

DESIGN REVIEW III OREGON SQUARE

November 5, 2015

AMERICAN
ASSETS
TRUST 

| GBD | PLACE

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CAMPUS COMMENTS TO ADDRESS - POST DR II

Building Massing

The majority of the Commission is okay with the massing as proposed. One Commissioner prefers some of the mass shifting off the southwest building to benefit the open space and better activate it.

GBD: This is where personal opinion and design guidelines/code may differ, yet this makes the process work. We understand, but still hope we can get full support.

Bridges

Bridges still feel temporary and unresolved. Differentiation of bridge material and plaza surface is good but should not be concrete or metal grate. Should also widen one to 12’.

GBD: We are looking at a solution that will appear more contiguous to the surrounding surface rather than a unique element.

Mobile Seating

Continue to consider the addition of mobile seating.

GBD: Retail will be encouraged to provide cafe seating, and the owner will include a stock of mobile seating that they will use as needed, but we find it difficult to condition approval on this.

Rotate Elevators – Main Pavilion

Rotate the elevators in the northwest pavilion so they face west to reduce their presence in the park and open up view and access from the north gate. Would also give more space west of the chevron bench, which may not be the right shape for the space or flow of movement. Small retail (even micro) should be more linear and in line with the shifted elevator at west edge of canopy.

GBD: Working on some development of this area; combined rotation of lifts and space between seating/ramp.

Water Street Gate – Adjust Water/Landscape

For Water Street Gate, consider preserving one of the building corners along the plaza edge for people (i.e. no water or landscape abutting the building).

GBD: North Portal – we will take another look at this while preserving the sense of a continuation from the North.

People's Gate – Add Element to Reinforce Character

For the People's Gate, something, not necessarily art, is needed to strengthen the role/name of the gate similar to the others 3 portals.

GBD: South Portal – while preserving fire access, we will see what other solutions might address this comment.

Art

Art: \$500k budget sounds low for the scale of the project; not unique or compelling enough

Please help develop some language that we can review as a condition of approval. Art is so subjective that we prefer to have the condition allow for interpretation, but adhere to sense of place, proper scale and durability.

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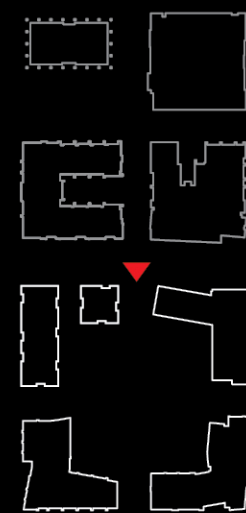
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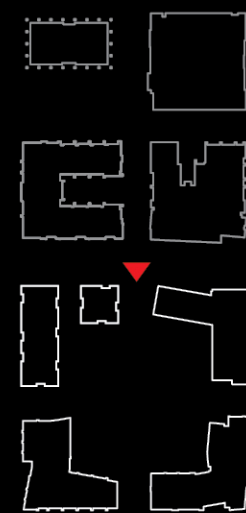
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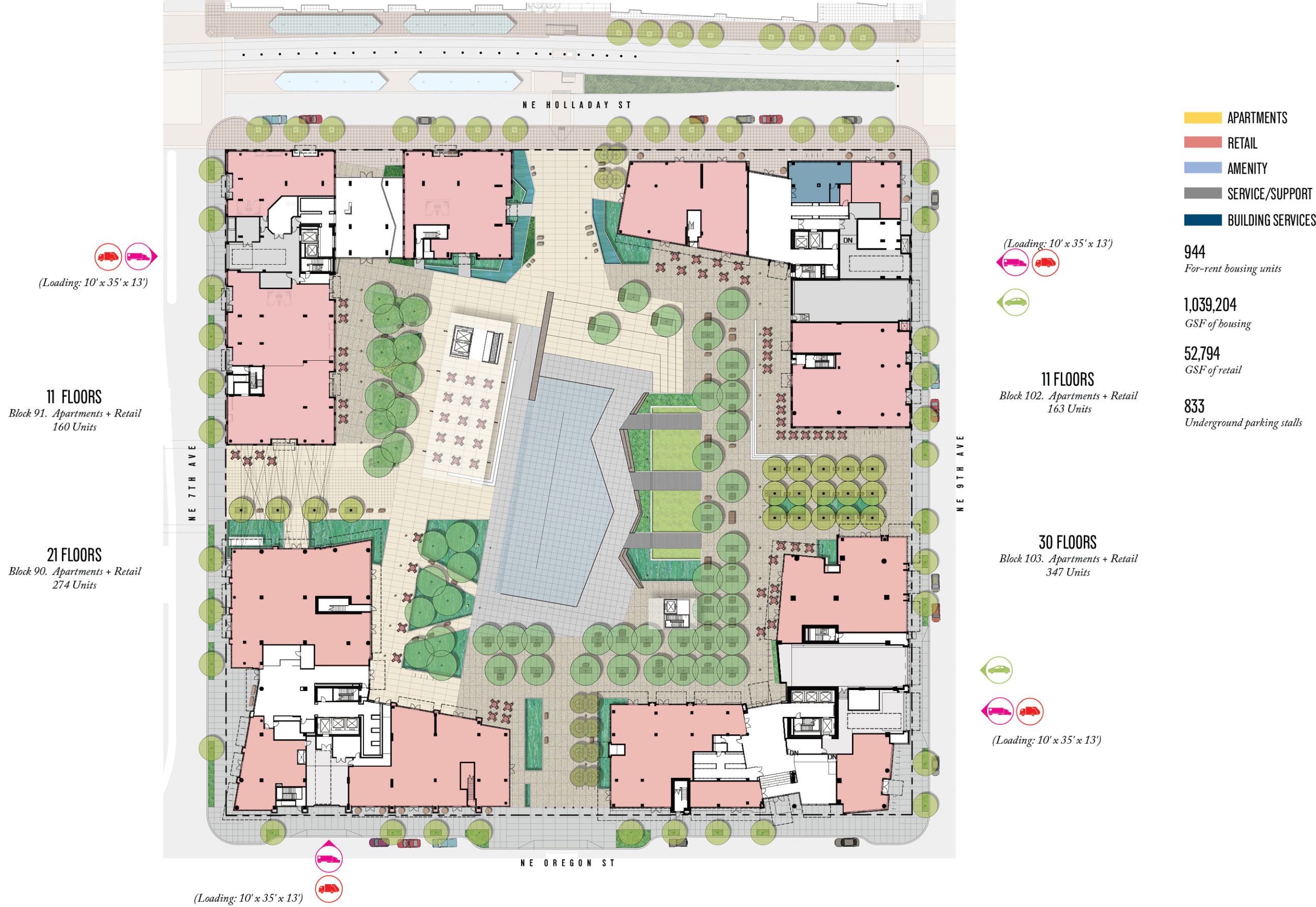


View of Oregon Square, looking South from Water Street



View of Oregon Square, looking South from Water Street





CURRENT - PLAZA LEVEL



PREVIOUS - DR 2 PLAZA DESIGN

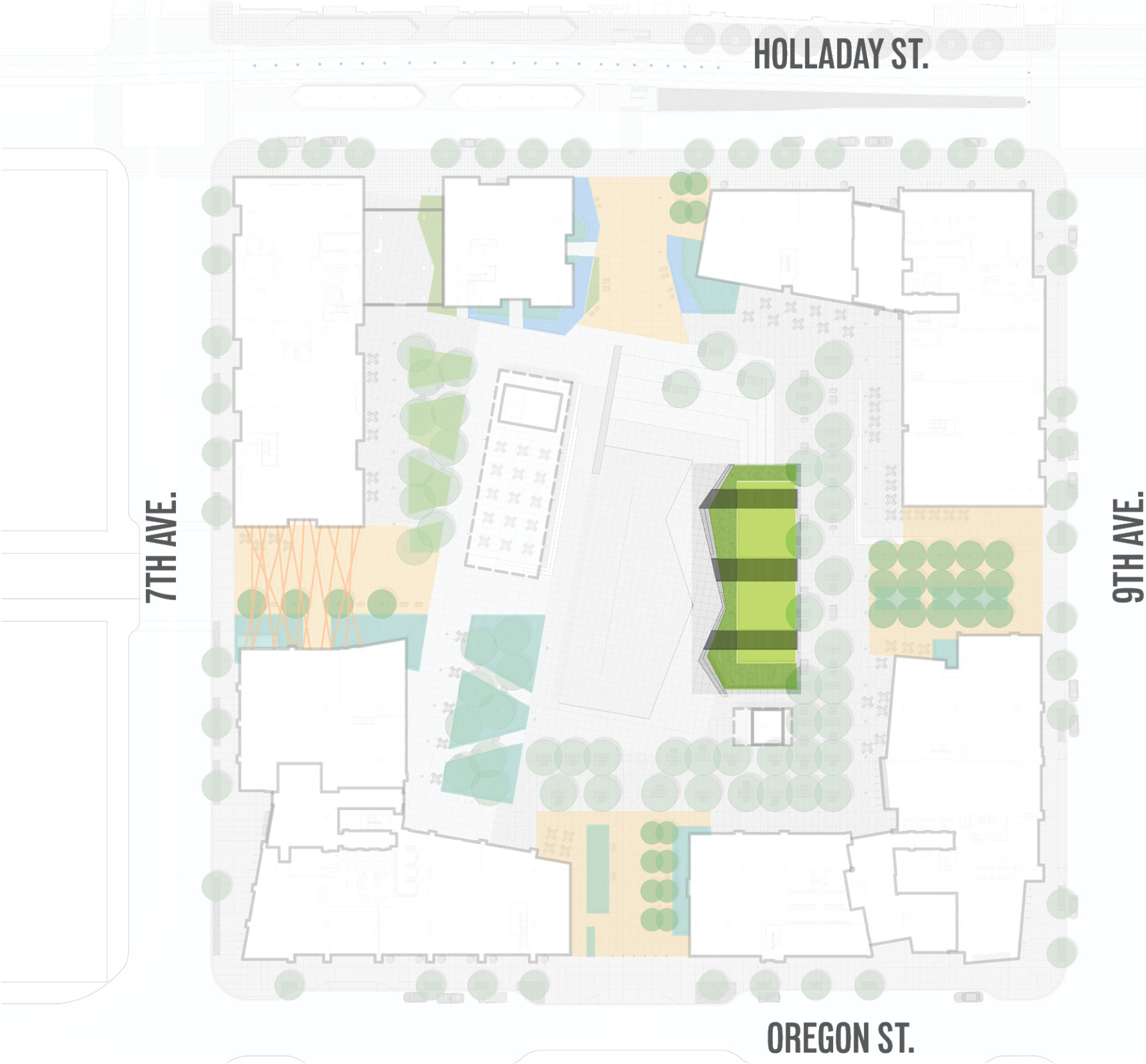


CURRENT - DR3 PLAZA DESIGN

BRIDGES

BRIDGES STILL FEEL TEMPORARY AND UNRESOLVED. DIFFERENTIATION OF BRIDGE MATERIAL AND PLAZA SURFACE IS GOOD BUT SHOULD NOT BE CONCRETE OR METAL GRATE. SHOULD ALSO WIDEN ONE TO 12'-0".

GBD: The design of these bridges over NORM have been updated; two of these bridges will be 10'-0" wide, and one bridge will be 12'-0" wide. The materiality of these bridges will be presented as a special finish and color concrete which will be flush with the surrounding surface. The team looked at wood as an alternate material, but concerns of slip resistance are an issue in a public space.



BRIDGES @ NORM

The bridge crossings of the N.O.R.M. will have a 10’ and 12’ width, allowing for ample connections between the east and west of the plaza.

The materiality of the bridges continues to be studied, with the options of scored concrete or wood decking. texture and color will provide a safe and interesting experience as visitors walk across the wetlands.

Guard rails will be attached on the north side of each bridge only. as in Phase 1, the bridges will include a toe-kick railing for additional safety.



BRIDGES AT N.O.R.M.

MOBILE SEATING

CONTINUE TO CONSIDER THE ADDITION OF MOBILE SEATING

GBD: Retail will be encouraged to provide cafe seating, and the owner will include a stock of mobile seating that they will use as needed, but we find it difficult to condition approval on this. The owner will provide mobile seating and will manage it with required staff to keep the plaza active and inviting.



MOBILE SEATING:

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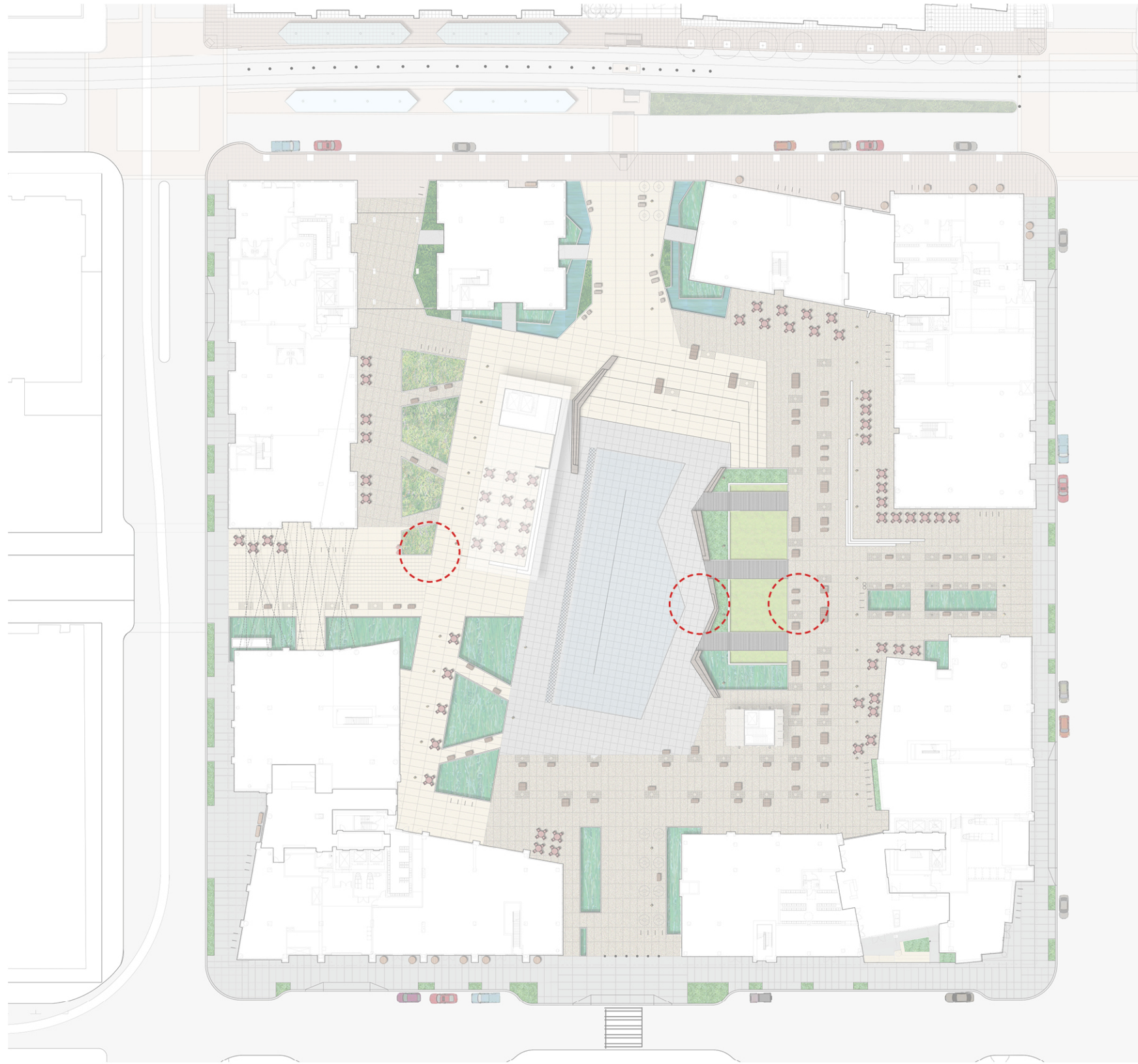


MOBILE SEATING - OREGON SQUARE

ART

\$500K BUDGET SOUNDS LOW FOR THE SCALE OF THE PROJECT; NOT UNIQUE OR COMPELLING ENOUGH.

The design team looks to the commission to develop some language that can be reviewed as a condition of approval. Art is so subjective that we prefer to have the condition allow for interpretation, but adhere to sense of place, proper scale and durability.



- *My public work has always helped to develop sense of "place," and beyond that, often a personal relatedness for those who frequent that space.*
- *I am developing ideas for my work that would reflect environmental considerations as well as aesthetic ones.*
- *I have plans to incorporate photovoltaic materials into my kinetic work, adding light and color to the sculptural elements at night.*
- *And since my sculptures are wind-driven, that force is given visualization through choreographed motion.*
- *The movement of my work is serene; more like Tai Chi than spinning decoration.*
- *I hope to create an atmosphere that will cause visitors to linger and savor their environment.*
- *I anticipate creating something that will enhance this live/work environment as well as provide an artwork worthy of Portland's Public Collection.*

ARTIST STATEMENT: JEFFERY LAUDENSLAGER

ART DIRECTION

BLOCK 91 COMMENTS TO ADDRESS - POST DR II

Lobby Preferred over Pass-Through

Lobby preferred in pass-through space. If retail expands when lobby relocated, add an entry with a canopy along North facade to retail space. One preference for revised pass-through space.

GBD: The pass-through lobby has been changed to be closed to the public, with paving patterns and landscaping continuing through this space.

Brick Mix

60/40 brick blend preferred.

GBD: This option is also preferred by the design team, and is now the brick blend of the current design of Block 91.

Orange Accents at Balconies

Orange accent color okay for most, but not preferred by one commissioner.

GBD: Our preference is to keep the orange accent color at the balconies; these accents are included in the current design of Block 91.

Mechanical Screening - Paint a Lighter Color

Rooftop enclosures & screening to be painted a lighter color (bronze) rather than black.

GBD: Included in Appendix B is a study of alternate colors for Block 91's mechanical screening. In the end, the black color was carried through into the current design of Block 91, as the team feels this response is more cohesive with the black and white-toned materials of Block 91 stays consistent and cohesive.

Provide Section Detail of Linear LED Fixture

Provide section detail to show how light fixture (linear LED) is attached that should reflect what the Velomor was supposed to do.

GBD: This section detail has been provided (included in the overall DR book) and includes a linear light fixture which sits behind the steel canopy.

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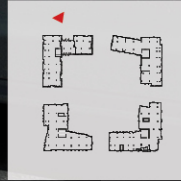
View of Block 91 from the corner of NE Holladay St. & NE 7th Ave.



View of Block 91 from the corner of NE Holladay St. & NE 7th Ave.



View of Block 91's pass-through lobby from NE Holladay St.



View of Block 91's pass-through lobby from NE Holladay St.





View of Block 91's pass-through lobby from Oregon Square.

MECHANICAL SCREENING

ROOFTOP ENCLOSURES AND SCREENING TO BE PAINTED A LIGHTER COLOR (BRONZE) RATHER THAN BLACK.

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(PREFERRED) BLACK MECHANICAL SCREEN - SOUTH ELEVATION



DARK GREY MECHANICAL SCREEN - SOUTH ELEVATION



WHITE MECHANICAL SCREEN - SOUTH ELEVATION



DARK BRONZE MECHANICAL SCREEN - SOUTH ELEVATION



(Preferred) Black mechanical screen



Grey Mechanical Screen



White Mechanical Screen



Dark Bronze Mechanical Screen

SOUTH ELEVATION MECHANICAL SCREEN OPTIONS



View of Block 91 from the corner of NE Holladay St. & NE 7th Ave.

BLOCK 102 COMMENTS TO ADDRESS - POST DR II

Recessed Balconies in Brown Form

Add recessed balconies in the brown form.

GBD: We have added a string of balconies to the brown podium mass of Block 102 along the West façade, facing Water Street Gate.

Increase Glazing at Ground Floor

Look at increasing the glazing of ground floor.

GBD: We have increased the height of the ground level by 1’ as requested and clarified the details that were showing the soffit condition at the glass storefront.

North Elevation – Retail Parallel to Property Line

On North side ground level parallel with property line preferred, but set back ground floor same distance to match Southeast corner. Ok if lobby is setback further. Address structural column West of lobby so it is not outboard of the wall.

GBD: The northern retail storefront of Block 102 was canted previously, and has been rotated to be parallel with NE Holladay St. The retail storefronts on either side of Block 102’s North entrance have been aligned, and the main building entrance remains set back.

Include Elevation of Garage Entry Interior Walls.

Provide elevations of interior walls of both garage entries to show lights and graphics.

GBD: Sheets have been included in Appendix B (and the overall DR book) which articulate the design intent for the treatment of the interior walls of the garage entry.

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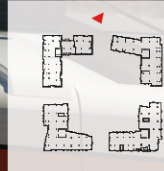
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View of Block 102 from NE Holladay St.



View of Block 102 from NE Holladay St.

BLOCK 90 COMMENTS TO ADDRESS - POST DR II

Window Arrangement - West Facade

One more pass needed for window arrangement on West facade (more contained, smallet windows are least successful). One commissioner okay with more active facade on West.

GBD: After generating a series of studies (included in Appendix B), the design team has found the previous articulation of Block 90's West facade to be most successful, and has carried this design forward and into the current design. Studdies of this facade will be presented to commission.

Interlock at North Facade

Conflicting elements where interlock happens on North facade. Vocabulary on the vertical should be extended to the horizontal to result in two stronger forms. The addition of recessed decks as well

GBD: The design team has studied the interlock at the North façade, and these studies are included in Appendix B. A vertical fenestration pattern was explored for the Eastern mass, but the design team found the horizontal expression to be more successful. Curtain wall has been extended along the North side and wrapping onto the West podium; this improves the articulation of the interlock massing concept.

Curtain Wall on East Facade

Add curtain wall to the east facade to better relate to curtain wall ends.

GBD: The patterning on the East façade has been regularized, and is now organized into three and four floor modules which carry across the facade. As well, metal panel has been removed on the Northern and Southern ends of the dark mass to emphasize the continuation of the curtain wall.

Add 2'-0" to 3'-0" to Ground Floor.

Try to get 2'-0" to 3' -0" more height on the ground floor to better reflect the typical tower condition in the district (towers atop a glass ground floor that is taller and setback).

GBD: The design team has added 2' to the ground floor of Bl. 90.; the floor-to-floor height of the ground floor is now 19'-4".

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View of Block 90 from NE 7th Ave



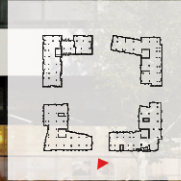
View of Block 90 from the corner of NE Pacific St & 7th Ave.



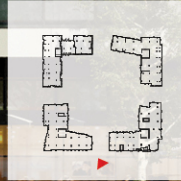
View of Block 90 from the corner of NE Oregon & NE 7th Ave



View of Block 90 from the corner of NE Oregon & NE 7th Ave



View of Block 90 from Oregon St.



View of Block 90 from Oregon St.

CURTAIN WALL ON EAST FACADE

ADD CURTAIN WALL TO THE EAST FACADE TO BETTER RELATE TO CURTAIN WALL ON CORNER.

GBD: The patterning on the East façade has been regularized, and is now organized into three and four floor modules which carry across the facade. As well, metal panel has been removed on the Northern and Southern ends of the dark mass to emphasize the continuation of the curtain wall.



PREVIOUS - BL 90 - ELEVATION



SCHEME 1 - BL 90 - ELEVATION



SCHEME 2 - BL 90 - ELEVATION



PROPOSED - BL 90 - ELEVATION



View of Block 90 from the corner of NE Oregon & NE 7th Ave

BLOCK 103 COMMENTS TO ADDRESS - POST DR II

Amenity Deck Terrace

Look at amenity deck terrace on West end. Suck in to be in alignment with revised balcony.

GBD: The amenity deck terrace has been adjusted to be in alignment with the balconies below by pushing back the exterior wall to maintain a useable terrace off of the amenity space within.

Building Entry

Main building entry is constricted.

GBD: The entry condition has been studied (studies included in Appendix B). The Southern lobby entrance now wraps around to align with the tower balcony wall, allowing room to internalize the ramp and keep the entry on grade with the sidewalk.

How the Podium Meets the Tower

One more pass on how the podium meets the tower at the Southeast corner.

GBD: The precast concrete of the podiums has been changed to glass in order that both podiums could have more of a glassy reading and be more similar to the tower. The southeast corner comes down to the ground as a contrasting entry element to the main lobby.

Board-Formed Concrete

Board-formed concrete foreign to this district and contrary to the elegance of the building. Use precast concrete instead.

GBD: The instances of dark grey board-formed concrete on the ground floor of Block 103 have been changed to natural precast concrete with an acid etch finish to remove oils and knock down imperfections from the formwork.

Curtain Wall on Podium

Add a field of curtain wall in the podium to help unify the tower and podium.

GBD: The precast concrete which was previously the main façade material of Block 103's podiums has been removed and replaced with curtain wall contained within a white metal panel ribbon, giving the podiums an appearance much closer to that of the tower.

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View of Block 103 from the terrace of Block 91



View of Block 103 from the terrace of Block 91



View of Block 103 from the entrance to the BPA complex



View of Block 103 from the entrance to the BPA complex



View of Block 103 from the corner of NE Oregon St. & NE 9th Ave.



View of Block 103 from the corner of NE Oregon St. & NE 9th Ave.

SE CORNER AND ENTRY

ONE MORE PASS IS NEED ON HOW THE PODIUM EMETS THE TOWER AT THE SOUTHEAST CORNER.

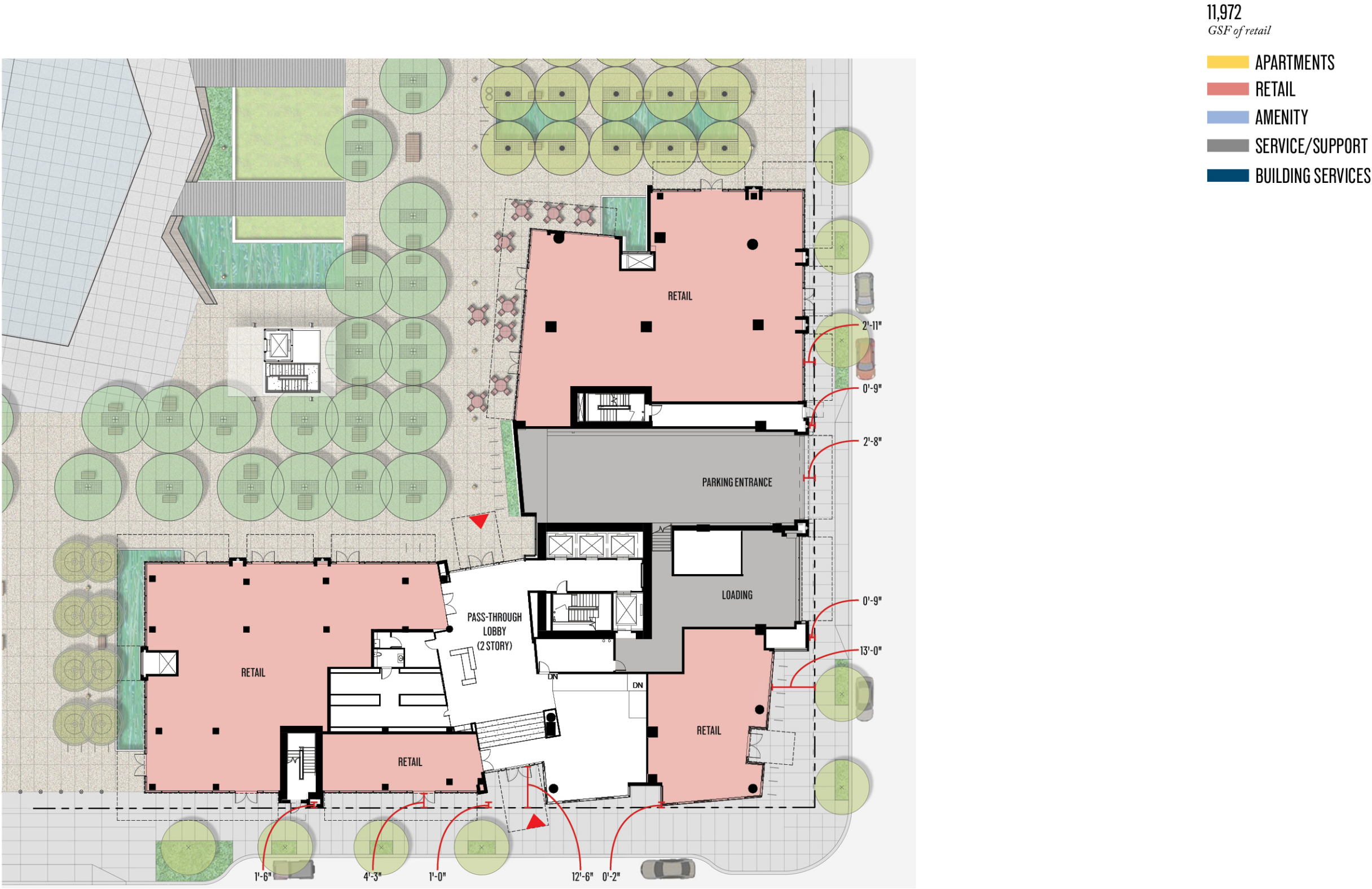
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MAIN ENTRY TO BUILDING FEELS CONSTRICTED.

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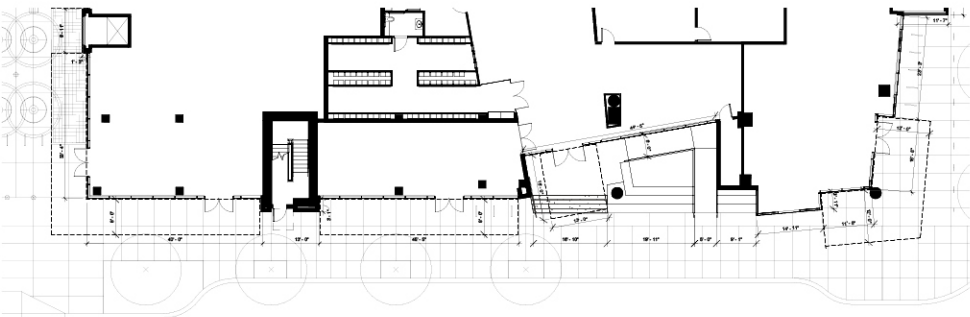
PREVIOUS - GROUND FLOOR PLAN



CONDITIONAL - GROUND FLOOR PLAN

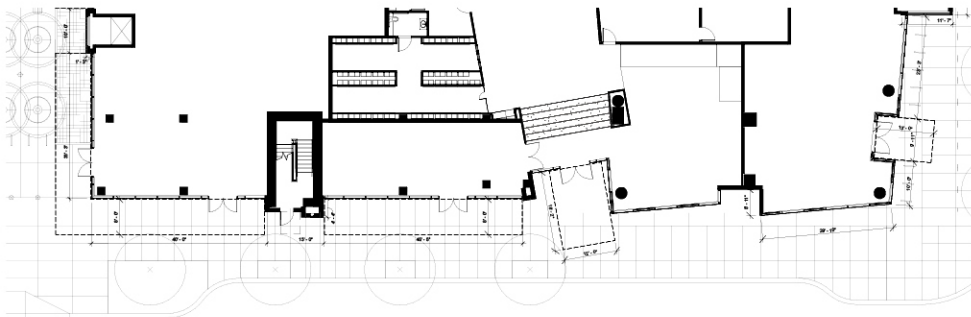
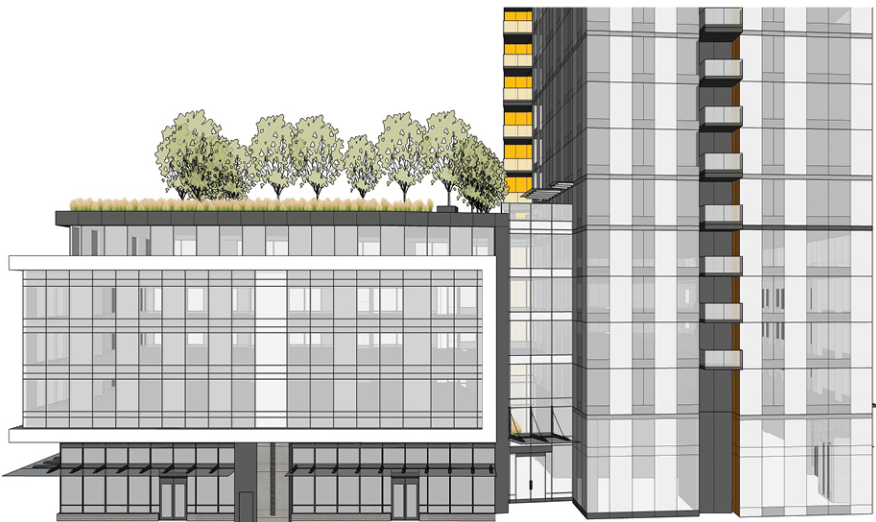


PREFERRED - GROUND FLOOR PLAN



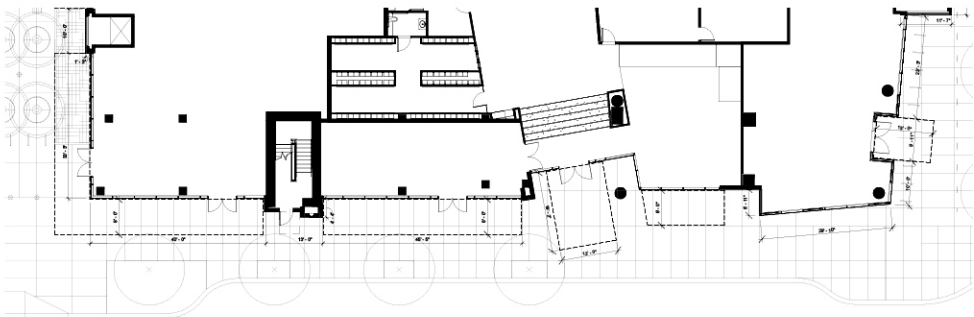
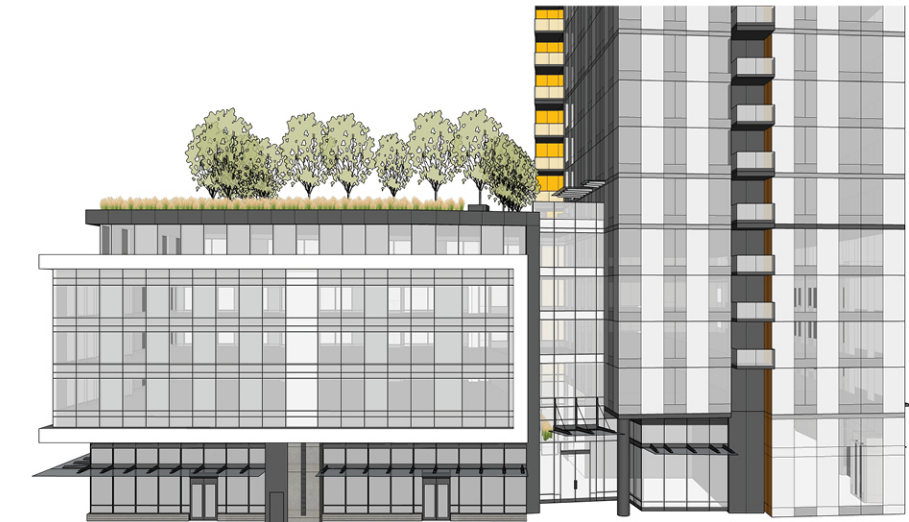
PREVIOUS - TERRACED ENTRY

This lobby is a separate, glassy element that gives clear sightlines into the plaza. The ribbon element stops short of the plaza to clarify the entrance. The facade is pushed back to allow a ramp to tuck behind terraced planters and steps.



CONDITIONAL - GROUNDED TOWER

This lobby is a separate, glassy element that gives clear sightlines into the plaza. The southern lobby entrance is bookended by the tower touching the ground, allowing room to internalize the ramp and keep the entry on grade with the sidewalk.



PREFERRED - WRAPPED ENTRY

This lobby is a separate, glassy element that gives clear sightlines into the plaza. The southern lobby entrance wraps around to align with the tower balcony wall, allowing room to internalize the ramp and keep the entry on grade with the sidewalk.

BL. 103 - ELEVATION COMPARISONS



Previous - South Elevation

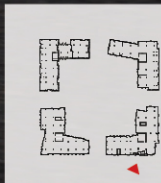


Conditional - South Elevation



Preferred - South Elevation

BL. 103 - ELEVATION COMPARISONS



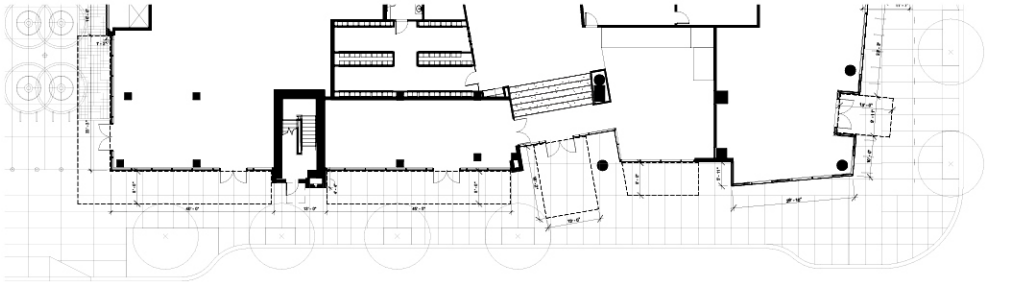
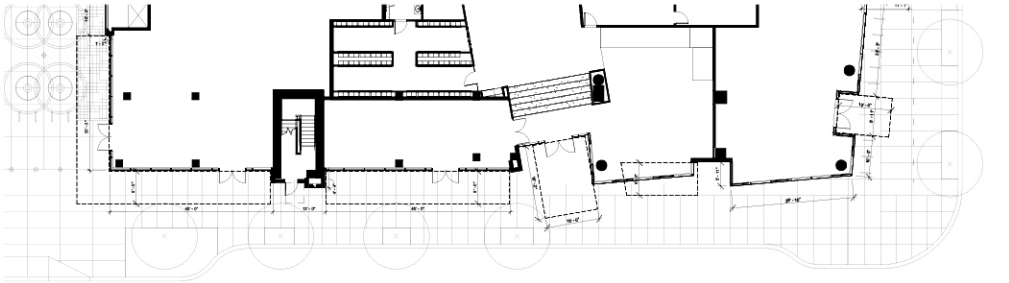
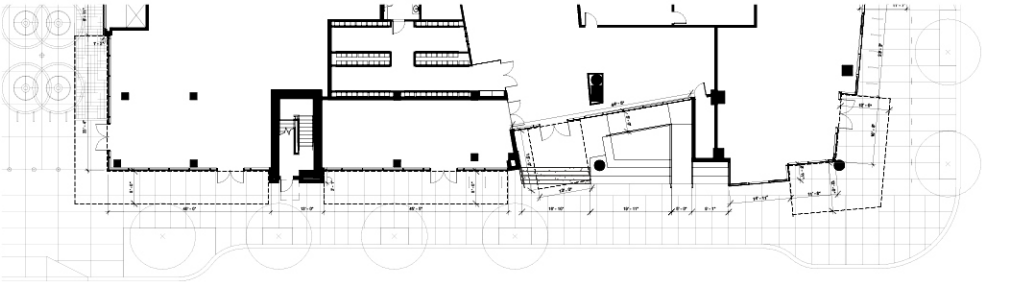
Previous - View of Southeast Corner and Pass-Through Plaza



Conditional - View of Southeast Corner and Pass-Through Plaza



Preferred - View of Southeast Corner and Pass-Through Plaza



PREVIOUS - TERRACED ENTRY

CONDITIONAL - GROUNDED TOWER

PREFERRED - WRAPPED ENTRY

DESIGN STUDIES - BL. 103



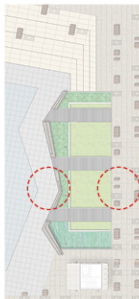
View of Block 103 from the terrace of Block 91



Materiality and width of plaza bridges.



Develop language for mobile seating in the plaza.



Develop language for condition of approval for art.



Color options for rooftop mechanical screens for Block 91.



Fenestration options for the East facade of Block 90.



Options for residential lobby entry on the Southeast corner of Block 103

SUMMARY OF CONDITIONS