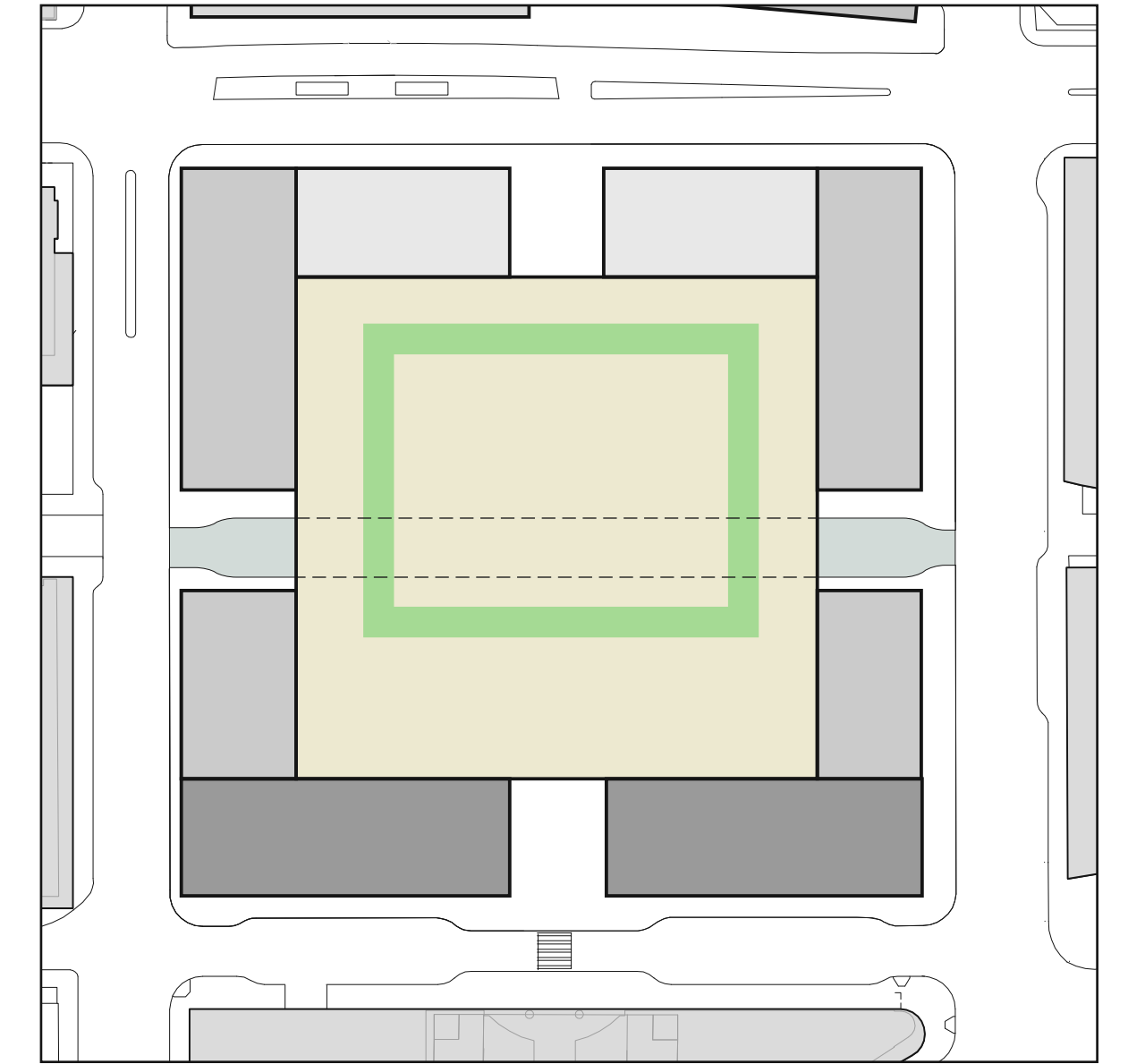
CONCEPT B : BIASED OPEN PARK



CONCEPT C : SHIFTED/OFFSET



CONCEPT D : PLAZA



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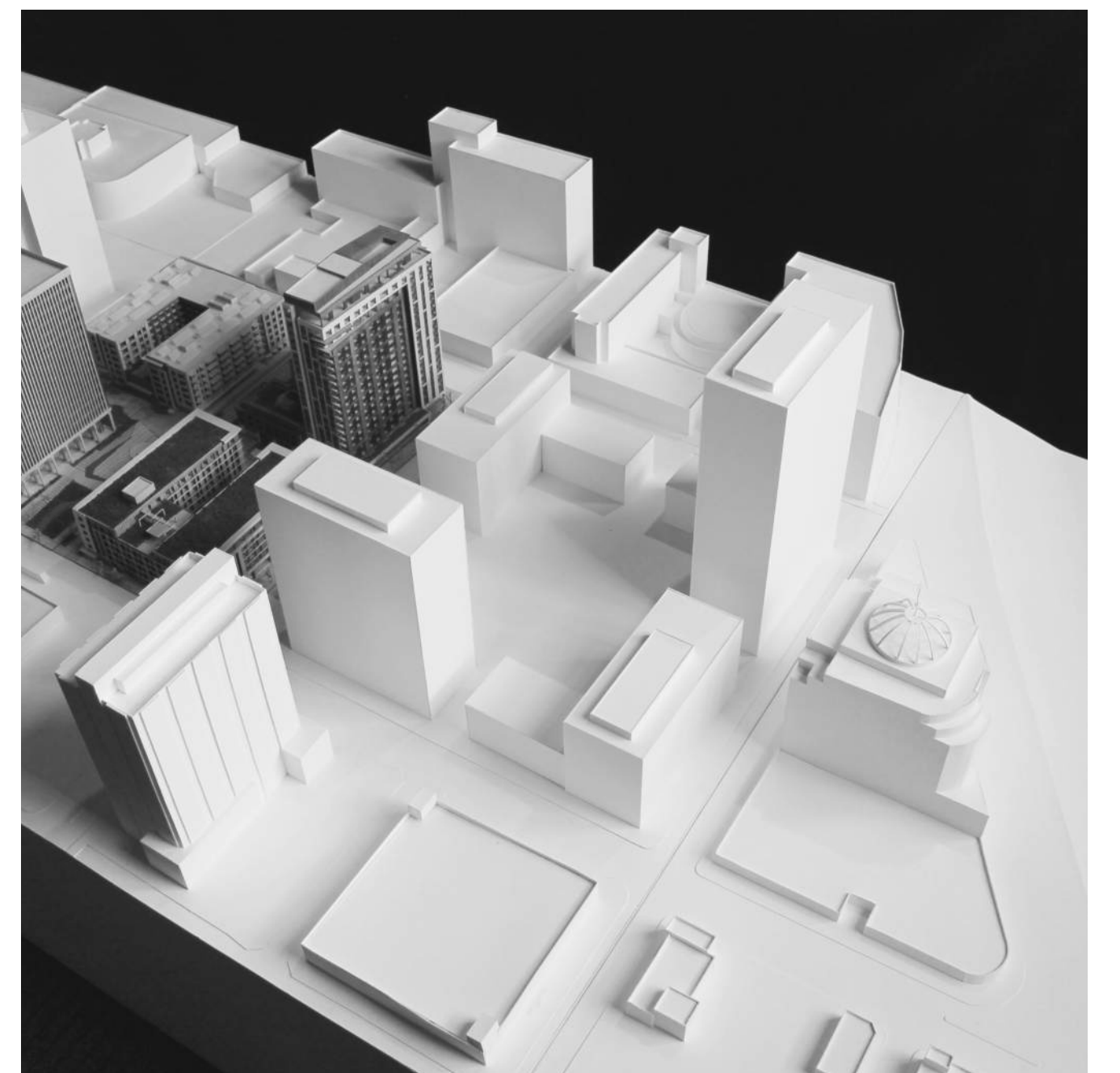
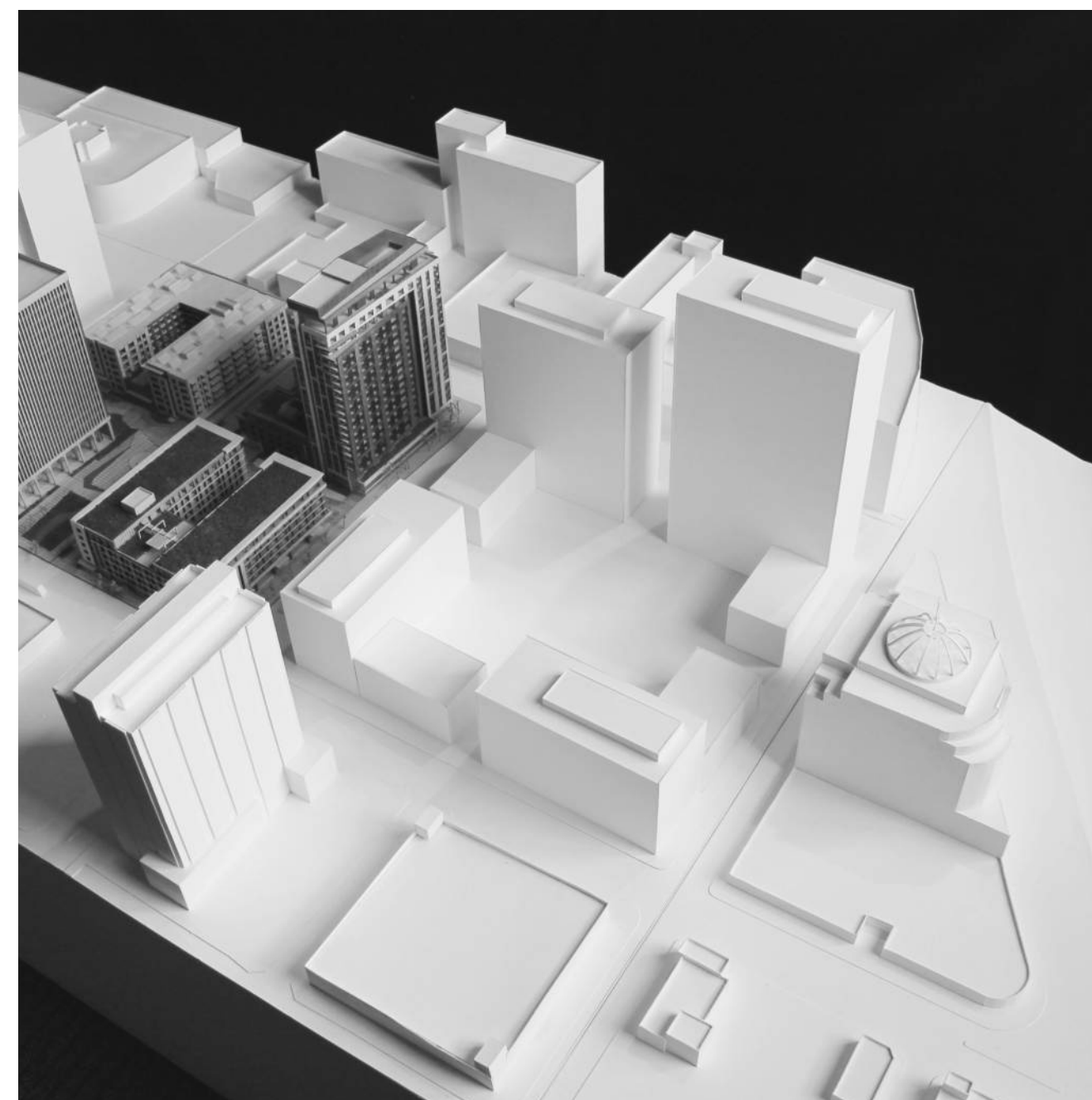
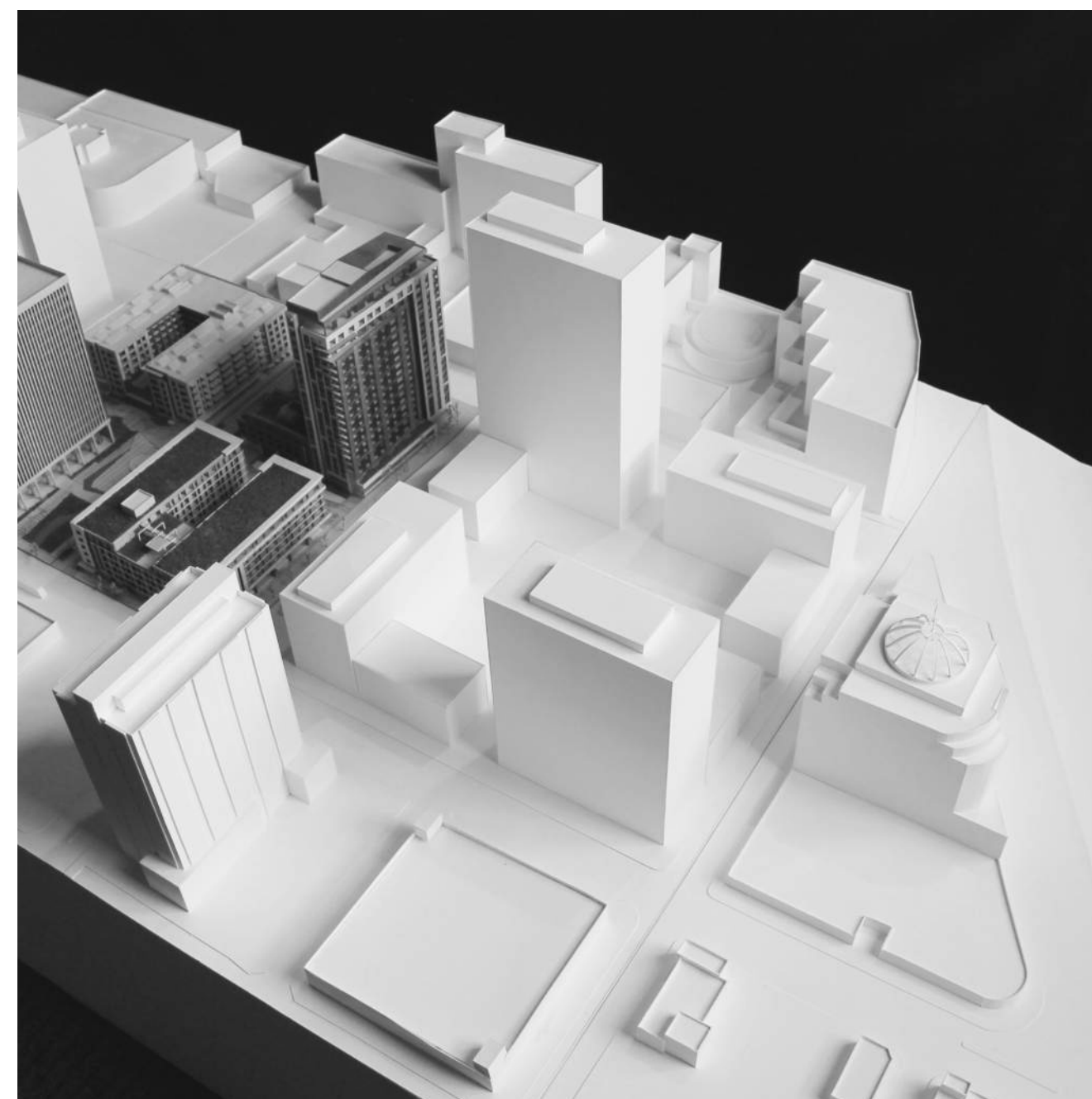
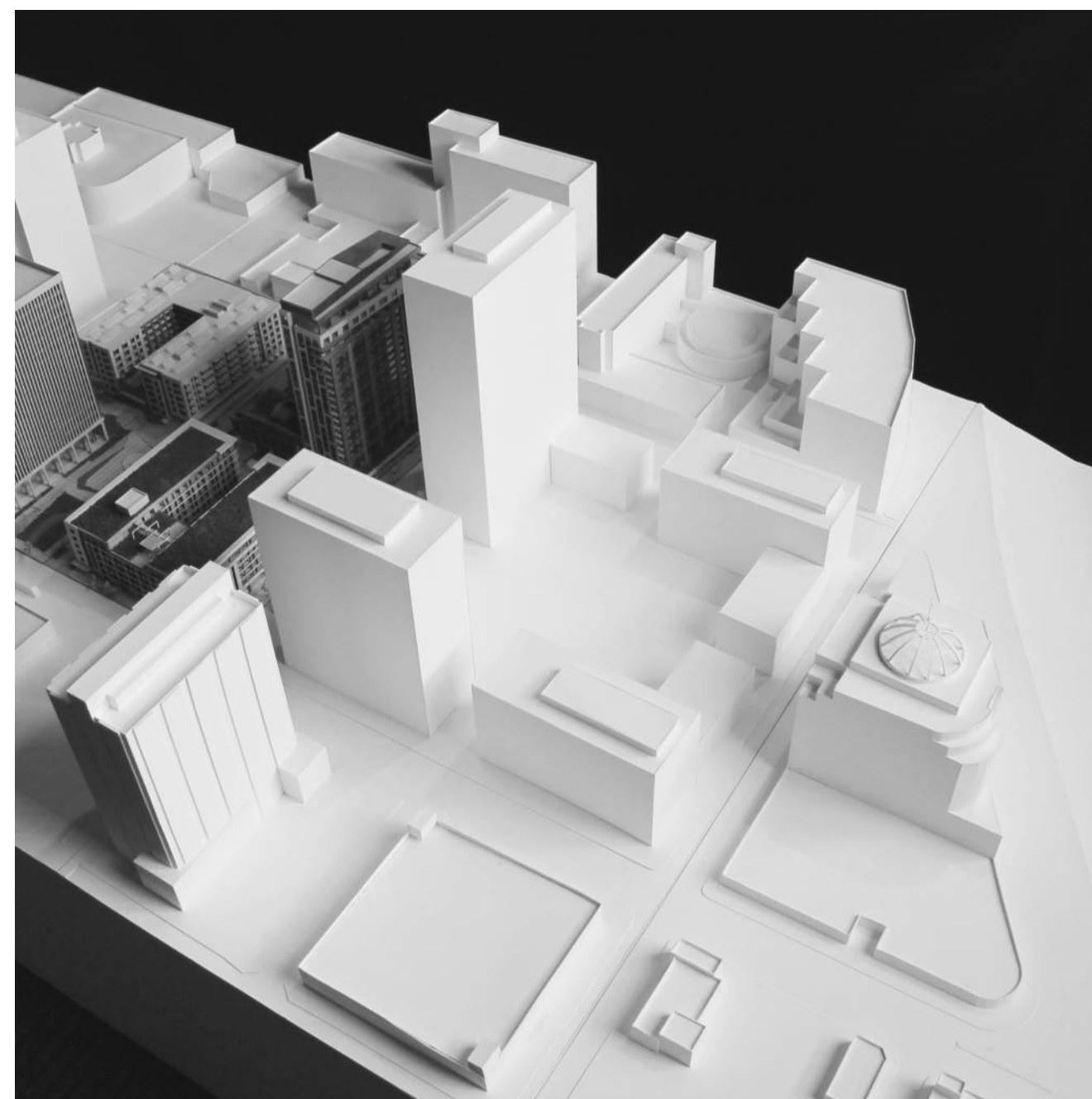
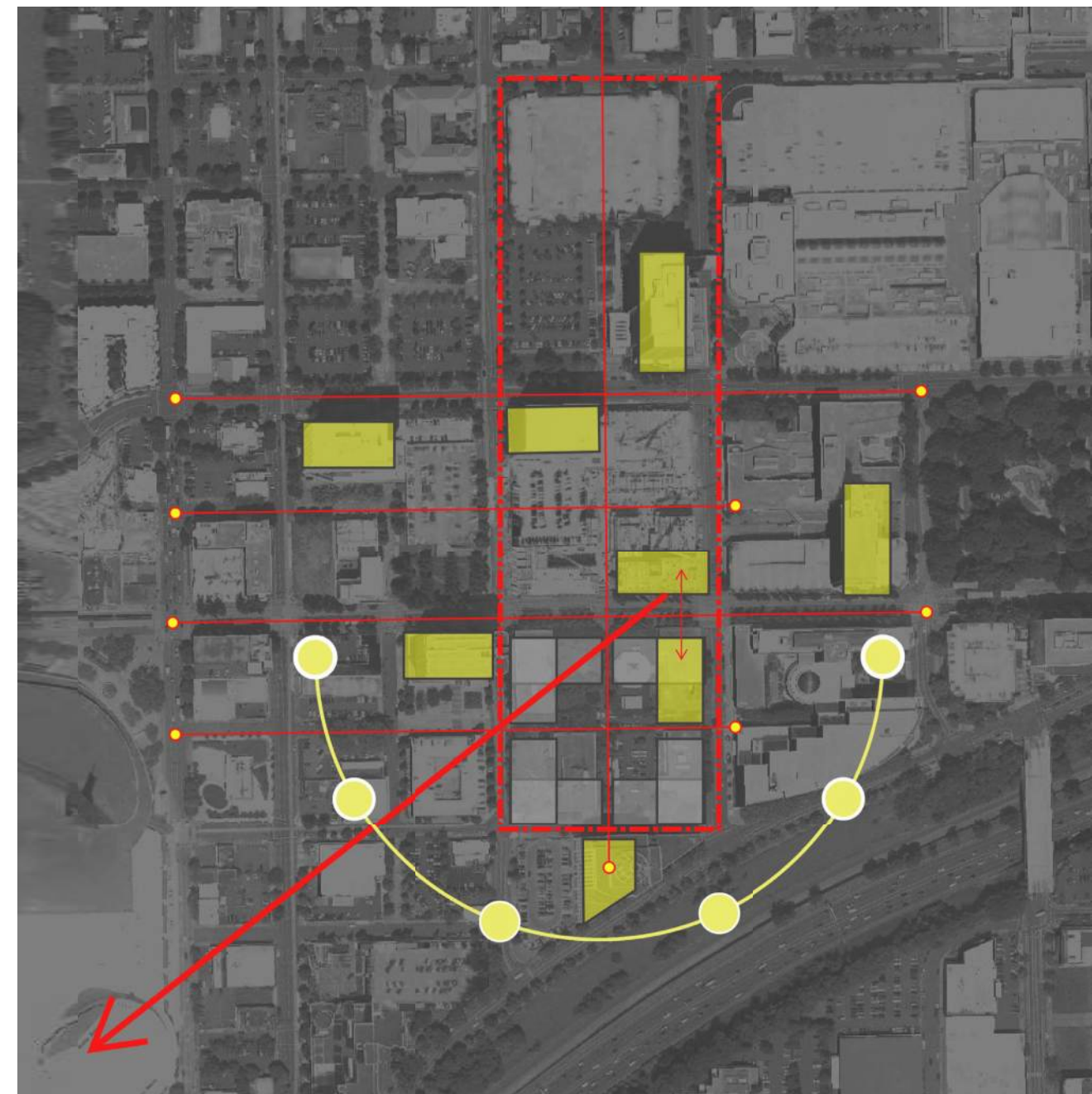
OPEN SPACE: EARLY MEETING WITH PORTLAND PARKS BUREAU

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AGENDA

1. overview phase 1
2. open space
- 3. massing/solar/sight lines**
4. placemaking
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6. q & a



PROJECT

OREGON SQUARE

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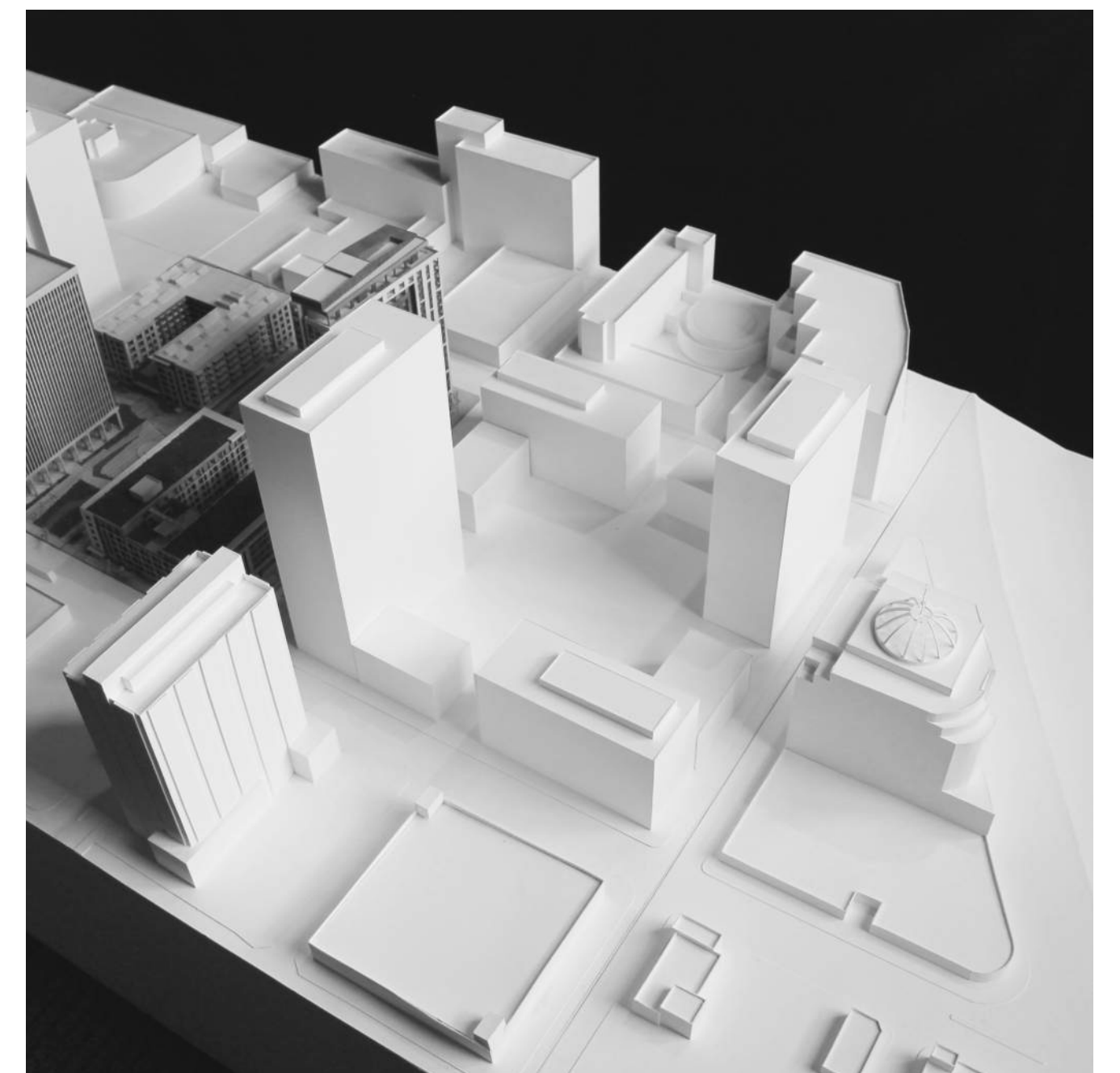
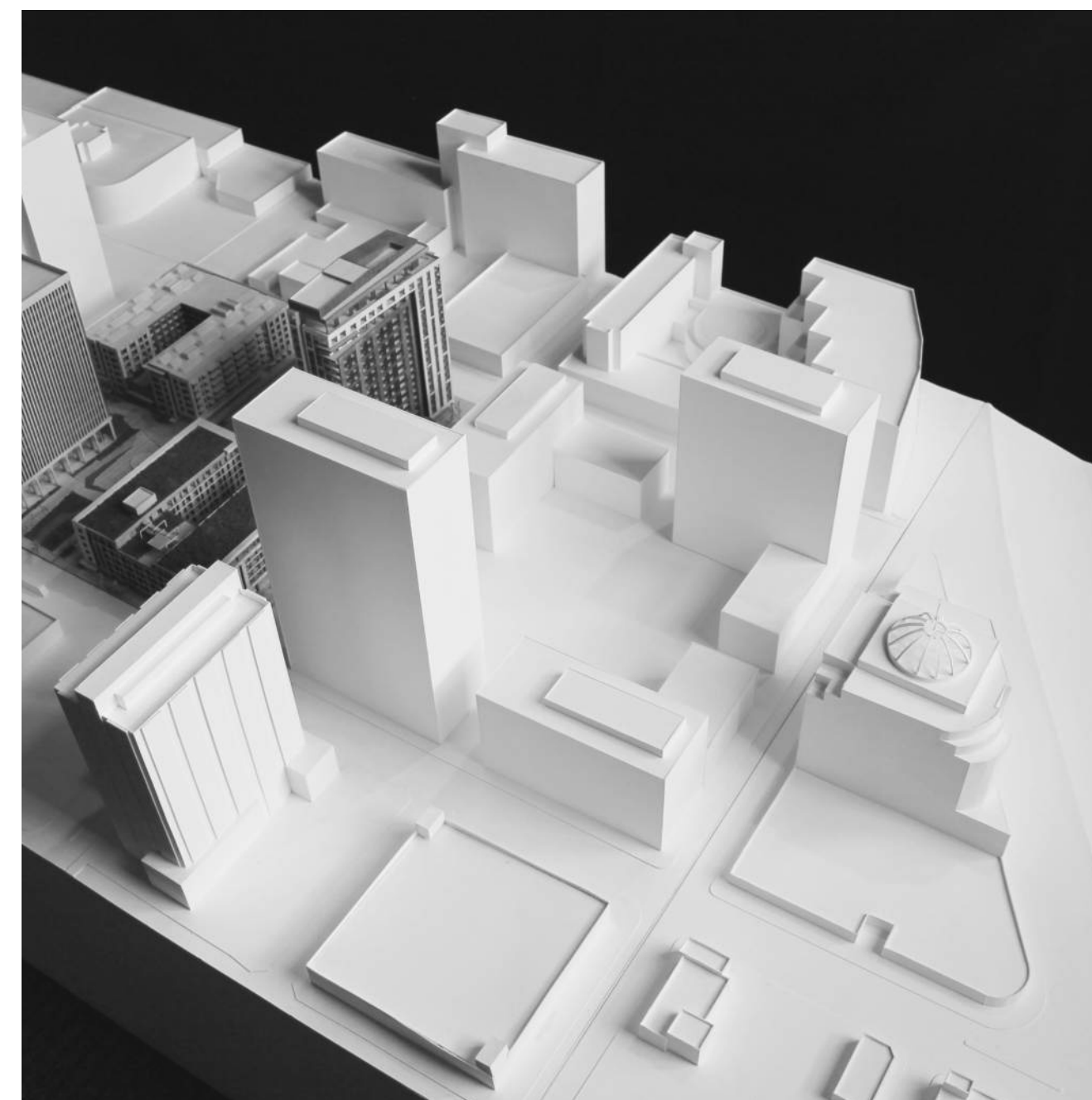
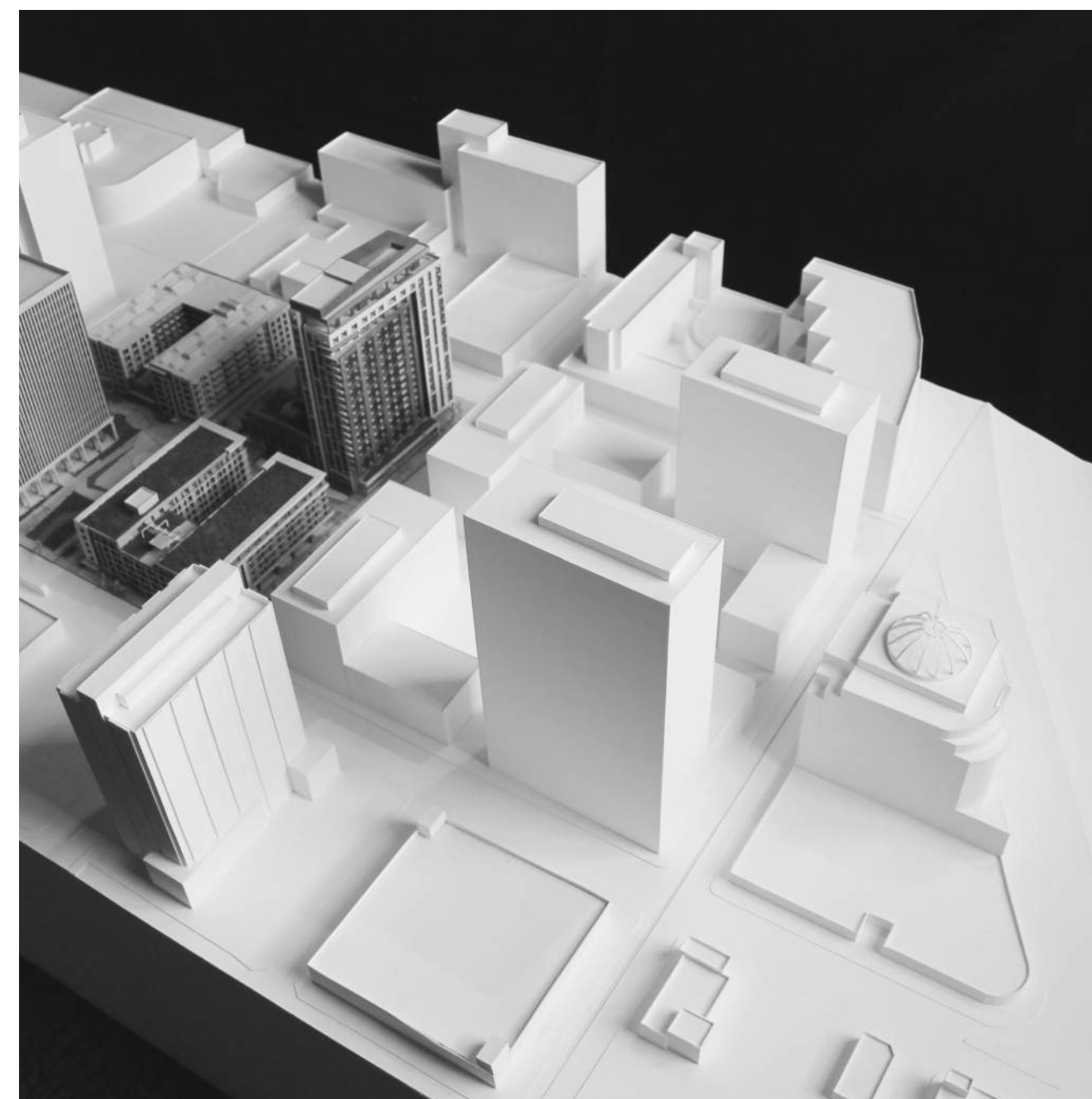
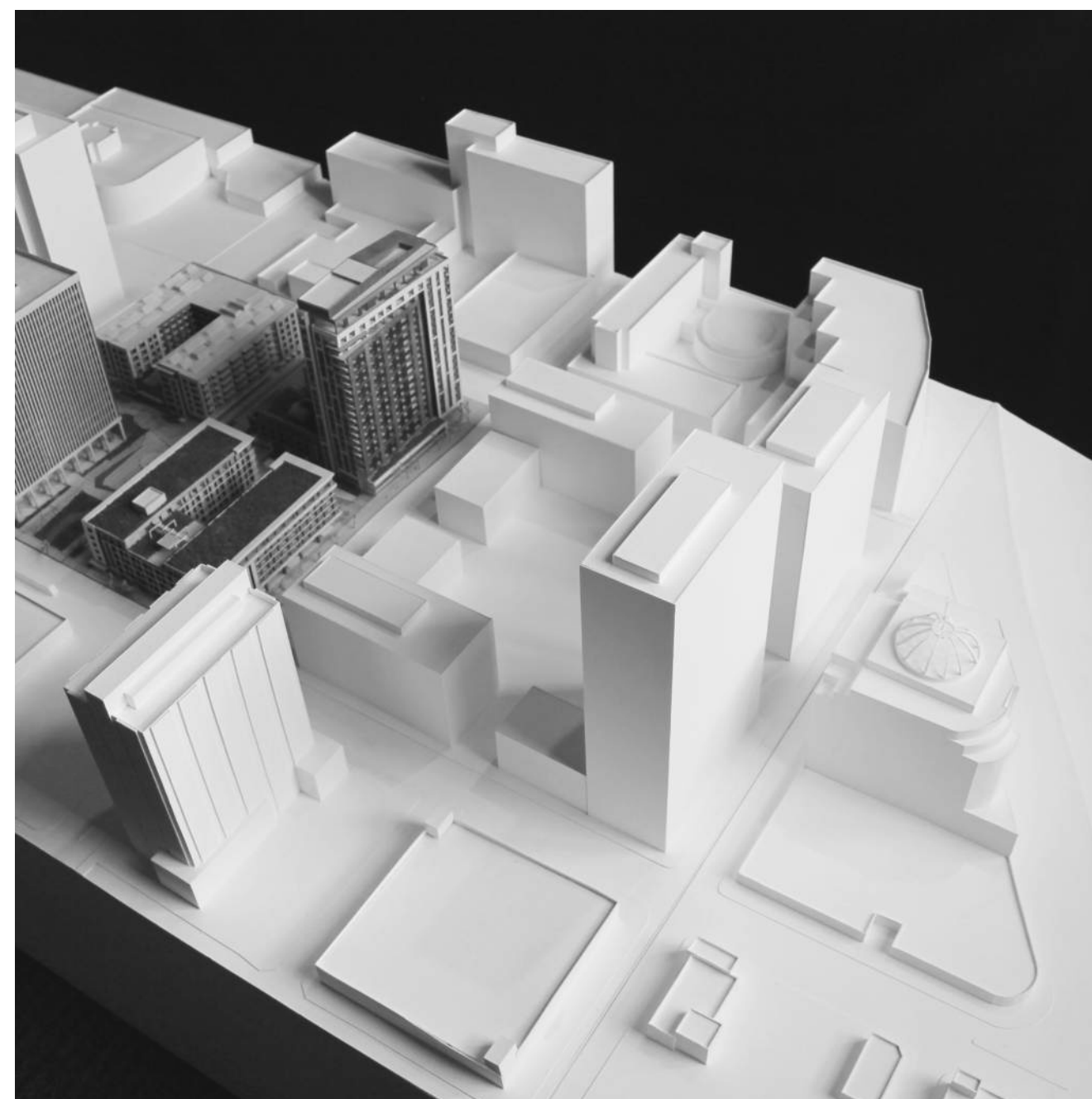
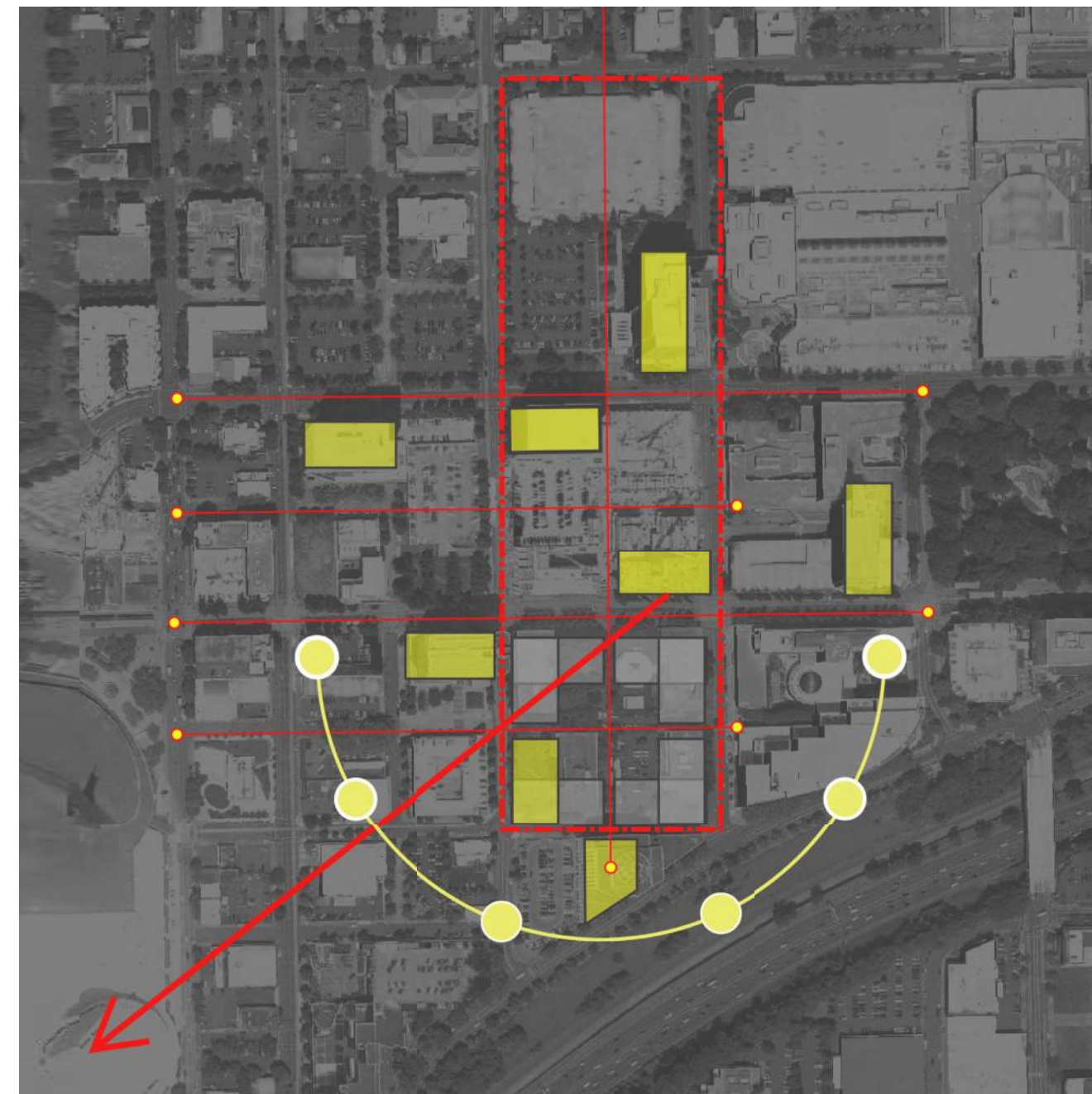
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MASSING STUDIES OREGON SQUARE

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MASSING STUDIES OREGON SQUARE

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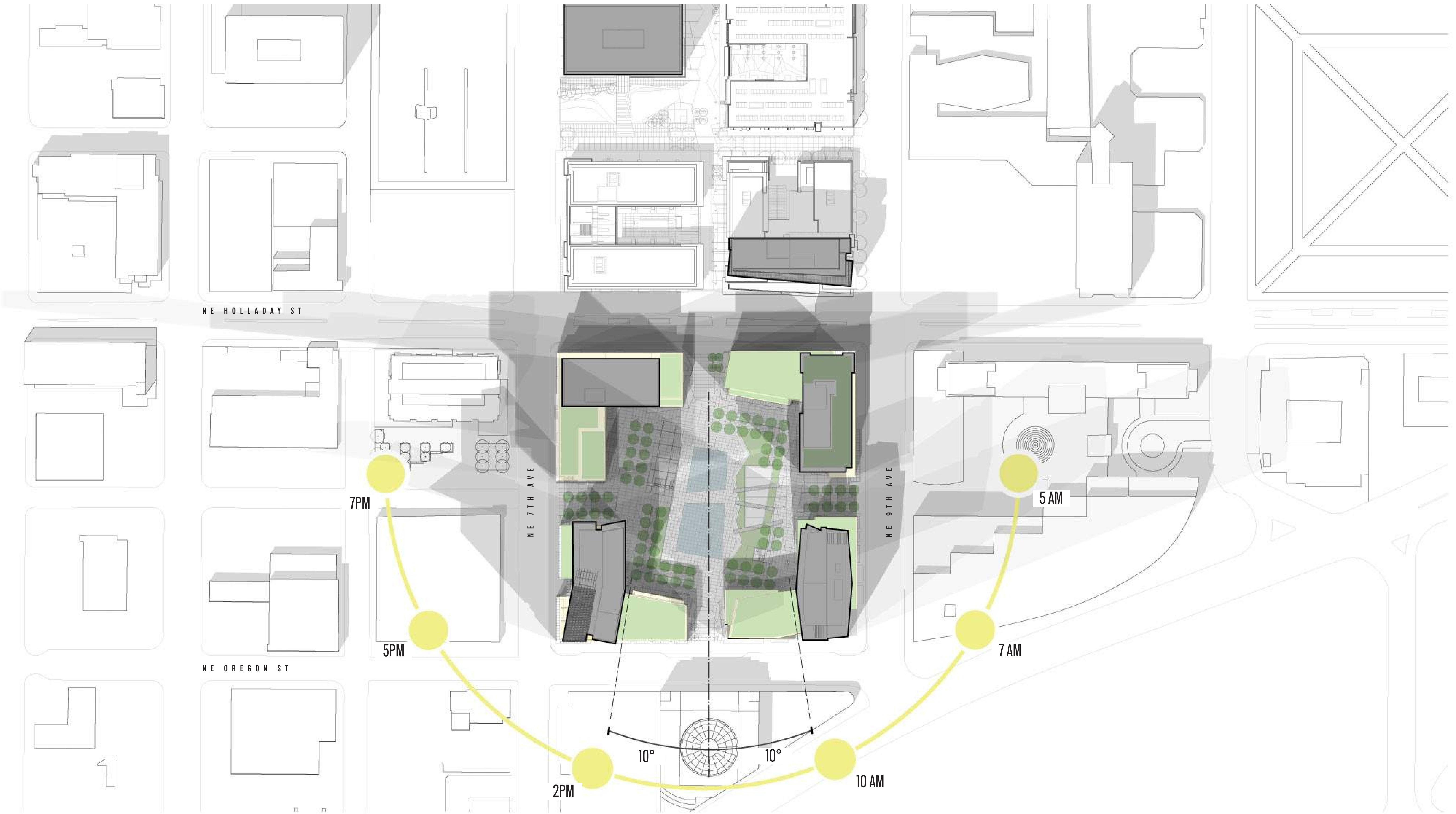
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OPTIMAL MASSING OREGON SQUARE

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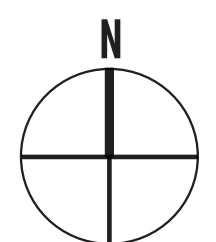
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SOLAR OREGON SQUARE



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VIEW TO THE EAST



VIEW TO NORTHWEST



VIEW TO SOUTHWEST

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SIGHT LINES



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AGENDA

1. overview phase 1
2. open space
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- 4. placemaking**
5. ground level overview
6. q & a

PROJECT

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- 
- An architectural rendering of an urban plaza. In the foreground, a wooden boardwalk leads towards a paved area. To the right, there is a lush garden bed with various plants and a small pond. In the background, modern buildings with large windows and balconies are visible. Several white silhouettes of people are scattered throughout the scene, some walking, some sitting on a bench, and some standing. The overall atmosphere is bright and airy, with a clear blue sky and some birds flying in the distance.
- 1 RESPOND TO SURROUNDING URBAN FABRIC**
 - 2 DEVELOP HIGHLY FLEXIBLE & PROGRAMMABLE PLACES**
 - 3 CREATE A VIBRANT STREETScape**
 - 4 ADDRESS PUBLIC-PRIVATE ZONES**
 - 5 CREATE A DISTINCT THREE-DIMENSIONAL LANDSCAPE**
 - 6 INTEGRATE THE LANDSCAPE MACHINE**
 - 7 PROVIDE OUTDOOR COMFORT**
 - 8 ARTICULATE THE SIDEWALK-BUILDING INTERFACE**
 - 9 PROMOTE AWARENESS OF URBAN ECOLOGY**

PROJECT

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PLACEMAKING: GOALS

PLACE



A. NORM WETLANDS

C. SCULPTURAL BENCH

E. WATER STREET

B. STORMWATER PLANTERS

D. ELEVATOR/PAVILLION

F. GREEN ROOFS & TERRACES

PROJECT

OREGON SQUARE

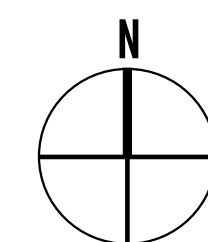
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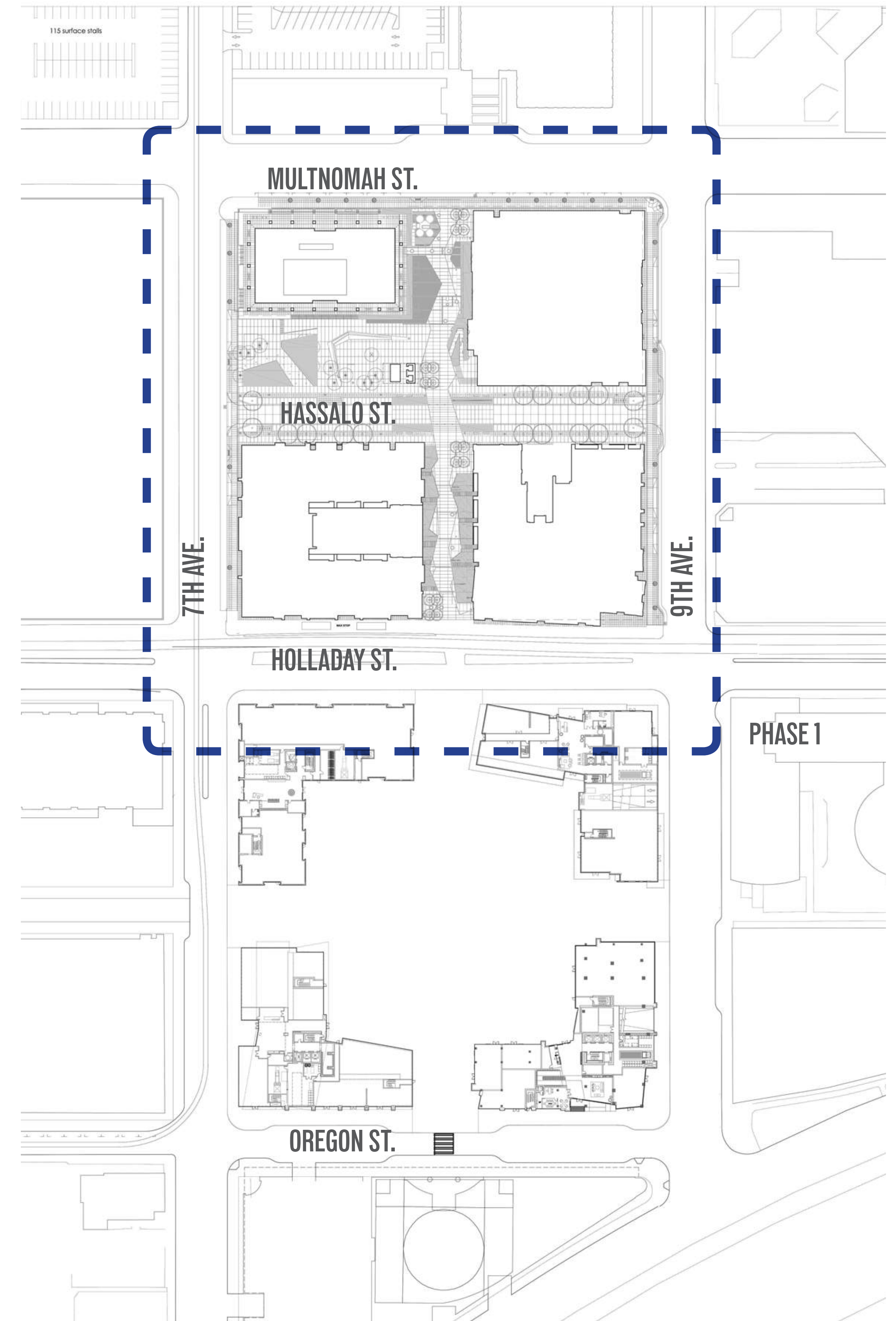
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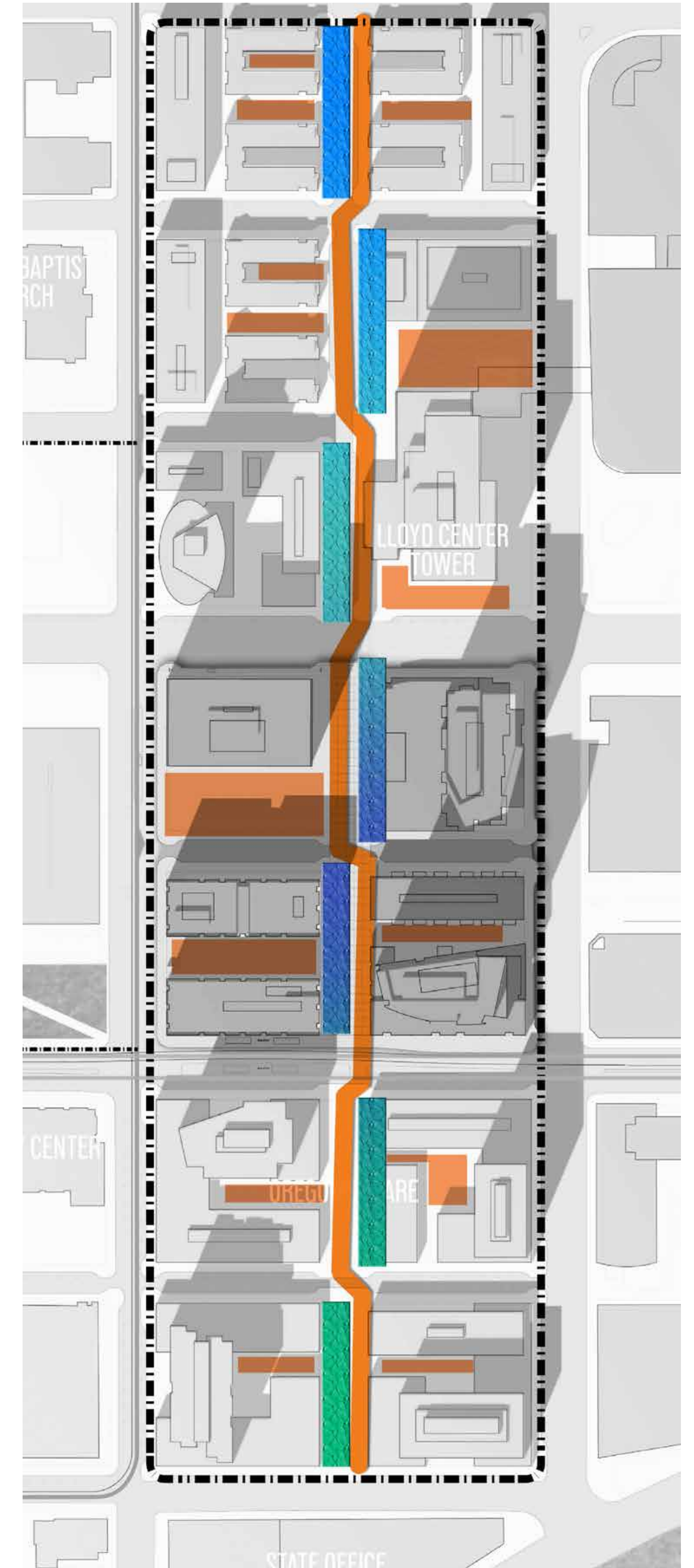
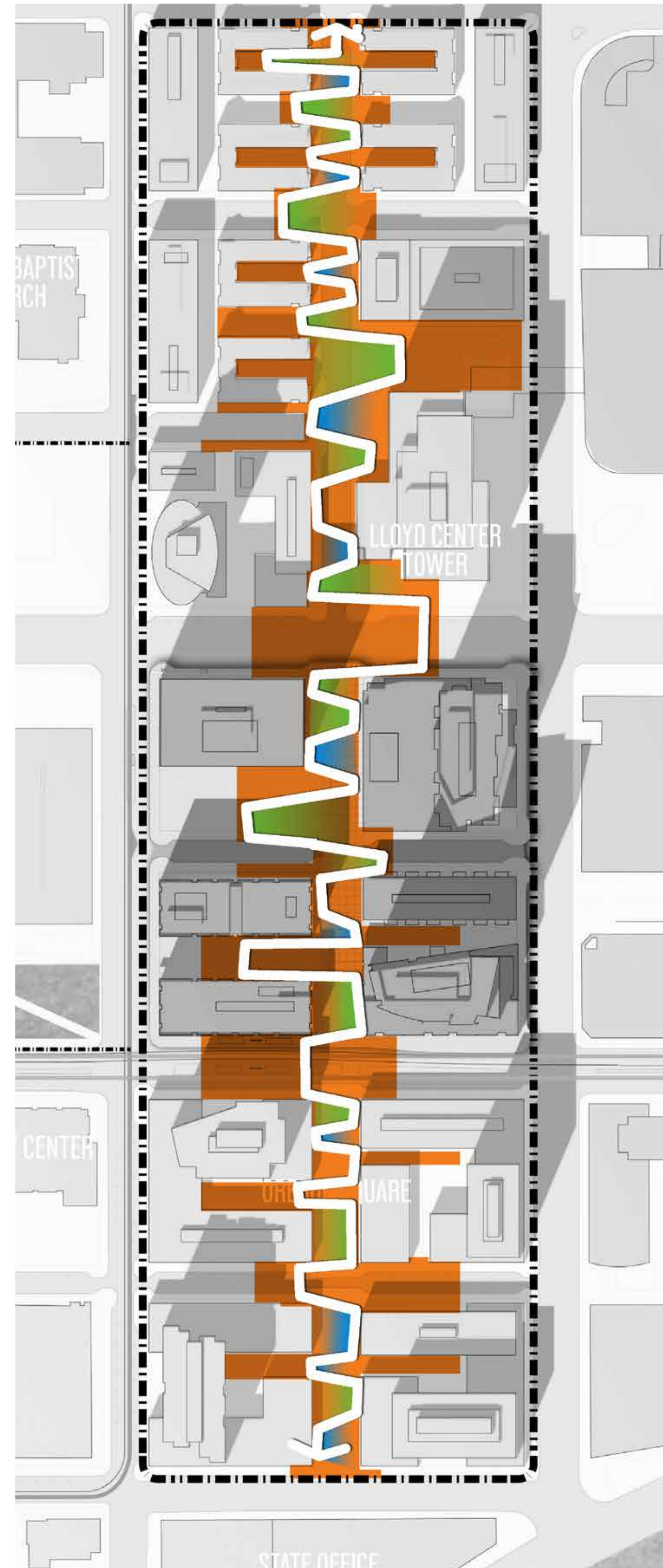
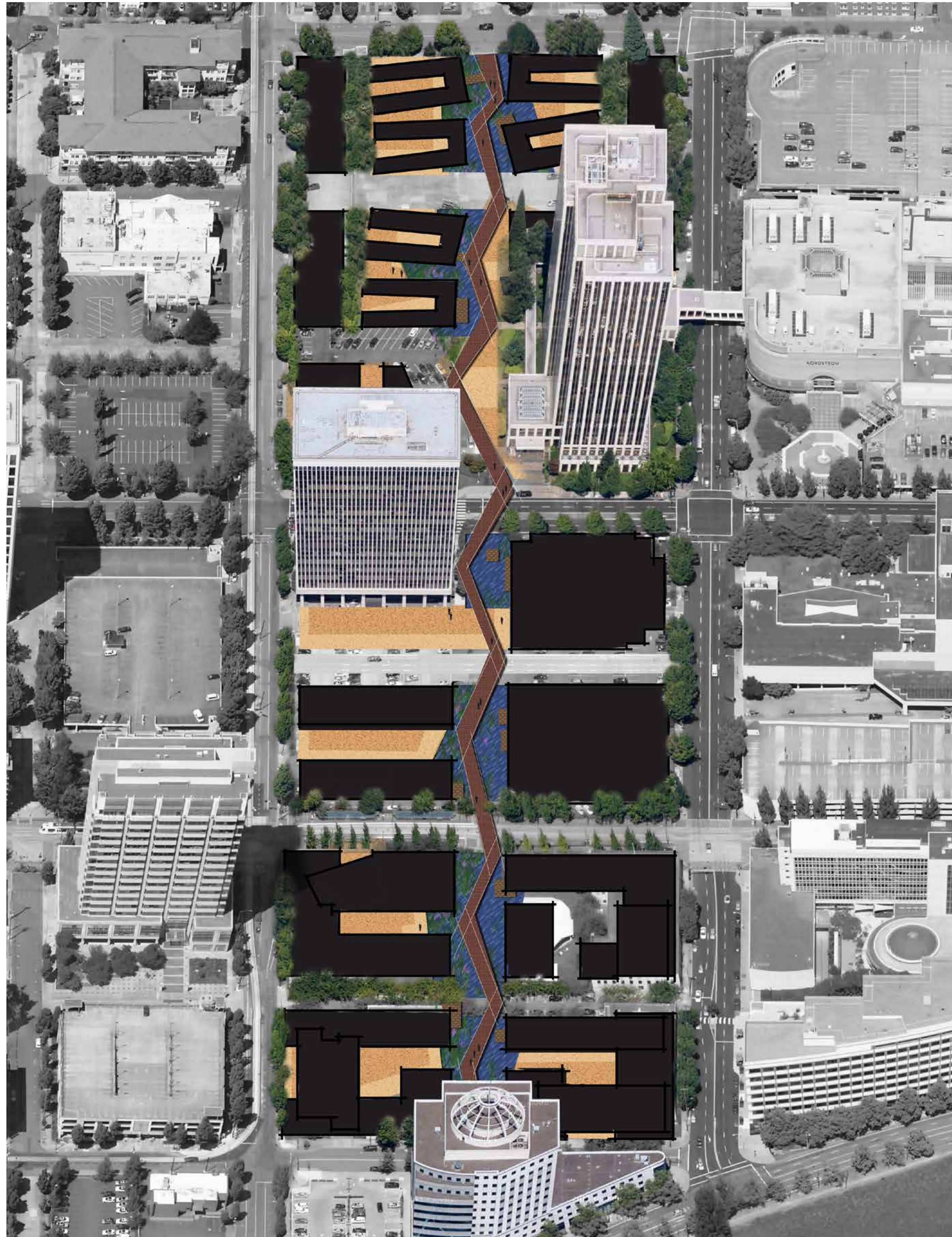
PHASE 1: HASSALO ON EIGHTH SITE PLAN



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PLACE





PROJECT

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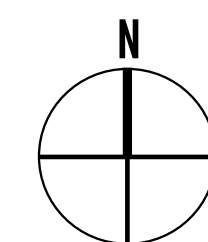
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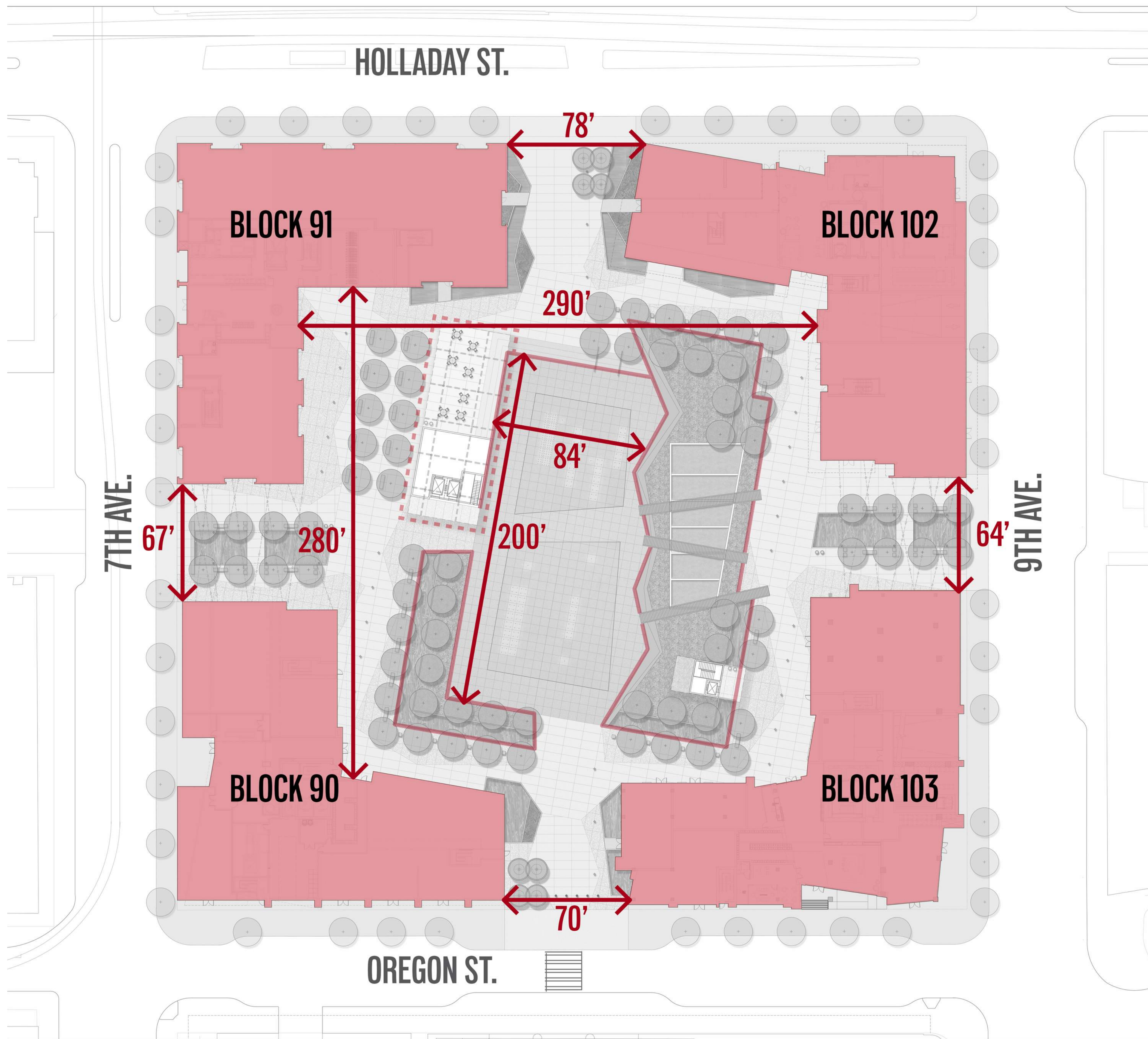
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PLACEMAKING: CONCEPT



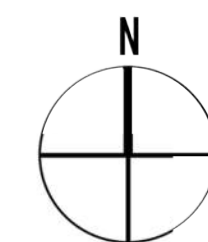
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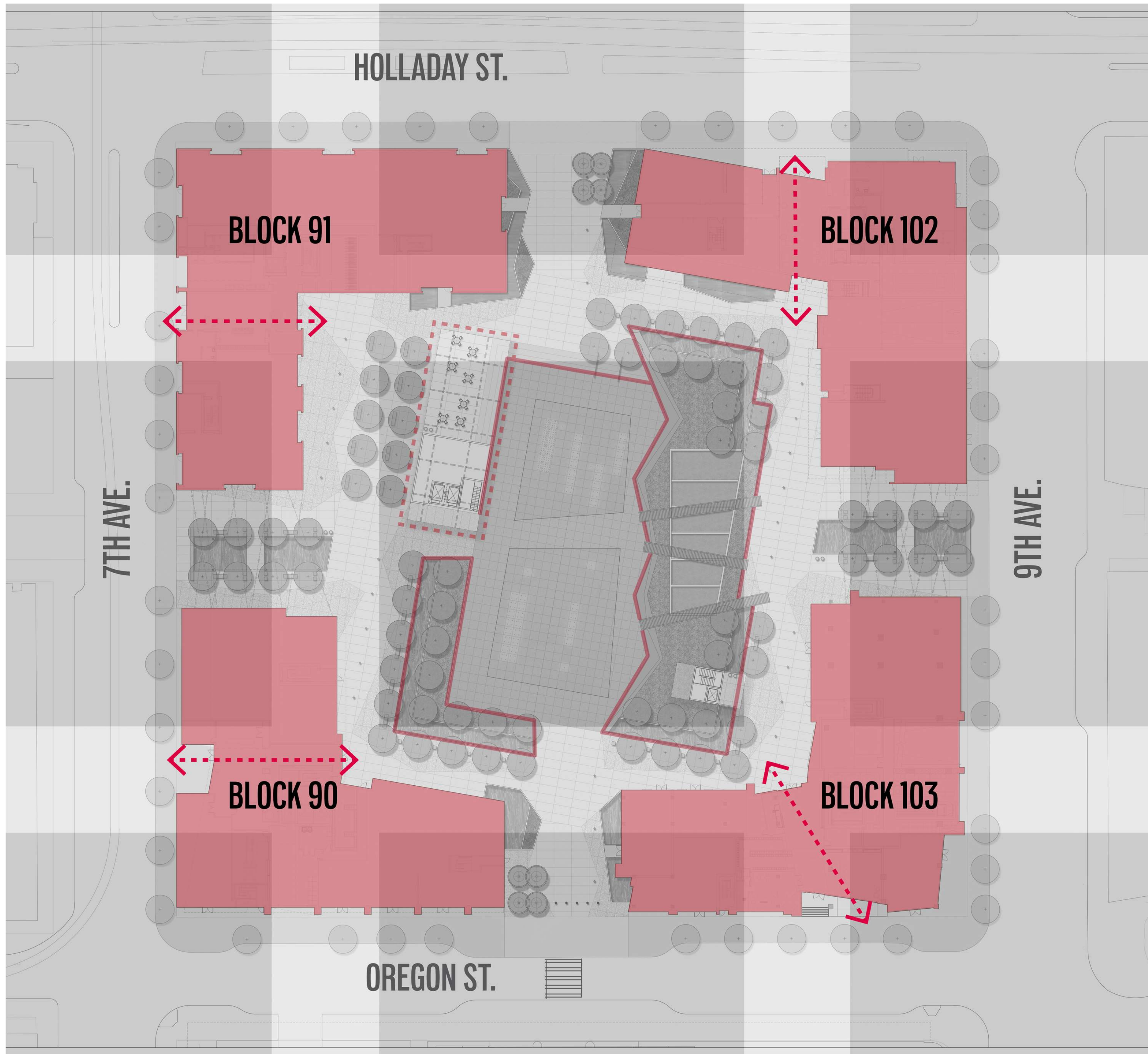
PLACE



10,800 SQ. FT. WATER FEATURES
9,140 SQ. FT. GARDENS
45,550 SQ. FT. PROMENADE
7,460 SQ. FT. STORMWATER PLANTERS
2,450 SQ. FT. NORM WETLAND
4,400 SQ. FT. ARCHITECTURAL CANOPY
120 TREES

104,360 SQ. FT.
CUMULATIVE OPEN SPACE





10,800 SQ. FT. WATER FEATURES
9,140 SQ. FT. GARDENS
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PROJECT

OREGON SQUARE

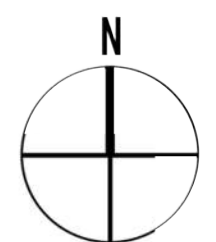
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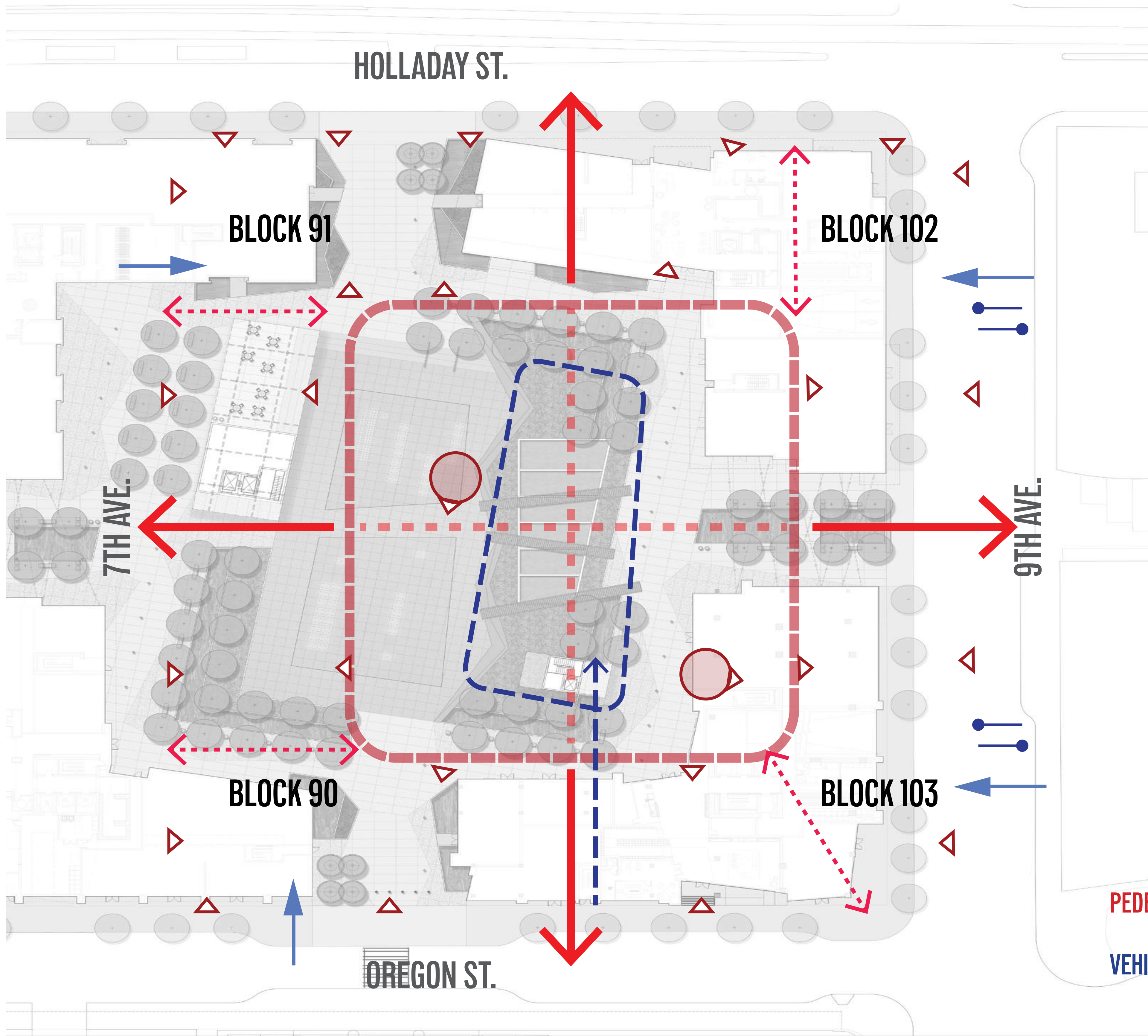
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PLACEMAKING: SCALE



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PLACE



ACCESS FROM STREET

LOBBY PERMEABILITY

ACCESS FROM PLAZA

PARKING GARAGE ACCESS

ENTRY GATEWAYS

INTERIOR PROMENADE

LOADING AND SERVICE

LIMITED VEHICULAR ACCESS

CENTRAL SPACE

PEDESTRIAN CONNECTION TO GARAGE

PEDESTRIAN CIRCULATION

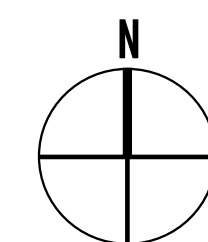
VEHICULAR CIRCULATION

PROJECT
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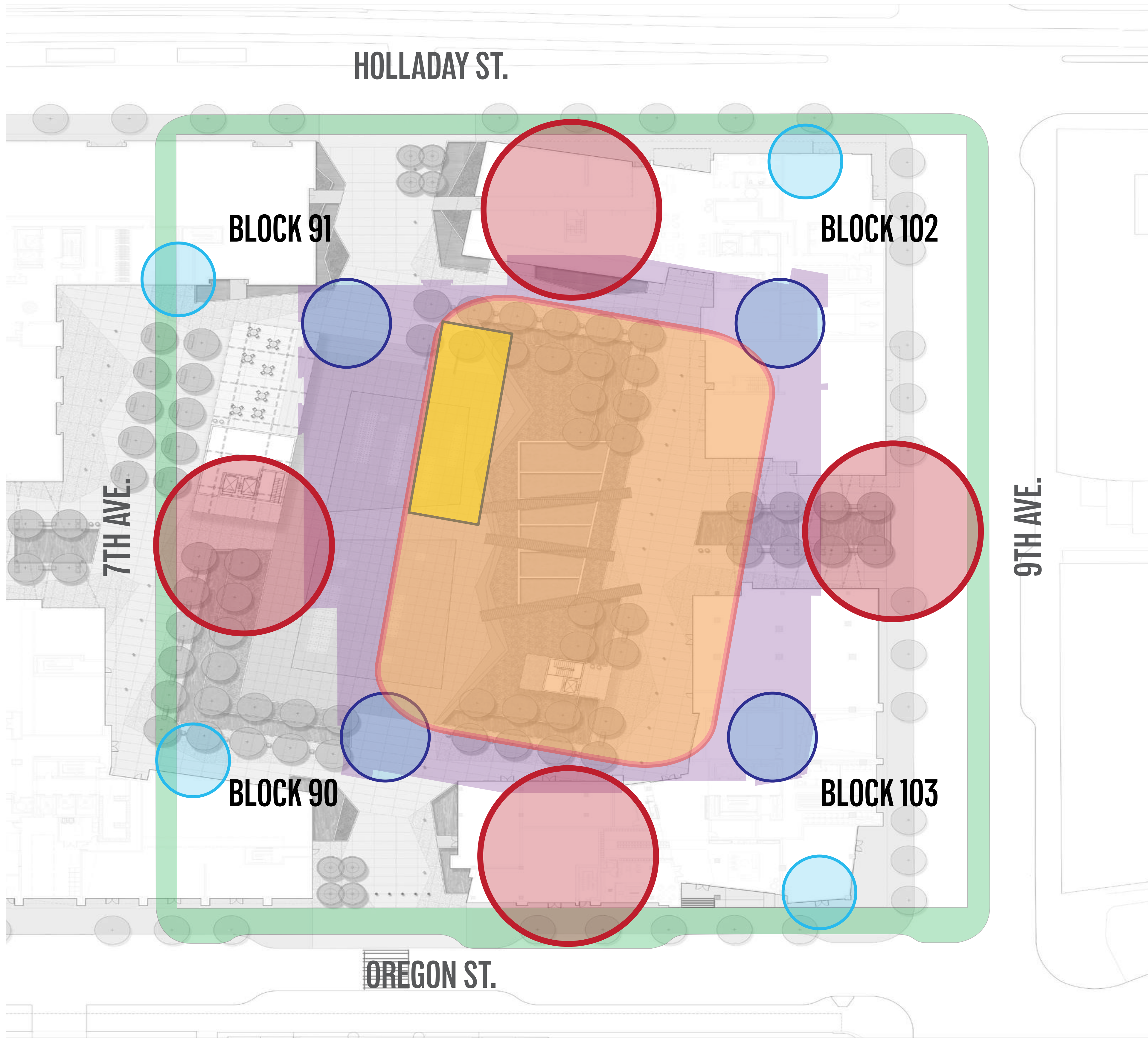
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PLACEMAKING: ACCESS



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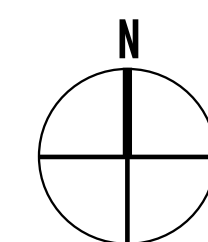
- STREET FRONTS**
- BUILDING LOBBIES**
- GARDEN AREAS
- OUTDOOR VESTIBULES**
- SENSE OF ARRIVAL
- ENTRY GATEWAYS**
- INTERIOR PROMENADE**
- GROUND FLOOR PERMEABILITY
- CENTRAL SPACE**
- FLEXIBILITY OF USE
- COVERED OUTDOOR SPACE**

PROJECT
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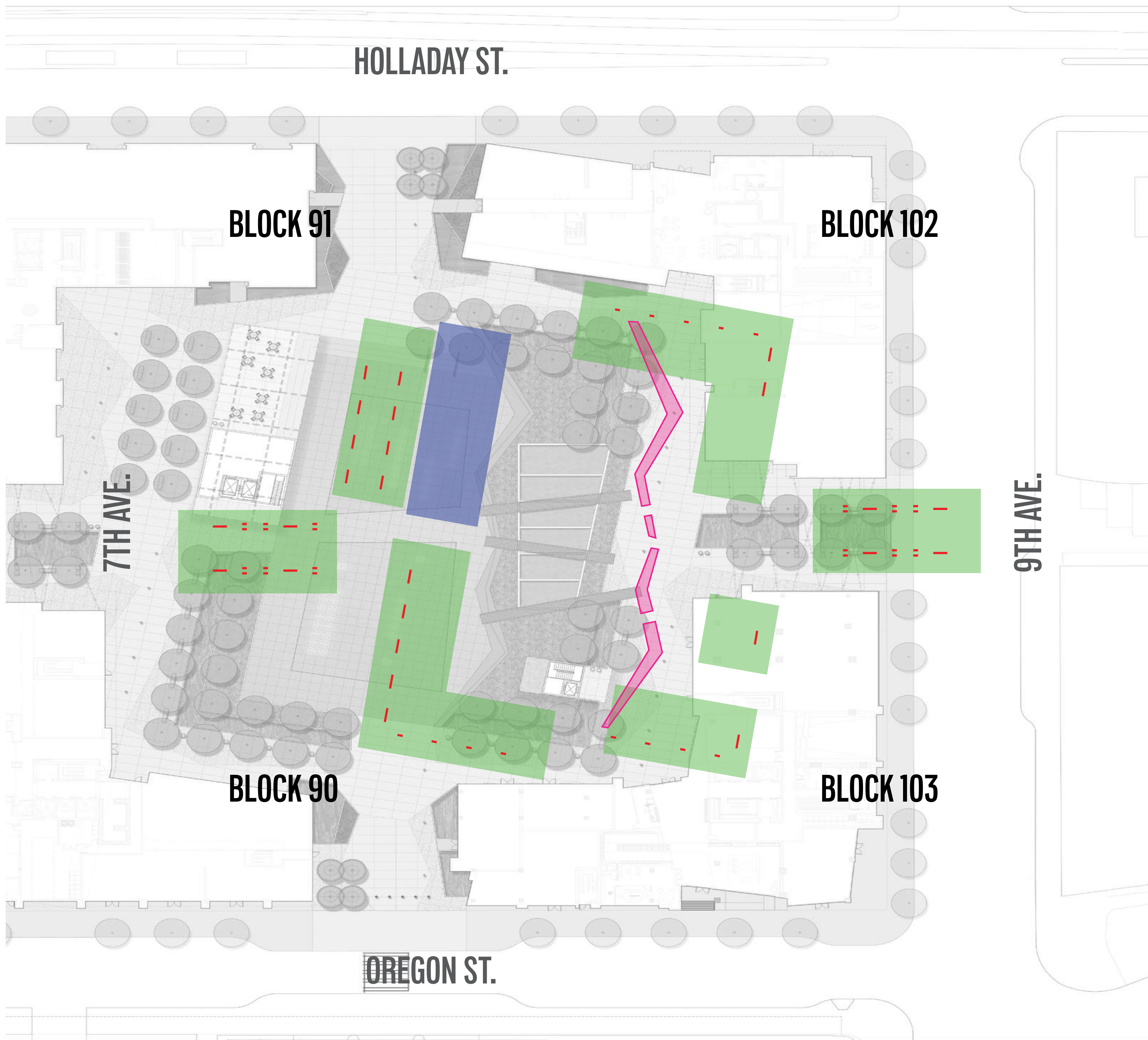
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PLACEMAKING: CHARACTER



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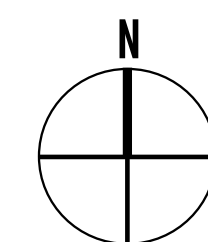
- SEATING OPPORTUNITIES**
- PEOPLE WATCHING
- TREE-SHADE & GARDEN AREAS
- SHELTER FROM ELEMENTS**
- SCULPTURAL BENCH
- SEQUENCE & SCREENED VIEWS
- WAITING AREAS**
- MOVABLE FURNISHINGS
- TRANSITIONS
- SPILL-OUT ZONES

PROJECT
OREGON SQUARE

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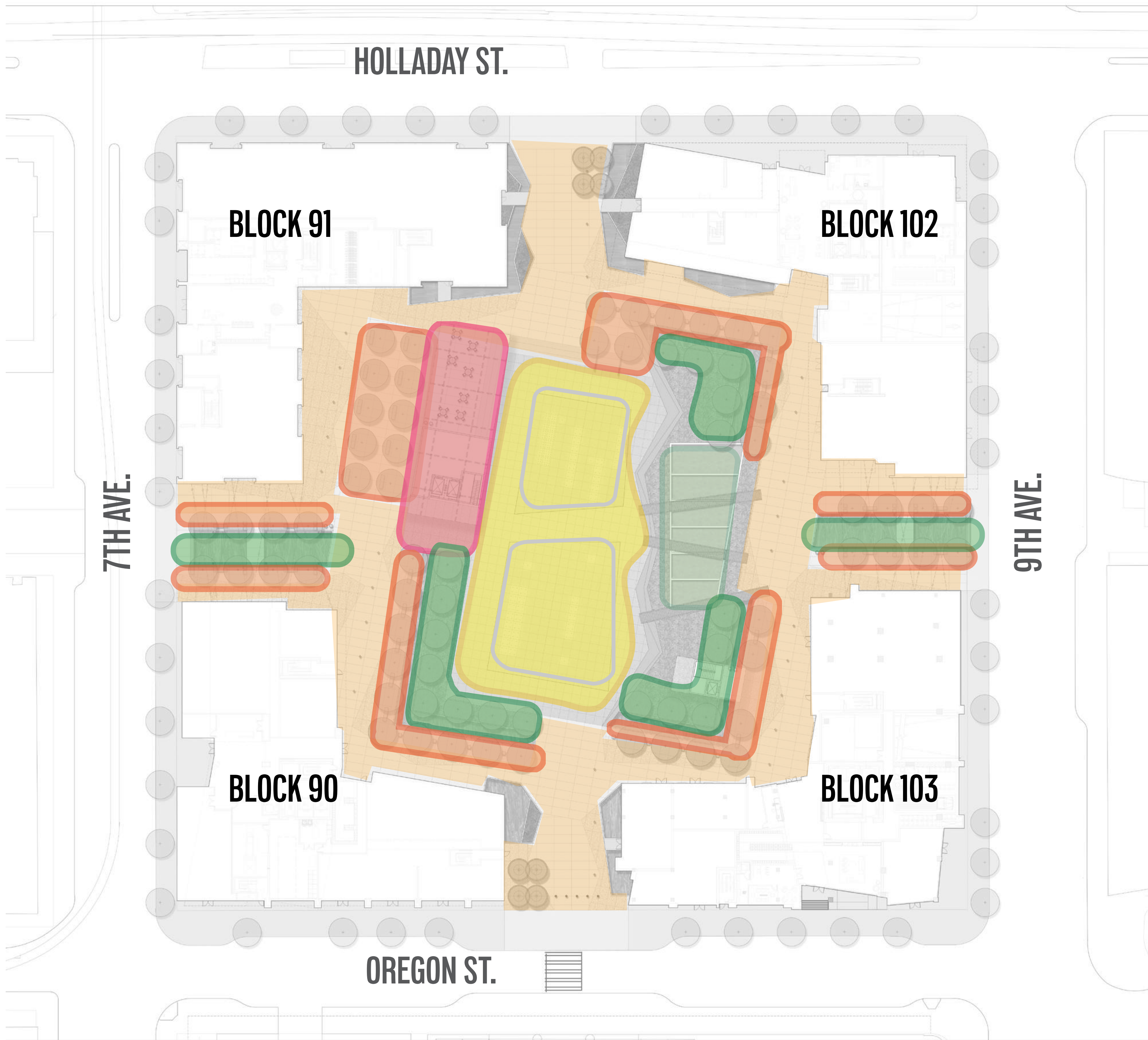
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PLACEMAKING: COMFORT



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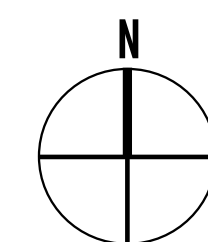
- PARTICIPATION & PRIVACY
- GAMES**
- WATER PLAY
- EAT & DRINK
- SIT & TALK
- PERFORMANCES
- SEASONAL ACTIVITIES**
- SHOP & WALK
- COVERED OUTDOOR DINING**
- PUBLIC EVENTS**
- ENGAGEMENT WITH THE STREET

PROJECT
OREGON SQUARE

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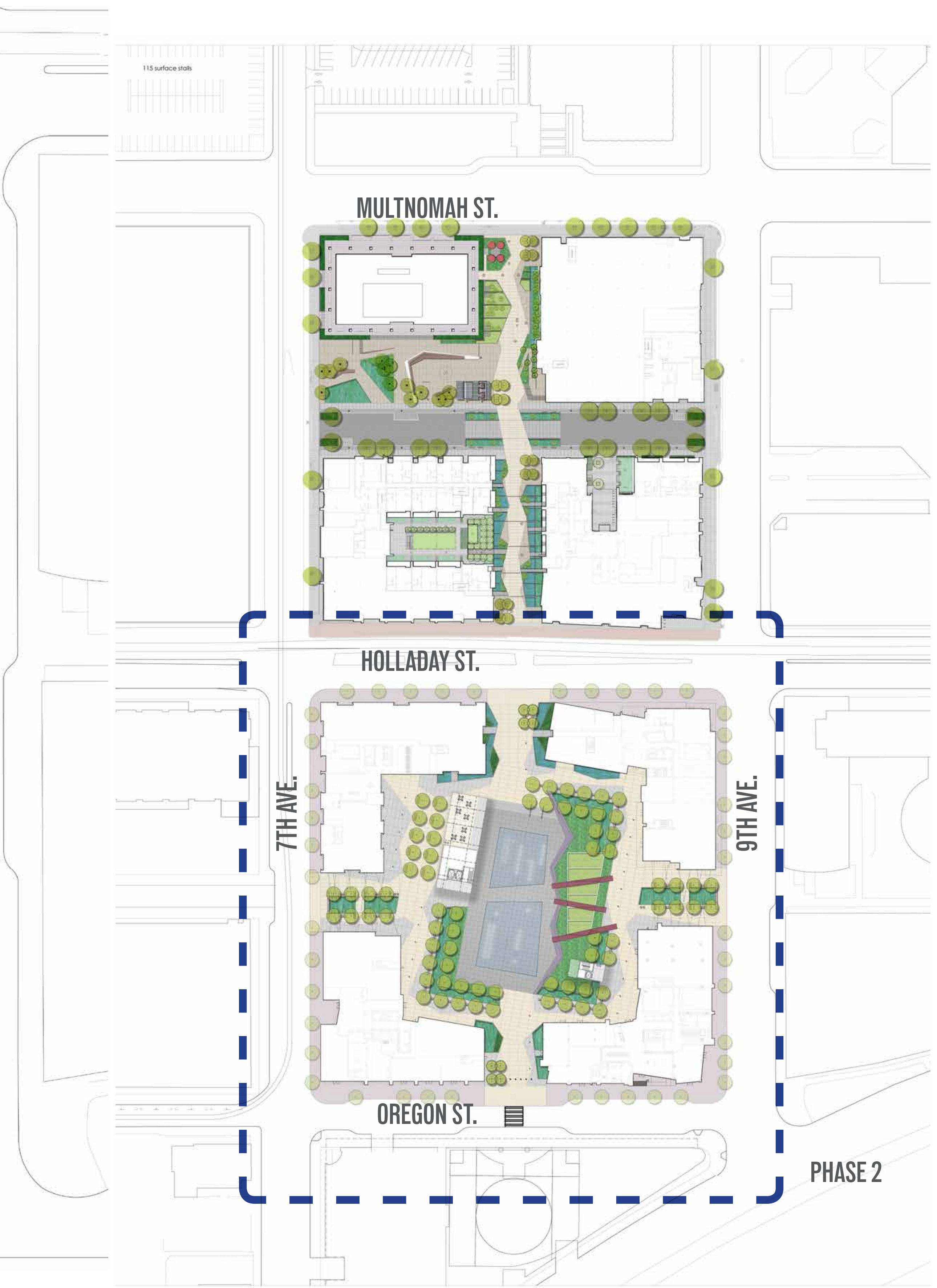
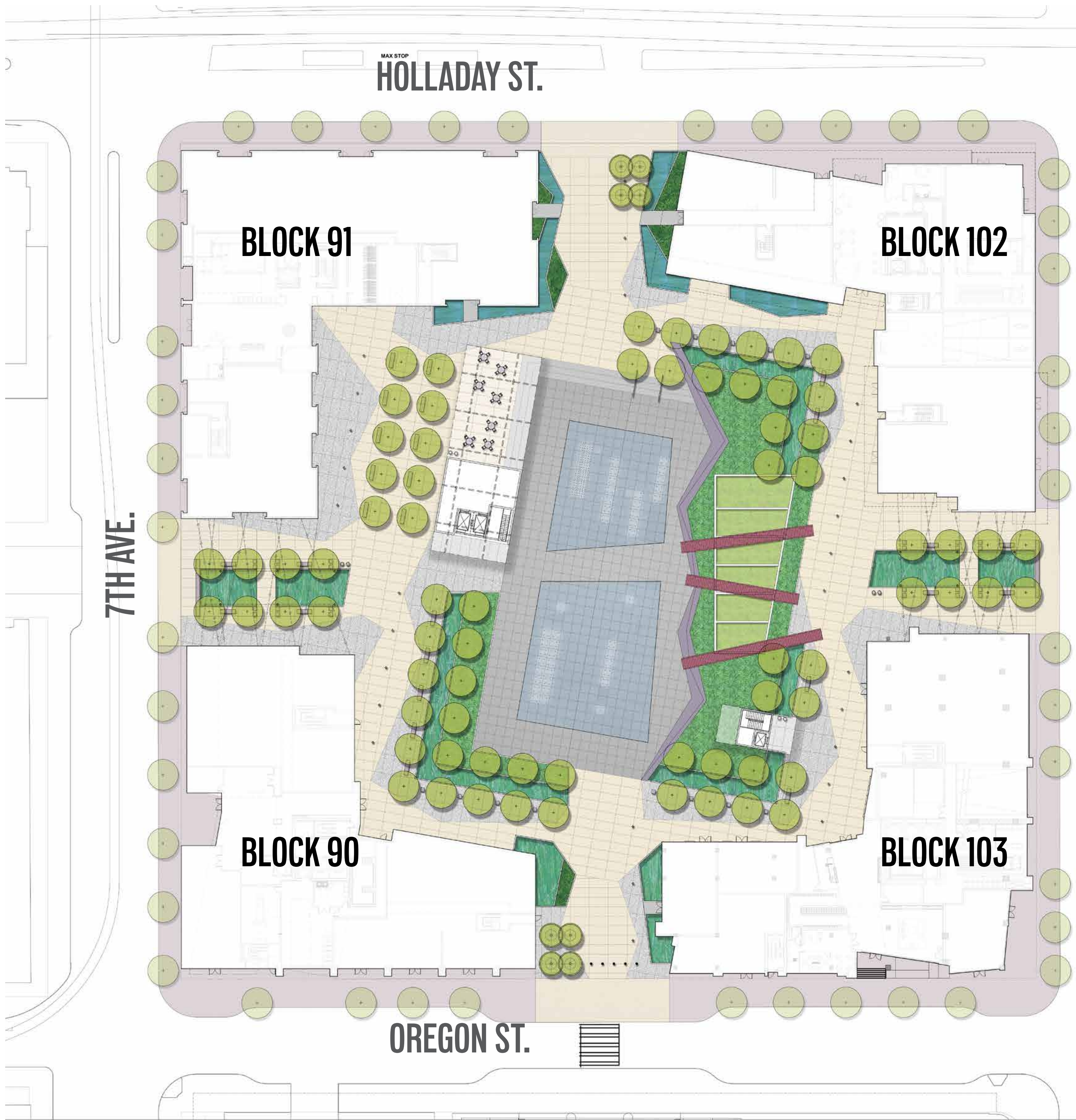
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PLACEMAKING: ACTIVITIES



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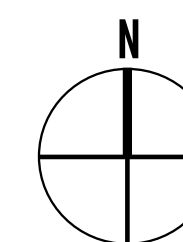
PROJECT
OREGON SQUARE

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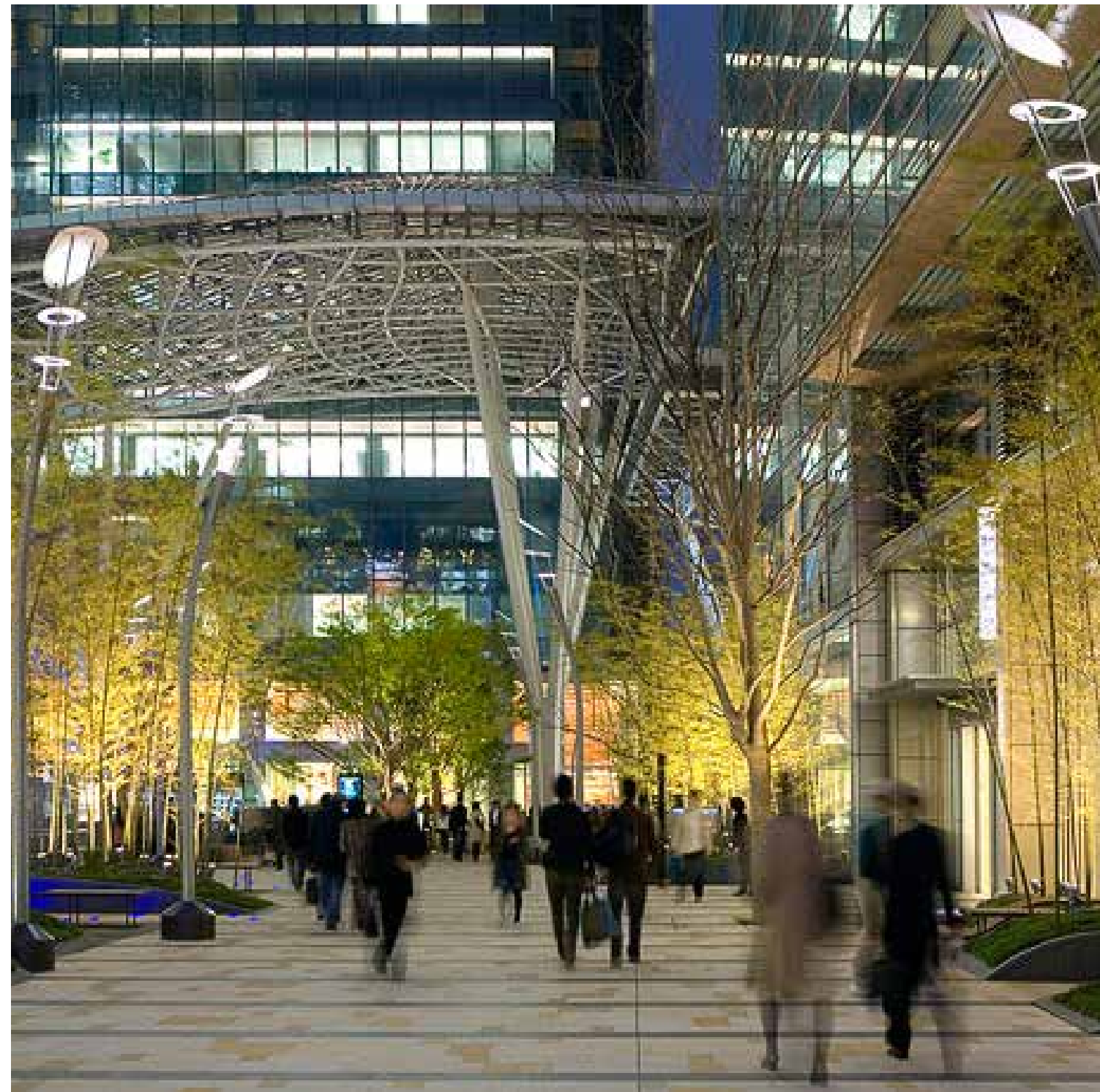
PHASE 2:

OREGON SQUARE SCHEMATIC DESIGN SITE PLAN



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PROJECT

OREGON SQUARE

DATE

**JANUARY 29, 2015
DAR_01**

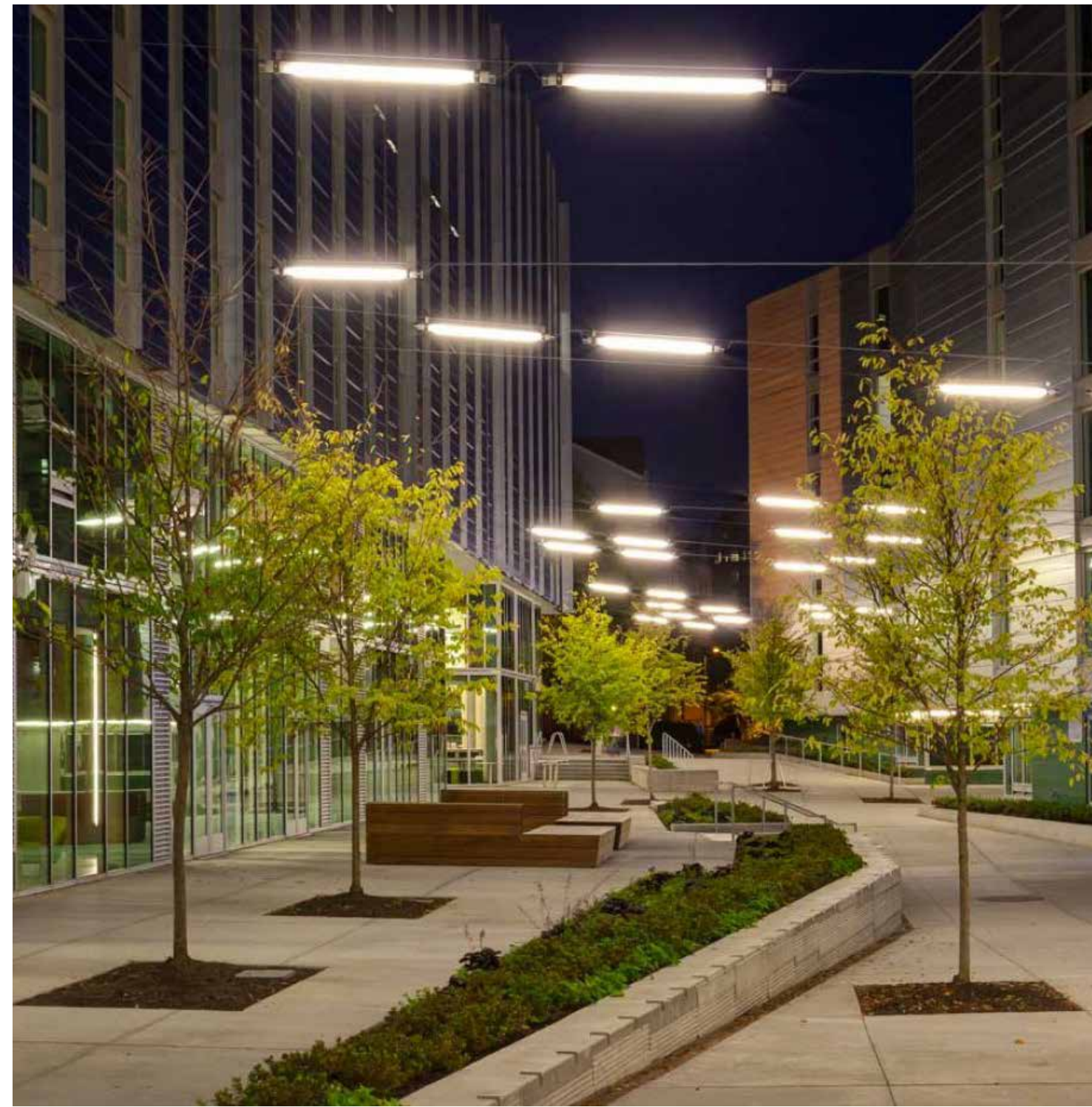
CLIENT

**AMERICAN
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PREPARED BY

PLACE

PLACEMAKING: PRECEDENTS



PROJECT

OREGON SQUARE

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PREPARED BY

PLACE

PLACEMAKING: PRECEDENTS



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PREPARED BY

PLACE

PHASE 2: PLAZA AND PROMENADE VIEW



PROJECT

OREGON SQUARE

DATE

**JANUARY 29, 2015
DAR_01**

CLIENT

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PHASE 2: CENTRAL PLAZA/ SATURDAY MARKET

PLACE



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PLACE

PHASE 2: CENTRAL PLAZA / EVENING EVENTS



PROJECT

OREGON SQUARE

DATE

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DRAWING

OREGON SQUARE

PREPARED BY

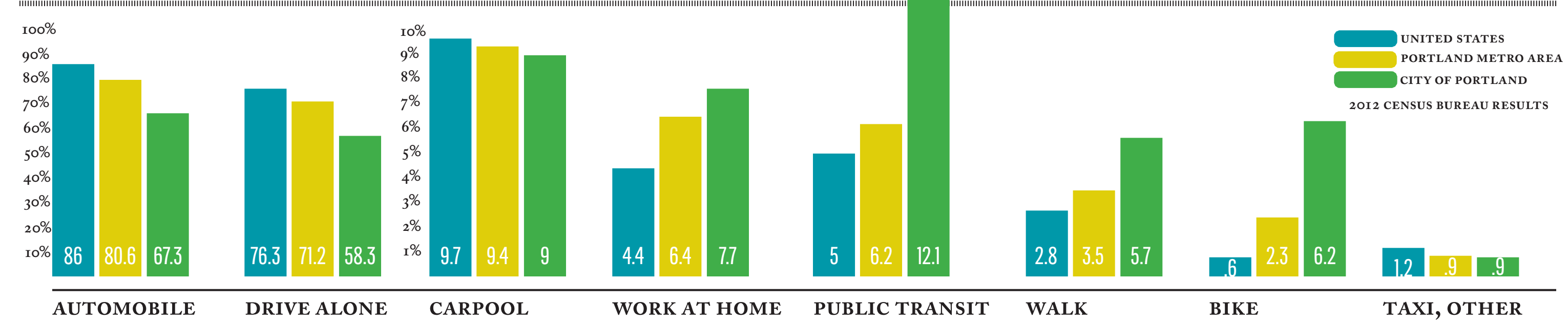
GBD ARCHITECTS

AGENDA

1. overview phase 1
2. open space
3. massing/solar/sight lines
4. placemaking
- 5. ground level overview**
6. q & a

TRANSPORTATION

MEANS OF COMMUTING TO WORK



OREGON SQUARE TRANSIT

Oregon Square has some of the highest levels of service outside the downtown transit mall. 0.25 mile radius contains: 3 Light Rail (MAX) lines, 6 bus lines, 1 new Streetcar loop with over total 400 trips per day. Oregon Square is also a few short blocks walk to the Willamette River and it's miles of walking trails.

25 minute or less ride to: Downtown, Pearl District, NW 23rd, PSU, OMSI, Gateway District & Mall 205, PDX Airport, IKEA, Legacy Emmanuel and Providence Hospitals, Rose Quarter & Coliseum, PGE Park, Clackamas Town Center, Inner SE neighborhoods, Washington Park Zoo & Children's Museum, Mississippi Corridor, Division Street and more.

WALKABILITY

Portland is one of the most walkable active cities in the US with hundreds of walking trails, sidewalks and one of the largest parks in the nation Forest Park in city limits. The Tom McCall Waterfront Park and the Eastbank Esplanade border the Willamette River on either side and provide beautiful panoramic views of downtown Portland and Mt Hood.

BIKABILITY

The Hassalo on Eighth Bike Hub has storage for over 1,200 bicycles and includes valet service, locker rooms, bike washing station and clothes drying stations. The Oregon Square phase will have over 1,500 bike parking stalls and all the amenities a bike commuter could ever dream of!

STREETCAR

The Portland Streetcar is one of Portland's newest transit systems and has exceeded all expectations with over 20,000 weekday riders. The trains run every 14 minutes during weekdays and has 14.7 miles of tracks completed already. The central loop will run over the Tilikum bridge when it is completed in September 2015 providing a quick easy way to travel around the central city. The Streetcar runs directly east of the Oregon Square project.

MAX LIGHTRAIL

Three MAX lines run directly north of Oregon Square, the Red, Blue and Green and access to the Yellow line is a short walk away, providing access to a large majority of Portland and surrounding suburbs.

BUS

Trimet bus system travels to every corner of the Portland Metropolitan Area with many high use bus lines that run service every 15 minutes or quicker. The bus proves to be a convenient alternative form of transportation throughout the metro area for all walks of life.

CAR

Oregon Square is blocks away from both I-5 and I-84 on ramps. Over 800 car parking stalls and electrical charging stations will be provided in an underground garage.

MORE THAN 17,000 PEOPLE COMMUTE BY BIKE TO WORK EACH DAY

80% OF PEOPLE WEAR HELMETS

PORTLAND HAS MORE THAN 319 MILES OF DEDICATED BIKEWAYS

100 MILLION TRIPS ARE TAKEN ON TRIMET EACH YEAR

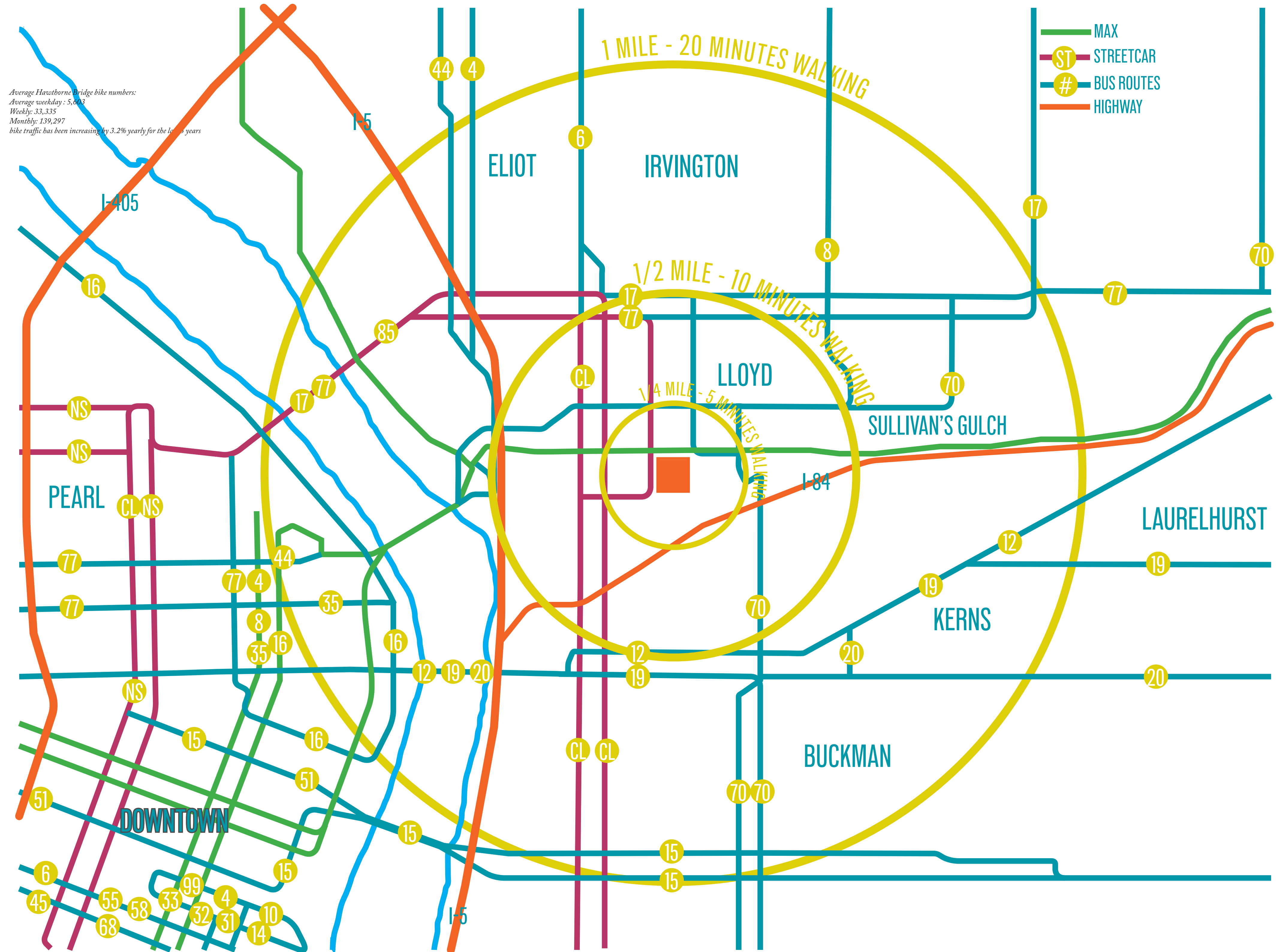
45% OF PORTLAND STATE STUDENTS TAKE TRANSIT TO CLASS

TRIMET ELIMINATES 207,750 CAR TRIPS DAILY

45% OF RUSH HOUR COMMUTERS TO DOWNTOWN TAKE TRANSIT

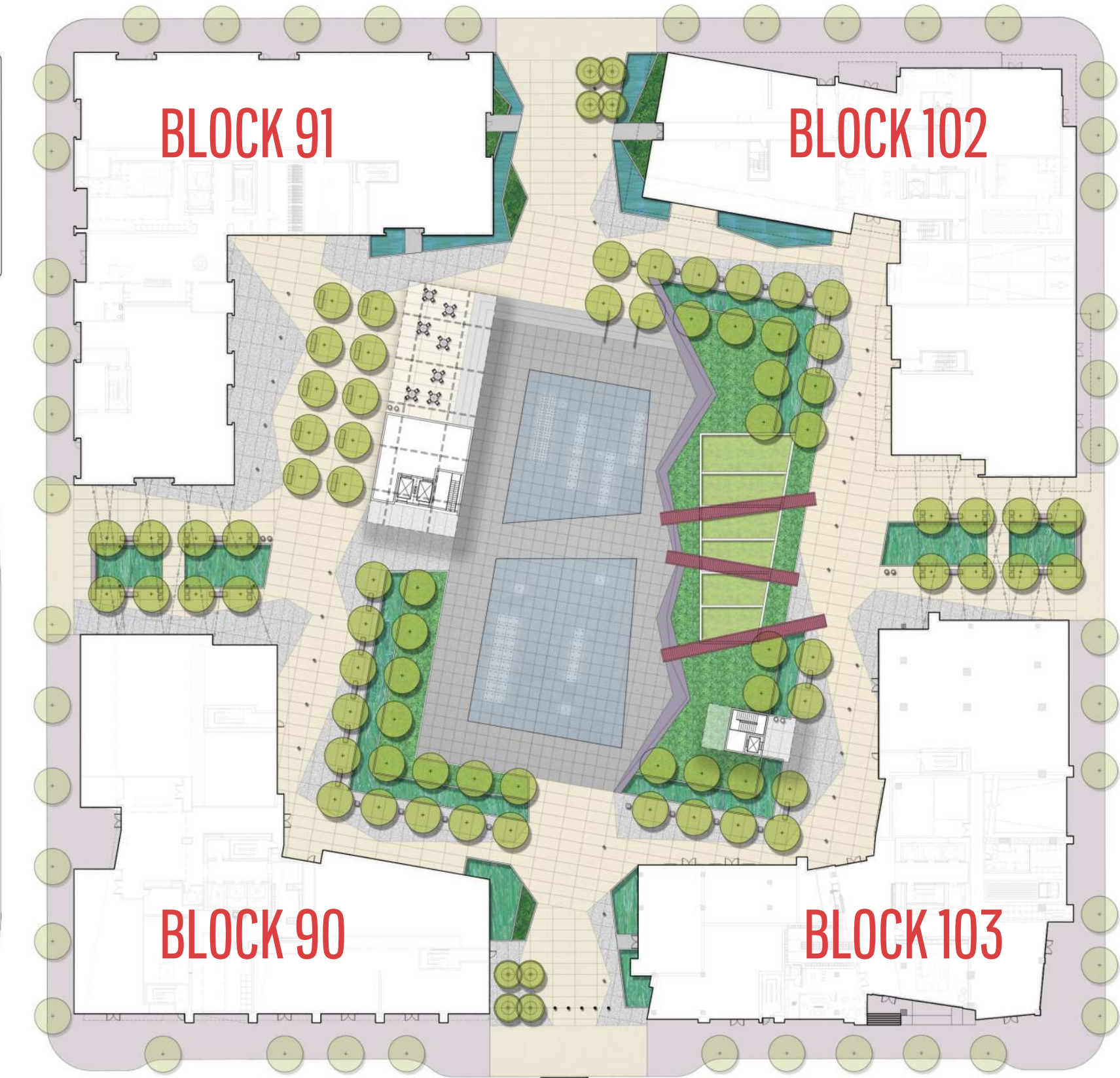
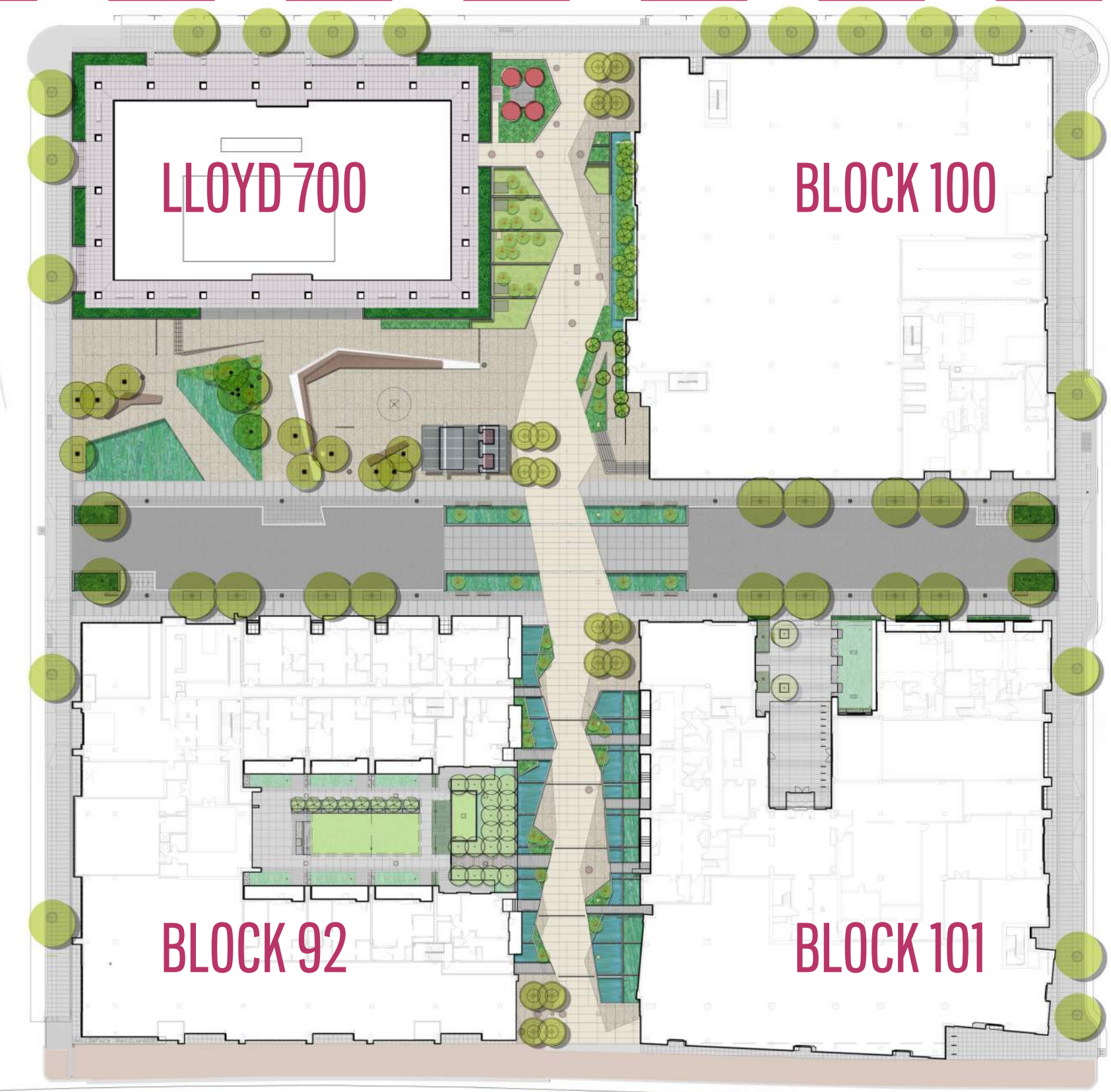
35% OF BIKE COMMUTERS ARE FEMALE

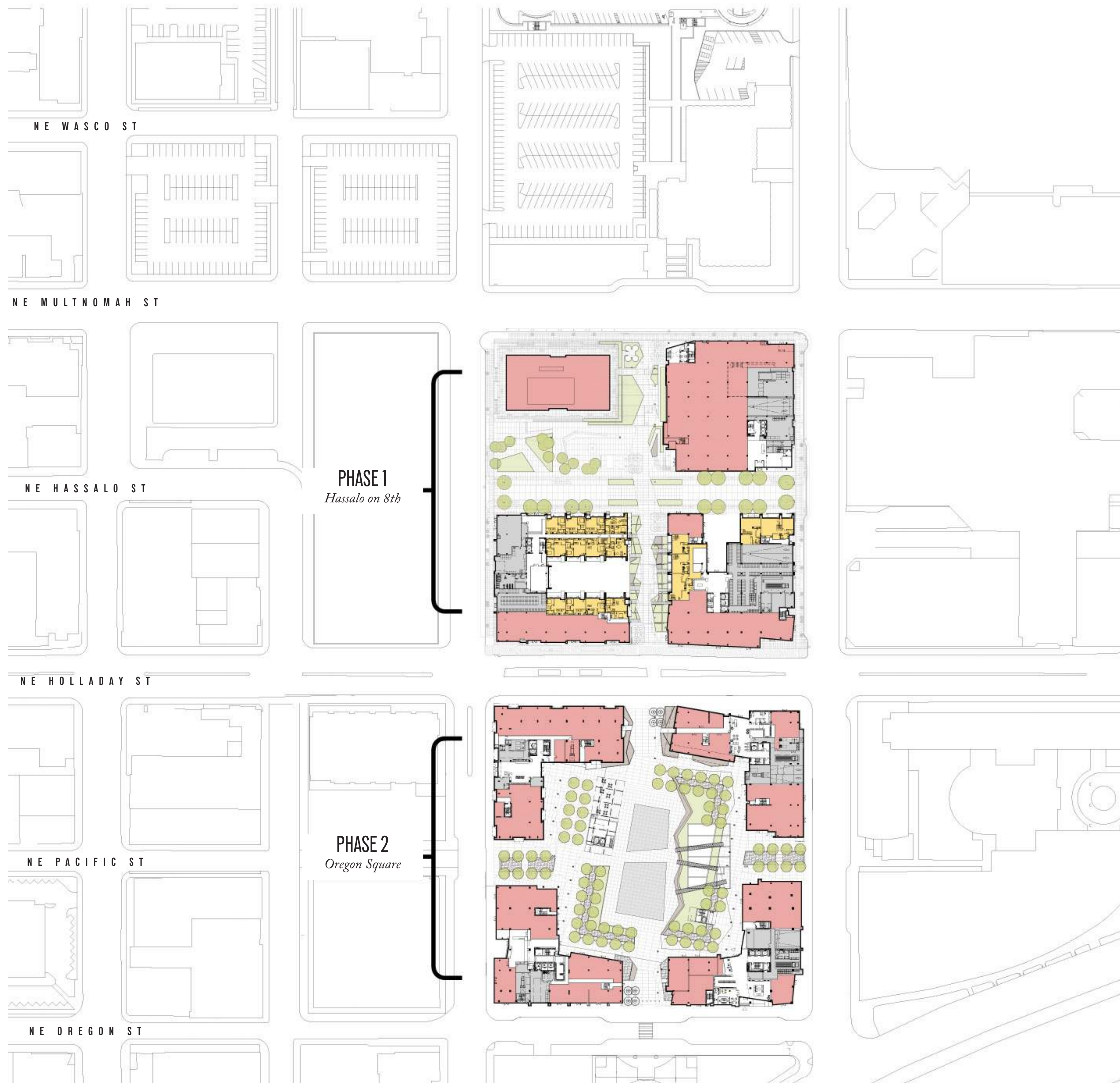
EVERY WEEKDAY TRIMET HAS MORE THAN 316,700 TRIPS



HASSALO NEIGHBORHOOD ECO-DISTRICT OREGON SQUARE

COMMUNITY
AIR WATER
TRANSPORTATION
ENERGY





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OREGON SQUARE

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CONTEXT DISTRICT SITE PLAN



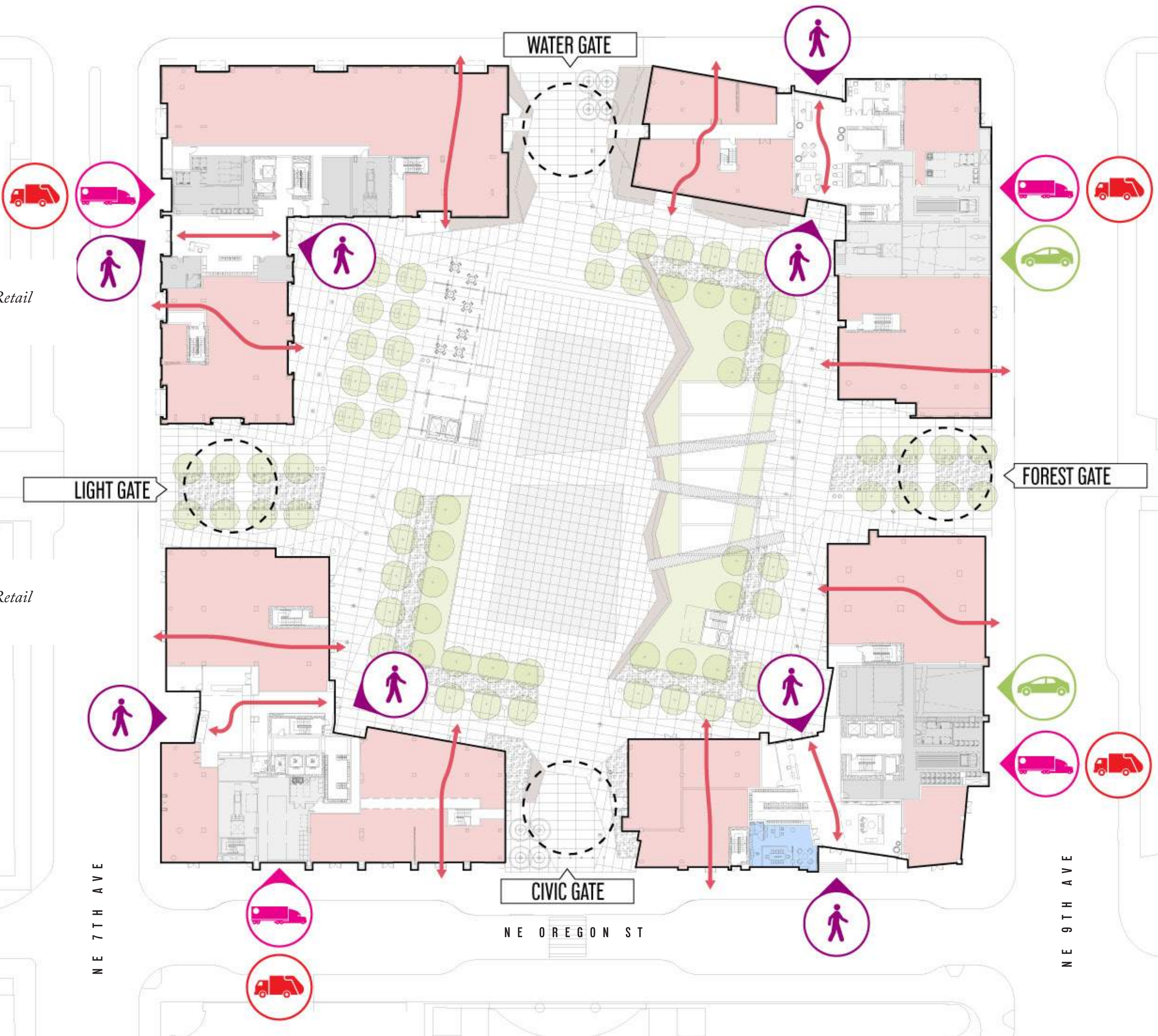
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GBD ARCHITECTS



NE HOLLADAY ST

| |
|-------------------|
| APARTMENTS |
| RETAIL |
| AMENITY |
| SERVICE/SUPPORT |
| BUILDING SERVICES |



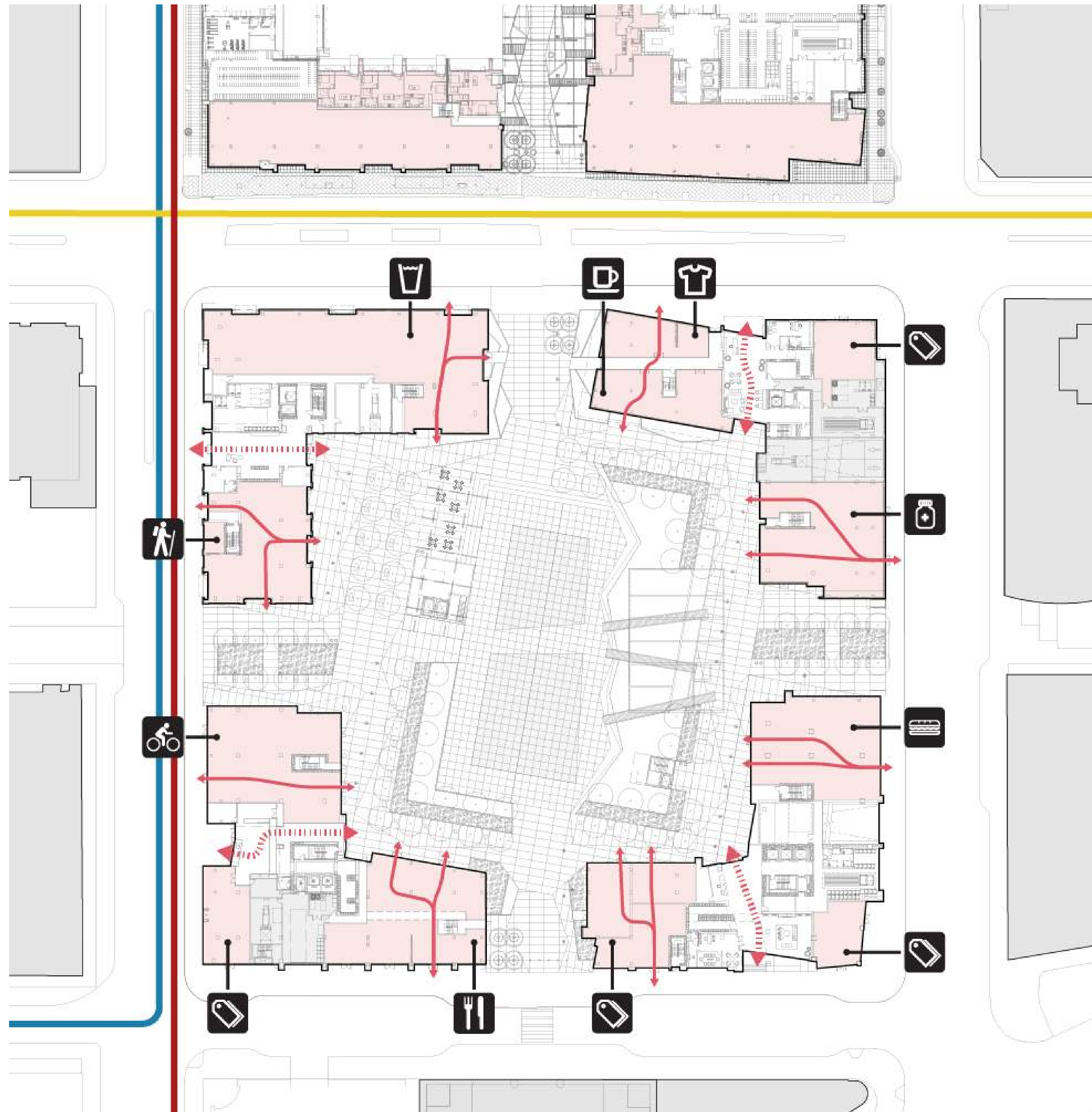
11 FLOORS
Block 91. Apartments + Retail
151 Units

11 FLOORS
Block 102. Apartments + Retail
153 Units

21 FLOORS
Block 90. Apartments + Retail
274 Units

29 FLOORS
Block 103. Apartments + Retail
326 Units





- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES

PROJECT

OREGON SQUARE

DATE

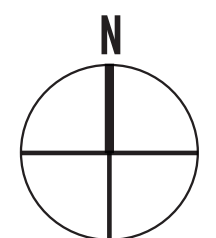
JANUARY 29, 2015
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DRAWING

RETAIL OREGON SQUARE



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GBD ARCHITECTS



| |
|-------------------|
| APARTMENTS |
| RETAIL |
| AMENITY |
| SERVICE/SUPPORT |
| BUILDING SERVICES |

904
For-rent housing units

1,045,490
GSF of housing

55,514
GSF of retail

745
Underground parking stalls

11 FLOORS
Block 91. Apartments + Retail
151 Units

11 FLOORS
Block 102. Apartments + Retail
153 Units

21 FLOORS
Block 90. Apartments + Retail
274 Units

29 FLOORS
Block 103. Apartments + Retail
326 Units

PROJECT

OREGON SQUARE

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CLIENT

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ASSETS TRUST**

DRAWING

TYPICAL OREGON SQUARE

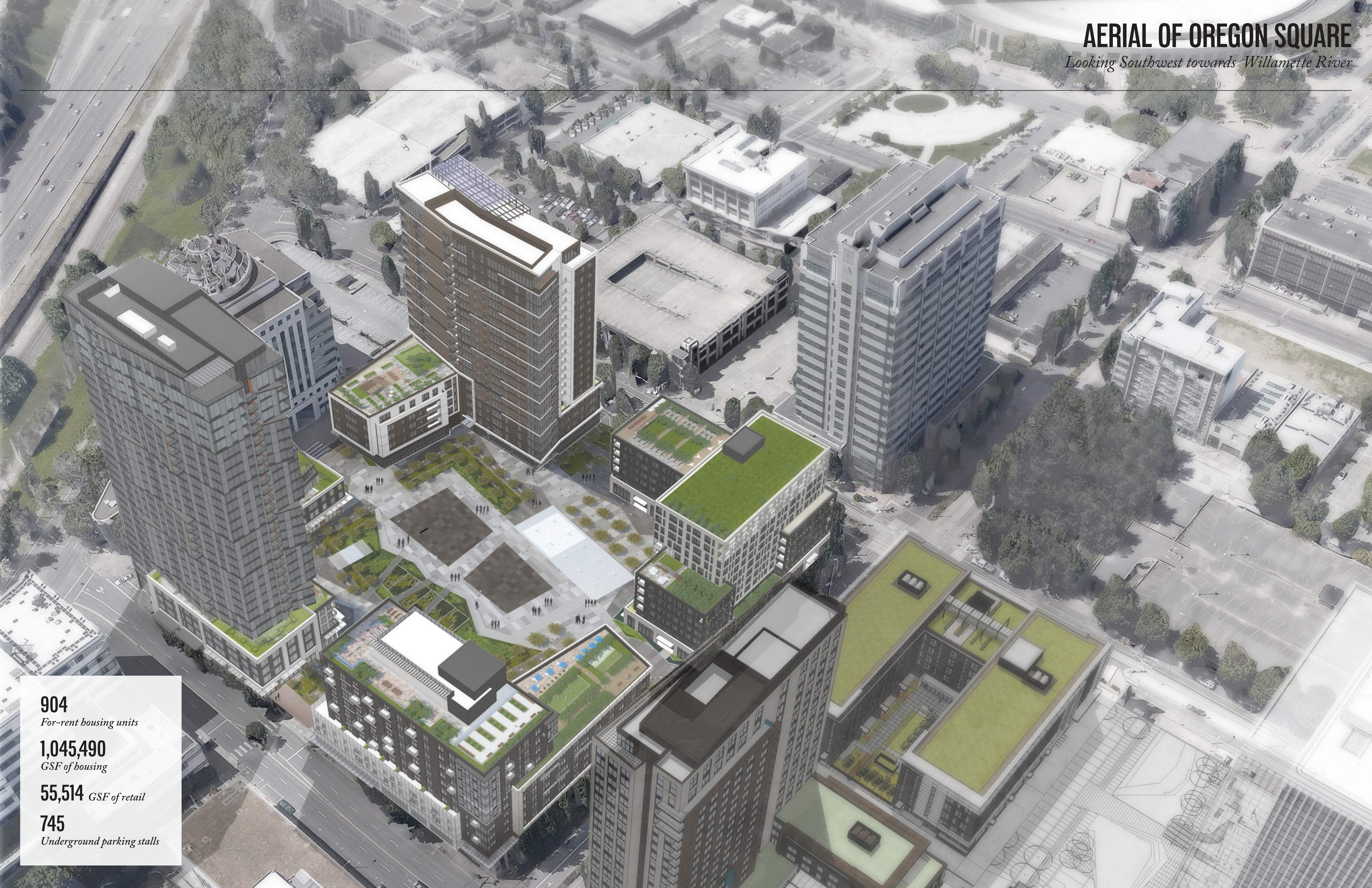


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GBD ARCHITECTS

AERIAL OF OREGON SQUARE

Looking Southwest towards Willamette River



904

For-rent housing units

1,045,490

GSF of housing

55,514 *GSF of retail*

745

Underground parking stalls

AERIAL OF OREGON SQUARE

Looking Southeast towards I-84

904

For-rent housing units

1,045,490

GSF of housing

55,514 *GSF of retail*

745

Underground parking stalls



THANK YOU

