



UNIVERSITY OF OREGON

## BLOCK 8L MIXED-USE



IT'S GO TIME.

GERDING EDLEN



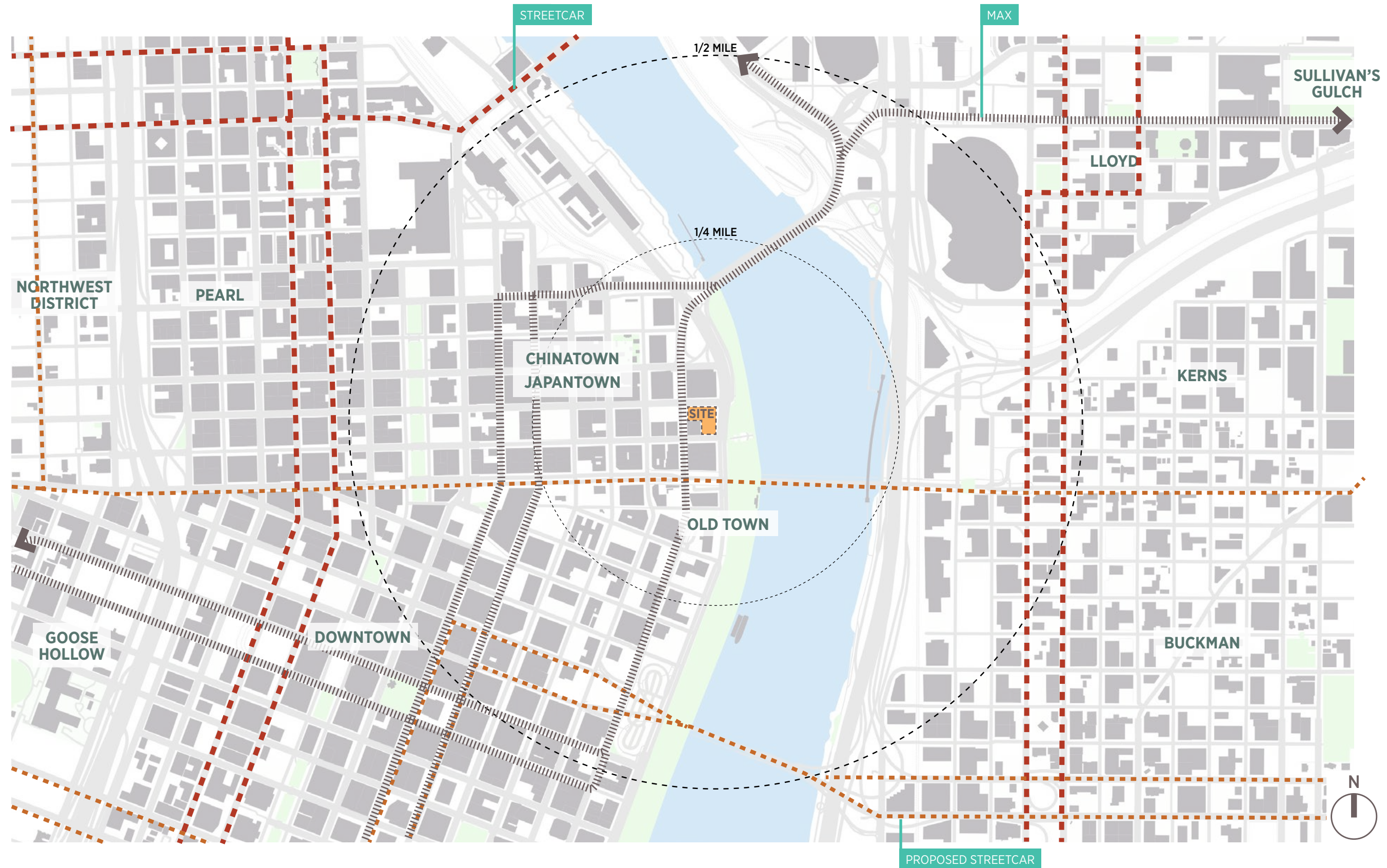
Ankrom Moisan

ZGF

ZIMMER GUNSUL FRASCA ARCHITECTS LLP



PROJECT OVERVIEW / LOCATION  
NEIGHBORHOOD



BLOCK 8L MIXED-USE  
GERDING EDLEN DEVELOPMENT

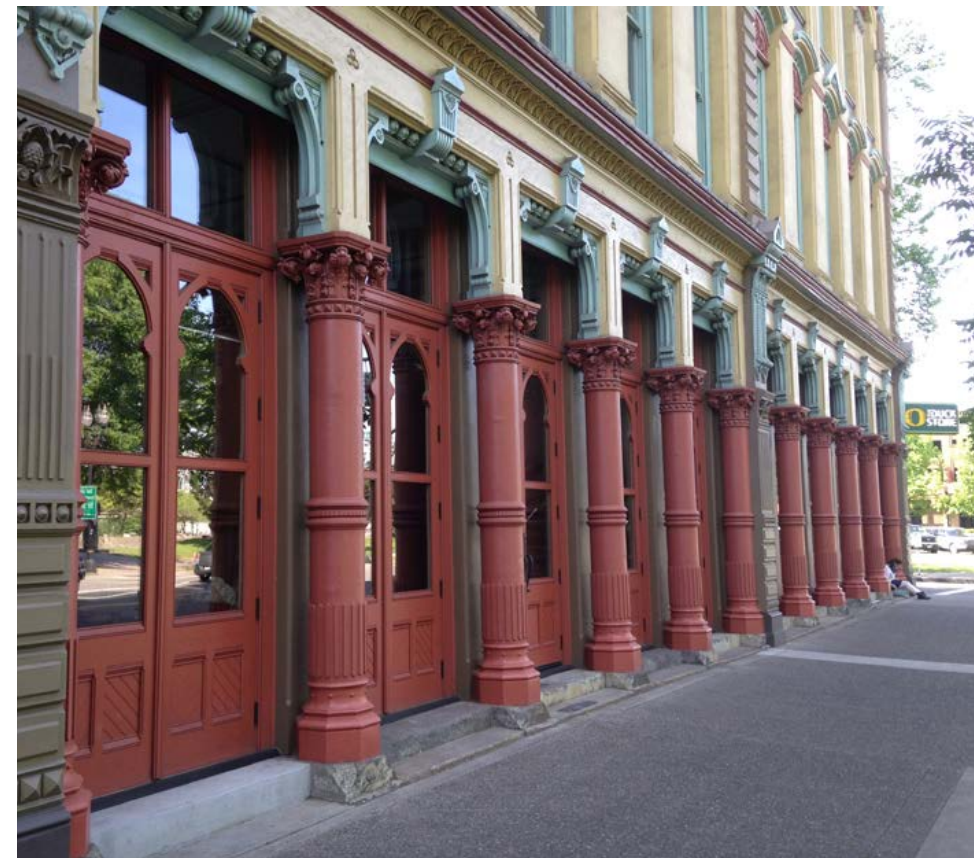
PROPOSED STREETCAR



**PROJECT OVERVIEW / LOCATION**  
**NEIGHBORHOOD CONTEXT**

*“The strength of our neighborhood is our diversity, and our diversity is shown in part by the number of community organizations, social and civic organizations, and social service agencies located within our boundaries.”*

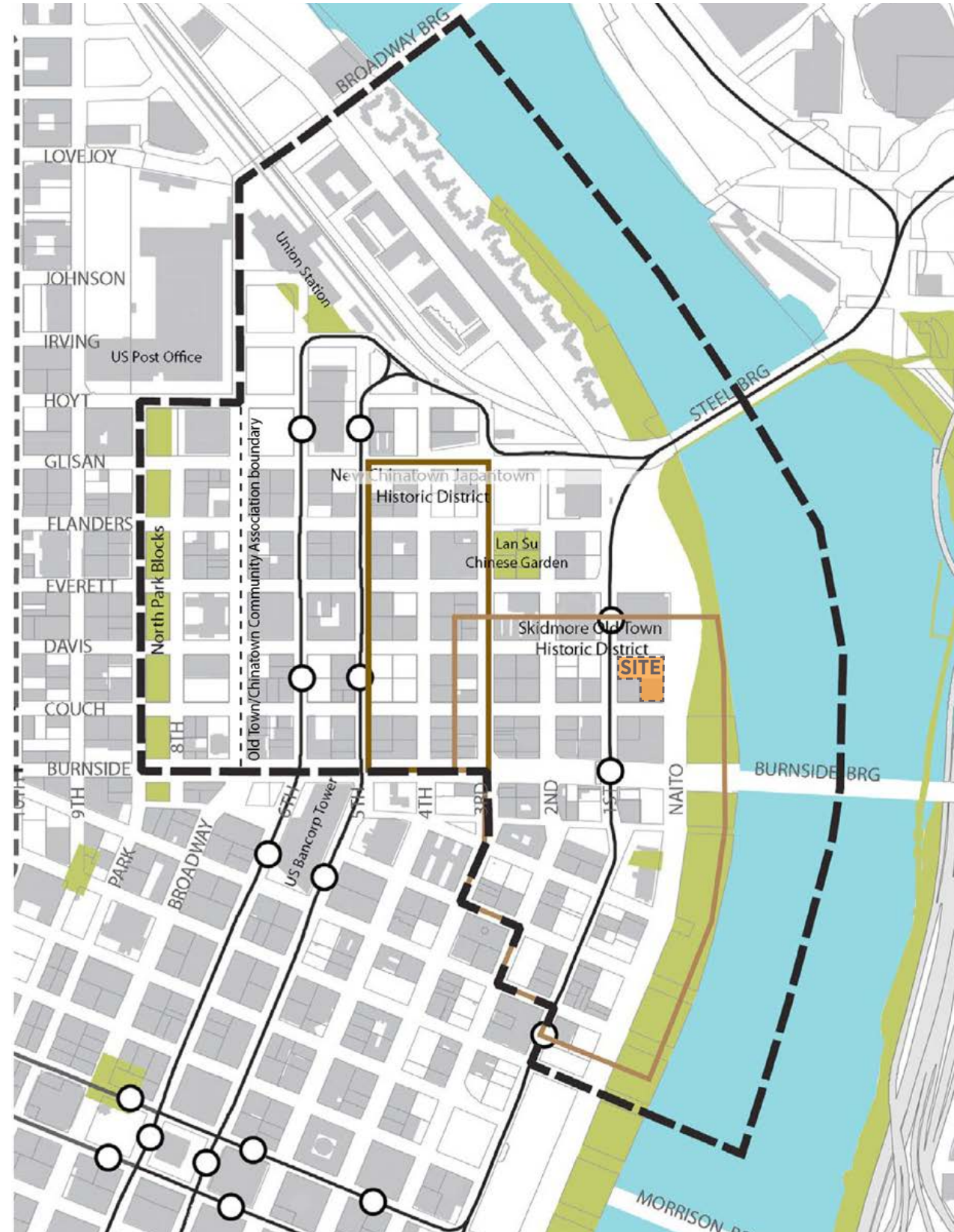
*Old Town Chinatown Community Association*





PDC 5 YEAR ACTION PLAN

OLD TOWN/CHINATOWN ACTION PLAN FOCUS AREA



**PDC 5 YEAR ACTION PLAN**  
**TOOLS AND RESOURCES**

Key Issue	Tool	Recommended Budget		
		FY 14/15	5 Year Total	Source
Middle-Income Housing	<b>SDC Exemptions:</b> As a pilot, amend current city program to fill financial feasibility gap for housing targeting 60-100% MFI	500 units (est. \$7M)		Fee Exemption
Built Environment & Job Creation	<b>PDC Business &amp; Development Incentives:</b> Commercial Property Redevelopment Loans, Business Finance Loans, Storefront Grants, Predevelopment (DOS) Grants	\$19,371,842	\$57M	PDC TIF
	<b>Seismic Program:</b> Provide \$5.5 million for seismic assessments, implementation of seismic improvements, and evaluation of programmatic or regulatory changes.			
District Culture, Livability & Activation	<b>Community Livability Grant:</b> Support to community-based groups for projects promoting livable and healthy neighborhoods. \$200,000 funded in FY 14/15.	\$30,000	\$90,000	General Fund
	<b>Retail Program:</b> Partner with Portland Business Alliance to recruit and retain district retailers, initiate OTCT Pop-up Shop Program, and activate vacant storefronts			
	<b>District Marketing:</b> Provide \$20,000 matching grant for preparation of marketing collateral.			
	<b>District Manager:</b> Provide matching grant for professional district management, programming and promotion			



THE DESIGN

RENDERING / AERIAL VIEW FROM NORTHWEST



BLOCK 8L MIXED-USE  
GERDING EDLEN DEVELOPMENT



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## THE DESIGN

### SUSTAINABILITY FEATURES

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##### Anticipated LEED v4 Gold rating

##### ENERGY AND ENVIRONMENT:

- Anticipated building-wide energy savings of 30% above the Oregon energy code
- Energy systems with VRF for cooling and a dedicated outside air system with heat recovery in the office space
- Direct ducted fresh air to each unit for improved air quality
- LED lighting throughout
- Real-time web-based utility monitoring system to ensure optimal performance and encourage tenant engagement
- Anticipated 8,300 sq. ft. of Eco-roof to reduce storm water run-off volumes, filter contaminants, reduce urban heat-island effect and increase on-site biodiversity
- Low-flow, Water-Sense certified fixtures throughout

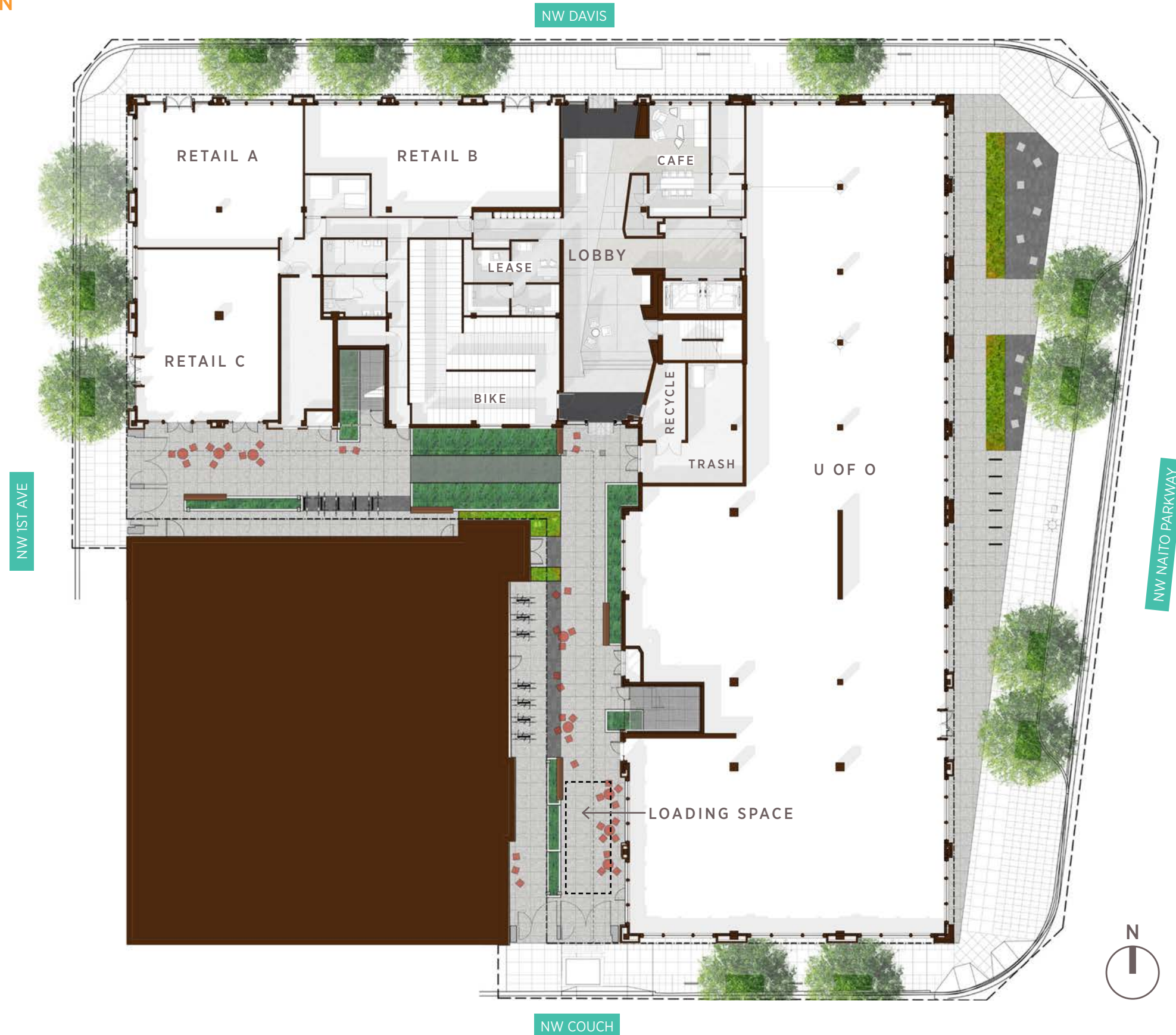
##### COMMUNITY:

- 20 minute living- walk score: 94, walker's paradise; transit score" 90, rider's paradise; bike score: 99 biker's paradise
- Shared lobby between commercial and residential uses to encourage connections between the building users
- Commercial space located in the building lobby invites the community into the building
- Activated alleyway becomes a focal point, and integrates the building with the broader site
- Lobby orientation fosters connection between the building and the surrounding neighborhood

##### MEASURES STILL UNDER CONSIDERATION:

- Greywater collected from residential sinks and showers to be re-used to meet 100% of the demand for commercial toilets. Would save 600,000 gallons of water annually.
- Solar hot water system
- Solar PV array for renewable energy generation

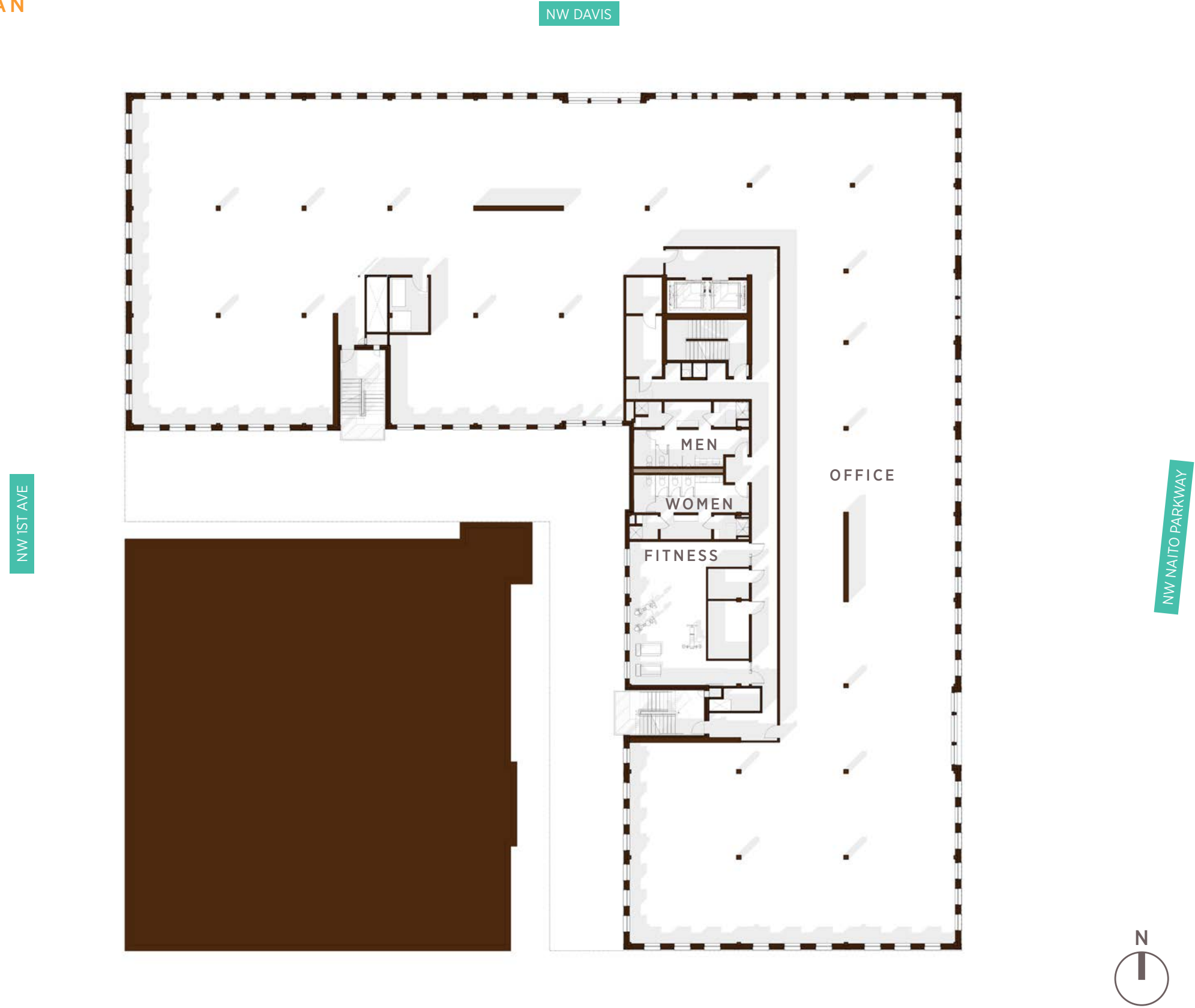
**THE DESIGN**  
**GROUND FLOOR PLAN**





THE DESIGN

LEVEL 02 FLOOR PLAN





THE DESIGN

RENDERING / NW COUCH AND NW NAITO PARKWAY



**BLOCK 8L MIXED-USE**  
GERDING EDLEN DEVELOPMENT



THE DESIGN

RENDERING / NW DAVIS AND NW NAITO PARKWAY



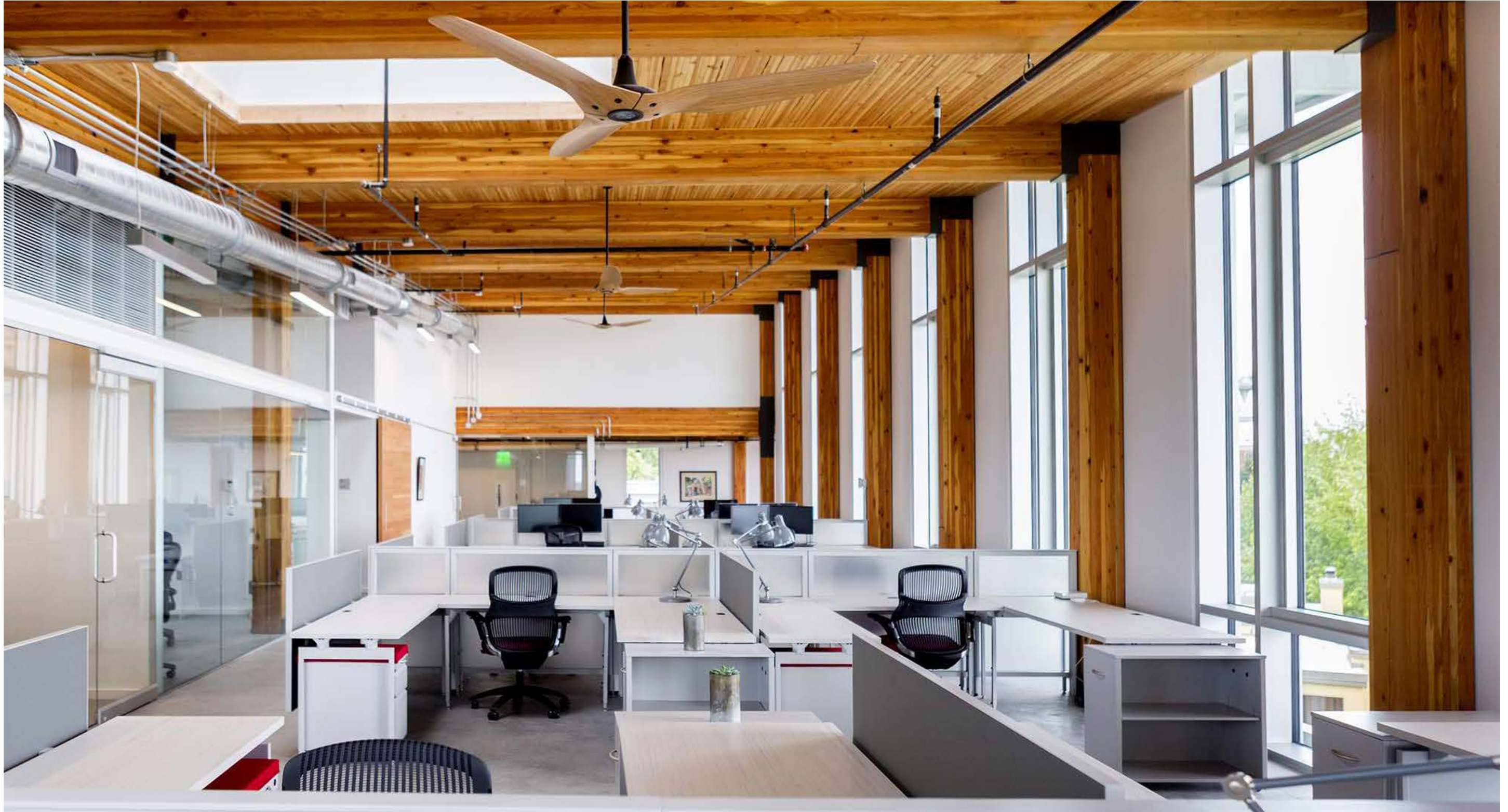
BLOCK 8L MIXED-USE  
GERDING EDLEN DEVELOPMENT



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## THE DESIGN

### HEAVY TIMBER AND EXPOSED WOOD DECKING STRUCTURE



*\*PRECEDENT IMAGE OF SIMILAR OFFICE SPACE AND NOT OF ACTUAL BLOCK 8 PROJECT*



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**THE DESIGN**

RENDERING / NW DAVIS AND NW NAITO PARKWAY AT NIGHT



**BLOCK 8L MIXED-USE**  
GERDING EDLEN DEVELOPMENT



THE DESIGN

RENDERING / U OF O MAIN ENTRY ALONG NAITO



BLOCK 8L MIXED-USE  
GERDING EDLEN DEVELOPMENT



THE DESIGN

RENDERING / OFFICE & RESIDENTIAL MAIN ENTRY ALONG DAVIS



BLOCK 8L MIXED-USE  
GERDING EDLEN DEVELOPMENT



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**THE DESIGN**

**RENDERING / GROUND FLOOR LOBBY SPACE**





THE DESIGN

RENDERING / PEDESTRIAN ALLEY LOOKING NORTH FROM COUCH





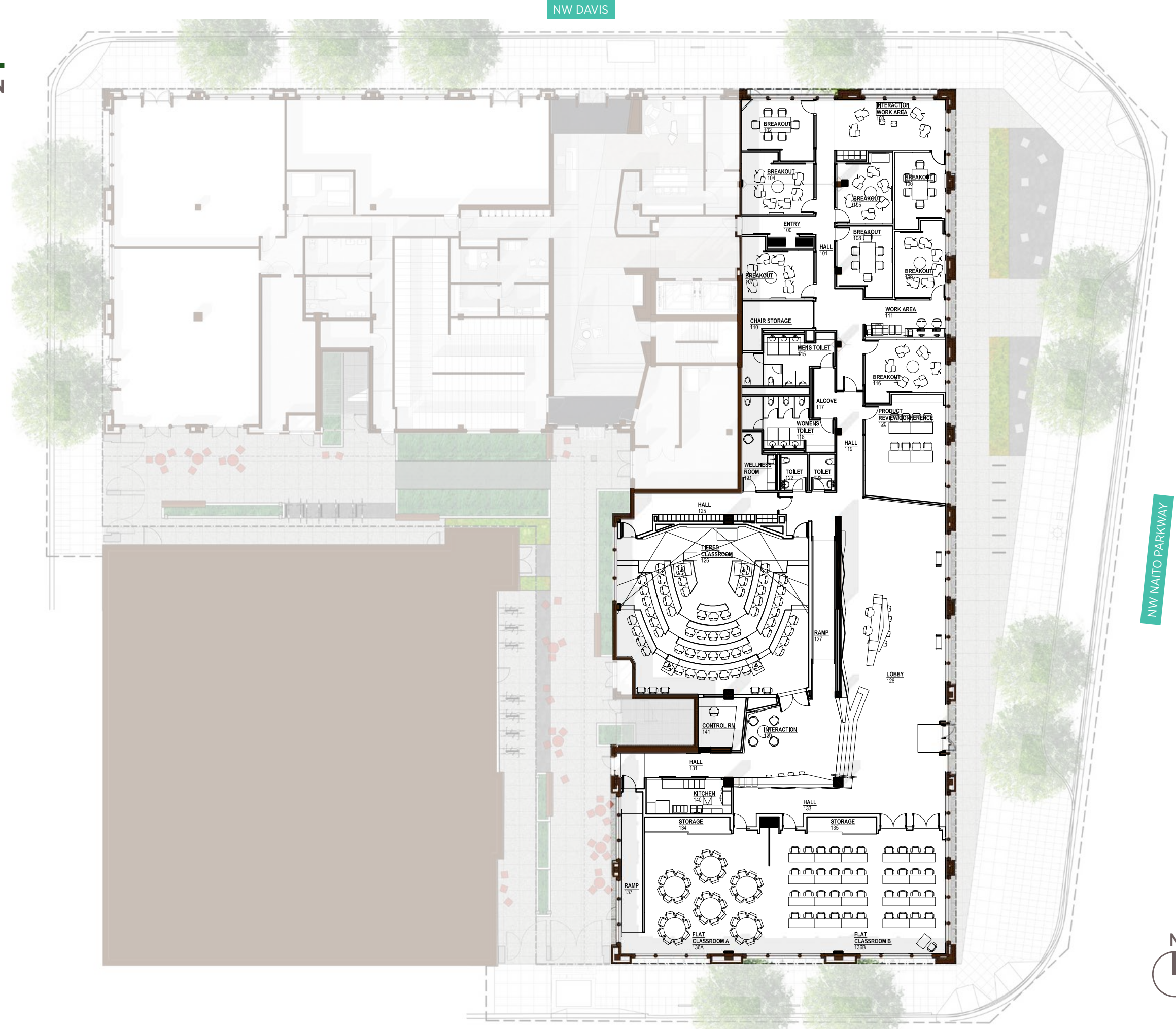
THE DESIGN

RENDERING / PEDESTRIAN ALLEY ENTRY FROM 1ST





**U OF O SPACE DESIGN**  
**FLOOR PLAN**



**BLOCK 8L MIXED-USE**  
GERDING EDLEN DEVELOPMENT

NW COUCH

NW 1ST AVE

NW NAITO PARKWAY

NW DAVIS





U OF O SPACE DESIGN  
RENDERING





U OF O SPACE DESIGN  
RENDERING





**THANK YOU**