



MULTNOMAH COUNTY CENTRAL COURTHOUSE  
HISTORIC DESIGN REVIEW HEARING | August 15, 2016

EA #16-130513 DA



SRG PARTNERSHIP INC  
CGLRICCI GREENE



**A Vision for the new Multnomah County Central Courthouse**

The new Multnomah County Central Courthouse (MCCCH) will enhance confidence in the justice system, inspire civic engagement and urban vitality, and provide a restorative human experience within a resilient and responsible community landmark.

**Project Charter Mission Statement:** To design and build a sustainable, accessible, functional, landmark Courthouse that is a symbol of the importance of our system of justice and a source of civic pride. The new Courthouse will incorporate 21st Century best practices in operations, security, and design; it will be capable of adapting to changing needs over a planned 100-year useful life. The project delivery team will work in a trusting and collaborative manner, with key community partners, to achieve the County's goals and objectives stated in the Project Charter.



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**PROJECT TEAM**

- Owner**  
Multnomah County  
401 N Dixon Street  
Portland, OR 97227-1865
- 
- Architect**  
SRG Partnership Inc.  
621 SW Morrison Street, Suite 200  
Portland, OR 97205
- 
- CGL Ricci Greene Associates  
158 West, 27th Street, 10th Floor  
New York, NY 10001
- 
- Landscape Architect**  
PLACE  
735 NW 18th Avenue  
Portland, OR 97209
- 
- Structural Engineer**  
KPFF  
111 SW Fifth Avenue, Suite 2500  
Portland, OR 97204
- 
- Mechanical & Plumbing Engineer**  
Interface Engineering  
100 SW Main Street, Suite 1600  
Portland, OR 97204
- 
- Electrical Engineer**  
PAE  
522 SW 5th Avenue, Suite 1500  
Portland, OR 97204





## **PROJECT FACTS**

**Applicant Architect of Record:** SRG Partnership INC. with CGL Ricci Greene

**Request:** Type III Design Advisory Review for a new Multnomah County Central Courthouse

**Site Location:** Southwest site at the intersection of SW First Avenue and SW Madison Street (SE corner)

**Gross Site Area:** 31,647 Square Feet

**Gross Building Area:** 432,000 Square Feet (including basement)

**Building Height:** 17 Stories ; 324' total height

**Zoning:** CXd ("d" Design Overlay Central City Plan District)

**Neighborhood:** Central City Plan District

**Pre-Application Conference:** Required

**Development Staff Review:** Required

**Design Review:** Type III



**PROJECT DESCRIPTION**

The new Central Courthouse will be located on County owned land at the West End of the Hawthorne Bridge.

The proposed Courthouse will include the following features:

- Forty Courtrooms (40) (Civil, Criminal, Family, Mental Health & Probate) as determined by the program plan.
- Four (4) high volume courtrooms; Parking citations, Other violations - primarily traffic citations, Small Claims, and Landlord-Tenant (FED) cases;
- Jury deliberation rooms.
- Judicial chambers, distributed with the courtrooms on multiple floors.
- Conference rooms;
- Circuit Court Public Service and Case Management operations for all case types;
- The main Jury Assembly room for newly reporting jurors and multi-use space for meeting rooms;
- Family court services (a professionally staffed service program for families before the court);
- Probation intake services;
- Grand Jury proceedings rooms and support services;
- Office of the Trial Court Administrator and support staff;
- Payments, revenue accounting and collections services;
- Public Defense Resource Center;
- Court Care space – a drop-in child care facility for parties with cases before the court;
- Legal Resources Center;
- Sallyport and secure holding for 70 in-custody defendants.
- Referees chambers;
- Payment and financial services associated with these cases;
- District Attorney Office

**GOALS, VALUES AND OTHER IMPORTANT CONSIDERATIONS**

Important Project objectives include:

The building must reflect the prominence and importance of Multnomah County's and the State of Oregon's commitment to providing justice and due process of law to all members of the community, while demonstrating fiscal responsibility to the taxpayers with the use of durable, sensible materials and systems, and a restrained use of costlier finishes and features.

- The facility must be flexible, efficient, durable, and economical to operate and maintain. The facility is intended to be a one hundred (100) year facility.
- The County is committed to achieving a high level of participation from MWESB subcontractors, vendors and suppliers. The County has an aspirational goal of 15%, or more, for MWESB participation for the A/E Service Provider.
- The Courthouse floor plan, systems and configuration need to protect the safety of the public, parties in cases, jurors, inmates, Sheriff's office security personnel, witnesses, judges, employees and legal professionals while maintaining the integrity of the judicial process.
- The new facility will achieve LEED Gold Certification. The new facility will strive to achieve Architecture 2030 goals.



☒ Massing

☐ Elevations

☐ Floor Plans

☐ Historic Criteria

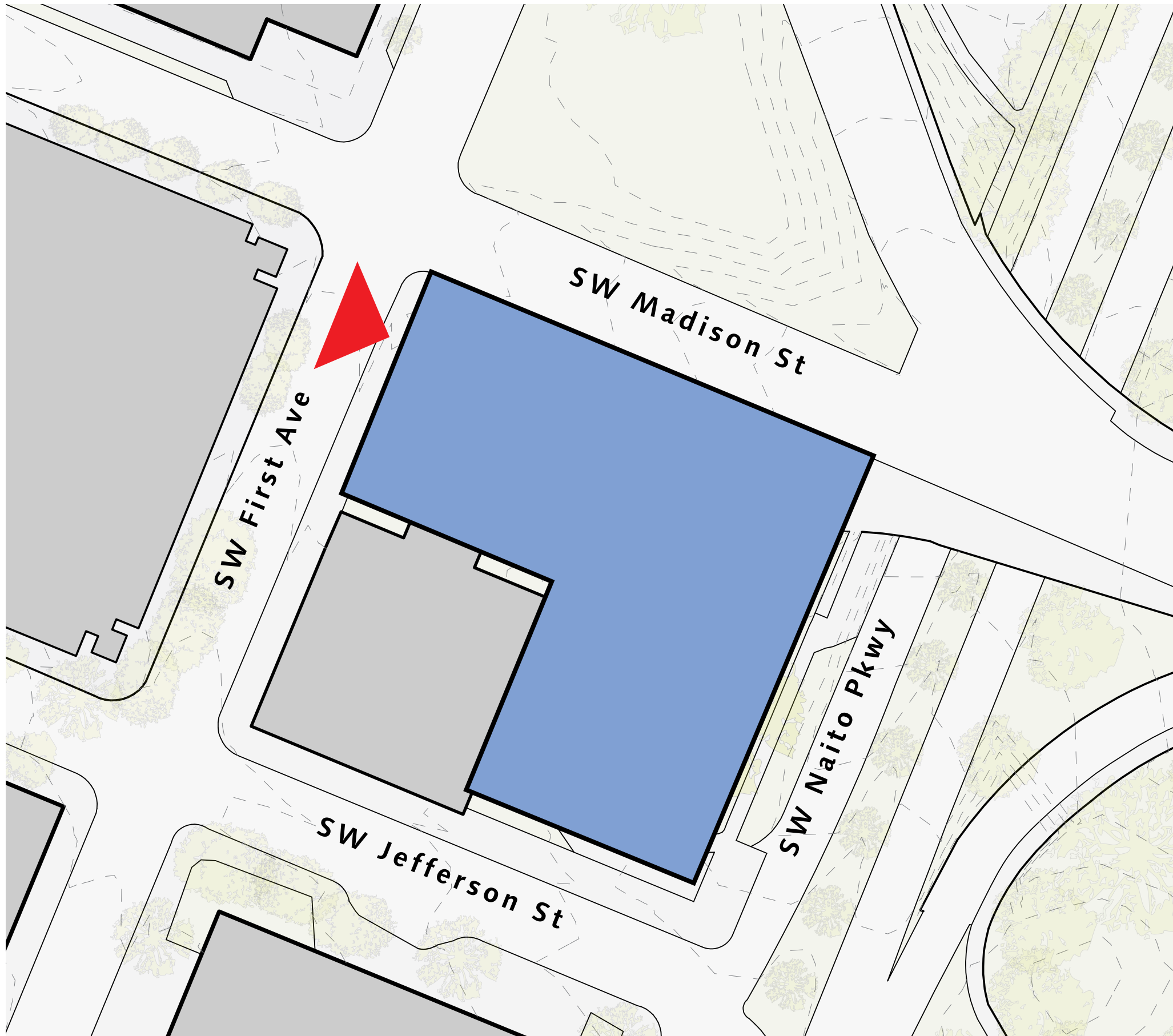
☐ Structure of 1925 Building



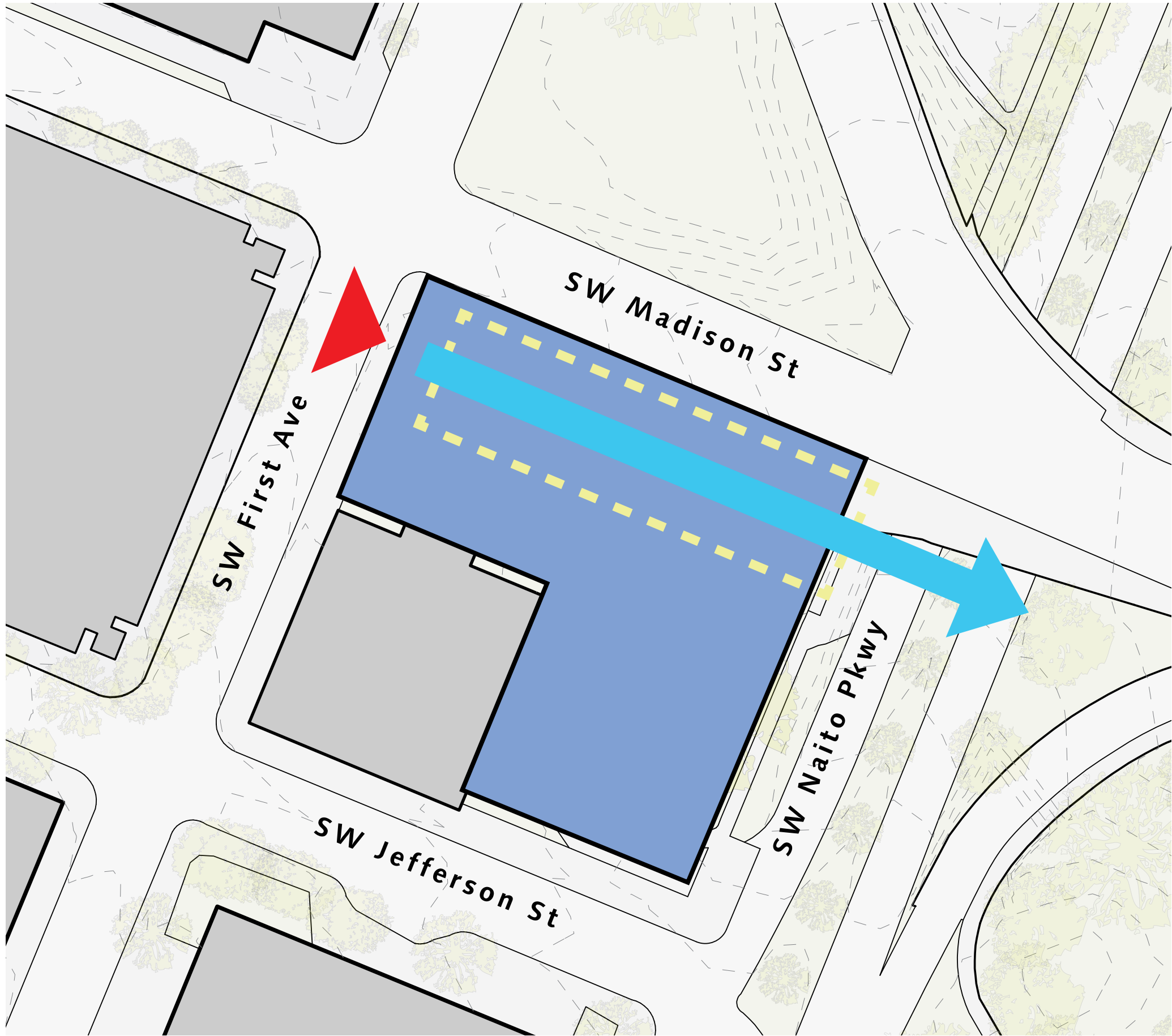


Aerial Site Photo



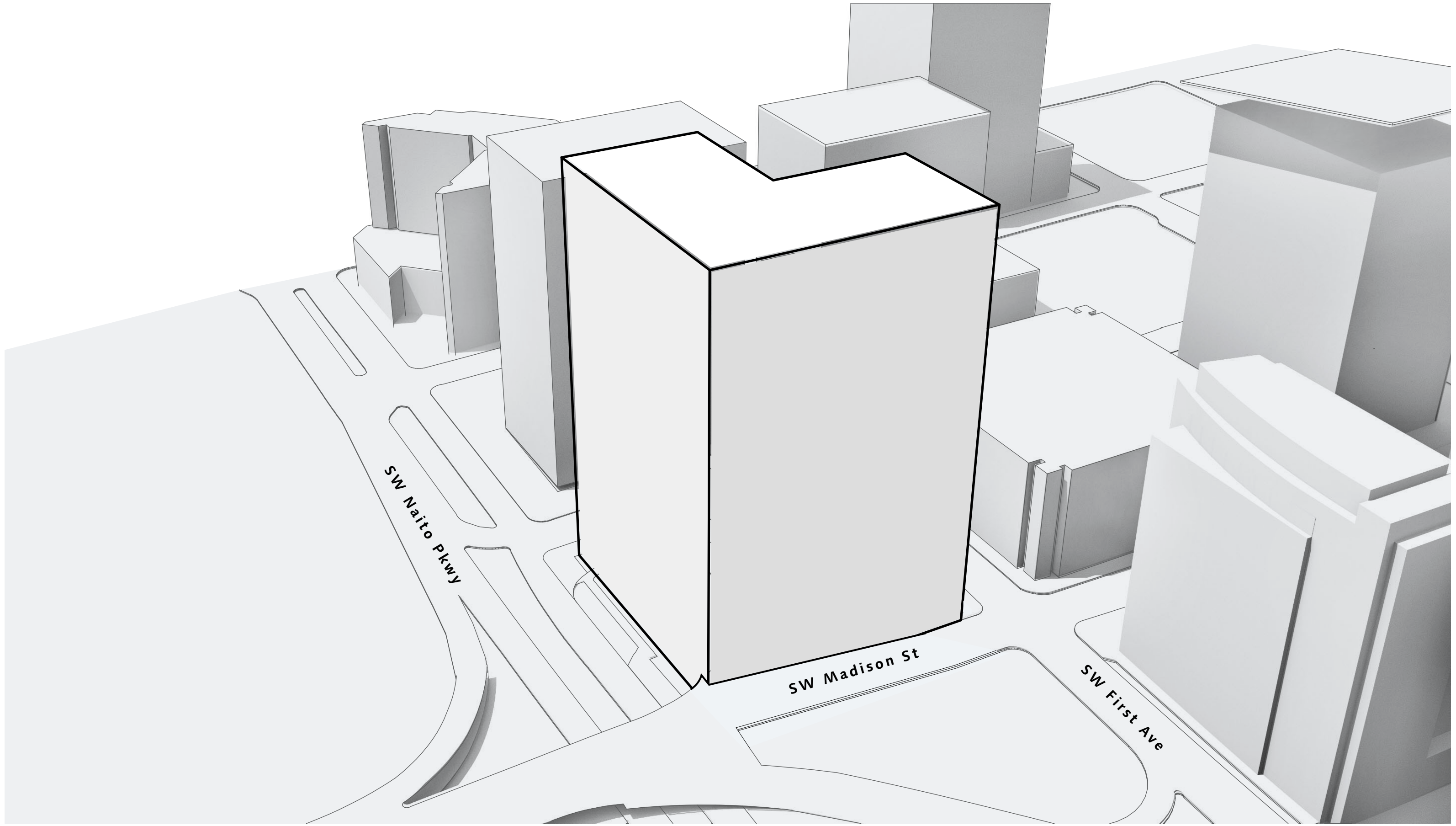


Entrance from SW First and SW Madison

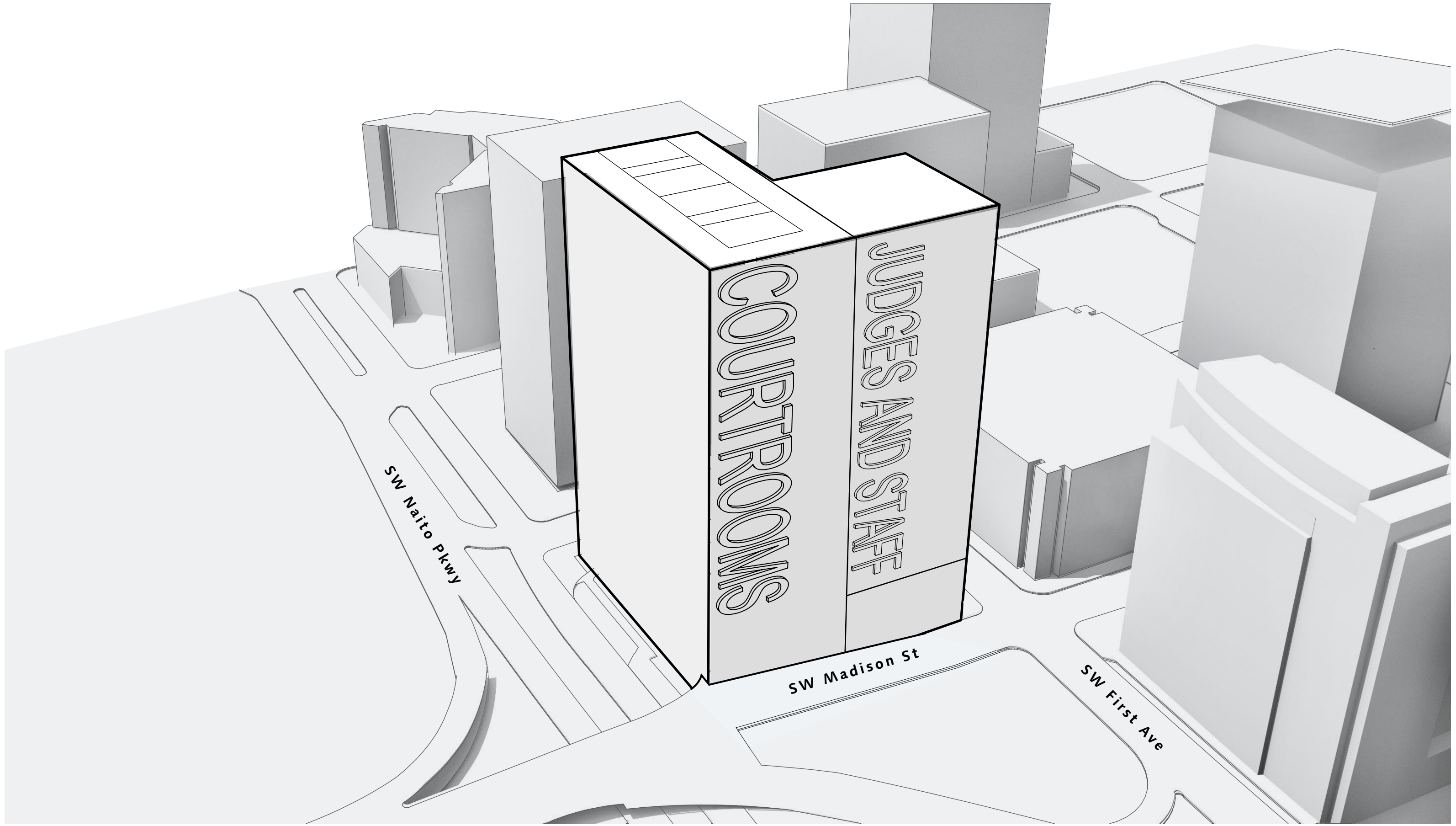


# Public Procession



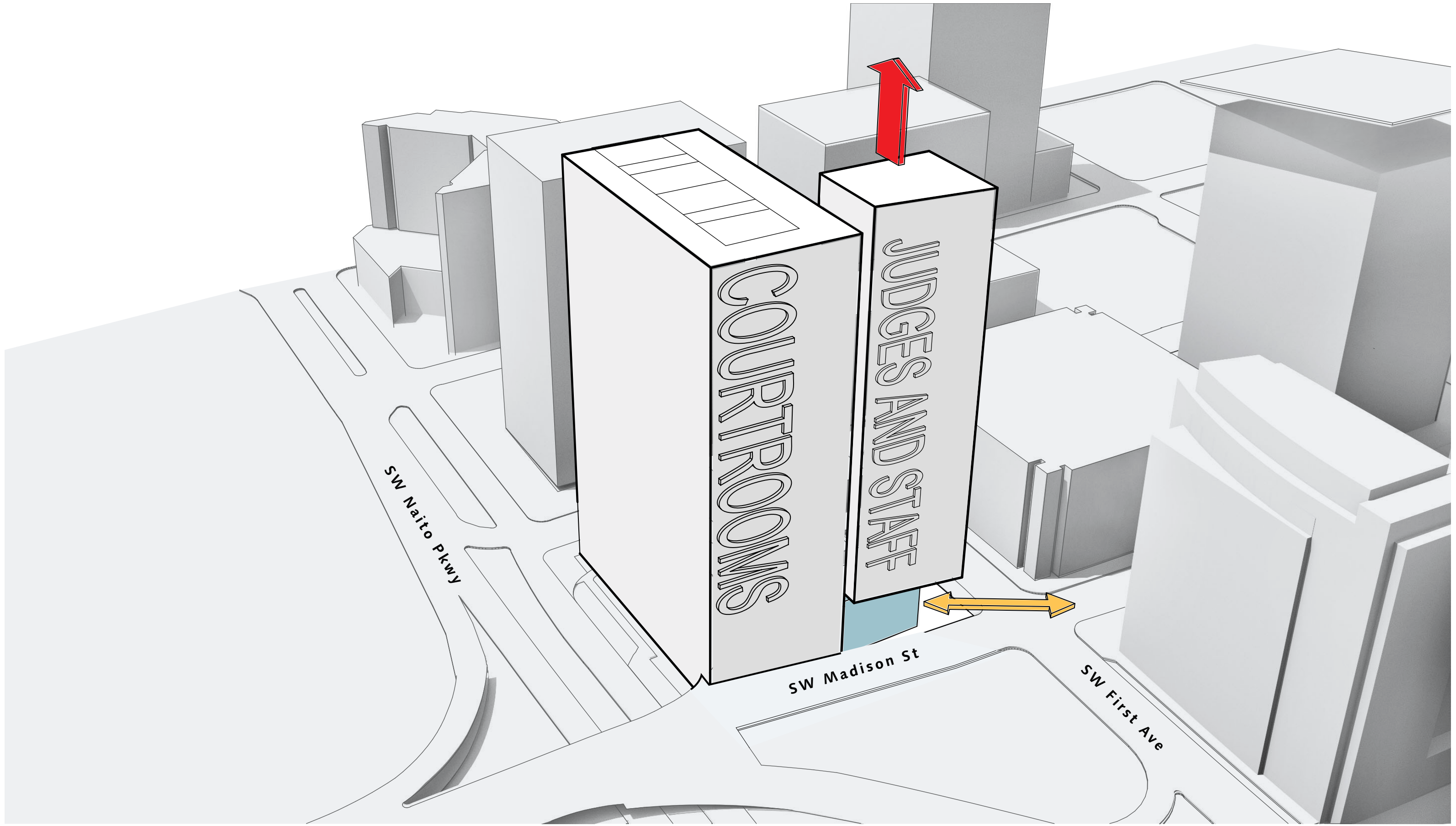


Basic Massing



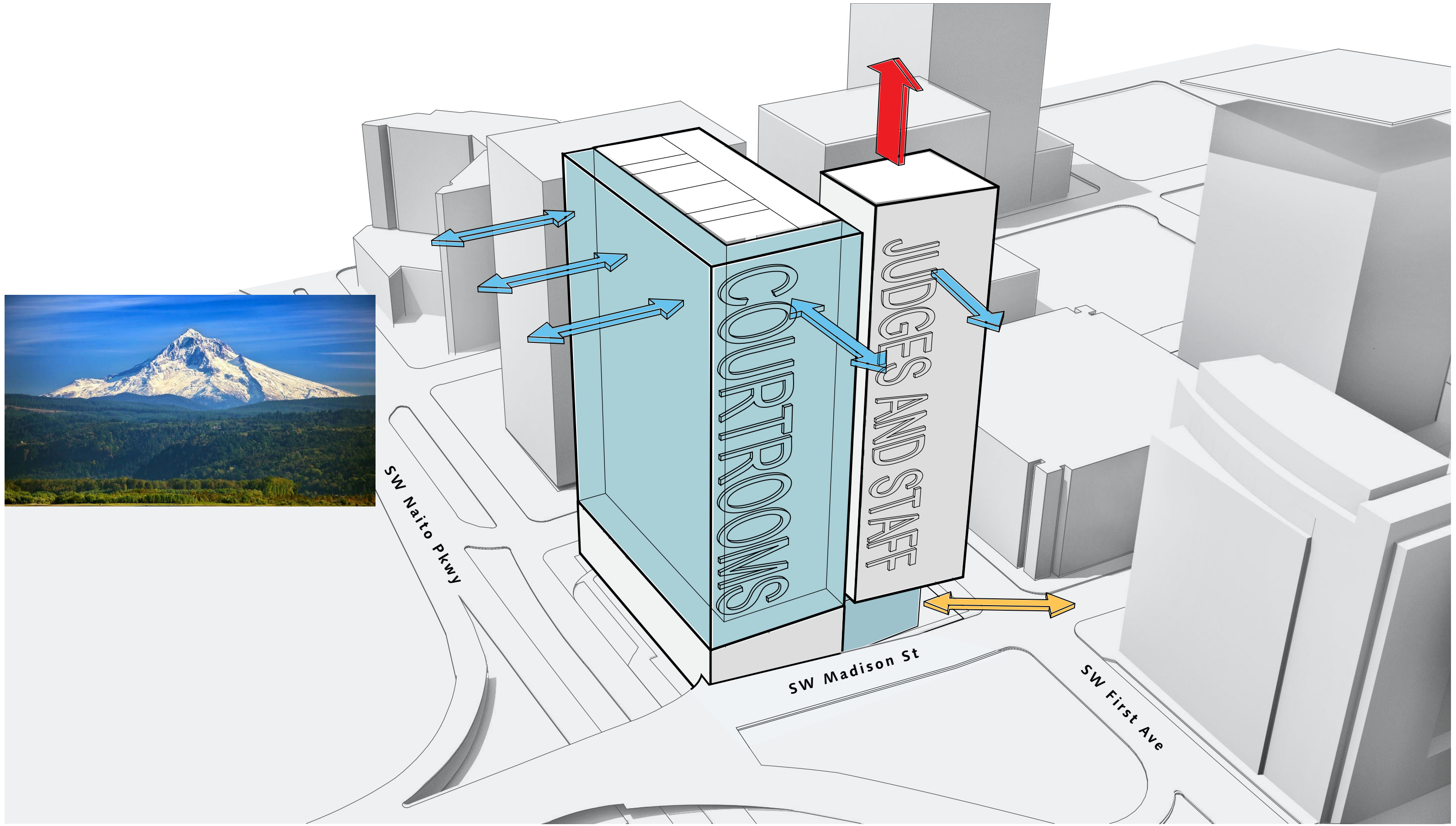
Basic Massing



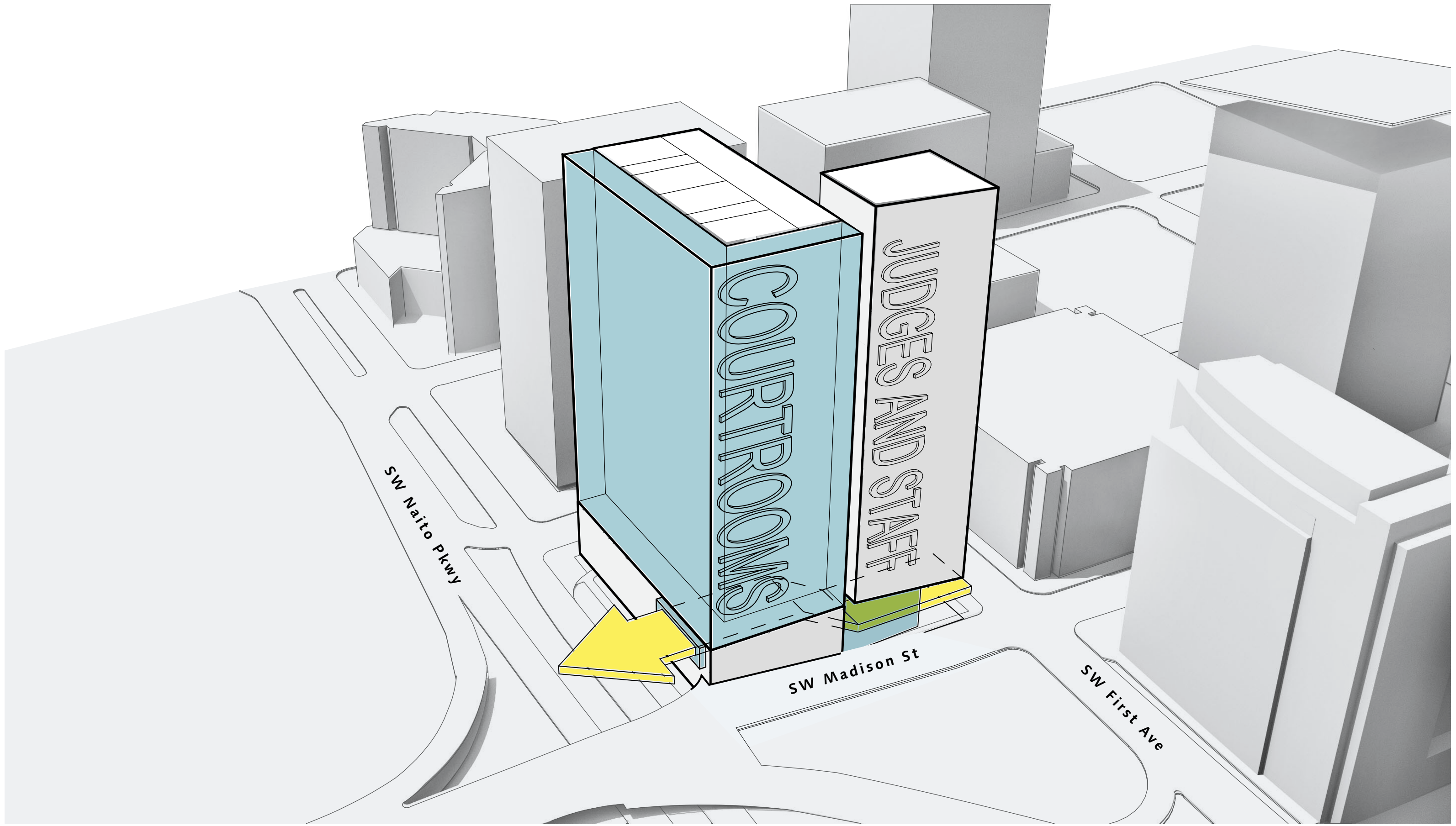


Responding to Urban Fabric





Views to River, Cascades and Region



Public Procession





Potential View from New Building



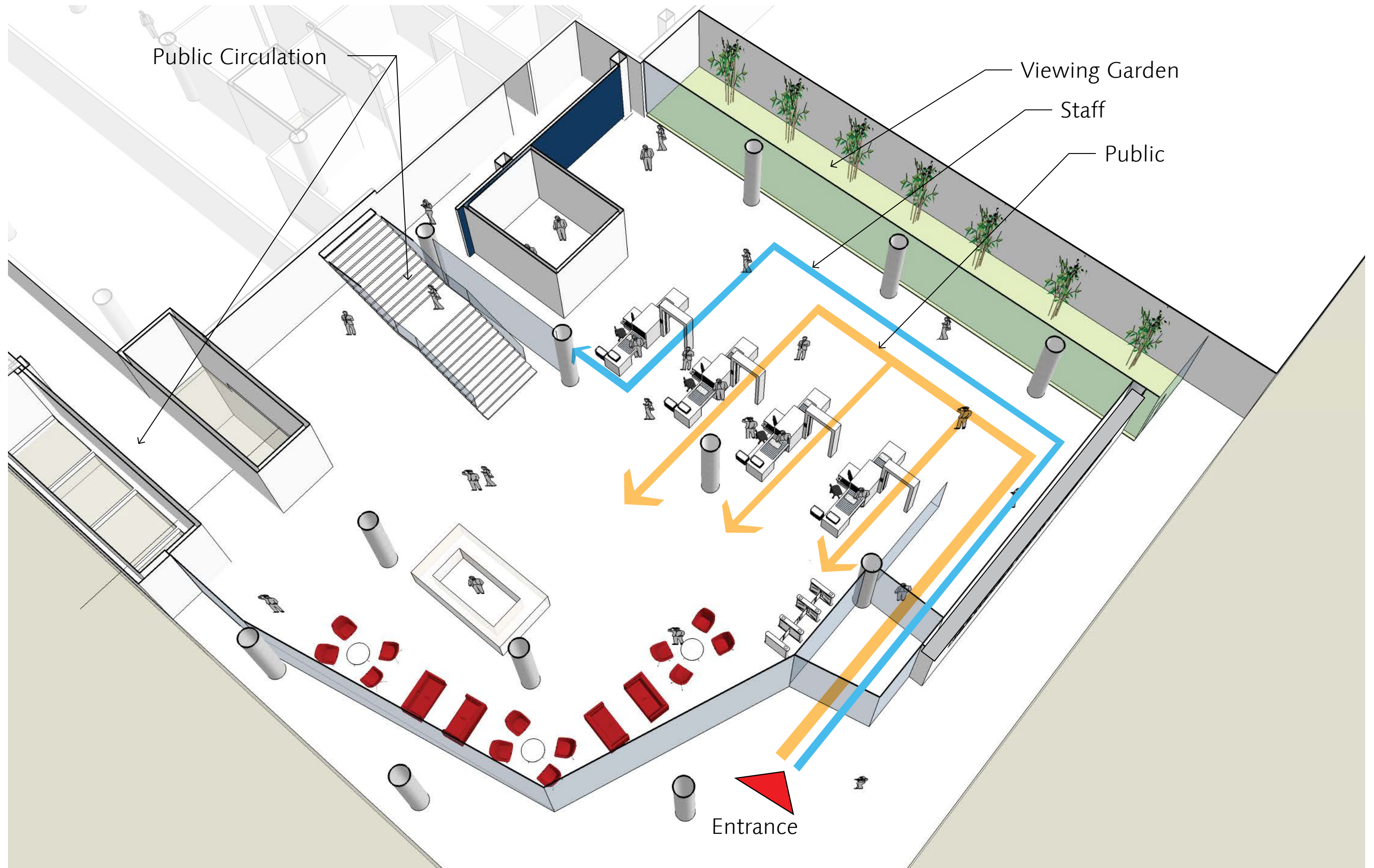
Existing Jury Assembly





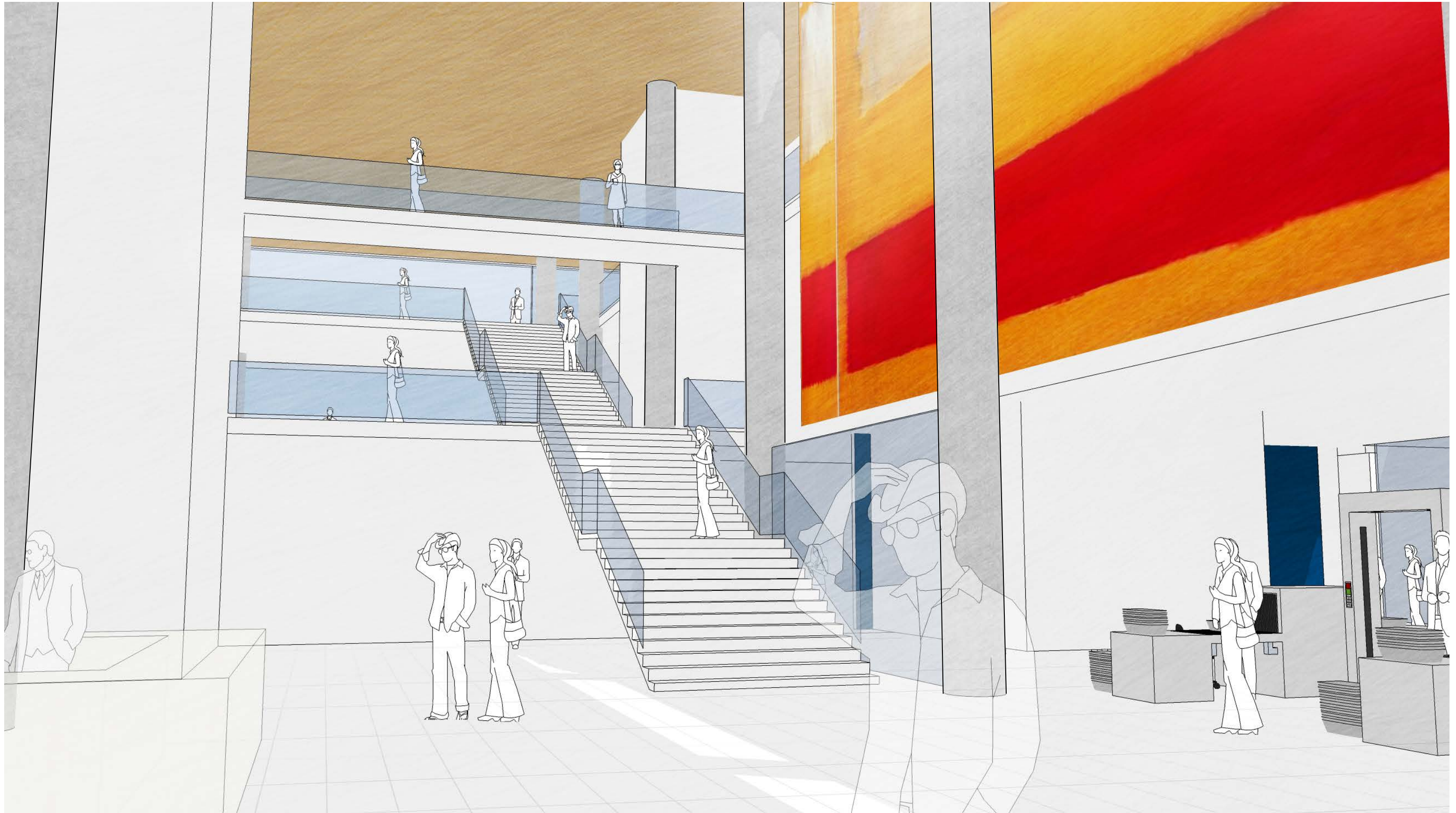
# Lobby





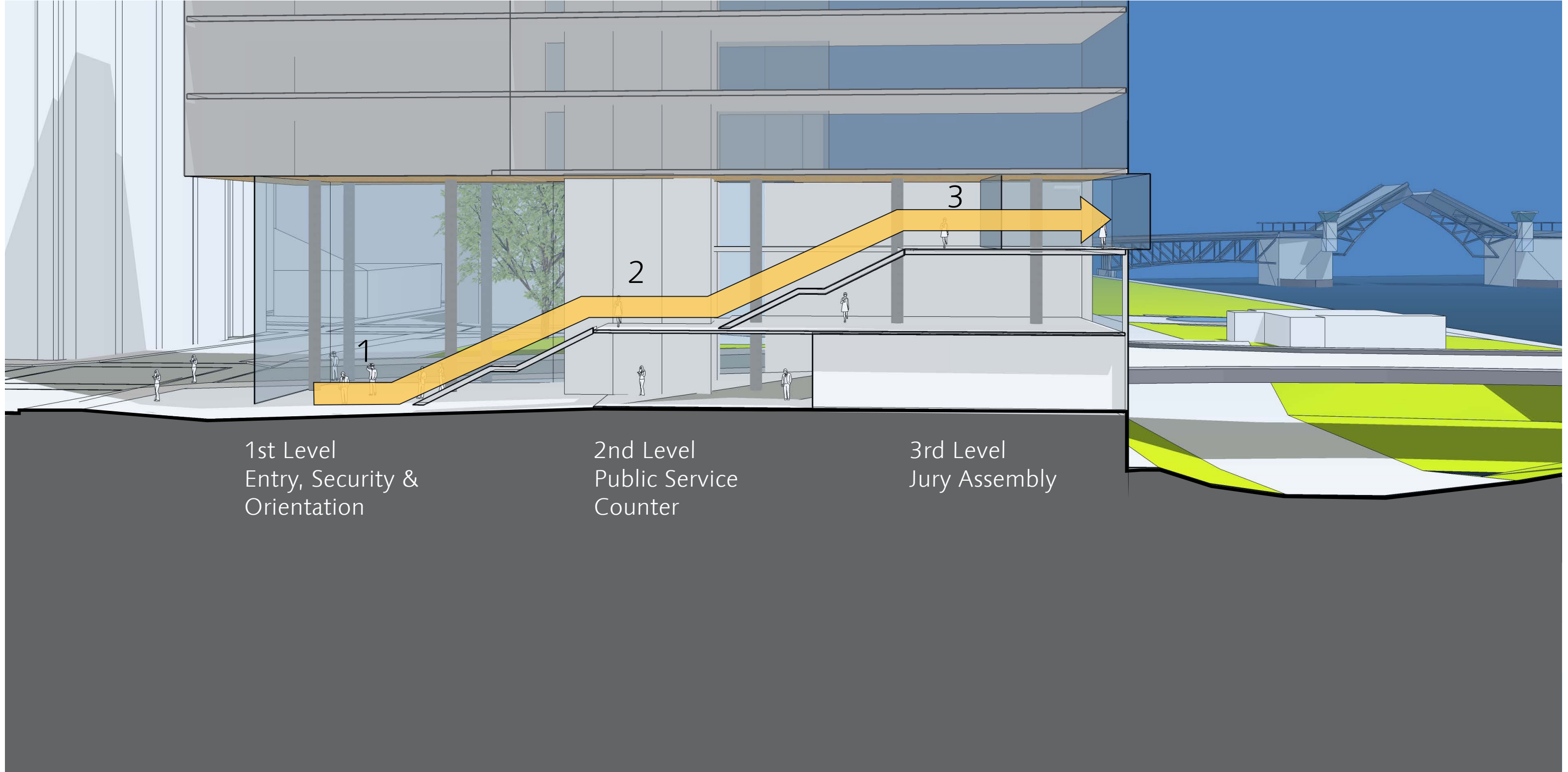
## Entry Sequence Diagram





Lobby Perspective Study





Section through Lobby looking North





# Lobby Perspective



☐ Massing

☒ Elevations

☐ Floor Plans

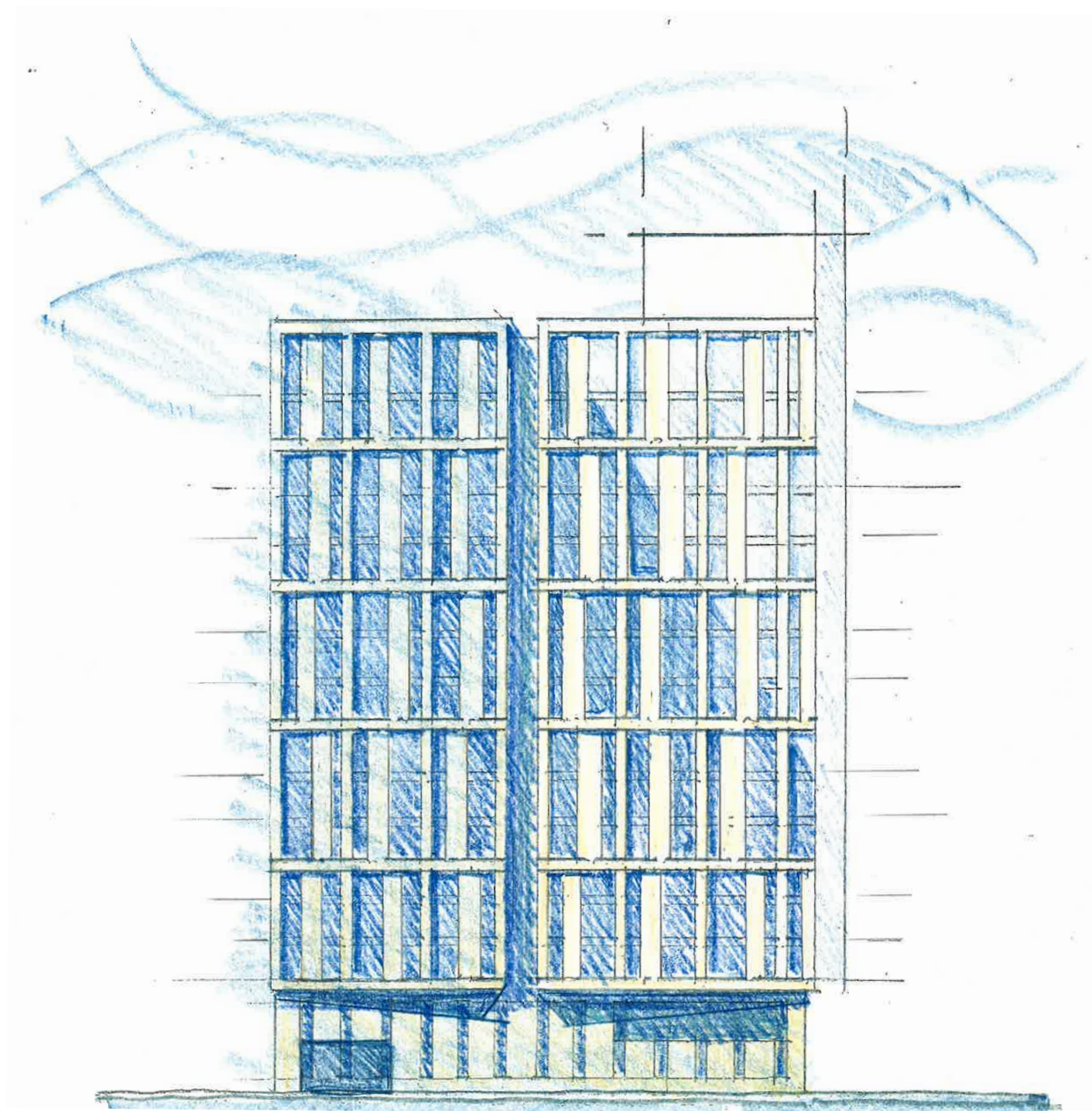
☐ Historic Criteria

☐ Structure of 1925 Building



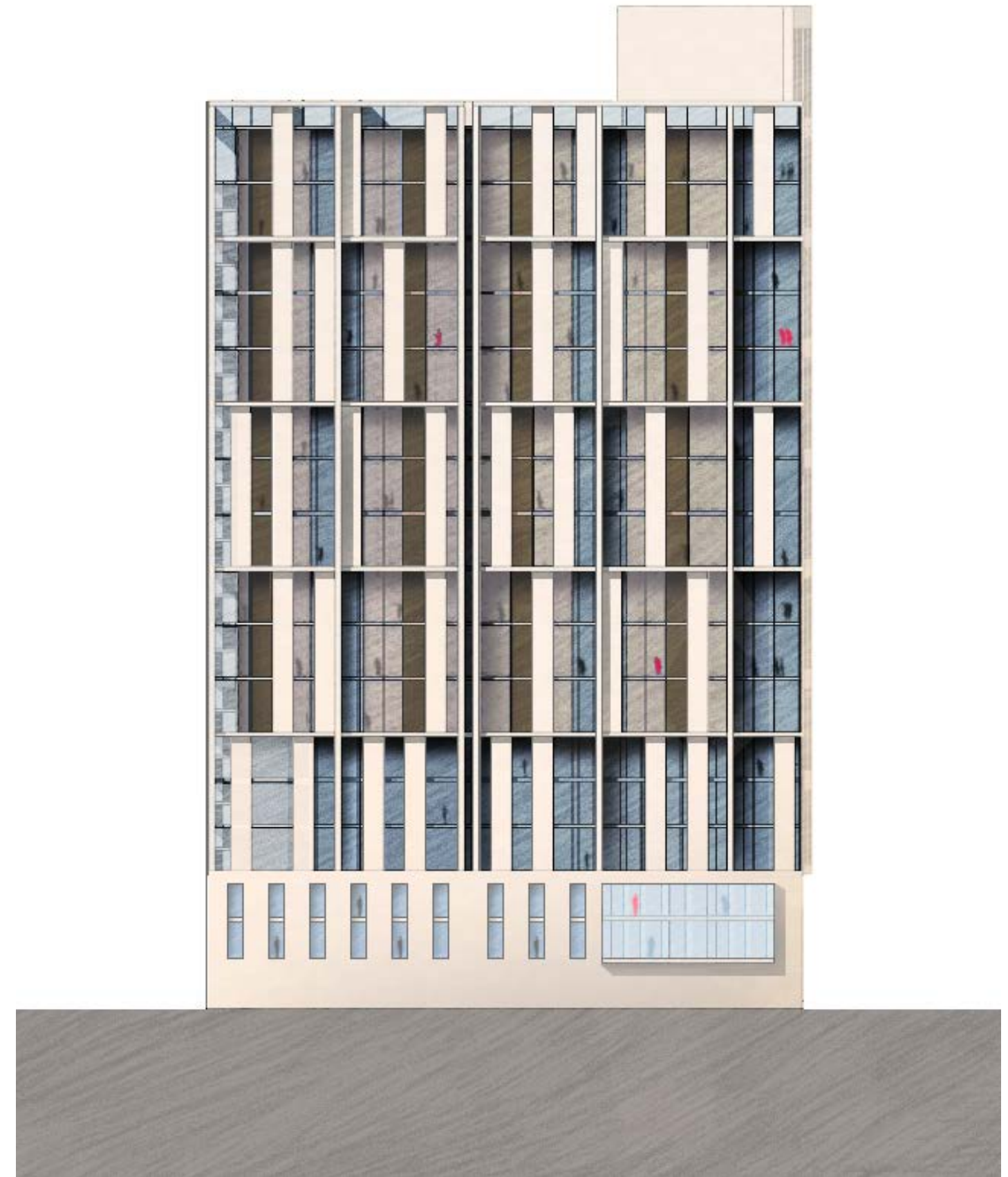
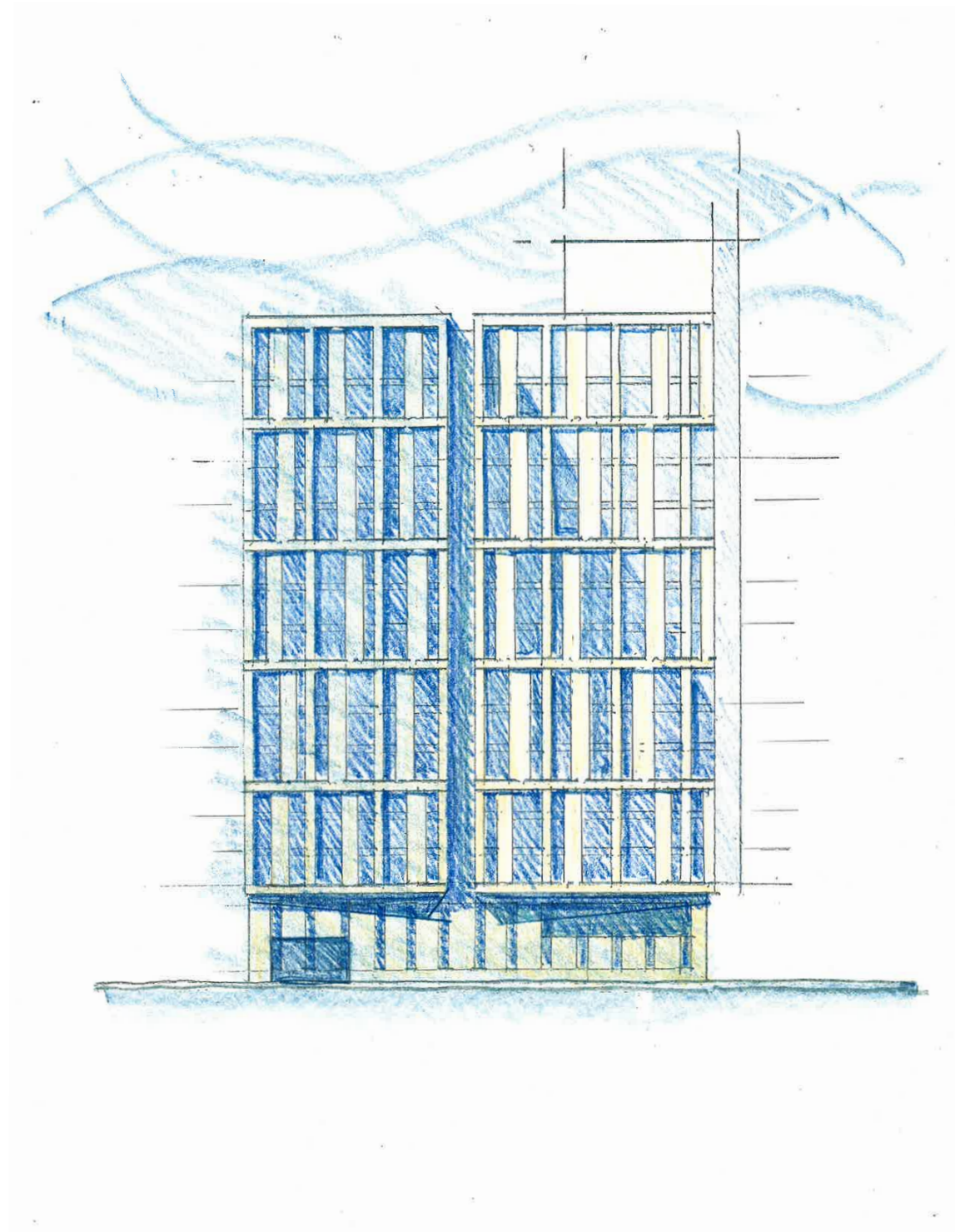


DIVERSITY | COMPLEXITY | EVERCHANGING  
DYNAMIC | FLUID | LYRICAL



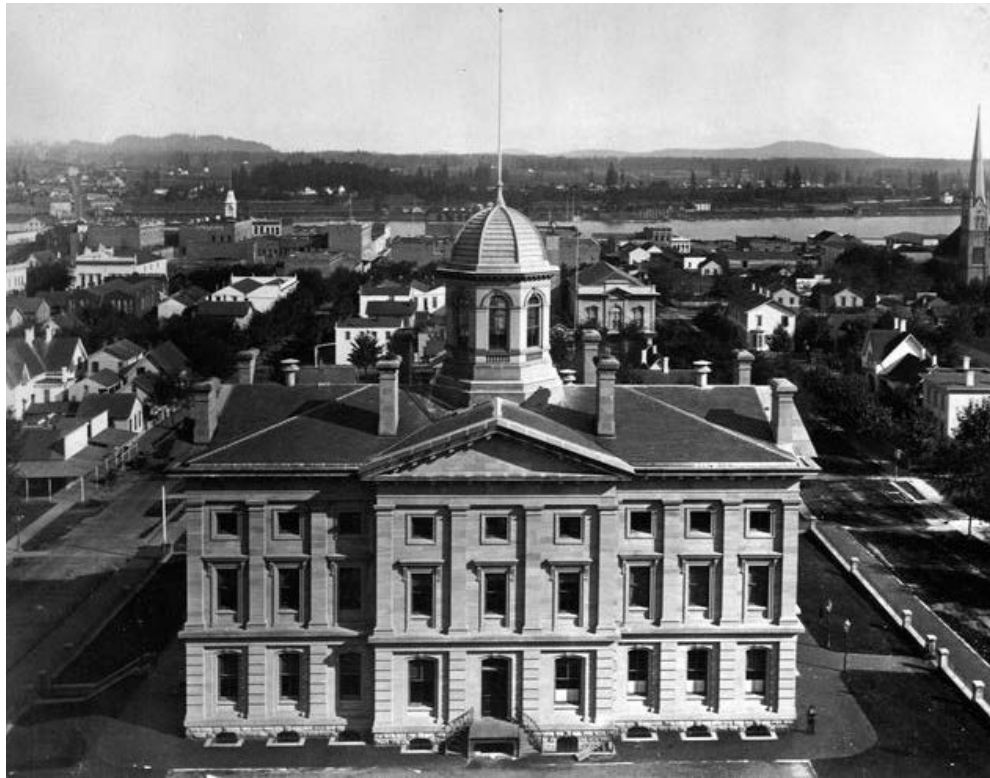
Murcia City Hall, Spain





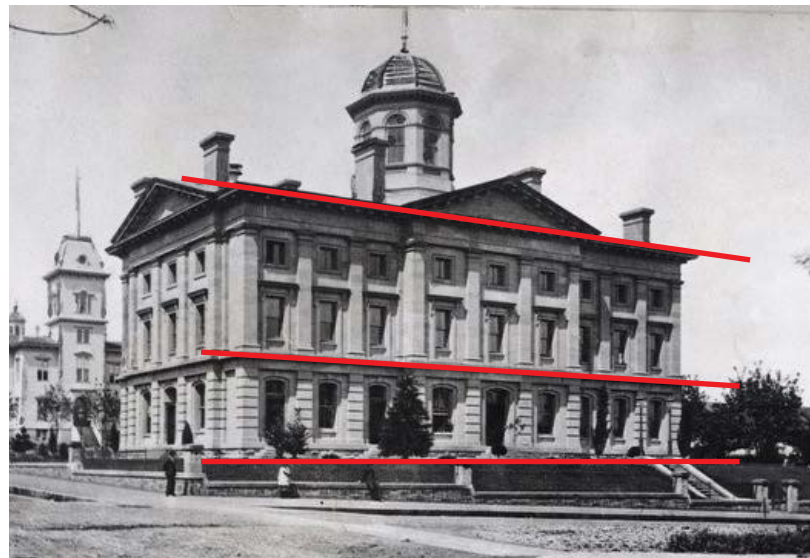
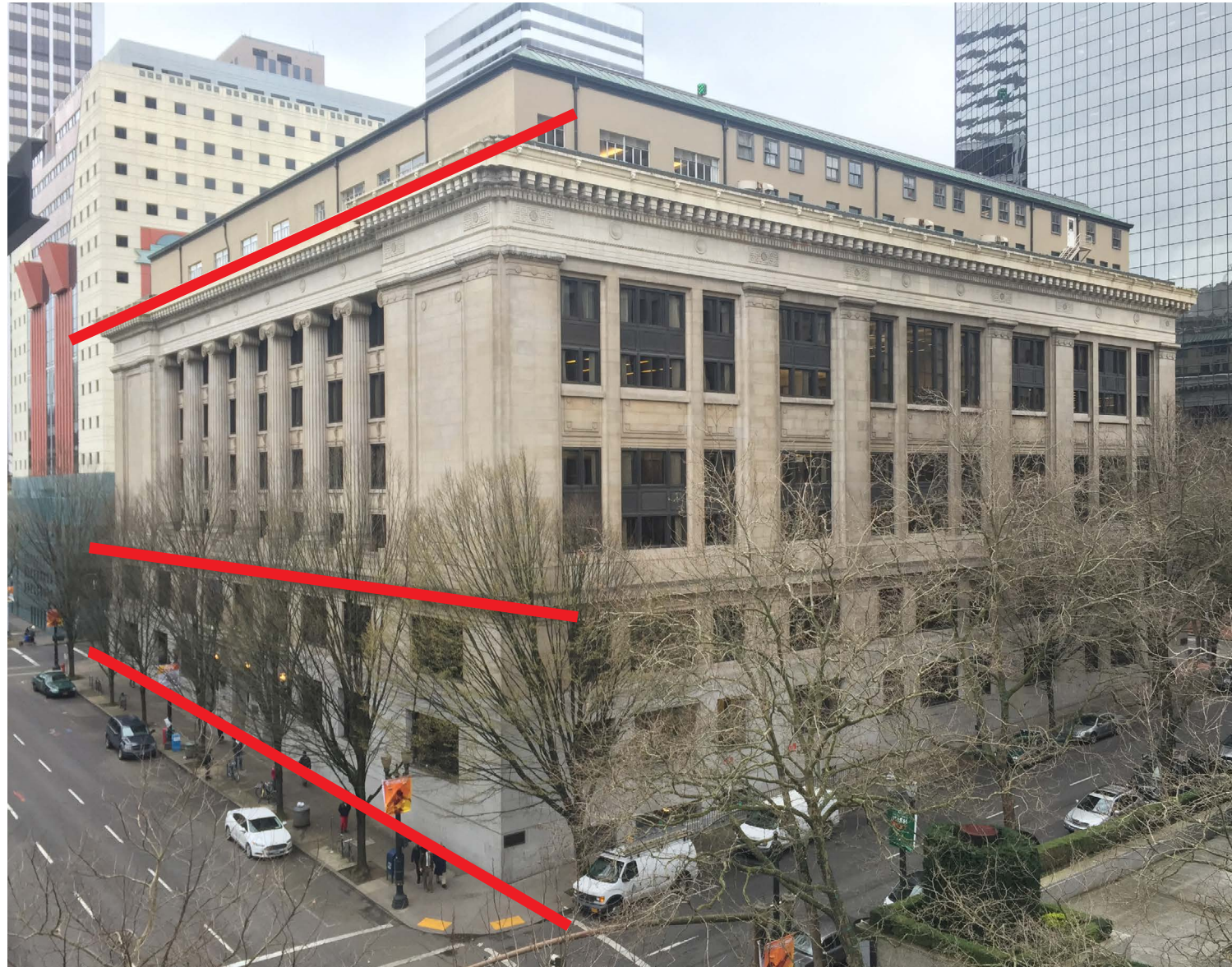
## East Elevation Study





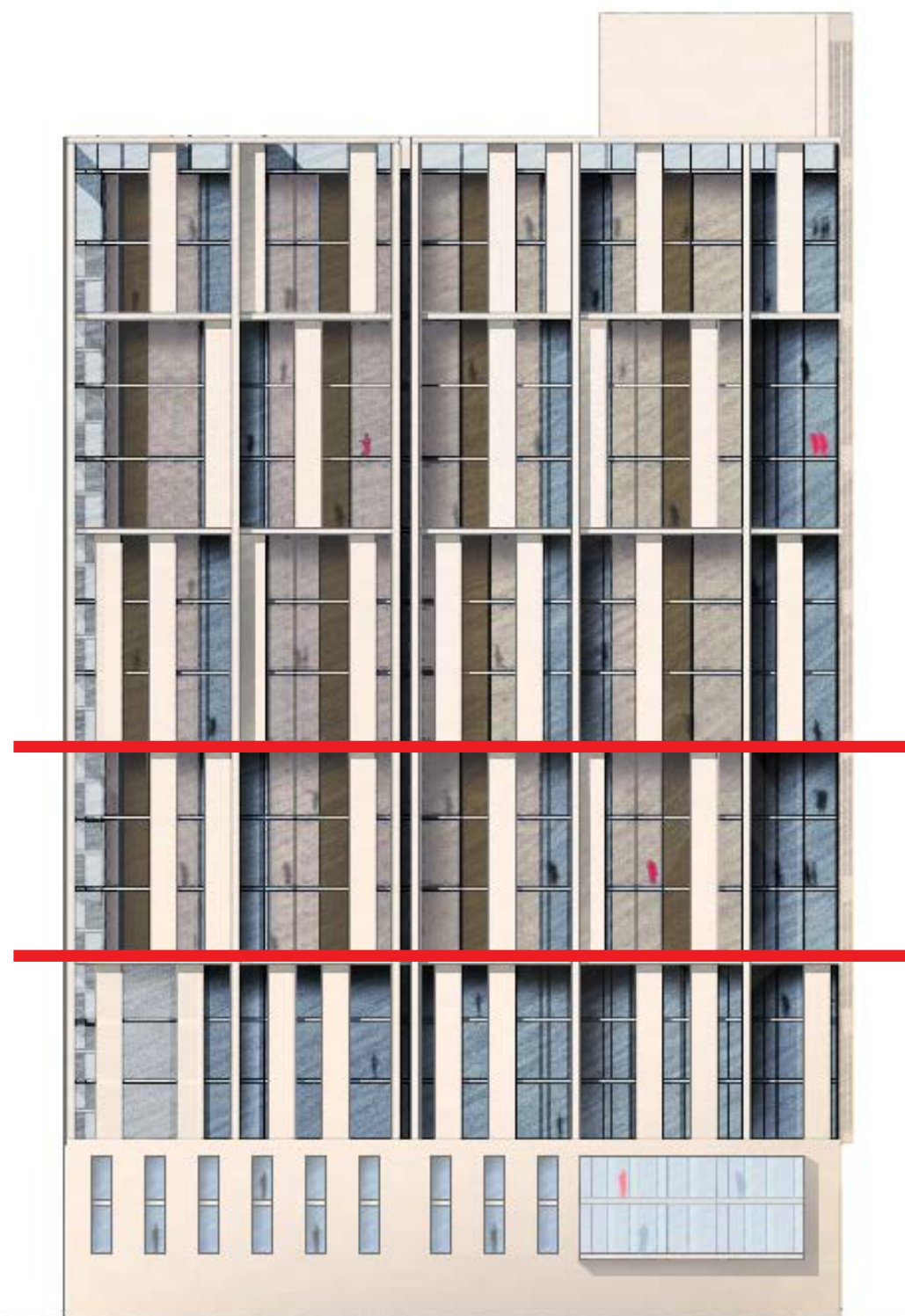
# Composition, Materiality and Depth - Design Drivers





## Primary Elevation Composition





## Three Story Mid-scale Grouping

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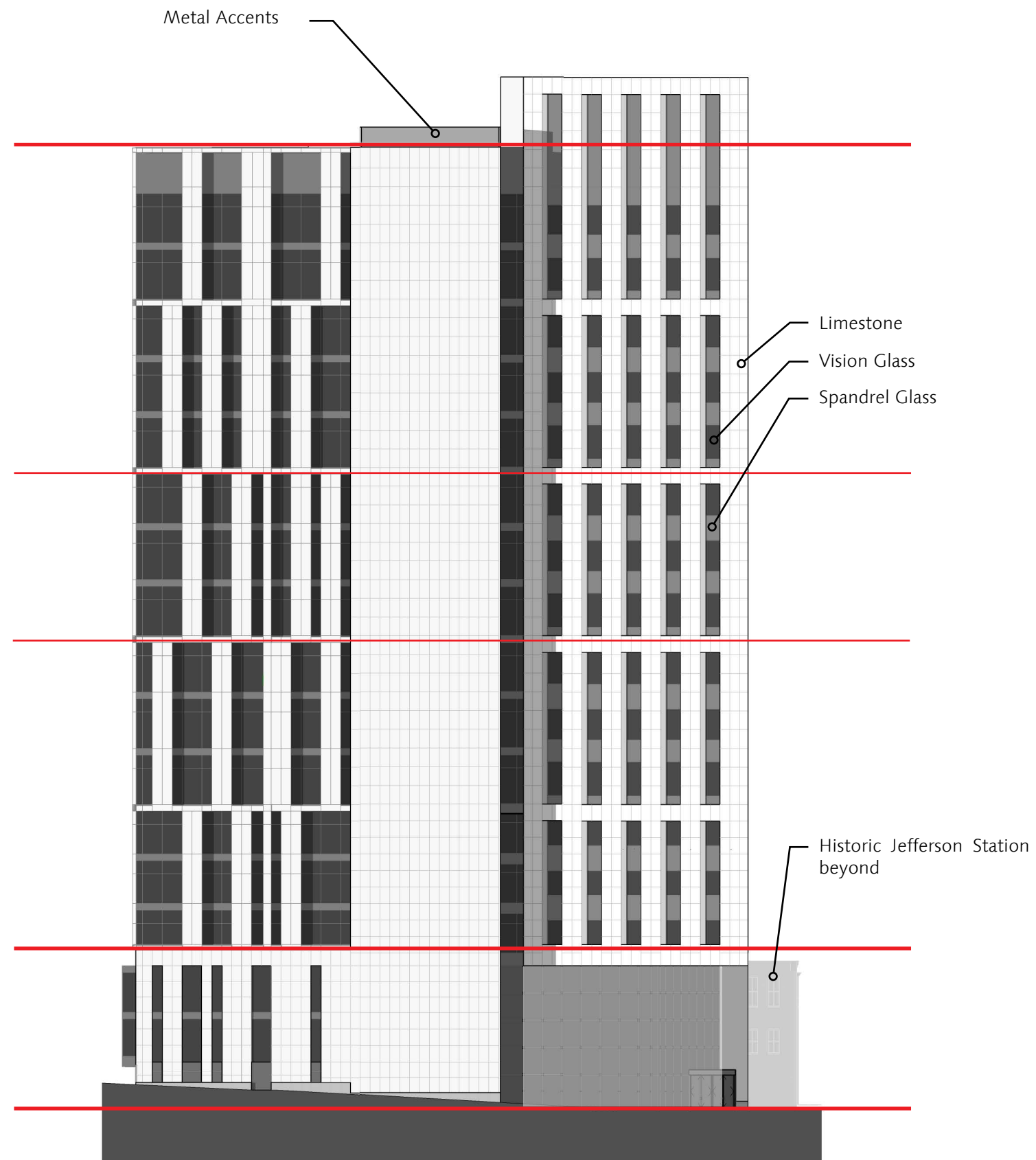
SRG Partnership | CGL Ricci Greene  
Exhibit C.26



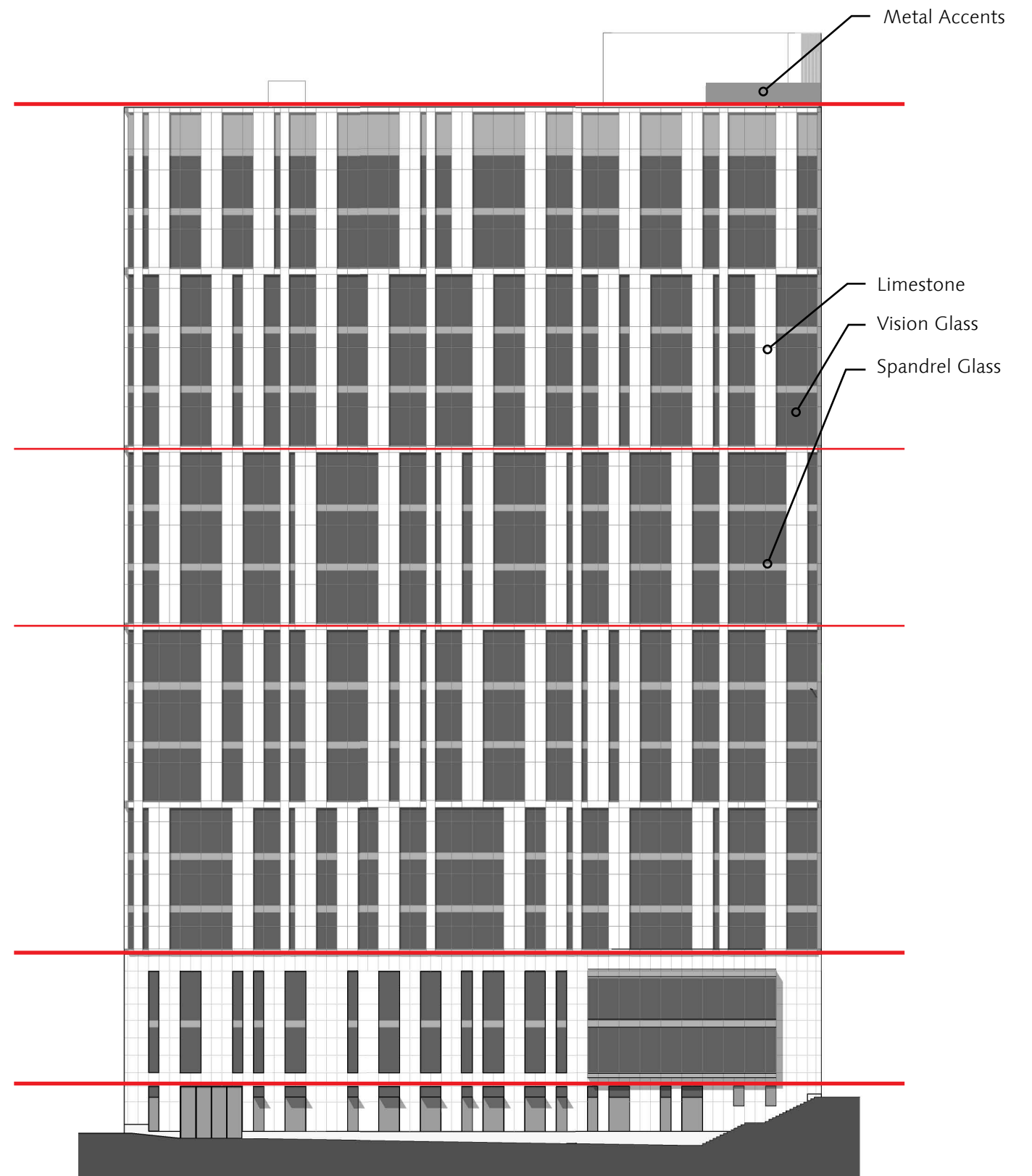


Historic Jefferson Station - SW 1st Ave and Jefferson St.





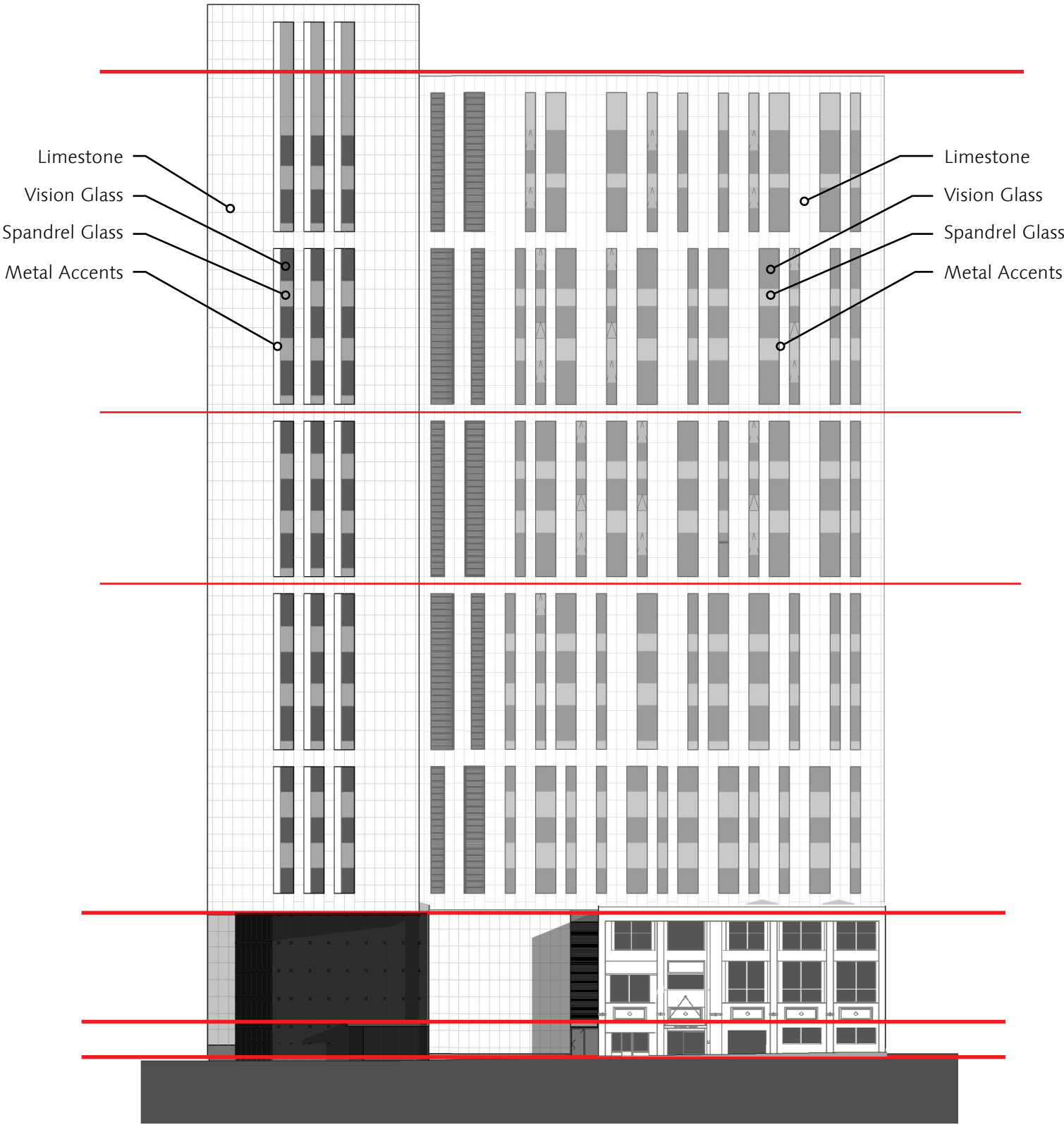
North Elevation



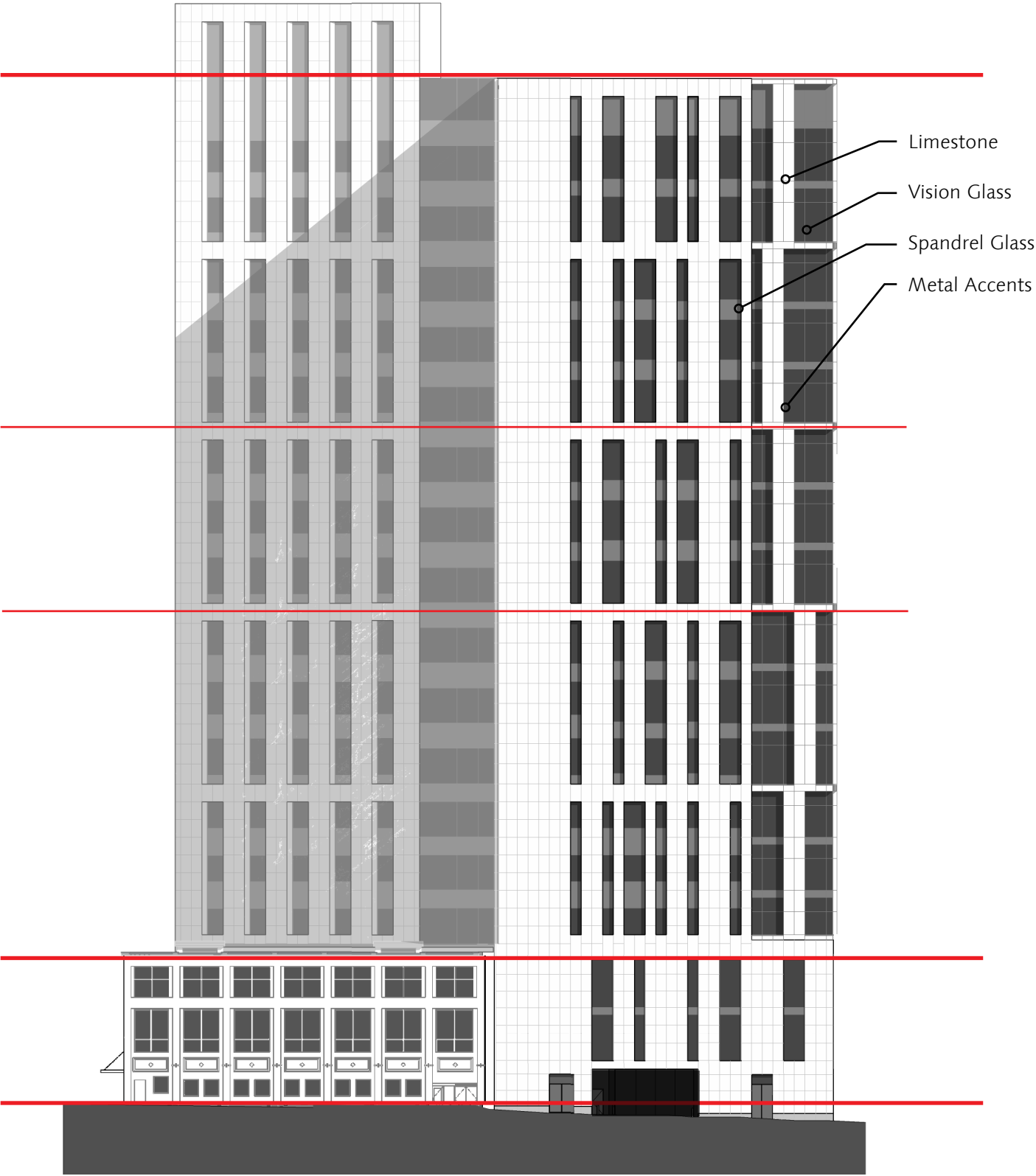
East Elevation

## Elevations





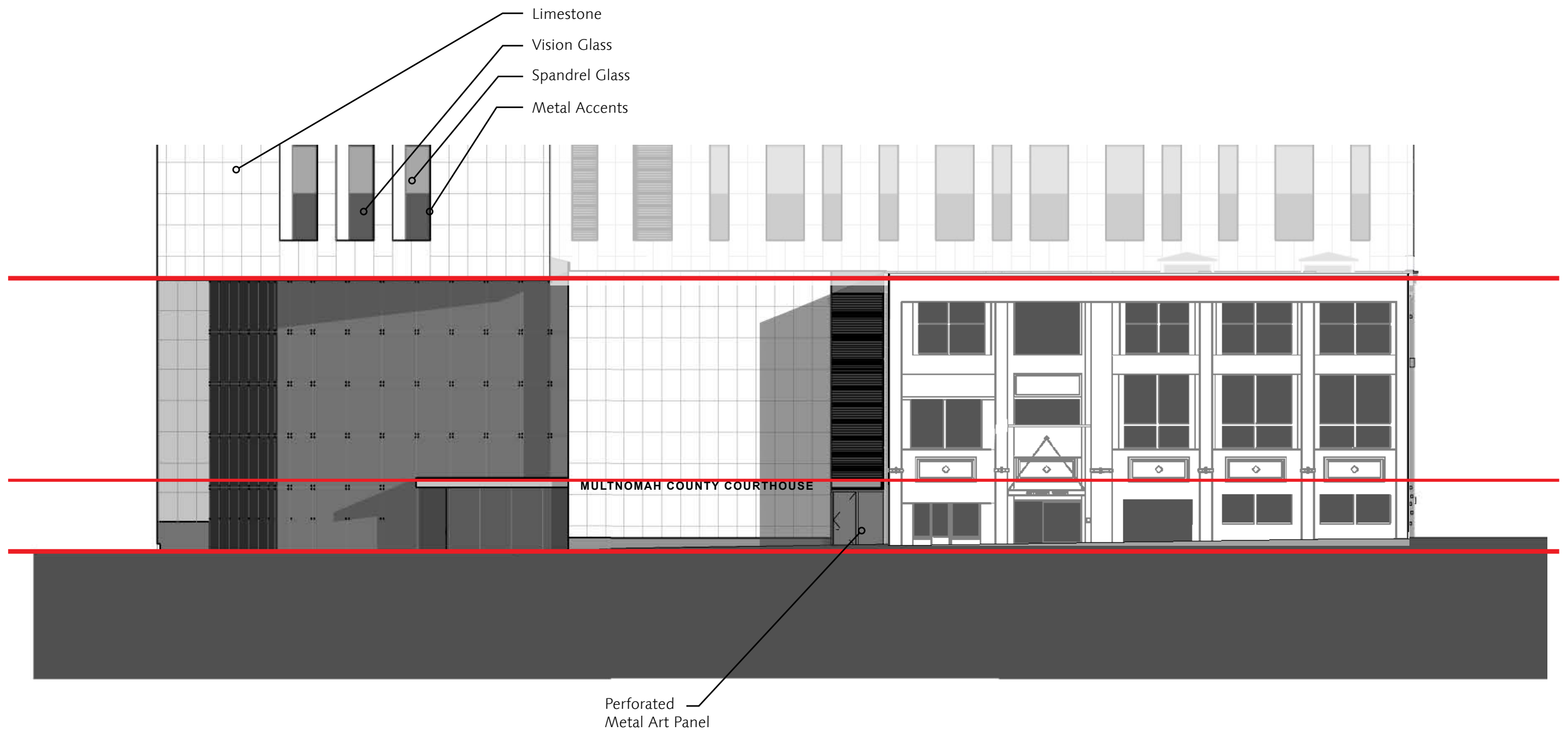
West Elevation



South Elevation

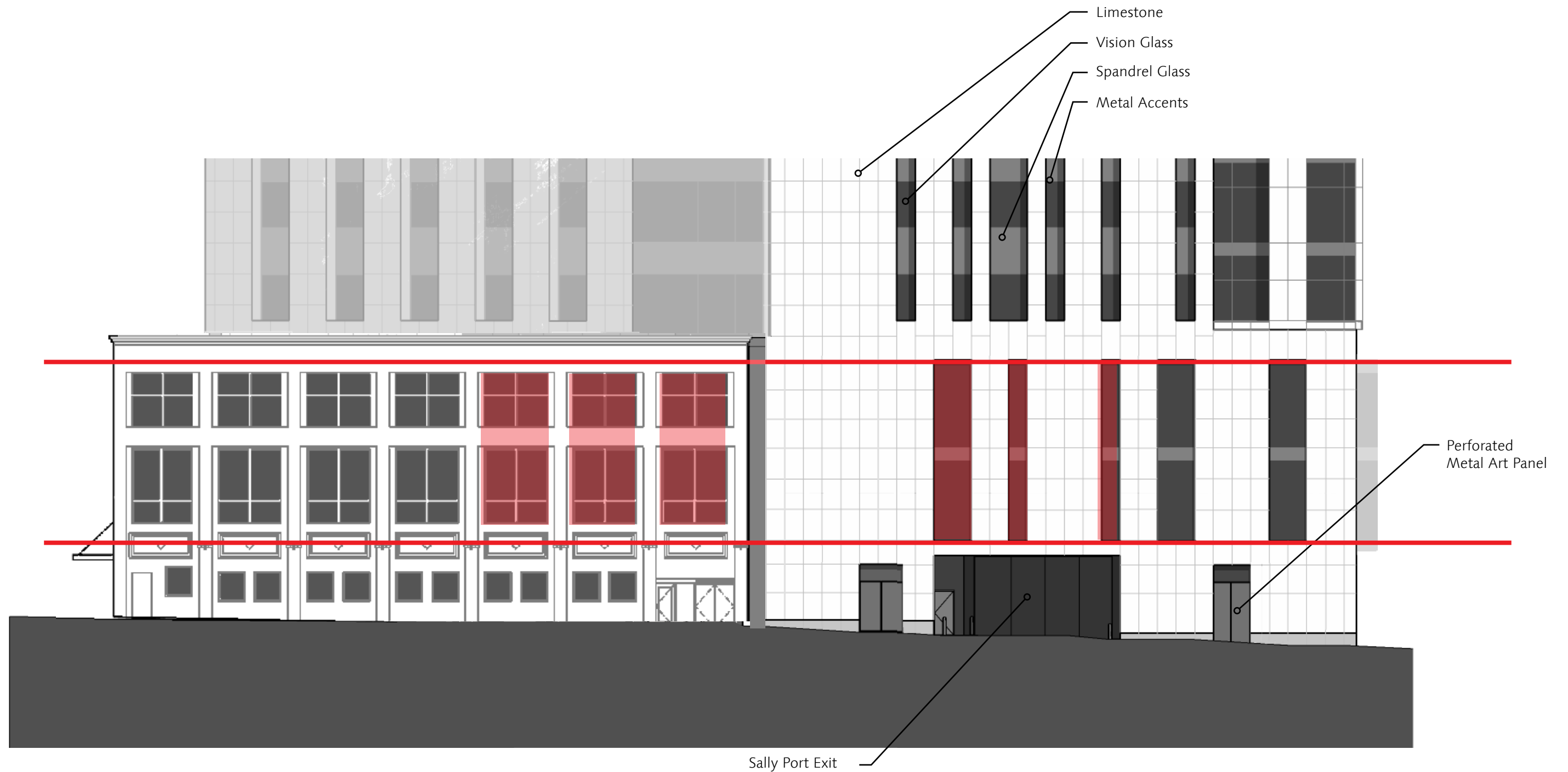
Elevations





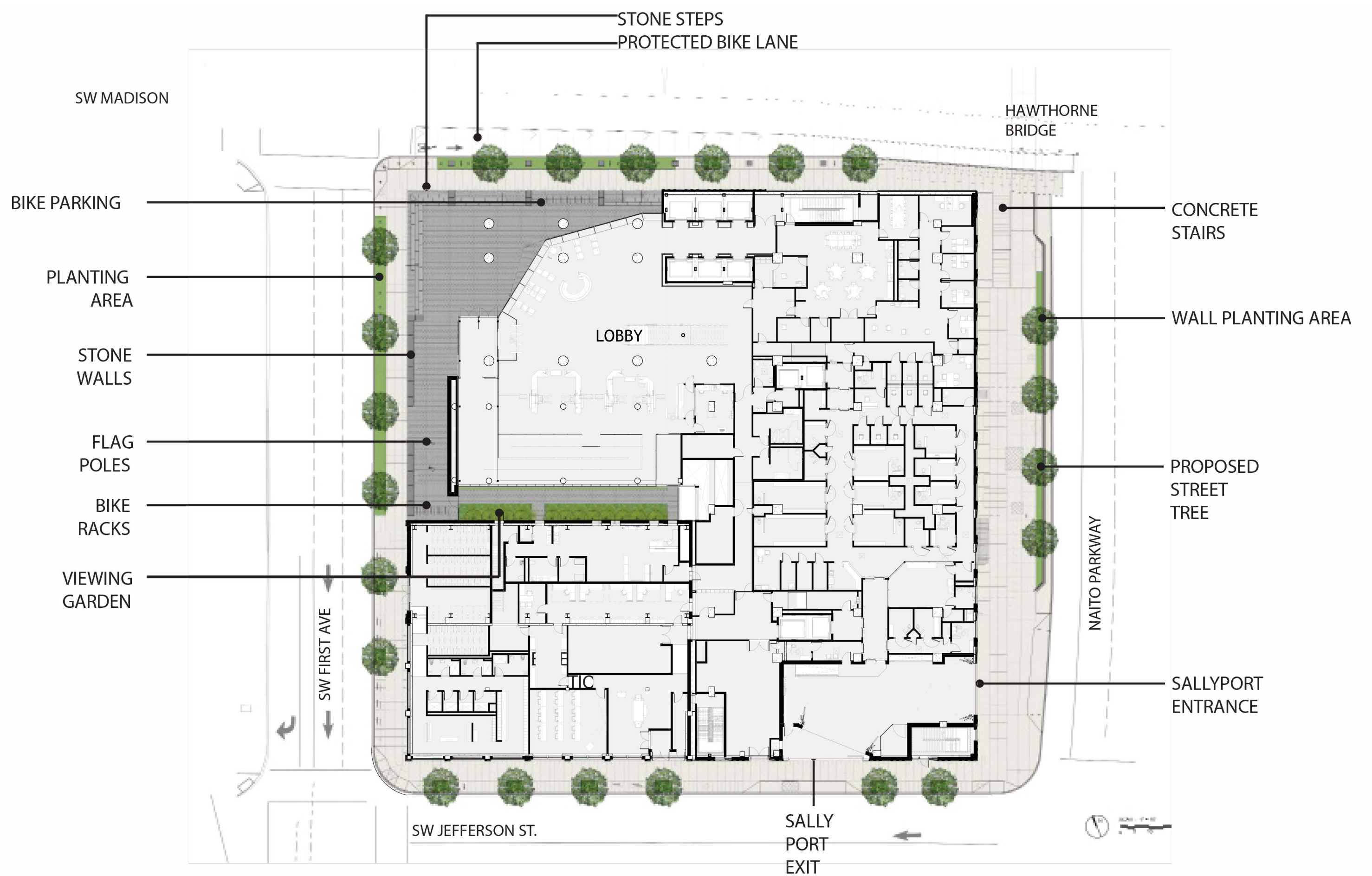
## Unifying Datums





## Unifying Datums

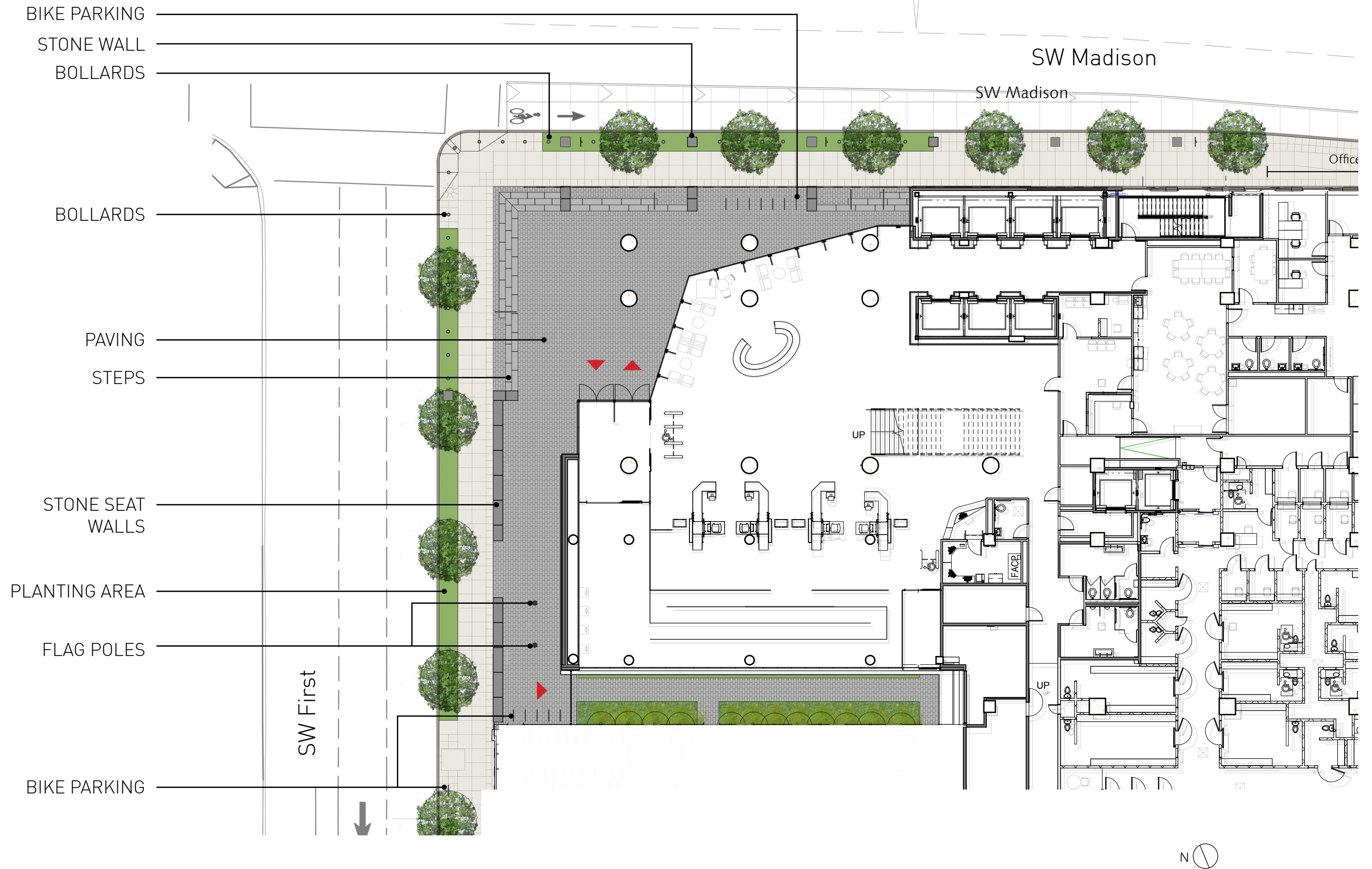




## Landscape Materials Plan

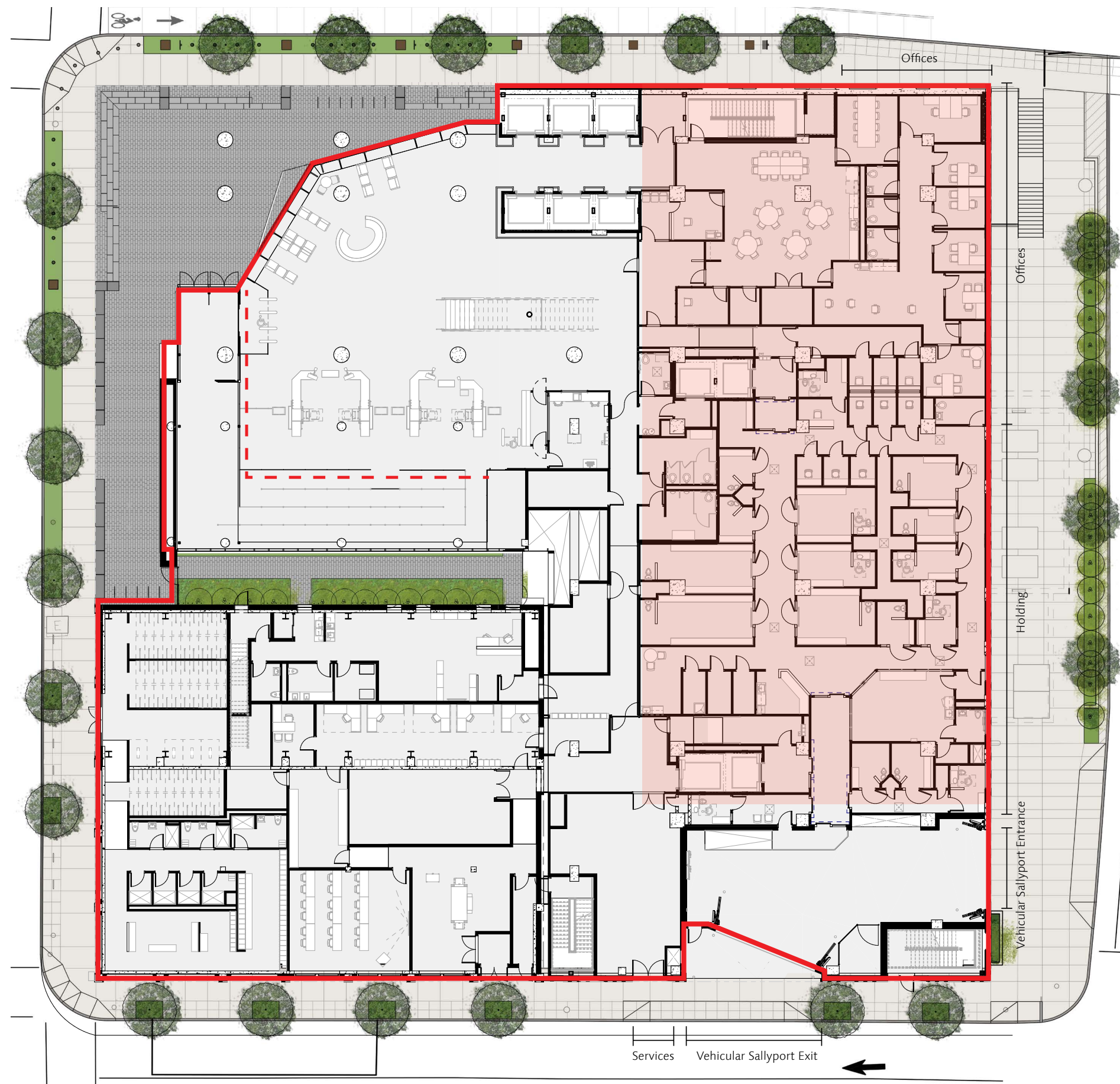
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## First Ave Plan

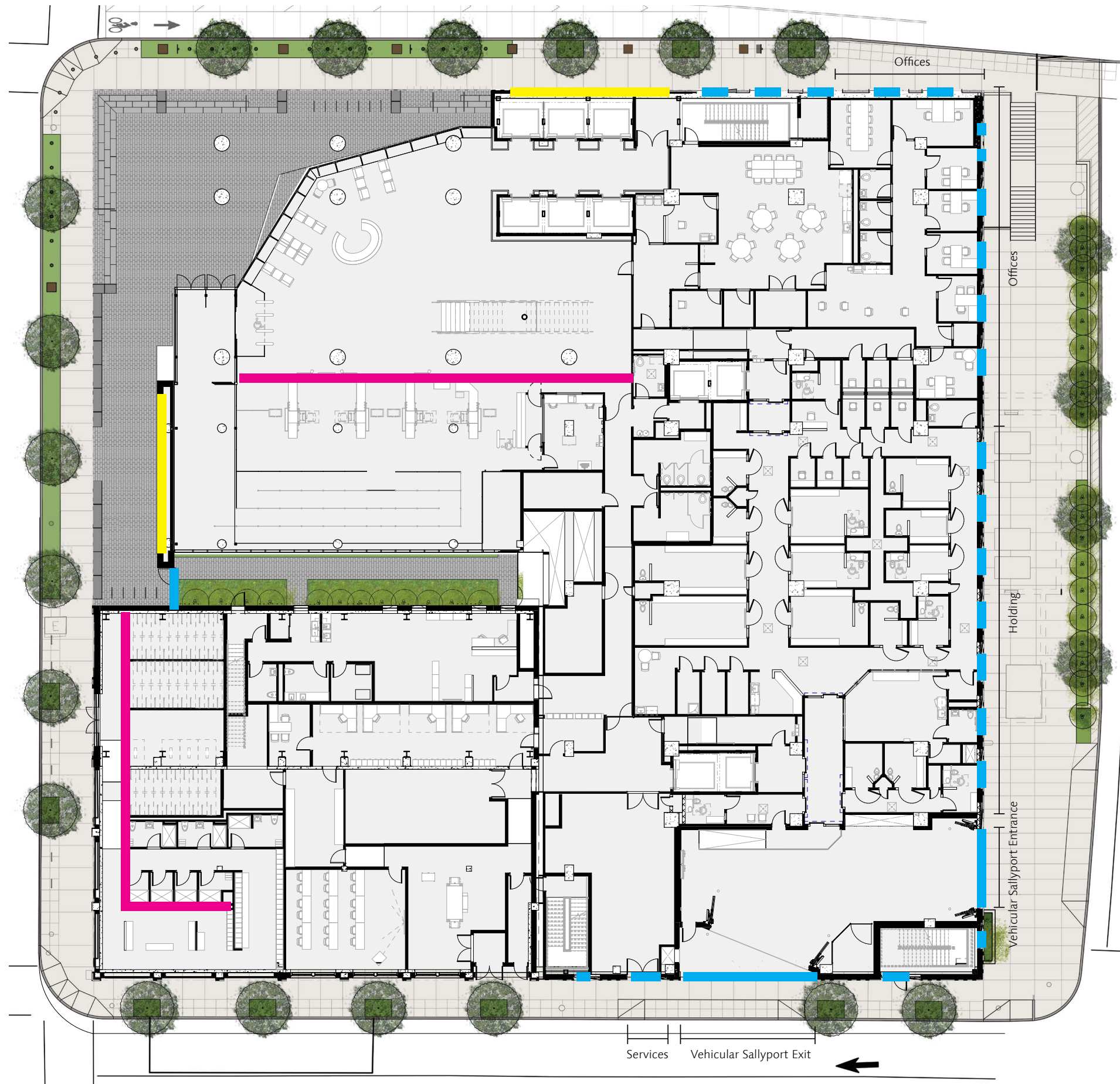




- Secure Perimeter
- Security Screening
- MCSO
- N

## Secure Perimeter

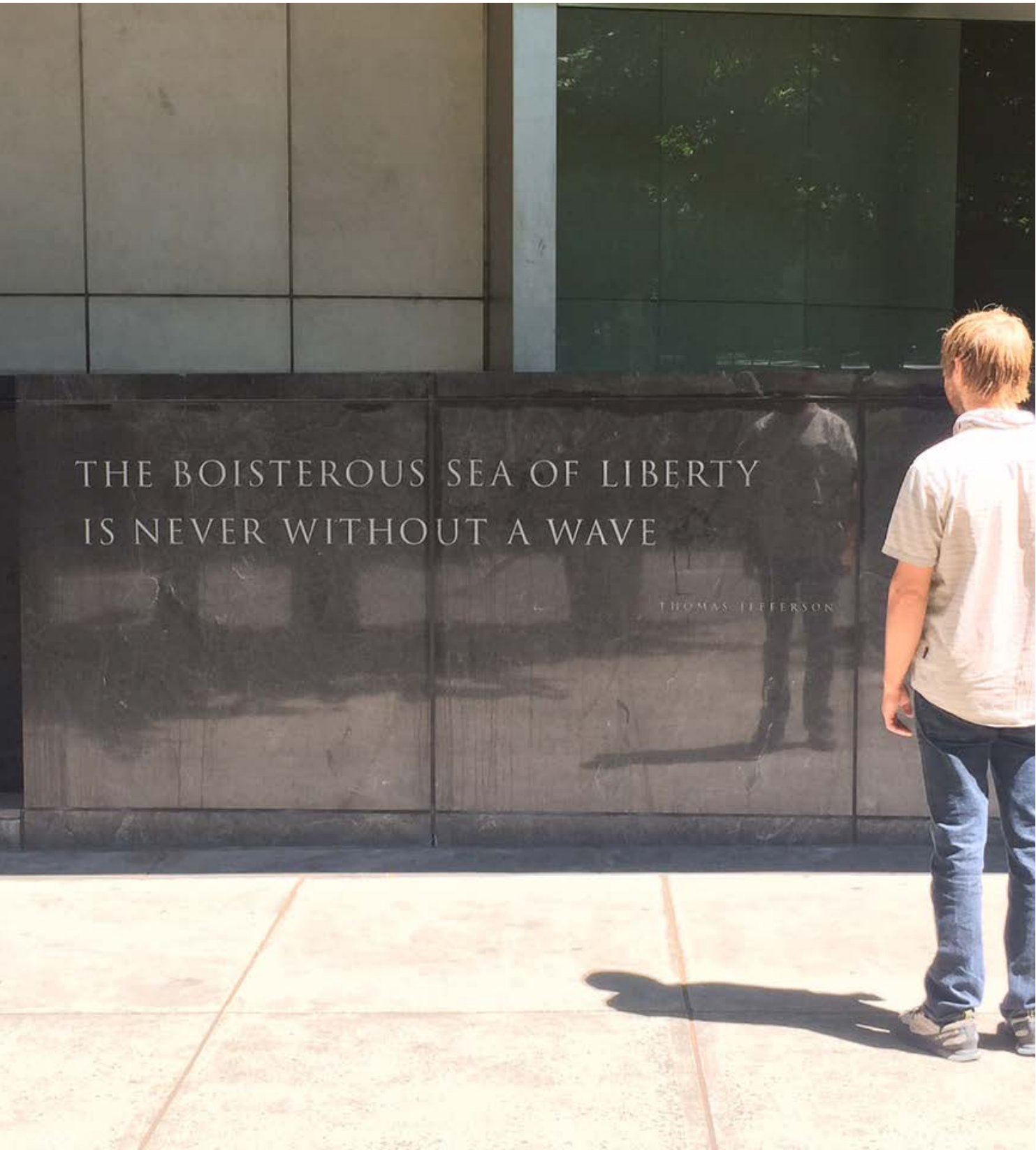




- Metal Art Panels
- Interior Art
- Carved Stone Text
- N

## Art Placement Diagram



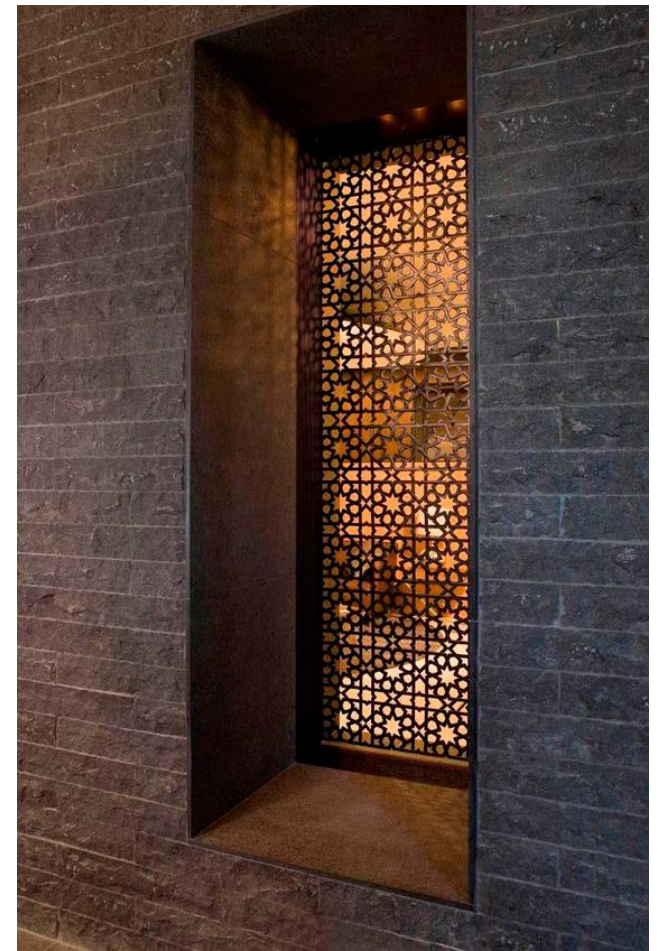


Federal Courthouse







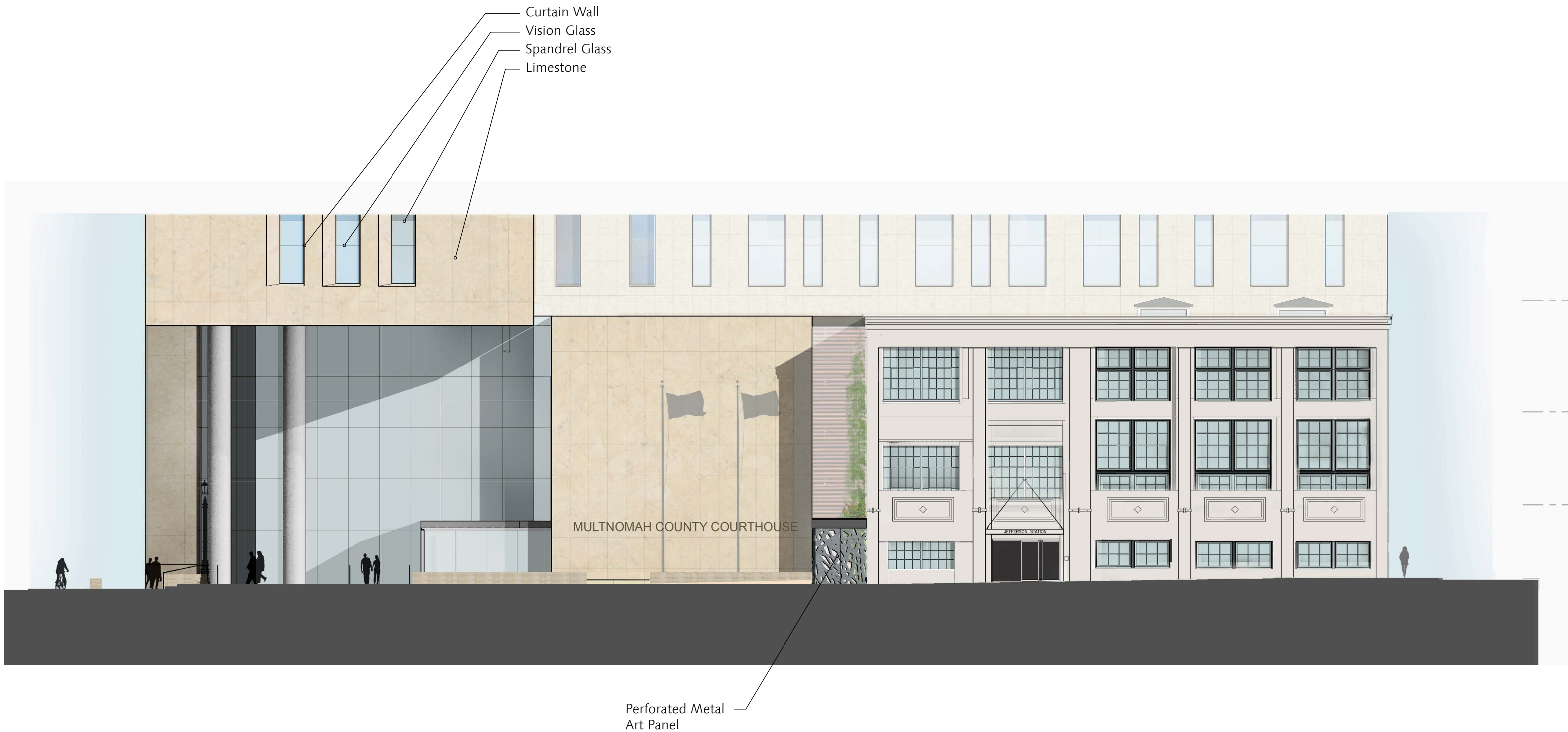


## Metal Art Panels - Precedents

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EA #16-130513 DA

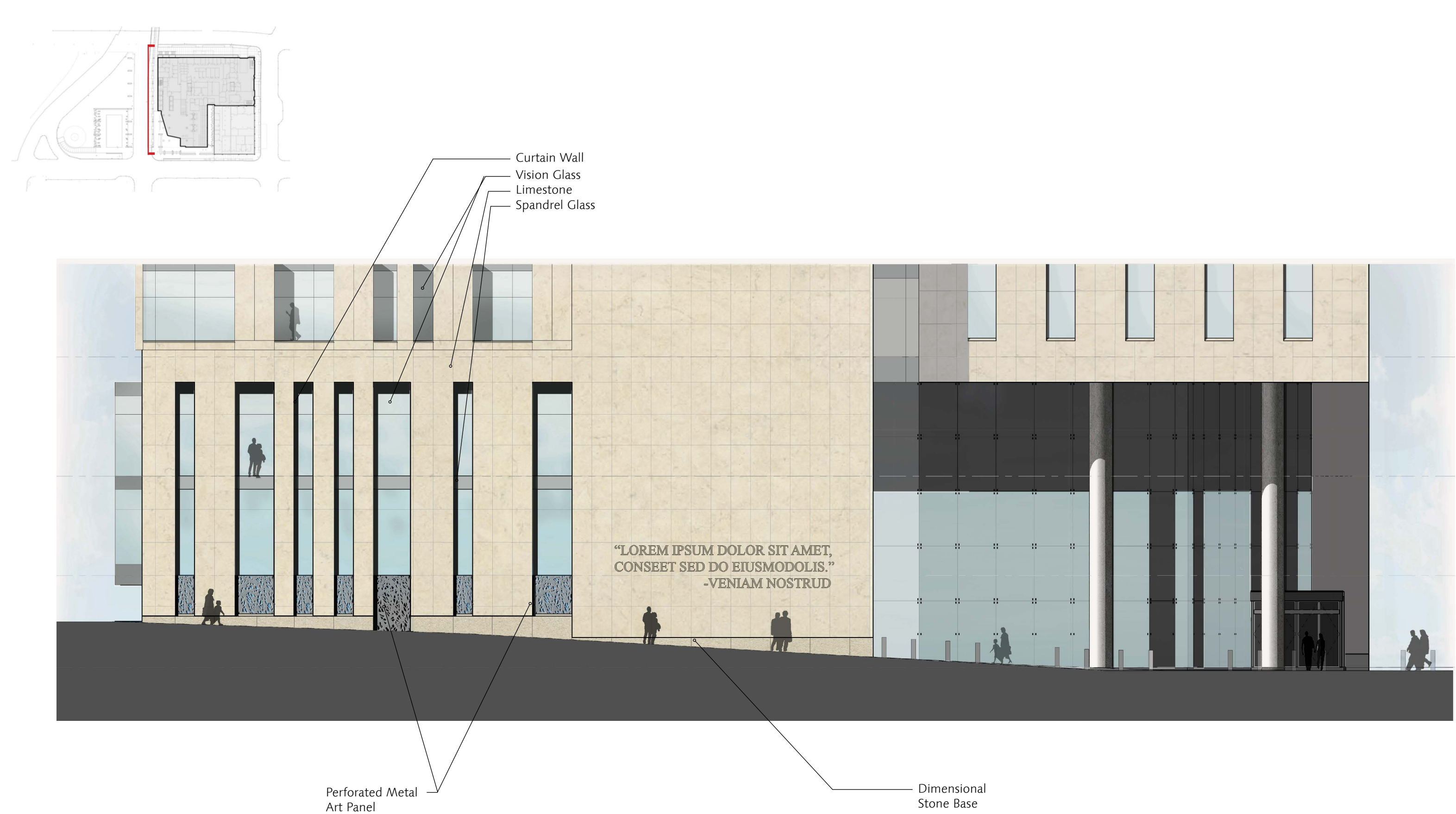
SRG Partnership | CGL Ricci Greene  
Exhibit C.38





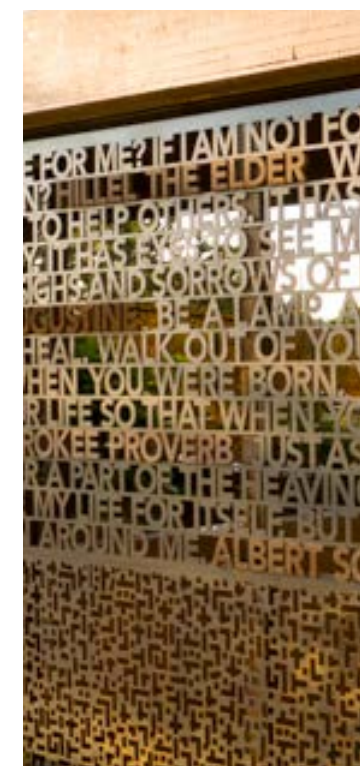
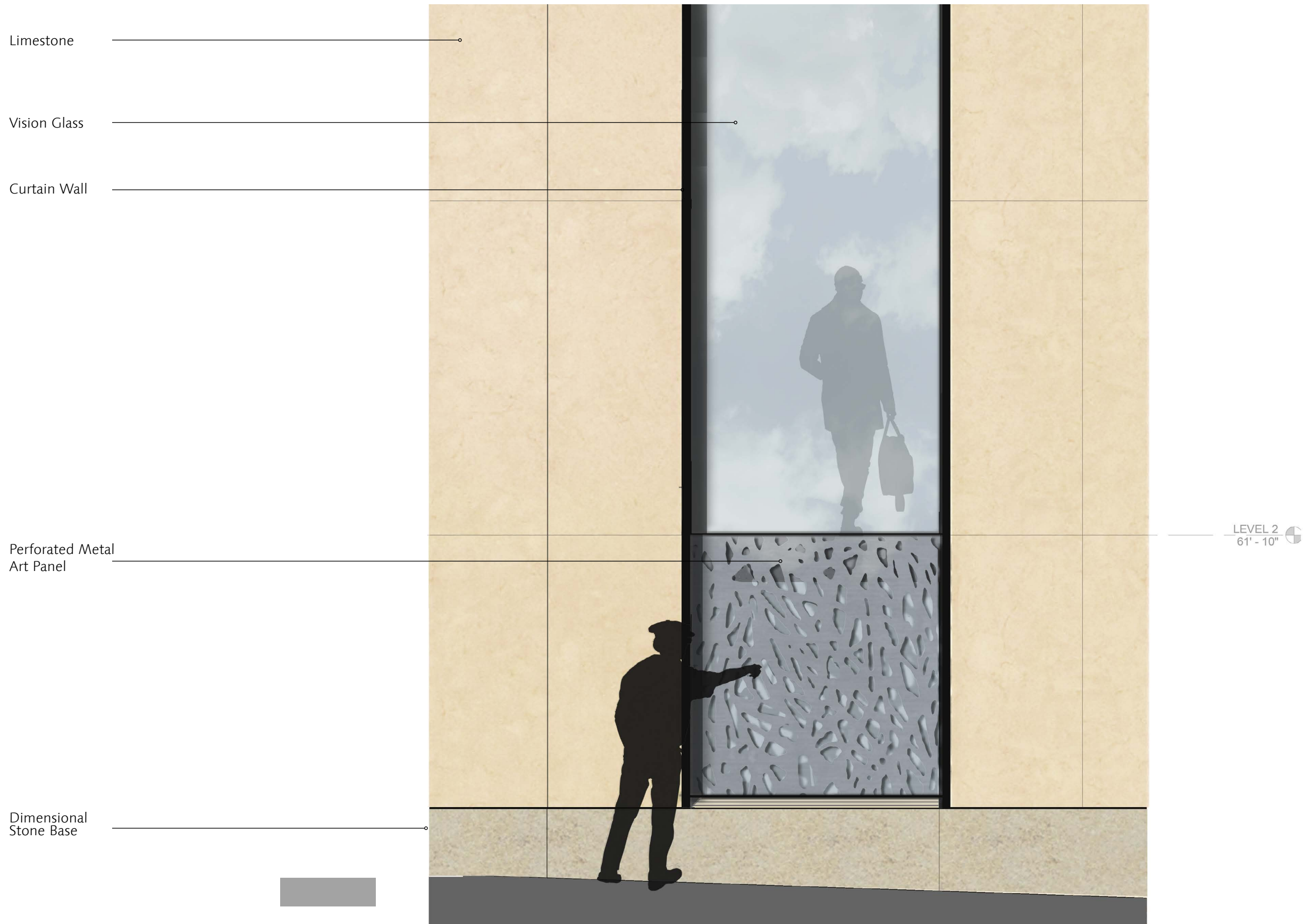
# First Ave. Street Elevation





Madison Street Elevation

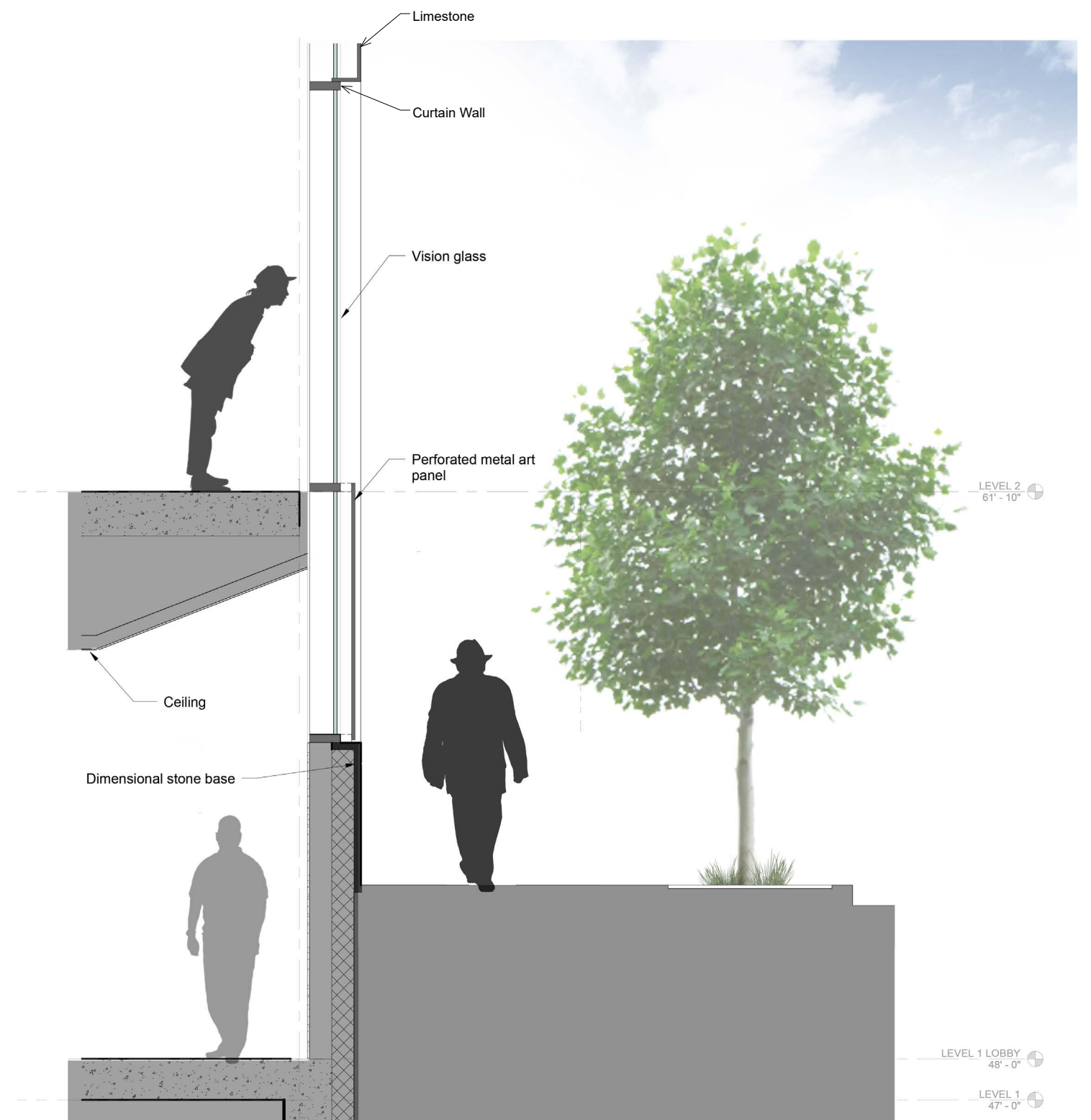
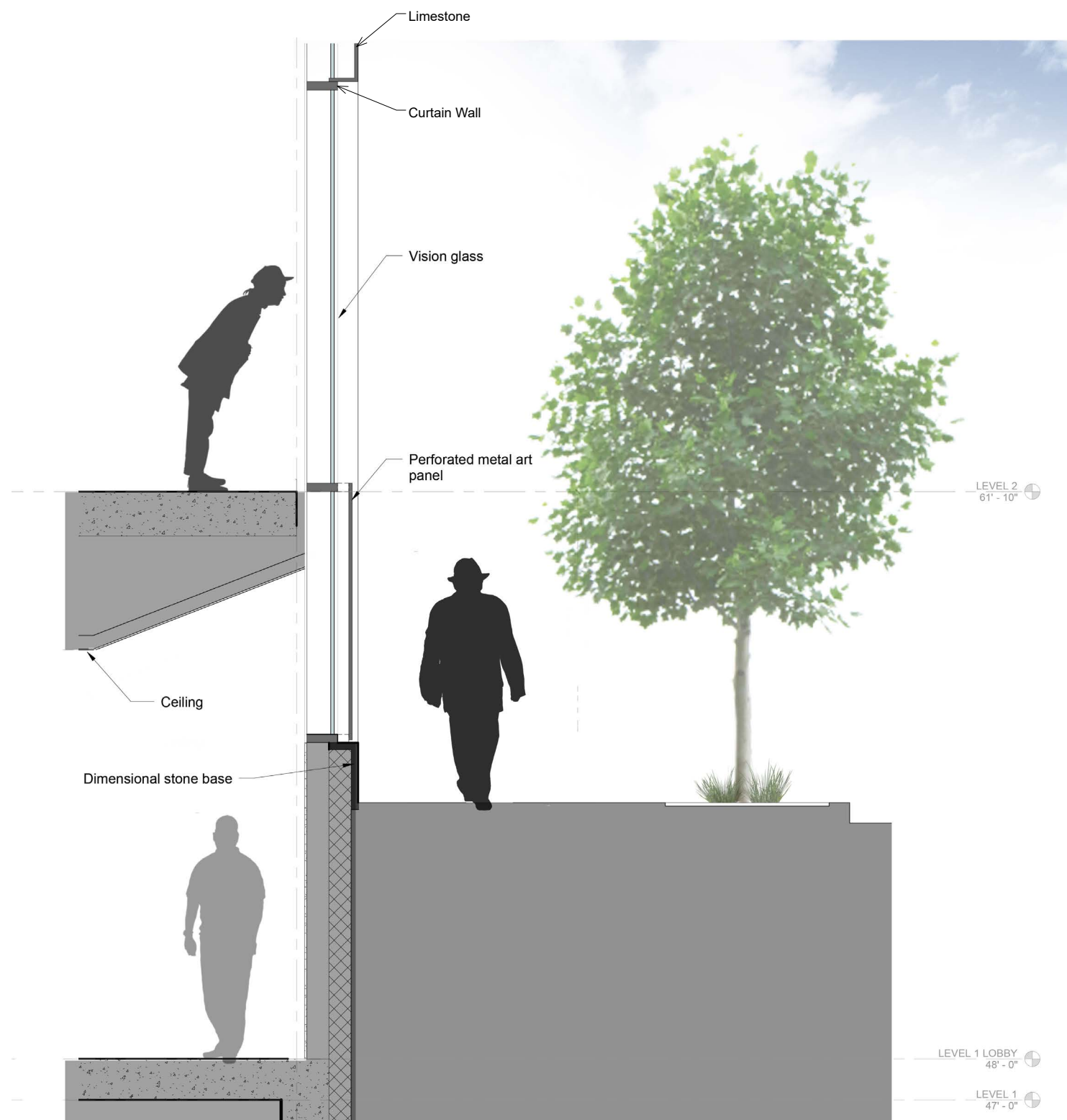




Panel Precedents

## Madison Street Materials - Metal Art Panel With Light Stone Base





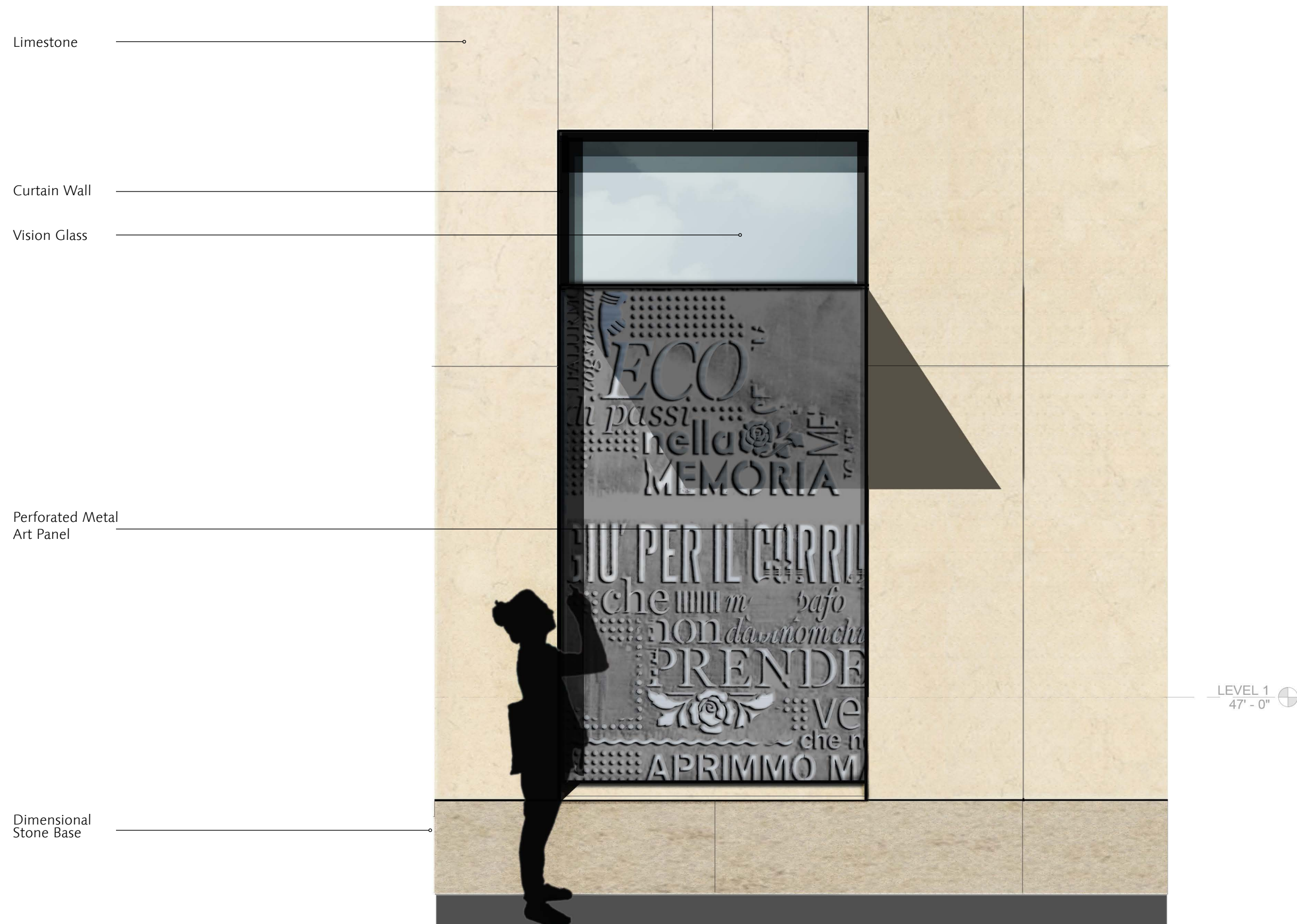
## Madison Street Sections - Best and Worst Case





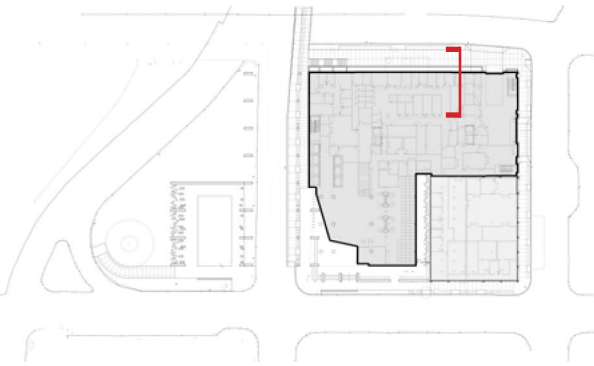
# Naito Parkway Elevation





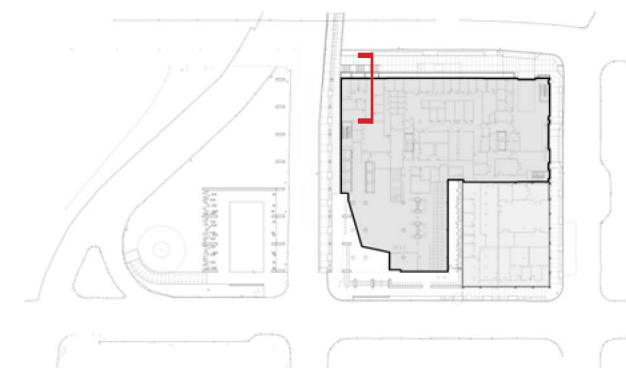
Naito Parkway Materials - Metal Art Panel With Light Stone Base





## Naito Parkway Section





## Naito Parkway Section





Jefferson Street Elevation



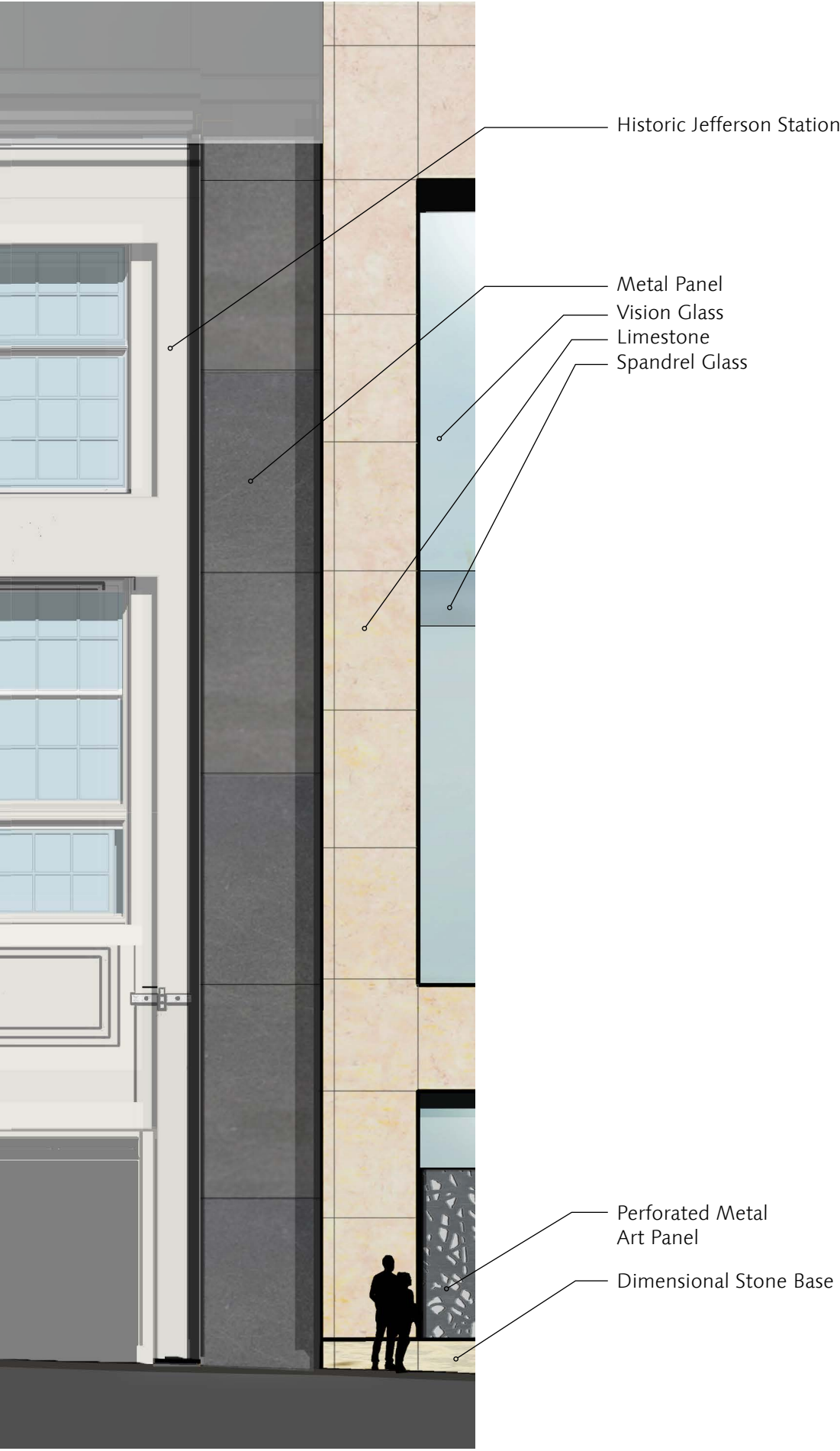


American Bank Building



Jefferson Street Elevation - Spandrel Stone





Detail of Building Joint



☐ Massing

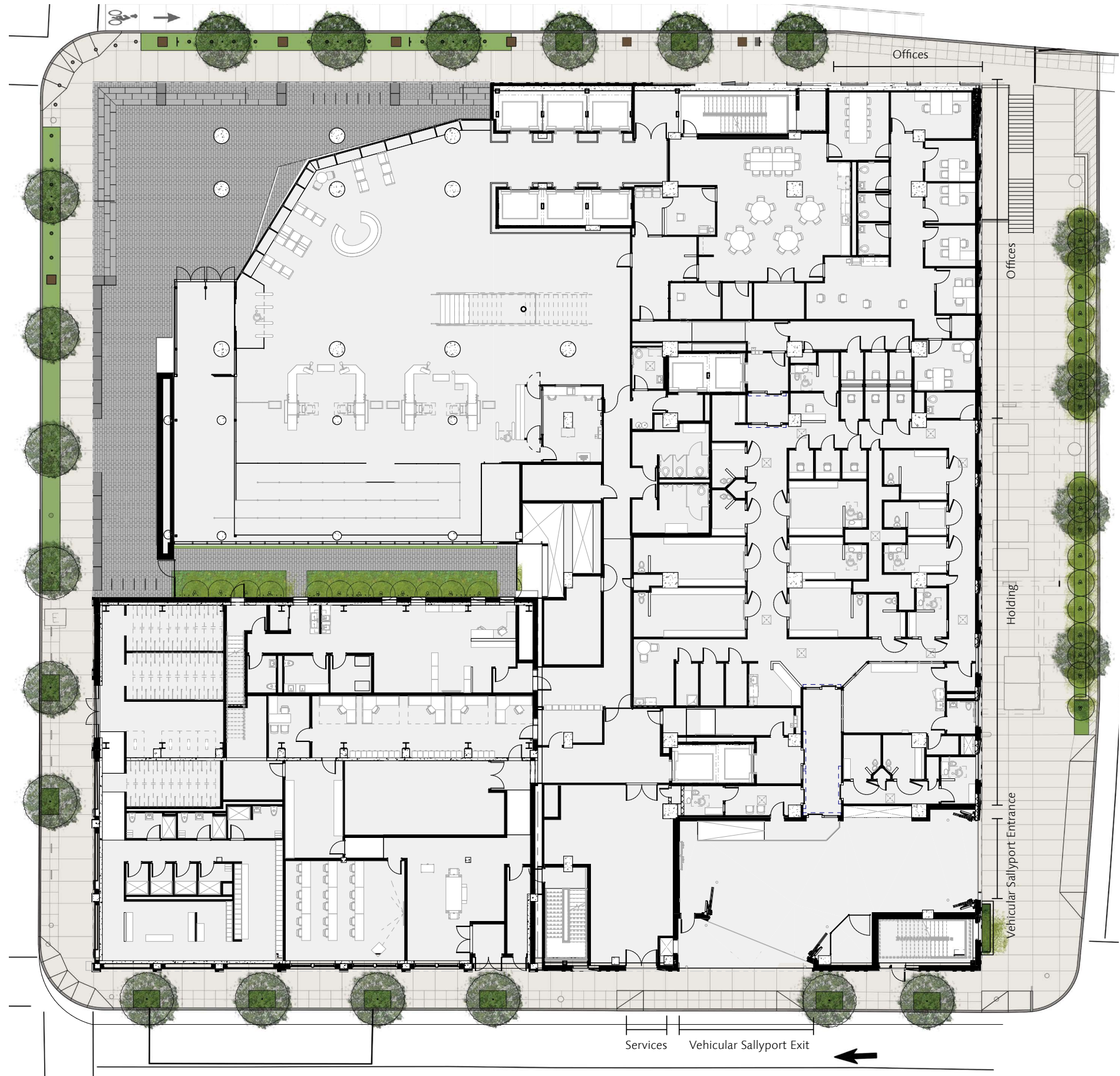
☐ Elevations

☒ Floor Plans

☐ Historic Criteria

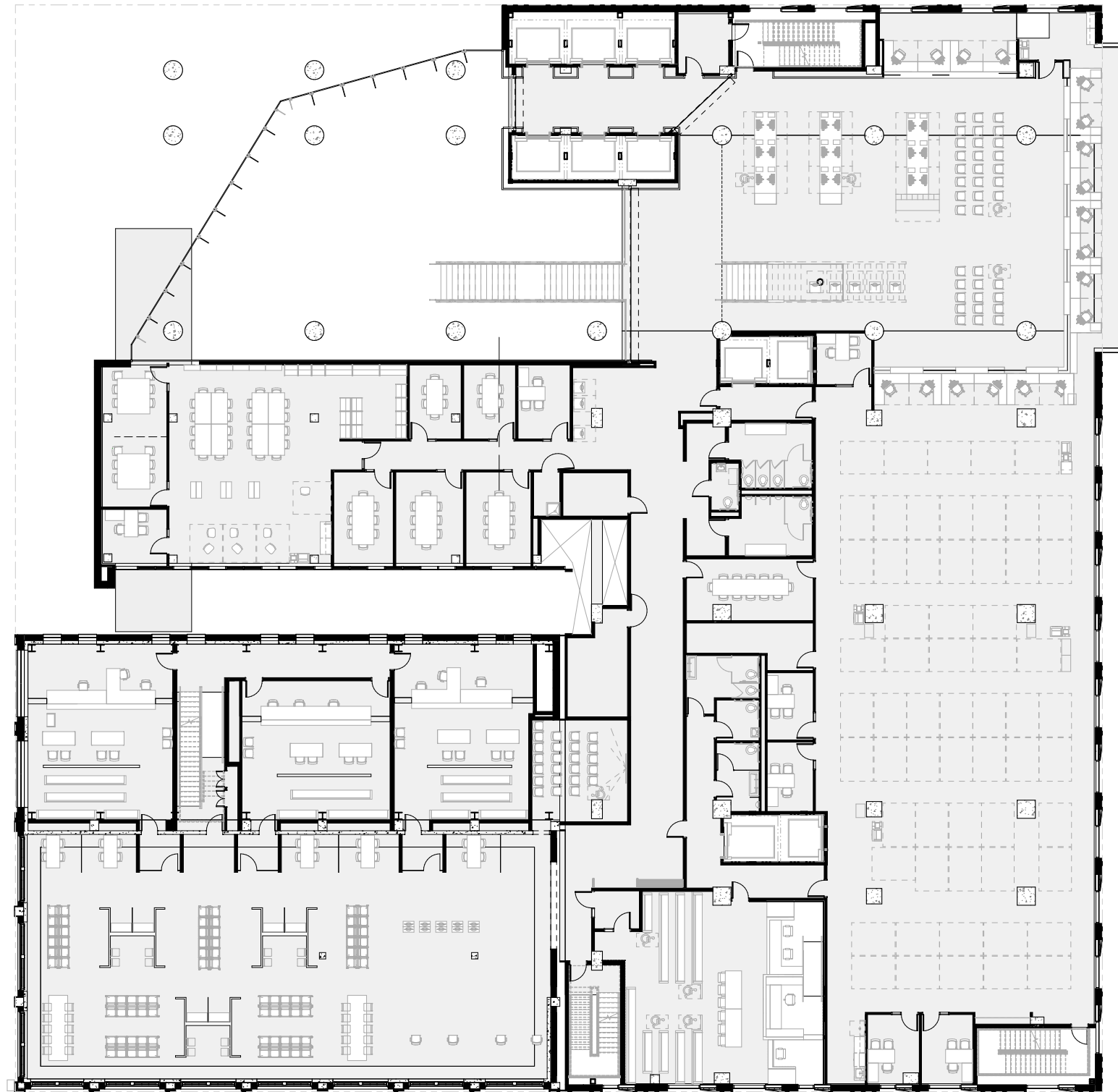
☐ Structure of 1925 Building





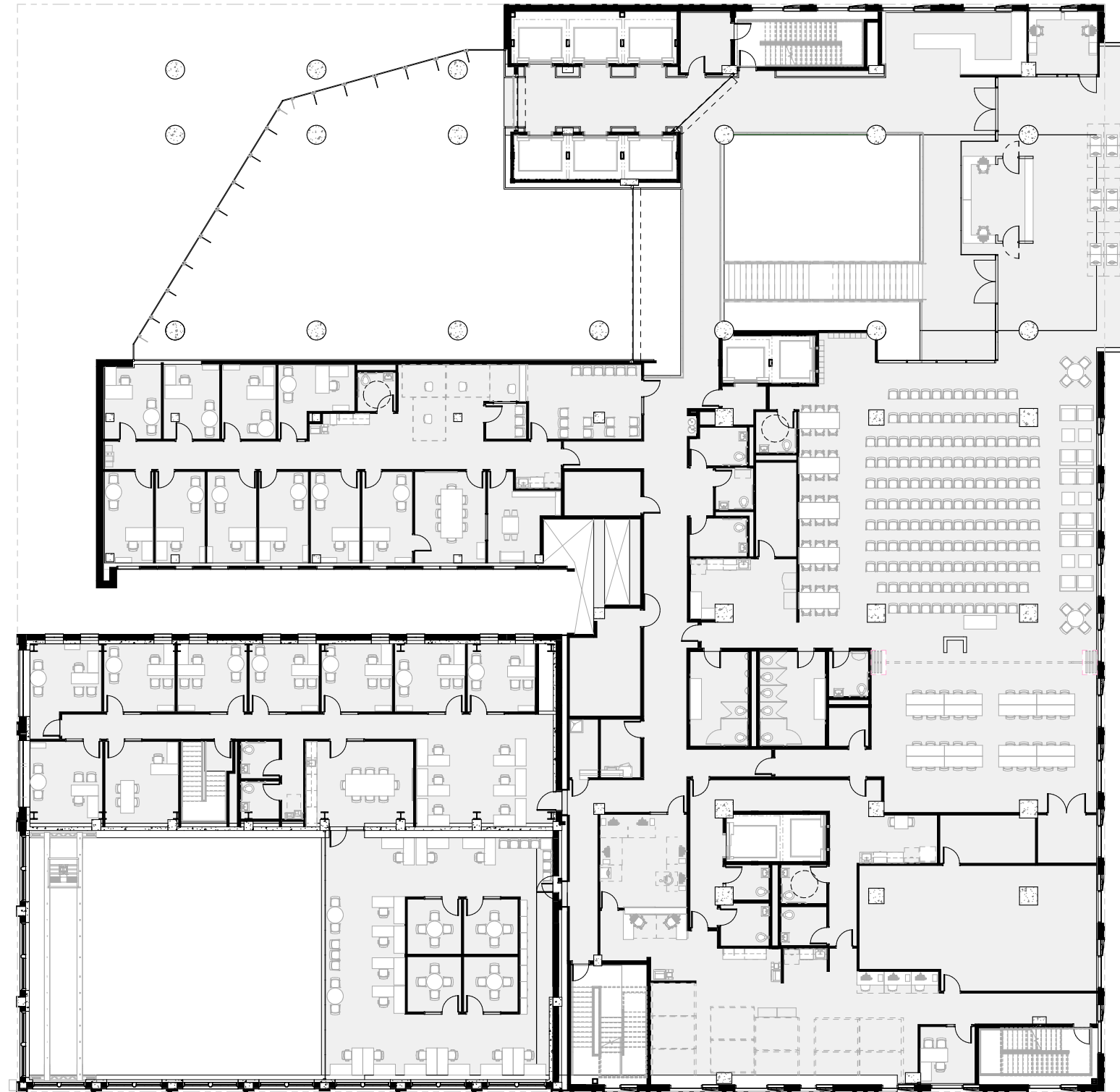
# Floor Plan - Level One





Floor Plan - Level Two

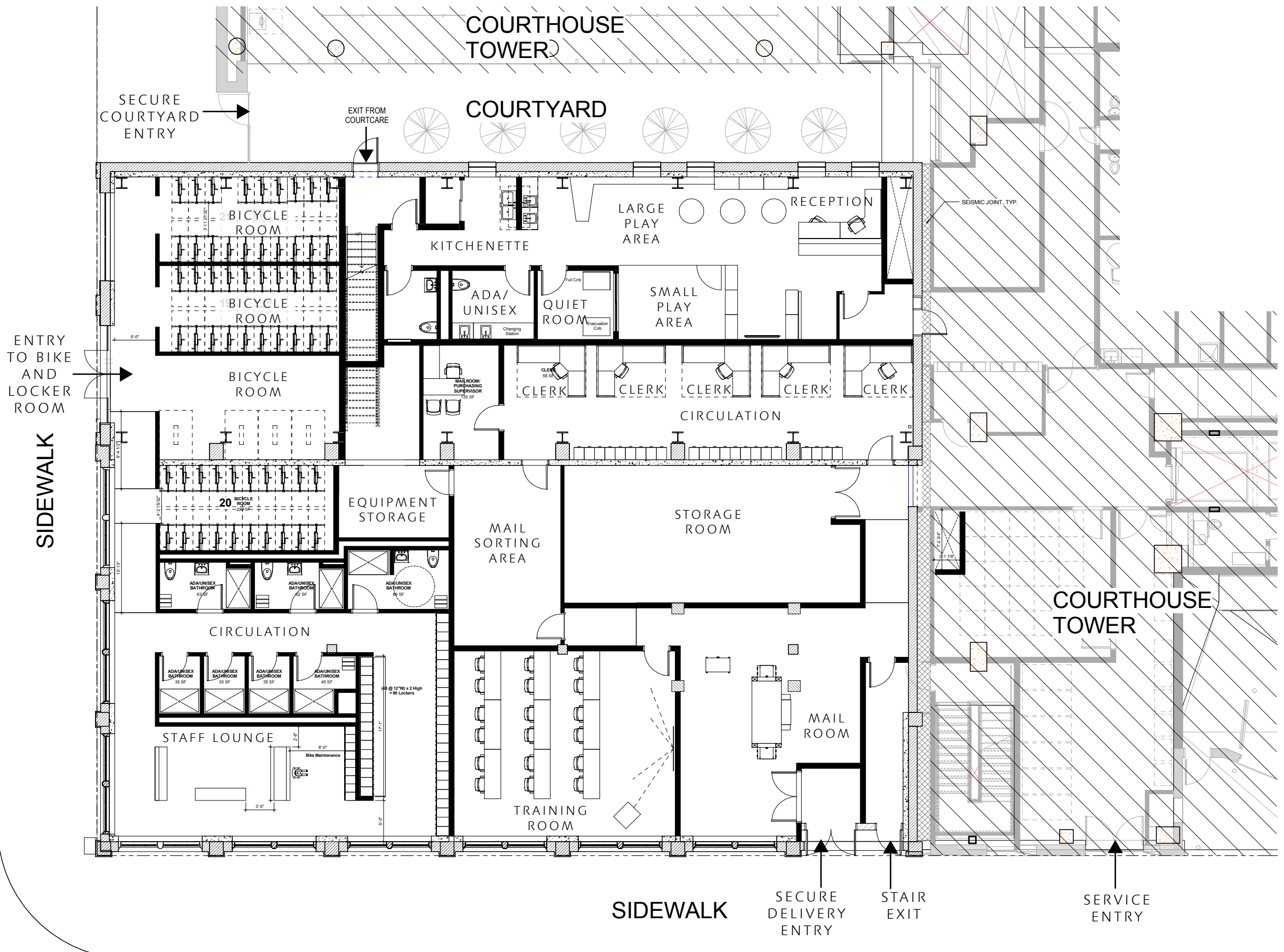




Floor Plan - Level Three



SW 1st AVE.



SW JEFFERSON ST.



## Floor Plan - Ground Level Jefferson Station

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SRG Partnership | CGL Ricci Greene  
Exhibit C.54



☐ Massing

☐ Elevations

☐ Floor Plans

☒ Historic Criteria

☐ Structure of 1925 Building



# Historic Design Review

## (Section 33.846.060.G)

1. Historic Character
2. Record of its time
3. Historic alterations
4. Historic features
5. Historic materials
6. Archaeological resources
7. Differentiate new from old
8. Architectural compatibility
9. Preserve form and integrity
10. Hierarchy of compatibility



☐ Massing

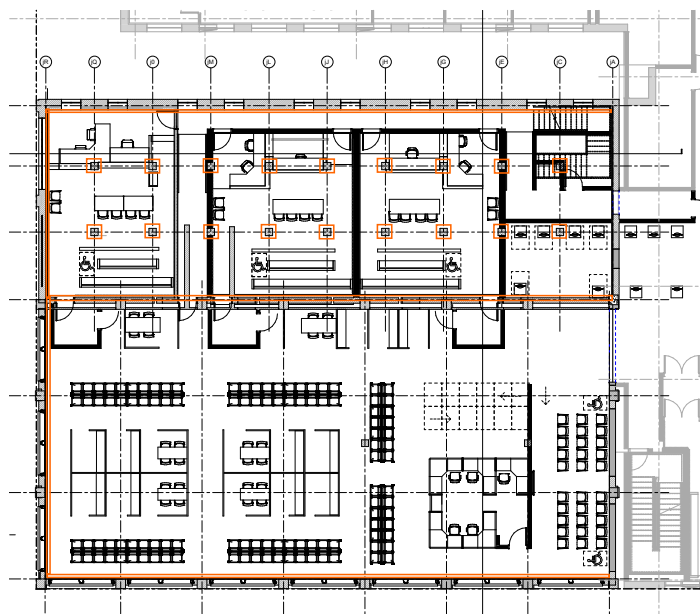
☐ Elevations

☐ Floor Plans

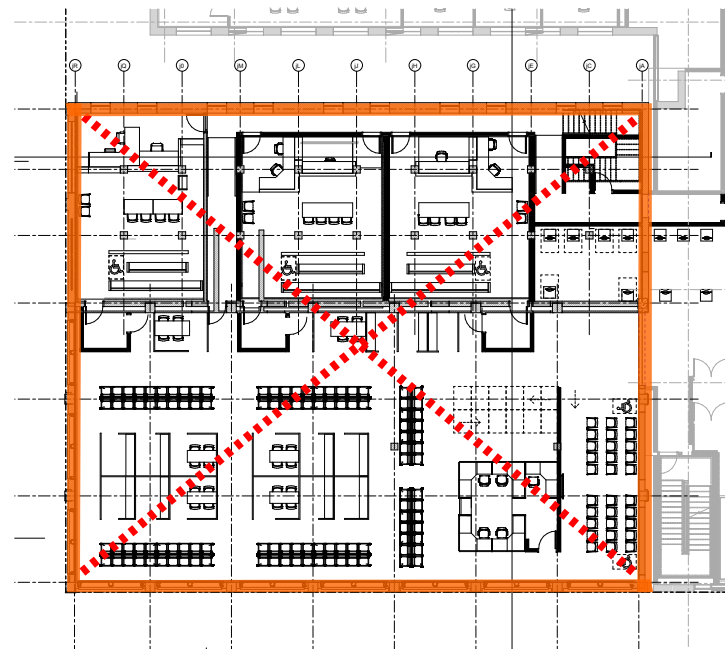
☐ Historic Criteria

☒ Structure of 1925 Building

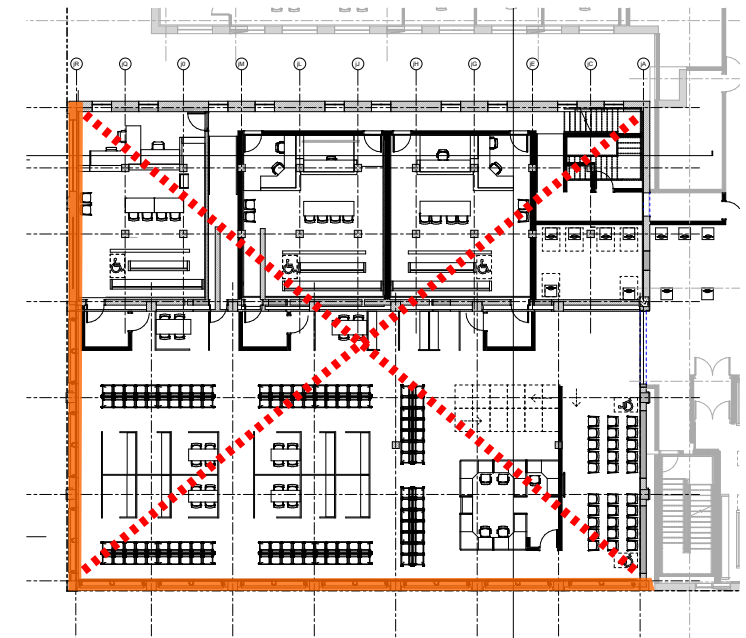




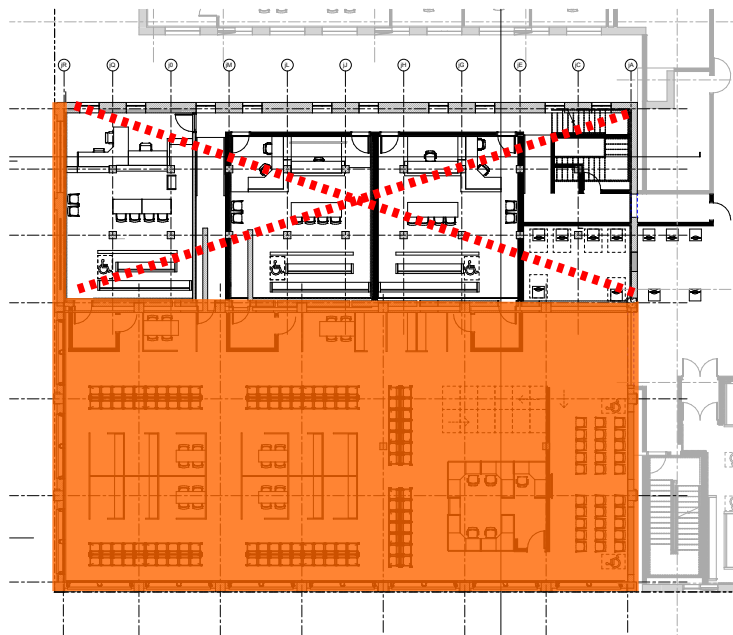
OPTION 1: Status Quo,  
Retain and Reinforce



OPTION 2: Remove All  
Interior Structure



OPTION 3: Remove All Interior  
Structure and N&E Facades



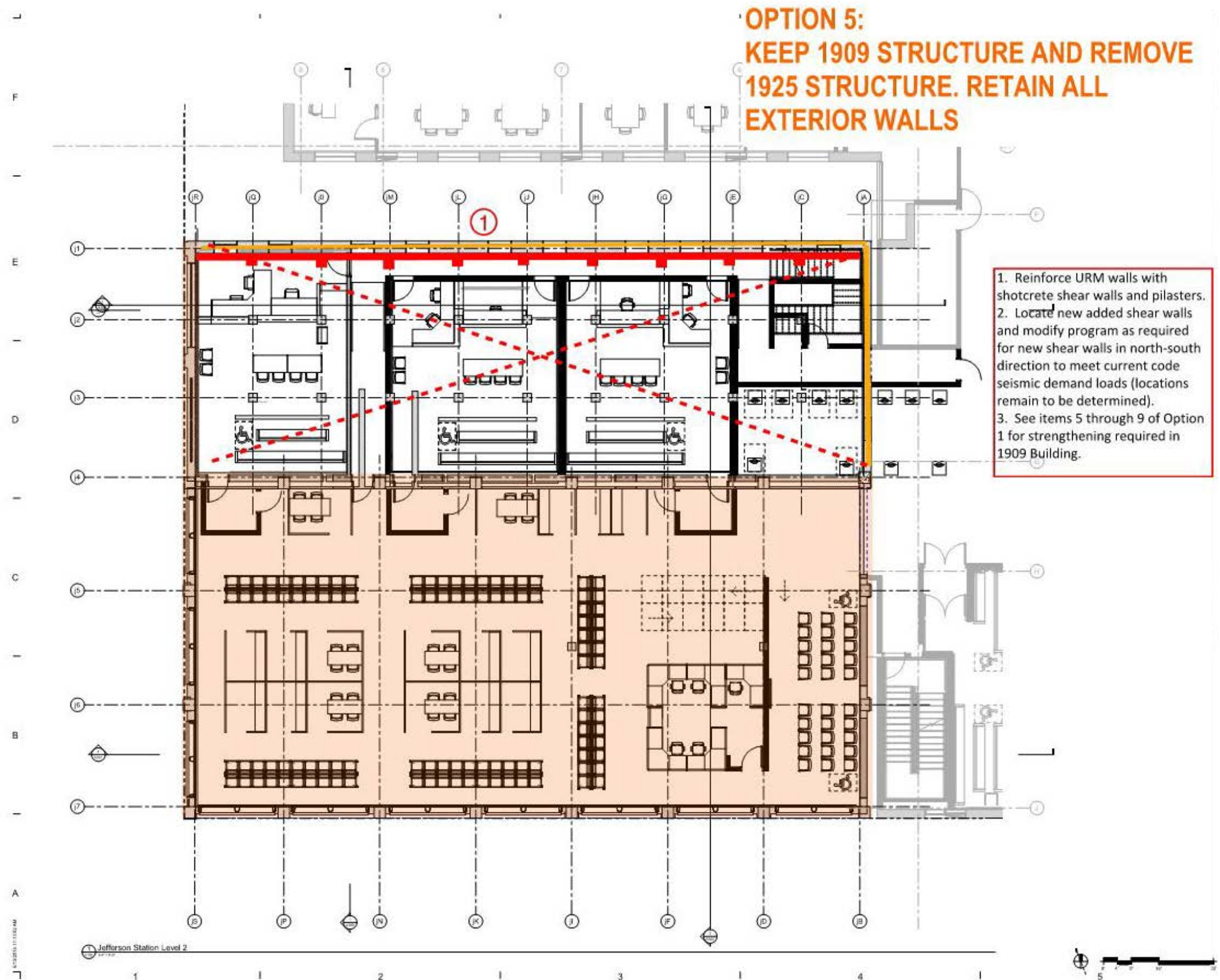
OPTION 4: Remove 1925  
Structure Except West Facade



OPTION 5: Remove 1925 Structure  
Except West & North Facades

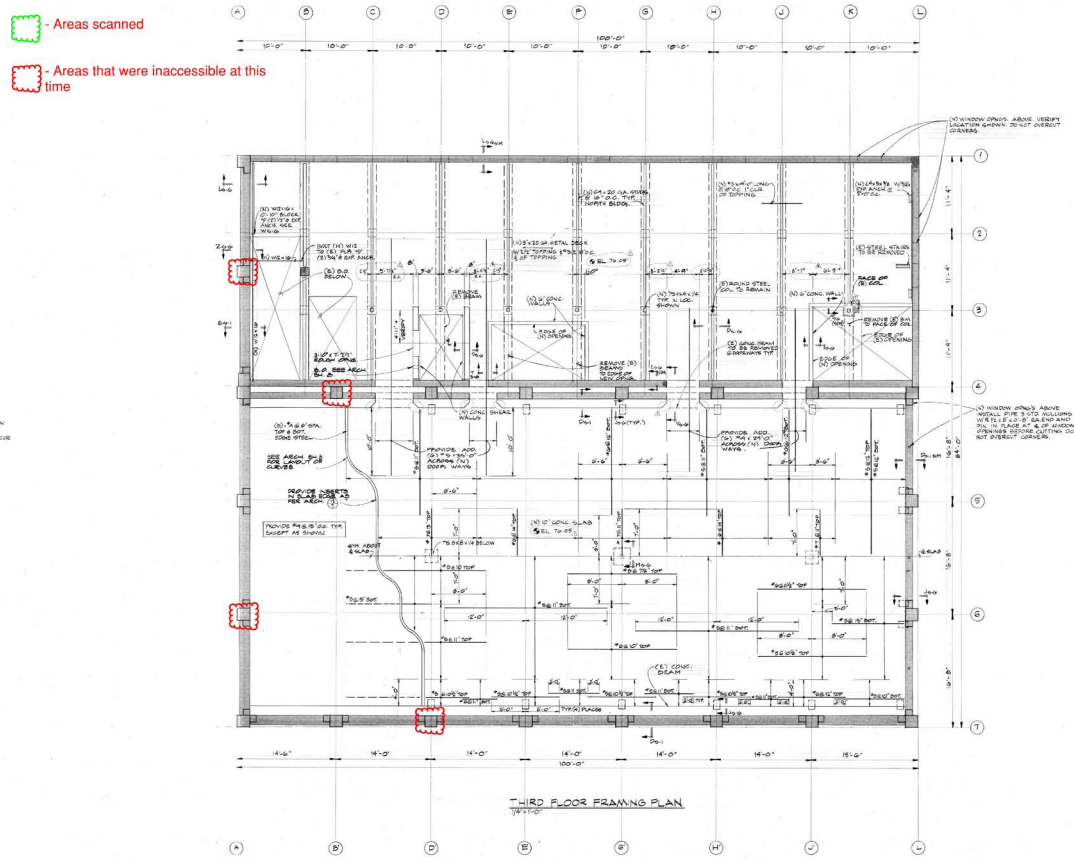
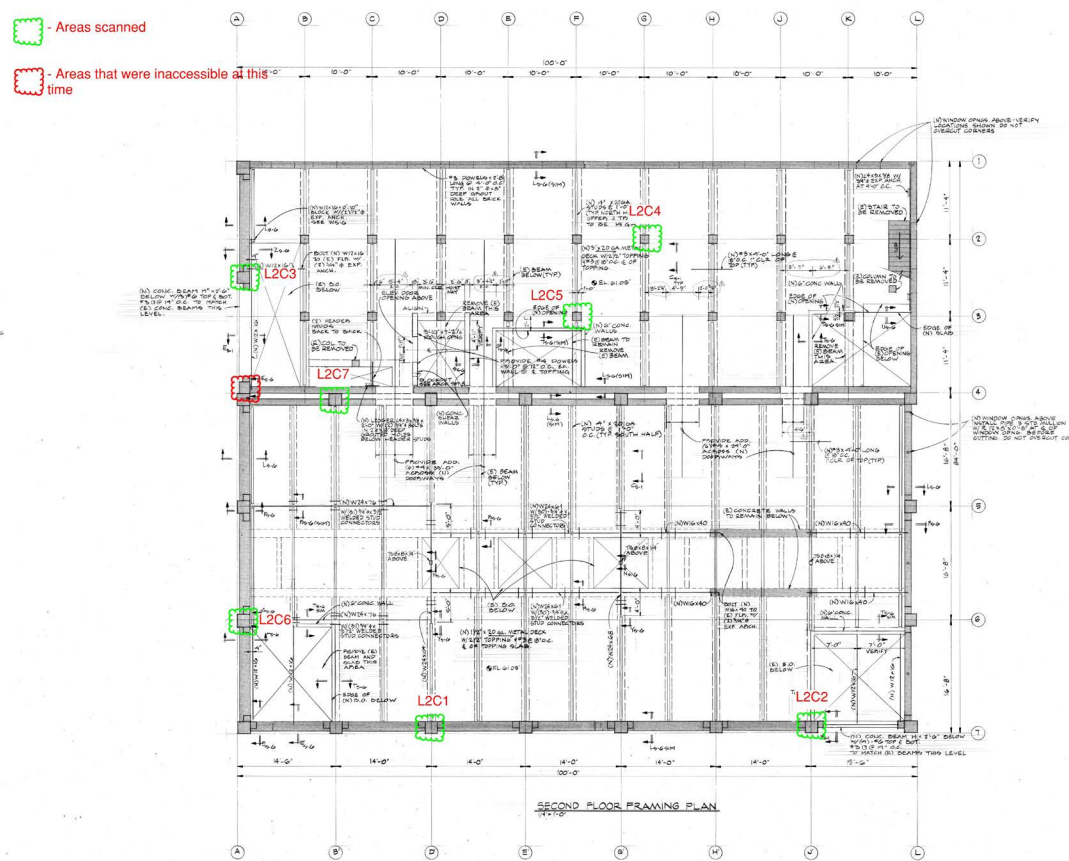
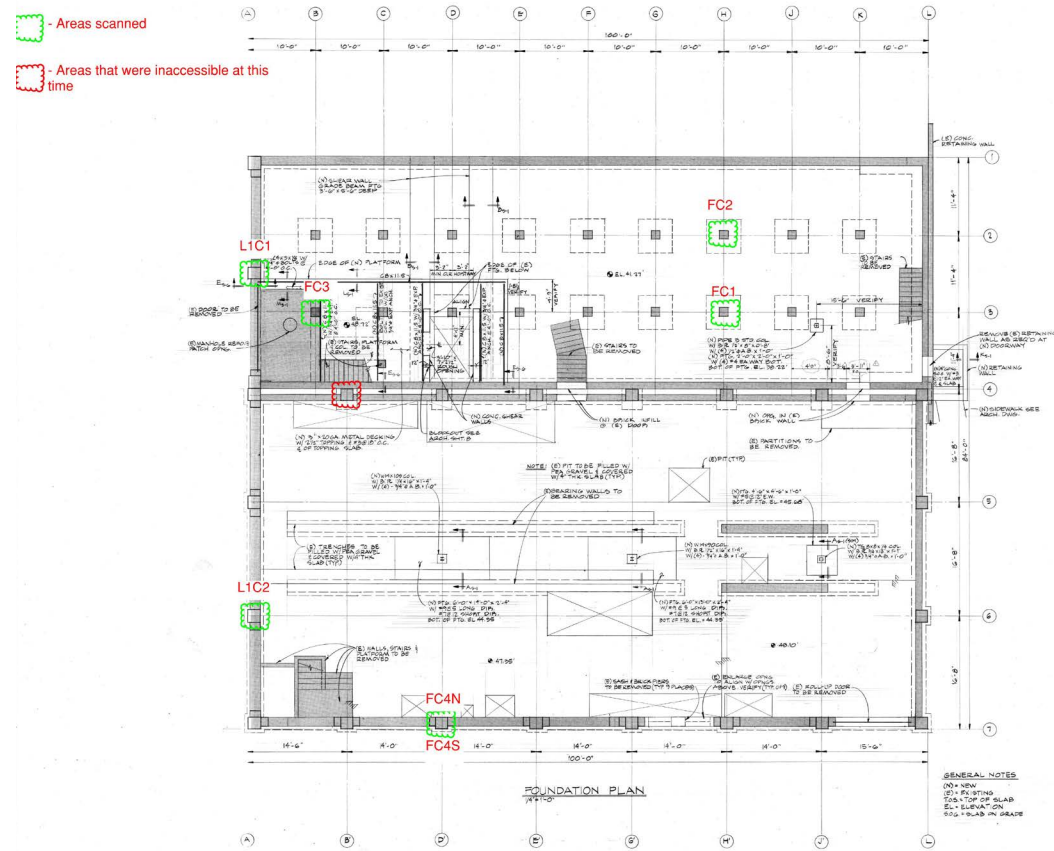
## Column Scanning Report Options





# Column Scanning Report - Preferred





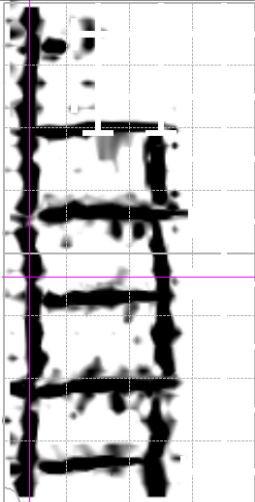
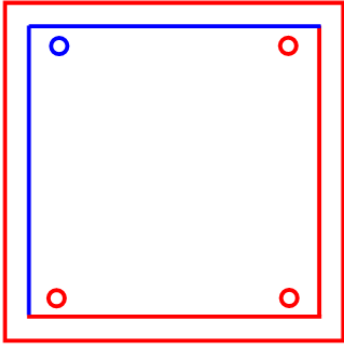
# Column Scanning Report Plan





Member Designation	Grid lines	Floor	Scan Origin	Scanned Face	Image Scan	Structural Element	Date Scanned
FC1	H/3	Foundation	Lower Left 8" from floor	East	RS-762	Column	6-28-16

Horizontal Reinforcement spacing	Vertical Reinforcement spacing	Minimum Concrete Cover	Member Dimensions	Estimated Bar size
8" o.c.	12" o.c.	1.5"	18"x18"	#4 Horizontal bar estimate #6 Vertical bar assumed

Comments	Face View	Assumed Plan View
		<div>Red – Known reinforcement Blue – Assumed reinforcement</div> <div>N</div> 

Column Scanning Report - Existing Condition











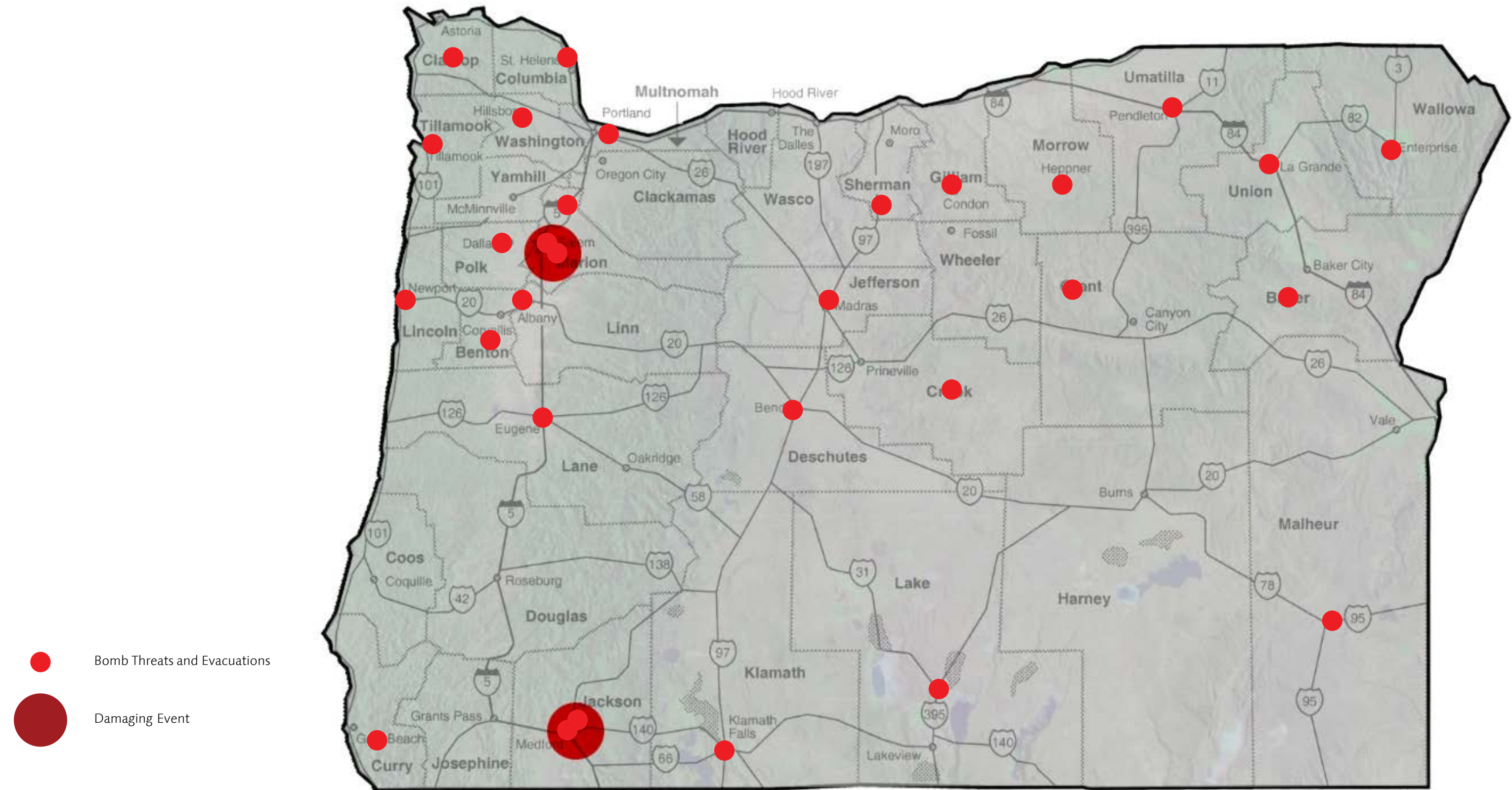




# SIGNIFICANT BUILDING EVENTS

- **Marion County Courthouse**, Salem - suspicious packages - occupants shelter - April 15, 2016
- **Linn County Courthouse**, Albany - bomb threat - building evacuated - January 27, 2015
- **Columbia County Circuit Court**, St Helens - bomb threats - building evacuated - May 1, August 27, October 6, 2013
- **Jackson County Courthouse**, Medford - homemade bomb explodes outside courthouse - November 13, 2013
- **Baker, Benton, Clatsop, Crook, Curry, Deschutes, Gilliam, Grant, Jackson, Jefferson, Klamath, Lake, Lane, Lincoln, Malheur, Marion, Morrow, Multnomah, Polk, Sherman, Tillamook, Umatilla, Union, Wallowa, Wasco, Washington, Wheeler and Yamhill** - 28 Oregon bomb threats, 22 buildings evacuated - November 19, 2012
- **West Coast Bank**, Woodburn - bombing (2 killed) - December 13, 2008
- **Washington County Courthouse**, Hillsboro - bomb threat - building evacuated - November 19, 2008
- **Marion County Courthouse**, Salem – truck driven into courthouse, fires set in building – November 12, 2005
- **Grant County Jail connected to Courthouse** – jeep driven into building – February 25, 2002
- **Oklahoma Alfred P. Murrah Federal Building** (168 killed, 680 injured) - Bombing - April 19, 1995





Significant Building Events - Oregon (2002 - Present)



# SHERIFF OFFICE LOCATION FACTORS

- Site constraints – water level, vehicular access, elevators
- Safe dignified in custody defendant access
- Locating public functions as convenient as possible
- Daylighting people occupied spaces