

APPENDIX B

POST-DR II DESIGN CHANGES

Oregon Square
November 5, 2015

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CAMPUS COMMENTS TO ADDRESS - POST DR II

Building Massing

The majority of the Commission is okay with the massing as proposed. One Commissioner prefers some of the mass shifting off the southwest building to benefit the open space and better activate it.

GBD: This is where personal opinion and design guidelines/code may differ, yet this makes the process work. We understand, but still hope we can get full support.

Bridges

Bridges still feel temporary and unresolved. Differentiation of bridge material and plaza surface is good but should not be concrete or metal grate. Should also widen one to 12’.

GBD: We are looking at a solution that will appear more contiguous to the surrounding surface rather than a unique element.

Mobile Seating

Continue to consider the addition of mobile seating.

GBD: Retail will be encouraged to provide cafe seating, and the owner will include a stock of mobile seating that they will use as needed, but we find it difficult to condition approval on this.

Rotate Elevators – Main Pavilion

Rotate the elevators in the northwest pavilion so they face west to reduce their presence in the park and open up view and access from the north gate. Would also give more space west of the chevron bench, which may not be the right shape for the space or flow of movement. Small retail (even micro) should be more linear and in line with the shifted elevator at west edge of canopy.

GBD: Working on some development of this area; combined rotation of lifts and space between seating/ramp.

Water Street Gate – Adjust Water/Landscape

For Water Street Gate, consider preserving one of the building corners along the plaza edge for people (i.e. no water or landscape abutting the building).

GBD: North Portal – we will take another look at this while preserving the sense of a continuation from the North.

People's Gate – Add Element to Reinforce Character

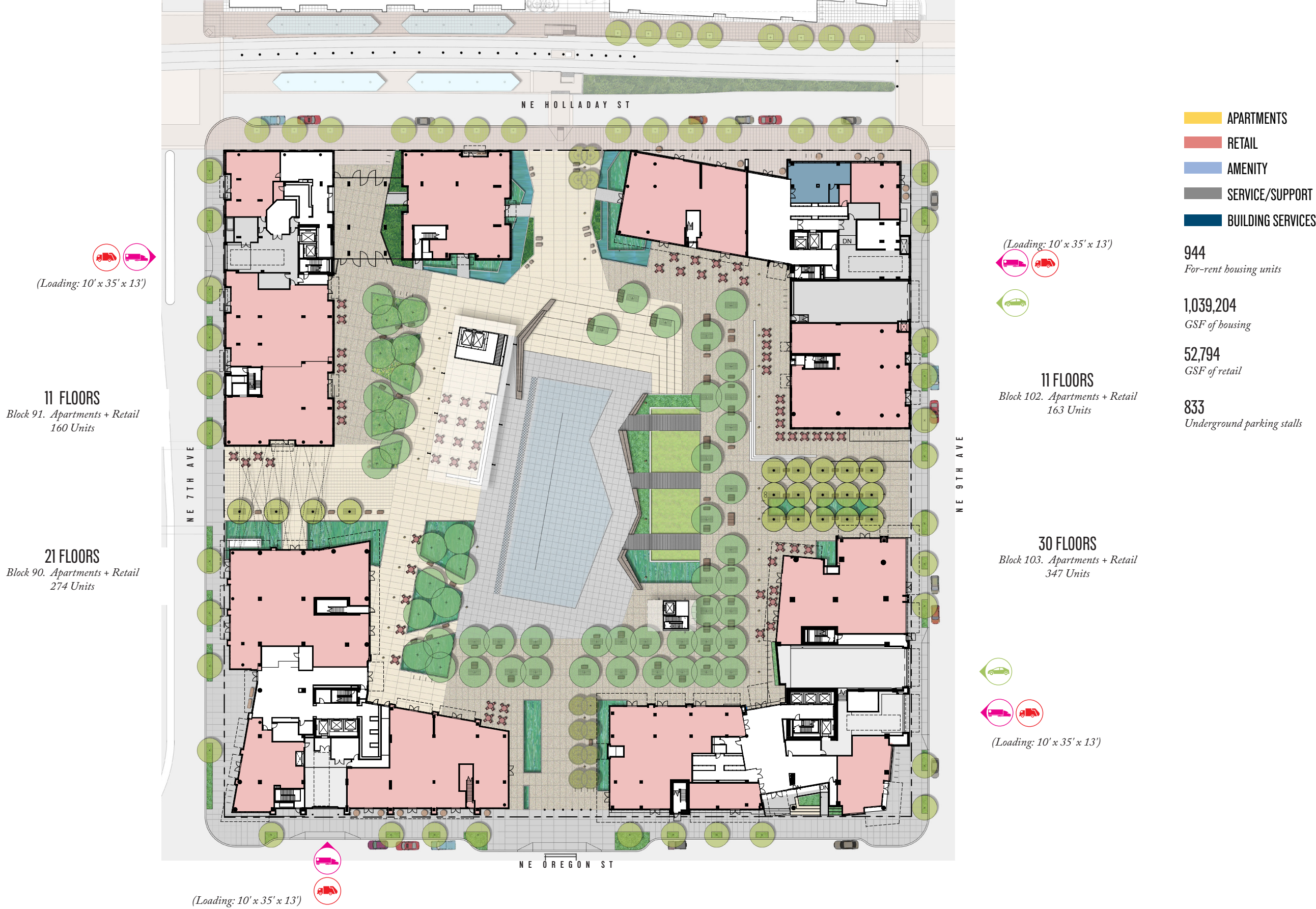
For the People’s Gate, something, not necessarily art, is needed to strengthen the role/name of the gate similar to the others 3 portals.

GBD: South Portal – while preserving fire access, we will see what other solutions might address this comment.

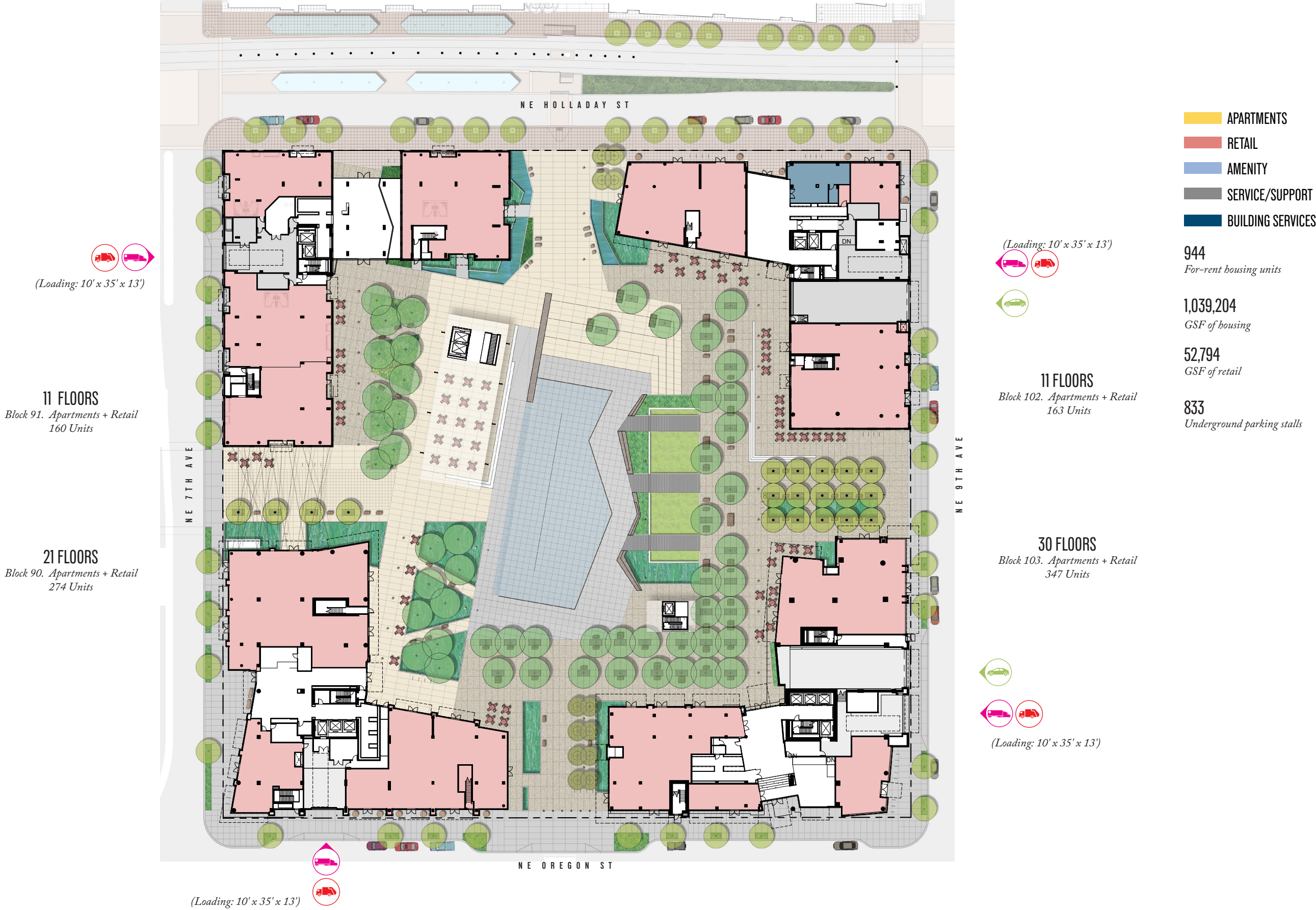
Art

Art: \$500k budget sounds low for the scale of the project; not unique or compelling enough

Please help develop some language that we can review as a condition of approval. Art is so subjective that we prefer to have the condition allow for interpretation, but adhere to sense of place, proper scale and durability.



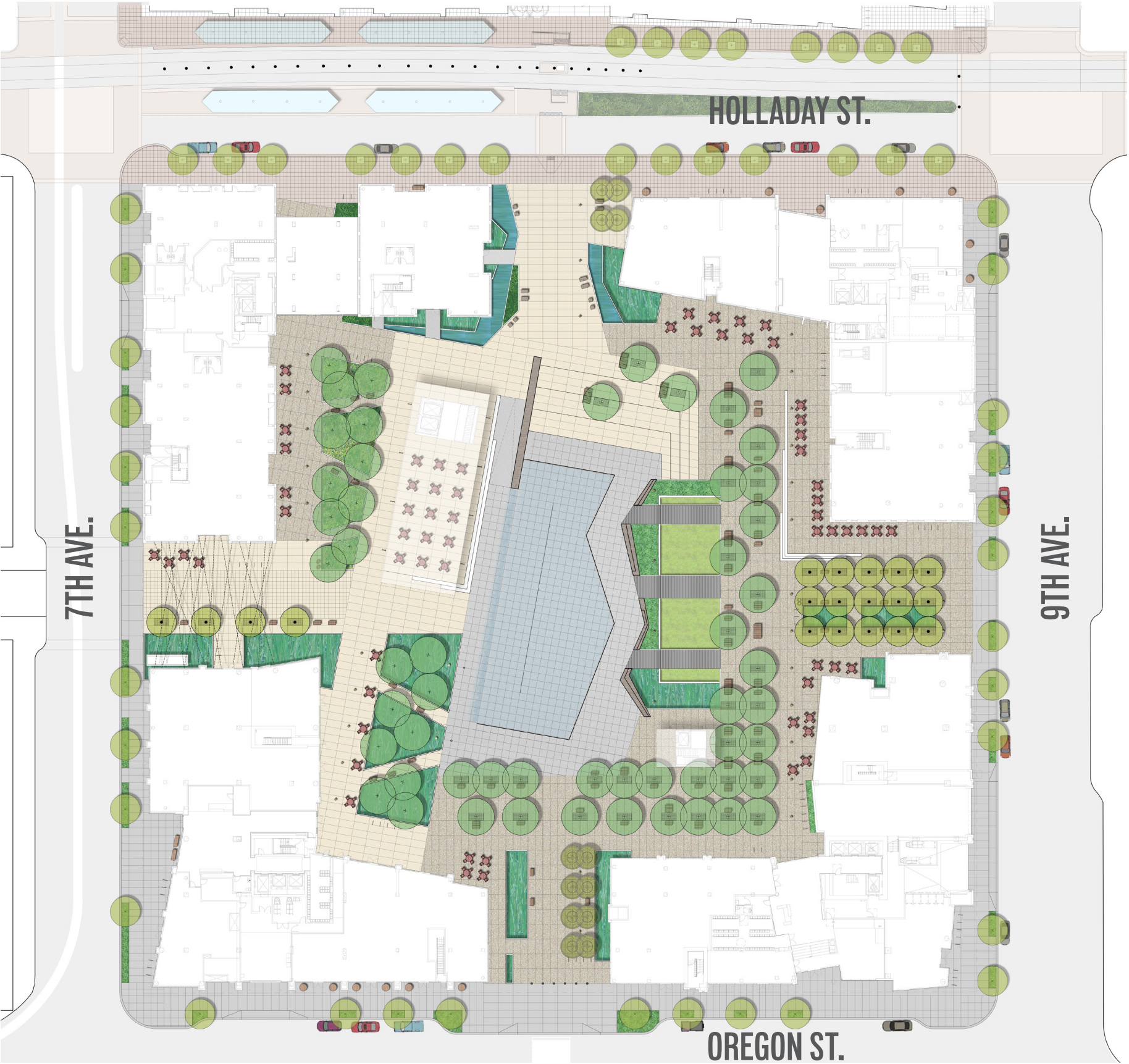
PREVIOUS - PLAZA LEVEL



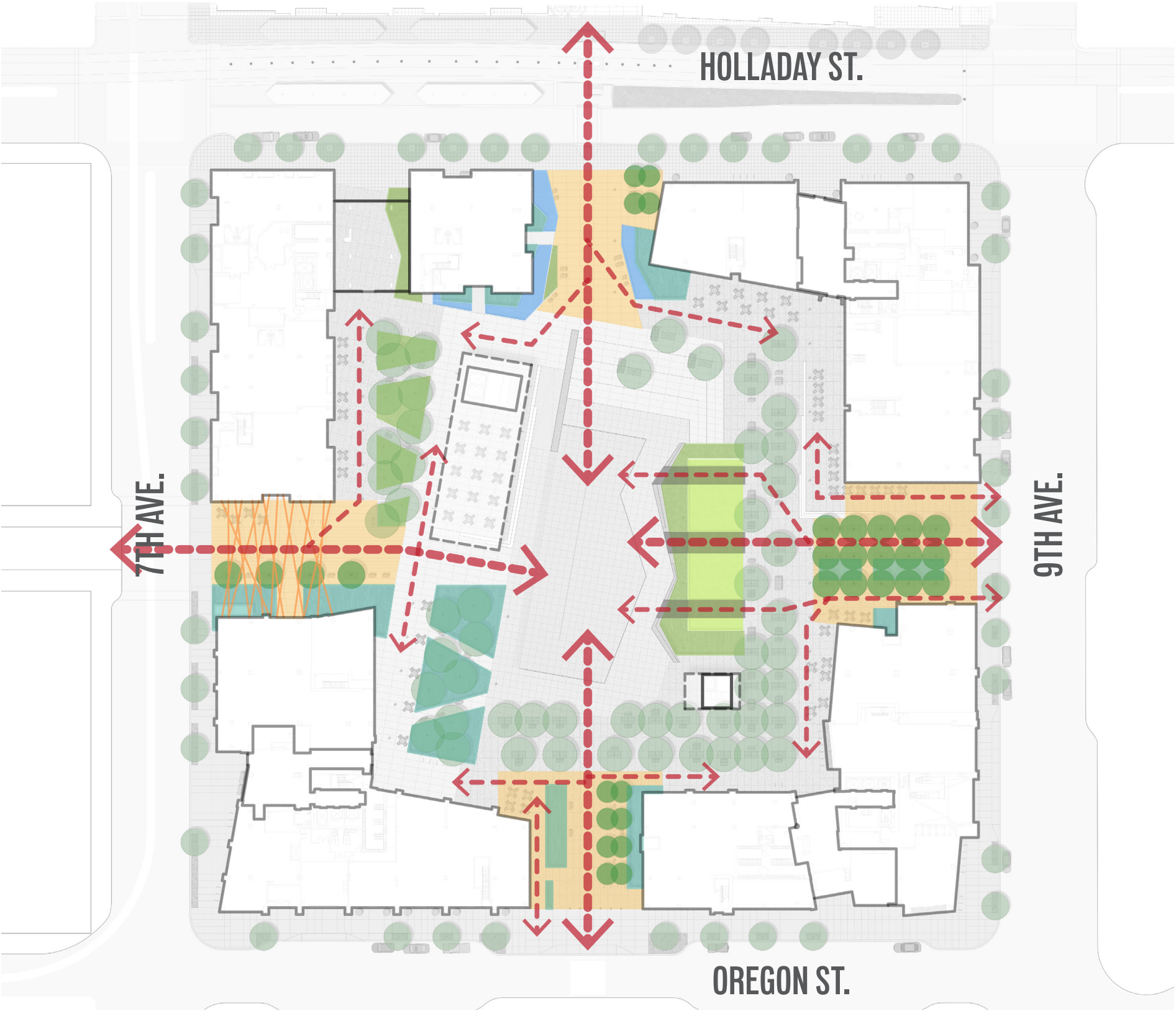
CURRENT - PLAZA LEVEL



PREVIOUS - DR 2 PLAZA DESIGN



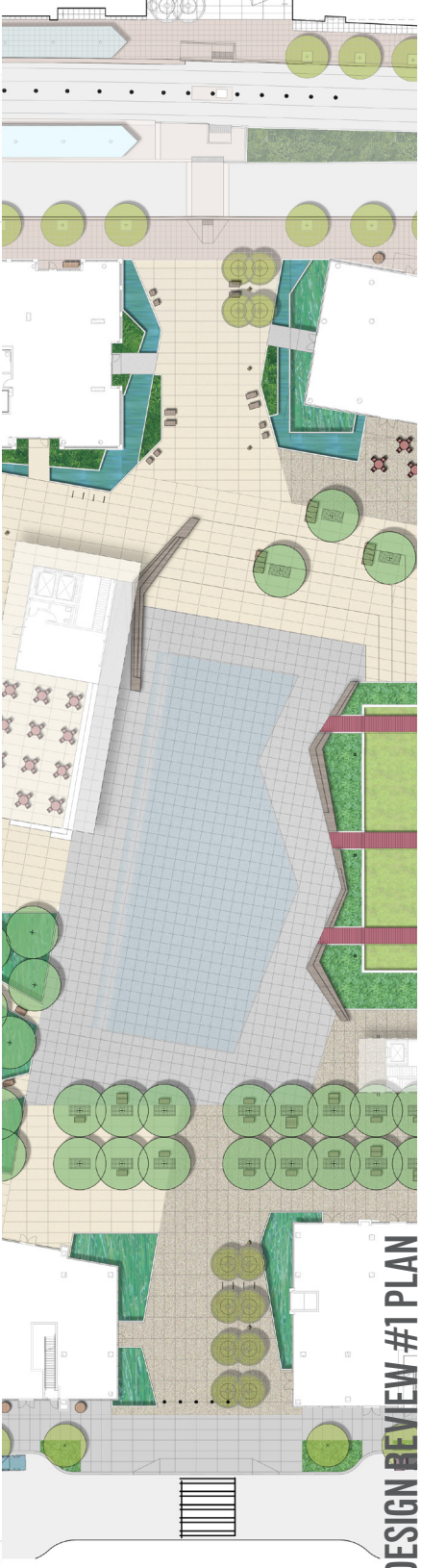
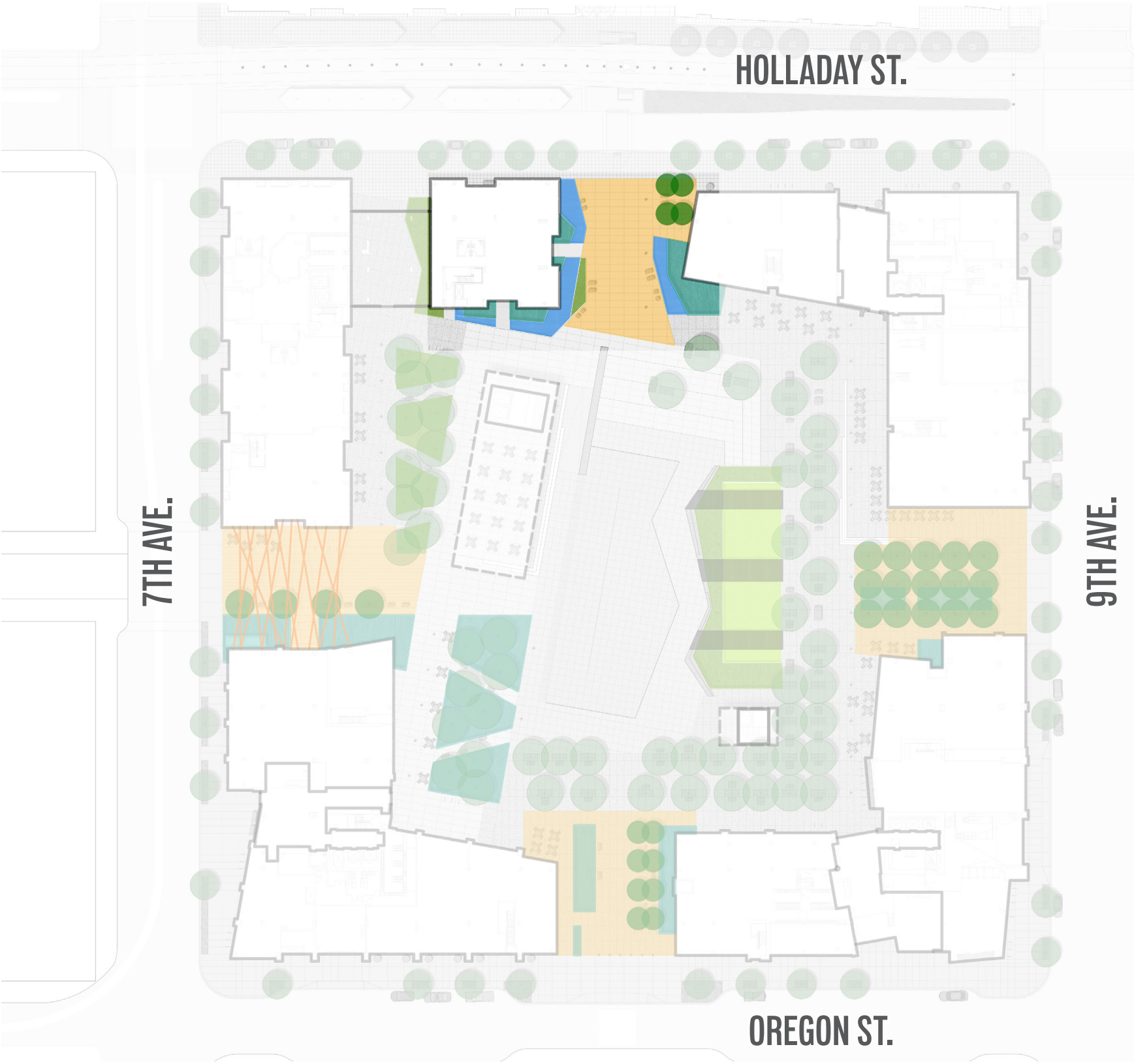
CURRENT - DR3 PLAZA DESIGN



The articulation of the gates is based on creating a cohesive experience of engagement with the square through design elements and materials, while recognizing the different adjacencies and connections to the district.

The gates provide a cohesive collection of experiences, which are different in their character, yet integrated into a language that brings unity to the design.

GATES AND CIRUCLATION PATTERN

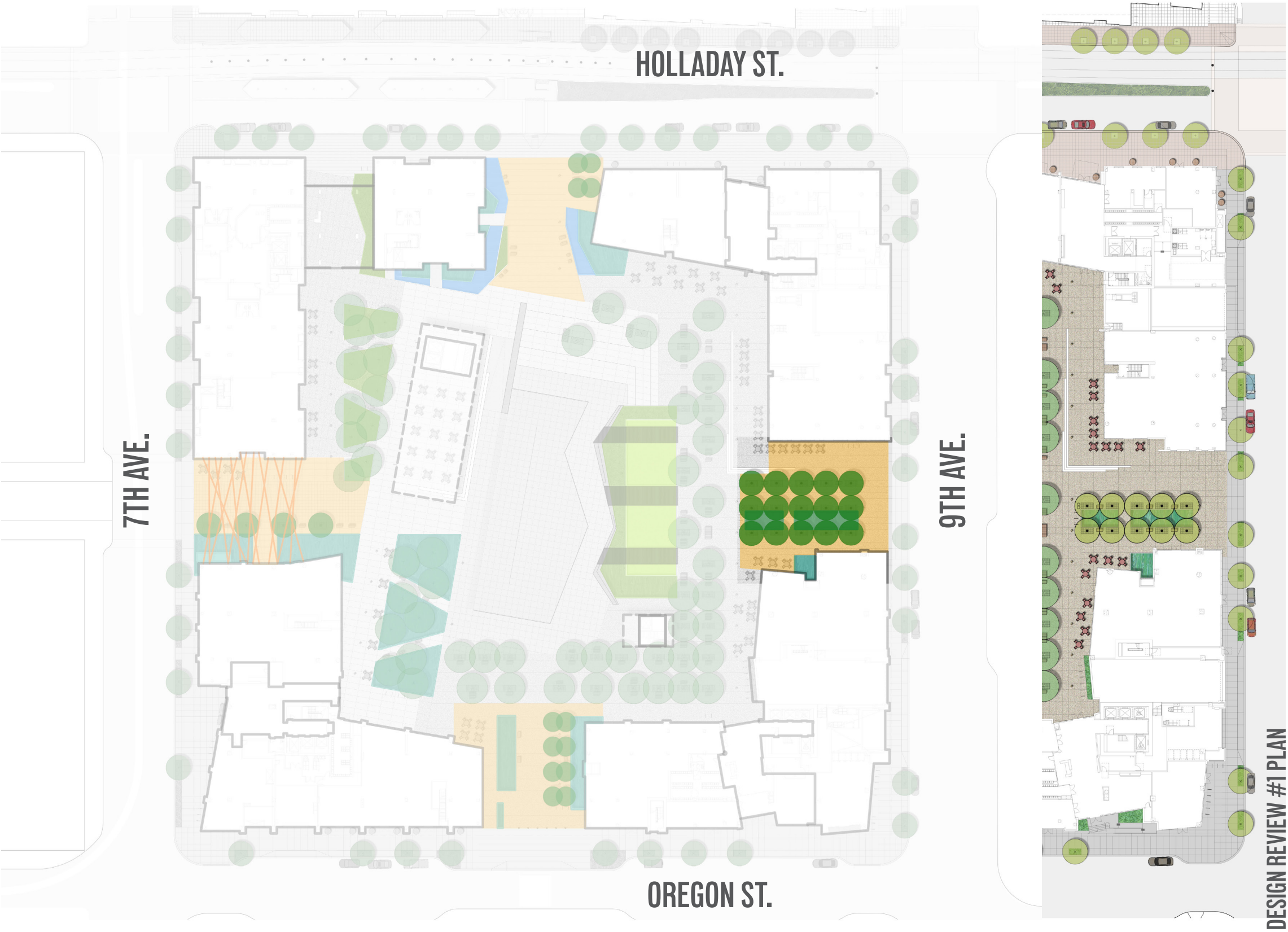


The North gate is an extension of the Water Street element from Phase 1, continuing the language of water reservoirs, storm water planters, planted areas and furnishings along an open central corridor.

The spacious entry acknowledges the main axis connecting Oregon Square to the Max line, and the North of the district beyond.

There were no changes from the DR 1 solution for this particular gate.

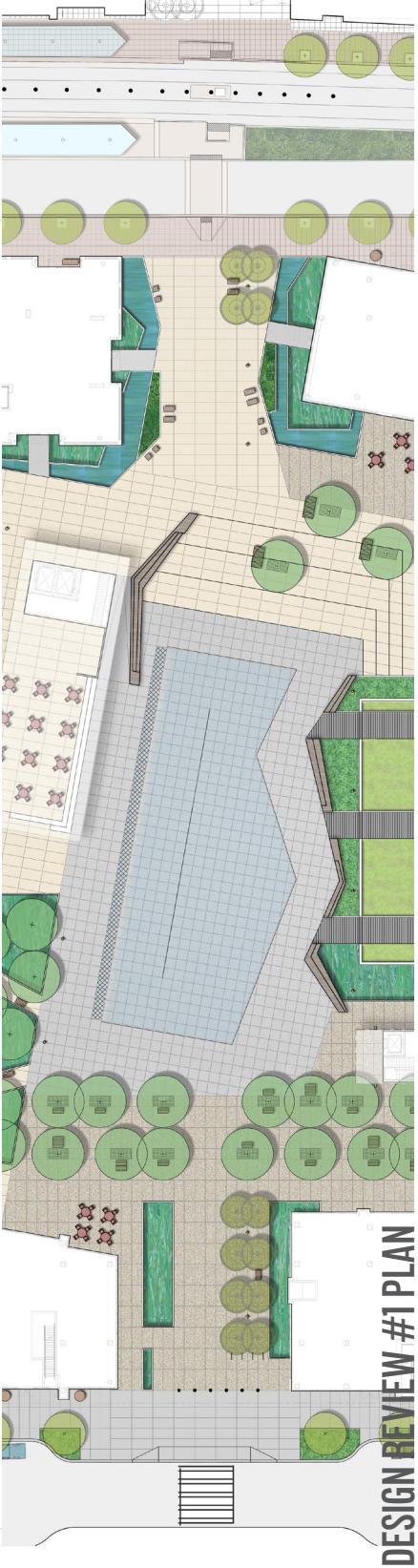
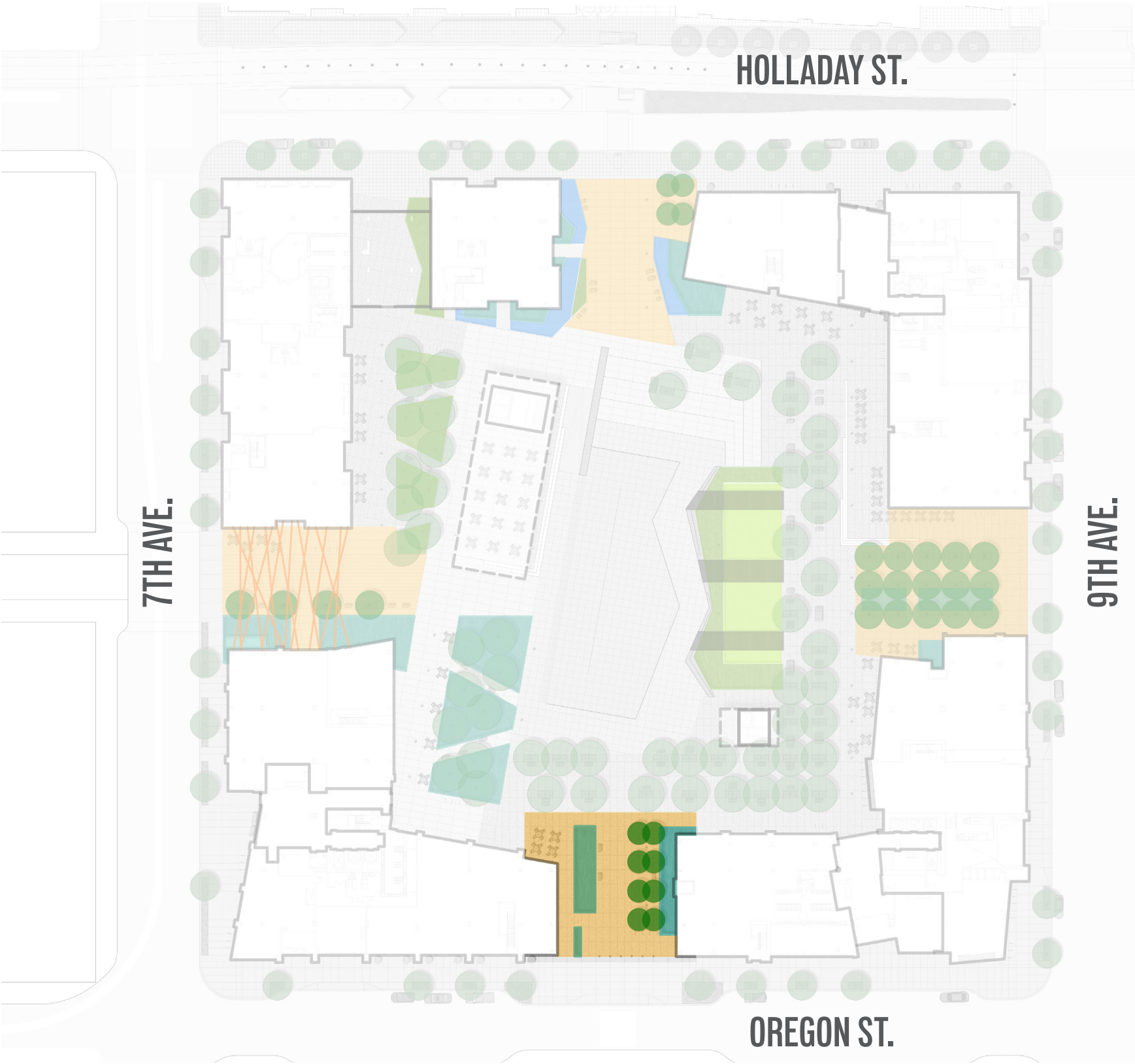
ENTRY GATES : WATER STREET GATE (NORTH)



With additional specimens to increase the tree density, the revised design of the east gate takes a stronger stand towards creating a sense of cover and emphasize the pedestrian corridors.

The stormwater planters at the center of the space allow for the building fronts to be open to pedestrian traffic and spillout zones.

ENTRY GATES : FOREST GATE (EAST)

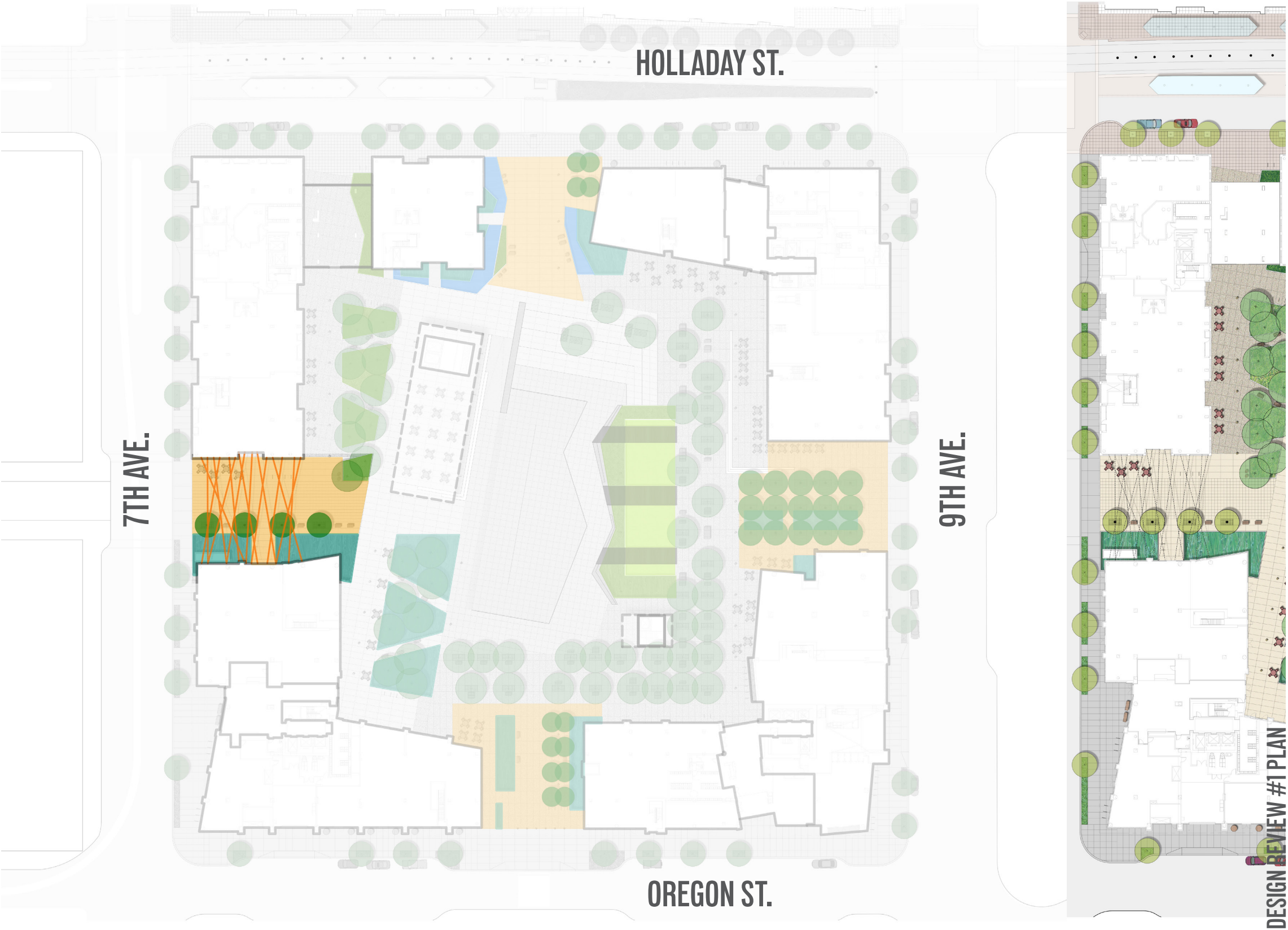


The adjustment on the South gate uses a variant arrangement of the same elements. These elements include storm water planters, trees and furnishings, and incorporate a more pedestrian scale while allowing for service vehicle access.

The storm water planters on the West side are now detached, allowing for direct access to the building retail front and corners.

The design of the storm water planters has also been simplified in its lines.

ENTRY GATES : PEOPLE'S GATE (SOUTH)

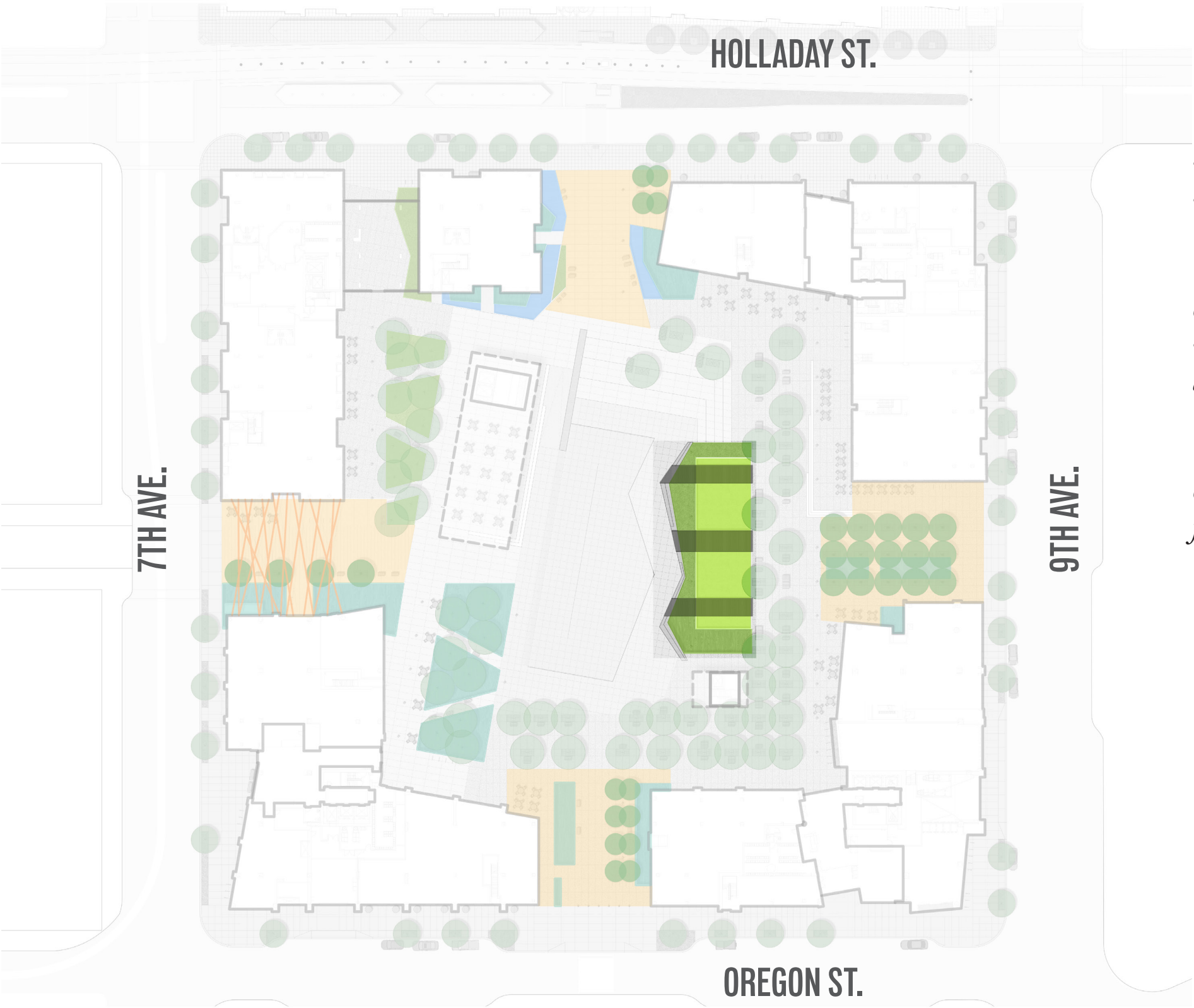


The Lights Gate retains a sense of amplitude to acknowledge the connection of the square west towards the Convention Center.

By removing the storm water planter on the North side of the gate, the edges and corners of the building maintain a better connection to the pedestrian space and flow of visitors.

The emphasis on the overhead lights will create a festive sense of announcement and arrival to the square.

ENTRY GATES : LIGHTS GATE (WEST)



BRIDGES @ NORM

The bridge crossings of the N.O.R.M. will have a 10' and 12' width, allowing for ample connections between the east and west of the plaza.

The materiality of the bridges continues to be studied, with the options of scored concrete or wood decking. texture and color will provide a safe and interesting experience as visitors walk across the wetlands.

Guard rails will be attached on the north side of each bridge only. as in Phase 1, the bridges will include a toe-kick railing for additional safety.



BRIDGES AT N.O.R.M.



MOBILE SEATING:

Retail will be encouraged to provide cafe seating, and the owner will include a stock of mobile seating that they will use as needed, but we find it difficult to condition approval on this.



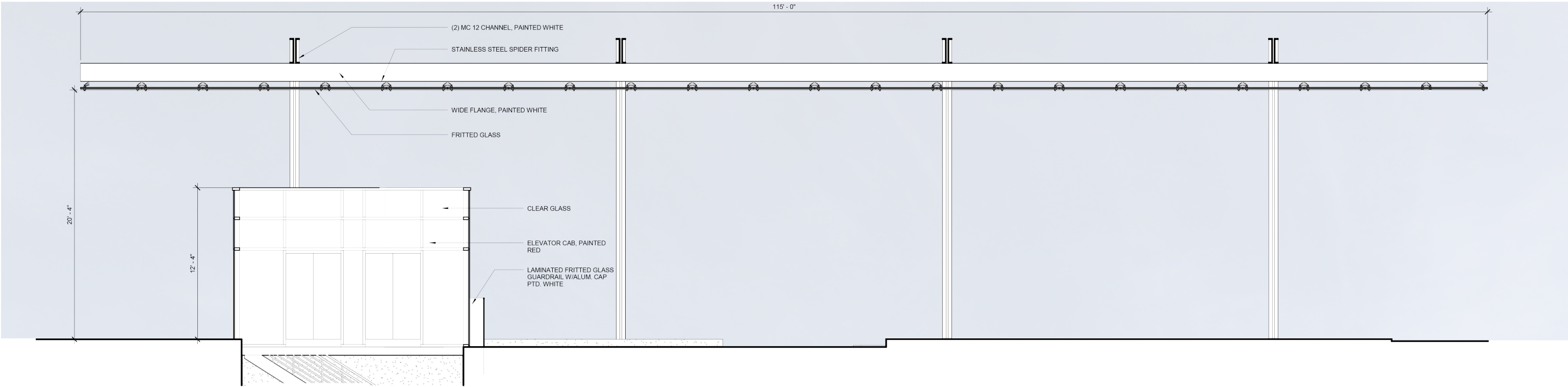
MOBILE SEATING - OREGON SQUARE



MAIN PAVILION W/O RETAIL (ELEVATOR CABS @P1)

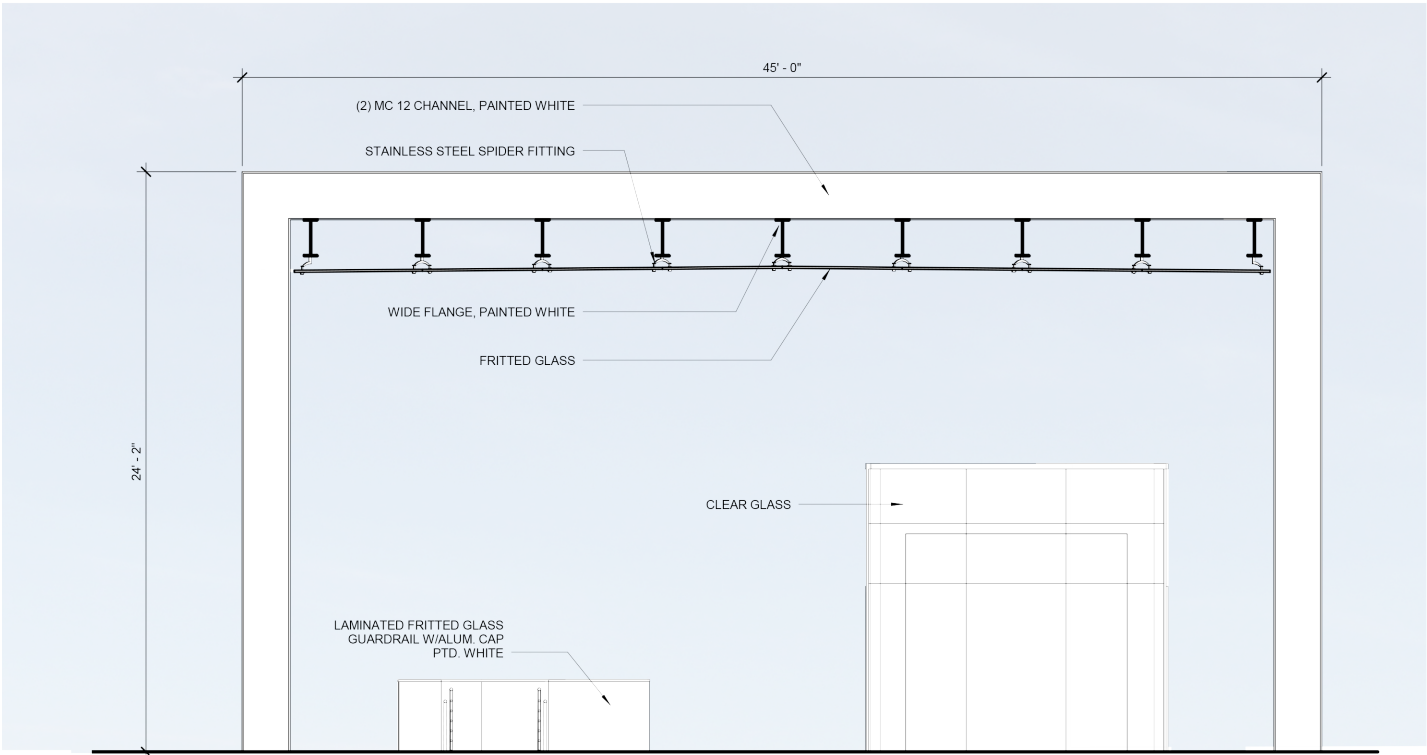
Elevators will be staged on the P-1 level, and will only be visible on the plaza level when called.

MAIN PAVILION UPDATE



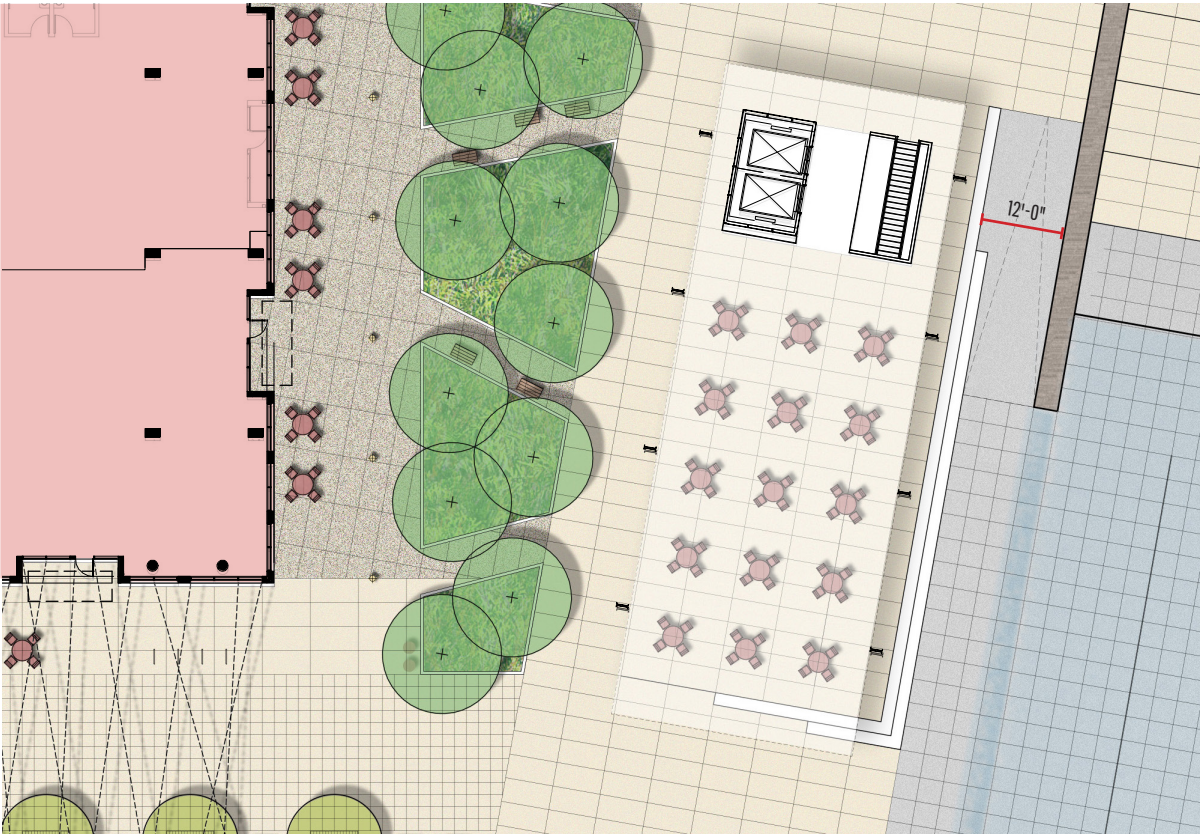
1 PLAZA LEVEL ACCESS STAIR WITHOUT RETAIL

1/4" = 1'-0"



2 PLAZA LEVEL ACCESS STAIR WITHOUT RETAIL

1/4" = 1'-0"



MAIN PAVILION - W/O RETAIL

BL 91 COMMENTS TO ADDRESS - POST DR II

Lobby Preferred over Pass-Through

Lobby preferred in pass-thru space. If retail expands when lobby relocated, add an entry with a canopy along North facade to retail space. One preference for revised pass-thru space.

GBD: Will provide like alcove and entry. Confirmed – not pursuing continuous canopy coverage.

Brick Mix

60/40 brick blend preferred.

GBD: Agreed.

Orange Accents at Balconies

Orange accent color okay for most, but not preferred by one comissioner.

GBD: Our preference is the orange accent color.

Mechanical Screening – Paint a Lighter Color

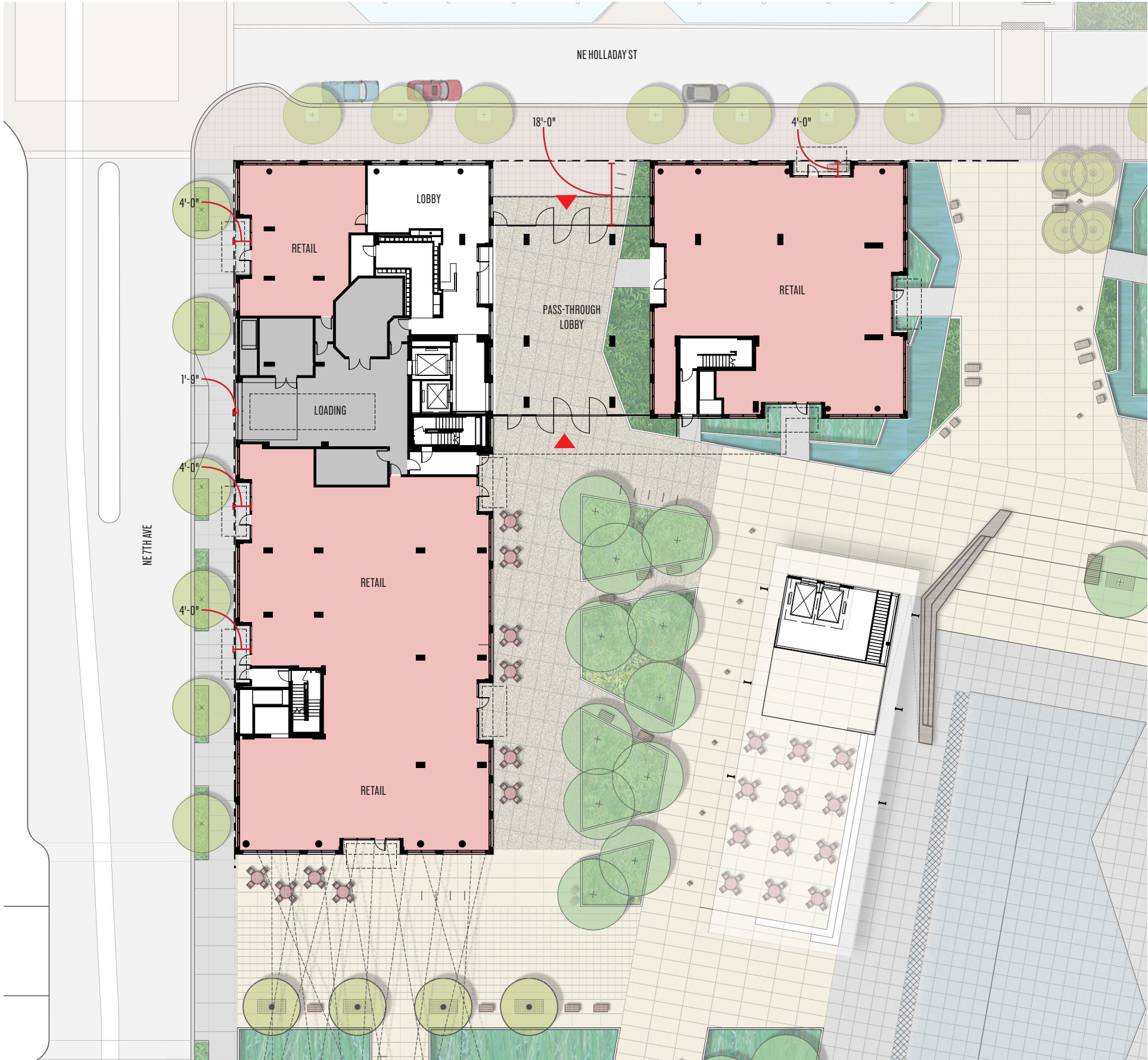
Rooftop enclosures & screening to be painted a lighter color (bronze) rather than black.

GBD: Will propose a color to address concern while preserving coherent solution.

Provide Section Detail of Linear LED Fixture

Provide section detail to show how light fixture (linear LED) is attached that should reflect what the Velamor was supposed to do.

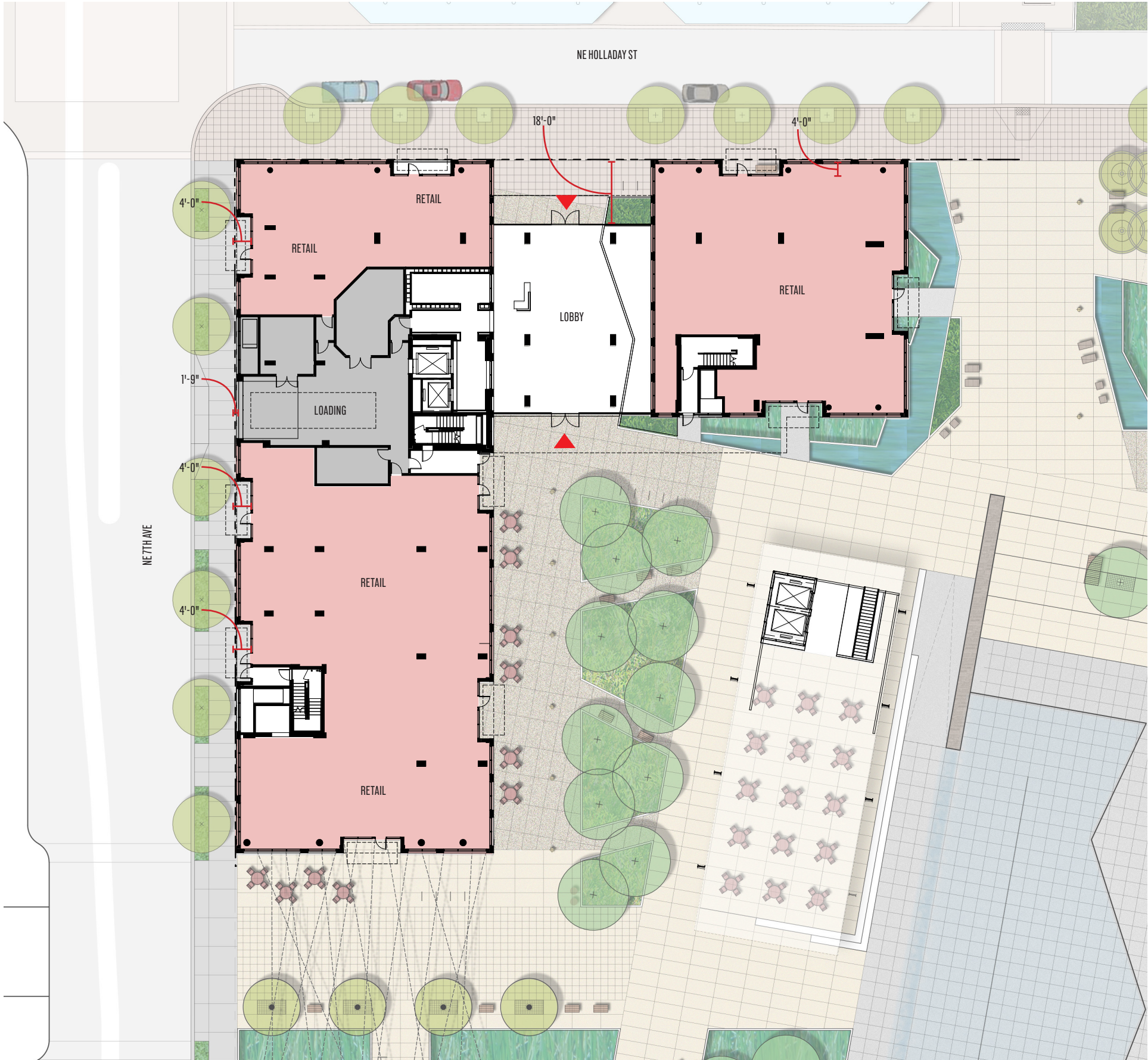
GBD: Will provide.



14,181
GSF of retail

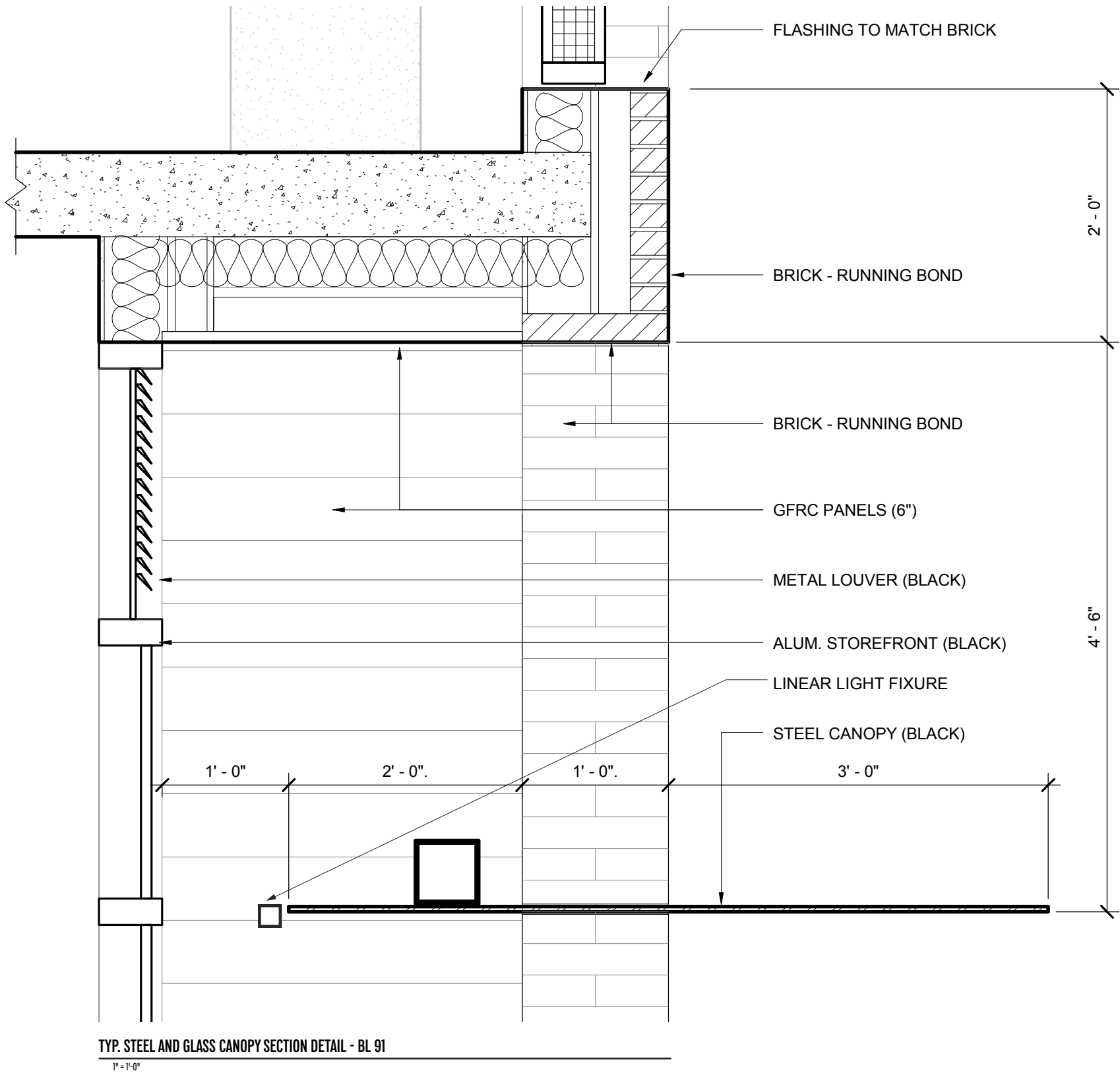
APARTMENTS
RETAIL
AMENITY
SERVICE/SUPPORT
BUILDING SERVICES

PREVIOUS - BL 91 GROUND FLOOR



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

CURRENT - BL 91 GROUND FLOOR



CANOPY DETAIL - BL 91



Black Mech. Screen – South Elevation (Proposed)



White Mech. Screen – South Elevation



Dark Grey Mech. Screen – South Elevation

BL 91 MECH. SCREEN - COLOR OPTIONS

These images show options for the color of Bl. 91's rooftop mechanical screens: Black (preferred), White, and Dark Grey.



PREVIOUS - BL 91 NORTH ELEVATION



CURRENT - BL 91 NORTH ELEVATION

BL 102 COMMENTS TO ADDRESS - POST DR II

Recessed Balconies in Brown Form

Add recessed balconies in the brown form

GBD: We believe this would be a nice addition – we will present our solution.

Increase Glazing at Ground Floor

Look at increasing the glazing of ground floor.

GBD: We are looking at the ground level, podium proportion wall section – we will need to work in louvers. We will bring a more comprehensive study of how the massing sits on the glass w/o compromising vision glass.

North Elevation – Retail Parallel to Property Line

On North side ground level parallel with property line preferred, but set back ground floor same distance to match Southeast corner. Ok if lobby is setback further. Address structural column West of lobby so it is not outboard of the wall.

GBD: Should work nicely – we will bring this study/direction with us.

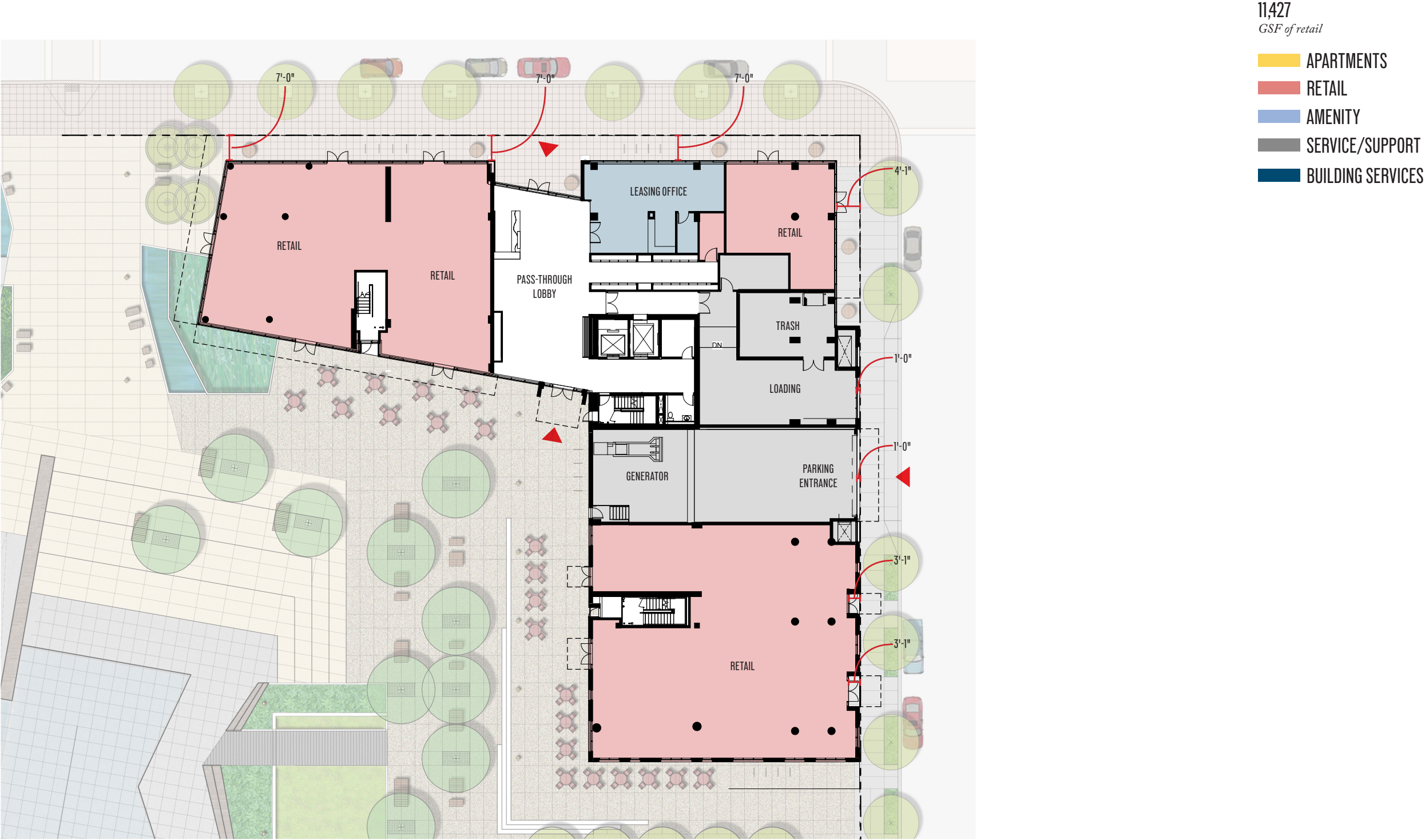
Include Elevation of Garage Entry Interior Walls

Provide elevations of interior walls of both garage entries to show lights and graphics.

GBD: Similar to Phase 1 and previous presentations – we will create and take advantage of the opportunity for graphics and branding. We can show representation, but do not want to be held to specific graphic, but rather the intent.



PREVIOUS - BL. 102 GROUND FLOOR



CURRENT - BL 102 GROUND FLOOR



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

PREVIOUS - BL. 102 TYPICAL PODIUM PLAN



- 23
- For-rent housing units
- APARTMENTS

RETAIL

AMENITY

SERVICE/SUPPORT

BUILDING SERVICES

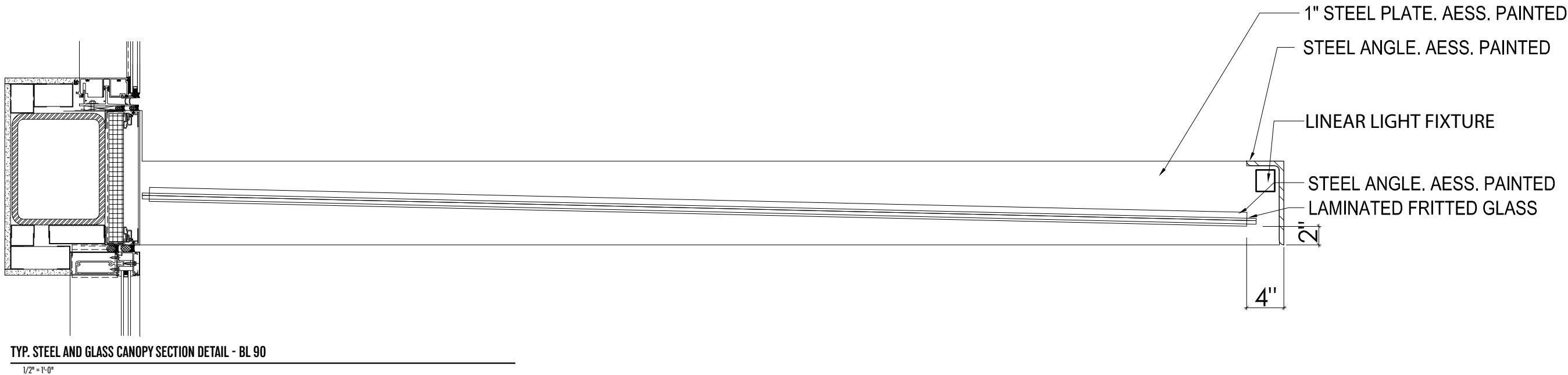
CURRENT - BL. 102 TYPICAL PODIUM PLAN



Previous - Block 102 from NE Holladay St



Current - Block 102 from NE Holladay St



CANOPY DETAIL - BL 102



Previous – North Elevation



1'-0" Added to Ground Floor.

Current – North Elevation



Previous – East Elevation



1'-0" Added to Ground Floor.

Current – East Elevation

BL 102 - ELEVATION COMPARISONS



Previous – South Elevation



1'-0" Added to Ground Floor. Current – South Elevation

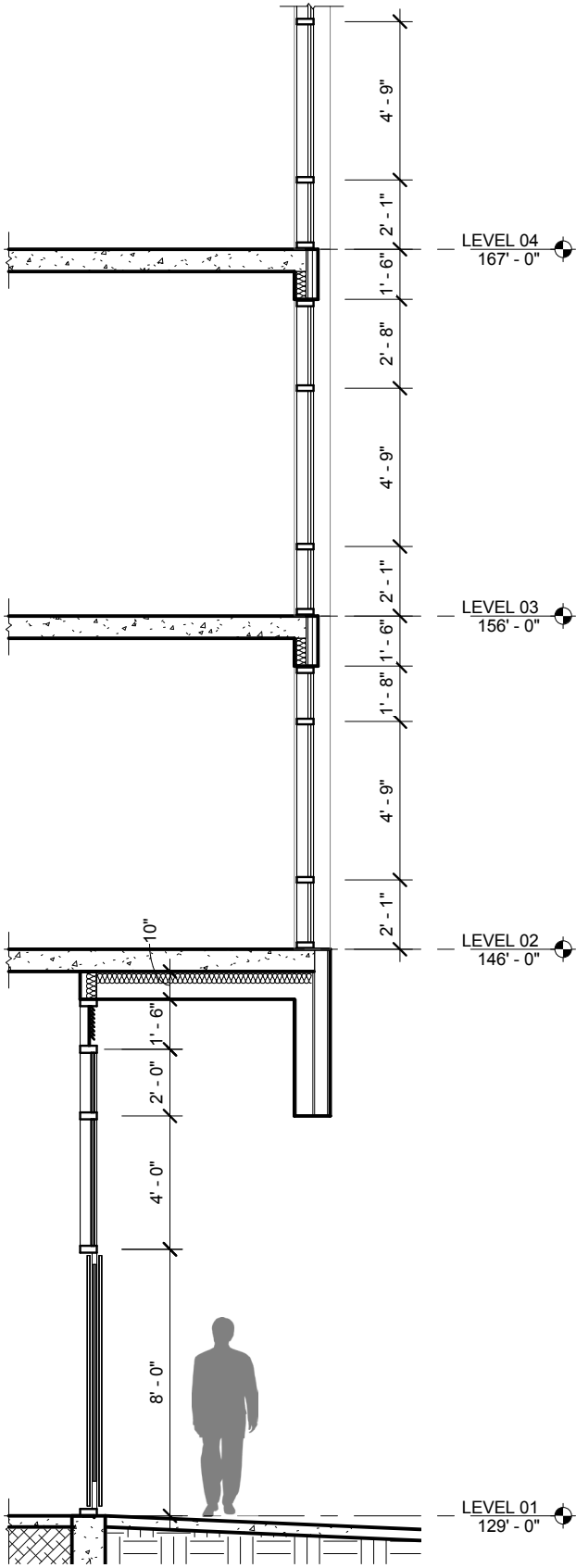


Previous – West Elevation

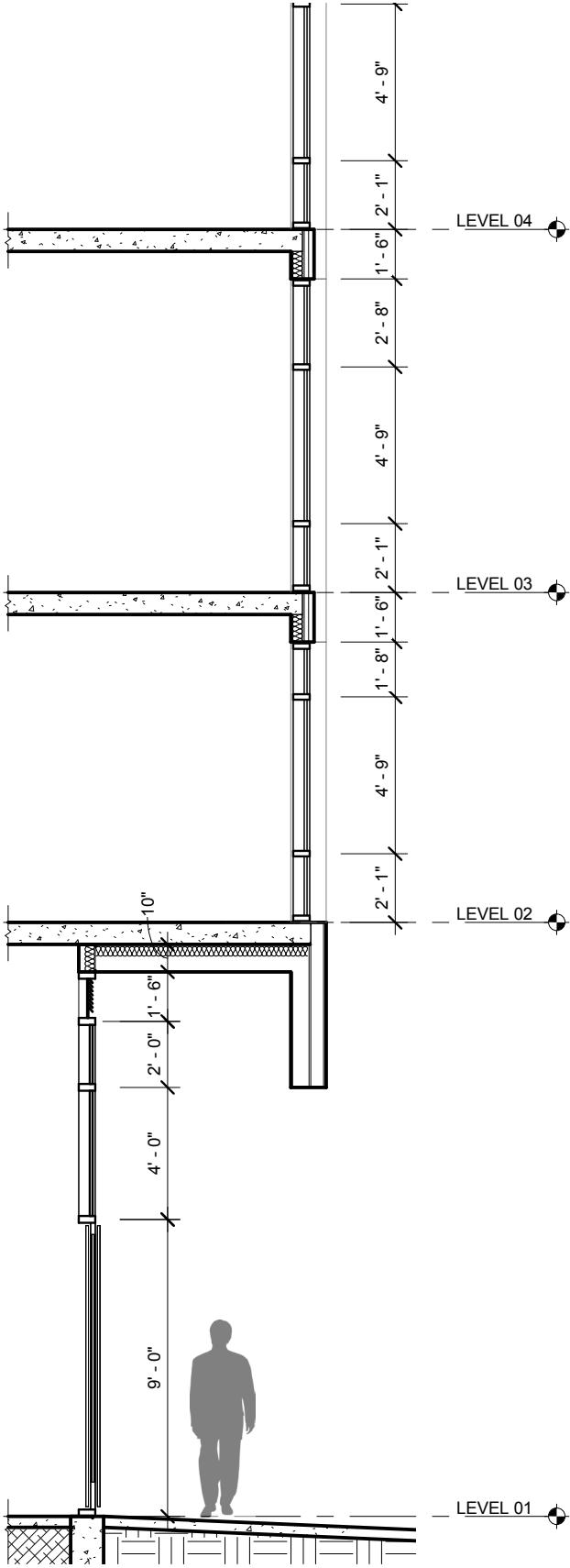


1'-0" Added to Ground Floor. Current – West Elevation

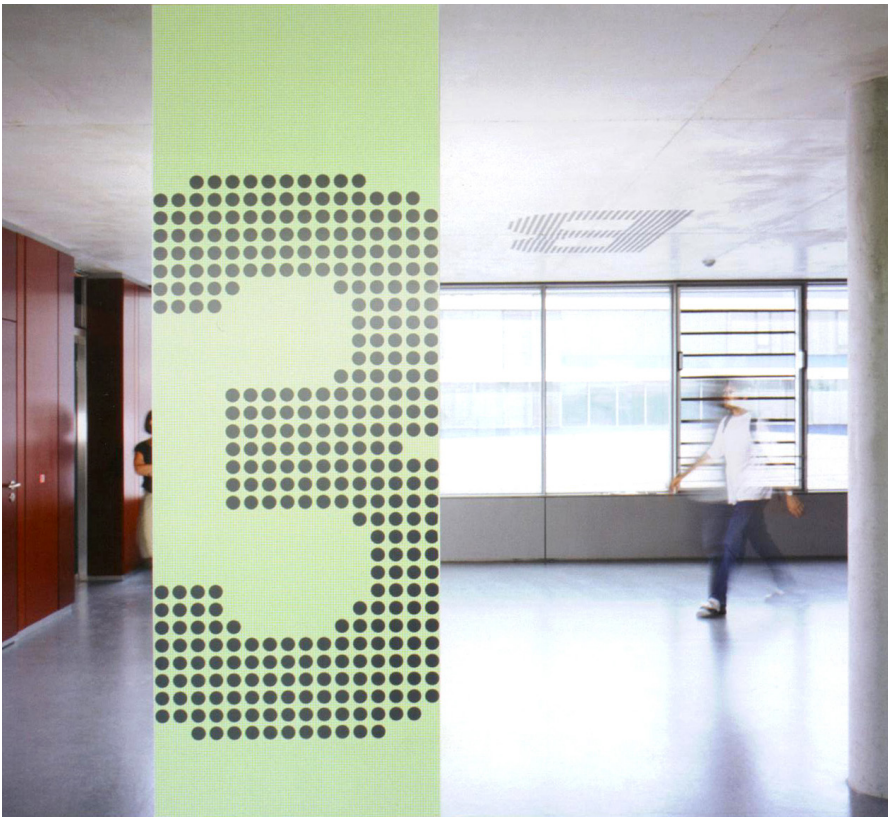
BL 102 - ELEVATION COMPARISONS



102-A Previous - Wall Section of West Elevation

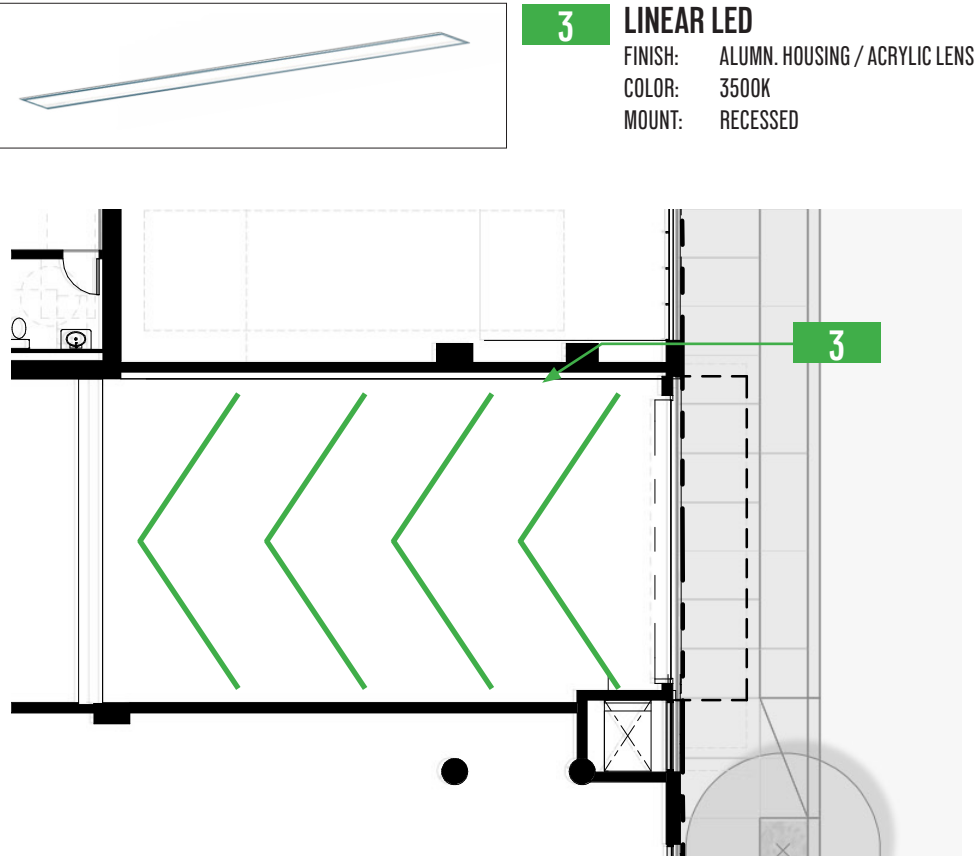
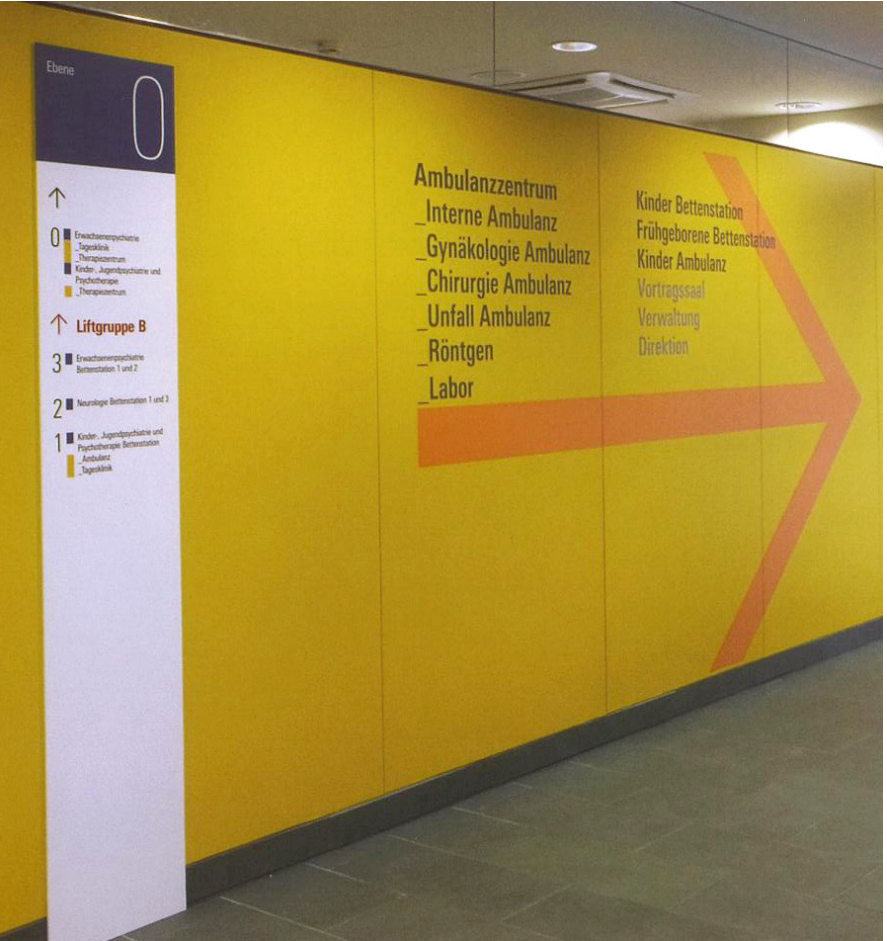
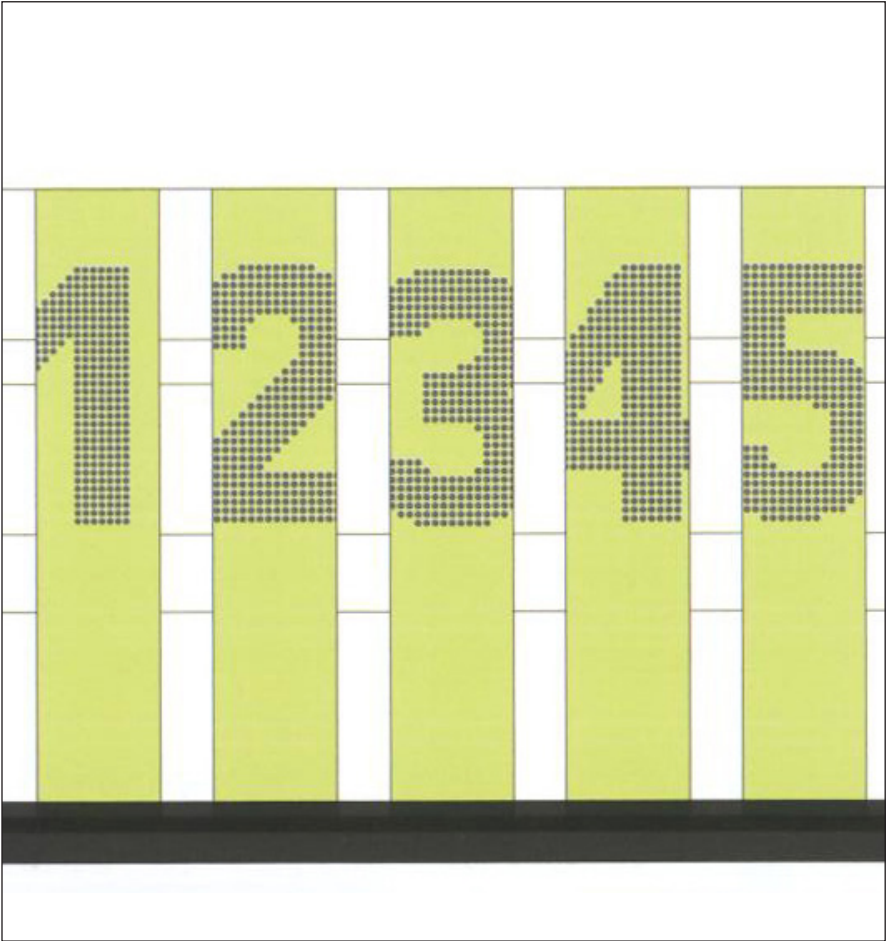


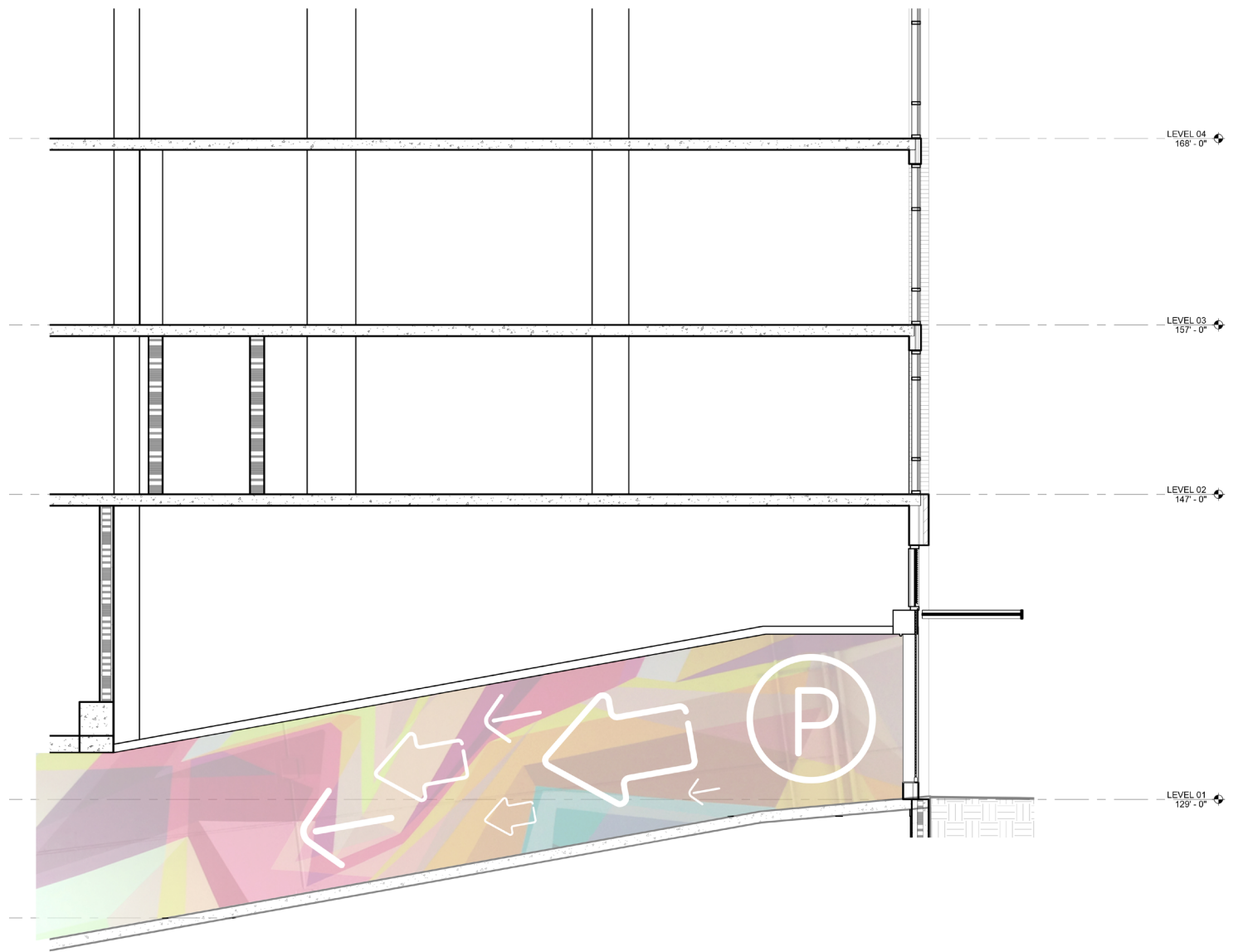
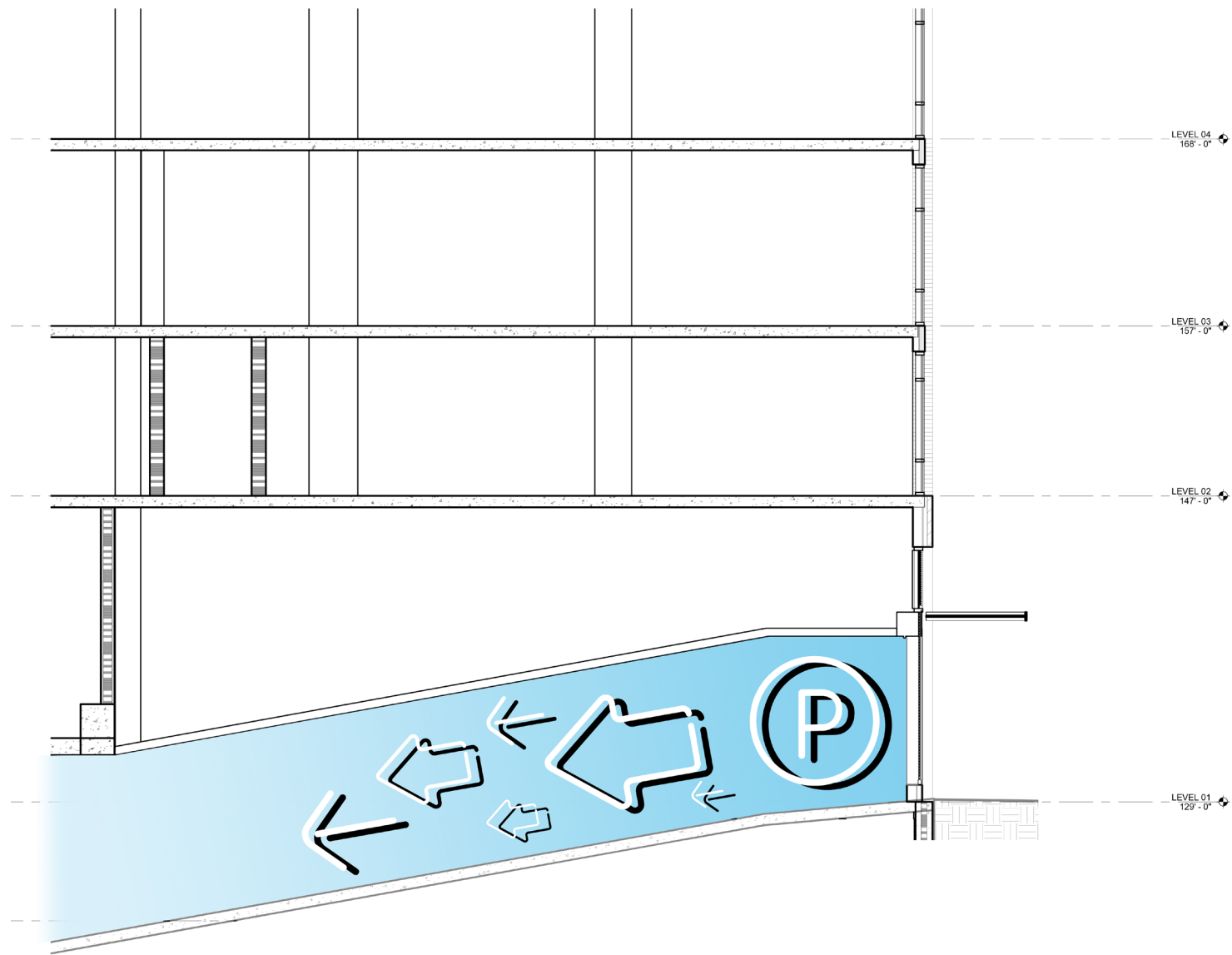
102-B Current - Wall Section of West Elevation



GARAGE ENTRY WALL

This imagery represents the design intent for the graphics and signage on the garage entry walls. These are similar to what was used in phase 1 (Hassalo on eighth); We do not want to be held to these specific graphics, but rather the intent shown in this imagery.





GARAGE ENTRY WALL GRAPHIC CONCEPTS

BL 90 COMMENTS TO ADDRESS - POST DR II

Window Arrangement – West Facade

One more pass needed for window arrangement on West facade (more contained, smallest windows are least successful). One Commissioner okay with more active facade on West.

GBD: Studies will be presented where the pattern is more subdued.

Conflicting elements – interlock at North Facade

Conflicting elements where interlock happens on North facade. Vocabulary on the vertical should be extended to the horizontal to result in two stronger forms. The addition of recessed decks suggested as well.

GBD: We are studying both the West and interlock conditions.

Curtain Wall – East Facade

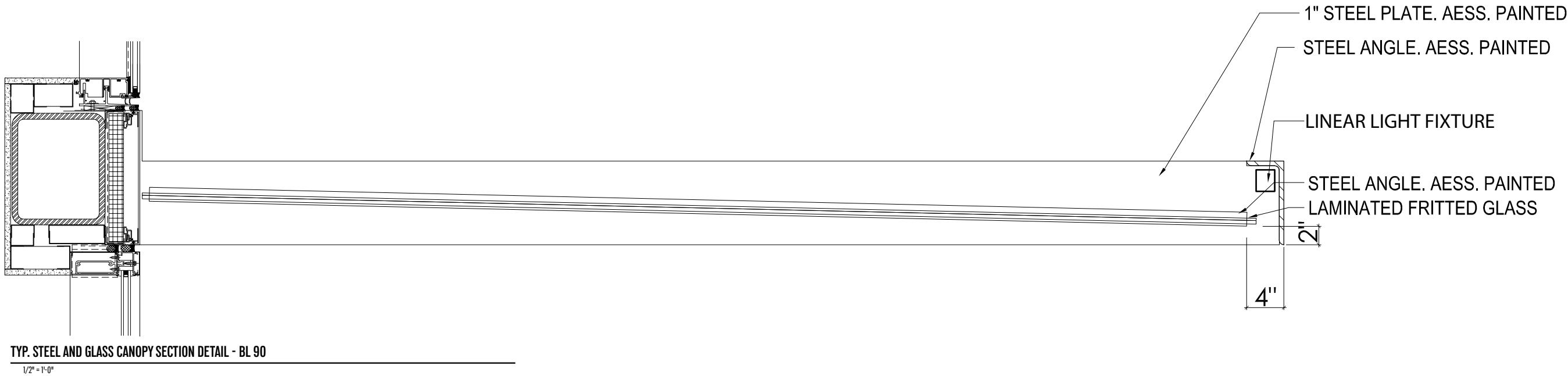
Curtain wall – add to the East facade to better relate to curtain wall ends.

GBD: We are studying both the West and interlock conditions.

Add 2-3' to Ground Floor

Try to get 2-3' more height on the ground floor to better reflect the typical tower condition in the district (towers atop a glass ground floor that is taller and setback).

GBD: We have added 2' to the ground floor of Bl. 90.



CANOPY DETAIL - BL 90



Previous - East Elevation



2'-0" Added to Ground Floor.

Alternate - East Elevation



2'-0" Added to Ground Floor.

Preferred - East Elevation

BL 90 - ELEVATION COMPARISONS



Previous - East Elevation



2'-0" Added to Ground Floor. Alternate - East Elevation



2'-0" Added to Ground Floor. Preferred - East Elevation

BL 90 - ELEVATION COMPARISONS



Previous - West Elevation



2'-0" Added to Ground Floor.

Alternate - West Elevation



2'-0" Added to Ground Floor.

Preferred - West Elevation

BL 90 - ELEVATION COMPARISONS



Previous - North Elevation

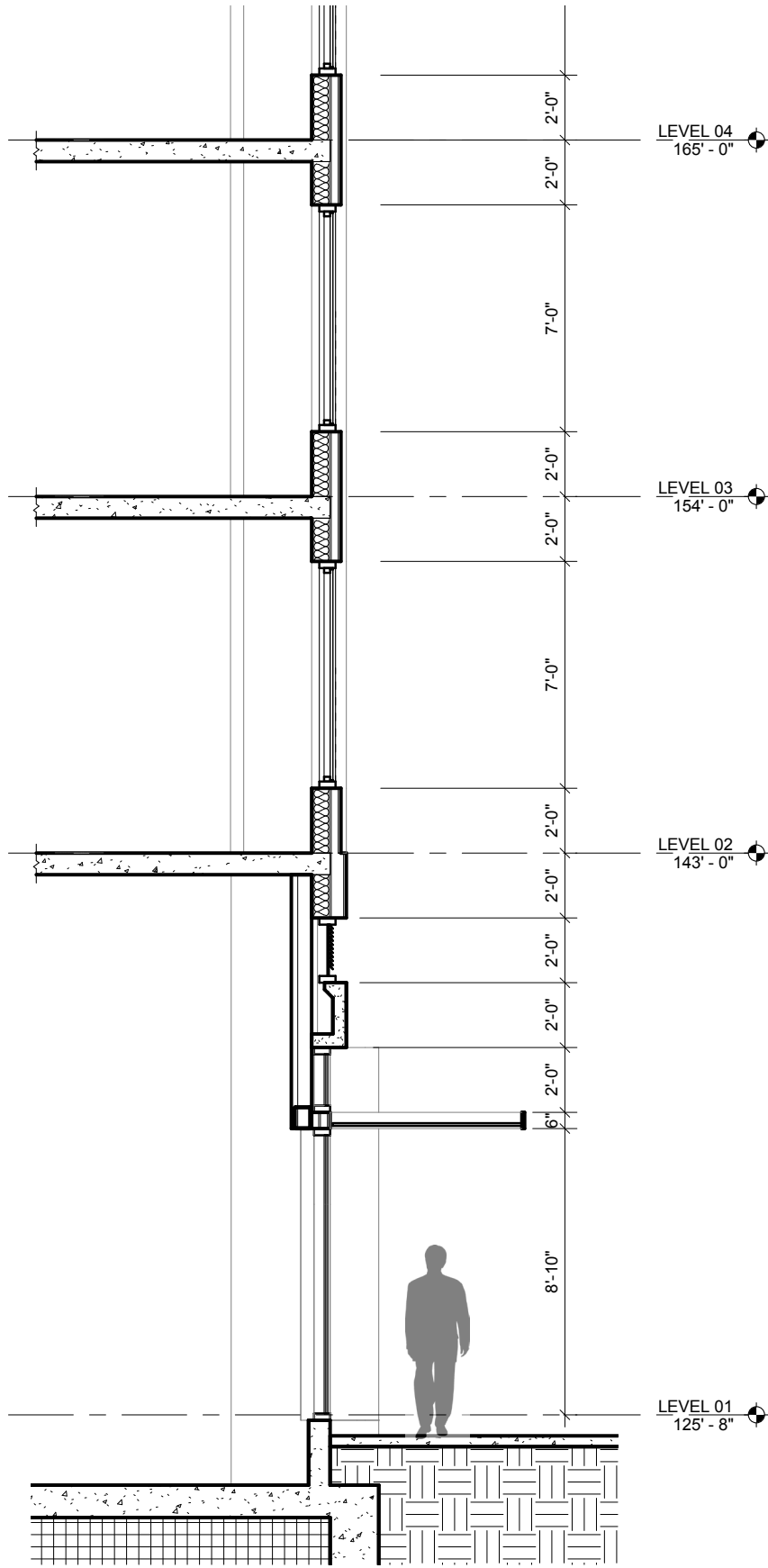


2'-0" Added to Ground Floor. Alternate - North Elevation

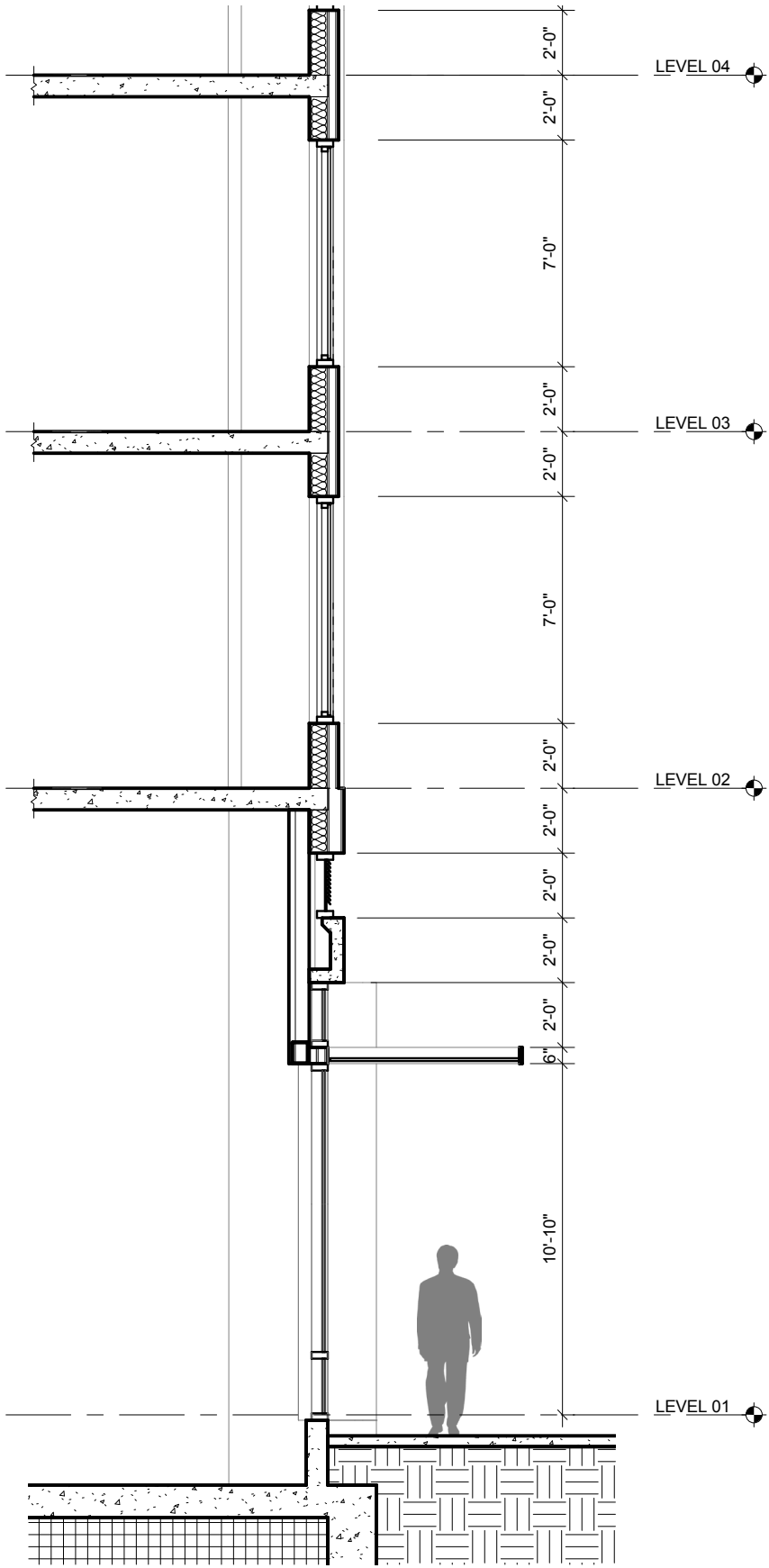


2'-0" Added to Ground Floor. Preferred - North Elevation

BL 90 - ELEVATION COMPARISONS



90-A Previous - Wall Section of West Elevation



90-B Current - Wall Section of West Elevation

BL 103 COMMENTS TO ADDRESS - POST DR II

Amenity Deck Terrace

Look at amenity deck terrace on West end. Suck in to be in alignment with revised balcony.

GBD: We are looking at how to pull in the wall at the same time as flushing out the terrace to keep it functional.

How the Podium Meets the Tower

One more pass on how the podium meets the tower at the Southeast corner.

GBD: Studying the corner and the entry holistically.

Curtain Wall on Podium

More of a field of curtain wall in the podium to help unify the tower and podium more.

GBD: Will present a series of studies which incorporate more curtainwall.

Building Entry

Main building entry is still constricted. Feels forced and tortured.

GBD: Studying the corner and the entry holistically.

Board-formed concrete

Board-formed concrete foreign to this district and contrary to the elegance of the building. Use precast concrete instead.

GBD: Will change to precast at the vertical elements.

11,972
GSF of retail

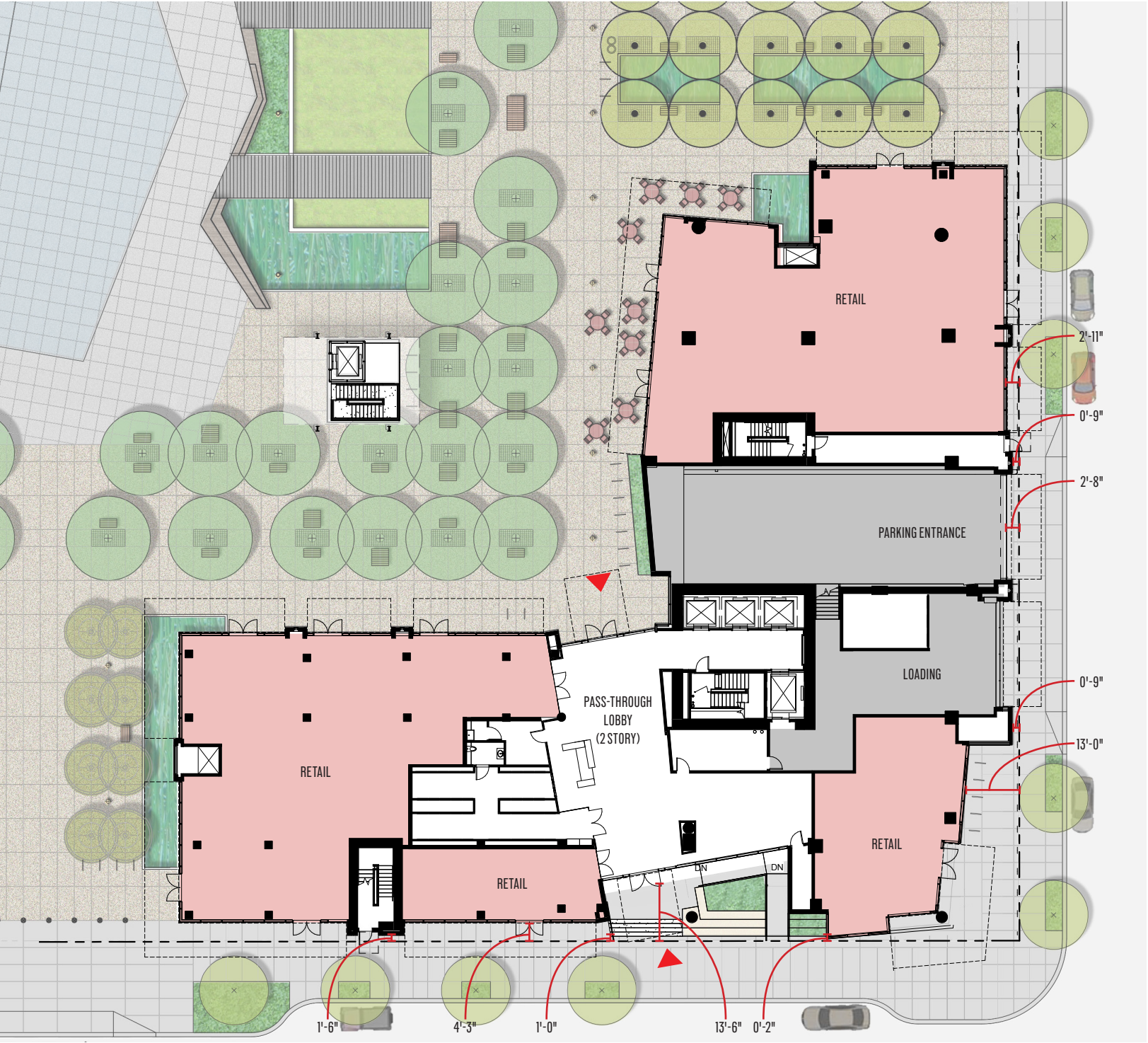
APARTMENTS

RETAIL

AMENITY

SERVICE/SUPPORT

BUILDING SERVICES



GROUND FLOOR PLAN

11,972
GSF of retail

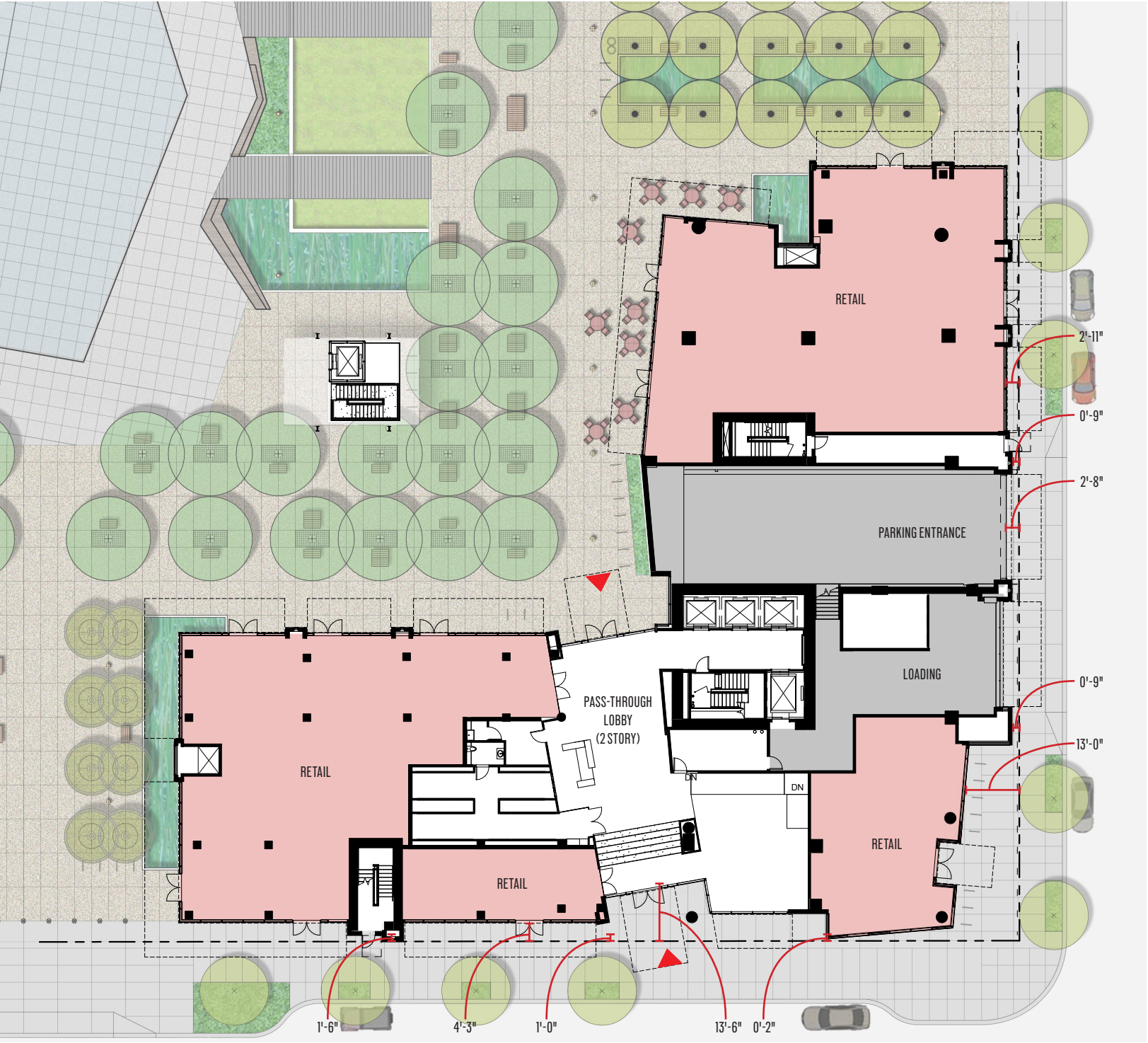
APARTMENTS

RETAIL

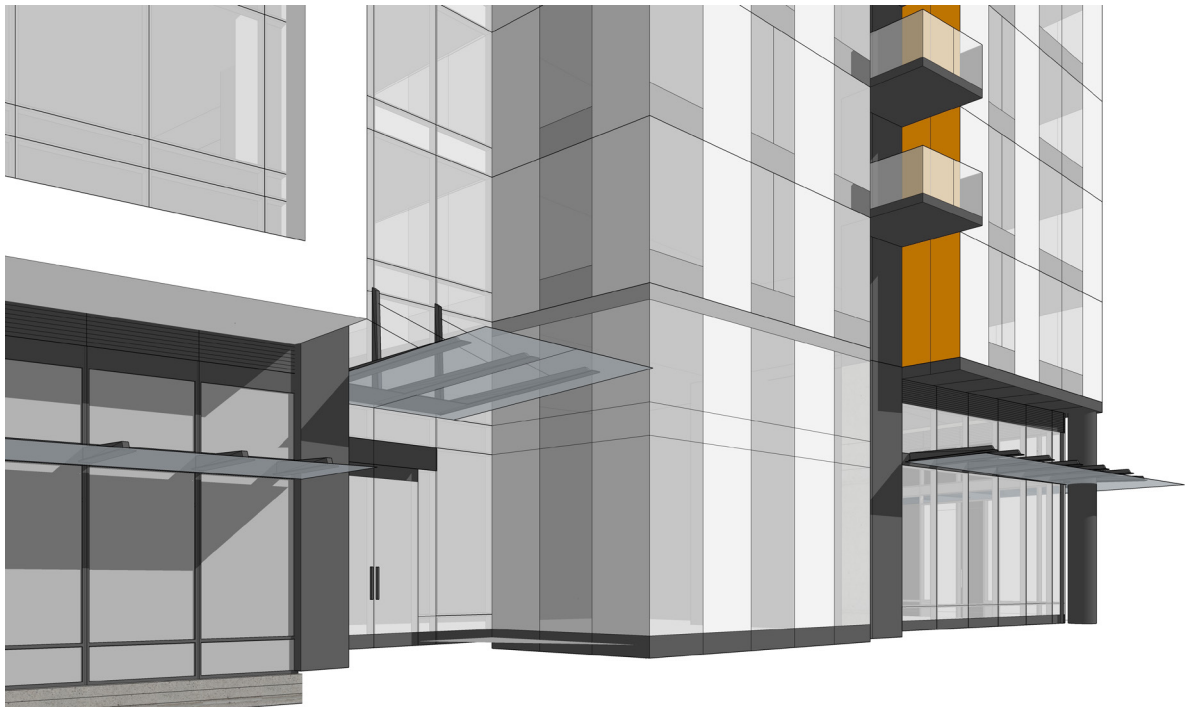
AMENITY

SERVICE/SUPPORT

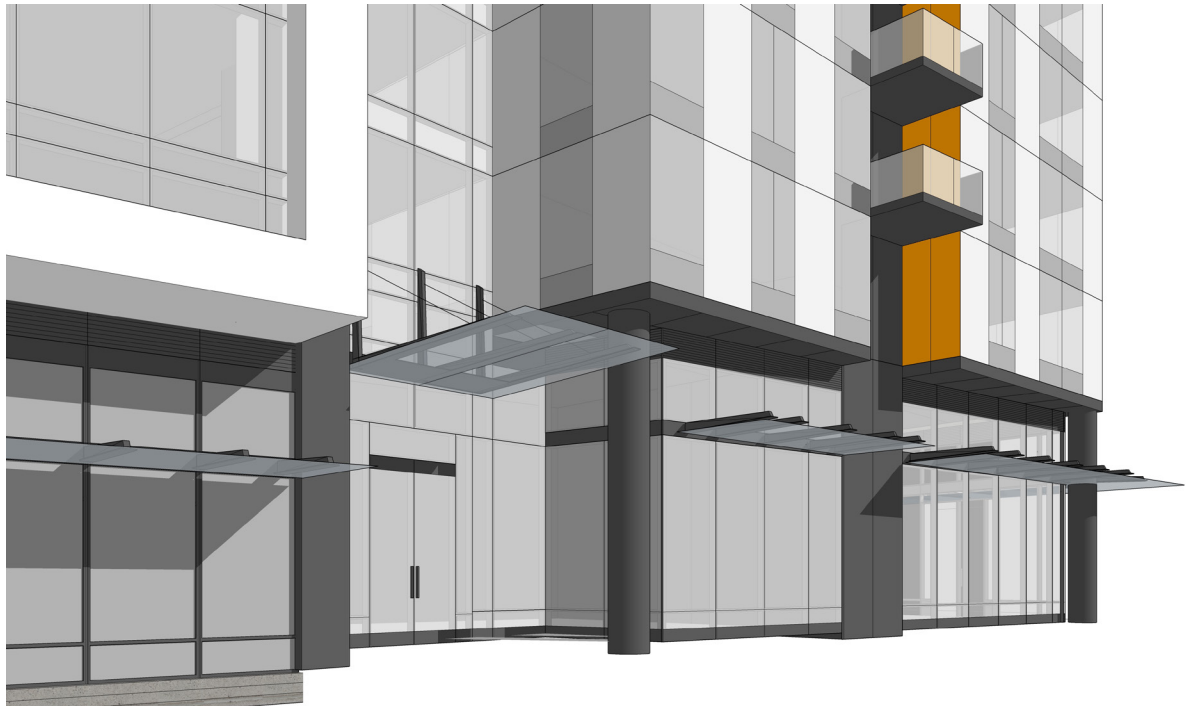
BUILDING SERVICES



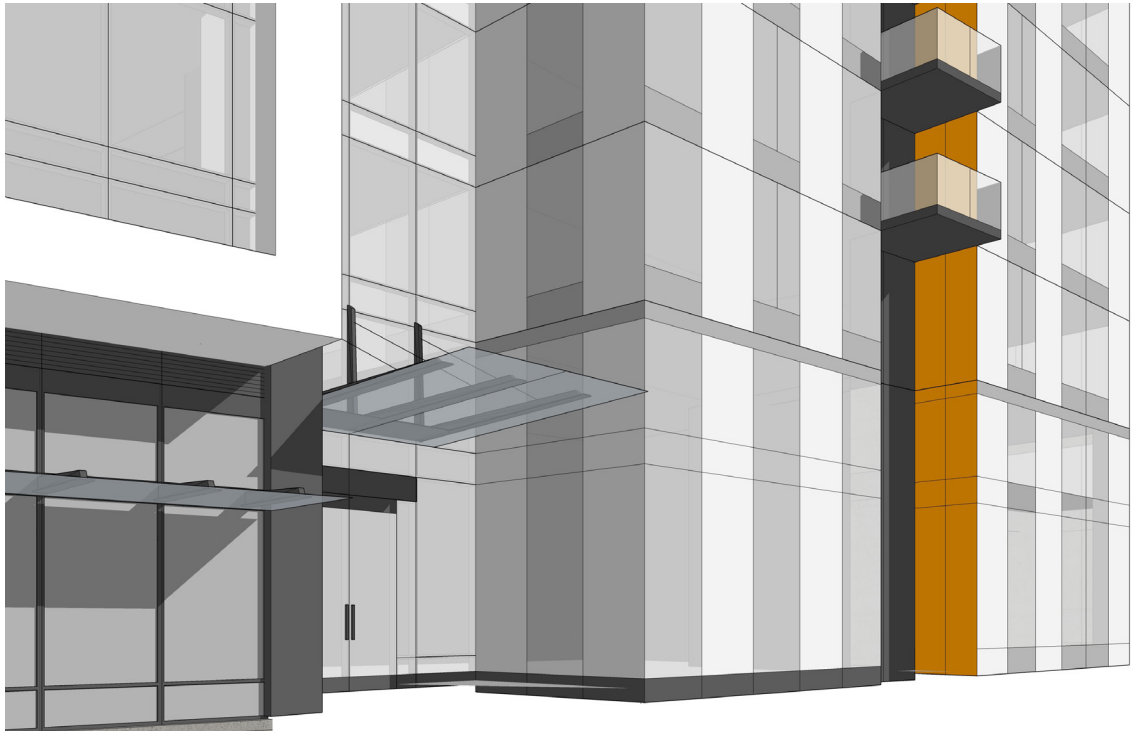
GROUND FLOOR PLAN



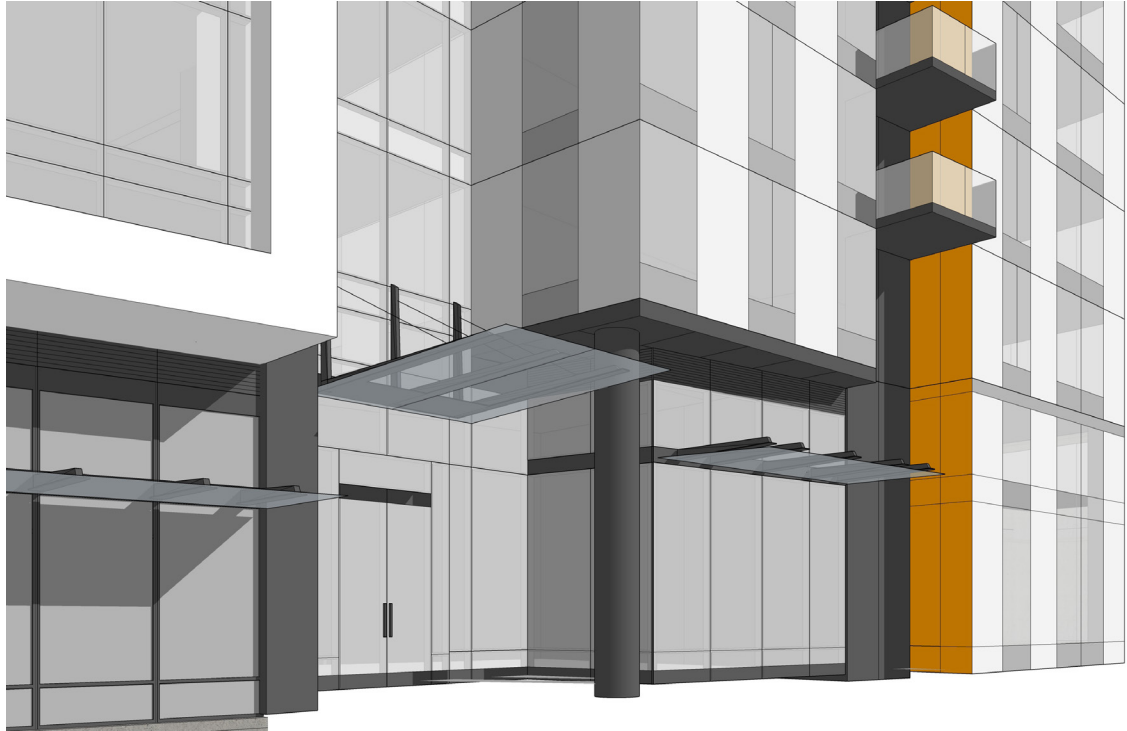
1. SLOT + UNDERCUT



2. WRAP + UNDERCUT



3. SLOT + GROUNDED CORNER



4. WRAP + GROUNDED CORNER (PREFERRED)

ENTRY/PODIUM STUDIES - BL. 103



1. SLOT + UNDERCUT



2. WRAP + UNDERCUT

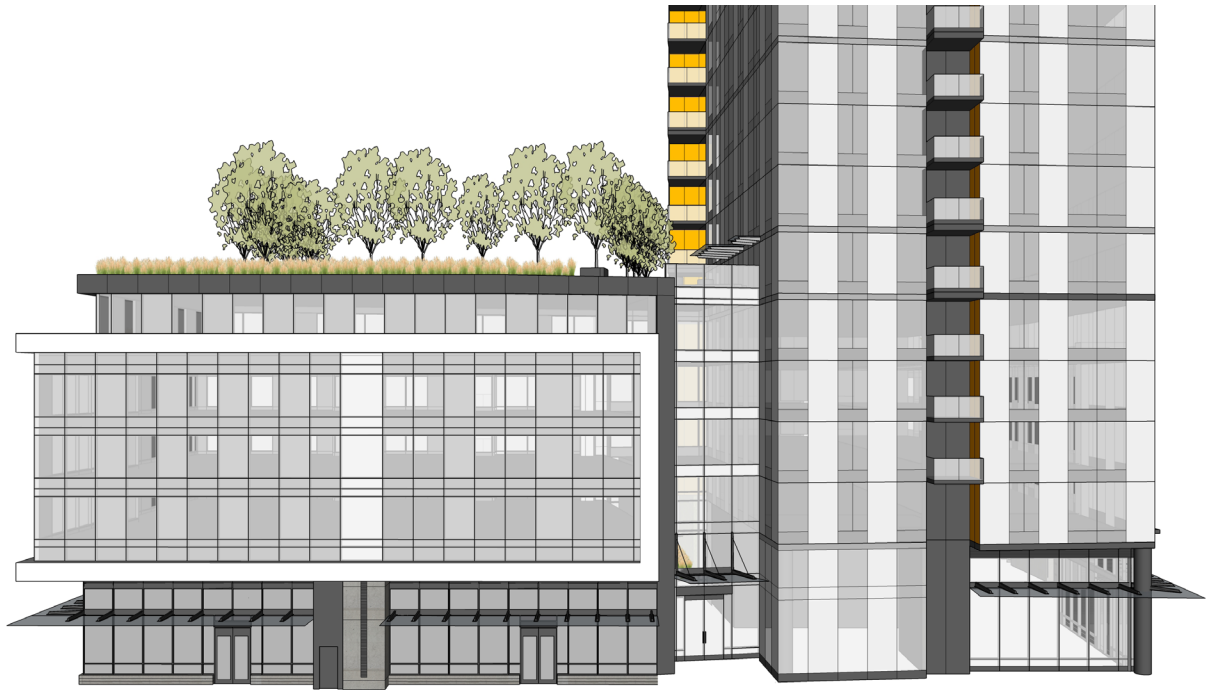


3. SLOT + GROUNDED CORNER

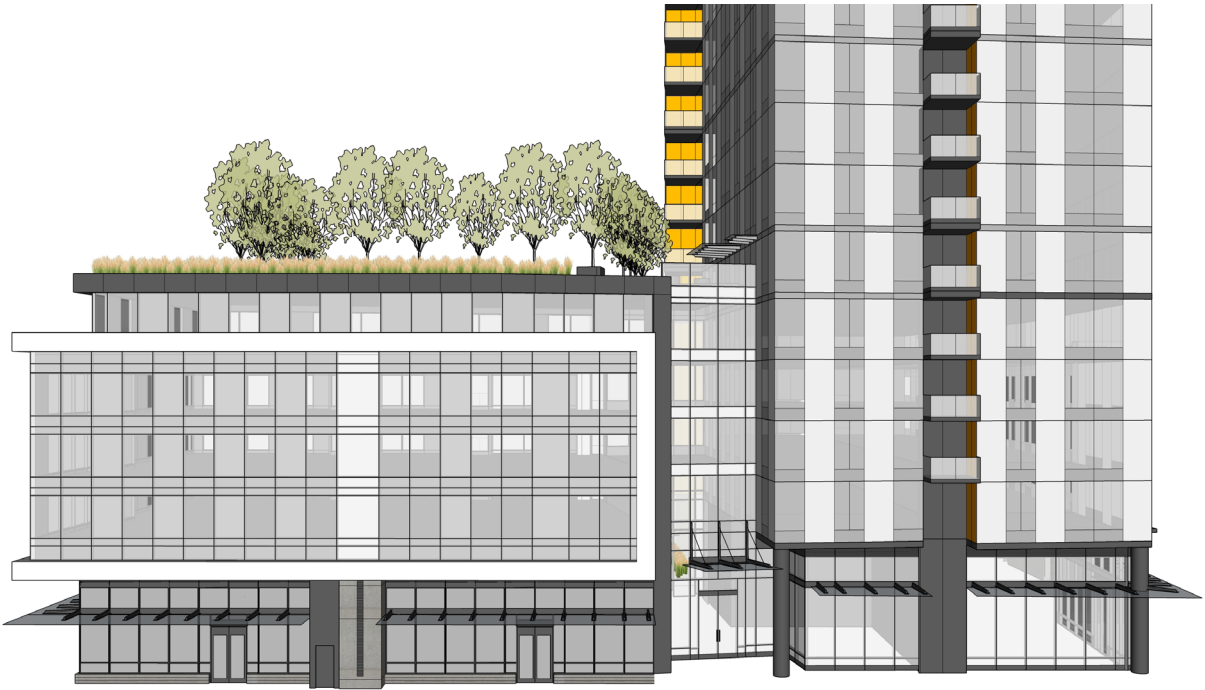


4. WRAP + GROUNDED CORNER (PREFERRED)

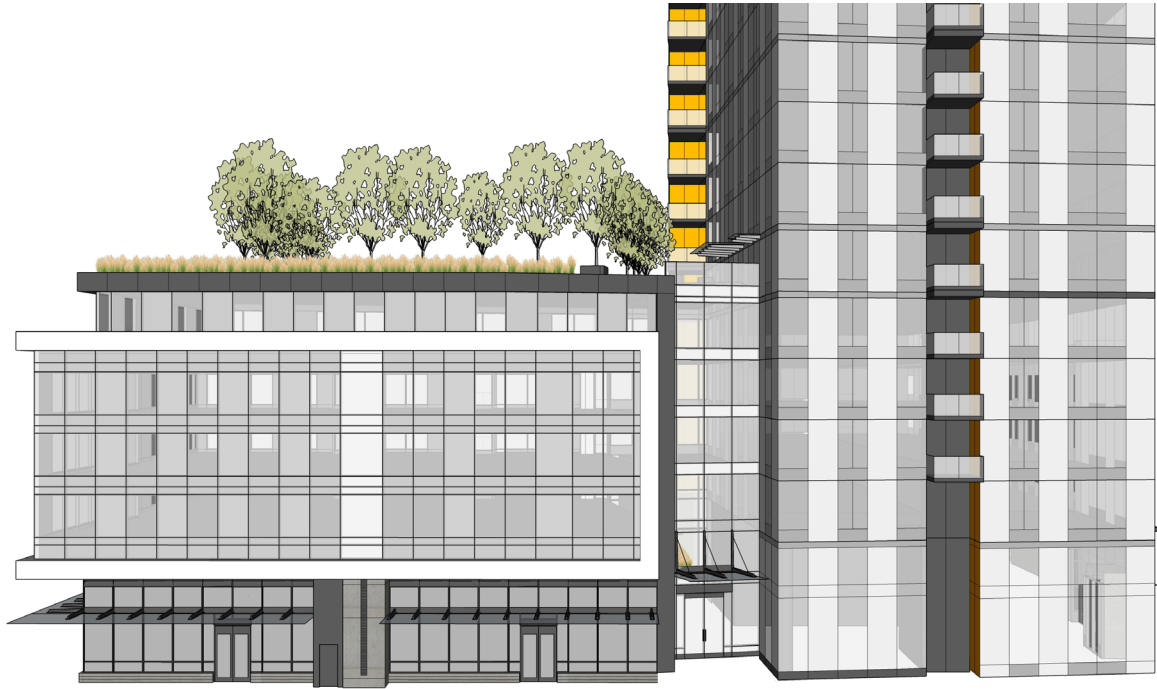
ENTRY/PODIUM STUDIES - BL. 103



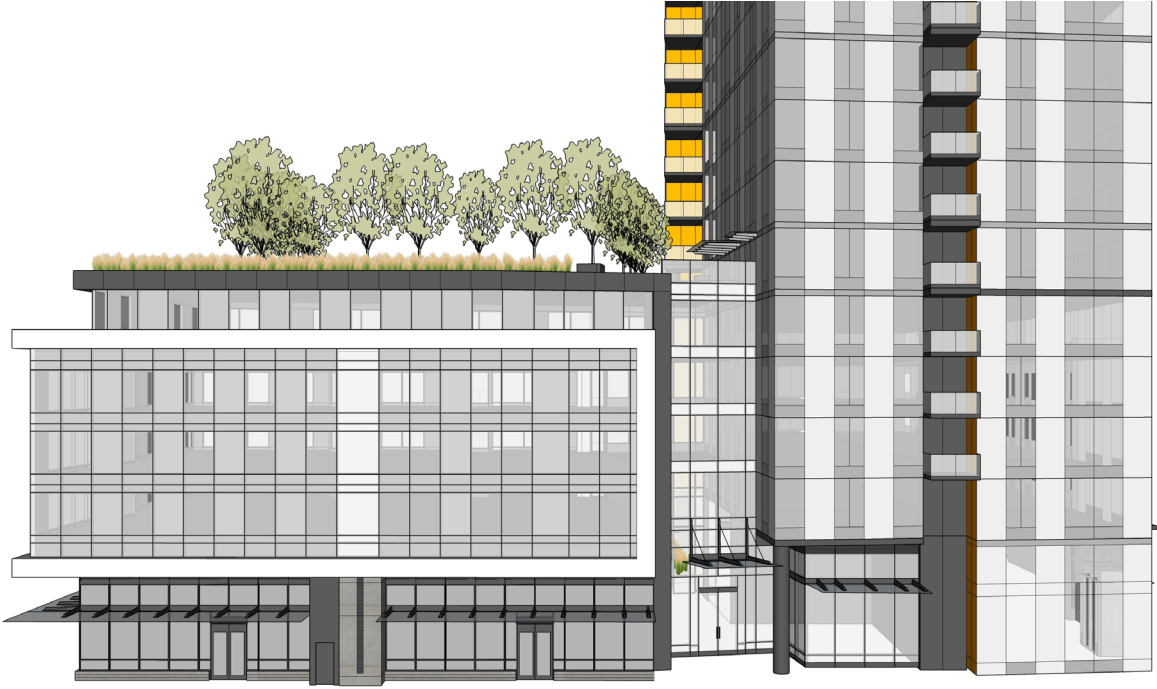
1. SLOT + UNDERCUT



2. WRAP + UNDERCUT



3. SLOT + GROUNDED CORNER



4. WRAP + GROUNDED CORNER (PREFERRED)

ENTRY/PODIUM STUDIES - BL. 103



1. SLOT + UNDERCUT



2. WRAP + UNDERCUT



3. SLOT + GROUNDED CORNER

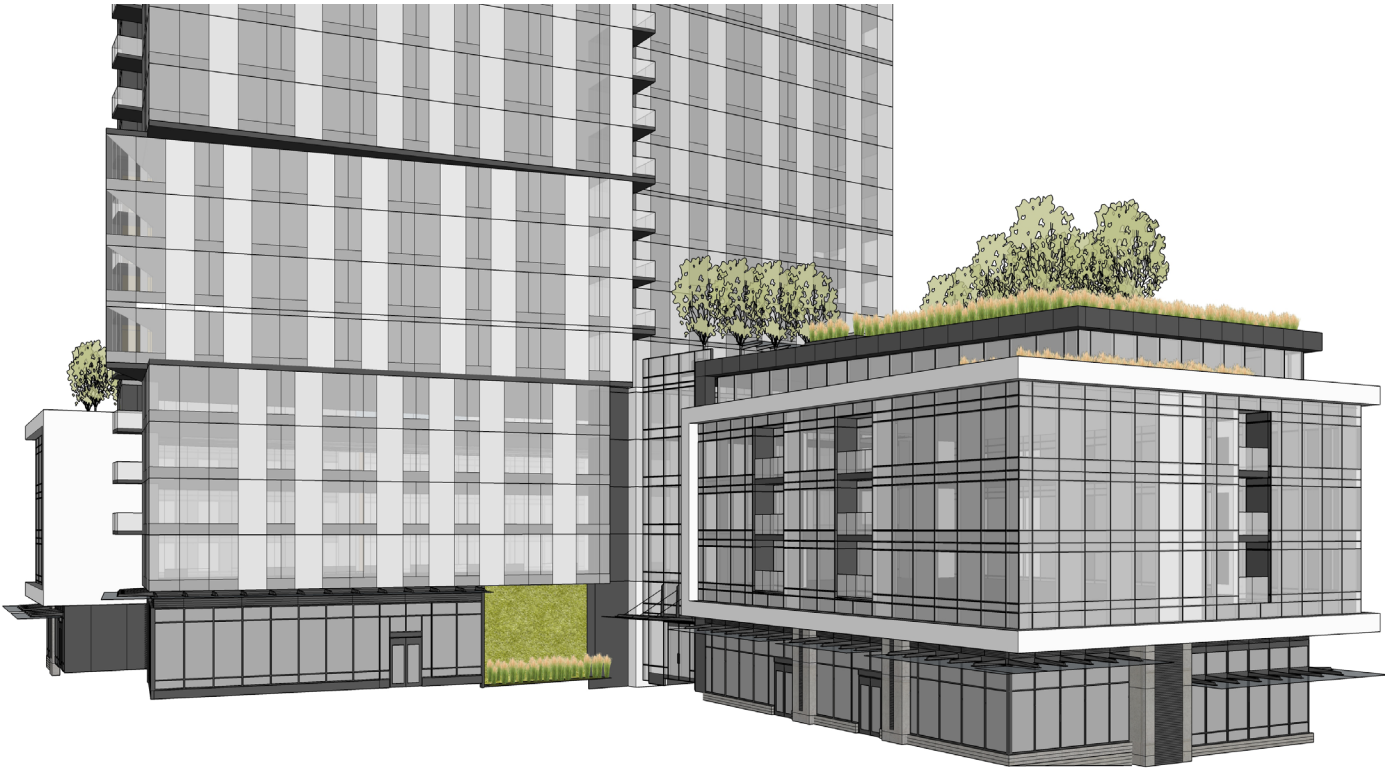


4. WRAP + GROUNDED CORNER (PREFERRED)

ENTRY/PODIUM STUDIES - BL. 103

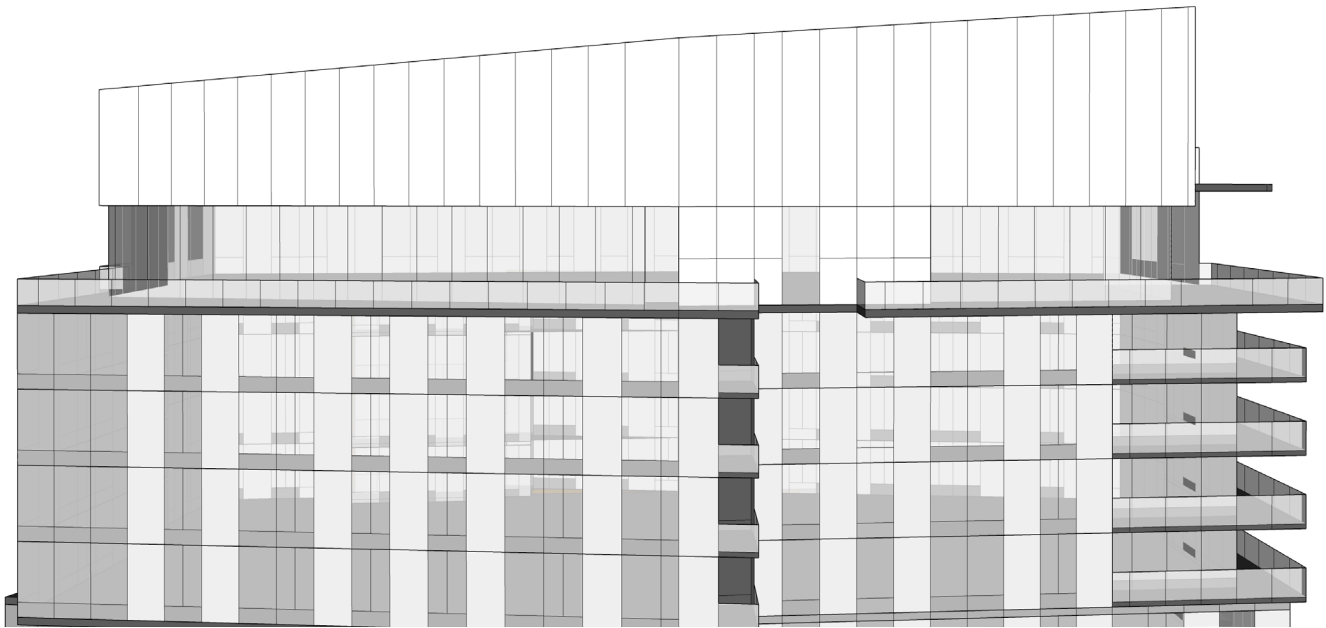


PREVIOUS



PREFERRED

PODIUM STUDIES - BL. 103



PREVIOUS

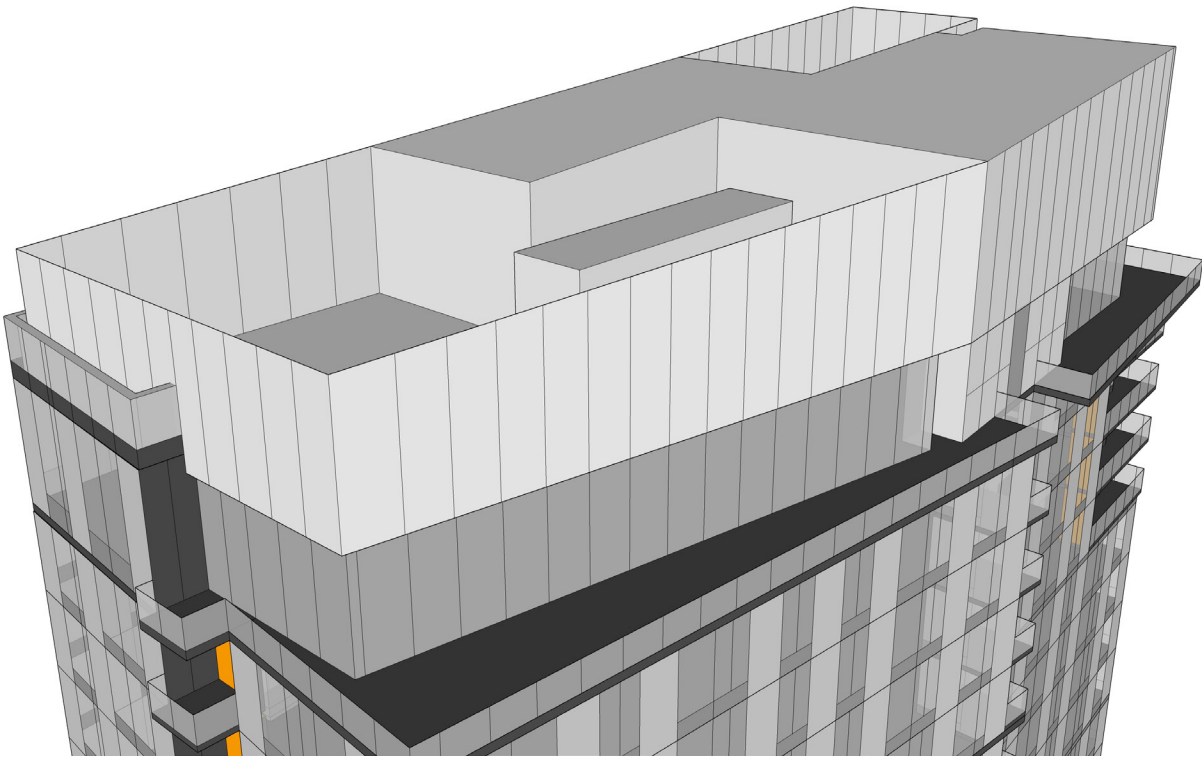
This vignette shows the amenity deck terrace of Bl. 103 as was presented at the DR II hearing.



PREFERRED

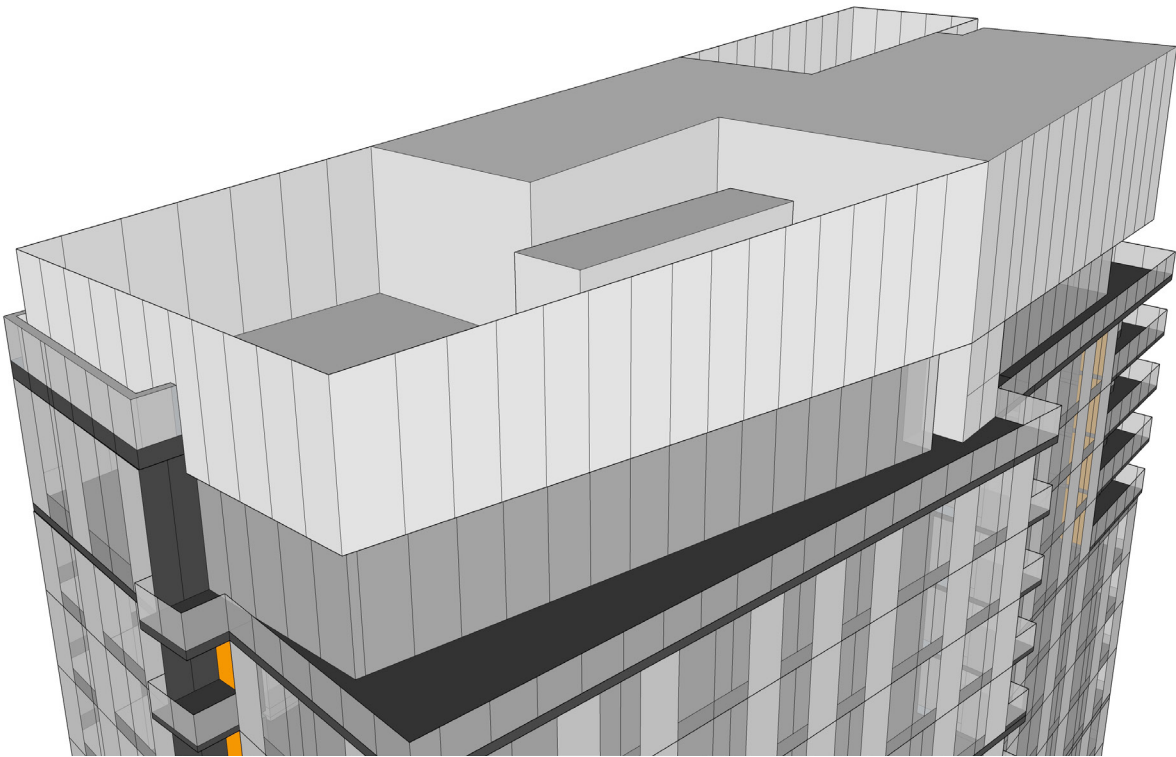
This vignette shows the amenity deck terrace of Bl. 103 in its current form, now in plane with the terraces below. The glazing of the amenity level has been moved back in this case to make the amenity terrace still occupiable.

AMENITY DECK TERRACE - BL. 103



PREVIOUS

This vignette shows the amenity deck terrace of Bl. 103 as was presented at the DR II hearing.



PREFERRED

This vignette shows the amenity deck terrace of Bl. 103 in its current form, now in plane with the terraces below. The glazing of the amenity level has been moved back in this case to make the amenity terrace still occupiable.

AMENITY DECK TERRACE - BL. 103



PREVIOUS

This vignette shows the tower and podium elements of Bl. 103 as were presented in DR II



PREFERRED

This vignette shows the amenity deck terrace of Bl. 103 in its current form, now in plane with the terraces below. This alternate also features podium elements which are more heavily glazed.

DESIGN STUDIES - BL. 103



PREVIOUS

This vignette shows the tower and podium elements of Bl. 103 as were presented in DR II



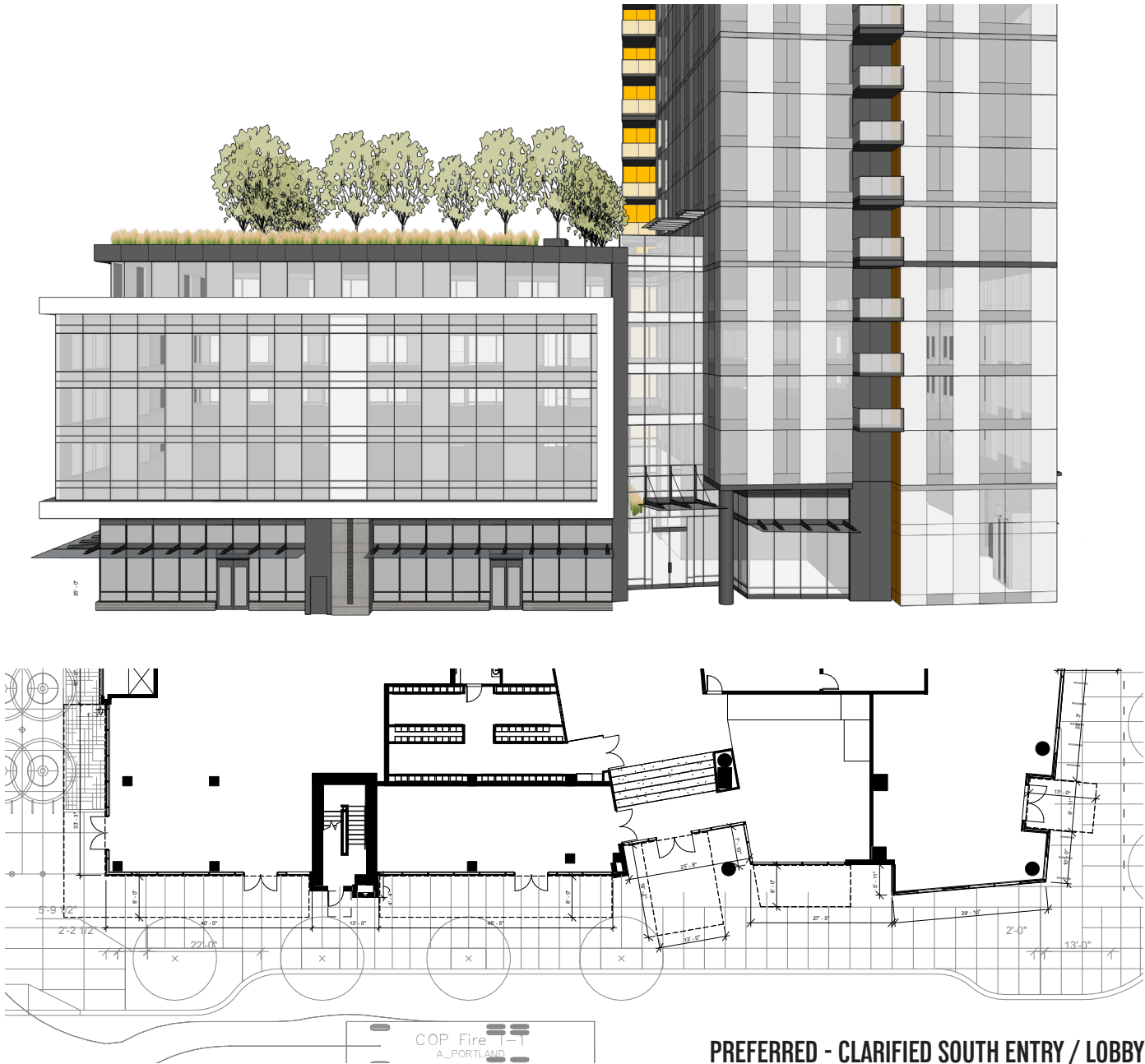
PREFERRED

This vignette shows the amenity deck terrace of Bl. 103 in its current form, now in plane with the terraces below. This alternate also features podium elements which are more heavily glazed.



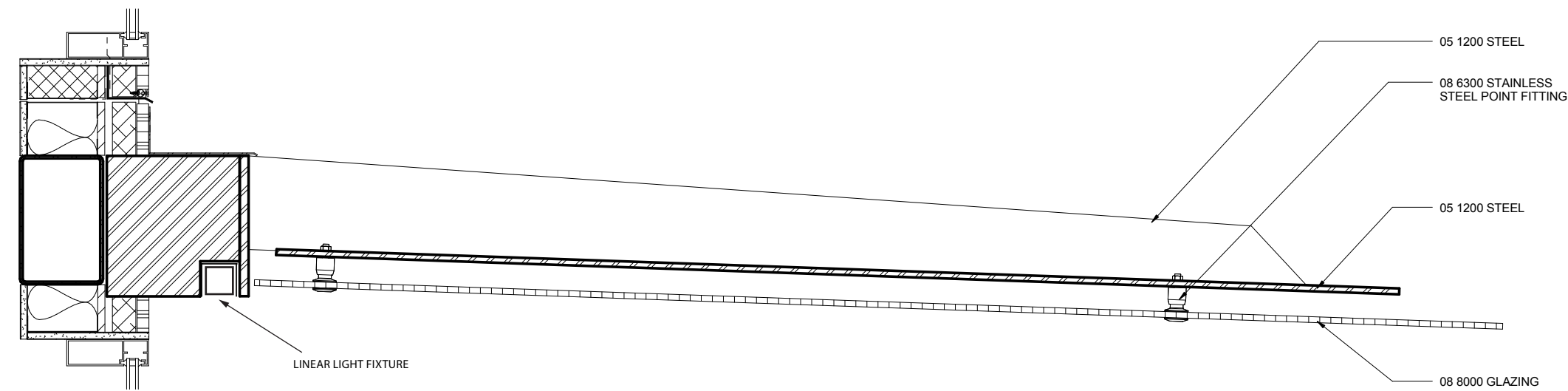
PREVIOUS - SOUTH ENTRY / LOBBY

This lobby is a separate, glassy element that gives clear sightlines into the plaza. The ribbon element stops short of the plaza to clarify the entrance. The facade is pushed back to allow a ramp to tuck behind terraced planters and steps.

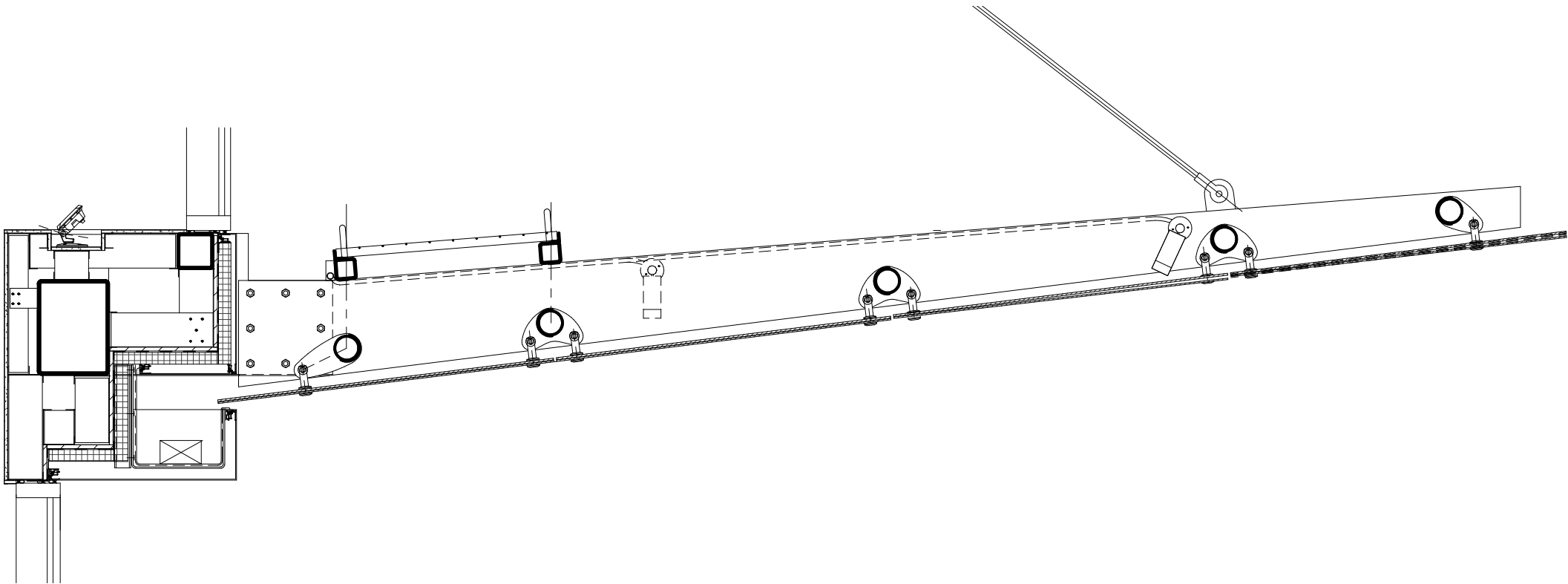


PREFERRED - CLARIFIED SOUTH ENTRY / LOBBY

This lobby is a separate, glassy element that gives clear sightlines into the plaza. The southern lobby entrance wraps around to align with the tower balcony wall, allowing room to internalize the ramp and keep the entry on grade with the sidewalk.



TYP. STEEL AND GLASS CANOPY SECTION DETAIL - BL 103



STEEL AND GLASS CANOPY SECTION DETAIL AT PASS-THROUGH LOBBY ENTRANCE - BL 103

CANOPY DETAIL - BL 103



Previous – North Elevation



Current – North Elevation

BL. 103 - ELEVATION COMPARISONS



Previous - East Elevation



Current - East Elevation

BL. 103 - ELEVATION COMPARISONS



Previous - South Elevation



Current - South Elevation

BL. 103 - ELEVATION COMPARISONS

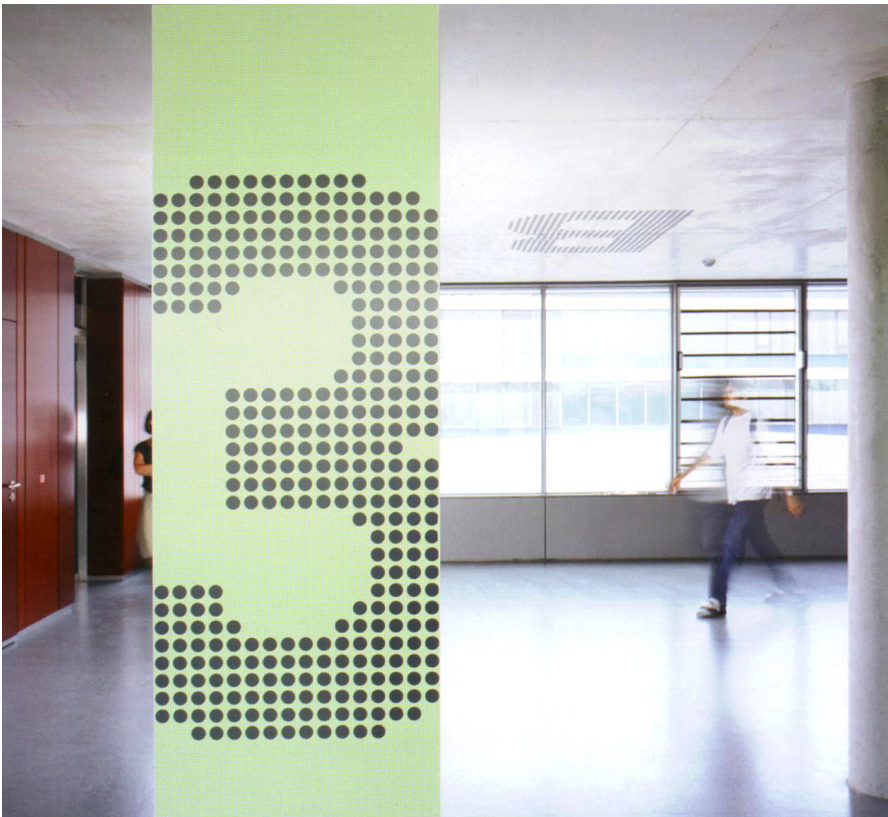


Previous – West Elevation



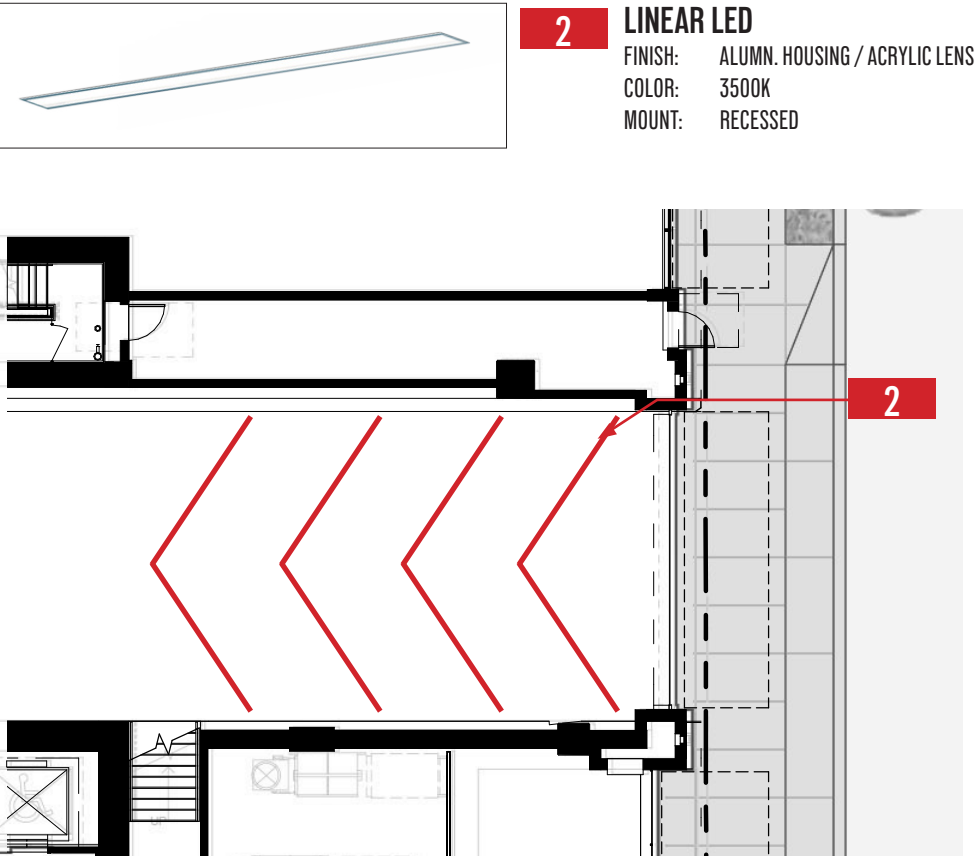
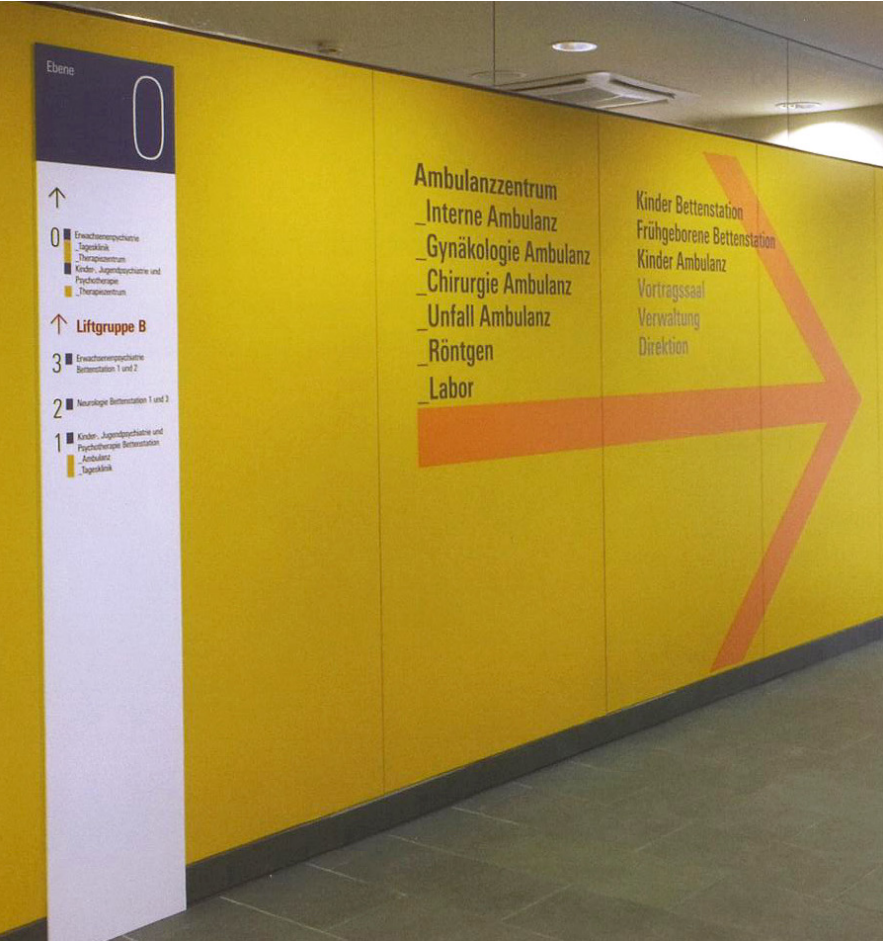
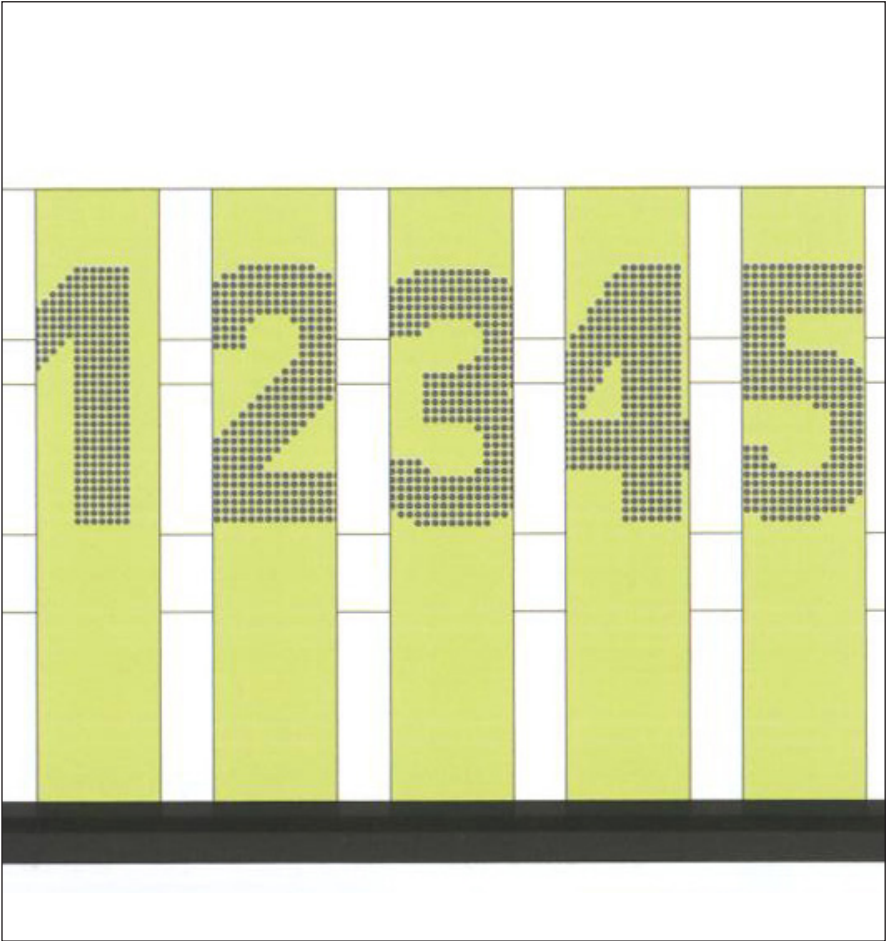
Current – West Elevation

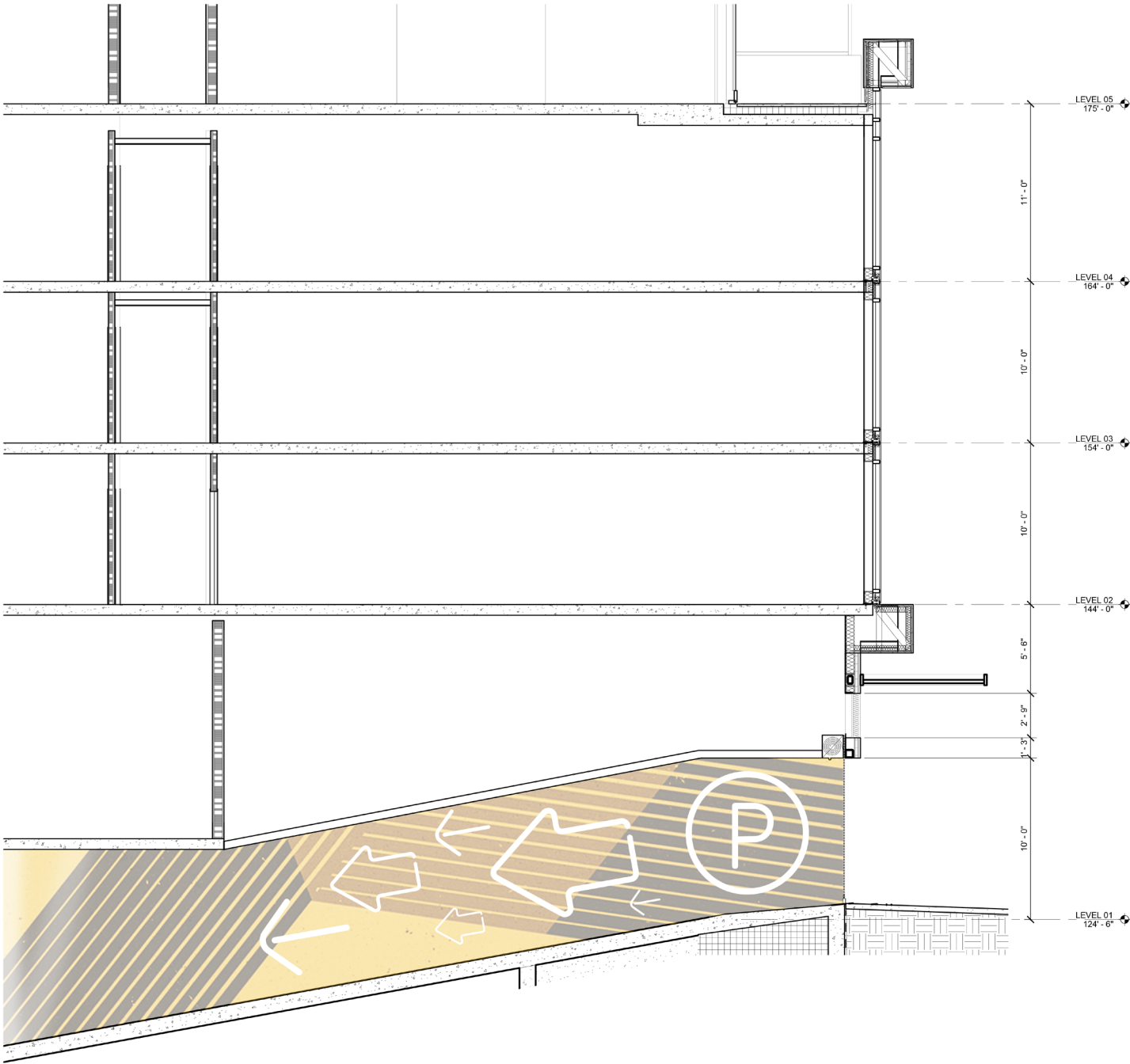
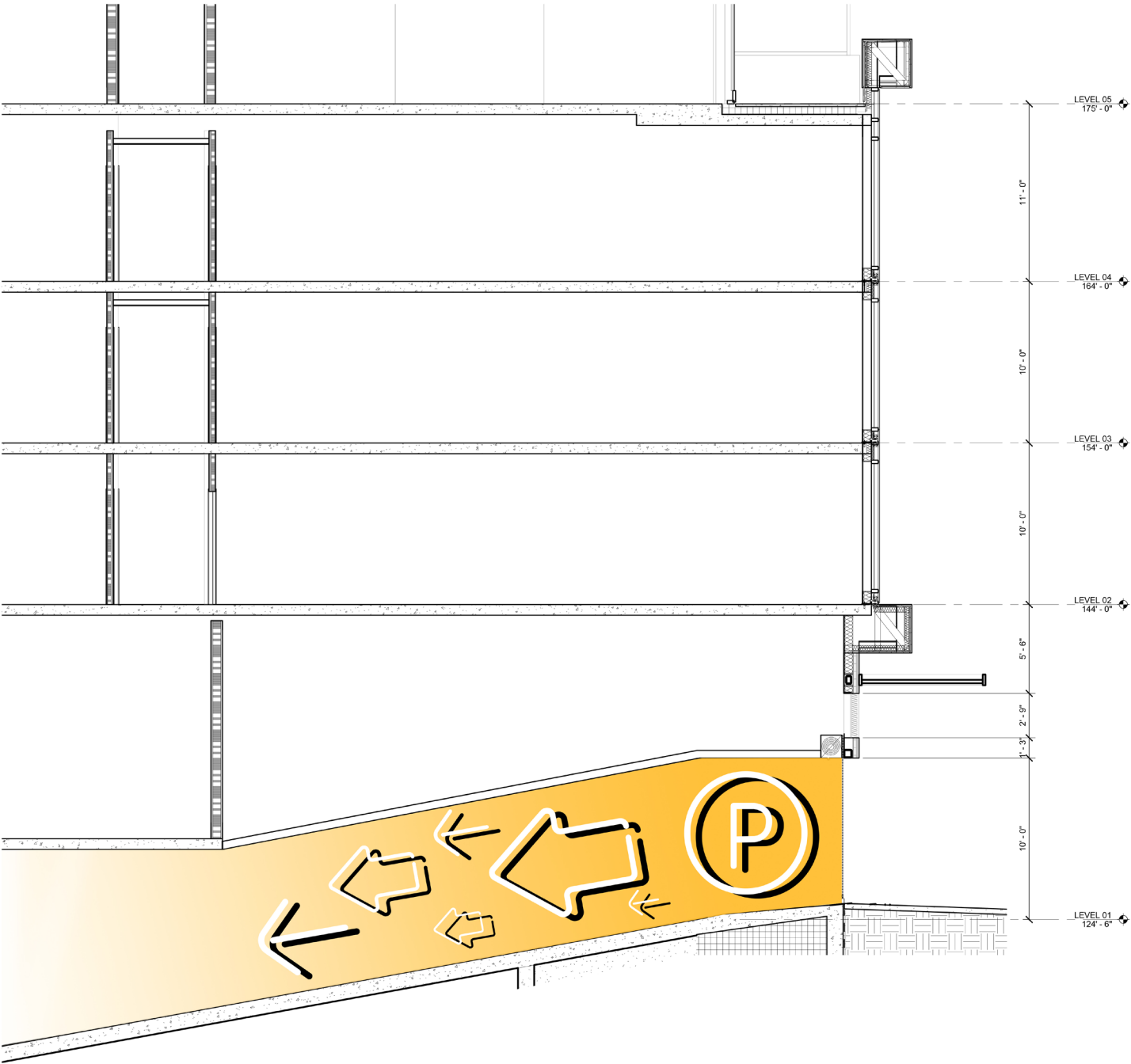
BL. 103 - ELEVATION COMPARISONS



GARAGE ENTRY WALL

This imagery represents the design intent for the graphics and signage on the garage entry walls. These are similar to what was used in phase 1 (Hassalo on eighth); We do not want to be held to these specific graphics, but rather the intent shown in this imagery.





GARAGE ENTRY WALL GRAPHIC CONCEPTS