

1455 SW BROADWAY

Design Advice Request
November 5, 2015



BDC / SW Broadway LLC

1455 SW BROADWAY

- UNIQUE MIXED-USE PROJECT
- 2/3 SPECULATIVE OFFICE
- 1/3 HOTEL
- BELOW GRADE PARKING



AGENDA

SITE + ZONING

BUILDING DESIGN

FAR + CENTRAL CITY MASTER PLAN



RXd zone
100' height limit

CXd zone
300' height limit

SW Columbia St

SW Clay St

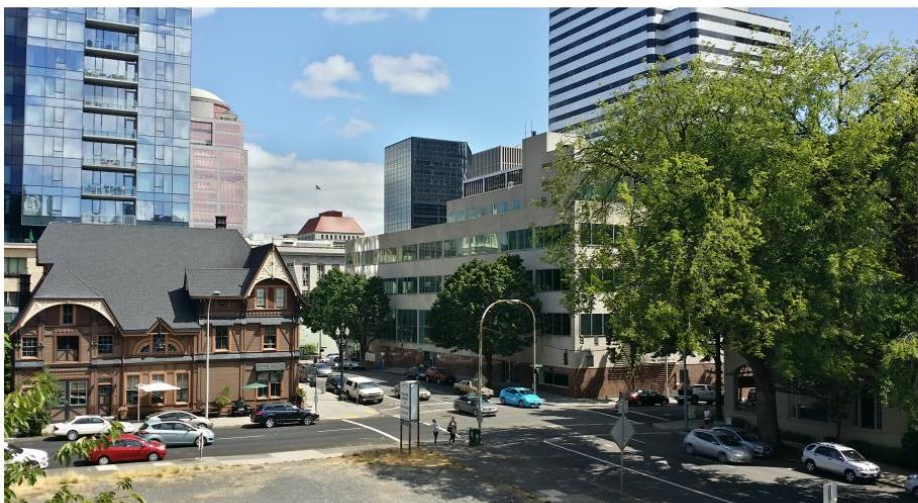
SW Broadway



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



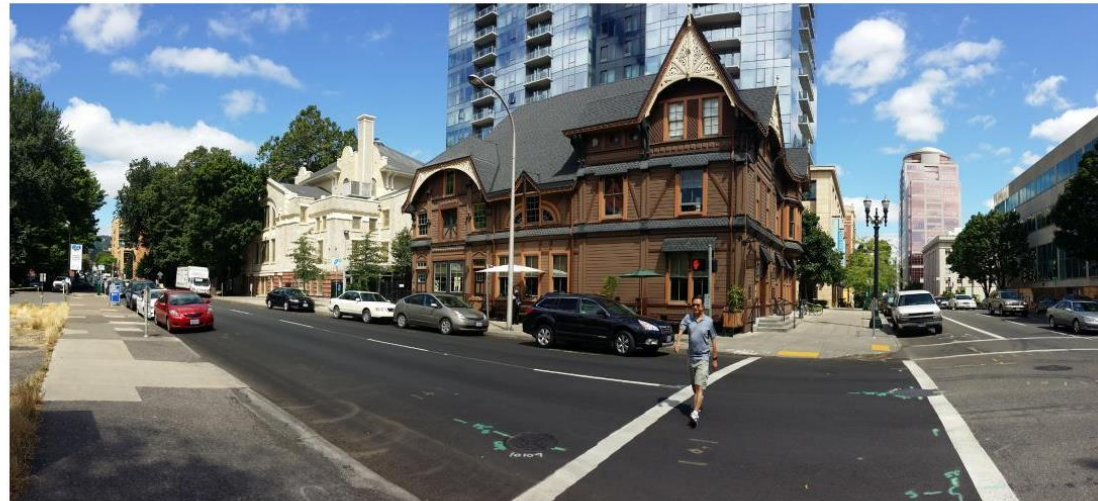
VIEW FROM SITE LOOKING EAST TO SW BROADWAY



VIEW TO SITE FROM PARK BLOCKS



VIEW ACROSS SITE TOWARDS THE NEIGHBORING 1/4 EXISTING BUILDING



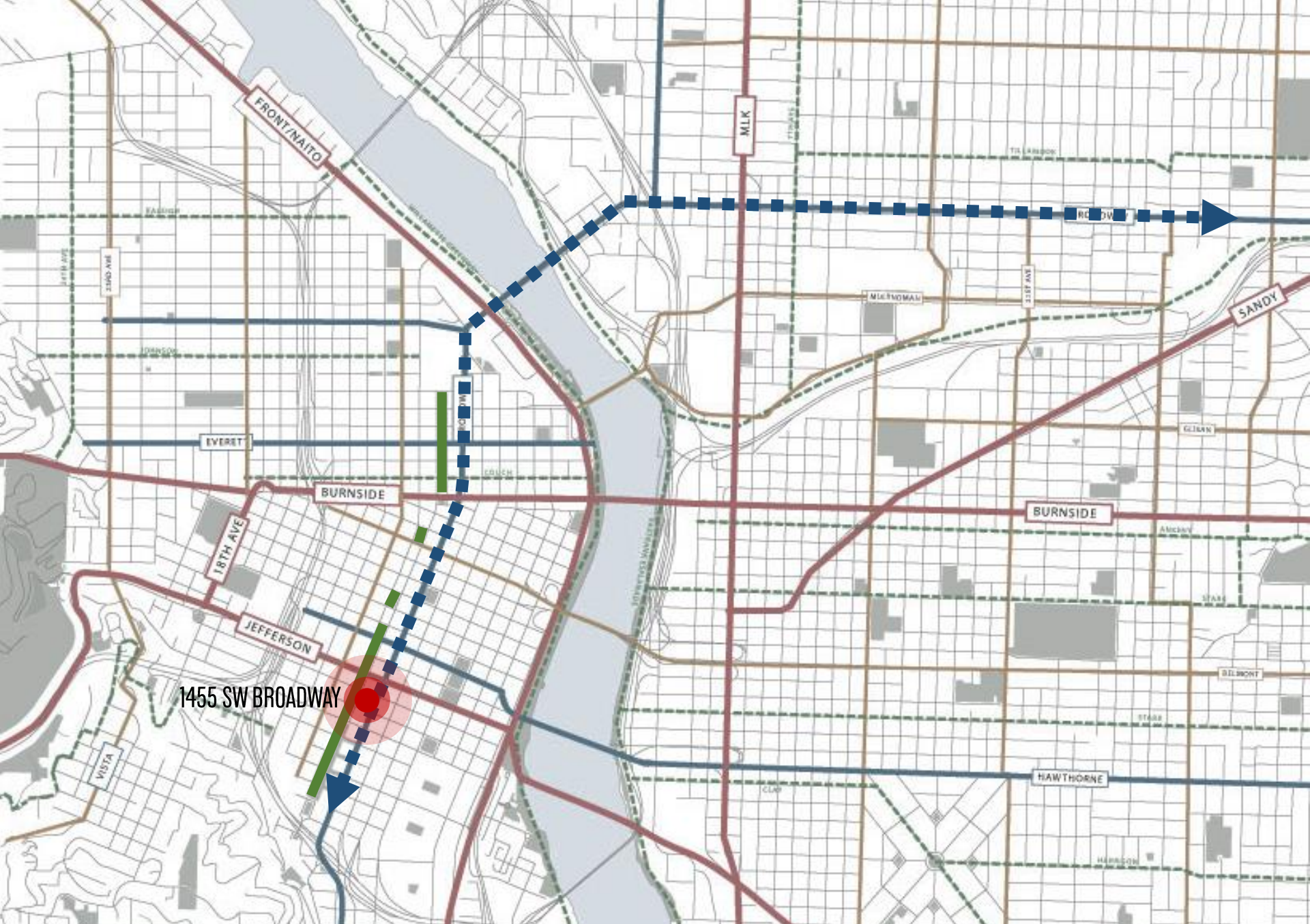
VIEW FROM SITE LOOKING NORTH AT INTERSECTION OF SSW BROADWAY AND SW COLUMBIA ST

AGENDA

SITE + ZONING

BUILDING DESIGN

FAR + CENTRAL CITY MASTER PLAN



1455 SW BROADWAY

SITE CONTEXT / CONNECTIONS



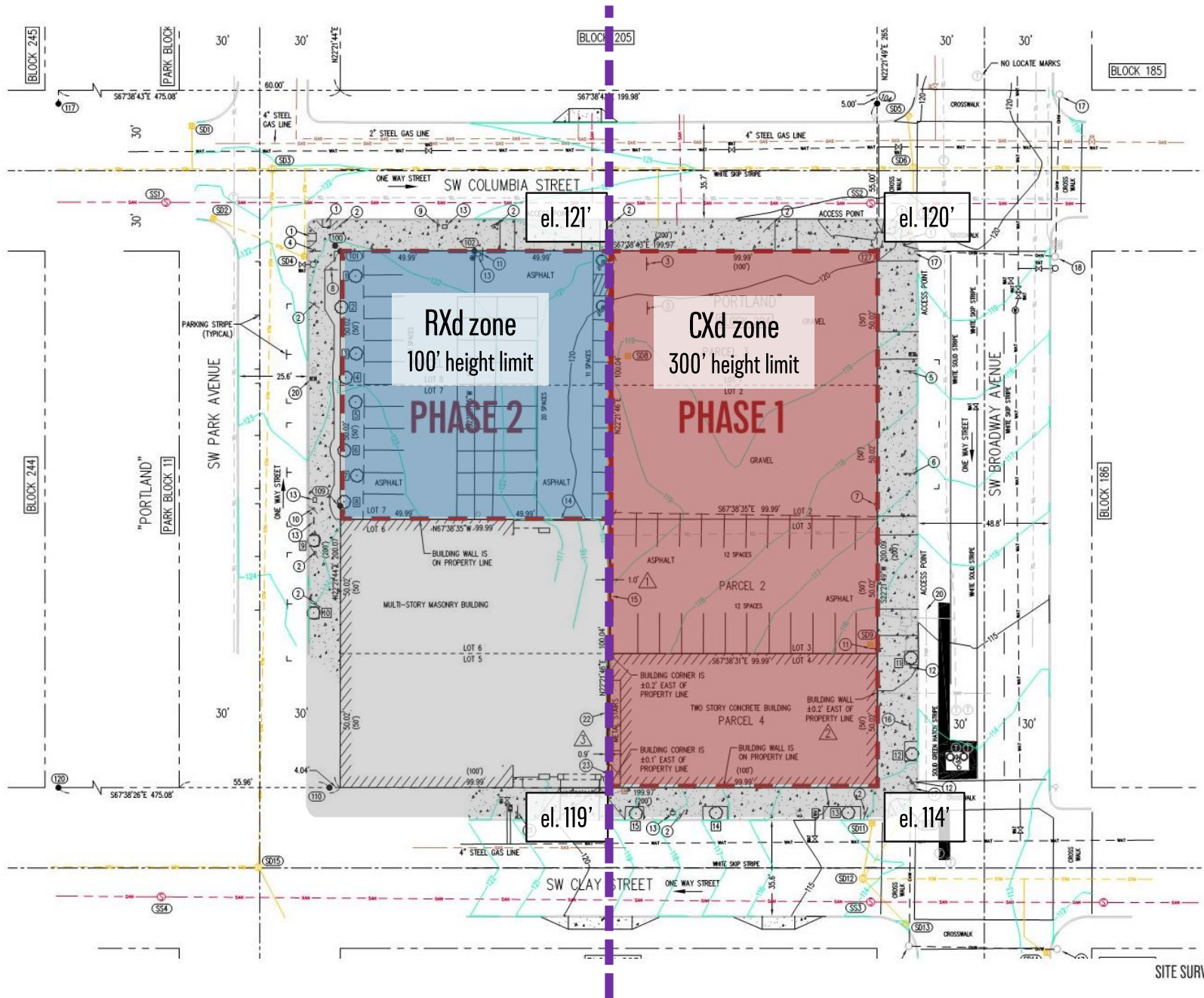
PORTLAND
STATE
UNIVERSITY

park block connection

downtown
connection

university
connection

river / mt. hood connection



SITE SURVEY

SITE SURVEY



SW Columbia St

future phase 2
residential building
100' height limit

PARKING
ENTRANCE

ACTIVE USE

ACTIVE USE

existing
residential
building

SERVICE/
LOADING

ACTIVE USE

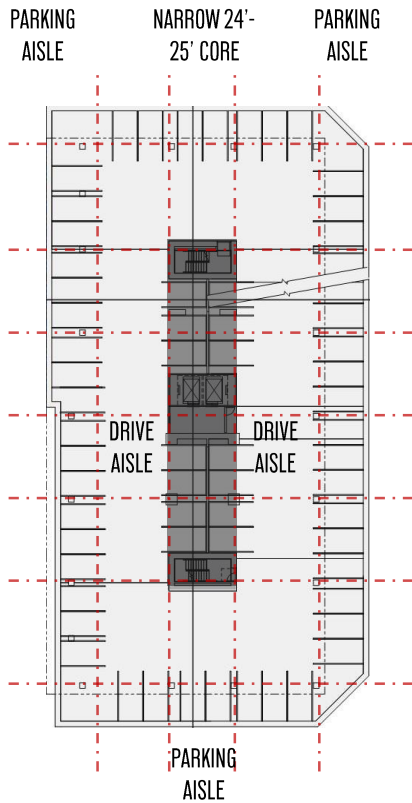
SW Park Ave

SW Broadway

SW Clay St

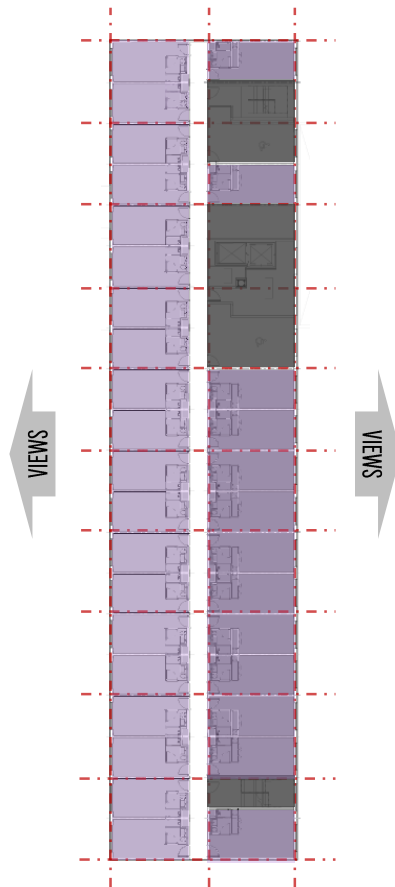
South
Park Blocks

IDEAL BELOW GRADE PARKING LAYOUT



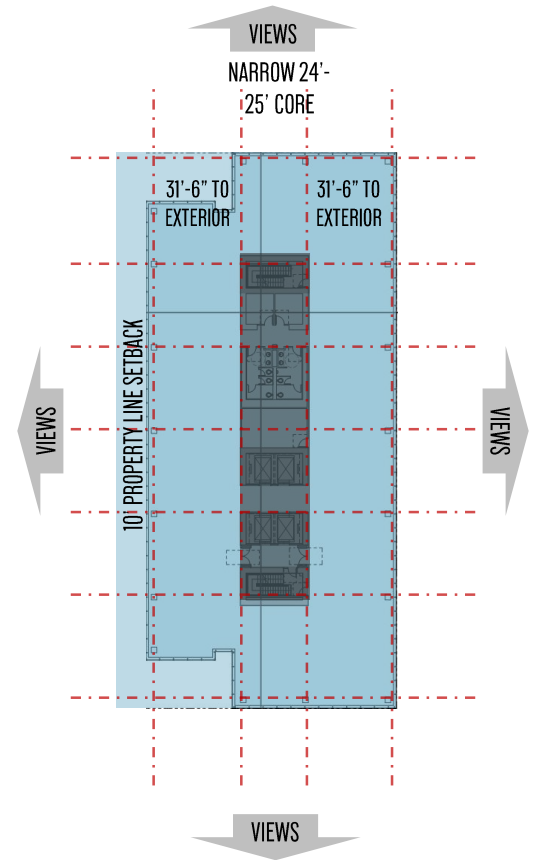
28'-30' STRUCTURAL BAYS
EFFICIENT PARKING LAYOUT
CENTRAL CORE

IDEAL HOTEL LAYOUT

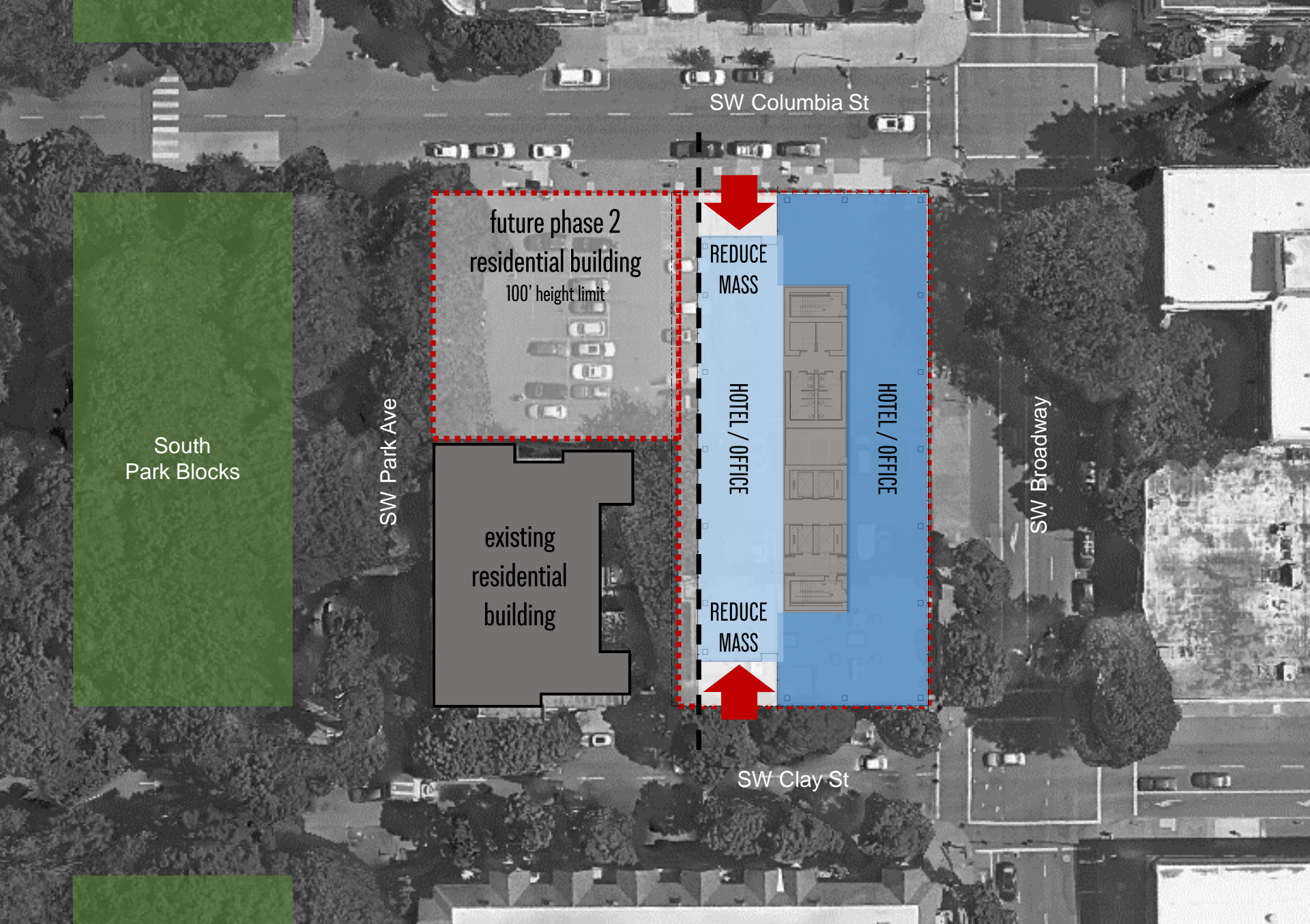


55'-60' WIDTH
DOUBLE LOADED CORRIDOR FOR EFFICIENCY
ACCESS TO DAYLIGHT AND VIEWS

IDEAL OFFICE LAYOUT



90'-100' BUILDING WIDTH
ACCESS TO DAYLIGHT AND VIEWS
CENTRAL CORE



SW Columbia St

future phase 2
residential building
100' height limit

REDUCE
MASS

HOTEL / OFFICE

HOTEL / OFFICE

SW Park Ave

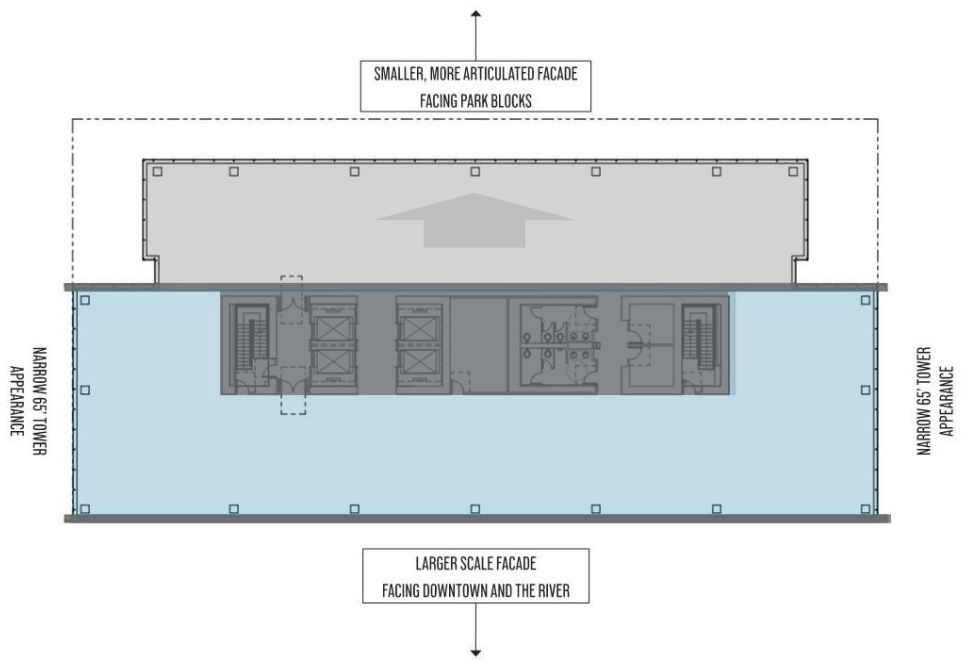
South
Park Blocks

existing
residential
building

REDUCE
MASS

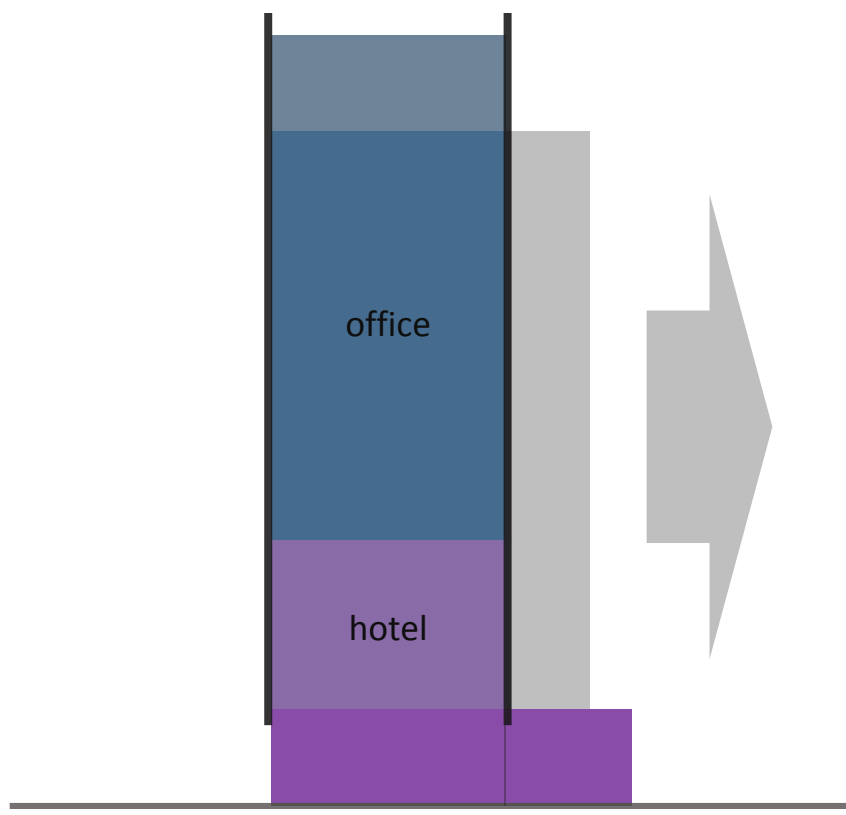
SW Broadway

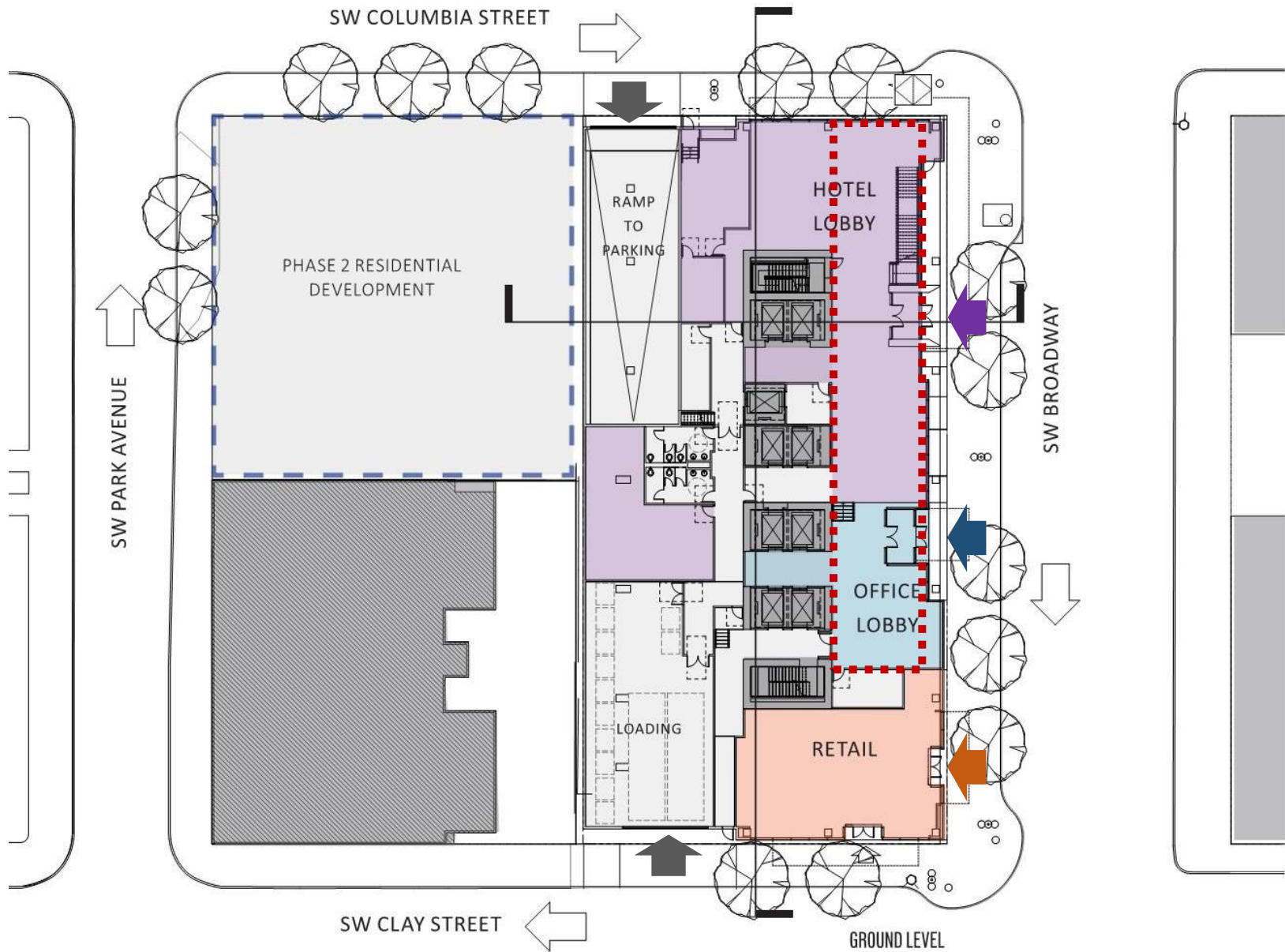
SW Clay St



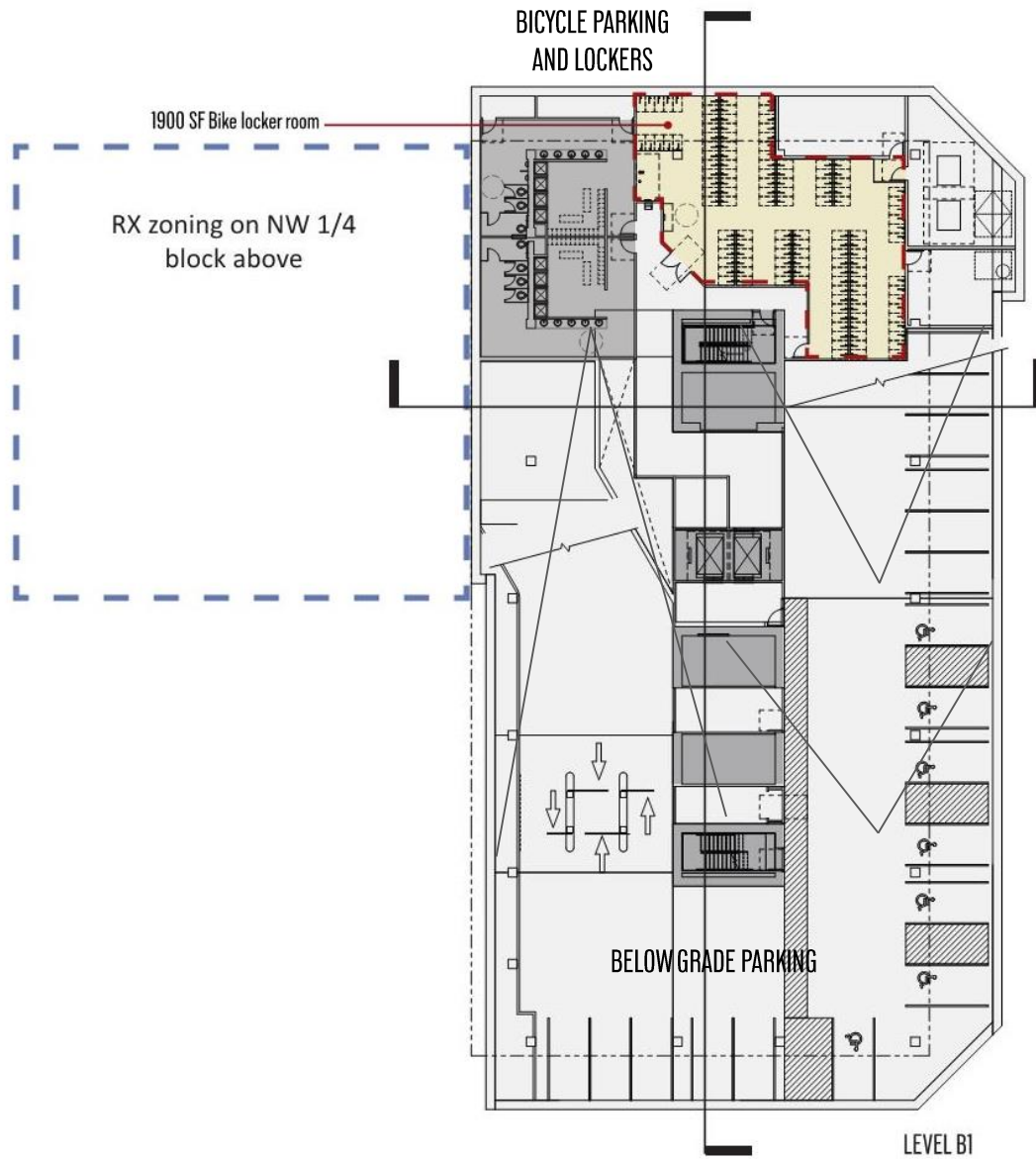
WRAP OFFICE AROUND CENTRAL CORE TO PROVIDE ACCESS TO
DAYLIGHT AND STRONG DOWNTOWN VIEWS

REDUCE SCALE OF BUILDING AS IT ADDRESSES THE
RESIDENTIAL NATURE OF THE PARK BLOCKS

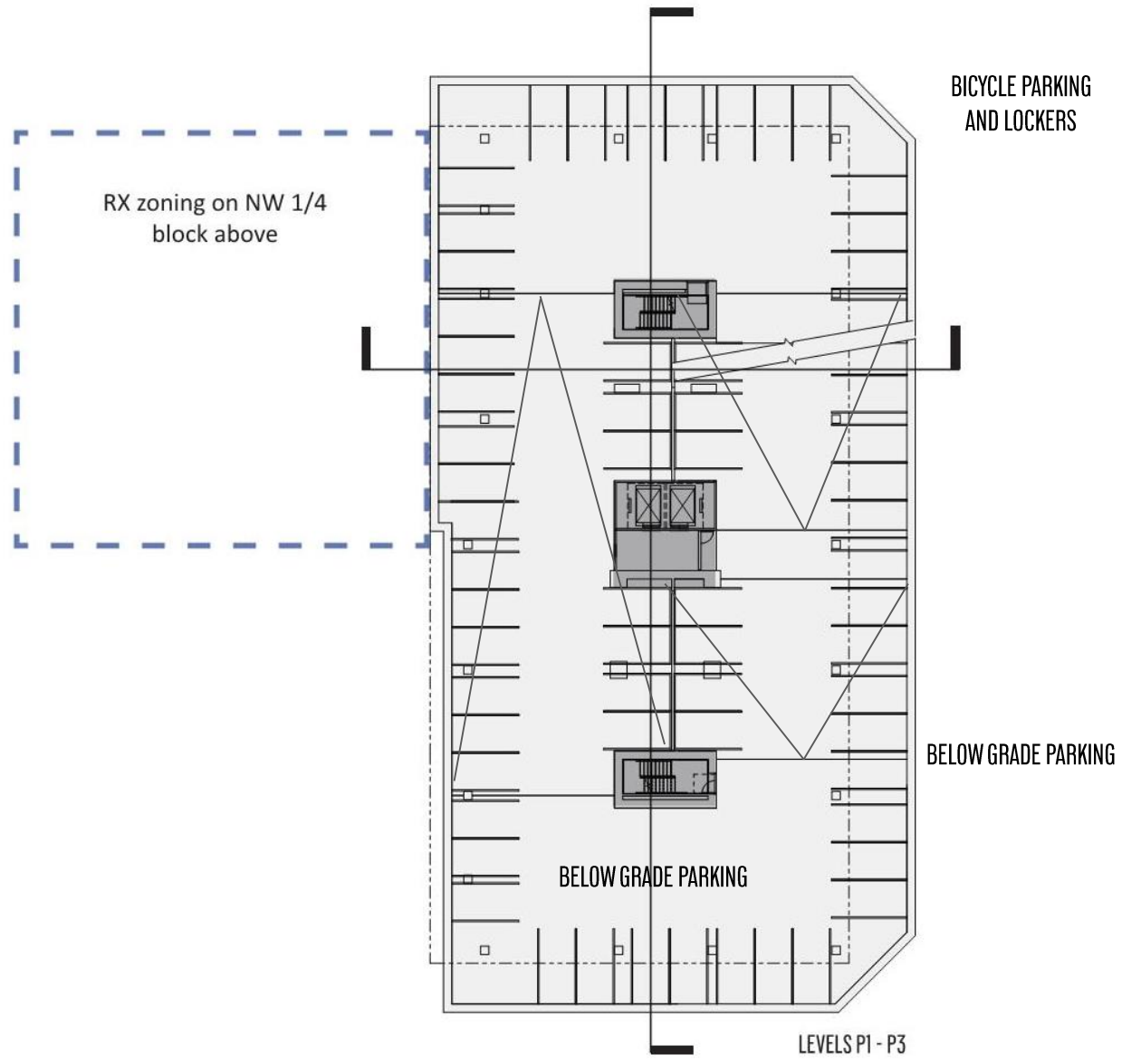




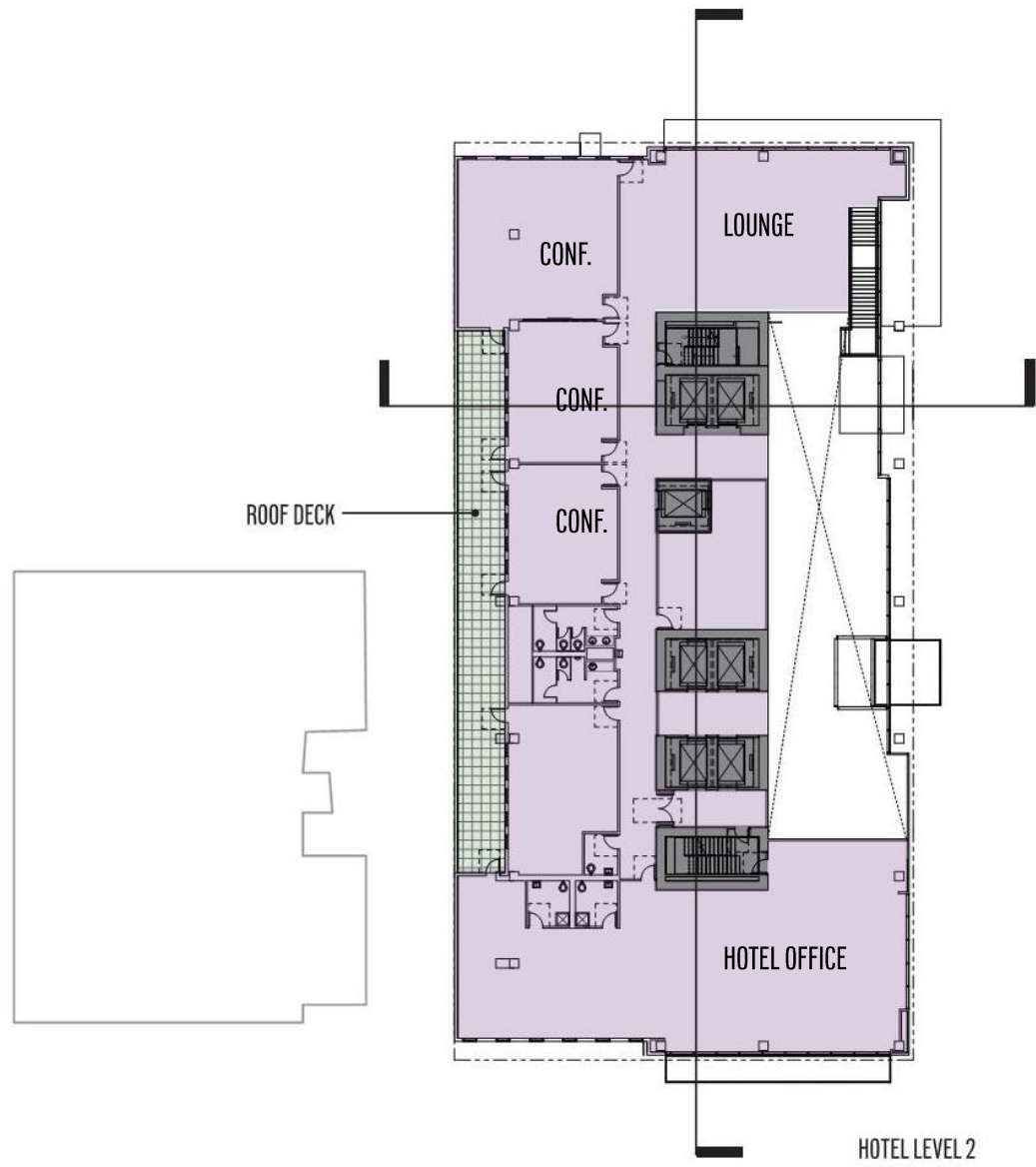
GROUND FLOOR PLAN



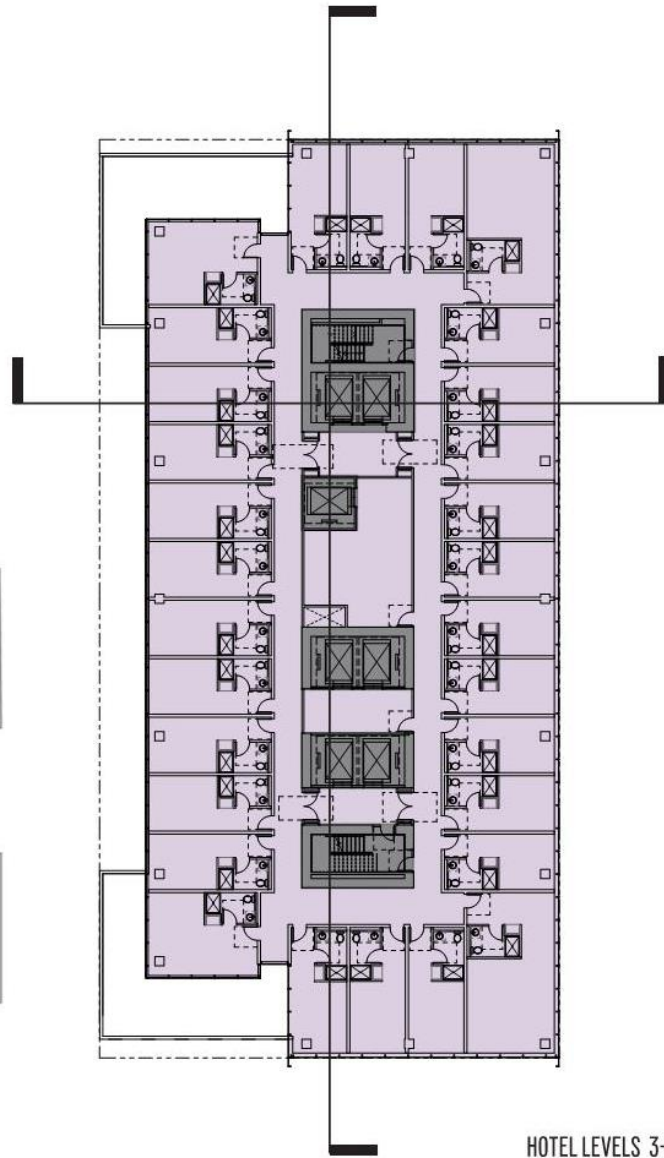
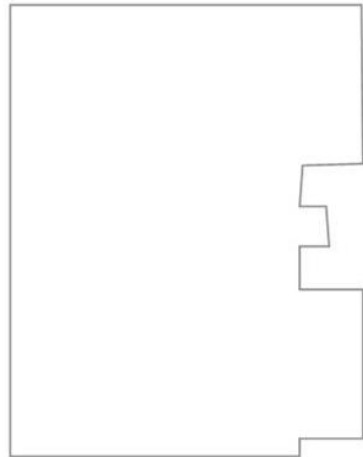
BASEMENT FLOOR PLAN



TYPICAL BELOW GRADE PARKING FLOOR PLAN

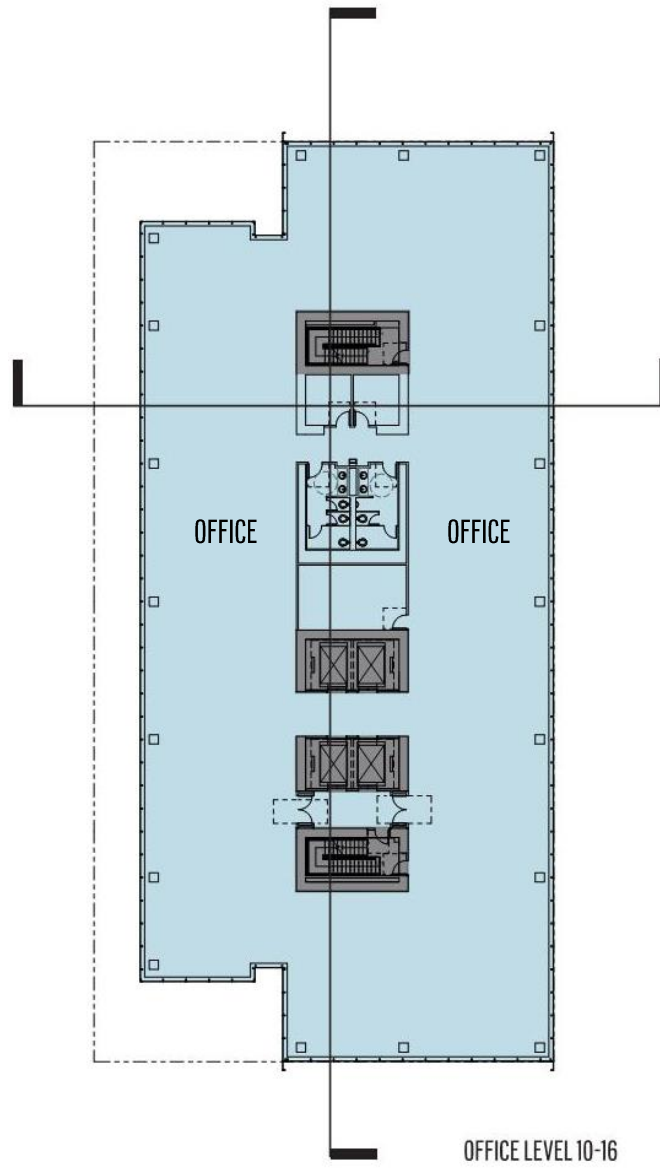


HOTEL 2ND FLOOR PLAN

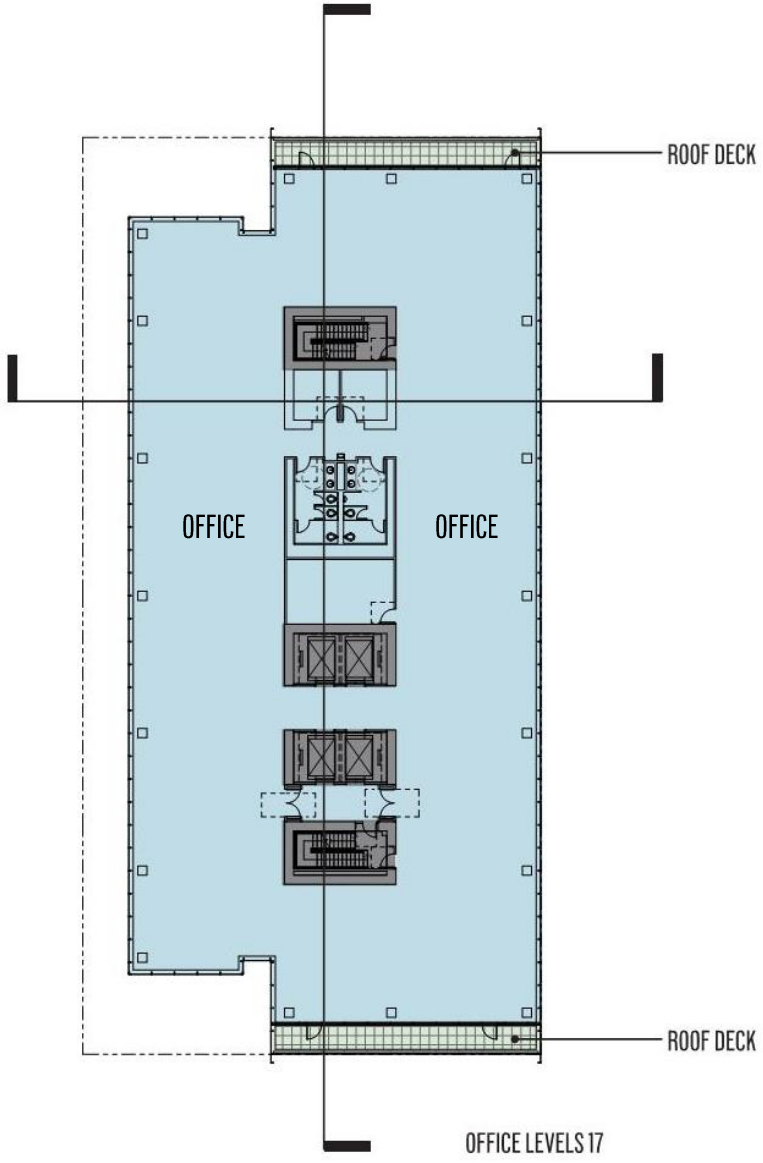


HOTEL LEVELS 3-8 30 KEYS PER FLOOR

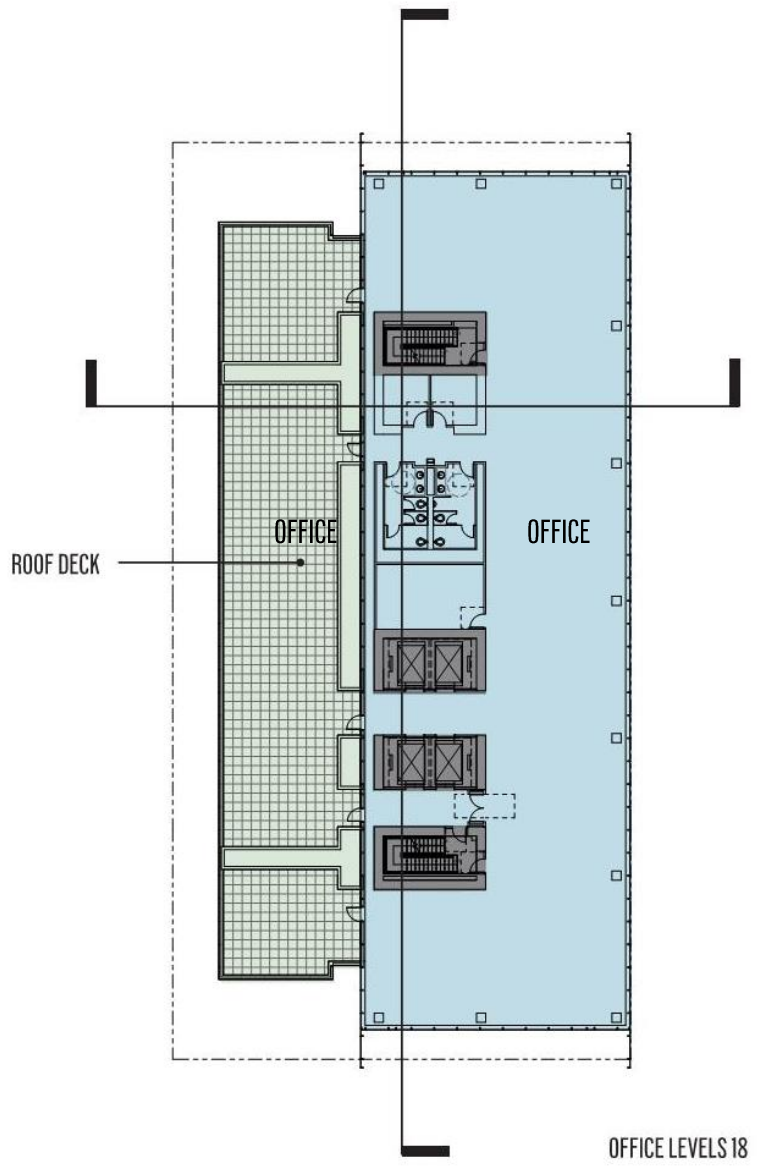
TYPICAL HOTEL FLOOR PLANS



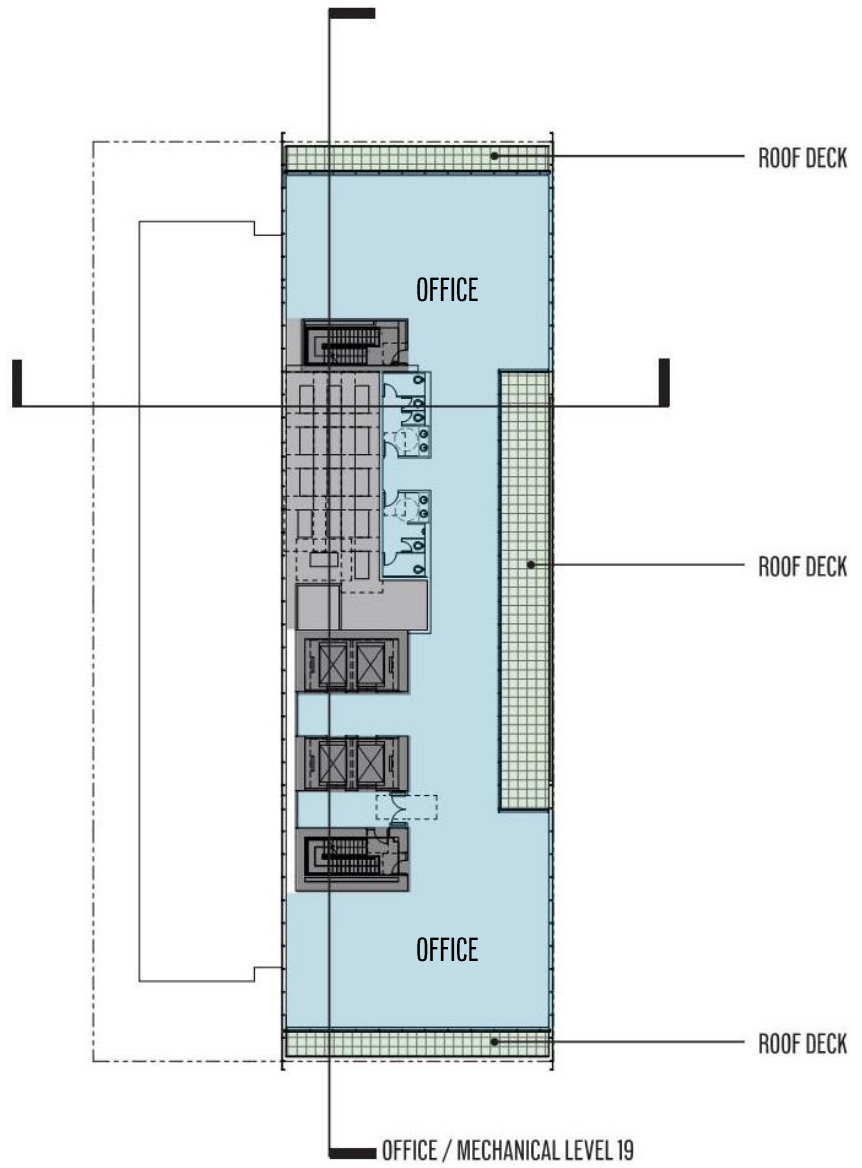
TYPICAL OFFICE FLOOR PLANS



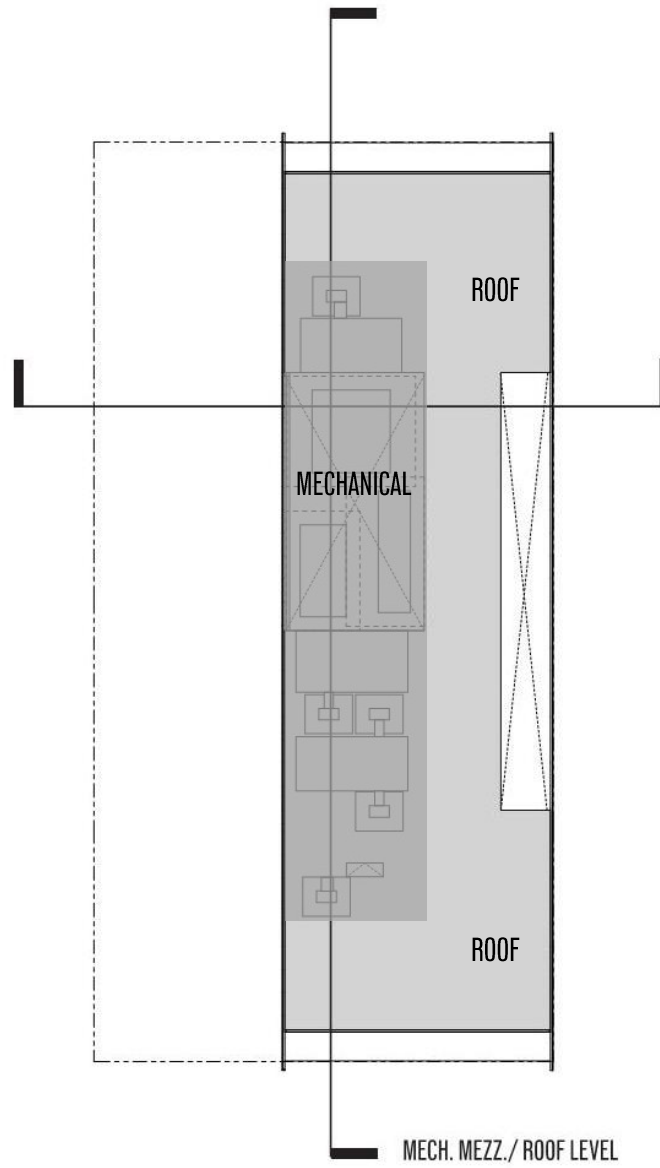
OFFICE LEVEL 17 FLOOR PLAN



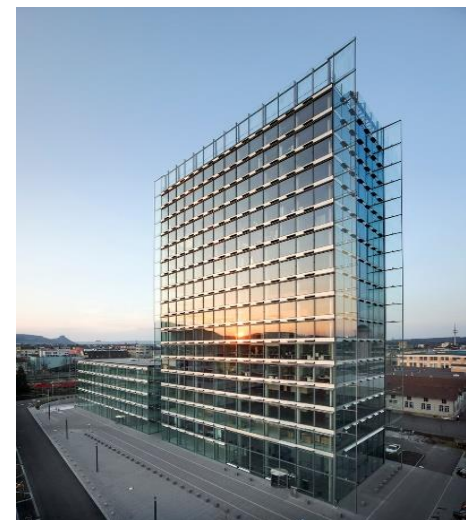
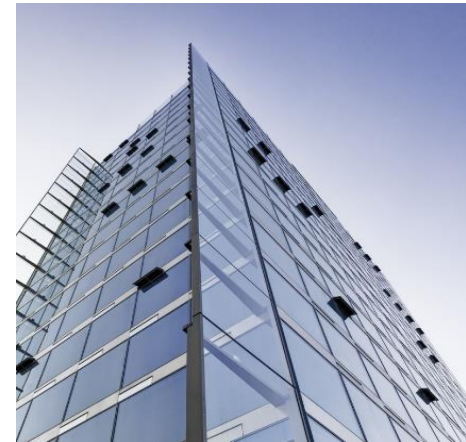
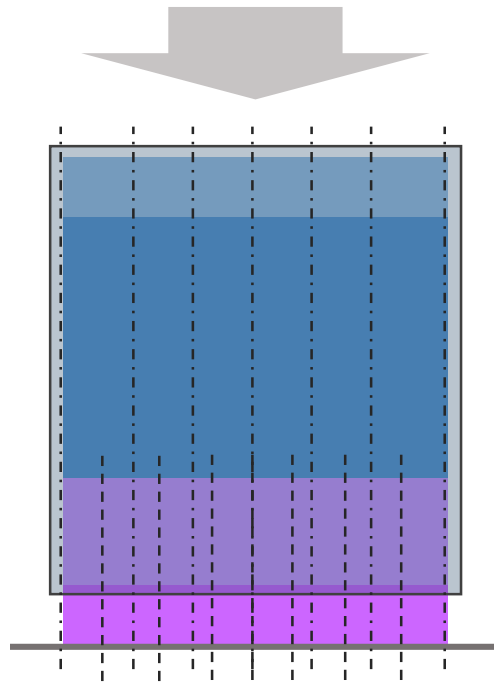
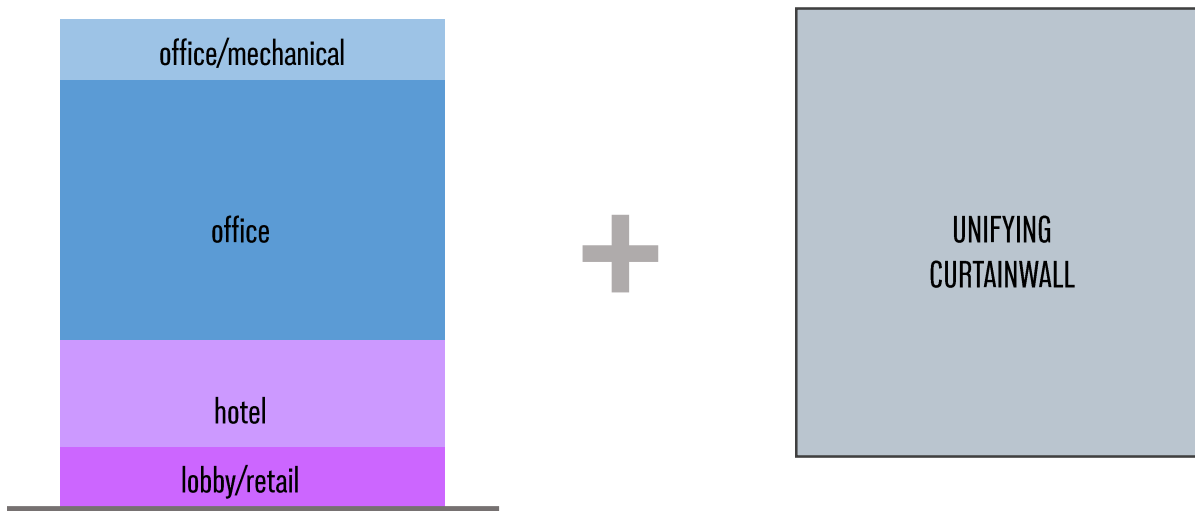
OFFICE LEVEL 18 FLOOR PLAN



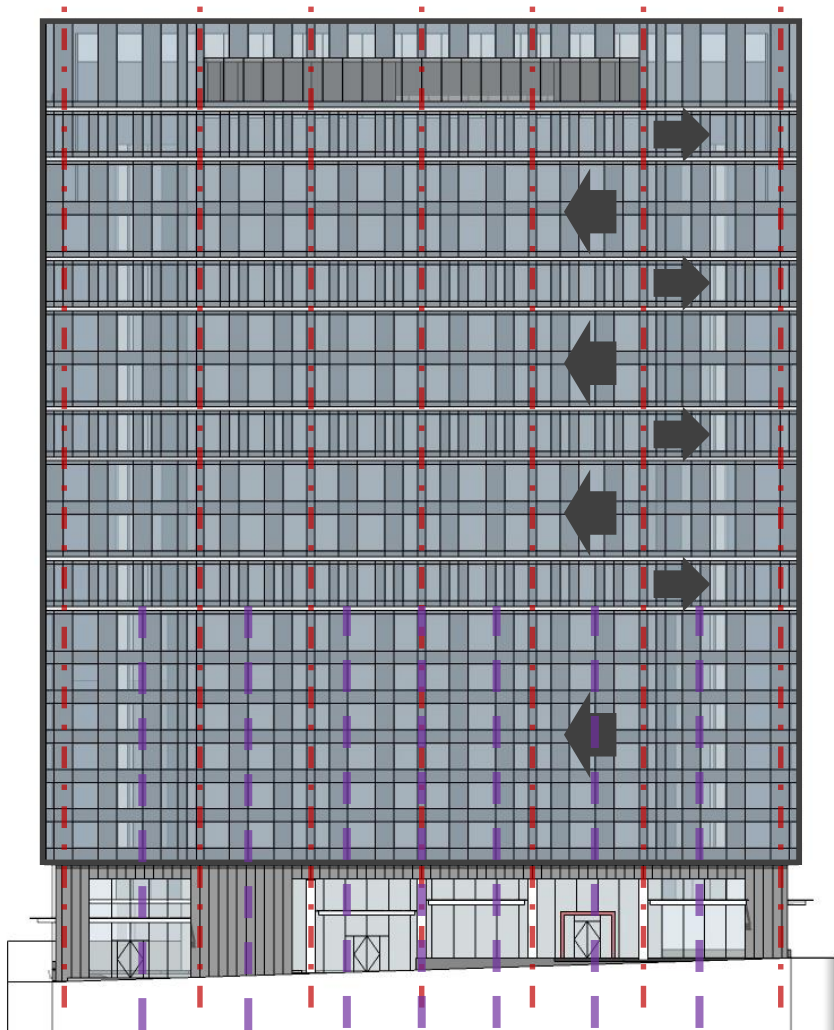
EXECUTIVE OFFICE LEVEL 19 FLOOR PLAN



ROOF PLAN

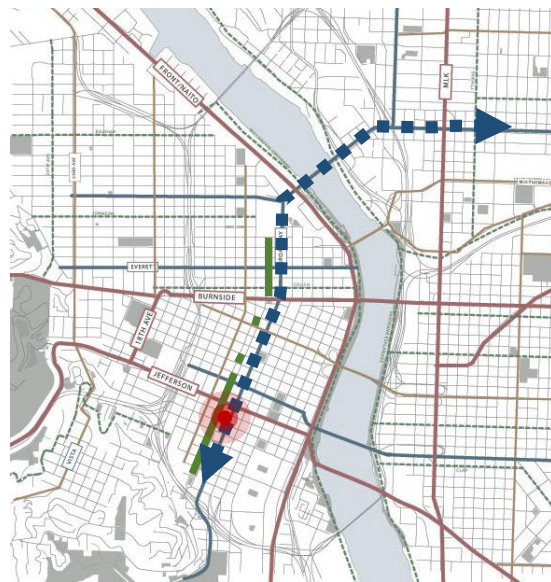


BUILDING FORM / MASSING



COMBINATION OF VISION AND SPANDREL GLASS CREATES A
SUBTLE, AND CHANGING PATTERN TO THE FACADE

METAL PANEL STRIPS FACILITATE A SCALING OF THE FACADE
AS IT RISES INTO THE SKYLINE



EAST FACADE CONCEPT



VIEW LOOKING NORTH OVER SW BROADWAY TOWARDS DOWNTOWN

CONCEPTUAL RENDERING

CREATES A DEFINED TOP TO THE BUILDING

BREAKS COMPOSITION AND OFFERS CONNECTION TO RIVER

MECHANICAL INTEGRATED INTO BUILDING FORM



MASS REDUCED WITH SLENDER BUILDING FORM

COMBINED GROUND FLOOR LOBBY WITH DEFINED ENTRANCES

HOTEL & OFFICE BLENDED WITH UNIFYING CURTAINWALL

CONCEPTUAL RENDERING



VIEW LOOKING NORTH OVER SOUTH PARK BLOCK TOWARDS DOWNTOWN

CONCEPTUAL RENDERING



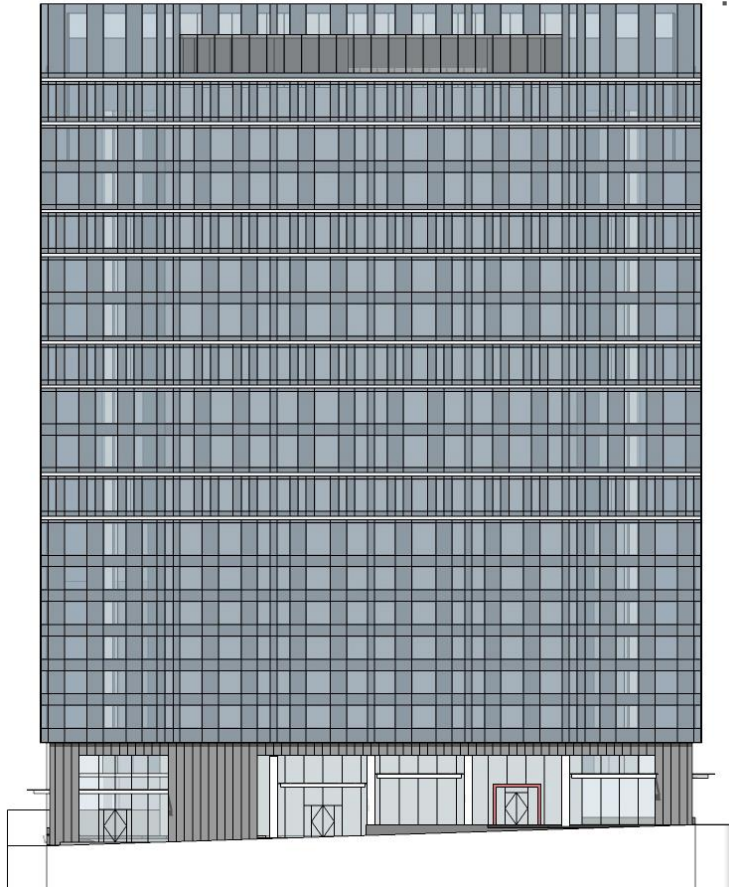
VIEW LOOKING SOUTHEAST OVER SOUTH PARK BLOCKS

CONCEPTUAL RENDERING

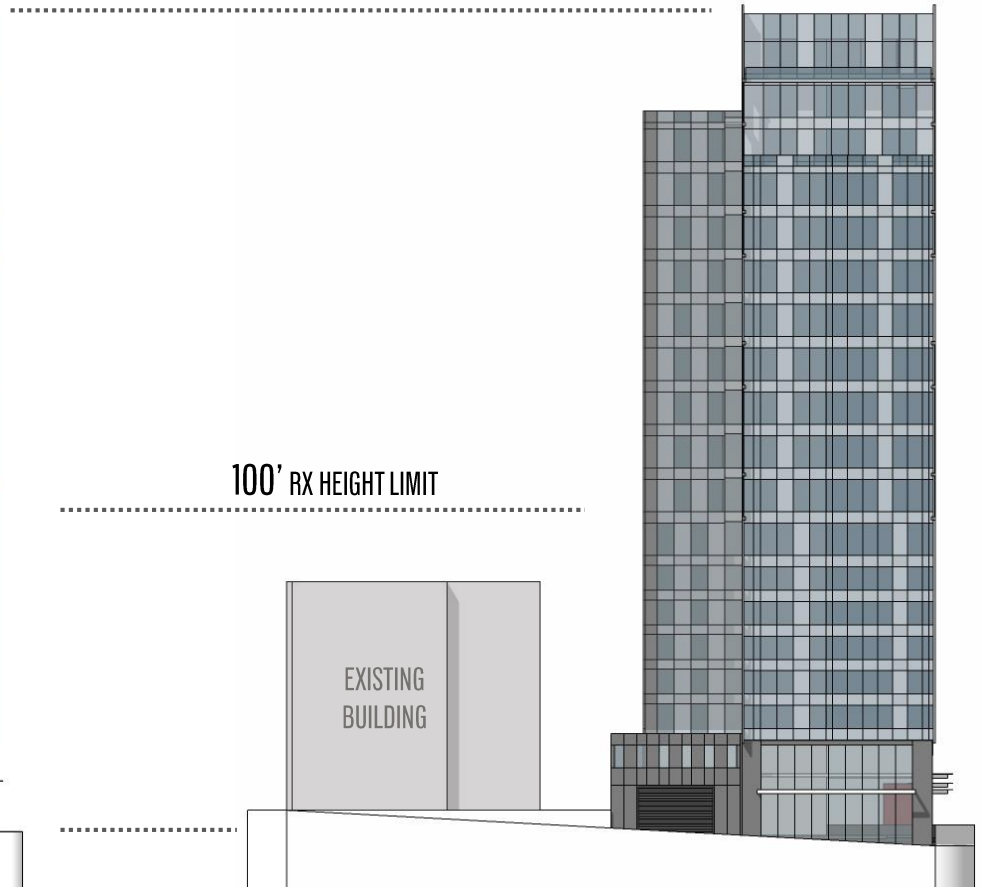
300' HEIGHT LIMIT

260' PROPOSED BUILDING HEIGHT

100' RX HEIGHT LIMIT



EAST ELEVATION - SW BROADWAY

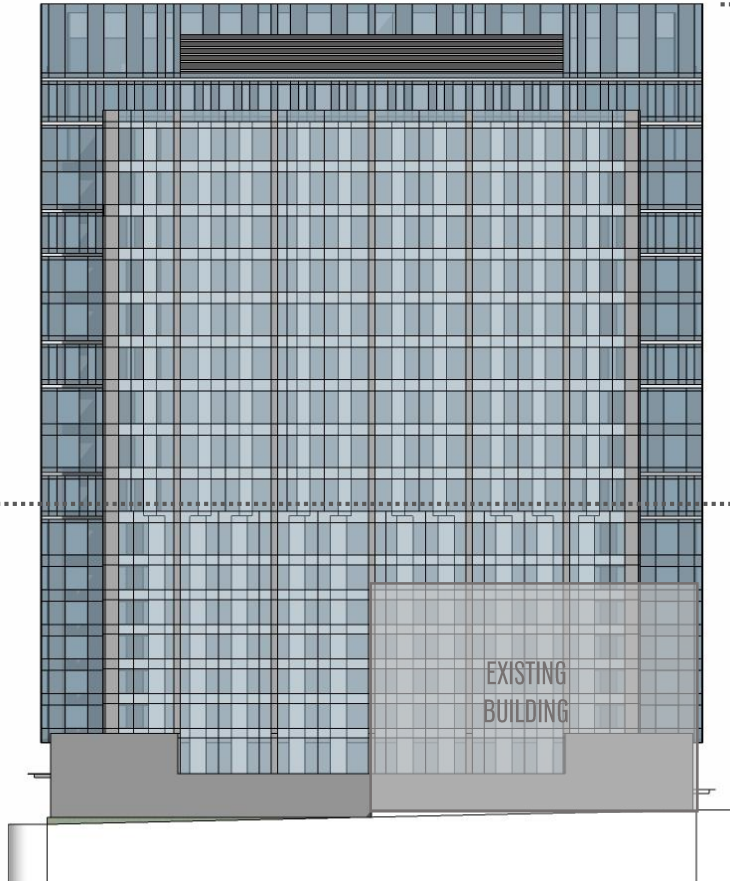


SOUTH ELEVATION - SW CLAY ST

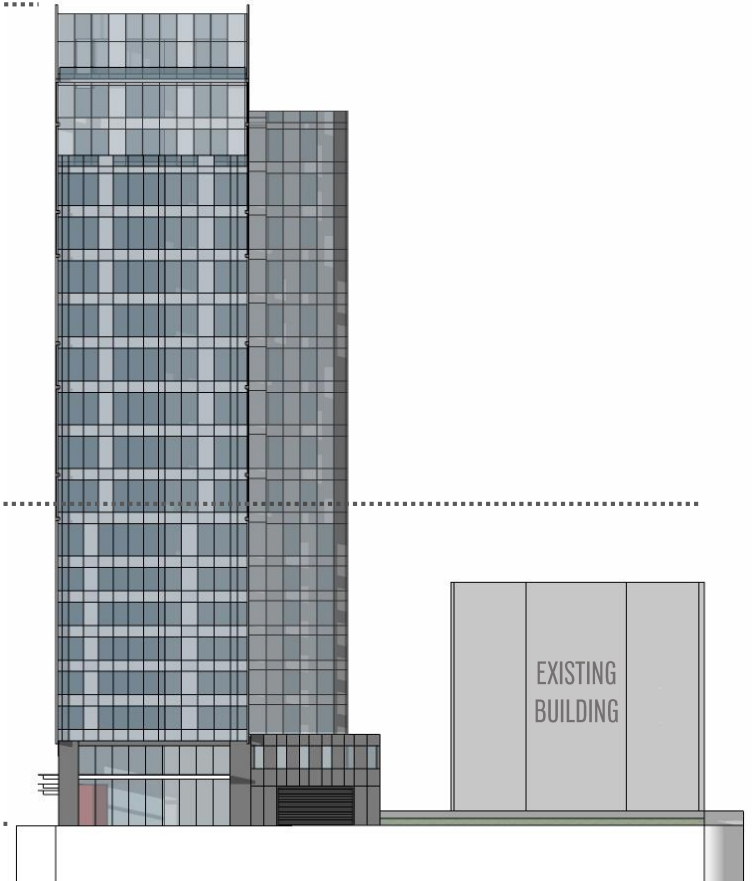
300' HEIGHT LIMIT

260' PROPOSED BUILDING HEIGHT

100' RX HEIGHT LIMIT



WEST ELEVATION



NORTH ELEVATION - SW COLUMBIA ST

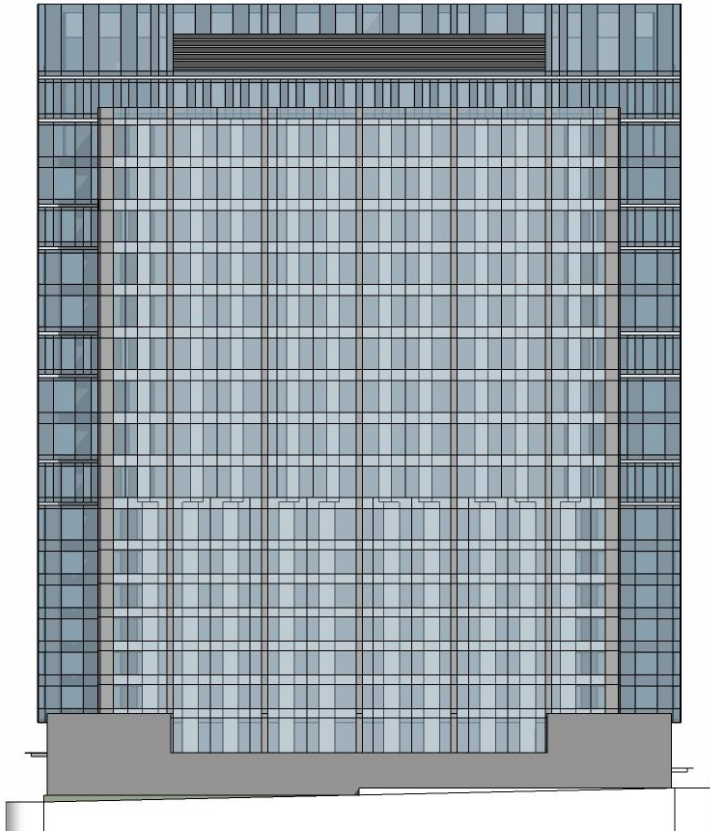
- 1.** Advice on the west facade articulation and material choice as it relates to the Park Blocks and the overall building massing.



CURTAINWALL OPTION



ALTERNATE OPTION - CONTRASTING CLADDING MATERIAL



CURTAINWALL OPTION

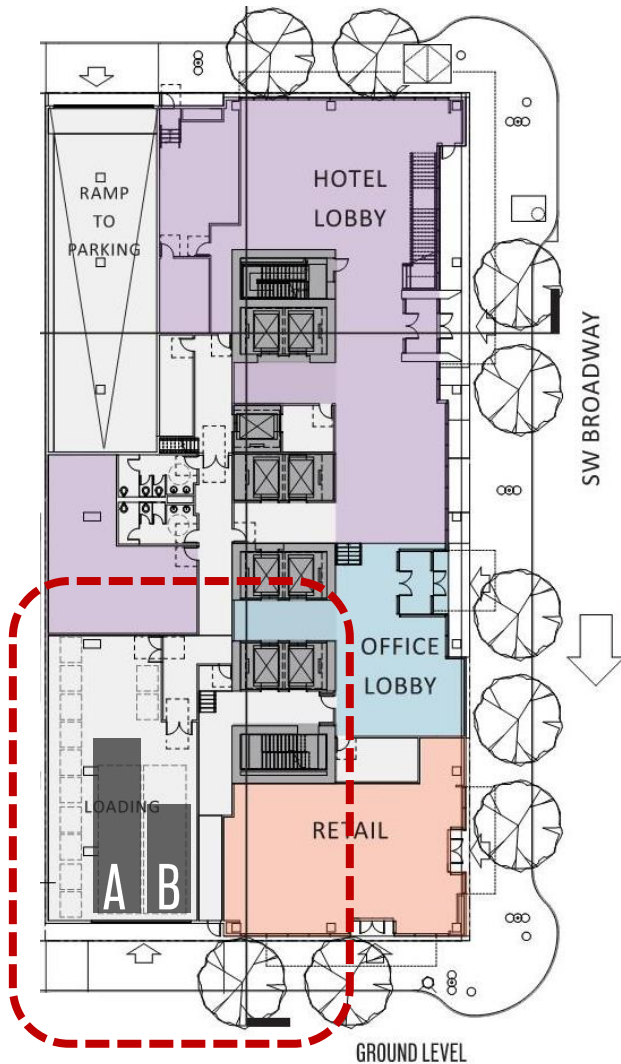


ALTERNATE OPTION - CONTRASTING CLADDING MATERIAL



WEST ELEVATION OPTIONS

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



C. Number of loading spaces.

2. Buildings where any of the floor area is in uses other than Household Living must meet the standards of this Paragraph.
 - a. Buildings with any amount of net building area in Household Living and with less than 20,000 square feet of floor area in uses other than Household Living are subject to the standards in C.1. above.
 - b. One loading space meeting Standard A is required for buildings with at least 20,000 and up to 50,000 square feet of net building area in uses other than Household Living.
 - c. Two loading spaces meeting Standard A are required for buildings with more than 50,000 square feet of net building area in uses other than Household Living.

D. Size of loading spaces. Required loading spaces must meet the standards of this subsection.

- a. Standard A: the loading space must be at least 35 feet long, 10 feet wide, and have a clearance of 13 feet.
- b. Standard B: The loading space must be at least 18 feet long, 9 feet wide, and have a clearance of 10 feet.

- TRASH COMPACTORS
- RECYCLING
- RESTAURANT COMPOST
- TIGHT SITE
 - HOTEL/OFFICE/RETAIL USE
 - BELOW GRADE PARKING

AGENDA

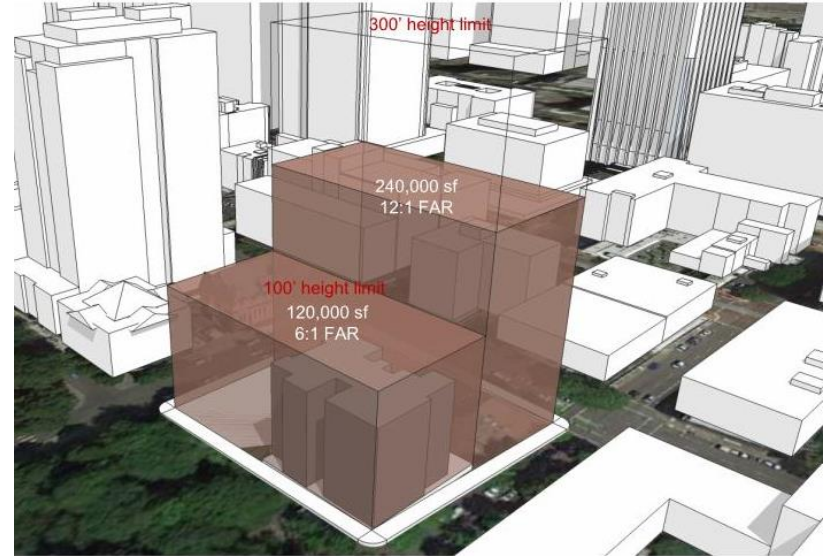
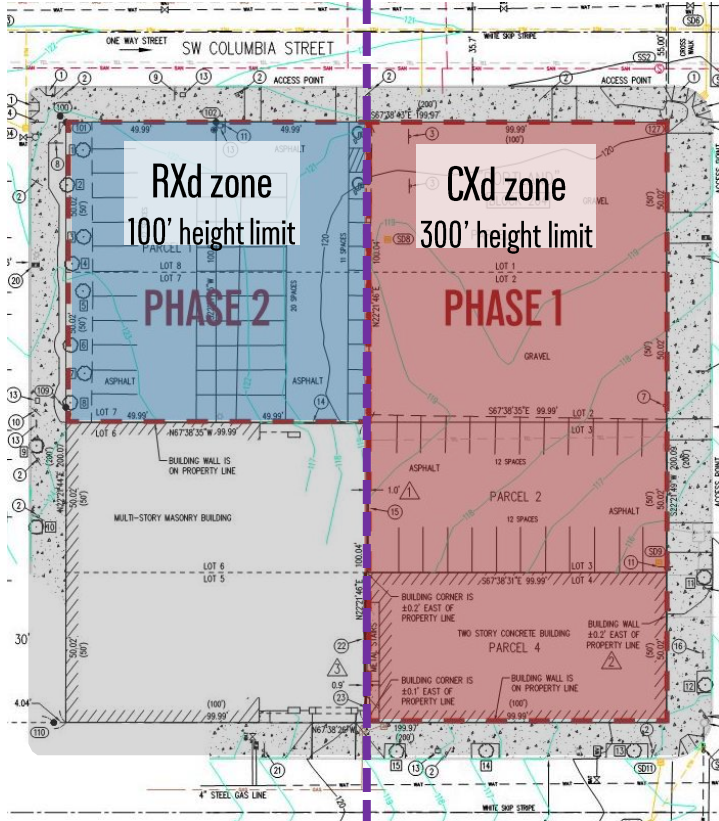
SITE + ZONING

BUILDING DESIGN

FAR + CENTRAL CITY MASTER PLAN

3.

Help to define a strategy for aggregating the desired amount of FAR to ½ block site through CCMP process. Applicant requests the Design Commission’s review and discussion on the “approvability” of the elements of these options.



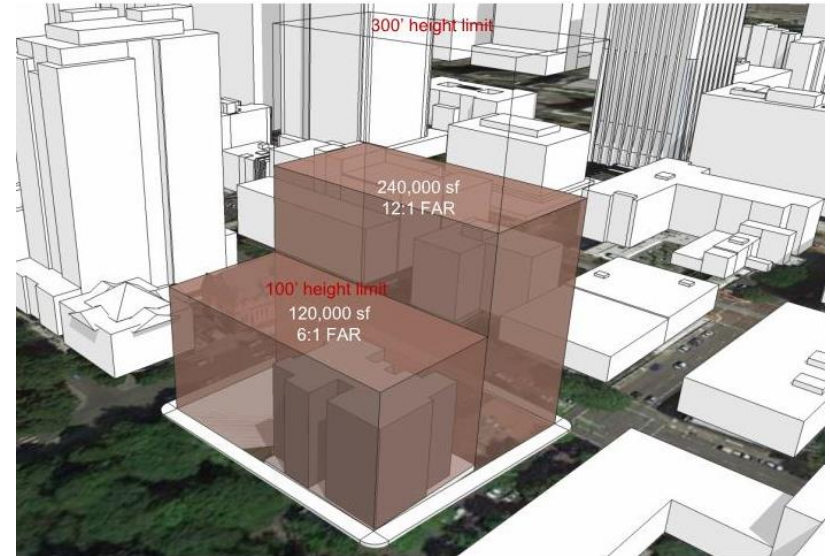
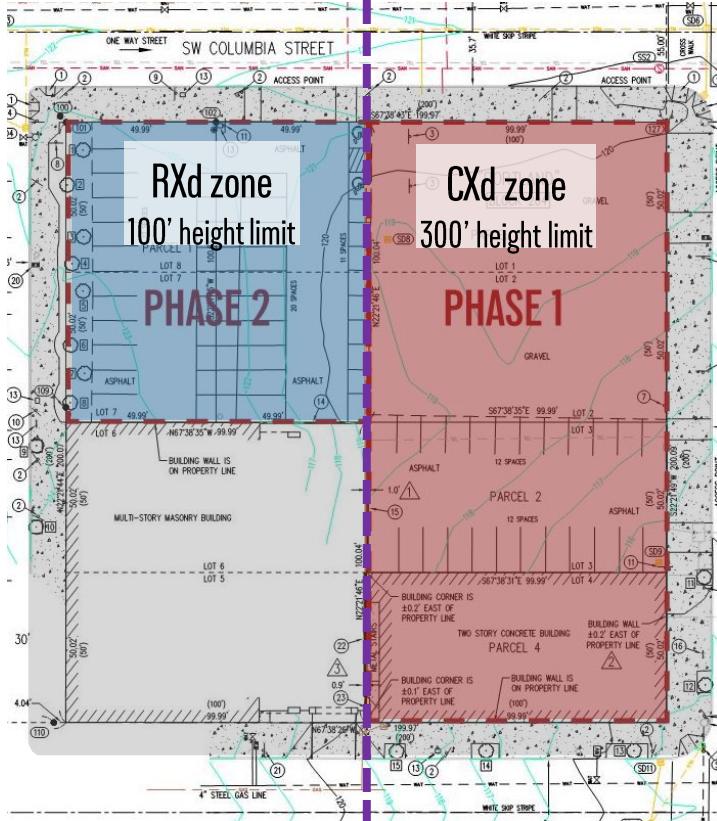
BASE ZONING

- 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

3.

Help to define a strategy for aggregating the desired amount of FAR to 1/2 block site through CCMP process. Applicant requests the Design Commission's review and discussion on the "approvability" of the elements of these options.

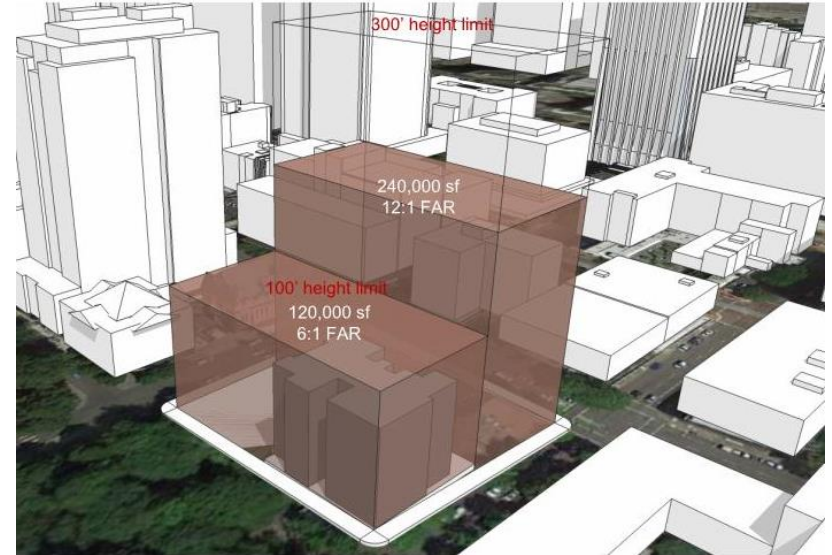
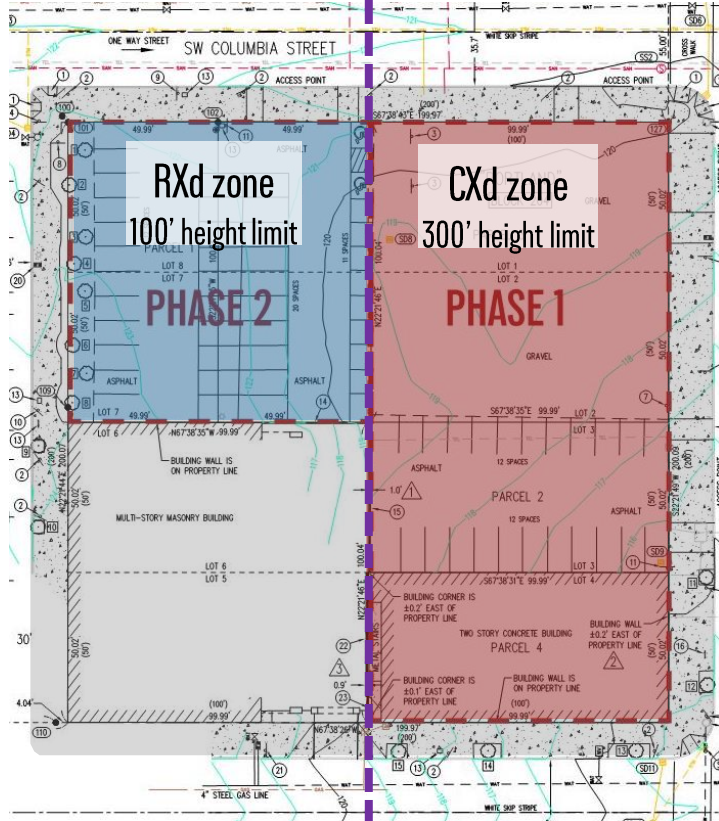


What we CAN'T do:

- Can't transfer FAR to the Rx site because it fronts on the Parks Blocks.
- Can't earn any FAR bonuses are not allowed on an Rx site that fronts on the Parks Block.
- Can't aggregate the Rx FAR from the 1/4 block to the 1/2 block unless it's configured as residential.
- Can't build hotel on Rx zoned site.
- Can't build commercial parking below grade on the Rx zoned site.
- Can't build commercial uses on the Rx zoned 1/4 block site.

3.

Help to define a strategy for aggregating the desired amount of FAR to ½ block site through CCMP process. Applicant requests the Design Commission’s review and discussion on the “approvability” of the elements of these options.

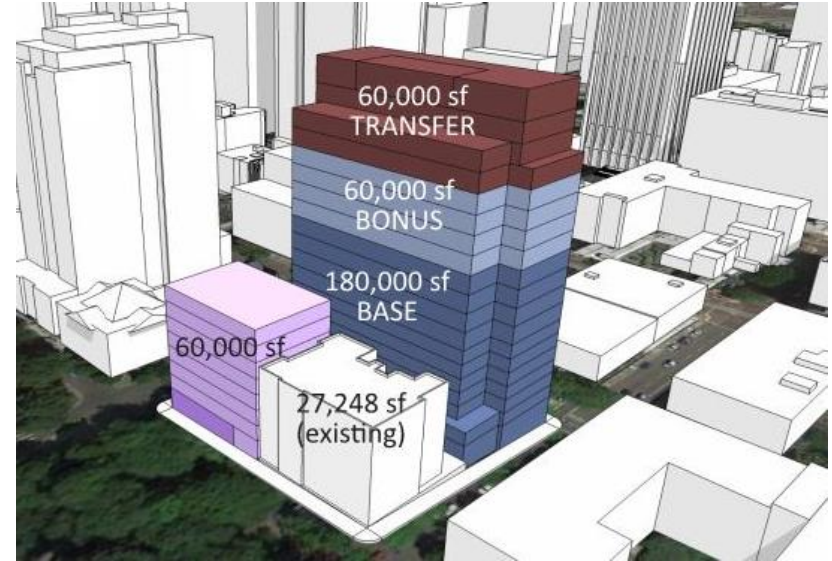
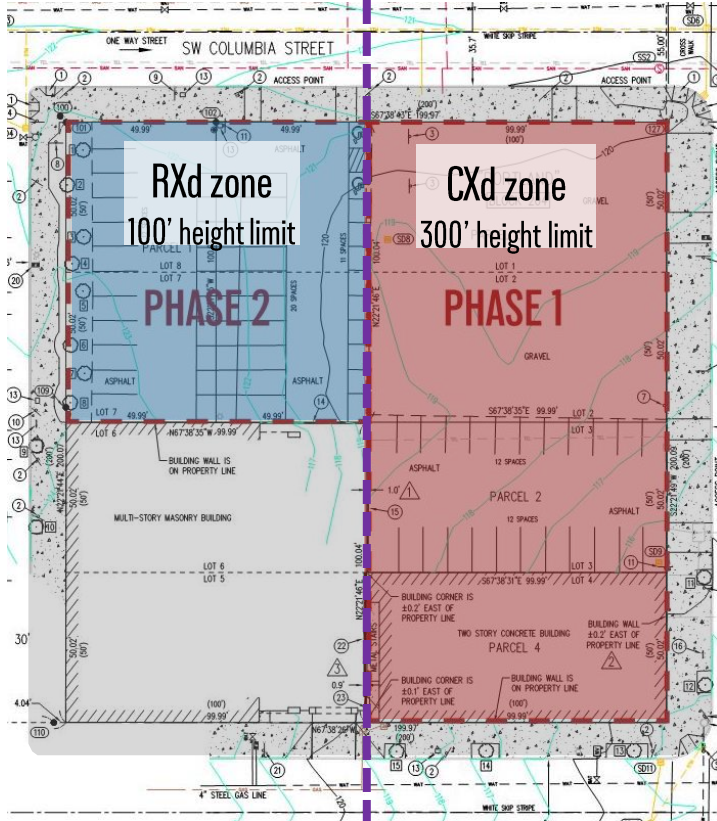


What we CAN do:

- Can accommodate far more than a 12:1 FAR within the 300' high development envelope.
- Can transfer surplus residential FAR – but use ½ for commercial uses.
- Can transfer historic FAR to the site.
- Can go above 12:1 FAR on the ½ block parcel with CCMP approval.

3.

Help to define a strategy for aggregating the desired amount of FAR to 1/2 block site through CCMP process. Applicant requests the Design Commission's review and discussion on the "approvability" of the elements of these options.



What we are ASKING for:

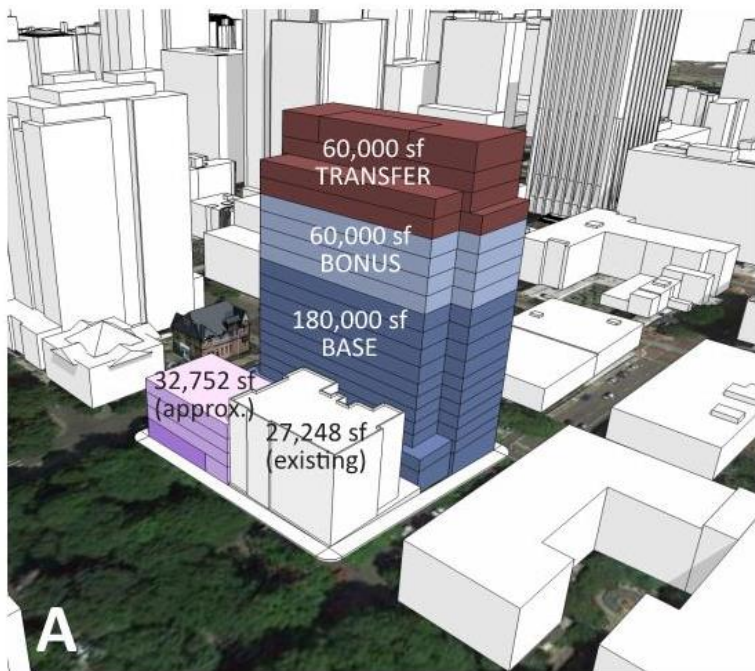
- Allow an FAR of 15:1 on the half block parcel.
- Preserve capacity for multi-family housing on the 1/4 block parcel.

1. Build a ¼ block affordable housing project
2. Buy and transfer surplus FAR from the Armory Building/Gerding Theater
3. Buy and transfer surplus FAR from any historic site and determine some other public benefit



THANK YOU

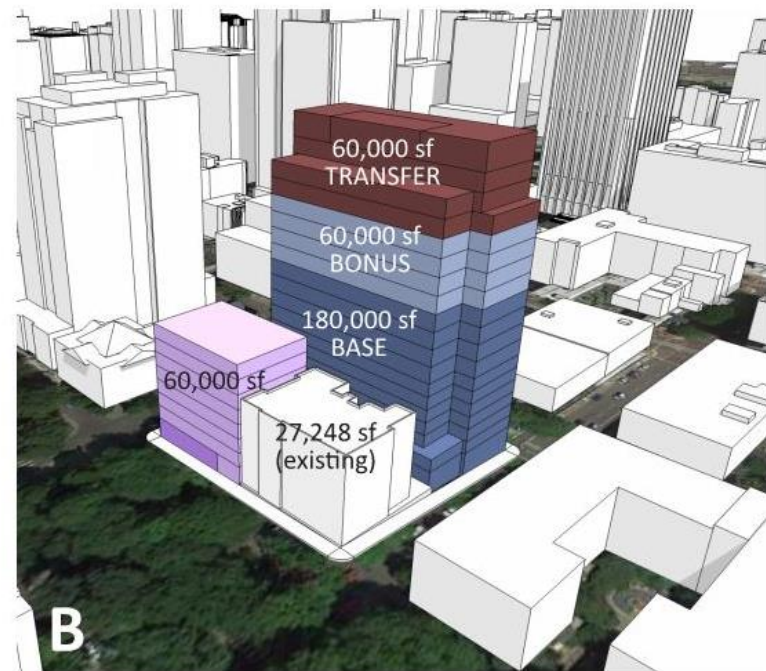




Option A- w/ CENTRAL CITY MASTERPLAN

- 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 approx. 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



Option B- 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
- 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....