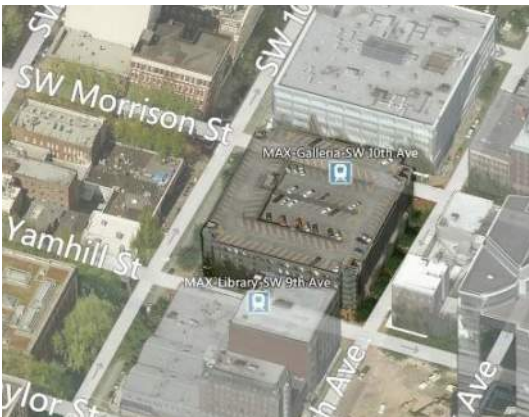


CITY OF PORTLAND | PORTLAND BUREAU OF TRANSPORTATION

10th + YAMHILL SMART PARK

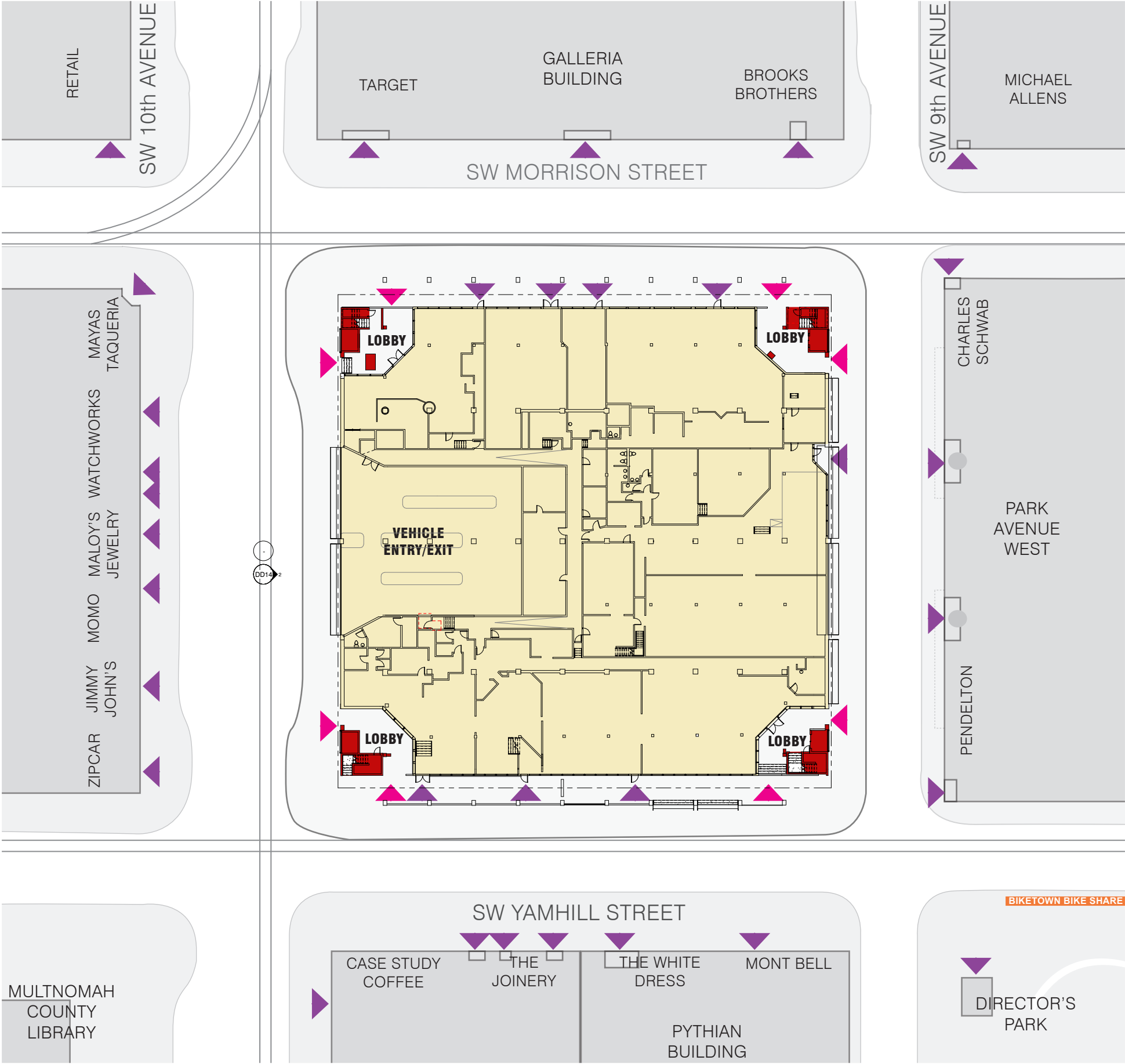
LAND USE HEARING EA17-116921 DESIGN ADVICE REQUEST





2017.04.06

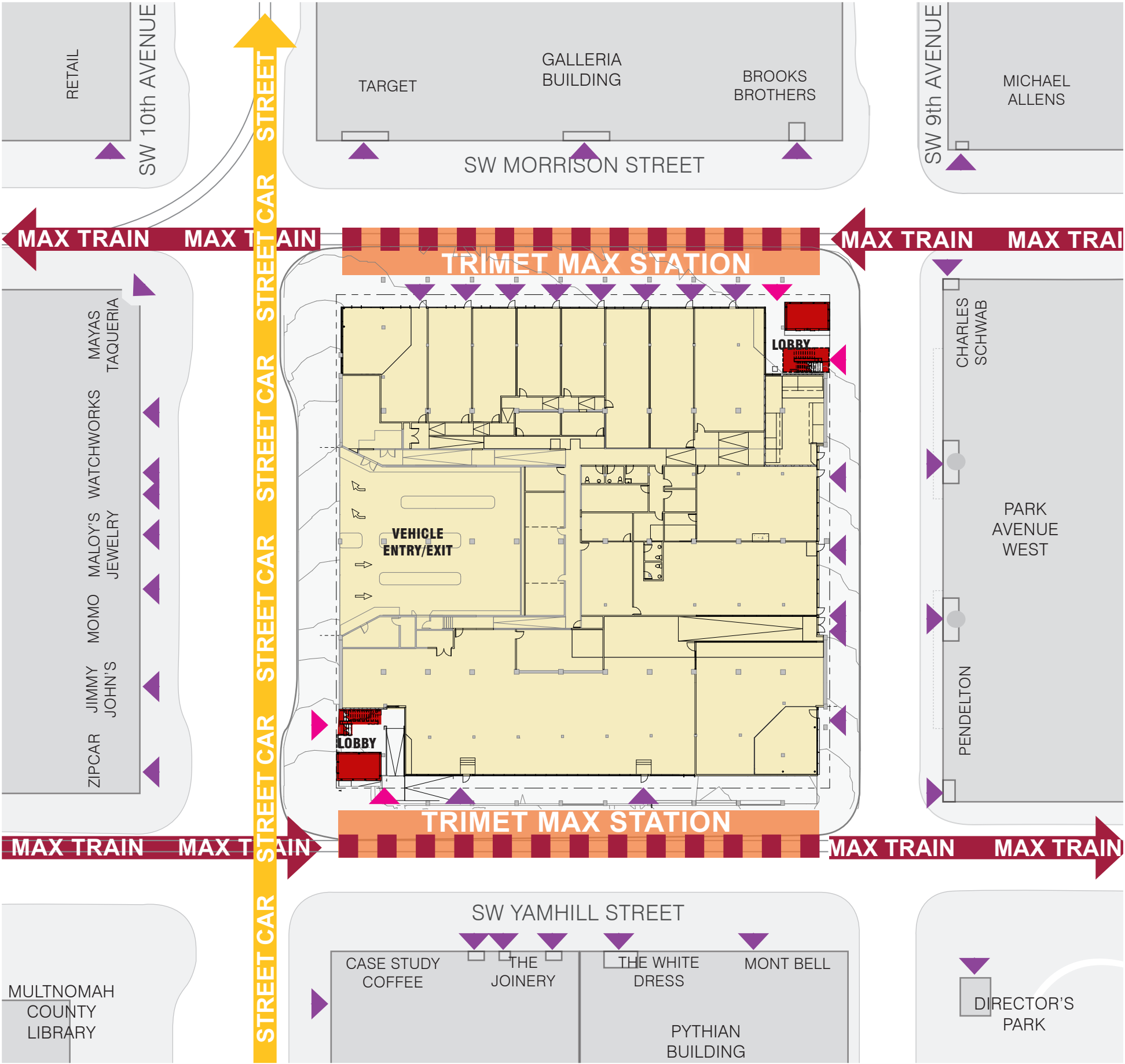
LEGEND
pedestrian entry
building lobby entry



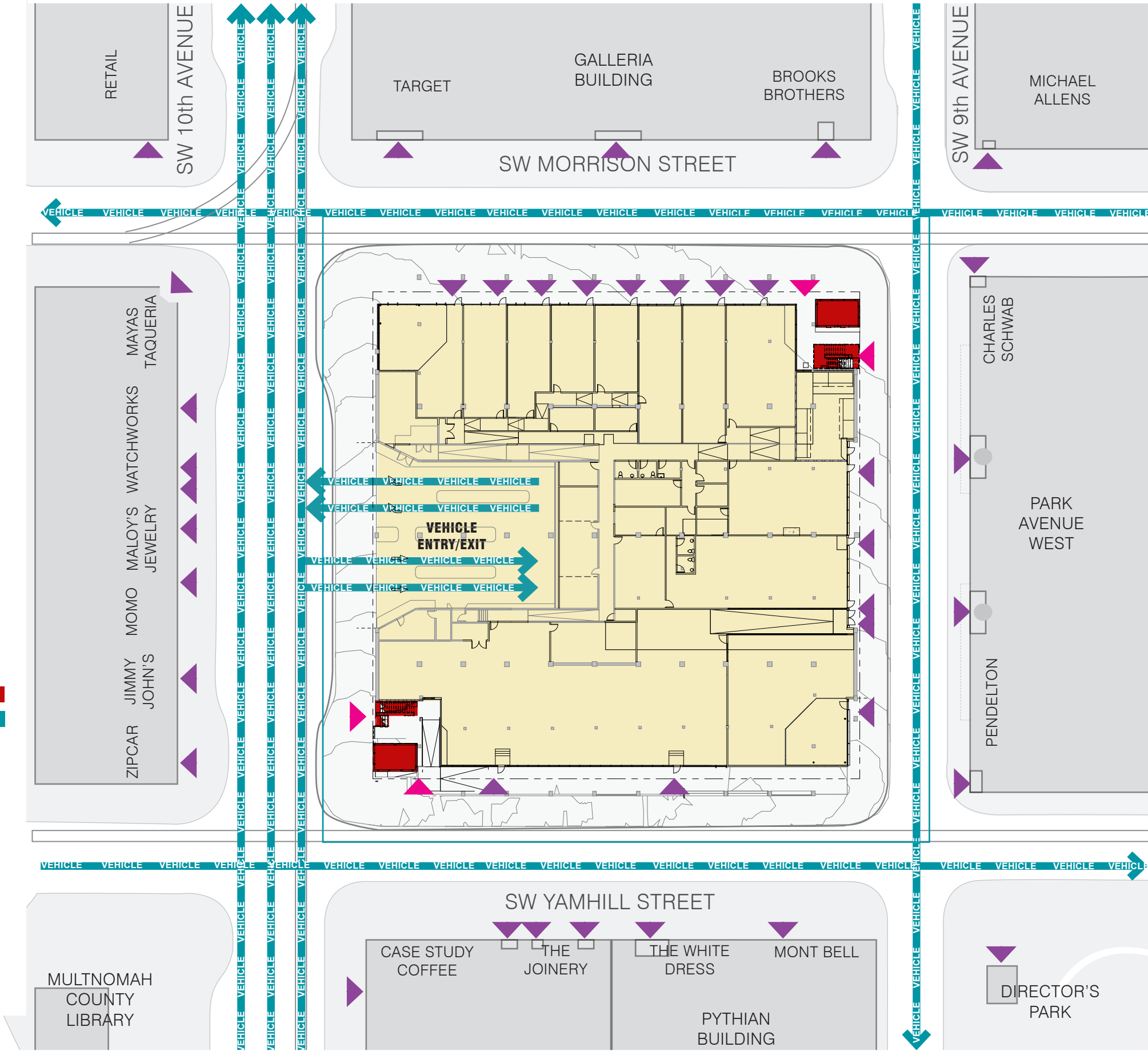
LEGEND
pedestrian entry
building lobby entry
vertical circulation
green loop
bicycle



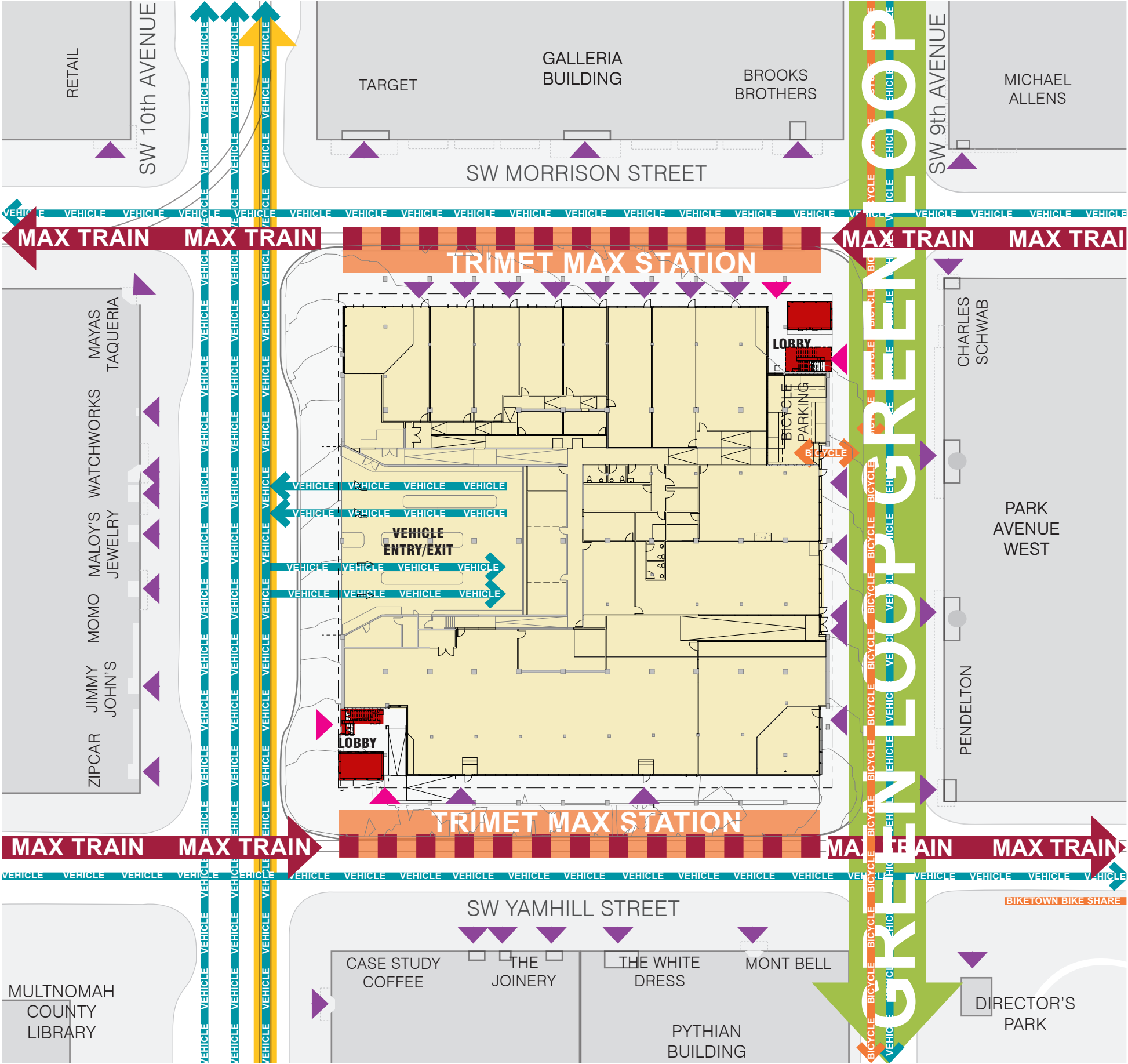
LEGEND
pedestrian entry
building lobby entry
vertical circulation
streetcar
max train
TRIMET station



LEGEND
pedestrian entry
building lobby entry
vertical circulation
vehicle



- LEGEND
- pedestrian entry
 - building lobby entry
 - vertical circulation
 - green loop
 - bicycle
 - streetcar
 - max train
 - TRIMET station
 - vehicle



RELATIONSHIPS our building



2017.04.06

KEY DESIGN DRIVERS

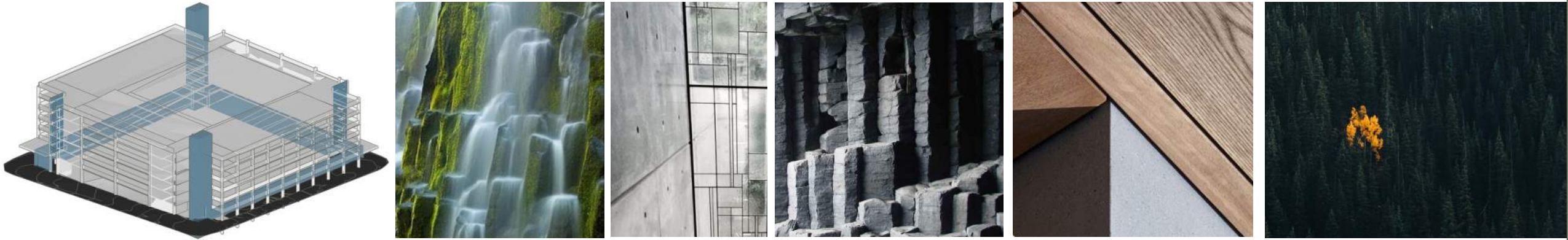
RELATIONSHIPS context of influence



CHARACTER celebration of place



DUALITY contrast of materials



Building Character Conceptual Design

Three concept drivers used to create a place based solution:

- Relationships** – the influence of context
- Character** – celebration of place
- Duality** – contrast of materials

These drivers help to establish a sense of place for this easily overlooked segment of the downtown fabric.

The **Relationships** driver responds to all the elements within the building’s context that are influential to the environment around the site; the different modes of transportation crossing this location, old and new urban built forms, ecological considerations, retail mix of the neighborhood, as well as the codes and municipal regulations.

The **Character** driver incorporates an identity rooted in the cultural and environmental spirit found in Portland and more broadly in the Pacific Northwest.

The **Duality** driver speaks to the nature of the materials and the scope of work of the project; from the mass and solidity of the existing concrete structure to the insertion of new light and transparent elements making for a safer environment. Materials and systems planned for use in these scenarios include painting the body of the garage to create a backdrop to emphasize a heavy solid quality and for the new architectural components to accentuate a delicate quality, using light reflective colors in the butt-glazed storefront and veneer glazing system with metal panels.

From these three design drivers, one concept was selected. This concept known as the “gorge” relates the existing concrete structure to the sheer basalt cliffs of the Columbia Gorge taking advantage of the solidity of the existing structure and honoring it for what it is, rather than hiding its strength. The new elements relate to the waterfalls and rivers, illustrated by their transparency and the inherent motion of the commuters, visitors and shoppers. This is executed in the storefront and elevator tower glazing, thereby providing a safe and clear environment to those pedestrians that traverse up, down, in and around this this civic resource.

The representation of the basalt rock formations will be realized in a geometric abstract depiction painted onto the existing concrete structure. This effort will be supported as part of the Percent For Art program guided by the Regional Art and Culture Council (RACC). RACC is in the process of finalizing the committee members at this time. The water elements will also be enhanced with help from RACC to incorporate a LED light display bringing a more theatric quality to the elevator curtainwall and screen walls located above the new retail corners.

inspiration:



existing

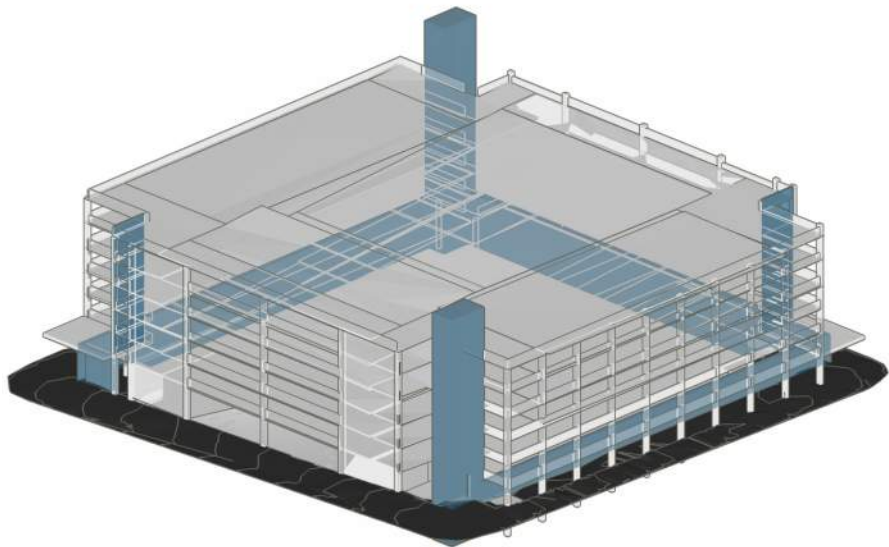


precedent image

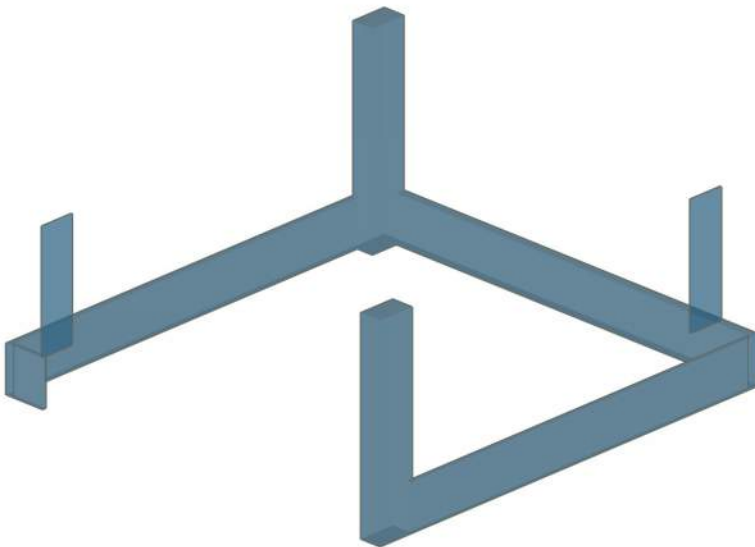


concept sketch

duality diagram:



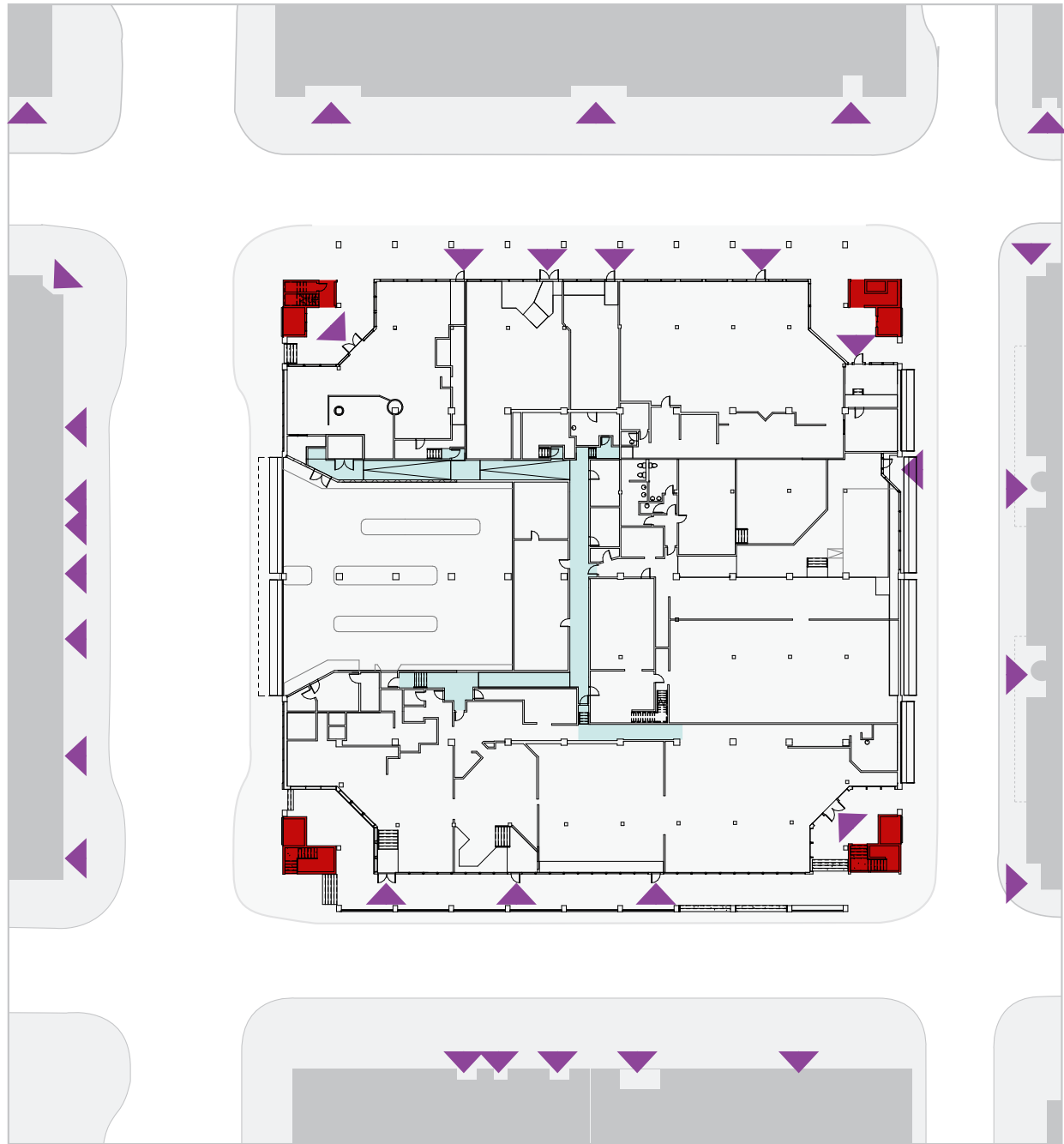
existing and new



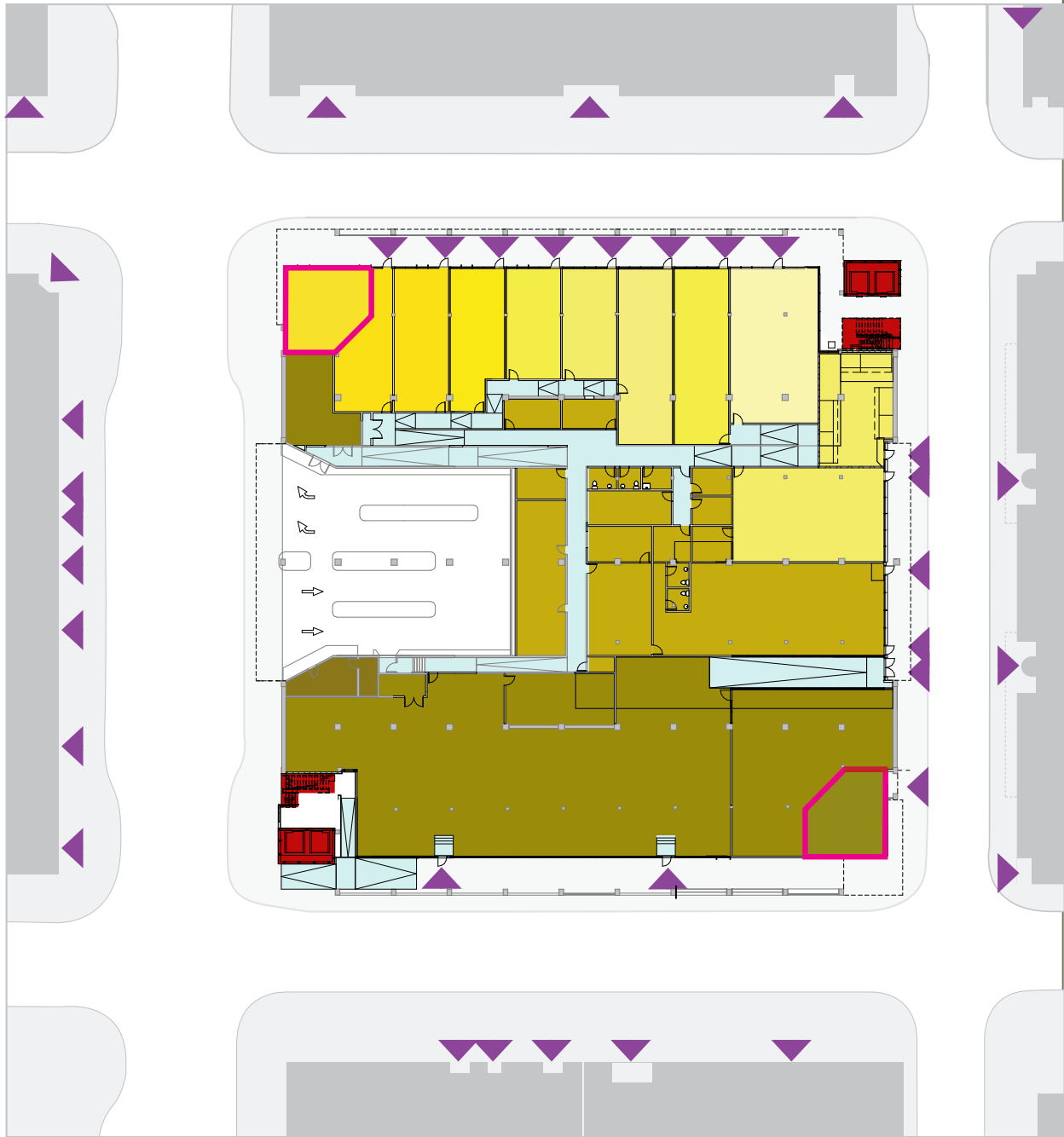
new insertion

heavy - solidity of the existing concrete reminiscent of basalt cliffs

light - openness of new glazing and screenwall reminiscent of water fall and flowing river

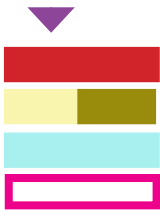


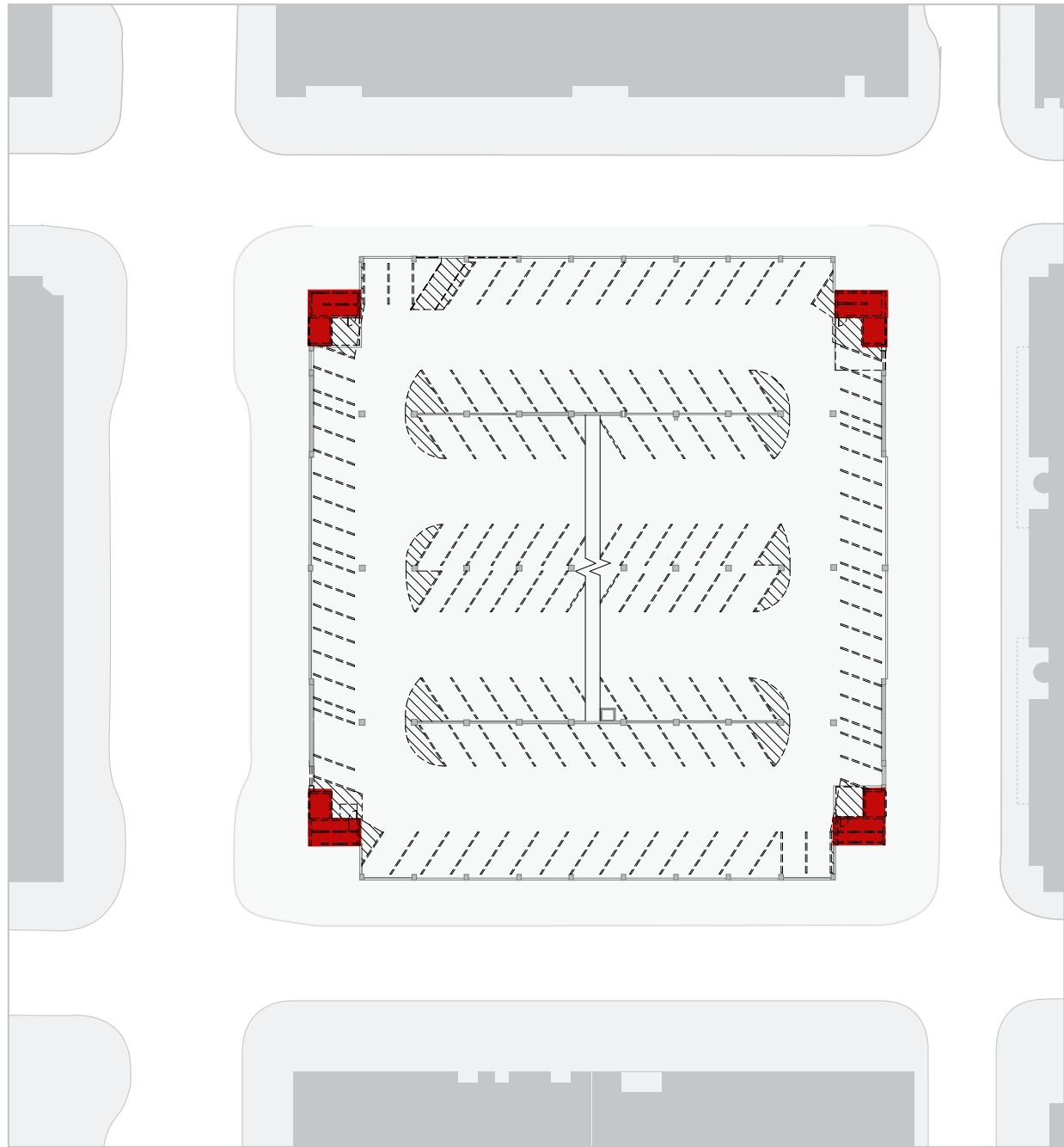
existing ground floor plan



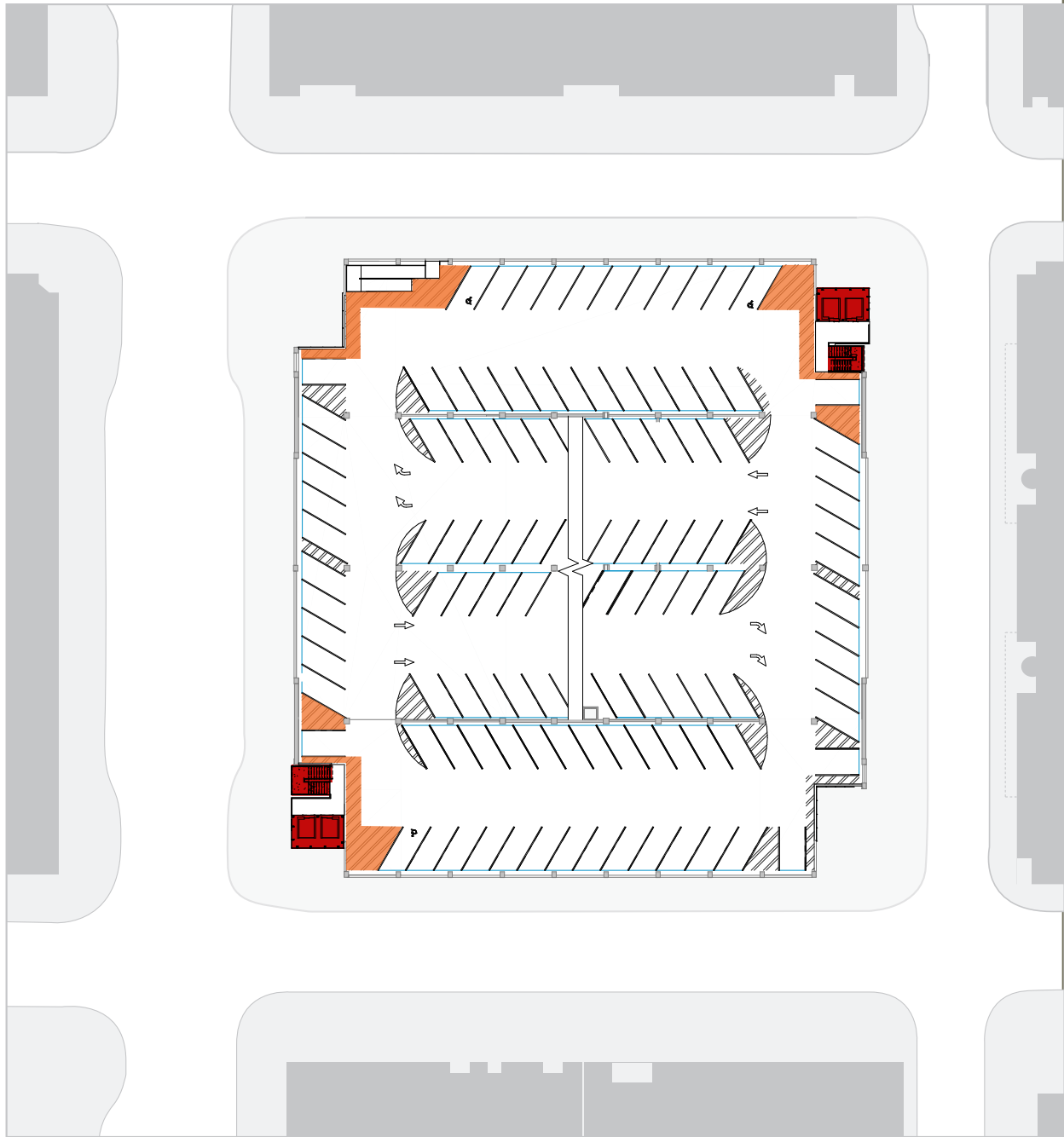
proposed new ground floor plan

- LEGEND
- pedestrian entry
 - vertical circulation
 - floor level relative to sidewalk
 - sloped floor
 - new retail area





existing typical floor plan



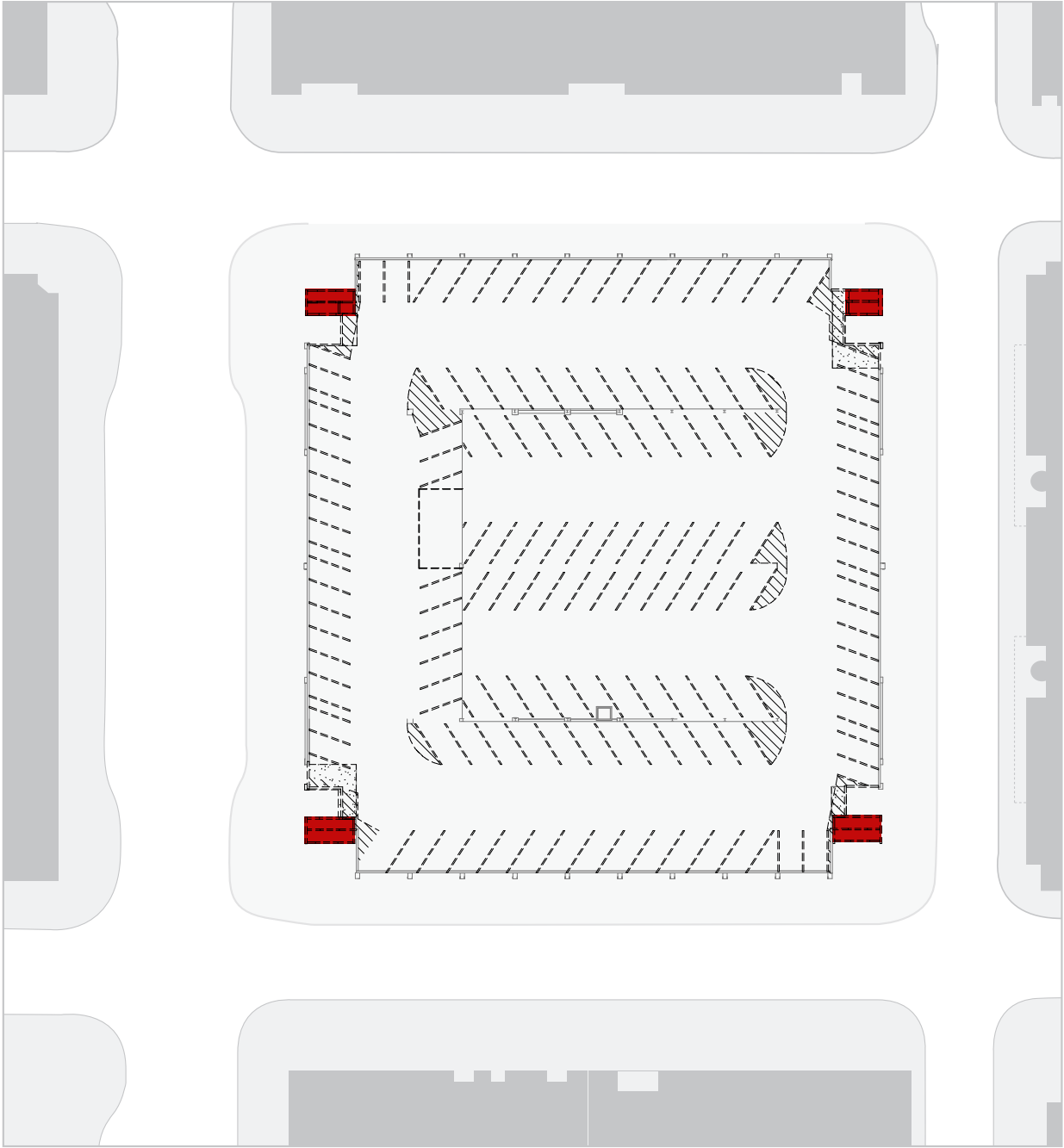
proposed new typical floor plan

LEGEND
vertical circulation
new ADA striping

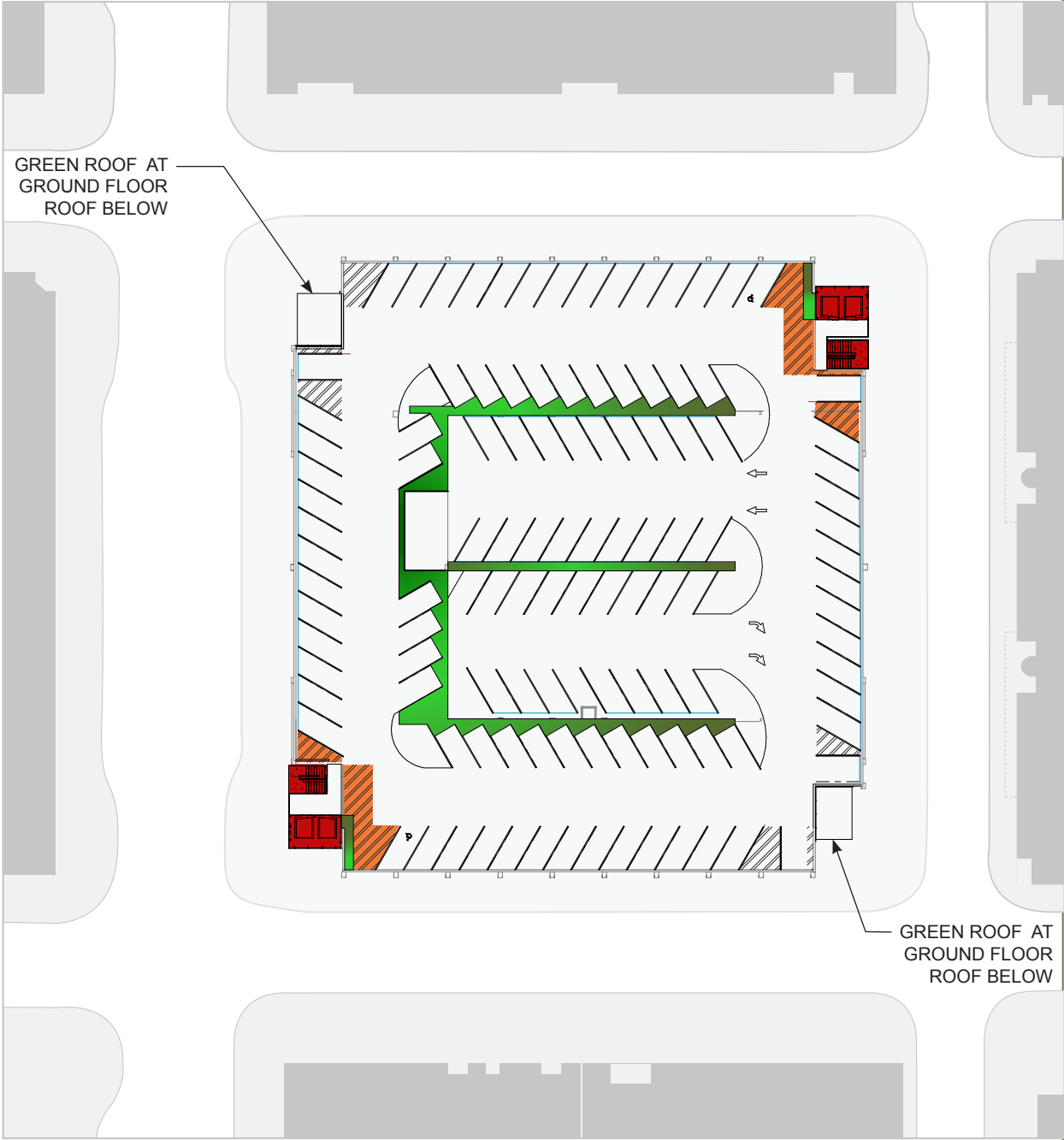




greenroof precedent materials



existing roof plan



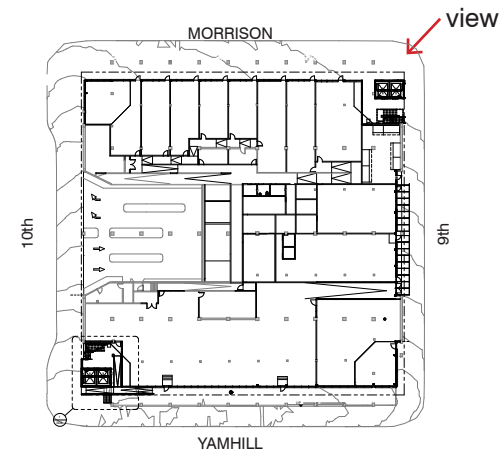
proposed new roof plan

LEGEND
vertical circulation
new ADA striping
rooftop landscaping

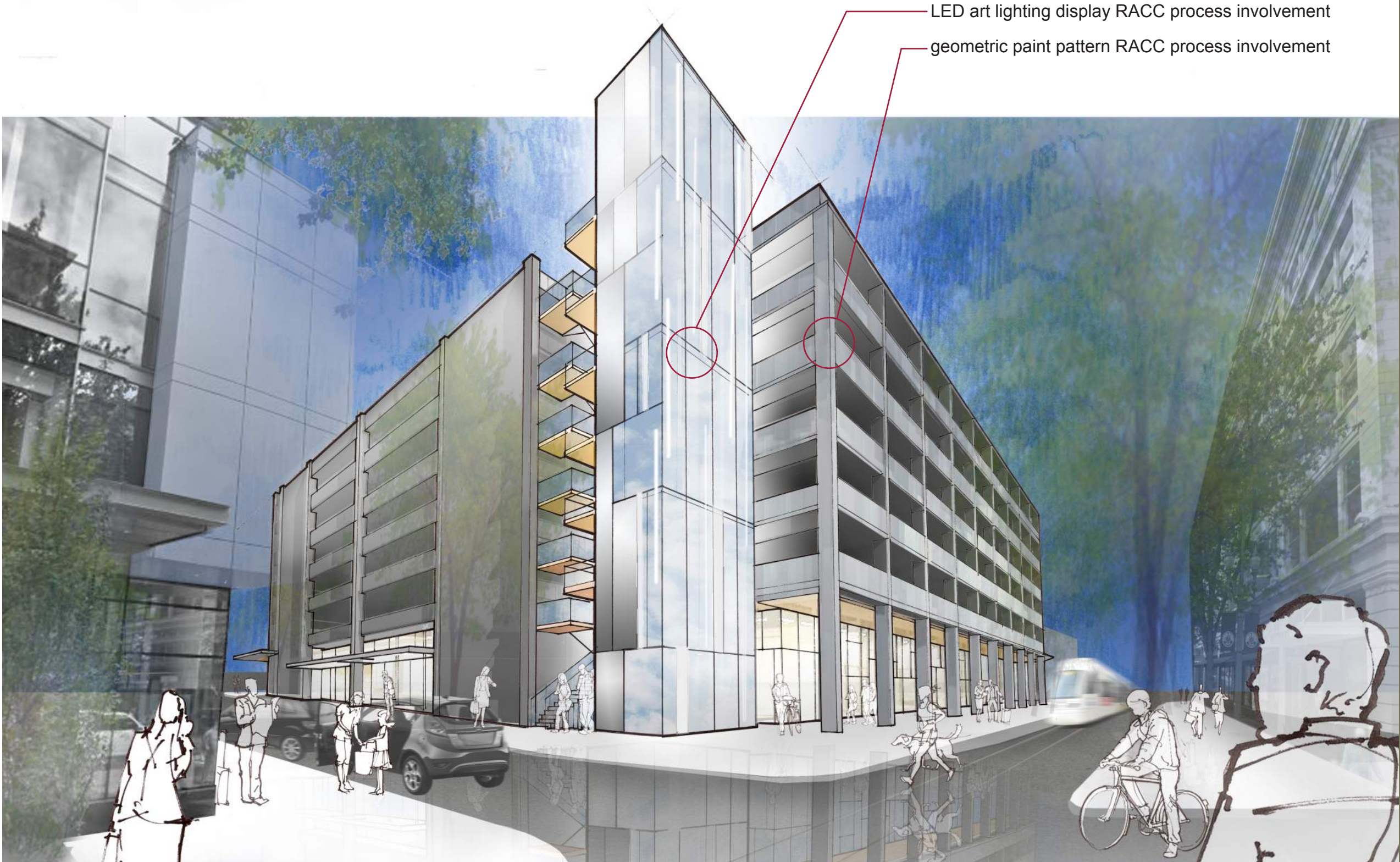




existing northeast corner



key plan



northeast corner



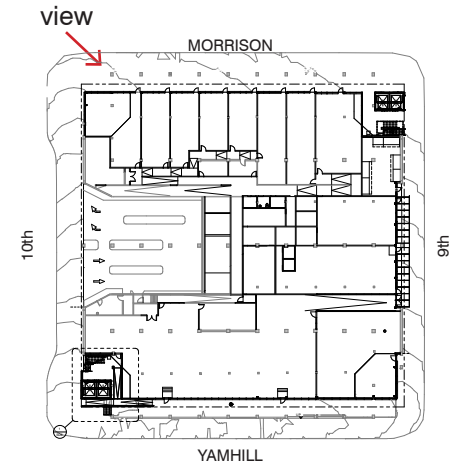
east elevation



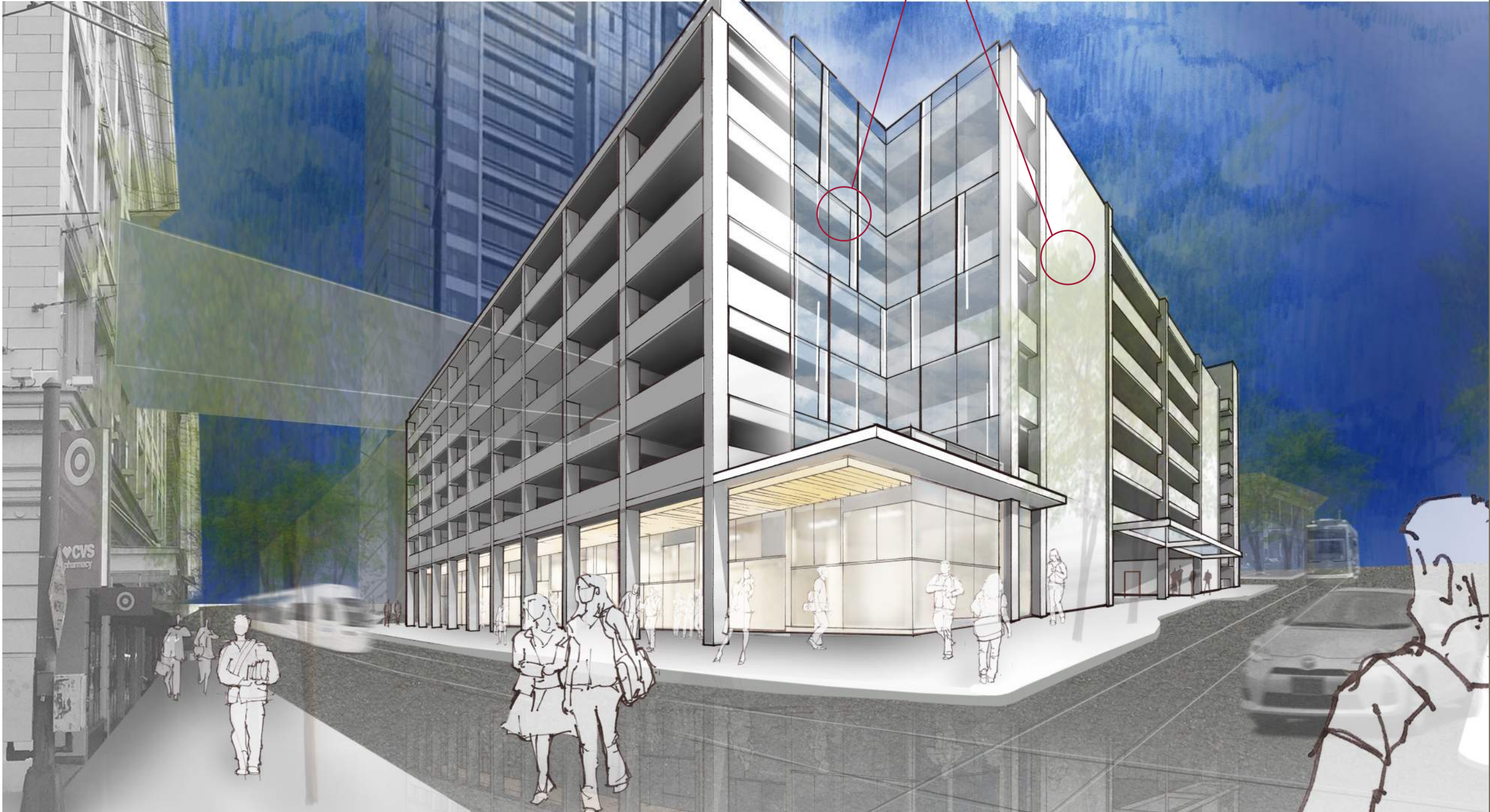
north elevation



existing northwest corner



key plan



northwest corner



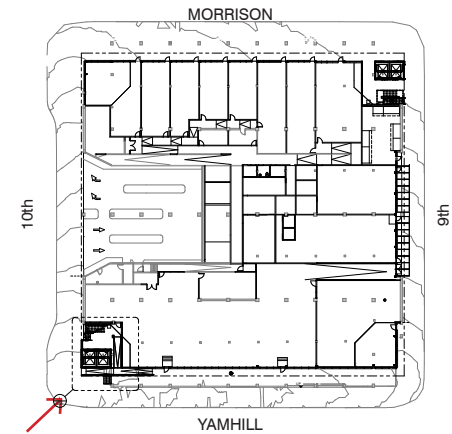
north elevation



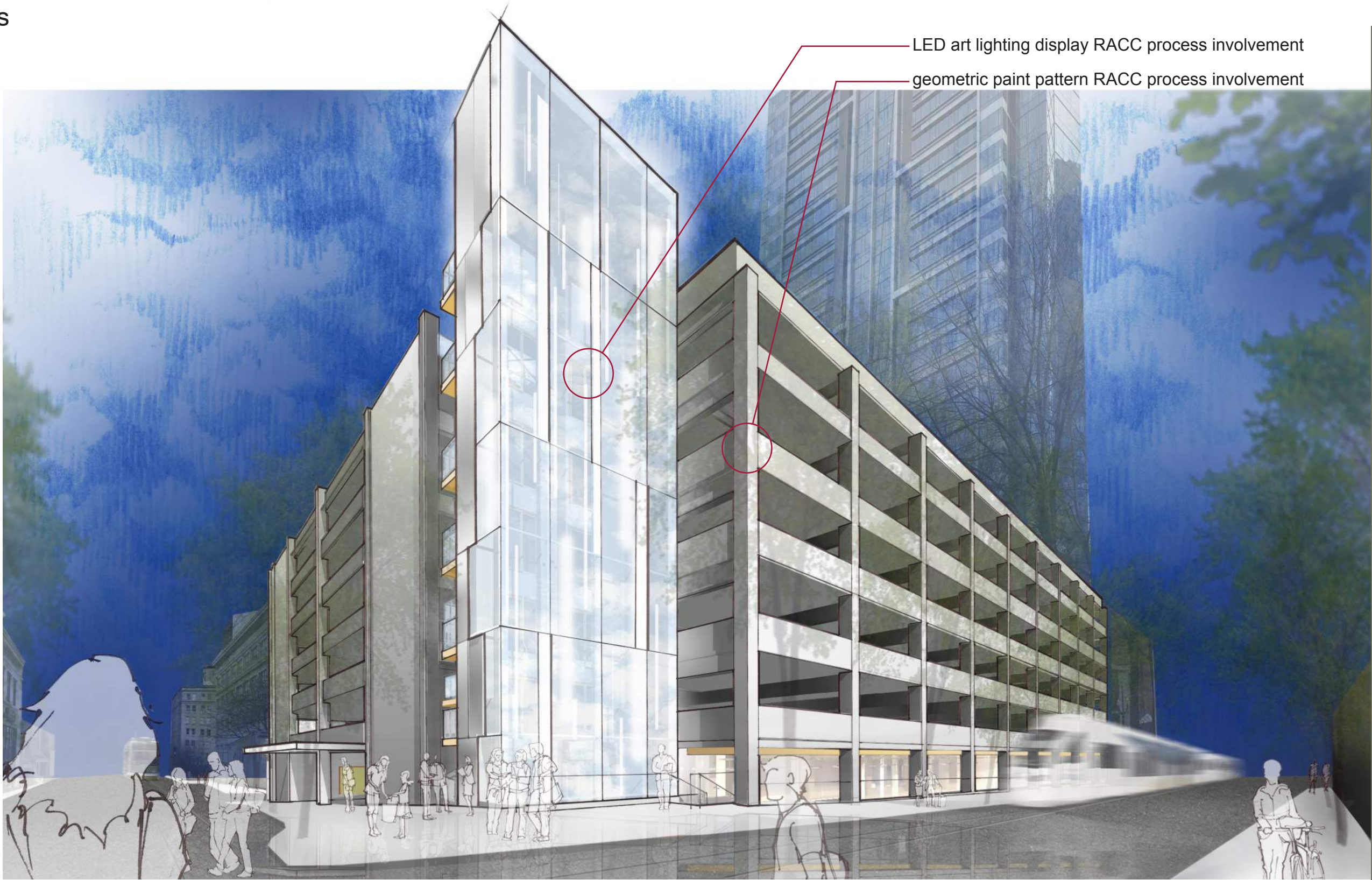
west elevation



existing southwest corner



view
key plan



southwest corner



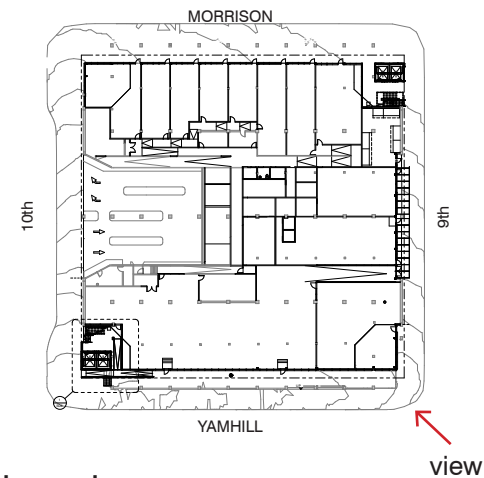
west elevation



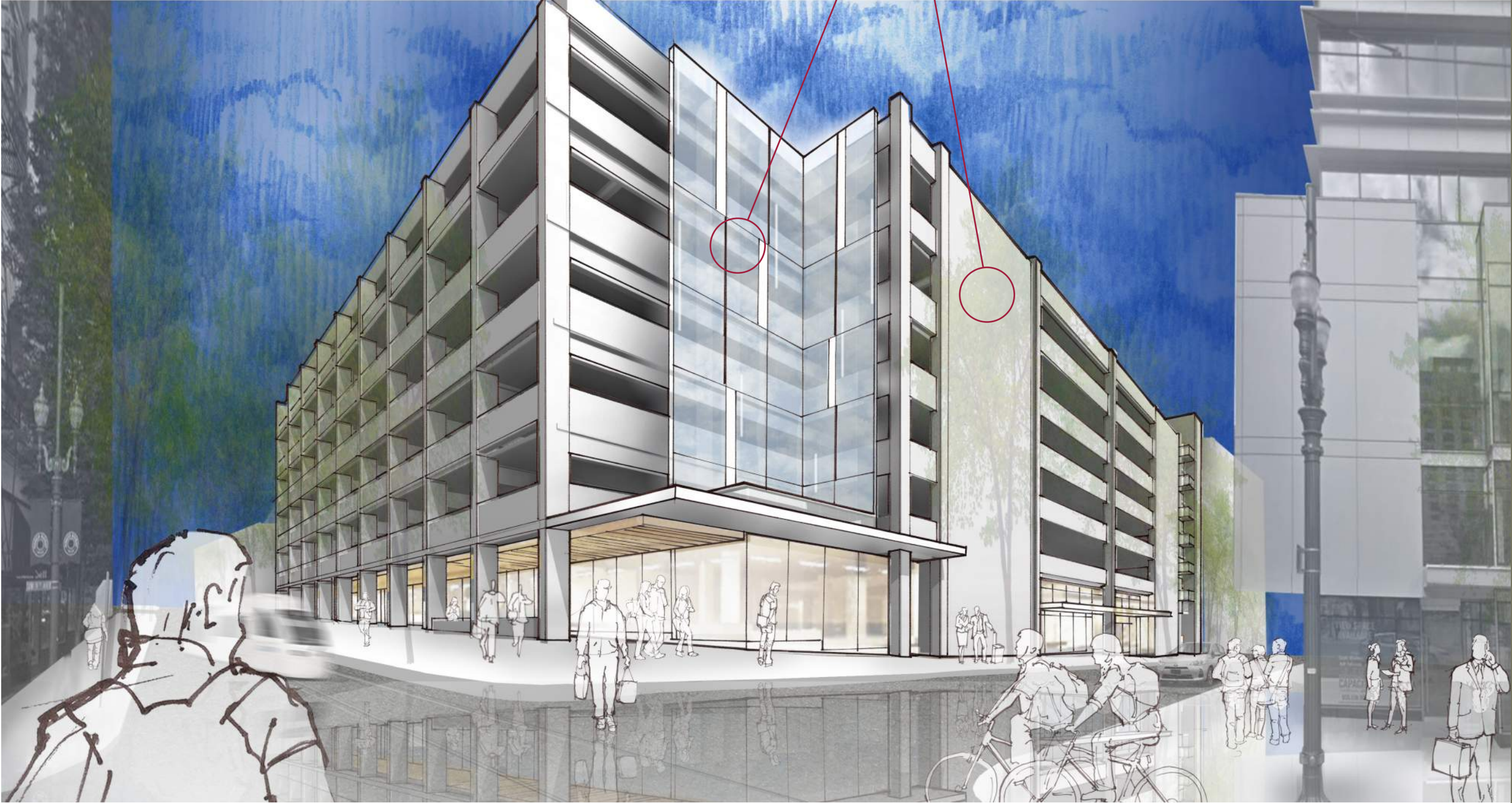
south elevation



existing southeast corner



key plan



southeast corner



south elevation



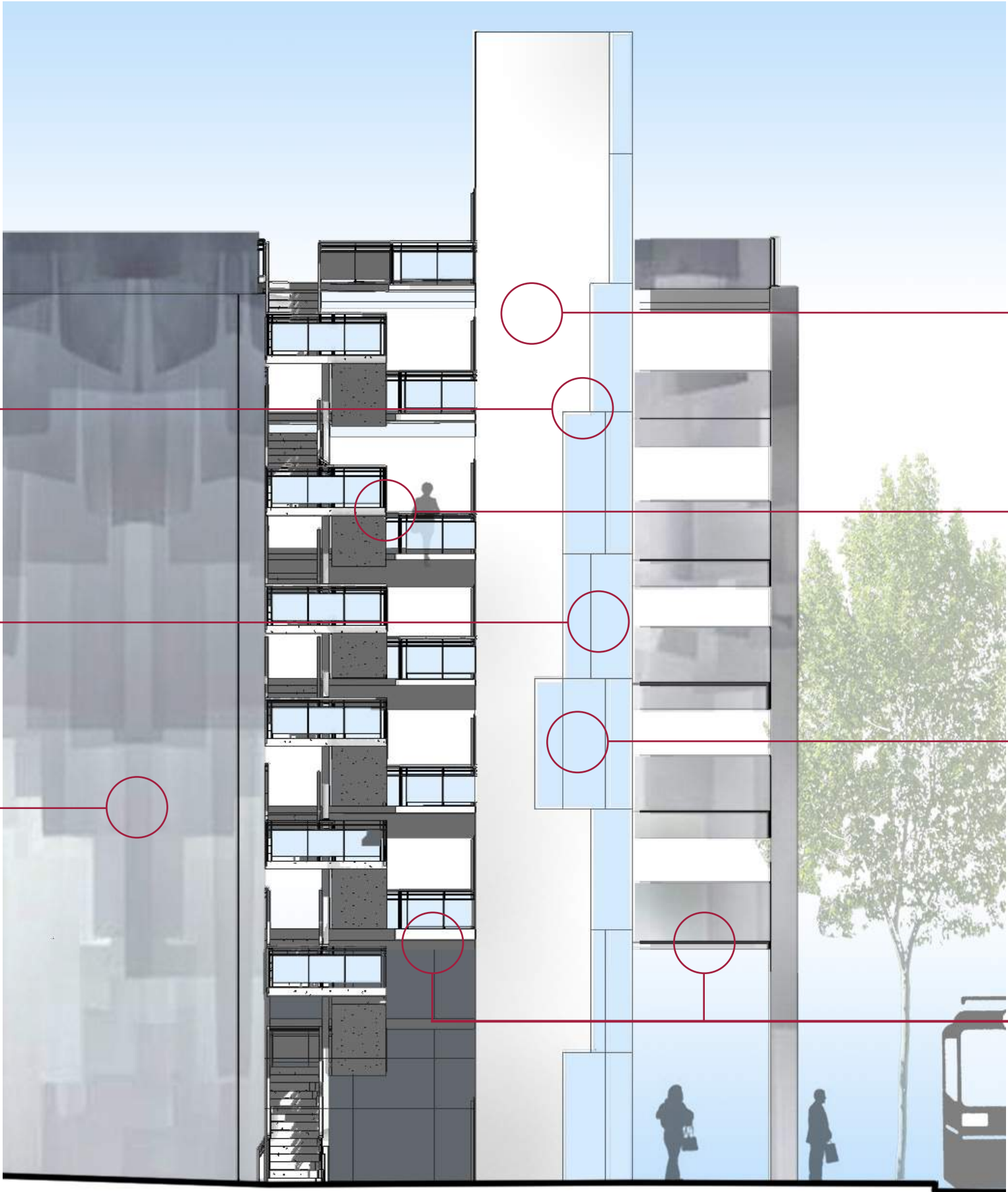
east elevation



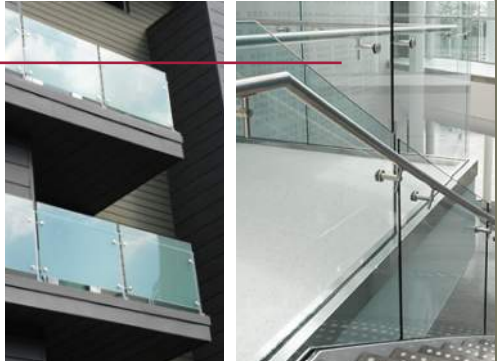
existing northeast corner



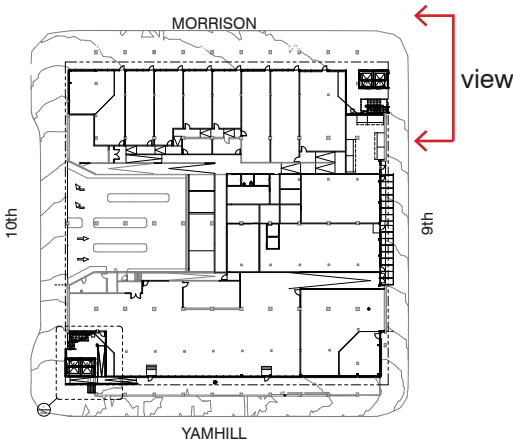
iconic precedent



east northeast enlarged elevation



building materials



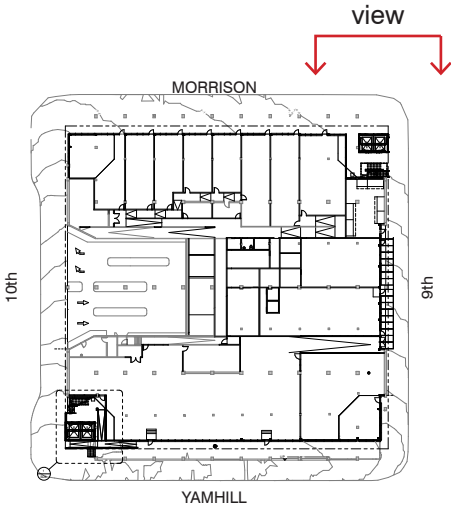
key plan



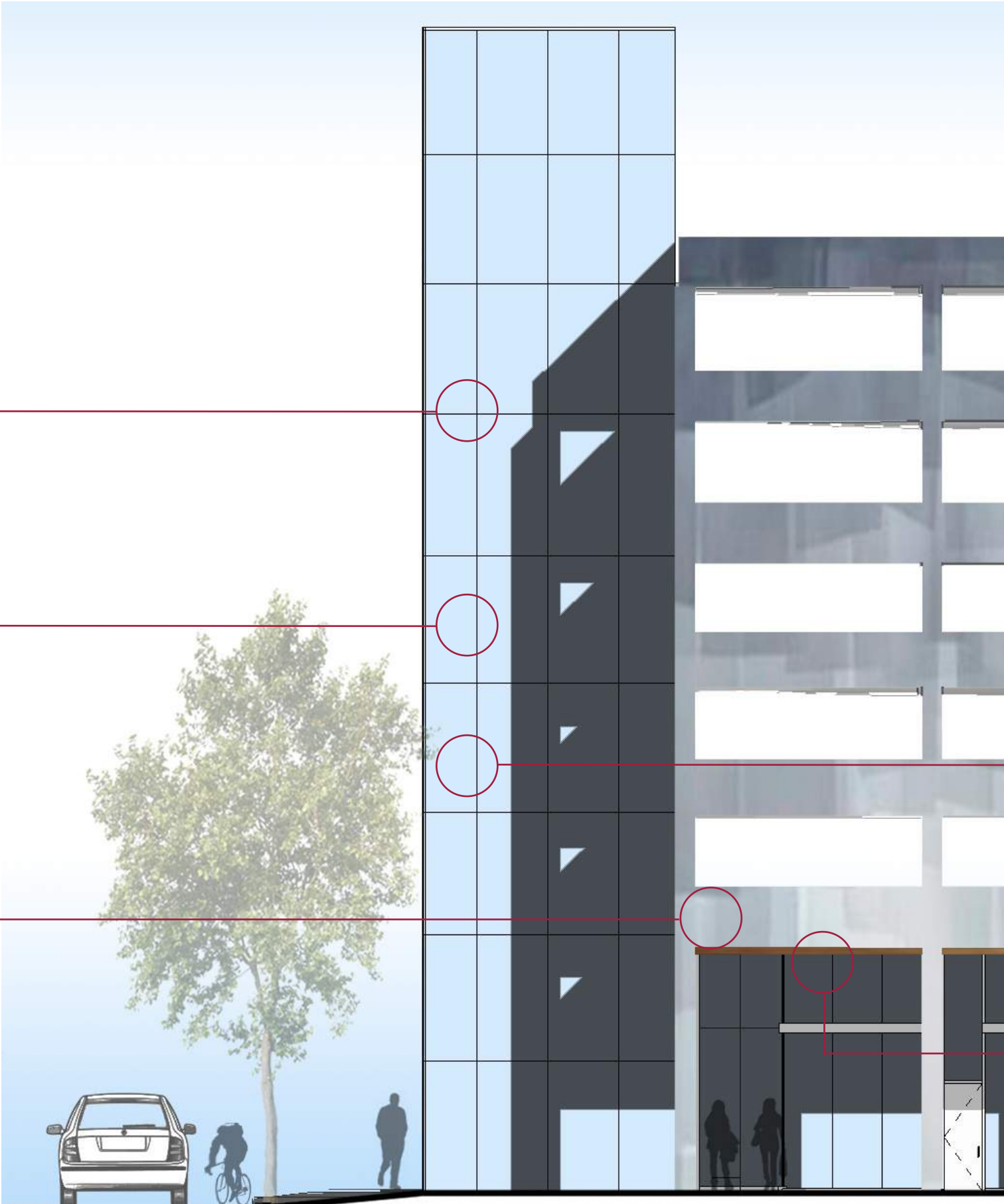
existing northeast corner



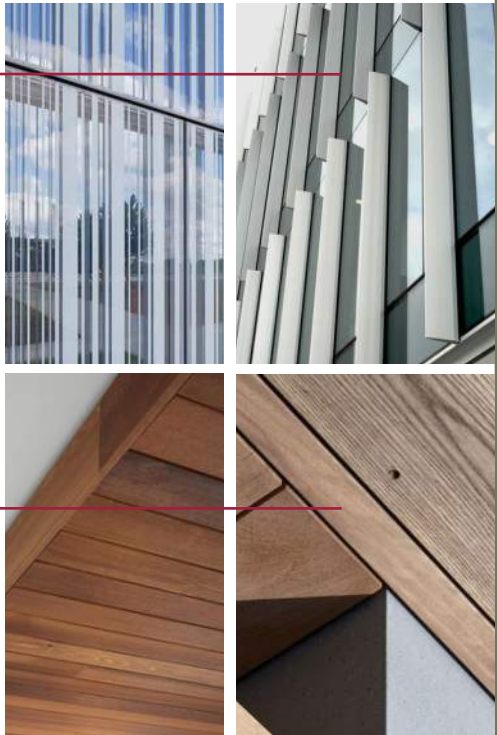
iconic precedent



key plan



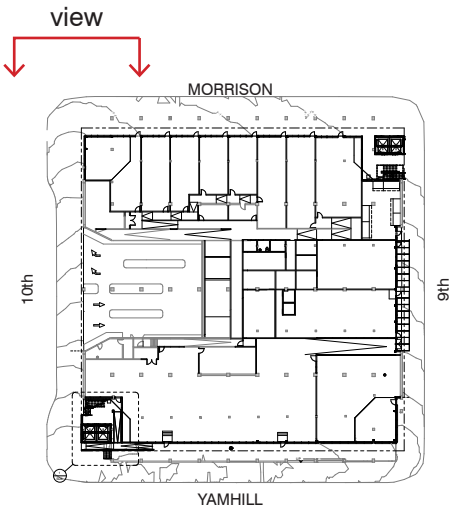
north northeast enlarged elevation



building materials



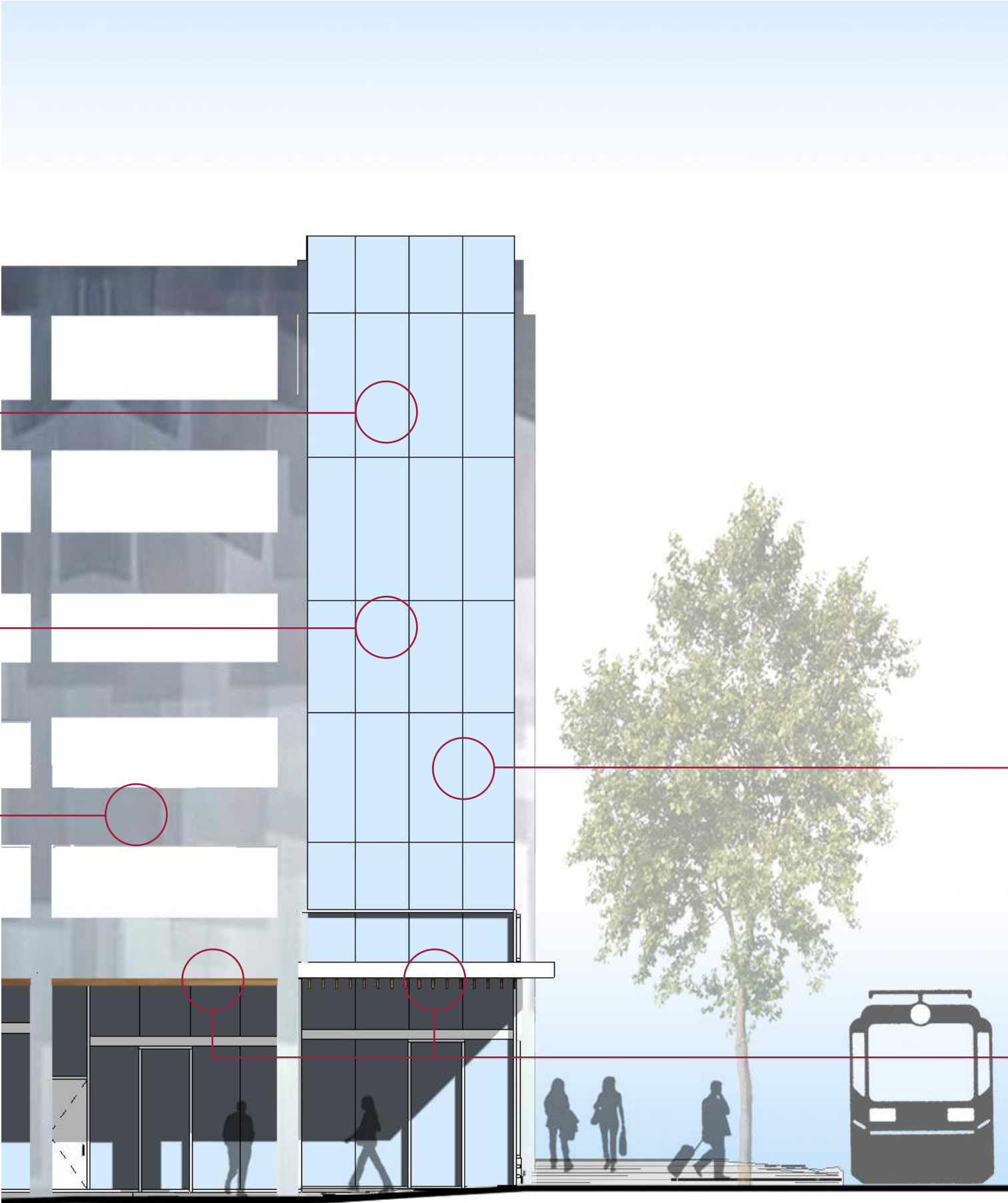
existing northwest corner



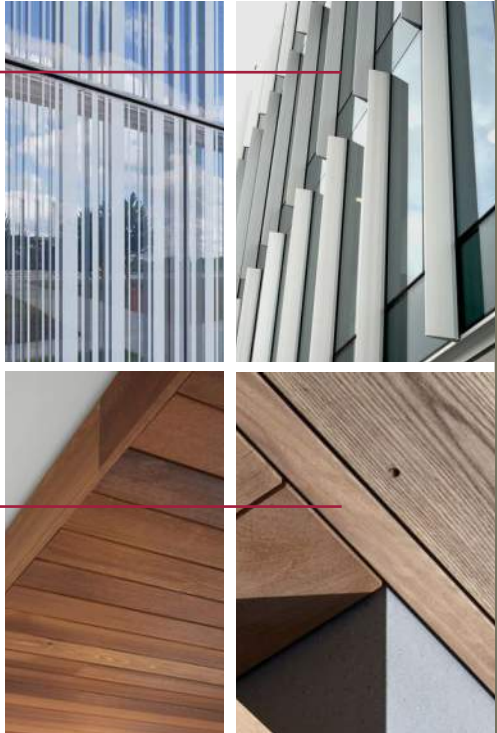
key plan



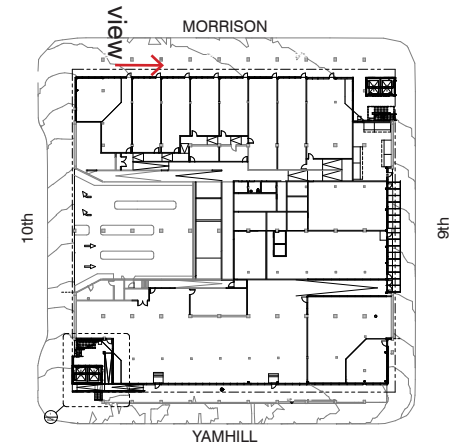
iconic precedent



north northwest enlarged elevation



building materials



key plan



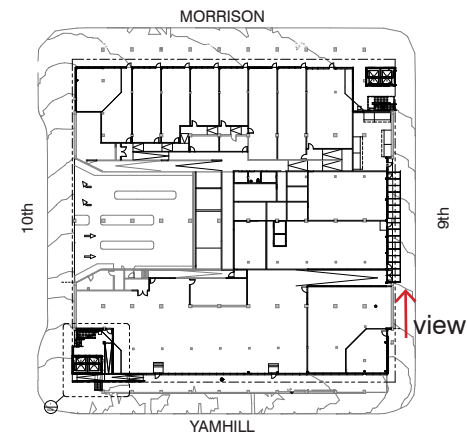
Existing arcade along SW Yamhill Street.



Proposed design for arcade along SW Yamhill Street.

DESIGN ELEMENTS

- recessed lighting
- refurbished wood ceiling
- interior track lighting used to reflect warm light from wood ceiling in arcade
- merchant signage in line with direction of pedestrian
- floor to ceiling glazing for safety and greater merchandise visibility
- light metal mullion finish used at storefront glazing



key plan



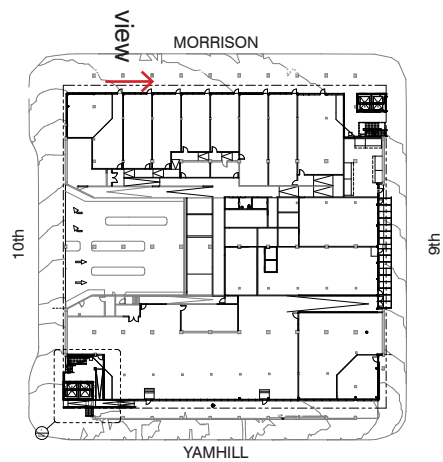
Existing facade along SW Ninth Avenue.



Proposed design for facade along SW Ninth Avenue.

DESIGN ELEMENTS

- clear glass canopy to provide outdoor cover and daylighting
- recessed facade to promote and activate the Park Avenue Streetscape promenade
- interior track lighting used to create glow at the sidewalk
- merchant signage in line with direction of pedestrian
- floor to ceiling glazing for safety and greater merchandise visibility
- light metal mullion finish used at storefront glazing



key plan



Existing arcade along SW Morrison Street.



Proposed design for arcade along SW Morrison Street.

DESIGN ELEMENTS

- recessed lighting
- refurbished wood ceiling
- interior track lighting used to reflect warm light from wood ceiling in arcade
- merchant signage in line with direction of pedestrian
- floor to ceiling glazing for safety and greater merchandise visibility
- light metal mullion finish used at storefront glazing