

1455 SW BROADWAY



Design Review
March 24, 2016

AGENDA

PROJECT OVERVIEW

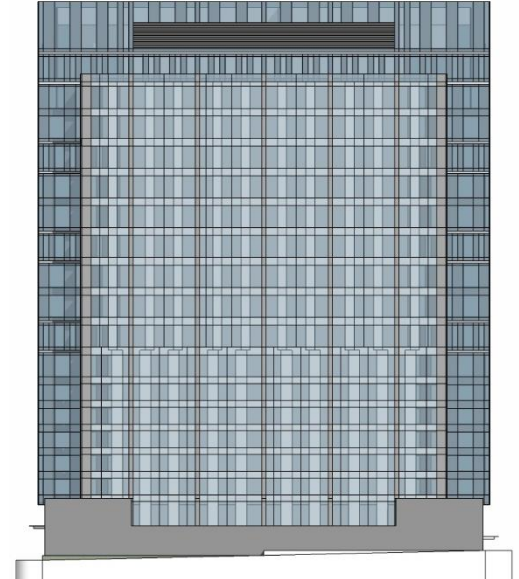
BUILDING DESIGN

MODIFICATIONS

CENTRAL CITY MASTER PLAN

DESIGN ADVICE REQUEST COMMENTS

- WEST FAÇADE ARTICULATION
- EAST-WEST PEDESTRIAN CONNECTIONS
- CANOPIES
- HOTEL CONNECTION TO OUTDOORS
- GROUND FLOOR TRANSPARENCY ALONG BROADWAY
- SHADOW STUDY
- CENTRAL CITY MASTERPLAN / PUBLIC BENEFIT





RXd zone

100' height limit

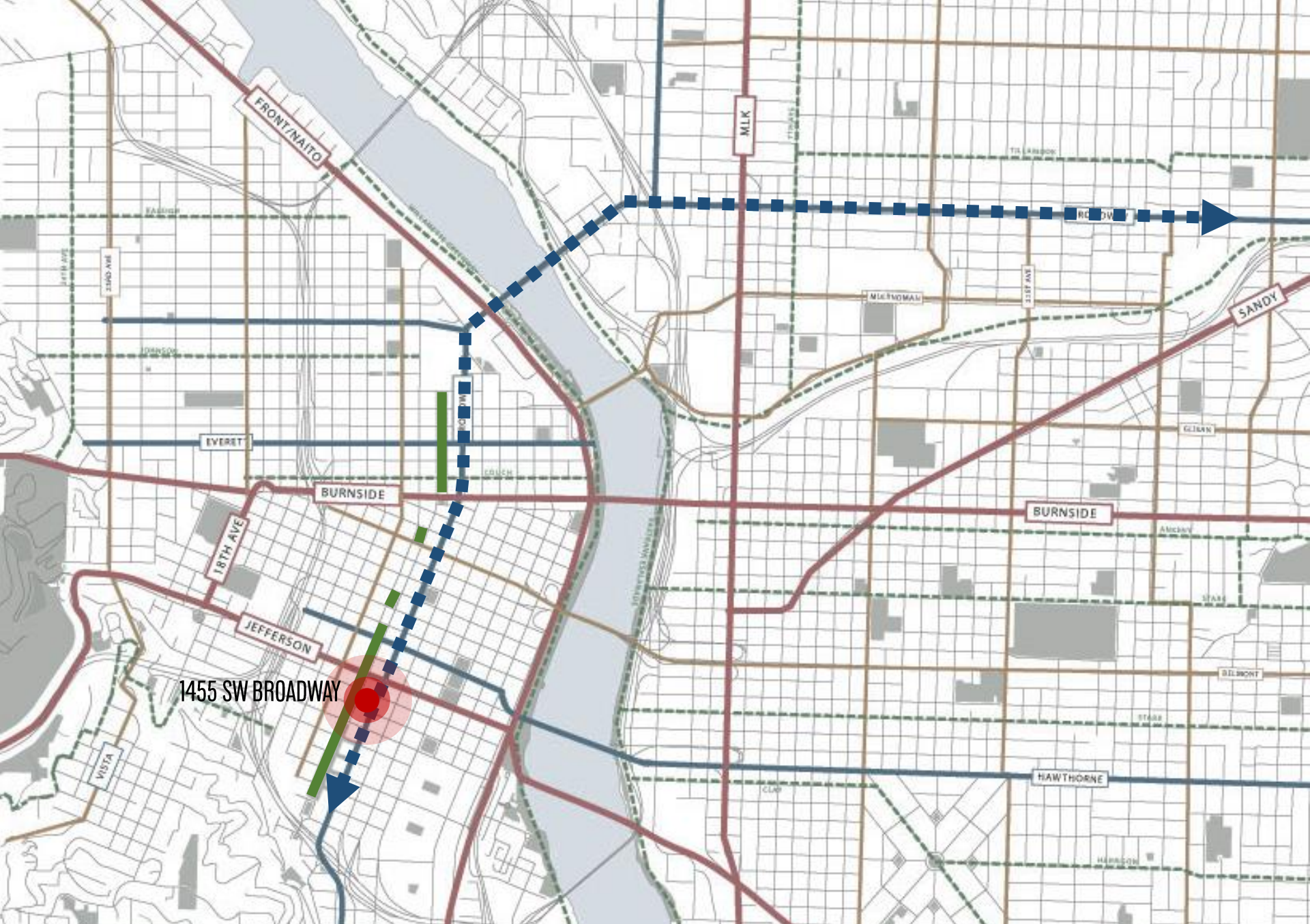
CXd zone

300' height limit

SW Columbia St

SW Clay St

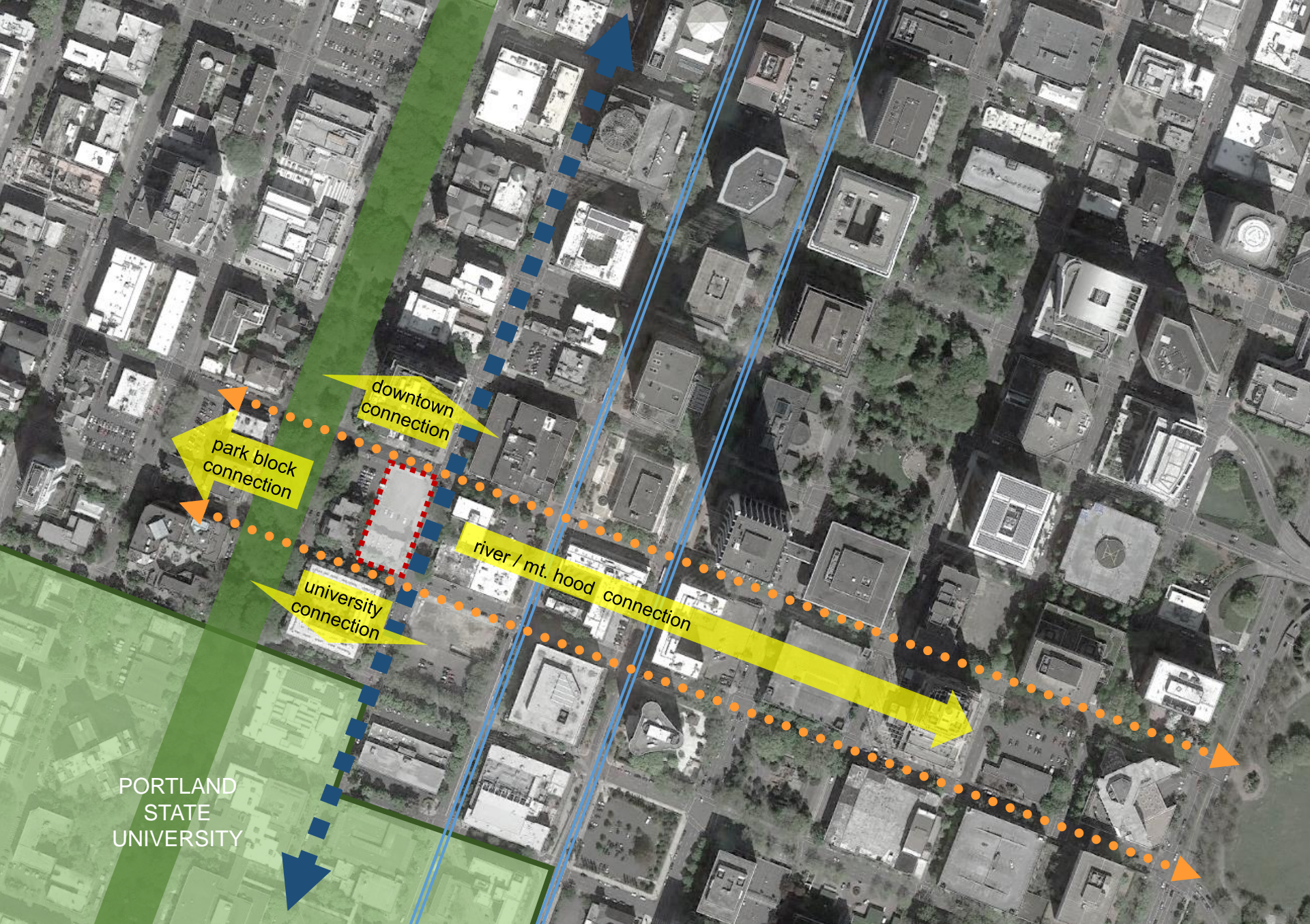
SW Broadway



1455 SW BROADWAY

SITE CONTEXT / CONNECTIONS





PORTLAND
STATE
UNIVERSITY

park
block
connection

downtown
connection

university
connection

river / mt. hood
connection

AGENDA

PROJECT OVERVIEW

BUILDING DESIGN

MODIFICATIONS

CENTRAL CITY MASTER PLAN



PROJECT SUMMARY

SITE AREA	20,000 SF
MAX FAR	12:1
MAX HEIGHT	300'-0"
ACTUAL FAR	15.43:1
ACTUAL BUILT AREA	308,514 SF
ACTUAL HEIGHT	254'-3"
% OF SITE BUILT AREA	94%
% OF SITE OPEN	6%



SW Columbia St

future phase 2
residential building
100' height limit

ACTIVE USE

PARKING
ENTRANCE

SW Park Ave

ACTIVE USE

South
Park Blocks

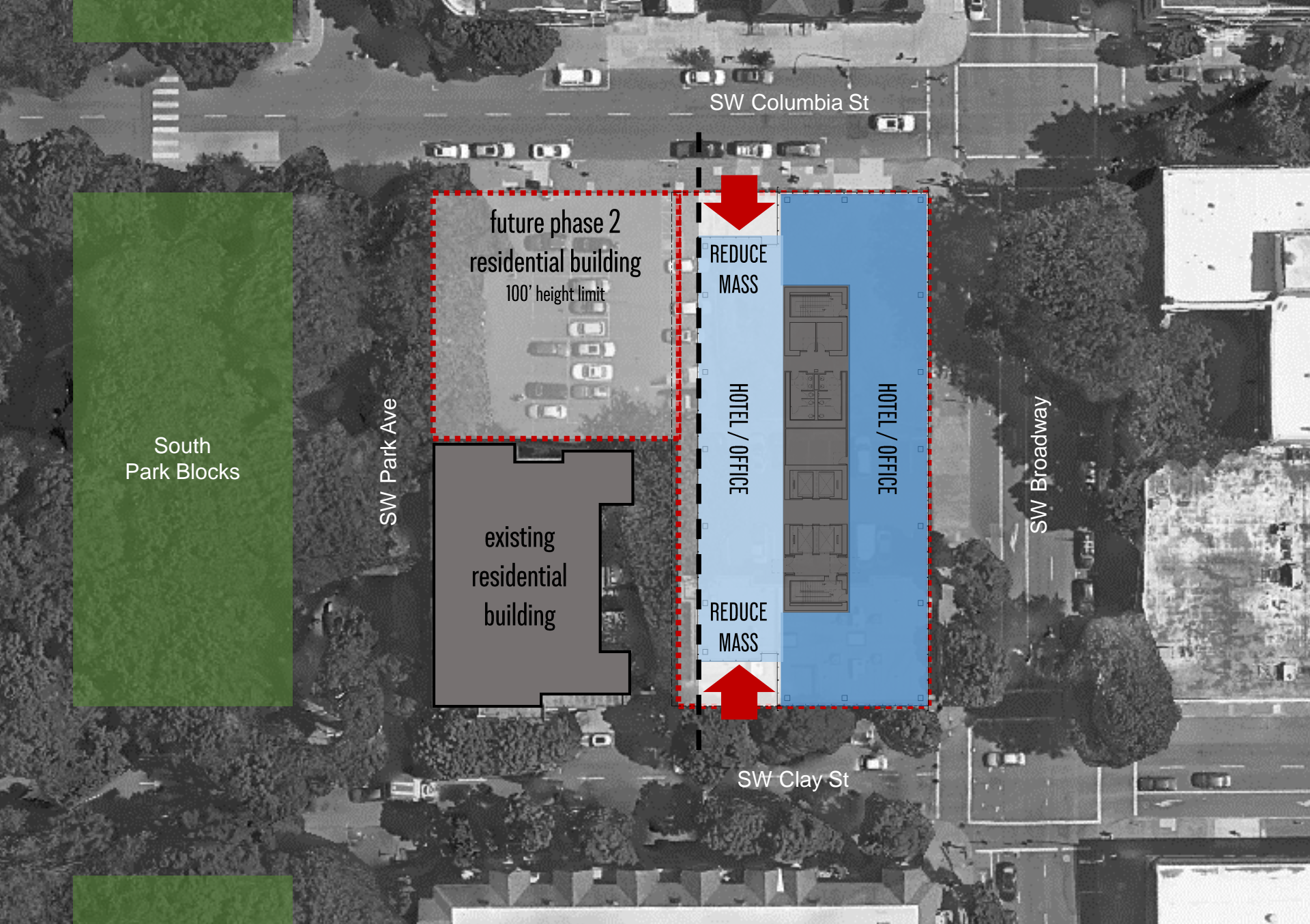
existing
residential
building

SW Broadway

SERVICE/
LOADING

ACTIVE USE

SW Clay St



SW Columbia St

future phase 2
residential building
100' height limit

REDUCE
MASS

HOTEL / OFFICE

HOTEL / OFFICE

SW Park Ave

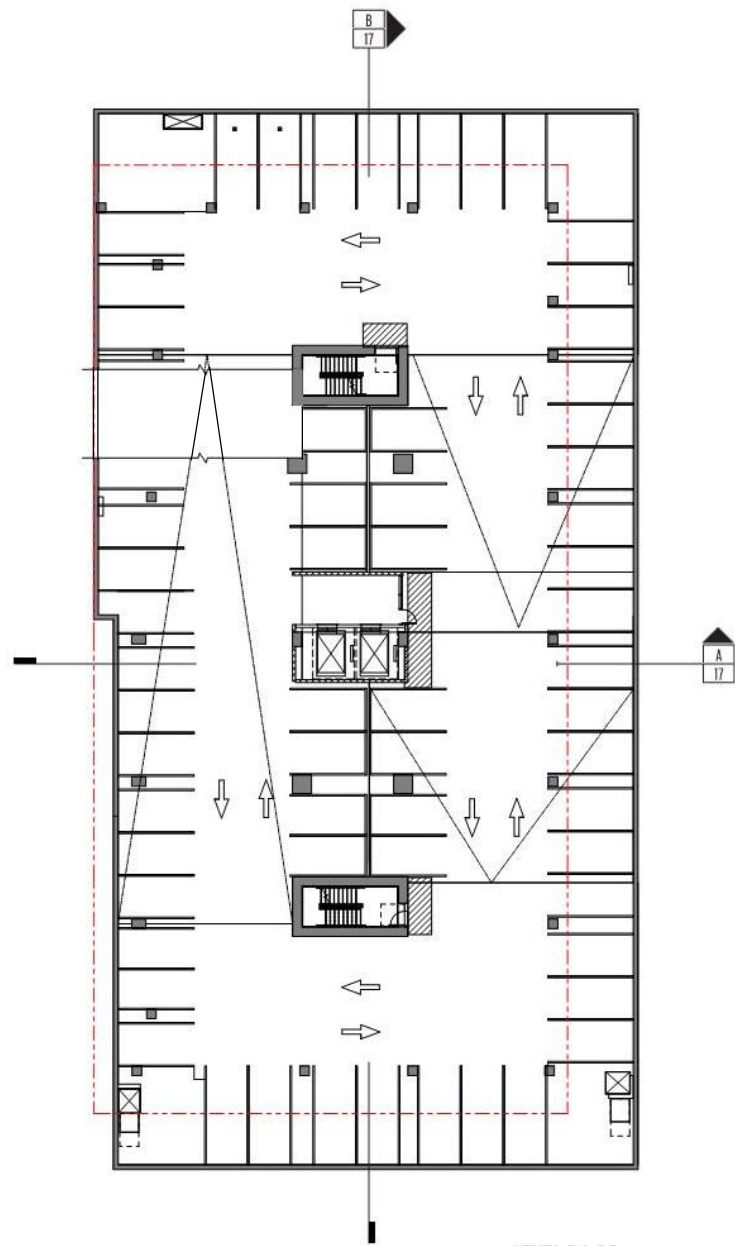
South
Park Blocks

existing
residential
building

REDUCE
MASS

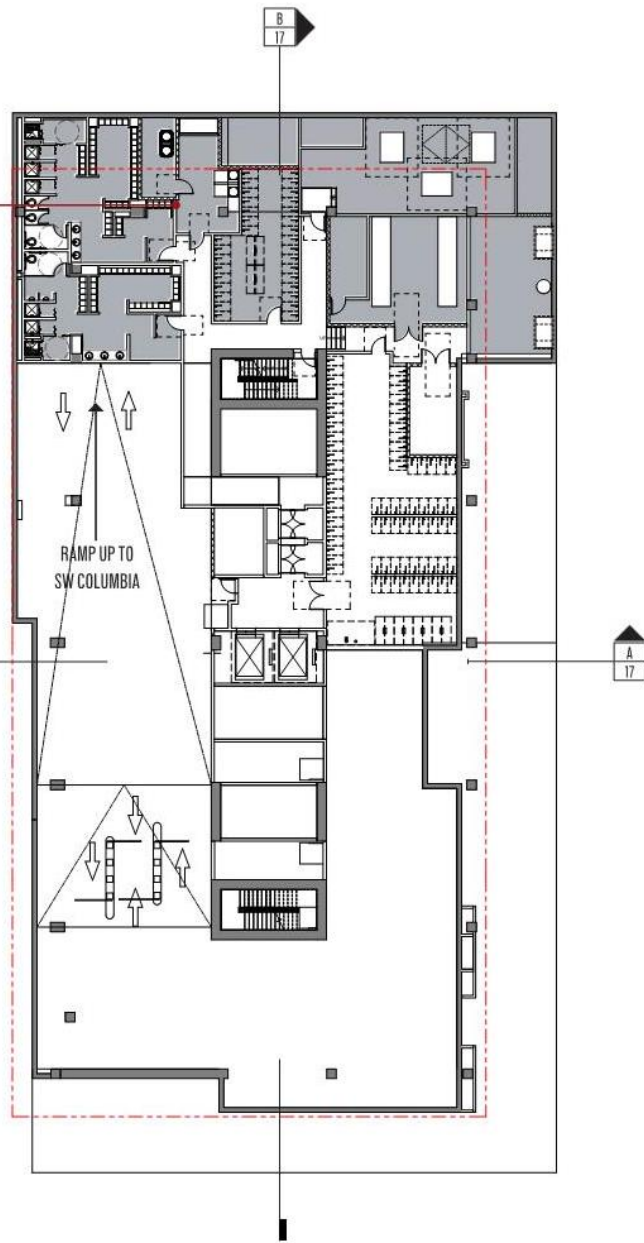
SW Broadway

SW Clay St



LEVEL P4-P2

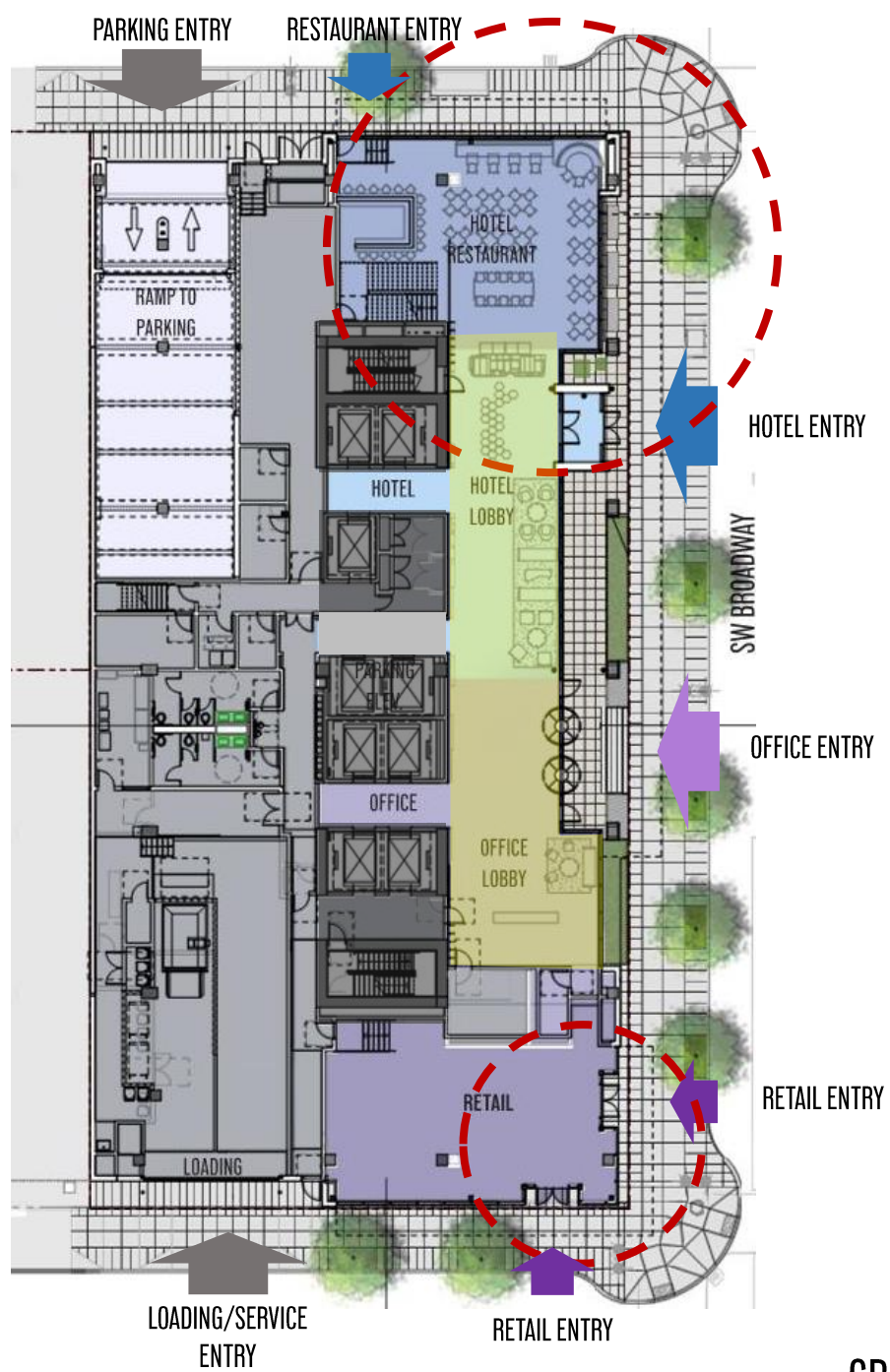
1900 sf BIKE LOCKER ROOM



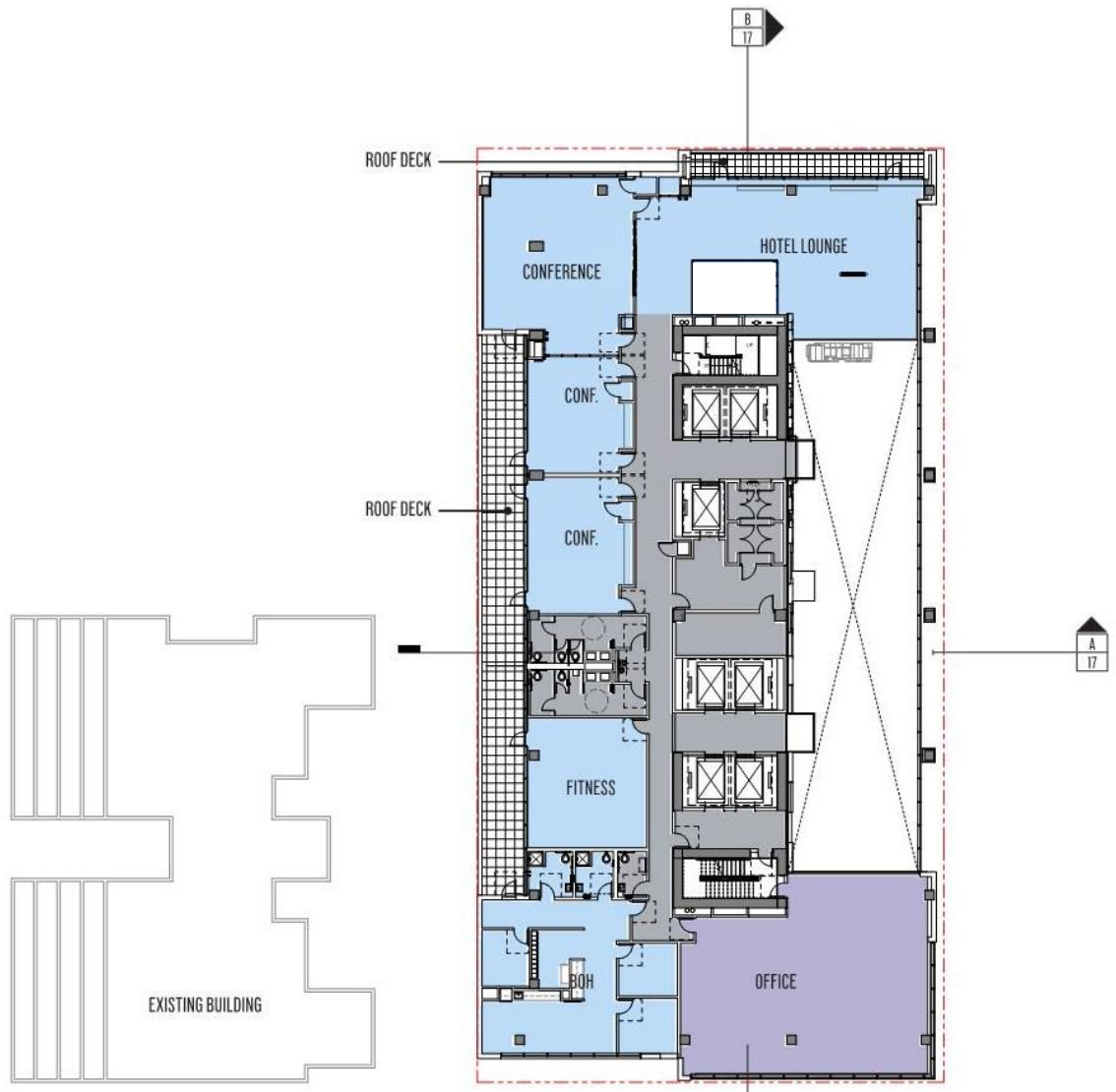
BASEMENT LEVEL



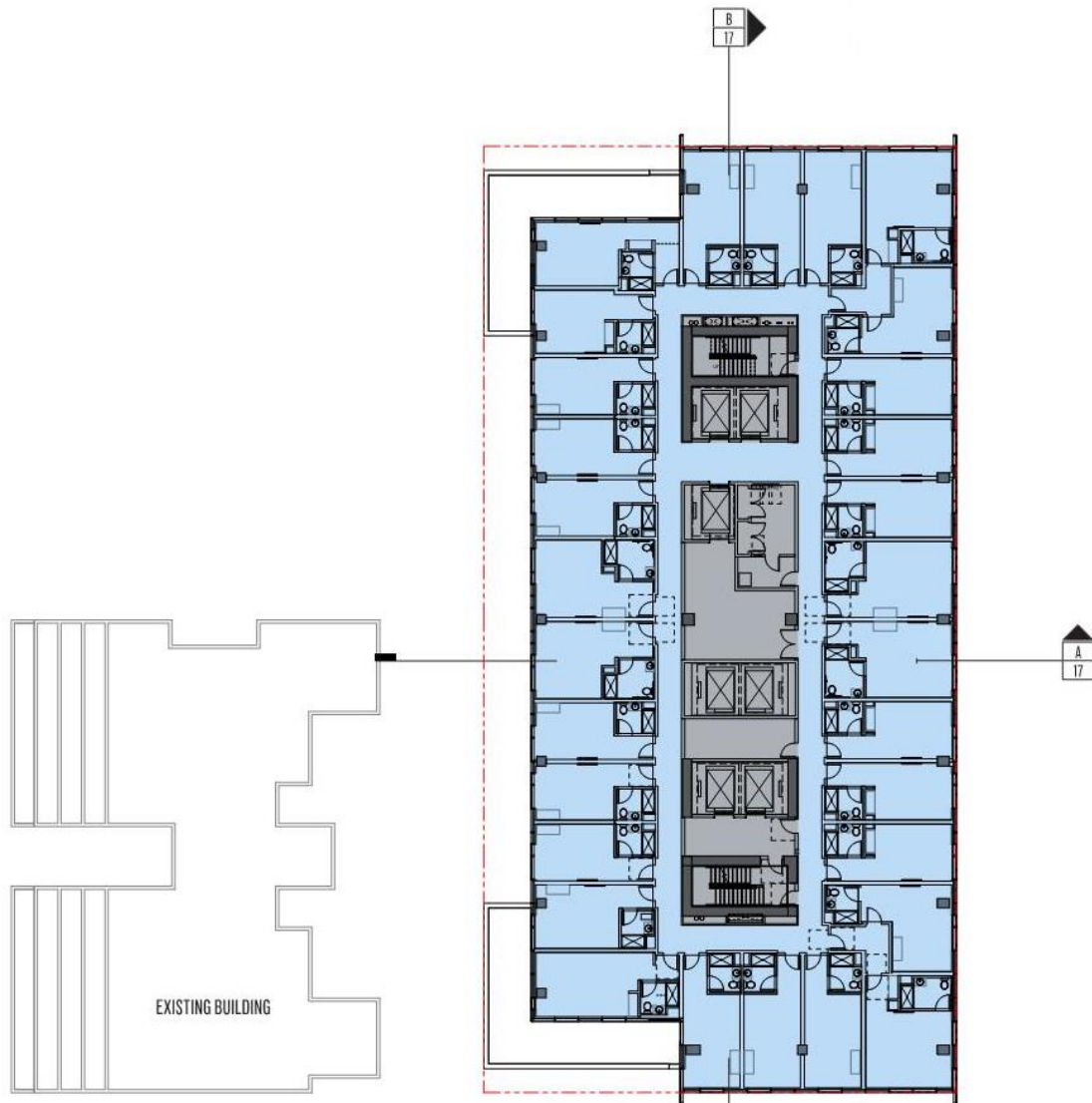
GROUND LEVEL
17,091 SQ. FT. FAR



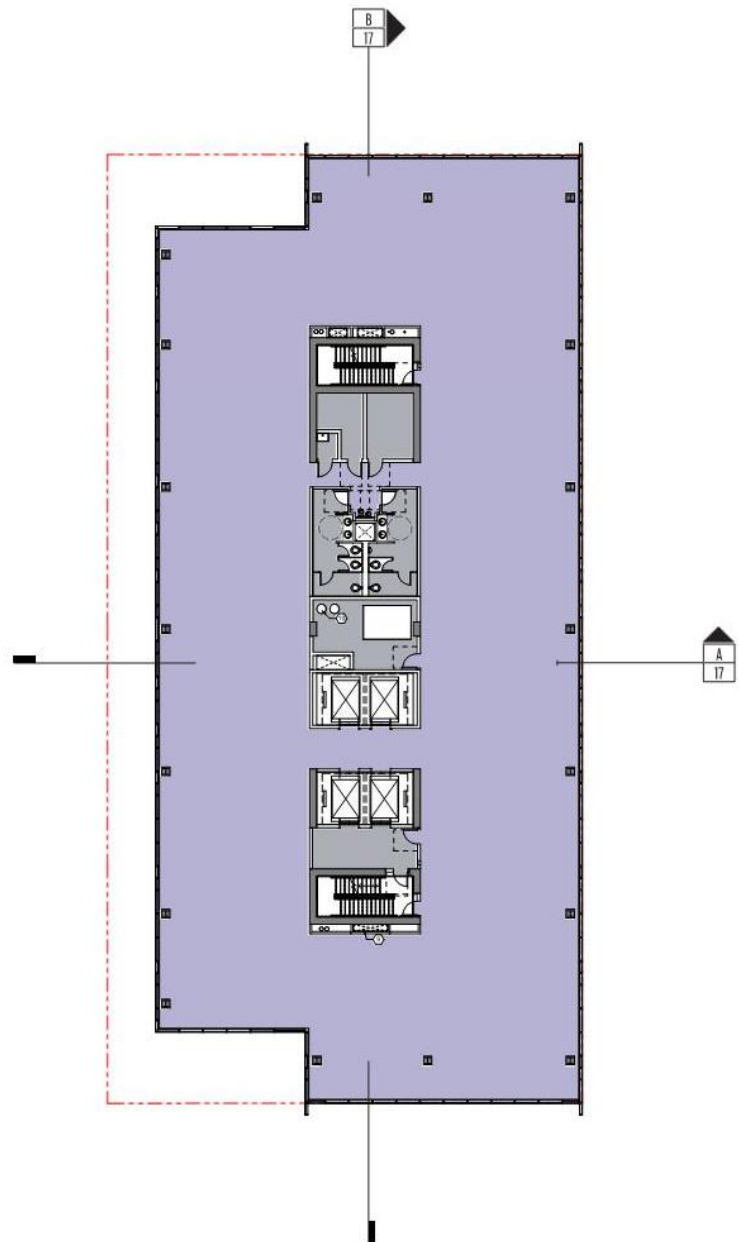
GROUND FLOOR CONFIGURATION



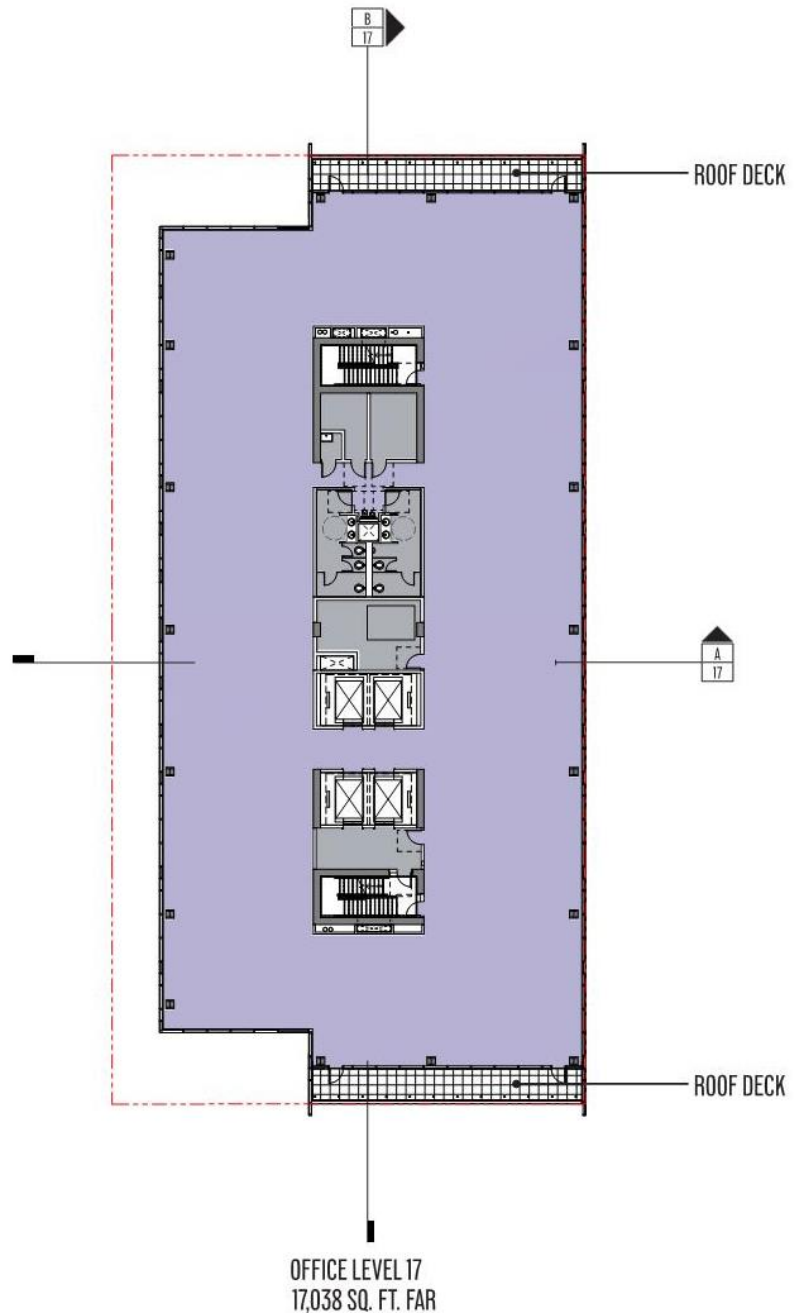
HOTEL LEVEL 2
14,211 SQ. FT. FAR



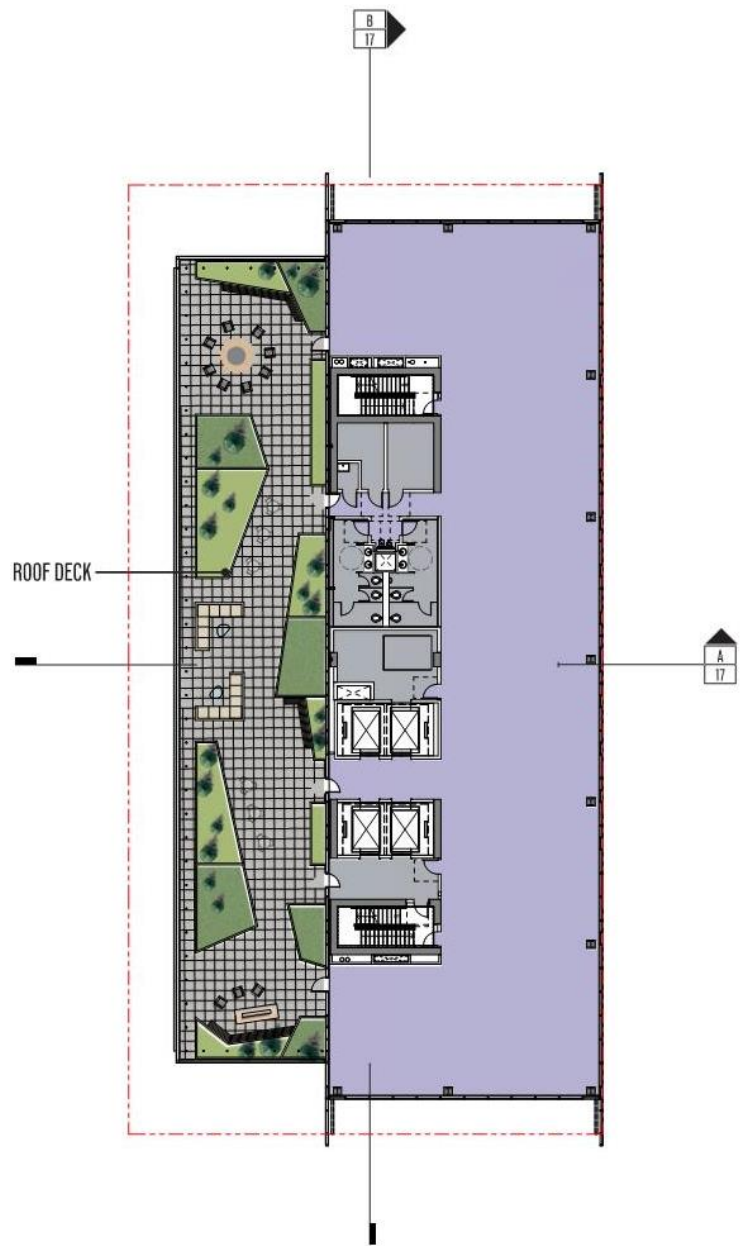
HOTEL LEVELS 3-8
17,038 SQ. FT. FAR



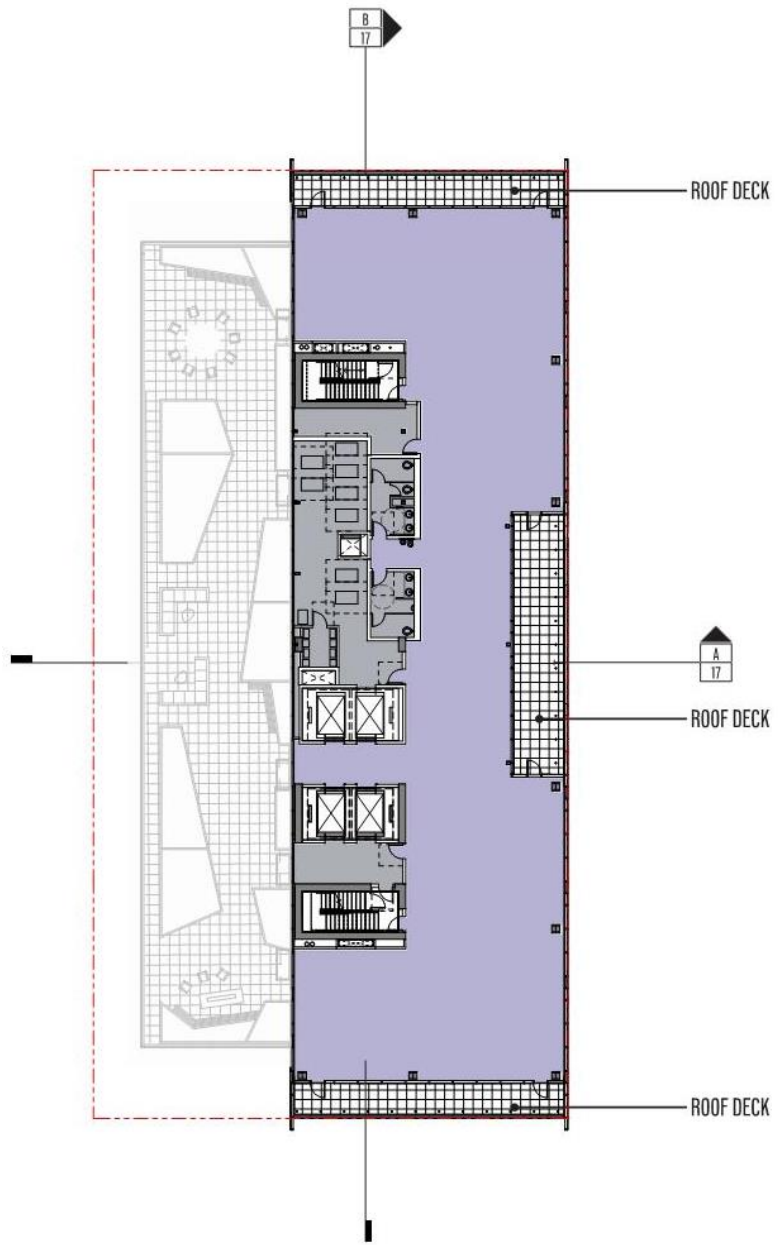
OFFICE LEVELS 9-16
17,038 SQ. FT. FAR



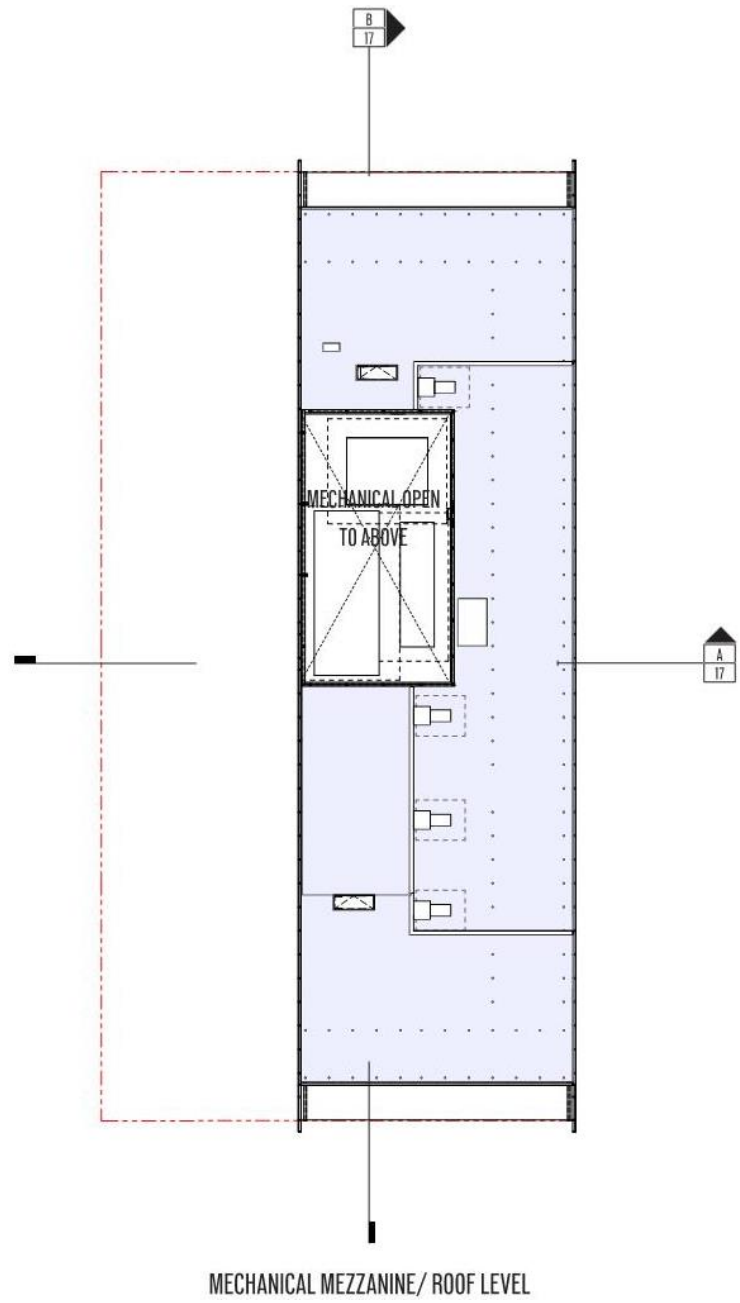
OFFICE LEVEL 17
17,038 SQ. FT. FAR

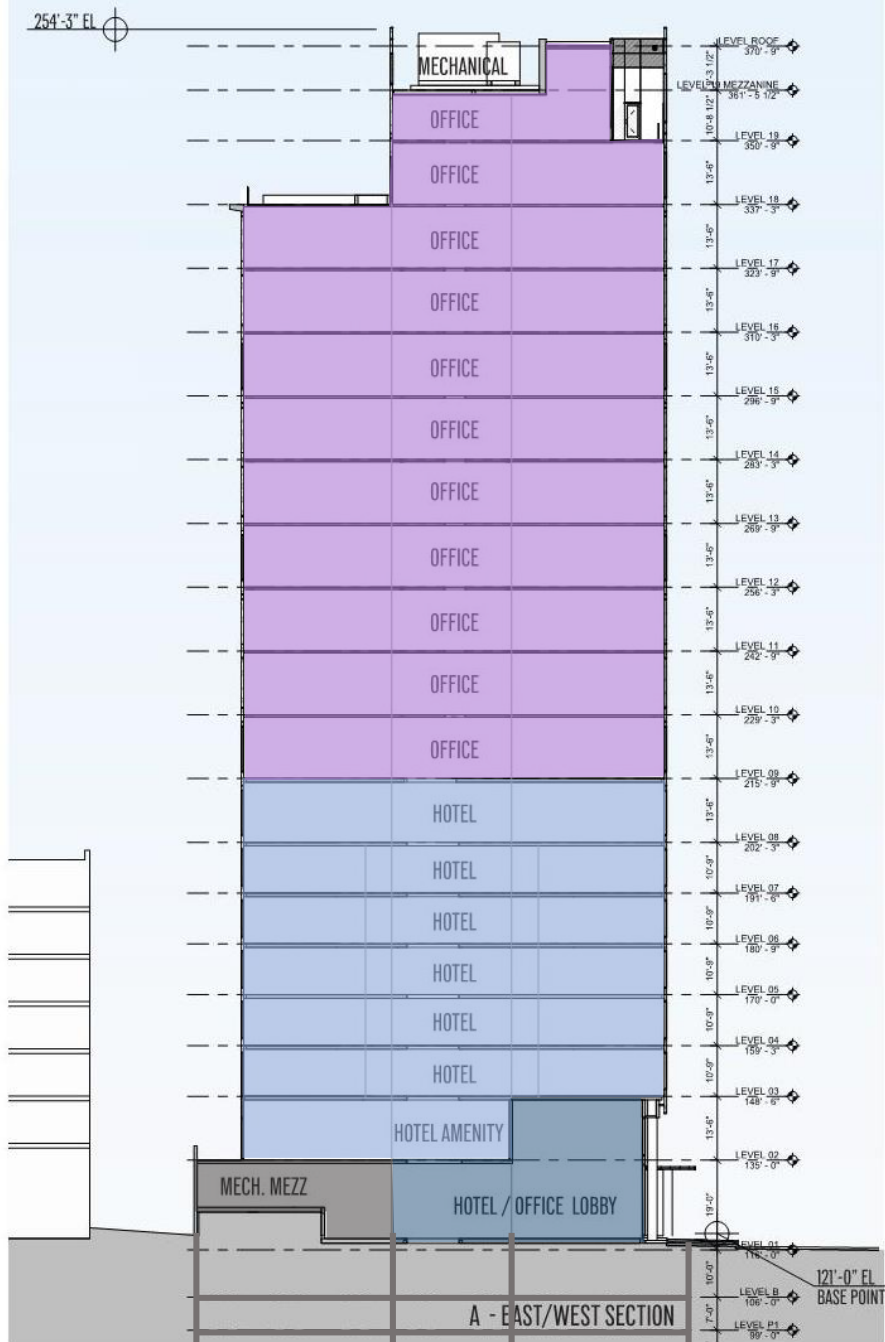


OFFICE LEVEL 18
10,821 SQ. FT. FAR

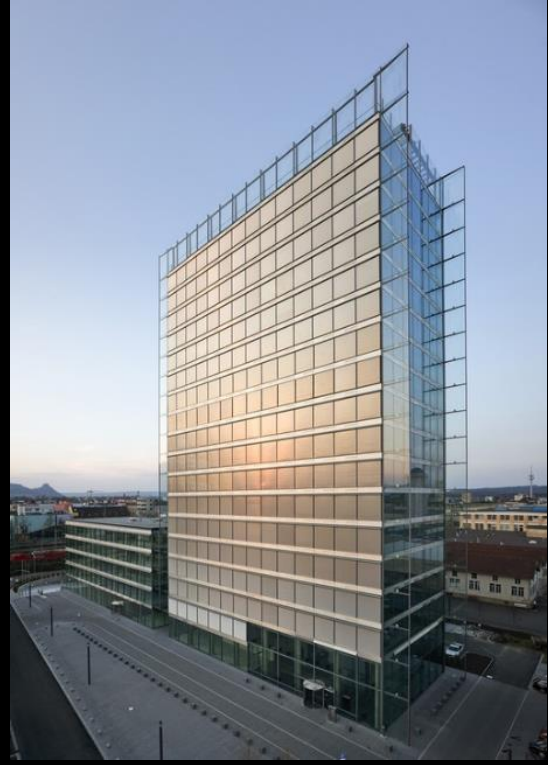


OFFICE / MECHANICAL LEVEL 19
 10,821 SQ. FT. FAR

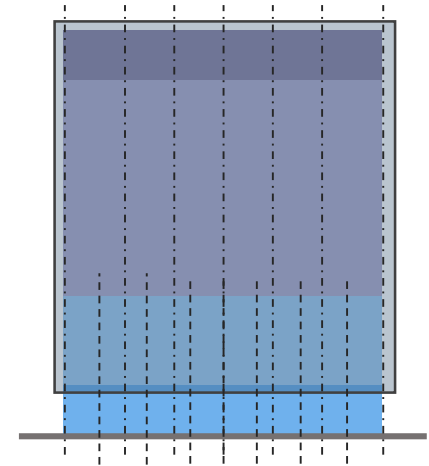
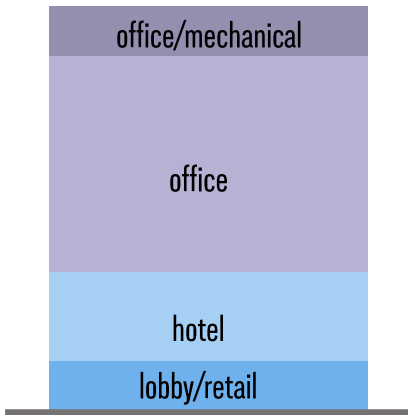




BUILDING SECTION



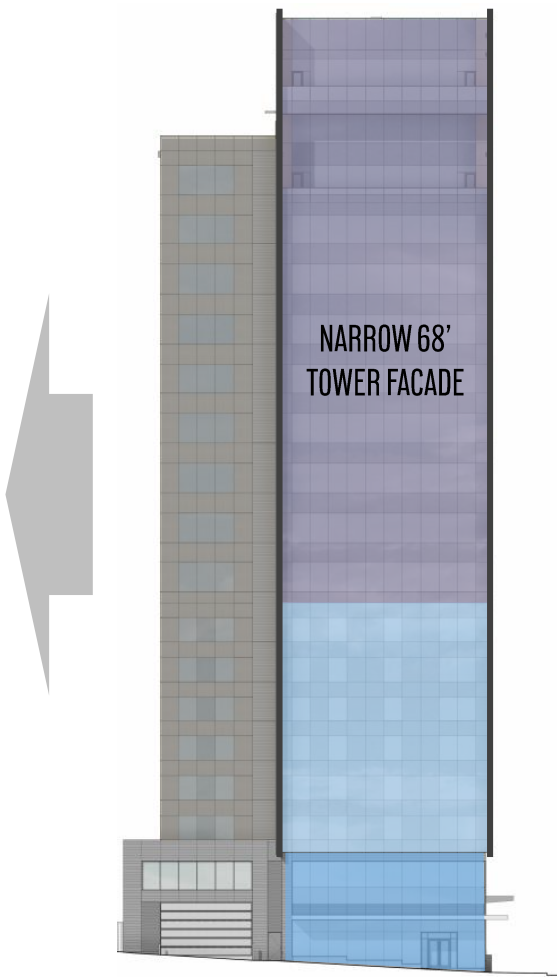
PROPORTION + FORM + MATERIAL + TEXTURE



MULTIPLE PROGRAM COMPONENTS ARE UNIFIED WITH A PLANE OF CURTAINWALL ON THE EAST AND WEST FACADES.

THE CURTAINWALL CANTILEVERS BEYOND THE NORTH AND SOUTH FACES OF THE BUILDING, FURTHER STRENGTHENING THE UNIFICATION.

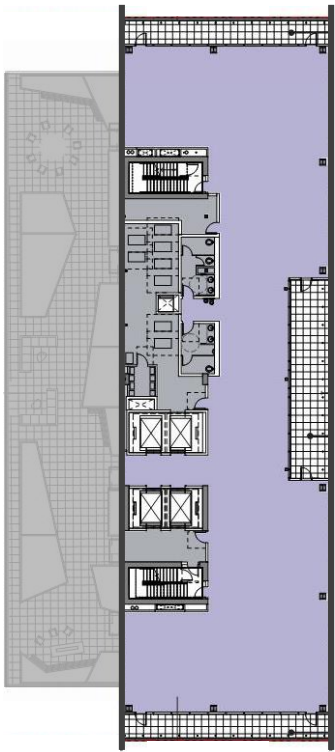
BUILDING FORM / MASSING



NARROW 68'
TOWER FACADE



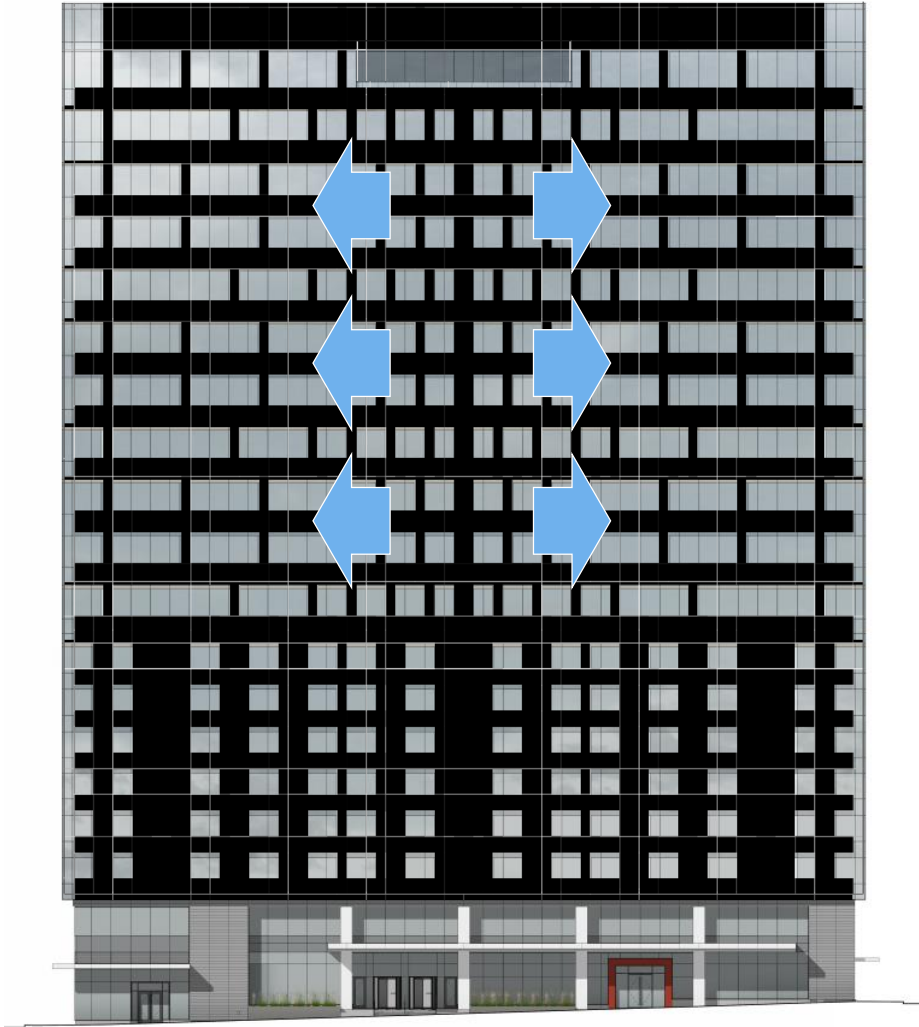
REDUCED
MASSING
FACING PARK
BLOCKS



LARGER SCALE
FAÇADE FACING
DOWNTOWN
AND THE RIVER

CANTILEVERED CURTAINWALL FINS
ACCENTUATE THE SLENDER TOWER FORM

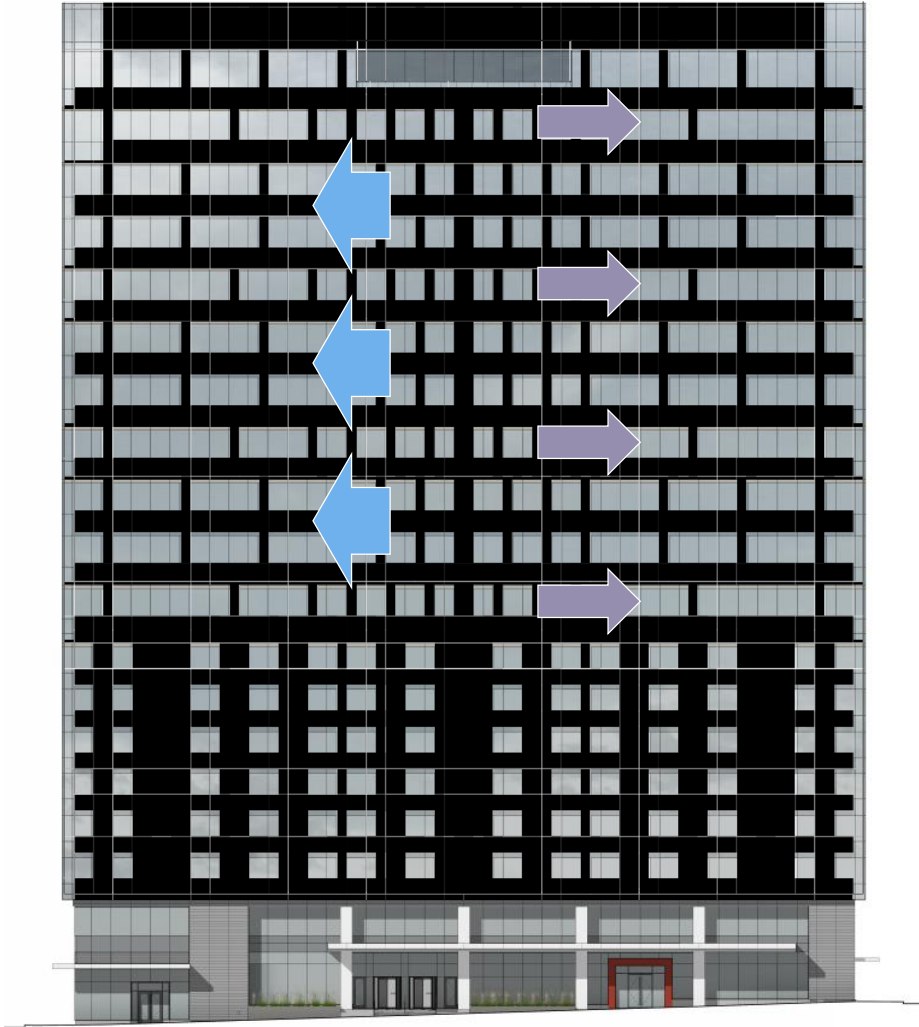
BUILDING MASSING IS REDUCED ON THE
WEST, RESPONDING TO CHANGING ZONING
AND NEIGHBORHOOD SCALES



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

CONCEPT DIAGRAM



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



VISION SPANDREL #2 SPANDREL #1

GLASS - VISION

- Viracon VE1-2M
 - 1/4" (6mm) clear VE-2M #2
 - 1/2" (13.2mm) airspace
 - 1/4" (6mm) clear
- Transmittance - Visible Light 70%
- Reflectance - Visible Light-Exterior 11%
- Shading Coefficient 0.44



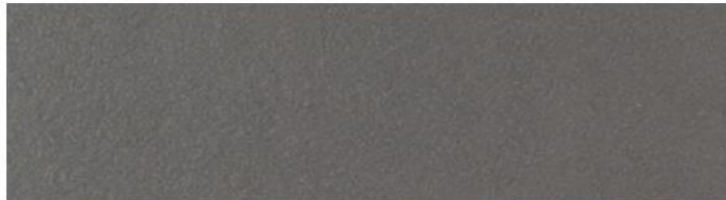
SPANDREL #1



SPANDREL #2 (ACCENT)

GLASS - SPANDREL

- Storefront/Curtainwall
- Viracon VE1-2M w/ BM Deep Space (#4)
- Viracon VE1-2M w/ BM Gray Shower (#4)



TERRACOTTA

- NBK Terracotta rainscreen cladding
- Color: Dark Gray (custom color)
- Matte finish



METAL PANEL

- 1/8" aluminum curtainwall metal panel AND composite metal panel.
- Color: Valspar Satin Nickel 399C2384



METAL PANEL

- Composite metal panel at canopies and column covers
- Color: Valspar Gatwick Silver 399A998

CREATES A DEFINED TOP TO THE BUILDING

BREAKS COMPOSITON 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

RENDERING LOOKING NW OVER SW BROADWAY



DEFINED TOP TO THE BUILDING

ROOF DECK / MASSING REDUCTION

ROOF TERRACE

ROOF TERRACE SLOT / CONNECTION TO RIVER

METAL PANEL

CANTILEVERED CURTAINWALL FINS

ARTICULATED TEXTURE AND PATTERN TO BREAK SCALE OF CURTAINWALL

GRAND LOBBY SPACE

TERRACOTTA

RENDERING LOOKING SOUTH ON SW BROADWAY AT SW COLUMBIA ST.



ROOF TERRACES DEFINE THE TOP AND OFFER CONNECTIONS TO THE CITY

CANTILEVERED CURTAINWALL
FINS

MASSING AT PODIUM STEPS BACK AND CHANGES MATERIAL

INTEGRATED MECHANICAL

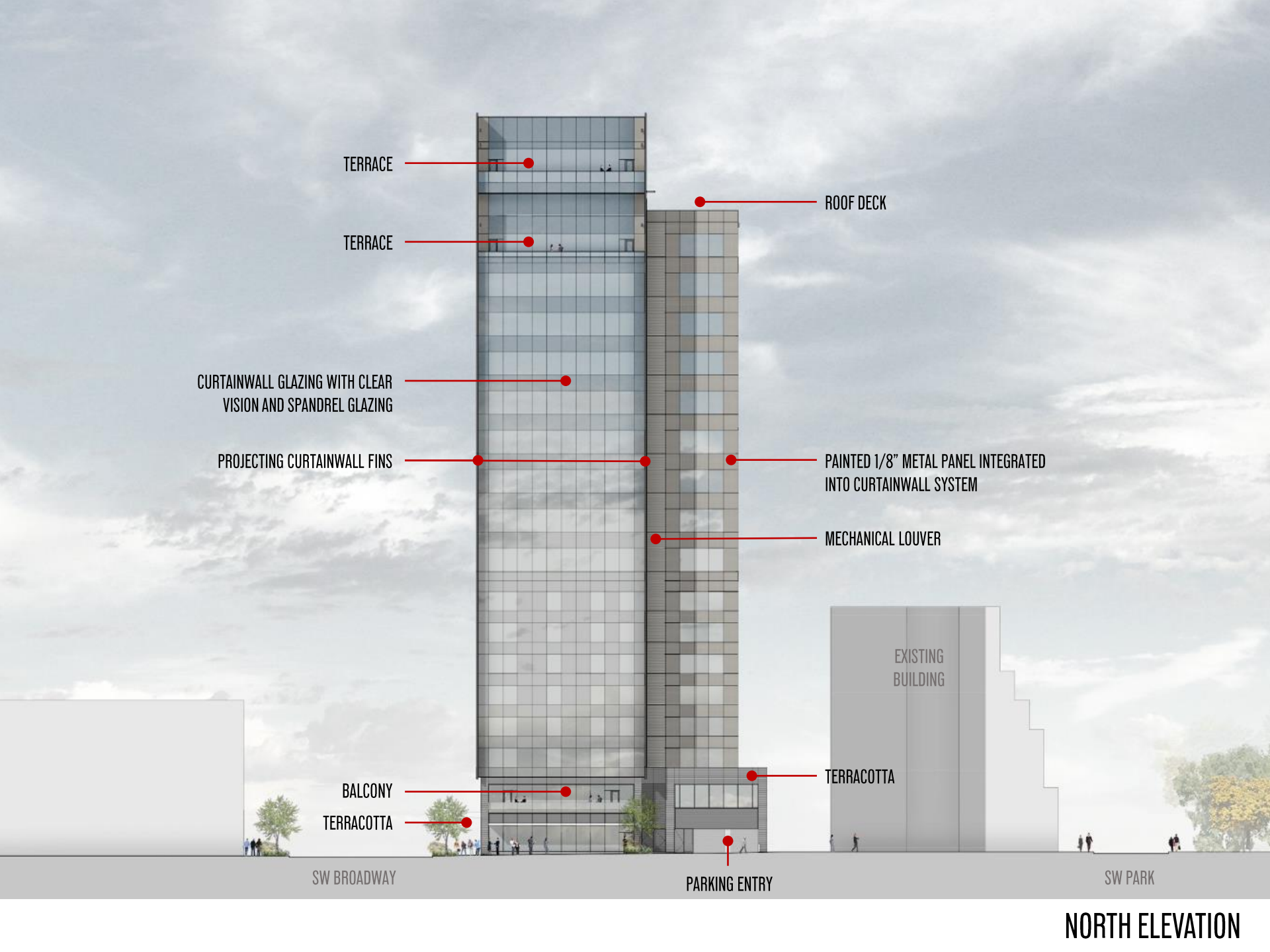
ROOF DECK / REDUCED MASS FACING PARK BLOCKS

METAL PANEL FRAMES WEST CURTAINWALL

RENDERING LOOKING SOUTHWEST OVER PARK BLOCKS



RENDERING LOOKING NORTHEAST TOWARDS DOWNTOWN



TERRACE

TERRACE

CURTAINWALL GLAZING WITH CLEAR
VISION AND SPANDREL GLAZING

PROJECTING CURTAINWALL FINS

BALCONY

TERRACOTTA

SW BROADWAY

PARKING ENTRY

ROOF DECK

PAINTED 1/8" METAL PANEL INTEGRATED
INTO CURTAINWALL SYSTEM

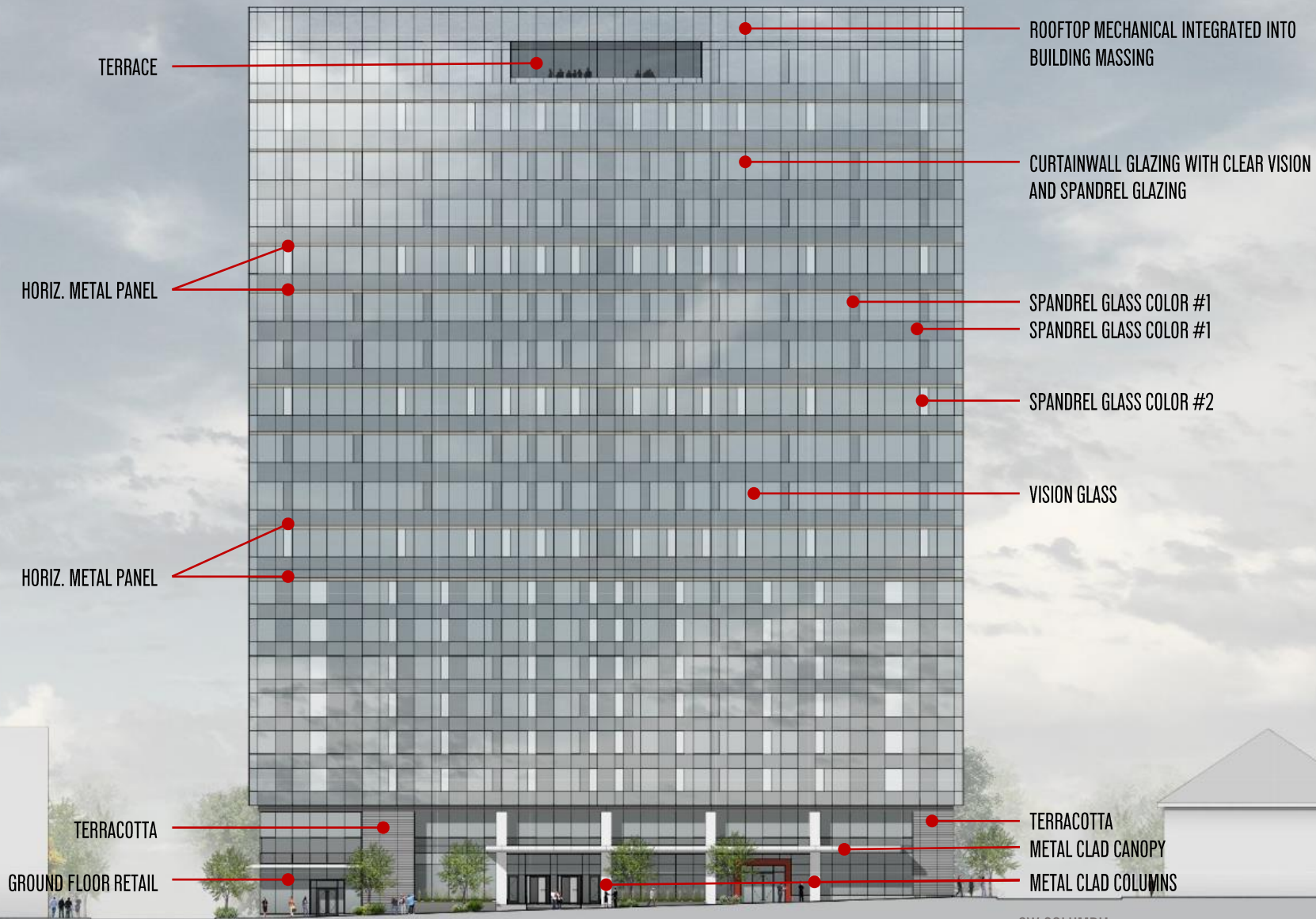
MECHANICAL LOUVER

TERRACOTTA

EXISTING
BUILDING

SW PARK

NORTH ELEVATION



SW CLAY

SW COLUMBIA

EAST ELEVATION



ROOF DECK

TERRACE

PAINTED 1/8" METAL PANEL INTEGRATED INTO CURTAINWALL SYSTEM

TERRACE

MECHANICAL LOUVER

PROJECTING CURTAINWALL FINS

CURTAINWALL GLAZING WITH CLEAR VISION AND SPANDREL GLAZING

EXISTING BUILDING

TERRACOTTA

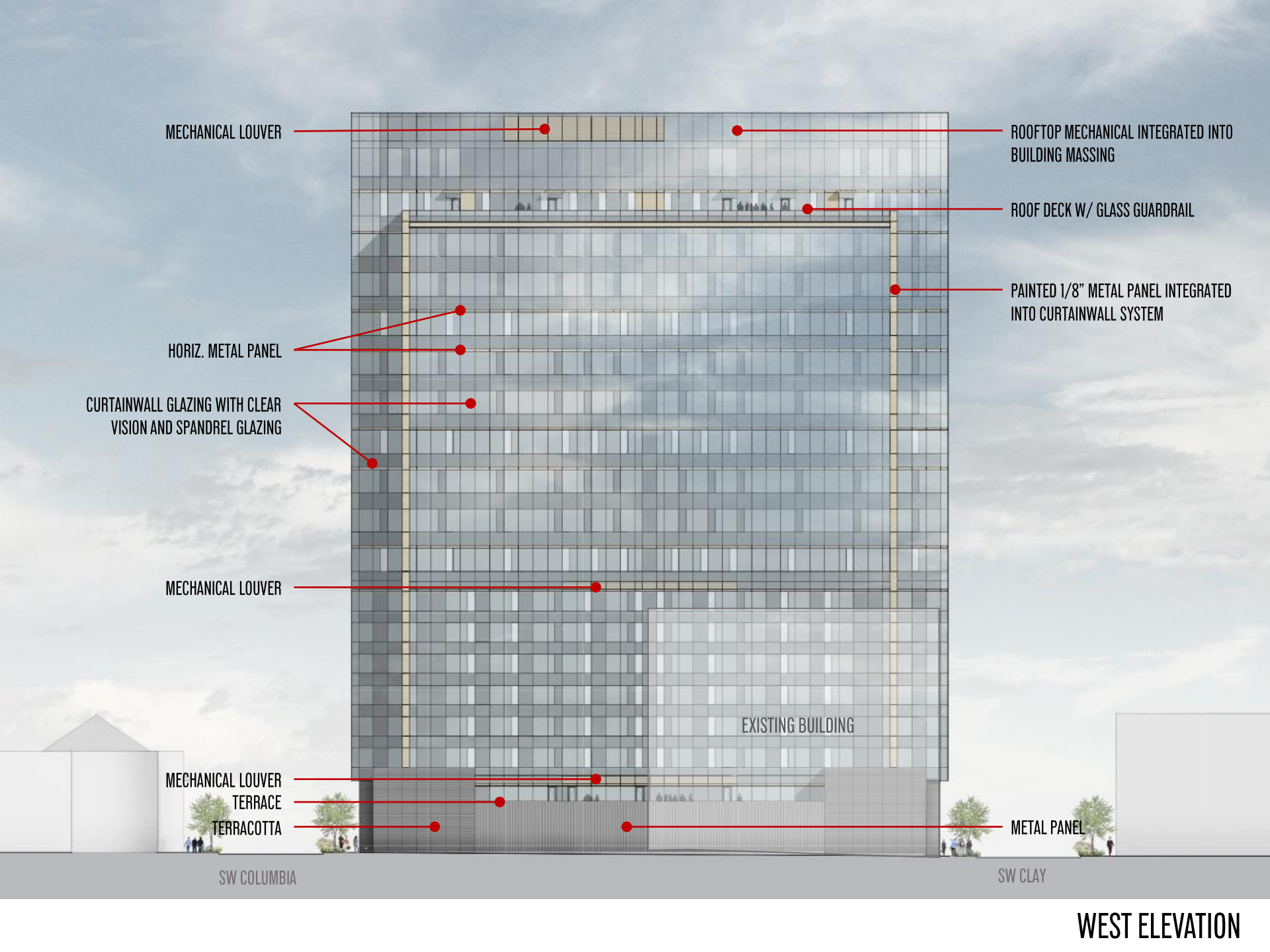
METAL CLAD CANOPY
STOREFRONT GLAZING

SW PARK

LOADING / SERVICE

SW BROADWAY

SOUTH ELEVATION



MECHANICAL LOUVER

ROOFTOP MECHANICAL INTEGRATED INTO BUILDING MASSING

ROOF DECK W/ GLASS GUARDRAIL

PAINTED 1/8" METAL PANEL INTEGRATED INTO CURTAINWALL SYSTEM

HORIZ. METAL PANEL

CURTAINWALL GLAZING WITH CLEAR VISION AND SPANDREL GLAZING

MECHANICAL LOUVER

EXISTING BUILDING

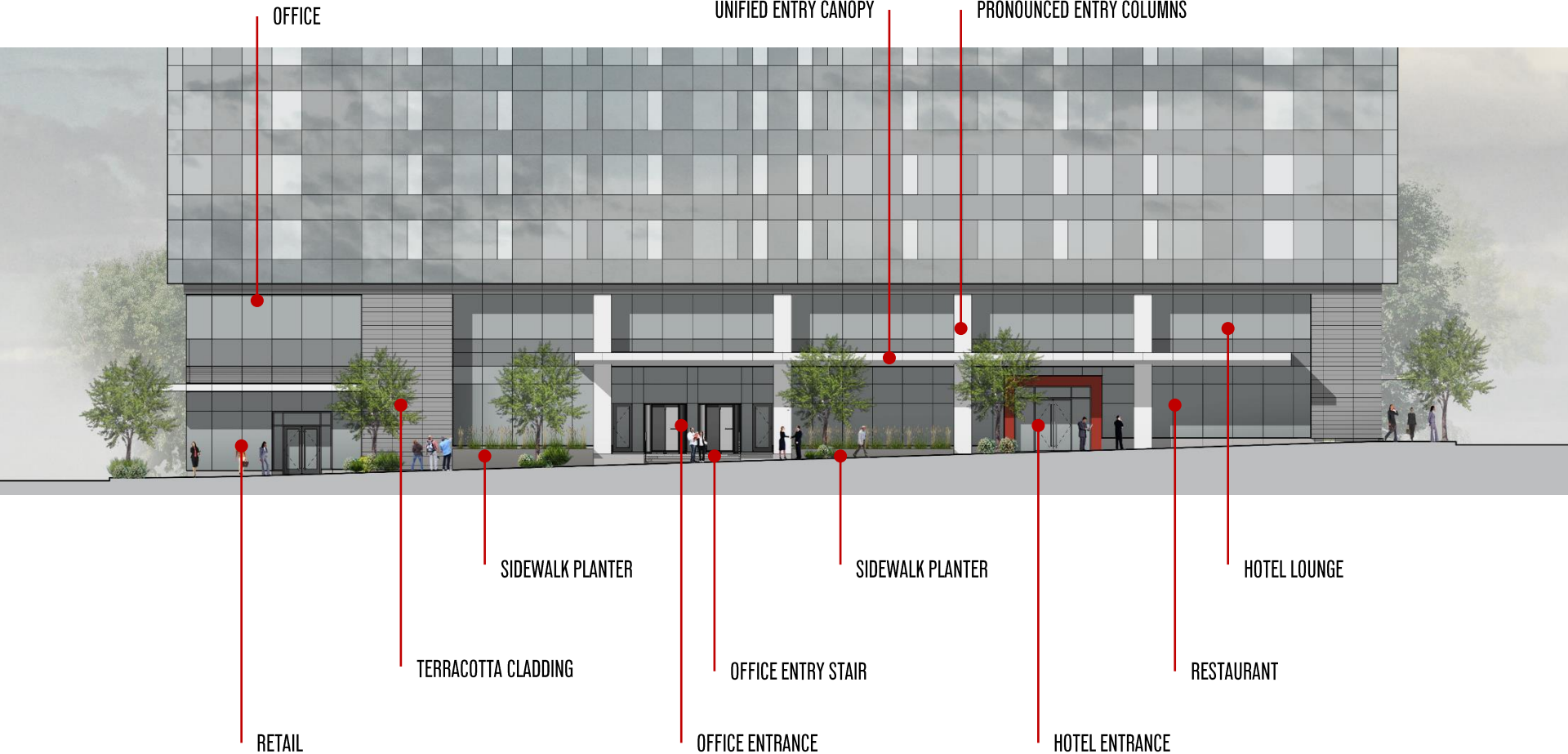
MECHANICAL LOUVER
TERRACE
TERRACOTTA

METAL PANEL

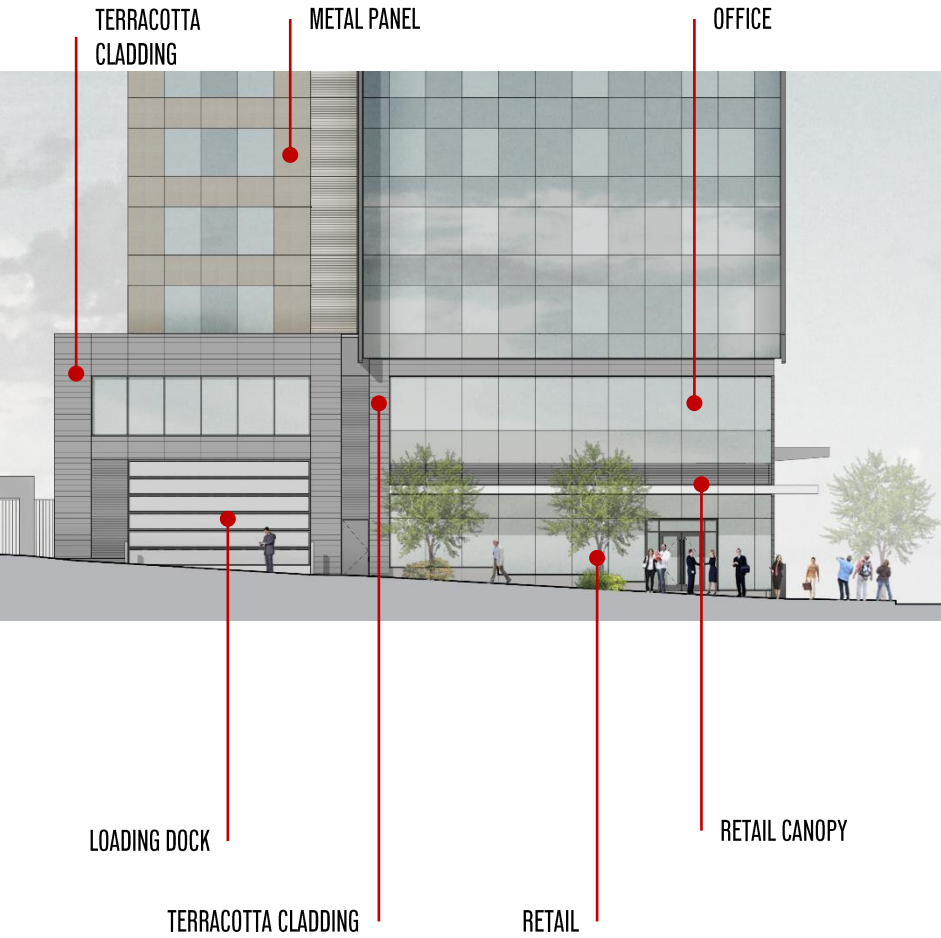
SW COLUMBIA

SW CLAY

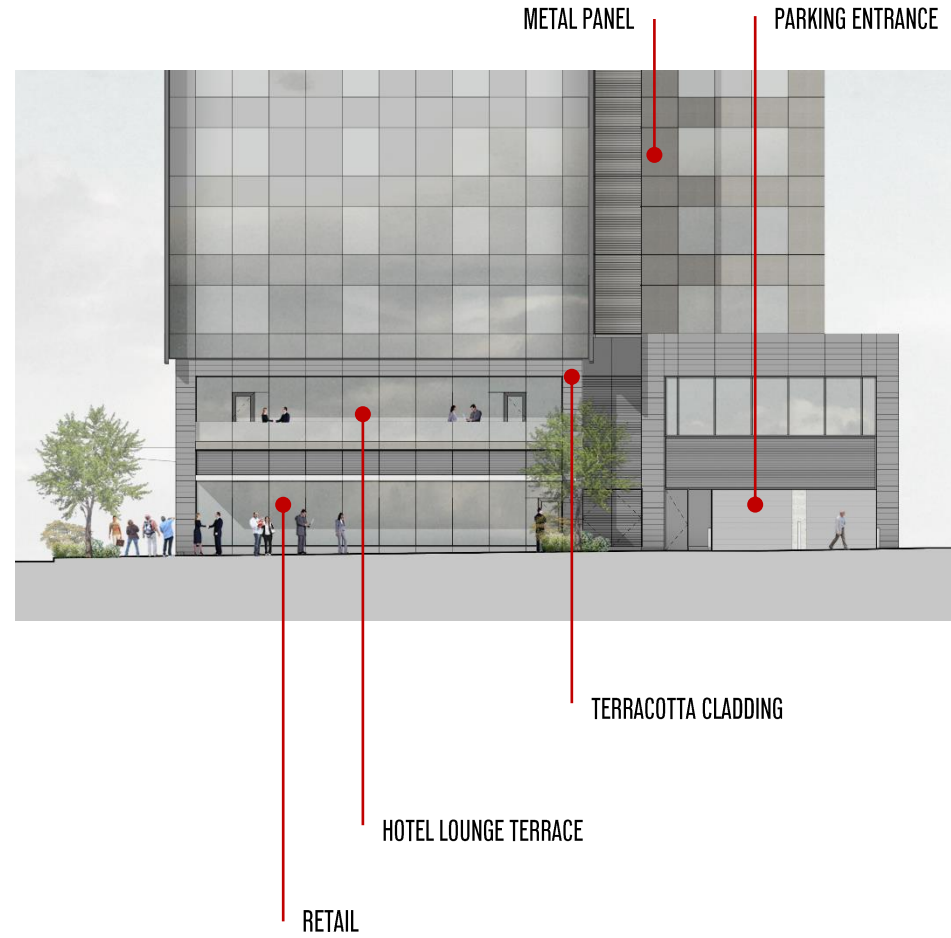
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

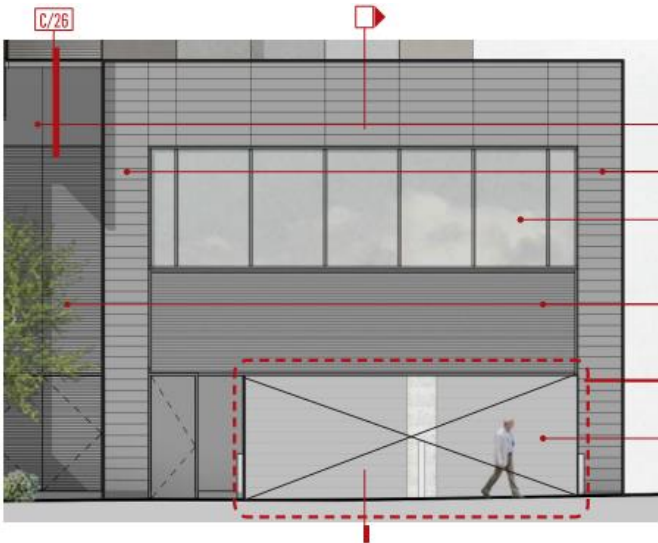




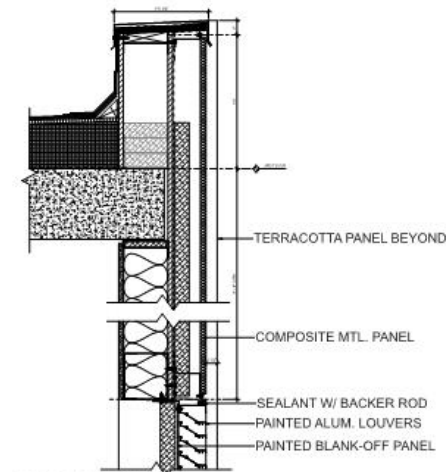
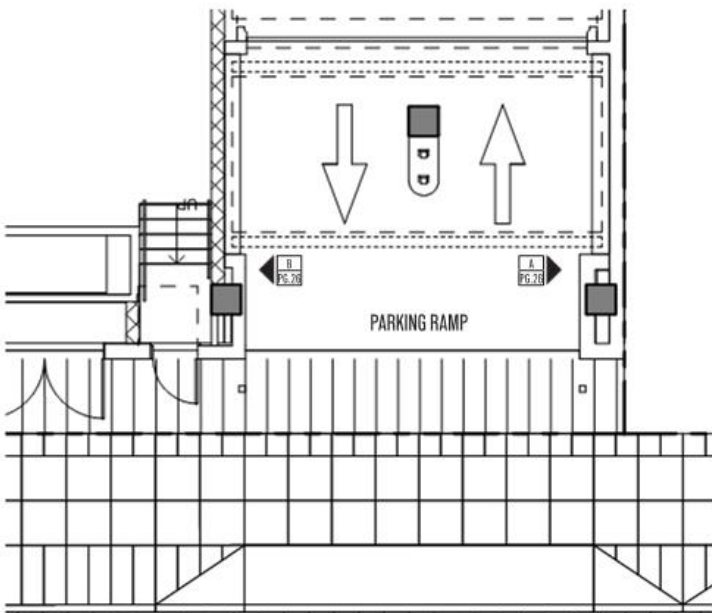
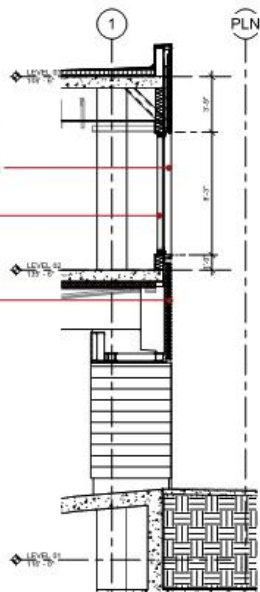
OVERALL VISION
GLAZING SF = 37%



GLAZING CALCULATIONS



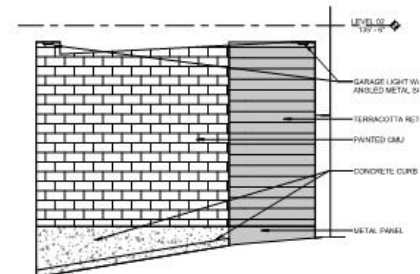
- PAINTED COMPOSITE METAL PANEL
- TERRACOTTA RAINSCREEN CLADDING
- VISION GLASS
- PAINTED METAL LOUVER
- A/26
- GARAGE ROLL-UP DOOR BEYOND



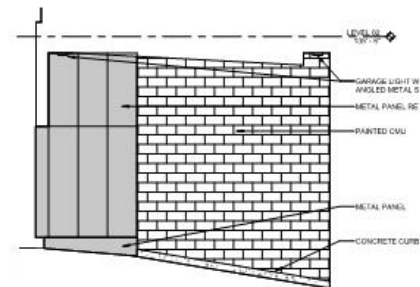
C. PARAPET @ METAL PANEL



A. REPRESENTATIVE IMAGE OF GARAGE DOOR



A. GARAGE ENTRY SIDE ELEVATIONS

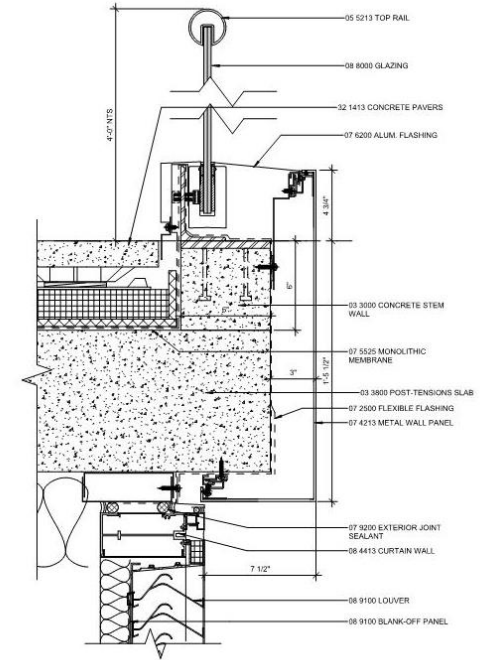
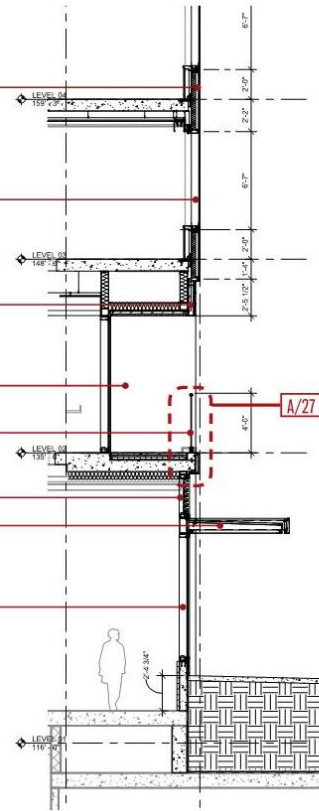


B. GARAGE ENTRY SIDE ELEVATIONS

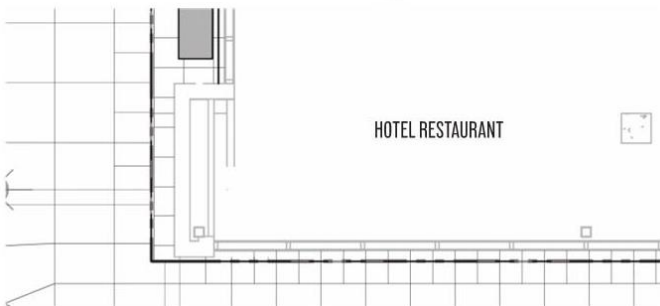




- SPANDREL GLASS (COLOR #1)
- SPANDREL GLASS (COLOR #1)
- VISION GLASS
- TERRACOTTA RAINSCREEN CLADDING
- HOTEL LOUNGE TERRACE
- GLASS GUARDRAIL
- PAINTED METAL LOUVER
- PAINTED COMPOSITE METAL PANEL CANOPY
- STOREFRONT GLAZING WITH VISION GLASS



A. GLASS RAILING @ STOREFRONT BALCONY



B. BUILDING RENDERING

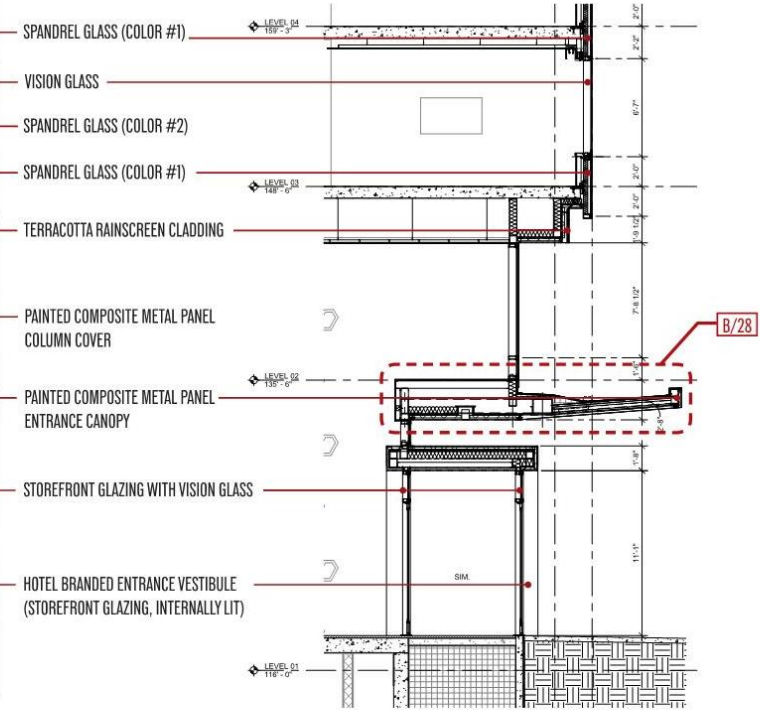




NE CORNER AT SW BROADWAY AND COLUMBIA



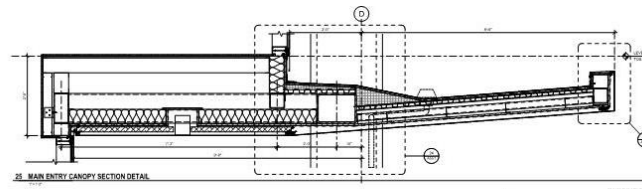
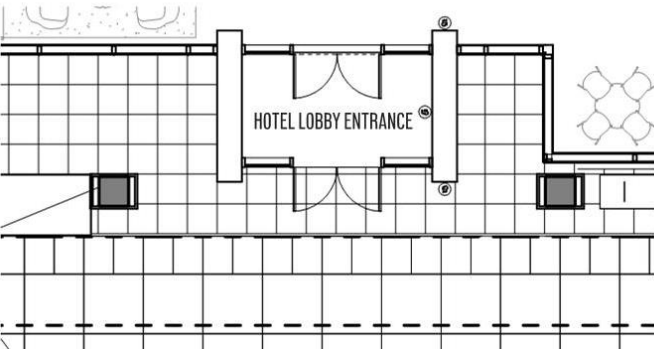
NE CORNER AT SW BROADWAY AND COLUMBIA



A. REPRESENTATIVE IMAGE OF LOBBY ENTRY



B. BUILDING RENDERING



B. STOREFRONT CANOPY SECTION DETAIL
3/4" = 1'-0"





GROUND FLOOR VIEW ALONG SW BROADWAY



SPANDREL GLASS (COLOR #1)

VISION GLASS

TERRACOTTA RAINSCREEN CLADDING

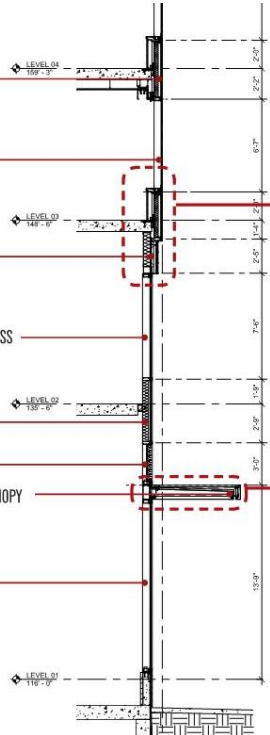
STOREFRONT GLAZING WITH VISION GLASS

SPANDREL GLASS (COLOR #1)

PAINTED METAL LOUVER

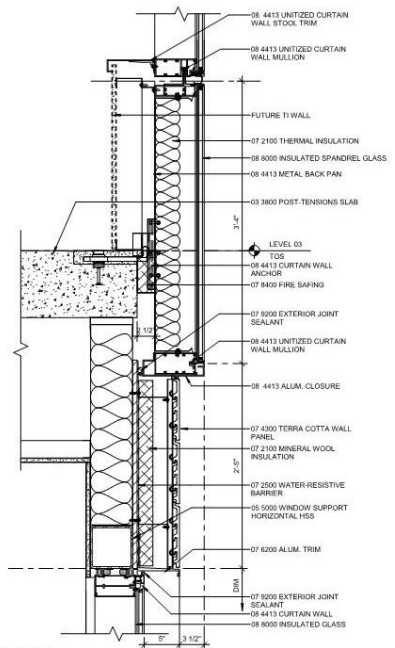
PAINTED COMPOSITE METAL PANEL CANOPY

RETAIL STOREFRONT ENTRANCE

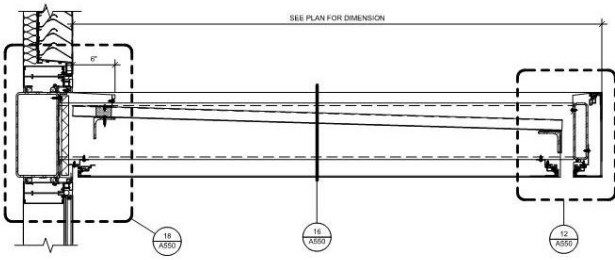


A/30

B/30



A. SOFFIT @ LEVEL 3

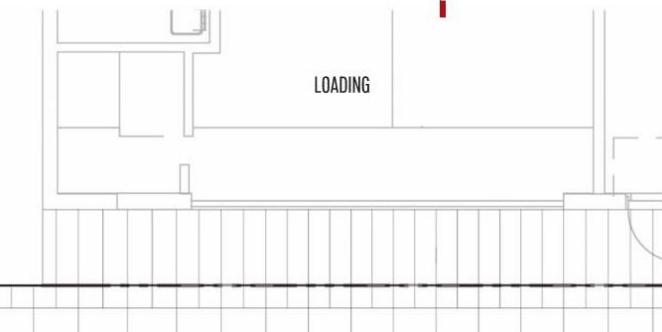
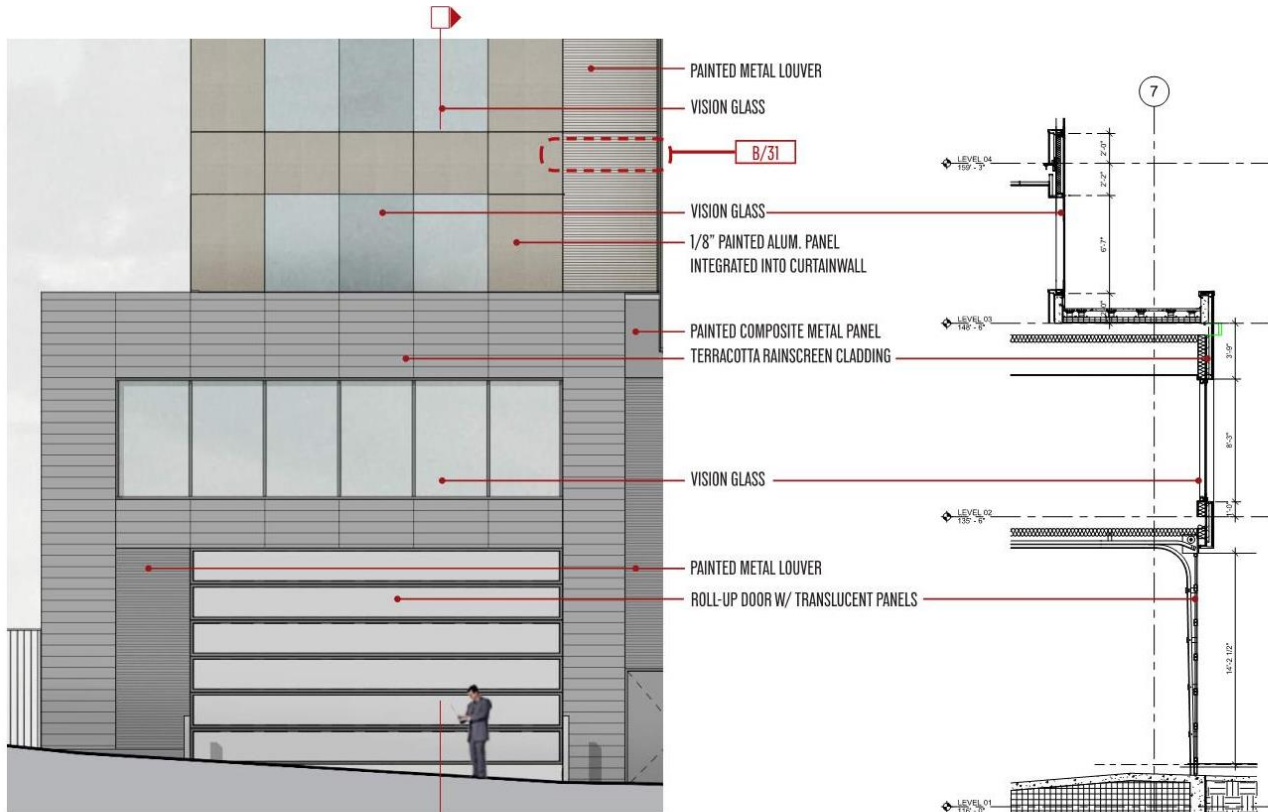


B. RETAIL CANOPY STOREFRONT DETAIL





SE CORNER AT SW BROADWAY AND CLAY

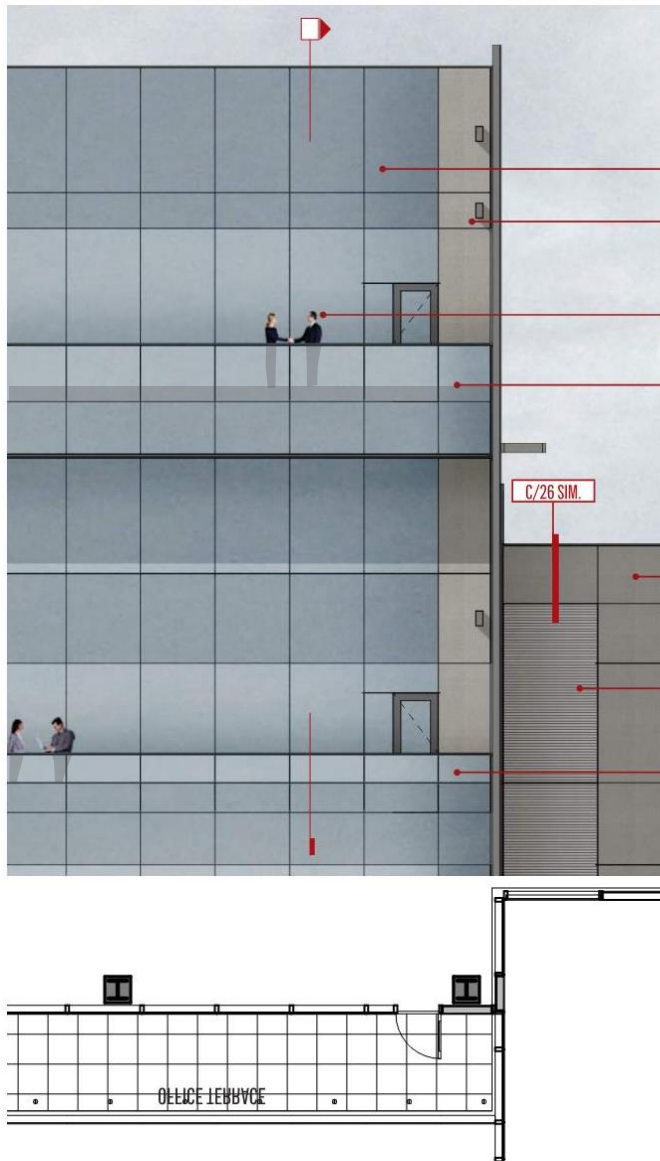


A. REPRESENTATIVE IMAGE OF A ROLL-UP DOOR

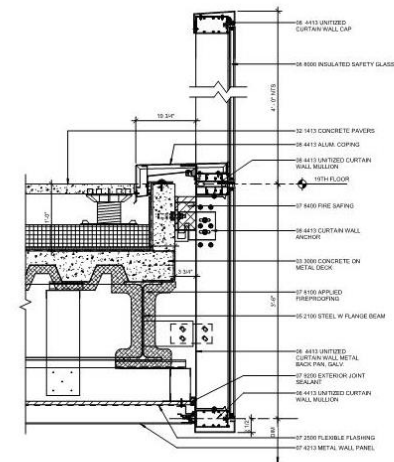
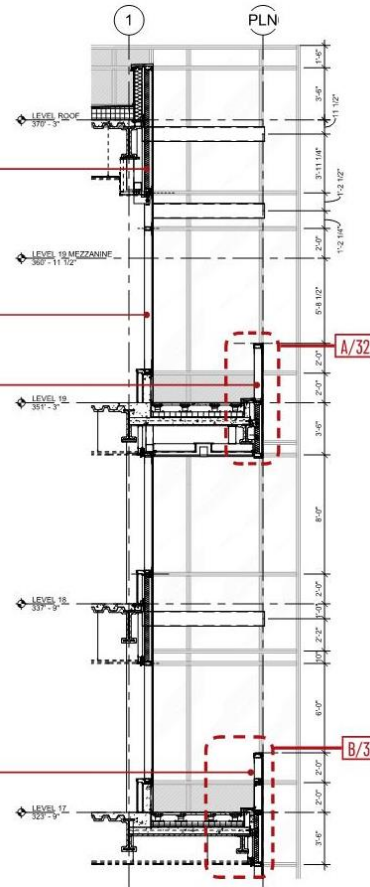


B. REPRESENTATIVE IMAGE OF METAL LOUVER

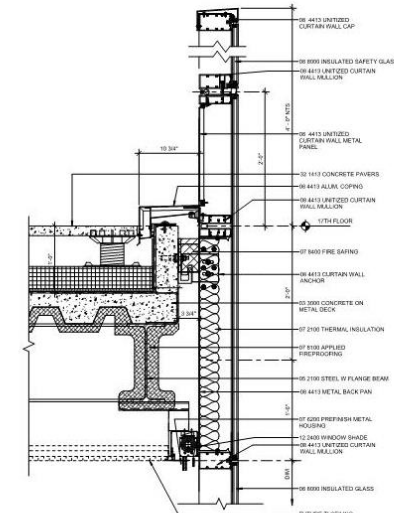




- SPANDREL GLASS (COLOR #1)
- 1/8" PAINTED ALUM. PANEL INTEGRATED INTO CURTAINWALL
- VISION GLASS
- GLASS GUARDRAIL AT TERRACE
- 1/8" PAINTED ALUM. PANEL INTEGRATED INTO CURTAINWALL
- PAINTED METAL LOUVER
- GLASS GUARDRAIL AT TERRACE



A. RAILING @ LEVEL 19
1" = 1'-0"



B. RAILING @ LEVEL 17
1" = 1'-0"



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING - WINDOW COVERING STUDY

9 AM

12 PM

3 PM

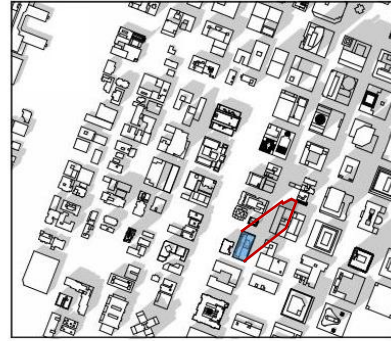
PROPOSED



-92,700 SF OF SHADOW



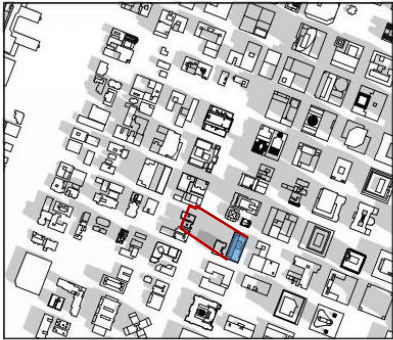
-35,600 SF OF SHADOW



-64,100 SF OF SHADOW

- SOUTH PARK BLOCKS TREE CANOPY PROVIDES SIGNIFICANT SHADE IN THE SPRING - FALL

218' TALL WITH SIMILAR FORM
12:1 FAR



-78,700 SF OF SHADOW



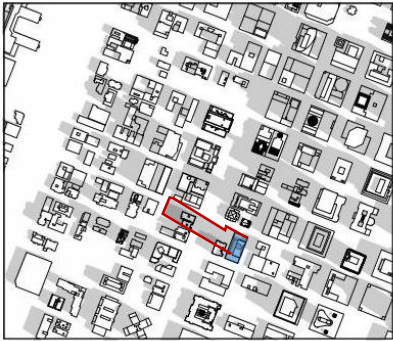
-30,100 SF OF SHADOW



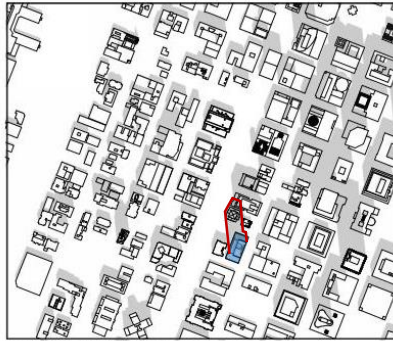
-57,700 SF OF SHADOW

- SHADOWS COMPARABLE BETWEEN 15.43:1 PROPOSED TOWER AND A TOWER THAT HAS THE ALLOWED 12:1 FAR, BUT IS 300' TALL

300' TALL WITH SMALLER FOOTPRINT
12:1 FAR



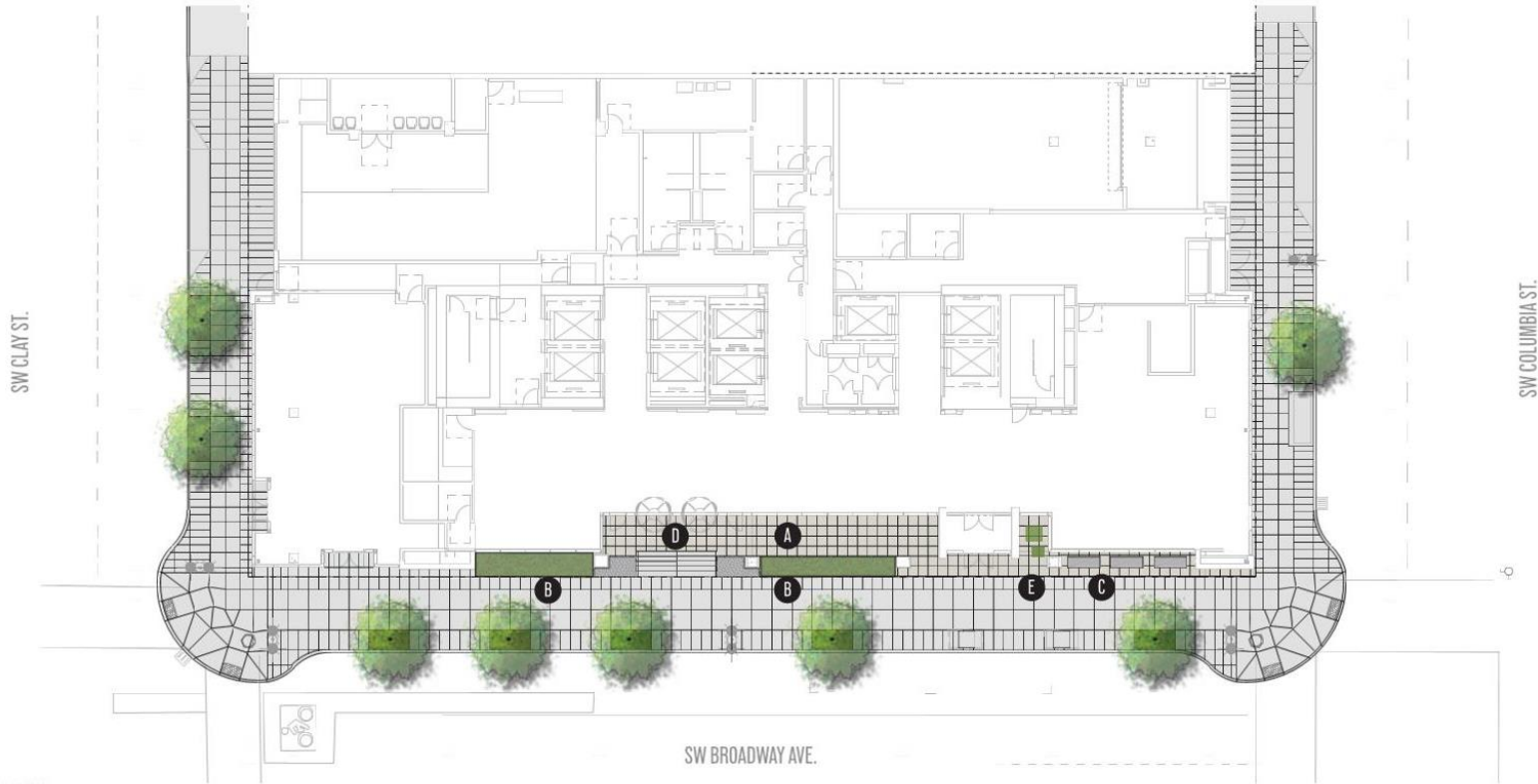
-74,200 SF OF SHADOW



-34,500 SF OF SHADOW



-59,200 SF OF SHADOW



PLANT LIST



KATSURA STREET TREES



INDIAN HAWTHORNE @ BROADWAY TREE WELLS



SWEET BOX & FOREST GRASS

MATERIALS



A SAND-SET PRECAST PAVERS



B BEAD-BLASTED STEEL PLANTER WALLS



C POLISHED PRECAST & SS BENCHES



D STAINLESS STEEL RAILINGS

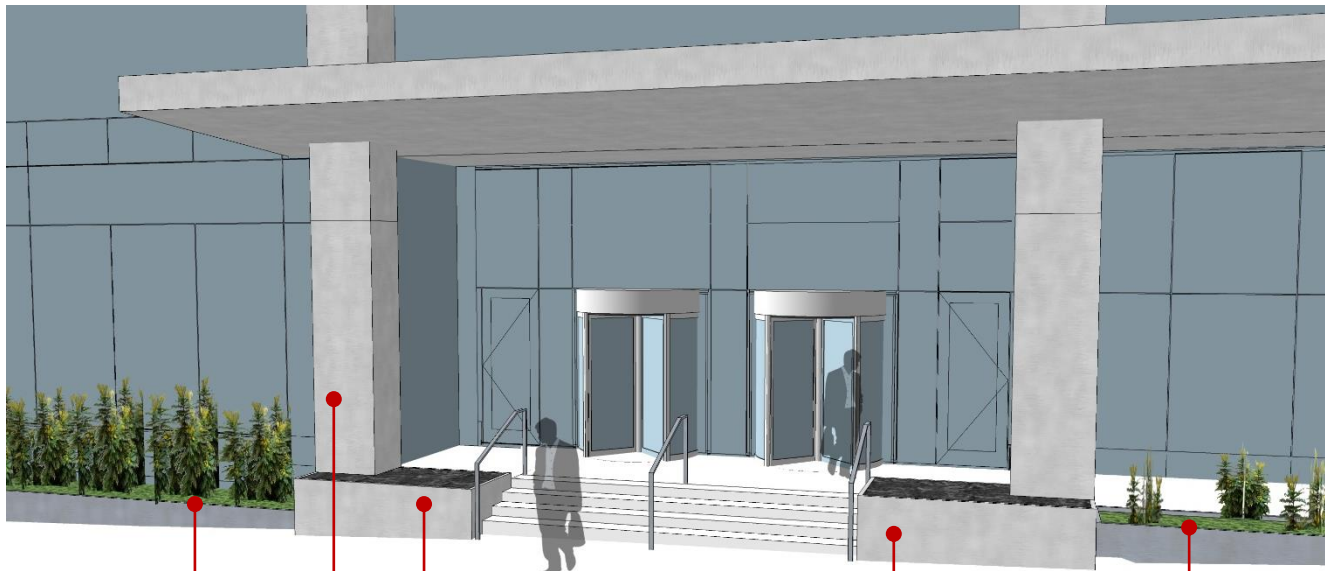


E FREE-STANDING PLANTERS



NORTH

LANDSCAPE SITE PLAN

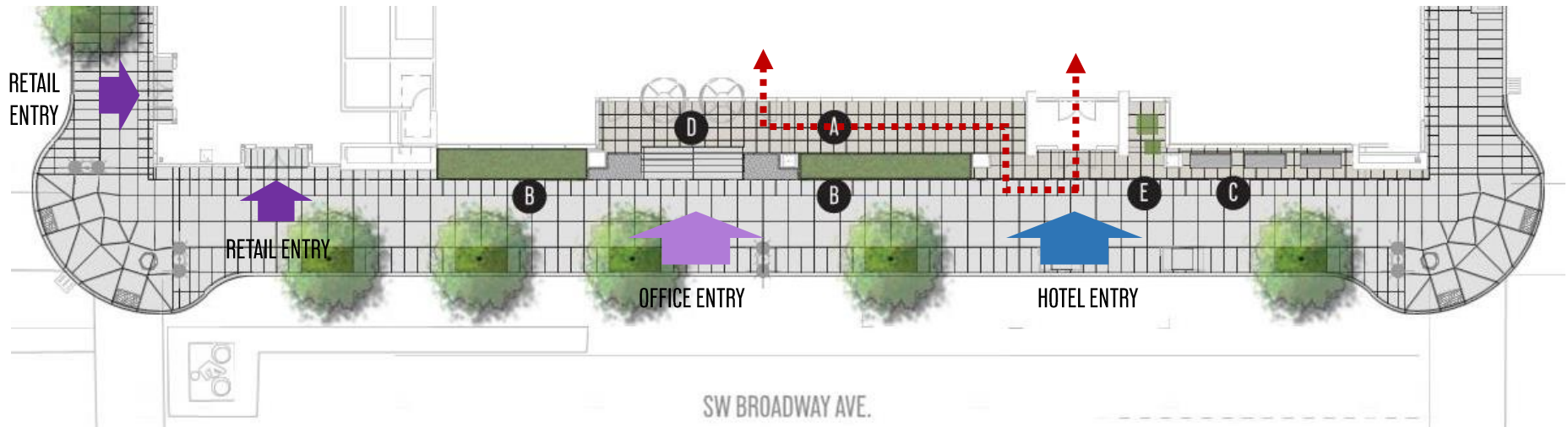


BEAD BLASTED STEEL PLANTER

PAINTED COMPOSITE METAL WITH INLAID POLISHED
PRECAST CONCRETE TOP

BEAD BLASTED STEEL PLANTER

COMPOSITE METAL
COLUMN WRAP





MATERIALS



A RAISED PLANTERS

B PRECAST PAVERS

C GAS FIRE TABLE

D GAS FIRE RING

E MOVABLE FURNITURE

F MODULAR SOFA

PLANT LIST



YUCCA ROSTRATA



BLUE ARROW JUNIPER



FEATHER REED GRASS



CARPET ROSE



TRAILING JASMINE



BLUE OAT GRASS & THYME



SPEEDWELL



NORTH

LANDSCAPE - 18TH FLOOR DECK

AGENDA

PROJECT OVERVIEW

BUILDING DESIGN

MODIFICATIONS

CENTRAL CITY MASTER PLAN

MODIFICATION #1 - LOADING STANDARDS

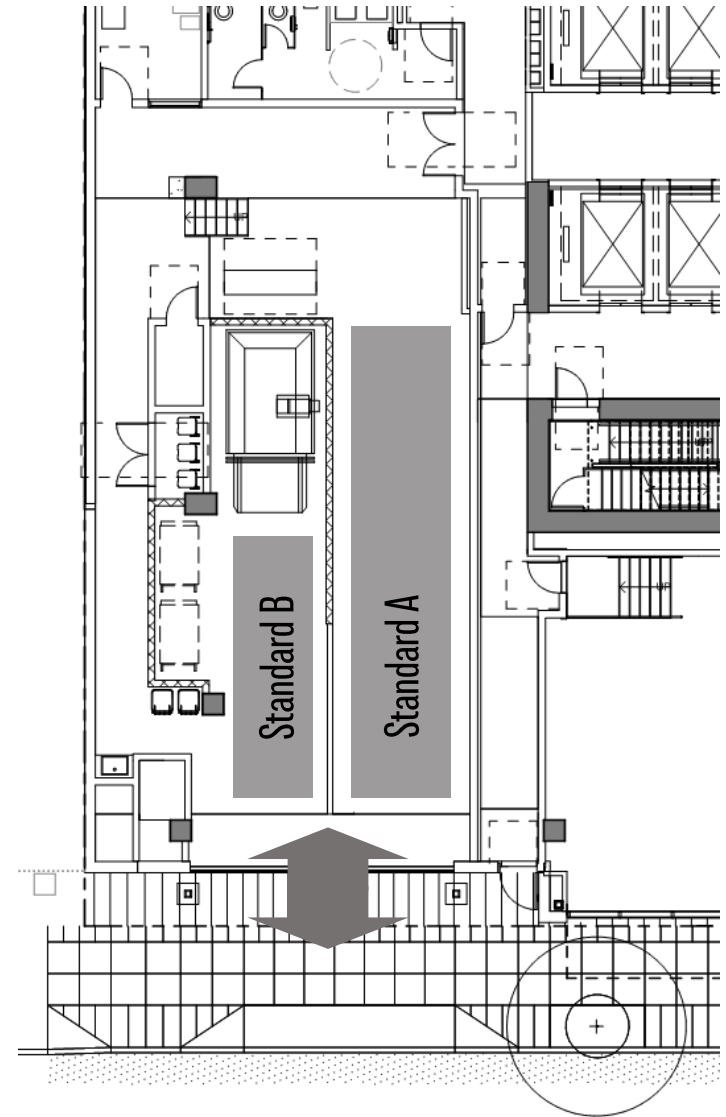
33.266.310

Propose reducing two Standard A loading spaces to:

- (1) Standard A loading space AND
- (1) Standard B loading space

Standard A loading size: 35' long, 10' wide, 13' clearance

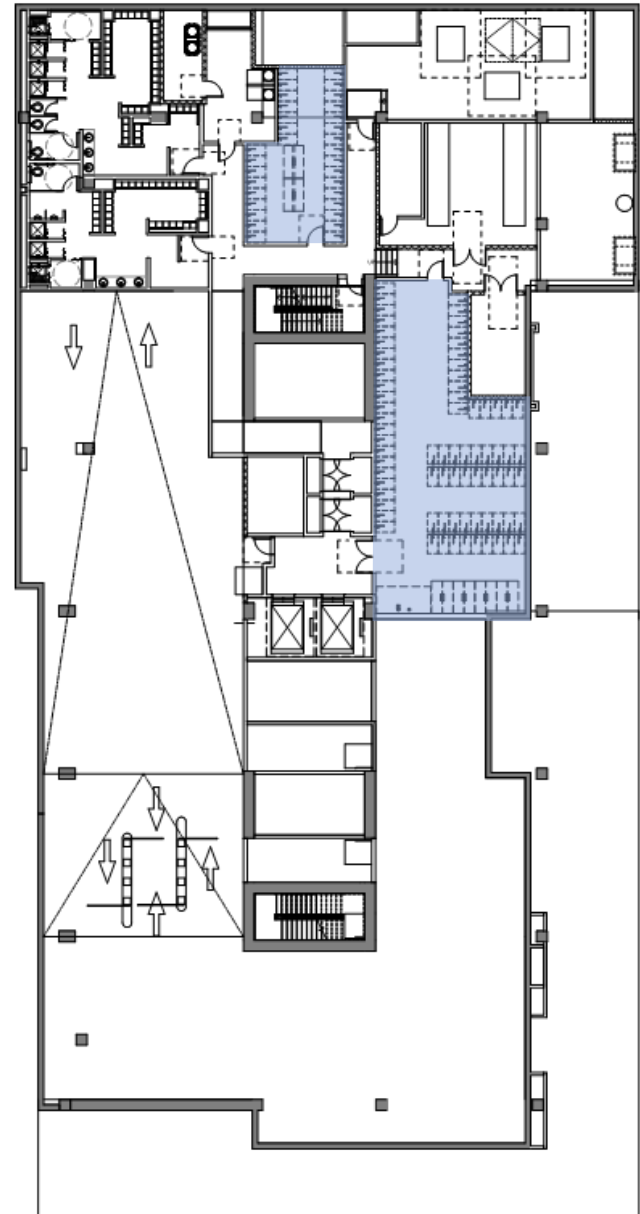
Standard B loading size: 18' long, 9' wide, 10' clearance



MODIFICATION #2 - BIKE PARKING SPACING

33.266.220

Propose to reduce required 24" spacing to 18", with 6" stagger



MODIFICATIONS

AGENDA

PROJECT OVERVIEW

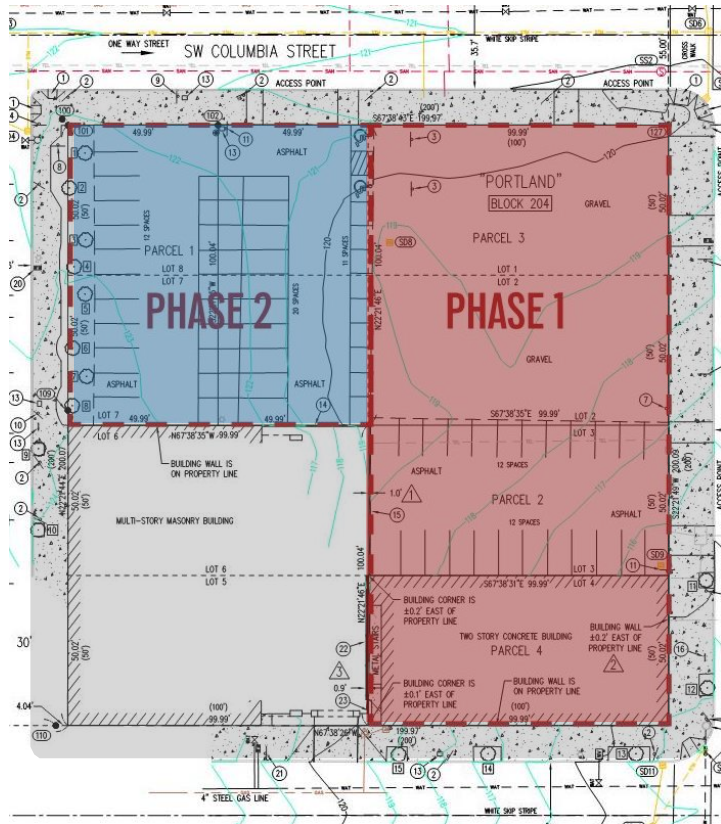
BUILDING DESIGN

MODIFICATIONS

CENTRAL CITY MASTER PLAN

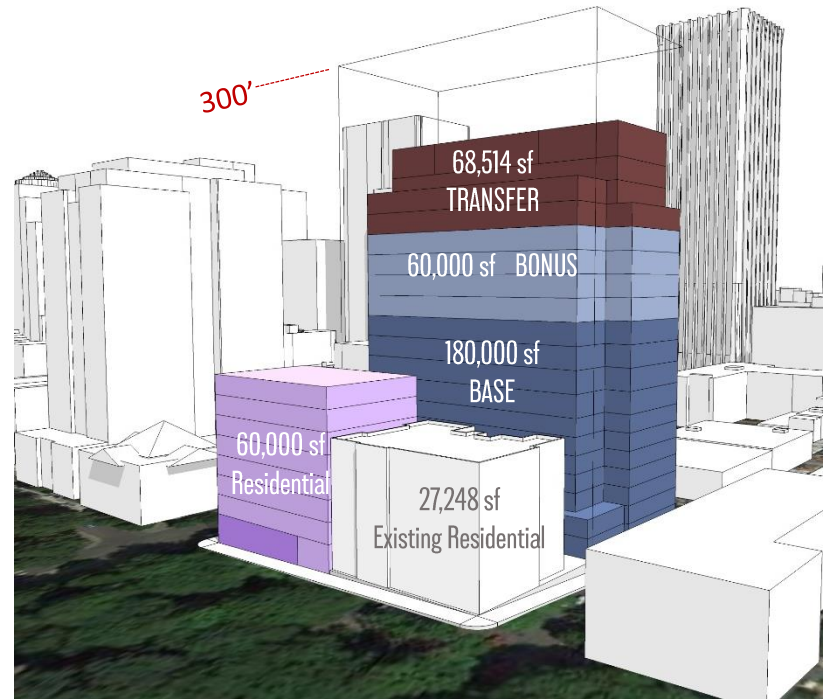


180,000 SF	9:1 BASE FAR	
60,000 SF	3:1 BONUS FAR	
68,514 SF	FAR PURCHASE & CCMP TRANSFER	
308,514 SF	15.43:1	TOTAL FAR



RXd zone
100' height limit

CXd zone
300' height limit



What we are ASKING for:

- Allow an FAR of 15.43:1 on the half block parcel.
- Preserve full capacity for multi-family housing on the ¼ block parcel.

PUBLIC BENEFIT OPTION A:

- Pay \$625,000 to City of Portland Affordable Housing Fund.

(Paid before December 31, 2016)

- Charitable contribution of \$375,000 to Parks Bureau Foundation.

(Paid before June 1, 2017)

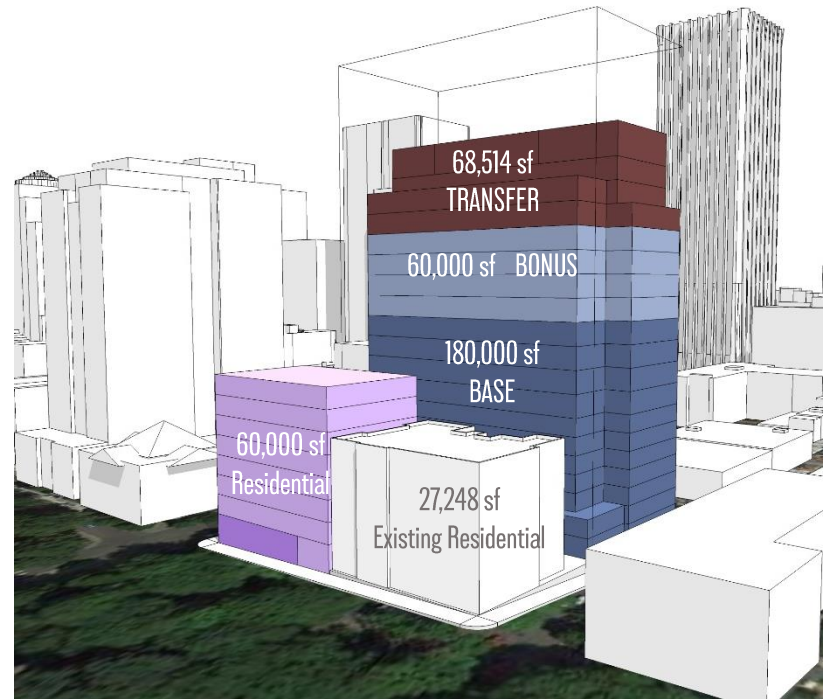
PUBLIC BENEFIT OPTION B:

- Construct an affordable housing project on the ¼ block. 33% of units affordable at 80% MFI.

Commit to permit in hand as a condition to Certificate of Occupancy for Broadway Tower.

- Charitable contribution of \$375,000 to Parks Bureau Foundation.

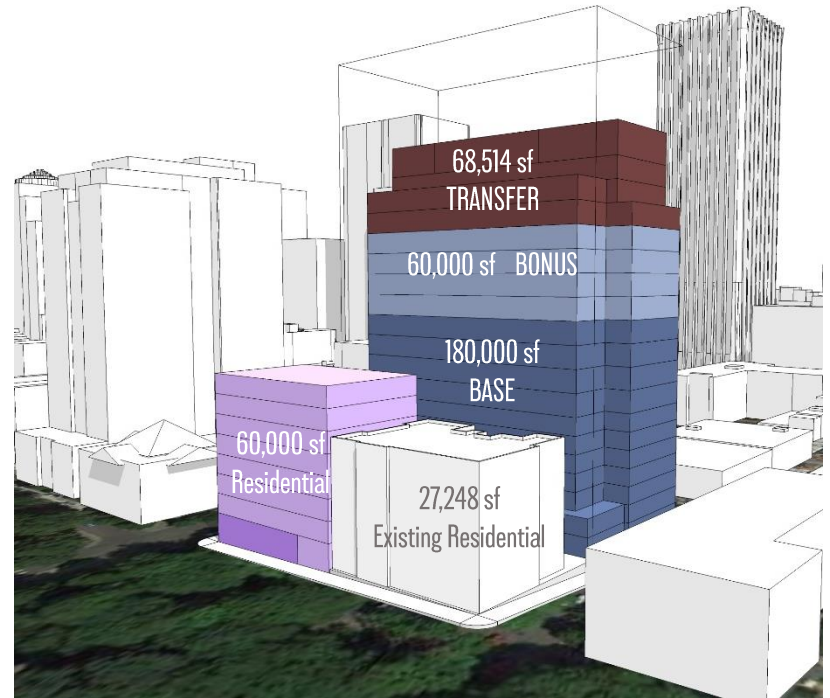
(Paid before June 1, 2017)



Tangible Public Benefits enabled by Broadway Tower:

1. **Contaminated soils removed from Central City - 30,000 cubic yards.**

\$3,388,440



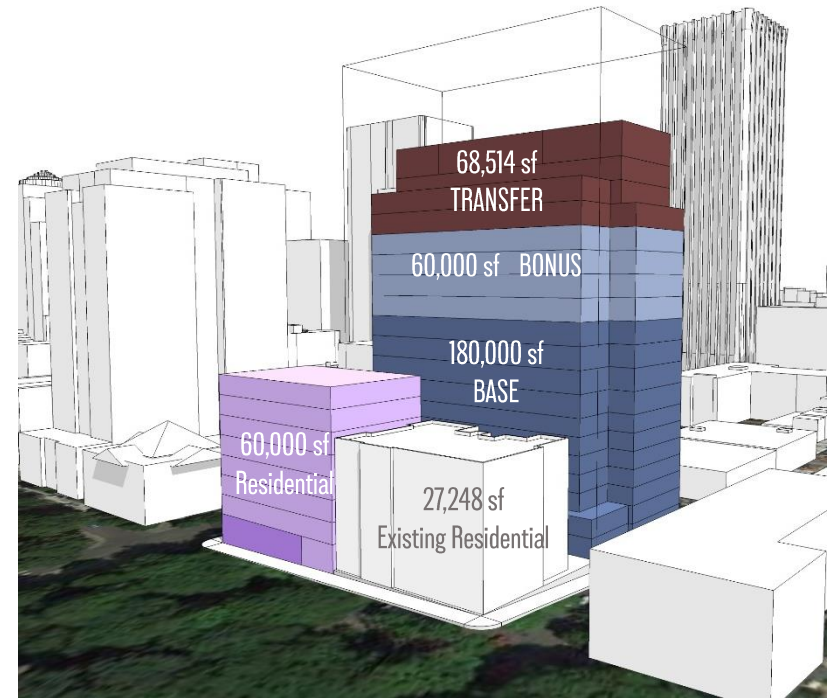
Tangible Public Benefits enabled by Broadway Tower:

**2. Annual property tax increment from
68,600 sf of additional FAR requested.**

\$289,000 per year

**Annual incremental increase in property
taxes (over current)**

\$1,020,000 per year



Tangible Public Benefits enabled by Broadway Tower:

3. New jobs created by this project

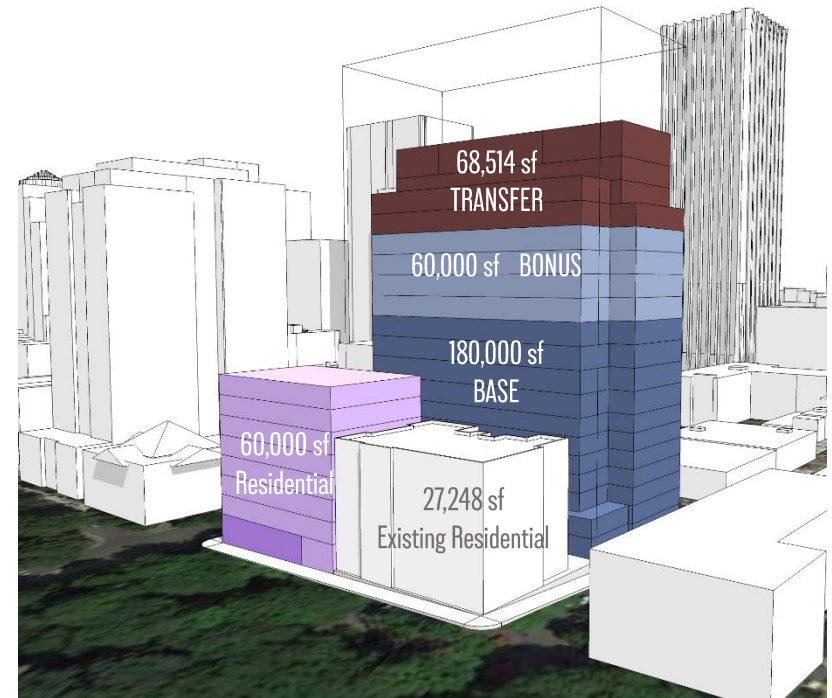
1,736 = new jobs

\$72M = annual gain in regional household earnings

\$19.4M = annual regional increase in need for business services

(Source: Wright & Johnson economic Analysis March, 2016)

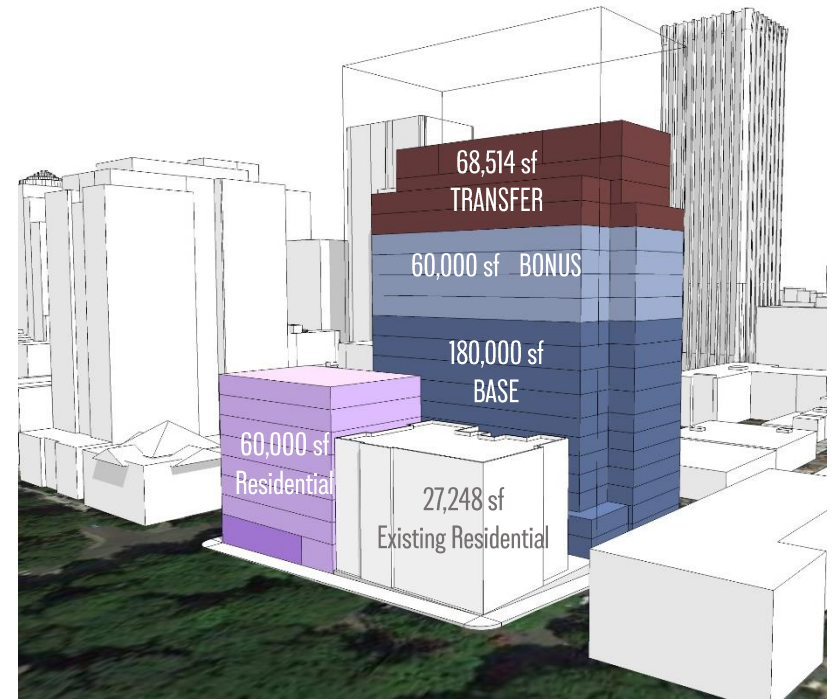
Add information re: total annual payroll and State/City taxes paid.



Tangible Public Benefits enabled by Broadway Tower:

How does our requested FAR transfer create a public benefit?

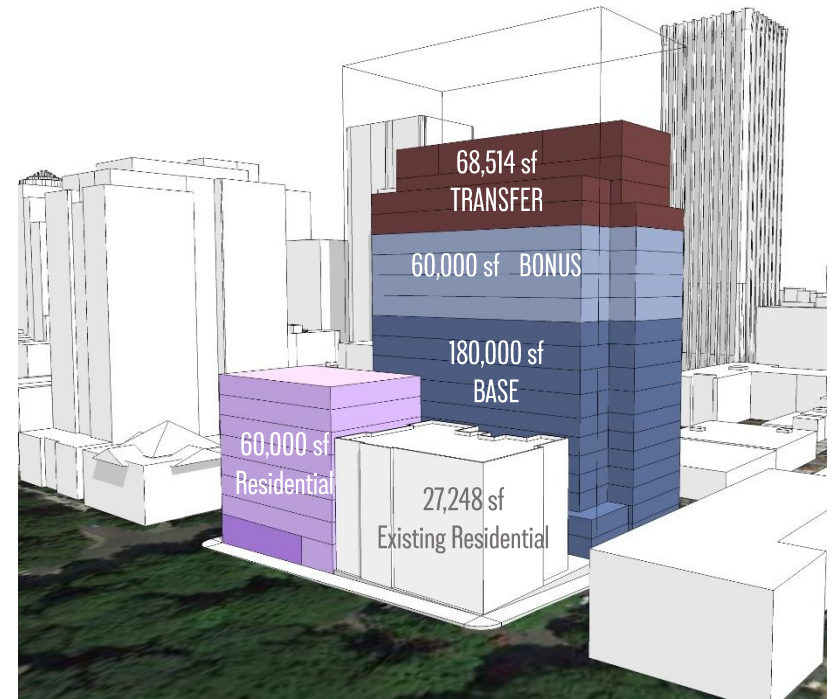
- \$1,400,000 in discounted land value on ¼ block is enabled by BT development - key to making an affordable housing project possible.
- \$6,500,000 in constructed value for 20 affordable housing units - with no public \$\$\$ spent.
- Enables working people an opportunity to live downtown - where they work - where few opportunities exist.
- Provides “Eyes on the Park” with active residents whose presence will enhance public safety.
- The benefit is tangible, permanent and immediate to the neighborhood.



Tangible Public Benefits enabled by Broadway Tower:

How does our requested FAR transfer create a public benefit?

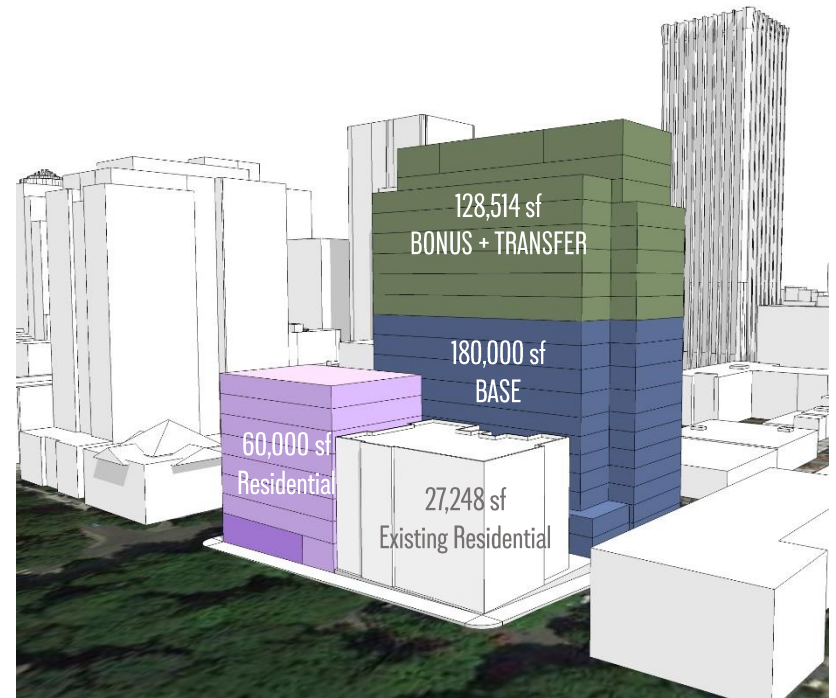
- Contribution is a catalyst to enable restorative improvements on S. Park Blocks that are desperately needed.



Tangible Public Benefits enabled by Broadway Tower:

The zoning code is changing.

The pending changes will ultimately allow Broadway Tower to be developed as proposed without a CCMP process.



THANK YOU

