



OREGON SQUARE

Design Review #1
August 13, 2015



Velmore - 78% occupied



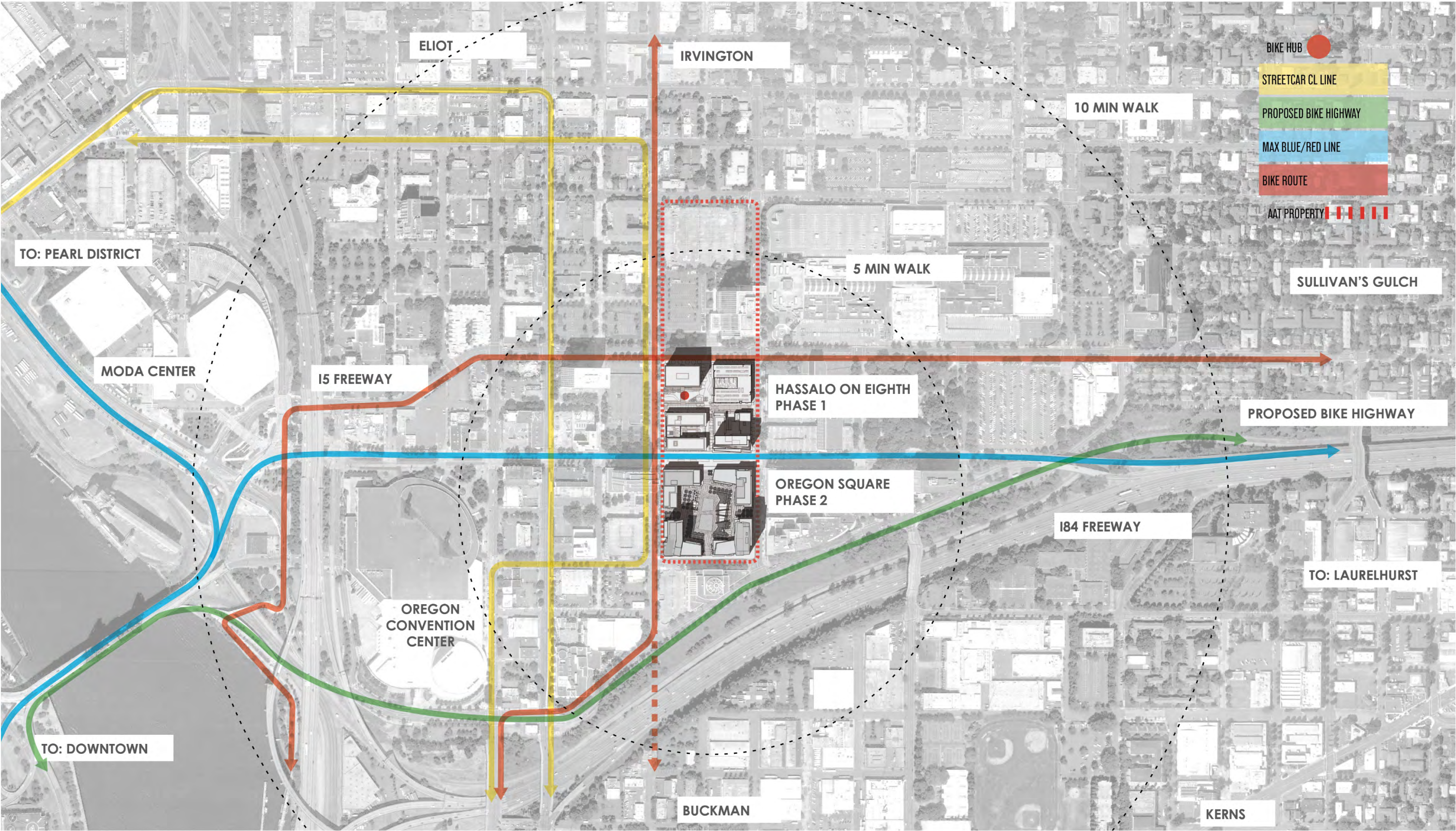
Phase 1 - aerial view of campus

PHASE 1 - NEARING COMPLETION

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- 12. Building Documentation*

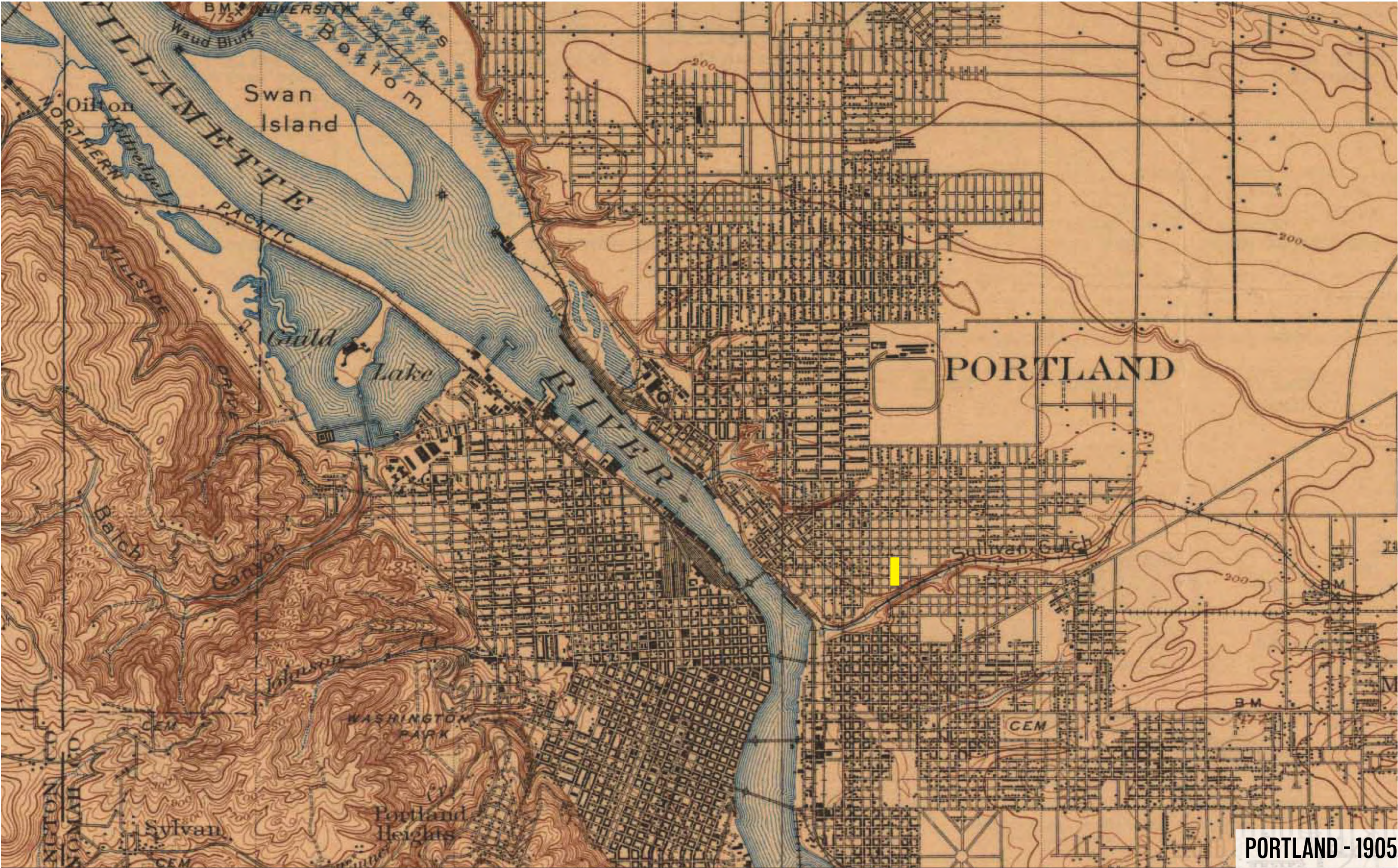
*This is a vitalization project. It is about what could be, not what once was.
We have designed with both the recognition of known best practices and the
pursuit of desirable and harmonious newness in urban life. We have embraced
principles of sustainability and community planning toward a bold solution
that develops a 24 hour community for live, work and play.*



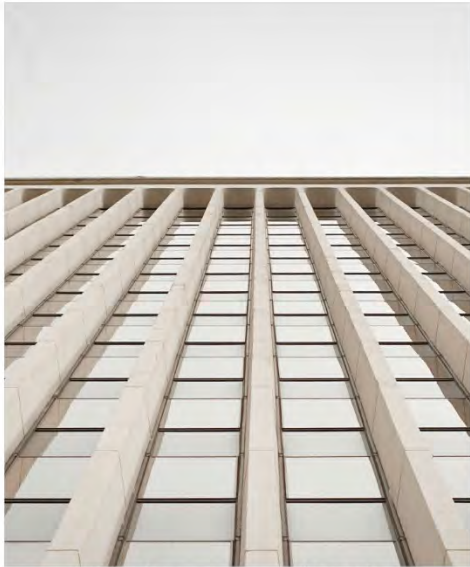
VICINITY - NORTHEAST PORTLAND

1. HISTORY

- 1. *Plat of District - 1905*
- 2. *Character of the Lloyd District*



PORTLAND - 1905



Lloyd 700 fenestration (1970)



Lloyd 700 entry (1970)



Lloyd 700 entry (1970)



Lloyd 700 building (1970)



Liberty Centre (1997)



Double Tree (1960 + 1982)



BPA (1954 + 1985)



Existing @ Oregon Square



Existing, Looking East

CHARACTER OF THE LLOYD DISTRICT



Existing Conditions, looking Southwest



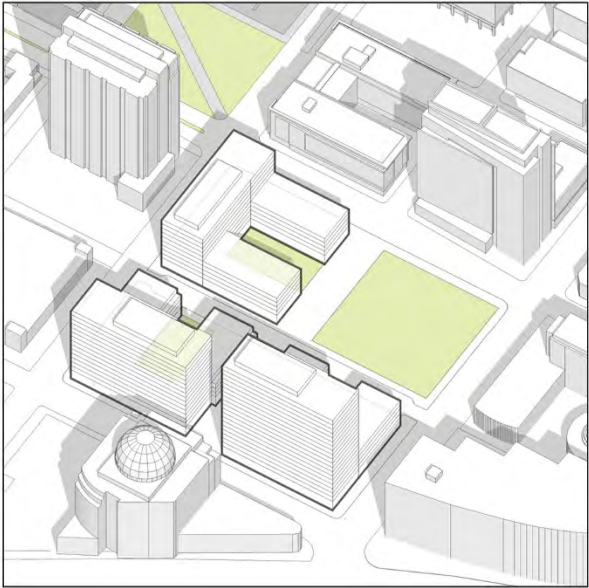
Existing Conditions, looking Northwest

CHARACTER OF THE LLOYD DISTRICT

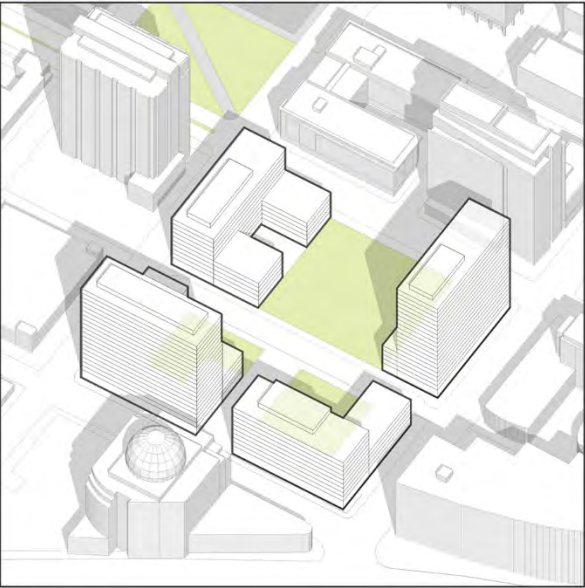
2. OPEN SPACE PLACEMENT

1. Green Space Studies

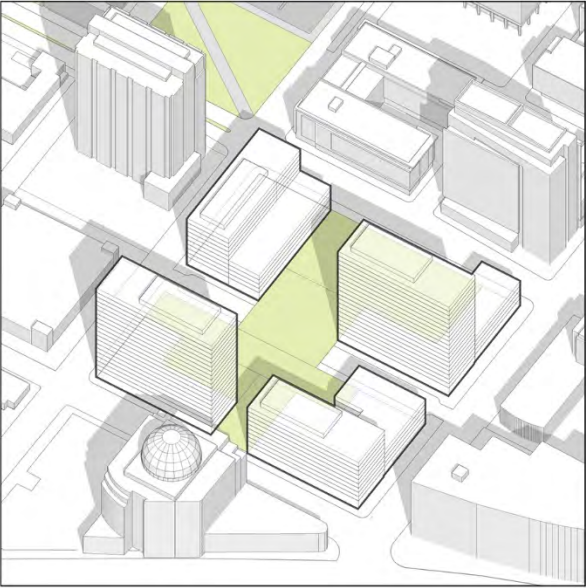
Concept A: Full Block



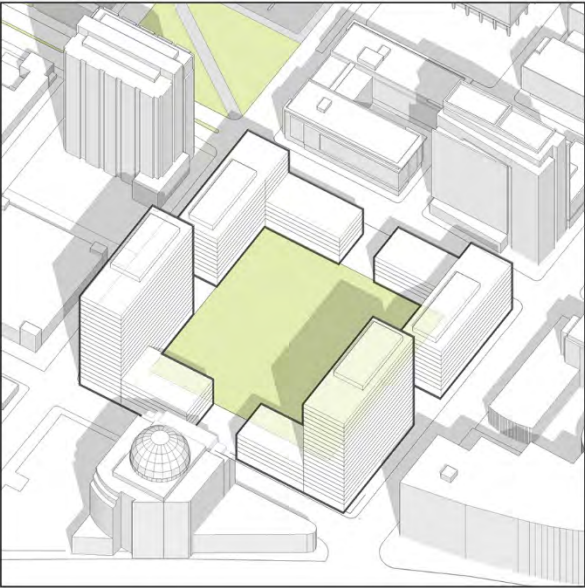
Concept B: Biased Open Park



Concept C: Shifted/Offset



Concept D: Plaza



EARLY MEETING WITH PORTLAND PARKS BUREAU

PLAZA ADVANTAGES:

Creates clearly defined and porous edges

Provides an attractive sense of visual enclosure

Gateways orchestrate a sense of arrival, connecting street edges with the plaza

Defines a Metropolitan Civic Space that also allows for smaller-scale programs

Variety of uses

Complements existing spaces

AIA URBAN DESIGN PANEL (OREGON CHAPTER):

"The design team successfully links this project to the neighborhood, provides appropriately scaled and differentiated gateways, and creates a sense of building variety on this very large site."

July 31, 2015

PORTLAND PARKS & RECREATION:

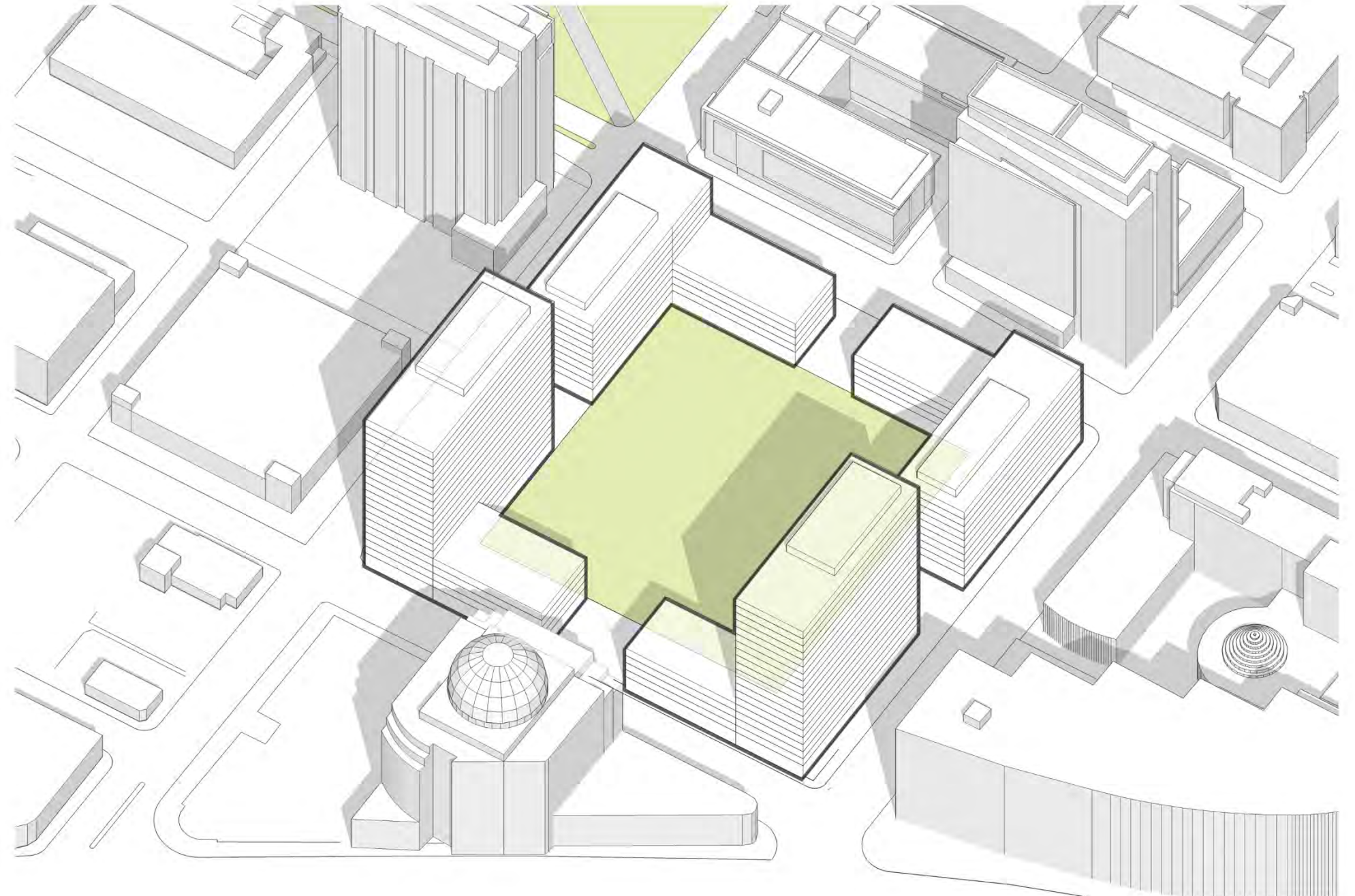
1st meeting: November 21, 2013

2nd meeting: December 30, 2013

3rd meeting: April 24th, 2015

"We are in support of the creative and thoughtful plans for this important public open space."

August 12, 2015



CONCEPT D: PLAZA



PARTICIPATION & PRIVACY
GAMES
WATER PLAY
EAT & DRINK
SIT & TALK
PERFORMANCES
SEASONAL ACTIVITIES
MARKETS
SHOP & WALK
COVERED OUTDOOR DINING
PUBLIC EVENTS
ENGAGEMENT WITH THE STREET
RODEO

PLACEMAKING: PLAZA DESIGN

3. CAMPUS/PLAZA CONCERNS

1. Concerns & Design Guidelines Referenced

PLAZA & SUPERBLOCKS

DESIGN GUIDELINES

A3. RESPECT THE PORTLAND BLOCK STRUCTURES.

This project adheres to the 200' x 200' grid of the Lloyd District, with the streets carrying through the project as pedestrian-only pathways.

A3-2. MAKE SUPERBLOCK PLAZAS INVITING AND EASILY ACCESSIBLE FROM HOLLADAY ST.

Greatest opening – continuation from Phase 1 – pedestrian only – serves as knuckle to connect to river/convention center.

A9. STRENGTHEN GATEWAYS.

Gateways are given generous dimension and framed on both sides by buildings, each announcing a major entrance into the square.

A9-1. PROVIDE A DISTINCT SENSE OF ENTRY AND EXIT.

Compression/expansion of space adds drama and heightens sense of entry and exit.

A5-3. INCORPORATE WORKS OF ART.

Client will work with staff to discuss artist, location, scale, materiality, and final solution.

A5-4. INCORPORATE WATER FEATURES.

Incorporated – a big piece of plaza design. Unique/special to Portland and the district.

B5. MAKE PLAZAS, PARKS, AND OPEN SPACE SUCCESSFUL.

Two story lobbies, open on both street and plaza, water feature, orientation brackets open space.

FINDINGS

North and West Portals should reflect their importance in the pedestrian system.

These portals have evolved to reflect their importance in the pedestrian system (see plaza evolution slide for reference)

Pass-through lobbies will be successful if all allow public access.

Visual connectivity is provided through transparency and volume. Propose public access, but this is ultimately controlled by building ownership depending on unforeseen circumstances for example.

Information/details needed to better understand how the public space will be managed.

The owner has testified on their commitment to the programming of the space – the architecture and retail opportunities help secure those opportunities.

Commission should set parameters for the art (size/type/location) and impose a condition of approval for the art.

Owner not interested in RACC process, but will consider this a condition of approval working with staff to discuss artist, location, scale/materiality and final solution.

Massing study moving the mass from the southwest to northeast has not been provided

While this change will allow more sunlight to enter the plaza, it contradicts the tower placement strategies in place in the Lloyd District.

RAIN PROTECTION

DESIGN GUIDELINES

B6. DEVELOP RAIN PROTECTION

Canopies are provided along the edges of all blocks, and a more generous canopy is provided as part of the pavilion design.

B6-1. PROVIDE PEDESTRIAN RAIN PROTECTION.

Canopies are provided along the edges of all blocks, and a more generous canopy is provided as part of the pavilion design.

FINDINGS

Pavilion documentation has not been provided.

Will provide details and elevations – similar in concept to Phase 1 pavilion.

SHELTER/PLACE

DESIGN GUIDELINES

B4. PROVIDE STOPPING AND VIEWING PLACES.

Weather protection/landscape cover/separation.

C6. DEVELOP TRANSITIONS BETWEEN BUILDINGS AND PUBLIC SPACES.

Layers of space and scale.

FINDINGS

More differentiation and variety is desired in the ground level edges.

This seems to contradict A4, which advocates for unifying elements in the design.

PEDESTRIAN

DESIGN GUIDELINES

B1-1. PROTECT PEDESTRIAN AREAS FROM MECHANICAL EXHAUST.

Low velocity exhaust has been located in pedestrian areas, and high velocity exhaust has been located behind planted areas and 10 ft. above ground level.

B2. PROTECT THE PEDESTRIAN.

C1-1. INTEGRATE PARKING.

Underground parking has been provided for both retail and residential uses.

FINDINGS

Shared Loading and services within below-grade parking structure

Discussed at DAR II - not feasible given the below grade movements required for trash and semi-trucks.

The lighting and exterior facades surrounding the garage entry doors need to be designed.

Will provide details and elevations - similar in concept to Phase 1 garage entries.

Reduce the number/size of these louvers, including those facing the plaza on blocks 102 and 103.

Will present the mechanical diagram illustrating the location and disposition of louvers. Low velocity louvers require more area (higher velocity requires less area, but require 10 ft. clearance from pedestrians, and in many cases this isn't possible given constraints in structure and wall area).

ROOFS

DESIGN GUIDELINE

C11. INTEGRATE ROOFS AND USE ROOFTOPS

For all blocks, rooftops are accessible as amenity terraces, with provisions for public gardens and outdoor grilling. Mechanical screens are to match colors of each building's metal panels.

FINDINGS

Locations and dimensions of mechanical/exhaust units needed to understand extent of screening necessary (incl. enlarged elevations)

Will provide locations and dimensions of mechanical/exhaust units on all blocks.

LIGHTING

DESIGN GUIDELINES

B1-2. INCORPORATE ADDITIONAL LIGHTING.

Lighting has been provided in the plaza (fixtures to match those of phase 1). Lighting is also provided along the ground floor of each building, and surrounding the entrances of each building.

C12. INTEGRATE EXTERIOR LIGHTING.

FINDINGS

Fixture differs from that in Phase 1; chose a fixture which better complements those of phase 1

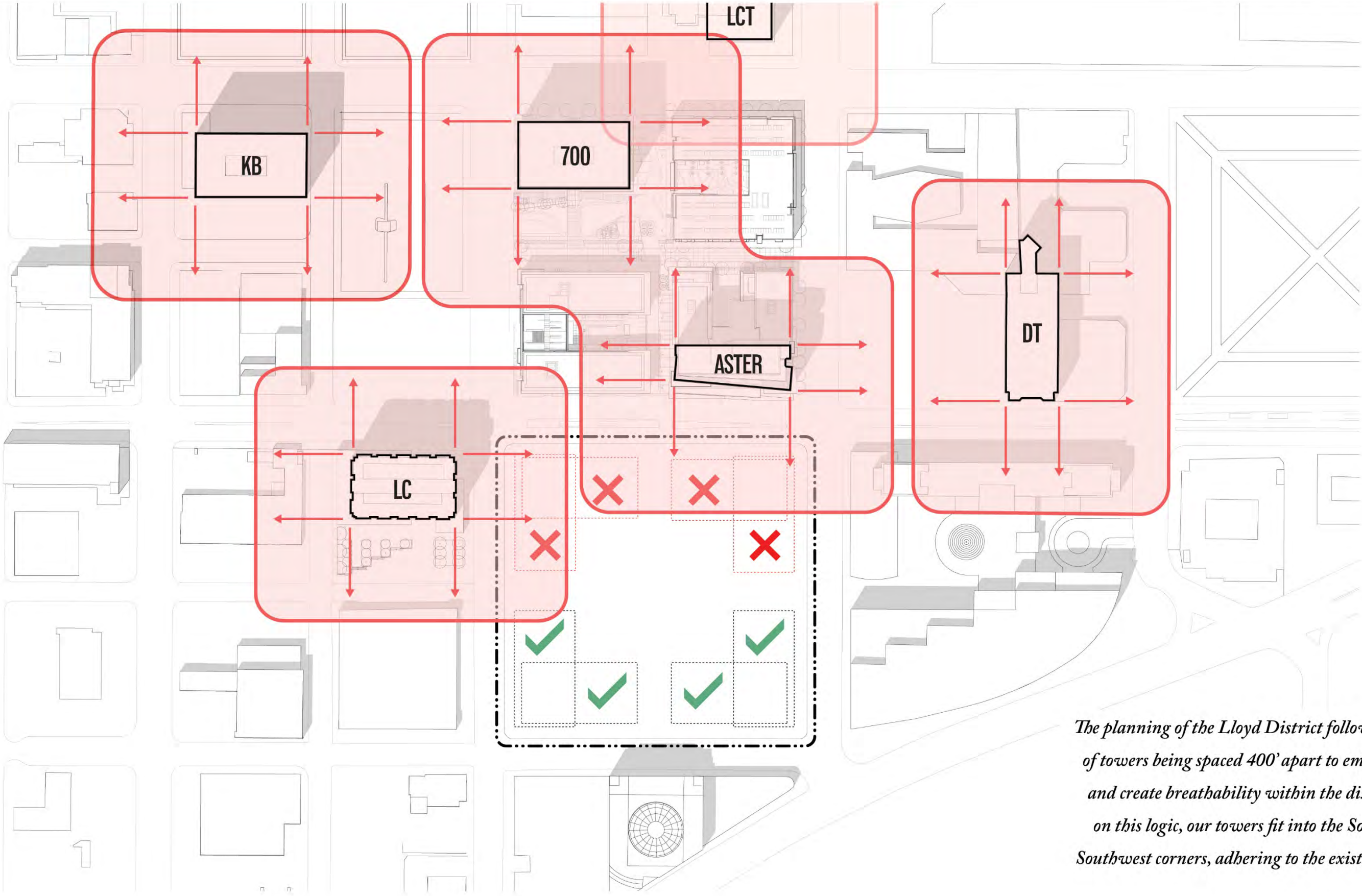
The pedestrian lighting will match existing. There was a type 2 modification to the pedestrian fixture to match what was being proposed.

Fixtures are limited to lobbies; does not appear to be fully resolved (also, lighting plans for terraces not provided).

Developed/revised lighting plans will be presented.

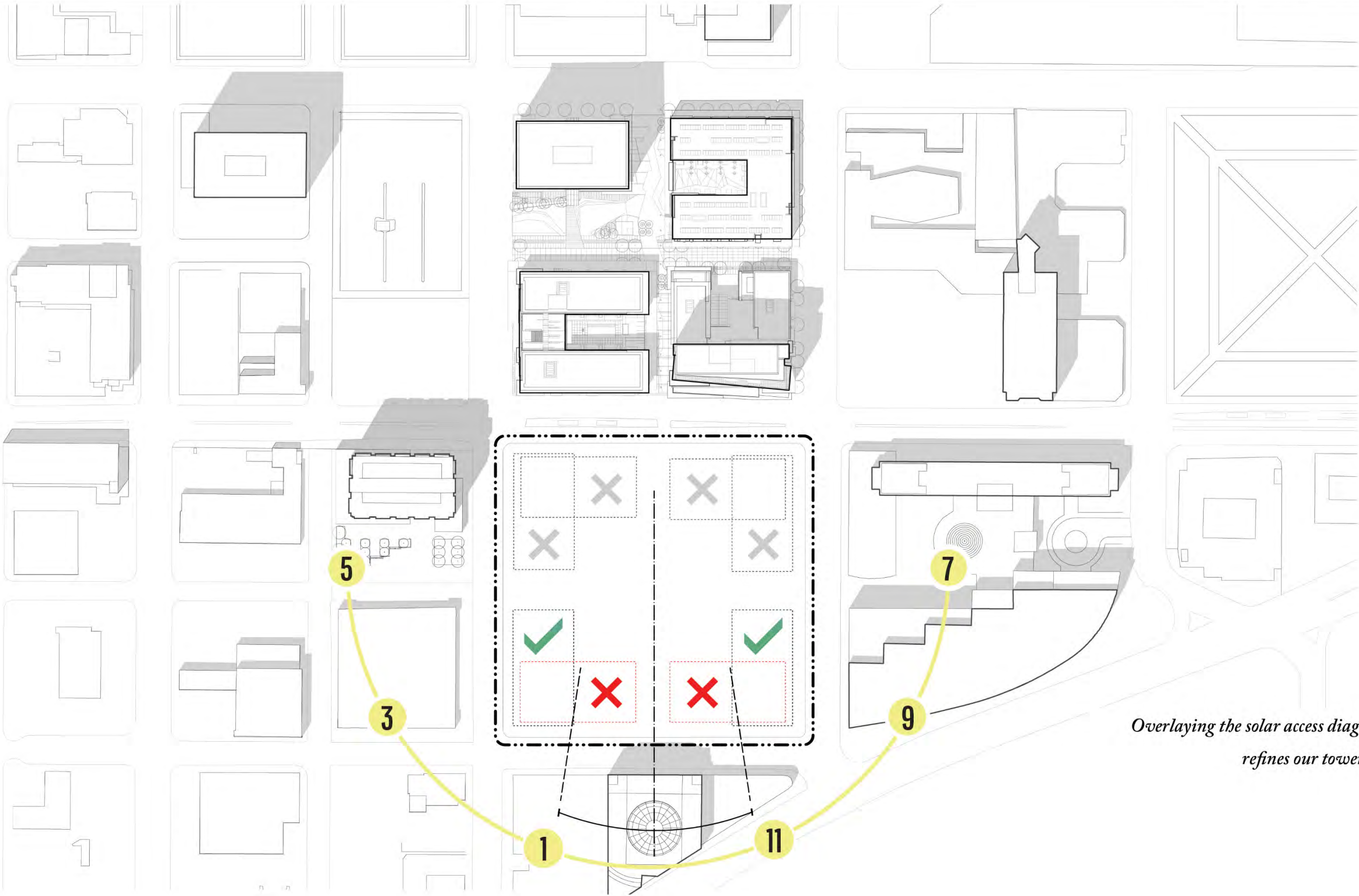
4. BUILDING PLACEMENT/ORIENTATION

- 1. *Tower Separation*
- 2. *Massing Studies*
- 3. *Solar Overlay*
- 4. *Site Views*



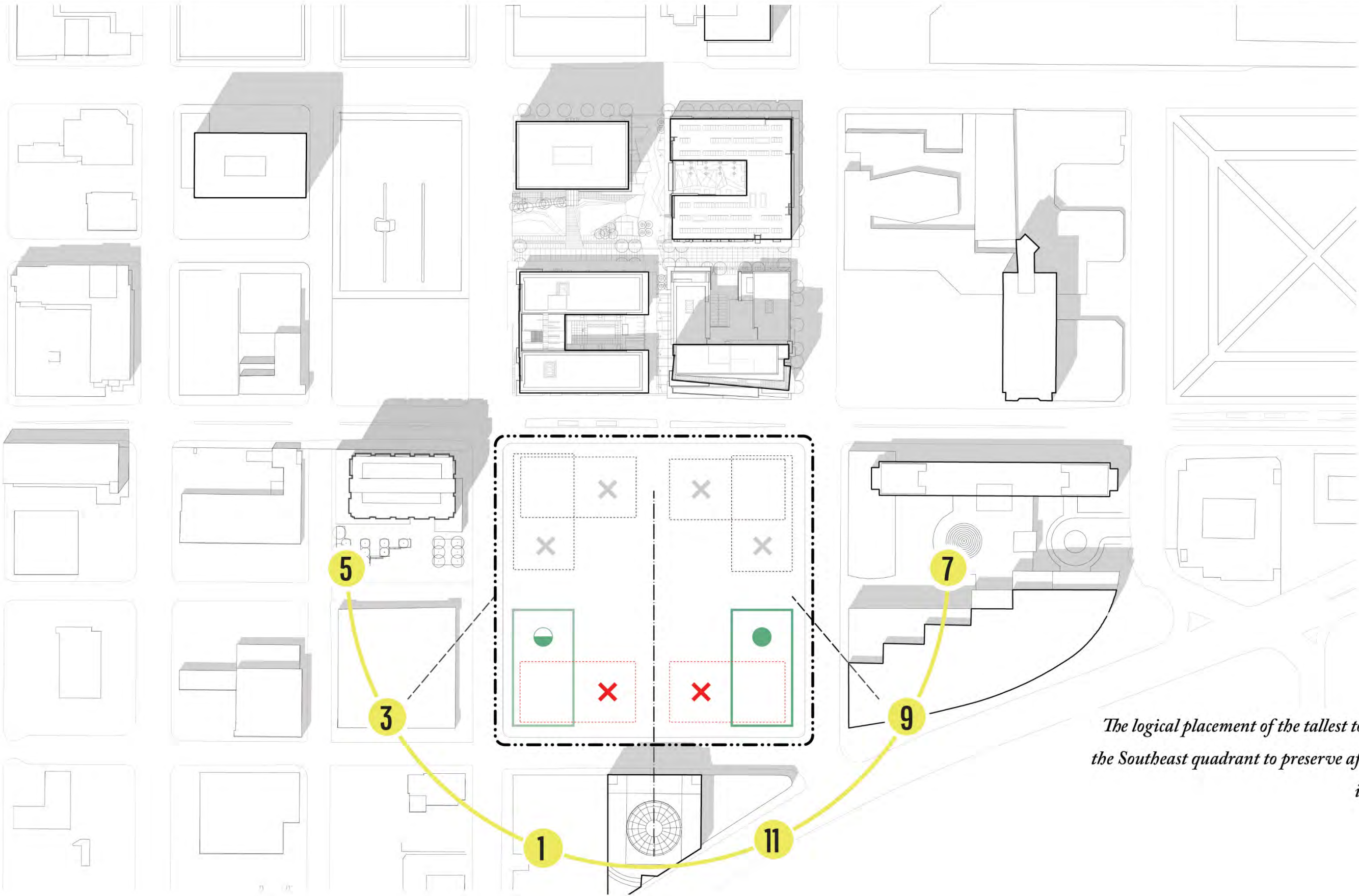
The planning of the Lloyd District follows a pattern of towers being spaced 400' apart to embrace views and create breathability within the district. Based on this logic, our towers fit into the Southeast and Southwest corners, adhering to the existing pattern.

SEPARATION



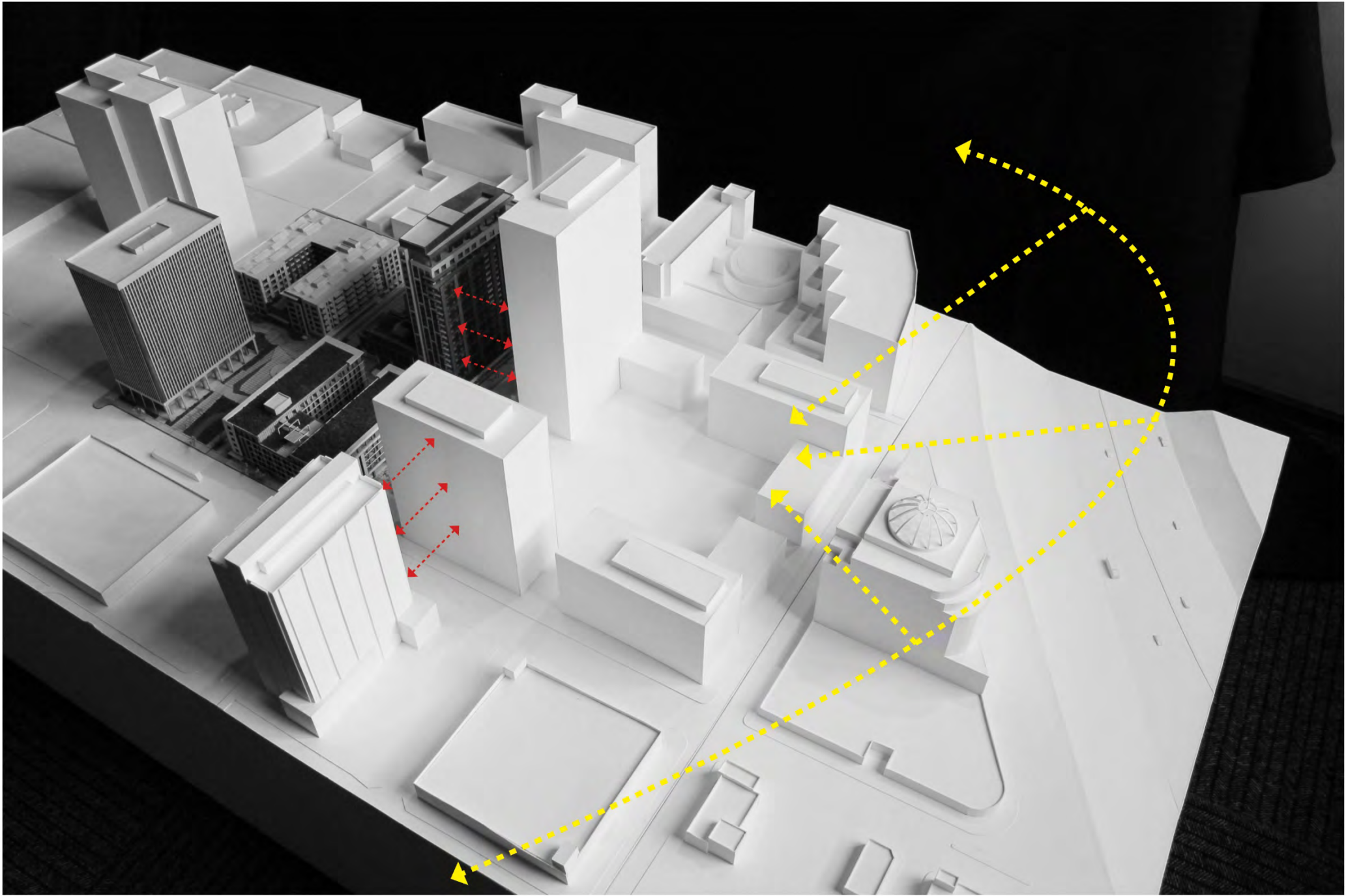
Overlaying the solar access diagram further refines our tower placement.

SOLAR OVERLAY

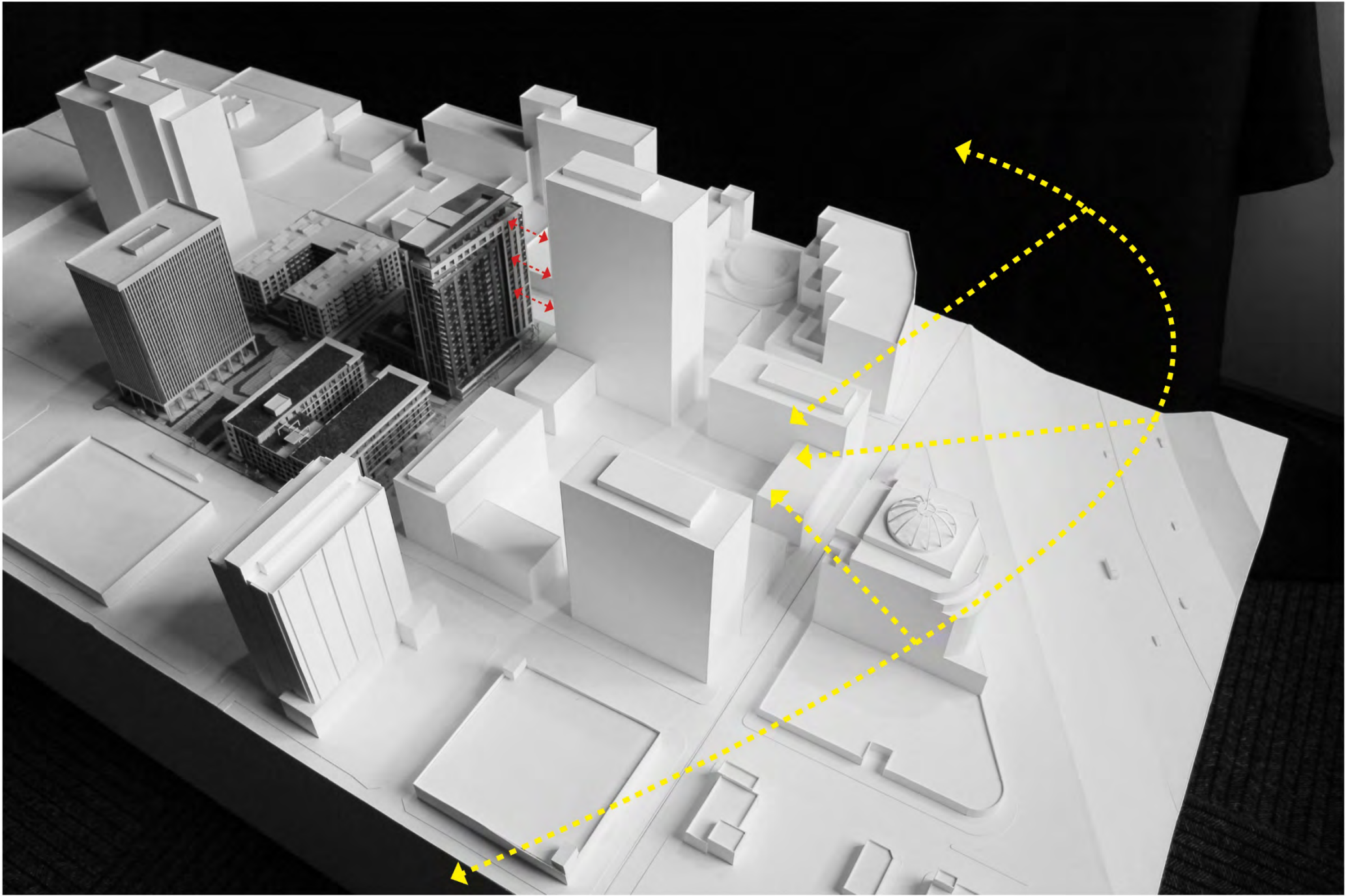


The logical placement of the tallest tower was in the Southeast quadrant to preserve afternoon sun in the plaza.

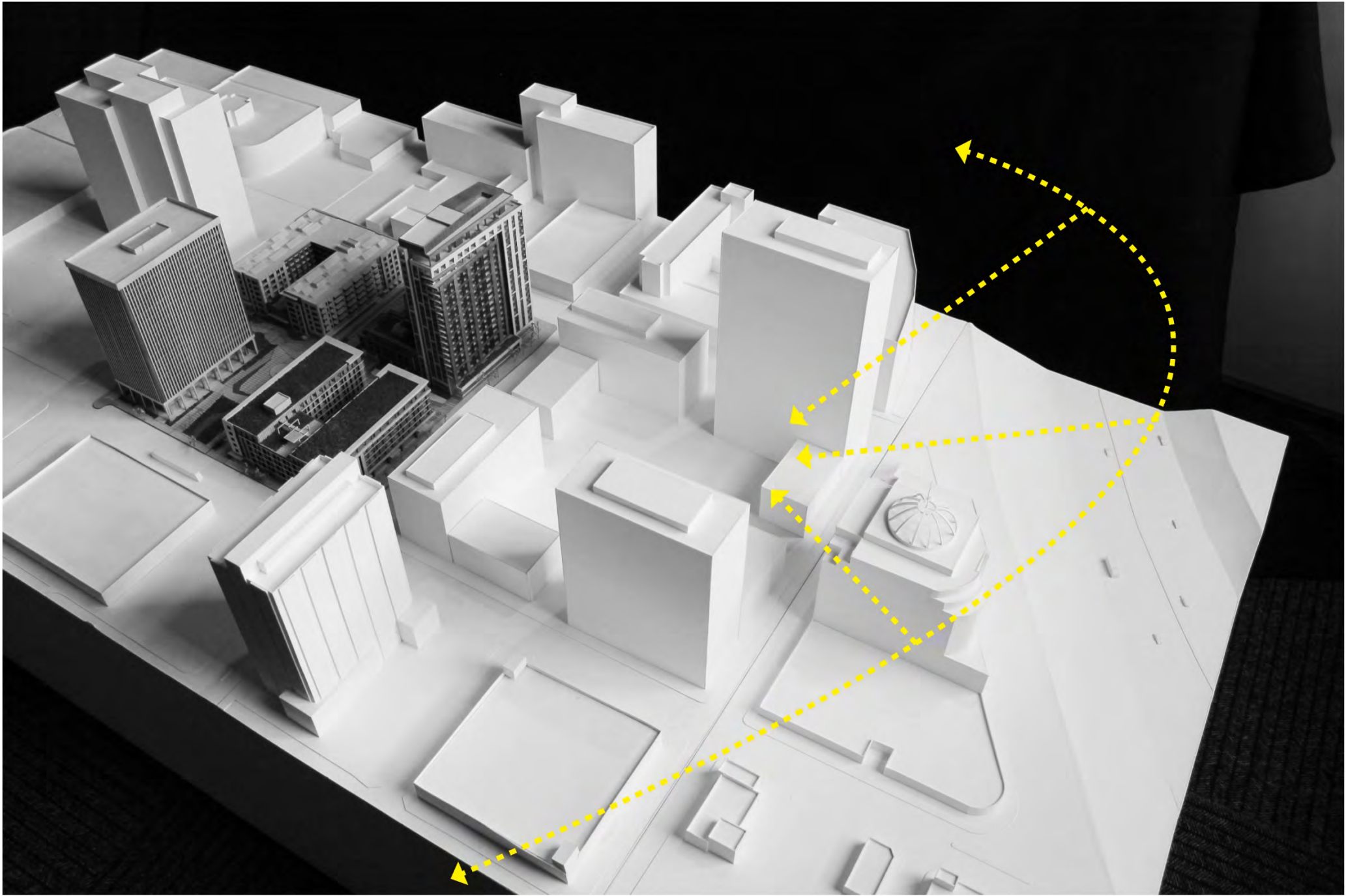
OPTIMIZATION



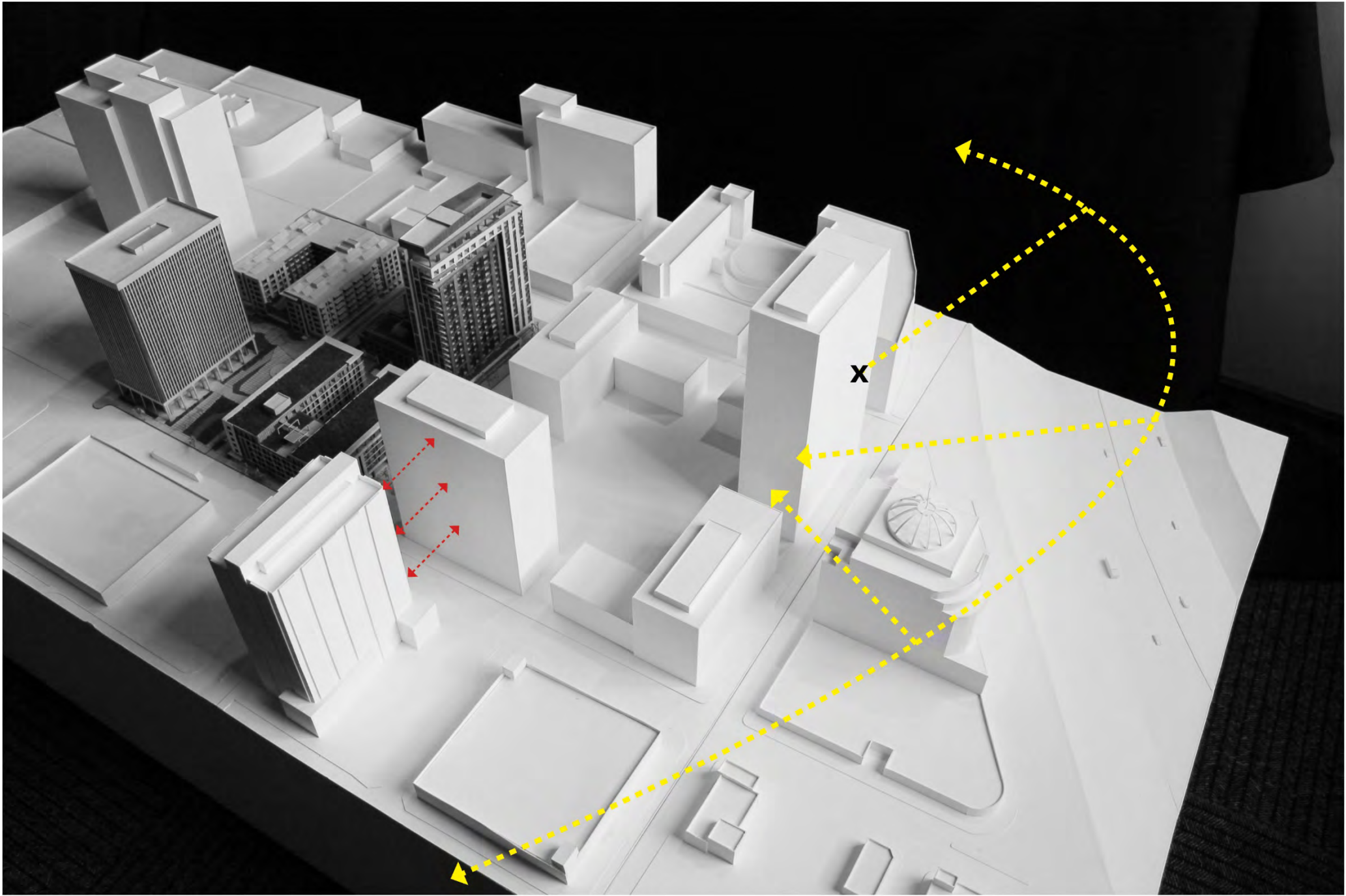
MASSING STUDY - ORIENTATION 1



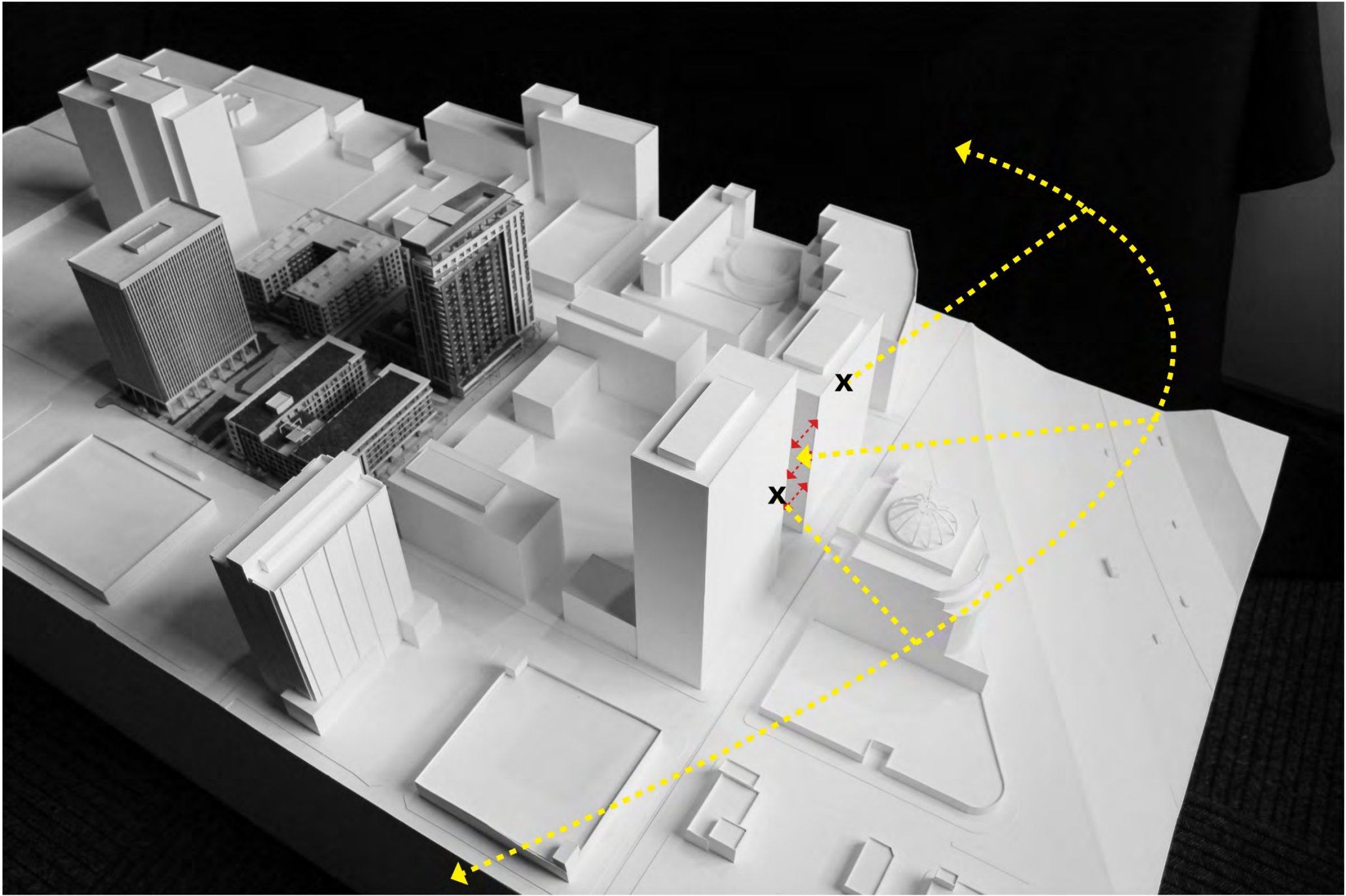
MASSING STUDY - ORIENTATION 2



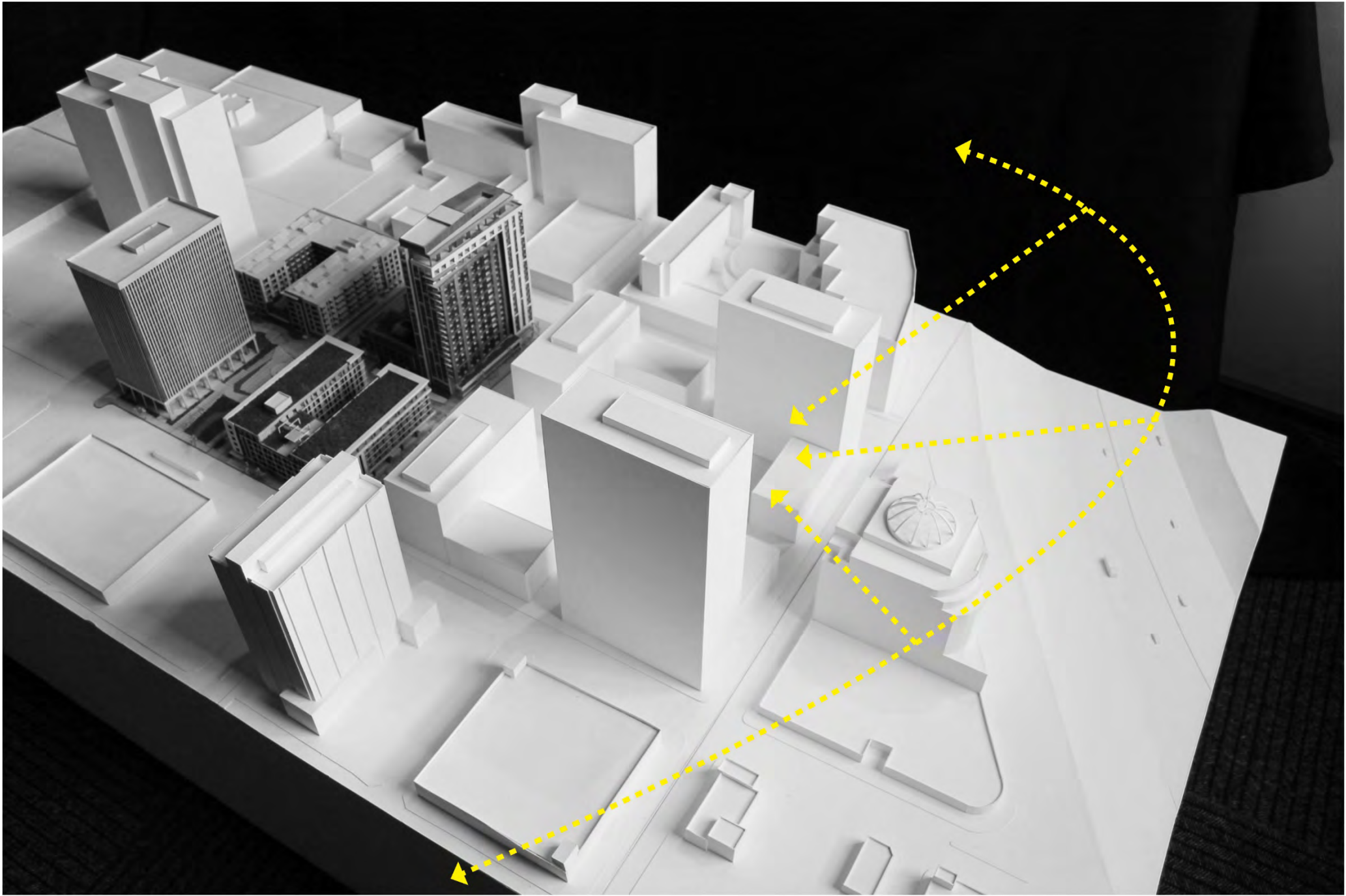
MASSING STUDY - ORIENTATION 3



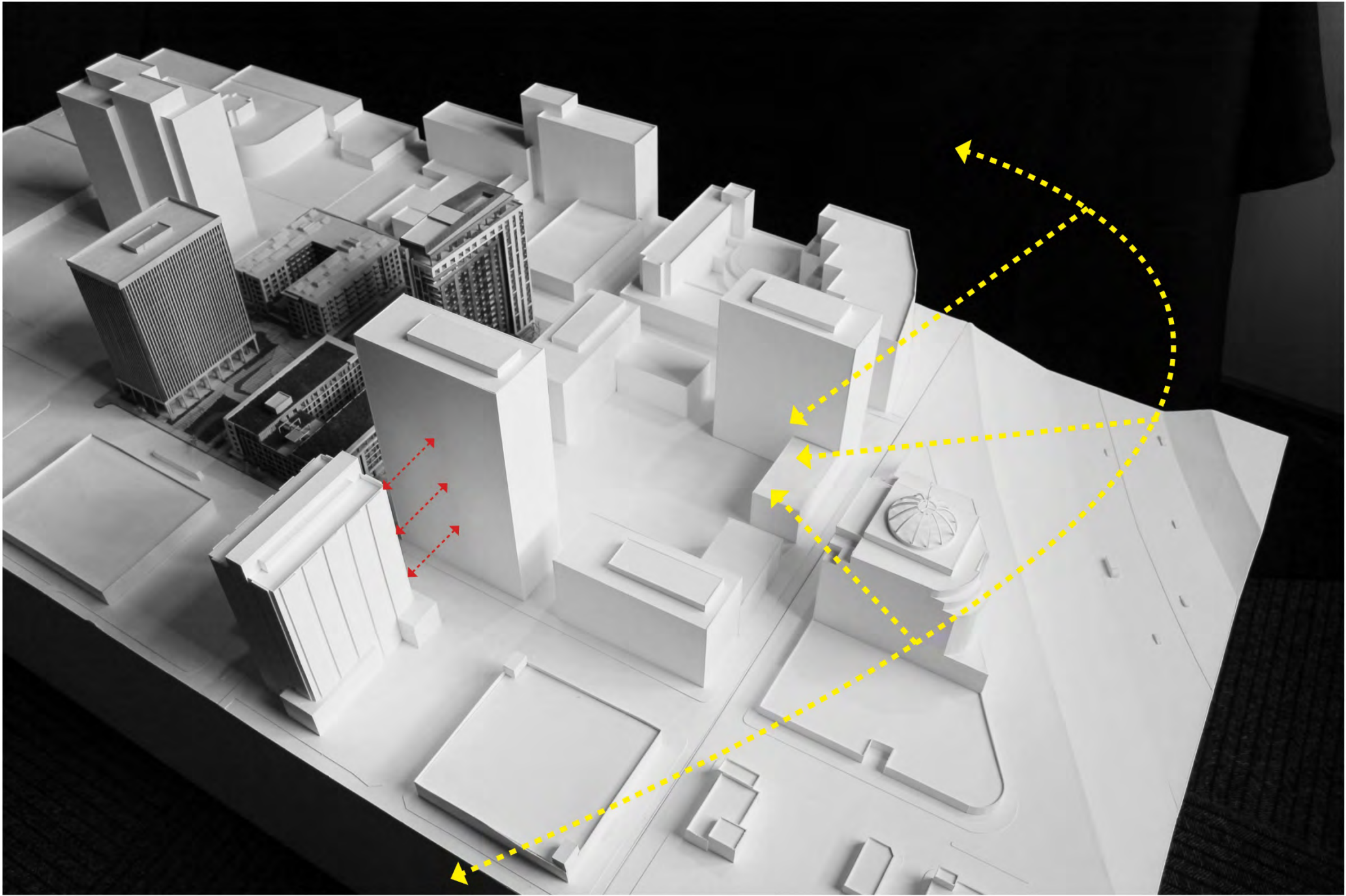
MASSING STUDY - ORIENTATION 4



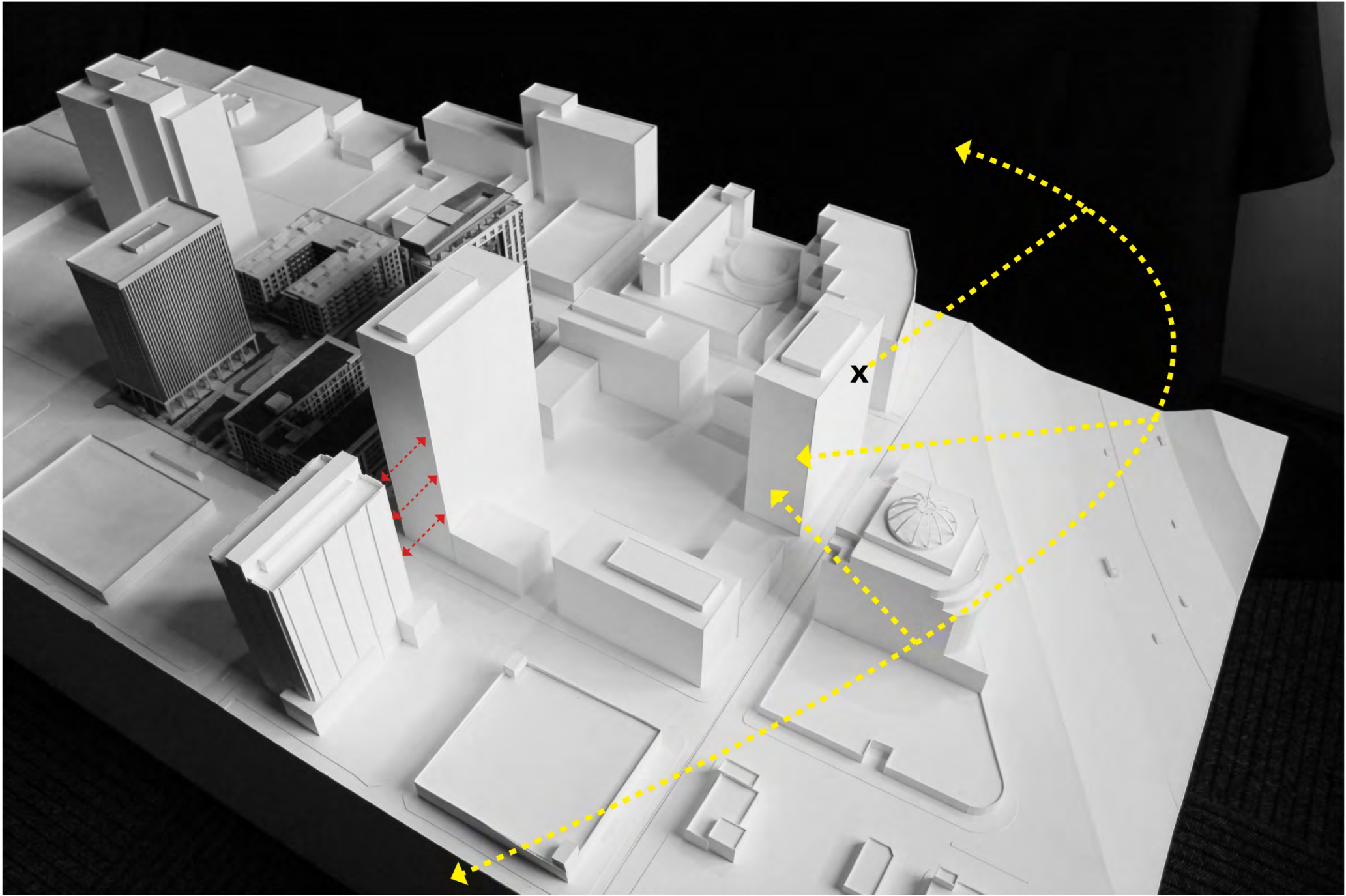
MASSING STUDY - ORIENTATION 5



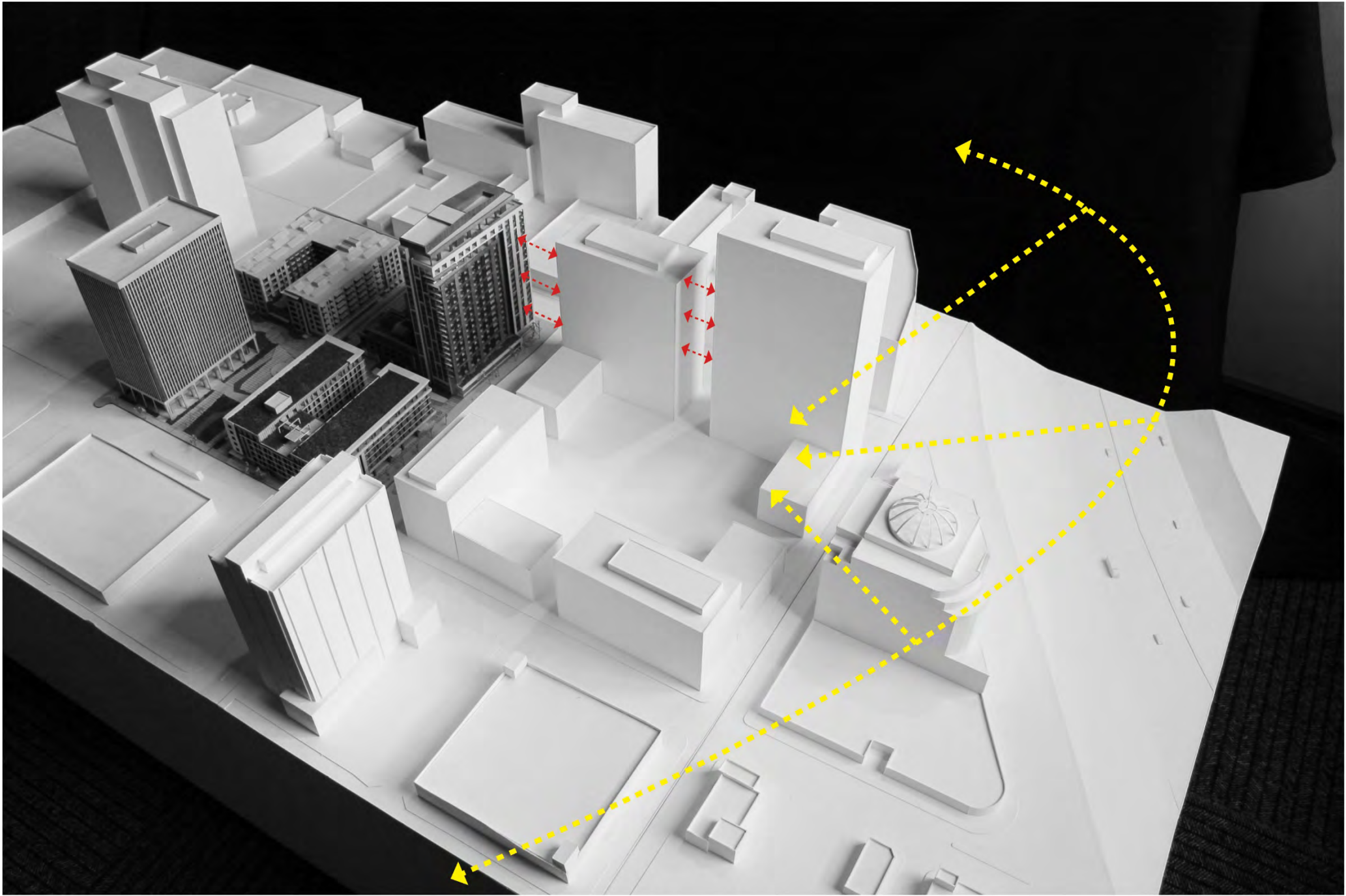
MASSING STUDY - ORIENTATION 6



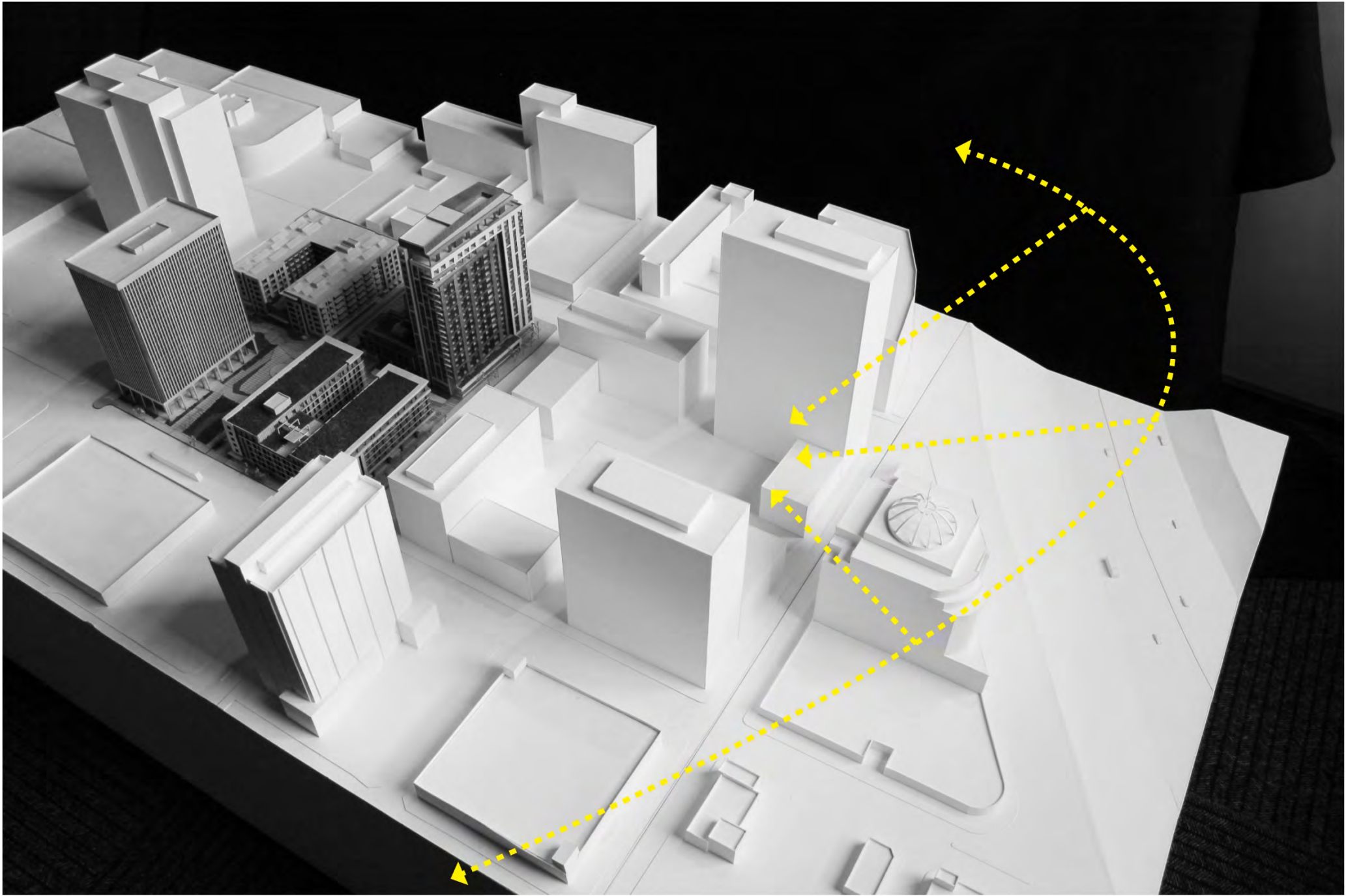
MASSING STUDY - ORIENTATION 7



MASSING STUDY - ORIENTATION 8



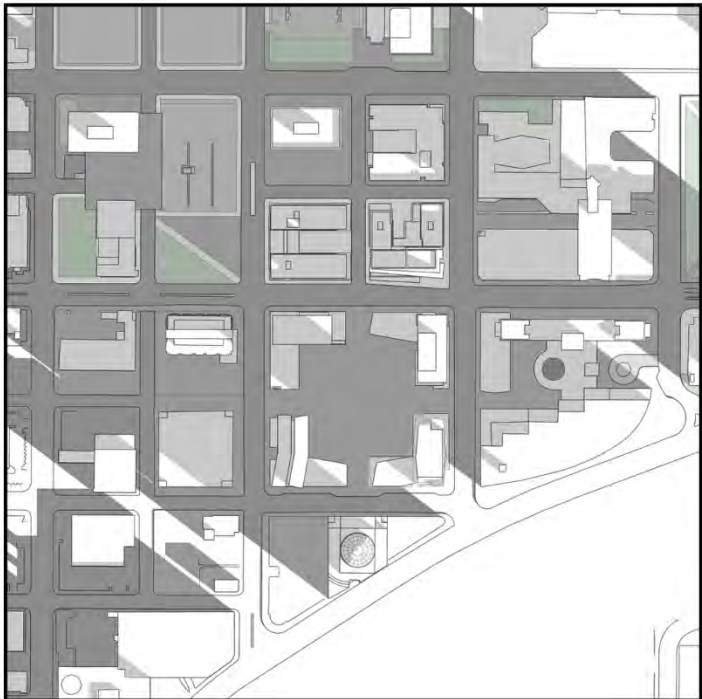
MASSING STUDY - ORIENTATION 9



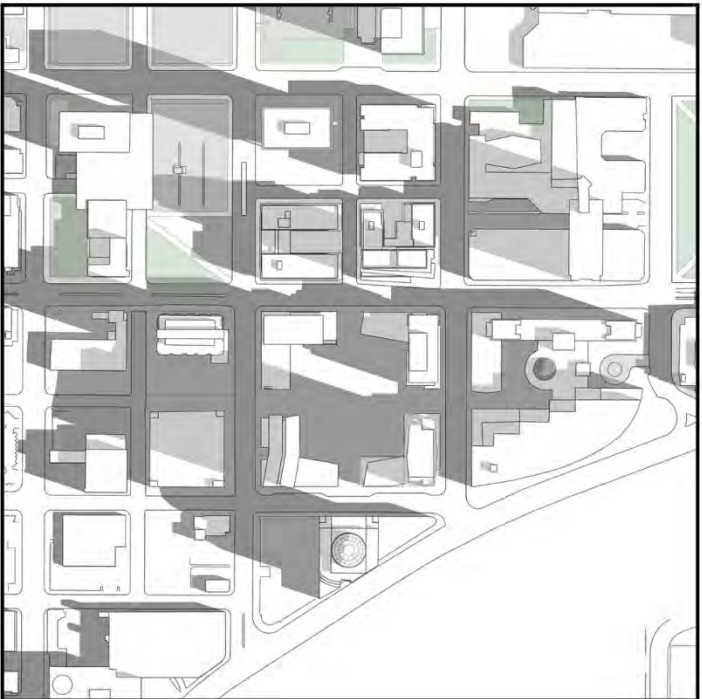
MASSING STUDY - CURRENT SCHEME

SOLAR STUDY

8AM



Winter Solstice
December 22nd



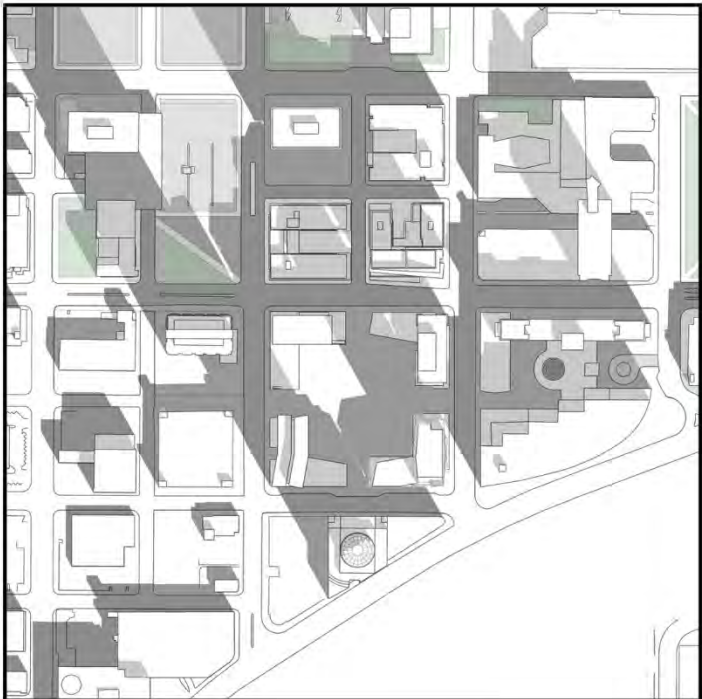
Equinox
September/March 22nd



Summer Solstice
June 22nd

SOLAR STUDY

10AM



Winter Solstice
December 22nd



Equinox
September/March 22nd



Summer Solstice
June 22nd

SOLAR STUDY

12PM



Winter Solstice
December 22nd



Equinox
September/March 22nd



Summer Solstice
June 22nd

SOLAR STUDY

2PM



Winter Solstice
December 22nd



Equinox
September/March 22nd



Summer Solstice
June 22nd

SOLAR STUDY

4PM



Winter Solstice
December 22nd



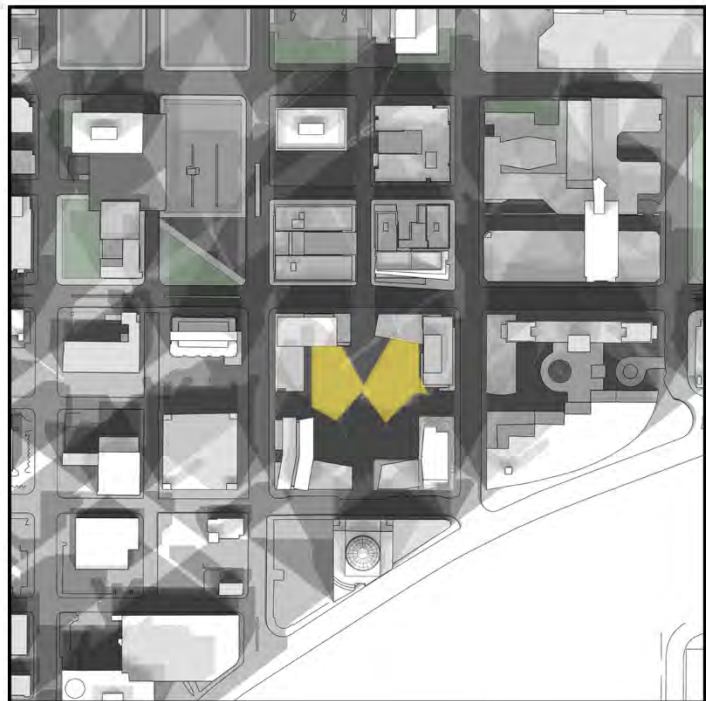
Equinox
September/March 22nd



Summer Solstice
June 22nd

SOLAR STUDY

COMPOSITES



Winter Solstice
December 22nd



Equinox
September/March 22nd



Summer Solstice
June 22nd

Note: Composite "sun spots" are shown in yellow.

SOLAR STUDY - COMPOSITES



SIGHT LINES



VIEW TO THE EAST





VIEW TO NORTHWEST



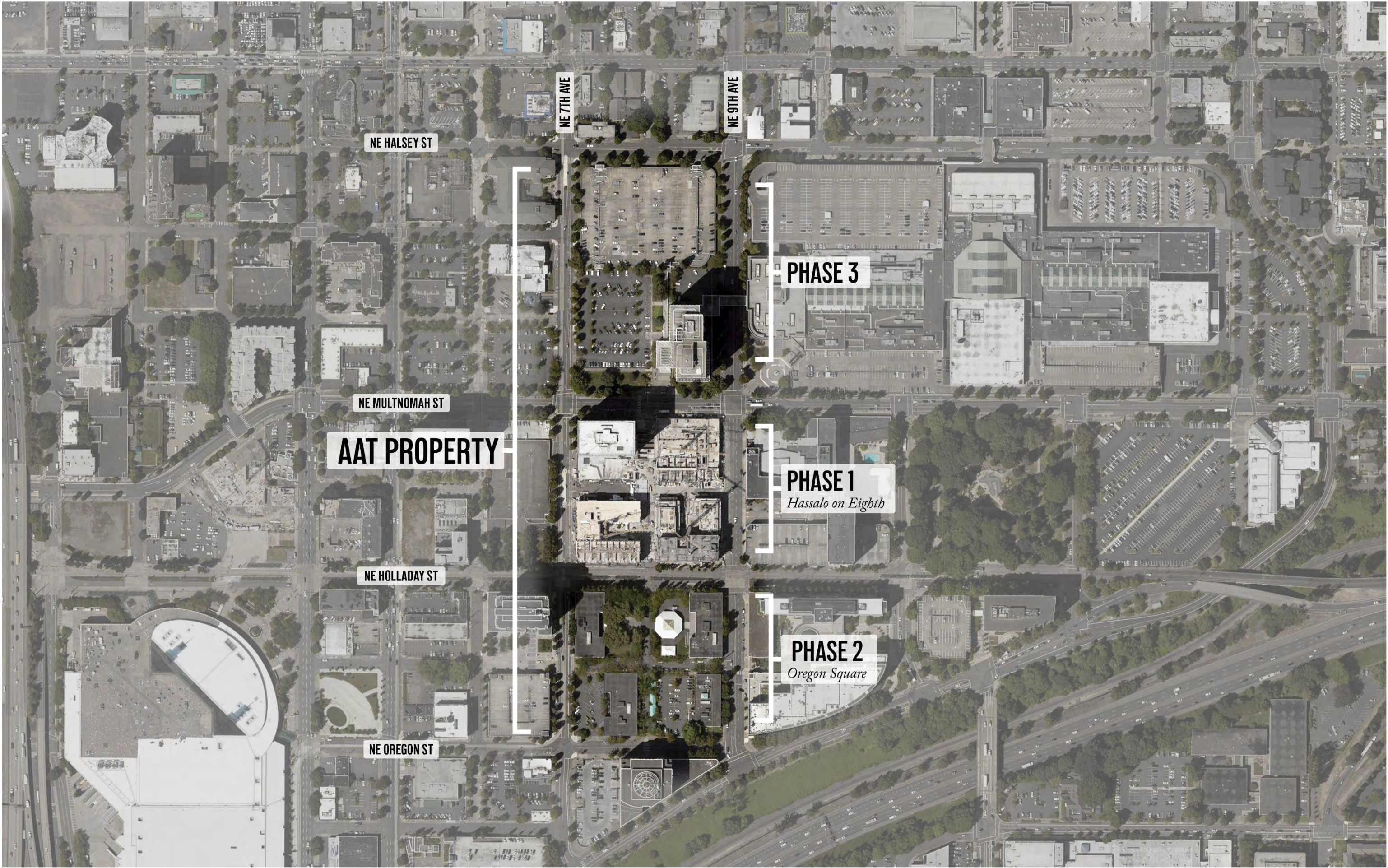


VIEW TO SOUTHWEST



5. OREGON SQUARE PLANS

- 1. *Aerial - Existing Conditions*
- 2. *Vicinity Plan*
- 3. *Plaza Plan*
- 4. *Typical Podium Plan*
- 5. *Typical Tower Plan*
- 6. *Roof Plan*





A9. STRENGTHEN GATEWAYS.
A3. RESPECT THE PORTLAND BLOCK STRUCTURES.
A9-1. PROVIDE A DISTINCT SENSE OF ENTRY AND EXIT.

CONTEXT - DISTRICT SITE PLAN





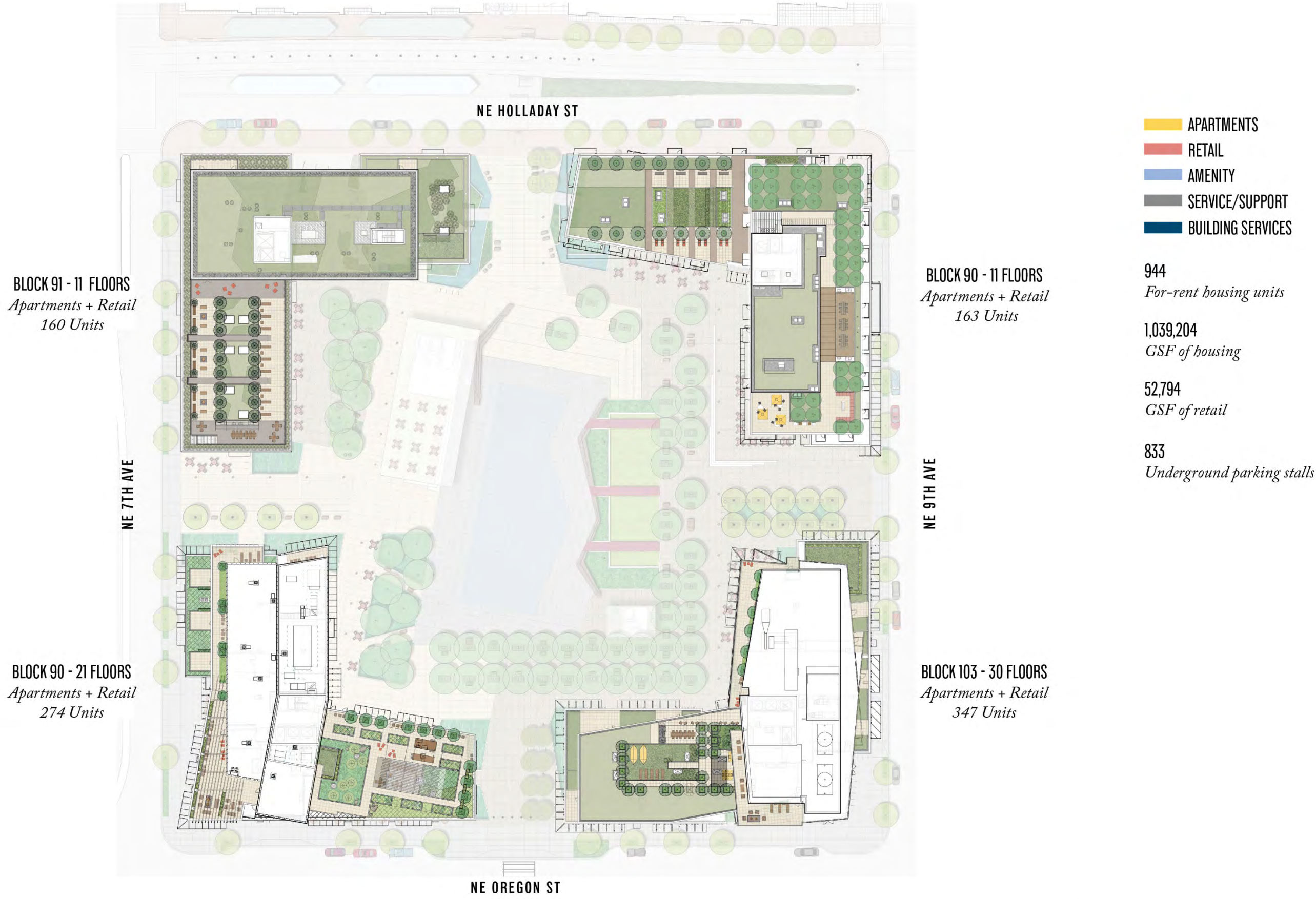
GROUND FLOOR - OREGON SQUARE



TYPICAL PODIUM - OREGON SQUARE



TYPICAL TOWER - OREGON SQUARE



ROOF - OREGON SQUARE

6. STREET ELEVATIONS

- 1. North Elevation - NE Holladay St.*
- 2. East Elevation - NE 9th Ave.*
- 3. South Elevation - NE Oregon St.*
- 4. West Elevation - NE 7th Ave.*
- 5. North Elevation - Plaza*
- 6. East Elevation - Plaza*
- 7. South Elevation - Plaza*
- 8. West Elevation - Plaza*



NE 9TH AVE.

NE 7TH AVE.

NORTH ELEVATION - HOLLADAY ST







NE HOLLADAY ST.

NE OREGON ST.

WEST ELEVATION - 7TH AVE







NE 7TH AVE.

NE 9TH AVE.

SOUTH ELEVATION - PLAZA

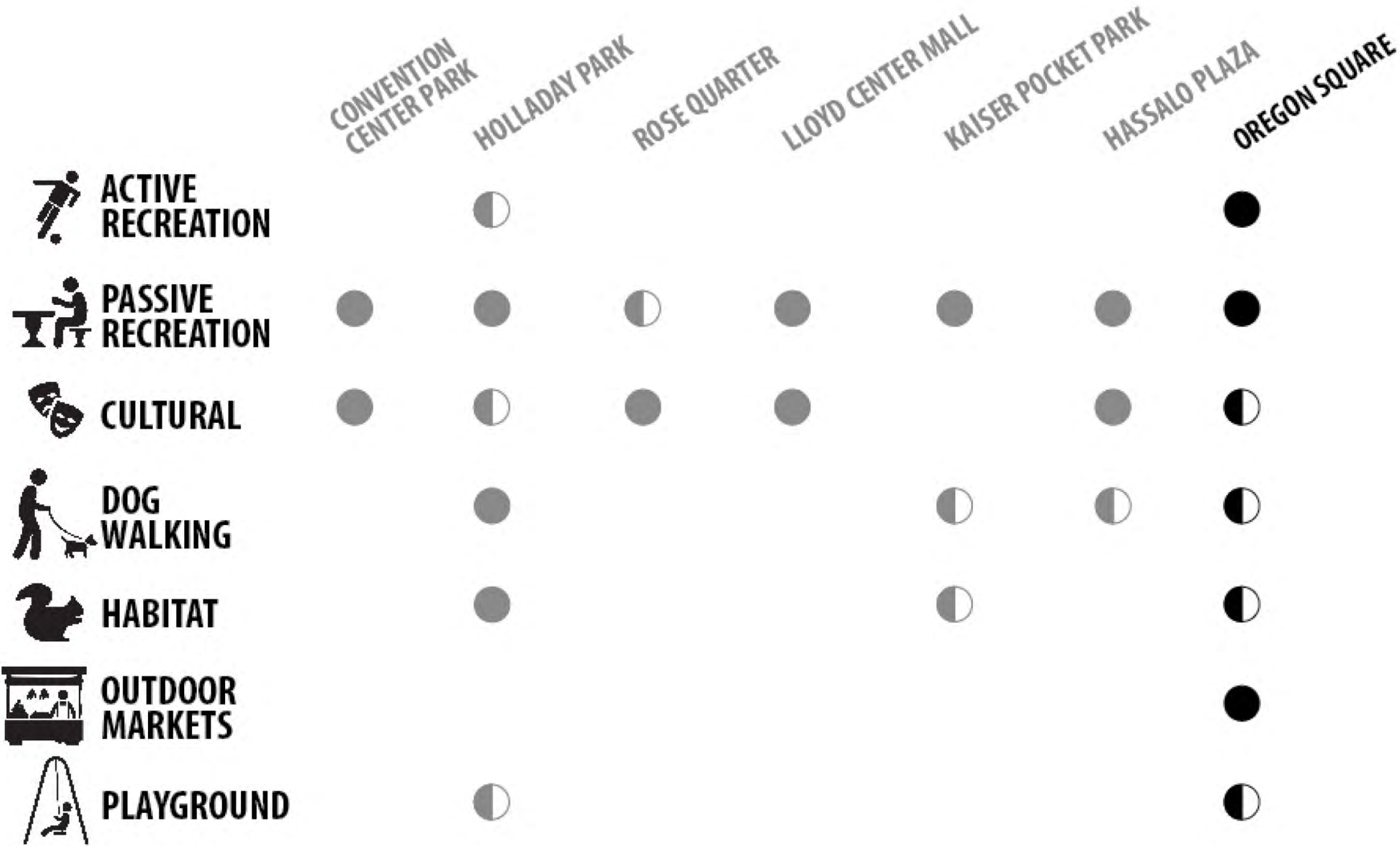


7. PLAZA DEVELOPMENT

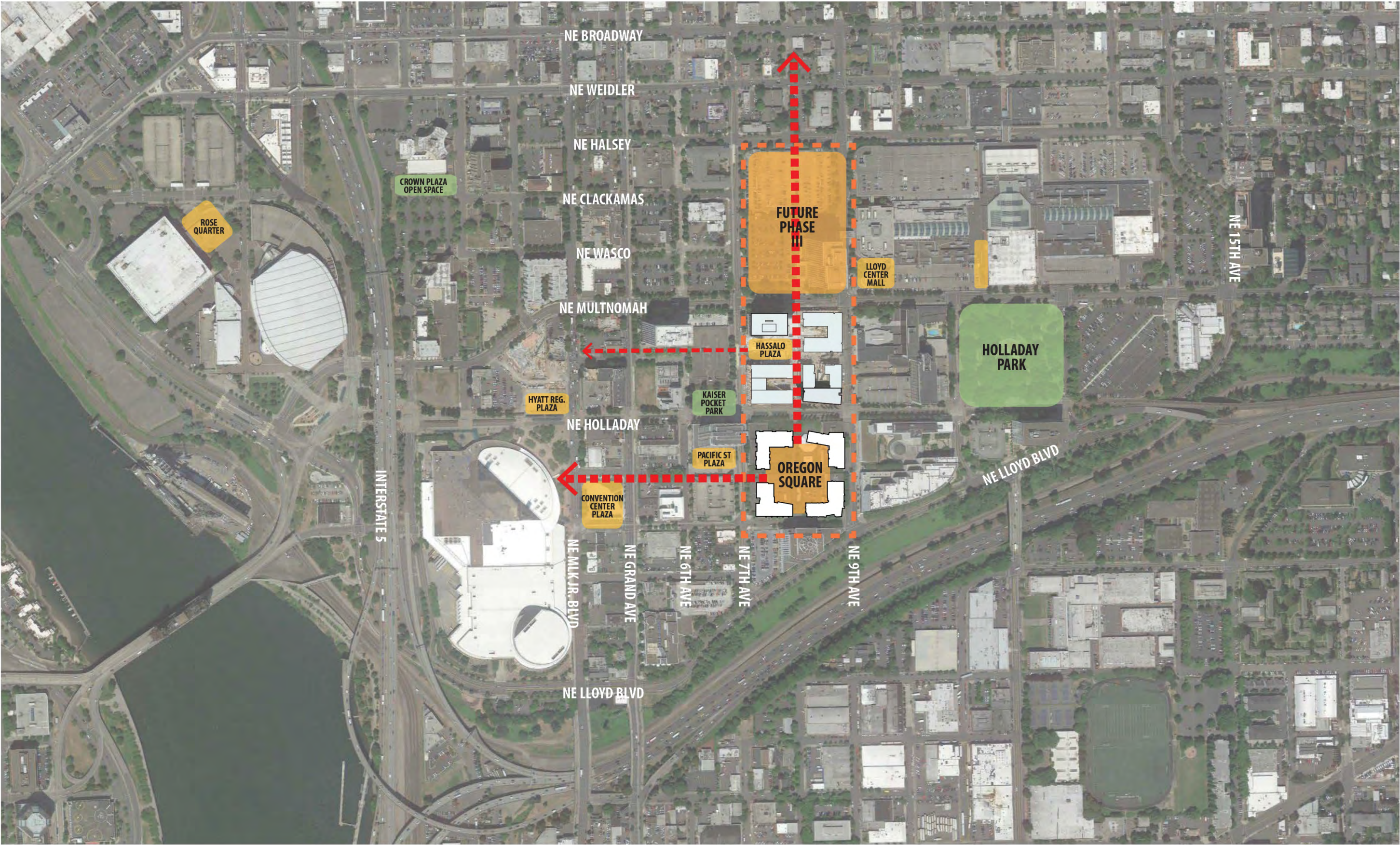
- 1. Master Plan District Connections*
- 2. Master Plan Goals*
- 3. Plaza Development*
- 4. Site Plans (Phase 1 & Phase 2)*
- 5. Placemaking*
- 6. Circulation Studies*
- 7. Enlarged Sections*
- 8. Perspectives*



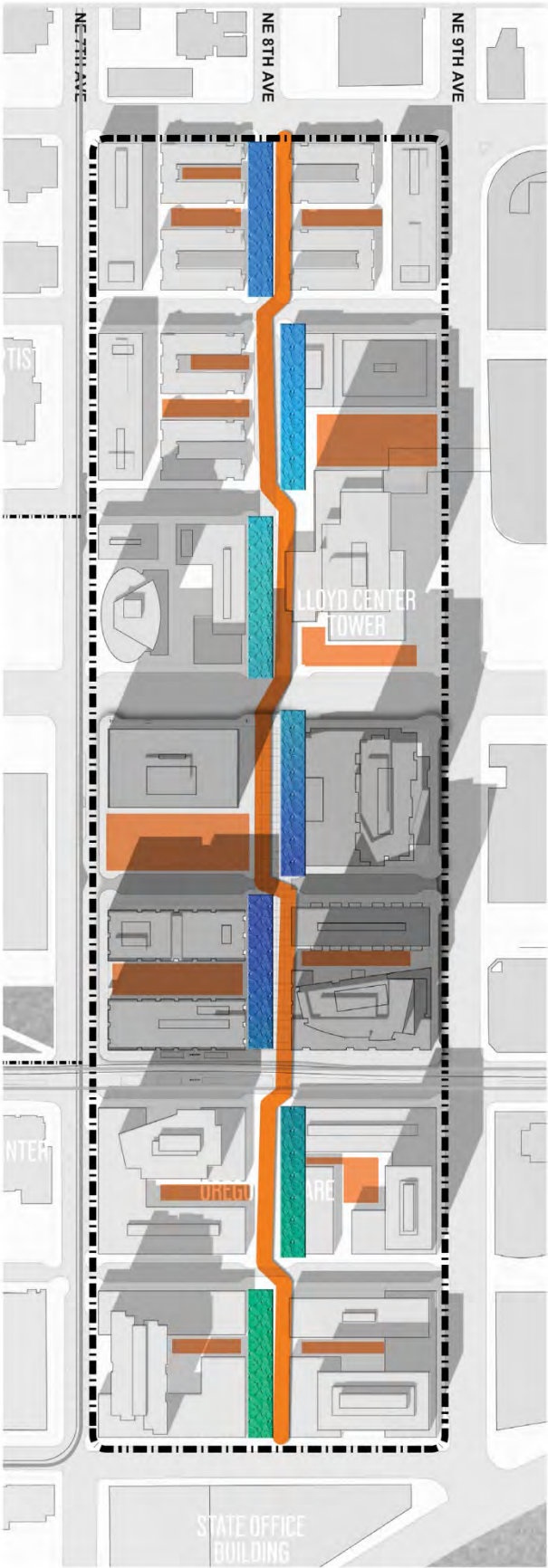
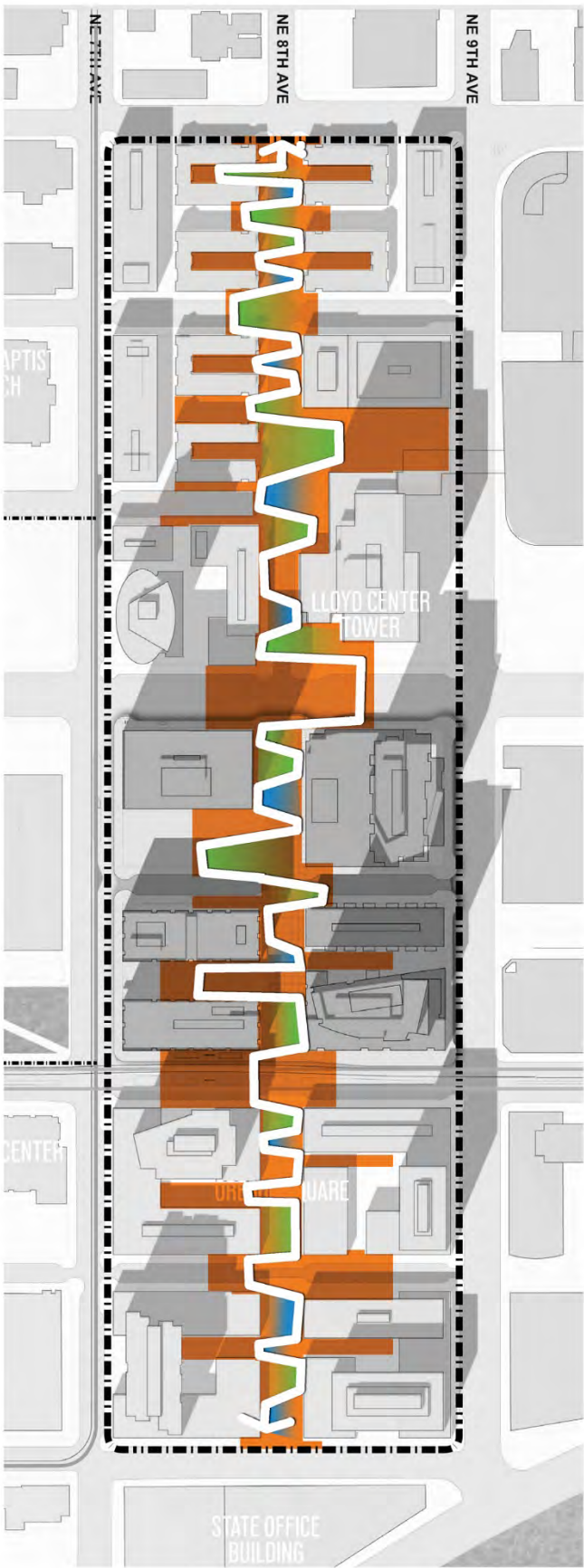
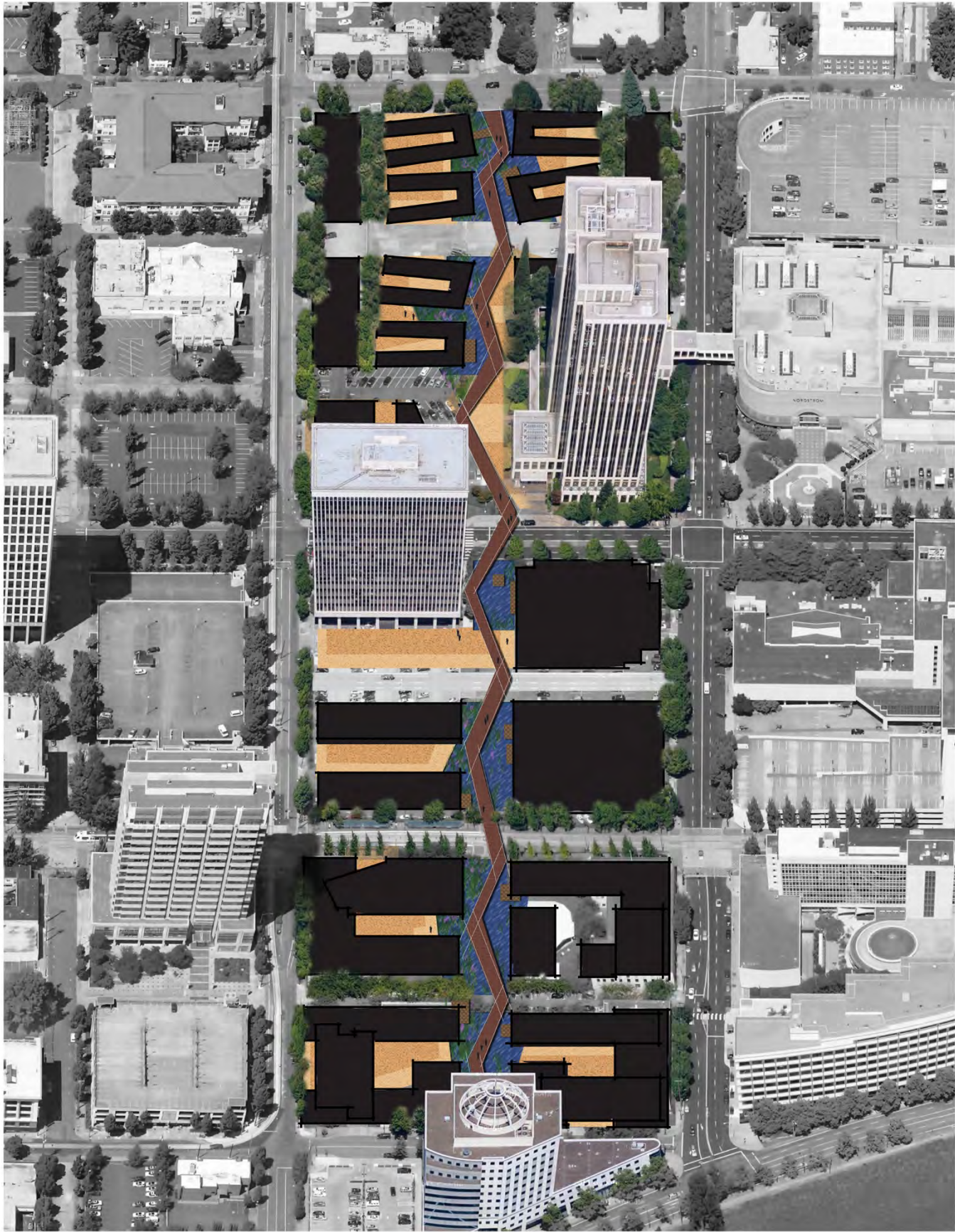
PARKS AND OPEN SPACE SYSTEM



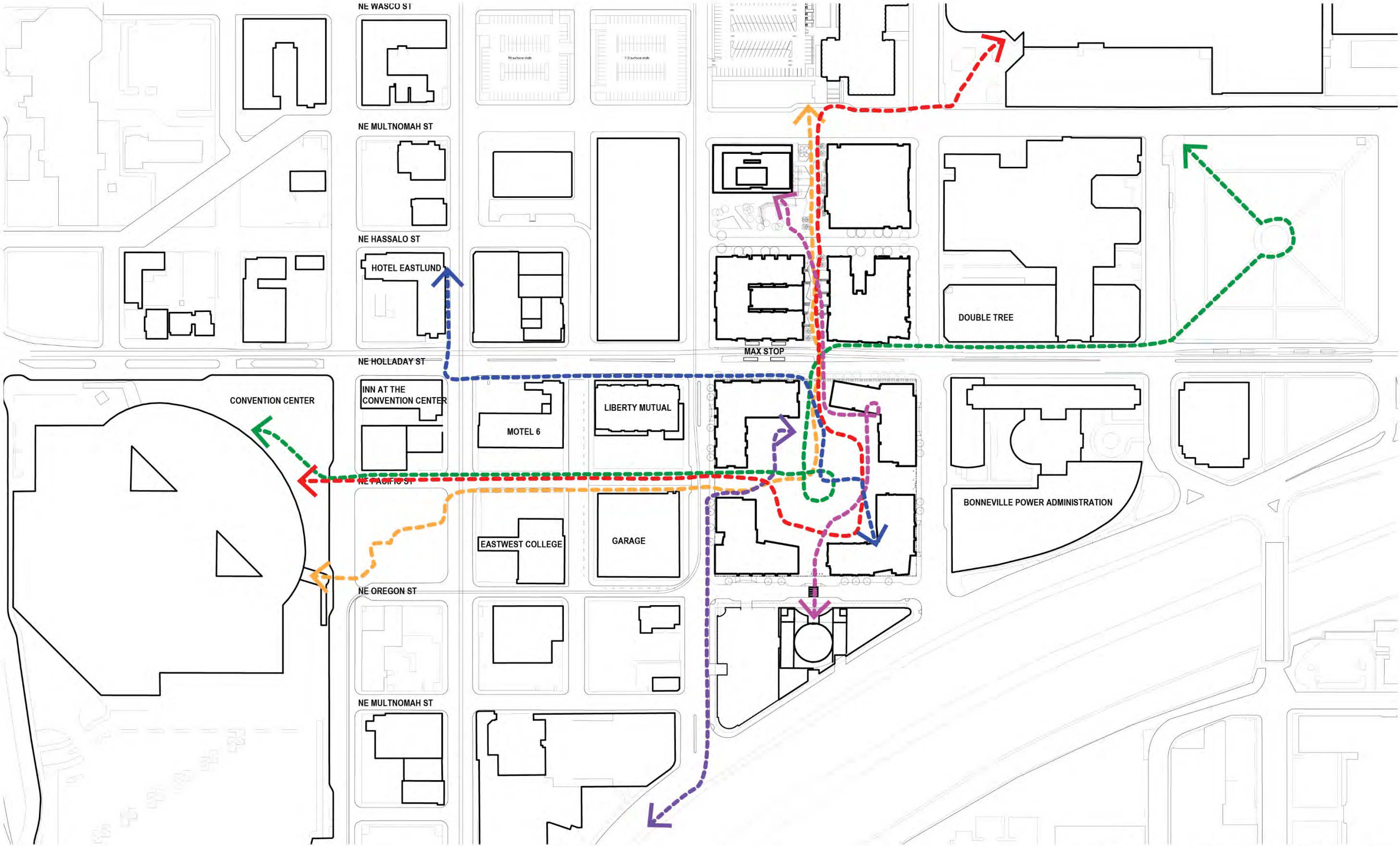
PARKS AND OPEN SPACE SYSTEM



MASTER PLAN DISTRICT CONNECTIONS



MASTER PLAN DISTRICT CONNECTIONS



MASTER PLAN DISTRICT CONNECTIONS

1 RESPOND TO SURROUNDING URBAN FABRIC

2 DEVELOP HIGHLY FLEXIBLE & PROGRAMMABLE PLACES

3 CREATE A VIBRANT STREETScape

4 ADDRESS PUBLIC-PRIVATE ZONES

5 CREATE A DISTINCT THREE DIMENSIONAL LANDSCAPE

6 INTEGRATE THE LANDSCAPE MACHINE

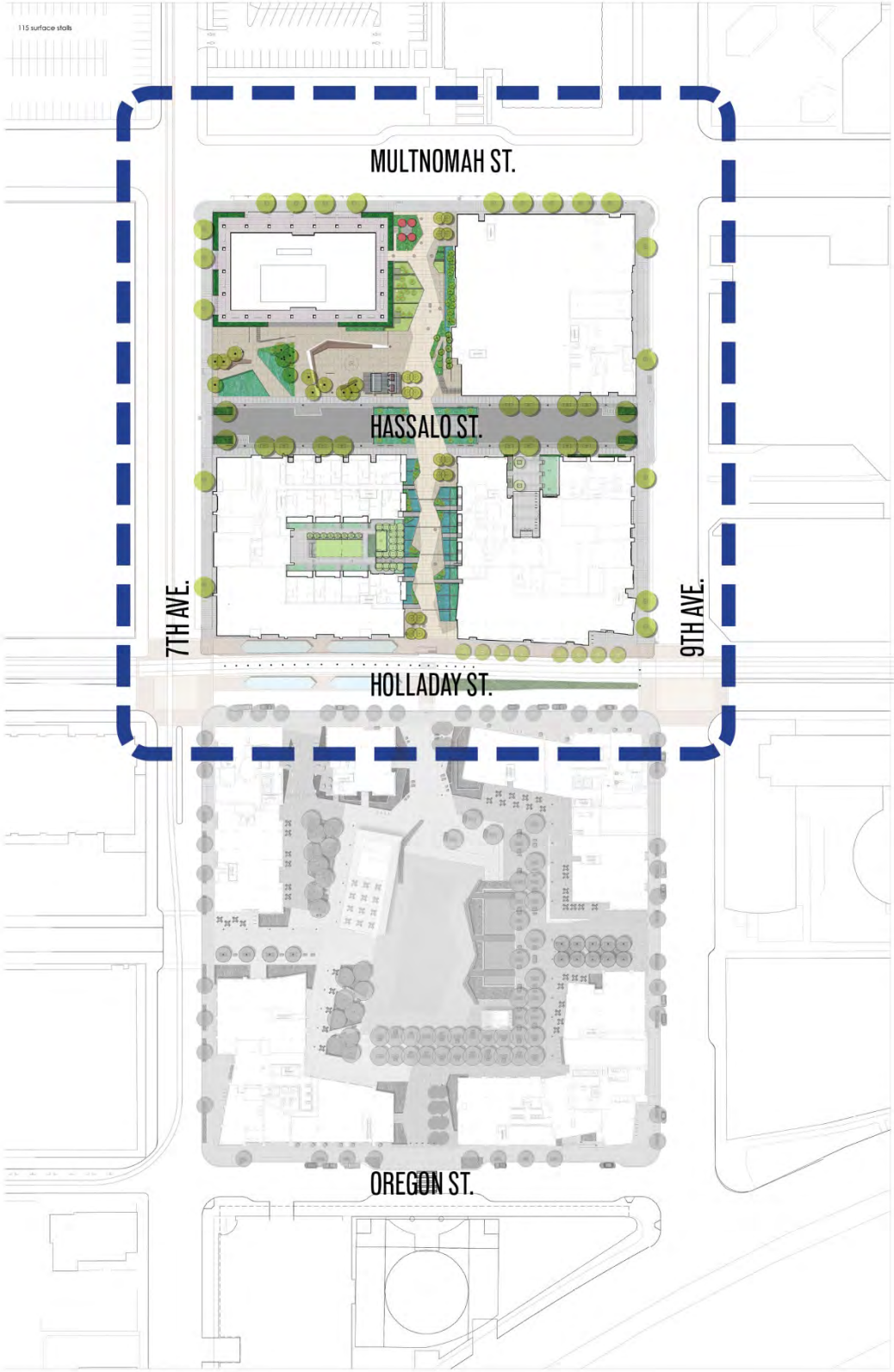
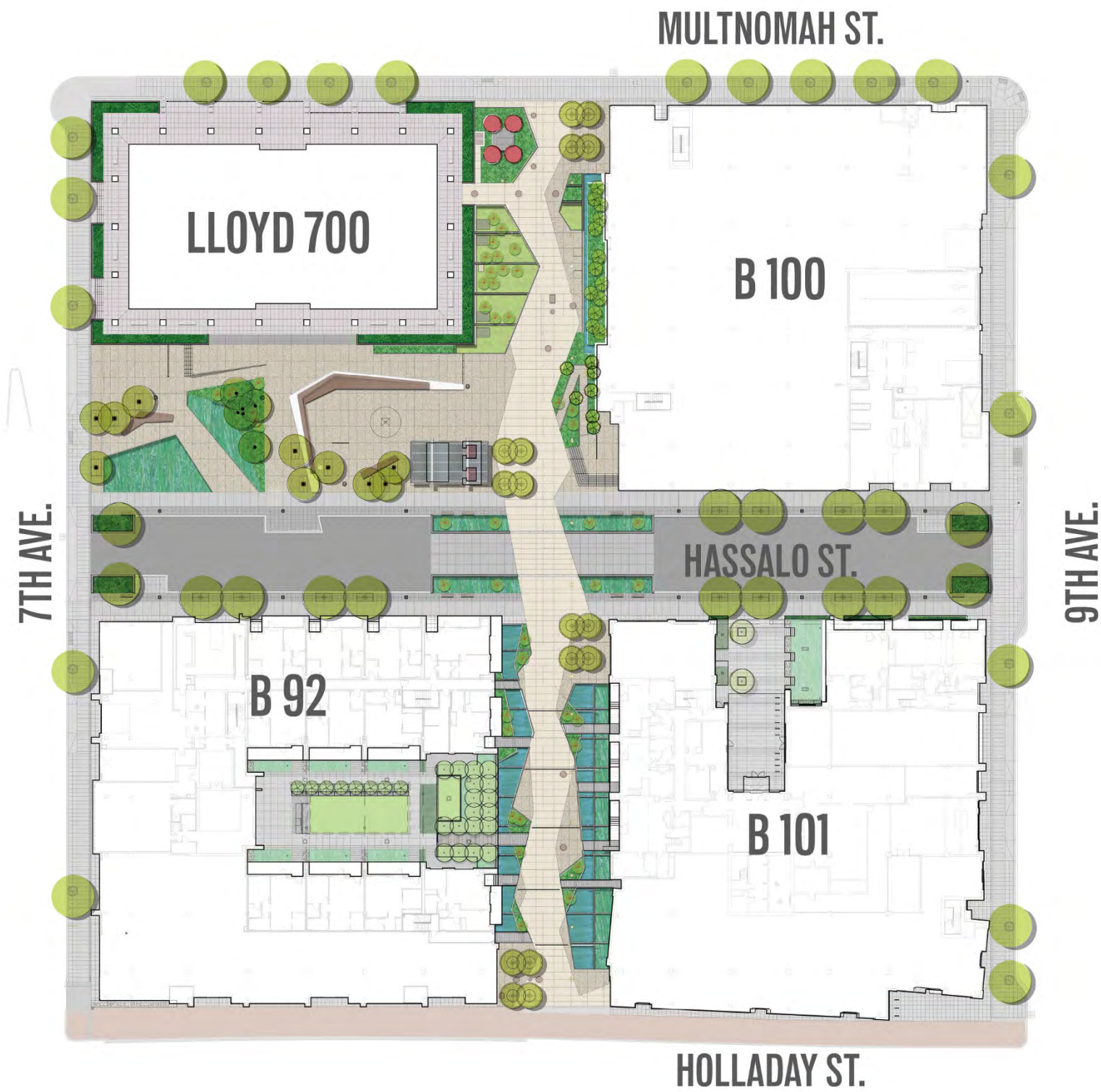
7 PROVIDE OUTDOOR COMFORT

8 ARTICULATE THE SIDEWALK-BUILDING INTERFACE

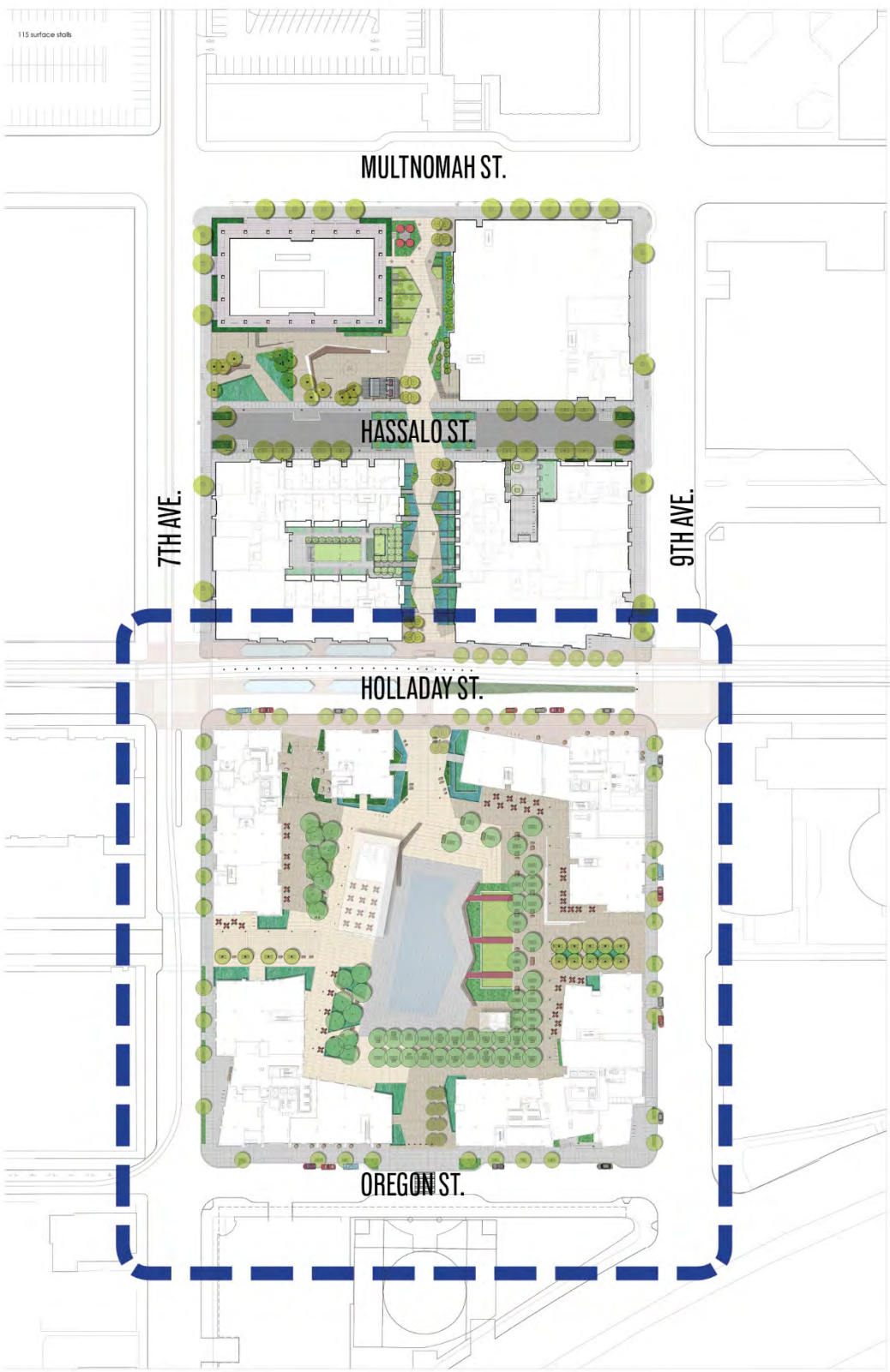
9 PROMOTE AWARENESS OF URBAN ECOLOGY

10 IDENTIFY OPPORTUNITIES FOR ART IMPLEMENTATION

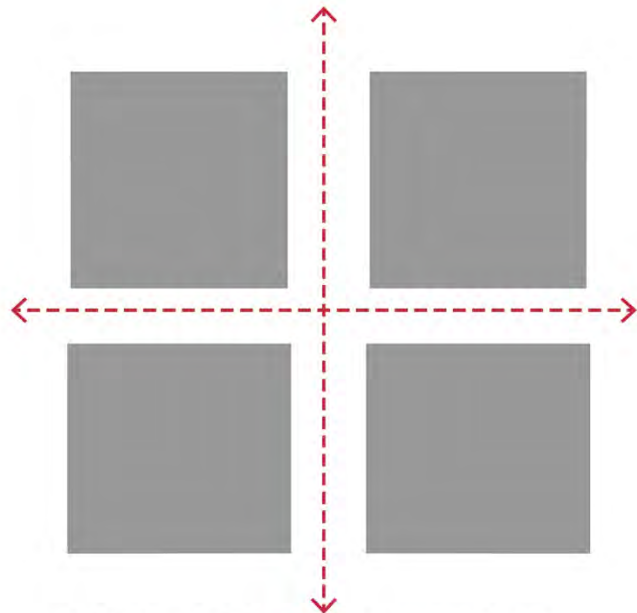
MASTER PLAN GOALS



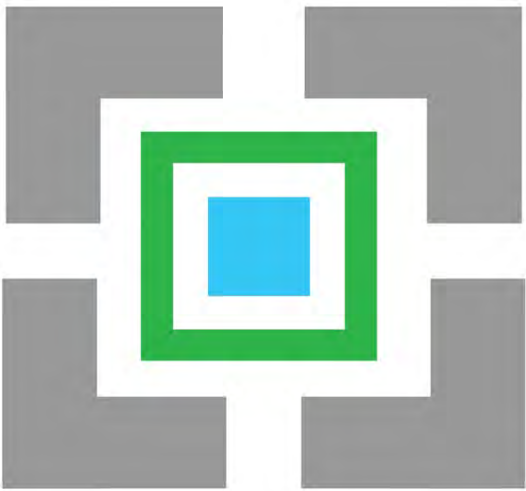
PHASE 1: SITE PLAN



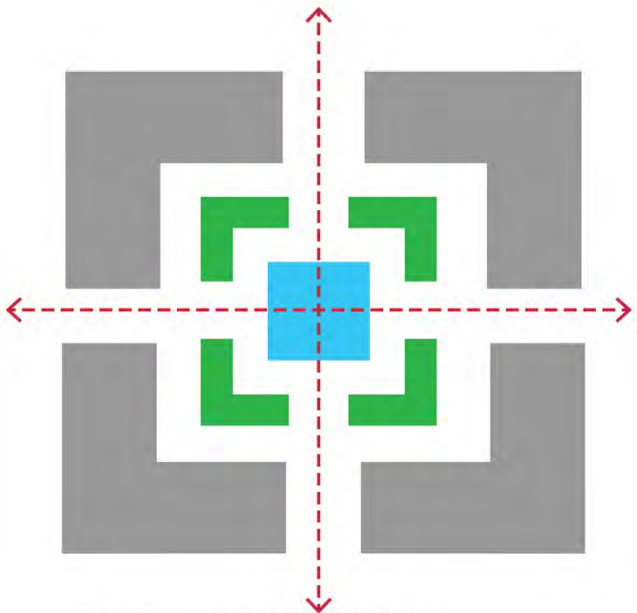
PHASE 2: SITE PLAN



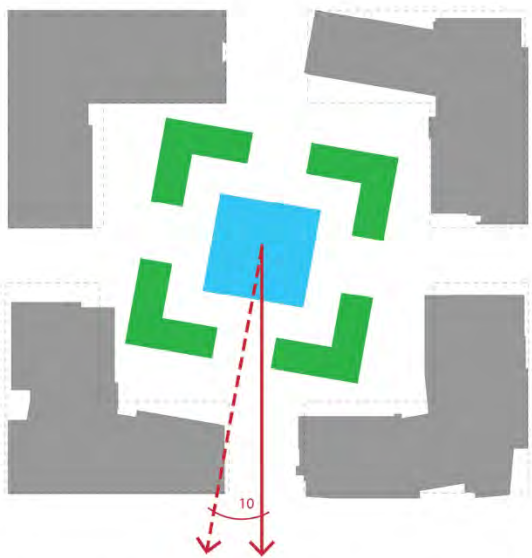
ACKNOWLEDGE CITY GRID



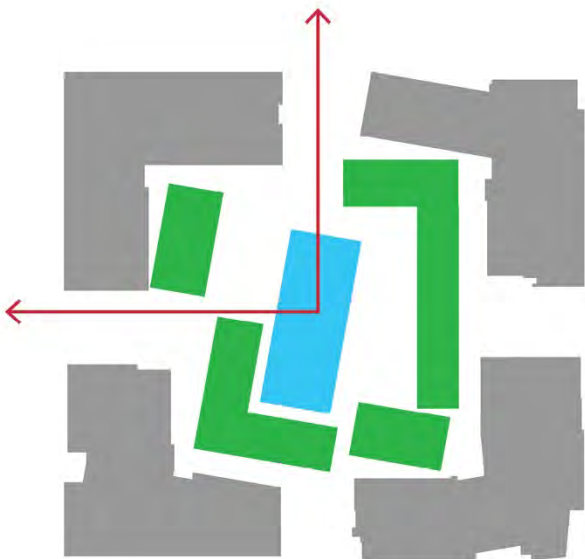
INTRODUCE CENTRAL SQUARE



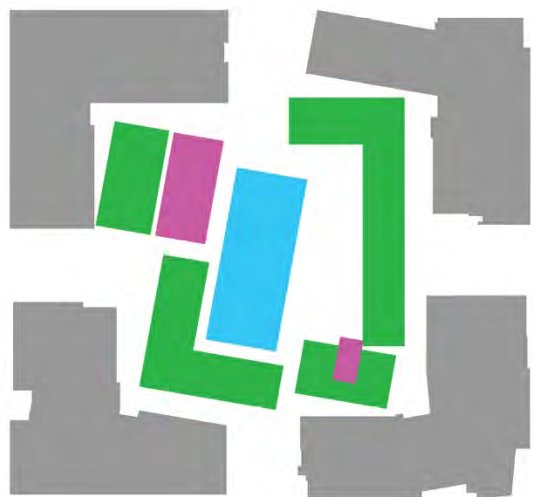
ENHANCE POROSITY



RESPOND TO SUN ASPECT

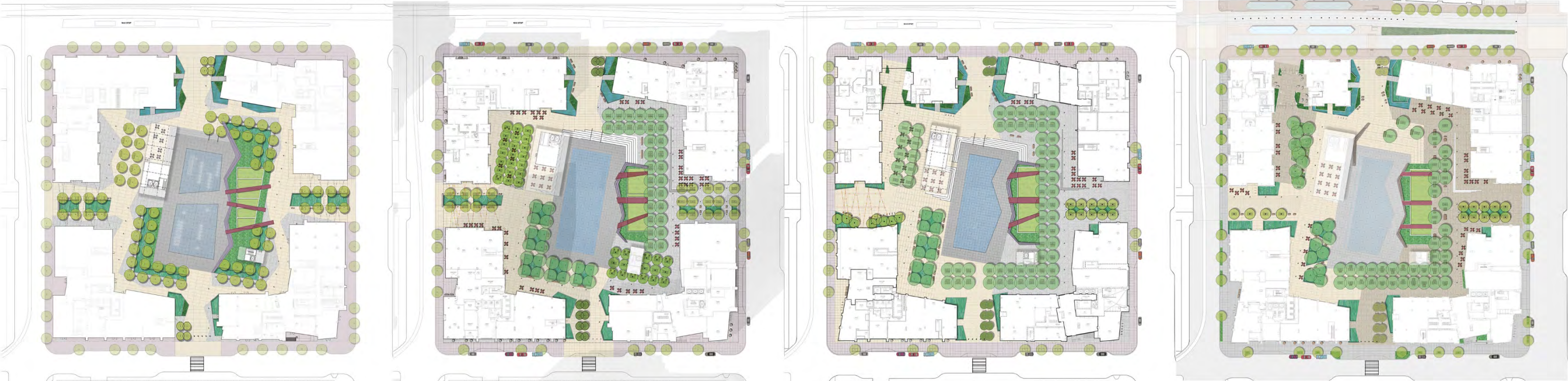


REINFORCE PRIMARY AXES



PROVIDE VARIETY OF USES

PLAZA DESIGN EVOLUTION



DESIGN ADVISORY REVIEW 1
JANUARY 2015

DESIGN ADVISORY REVIEW 3
MARCH 2015

DESIGN REVIEW APPLICATION
APRIL 2015

DESIGN REVIEW 1
AUGUST 2015

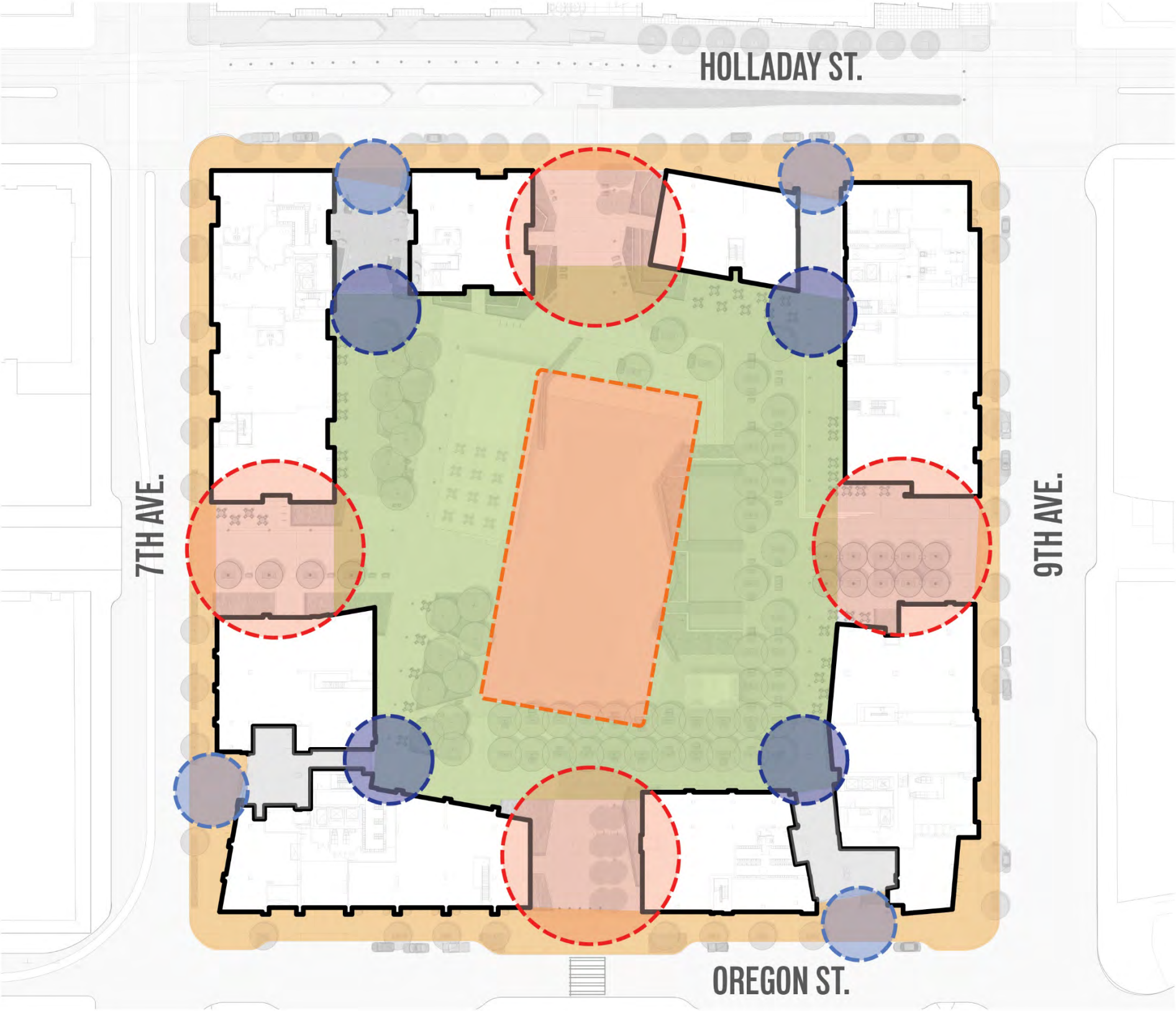
PLAZA DESIGN EVOLUTION



PLACEMAKING SEQUENCE:

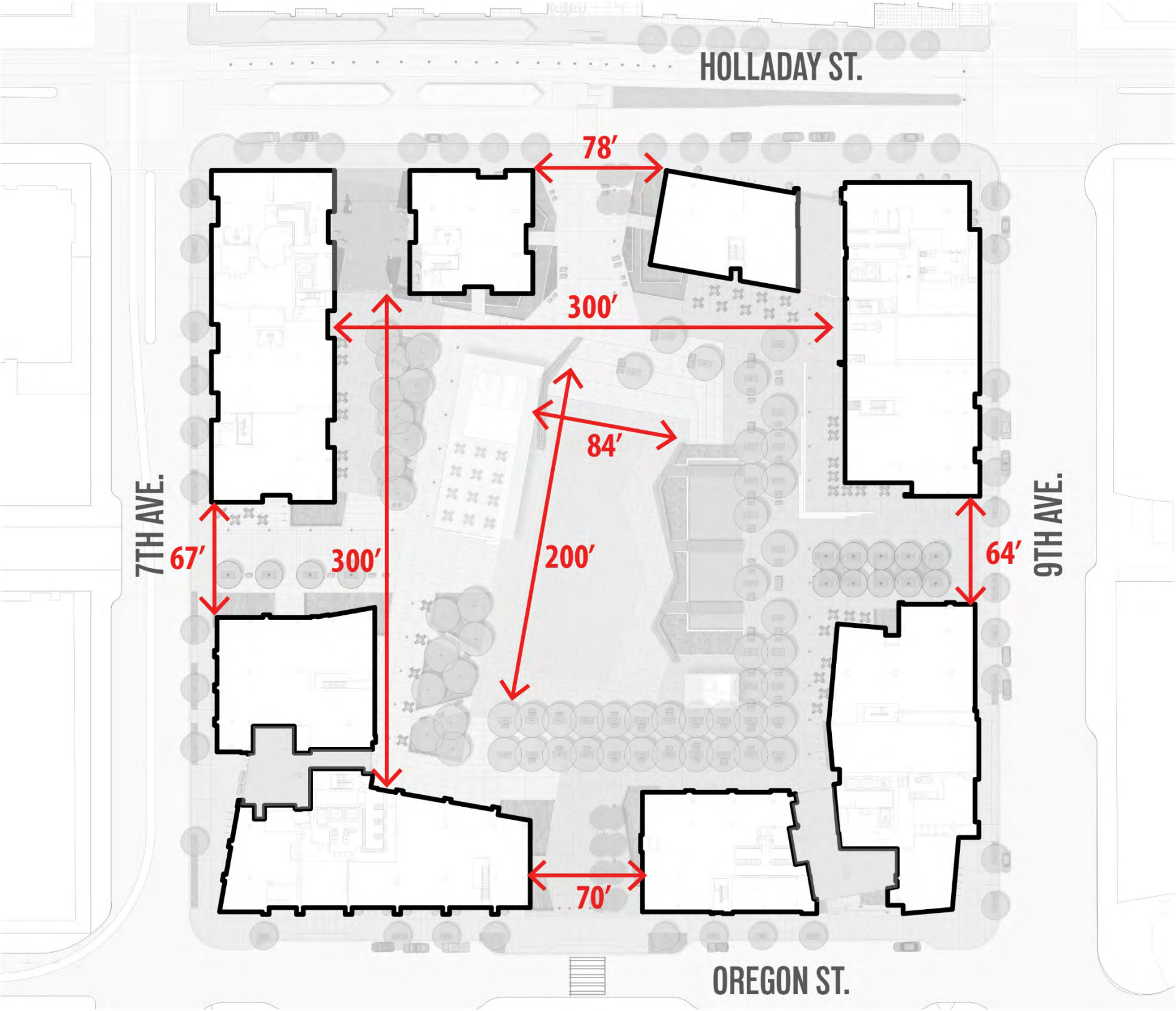
1. ZONES
2. SCALE
3. POROSITY
4. STORMWATER STRATEGY
5. VEGETATION
6. PLANTING PALETTE
7. ELEMENTS
8. ENTRY GATES
9. SITE SECTIONS
10. MATERIALS + FURNISHINGS
11. LIGHTING CONCEPTS

PLACEMAKING: PLAZA DESIGN



- SIDEWALKS
- ENTRY GATEWAYS
- BUILDING LOBBIES
- OUTDOOR VESTIBULES
- GREEN CORRIDOR
- CENTRAL SPACE

PLACEMAKING: ZONES



A. 18,735 SQ. FT. CENTRAL OPEN SPACE

B. 8,958 SQ. FT. WATER FEATURES

C. 7,875 SQ. FT. STORM GARDENS

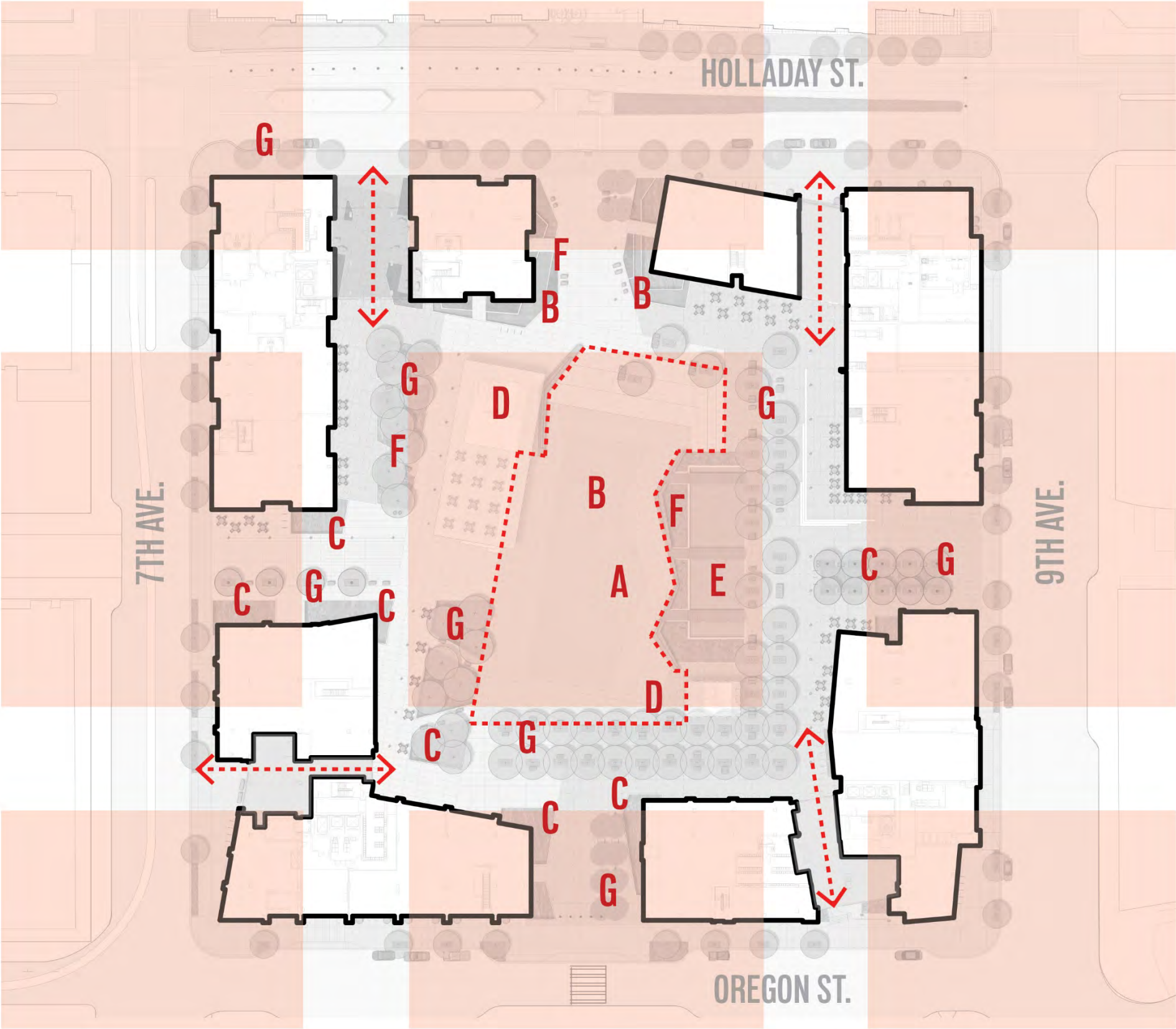
D. 5,220 SQ. FT. ARCHITECTURAL CANOPY

E. 2,885 SQ. FT. NORM WETLAND

F. 4,826 SQ. FT. GARDENS

G. 127 TREES (14 EXISTING)

PLACEMAKING: SCALE



- A. 18,735 SQ. FT. CENTRAL OPEN SPACE
- B. 8,958 SQ. FT. WATER FEATURES
- C. 7,875 SQ. FT. STORM GARDENS
- D. 5,220 SQ. FT. ARCHITECTURAL CANOPY
- E. 2,885 SQ. FT. NORM WETLAND
- F. 4,826 SQ. FT. GARDENS
- G. 127 TREES (14 EXISTING)

PLACEMAKING: SCALE

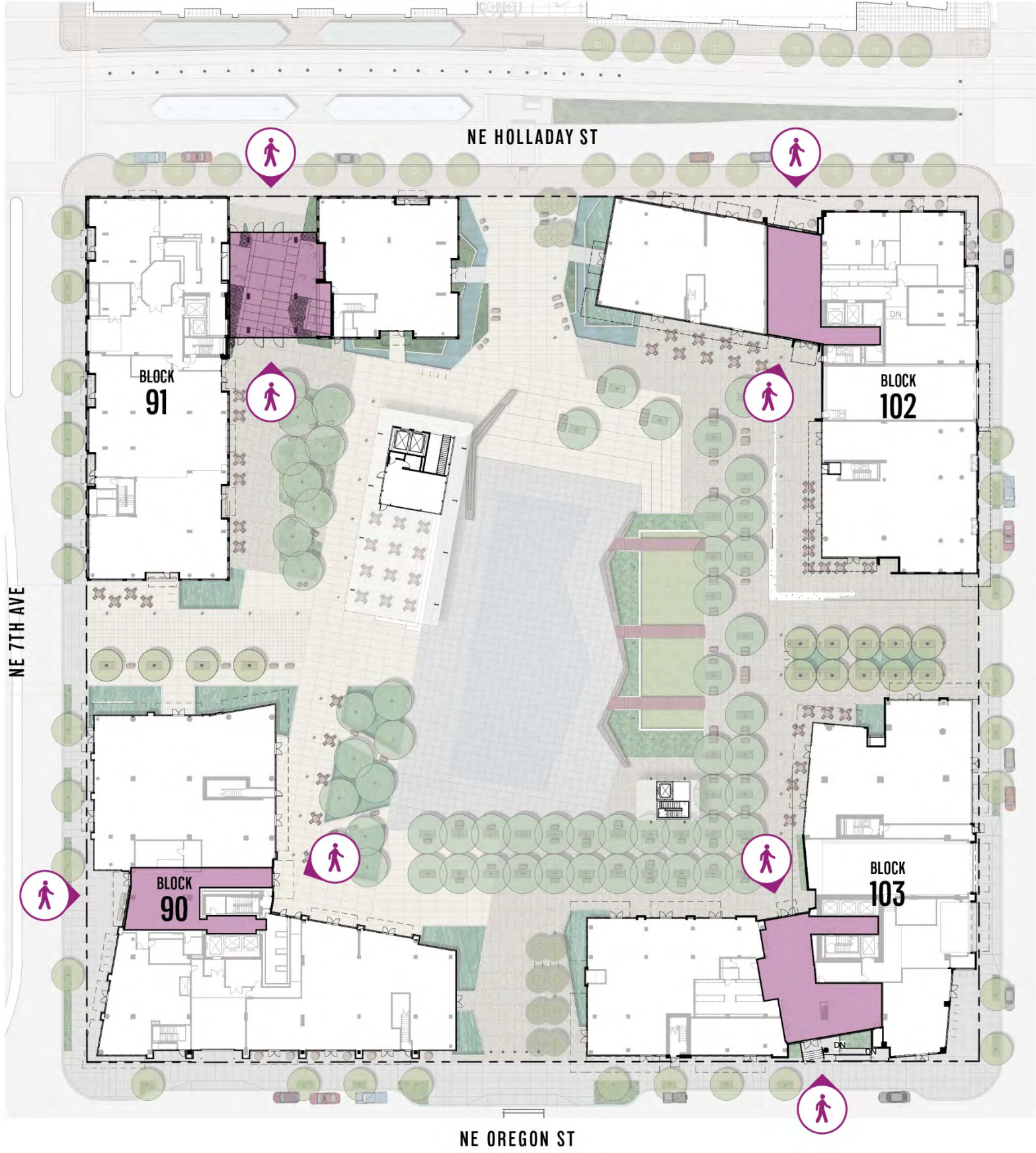


PASS-THROUGHS



Public Pedestrian Access to Square.
Residential Lobbies.
Open Air Alleys.

MASTER PLAN DIAGRAM: POROSITY

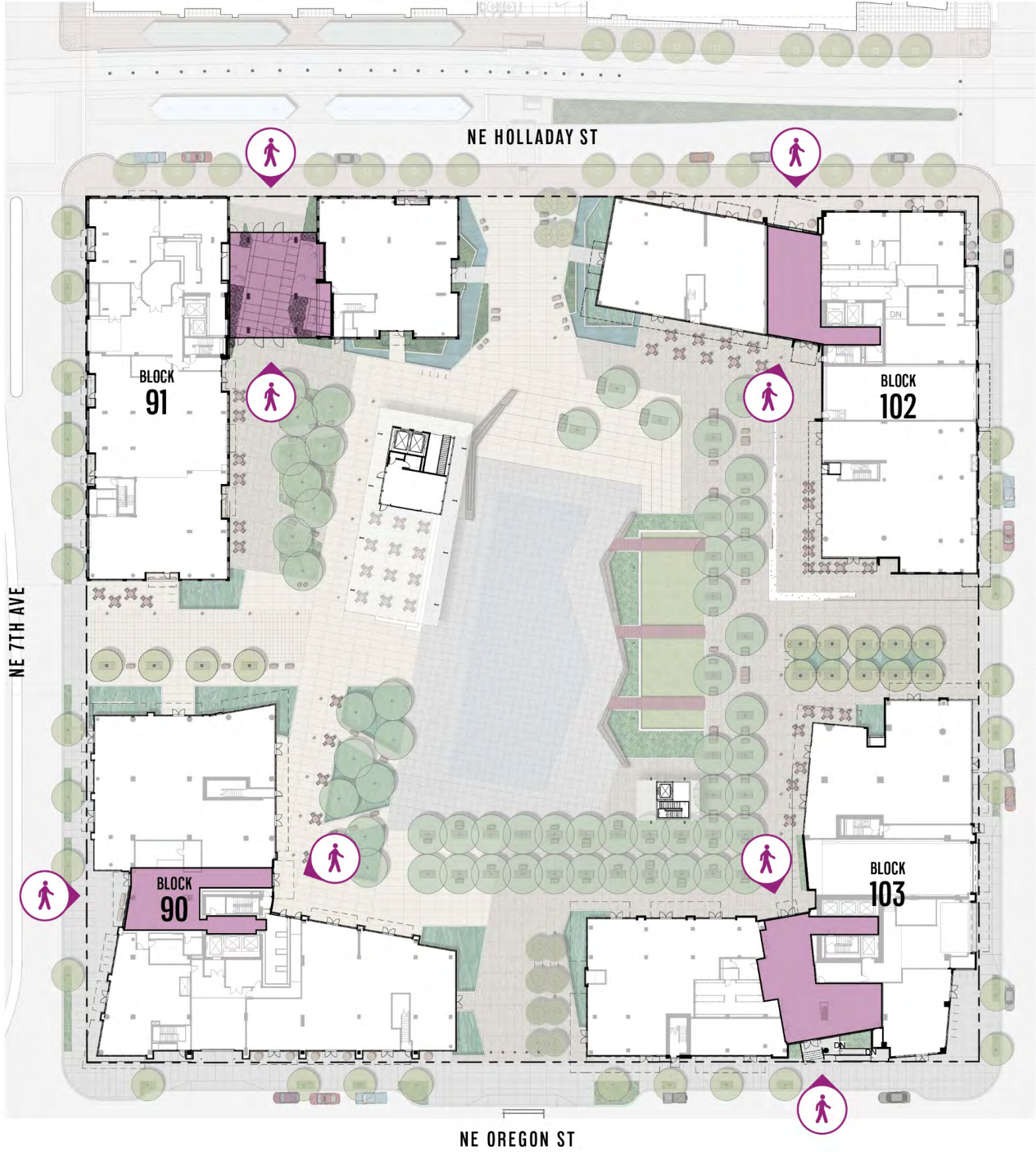


PASS-THROUGHS



Public Pedestrian Access to Square.
Residential Lobbies.
Open Air Alleys.

MASTER PLAN DIAGRAM: POROSITY



PASS-THROUGHS



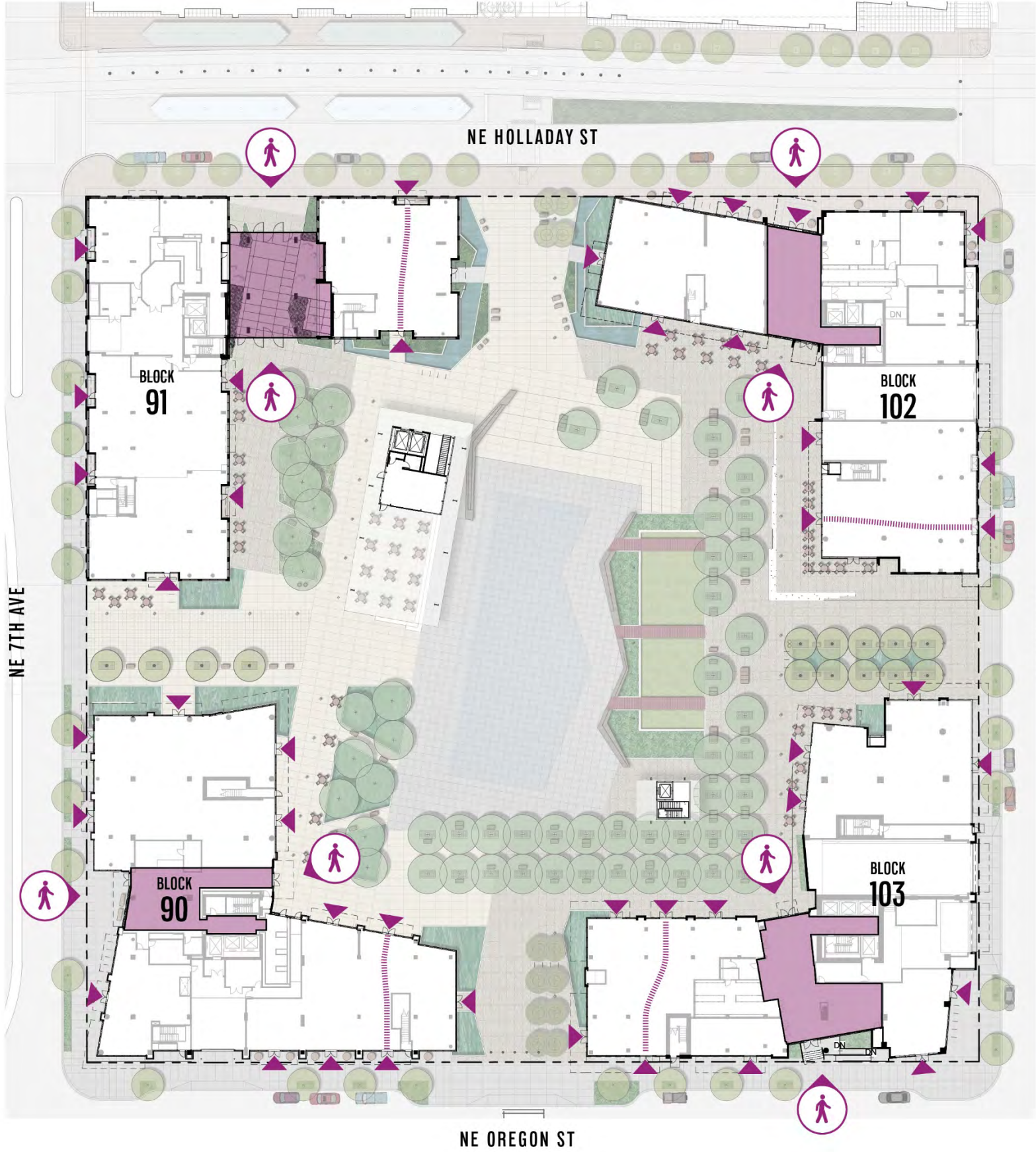
*Public Pedestrian Access to Square.
Residential Lobbies.
Open Air Alleys.*

RETAIL ACCESS



*Street to Square Access.
Retail Turns the Corners.*

MASTER PLAN DIAGRAM: POROSITY



PASS-THROUGHS



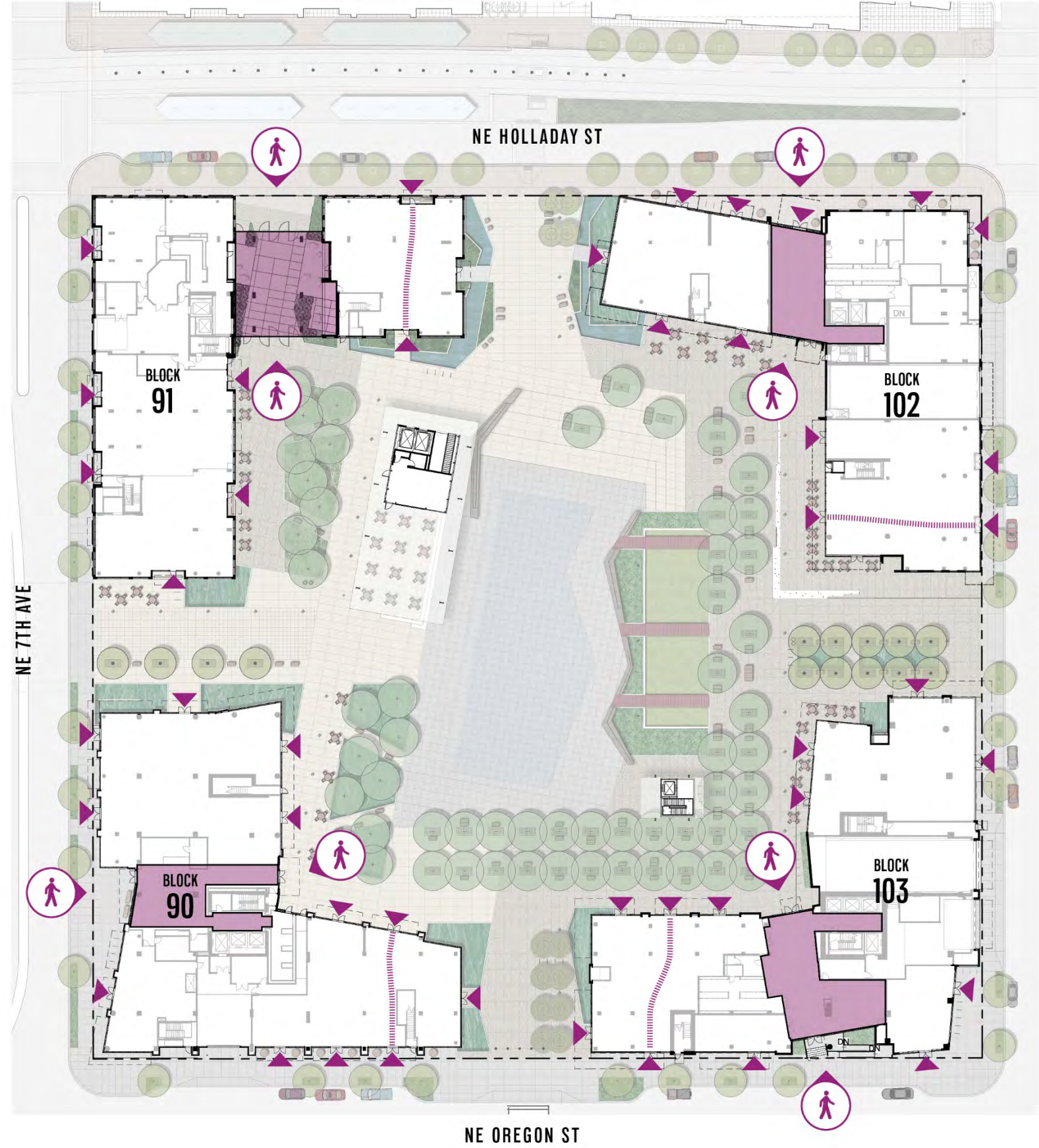
Public Pedestrian Access to Square.
Residential Lobbies.
Open Air Alleys.

RETAIL ACCESS



Street to Square Access.
Retail Turns the Corners.

MASTER PLAN DIAGRAM: POROSITY



PASS-THROUGHS



Public Pedestrian Access to Square.
Residential Lobbies.
Open Air Alleys.

RETAIL ACCESS



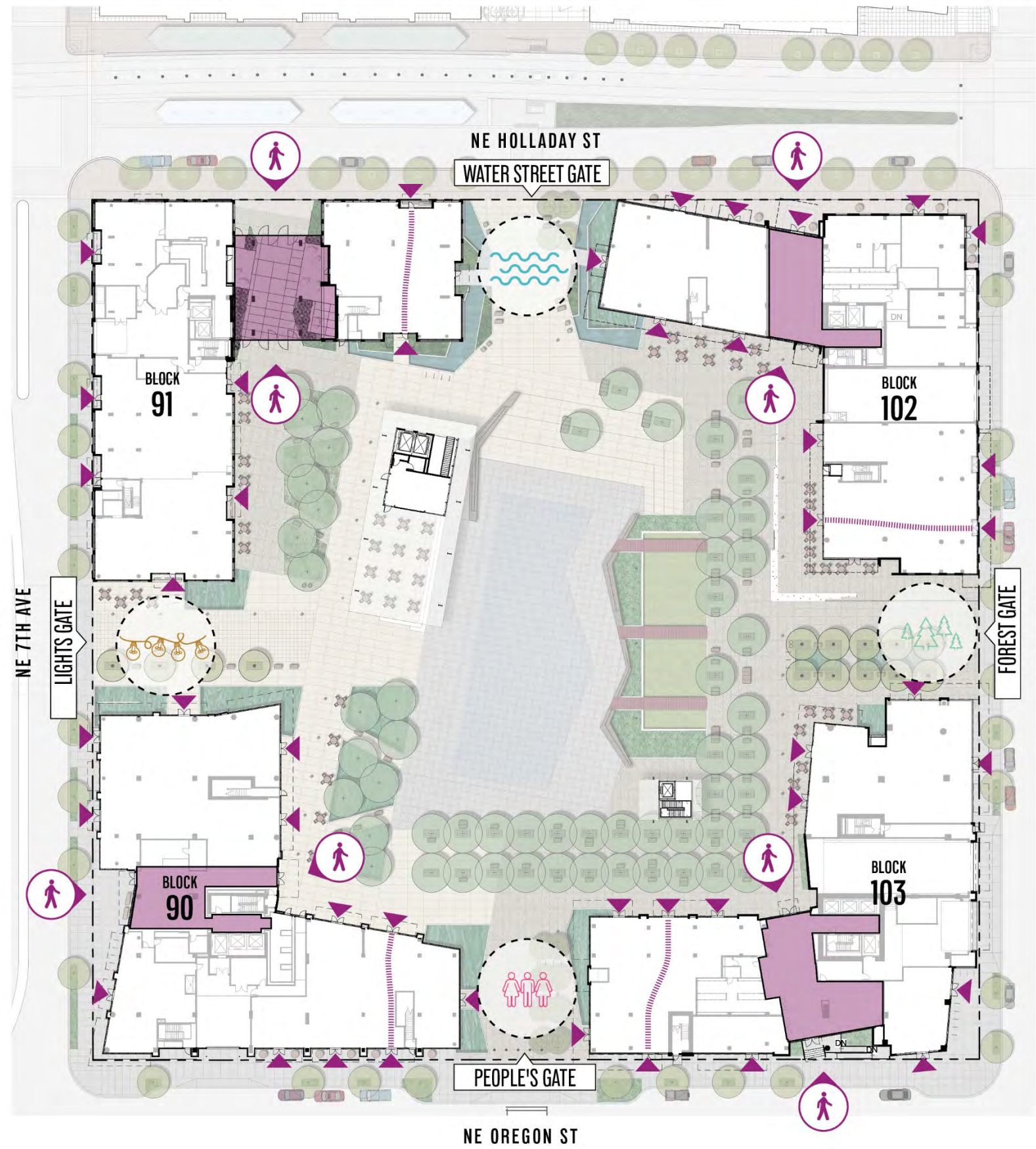
Street to Square Access.
Retail Turns the Corners.

PEDESTRIAN GATES



Major Pedestrian Access Points.
Continuation of City Streets.

MASTER PLAN DIAGRAM: POROSITY



PASS-THROUGHS



Public Pedestrian Access to Square.
Residential Lobbies.
Open Air Alleys.

RETAIL ACCESS



Street to Square Access.
Retail Turns the Corners.

PEDESTRIAN GATES



Major Pedestrian Access Points.
Continuation of City Streets.

MASTER PLAN DIAGRAM: POROSITY

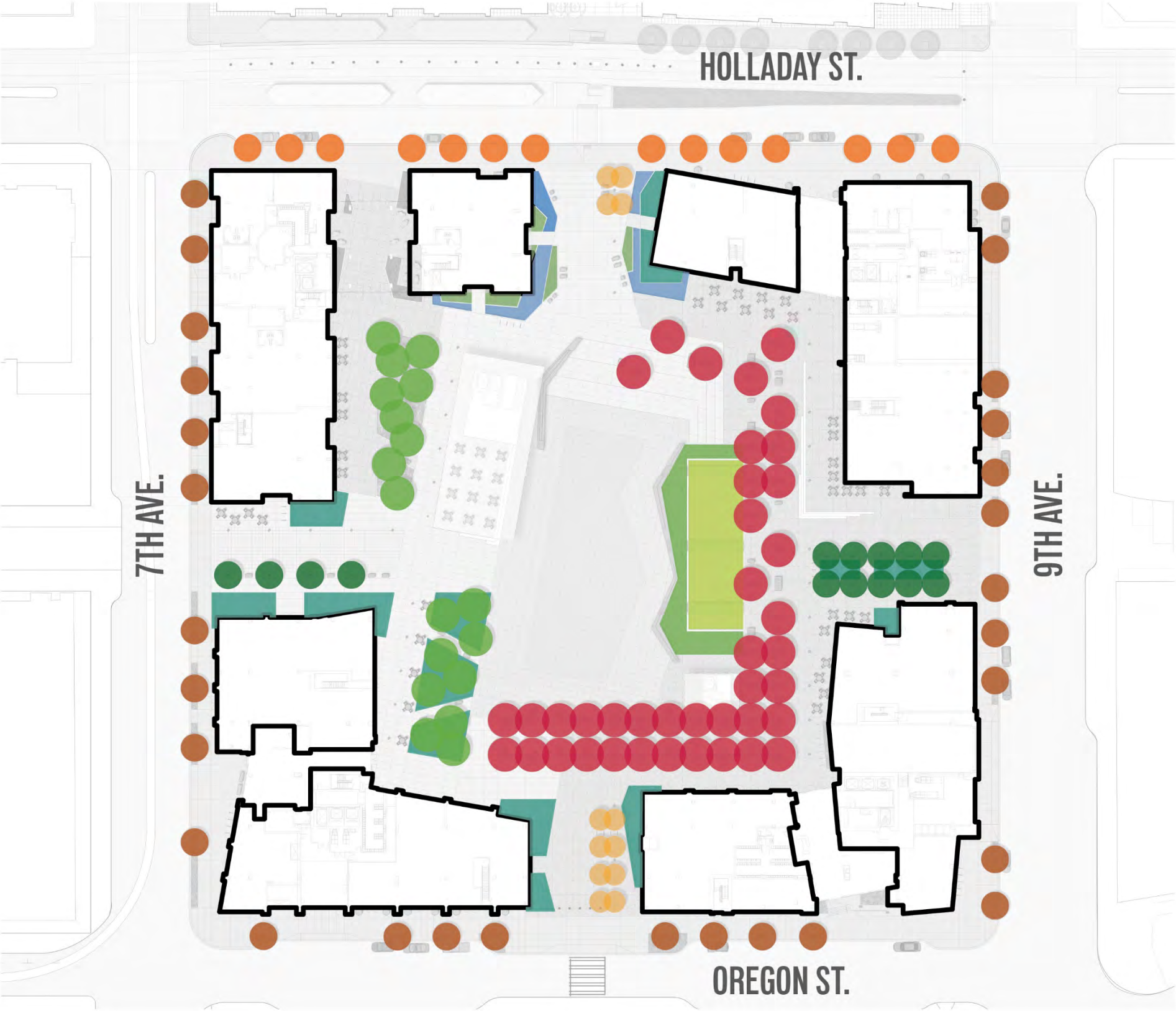


PROPOSED

STORM GARDENS: 7,800 SF APPROX.
SILVA CELLS: 2,000 SF APPROX.

TOTAL: 9,800 APPROX.

STORMWATER STRATEGY: PLAZA LEVEL



TREES:

- ALLEES
- GROVES
- GATES
- CORRIDORS
- EXISTING
- STREET

PLANTING:

- WATER STREET
- GARDENS
- N.O.R.M. (NATURAL ORGANIC RECYCLING MACHINE)
- STORM GARDENS

PLACEMAKING: VEGETATION

ALLEE TREES

BLACK TUPELO



GROVE TREES

CAROLINA SILVERBELL



CHANCELLOR LINDEN



CORRIDORS

CRAPE MYRTLE



GATES

FOREST GREEN OAK



STREET TREES

COLUMNAR ZELKOVA



STORM GARDENS & N.O.R.M. (NATURAL ORGANIC RECYCLING MACHINE)

SLOUGH SEDGE



DWARF TUFTED HAIRGRASS



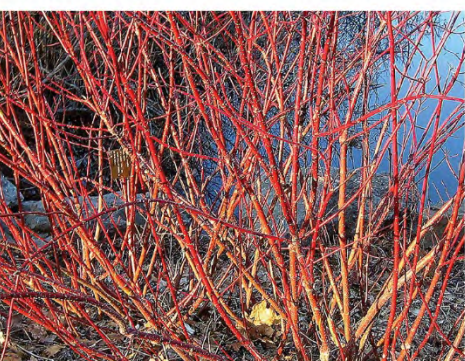
SPREADING RUSH



DWARF VIRGINIA SWEETSPIRE



RED TWIG DOGWOOD



JUNCUS BALTICUS



WATER STREET PLANTING

SOFT RUSH



BOWLES' GOLDEN SEDGE



JAPANESE RUSH



GARDENS

'CAESAR'S BROTHER' SIBERIAN IRIS



AUTUMN MOOR GRASS



FEBRUARY GOLD NARCISSUS



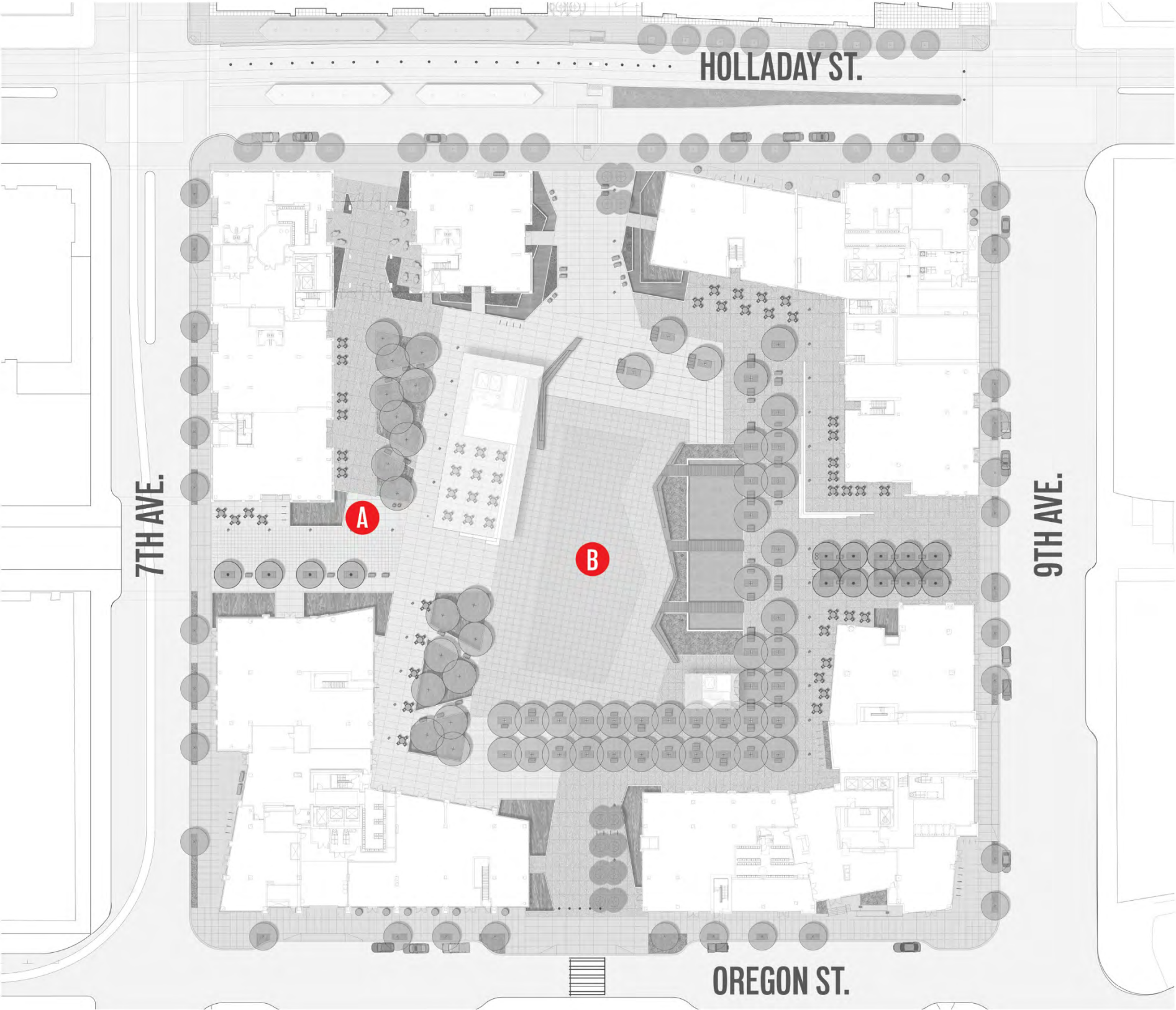
PLACEMAKING: PLANTING PALETTE



- A. ENTRY GATES
 - A1. NE 8TH AVE (WATER STREET GATE)
 - A2. NE PACIFIC ST (FOREST GATE)
 - A3. PEOPLE'S GATE
 - A4. NE PACIFIC ST (LIGHTS GATE)
- B. CANOPIES
- C. TREE ALLEE
- D. STORM GARDENS
- E. TREE GROVES
- F. N.O.R.M. (NATURAL ORGANIC RECYCLING MACHINE)
- G. REFLECTING POOL

A5-3. INCORPORATE WORKS OF ART.
A5-4. INCORPORATE WATER FEATURES.
B4. PROVIDE STOPPING AND VIEWING PLACES.
B5. MAKE PLAZAS, PARKS, AND OPEN SPACE SUCCESSFUL.
C6. DEVELOP TRANSITIONS BETWEEN BUILDINGS AND PUBLIC SPACES.

PLACEMAKING: ELEMENTS



ART LOCATIONS

CONCEPT/APPROACH:

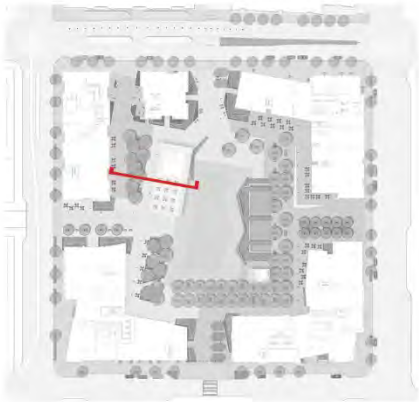
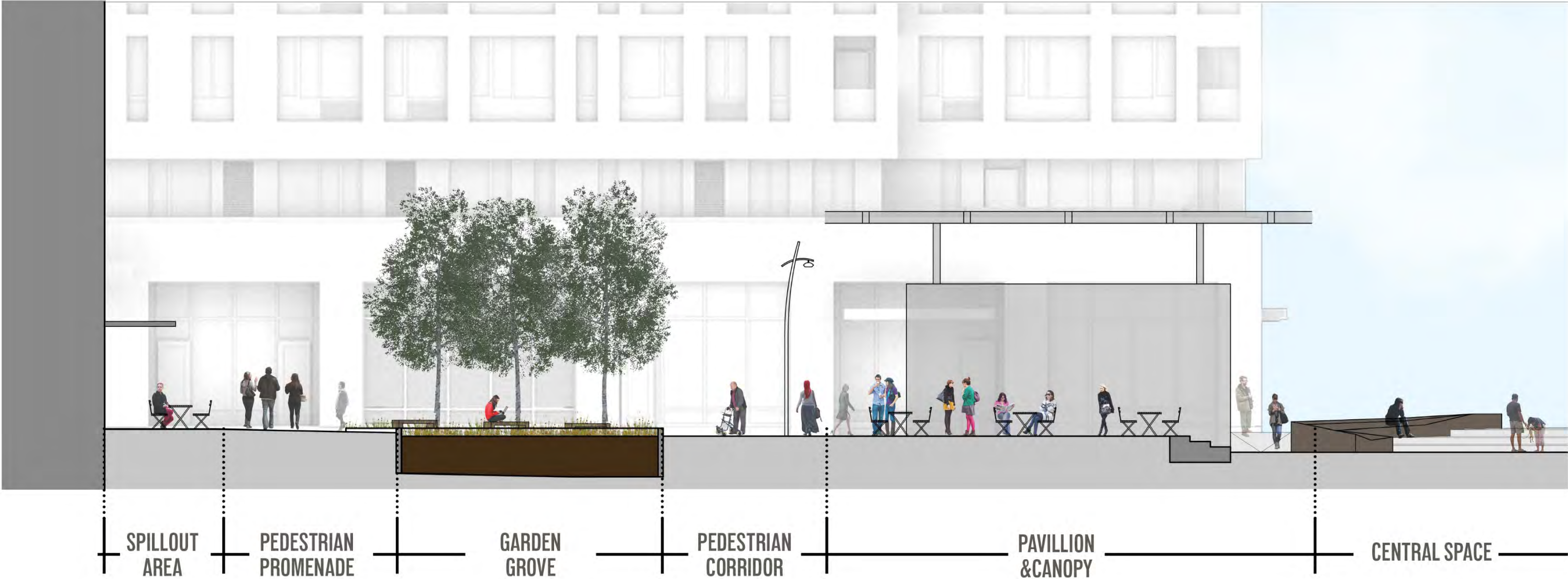


Parque de las Luces
Medellin, Colombia
Juan Manuel Pelaez

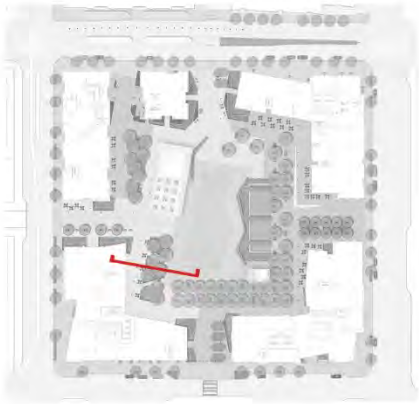


Her Secret is Patience
Phoenix, AZ
Janet Echelman

PLACEMAKING: ART OPPORTUNITIES



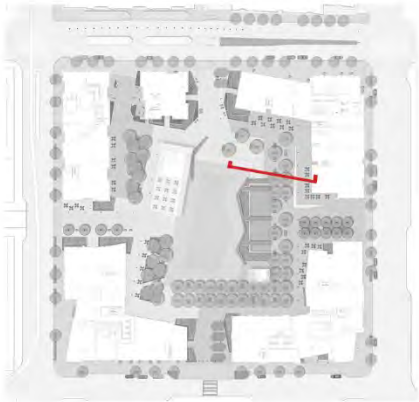
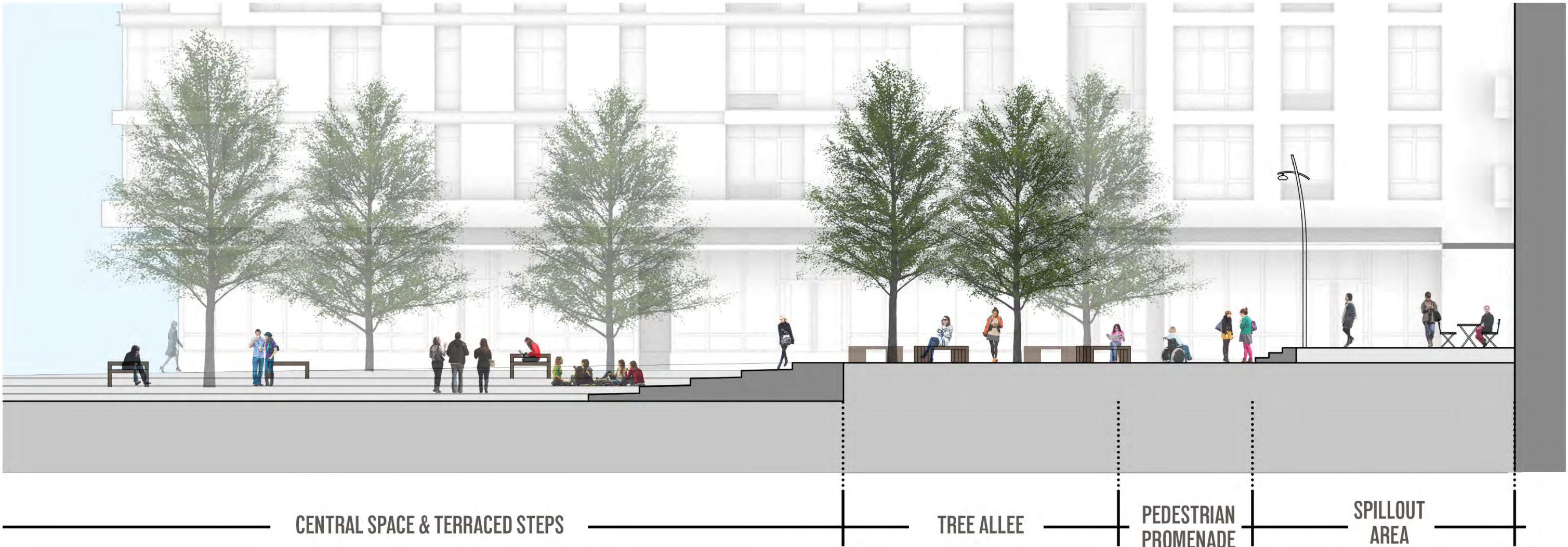
SITE SECTION 1



SITE SECTION 2

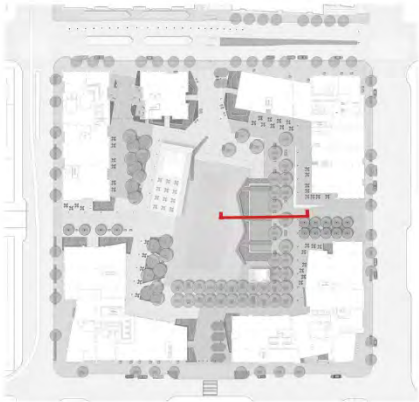
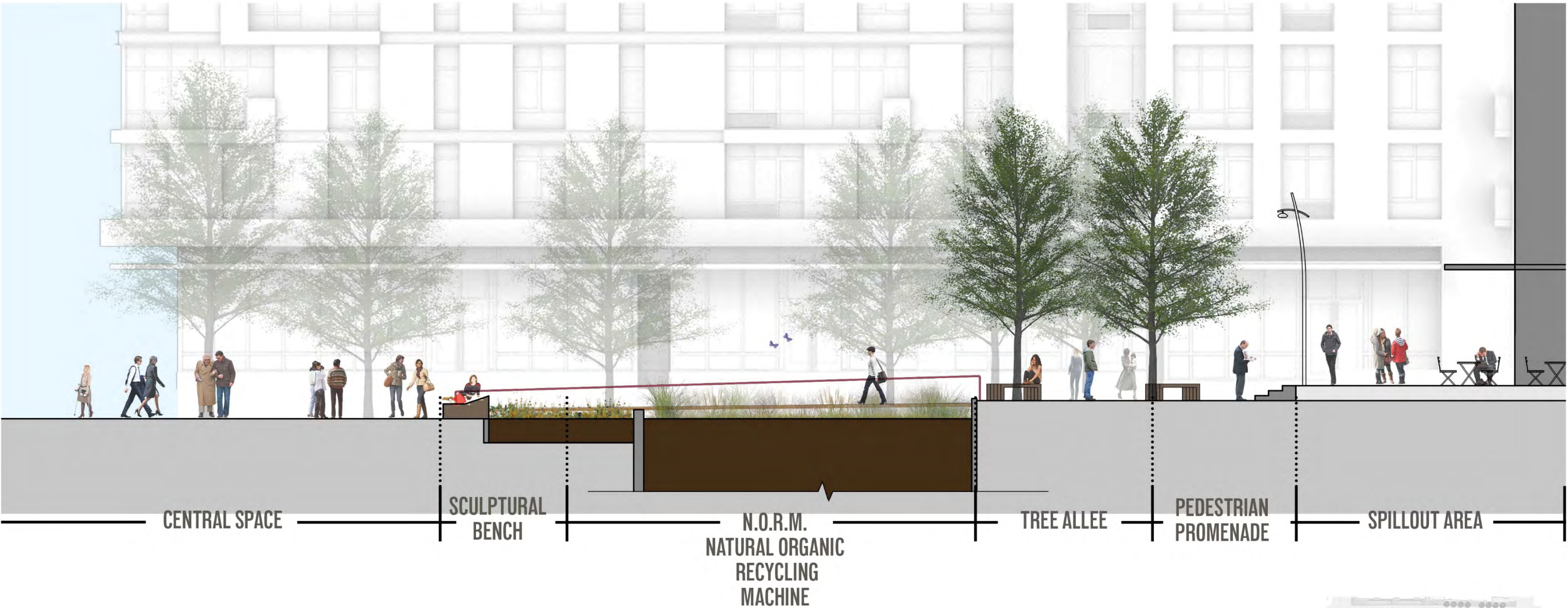






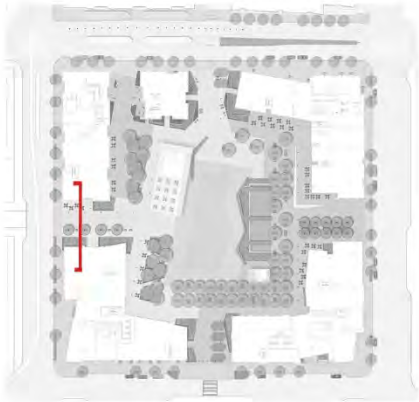
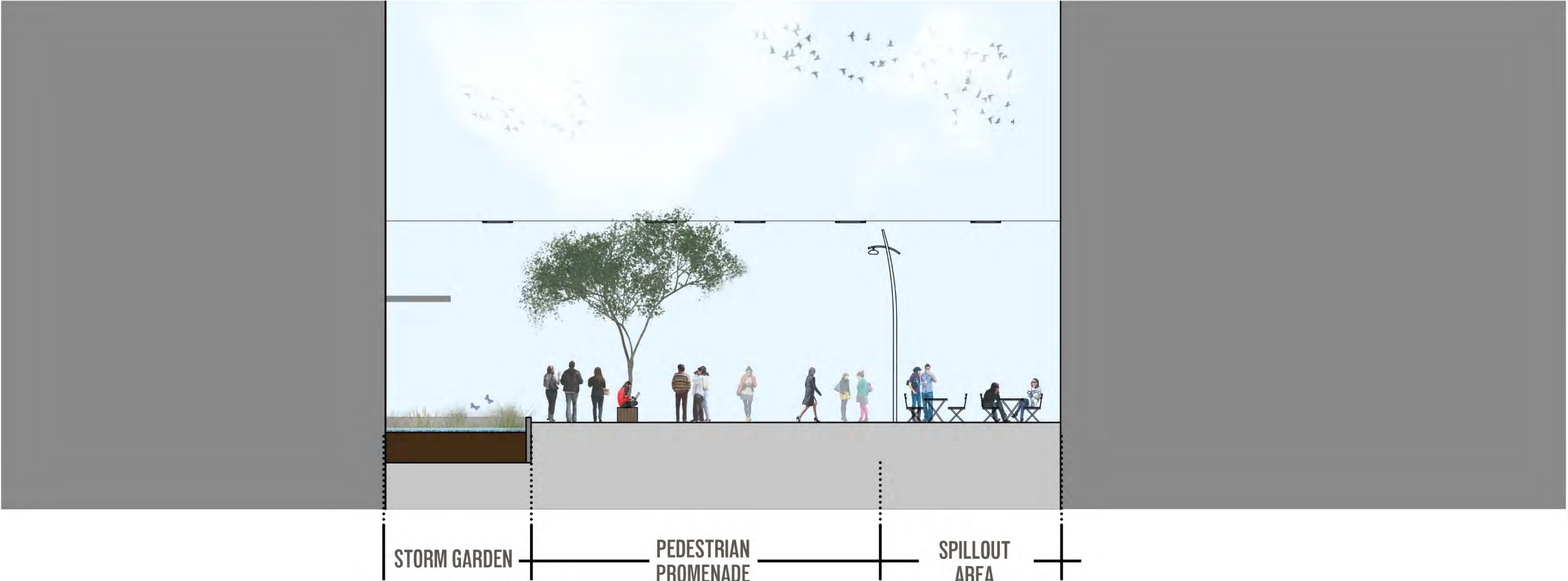
SITE SECTION 3



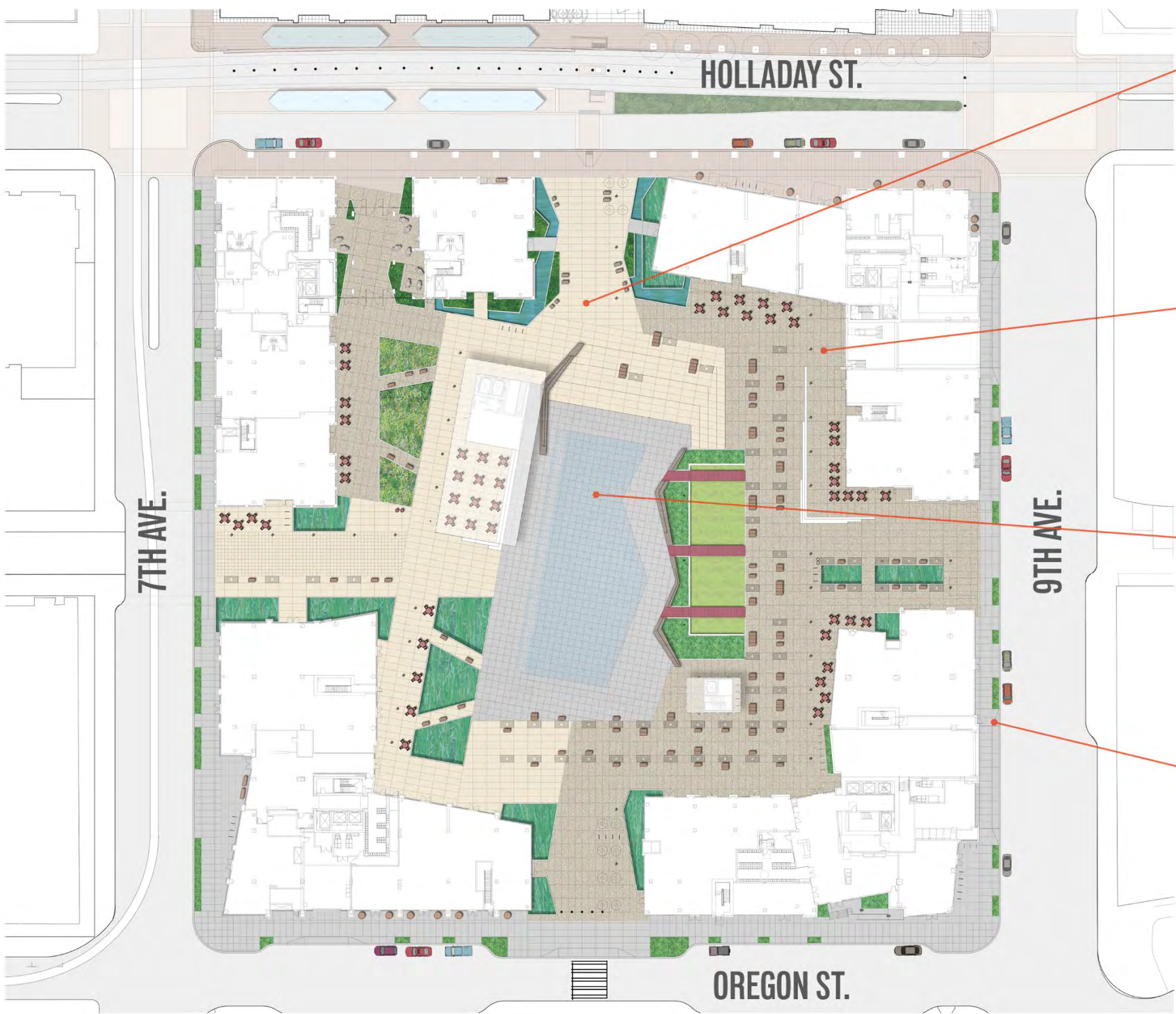


SITE SECTION 4





SITE SECTION 5



HOLLADAY ST.

7TH AVE.

9TH AVE.

OREGON ST.



C.I.P. CONCRETE PAVING
TYPE 1
STANDARD FINISH
INTEGRAL COLOR:
50% SANDSTONE
50% SILVERSMOKE



C.I.P. CONCRETE PAVING
TYPE 2
EXPOSED AGGREGATE FINISH
INTEGRAL COLOR:
100% SANDSTONE
GREY GRANITE AGGREGATE

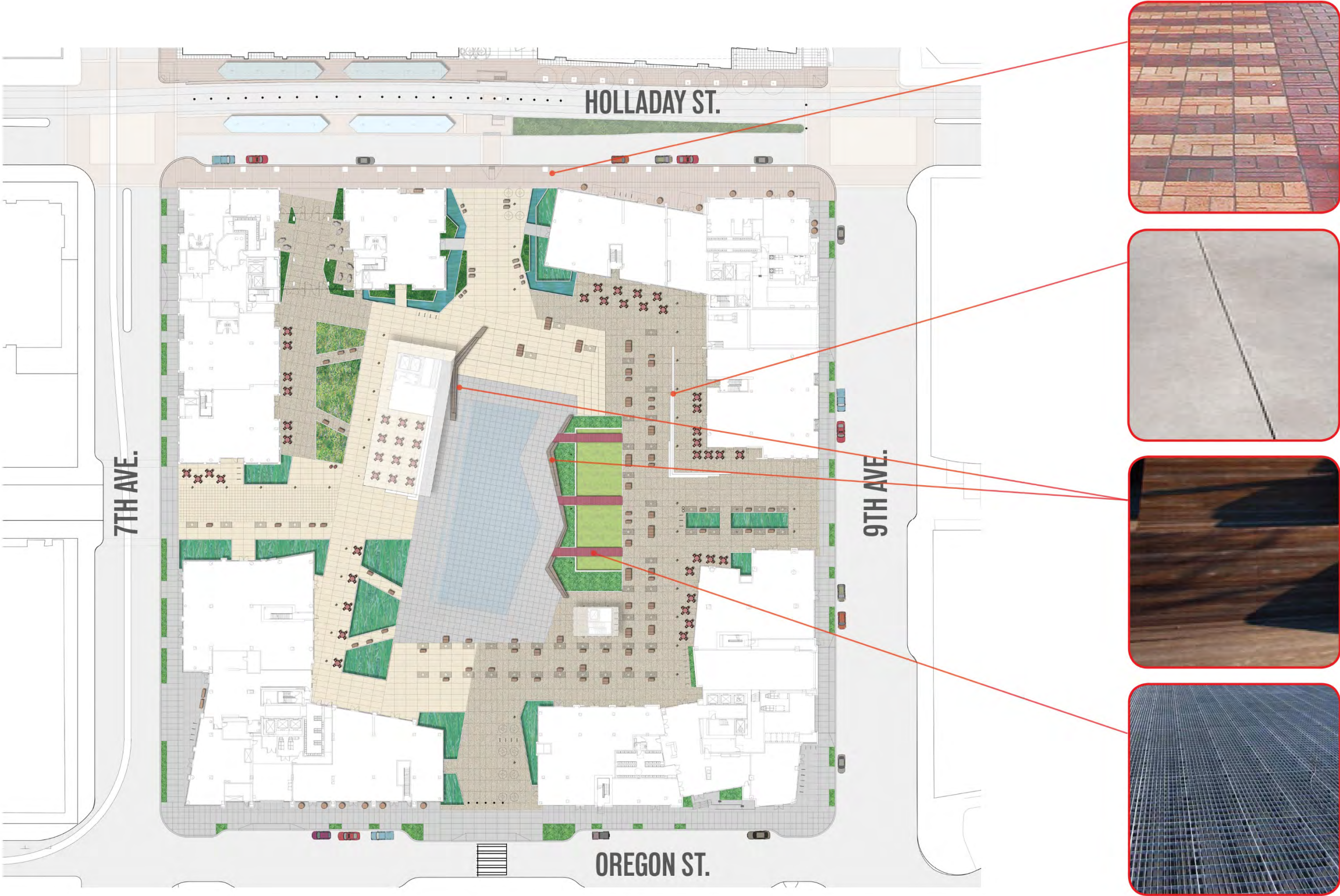


STONE PAVING
CENTRAL WATER FEATURE
2" THICK STONE WITH
THERMAL FINISH



C.I.P. CONCRETE PAVING
SIDEWALKS
STANDARD FINISH

MATERIALS



BRICK PAVERS
HOLLADAY ST. SIDEWALK
LLOYD DISTRICT STANDARD

C.I.P. CONCRETE PAVING
STEPS
STANDARD FINISH
INTEGRAL COLOR:
50% SILVERSMOKE

HARDWOOD SEATING ON
SCULPTURAL BENCH

STEEL MESH GRATING
BRIDGES
STEEL GRATE DECKING
WITH GALVANIZED STEEL
SUBSTRUCTURE

MATERIALS



■ WATER STREET RECLINER CHAIR



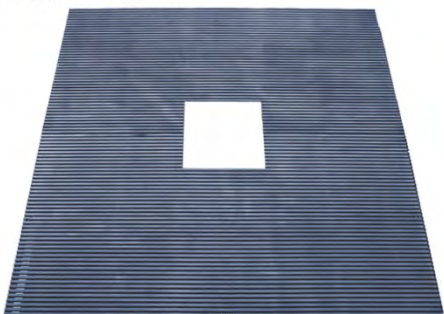
□ HARDWOOD BENCHES



● TRASH RECEPTACLE



■ TREE GRATE- TYPE 1



● TREE GRATE- TYPE 2



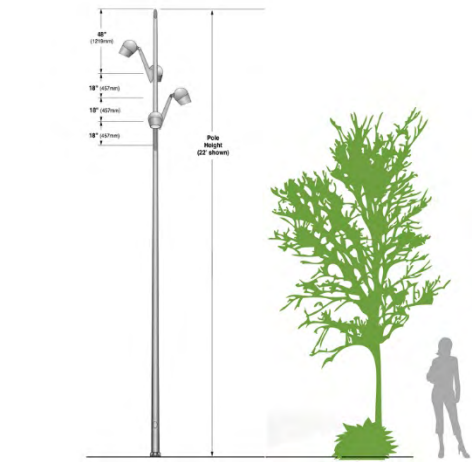
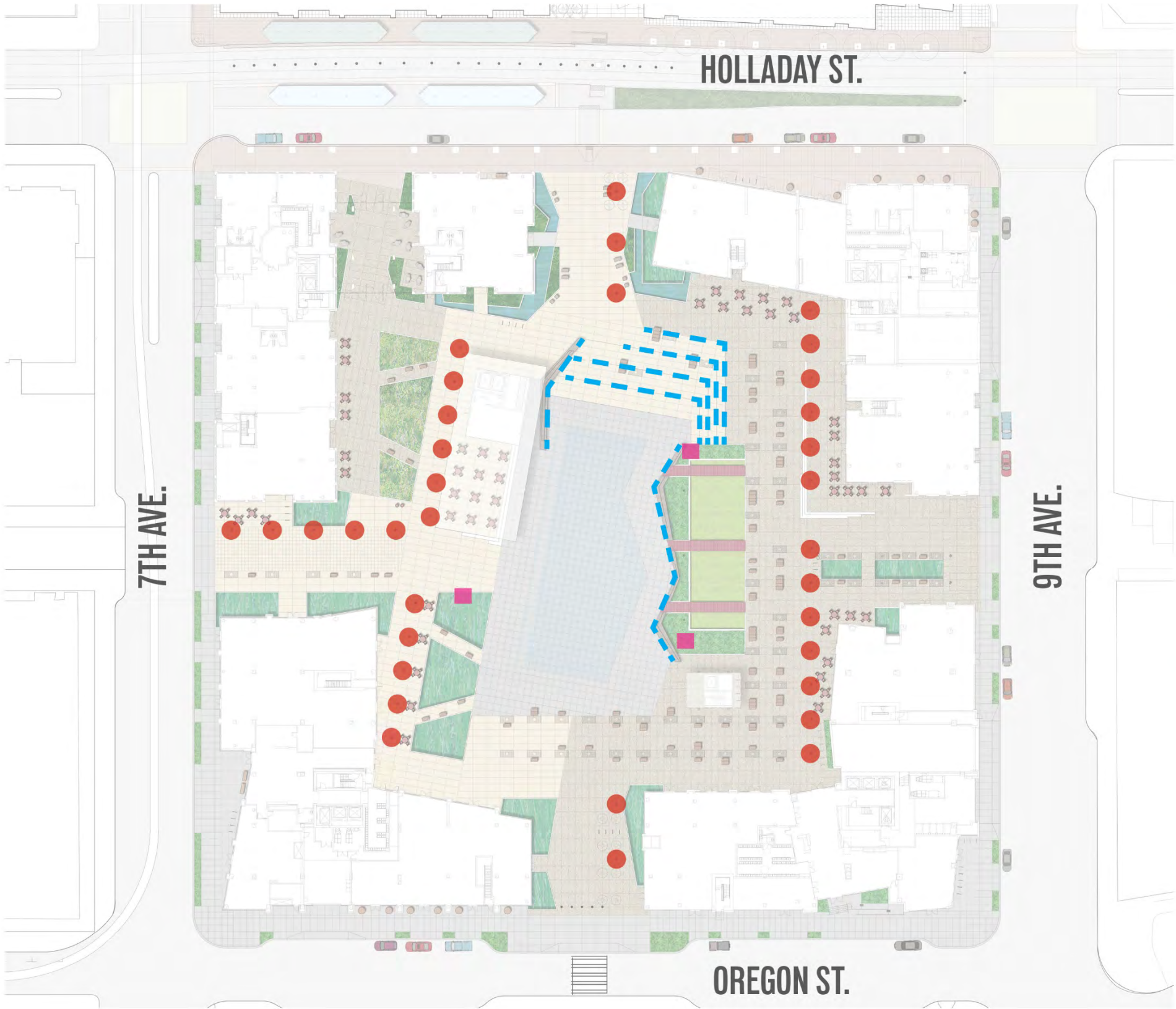
■ COLLAPSIBLE BOLLARD



■ BIKE RACK



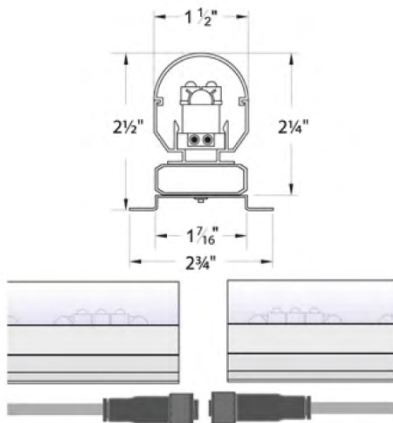
FURNISHINGS



MAST FLOOD LIGHT: BUILDING 700 PLAZA



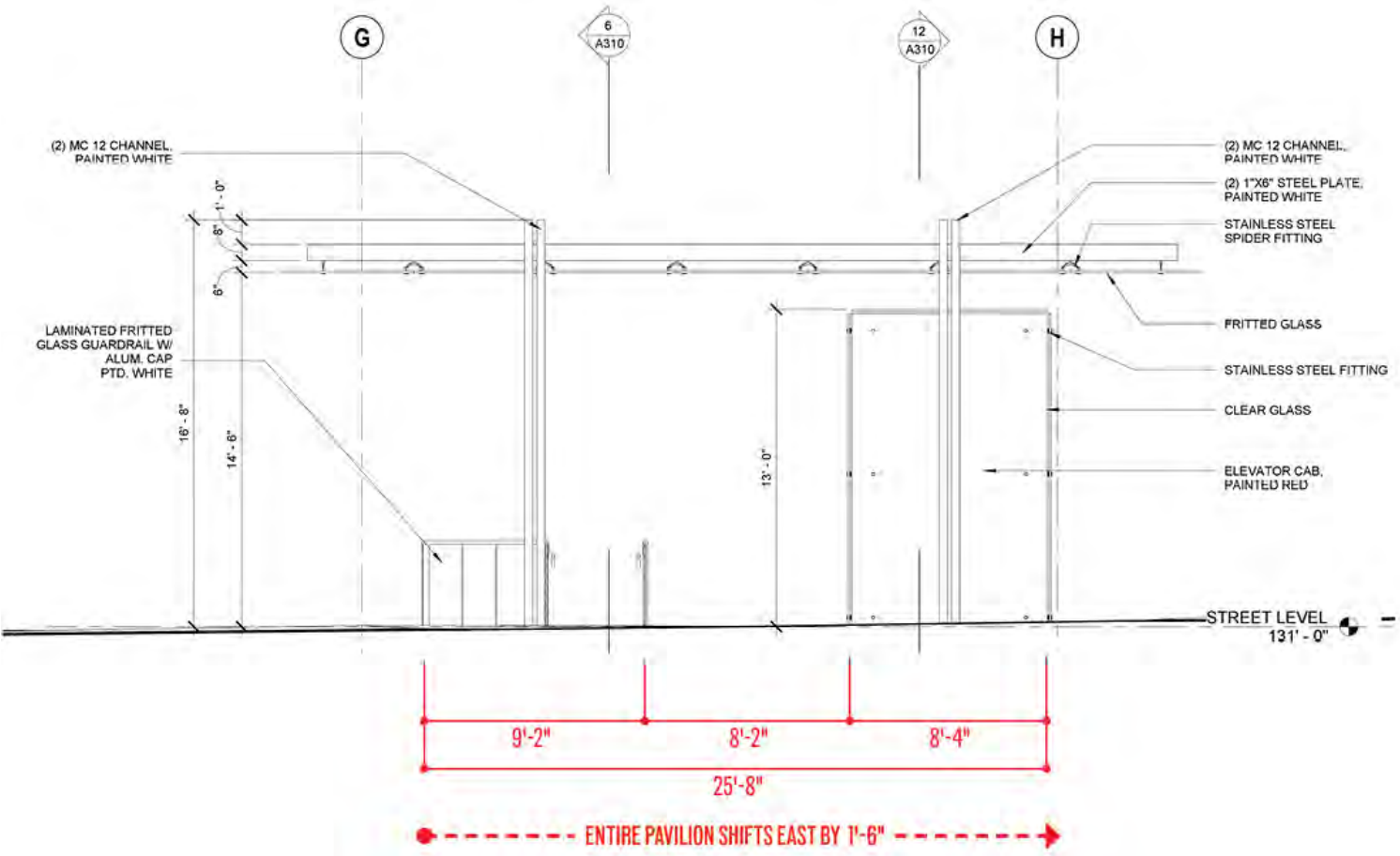
PEDESTRIAN LIGHT: WATER STREET



STRIP LIGHTING - SCULPTURAL BENCH & STEPS



LIGHTING CONCEPTS



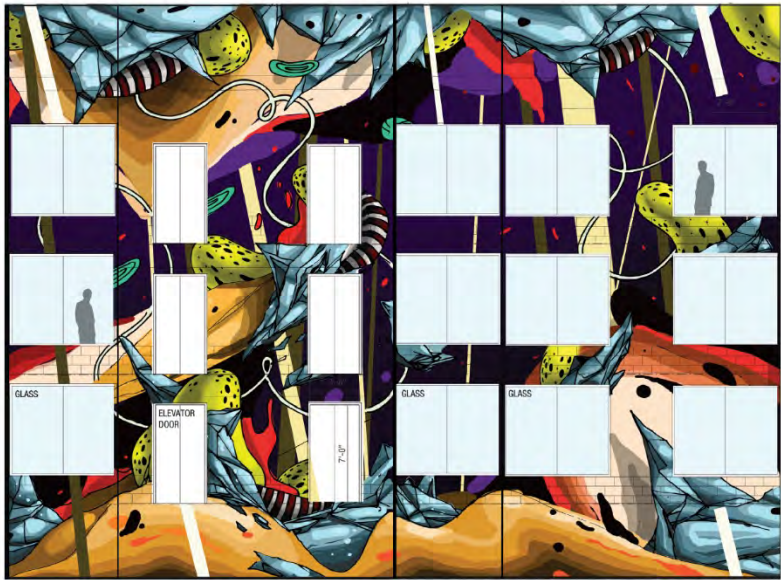
PAVILION - PHASE 1



1 | ELEVATOR SHAFT MURAL / **OPTION B LOOKING SOUTHWEST**
N.T.S.



2 | ELEVATOR SHAFT MURAL / **OPTION B LOOKING NORTHEAST**
N.T.S.



3 | ELEVATOR SHAFT MURAL / **OPTION B LOOKING NORTHEAST**
N.T.S.

ELEVATOR SHAFT ARTWORK - PHASE 1



B6. DEVELOP RAIN PROTECTION
B6-1. PROVIDE PEDESTRIAN RAIN PROTECTION.

PAVILION - PHASE 2

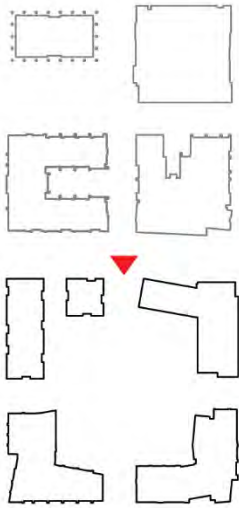




8. ENTRY GATE ANALYSIS

- 1. *Water Street Gate*
- 2. *Forest Gate*
- 3. *People's Gate*
- 4. *Lights Gate*

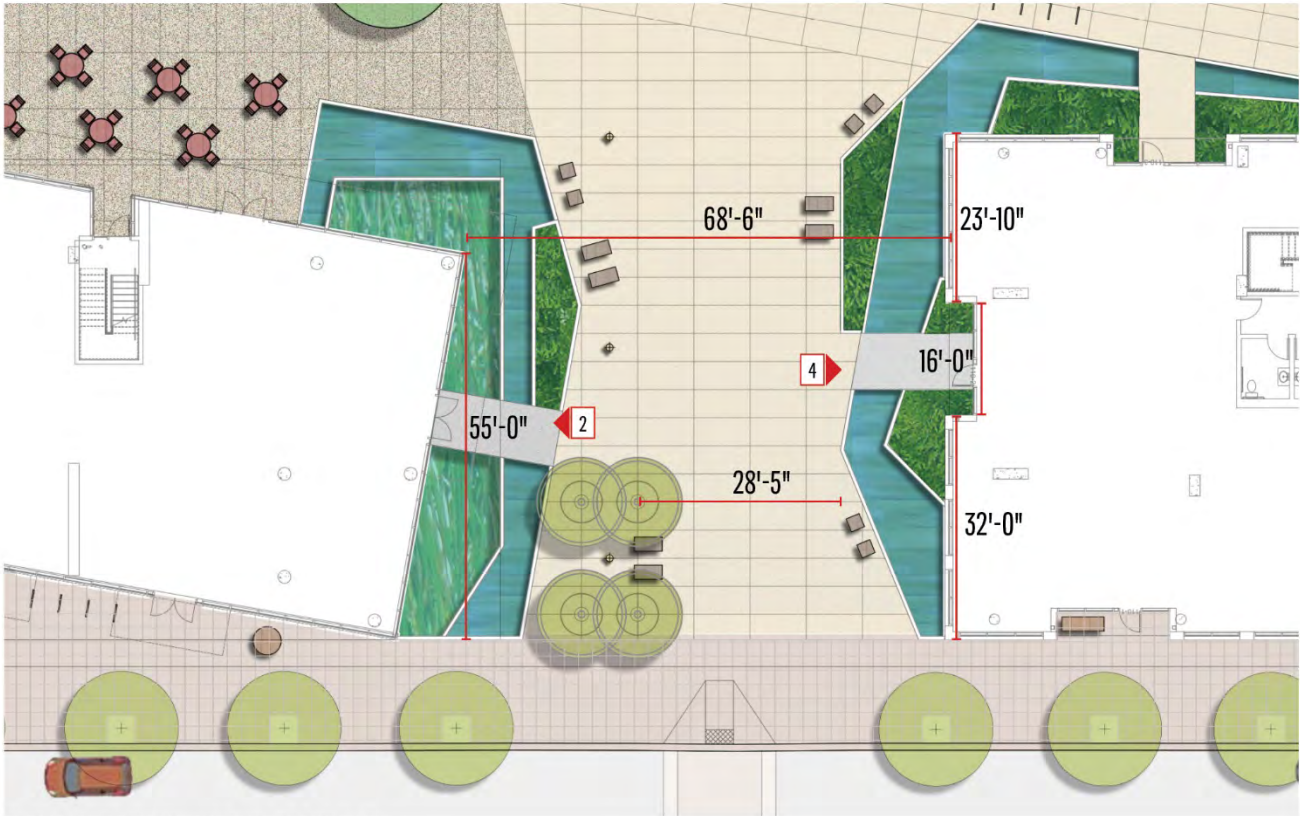
A3-2. MAKE SUPERBLOCK PLAZAS INVITING AND EASILY ACCESSIBLE FROM HOLLADAY ST.
A9. STRENGTHEN GATEWAYS.
A9-1. PROVIDE A DISTINCT SENSE OF ENTRY AND EXIT.



WATER STREET GATE



1. ENLARGED ELEVATION - WATER STREET GATE



3. ENLARGED PLAN - WATER STREET GATE

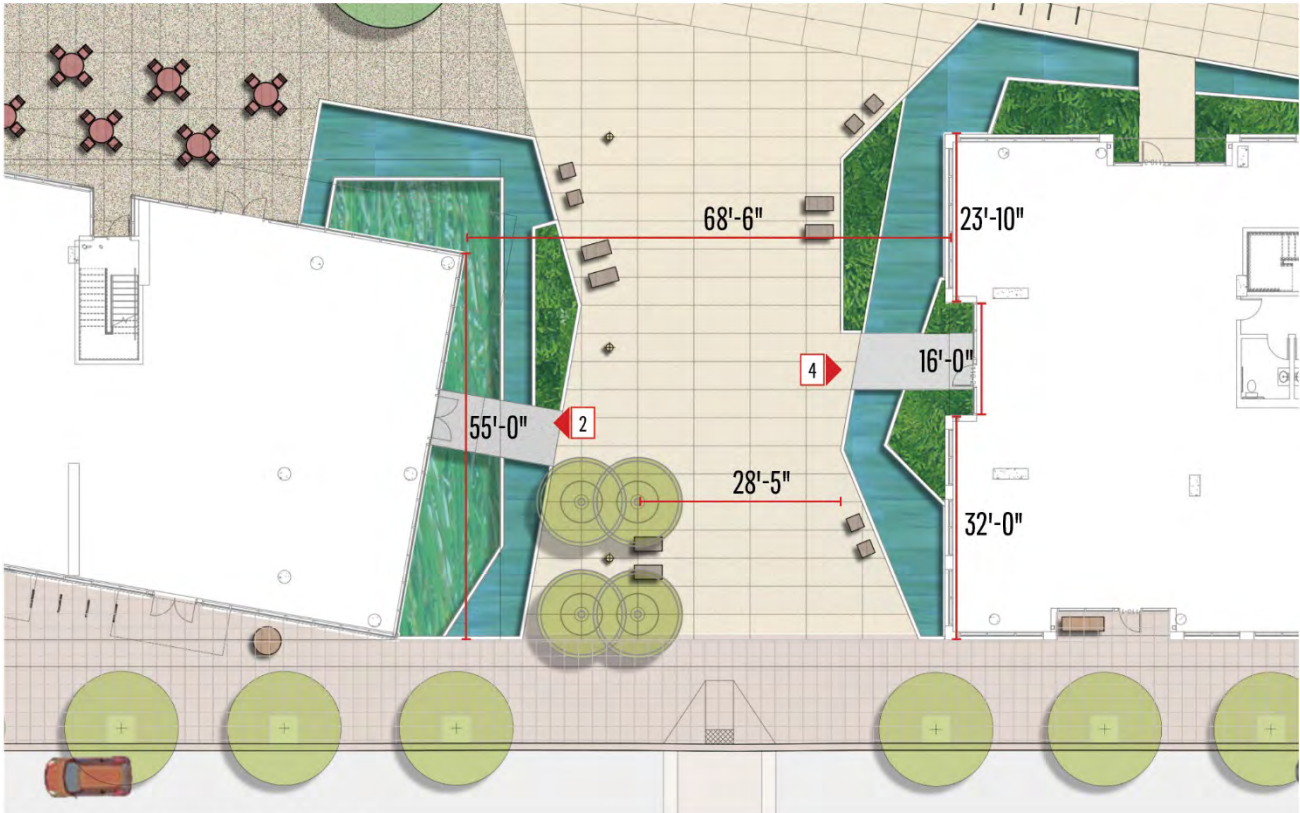
A1: WATER STREET GATE - FACING NE HOLLADAY ST.



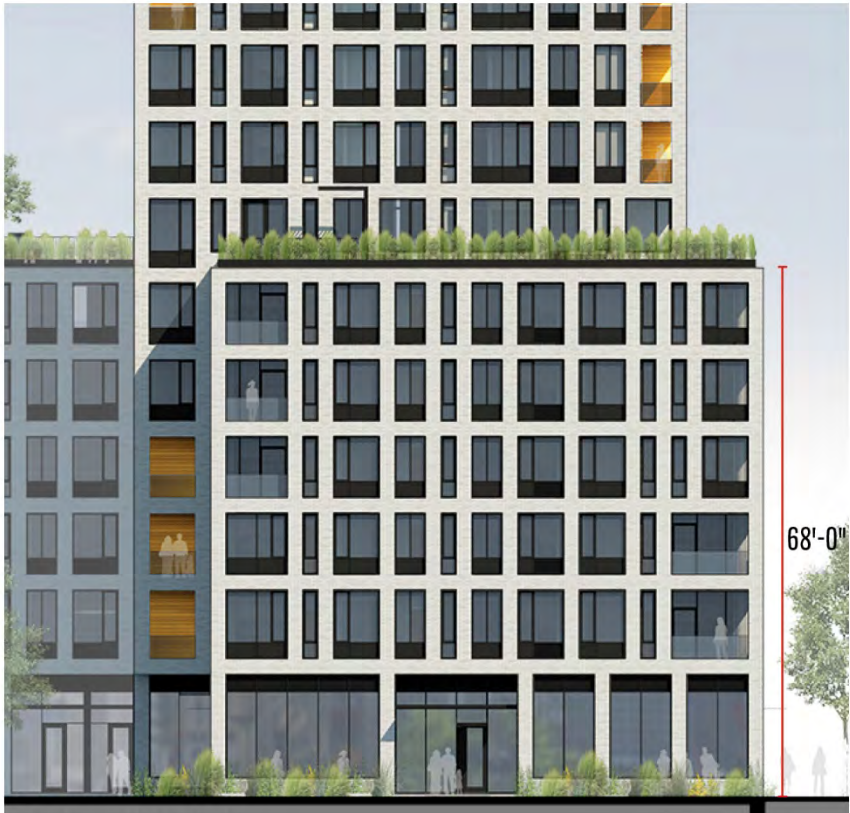
1. ENLARGED ELEVATION - WATER STREET GATE



2. BL. 102 - WEST ELEVATION



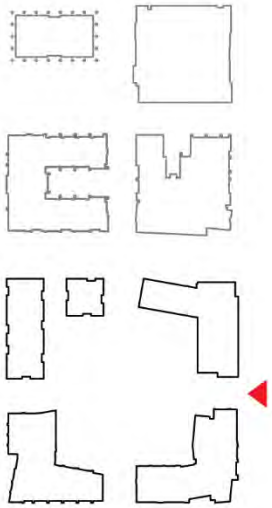
3. ENLARGED PLAN - WATER STREET GATE



4. BL. 91 - EAST ELEVATION

A1: WATER STREET GATE - FACING NE HOLLADAY ST.

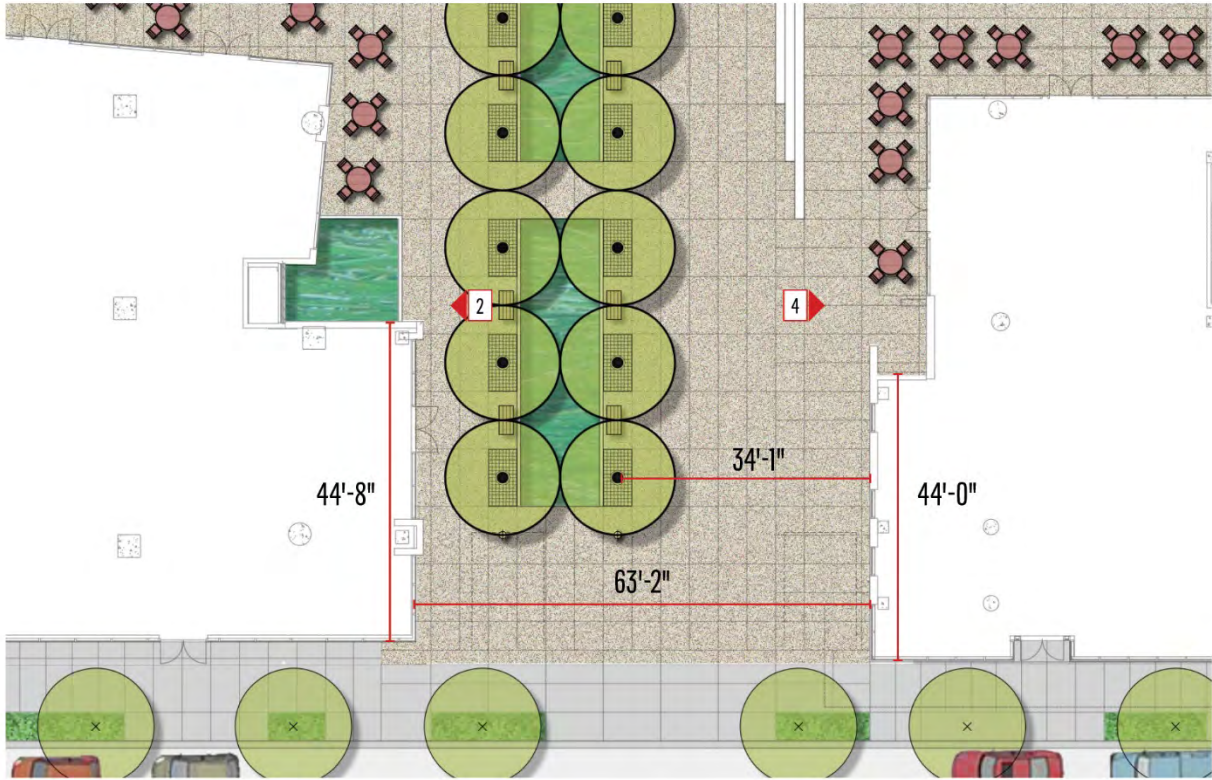




FOREST GATE



1. ENLARGED ELEVATION - FOREST GATE



3. ENLARGED PLAN - FOREST GATE

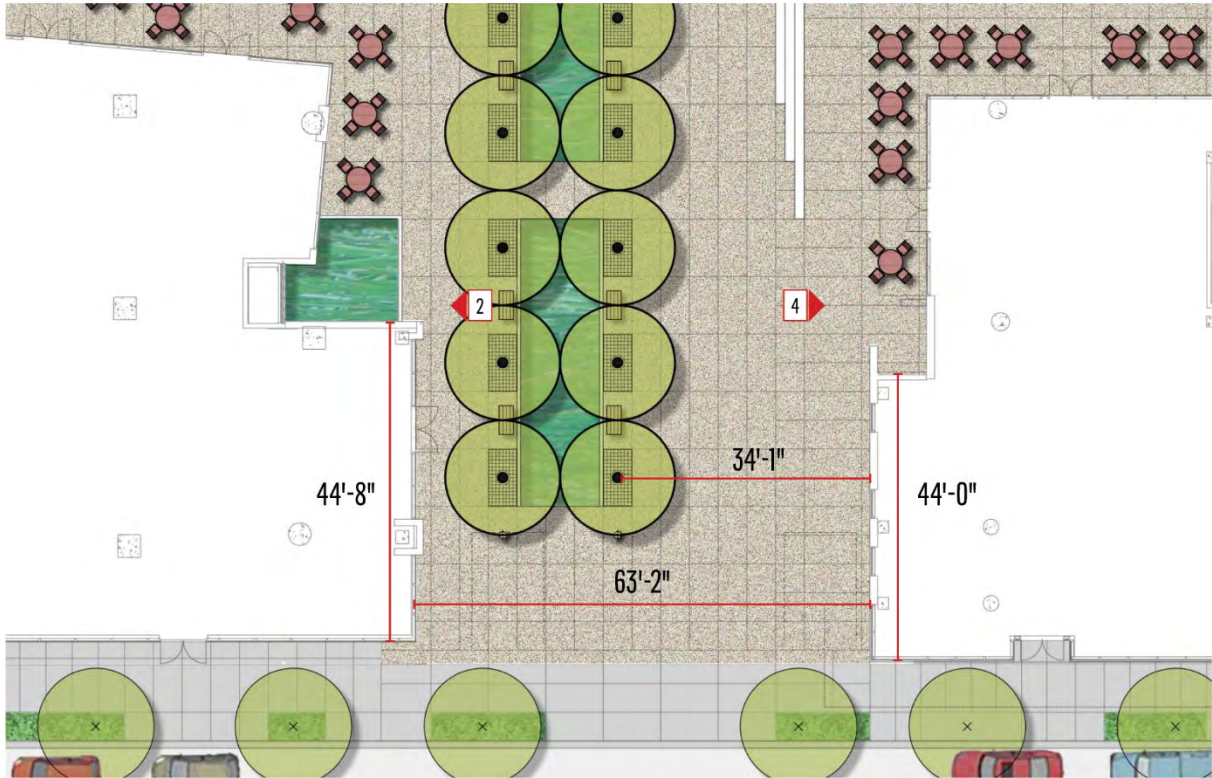
A2: FOREST GATE - FACING NE 9TH AVE.



1. ENLARGED ELEVATION - FOREST GATE



2. BL. 103 - NORTH ELEVATION



3. ENLARGED PLAN - FOREST GATE

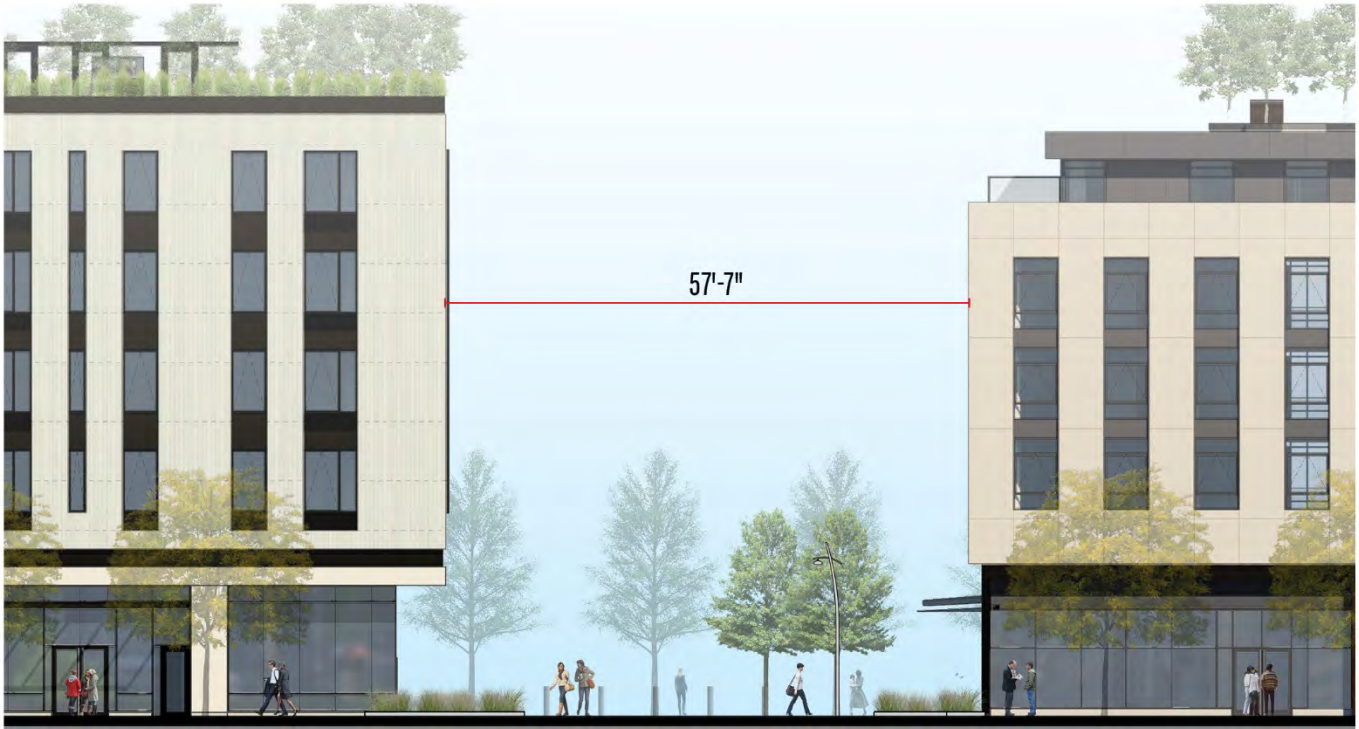


4. BL. 102 - SOUTH ELEVATION

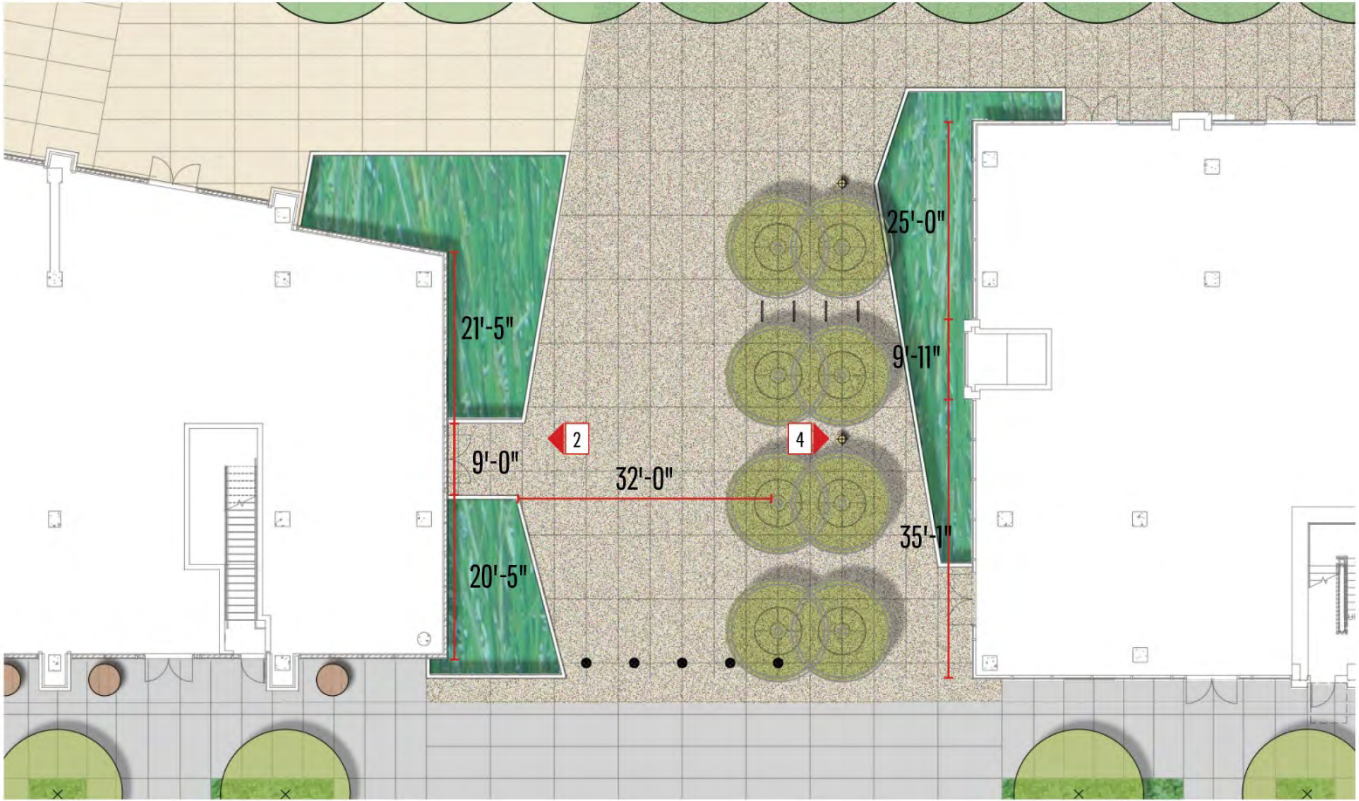
A2: FOREST GATE - FACING NE 9TH AVE.







1. ENLARGED ELEVATION - PEOPLE'S GATE



3. ENLARGED PLAN - PEOPLE'S GATE

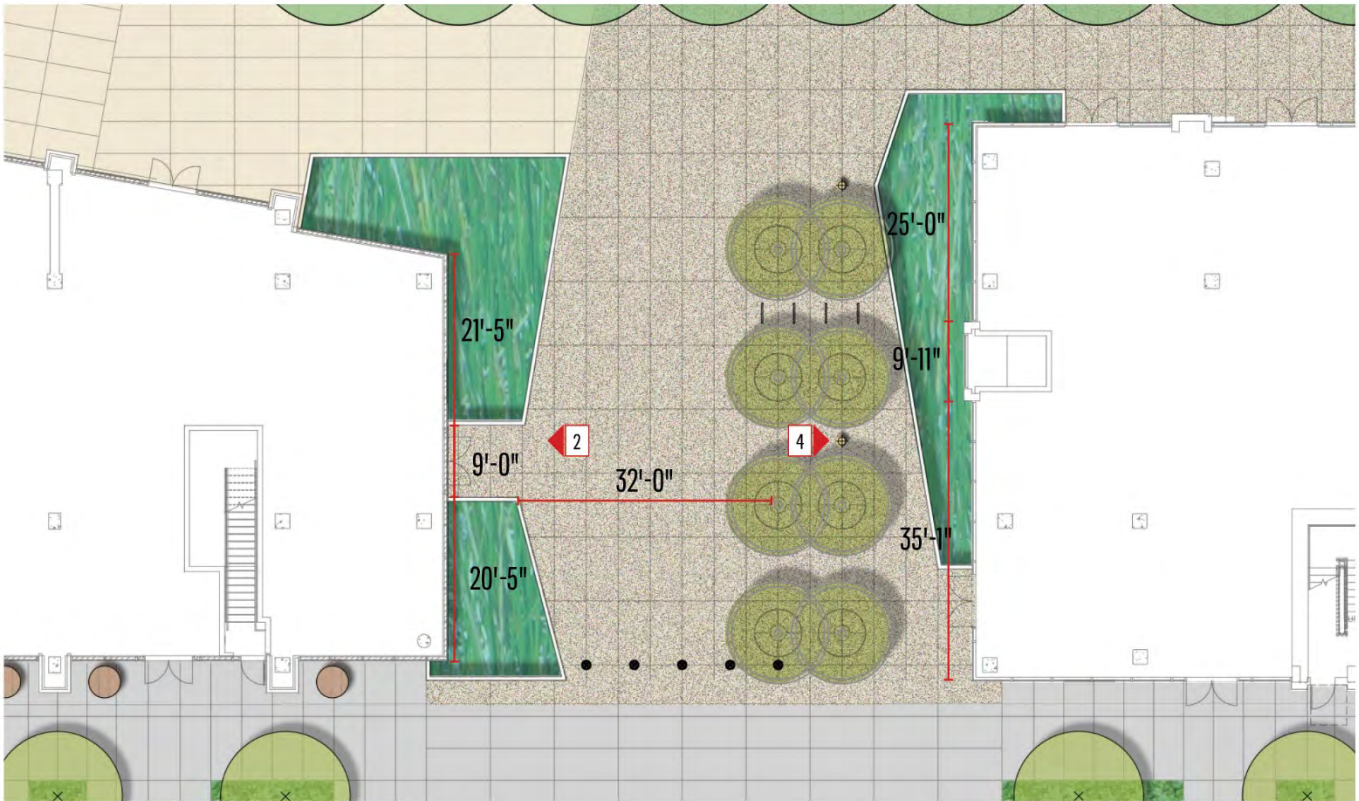
A3: PEOPLE'S GATE - FACING NE. OREGON ST.



1. ENLARGED ELEVATION - PEOPLE'S GATE



2. BL. 90 - EAST ELEVATION



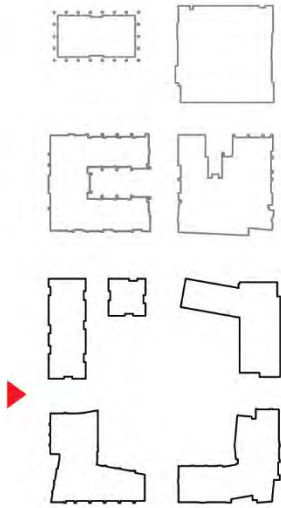
3. ENLARGED PLAN - PEOPLE'S GATE



4. BL. 103 - WEST ELEVATION

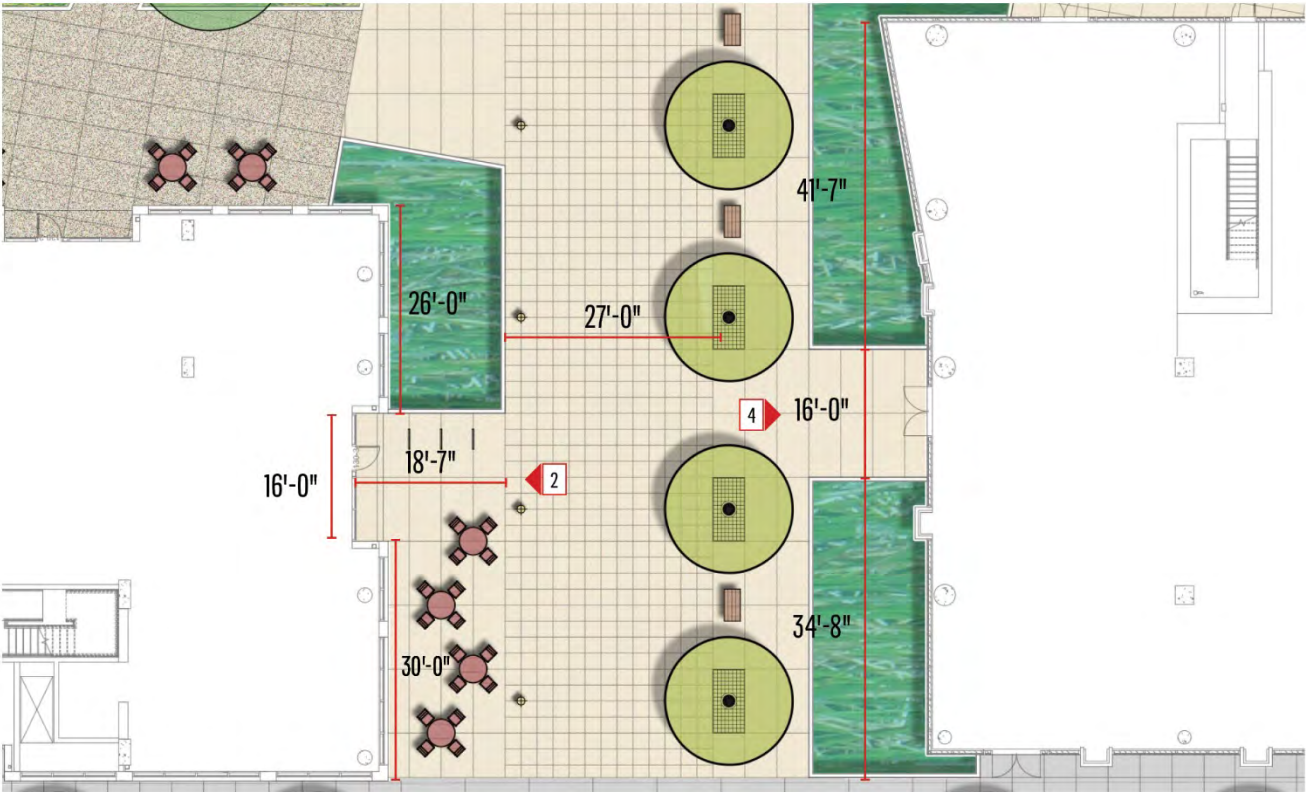
A3: PEOPLE'S GATE - FACING NE. OREGON ST.







1. ENLARGED ELEVATION - LIGHTS GATE



3. ENLARGED PLAN - LIGHTS GATE

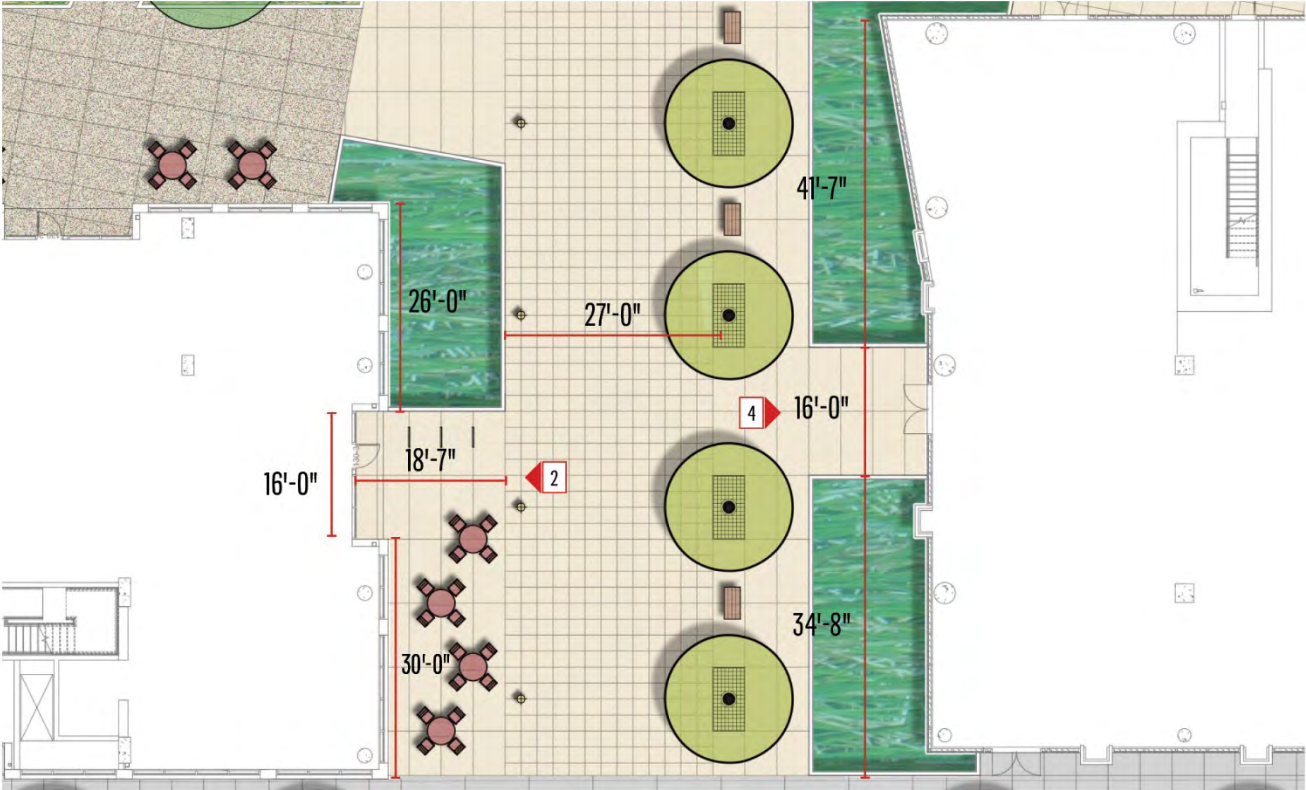
A4: LIGHTS GATE - FACING NE 7TH AVE.



1. ENLARGED ELEVATION - LIGHTS GATE



2. BL. 91 - SOUTH ELEVATION



3. ENLARGED PLAN - LIGHTS GATE



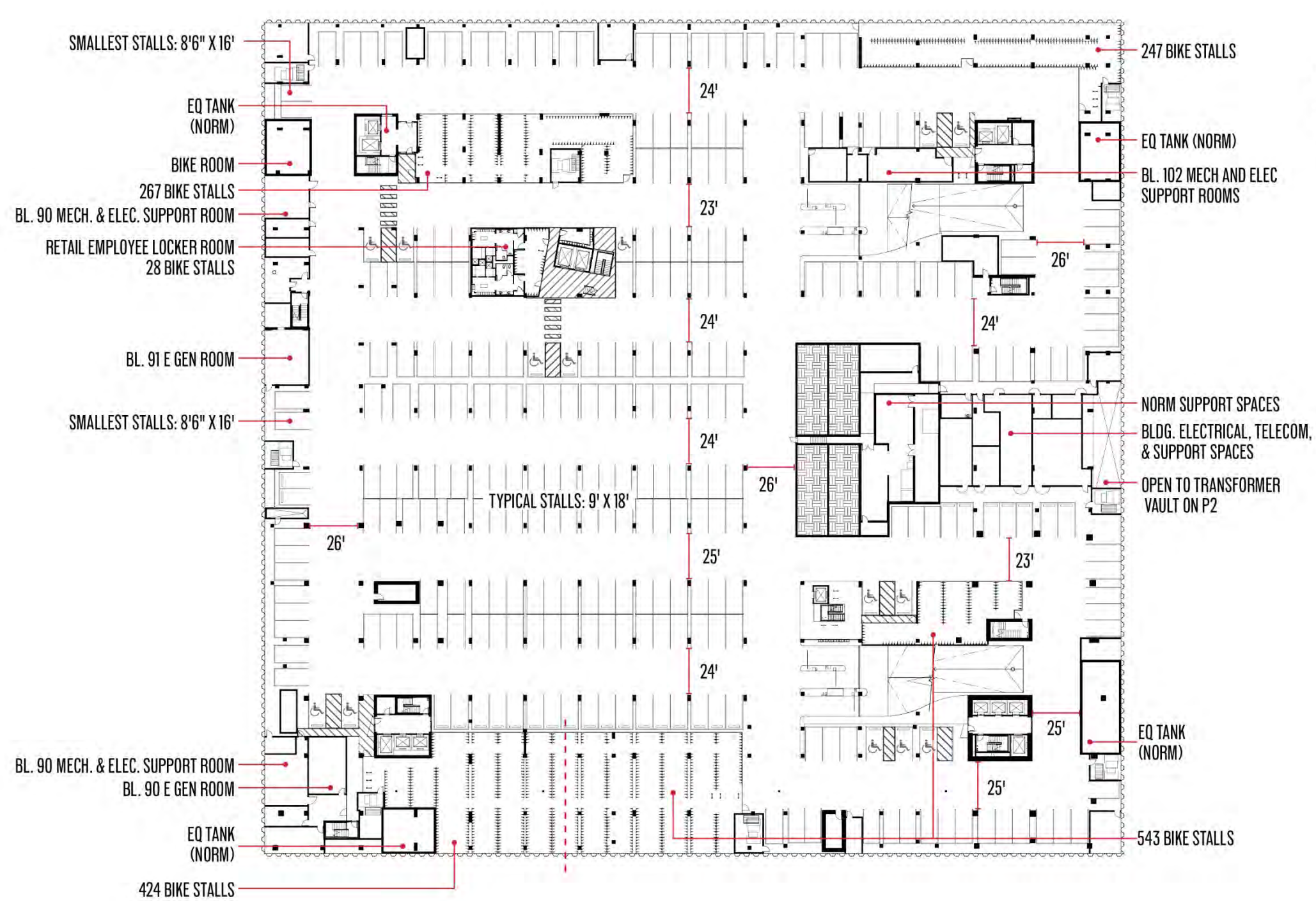
4. BL. 90 - NORTH ELEVATION

A4: LIGHTS GATE - FACING NE 7TH AVE.



9. PARKING

- 1. *P1, P2, P3*
- 2. *Bike Parking Plans*
- 3. *Bike Parking Modification*
- 4. *Garage Exhaust*
- 5. *Transformer Location*



	TARGETED PARKING RATIO	TARGETED COUNT (STALLS)	ACTUAL COUNT (STALLS)
RESIDENTIAL	.75 Stalls / Rental Unit	708	645
COMMERCIAL	4/1000 SF	200	182
TOTAL		908	827

P1

270
Standard Parking Spaces

13
Accessible Parking Spaces

P2

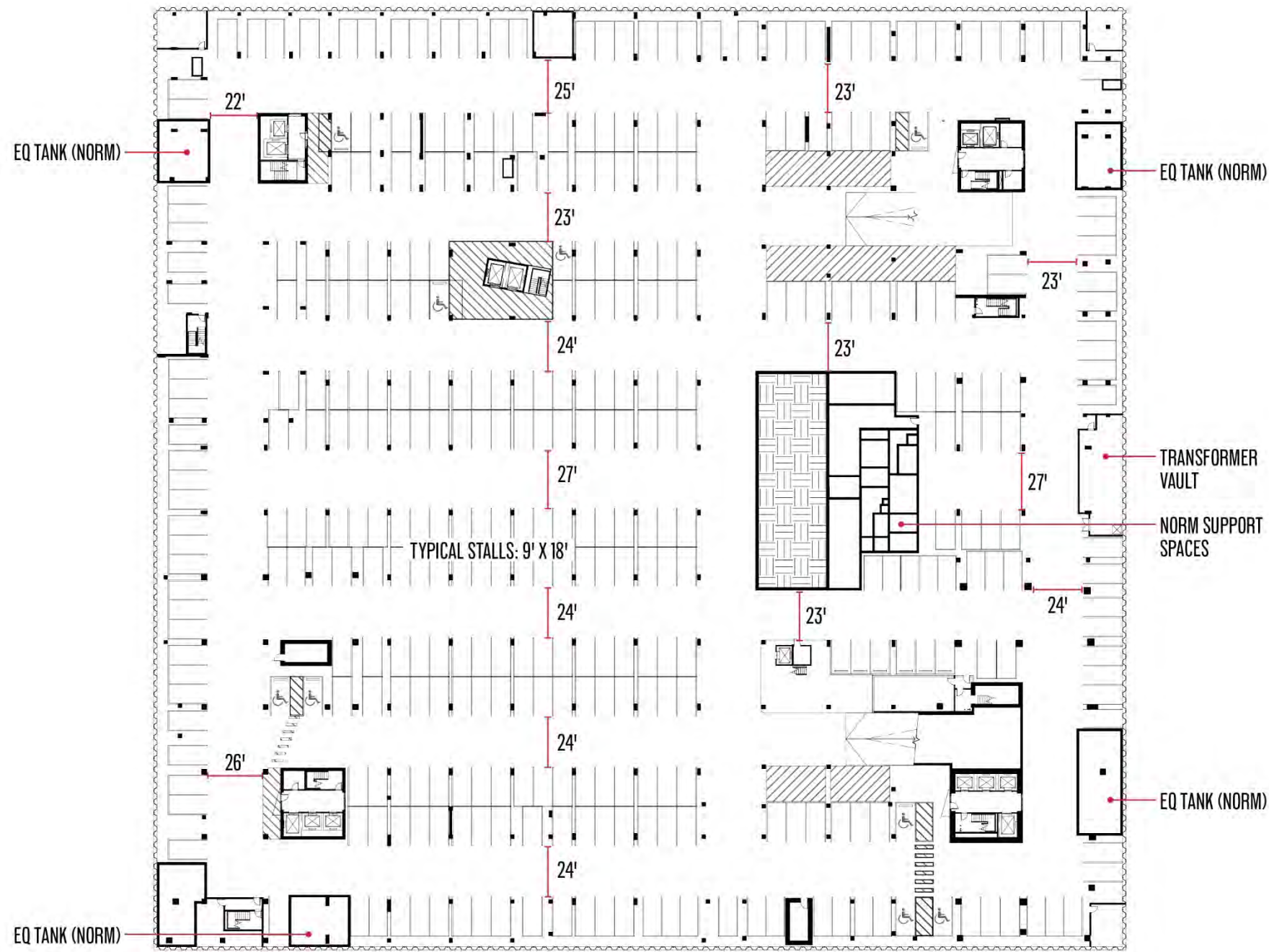
371
Standard Parking Spaces

8
Accessible Parking Spaces

P3

165
Standard Parking Spaces

MASTER PLAN - PARKING P1



	TARGETED PARKING RATIO	TARGETED COUNT (STALLS)	ACTUAL COUNT (STALLS)
RESIDENTIAL	.75 Stalls / Rental Unit	708	645
COMMERCIAL	4/1000 SF	200	182
TOTAL		908	827

P1

270
Standard Parking Spaces

13
Accessible Parking Spaces

P2

371
Standard Parking Spaces

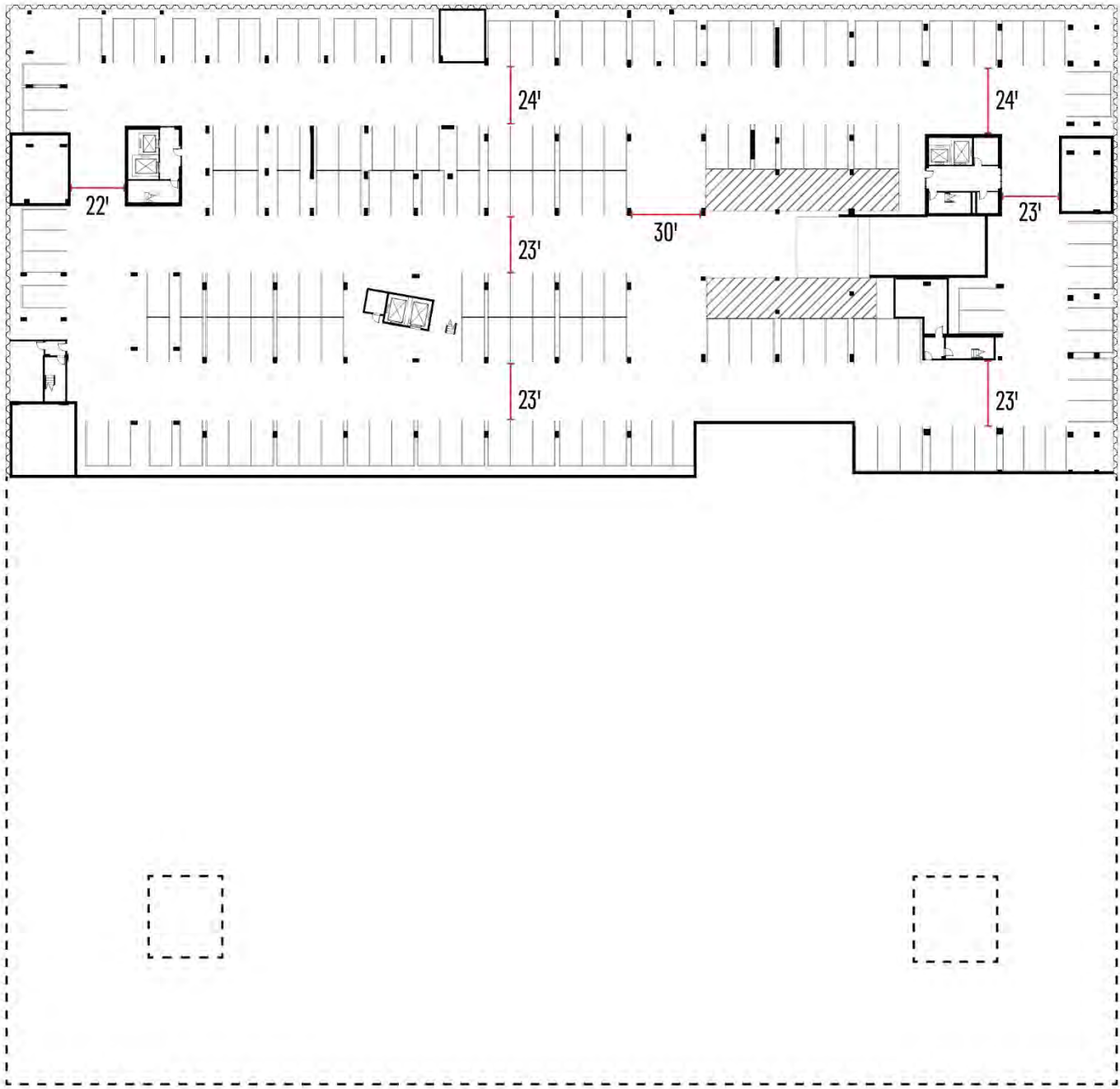
8
Accessible Parking Spaces

P3

165
Standard Parking Spaces

MASTER PLAN - PARKING P2





	TARGETED PARKING RATIO	TARGETED COUNT (STALLS)	ACTUAL COUNT (STALLS)
RESIDENTIAL	.75 Stalls / Rental Unit	708	645
COMMERCIAL	4/1000 SF	200	182
TOTAL		908	827

P1

270
Standard Parking Spaces

13
Accessible Parking Spaces

P2

371
Standard Parking Spaces

8
Accessible Parking Spaces

P3

165
Standard Parking Spaces

MASTER PLAN - PARKING P3

BLOCK 91

160

For-rent housing units

13,288

NSF of retail

	REQUIRED	PROPOSED
SHORT TERM RETAIL	3 stalls	16 stalls
LONG TERM RETAIL	2 stalls	9 stalls
SHORT TERM RES.	8 stalls	8 stalls
LONG TERM RES.	240 stalls	265 stalls

26 stalls/267 stalls
short term/long term

BLOCK 90

274

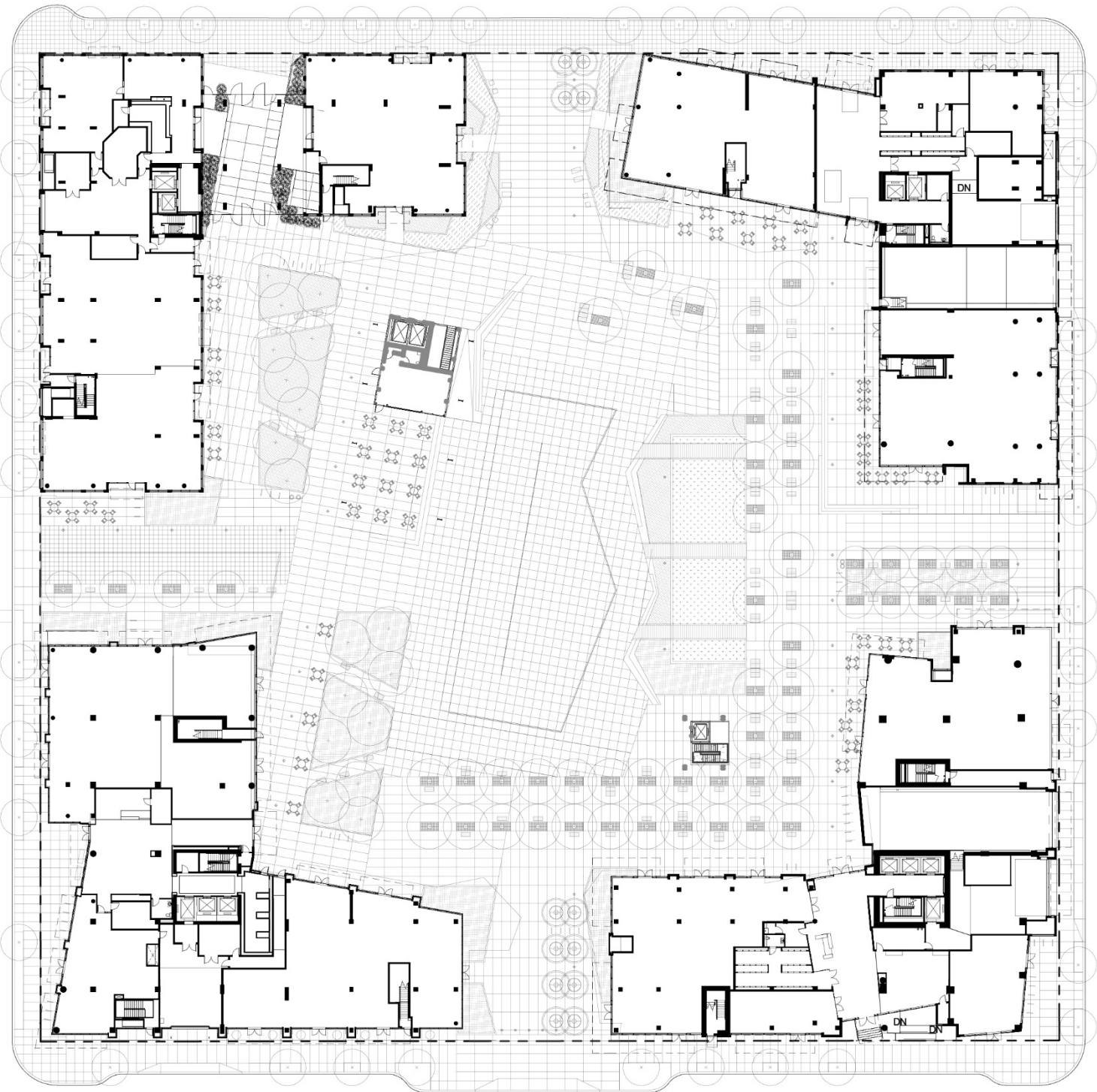
For-rent housing units

13,556

NSF of retail

	REQUIRED	PROPOSED
SHORT TERM RETAIL	3 stalls	10 stalls
LONG TERM RETAIL	2 stalls	9 stalls
SHORT TERM RES.	14 stalls	16 stalls
LONG TERM RES.	411 stalls	422 stalls

26 stalls/424 stalls
short term/long term



BLOCK 102

163

For-rent housing units

10,964

NSF of retail

	REQUIRED	PROPOSED
SHORT TERM RETAIL	3 stalls	16 stalls
LONG TERM RETAIL	2 stalls	9 stalls
SHORT TERM RES.	9 stalls	16 stalls
LONG TERM RES.	245 stalls	245 stalls

32 stalls/254 stalls
short term/long term

BLOCK 103

347

For-rent housing units

11,209

NSF of retail

	REQUIRED	PROPOSED
SHORT TERM RETAIL	3 stalls	30 stalls
LONG TERM RETAIL	2 stalls	9 stalls
SHORT TERM RES.	18 stalls	18 stalls
LONG TERM RES.	521 stalls	541 stalls

48 stalls/543 stalls
short term/long term

RETAIL EMPLOYEES
LONG TERM BICYCLE PARKING - 28 stalls

BIKE PARKING REQUIREMENTS - OREGON SQUARE



SHORT TERM BIKE PARKING - PLAZA



BIKE PARKING - GARAGE LEVEL P1

MODIFICATION #1

STANDARDS FOR ALL BICYCLE PARKING

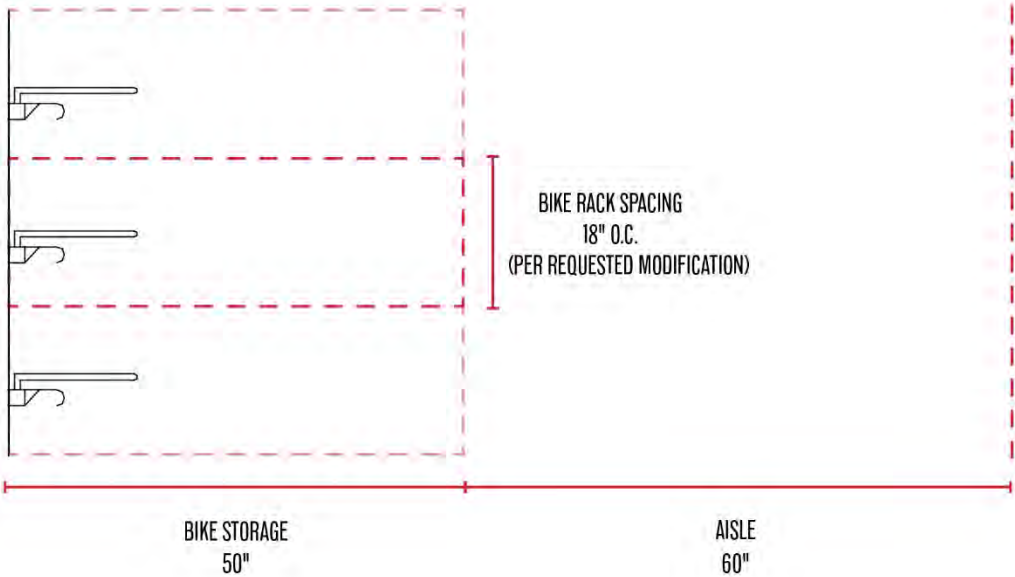
(33.266.220.C.3.b.)

33.266.220.C.3.b.

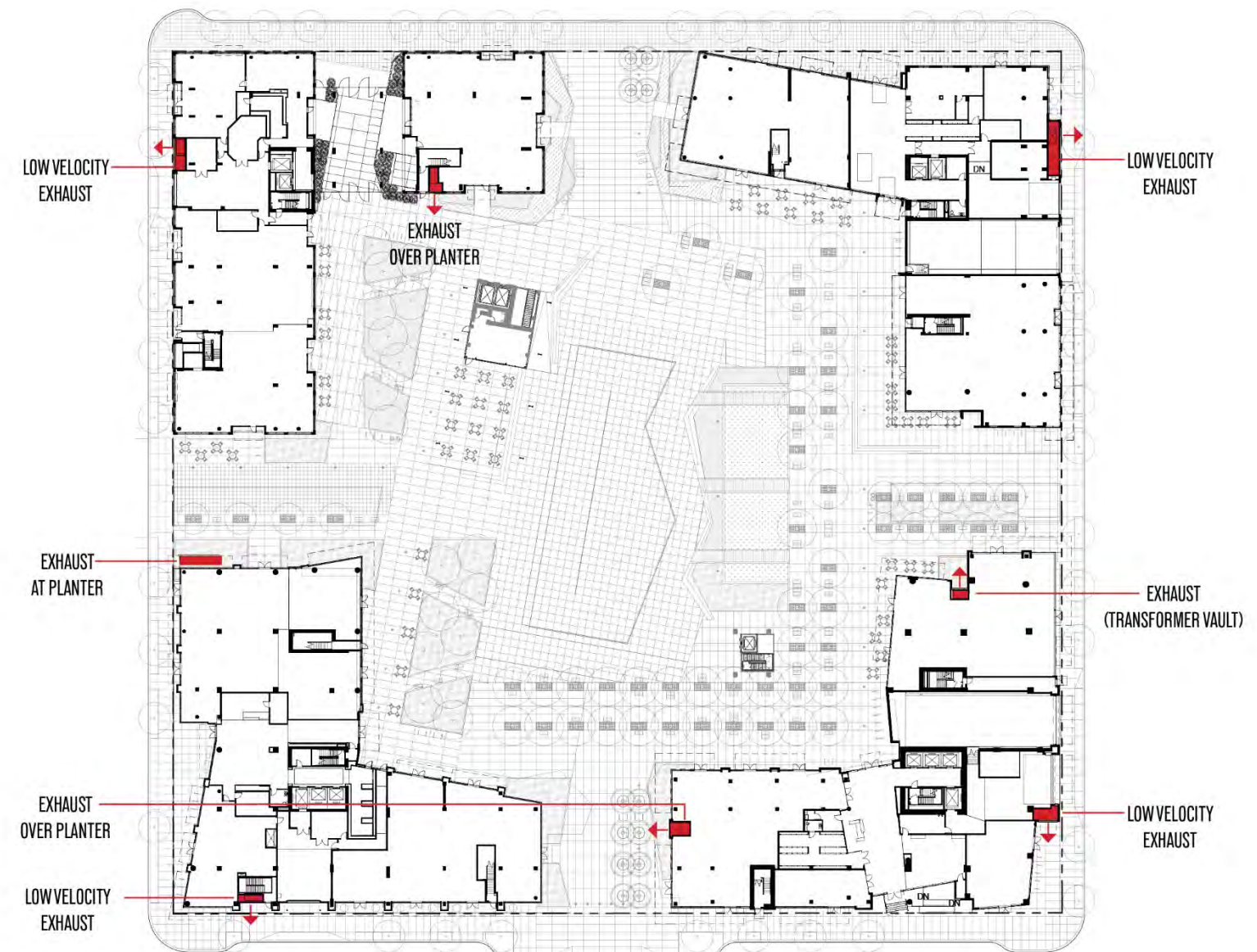
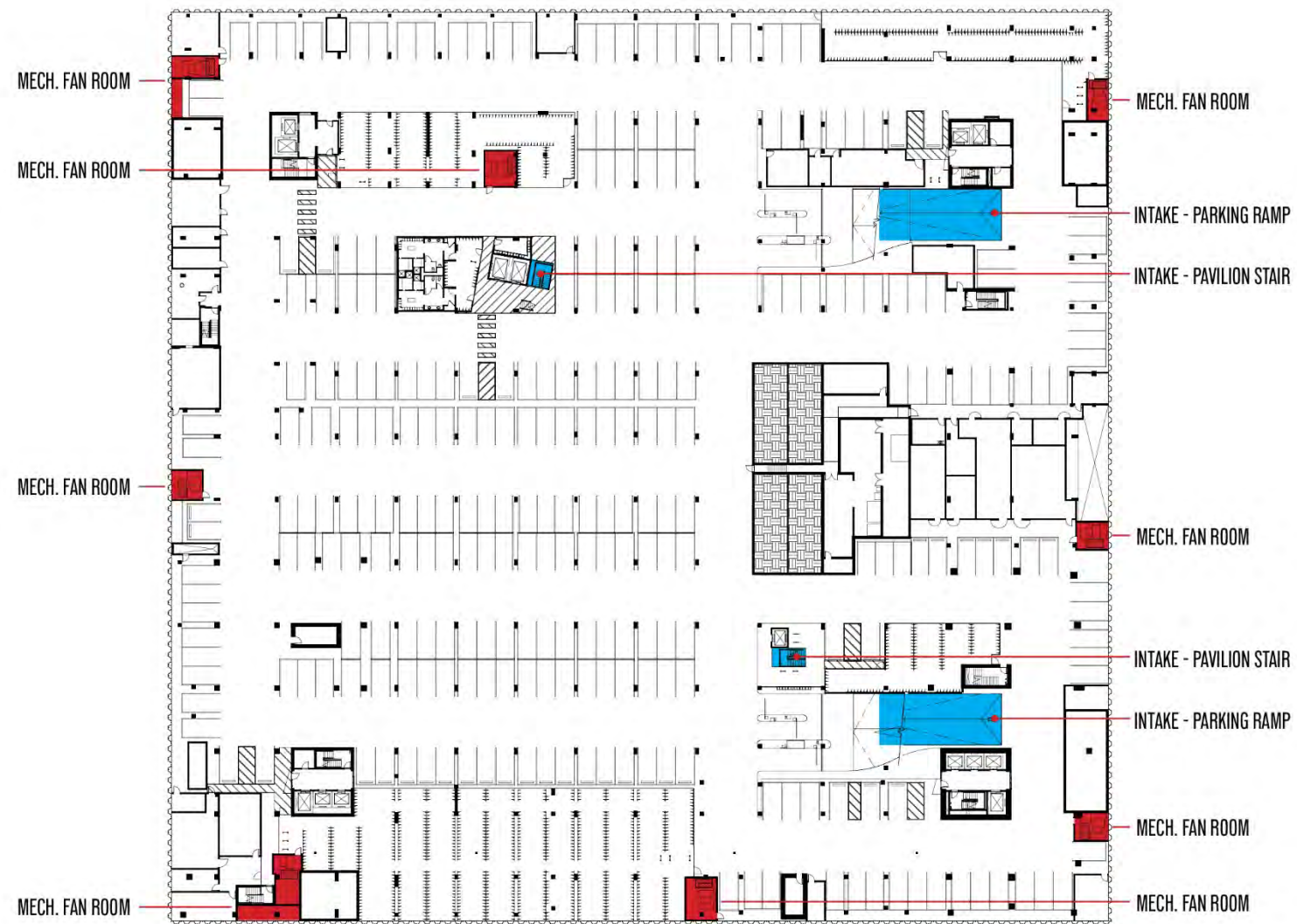
General Standard: A space 2 feet by 6 feet must be provided for each required bicycle parking space.

PROPOSAL:

We are proposing to use either a stacking rack with an assisted lift for the upper rack (Urban Racks articulating racks) or a vertical rack system with staggered rack heights (Urban Racks high density vertical racks), or a combination of both; both rack models are listed under the City of Portland Bike Parking Guide as pre-approved models that provide 2 points of contact with the bike when and frame, allow use of a U-lock through the rack, the wheel, and the frame, and may be used by bikes with mounted fenders without damaging fenders. We are providing 60" access aisle width for the vertical racks and a manufacturer recommended 84" aisle width for the stacking racks. Both kinds of racks will be anchored to the structural slabs in the garage in a centrally located shared bicycle hub. The City of Portland Bicycle rack handbook indicates that these racks must be used with a 24" per bike spacing, but the manufacturer suggests that 18" spacing is adequate. We request a modification to allow the vertical storage racks to be staggered on the wall at an 18" OC spacing, and the 60" aisle will start 48" from the wall – an 18" x 48" footprint per vertical rack. We believe this spacing has been approved elsewhere by the City of Portland, and even at 18" there is adequate room for access to locks. These racks are proposed to be used for long-term storage in a central controlled-access bike storage hub intended for use by residents and tenants of the Oregon Square project, and the bike storage room will be monitored by security. Because these racks will be used by residents and tenants, it can be assumed that they will have some familiarity with the rack systems and therefore the more generous 24" spacing required by the City of Portland guidelines is not required, and the manufacturer recommended 18" spacing is sufficient. We intend to maintain the 24" x 72" required footprint for short term bike parking available to the public, and if we use the stacking racks anywhere in the project, we will maintain the 24" spacing per bike, understanding that the 18" spacing, while approved by the manufacturer, does not provide adequate clearance for securing a bike lock



PLAN VIEW - HIGH DENSITY VERTICAL RACKS (@ GARAGE LEVEL P1)



B1-1. PROTECT PEDESTRIAN AREAS FROM MECHANICAL EXHAUST.
B2. PROTECT THE PEDESTRIAN.
C1-1. INTEGRATE PARKING.

GARAGE EXHAUST - OREGON SQUARE

TRANSFORMER VAULT



*Underground Transformer Vault.
Access Locations Under Pavers.
Grate Locations.*



- METAL GRATE - AIR INTAKE
-  TRANSFORMER VAULT ACCESS BELOW PAVER
EXACT LOCATION T.B.D.
- METAL GRATE - AIR INTAKE
- EXHAUST (TRANSFORMER VAULT)

TRANSFORMER LOCATION

10. SITE DIAGRAMS

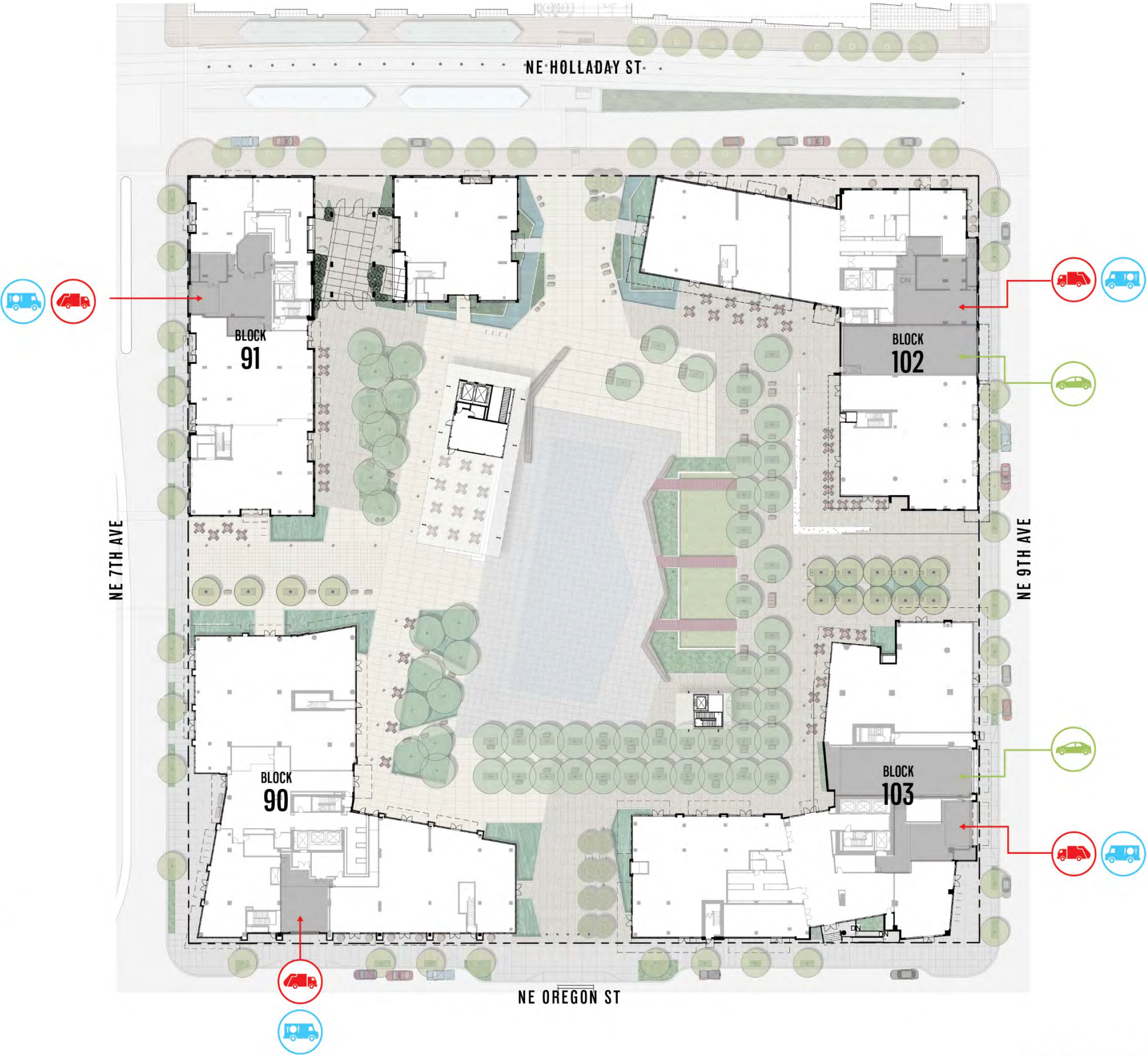
- 1. Loading/Trash Diagram*
- 2. Forward Loading Modification (#2)*
- 3. Eco District*
- 4. Porosity Diagram*

LOADING + GARAGE ACCESS



Deliveries in Loading Docks.
Trash in Loading Docks.
Car Access at Garage Entries.

- PARKING GARAGE ACCESS
- TRASH / RECYCLING - BACK-IN
- DELIVERIES - BACK-IN



MASTER PLAN DIAGRAM: LOADING/TRASH

MODIFICATION #2

FORWARD MOTION LOADING

(33.266.310.F.2.)

33.266.310.F.2.

General Standard: Forward motion loading: In the Central City plan district, loading facilities that abut a light rail or streetcar alignment must be designed so that vehicles enter and exit the site in a forward motion.

PROPOSAL:

The Block 91 proposed loading facility meets the proscribed minimum dimensions of 10’w x 35d’ x 13’h and is accessed off of NE 7th Ave, which abuts the streetcar line running in the north-south direction. The streetcar rails occupy the southbound lane (the west side of the street), which is currently separated from the northbound lane by a concrete median. Block 91 only has two street frontages, NE Holladay and NE 7th Ave. NE Holladay is fortified by the Max station and is a dedicated “Green Street”, making it inappropriate for service functions. Block 91 fronts the central pedestrian plaza to the east and south; this plaza only sees vehicular traffic during emergencies or during special events; it is not available for daily or regular service activities. For this reason a drive-through loading bay, allowing forward motion when entering and leaving, is infeasible. The NE 7th Ave frontage is the only remaining frontage available for loading, and this can only be accomplished by reverse-motion access and forward motion exiting.

Access to the loading space is proposed to be accomplished by allowing trucks to back in to the loading space from the northbound lane. The attached loading diagrams showing the maneuvering clearances for an SU-30 truck demonstrate that the turn radius and maneuvering clearances required for forward motion access (illustration 1 of 3) are more disruptive to southbound traffic and the streetcar rail alignment than reverse motion loading, and will require removal of the existing median. Forward motion loading requires a northbound truck to swing wide into the southbound lane to access the loading dock, while reverse-motion loading (illustration 2 of 3) from the northbound lane requires a 2 point turn within the northbound lane, with no disruption to the southbound traffic or streetcar. Illustration 3 of 3 shows that forward motion exiting from the loading dock into either the northbound or southbound lanes is not disruptive to traffic flowing in the opposite direction.

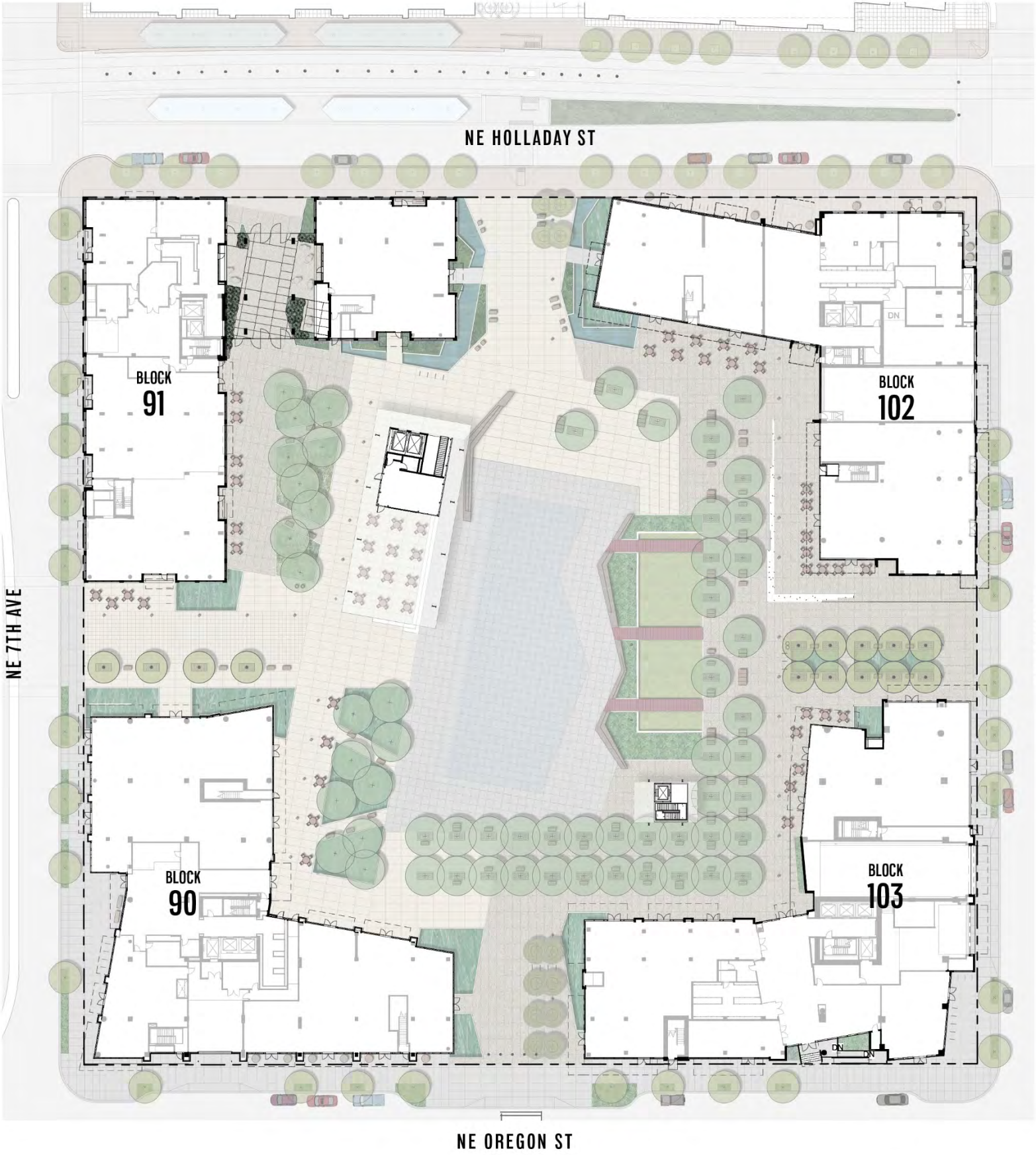
We request that a modification be granted to allow reverse-motion access to the loading dock on NE 7th Ave.



OREGON SQUARE - GROUND FLOOR PLAN
NTS

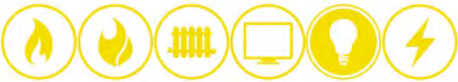
MODIFICATION #2



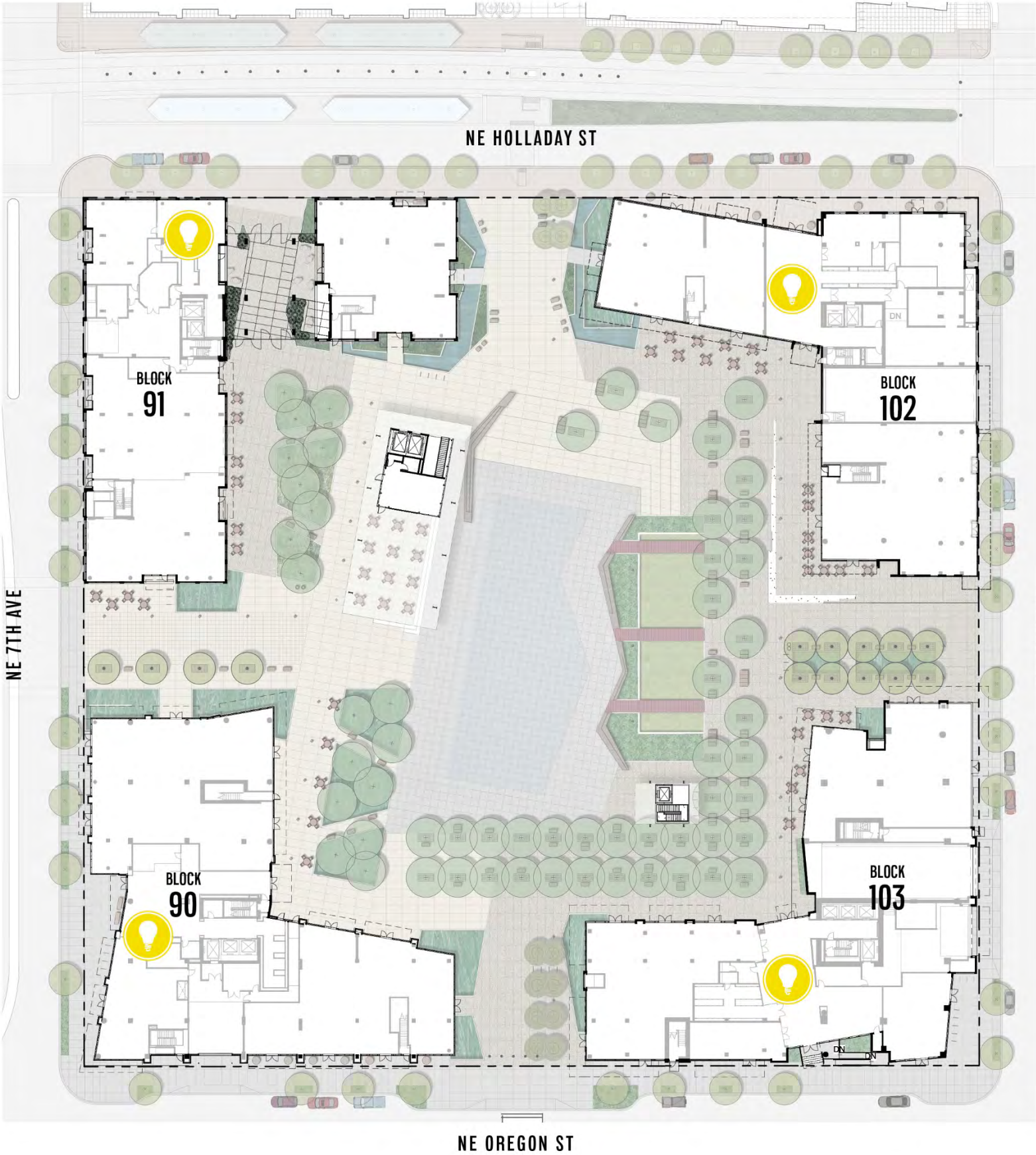


MASTER PLAN DIAGRAM: ECO-DISTRICT

ENERGY

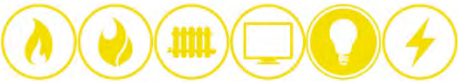


Conserve / Manage
Dashboard / Web Monitoring.
High Performance Envelope.



MASTER PLAN DIAGRAM: ECO-DISTRICT

ENERGY

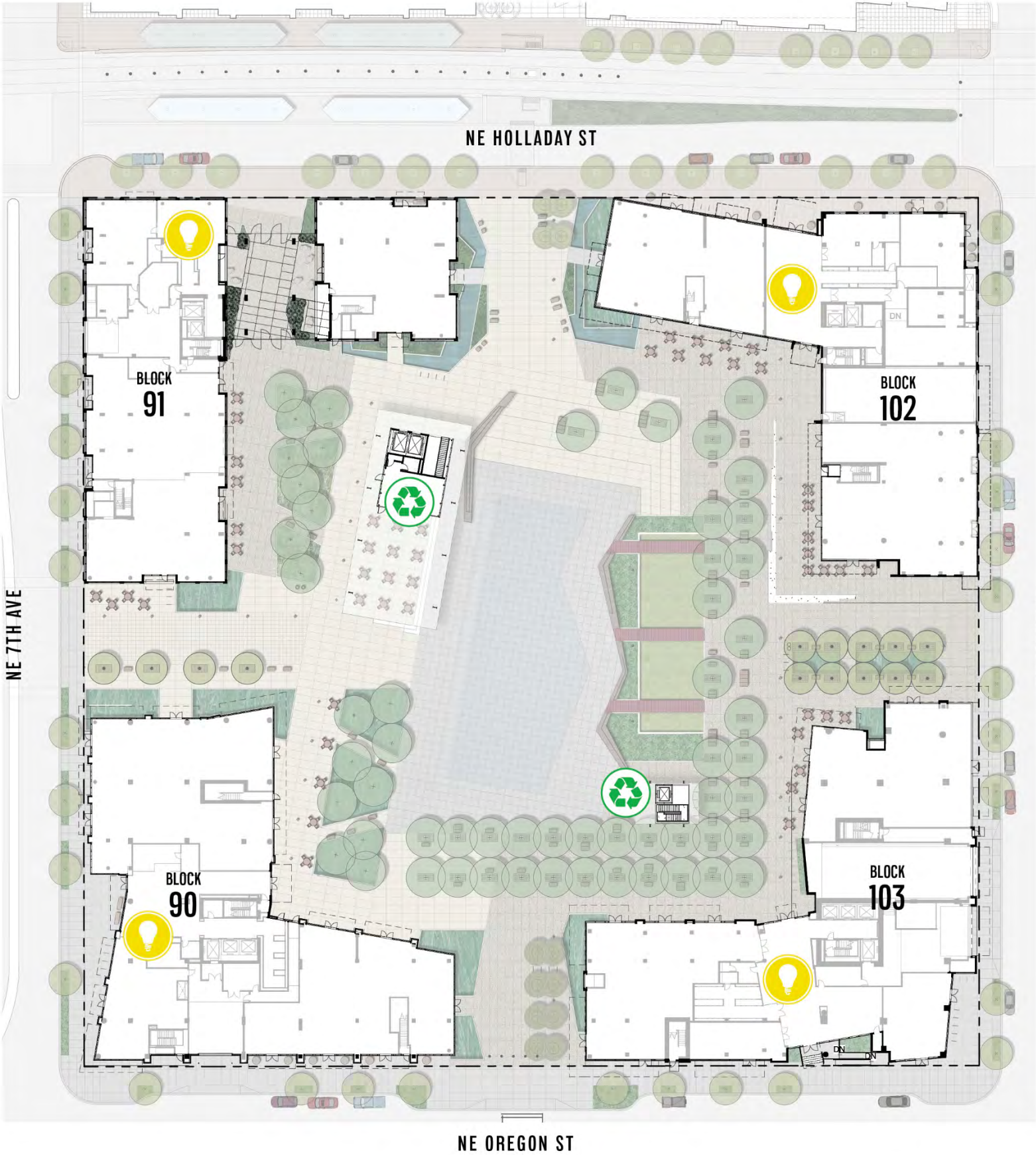


Conserve / Manage
Dashboard / Web Monitoring.
High Performance Envelope.

HABITAT + ECOSYSTEMS

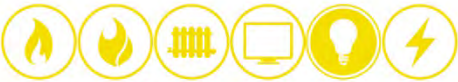


Variety of Outdoor Spaces.
Eco-roof / Gardens.



MASTER PLAN DIAGRAM: ECO-DISTRICT

ENERGY



Conserve / Manage
Dashboard / Web Monitoring.
High Performance Envelope.

HABITAT + ECOSYSTEMS

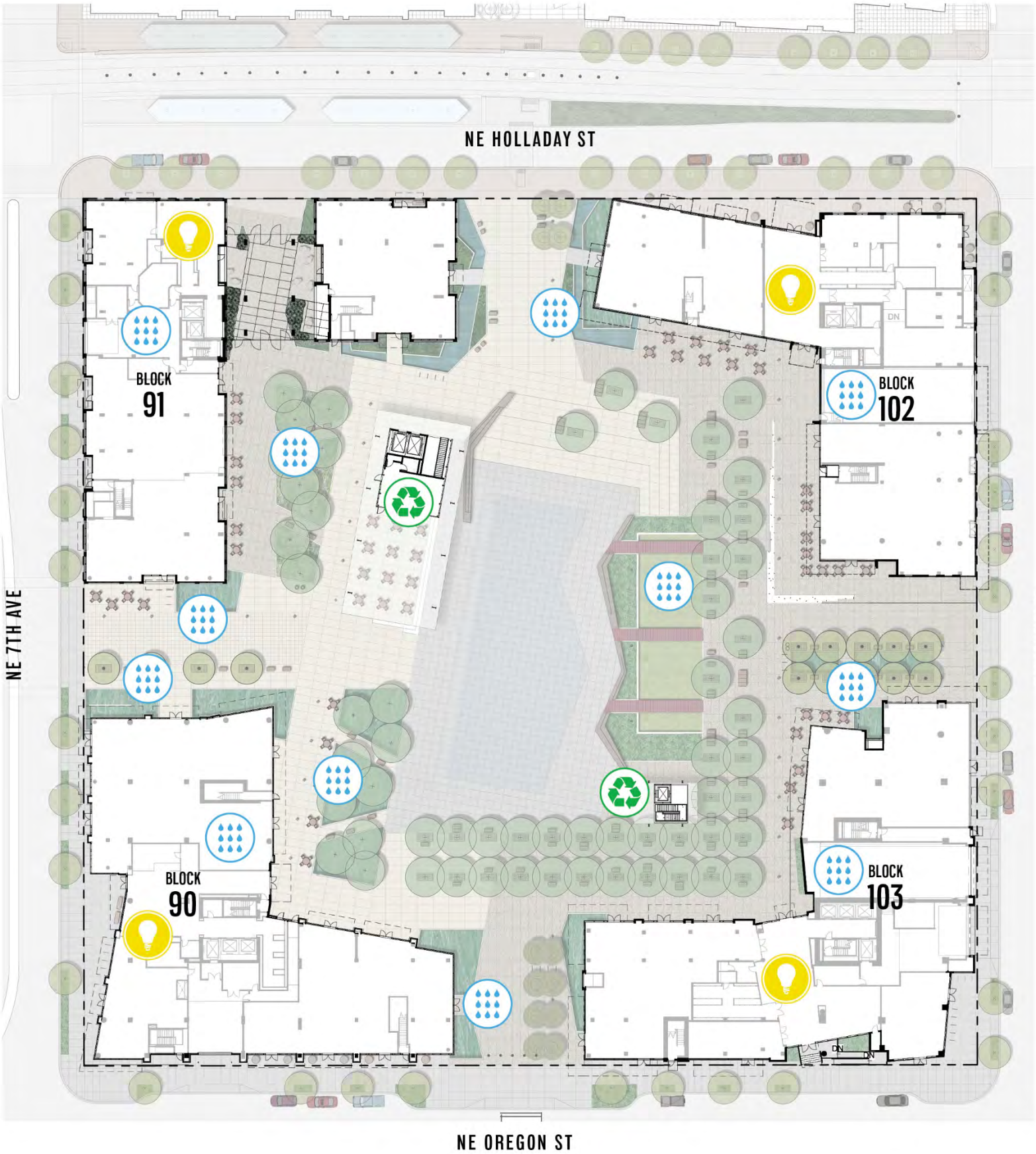


Variety of Outdoor Spaces.
Eco-roof / Gardens.

WATER + WASTE



Stormwater Treatment.
100% Black + Grey Water
Treatment and Reuse.
Irrigation, Flush, Reuse.



MASTER PLAN DIAGRAM: ECO-DISTRICT

ENERGY



Conserve / Manage
Dashboard / Web Monitoring.
High Performance Envelope.

HABITAT + ECOSYSTEMS



Variety of Outdoor Spaces.
Eco-roof / Gardens.

WATER + WASTE

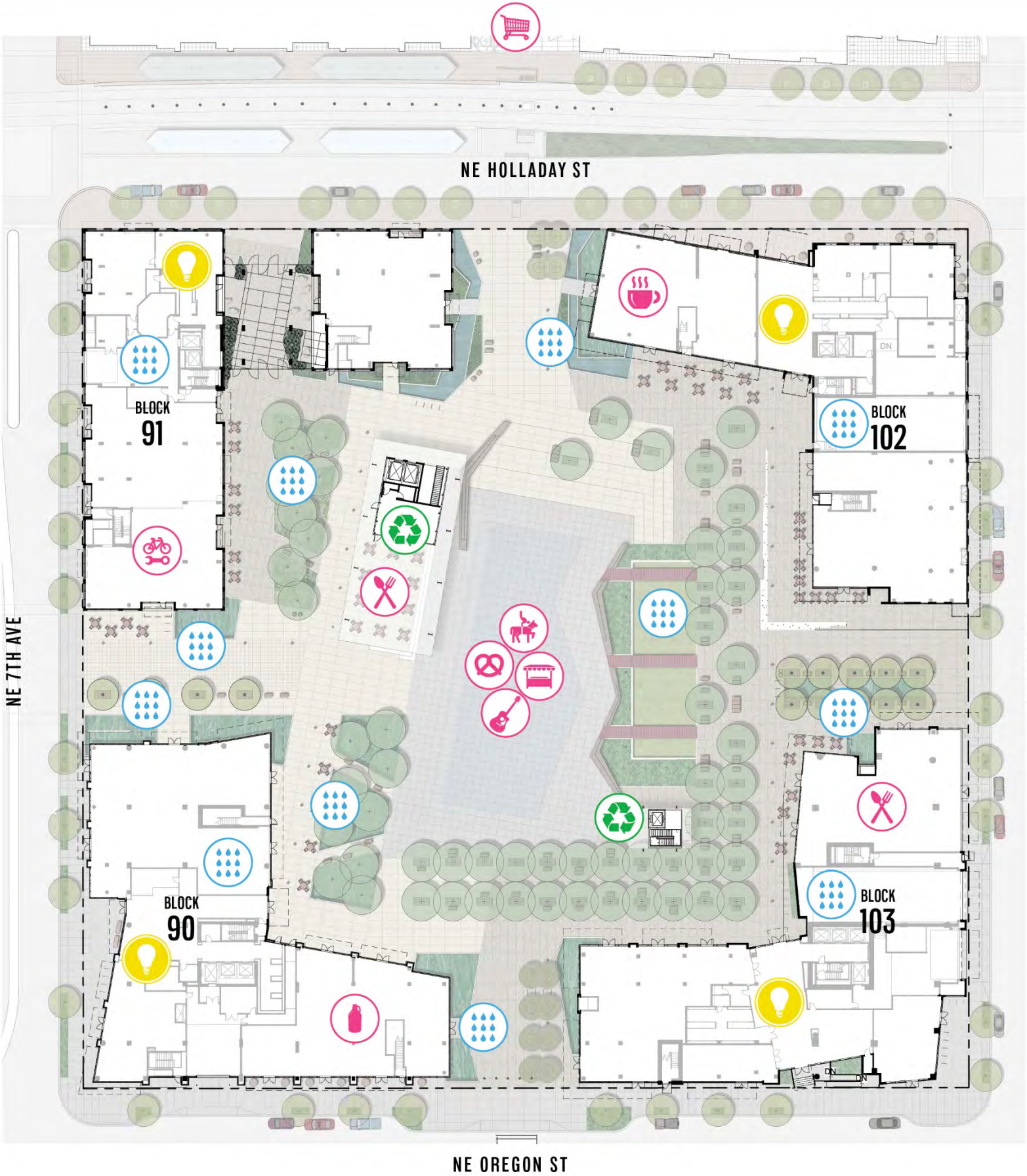


Stormwater Treatment.
100% Black + Grey Water
Treatment and Reuse.
Irrigation, Flush, Reuse.

HEALTH + COMMUNITY



Essential Services.
Multi-Generational Living.
Mix of Housing Types.
Eat / Drink / Sleep
Work / Play / Flirt



MASTER PLAN DIAGRAM: ECO-DISTRICT

ENERGY



Conserve / Manage
Dashboard / Web Monitoring.
High Performance Envelope.

HABITAT + ECOSYSTEMS



Variety of Outdoor Spaces.
Eco-roof / Gardens.

WATER + WASTE



Stormwater Treatment.
100% Black + Grey Water
Treatment and Reuse.
Irrigation, Flush, Reuse.

HEALTH + COMMUNITY

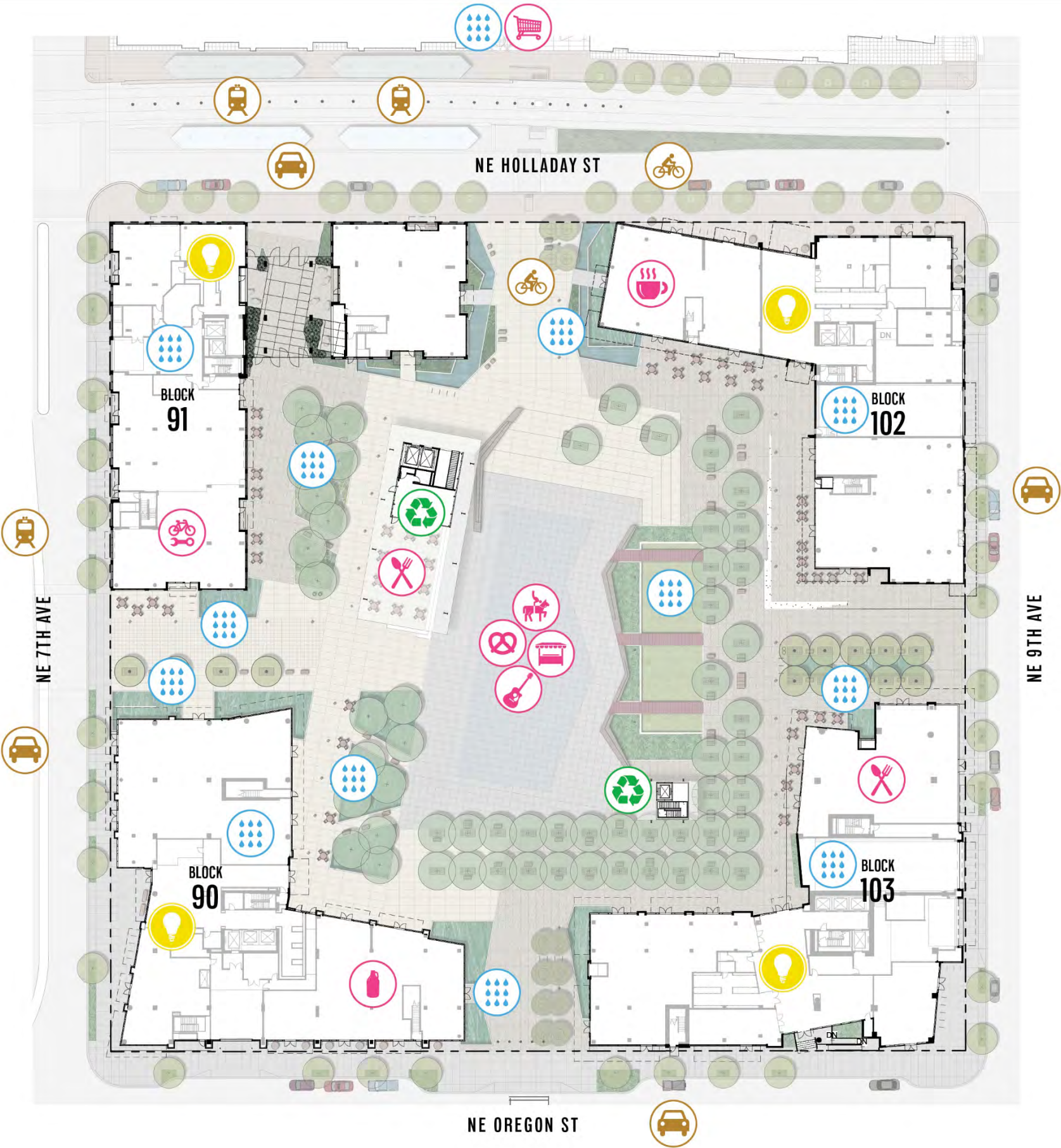


Essential Services.
Multi-Generational Living.
Mix of Housing Types.
Eat / Drink / Sleep
Work / Play / Flirt

TRANSPORTATION + ACCESS



Long-Term Bike Parking
Streetcar
Max Line
Underground Parking
Bike Route
Easy Access to Retail / Grocery



MASTER PLAN DIAGRAM: ECO-DISTRICT

11. RENDERINGS

View of Oregon Square, looking South

View of Oregon Square, looking West

View of Lloyd Blocks, looking Southwest

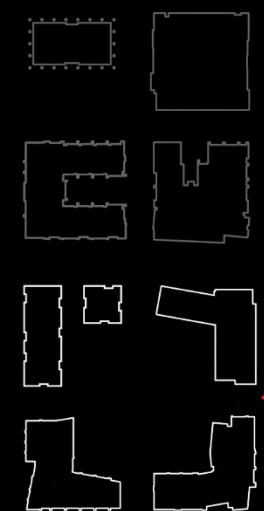
View of Lloyd Blocks, looking Northeast

944
For-rent housing units

1,039,204
GSF of housing

52,794
GSF of retail

833
Underground parking stalls



*View of Oregon Square, looking West
(Rendering by MIR)*

944
For-rent housing units

1,039,204
GSF of housing

52,794
GSF of retail

833
Underground parking stalls

View of Oregon Square, looking South
(Rendering by MIR)

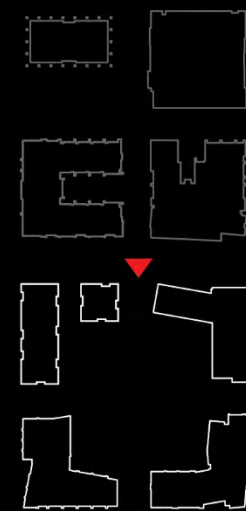


944
For-rent housing units

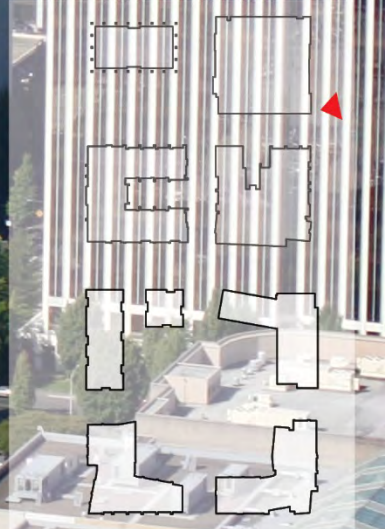
1,039,204
GSF of housing

52,794
GSF of retail

833
Underground parking stalls



*View of Oregon Square, looking South
(Rendering by MIR)*



Existing Conditions



View of Lloyd Blocks, looking Southwest



Existing Conditions



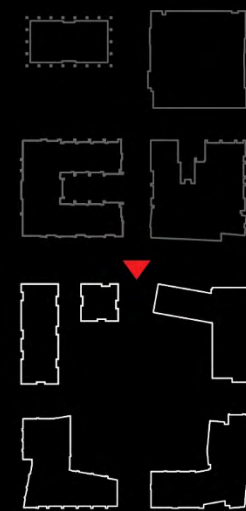
View of Lloyd Blocks, looking Northeast

944
For-rent housing units

1,039,204
GSF of housing

52,794
GSF of retail

833
Underground parking stalls



View of Oregon Square, looking South from Water Street

PLAZA
& SUPERBLOCKS

DESIGN GUIDELINES

A3-2. MAKE SUPERBLOCK PLAZAS INVITING AND EASILY ACCESSIBLE FROM HOLLADAY ST.

Greatest opening – continuation from Phase 1 – pedestrian only – serves as knuckle to connect to river/convention center.

A9. STRENGTHEN GATEWAYS.

A9-1. PROVIDE A DISTINCT SENSE OF ENTRY AND EXIT.

Compression/expansion of space adds drama and heightens sense of entry and exit.

A5-3. INCORPORATE WORKS OF ART.

A5-4. INCORPORATE WATER FEATURES.

Incorporated – a big piece of plaza design. Unique/special to Portland and the district.

B5. MAKE PLAZAS, PARKS, AND OPEN SPACE SUCCESSFUL.

Two story lobbies, open on both street and plaza, water feature, orientation brackets open space.

COMMENTS

North and West Portals should reflect their importance in the pedestrian system.

These portals have evolved to reflect their importance in the pedestrian system (see plaza evolution slide for reference)

Pass-through lobbies will be successful if all allow public access.

Visual connectivity is provided through transparency and volume. Propose public access, but this is ultimately controlled by building ownership depending on unforeseen circumstances for example.

Information/details needed to better understand how the public space will be managed.

The owner has testified on their commitment to the programming of the space – the architecture and retail opportunities help secure those opportunities.

Commission should set parameters for the art (size/type/location) and impose a condition of approval for the art.

Owner not interested in RACC process, but will consider this a condition of approval working with staff to discuss artist, location, scale/materiality and final solution.

Massing study moving the mass from the southwest to northeast has not been provided

While this change will allow more sunlight to enter the plaza, it contradicts the tower placement strategies in place in the Lloyd District.

SHELTER/PLACE

DESIGN GUIDELINES

B4. PROVIDE STOPPING AND VIEWING PLACES.

Weather protection/landscape cover/separation.

C6. DEVELOP TRANSITIONS BETWEEN BUILDINGS AND PUBLIC SPACES.

Layers of space and scale.

COMMENTS

More differentiation and variety is desired in the ground level edges.

This seems to contradict A4, which advocates for unifying elements in the design.

RAIN PROTECTION

DESIGN GUIDELINES

B6. DEVELOP RAIN PROTECTION

Canopies are provided along the edges of all blocks, and a more generous canopy is provided as part of the pavilion design.

B6-1. PROVIDE PEDESTRIAN RAIN PROTECTION.

Canopies are provided along the edges of all blocks, and a more generous canopy is provided as part of the pavilion design.

COMMENTS

Pavilion documentation has not been provided.

Will provide details and elevations – similar in concept to Phase 1 pavilion.

ROOFS

DESIGN GUIDELINE

C11. INTEGRATE ROOFS AND USE ROOFTOPS

COMMENTS

Locations and dimensions of mechanical/exhaust units needed to understand extent of screening necessary (incl. enlarged elevations)

Will provide locations and dimensions of mechanical/exhaust units on all blocks.

CAMPUS/PLAZA CONCERNS STAFF REPORT

Q + A

NEXT UP: BLOCK 91





BLOCK 91

DESIGN DRAWINGS

- 1. Review of Staff Report Concerns*
- 2. Post-DAR Design Changes/Studies*
- 3. Building Summary*
- 4. Material Palette*
- 5. Lighting Plan*
- 6. Modifications*
- 7. Renderings*

CONCEPT
COHESION

DESIGN GUIDELINES

C2. PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT

With its simple massing and use of high quality materials, 91 is anticipated to be appreciated for years to come.

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.

Block 91's rectilinear design and white fenestration match the characteristics of many of the context buildings in the area.

C5. DESIGN FOR COHERENCY.

The building can be easily understood as a series of interlocking blocks with a continuous and predictable fenestration patterning.

C10-1. USE MASONRY MATERIALS.

Block 91 uses a white, two-color blend brick as its primary building material.

C10-2. DESIGN EXTERIOR BUILDING WALLS THAT ARE TRANSPARENT IN GLAZED AREAS AND SCULPTURAL IN SURFACE.

The overall fenestration pattern of block 91 allows it to be perceived as a continuous texture, giving the building an overall sculptural quality. The ground floor is primarily glazed to complement and grant views into the square.

C10-3. USE LIGHT COLORS.

White two-color blend brick of Block 91 is complemented by the dark louvers and metal panels of the window system.

C11. INTEGRATE ROOFS AND USE ROOFTOPS.

The mechanical screen's metal matches the finish on other parts of the building, thus integrating the mechanical unit in the design. The building also incorporates a large amenity terrace with views of the plaza and surrounding neighborhood.

FINDINGS

The weathered steel at amenity decks should be sealed to avoid staining.

Based on this comment, this material has been changed to a blackened steel.

Black metal railing // change to glass to be more coherent with rest of building

The design team does not find this change to be crucial to the coherency of the design, and would prefer to keep this railing as black metal, since the railing is very close to plantings, and would be very difficult to access and clean on a regular basis.

There is concern with the attachment/detail of gfrc with exposed fasteners.

The design team will provide examples of these attachment/detail conditions.

BLOCK 91



11 FLOORS

160
For-rent housing units

166,712
GSF of housing

14,181
GSF of retail

BLOCK 91



The interlock of the building masses creates a diversity of opportunities for entrances and balconies while responding to the height and massing of surrounding buildings.

BLOCK 91



The building's pass-through lobby is reinforced by the massing of the building, forming a more direct connection between the MAX stop and Oregon Square.

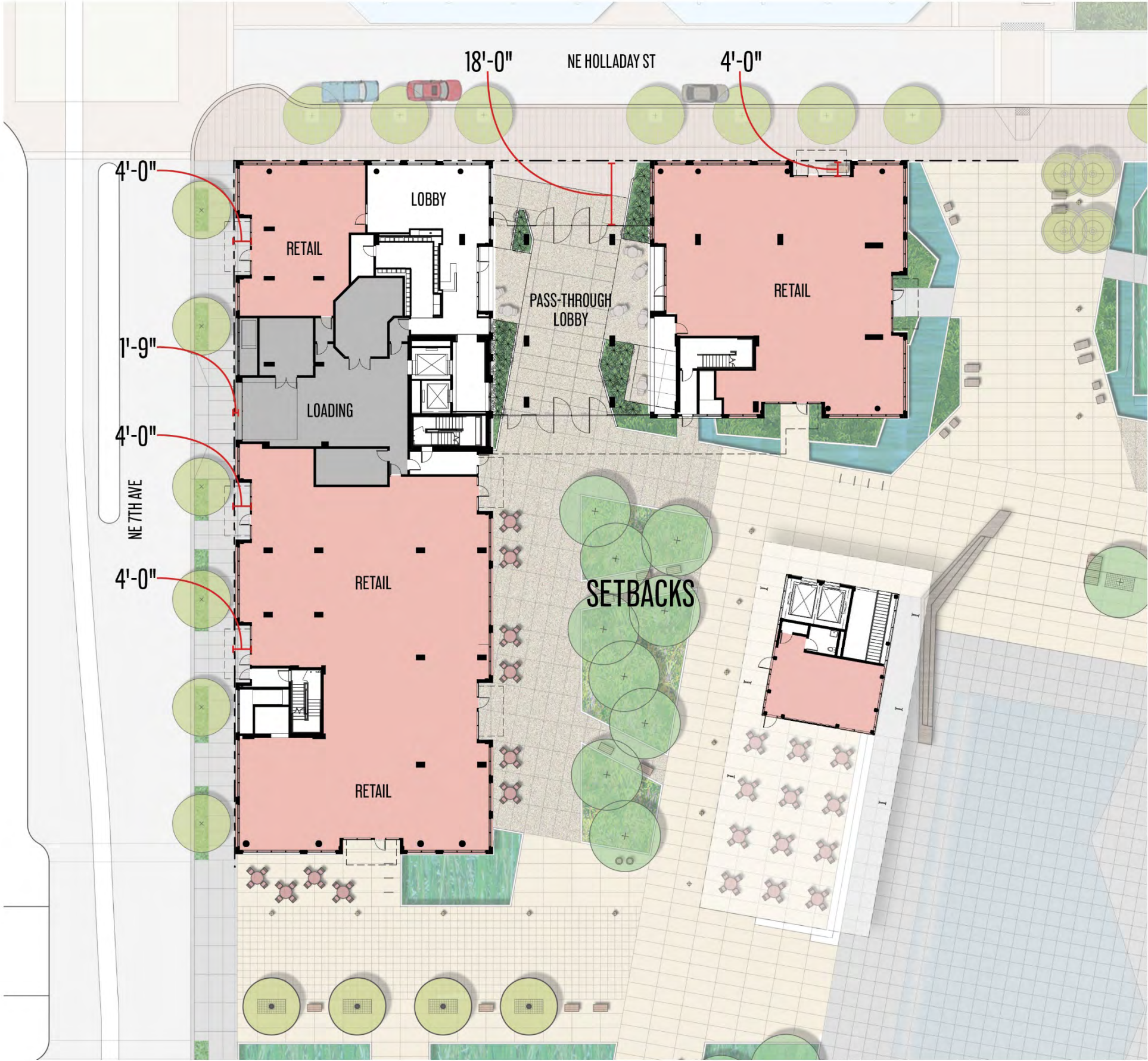
C5. DESIGN FOR COHERENCY.



14,181
GSF of retail

- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES

BLOCK 91 - GROUND FLOOR PLAN



- 14,181
GSF of retail
- APARTMENTS
 - RETAIL
 - AMENITY
 - SERVICE/SUPPORT
 - BUILDING SERVICES

SETBACKS
BLOCK 91 - GROUND FLOOR PLAN





- 14,181
GSF of retail
- APARTMENTS
 - RETAIL
 - AMENITY
 - SERVICE/SUPPORT
 - BUILDING SERVICES

RETAIL ENTRANCES
BLOCK 91 - GROUND FLOOR PLAN



- 14,181
GSF of retail
- APARTMENTS
 - RETAIL
 - AMENITY
 - SERVICE/SUPPORT
 - BUILDING SERVICES

RESIDENTIAL ENTRANCES
BLOCK 91 - GROUND FLOOR PLAN



- 14,181
GSF of retail
- APARTMENTS
 - RETAIL
 - AMENITY
 - SERVICE/SUPPORT
 - BUILDING SERVICES

SUPPORT ENTRANCES
BLOCK 91 - GROUND FLOOR PLAN





- 23
For-rent housing units
- APARTMENTS
 - RETAIL
 - AMENITY
 - SERVICE/SUPPORT
 - BUILDING SERVICES

BLOCK 91 - TYPICAL PODIUM PLAN - FLOORS 02-05



BLOCK 91 - AMENITY PLAN - FLOOR 06



BLOCK 91 - TERRACE PLAN - FLOOR 07



BLOCK 91 - TYPICAL TOWER PLAN - FLOORS 08-11



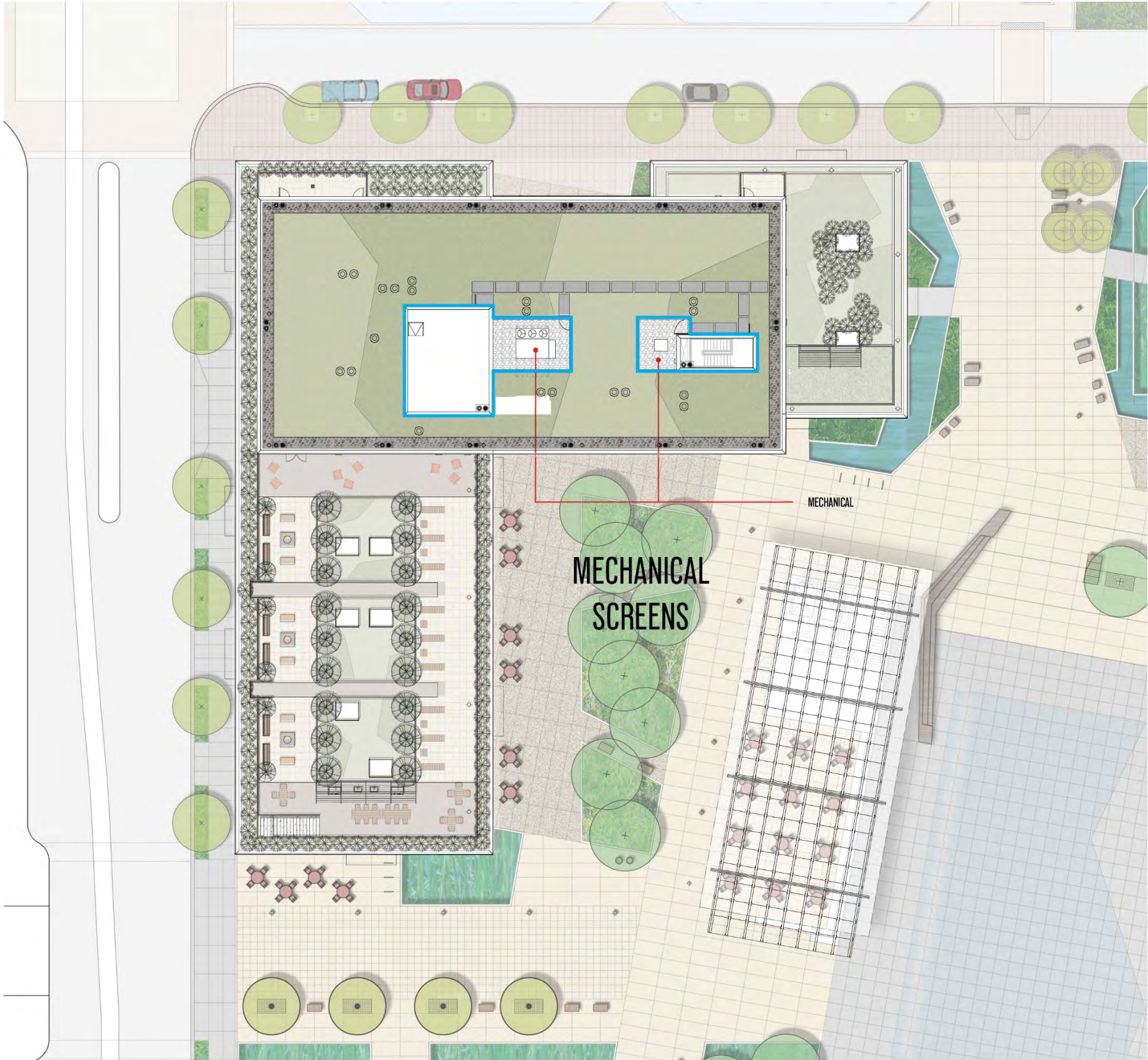
- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES

BLOCK 91 - ROOF PLAN



- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES

ECO ROOF
BLOCK 91 - ROOF PLAN



- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES

MECHANICAL SCREENS
BLOCK 91 - ROOF PLAN

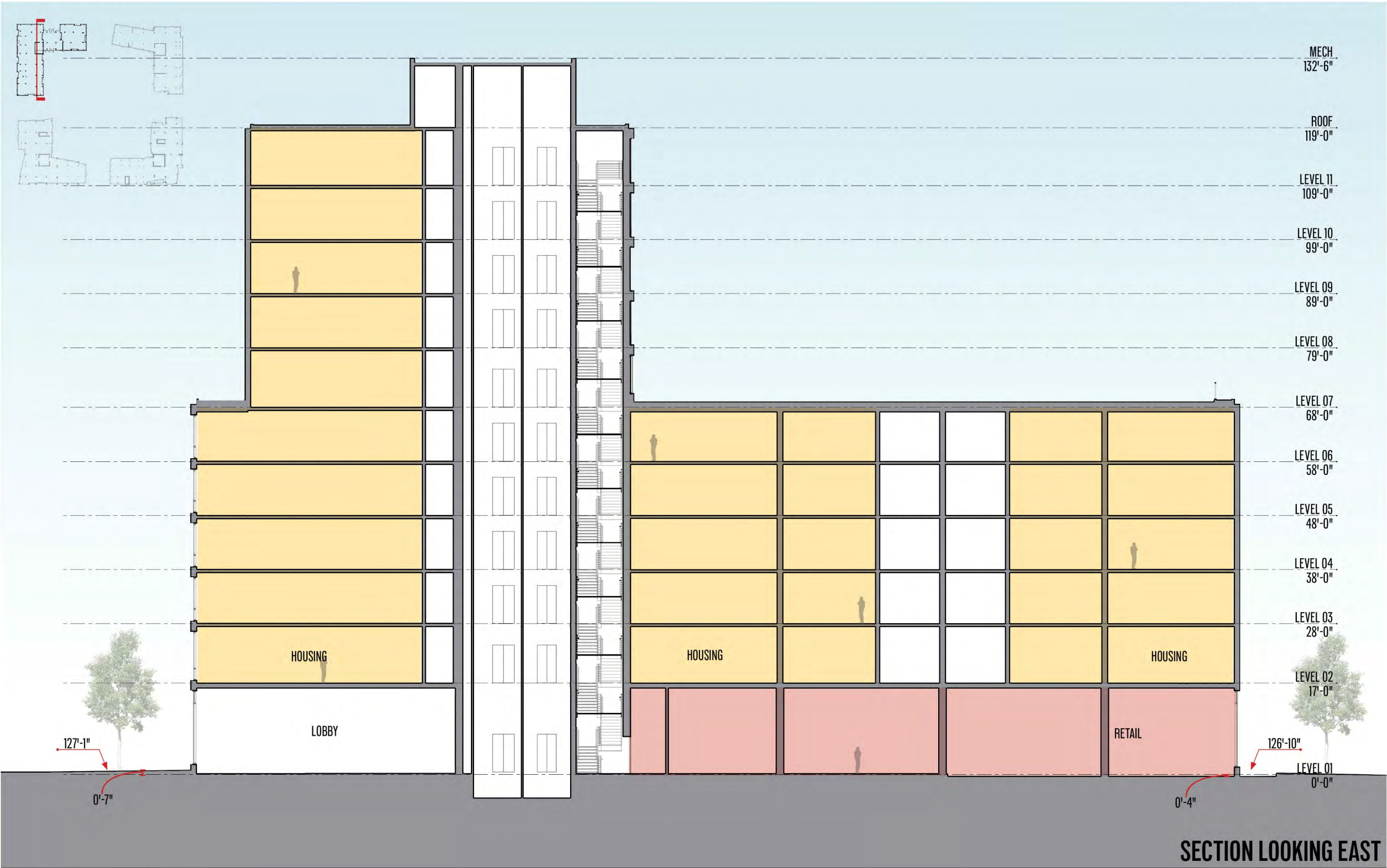














BLOCK 91 - NORTH ELEVATION - DETAIL 1



METAL LOUVER (BLACK)

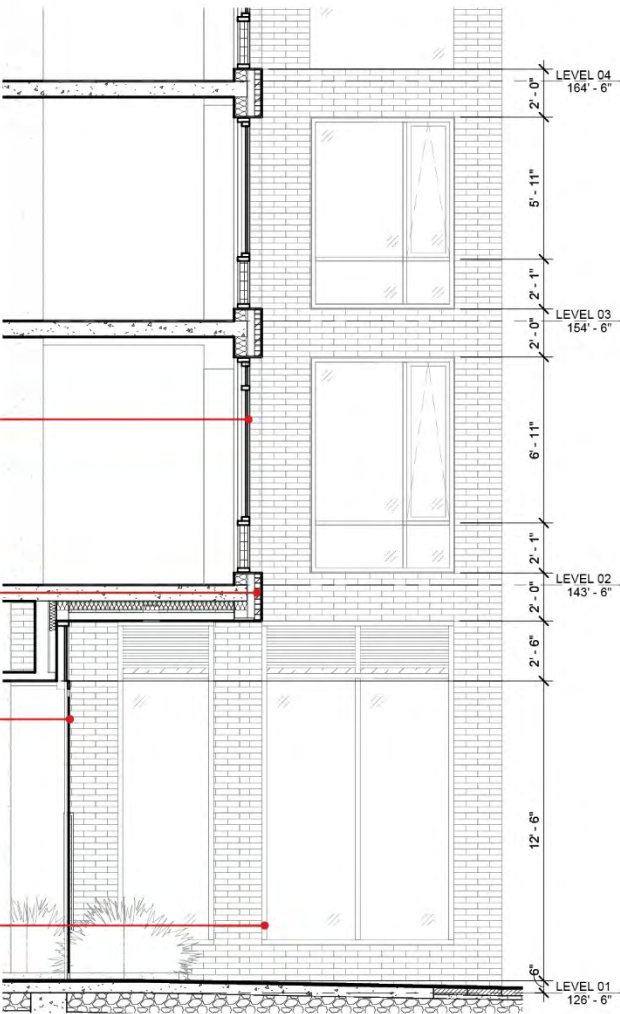
ALUMINUM FRAME WINDOWS W/
CLEAR GLASS (BLACK)

1/2 RUNNING BOND BRICK
(WHITE)

FRAMELESS GLASS WALL W/
CENTER PIVOT GLASS DOOR

CLEAR GLAZING (TYP. AT RETAIL)

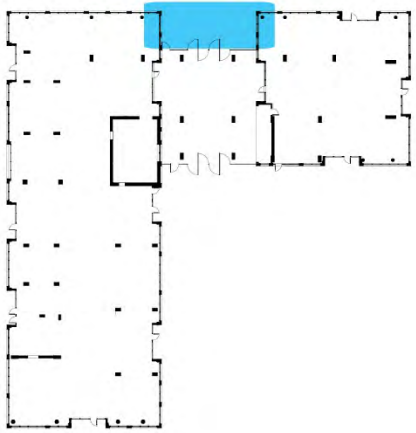
PREFINISHED ALUMINUM
FRAMED STOREFRONT SYSTEM
(BLACK)



REPRESENTATIVE IMAGE OF CENTER PIVOT GLASS DOORS



IMAGE OF PASS THROUGH LOBBY FROM NORTH



BLOCK 91 - DETAIL 1



METAL LOUVER (BLACK)

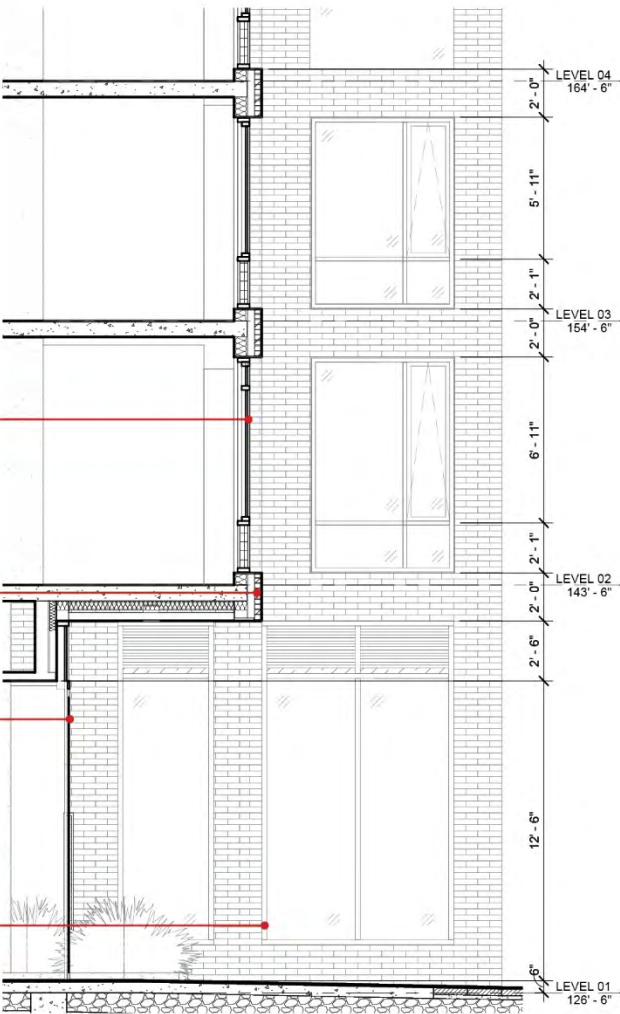
ALUMINUM FRAME WINDOWS W/
CLEAR GLASS (BLACK)

1/2 RUNNING BOND BRICK
(WHITE)

FRAMELESS GLASS WALL W/
CENTER PIVOT GLASS DOOR

CLEAR GLAZING (TYP. AT RETAIL)

PREFINISHED ALUMINUM
FRAMED STOREFRONT SYSTEM
(BLACK)



LEVEL 04

164' - 6"

2' - 0"

5' - 11"

2' - 1"

LEVEL 03

154' - 6"

2' - 0"

6' - 11"

2' - 1"

LEVEL 02

143' - 6"

2' - 0"

2' - 6"

12' - 5"

LEVEL 01

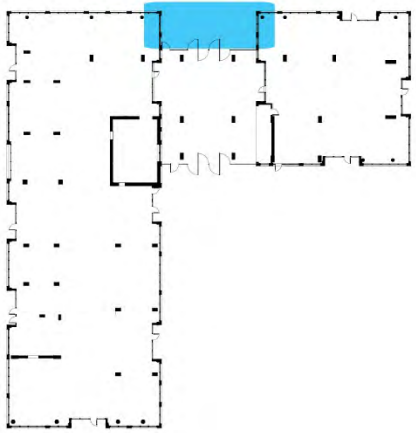
126' - 6"



REPRESENTATIVE IMAGE OF CENTER PIVOT GLASS DOORS

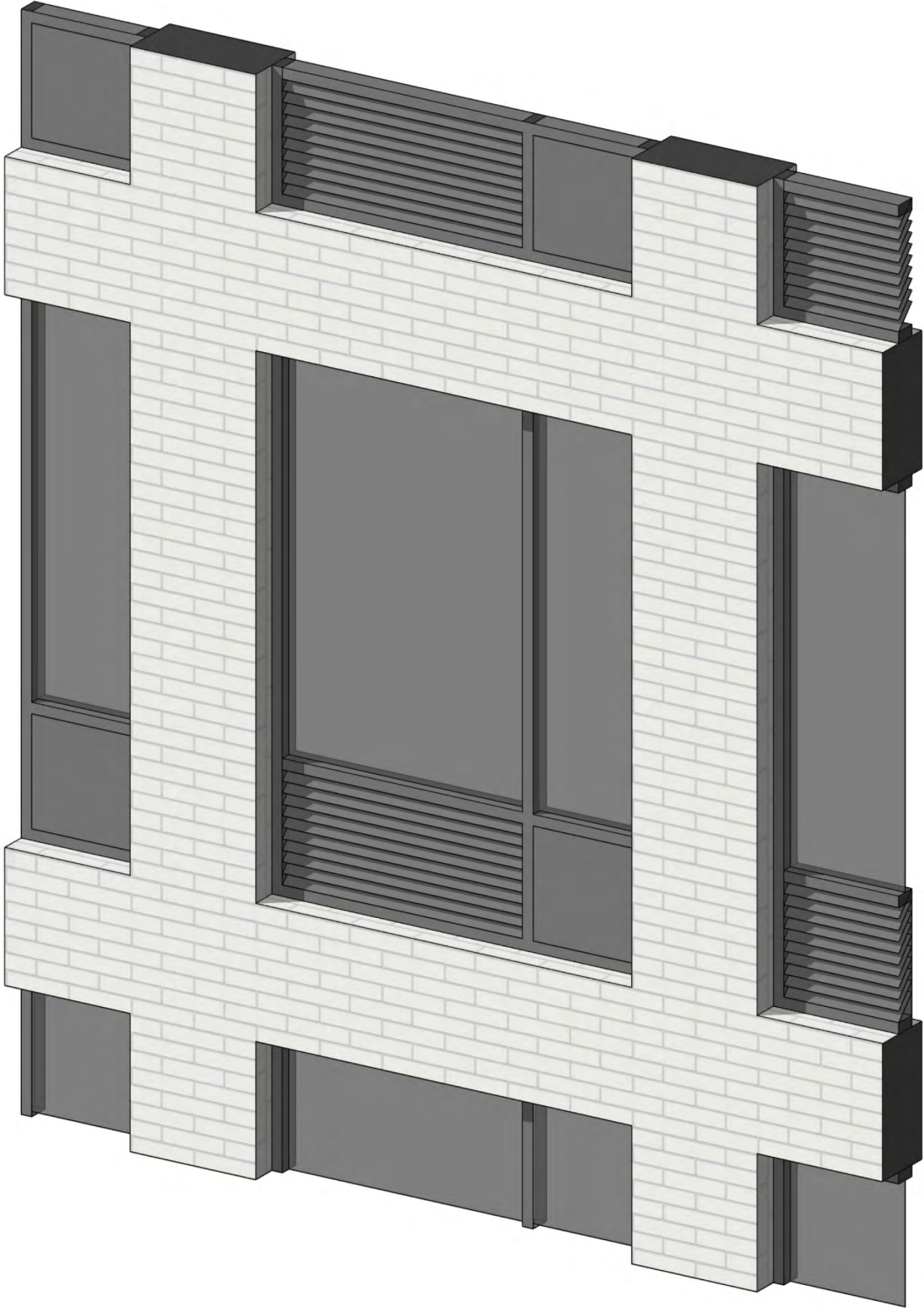


IMAGE OF PASS THROUGH LOBBY FROM NORTH

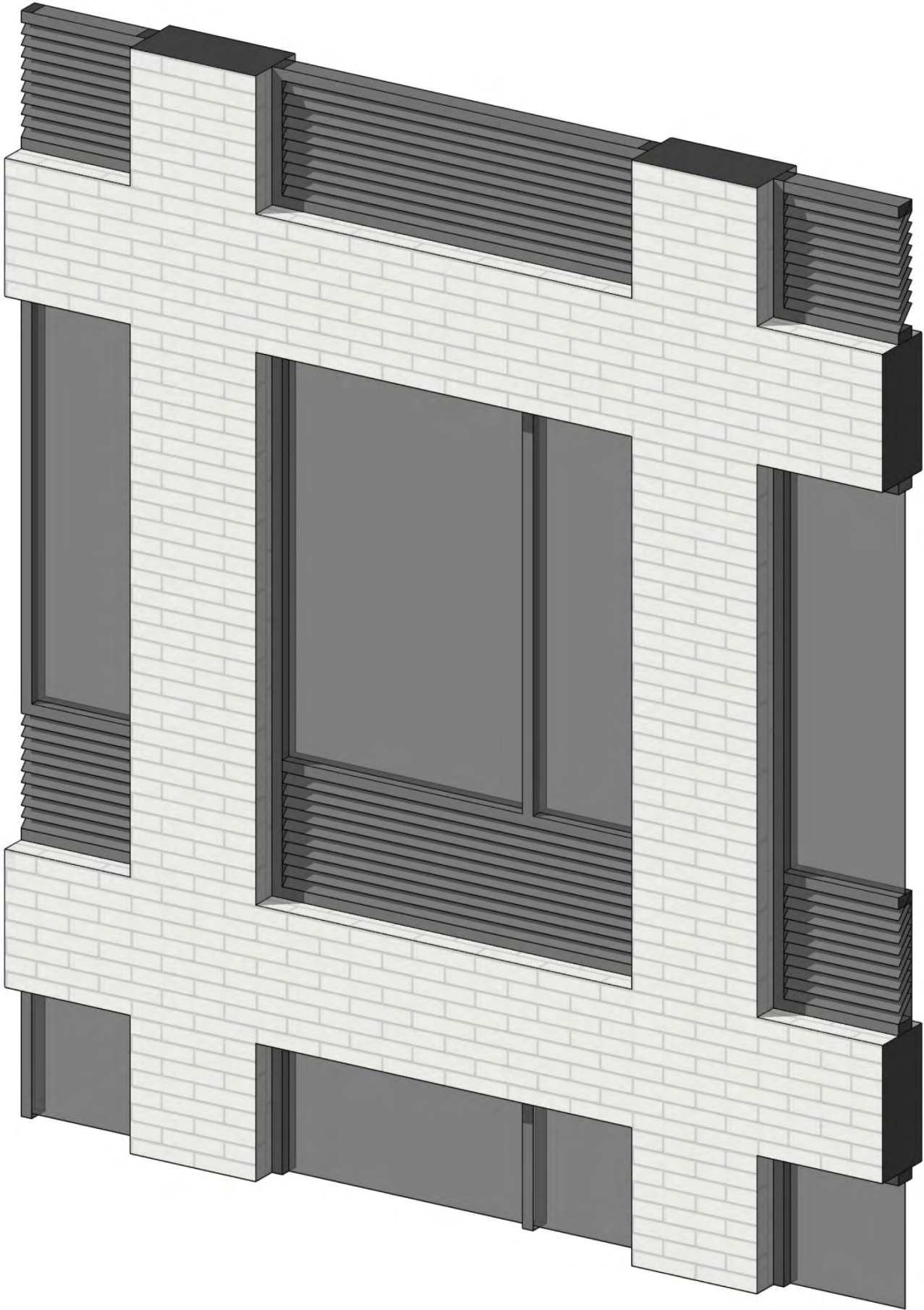


BLOCK 91 - DETAIL 1





BL 91 - LOUVER STUDY



BL 91 - LOUVER STUDY

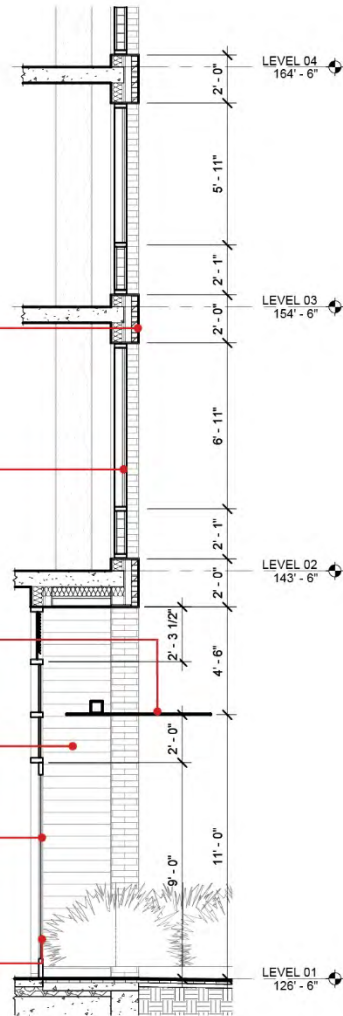


91-2

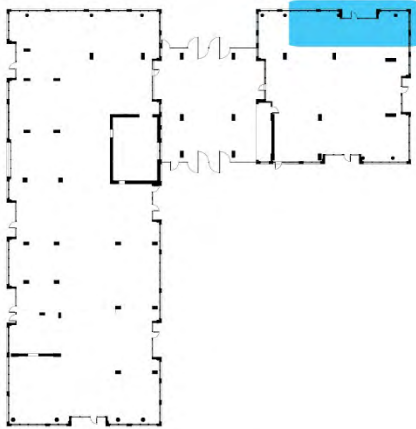
BLOCK 91 - NORTH ELEVATION - DETAIL 2



- GLASS RAILING W/ TOP RAIL
- 1/2 RUNNING BOND BRICK (WHITE)
- ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)
- STEEL PLATE CANOPY (BLACK)
- GFRC PANEL (VARIEGATED ORANGE TONE)
- PREFINISHED ALUMINUM FRAMED STOREFRONT SYSTEM (BLACK)
- CLEAR GLAZING (TYP. AT RETAIL)

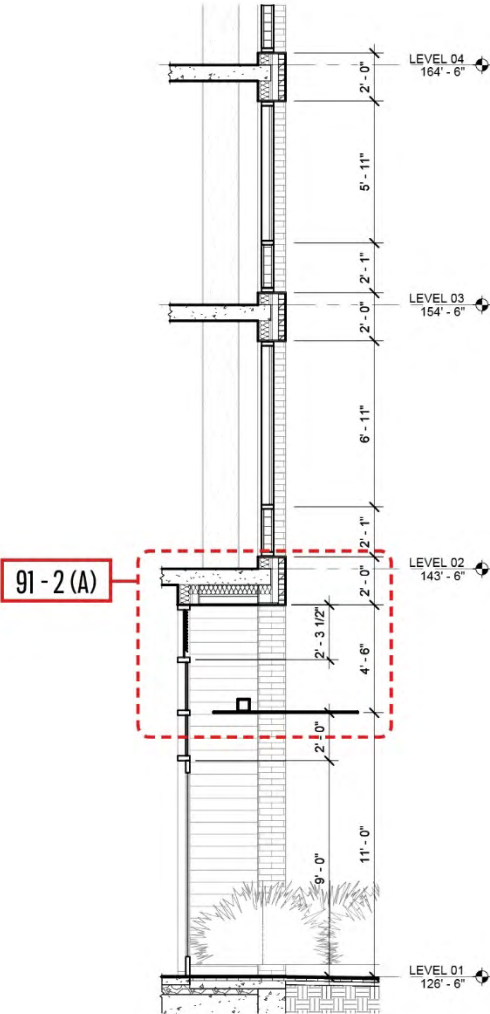


REPRESENTATIVE IMAGE OF STEEL PLATE CANOPY AT RETAIL ENTRANCES

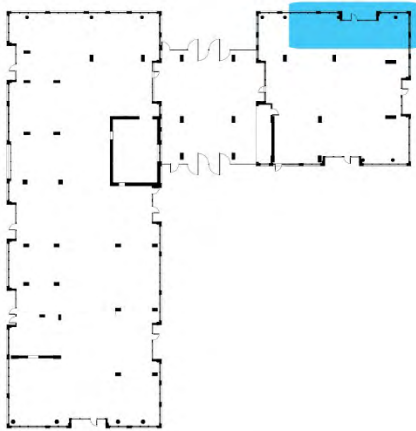


BLOCK 91 - DETAIL 2



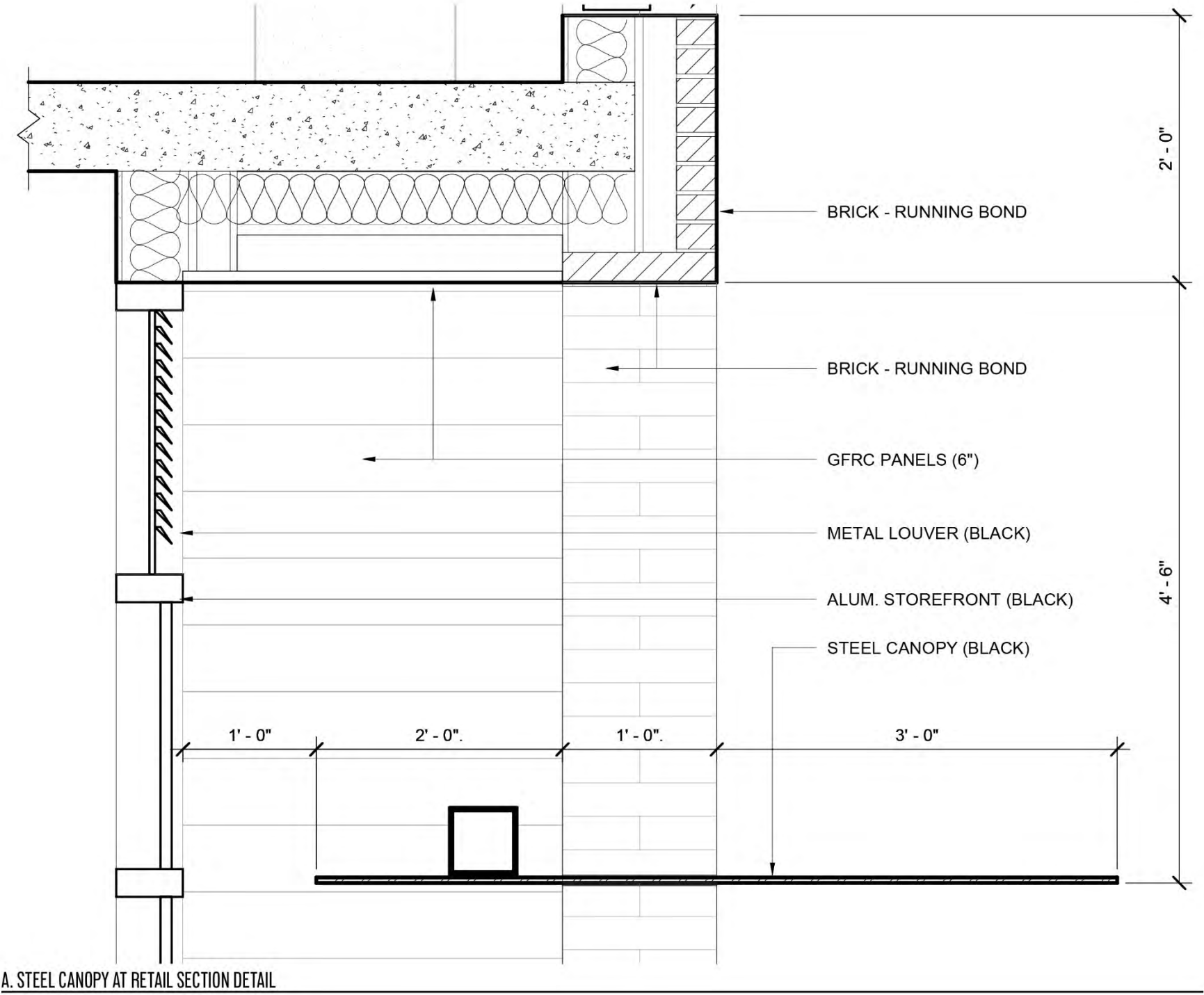


REPRESENTATIVE IMAGE OF STEEL PLATE CANOPY AT RETAIL ENTRANCES

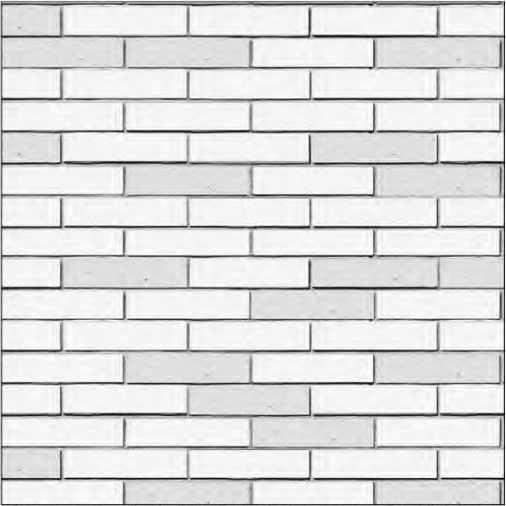


BLOCK 91 - DETAIL 2





REPRESENTATIVE IMAGE OF STEEL PLATE CANOPY AT RETAIL ENTRANCES



REPRESENTATIVE IMAGE OF 1/2 RUNNING BOND BRICK - 2 COLOR BLEND (WHITE)



REPRESENTATIVE IMAGE OF METAL LOUVER INTEGRATED INTO WINDOW SYSTEM

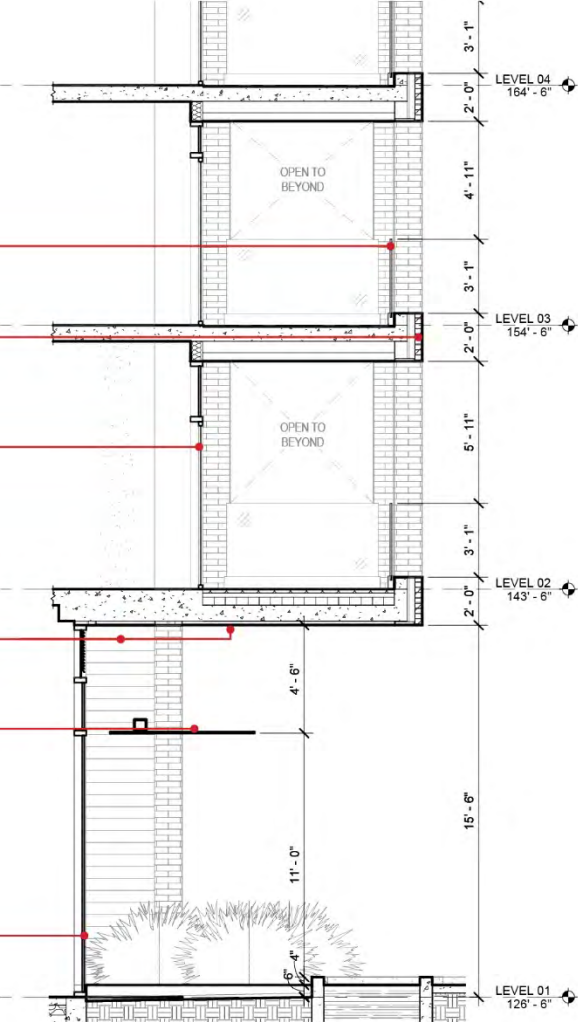
BLOCK 91 - DETAIL 2A



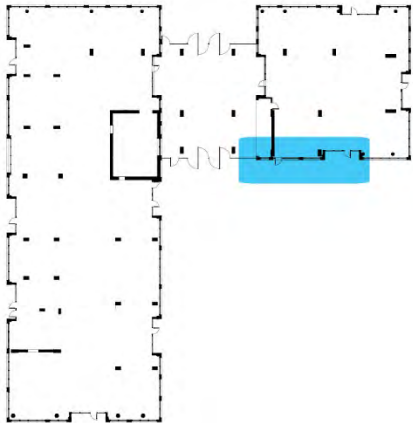
BLOCK 91 - SOUTH ELEVATION - DETAIL 4



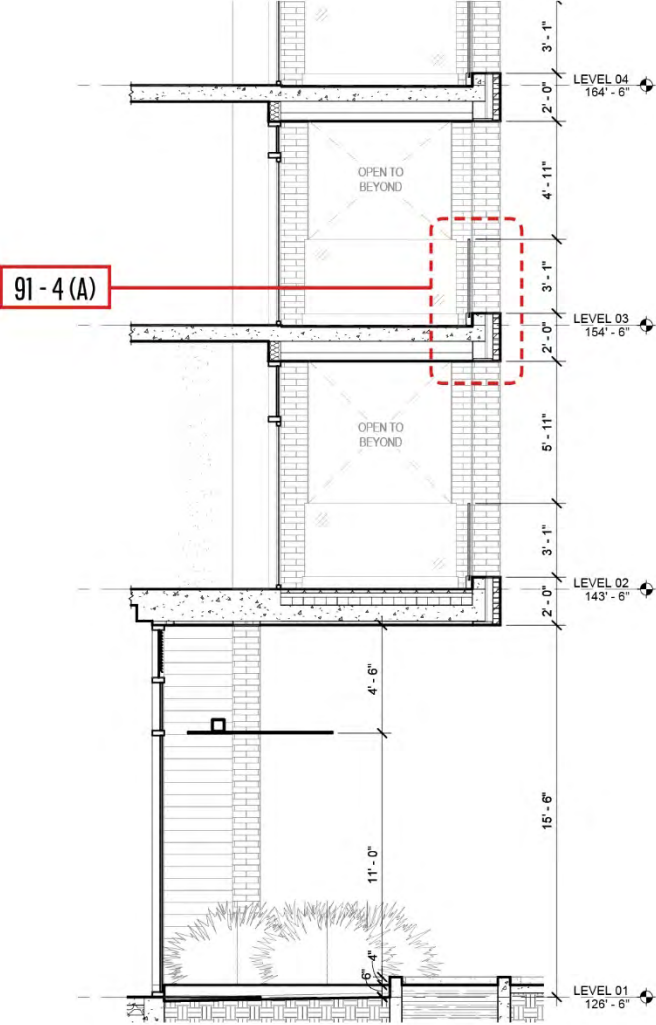
- GLASS RAILING W/ TOP RAIL
- 1/2 RUNNING BOND BRICK (WHITE)
- ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)
- METAL LOUVER (BLACK)
- GFRC PANEL (VARIEGATED ORANGE TONE)
- STEEL PLATE CANOPY (BLACK)
- PREFINISHED ALUMINUM FRAMED STOREFRONT SYSTEM (BLACK)
- CLEAR GLAZING (TYP. AT RETAIL)



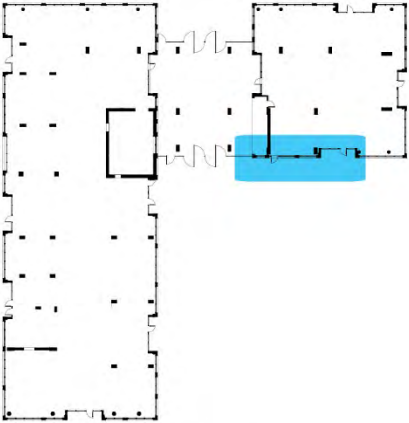
REPRESENTATIVE IMAGE OF GLASS RAILING



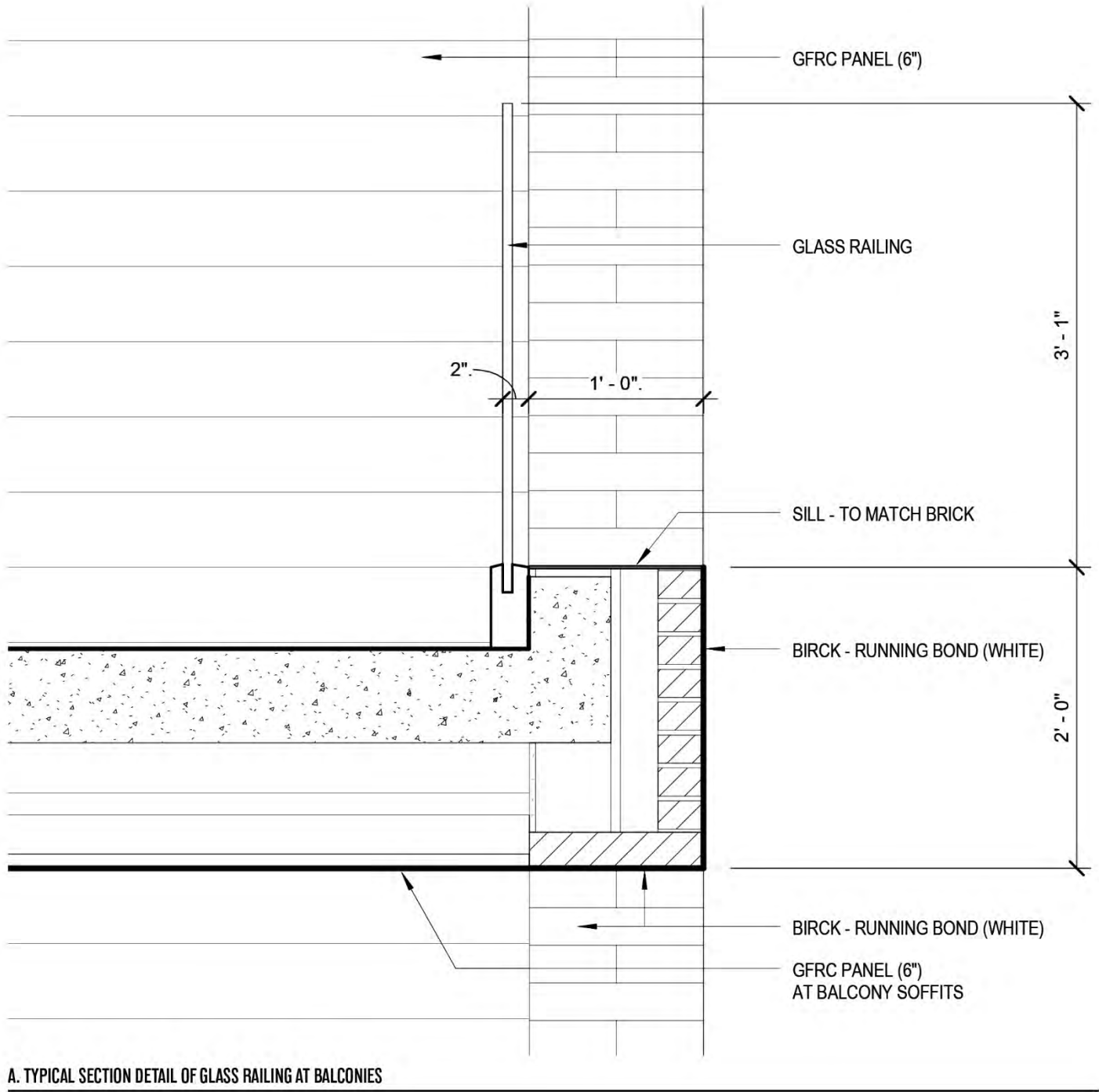
BLOCK 91 - DETAIL 4



REPRESENTATIVE IMAGE OF GLASS RAILING



BLOCK 91 - DETAIL 4



REPRESENTATIVE IMAGE OF GLASS RAILING

BLOCK 91 - DETAIL 4A



BLOCK 91 - SOUTH ELEVATION - DETAIL 5



GFRC PANEL (VARIEGATED ORANGE TONE)

METAL LOUVER (BLACK)

ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)

1/2 RUNNING BOND BRICK (WHITE)

GFRC PANEL (VARIEGATED ORANGE TONE)

FRAMELESS GLASS WALL W/ CENTER PIVOT GLASS DOOR

PREFINISHED ALUMINUM FRAMED STOREFRONT SYSTEM (BLACK)

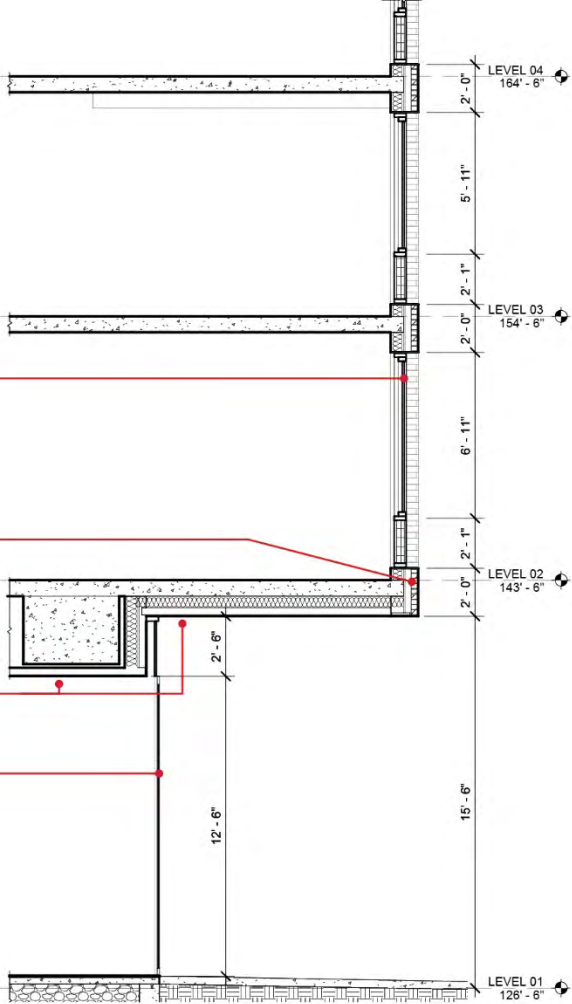
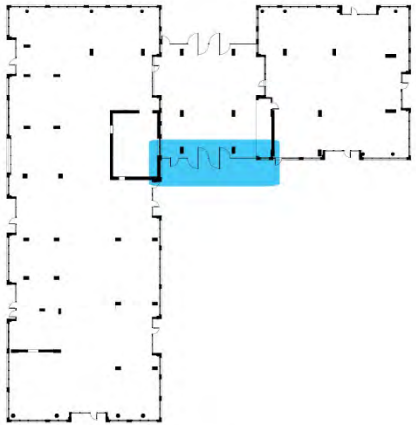


IMAGE OF PASS THROUGH LOBBY FROM SOUTH



REPRESENTATIVE IMAGE OF VARIEGATED GFRC PLANKS. TO BE USED AT BALCONIES, RETAIL ENTRANCES AND LOBBY CEILING. COLOR AS SHOWN ON MATERIALS PAGE.



BLOCK 91 - DETAIL 5





BLOCK 91 - WEST ELEVATION - DETAIL 7



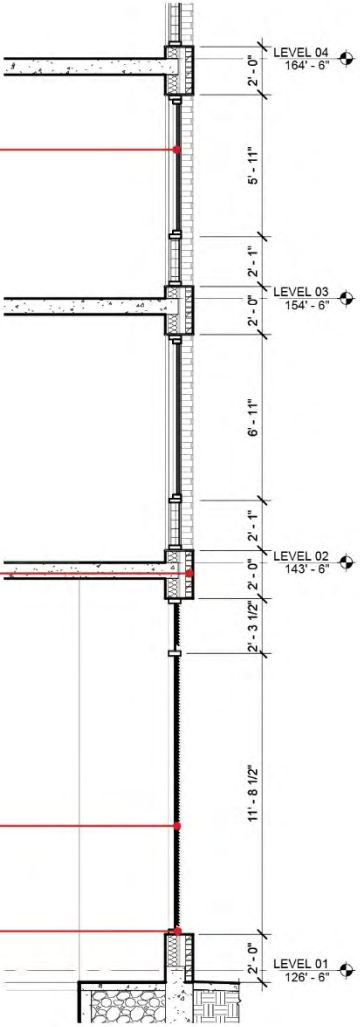
ALUMINUM FRAME WINDOWS W/
CLEAR GLASS (BLACK)

1/2 RUNNING BOND BRICK
(WHITE)

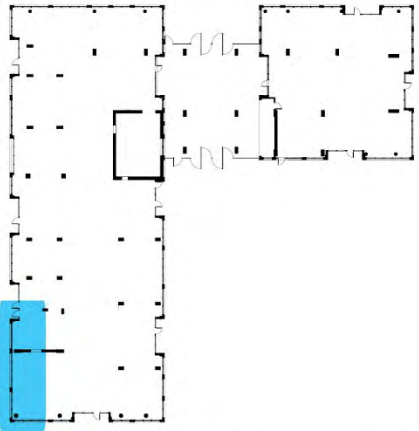
CLEAR GLAZING (TYP. AT RETAIL)

METAL LOUVERS

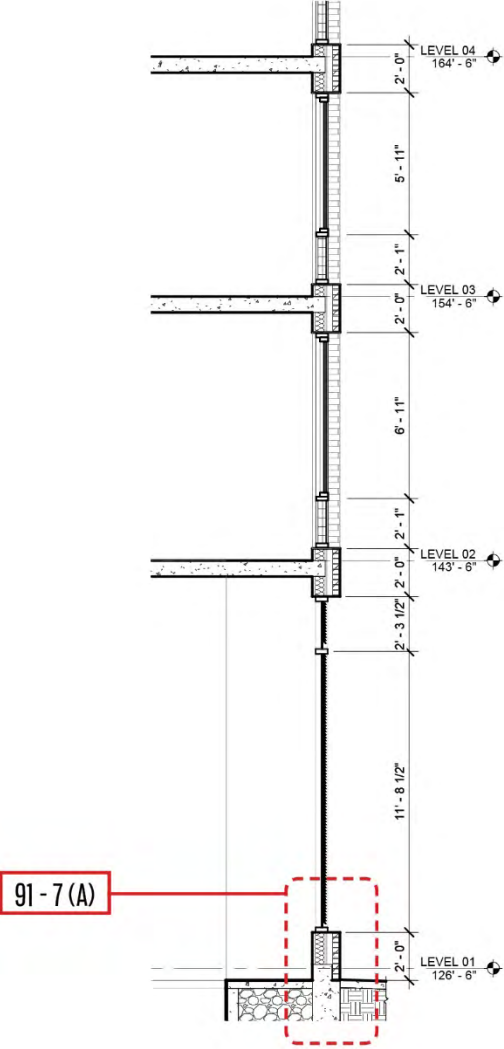
PREFINISHED ALUMINUM
FRAMED STOREFRONT SYSTEM
(BLACK)



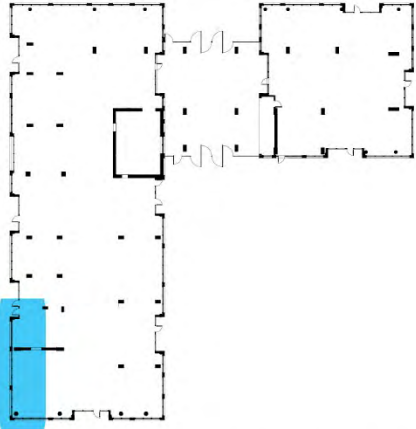
REPRESENTATIVE IMAGE OF METAL LOUVERS AT GROUND FLOOR



BLOCK 91 - DETAIL 7

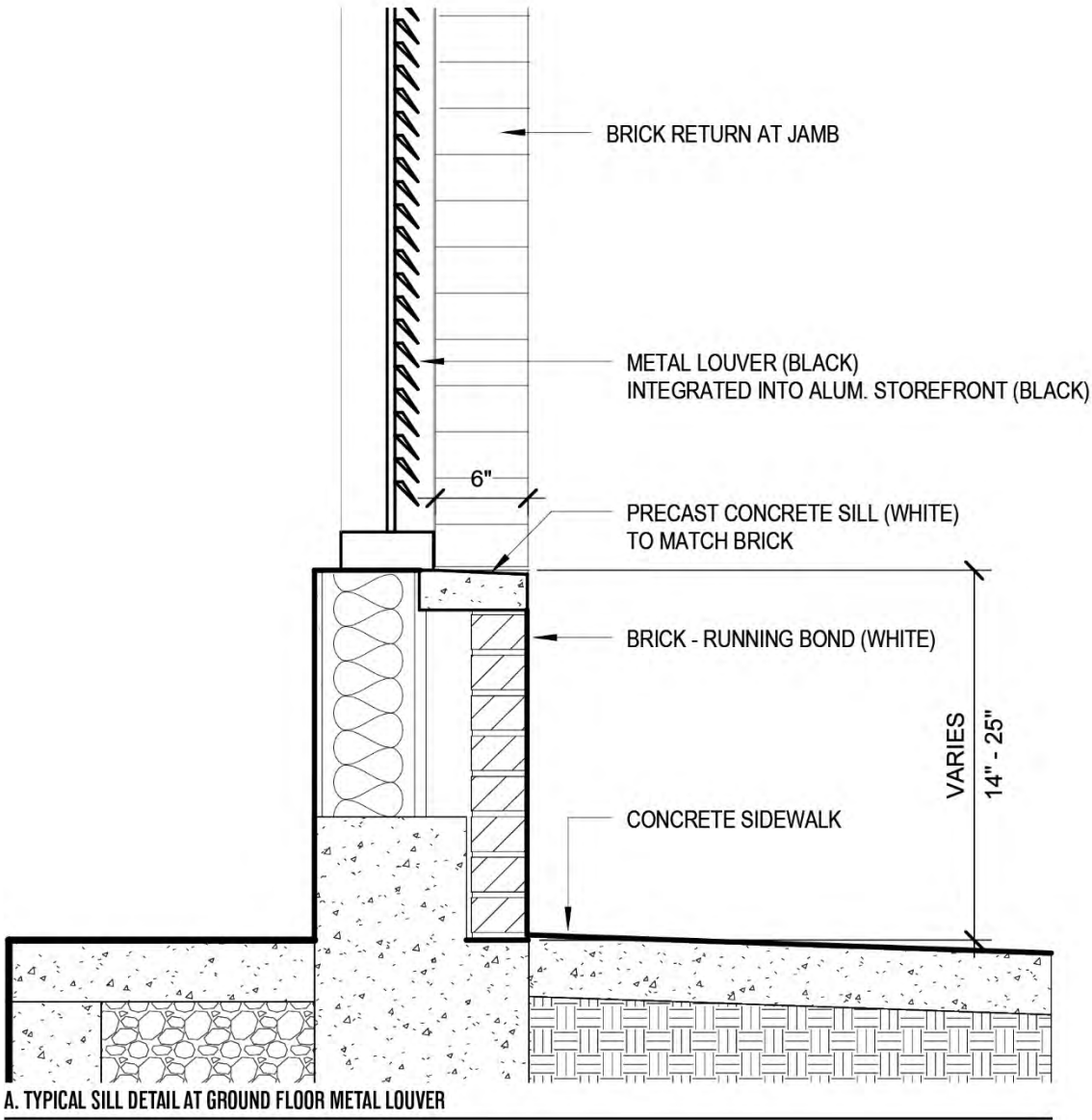


REPRESENTATIVE IMAGE OF METAL LOUVERS AT GROUND FLOOR



BLOCK 91 - DETAIL 7





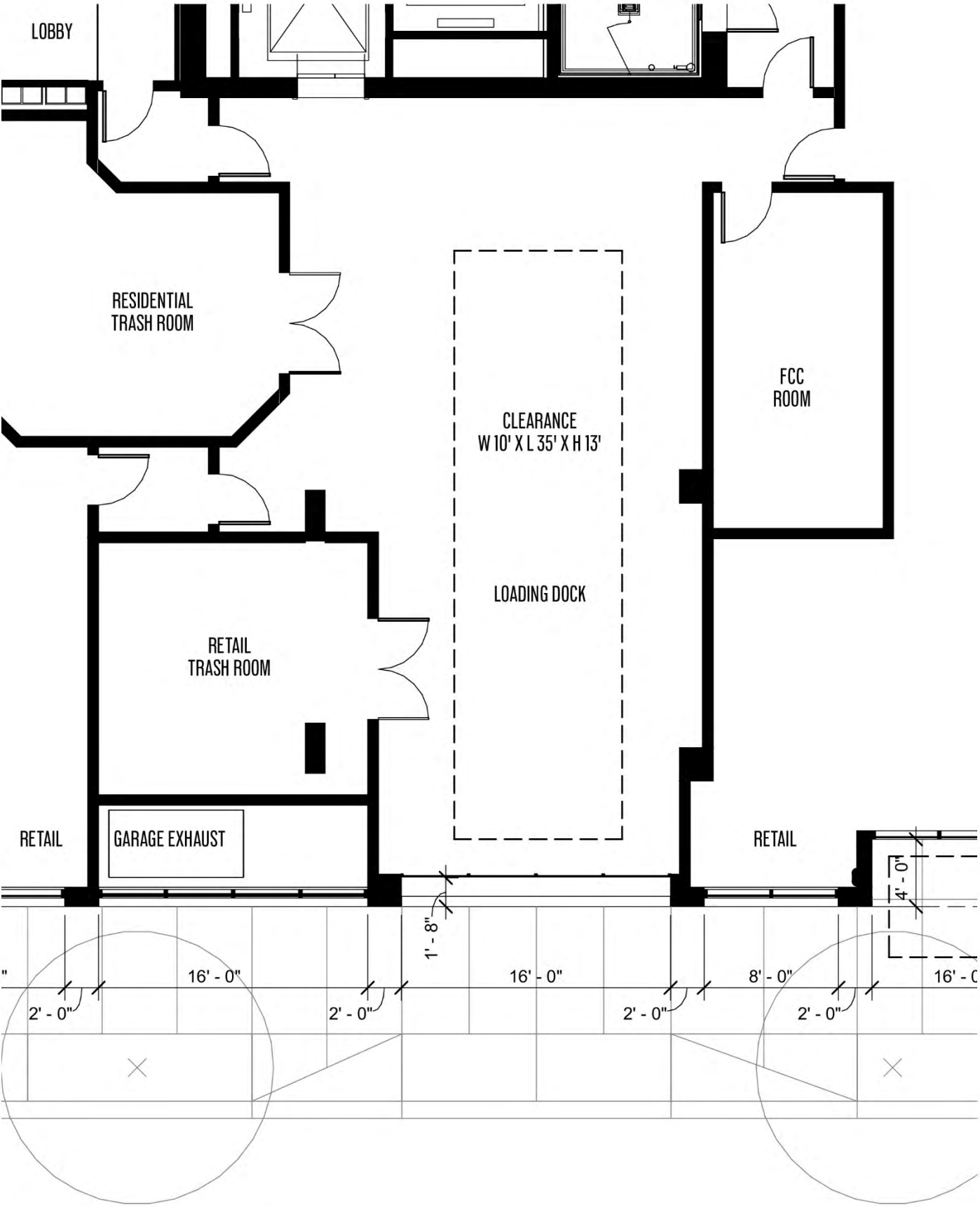
REPRESENTATIVE IMAGE OF METAL LOUVERS AT GROUND FLOOR

BLOCK 91 - DETAIL 7A



91-8

BLOCK 91 - WEST ELEVATION - LOADING DOCK



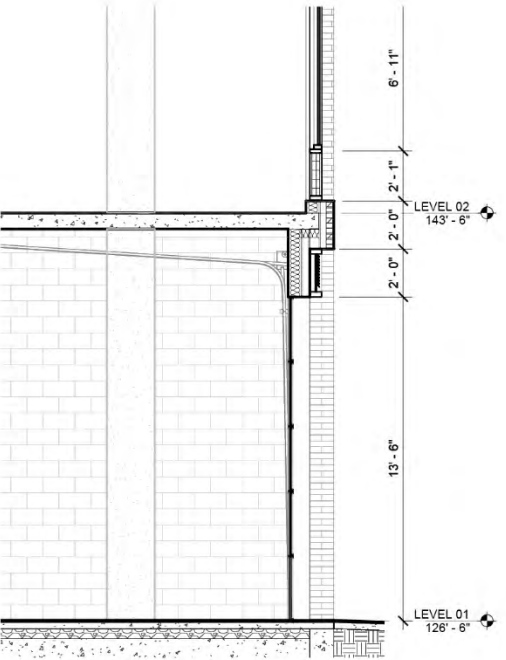
FLOOR PLAN - GROUND FLOOR LOADING DOCK



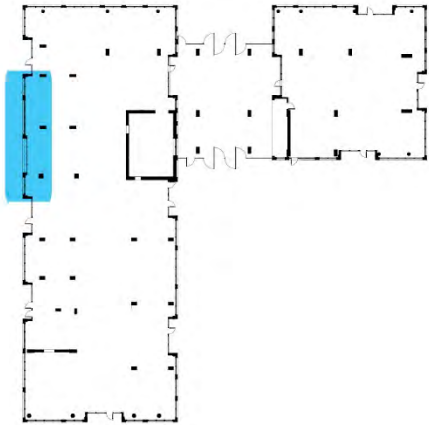
WEST ELEVATION AT LOADING DOCK DOOR



REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR



SECTION AT OVERHEAD DOOR



BLOCK 91 - LOADING DOCK



91 - 10

BLOCK 91 - WEST ELEVATION - DETAIL 10



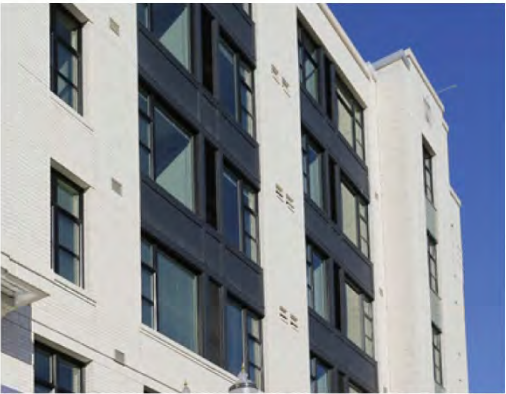
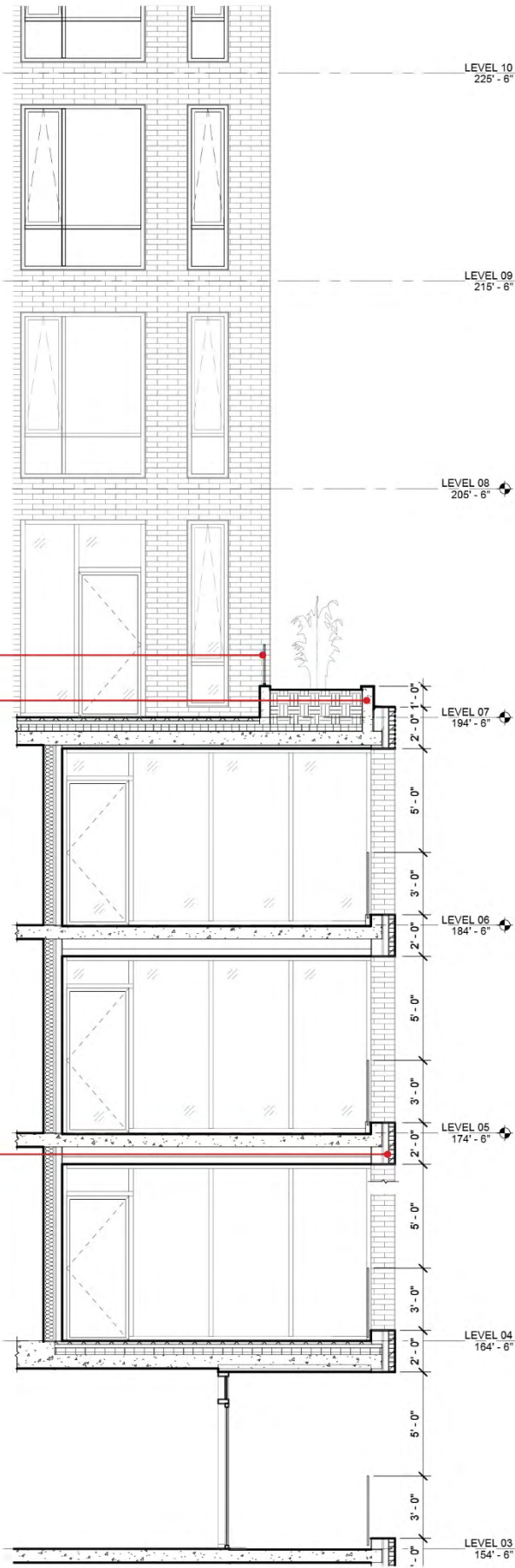
GLASS RAILING W/ TOP RAIL

METAL PANEL PARAPET (BLACK)

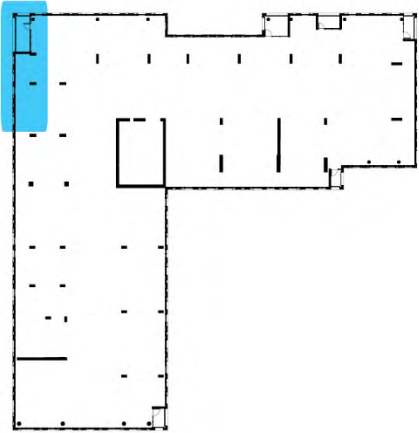
ALUMINUM FRAME WINDOWS W/
CLEAR GLASS (BLACK)

METAL LOUVER (BLACK)

1/2 RUNNING BOND BRICK (WHITE)



REPRESENTATIVE IMAGE OF WHITE BRICK BLEND WITH BLACK WINDOW FRAME INFILL



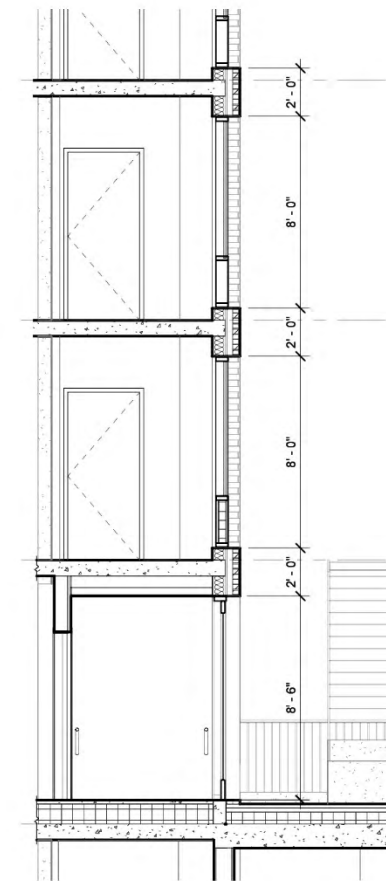
BLOCK 91 - DETAIL 10



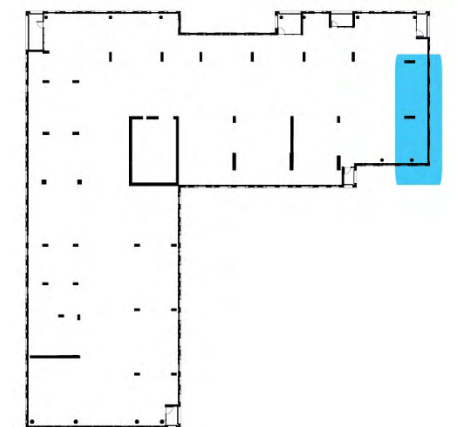
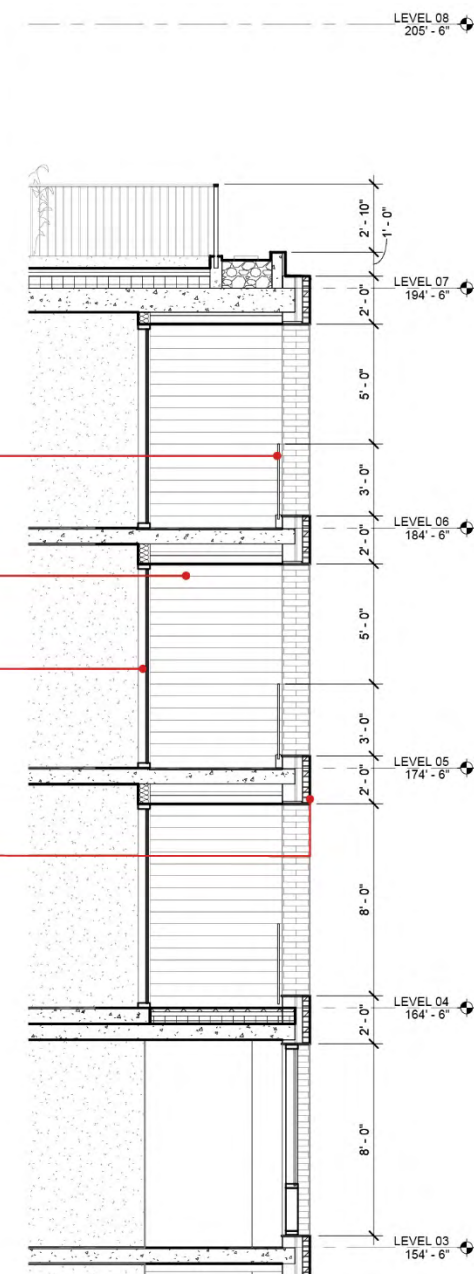


91 - 11

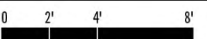
BLOCK 91 - NORTH ELEVATION - DETAIL 11



REPRESENTATIVE IMAGE OF GLASS RAILING



BLOCK 91 - DETAIL 11





91 - 12

BLOCK 91 - SOUTH ELEVATION - DETAIL 12



METAL PANEL PENTHOUSE
(BLACK)

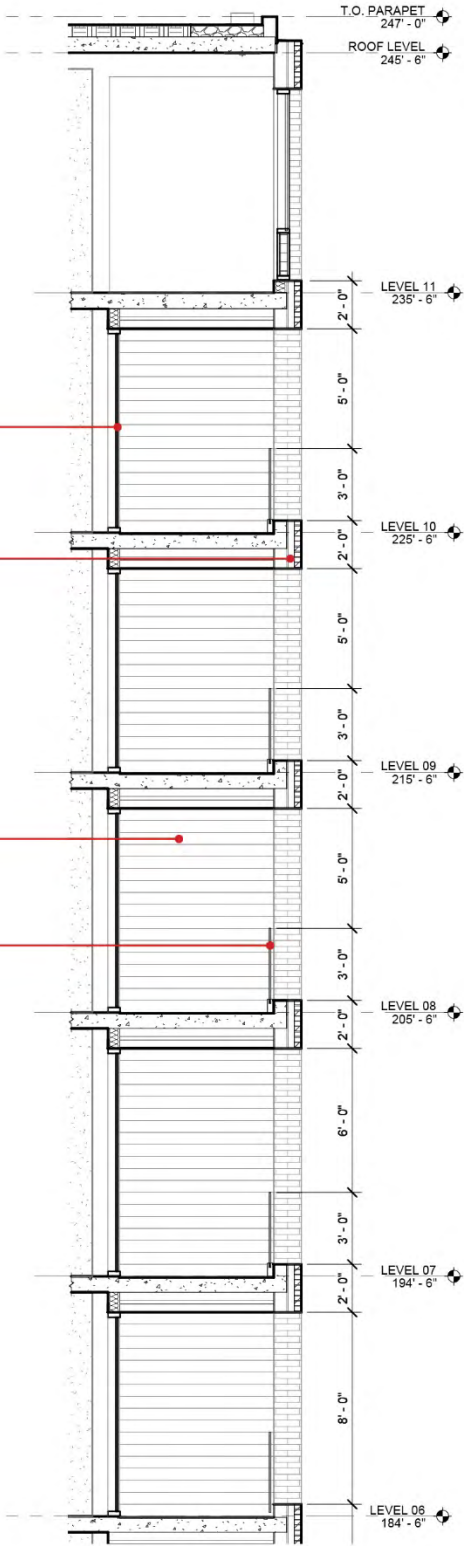
ALUMINUM FRAME WINDOWS W/
CLEAR GLASS (BLACK)

1/2 RUNNING BOND BRICK
(WHITE)

METAL LOUVER (BLACK)

GFRC PANEL (VARIEGATED ORANGE
TONE)

GLASS RAILING W/ TOP RAIL



REPRESENTATIVE IMAGE OF VARIEGATED GFRC PLANKS AT
BALCONIES - SEE MATERIALS PAGE FOR COLOR PROFILE



BLOCK 91 - DETAIL 12





BLOCK 91 - SOUTH ELEVATION - DETAIL 13



- METAL RAILING (BLACK)
- METAL PANEL PARAPET (BLACK)
- BLACK STEEL, CONCRETE TREAD
STAIR W/ GLASS RAIL
- METAL PANEL (BLACK)
- GLASS RAILING W/ TOP RAIL
- GFRC PANEL (VARIEGATED ORANGE
TONE)
- ALUMINUM FRAME WINDOWS W/
CLEAR GLASS (BLACK)
- METAL LOUVER (BLACK)
- 1/2 RUNNING BOND BRICK
(WHITE)

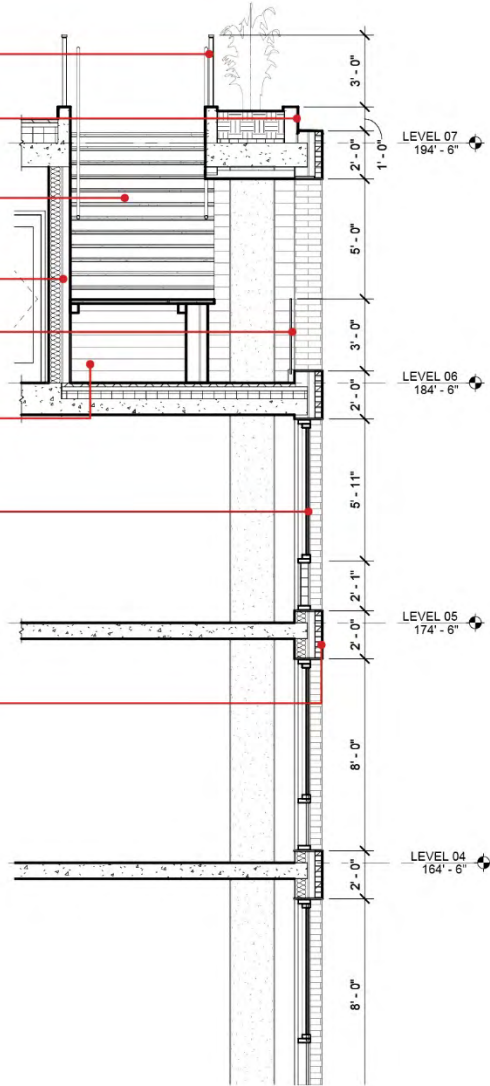
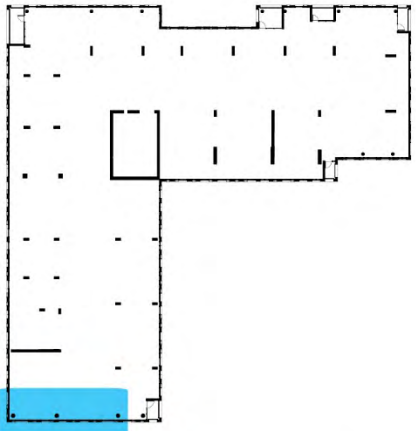


IMAGE OF 6TH FLOOR AMENITY STAIR AT SW CORNER



BLOCK 91 - DETAIL 13





91 - 14

BLOCK 91 - WEST ELEVATION - DETAIL 14



- METAL RAILING (BLACK)
- METAL PANEL PARAPET (BLACK)
- GLASS RAILING W/ TOP RAIL
- GFRC PANEL (VARIEGATED ORANGE TONE)
- ALUMINUM FRAME WINDOWS W/ CLEAR GLASS (BLACK)
- 1/2 RUNNING BOND BRICK (WHITE)

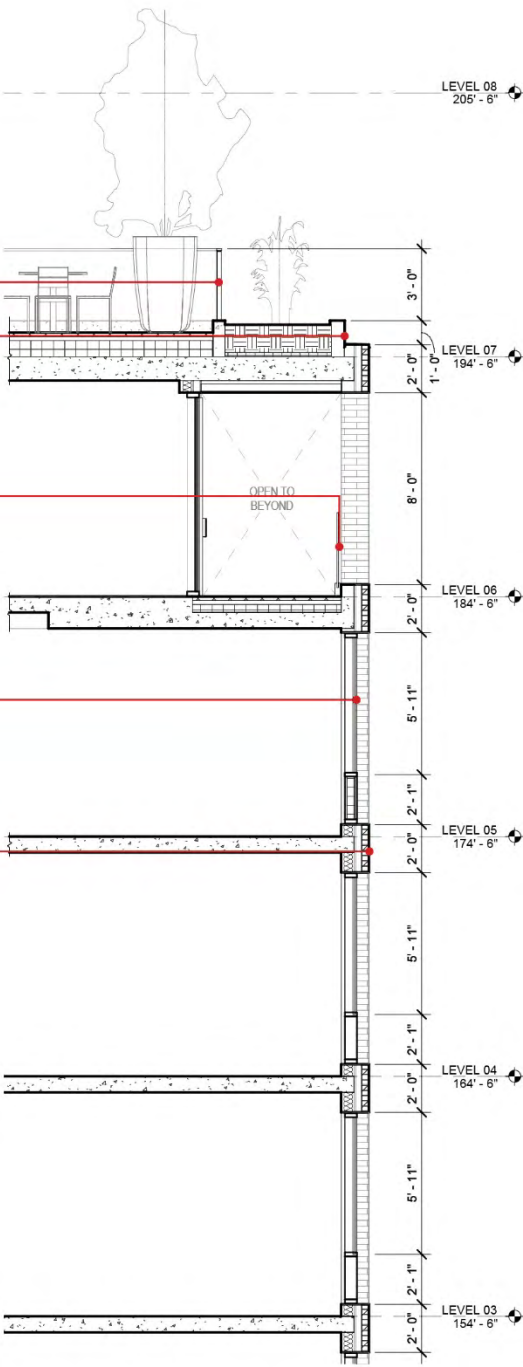
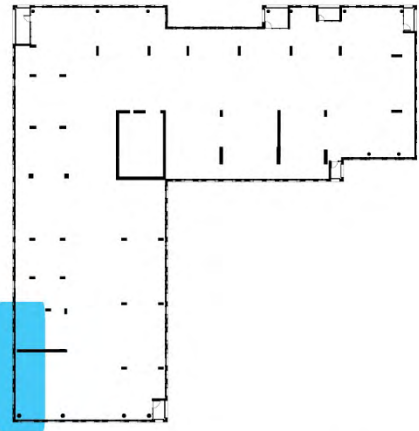


IMAGE OF 6TH FLOOR AMENITY DECK AT SW CORNER



BLOCK 91 - DETAIL 14





91 - 15

BLOCK 91 - WEST ELEVATION - DETAIL 15





GLASS RAILINGS

TALL GRASSES AT PARAPET

BRICK - TWO COLOR BLEND / RUNNING BOND

GFRC PANEL

STEEL CANOPY (BLACK)

ALUMINUM STOREFRONT SYSTEM

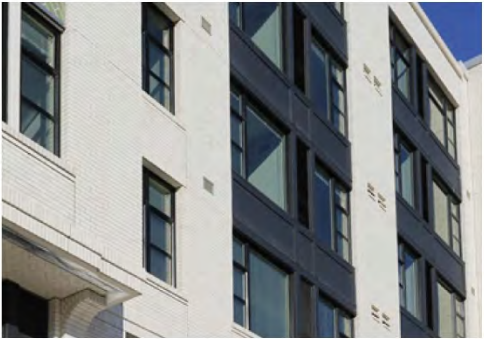
METAL LOUVER - PTD. BLACK
SECTIONAL OVERHEAD DOOR



REPRESENTATIVE IMAGE OF GLASS RAILINGS AT
RESIDENTIAL BALCONIES



REPRESENTATIVE IMAGE OF TALL GRASSES AT
PARAPET



REPRESENTATIVE IMAGE OF WHITE BRICK BLEND
WITH BLACK WINDOW FRAME INFILL



REPRESENTATIVE IMAGE OF GFRC TEXTURED PANELS
AT BALCONIES AND GROUND FLOOR ENTRANCES



REPRESENTATIVE IMAGE OF STEEL PLATE CANOPY AT
RETAIL ENTRANCES



REPRESENTATIVE IMAGE OF GROUND FLOOR
ALUMINUM AND GLASS STOREFRONT

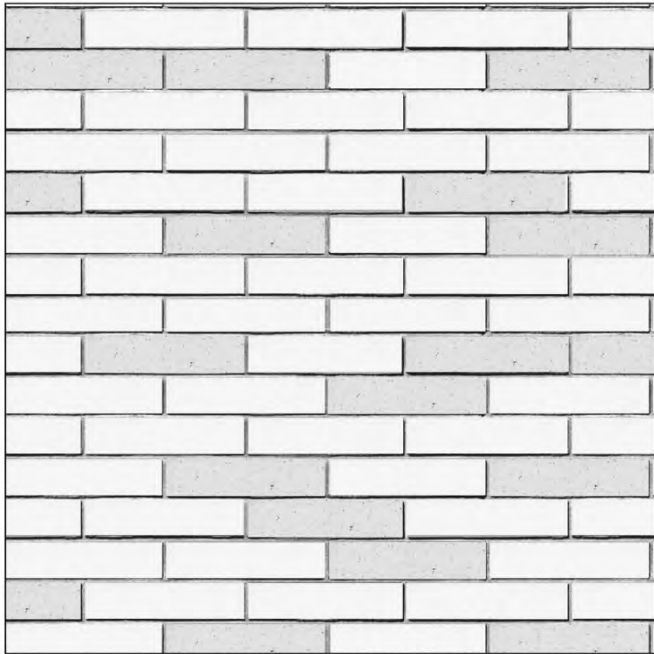


REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS
SECTIONAL OVERHEAD DOOR

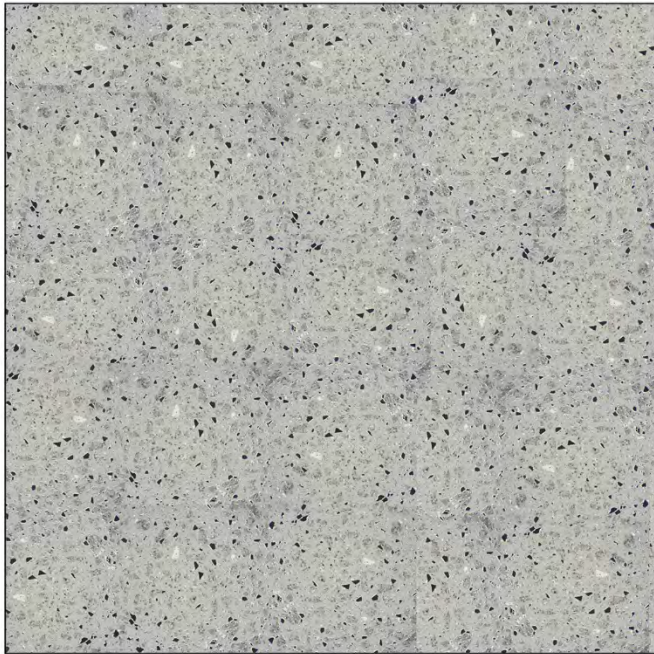


REPRESENTATIVE IMAGE OF METAL LOUVER AT
GROUND FLOOR

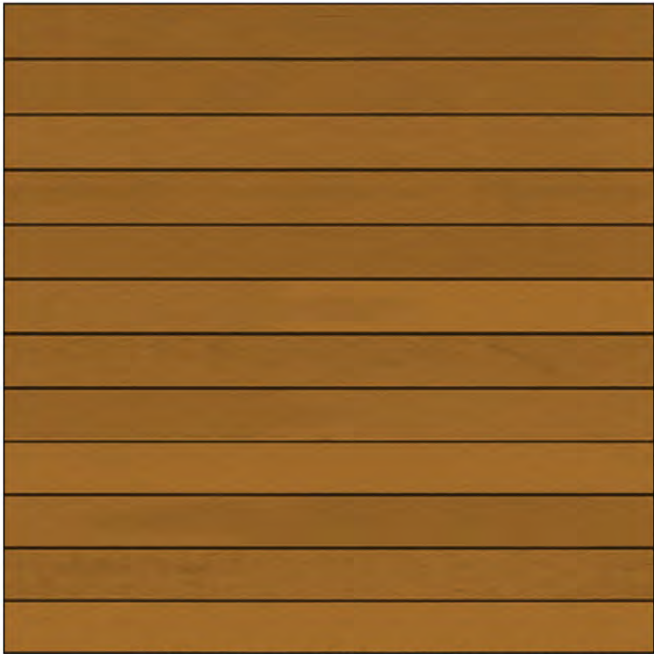
EXTERIOR FEATURES



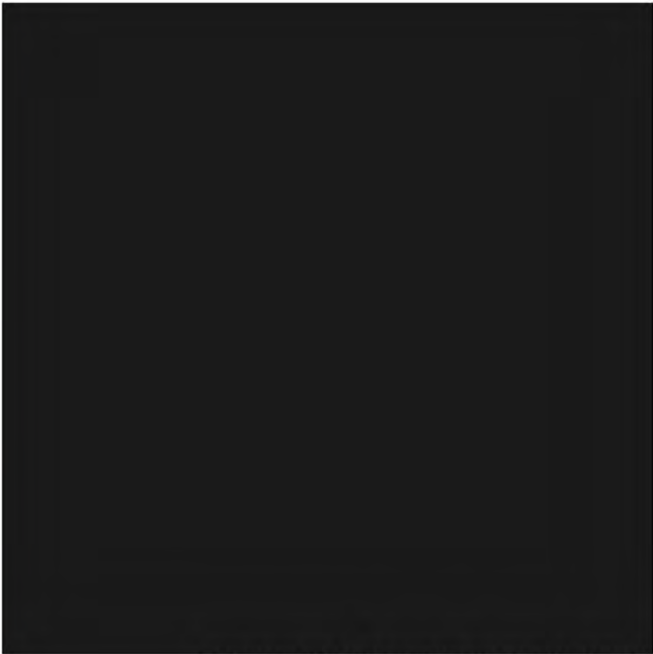
1/2 RUNNING BOND BRICK - 2 COLOR BLEND (WHITE)



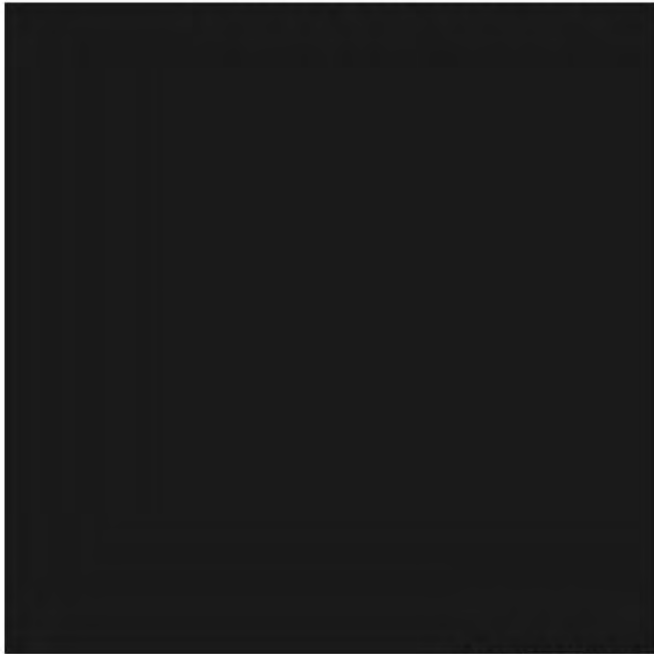
CONCRETE BLEND (PAVERS)



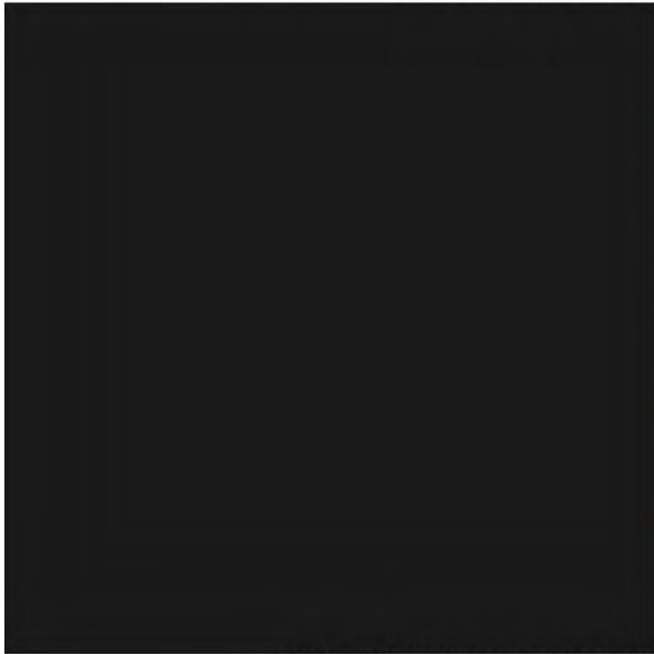
GFRC (EXPOSED FASTENERS, VARIED SHADES OF ORANGE)



.040 ALUMINUM HONEYCOMB CORE PANEL (BLACK)



STEEL (BLACK MATTE)



STEEL (BLACKENED) AT AMENITY DECKS



6" X 8" WOOD PLANKS (IPE) AT AMENITY DECKS

MATERIAL PALETTE



- 1
- 4' LINEAR LED**
FINISH: ALUM. PTD. BLACK
COLOR: 3500K
MOUNT: SURFACE MOUNT



- 2
- 6" SQUARE DOWNLIGHT**
FINISH: CORROSION RESIST. ALUMN. PTD.
COLOR: 3500K
MOUNT: RECESSED



- 3
- LINEAR LED**
FINISH: ALUMN. HOUSING / ACRYLIC LENS
COLOR: 3500K
MOUNT: RECESSED



- 4
- LINEAR GROUND LIGHT**
FINISH: ALUMN. HOUSING / ACRYLIC LENS
COLOR: 3500K
MOUNT: RECESSED IN SIDEWALK

EXTERIOR LIGHTING PLAN



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 from NE 7th Ave.



View of Block 91 from NE 7th Ave.



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

CONCEPT
COHESION

DESIGN GUIDELINES

C2. PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT

With its simple massing and use of high quality materials, 91 is anticipated to be appreciated for years to come.

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.

Block 91's rectilinear design and white fenestration match the characteristics of many of the context buildings in the area.

C5. DESIGN FOR COHERENCY.

The building can be easily understood as a series of interlocking blocks with a continuous and predictable fenestration patterning.

C10-1. USE MASONRY MATERIALS.

Block 91 uses a white, two-color blend brick as its primary building material.

C10-2. DESIGN EXTERIOR BUILDING WALLS THAT ARE TRANSPARENT IN GLAZED AREAS AND SCULPTURAL IN SURFACE.

The overall fenestration pattern of block 91 allows it to be perceived as a continuous texture, giving the building an overall sculptural quality. The ground floor is primarily glazed to complement and grant views into the square.

C10-3. USE LIGHT COLORS.

White two-color blend brick of Block 91 is complemented by the dark louvers and metal panels of the window system.

C11. INTEGRATE ROOFS AND USE ROOFTOPS.

The mechanical screen's metal matches the finish on other parts of the building, thus integrating the mechanical unit in the design. The building also incorporates a large amenity terrace with views of the plaza and surrounding neighborhood.

FINDINGS

The weathered steel at amenity decks should be sealed to avoid staining.

Based on this comment, this material has been changed to a blackened steel.

Black metal railing // change to glass to be more coherent with rest of building

The design team does not find this change to be crucial to the coherency of the design, and would prefer to keep this railing as black metal, since the railing is very close to plantings, and would be very difficult to access and clean on a regular basis.

There is concern with the attachment/detail of gfrc with exposed fasteners.

The design team will provide examples of these attachment/detail conditions.

Q + A

NEXT UP: BLOCK 102





BLOCK 102

DESIGN DRAWINGS

- 1. Review of Staff Report Concerns*
- 2. Post-DAR Design Changes/Studies*
- 3. Building Summary*
- 4. Material Palette*
- 5. Lighting Plan*
- 6. Modifications*
- 7. Renderings*

CONCEPT
COHESION

DESIGN GUIDELINES

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.

The sidecar on 102 matches the BPA building across the street in height and size, creating pedestrian scale along 9th Avenue. Furthermore, the ebony brick matches the context to the north at Wong Holladay (Velomor).

C5. DESIGN FOR COHERENCY.

Team has studied multiple schemes that simplify the material palette and will discuss with commission.

C10-1. USE MASONRY MATERIALS.

The building uses precast panels and stacked bond brick as primary cladding materials, which adheres to this guideline and matches the context across the street.

C10-3. USE LIGHT COLORS.

Block 102's podium is clad in white precast panels to match this guideline. The podium mass is composed of light beige GFRC panels. Team has also studied an all-white scheme to discuss with commission and is impartial to this decision as it relates to the overall concept.

FINDINGS

Minor changes have occurred, however, none of which truly resolve the overall issue of Block 102 needing to be simplified to a single, clear concept.

Alternate solutions will be provided for the commission to consider.

Smooth white reinforced thin concrete panels proposed on the 6-story mass of the building have exposed fasteners. The Commission has expressed concern with this type of attachment and detail on the primary facade of a building on recent projects.

Team has included material details and vignettes in presentation for reference.

BL. 102 POST DAR DESIGN CHANGES



* LOOKING SOUTHWEST - SIDECAR



* LOOKING NORTHWEST - SIDECAR

COMMENTS FROM DAR SEQUENCE:
Study scheme without sidecar

* PREFERRED
BL 102 DEVELOPMENT



Northeast corner



Southwest corner

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C.5 DESIGN FOR COHERENCY.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

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

1. VERTICAL SLICES (WITH PODIUM)



Northeast corner



Southwest corner

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C.5 DESIGN FOR COHERENCY.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

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

2. VARIED SLICES (WITHOUT PODIUM)



Northeast corner



Southwest corner

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C.5 DESIGN FOR COHERENCY.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

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

3. SMALL SLICES (WITHOUT PODIUM)



Northeast corner



Southwest corner

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C.5 DESIGN FOR COHERENCY.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

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

4. VARIED SLICES (WITHOUT PODIUM)



Northeast corner



Southwest corner

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C.5 DESIGN FOR COHERENCY.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

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

5. MINIMAL SLICES (WITHOUT PODIUM)



C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C.5 DESIGN FOR COHERENCY.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

LOOKING SOUTH - NE 9TH AVE



** Looking Southwest – Sidecar*



Looking Southwest – No Sidecar



** Looking Northwest – Sidecar*



Looking Northwest – No Sidecar

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C.5 DESIGN FOR COHERENCY.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

*** PREFERRED**
BL 102 DEVELOPMENT



Northeast corner



Southwest corner

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C.5 DESIGN FOR COHERENCY.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

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

ALTERNATE STUDY: LIGHT MASSES

BLOCK 102



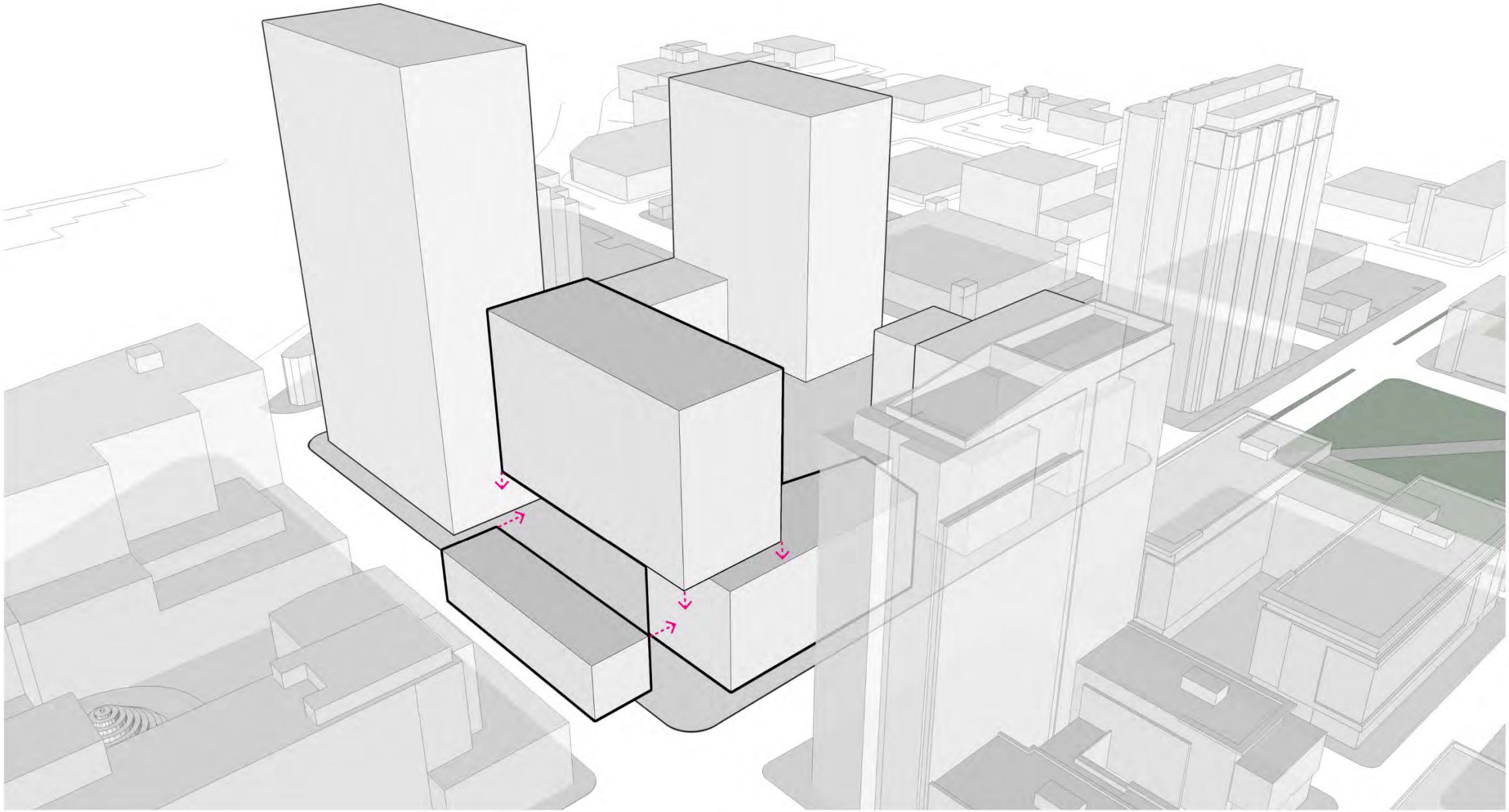
11 FLOORS

163
For-rent housing units

170,964
GSF of housing

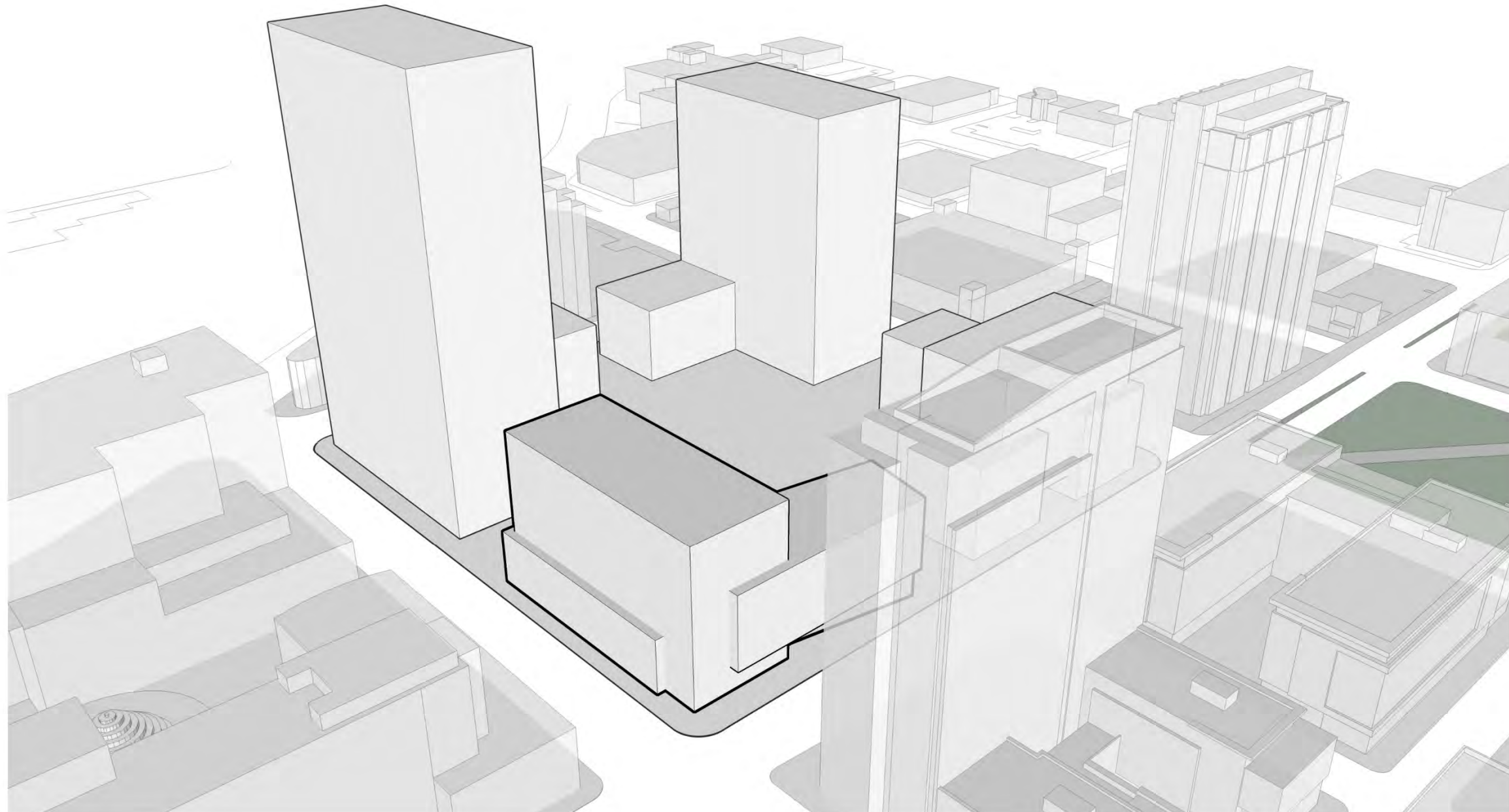
11,427
GSF of retail

BLOCK 102

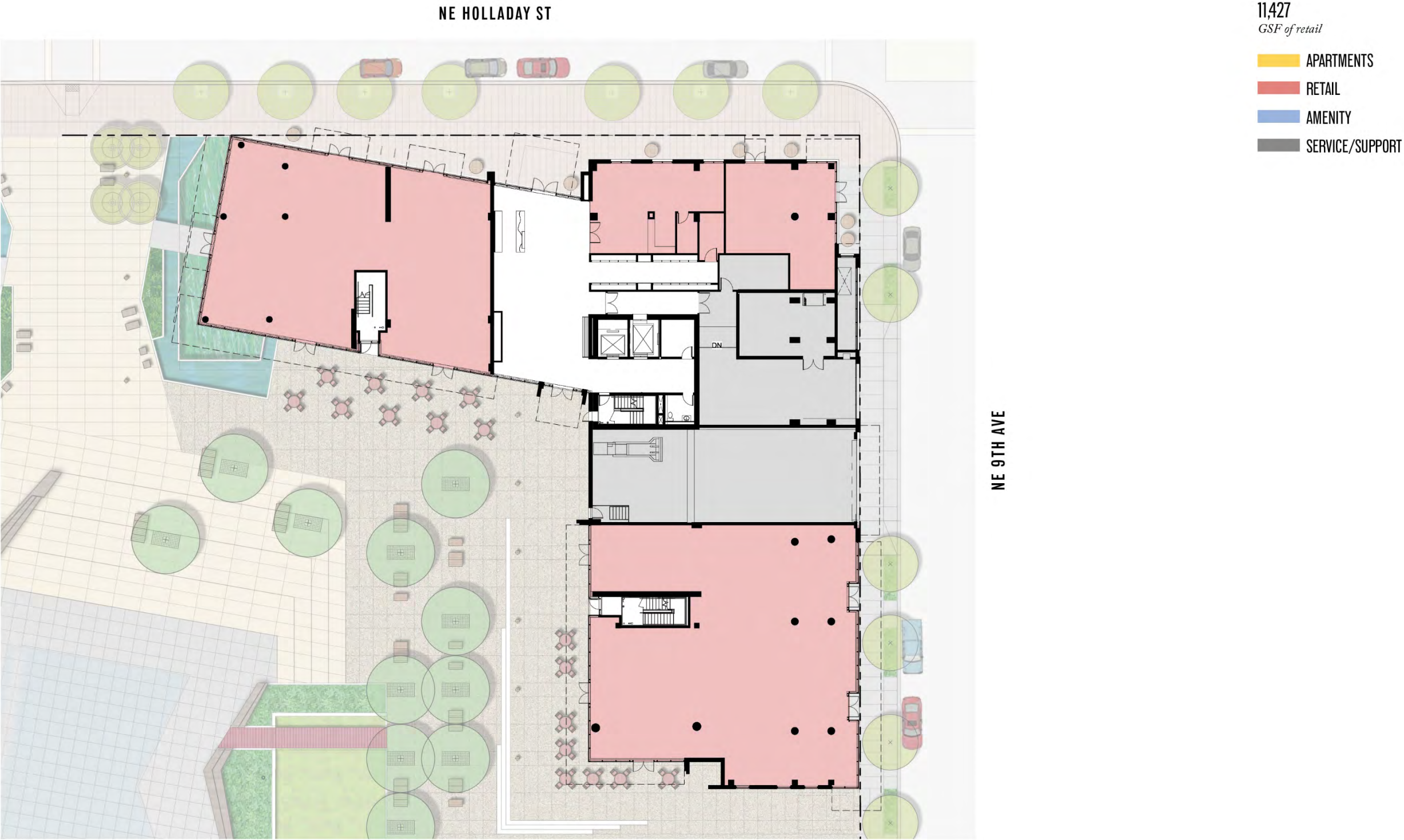


Building masses interlock to respond to height and massing of surrounding buildings.

BLOCK 102



A reveal is created to articulate the entrance off NE Holladay St., encouraging visitors through the pass-through lobby and into Oregon Square.



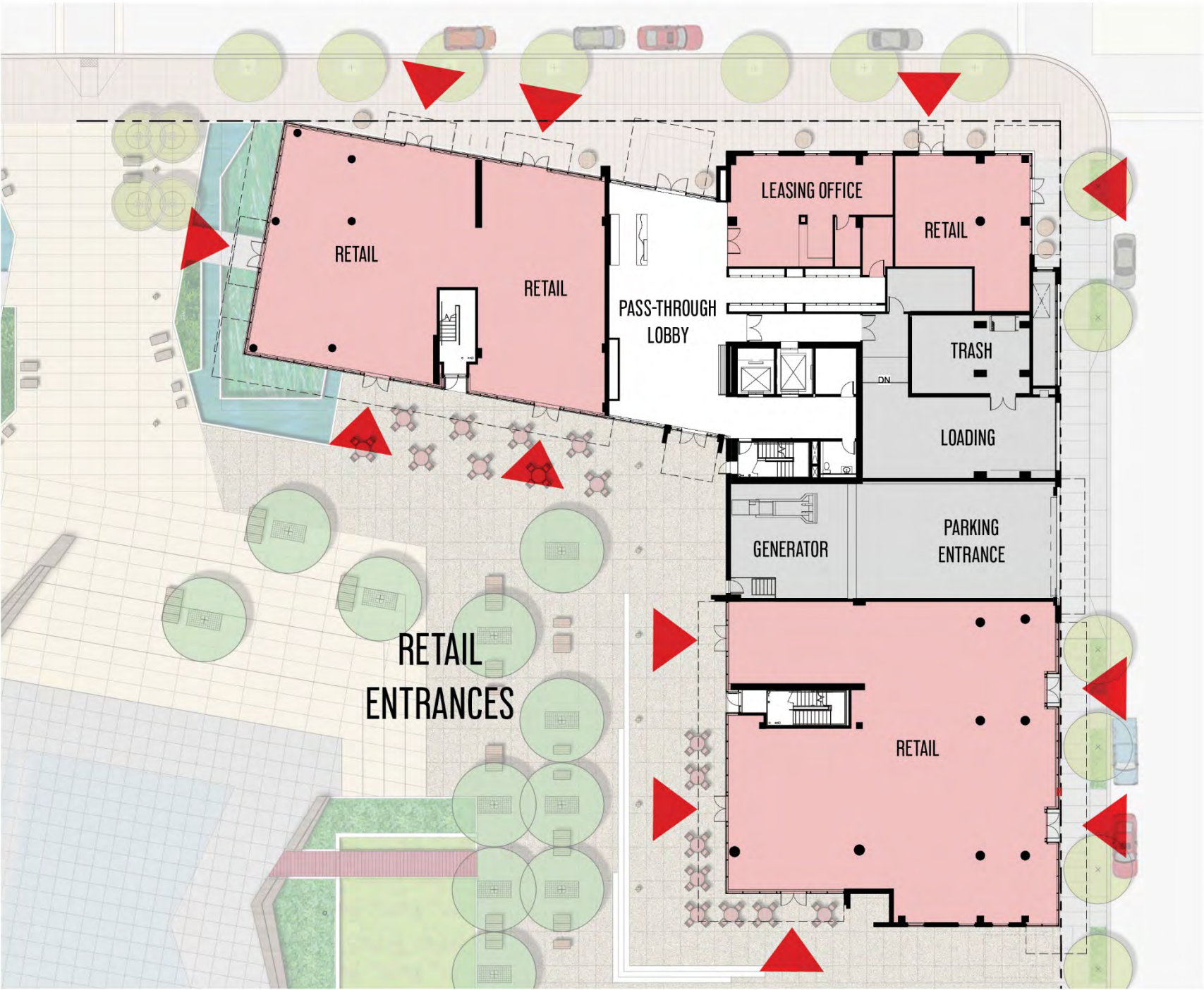
BLOCK 102 - GROUND FLOOR PLAN



11,427
GSF of retail

- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT

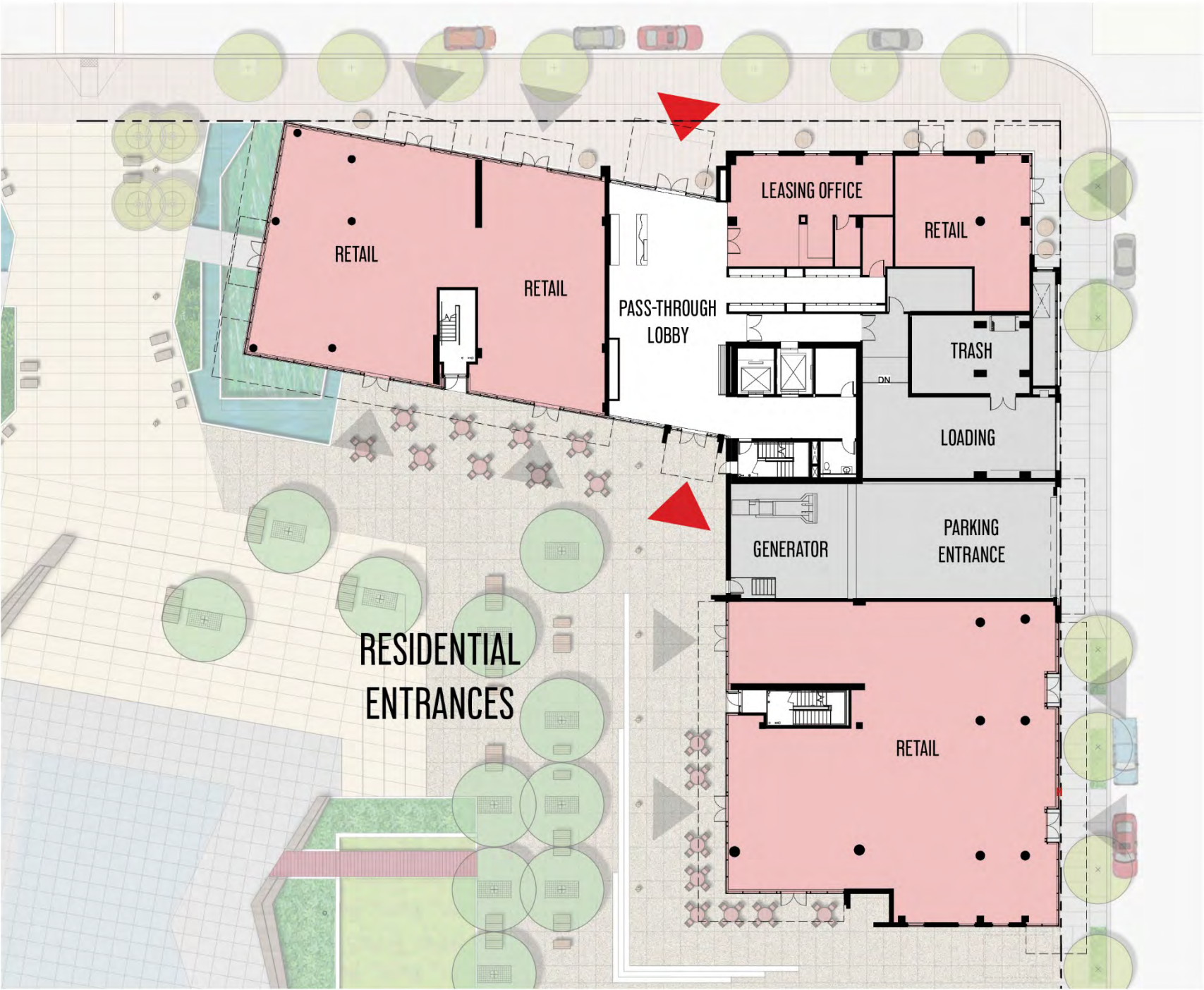
SETBACKS
BLOCK 102 - GROUND FLOOR PLAN



11,427
GSF of retail

APARTMENTS
RETAIL
AMENITY
SERVICE/SUPPORT

RETAIL ENTRANCES
BLOCK 102 - GROUND FLOOR PLAN



- 11,427
GSF of retail
- APARTMENTS
 - RETAIL
 - AMENITY
 - SERVICE/SUPPORT

RESIDENTIAL ENTRANCES
BLOCK 102 - GROUND FLOOR PLAN



11,427

GSF of retail

APARTMENTS

RETAIL

AMENITY

SERVICE/SUPPORT

SUPPORT ENTRANCES

LOADING DOCK

GARAGE ENTRY

SUPPORT ENTRANCES

BLOCK 102 - GROUND FLOOR PLAN



- 23
For-rent housing units
- APARTMENTS
 - RETAIL
 - AMENITY
 - SERVICE/SUPPORT
 - BUILDING SERVICES

BLOCK 102 - TYPICAL PODIUM PLAN - FLOORS 04-06



- 11
For-rent housing units
- APARTMENTS
 - RETAIL
 - AMENITY
 - SERVICE/SUPPORT
 - BUILDING SERVICES

BLOCK 102 - TERRACE PLAN - FLOOR 07



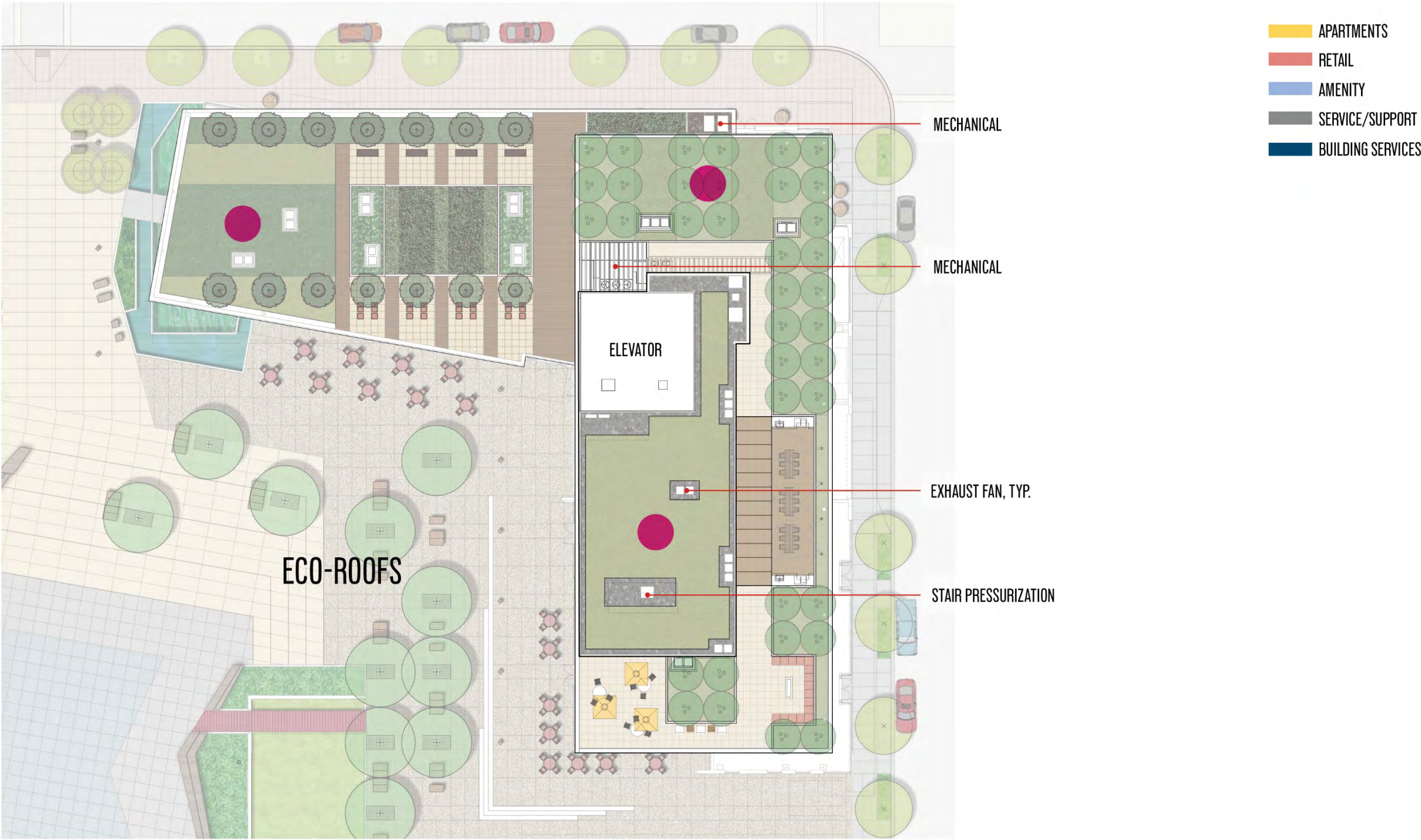
BLOCK 102 - TYPICAL TOWER PLAN - FLOORS 08 -10



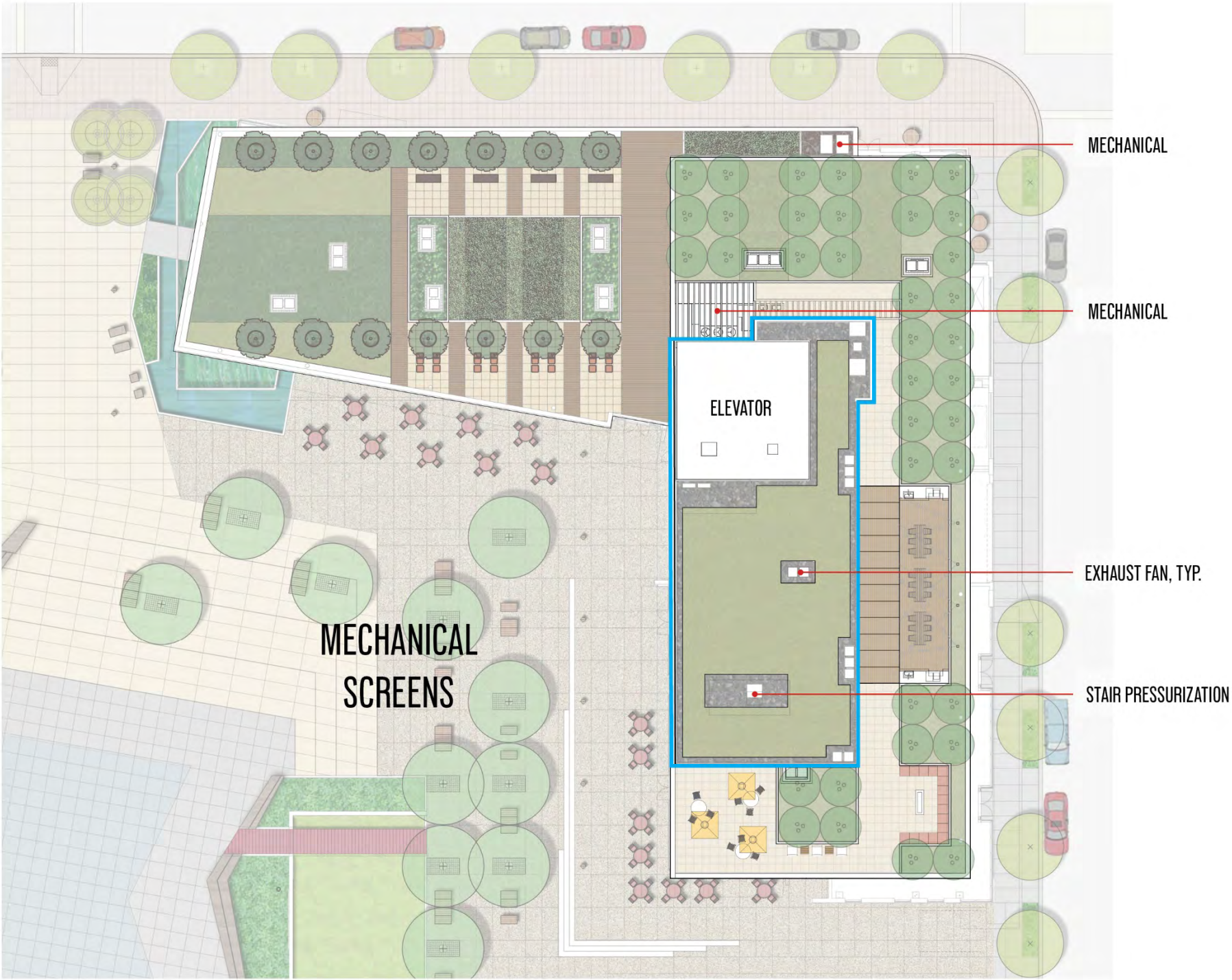
BLOCK 102 - AMENITY PLAN - FLOOR 11



BLOCK 102 - ROOF PLAN



ECO ROOF
BLOCK 102 - ROOF PLAN



MECHANICAL SCREENS
BLOCK 102 - ROOF PLAN

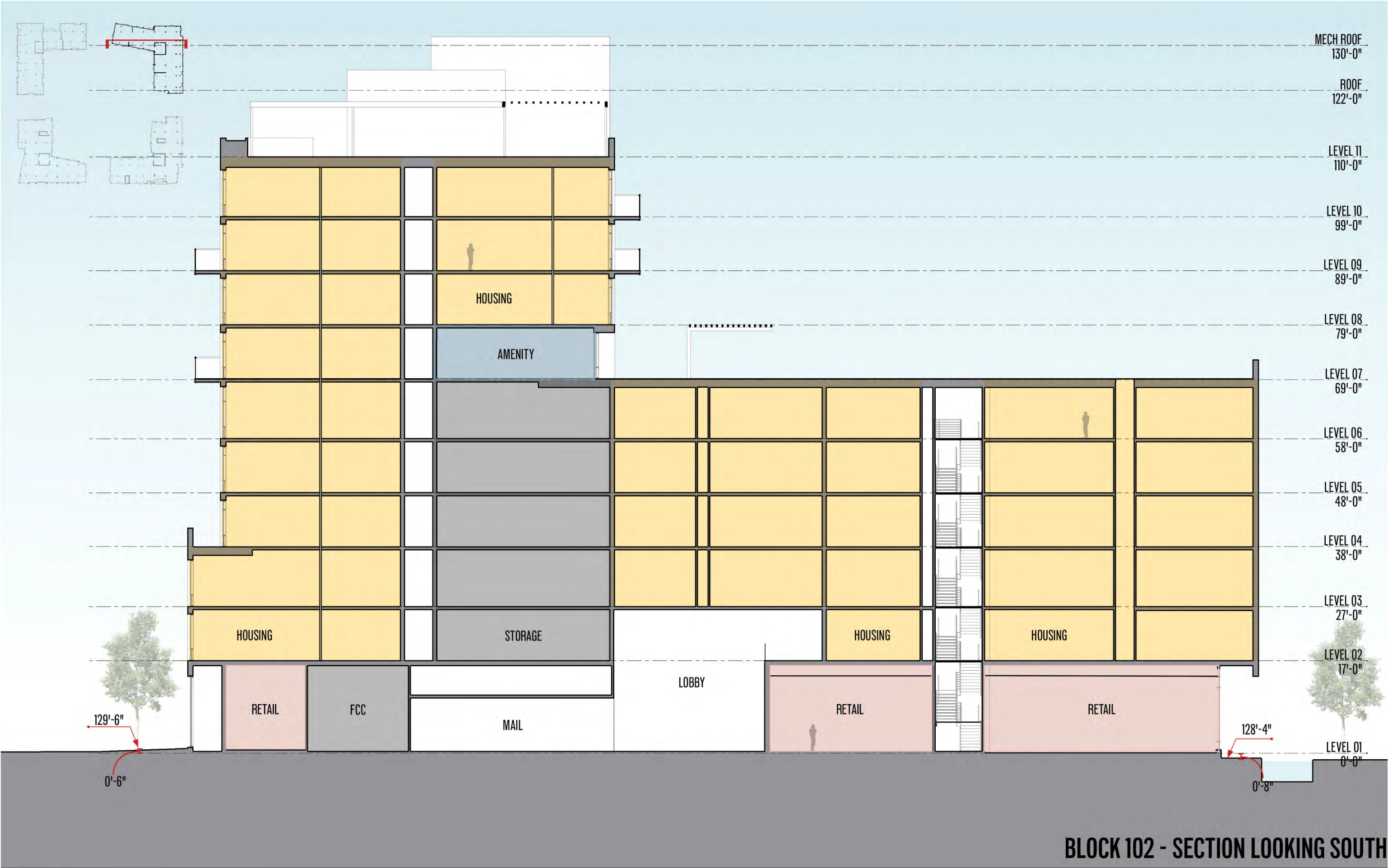


BLOCK 102 - NORTH ELEVATION

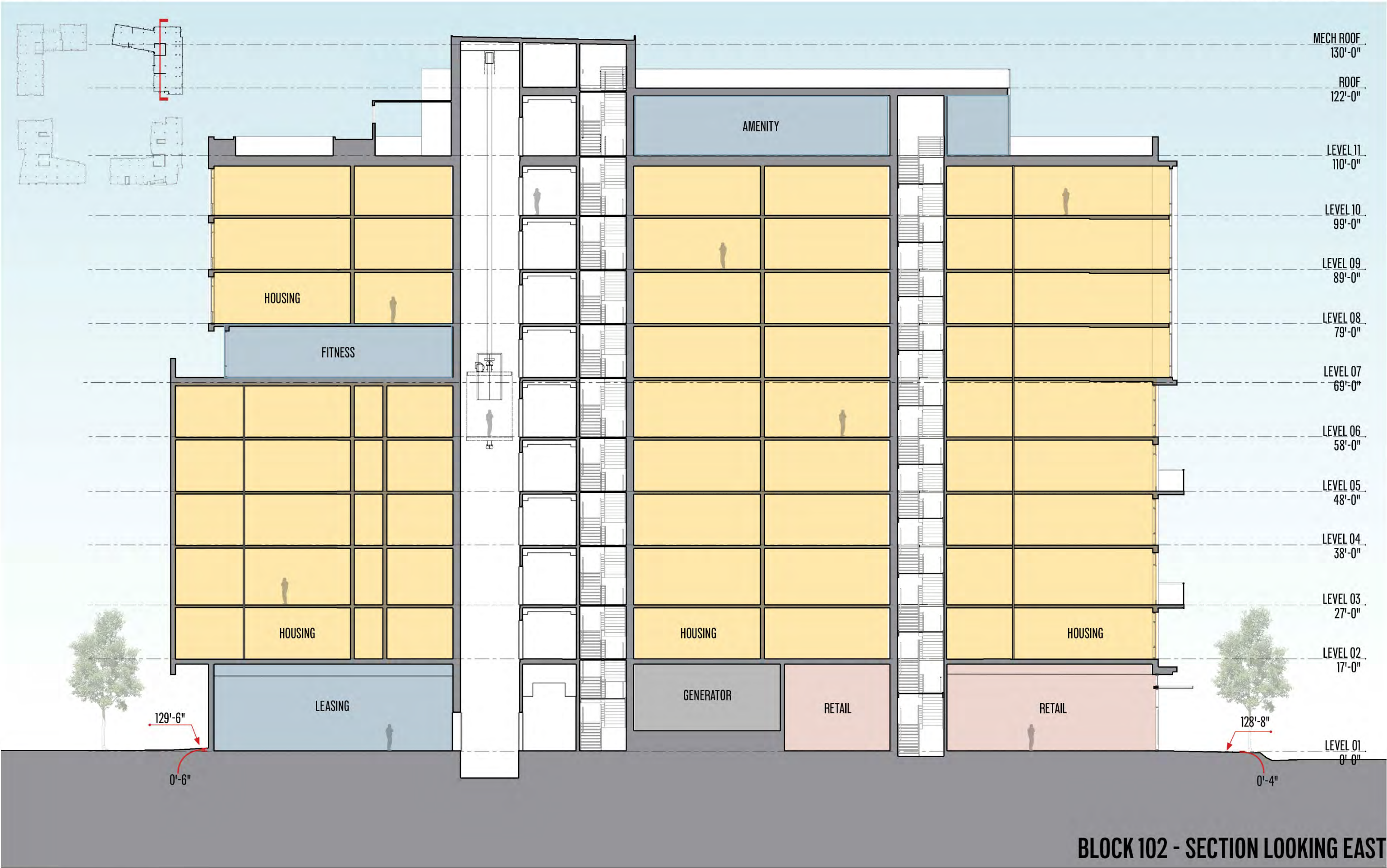








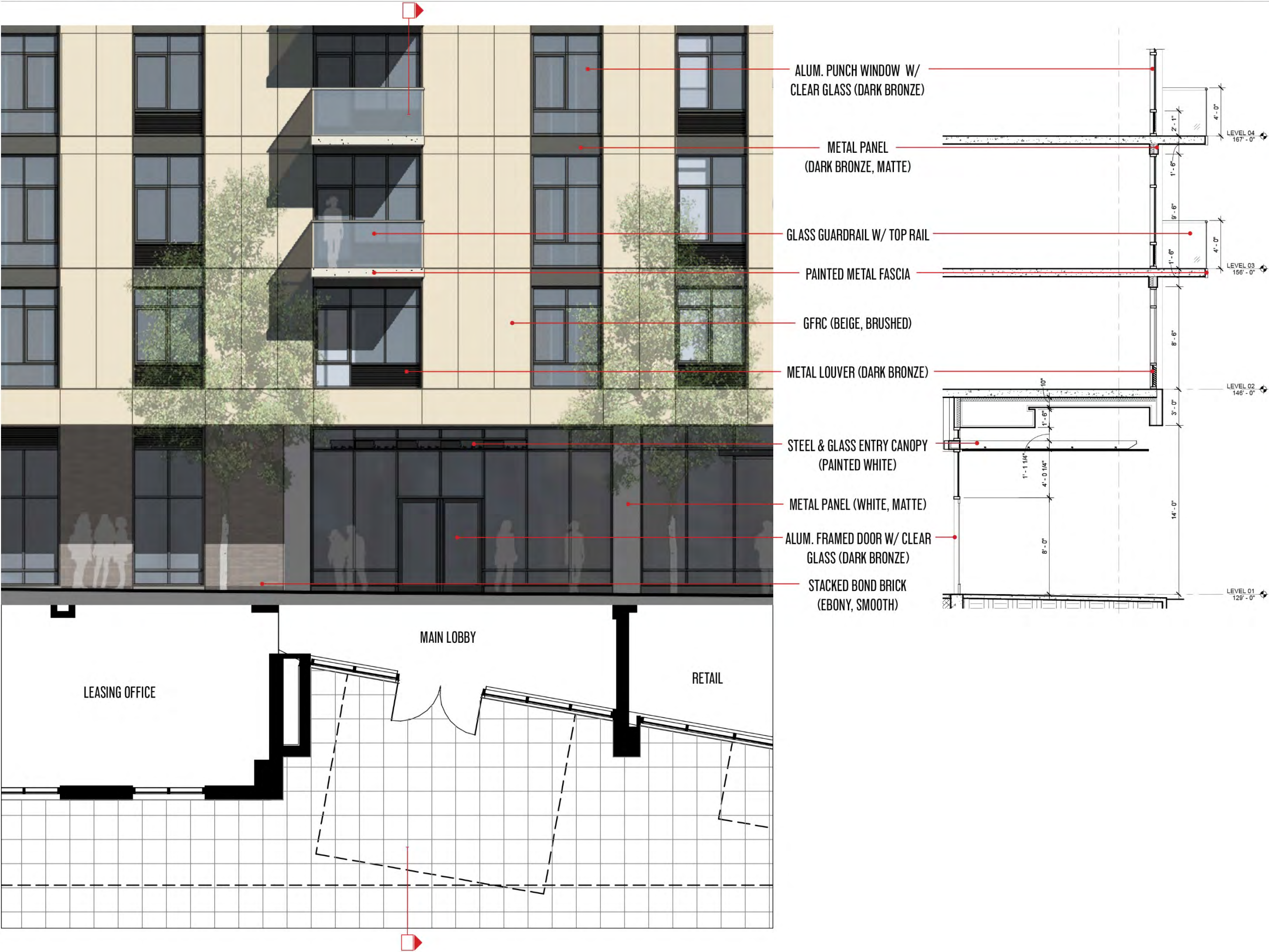
BLOCK 102 - SECTION LOOKING SOUTH





102-1

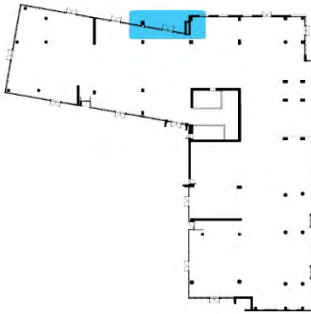
BLOCK 102 - NORTH ELEVATION - DETAIL 1



STEEL & GLASS ENTRY CANOPY

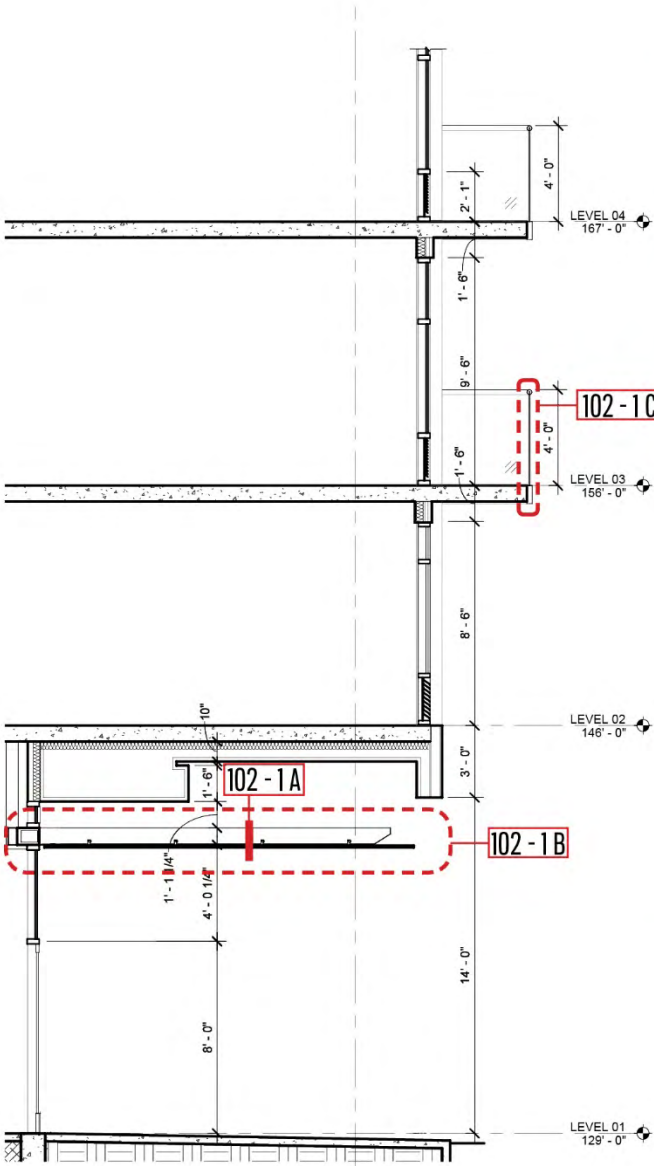


IMAGE OF STEEL & GLASS ENTRY CANOPY



BLOCK 102 - DETAIL 1

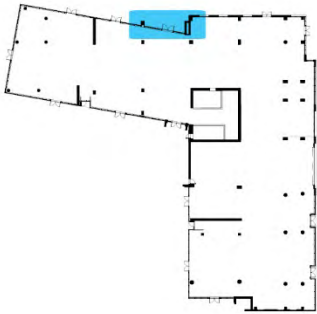




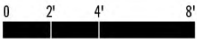
STEEL & GLASS ENTRY CANOPY

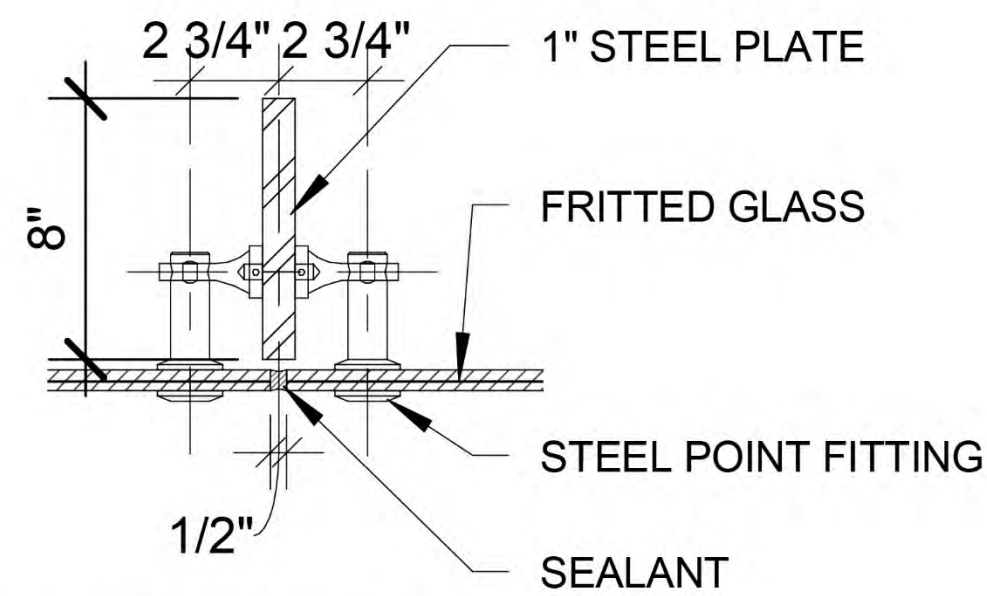


IMAGE OF STEEL & GLASS ENTRY CANOPY

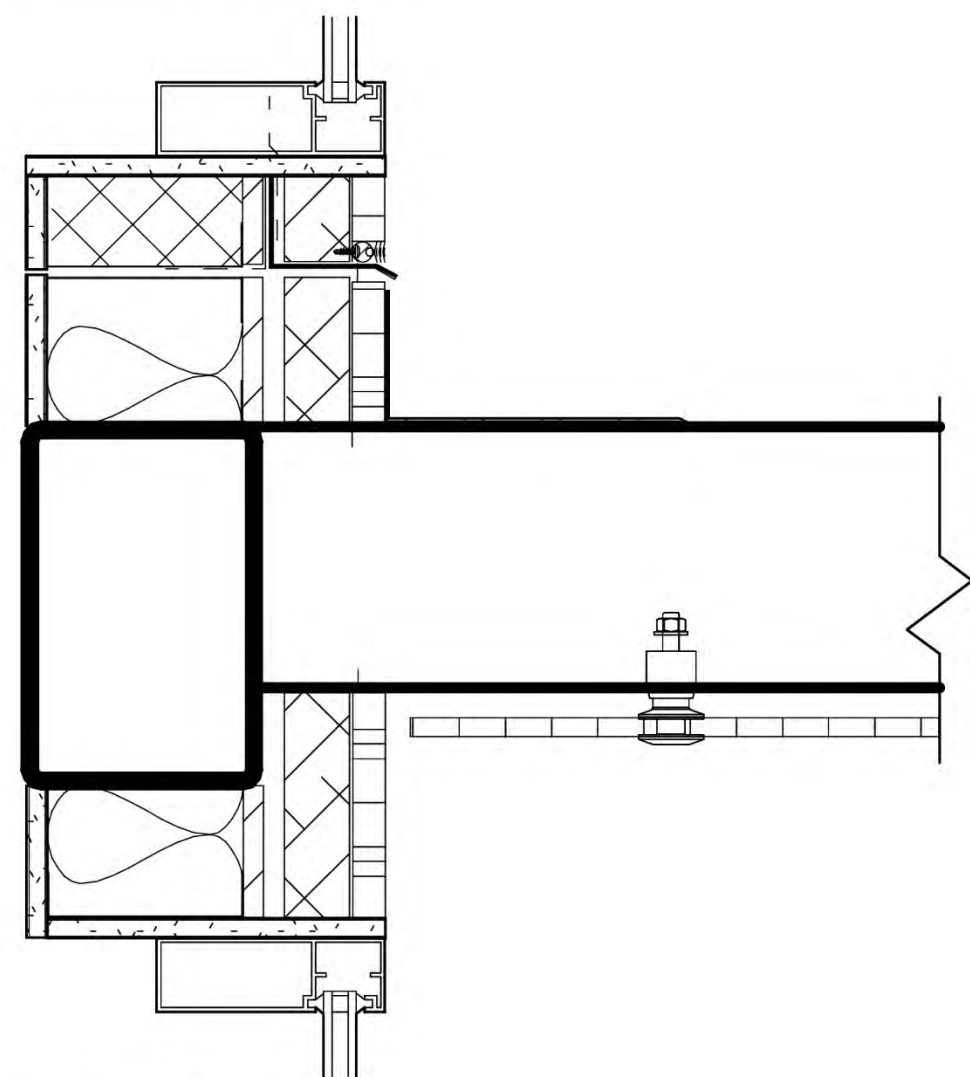


BLOCK 102 - DETAIL 1

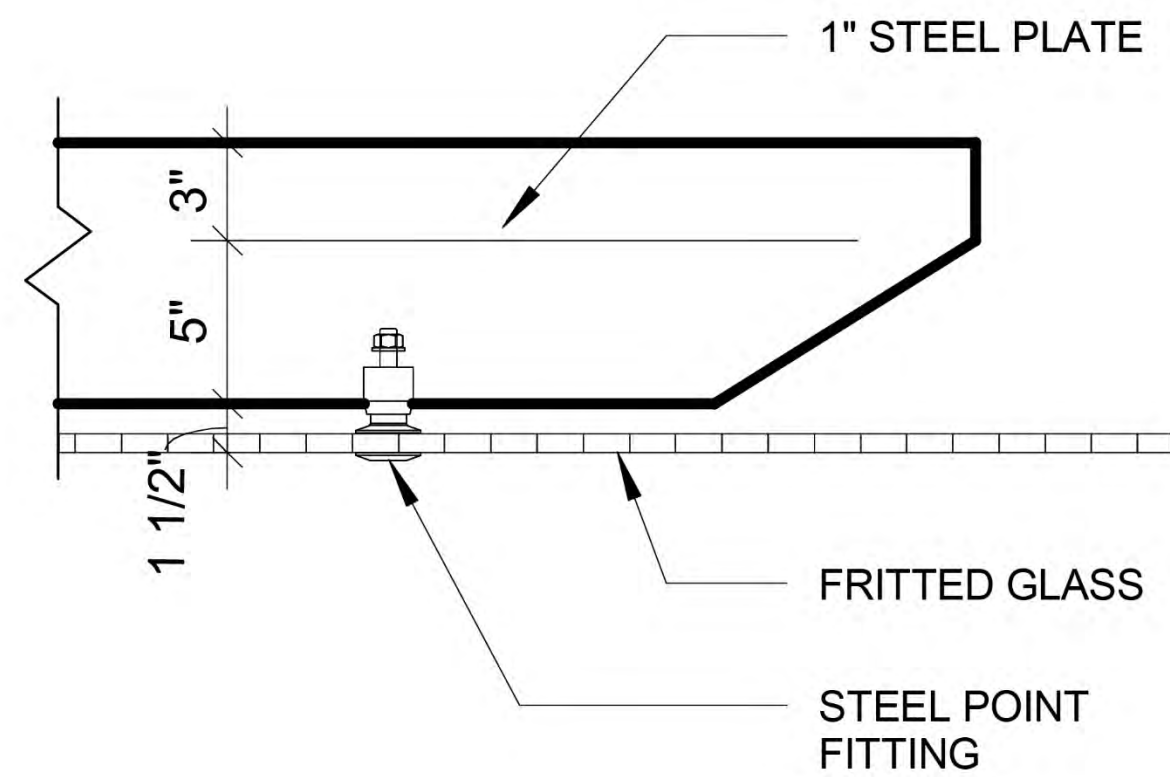




A. ENTRY CANOPY DETAIL AT STEEL PLATE/FITTING



B. ENTRY CANOPY SECTION DETAIL

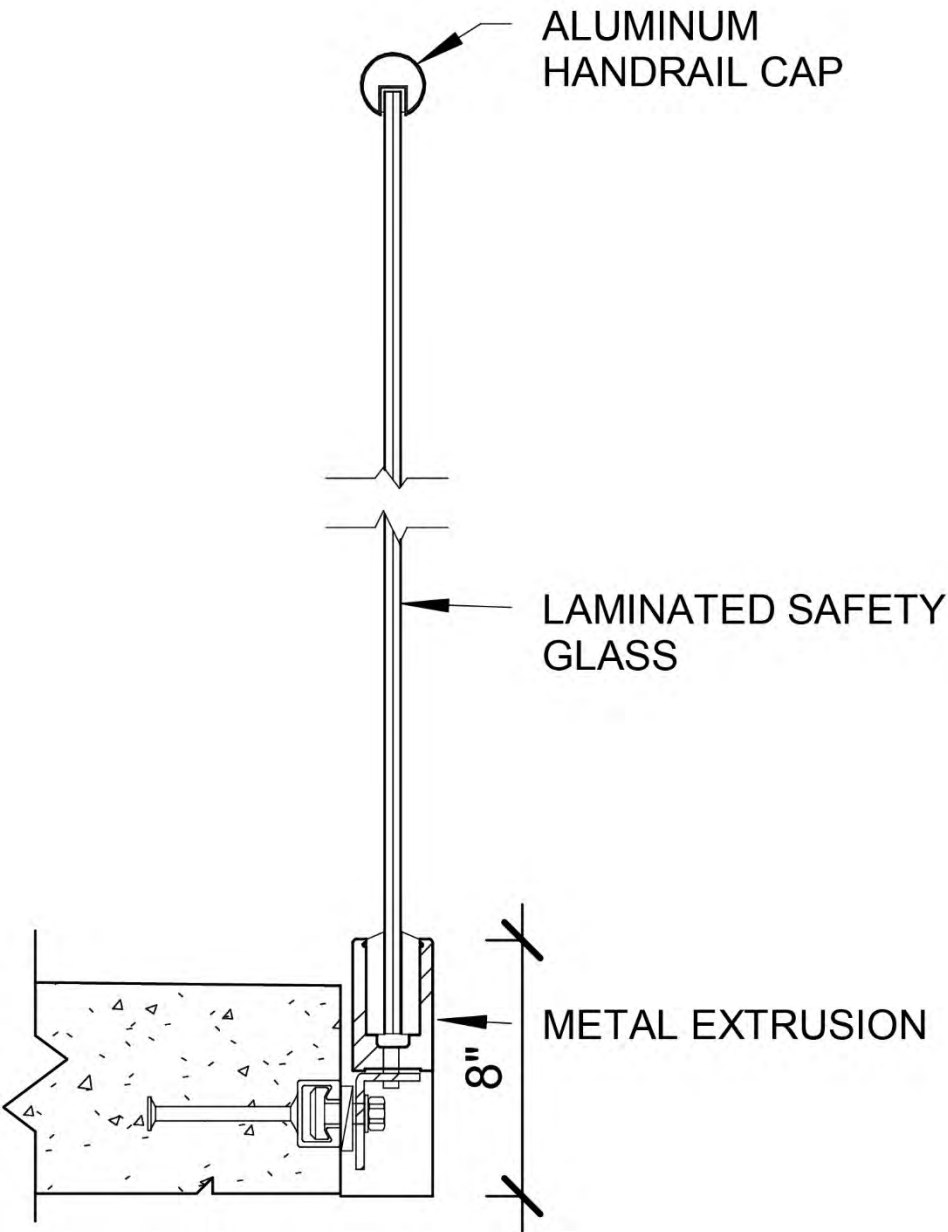


STEEL & GLASS ENTRY CANOPY



IMAGE OF STEEL & GLASS ENTRY CANOPY

BLOCK 102 - DETAIL 1A + 1B



A. TYPICAL GLASS RAIL DETAIL



GLASS GUARDRAIL W/ TOP RAIL

BLOCK 102 - DETAIL 1C

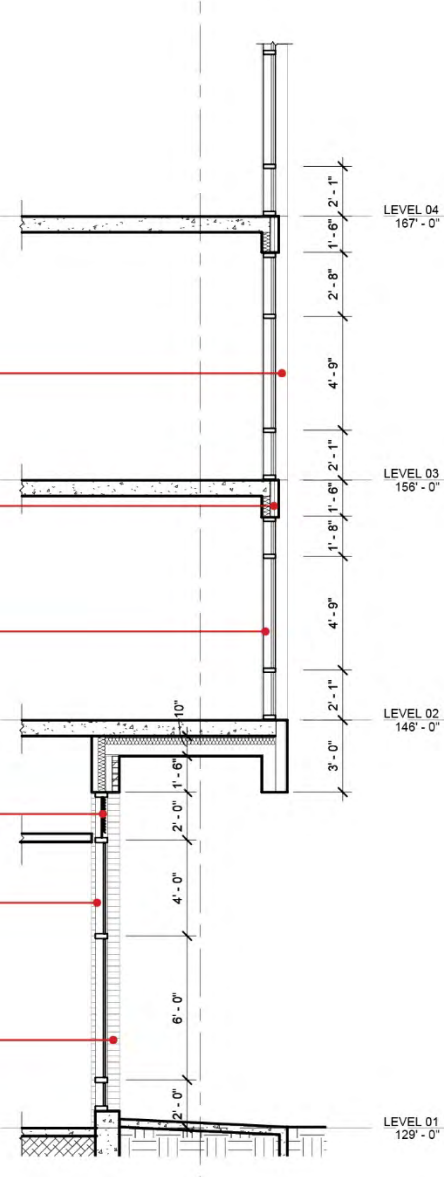


102-2

BLOCK 102 - NORTH ELEVATION - DETAIL 2



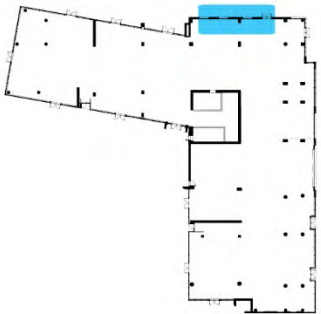
- GLASS GUARDRAIL W/ TOP RAIL
- PAINTED METAL FASCIA
- GFRC (BEIGE, BRUSHED)
- METAL LOUVER (DARK BRONZE)
- METAL PANEL (DARK BRONZE, MATTE)
- ALUM. PUNCH WINDOW W/ CLEAR GLASS (DARK BRONZE)
- METAL LOUVER (DARK BRONZE)
- ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS (DARK BRONZE)
- STACKED BOND BRICK (EBONY, SMOOTH)



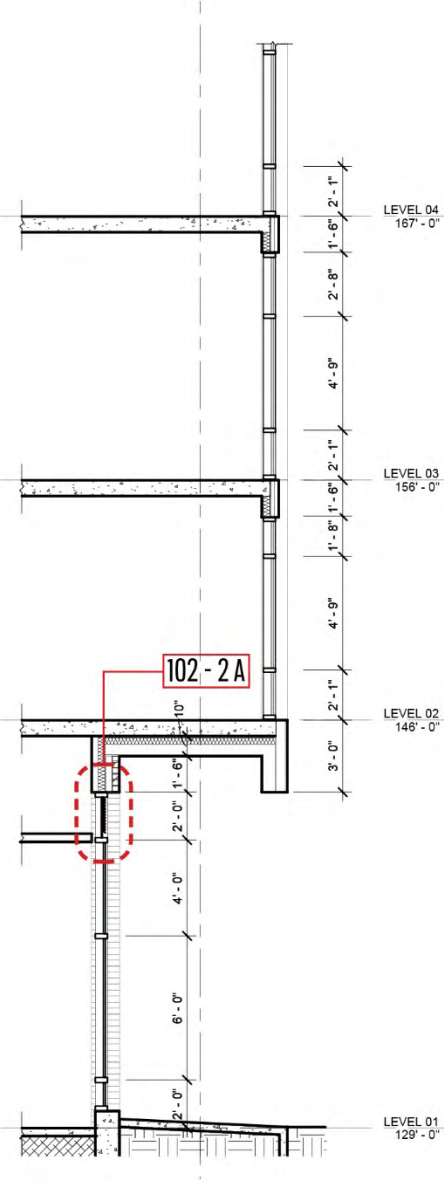
CURTAIN WALL WITH METAL LOUVER ON TOP



IMAGE OF PASS-THROUGH LOBBY @ ENTRANCE



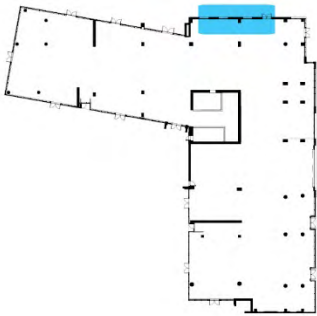
BLOCK 102 - DETAIL 2



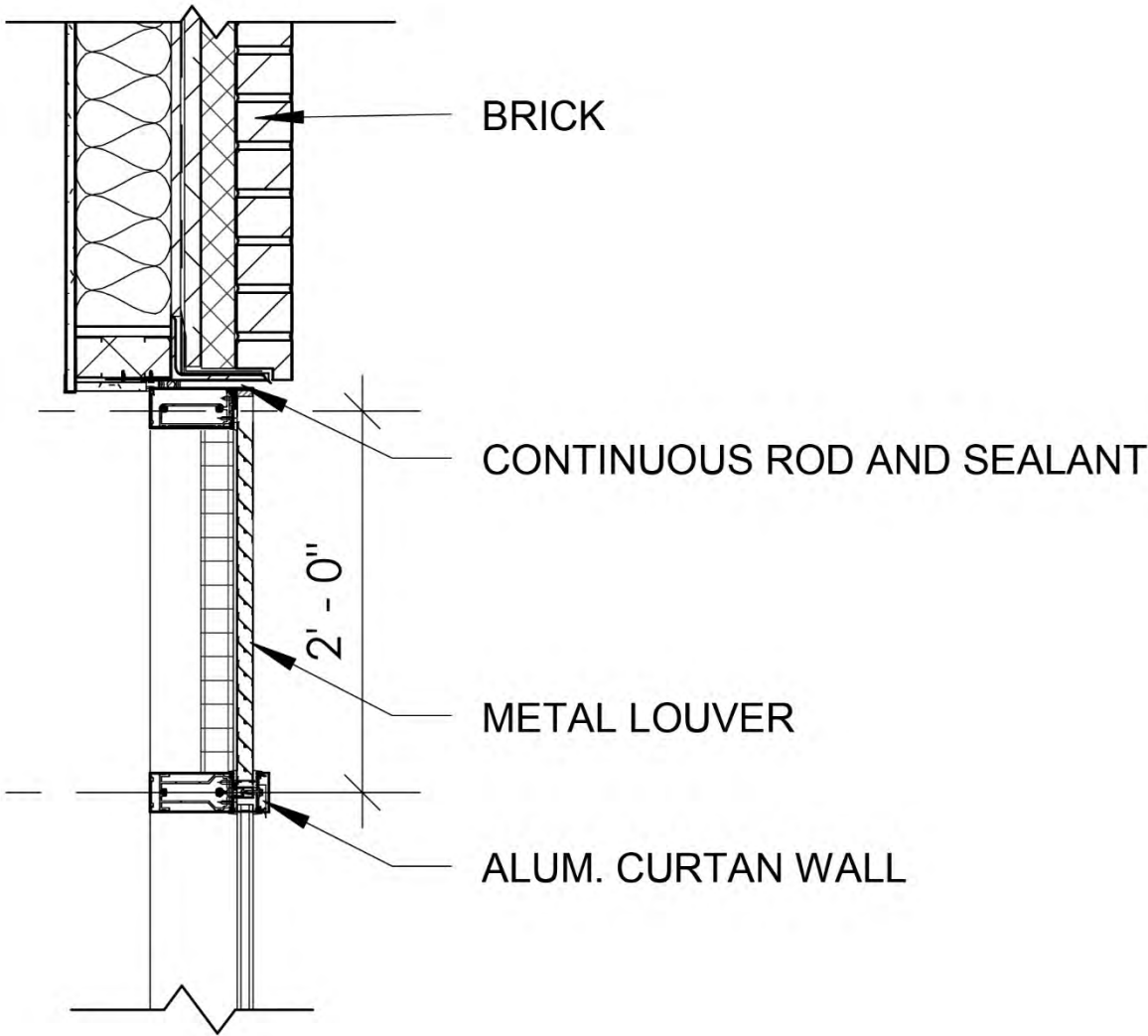
CURTAIN WALL WITH METAL LOUVER ON TOP



IMAGE OF PASS-THROUGH LOBBY @ ENTRANCE



BLOCK 102 - DETAIL 2



A. LOUVERS @ CURTAIN WALL CONNECT TO BRICK WALL



REPRESENTATIVE IMAGE OF BRICK (EBONY, SMOOTH)



REPRESENTATIVE IMAGE OF METAL LOUVER (DARK BRONZE)

BLOCK 102 - DETAIL 2A



102 - 3/4

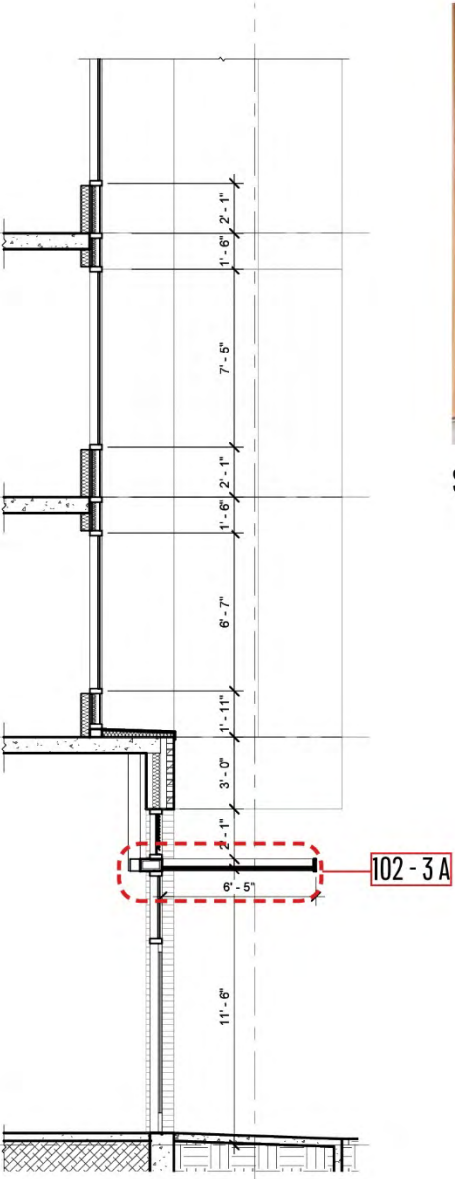
BLOCK 102 - NORTH ELEVATION - DETAIL 3/4



STEEL & GLASS RETAIL CANOPY



BLOCK 102 - DETAIL 3



STEEL & GLASS RETAIL CANOPY



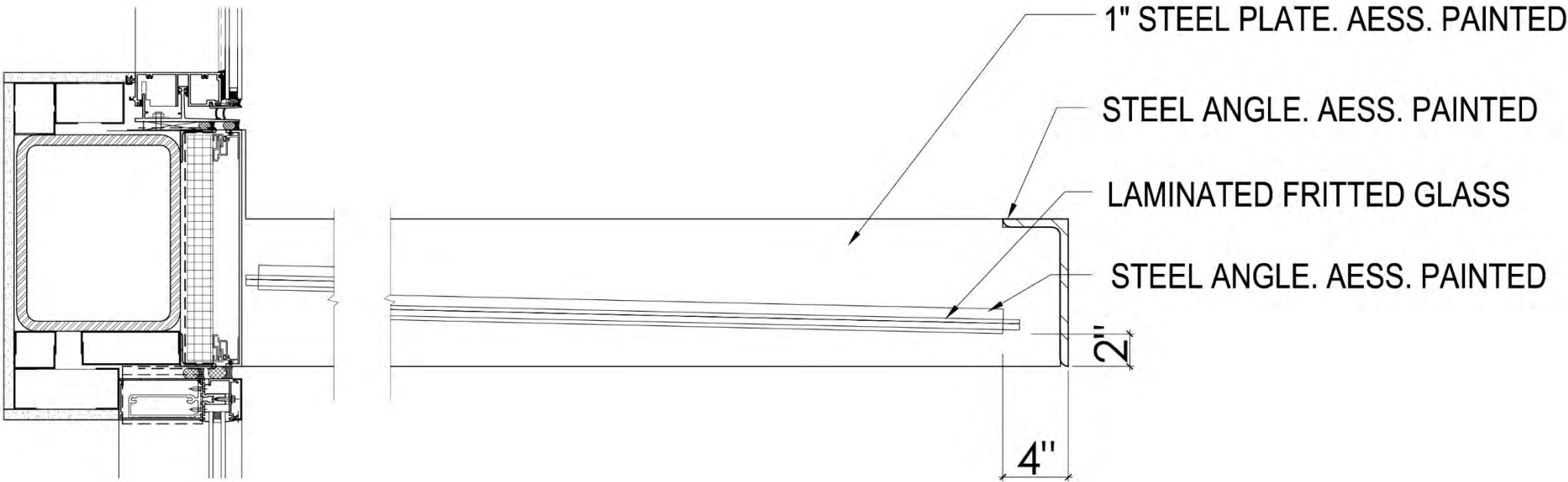
BLOCK 102 - DETAIL 3



STEEL & GLASS RETAIL CANOPY



PAINTED STEEL PLATE (DARK BRONZE)



A. TYPICAL RETAIL CANOPY SECTION DETAIL

BLOCK 102 - DETAIL 3A



ALUM. PUNCH WINDOW W/
CLEAR GLASS (DARK BRONZE)

METAL LOUVER (DARK BRONZE)

GFRC (BEIGE, BRUSHED)

STACKED BOND BRICK
(EBONY, SMOOTH)

METAL LOUVER (DARK BRONZE)

STEEL & GLASS CANOPY
(DARK BRONZE)

ALUM. FRAMED CURTAIN WALL
W/ CLEAR GLASS
(DARK BRONZE)

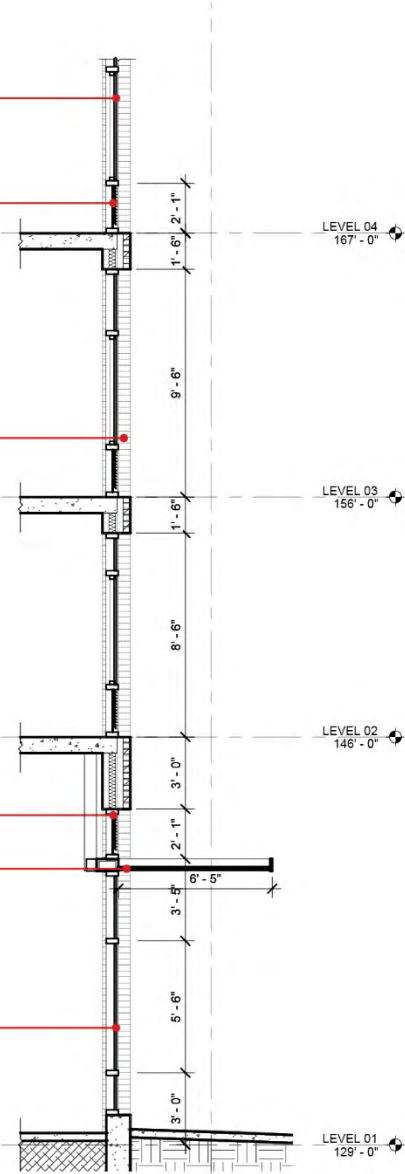
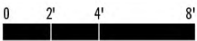


IMAGE OF NORTHEAST CORNER

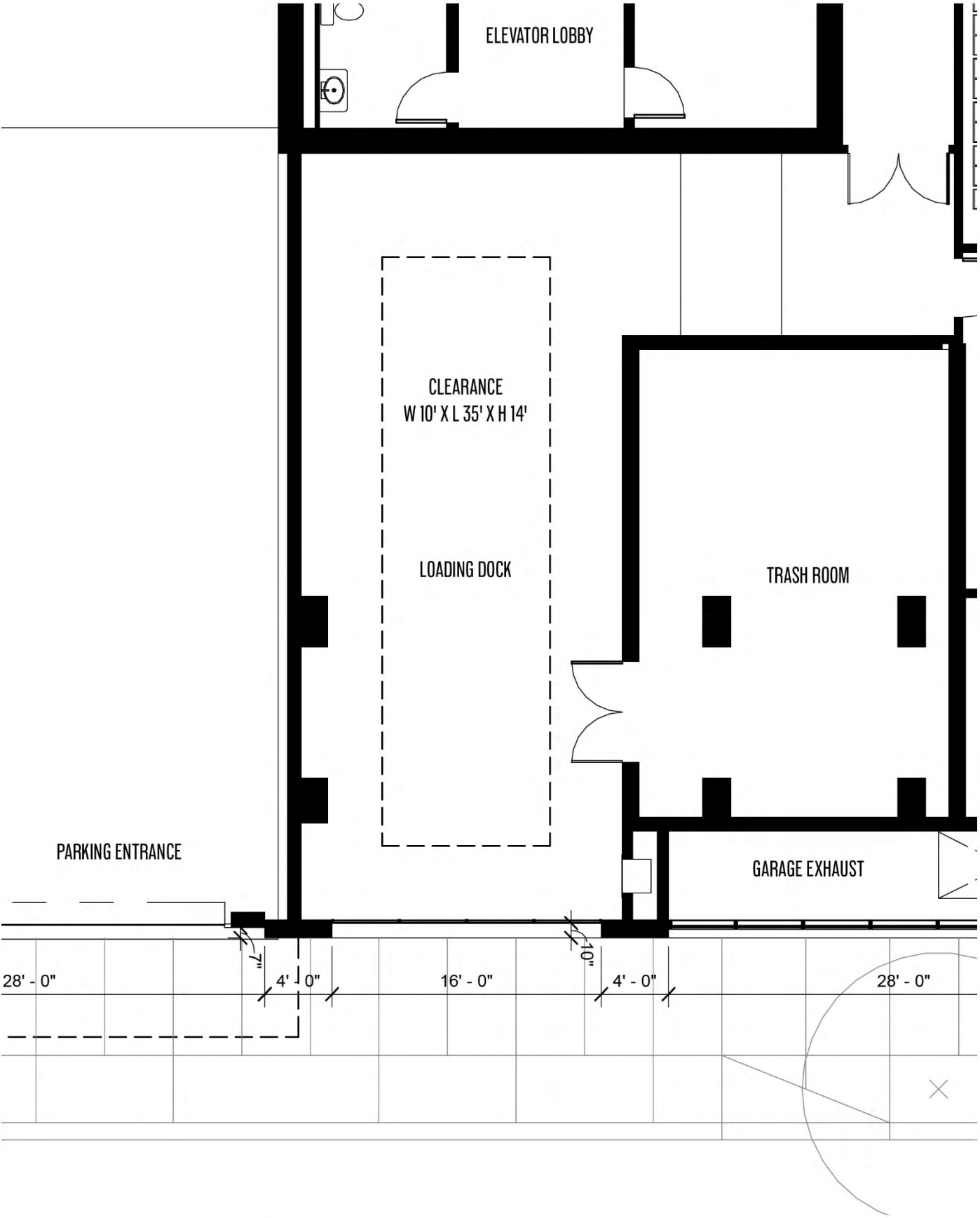


BLOCK 102 - DETAIL 4





BLOCK 102 - EAST ELEVATION - DETAIL 5



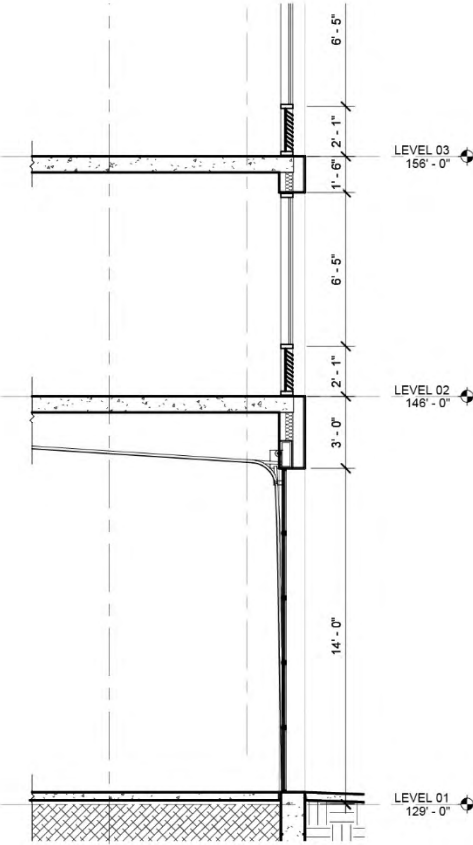
FLOOR PLAN - GROUND FLOOR LOADING DOCK



EAST ELEVATION AT LOADING DOCK DOOR



REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR



SECTION AT OVERHEAD DOOR

BLOCK 102 - LOADING DOCK



102 - 6

BLOCK 102 - EAST ELEVATION - DETAIL 6

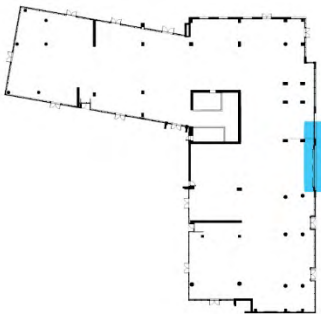


GARAGE ENTRY METAL CANOPY

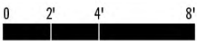


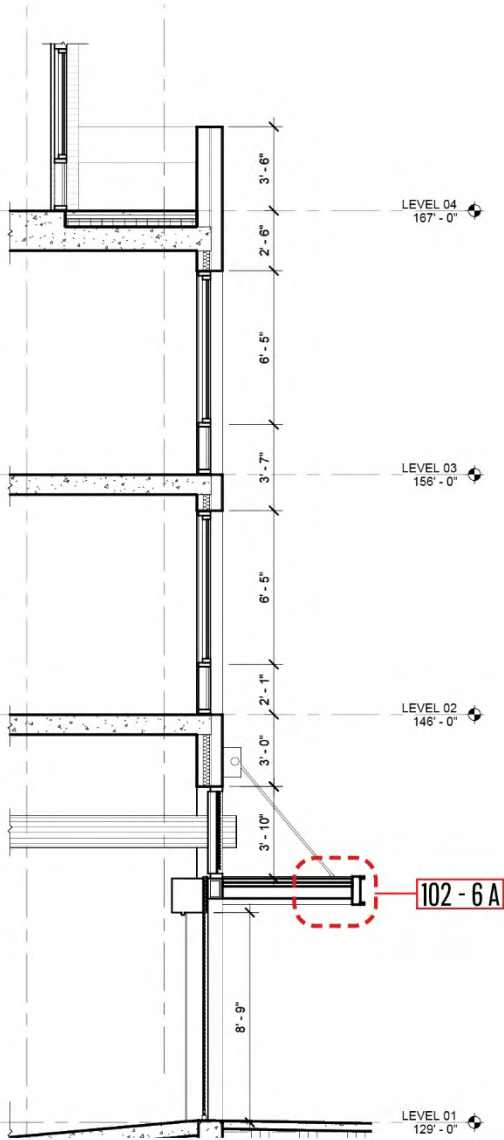
GRILLE GARAGE DOOR

(Note: Rolling grille garage door located 1'-0" away from property line, and design exception pending)



BLOCK 102 - DETAIL 6



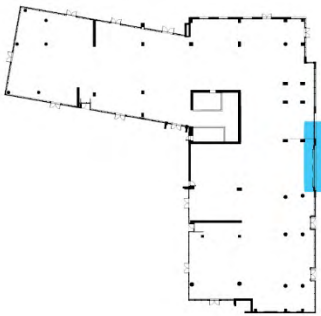


GARAGE ENTRY METAL CANOPY

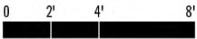


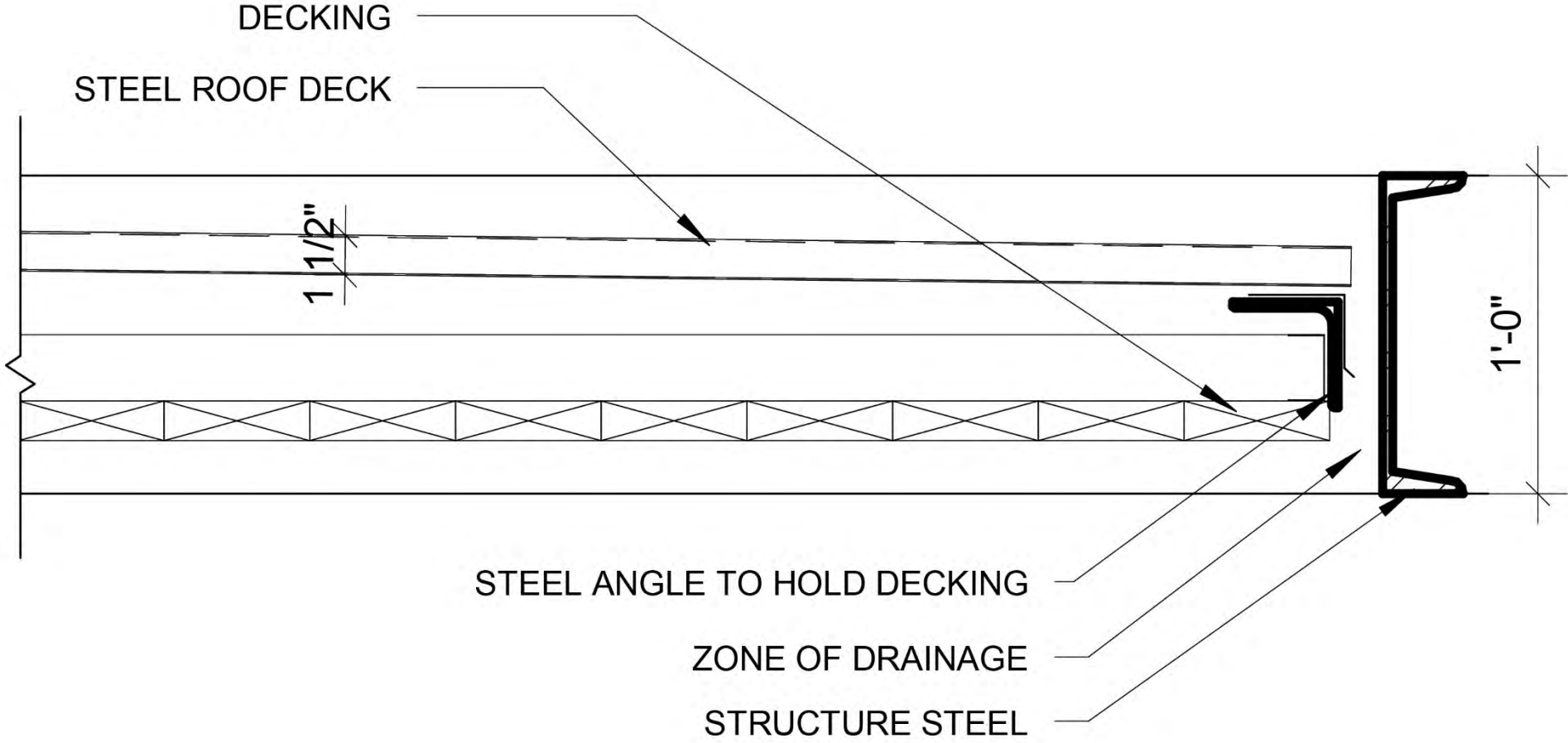
GRILLE GARAGE DOOR

(Note: Rolling grille garage door located 1'-0" away from property line, and design exception pending)



BLOCK 102 - DETAIL 6





A. GARAGE CANOPY DETAIL



GARAGE ENTRY METAL CANOPY

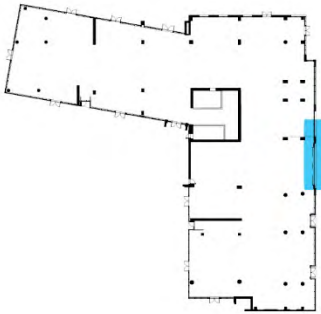
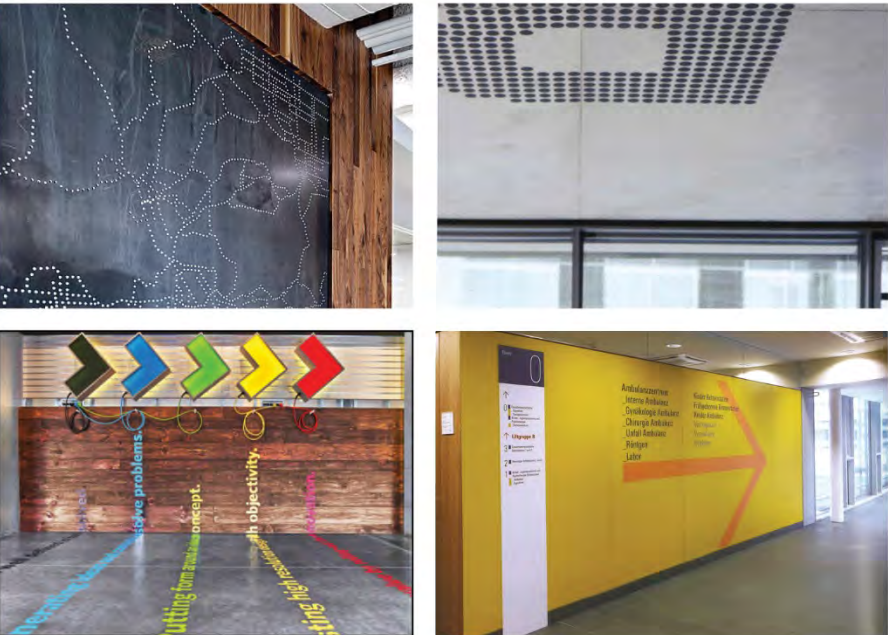
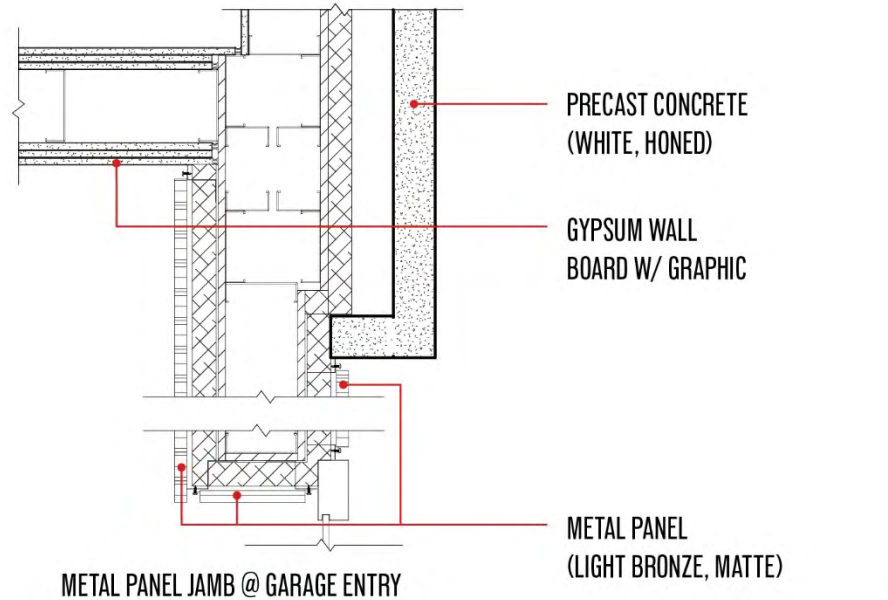
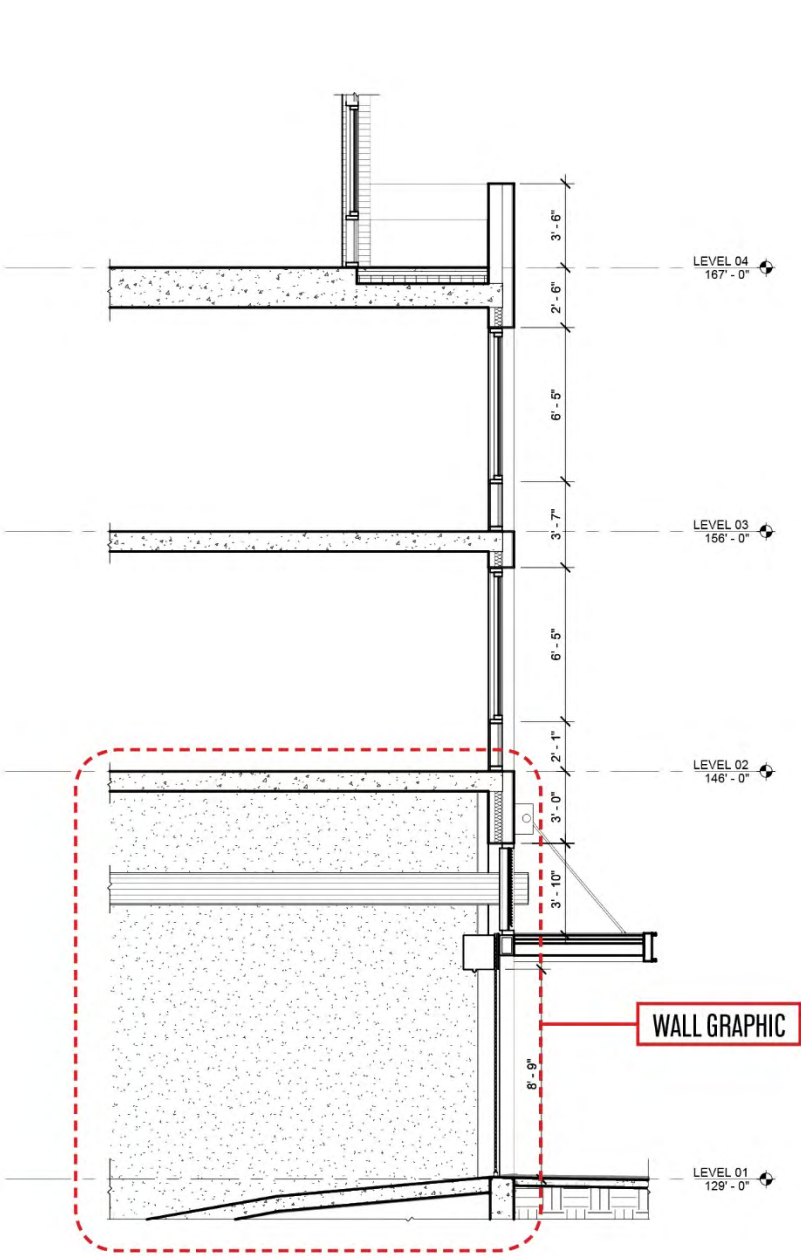


PAINTED STEEL FRAME (DARK BRONZE)



WOOD DECKING ON UNDERSIDE

BLOCK 102 - DETAIL 6A

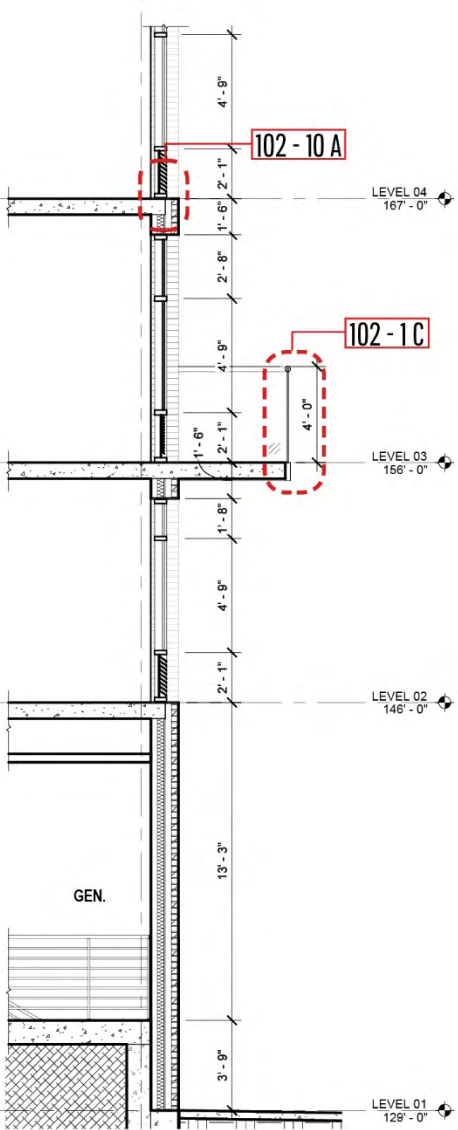


BLOCK 103 - DETAIL 6



BLOCK 102 - WEST ELEVATION - DETAIL 11

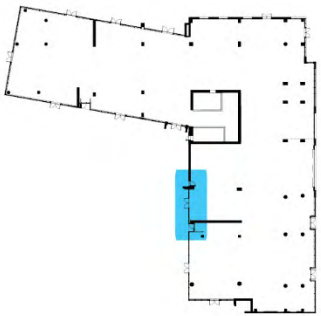




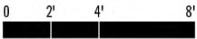
ALUM. PUNCH WINDOW WITH LOUVER



IMAGE OF RETAIL @ SOUTHWEST CORNER



BLOCK 102 - DETAIL 11





CURRENT - BL 102 COURTYARD STUDY



GREEN WALL OPTION - BL 102 COURTYARD STUDY



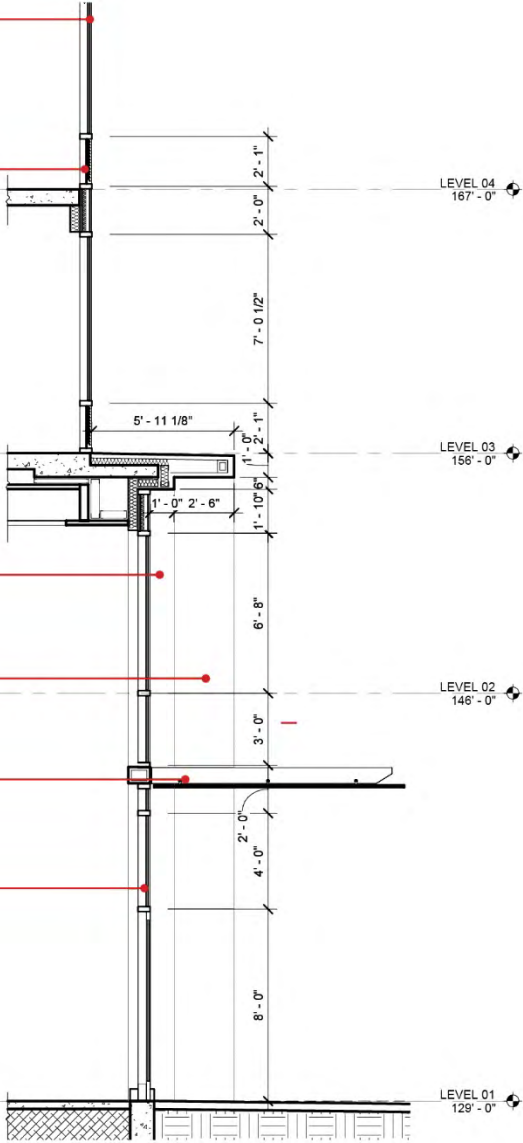
INFOGRAPHIC OPTION - BL 102 COURTYARD STUDY



BLOCK 102 - SOUTH ELEVATION - DETAIL 12



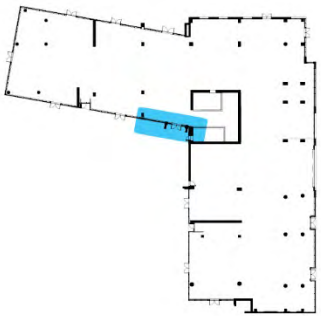
- ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS (DARK BRONZE)
- METAL LOUVER (DARK BRONZE)
- GFRC (BEIGE, BRUSHED)
- GLASS GUARDRAIL W/ TOP RAIL
- STACKED BOND BRICK (EBONY, SMOOTH)
- METAL PANEL (DARK BRONZE, MATTE)
- METAL PANEL (WHITE, MATTE)
- STEEL & GLASS CANOPY (PAINTED WHITE)
- ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS (DARK BRONZE)



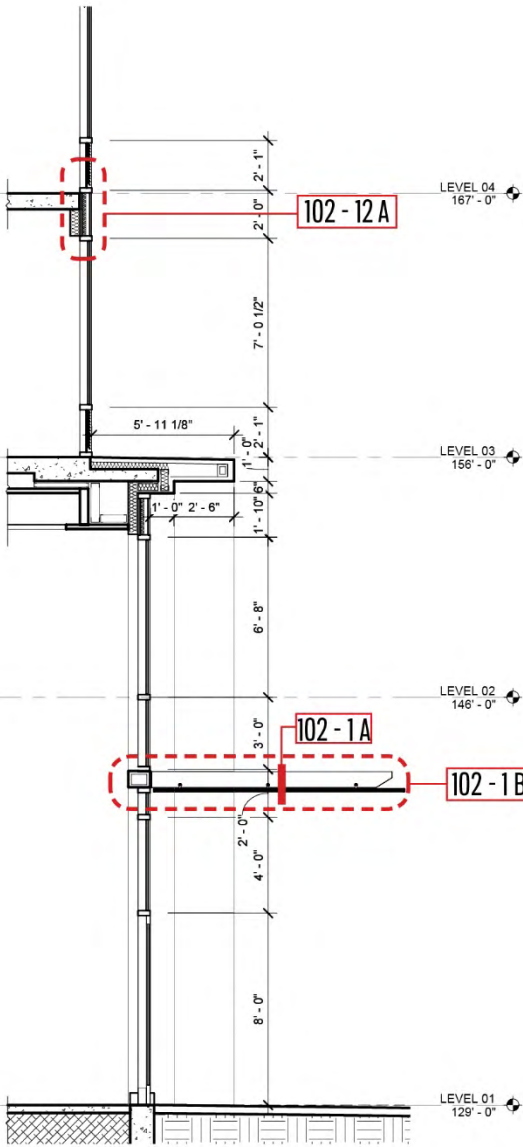
METAL WRAP AT ENTRY



IMAGE OF ENTRY AT COURTYARD



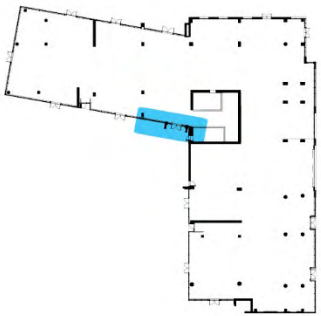
BLOCK 102 - DETAIL 12



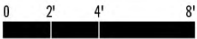
METAL WRAP AT ENTRY

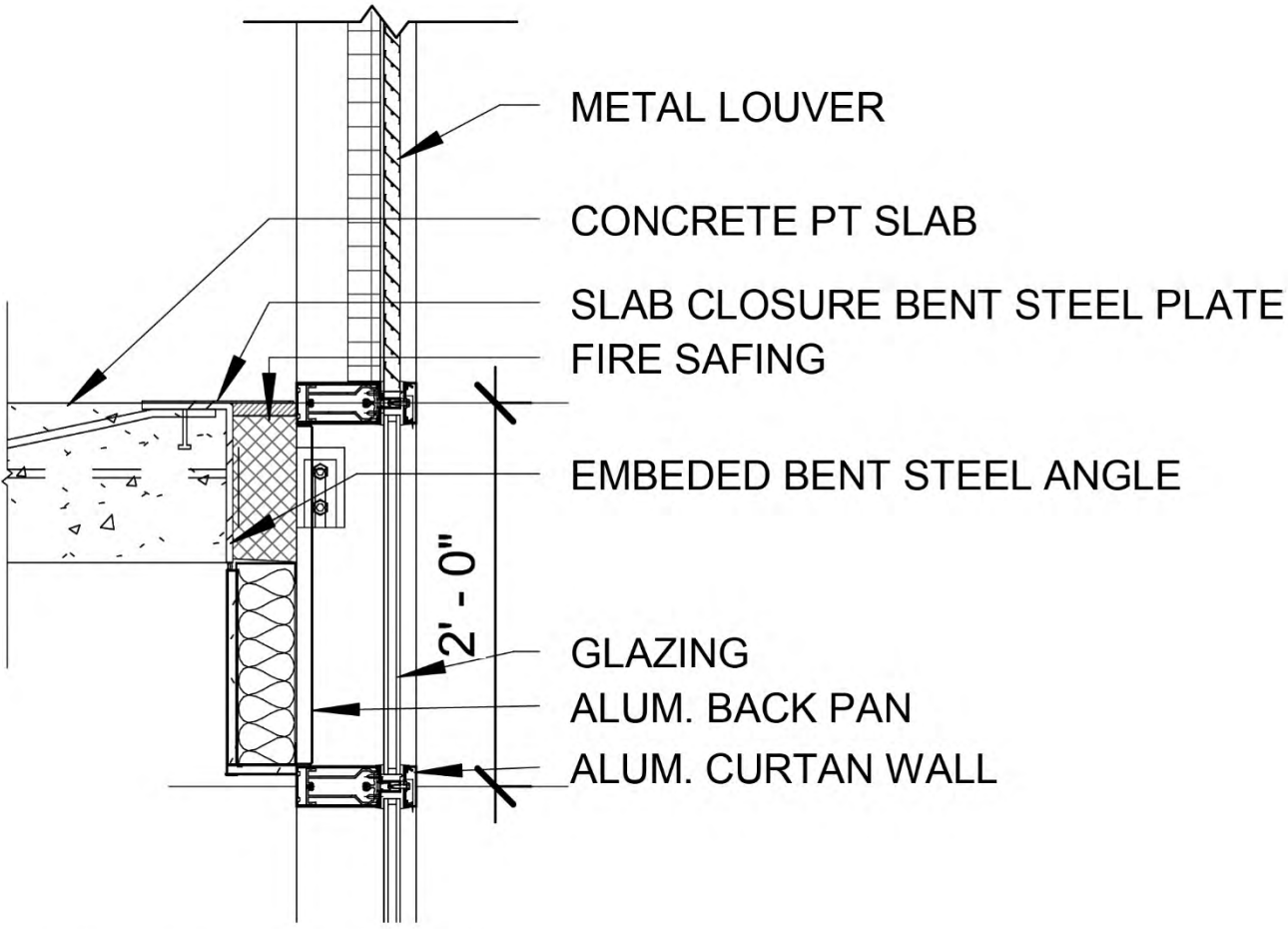


IMAGE OF ENTRY AT COURTYARD



BLOCK 102 - DETAIL 12





A. LOUVER @ CURTAIN WALL ABOVE SPANDREL GLASS



IMAGE OF LOUVER @ CURTAIN WALL

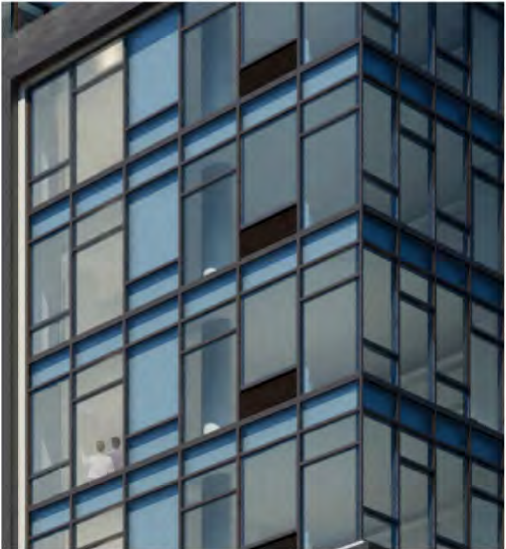


IMAGE OF LOUVER @ CURTAIN WALL

BLOCK 102 - DETAIL 12A





ALUM. PUNCH WINDOW W/
CLEAR GLASS (DARK BRONZE)

METAL PANEL (WHITE, MATTE)

METAL PANEL
(DARK BRONZE, MATTE)

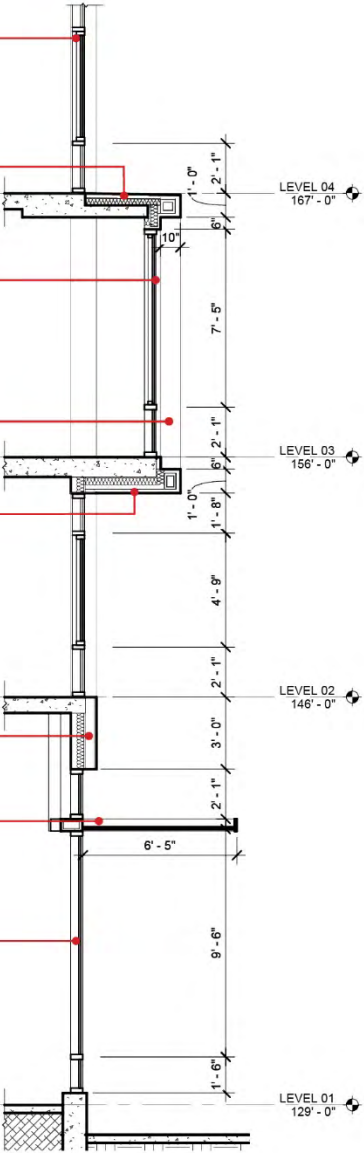
METAL PANEL (WHITE, MATTE)

METAL LOUVER (DARK BRONZE)

GFRC (BEIGE, BRUSHED)

STEEL & GLASS CANOPY
(DARK BRONZE)

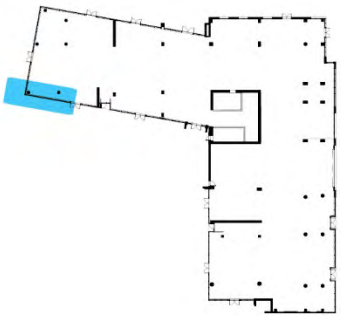
ALUM. FRAMED CURTAIN WALL
W/ CLEAR GLASS
(DARK BRONZE)



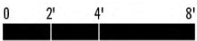
STEEL & GLASS RETAIL CANOPY



IMAGE OF PODIUM SOUTHWEST CORNER



BLOCK 102 - DETAIL 13





102 - 15

BLOCK 102 - NORTH ELEVATION - DETAIL 15



GFRC (BEIGE, BRUSHED)

ALUM. PUNCH WINDOW W/
CLEAR GLASS (DARK BRONZE)

METAL LOUVER (DARK BRONZE)

GLASS GUARDRAIL W/ TOP RAIL

METAL PANEL
(DARK BRONZE, MATTE)

PAINTED METAL FASCIA

STEEL & GLASS CANOPY
(DARK BRONZE)

ALUM. FRAMED CURTAIN WALL
W/ CLEAR GLASS
(DARK BRONZE)

ALUM. FRAMED GLASS DOOR W/
CLEAR GLASS (DARK BRONZE)

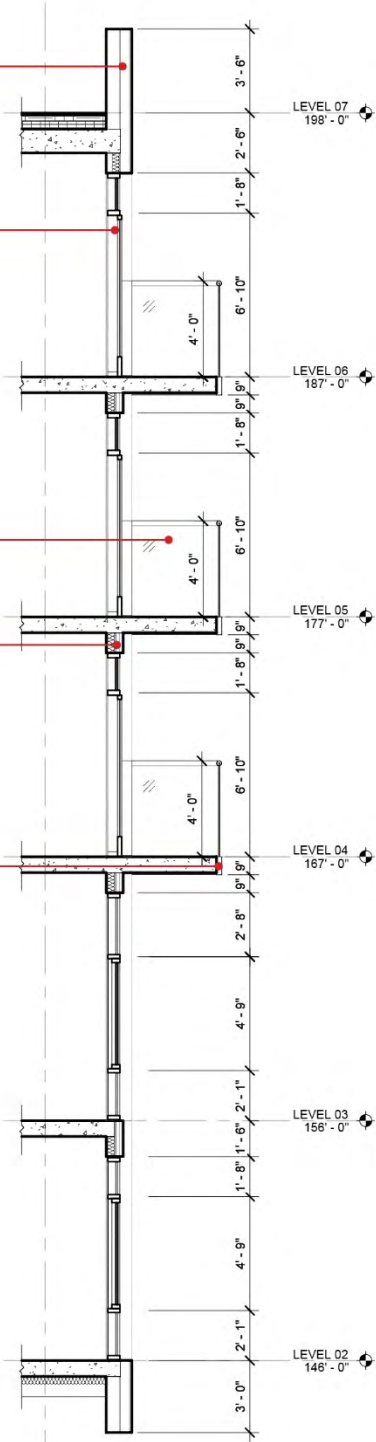
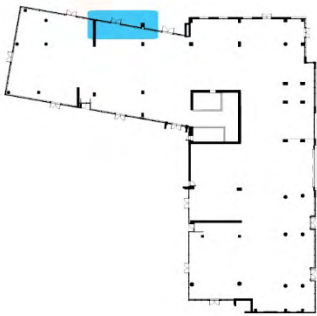


IMAGE OF BALCONIES @ PODIUM



GLASS GUARDRAIL W/ TOP RAIL



BLOCK 102 - DETAIL 15

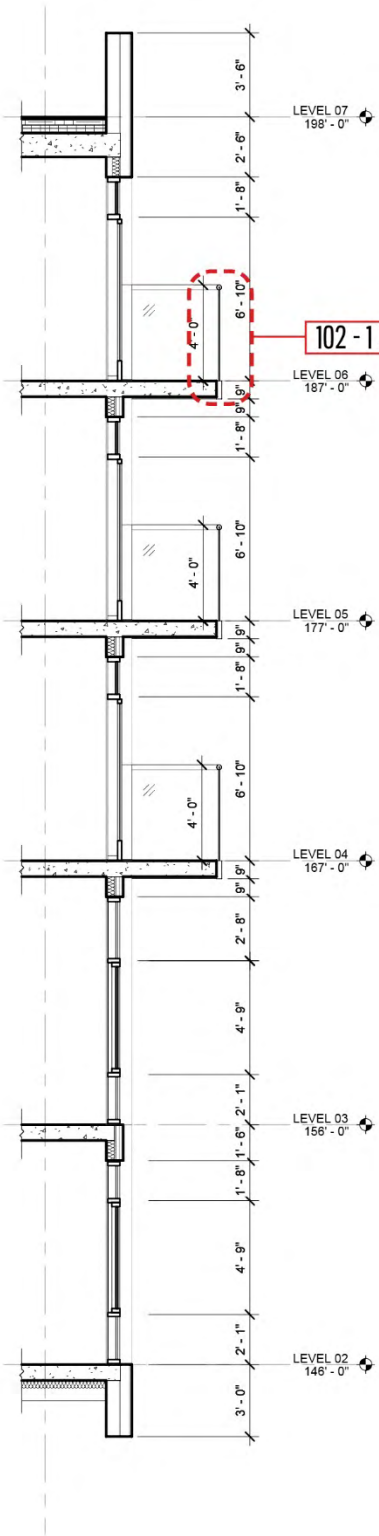
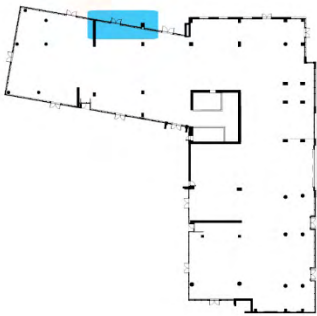


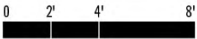
IMAGE OF BALCONIES @ PODIUM

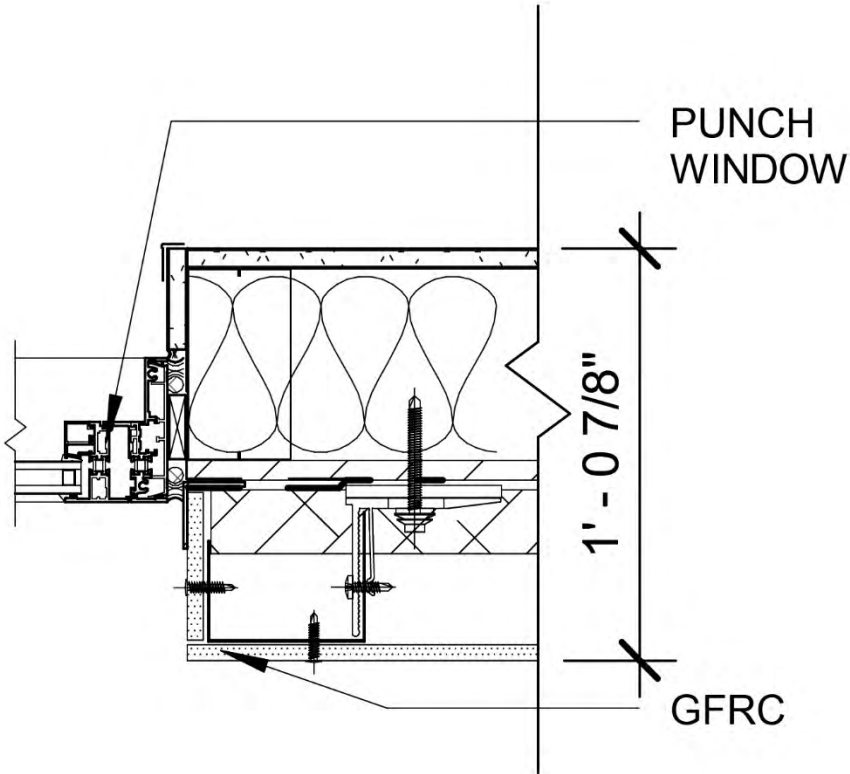


GLASS GUARDRAIL W/ TOP RAIL



BLOCK 102 - DETAIL 15





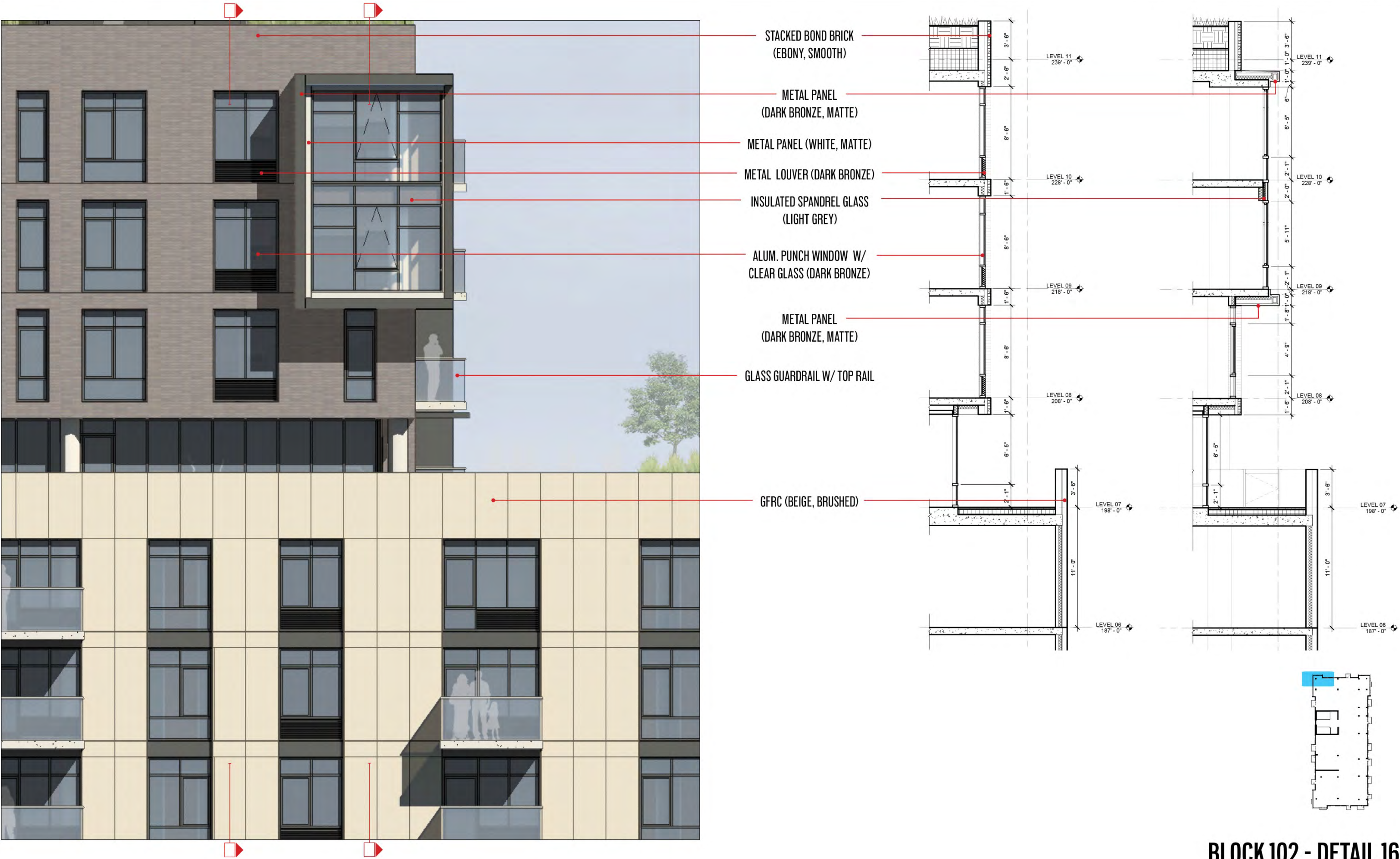
A. TYPICAL WINDOW JAMB @ GFRC DETAIL



GFRC (BEIGE, BRUSHED)



BLOCK 102 - NORTH ELEVATION - DETAIL 16



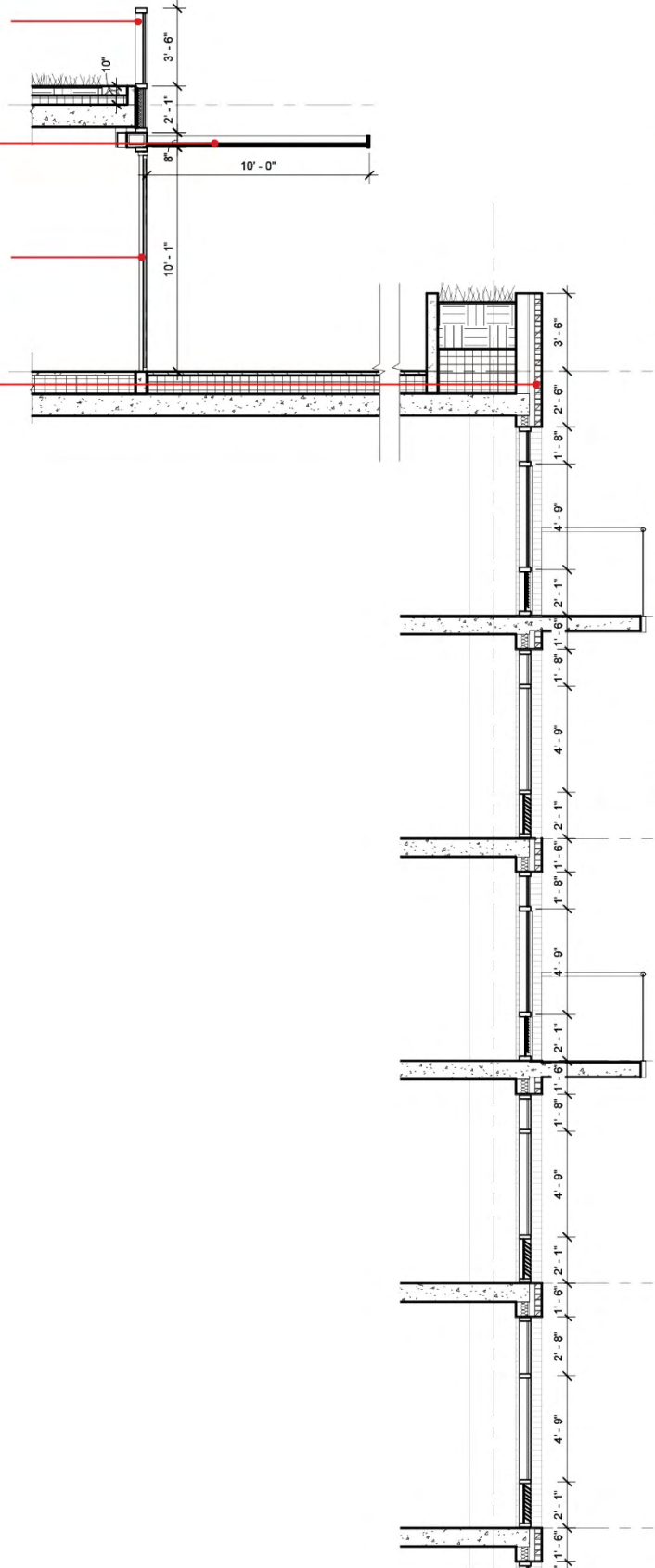
BLOCK 102 - DETAIL 16



BLOCK 102 - EAST ELEVATION - DETAIL 17



- ALUM. FRAMED CURTAIN WALL
W/ CLEAR GLASS
(DARK BRONZE)
- STEEL & GLASS CANOPY
(DARK BRONZE)
- ALUM. FRAMED SLIDING DOOR
W/ CLEAR GLASS
(DARK BRONZE)
- STACKED BOND BRICK
(EBONY, SMOOTH)



SLIDING DOOR

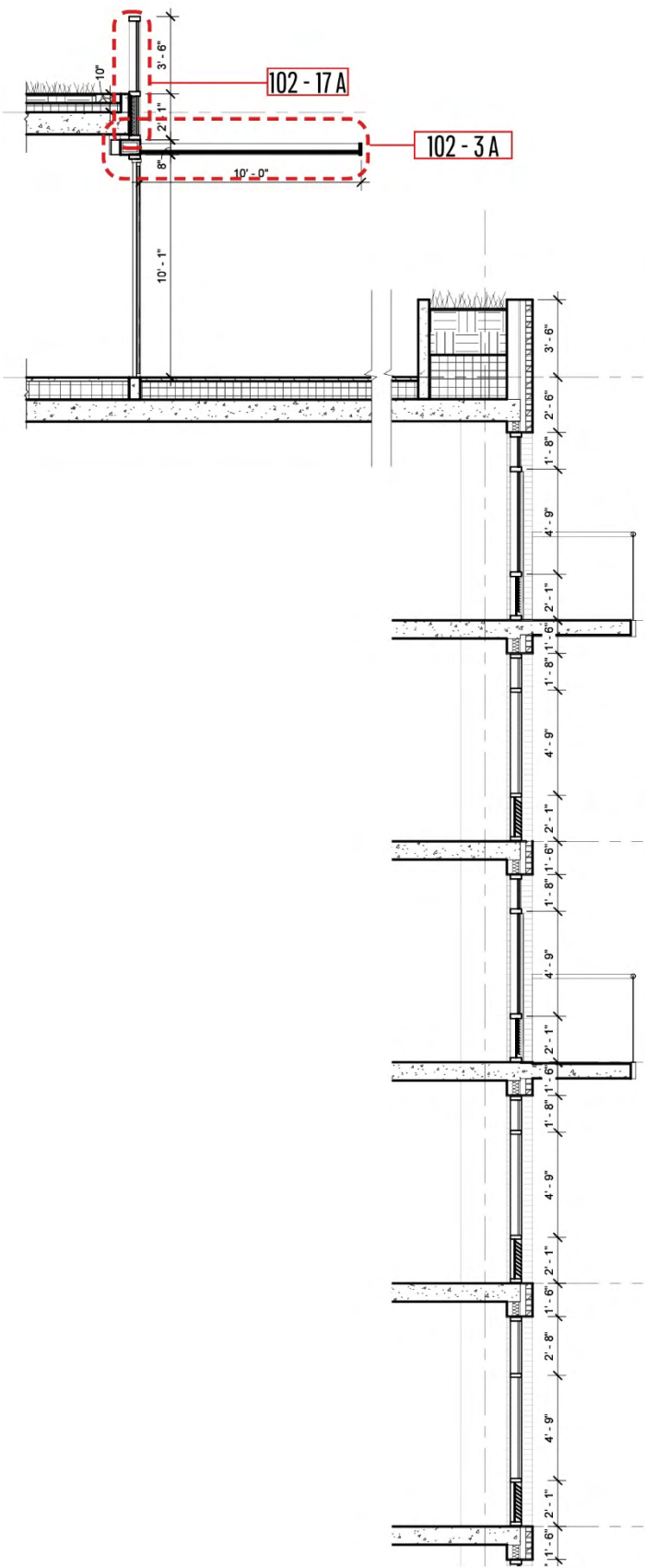


IMAGE OF EAST FACADE



BLOCK 102 - DETAIL 17





SLIDING DOOR



IMAGE OF EAST FACADE

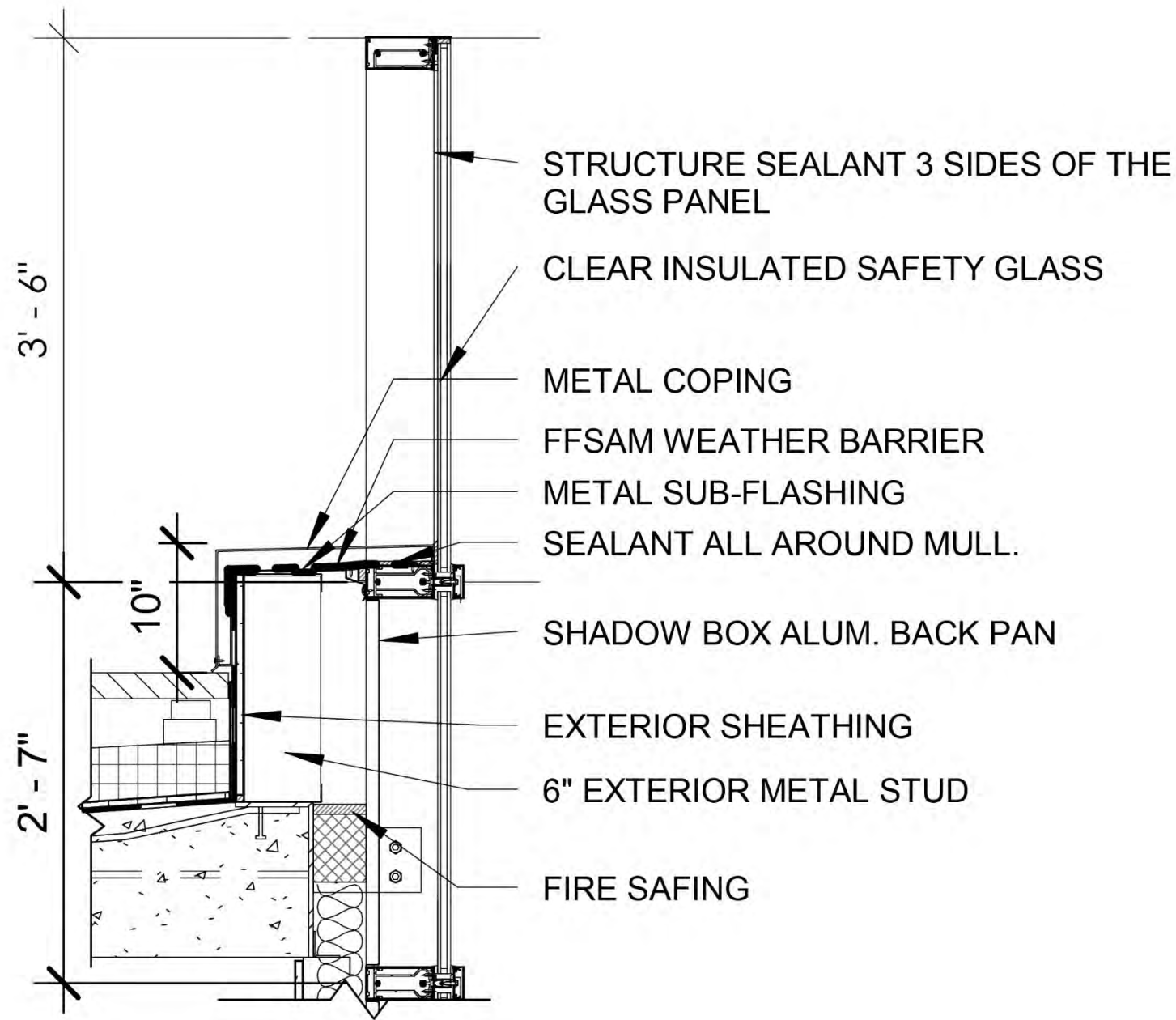


BLOCK 102 - DETAIL 17





IMAGE OF ROOF CURTAIN WALL



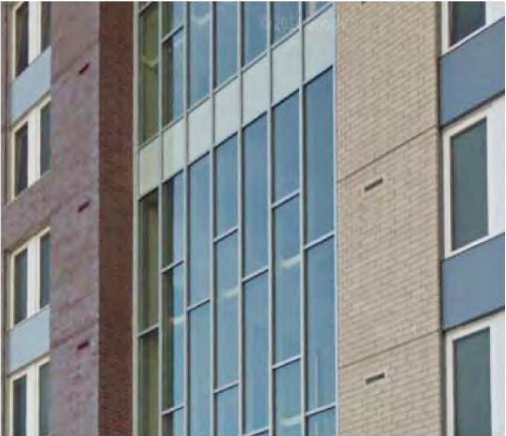
A. ROOF CURTAIN WALL PARAPET DETAIL

BLOCK 102 - DETAIL 17A



102 - 18

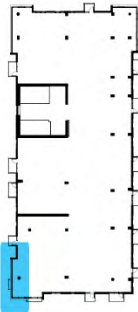
BLOCK 102 - WEST ELEVATION - DETAIL 18



CURTAIN WALL



IMAGE OF SOUTHWEST CORNER CURTAIN WALL



BLOCK 102 - DETAIL 18





STACKED BOND BRICK (EBONY, SMOOTH)

ALUM. PUNCH WINDOW (DARK BRONZE)
W/ CLEAR GLASS

METAL LOUVER (DARK BRONZE)

ALUM. FRAMED CURTAIN WALL W/
CLEAR GLASS

INSULATED SPANDREL GLASS

GFRC (BEIGE, BRUSHED)

METAL PANEL (DARK BRONZE, MATTE)

GLASS GUARDRAIL W/ TOP RAIL

PRECAST CONCRETE (WHITE, HONED)

ALUM. FRAMED CURTAIN WALL W/
CLEAR GLASS



REPRESENTATIVE IMAGE OF ALUM. PUNCH WINDOWS



REPRESENTATIVE IMAGE OF BRICK (EBONY, SMOOTH)



REPRESENTATIVE IMAGE OF PRECAST CONCRETE
WALL



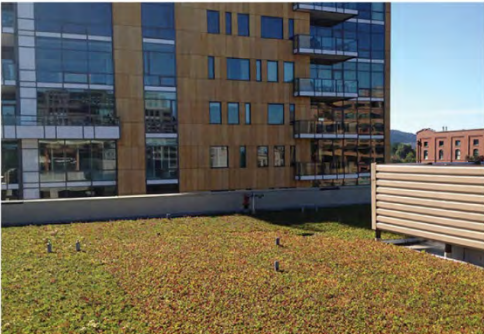
REPRESENTATIVE IMAGE OF CURTAIN WALL BUMP-OUT
CORNER



REPRESENTATIVE IMAGE OF GFRC PANELS



REPRESENTATIVE IMAGE OF GLASS GUARDRAIL
BALCONY



REPRESENTATIVE IMAGE OF ECO ROOF



REPRESENTATIVE IMAGE OF STEEL GLASS CANOPY

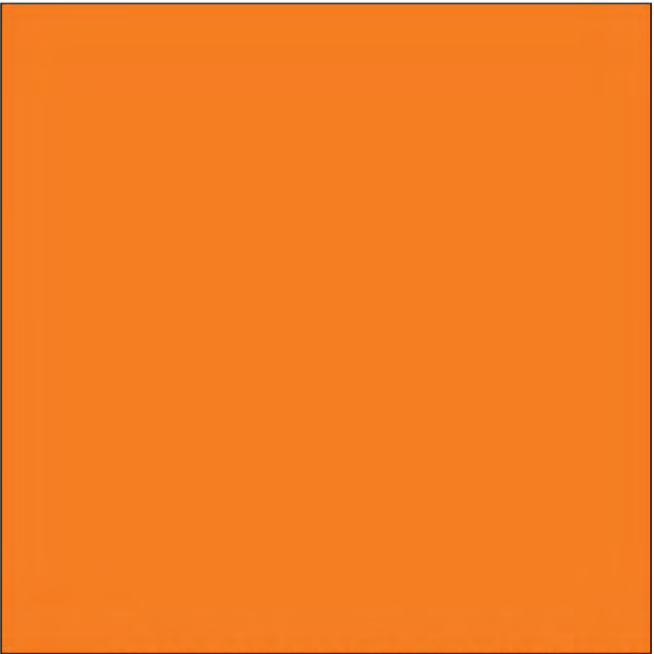
EXTERIOR FEATURES



.040 ALUMINUM HONEYCOMB CORE PANEL (LIGHT BRONZE, MATTE)



GFRC (EXPOSED FASTENERS, BEIGE, BRUSHED)



.040 ALUMINUM HONEYCOMB CORE PANEL (ORANGE, MATTE)



.040 ALUMINUM HONEYCOMB CORE PANEL (DARK BRONZE, MATTE)



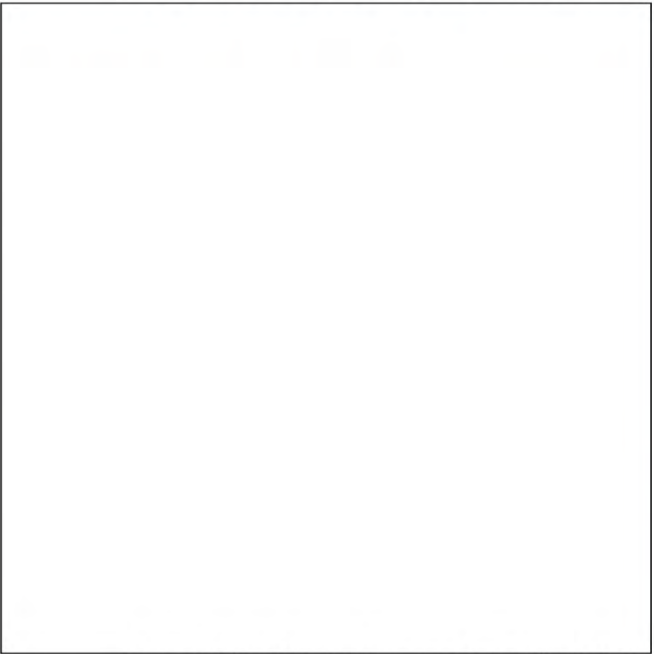
PRECAST CONCRETE (WHITE, HONED)



REPRESENTATIVE IMAGE OF
BRICK (EBONY, SMOOTH)



CONCRETE BLEND (PAVERS)

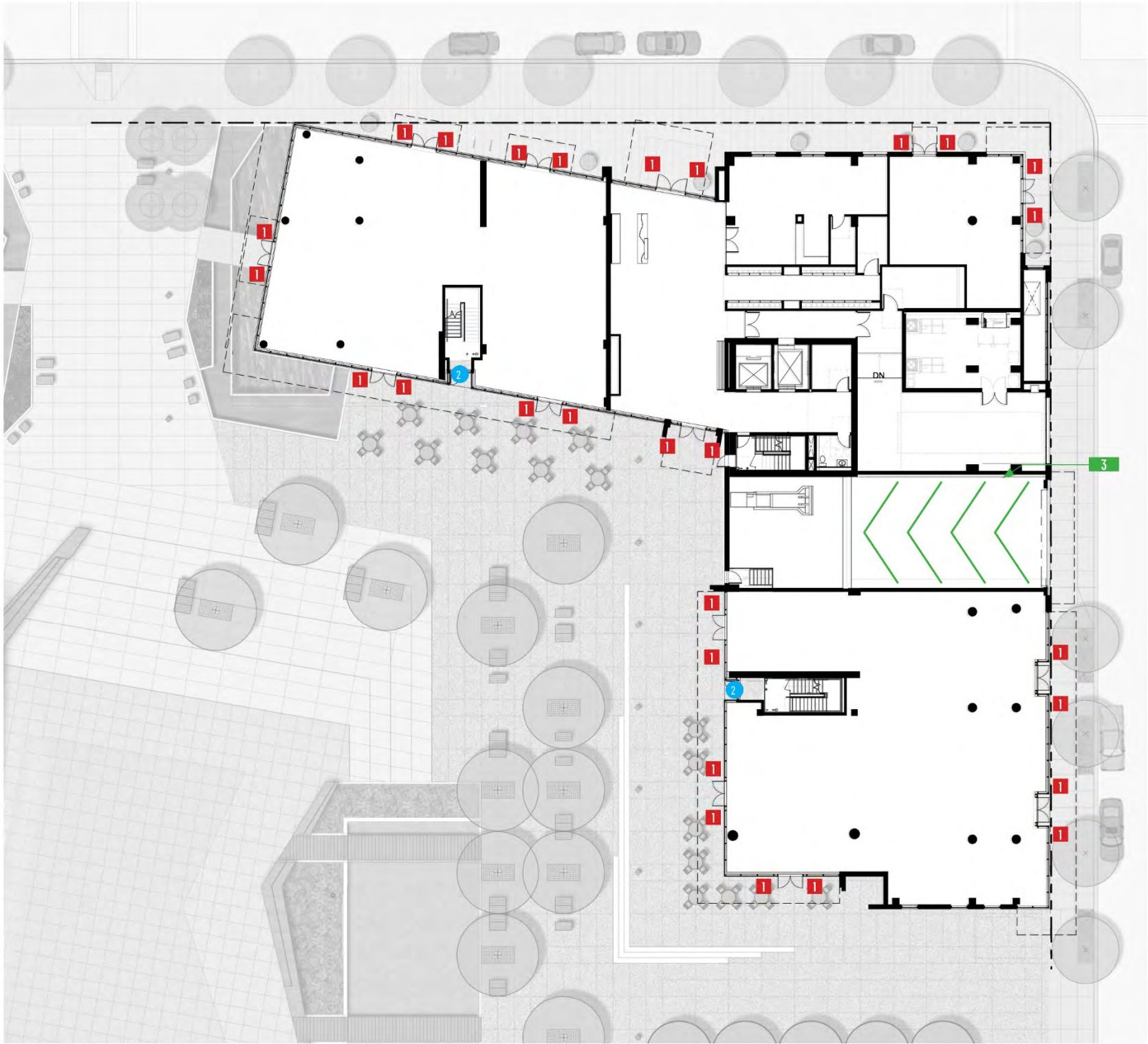


.040 ALUMINUM HONEYCOMB CORE PANEL (WHITE, MATTE)



6" X 8' WOOD PLANKS (IPE)

MATERIAL PALETTE



1 4' LINEAR LED
FINISH: TIGER DRYLAC CERTIFIED
POLYESTER POWDER COAT FINISH
COLOR: 3500K
MOUNT: SURFACE



2 4\"/>



3 LINEAR LED
FINISH: ALUMN. HOUSING / ACRYLIC LENS
COLOR: 3500K
MOUNT: SURFACE

EXTERIOR LIGHTING PLAN

MODIFICATION #4

PORTLAND OFFICE OF TRANSPORTATION
ENCROACHMENT REVIEW

(Code Guide ENB - 15.51)

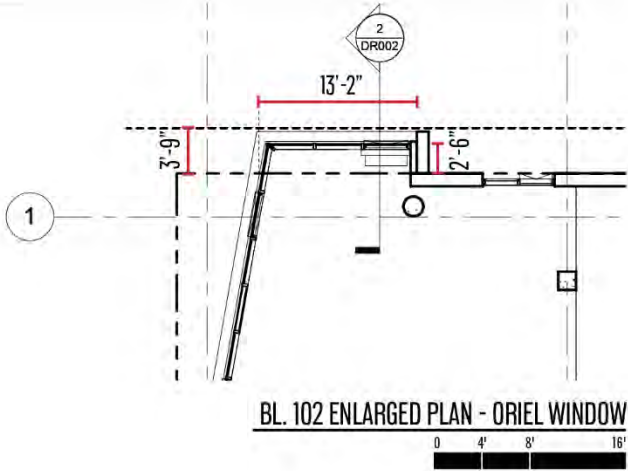
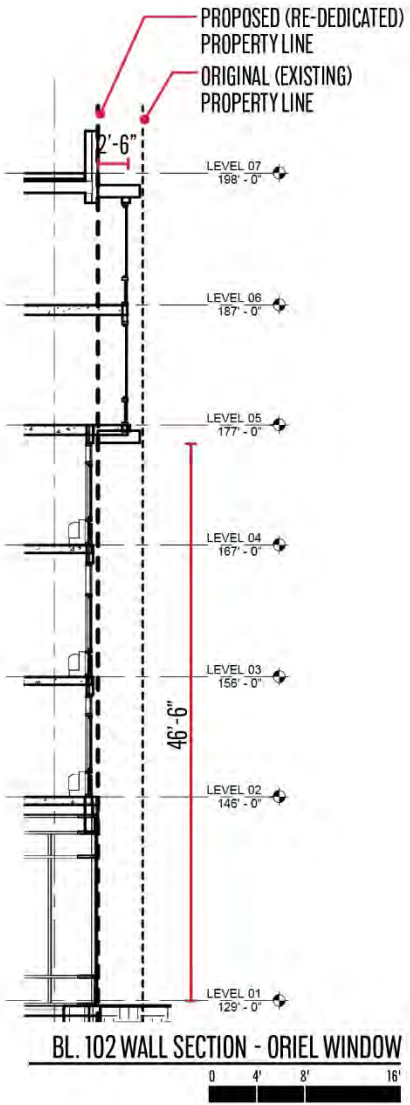
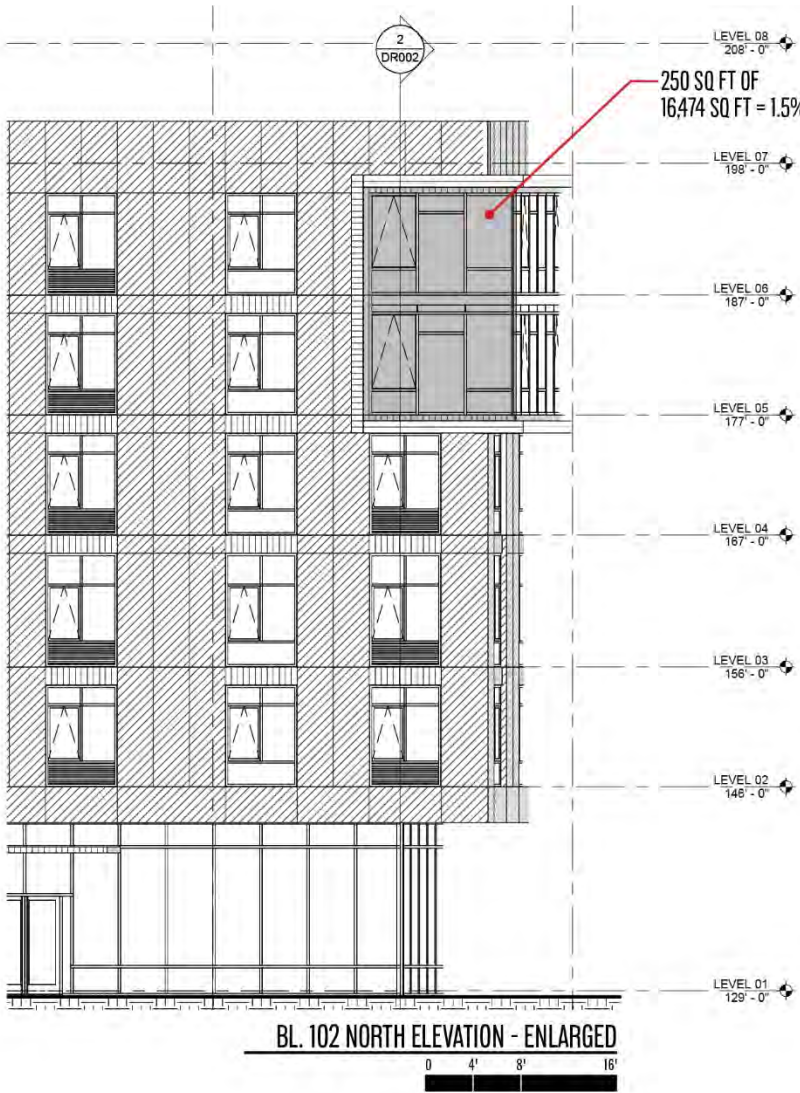
Building projections into the right of way must meet the standards identified in the code interpretation guide.

PROPOSAL:

Block 102 has a projecting oriel window at the northwest corner, which is the northeast corner of the intersection of NE Holladay and the vacated NE 8th ave. The window starts 46'-6" above grade and projects 2'-11" from the building line, while the cornice, sill and east surround project 3'-9" beyond the building line. The length of the projection beyond the building line is 13'-2". It should also be noted that the projection is within the existing building line, but the project is re-dedicating a 3'-9" zone back to the City at NE Holladay, making this window a projection into the right-of-way once the re-dedication is complete.

City of Portland Bureau of Transportation has issued a code guide governing encroachments in the Public Right of Way (ENB-15.51) which allows these projections provided they comply with OSSC/IBC Section 3202.3, Encroachments 8' of more above grade. Per this guide, and the cited OSSC chapter, "Over 8' above grade, one inch of encroachment is allowed for each additional inch of clearance above 8', with a maximum allowable encroachment of 4'." Additionally, there is Code Guide issued June 1, 2005 regarding topic "Window Projections Into Public Right-of-Way - IBC/32/#1". This guide was issued by BDS in cooperation with PBOT and Planning and Zoning, and requires the following:

- a. **Projection.** Maximum projection of 4 feet into right-of-way, including trim, eaves, and ornament: *Complies*
- b. **Clearance.** Clearance greater than 8' are allowed to have 1" of projection for each 1" of clearance above 8': *Complies*
- c. **Area.** Maximum width of any single window which projects into public right-of-way is 50% of its building wall length: *Complies*
- d. **Wall Length.** Maximum width of any single window which projects into public right-of-way is 50% of its building wall length: *Complies*
- e. **Window Area.** Minimum of 30% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides. Required side windows must be a minimum of 10% of side walls: *Complies. The projecting oriel window element projects 2'-6" into right-of-way and exceeds 30% glazed.*
- f. **Width.** Maximum width of 12 feet for each projecting window element. **When approved through design review,** the width may vary provided the area of all windows on a wall which project into public right of way does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length: **Modification Requested for length.** *Length of projecting window is 13'-2", and is the only projecting window on the north building wall. The length is set by the location of the building corner (the projecting window wraps the corner) and the exterior brick module and window patterns. If modification is approved, the projecting window will not exceed 40% of the wall area and the width of the projecting window element will not exceed 50% of the building wall's length.*
- g. **Separation.** Minimum separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall: *Complies*



MODIFICATION #4



View of Block 102 from NE Holladay St



View of Block 102 from NE Holladay St



View of Block 102 from Oregon Square



View of Block 102 from Oregon Square



View of Block 102 from the corner of NE Holladay St & NE 9th Ave.



View of Block 102 from the corner of NE Holladay St & NE 9th Ave.



View of Block 102's pass-through lobby from NE Holladay St.



View of Block 102's pass-through lobby from NE Holladay St.

CONCEPT
COHESION

DESIGN GUIDELINES

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.

The sidecar on 102 matches the BPA building across the street in height and size, creating pedestrian scale along 9th Avenue. Furthermore, the ebony brick matches the context to the north at Wong Holladay (Velomor).

C5. DESIGN FOR COHERENCY.

Team has studied multiple schemes that simplify the material palette and will discuss with commission.

C10-1. USE MASONRY MATERIALS.

The building uses precast panels and stacked bond brick as primary cladding materials, which adheres to this guideline and matches the context across the street.

C10-3. USE LIGHT COLORS.

Block 102's podium is clad in white precast panels to match this guideline. The podium mass is composed of light beige GFRC panels. Team has also studied an all-white scheme to discuss with commission and is impartial to this decision as it relates to the overall concept.

FINDINGS

Minor changes have occurred, however, none of which truly resolve the overall issue of Block 102 needing to be simplified to a single, clear concept.

Alternate solutions will be provided for the commission to consider.

Smooth white reinforced thin concrete panels proposed on the 6-story mass of the building have exposed fasteners. The Commission has expressed concern with this type of attachment and detail on the primary facade of a building on recent projects.

Team has included material details and vignettes in presentation for reference.

Q + A

NEXT UP: BLOCK 90





BLOCK 90

DESIGN DRAWINGS

- 1. Review of Staff Report Concerns*
- 2. Post-DAR Design Changes/Studies*
- 3. Building Summary*
- 4. Material Palette*
- 5. Lighting Plan*
- 6. Renderings*

DESIGN GUIDELINES

C2. PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT

The materials chosen for the building are high quality (gfrc panel and aluminum .04 panel). As well, the design shows restraint in terms of number of materials and colors used.

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.

The podiums of block 90 are scaled to align with datum lines formed by the podium levels of bl 103 and Liberty Centre. Also, the buildings materials are white and light bronze to relate to the tones of the context buildings.

C5. DESIGN FOR COHERENCY.

The building is defined by a simple concept of masses nesting together, providing podiums which relate to the pedestrian scale and to the surrounding context.

C10-1. USE MASONRY MATERIALS.

Block 90 uses precast concrete for ground level conditions and GFRC paneling as the cladding for a large portion of its western mass.

C10-2. DESIGN EXTERIOR BUILDING WALLS THAT ARE TRANSPARENT IN GLAZED AREAS AND SCULPTURAL IN SURFACE.

The skin treatment of block 90 is sculptural in surface; glazing and dark metal paneling are paired together to create larger gestures along the facades. The ground floor is primarily glazed to complement and grant views into the square.

C10-3. USE LIGHT COLORS.

The building uses a light GFRC panel for its western mass, and is complemented by a light bronze metal panel (aluminum .04 panel) which is the primary cladding for the eastern mass.

C11. INTEGRATE ROOFS AND USE ROOFTOPS.

The mechanical screen is integrated into the building's architecture, acting as the continuation/cap of the building's tower element.

FINDINGS

This building lacks clarity in concept and composition.

The building team has developed a simplified building diagram to help clarify any confusion related to the building parti.

There seem to be no precedents of a bifurcated building in the surrounding context.

The design team has found there to be many interlocking precedents in the surrounding context, yet this design takes on a more 3-dimensional approach. By designing the building's facades to be an interpretation of the fenestration pattern's seen in the surrounding context, the design fits well within its context.

The building's base needs to be more regulated and linked to building above.

The base has been modified to be perceived as a solid grounding of the towers above; the team believes this to be a elegant solution.

The building's colors are competing; a single white color could calm it all down and better relate to the district.

The design team believes the light bronze and white colors complement each other well and are found in the district. The design team has studied several all-white schemes, and believes that the coherency of the concept is lessened in these cases.

There is concern with the attachment/detail of gfrc with exposed fasteners.

The design team will provide examples of these attachment/detail conditions.

BL. 90 POST DAR DESIGN CHANGES



Previous Design - Looking East along Northeast Oregon St.

POST-DAR DESIGN RESPONSE:

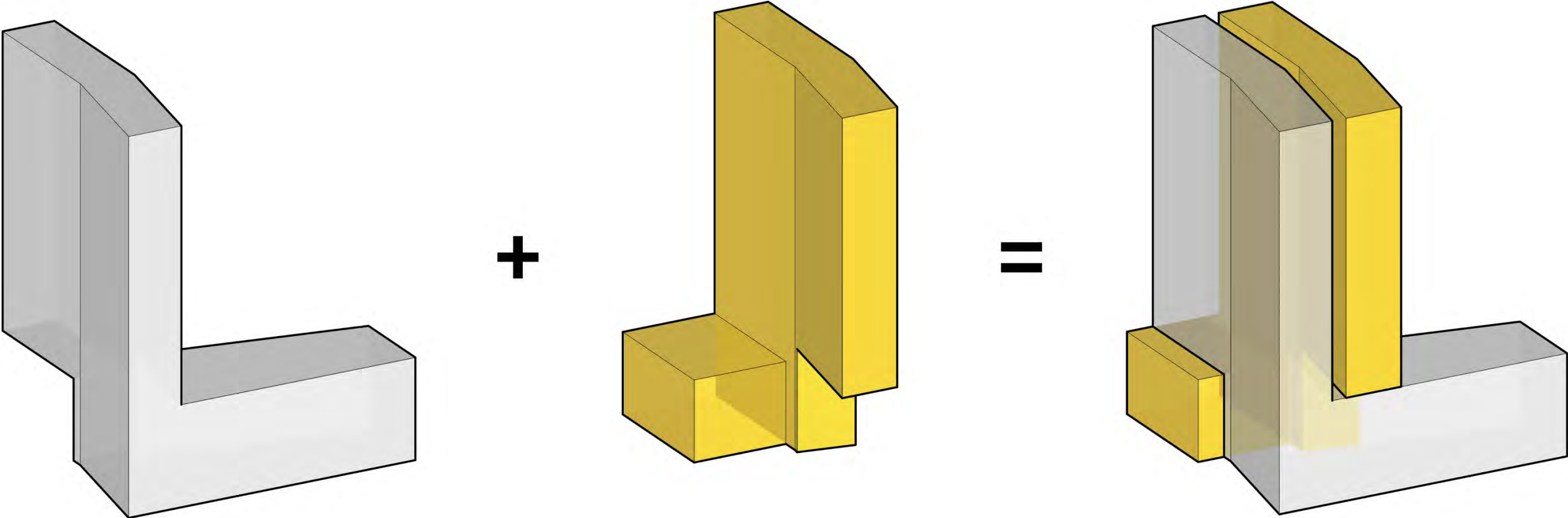
Massing was simplified to increase the building's relation to the surrounding context

Ground level - solid base for the towers above

Podium components were removed on the West side and on courtyard side

Where the forms meet, the reveal is given special treatment

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



C5. DESIGN FOR COHERENCY.

BL 90 MASSING CONCEPT



Northwest corner



Southwest corner



Northeast corner



Southeast corner

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.

C11. INTEGRATE ROOFS AND USE ROOFTOPS.

1. PREVIOUS



Northwest corner



Southwest corner



Northeast corner



Southeast corner

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.

C10-3. USE LIGHT COLORS.
C11. INTEGRATE ROOFS AND USE ROOFTOPS.

2. WINDOW WALL



Northwest corner



Southwest corner



Northeast corner



Southeast corner

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.

C10-3. USE LIGHT COLORS.
C11. INTEGRATE ROOFS AND USE ROOFTOPS.

3. ALL HORIZONTAL



Northwest corner



Southwest corner



Northeast corner



Southeast corner

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.

C10-3. USE LIGHT COLORS.
C11. INTEGRATE ROOFS AND USE ROOFTOPS.

4. ALL WHITE VERTICAL



Northwest corner



Southwest corner



Northeast corner



Southeast corner

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.

C10-3. USE LIGHT COLORS.
C11. INTEGRATE ROOFS AND USE ROOFTOPS.

5. ALL WHITE PATTERN



Northwest corner



Southwest corner



Northeast corner



Southeast corner

**C10-2. DESIGN EXTERIOR BUILDING WALLS THAT ARE
TRANSPARENT IN GLAZED AREAS AND SCULPTURAL IN SURFACE.
C11. INTEGRATE ROOFS AND USE ROOFTOPS.**

Based on 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.

7. CURRENT



Northwest corner



Southwest corner



Northeast corner



Southeast corner

C2. PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT
C10-2. DESIGN EXTERIOR BUILDING WALLS THAT ARE TRANSPARENT IN GLAZED AREAS AND SCULPTURAL IN SURFACE.
C11. INTEGRATE ROOFS AND USE ROOFTOPS.

Based on 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, in this scheme, has eliminated its white metal bands and re-organized the combination of light and dark brown metal panels on the East face.

8. ALTERNATE - DARK



Northwest corner



Southwest corner



Northeast corner



Southeast corner

Based on 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, in this scheme, has replaced its light bronze metal panel with white metal panel and re-organized the combination of white and dark brown metal panels on the East face.

C10-3. USE LIGHT COLORS.
C11. INTEGRATE ROOFS AND USE ROOFTOPS.

9. ALTERNATE - LIGHT

BLOCK 90



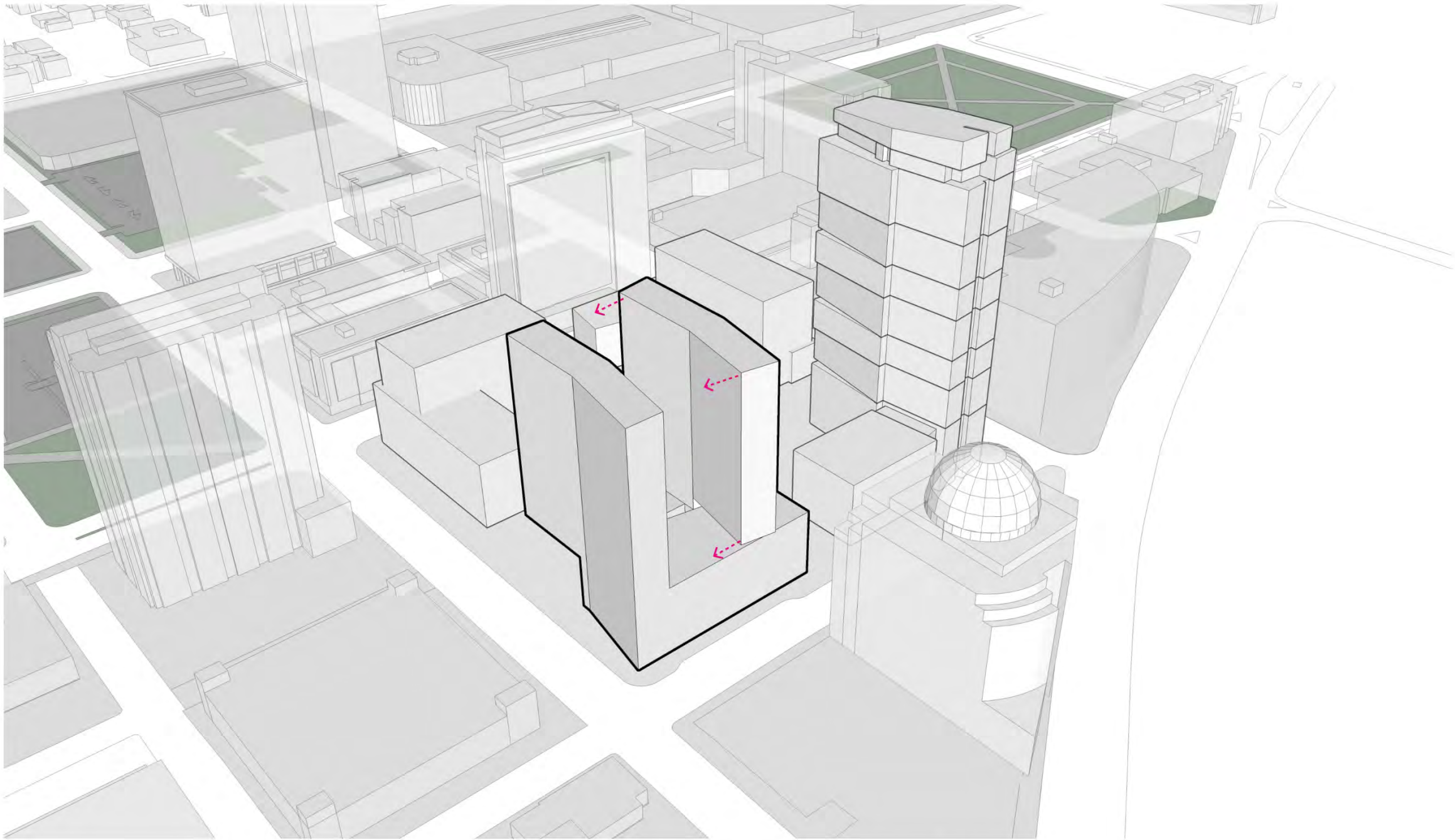
21 FLOORS

274
For-rent housing units

300,808
GSF of housing

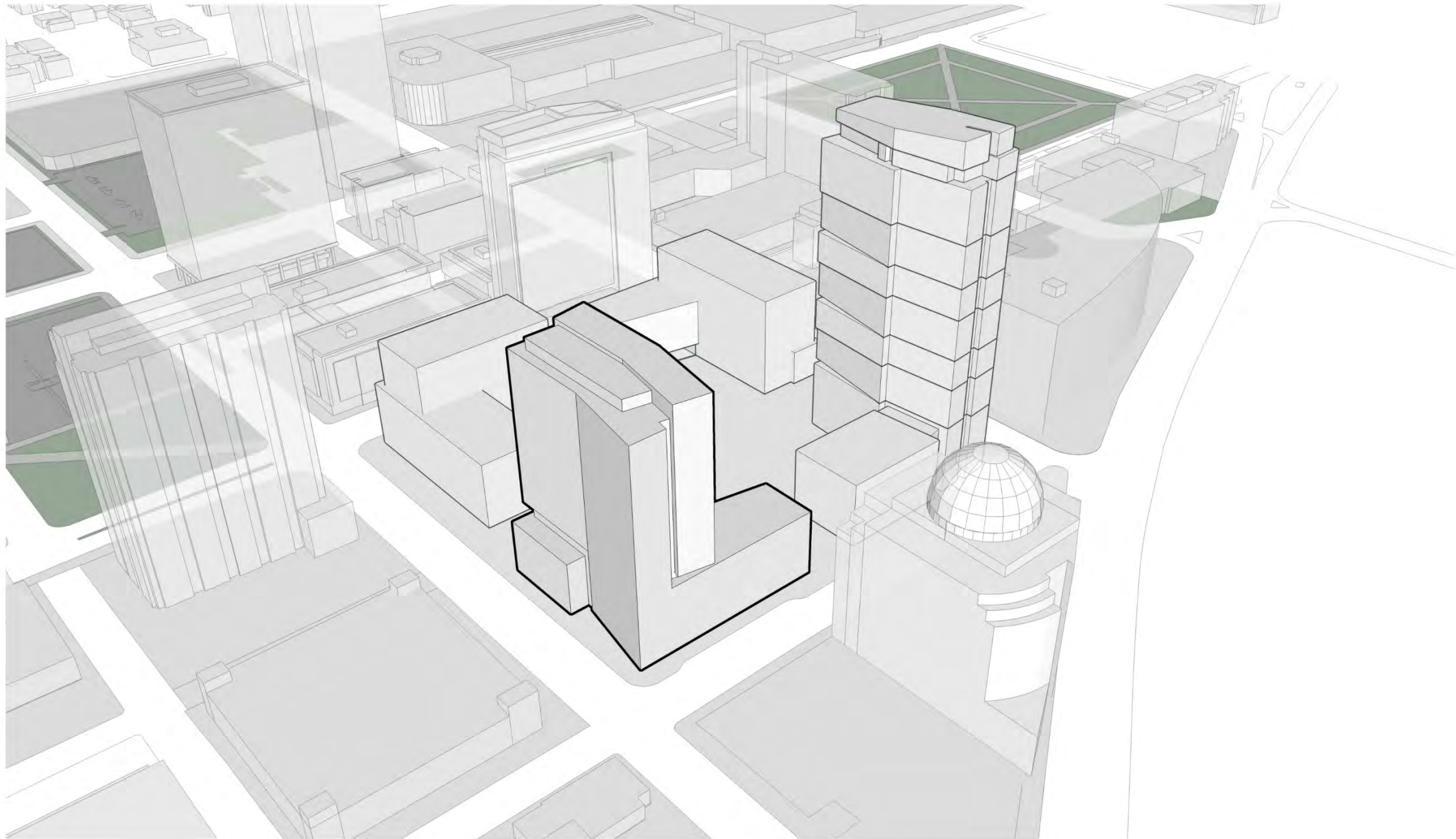
14,141
GSF of retail

BLOCK 90

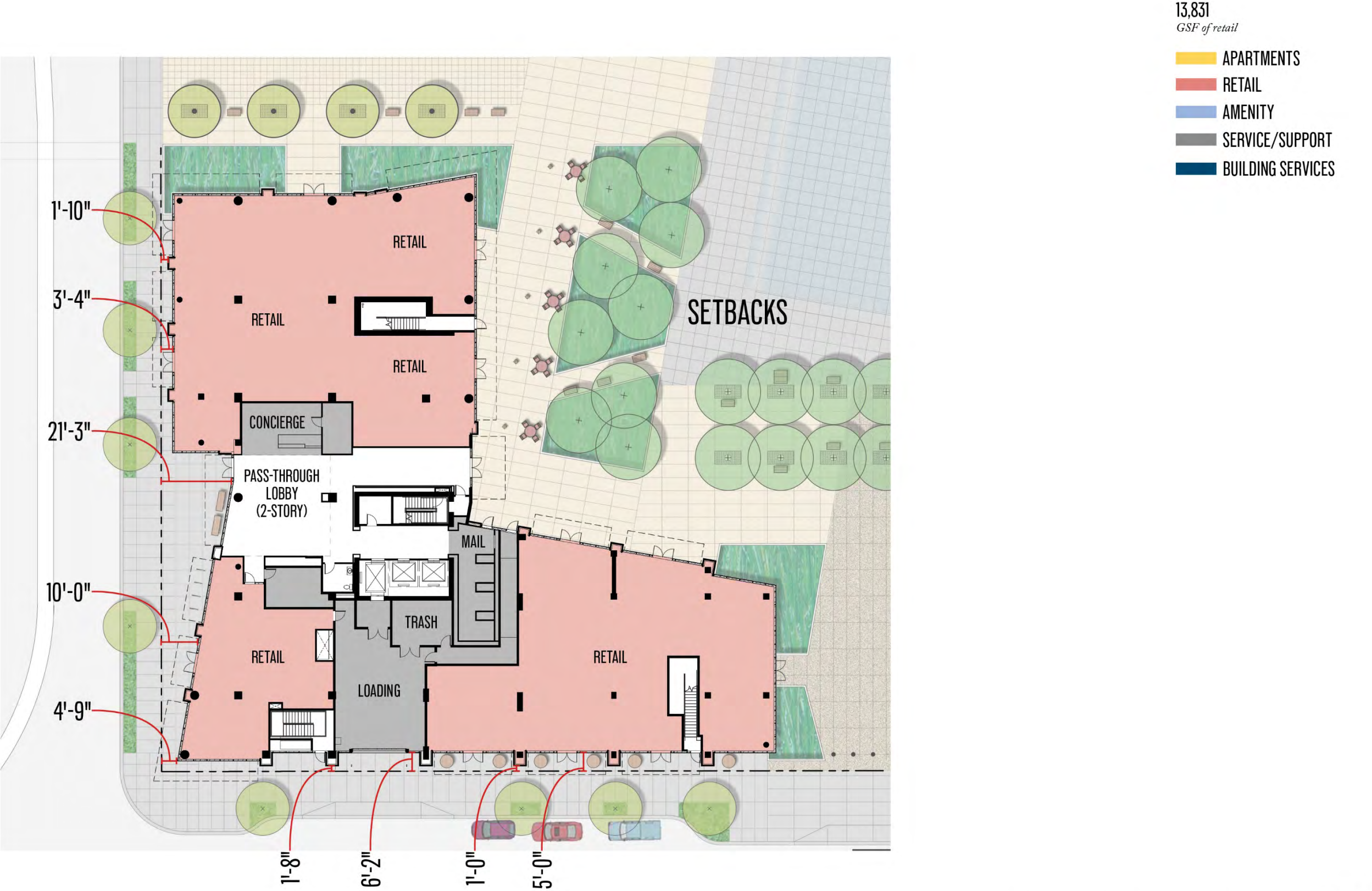


3-dimensional L-shaped masses slide and interlock to form the overall massing concept.

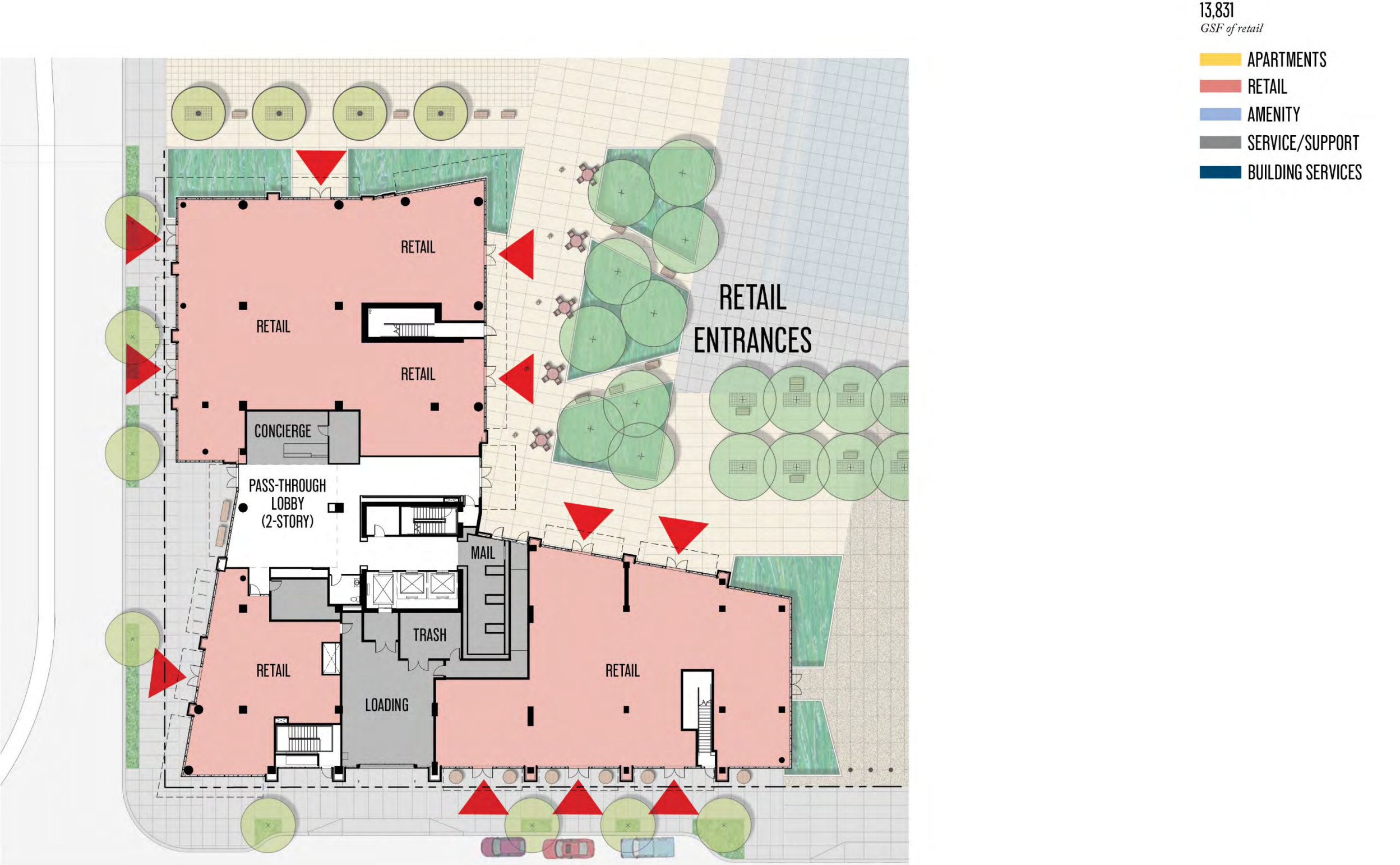
BLOCK 90



Reveals are introduced to articulate the interlock of the two masses, and the West-facing tower is shortened to embrace views downtown.



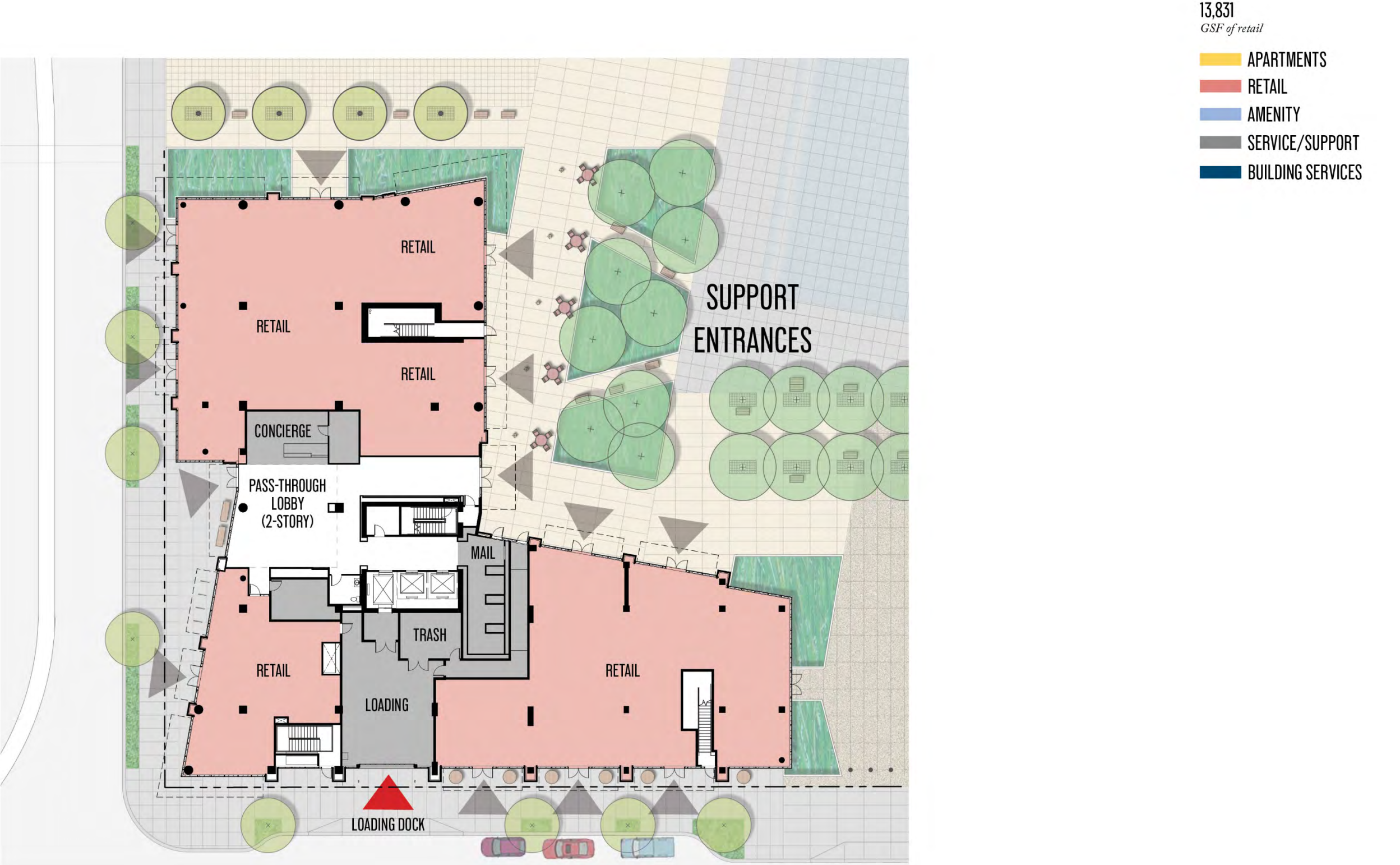
SETBACKS
BLOCK 90 - GROUND FLOOR PLAN



RETAIL ENTRANCES
BLOCK 90 - GROUND FLOOR PLAN



RESIDENTIAL ENTRANCES
BLOCK 90 - GROUND FLOOR PLAN



SUPPORT ENTRANCES
BLOCK 90 - GROUND FLOOR PLAN

- 21
- For-rent housing units
- APARTMENTS

RETAIL

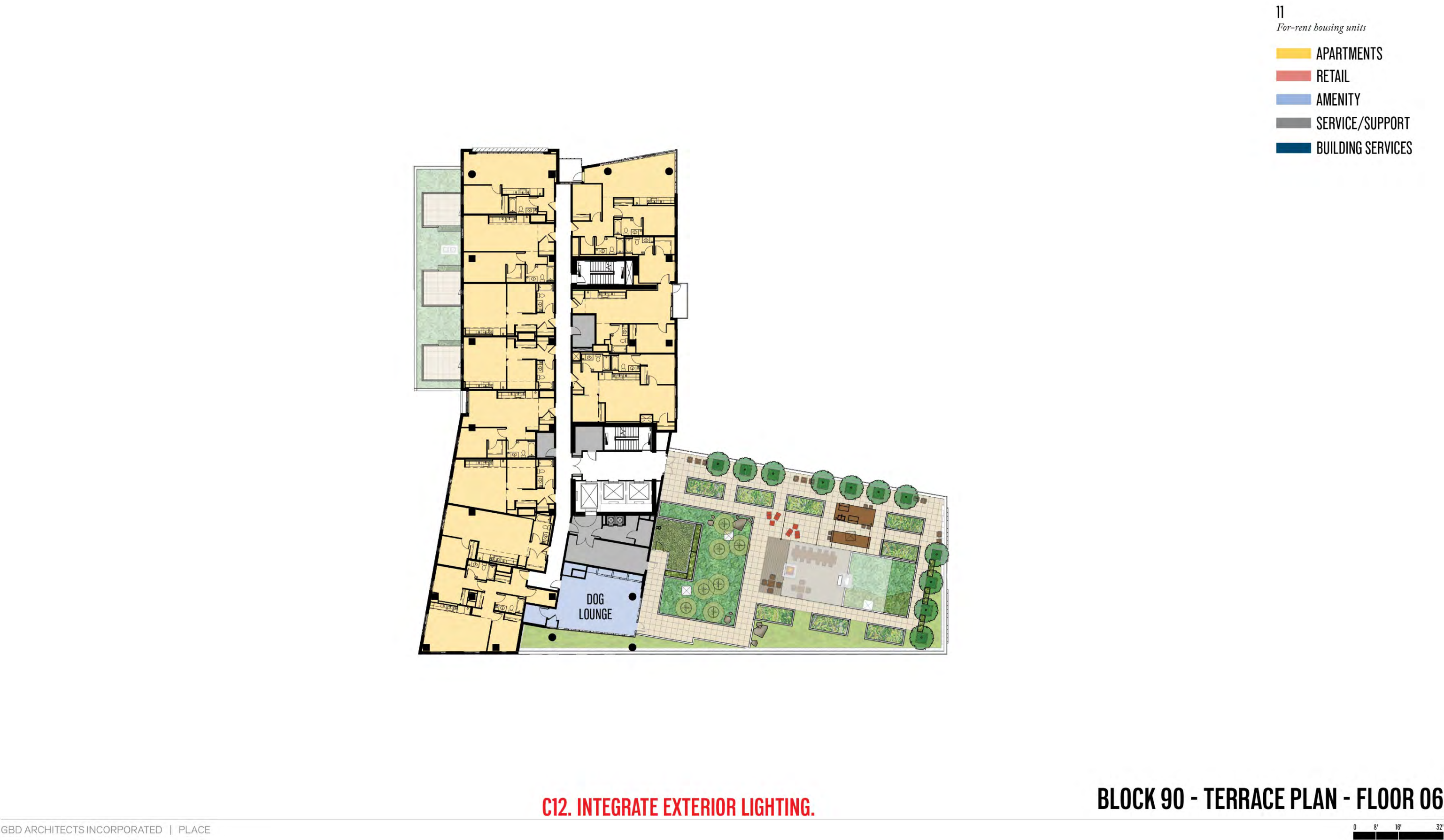
AMENITY

SERVICE/SUPPORT

BUILDING SERVICES



BLOCK 90 - TYPICAL PODIUM PLAN - FLOORS 02-05

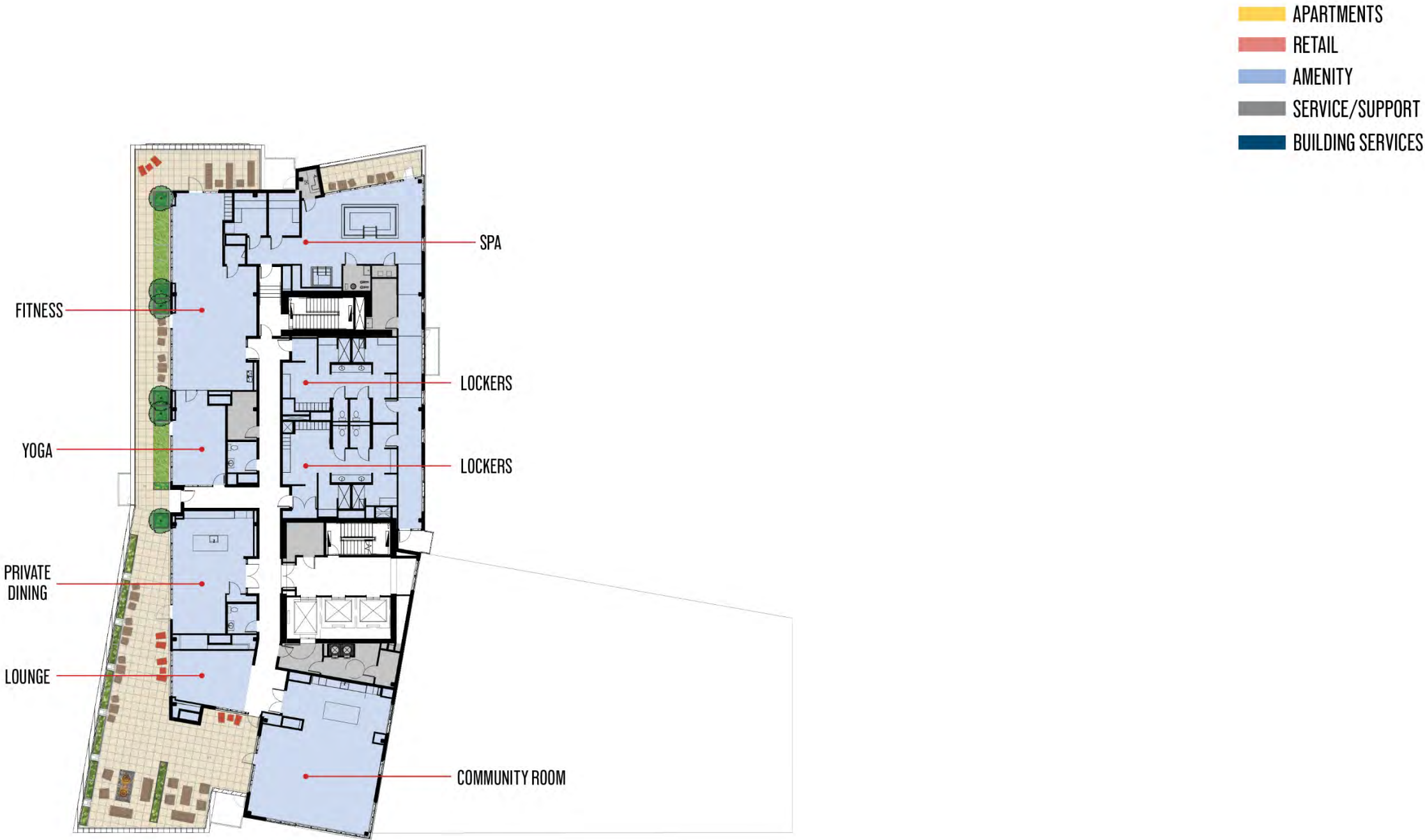


13
For-rent housing units

- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES



BLOCK 90 - TYPICAL TOWER PLAN - FLOORS 07-20

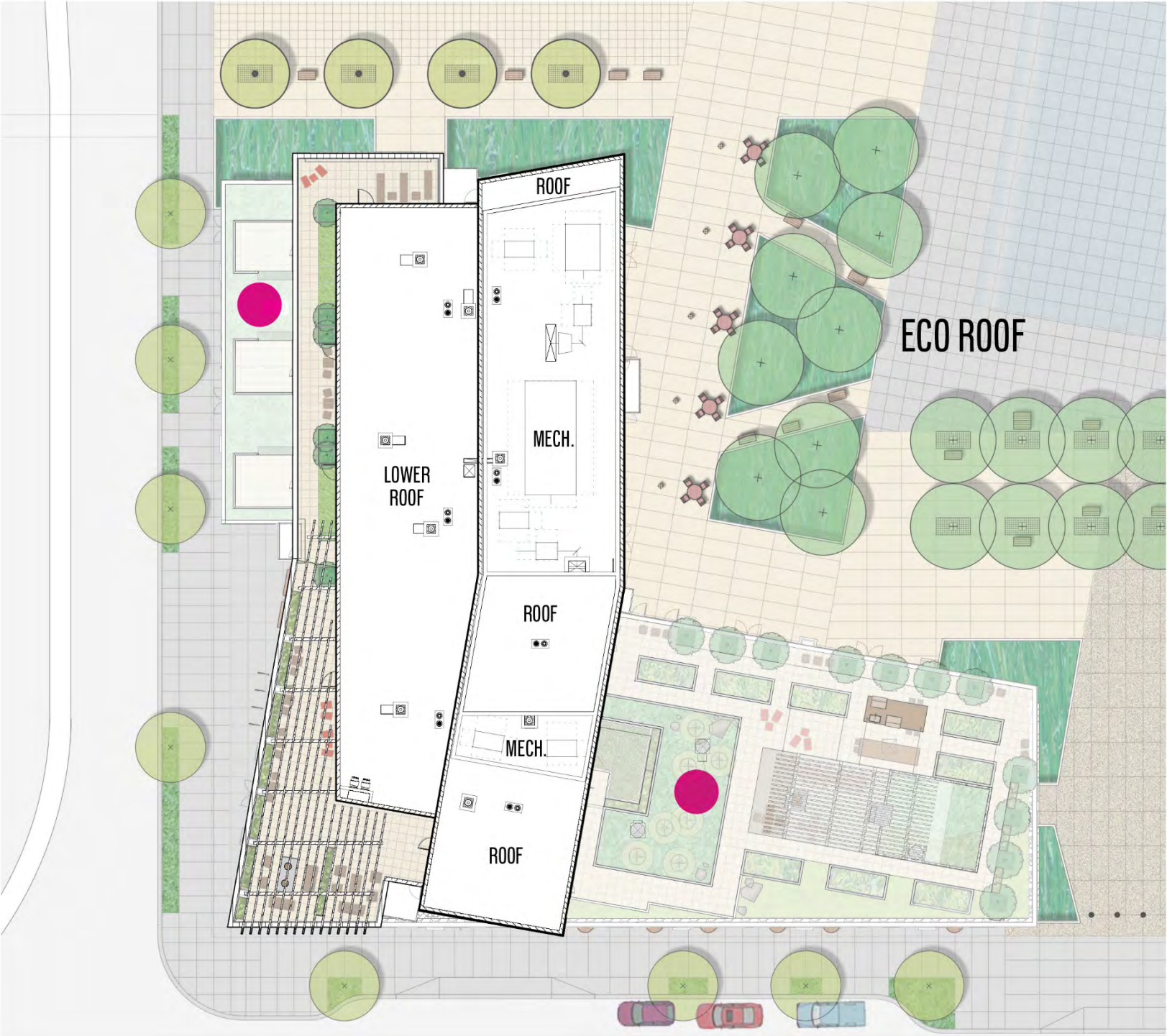


BLOCK 90 - AMENITY PLAN - FLOOR 21



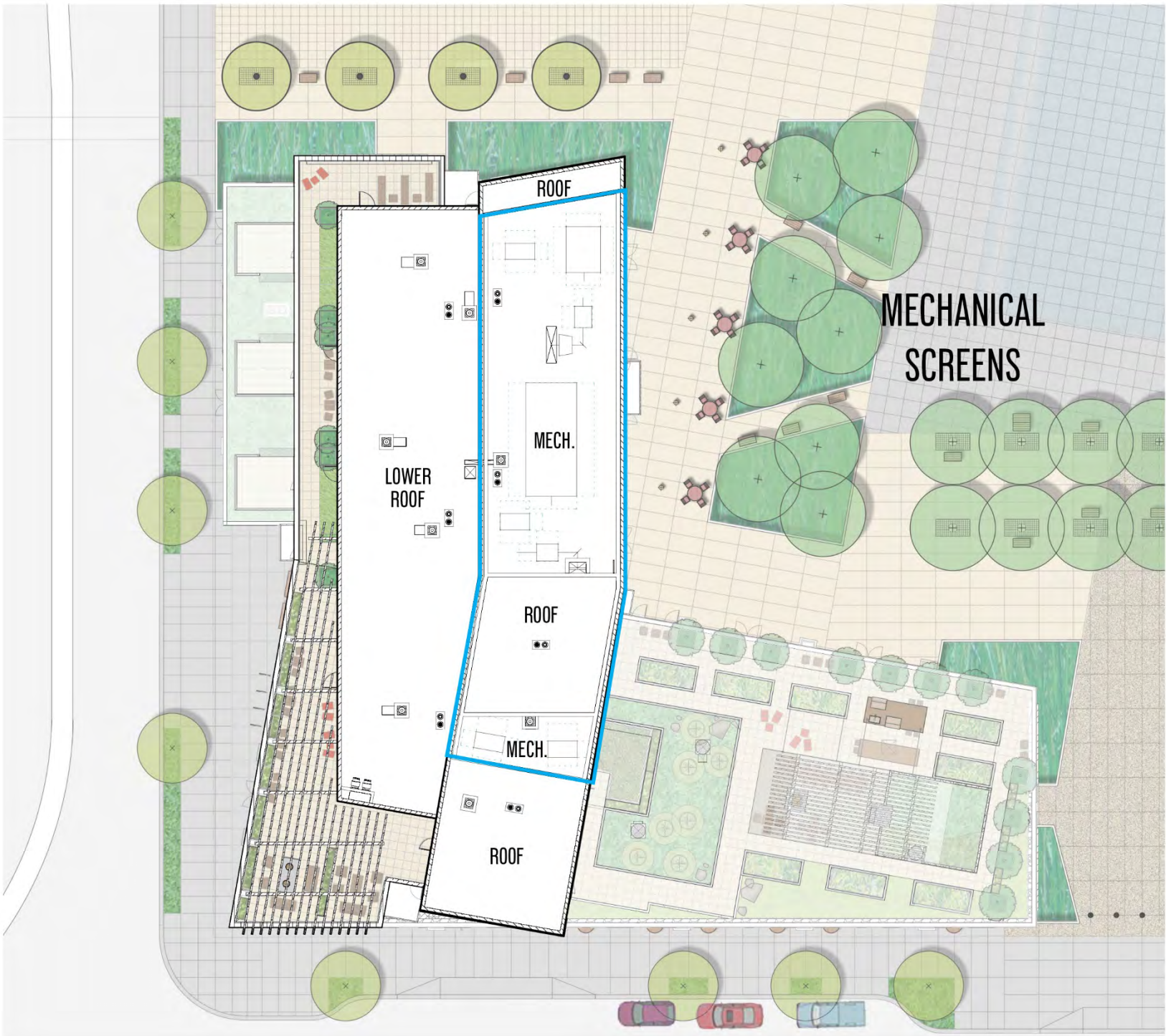
- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES

BLOCK 90 - ROOF PLAN



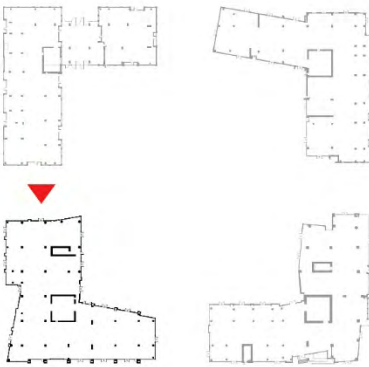
- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES

ECO ROOF
BLOCK 90 - ROOF PLAN

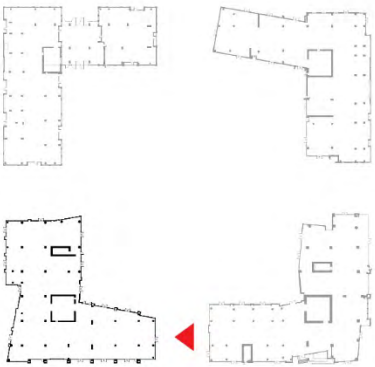


- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES

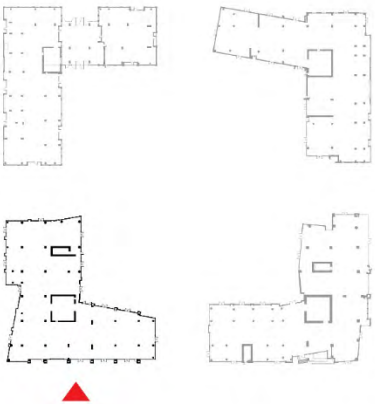
MECHANICAL SCREENS
BLOCK 90 - ROOF PLAN



BLOCK 90 - NORTH ELEVATION



BLOCK 90 - EAST ELEVATION



BLOCK 90 - SOUTH ELEVATION

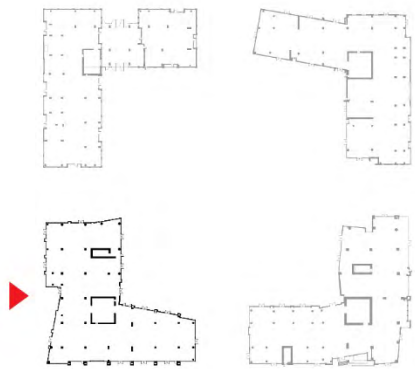


ALUMINUM SPIRE
W/ TOP BLUE
LIGHT

METAL PANEL
(LIGHT BRONZE,
METALLIC)

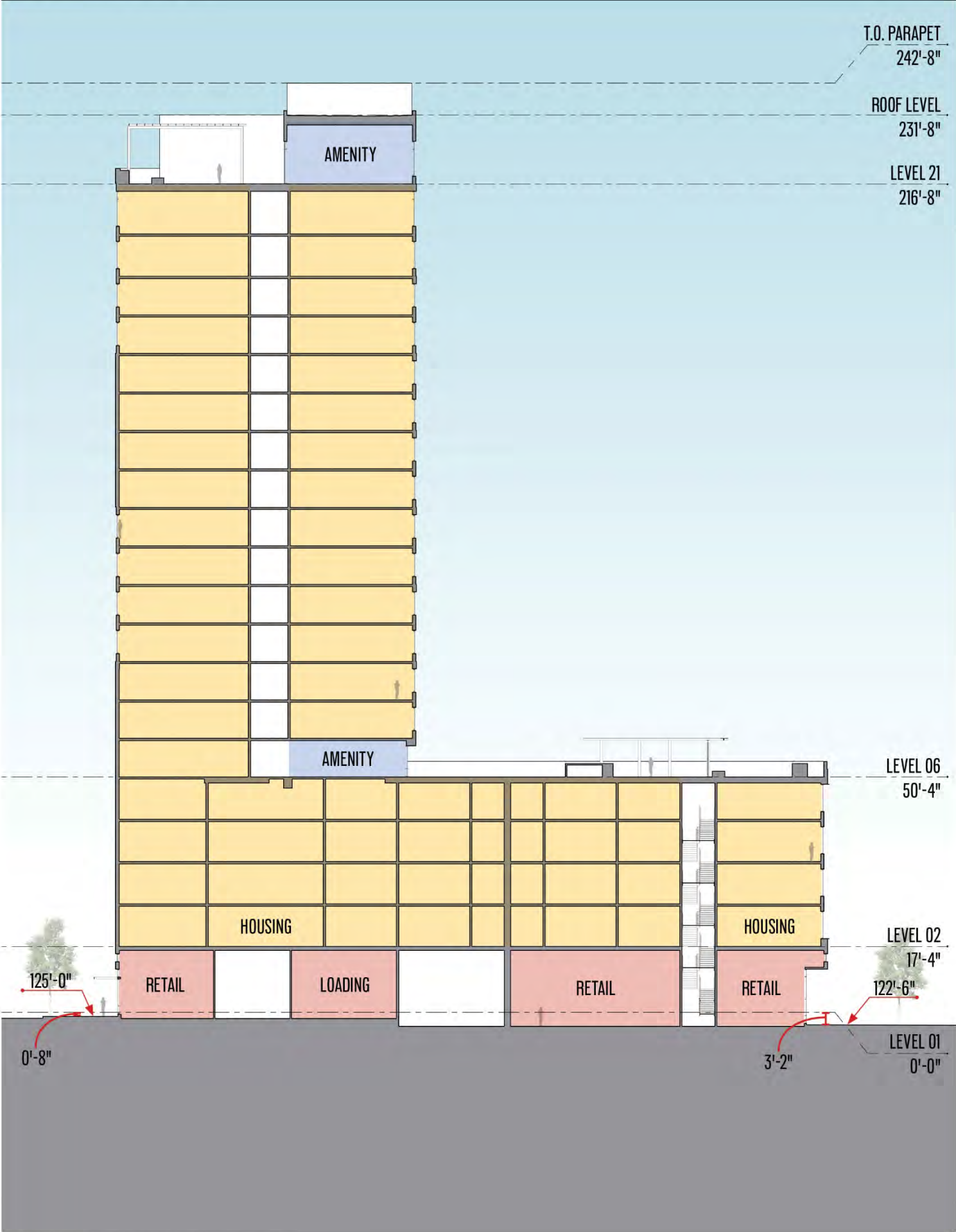
GFRC PANEL
(WHITE, SMOOTH)

METAL PANEL
(DARK BRONZE,
MATTE)

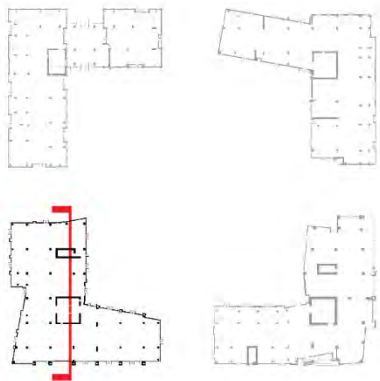
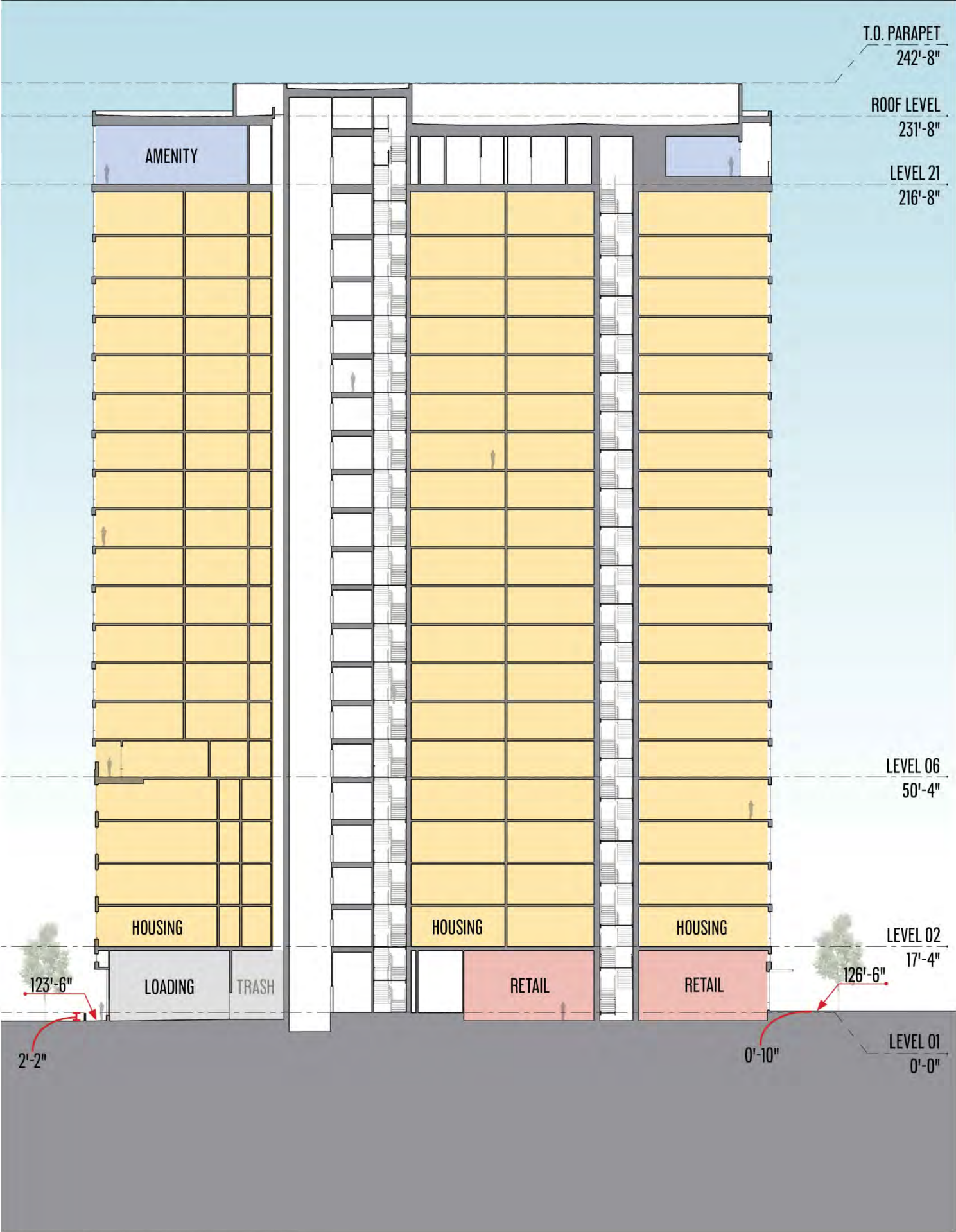


C4. COMPLEMENT THE CONTEXT
OF EXISTING BUILDINGS.

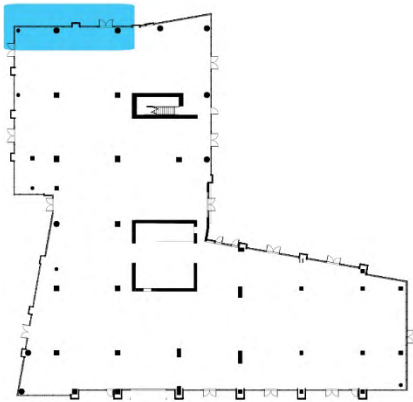
BLOCK 90 - WEST ELEVATION



SECTION LOOKING NORTH



SECTION LOOKING WEST



BLOCK 90 - NORTH ELEVATION DETAIL 1



IMAGE OF PODIUM AT NW CORNER

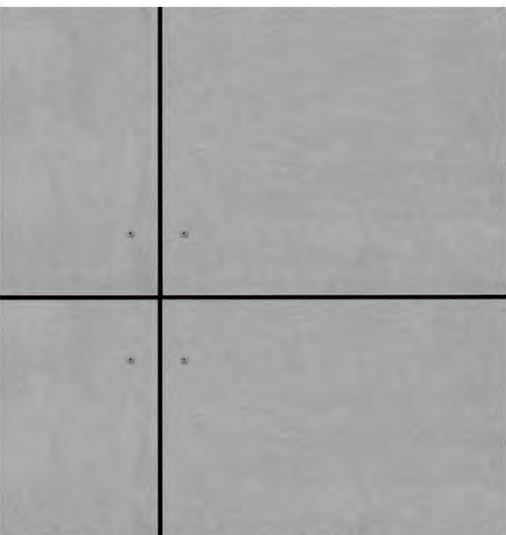
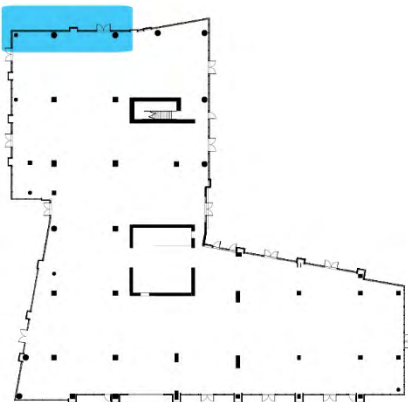


IMAGE OF GFRC WITH EXPOSED FASTENERS



BLOCK 90 - DETAIL 1

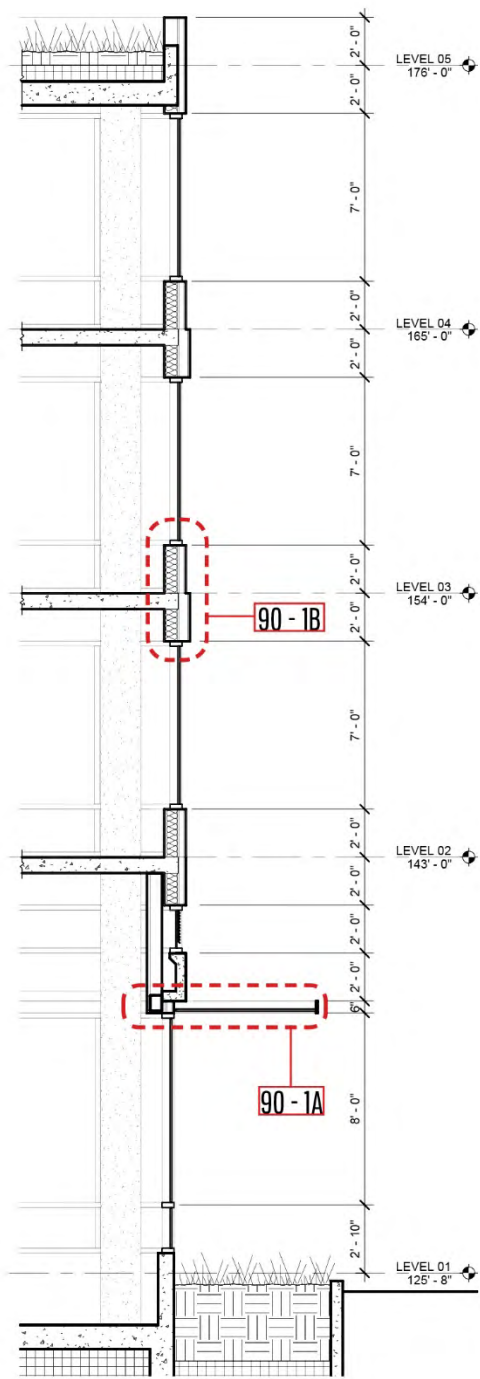


IMAGE OF PODIUM AT NW CORNER

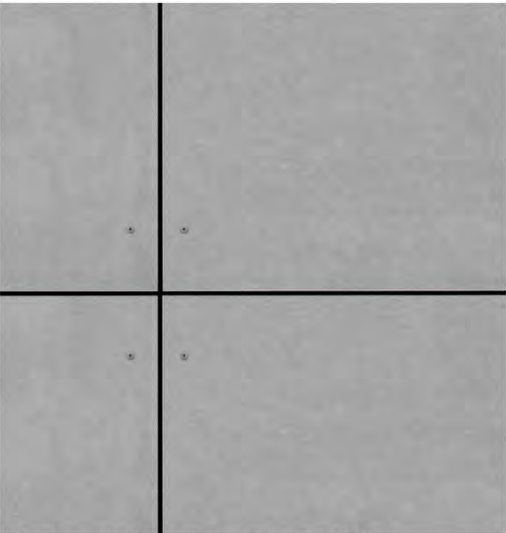
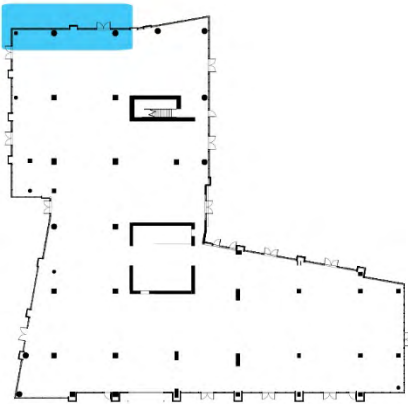
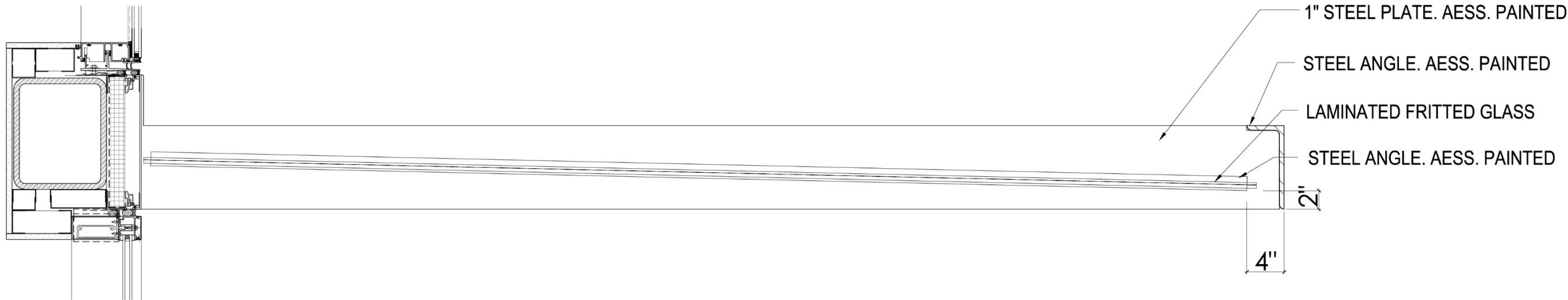


IMAGE OF GFRP WITH EXPOSED FASTENERS



BLOCK 90 - DETAIL 1



A. RETAIL CANOPY SECTION DETAIL TYP.

BLOCK 90 - DETAIL 1A

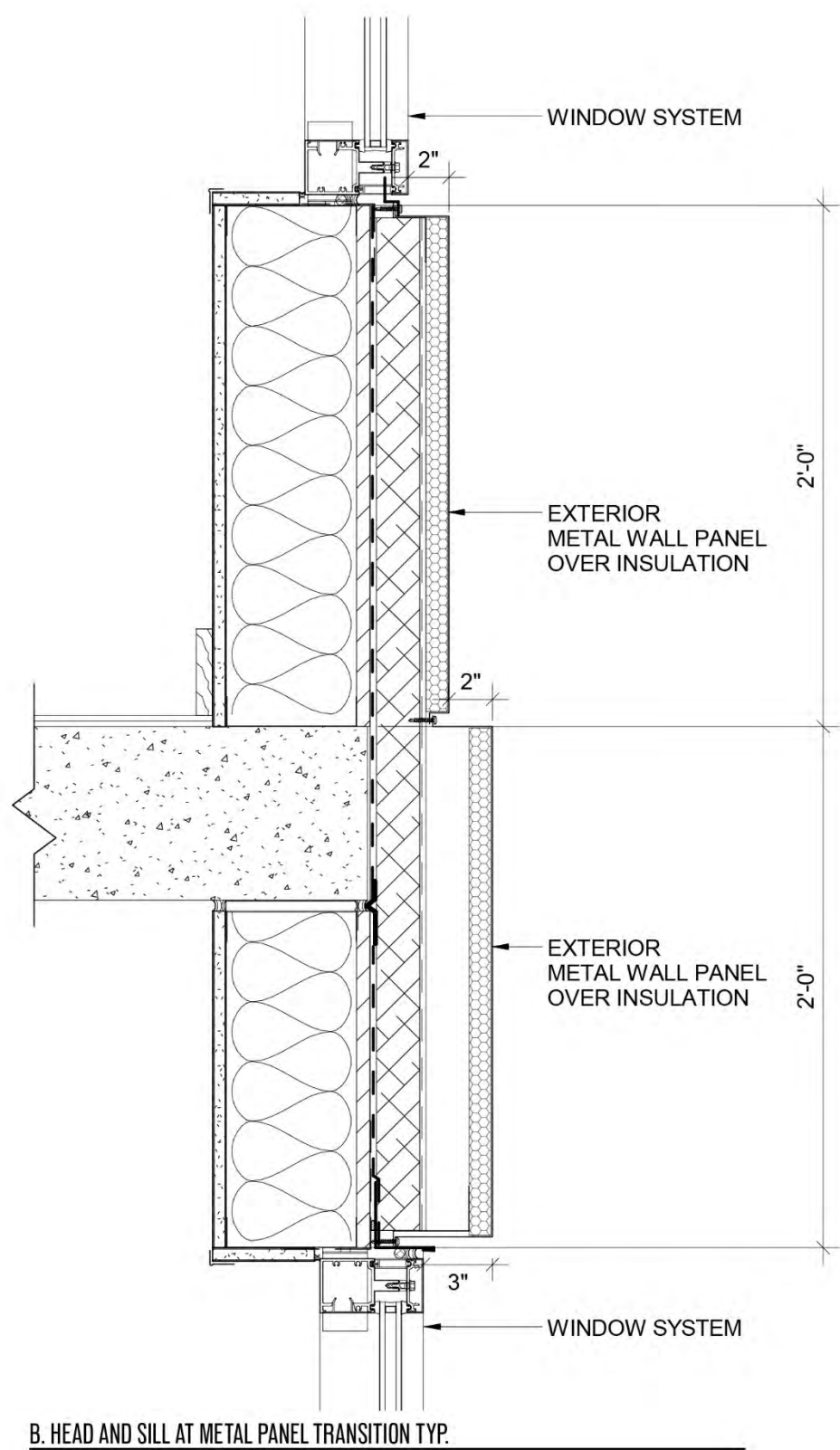
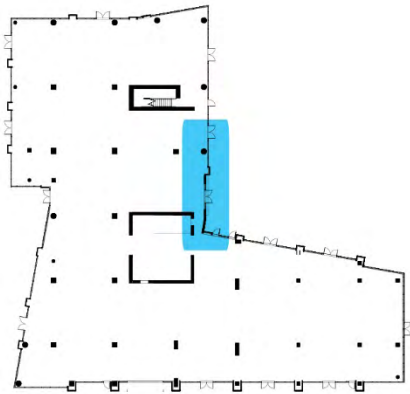


IMAGE OF PODIUM AT NW CORNER

BLOCK 90 - DETAIL 1B



BLOCK 90 - EAST ELEVATION - DETAIL 3



ALUM. PUNCH WINDOW W/
CLEAR GLASS

METAL PANEL
(DARK BRONZE, MATTE)

METAL PANEL
(LIGHT BRONZE, METALLIC)

ALL GLASS GUARDRAIL W/
ALUMINUM TOP RAIL

METAL PANEL FASCIA
(WHITE, MATTE)

METAL LOUVER (DARK BRONZE)

METAL LOUVER (DARK BRONZE)

METAL PANEL
(DARK BRONZE, MATTE)

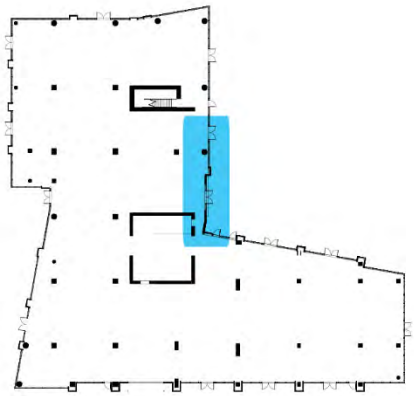
PRECAST CONCRETE
(WHITE, HONED)

STEEL & GLASS CANOPY

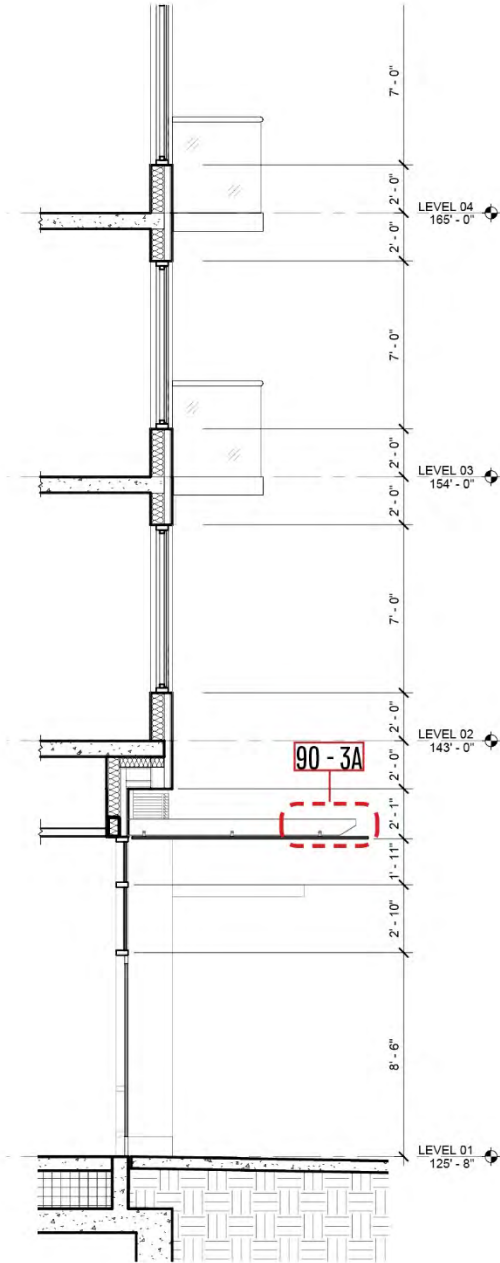
ALUM. FRAMED CURTAIN WALL
W/ CLEAR GLASS



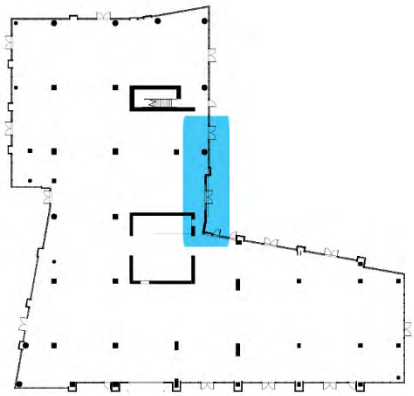
REPRESENTATIVE IMAGE OF STEEL AND GLASS CANOPY



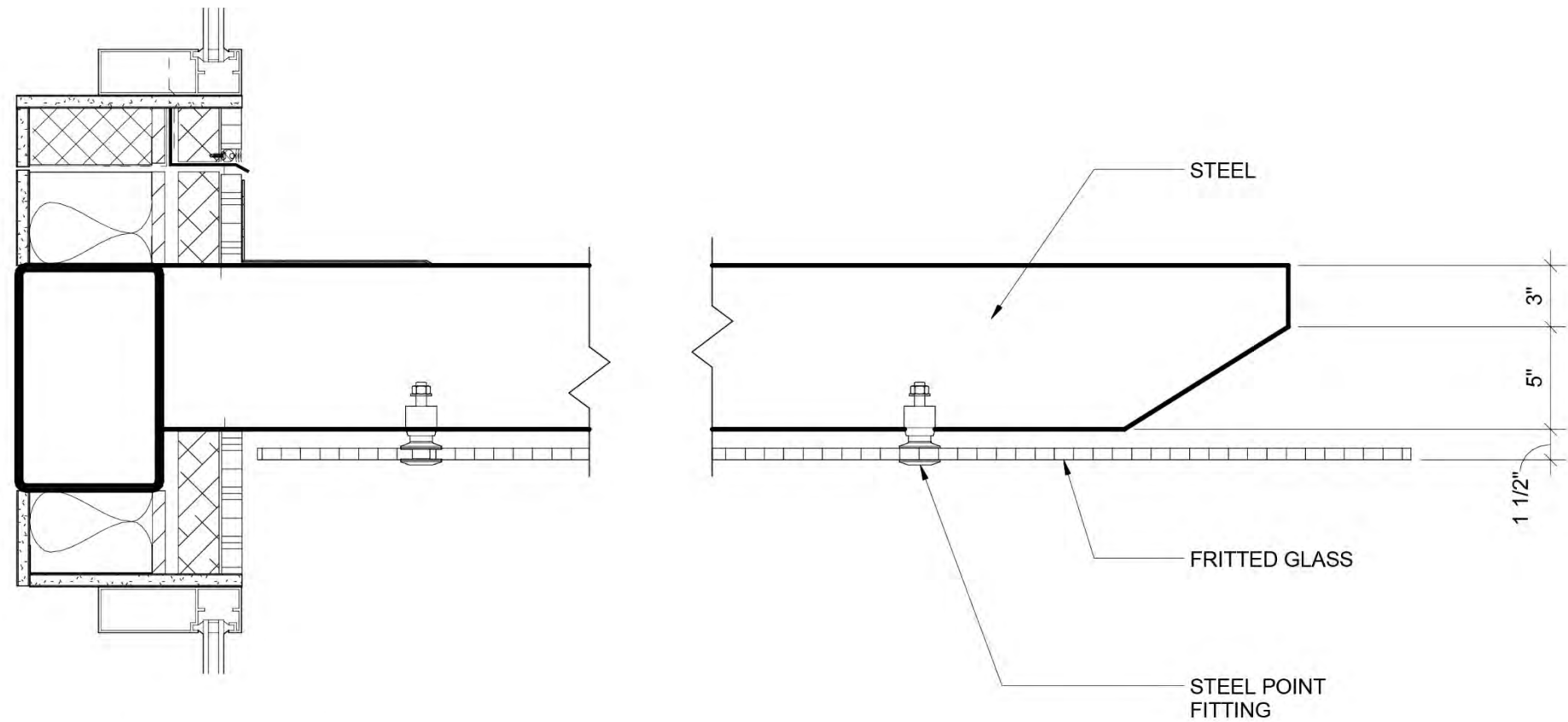
BLOCK 90 - DETAIL 3



REPRESENTATIVE IMAGE OF STEEL AND GLASS CANOPY



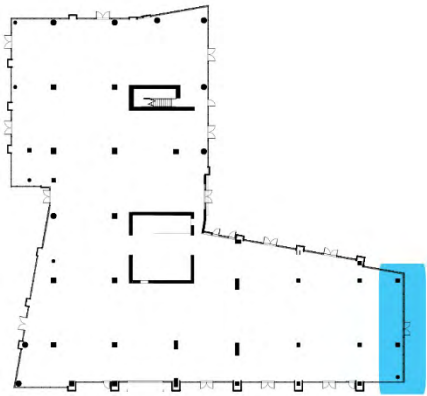
BLOCK 90 - DETAIL 3



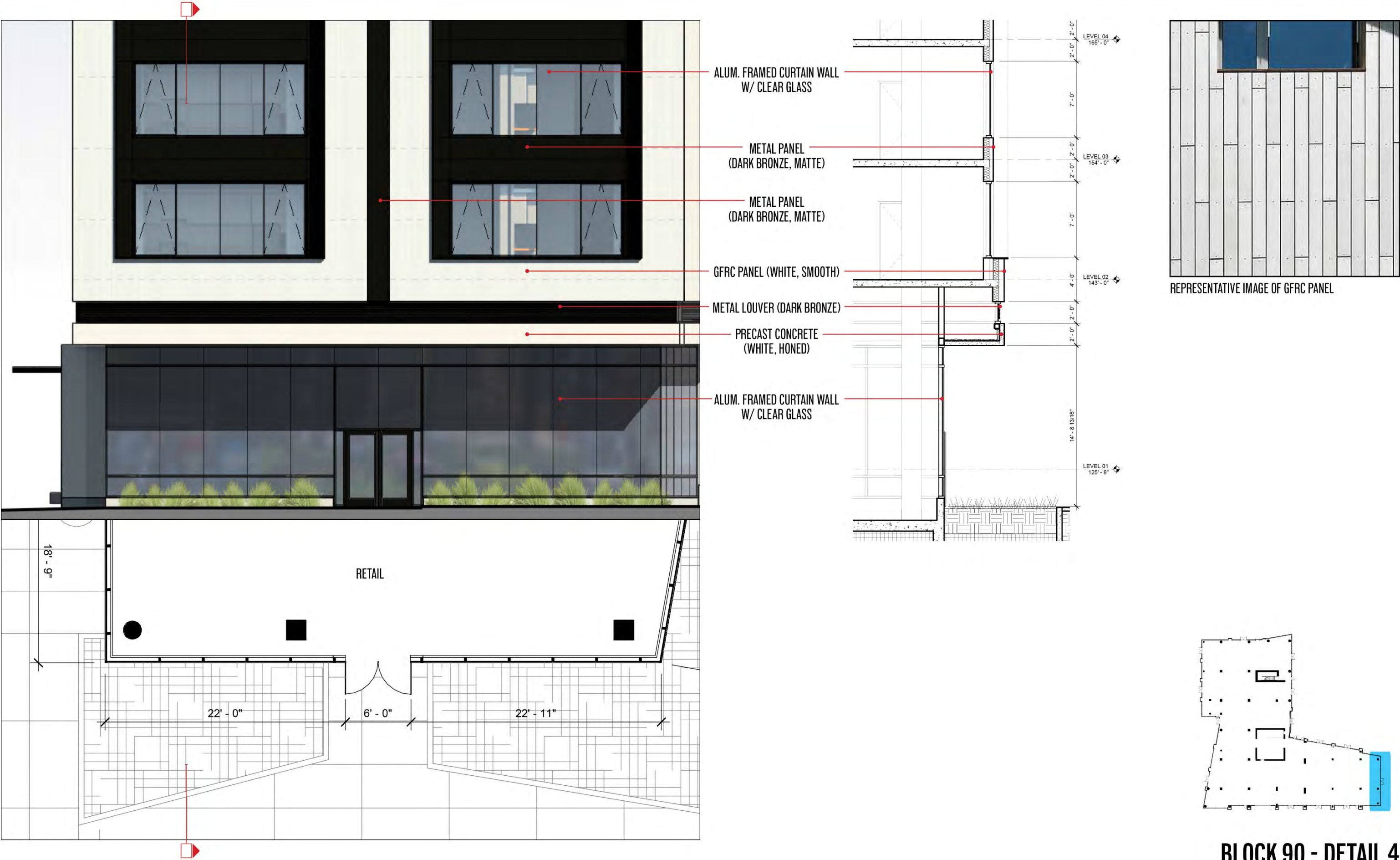
A. ENTRY CANOPY SECTION DETAIL AT GLASS END TYP.

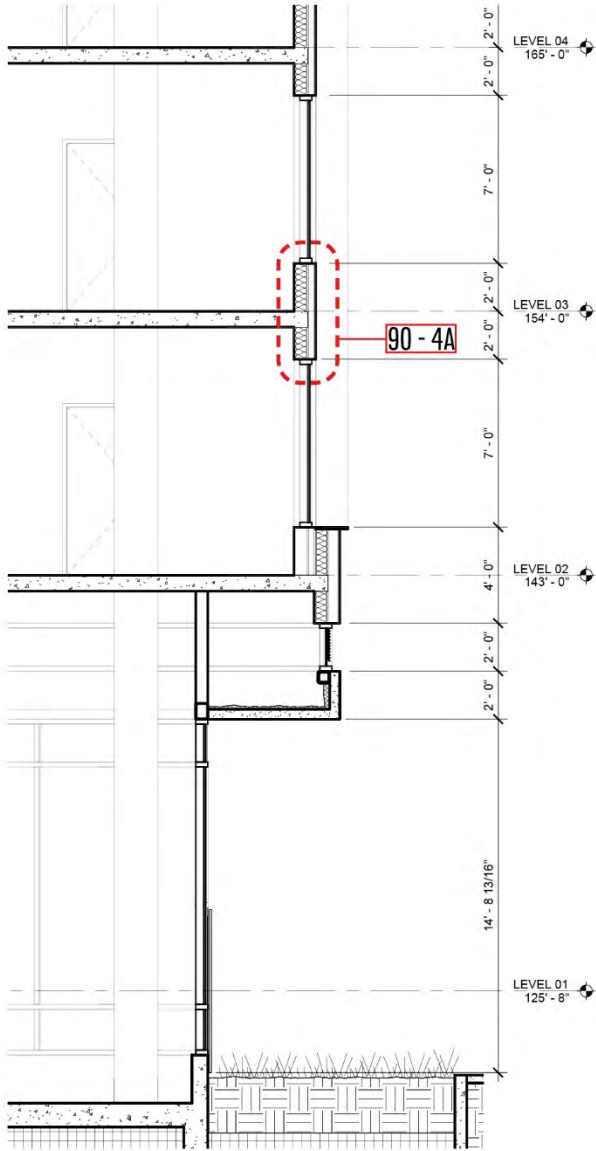


REPRESENTATIVE IMAGE OF STEEL AND GLASS CANOPY

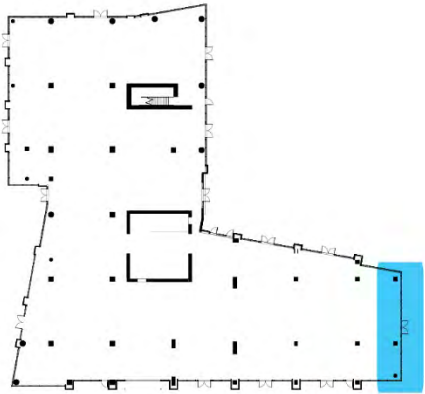


BLOCK 90 - EAST ELEVATION - DETAIL 4

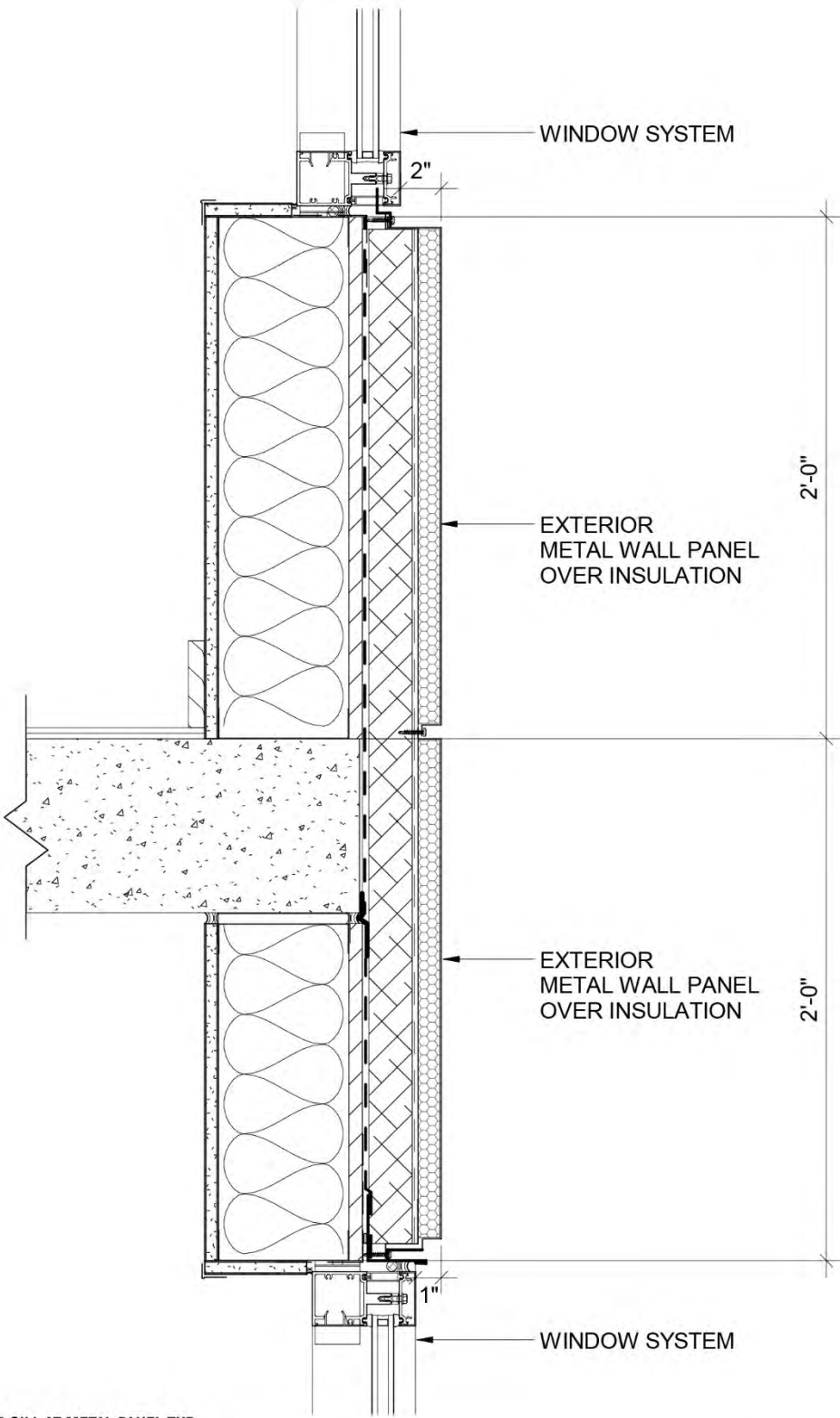




REPRESENTATIVE IMAGE OF GFRC PANEL



BLOCK 90 - DETAIL 4



A. HEAD AND SILL AT METAL PANEL TYP.

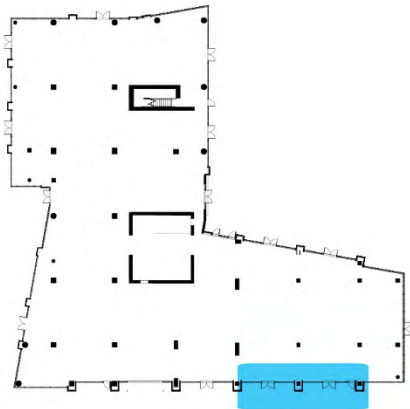


REPRESENTATIVE IMAGE OF GFRC PANEL



IMAGE OF WINDOW GROUPINGS WITH METAL PANEL SPANDREL

BLOCK 90 - DETAIL 4A



BLOCK 90 - SOUTH ELEVATION - DETAIL 5



METAL PANEL
(DARK BRONZE, MATTE)

METAL LOUVER (DARK BRONZE)

ALUM. PUNCH WINDOW W/
CLEAR GLASS

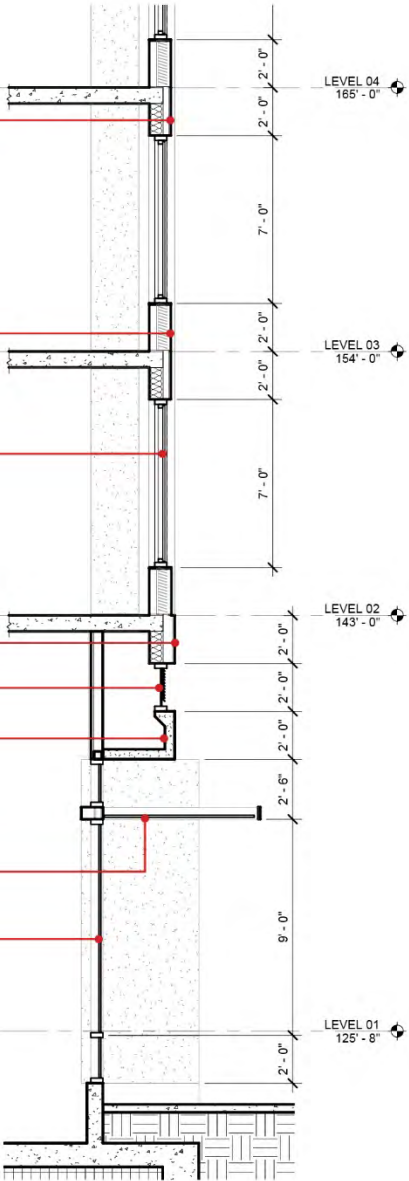
GFRP PANEL (WHITE, SMOOTH)

METAL LOUVER (DARK BRONZE)

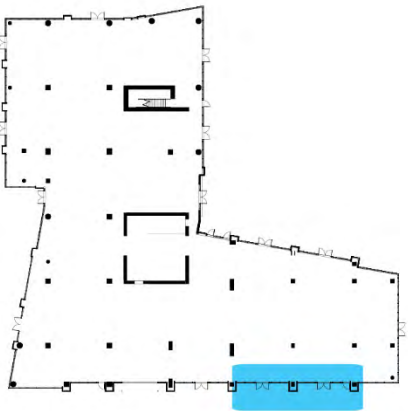
PRECAST CONCRETE
(WHITE, HONED)

STEEL & GLASS CANOPY

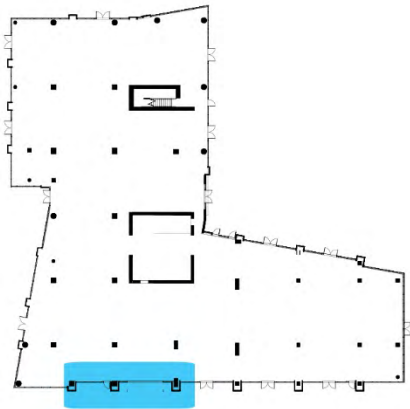
ALUM. FRAMED CURTAIN WALL
W/ CLEAR GLASS



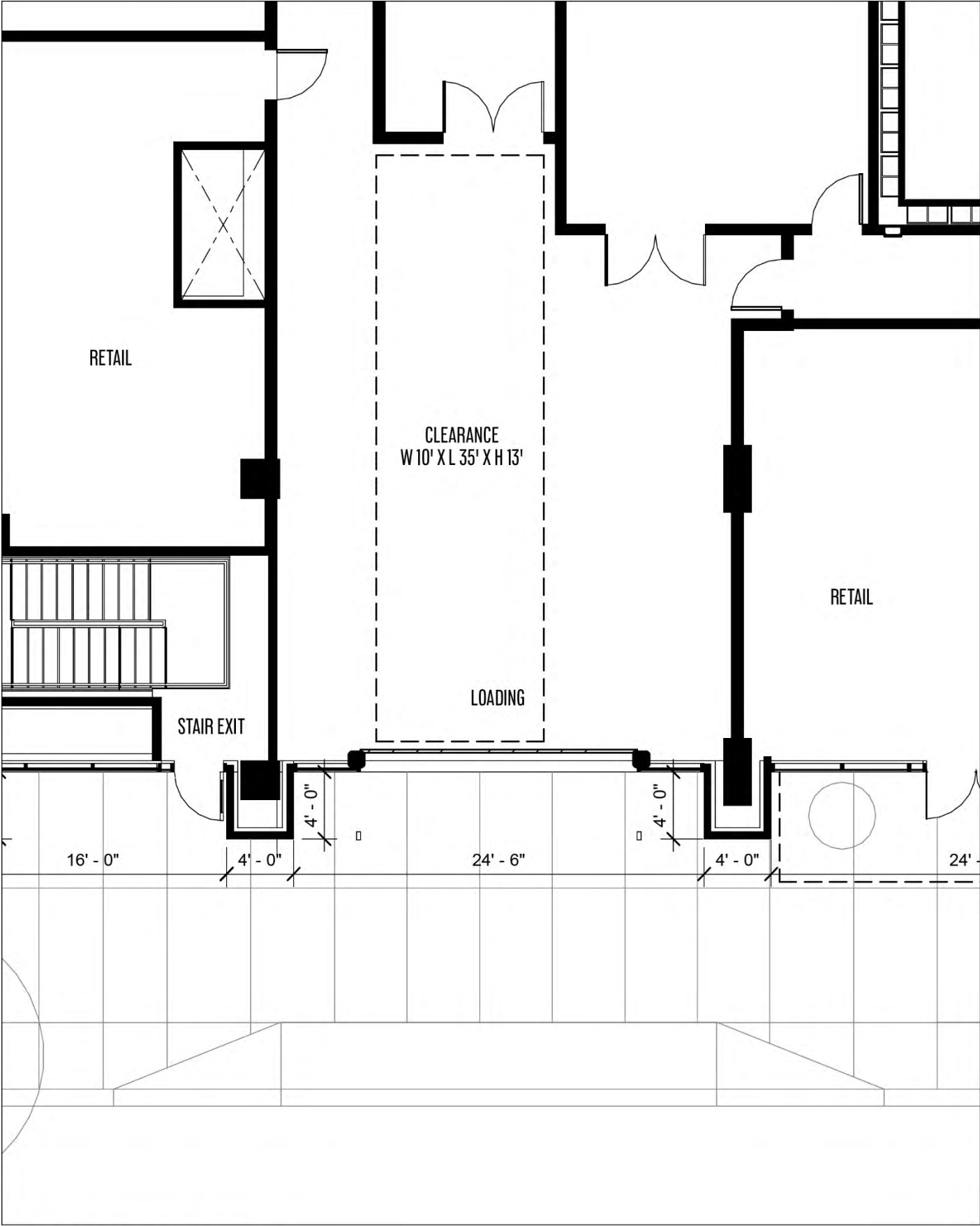
REPRESENTATIVE IMAGE OF FRAMED CURTAIN WALL



BLOCK 90 - DETAIL 5



BLOCK 90 - SOUTH ELEVATION - LOADING DOCK



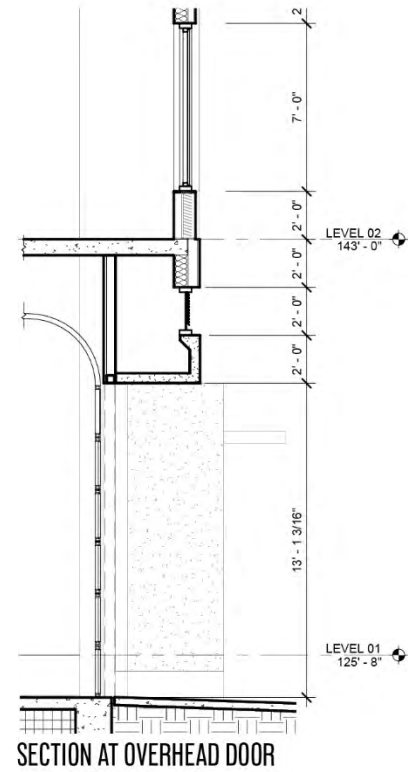
FLOOR PLAN - GROUND FLOOR LOADING DOCK



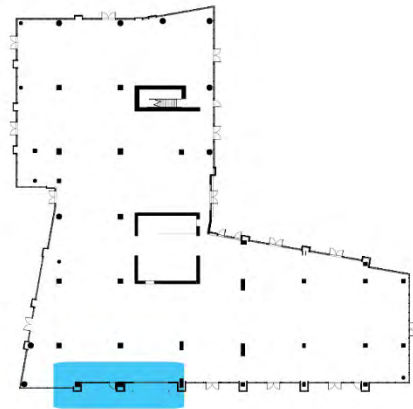
WEST ELEVATION AT LOADING DOCK DOOR



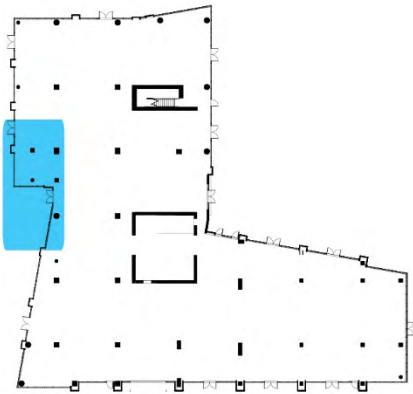
REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR



SECTION AT OVERHEAD DOOR



BLOCK 90 - LOADING DOCK



BLOCK 90 - WEST ELEVATION - DETAIL 8

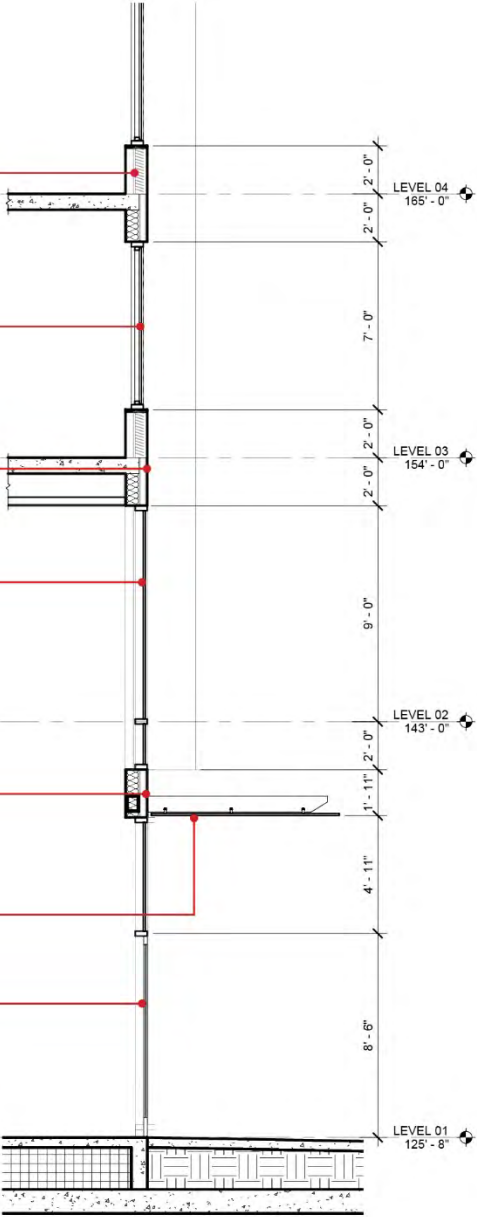
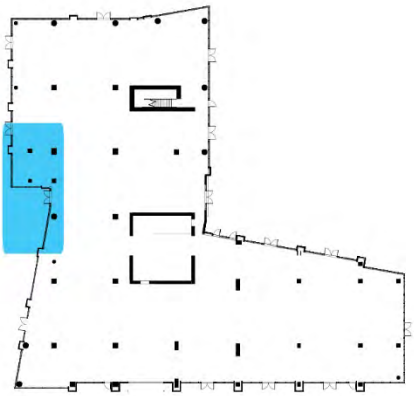
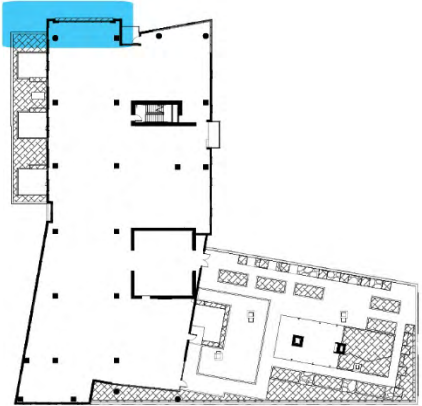


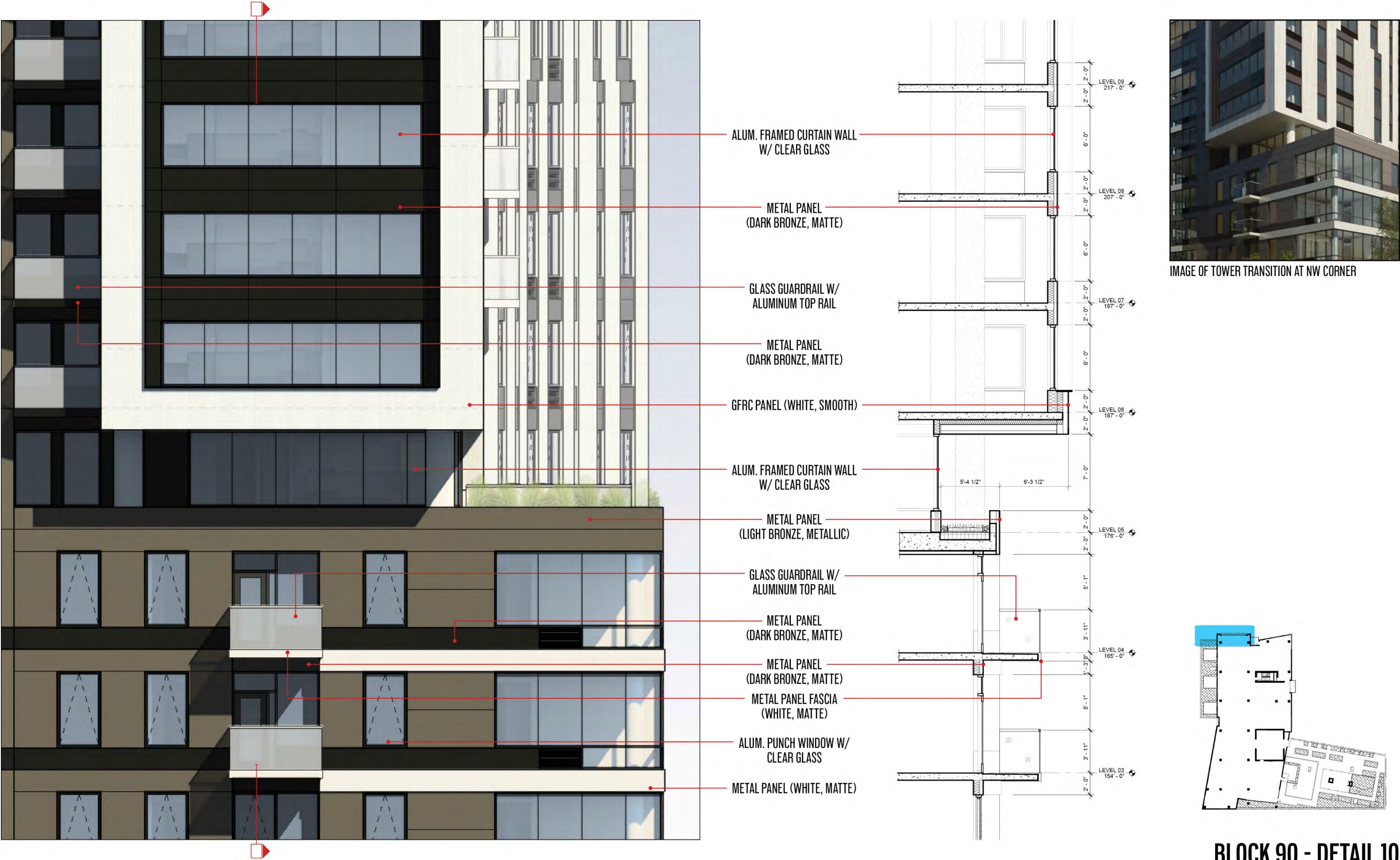
IMAGE OF MAIN LOBBY ENTRY OFF OF 7TH AVE

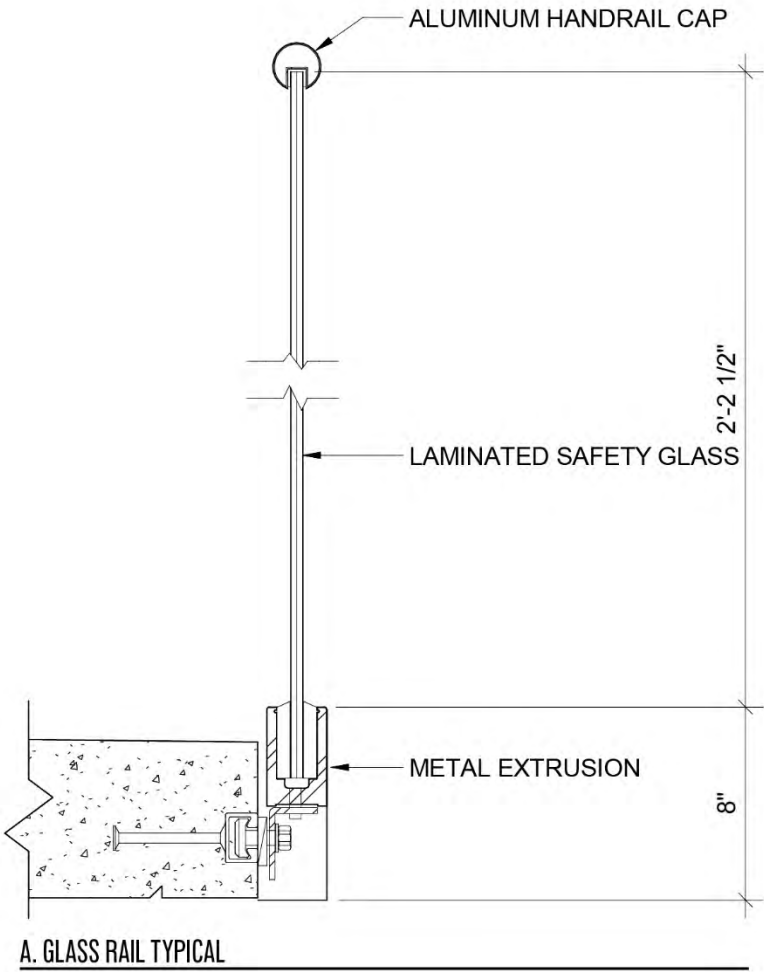


BLOCK 90 - DETAIL 8



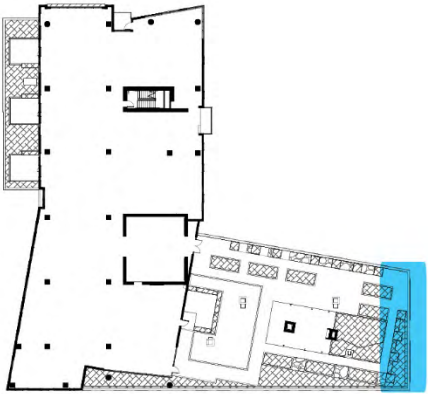
BLOCK 90 - NORTH ELEVATION - DETAIL 10



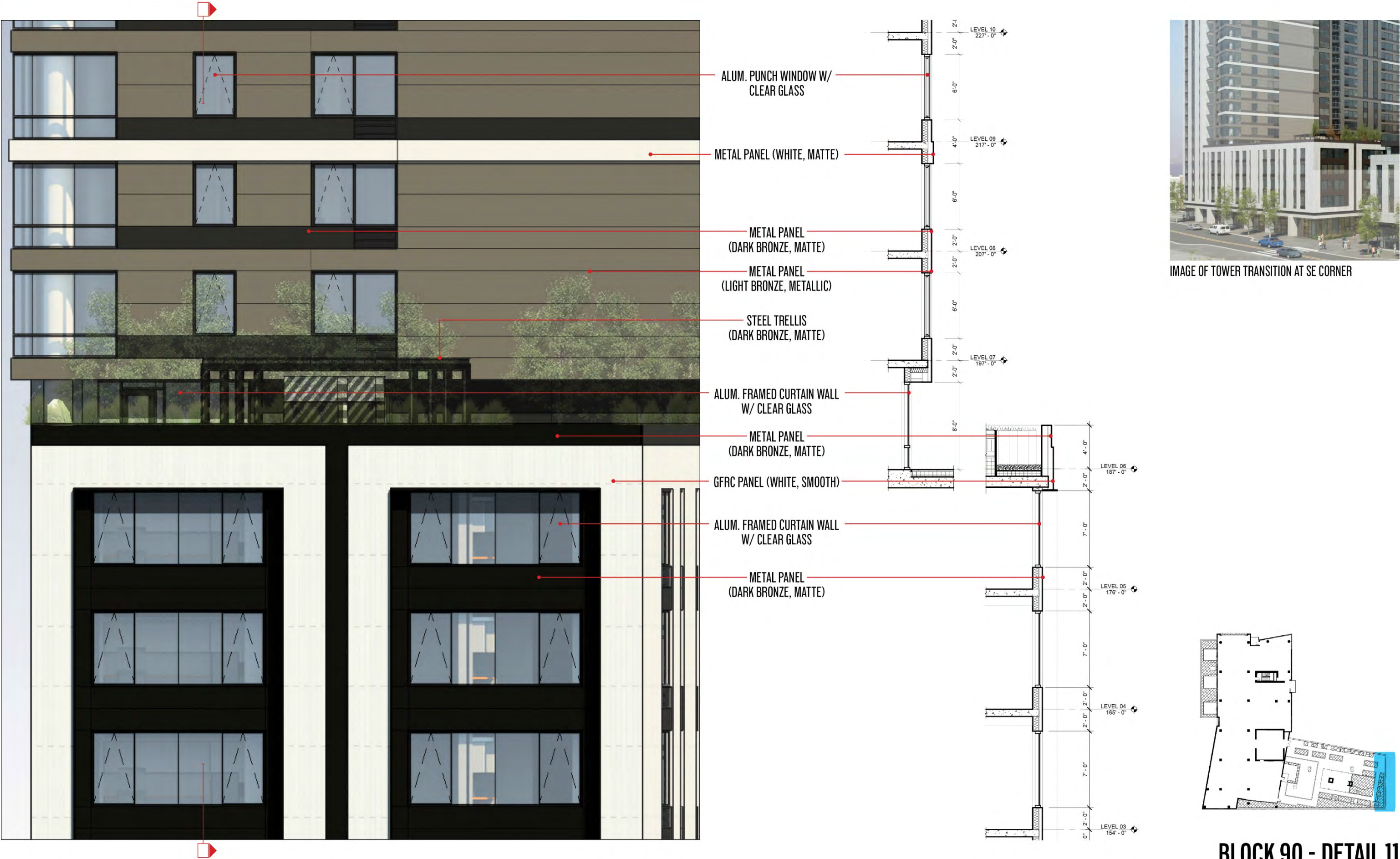


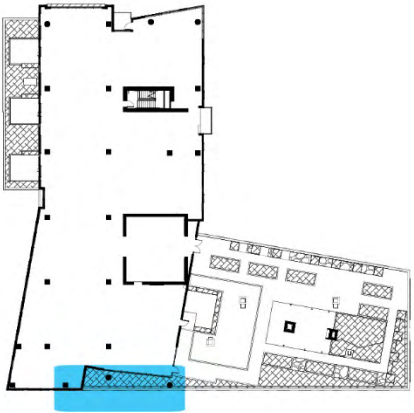
REPRESENTATIVE IMAGE OF GLASS GUARDRAIL W/
ALUMINUM TOP RAIL

BLOCK 90 - DETAIL 10A



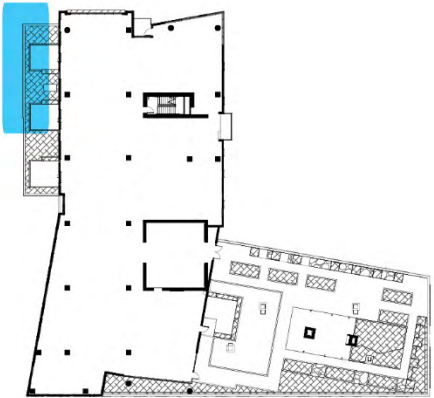
BLOCK 90 - EAST ELEVATION - DETAIL 11





BLOCK 90 - SOUTH ELEVATION - DETAIL 13





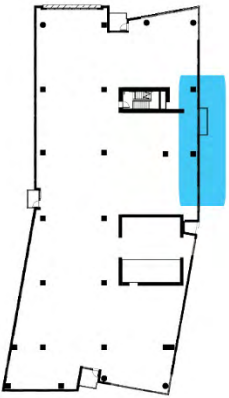
BLOCK 90 - WEST ELEVATION - DETAIL 14



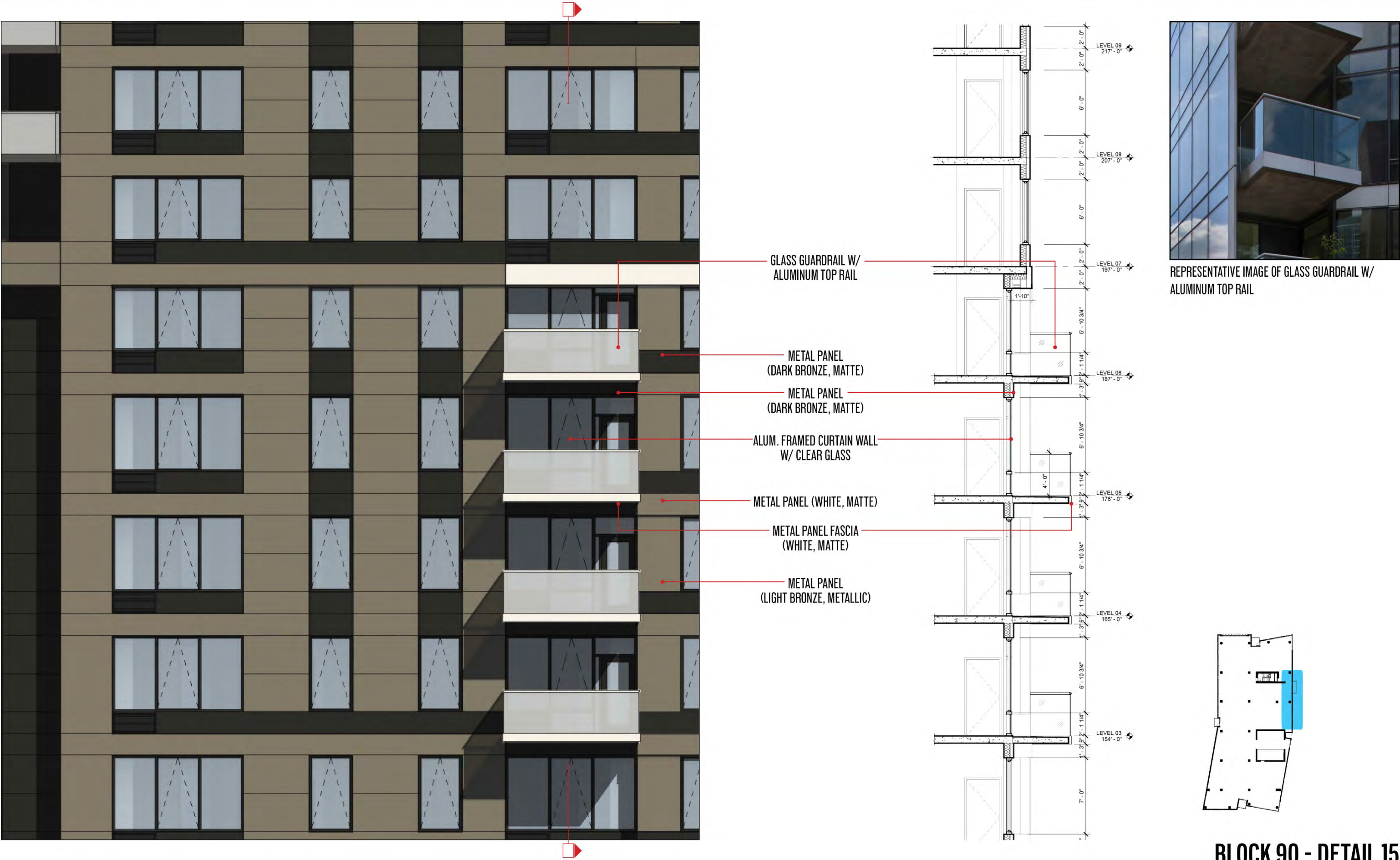
IMAGE OF TOWER TRANSITION AT NW CORNER

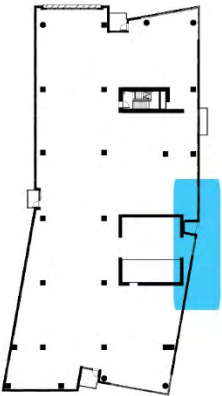


BLOCK 90 - DETAIL 14



BLOCK 90 - EAST ELEVATION - DETAIL 15

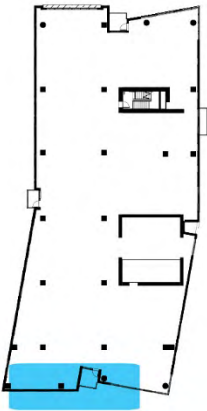




BLOCK 90 - EAST ELEVATION - DETAIL 16

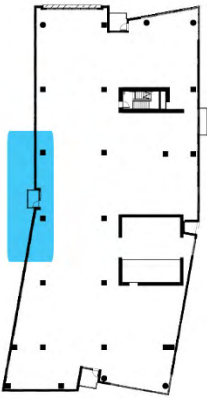


BLOCK 90 - DETAIL 16



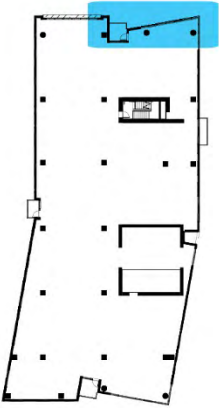
BLOCK 90 - SOUTH ELEVATION - DETAIL 17





BLOCK 90 - WEST ELEVATION - DETAIL 18

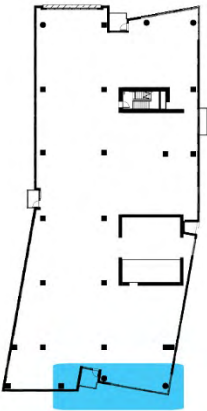




BLOCK 90 - NORTH ELEVATION - DETAIL 19



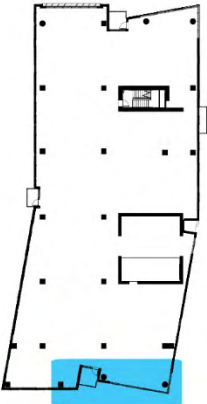
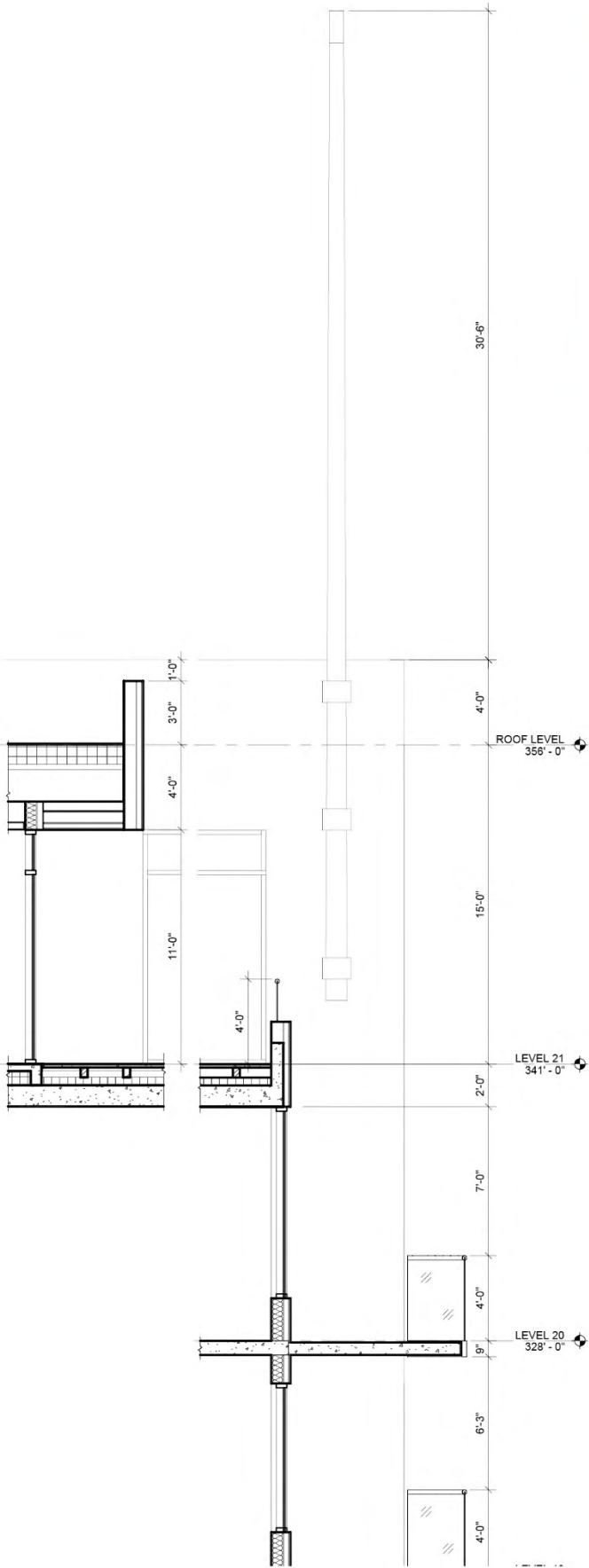
BLOCK 90 - DETAIL 19



BLOCK 90 - WEST ELEVATION - DETAIL 21



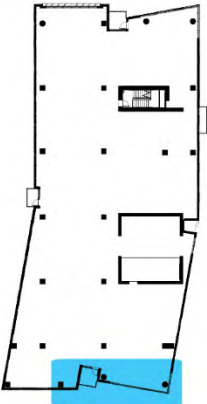
REPRESENTATIVE IMAGE OF SPIRE AND TRELLIS



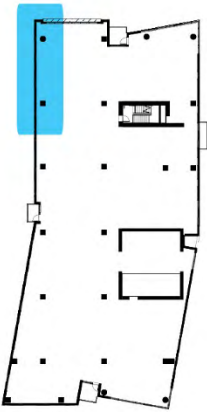
BLOCK 90 - DETAIL 21



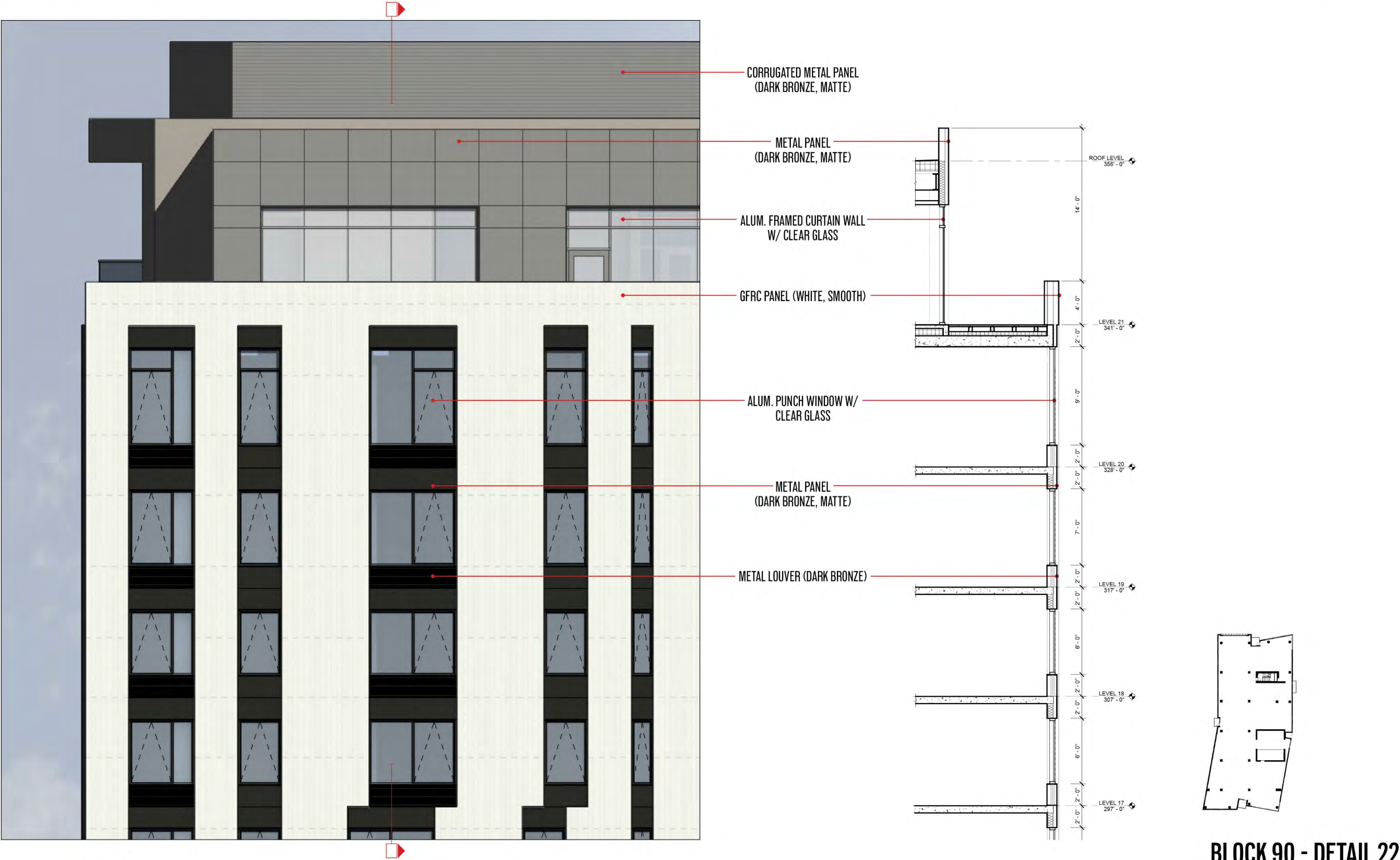
REPRESENTATIVE IMAGE OF SPIRE AND TRELLIS



BLOCK 90 - DETAIL 21



BLOCK 90 - WEST ELEVATION - DETAIL 22





GLASS GUARDRAIL W/ ALUMINUM
TOP RAIL

METAL PANEL FASCIA
(WHITE, MATTE)

ALUM. PUNCH WINDOW W/ CLEAR
GLASS

METAL LOUVER (DARK BRONZE)

METAL PANEL
(DARK BRONZE, MATTE)

GFRP (WHITE, SMOOTH)

METAL PANEL
(DARK BRONZE, MATTE)

METAL PANEL
(LIGHT BRONZE, METALLIC)

STEEL & GLASS CANOPY

METAL LOUVER (DARK BRONZE)

PRECAST CONCRETE (WHITE, HONED)

ALUM. FRAMED CURTAIN WALL W/
CLEAR GLASS



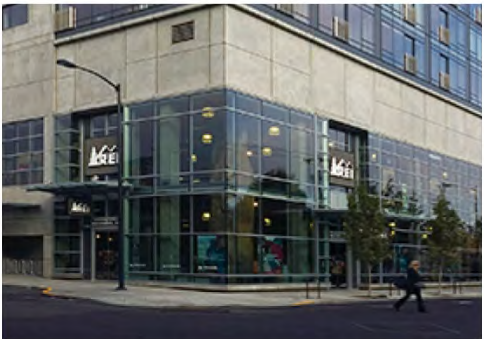
REPRESENTATIVE IMAGE OF LIGHT/DARK BRONZE
METAL PANEL



REPRESENTATIVE IMAGE OF WHITE GFRP PANEL



REPRESENTATIVE IMAGE OF GLASS AND METAL
OVERHANG



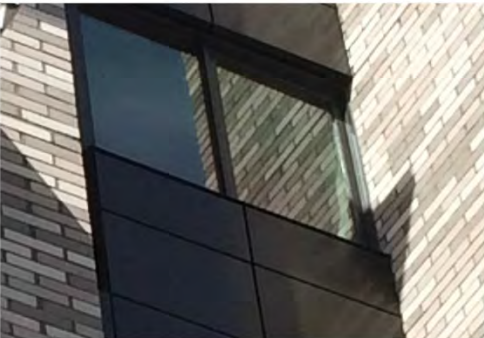
REPRESENTATIVE IMAGE OF FRAMED CURTAIN WALL



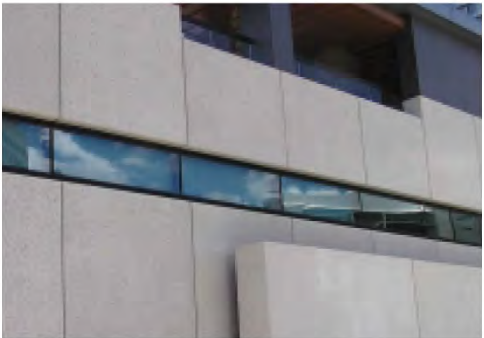
REPRESENTATIVE IMAGE OF GLASS GUARDRAIL



REPRESENTATIVE IMAGE OF PUNCH WINDOW &
LOUVER



REPRESENTATIVE IMAGE OF DARK BRONZE METAL
PANEL

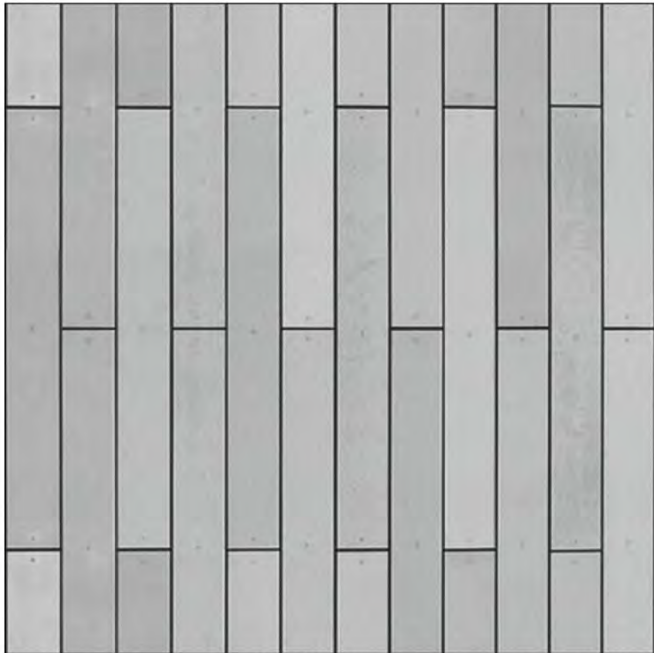


REPRESENTATIVE IMAGE OF PRECAST CONCRETE

EXTERIOR FEATURES



CONCRETE BLEND (PAVERS)



GFRc (EXPOSED FASTENERS, WHITE, SMOOTH)



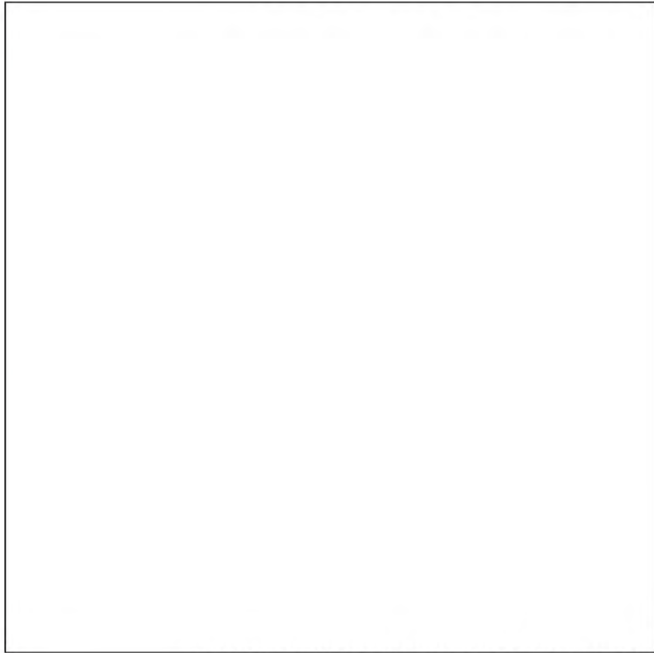
.040 ALUMINUM HONEYCOMB CORE PANEL (DARK BRONZE)



.040 ALUMINUM HONEYCOMB CORE PANEL (LIGHT BRONZE)



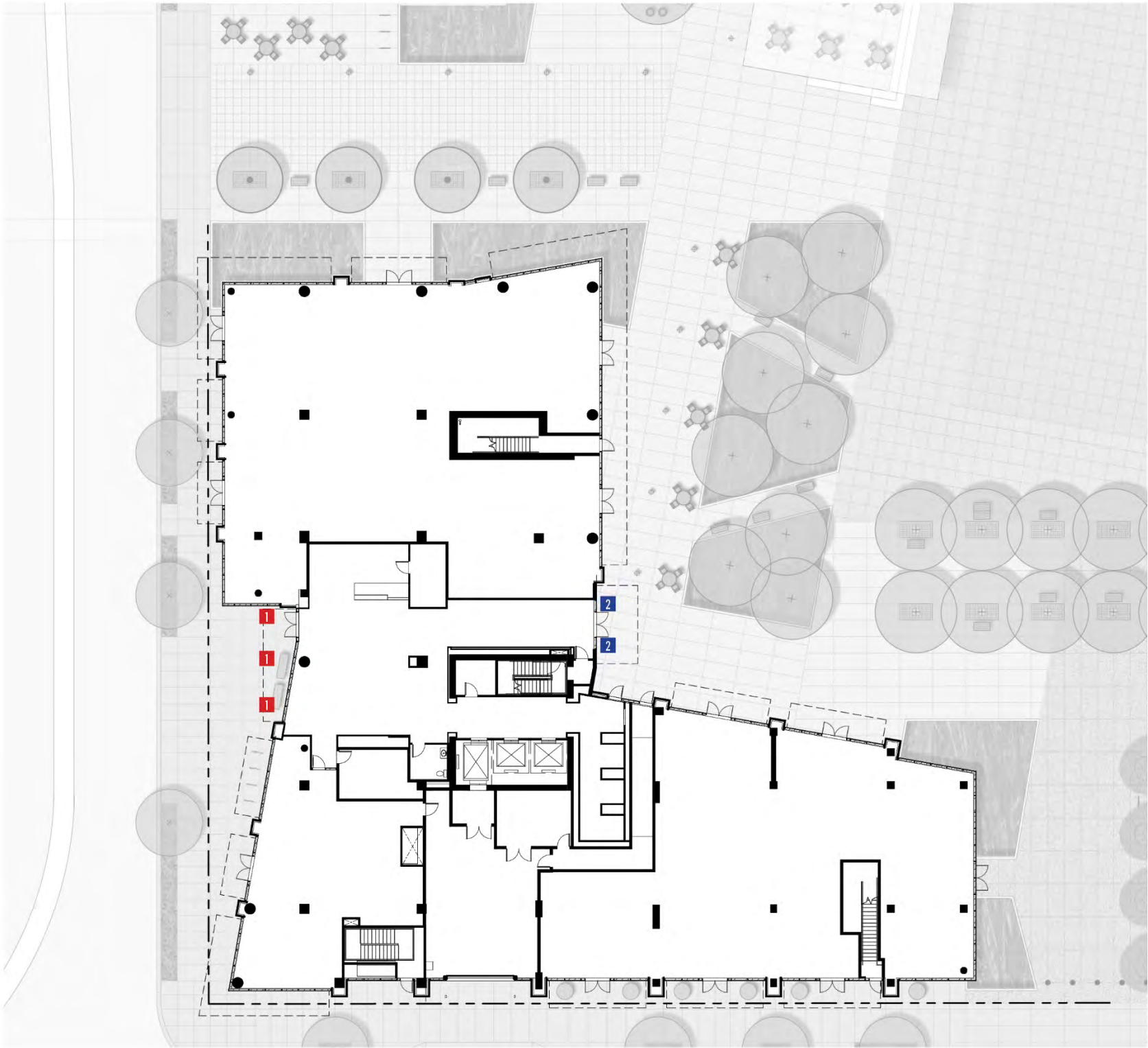
PRECAST CONCRETE (WHITE, HONED)



.040 ALUMINUM HONEYCOMB CORE PANEL (WHITE)

C10-1. USE MASONRY MATERIALS.

MATERIAL PALETTE



- 1
- 4' LINEAR LED**
FINISH: TIGER DRYLAC CERTIFIED
POLYESTER POWDER COAT FINISH
COLOR: 3500K
MOUNT: SURFACE



- 2
- 8' LINEAR LED**
FINISH: TIGER DRYLAC CERTIFIED
POLYESTER POWDER COAT FINISH
COLOR: 3500K
MOUNT: SURFACE

EXTERIOR LIGHTING PLAN



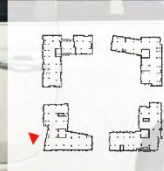
View of Block 90 from the corner of NE Pacific St & NE 7th Ave.



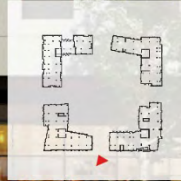
View of Block 90 from the corner of NE Pacific St & NE 7th Ave.



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



View of Block 90 from NE 7th Ave.



View of Block 90 from NE Oregon St



View of Block 90 from NE Oregon St

DESIGN GUIDELINES

C2. PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT

The materials chosen for the building are high quality (gfrc panel and aluminum .04 panel). As well, the design shows restraint in terms of number of materials and colors used.

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.

The podiums of block 90 are scaled to align with datum lines formed by the podium levels of bl 103 and Liberty Centre. Also, the buildings materials are white and light bronze to relate to the tones of the context buildings.

C5. DESIGN FOR COHERENCY.

The building is defined by a simple concept of masses nesting together, providing podiums which relate to the pedestrian scale and to the surrounding context.

C10-1. USE MASONRY MATERIALS.

Block 90 uses precast concrete for ground level conditions and GFRC paneling as the cladding for a large portion of its western mass.

C10-2. DESIGN EXTERIOR BUILDING WALLS THAT ARE TRANSPARENT IN GLAZED AREAS AND SCULPTURAL IN SURFACE.

The skin treatment of block 90 is sculptural in surface; glazing and dark metal paneling are paired together to create larger gestures along the facades. The ground floor is primarily glazed to complement and grant views into the square.

C10-3. USE LIGHT COLORS.

The building uses a light GFRC panel for its western mass, and is complemented by a light bronze metal panel (aluminum .04 panel) which is the primary cladding for the eastern mass.

C11. INTEGRATE ROOFS AND USE ROOFTOPS.

The mechanical screen is integrated into the building's architecture, acting as the continuation/cap of the building's tower element.

FINDINGS

This building lacks clarity in concept and composition.

The building team has developed a simplified building diagram to help clarify any confusion related to the building parti.

There seem to be no precedents of a bifurcated building in the surrounding context.

The design team has found there to be many interlocking precedents in the surrounding context, yet this design takes on a more 3-dimensional approach. By designing the building's facades to be an interpretation of the fenestration pattern's seen in the surrounding context, the design fits well within its context.

The building's base needs to be more regulated and linked to building above.

The base has been modified to be perceived as a solid grounding of the towers above; the team believes this to be a elegant solution.

The building's colors are competing; a single white color could calm it all down and better relate to the district.

The design team believes the light bronze and white colors complement each other well and are found in the district. The design team has studied several all-white schemes, and believes that the coherency of the concept is lessened in these cases.

There is concern with the attachment/detail of gfrc with exposed fasteners.

The design team will provide examples of these attachment/detail conditions.

Q + A

An architectural rendering of a modern urban development at sunset. The scene features several multi-story buildings with glass and concrete facades. A central, tall building with a grid-like window pattern is the focal point. To its right, a building with a prominent dome and a flag on top is visible. The foreground shows a landscaped area with trees and a walkway. The sky is filled with soft, colorful clouds from the setting sun.

NEXT UP: BLOCK 103



BLOCK 103

DESIGN DRAWINGS

- 1. Review of Staff Report Concerns*
- 2. Post-DAR Design Changes/Studies*
- 3. Building Summary*
- 4. Material Palette*
- 5. Lighting Plan*
- 6. Modifications*
- 7. Renderings*

BUILDING
COMPOSITION

DESIGN GUIDELINES

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.

The sidecar on 103 matches the BPA building across the street in height and size, creating pedestrian scale along 9th Avenue. The tower celebrates the neighborhood's verticality in its patterning.

C10-1. USE MASONRY MATERIALS.

The sidecar is clad in precast panels which adheres to this guideline and matches the context across the street.

C10-3. USE LIGHT COLORS.

Along with white spandrel panels used in the tower, Block 103's podium is clad in white precast panels to match this guideline.

FINDINGS

The walnut wood planks introduced along the ground level are incongruous with the material palette and the sleek aesthetic of the tower and is not a common material used in the Lloyd district.

Alternate solutions will be provided for the commission to consider.

An enlarged section is needed to understand the material and detailing of the edges and undersides / soffits of the large canted projecting facades on the tower.

Notes have been added to wall sections where this occurs to better understand materials and transitions.

ROOFTOP
SCREEN

DESIGN GUIDELINES

C11. INTEGRATE ROOFS AND USE ROOFTOPS.

The highest level of 103 houses amenities and a large terrace that take advantage of the height by providing breathtaking views of downtown and the Willamette River. An integrated architectural screen has been added to obscure sightlines of mechanical equipment and provide a designed solution to the roof.

FINDINGS

While Staff agrees that the screen enhances the character and architecture of the building by capping the tower with an integrated architectural element, it appears that views of the cooling towers and other rooftop elements would be visible from the low side of the screen at the north end of the tower. As one of the tallest buildings in the district, this rooftop will become a part of the skyline and, as such, the screening element should be not only thoughtfully designed but effective.

Team will present modifications to the roof plan to provide visual screening of equipment when seen in pure elevation.

BL. 103 POST DAR DESIGN CHANGES



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.*

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

***PREFERRED**
BL 103 DEVELOPMENT



Design Study - 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.

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

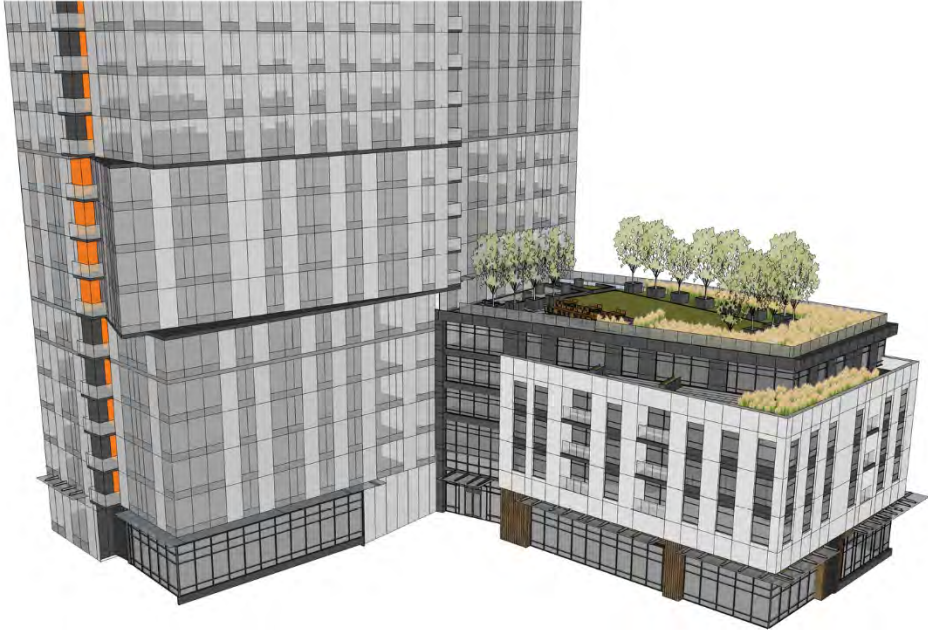
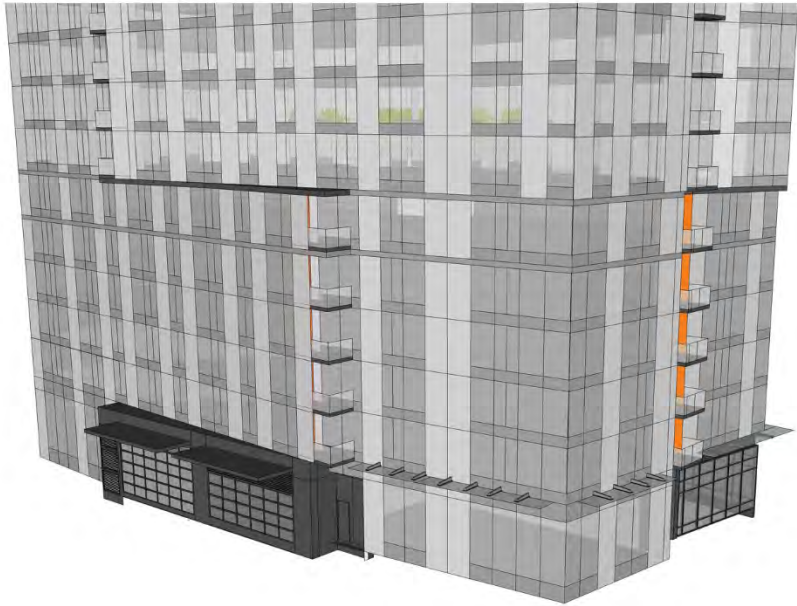
*** PREFERRED**
BL 103 DEVELOPMENT



C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

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.

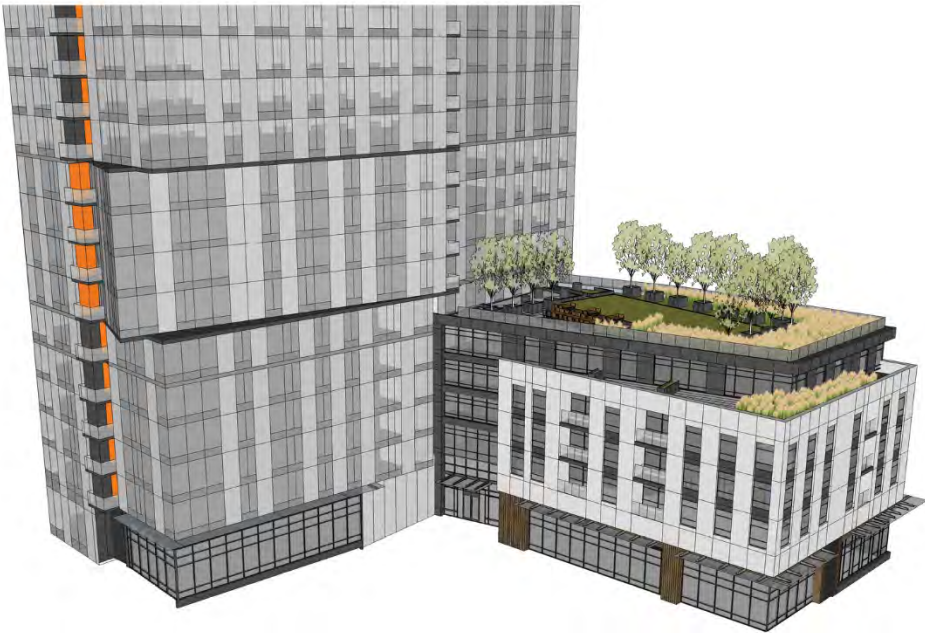
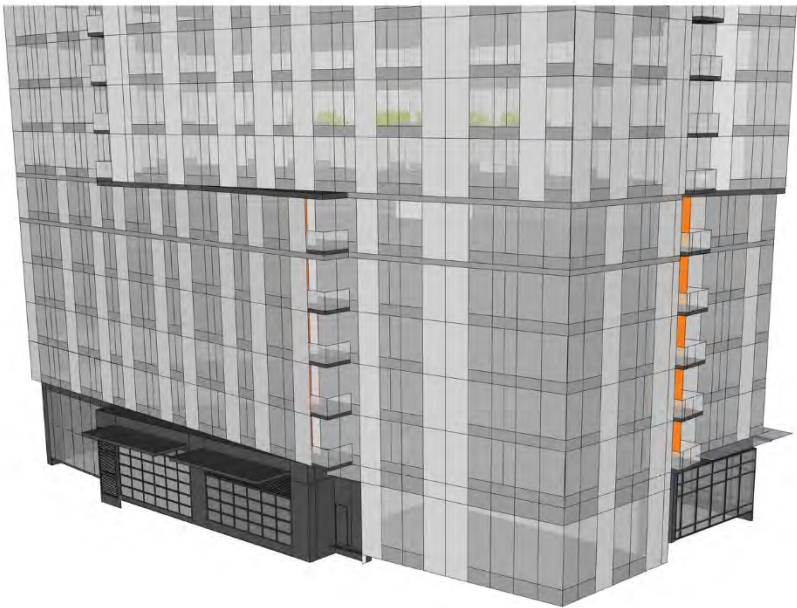
1. WITH SIDECAR (PREVIOUS)



C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

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.

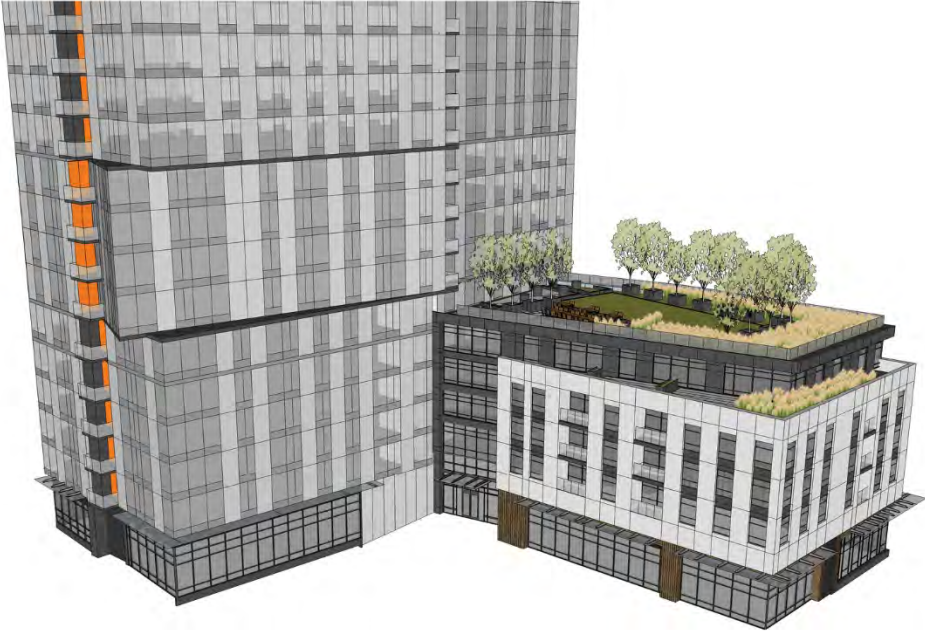
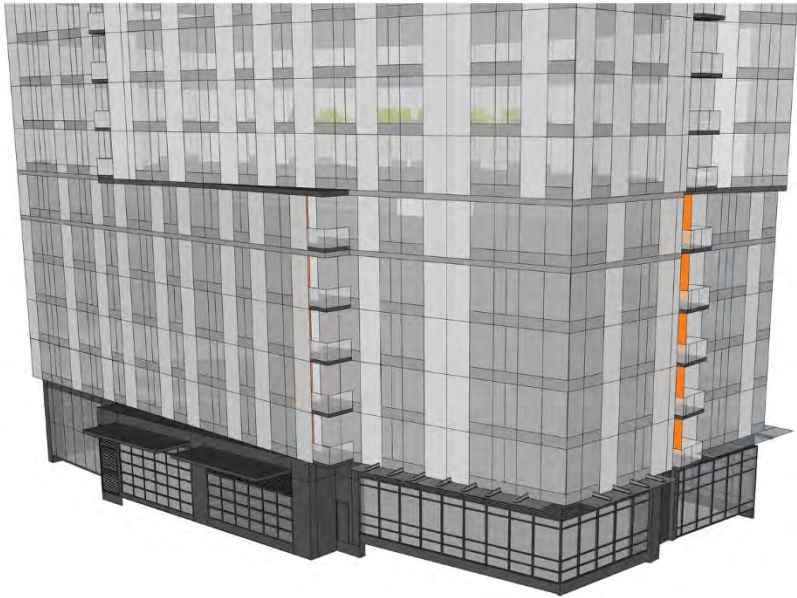
2. FULL TOWER DROP, NO SIDECAR



C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

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.

3. HALF TOWER DROP, NO SIDECAR



C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

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.

4. STOREFRONT UNDERCUT, NO SIDECAR



C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

LOOKING SOUTH - NE 9TH AVE



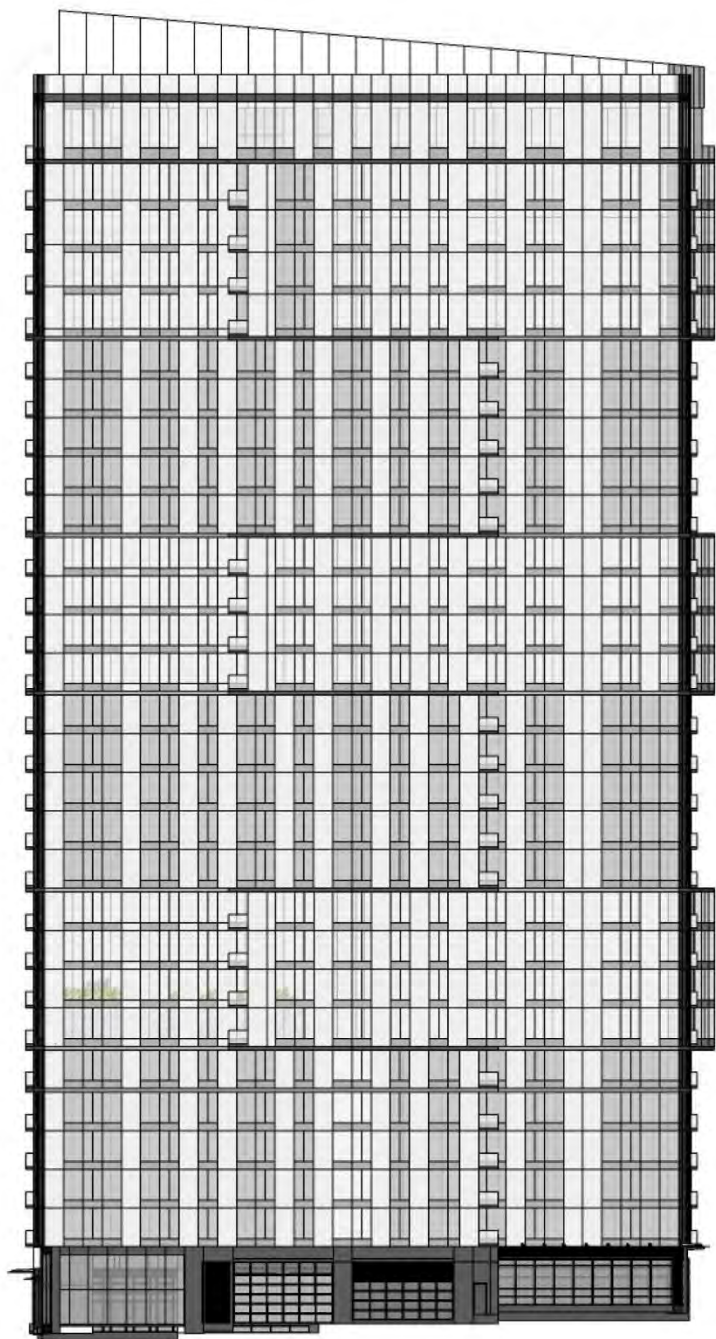
Design Study - Looking Southwest along NE 9th Ave.



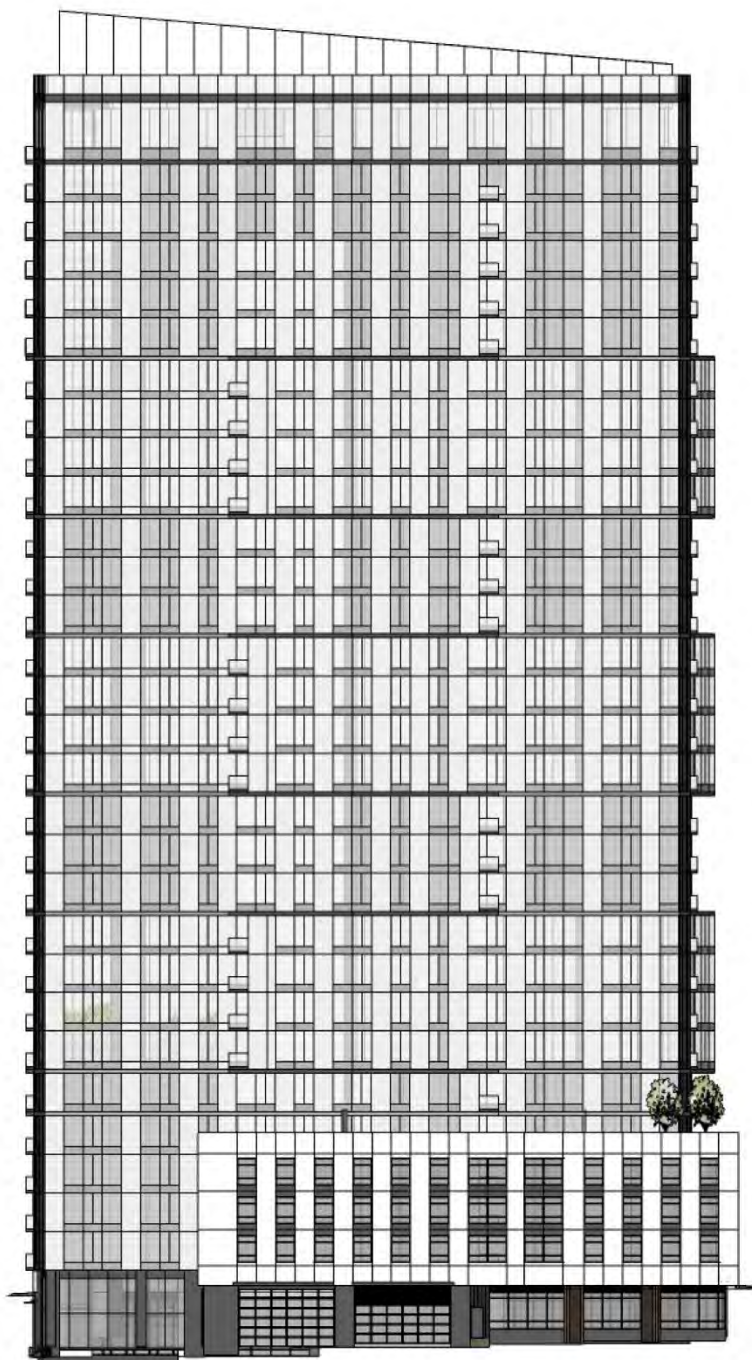
**Resolution - Looking Southwest along NE 9th Ave.*

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

***PREFERRED**
BL 103 DEVELOPMENT



EAST ELEVATION - NO SIDECAR



* EAST ELEVATION - SIDECAR

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

*** PREFERRED**
BL 103 DEVELOPMENT

BLOCK 103



30 FLOORS

347
For-rent housing units

400,720
GSF of housing

11,972
GSF of retail

BLOCK 103



Block 103 is imagined as a sculpted tower divided into a series of slices.

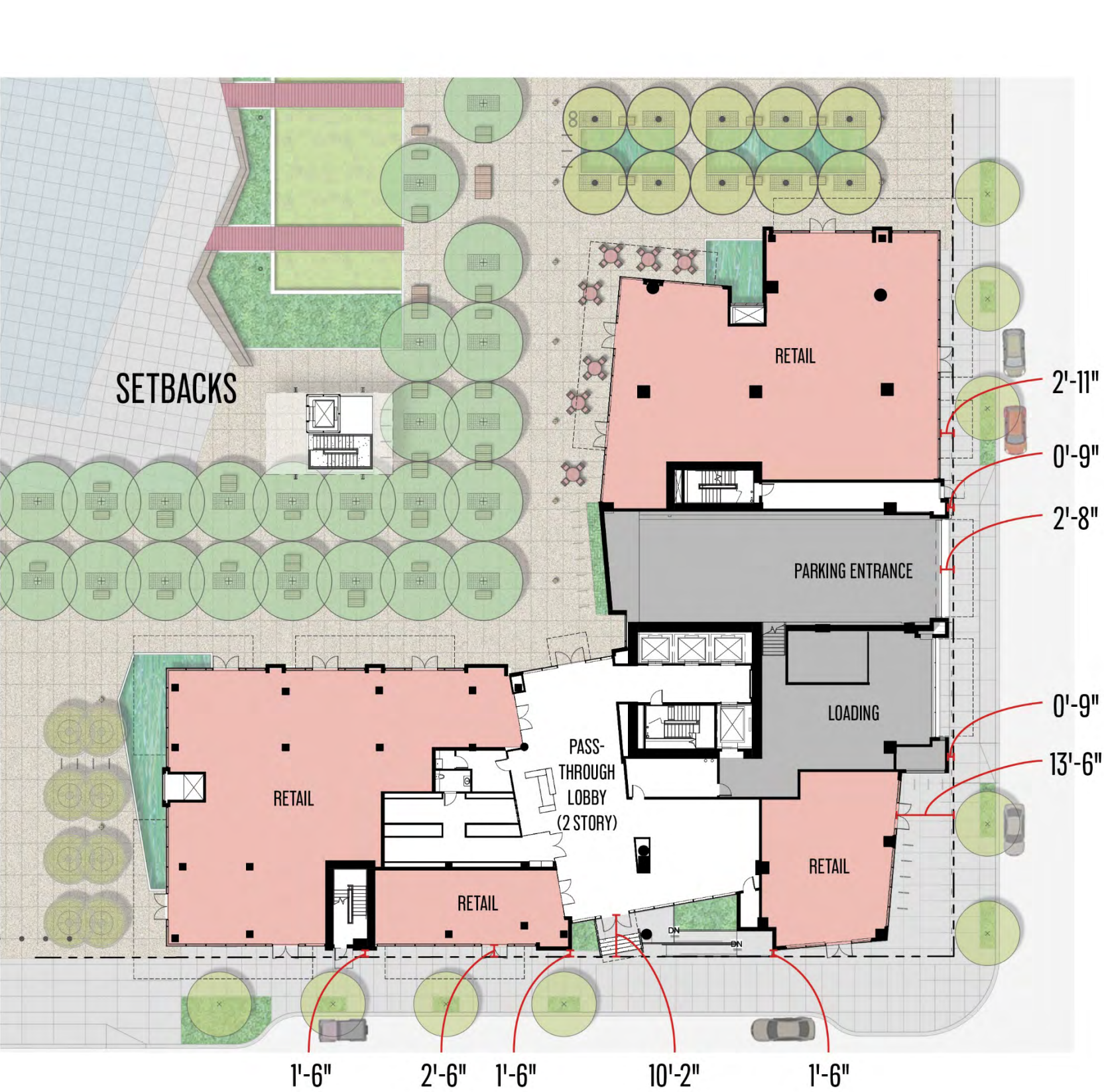
BLOCK 103



*These slices stack together, fluttering and fracturing, to
create the final character of the tower's facades.*



BLOCK 103 - GROUND FLOOR PLAN



SETBACKS
BLOCK 103 - GROUND FLOOR PLAN





RETAIL ENTRANCES
BLOCK 103 - GROUND FLOOR PLAN



RESIDENTIAL ENTRANCES
BLOCK 103 - GROUND FLOOR PLAN



SUPPORT ENTRANCES
BLOCK 103 - GROUND FLOOR PLAN

23
For-rent housing units

- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES



BLOCK 103 - TYPICAL PODIUM PLAN - FLOORS 03-04



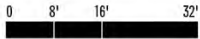
BLOCK 103 - TERRACE PLAN - FLOOR 06

12
For-rent housing units

- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES

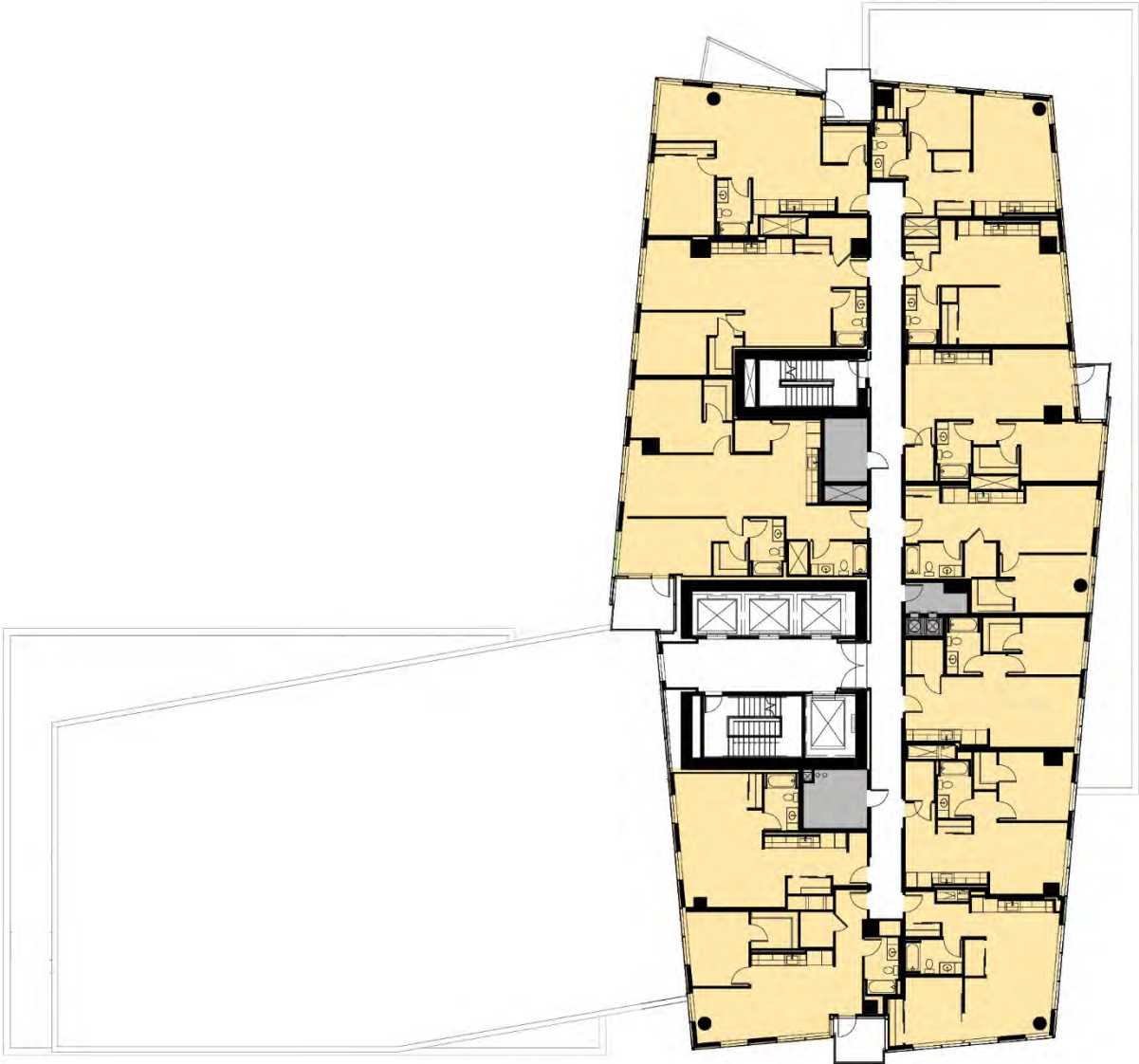


BLOCK 103 - TYPICAL TOWER PLAN 1 - FLOORS 07-24



12
For-rent housing units

- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES



BLOCK 103 - TYPICAL TOWER PLAN 2 - FLOORS 07-24



BLOCK 103 - AMENITY PLAN - FLOOR 30



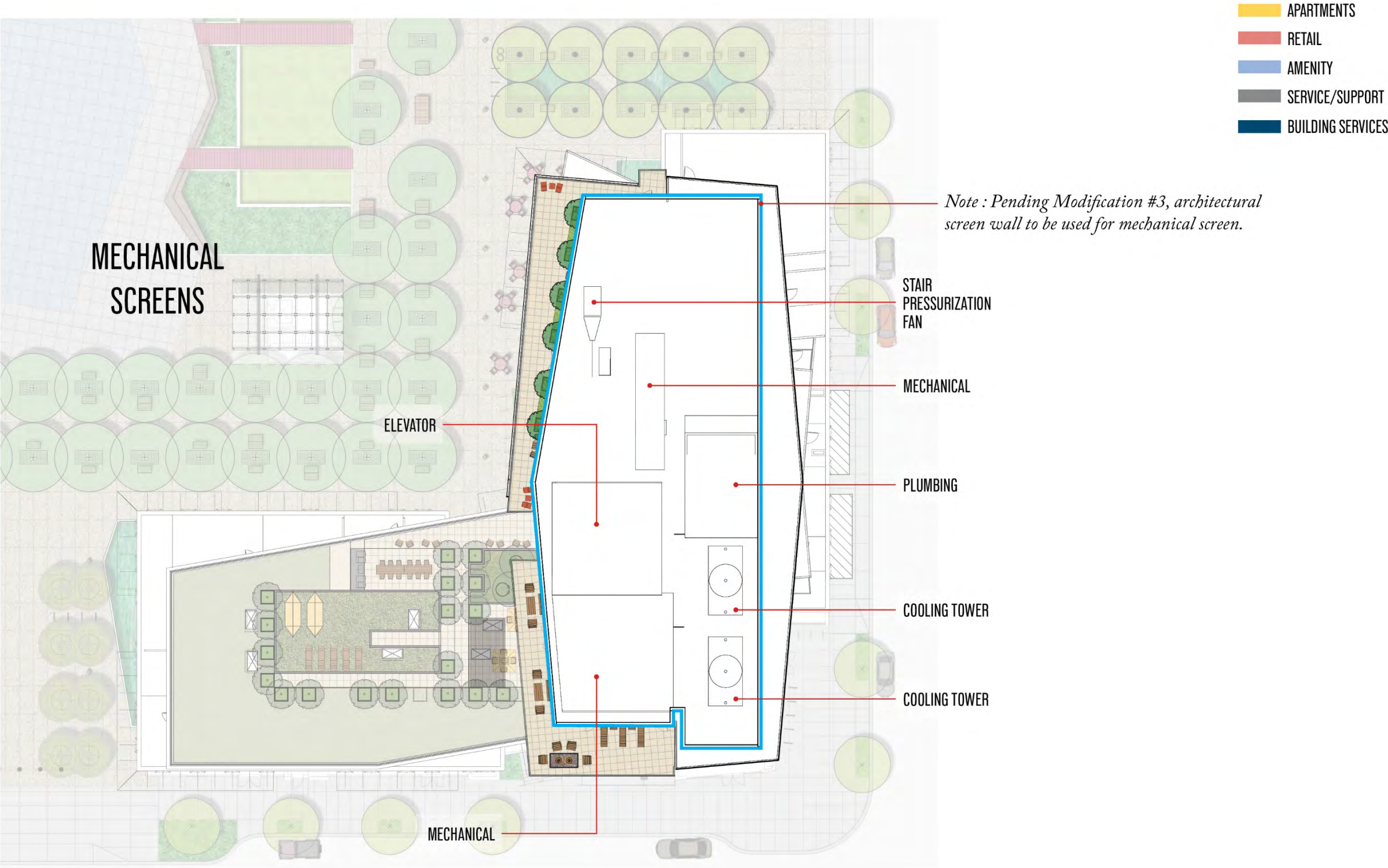
C11. INTEGRATE ROOFS AND USE ROOFTOPS.

BLOCK 103 - ROOF PLAN



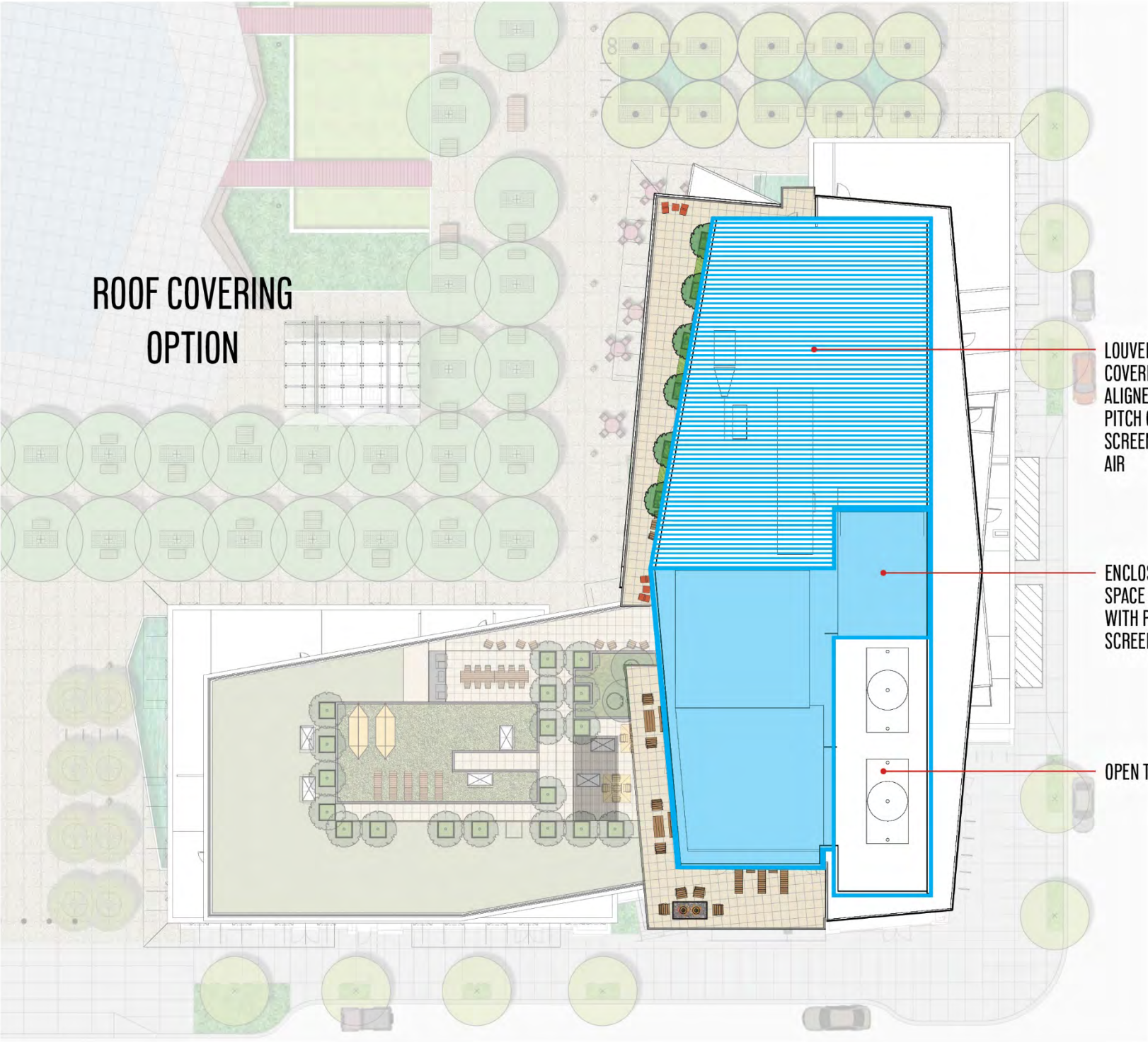
C11. INTEGRATE ROOFS AND USE ROOFTOPS.

ECOROOFS
BLOCK 103 - ROOF PLAN



C11. INTEGRATE ROOFS AND USE ROOFTOPS.

MECHANICAL SCREENS
BLOCK 103 - ROOF PLAN



- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT
- BUILDING SERVICES

LOUVERED
COVERING
ALIGNED WITH
PITCH OF
SCREEN, OPEN
AIR

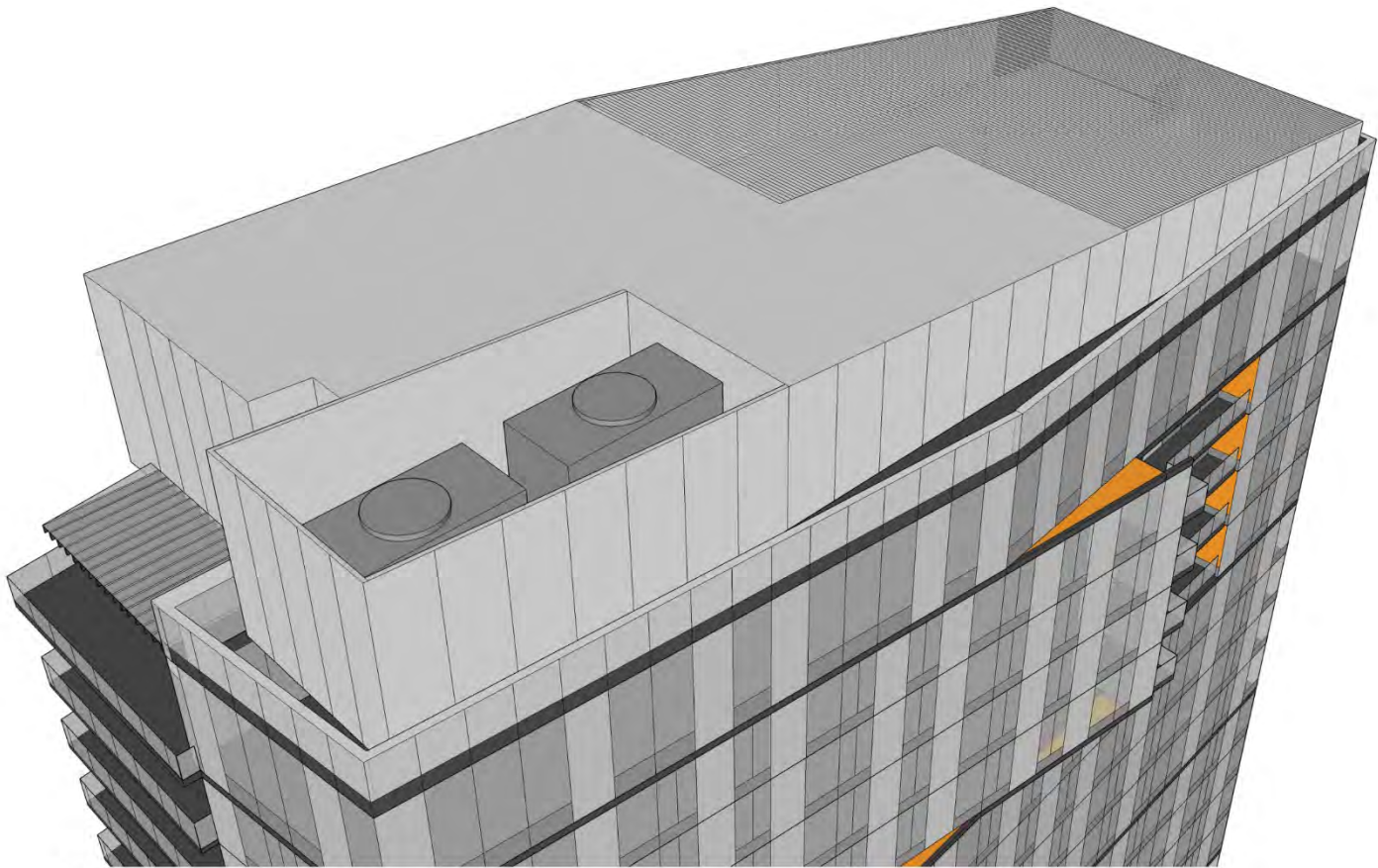
ENCLOSED
SPACE ALIGNED
WITH PITCH OF
SCREEN.

OPEN TO SKY

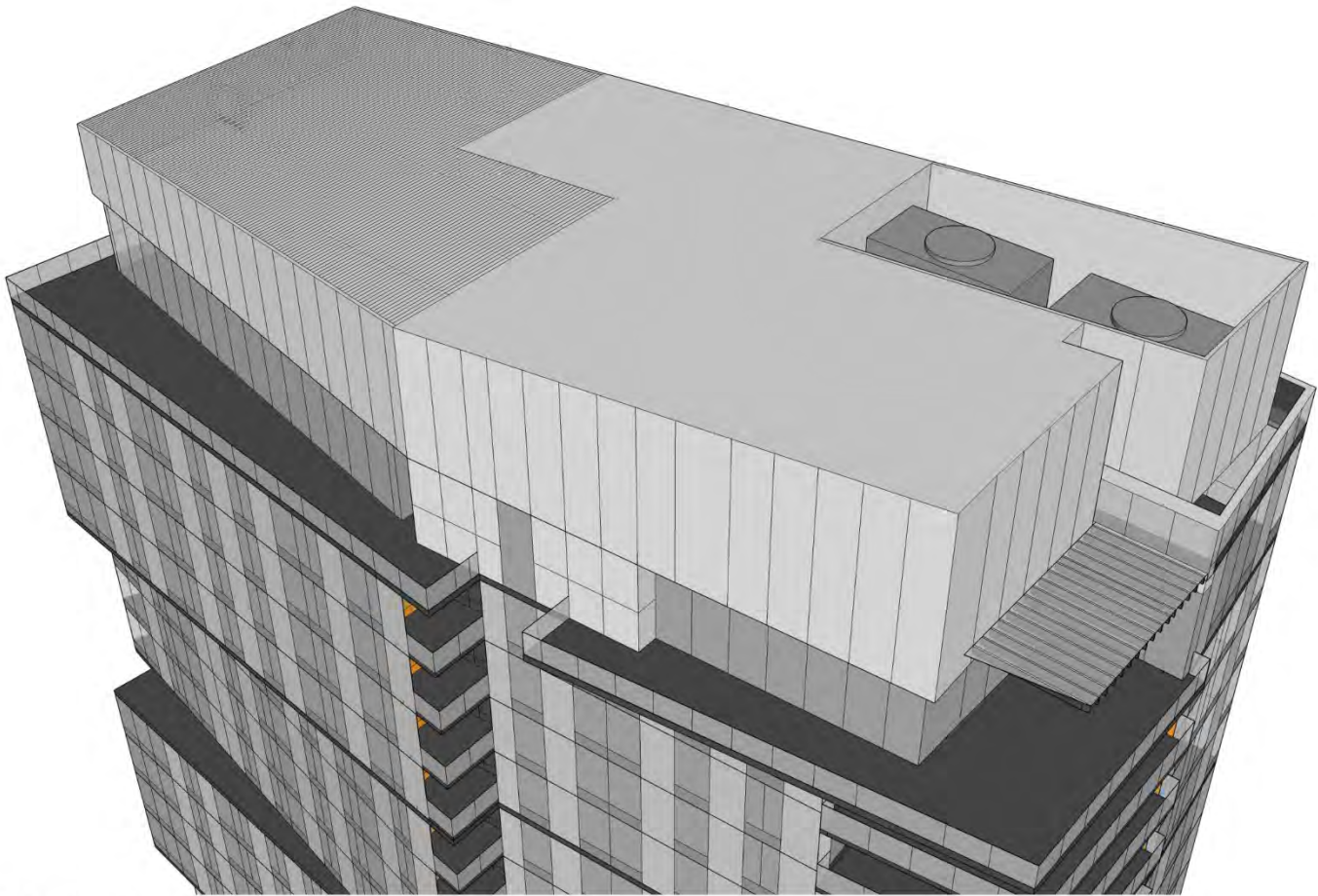
C11. INTEGRATE ROOFS AND USE ROOFTOPS.

MECHANICAL SCREENS
BLOCK 103 - ROOF PLAN





Design Study - Aerial looking NW at roof cover.



Design Study - Aerial looking NE at roof cover.

C11. INTEGRATE ROOFS AND USE ROOFTOPS.

ROOF COVER OPTION



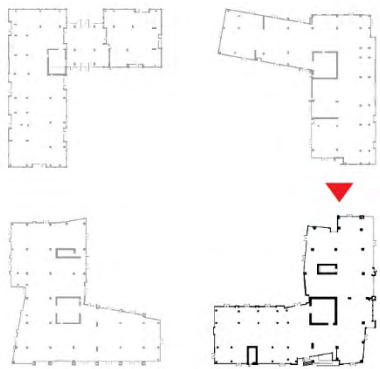
GLASS BALCONY W/ TOP RAIL, FASCIA MP

VISION GLASS
(CLEAR)

METAL PANEL
(WHITE, MATTE FINISH)

GFRC
(DARK GREY, BRUSHED)

PRECAST CONCRETE
(WHITE, HONED)



BL. 103 NORTH ELEVATION



GLASS BALCONY W/ TOP RAIL, FASCIA MP

VISION GLASS
(CLEAR)

METAL PANEL
(WHITE, MATTE FINISH)

PRECAST CONCRETE
(WHITE, HONED)

GFRC (DARK GREY, BRUSHED)



BL. 103 EAST ELEVATION



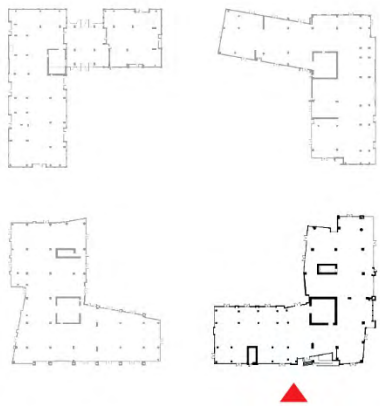
GLASS BALCONY W/ TOP RAIL, FASCIA MP

VISION GLASS (CLEAR)

METAL PANEL
(WHITE, MATTE FINISH)

GFRC (DARK GREY, BRUSHED)

PRECAST CONCRETE
(WHITE, HONED)



BL. 103 SOUTH ELEVATION



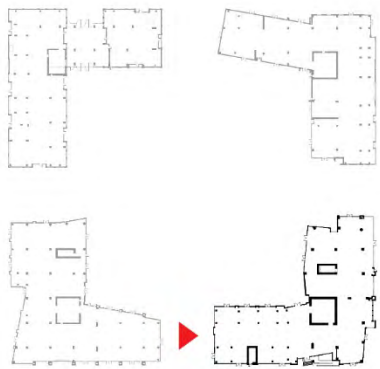
GLASS BALCONY W/ TOP RAIL, FASCIA MP

VISION GLASS (CLEAR)

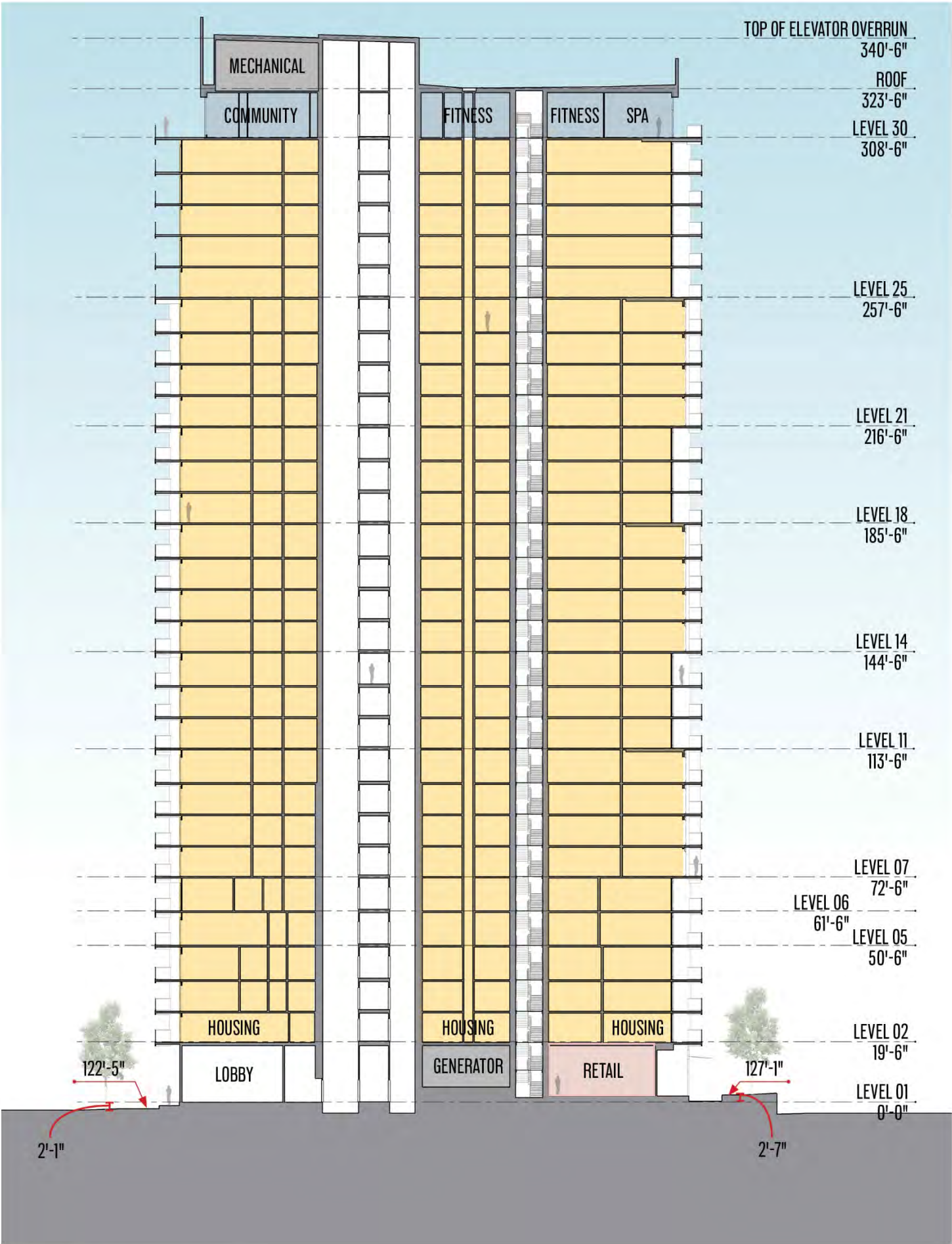
METAL PANEL
(WHITE, MATTE FINISH)

GFRC (DARK GREY, BRUSHED)

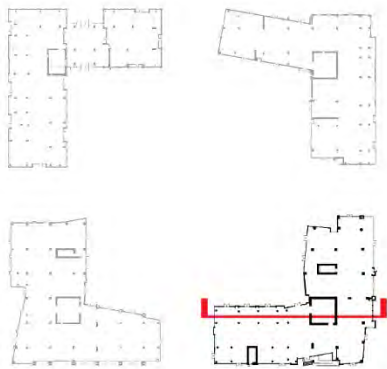
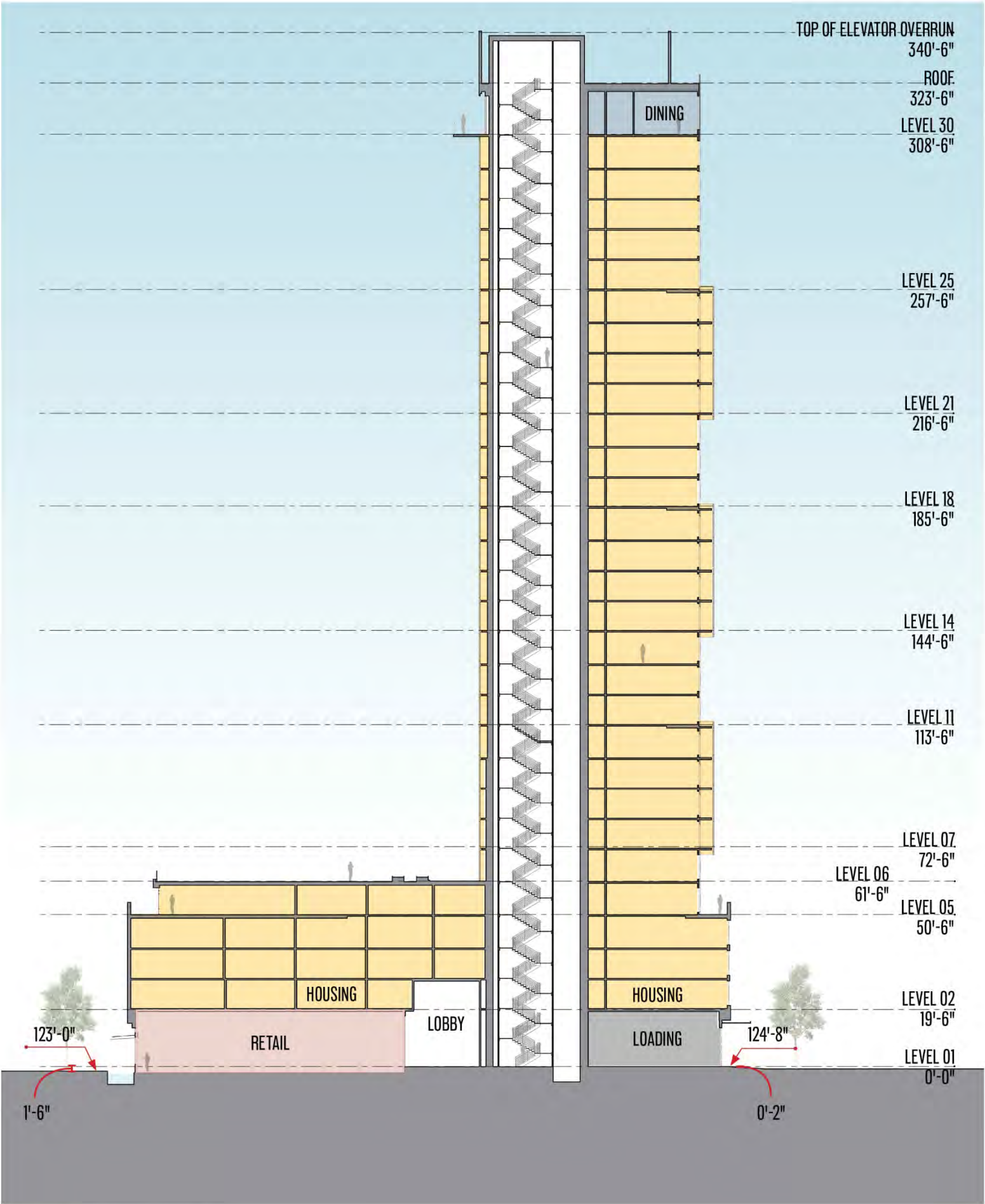
PRECAST CONCRETE
(WHITE, HONED)



BL. 103 WEST ELEVATION



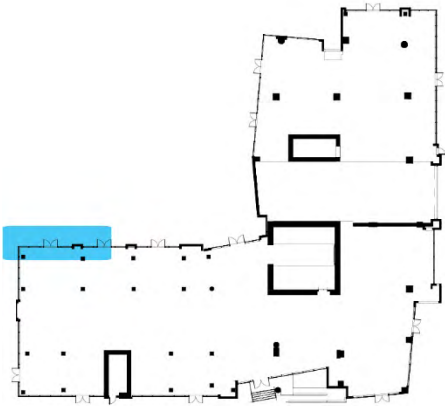
BL. 103 SECTION LOOKING WEST



BL. 103 SECTION LOOKING NORTH

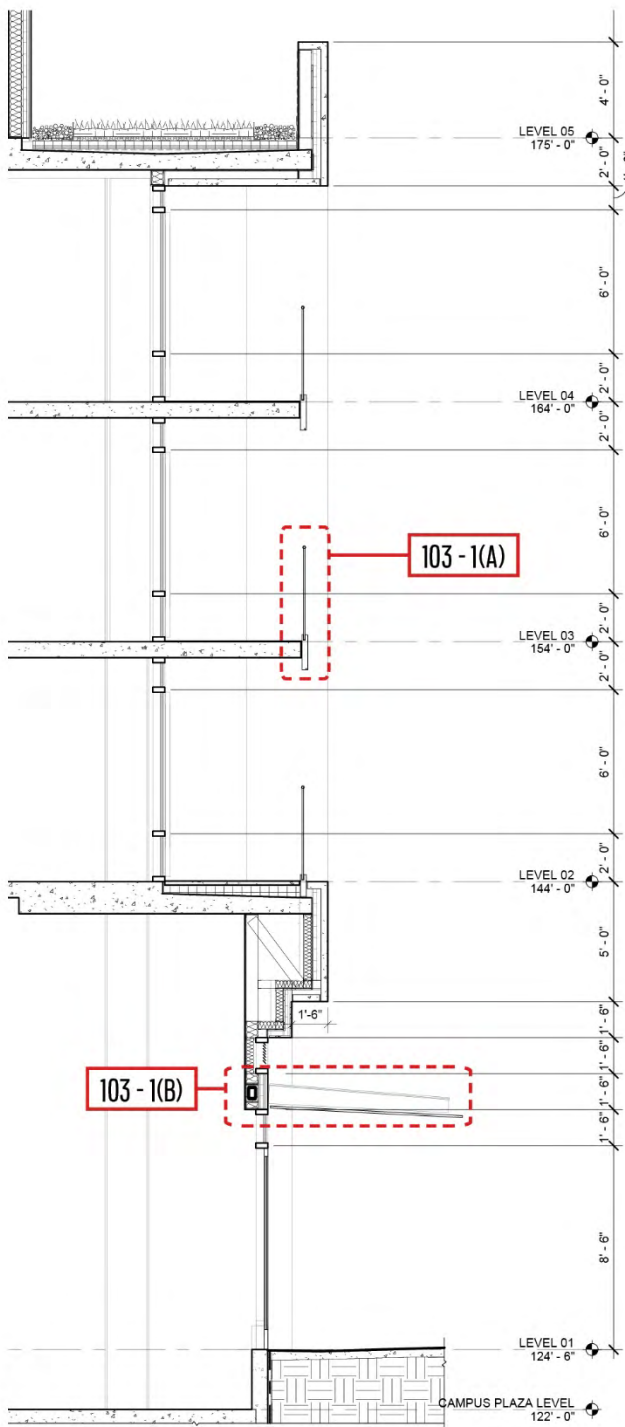


103 - 1

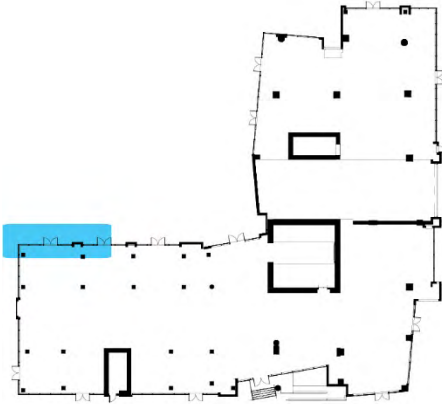


BL. 103 - NORTH ELEVATION - DETAIL 1



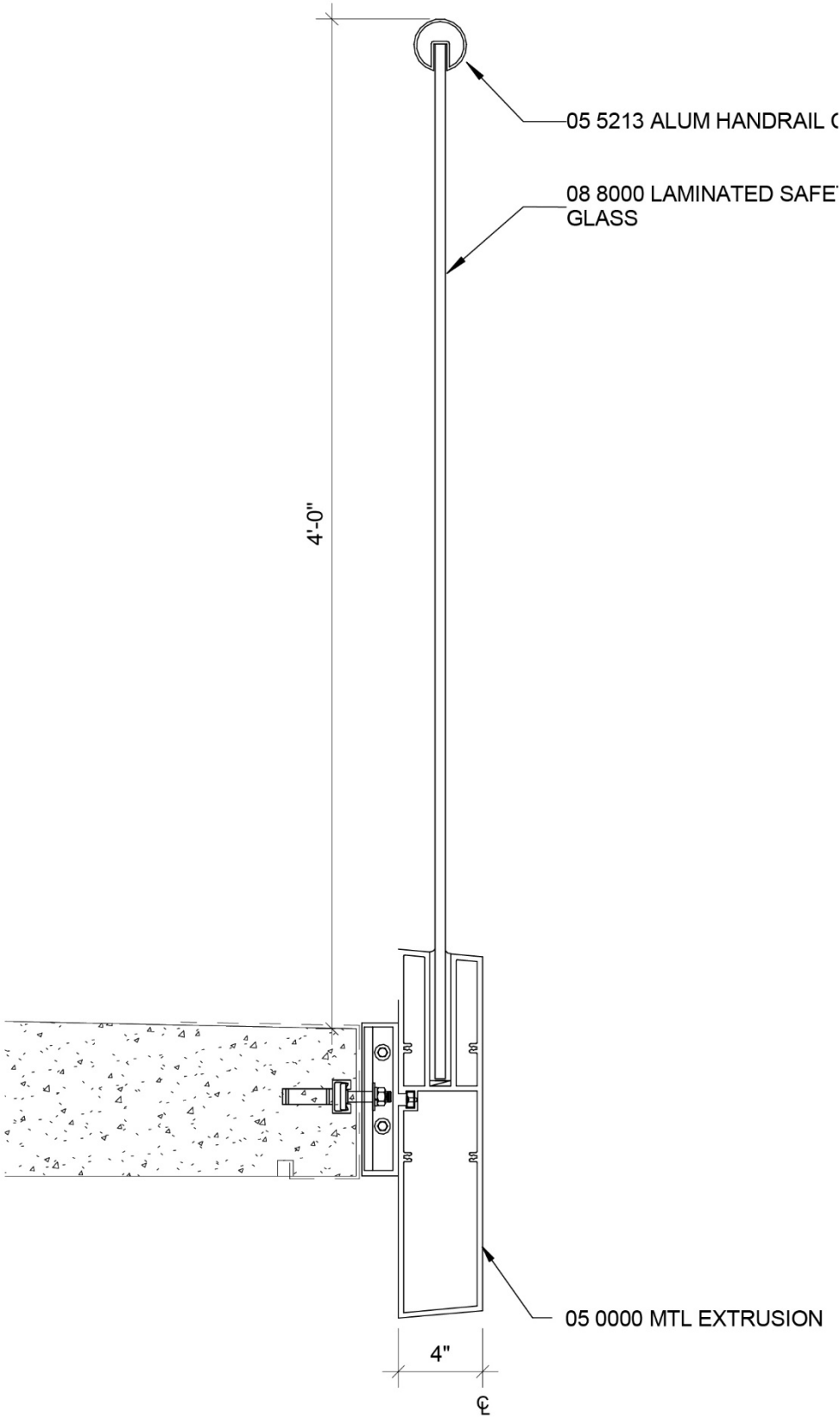


HONED PRECAST CONCRETE MATERIAL PRECEDENT



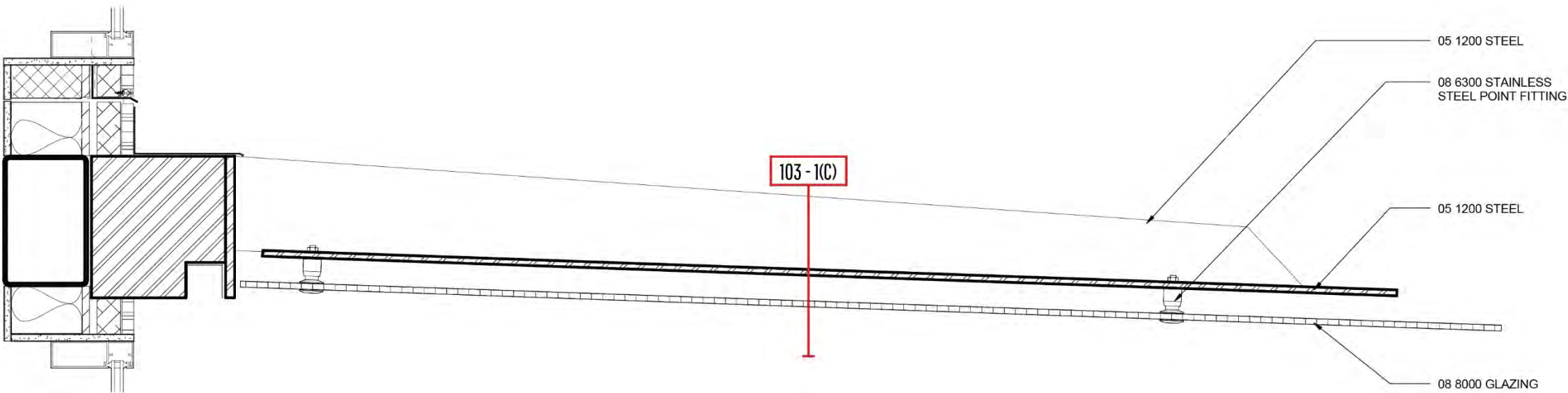
BLOCK 103 - DETAIL 1





A. TYP. BALCONY GUARDRAIL AND VALENCE
3/4" = 1'-0"

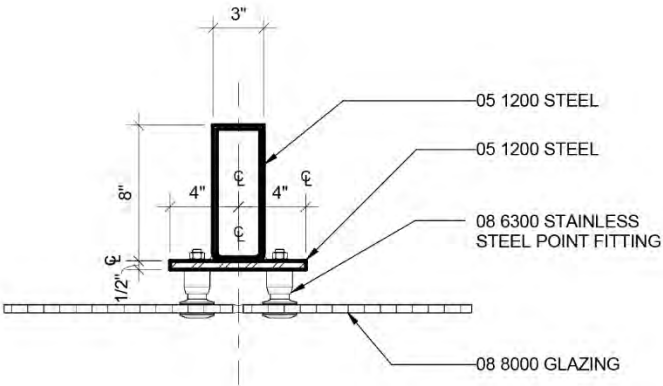
BLOCK 103 - DETAIL 1A



REPRESENTATIVE IMAGE OF GLASS / STEEL CANOPY

B. TYP. STEEL AND GLASS CANOPY SECTION DETAIL

3/8" = 1'-0"



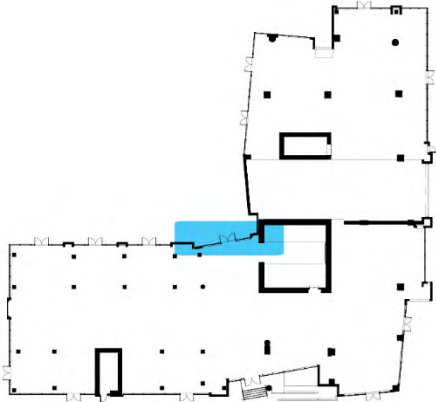
C. TYP. STEEL AND GLASS CANOPY SECTION DETAIL

3/4" = 1'-0"

BLOCK 103 - DETAIL 1B + 1C



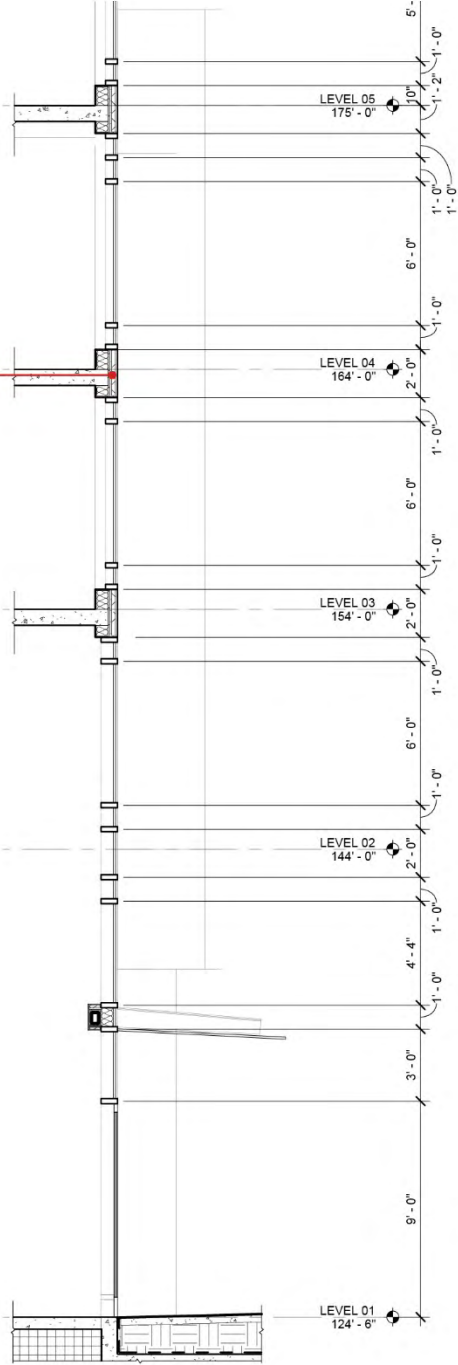
103-2



BL. 103 - NORTH ELEVATION - DETAIL 2



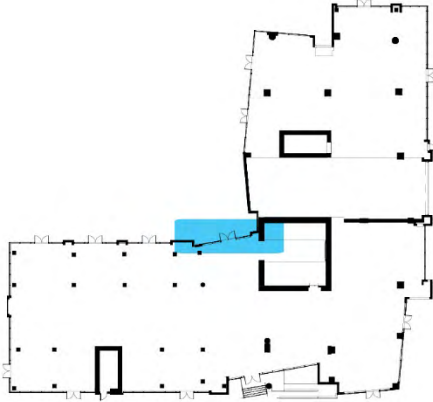
- PRECAST CONCRETE (WHITE, HONED)
- GFRC (DARK GREY, BRUSHED)
- DARK GREY FRAME WINDOWS W/ CLEAR GLASS
- PRE-FINISHED ALUMINUM FRAMED STOREFRONT SYSTEM (DARK GREY) WITH CLEAR GLAZING
- PEDESTRIAN STEEL/GLASS CANOPY
- 6" WALNUT BOARD
- 6" BOARD FORM CONCRETE STEM WALL



HONED PRECAST CONCRETE MATERIAL PRECEDENT

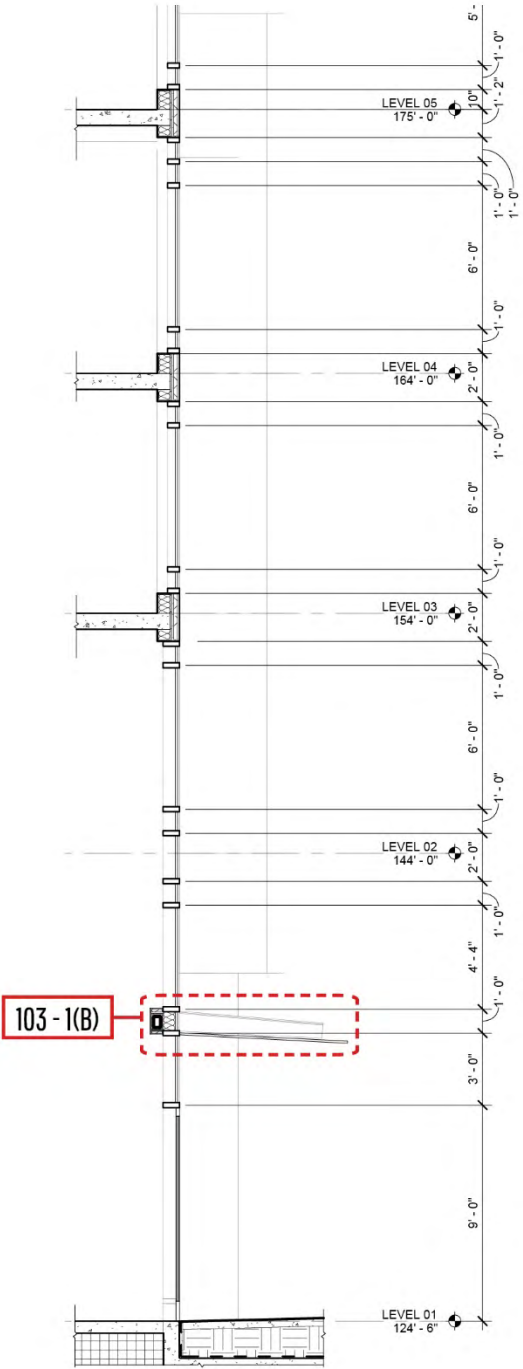


VIEW OF PASS THROUGH LOBBY IN COURTYARD



BLOCK 103 - DETAIL 2

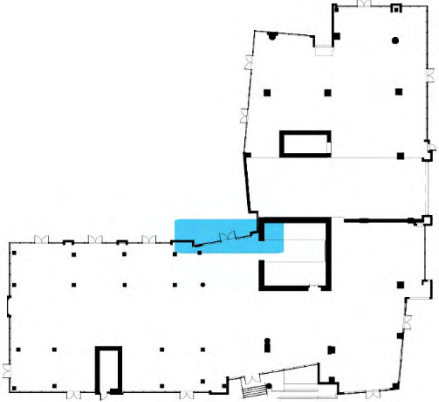




HONED PRECAST CONCRETE MATERIAL PRECEDENT



VIEW OF PASS THROUGH LOBBY IN COURTYARD



BLOCK 103 - DETAIL 2





The current scheme uses 6" walnut boards to wrap individual retail entrances, defining the storefronts and adding warmth to the pedestrian zone.

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

CURRENT - BL 103 RETAIL STUDY



This option substitutes wood boards with dark grey GFRC panels that are used on other parts of the podium. The same geometry is used.

**C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.**

OPTION 1 - BL 103 RETAIL STUDY



This option switches the retail lower band to be above the GFRC trim, deepening the reveal between the precast podium and the storefronts. Pilasters continue to meet the podium mass.

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

OPTION 2 - BL 103 RETAIL STUDY



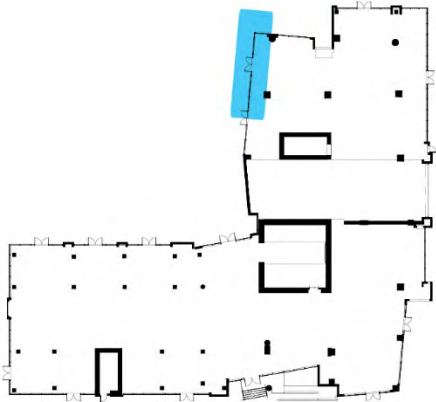
This option replaces the dark grey GFRC with either white GFRC or precast. Louvers are above the band to exaggerate the reveal. Pilasters stop short of the podium mass.

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.
C10-1. USE MASONRY MATERIALS.
C10-3. USE LIGHT COLORS.

OPTION 3 - BL 103 RETAIL STUDY



103 - 3



BL. 103 - WEST ELEVATION - DETAIL 3



METAL SPANDREL PANEL
(WHITE, MATTE FINISH)

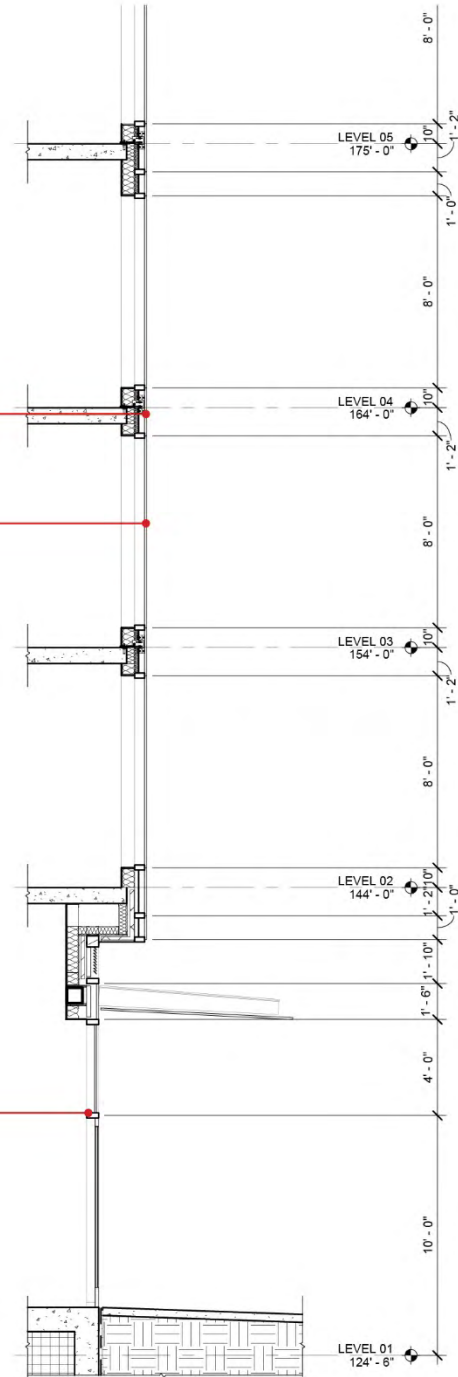
INSULATED SPANDREL PANEL
(LIGHT GREY)

VISION GLASS (CLEAR)

PRE-FINISHED ALUMINUM
FRAMED STOREFRONT SYSTEM
(DARK GREY)

6" WALNUT BOARD

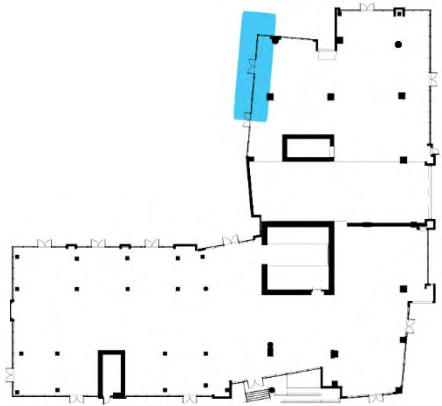
CLEAR GLAZING
(TYP. AT RETAIL)



VIEW OF NW CORNER - BL 103 COURTYARD



REPRESENTATIVE IMAGE OF GLASS / STEEL CANOPY

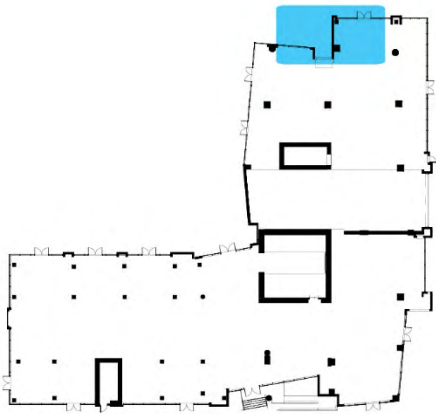


BLOCK 103 - DETAIL 3





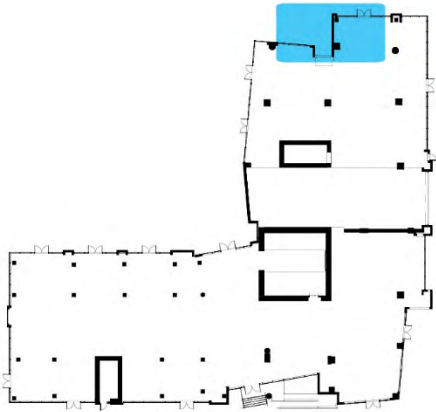
103 - 4



BL. 103 - NORTH ELEVATION - DETAIL 4



METAL PANEL MATERIAL PRECEDENT (MARIGOLD, MATTE FINISH)

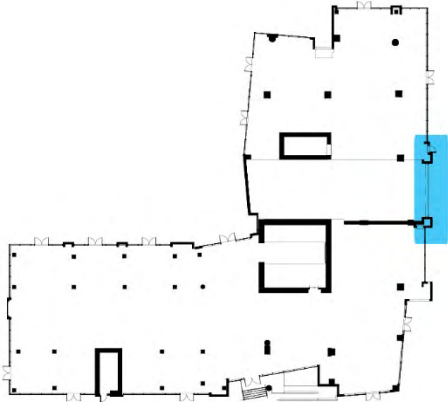


BLOCK 103 - DETAIL 4





103 - 6



BL. 103 - EAST ELEVATION - DETAIL 6



PRECAST CONCRETE
(WHITE, HONED)

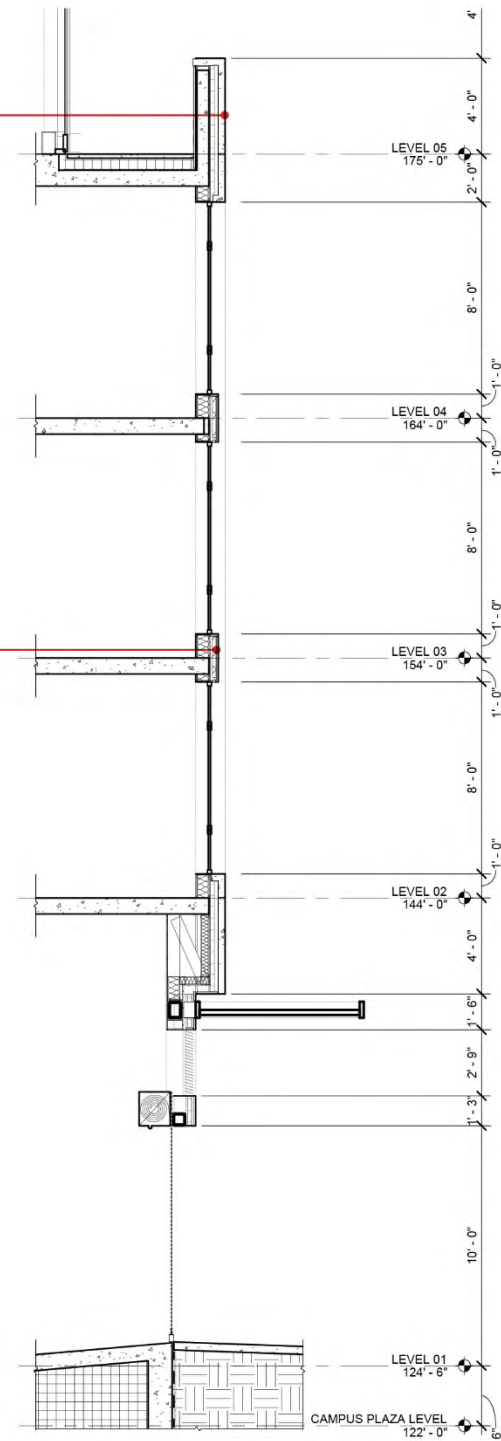
DARK GREY FRAME WINDOWS
W/ CLEAR GLASS

GFRC (DARK GREY, BRUSHED)

GFRC (DARK GREY, BRUSHED)

TRANSLUCENT GLASS SECTIONAL
OVERHEAD DOOR

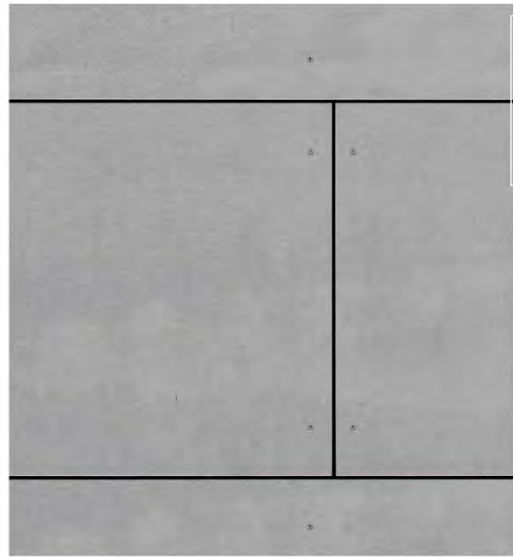
ROLLING GRILLE GARAGE DOOR



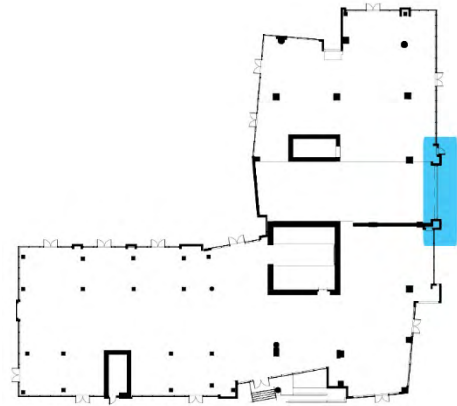
Note : Rolling grille garage door located 2'-8"
from property line - design exception pending.



ROLLING GRILLE GARAGE DOOR

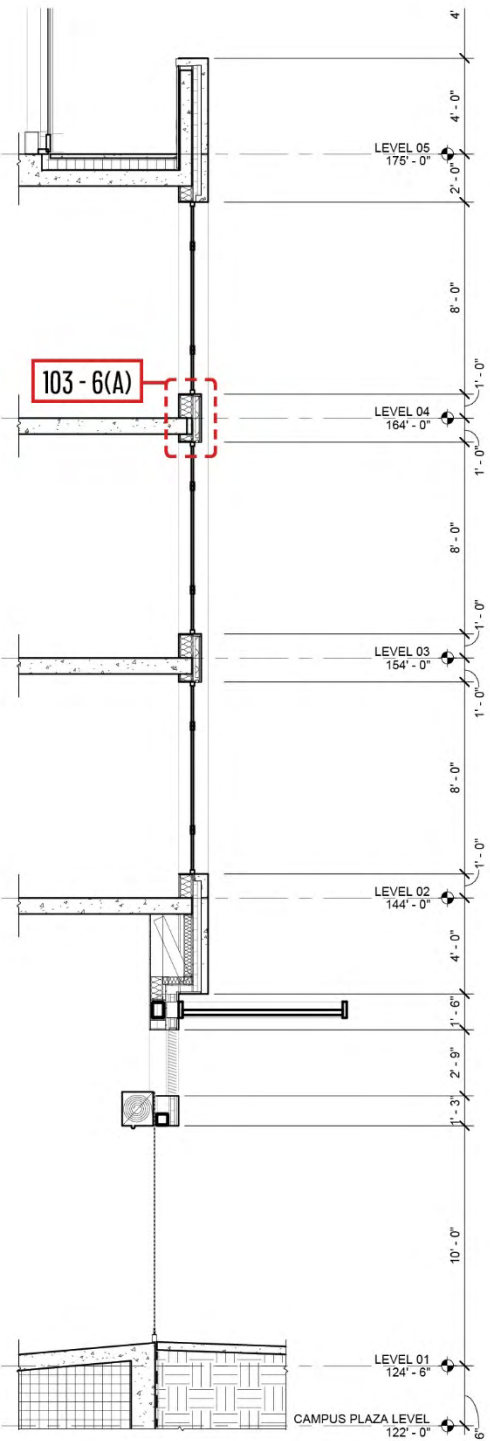


GFRC WITH EXPOSED FASTENERS



BLOCK 103 - DETAIL 6

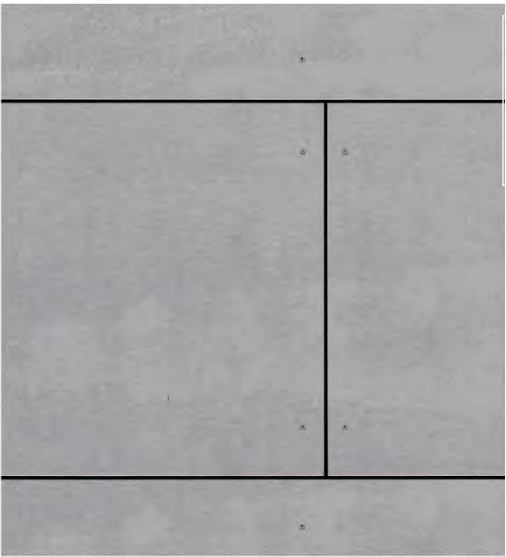




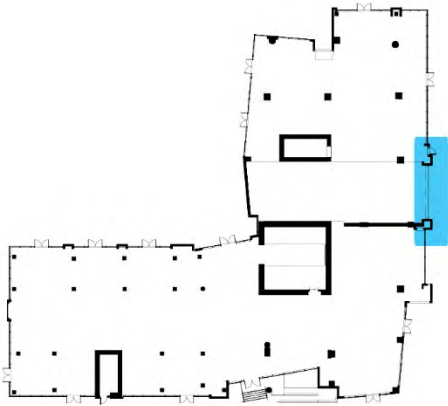
Note : Rolling grille garage door located 2'-8" from property line - design exception pending.



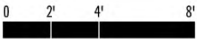
ROLLING GRILLE GARAGE DOOR

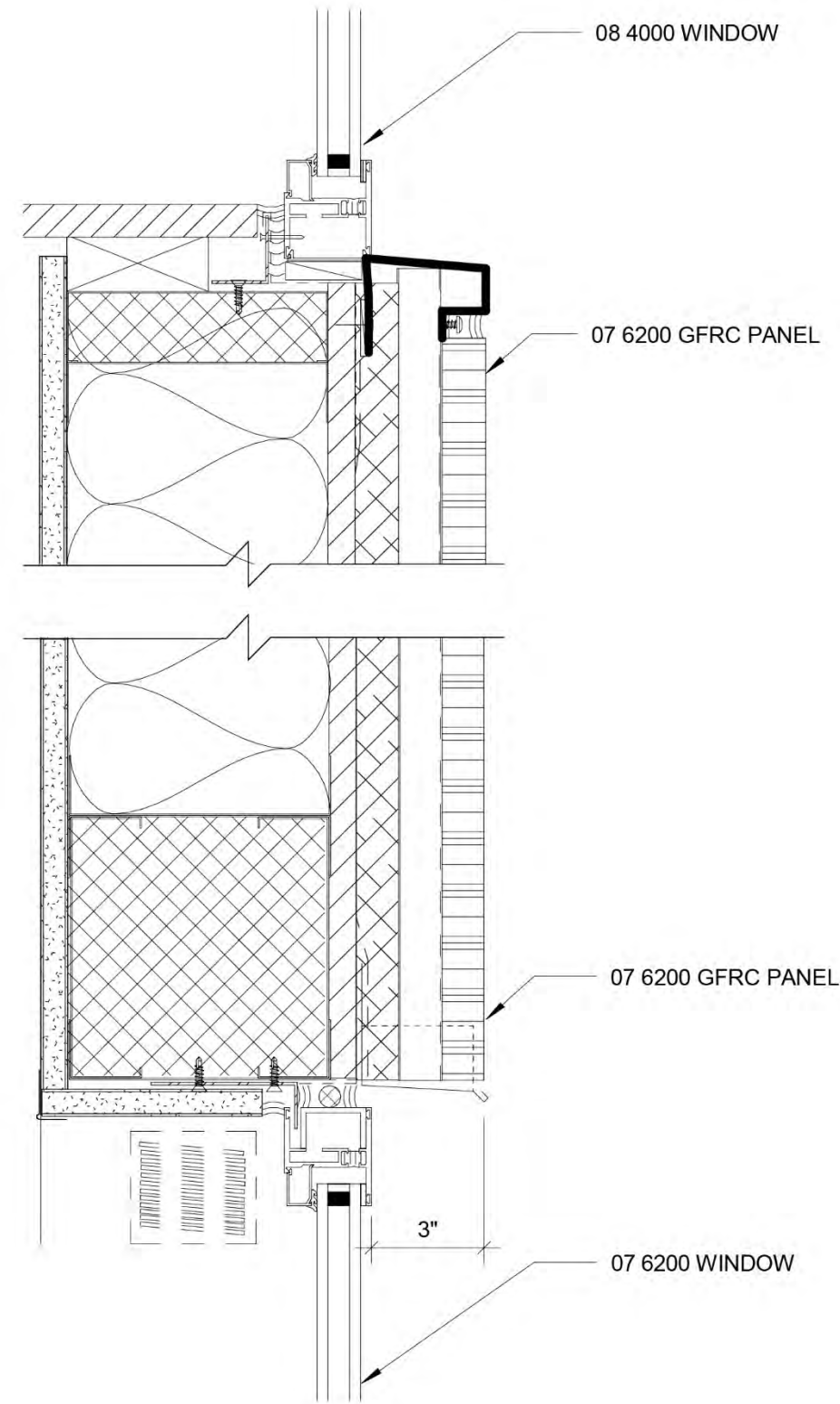


GFRC WITH EXPOSED FASTENERS



BLOCK 103 - DETAIL 6

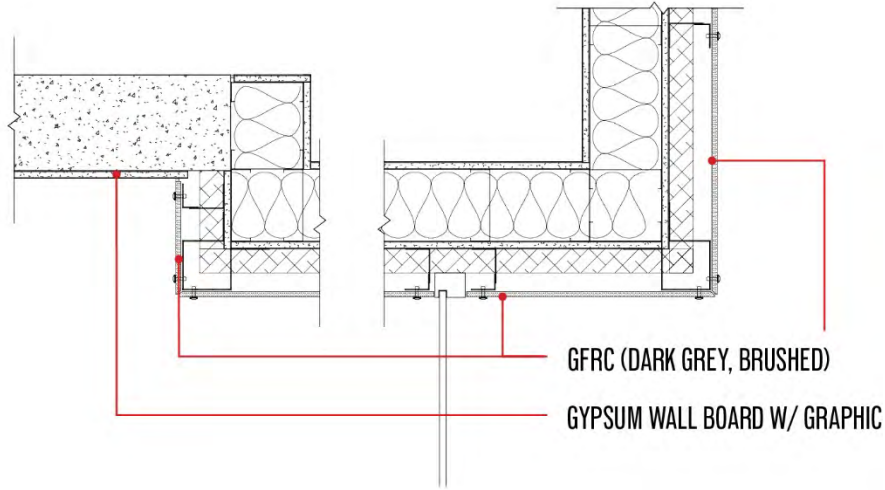
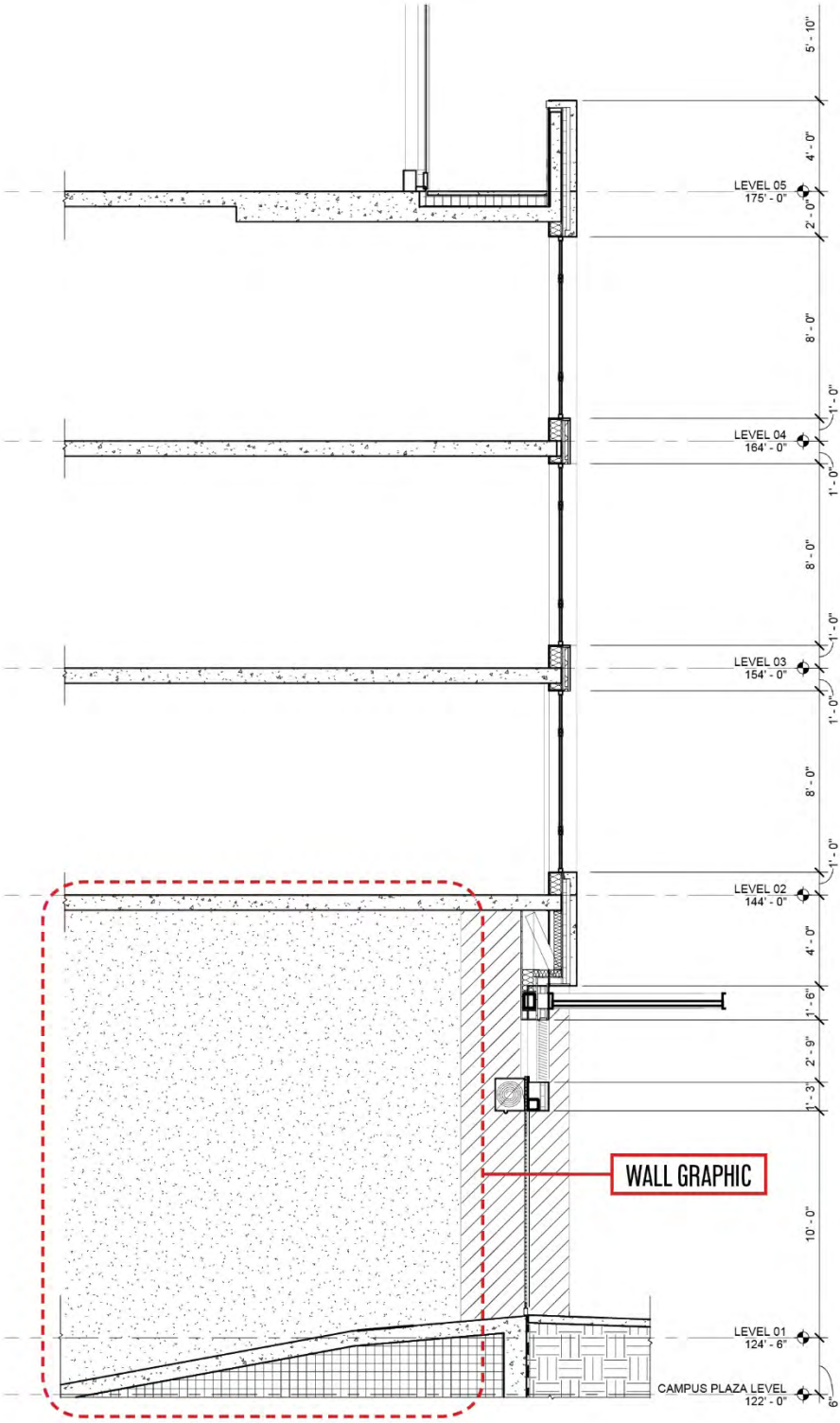




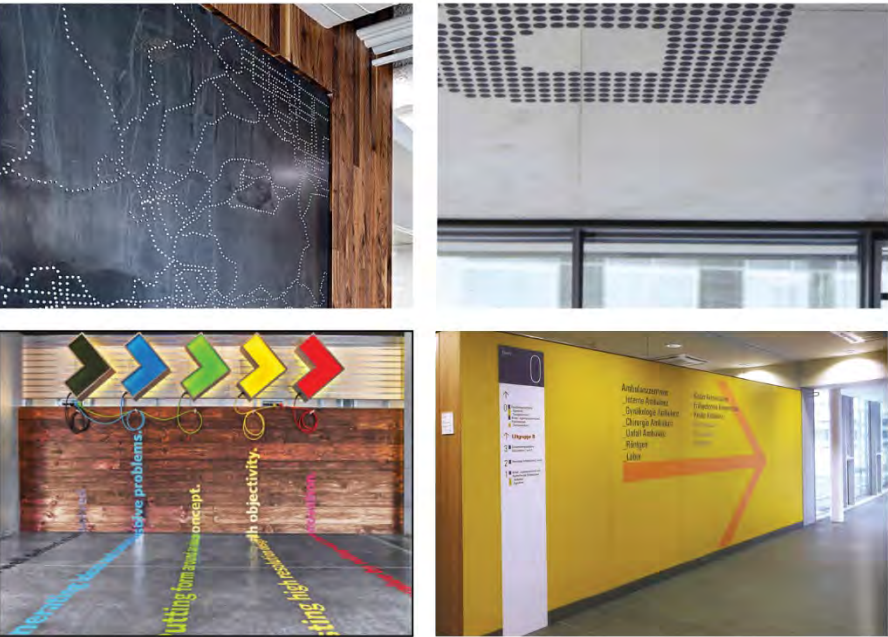
GFRC (DARK GREY)

A. TYP. GFRC SECTION DETAIL AT WINDOW OPENING
1 1/2" = 1'-0"

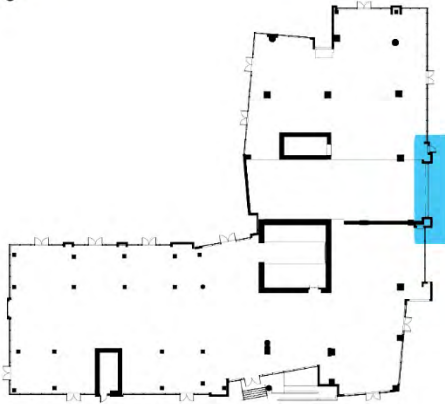
BLOCK 103 - DETAIL 6A



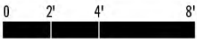
GFRC PILASTER DETAIL @ GARAGE ENTRY + LOADING DOCK



GARAGE ENTRY WALL GRAPHIC PRECEDENTS

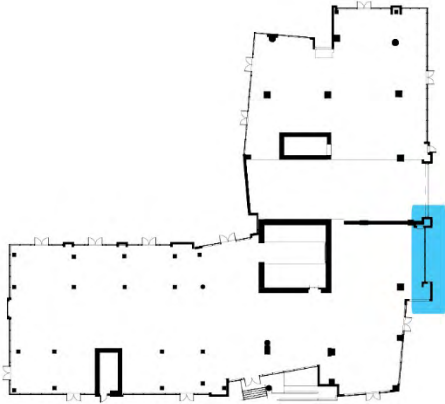


BLOCK 103 - DETAIL 6





103 - 7



BL. 103 - EAST ELEVATION - DETAIL 7



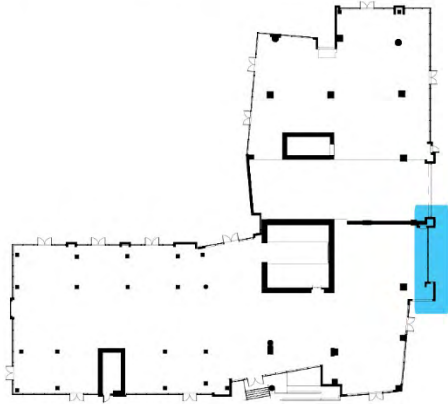
HONED PRECAST CONCRETE MATERIAL PRECEDENT



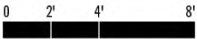
VIEW OF LOADING DOCK / GARAGE ENTRY - 9TH AVE

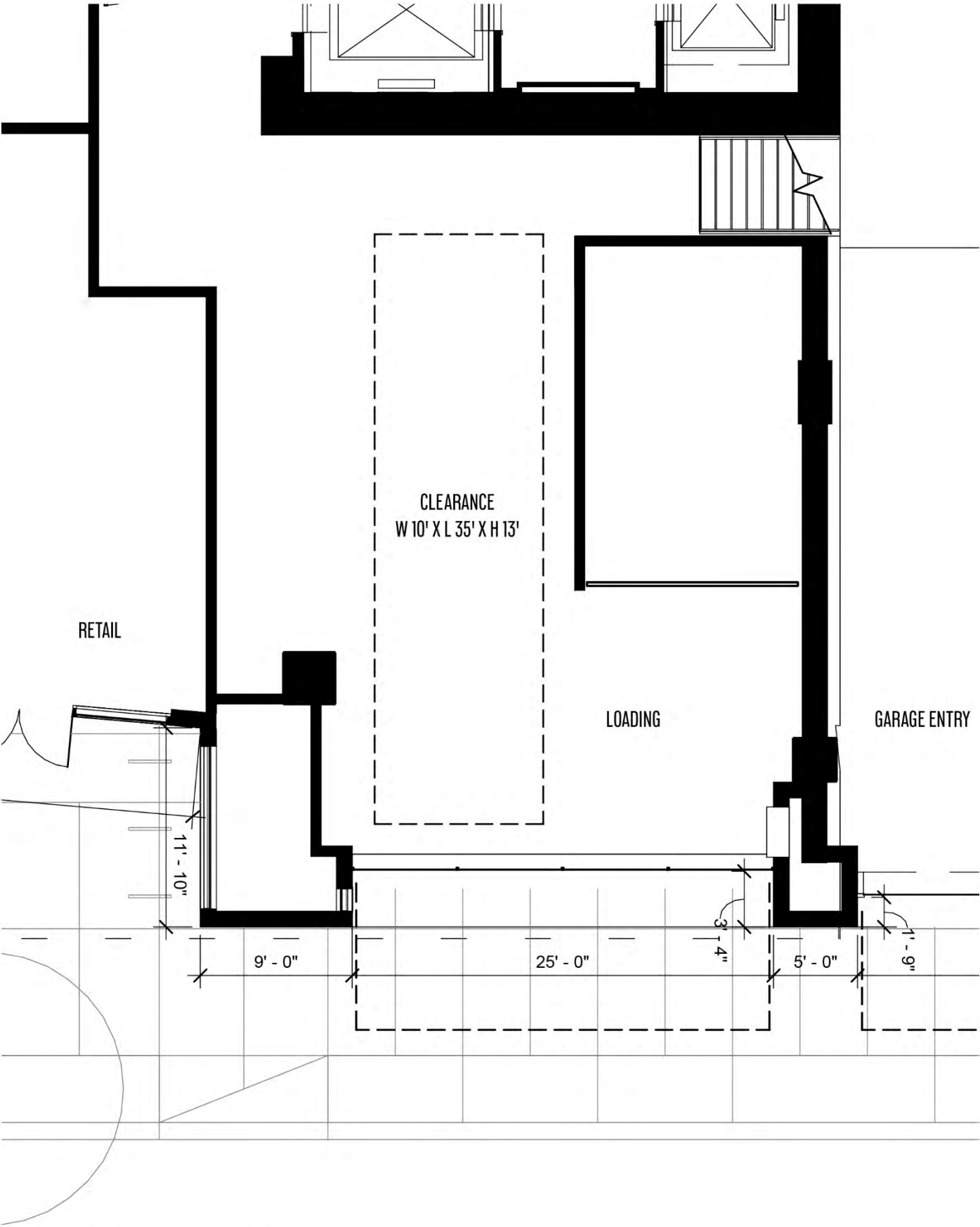


REPRESENTATIVE IMAGE OF LOADING DOCK DOOR



BLOCK 103 - DETAIL 7





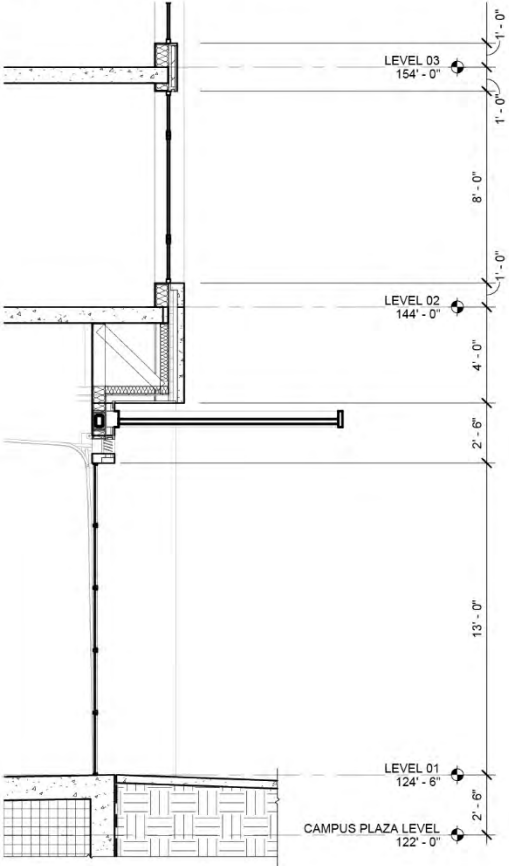
FLOOR PLAN - GROUND FLOOR LOADING DOCK



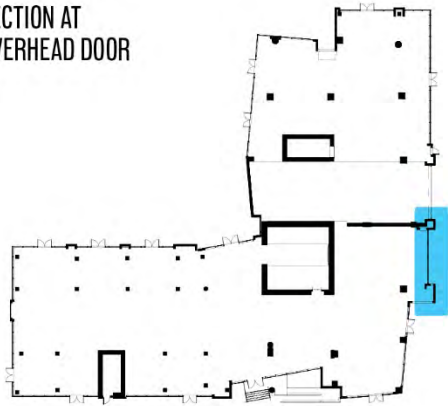
EAST ELEVATION AT LOADING DOCK DOOR



REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR



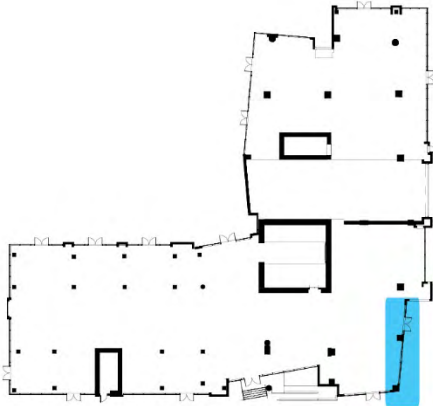
SECTION AT OVERHEAD DOOR



LOADING DOCK



103 - 8



BL. 103 - EAST ELEVATION - DETAIL 8



INSULATED SPANDREL PANEL
(LT GREY)

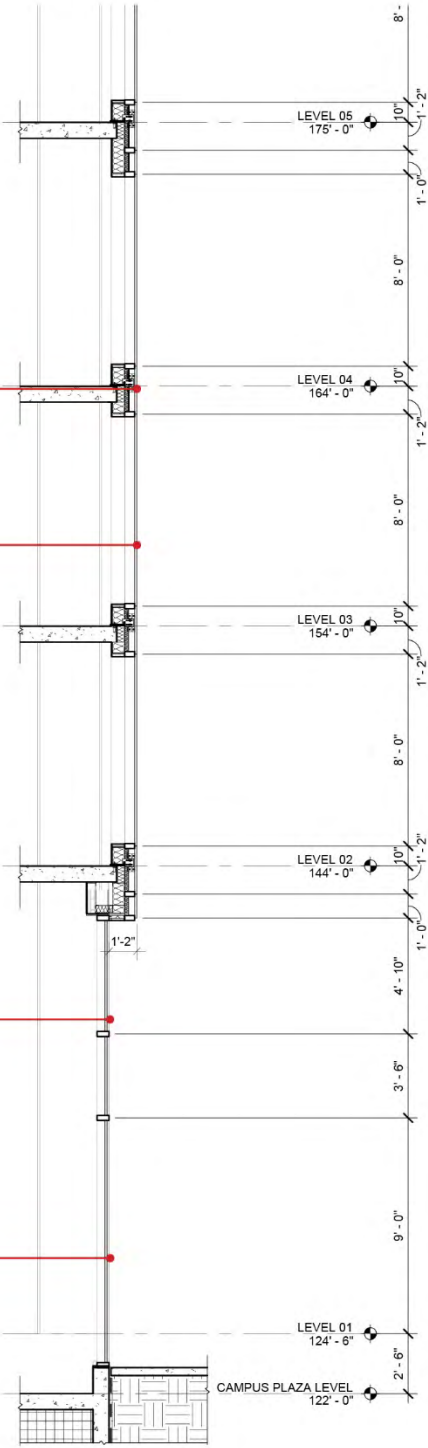
VISION GLASS (CLEAR)

METAL SPANDREL PANEL
(WHITE, MATTE FINISH)

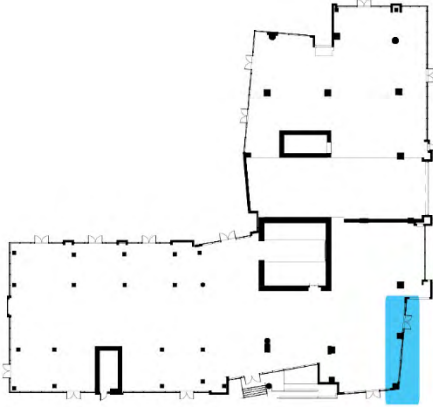
PRE-FINISHED ALUMINUM
FRAMED STOREFRONT SYSTEM
(DARK GREY)

GFRC (DARK GREY, BRUSHED)

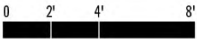
CLEAR GLAZING (TYP. AT RETAIL)

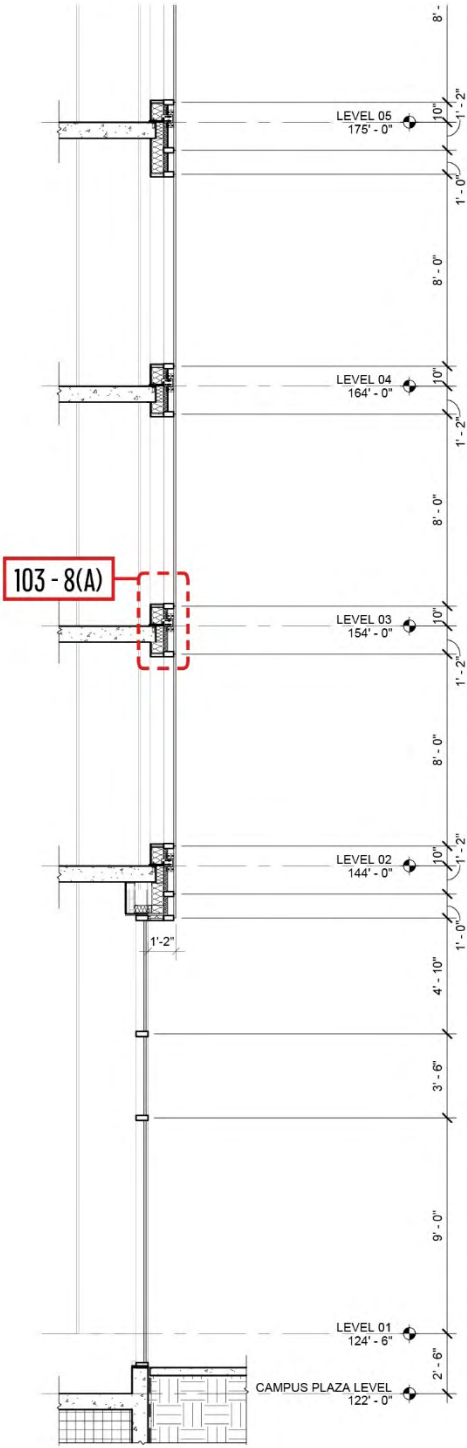


VIEW OF LOADING DOCK / GARAGE ENTRY - 9TH AVE

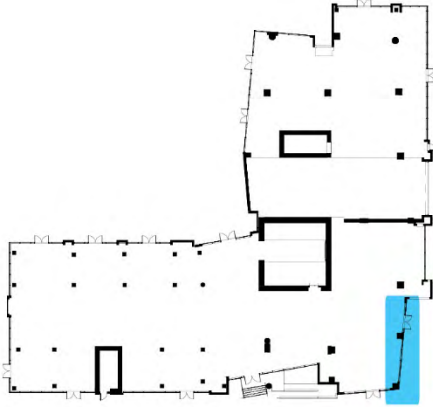


BLOCK 103 - DETAIL 8

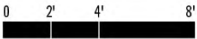


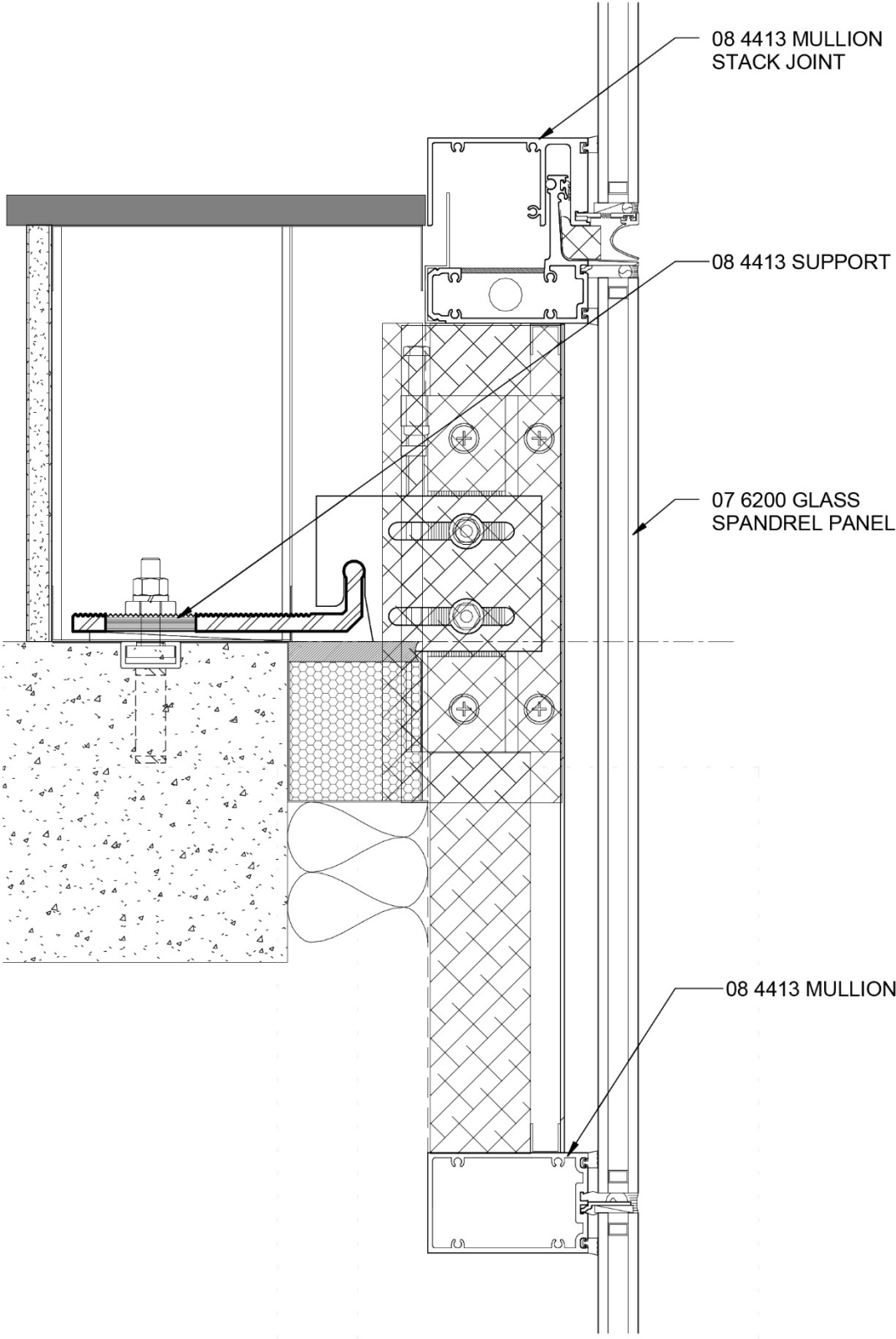


VIEW OF LOADING DOCK / GARAGE ENTRY - 9TH AVE



BLOCK 103 - DETAIL 8





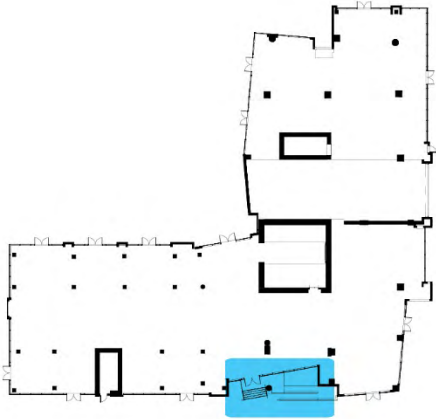
A. TYP. CURTAINWALL STACK JOINT SECTION DETAIL

1 1/2" = 1'-0"

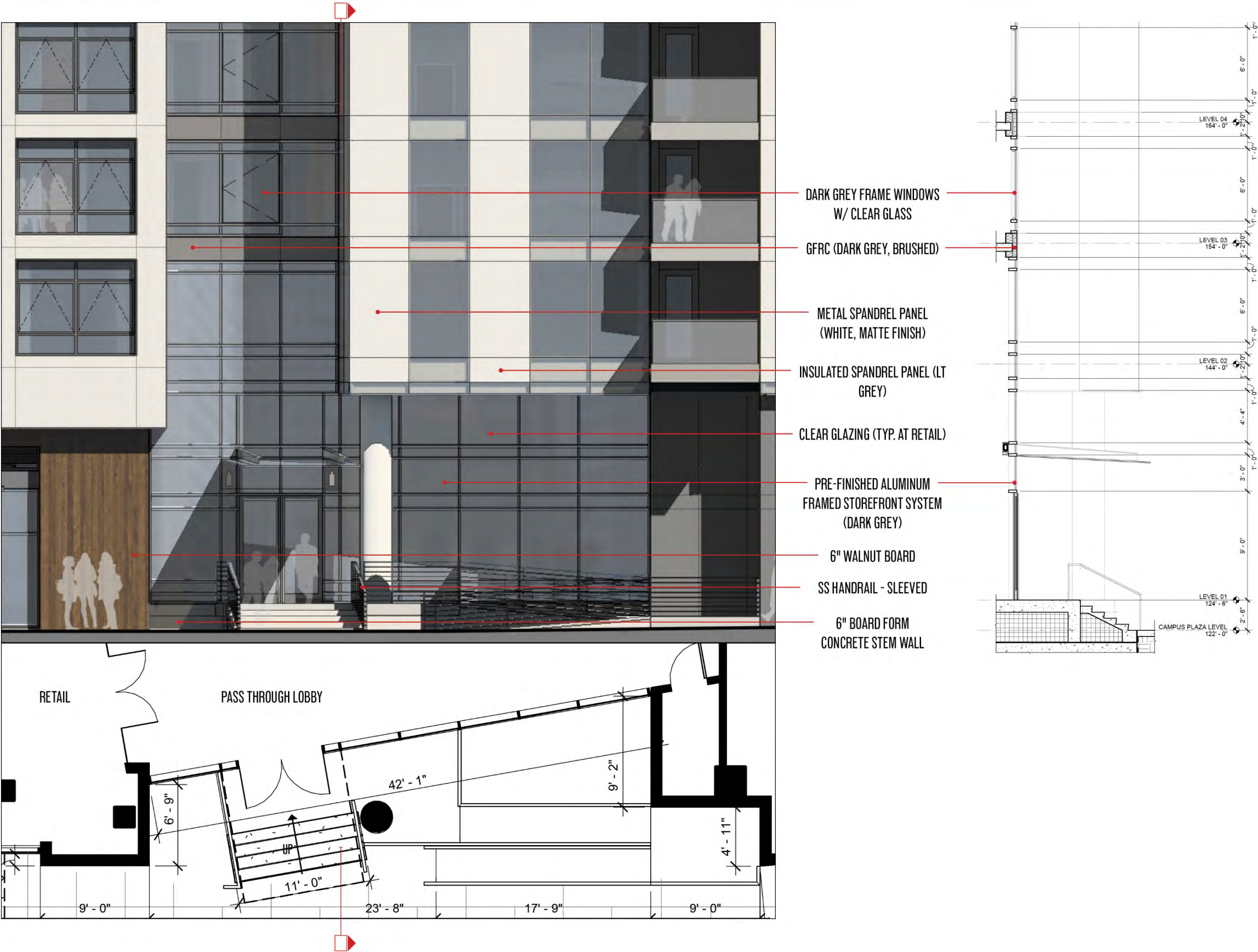
BLOCK 103 - DETAIL 8A



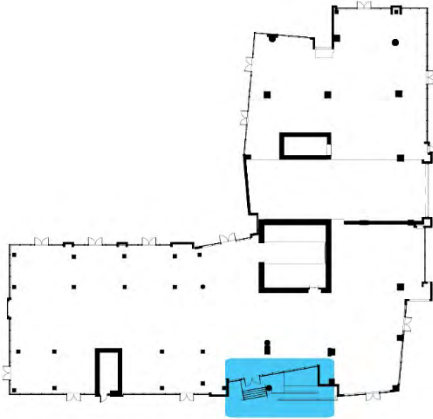
103 - 10



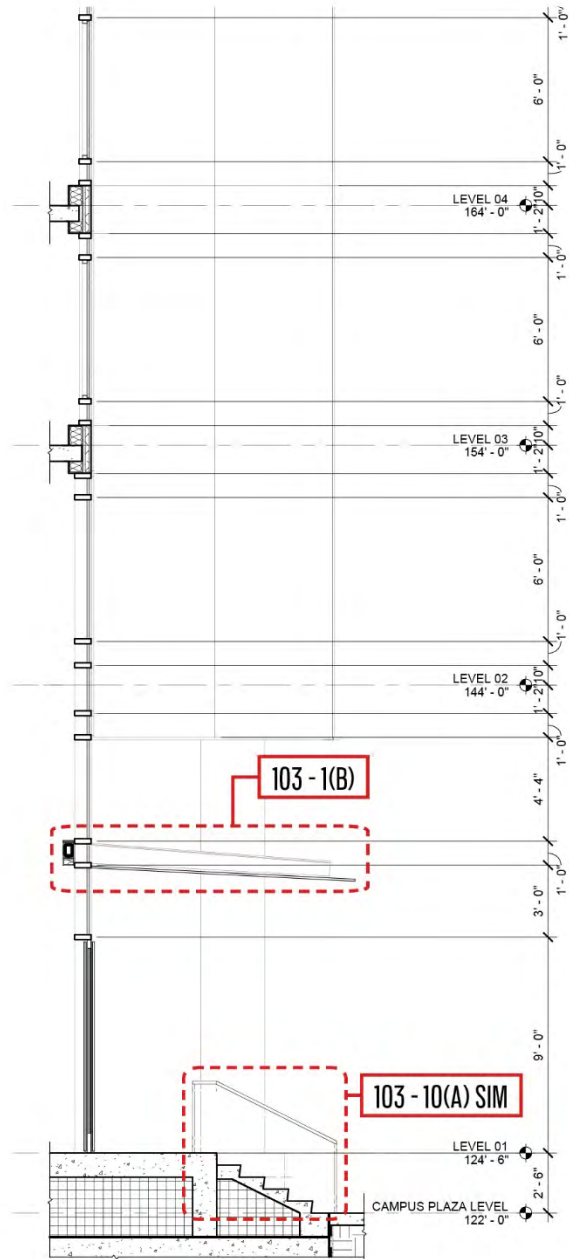
BL. 103 - SOUTH ELEVATION - DETAIL 10



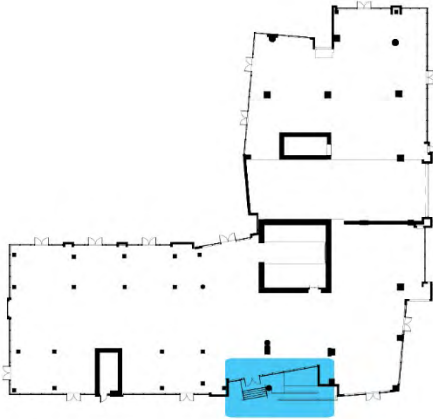
VIEW OF PASS-THROUGH LOBBY - NE OREGON ST



BLOCK 103 - DETAIL 10

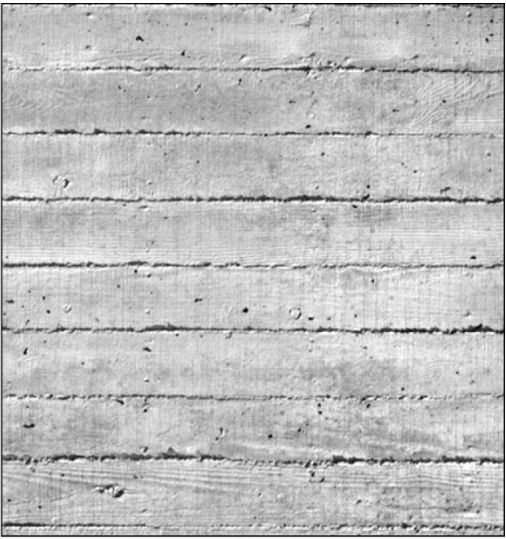
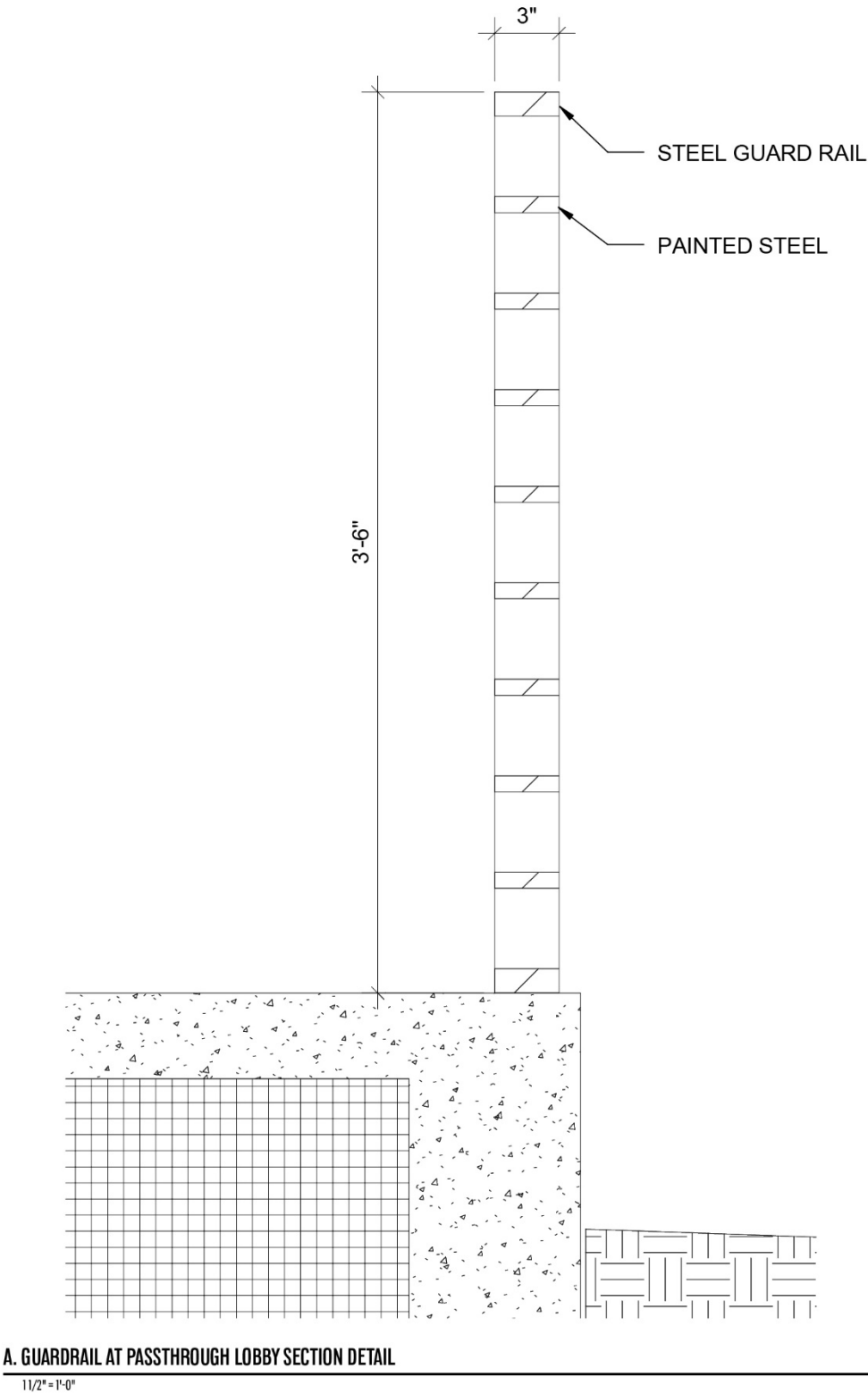


VIEW OF PASS-THROUGH LOBBY - NE OREGON ST



BLOCK 103 - DETAIL 10

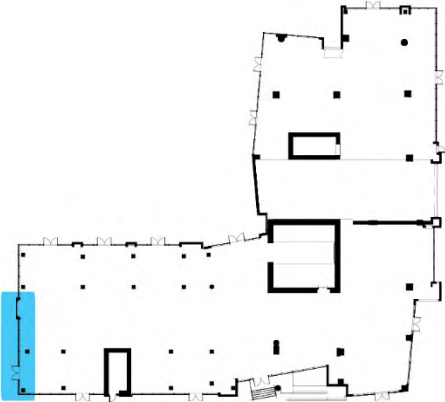




CONCRETE (NATURAL, BOARDFORM)



103 - 11



BL. 103 - WEST ELEVATION - DETAIL 11



GLASS BALCONY W/TOP RAIL,
FASCIA MP

GFRC (DARK GREY, BRUSHED)

DARK GREY FRAME WINDOWS
W/ CLEAR GLASS

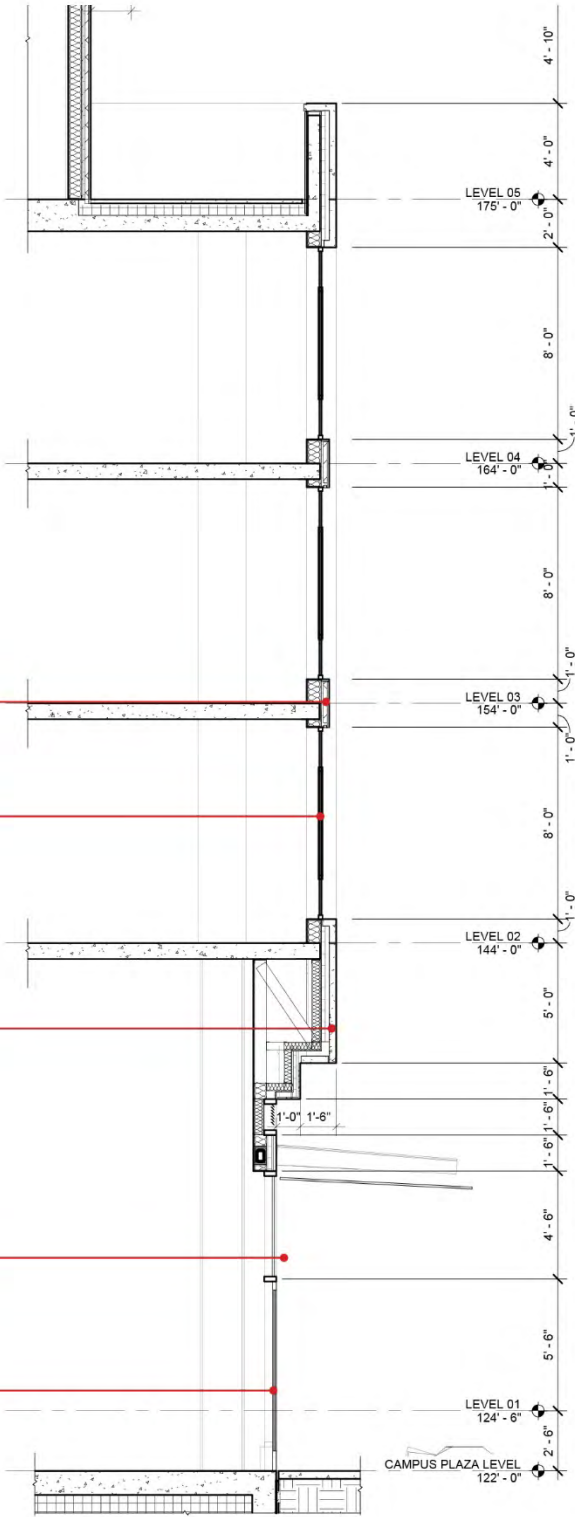
PRECAST CONCRETE
(WHITE, HONED)

PEDESTRIAN STEEL/GLASS
CANOPY

PRE-FINISHED ALUMINUM
FRAMED STOREFRONT SYSTEM
(DARK GREY)

CLEAR GLAZING (TYP. AT RETAIL)

6" BOARD FORM CONCRETE
STEM WALL



PRECAST CONCRETE MATERIAL PRECEDENT

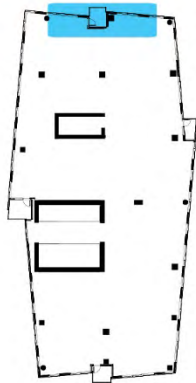


BLOCK 103 - DETAIL 11





103 - 12



BL. 103 - NORTH ELEVATION - DETAIL 12



METAL FASCIA (LIGHT GREY)

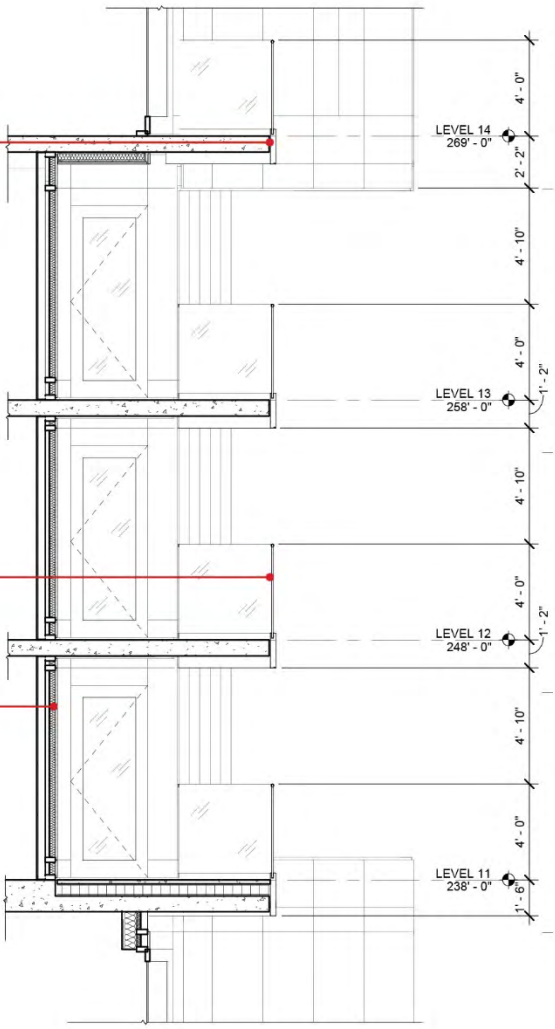
METAL SPANDREL PANEL
(WHITE, MATTE FINISH)

GLASS BALCONY W/TOP RAIL,
FASCIA MP

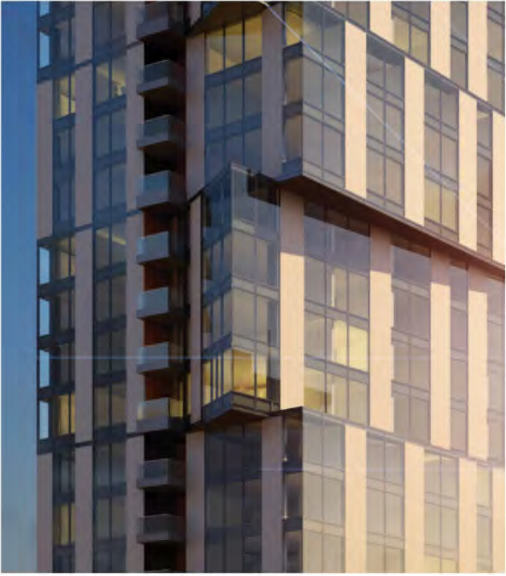
METAL SPANDREL PANEL
(MARIGOLD, MATTE FINISH)

VISION GLASS (CLEAR)

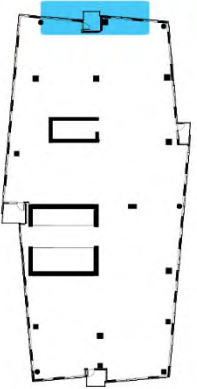
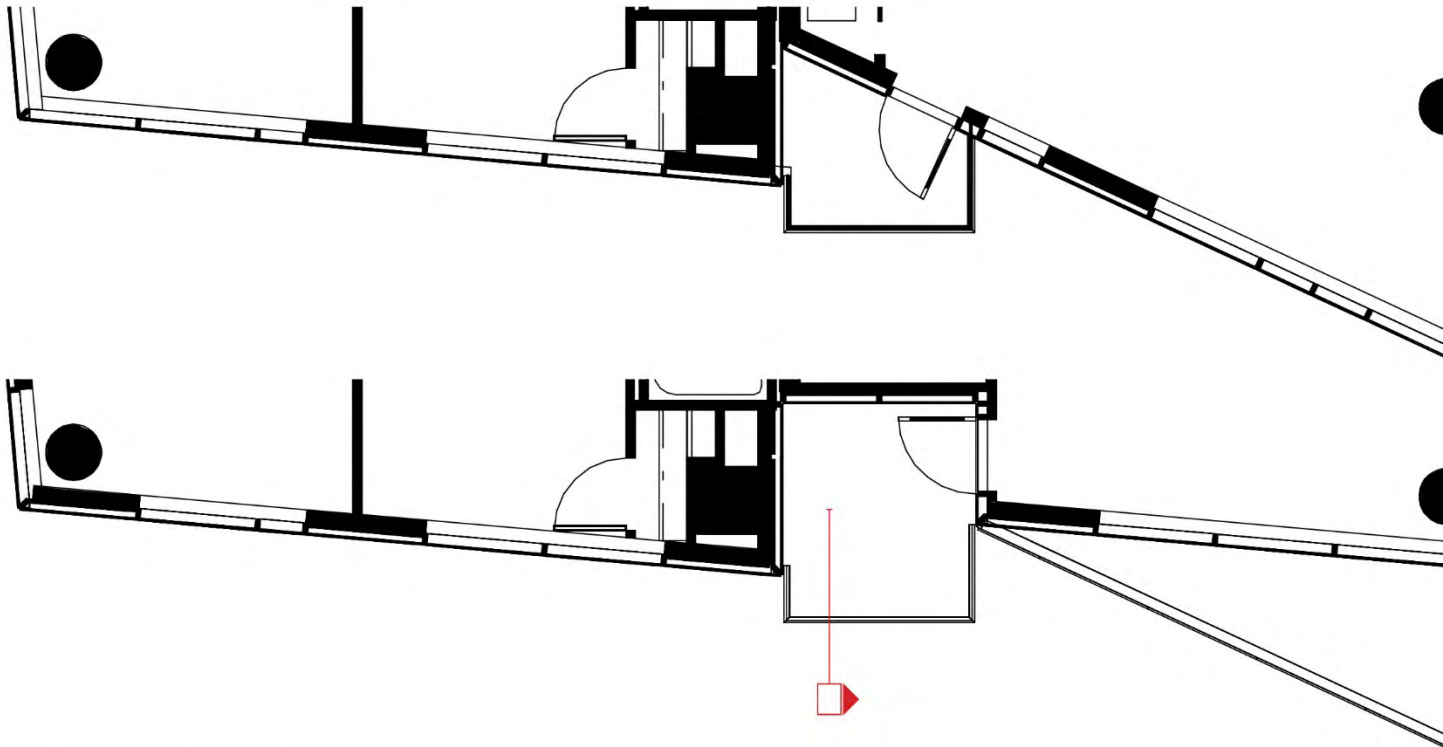
INSULATED SPANDREL PANEL
(LT GREY)



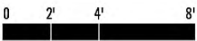
METAL PANEL (MARIGOLD, MATTE FINISH)



VIEW OF BALCONY TRANSITIONS - NORTH TOWER

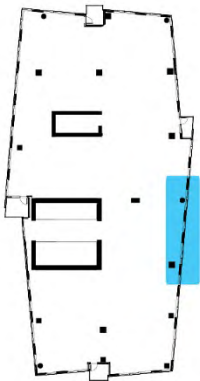


BLOCK 103 - DETAIL 12





103 - 13



BL. 103 - EAST ELEVATION - DETAIL 13



VISION GLASS (CLEAR)

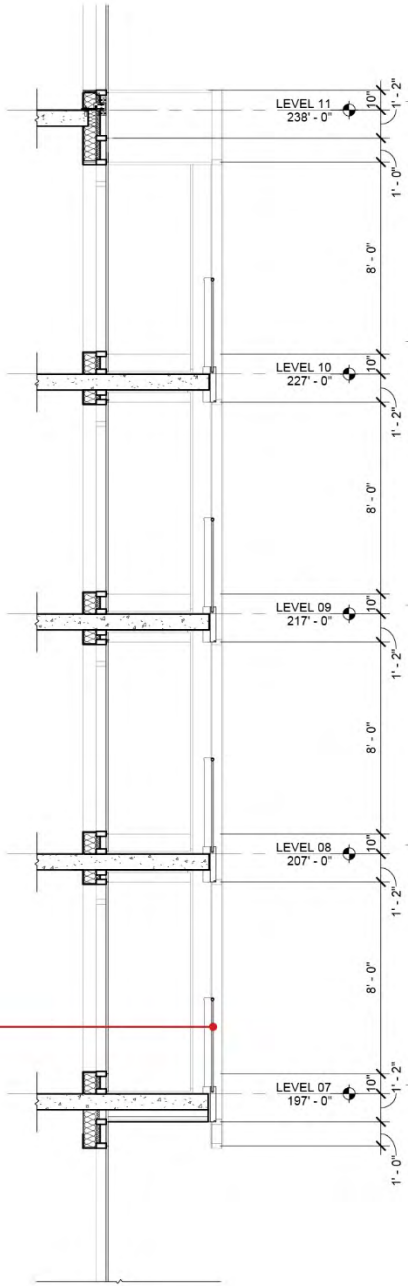
INSULATED SPANDREL PANEL
(LT GREY)

METAL FASCIA (LIGHT GREY)

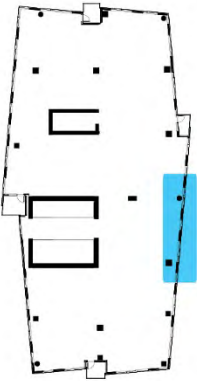
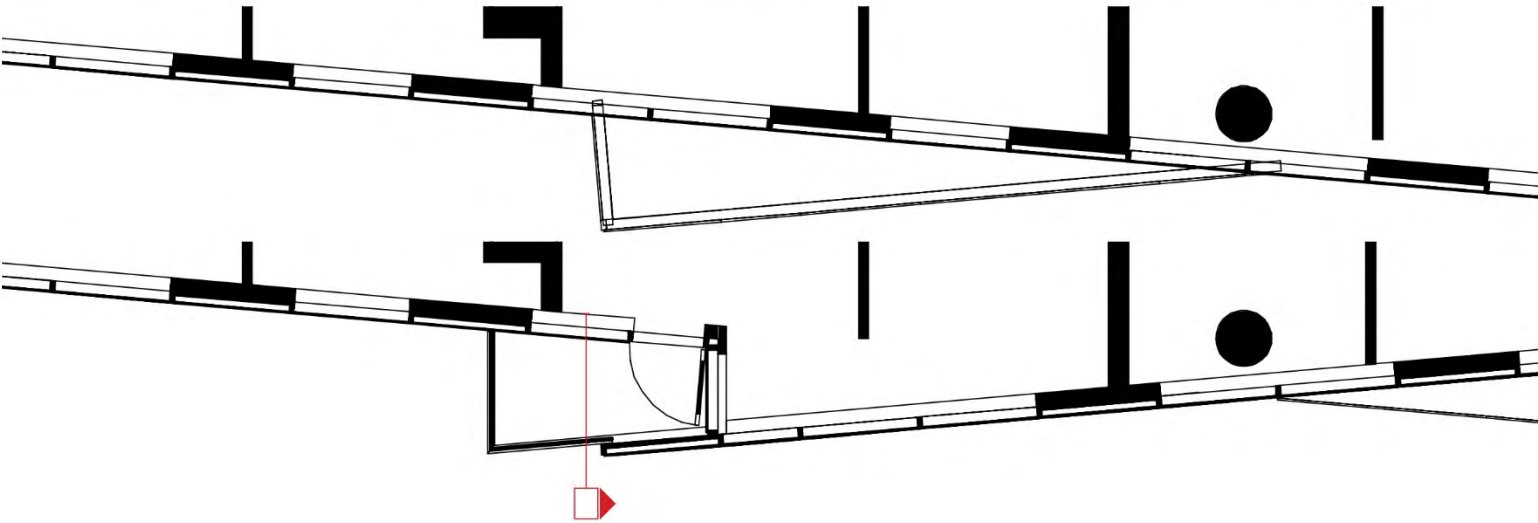
METAL PANEL SPANDREL (WHITE,
MATTE FINISH)

GLASS BALCONY W/TOP RAIL,
FASCIA MP

INSULATED SPANDREL PANEL
(DK GREY)



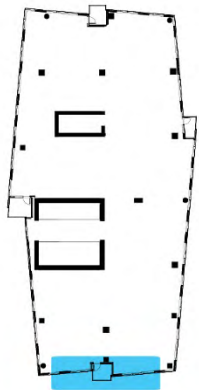
VIEW OF BALCONY TRANSITIONS - EAST TOWER



BLOCK 103 - DETAIL 13



103 - 14



BL. 103 - SOUTH ELEVATION - DETAIL 14

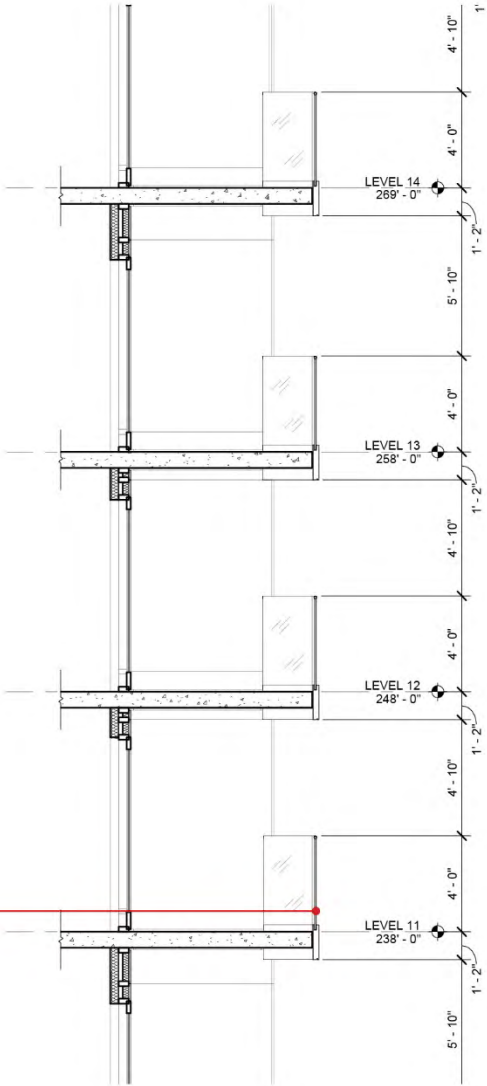


VISION GLASS (CLEAR)

INSULATED SPANDREL PANEL
(LT GREY)

METAL SPANDREL PANEL
(WHITE, MATTE FINISH)

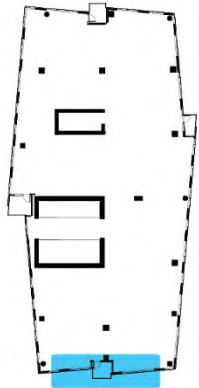
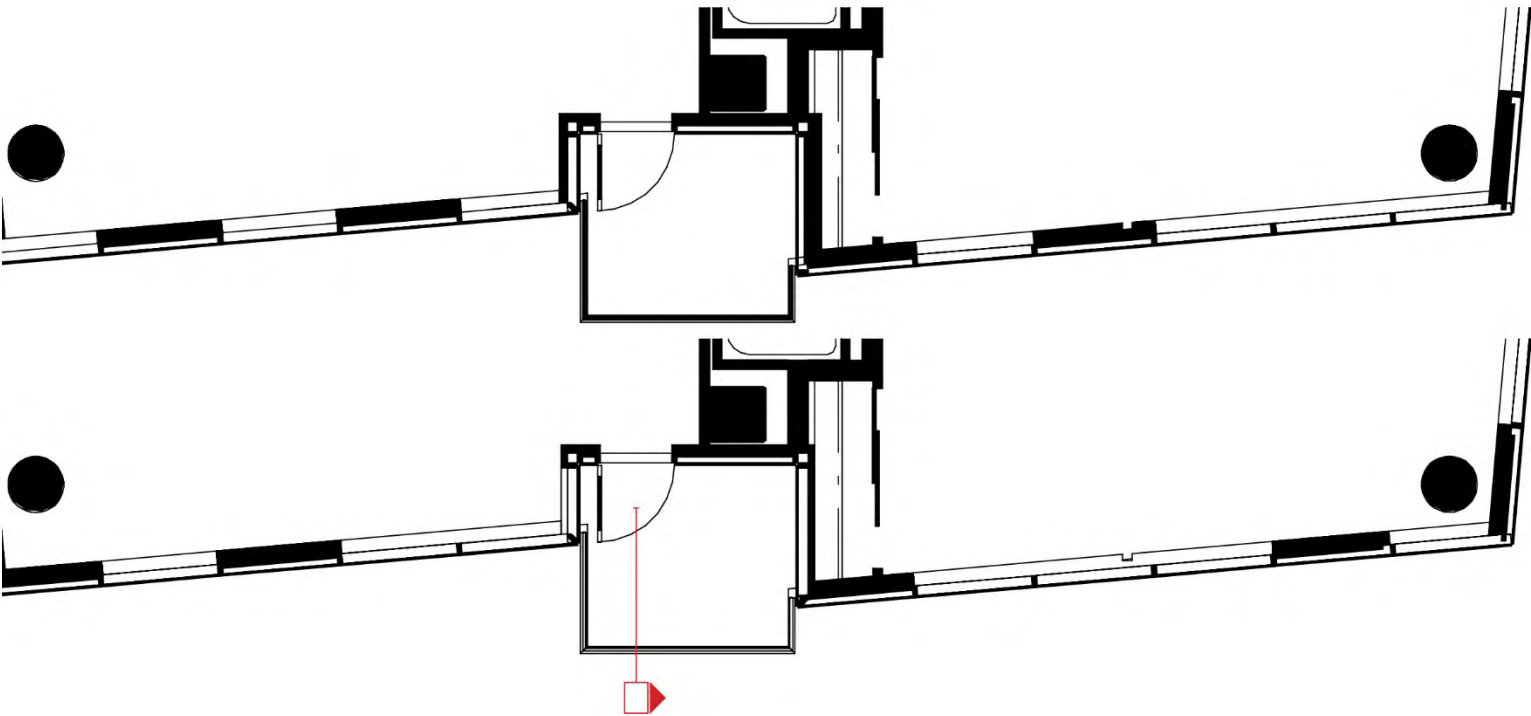
GLASS BALCONY W/TOP RAIL,
FASCIA MP



CURTAIN WALL PATTERNING PRECEDENT



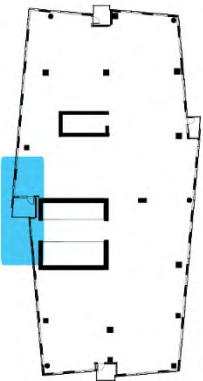
VIEW OF BALCONY TRANSITIONS - SOUTH TOWER



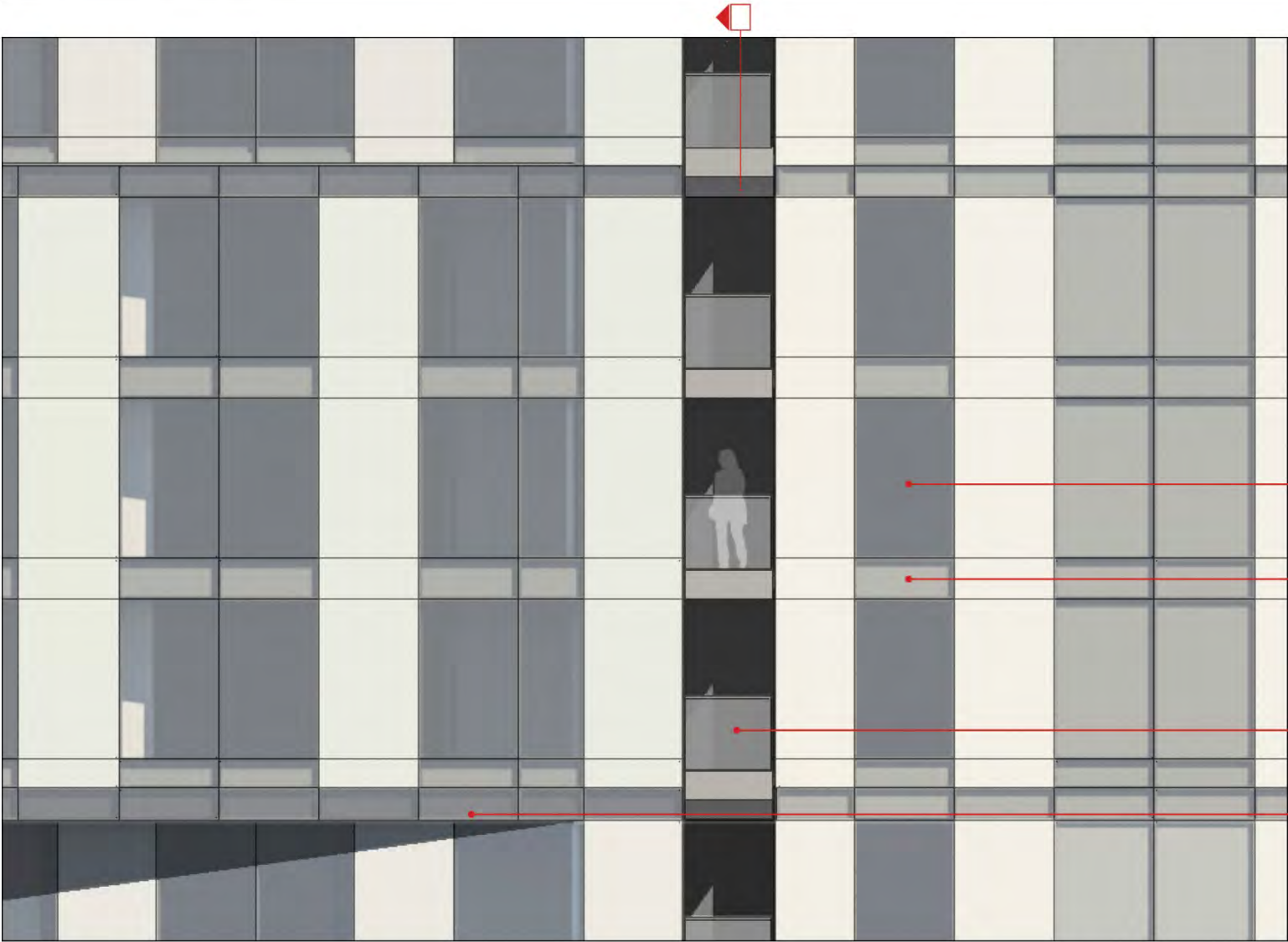
BLOCK 103 - DETAIL 14



103 - 15



BL. 103 - WEST ELEVATION - DETAIL 15

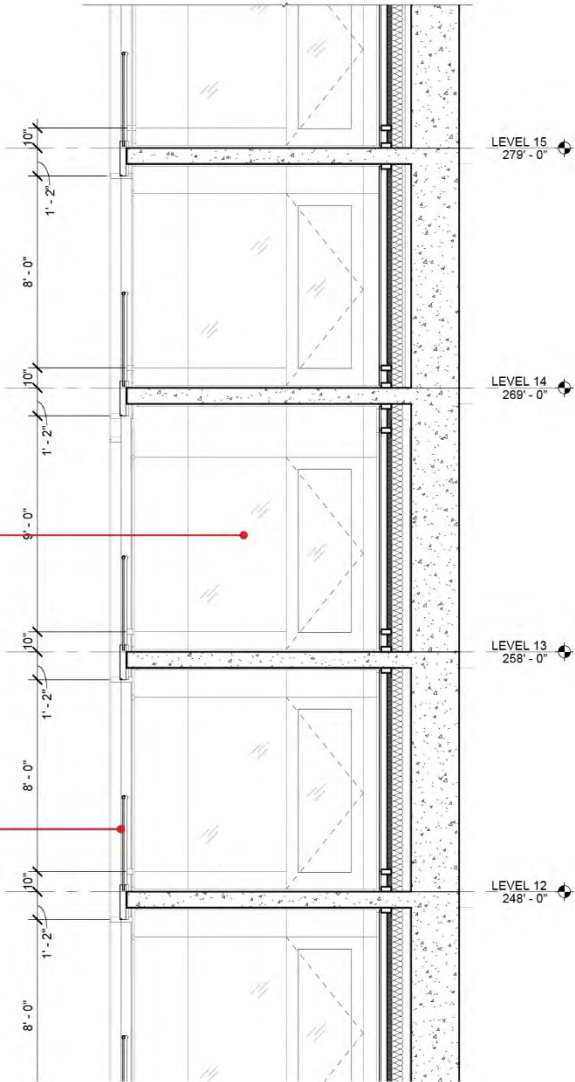


VISION GLASS (CLEAR)

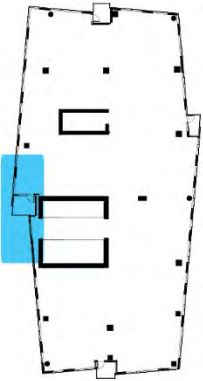
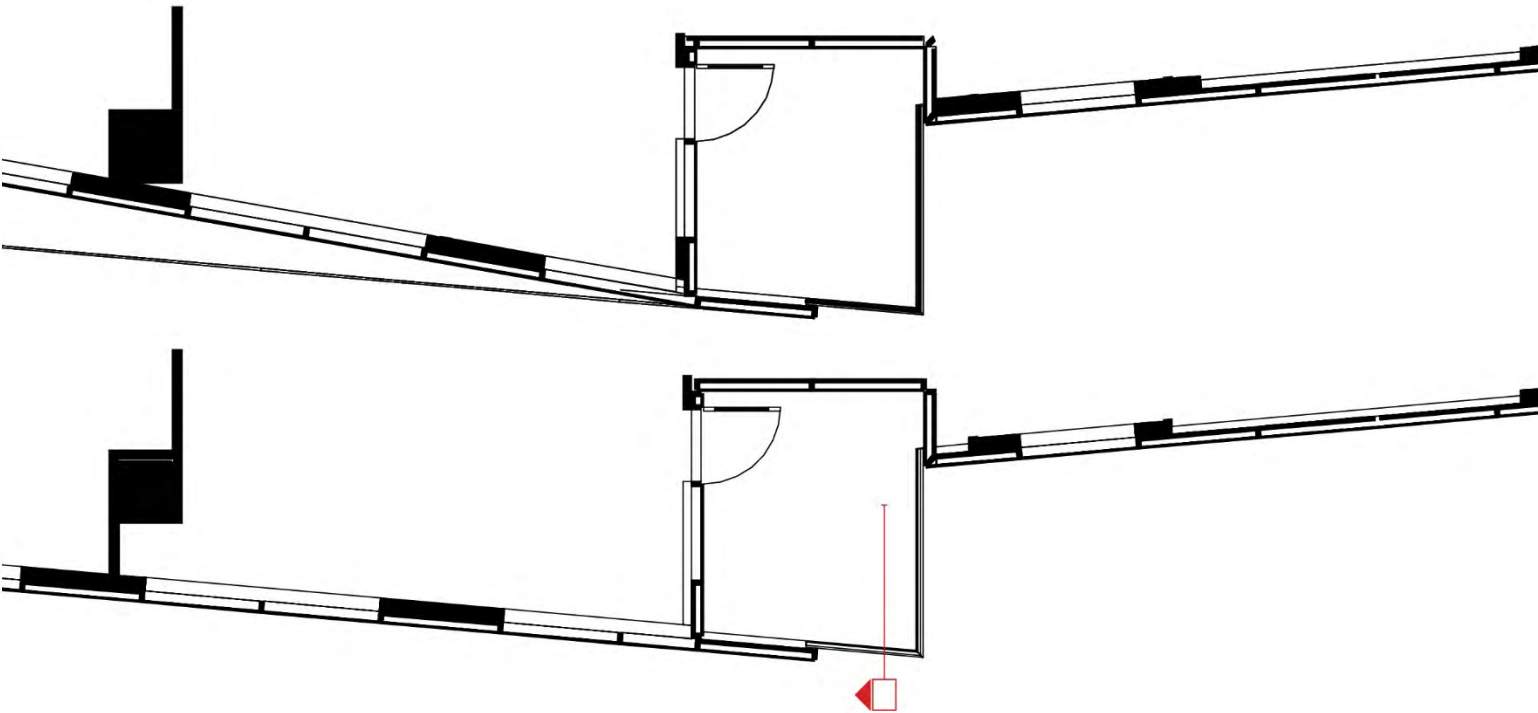
INSULATED SPANDREL PANEL (LT GREY)

GLASS BALCONY W/TOP RAIL, FASCIA MP

INSULATED SPANDREL PANEL (DK GREY)



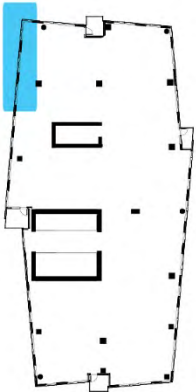
CURTAIN WALL PATTERNING PRECEDENT



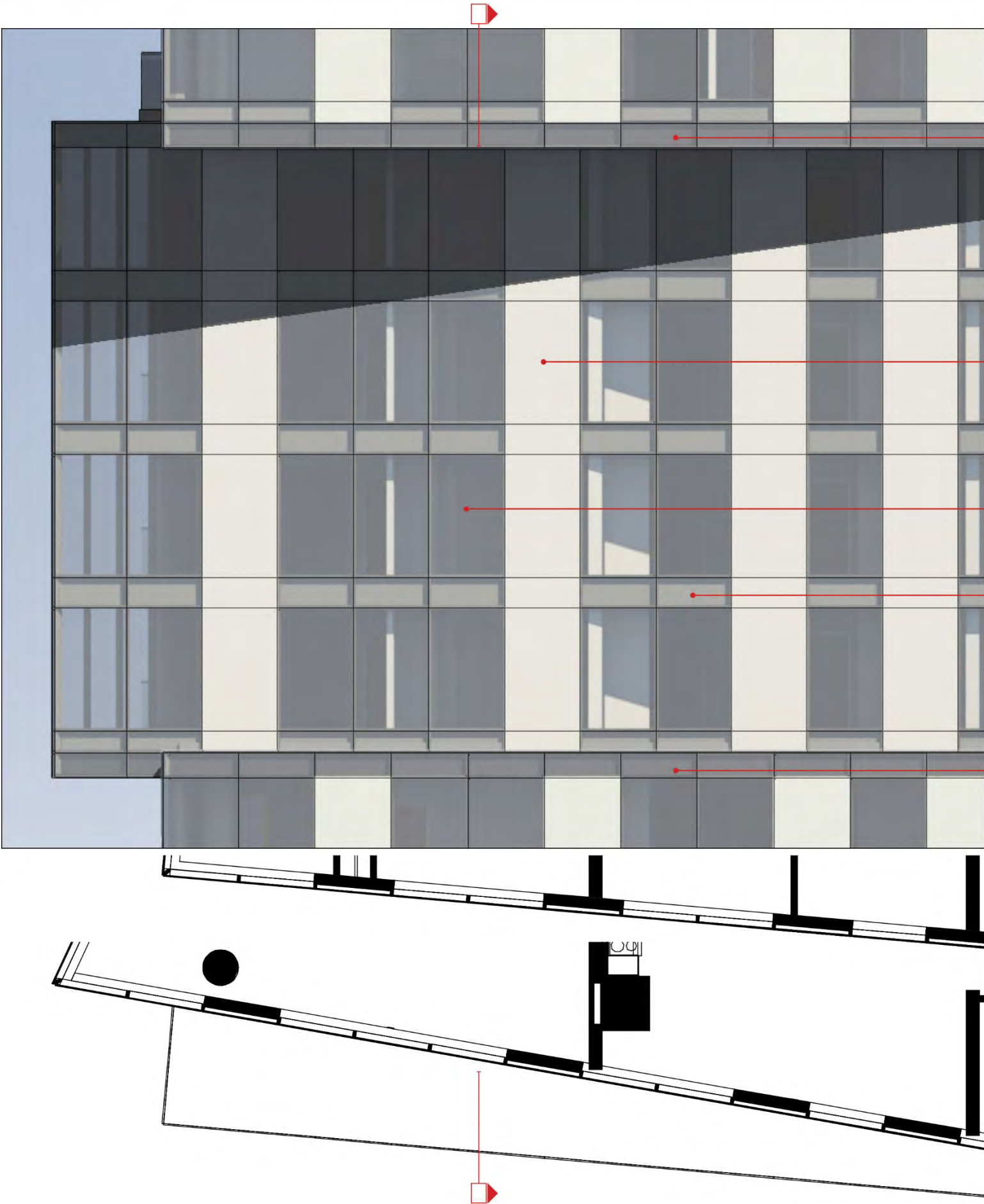
BLOCK 103 - DETAIL 15



103 - 16



BL. 103 - WEST ELEVATION - DETAIL 16



INSULATED SPANDREL PANEL
(DK GREY)

METAL PANEL SOFFIT
(DK GREY)

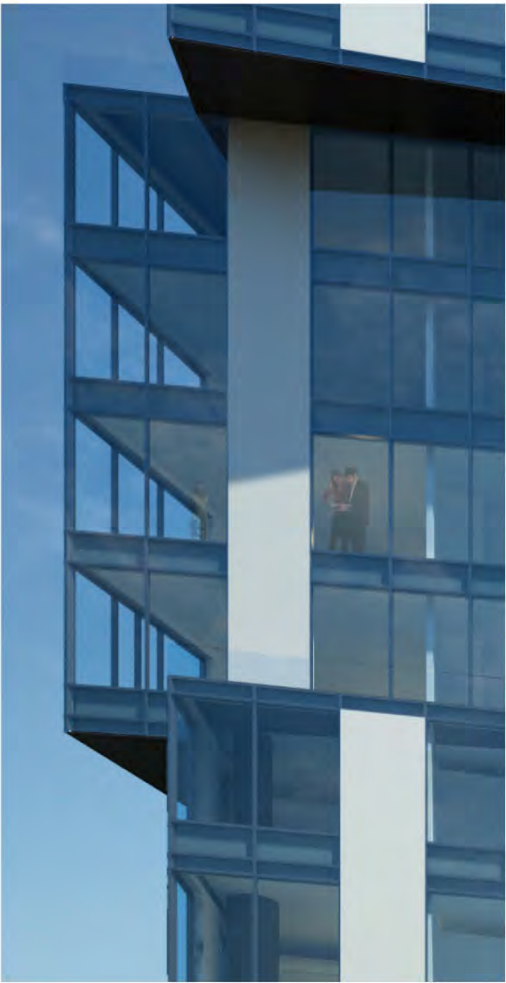
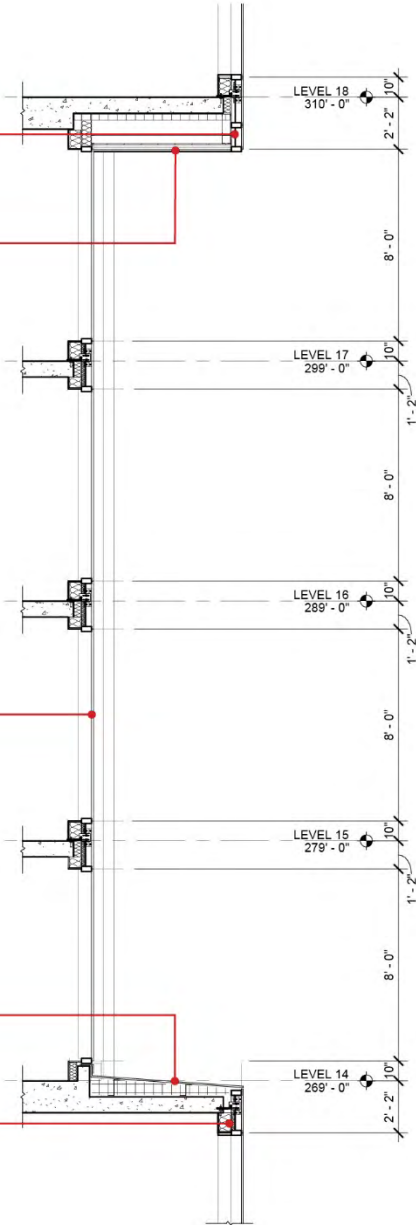
METAL PANEL
(WHITE, MATTE FINISH)

VISION GLASS (CLEAR)

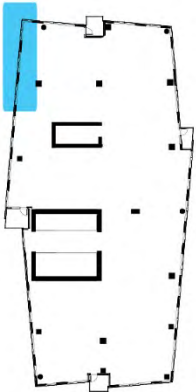
INSULATED SPANDREL PANEL
(LT GREY)

METAL PANEL ROOF
(DK GREY)

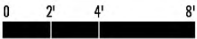
INSULATED SPANDREL PANEL
(DK GREY)



VIEW OF TOWER TRANSITION - NE CORNER

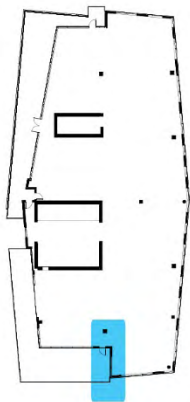


BLOCK 103 - DETAIL 16





103 - 17



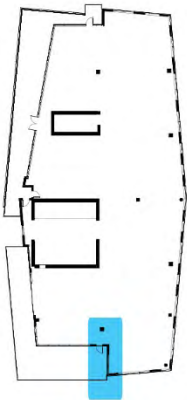
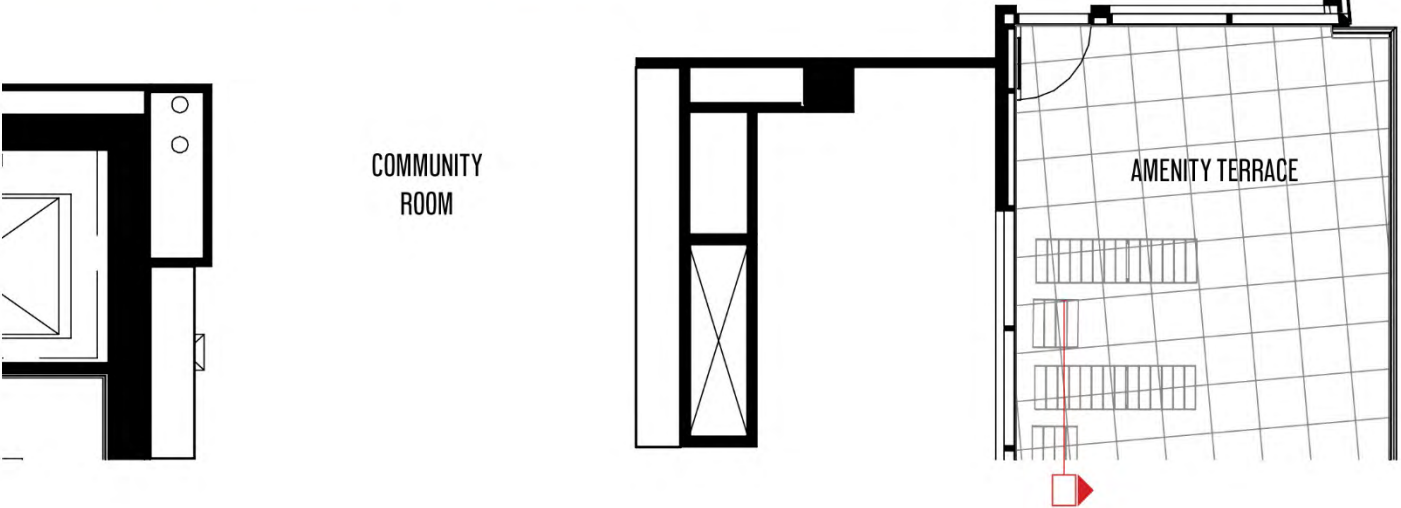
BL. 103 - WEST ELEVATION - DETAIL 17



VIEW OF AMENITY TERRACE - SW CORNER TOWER



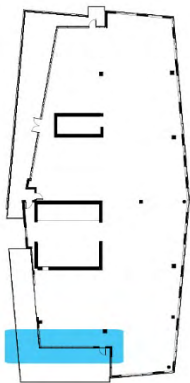
VIEW OF AMENITY TERRACE - SW CORNER TOWER



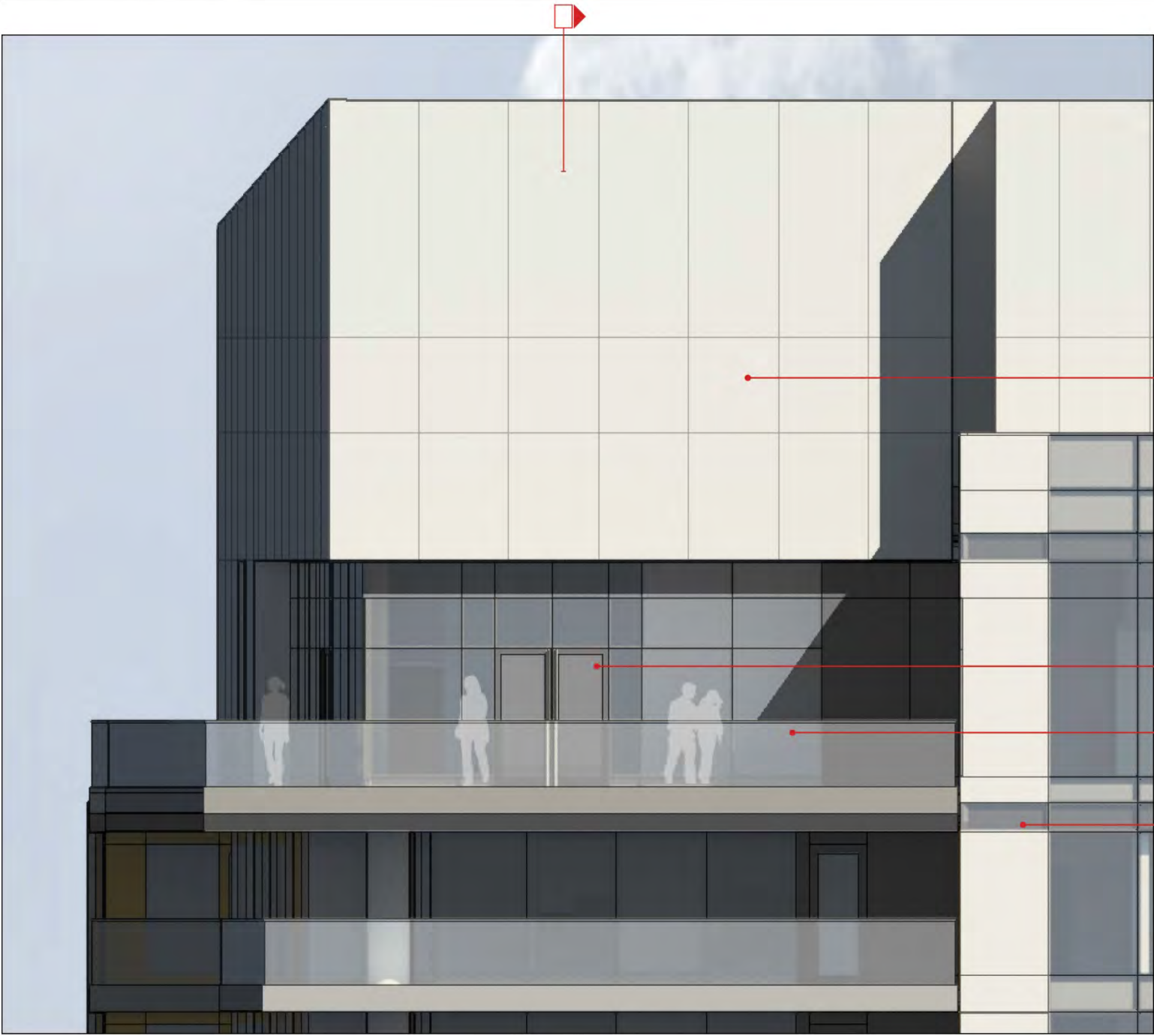
BLOCK 103 - DETAIL 17



103 - 18



BL. 103 - SOUTH ELEVATION - DETAIL 18

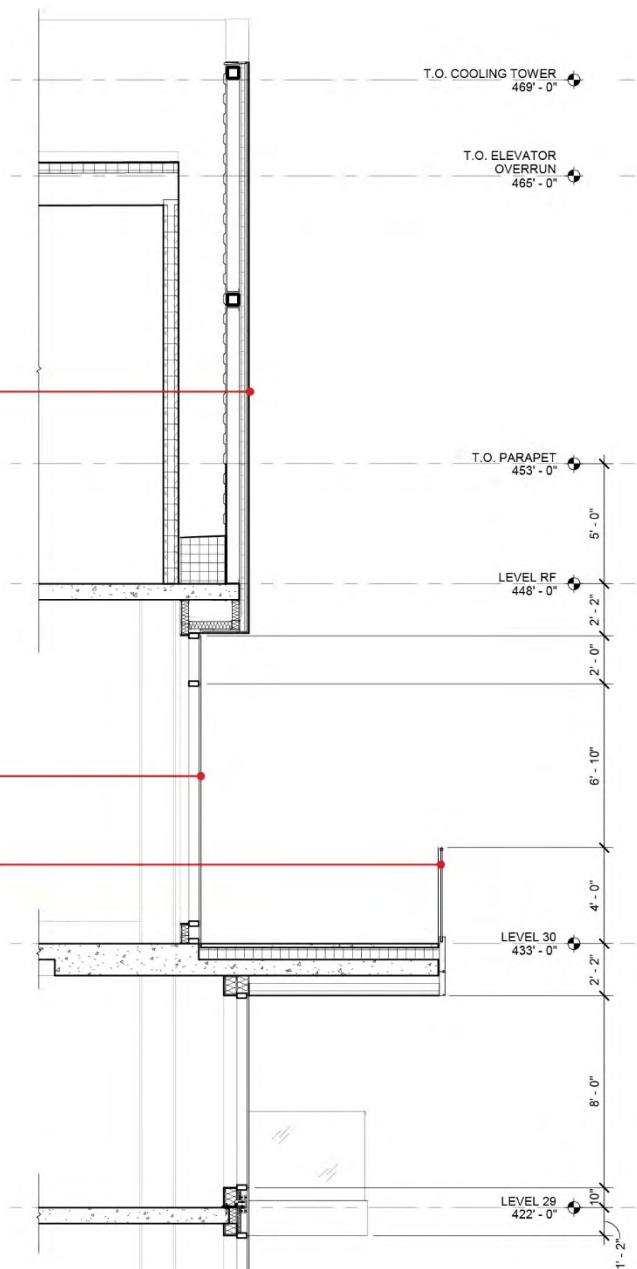


METAL SPANDREL PANEL
(WHITE, MATTE FINISH)

VISION GLASS (CLEAR)

GLASS BALCONY W/TOP RAIL,
FASCIA MP

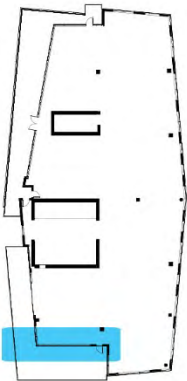
INSULATED SPANDREL PANEL
(DK GREY)



VIEW OF AMENITY TERRACE - SW CORNER TOWER



VIEW OF AMENITY TERRACE - SW CORNER TOWER

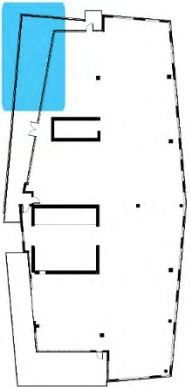


BLOCK 103 - DETAIL 18

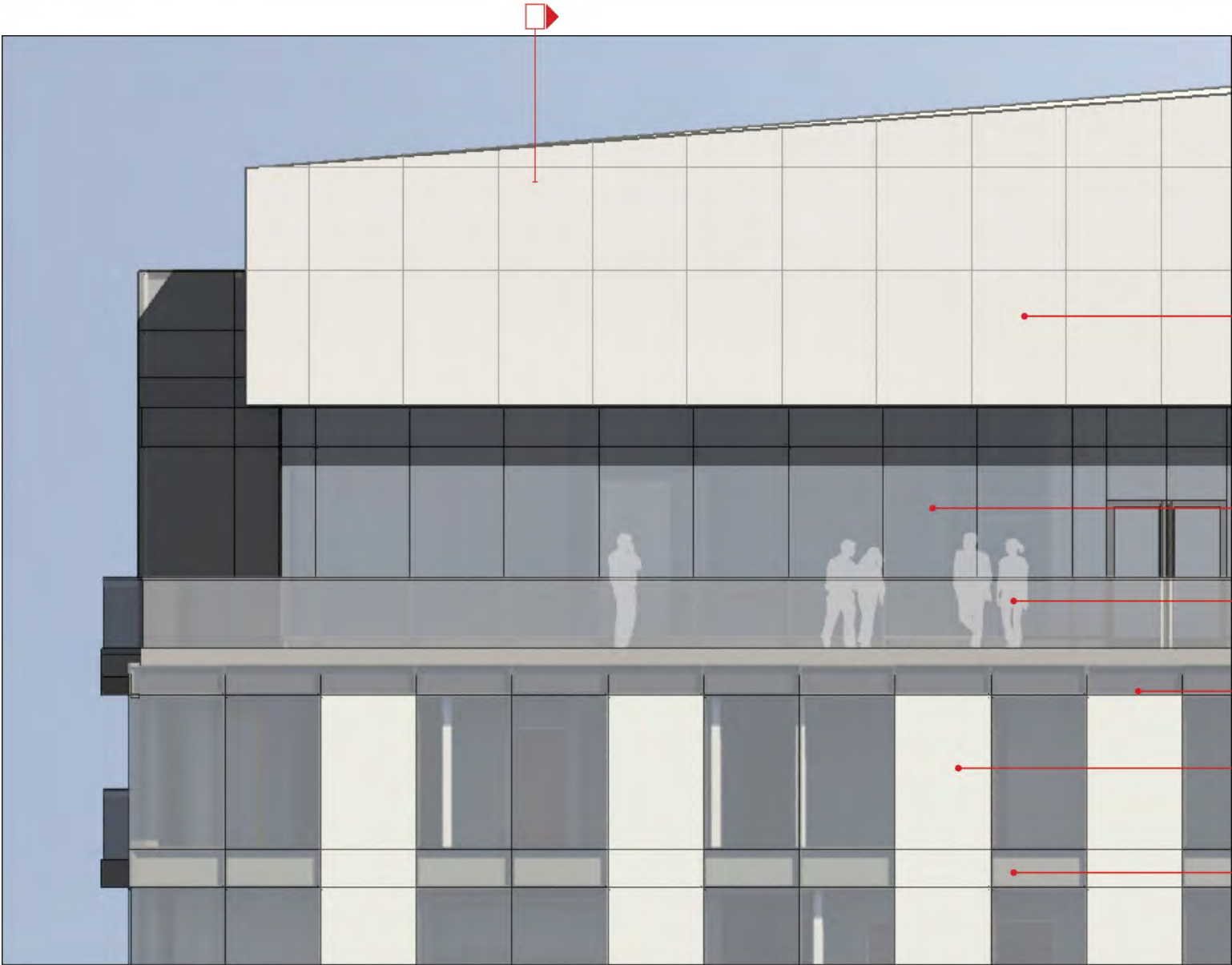




103 - 19



BL. 103 - WEST ELEVATION - DETAIL 19



METAL SPANDREL PANEL
(WHITE, MATTE FINISH)

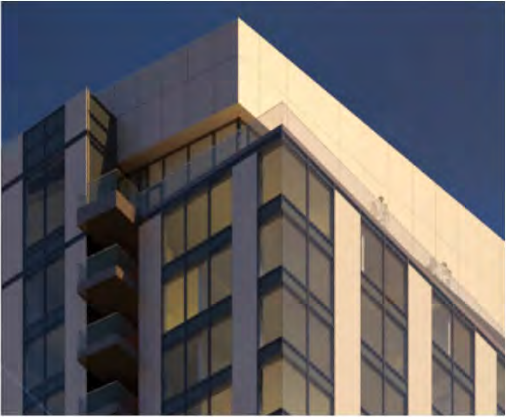
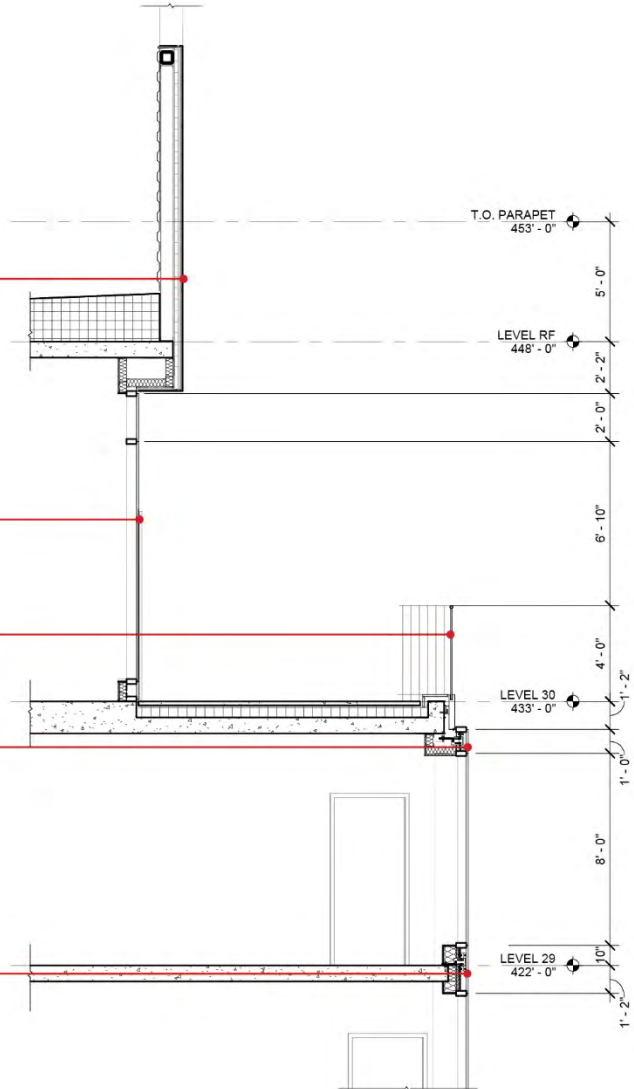
VISION GLASS (CLEAR)

GLASS BALCONY W/TOP RAIL,
FASCIA MP

INSULATED SPANDREL PANEL
(DK GREY)

METAL PANEL
(WHITE, MATTE FINISH)

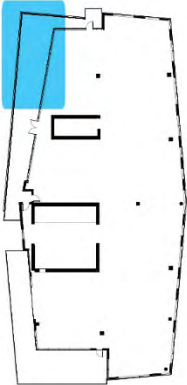
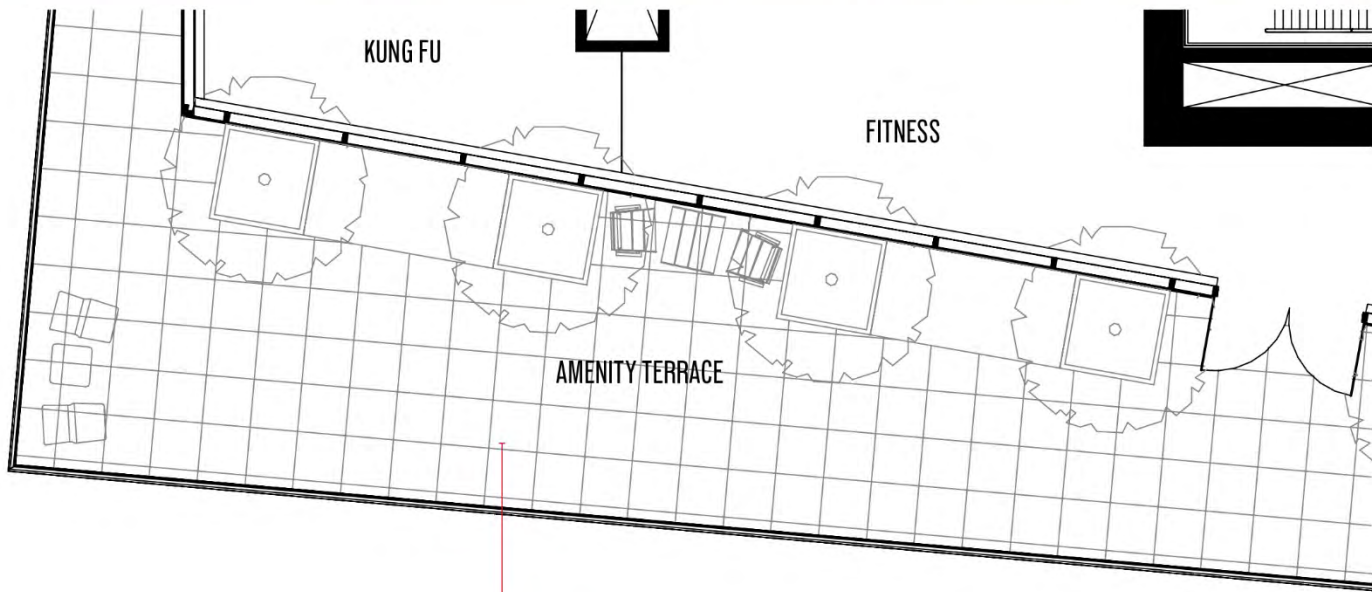
INSULATED SPANDREL PANEL
(LT GREY)



VIEW OF AMENITY TERRACE - NW TOWER CORNER



VIEW OF AMENITY TERRACE - NW CORNER TOWER



NW AMENITY TERRACE - DETAIL: 103 - 19



- VISION GLASS (CLEAR)
- METAL PANEL (WHITE, MATTE FINISH)
- METAL PANEL (MARIGOLD, MATTE FINISH)
- INSULATED SPANDREL PANEL (LIGHT GREY)
- GLASS BALCONY W/TOP RAIL, FASCIA MP
- INSULATED SPANDREL PANEL (DARK GREY)
- DARK GREY FRAME WINDOWS W/CLEAR GLASS
- PRECAST CONCRETE (WHITE, HONEY)
- GFRC (DARK GREY, BRUSHED)
- CLEAR LOW-IRON GLAZING
- 6" WALNUT BOARD



REPRESENTATIVE IMAGE OF PRECAST CONCRETE WALL



REPRESENTATIVE IMAGE OF CURTAIN WALL



REPRESENTATIVE IMAGE OF DARK GREY GFRC



REPRESENTATIVE IMAGE OF GLASS LOADING DOCK DOOR



REPRESENTATIVE IMAGE OF GLASS RAILING WALL



REPRESENTATIVE IMAGE OF ECO ROOF

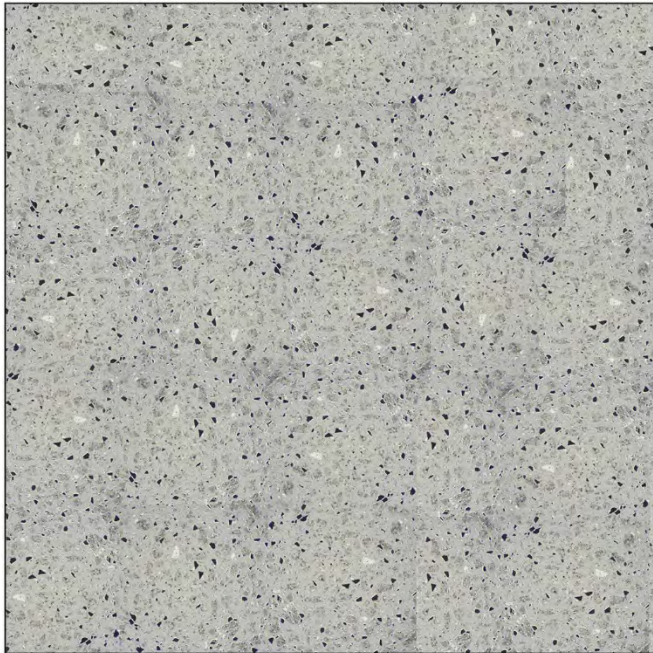


REPRESENTATIVE IMAGE OF WOOD SIDING

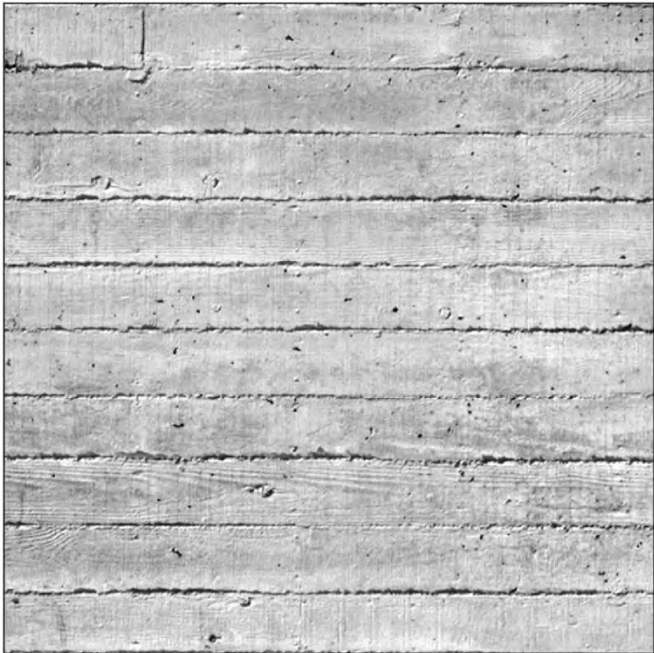


REPRESENTATIVE IMAGE OF GLASS CANOPY DOOR

EXTERIOR FEATURES



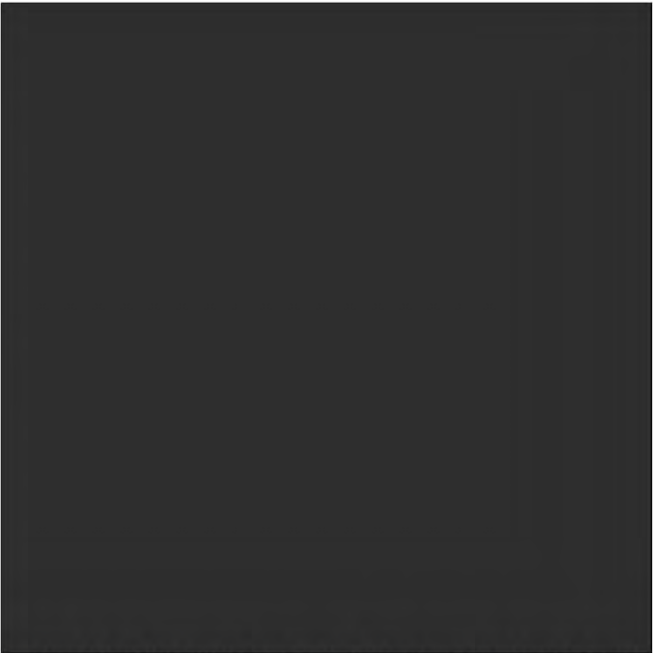
CONCRETE BLEND (PAVERS)



CONCRETE (NATURAL - BOARDFORM)



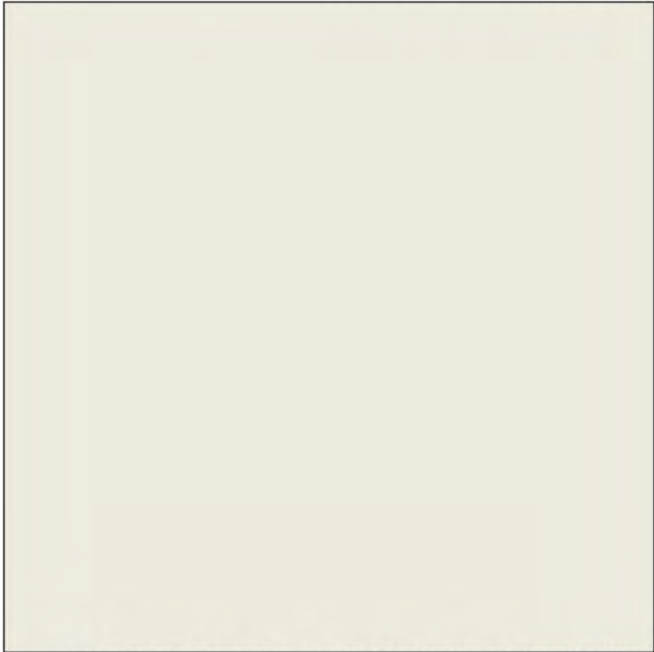
GFRc (EXPOSED FASTENERS, DARK GREY, BRUSHED)



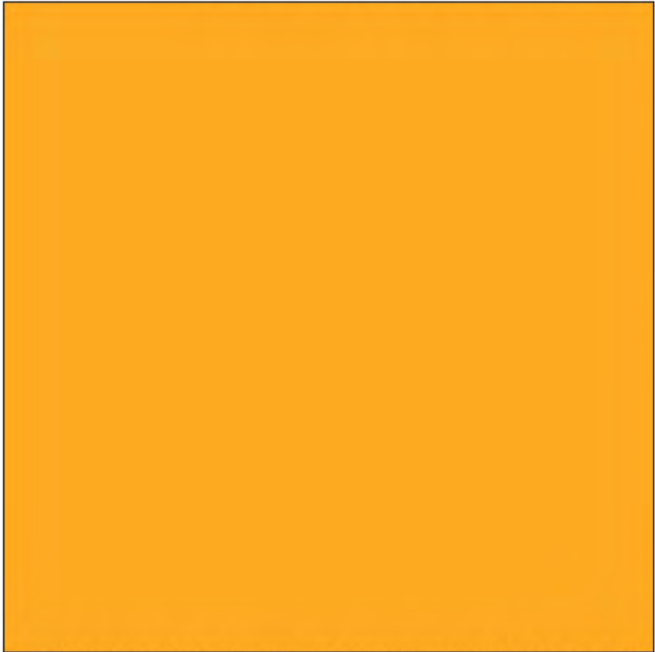
.040 ALUMINUM HONEYCOMB CORE PANEL (DARK GREY, MATTE FINISH)



.040 ALUMINUM HONEYCOMB CORE PANEL (GREY, MATTE FINISH)



.040 ALUMINUM HONEYCOMB CORE PANEL (WHITE, MATTE FINISH)



.040 ALUMINUM HONEYCOMB CORE PANEL (MARIGOLD, MATTE FINISH)



PRECAST CONCRETE (WHITE, HONED)

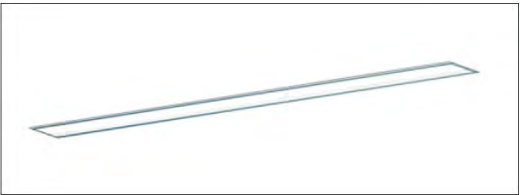


6" X 8' WOOD PLANKS (WALNUT)
VERTICAL, TYP.

MATERIAL PALETTE



2 **VERTICALLY MOUNTED
SLOT LED LIGHT**
COLOR: 3500K
MOUNT: WALL



3 **LINEAR LED**
FINISH: ALUMN. HOUSING / ACRYLIC LENS
COLOR: 3500K
MOUNT: RECESSED

EXTERIOR LIGHTING PLAN

MODIFICATION #3

HEIGHT OF ROOF TOP ACCESS AND MECHANICAL EQUIPMENT.

(33.130.210 .B.2.)

33.130.210 .B.2.
General Standard: Roof top elevator mechanical equipment may extend up to 16 feet above the height limit, and other roof top mechanical equipment or roof access stairwells must be set back at least 15 feet from roof edges that parallel street lot lines. Mechanical and roof access equipment that occupies up to 10% of the roof area may extend up to 10' above the height limit.

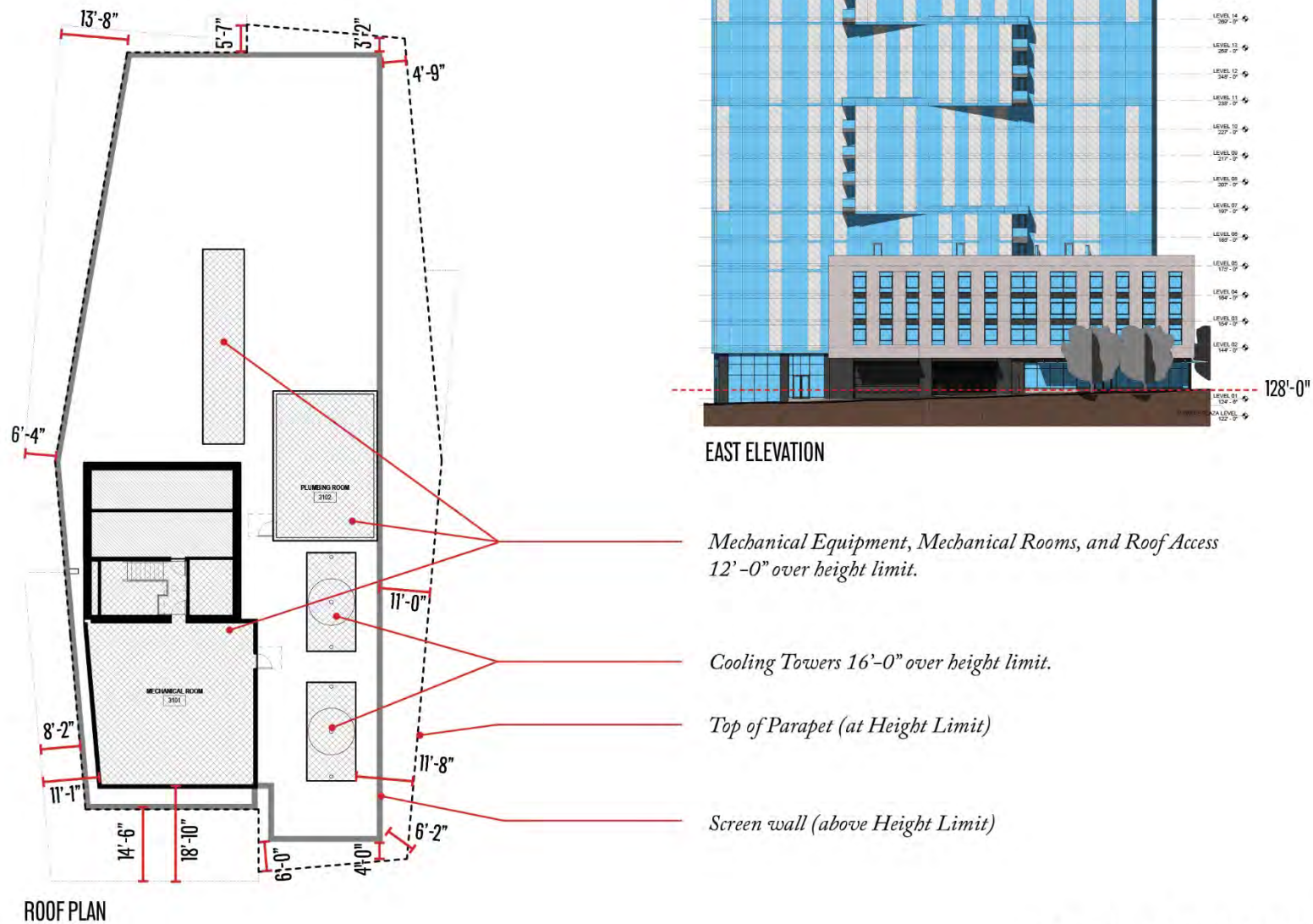
PROPOSAL:
Block 103 has a maximum allowed height of 325'based on the allowable 250' height in this zone, plus 75' of bonus height due to residential use. Currently the parapet is located at elevation 453'-0", and the back of walk elevation at the highest building corner (the corner of NE 9th ave and vacated NE Pacific) is 128', putting the building parapet at 325'-0", the maximum height.

The roof mechanical equipment and mechanical rooms are currently 11'-8" minimum from the roof edge on the east side (NE 9th Ave frontage), and 2,888 sf (23% of the overall roof area) of the rooftop mechanical equipment/mechanical rooms exceed the 325' height. These rooms are 12'-0" above the limit at access rooms and mechanical rooms, and the cooling towers (394 sf of the 2,888 sf) are 16'-0" above the height limit. The percentage of equipment in excess of the height limit compared to the overall roof area is higher than the required 10% because the tower narrows and terraces back as it approaches the roof, leaving a smaller roof footprint, and thus denser mechanical equipment set closer to the roof edge. Instead of enlarging the overall roof plate to increase the distance from the roof edge to the equipment and to decrease the percentage of the roof equipment relative to the overall roof area, we propose adding a screen around the roof, set back as close as 4'-0" from the roof edge at the south elevation, and 3'-2" at the north elevation, to screen the equipment. The screen starts at 5'-4" above the 325' height at its low side, and will extend up to 18'-6" above the height limit at its high side (the south side, NE Oregon Street frontage). While the screen exceeds the height limitations, it enhances the character and architecture of the building, capping the tower with an integrated architectural element that screens both the elevator and mechanical appurtenances that comply with the height restrictions and those that do not comply, mitigating the visual impact of all roof equipment.

	ALLOWED	PROPOSED
Machine Room	325'-0" + 16'	325'-0" + 12'
Mechanical	325'-0" + 10'	325'-0" + 12'
Cooling Tower	325'-0" + 10'	325'-0" + 16'

	AMOUNT OVER	% ROOF AREA
Machine Room	- 4' - 0"	-----'
Mechanical	+ 2'-0"	20%
Cooling Tower	+ 6'-0"	3%

	23% total
OVERALL ROOF AREA	12,477 sf
ELEVATOR MACHINE ROOM AREA	617 sf
MECHANICAL SPACE AT PROPOSED HEIGHT (337'-0")	2888 sf
PERCENTAGE OF MECHANICAL TO TOTAL ROOF	23%



MODIFICATION #3

MODIFICATION #3

HEIGHT OF ROOF TOP ACCESS AND MECHANICAL EQUIPMENT.

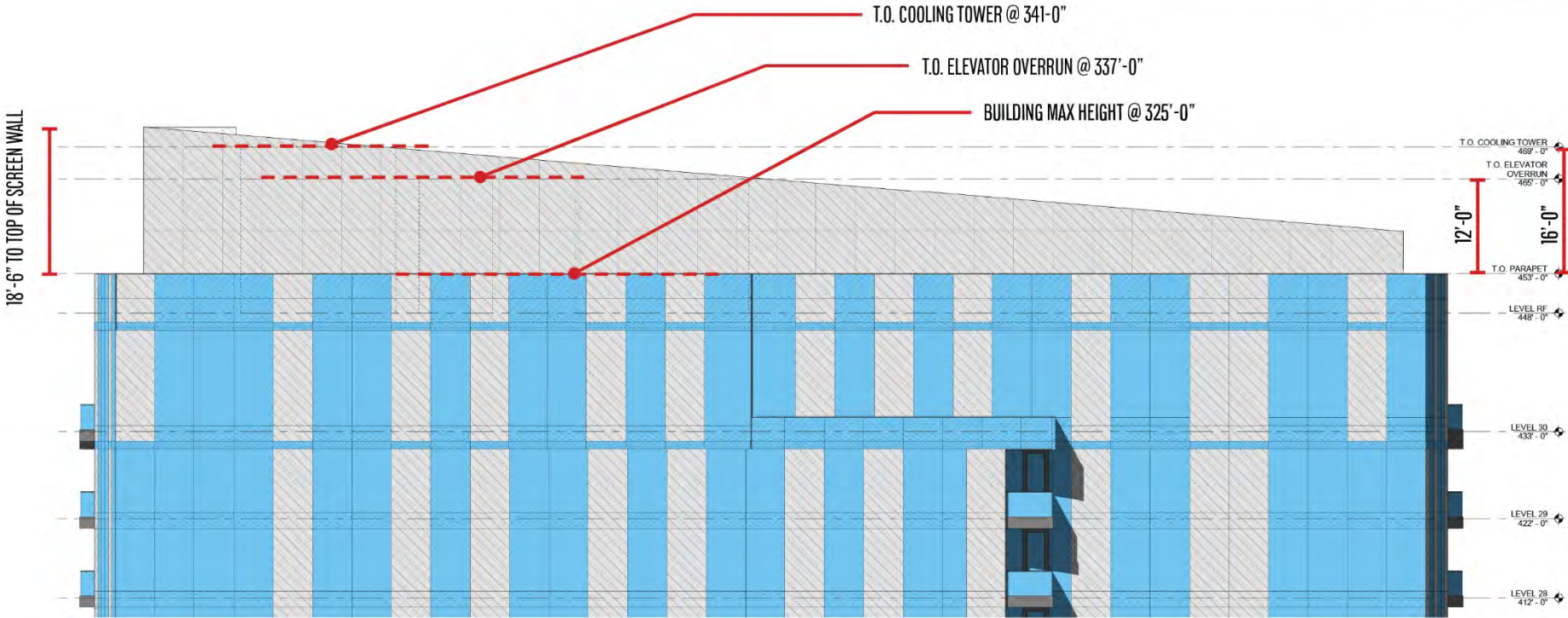
(33.130.210 .B.2.)

33.130.210 .B.2.
General Standard: Roof top elevator mechanical equipment may extend up to 16 feet above the height limit, and other roof top mechanical equipment or roof access stairwells must be set back at least 15 feet from roof edges that parallel street lot lines. Mechanical and roof access equipment that occupies up to 10% of the roof area may extend up to 10' above the height limit.

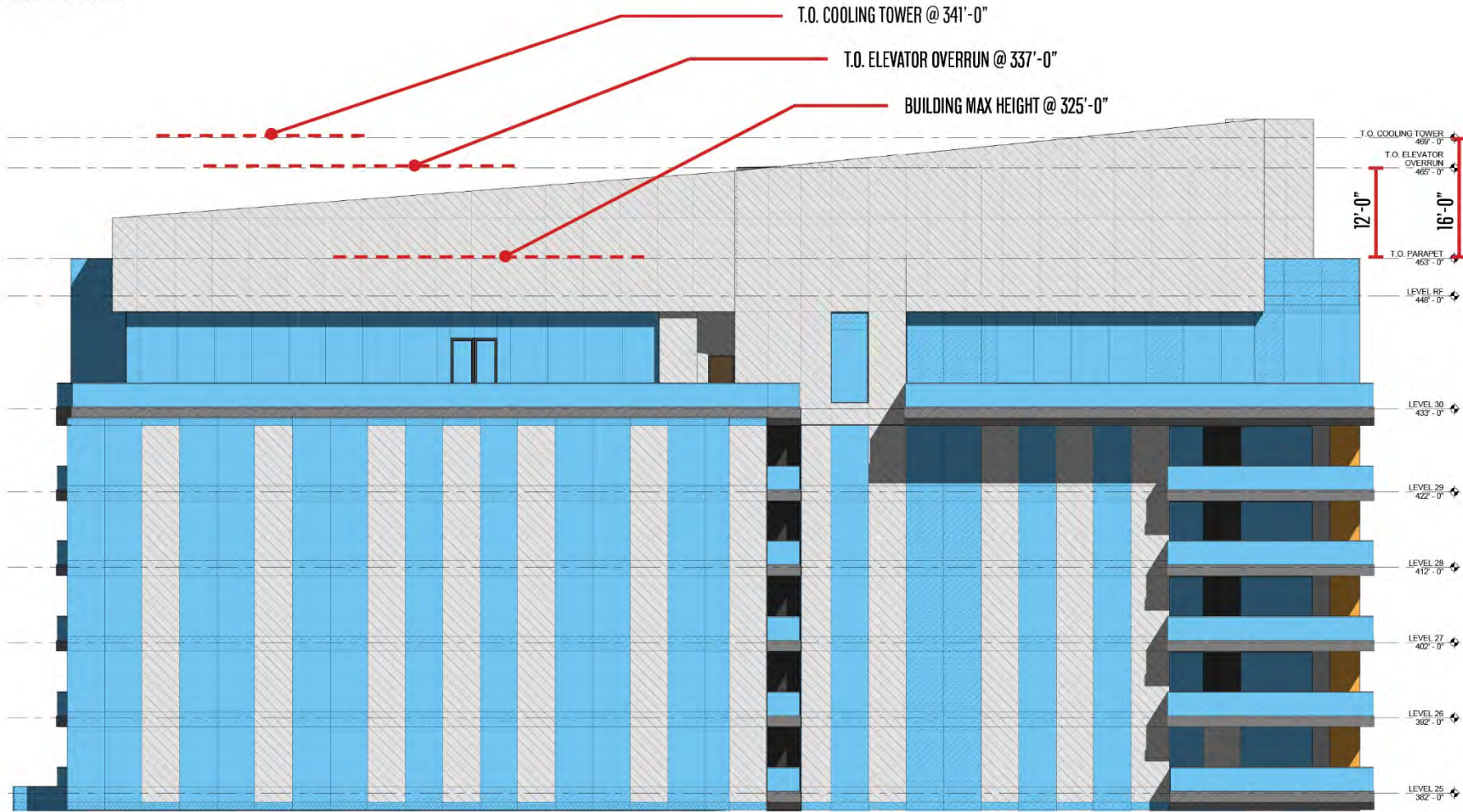
PROPOSAL:

Block 103 has a maximum allowed height of 325' based on the allowable 250' height in this zone, plus 75' of bonus height due to residential use. Currently the parapet is located at elevation 447'-6", and the back of walk elevation at the highest building corner (the corner of NE 9th ave and vacated NE Pacific) is 128', putting the building parapet at 319'-6", below the maximum height.

The roof mechanical equipment and mechanical rooms are currently 11'-8" minimum from the roof edge on the east side (NE 9th Ave frontage), and 2,995 sf (23% of the overall roof area) of the rooftop mechanical equipment/mechanical rooms exceed the 325' height. These rooms are 9'-6" above the limit at access rooms and mechanical rooms, and the cooling towers (394 sf of the 2,995 sf) are 14' above the height limit. The percentage of equipment in excess of the height limit compared to the overall roof area is higher than the required 10% because the tower narrows and terraces back as it approaches the roof, leaving a smaller roof footprint, and thus denser mechanical equipment set closer to the roof edge. Instead of enlarging the overall roof plate to increase the distance from the roof edge to the equipment and to decrease the percentage of the roof equipment relative to the overall roof area, we propose adding a screen around the roof, set back as close as 4'-0" from the roof edge at the south elevation, and 6'-0" at the east elevation, to screen the equipment. The screen will meet the 325' height at its low side, and will extend up to 14' above the height limit at its high side (the south side, NE Oregon Street frontage). While the screen exceeds the height limitations, it enhances the character and architecture of the building, capping the tower with an integrated architectural element that screens both the elevator and mechanical appurtenances that comply with the height restrictions and those that do not comply, mitigating the visual impact of all roof equipment.



EAST ELEVATION



WEST ELEVATION

MODIFICATION #3



View of Block 103 from the terrace of Block 91



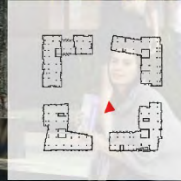
View of Block 103 from the terrace of Block 91



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 Oregon Square



View of Block 103 from Oregon Square



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.

BUILDING
COMPOSITION

DESIGN GUIDELINES

C4. COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS.

The sidecar on 103 matches the BPA building across the street in height and size, creating pedestrian scale along 9th Avenue. The tower celebrates the neighborhood's verticality in its patterning.

C10-1. USE MASONRY MATERIALS.

The sidecar is clad in precast panels which adheres to this guideline and matches the context across the street.

C10-3. USE LIGHT COLORS.

Along with white spandrel panels used in the tower, Block 103's podium is clad in white precast panels to match this guideline.

FINDINGS

The walnut wood planks introduced along the ground level are incongruous with the material palette and the sleek aesthetic of the tower and is not a common material used in the Lloyd district.

Alternate solutions will be provided for the commission to consider.

An enlarged section is needed to understand the material and detailing of the edges and undersides / soffits of the large canted projecting facades on the tower.

Notes have been added to wall sections where this occurs to better understand materials and transitions.

ROOFTOP
SCREEN

DESIGN GUIDELINES

C11. INTEGRATE ROOFS AND USE ROOFTOPS.

The highest level of 103 houses amenities and a large terrace that take advantage of the height by providing breathtaking views of downtown and the Willamette River. An integrated architectural screen has been added to obscure sightlines of mechanical equipment and provide a designed solution to the roof.

FINDINGS

While Staff agrees that the screen enhances the character and architecture of the building by capping the tower with an integrated architectural element, it appears that views of the cooling towers and other rooftop elements would be visible from the low side of the screen at the north end of the tower. As one of the tallest buildings in the district, this rooftop will become a part of the skyline and, as such, the screening element should be not only thoughtfully designed but effective.

Team will present modifications to the roof plan to provide visual screening of equipment when seen in pure elevation.

Q + A

THANK
YOU

