



PC

PETER MEIJER ARCHITECT,



1

The City's proposal **does not** meet many of its own stated goals.

Project goals not accomplished:

- Increase daylight within the building.
- Meets community needs. (Public realm)
- Demonstrate fiscal responsibility.
- Maintain the historic and iconic status of the building.



Q11: When the reconstruction of the Portland Building is complete, what will you look to as the primary signs of success?

Categories for Primary Signs of Success

- Air Quality / Environmental Comfort
- Access
- Access to Privacy
- Bike Parking / Locker Room Access
- Building Renovation
- Change Management
- Collaboration
- Daycare
- Employee Focused
- Ergonomics
- Fitness Center
- Healthy Environment
- Light
- Meeting Space
- Public First / Customer Experience
- Restrooms
- Schedule + Budget
- Seismic Retrofit + Safety
- Technology
- Teleworking
- Work Environment
- Workstation / Personal Workspace

Success Story #1

1. Light
2. Air Quality / Environmental Comfort
3. Seismic Retrofit + Safety

Success Story #2

1. Light
2. Air Quality / Environmental Comfort
3. Work Environment

Success Story #3

1. Work Environment
2. Air Quality / Environmental Comfort
3. Light

Overall Results

1. Light
2. Air Quality / Environmental Comfort
3. Workplace Environment
4. Seismic Retrofit + Safety
5. Building Renovation
6. Healthy Environment

SURVEY FINDINGS

Portland Building Reconstruction Project

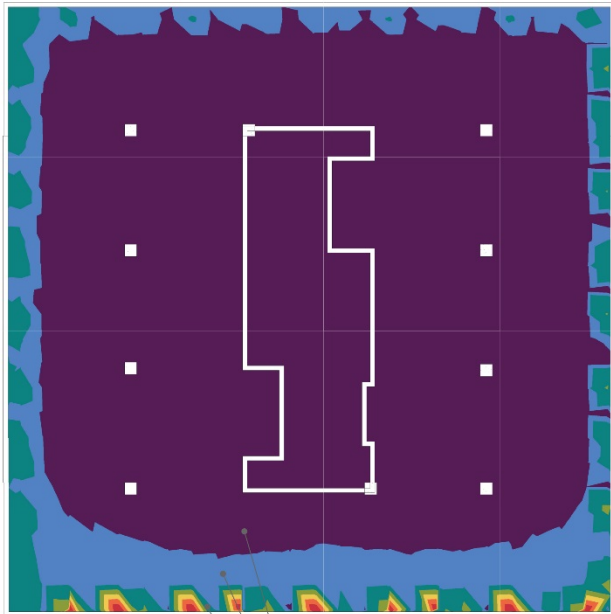


Howard S. Wright

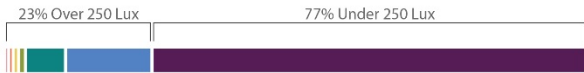
DLR Group

September 20, 2016

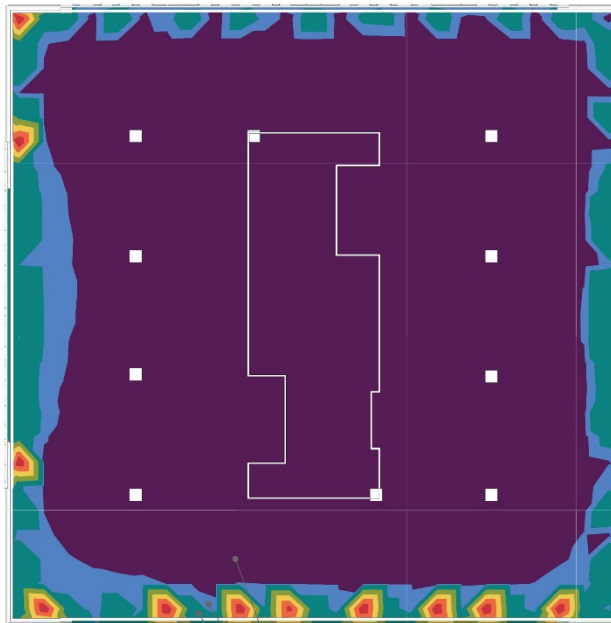
Existing Conditions
Level 11



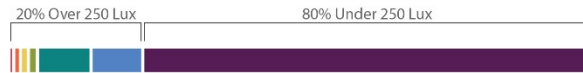
Inadequate Daylight for All Office Work
Adequate Daylight for Non Strenuous Office Activities
Adequate Daylight for General Office Activities



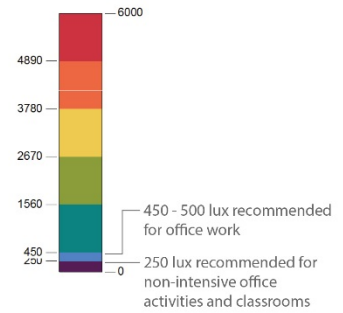
Proposed Conditions
Level 11



Inadequate Daylight for All Office Work
Adequate Daylight for Non Strenuous Office Activities
Adequate Daylight for General Office Activities



Illumination Levels (Lux)
September 21, at 3pm



Portland Building

Preliminary Daylighting Study



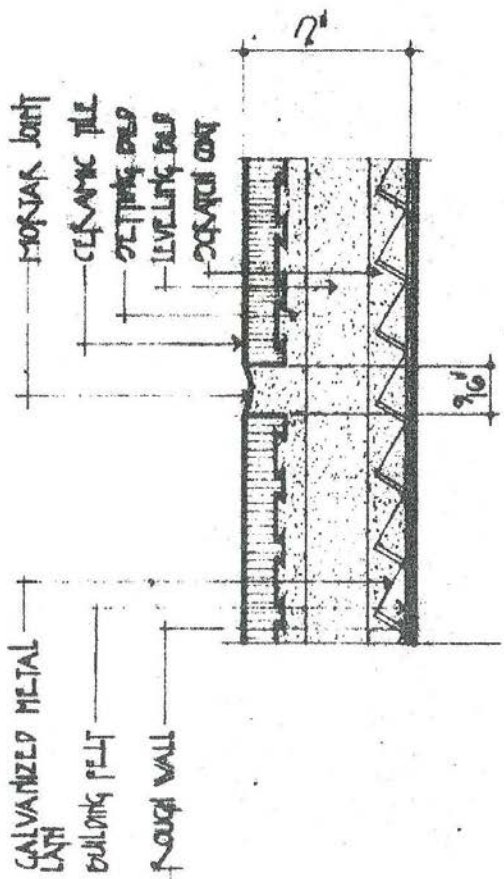
2

The proposal does not enhance the
Public realm.

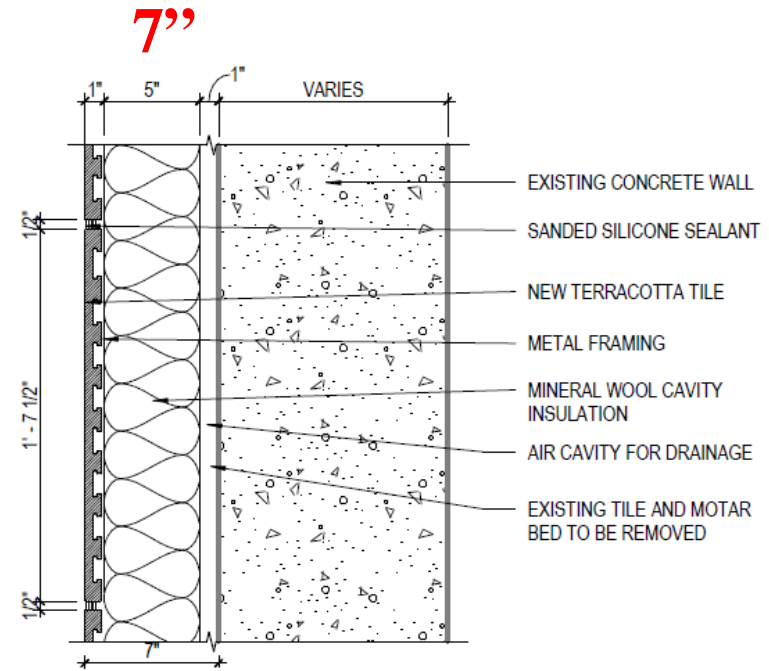
Project grants itself rights denied to others:

- City has a zero tolerance towards encroachment.
- City requires reversal of prior encroachment.
- Portland Building encroachment is inconsistent with written City Policy.
- Serious substantive and procedural due process issues.





2 EXISTING CERAMIC TILE ASSEMBLY
41 NOT TO SCALE



K TEAL TERRACOTTA WALL SYSTEM
NOT TO SCALE

FACADE DETAILS

TYPE III HISTORIC RESOURCE REVIEW / 14th April 2017 /
HISTORIC LANDMARKS COMMISSION 101



Project is bad urban design:

- City and Design Commission deny blank walls at pedestrian level.
- Project does not improve 4th Avenue Street front.
- Project moves from substandard window opening percentage to **ZERO** %.



3

The proposed design is fiscally irresponsible.

Project lacks Fiscal responsibility:

Relevant Criteria:

- Fiduciary responsibility to the public.
- Social Equity for House-less need.
- Resources allocated better distributed across several preservation projects.
- City rejected \$250,000 from the Getty Institute for the Portland Building.
- “Full faith and credit” plus “bonded indebtedness” subject to voter approval.



\$3.5 million **increase** in expected costs for the exterior envelope:

Project Name: **Portland Building Reconstruction Building**

Reporting Date: **April through June 2017**



Project Components	Oversight Assessment Red, Yellow, Green			Portland Building Community Oversight Committee Assessment Red, Yellow, Green		
	April	May	June	April	May	June
Budget	Green	Green	Yellow	Green	Green	Yellow
Schedule Expected Completion date: 2020	Green	Green	Green	Green	Green	Green
Scope Stability	Green	Green	Green	Green	Green	Green
Sustainability	Green	Green	Green	Green	Green	Green
Social Equity	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow



4

The proposed design **does not** meet the standards of preservation.

Purpose of Historic Preservation Code Regulations:

- Promote... welfare of the public
- Protect owners against extraordinary cost
- Resolve conflicts between preservation and conflicting uses
- Provide clear procedures and standards



- Foster pride
- Carry out provisions of Statewide and Comp Plan Policies
- Enhance property values and... financial benefits to the City
- Encourage knowledge



- Sense of identity
- Preserve diverse styles... and encourage complementary design
- Recognize the importance of City of Portland
- Strengthen the economy



Fundamental preservation guidelines are not met:

Relevant Criteria:

- Standards of Preservation are **NOT** met.
- City is demolishing its own internationally recognized historic icon.
- City is trivializing preservation by arguing “intent of concept” over the built work.
- City is undermining historic significance by devaluating the original means and methods of construction.
- Portland Historic Landmarks Commission has failed to evaluate the project based on accepted local and national preservation standards.
- Does not meet the standard of review in **ORS 197.829(1)(a), (b), and (c)**.



Thank you

