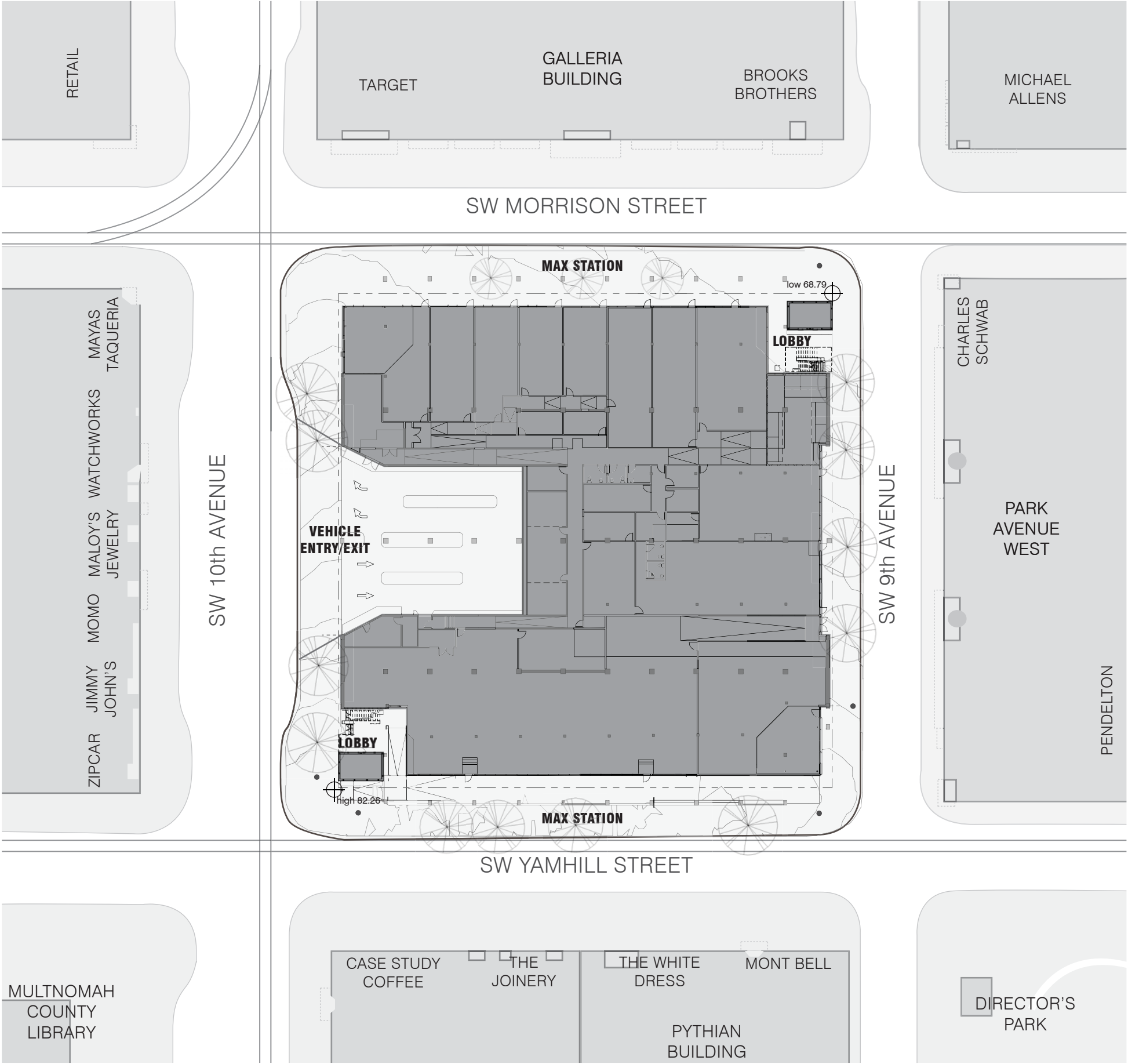


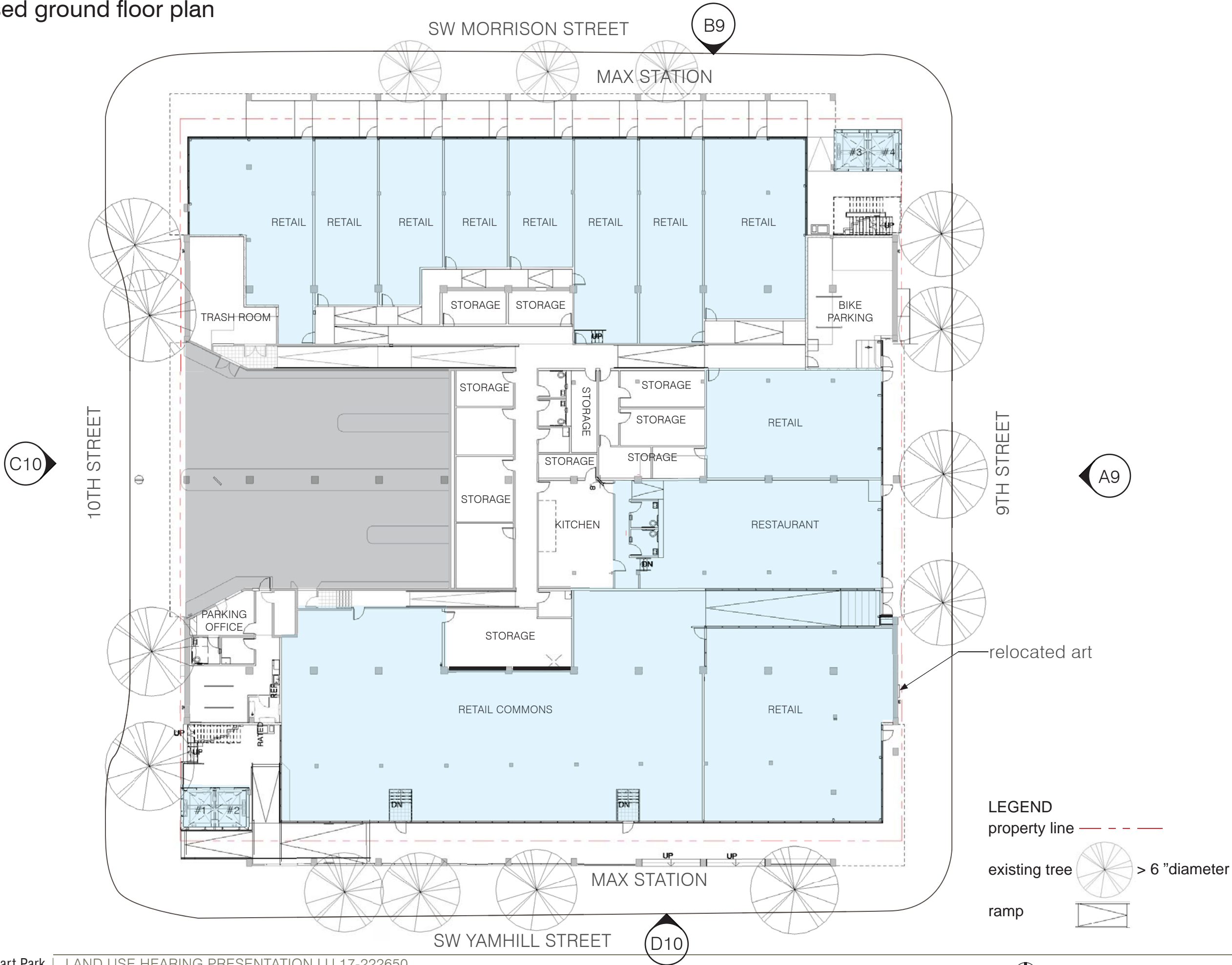
CITY OF PORTLAND | PORTLAND BUREAU OF TRANSPORTATION

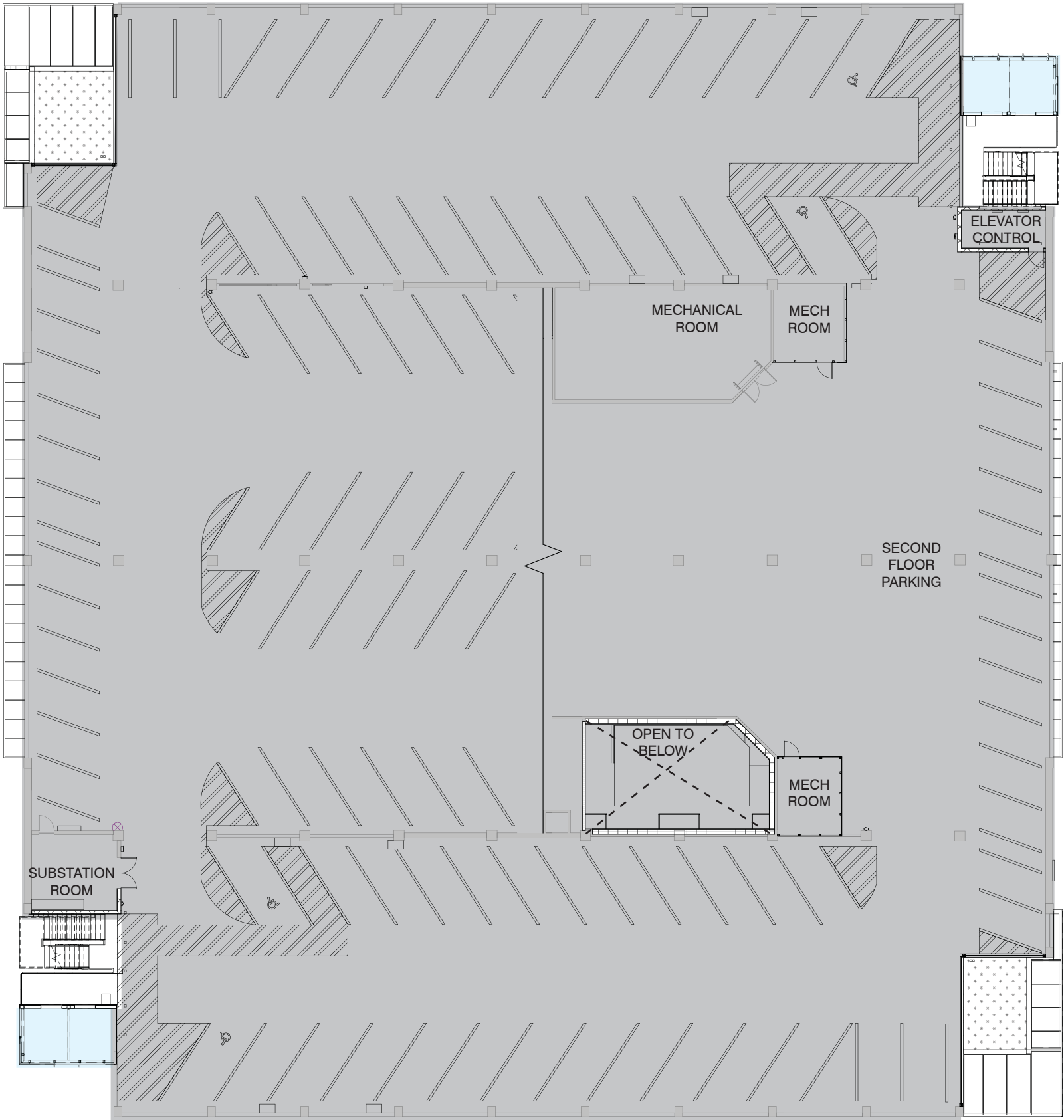
# 10th + YAMHILL SMART PARK

LAND USE HEARING LU17-222650 DESIGN COMMISSION HEARING

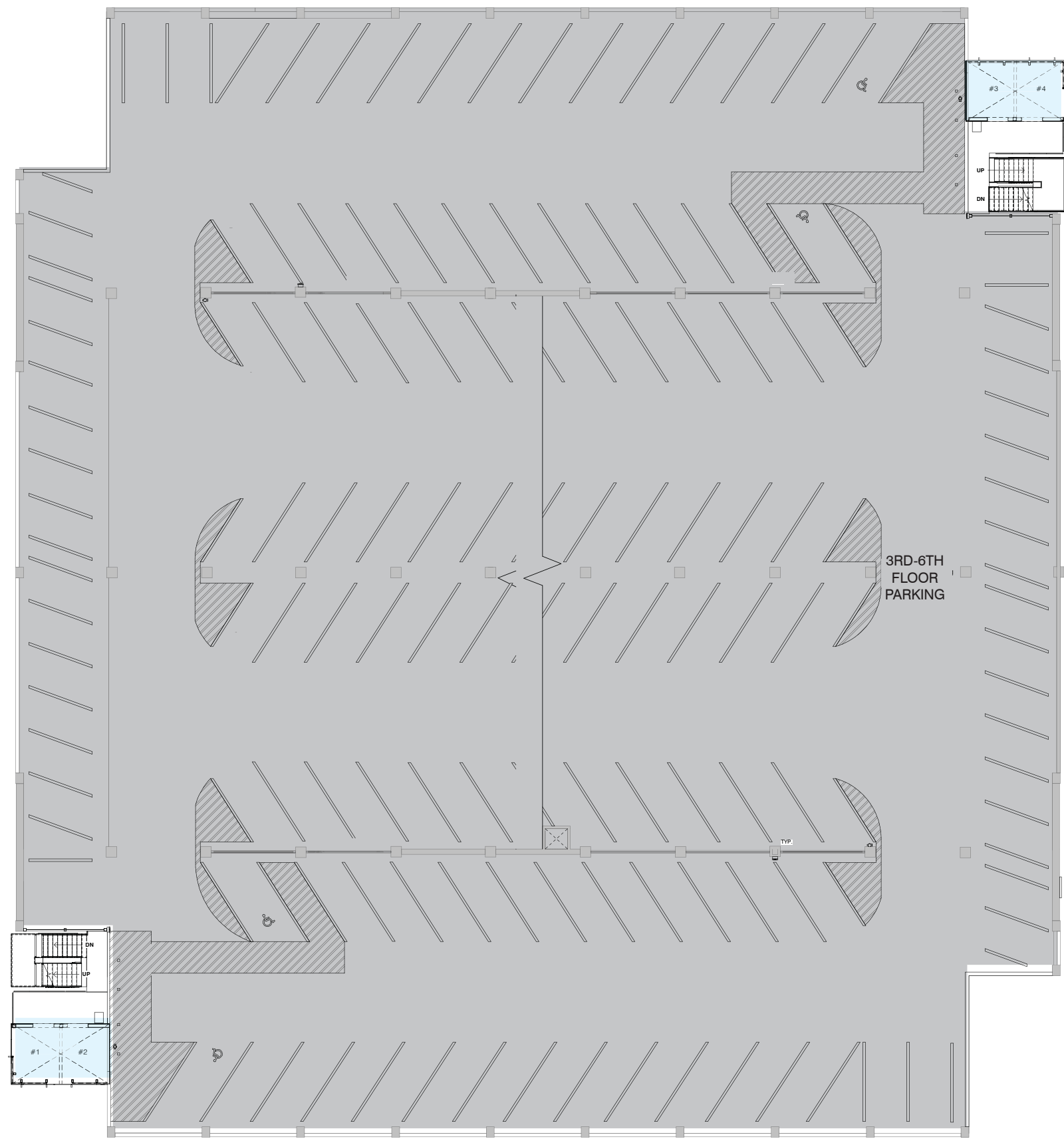


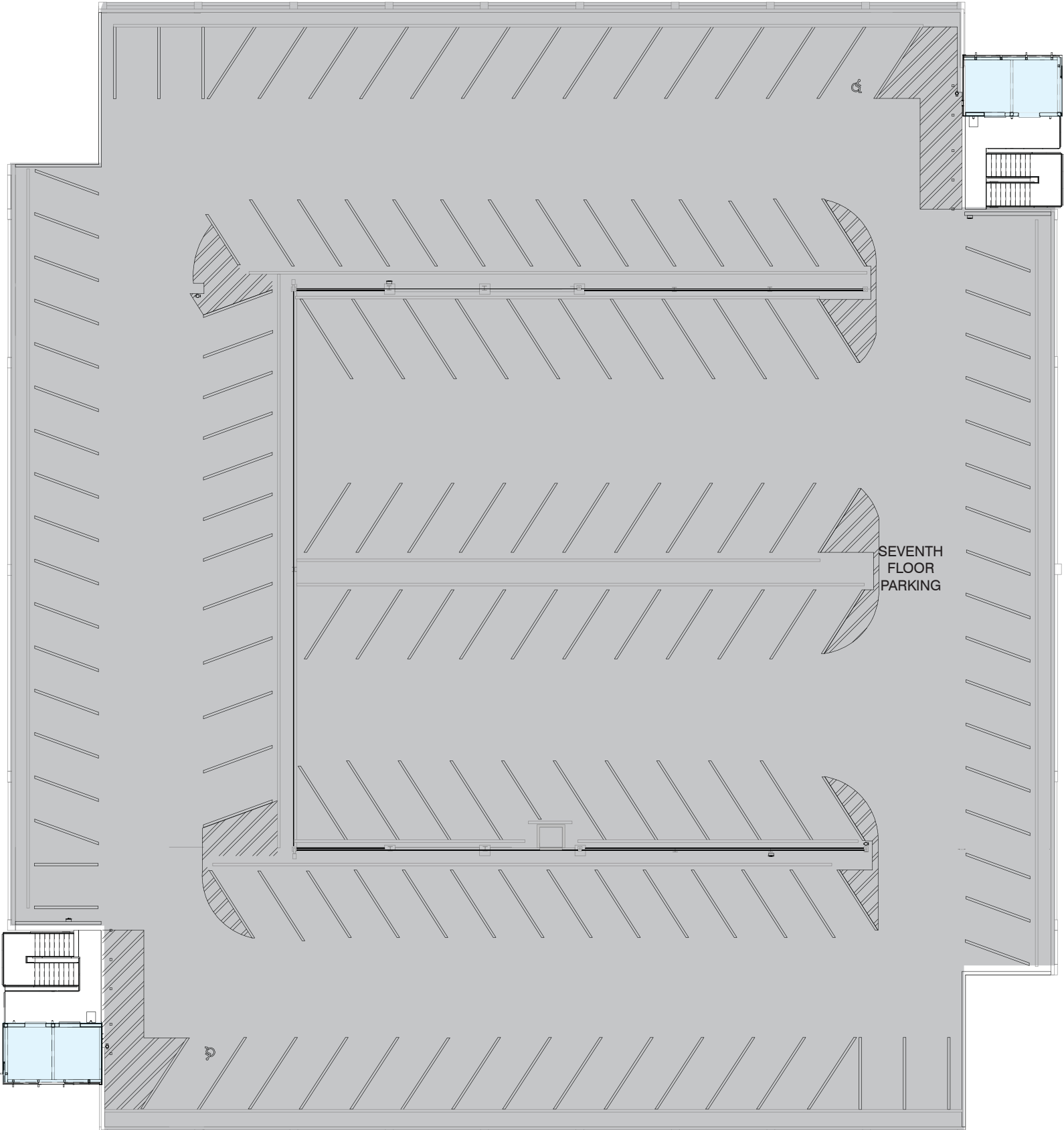












DESIGN proposed elevations (rendered)

existing building:



Yamhill St. 9th Ave.



9th St.



9th Ave. Morrison St.



Morrison St.



Morrison St. 10th Ave.

proposed elevations:



Yamhill St. 9th St.

Morrison St.

A. east elevation



9th Ave. Morrison St.

10th Ave.

B. north elevation



DESIGN proposed elevations (rendered)

existing building:



Morrison St. 10th Ave.



10th Ave.



10th Ave. Yamhill St.



Yamhill St.



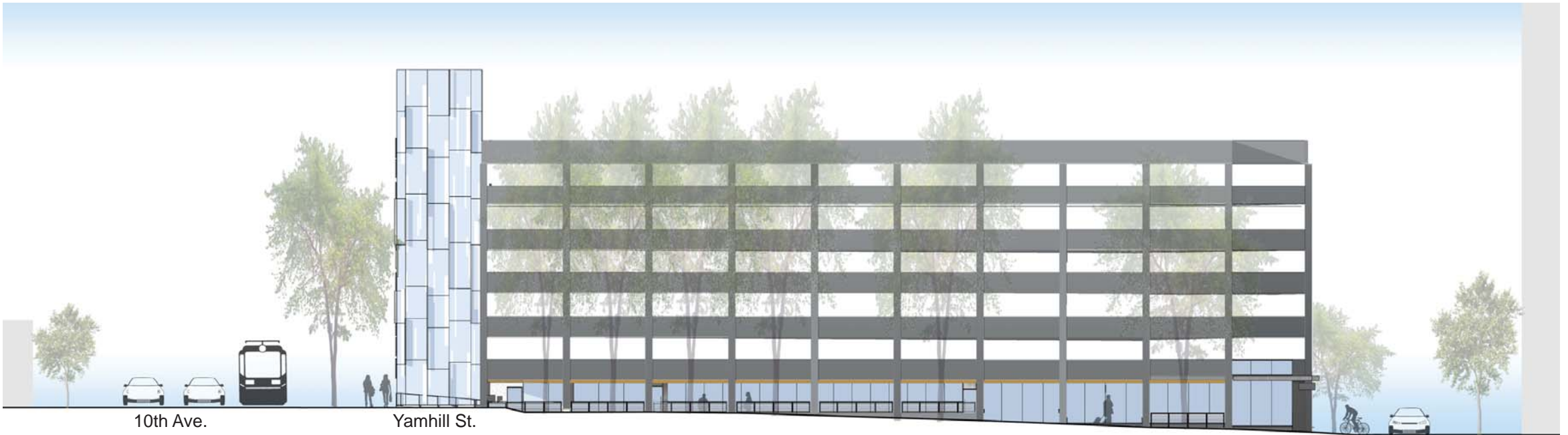
Yamhill St. 9th Ave.

proposed elevations:



Morrison St. 10th Ave.

C. west elevation

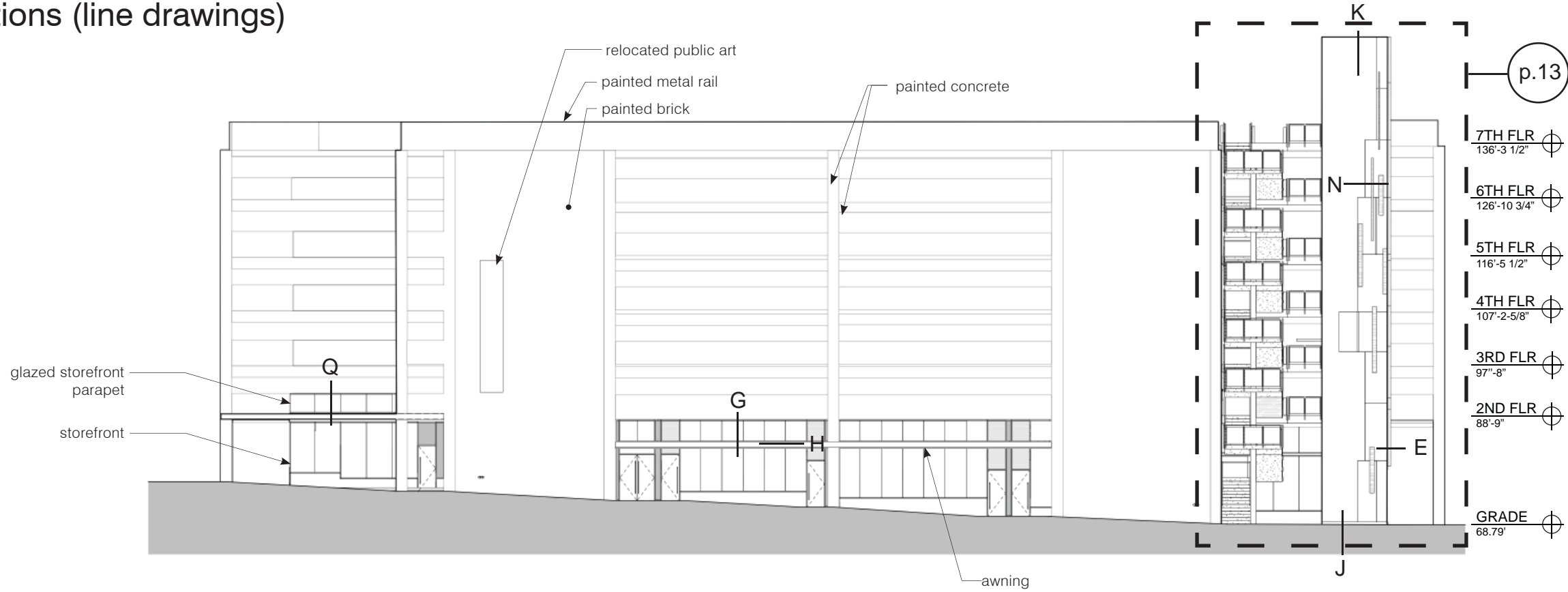


10th Ave. Yamhill St.

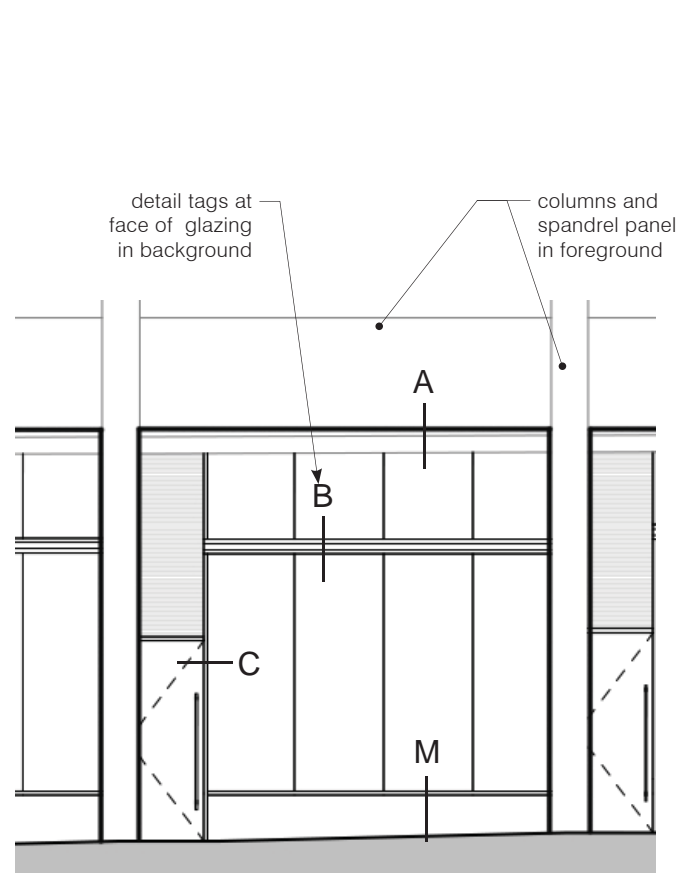
D. south elevation

9th Ave.

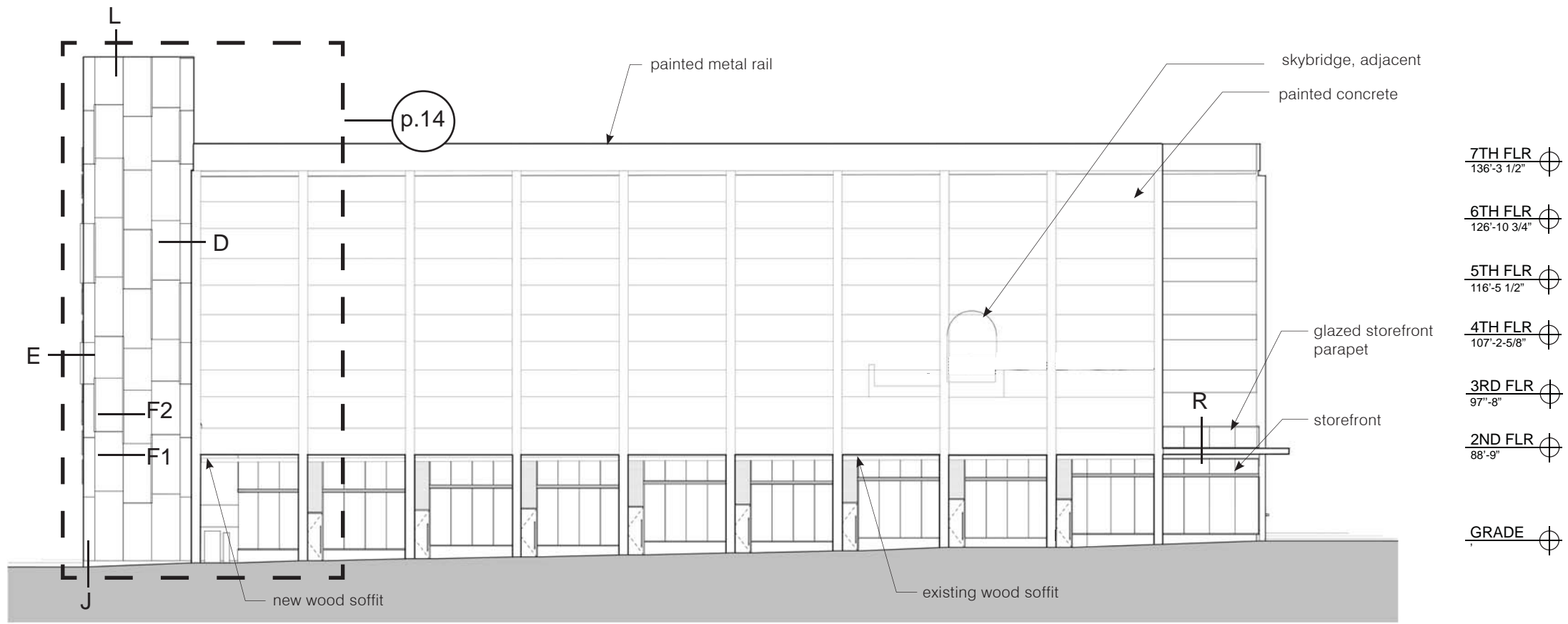
DESIGN proposed elevations (line drawings)



east elevation

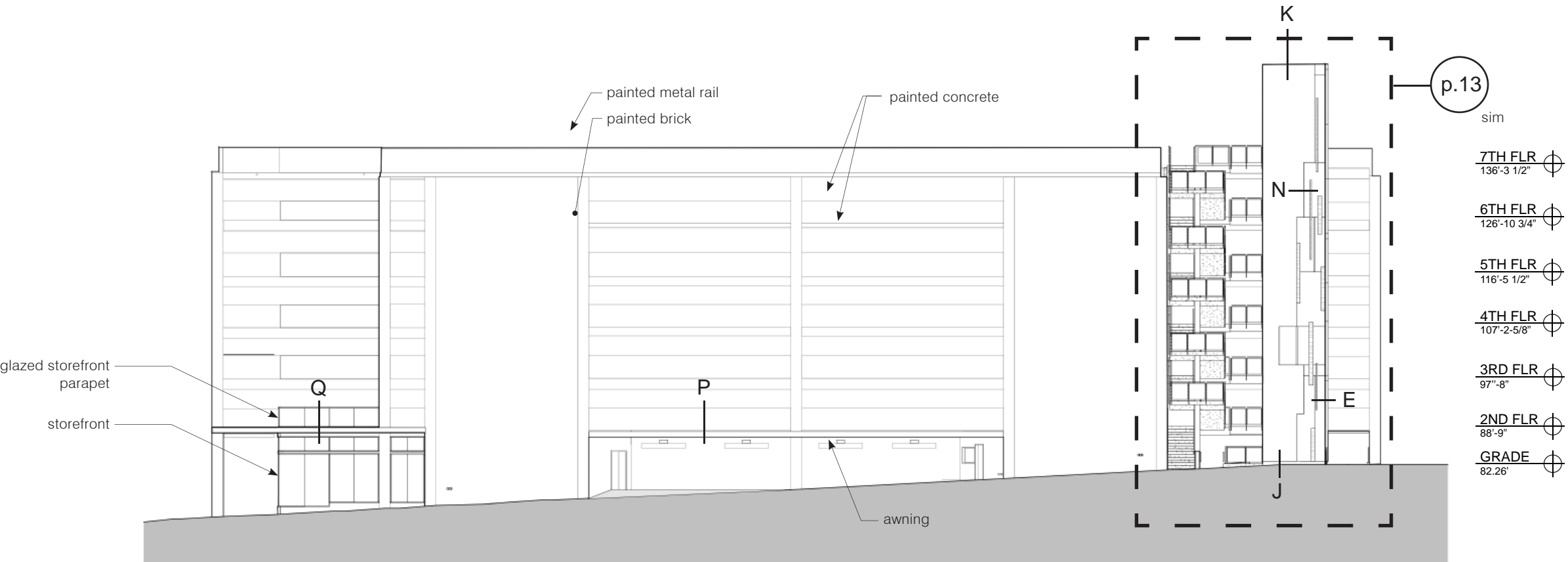


north elevation detail

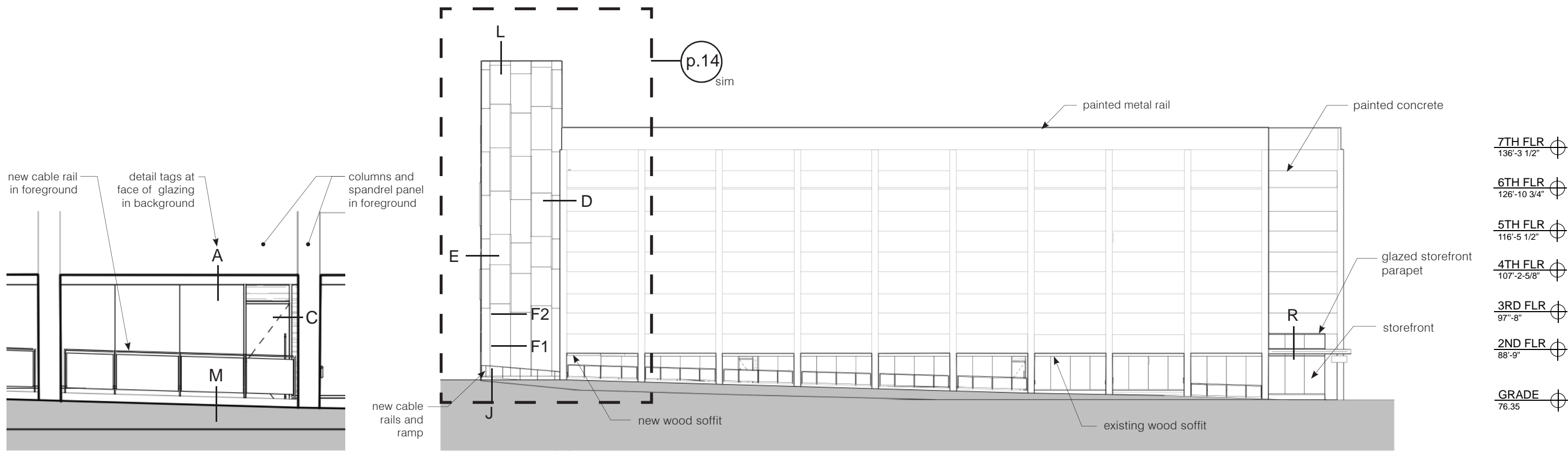


north elevation





west elevation



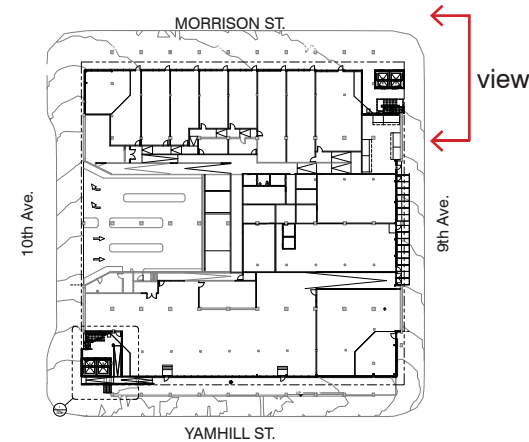
south elevation detail

south elevation

DESIGN proposed enlarged elevations, materials + colors



existing northeast corner



key plan

2017.10.19

precast concrete

painted concrete

cable railing

curtainwall

mullion extensions

frit film

cast concrete building materials

wood soffit

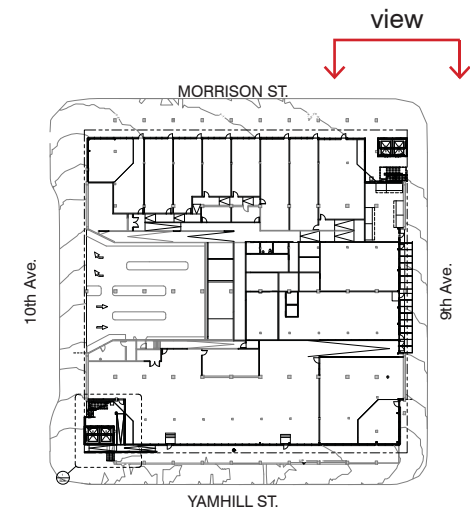
east northeast enlarged elevation



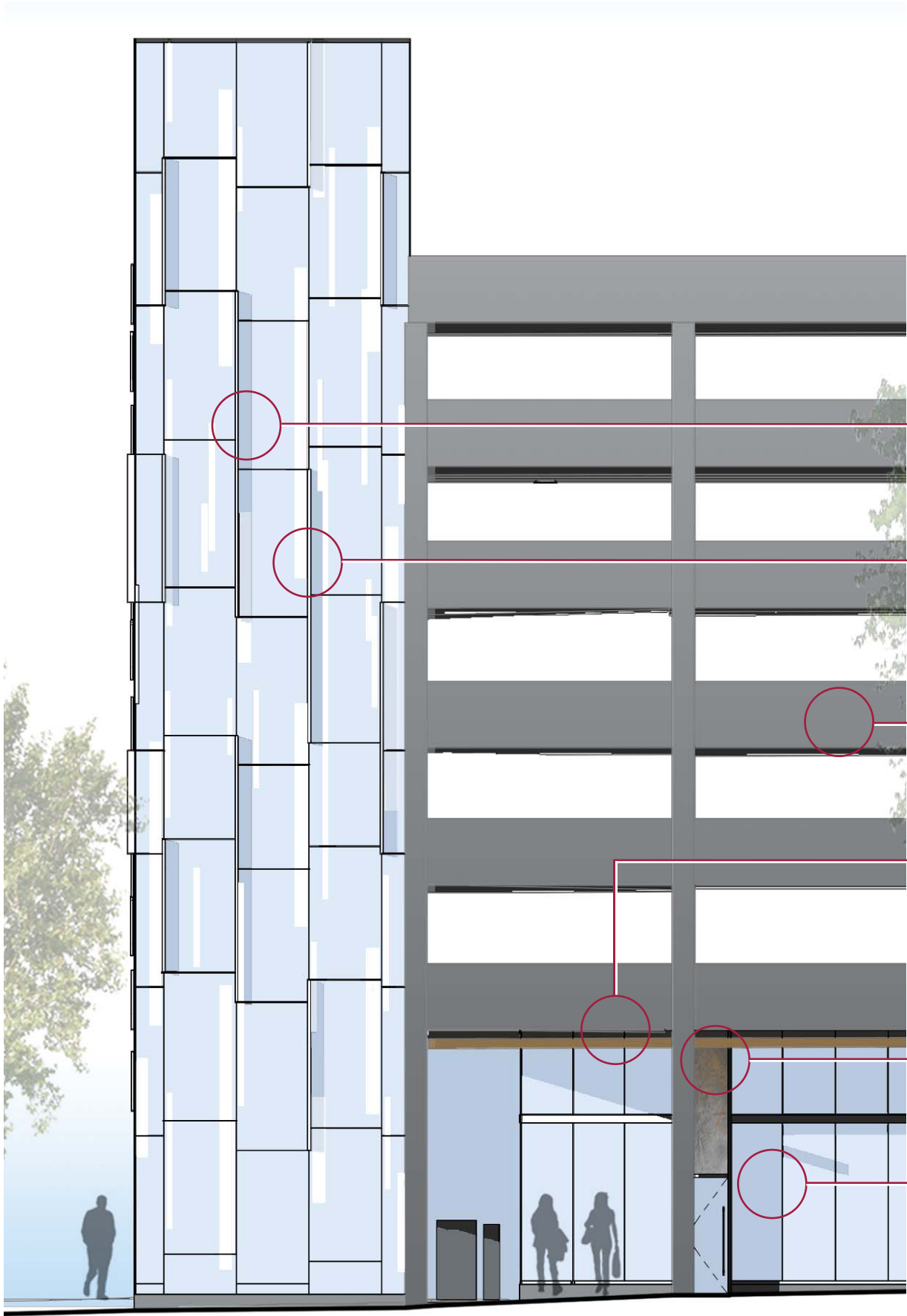
DESIGN proposed enlarged elevations, materials + colors



existing northeast corner



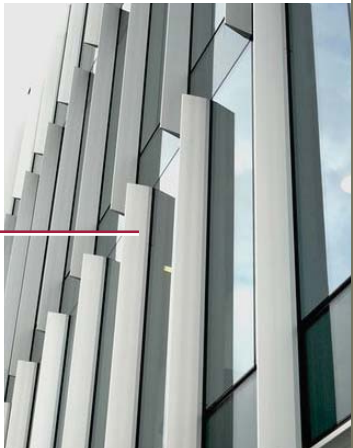
key plan



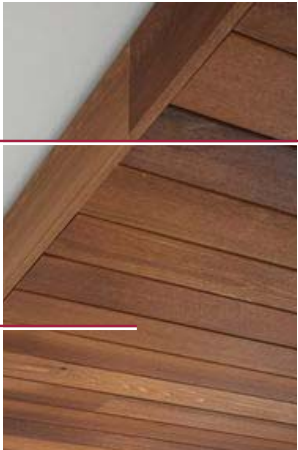
north northeast enlarged elevation



frit film



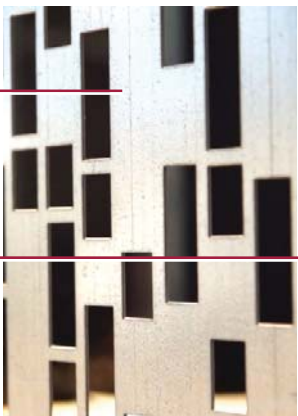
mullion extensions



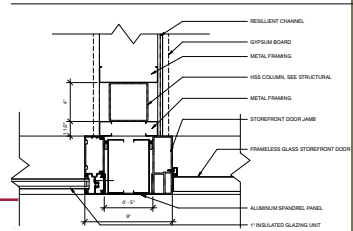
wood soffit



painted concrete

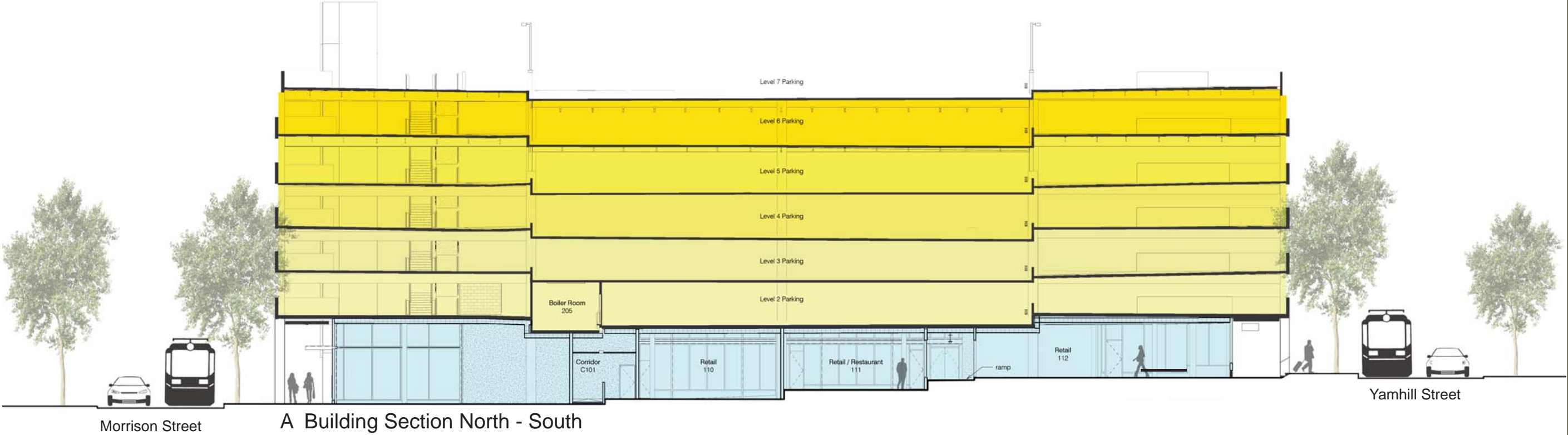


perf.metal panel

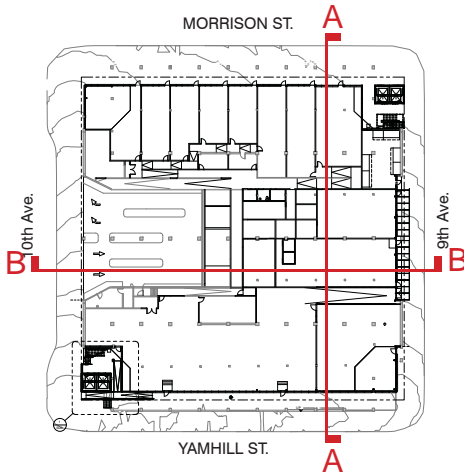


storefront

building materials



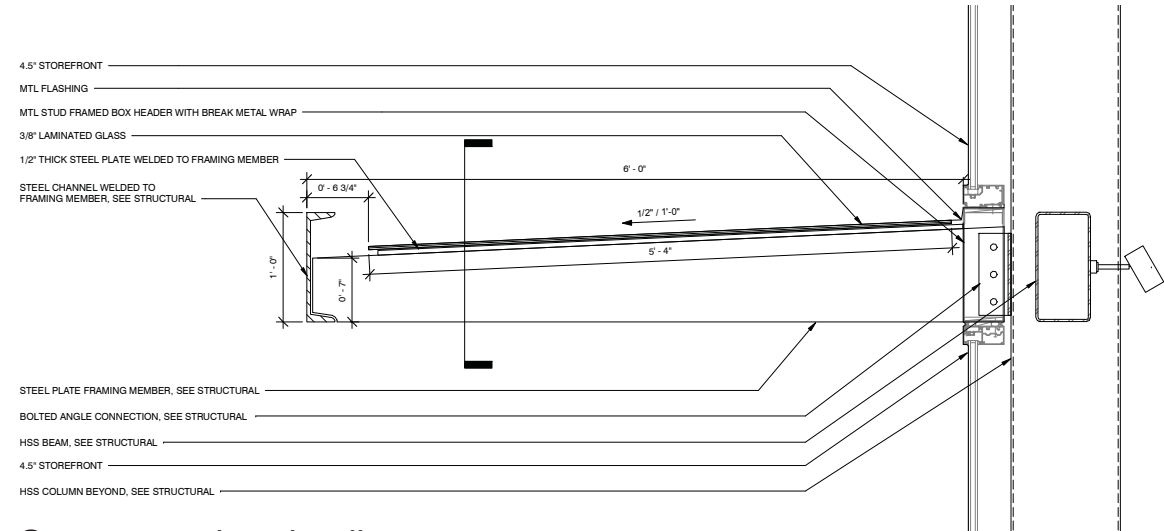
Note: For building height refer to A-16



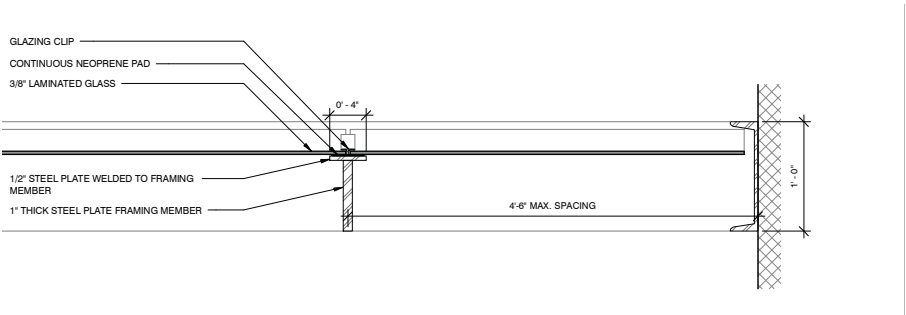
key plan

B Building Section West - East

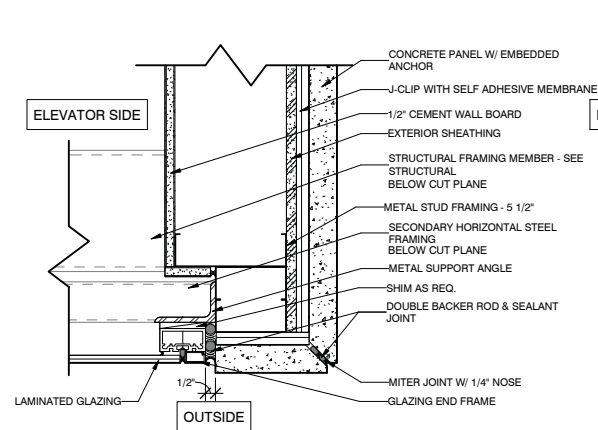




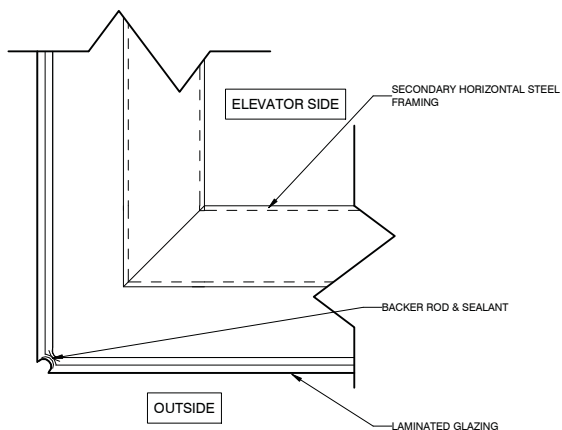
G east awning detail



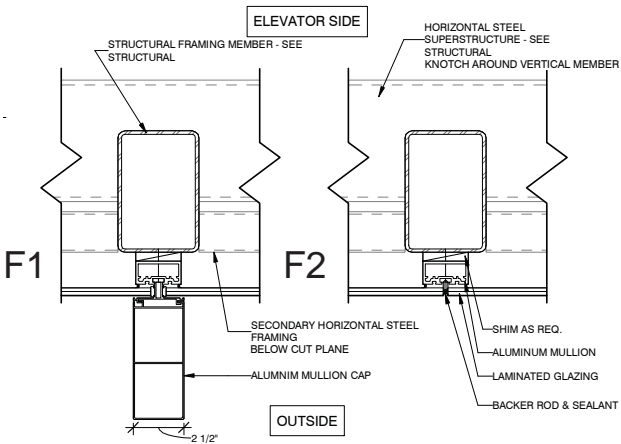
H east awning detail



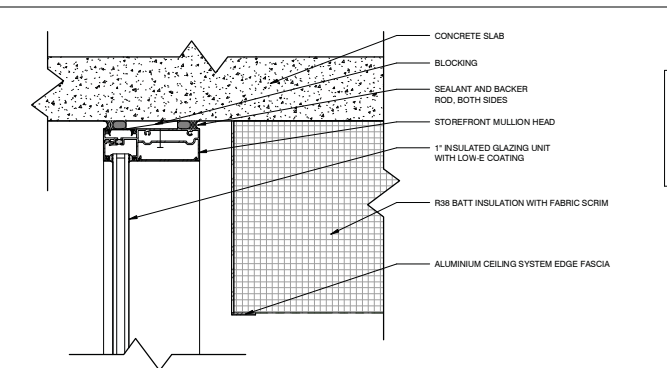
D curtainwall corner detail at floor



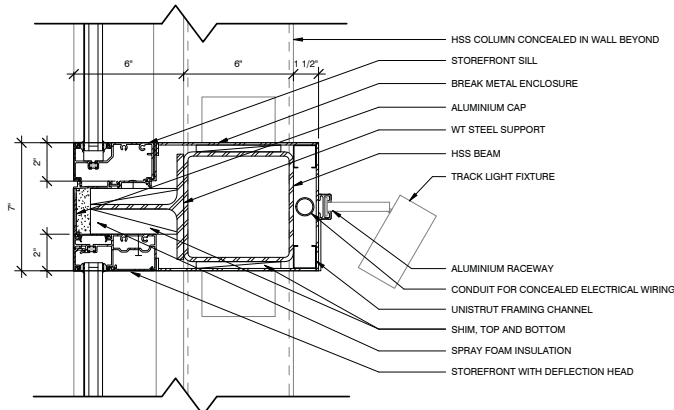
E curtainwall corner detail



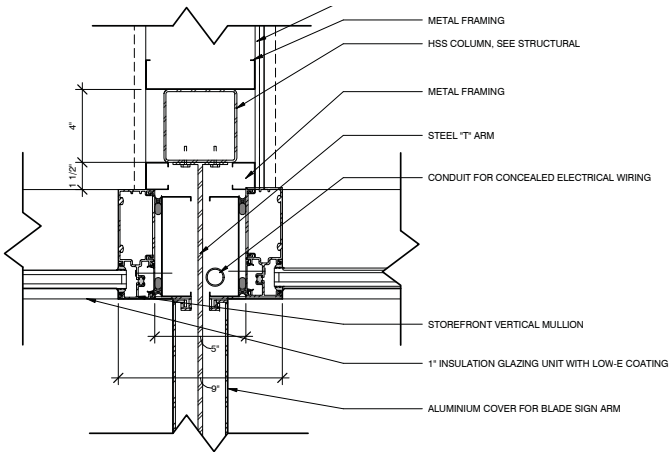
F curtainwall detail



A typical storefront header detail

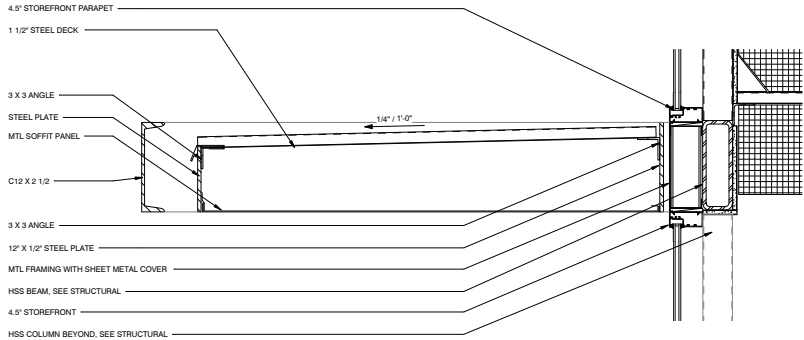


B typical storefront horizontal mullion detail

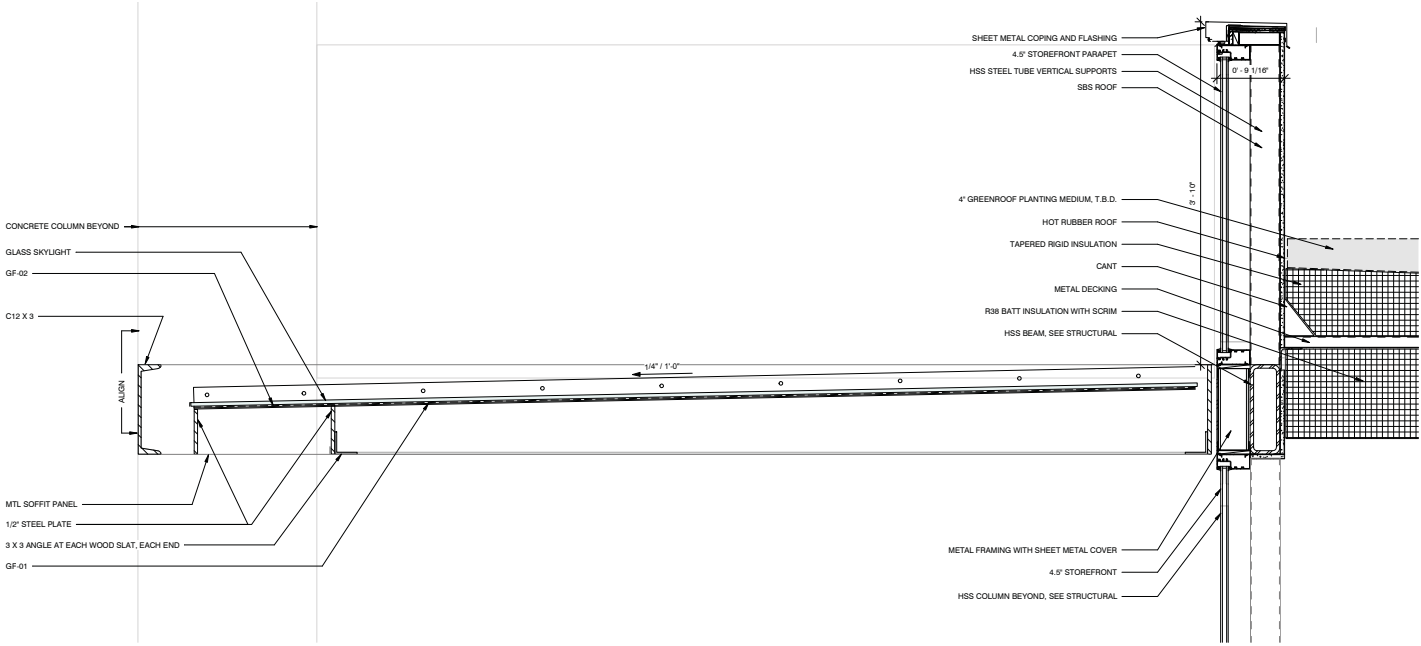


C storefront detail at blade sign

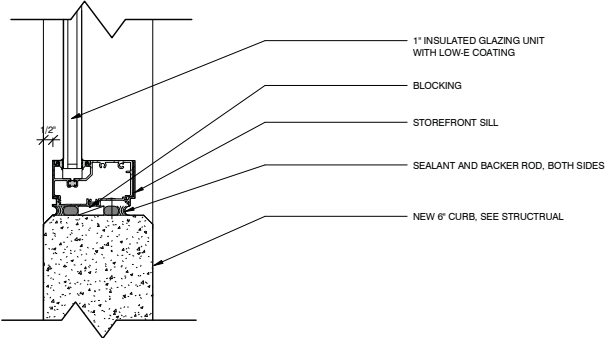




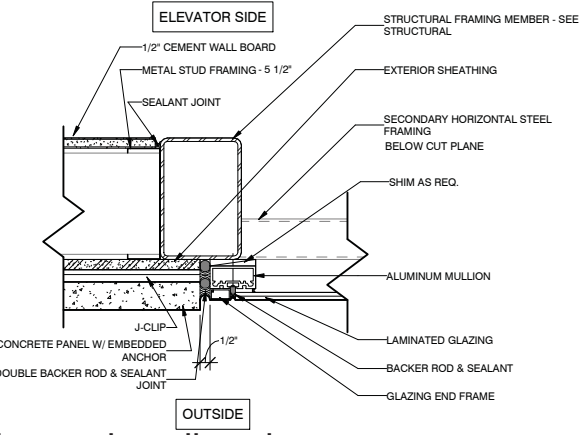
Q typical canopy section at solid panel



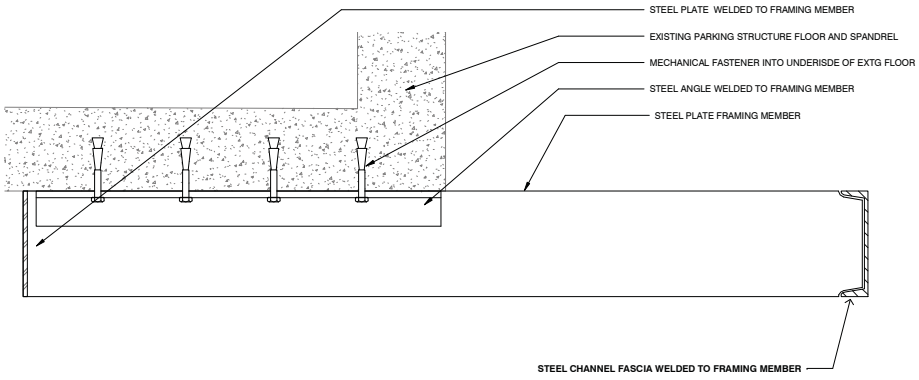
R typical canopy section at glass



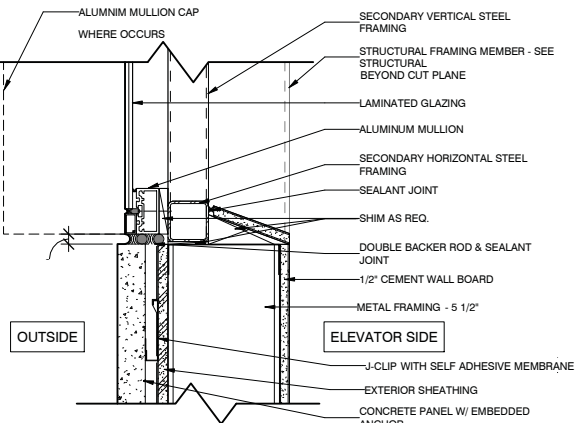
M typical storefront sill detail



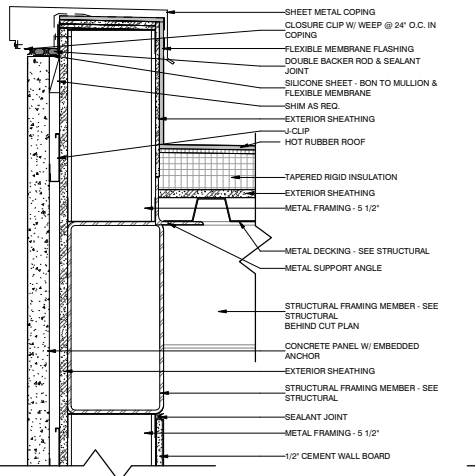
N curtainwall and precast concrete detail



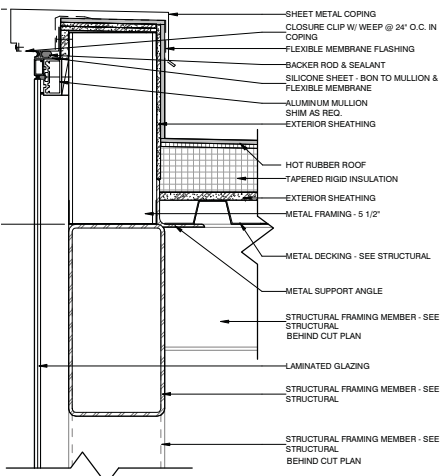
P west awning detail



J typical curtainwall sill detail



K elevator parapet at concrete panel



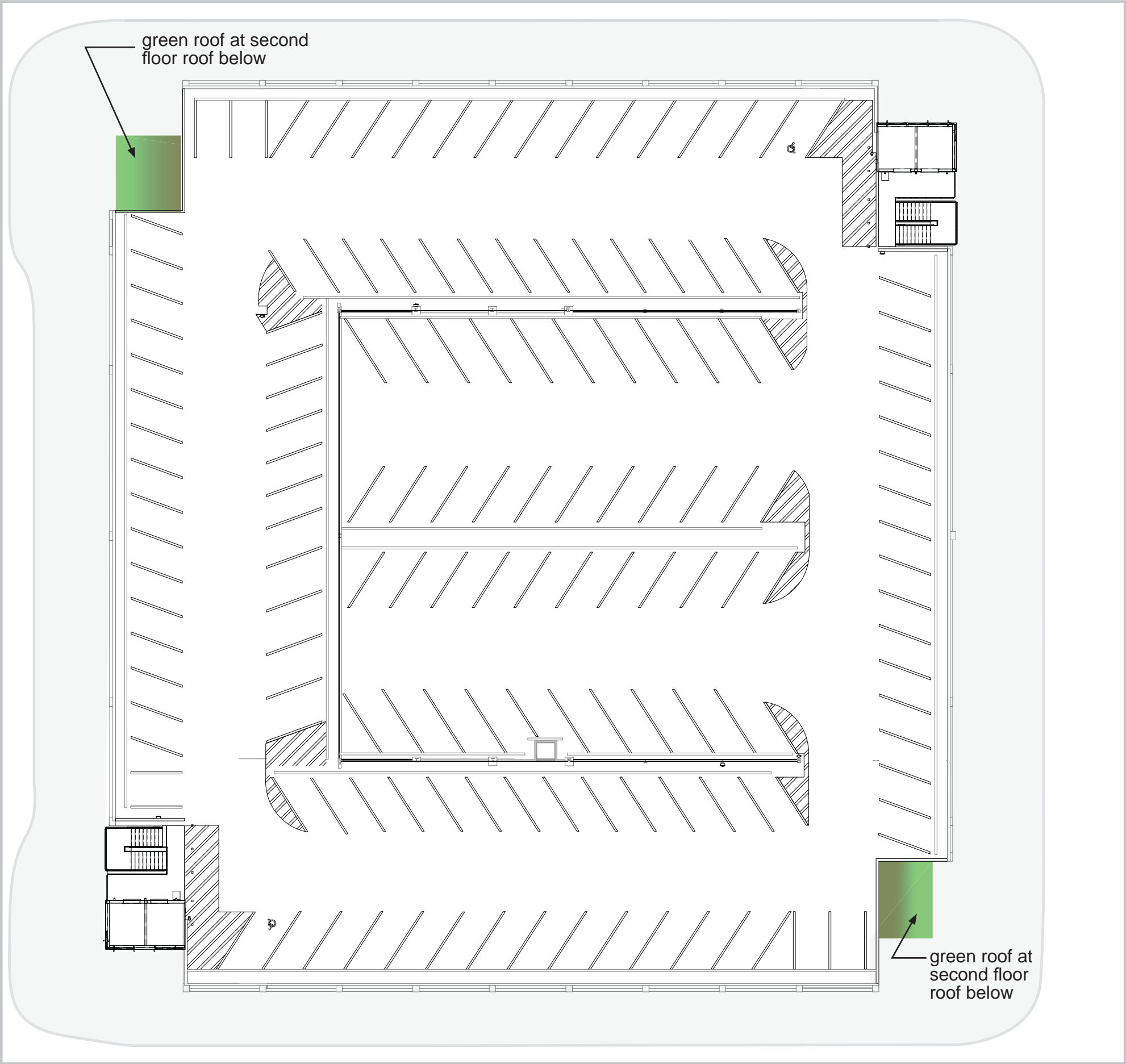
L elevator parapet at curtainwall

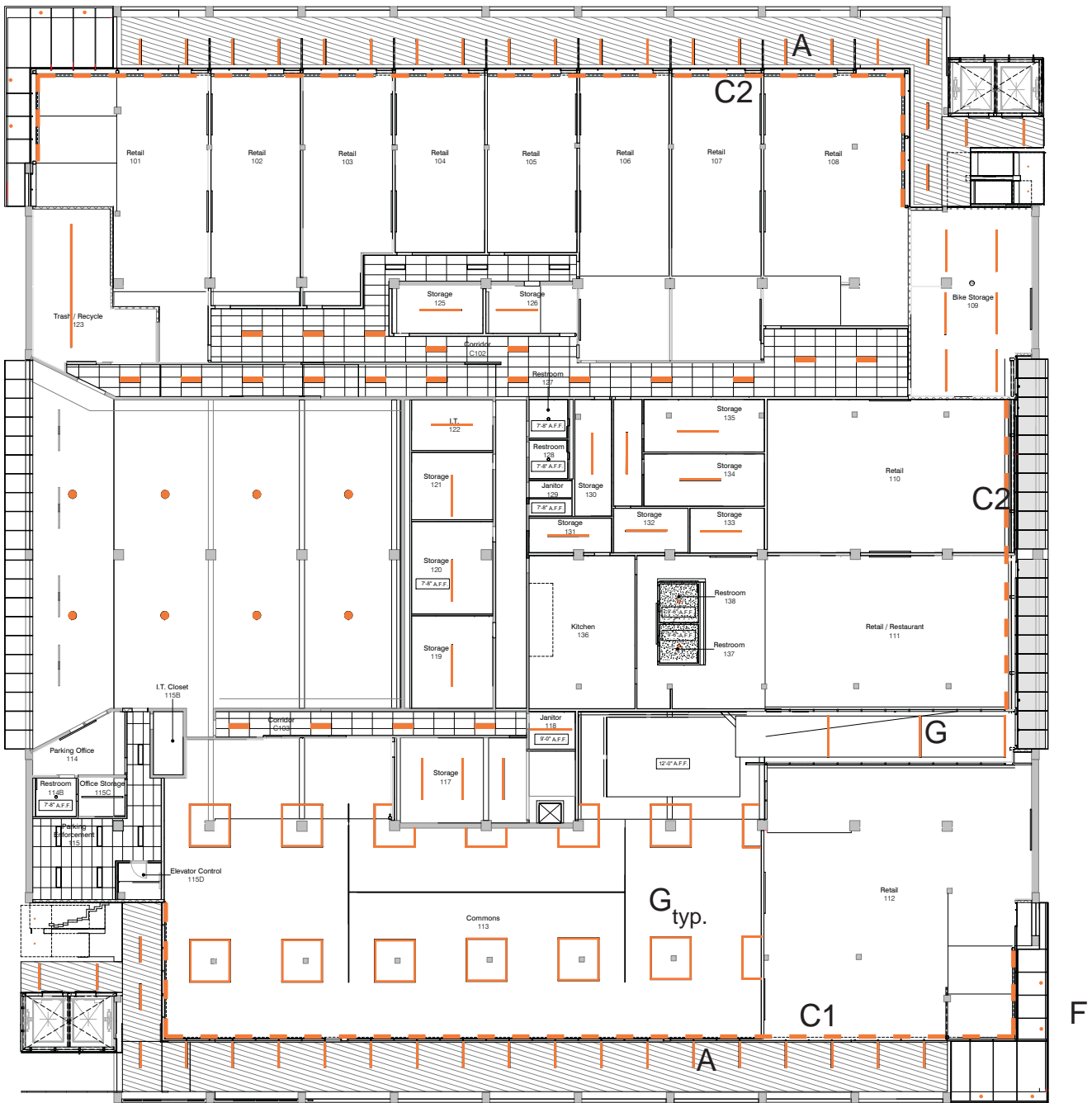
DESIGN proposed green roofs



greenroof materials

LEGEND  
rooftop landscaping





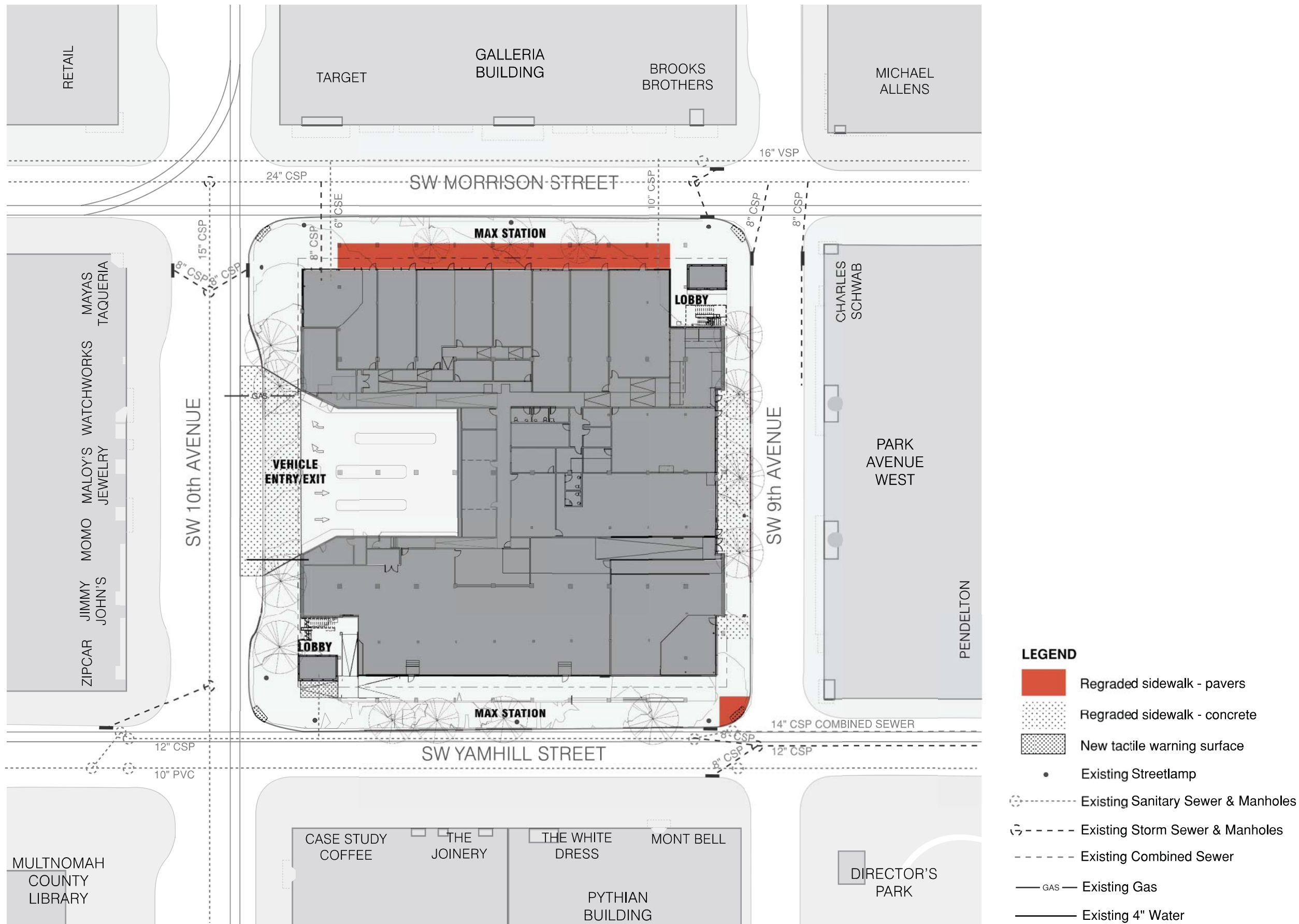
ground floor reflected ceiling plan



typical garage reflected ceiling plan

- LEGEND
- A light fixture type
  - light fixture indication

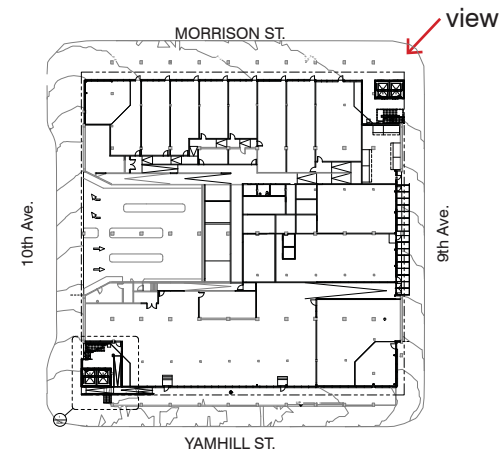








existing northeast corner



key plan

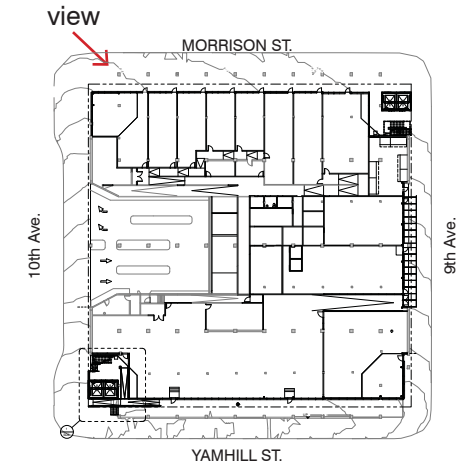


northeast corner





existing northwest corner



key plan

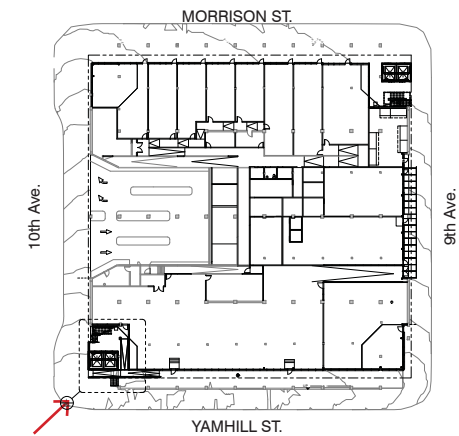


northwest corner





existing southwest corner



view  
key plan



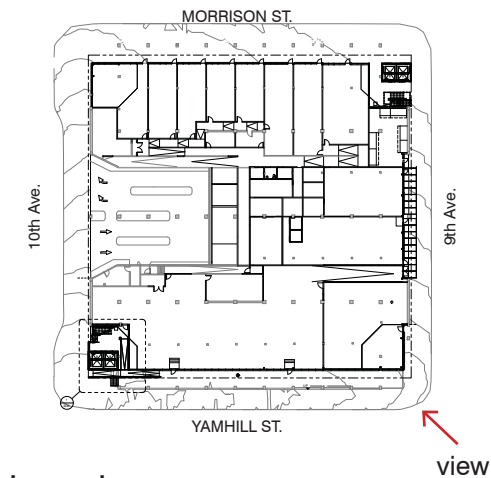
southwest corner

2017.10.19





existing southeast corner

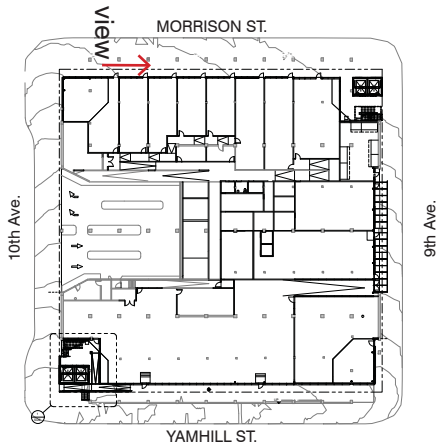


key plan



southeast corner





key plan



existing arcade along SW Yamhill Street.

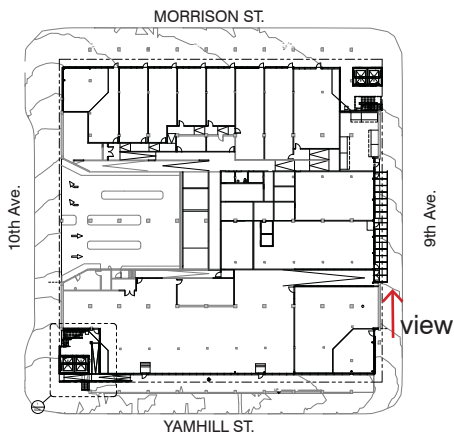


proposed design for arcade along SW Yamhill Street.

DESIGN ELEMENTS

- linear drop lens soffit lighting to illuminate wood ceiling and increase general distribution
- refurbished wood ceiling
- interior track lighting used to create consistent window lighting and glow at wood soffit
- merchant signage in line with direction of pedestrian
- glazing increased for safety and greater merchandise visibility
- light metal mullion finish used at storefront glazing





key plan



existing facade along SW Ninth Avenue.

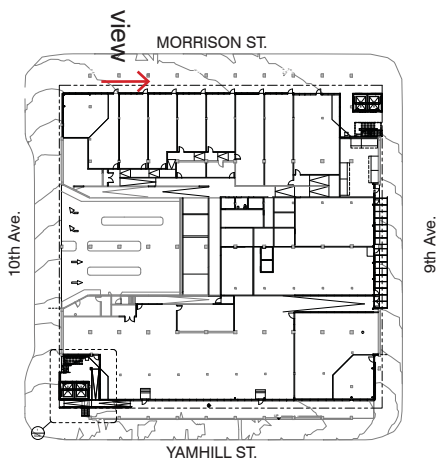


proposed design for facade along SW Ninth Avenue.

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
- glazing increased 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

- linear drop lens soffit lighting to illuminate wood ceiling and increase general distribution
- refurbish wood ceiling
- interior track lighting used to create consistent window lighting and glow at wood soffit
- merchant signage in line with direction of pedestrian
- glazing increased for safety and greater merchandise visibility
- light metal mullion finish used at storefront glazing



APPENDIX vicinity map



Axonometric Site View



Zoning Map

LEGEND

Central Commercial	
Central Residential	
Open Space	
Central Employment	
Project Site	

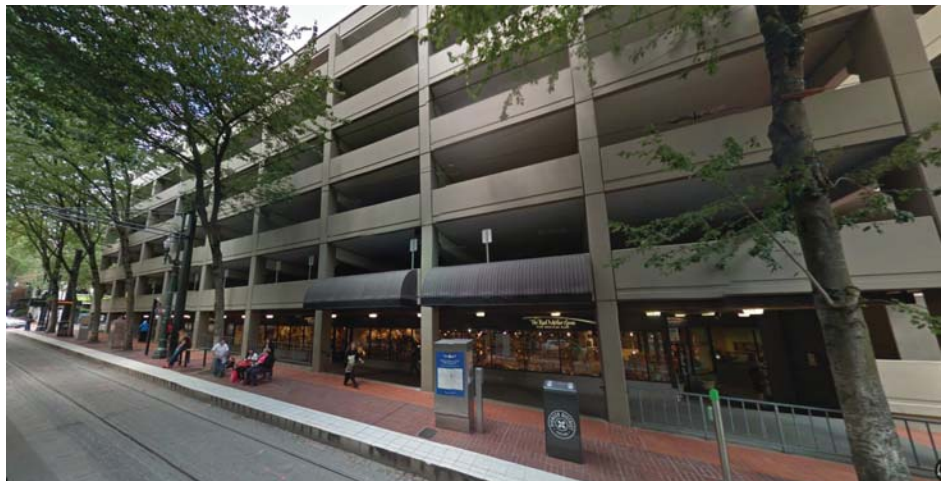


MAX/Street Car and Pedestrian Proximity

LEGEND

MAX Red/Blue Lines	
MAX Green/Yellow Lines	
MAX Green/Orange Lines	
Street Car	





2017.10.19



APPENDIX vicinity + context - our neighborhood







existing ground floor plan

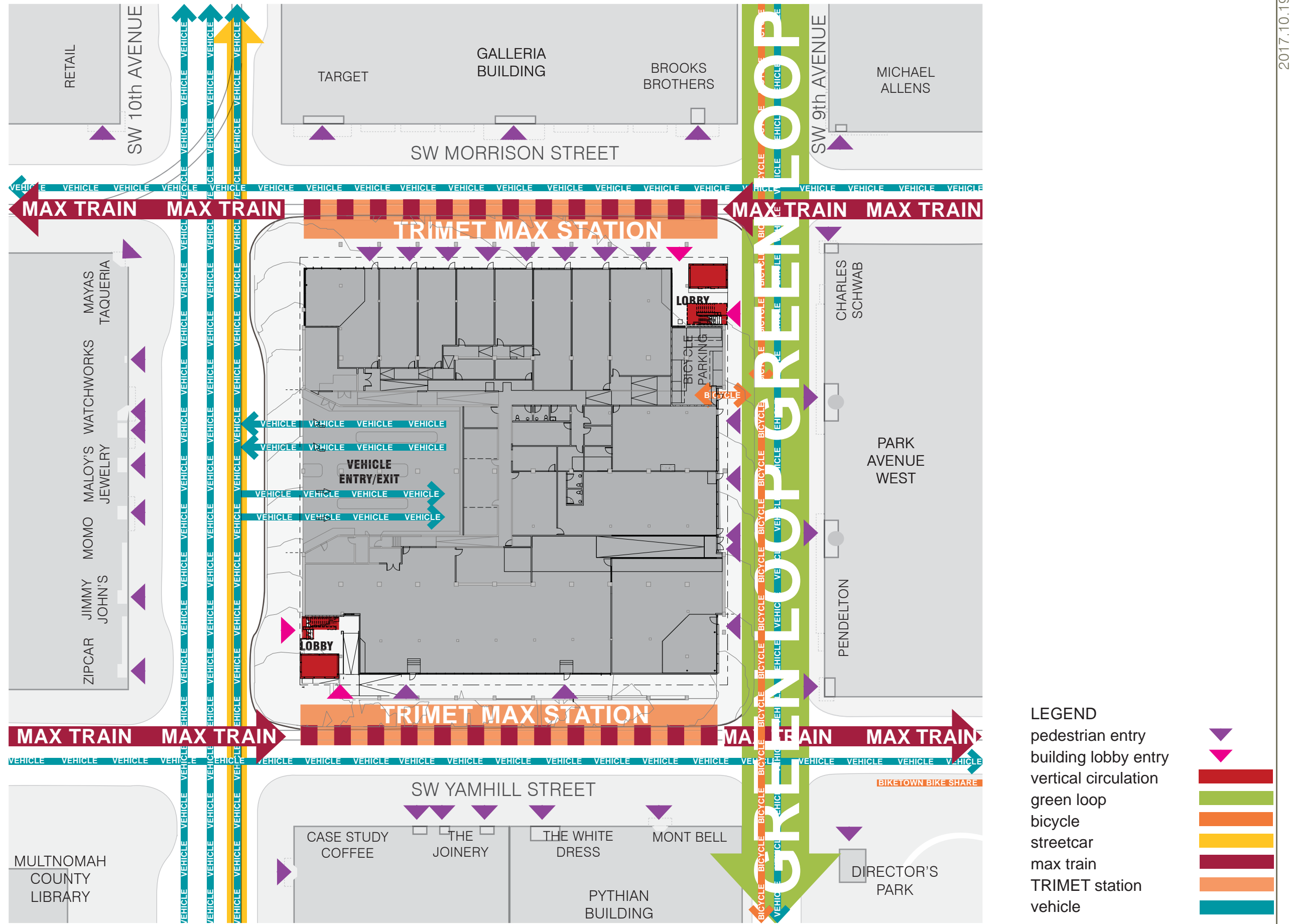


proposed new ground floor plan

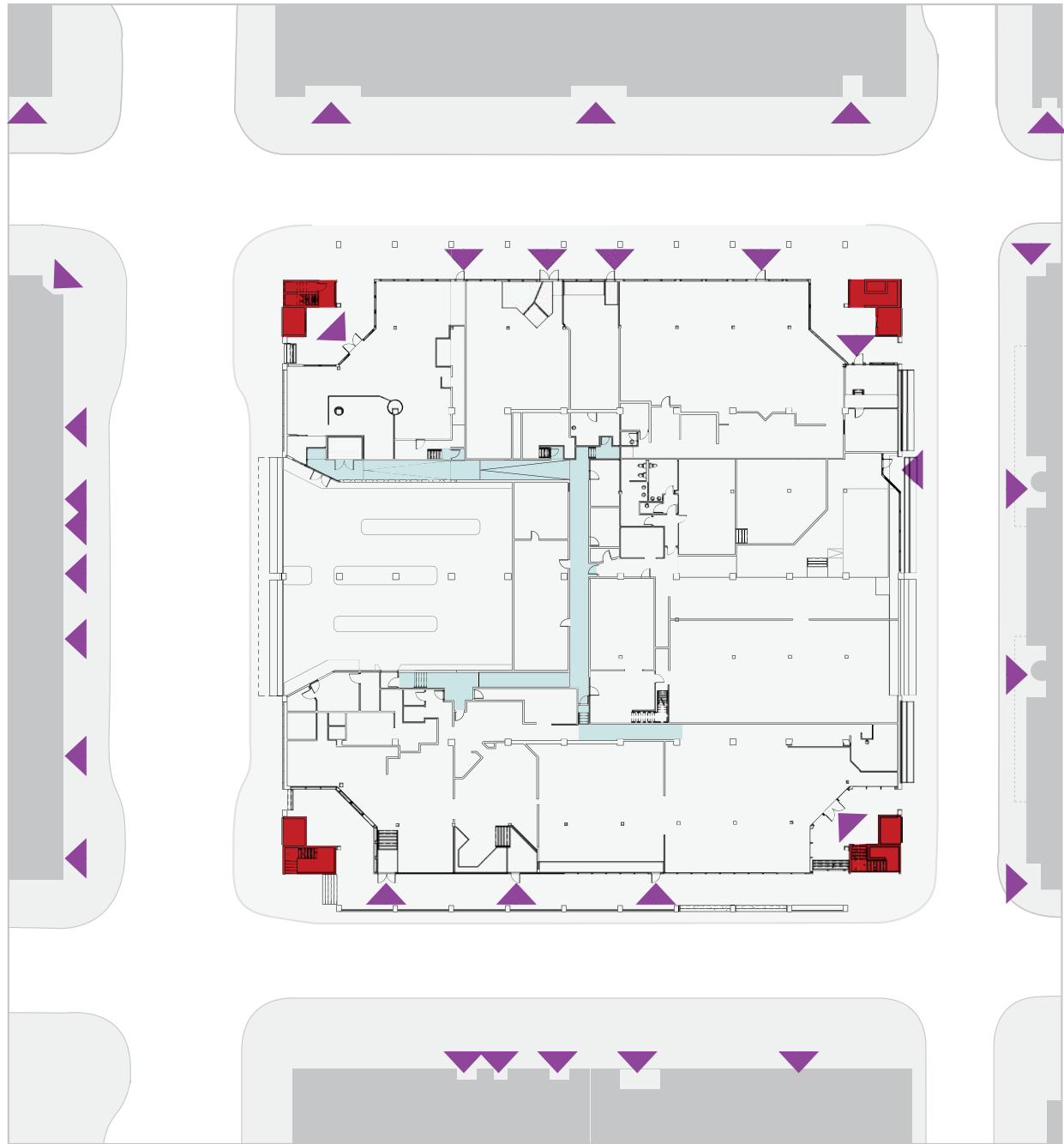
LEGEND

- pedestrian entry
- building lobby entry
- vertical circulation
- green loop
- bicycle

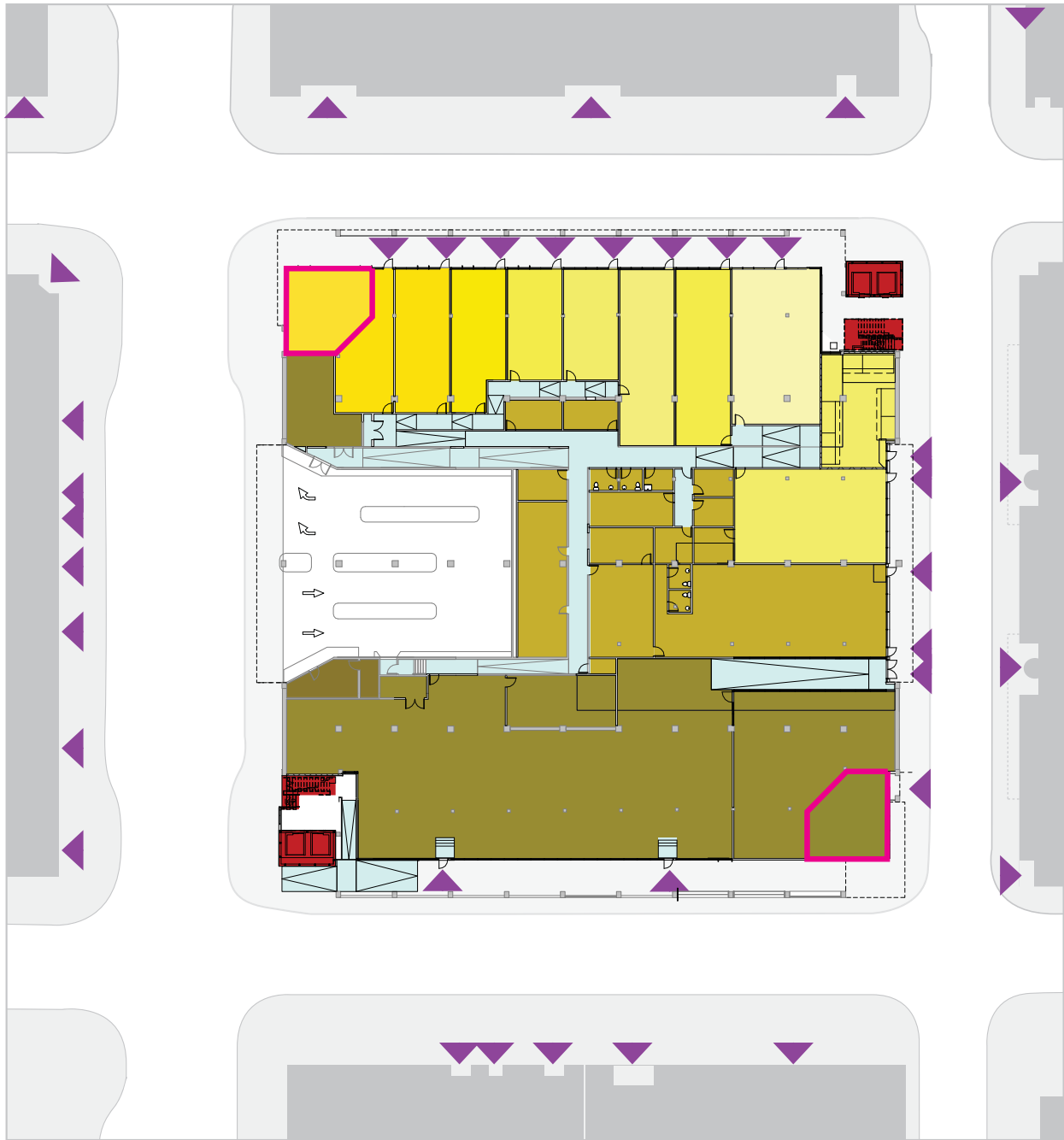
## APPENDIX vicinity context - all modes of circulation & transportation







existing ground floor plan



proposed new ground floor plan

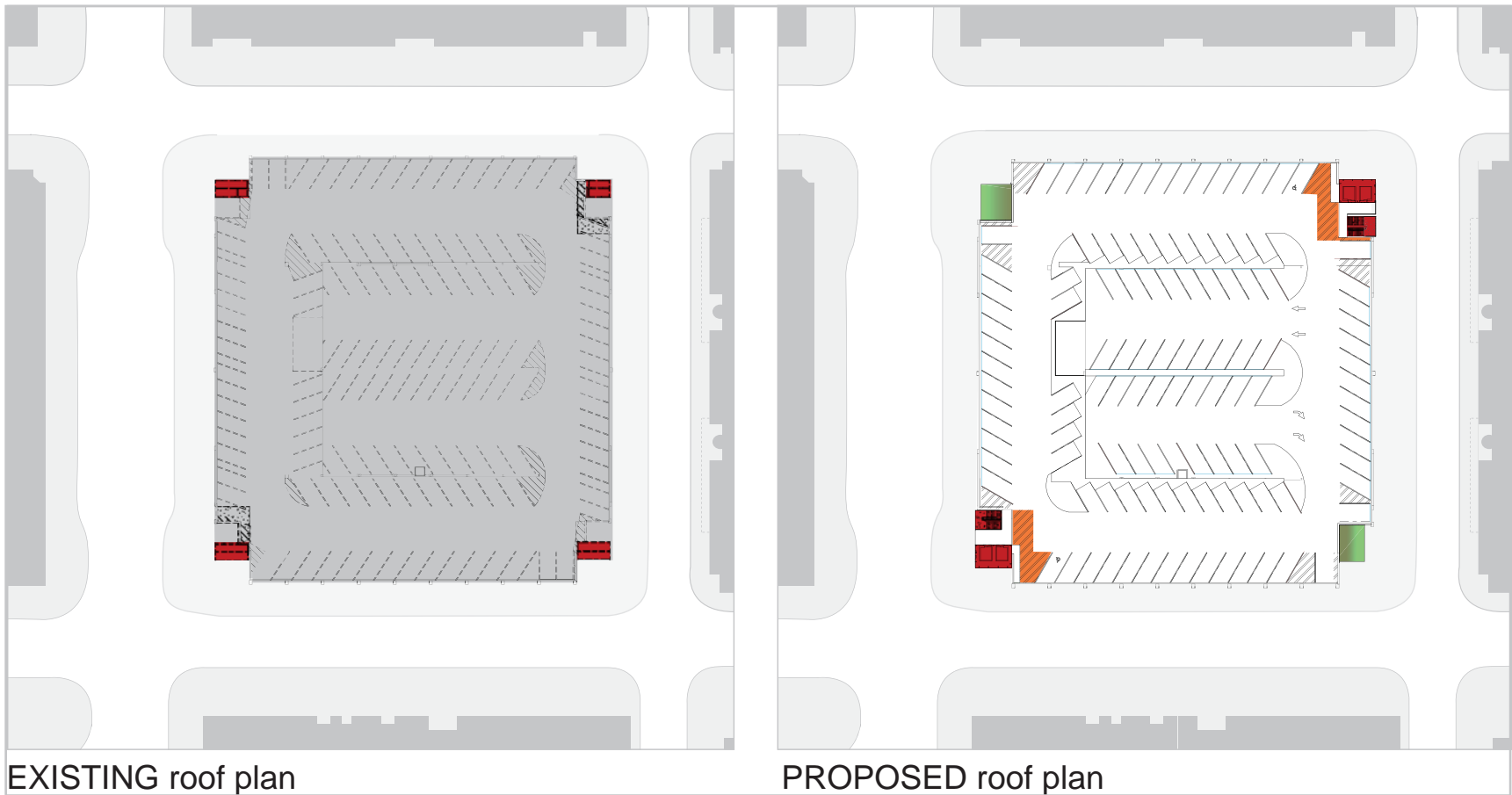
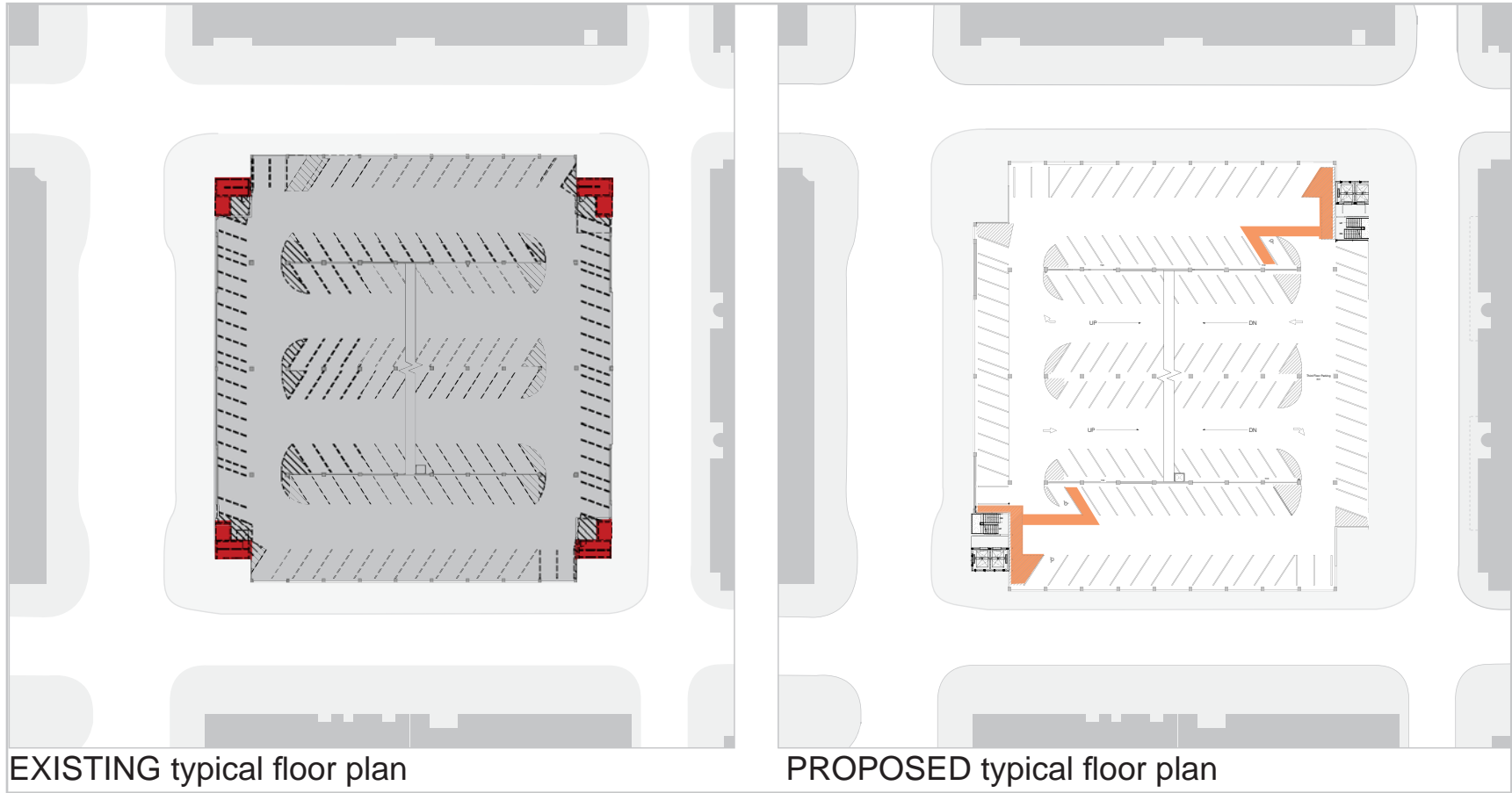
LEGEND

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



FLOOR AREA:

proposed floor area: 37,330 SF  
existing floor area: 37,470 SF





## Building Character Conceptual Design

There are three main concept drivers used to create this design solution:

**Relationships** – the influence of context

**Duality** – contrast of materials

**Character** – celebration of place

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

The **Relationships** driver is made up of 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.

This is a modern building so there is no reason to apply historic solutions to this renovation. Throughout this neighborhood the ground floor zone has been created or updated with large glass frontage areas while minimizing the framing and solid elements. The urban aesthetic is one of minimal contemporary articulation.

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. Materials and systems planned for use in these scenarios include painting the body of the garage to create a simple dark warm gray backdrop to emphasize a heavy solid quality and, in contrast, the new architectural components accentuate a delicate quality, using light finishes in the silicone glazed storefront and veneer glazing system with anodized aluminum window framing and metal panels.

The **Character** driver uses conceptual ideas to help celebrate this particular place. As a practical move, the open and transparent finishes help to foster a safer environment and is compliment to the neighborhood context. These finishes are also arranged to be evocative of the movement of the pedestrians in the realm and honor the energy of this multi-modal transportation hub. The symbolic inspiration for this design is the movement of water - that of a waterfall and a flowing river.





RELATIONSHIPS  
context of influence



Galleria



Director Park + Fox Tower



Park Avenue West Tower



Central Library



Jackson Building

DUALITY  
contrast of materials



precast concrete



painted concrete



concrete + glass



wood + concrete

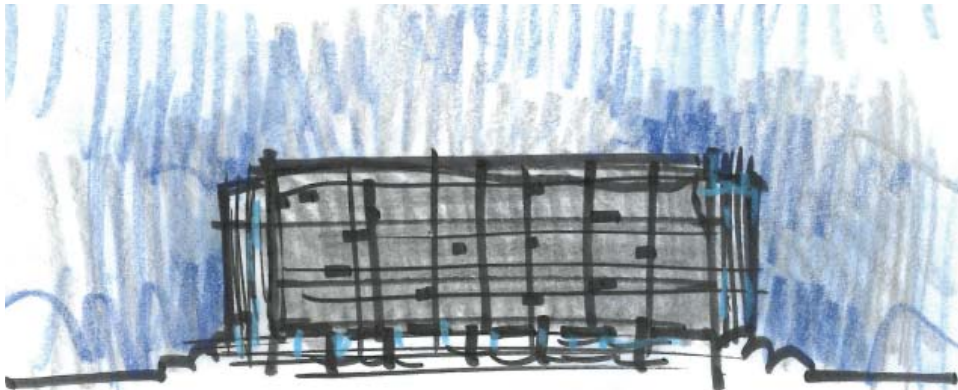


cast-in-place concrete

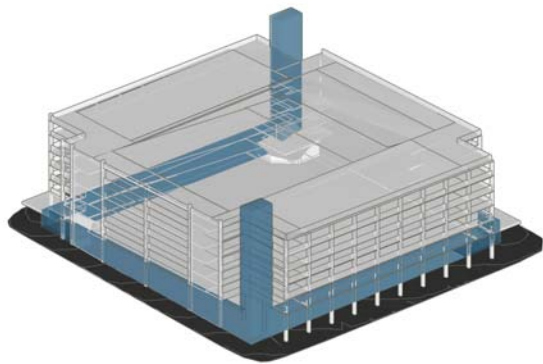


cable railing

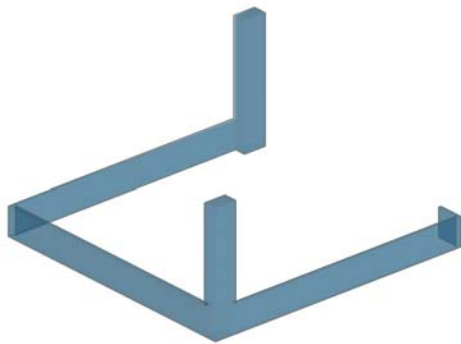
CHARACTER  
celebration of place



concept sketch

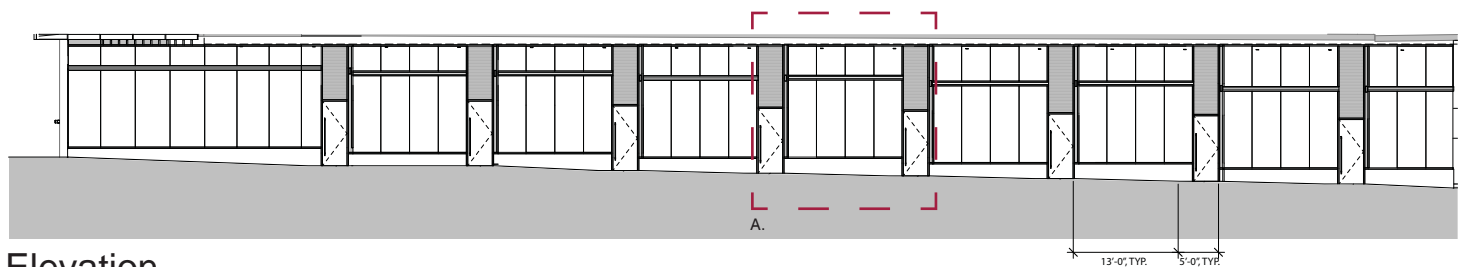
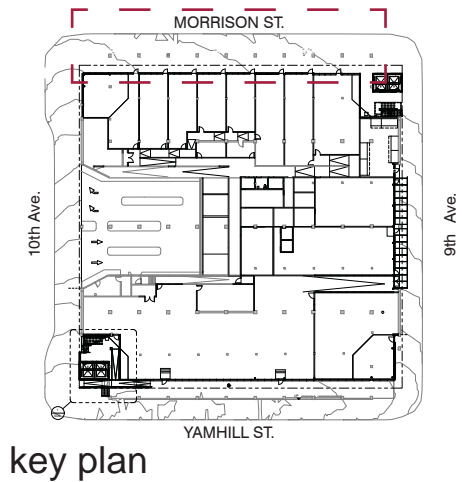


massing diagram: existing + new

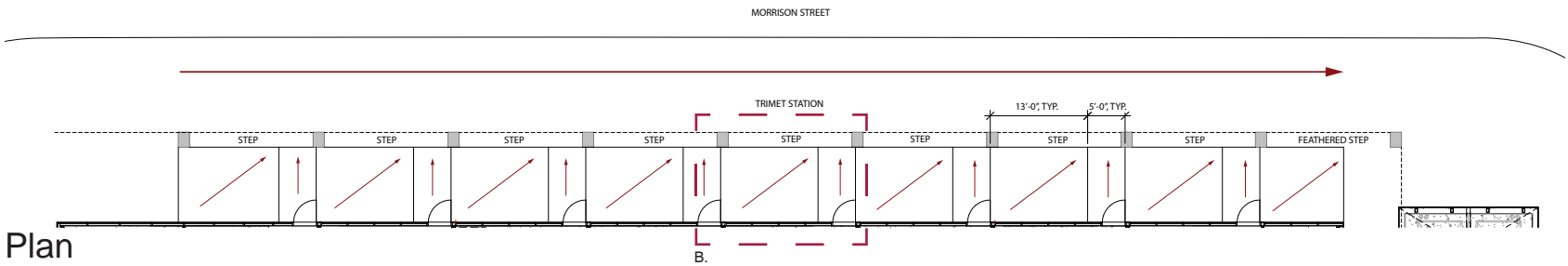


massing diagram: new

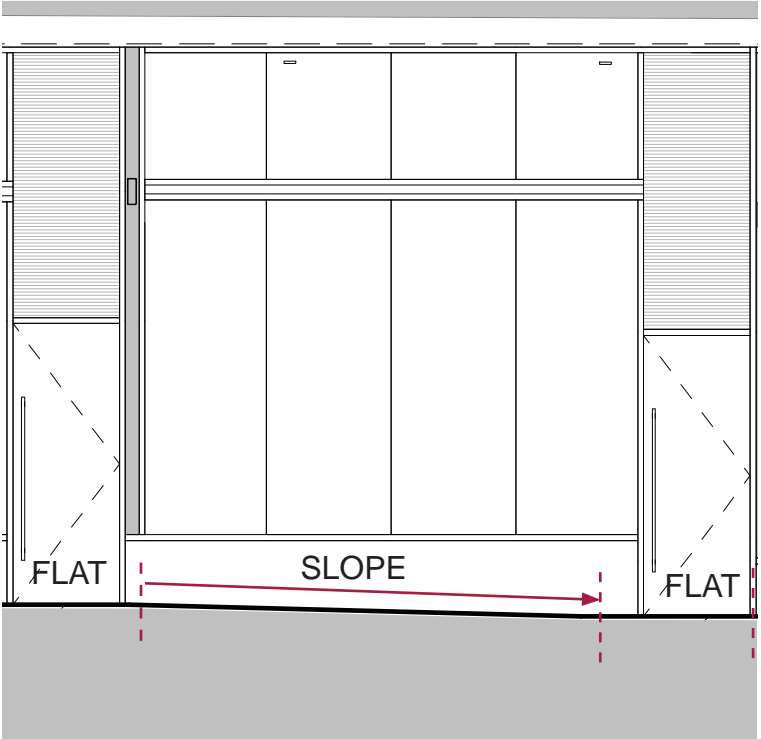




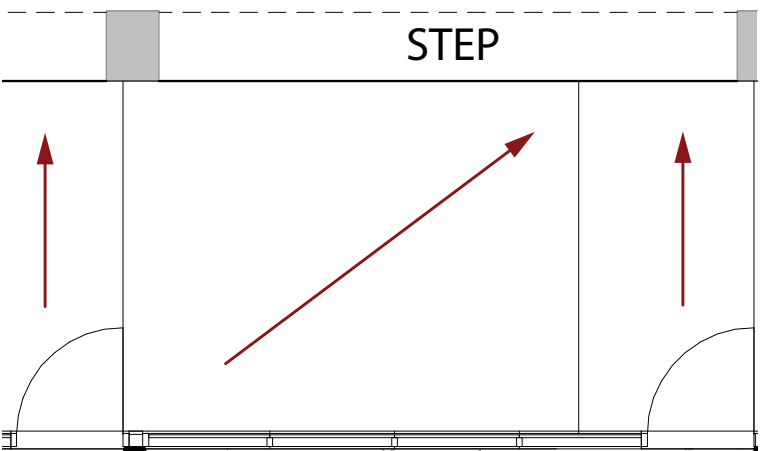
Elevation



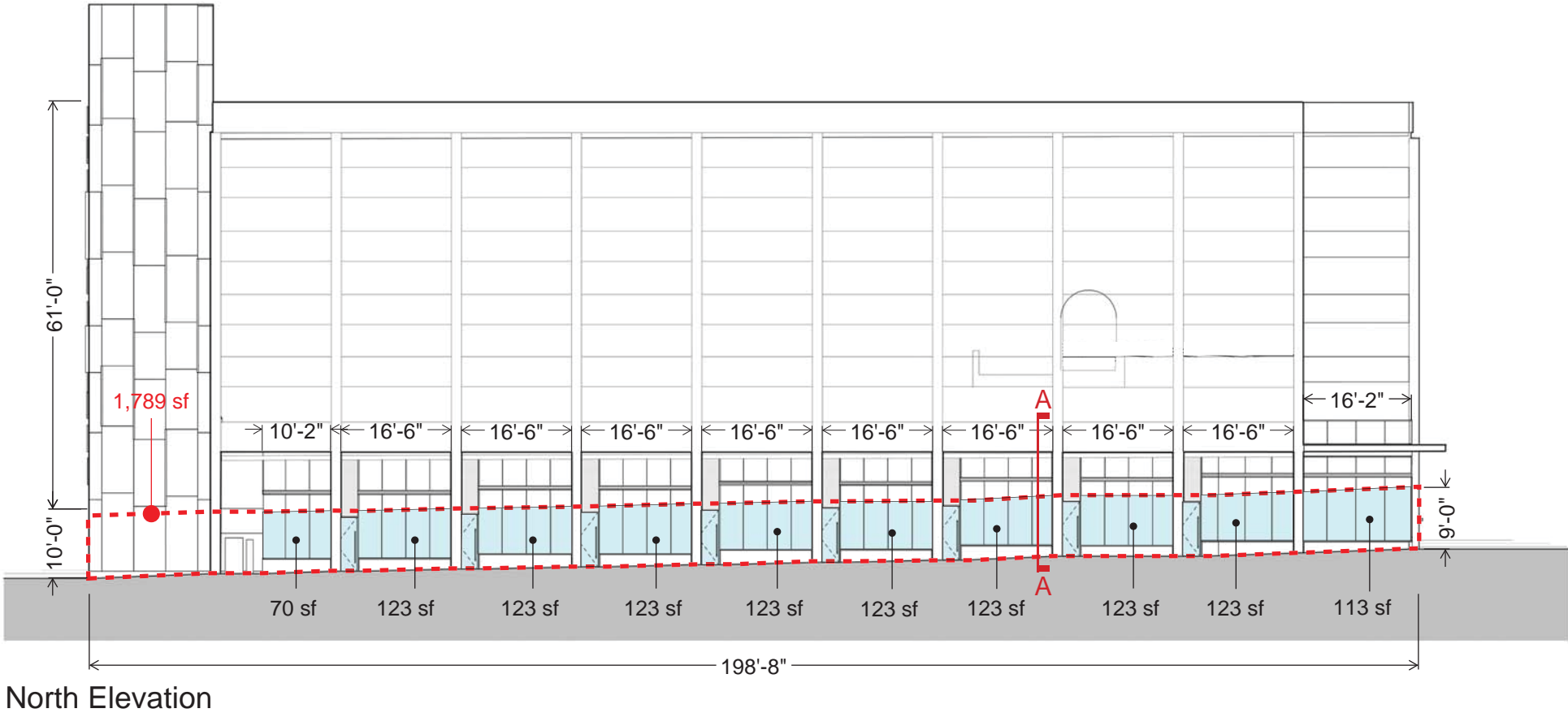
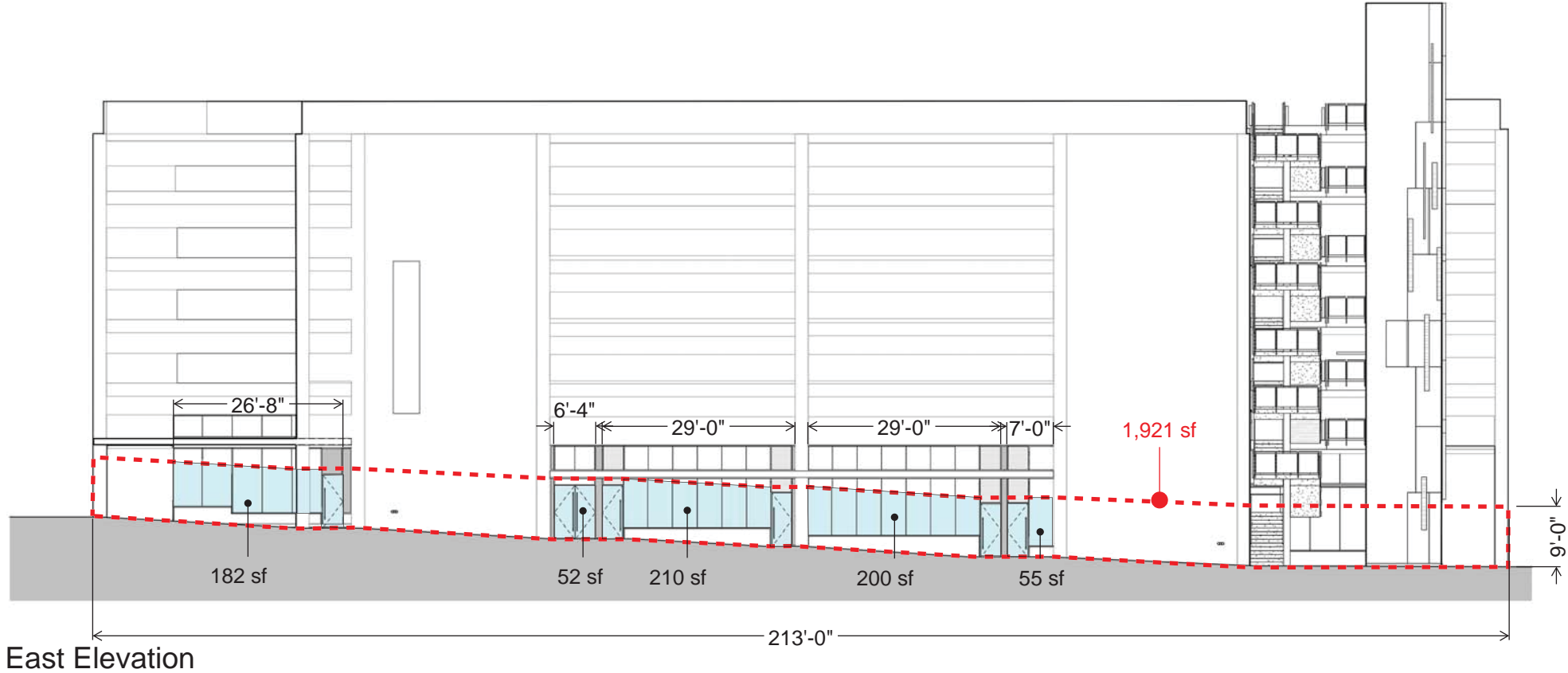
Plan



A. Elevation



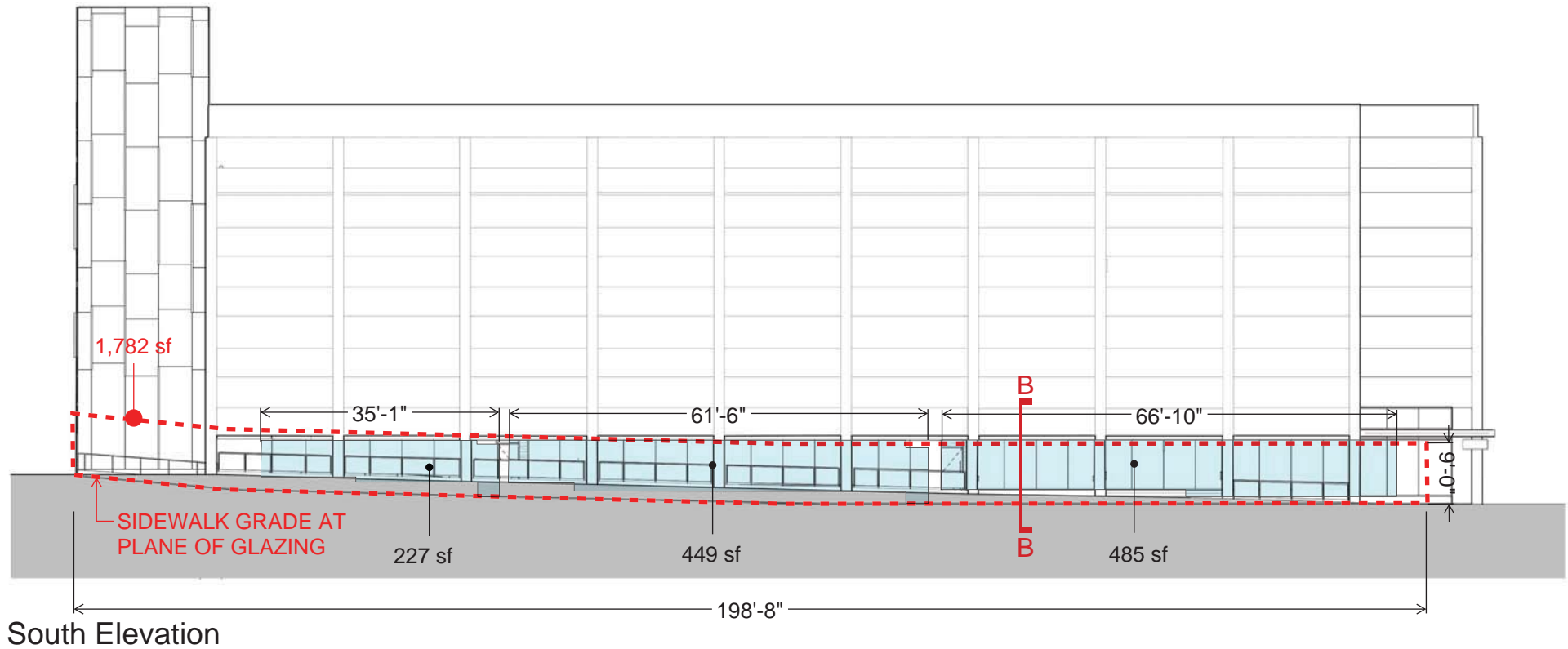
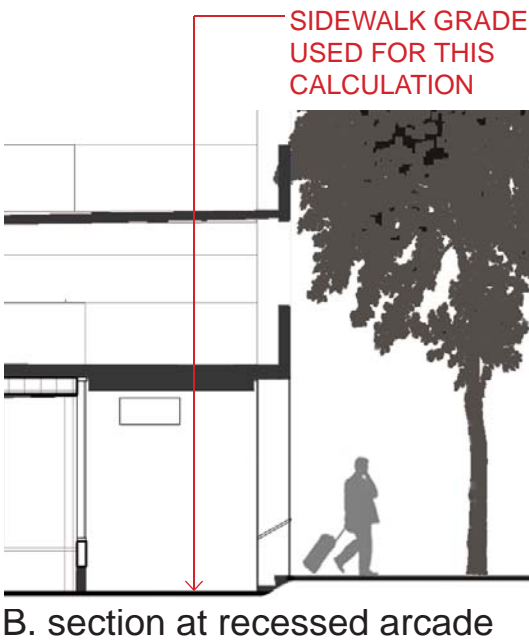
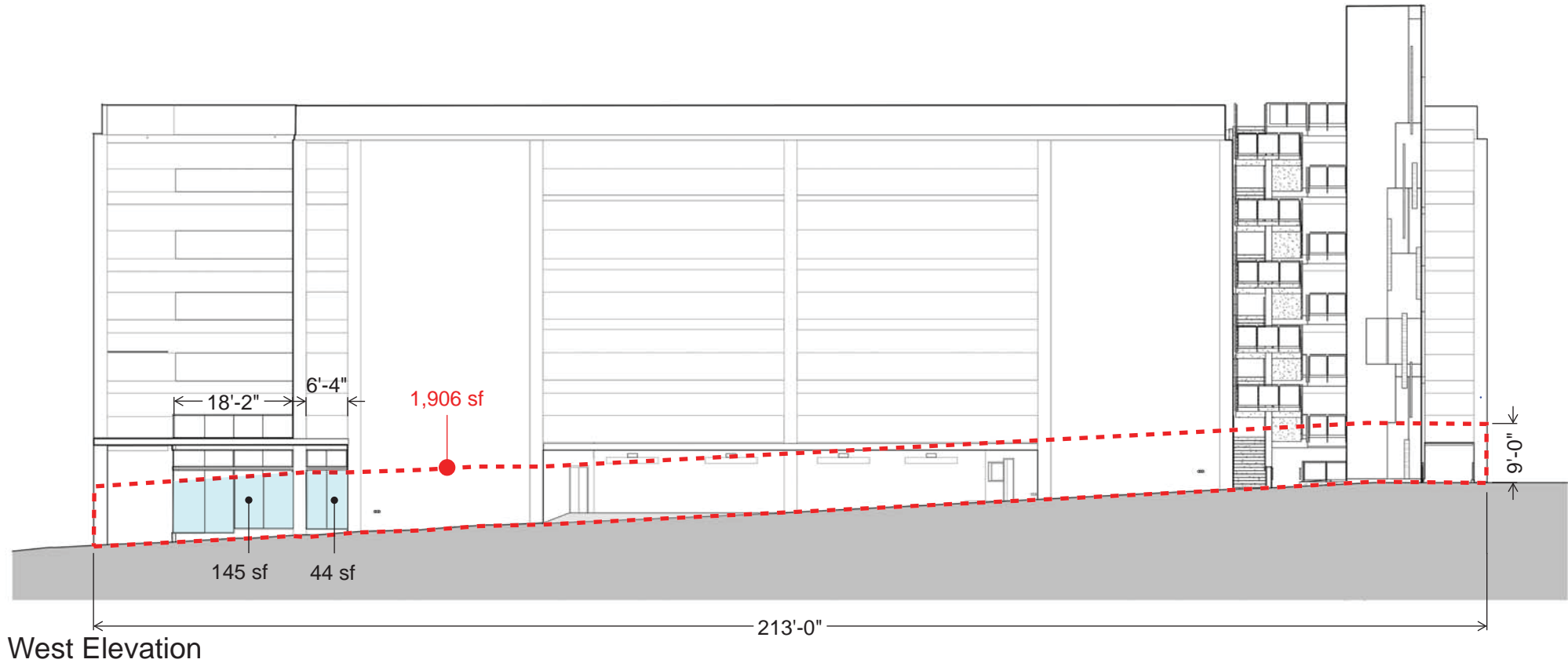
B. Plan



**LEGEND**

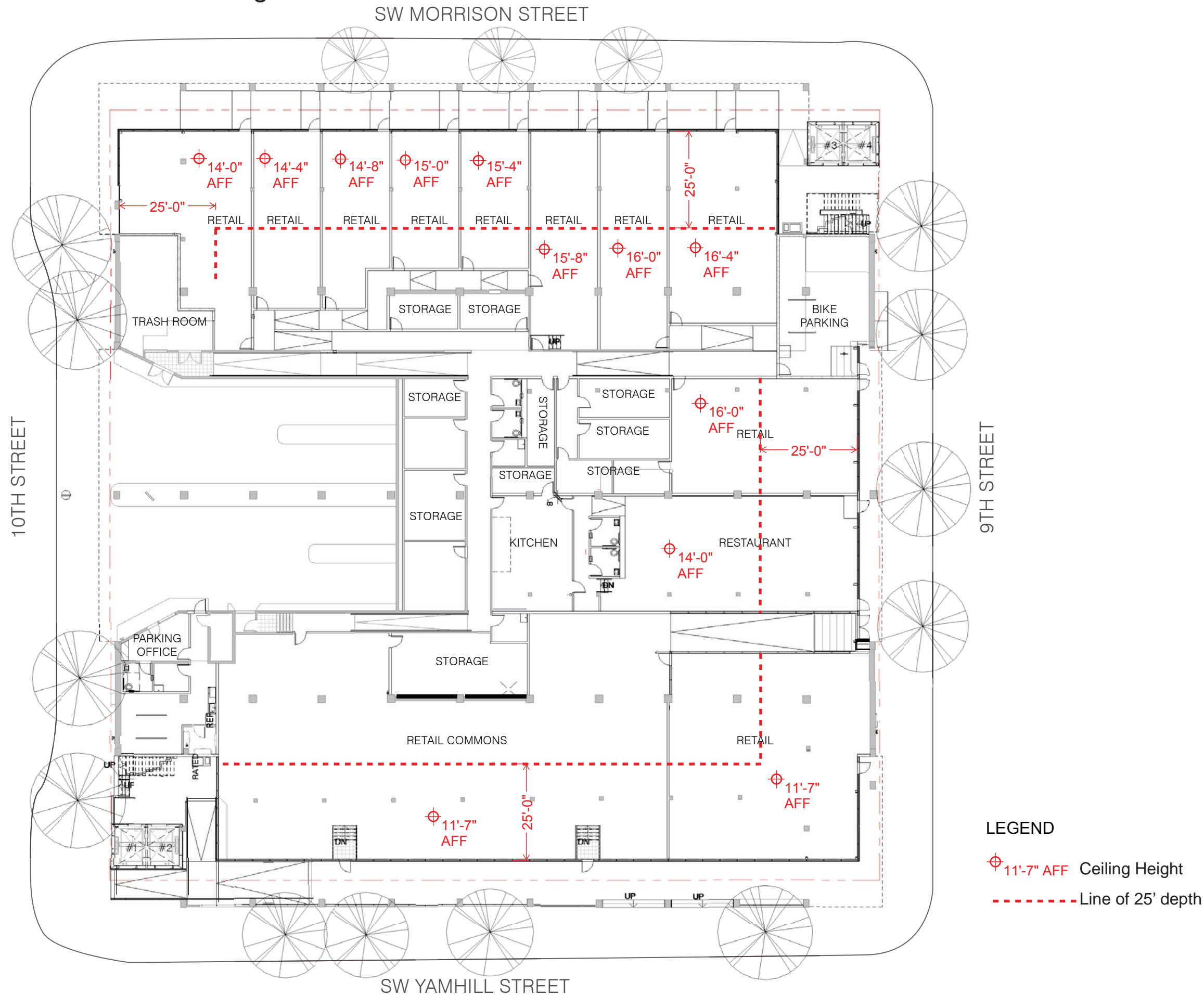
- Area calculated for Ground Floor Wall
- Area calculated for Ground Floor Windows





- LEGEND**
- Area calculated for Ground Floor Wall
  - Area calculated for Ground Floor Windows







What We Heard

Building

- RACC participation
- composition

Pedestrian Area

- vertical circulation
- sidewalk and storefront



2017.10.19



What We Heard

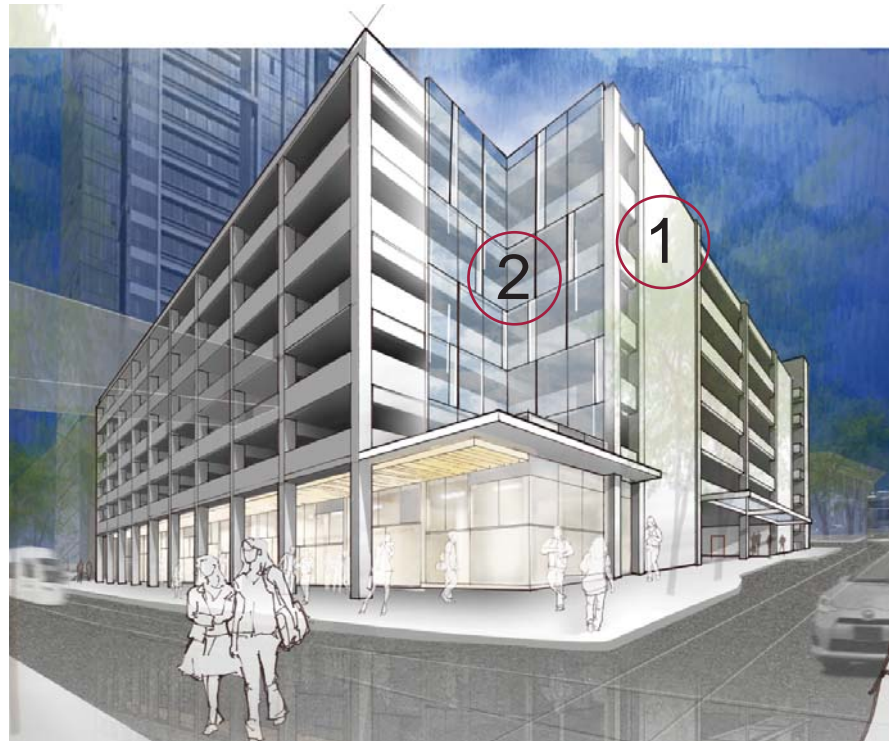
Building

RACC participation

- Separate the integration of art with the architectural solution, let the art be art. The budget may be too small for the ambitious scope and intent of the paint composition and the lighting.
- Treat the existing concrete structure as a building not a as canvas for art. The pedestrian experience around the building should be highlighted and the parking structure should be a neutral backdrop. Art lighting at the four corners of the site may not be feasible with the budget available.

composition

- the screen wall located above the northwest and southeast retail corners used as a car barrier, scaling device and to help create an aesthetic continuity with the elevator towers was not a successful addition. The void left after stair and elevator removal could be simplified to match existing garage.



Our Solution



The public art budget has been dedicated to RACC as a fee-in-lieu of creating a specific art piece for this building. The design team is not involved with the RACC process to direct these funds. The existing public art will be either protected in place during the construction (Electronic Poet, located in the Morrison colonnade) or relocated to the southeast shear wall and will be visible from Director Park where it can be better appreciated (118 Modules, currently located the SW stair tower on 10th Avenue).

- 1 The new paint scheme is no longer an abstract composition representing basalt rock walls, it is a simple dark neutral backdrop allowing the pedestrian experience to be the focus of the design solution.
- 2 The proposed screen wall located above the northwest and southeast retail corners have been eliminated from the design. Therefore, there will be no integrated art lighting coordinated by the RACC process in this location. The areas left open by the removal of the existing stair and elevator will be replaced with a concrete spandrel to match the existing garage.

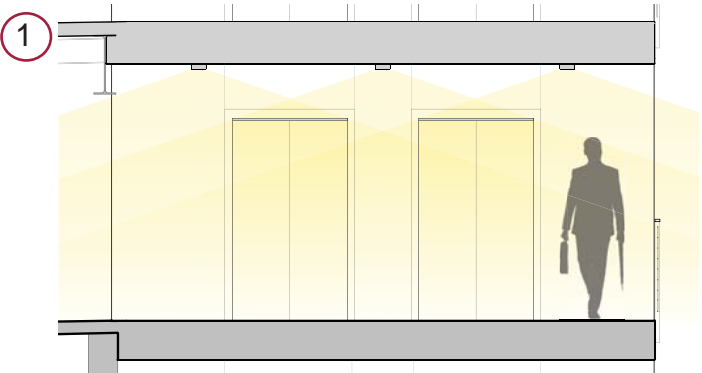


What We Heard

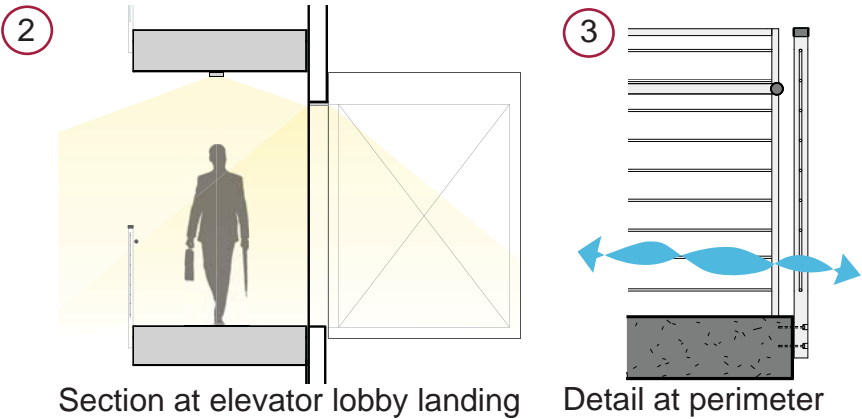
Pedestrian Area

vertical circulation

- There was appreciation for the restoration and integration of the wood soffit into the elevator lobby with the existing arcades, there was a concern for lighting this surface.
- Positive reaction was expressed for the creation of a more open stair and elevator, one member brought up a concern for wet landings.



Elevation at elevator lobby landing



Section at elevator lobby landing

Detail at perimeter

Our Solution



- 1 To ensure that the upper level circulation areas are well lit, surface mounted round light fixtures are located on the underside of concrete stair landings, on the underside of the metal deck at the elevator lobby, and a linear fixture at the head of the elevator door threshold.
- 2 To address the concern for wet landings the design team studied possible solutions to shield the stair and elevator landings from the elements yet these solutions will cause bigger concerns as this will, in turn, create a space that will be too enclosed and therefore feel unsafe. The new design creates an open edge around all sides of the landings and stairs with an open cable railing, providing greater ability to drain and air dry unlike the current design whose solid concrete guardrails limits air movement and delays drying.



What We Heard

Pedestrian Area

- The pedestrian realm is extremely important so it should be the main focus of the design.
- sidewalk and storefront**
- Lighting in the arcade areas was a concern especially for ample reflective glow at the wood soffit.
  - Study the sill to sidewalk dimension of the retail storefront to find the best height.
  - One member voiced concern for the aperture size of the garage entry and if it could be reduced.

Our Solution



- 1 Lighting for the wood soffit within the arcade area will be accomplished using a linear light fixture with a drop-down lens located at frequent intervals. The lens of the fixture is located below the wood soffit to spread light across the wood surface and also to illuminate the pedestrian way. A standard track-light system will be available to tenants, located at the inside face of the storefront. This will allow for consistent lighting and help to create an even distribution of light along the storefront zone.
- 2 To create the ultimate flexibility for the commercial spaces it has been determined that the sill height should be located 18 inches above the entry level floor so the window designers may have freedom at each tenant space. Since there is a sloping sidewalk the elevation of the sill will follow in stepped increments determined by the slope of the sidewalk and forming a curb for a durable base condition.
- 3 The aperture size of the garage must be maintained primarily for the safety of the pedestrians. With the MAX Light Rail and the Street Car lines within the vehicle entry sequence a continuous flow of traffic must be maintained. If an abundance of congestion is created at the garage entry, poor judgment and hasty decisions can create unsafe situations for everyone. A sequence of lane adjustments is currently used to allow traffic flow in a third lane to be switched during congested periods for this reason.