

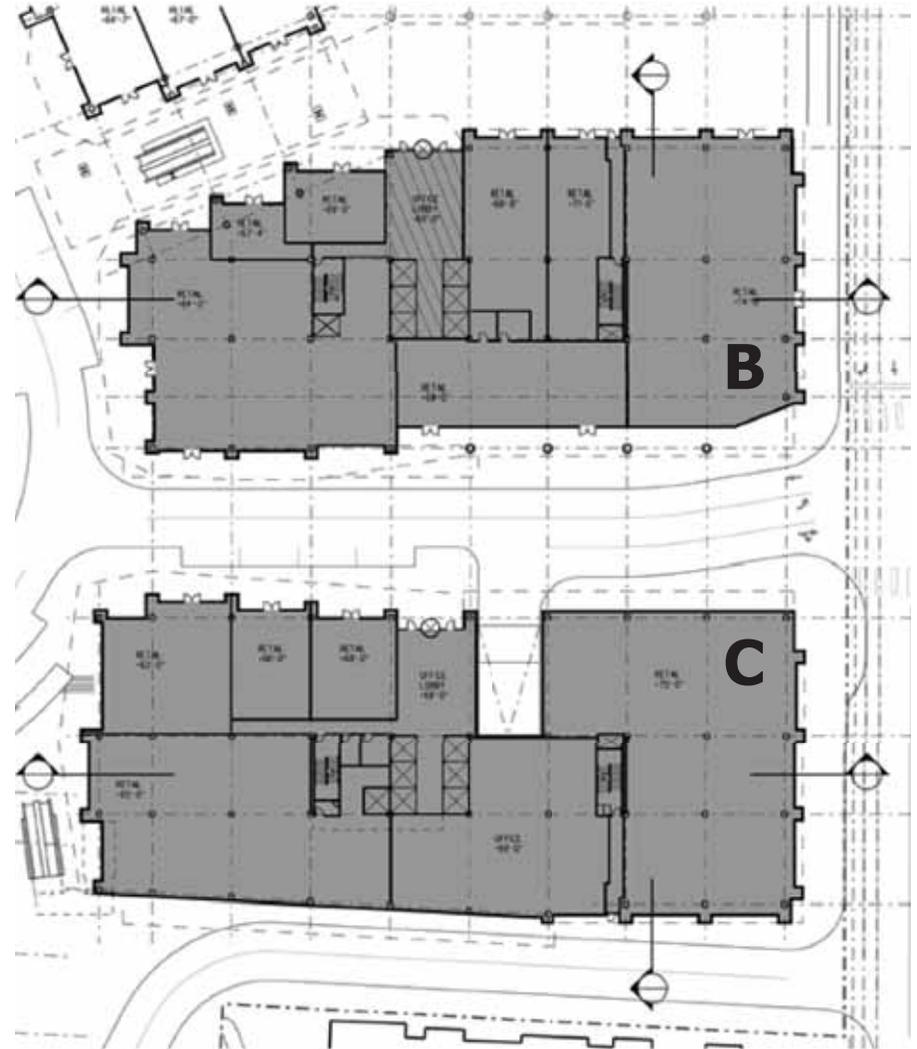
**Design Response Conference #9
1/04/2010**

PRESENTATION AGENDA

- 1. Recap of last meeting's DRB comments**
- 2. Summary of design responses**
- 3. Street width precedent studies**
- 4. Revised massing for Buildings 'B' and 'C'**
- 5. Preliminary articulation concepts for Buildings 'B' and 'C'**

DRB comments from last meeting:

1. Space between Buildings 'B' and 'C':
 - a. Development Standards require 66' street width, while building faces are shown 49' apart. This creates deep cantilevers/colonnades and compromises the quality of the street experience. This needs to be resolved.
 - b. The portal to the site could be improved by raising the soffits at cantilevers and colonnade.
 - c. The massing of the buildings should open up to the plaza.
 - d. Measures should be taken to mitigate the vertical mass of the buildings.
 - e. A study of similar urban spaces would help the DRB to better visualize the proposed design.
2. South Elevation, Building 'C':
 - a. Massing concept approved pending facade articulation.
3. West Elevations:
 - a. The massing of the west elevation of Building 'B' should be broken up as suggested in design studies.
 - b. 'Gaskets' should be designed to optimize retail.



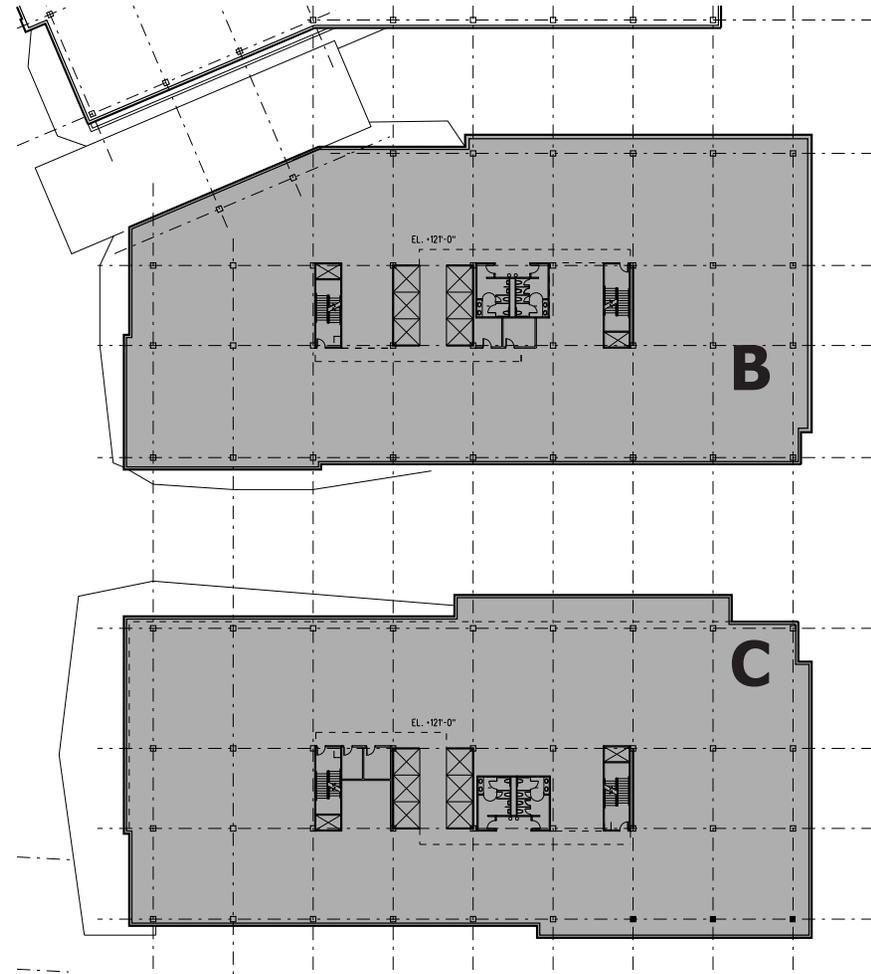
Design team responses to DRB comments from last meeting:

1. Space between Buildings 'B' and 'C':

- a. The elimination of one traffic lane vs. the Design Guidelines requirement (4 lanes to 3 lanes) means that the total street width can be reduced to 60' with no loss of landscape or sidewalk. This eliminates the colonnade on Building 'B' and part of the cantilever on Building 'C'.
- b. The cantilever on Building 'C' has reduced in length from 120' to 90', and has been raised to the second floor soffit, about 30' above the ground.
- c. The cantilevered portion on Building 'C' narrows the space to 52', while the top floor of Building 'C' steps back to a width of 90' at the west end of the space.
- d. The north facade of Building 'C' has been broken up and stepped back to mitigate its height and provide a counterpoint to the verticality of Building 'B'.
- e. The design team will present a study of similar urban spaces to help the DRB to better visualize the proposed design.

2. West Elevations:

- a. The massing of the west elevation of Building 'B' has been broken up per the DRB's comment.
- b. 'Gaskets' and retail facades have been adjusted to provide more opening to the west.

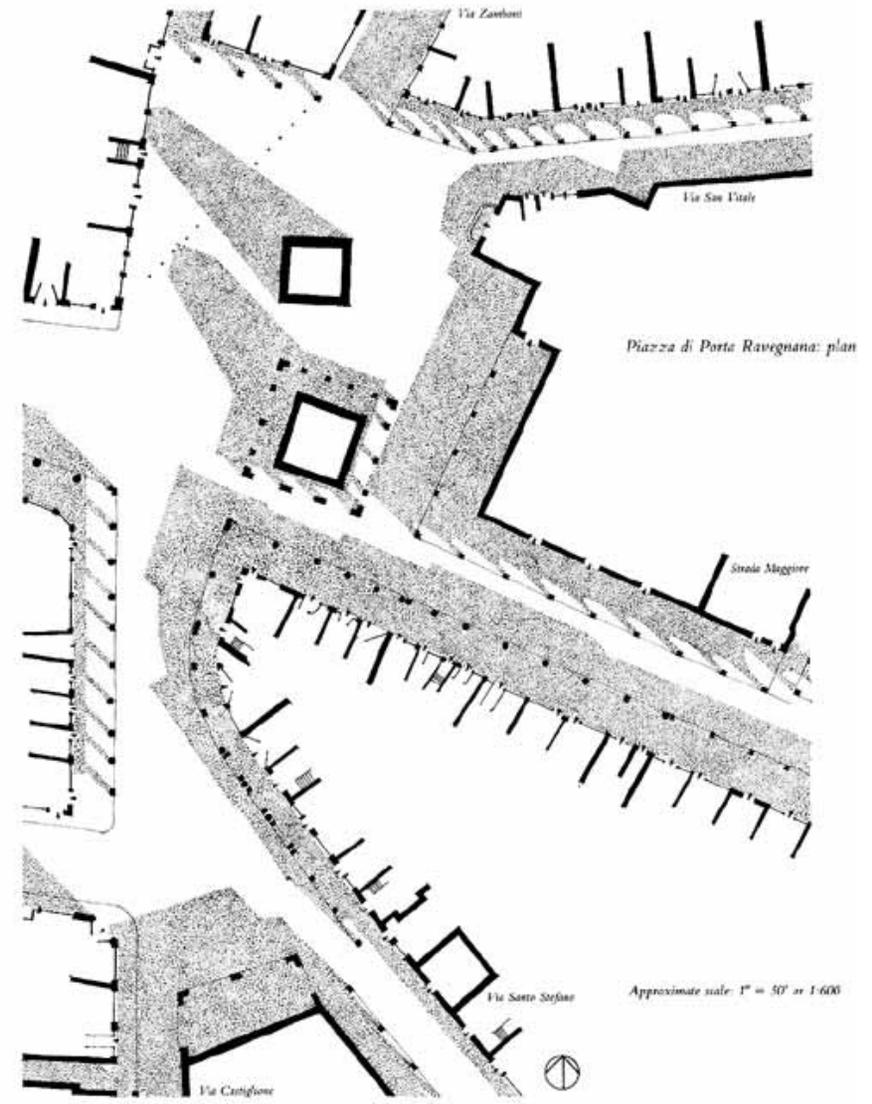
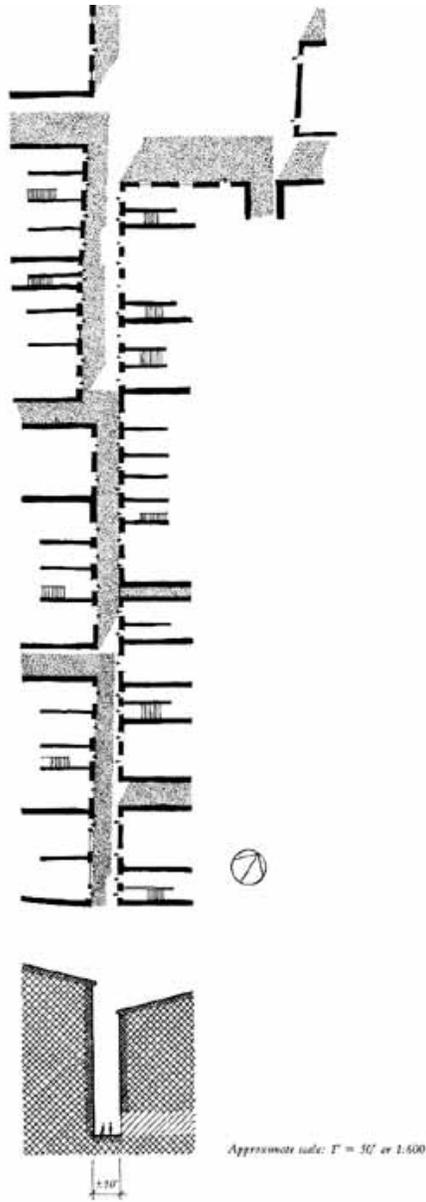




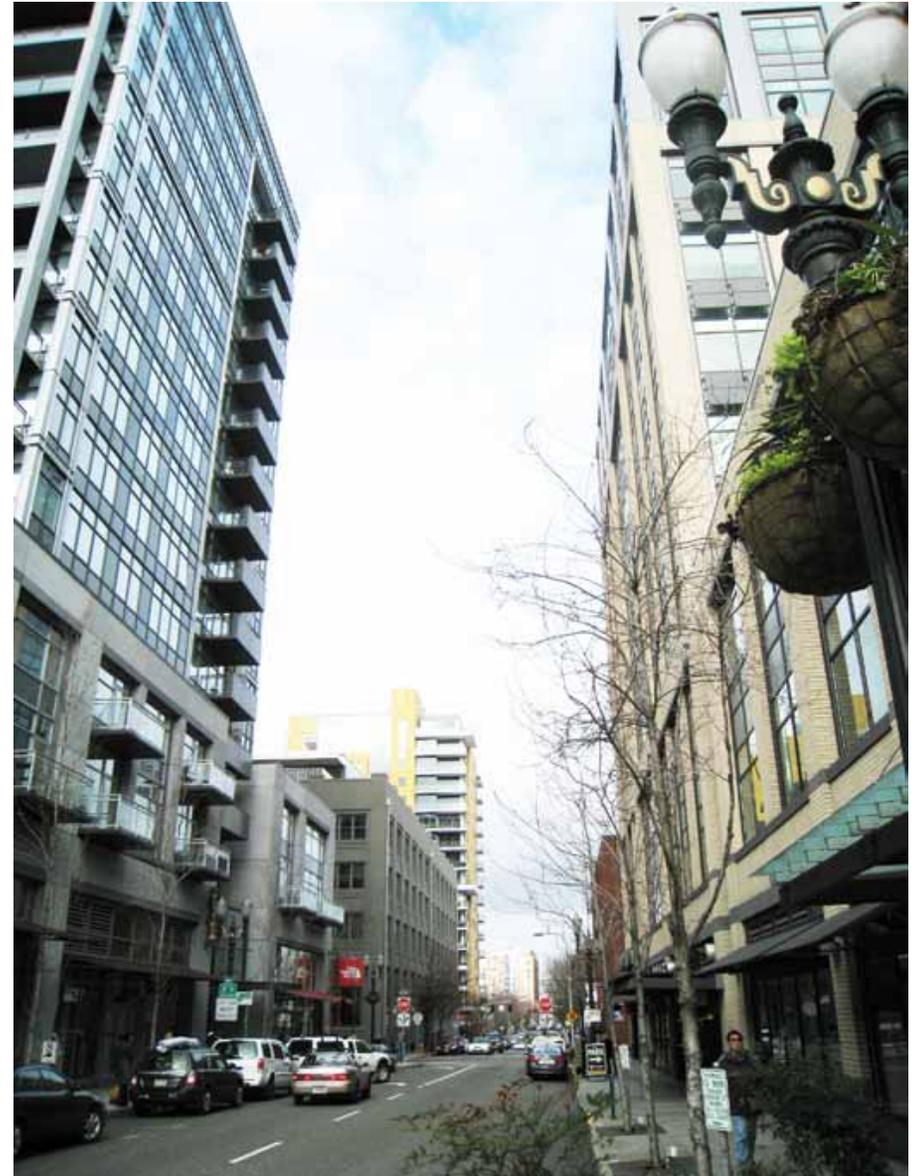
FIRST FLOOR PLAN, 12/07/09



FIRST FLOOR PLAN, 1/04/10



Pearl District
Portland, Oregon
60' right-of-way



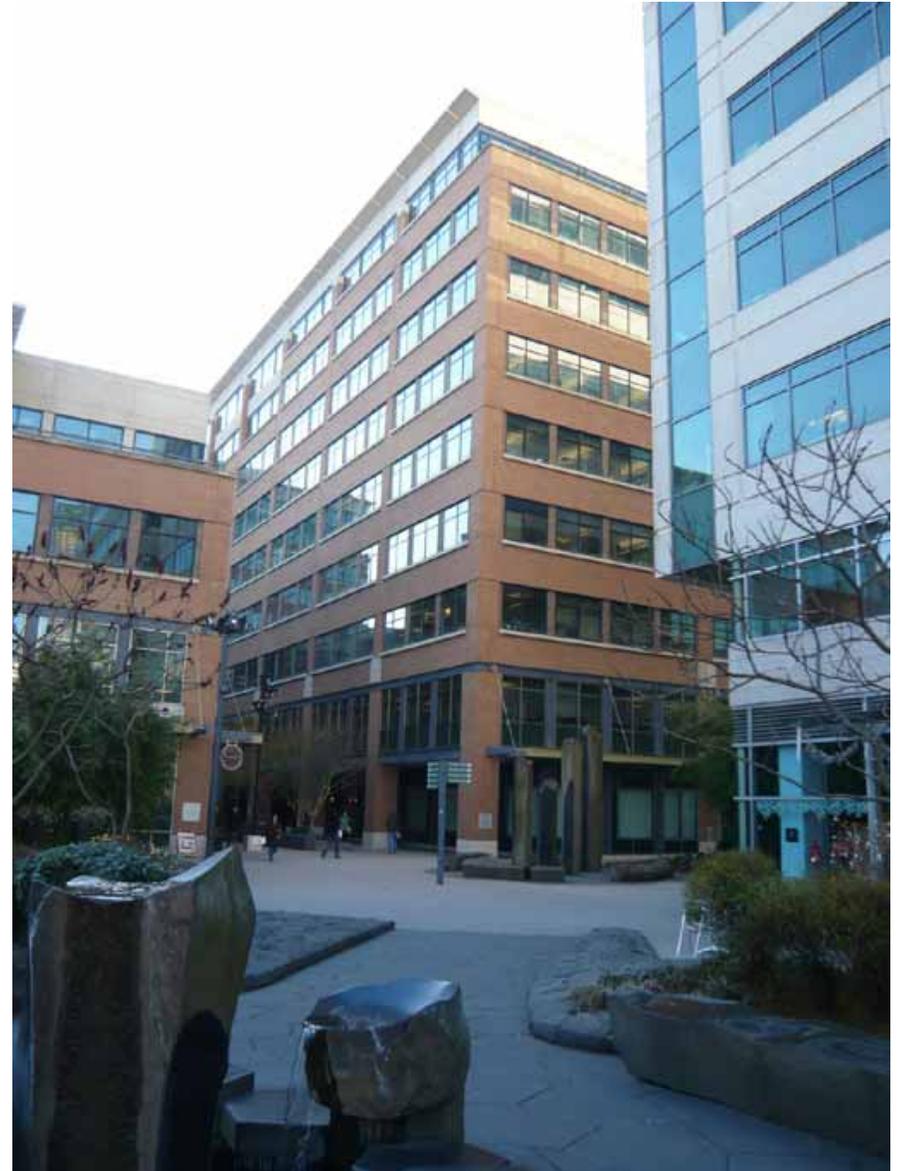
Pearl District
Portland, Oregon
60' right-of-way

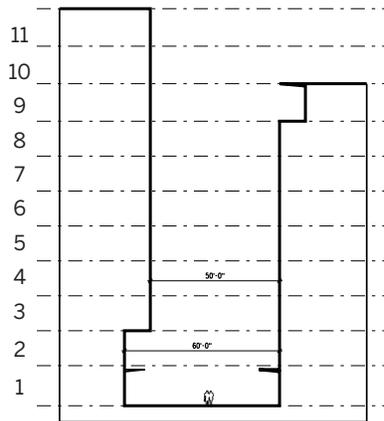
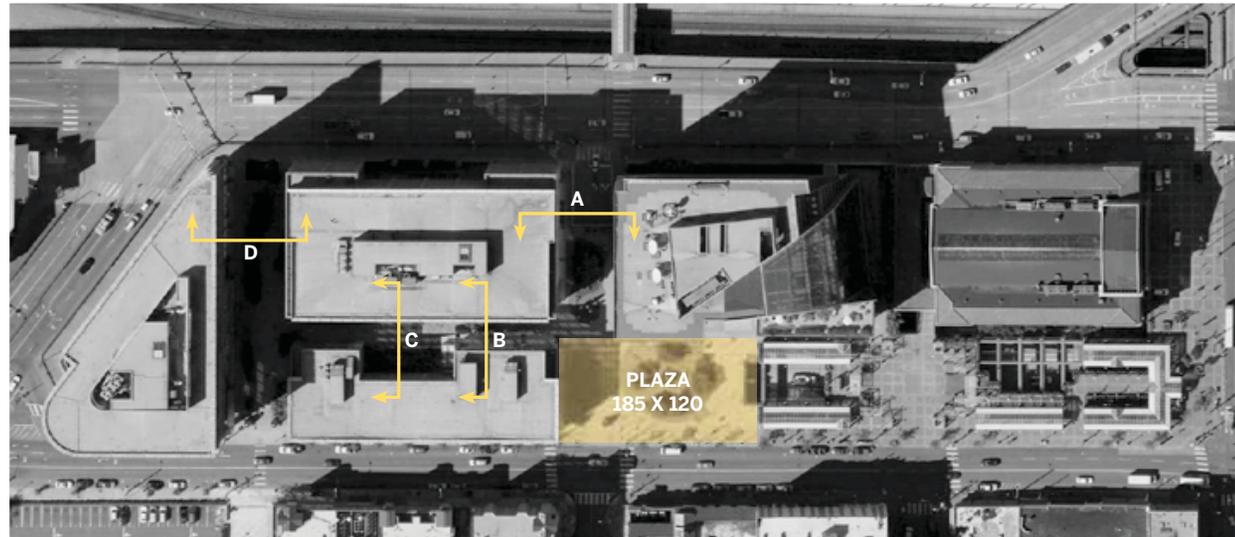
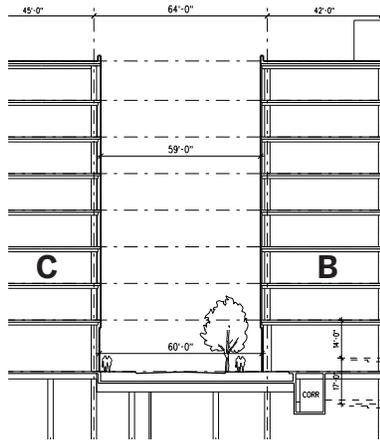


Pearl District
Portland, Oregon
60' right-of-way

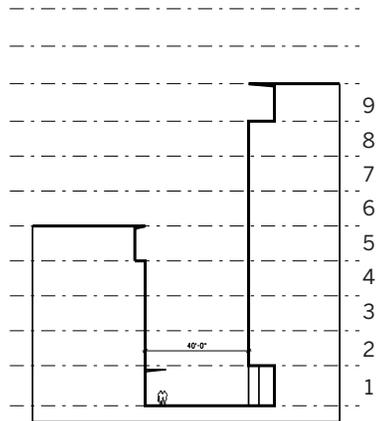


CASE STUDY: OPUS Center
at Union Station, Seattle
2001

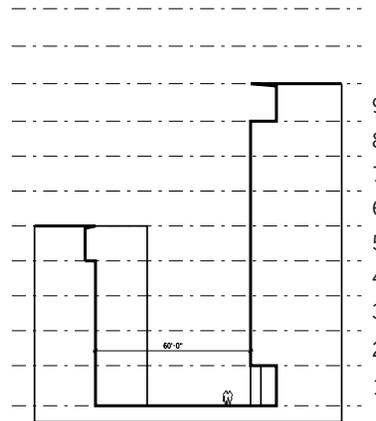




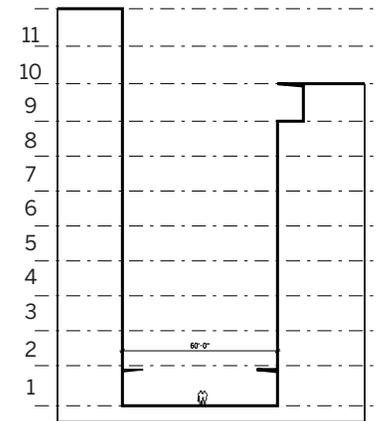
BUILDING SECTION A



BUILDING SECTION B

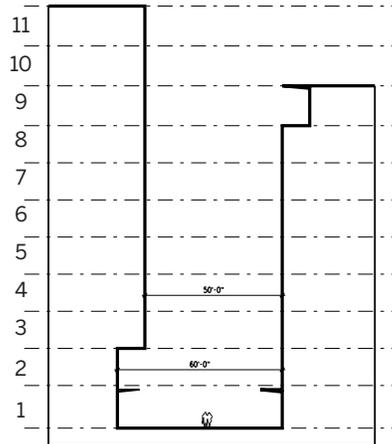
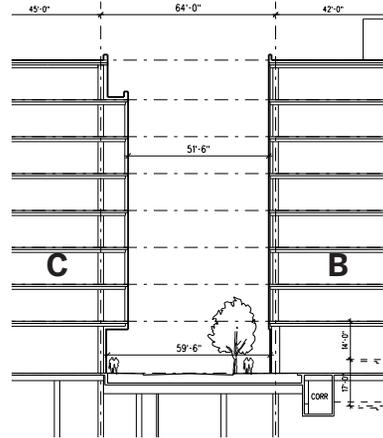
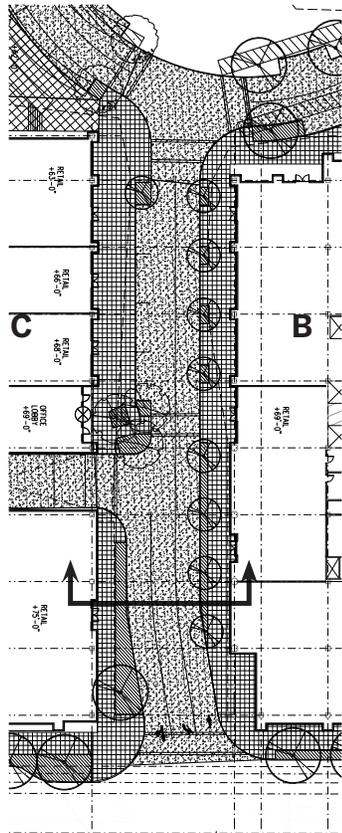


BUILDING SECTION C



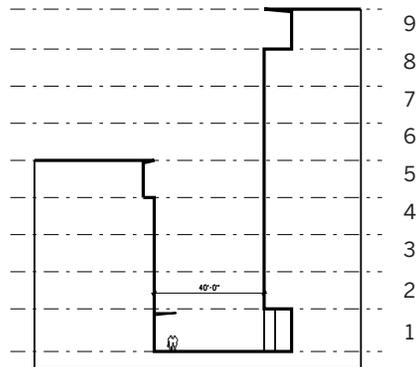
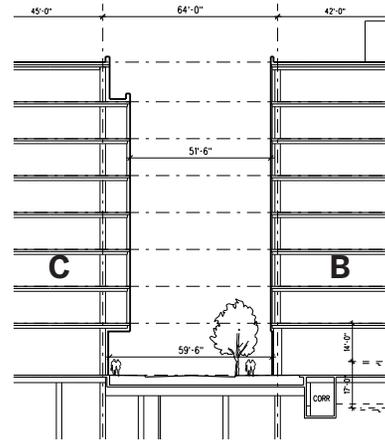
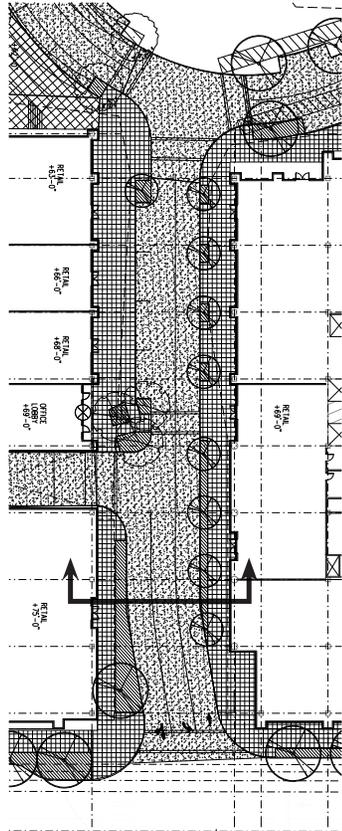
BUILDING SECTION D



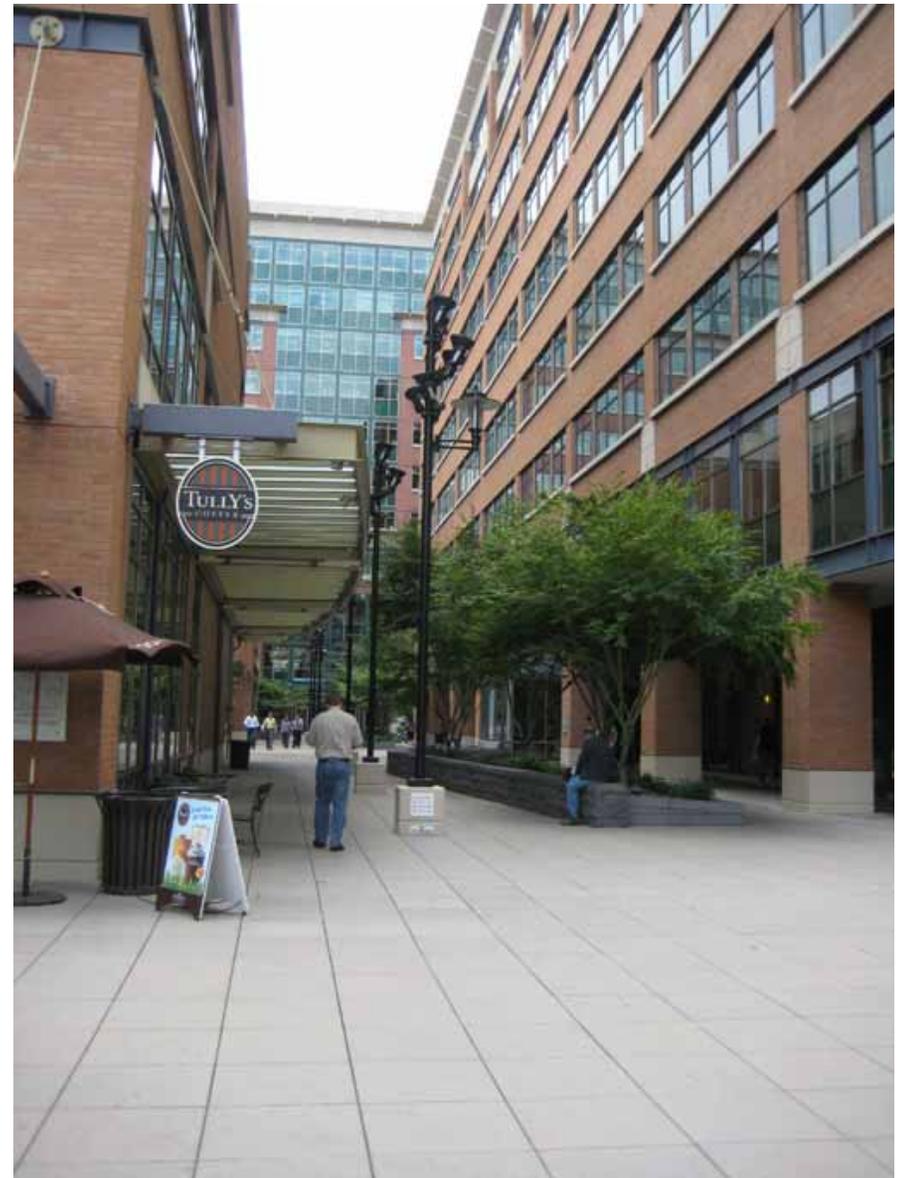


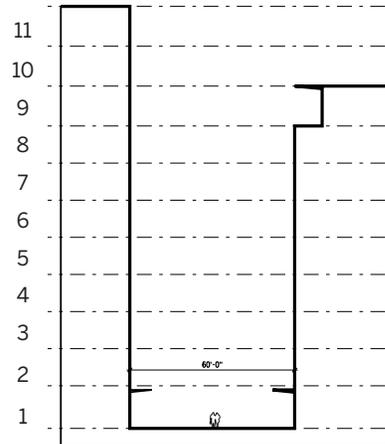
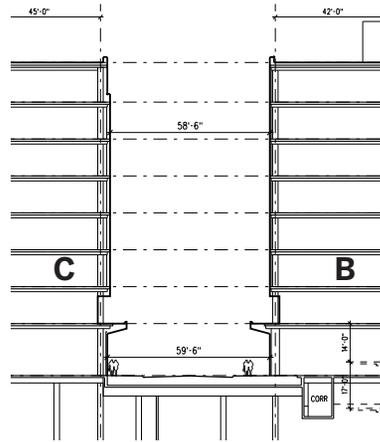
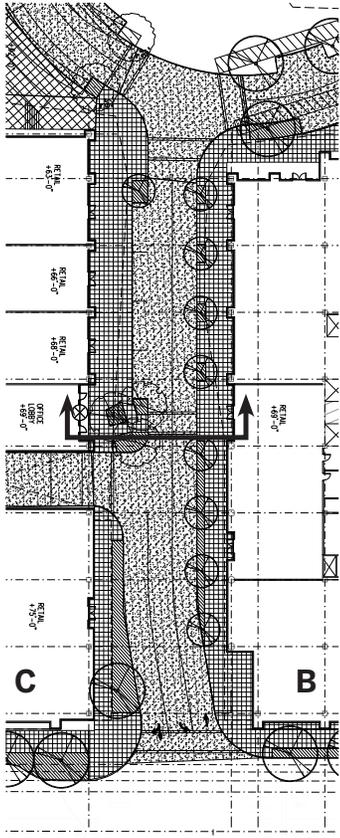
BUILDING SECTION A





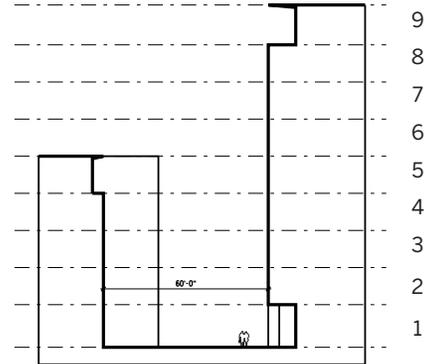
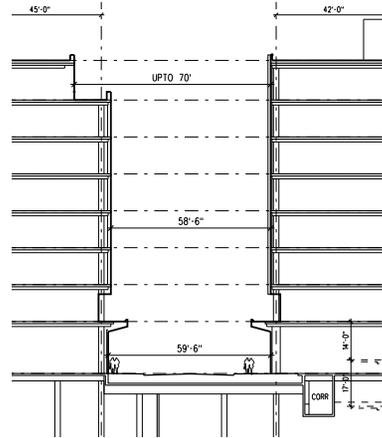
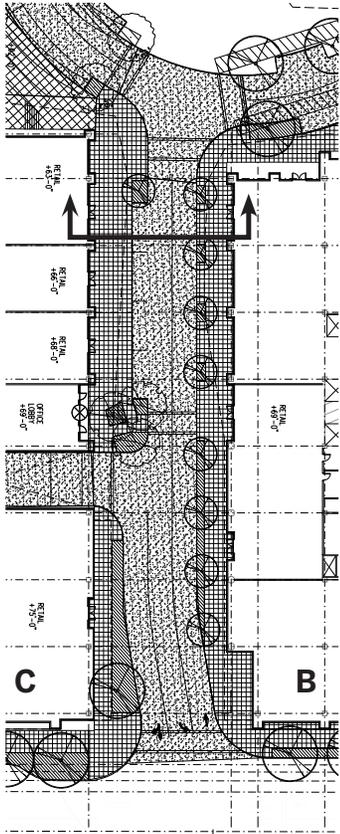
BUILDING SECTION B





BUILDING SECTION D





BUILDING SECTION C

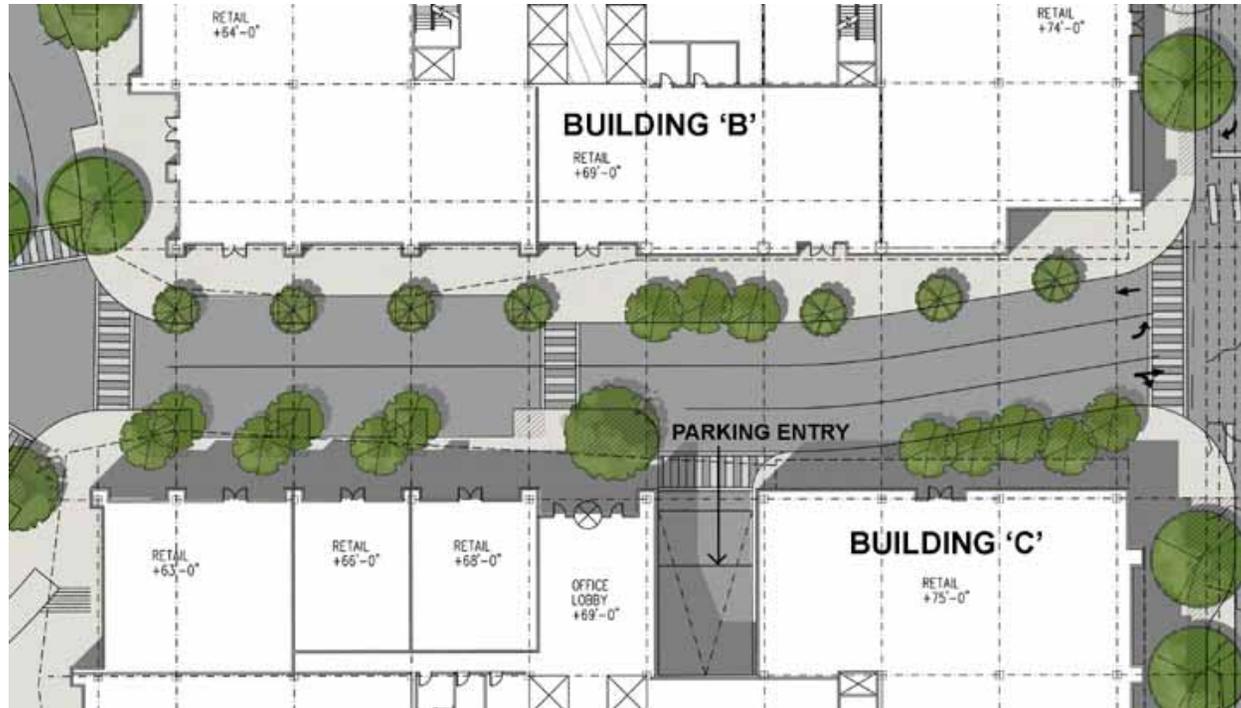


**CASE STUDY: University of
Washington Medical Center**
at South Lake Union, Seattle

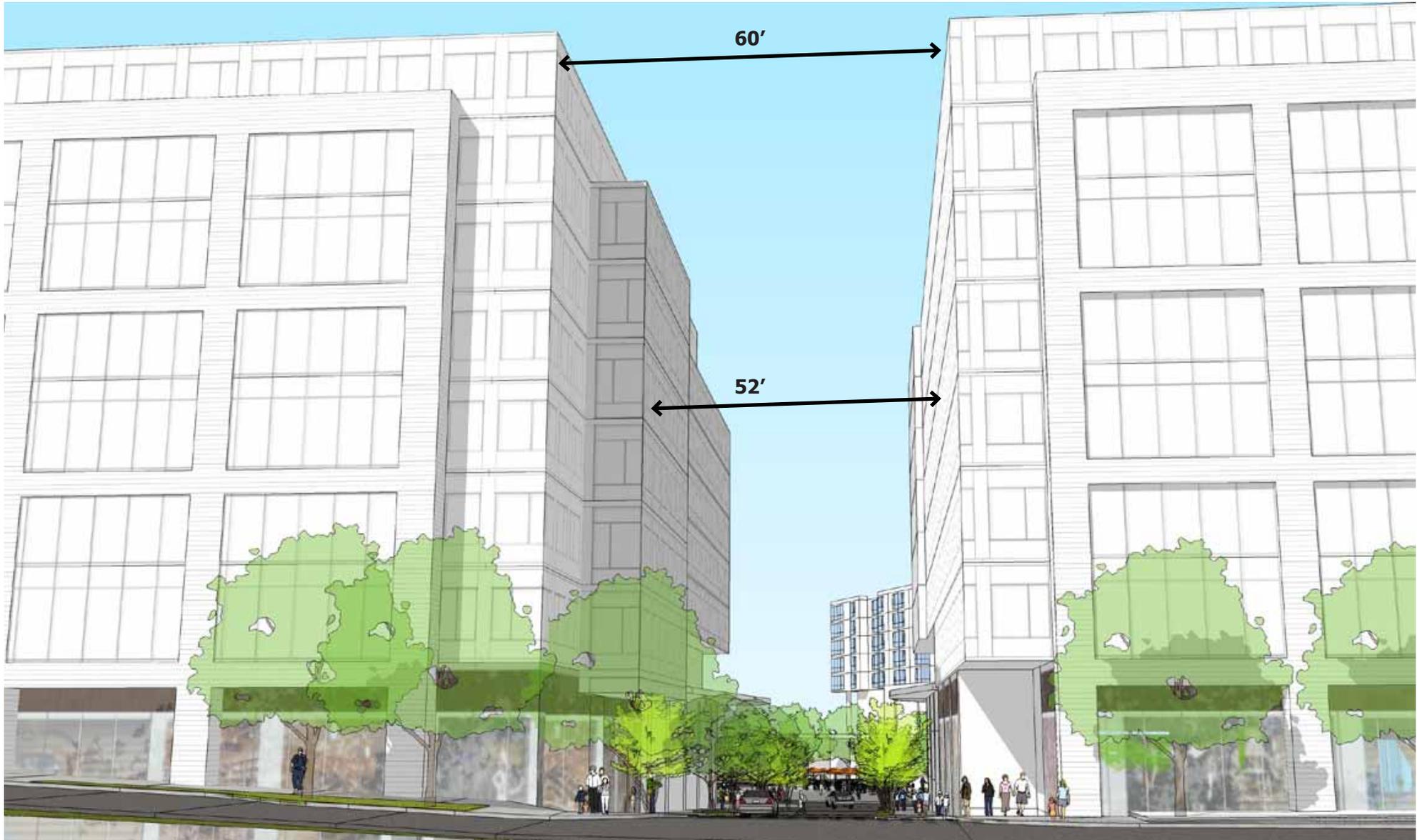


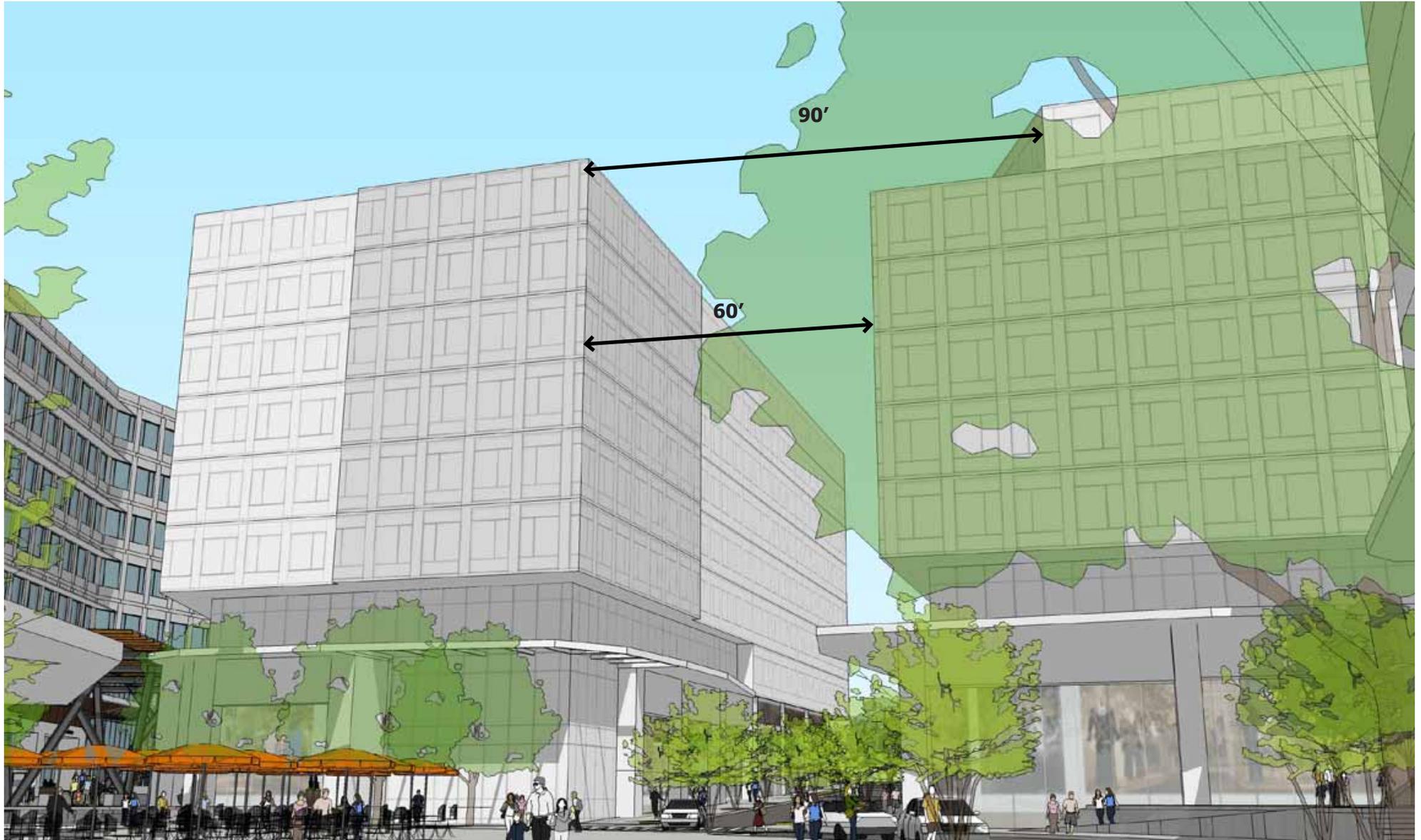


**8TH & DEXTER
SEATTLE**



PARTIAL LANDSCAPE PLAN

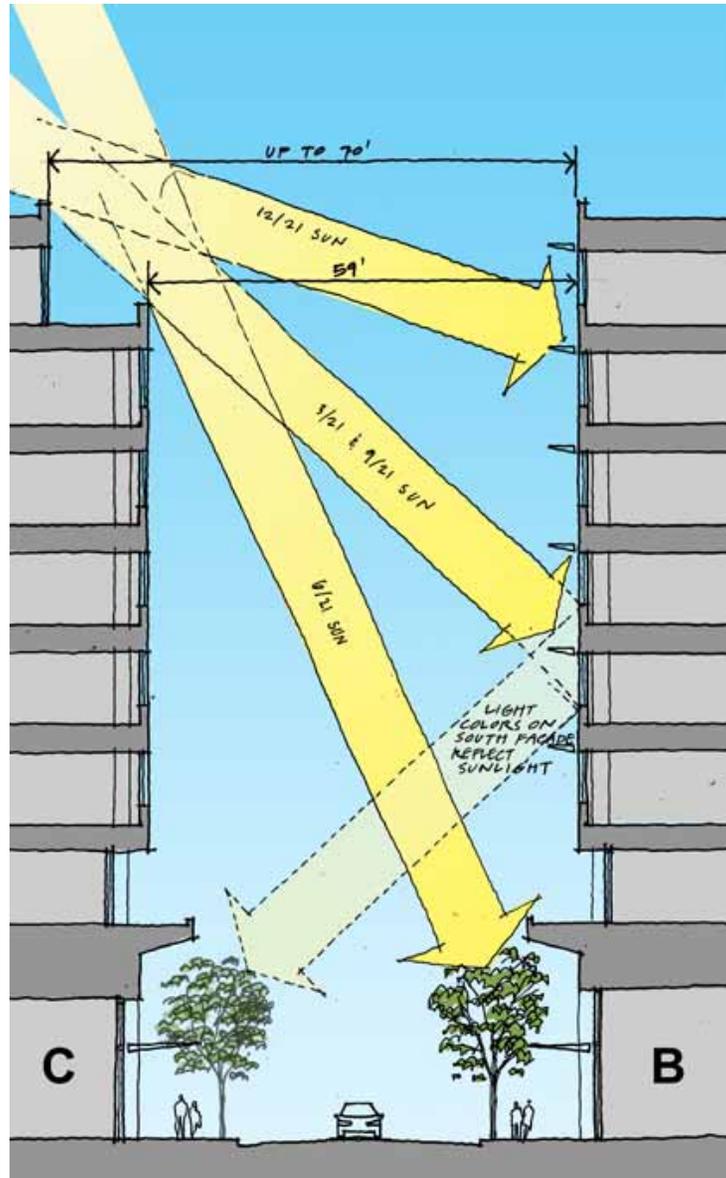




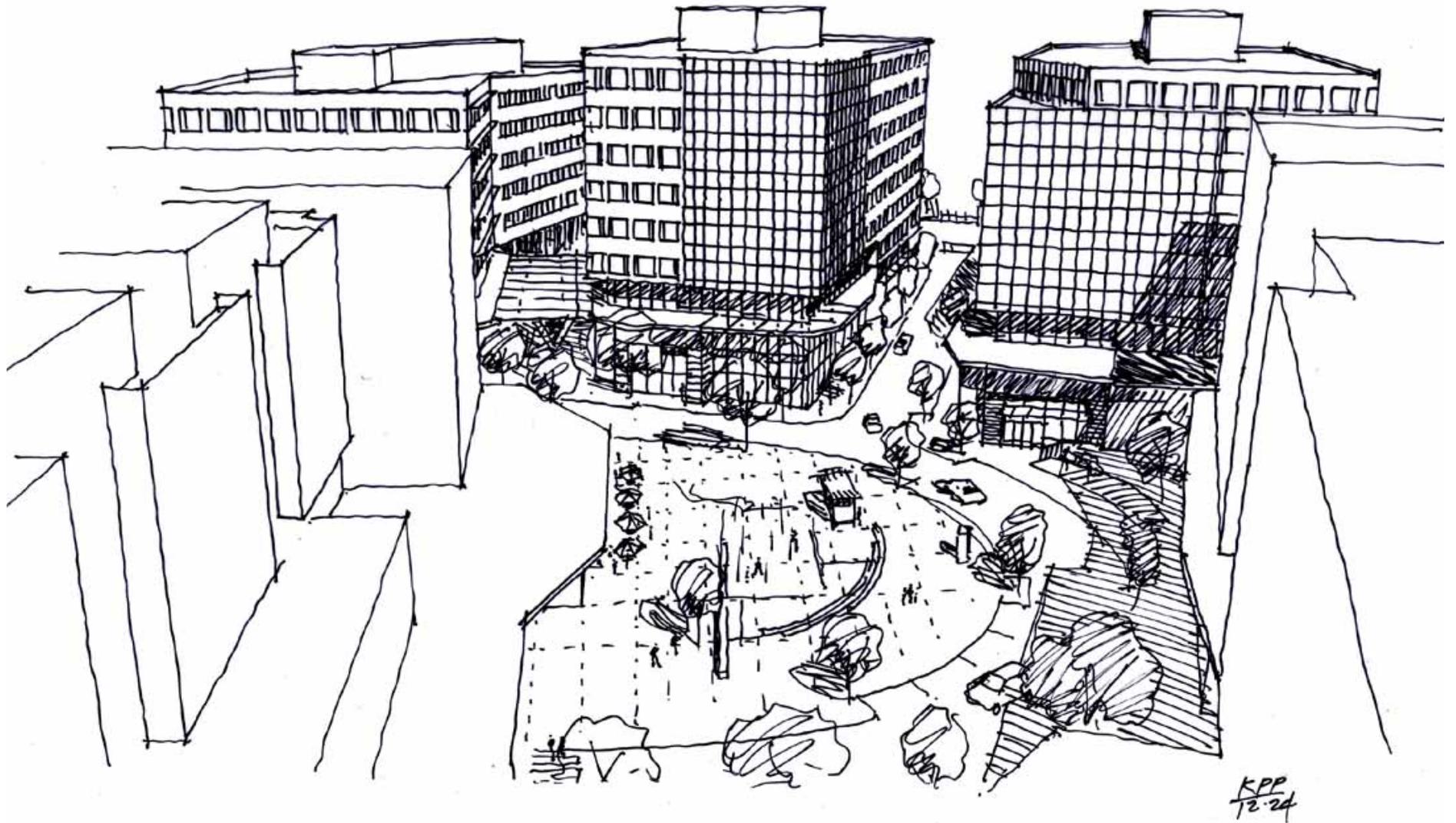


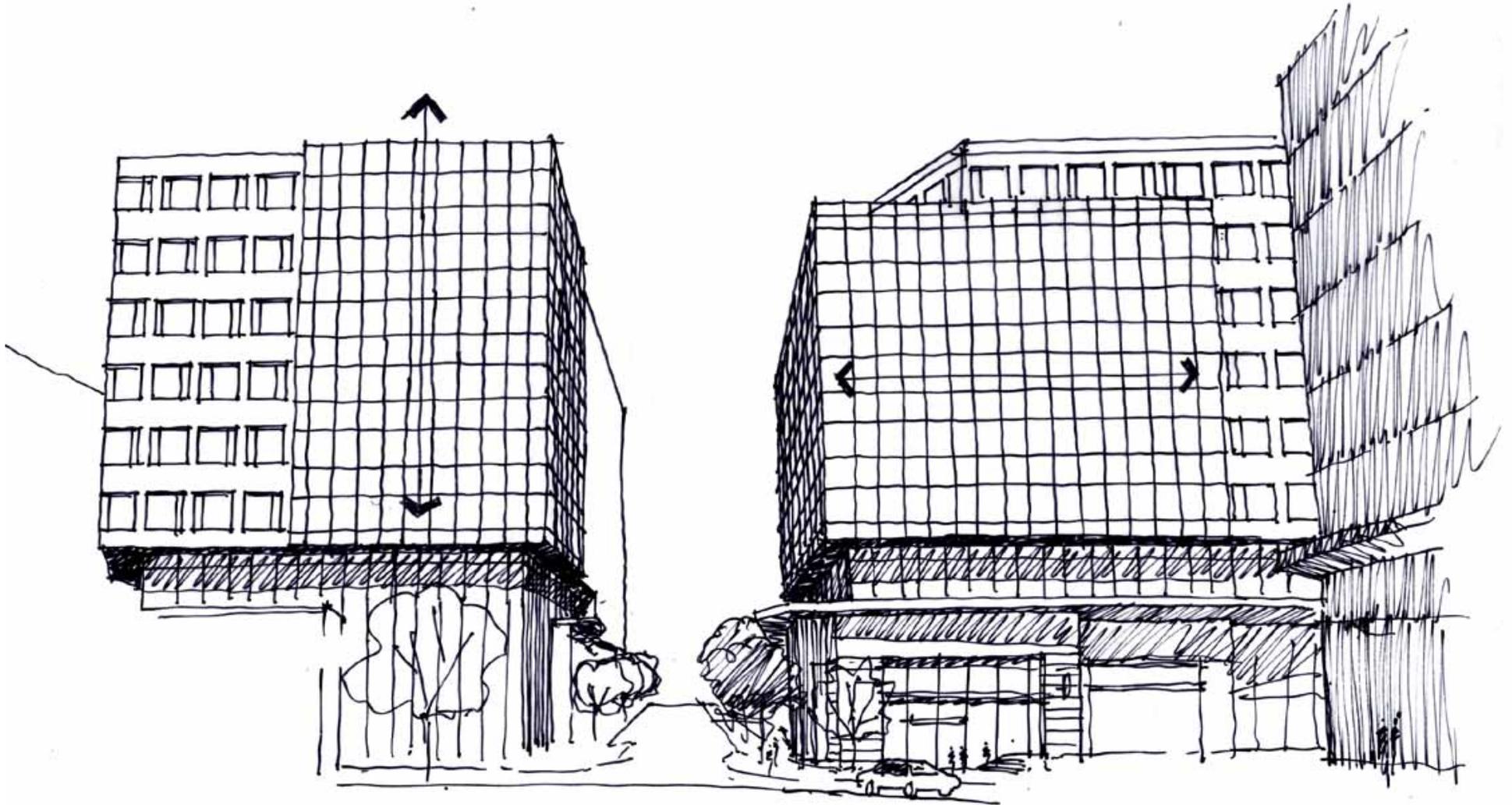






Section showing solar access





KPP
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