



BLOCK 90

DESIGN DRAWINGS

- 1. *Floor Plans*
- 2. *Elevations*
- 3. *Sections*
- 4. *Wall Sections: Composite Sheets*
- 5. *Exterior Features*
- 6. *Material Palette*
- 7. *Lighting Plan*
- 8. *Loading Dock*
- 9. *Renderings*

BLOCK 90



21 FLOORS

274
For-rent housing units

300,808
GSF of housing

14,141
GSF of retail

BL 90 COMMENTS TO ADDRESS - POST DR I

Strong Concept / Present Massing

Concept is strong, but concerned how parti will be affected when massing shifts off to the NE and NW buildings.

GBD: We will maintain and emphasize parti. We have revised both color and pattern.

Simplify

Feels like there is too much going on; need to make a single strong building rather than be bound by the parti.

GBD: We heard the majority of the commission was ok with two tone, and that color may be enough to differentiate elements. From Julie – not every characteristic of the two masses needs to be opposite that of the other mass. Current proposal simplifies pattern and contrasts in colors.

Cohesion

Needs cohesion as it wraps the West.

GBD: We have wrapped all sides of massing elements with a cohesive and like architectural solution.

Ground Level

Loading dock – move midblock?

GBD: We have studied this option (included in overall campus plans and in BL. 90 plans). The alternate reduces leasable retail space. We are willing to work with commission and PBOT on the best solution.

Ground level feels compressed

GBD: The louver at the reveal between the podium and tower may be creating this illusion; scale figures have been added to the ground level wall sections for BL. 90 to clarify concerns. The elevation impacts the overall height which is between 12 and 14 feet clear.

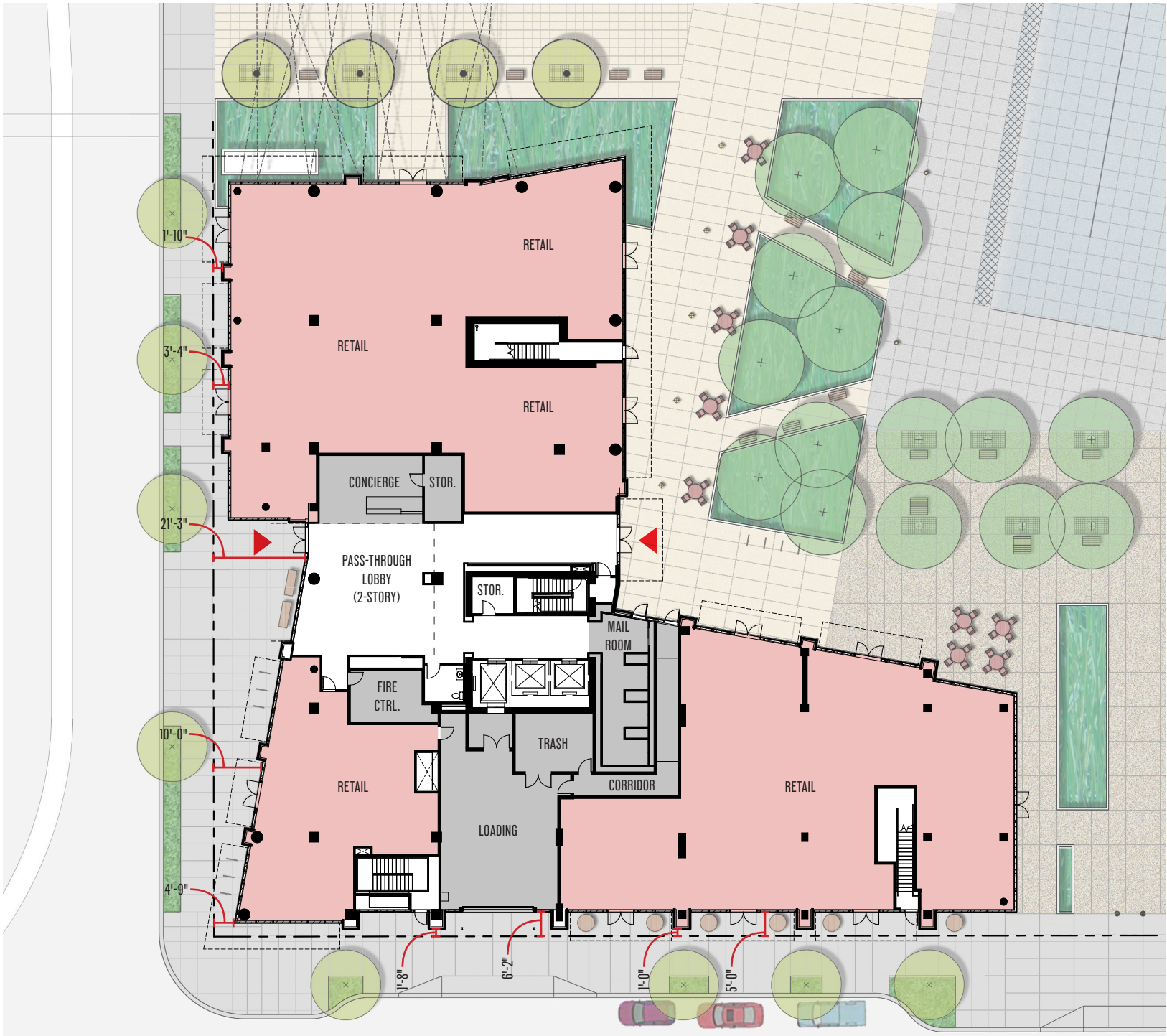
Materials

Contrasting colors – commission divided.

GBD: We heard a consensus from the board to support the two-tone colors, but perhaps tone down the contrast between them. We are proposing a lighter tone to the light bronze color to reduce the contrast between the two architectural massing elements.

13,831
GSF of retail

APARTMENTS
RETAIL
AMENITY
SERVICE/SUPPORT



GROUND FLOOR PLAN



- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT

GROUND FLOOR PLAN - MIDBLOCK LOADING STUDY

21
For-rent housing units

- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT



TYPICAL PODIUM PLAN - FLOORS 02-05

- 11
- For-rent housing units
- APARTMENTS

RETAIL

AMENITY

SERVICE/SUPPORT



TERRACE PLAN - FLOOR 06



TERRACE PLAN - FLOOR 06

13
For-rent housing units

- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT



TYPICAL TOWER PLAN - FLOORS 07-20

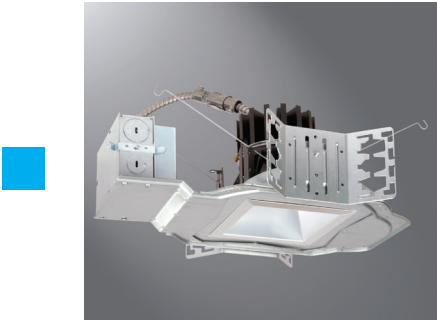
- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT



AMENITY PLAN - FLOOR 21



SMALL LED STEPLIGHT
Finish: Aluminum/Tempered glass
Color: 3500K
Mount: Wall

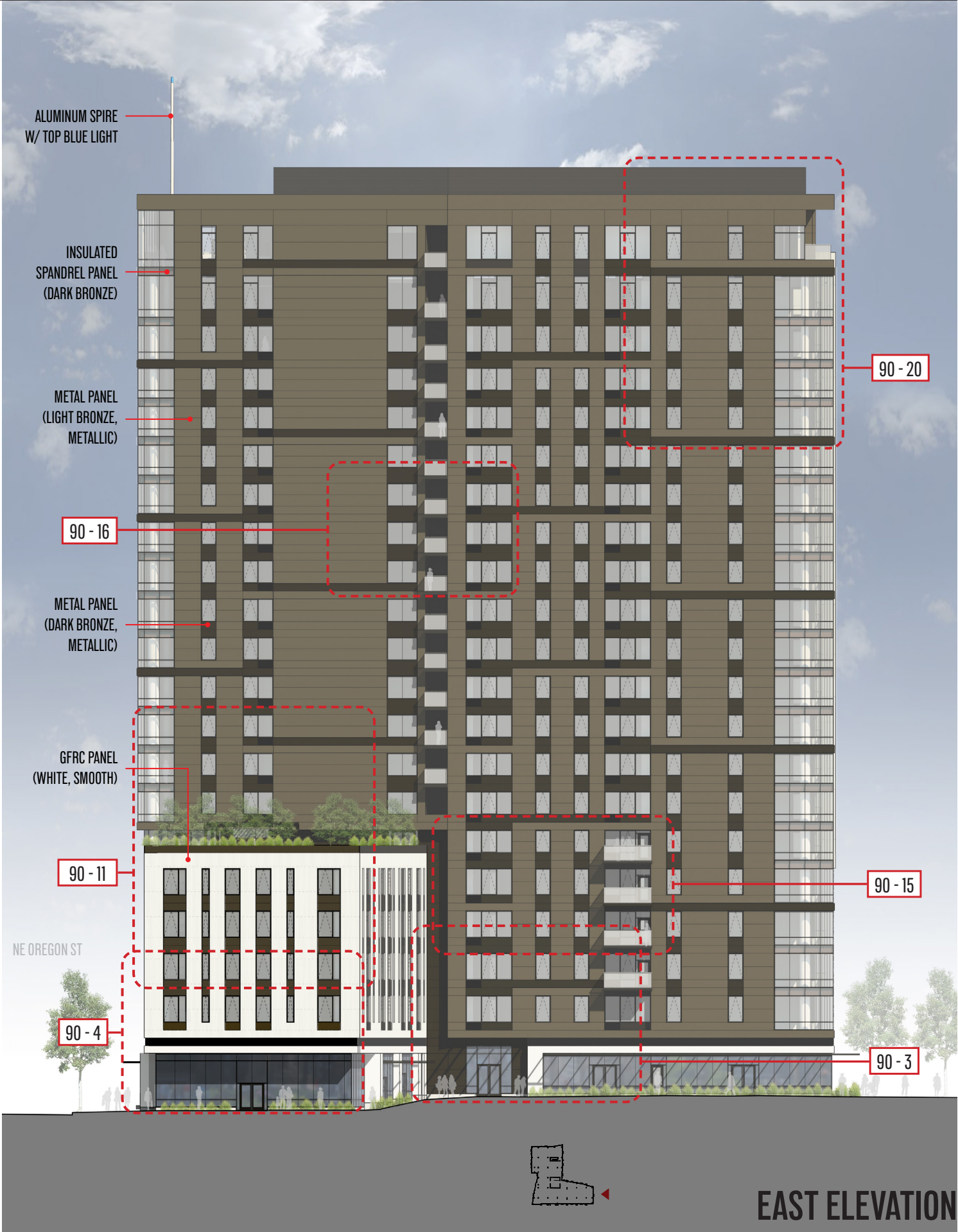
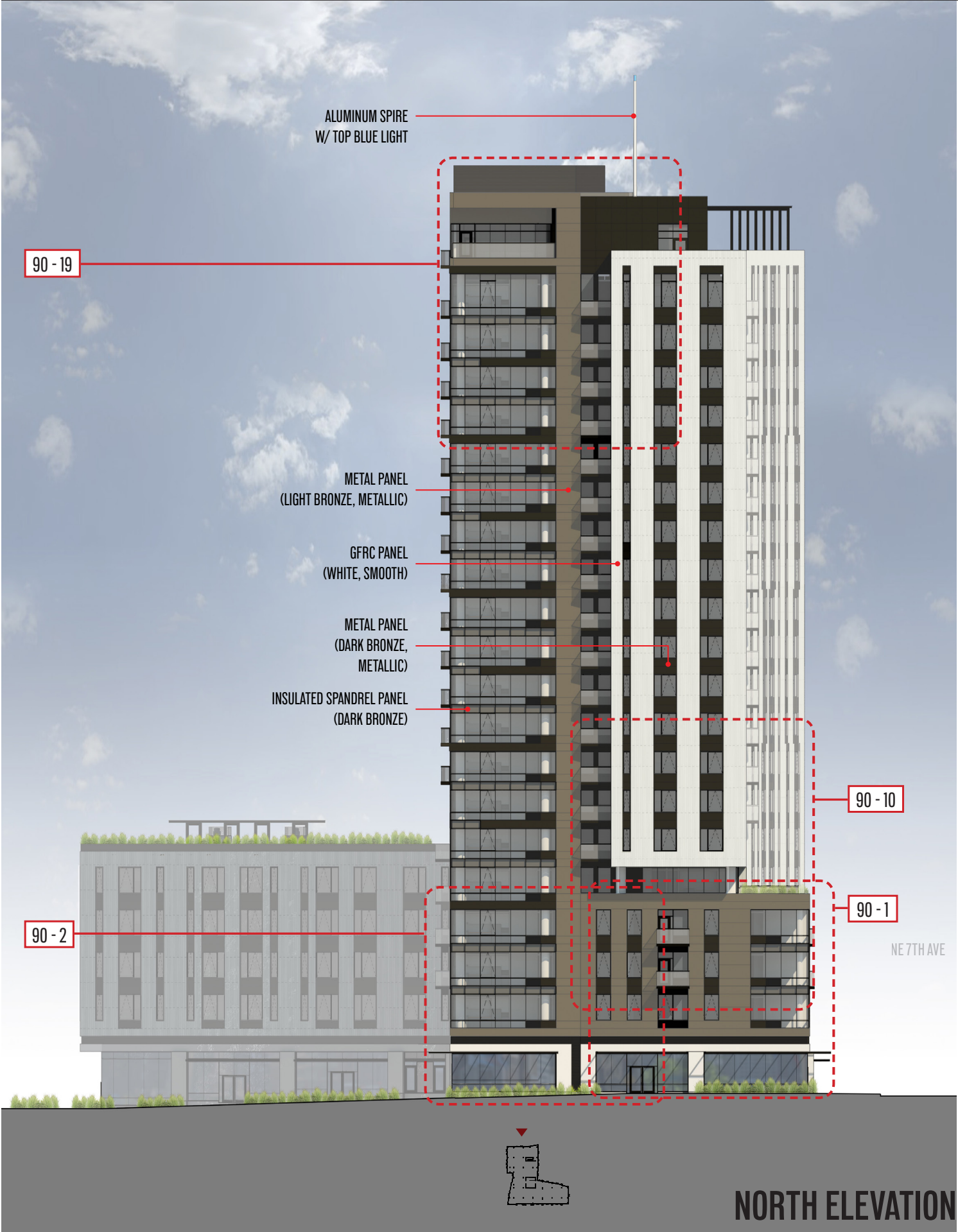


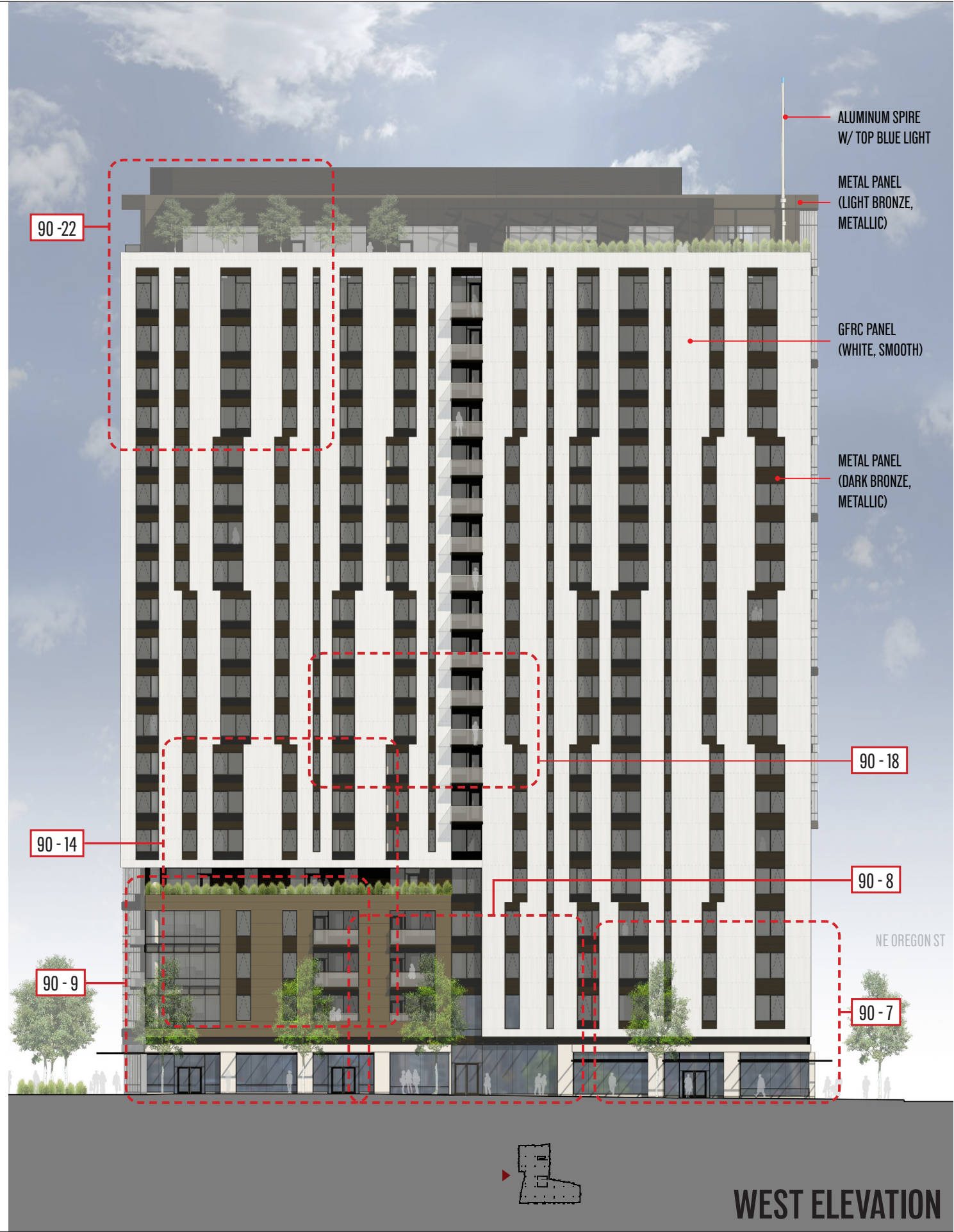
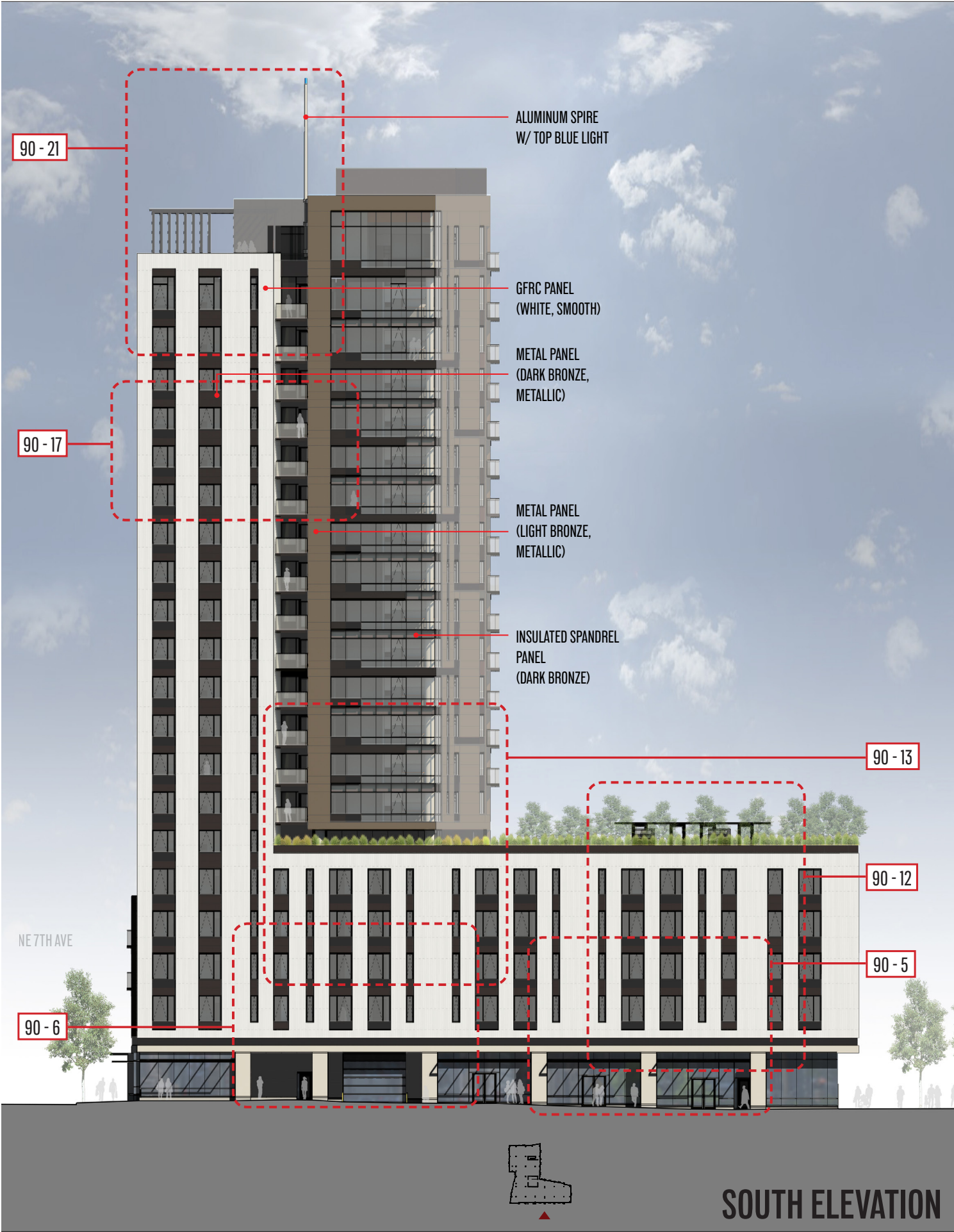
SQUARE APERTURE LED DOWNLIGHT
Finish: Aluminum housing / glass lens
Color: 3500K
Mount: Surface

AMENITY PLAN - FLOOR 21



ROOF PLAN





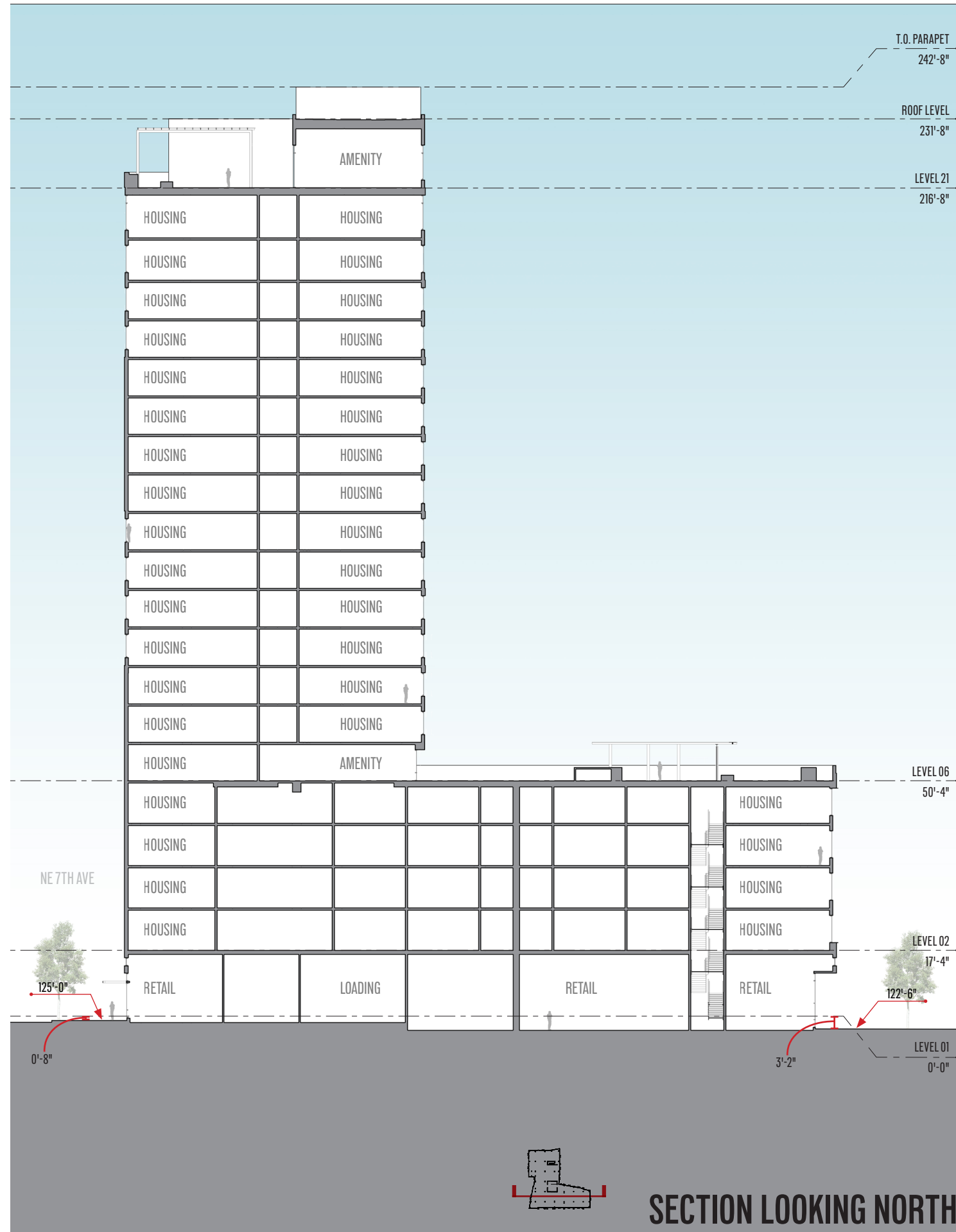
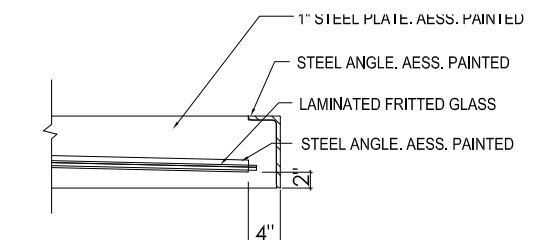
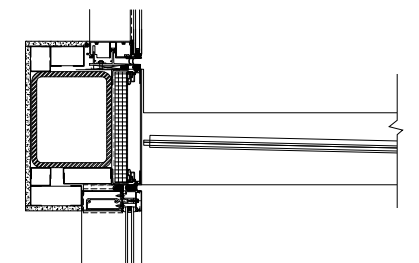
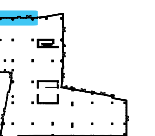




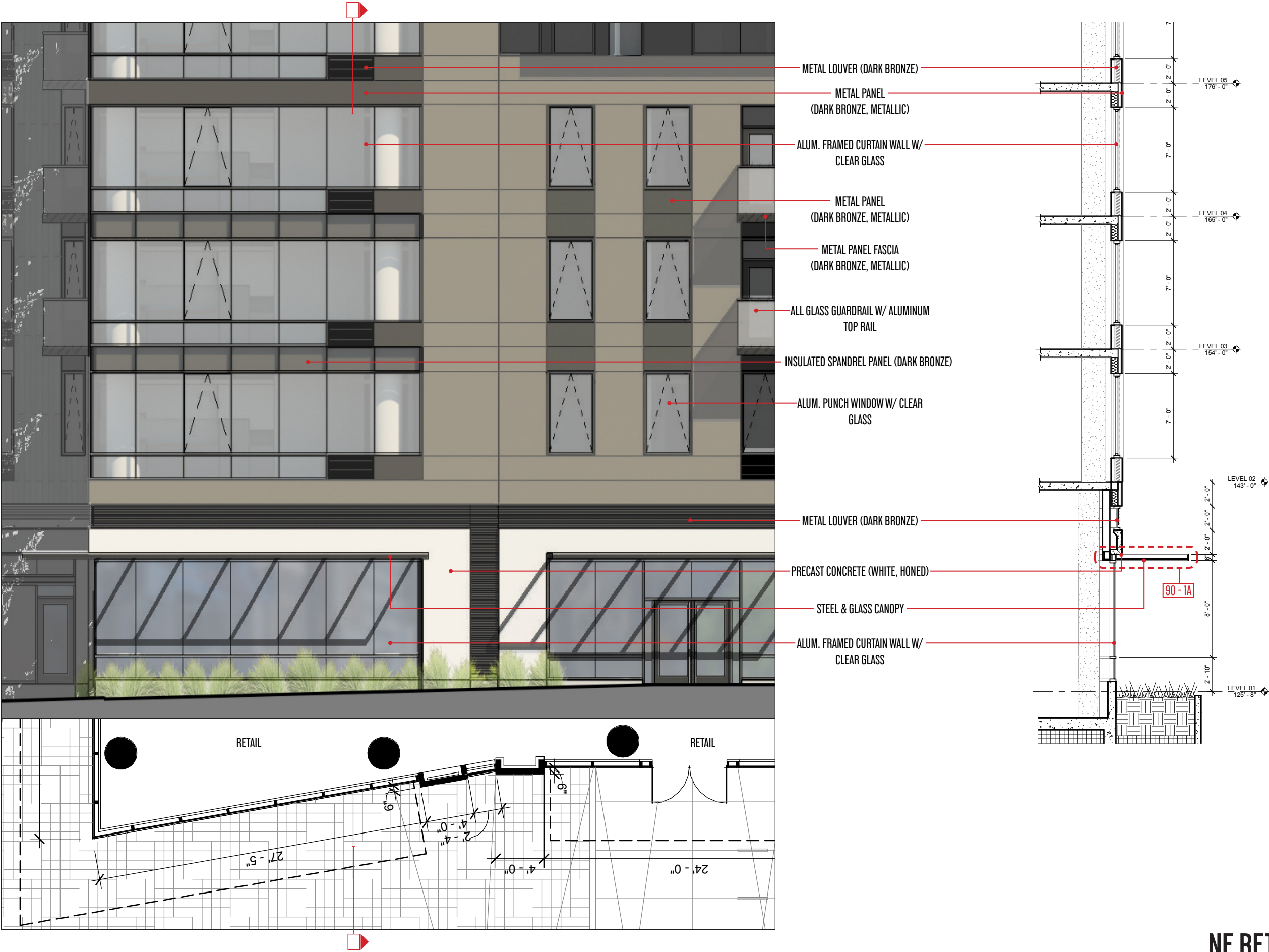
IMAGE OF PODIUM AT NW CORNER



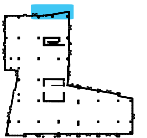
A. RETAIL CANOPY SECTION DETAIL TYP.

$$1/2'' = 1'-0''$$


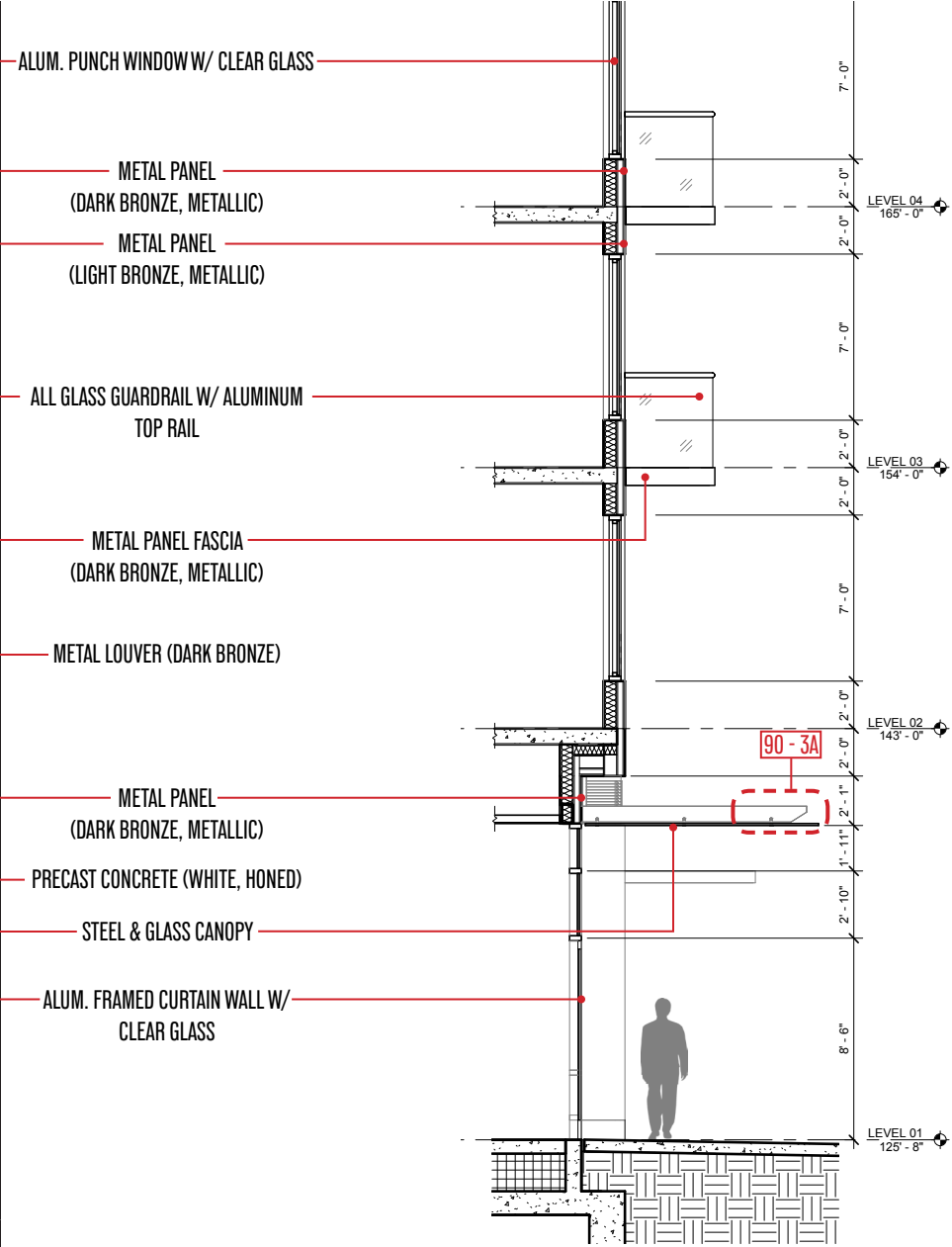
NW PODIUM CORNER - DETAIL: 90 - 1



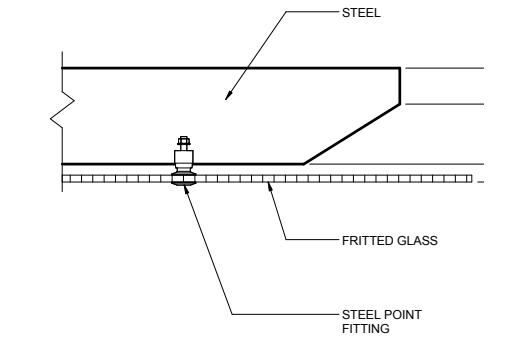
REPRESENTATIVE IMAGE OF METAL LOUVER



NE RETAIL CORNER - DETAIL: 90 - 2



REPRESENTATIVE IMAGE OF STEEL AND GLASS CANOPY



A. ENTRY CANOPY SECTION DETAIL AT GLASS END TYP.

3/4" = 1'-0"

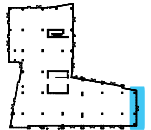
EAST PASS-THROUGH LOBBY - DETAIL: 90 - 3



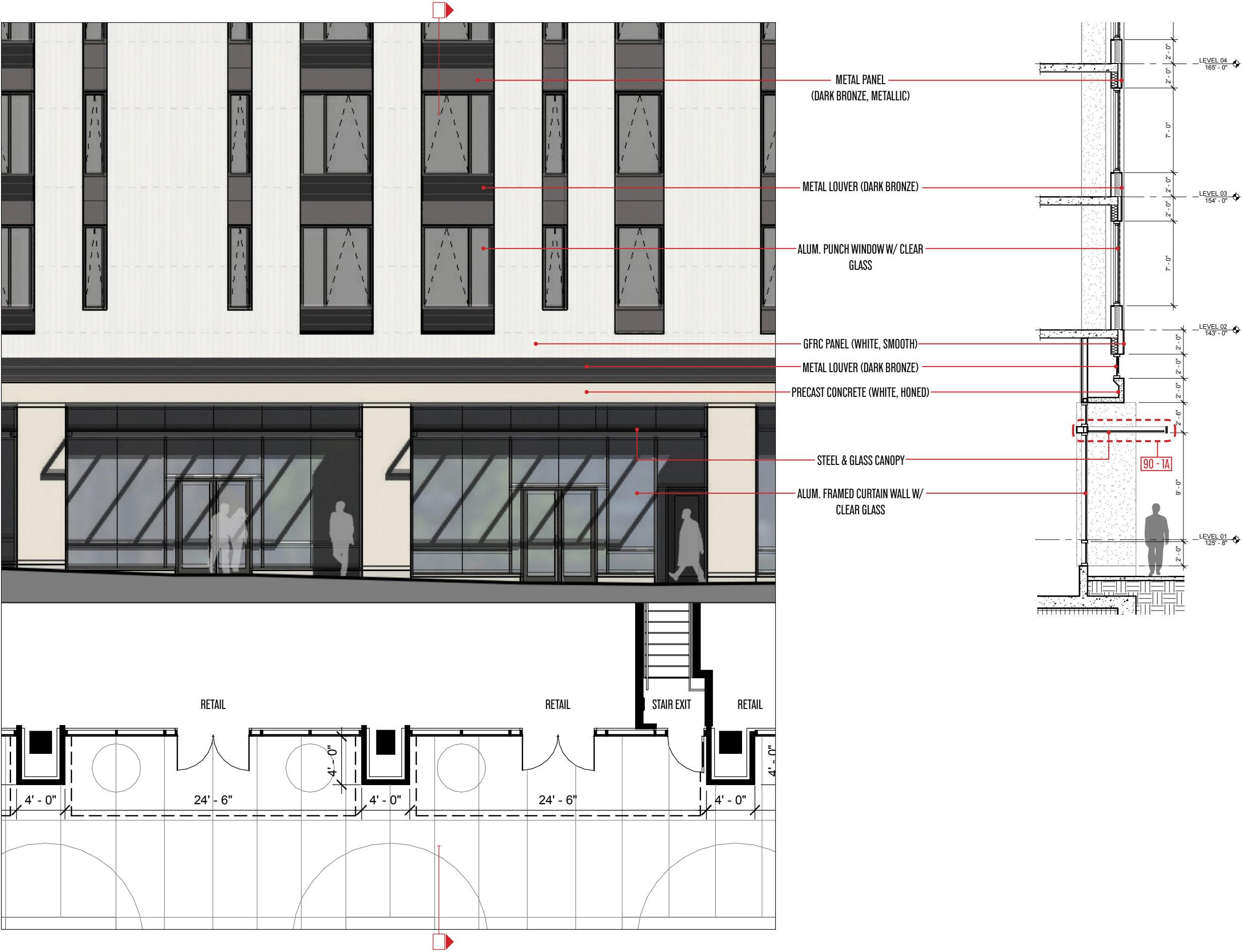
REPRESENTATIVE IMAGE OF GFRC PANEL

A. HEAD AND SILL AT METAL PANEL TYP.

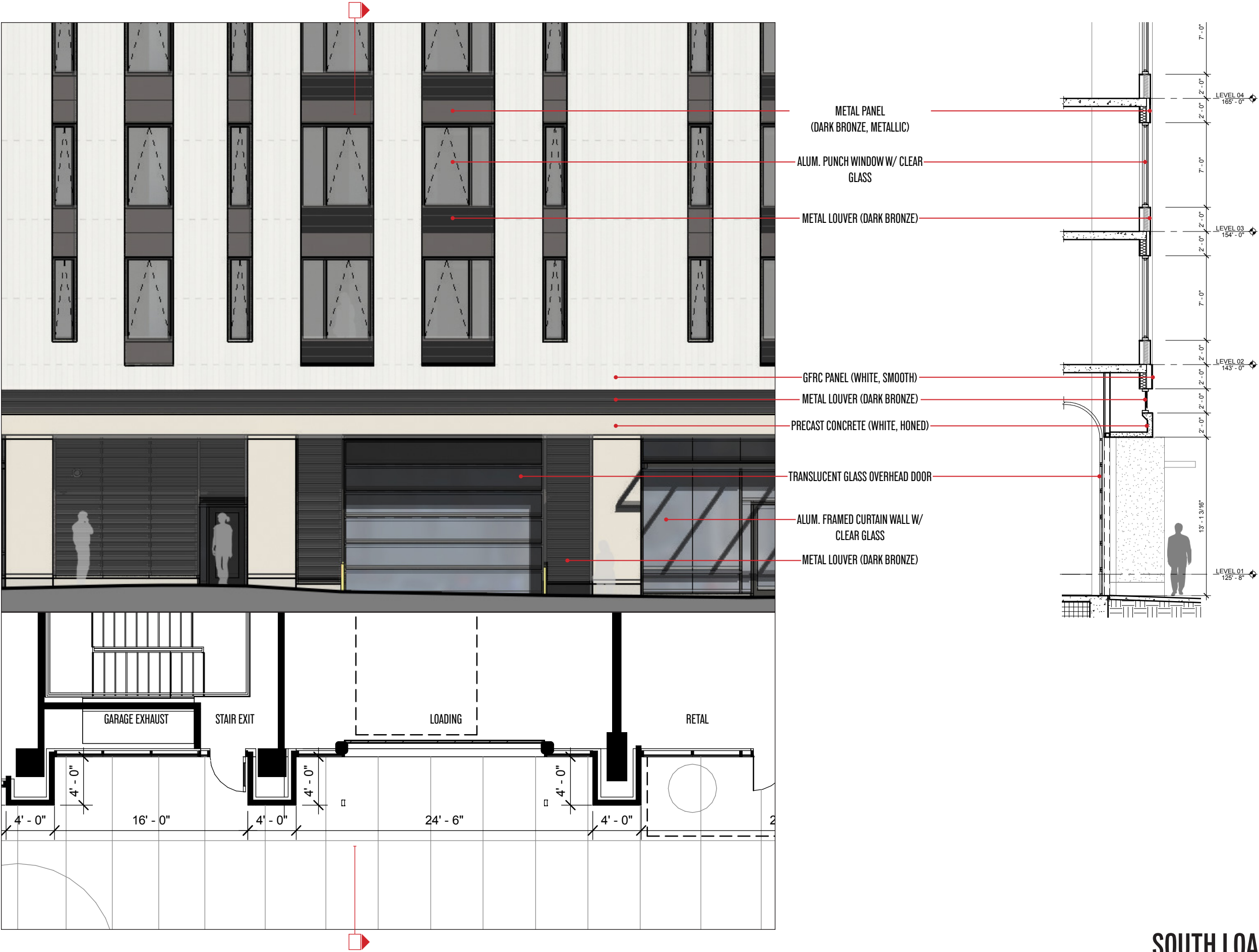
3/4" = 1'-0"



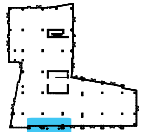
EAST PODIUM - DETAIL: 90 - 4



SOUTH PODIUM - DETAIL: 90 - 5



REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS OVERHEAD DOOR



SOUTH LOADING GARAGE - DETAIL: 90 - 6



ALUM. PUNCH WINDOW W/ CLEAR GLASS

METAL PANEL (DARK BRONZE, METALLIC)

GFRC PANEL (WHITE, SMOOTH)

METAL LOUVER (DARK BRONZE)

PRECAST CONCRETE (WHITE, HONED)

STEEL & GLASS CANOPY

ALUM. FRAMED CURTAIN WALL W/ CLEAR GLASS

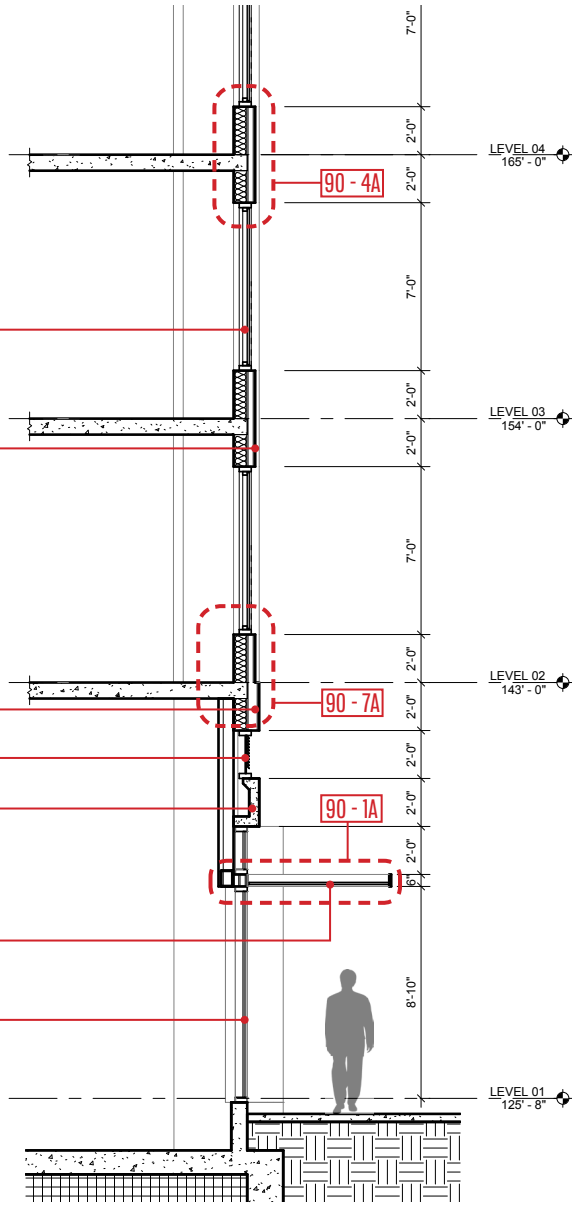
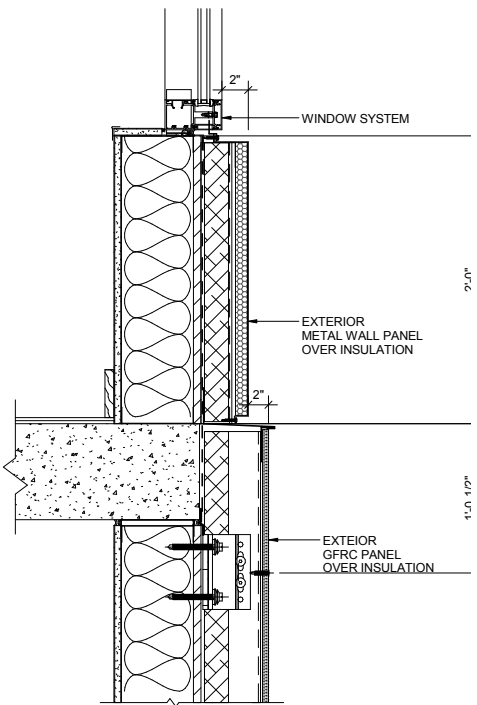
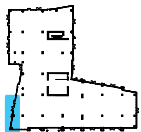


IMAGE OF RETAIL AT SW CORNER



A. SILL AT METAL PANEL-GFRC TRANSITION TYP.

3/4" = 1'-0"



SW RETAIL CORNER - DETAIL: 90 - 7

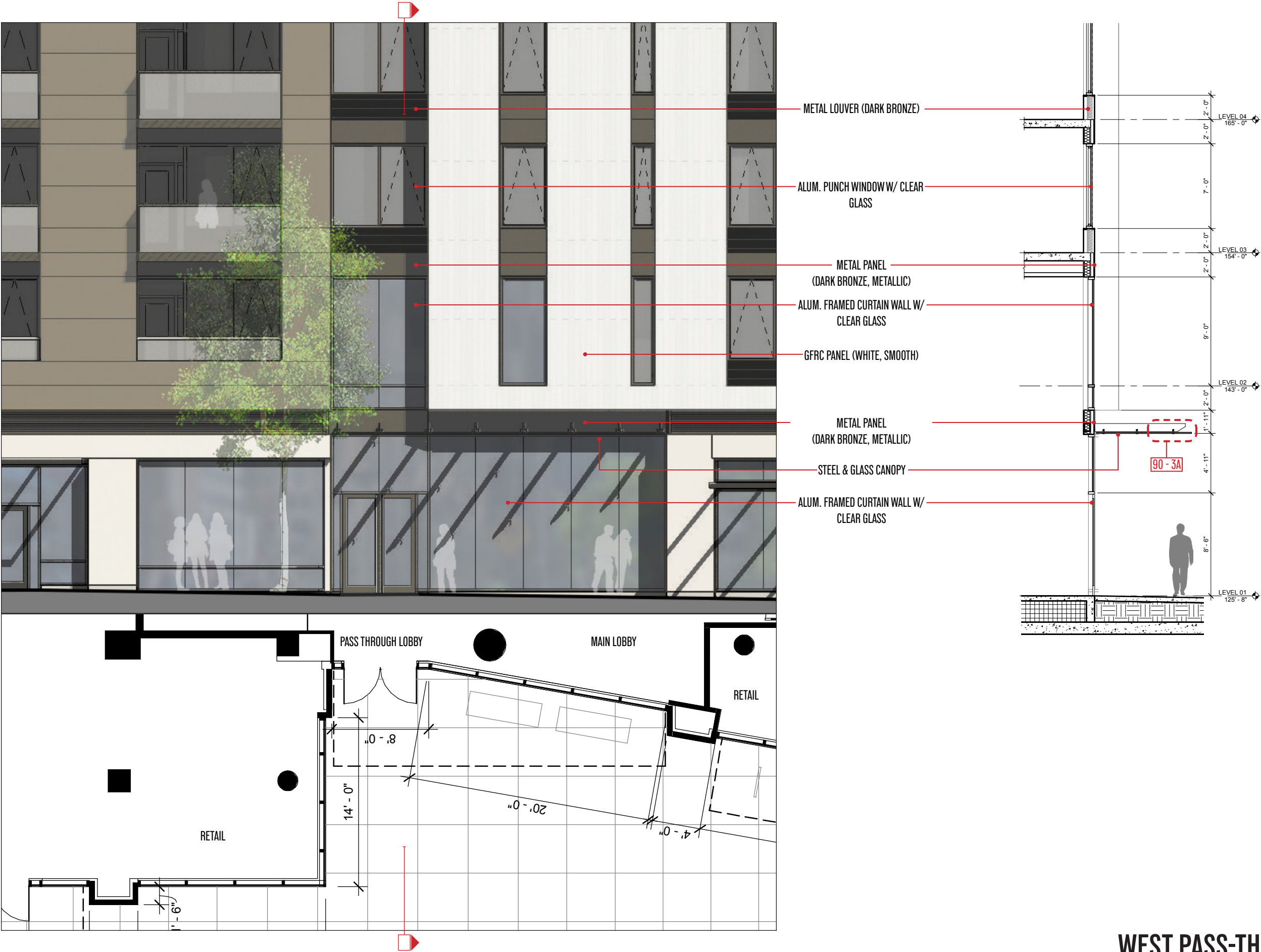
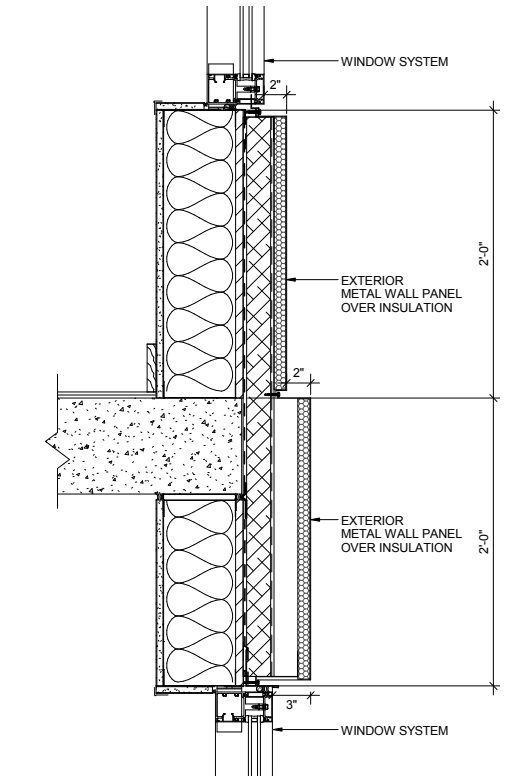


IMAGE OF MAIN LOBBY ENTRY OFF OF 7TH AVE

WEST PASS-THROUGH LOBBY - DETAIL: 90 - 8

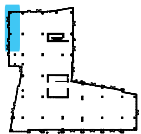


IMAGE OF PODIUM AT NW CORNER



A. HEAD AND SILL AT METAL PANEL TRANSITION TYP.

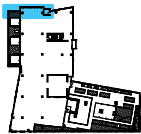
3/4" = 1'-0"



WEST PODIUM - DETAIL: 90 - 9



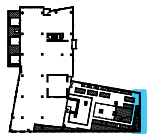
IMAGE OF TOWER TRANSITION AT NW CORNER



NW TOWER - DETAIL: 90 - 10



IMAGE OF TOWER TRANSITION AT SE CORNER



SE TOWER - DETAIL: 90 - 11

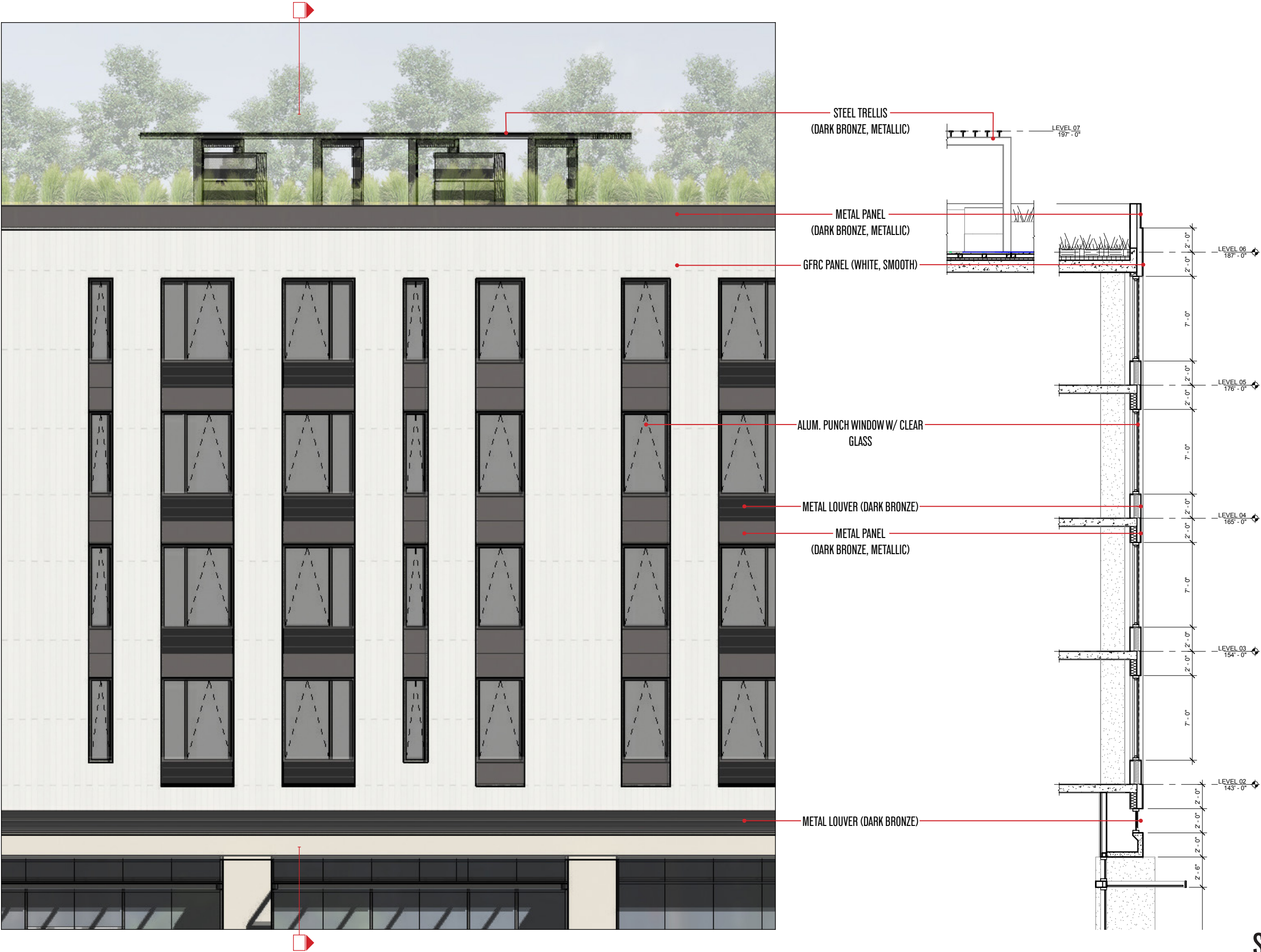
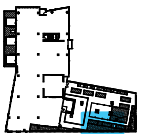


IMAGE OF PODIUM AND TRELLIS AT SE CORNER



SOUTH PODIM - DETAIL: 90 - 12

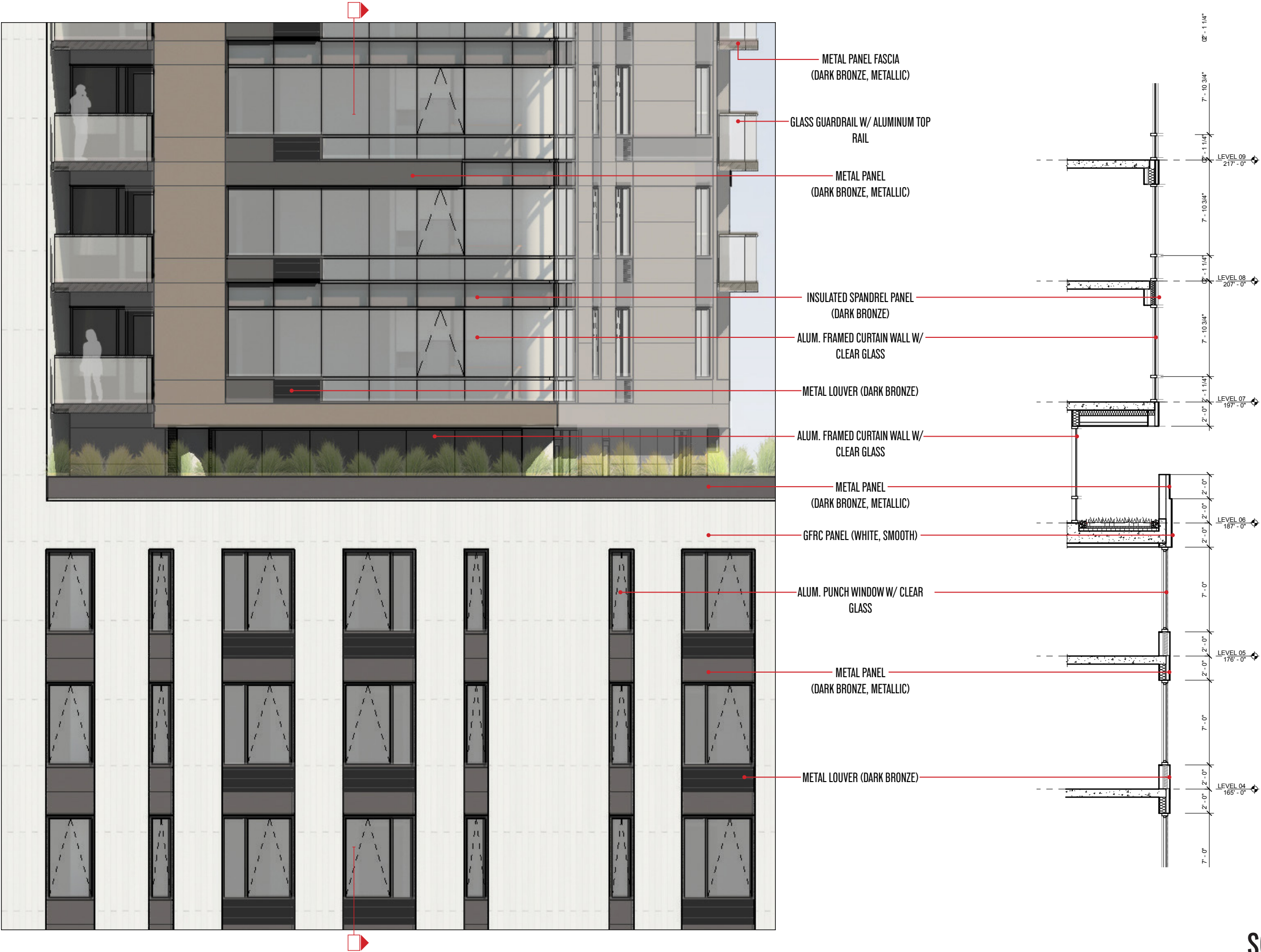


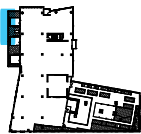
IMAGE OF TOWER TRANSITION AT SW CORNER



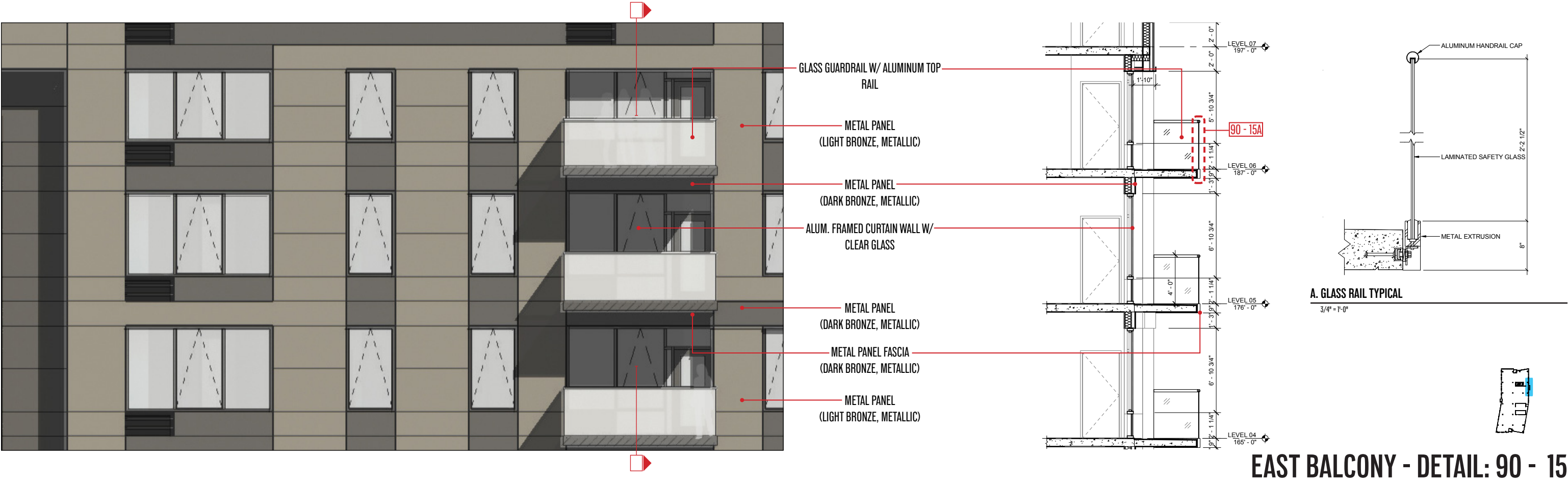
SOUTH TOWER - DETAIL: 90 - 13

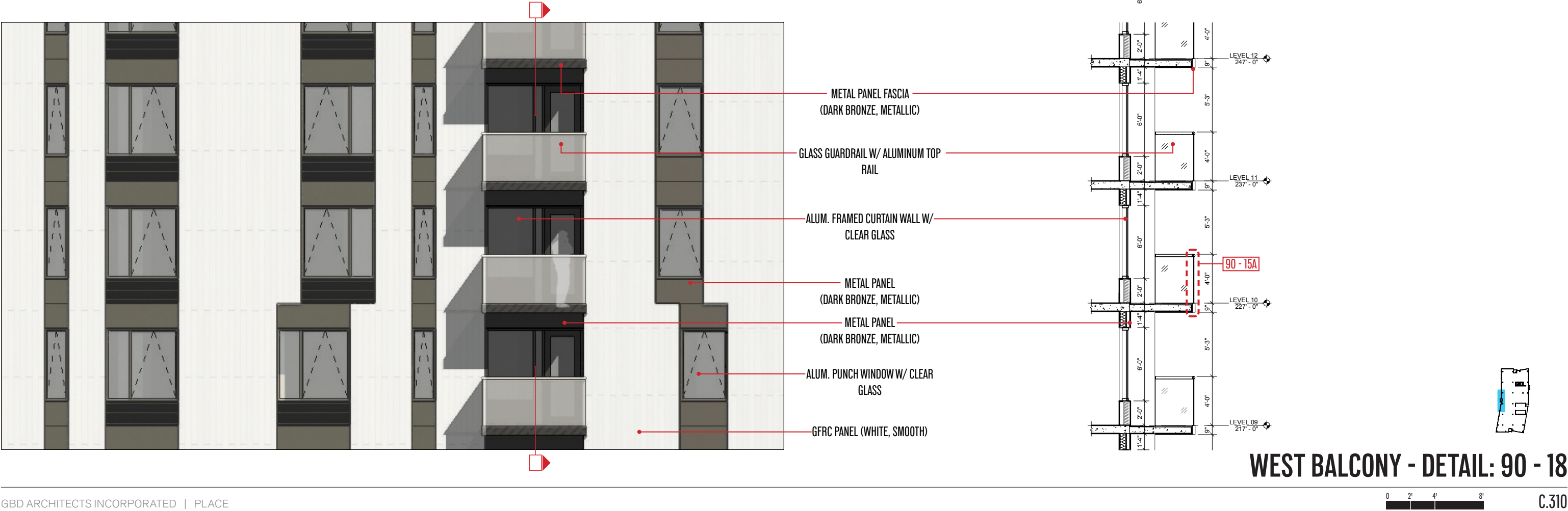
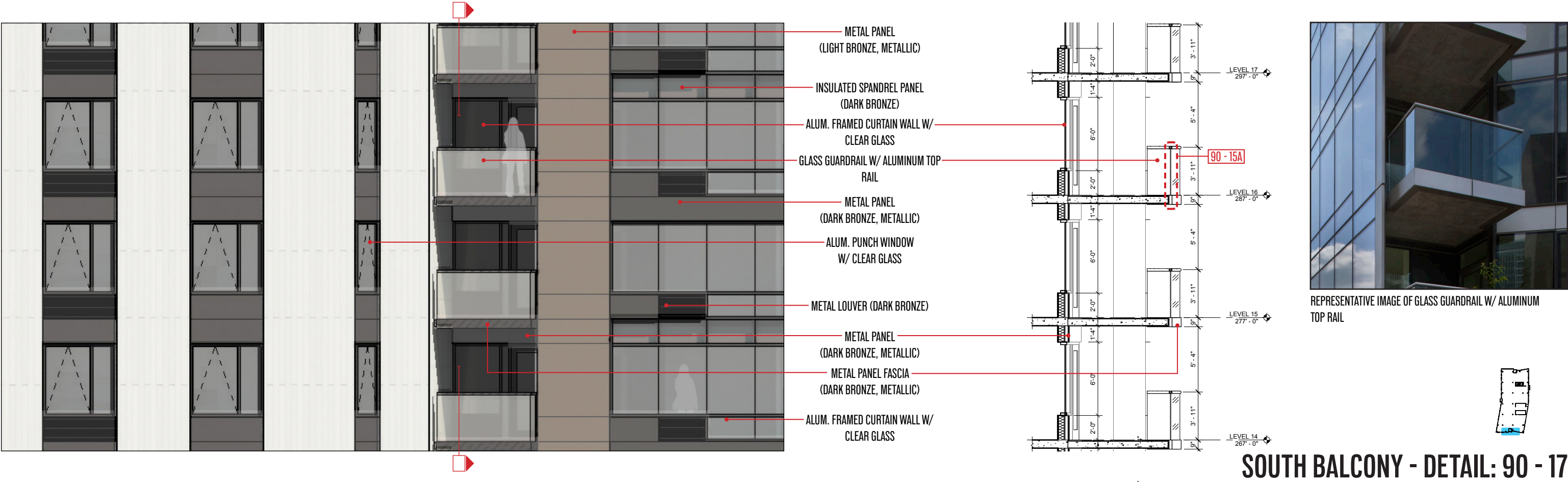


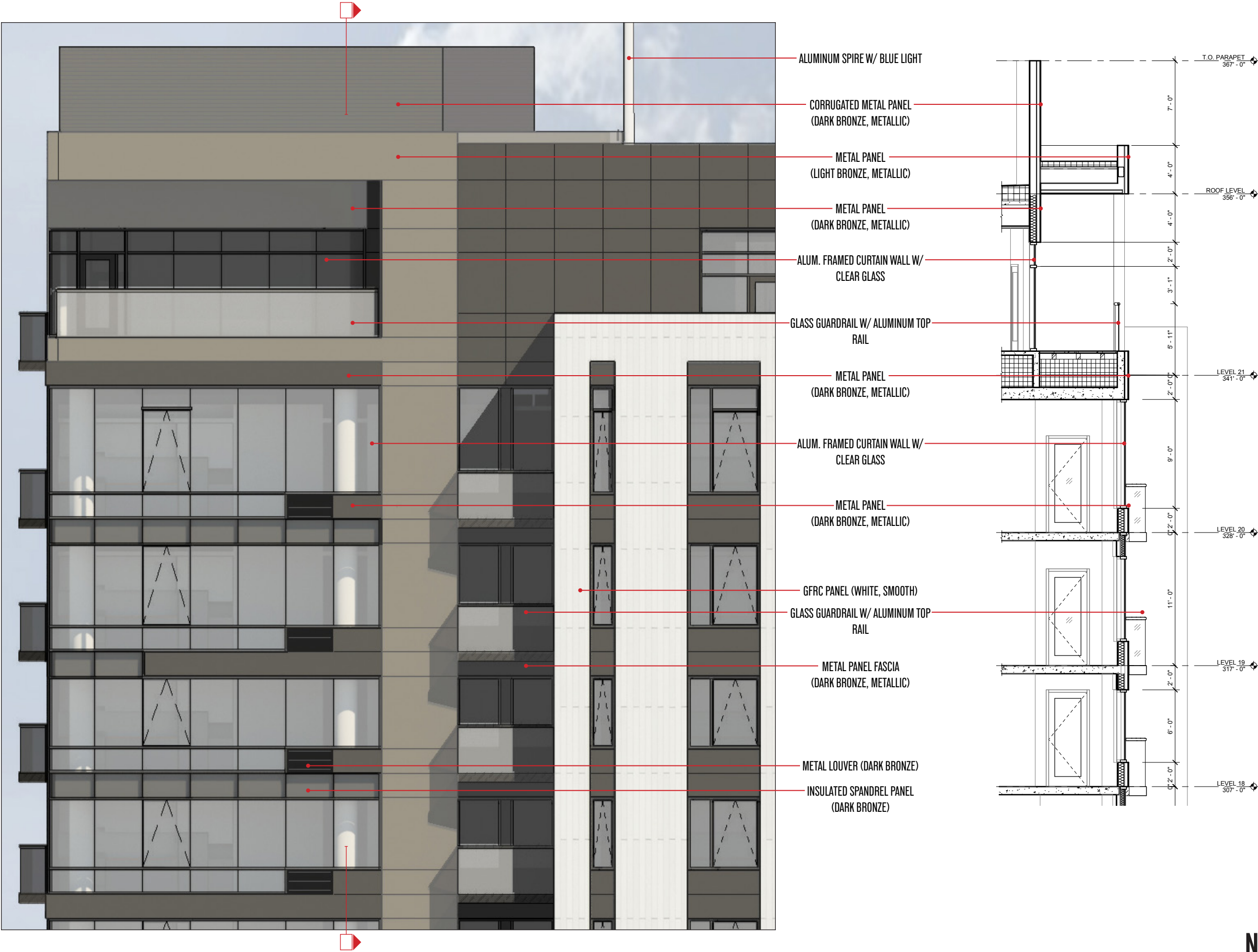
IMAGE OF TOWER TRANSITION AT NW CORNER



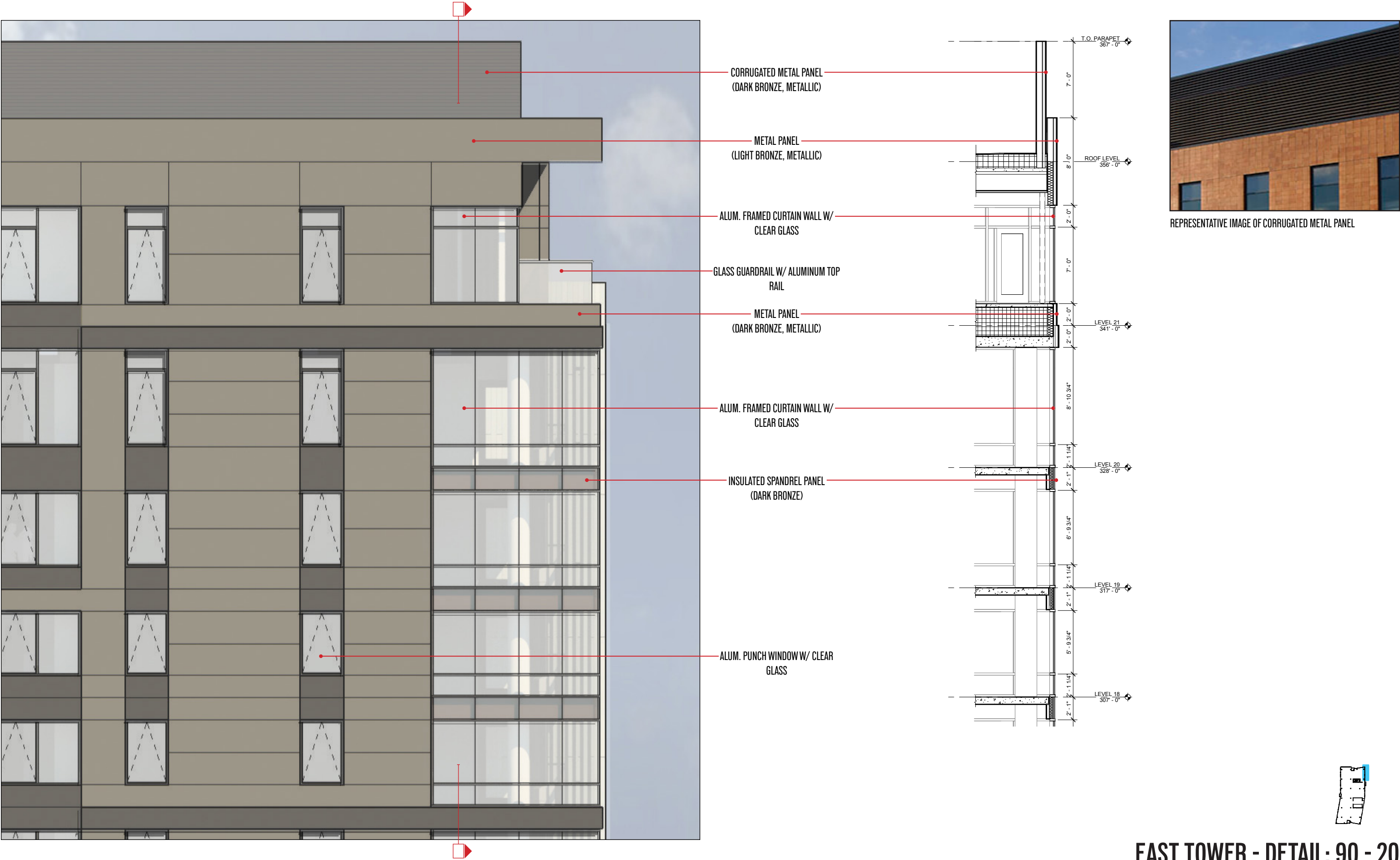
WEST TOWER - DETAIL: 90 - 14

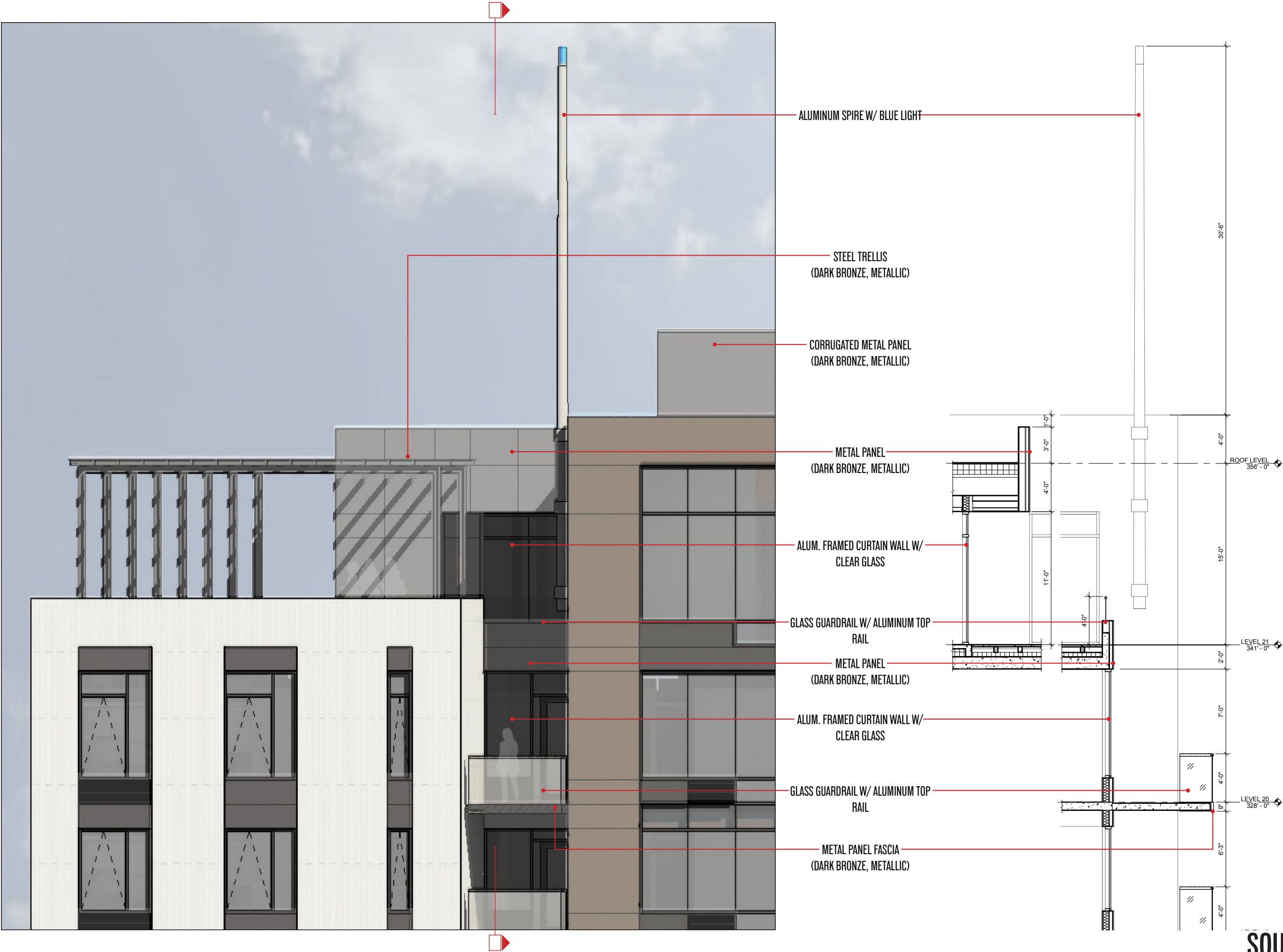






NORTH TOWER - DETAIL: 90 - 19

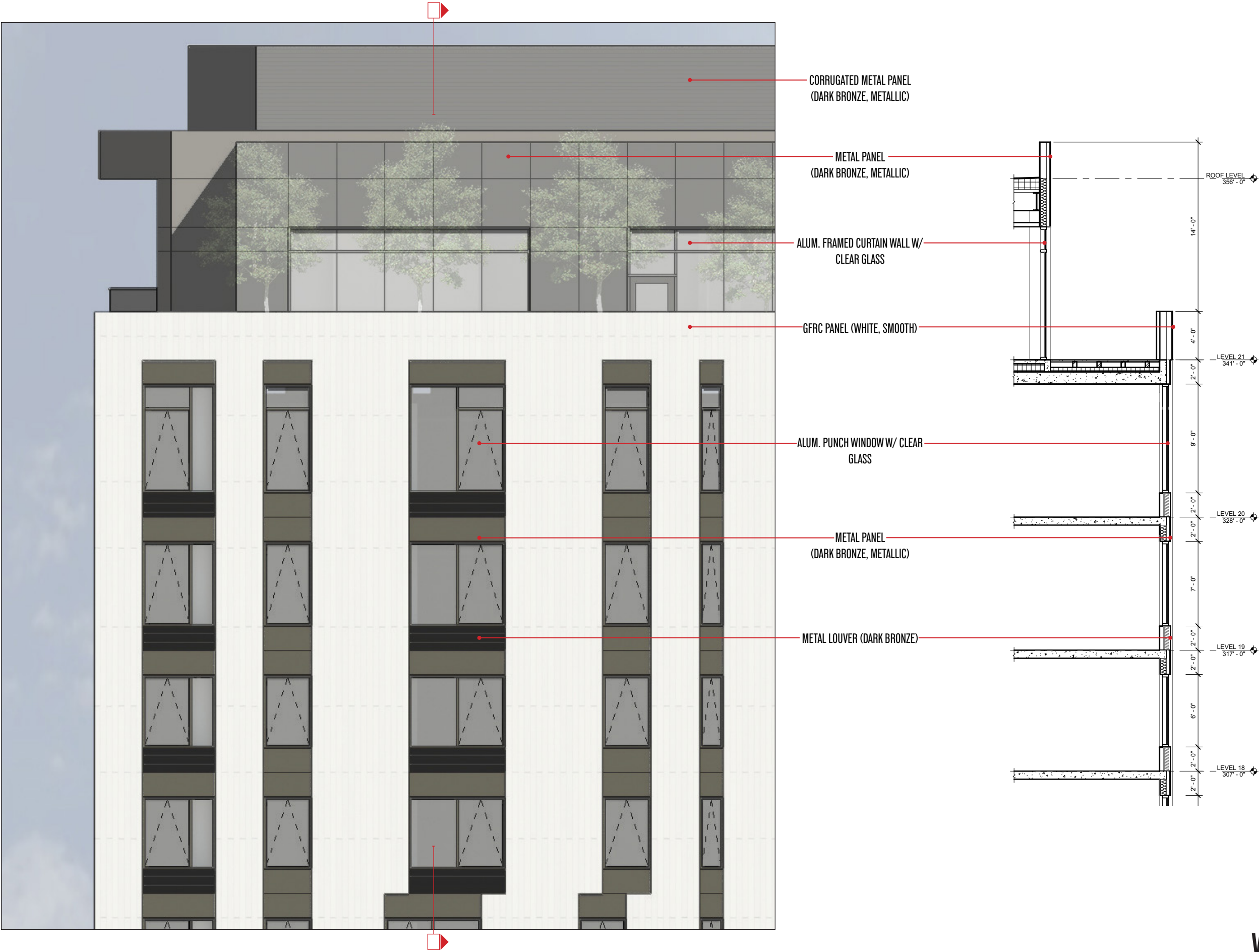




REPRESENTATIVE IMAGE OF SPIRE AND TRELLIS



SOUTH TOWER - DETAIL: 90 - 21



WEST TOWER - DETAIL: 90 - 22



GLASS GUARDRAIL W/ ALUMINUM TOP RAIL

METAL PANEL FASCIA
(DARK BRONZE, METALLIC)

ALUM. PUNCH WINDOW W/ CLEAR GLASS

METAL LOUVER (DARK BRONZE)

METAL PANEL (DARK BRONZE, METALLIC)

GFRC (WHITE, SMOOTH)

METAL PANEL (DARK BRONZE, METALLIC)

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 GFRC PANEL



REPRESENTATIVE IMAGE OF GLASS AND METAL OVERHANG



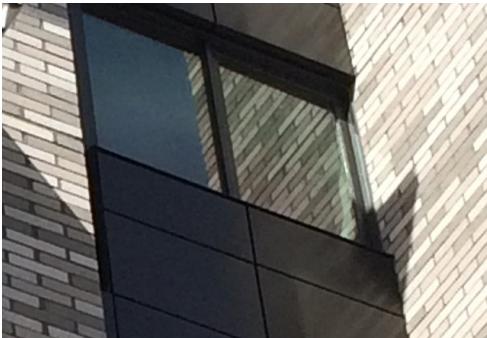
REPRESENTATIVE IMAGE OF FRAMED CURTAIN WALL



REPRESENTATIVE IMAGE OF GLASS GUARDRAIL



REPRESENTATIVE IMAGE OF PUNCH WINDOW & LOUVER

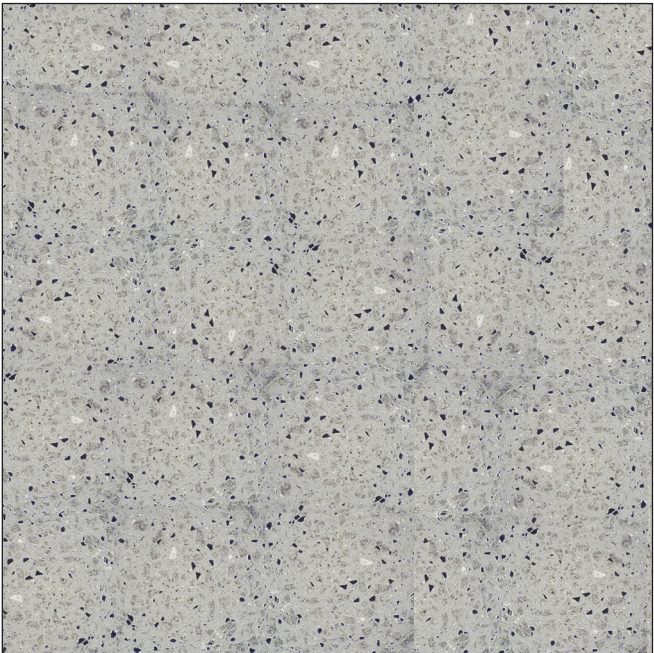


REPRESENTATIVE IMAGE OF DARK BRONZE METAL PANEL



REPRESENTATIVE IMAGE OF PRECAST CONCRETE

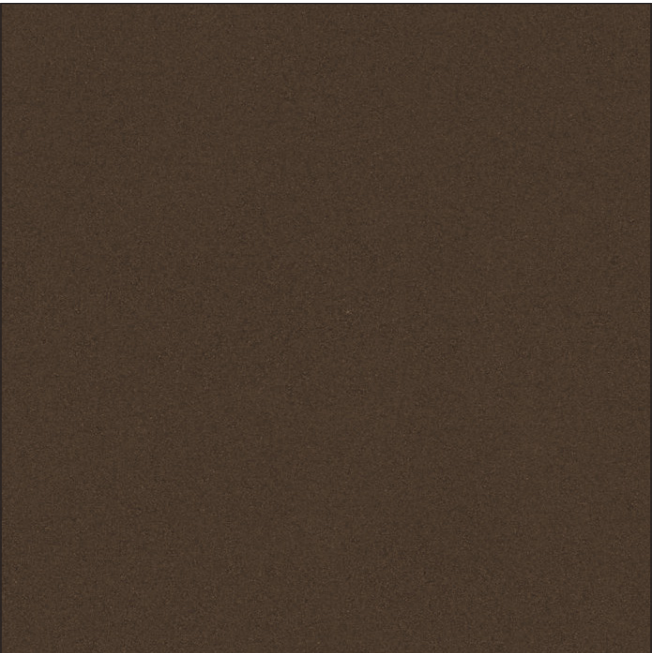
EXTERIOR FEATURES



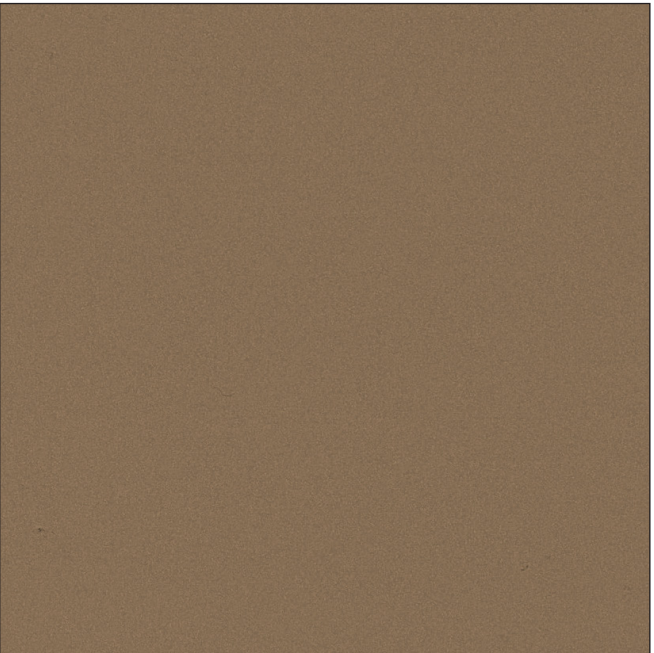
CONCRETE BLEND (PAVERS)



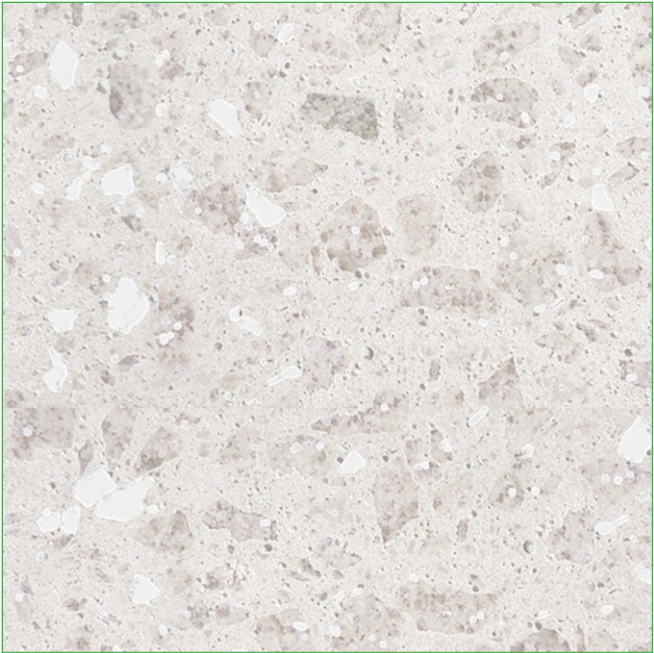
GFRC (EXPOSED FASTENERS, WHITE, SMOOTH)



.040 ALUMINUM HONEYCOMB CORE PANEL (DARK BRONZE)



.040 ALUMINUM HONEYCOMB CORE PANEL (LIGHT BRONZE)



PRECAST CONCRETE (WHITE, HONED)



GFRC MATERIAL EXAMPLE

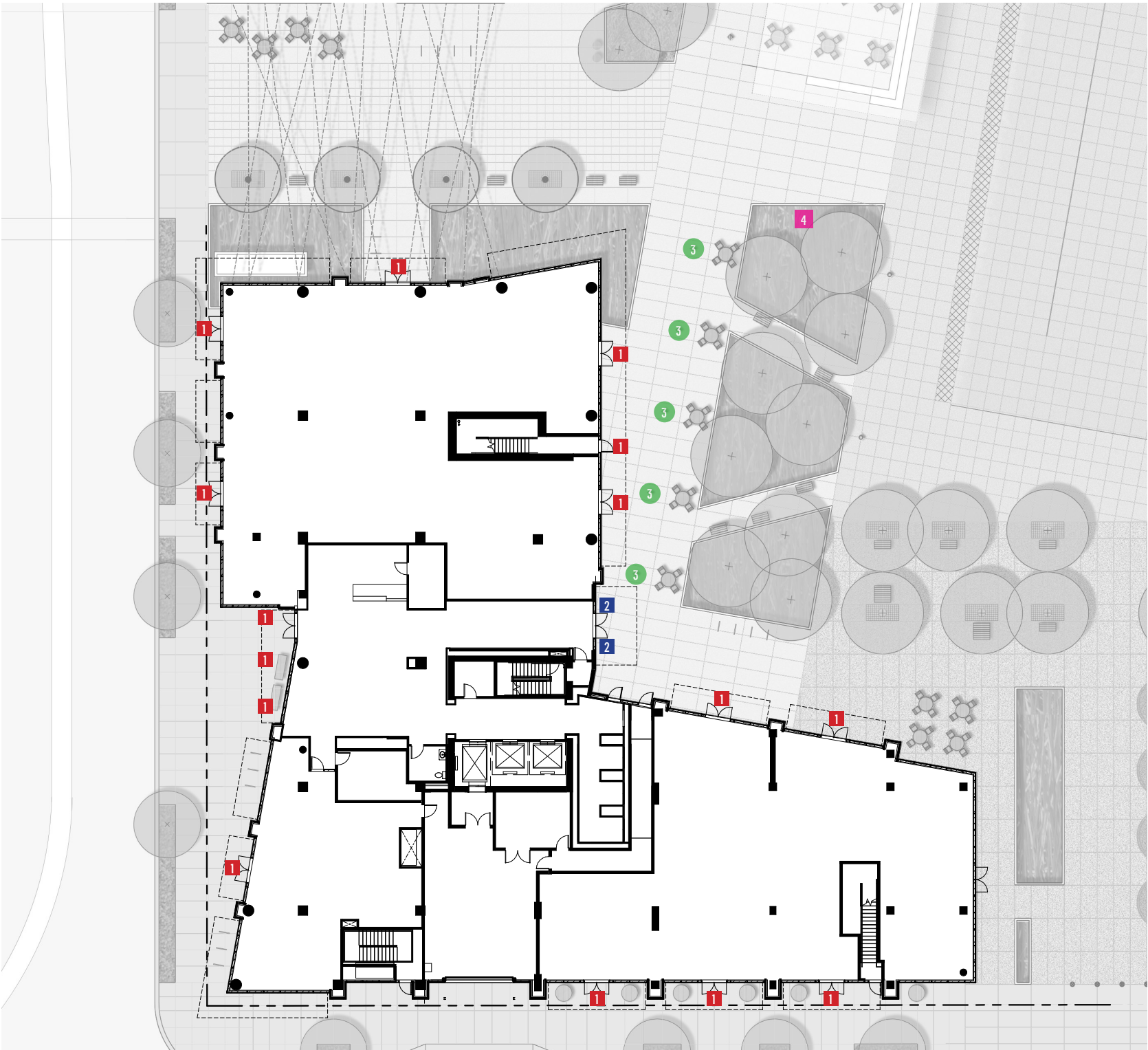


GFRC MATERIAL EXAMPLE: GALLAGHER PLAZA REMODEL; PORTLAND, OR



GFRC MATERIAL EXAMPLE: JUMP BUILDING; BOISE, IDAHO

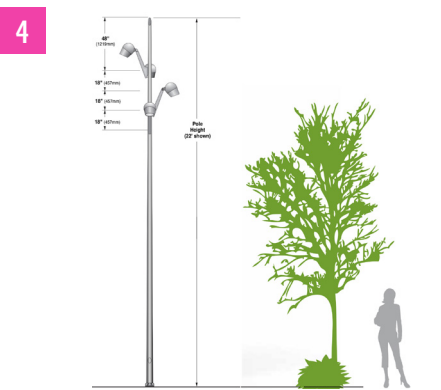
MATERIAL PALETTE



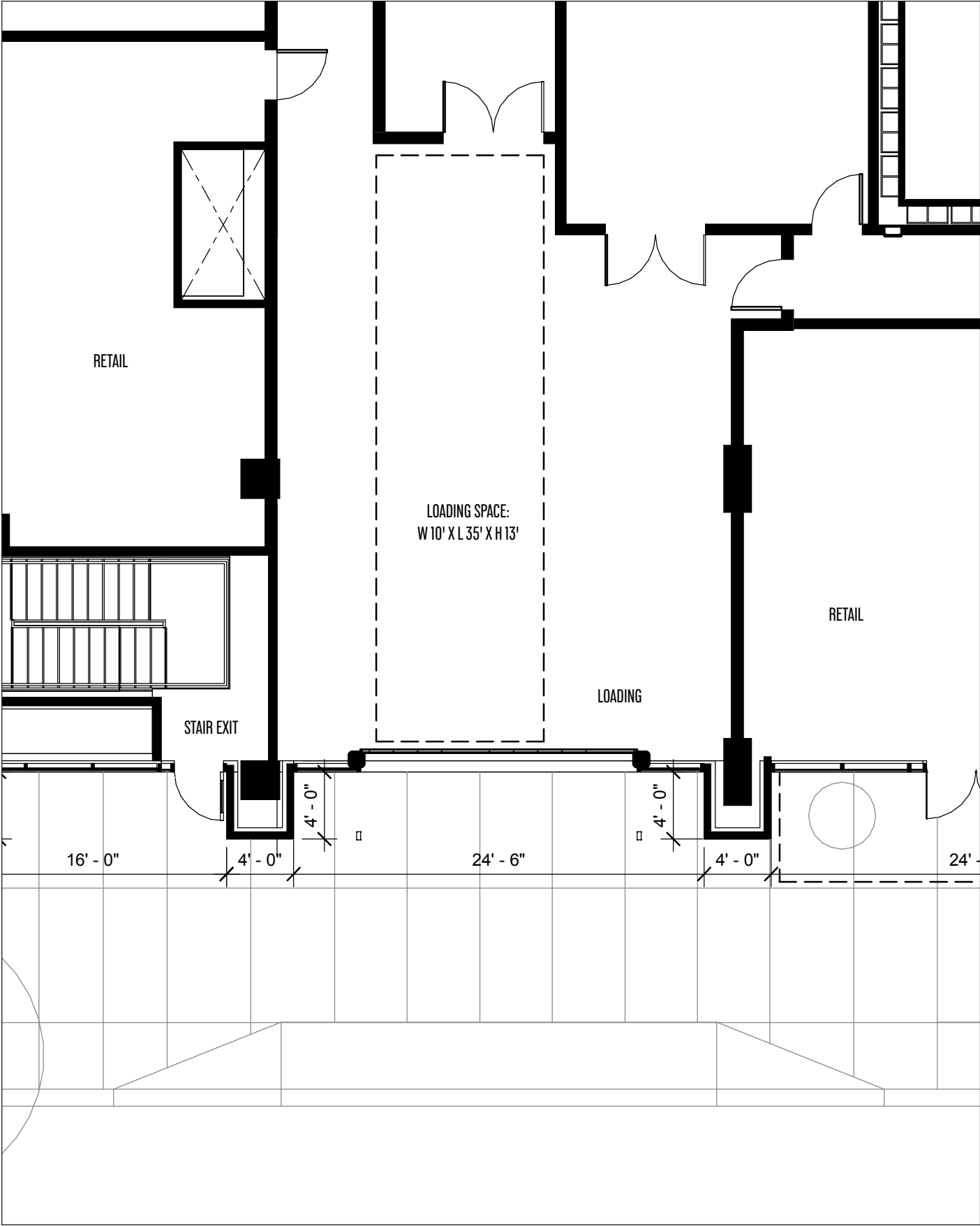
1 **4' LINEAR LED**
FINISH: ALUMN. HOUSING / ACRYLIC LENS
COLOR: 3500K
MOUNT: SURFACE



2 **8' LINEAR LED**
FINISH: ALUMN. HOUSING / ACRYLIC LENS
COLOR: 3500K
MOUNT: SURFACE



EXTERIOR LIGHTING PLAN



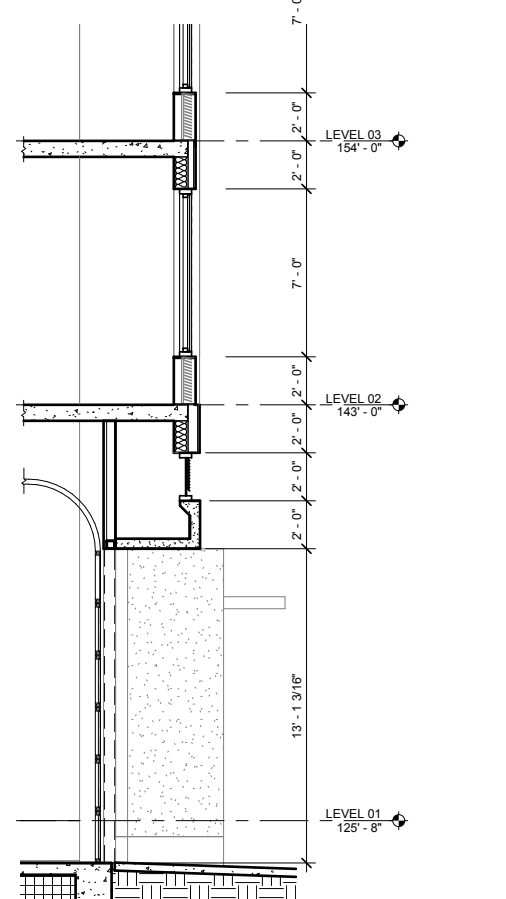
FLOOR PLAN - GROUND FLOOR LOADING DOCK



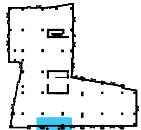
WEST ELEVATION AT LOADING DOCK DOOR



REPRESENTATIVE IMAGE OF TRANSLUCENT GLASS SECTIONAL OVERHEAD DOOR



SECTION AT OVERHEAD DOOR



LOADING DOCK



View of Block 90 from 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 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 Oregon St