



OUTSTANDING DESIGN CONCERNS

1. BRICK FACADES

OUTSTANDING DESIGN CONCERNS

1. BRICK FACADES

2. VIEW CORRIDOR

OUTSTANDING DESIGN CONCERNS

1. BRICK FACADES

2. VIEW CORRIDOR

3. GROUND FLOOR RESIDENTIAL TYPOLOGY

OUTSTANDING DESIGN CONCERNS

1. BRICK FACADES

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3. GROUND FLOOR RESIDENTIAL TYPOLOGY

4. LANDSCAPE DESIGN

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4. LANDSCAPE DESIGN

5. GROUND FLOOR RESIDENTIAL FACADES

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1. BRICK FACADES

2. VIEW CORRIDOR

3. GROUND FLOOR RESIDENTIAL TYPOLOGY

4. LANDSCAPE DESIGN

5. GROUND FLOOR RESIDENTIAL FACADES

6. WEATHER PROTECTION

1. BRICK FACADES

2. VIEW CORRIDOR

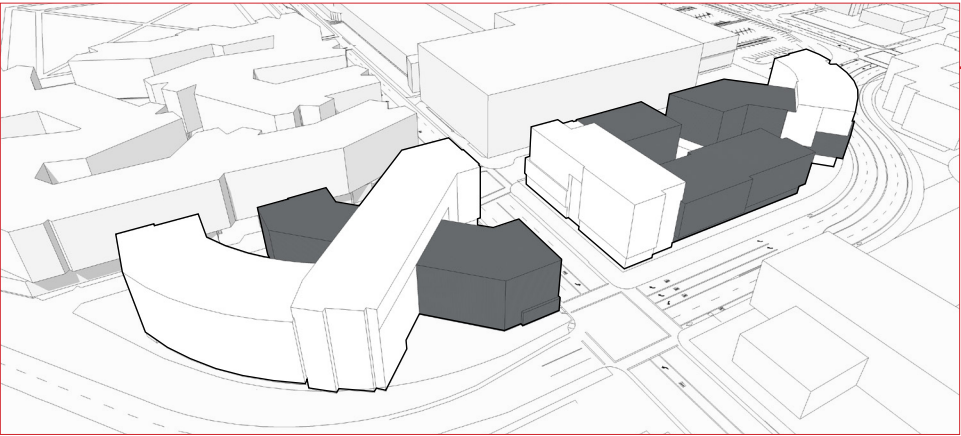
3. GROUND FLOOR RESIDENTIAL TYPOLOGY

4. LANDSCAPE DESIGN

5. GROUND FLOOR RESIDENTIAL FACADES

6. WEATHER PROTECTION

BRICK PALETTE OPTIONS

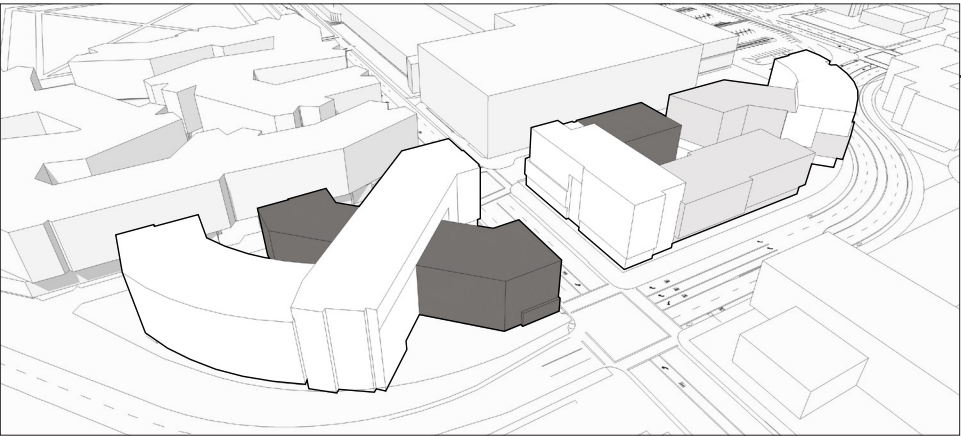


• PREVIOUS LUR 1 SUBMISSION

SOUTH BUILDING - DARK BRICK

MIDDLE BUILDING - DARK BRICK

NORTH BUILDING - DARK BRICK

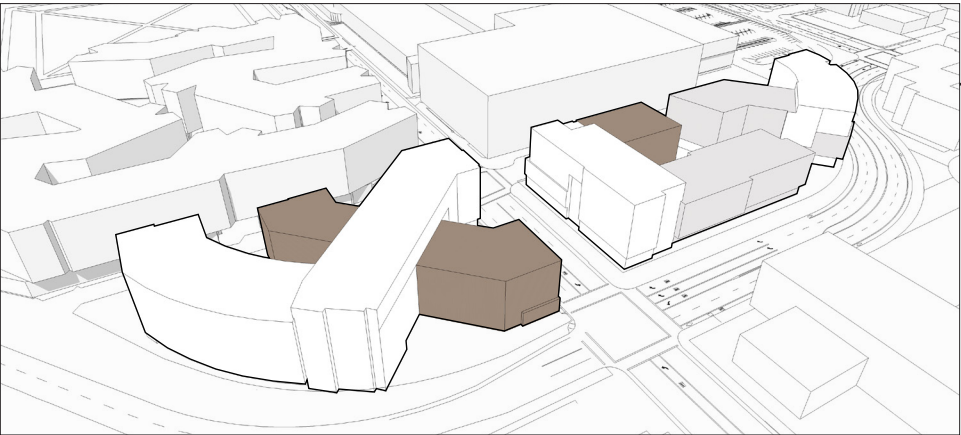


• OPTION A

SOUTH BUILDING - DARK BRICK

MIDDLE BUILDING - HALF DARK/HALF LIGHT

NORTH BUILDING - LIGHT BRICK

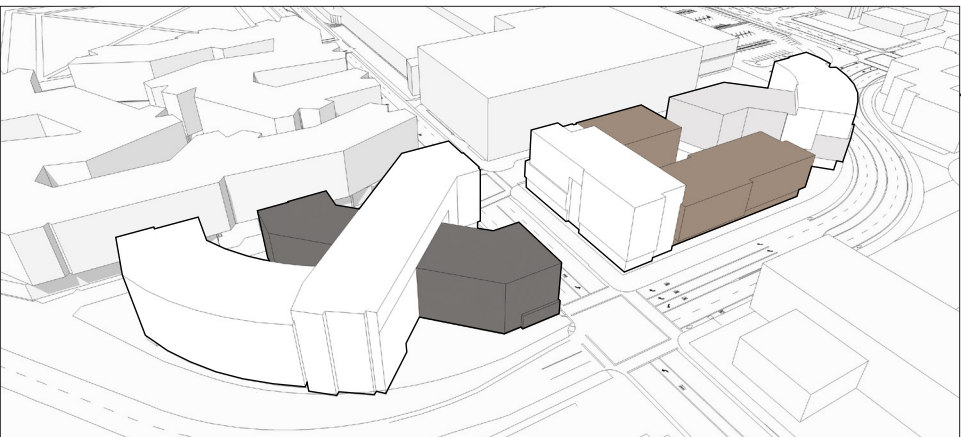


• OPTION B

SOUTH BUILDING - MEDIUM BRICK

MIDDLE BUILDING - HALF MEDIUM/HALF LIGHT

NORTH BUILDING - LIGHT BRICK



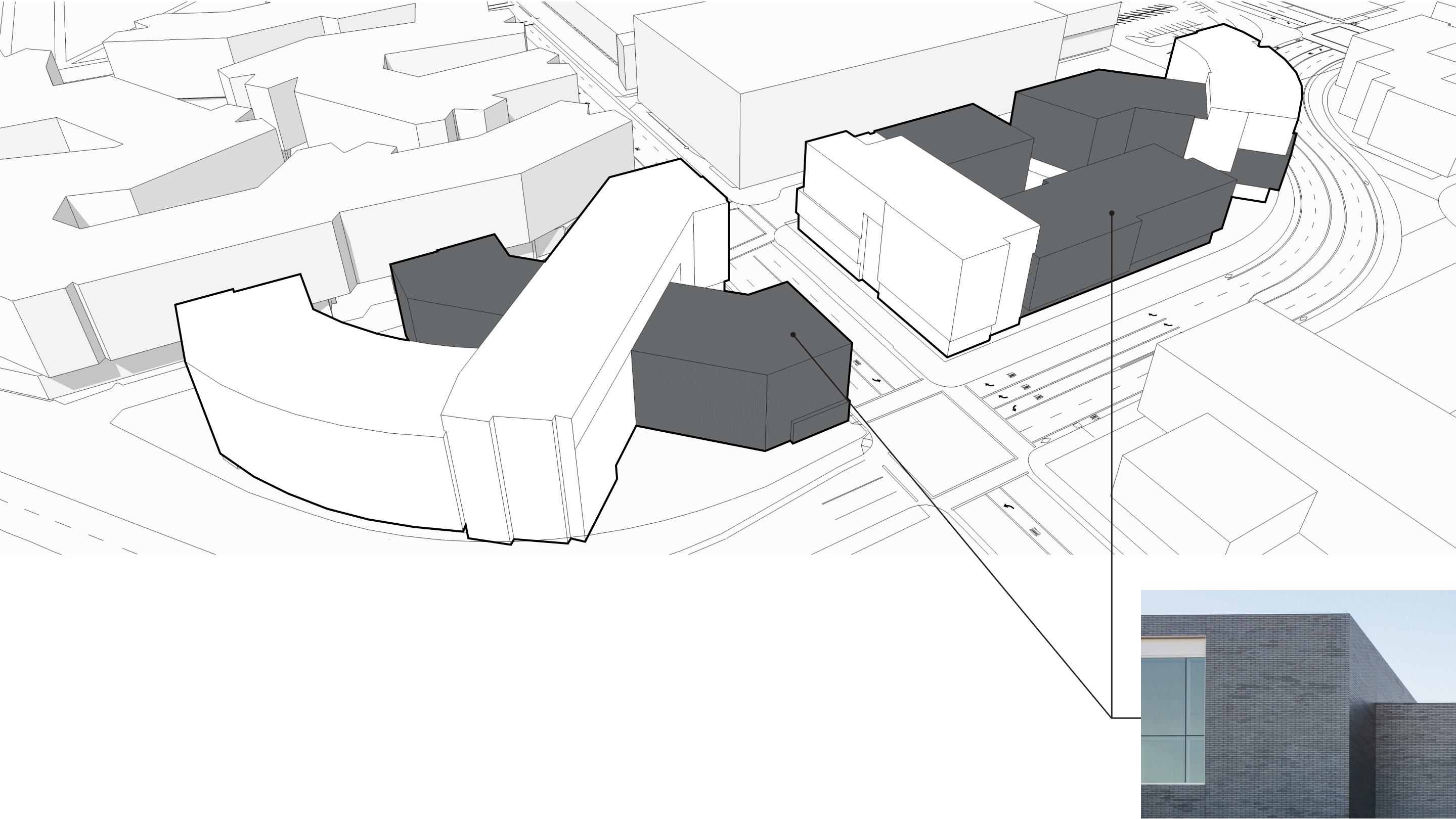
• OPTION C

SOUTH BUILDING - DARK BRICK

MIDDLE BUILDING - MEDIUM BRICK

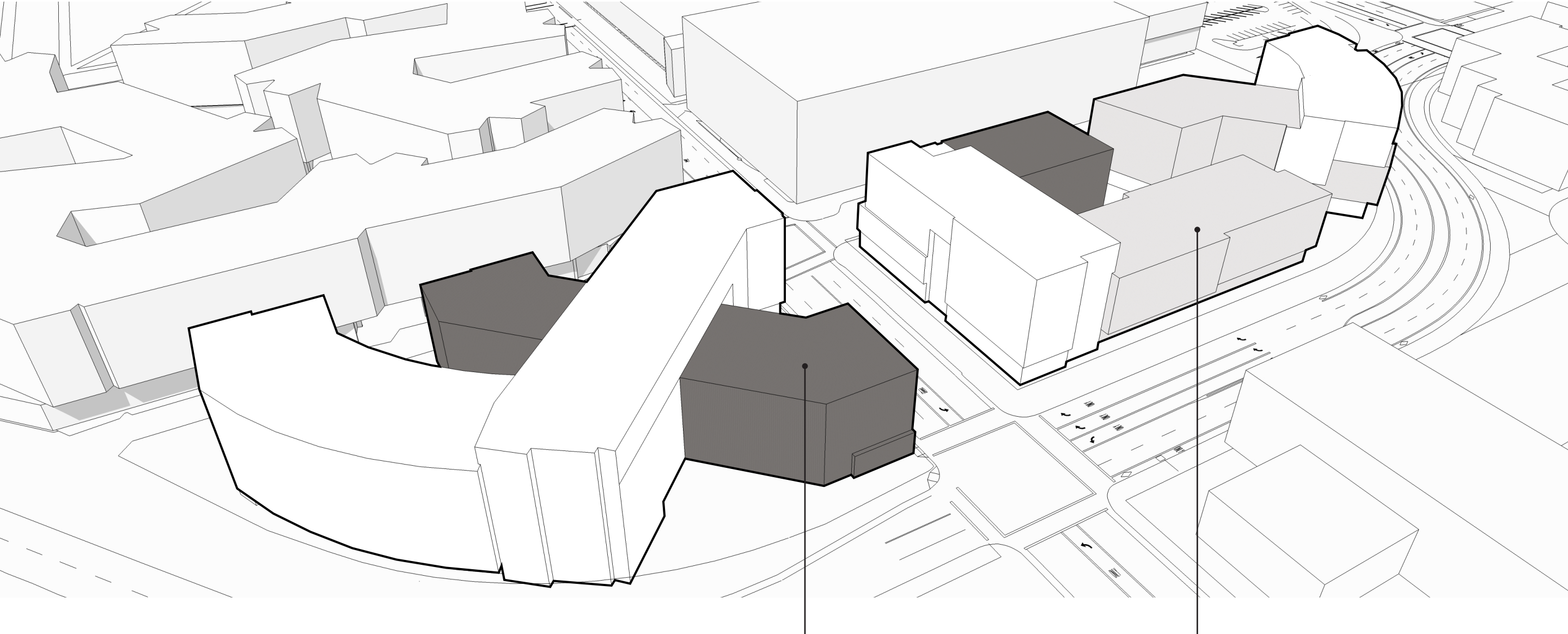
NORTH BUILDING - LIGHT BRICK

PREVIOUS LUR 1 SUBMISSION - BRICK PALETTE



ENDICOTT MANGANESE IRONSPOT

OPTION A: BRICK PALETTE

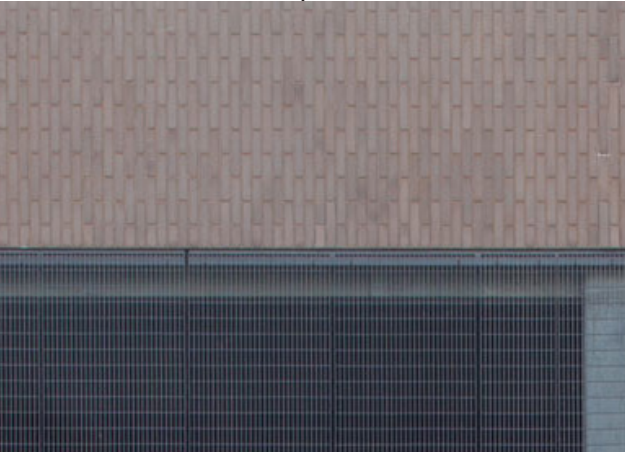
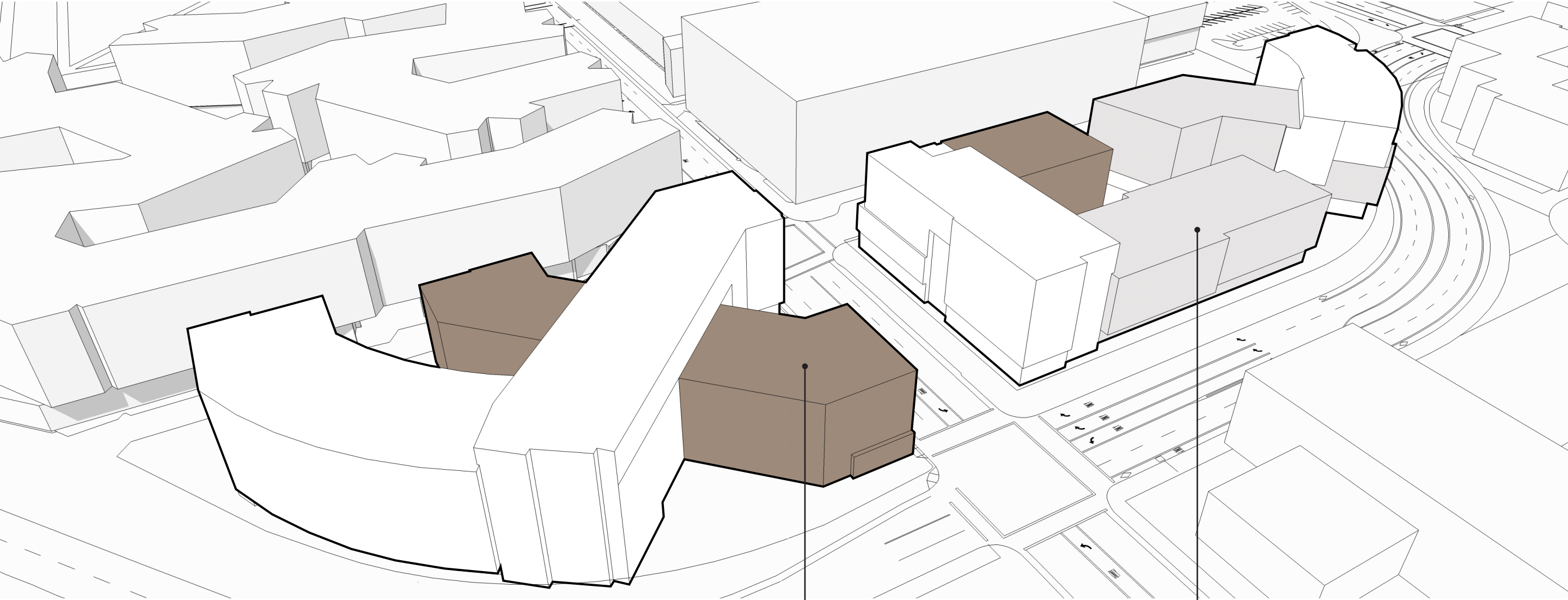


MUTUAL MATERIALS COAL CREEK



MUTUAL MATERIALS PEWTER

OPTION B: BRICK PALETTE

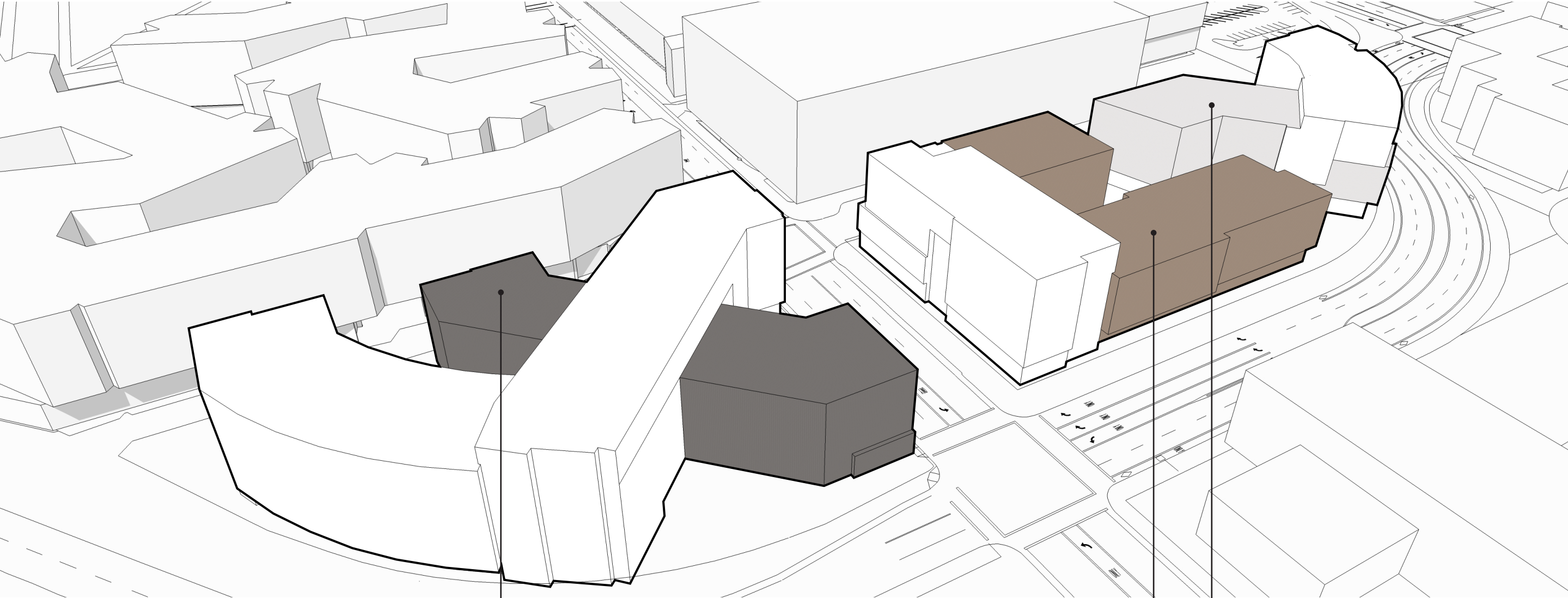


ENDICOTT EXECUTIVE IRONSPOT

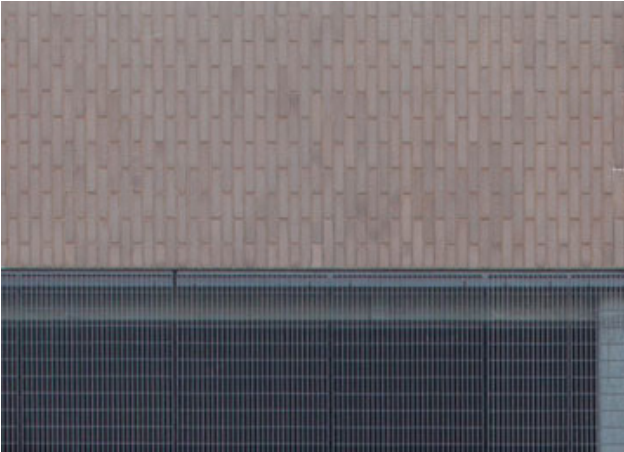


MUTUAL MATERIALS PEWTER

OPTION C: BRICK PALETTE



MUTUAL MATERIALS COAL CREEK

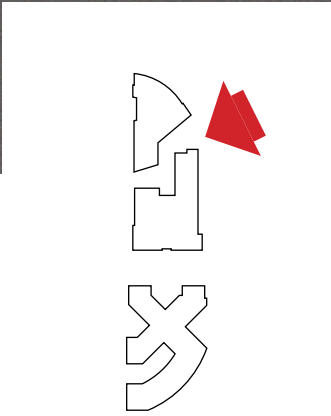


ENDICOTT EXECUTIVE IRONSPOT

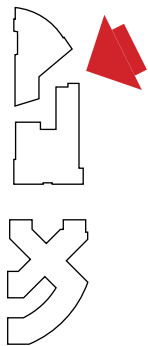


MUTUAL MATERIALS PEWTER

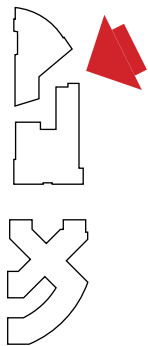
PREVIOUS LUR 1 SUBMISSION - NORTH SITE, NE PLAZA AT 16TH AVE CROSSWALK



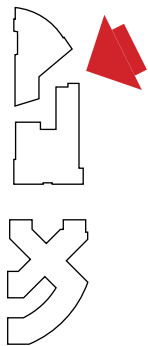
OPTION A: NORTH SITE, NE PLAZA AT 16TH AVE CROSSWALK



OPTION B: NORTH SITE, NE PLAZA AT 16TH AVE CROSSWALK



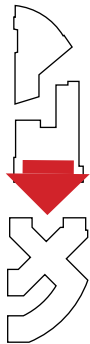
OPTION C: NORTH SITE, NE PLAZA AT 16TH AVE CROSSWALK



PREVIOUS LUR 1 SUBMISSION - SOUTH SITE, NORTH PLAZA AT MULTNOMAH



OPTION A: SOUTH SITE, NORTH PLAZA AT MULTNOMAH



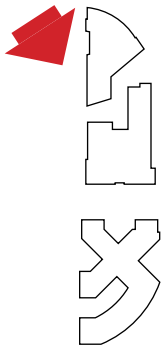
OPTION B: SOUTH SITE, NORTH PLAZA AT MULTNOMAH



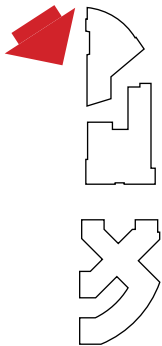
OPTION C: SOUTH SITE, NORTH PLAZA AT MULTNOMAH



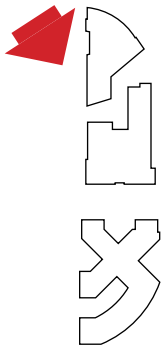
PREVIOUS LUR 1 SUBMISSION - NORTH SITE, VIEW SOUTH ON 15TH DRIVE



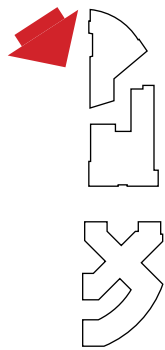
OPTION A: NORTH SITE, VIEW SOUTH ON 15TH DRIVE



OPTION B: NORTH SITE, VIEW SOUTH ON 15TH DRIVE



OPTION C: NORTH SITE, VIEW SOUTH ON 15TH DRIVE



OUTSTANDING DESIGN CONCERNS

1. BRICK FACADES

2. VIEW CORRIDOR

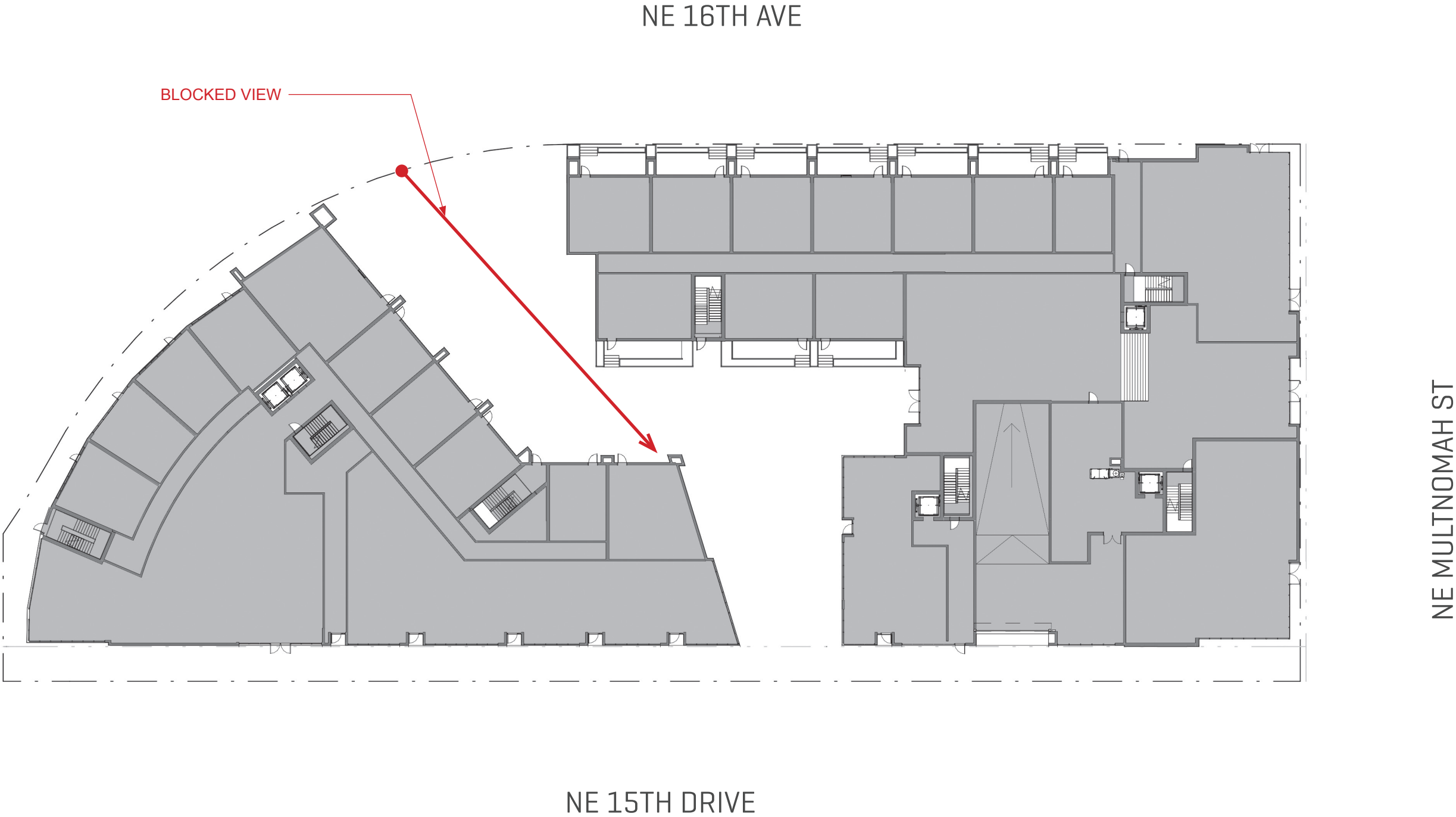
3. GROUND FLOOR RESIDENTIAL TYPOLOGY

4. LANDSCAPE DESIGN

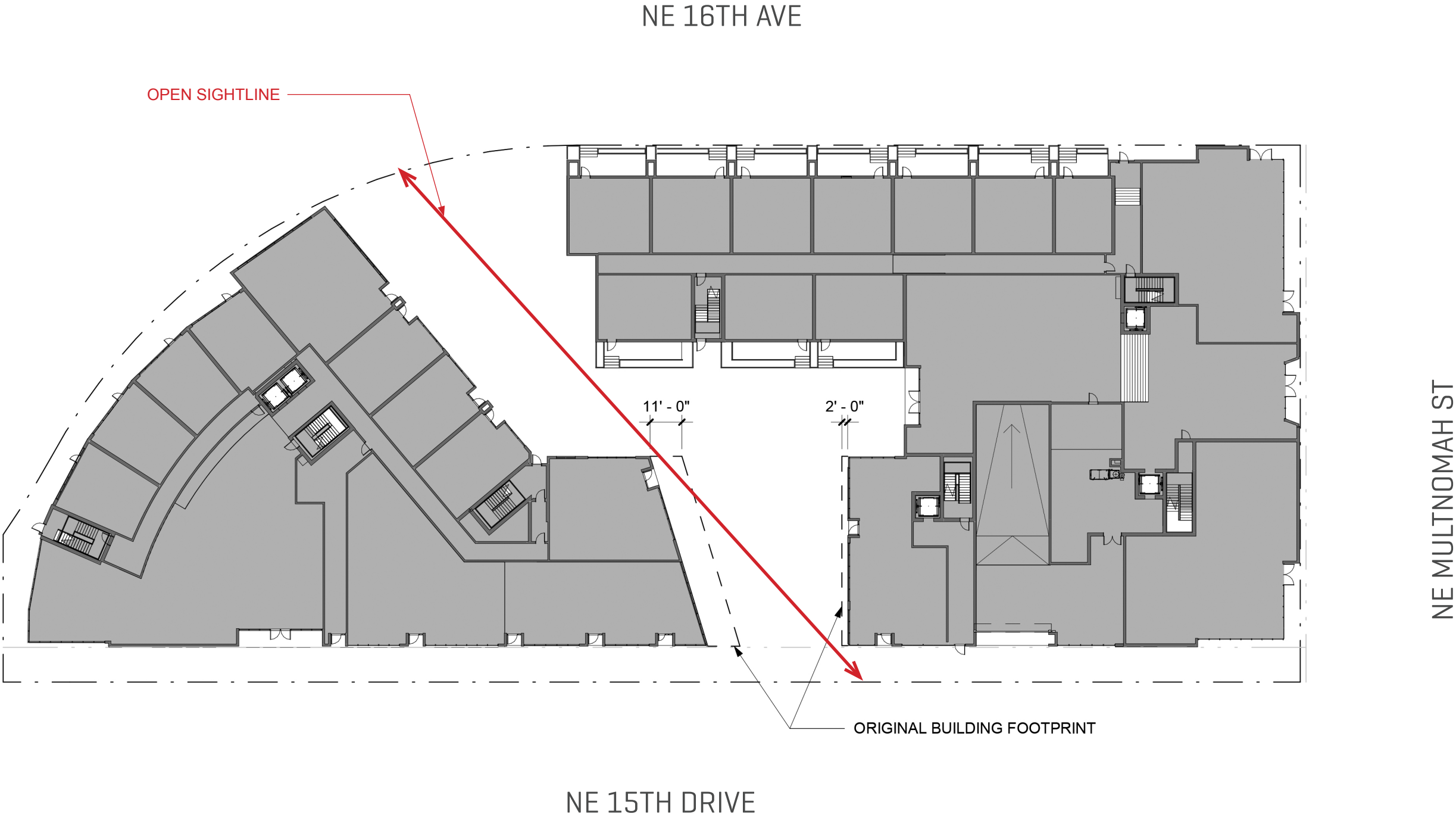
5. GROUND FLOOR RESIDENTIAL FACADES

6. WEATHER PROTECTION

PREVIOUS LUR 1 SUBMISSION - GROUND FLOOR PLAN DIAGRAM - NORTH SITE



GROUND FLOOR PLAN DIAGRAM - NORTH SITE



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1. BRICK FACADES

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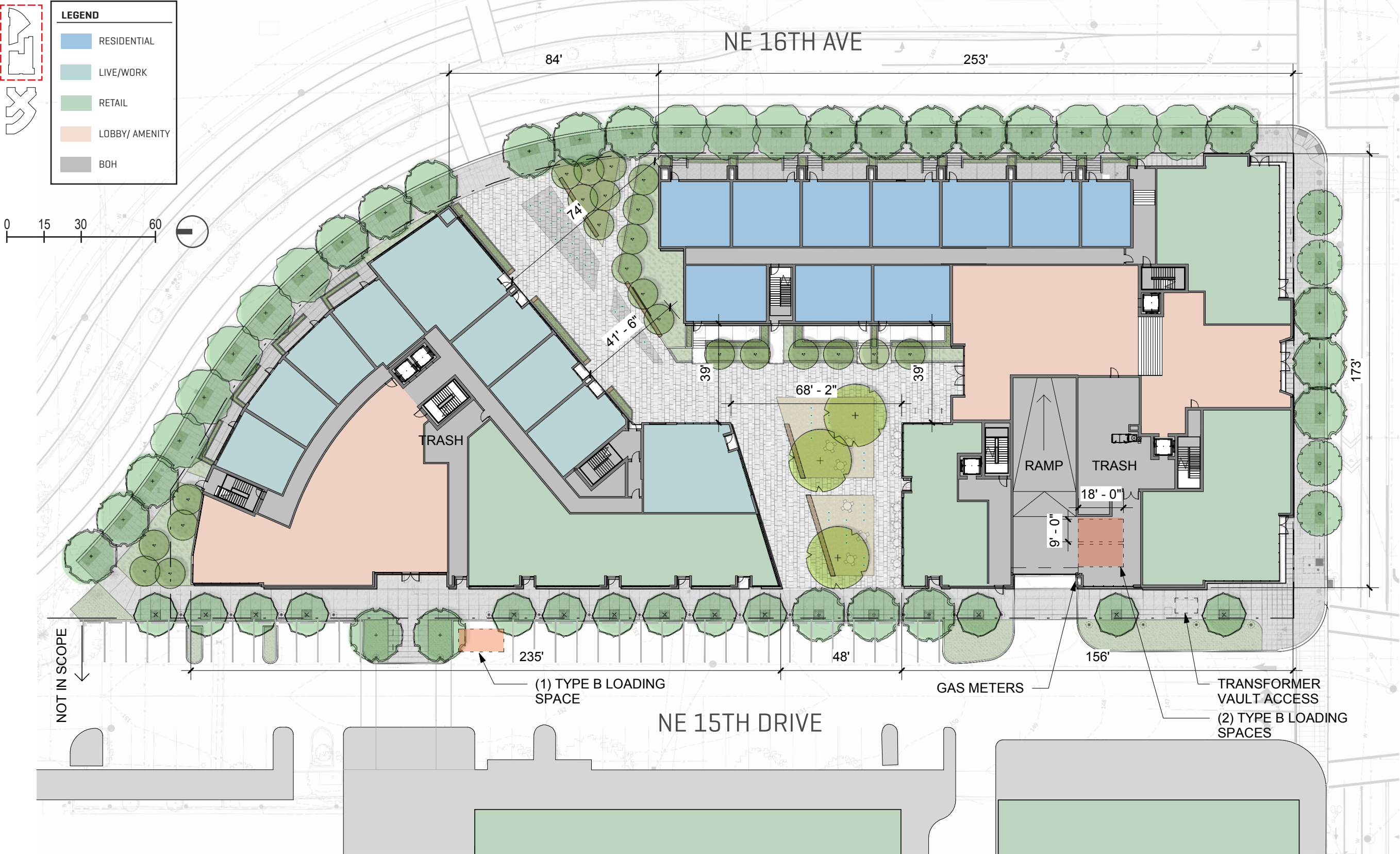
5. GROUND FLOOR RESIDENTIAL FACADES

6. WEATHER PROTECTION

PREVIOUS LUR 1 SUBMISSION - ENLARGED GROUND FLOOR PLAN - NORTH SITE



LUR 2 - ENLARGED GROUND FLOOR PLAN - NORTH SITE



OUTSTANDING DESIGN CONCERNS

1. BRICK FACADES

2. VIEW CORRIDOR

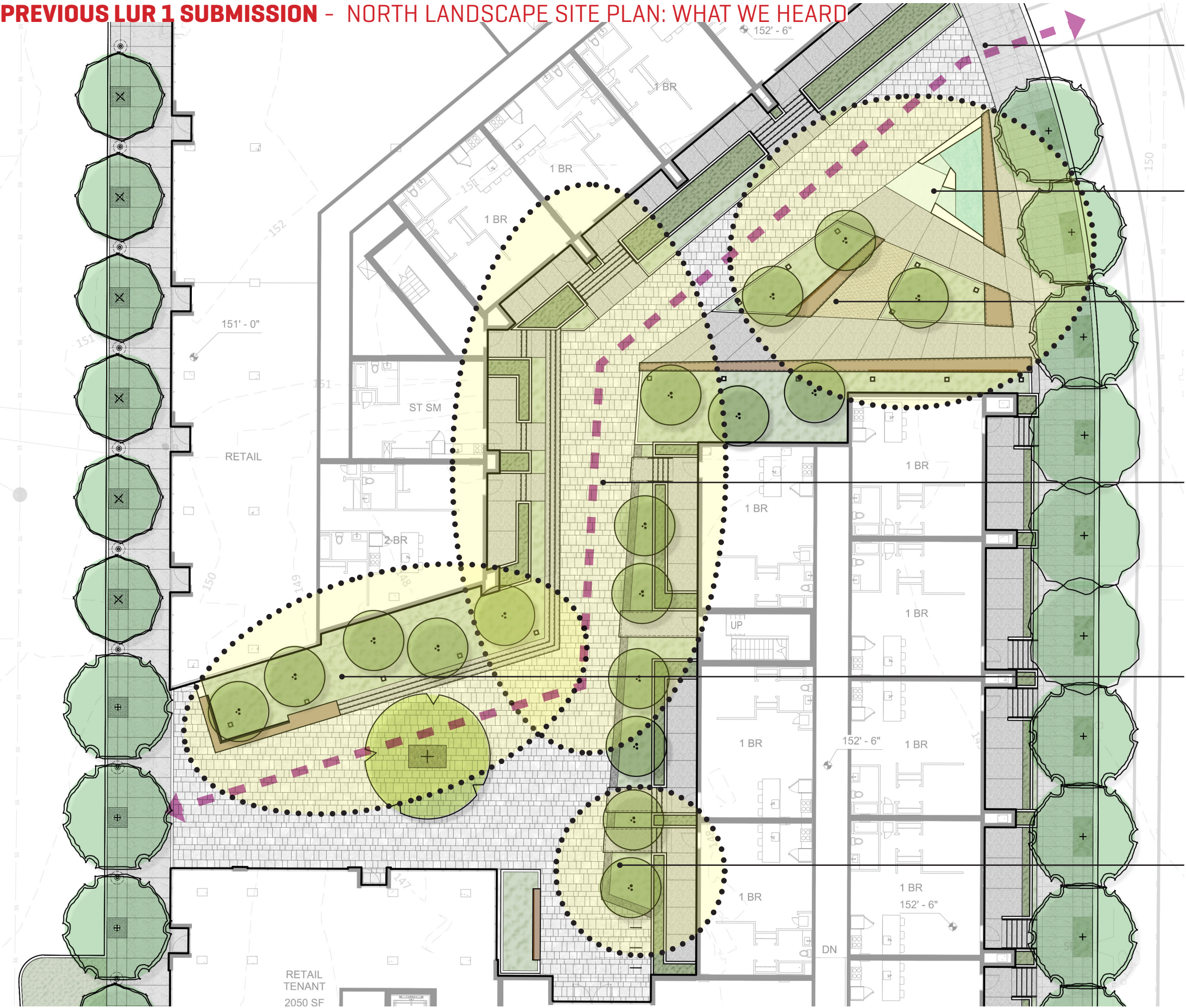
3. GROUND FLOOR RESIDENTIAL TYPOLOGY

4. LANDSCAPE DESIGN

5. GROUND FLOOR RESIDENTIAL FACADES

6. WEATHER PROTECTION

PREVIOUS LUR 1 SUBMISSION - NORTH LANDSCAPE SITE PLAN: WHAT WE HEARD



VISUAL CONNECTION

Visual connection is missing. Ensure Neighborhood Passage feels 'safe' (Neighborhood testimony)

FOUNTAIN

Further clarify the intent of the fountain. Is it a landmark? Is it a beacon? Both?

POCKET PARK

Lacks cohesion. Investigate ways to bring softness and order to the space. Make more inviting.

NEIGHBORHOOD PASSAGE

What is the character? Concern it is not activated enough / feels too private. Investigate Live Work units.

POCKET PLAZA

Deep planter at the north edge feels like a barrier to creating an active plaza. Investigate activating the edges.

GEOMETRY

Investigate ways to bring order to the space. Why does this have to be angled?

LUR 2 - NORTH LANDSCAPE SITE PLAN RESPONSE



VISUAL CONNECTION
Buildings and landscape beds have been adjusted to allow for a view from the crosswalk on 16th through the site to the theater along 15th.

FOUNTAIN
The revised fountain provides a meeting place as well as a visual icon for the site and pocket park.

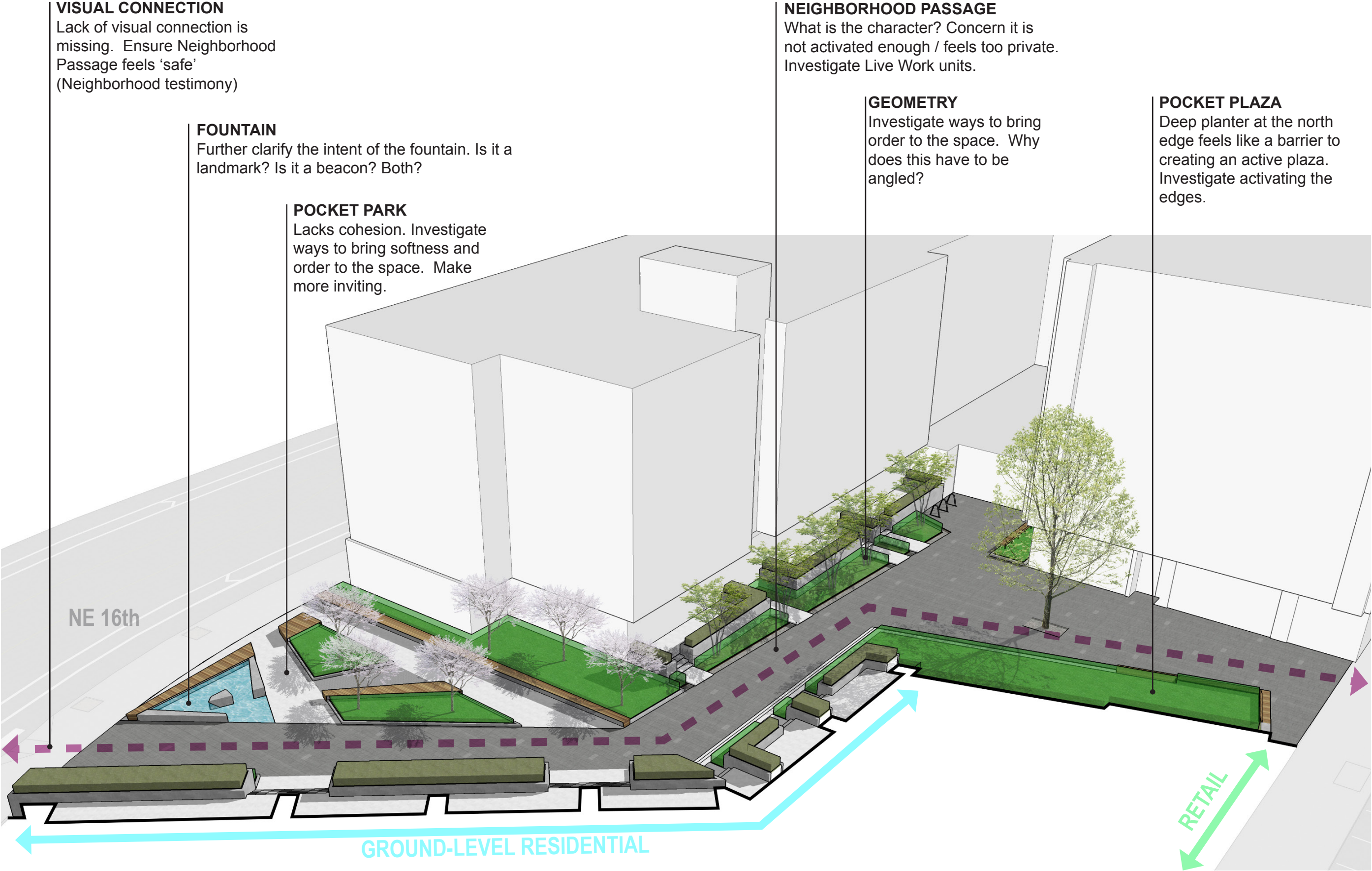
POCKET PARK
Park has been opened up to allow for free flowing movement through stone paving and a tree grove in crushed stone paving. Majority of areas are flush and walkable including the water feature. A planting area flanks the park to the south to create a buffer for the residential units.

NEIGHBORHOOD PASSAGE
The neighborhood passage has been shortened with the architecture on the north building being pulled back. Live/work units now activate the north building face.

POCKET PLAZA
Plaza has been opened up to allow for free flowing movement throughout. Shade trees in crushed stone paving create an active gathering space for the adjacent retail to the south and live/work to the north.

GEOMETRY
Angles in the landscape plan have been refined to provide more clarity of path of travel and spatial edges. Sharp points in the plan have been minimized to create more inviting spaces.

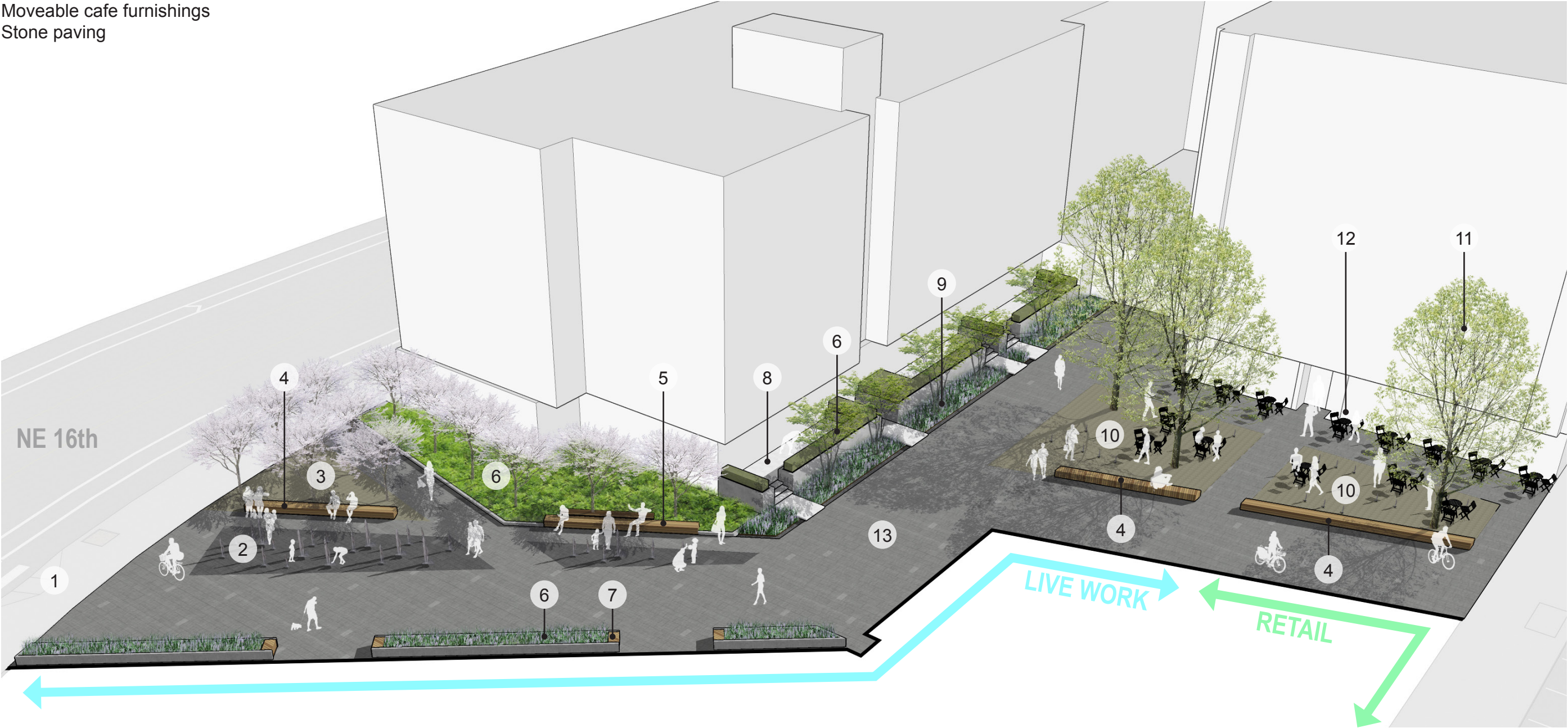
PREVIOUS LUR 1 SUBMISSION - NORTH LANDSCAPE AXONOMETRIC: WHAT WE HEARD



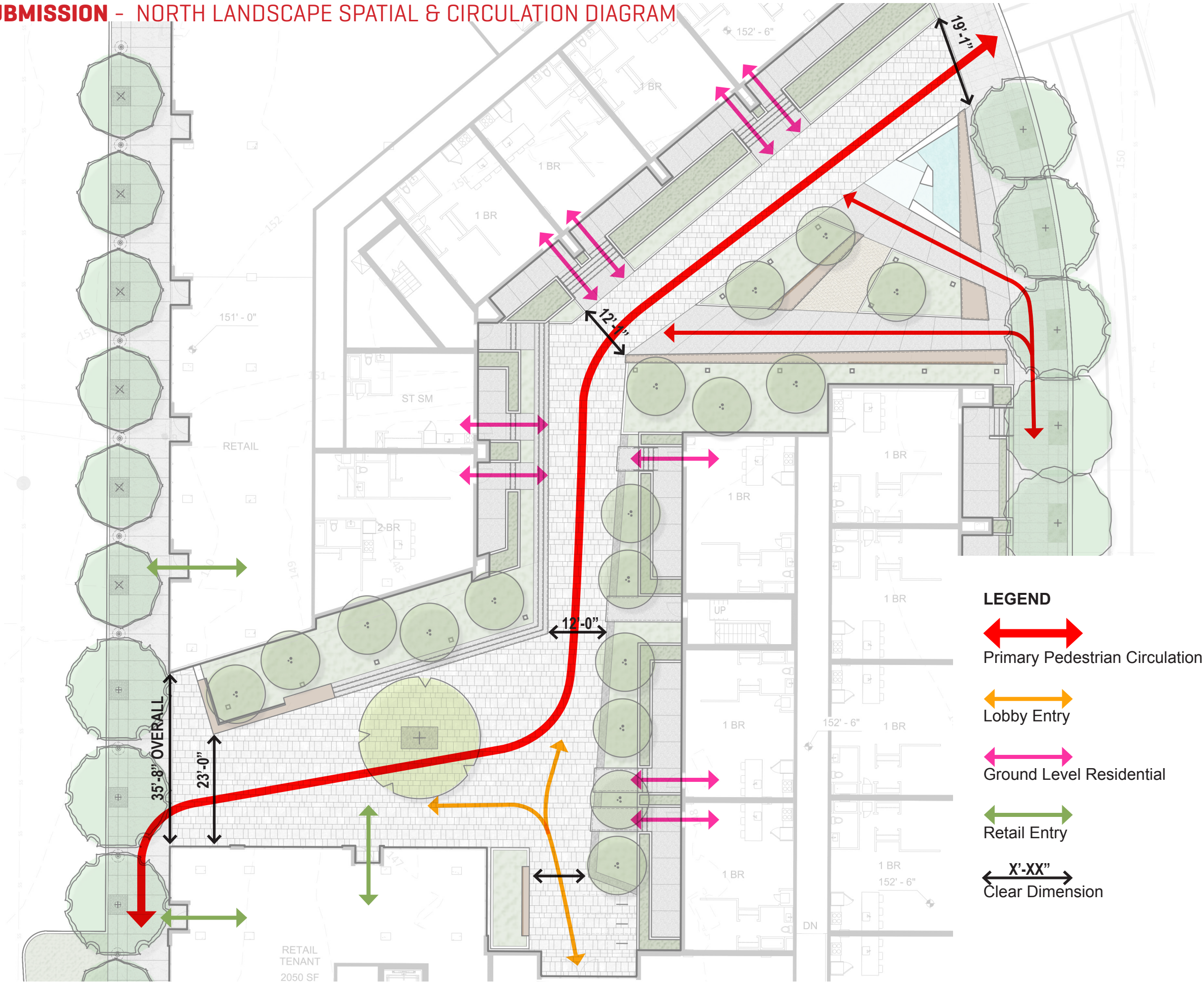
LUR 2 - NORTH LANDSCAPE RESPONSE

LEGEND

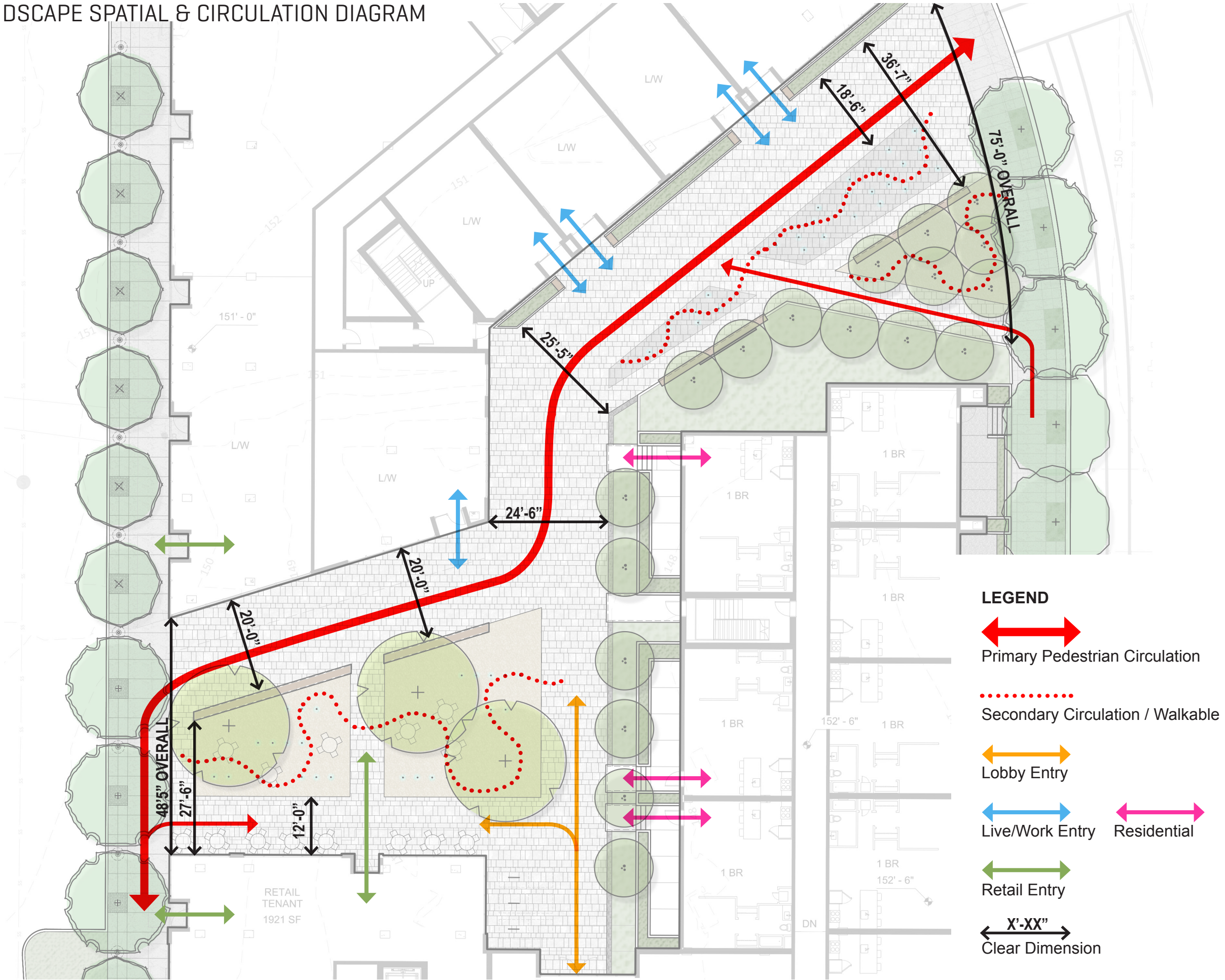
- 1 Pedestrian crosswalk
- 2 Water feature in paving
- 3 Flowering tree grove in crushed stone paving
- 4 Wood seatwall
- 5 Backed wood seatwall
- 6 Raised planter (not a stormwater planter)
- 7 Integrated wood bench
- 8 Ground-level walk-up residential stoop
- 9 In-grade planting with small trees
- 10 Crushed stone court with integrated water feature
- 11 Shade tree
- 12 Moveable cafe furnishings
- 13 Stone paving



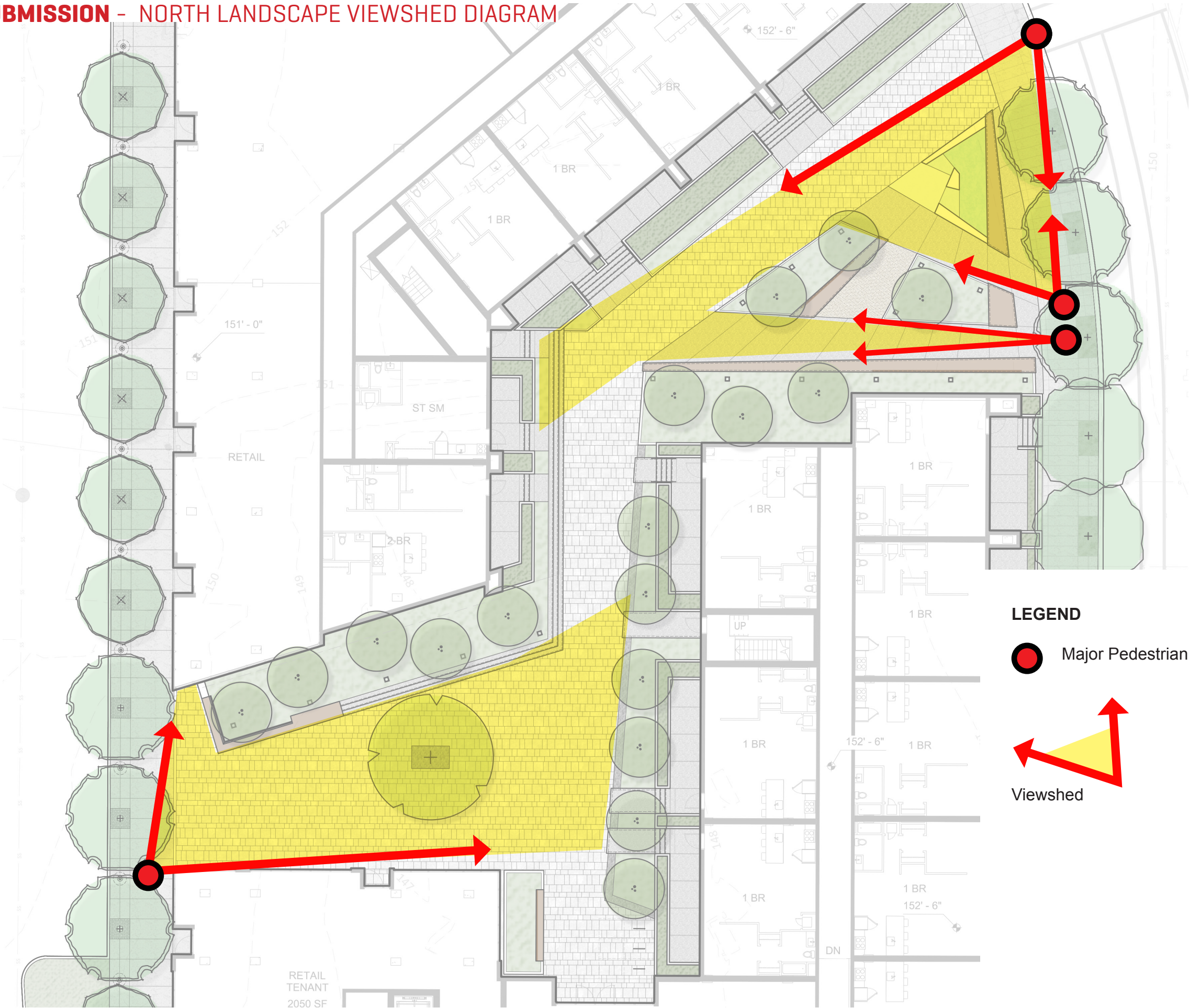
PREVIOUS LUR 1 SUBMISSION - NORTH LANDSCAPE SPATIAL & CIRCULATION DIAGRAM



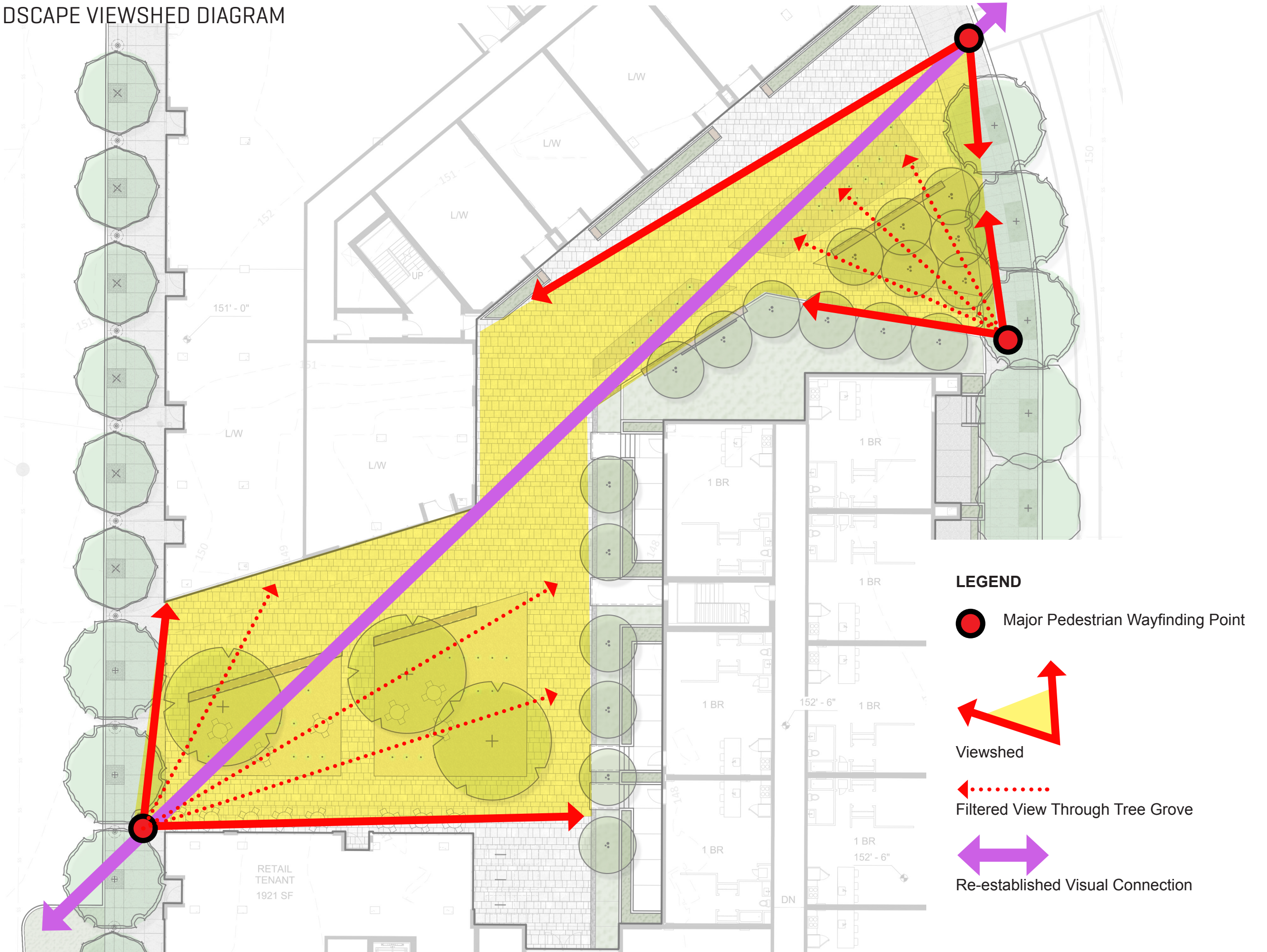
LUR 2 - NORTH LANDSCAPE SPATIAL & CIRCULATION DIAGRAM



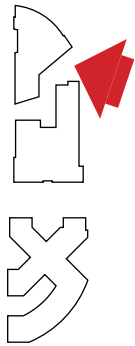
PREVIOUS LUR 1 SUBMISSION - NORTH LANDSCAPE VIEWSHED DIAGRAM



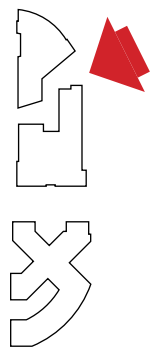
LUR 2 - NORTH LANDSCAPE VIEWSHED DIAGRAM



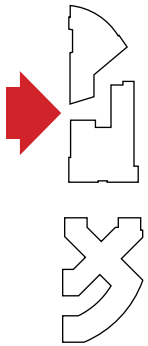
LUR 2 - NORTH SITE: LANDSCAPE AT NE PLAZA AT 16TH AVE



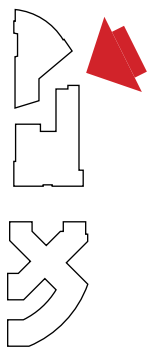
LUR 2 - NORTH SITE: LANDSCAPE AT NE PLAZA AT 16TH AVE



LUR 2 - NORTH SITE: LANDSCAPE WEST PLAZA AT 15TH DRIVE



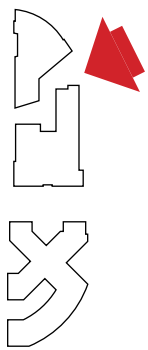
PREVIOUS LUR 1 SUBMISSION - NORTH SITE: NE PLAZA AT 16TH AVE CROSSWALK



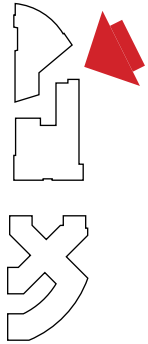
LUR 2 - NORTH SITE: NE PLAZA AT 16TH AVE CROSSWALK



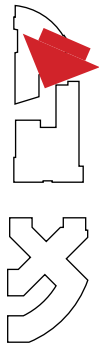
PREVIOUS LUR 1 SUBMISSION - NORTH SITE: NE PLAZA AT 16TH AVE CROSSWALK



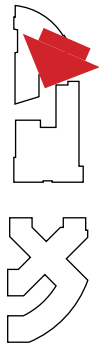
LUR 2 - NORTH SITE: NE PLAZA AT 16TH AVE CROSSWALK



PREVIOUS LUR 1 SUBMISSION - NORTH SITE: WALKWAY BETWEEN MIDDLE AND NORTH BUILDINGS



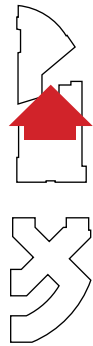
LUR 2 - NORTH SITE: WALKWAY BETWEEN MIDDLE AND NORTH BUILDINGS



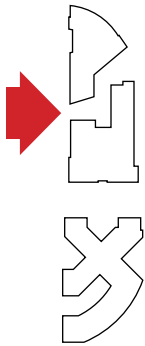
PREVIOUS LUR 1 SUBMISSION - NORTH SITE: WALKWAY BETWEEN MIDDLE AND NORTH BUILDINGS



LUR 2 - NORTH SITE: WALKWAY BETWEEN MIDDLE AND NORTH BUILDINGS



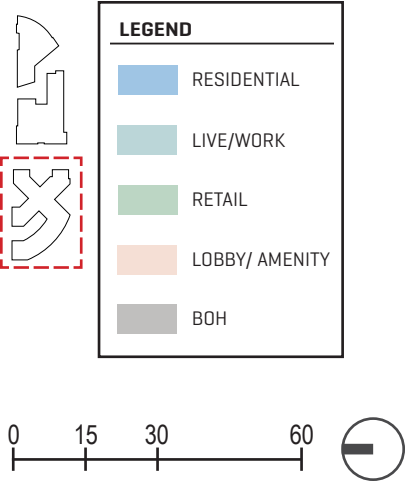
PREVIOUS LUR 1 SUBMISSION - NORTH SITE: WEST PLAZA AT 15TH DRIVE



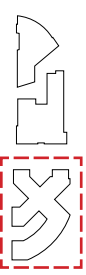
LUR 2 - NORTH SITE: WEST PLAZA AT 15TH DRIVE



PREVIOUS LUR 1 SUBMISSION - ENLARGED GROUND FLOOR PLAN - SOUTH SITE



LUR 2 - ENLARGED GROUND FLOOR PLAN - SOUTH SITE

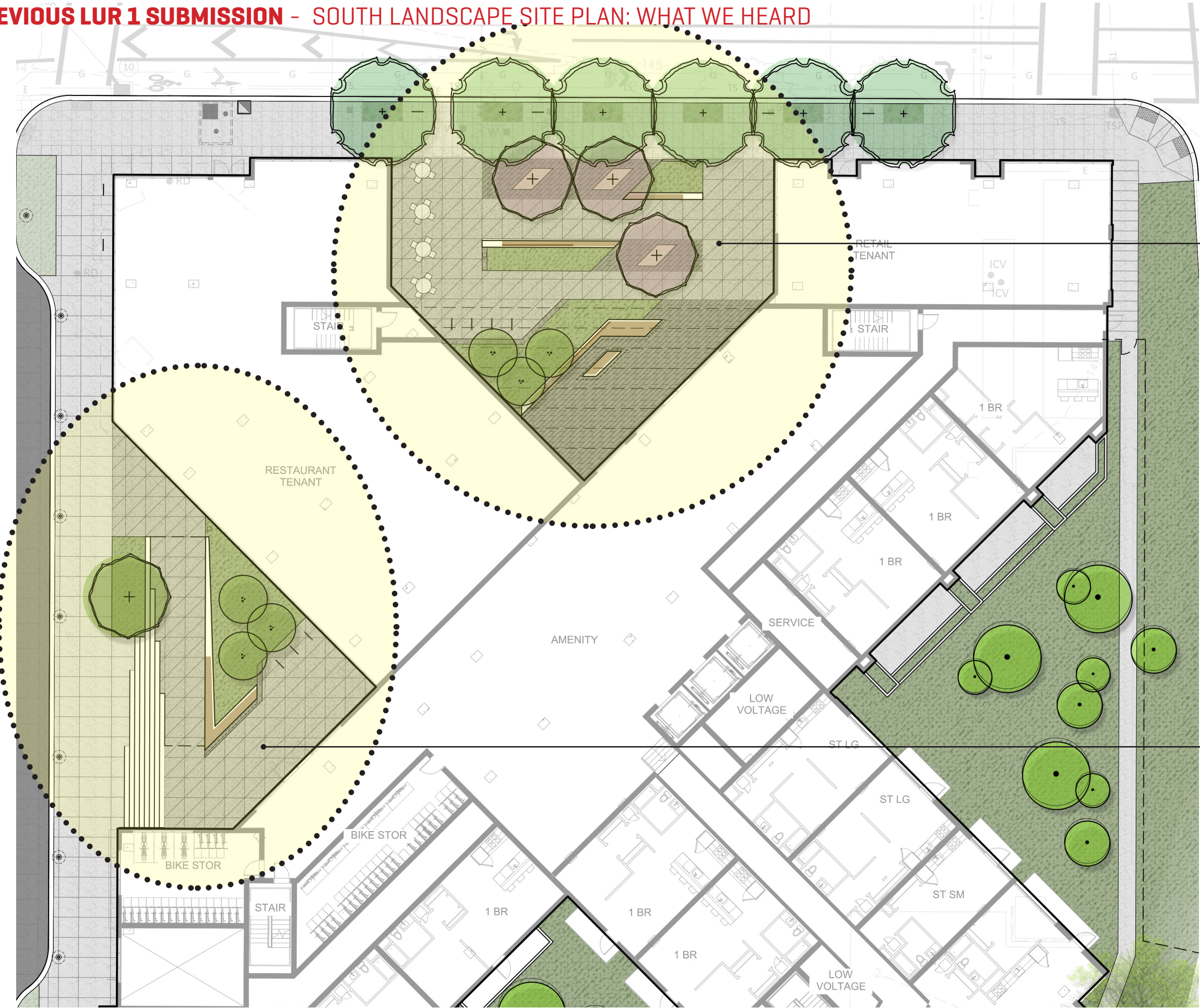


LEGEND

- RESIDENTIAL
- LIVE/WORK
- RETAIL
- LOBBY/ AMENITY
- BOH



PREVIOUS LUR 1 SUBMISSION - SOUTH LANDSCAPE SITE PLAN: WHAT WE HEARD



URBAN PLANE PLAZA
Courtyard layout and language doesn't seem quite 'baked'. Landscape design feels too tied to the geometry of the building - investigate some flexibility with layout language. Keep the benches.

PLATEAU PLAZA
Circulation path to Lobby seems too indirect. Linear bench feels like an obstacle and too sharp. Landscape design feels too tied to the geometry of the building - investigate some flexibility with layout language.

LUR 2 - SOUTH LANDSCAPE PLAN RESPONSE



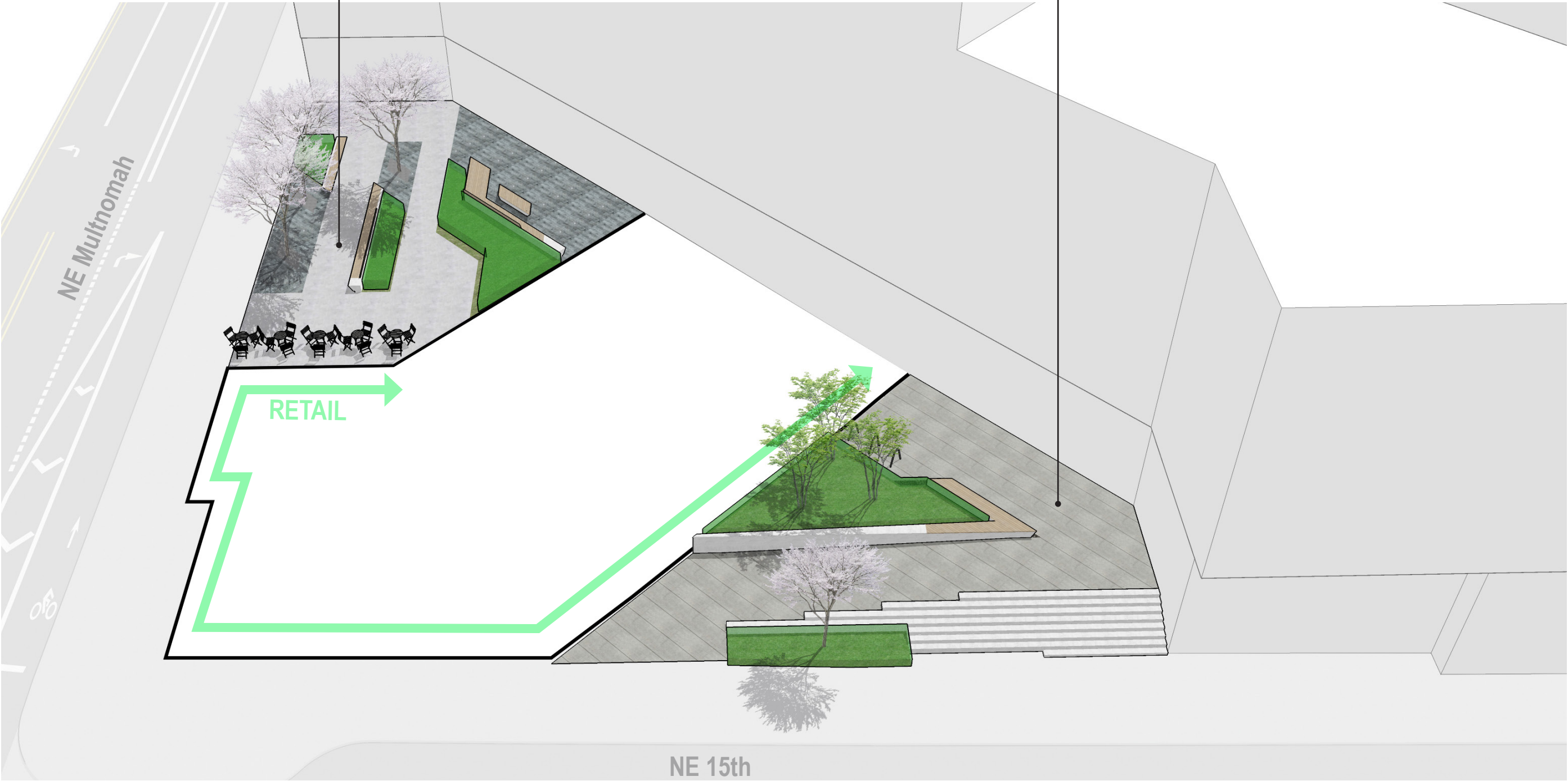
URBAN PLANE PLAZA
Landscape layout was simplified to create more flexibility of use and circulation throughout the space.

PLATEAU PLAZA
Landscape layout was simplified to create a more open terrace for the residential entry. Sharp points and barriers in the path of travel from 15th to the residential entry and retail back of house doors were eliminated.

PREVIOUS LUR 1 SUBMISSION - SOUTH LANDSCAPE AXONOMETRIC: WHAT WE HEARD

URBAN PLANE PLAZA
Courtyard layout and language doesn't seem quite 'baked'. Landscape design feels too tied to the geometry of the building - investigate some flexibility with layout language. Keep the benches.

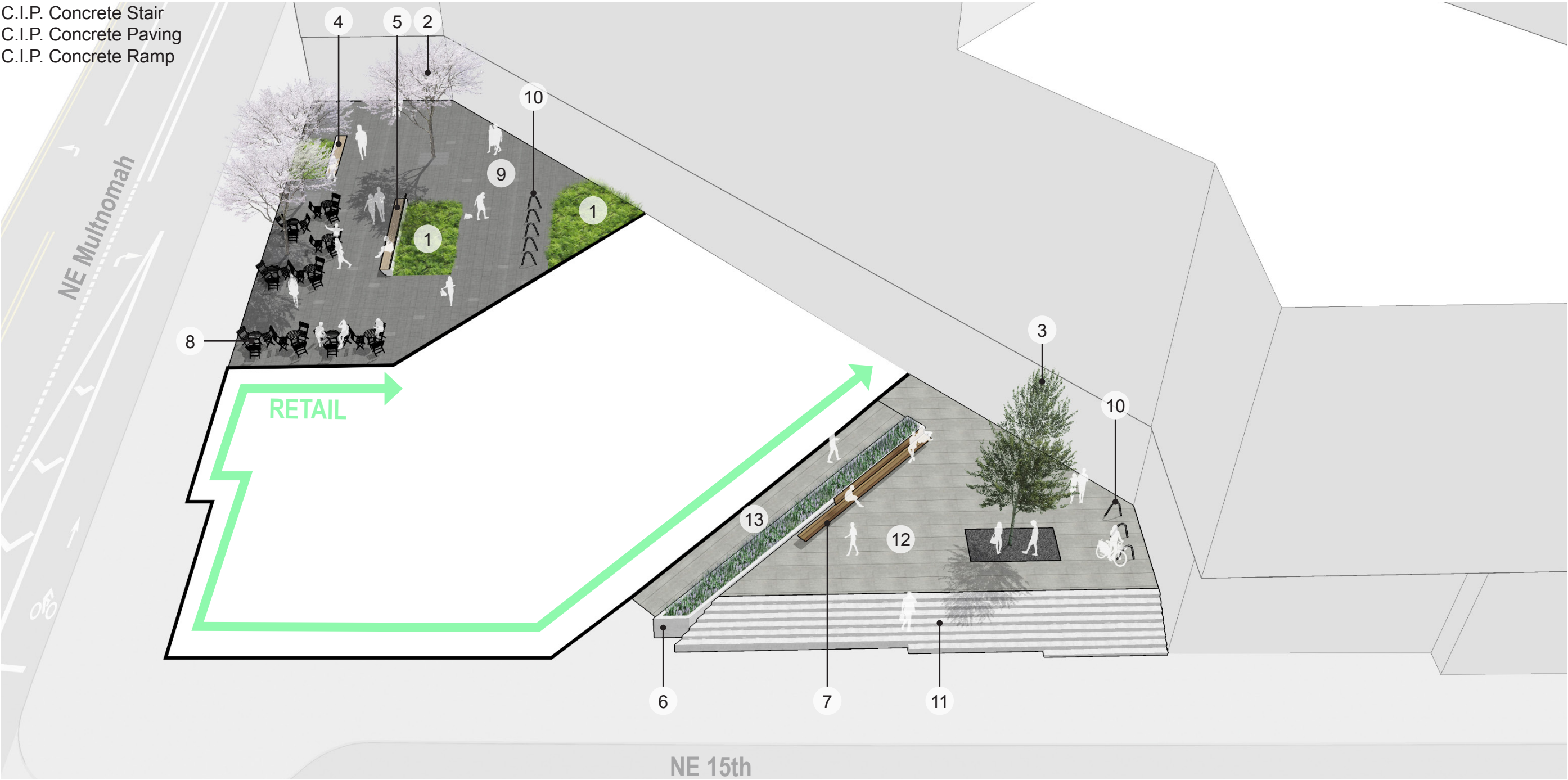
PLATEAU PLAZA
Circulation path to Lobby seems too indirect. Linear bench feels like an obstacle and too sharp. Landscape design feels too tied to the geometry of the building - investigate some flexibility with layout language.



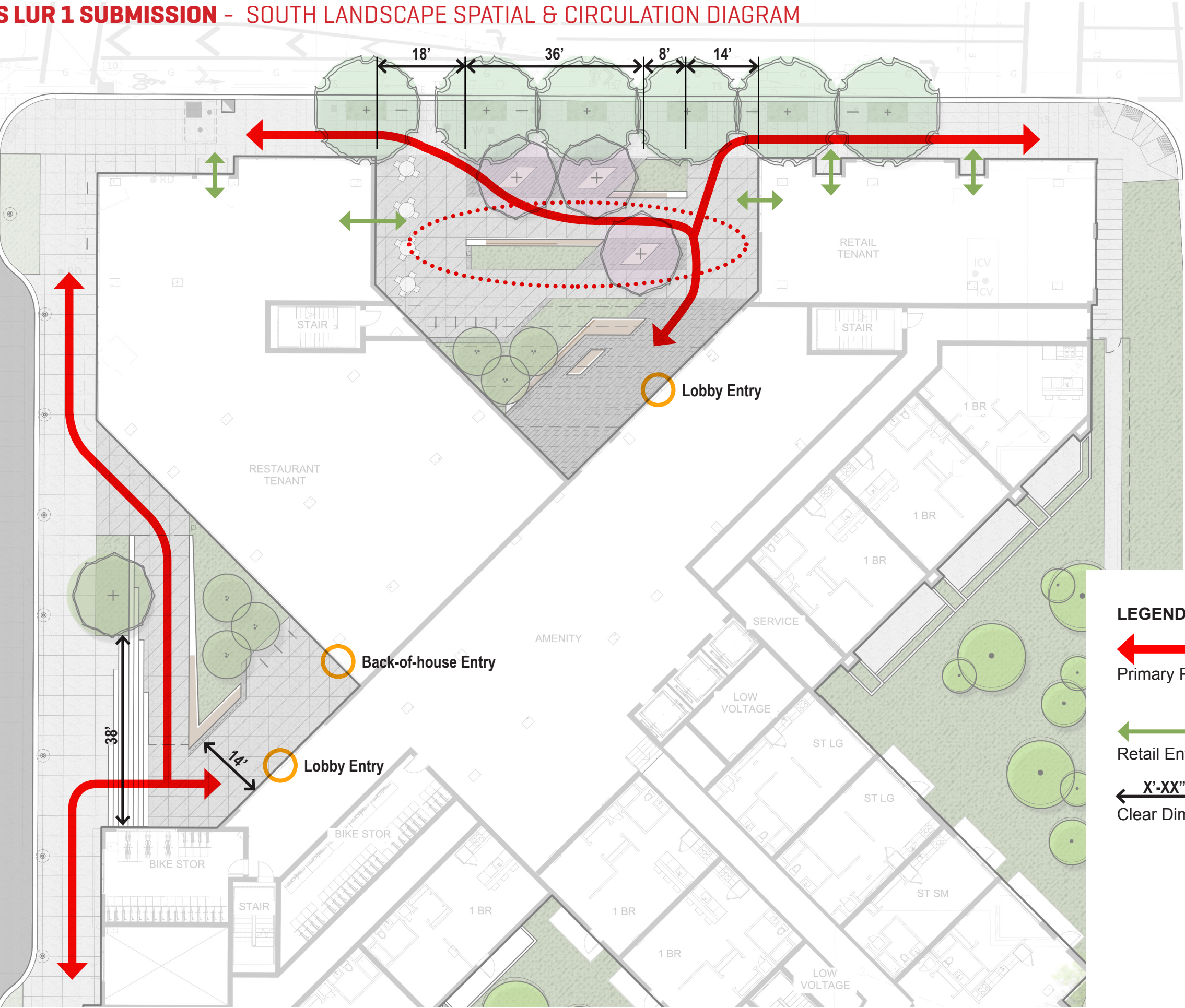
LUR 2 - SOUTH LANDSCAPE RESPONSE

LEGEND

- 1 In-grade planting
- 2 Tree is stone paving
- 3 Tree in crushed stone paving
- 4 Wood seatwall
- 5 Backed wood seatwall
- 6 Raised planter (not a stormwater planter)
- 7 Integrated wood bench with back
- 8 Moveable cafe furnishings
- 9 Stone paving
- 10 Bike rack
- 11 C.I.P. Concrete Stair
- 12 C.I.P. Concrete Paving
- 13 C.I.P. Concrete Ramp



PREVIOUS LUR 1 SUBMISSION - SOUTH LANDSCAPE SPATIAL & CIRCULATION DIAGRAM



LEGEND



Primary Pedestrian Circulation



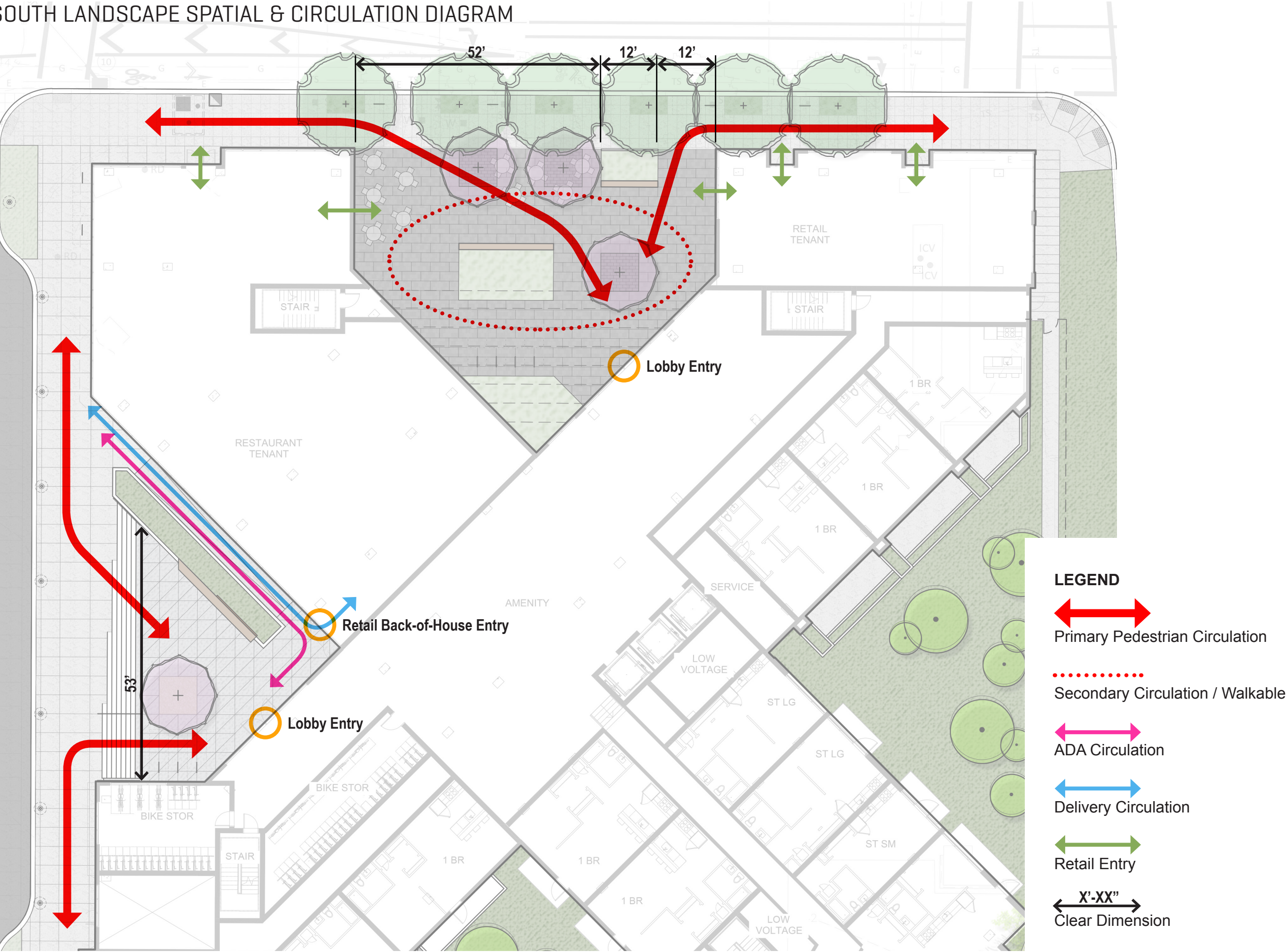
Retail Entry



X'-XX"

Clear Dimension

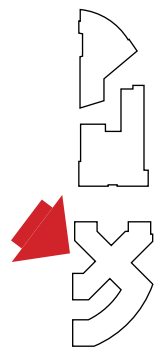
LUR 2 - SOUTH LANDSCAPE SPATIAL & CIRCULATION DIAGRAM



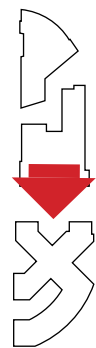
LUR 2 - SOUTH SITE: LANDSCAPE AT MULTNOMAH ENTRY PLAZA



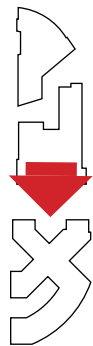
LUR 2 - SOUTH SITE: LANDSCAPE AT NW PLAZA AT 15TH DR



PREVIOUS LUR 1 SUBMISSION - SOUTH SITE: MULTNOMAH ENTRY PLAZA



LUR 2 - SOUTH SITE: MULTNOMAH ENTRY PLAZA



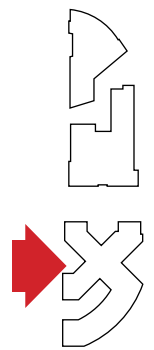
PREVIOUS LUR 1 SUBMISSION - SOUTH SITE: MULTNOMAH ENTRY PLAZA



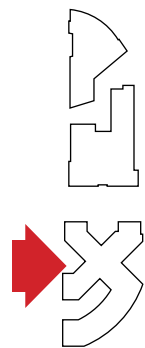
LUR 2 - SOUTH SITE: MULTNOMAH ENTRY PLAZA



PREVIOUS LUR 1 SUBMISSION - SOUTH SITE: NW PLAZA AT 15TH DRIVE



LUR 2 - SOUTH SITE: NW PLAZA AT 15TH DRIVE



OUTSTANDING DESIGN CONCERNS

1. BRICK FACADES

2. VIEW CORRIDOR

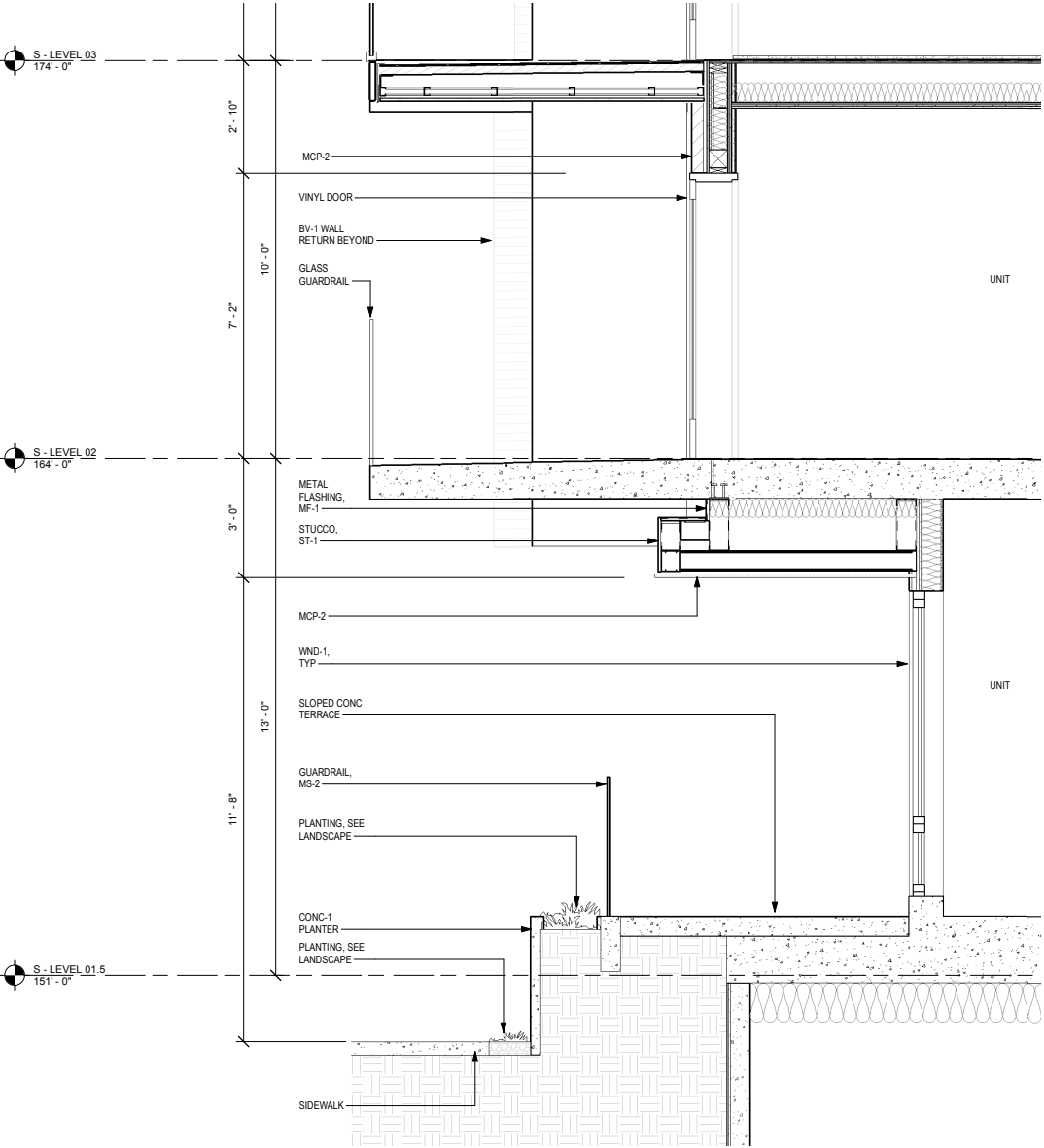
3. GROUND FLOOR RESIDENTIAL TYPOLOGY

4. LANDSCAPE DESIGN

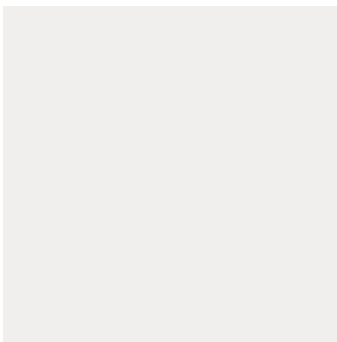
5. GROUND FLOOR RESIDENTIAL FACADES

6. WEATHER PROTECTION

PREVIOUS LUR 1 SUBMISSION - WALK-UP UNIT DETAIL



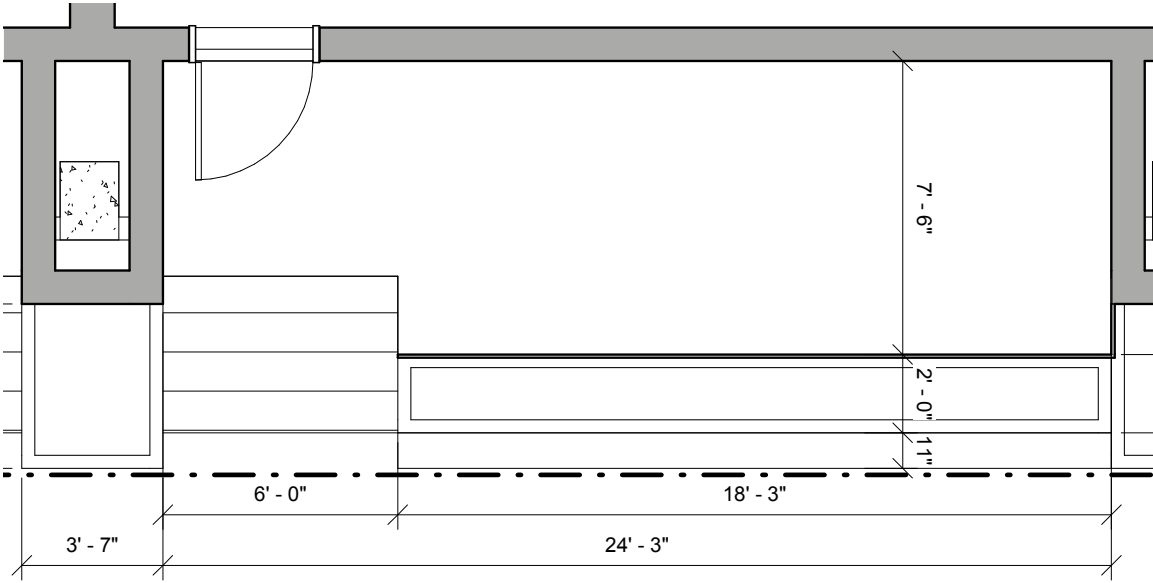
1 Brick



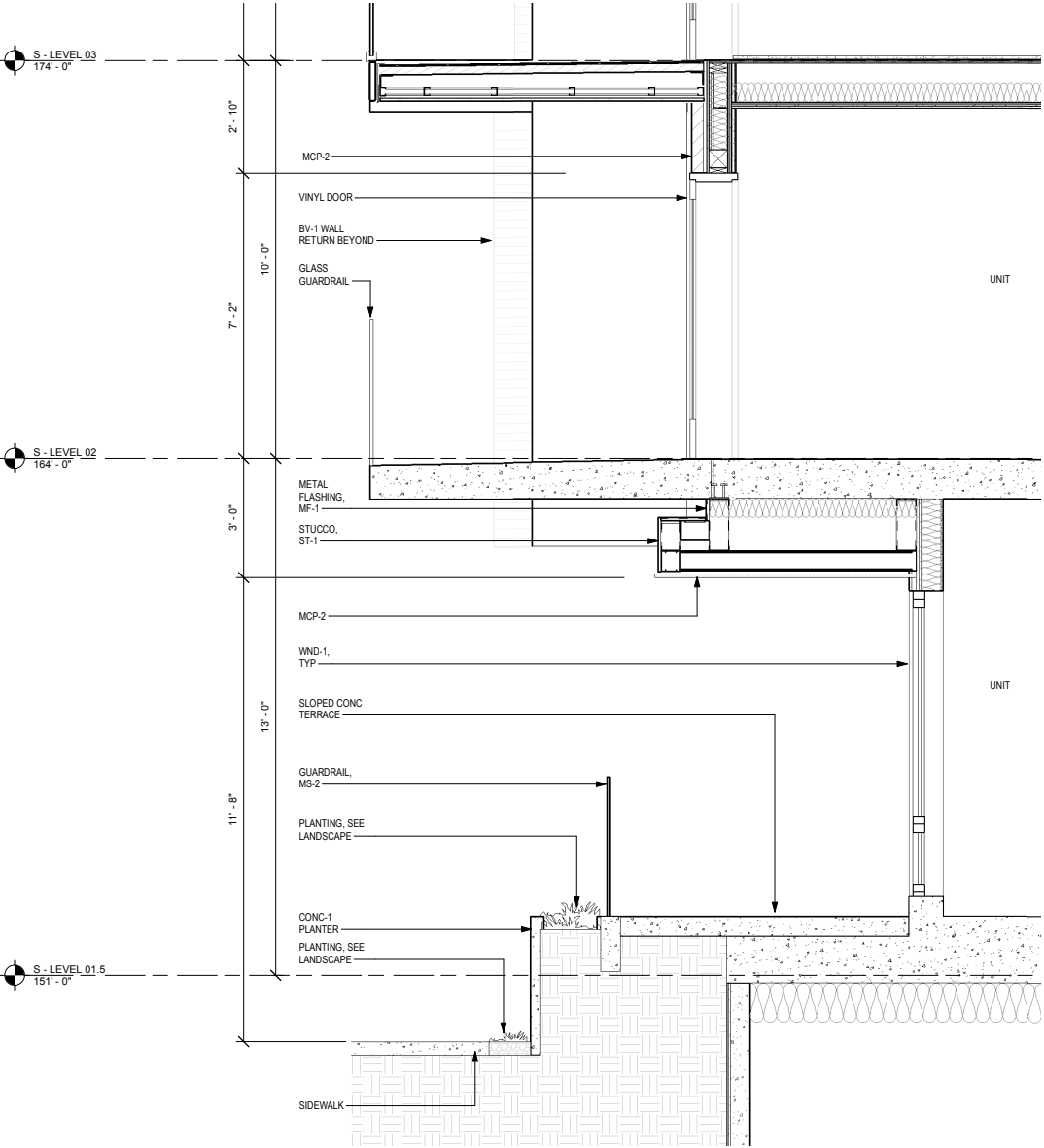
2 Stucco



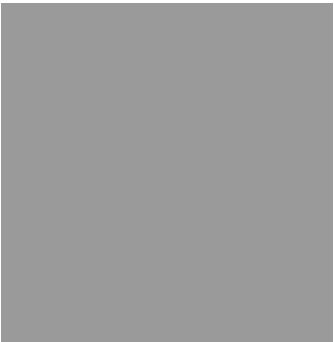
3 Wood 1



LUR 2 - OPTION 1: WALK-UP UNIT DETAIL



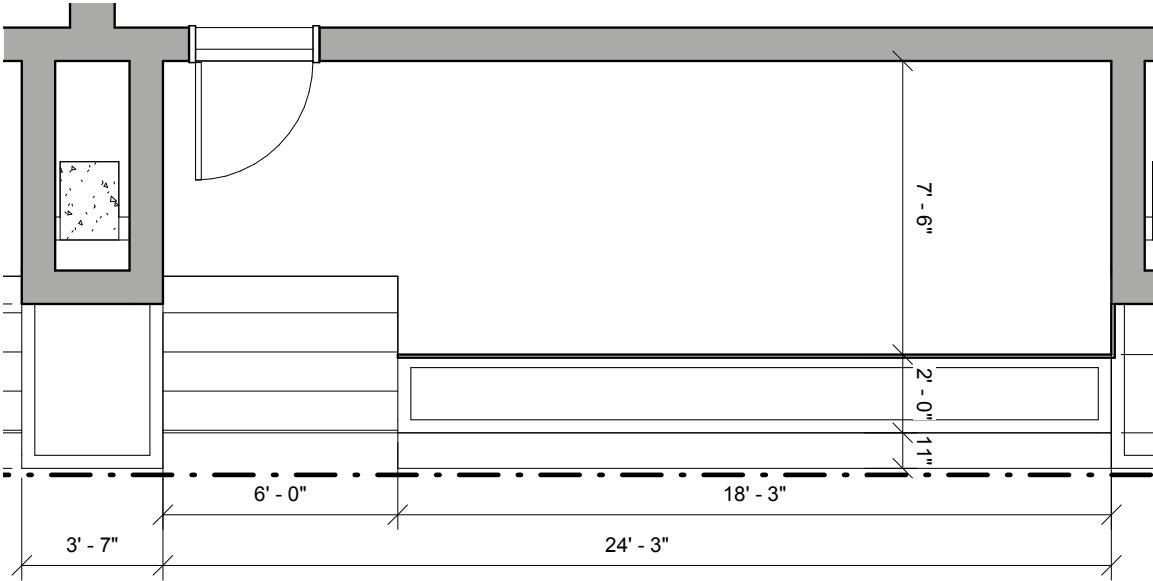
1 Brick



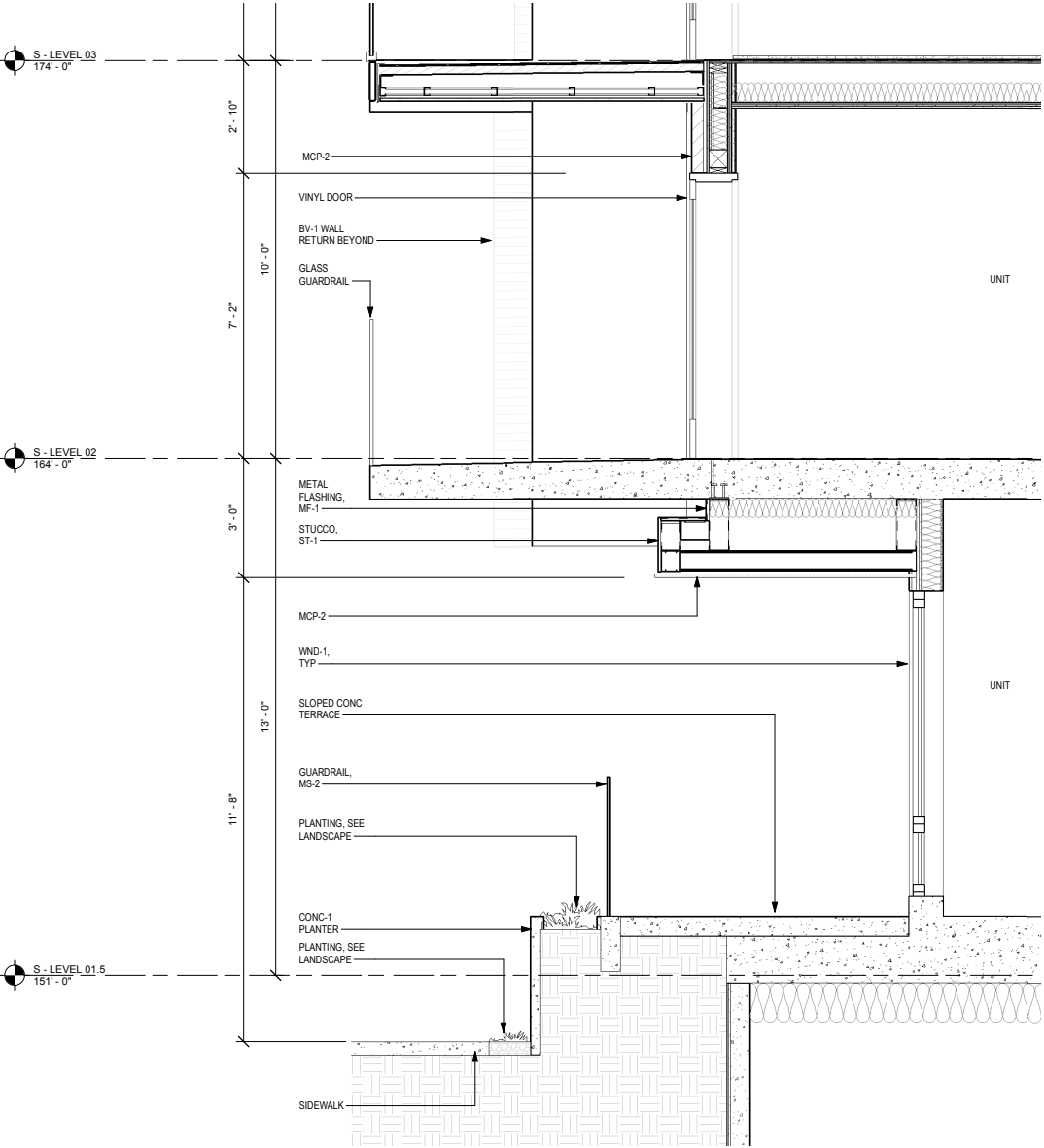
2 Stucco



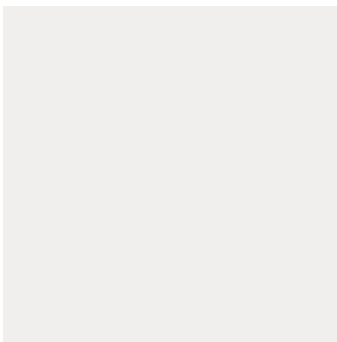
3 Wood 1



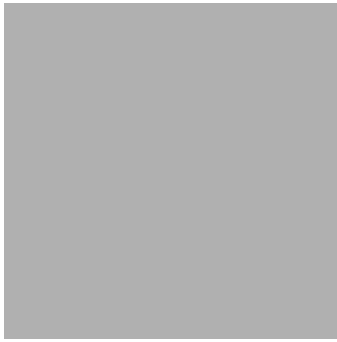
LUR 2 - OPTION 2: WALK-UP UNIT DETAIL



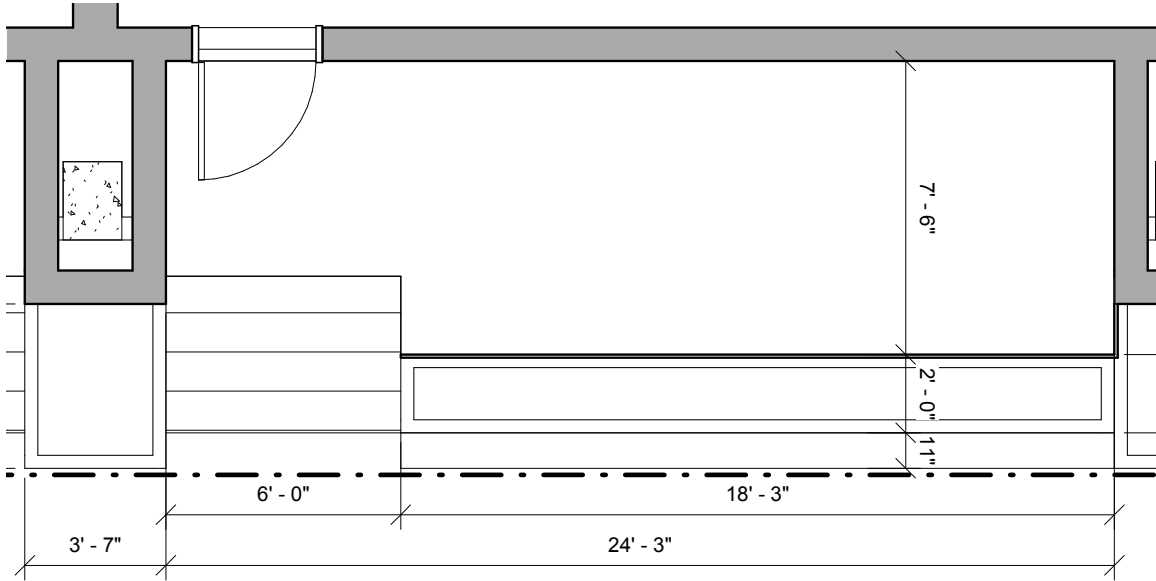
1 Brick



2 Stucco



3 Metal Panel



PREVIOUS LUR 1 SUBMISSION - WALK-UP UNIT ENTRY



LUR 2 - OPTION 1: WALK-UP UNIT ENTRY



LUR 2 - OPTION 2: WALK-UP UNIT ENTRY



OUTSTANDING DESIGN CONCERNS

1. BRICK FACADES

2. VIEW CORRIDOR

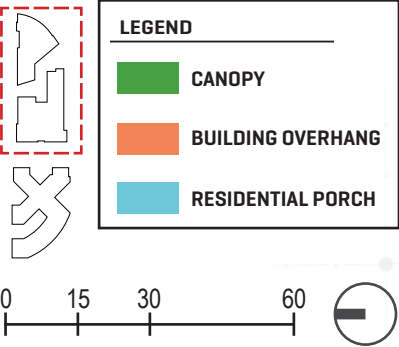
3. GROUND FLOOR RESIDENTIAL TYPOLOGY

4. LANDSCAPE DESIGN

5. GROUND FLOOR RESIDENTIAL FACADES

6. WEATHER PROTECTION

PREVIOUS LUR 1 SUBMISSION - NORTH SITE: WEATHER PROTECTION DIAGRAM



LUR 2 - NORTH SITE: WEATHER PROTECTION DIAGRAM

LEGEND

CANOPY

BUILDING OVERHANG

RESIDENTIAL PORCH

0

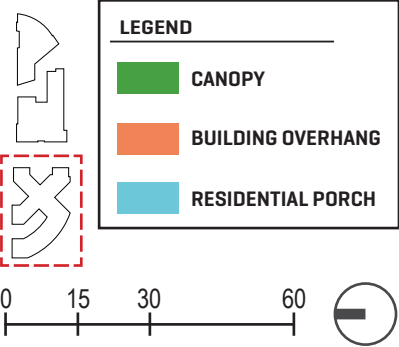
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30

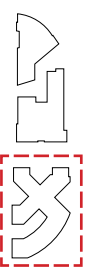
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PREVIOUS LUR 1 SUBMISSION - SOUTH SITE: WEATHER PROTECTION DIAGRAM



LUR 2 - SOUTH SITE: WEATHER PROTECTION DIAGRAM



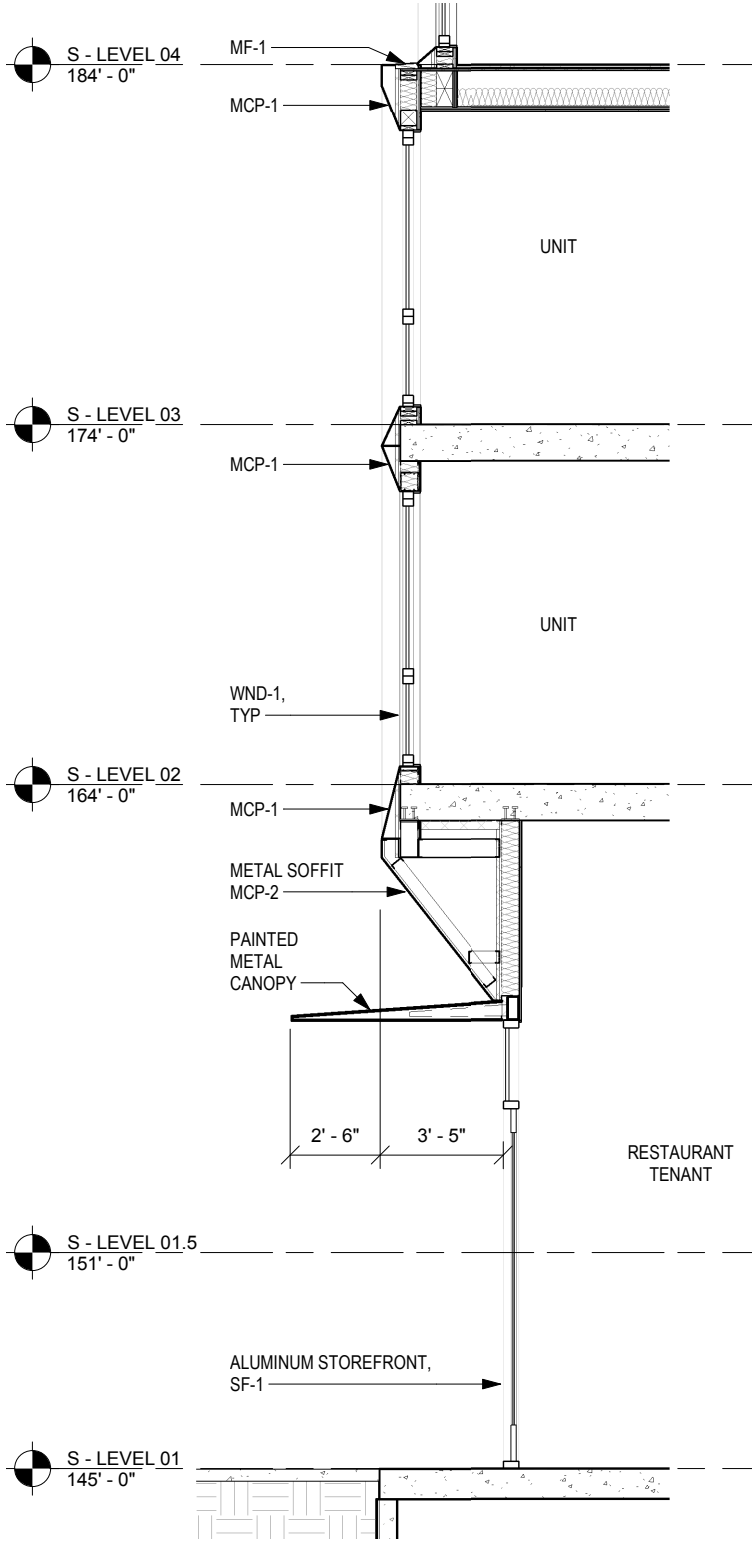
LEGEND

- CANOPY
- BUILDING OVERHANG
- RESIDENTIAL PORCH

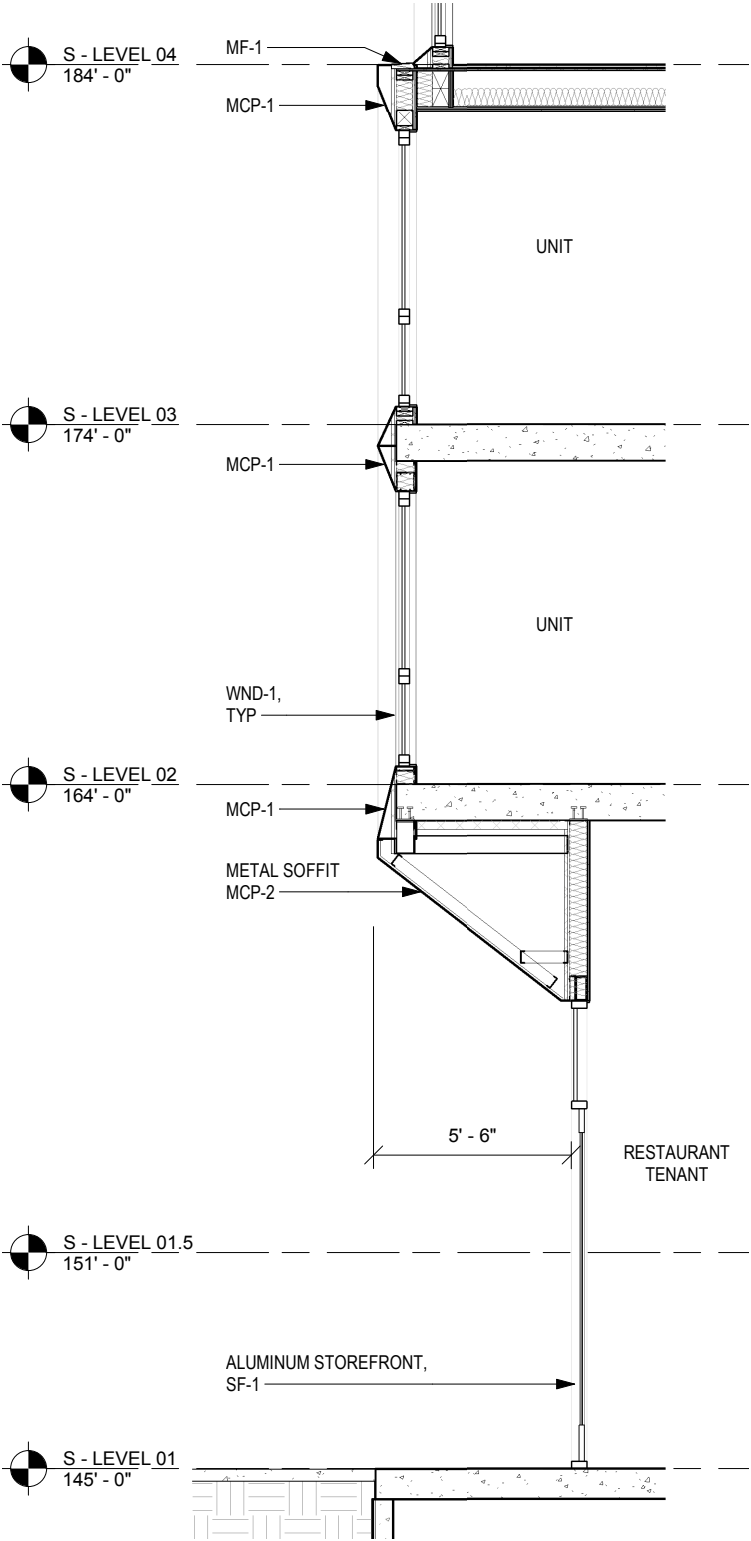
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PREVIOUS LUR 1 SUBMISSION - WEATHER PROTECTION DETAIL



LUR 2 - WEATHER PROTECTION DETAIL



OUTSTANDING DESIGN CONCERNS

1. BRICK FACADES

2. VIEW CORRIDOR

3. GROUND FLOOR RESIDENTIAL TYPOLOGY

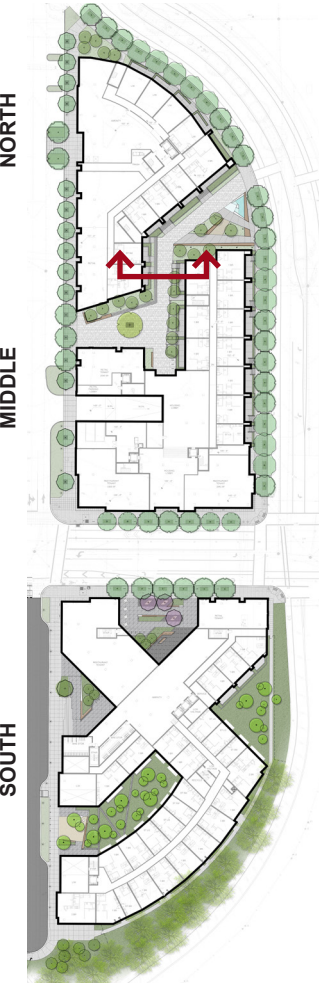
4. LANDSCAPE DESIGN

5. GROUND FLOOR RESIDENTIAL FACADES

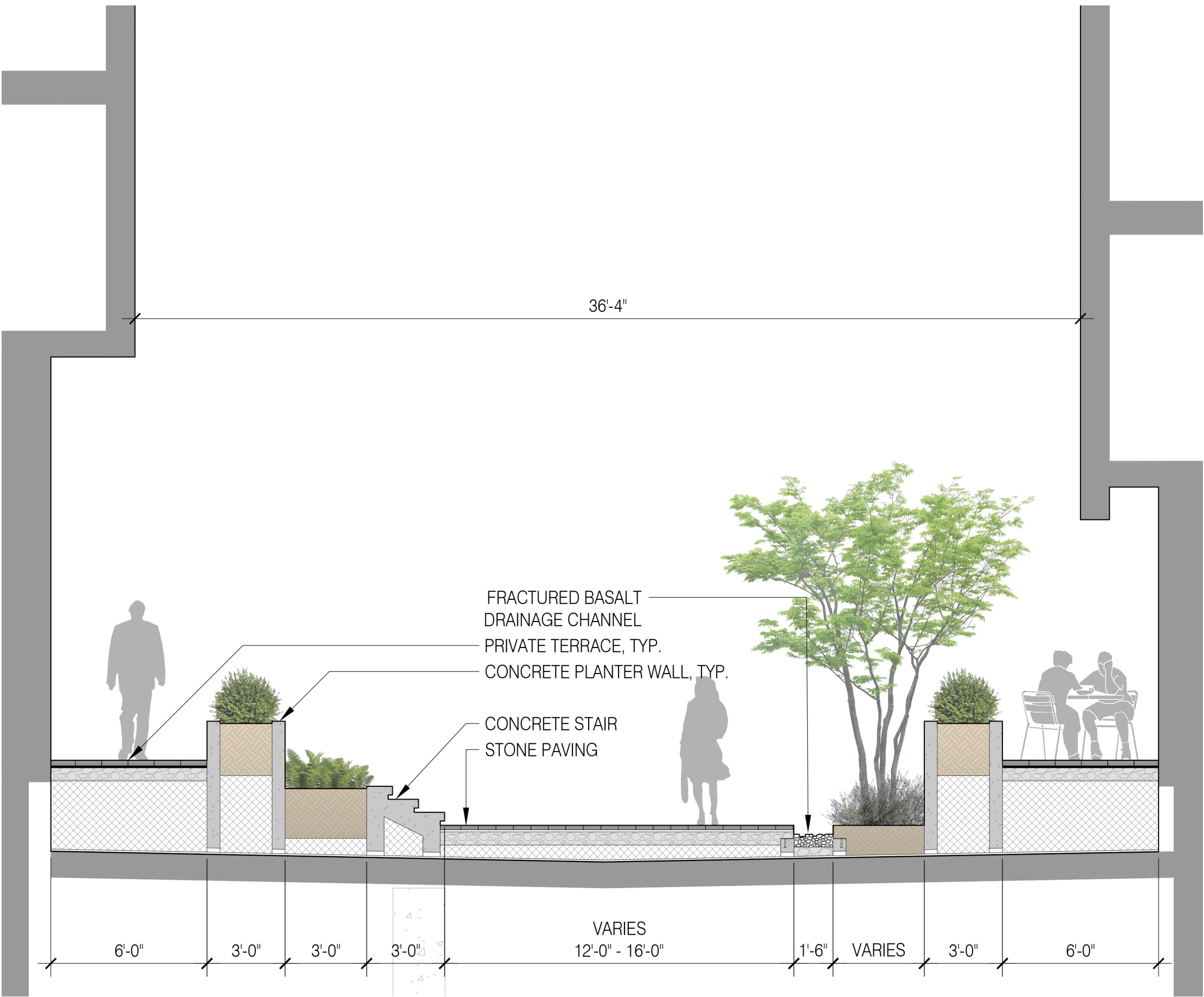
6. WEATHER PROTECTION

THANK YOU

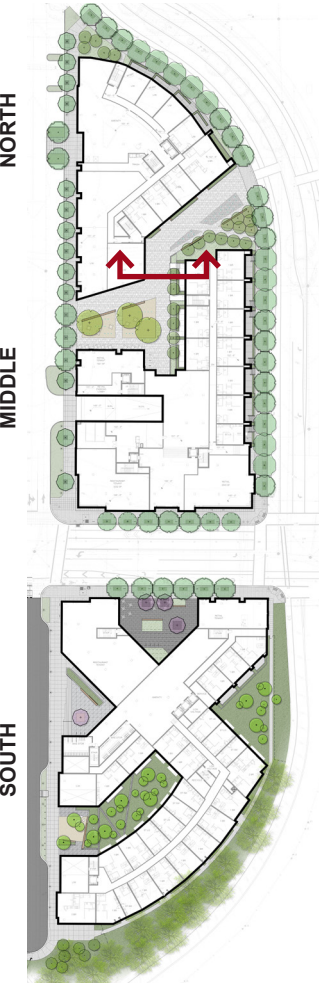
PREVIOUS LUR 1 SUBMISSION - NORTH SITE - PRIVATE TERRACES (1/4"=1')



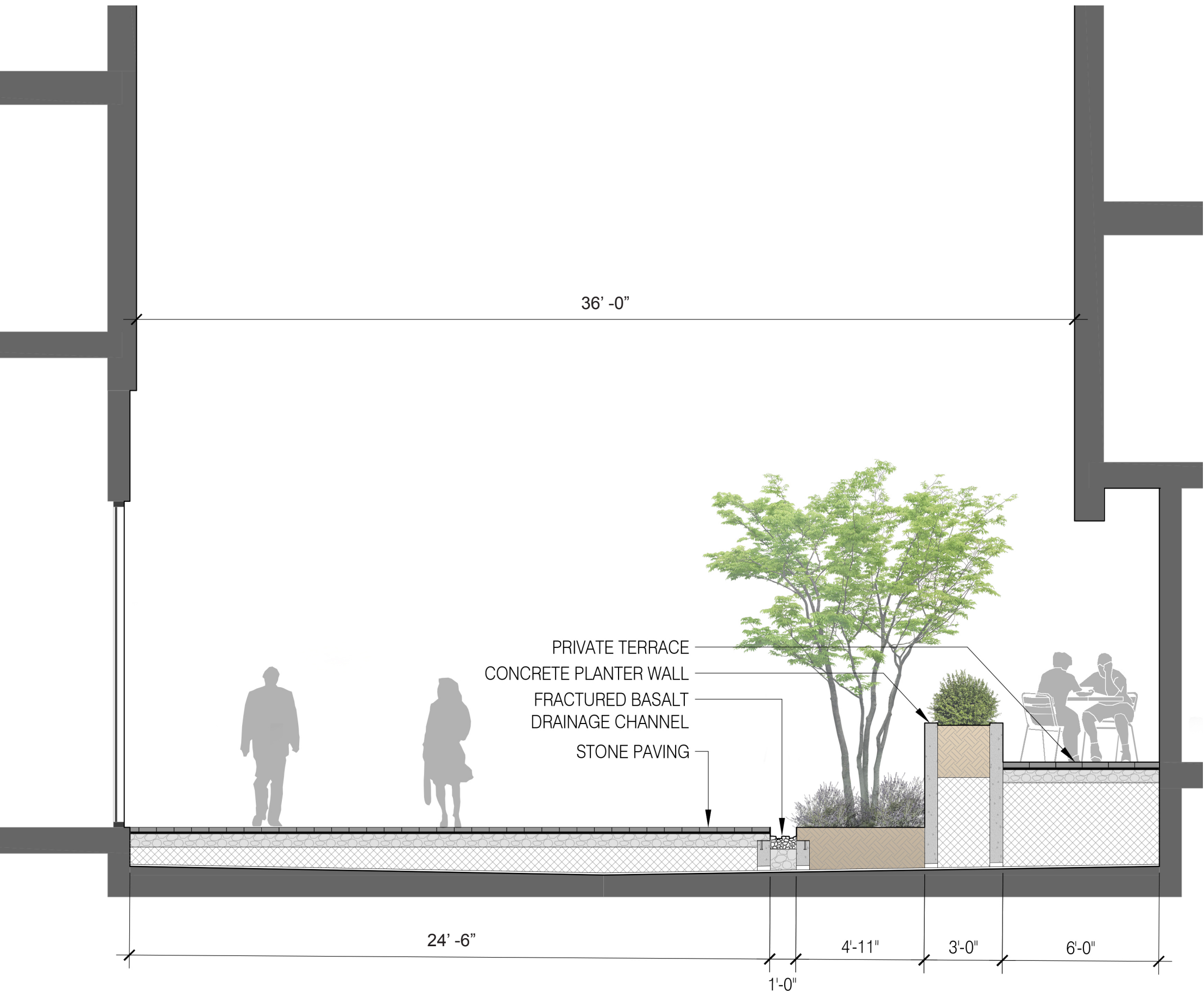
KEY PLAN



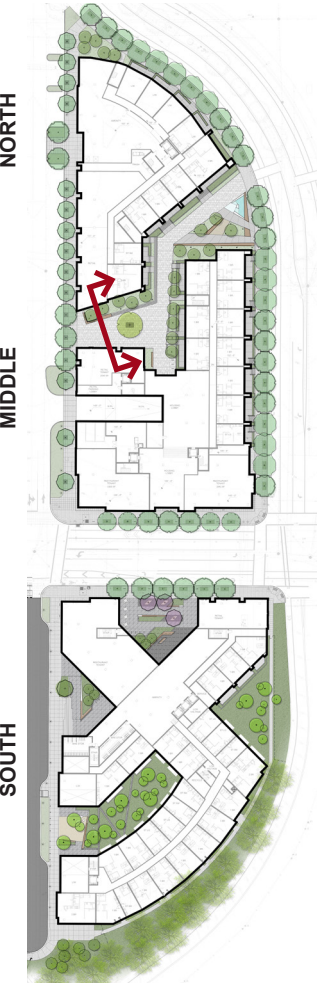
LUR 2 - NORTH SITE - PRIVATE TERRACES AND LIVE/WORK UNITS (1/4"=1')



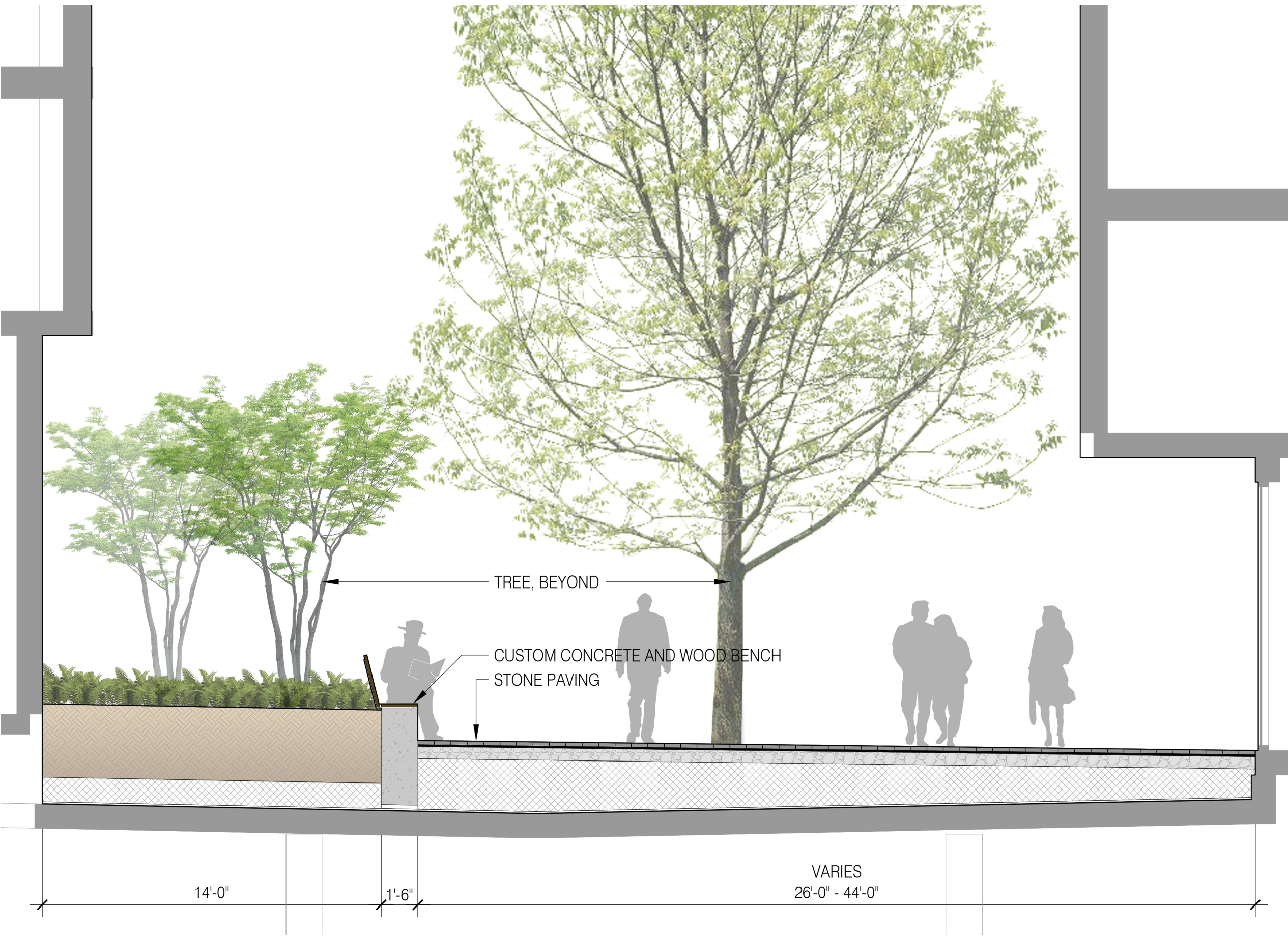
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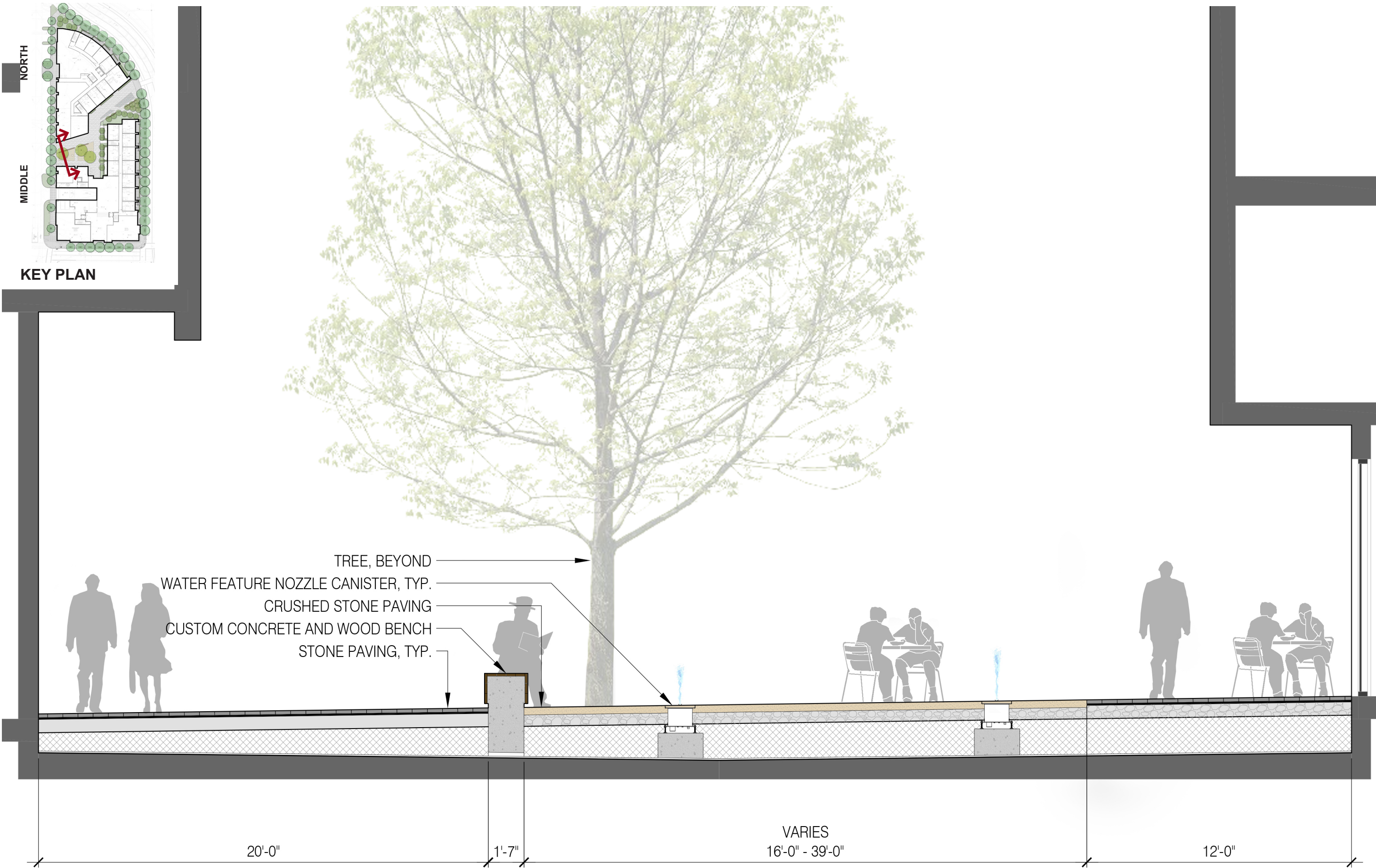
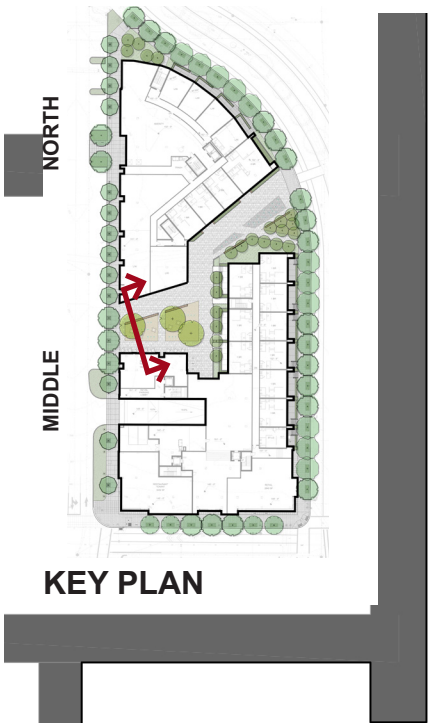
PREVIOUS LUR 1 SUBMISSION - NORTH SITE- POCKET PLAZA (1/4"=1')



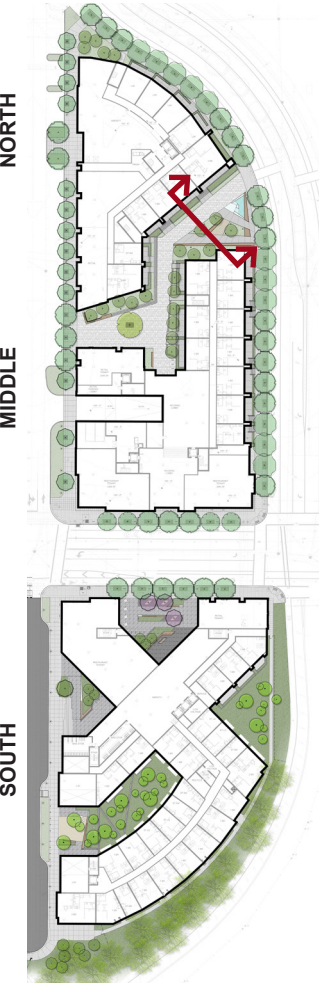
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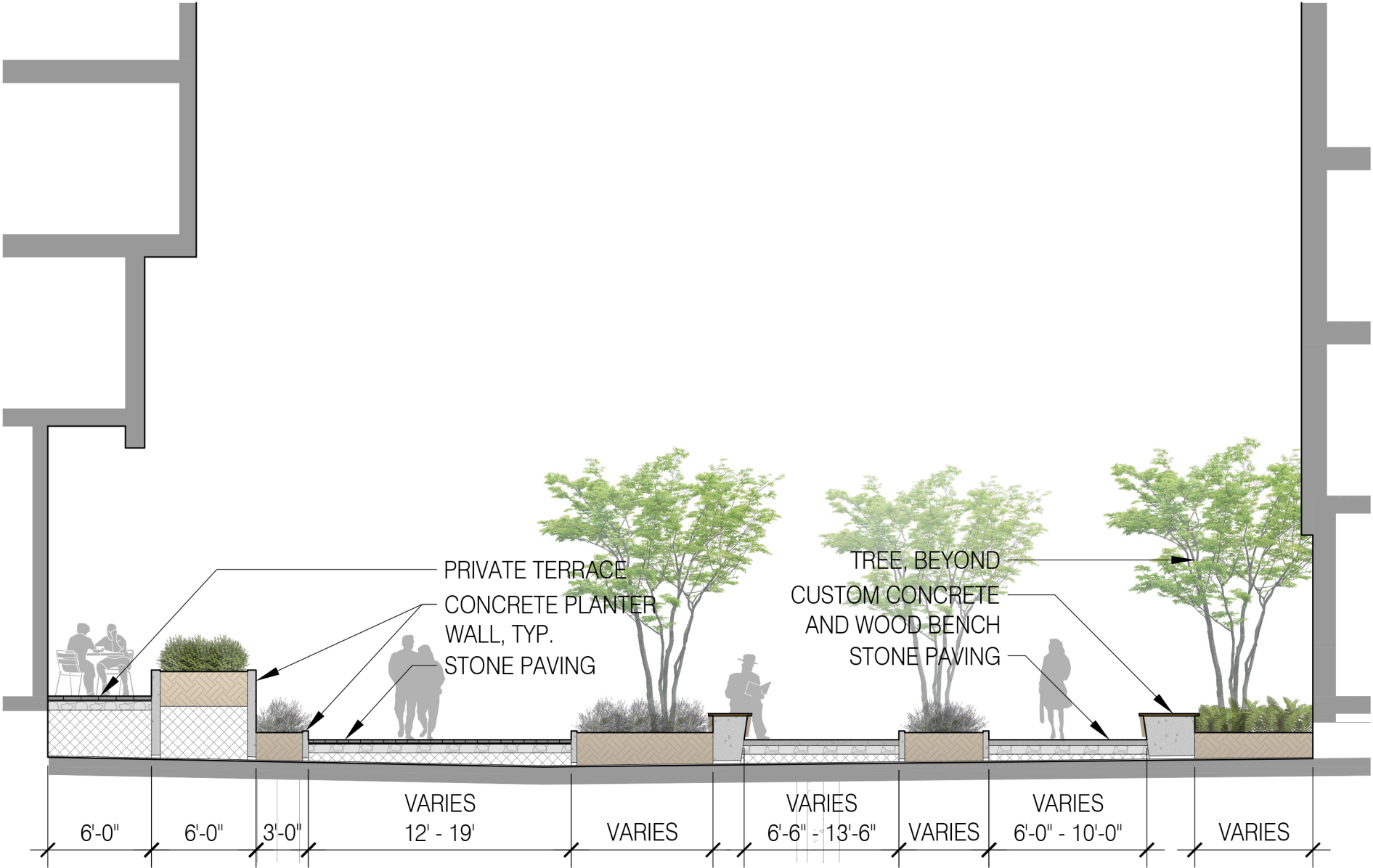
LUR 2 - NORTH SITE- POCKET PLAZA (1/4"=1')



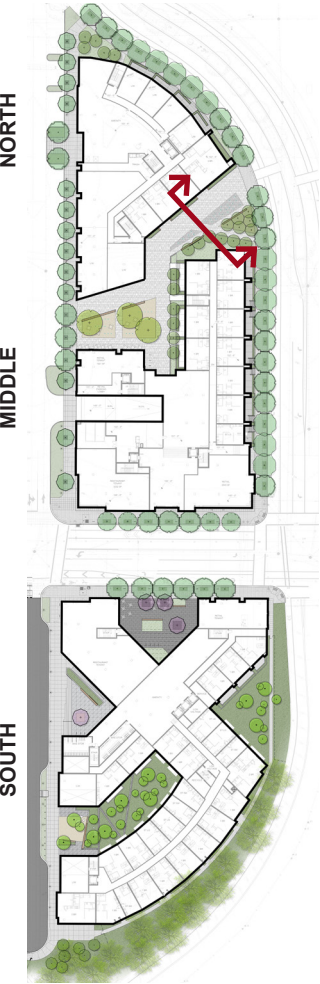
PREVIOUS LUR 1 SUBMISSION - NORTH SITE- POCKET PARK (1/8"=1')



KEY PLAN



LUR 2 - NORTH SITE- POCKET PARK (1/8"=1')



KEY PLAN

