

APPENDIX B

DAR/POST-DAR DESIGN CHANGES

Oregon Square

August 13, 2015

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1. BL. 91 POST DAR DESIGN CHANGES

Explore all-white scheme

Create pass-through public lobby from MAX stop to Oregon Square

Ground level as continuation of overall massing



Previous Design - Looking East along NE Holladay St.

POST-DAR DESIGN RESPONSE:

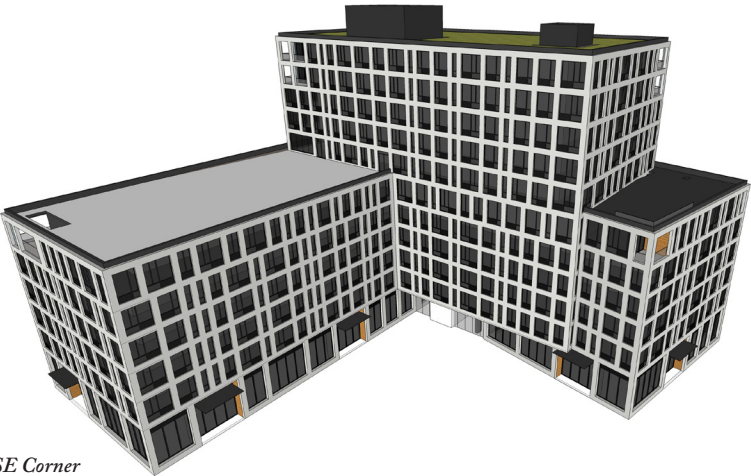
Explore an all-white scheme

Create pass-through public lobby from the NE Holladay St. MAX stop to Oregon Square

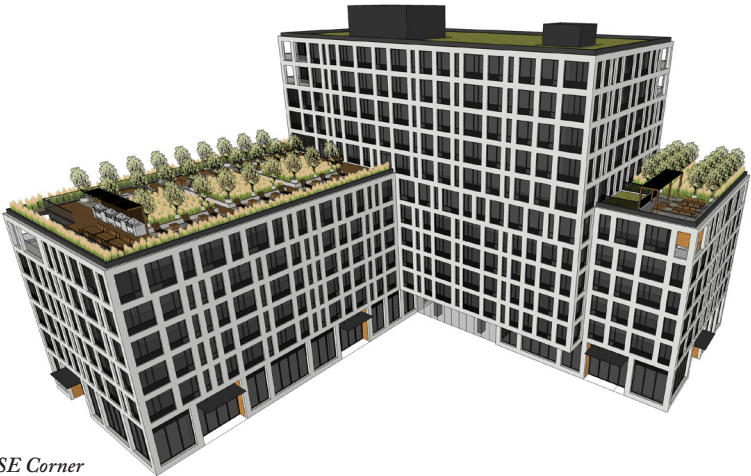
Envision ground level as continuation of the overall massing



SE Corner



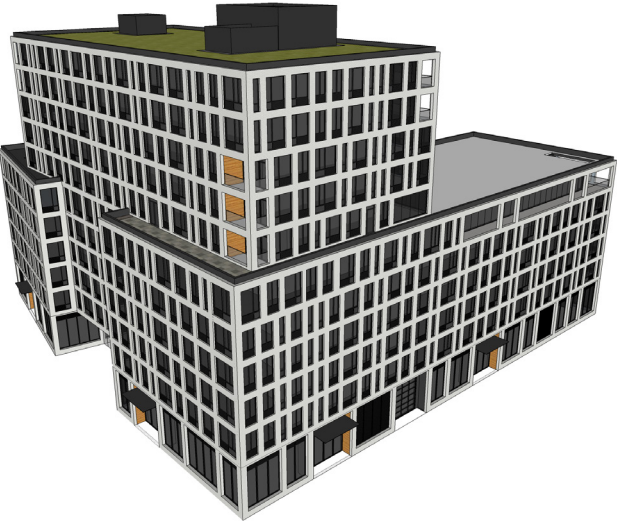
SE Corner



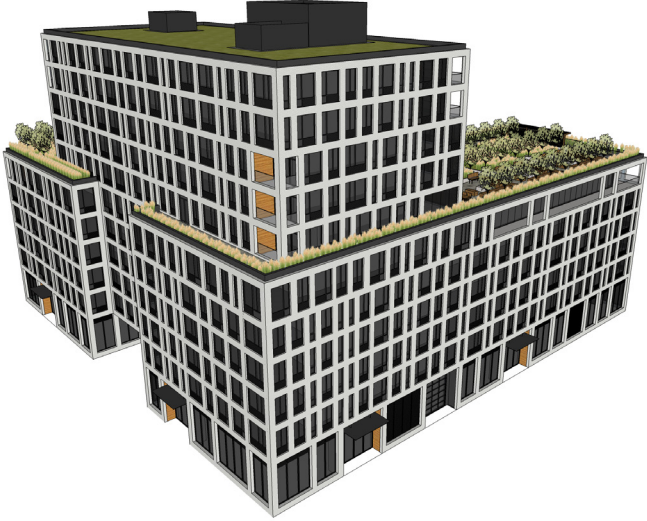
SE Corner



NW Corner



NW Corner



NW Corner

1. PREVIOUS

This study looks at a scheme with black and white masses, and a special treatment of the ground floor retail.

2. ANGLED MASS

This study looks at angling the building's masses to respond to the courtyard's angled features.

3. ALL WHITE MASSES

This study looks at a rectilinear organization of building masses. The ground floor retail, in this study, is being represented as a continuation of the overall building fenestration as it contacts the ground.



Previous Design – Looking East along NE Holladay St.

BL 91 DEVELOPMENT



Current Design - Looking East along NE Holladay St.

BL 91 DEVELOPMENT

2. BL. 102 POST DAR DESIGN CHANGES

Studies of Scheme without Sidecar

Simplified building massing studies

Panel pattern studies

Oriel Window placement studies



* LOOKING SOUTHWEST - SIDECAR



* LOOKING NORTHWEST - SIDECAR

COMMENTS FROM DAR SEQUENCE:

Study scheme without sidecar

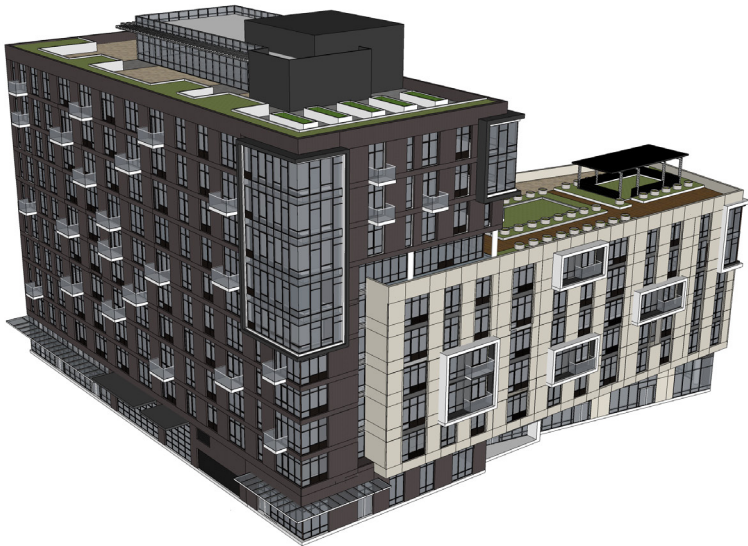
Simplified building massing studies

Panel pattern studies

Oriel window placement alterations

* PREFERRED

BL 102 DEVELOPMENT



1.LIGHT MASSES

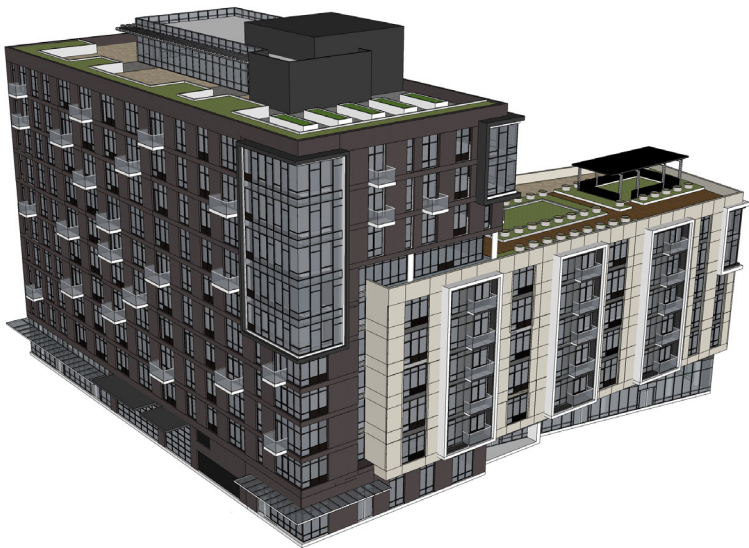
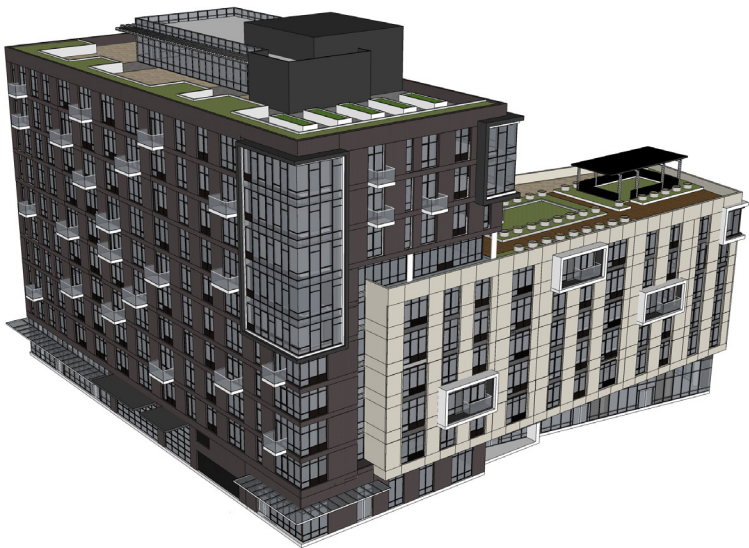
This study looks at changing tower mass materiality to tan GFRC while preserving the sidecar.

2.VERTICAL SLICES

This study looks at a vertical orientation of apertures while still preserving the sidecar.

3. VARIED SLICES

This study looks at a varied orientation of apertures and eliminating the sidecar



4. SMALL SLICES

This study looks at a smaller size and orientation of apertures and eliminating the sidecar



5.VARIED SLICES

This study looks at a varied size and orientation of apertures while still preserving the sidecar.



6. MINIMAL SLICES

This study looks at having less apertures and eliminating the sidecar.



* LOOKING SOUTHWEST - SIDECAR



LOOKING SOUTHWEST - NO SIDECAR



* LOOKING NORTHWEST - SIDECAR



LOOKING NORTHWEST - NO SIDECAR

* PREFERRED
BL 102 DEVELOPMENT

3. BL. 103 POST DAR DESIGN CHANGES

Simplify podium massing – revised podium fenestration

Revised Podium to Tower Connection

Removed podium element – tower contacts ground directly in some locations



Previous Design - Looking Northwest at corner of NE Oregon St. and NE 9th Ave.

POST-DAR DESIGN RESPONSE:

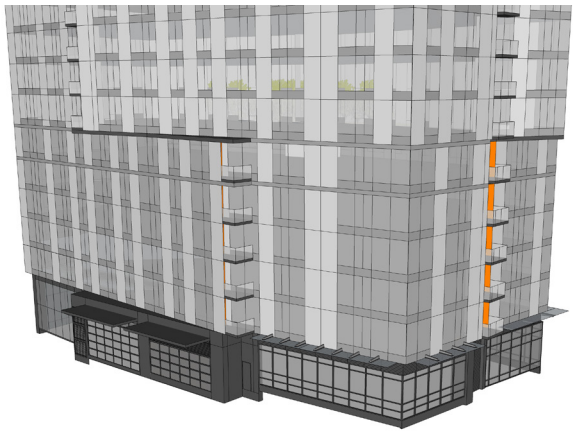
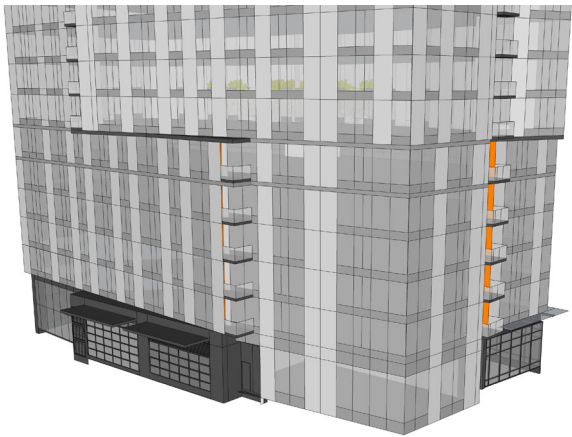
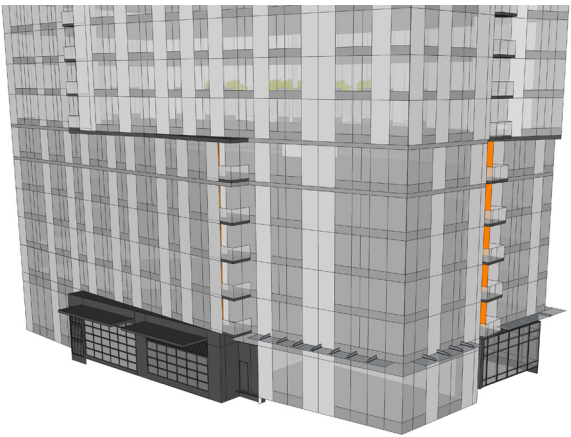
The building's podium were reduced to 2 masses and given a new vertically oriented fenestration to relate to the State Office Building

Where the podium and tower meet, the reveal is given a special treatment.

A podium mass was removed, and the tower now directly contacts the ground at points along the street and courtyard sides.

* PREFERRED

BL 103 DEVELOPMENT



1. WITH SIDECAR (PREVIOUS)

This scheme balanced the podium with a sidecar on the East elevation, adding a scale element to relate to the surrounding context and human scale. The garage entry and loading dock are treated as a part of the storefront tucked under the sidecar.

2. FULL TOWER DROP, NO SIDECAR

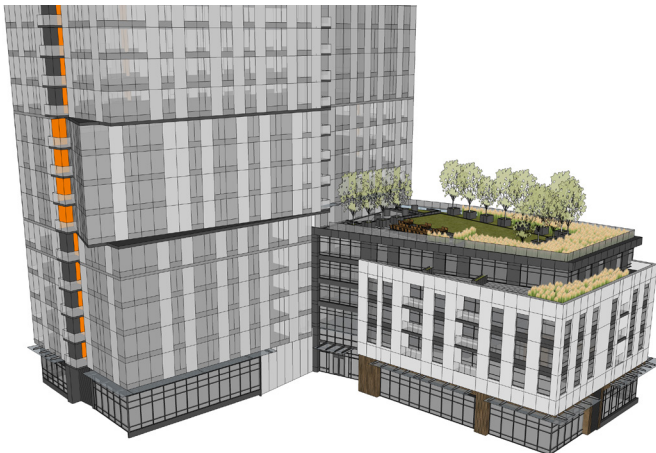
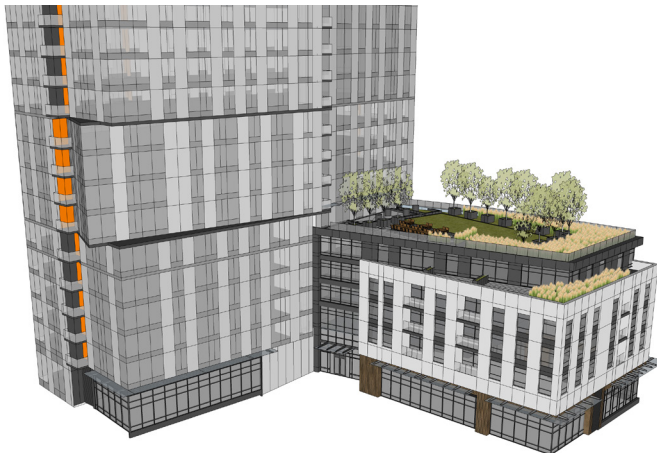
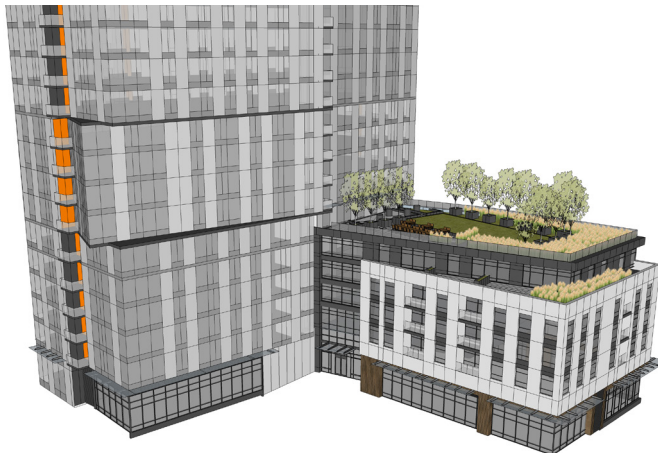
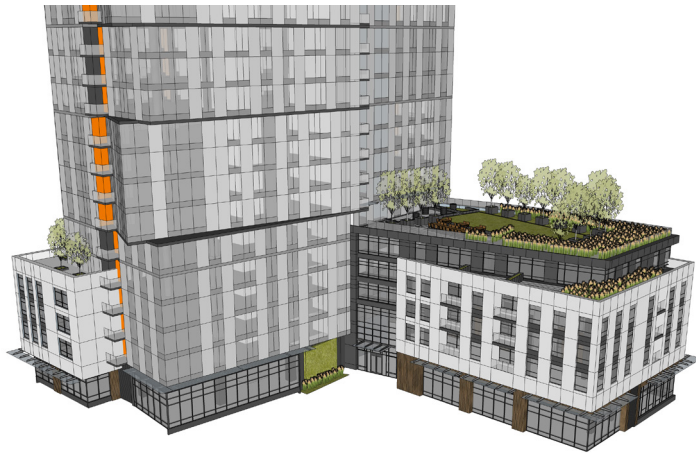
In this scheme, the curtain wall of the tower is extended down to the ground plane on either side of the garage entry and loading dock. The garage entry and loading dock are treated as a separate element extending out from the tower.

3. HALF TOWER DROP, NO SIDECAR

This scheme looks at extending the tower glazing down to the ground plane on the North side of the garage and loading dock. The garage entry and loading dock are treated as an extension of the “stitch” between podium and tower, wrapping around the base to the East.

4. STOREFRONT UNDERCUT, NO SIDECAR

This scheme looks at removing the sidecar and replacing this area with a setback curtain wall on both sides of the garage entry and loading dock. In this way, the garage entry and loading dock are part of that storefront.



1. WITH SIDECAR (PREVIOUS)

This scheme balanced the podium with a sidecar on the East elevation, adding a scale element to relate to the surrounding context and human scale. The garage entry and loading dock are treated as a part of the storefront tucked under the sidecar.

2. FULL TOWER DROP, NO SIDECAR

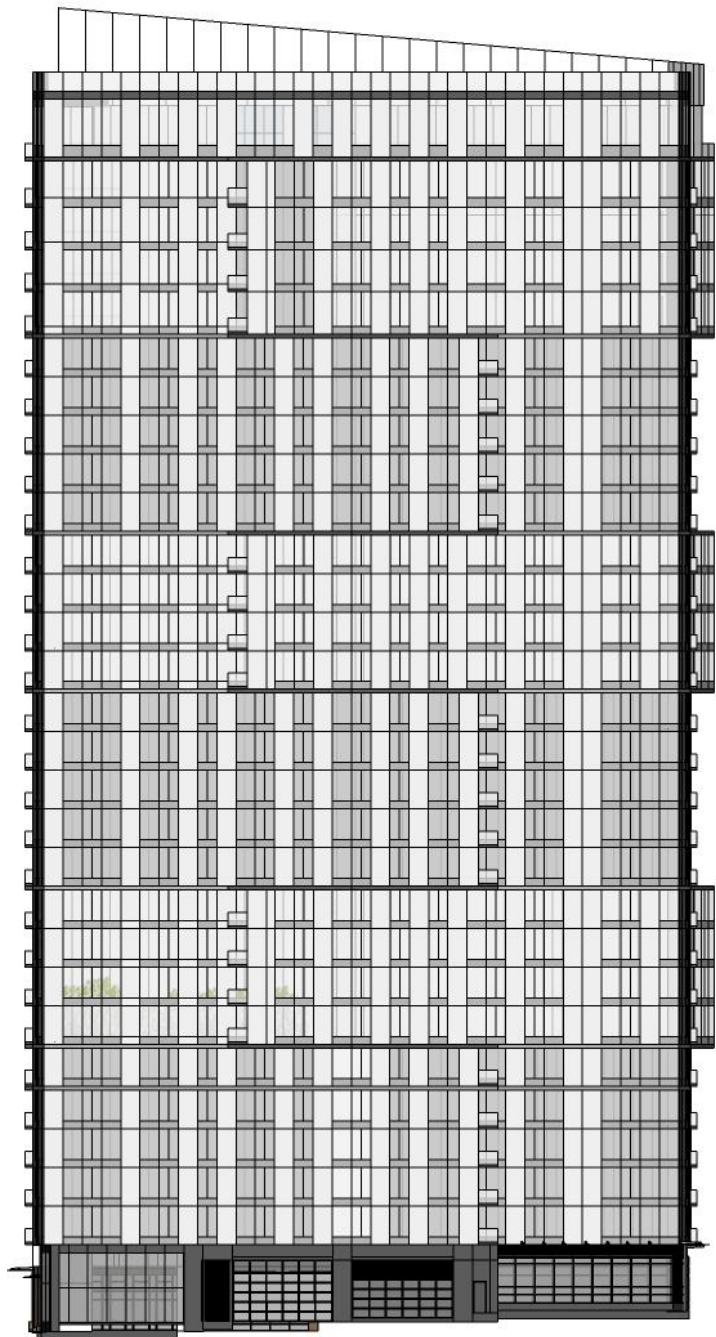
In this scheme, the curtain wall of the tower is extended down to the ground plane on either side of the garage entry and loading dock. The garage entry and loading dock are treated as a separate element extending out from the tower.

3. HALF TOWER DROP, NO SIDECAR

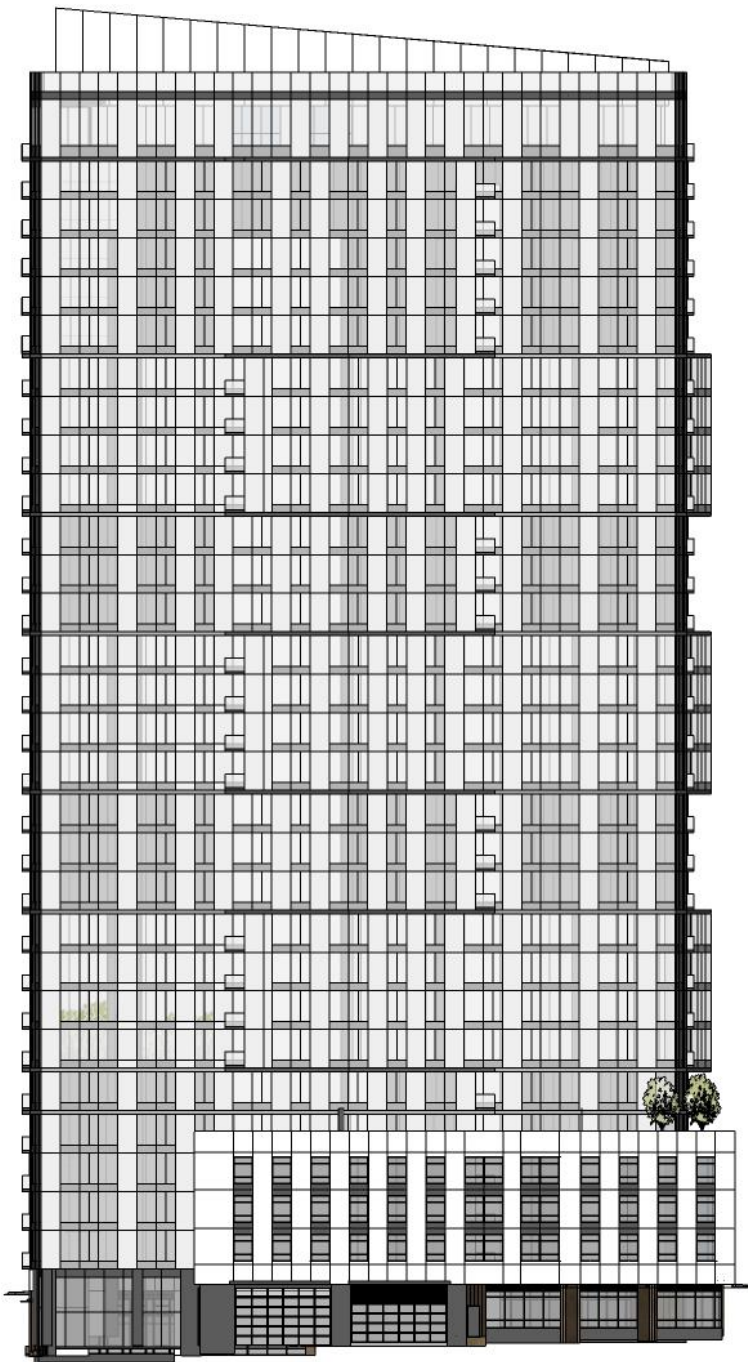
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This scheme looks at removing the sidecar and replacing this area with an setback curtain wall on both sides of the garage entry and loading dock. In this way, the garage entry and loading dock are part of that storefront.



EAST ELEVATION - NO SIDECAR



* EAST ELEVATION - SIDECAR

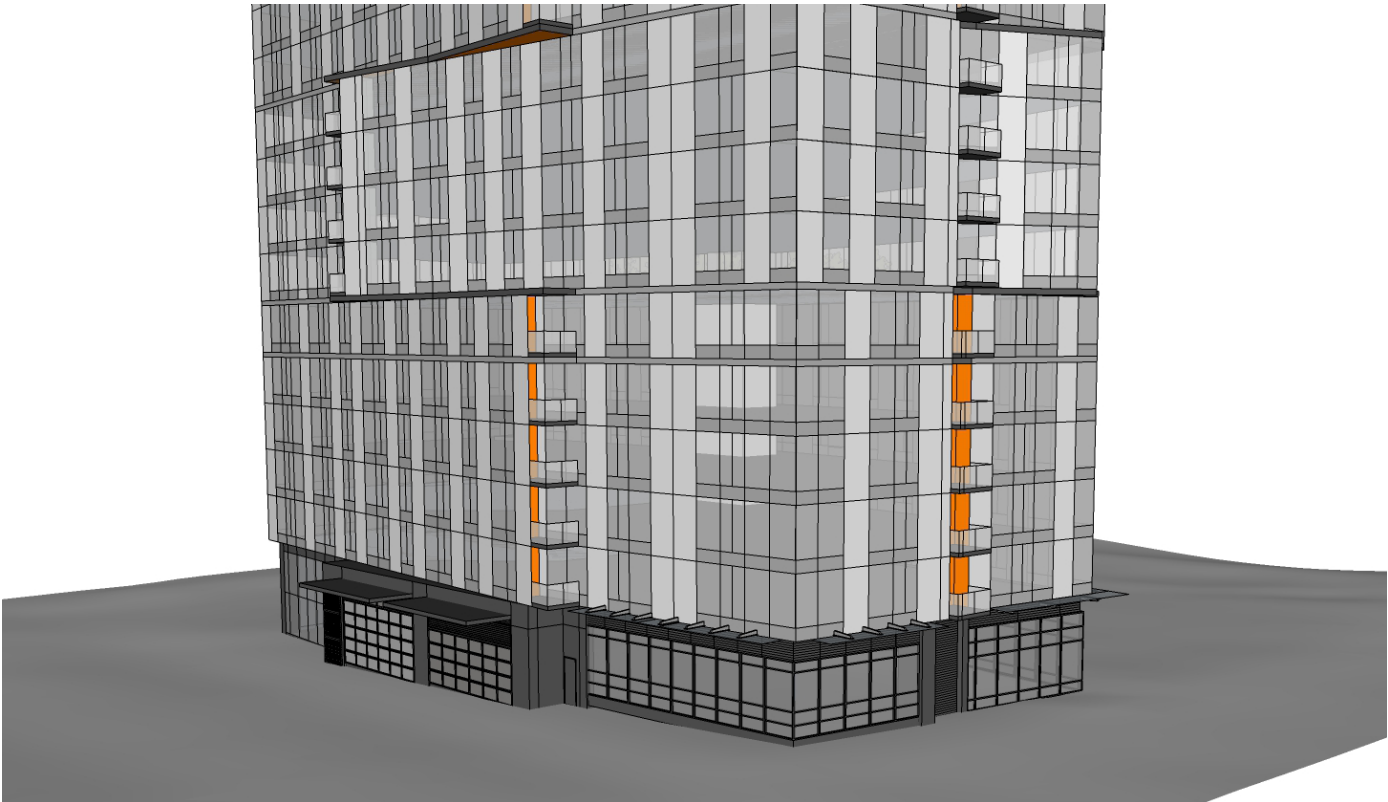
* PREFERRED
BL 103 DEVELOPMENT



Design Study - Looking Northwest at corner of NE Oregon St. and NE 9th Ave.



**Resolution - Looking Northwest at corner of NE Oregon St. and NE 9th Ave.*



Design Study - Looking Southwest along NE 9th Ave.



**Resolution - Looking Southwest along NE 9th Ave.*

*PREFERRED
BL 103 DEVELOPMENT

4. BL. 90 POST DAR DESIGN CHANGES

- Simplified building massing*
- Podium components removed – SW podium and courtyard podium extension*
- Ground level – solid base for the towers above*
- Fenestration simplified on West face*
- Removed ribbon elements*



Previous Design - Looking West along Northeast Oregon St.

POST-DAR DESIGN RESPONSE:

Massing was simplified to increase the building's relation to the surrounding context

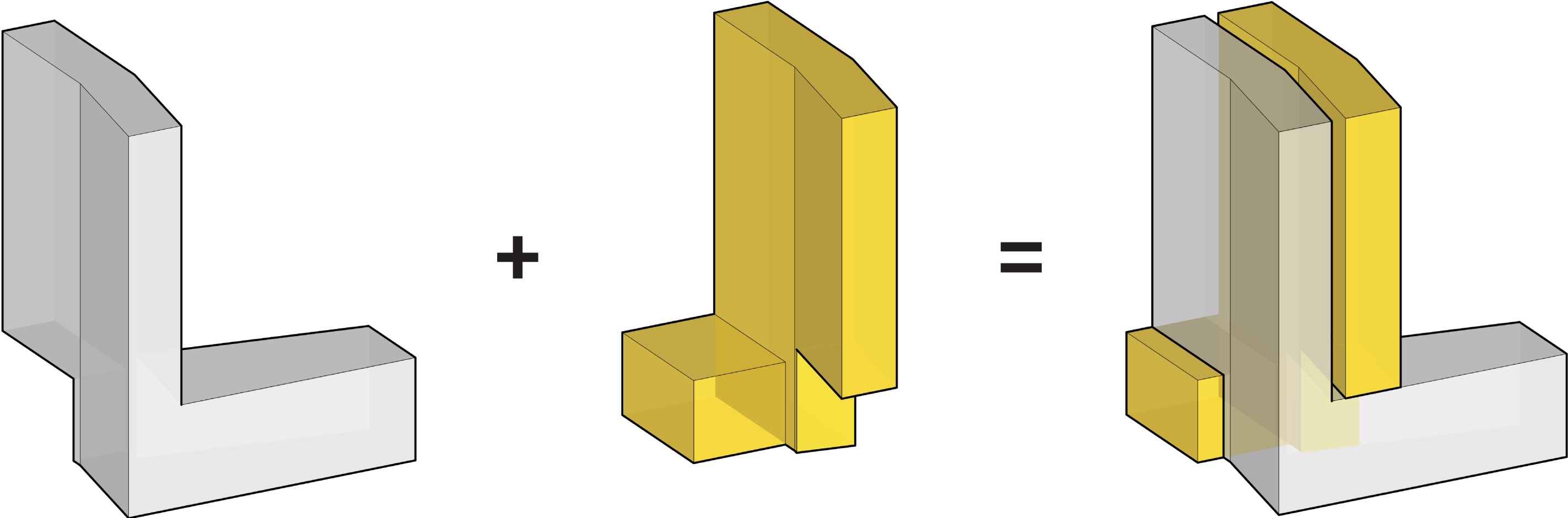
Ground level - solid base for the towers above

Podium components were removed - SW podium and courtyard podium extension

Where the forms meet, the reveal is given special treatment

Fenestration patterns were also simplified (now differentiated by material texture and color)

Removed ribbon elements



BLOCK 90 - CONCEPT DIAGRAM



1. PREVIOUS

In this scheme, a white ribbon element wrapped along the edges of two masses to distinguish the masses from one another. This scheme was the last to include the Southwest podium as well as the podium extension on the courtyard side.



2. WINDOW WALL

In this scheme, the East face is articulated as a glassy, horizontally-oriented mass to balance with the vertical reading of the West face. Both the Southwest podium and the podium extension on the courtyard side have been removed in this scheme.



3. ALL HORIZONTAL

In this scheme, the eastern mass was given a white horizontal pattern to balance the white vertical pattern of the western mass. Both the Southwest podium and the podium extension on the courtyard side have been removed in this scheme.



7. CURRENT SCHEME

The outcome of the previous studies, this building no longer has both the Southwest podium and the podium extension on the courtyard side, and has eliminated the ribbon articulation. The East mass now includes vertical window groupings to add balance to the horizontality of the facade.



4. ALL WHITE VERTICAL

In this scheme, the character of the West face is wrapped around the entire building to give the building a single articulation. Both the Southwest podium and the podium extension on the courtyard side have been removed in this scheme.



5. ALL WHITE PATTERN

To provide more similarities between the East and West halves, the East's solid-void ratio was preserved but the eastern face became a facade which was primarily white with dark horizontal accents. Both the Southwest podium and the podium extension on the courtyard side have been removed in this scheme.



6. STRAIGHT UP

In this scheme, the character of the building's West face was simplified to be a series of vertical window reveals which fluctuate in width. This scheme also included a white ribbon element to distinguish the masses from one another. Both the Southwest podium and the podium extension on the courtyard side have been removed in this scheme.

BLOCK 90 STUDIES - NORTHEAST CORNER



1. PREVIOUS

In this scheme, a white ribbon element wrapped along the edges of two masses to distinguish the masses from one another. This scheme was the last to include the Southwest podium as well as the podium extension on the courtyard side.



2. WINDOW WALL

In this scheme, the East face is articulated as a glassy, horizontally-oriented mass to balance with the vertical reading of the West face. Both the Southwest podium and the podium extension on the courtyard side have been removed in this scheme.



3. ALL HORIZONTAL

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BLOCK 90 STUDIES - SOUTHEAST CORNER



1. PREVIOUS



2. WINDOW WALL



3. ALL HORIZONTAL



7. CURRENT SCHEME



4. ALL WHITE VERTICAL



5. ALL WHITE PATTERN



6. STRAIGHT UP

BLOCK 90 STUDIES - NORTHWEST CORNER



1. PREVIOUS



2. WINDOW WALL



3. ALL HORIZONTAL



7. CURRENT SCHEME



4. ALL WHITE VERTICAL



5. ALL WHITE PATTERN



6. STRAIGHT UP

BLOCK 90 STUDIES - SOUTHWEST CORNER



Northwest corner



Southwest corner



Northeast corner



Southeast corner