



1455 SW Broadway

BDC / SW Broadway LLC
GBD Architects

INDEX

PROJECT DESCRIPTION	PAGE 3
SITE CONTEXT	PAGES 4-7
ZONING	PAGES 8-9
FLOOR PLANS	PAGES 10-15
BUILDING SECTIONS	PAGES 16-17
CONCEPT DIAGRAMS	PAGES 18-21
BUILDING RENDERINGS	PAGES 22-25
BUILDING ELEVATIONS	PAGES 26-29

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PROJECT DESCRIPTION

Project is a commercial high-rise structure with a mixed-use program comprised of hotel, office and retail uses. The office use is proposed to be appx. 200,000 gsf. The hotel use is proposed at appx. 100,000 gsf. The site is a ¾ block site that has split zoning, with the easterly ½ block parcel zoned CXd and the westerly ¼ block parcel zoned RXd. The proposed Phase 1 tower will be limited to the easterly ½ block parcel. The westerly ¼ block is a future Phase 2 and will very likely be influenced by the FAR transfer elements that will be pursued via a Central City Master Plan application.

Parking to support the overall program will be provided in a 3 or 4 level below grade structure that underlies the ½ block site and extends to the face of curb on the three street frontages. Storm water disposal will be provided in accordance with the City's current Storm water Management Manual.

Project value: \$70M.

QUESTIONS TO BE DISCUSSED

1. The proposed development program involves the prospect of transferring FAR from another site and/or reallocating FAR within the site to support a proposed program of appx. 300,000 sf. to be aggregated in a structure on the easterly ½ block portion of the site. Applicant intends to use a Central City Master Plan (CCMP) land use process to define a strategy for aggregating the desired amount of FAR to this portion of the site. A phased development approach will be proposed within the CCMP wherein above grade development on the NW ¼ block parcel (RXd zone) is deferred to a later date. Applicant intends to process the CCMP application simultaneously with the Design Review application.

There are two options proposed for achieving the desired FAR, as described below. Option A limits the overall FAR for the full block to be no more than what the Code currently allows on the overall block, inclusive of FAR bonus provisions. Option B would transfer unused FAR from another Central City site in sufficient capacity so as to allow the 300,000 sf building on the half block plus maintain the capacity to build a residential building on the westerly ¼ block that fills the allowable development capacity (60,000 sf) of that parcel. Applicant requests the Design Commission's review and discussion on the "approvability" of the elements of both of these options.

QUESTIONS TO BE DISCUSSED CONT.

FAR OPTION A:

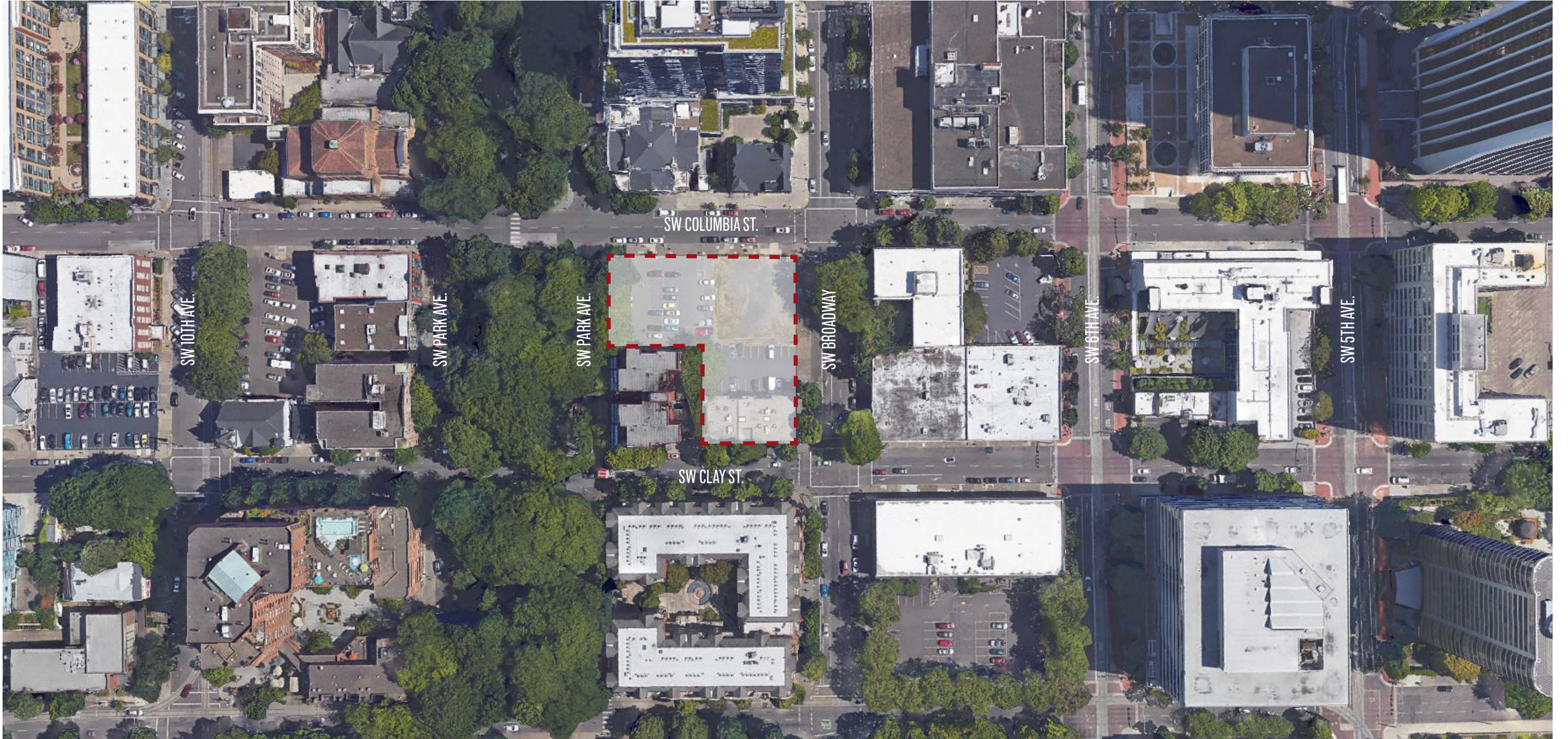
- HALF BLOCK w/ CENTRAL CITY MASTERPLAN
- 9:1 BASE FAR (180,000 GSF)
- +3:1 FAR bonus available (60,000 GSF - to be earned via bike locker bonus provision)
- AGGREGATE 60,000 SF of FAR from the NW ¼ block to the easterly ½ block, thereby allowing 300,000 SF for the proposed Office/Hotel Building.
- Transfer approx. 31,000 sf of unused FAR from the adjoining SW ¼ block property (or from another residential property) for future residential building on the NW ¼ Block parcel for a Phase 2 development.
- TOTAL developed FAR for the block results in = 360,000 sf, (inclusive of the existing structure on the SW ¼ block parcel).

FAR OPTION B:

- HALF BLOCK w/ CENTRAL CITY MASTERPLAN
- 9:1 BASE FAR (180,000 GSF)
- +3:1 FAR bonus available (60,000 GSF)
- TRANSFER 60,000 SF of FAR from other Central City sites to the easterly ½ block, thereby allowing 300,000 SF for the proposed Office/Hotel Building.
- Retain 60,000 SF available for future residential building on the NW ¼ Block site for a Phase 2 development.
- TOTAL developed FAR for the block results in = 387,248 sf, (inclusive of the existing structure on the SW ¼ block parcel).

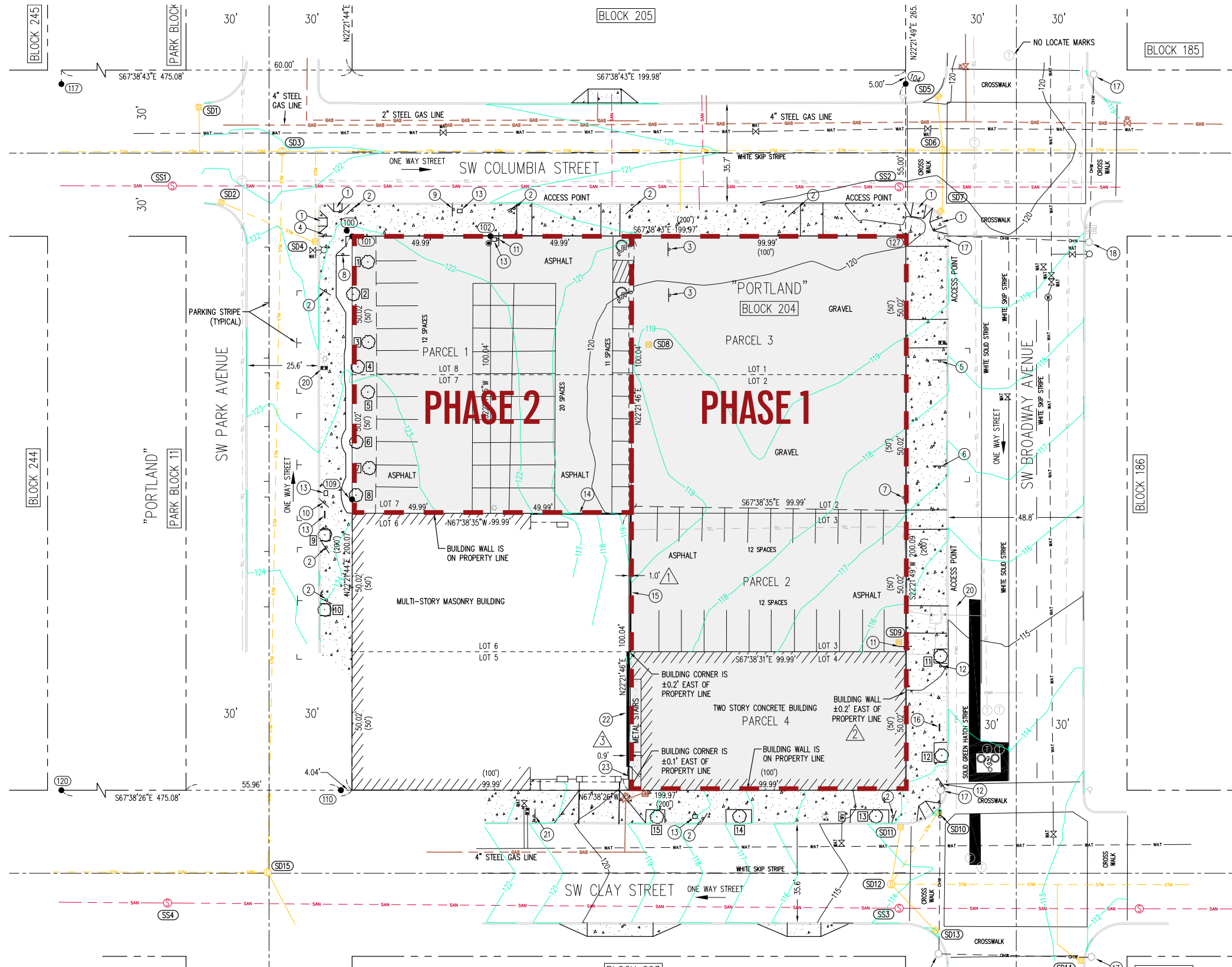
2. The current proposed building accommodates 1 full size loading bay and 1 smaller truck sized bay. This is not in compliance with current standards proposed by PBOT. Applicant would be seeking a modification.

3. The proposed buildings west elevation is currently assumed to be a glazed curtainwall system. Options have been discussed to change the material to either a terracotta or pre-cast concrete rainscreen cladding with punched openings to respond to the scale and materials of the buildings along the Park Blocks. Applicant requests assistance.



SITE LOCATION





SITE SURVEY

SITE CONTEXT



OVERALL VIEW OF SITE LOOKING NORTH



VIEW FROM NE CORNER OF SITE LOOKING NORTH ON BROADWAY



VIEW ACROSS SITE TOWARDS BROADWAY, RAVEN AND ROSE, AND THE OREGONIAN BUILDING



VIEW FROM SITE LOOKING TOWARDS PARK BLOCKS



VIEW FROM SITE LOOKING EAST TO SW BROADWAY



VIEW TO SITE FROM PARK BLOCKS

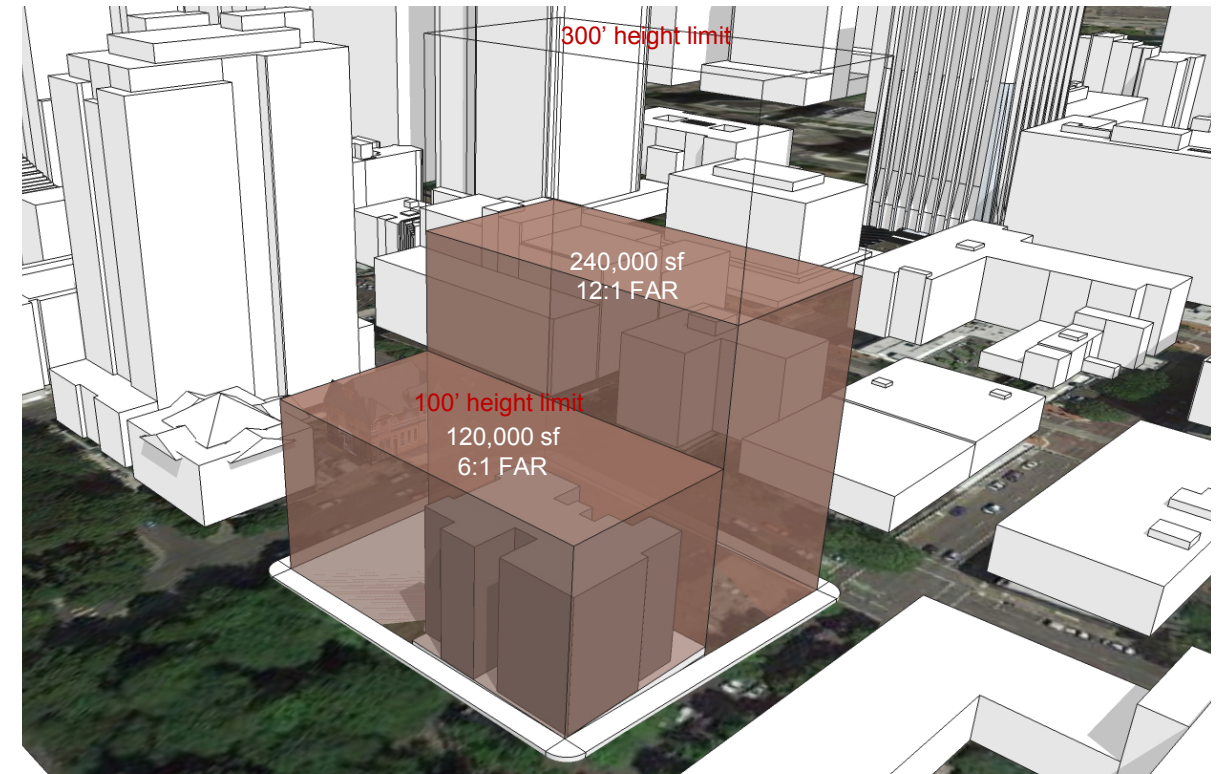
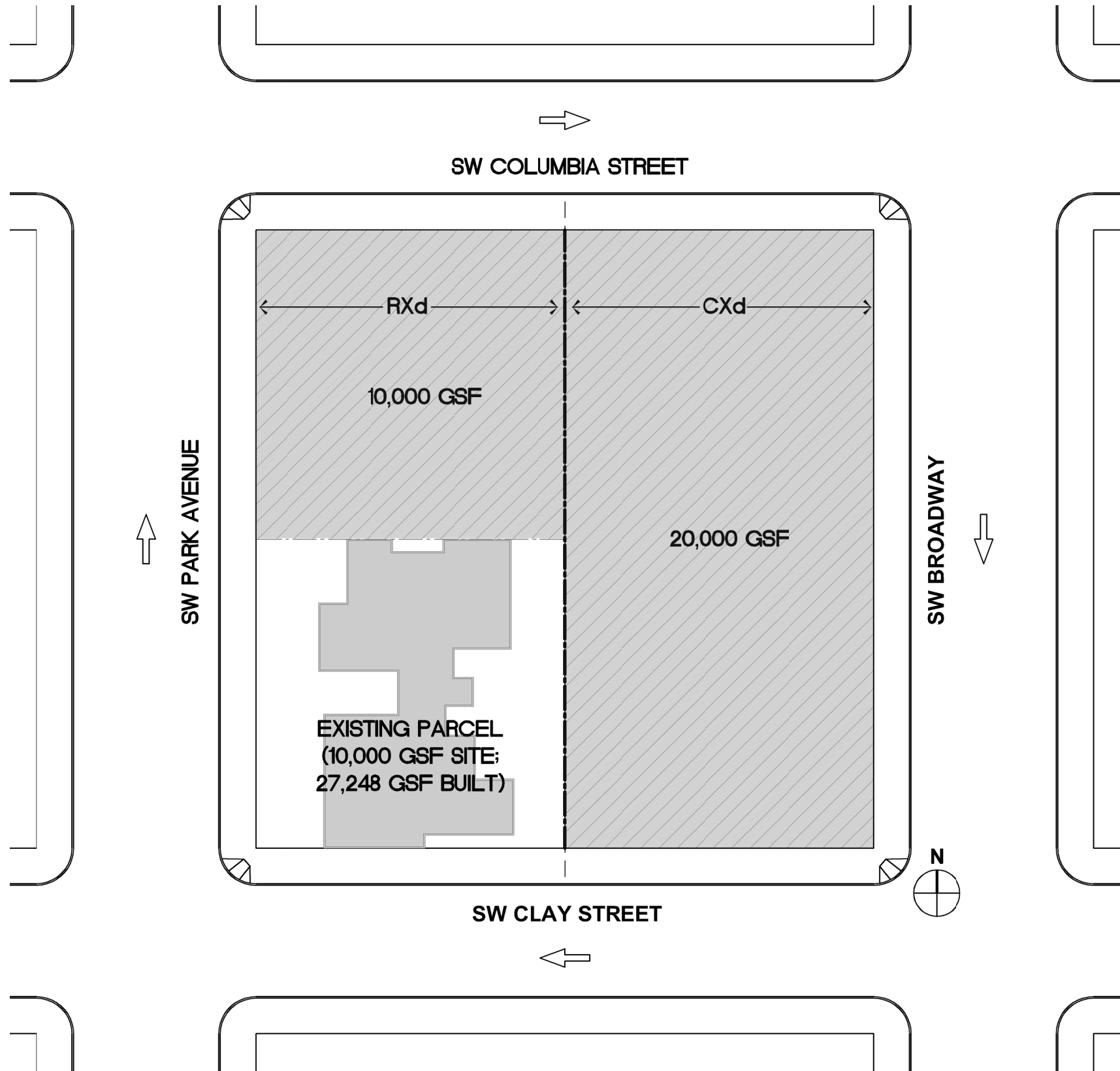


VIEW ACROSS SITE TOWARDS THE NEIGHBORING 1/4 EXISTING BUILDING



VIEW FROM SITE LOOKING NORTH AT INTERSECTION OF SSW BROADWAY AND SW COLUMBIA ST

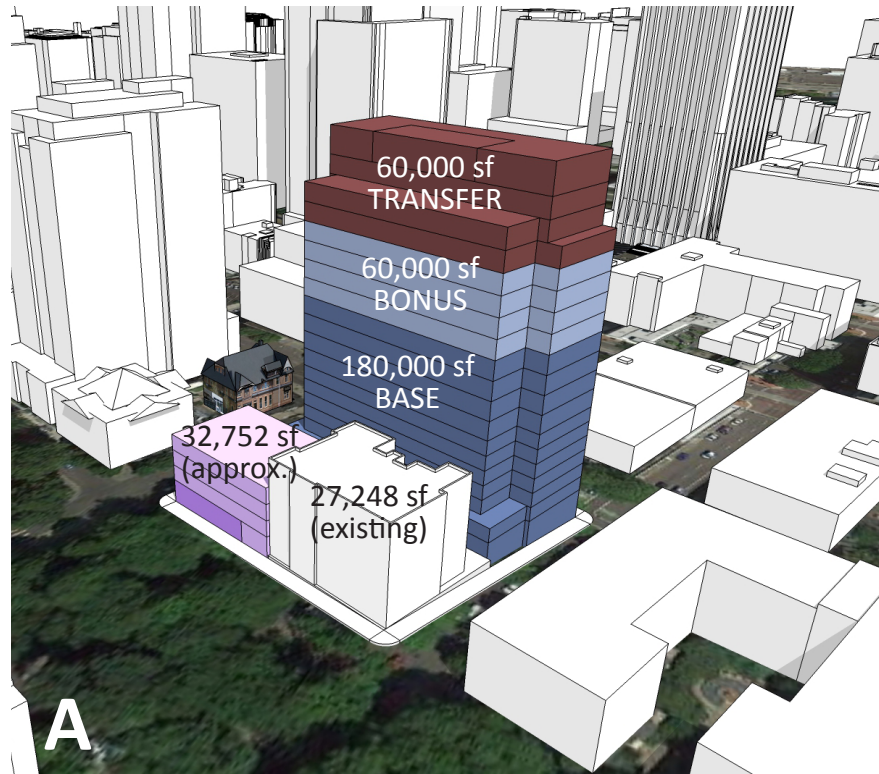
SITE CONTEXT



BASE ZONING

- 9:1 BASE FAR is 180,000 GSF for half block at 20,000 GSF
- +3:1 FAR bonus available (60,000 GSF)
- 6:1 FAR on NW ¼ BLOCK (60,000 GSF)
- 6:1 FAR on SW ¼ BLOCK (60,000 GSF – 27,248 SF EXISTING)
- 360,000 GSF POTENTIAL ON WHOLE BLOCK

ZONING OVERVIEW

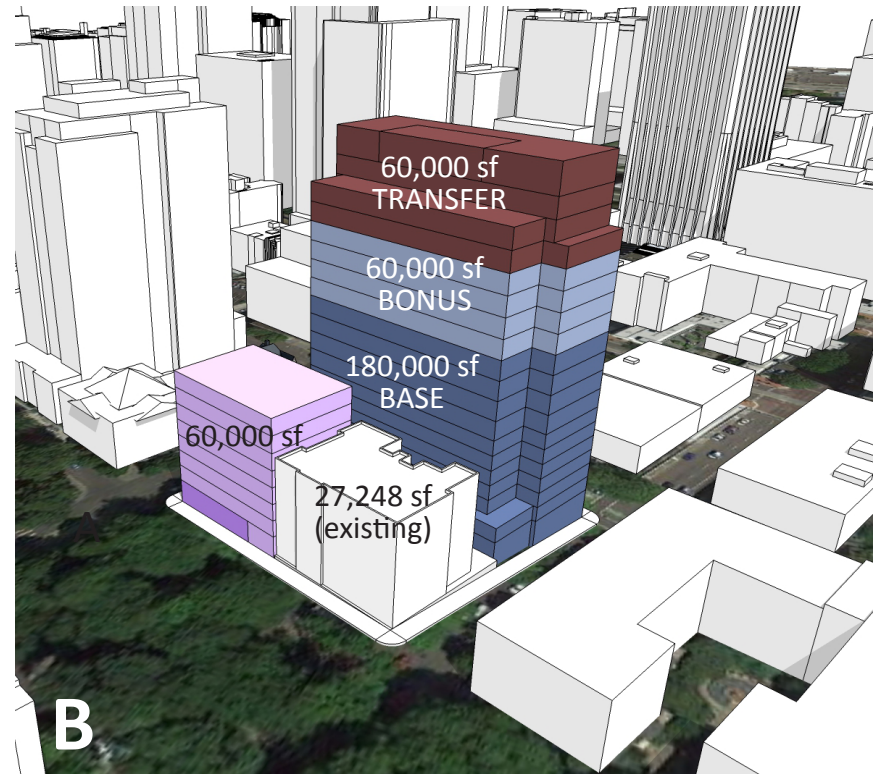


A

Option A- w/ CENTRAL CITY MASTERPLAN

- 9:1 BASE FAR (180,000 GSF)
- +3:1 FAR bonus available (60,000 GSF)
- TRANSFER 60,000 SF to office tower = 300,000 SF Office/Hotel Building
- approx. 31,000 sf available for *future residential building* on RX site from transfer from adjacent existing site
- TOTAL = 360,000 sf on the block

The proposed program involves the prospect of transferring FAR from other sites and/or reallocating FAR within the site to support a proposed program of appx. 300,000 sf. to be concentrated in a structure on the easterly ½ block portion of the site. A Central City Master Plan (CCMP) process may be the mechanism that supports a strategy for aggregating the desired amount of FAR to this portion of the site. The future Phase 2 residential development would utilize excess FAR from the existing development on the block

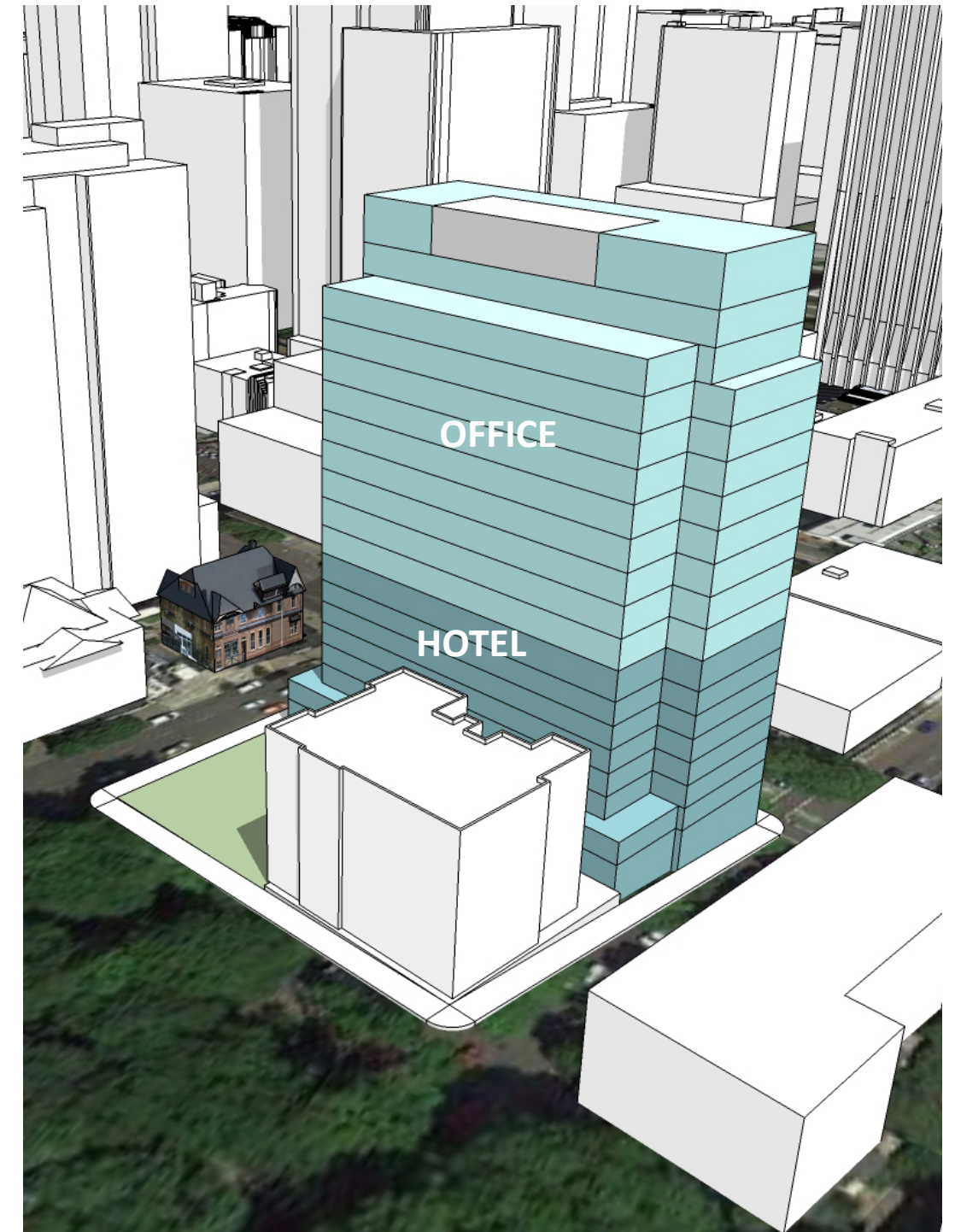


B

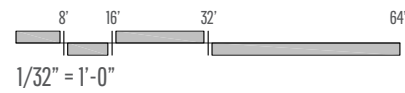
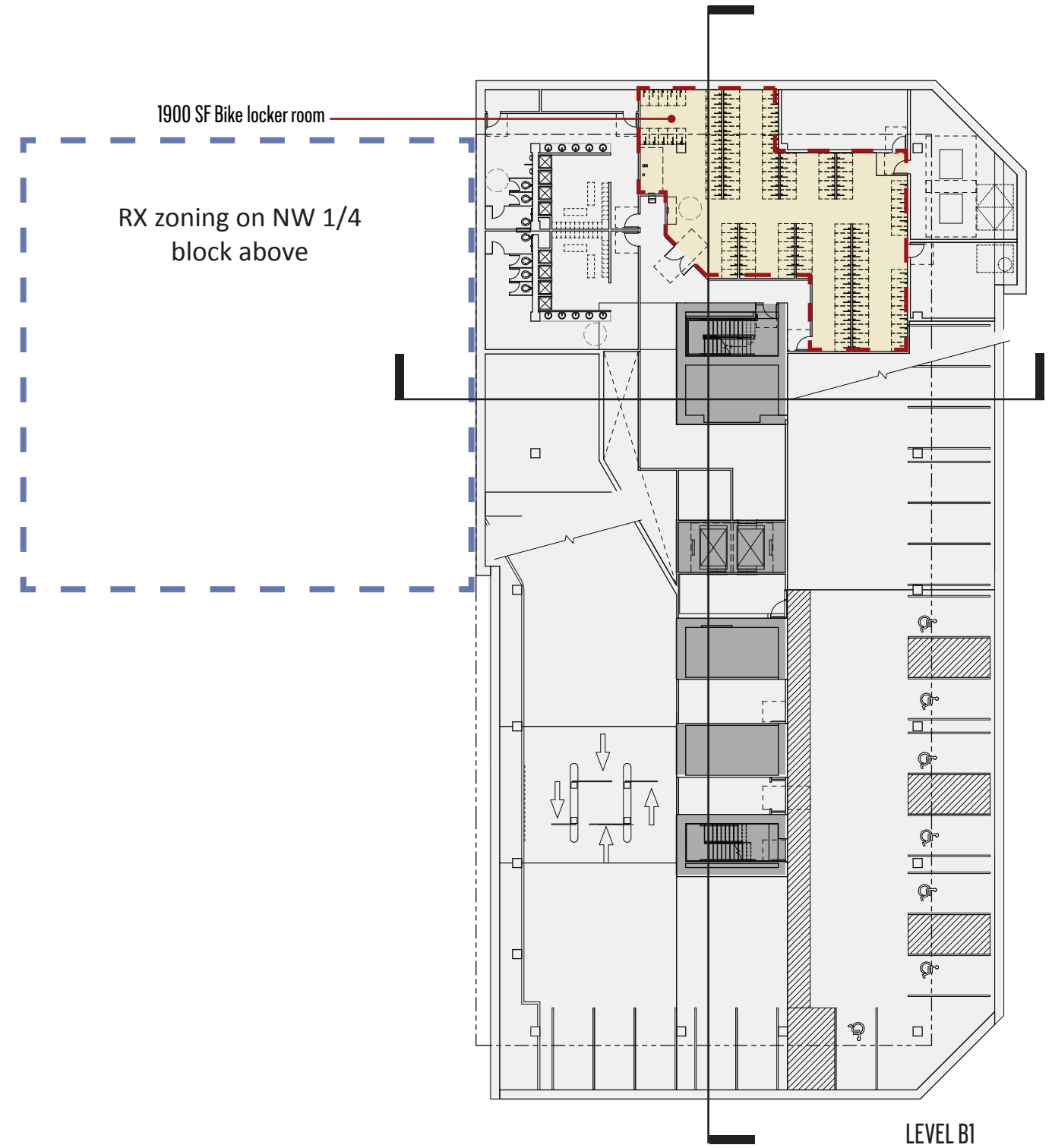
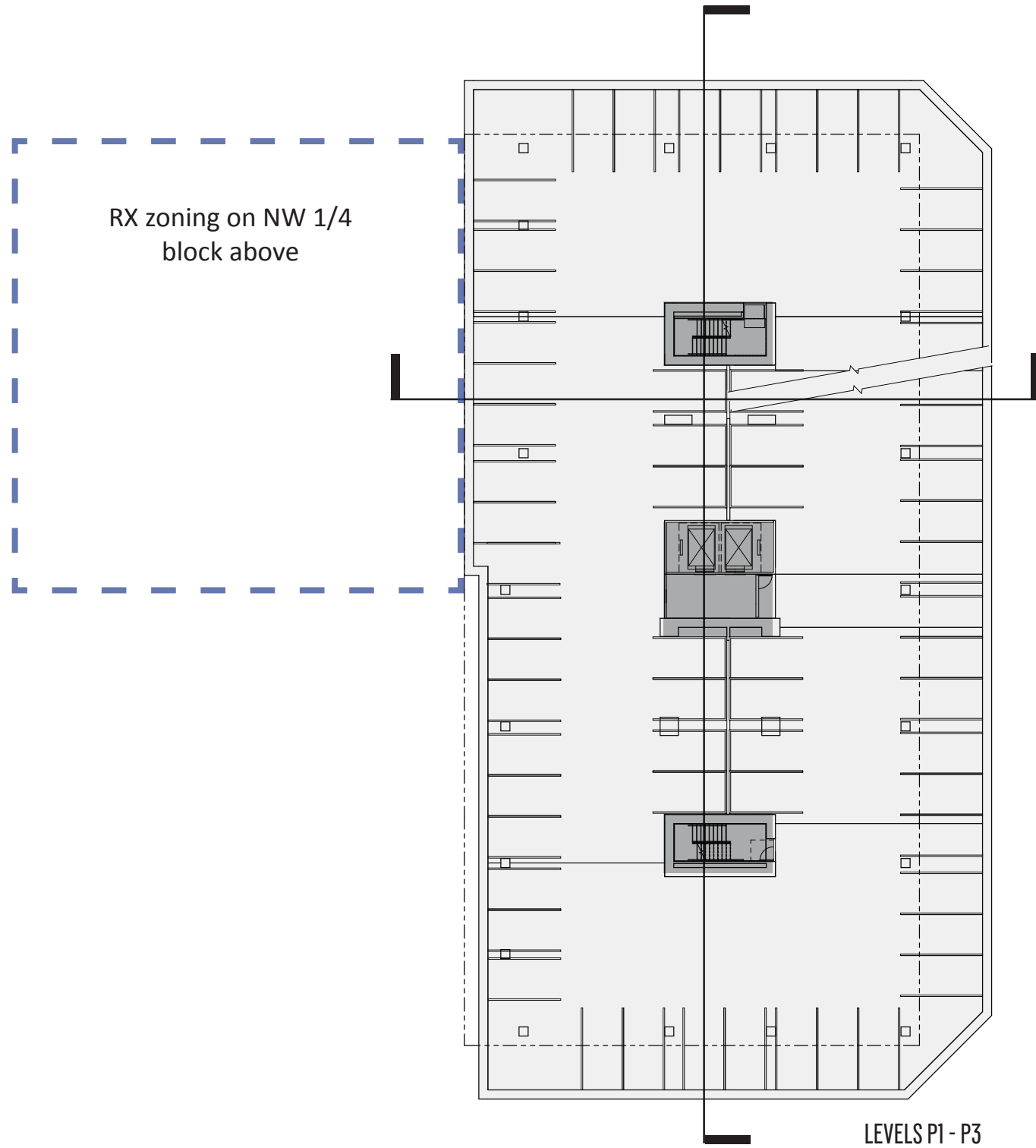
Option B- w/ CENTRAL CITY MASTERPLAN

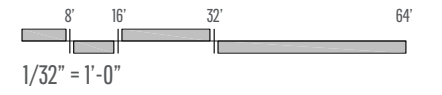
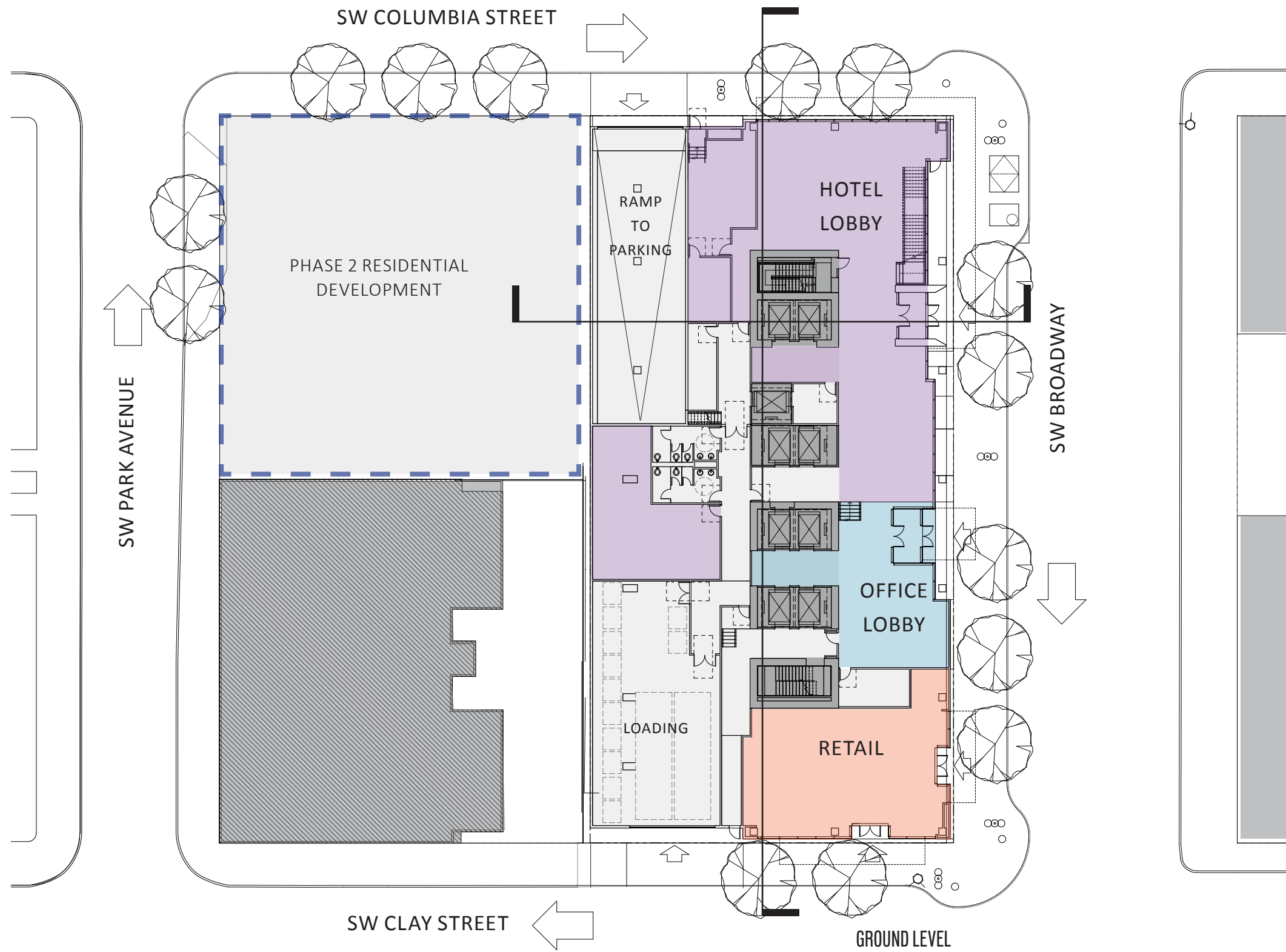
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- TRANSFER 60,000 SF to office tower = 300,000 SF Office/Hotel Building
- Retain 60,000 SF available for *future residential building* on RX site
- TOTAL = 387,248 sf on the block

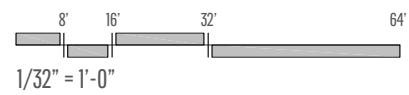
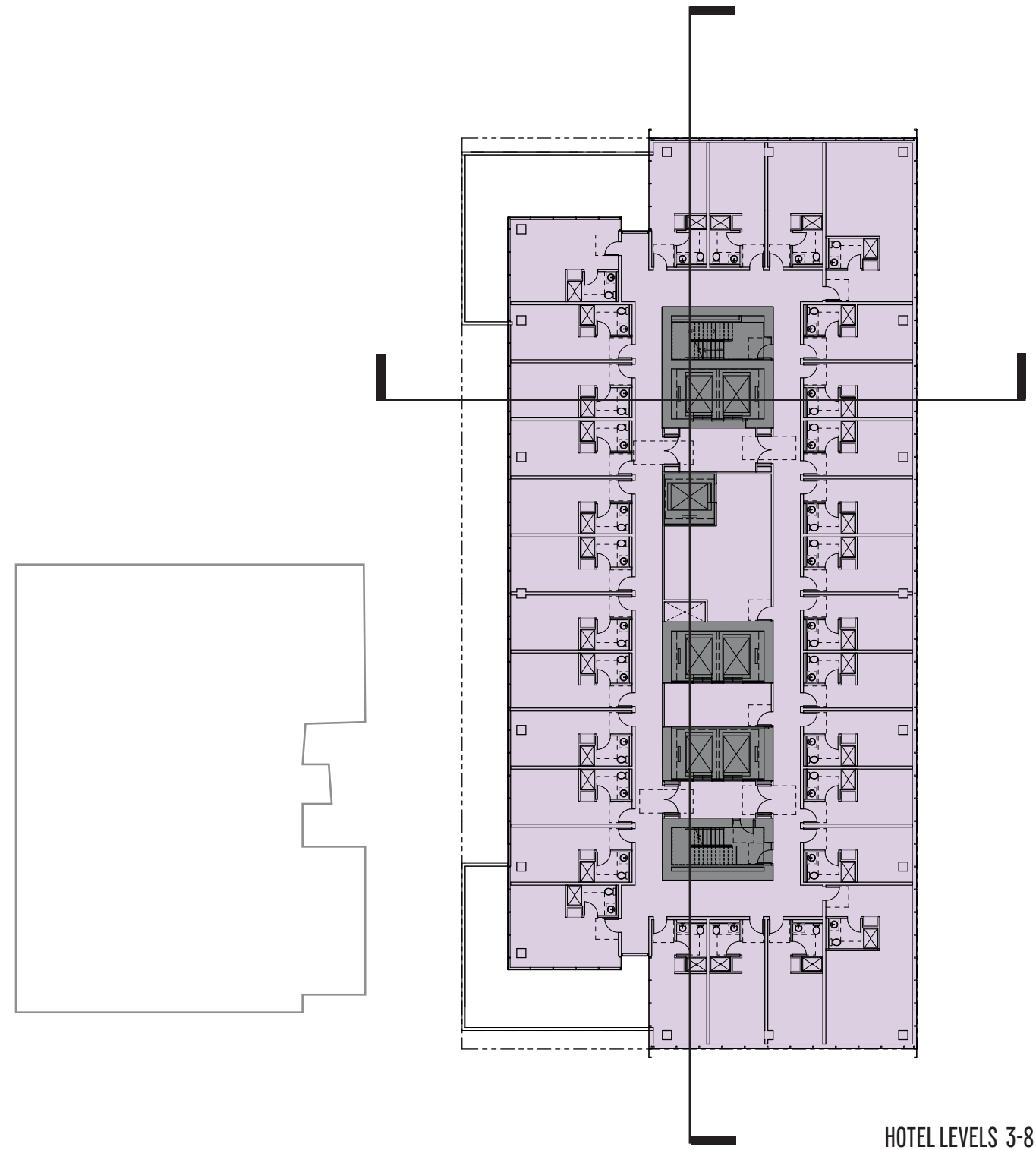
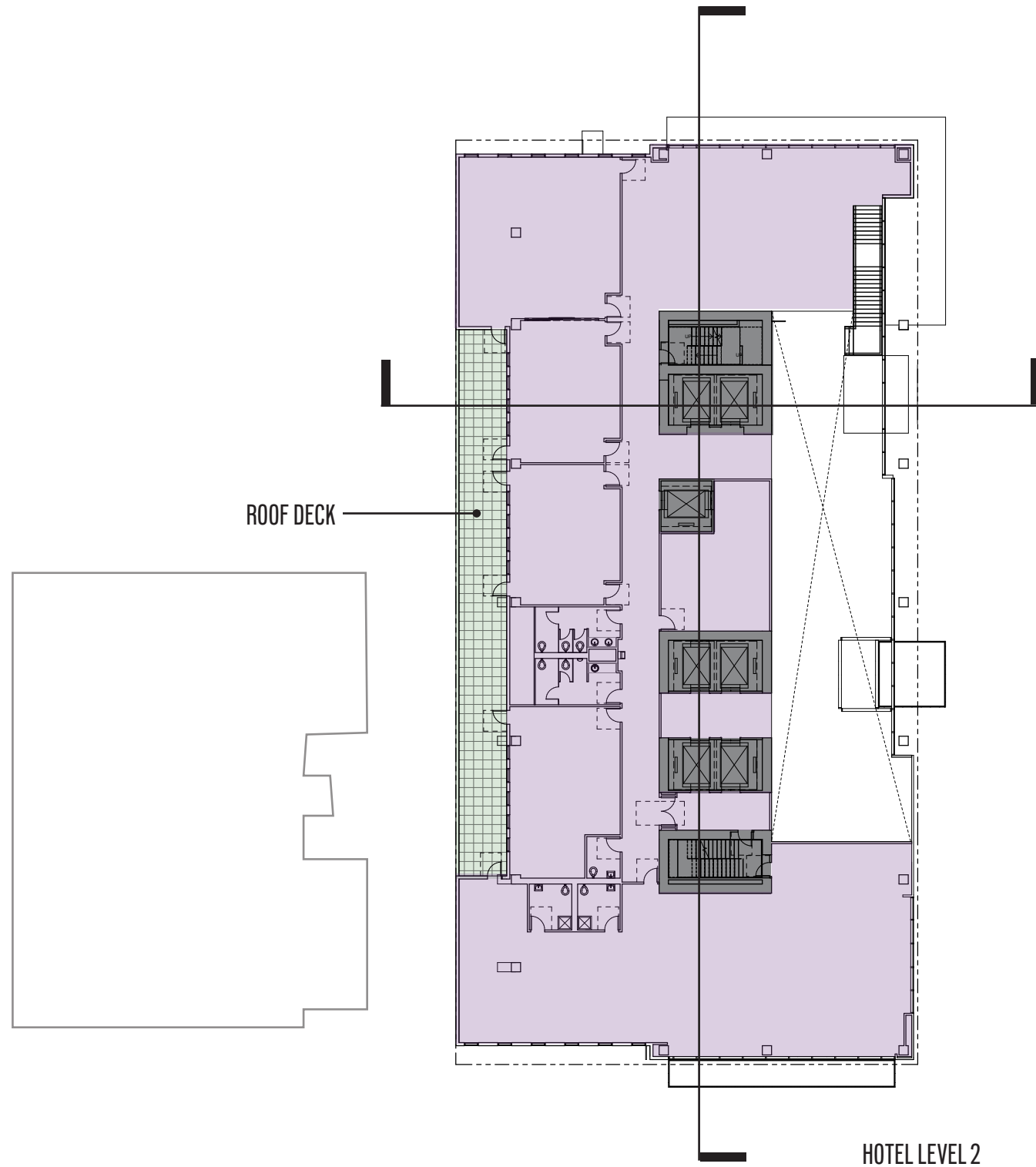
This option is similar to Option A, but retains the entitled 60,000 sf of residential development potential on the RX portion of the site. This option would transfer...

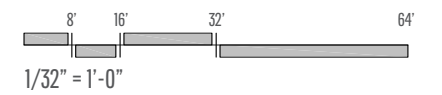
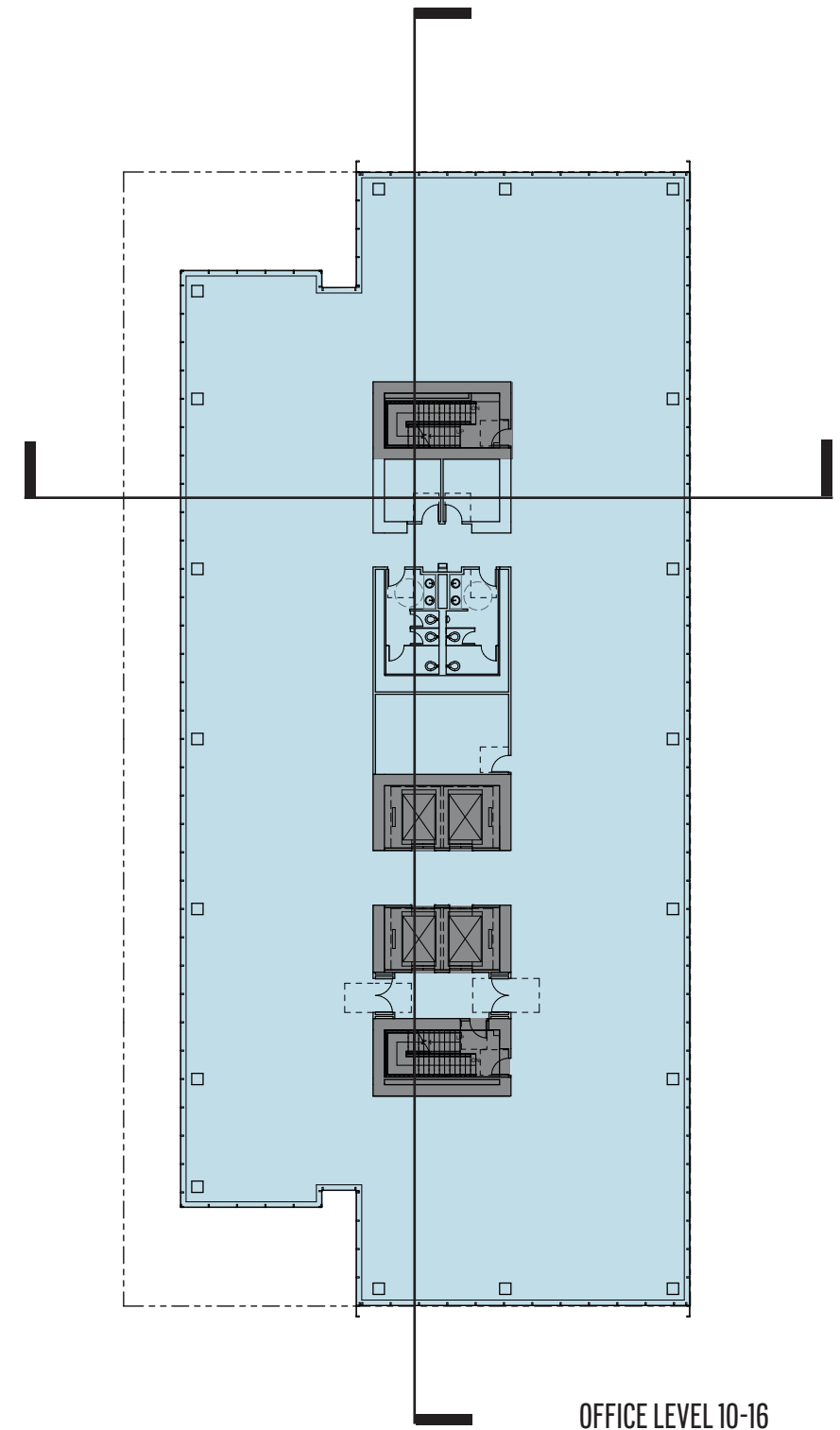
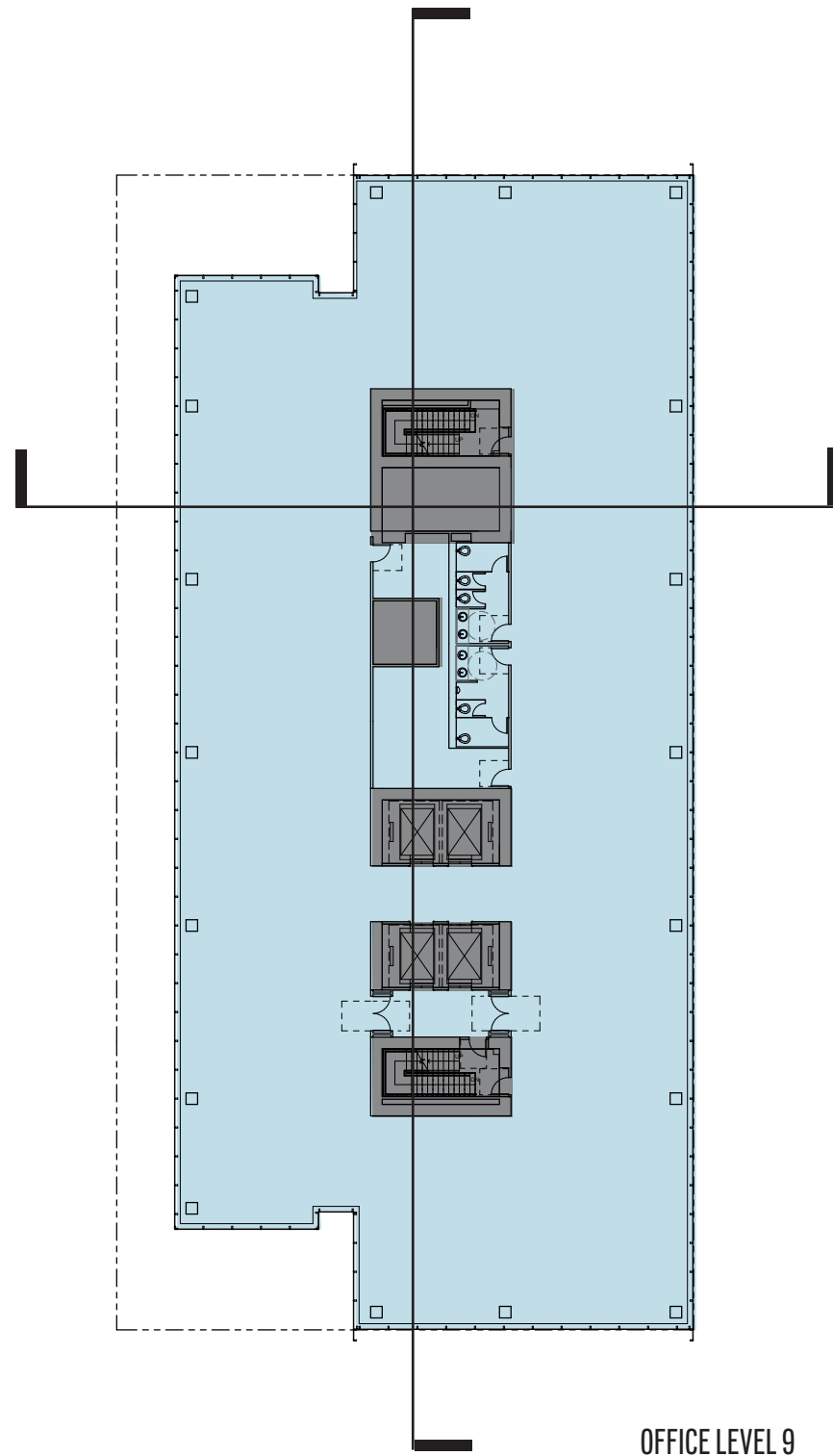


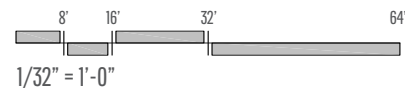
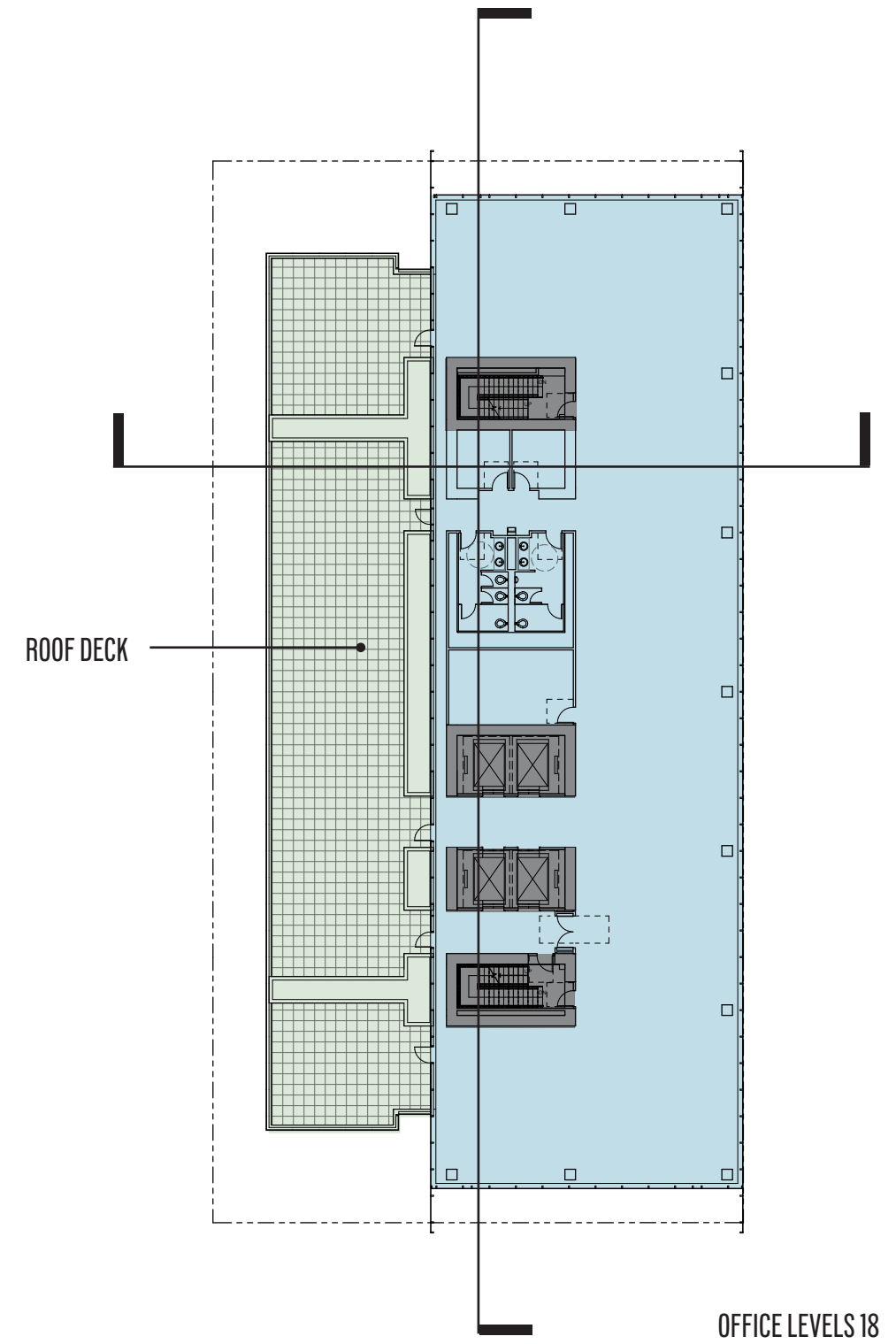
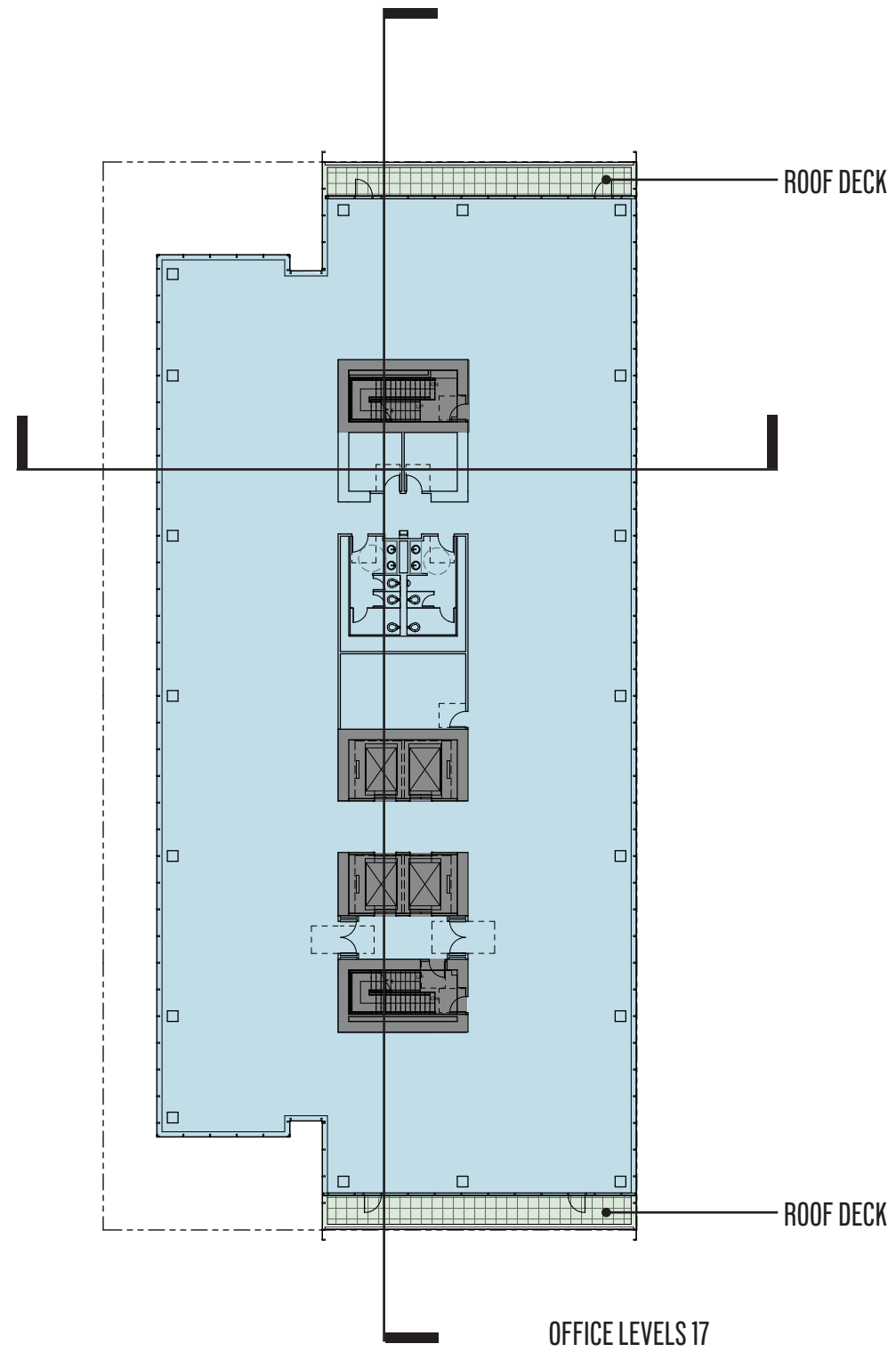
PROPOSED MASSING

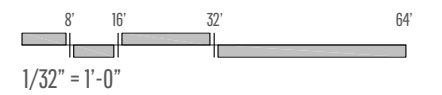
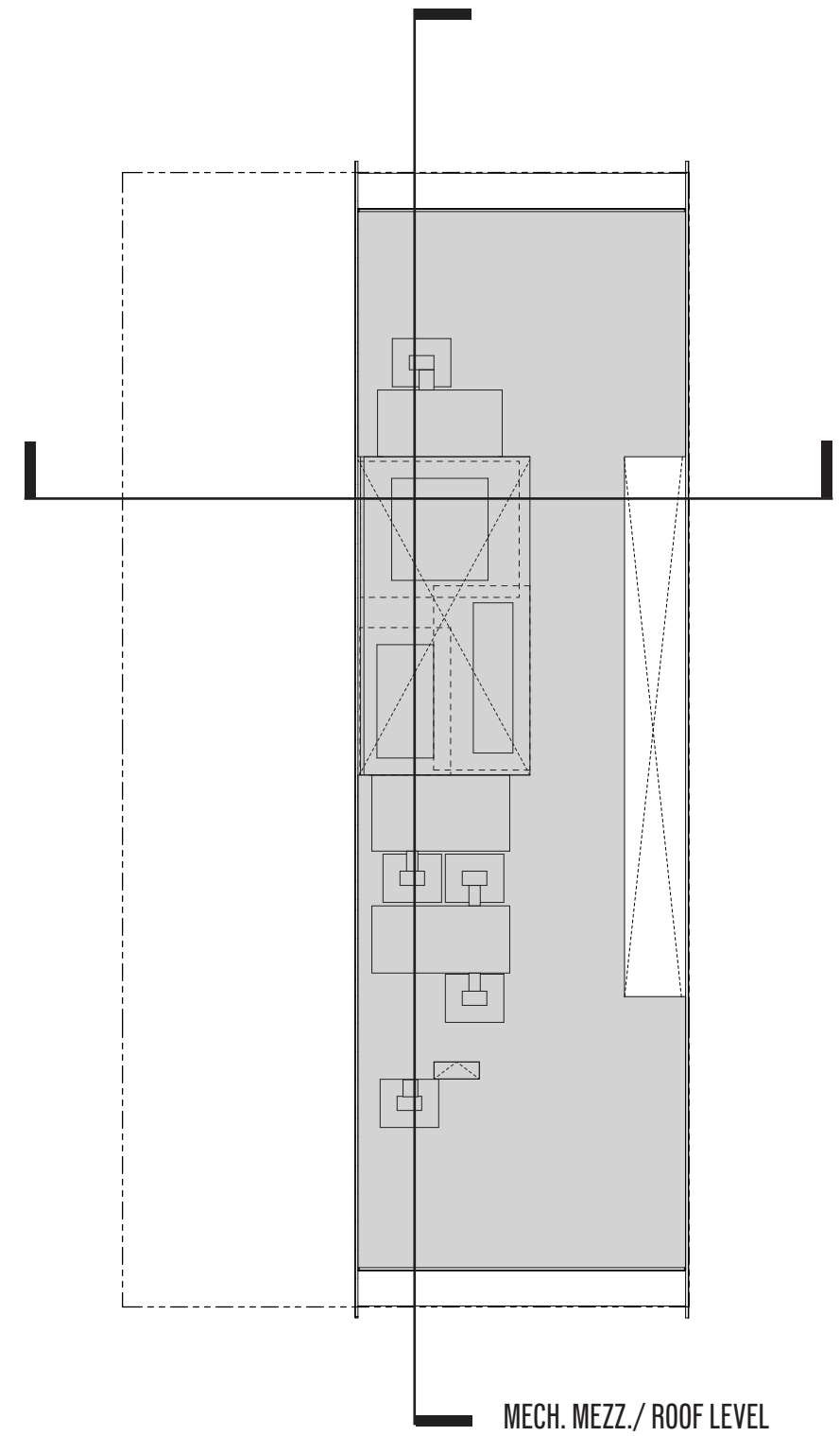
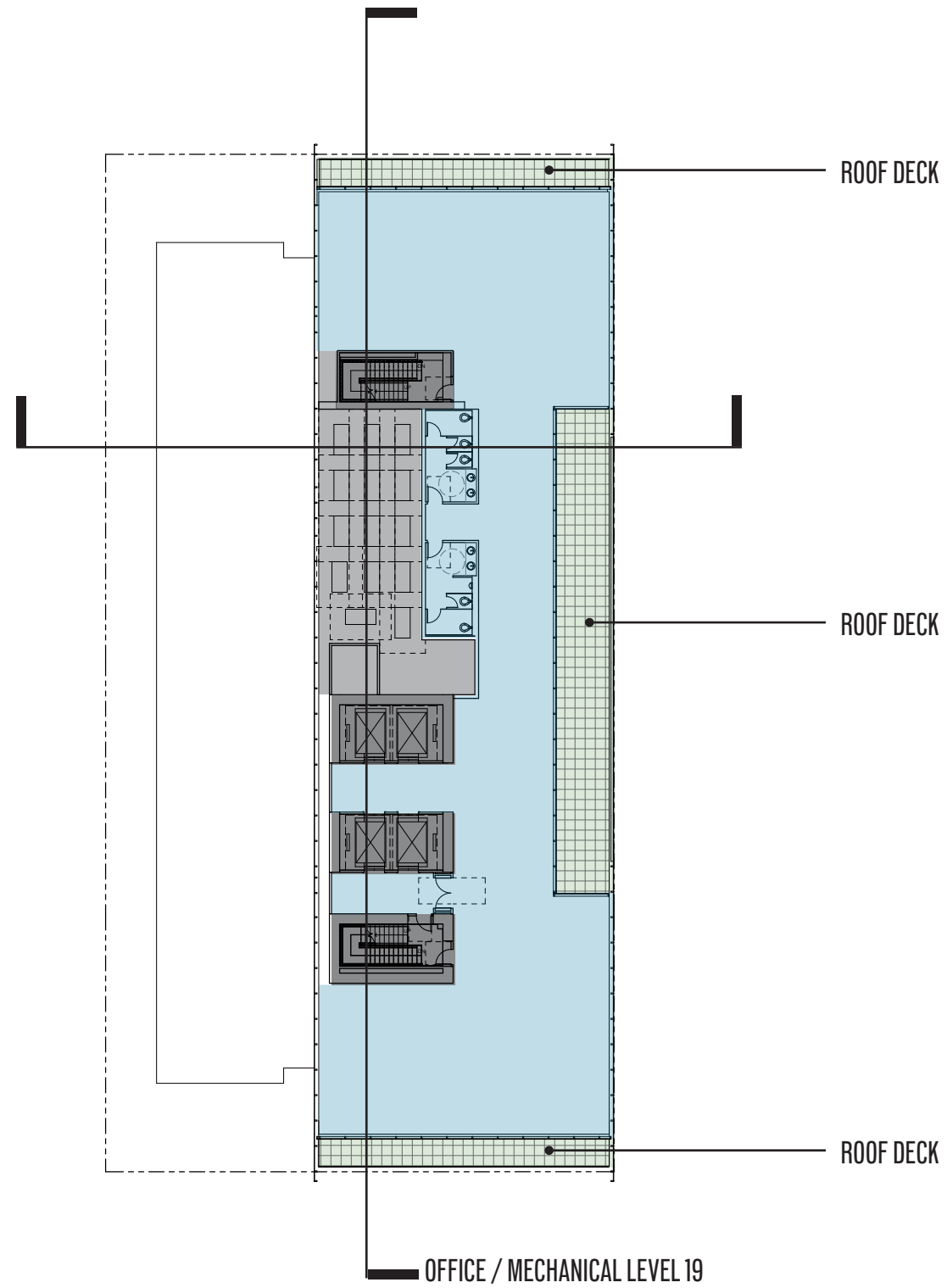


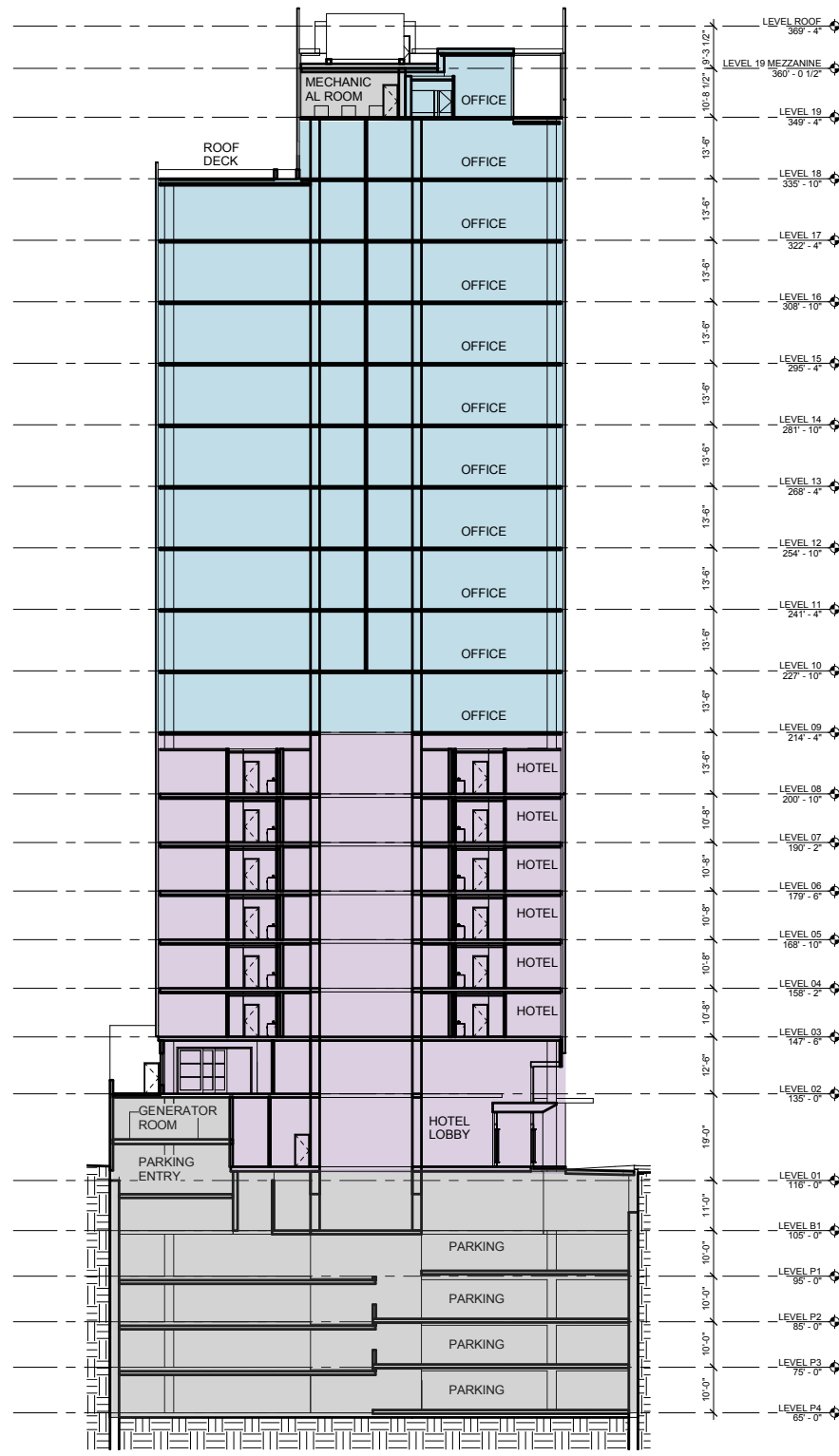




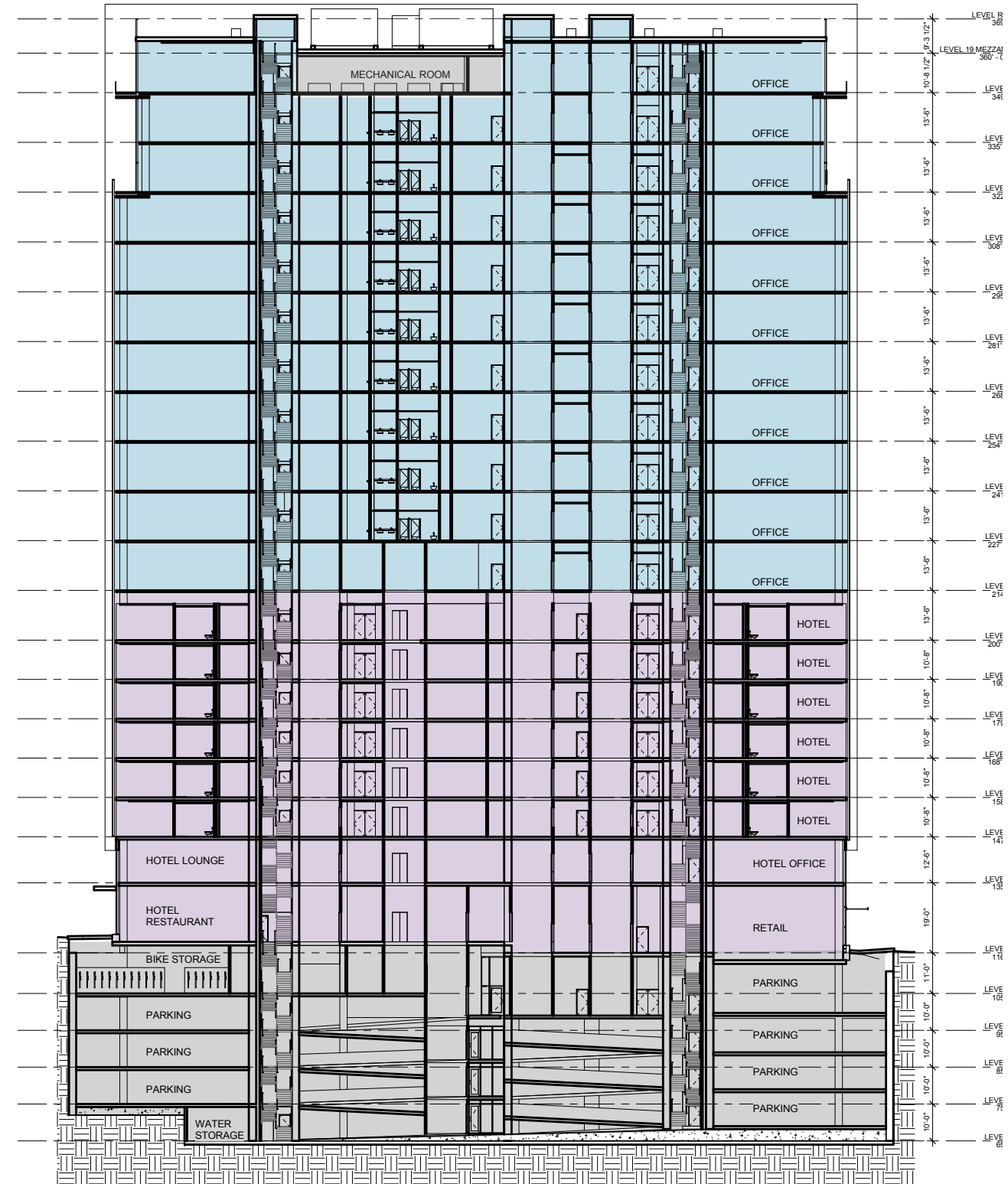




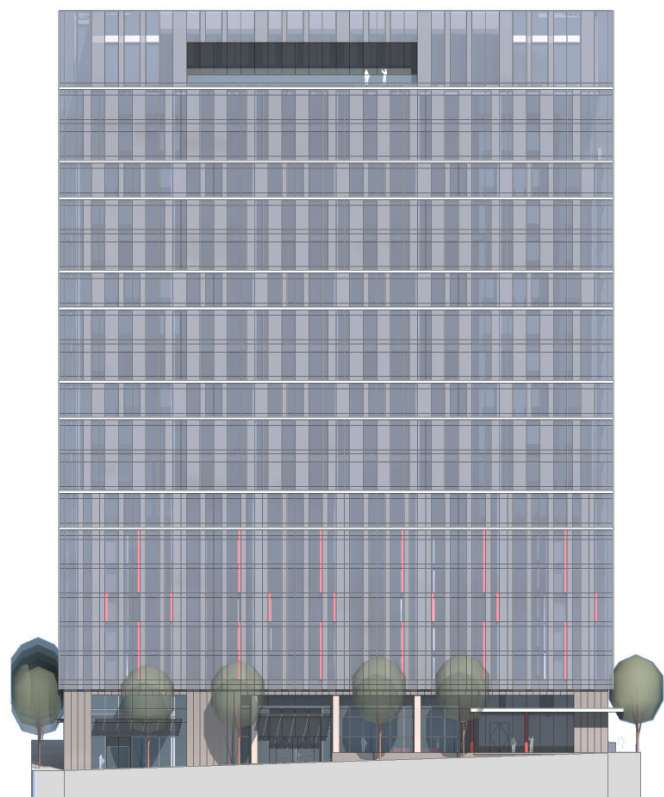
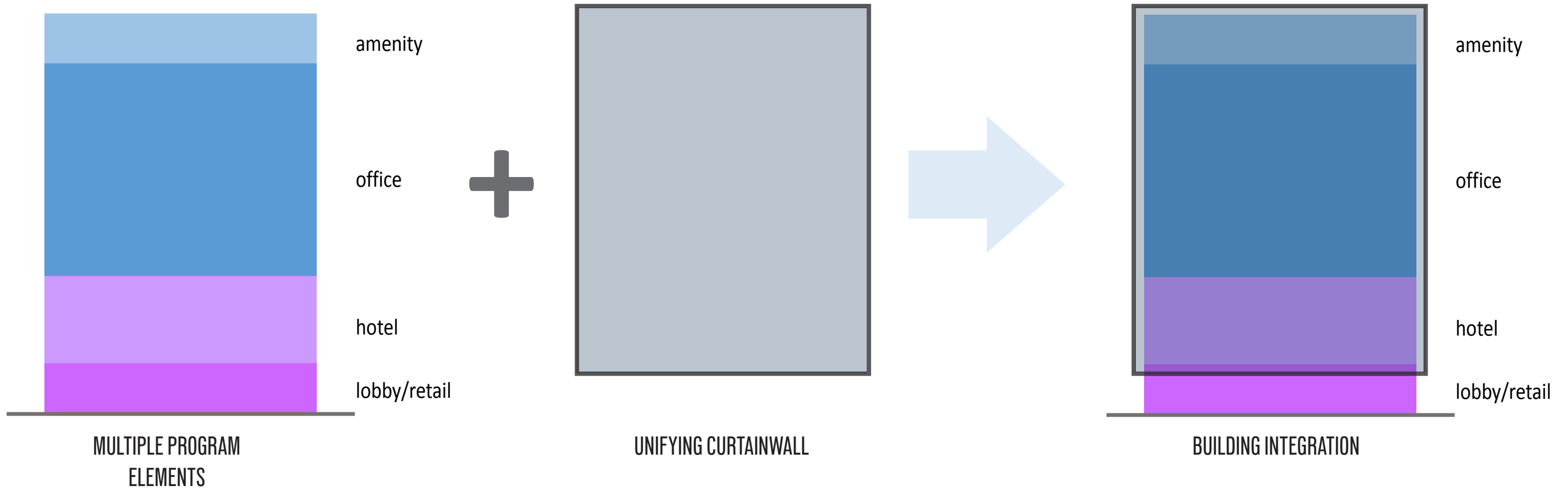




EAST - WEST SECTION

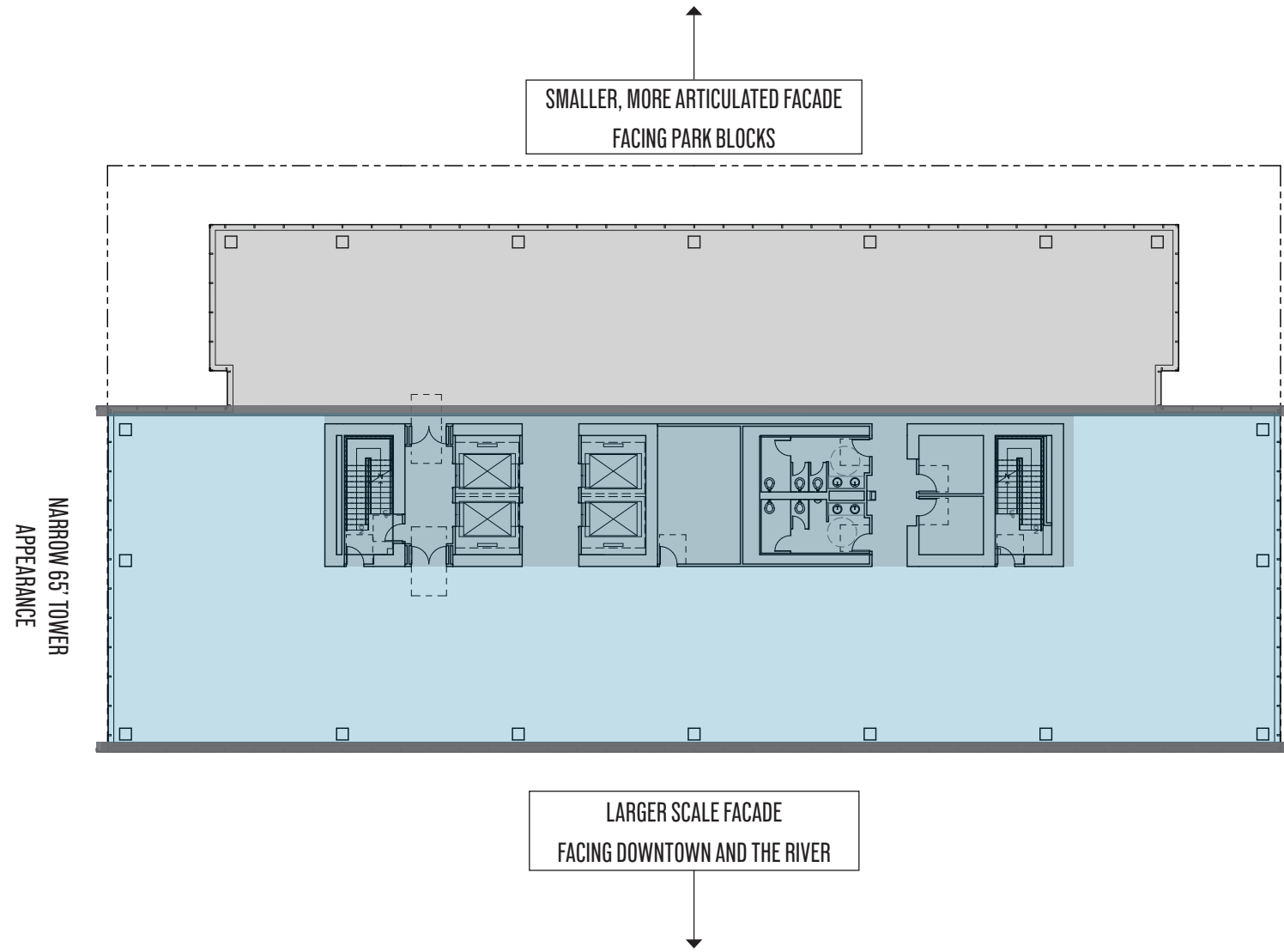


NORTH-SOUTH SECTION



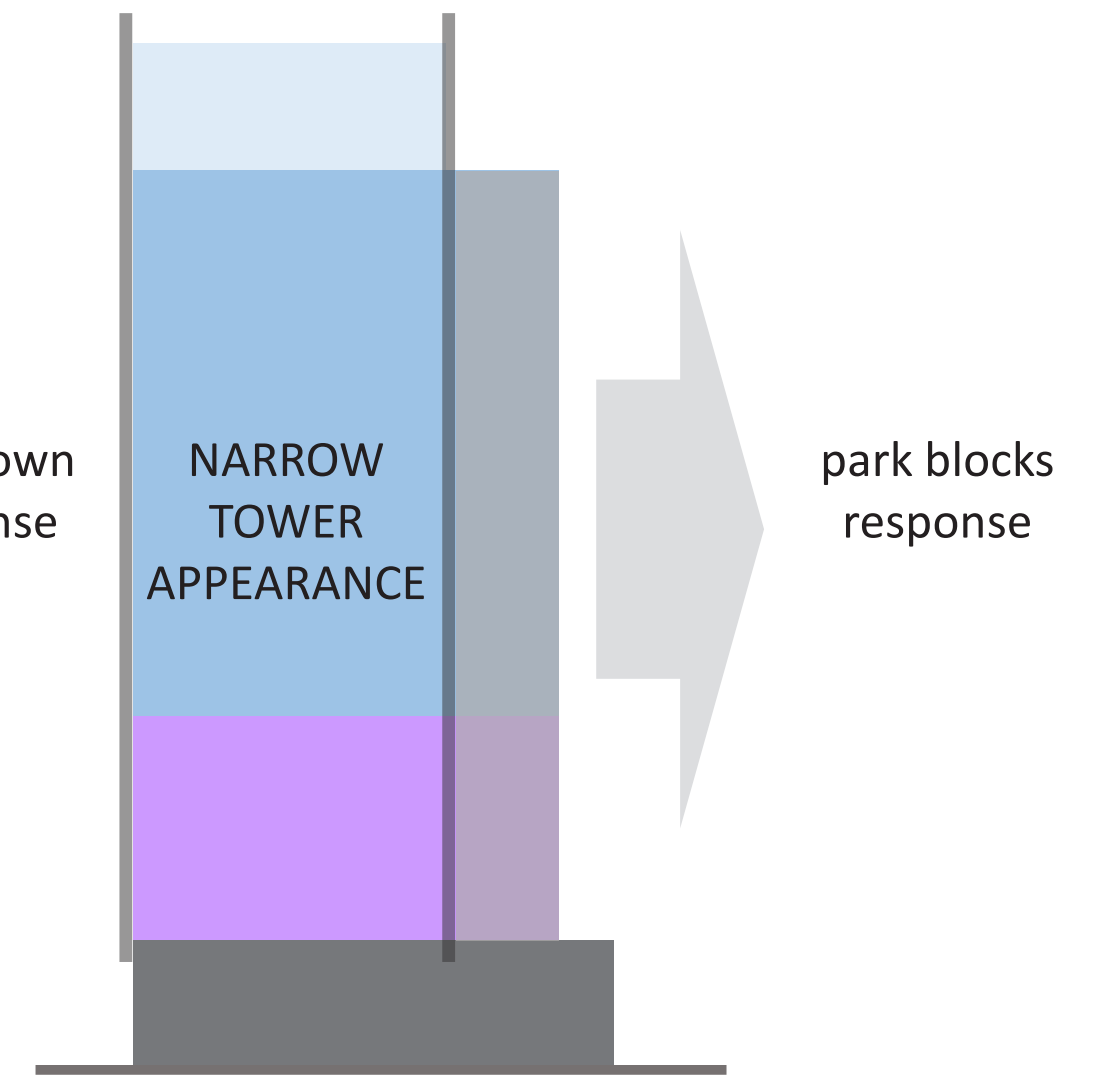
The stacking of multiple program components in the mixed-use building are unified with a single plane of curtainwall glazing on the east and west facades of the building. The curtainwall cantilevers beyond the north and south faces of the building, further strengthening the unification of the programmatic components.

TITLE

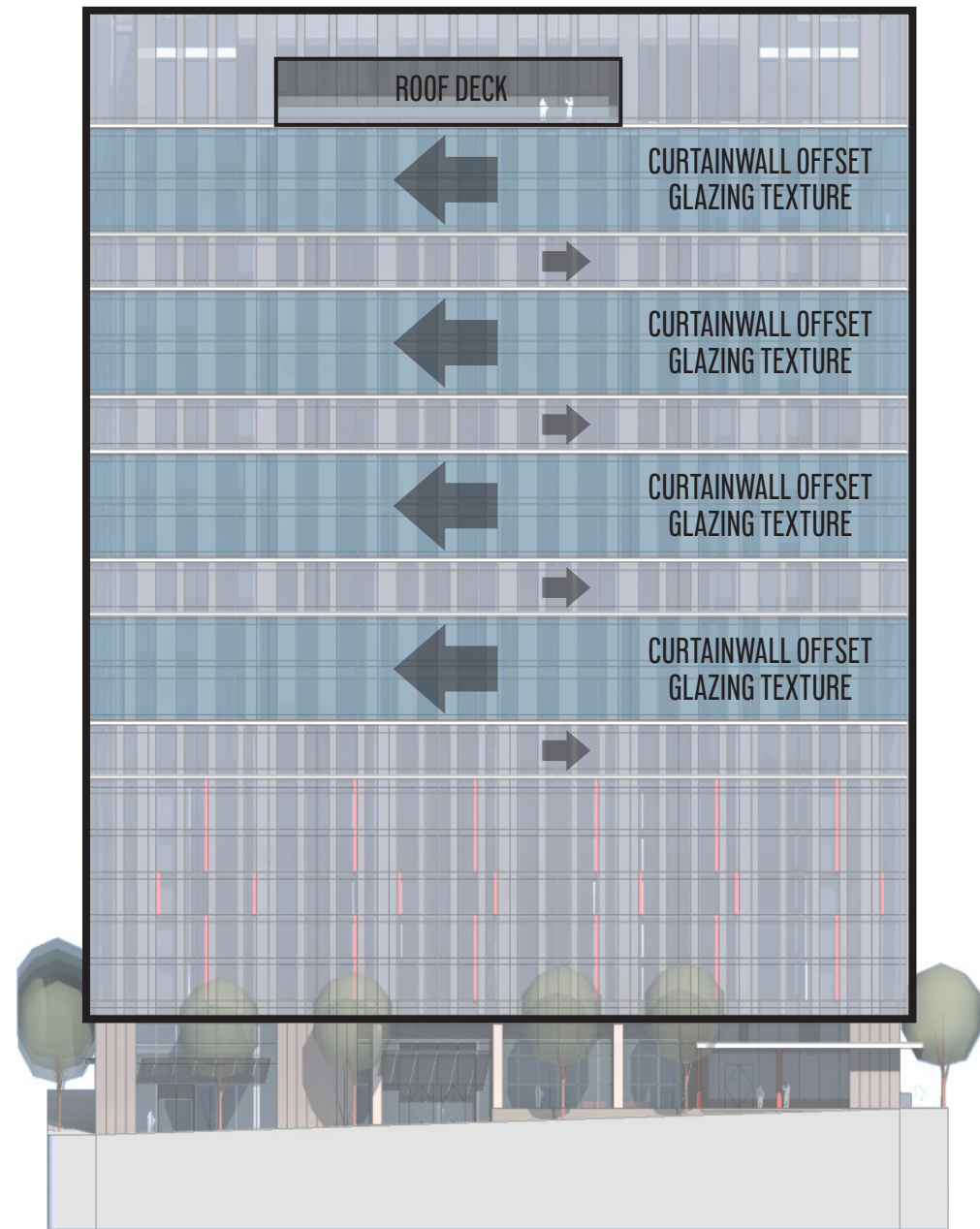


NARROW 65' TOWER APPEARANCE

downtown response



The east and west curtainwall planes accentuate the building's height and narrow floor plate, while establishing the city center scale in the context of downtown. The west facade is broken down, responding to the smaller scale nature of the Park Blocks and the residential zoning.



FACADE PATTERN

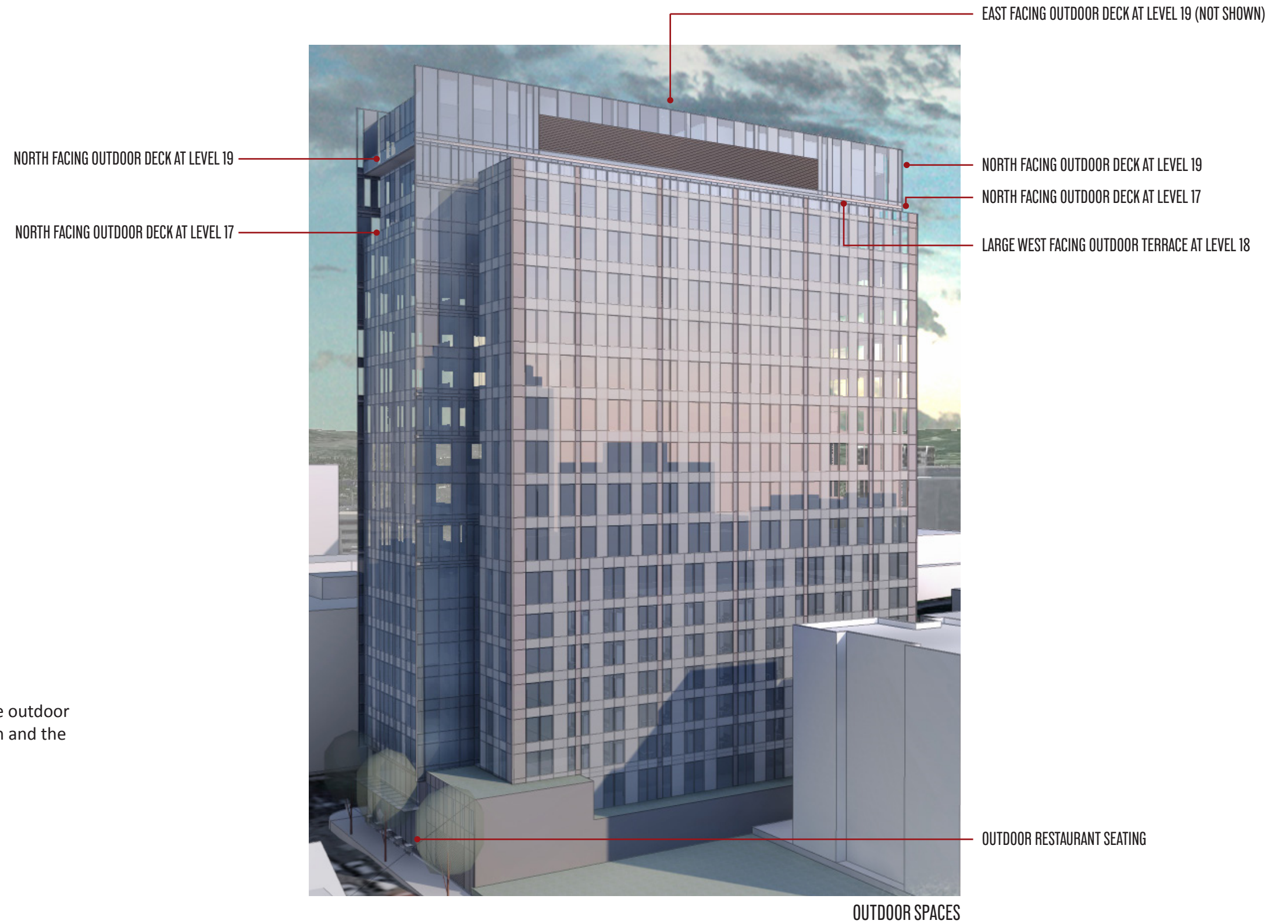


The simple rectangular form of the east curtainwall facade mimics the large scale forms of it's urban, downtown context while stitching together the different planning modules of the office and hotel uses.

The scale of the curtainwall texture is reduced as it transitions to the lower levels and establishing a stronger connection to the streetscape. The shifted, moving pattern of spandrel glass is influenced by the busy, connecting nature of SW Broadway.

The rectangular form extends to the skyline, integrating the rooftop mechanical elements, while carving away a roof deck slot at the upper amenity level, focusing the views to Mt. Hood, the Willamette River, and downtown.

The building's facades are articulated to accommodate multiple outdoor terrace/deck opportunities, highlighting its unique site location and the varying views that it provides.





AERIAL VIEW OVER BROADWAY

1455 SW BROADWAY



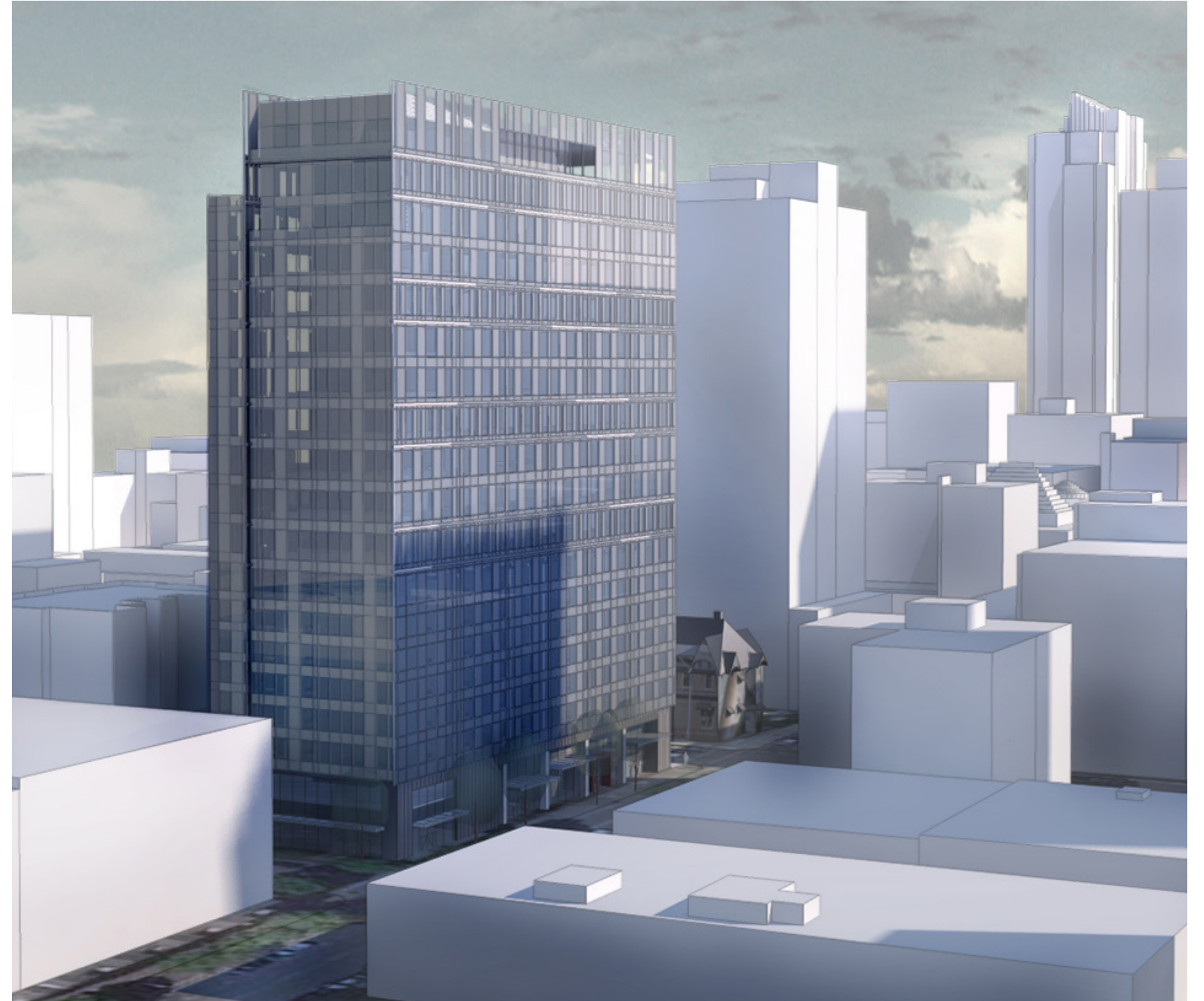
VIEW LOOKING NORTH



VIEW LOOKING SOUTHEAST OVER THE SOUTH PARK BLOCKS



VIEW LOOKING SOUTH ON BROADWAY



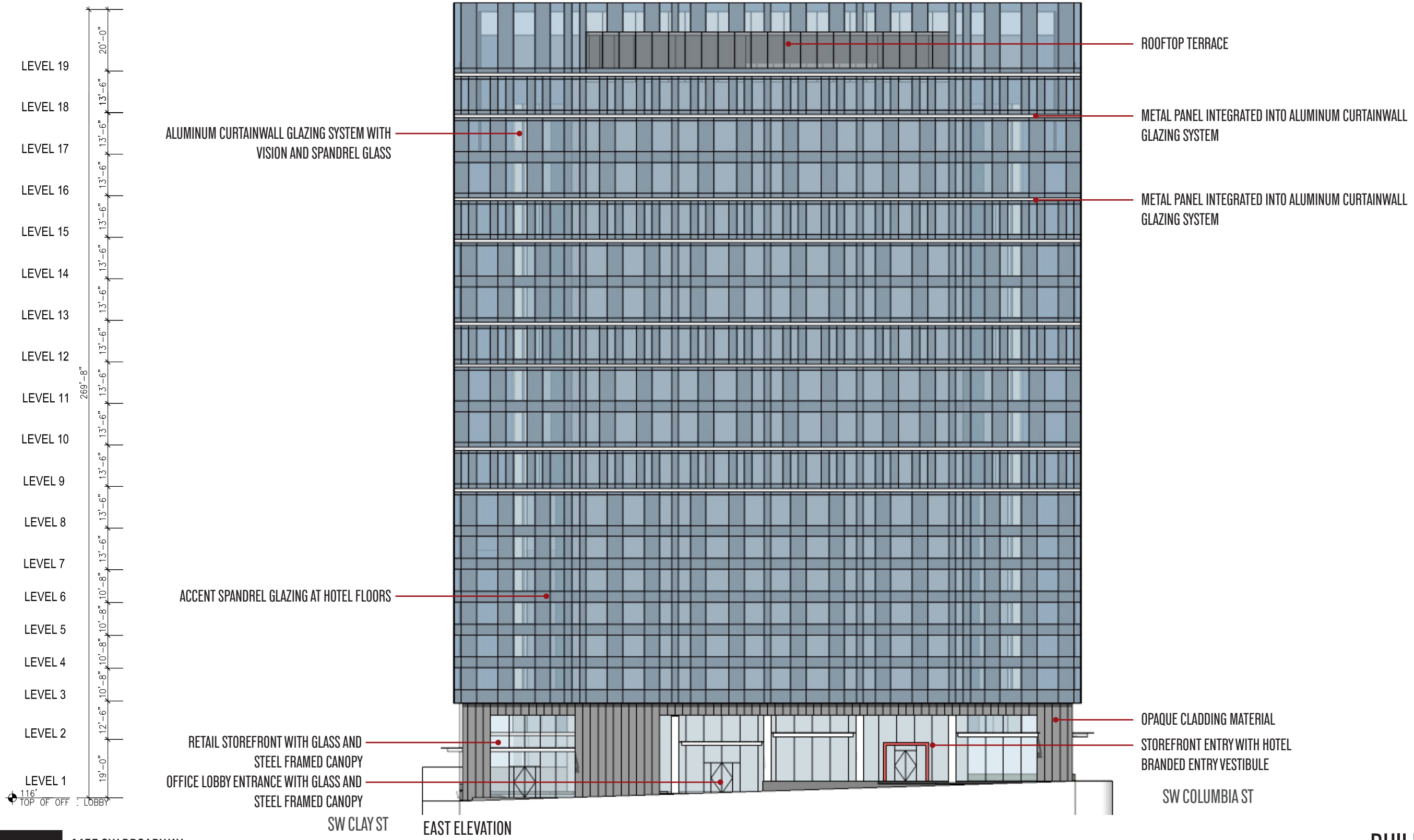
VIEW LOOKING NORTH ON BROADWAY TOWARDS DOWNTOWN

BUILDING RENDERING

1455 SW BROADWAY

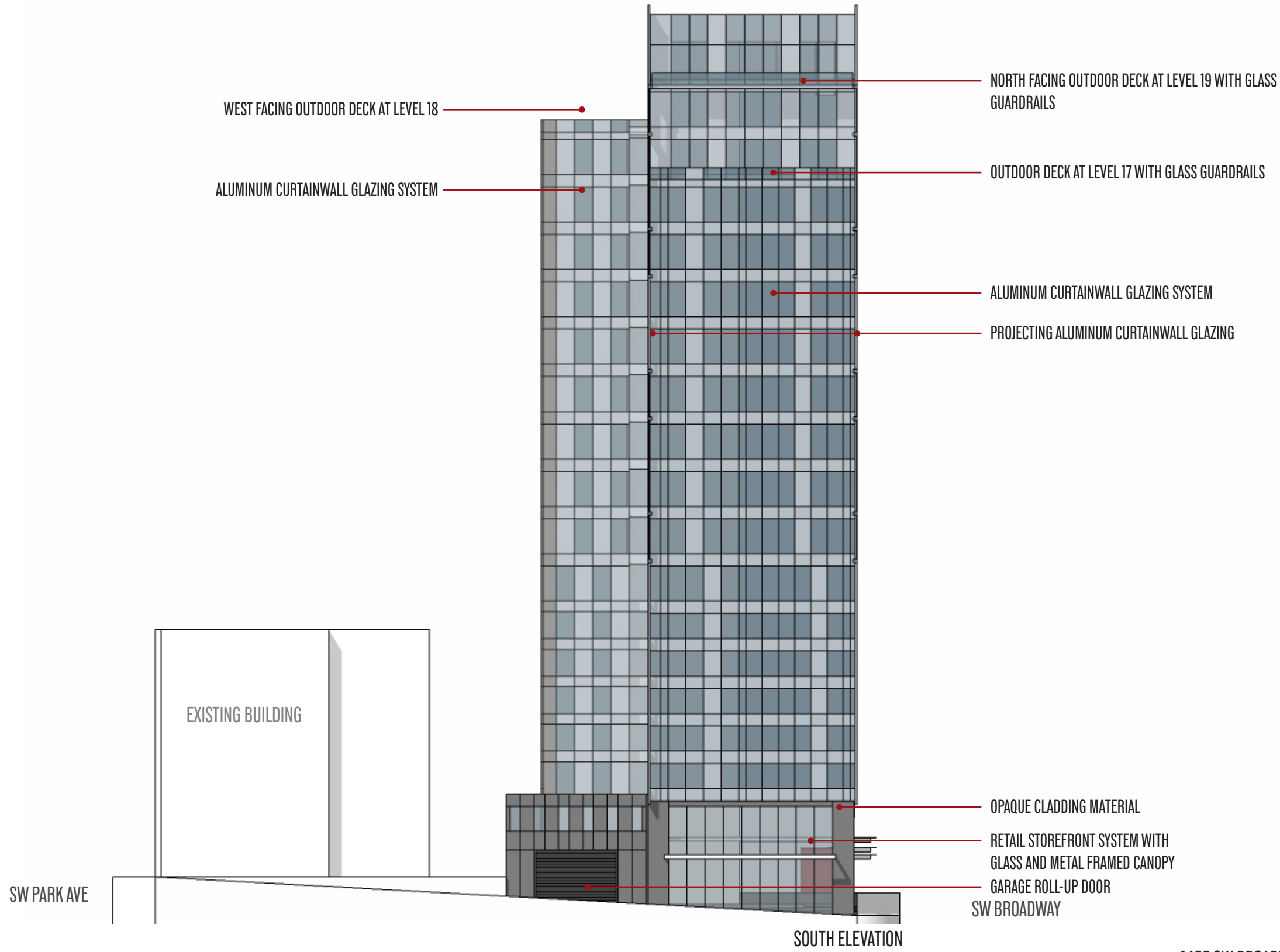
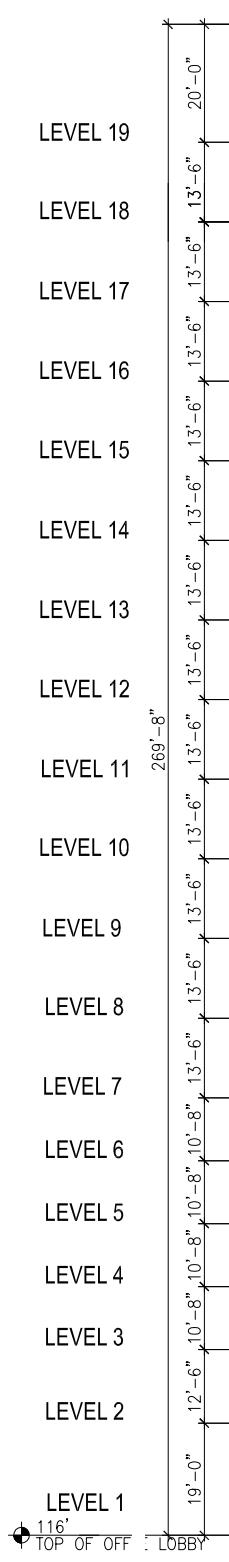
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BUILDING ELEVATION

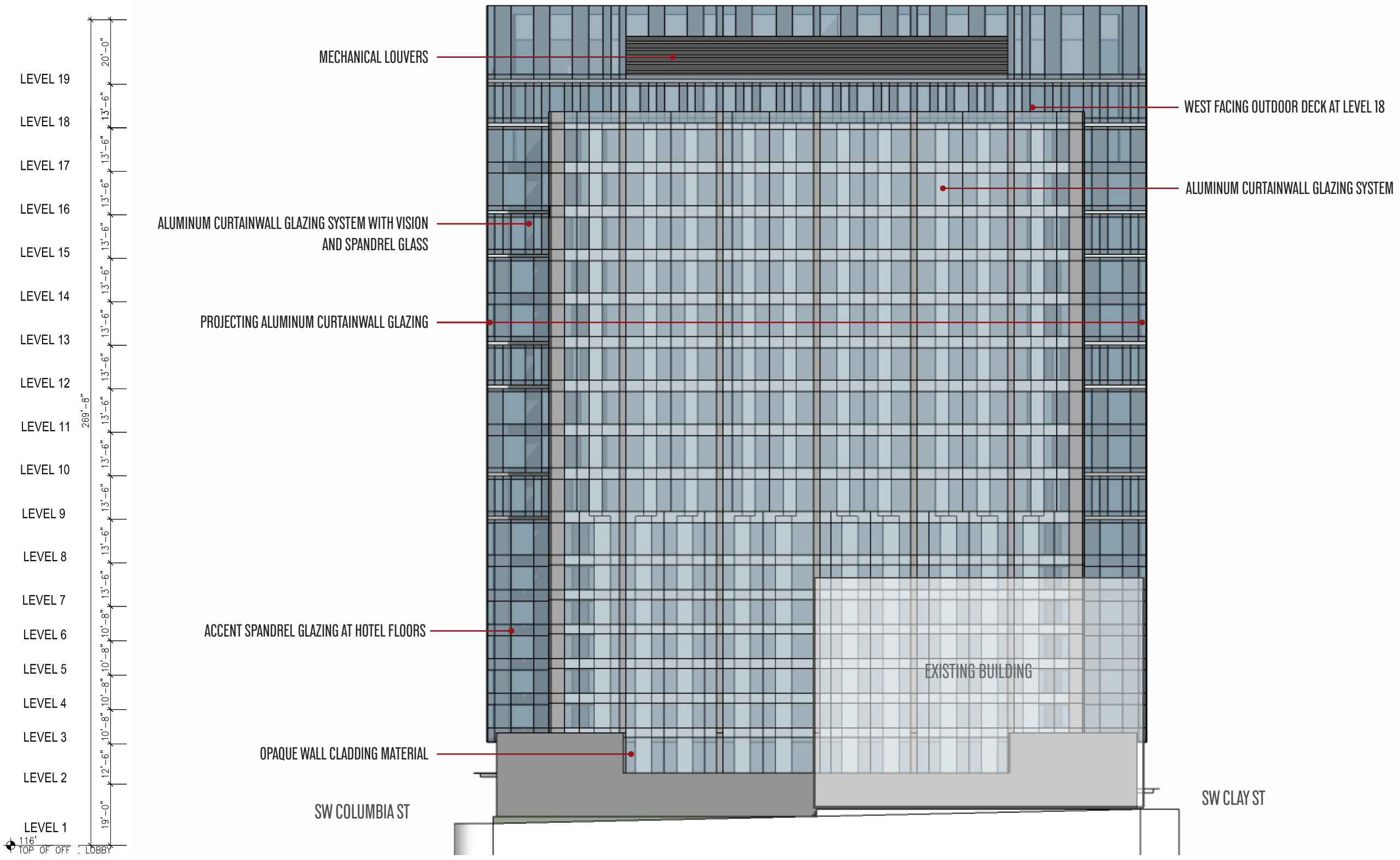
1455 SW BROADWAY



BUILDING ELEVATION

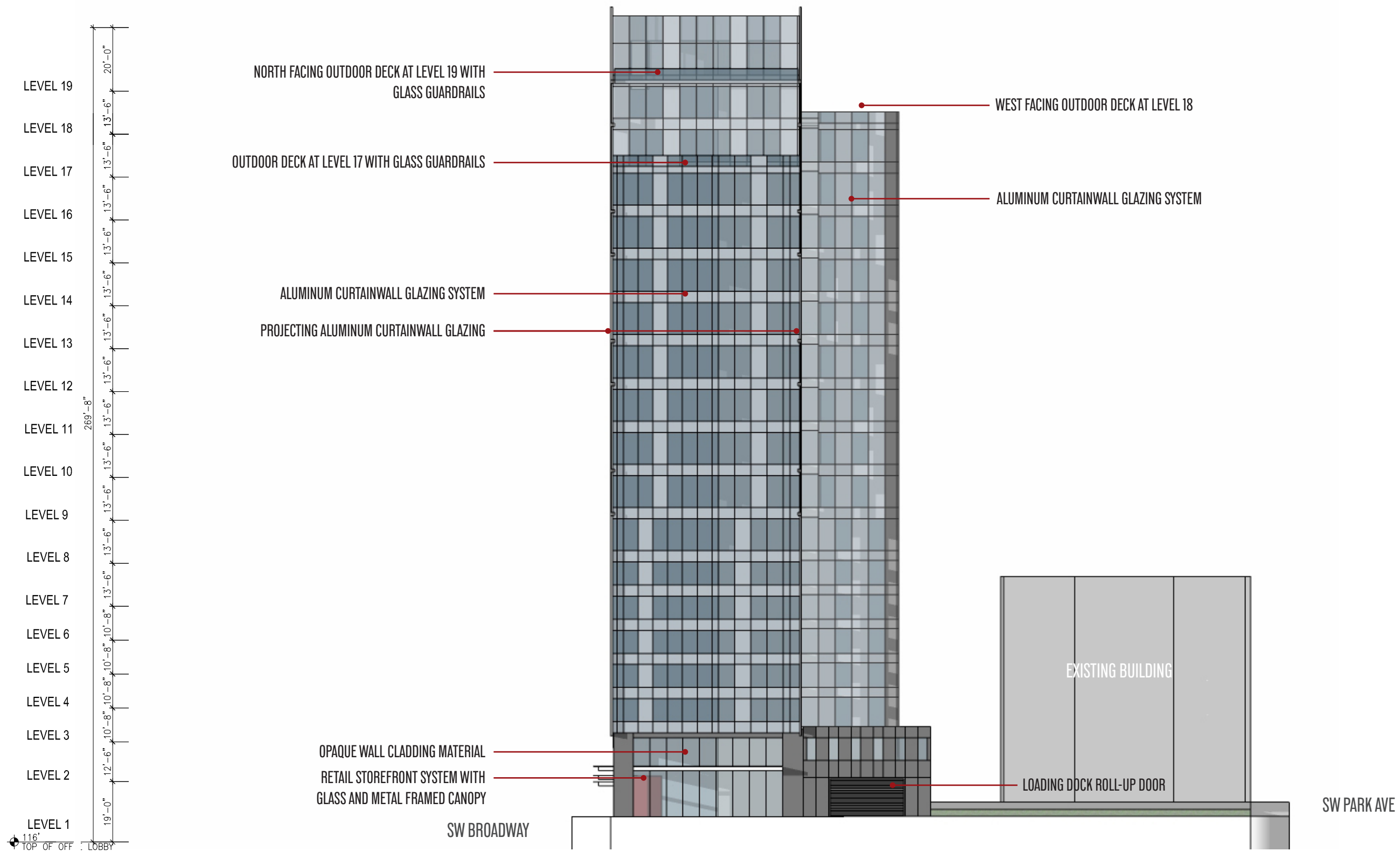
1455 SW BROADWAY

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WEST ELEVATION

BUILDING ELEVATION



BUILDING ELEVATION

SOUTH ELEVATION

1455 SW BROADWAY

10/19/15