

VOLUME 2



YBA



GUARDIAN
REAL ESTATE SERVICES LLC

DESIGN ADVICE
REQUEST
APRIL 2015

BLOCK 290

application

PROPERTY:	1417 NW 20TH AVE. PORTLAND, OREGON
RE:	APPLICATION FOR DESIGN ADVICE REQUEST
SUBMITTED:	FEBRUARY 24, 2015
REVISED:	APRIL 02, 2015
REVISED:	APRIL 16, 2015 (VOLUME 2)

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ENTITLEMENT CONSULTANT	GUARDIAN REAL ESTATE SERVICES

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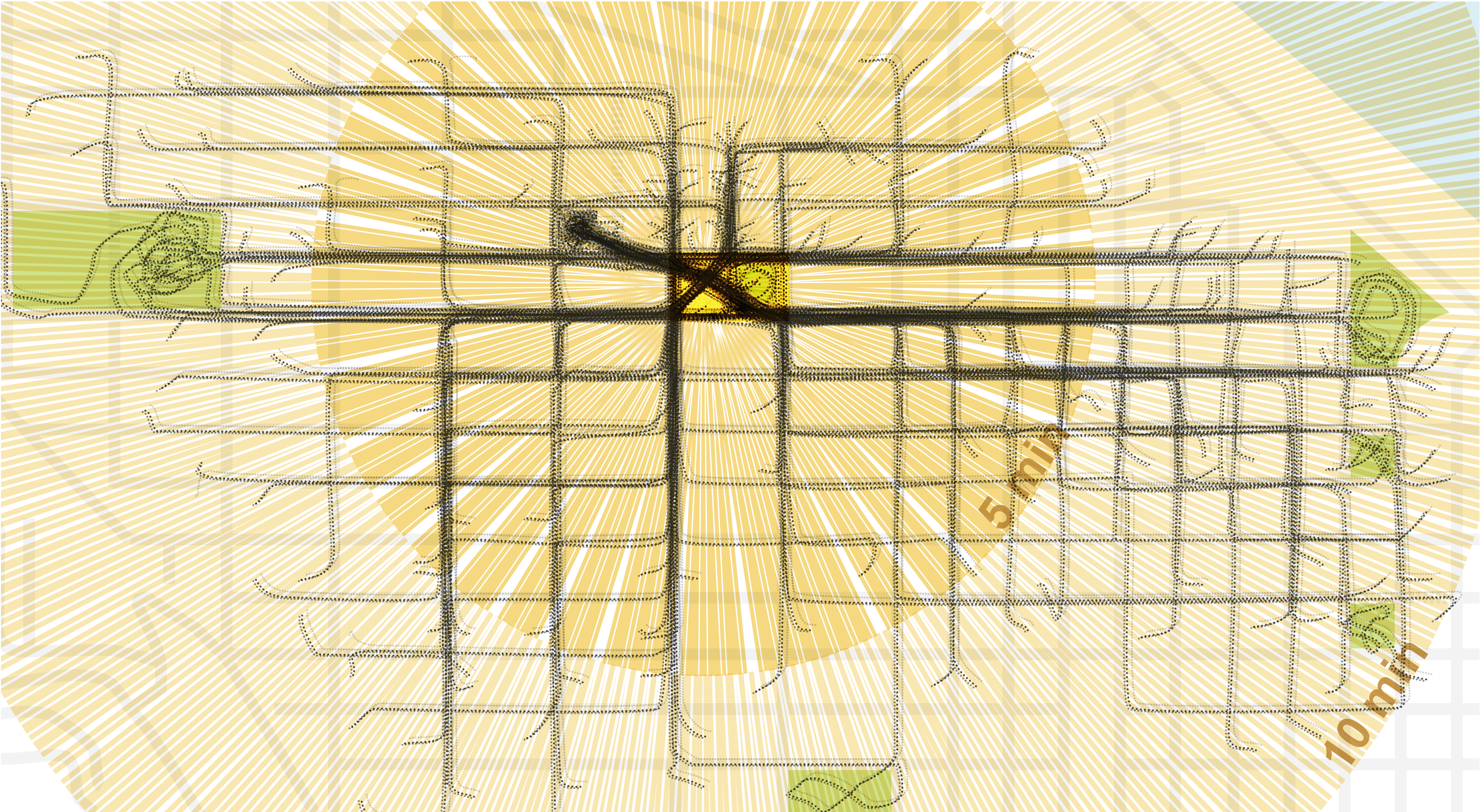
site context | parks



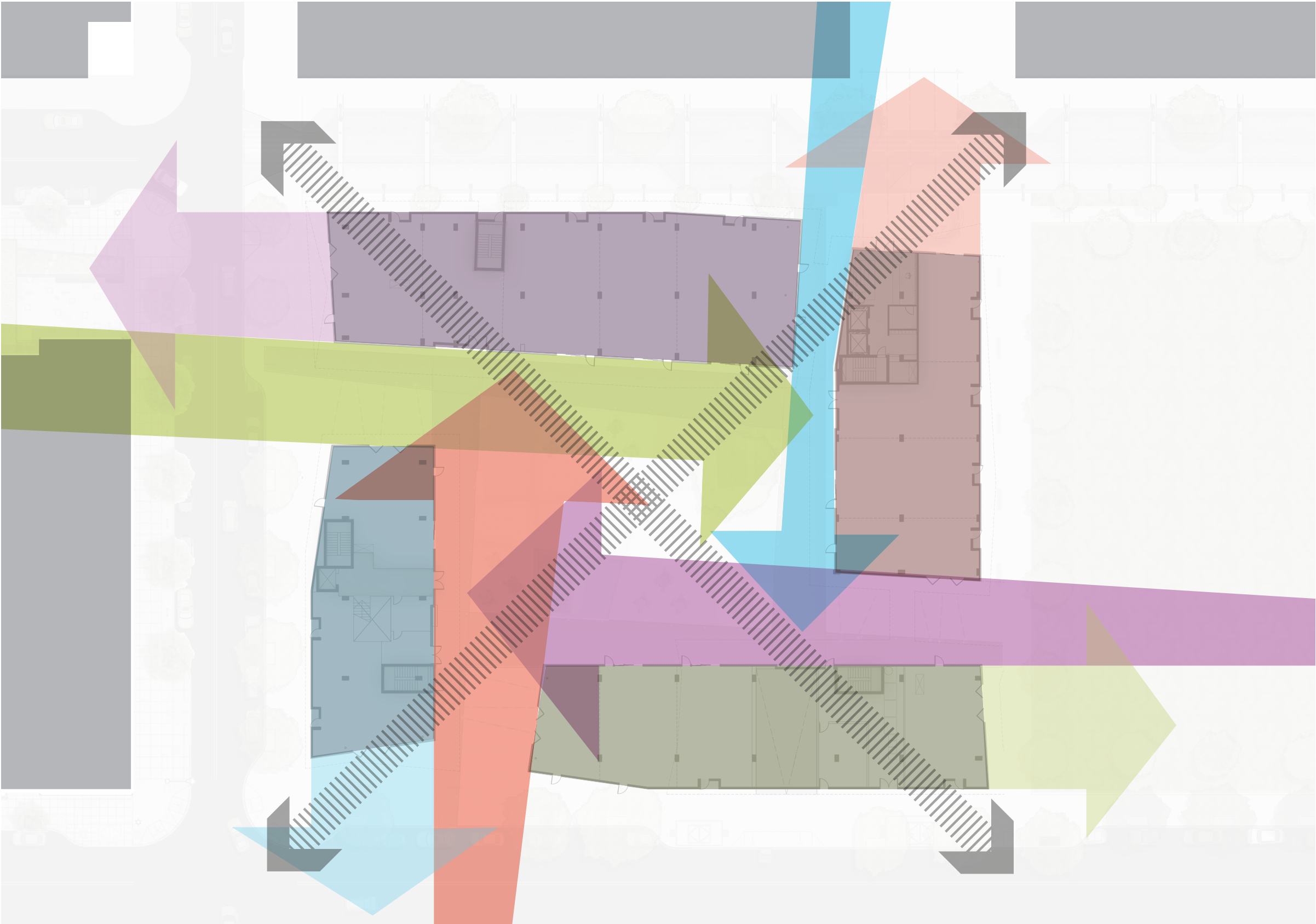
neighborhood interlock



an urban square | walking

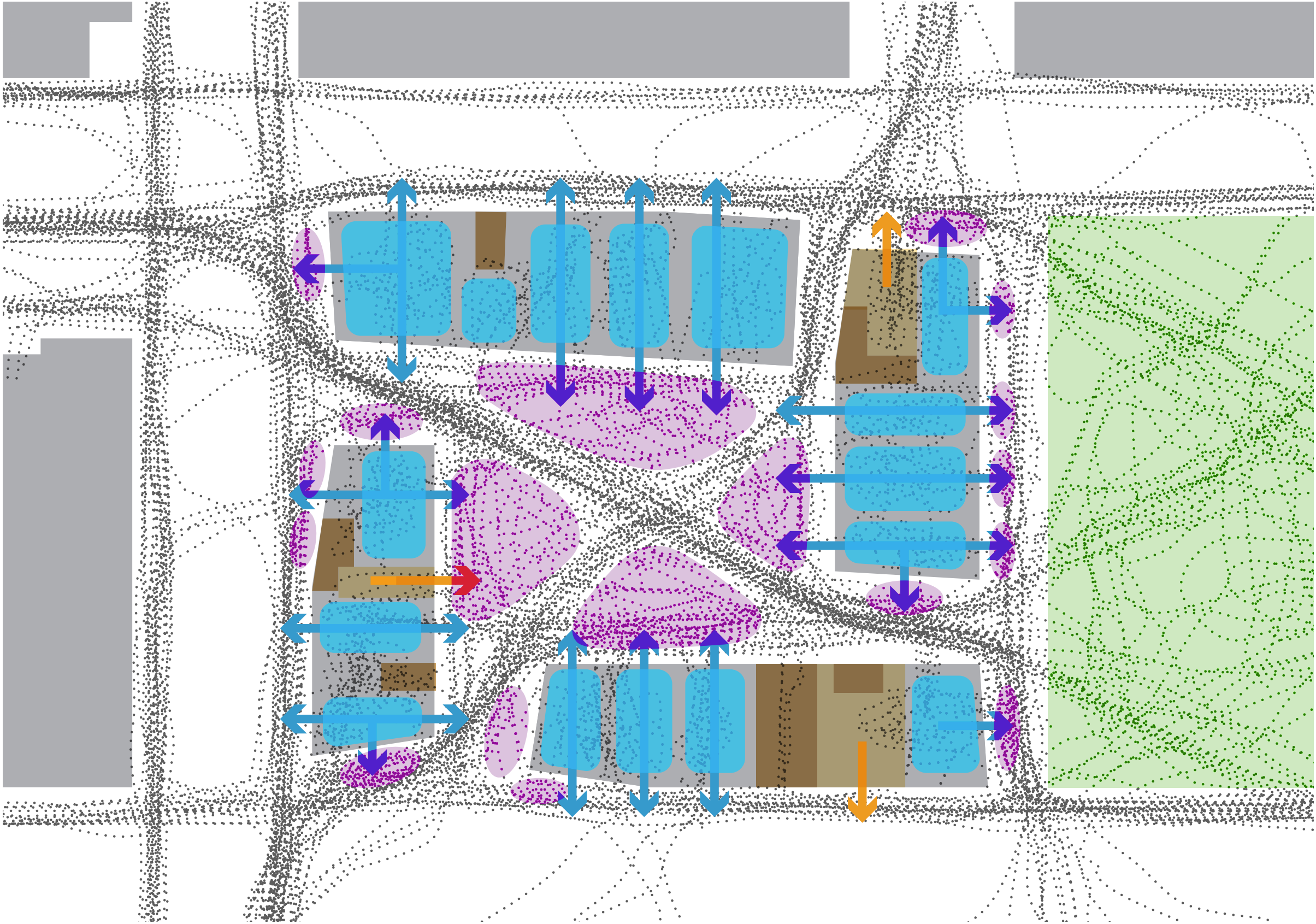


pinwheeling convergence | desire lines



- nw 21st
- conway
- chapman + hills
- pearl + bucket

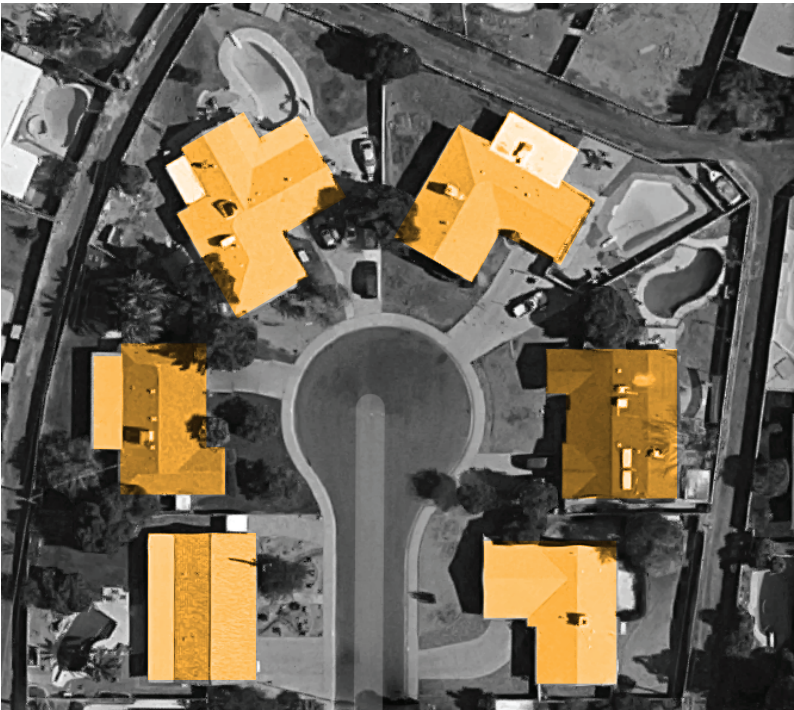
ground level | moving and staying



- walking areas
- staying areas
- retail
- resi lobbies
- cores
- park
- buildings
- retail frontages
- resi frontages

a shift in culture

material artifacts = value



1950's

shared experiences = value

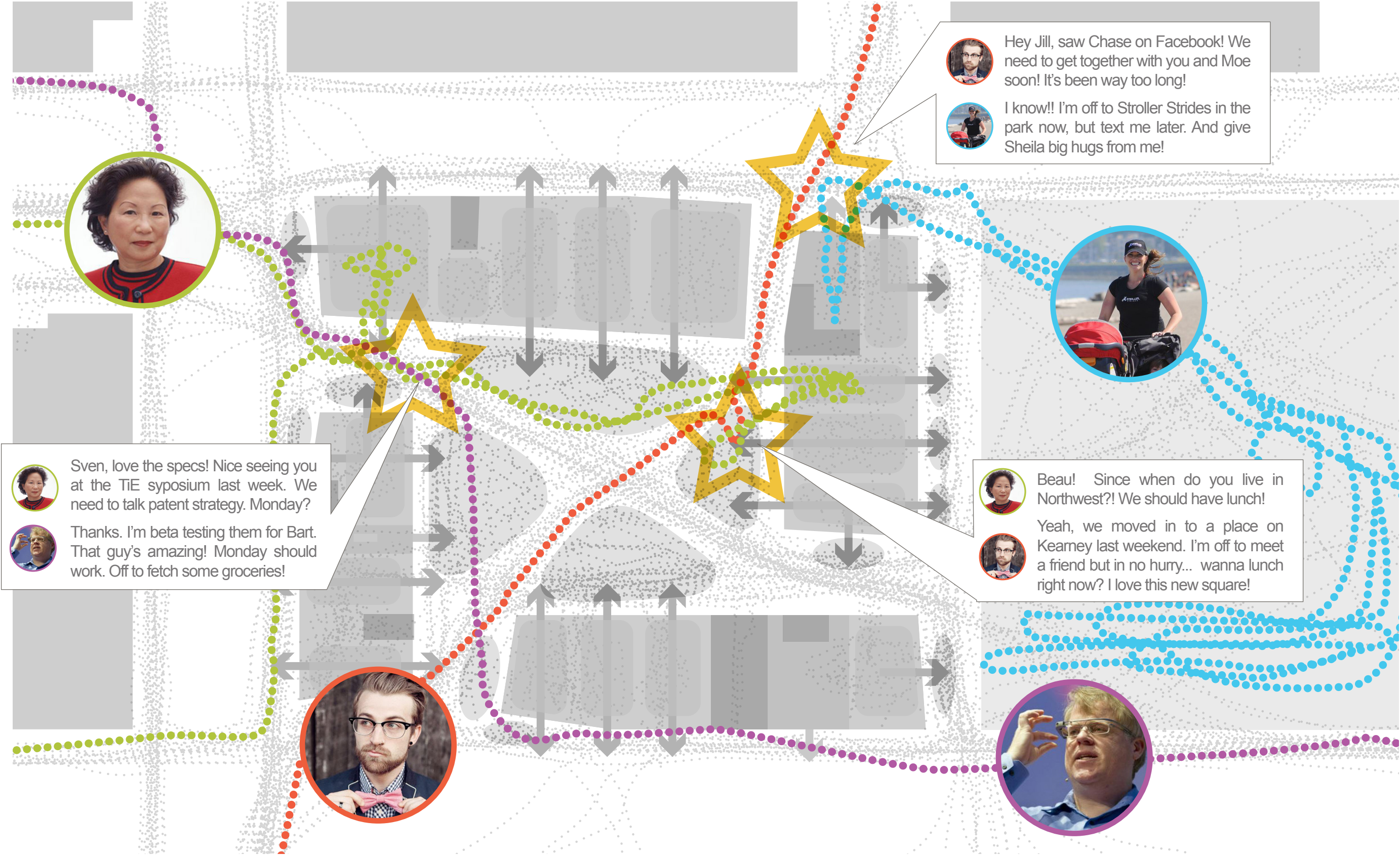


21st century

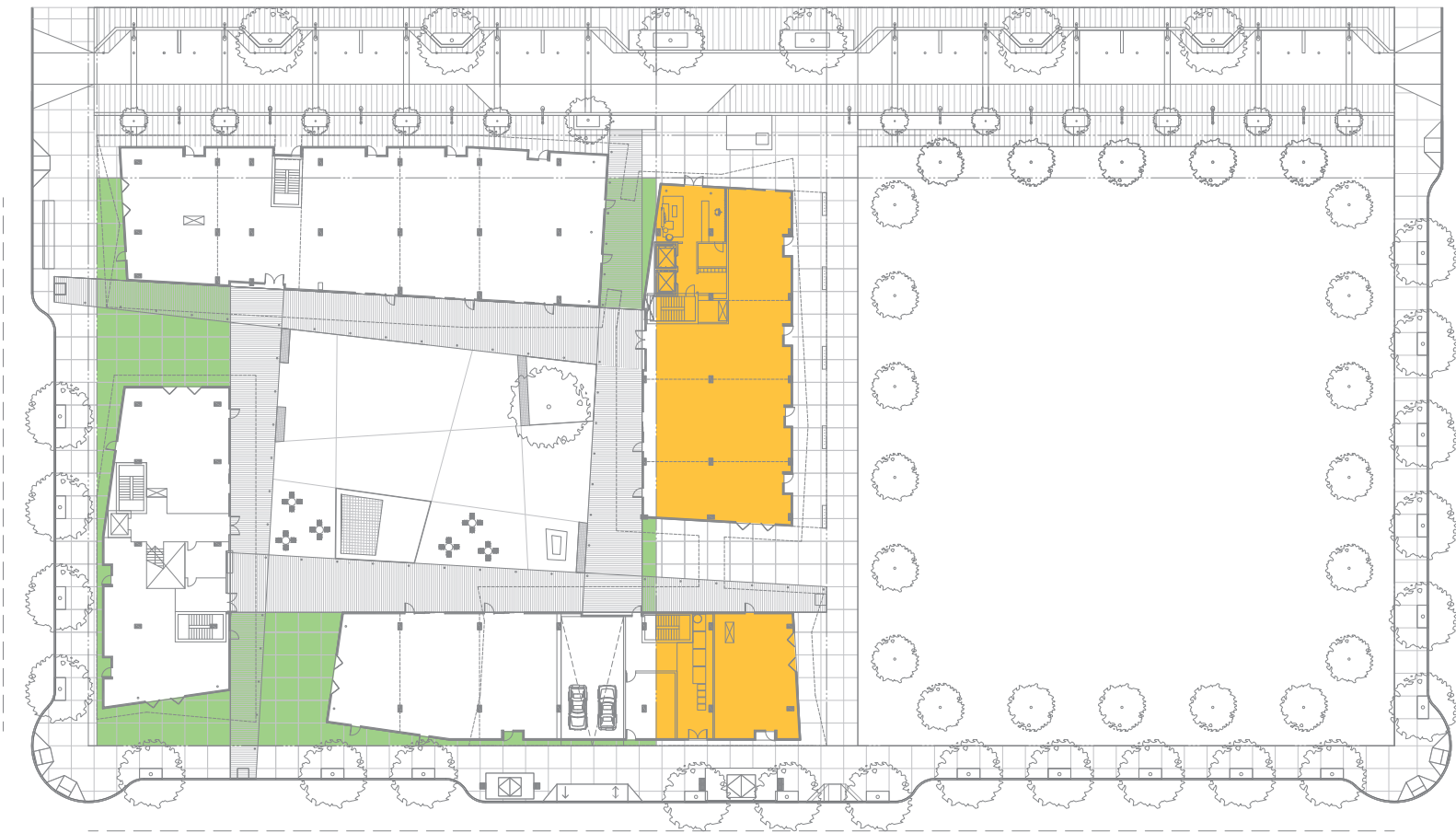
connection thru interaction = value



a place for connecting



open space diagram



7500 sf
building in Master
Plan open space

=

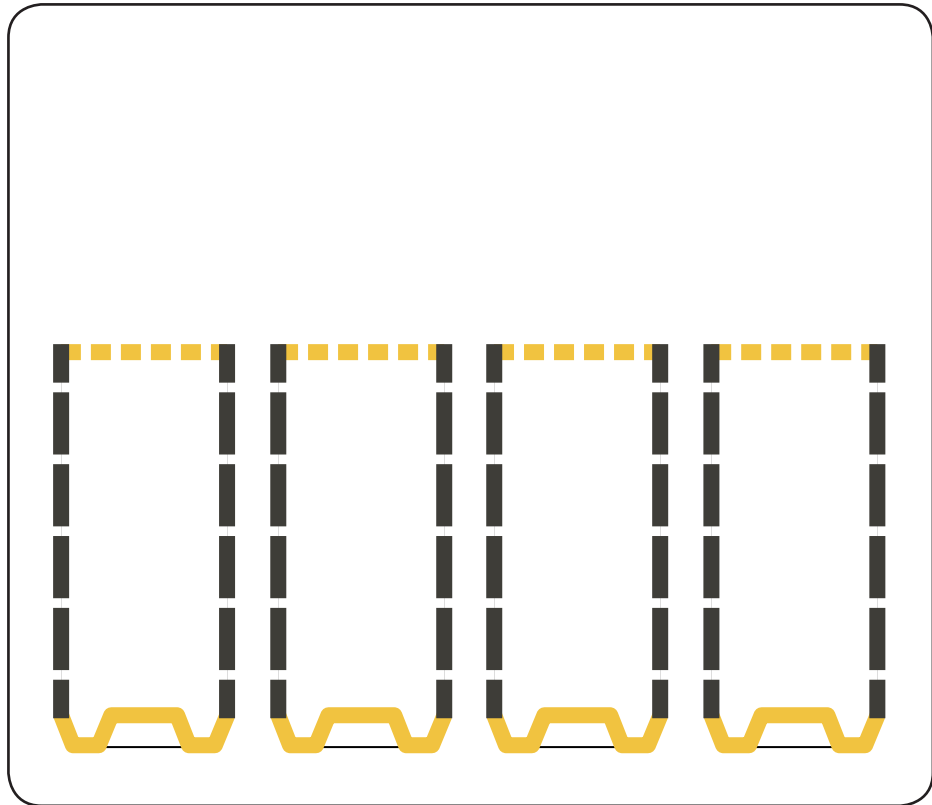


7500 sf
new open space

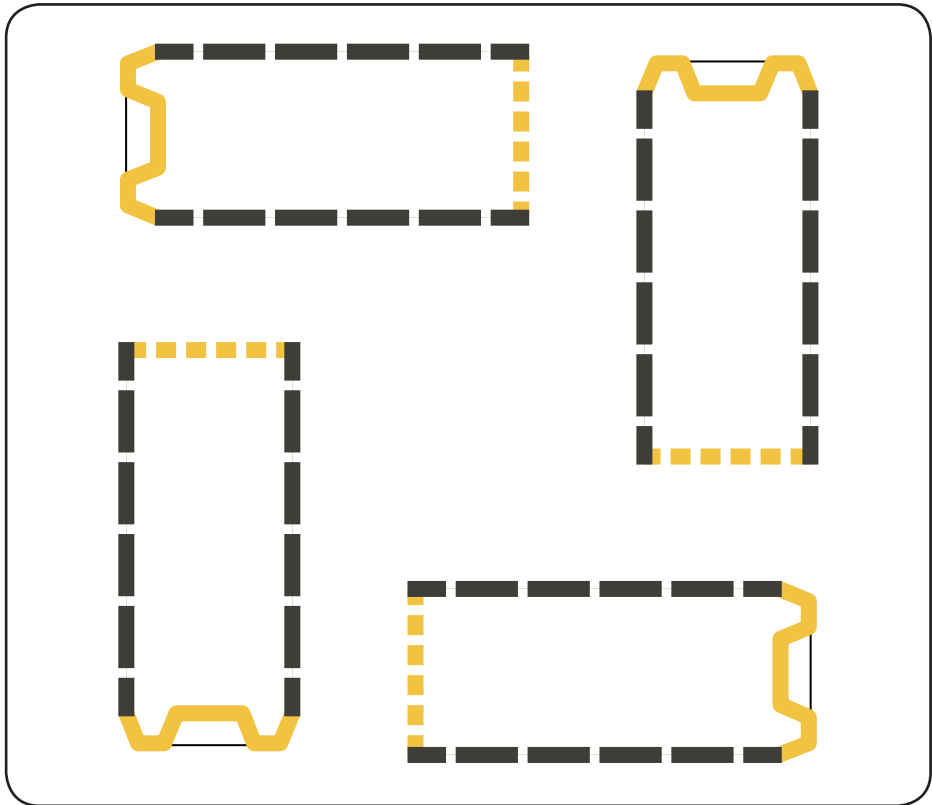
overall design



facade concept | body | face



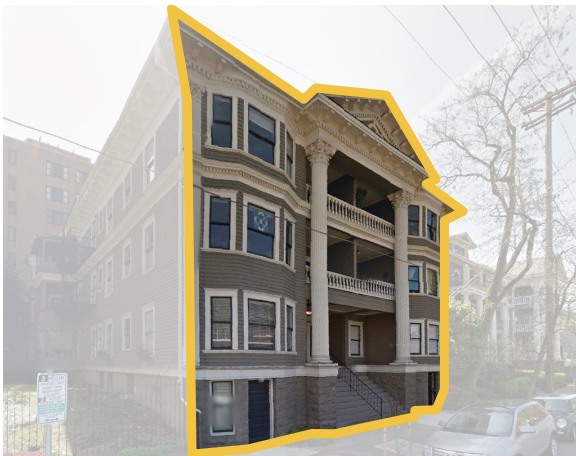
contextual linear plan arrangement



proposed pinwheel plan arrangement



body facade



face facade

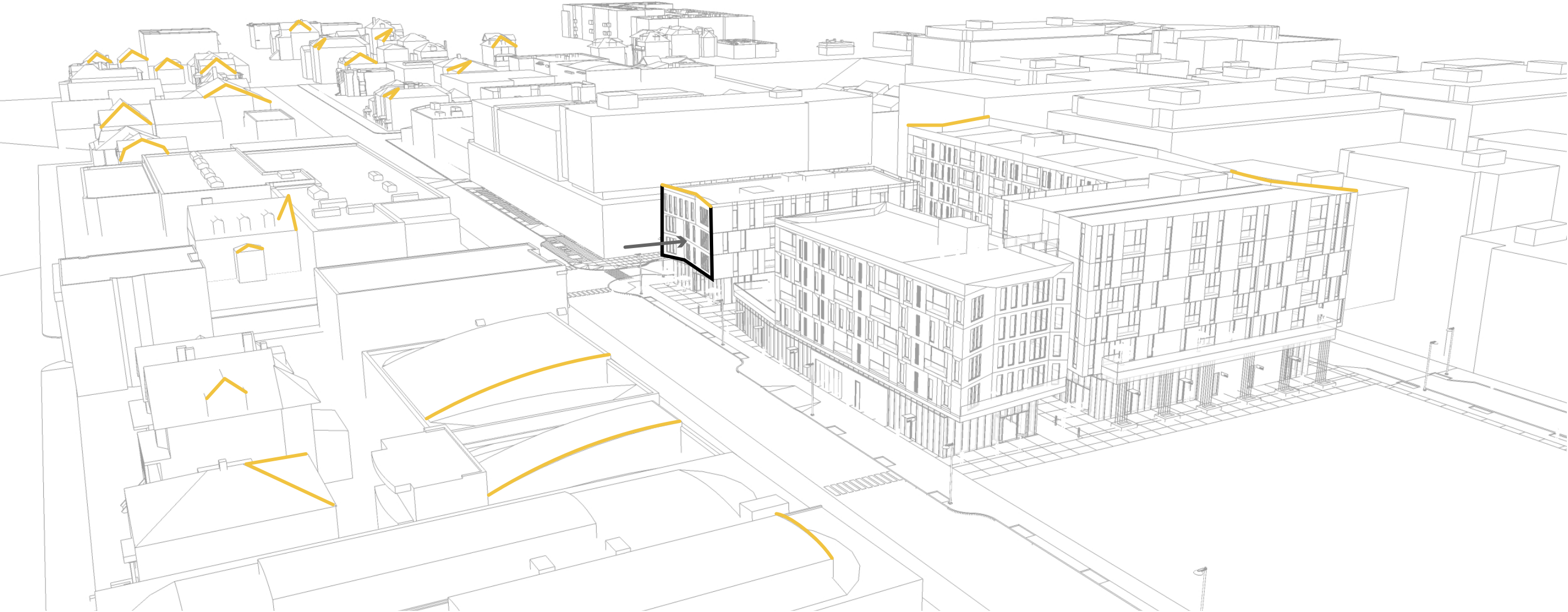


body facade

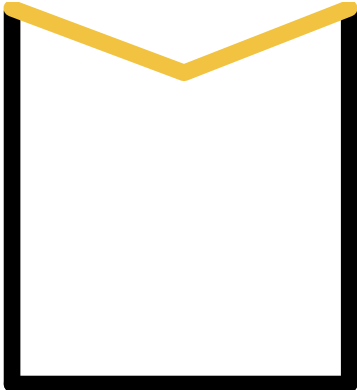
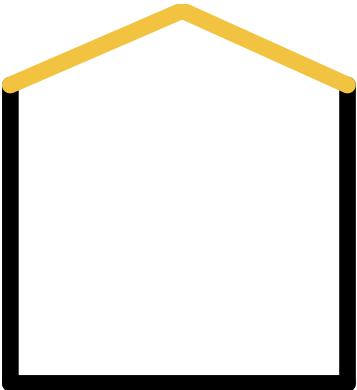


face facade

facade concept | inverted roof line



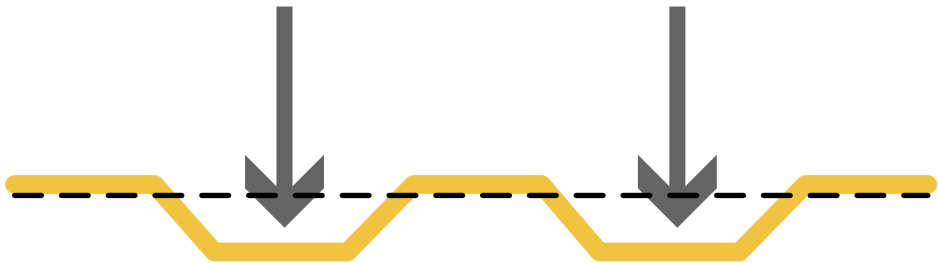
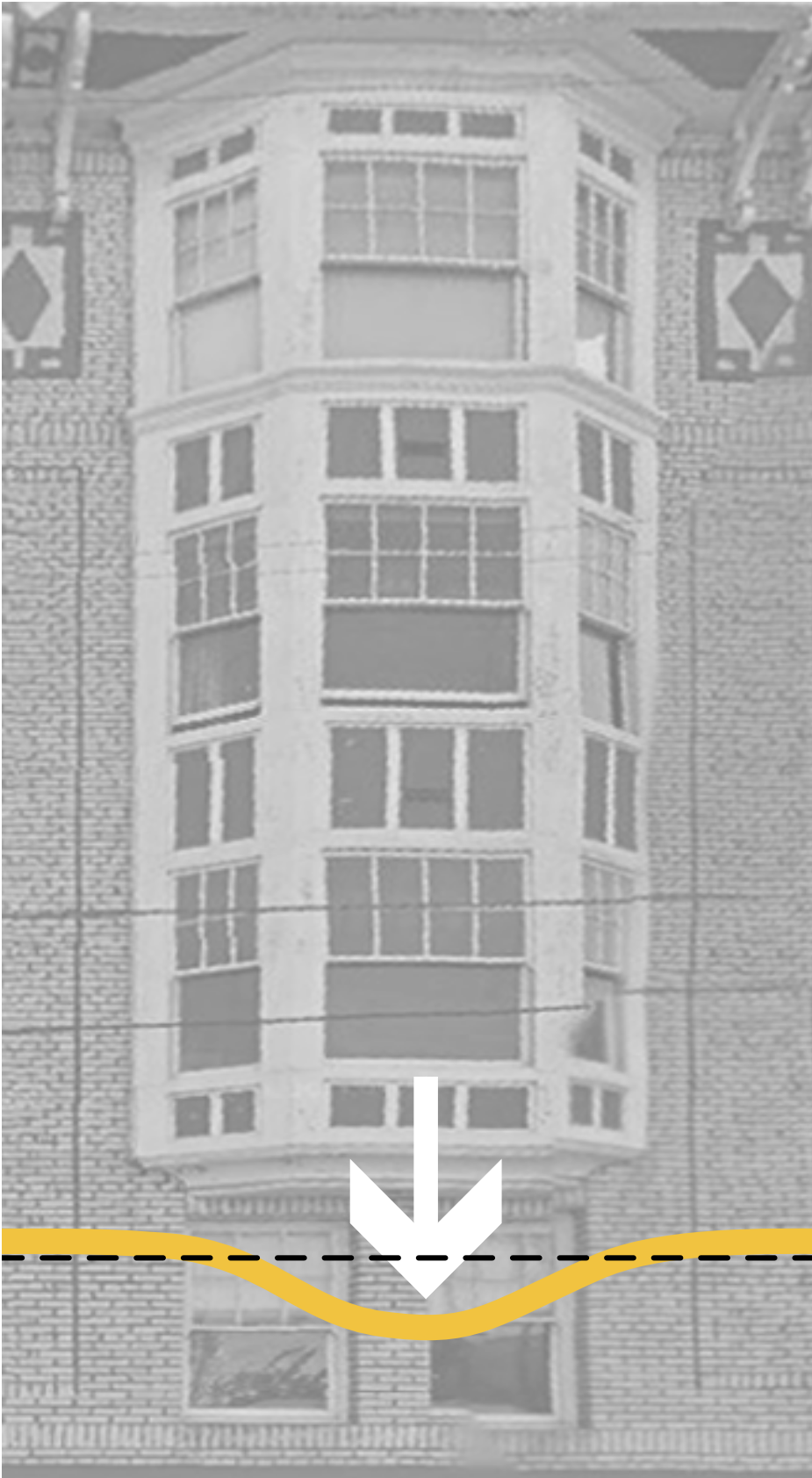
contextual pitched roof line



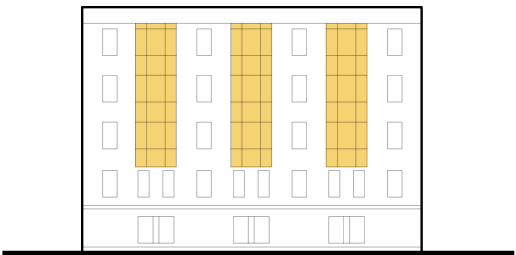
angled facade creates inverted roof line



neighborhood context | bay window

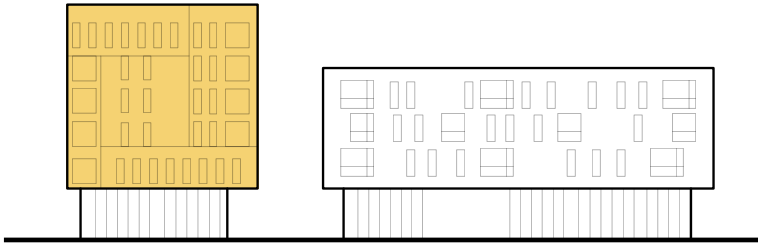
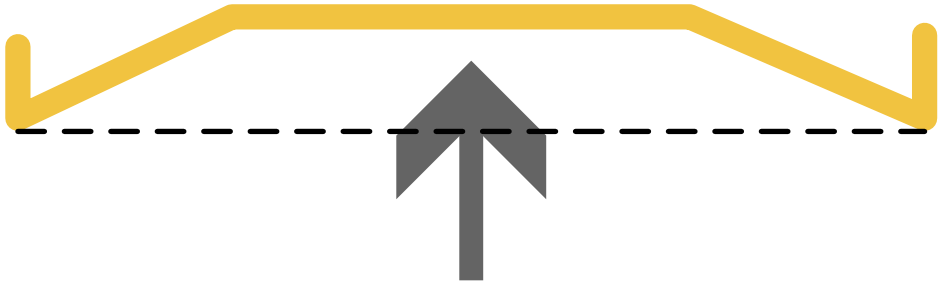
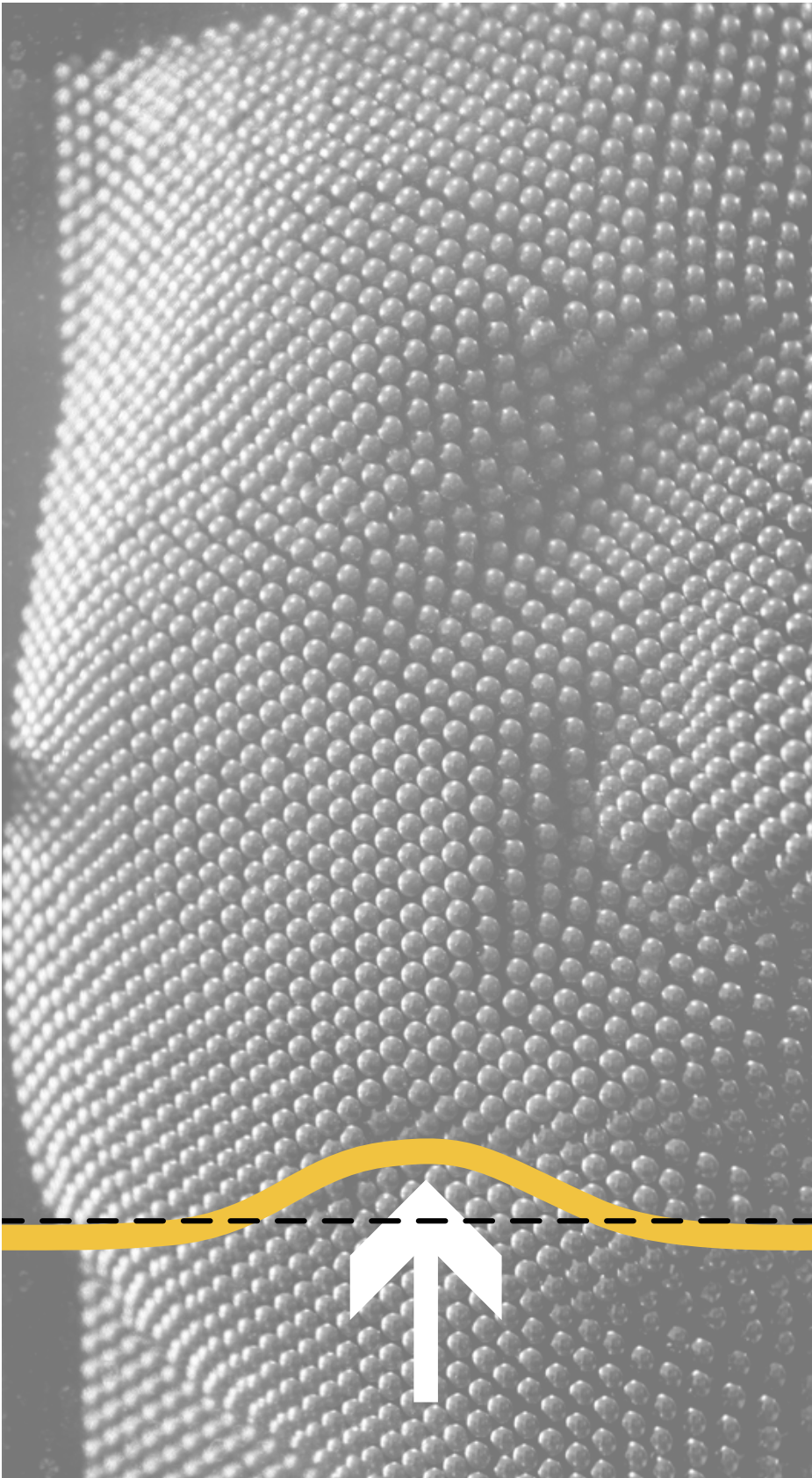


building is pushed out

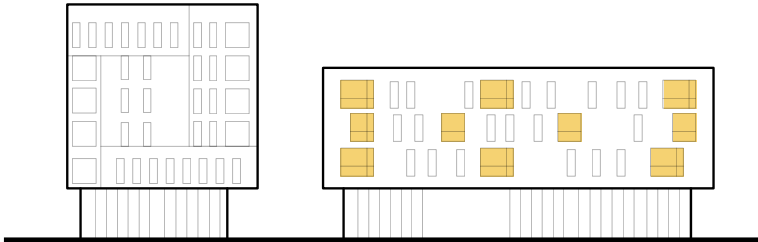
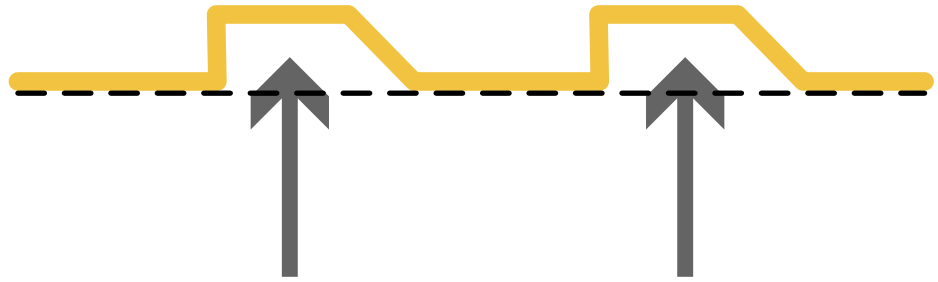


typical scale

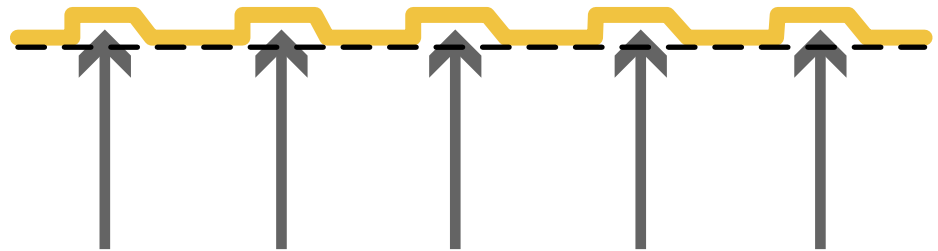
context response | inverted bay window



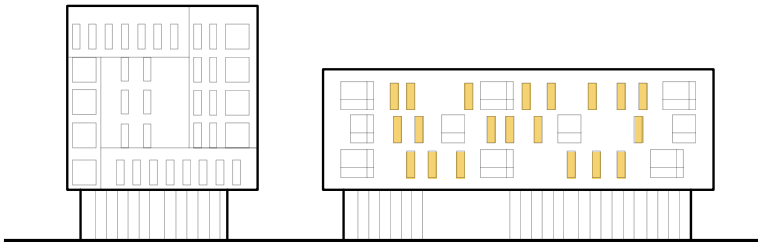
large-scale



mid-scale



building is pushed in



small-scale

neighborhood context



basement plan



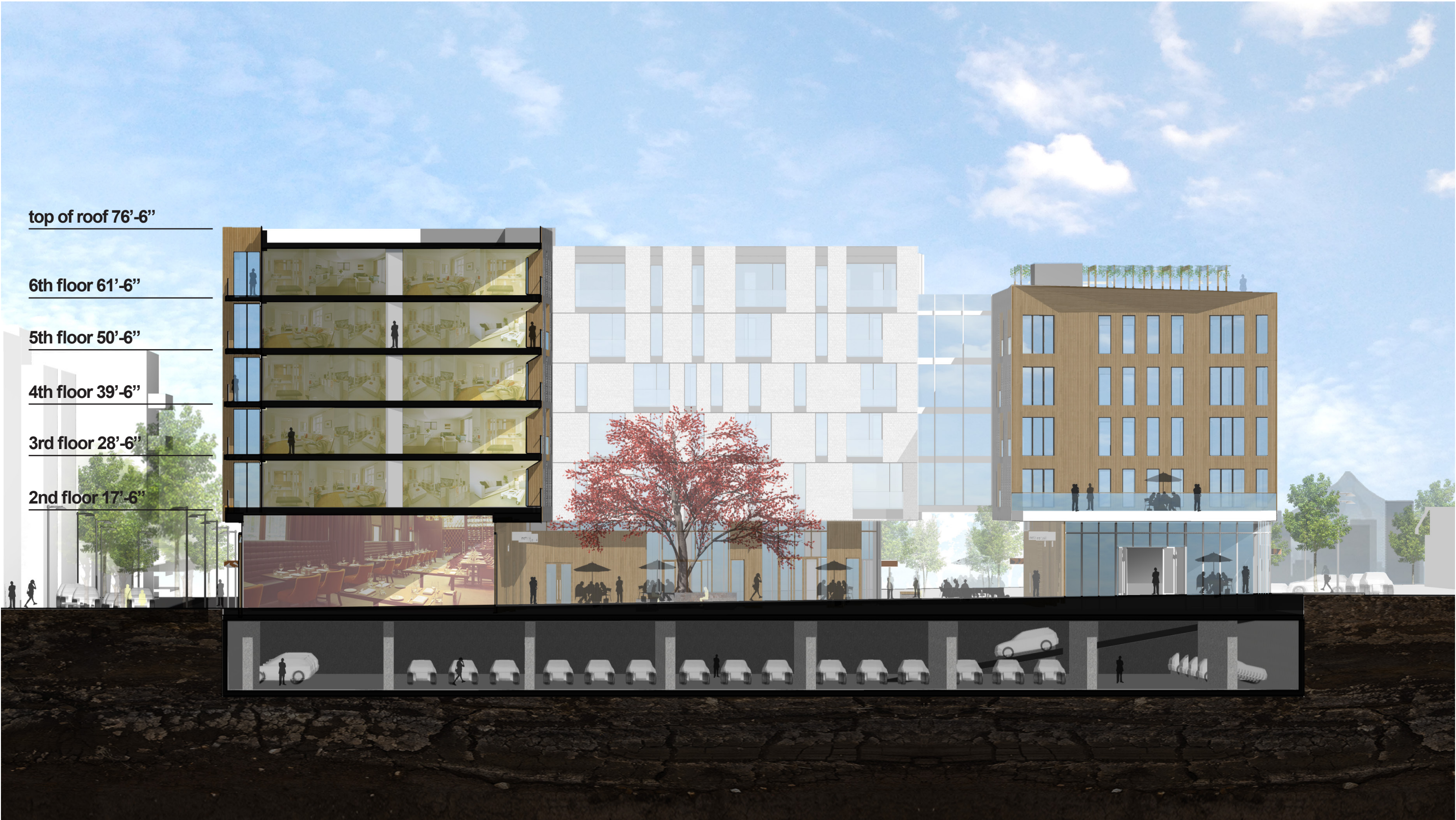
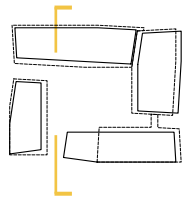
ground floor plan



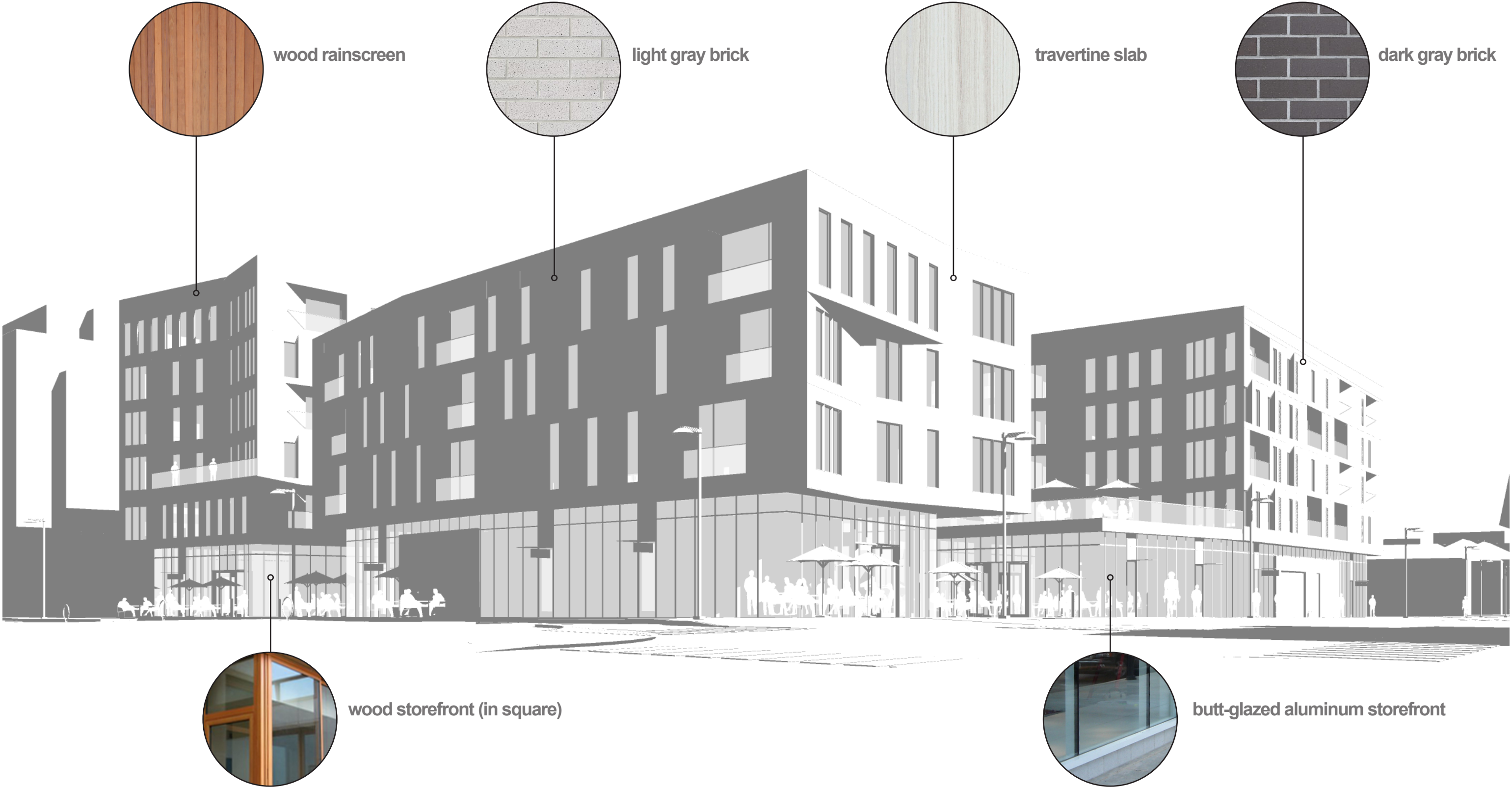
upper floor plan



section



materials



wood rainscreen



light gray brick



travertine slab



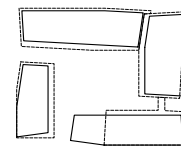
dark gray brick

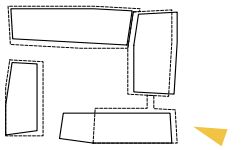


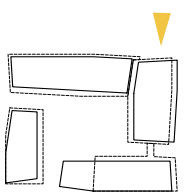
wood storefront (in square)

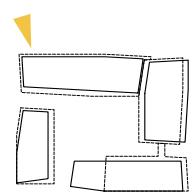


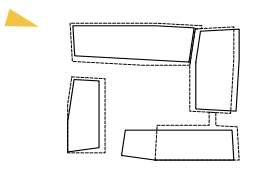
butt-glazed aluminum storefront

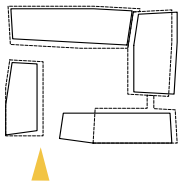


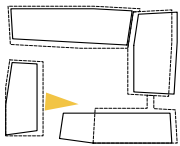


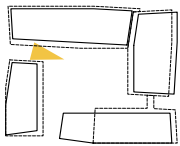












square | landscape plan

festival street

NW Quimby

NW 21st Street

stacked wood benches

water feature + splash pad

wood boardwalk

catenary lighting

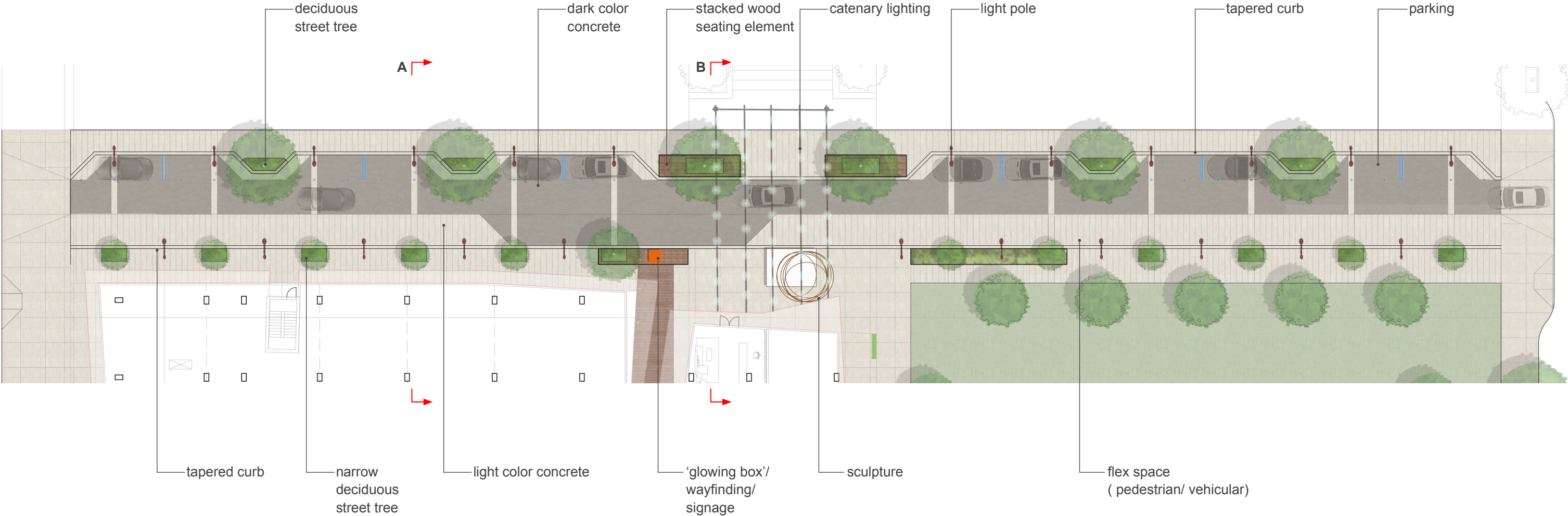
tree planter
stacked wood bench
colored concrete plaza

'glowing box' /
wayfinding /
signage
fire pit + seating
bollard light

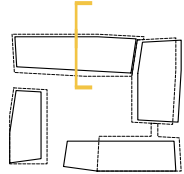
NW Pettygrove



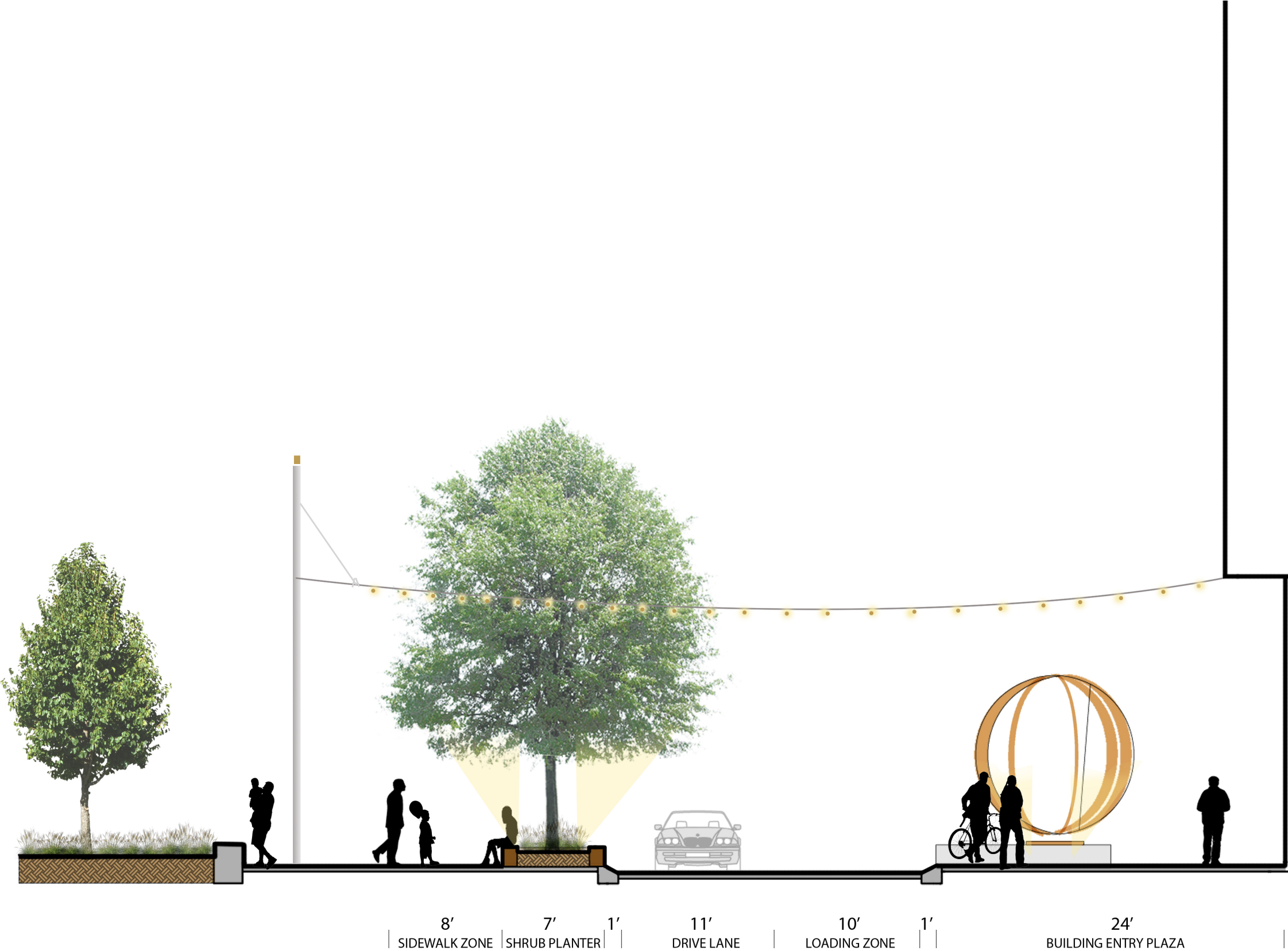
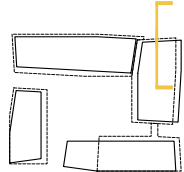
NW Quimby street | landscape plan



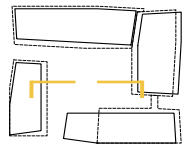
NW Quimby street section A



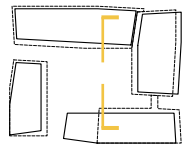
NW Quimby street section B



square section A



square section B



reference images

site furniture



slabtown historic image



stacked wood



accent light

water feature



splash pad



stacked stone



water cascade

reference images

paving



Portland's boardwalk

NW Quimby street



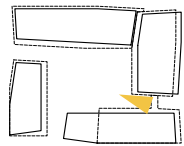
Bell Street, Seattle

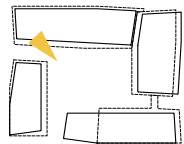


catenary lighting

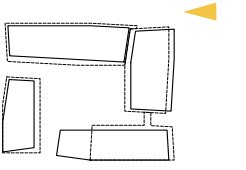


street light

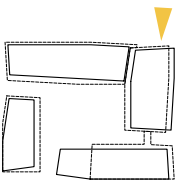




rendering | NW Quimby street



rendering | NW Quimby street





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