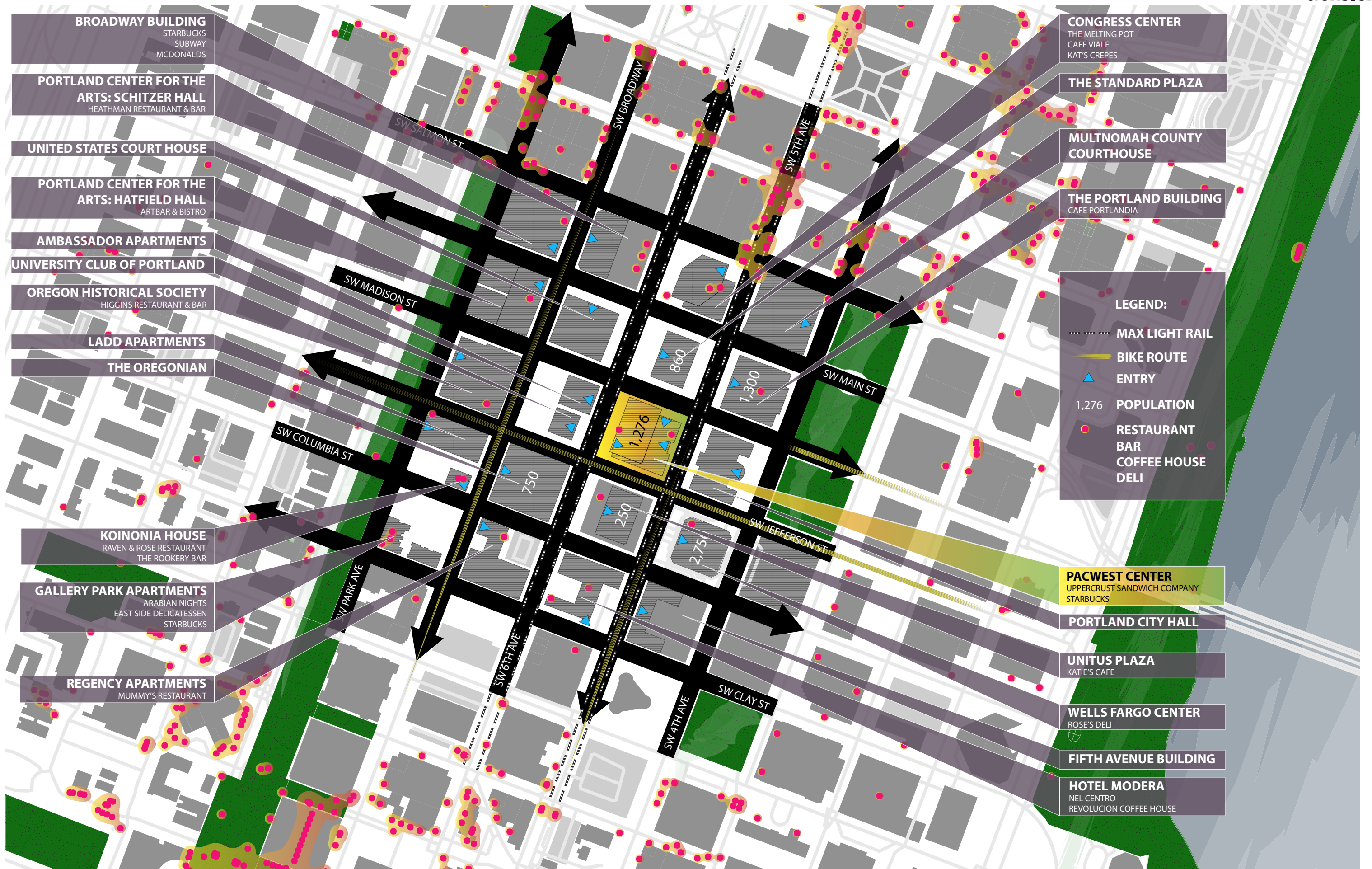


Pacwest Center

Building *repositioning*

DESIGN ADVICE REVIEW
01.29.2016

VICINITY STUDY





UNITED STATES COURT HOUSE



AMBASSADOR APARTMENTS



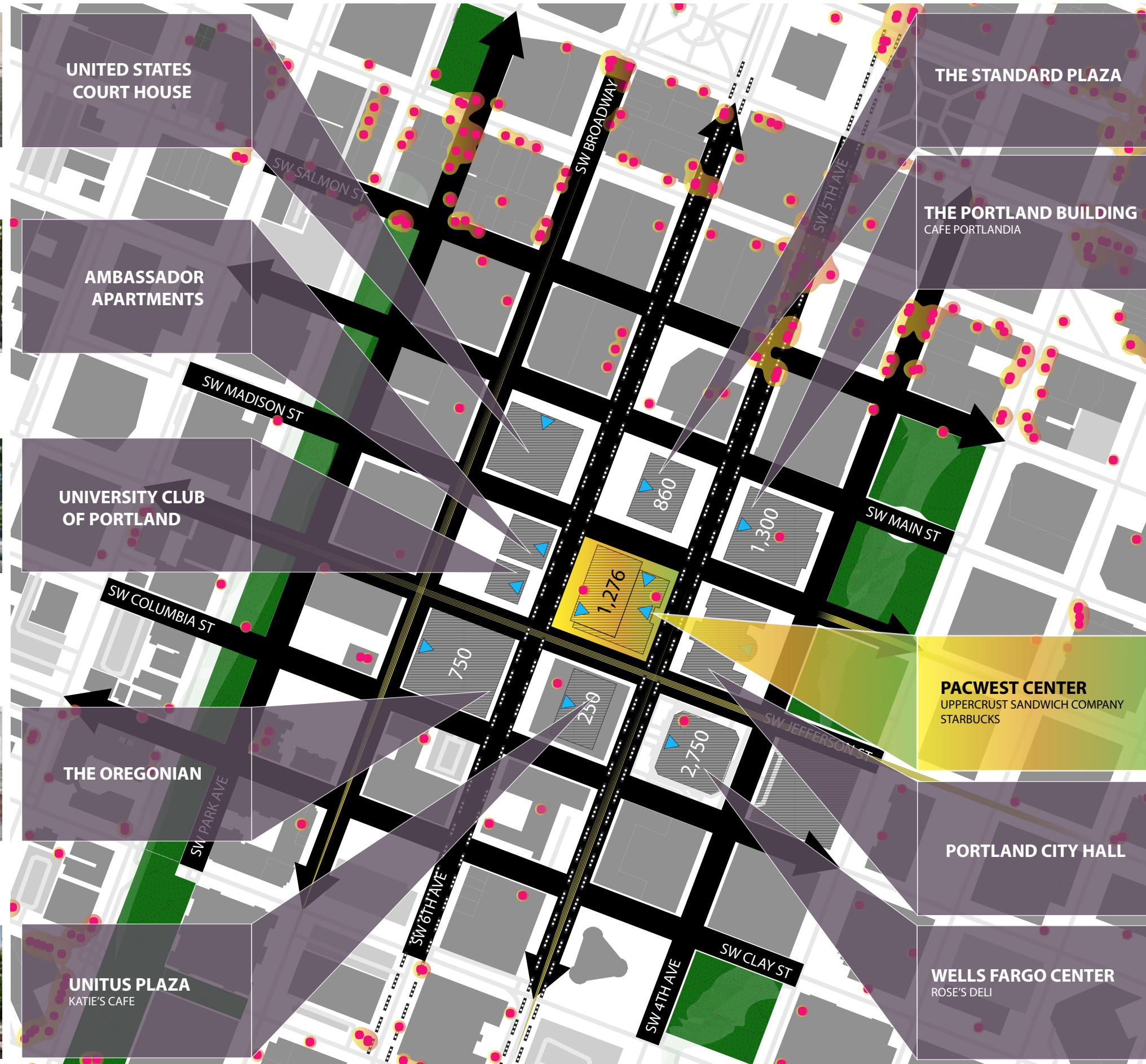
UNIVERSITY CLUB OF PORTLAND



THE OREGONIAN



UNITUS PLAZA
KATIE'S CAFE



THE STANDARD PLAZA

THE PORTLAND BUILDING
CAFE PORTLANDIA



LEGEND:

- MAX LIGHT RAIL
- BIKE ROUTE
- ▲ ENTRY
- 1,276 POPULATION
- RESTAURANT
BAR
COFFEE HOUSE
DELI

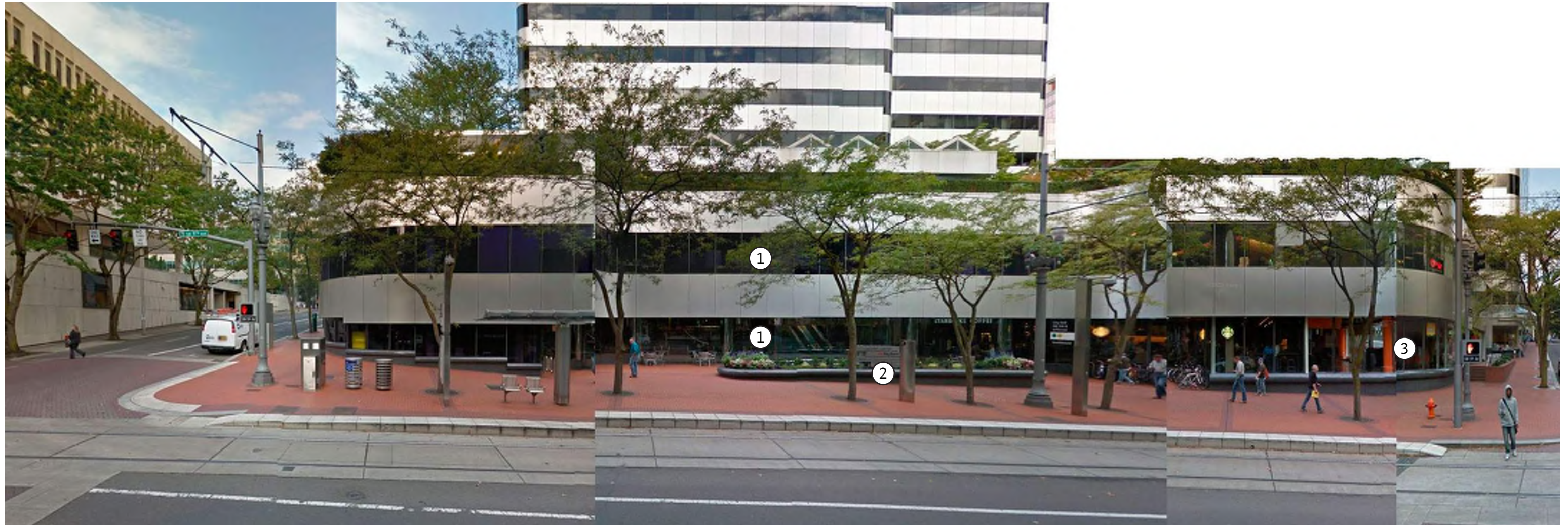
PACWEST CENTER
UPPERCRUST SANDWICH COMPANY
STARBUCKS

PORTLAND CITY HALL

WELLS FARGO CENTER
ROSE'S DELI



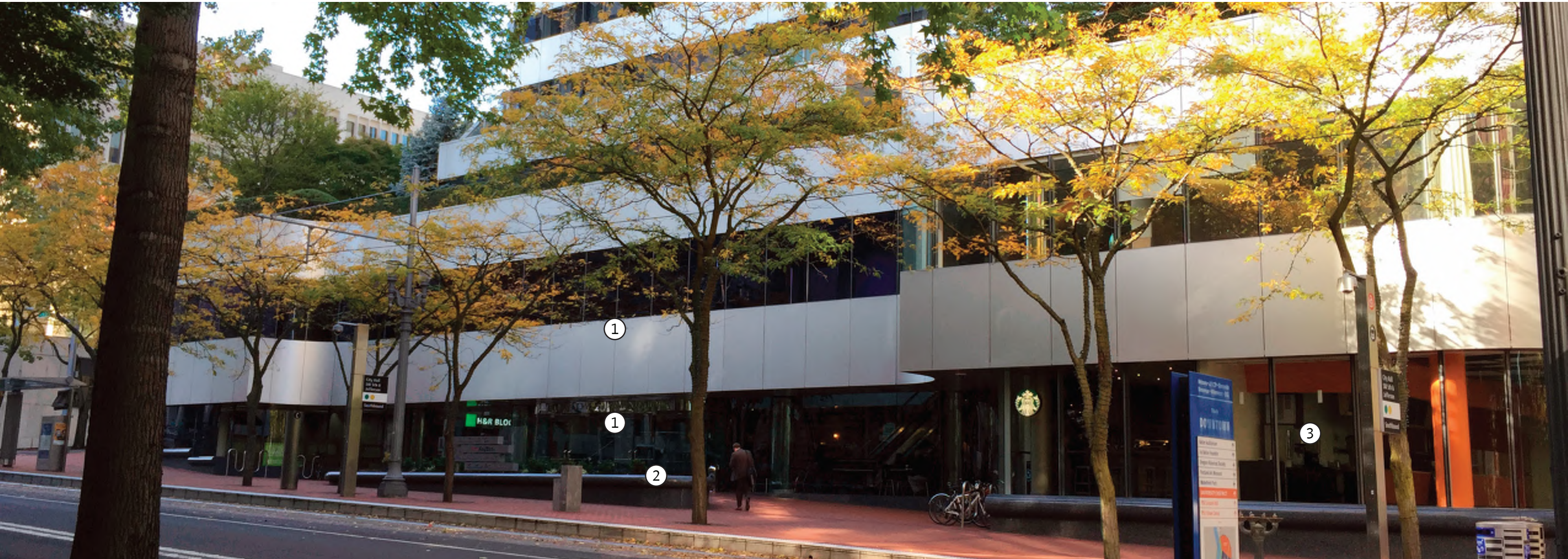
EXISTING CONDITIONS



1. Lack of main entry identity. Limited visibility to interior atrium
2. Planter acts as an obstacle between pedestrians and building
3. Retail storefronts lack engagement with pedestrians

EXISTING CONDITIONS

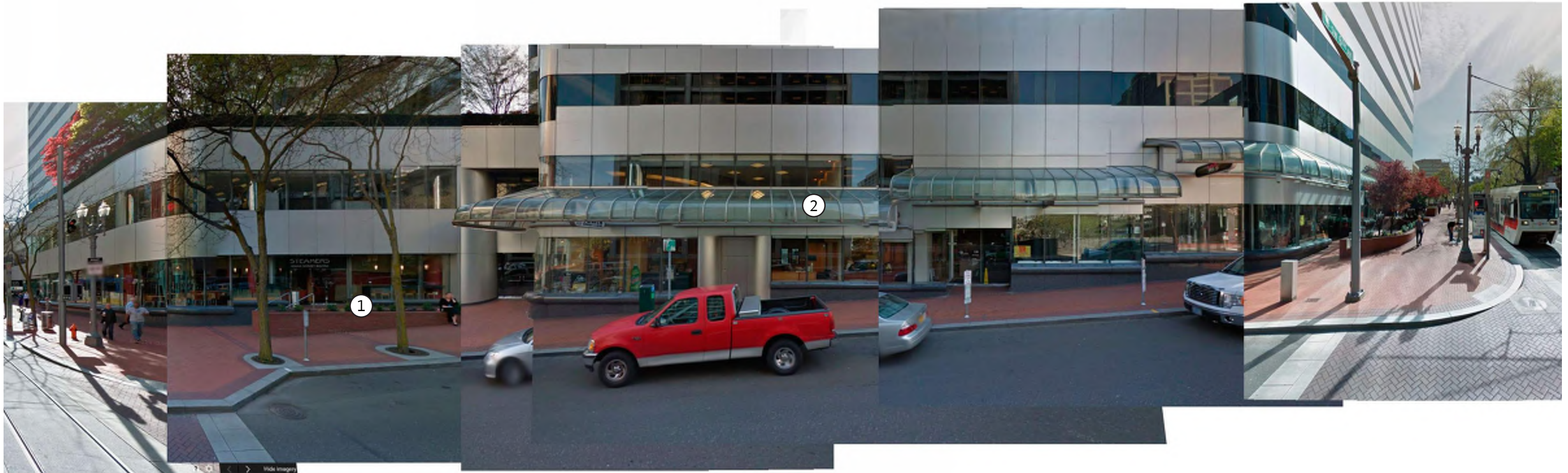
SW FIFTH AVENUE ELEVATION



1. Lack of main entry identity. Limited visibility to interior atrium
2. Planter acts as an obstacle between pedestrians and building
3. Retail storefronts lack engagement with pedestrians

EXISTING CONDITIONS

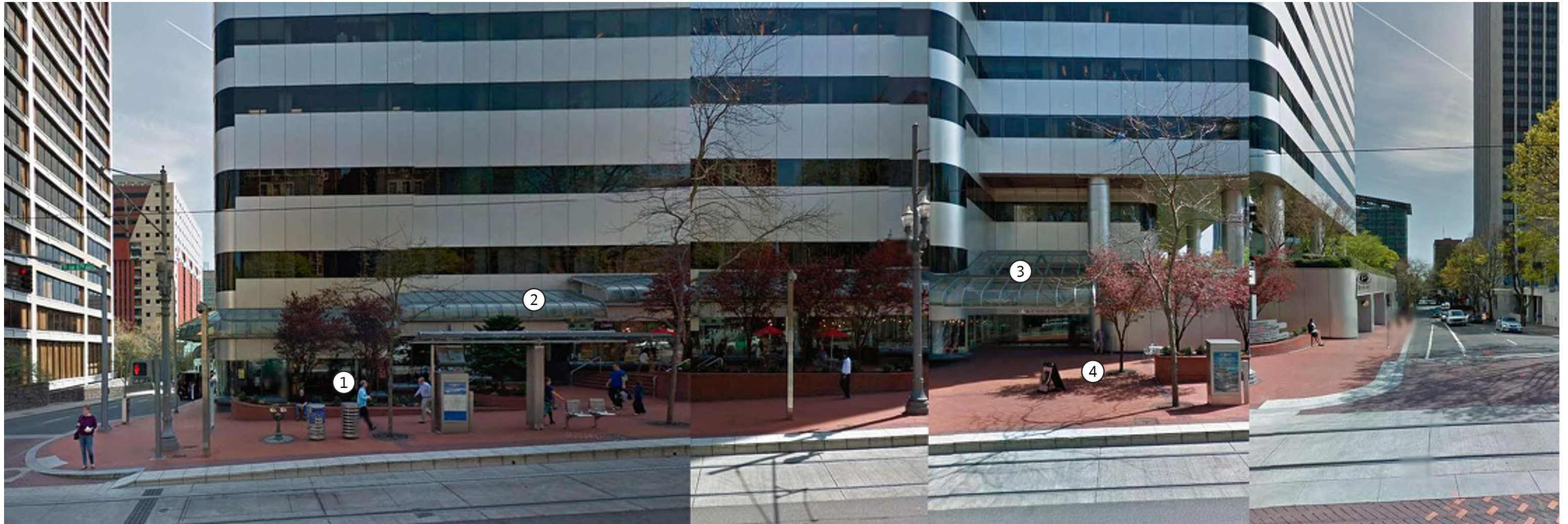
SW FIFTH AVENUE



1. Underutilized terraces serve as obstacles rather than connections between tenants and pedestrians
2. Canopies distract rather than enhance retail identity

EXISTING CONDITIONS

SW MADISON STREET ELEVATION



1. Retail storefronts and entries have no visual connection to pedestrians
2. Canopies distract rather than enhance retail identity
3. Large canopy is a visual barrier to the building's entry, lacks distinction as the primary entry to the building
4. Open area is undefined and underutilized

EXISTING CONDITIONS

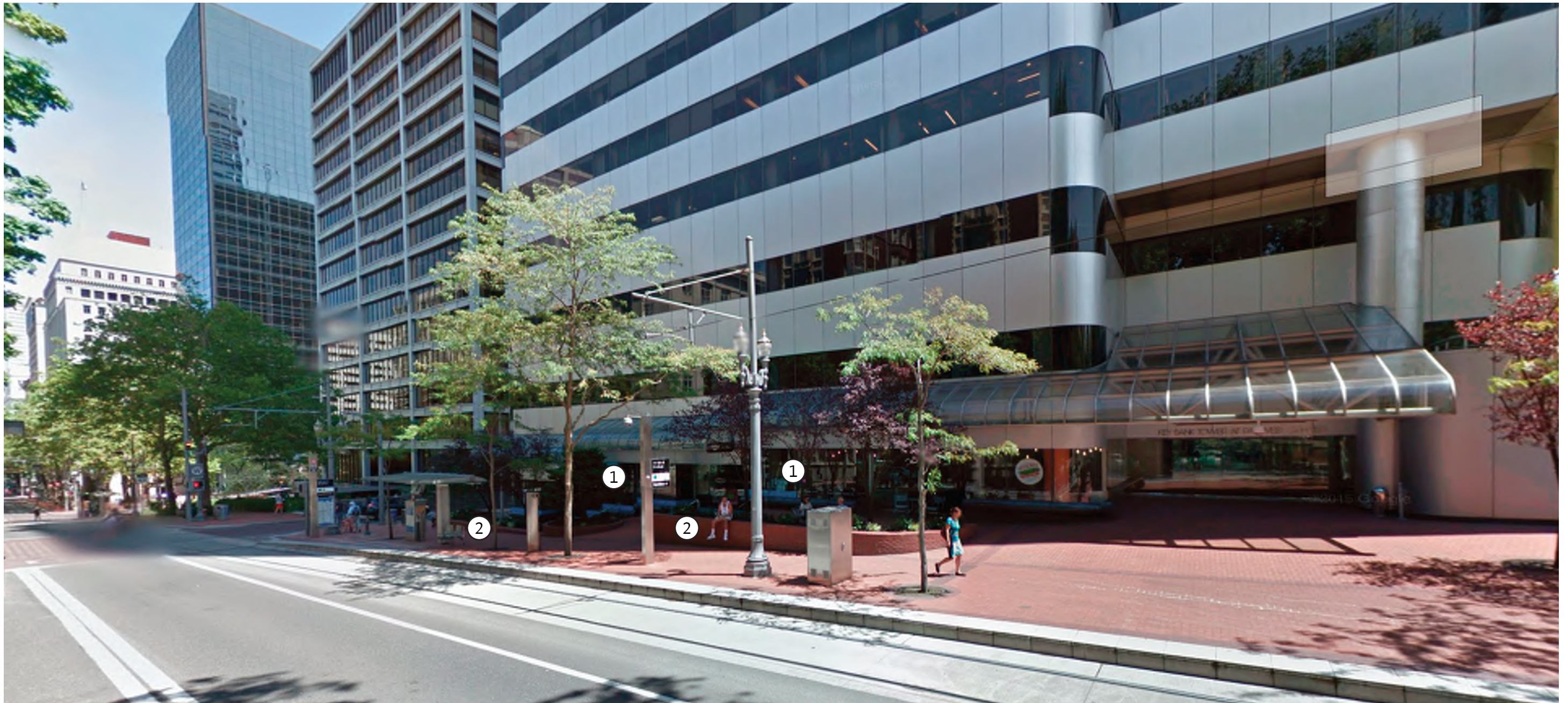
SW SIXTH AVENUE ELEVATION



1. No sense of primary building entry
2. Canopies distract rather than enhance retail identity

EXISTING CONDITIONS

SW SIXTH AVENUE



- 1. Planters serve as visual and physical barriers between pedestrians and tenants
- 2. Planters provide limited seating opportunity due to wide variation in heights

EXISTING CONDITIONS

SW SIXTH AVENUE



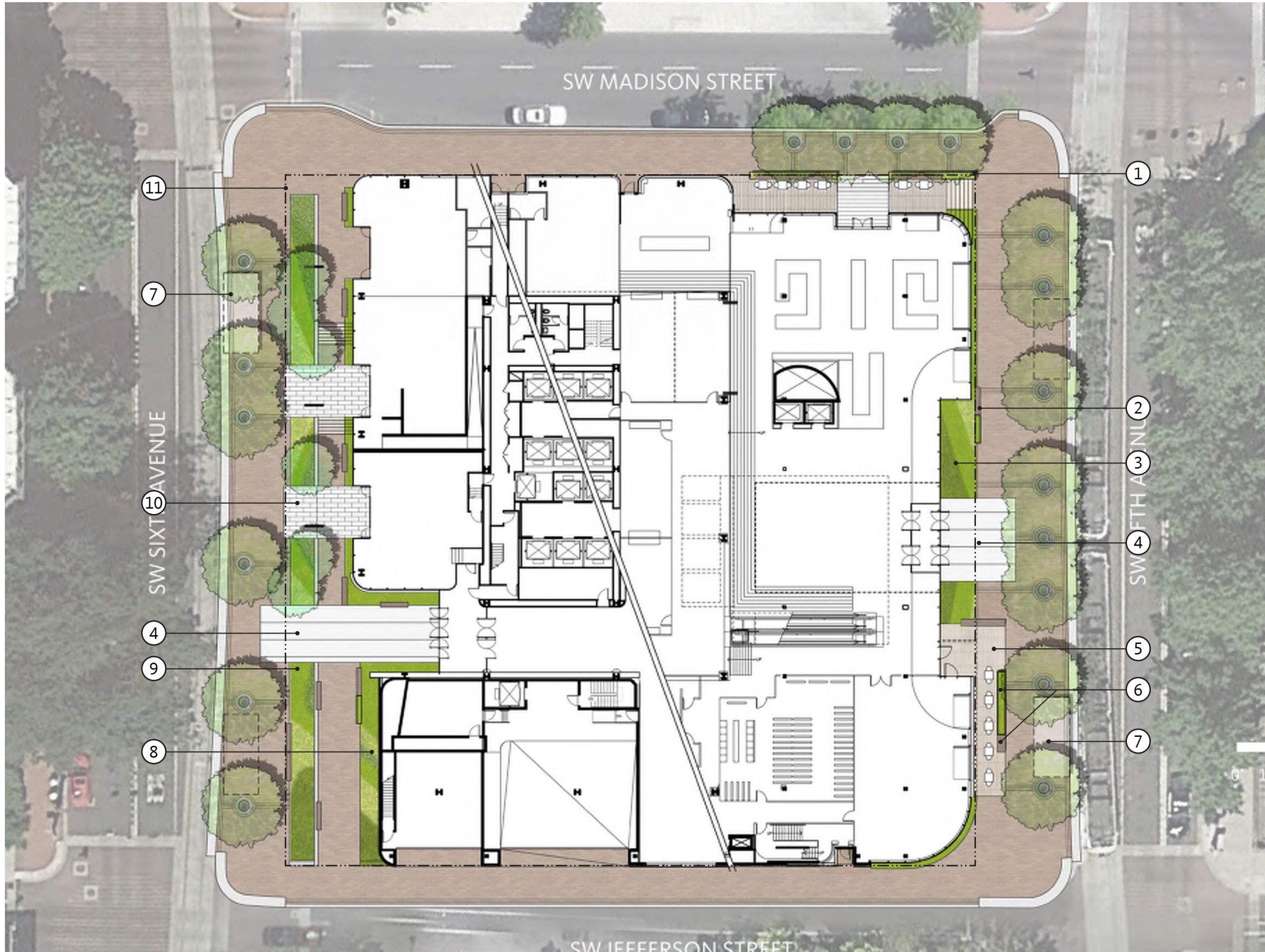
EXISTING CONDITIONS

SW JEFFERSON STREET ELEVATION

GOALS

- CREATE A STRONGER CONNECTION BETWEEN THE PEDESTRIAN AND PACWEST
- ESTABLISH A VIBRANT RETAIL ENVIRONMENT TO ENLIVEN THE NEIGHBORHOOD
- PRESERVE AND ENHANCE PACWEST'S ICONIC DESIGN

DESIGN APPROACH



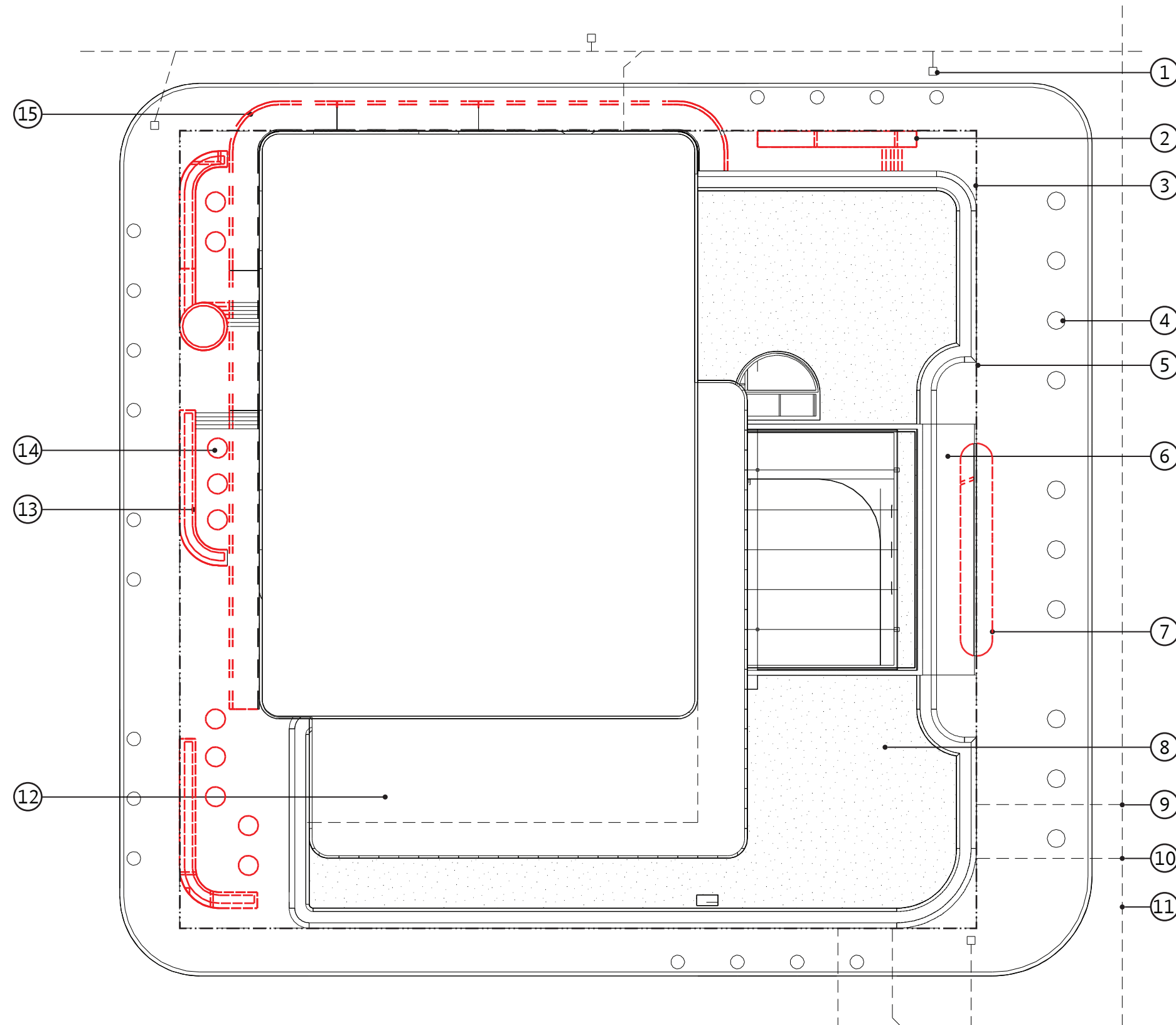
Legend

- 1. Raised Steel Planter with Signage
- 2. Wood Slab Bench
- 3. Bermed Entry Feature Planting Area
- 4. Specialty Concrete Paving to Match Lobby Paving
- 5. Flush Paving Entry To Starbucks Area
- 6. Raised Steel Planter with Bench
- 7. Light Rail Canopy
- 8. Bermed Entry Feature Planter
- 9. Sidewalk Level Planters
- 10. Secondary Entry Paving - Stone Pavers
- 11. Property Line

SITE PLAN

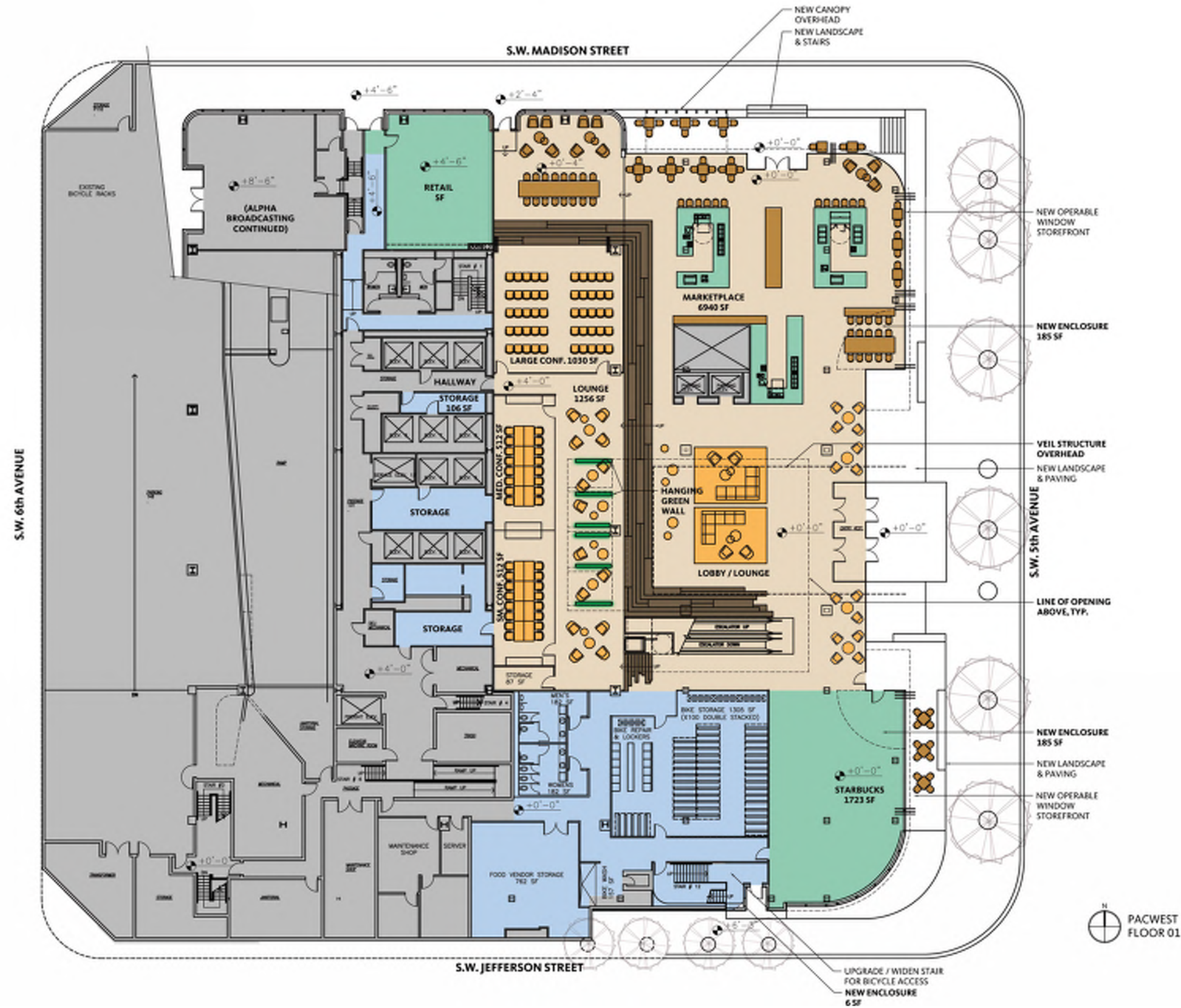
Legend

1. Inlet, Typical
2. Existing Terrace to be Removed & Replaced
3. Property Line
4. Existing Trees to Remain, Typical
5. Street Level Glazing to be Replaced
6. New Entrance Canopy
7. Existing Planter to be Removed
8. Existing Rooftop Garden to be Renovated
9. Water Connection & Meter Vault
10. Water Connection
11. Water Main
12. New Enclosure Under Existing Building Soffit
13. Existing Planters to be Removed & Reworked, Typical
14. Existing Trees within Property to be Removed & Replaced, Typical
15. Existing Canopy to be Removed & Reworked, Typical



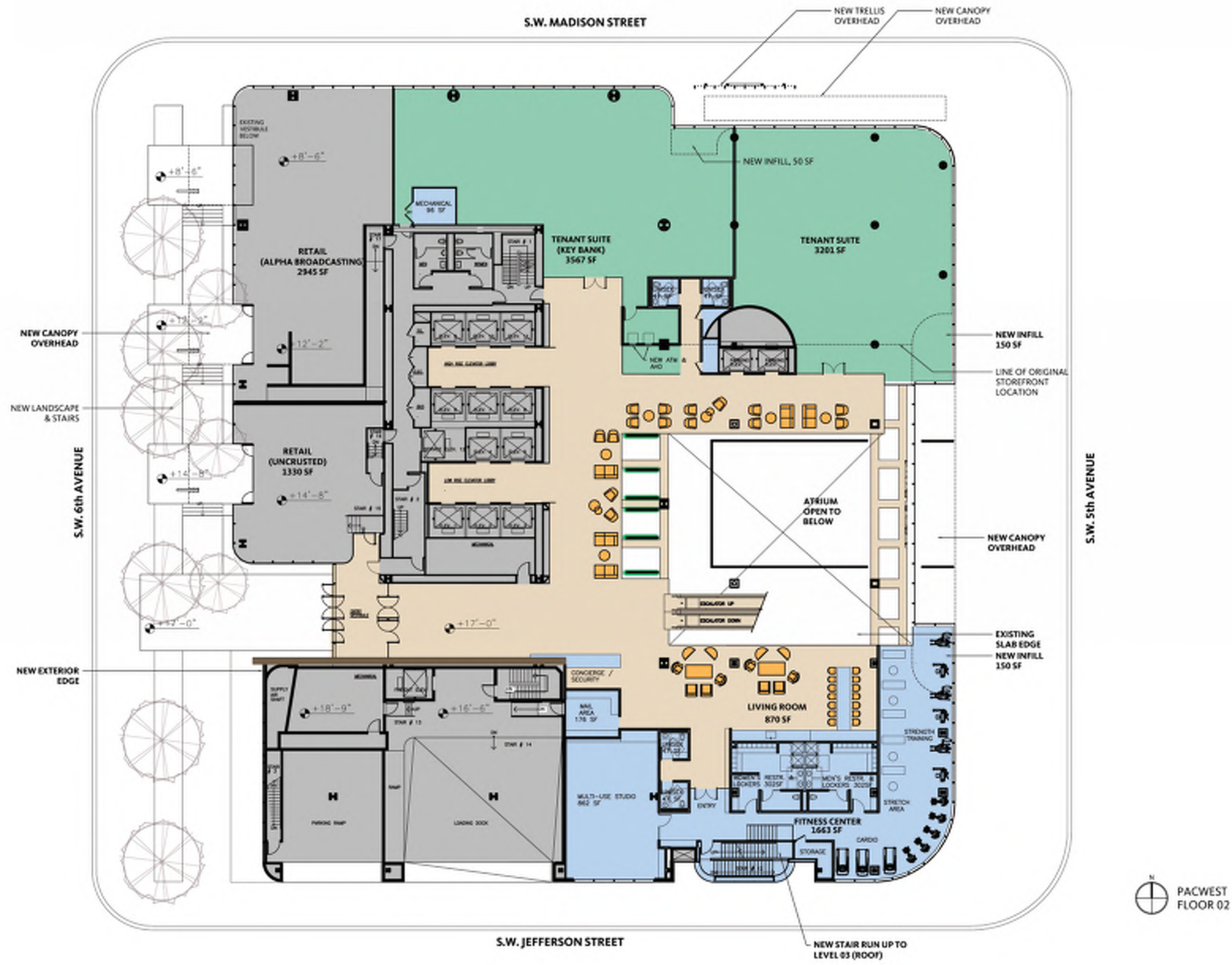
SITE PLAN

MODIFICATIONS TO EXISTING



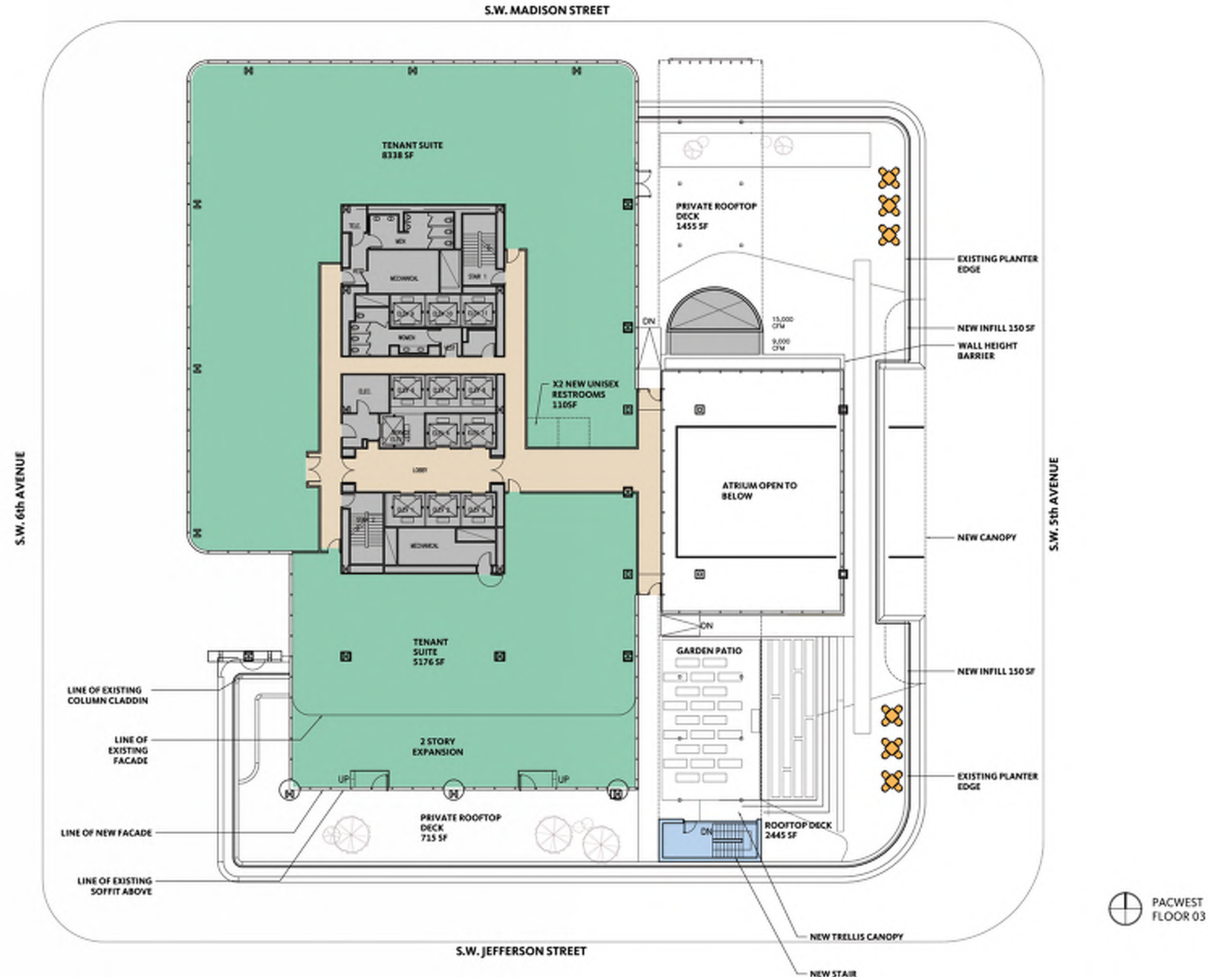
FLOOR PLAN

LEVEL 1



FLOOR PLAN

LEVEL 2



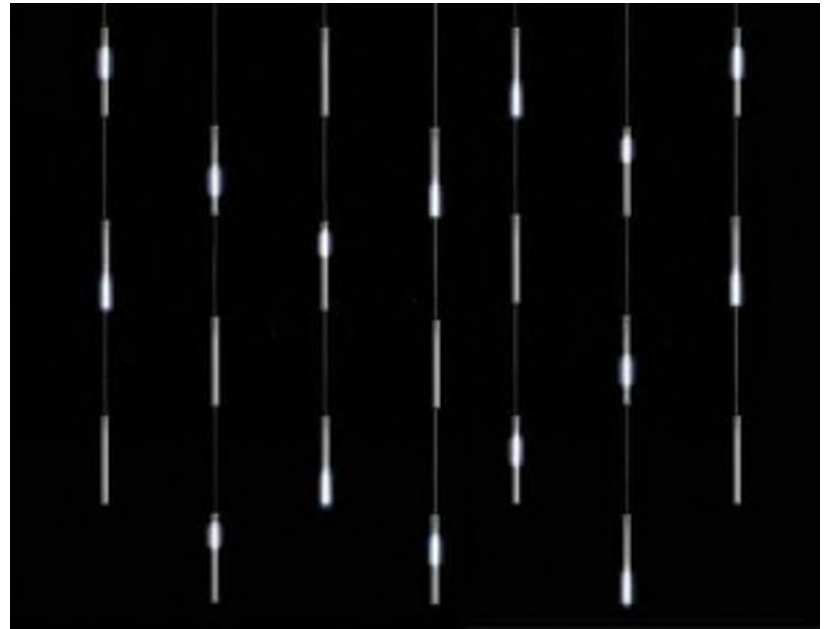
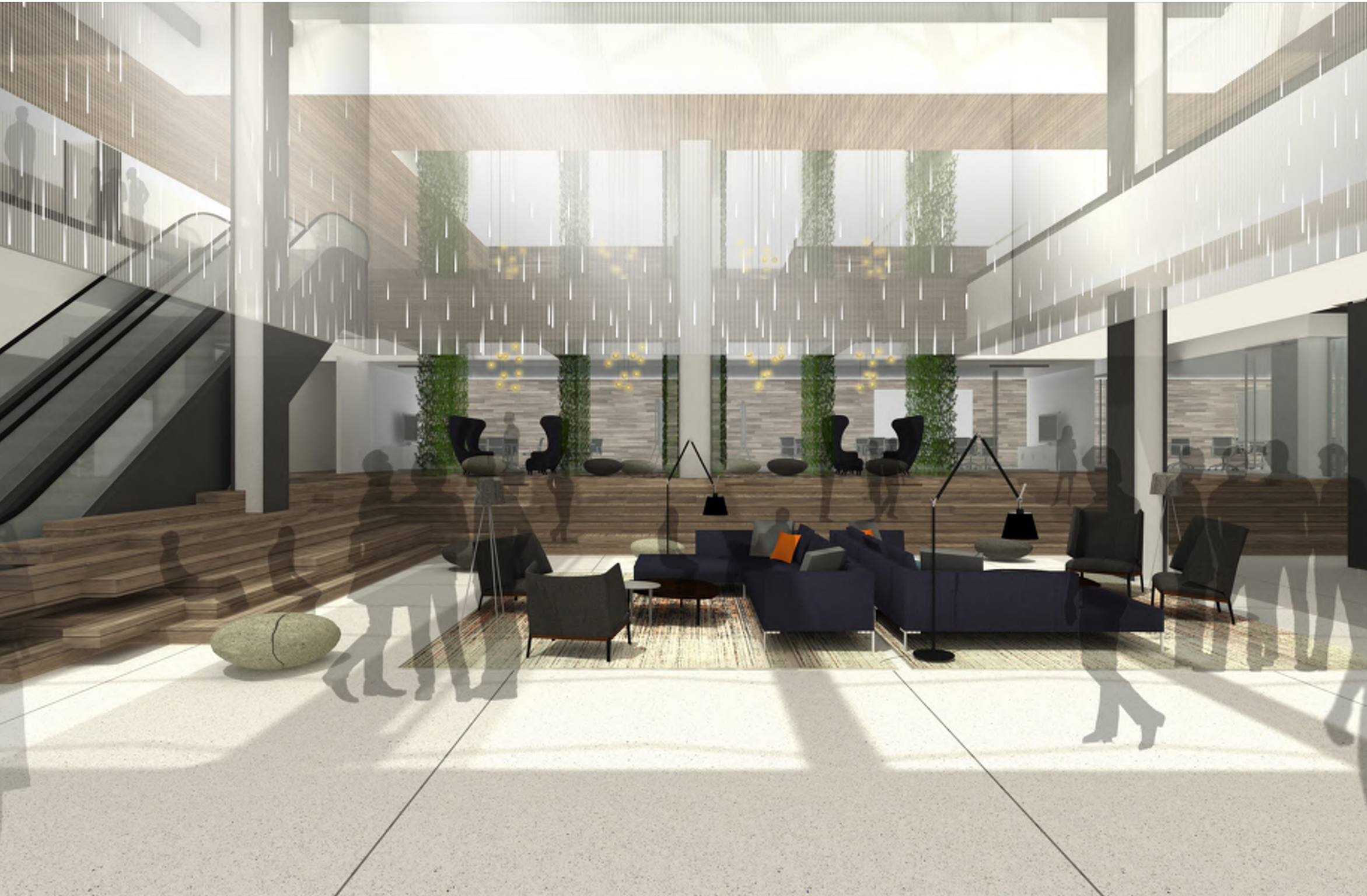
FLOOR PLAN

LEVEL 3



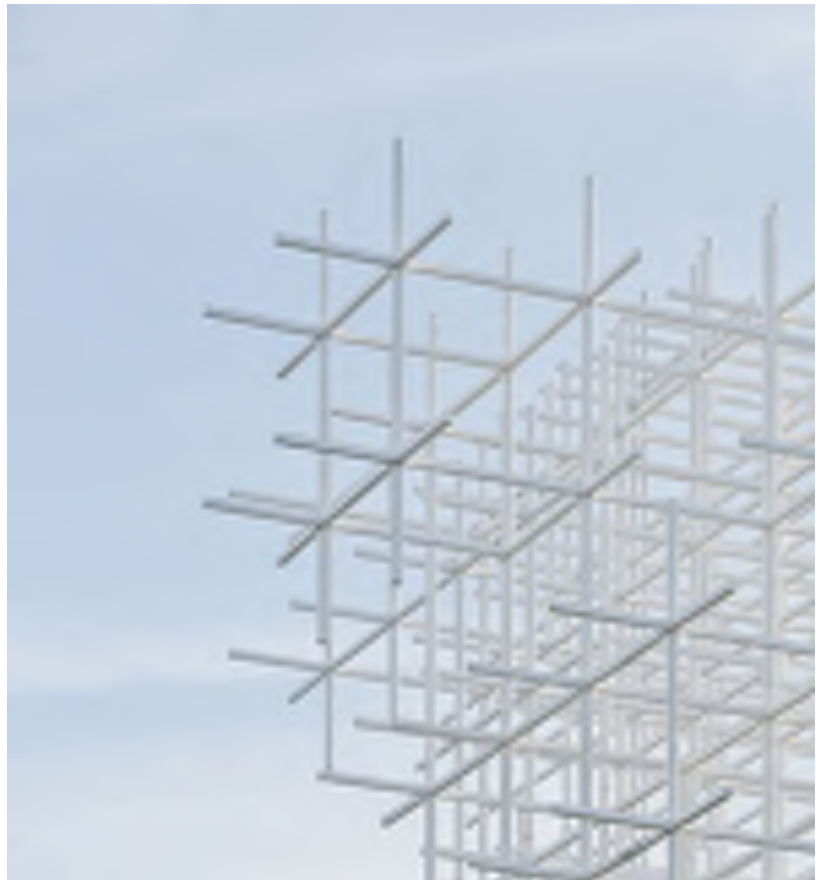
EXTERIOR

FIFTH AVENUE ENTRY



INTERIOR

ENTRY / LOBBY



INTERIOR

MARKETPLACE



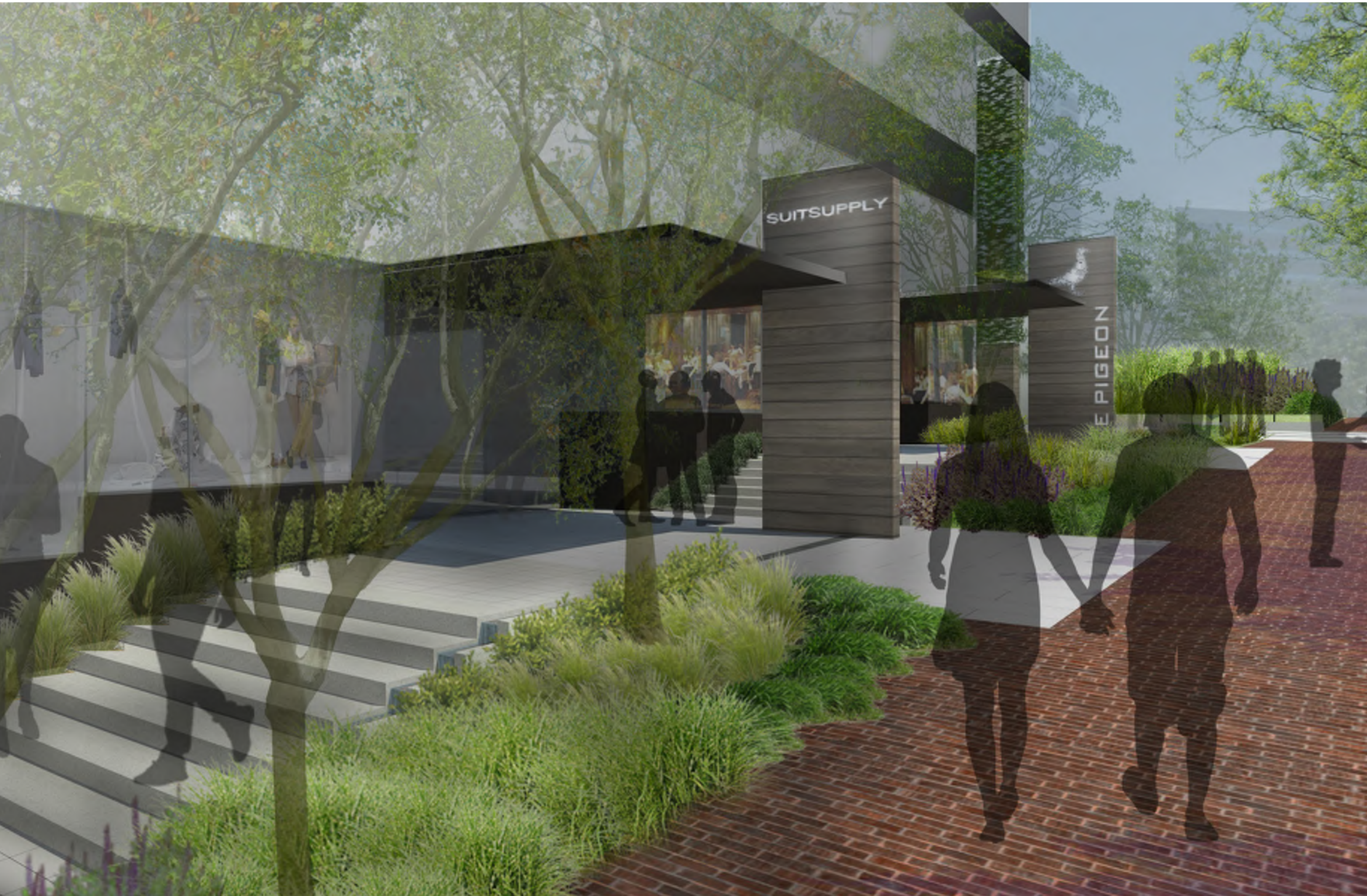
EXTERIOR

MARKETPLACE ENTRY



EXTERIOR

SW SIXTH AVENUE ENTRY



EXTERIOR

SW SIXTH AVENUE



EXTERIOR

STARBUCKS ENTRY



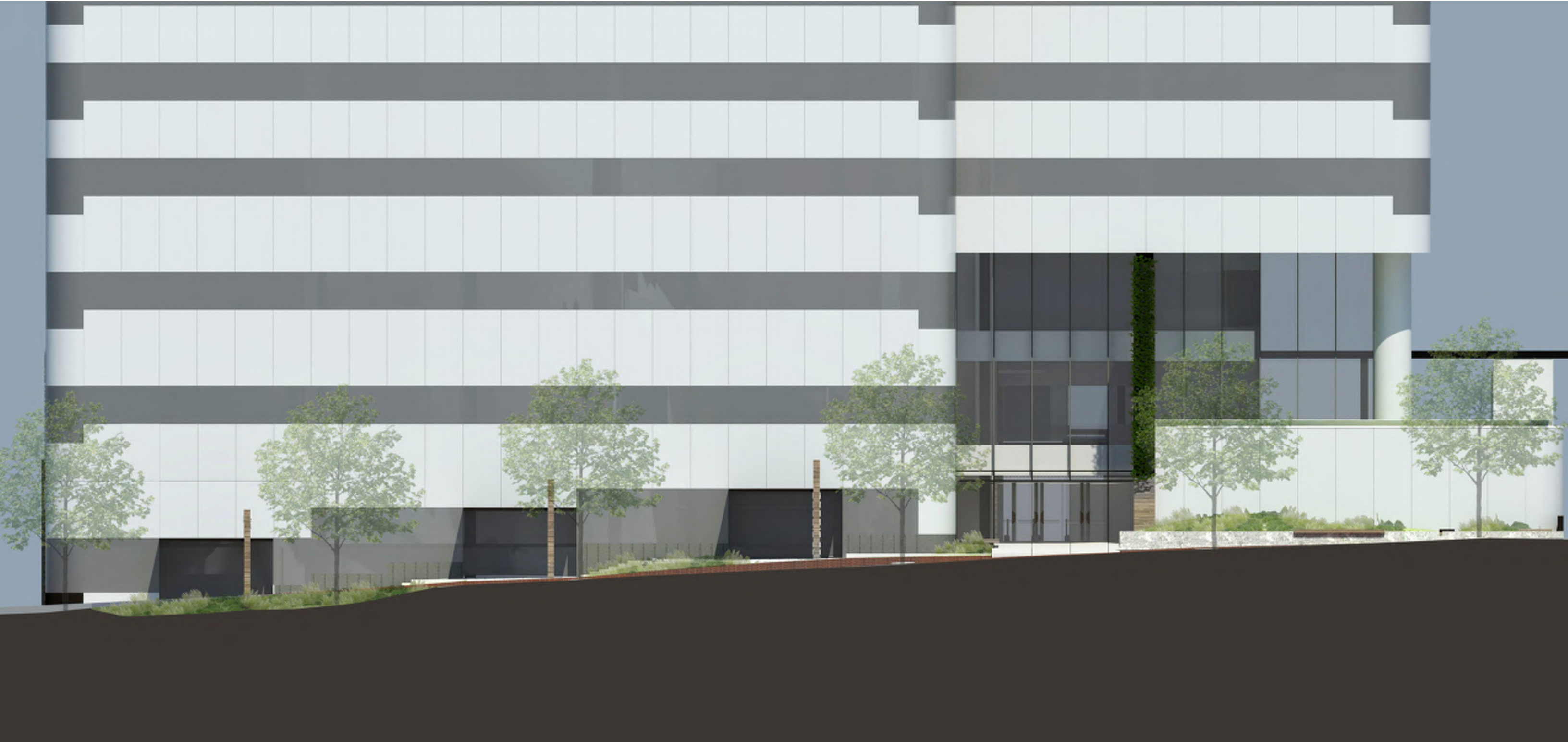
ELEVATION

SW FIFTH AVENUE



ELEVATION

SW MADISON STREET



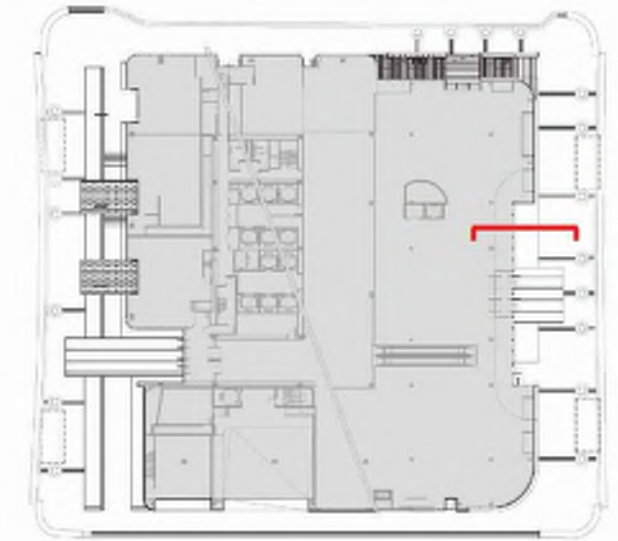
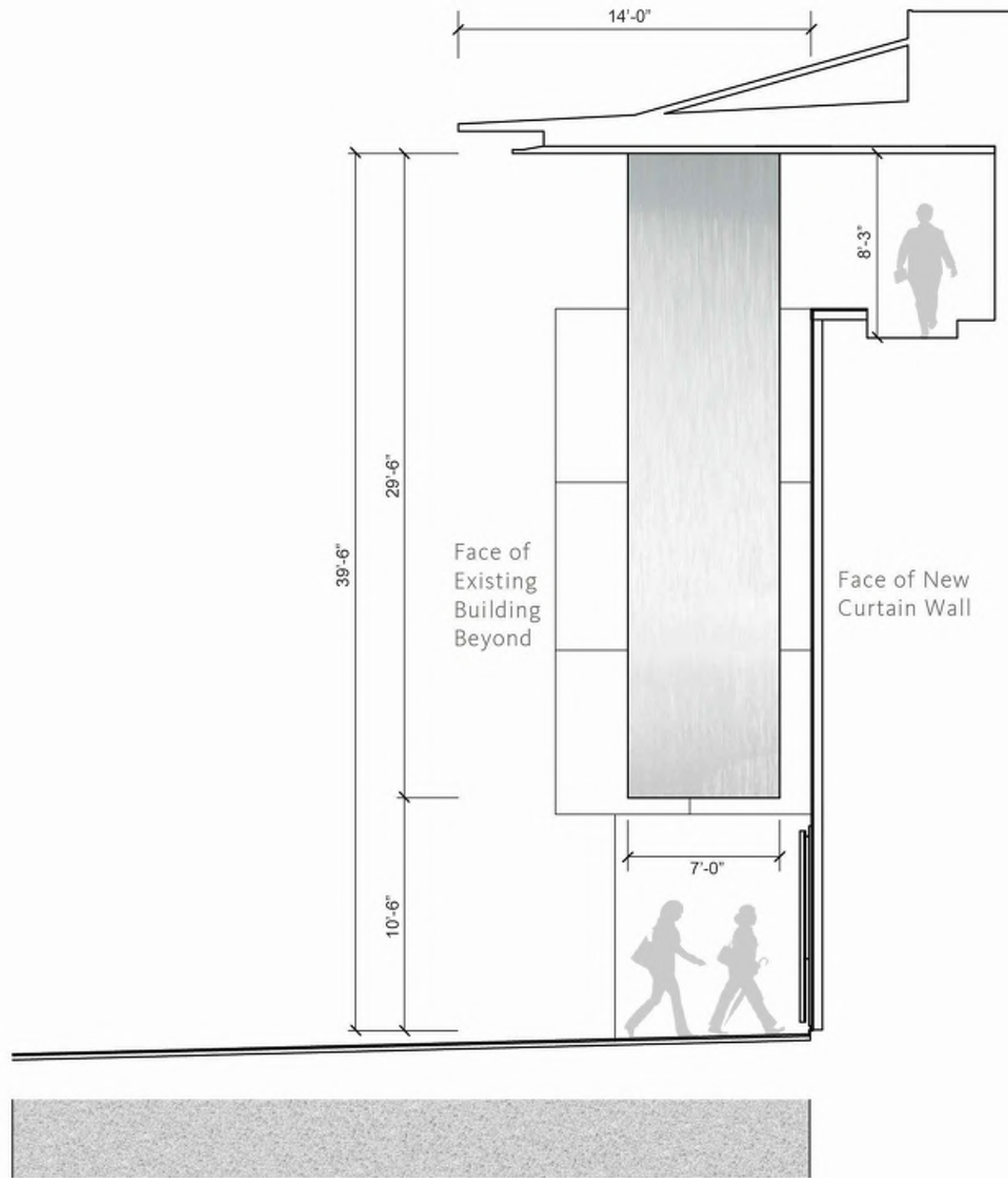
ELEVATION

SW SIXTH AVENUE



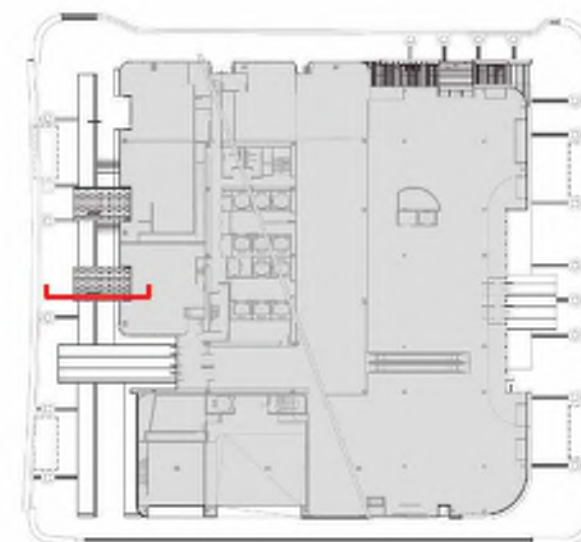
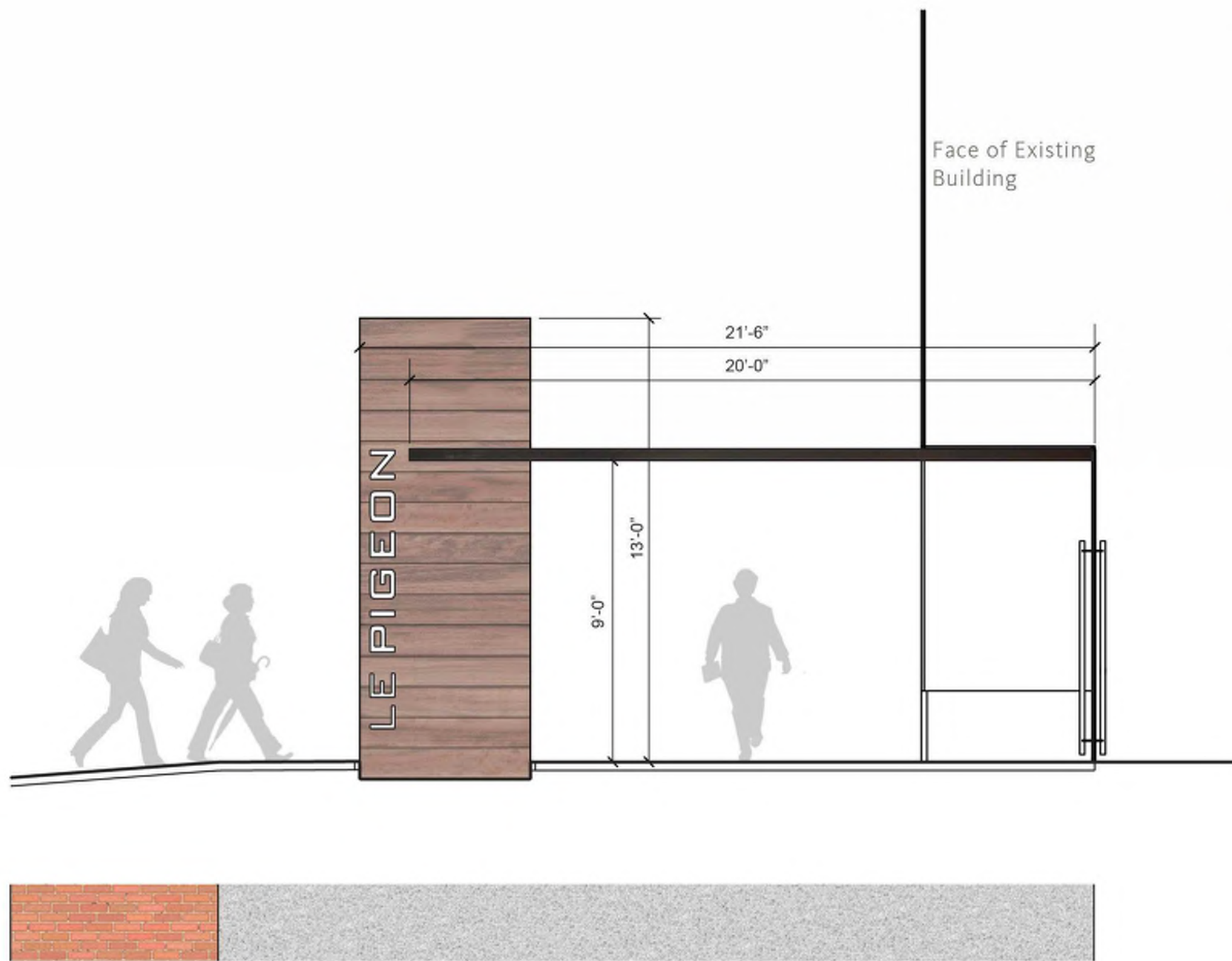
ELEVATION

SW JEFFERSON STREET



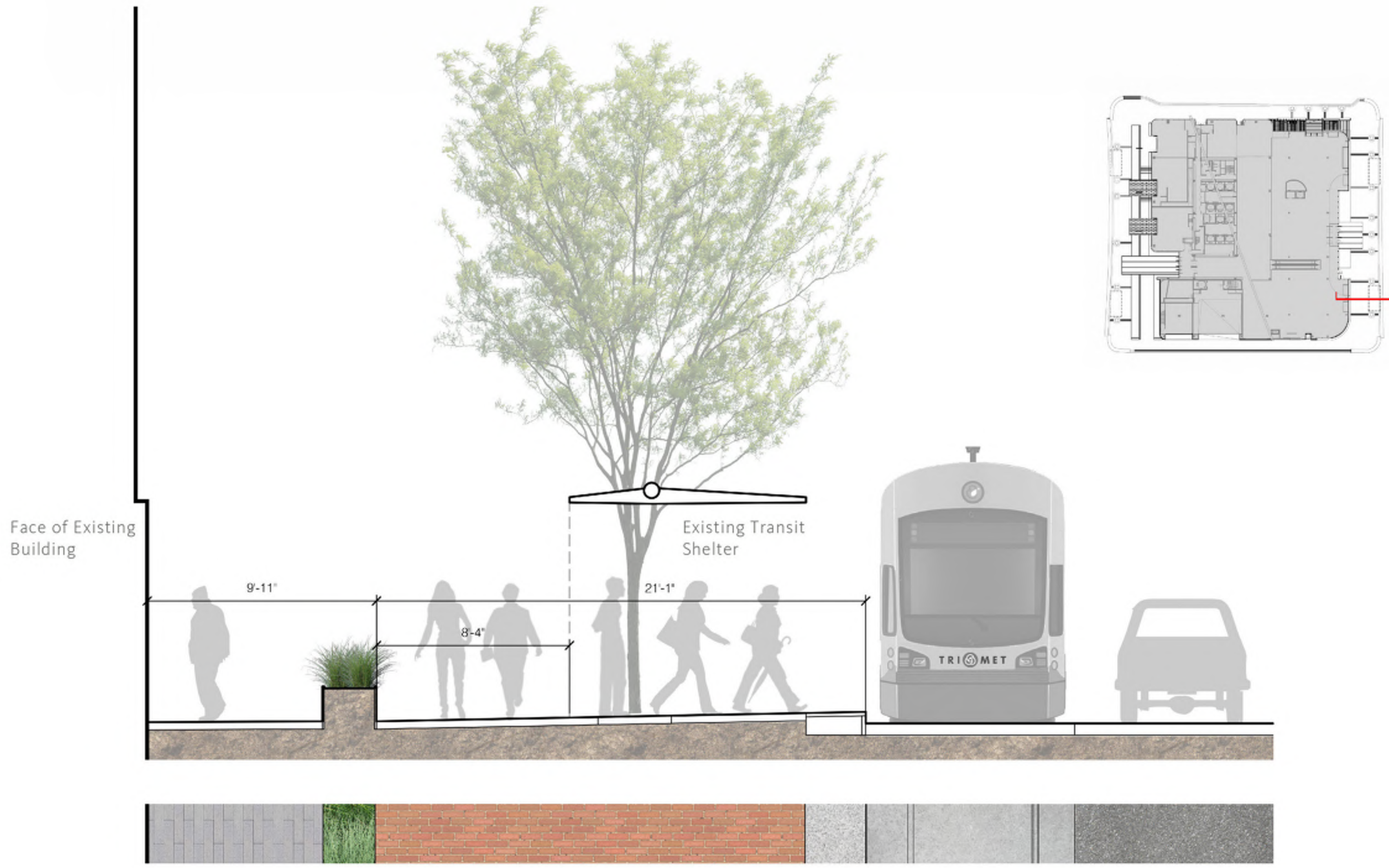
DETAIL SECTION

SW FIFTH AVE CANOPY



DETAIL SECTION

SW SIXTH AVE RETAIL CANOPY



DETAIL SECTION

SW FIFTH AVE STREETFRONT



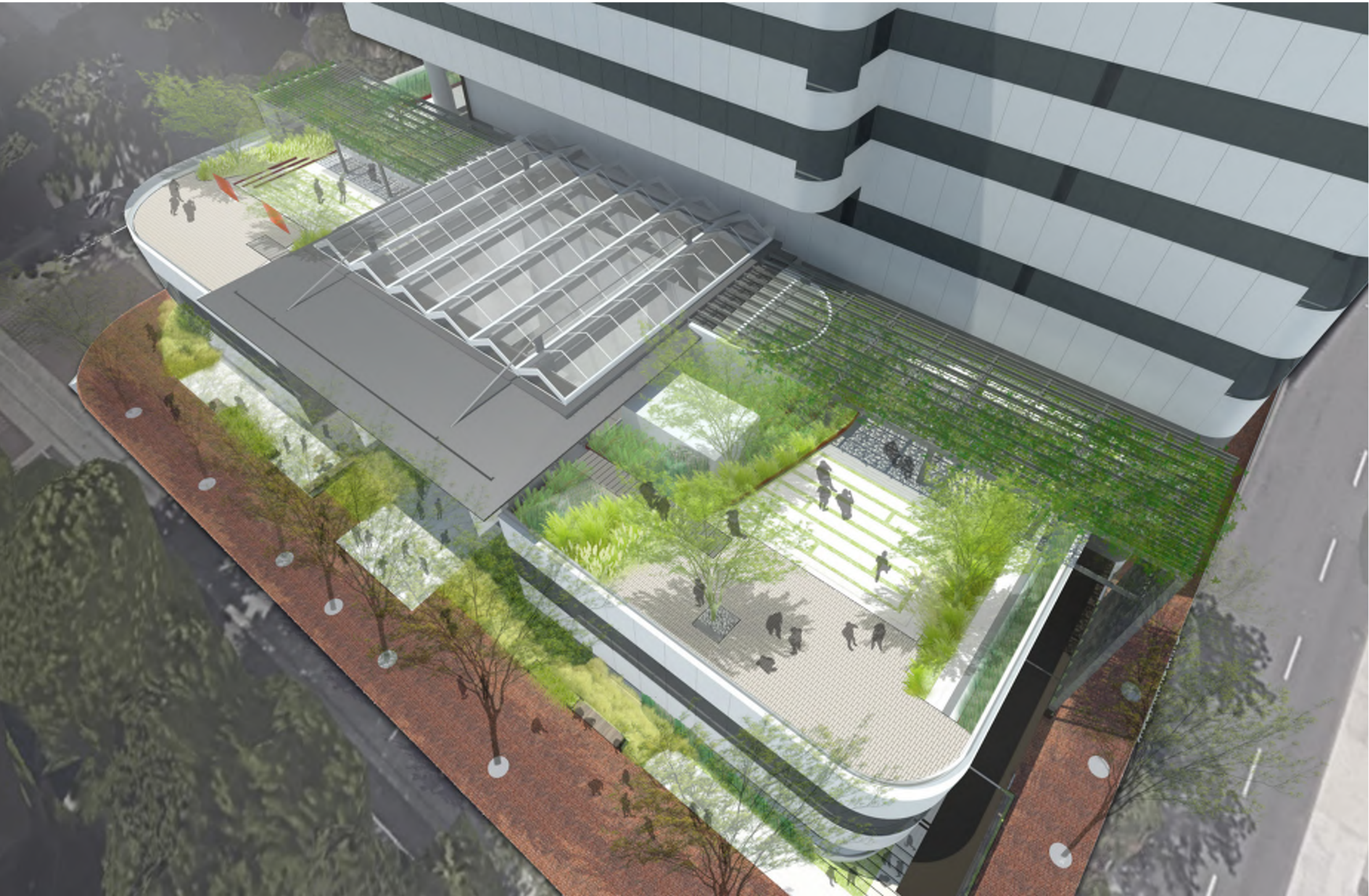
DETAIL VIEW

OPERABLE STOREFRONTS (OPEN)



DETAIL VIEW

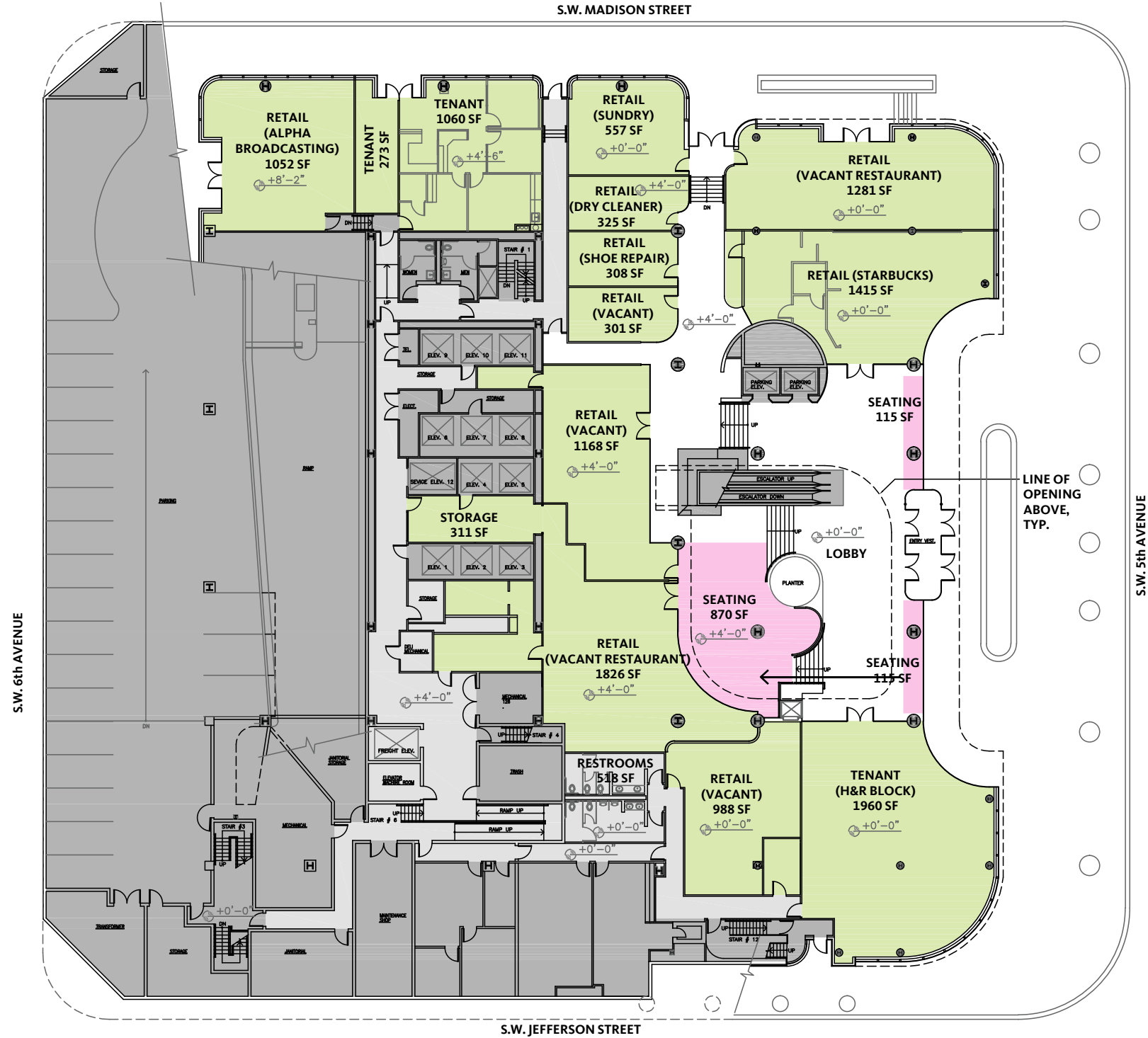
OPERABLE STOREFRONTS (CLOSED)



EXTERIOR

BIRD'S EYE VIEW

APPENDIX

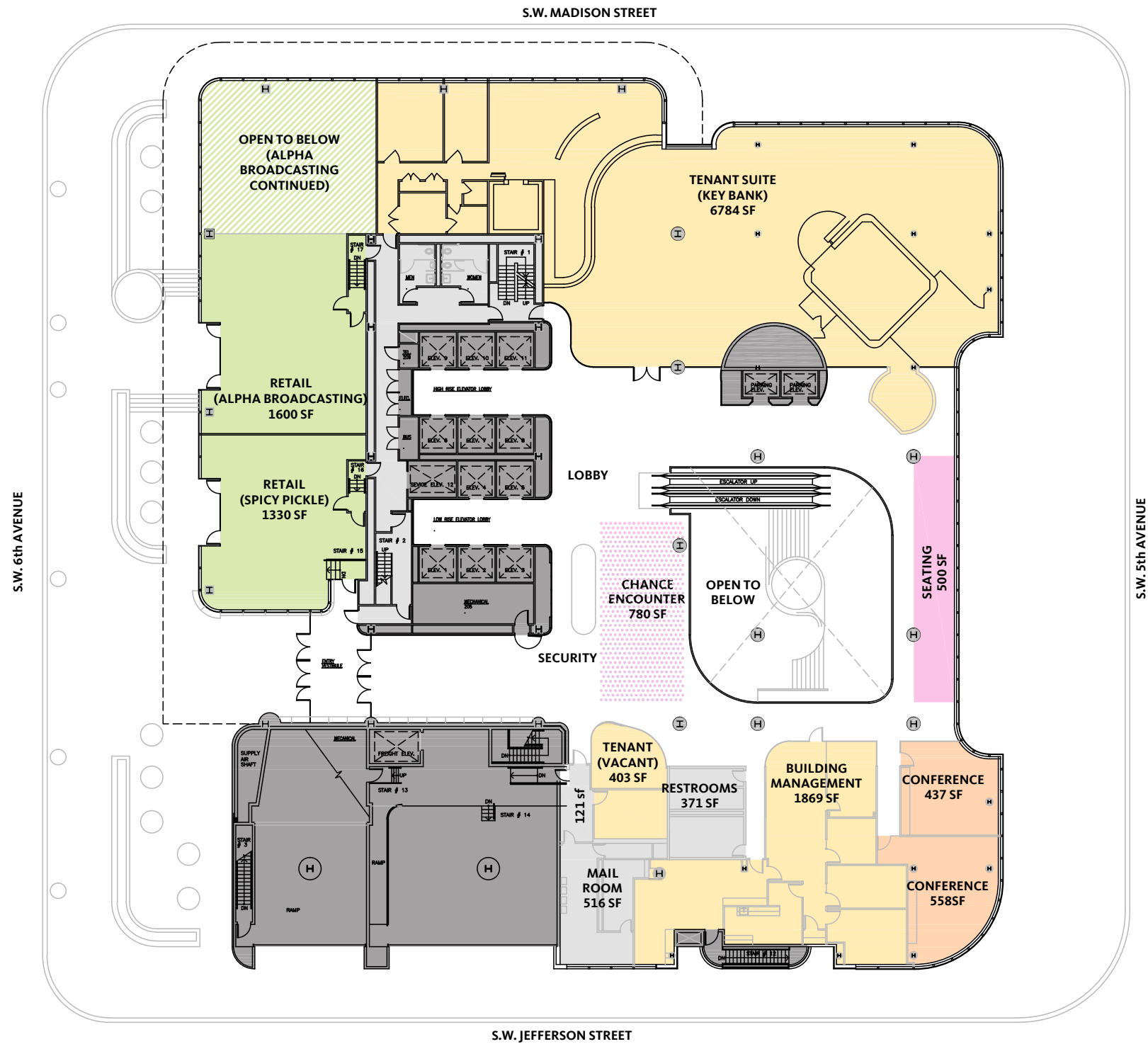


NIC - CORE	
NIC	
CIRCULATION	
TENANT	0 SF
RETAIL	12,515 SF
CONFERENCE	0 SF
SEATING	1,100 SF
INFORMAL GATHERING	0 SF
AMENITY	0 SF
LEASABLE STORAGE	

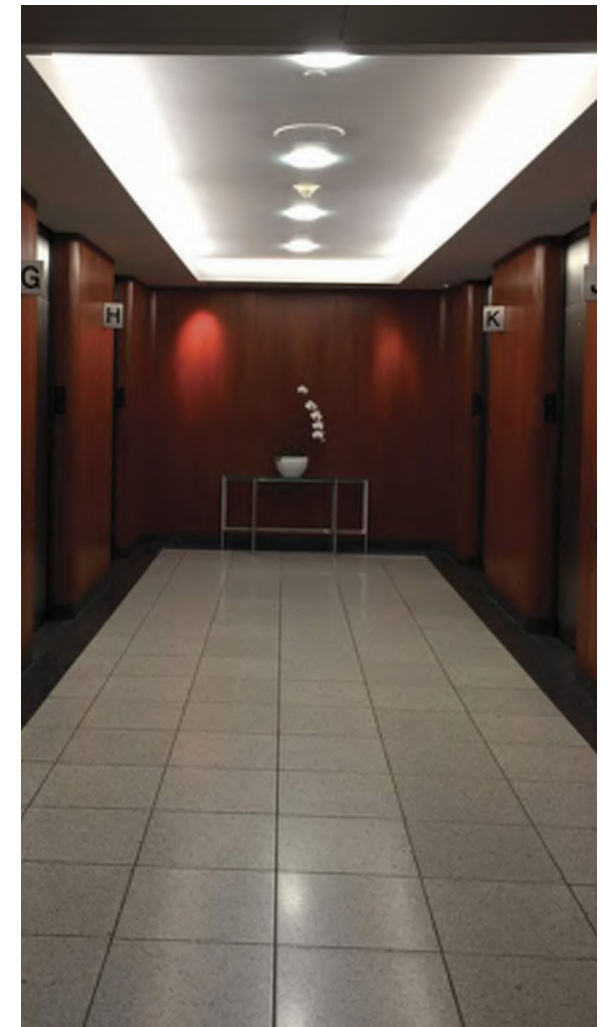


EXISTING FLOOR PLAN

LOWER LEVEL

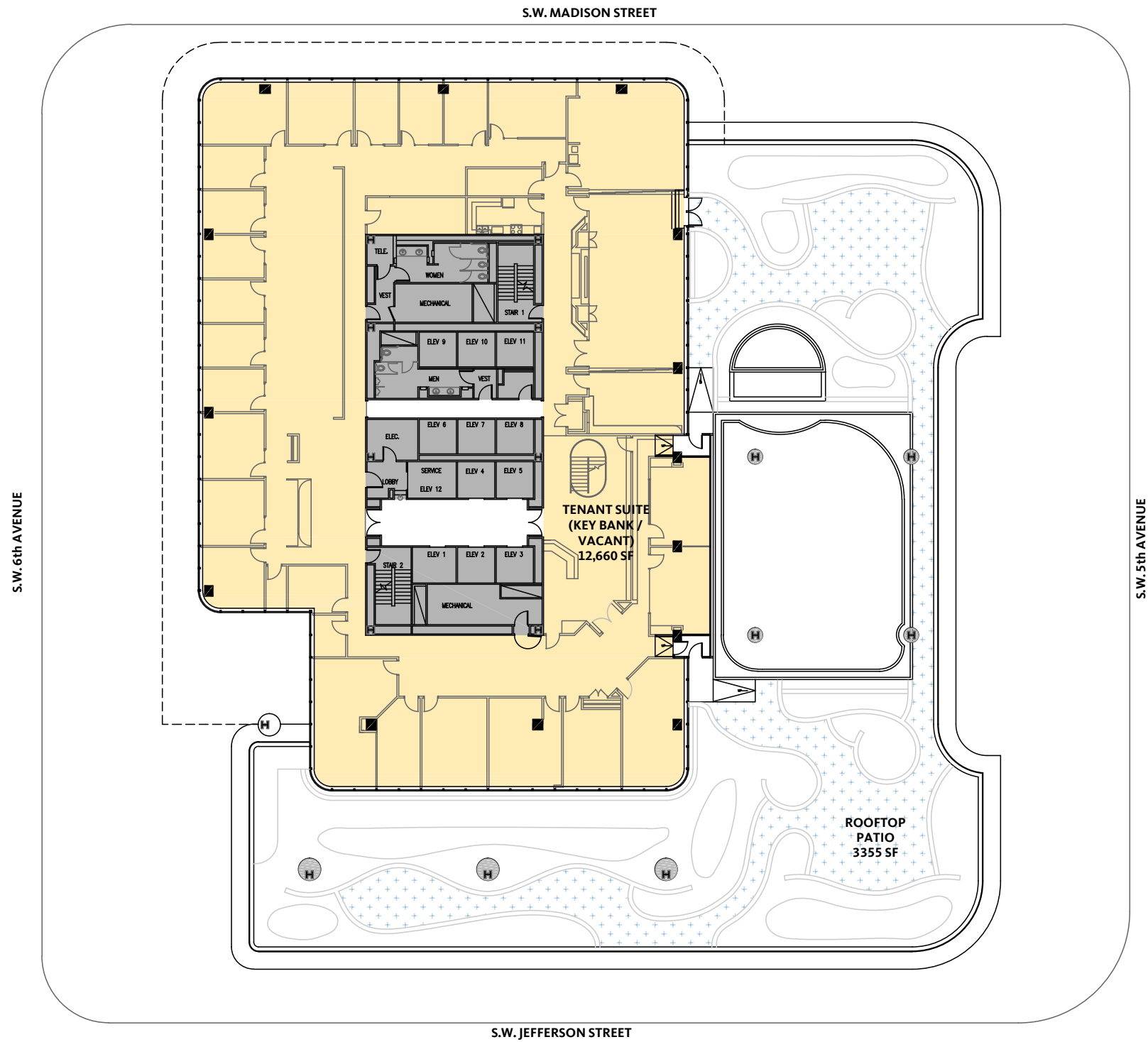


	NIC - CORE	
	NIC	
	CIRCULATION	
	TENANT	9,056 SF
	RETAIL	2,930 SF
	CONFERENCE	995 SF
	SEATING	500 SF
	INFORMAL GATHERING	780 SF
	AMENITY	0 SF
	LEASABLE STORAGE	



EXISTING FLOOR PLAN

LOBBY LEVEL



	NIC - CORE	
	NIC	
	CIRCULATION	
	TENANT	0 SF
	RETAIL	12,660 SF
	CONFERENCE	0 SF
	SEATING	0 SF
	INFORMAL GATHERING	0 SF
	AMENITY	0 SF
	LEASABLE STORAGE	

EXISTING FLOOR PLAN

THIRD LEVEL