

MULTNOMAH COUNTY HEALTH DEPARTMENT HEADQUARTERS



DESIGN REVIEW // LU 16-207483 DZM // OCTOBER 24, 2016 // ZGF ARCHITECTS, LLP

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PROJECT DATA

Applicant: Jimmy Gantz, ZGF Architects LLP, (503) 863-2496

Other Contacts: Brett Taute, Multnomah County Facilities and Planning, (503) 988-3284

Site Location: NW 6th Ave between NW Hoyt St and NW Irving St

Site Area: 17,500 Square Feet

Site Tax Account Numbers: R141465, R141465, R626272, R627121, R627253

Adjacent Property: Bud Clark Commons // Property ID: R643100

Zoning: CXd

Neighborhood: Old Town // Chinatown

Pre-Application Conference: December 17, 2015 // EA 15-263941

Development Staff Review: Puja Bhutani, BDS Land Use Services, (503) 823-7226

APPLICATION REQUEST SUMMARY

Design Review for a new 9-story, headquarters building for Multnomah County Public Health Department. The proposed building will house clinical functions, associated workplaces, and admistrative offices for the Health Department.

The Applicant requests Design Commission consideration of the proposed building form, massing, design coherency, materials, response to context, loading and the following potential modifications:

Modification 1: Ground Floor Active Use, 33.510.225

Modification 2: Ground Floor Windows, 33.130.230

Modification 3: Bicycle Parking Standards, 33.266.220

PROJECT DESCRIPTION

**See Design Review Application Statement for complete narrative.

The proposed building is a new headquarters facility for the Multnomah County Health Department. It is an approximately 157,000 gross square foot, nine-story structure located on Block U in the Old Town/Chinatown neighborhood.

The site is bounded to the north by NW Irving Street, to the east by NW 6th Avenue, to the south by NW Hoyt Street, and to the west by a property line in common with the Bud Clark Commons. The Portland bus station is to the east of the site and Union Station is located immediately northeast of the site. The light rail runs south to north on 6th Avenue.

The site is 200 feet in the north-south direction and 87'-6" feet in the east-west direction, for a maximum gross floor plate of 17,500 square feet. The proposed building will be built close to the property lines at all boundaries.

The building will have a public entry sequence focused on the intersection NW 6th Avenue and NW Hoyt Street. Major program areas at the ground floor include a public lobby, a pharmacy and waiting area, a potential lease space, loading and support spaces and workspaces that provide a critical public health function to Multnomah County's citizens.

The upper floors will include public clinics and associated support spaces as well as workplaces for the Health Department's administrative and public health functions. Vertical circulation, restrooms, break rooms, mechanical rooms, and other support spaces are concentrated on the west side of the floor plate to maximize the amount of active program spaces oriented to the south, east and north sides of the building.

The mission of the Health Department is "Healthy people in healthy communities." This project represents a significant opportunity for the County to represent this mission in the context of the central city. To that end, building is designed as a simple but flexible and durable structure which engages the traditions of civic architecture in Portland and the unique architectural heritage of the district. The building massing is straightforward and compact: a rectangular masonry volume which fills out the zoning envelope on 6th, Hoyt and Irving. This volume is then given scale and order by vertically proportioned punched window openings. The upper level windows are scaled to help maximize interior daylighting, with deeply recessed windows associated with the workplace and individual functions and larger openings framing the more public spaces such as the waiting areas and conference rooms.

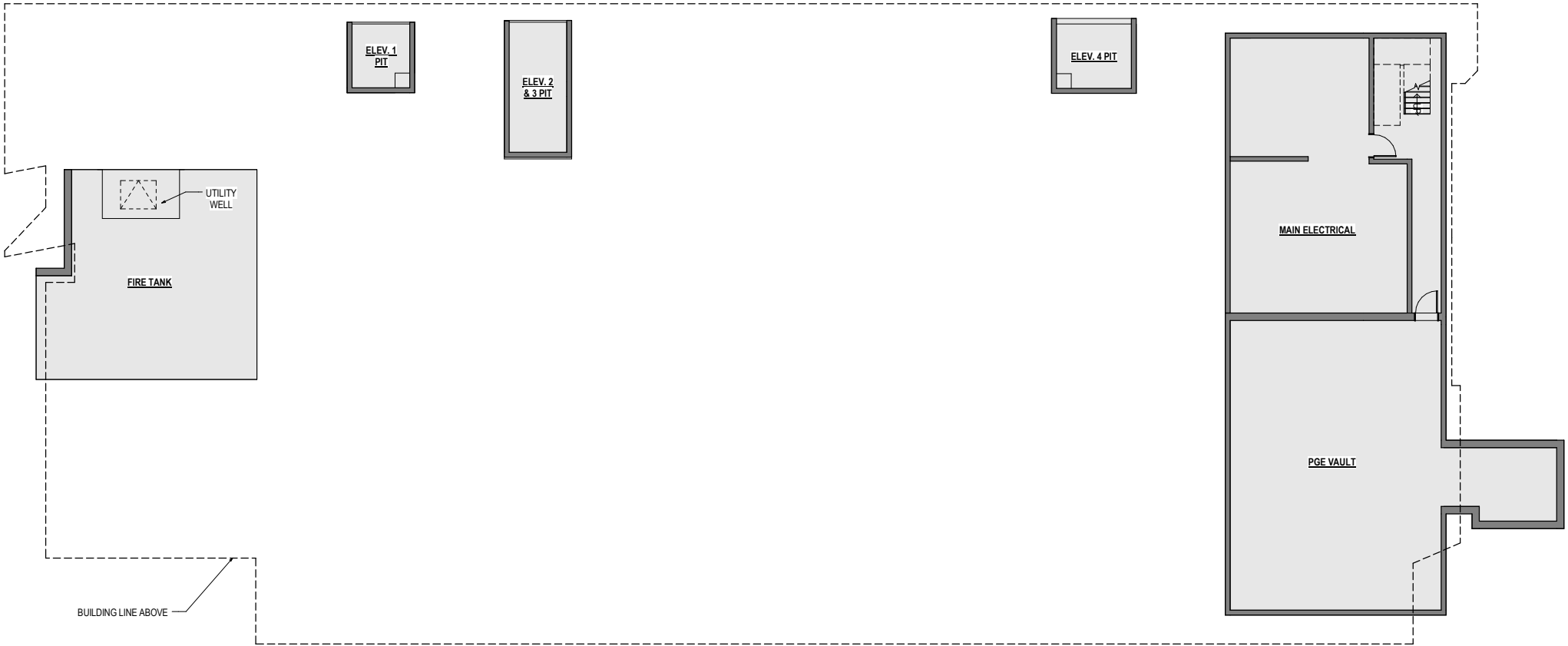
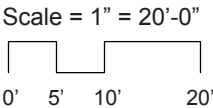
The exterior is designed to communicate the optimism and values associated with public health: the palette emphasizes transparency, with lightly toned, welcoming and familiar materials that root the building in the district. The principal building material will be a light brick masonry with precast trim elements detailed to respond to the different solar and view exposures on each elevation. At the ground floor the fenestration and enclosure elements are scaled to the public realm. Along NW 6th Avenue, tall precast masonry window frames allow passers-by to see into a long gallery space facing the street, at the south-east corner these frames 'lift up' and create a portico off the main entry. A canopy off the south side of the building helps to further emphasize this entry and provides weather protection from the principal vehicular drop-off area along NW Hoyt.

One of Multnomah County's primary goals for the project is to build an '80-year building', which is to say that the building will be flexible, adaptable and durable and also designed to possess a certain degree of timelessness, and respect for its future urban context. To that end, the building is structured similar to many of the historic and enduring masonry warehouse buildings in the district: it is organized by a simple square 32'-wide column grid for flexibility, floor-to-floor heights that allow systems to be changed out with time, and durable exterior materials and regular patterned window openings that anticipate and support reconfigurations of the interior spaces.

C.3 PLANS

Scale = 1" = 20'-0"

BELOW GRADE PLAN

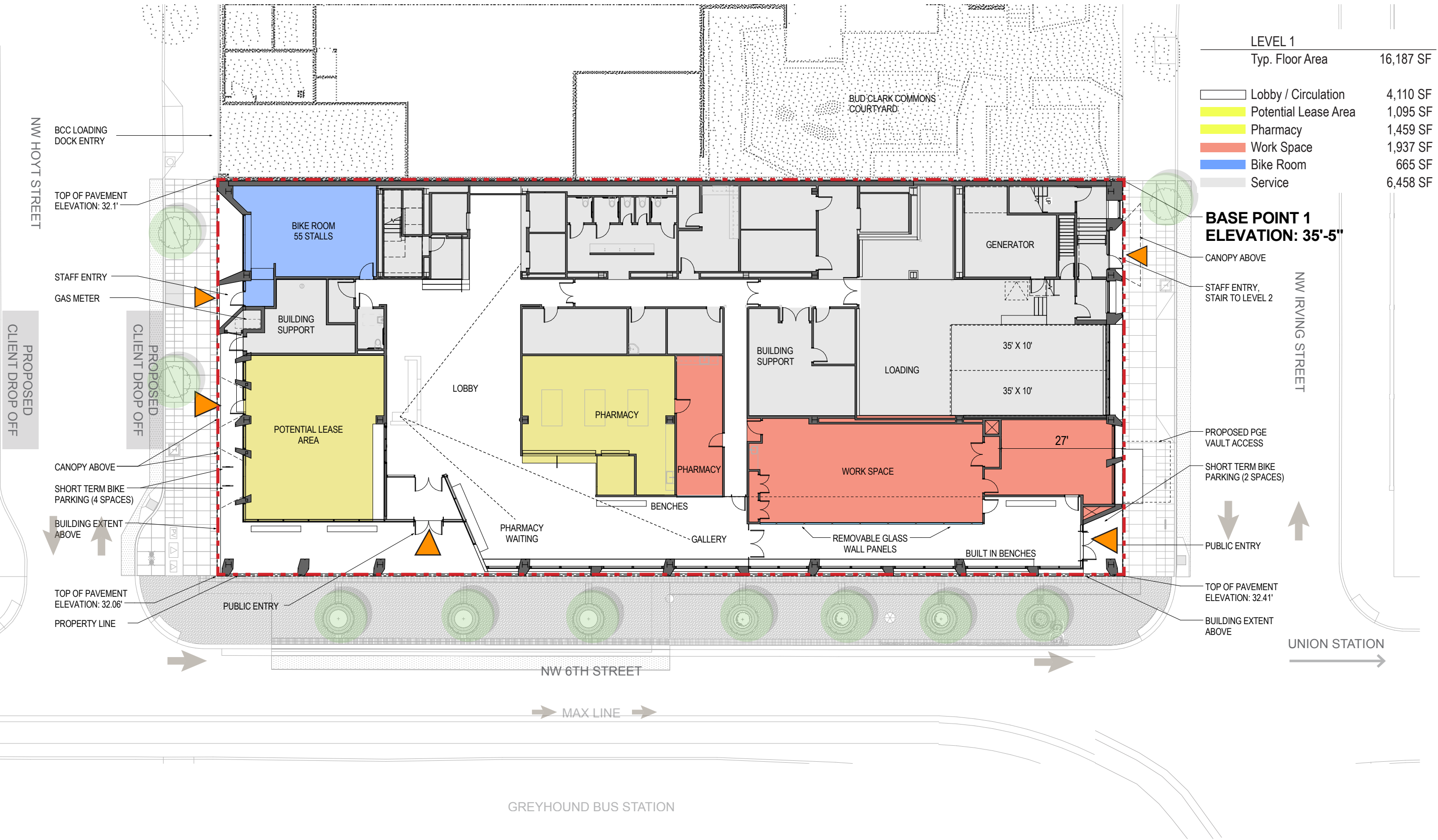
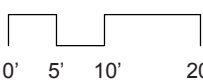


BELOW GRADE	
Typ. Floor Area	3,734 SF
Service	3,734 SF

SITE PLAN

MAXIMUM ELEVATION CHANGE OF SITE IS LESS THAN 10'0". BASE POINT 1 IS 3'-5" FROM SE CORNER

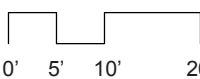
Scale = 1" = 20'-0"



SITE PLAN

MAXIMUM ELEVATION CHANGE OF SITE IS LESS THAN 10'0". BASE POINT 1 IS 3'-5" FROM SE CORNER

Scale = 1" = 20'-0"



LEVEL 1	
Typ. Floor Area	16,187 SF

	Lobby / Circulation	4,110 SF
	Potential Lease Area	1,095 SF
	Pharmacy	1,459 SF
	Work Space	1,937 SF
	Bike Room	665 SF
	Service	6,458 SF

BASE POINT 1
ELEVATION: 35'-5"

CANOPY ABOVE

STAFF ENTRY,
STAIR TO LEVEL 2

PROPOSED PGE
VAULT ACCESS

SHORT TERM BIKE
PARKING (2 SPACES)

PUBLIC ENTRY

TOP OF PAVEMENT
ELEVATION: 32.41'

BUILDING EXTENT
ABOVE

UNION STATION

GREYHOUND BUS STATION

NW 6TH STREET

MAX LINE

NW HOYT STREET

NW IRVING STREET

BCC LOADING
DOCK ENTRY

TOP OF PAVEMENT
ELEVATION: 32.1'

STAFF ENTRY

GAS METER

BIKE ROOM
55 STALLS

BUILDING
SUPPORT

LOBBY

POTENTIAL LEASE
AREA

PHARMACY

PHARMACY

WORK SPACE

GLASS WALL
PANELS

GALLERY

REMOVABLE GLASS
WALL PANELS

LOADING

GENERATOR

35' X 10'

35' X 10'

27'

PUBLIC ENTRY

CANOPY ABOVE

SHORT TERM BIKE
PARKING (4 SPACES)

BUILDING EXTENT
ABOVE

TOP OF PAVEMENT
ELEVATION: 32.06'

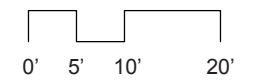
PROPERTY LINE

PROPOSED
CLIENT DROP OFF

PROPOSED
CLIENT DROP OFF

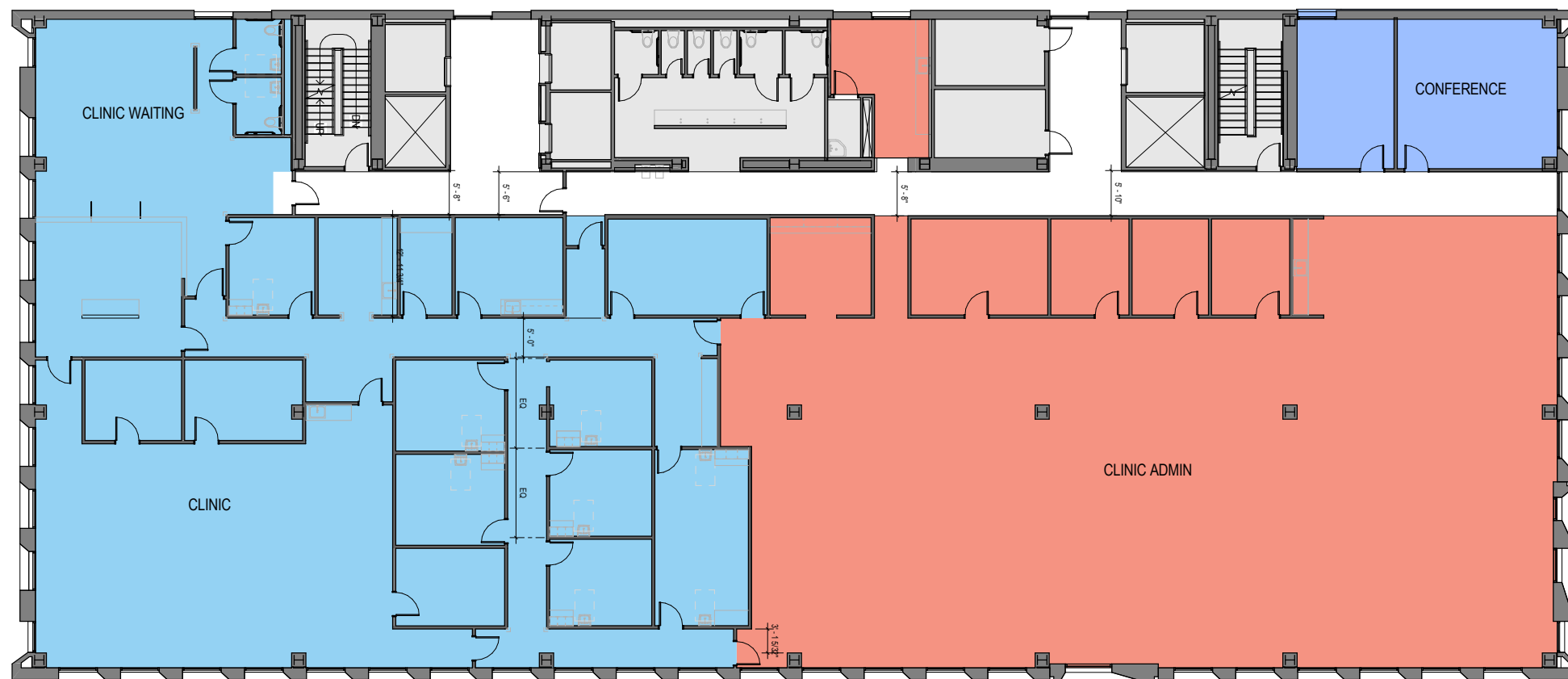
Typical Upper Clinical Floor

Scale = 1" = 20'-0"



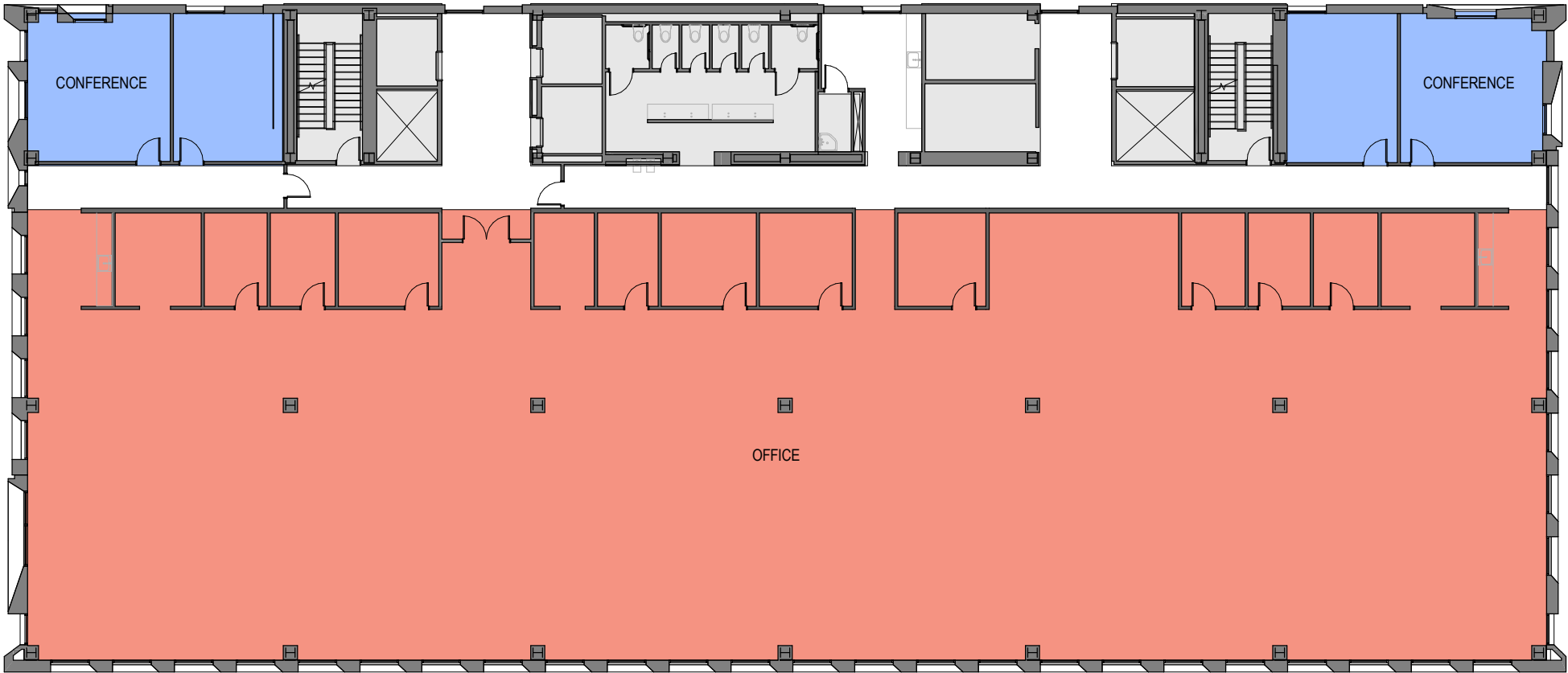
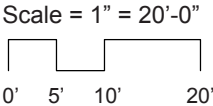
LEVEL 2

LEVEL 2-4		
	Typ. Floor Area	17,320 SF
	Clinic / Clinic Waiting	6,180 SF
	Clinic Admin.	6,112 SF
	Conference	707 SF
	Service	1,939 SF



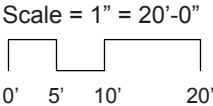
LEVEL 3 & 4

LEVEL 5-8 PLAN
Typical Upper Office Floor



LEVEL 5-8	
Typ. Floor Area	17,320 SF
Open Office	11,473 SF
Conference	1,332 SF
Service	1,939 SF

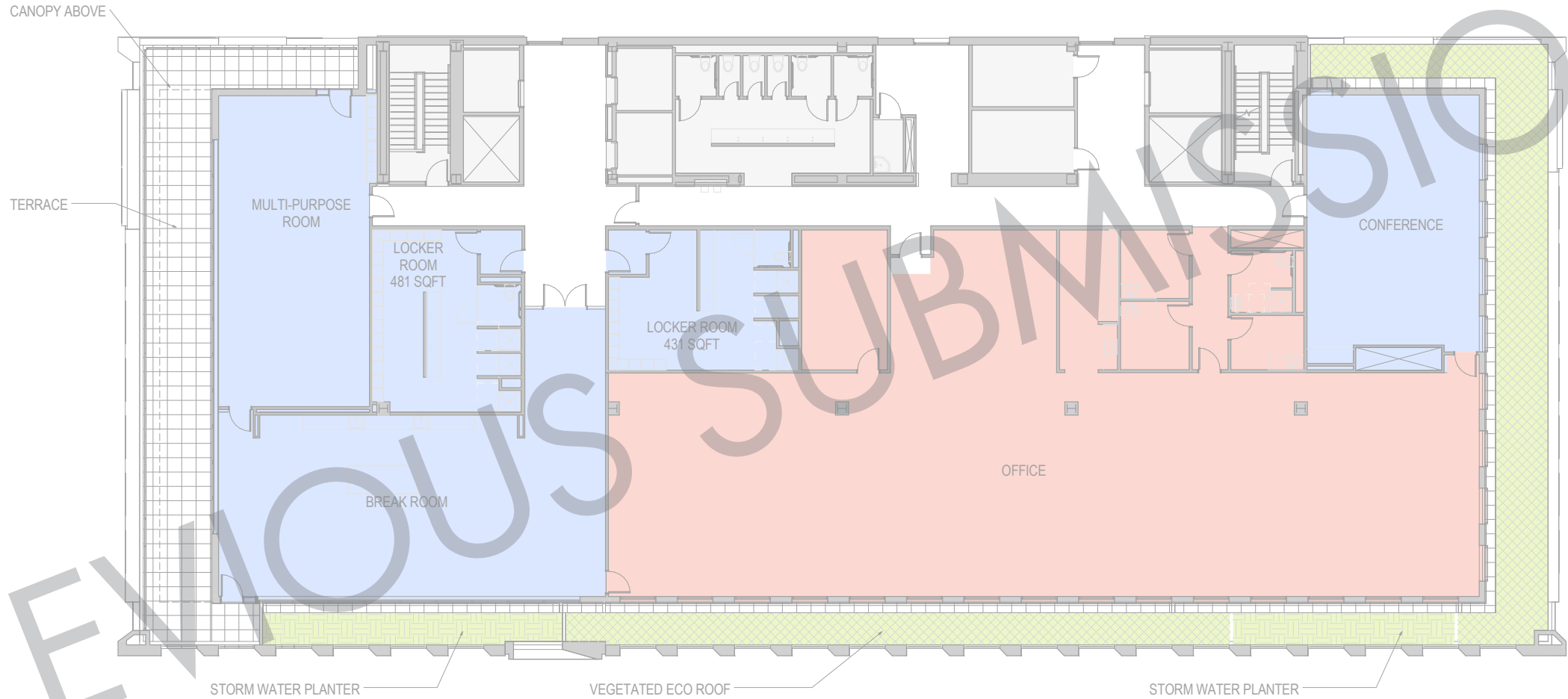
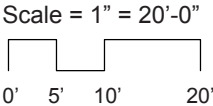
LEVEL 9 PLAN



LEVEL 9		
Typ. Floor Area		13,653 SF
	Open Office	5,334 SF
	Multi-Purpose Room	1,019 SF
	Break Room	1,557 SF
	Locker Rooms	912 SF
	Conference	965 SF
	Service	1,939 SF
LEVEL 9 E EXTERIOR		
Floor Area		2,839 SF

- Terrace
- Storm Water Planter
- Vegetated Eco-Roof
- Pavers

LEVEL 9 PLAN

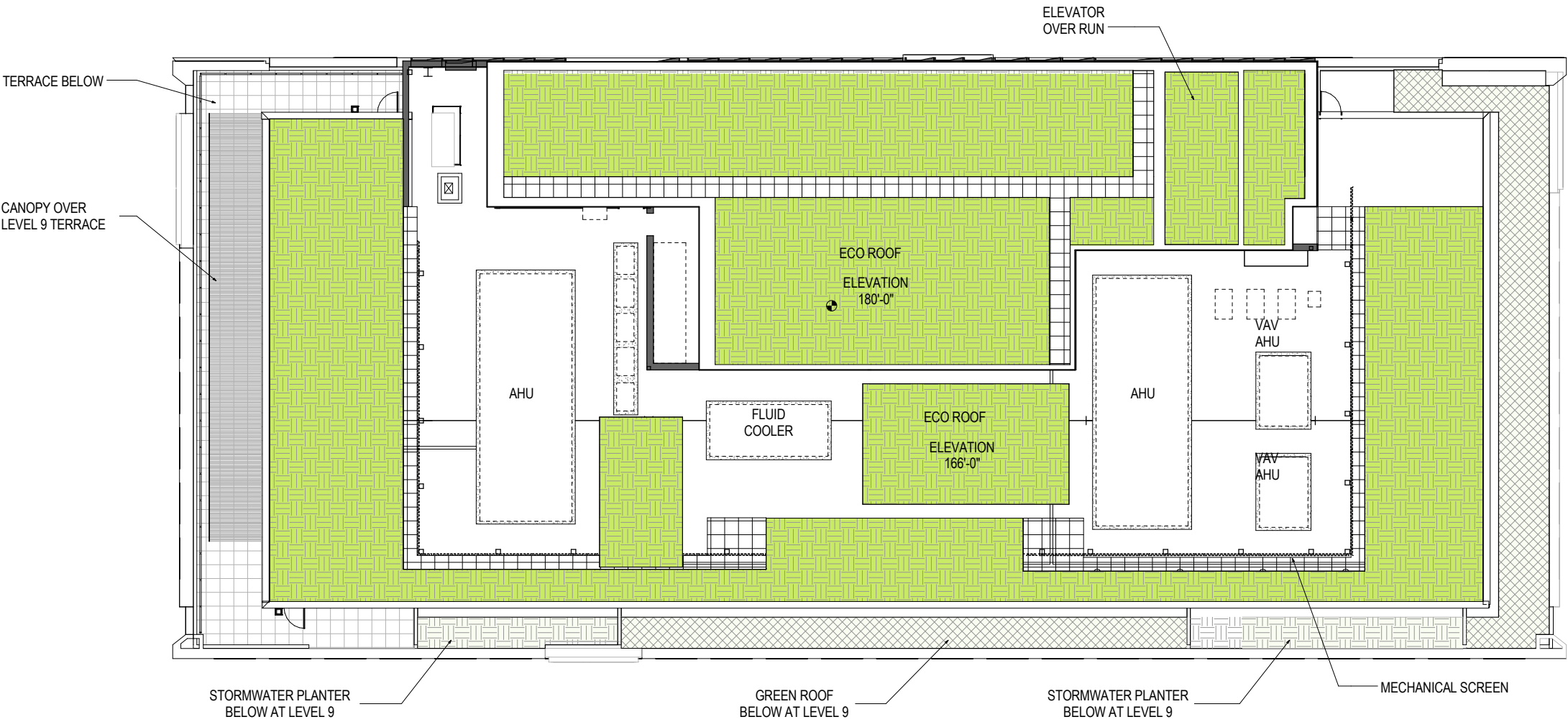
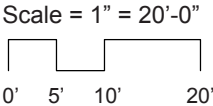


LEVEL 9		
Typ. Floor Area		13,653 SF
Open Office	5,334 SF	
Multi-Purpose Room	1,019 SF	
Break Room	1,557 SF	
Locker Rooms	912 SF	
Conference	965 SF	
Service	1,939 SF	

LEVEL 9 E EXTERIOR		
Floor Area		2,839 SF

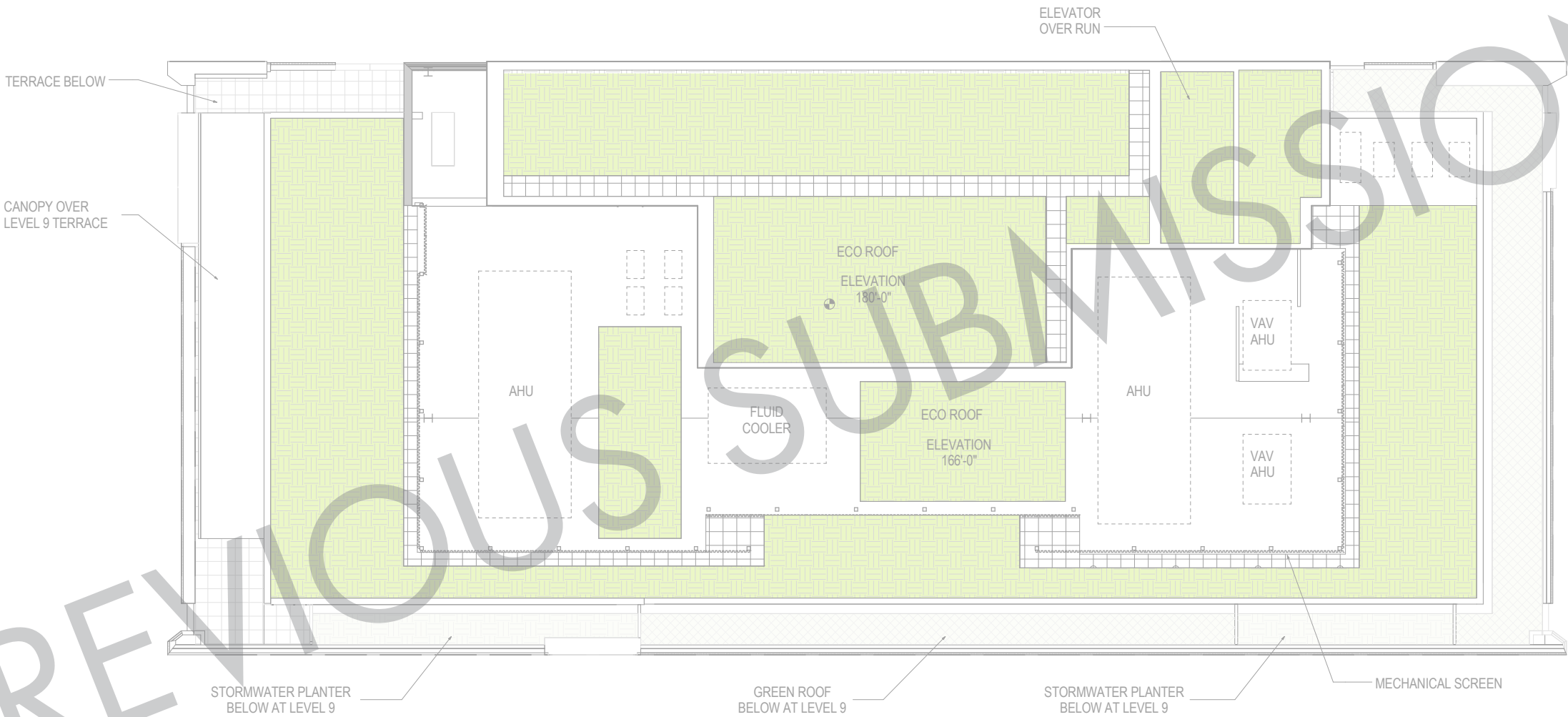
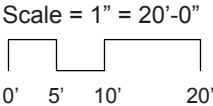
- Terrace
- Storm Water Planter
- Vegetated Eco-Roof
- Pavers

ROOF PLAN



PENTHOUSE + ROOF EXTERIOR	
Floor Area	12,728 SF
	Vegetated Eco-Roof
	Pavers
	Membrane Roofing

ROOF PLAN



PENTHOUSE + ROOF EXTERIOR	
Floor Area	12,728 SF
Vegetated Eco-Roof	7,413 SF
Pavers	1,032 SF
Membrane Roofing	4,283 SF

C.13 GROUND FLOOR

Scale = 1" = 20'-0"

ACTIVE GROUND FLOOR USE AND CONVERTIBILITY

East Elevation - Ground convertibility

INTEGRATION OF ART

The project has a significant public art (RACC) budget and has been working closely with RACC on the integration of public art in the ground floor lobby and gallery space. A New York and Milan-based artist, Francesco Smeti, has been engaged for a major installation that he is currently designing for these spaces.

The exterior wall along NW 6th Avenue is glazed from sill to ceiling to allow views into the pharmacy workspace and the gallery. The gallery is less than half the length of the 200' block and will act as circulation and a container for the artist installation by Smeti. Clear butt glazing separates the adjacent workspace and the gallery. The glazing allows for light to penetrate into the interior workspaces and creates a sense of transparency from interior to exterior. The gallery becomes a visual filter between the street and interior of the building.

Currently the length of the gallery/workspace contributes to the 50% active ground floor standard, along with the lobby and potential retail space at the south west corner of the building (see exhibit C.5). Since NW 6th avenue has a strong pedestrian presence it needs to be acknowledged through the art and architecture. Part of this acknowledgement is visual and accommodating street scale flexibility in the future. The exterior wall is designed for future convertibility (see exhibit C.15 and C.16). The precast sills and glazing are detailed to be removable for installation of exterior doors if the work spaces beyond transform into different uses in the future. The gallery interior glass maybe removed below the 9' datum. The sill of the exterior walls at specific locations may be removed to accommodate a future entries.

FRANCESCO SIMETI'S PRECEDENT ARTWORK



Gallery View North

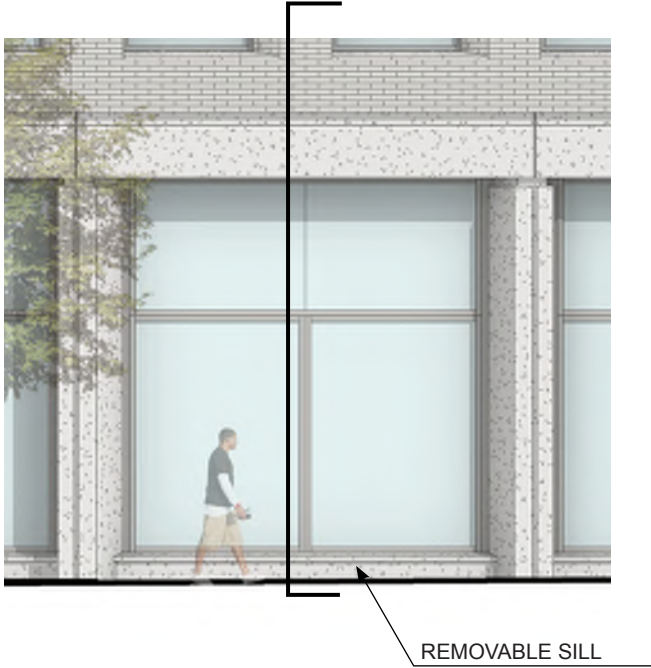


Gallery View South

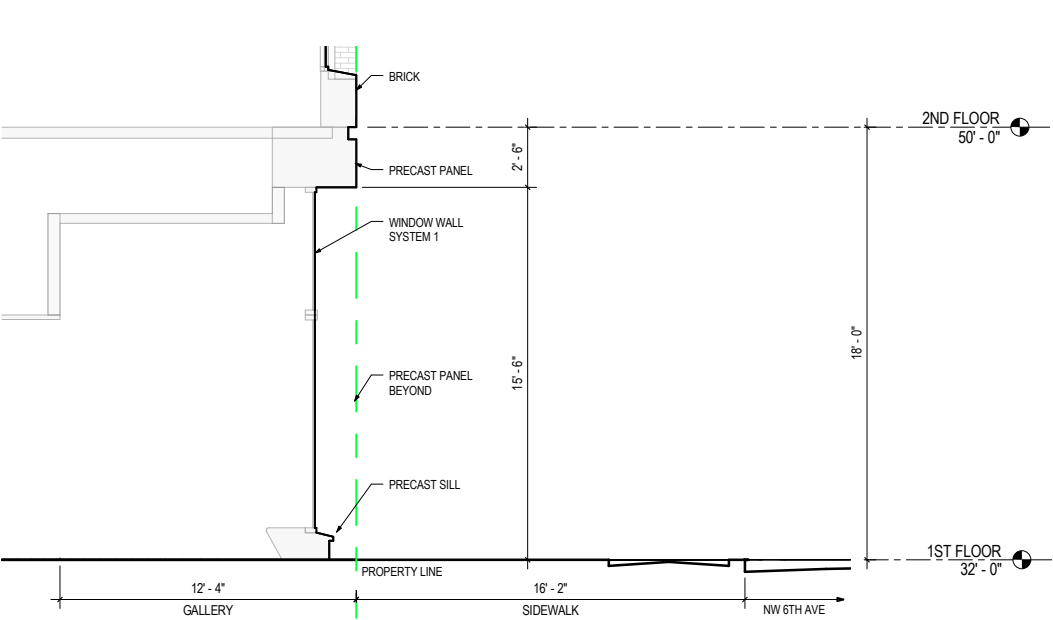
ACTIVE GROUND FLOOR USE AND CONVERTIBILITY
East Elevation - Ground convertibility

PROPOSED GALLERY WALL CONDITION
SEE C.16 FOR ENTIRE GROUND FLOOR ELEVATION

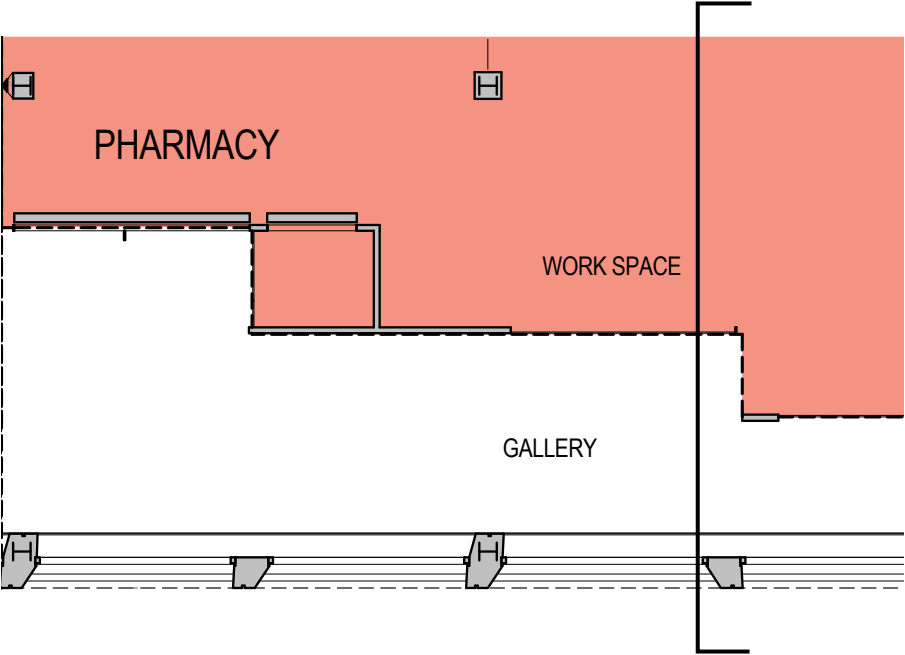
ELEVATION



SECTION



PLAN

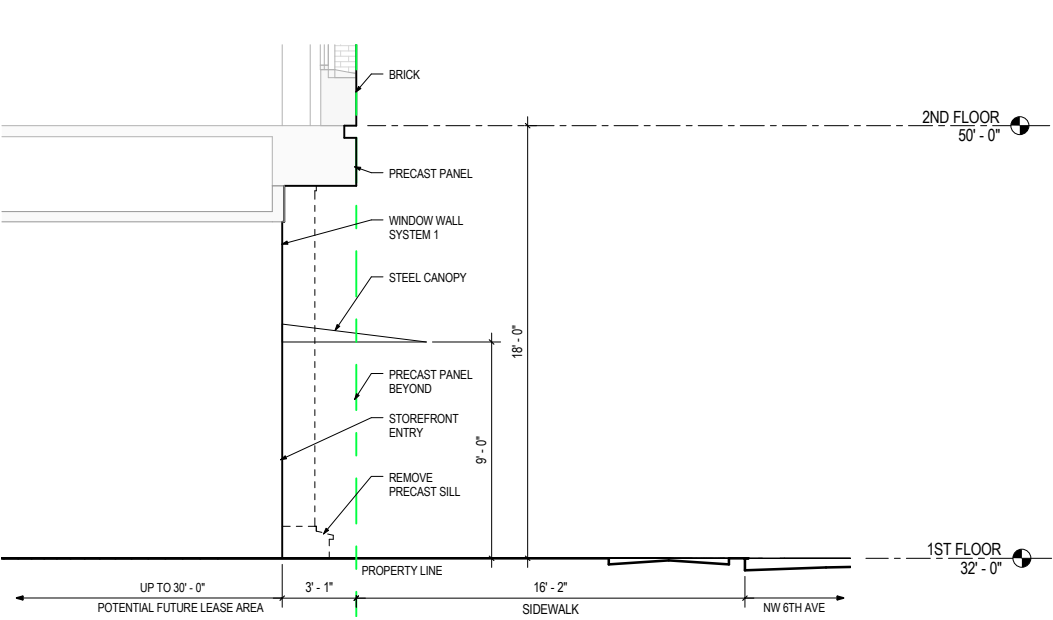


POTENTIAL FUTURE LEASE ENTRY AT REMOVABLE SILL
SEE C.16 FOR ENTIRE GROUND FLOOR ELEVATION

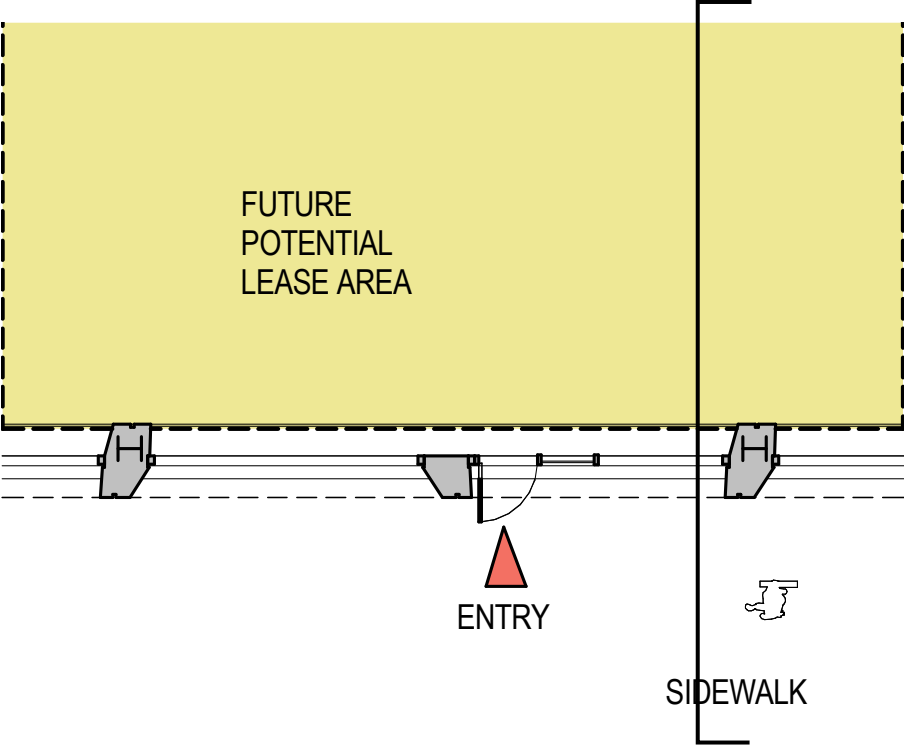
ELEVATION



SECTION



PLAN



ACTIVE GROUND FLOOR USE AND CONVERTIBILITY

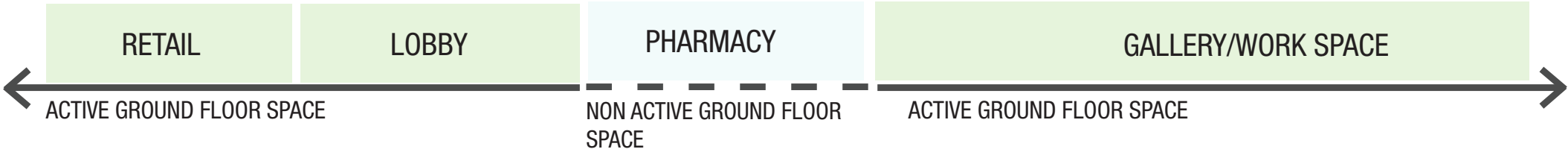
East Elevation - Ground convertibility



EAST ELEVATION - PROPOSED

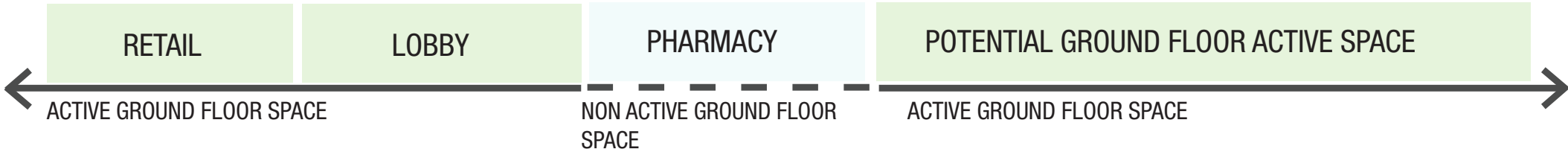
MAIN ENTRY

GROUND FLOOR SPACE THAT CAN BE CONVERTED IN THE FUTURE



EAST ELEVATION - FUTURE CONVERSION

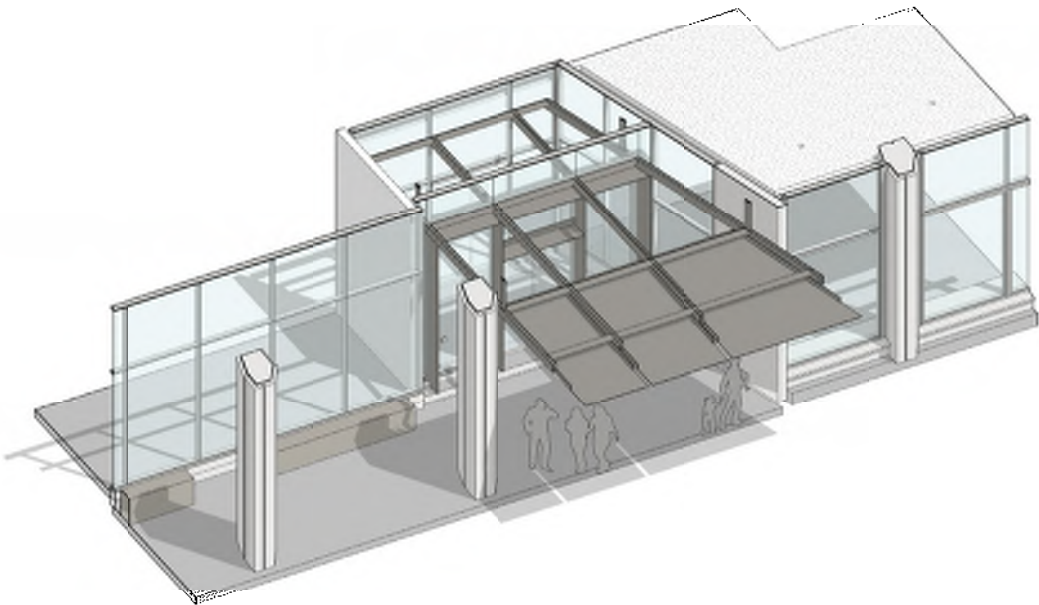
GROUND FLOOR ENTRANCES AND CANOPIES



EAST MAIN ENTRY CANOPY
3D Views at Main Entry Canopy



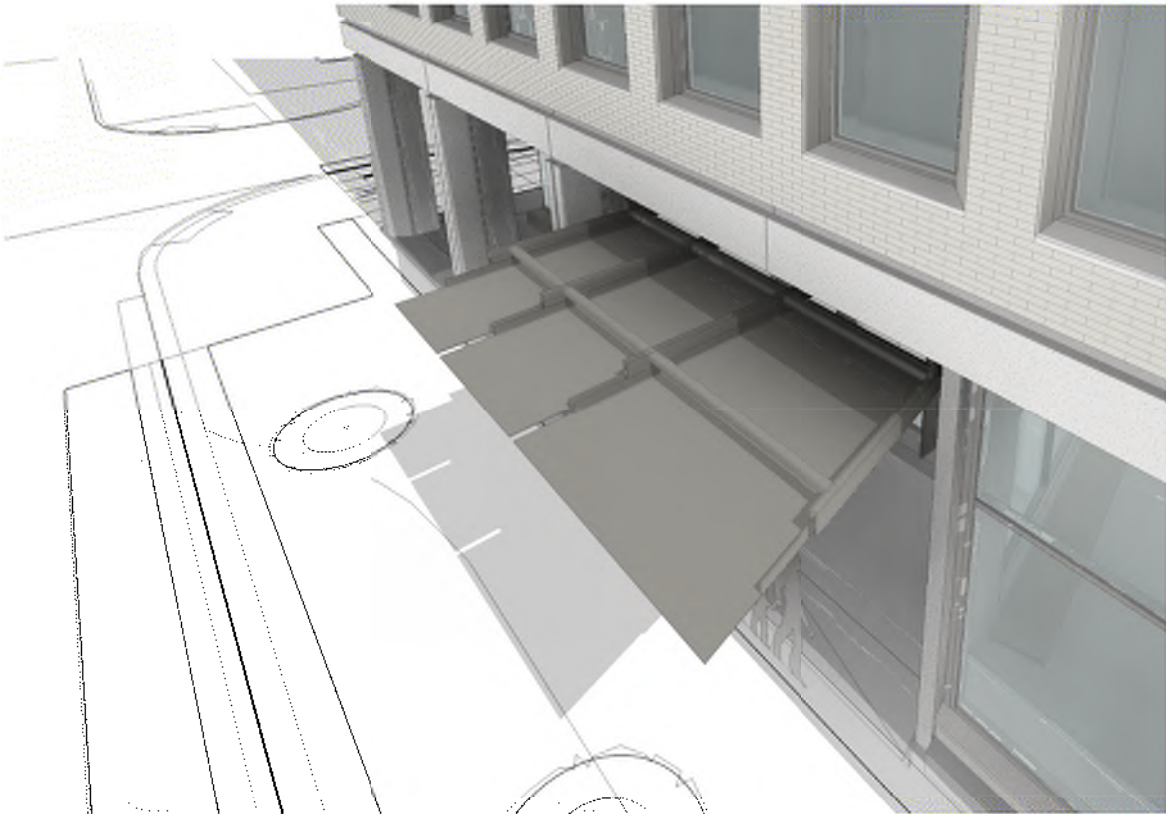
Canopy View Looking West



Canopy Axon



Canopy View Looking Southwest

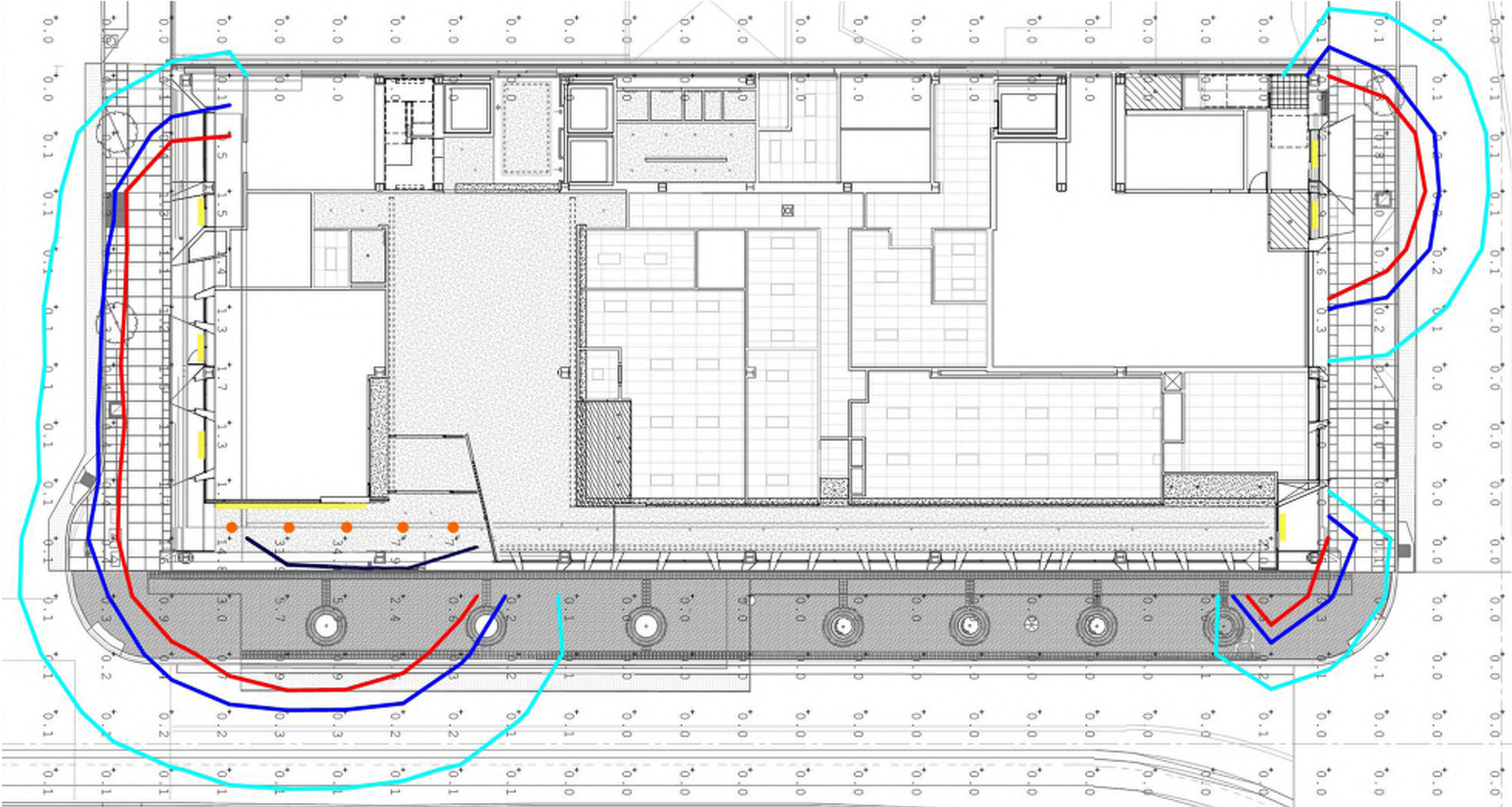


Canopy Birds Eye View Looking Southwest

REFLECTED CEILING PLAN AND EXTERIOR LIGHTING

Dispersal Plan

- RECESSED LINEAR LED LIGHTING
- RECESSED LED CAN FIXTURES
- SEE MANUFACTURERS CUTSHEET PACKET FOR ALL LIGHTING FIXTURES



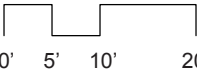
**NOTE: NUMBERS DENOTE FOOTCANDLES

C.18 ELEVATIONS

Scale = 1" = 20'-0"

EAST ELEVATION

Scale = 1" = 20'-0"



Brick 49%
Norman Brick, Pewter Blend with Slurry

Thin Brick 5%
Norman Brick, Pewter Blend with Slurry

Exterior Stucco 10%
Cement Board, Acrylic Stucco; Champagne Gold

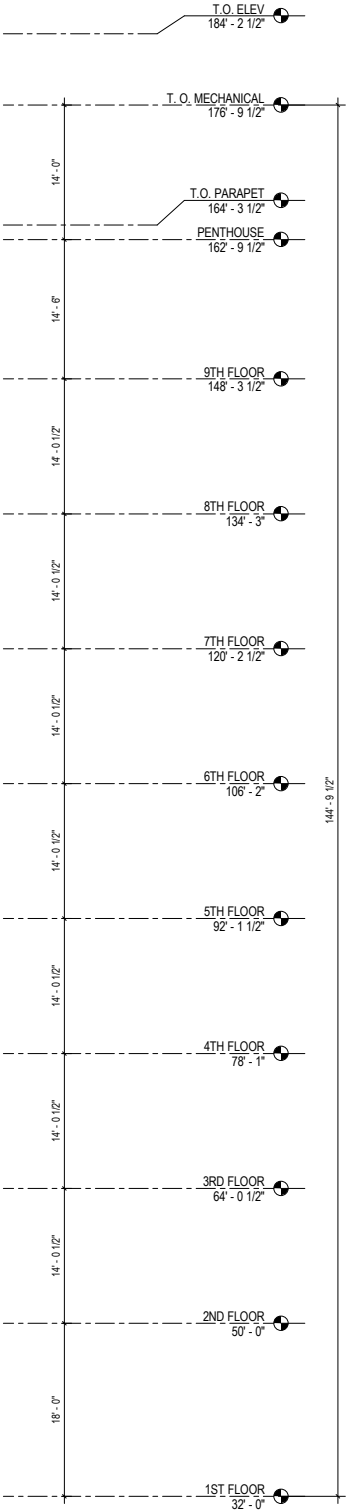
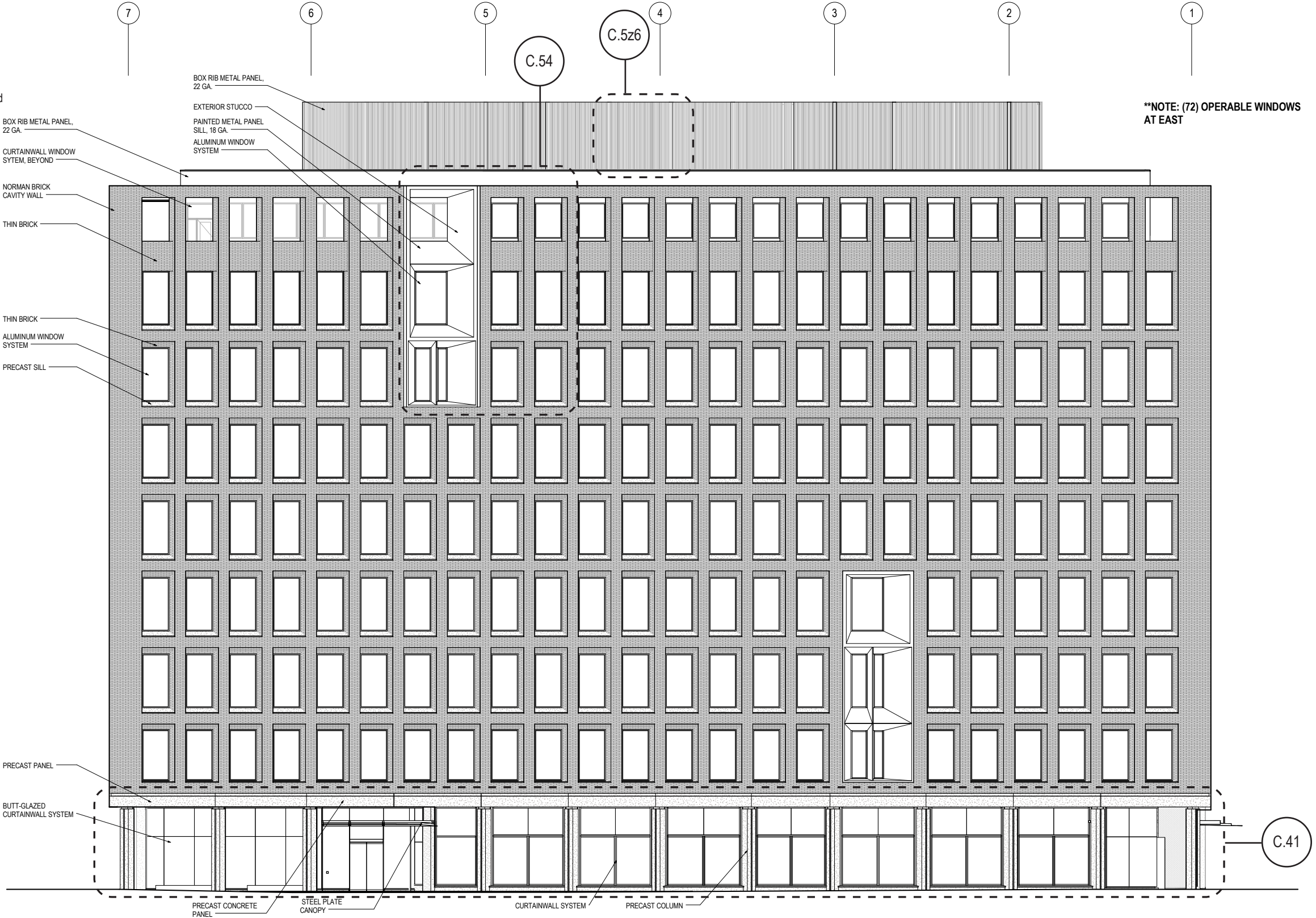
Painted Metal Panel 1%
Champagne Gold

Box Rib Metal Panel 2%
22 Gauge, Champagne Gold

Glazing 29%
Solarban 70, Clear

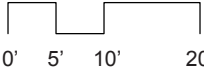
Precast Concrete 4%
Pewter Grey

Curtain Wall & Aluminum Window System
Champagne Gold Color

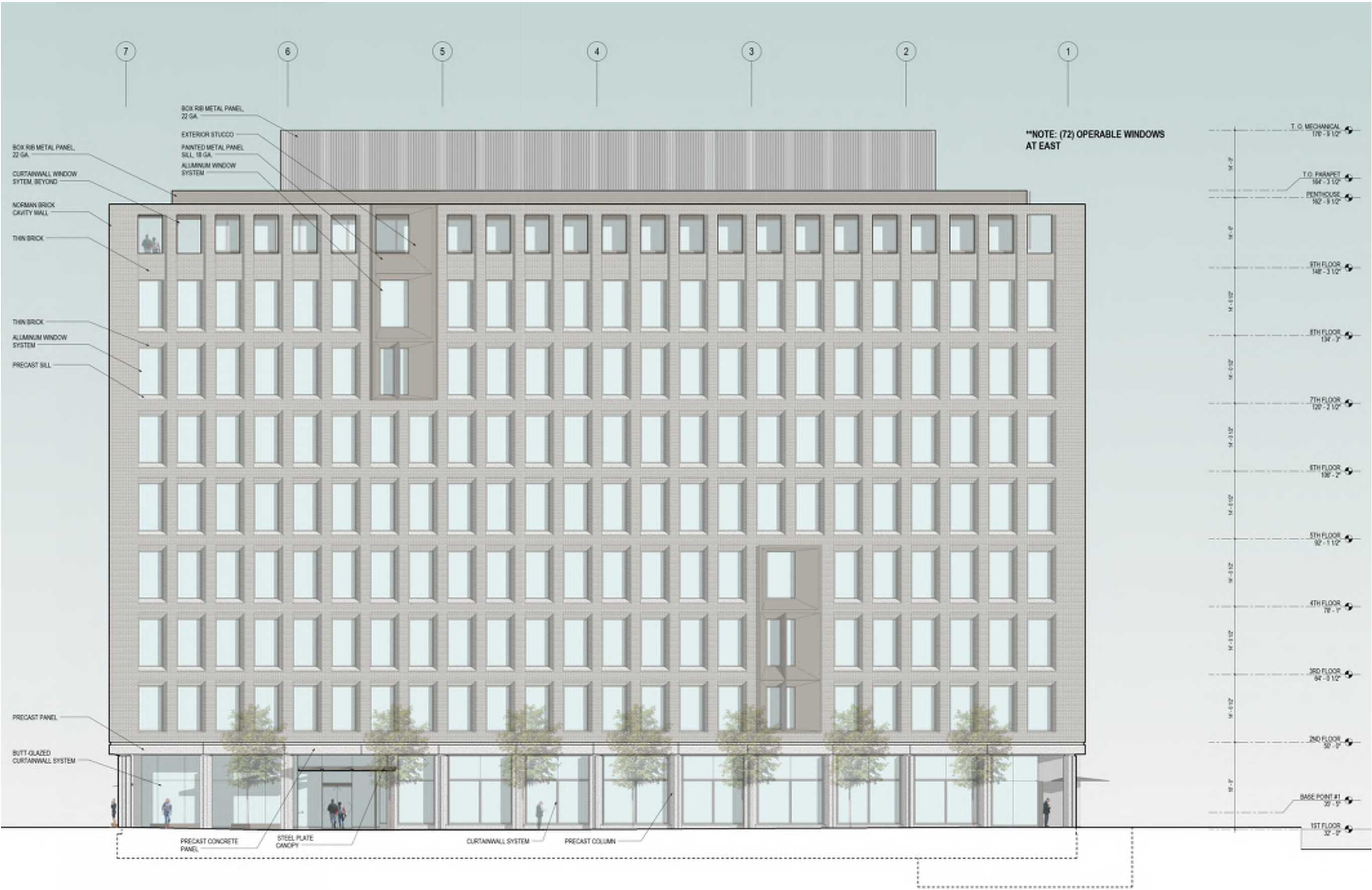


EAST ELEVATION

Scale = 1" = 20'-0"

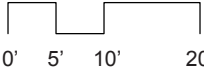


- Brick 49%
Norman Brick, Pewter Blend with Slurry
- Thin Brick 5%
Norman Brick, Pewter Blend with Slurry
- Exterior Stucco 10%
Cement Board, Acrylic Stucco; Champagne Gold
- Painted Metal Panel 1%
Champagne Gold
- Box Rib Metal Panel 2%
22 Gauge, Champagne Gold
- Glazing 29%
Solarban 70, Clear
- Precast Concrete 4%
Pewter Grey
- Curtain Wall & Aluminum Window System
Champagne Gold Color

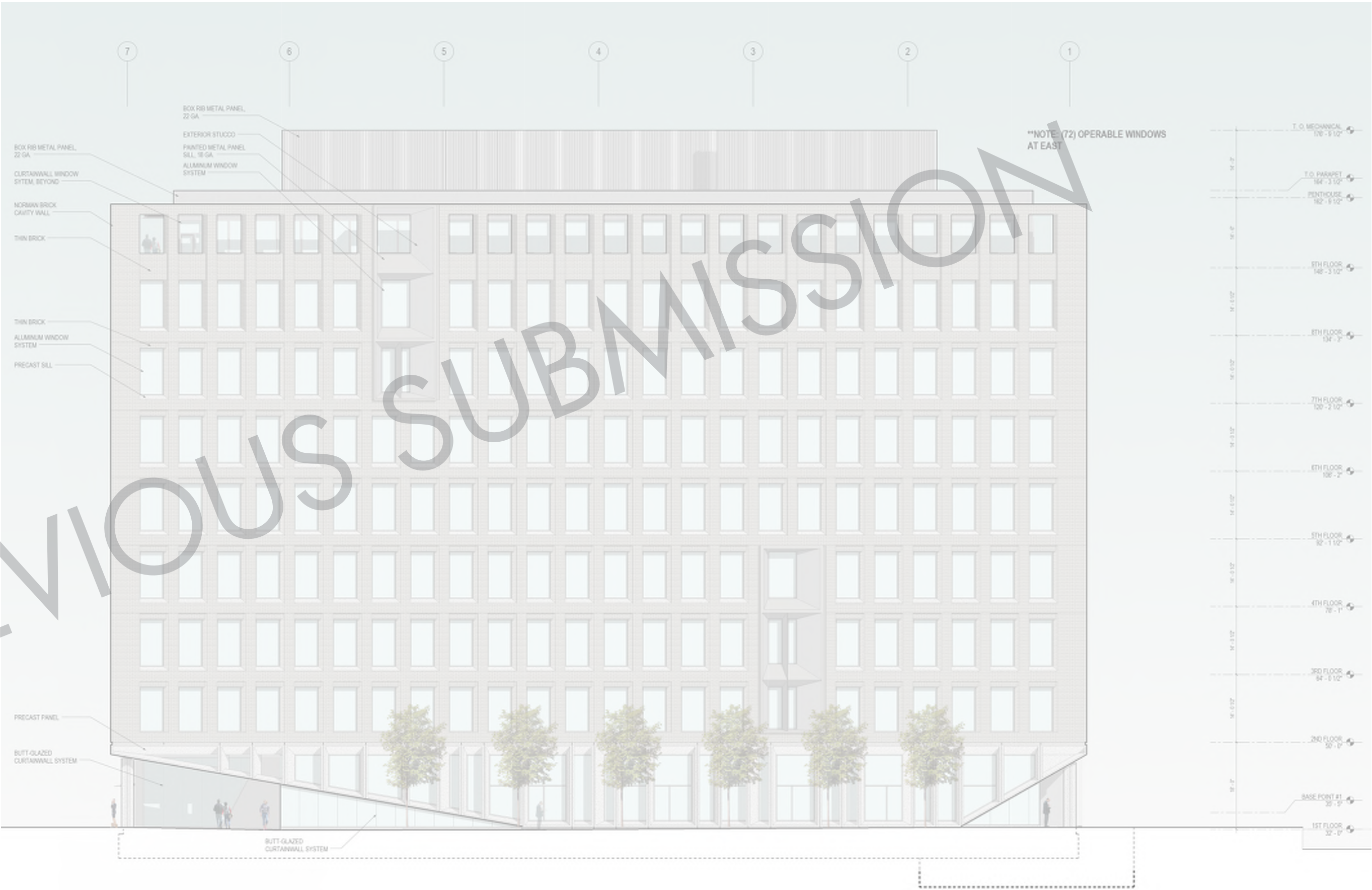


EAST ELEVATION

Scale = 1" = 20'-0"

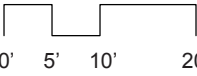


- Brick 49%
Norman Brick, Pewter Blend with Slurry
- Thin Brick 5%
Norman Brick, Pewter Blend with Slurry
- Exterior Stucco 10%
Cement Board, Acrylic Stucco; Champagne Gold
- Painted Metal Panel 1%
Champagne Gold
- Box Rib Metal Panel 2%
22 Gauge, Champagne Gold
- Glazing 29%
Solarban 70, Clear
- Precast Concrete 4%
Pewter Grey
- Curtain Wall & Aluminum Window System
Champagne Gold Color



SOUTH ELEVATION

Scale = 1" = 20'-0"



- Brick

30%

Norman Brick, Pewter Blend with Slurry
- Thin Brick

2%

Norman Brick, Pewter Blend with Slurry
- Exterior Stucco

25%

Cement Board, Acrylic Stucco; Champagne Gold
- Painted Metal Panel

4%

18 Gauge, Champagne Gold
- Box Rib Metal Panel

8%

22 Gauge, Champagne Gold
- Light Shelf

6%

12 Gauge Metal Panel, Champagne Gold
- Glazing

23%

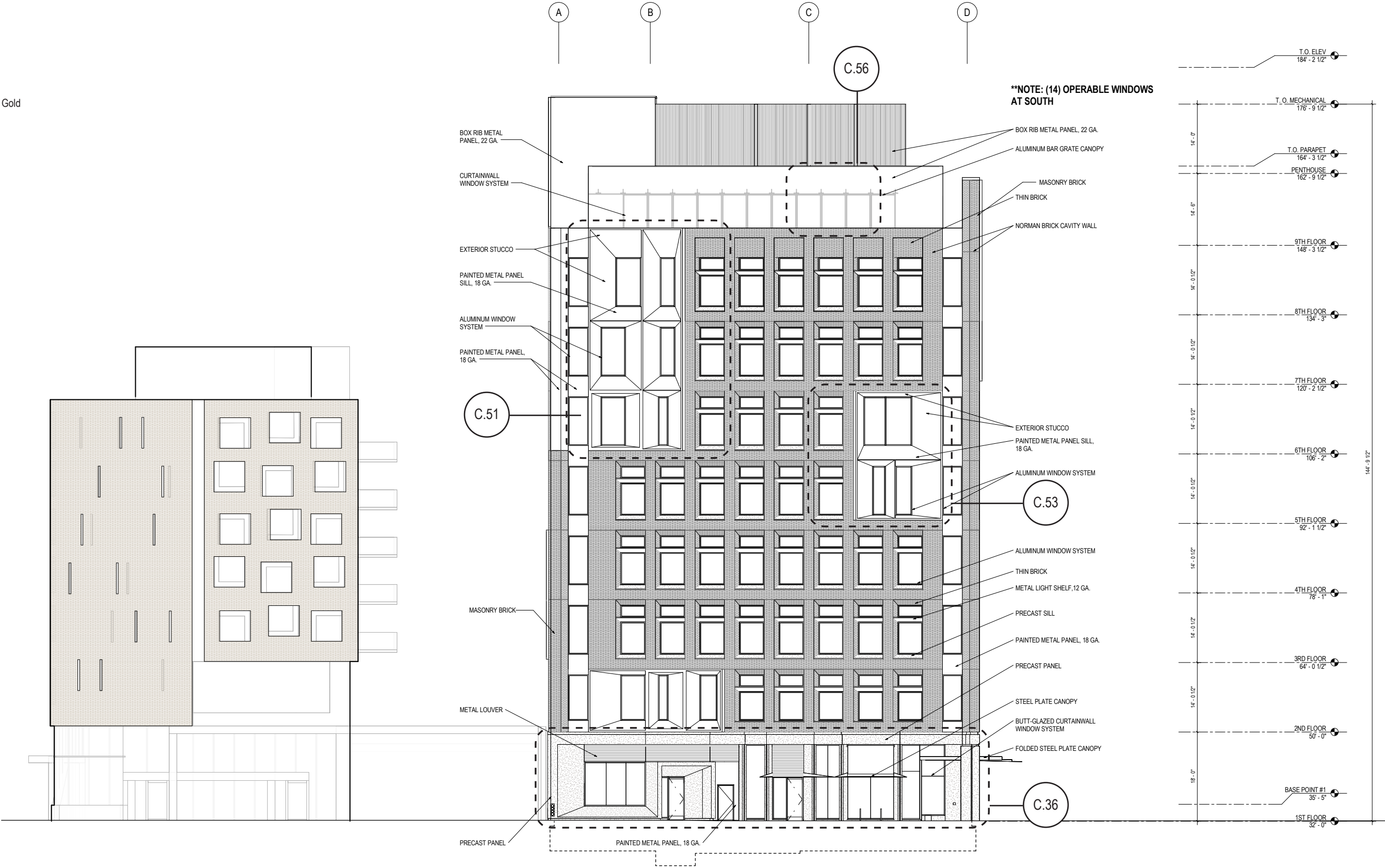
Solarban 70, Clear
- Precast Concrete

2%

Pewter Grey
- Curtain Wall & Aluminum Window System

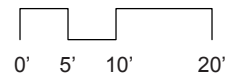
Champagne Gold Color
- Metal Louver

Finish to Match Window System

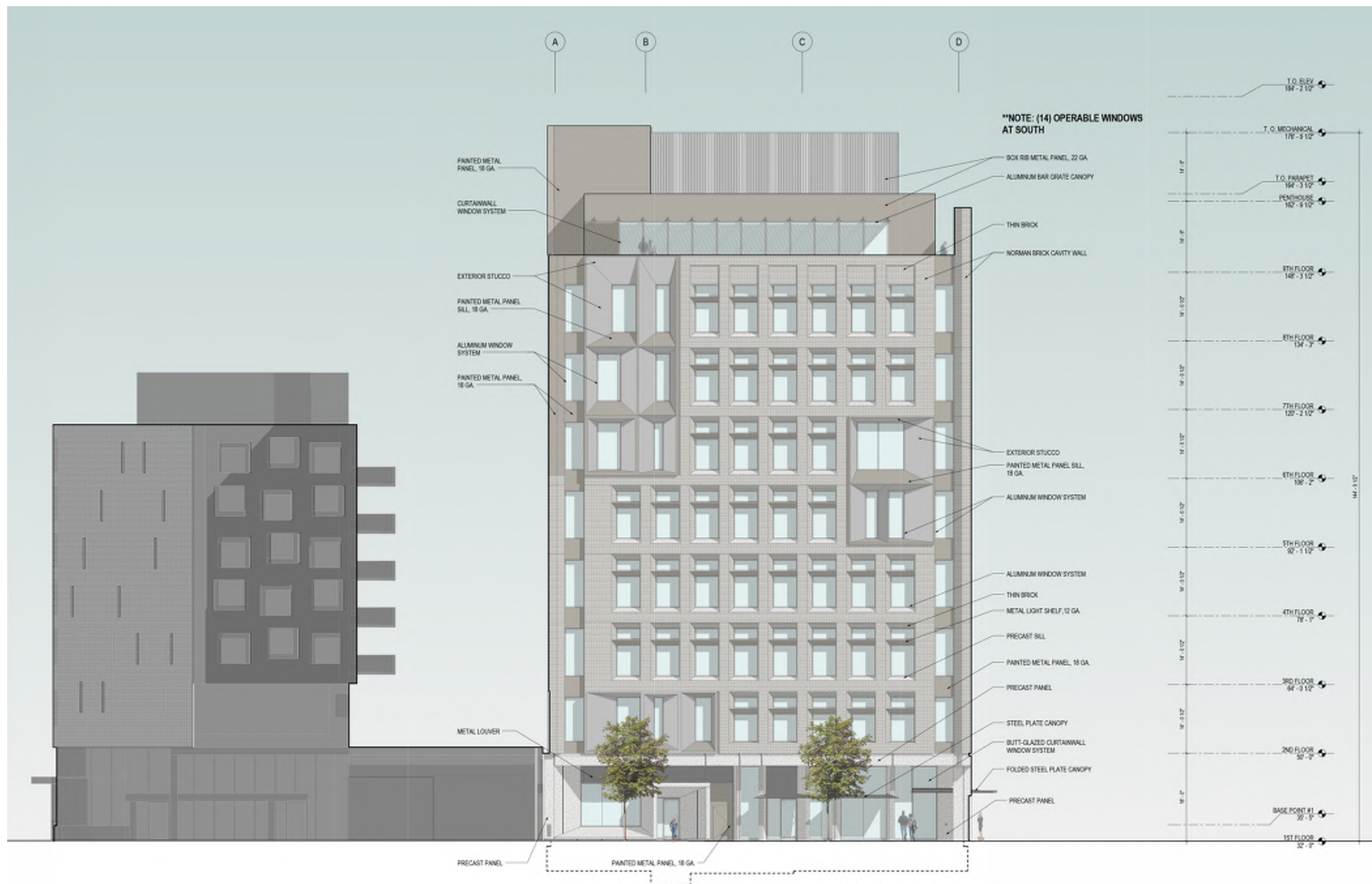


SOUTH ELEVATION

Scale = 1" = 20'-0"

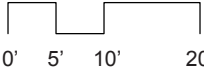


	Brick	30%
	Norman Brick, Pewter Blend with Slurry	
	Thin Brick	2%
	Norman Brick, Pewter Blend with Slurry	
	Exterior Stucco	25%
	Cement Board, Acrylic Stucco; Champagne Gold	
	Painted Metal Panel	4%
	18 Gauge, Champagne Gold	
	Box Rib Metal Panel	8%
	22 Gauge, Champagne Gold	
	Light Shelf	6%
	12 Gauge Metal Panel, Champagne Gold	
	Glazing	23%
	Solarban 70, Clear	
	Precast Concrete	2%
	Pewter Grey	
	Curtain Wall & Aluminum Window System	
	Champagne Gold Color	
	Metal Louver	
	Finish to Match Window System	

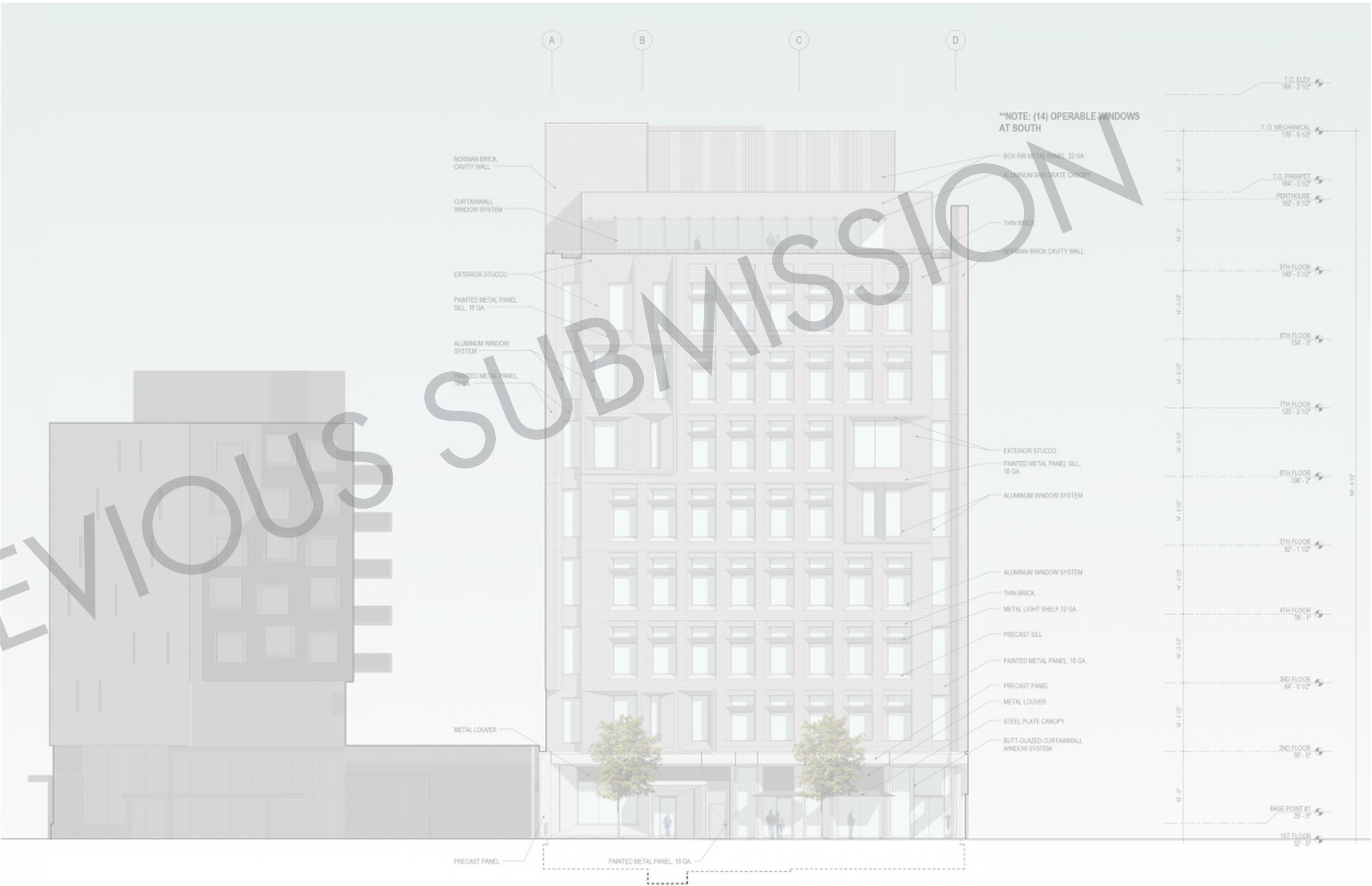


SOUTH ELEVATION

Scale = 1" = 20'-0"

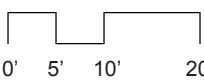


- Brick 30%
Norman Brick, Pewter Blend with Slurry
- Thin Brick 2%
Norman Brick, Pewter Blend with Slurry
- Exterior Stucco 25%
Cement Board, Acrylic Stucco; Champagne Gold
- Painted Metal Panel 4%
18 Gauge, Champagne Gold
- Box Rib Metal Panel 8%
22 Gauge, Champagne Gold
- Light Shelf 6%
12 Gauge Metal Panel, Champagne Gold
- Glazing 23%
Solarban 70, Clear
- Precast Concrete 2%
Pewter Grey
- Curtain Wall & Aluminum Window System
Champagne Gold Color
- Metal Louver
Finish to Match Window System



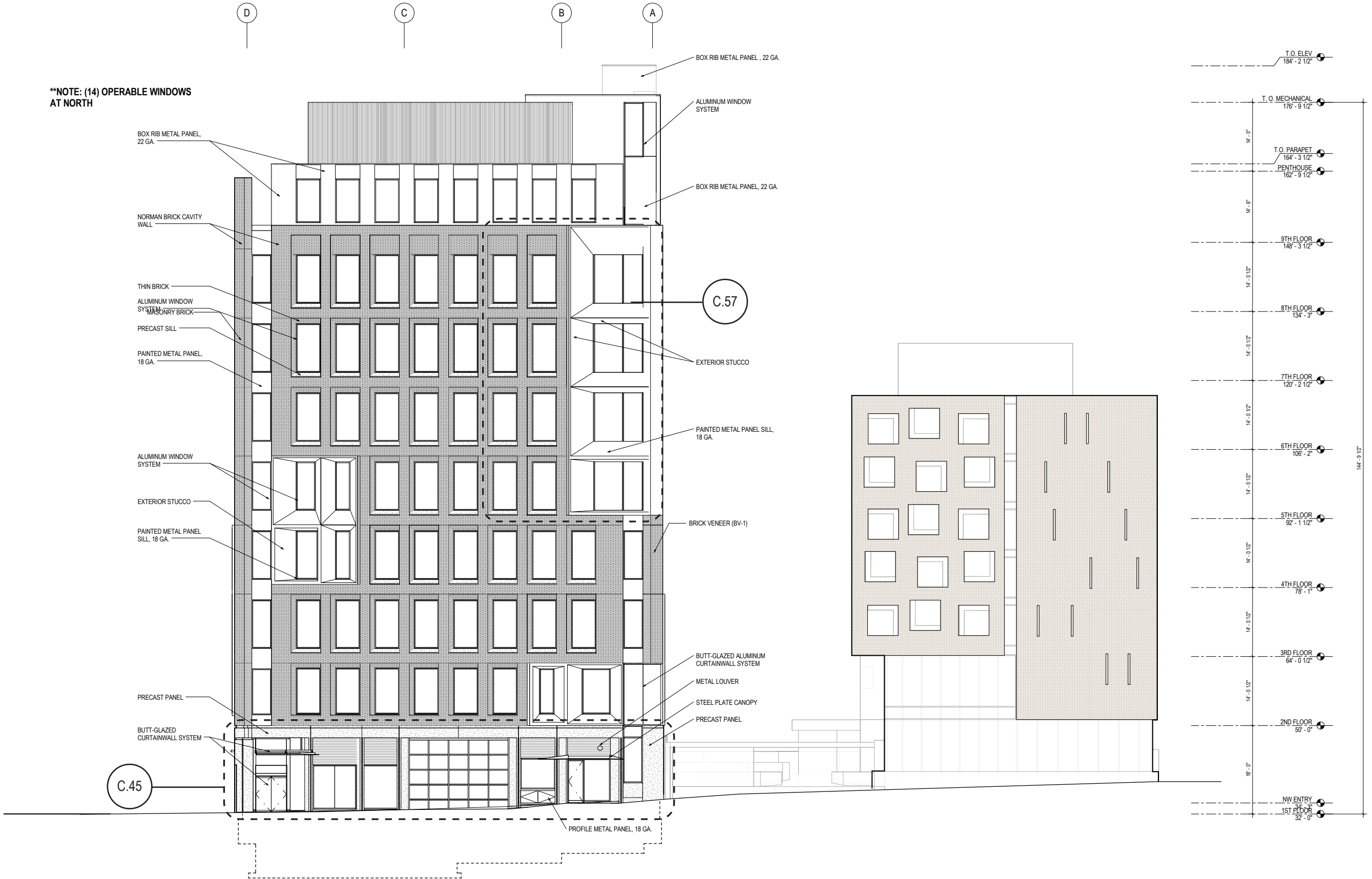
NORTH ELEVATION

Scale = 1" = 20'-0"



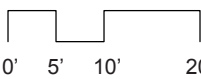
- Brick 33%
Norman Brick, Pewter Blend with Slurry
- Thin Brick 3%
Norman Brick, Pewter Blend with Slurry
- Exterior Stucco 19%
Cement Board, Acrylic Stucco; Champagne Gold
- Painted Metal Panel 3%
18 Gauge, Champagne Gold
- Box Rib Metal Panel 7%
22 Gauge, Champagne Gold
- Glazing 28%
Solarban 70, Clear
- Precast Concrete 3%
Pewter Grey
- Curtain Wall & Aluminum Window System
Champagne Gold Color
- Overhead Coiling Door 3%
Finish to Match Window System
- Metal Louver
Finish to Match Window System

****NOTE: (14) OPERABLE WINDOWS
AT NORTH**

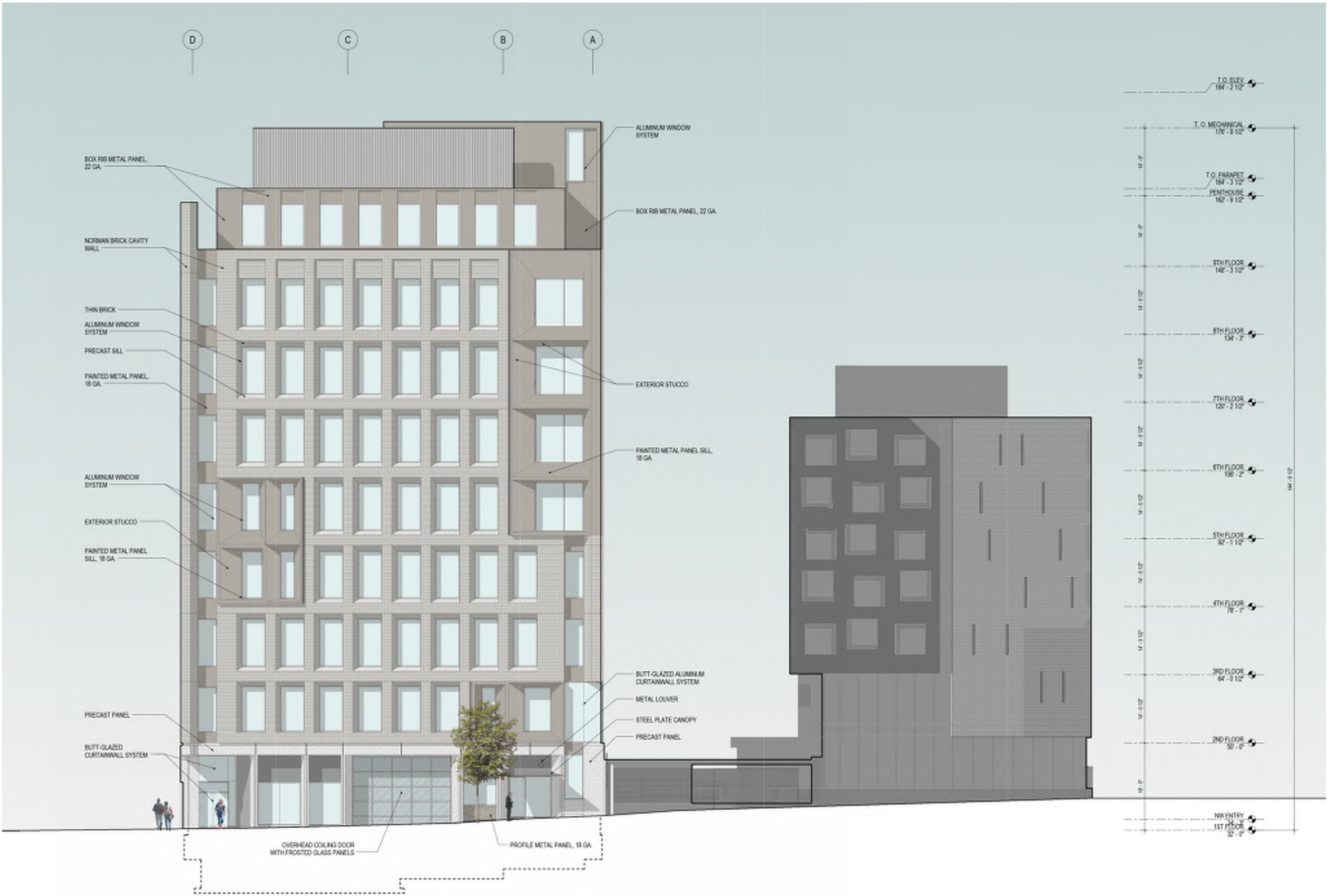


NORTH ELEVATION

Scale = 1" = 20'-0"

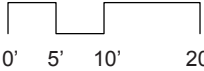


- Brick 33%
Norman Brick, Pewter Blend with Slurry
- Thin Brick 3%
Norman Brick, Pewter Blend with Slurry
- Exterior Stucco 19%
Cement Board, Acrylic Stucco; Champagne Gold
- Painted Metal Panel 3%
18 Gauge, Champagne Gold
- Box Rib Metal Panel 7%
22 Gauge, Champagne Gold
- Glazing 28%
Solarban 70, Clear
- Precast Concrete 3%
Pewter Grey
- Curtain Wall & Aluminum Window System
Champagne Gold Color
- Overhead Coiling Door 3%
Finish to Match Window System
- Metal Louver
Finish to Match Window System



NORTH ELEVATION

Scale = 1" = 20'-0"

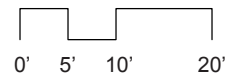


- Brick 33%
Norman Brick, Pewter Blend with Slurry
- Thin Brick 3%
Norman Brick, Pewter Blend with Slurry
- Exterior Stucco 19%
Cement Board, Acrylic Stucco; Champagne Gold
- Painted Metal Panel 3%
18 Gauge, Champagne Gold
- Box Rib Metal Panel 7%
22 Gauge, Champagne Gold
- Glazing 28%
Solarban 70, Clear
- Precast Concrete 3%
Pewter Grey
- Curtain Wall & Aluminum Window System
Champagne Gold Color
- Overhead Coiling Door 3%
Finish to Match Window System
- Metal Louver
Finish to Match Window System



WEST ELEVATION

Scale = 1" = 20'-0"



Brick 56%
Norman Brick, Pewter Blend with Slurry

Exterior Stucco 5%
Cement Board, Acrylic Stucco; Champagne Gold

Painted Metal Panel	2%
18 Gauge, Champagne Gold	

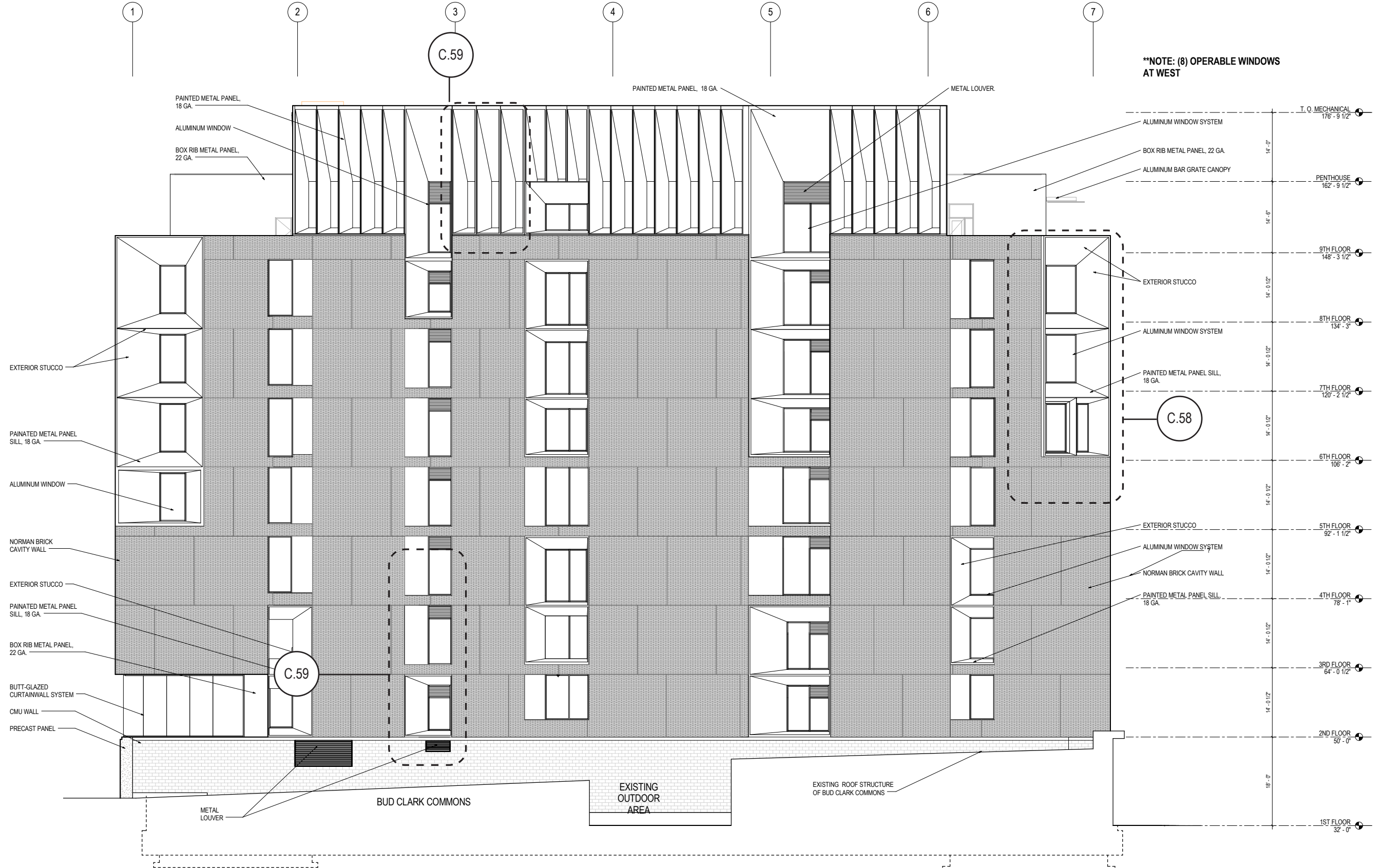
Box Rib Metal Panel	18%
22 Gauge, Champagne Gold	

Glazing	7%
Solarban 70, Clear	

Curtain Wall & Aluminum Window System
Champagne Gold Color

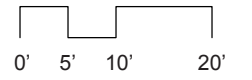
 Metal Louver
Finish to Match Window System

-Concrete Masonry Unit	12%
------------------------	-----

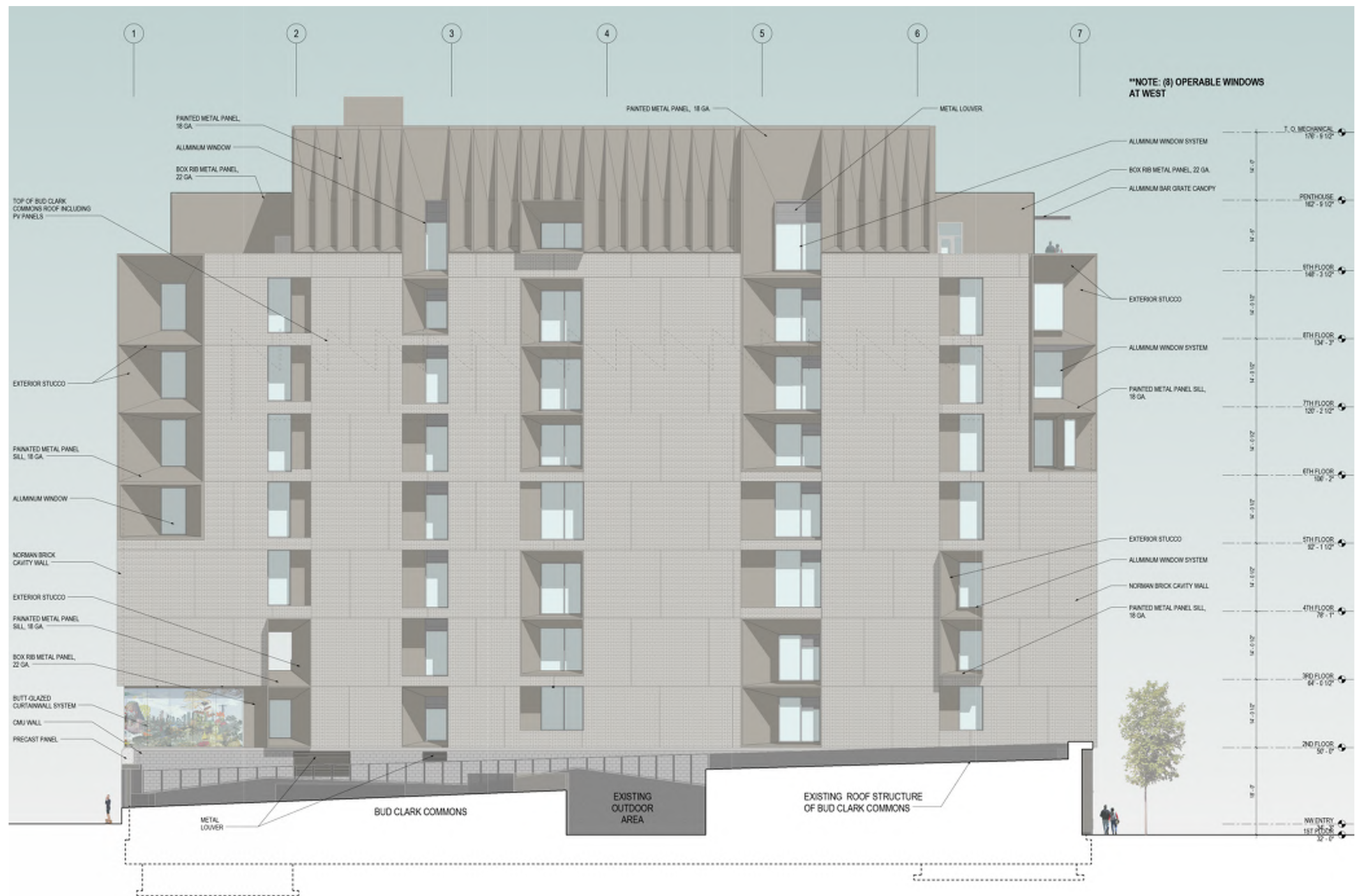


WEST ELEVATION

Scale = 1" = 20'-0"

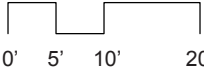


	Brick	56%
Norman Brick, Pewter Blend with Slurry		
	Exterior Stucco	5%
Cement Board, Acrylic Stucco; Champagne Gold		
	Painted Metal Panel	2%
18 Gauge, Champagne Gold		
	Box Rib Metal Panel	18%
22 Gauge, Champagne Gold		
	Glazing	7%
Solarban 70, Clear		
	Curtain Wall & Aluminum Window System	
Champagne Gold Color		
	Metal Louver	
Finish to Match Window System		
	Concrete Masonry Unit	12%

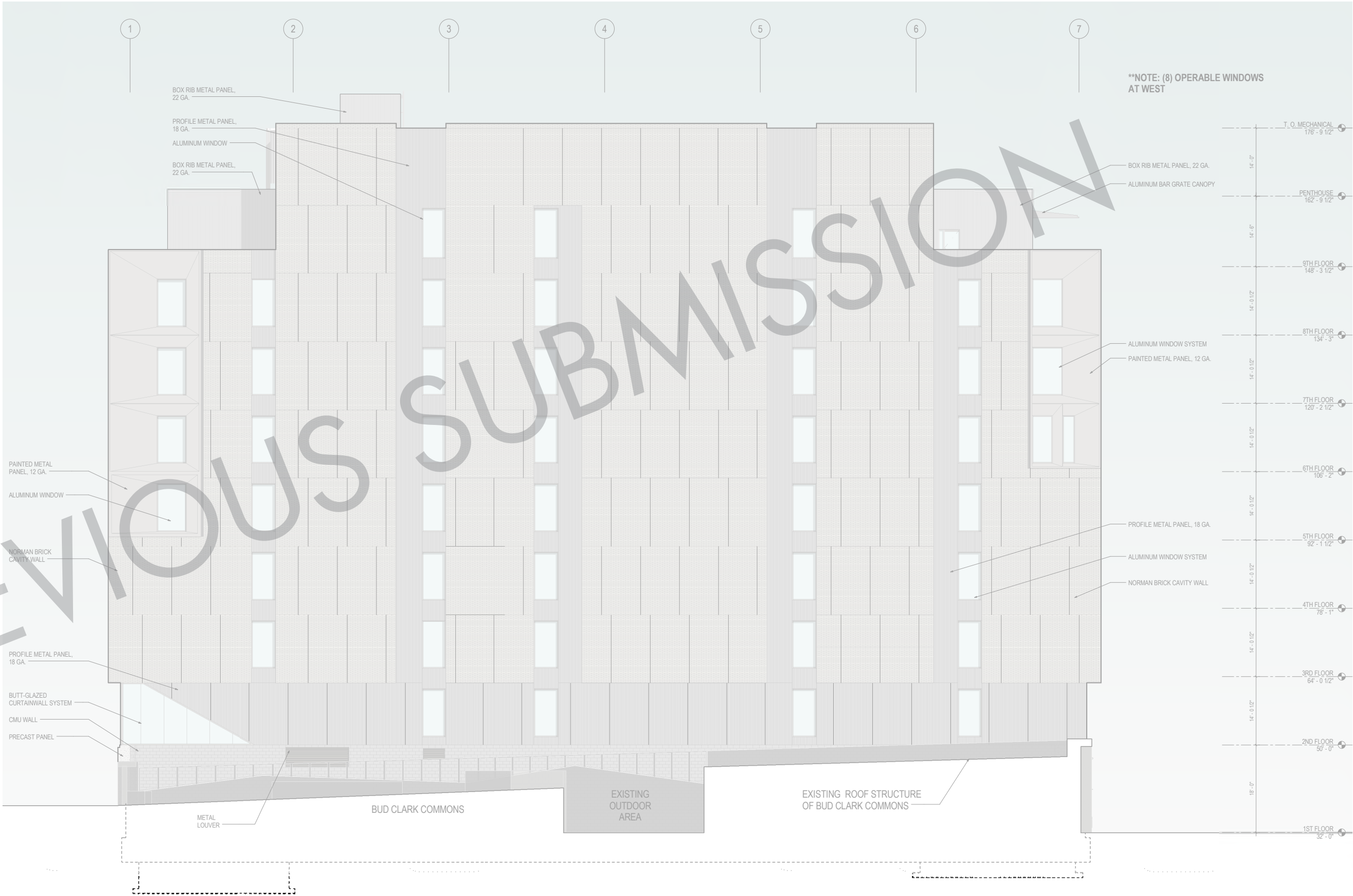


WEST ELEVATION

Scale = 1" = 20'-0"



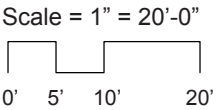
- Brick
Norman Brick, Pewter Blend with Slurry
56%
- Exterior Stucco
Cement Board, Acrylic Stucco; Champagne Gold
5%
- Painted Metal Panel
18 Gauge, Champagne Gold
2%
- Box Rib Metal Panel
22 Gauge, Champagne Gold
18%
- Glazing
Solarban 70, Clear
7%
- Curtain Wall & Aluminum Window System
Champagne Gold Color
- Metal Louver
Finish to Match Window System
- Concrete Masonry Unit
12%



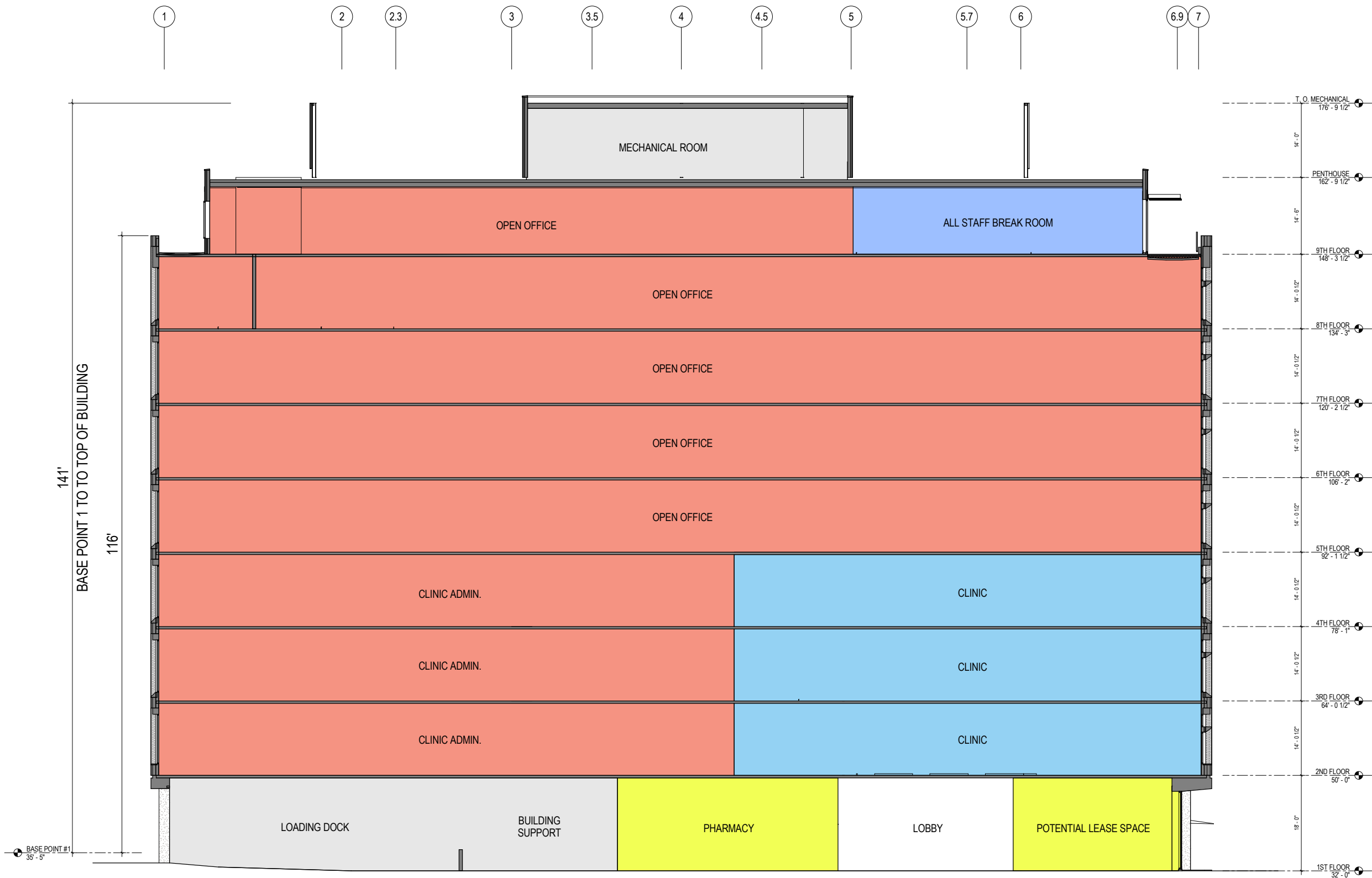
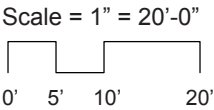
C.31 BUILDING SECTIONS

Scale = 1" = 20'-0"

BUILDING SECTION
East-West



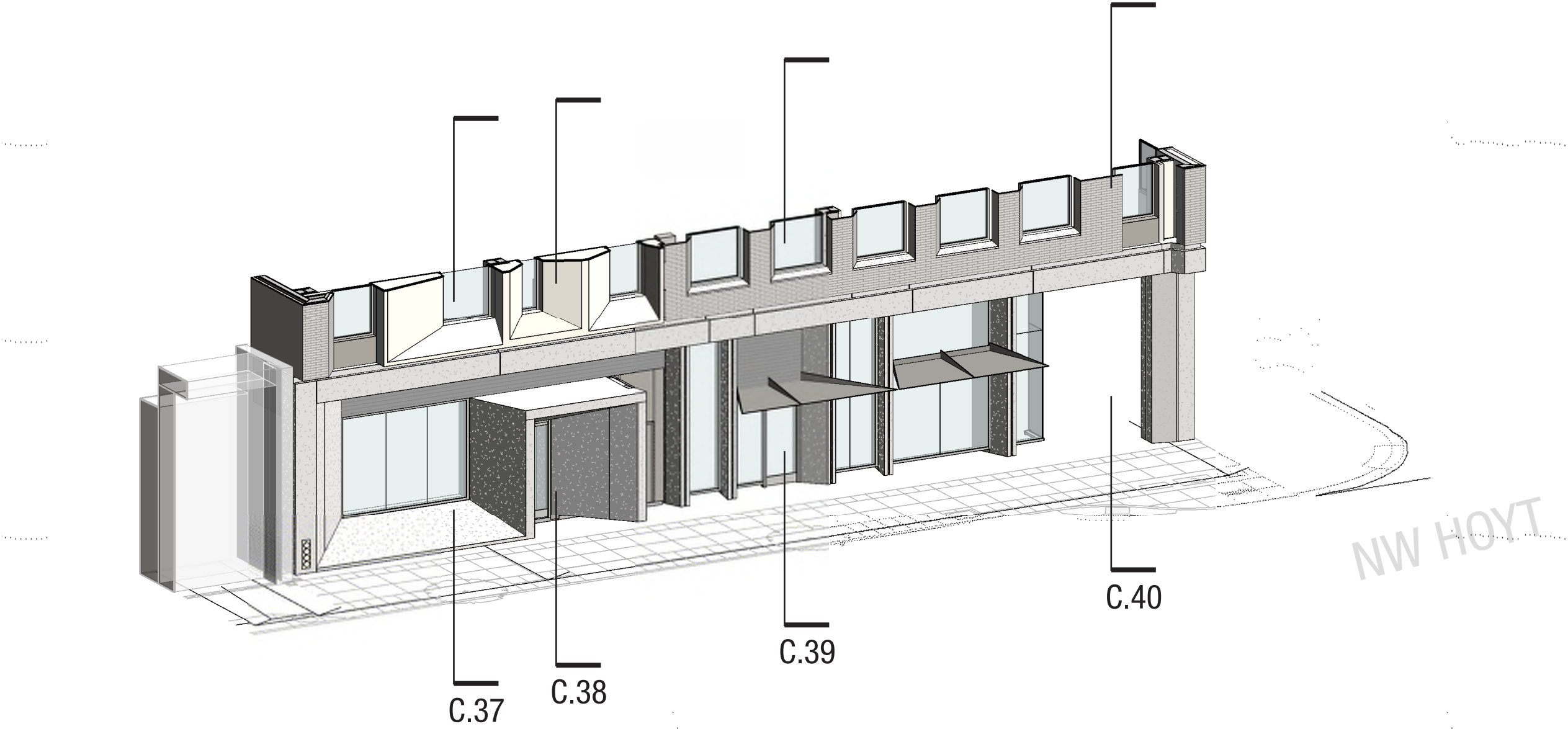
BUILDING SECTION
North-South



C.34 STREET SECTIONS

Scale = 1" = 4'-0"

GROUND FLOOR AXON
South

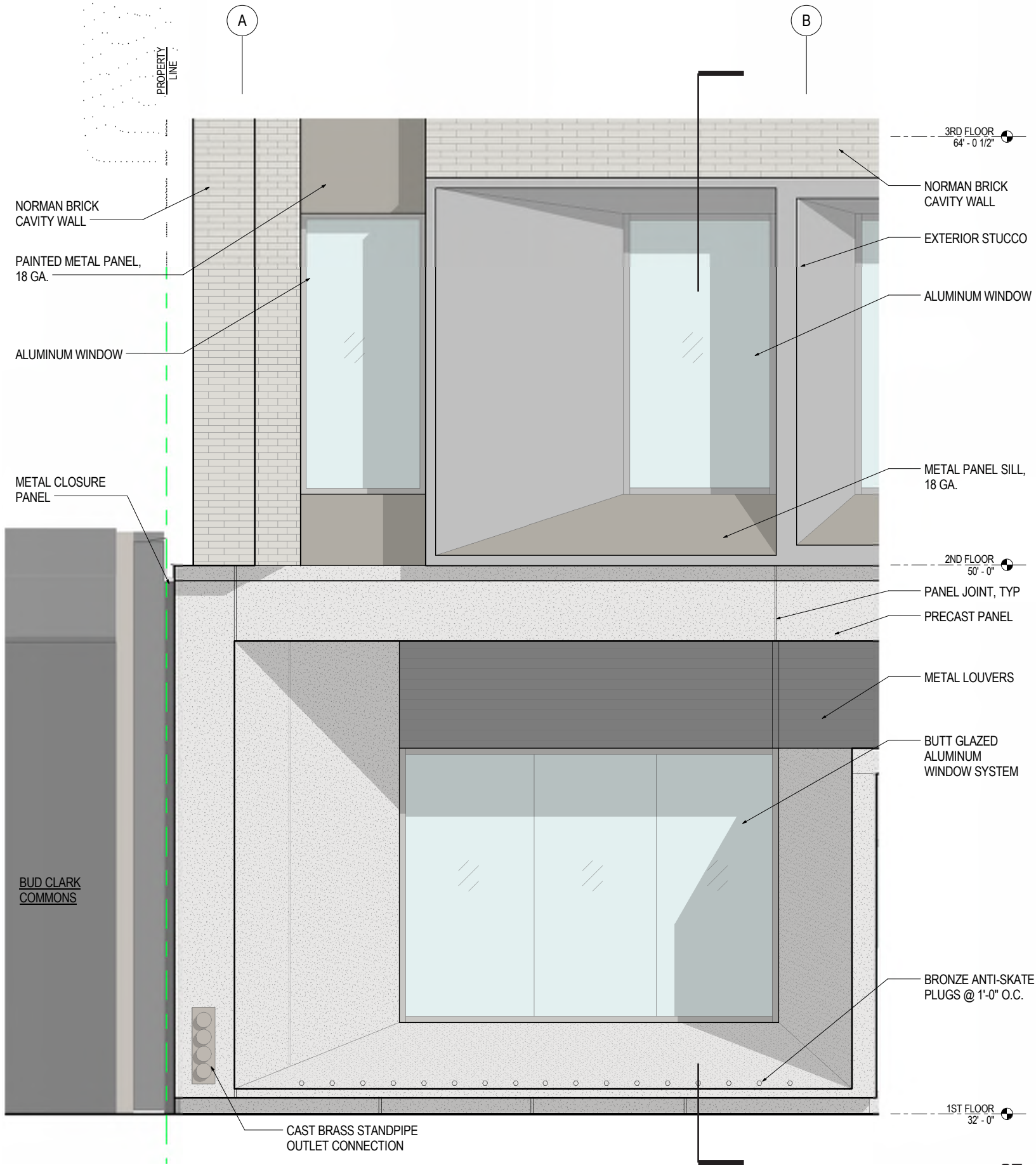
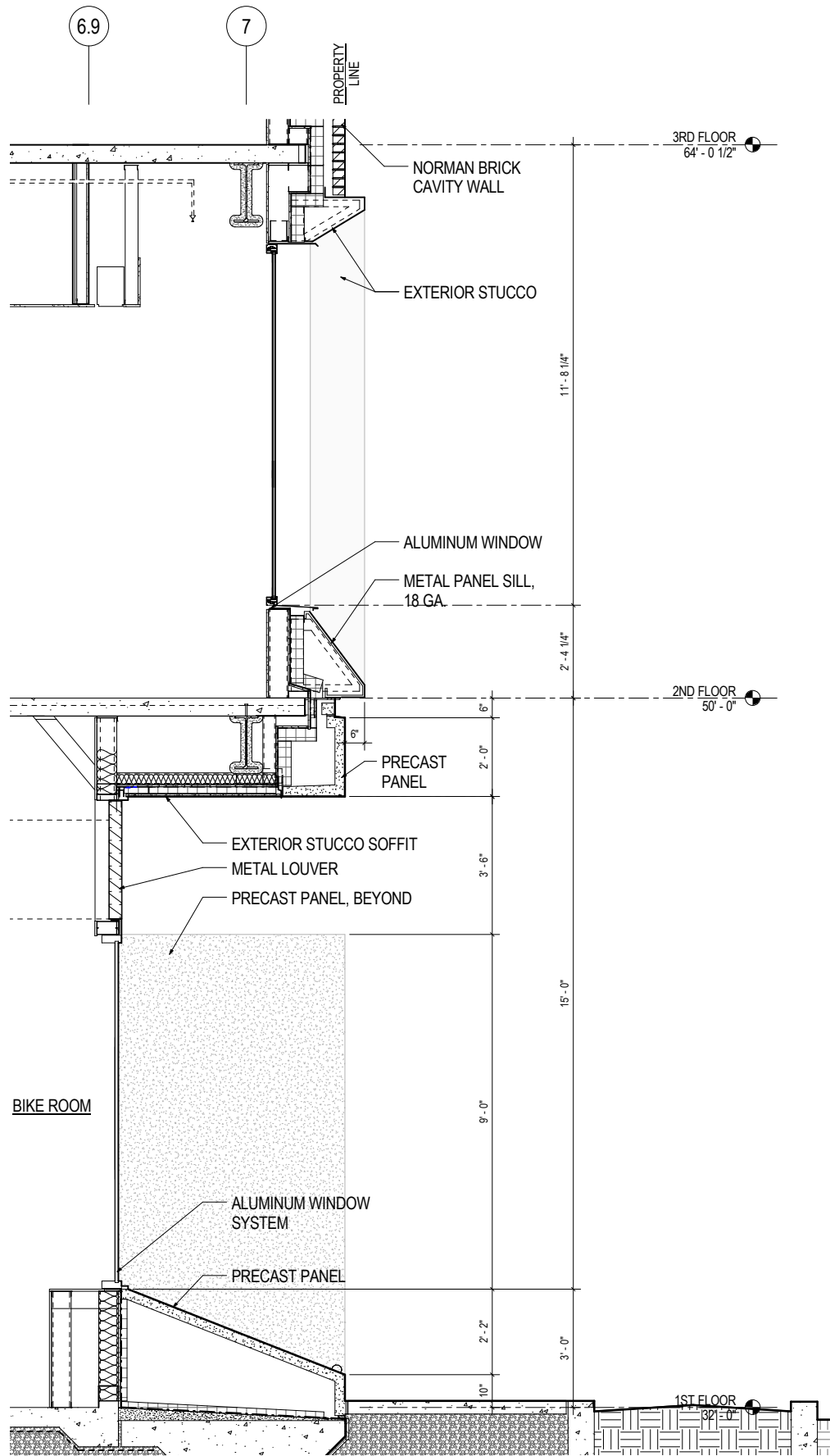


SOUTH FACADE GROUND FLOOR

Glazing Area Ratio:	40% (MIN. 25%)
Glazing Length Ratio:	53% (MIN. 50%)

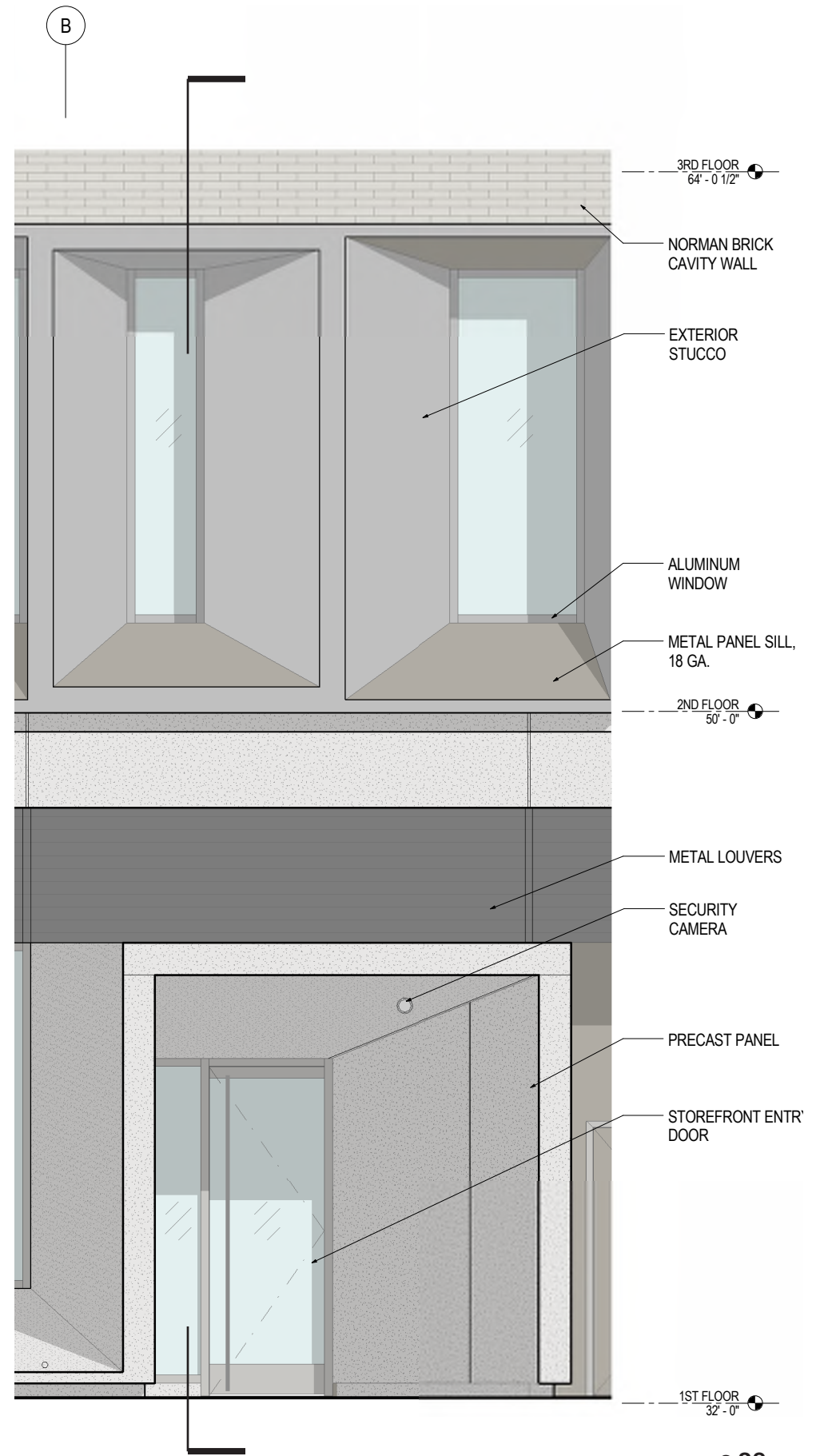
STREET SECTION
Bike Storage, South

Scale = 1/4" = 1'-0"

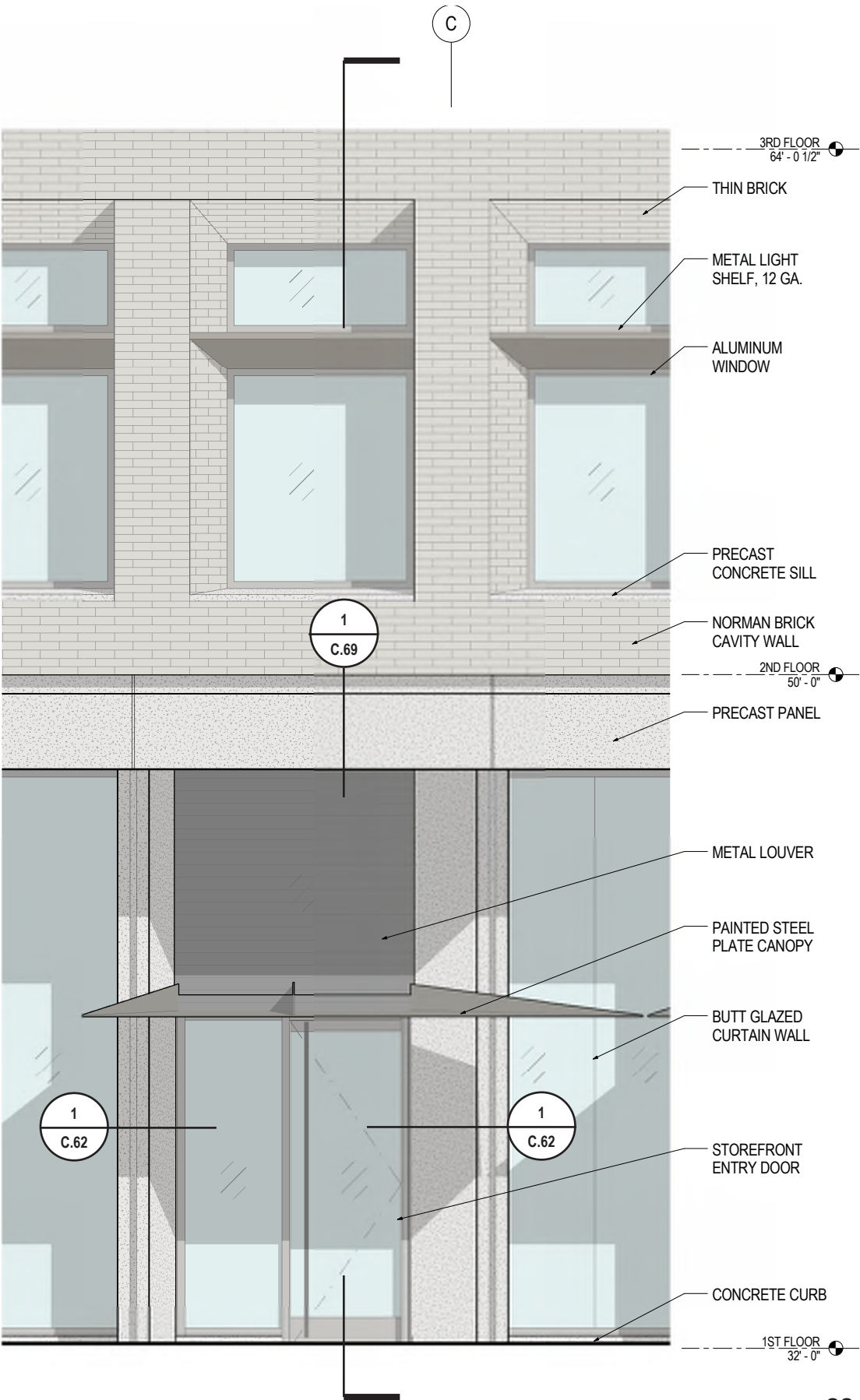
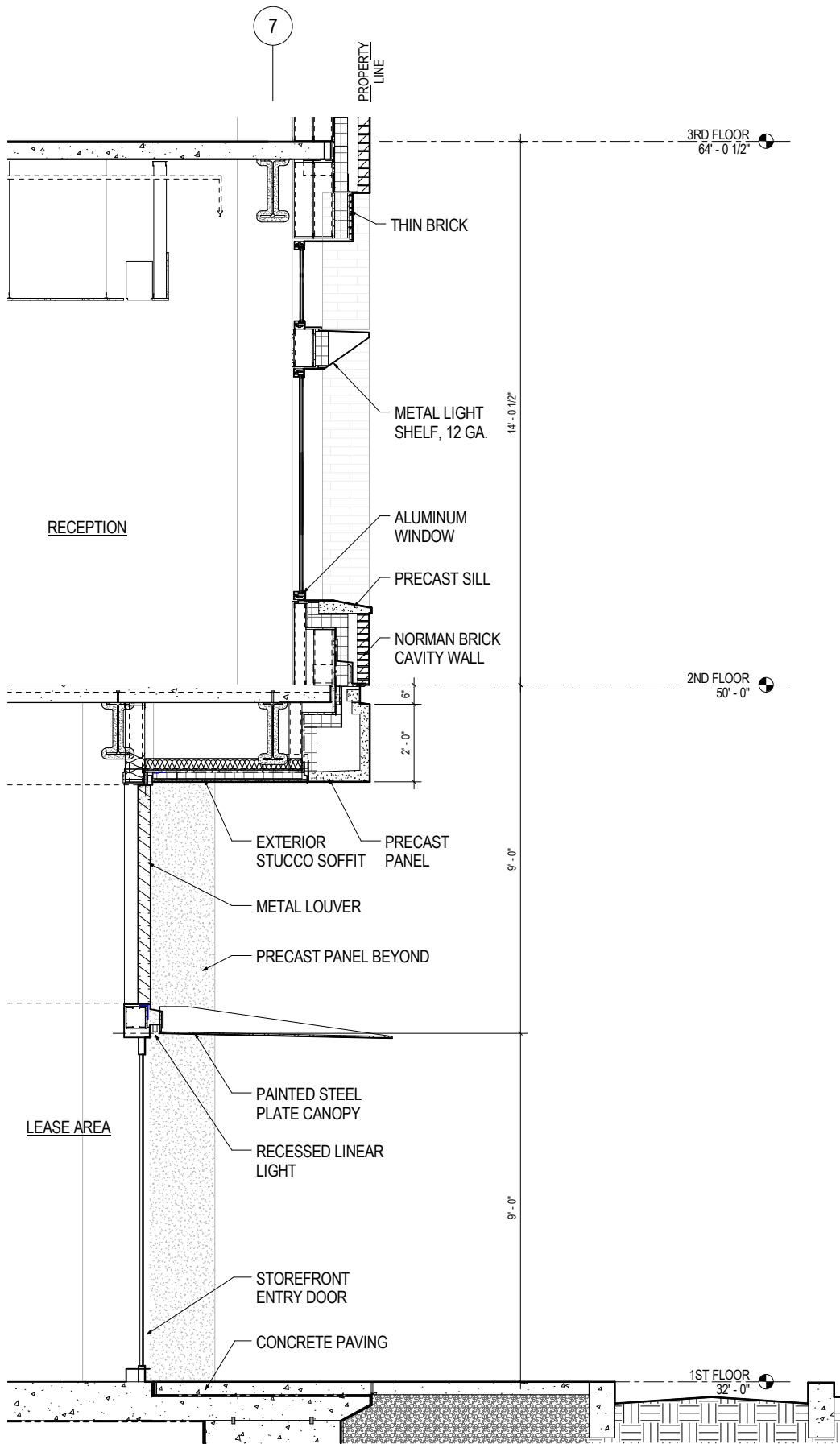
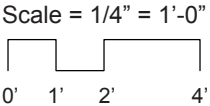


Bike Storage Entry, South

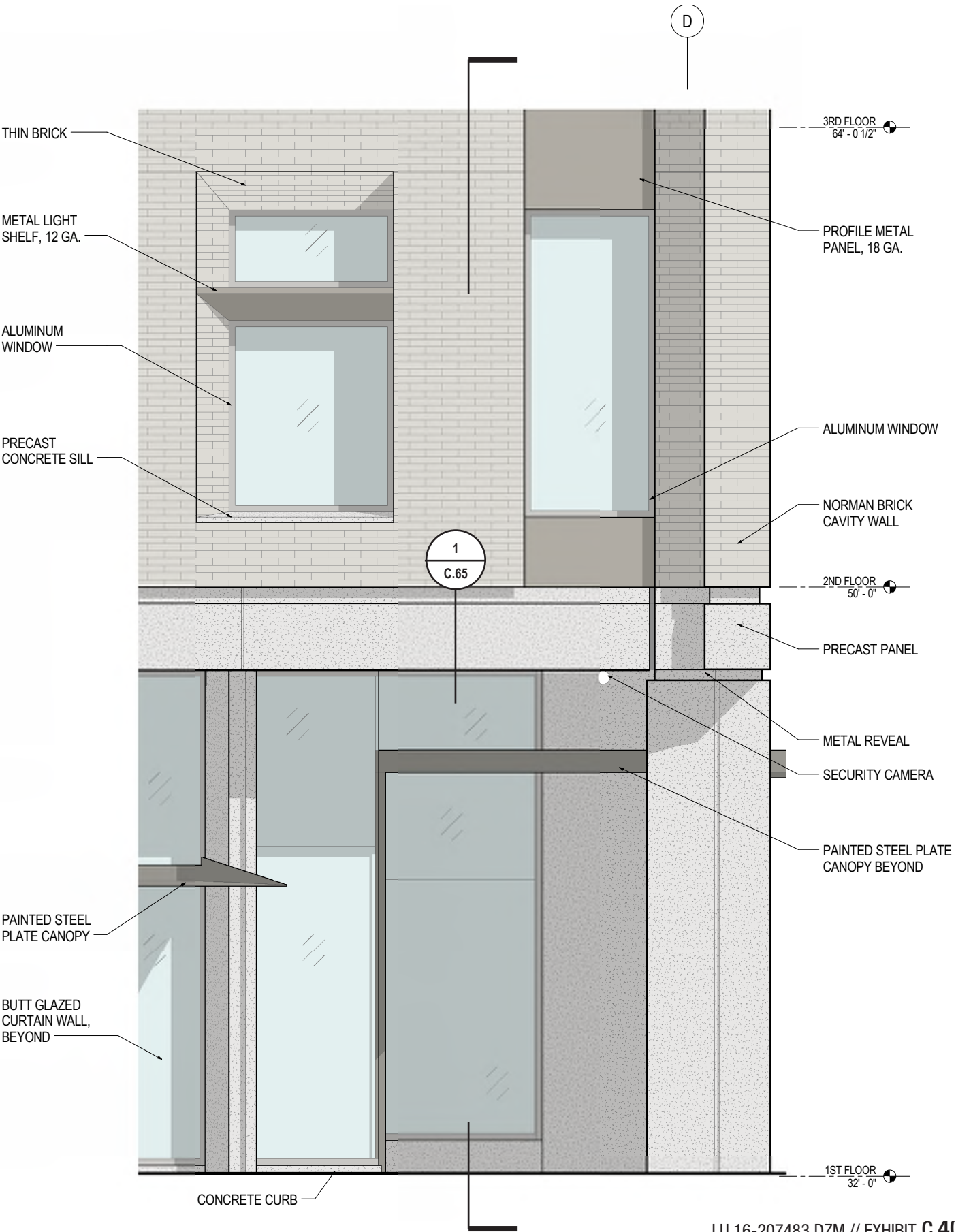
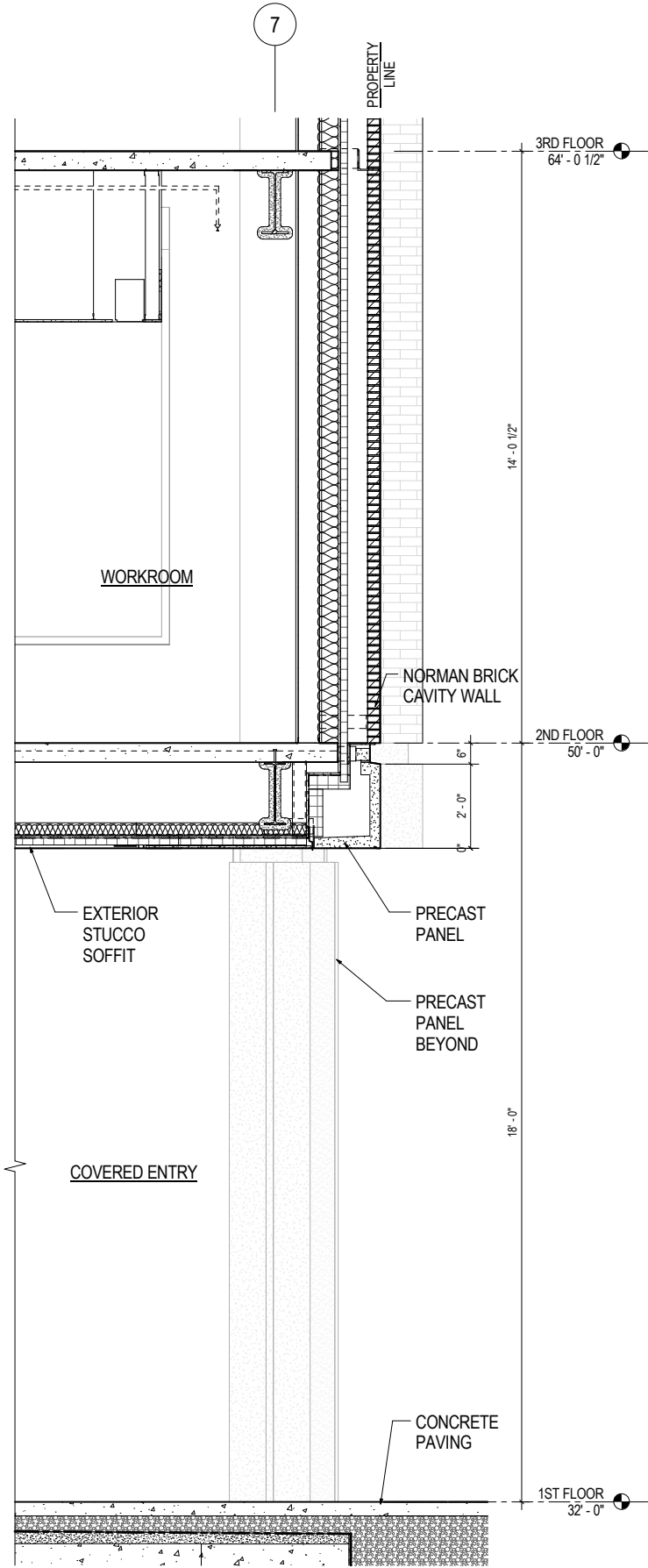
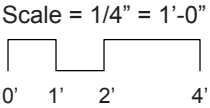
A step function graph on the interval $[0, 4]$. The function is 1 on $[0, 1]$, 0 on $[1, 2]$, and 1 on $[2, 4]$.



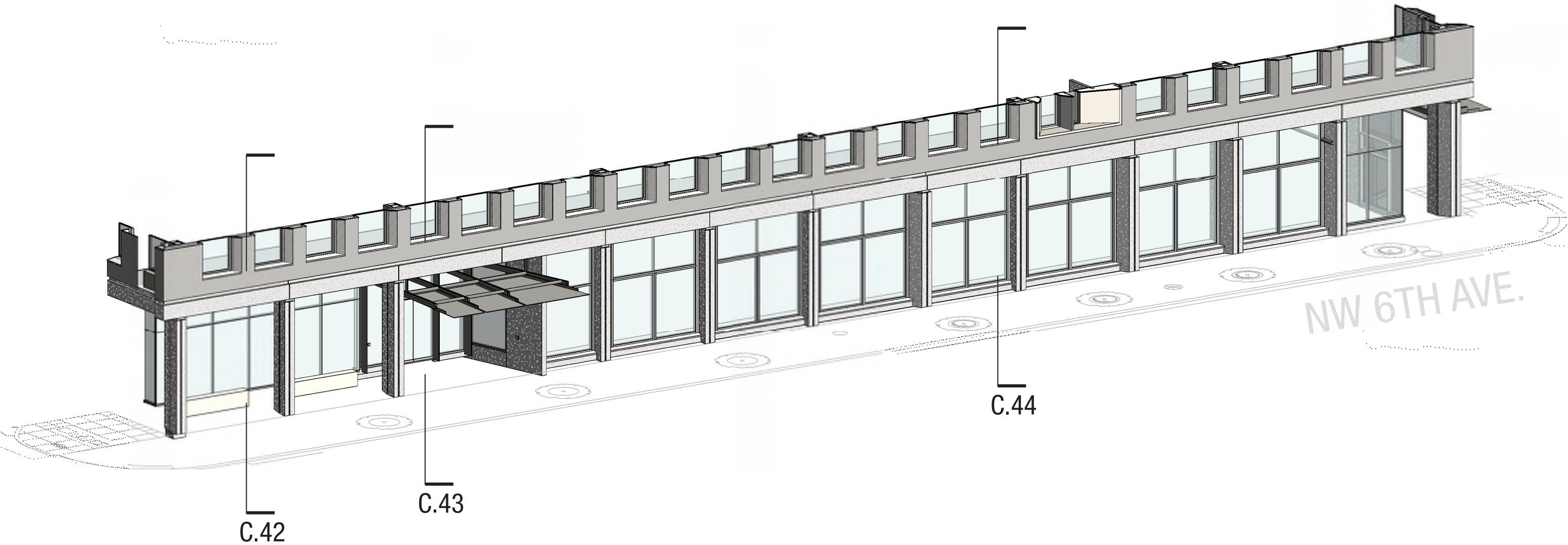
STREET SECTION
Potential Lease Area Entry, South



STREET SECTION
Main Entry Porch, South



GROUND FLOOR AXON
East

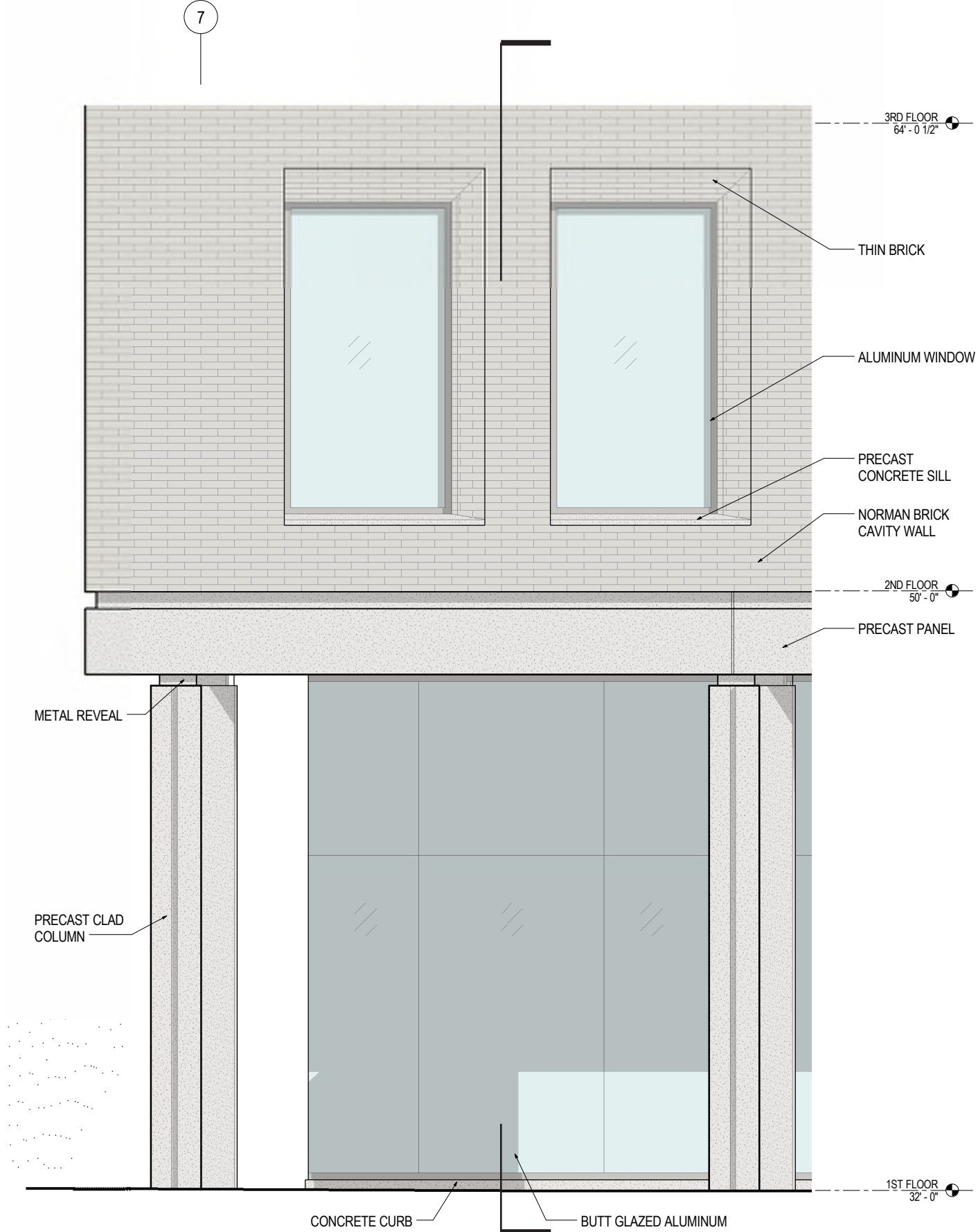
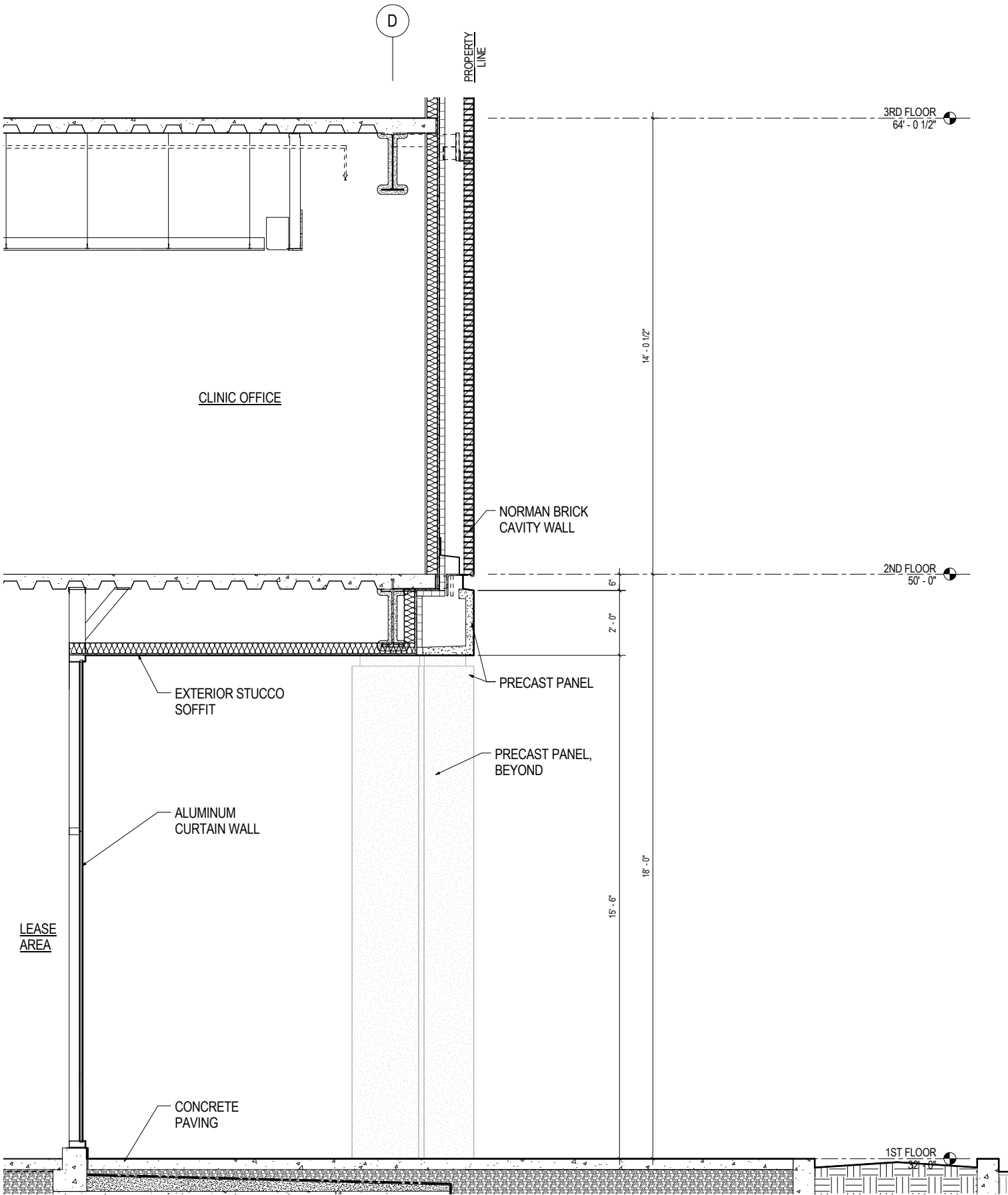


EAST FACADE GROUND FLOOR

Glazing Area Ratio:	52% (MIN. 25%)
Glazing Length Ratio:	66% (MIN. 50%)

STREET SECTION
Main Entry Porch, East

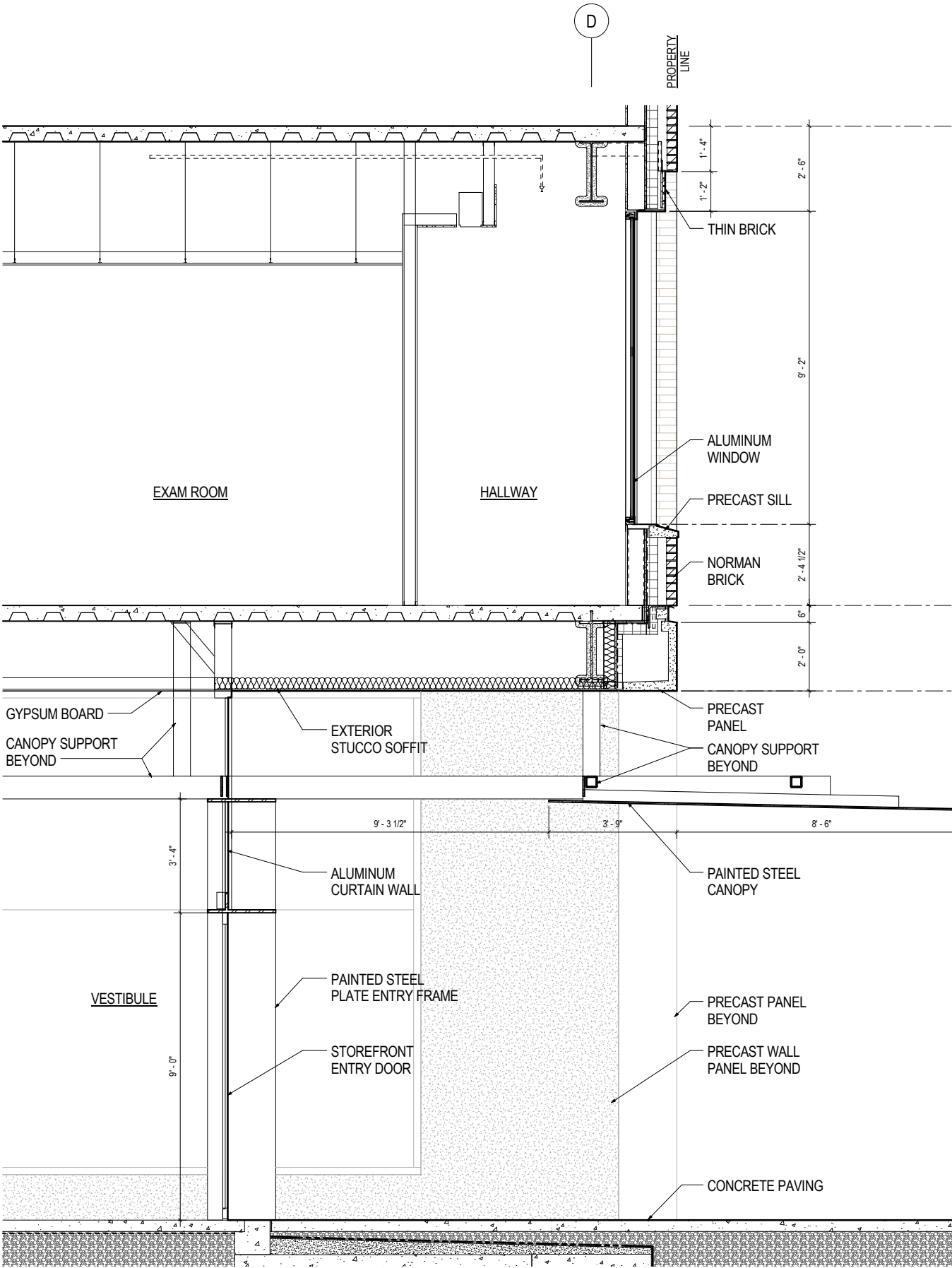
Scale = 1/4" = 1'-0"



STREET SECTION
Main Entrv Vestibule. East

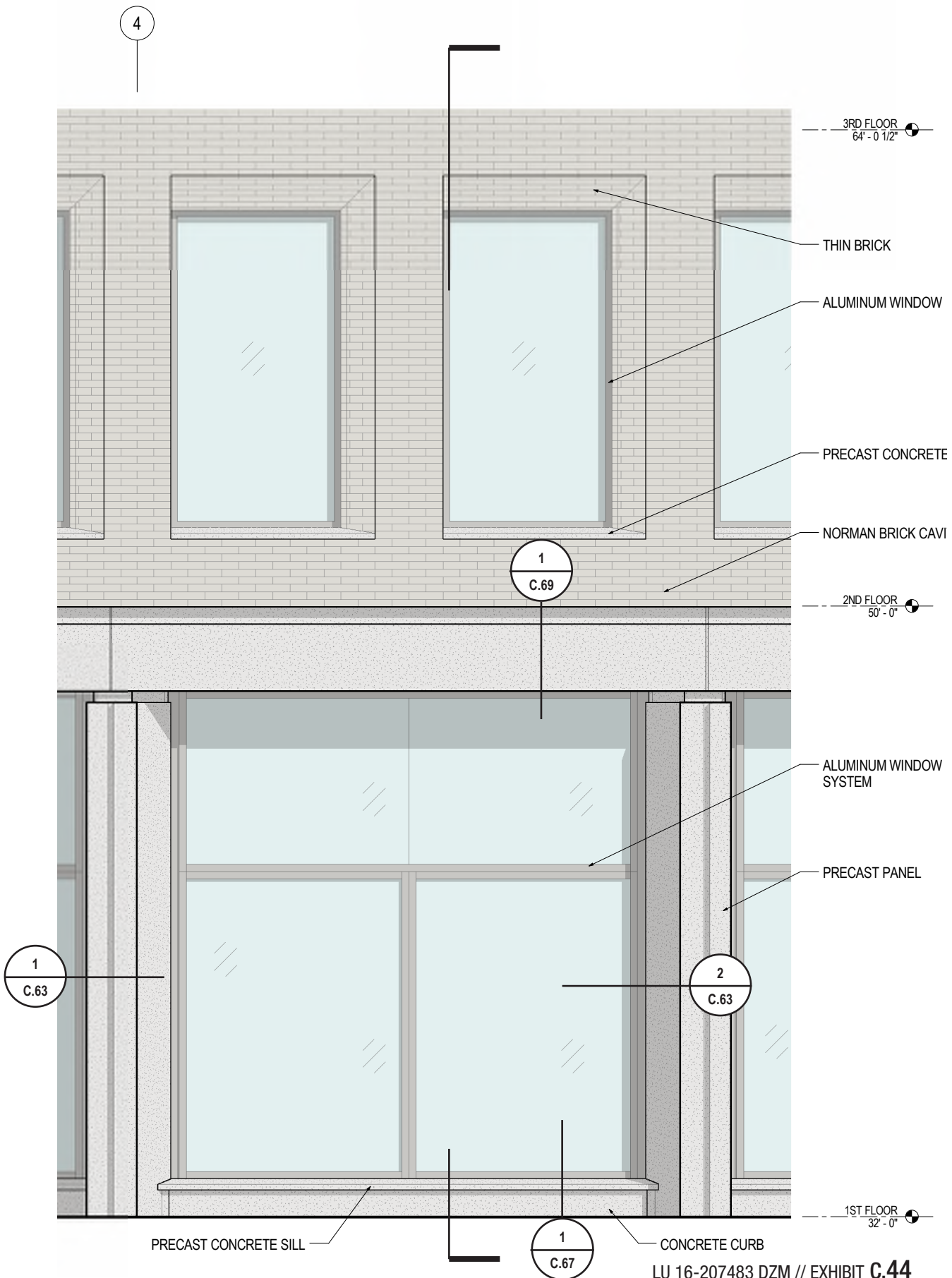
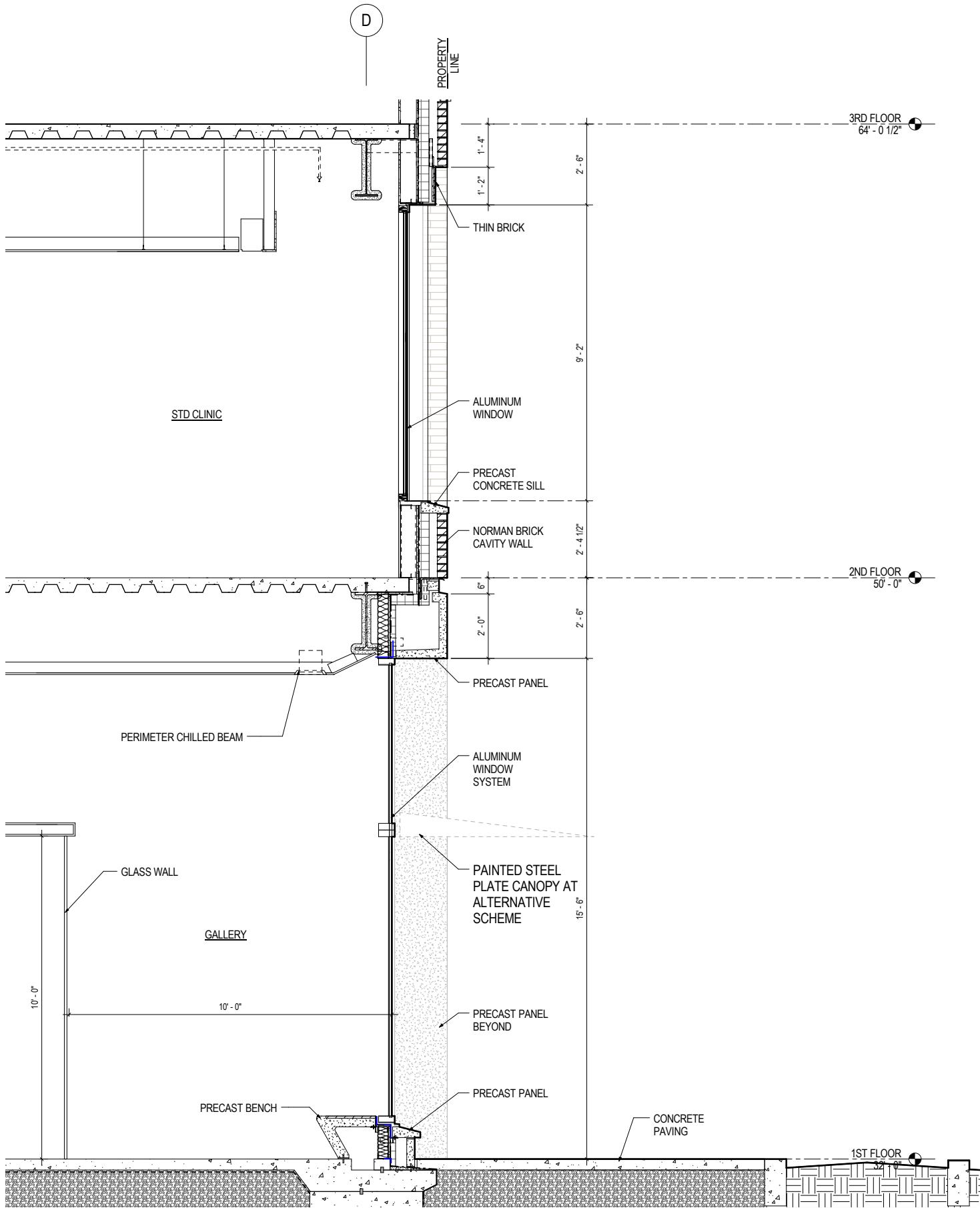
Scale = 1/4" = 1'-0"

0' 1' 2' 4'

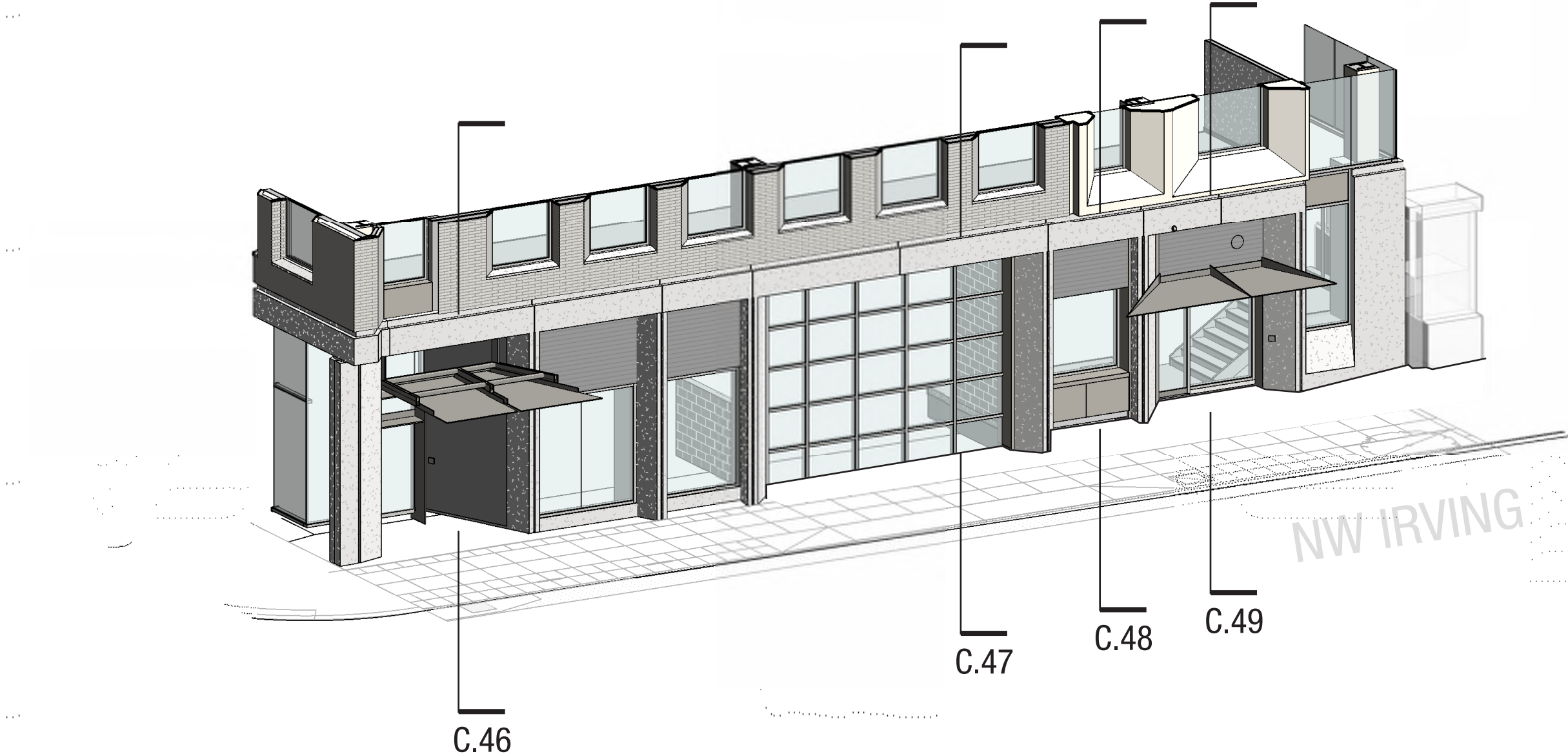


STREET SECTION
Gallery, East

Scale = 1/4" = 1'-0"



GROUND FLOOR AXON
North

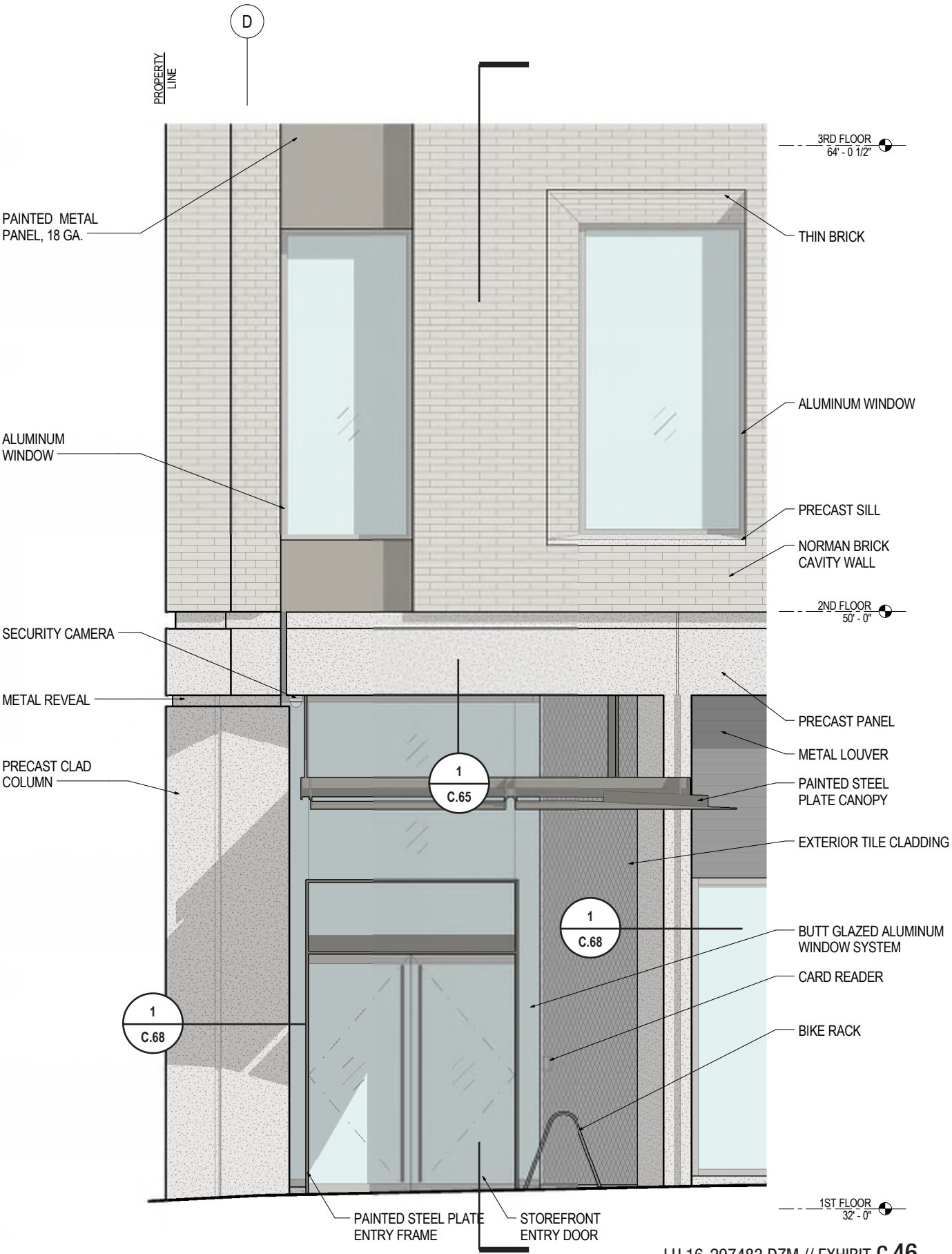
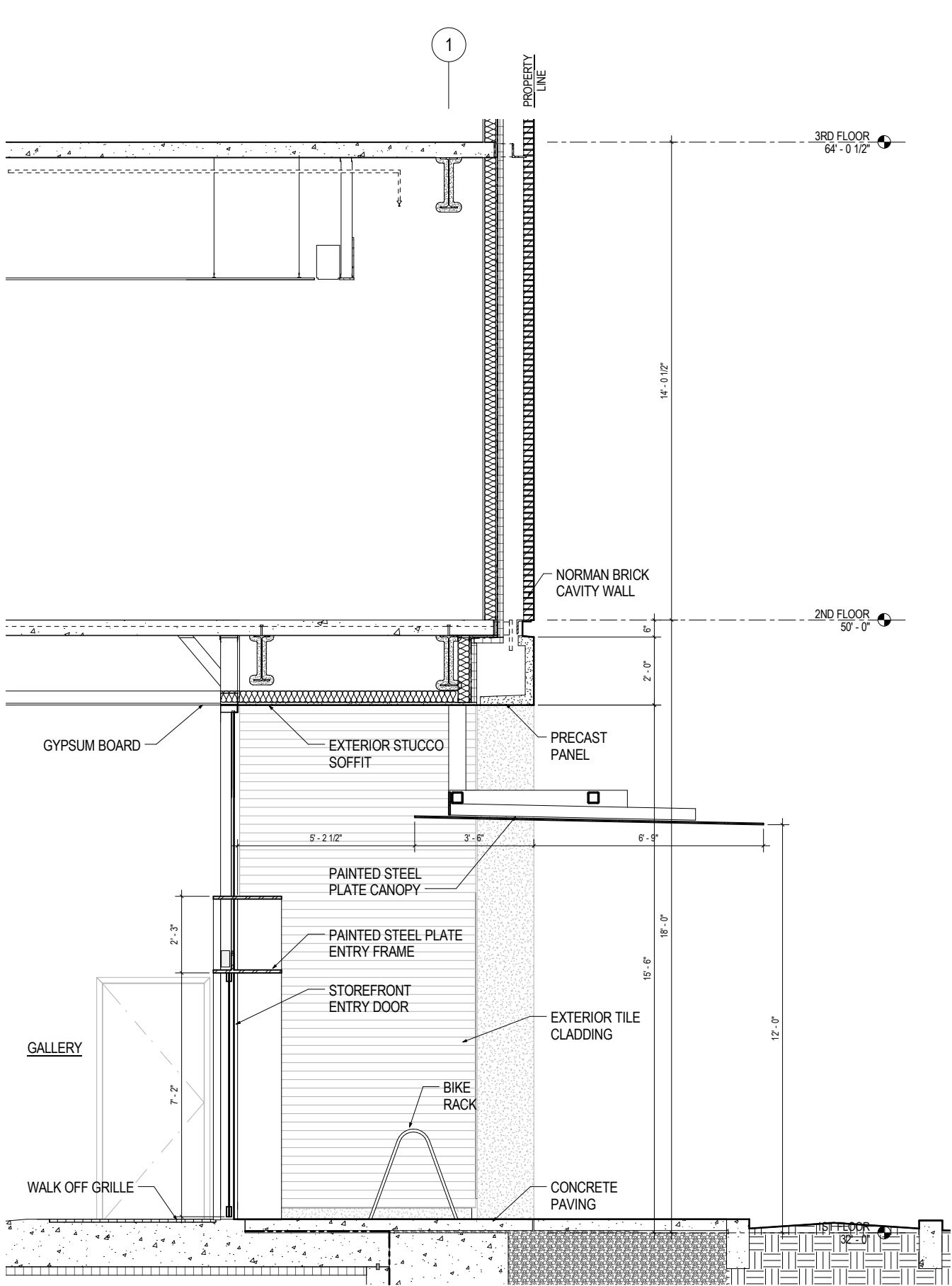


NORTH FACADE GROUND FLOOR

Glazing Area Ratio:	47% (MIN. 25%)
Glazing Length Ratio:	52.5% (MIN. 50%)

STREET SECTION
Gallery Entry, North

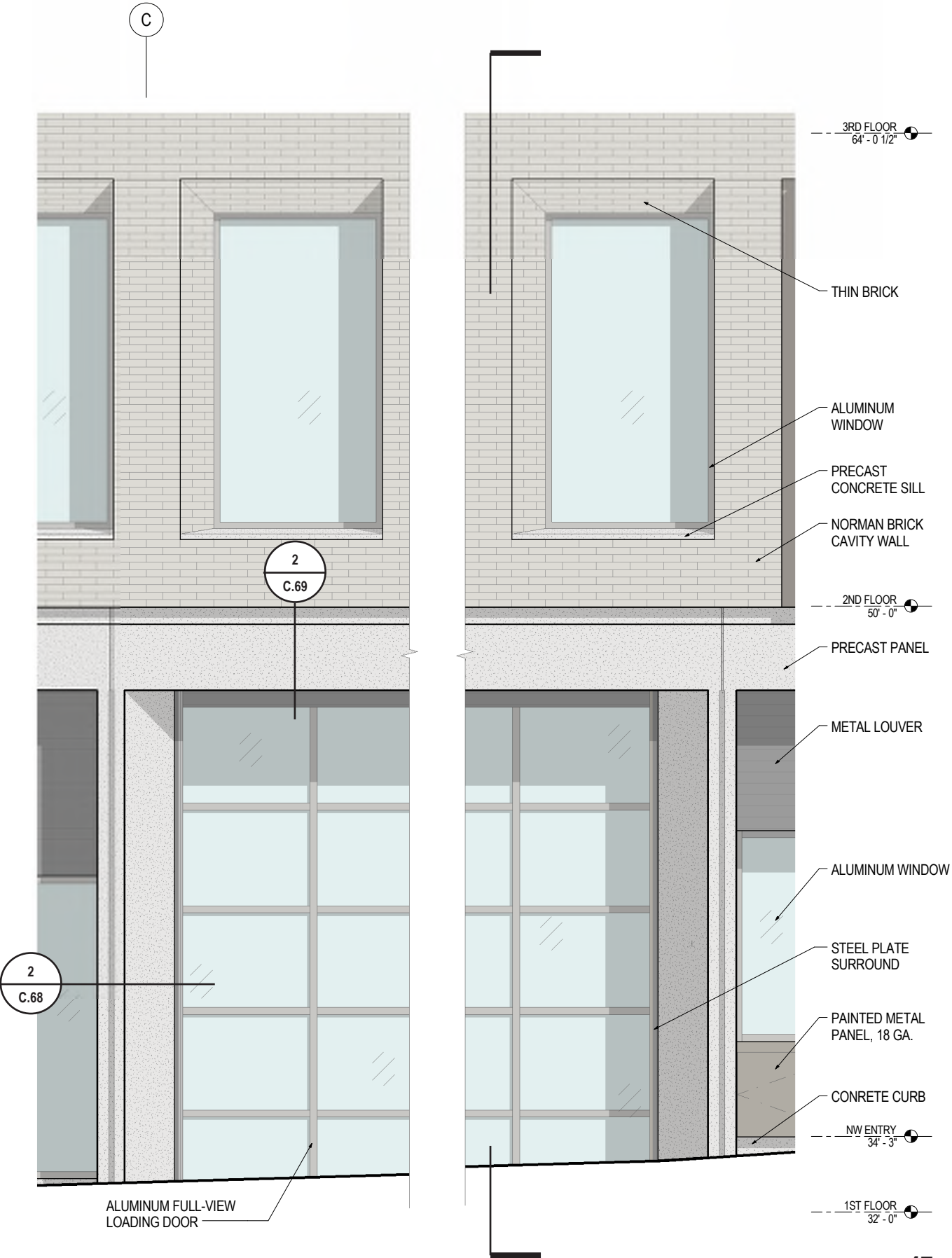
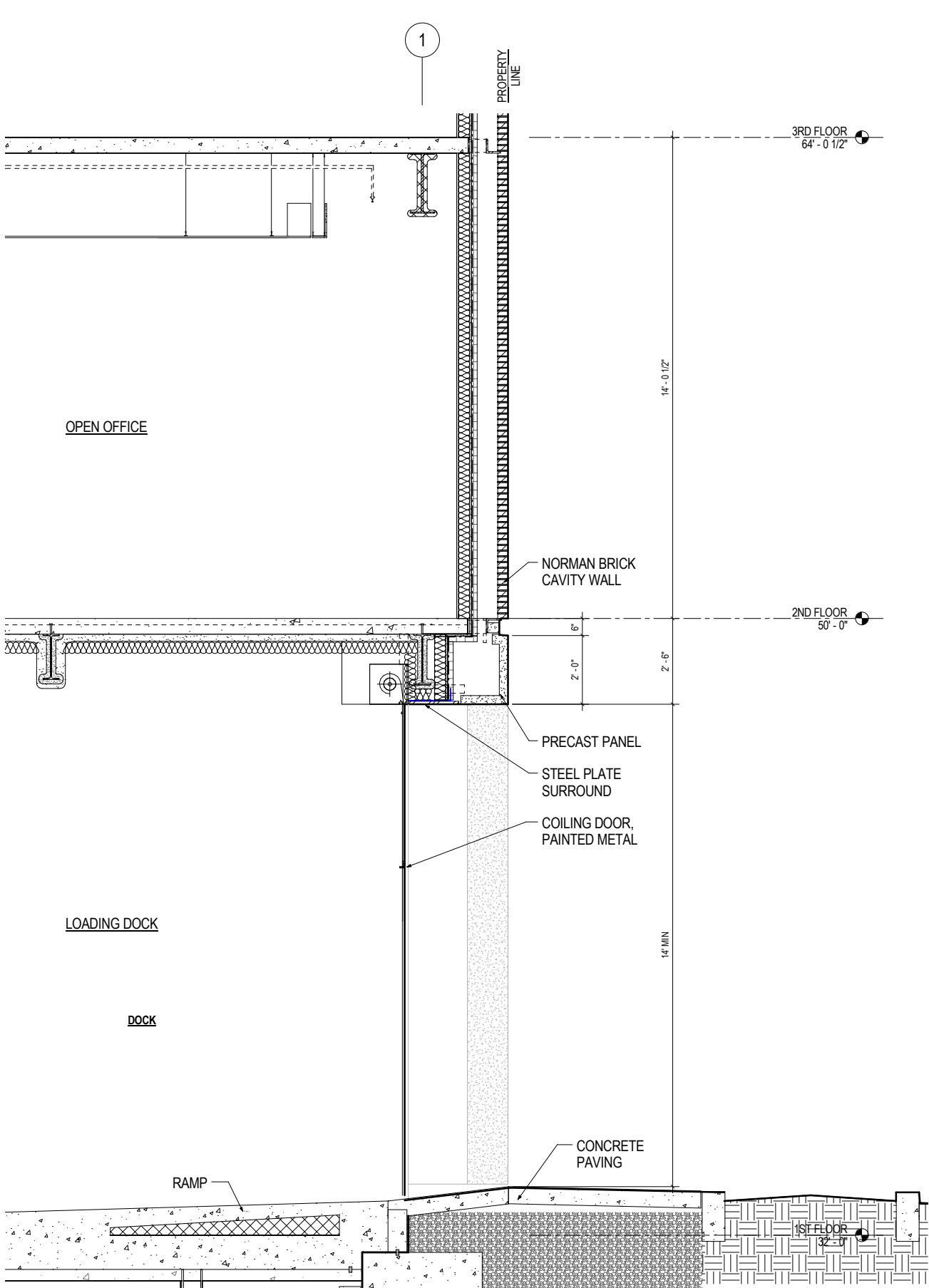
Scale = 1/4" = 1'-0"



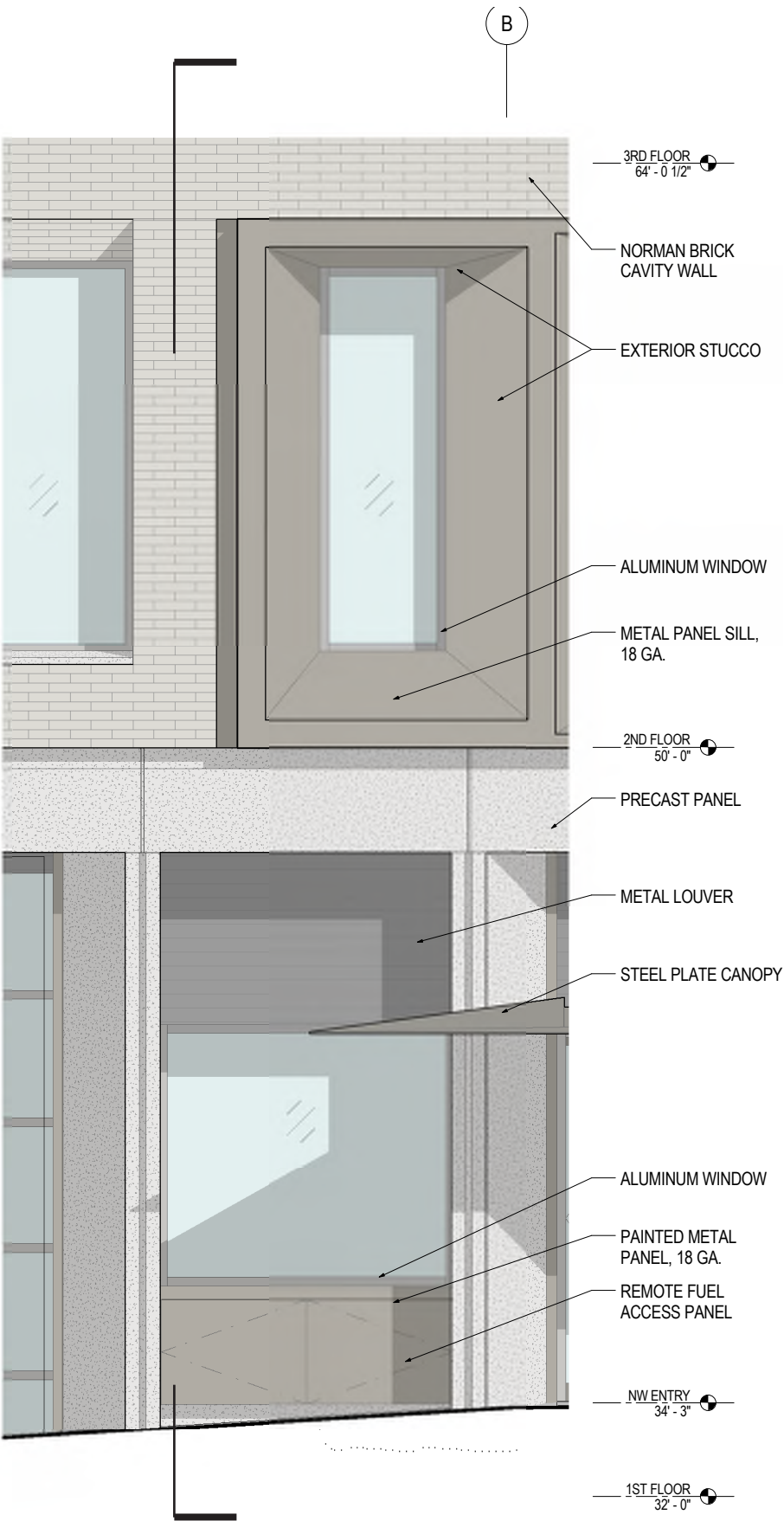
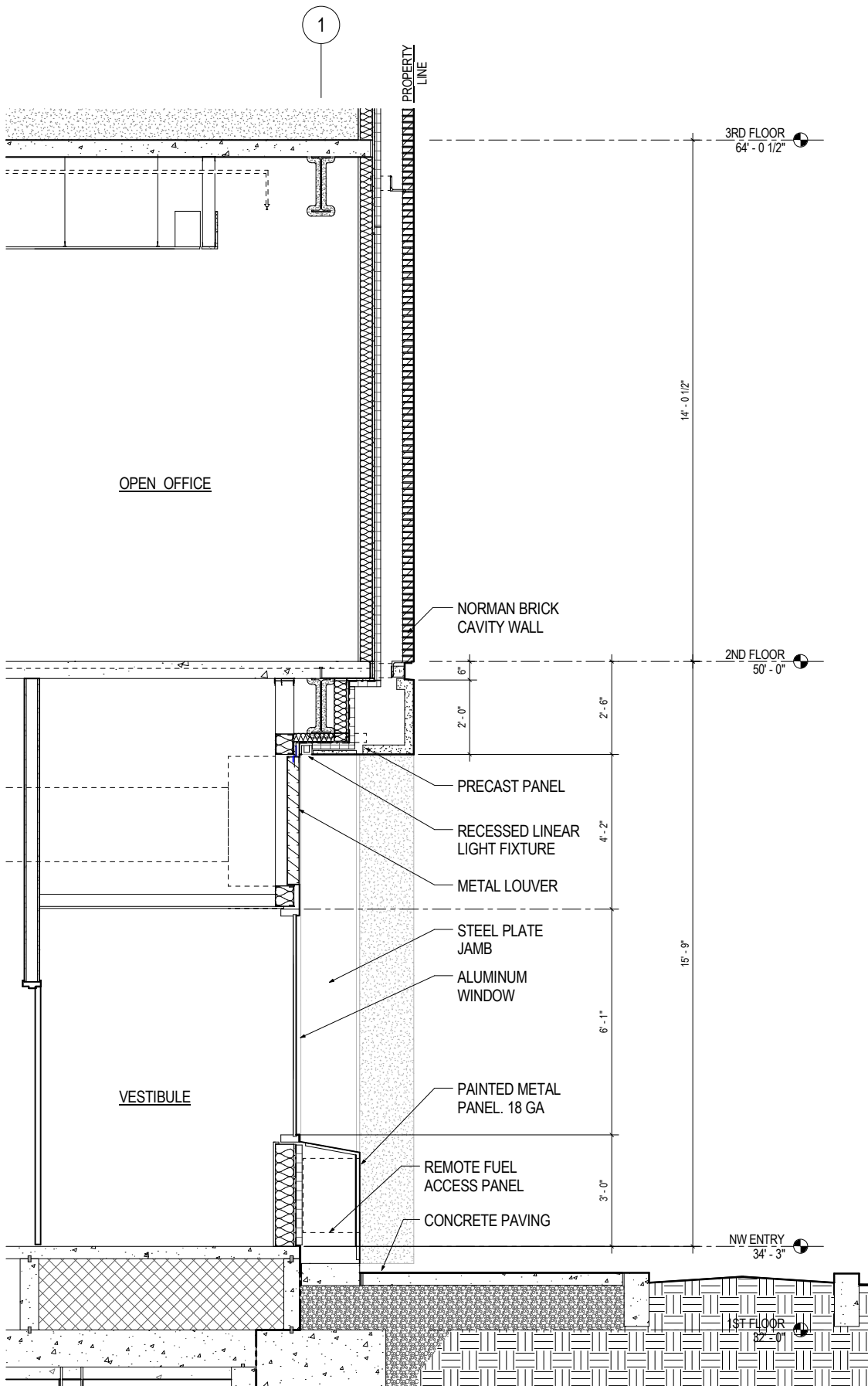
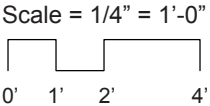
STREET SECTION
Loading Dock, North

Scale = 1/4" = 1'-0"

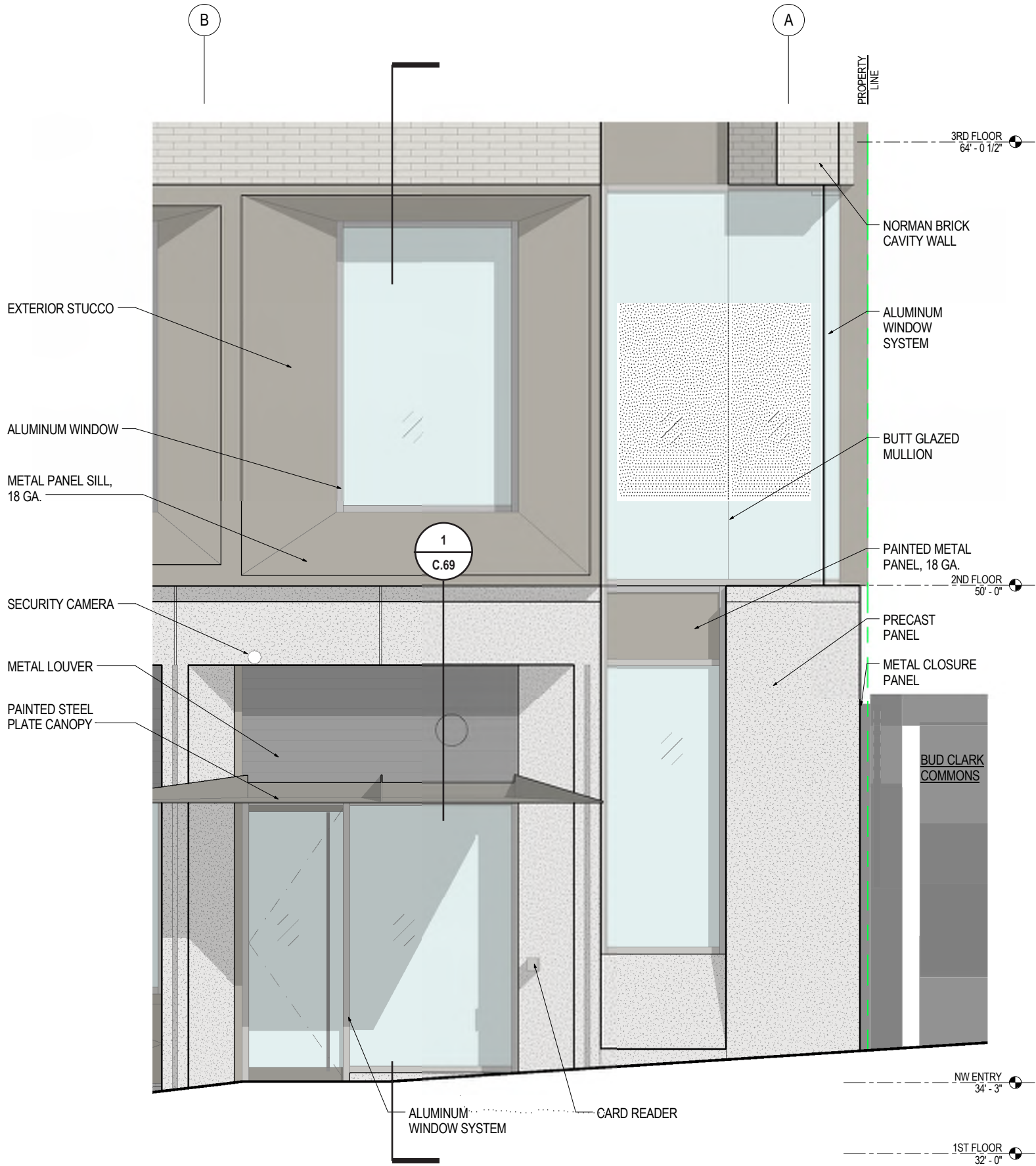
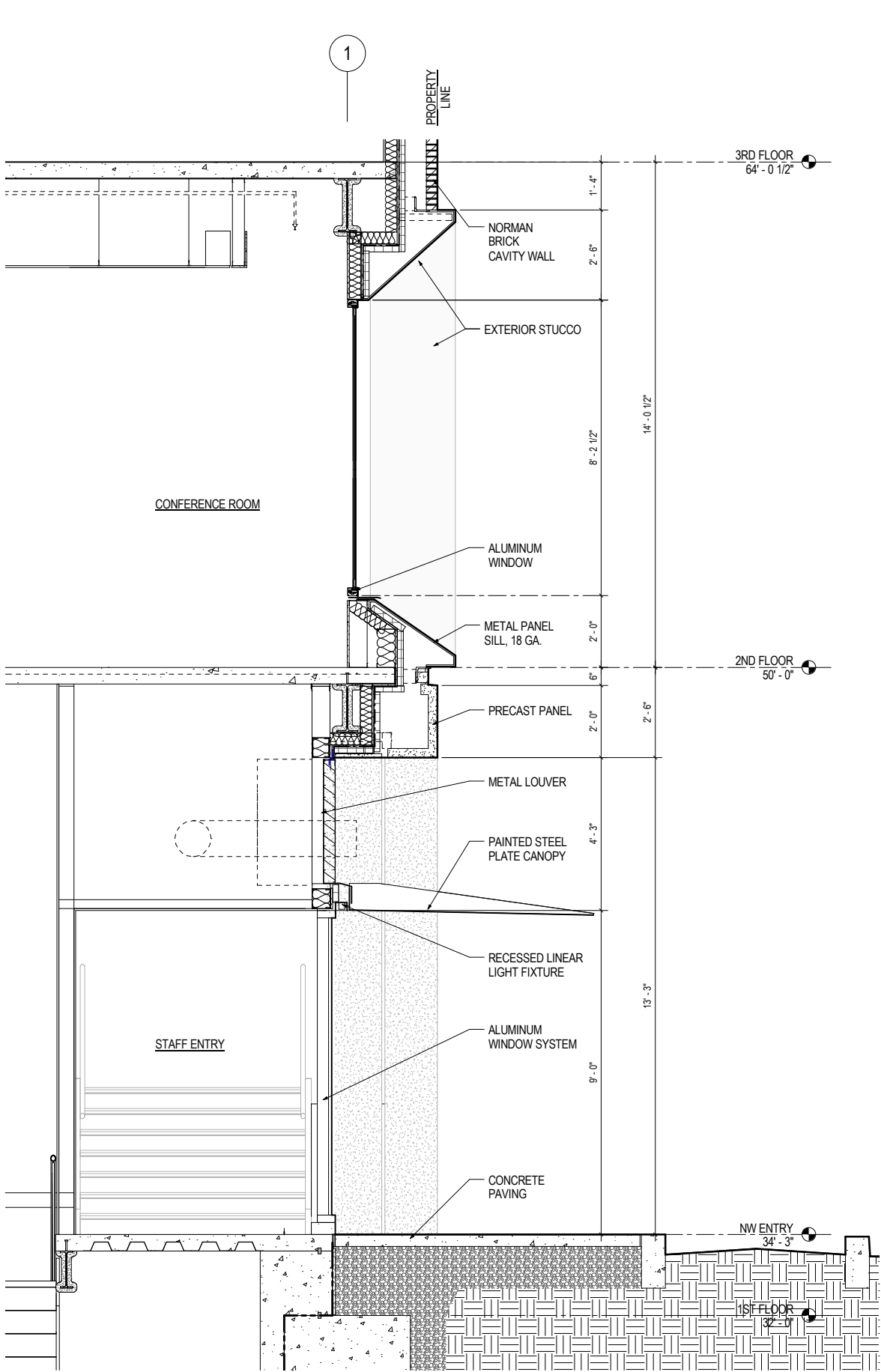
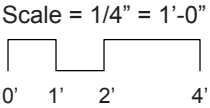
0' 1' 2' 4'



STREET SECTION
Loading Dock, North



STREET SECTION
Staff Entry Vestibule, North



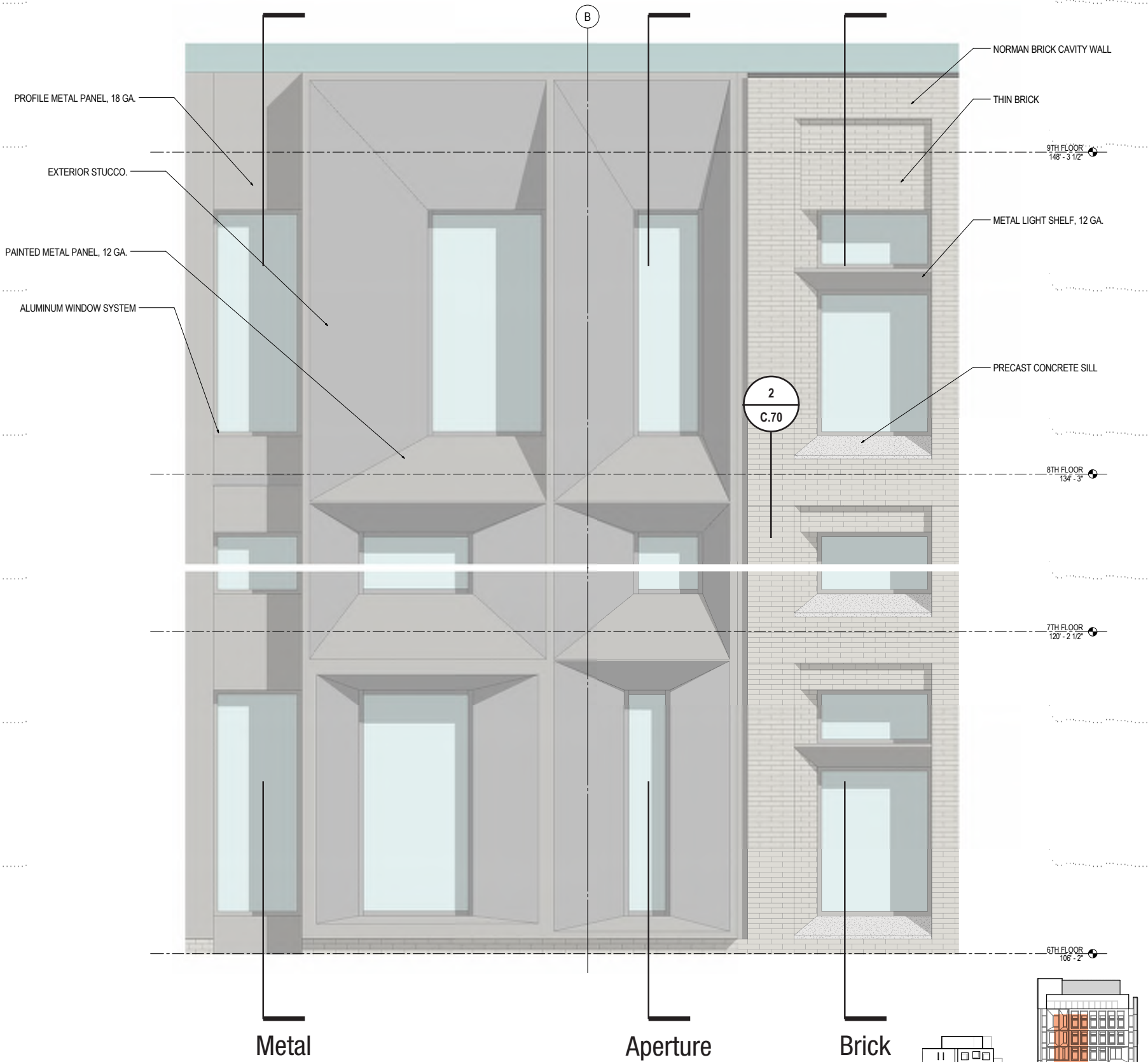
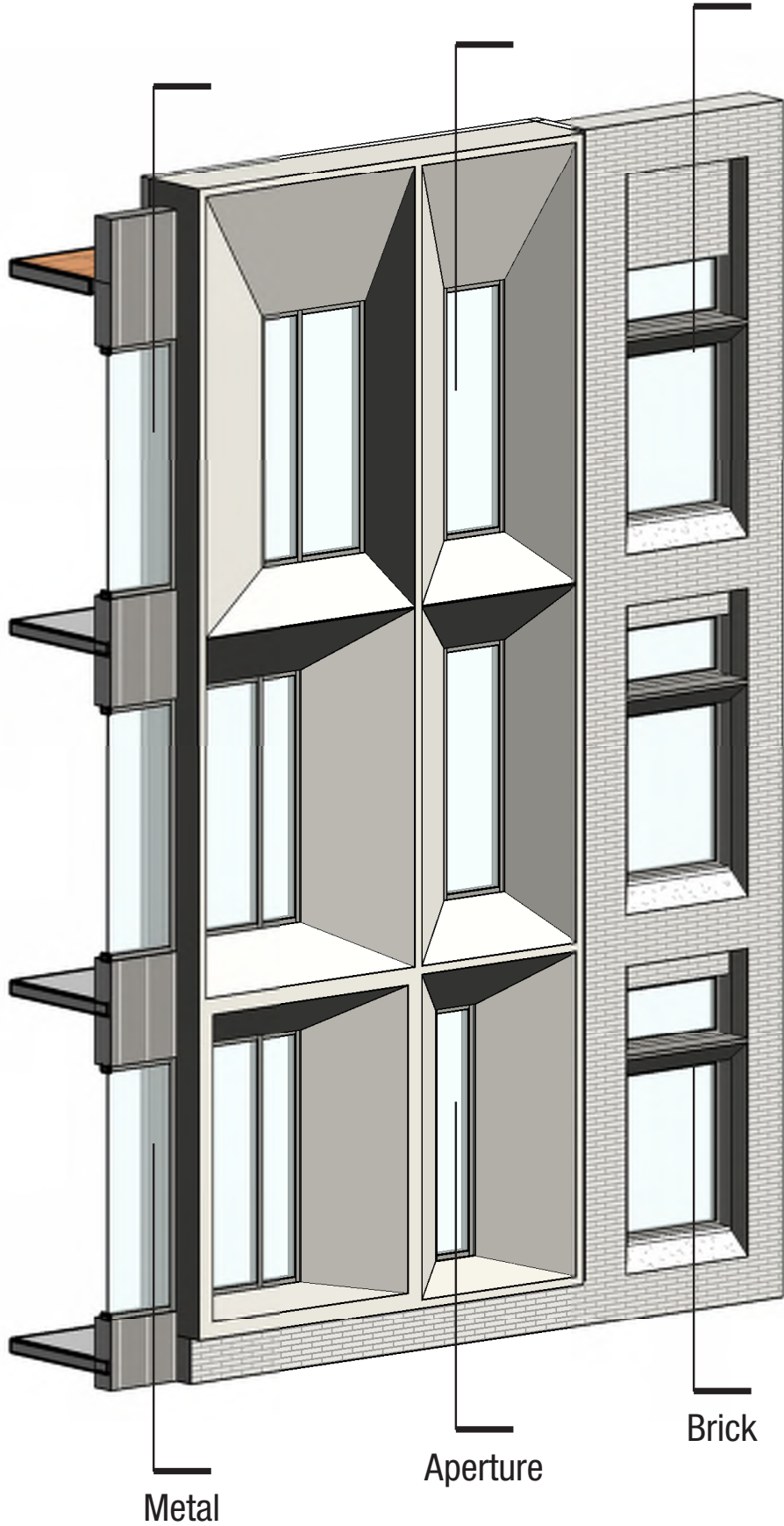
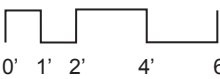
C.50 WALL SECTIONS

Scale = 3/16" = 1'-0"

ENLARGED AXON + ELEVATION

South, Upper Aperture [See C.19 for Full Elevation]

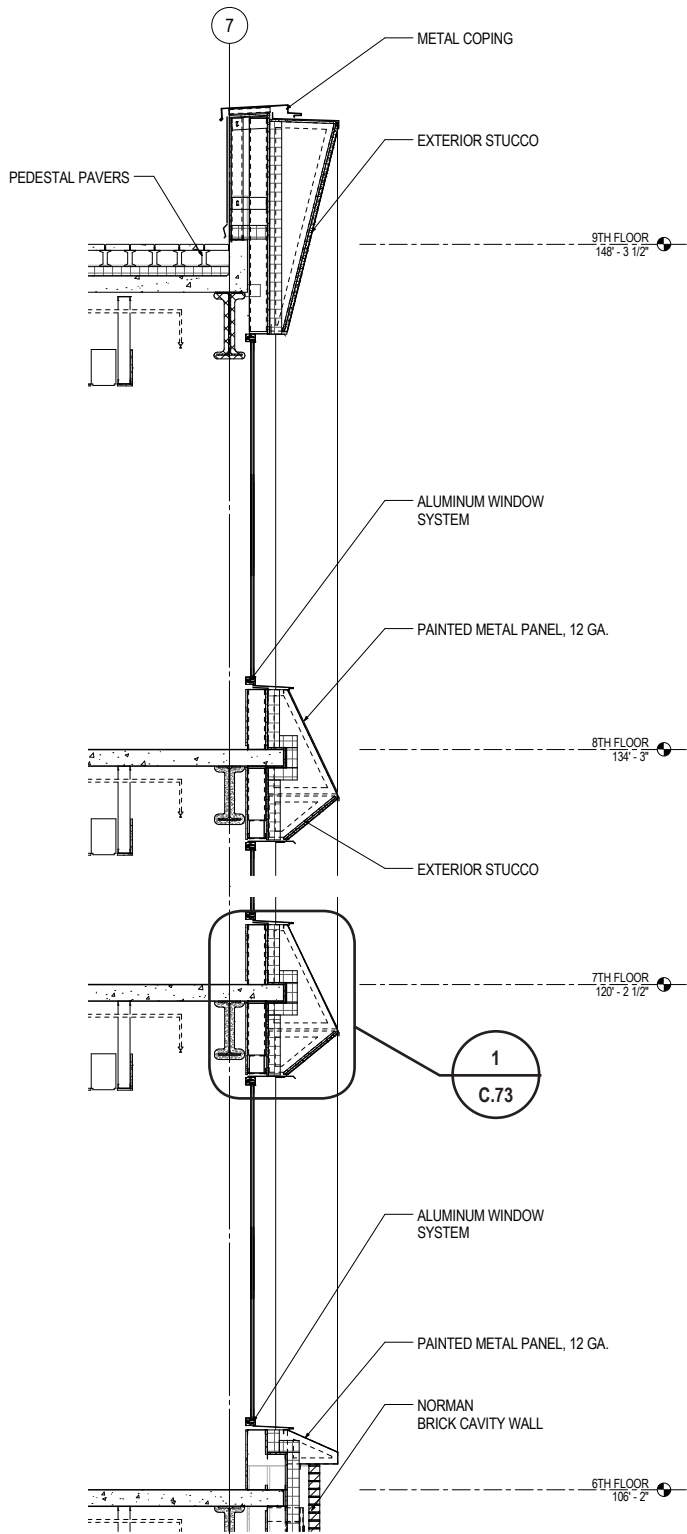
Scale = 3/16" = 1'-0"



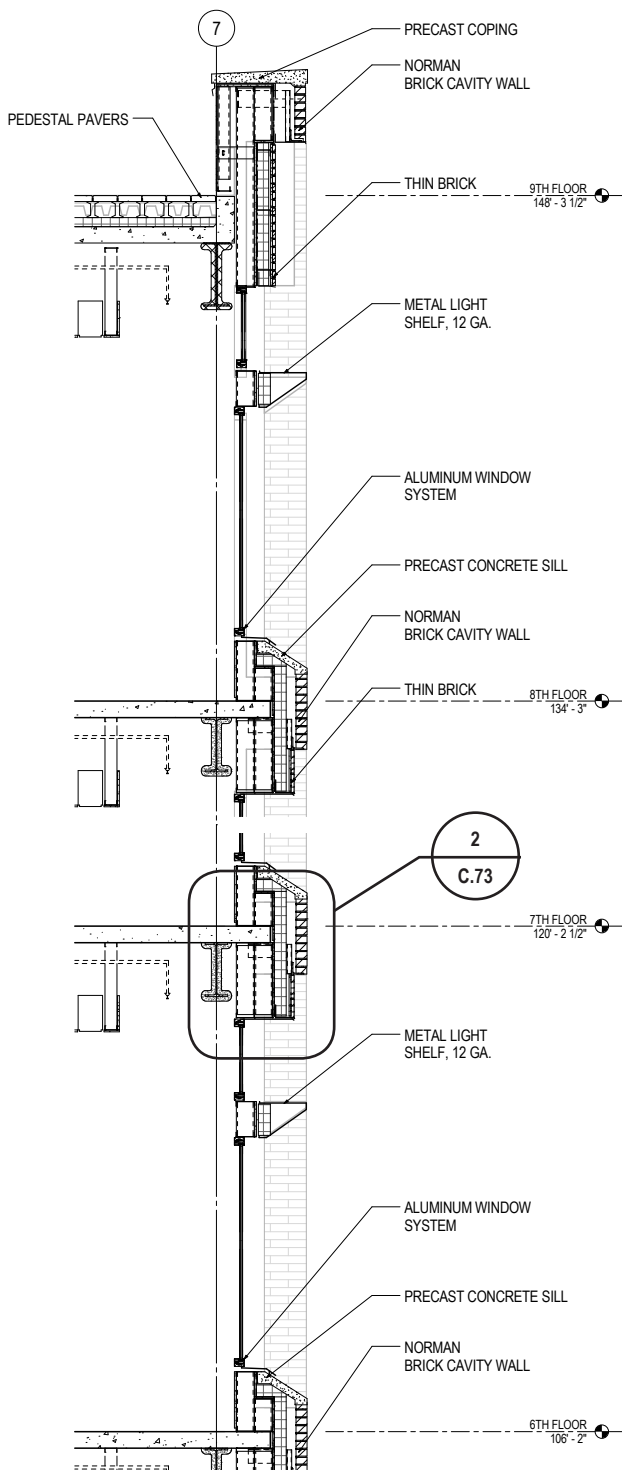
WALL SECTIONS
South, Upper Aperture

Scale = 3/16" = 1'-0"

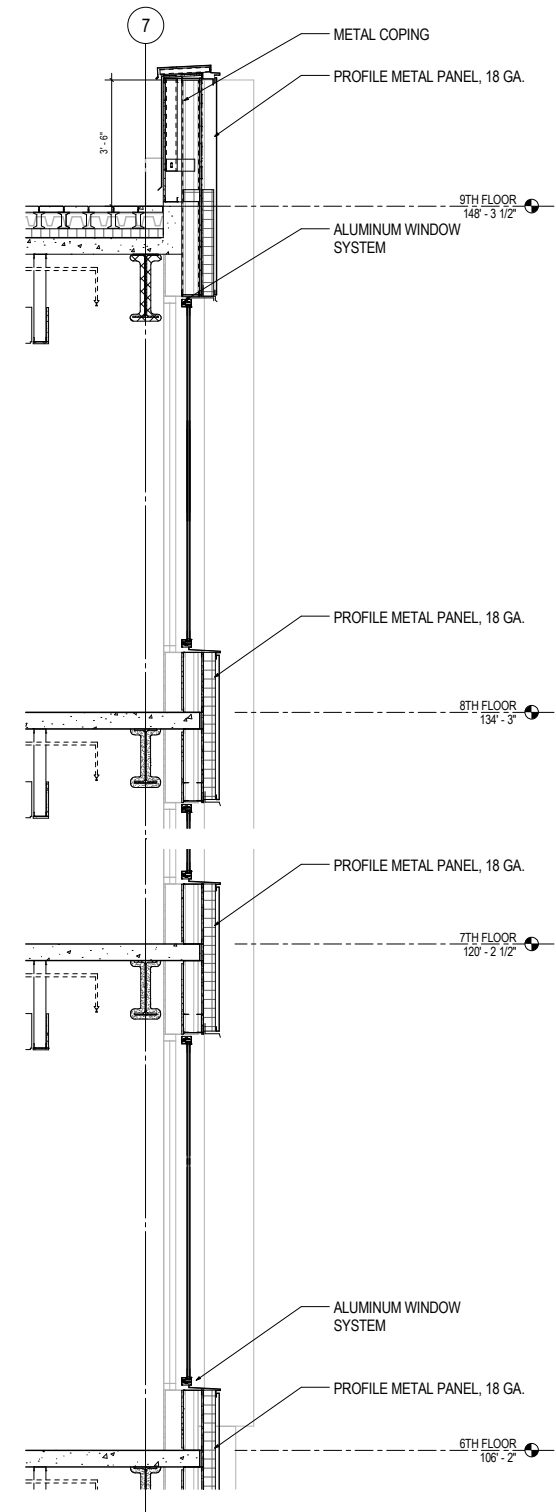
Aperture Wall Section



Brick Wall Section



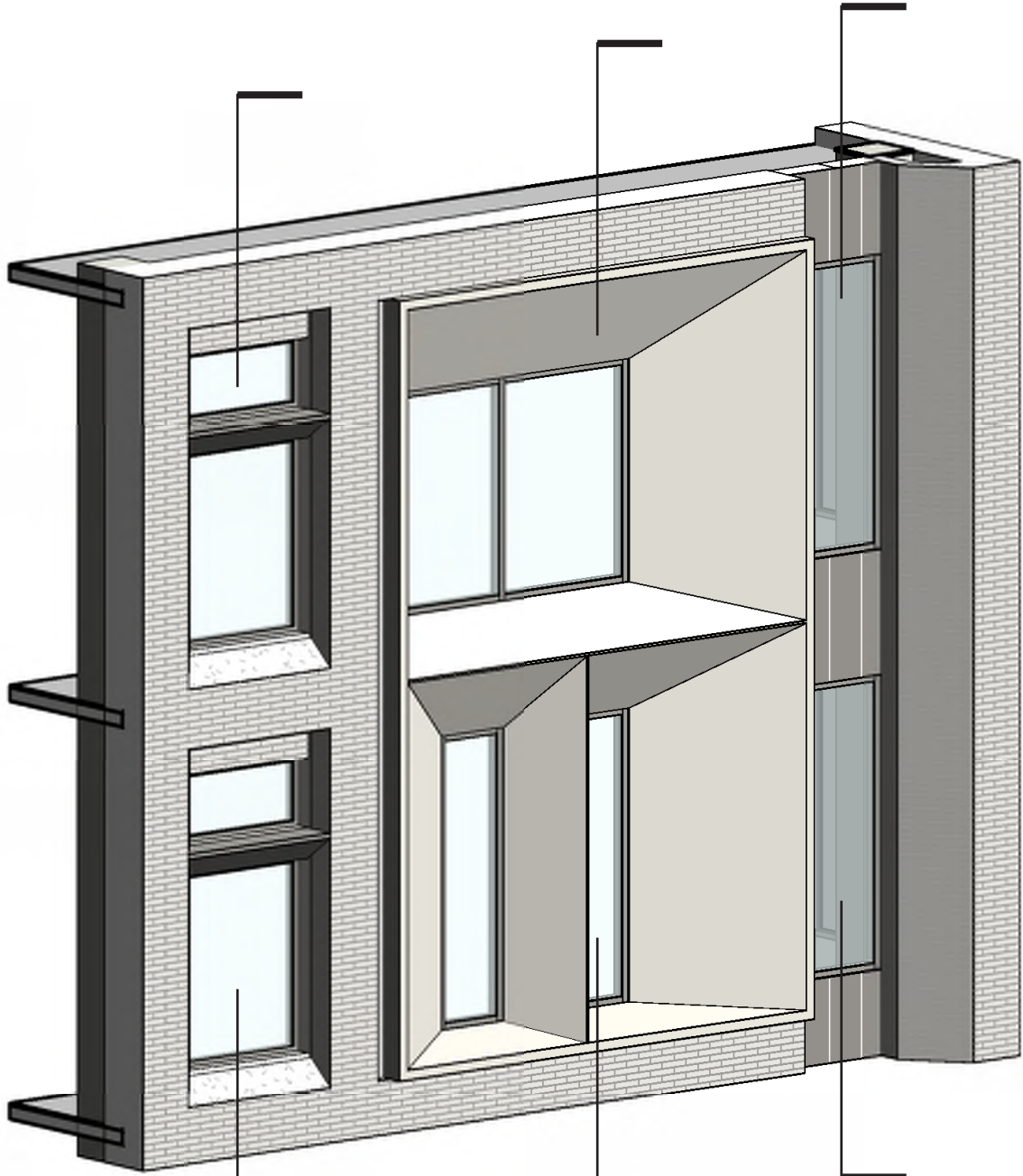
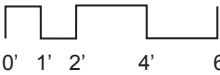
Metal Wall Section



ENLARGED AXON + ELEVATION

South, Middle Aperture [See C.19 for Full Elevation]

Scale = 3/16" = 1'-0"



Brick

Aperture

Metal

NORMAN BRICK CAVITY WALL

THIN BRICK

METAL LIGHT SHELF

ALUMINUM WINDOW SYSTEM

PRECAST CONCRETE SILL

1
C.74

Brick

Aperture

Metal

D

7TH FLOOR

120'-2 1/2"

EXTERIOR STUCCO

PAINTED METAL PANEL, 12 GA

ALUMINUM WINDOW SYSTEM

6TH FLOOR

106'-2"

PROFILE METAL PANEL, 18 GA

5TH FLOOR

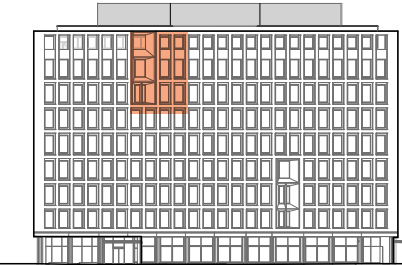
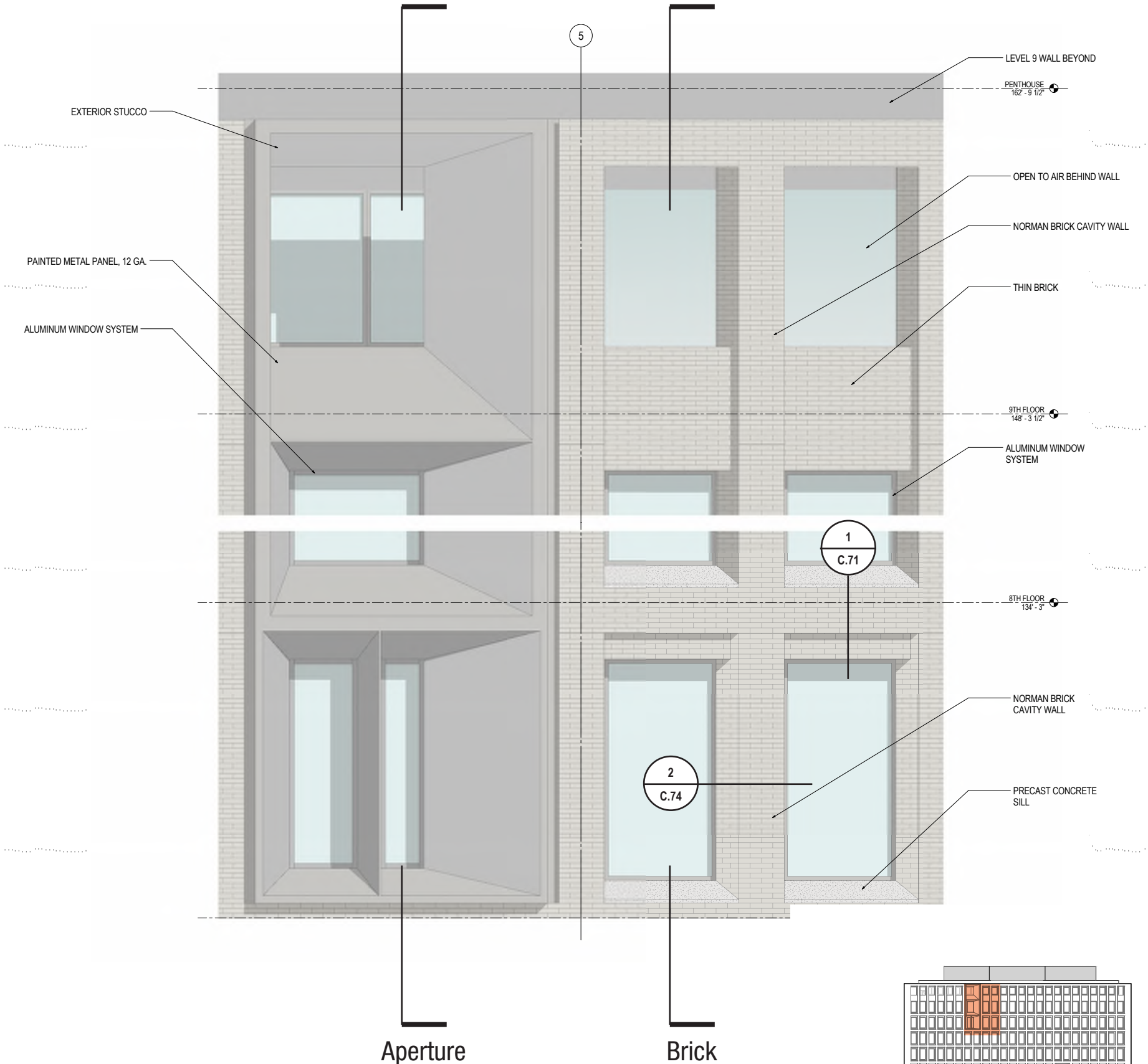
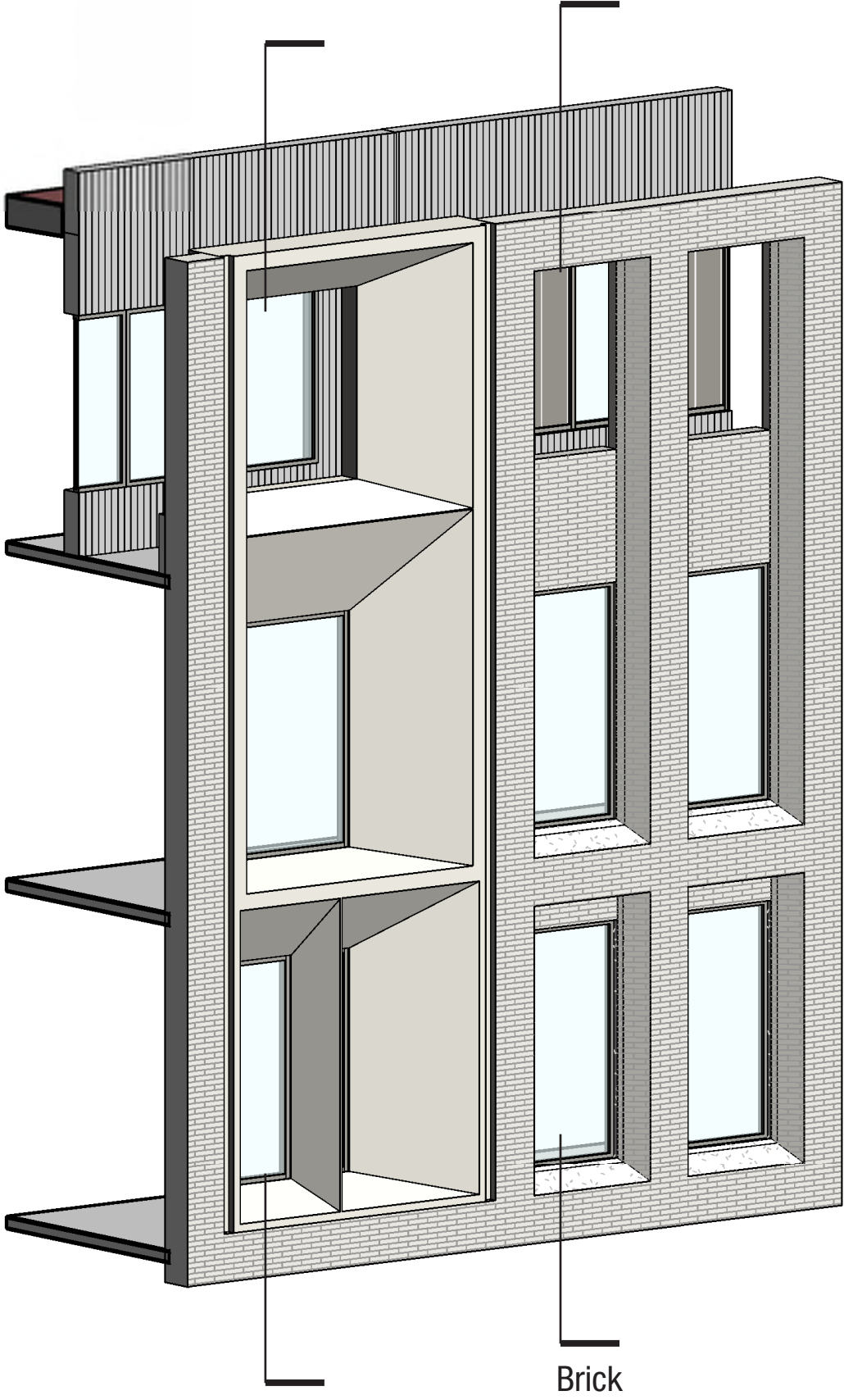
92'-1 1/2"



ENLARGED AXON + ELEVATION

East, Upper Aperture [See C.17 for Full Elevation]

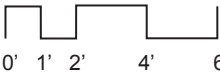
Scale = 3/16" = 1'-0"



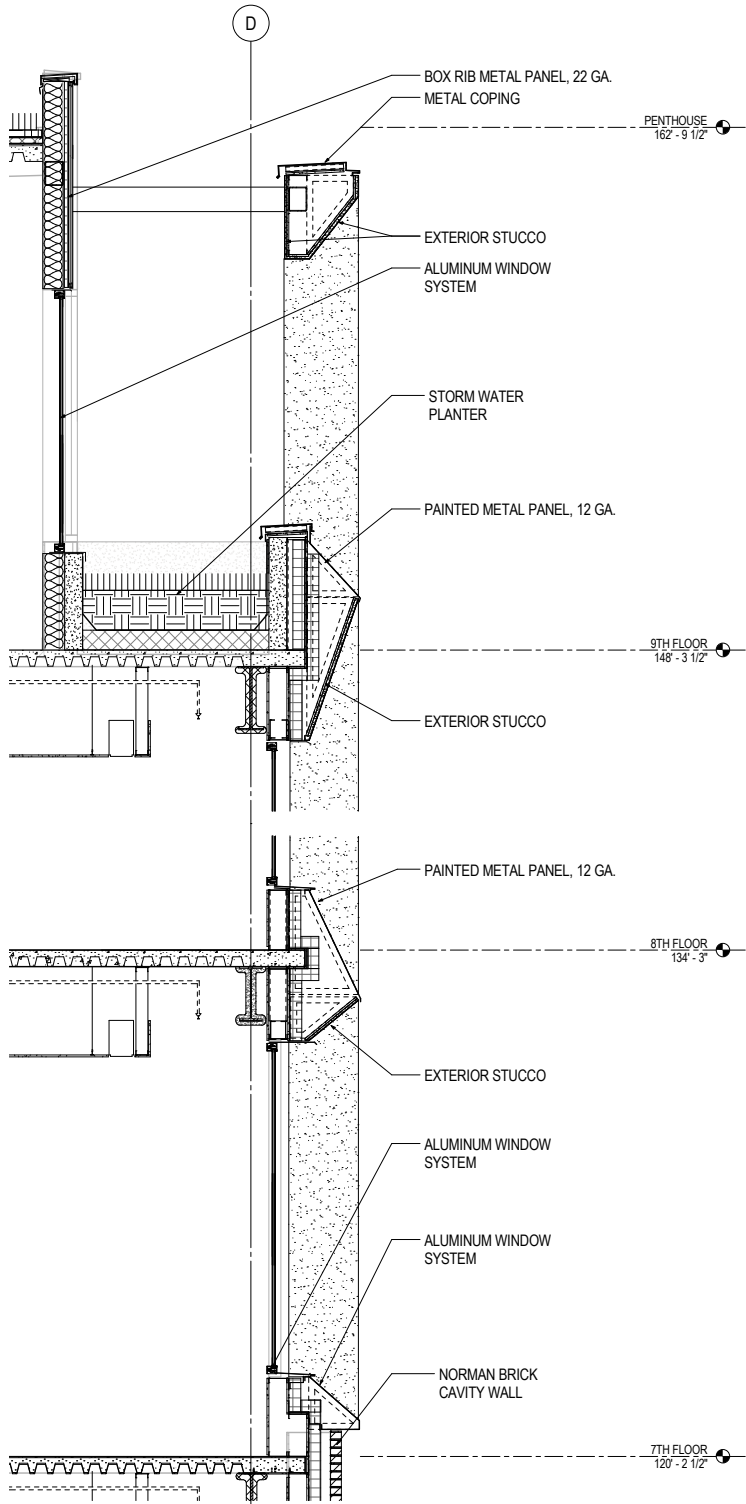
WALL SECTIONS

East, Upper Aperture

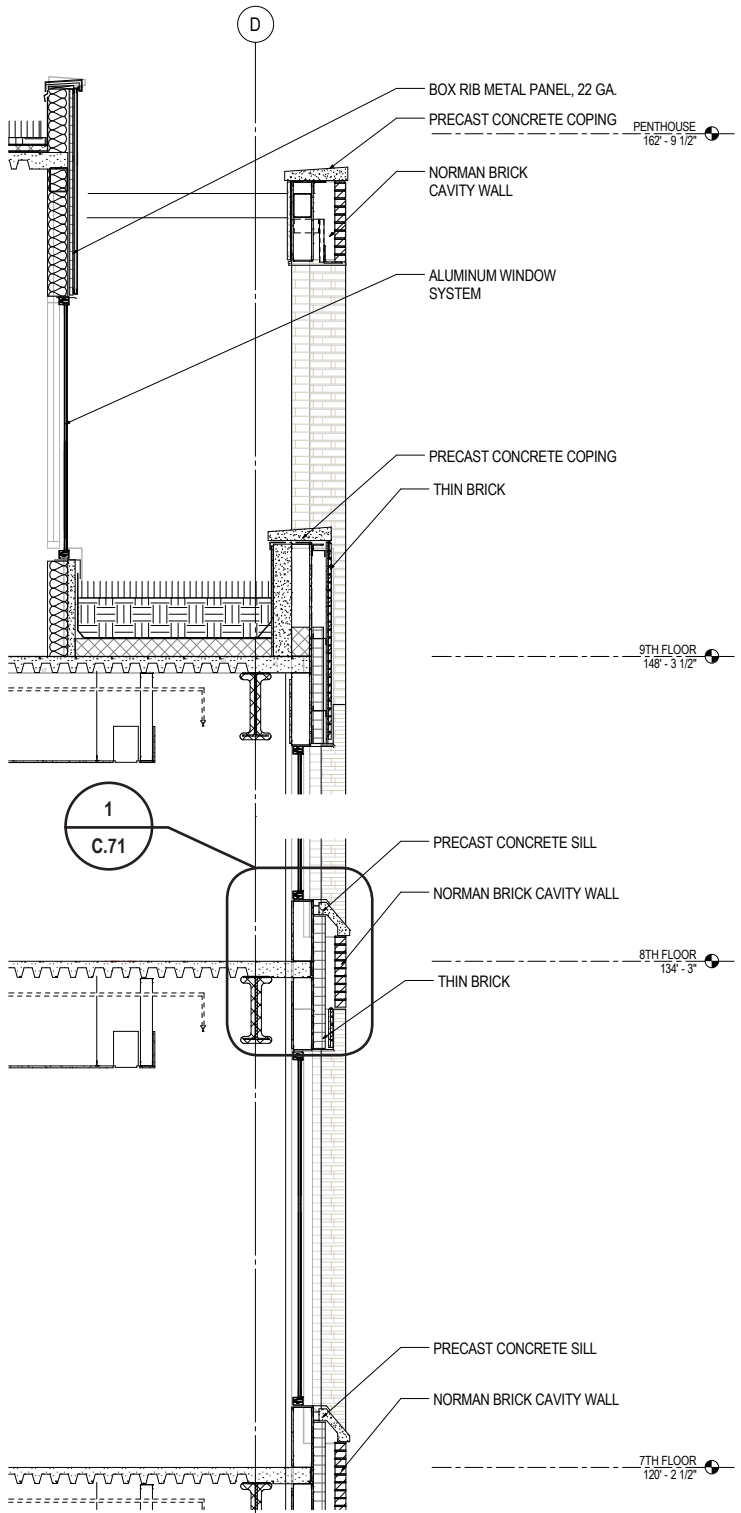
Scale = 3/16" = 1'-0"

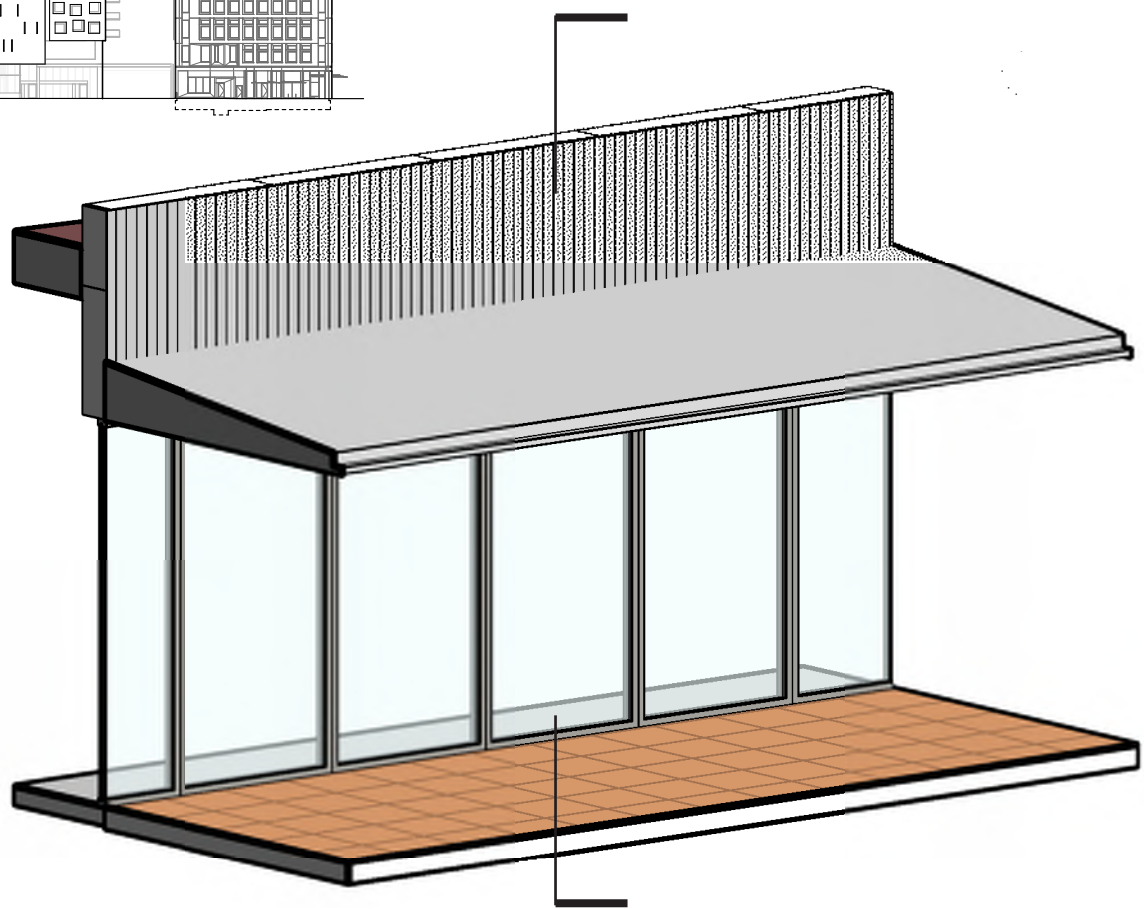
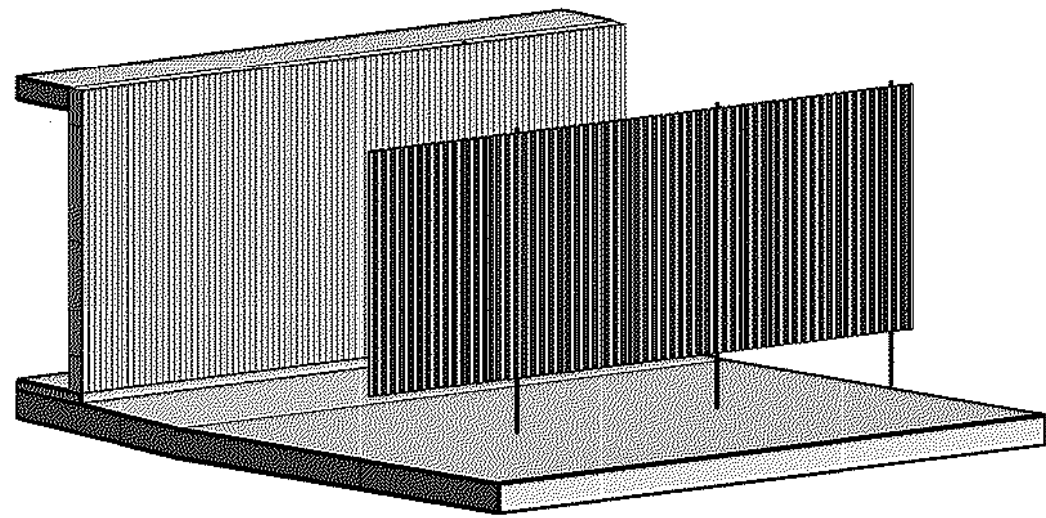
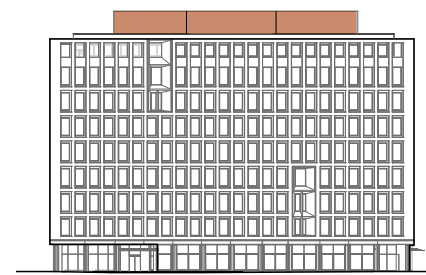


Aperture Wall Section



Brick Wall Section



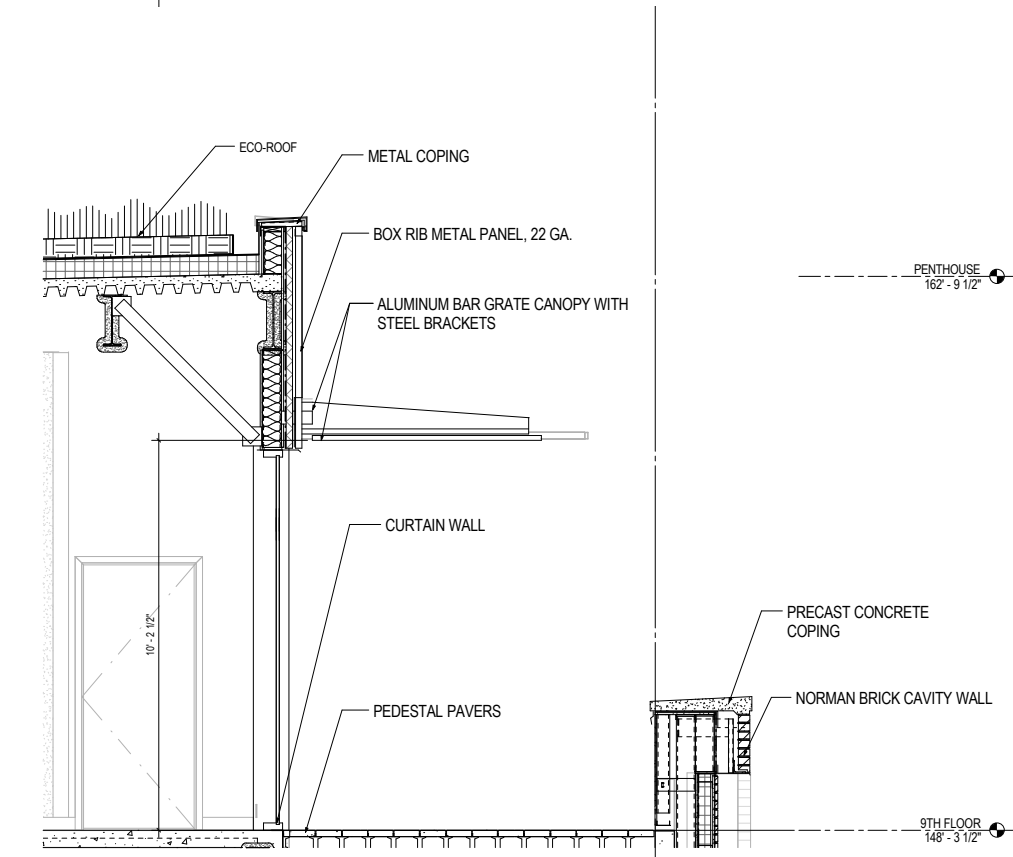
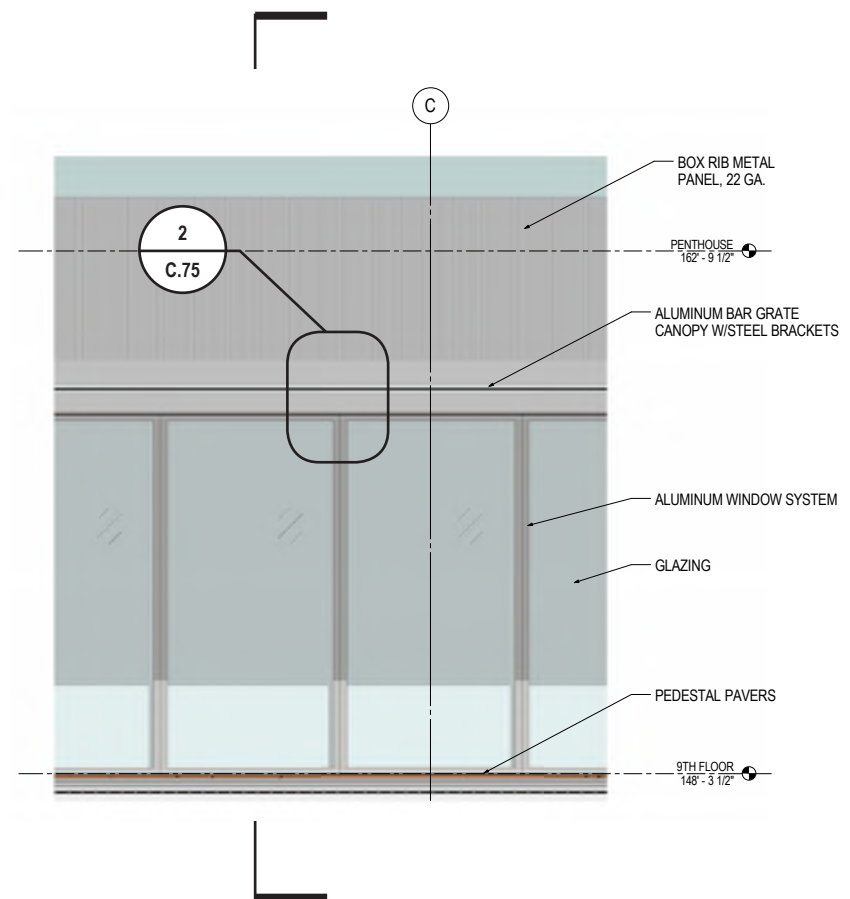
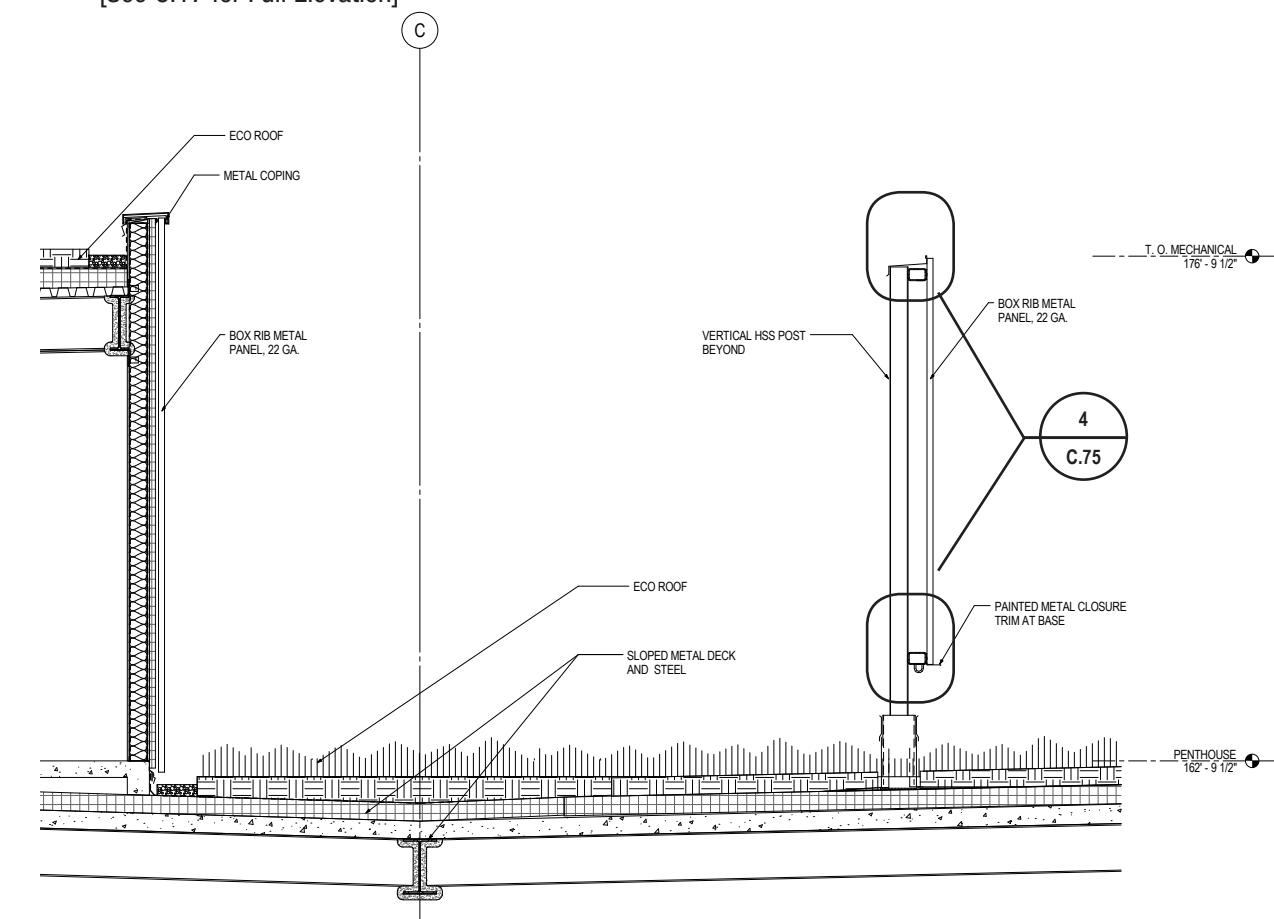
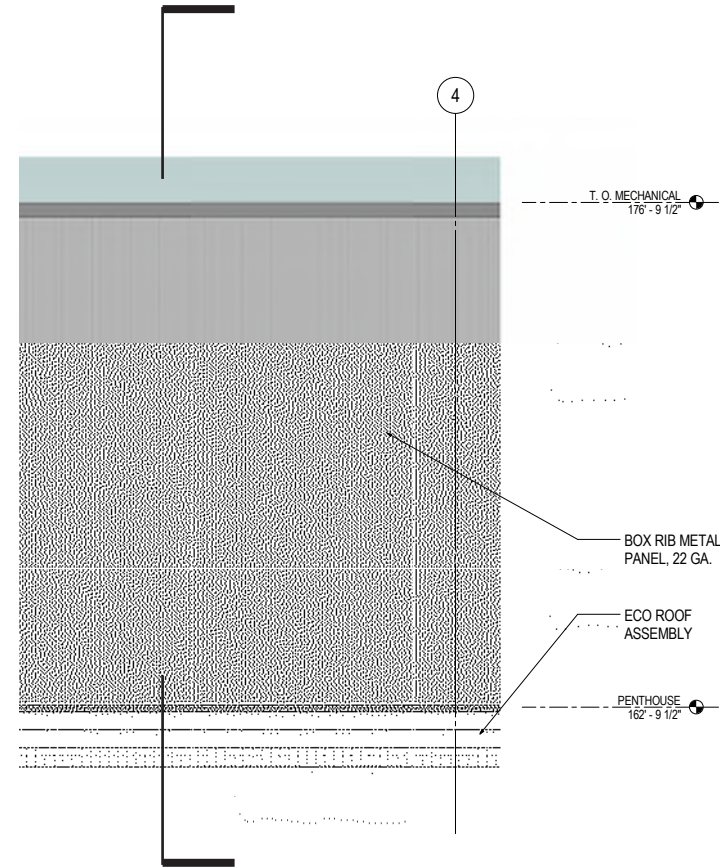
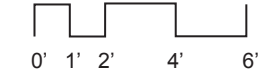


ENLARGED AXON, ELEVATION + SECTION

East, Penthouse + Mechanical Screen, South, Level 9 Terrace

[See C.17 for Full Elevation]

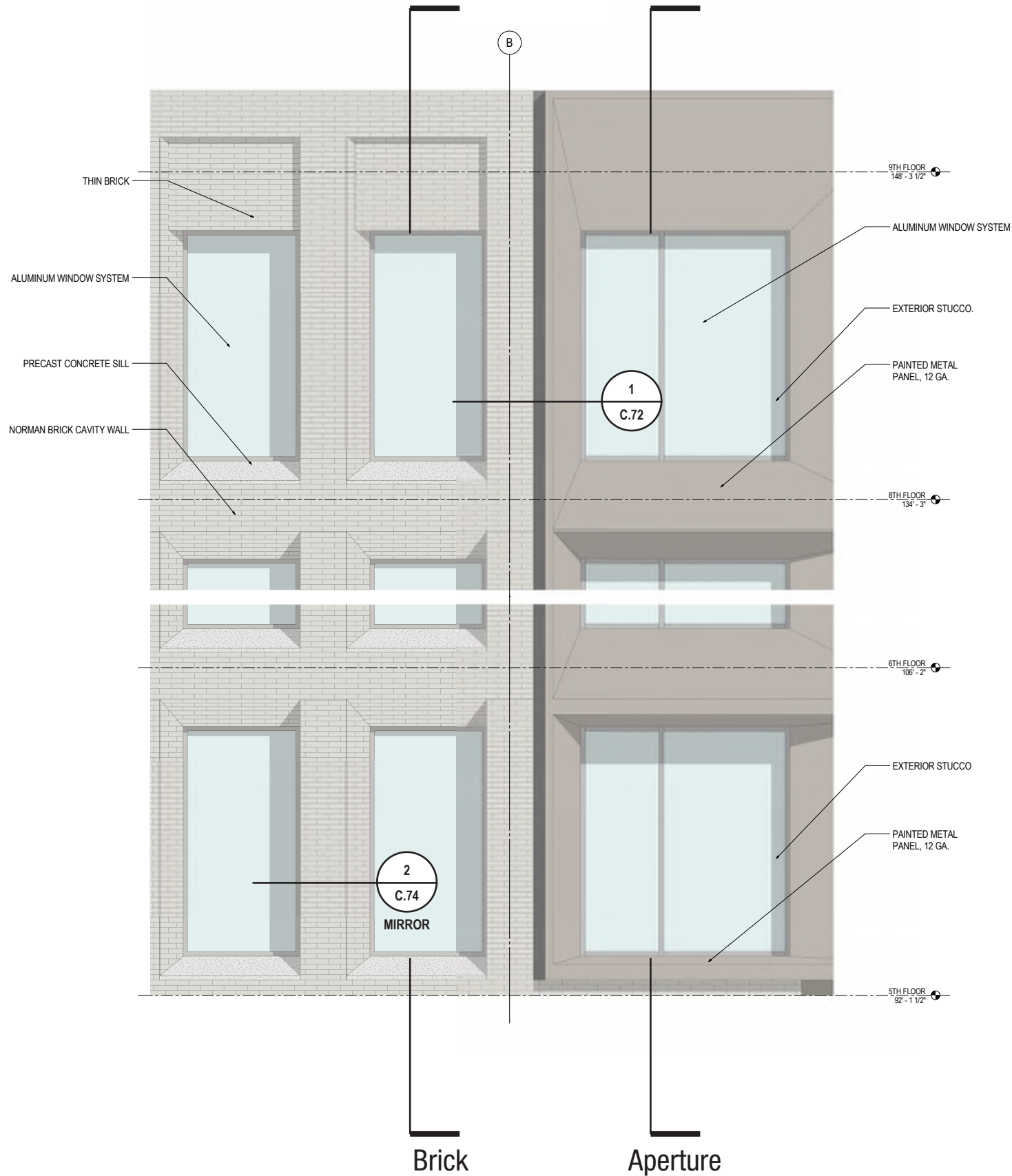
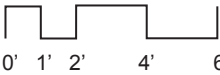
Scale = 3/16" = 1'-0"



ENLARGED AXON + ELEVATION

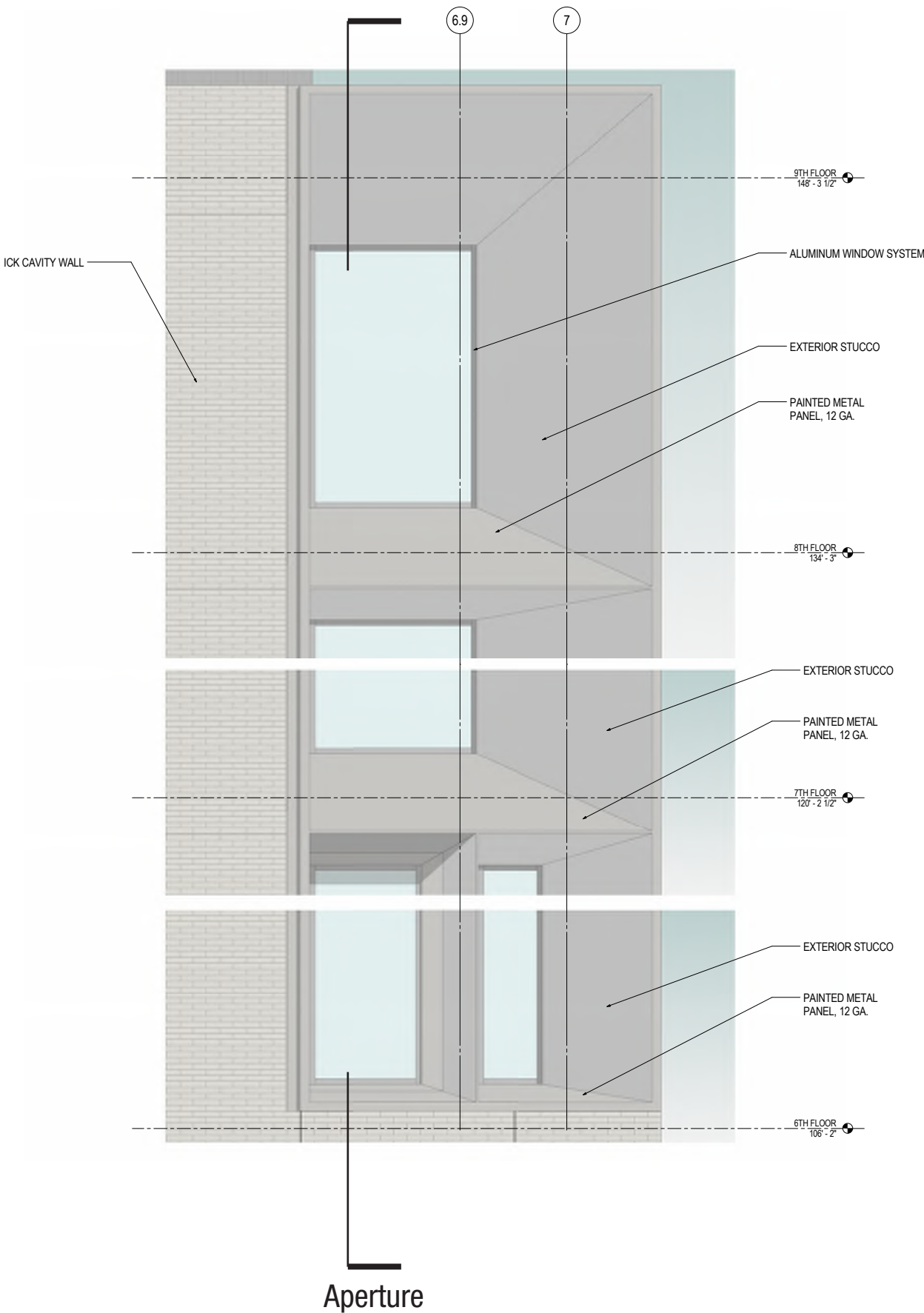
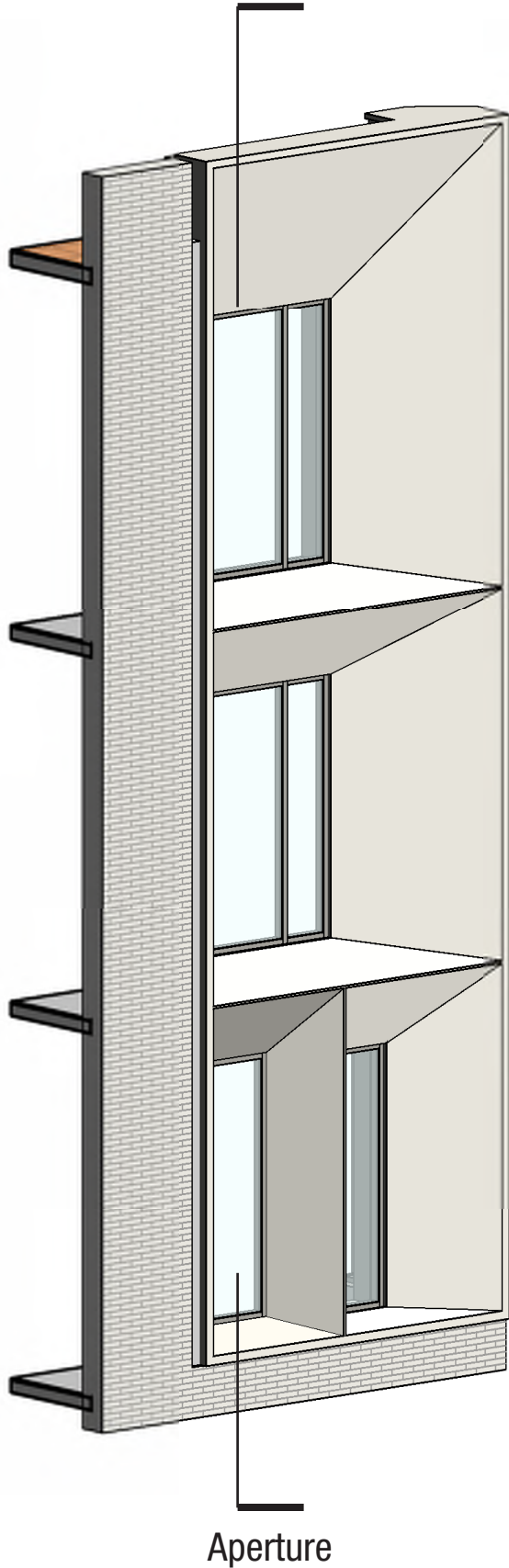
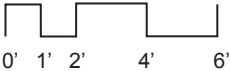
North, Upper Aperture [See C.21 for Full Elevation]

Scale = 3/16" = 1'-0"



ENLARGED AXON + ELEVATION
West, Upper Aperture [See C.21 for Full Elevation]

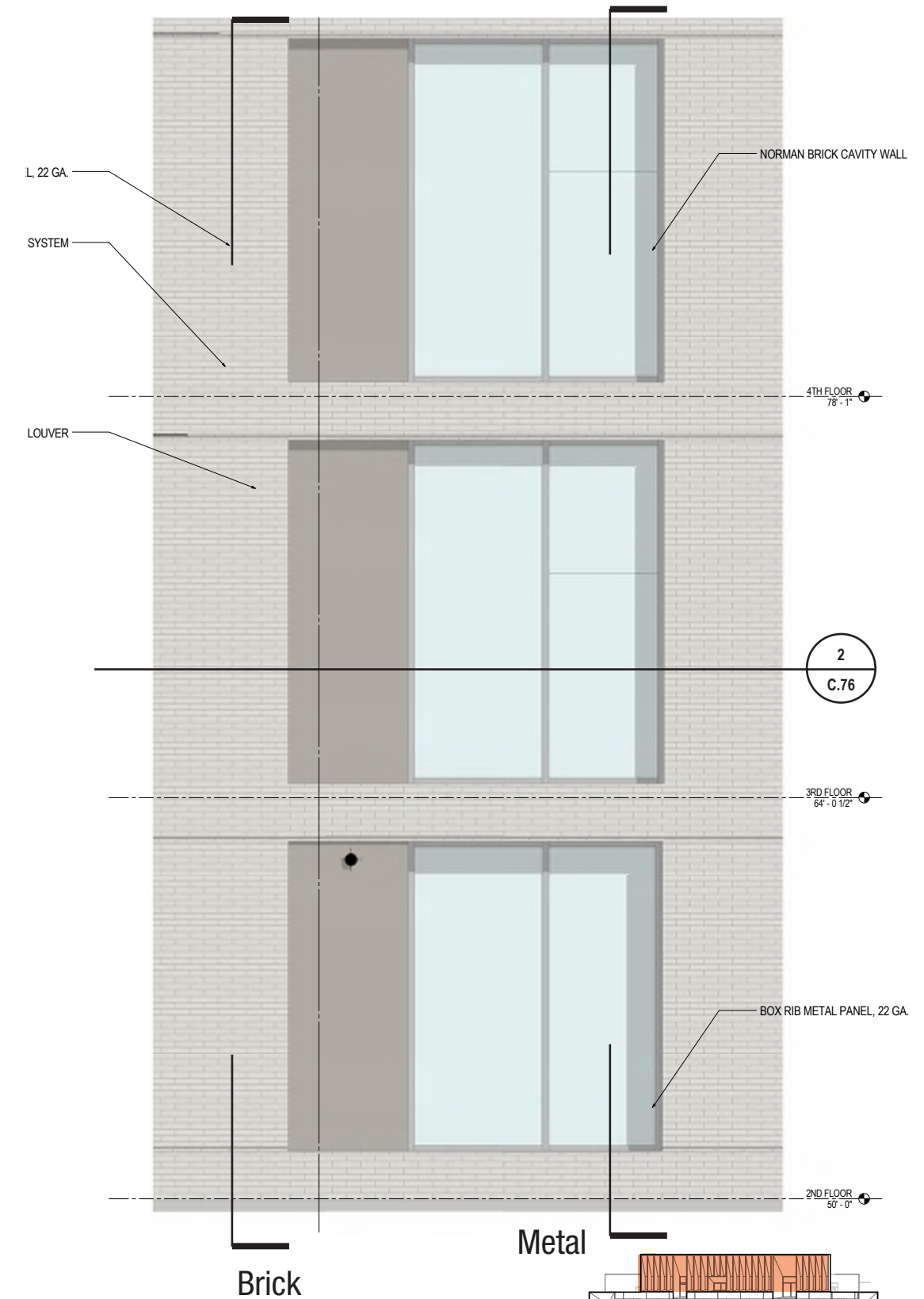
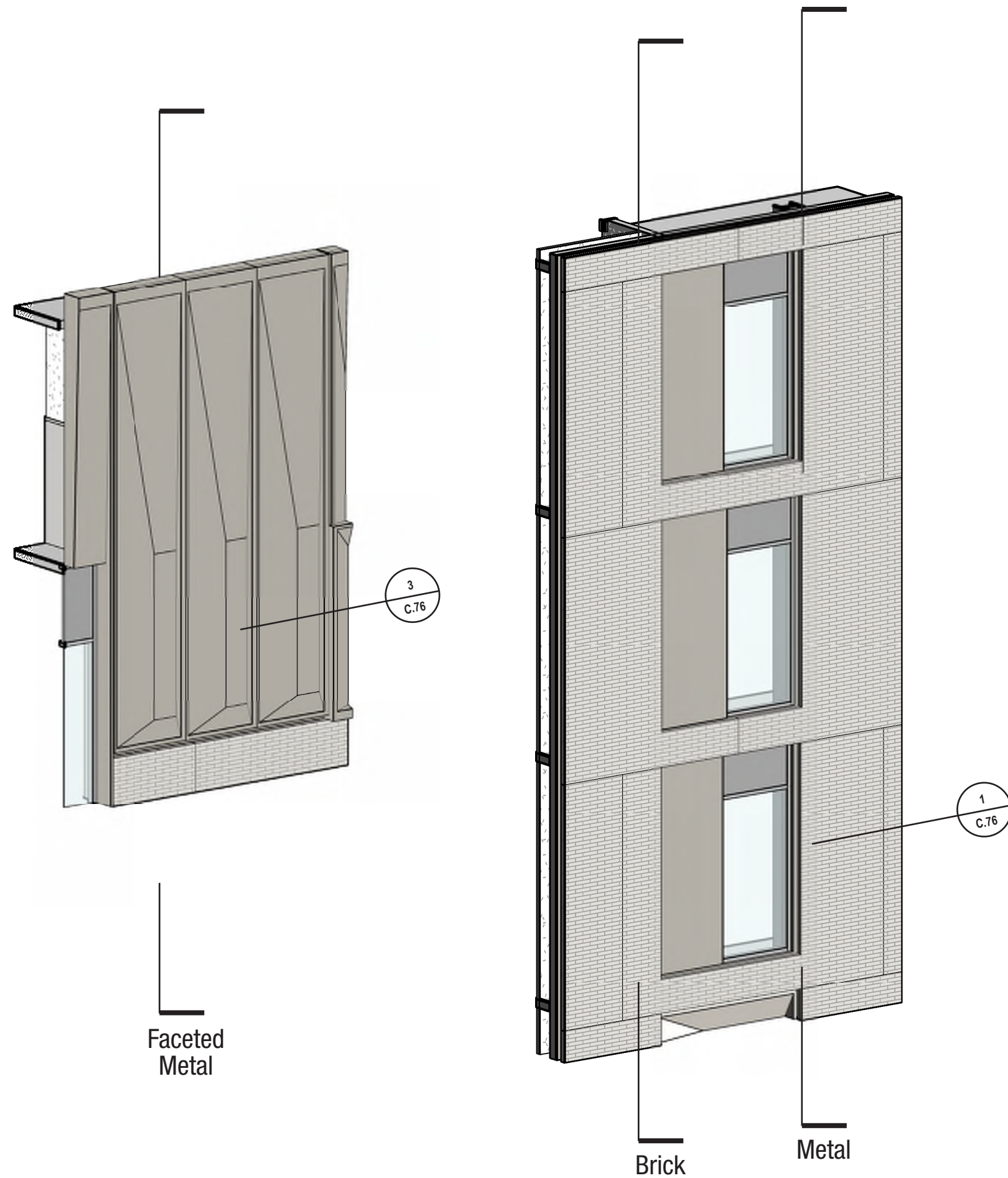
Scale = 3/16" = 1'-0"



ENLARGED AXON + ELEVATION

West, Typical Brick + Metal [See C.21 for Full Elevation]

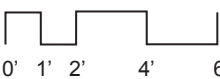
Scale = 3/16" = 1'-0"



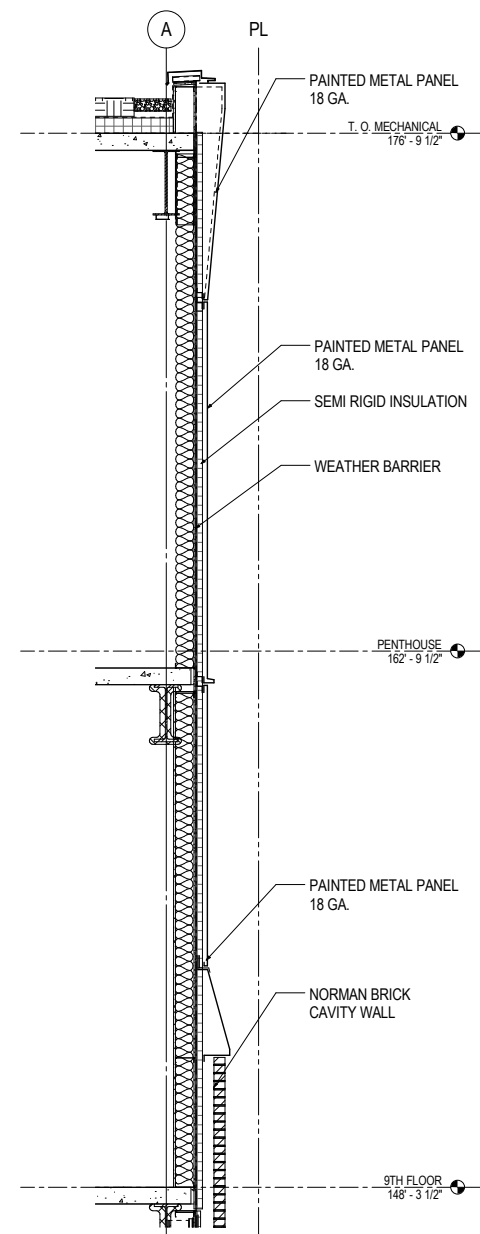
WALL SECTIONS

West, Upper Aperture + Typ. Brick and Metal

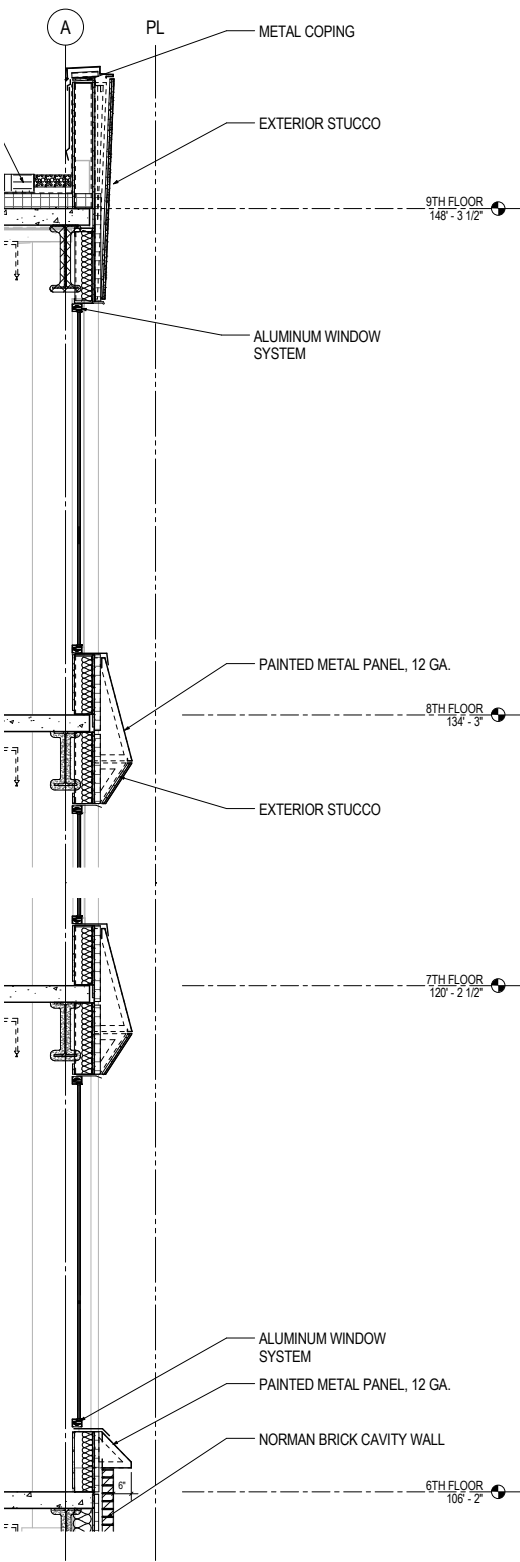
Scale = 3/16" = 1'-0"



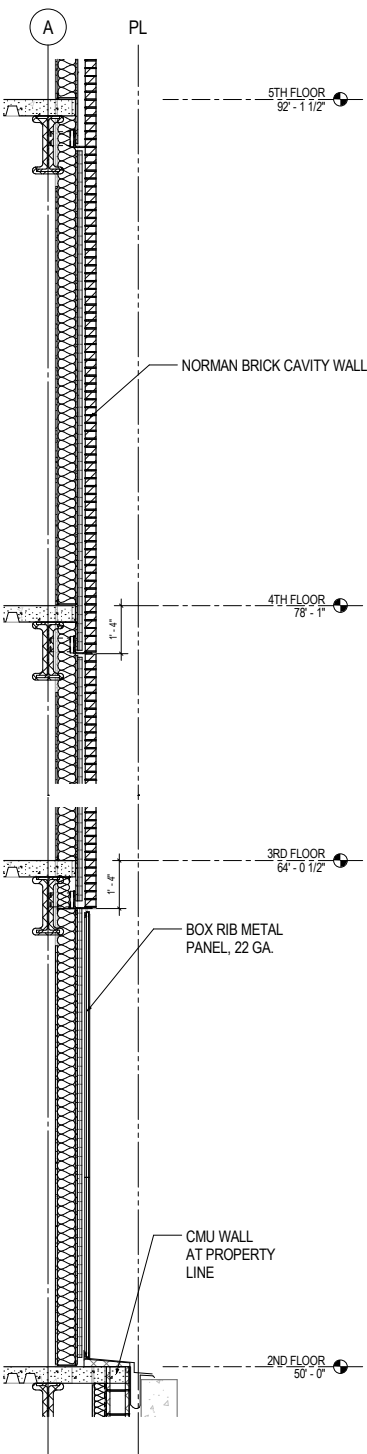
Faceted Metal Wall Section



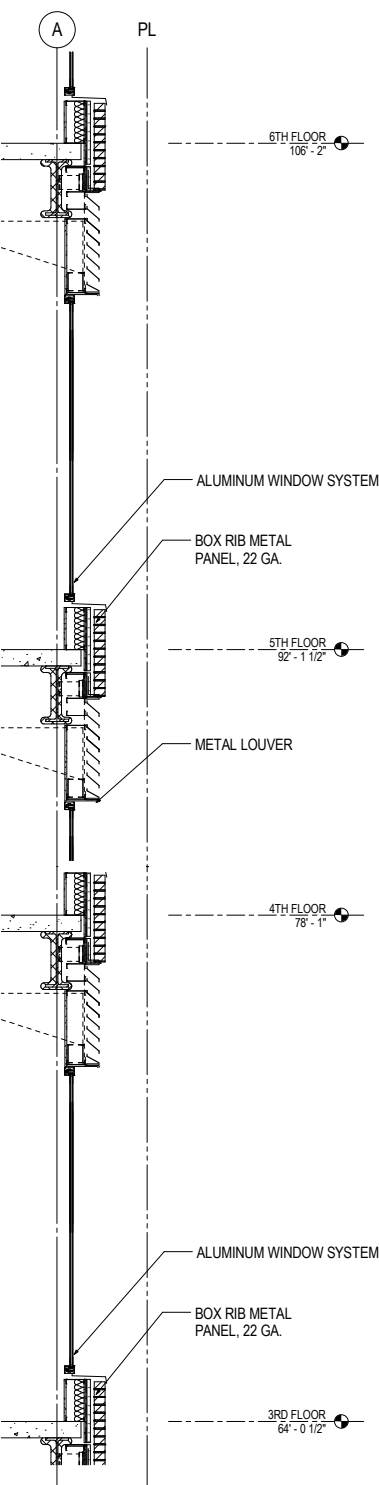
Aperture Wall Section



Brick Wall Section



Metal Wall Section



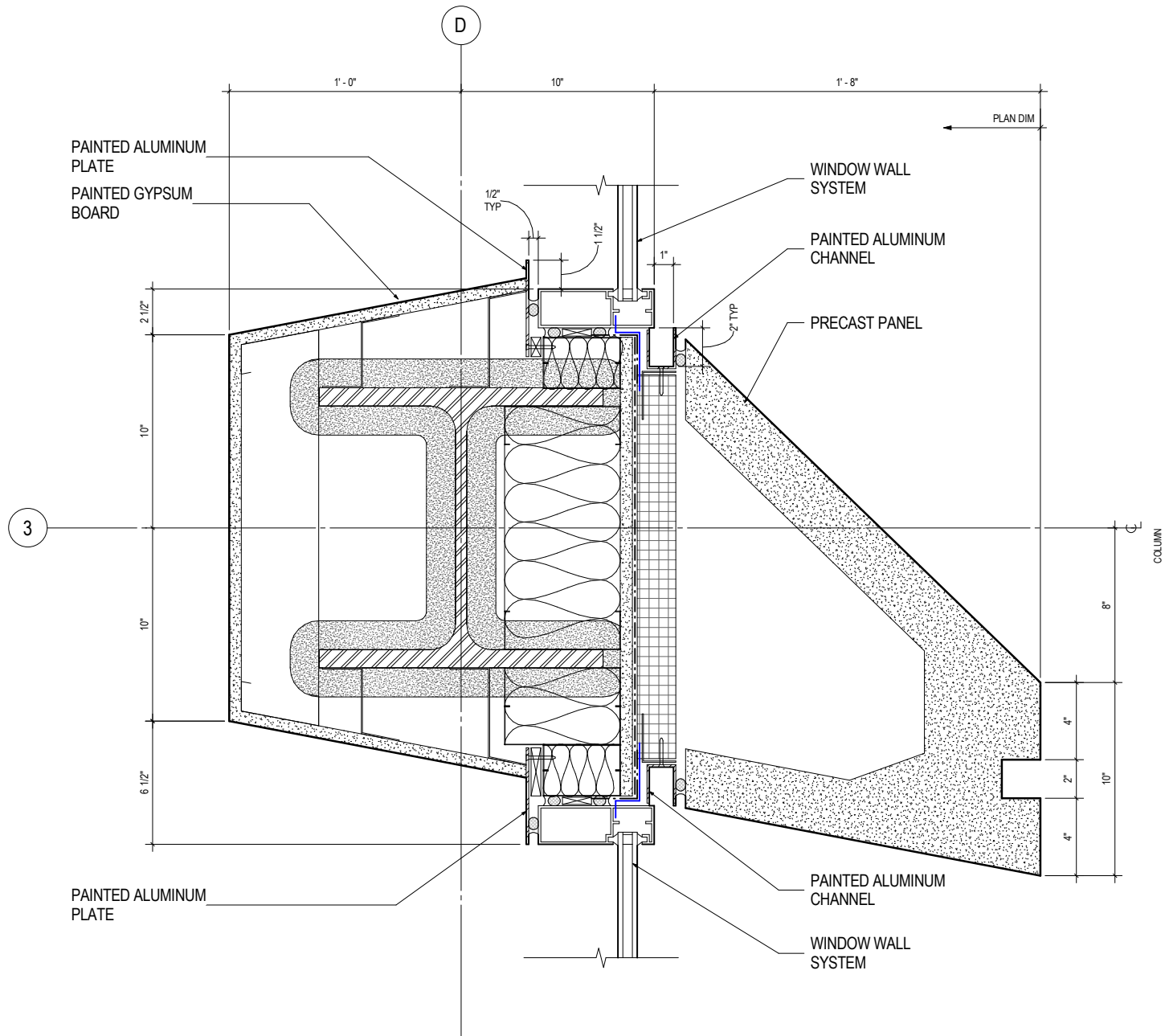
C.64 DETAILS

Scale = 1.5" = 1'-0"

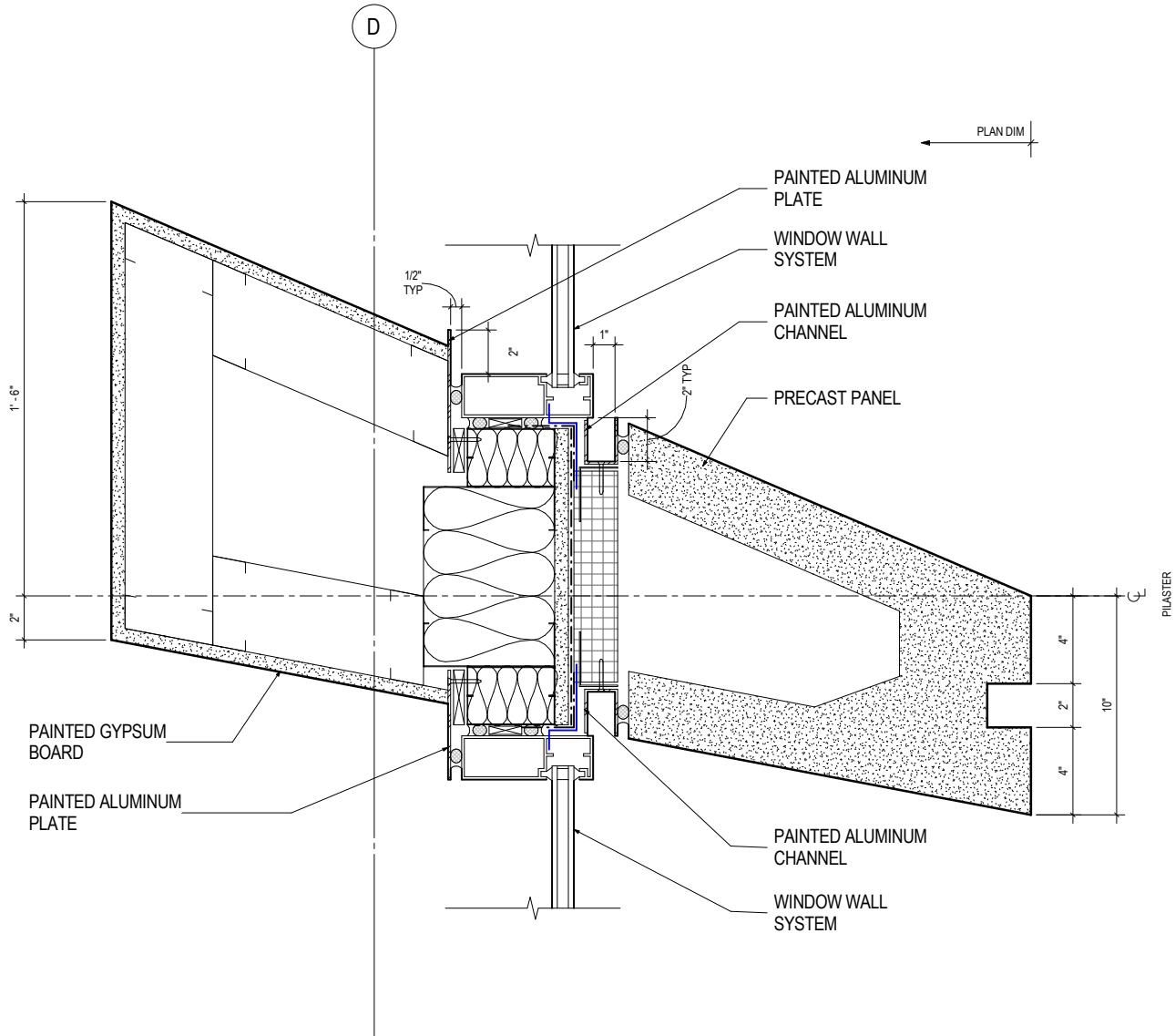
GROUND FLOOR DETAILS
Curtain Wall Jamb, North and South

Scale = 1.5" = 1'-0"

0' 2" 4" 8"

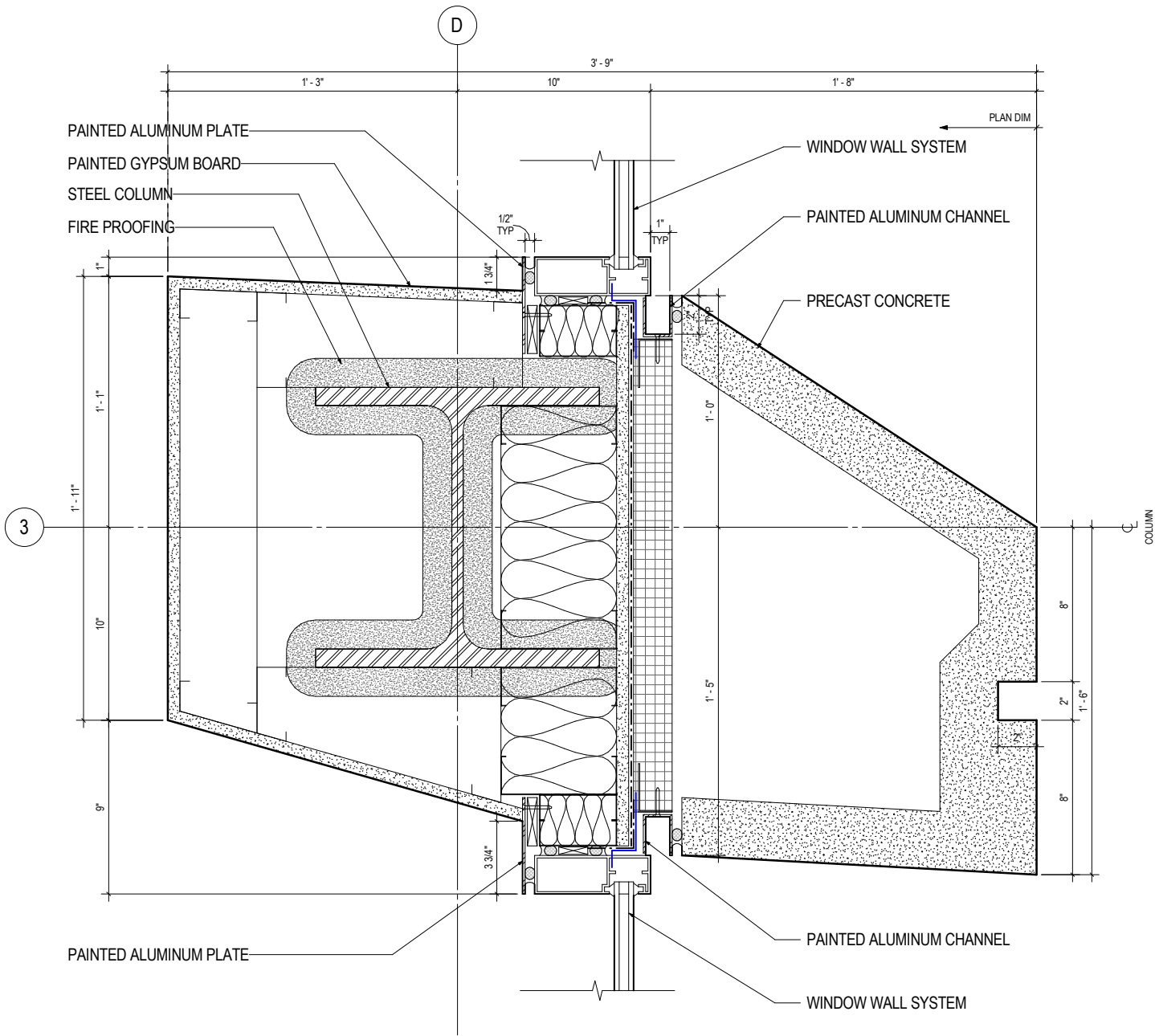
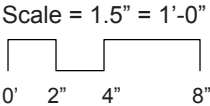


C.62-1 Curtain Wall Jamb , Typical at Columns North and South
Detail Reference From: C.39 Elevation

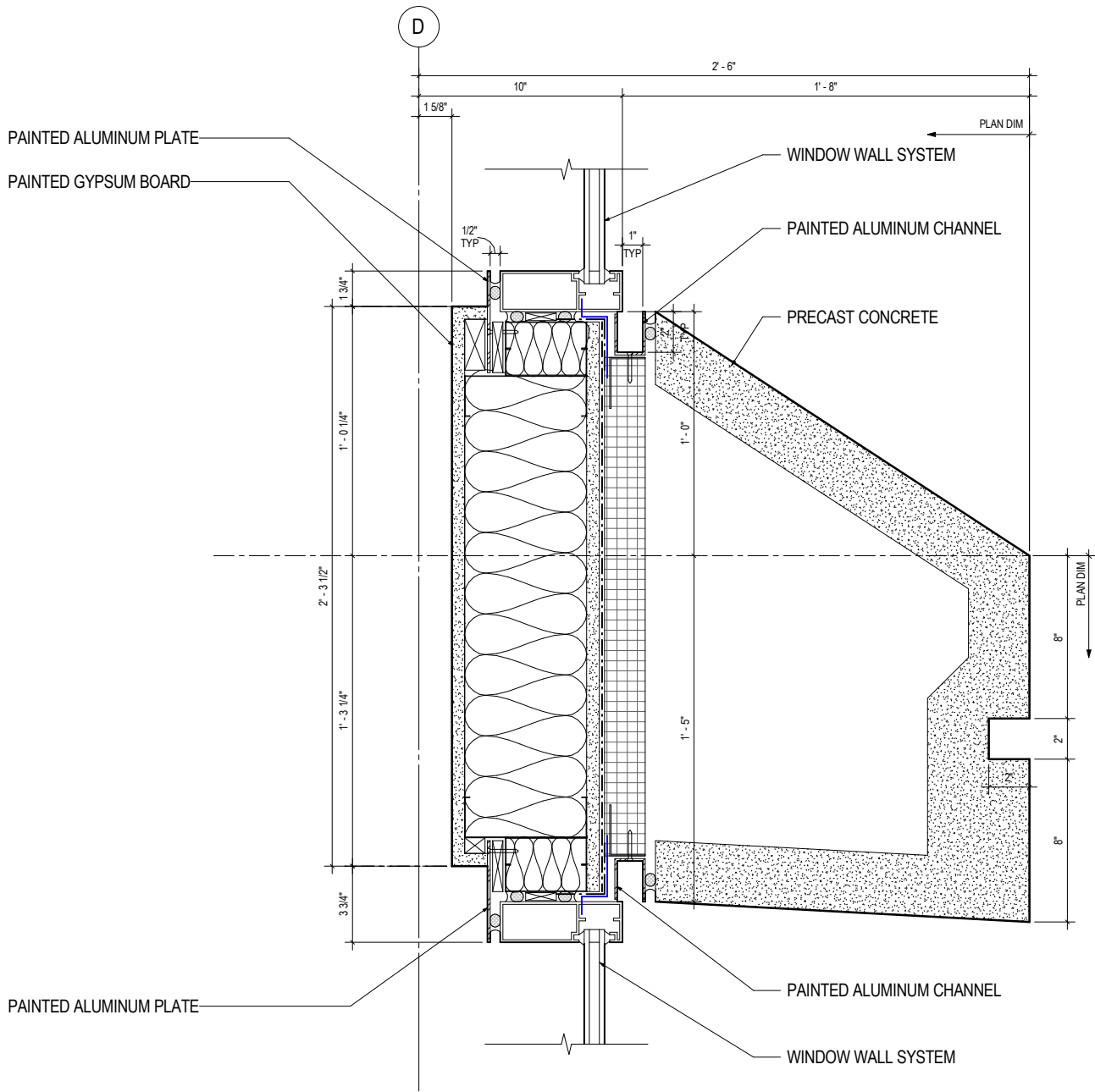


C.62-2 Curtain Wall Jamb at Pre-Cast Concrete Fin, Typical at North and South
Detail Reference From: C.39 Elevation

GROUND FLOOR DETAILS
Curtain Wall Jamb, East



C.63-1 Curtain Wall Jamb , Typical at Columns at East
Detail Reference From: C.44 Elevation

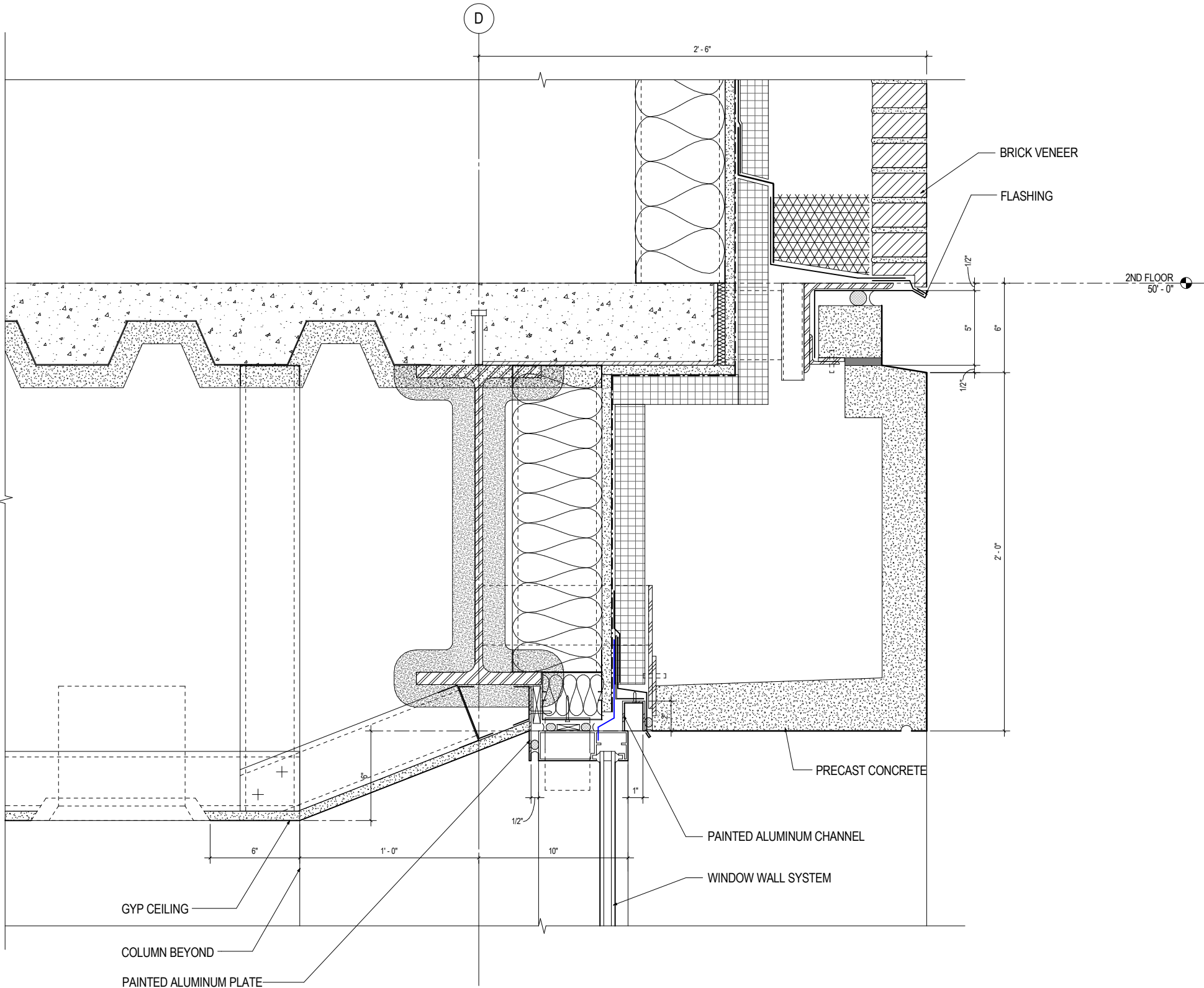


C.63-2 Curtain Wall Jamb at Pre-Cast Concrete Fin, Typical at East
Detail Reference From: C.44 Elevation

GROUND FLOOR DETAILS
Curtain Wall Head @ Precast

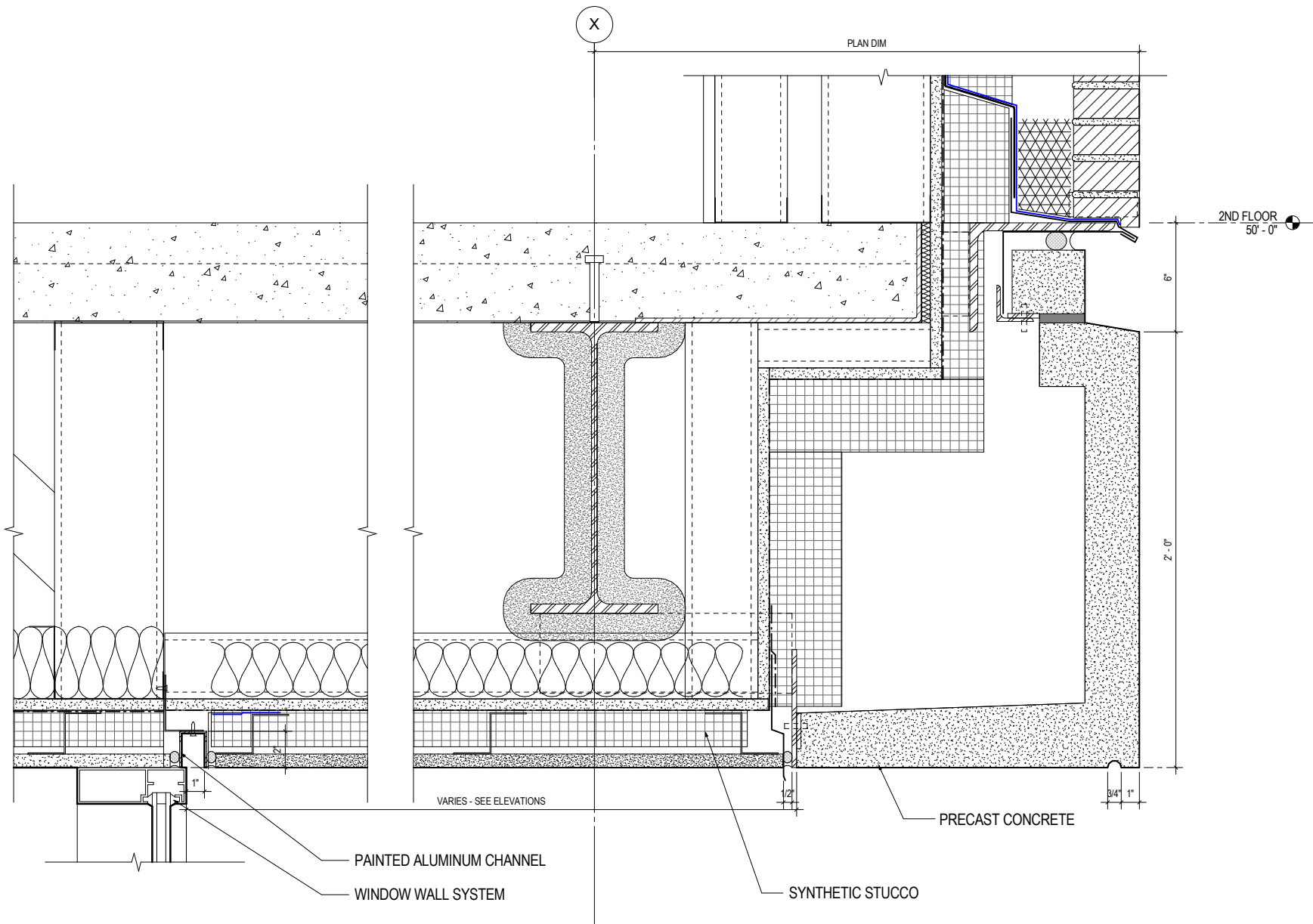
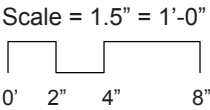
Scale = 1.5" = 1'-0"

0' 2" 4" 8"

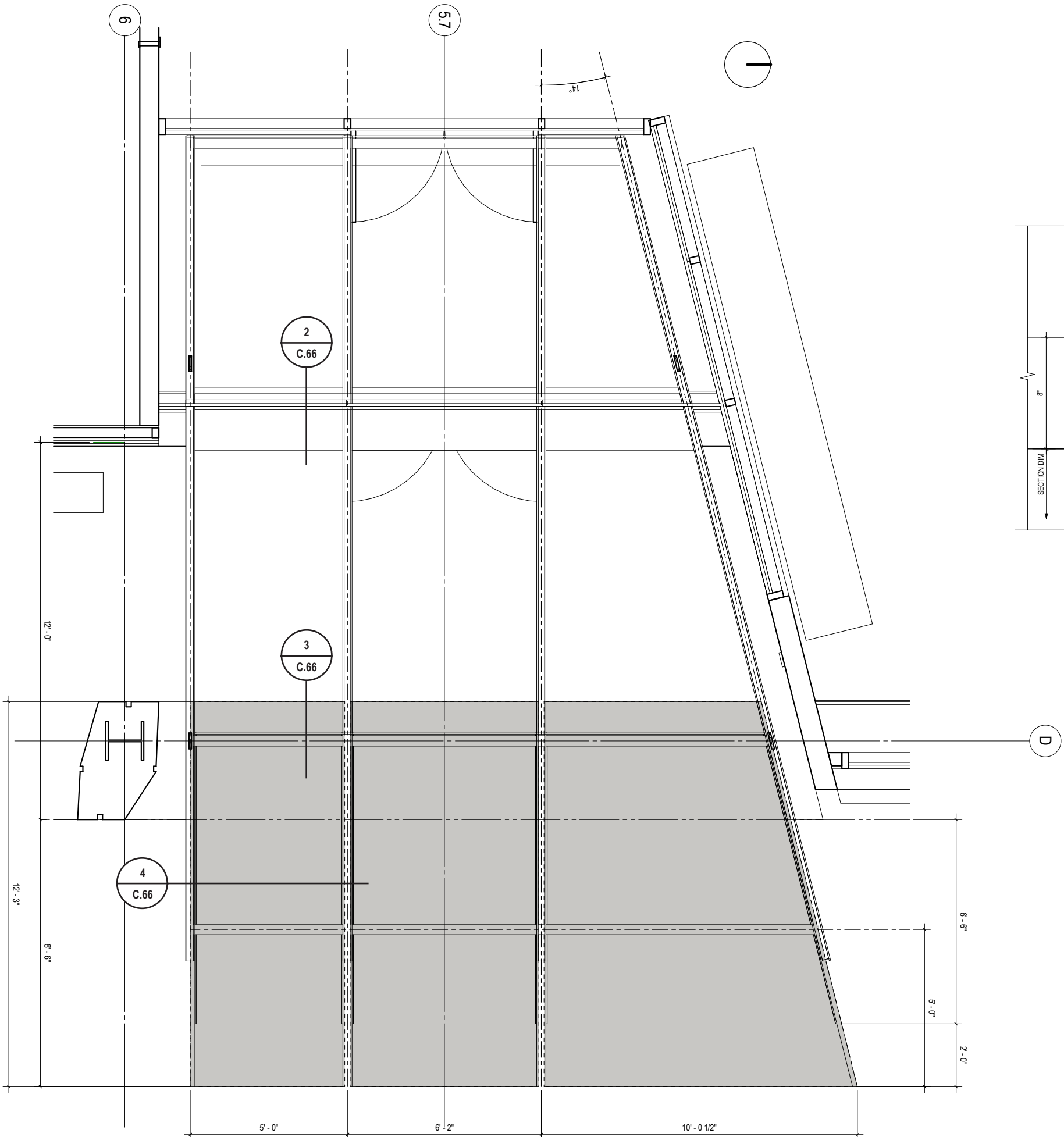


C.64-1 Head at Pre-Cast Concrete, Typical East
Detail Reference From: C.44 Elevation

GROUND FLOOR DETAILS
Curtain Wall Head @ Precast



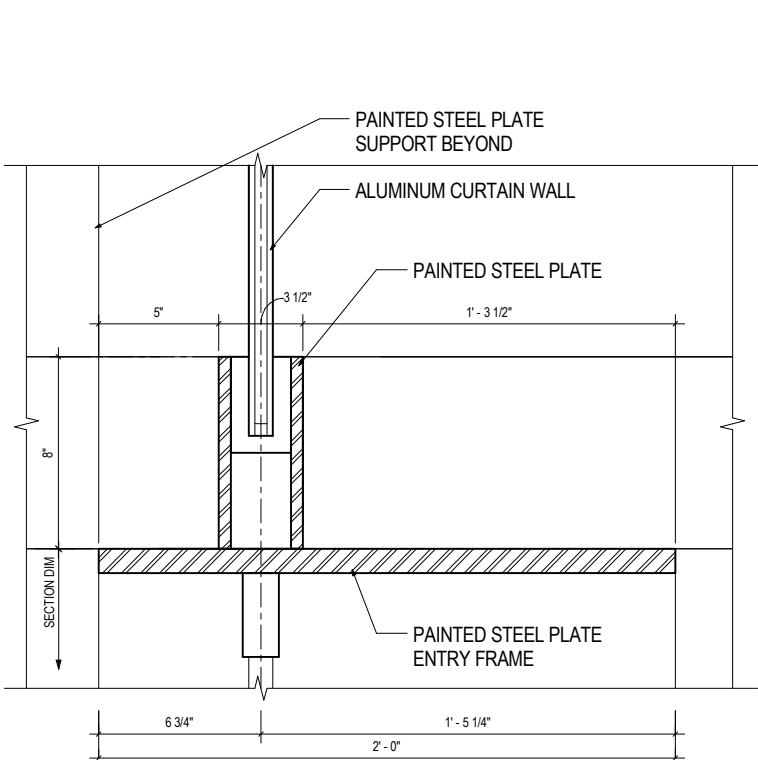
C.65-1 Head at Pre-Cast Concrete, at SE and NE Entry
Detail Reference From: C.43 & C.40 Elevations



C.66-1 Enlarged Canopy Plan

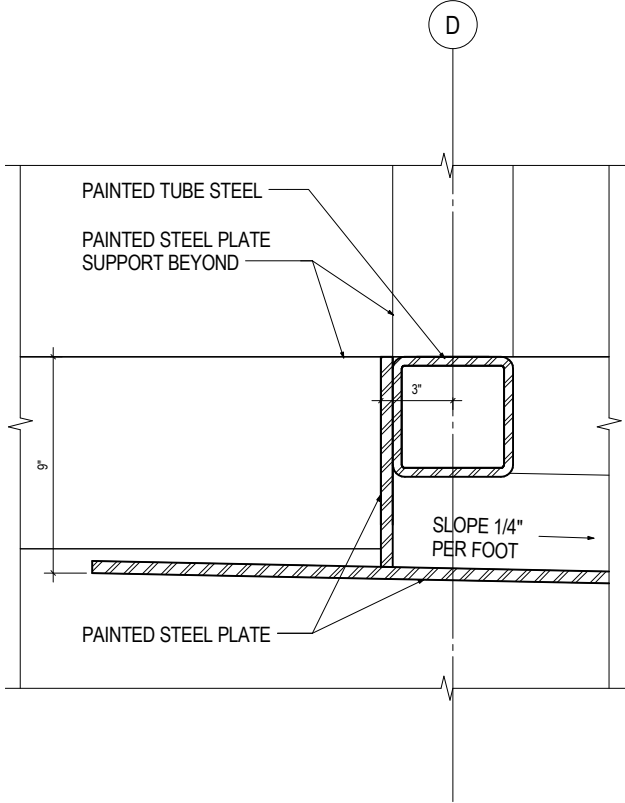
GROUND FLOOR DETAILS
Canopy @ Entry

Scale = 1.5" = 1'-0"
0' 2" 4" 8"

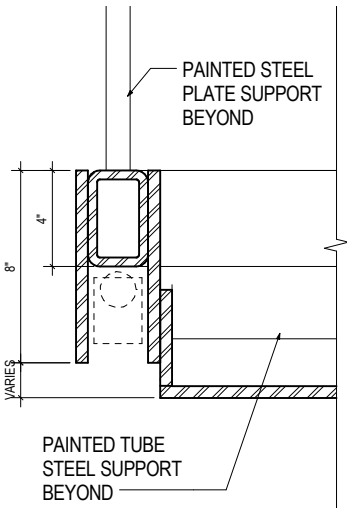


C.66-2 Canopy Detail

Detail Reference From: C.65 Enlarged Canopy Plan

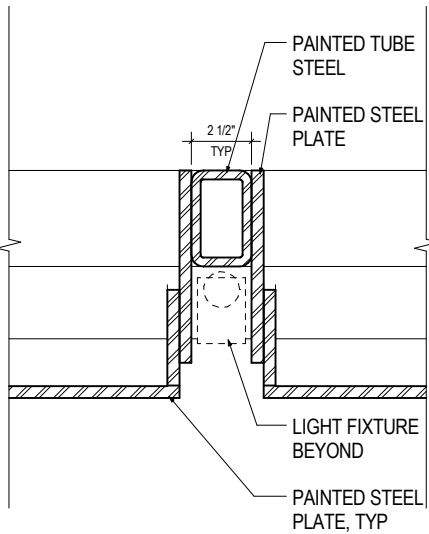


C.65-3 Canopy Detail

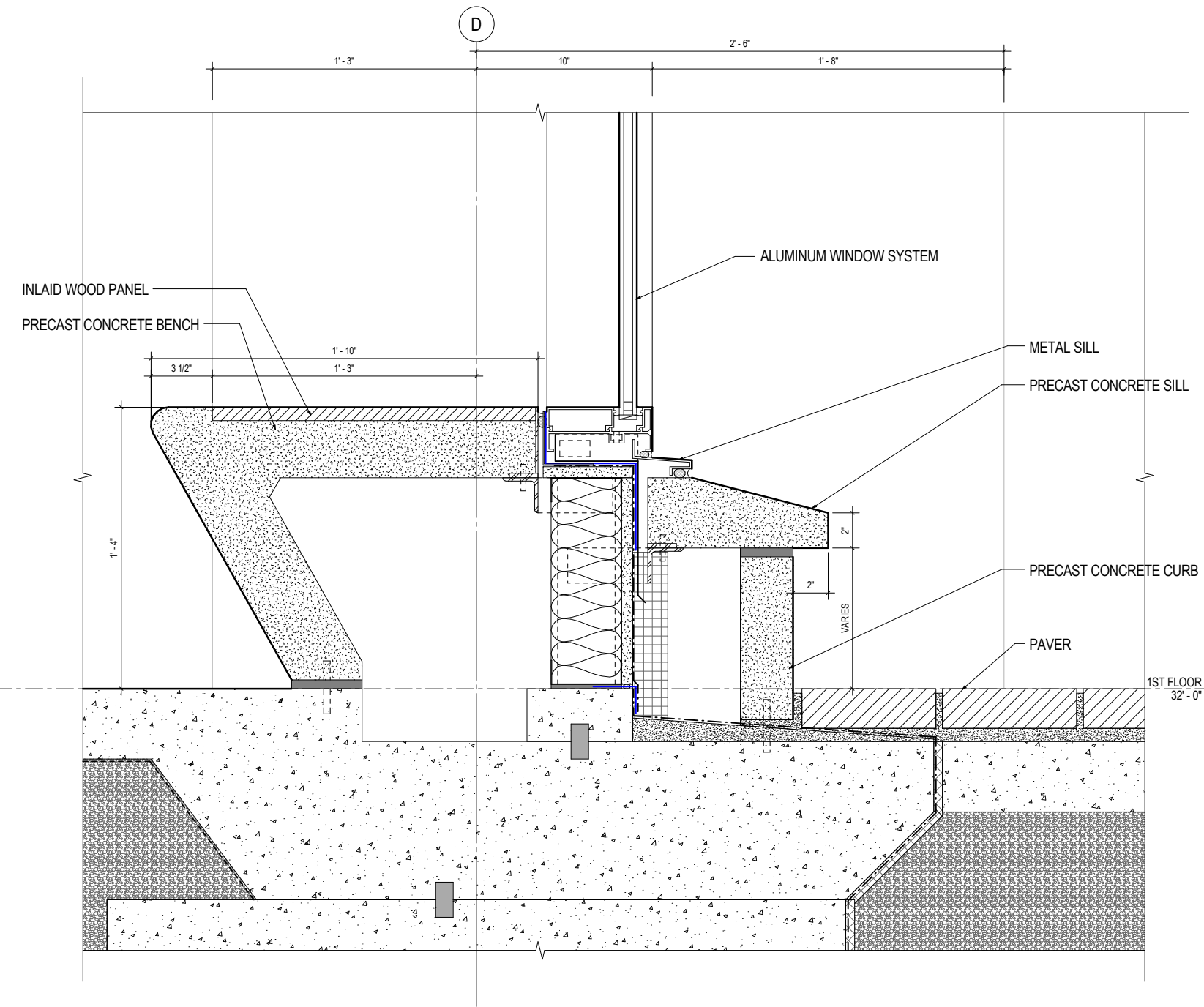
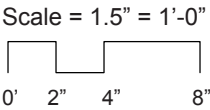


C.66-4 Canopy Detail

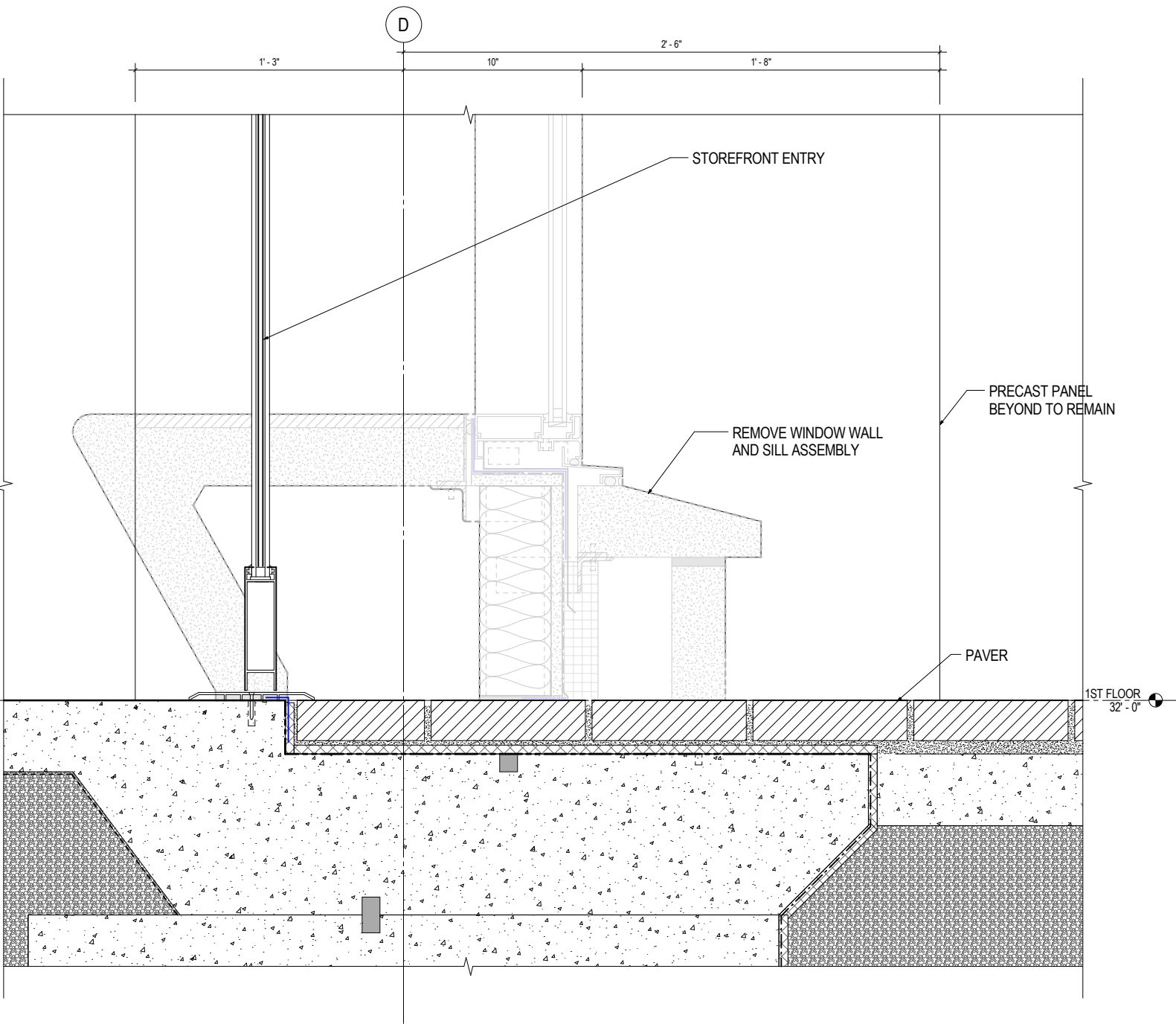
Detail Reference From: C.65 Enlarged Canopy Plan



GROUND FLOOR DETAILS
Curtain Wall Sill @ Precast

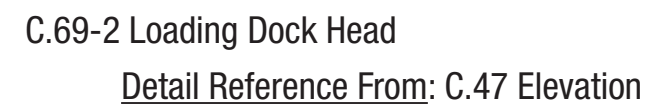
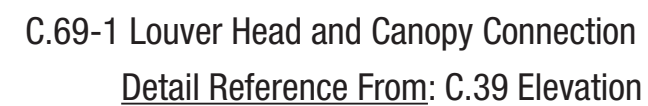


C.67-1 Present Condition of Curtain Wall Sill, Typical East
Detail Reference From: C.44 Elevation

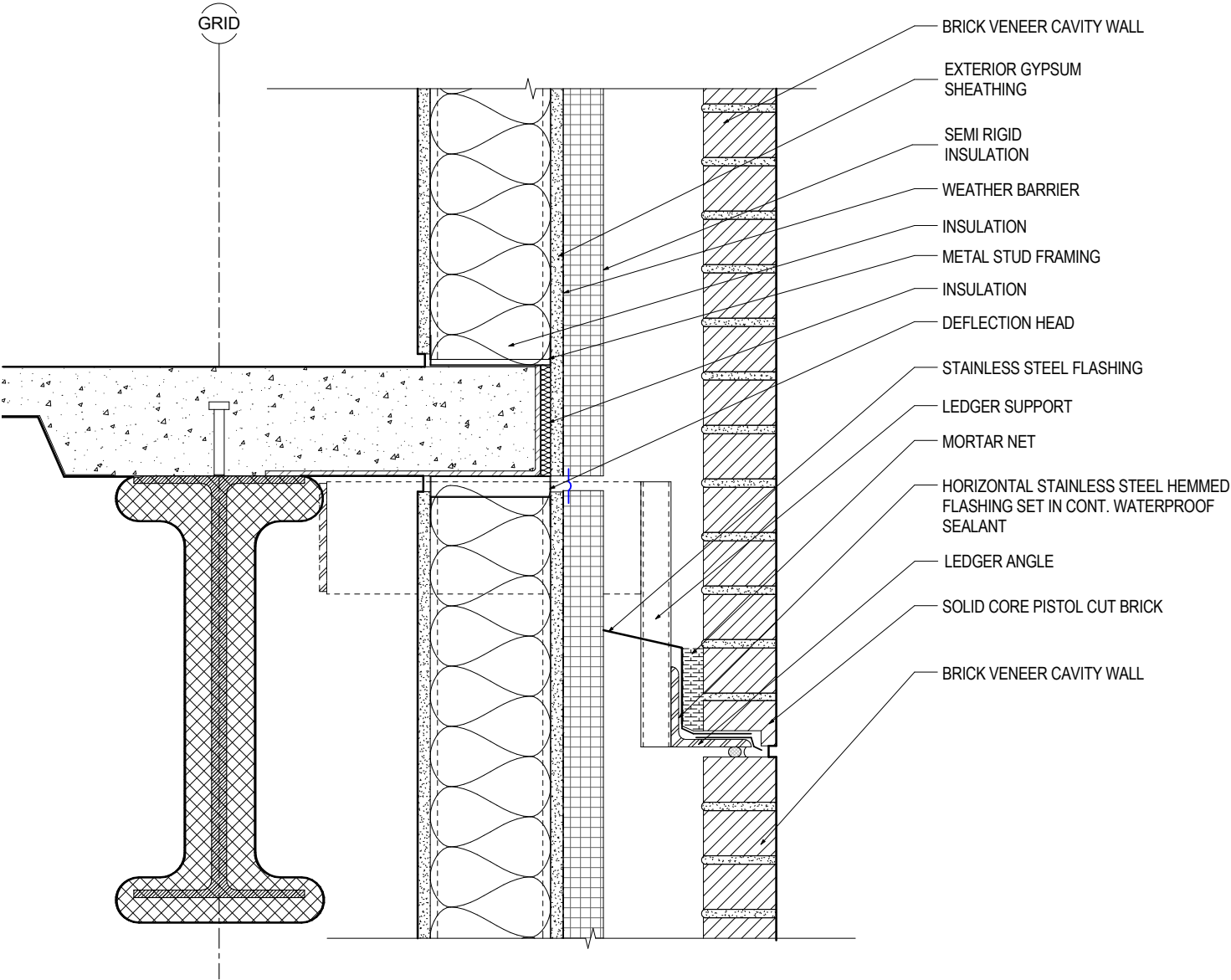
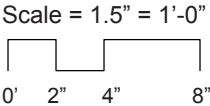


C.67-2 Potential Future Condition at Curtain Wall Sill, East

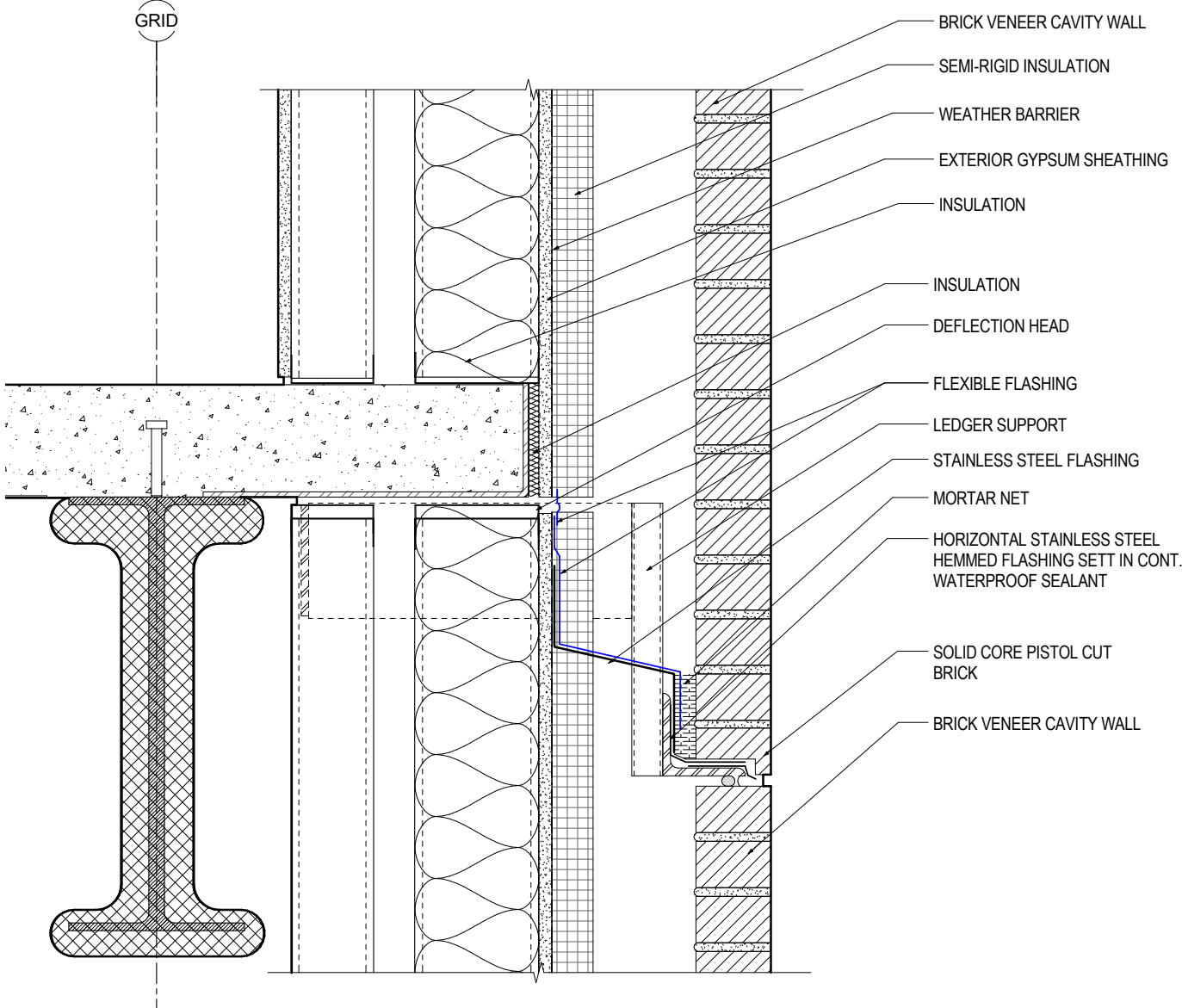
Loading Dock Jams



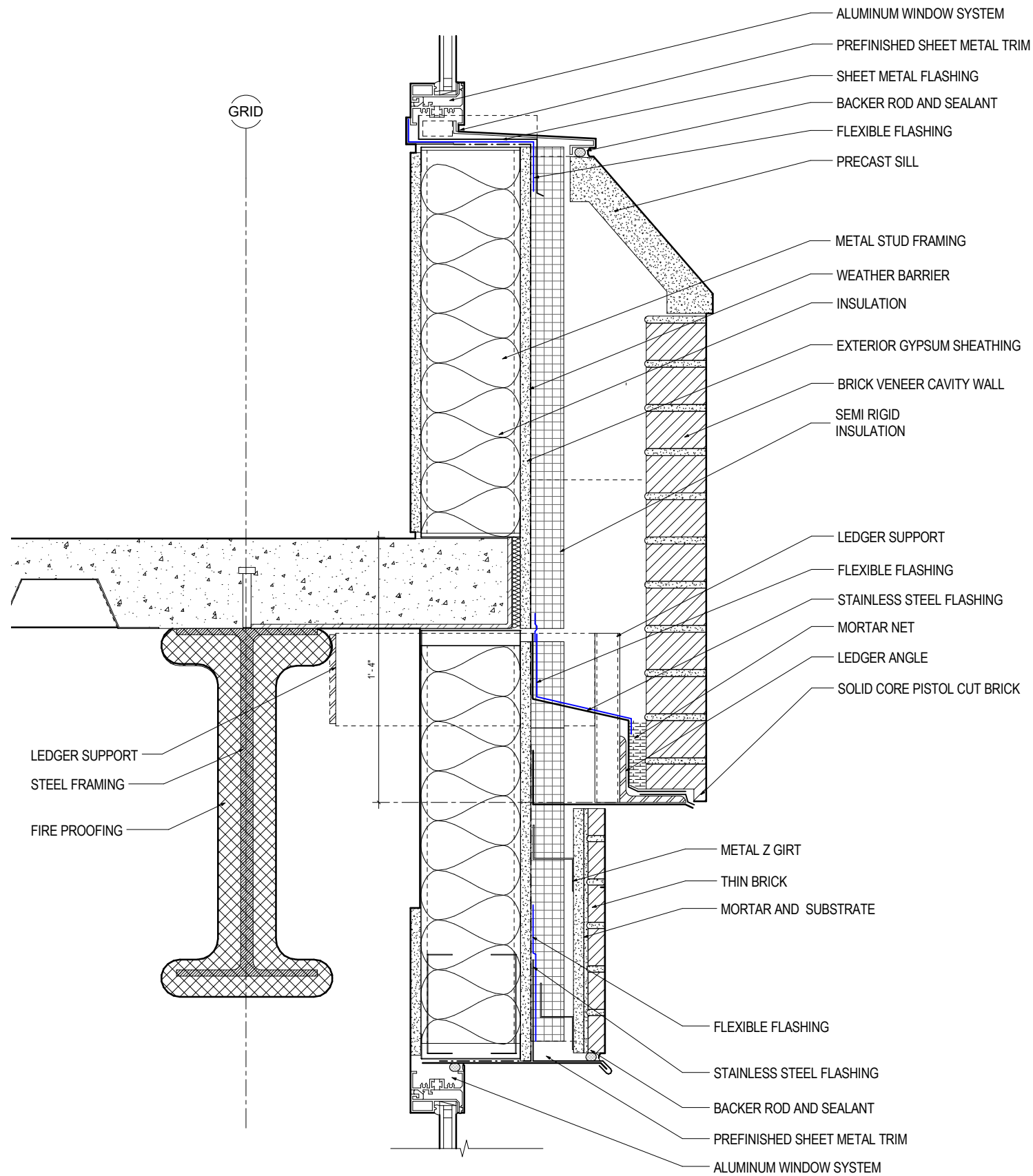
UPPER FLOOR DETAILS
Typical Brick Cavity Wall



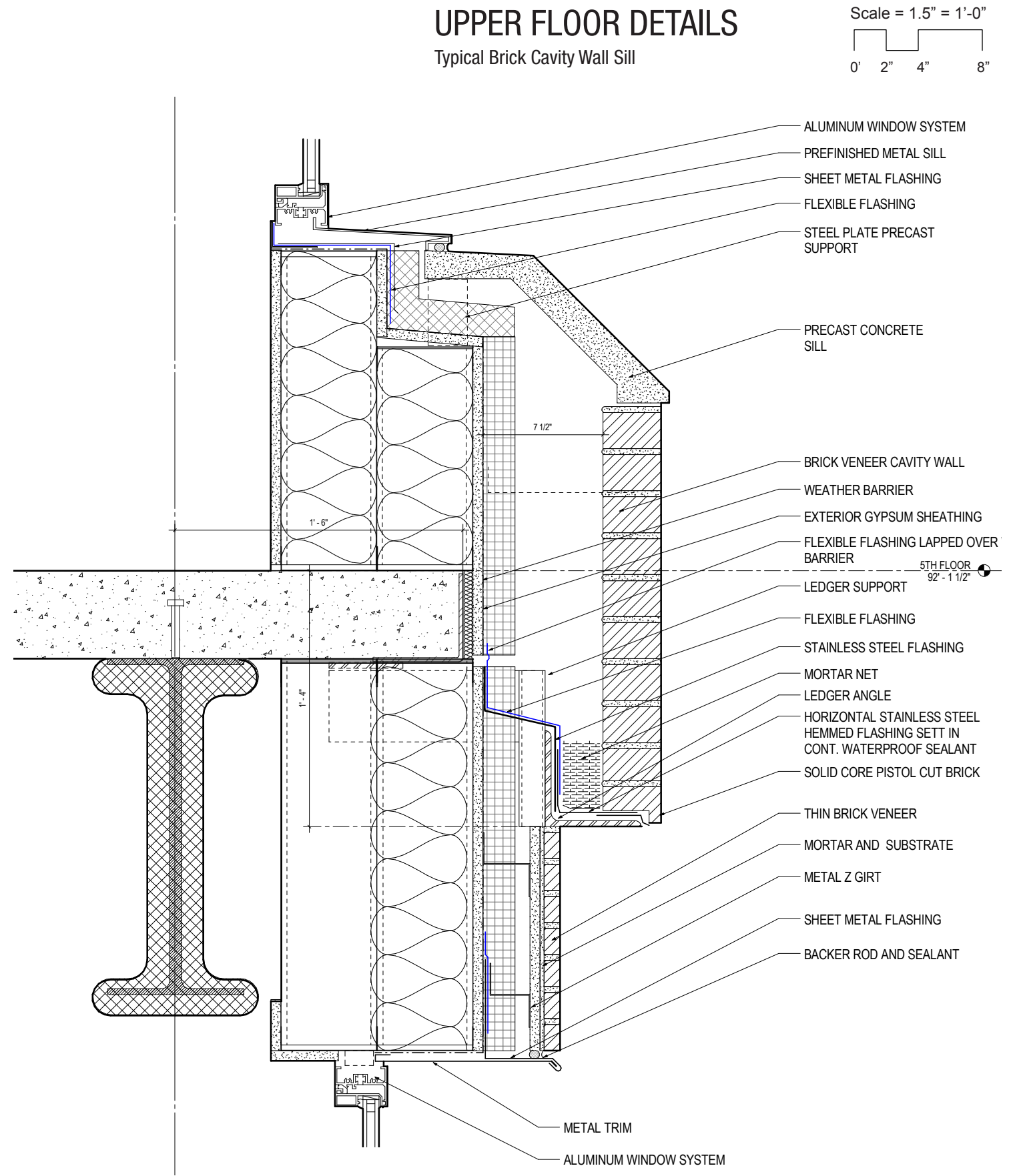
C.70-1 East Wall, 18"



C.70-2 South Wall, 24"
Detail Reference From: C.51 Elevation



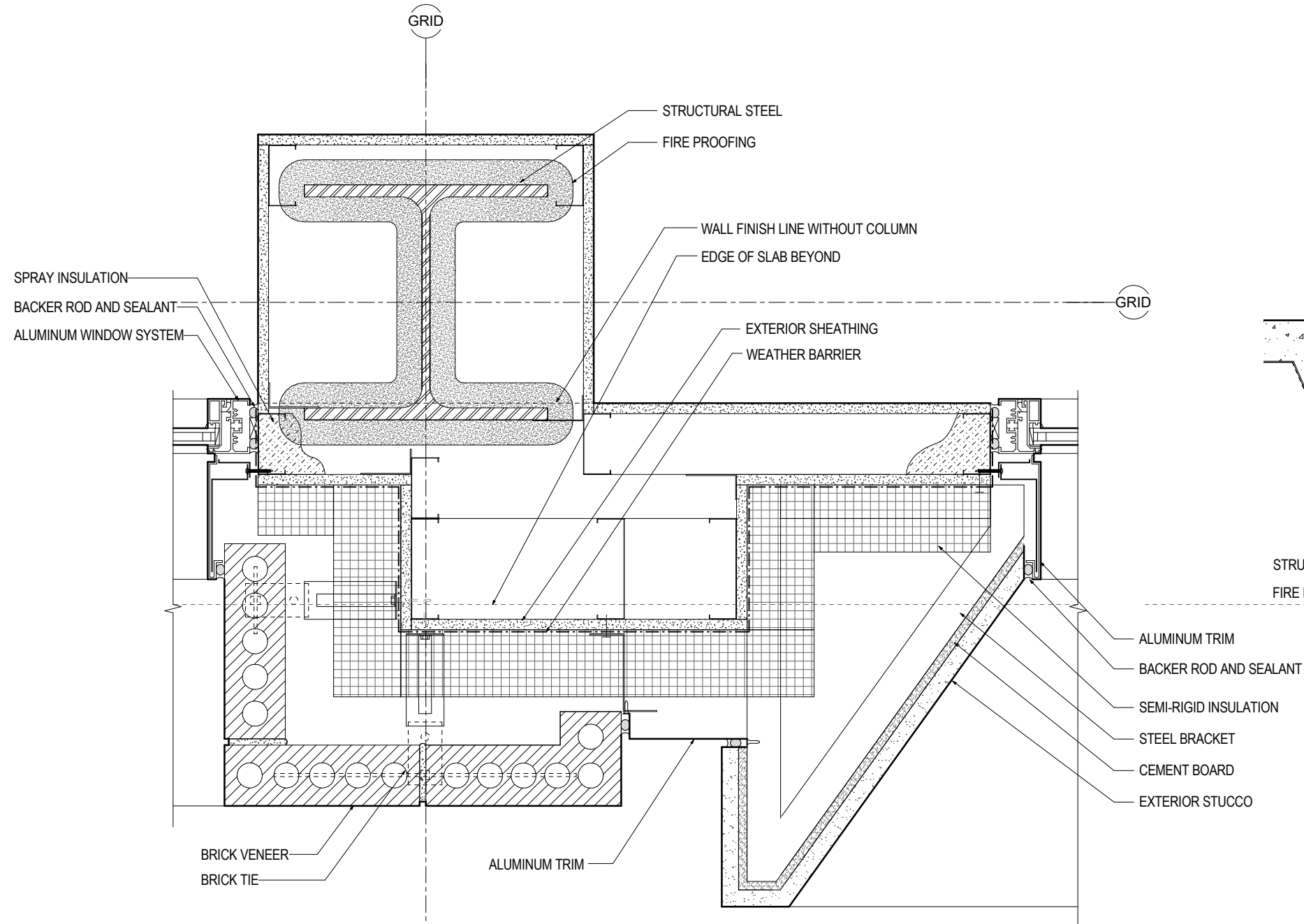
C.71-1 Typical Brick Cavity Wall Sill, East + North
 Detail Reference From: C.55 Brick Wall Sections



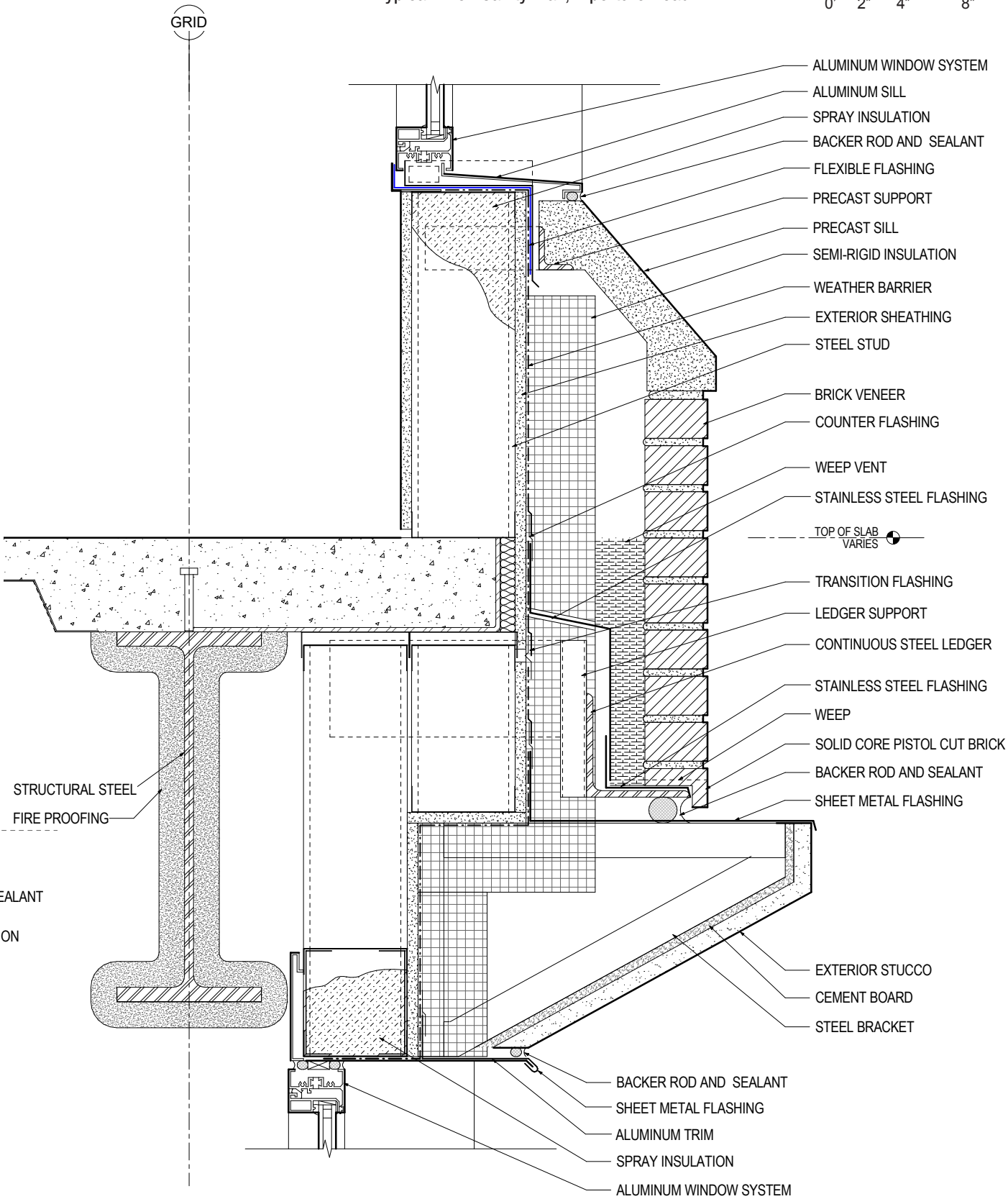
C.71-2 Typical Brick Cavity Wall Sill, South
 Detail Reference From: C.55 Brick Wall Sections

UPPER FLOOR DETAILS
Typical Brick Cavity Wall, Aperture Head

Scale = 1.5" = 1'-0"



C.72-1 Typical Brick + Aperture Jamb
Detail Reference From: C.57 Elevation

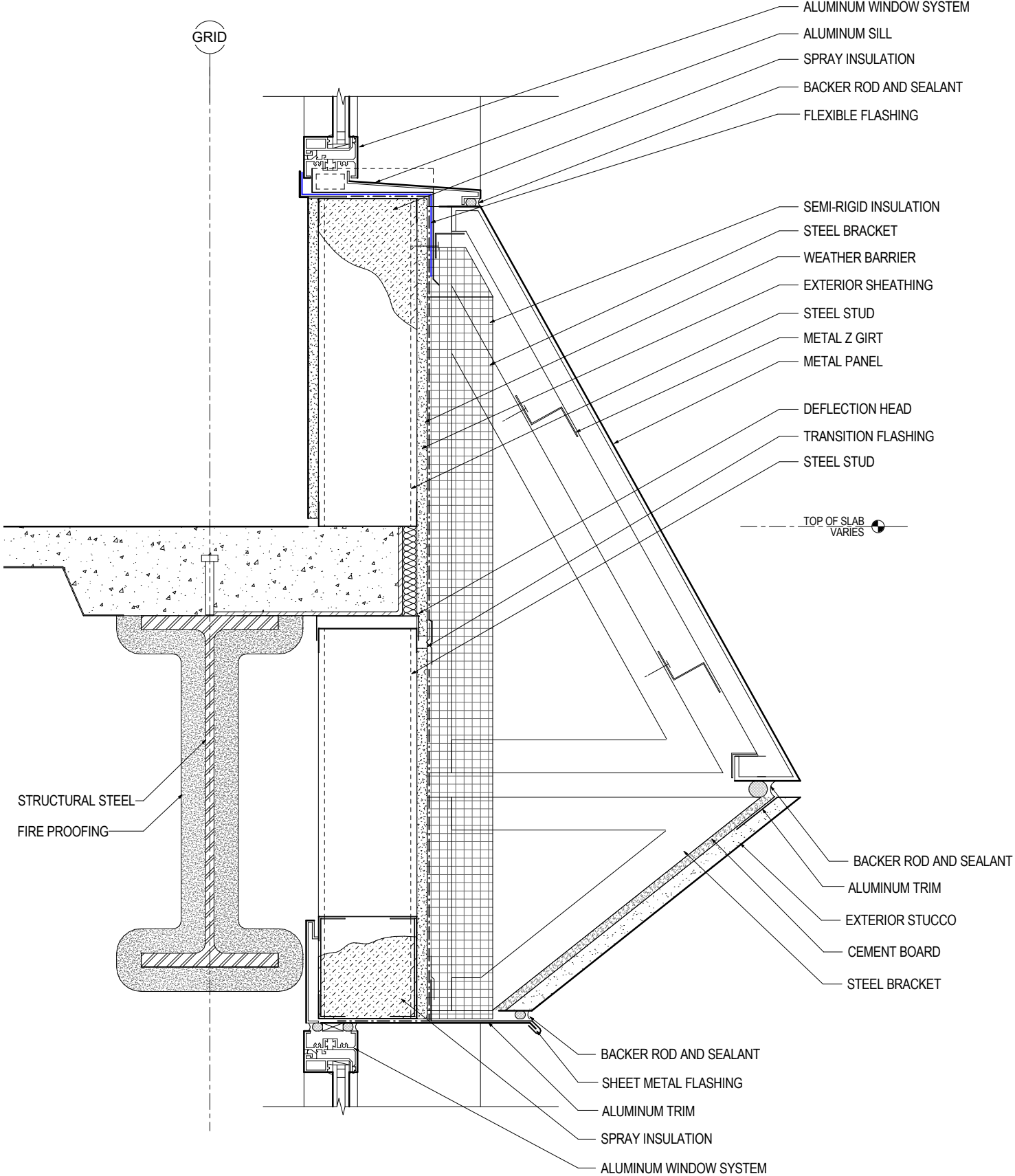


C.72-2 Typical Brick Cavity Wall Aperture Head

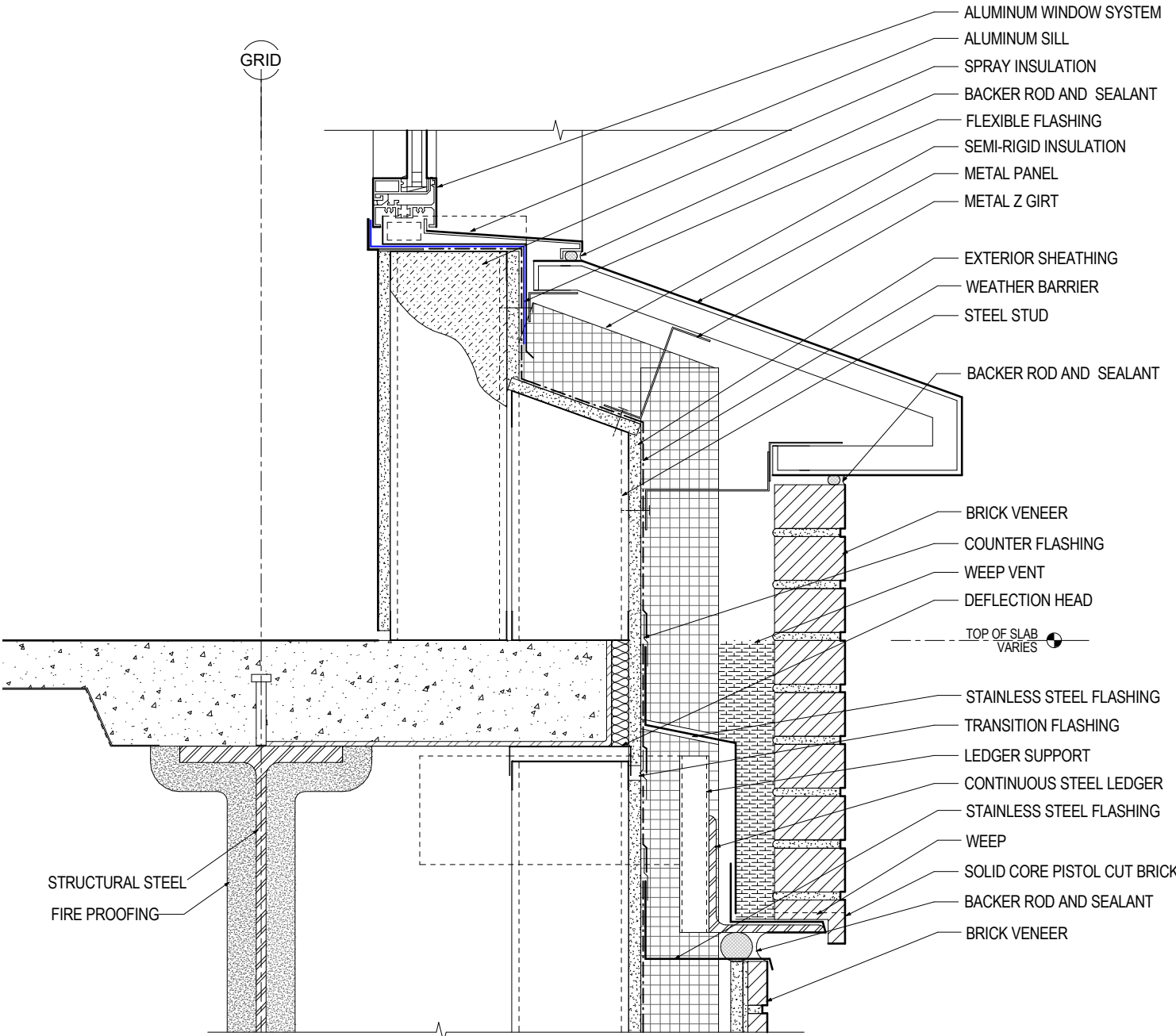
UPPER FLOOR DETAILS

Typical Brick Cavity Wall, Aperture Mullion + Sill

Scale = 1.5" = 1'-0"



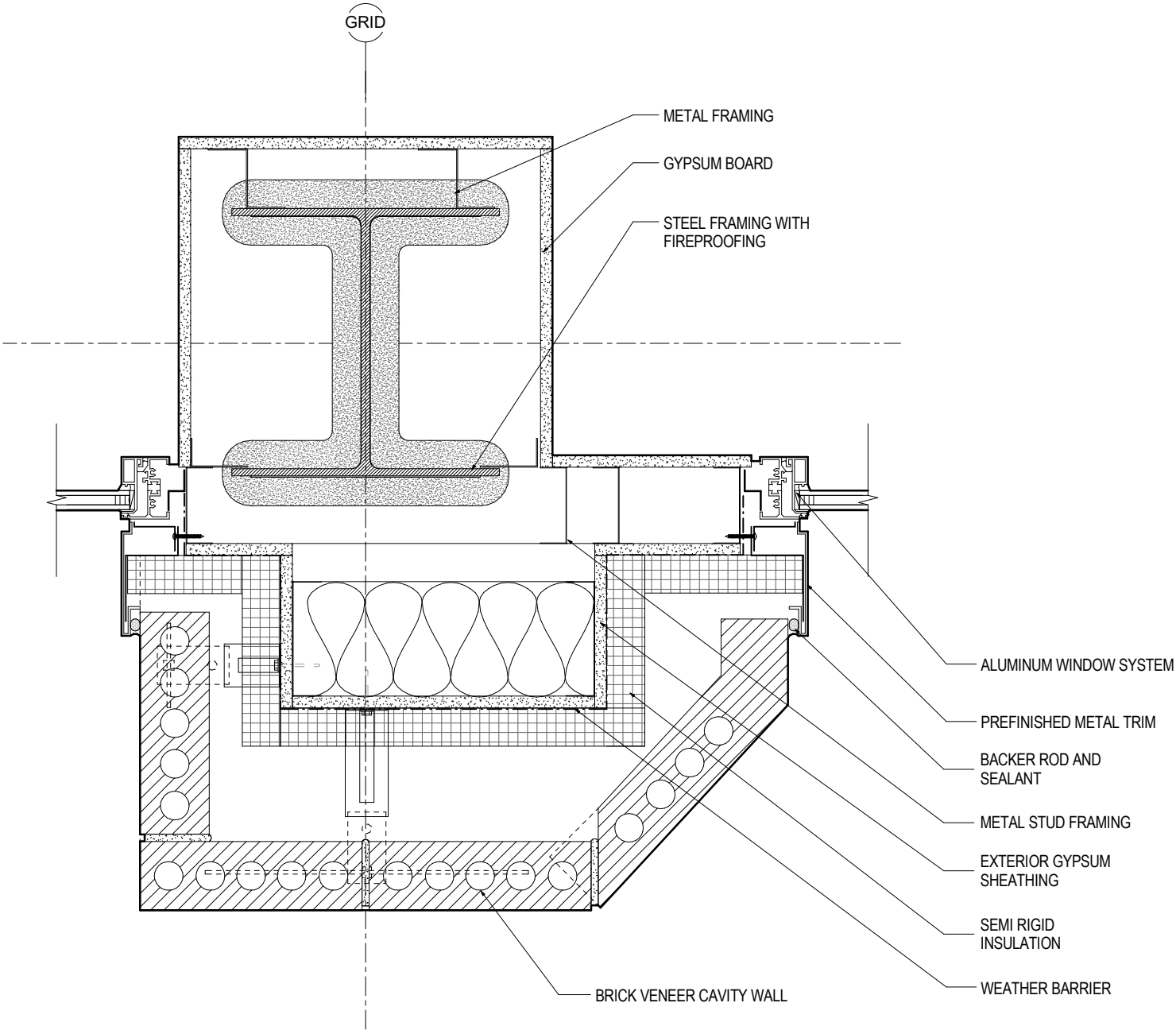
C.73-1 Typical Brick Cavity Wall Aperture Mullion
Detail Reference From: C.52 & C.60 Apertures



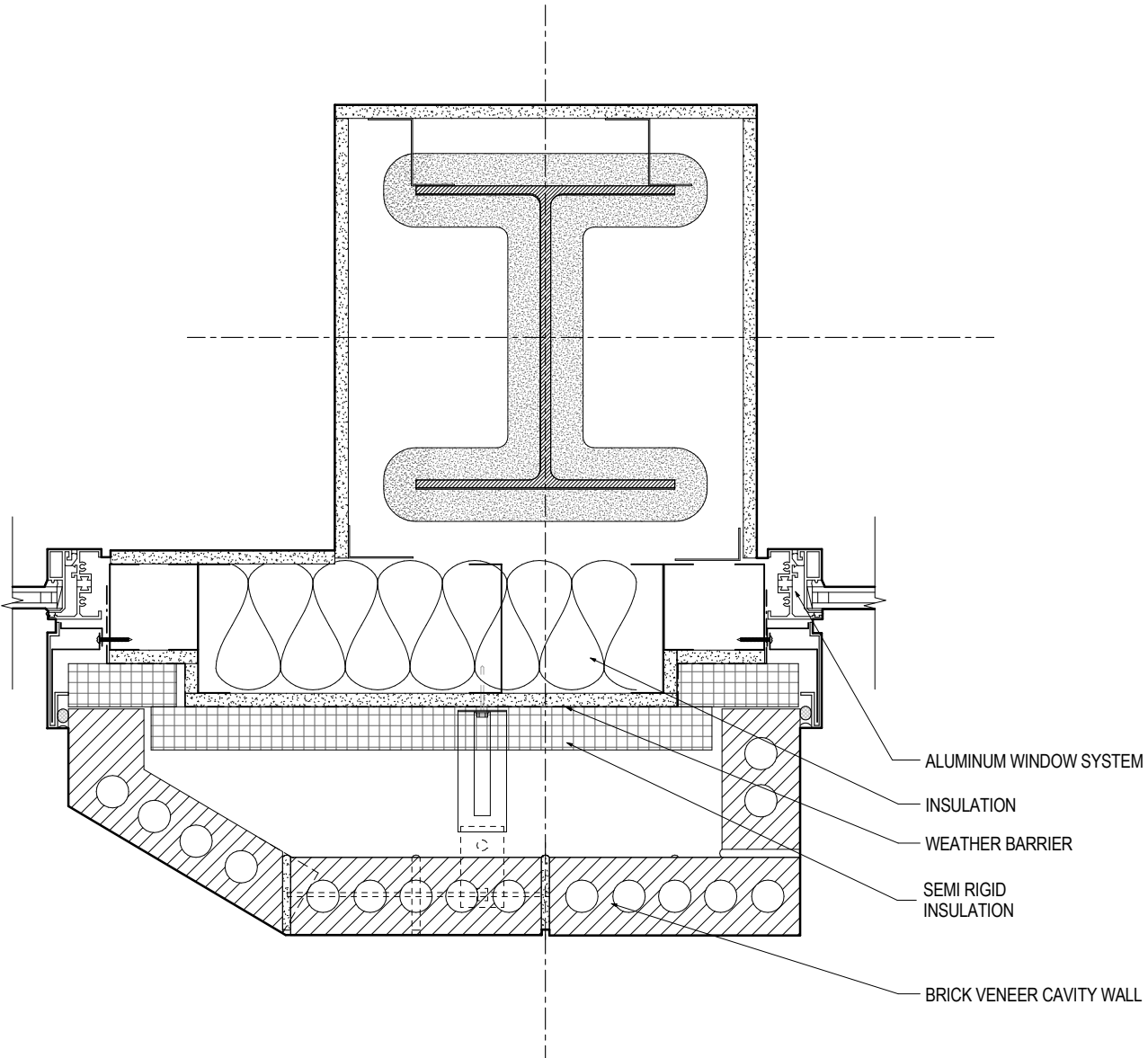
C.73-2 Typical Brick Cavity Wall Aperture Sill
Detail Reference From: C.52 Apertures

UPPER FLOOR DETAILS
Typical Brick Cavity Wall Jamb

Scale = 1.5" = 1'-0"



C.74-1 Typical Brick Cavity Wall Jamb, South
Detail Reference From: C.53 Elevations

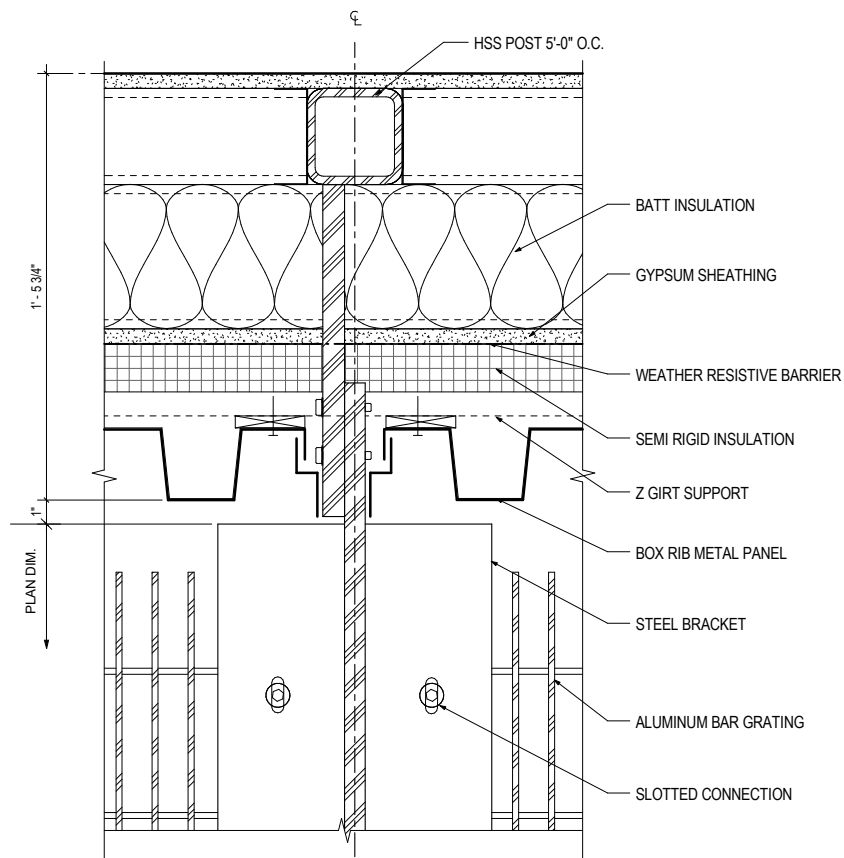


C.74-2 Typical Chamfered Brick Cavity Wall Jamb, East + North
Detail Reference From: C.54 Elevations

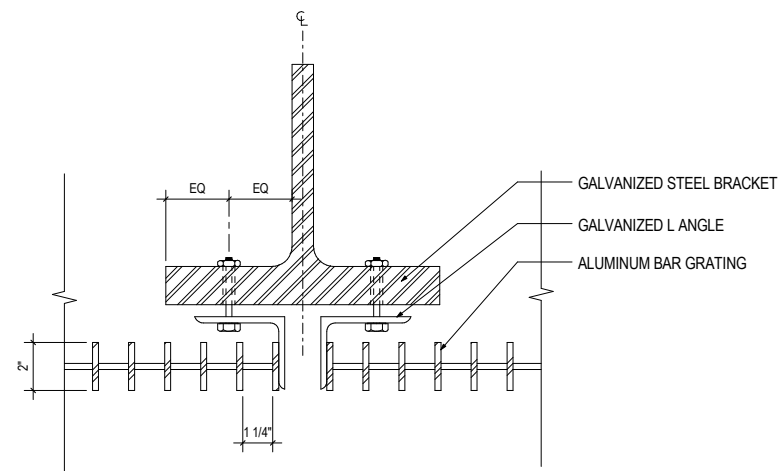
ROOF DETAILS

Terrace Canopy + Mechanical Screen

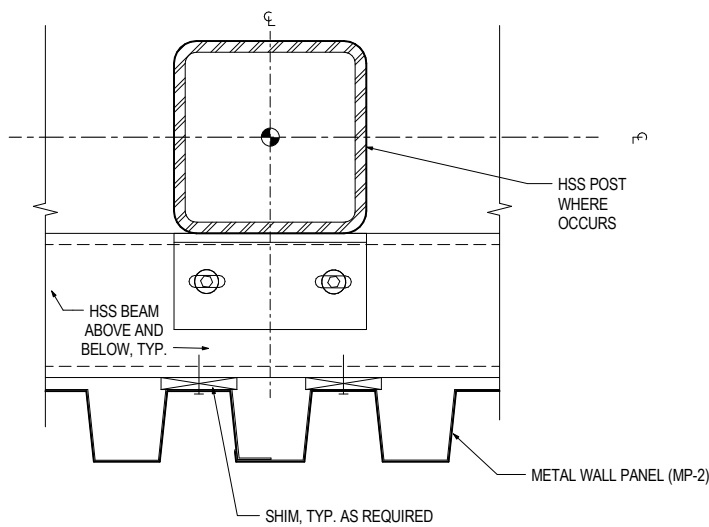
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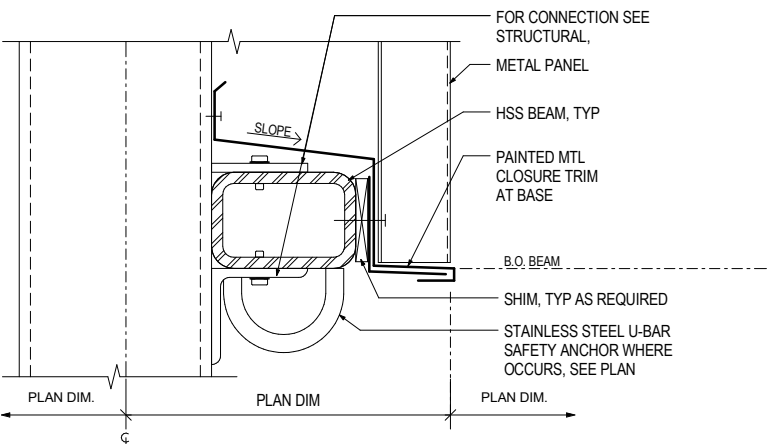
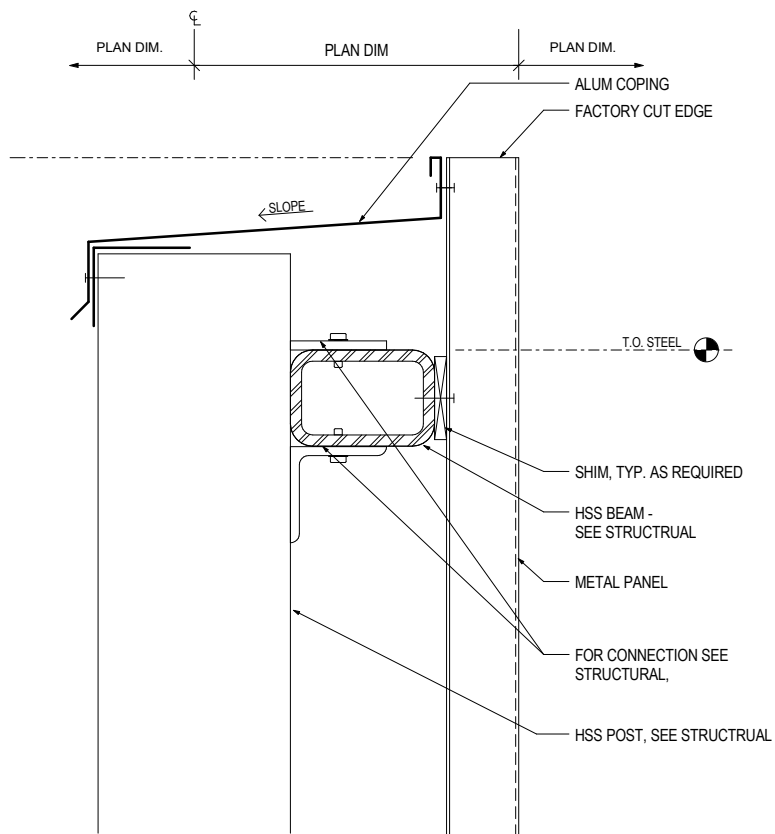
C.75-1 Level 9 Terrace Canopy Jamb



C.75-2 Level 9 Terrace Canopy Bracket
Detail Reference From: C.56 Elevation

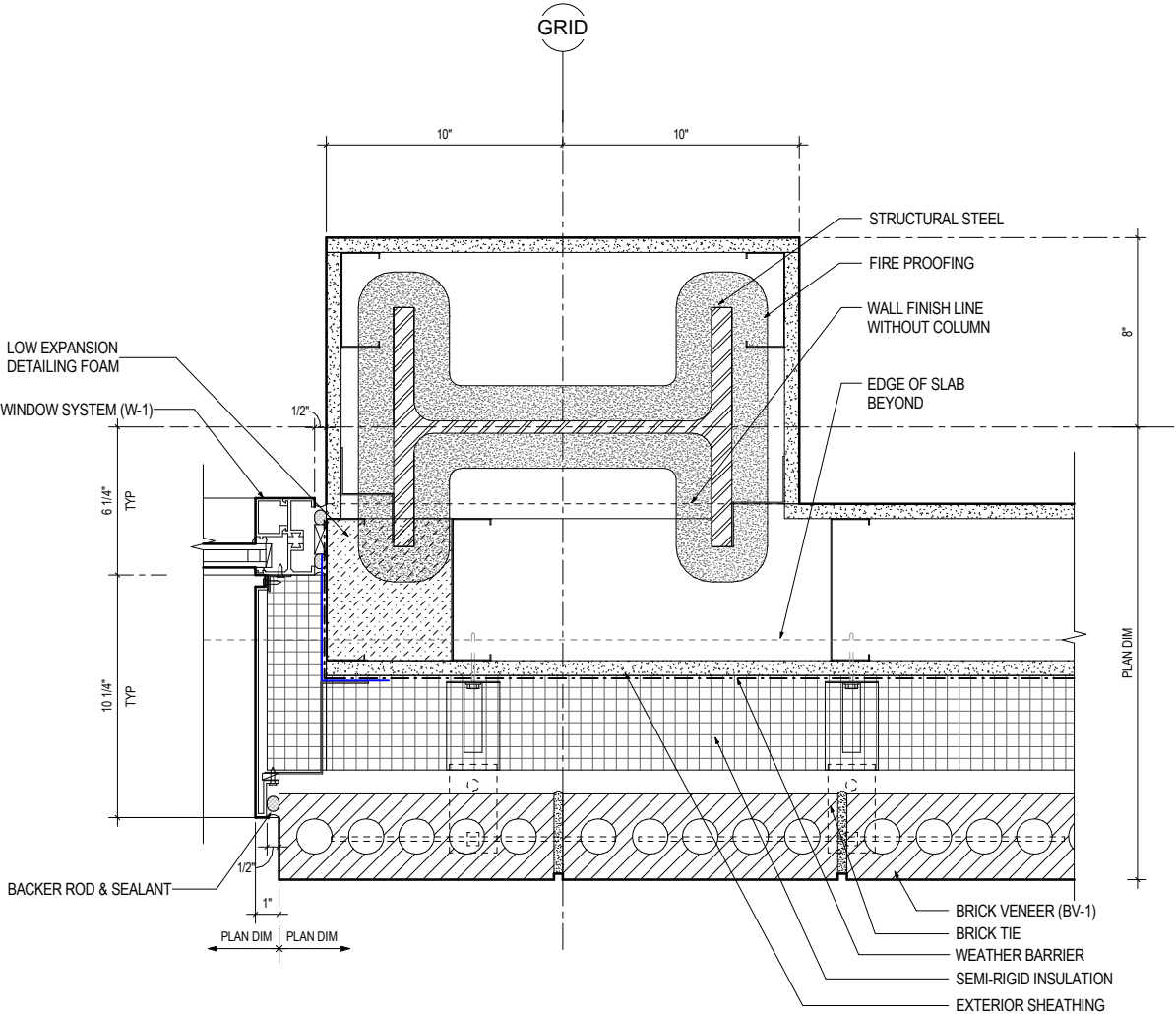
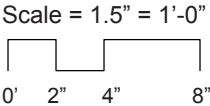


C.75-3 Mechanical Screen Jamb

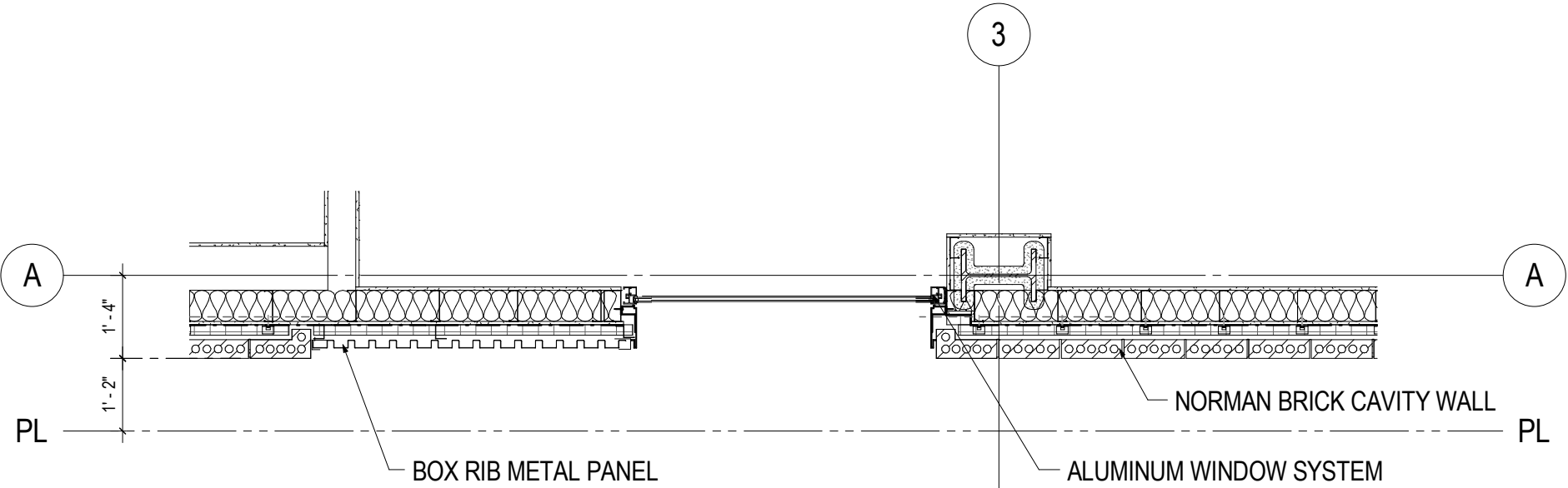


C.75-4 Top + Bottom of Mechanical Screen
Detail Reference From: C.56 Wall Section

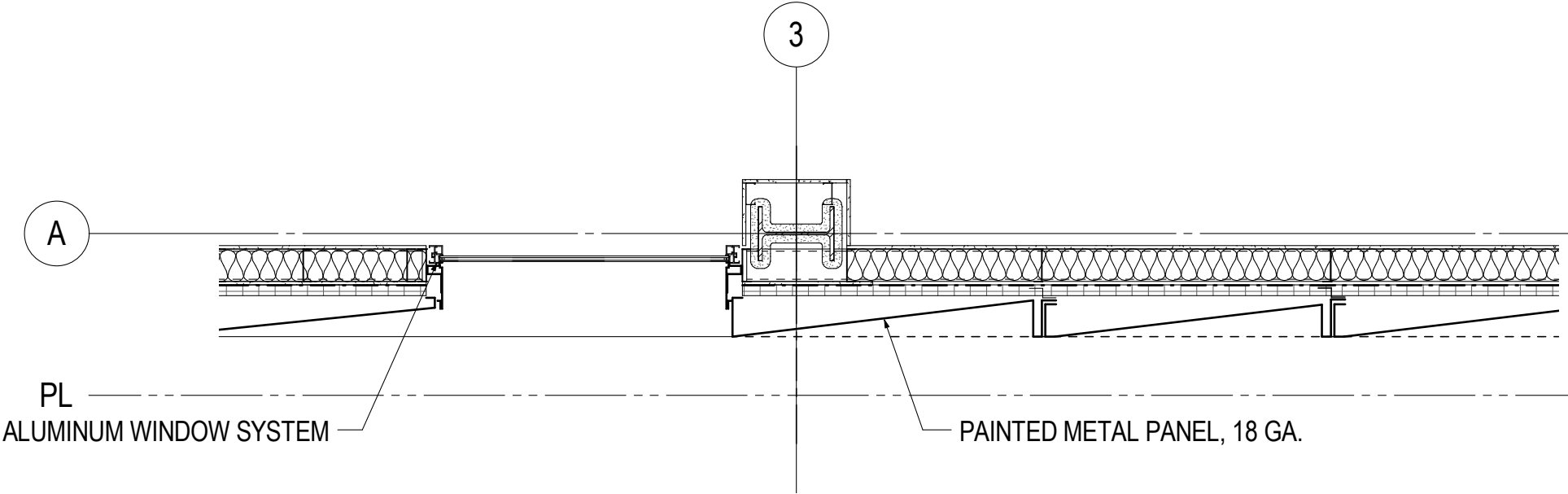
UPPER FLOOR DETAILS
Typical West Wall Details



C.76-1 Brick Window Jamb Detail, at West Elevation
Detail Reference From: C.59 Elevation



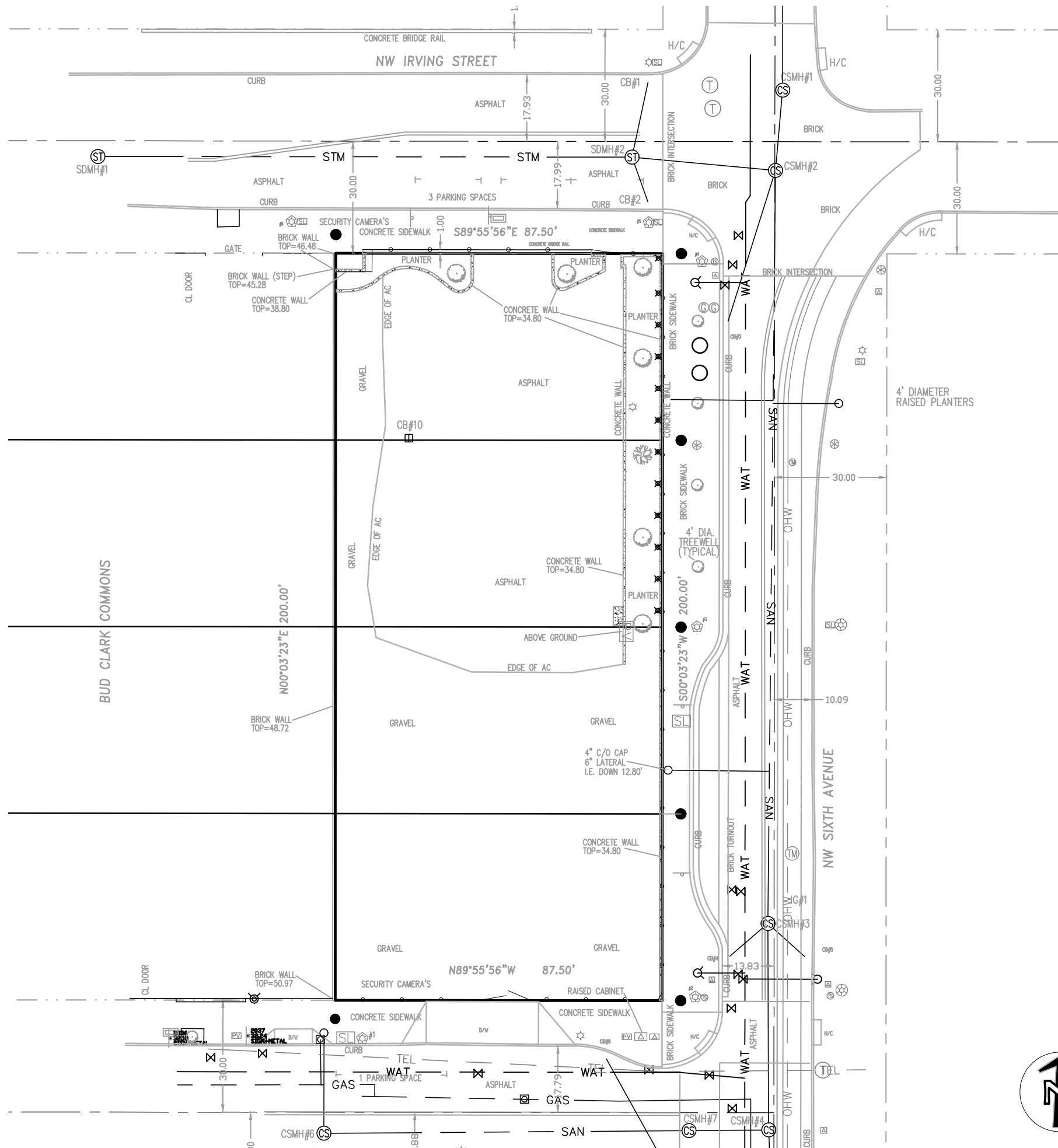
C.76-2 Enlarged Plan of Typical Brick to Metal Jamb, at West Elevation
Detail Reference From: C.59 Elevation



C.76-3 Enlarged Plan of Typical Faceted Metal Panel, at West Elevation
Detail Reference From: C.59 Elevation

C.80 CIVIL

Scale = 1" = 30'-0"



SITE SURVEY

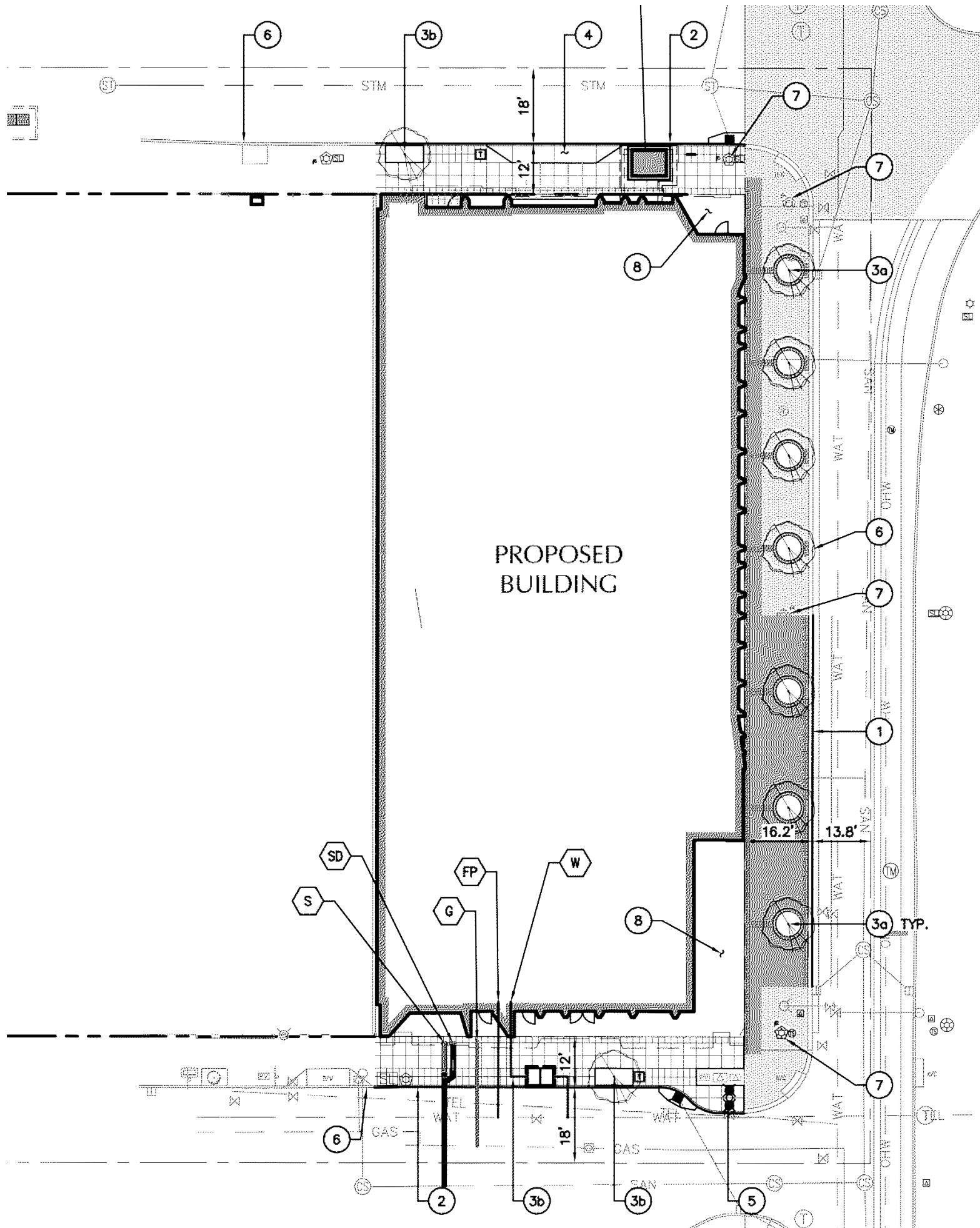
- | | | | |
|----------------------------|---|---|---|
| BRASS SCREW (5' OFFSET) | ● | TRAFFIC SIGNAL POLE | ⊙ |
| FIRE HYDRANT | ⊗ | TRAFFIC SIGNAL CONTROL - FLUSH | ⊠ |
| FIRE DEPARTMENT CONNECTION | ⊗ | TRIMET UTILITY VAULT | ⊕ |
| WATER VALVE | ⊗ | TRIMET GUY POLE | ⊕ |
| SANITARY CLEAN OUT | ⊗ | TRIMET POWER/LIGHT POLE | ⊕ |
| COMBINED SEWER MANHOLE | ⊗ | COBRA LIGHT POLE | ⊕ |
| SIGN | ⊗ | TWIN ORNAMENTAL LIGHT POLE W/ SIGN (SEE LIGHT POLE SIGN LEGEND) | ⊕ |
| DRIVEWAY | ⊗ | PARKING METER | ⊕ |
| HANDICAP RAMP | ⊗ | POWER VAULT | ⊕ |
| GARBAGE CAN | ⊗ | STREET LIGHT CONTROL BOX | ⊕ |
| TELEPHONE MANHOLE | ⊗ | DECIDUOUS TREE | ⊕ |
| STORM CATCH BASIN | ⊗ | CONIFER TREE | ⊕ |
| STORM MANHOLE | ⊗ | SPOT ELEVATION | ⊕ |
| GAS VALVE | ⊗ | TOP FACE CURB ELEVATION | ⊕ |
| SPRINKLER HEAD | ⊗ | | |

- | | |
|---------------------|-----|
| RIGHT-OF-WAY | --- |
| PROPERTY LINE | --- |
| CENTERLINE | --- |
| CURB LINE | --- |
| EDGE OF AC | --- |
| CHAINLINK FENCE | --- |
| EDGE OF CONCRETE | --- |
| EASEMENT | --- |
| OVERHEAD WIRE | --- |
| GAS LINE | --- |
| STORM SEWER LINE | --- |
| COMBINED SEWER LINE | --- |
| WATER LINE | --- |



SCALE



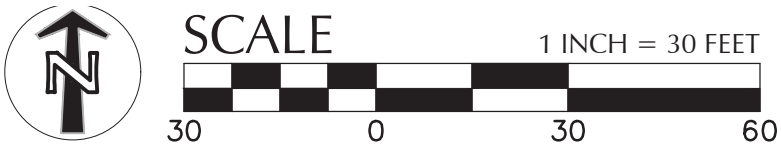


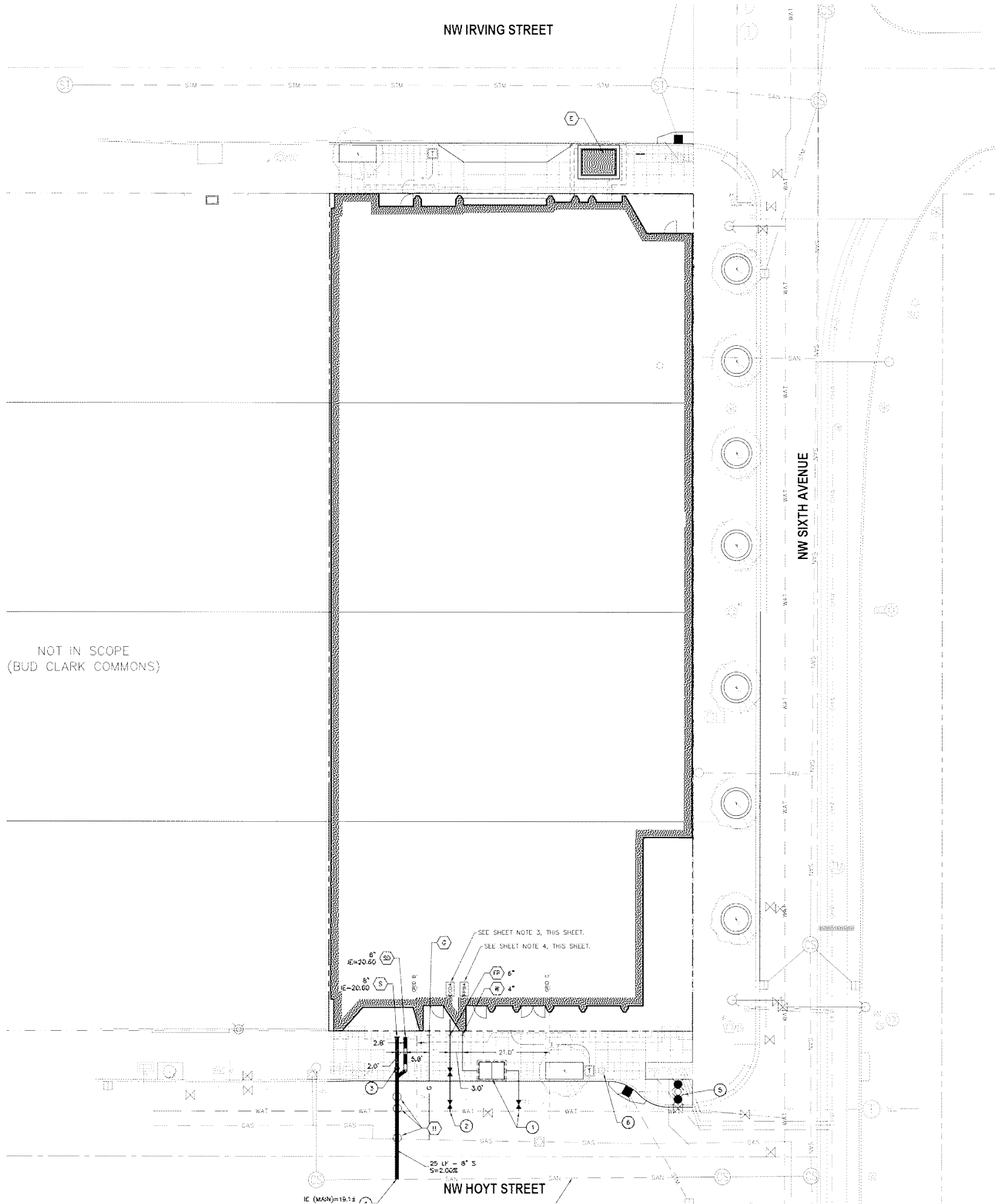
SITE PLAN

- (X) KEY NOTES
- 1 PROPOSED 12" WIDE CURB WITH 6" EXPOSURE.
 - 2 PROPOSED 6" WIDE CURB WITH 6" EXPOSURE.
 - 3a PROPOSED STREET TREE IN BUS MALL STANDARDS 4' DIA TREE WELL.
 - 3b PROPOSED STREET TREE PER RIVER DISTRICT STANDARDS.
 - 4 CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF PORTLAND TRANSPORTATION BUREAU STANDARDS.
 - 5 INSTALL NEW TWIN ORNAMENTAL LIGHT. SEE SEPARATE PBOT PERMIT PLANS FOR DESIGN AND DETAILS.
 - 6 EXISTING CURB LINE.
 - 7 CLEAN AND TOUCH UP PAINT ON EXISTING ORNAMENTAL STREET LIGHT, UPGRADE EXISTING LUMINAIRES TO L.E.D.
 - 8 ON SITE PAVING. SEE LANDSCAPE PLANS.

- UTILITY LEGEND
- (E) POWER CONN. TO BUILDING
 - (FP) FIRE DEPARTMENT POINT OF CONNECTION
 - (FTP) STORMWATER FLOW-THROUGH PLANTER
 - (S) SANITARY SEWER POINT OF CONNECTION
 - (SD) ROOF DRAIN CONNECTION
 - (W) WATER POINT OF CONNECTION
 - (G) GAS POINT OF CONNECTION

- SHEET LEGEND
- PROPERTY LINE
 - PROPOSED BUS MALL STD BRICK REPLACEMENT
 - PROPOSED CONC SIDEWALK PER RIVER DISTRICT STDS





UTILITY PLAN

SHEET NOTES

- 1. PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL X/CS.X.
- 2. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
- 3. A DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) IS TO BE INSTALLED ON THE FIRE SPRINKLER WATER SERVICE. THE DCDA IS TO BE INSTALLED AT THE POINT WHERE THE FIRE SERVICE FIRST ENTERS THE BUILDING AND BE INSTALLED BETWEEN ONE AND FIVE FEET ABOVE THE FINISHED FLOOR ELEVATION. INSTALLATION MUST COMPLY WITH TITLE 21 OF THE CITY CODE.
- 4. A NEW REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) IS TO BE INSTALLED ON THE DOMESTIC WATER SUPPLY TO THIS PROPERTY. THE DCVA IS TO BE INSTALLED AT THE POINT WHERE THE WATER SERVICE FIRST ENTERS THE BUILDING AND INSTALLED BETWEEN ONE AND FIVE FEET ABOVE THE FINISHED FLOOR ELEVATION. INSTALLATION MUST COMPLY WITH THE TITLE 21 OF THE CITY CODE.

KEY NOTES

- 1. CONTRACTOR TO COORDINATE AND SCHEDULE INSTALLATION OF 3" DOMESTIC SERVICE. BY WATER BUREAU UNDER SEPARATE PERMIT.
- 2. CONTRACTOR TO COORDINATE AND SCHEDULE INSTALLATION OF 6" FIRE SERVICE, BY WATER BUREAU UNDER SEPARATE PERMIT.
- 3. SANITARY CLEAN OUT PER STD PLAN XXX.
- 4. CONNECT TO PUBLIC 10" COMBINATION SEWER MAIN
- 5. TWIN ORNAMENTAL LIGHT POLE. SEE SEPARATE PBOT PERMIT.
- 6. REMOVE EX. COBRA LIGHT POLE. SEE SEPARATE PBOT PERMIT.

SHEET LEGEND

- E ELECTRICAL SERVICE VAULT WITH ENCROACHMENT INTO RIGHT-OF-WAY.
- G CONNECT TO GAS METER. CONTRACTOR TO COORDINATE WITH GAS COMPANY. SEE PLUMBING FOR CONTINUATION.
- FP CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.
- FTP STORMWATER FLOW-THROUGH PLANTER. ID AS SHOWN.
- S CONNECT TO WASTE LINE, SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- SD CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.
- W CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- !! UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.

- PROPERTY LINE
- == CURB
- === BUILDING

- ⋈ GATE VALVE
- ⊗ WATER METER

- CONVENTIONAL ROOF
- ECO-ROOF
- FLOW-THROUGH PLANTER (FTP)
- PLANTER BOX (PB)
- TERRACE DECK
- MECHANICAL EQUIPMENT

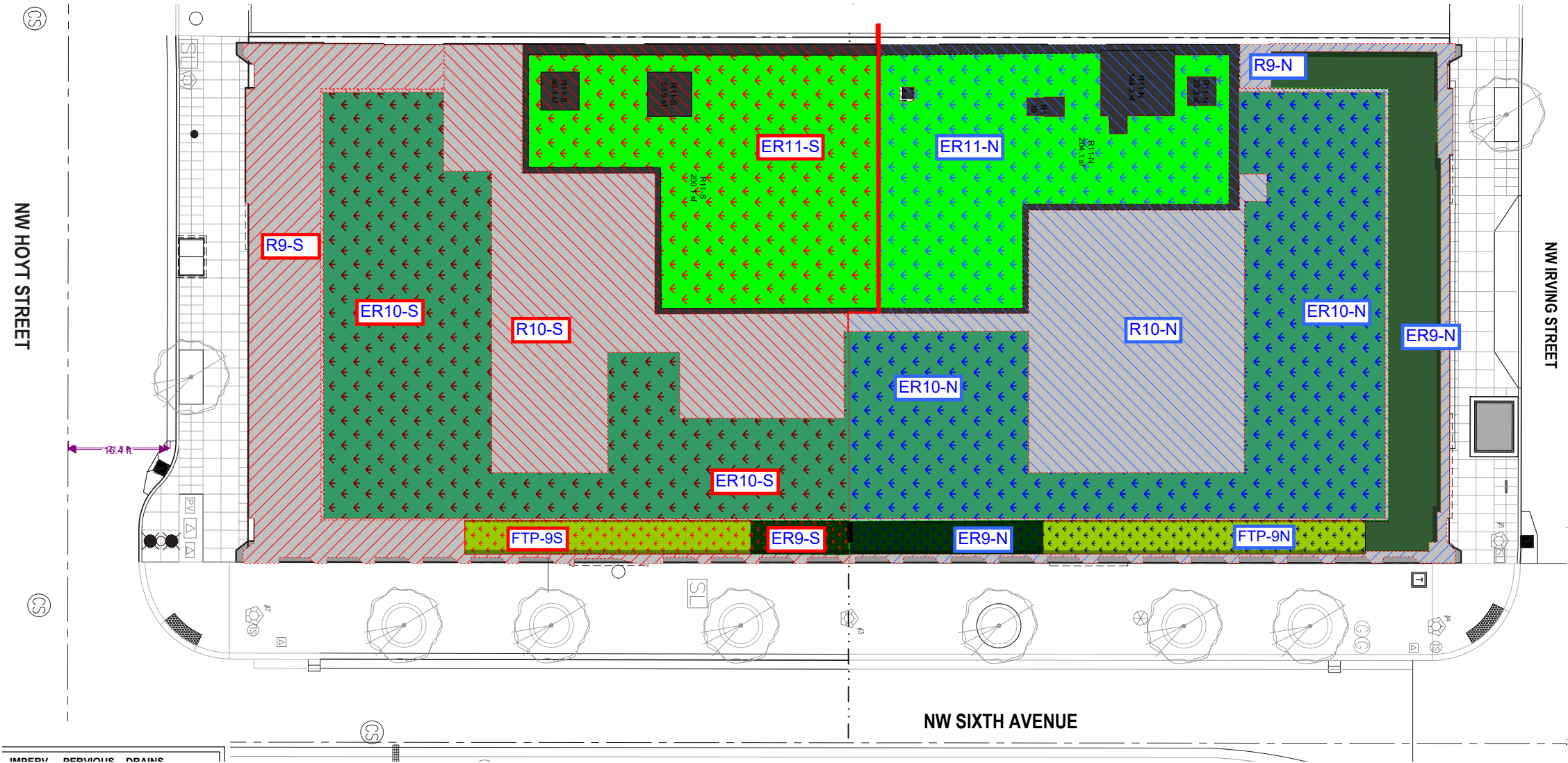
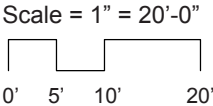


SCALE

1 INCH = 30 FEET



STORMWATER PLAN
Post-Developed



LEGEND				
BASIN/ AREA	SURFACE TYPE	IMPERV. AREA (SF)	PERVIOUS AREA (SF)	DRAINS TO
	R11-N ROOF - LEVEL 11 (CONVENTIONAL)	397	-	FTP-9N
	R11-S ROOF - LEVEL 11 (CONVENTIONAL)	294	-	FTP-9S
	R10-N ROOF - LEVEL 10 (CONVENTIONAL)	1,884	-	FTP-9N
	R10-S ROOF - LEVEL 10 (CONVENTIONAL)	2,177	-	FTP-9S
	R9-N ROOF - LEVEL 9 (CONVENTIONAL)	306	-	-
	R9-S ROOF - LEVEL 9 (CONVENTIONAL)	1,408	-	-
	ER11-N LEVEL 11 (ECO-ROOF)	-	1,705	FTP-9N
	ER11-S LEVEL 11 (ECO-ROOF)	-	1,834	FTP-9S
	ER10-N LEVEL 10 (ECO-ROOF)	-	2,763	FTP-9N
	ER10-S LEVEL 10 (ECO-ROOF)	-	2,745	FTP-9S
	ER9-N LEVEL 9 (ECO-ROOF)	-	1,030	-
	ER9-S LEVEL 9 (ECO-ROOF)	-	92	-
	FTP-N STORMWATER FLOW-THROUGH PLANTER	-	302	-
	FTP-S STORMWATER FLOW-THROUGH PLANTER	-	270	-
		6,465 SF TOTAL IMPERV.	10,741 SF TOTAL PERV.	17,206 SF TOTAL AREA

STORMWATER CALCULATIONS

Onsite Pre + Post-Developed Areas and Catchment

Table 1: Onsite Pre- and Post-Development Areas

	Impervious Surface Area (sf)	Impervious Roof Area (sf)	Total Impervious Area (sf)	Pervious Area (sf)	Total Site Area (sf)
Existing Conditions	15,730	-	15,730	1,800	17,530
Post-Development	-	6,600	6,600	10,930	17,530

Table 2: Onsite Catchment and Facility Table

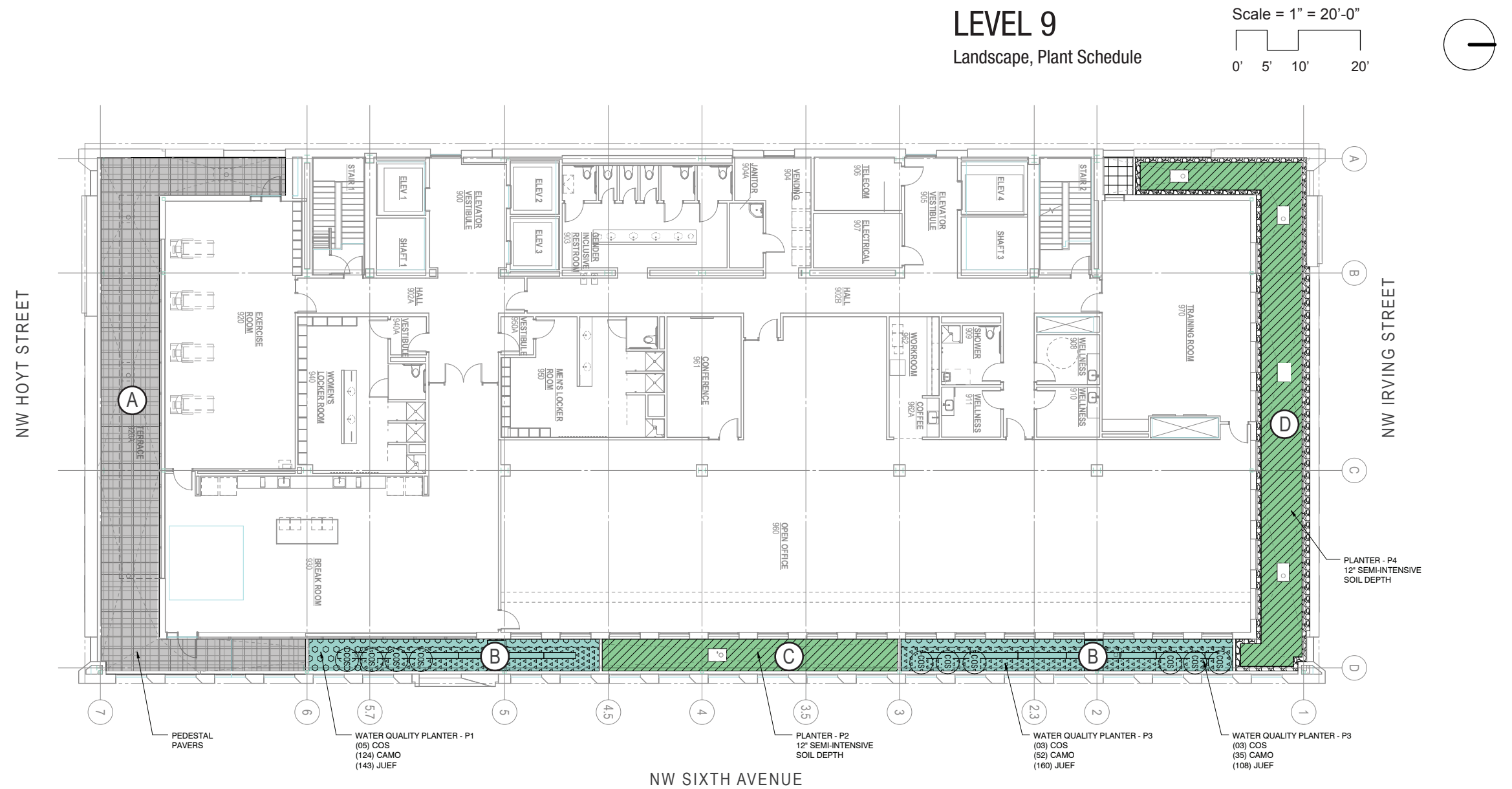
Basin	Source (Roof, Eco-roof or other)	Total Imp. Area		Total Eco-Roof	Total Basin	Storm Facility	Planter Area (sf) (CN=48)	Actual Sizing Factor (Facility Area/ Total Imp. area)
		(sf)	(CN=98)	Area* (sf) (CN=61)	Area (sf)			
R10-N	Building Roof	1,884	-	8,387	FTP-9N	302	11.7%	
R11-N	Building Roof	397	-					
ER11-N	Eco-roof		1,705					
ER10-N	Eco-roof	-	2,763					
ER9-N	Eco-roof	-	1,030					
R9-N	Building Roof	306	-					
NORTHERN BASIN TOTALS		2,587	5,498	8,387				
R10-S	Building Roof	2,177	-	8,727	FTP-9S	270	7.0%	
R11-S	Building Roof	294	-					
ER11-S	Eco-roof	-	1,834					
ER10-S	Eco-roof	-	2,745					
ER9-S	Eco-roof	-	92					
R9-S	Building Roof	1,408	-					
SOUTHERN BASIN TOTALS		3,879	4,579	8,727				
					TOTAL SITE AREA			
TOTAL AREAS (SF)		6,465	10,169		572		17,206	
PERCENT OF TOTAL SITE AREA		37.6%	59.1%		3.3%		100.0%	
WEIGHTED CN		74.47						

Non-Vegetated Area Type (sub-areas of Eco-Roof)	Eco-Roof Non-vegetated Area SF	Percent of Eco-Roof+Planter Area
Parapet	79	-
Ballast	895	-
Miscellaneous	54	-
TOTAL AREAS (SF)	1,027	9.6%

*Eco-roof area contains non-vegetated components (Parapet, Ballast, and Misc. drains). Large Mech. Equipment is considered conventional roof

C.86 LANDSCAPE

Scale = 1" = 20'-0"



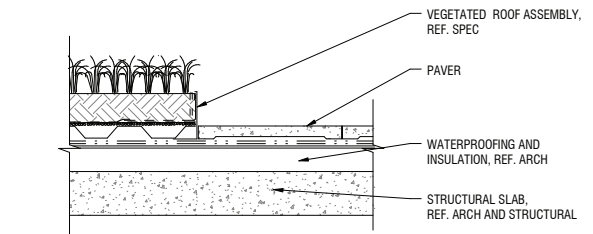
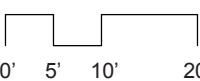
LEVEL 9 PLANT SCHEDULE						
SYMB	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES
ACCENTS / GROUNDCOVERS						
	POMU	POLYSTICHUM MUNITUM	SWORD FERN	30" O.C.	4" POT	ALTERNATE FERNS
	DRFE	DRYOPTERIS FIELIX-MAS 'ROBUSTA'	ROBUST MALE FERN	30" O.C.	4" POT	
WATER QUALITY PLANTING						
	COS	CORNUS STOLON IFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	36" O.C.	1 GAL. CONT.	
	JUEF	JUNCUS EFFUSUS VAR. PACIFICUS	SOFT RUSH	12" O.C.	1 GAL. CONT.	
	CAMO	CAREX MORROWII 'ICE DANCE'	ICEDANCE JAPANESE SEDGE	12" O.C.	1 GAL. CONT.	



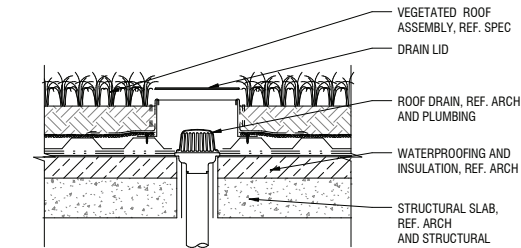
PENTHOUSE

Landscape, Plant Schedule + Details

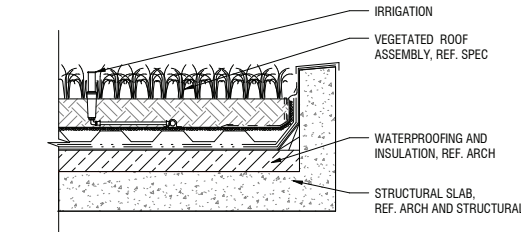
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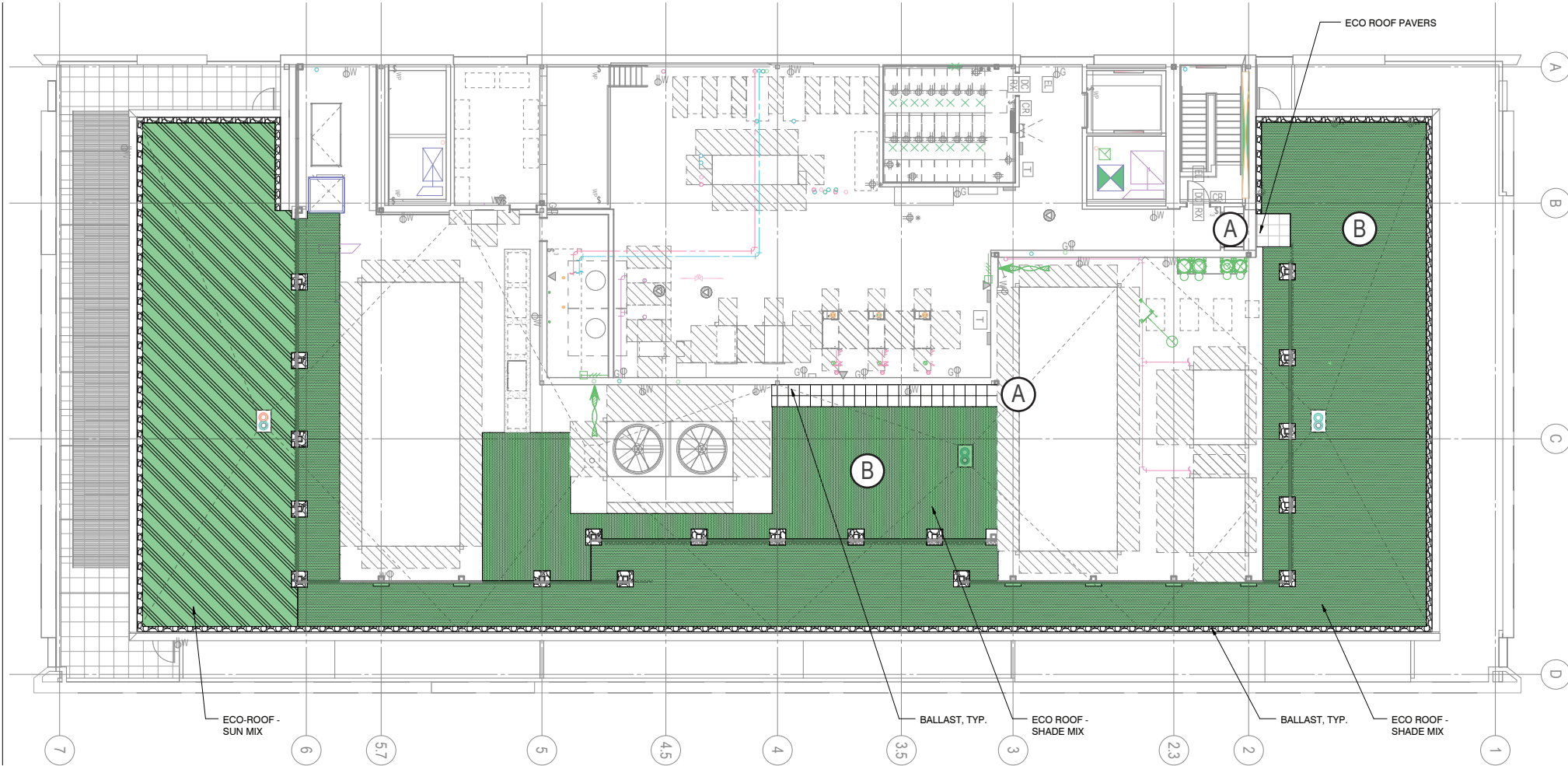
VRMAX-VEG ROOF ASSEMBLY @ PAVER
NTS



VRMAX-INSPECTION CHAMBER
NTS



VRMAX-VEG ROOF ASSEMBLY W/ IRR
NTS



LEVEL 10 PLANT SCHEDULE

SYMB	CODE	BOTANICAL NAME	APPLICATION
		SHADE: SEDUM ACRE "AUREA" SEDUM H. "IMMERGRUNCHEN" SEDUM PACHYCLADOS SEDUM SEXANTULARE SEDUM SURIUM "ALBUM SUPERBUM" / "FULDAGLUT" / "GREEN MANTLE" / "JOHN CREECH" SEDUM TERNATUM	PLUGS 6" O.C., TYP. DISTRIBUTE EVEN PERCENTAGE
		SUN: SEDUM ALBUM "CORAL CARPET" SEDUM ALBUM "ORANGE ICE" SEDUM ACRE "AUREUM" SEDUM FLORIFERUM "WEIHENSTEPHANER GOLD" SEDUM KAMTSCHATICUM "VARIEGATUM" SEDUM REFLEXUM "BLUE SPRUCE" SEDUM SPURIUM "TRICOLOUR" SEDUM SPURIUM "GREEN MANTLE" SEDUM SPURIUM "JOHN CREECH" SEDUM SPURIUM "RED CARPET" SEDUM SPURIUM "SUMMER GLORY" SEDUM RUPESTRE "ANGELINA"	

PLANTING NOTES:

- 1. SEMI-INTENSIVE (6" SOIL) ECO ROOF
- 2. REF. CIVIL PLANS FOR SQUARE FOOT AREAS
- 3. PROVIDE FULLY AUTOMATED IRRIGATION TO ALL PLANTED ROOF AREAS FOR LEVEL 9, 10, 11



Precast Pedestal Pavers

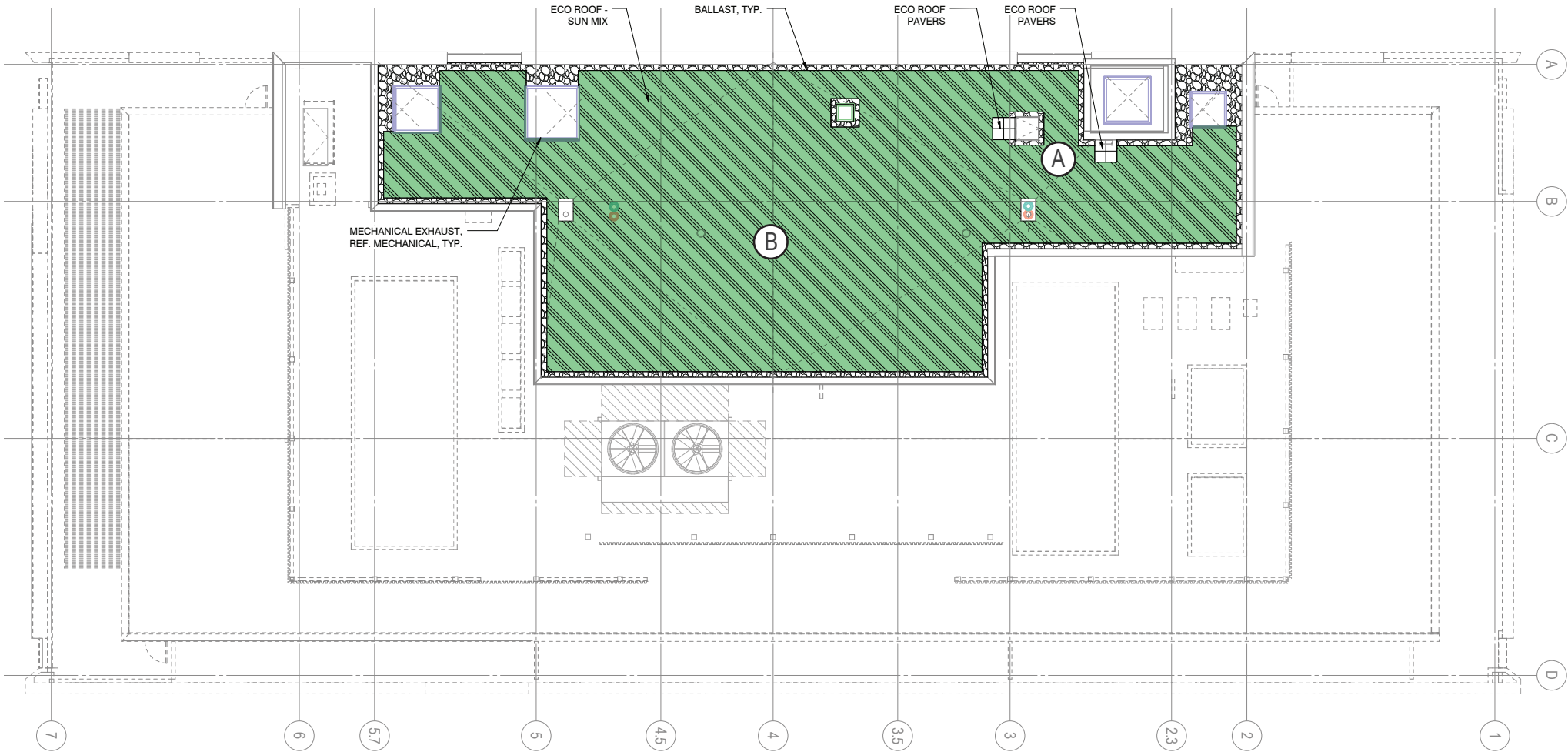


Custom Sedum Mixes for Sun and Shade



ROOF
Landscape, Plant Schedule

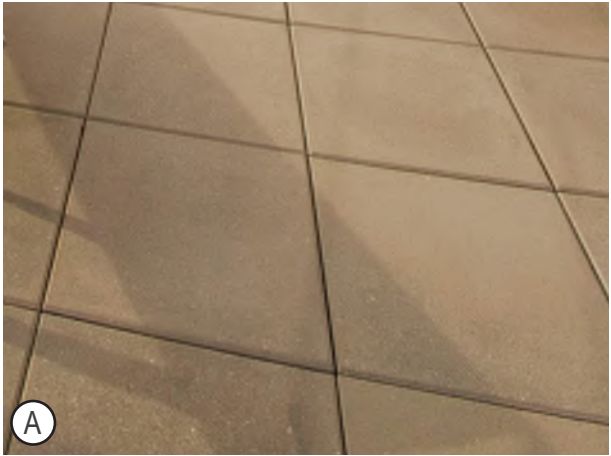
Scale = 1" = 20'-0"



LEVEL 11 PLANT SCHEDULE

SYMB	CODE	BOTANICAL NAME	APPLICATION
		SUN: SEDUM ALBUM 'CORAL CARPET' SEDUM ALBUM 'ORANGE ICE' SEDUM ACRE 'AUREUM' SEDUM FLORIFERUM 'WEIHENSTEPHANER GOLD' SEDUM KAMTSCHATICUM 'VARIEGATUM' SEDUM REFLEXUM 'BLUE SPRUCE' SEDUM SPURIUM 'TRICOLOUR' SEDUM SPURIUM 'GREEN MANTLE' SEDUM SPURIUM 'JOHN CREECH' SEDUM SPURIUM 'RED CARPET' SEDUM SPURIUM 'SUMMER GLORY' SEDUM RUPESTRE 'ANGELINA'	PLUGS 6" O.C., TYP. DISTRIBUTE EVEN PERCENTAGE

- PLANTING NOTES:
- SEMI-INTENSIVE (6" SOIL) ECO ROOF
 - REF. CIVIL PLANS FOR SQUARE FOOT AREAS
 - PROVIDE FULLY AUTOMATED IRRIGATION TO ALL PLANTED ROOF AREAS FOR LEVEL 9, 10, 11



Precast Pedestal Pavers



Custom Sedum Mixes for Sun and Shade



C.90 MATERIALS

Please see separate package of manufacturers' cutsheets.

APPENDIX

RENDERINGS

NW 6th Avenue Looking North



RENDERINGS

Broadway Bridge Looking South





View from Hoyt St.



NW Hoyt Bike Entry



NW Hoyt Main Entry



Night Rendering along NW 6th Ave.



NW Irving Gallery Entry + Loading Dock

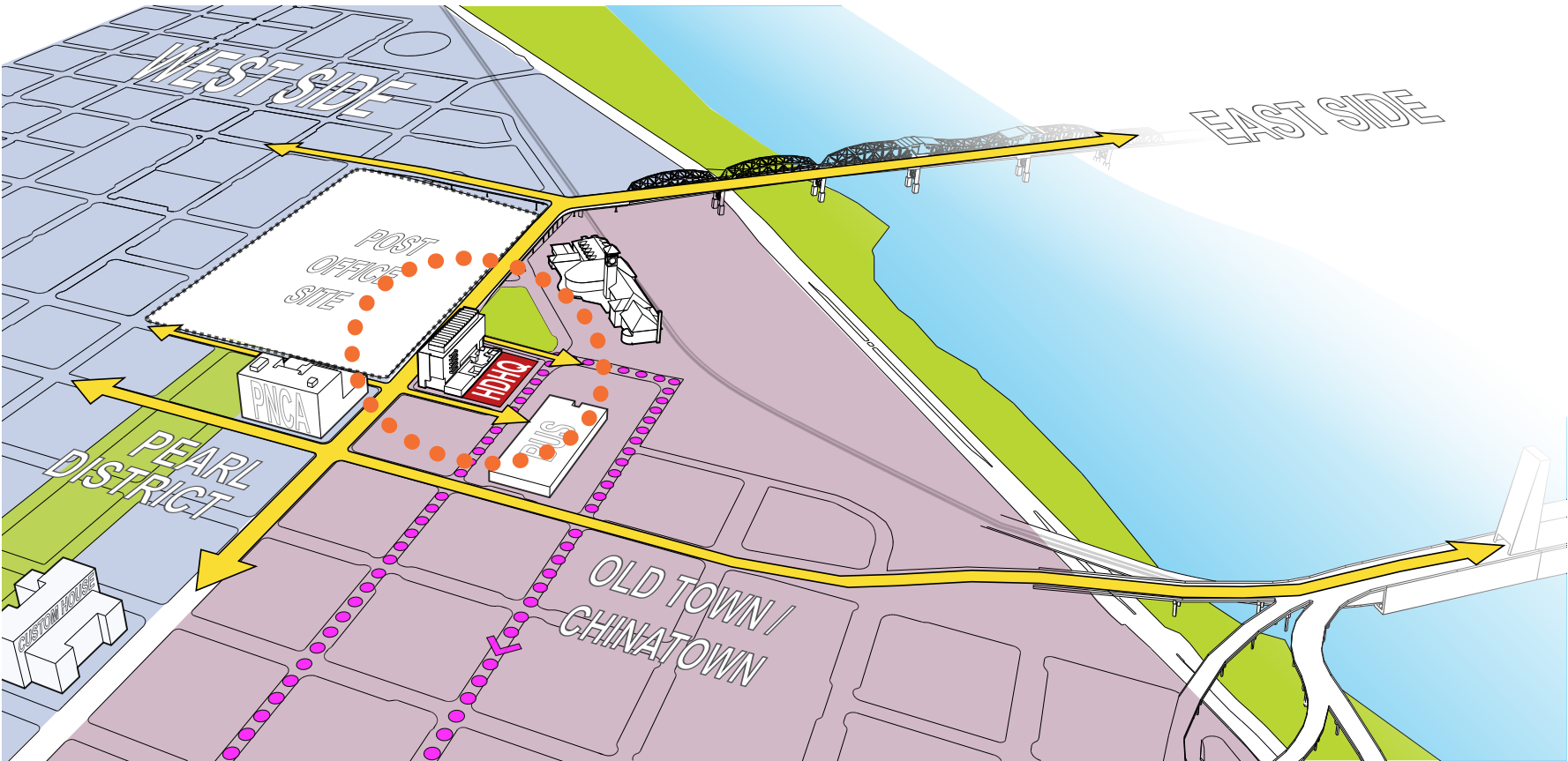


NW Irving Staff Entry and Loading + BCC Courtyard



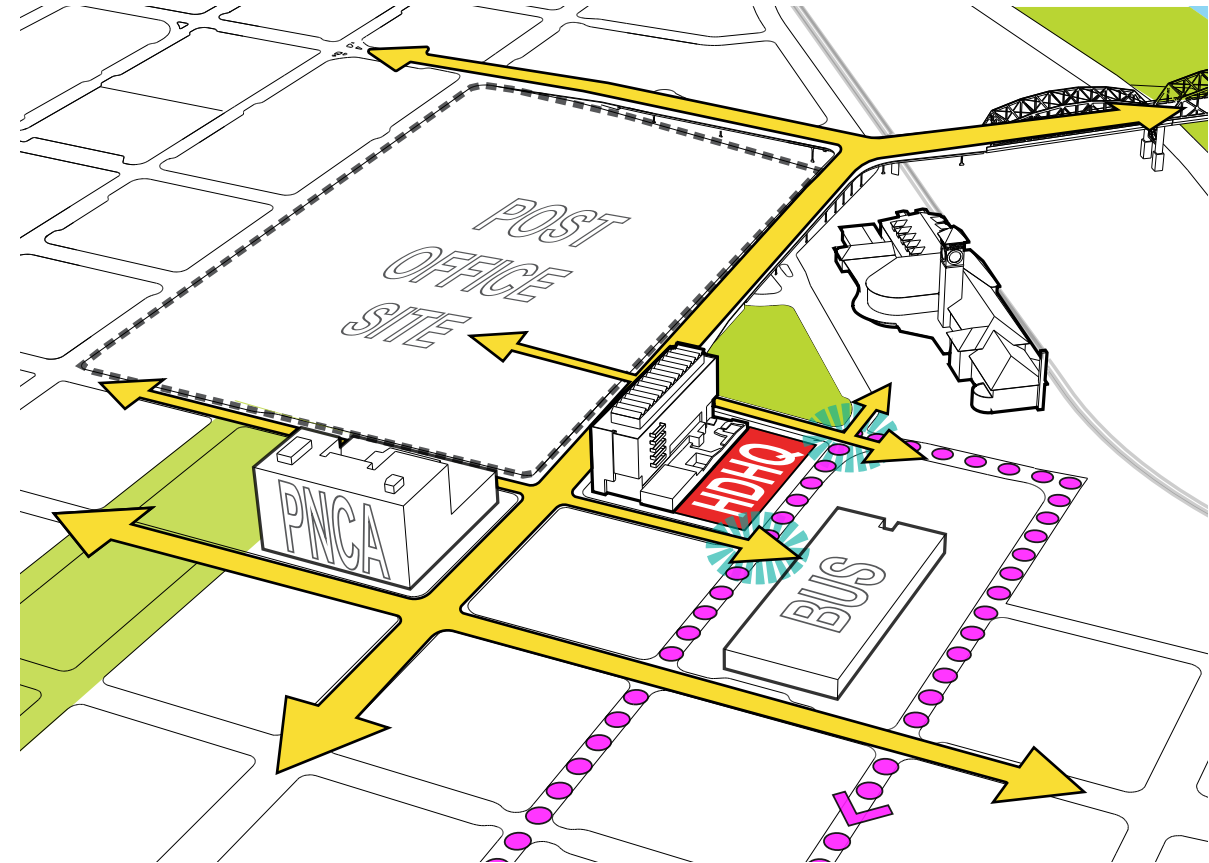
SITE DIAGRAMS

ENHANCE CONNECTIVITY BETWEEN THE EAST SIDE // WEST SIDE...



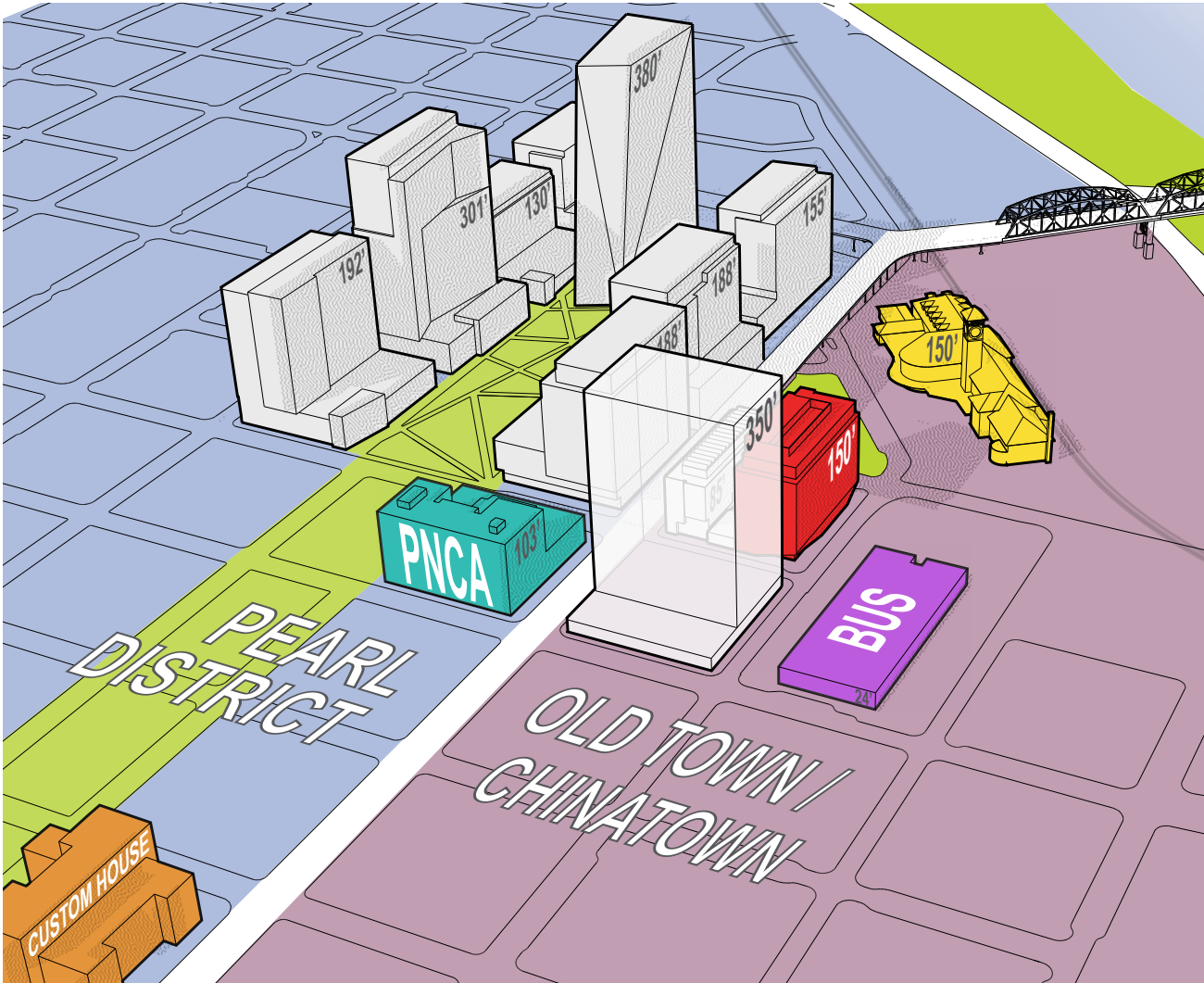
At a district scale, the new Multnomah County Health Department Headquarters will work in concert with other nearby public institutions and infrastructure nodes to strengthen the gateway between the East and West sides of the river.

THROUGH PEDESTRIAN CONNECTIONS AND ACTIVE STREET LIFE

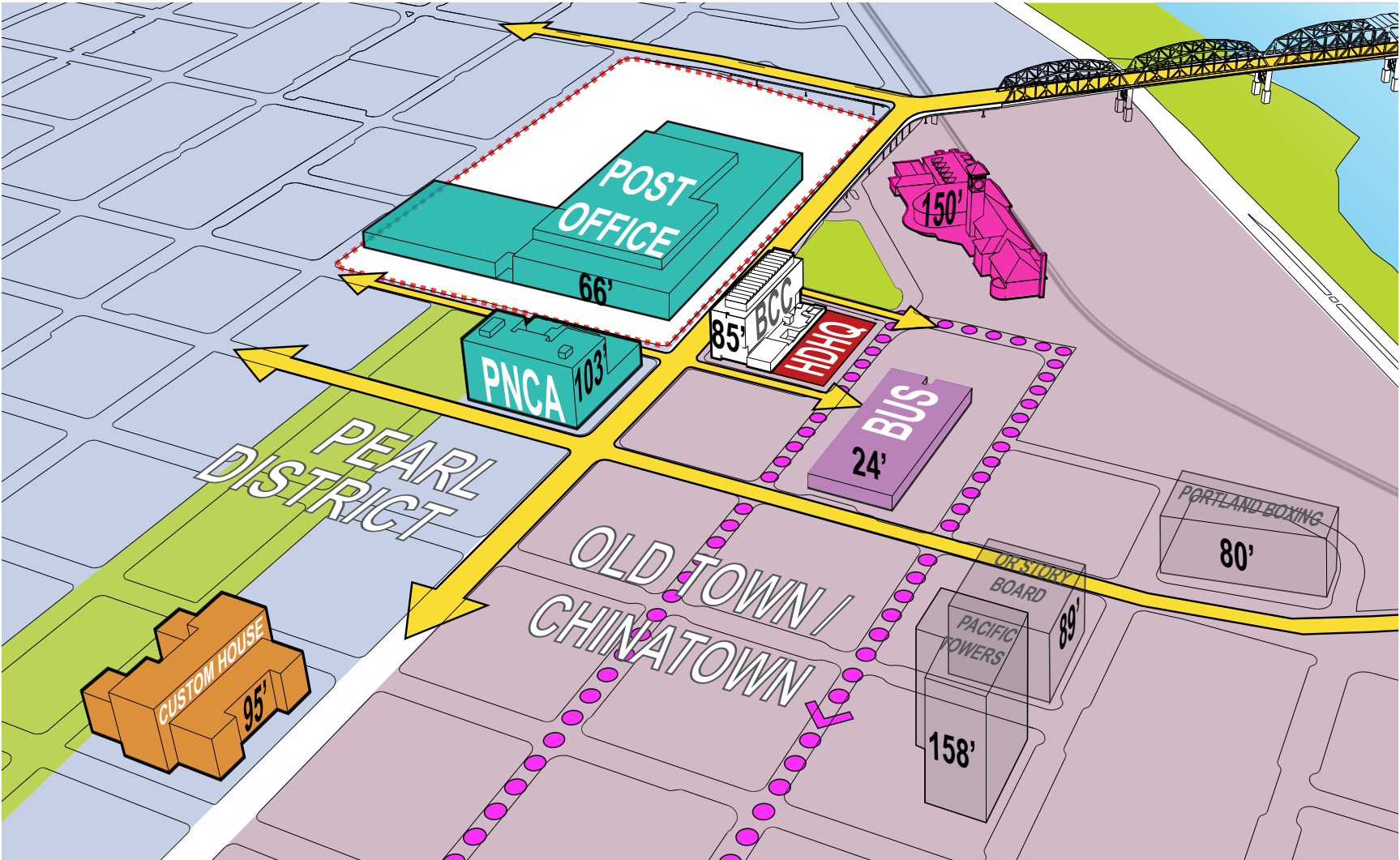


At the pedestrian level, the site is charged with activating the important intersections along the transit mall.

A BUILDING THAT LOOKS TOWARD THE FUTURE

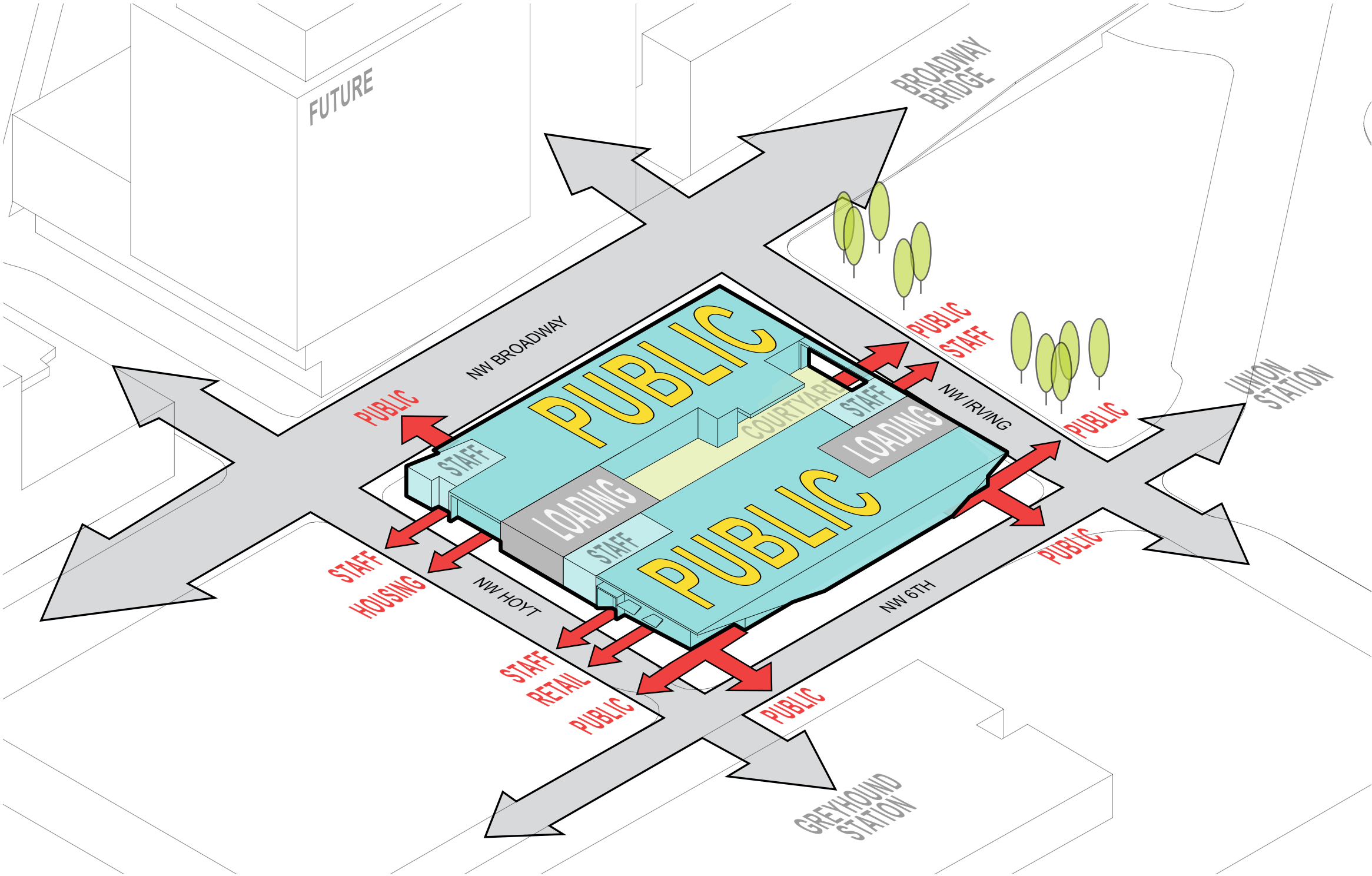


Future Development



2016

BUILDING ENTRY DIAGRAMS

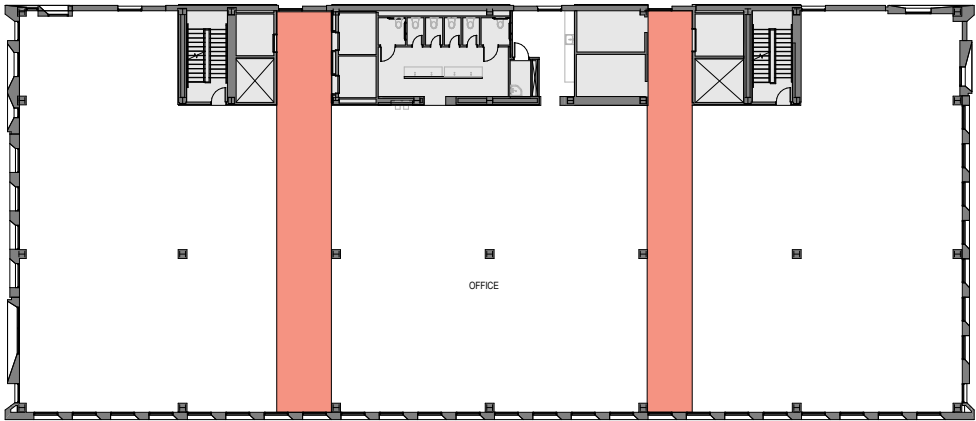


Creating a clear and inviting front door

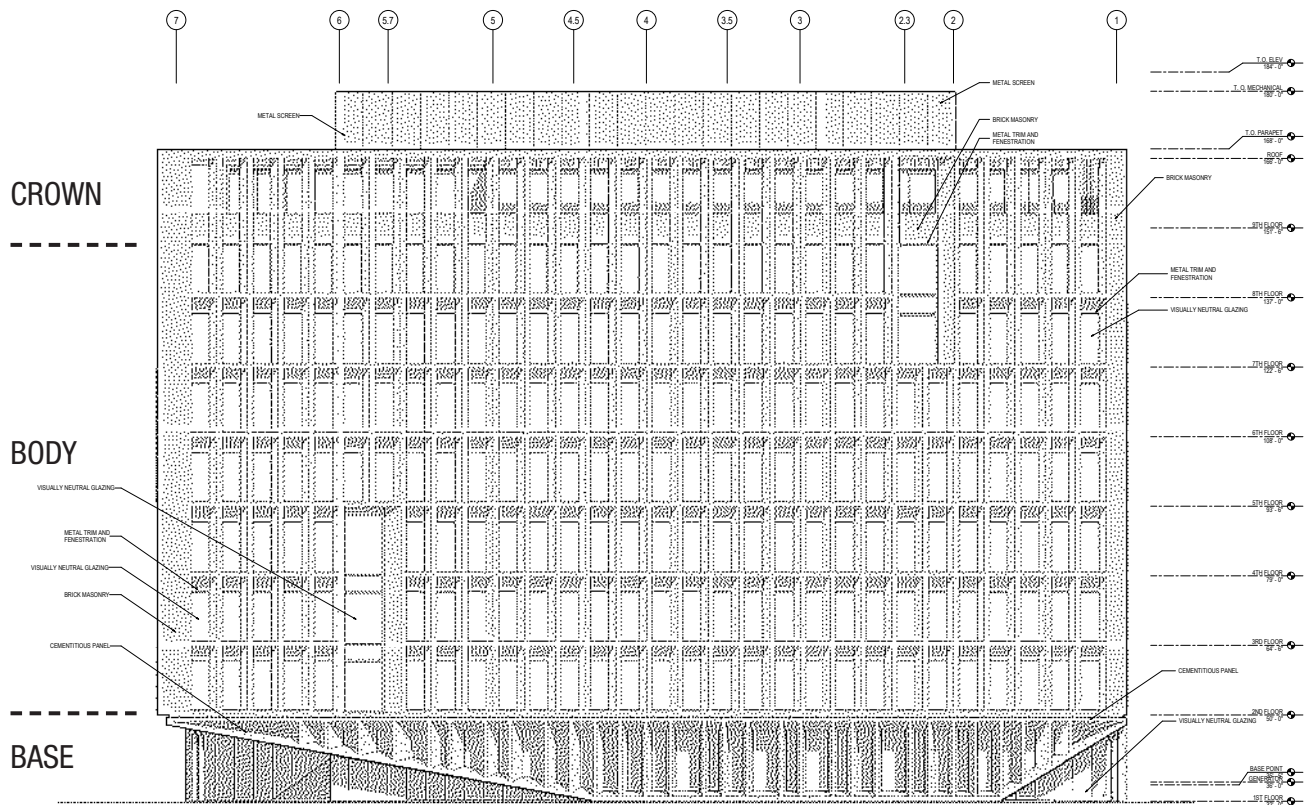
EAST ELEVATION
DAR vs. DR Comparison

Scale = 1" = 40'-0"

0' 10' 20' 40'



Floor Plan - Typical



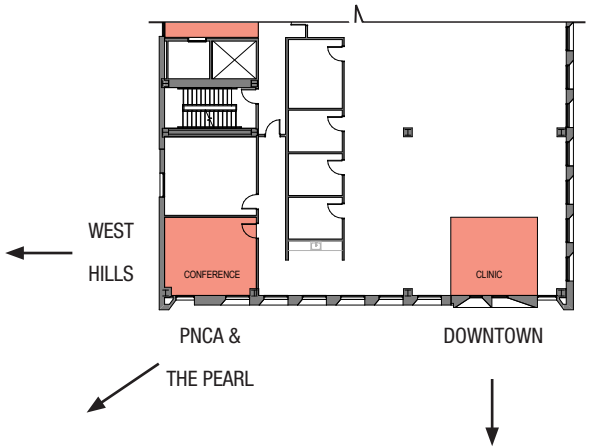
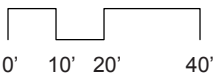
Design Advice Request Elevation [April 14, 2016]



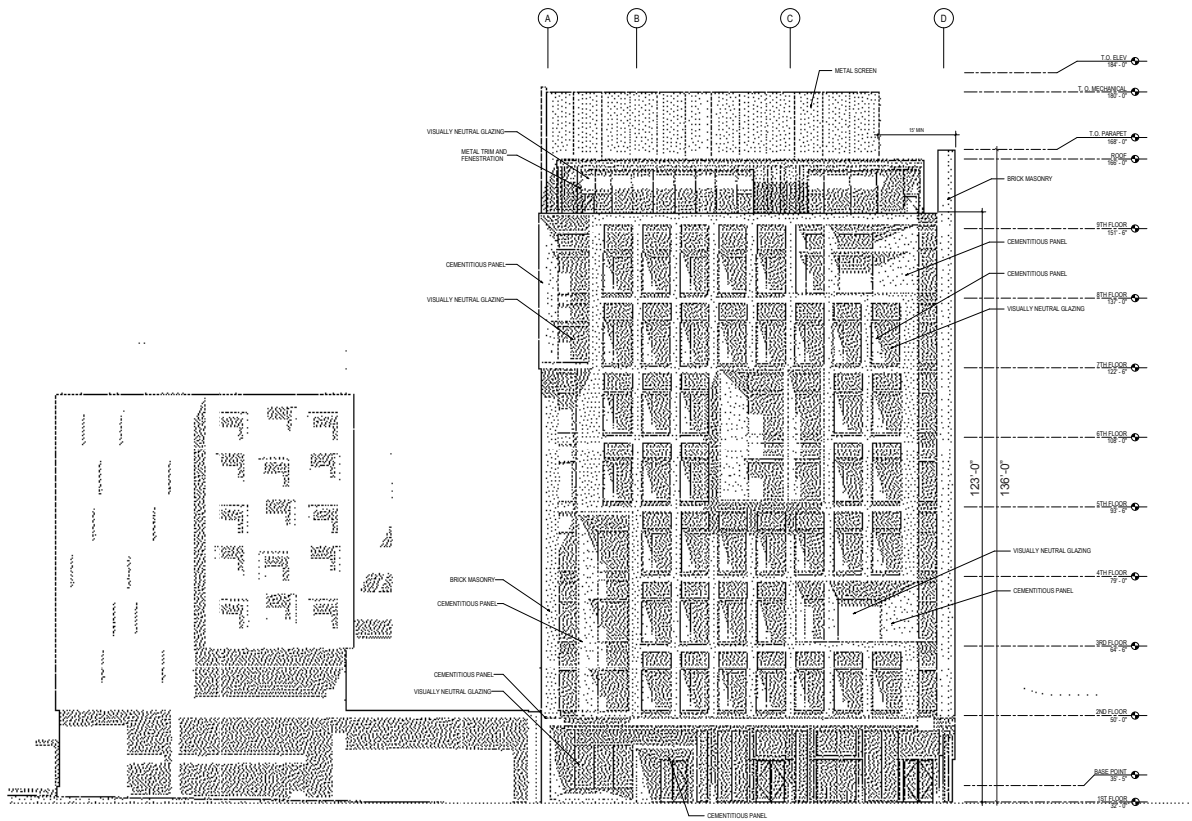
Current Design Review Elevation

SOUTH ELEVATION
DAR vs. DR Comparison

Scale = 1" = 40'-0"



Partial Plan - Typical



Design Advice Request Elevation [April 14, 2016]

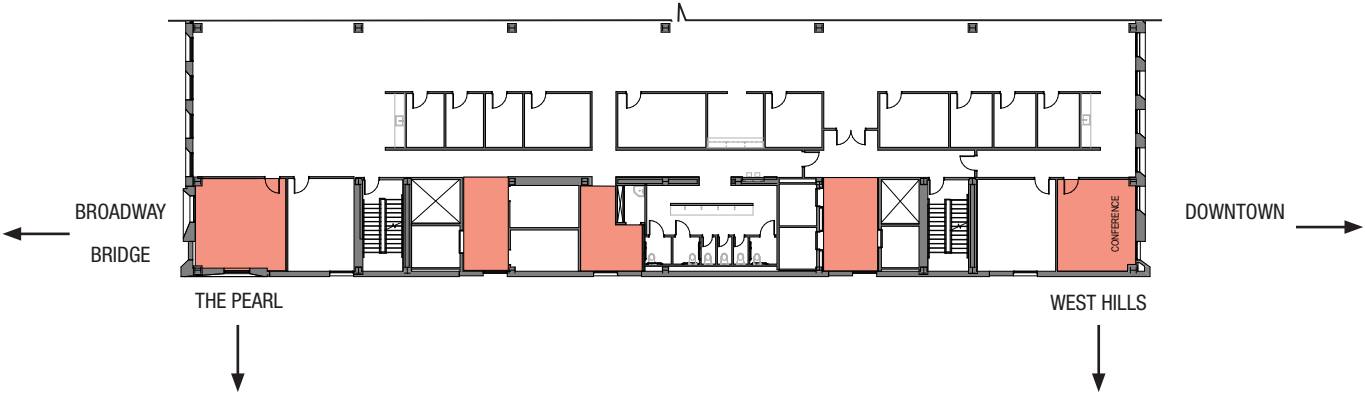
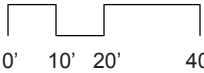


Current Design Review Elevation

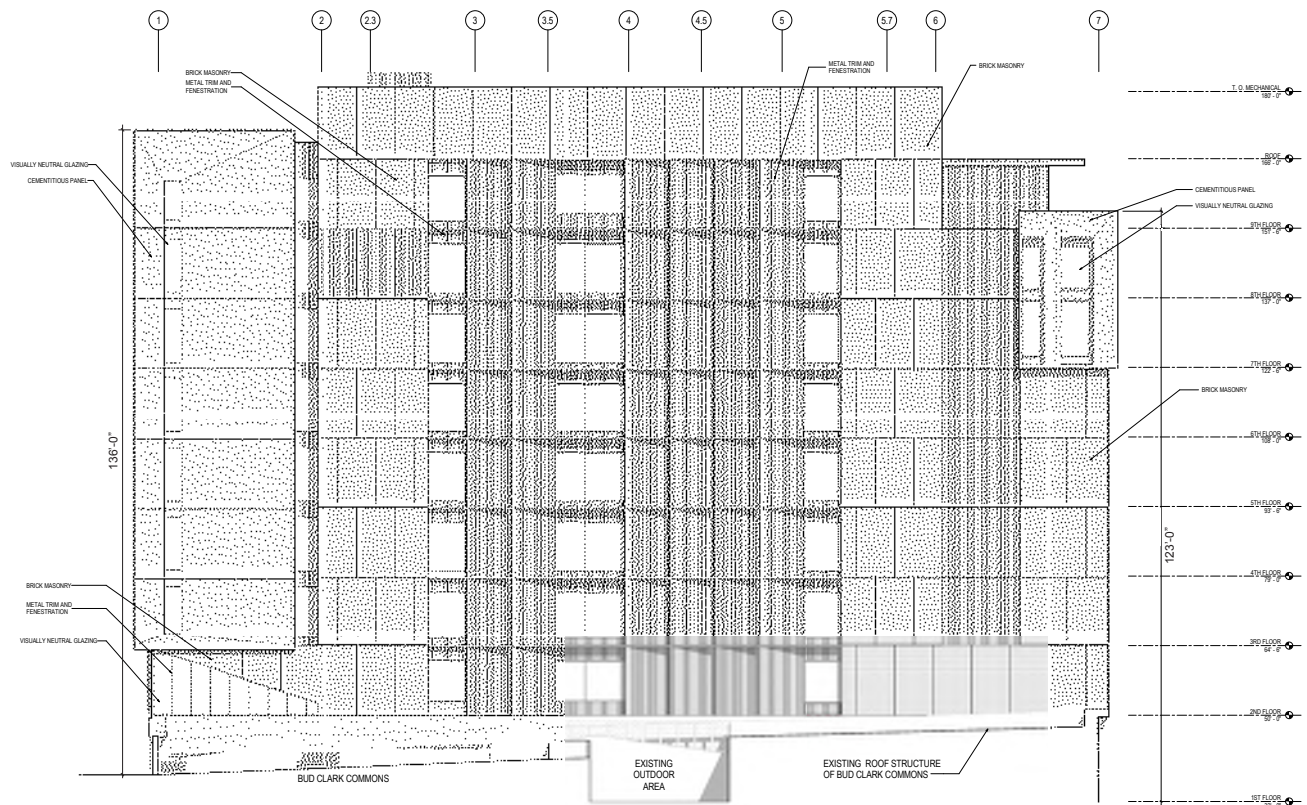
LU 16-207483 DZM // EXHIBIT **A.12**

WEST ELEVATION
DAR vs. DR Comparison

Scale = 1" = 40'-0"



Partial Plan - Typical



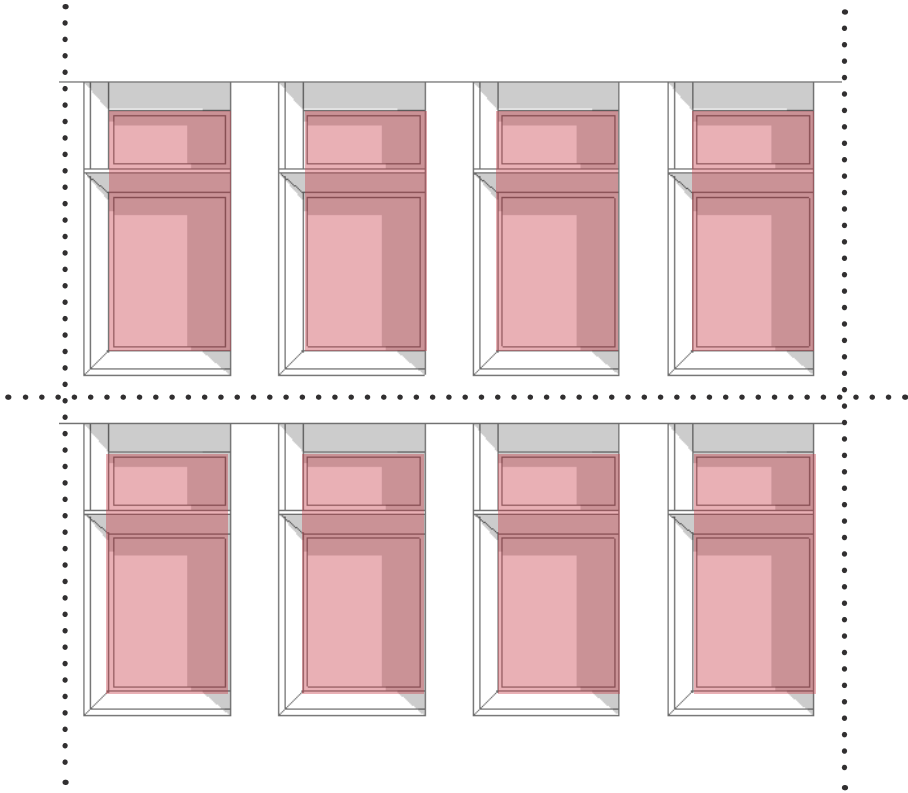
Design Advice Request Elevation [April 14, 2016]



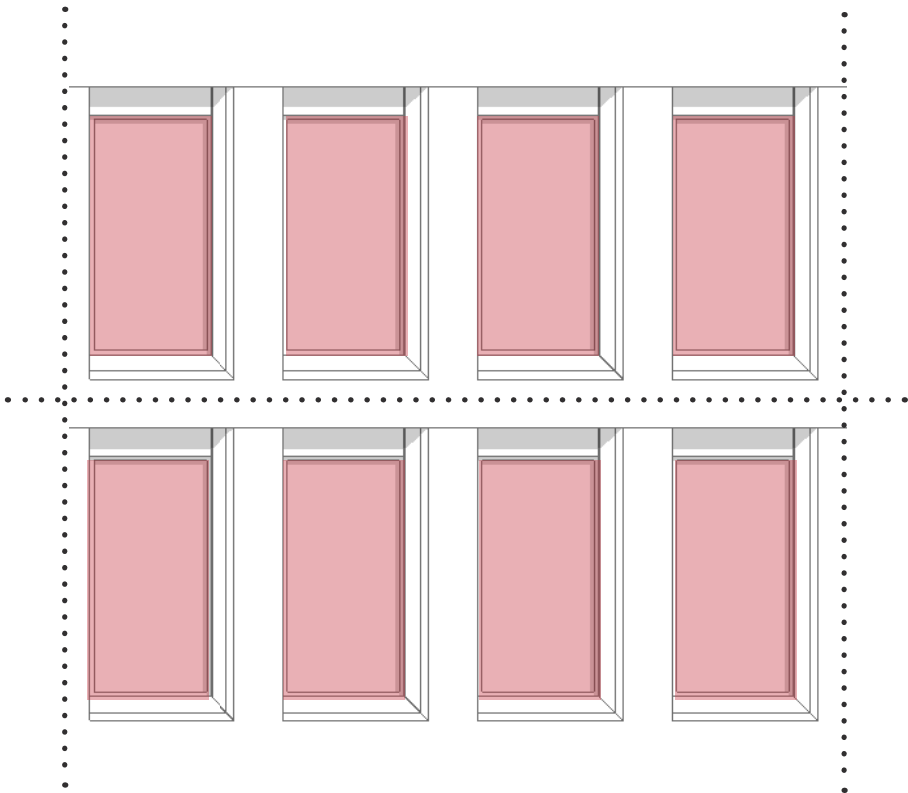
Current Design Review Elevation

SCALE AND COHERENCY OF FACADES

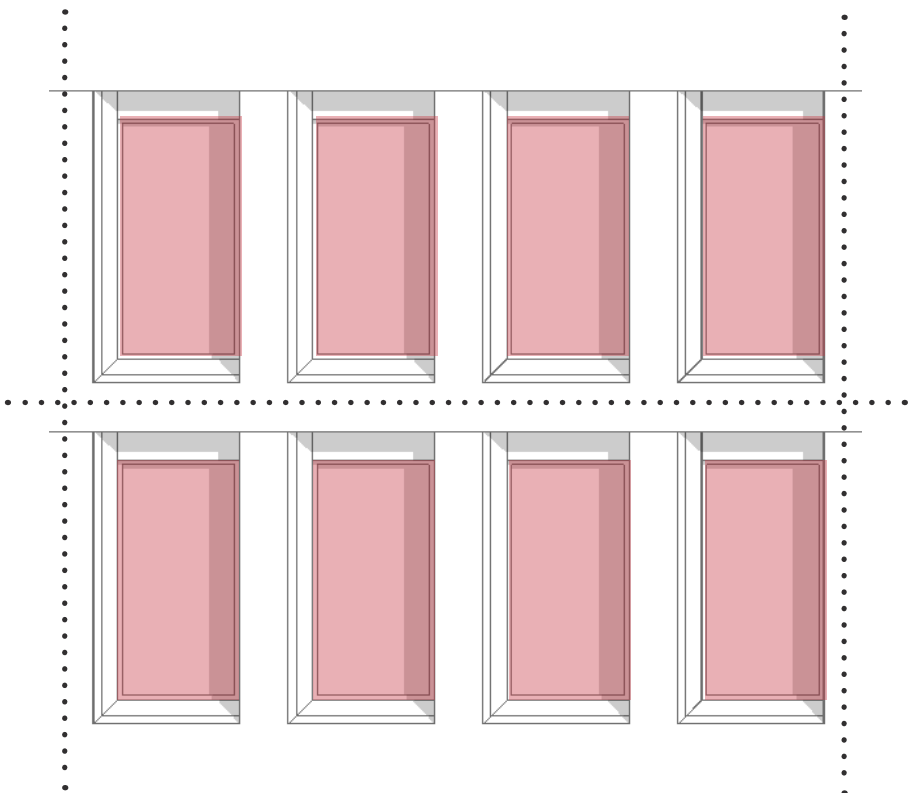
Consistent Window Modules Responding to Solar Orientation



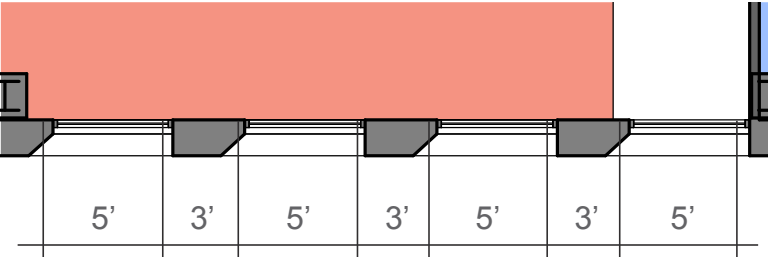
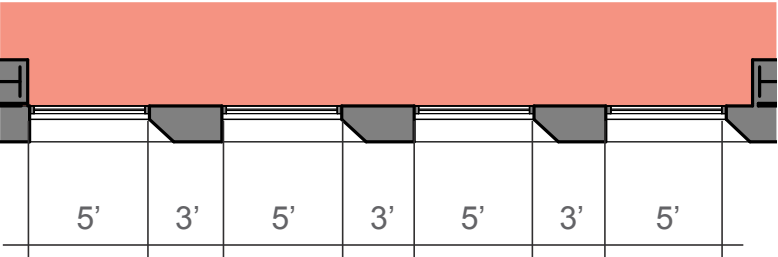
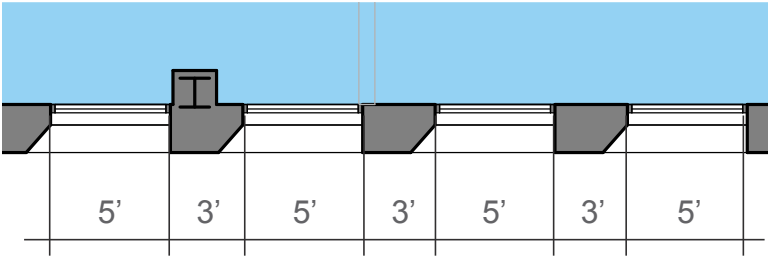
SOUTH ELEVATION WINDOW MODULE



EAST ELEVATION WINDOWMODULE



NORTH ELEVATION WINDOW MODULE





Visually reinforce Union Station tower



Material of PNCA, Union Station with HDHQ proposed brick



Hardware detail of Union Station



REINFORCE UNION STATION

The 150' tall Romanesque Revival clock tower on Union Station has been an important icon for the city of Portland since 1896. It marks one of the city's most important gateways and terminates the important transit mall axis along Sixth Avenue. Because of its proximity and orientation relative to the Union Station, the Multnomah County Health Department Headquarters building will reinforce the visual axis north to the clock tower along Sixth Avenue and help to frame the urban space in front of the train station.

While the project is separated from Union Station by the Block Y to the north (which is currently undeveloped as a parking lot), it plays an important part in the defining the future character of the area. The goal of the project is to emphasize the clock tower as the defining symbol of the area and feature of the future district; to that end the project seeks to be architecturally and tonally deferential to Union Station, but at the same time help to mediate the scale between the much taller buildings which will be built on Block R to the south of Hoyt Street and the potentially even taller projects which may come with the redevelopment of the Post Office site.

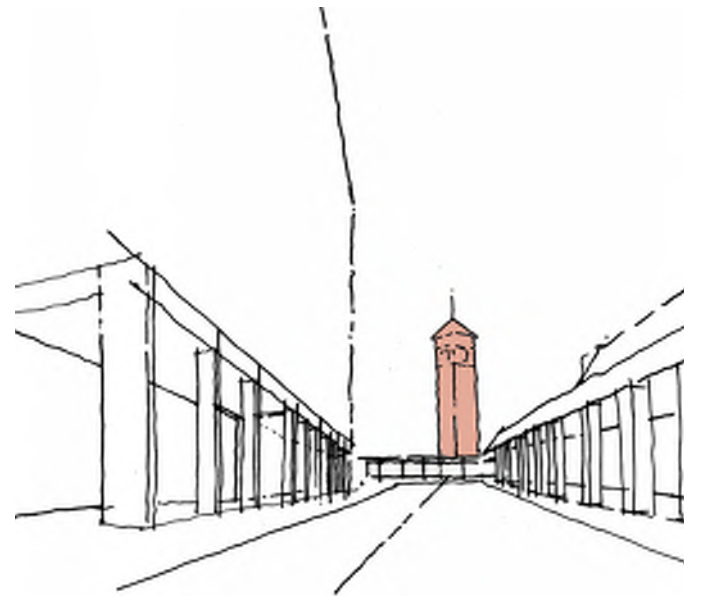
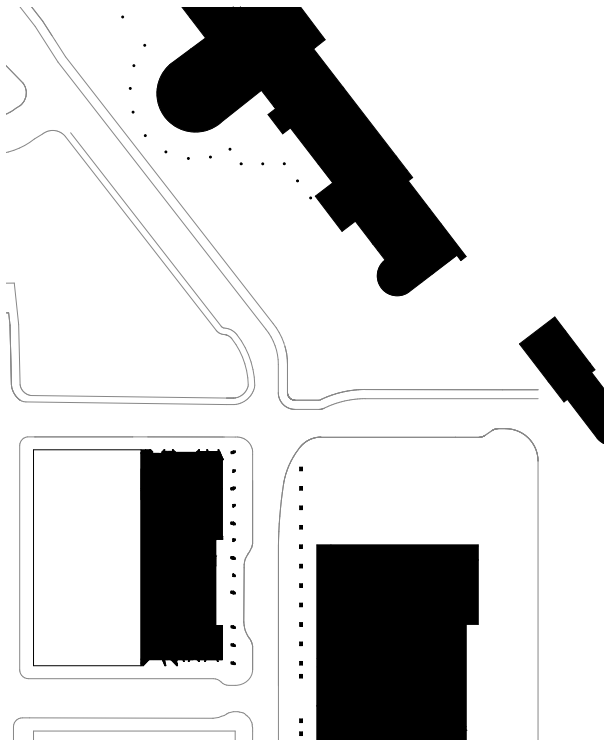
Relevant Central City Design Guidelines:

A5-1 // Reinforce the identity of the Union Station Area

The uninterrupted cornice line and simple massing along Sixth Avenue help to frame the Union Station tower. On the north side of the building, a glazed volume of stacked meeting rooms is oriented towards Union Station and helps to engage and animate the increasingly important urban space in front of the train station.

A9 // Strengthen Gateways

The vertical 'bay' window on the north elevation formed by the meeting rooms provides civic-scale gesture helping to frame the Broadway bridgehead. At the pedestrian scale, the gateway to Union Station is framed by the civic scale of the ground floor fenestration.



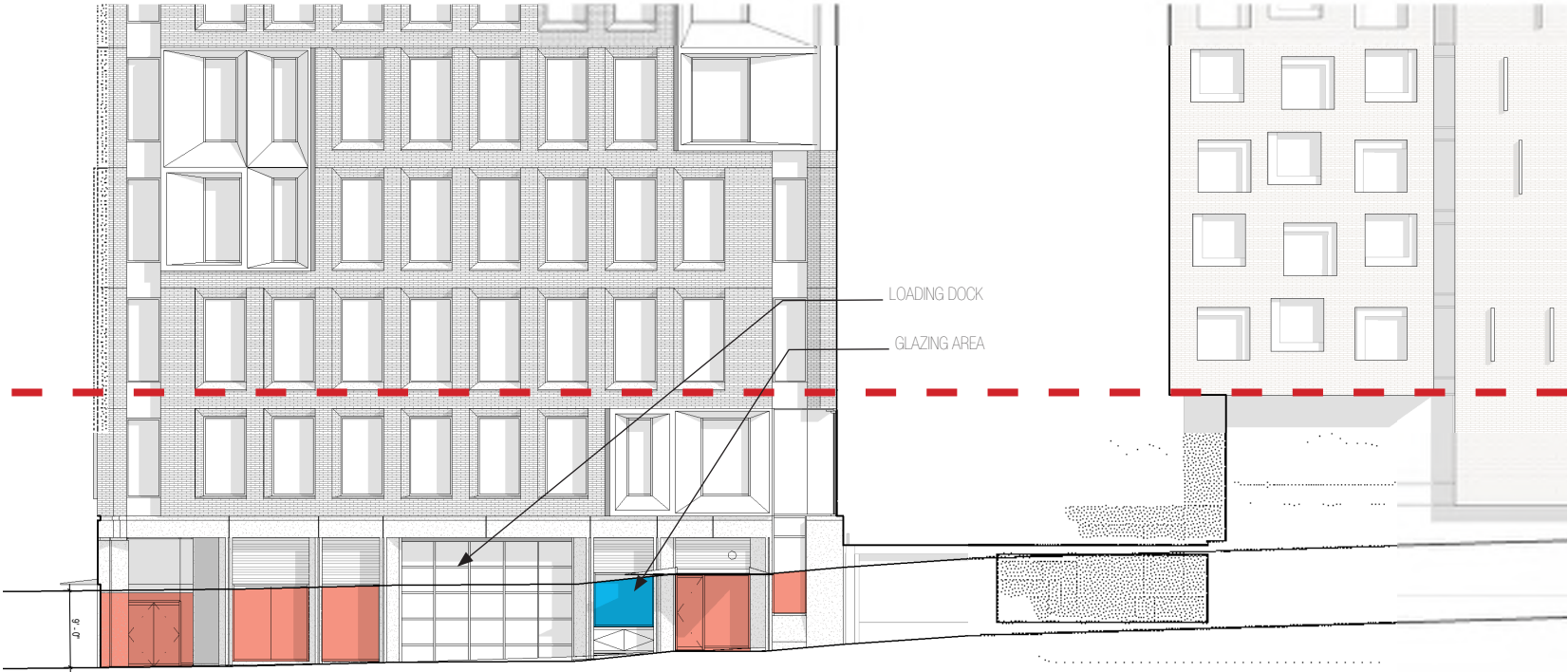
Complete the colonnade along 6th

GROUND FLOOR DESIGN

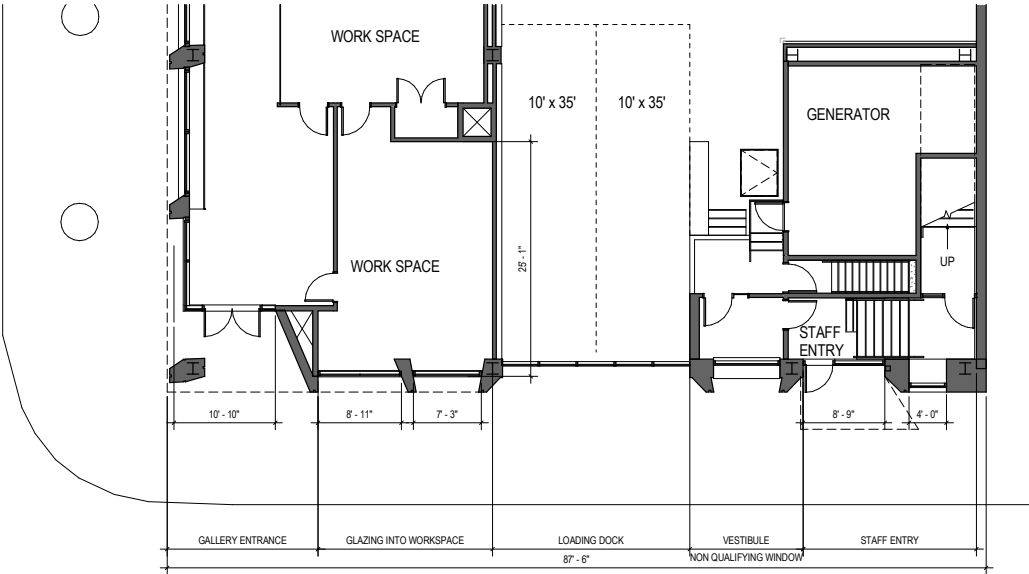
Minimize the Impact of Required Loading Area



View from Union Station Entrance



North Elevation

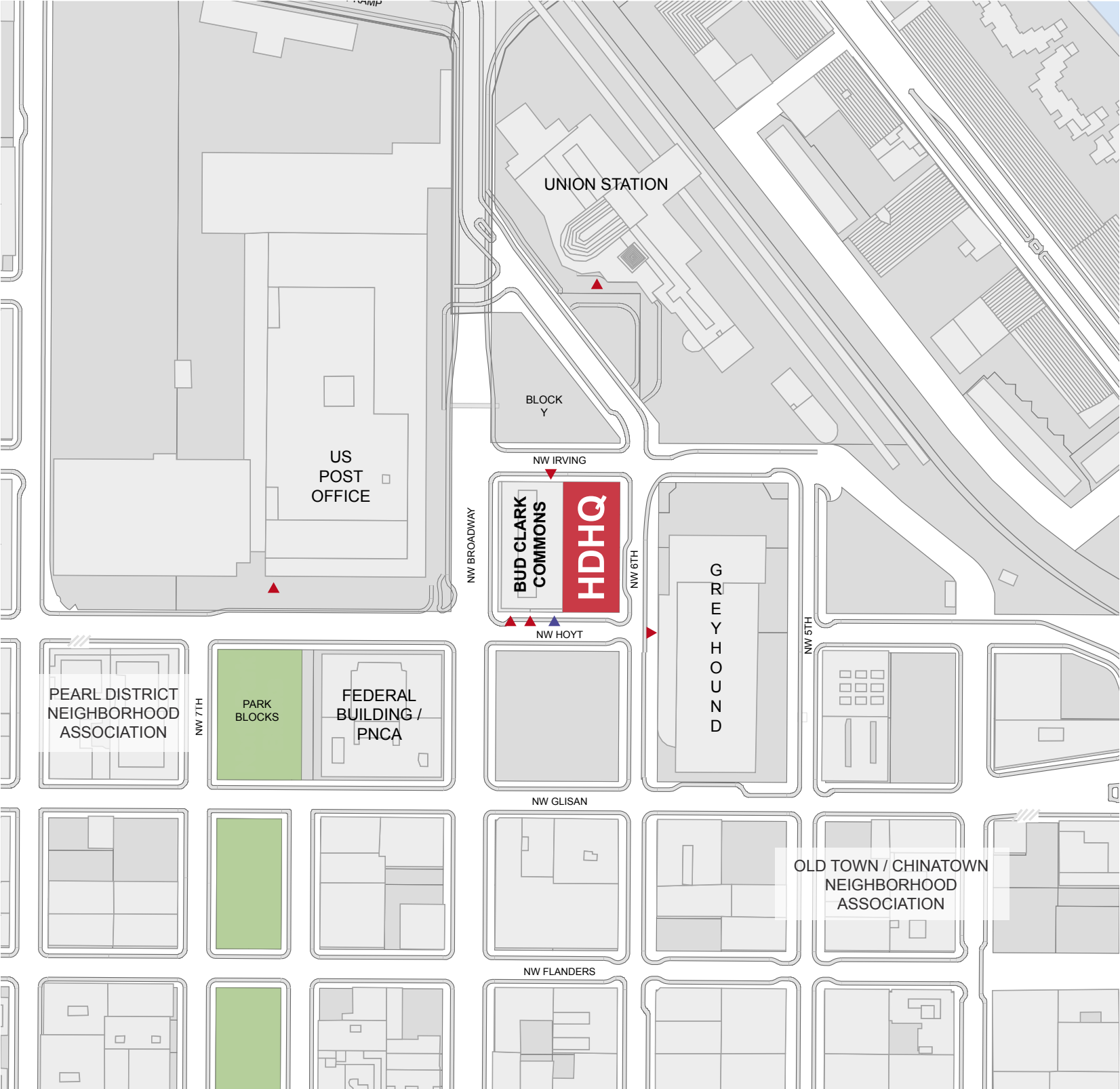


Ground Floor Plan

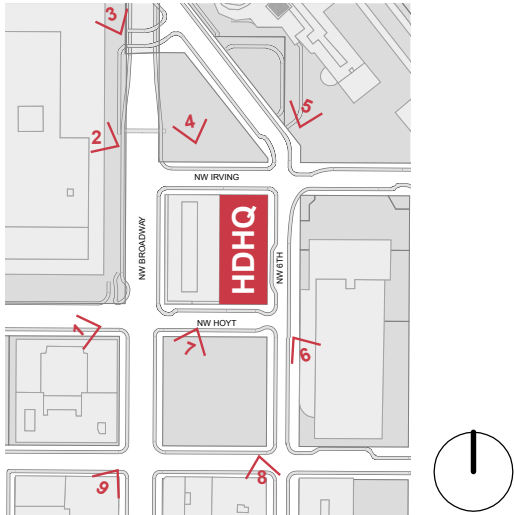
ROOFTOP MASSING AND MATERIALS



VICINITY PLAN



CONTEXT
Views of Project Site



FLOOR AREA CALCULATIONS

Standard

33.910 Floor Area

Defined as “The total floor area of the portion of a building that is above ground. Floor area is measured from the exterior faces of a building or structure.

Assumptions

Floor area includes the area devoted to structured parking that is above ground level. Floor area does not include the following:

Areas where the elevation of the floor is 4 feet or more below the lowest elevation of an adjacent right-of-way.

Roof area, including rooftop parking;

Roof top mechanical equipment; and

Roofed porches, exterior balconies, or other similar area, unless they are enclosed by walls that are more than 42 inches in height, for 50 percent or more of their perimeter.

Floor Area Calculations

Level	SF towards FAR
1	16,187 SF
2-8	17,320 SF
9	13,653 SF
Penthouse	4,035 SF
TOTAL	155,115 SF

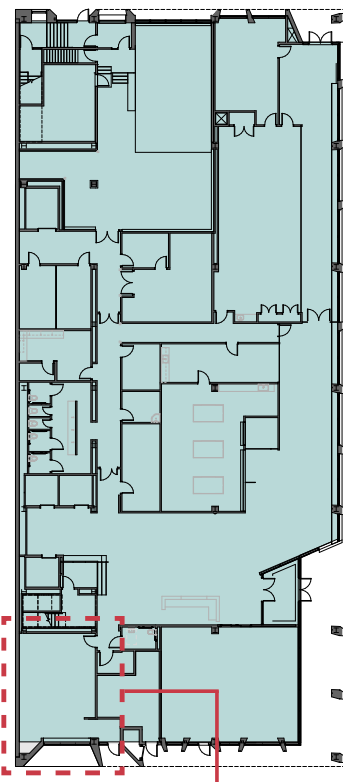
Floor Area Bonus Summary

The project seeks an additional 3:1 in bonus floor area per 33.510.210, paragraph C, Floor Area Bonus Options*

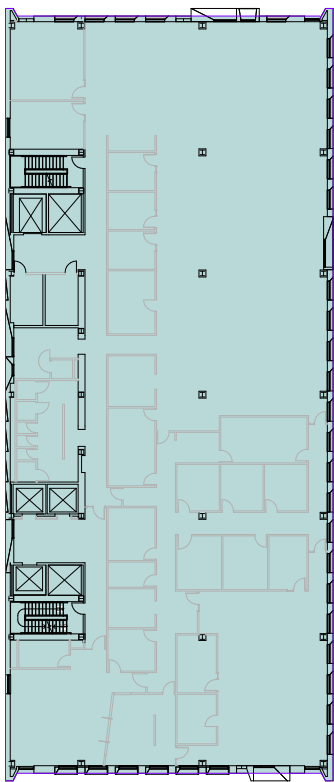
	Area (SF)	Multiplier	Sub-total Area (SF)
Base FAR	17,500	6	105,000 SF
Locker Room	912	40	36,480 SF
Eco-Roof > 60% (Subsection 10)	(17,500 x 0.6 = 10,500 SF)		
Level 9	2,844	3	8,532 SF
Upper Roof	8,570	3	25,710 SF
Total Eco-Roof	11,414 (>10,500 SF)		

TOTAL available for FAR (Base + Bonus) 175,722 SF

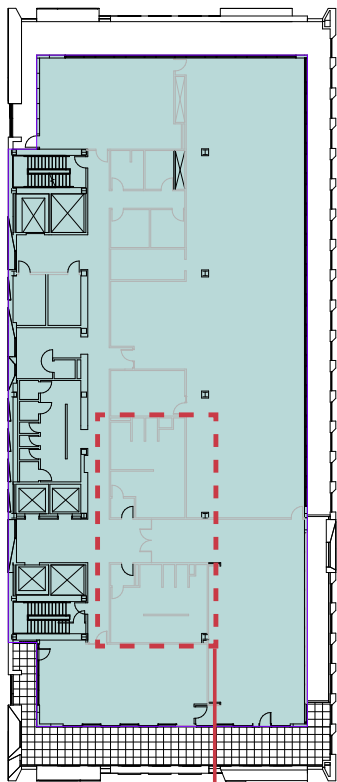
* Please note in addition to measures noted in the table, the project is also electing to contribute to the Affordable Housing Replacement Fund (AHRF) per 33.510.210.15, at an amount to be determined.



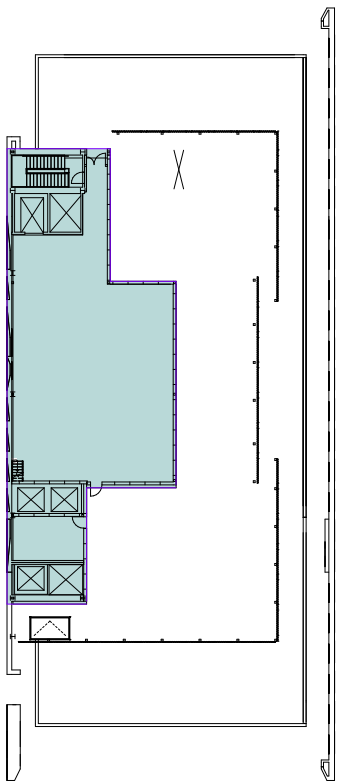
Ground Floor
GSF: 16,187 SF



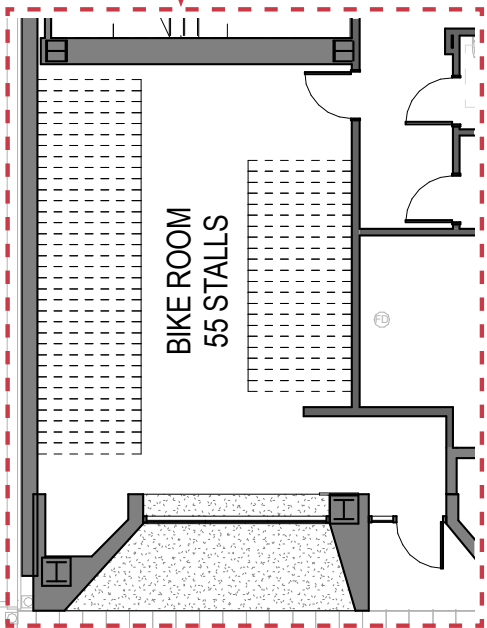
Typical Upper Floor
GSF: 17,320 SF



9th Floor
GSF: 13,653 SF

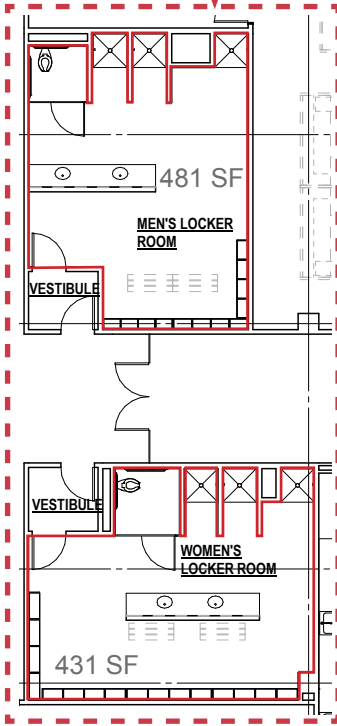


Roof
GSF: 4,035 SF

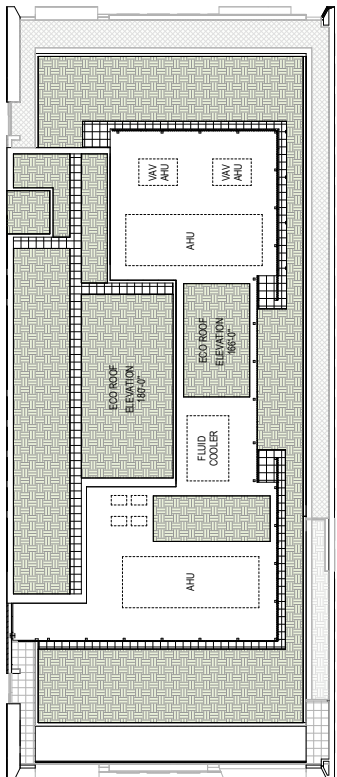


Enlarged Bike Room
110% of required long term bike parking
= 110% x 155,115SF / 10,000SF = 18 stalls.
Provided 55 stalls (>18 stalls)

NOTE: See A.23 for Enlarged Plan.



Locker Room Areas



Green Roof Areas (Upper Roof).
See Landscape Plan for Level 9.



CURRENT ACTIVATION: 57%

MODIFICATION 1

33.510.225.A Ground Floor Active Use

Standard

On the ground floor, 50% of walls that front onto public area must meet the standard. The distance from the finished floor to the bottom of the structure above must be at least 12 feet. The area must be at least 25 feet deep, measured from the street-facing facade. The area may be designed to accommodate a single tenant or multiple tenants. The street-facing facade must include windows and doors, or be structurally designed so doors and windows can be added when the space is converted to active building uses.

Request

The project requests a modification to the required percentage of active use at the ground floor on the north façade fronting NW Irving Street. The proposed ground floor active use percentages on the other two building fronts exceed the minimum requirements.

Proposal

The ground floor of building is proposed to be 18'-0" tall (floor-to-floor) and include a significant amount of street-facing window area. On the south side a potential lease space will help provide activation. On the east side a lobby, pharmacy waiting area and pharmacy workspace will face the pedestrian zone along NW 6th. Additionally, a tall gallery space with a public art installation will act as a layer between internal workspaces and the pedestrian realm - the internal gallery wall will include areas of glazing to help connect the occupants to the pedestrian zone.

A loading dock, workspace and a staff entrance vestibule are located on the north facade of the ground floor. The site measures 87'-6" from east to west, narrower than a typical Portland half-block. The loading area is 32'-0" wide and the opening is sized to be meet code with a minimum 20'-0" width coiling door for two loading spaces. The remaining length of the façade (55'-6") includes a staff entry vestibule and workspaces for the Health Department, both of which have glazing facing NW Irving. The staff entry contains a vestibule which has floor to ceiling windows, glass entry door and an overhead canopy. The main generator room has been tucked inboard adjacent to the loading dock to maximize the amount of exterior glazing along this elevation.

The workspaces on ground floor include the "incident command and response" function which provides a critical service for Multnomah County and its residents. The center serves as a response location for epidemics as disease outbreaks and a workspace for that staff to plan and prepare for such events. This important service is located on the north edge of the site to be adjacent to the loading dock because the loading dock is an integral and critical part of the emergency response process. The incident command and response workspace is 41% of the north façade.

The street facing facade of the work spaces along the north and east-facing facades is designed to be primarily a storefront glazing system to anticipate the potential for future conversions. The northeast corner includes a door under a recessed portico. The east-facing facade is made up of sections of storefront between precast panels that will include horizontal mullions at 9'-0" and removable precast sills such that entries can be added to accommodate future tenant conversions.

MODIFICATION 2

33.130.230 Ground Floor Windows

Standard

B.3. The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. The requirement does not apply to the walls of residential units, and does not apply to the walls of parking structures when set back at least 5 feet and landscaped to at least the L2 standard.

C. Qualifying window features. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display window set into the wall. Display cases attached to the outside wall do not qualify. The bottom of the window must be no more than 4 feet above the adjacent exterior grade.

D. Adjustments. Public art may be considered for adjustments to the ground floor window provision. In all cases, the Regional Arts and Culture Council will review the application to determine whether public art is appropriate at the location, taking into account the scale and character of the building and area. The budget, selection process, final artwork, and installation must follow the guidelines of the Regional Arts and Culture Council and must be approved by the Regional Arts and Culture Council. Covenants will be required, following the regulations of Section 33.700.060, Covenants with the City, to ensure the installation, preservation, maintenance, and replacement of the public art.

Request

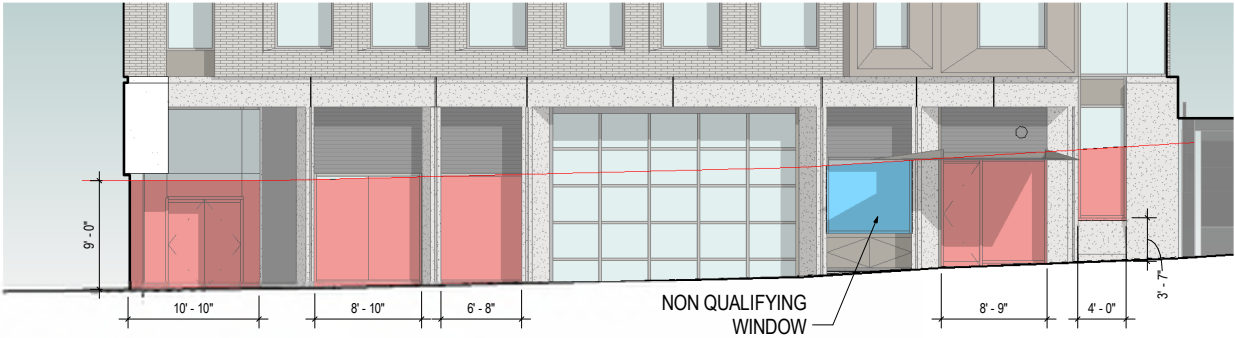
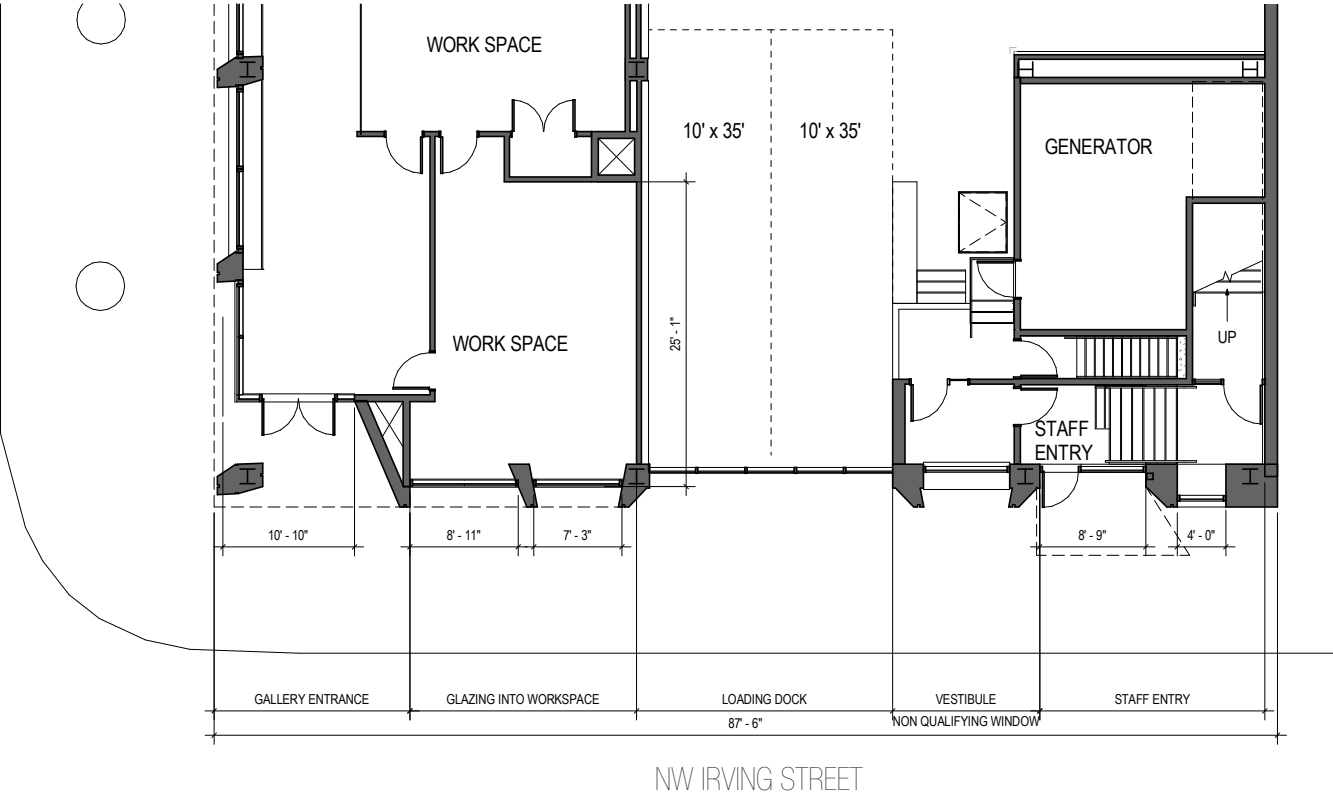
The proposed building requests a modification to the length of glazing along the north facade fronting NW Irving Street.

Proposal

A loading dock, workspaces, and a staff entrance vestibule are located on the north facade of the ground floor. The site measures 87'-6" from east to west, narrower than a typical 100' Portland half-block. The interior loading area is 32'-0" wide and the opening is sized to be meet code with a minimum 20'-0" width coiling door for two loading spaces. The other 12'-0" consists of building and loading dock support functions such as secure staging and storage. One of the main functions of this building is to serve the residents of Multnomah County in the event of a public health emergency, and the loading dock size and building support functions along this elevation are critical for the functioning of the building in an event. The loading dock is located adjacent to the work space of an "incident command and response" function that requires the secure staging areas, space for emergency power docking vehicles, and visual privacy from the street.

The remaining length of the façade includes a staff entry vestibule and workspaces for the Health Department, both of which have glazing facing NW Irving. The staff entry contains a vestibule which has floor to ceiling windows, glass entry door and an overhead canopy. The main generator and electrical room have been tucked inboard adjacent to the loading dock to maximize the amount of exterior glazing along this elevation.

The proposed design seeks to maximize glazing along NW Irving Street to the extent possible given the narrow lot width and building function requirements. While the total area of ground floor glazing exceeds the minimum of 25 percent (it is 42 percent), the lineal foot of qualifying windows is approximately 4'-6" less than the requirement to reach the 50 percent length.



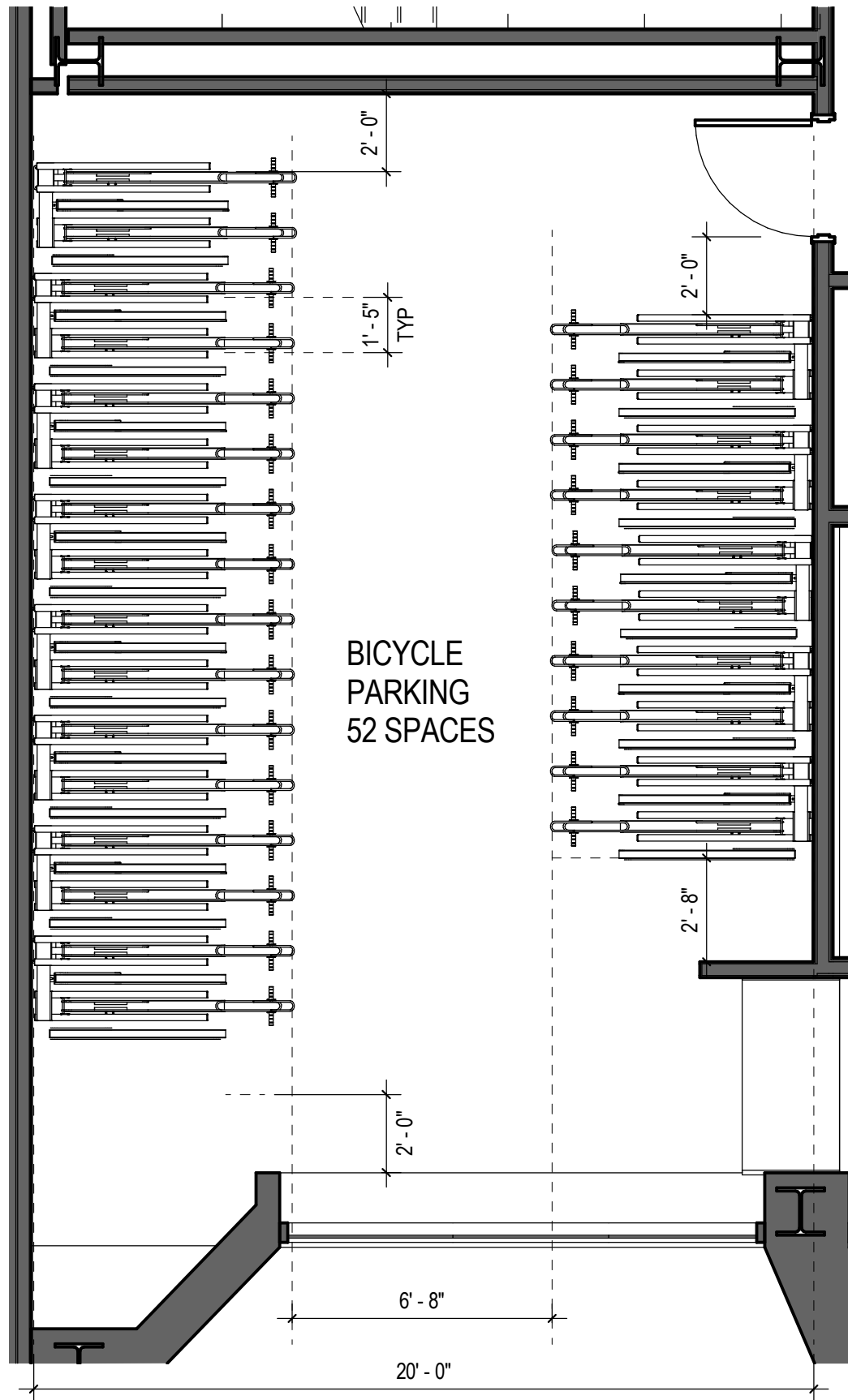
336 SF GLAZING
788 SF WALL SURFACE
42% GLAZING

NW IRVING STREET

NORTH FACADE GROUND FLOOR

GLAZING AREA: 336 SF
GROUND FLOOR <9'-0": 788 SF
GLAZING AREA RATIO: 42% (MIN. 25%)

GLAZING LENGTH: 39'-3"
GF WALL LENGTH: 87'-6"
GLAZING LENGTH RATIO: 45% (MIN. 50%)



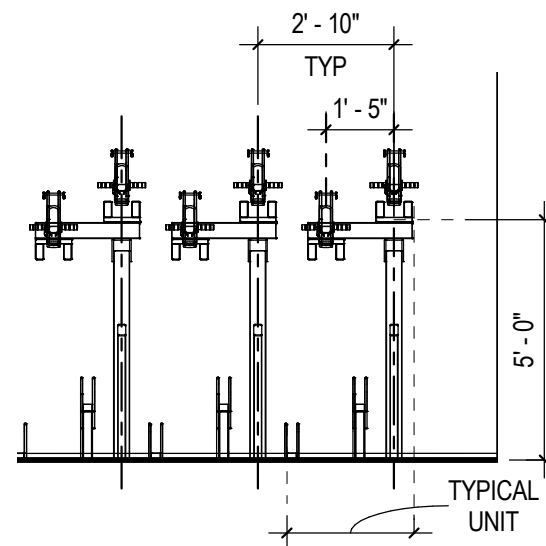
U-lock capability to frame and wheel

REQUIRED NUMBER OF LONG TERM BICYCLE PARKING

Floor Area - 155,115 SF

As per 33.266.220, table 266-6
OFFICE USE CATEGORY:
1 PER 10,000 SF OF NET SPACE

HDHQ
 $155,115 \text{ SF} / 10,000 = 16 \text{ SPACES}$
**52 bicycle spaces provided.



MODIFICATION 3

33.266.220 Bicycle Parking Standards

Standard

C.3. Bicycle racks. The Portland Bureau of Transportation maintains a handbook of racks and siting guidelines that meet the standards of this paragraph. Required bicycle parking may be provided in floor, wall, or ceiling racks. Where required bicycle parking is provided in racks, the racks must meet the following standards:

- The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle;
- A space 2 feet by 6 feet must be provided for each required bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.
- The rack must be securely anchored.

Request

The proposed building requests a modification to the standard for bicycle racks.

Proposal

Portland Bureau of Transportation provides a handbook of approved bike racks for long term bicycle parking which meet the standards set forth in section 33.266.220. The approved double decker bicycle parking manufacturers include Urban Rack and Sportworks. Dero Racks which are an approved manufacturer for the vertically oriented wall mounted racks are a comparable manufacturer with equivalent dimensions, spacing, mounting and locking capability to the approved manufacturer Urban Rack. See Urban Rack cut sheet included in the Manufacturers cut sheet booklet. The Dero lock provides the capability to U-lock the frame and wheel to the rack. The vertically staggered rack provides a sliding upper rack for elevated bike storage above lower racks. Each rack stores (4) four bicycles. The sliding upper rack provides support at the front and rear wheel, fits a standard 6'-0" bicycle length and secures each adjacent bicycle from falling to damage its components. The rack system is floor mounted with two posts and brackets for stable support.

