DESIGN PORTFOLIO 2023

Jeffrey Dunn



Jeffrey Dunn 2023

Jeffrey Dunn

Conceptual thinker, communicator, team builder, architect

WHO I AM

I believe that architecture is the manifestation of culture. It emobodies our shared values, aspirations and dreams. The design of places and experiences is an inherently hopeful act, telling the stories of who we are, how we regard our environment and who we hope to become.

I am energized by the ability to make bold claims and see them through. The ability for designers to visualize new realities and change the conversation from limitations to the exceptional is empowering. I have experience motivating teams through collaboration, critical dialogue and thinking big.

EXPERIENCE

Senior Project Director May 2015 - July 2023
RIOS|Los Angeles, CA

Sony Scenic Arts
I directed the full team of architects, landscape architects and environmental graphics designers on this $50M hybrid ground-up office construction at Sony Pictures Studios in Culver City, CA. I was the main client point of contact from concept design into construction. RIOS delivered full services on this project.

Horton Plaza Redevelopment
Main client contact and managed a team of 6 architects on this $180M redevelopment in the center of downtown San Diego. RIOS served in the design architect role and partnered with RDC as AOR.

Hayden Place
I led the RIOS team in the design architect role, taking this $50M project from concept through DD phase, where H&R took on the AOR role.

Playa District
I led the design, management and construction of this $35M full services project in Playa Del Rey renovating 5 high-rise office tower lobbies, amenity spaces and landscape. Our interdisciplinary team included architects, landscape architects, EGD and interiors.

Designer June 2014 - April 2015
Standard|Los Angeles, CA

Project Manager Aug 2012 - June 2014
RSVP Architecture | New York, NY

Designer June 2005 - April 2011
ZGF | Seattle, WA

EDUCATION

Master Arch. II, Cornell University 2012
Bachelor Arch, Iowa State University 2005

PROFESSIONAL REGISTRATION

Currently licensed to practice architecture in Washington, Oregon and California

OUTREACH & COMMUNITY

Active NAIOP Portland membership
Revitalize Portland Coalition membership
ULI Northwest regular attendance

PUBLIC SPEAKING

Facades+ Conference Los Angeles on passive solar facade design 2021

Sustainable Districts Shanghai on Horton Plaza net zero carbon goals 2021

Playa District promotional video on landscape and workplace 2020

SKILLS

Conceptual Design/diagramming
Fluent hand-drawing/visual comms
Client/stakeholder consensus building
Business development/networking
Documentation/set building
Construction administration
Permitting/City comms
Staffing/team management
Proposal building

SOFTWARE

Revit, AutoCAD, Rhinoceros, V-Ray, Lumion, Adobe Suite, Smarsheet, Procore, Deltek

CONTACT

jeff.dunn1@gmail.com
712-253-7241
5425 NE Couch St, Portland, OR 97213



Jeffrey Dunn 2023

01: Sony Scenic Arts

NEW PRODUCTION OFFICE BUILDING & ADAPTIVE REUSE OF HISTORIC ARTS BUILDING

Summer 2019 through Spring 2023
Culver City, CA

Half a century ago, scenic backgrounds for film were painted by hand. They were monumental in scale, sometimes sixty feet or more in both directions. The Mt Rushmore scene in *North by Northwest* is an example of this. Sony Scenic Arts was a 100 foot tall building with a single floor at 40 feet. Openings on both sides of the platform level allowed XXL canvases to be hoisted up a few feet at a time for the painters to work.

Sony Pictures asked RIOS to reimagine this space and give it a completely new life as a multipurpose events space with new production office attached to it. The new multipurpose space would hold performances, screenings, all-hands corporate meetings, banquets, office hoteling, and be rented for private events. Directly adjacent, a ground-up 70K production office building would structurally buttress the old while providing office and teaming spaces for Sony staff across the lot.

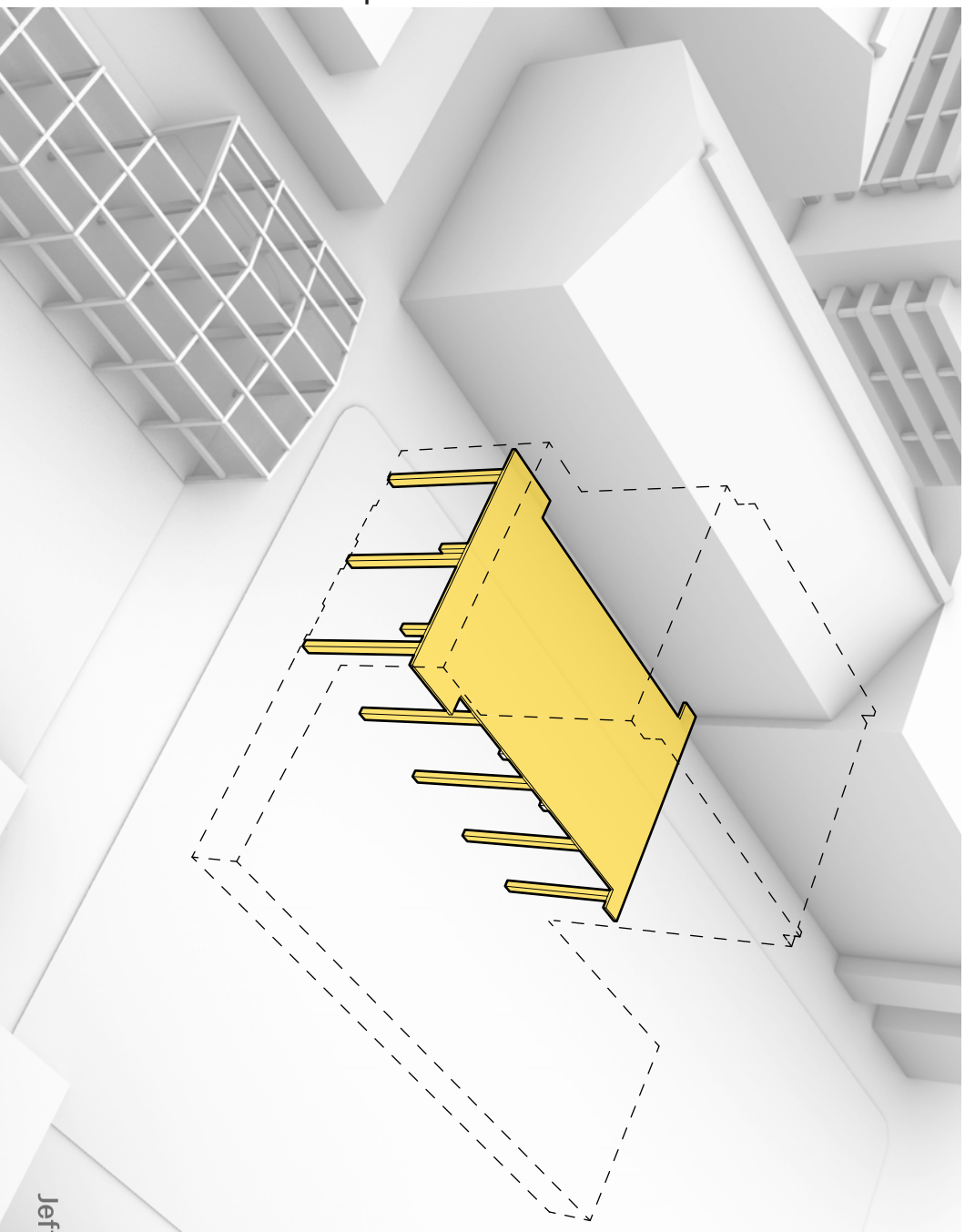
Role: Project team lead, client point of contact, design development oversight, document set curation (planning, permitting, CA), coordination lead, proposal generation, staffing



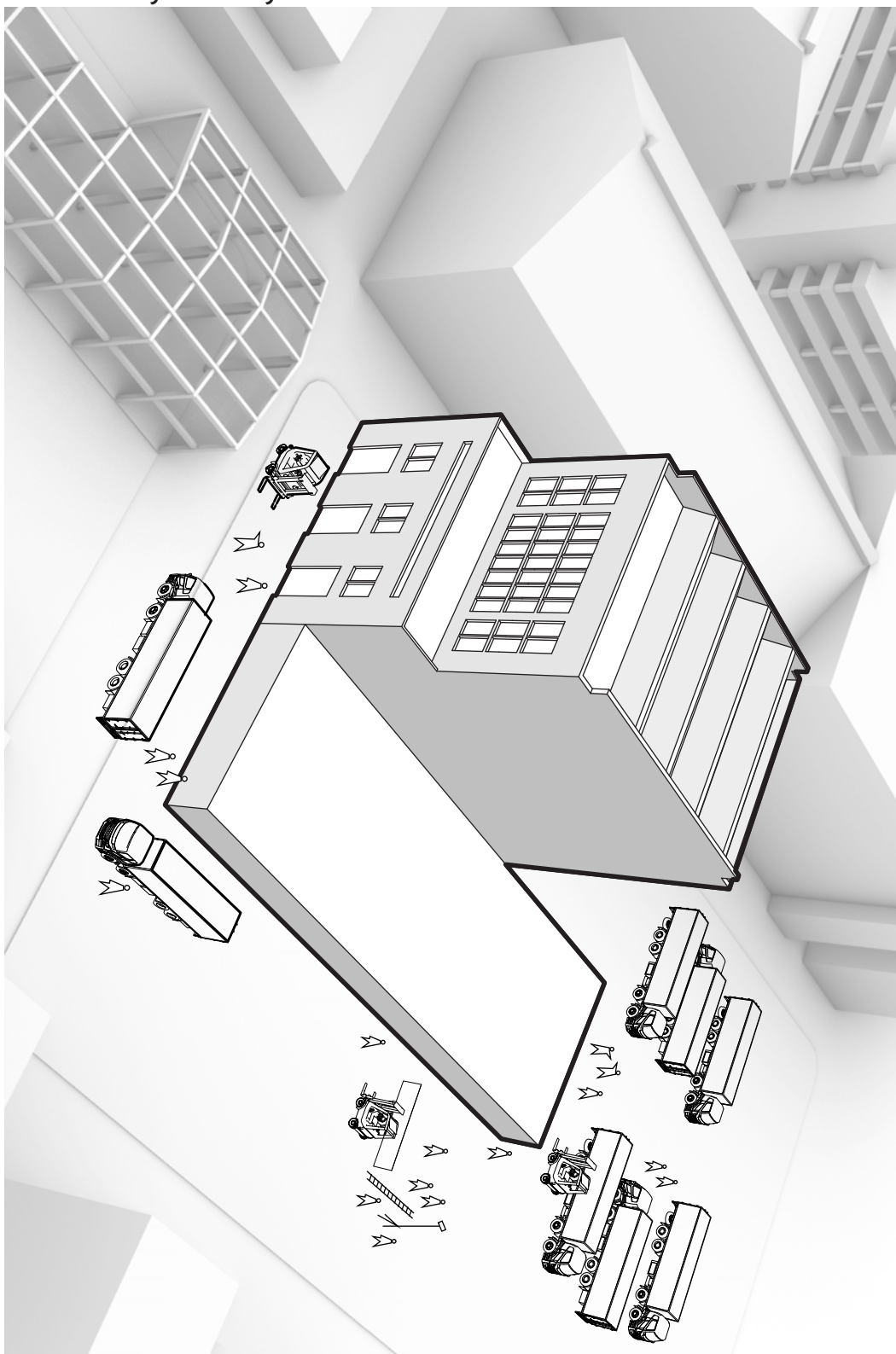

Jeffrey Dunn 2023


SANTA MONICA BAY
10 FREEWAY
405 FREEWAY
CULVER BOULEVARD
PROJECT SITE
SONY PICTURES STUDIOS
OVERLAND AVENUE
Google Earth

02: Demolish & rebuild platform inside Scenic Arts

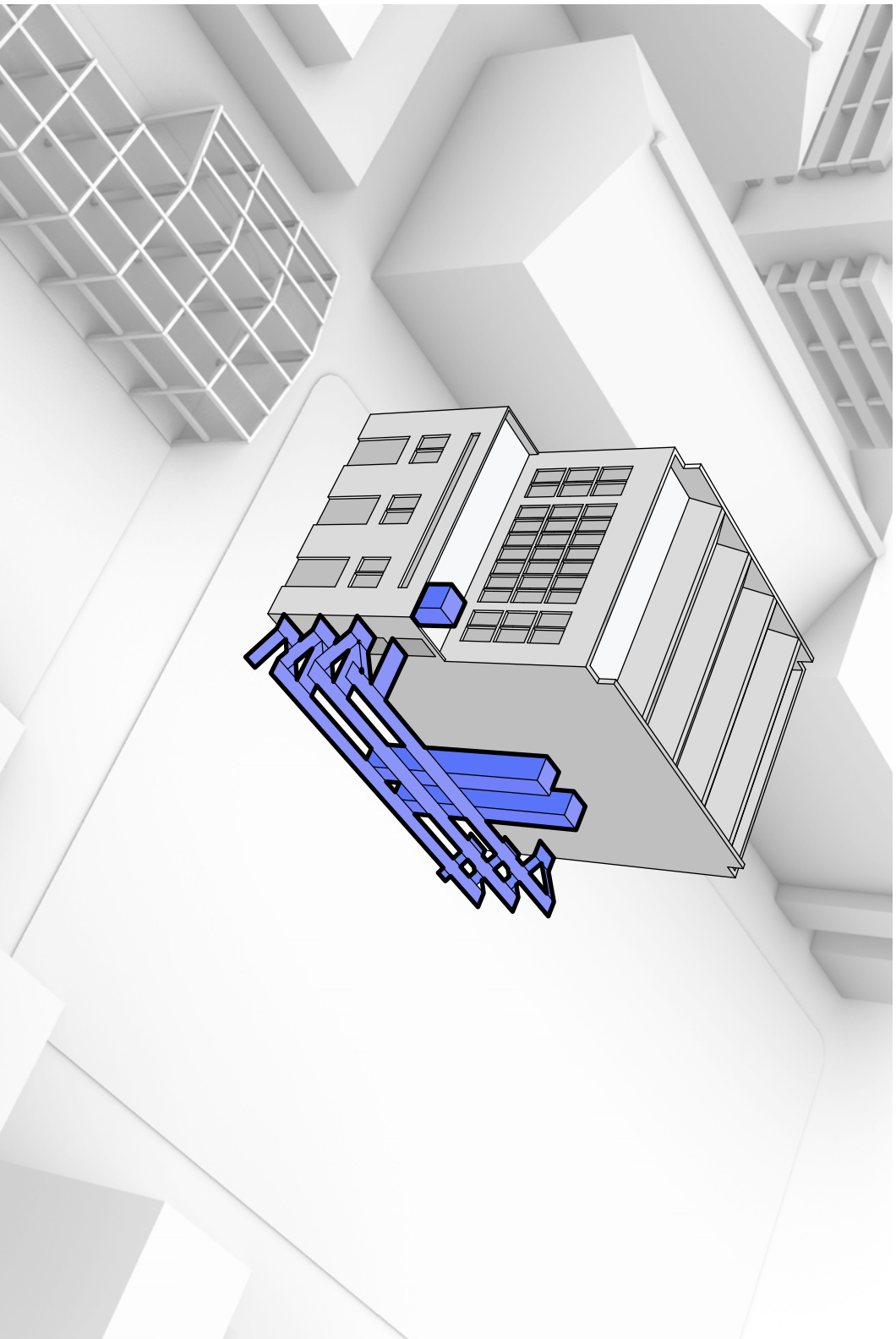


01: Existing buildings: Scenic Arts & Lot Trades

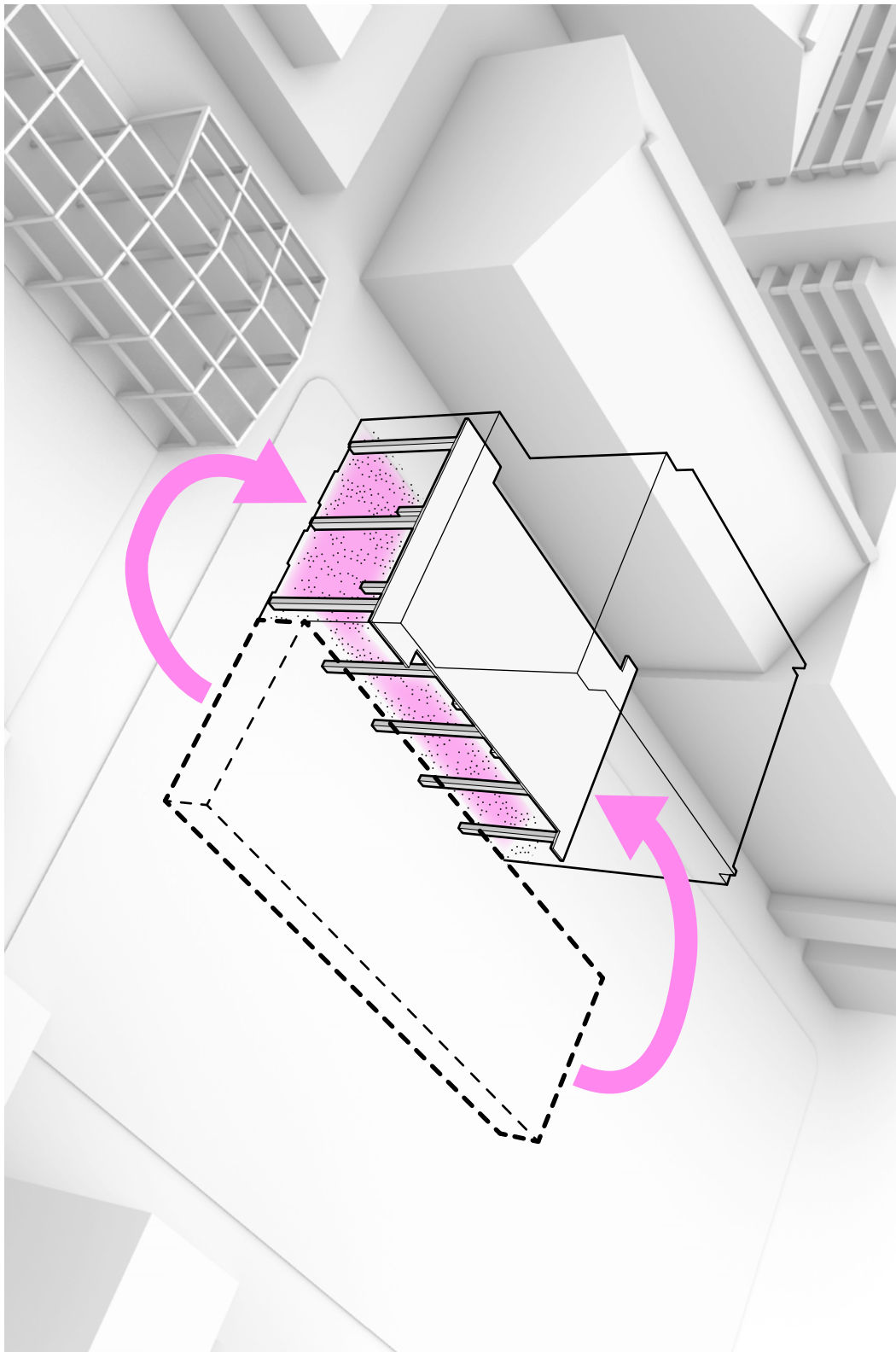


Jeffrey Dunn 2023

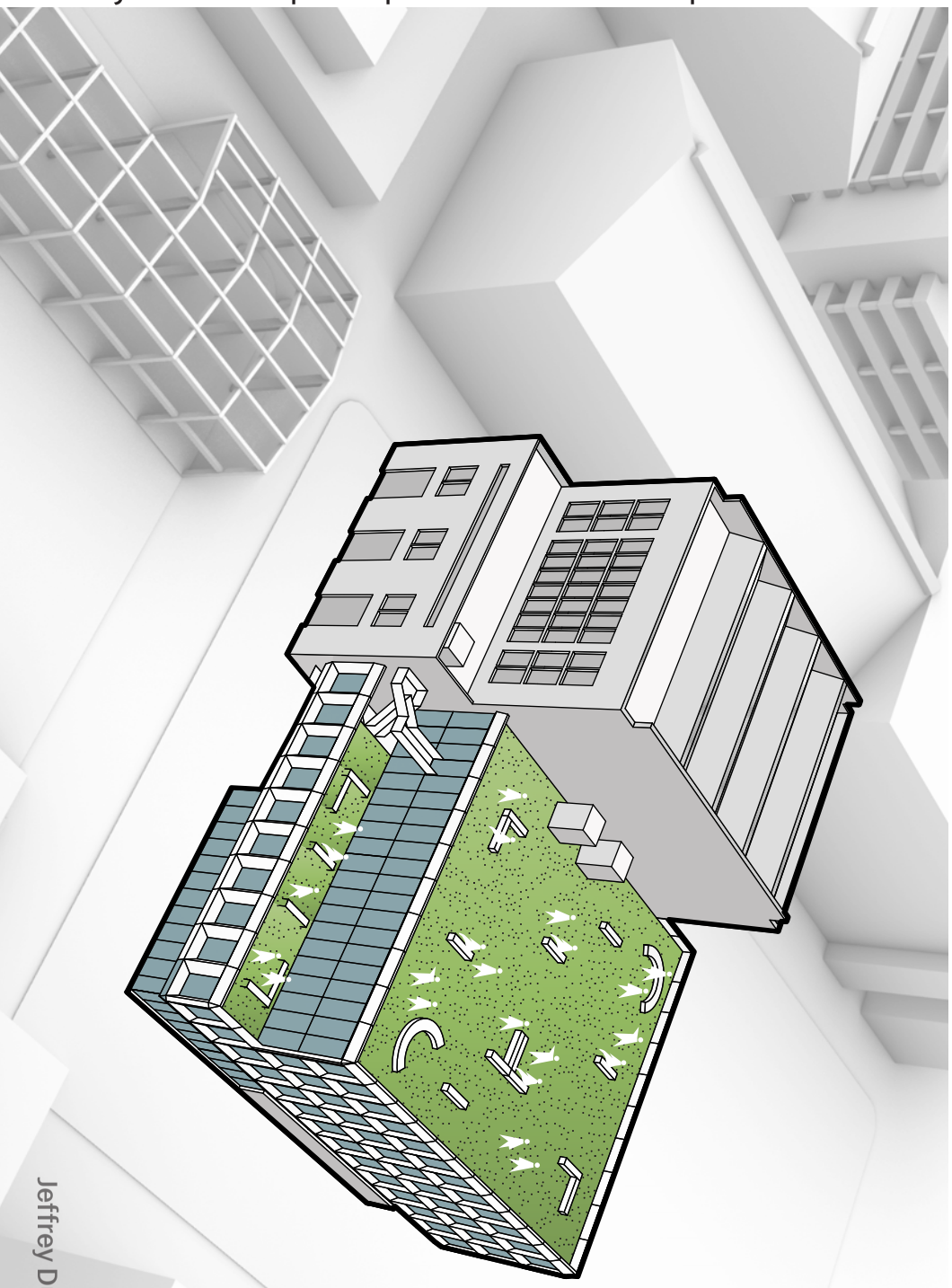
04: Connect to Scenic Arts with new cores



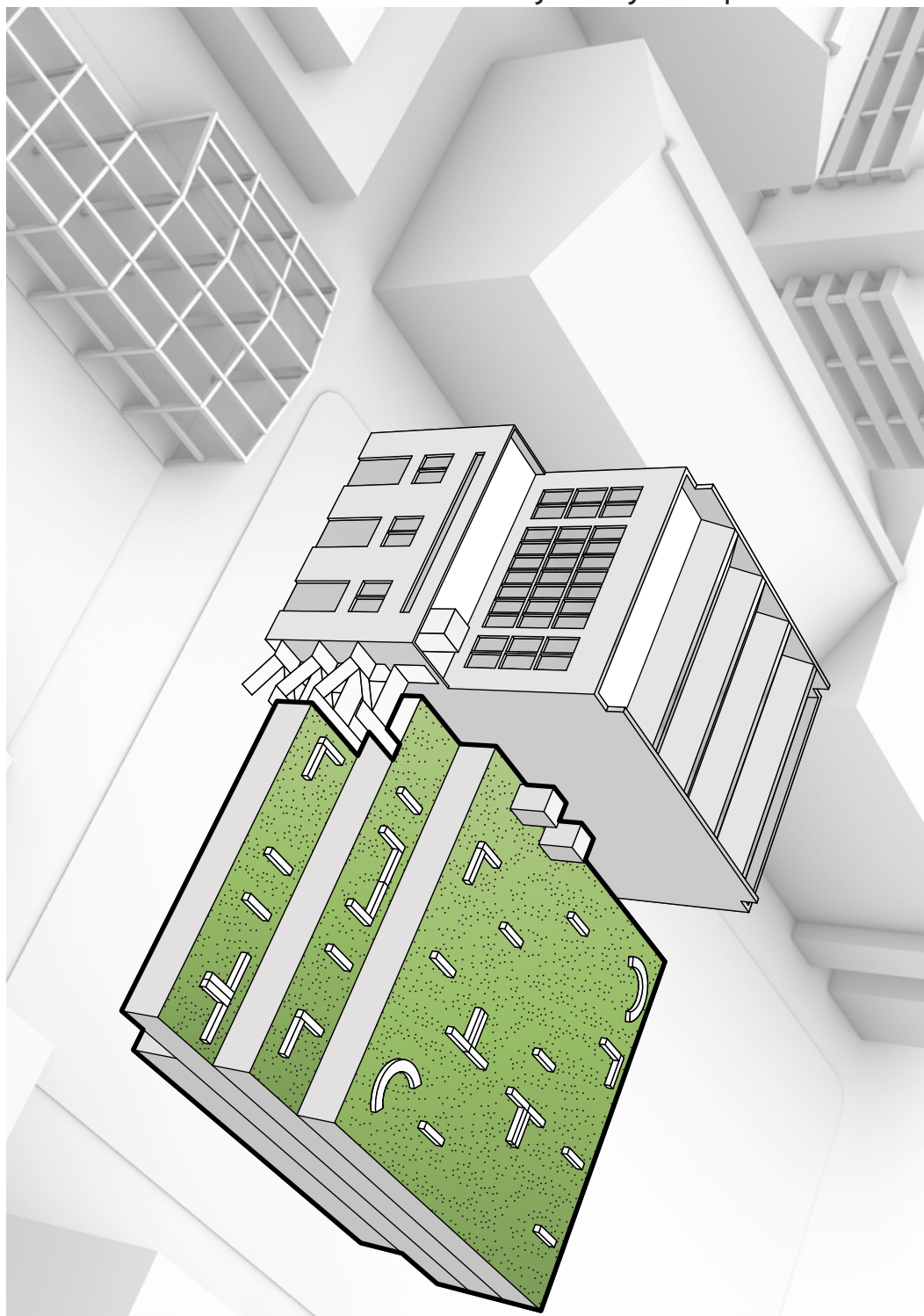
03:Demolish Lot Trades and stuff program under platform



06: TIghten envelope & optimize skin for solar performance



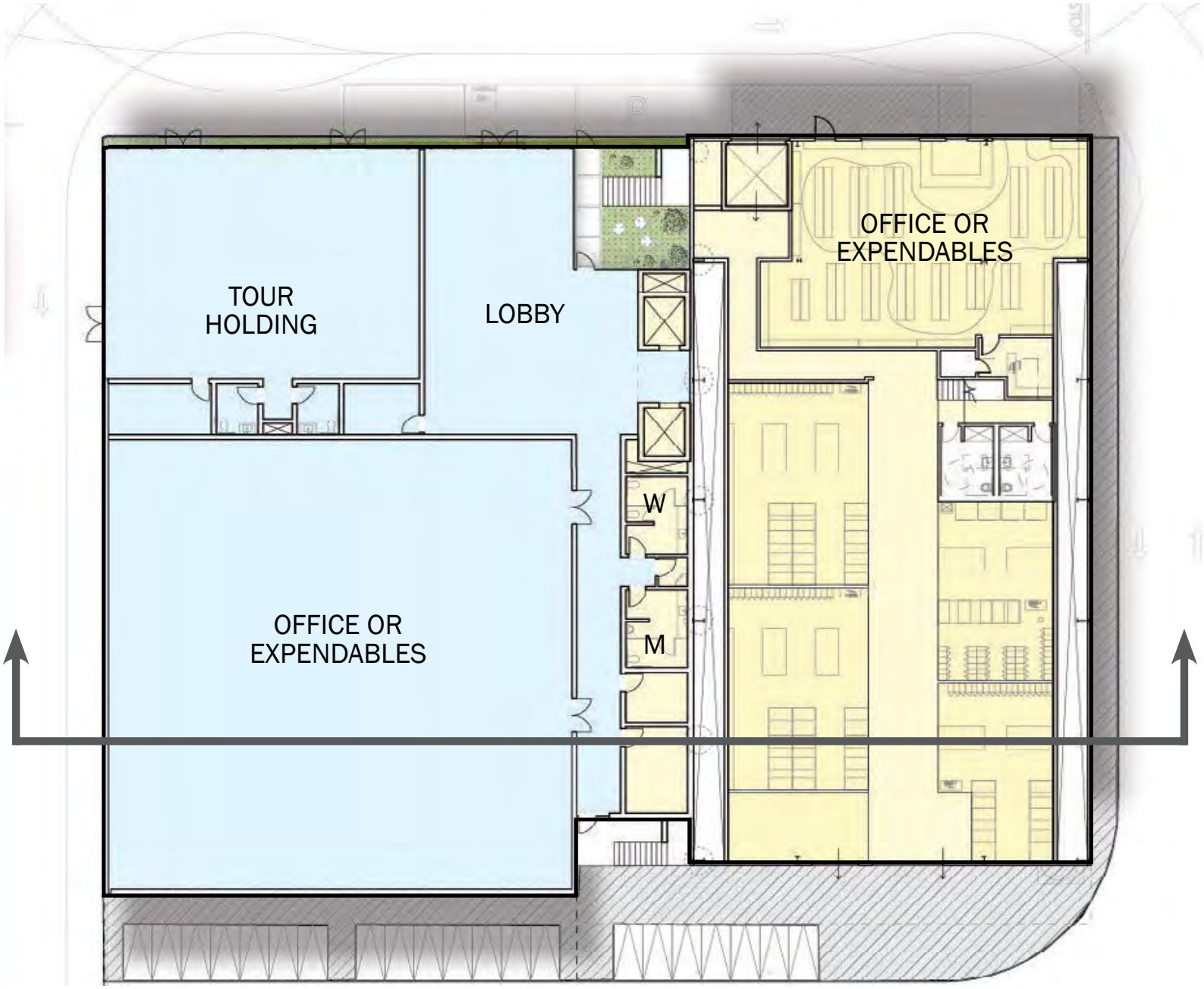
05: Create new terraced office building with green spaces



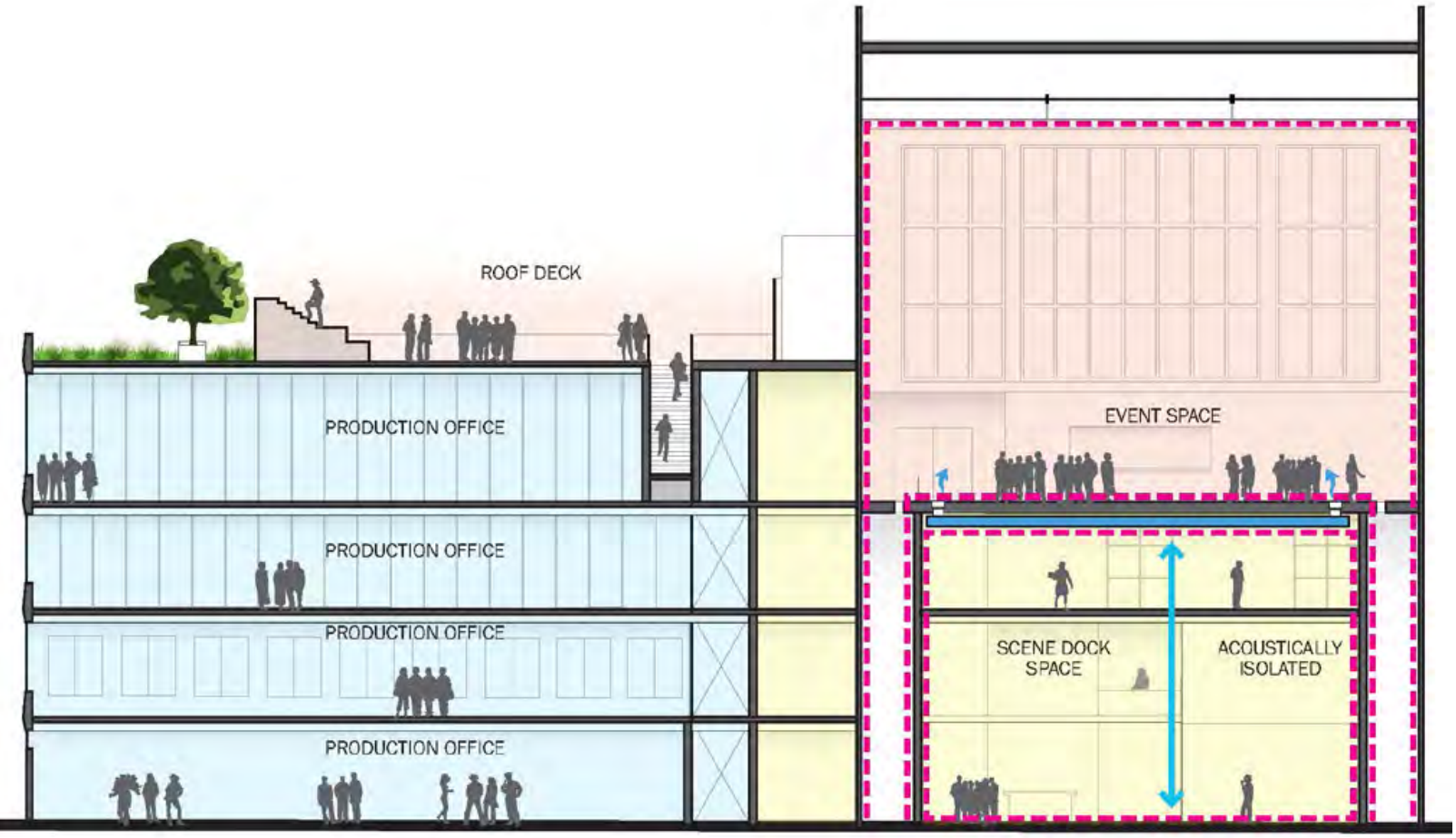
Jeffrey Dunn 2023


SCENIC PAIN
STAGE
14


Jeffrey Dunn 2023



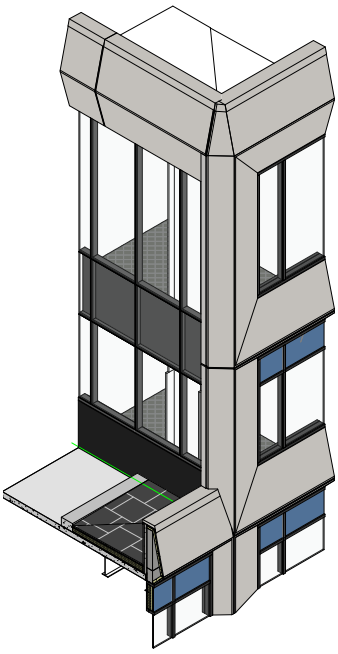
Level 1 plan showing the new office building on left and Scenic Arts on right



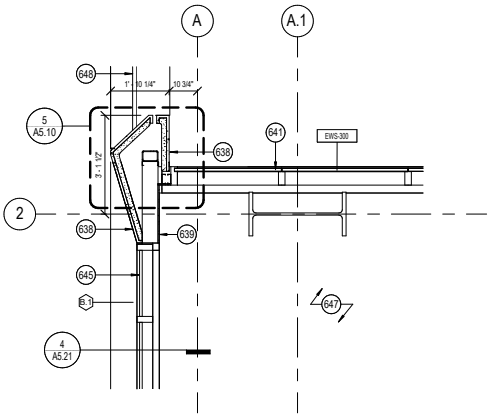
E/W section showing the “building-within-a-building” of lot trades acoustically sealed beneath Events space


KNAACK
2824001

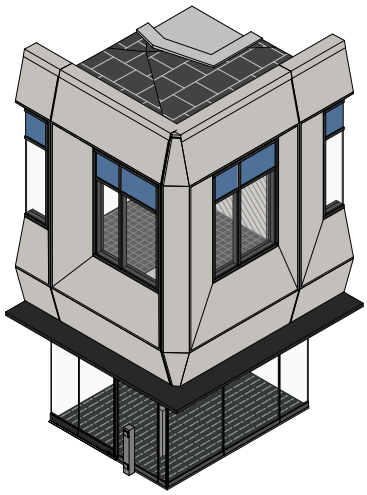
Below: examples of our GFRC wall system detailing and construction axons



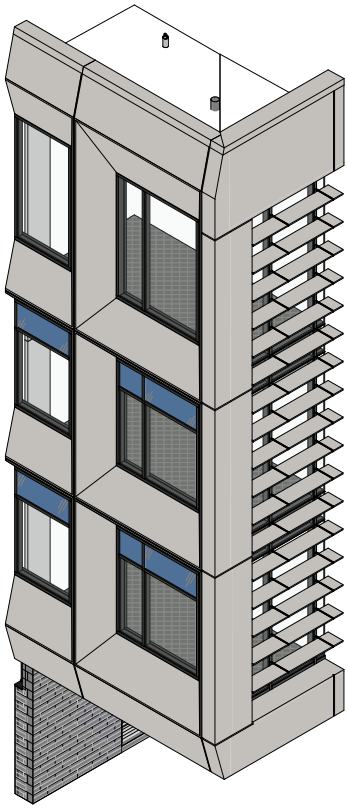
AXONOMETRIC - EWS-100 NW CORNER LEVEL 03 & 04 10

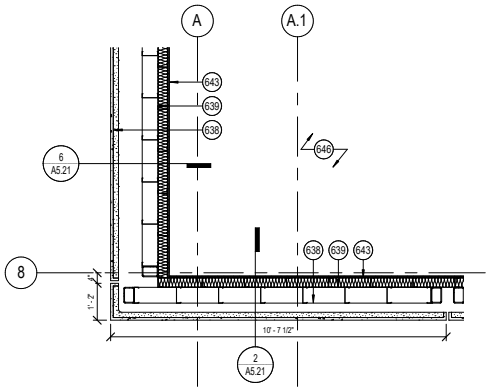


ENLARGED PLAN - EWS-100 NW CORNER @ LEVEL 03 8
1/2" = 1'-0"

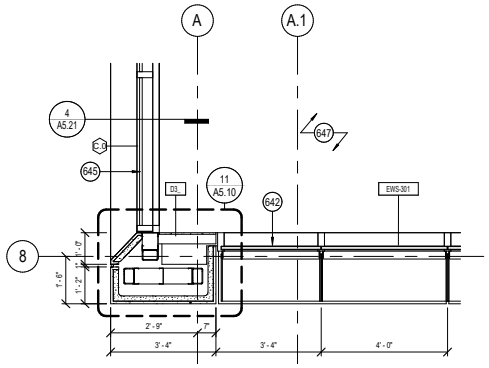


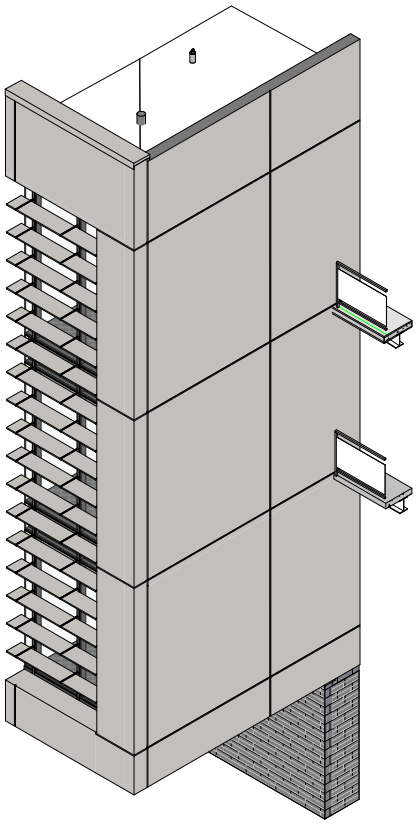
AXONOMETRIC - EWS-100 NW CORNER LEVEL 02 5





ENLARGED PLAN - EWS-100 SW CORNER @ ROOF 7
1/2" = 1'-0"





Left: site photos showing construction progress shows the GFRC articulated passive solar facade panels wrapping the corner and creating the 3rd level landscape balcony. As shown in these photos, the articulated panels are tuned to provide optimal shading to the glazed portion of the facade in order to cut down solar heat gain through the glass but also minimize glare. This allows a much more useable footprint for the end users of the production office space. The large cantilever on the south side allows shading and seating for studio crew operating on the production lot to the south of the project as well as a relief in the overall massing of the project.



Rendered view of multi-purpose space


Jeffrey Dunn 2023



As shown in the rendering below, the facade system unifies the facade over the offset boxes but also mitigates glare and solar heat gain into the office program within. The steeper angle on the GFRC system is oriented to the south side of the facade module in order to provide the most shading possible over its one foot of depth. Another advantage of the articulated facade is that it provides view cutoff into the office spaces above, which is highly desirable for this secure media company and the talent leasing space within the Sony campus. With all of these factors, the GFRC facade system serves asthetic, energy-saving, client comfort, waterproofing and security purposes, all within a single reasonably-priced system.



02: Expo Idaho Competition

RIVERFRONT PARK WITH MARKET HALL, COMMUNITY CENTER & AMPHITHEATER

Fall 2022
Boise, ID

Role: Architecture team lead, competition research, hands-on design, in-person verbal presentation to Ada County commissioners in Boise

The Expo Idaho design competition in Boise considers a new public park along the prized Boise River which runs through the City and connects a series of public parks along the way. The site is 80 acres and the program offered by the County was nearly completely open other than it should "connect the diverse community to the river." We took this opportunity to completely re-think relationship to the riparian habitat along the Boise river, existing race track, and grandstand buildings.

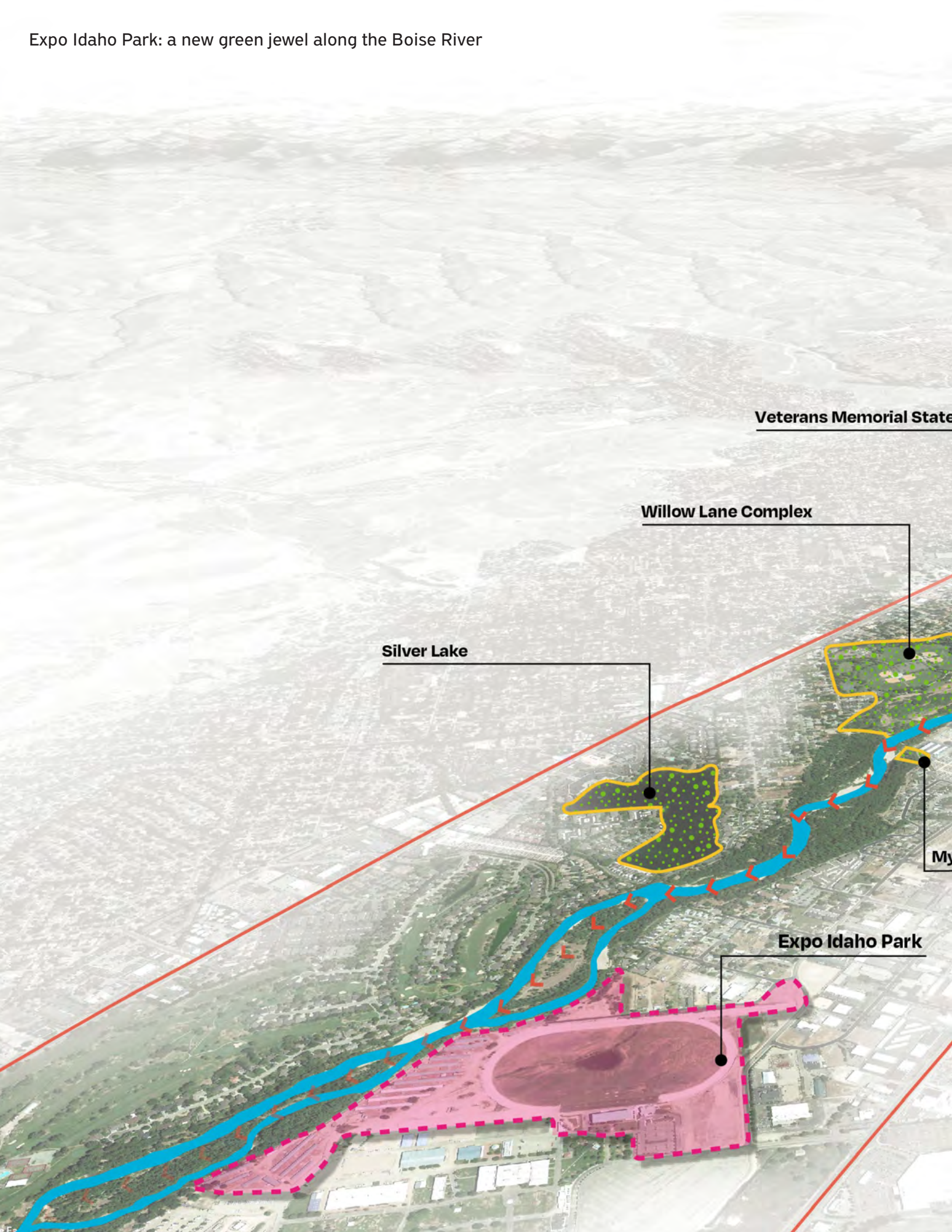
A former dog racing track, we chose to re-imagine the track shape as a method of connecting landscapes and activities along its route and to the river. Previously a program beside the river, our focus was to

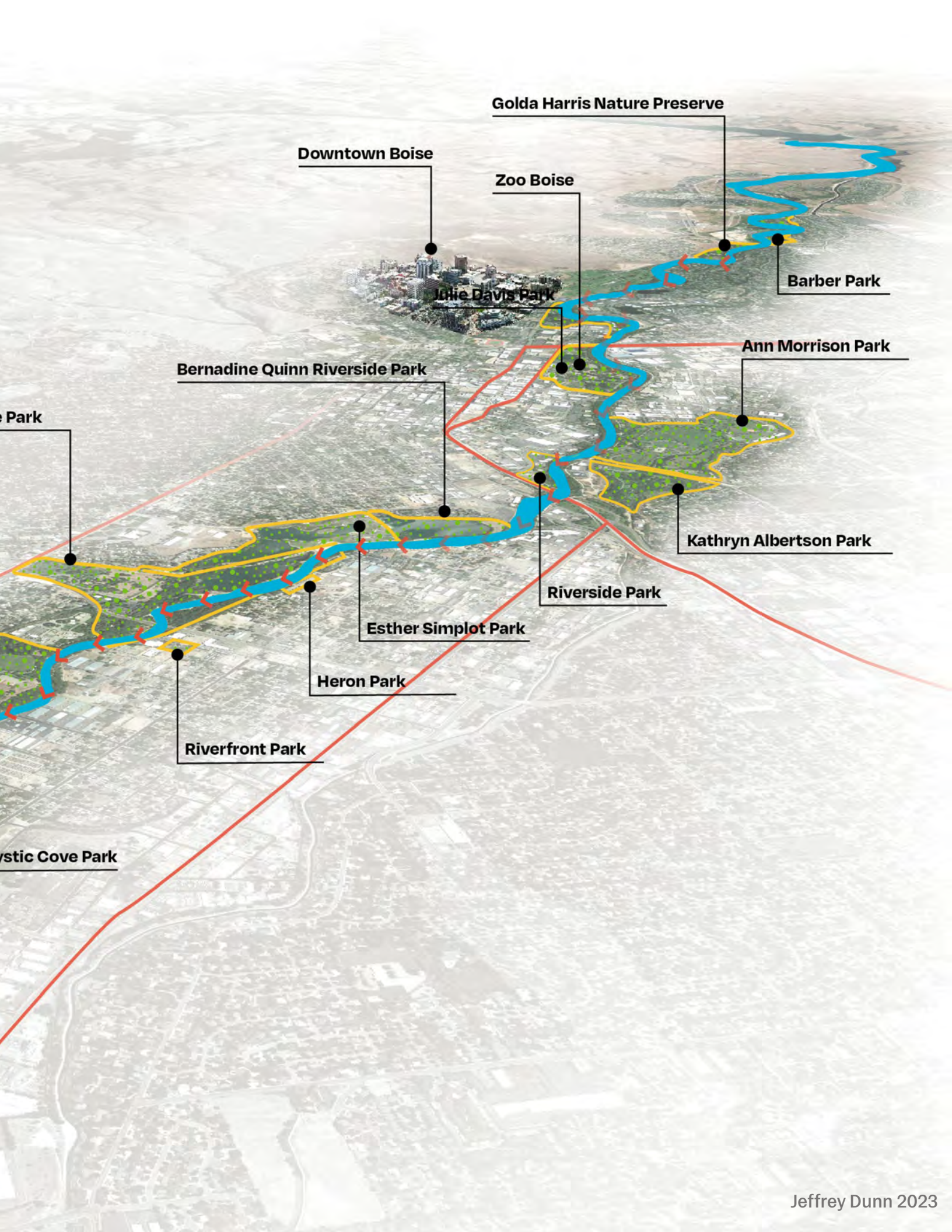




Jeffrey Dunn 2023

Expo Idaho Park: a new green jewel along the Boise River

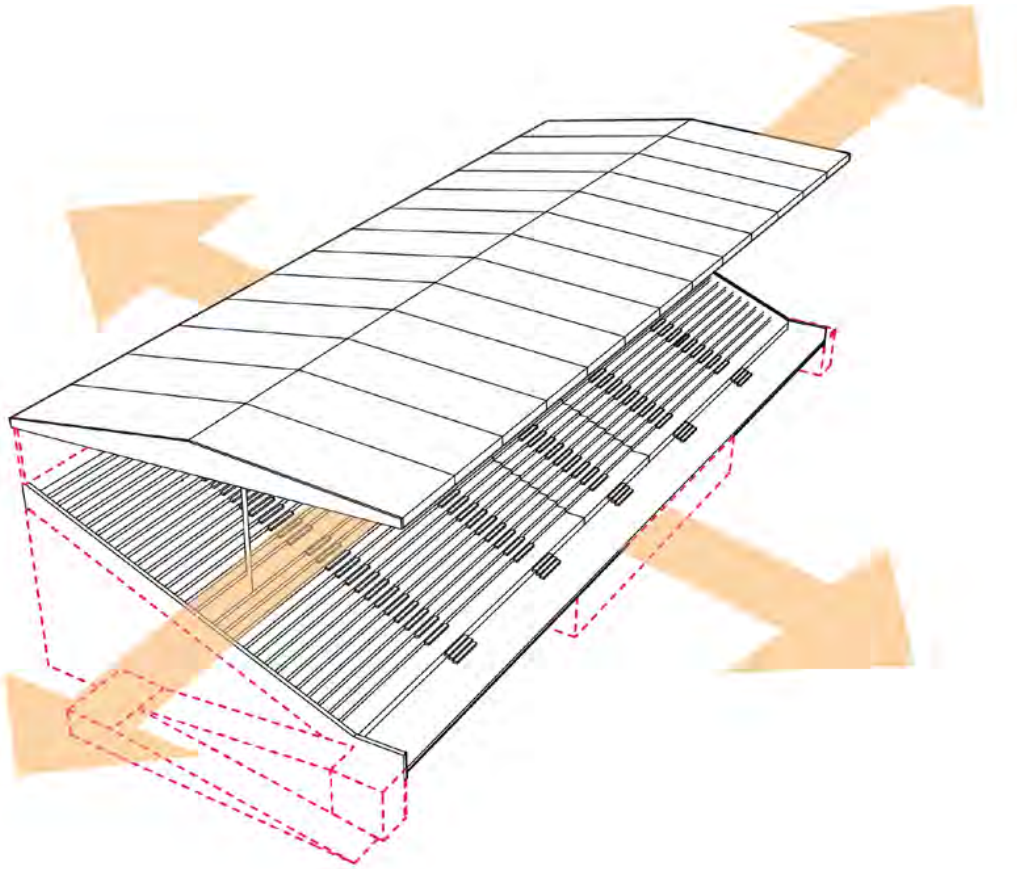




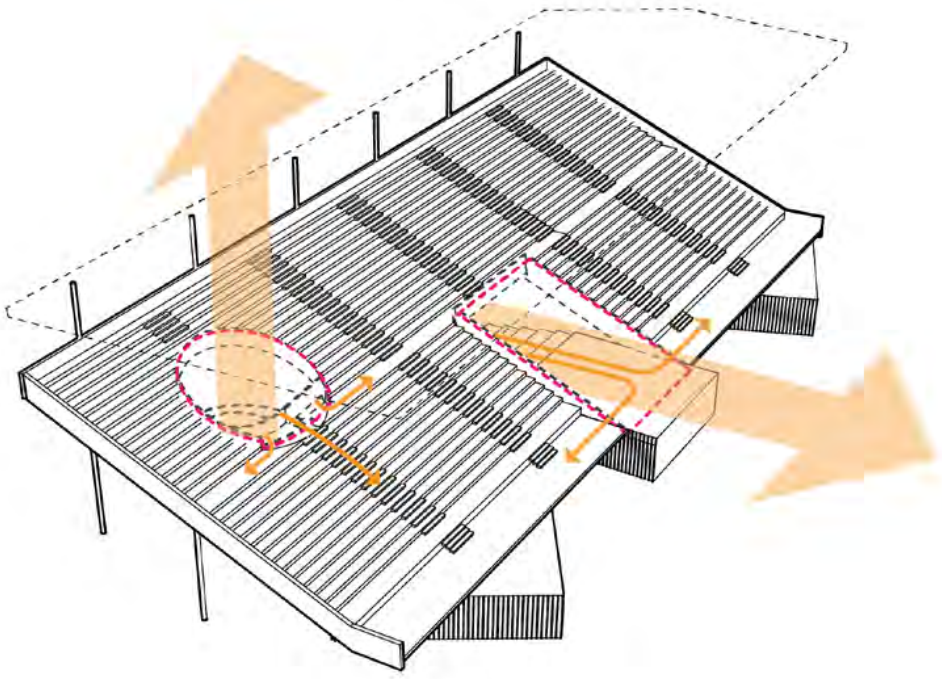
Jeffrey Dunn 2023

4 steps in re-thinking The Grandstand...

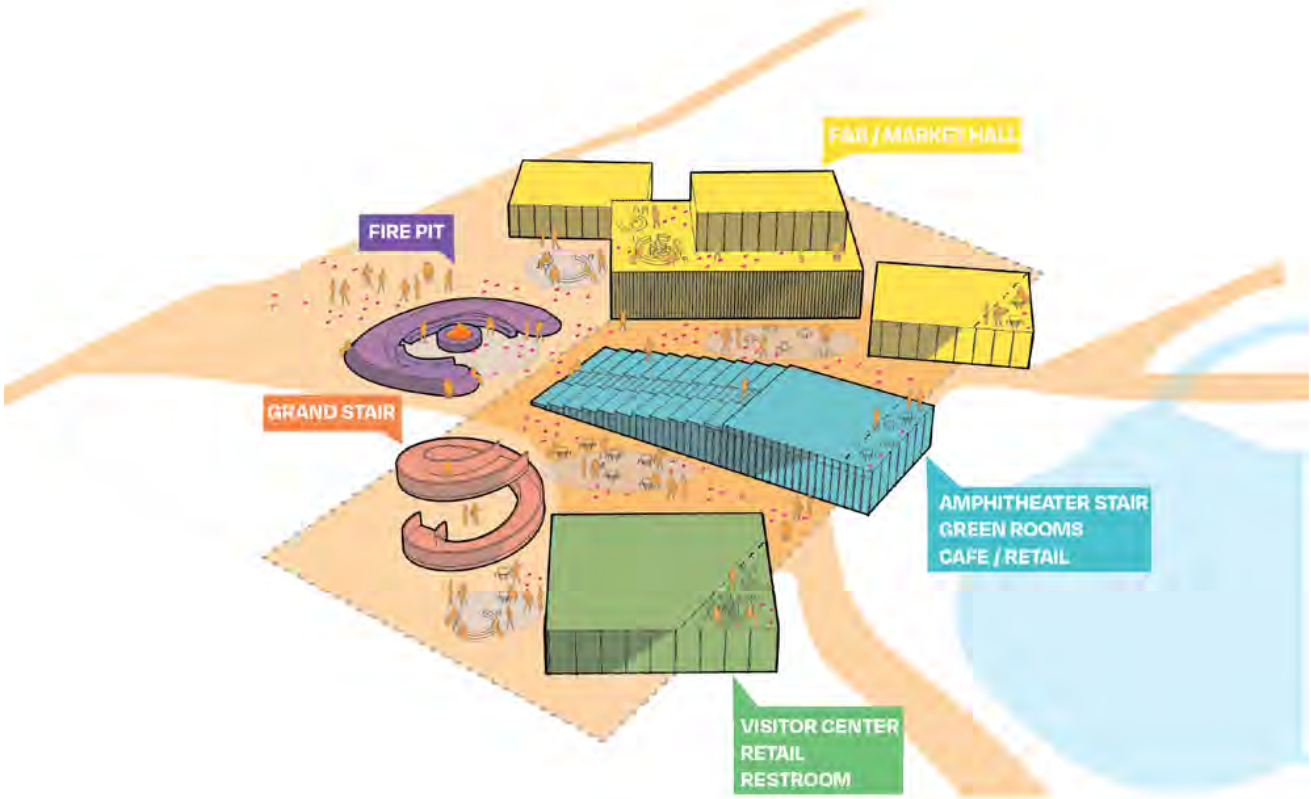
01: OPEN the grandstand to improve flow and visibility



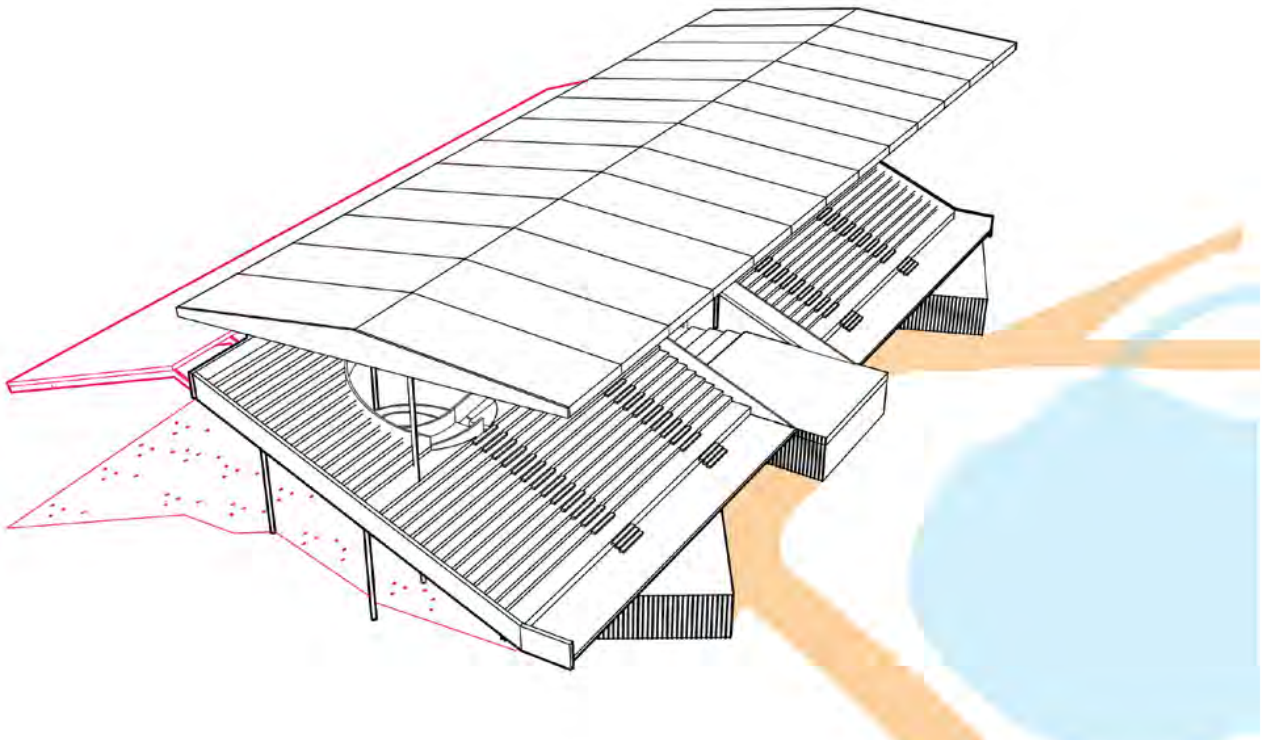
02: BOLDLY CONNECT plaza and grandstand experiences



03: ACTIVATE the plaza with community programs



04: EXTEND entry sequence with shade canopy and park





The Pier

Orchard Walk

Expo Gateway

Sports Meadow

Play Gardens



River's Edge

The Channel

Adventure Island

River Center

Pond District

Jeffrey Dunn 2023

View of River Center from north




Jeffrey Dunn 2023

The Grandstand from the west upon entry




Jeffrey Dunn 2023

03: Hayden Place

GROUND-UP CREATIVE OFFICE

Fall 2022 - Summer 2023
Culver City, CA

Role: Project team lead, client point of contact, overseeing design development, coordination lead with AOR and consultants, document set curation (DD level)

Hayden Place is a ground-up creative office project in the heart of Culver City, CA. The RIOS team created a lush, expansive landscape courtyard to celebrate the indoor/outdoor lifestyle of southern California and then strategically wrapped the architecture around it. This allowed for large terraces and open stairs to participate in the landscape and really allow the exterior to become a critical part of office life.

Roughly 250K of office space flooded with daylight and views into the landscape courtyard, the project utilizes a mass timber "magic carpet" providing refuge from solar glare on the top floor. A large communicating stair in the center of the structure also pulls light down into the building as a health and wellness feature.



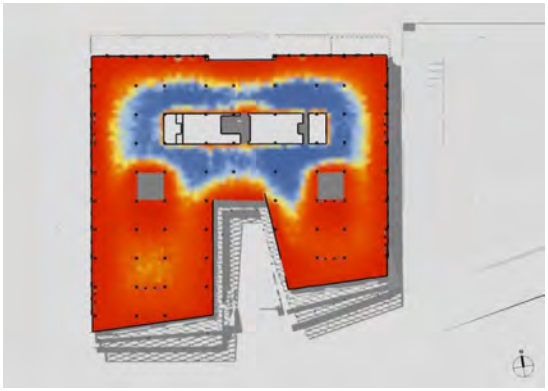

© Jeffrey Dunn 2023

The daylight story: using horizontal fins and light wells to bring controlled daylight deep into office spaces

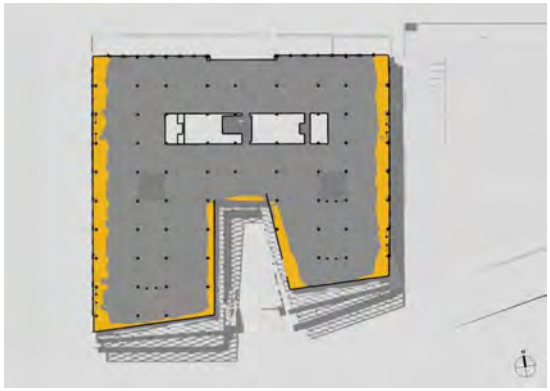


The team ran daylighting and solar glare studies using *ClimateStudio* to test the light monitors and "magic carpet" elements of the design. As shown on the right, the magic carpet mitigates a substantial amount of glare on the upper level of the building, producing a more useable floorplate for the future tenant. And the light monitors bring daylight into the center of a deep floor plate. We also created punch-outs in the 3rd floor slab so that daylight could penetrate even further into the level two floorplate below. Tools like these allowed us to fine-tune our approach but also make an informed energy case to our clients.

Daylighting & glare studies with/without a lattice canopy



LEVEL 03 - DAYLIGHT



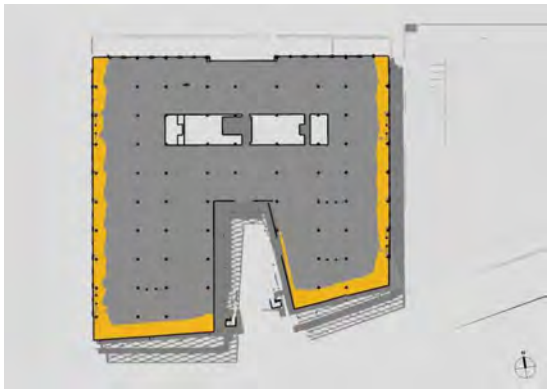
LEVEL 03 - GLARE



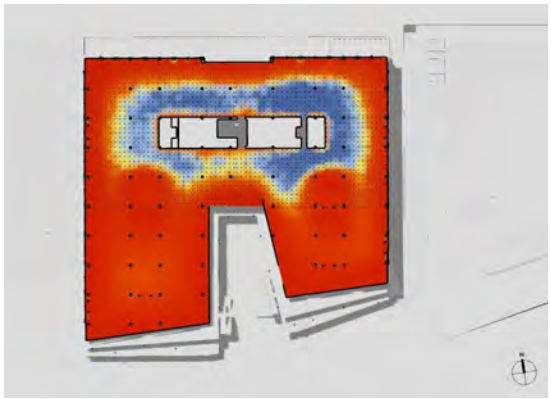
SOLAR STUDY - HORIZONTAL
53.2%: SOLAR AUTONOMY
13.8%: GLARE
1 LEED POINT W. GLARE STRATEGY



LEVEL 02 - DAYLIGHT



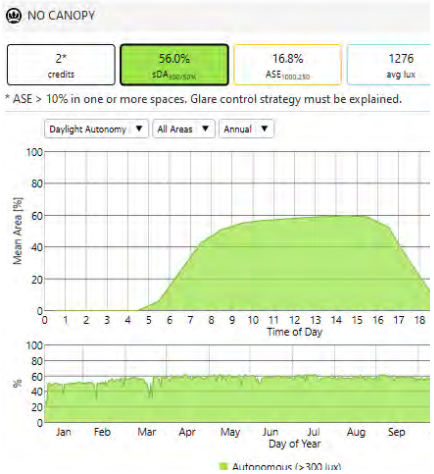
LEVEL 02 - GLARE



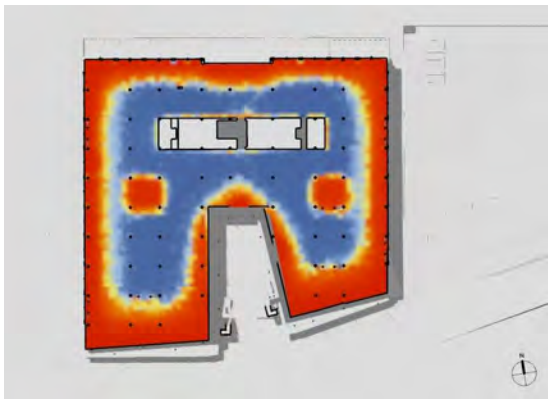
LEVEL 03 - DAYLIGHT



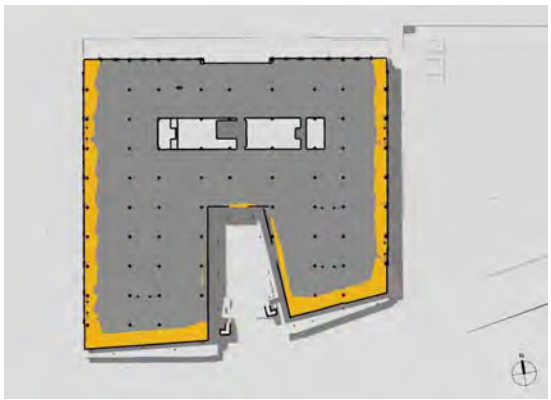
LEVEL 03 - GLARE



SOLAR STUDY - NO CANOPY
56%: SOLAR AUTONOMY
16.8%: GLARE
1 LEED POINT W. GLARE STRATEGY

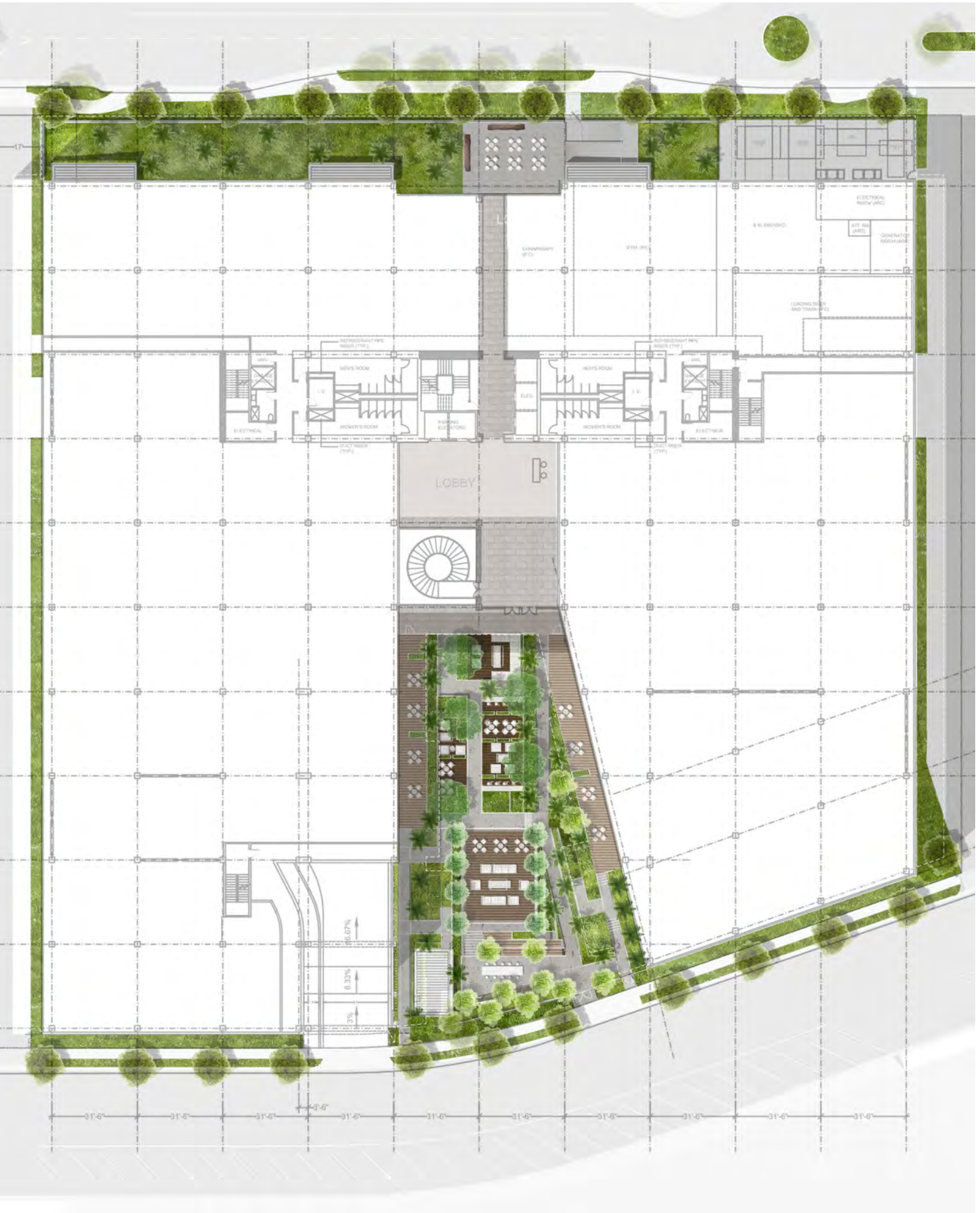


LEVEL 02 - DAYLIGHT



LEVEL 02 - GLARE

Site Plan showing the lush terraced courtyard with outdoor work spaces, seating and open programming





Rendering looking south from lobby into courtyard space

The core concept of the project is a large, terraced landscape within the courtyard of the building, creating a large urban area of respite, which all of the levels of the new building can participate in. This view shows the lushness, variability and meandering quality of that lush green space. Flexibility is built into the plan as well, shown in the plan on the left. Smaller work/meeting spaces can be reconfigured to allow for larger events or performances. Seating can be recombined to fit any number of work or social programs as the future tenants see fit.



Rendering of the lobby with vertical green garden in the background



04: Playa District

5 LOBBY RENOVATIONS, FITNESS, F&B, LOUNGE AMENITIES, AND ACRES OF IMMERSIVE, PROGRAMMED LANDSCAPE

2016 - 2018
Playa Vista, CA

Role: Project team lead, client point of contact, design development oversight, document set hands-on generation and oversight (planning, permitting, CA)

Our client for Playa District came to us with 5 high-rise buildings and a large amount of unprogrammed exterior space. We challenged them to focus all of their resources on the ground plane: lobbies, amenities and a “connective tissue” of landscape unifying everything.

An intensively collaborative process produced a seamless indoor/outdoor experience with native plants that stimulate the senses, highly functional outdoor work spaces, and XXL glass openings in the building envelope which connect the amenities inside with the landscape outside. In the end it was difficult to tell where the architects had left off and the landscape architects had begun.




Jeffrey Dunn 2023

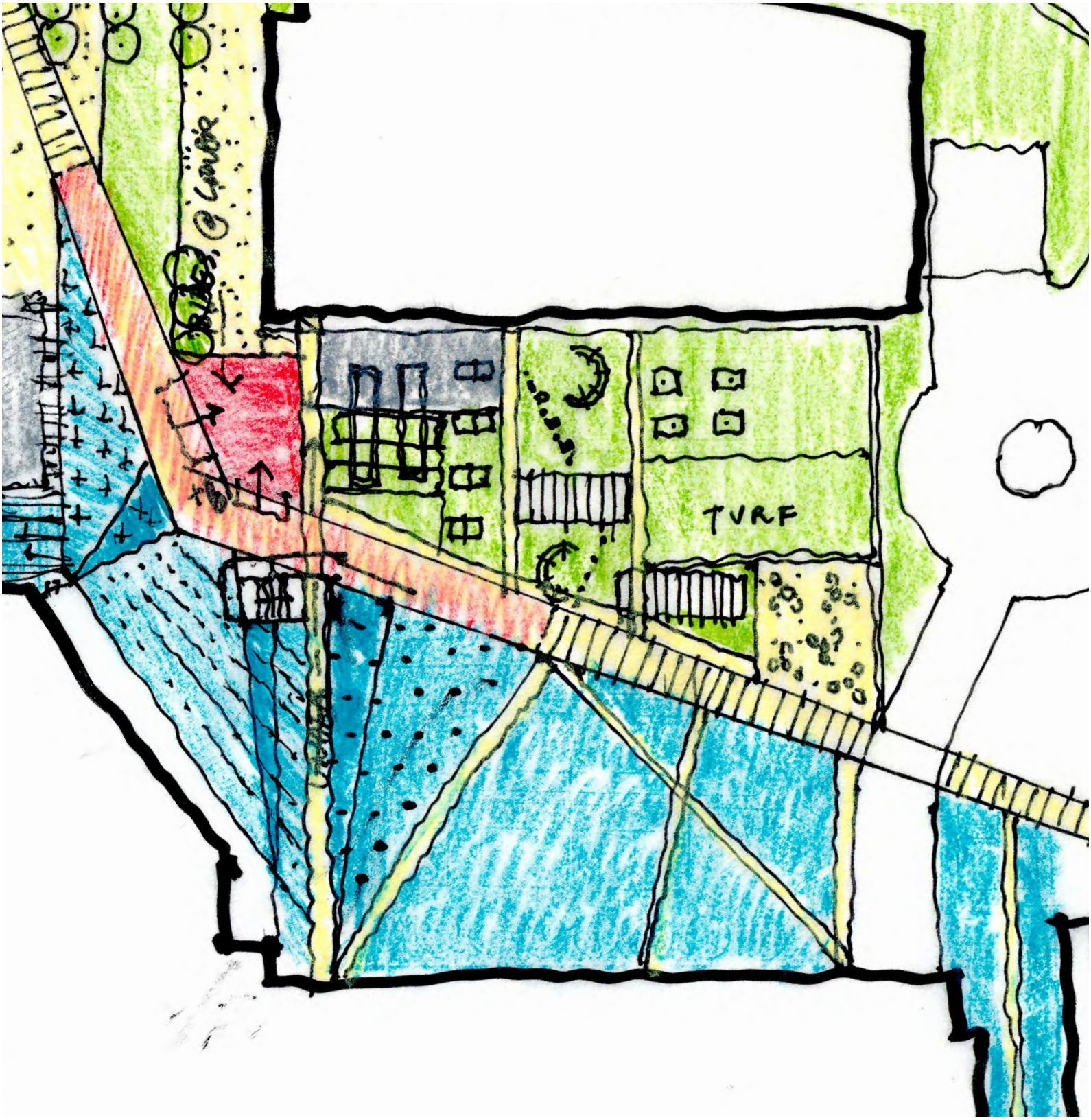


Situated along the 405 Freeway and southwest of LA proper, Playa District is a massive suburban development with the beaches of Santa Monica only a couple miles to the west. It consists of 5 large high-rises as shown above, each with their own set of interventions to weave them into the larger campus district. A major design tenet from the start was to "design for the whole district" and really understand and develop the entire experience, from native landscape, to lobby, to outdoor amenities and interior programming. Because of the large size of the campus, we needed to find ways to also divide up the exterior spaces and break down the scale of the district to a more human scale. This allowed different types of experiences within a larger, more coherent framework than what existed there previously.


Jeffrey Dunn 2023

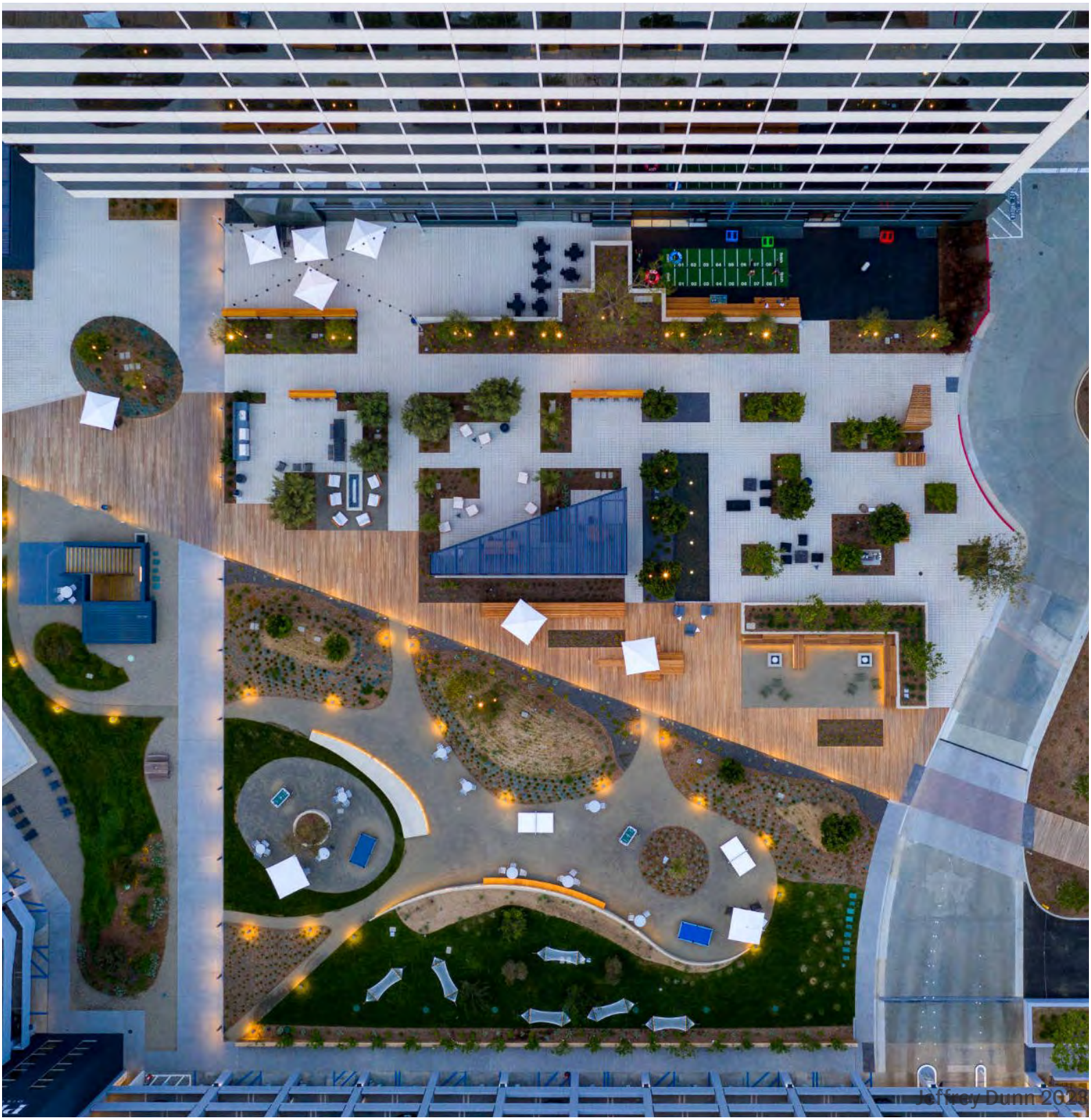
Diagramming the “wild and cultivated” landscape...

The main area of the district had an immense area of landscape and our team seized on the idea of breaking it down into two main environments: a “wild”, overgrown, natural area for wandering and a “cultivated” more organized, programmed and architectural side of the landscape. They would be divided by a wood boardwalk of varying width, allowing users to meander between more amentizied spaces and more loose, open-ended spaces. This allowed for a variety of experience but also a richness to the design. The dichotomies developed within the landscape also played out in the interior spaces and public amenities.



Drone photo of the final constructed condition featuring places for work and places for rest

Seen here, the “wild” side has places for rest and contemplation: hammocks, meandering paths and subued lighting. On the upper side of the boardwalk, the spaces are more heavily programmed with exterior conferencing within shade structures. These are programmed with screens, wi-fi and furnished for active work. There are also varied seating and furniture groups to accomodate a wide range of meeting and productive activities. As the landscape interfaces the building, there are fitness and F&B uses straddling the line.



6080 lobby transformation

Massive, vacuous lobbies were completely re-thought. Originally conceived as a security line, we designed them as places for people; another amenity for gathering on campus. Softer surfaces, varied and intimate lighting and comfy seating options allow people to meet, socialie and work. The XXL glass/bi-folding doors also continue the indoor/ outdoor experience and allow for biophilia and wellness. This lobby in particular features a custom designed and fabricated lighting treatment along the wall, providing a glowing feature and also a visual landmark from the exterior of the building.

BEFORE



AFTER



Jeffrey Dunn 2023





Jeffrey Dunn 2023