AMENDED PHOTO PAGES FOR DISCUSSION - (EXCERPT) 02.13.20 DRAFT

Portland Citywide Design Guidelines

PROPOSED DRAFT

SEPT 2019

02 Build on the **character and local identity** of the place.

*note: Guideline 01 and 02 will be combined in future draft

AMENDED PHOTOS

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

A

Orienting a building's mass and landscaping to enhance natural topography and views of important community assets.
Terwilliger, *SW Barbur and SW Hooker*

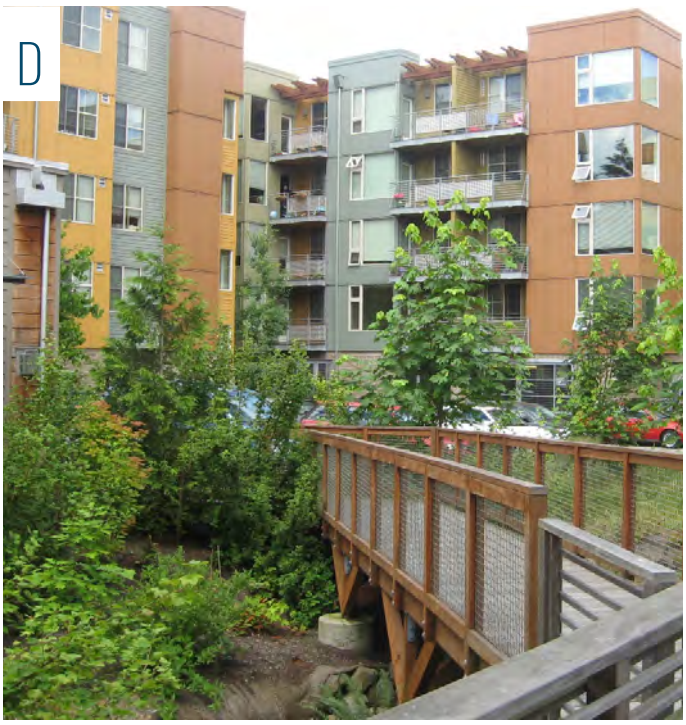
B

Transforming a Center Transit Station Area and linear superblock to provide a prominent street wall along the transit line, broken up with a series of outdoor spaces and ground floor retail.
Hazelwood, *NE 122nd and E Burnside*

C

Utlizing landscaped setbacks and entry sequences that mimic nearby residential patterns.
Alberta, *NE Alberta and NE 26th Ave*

D



Designing the site to respond to the ecology and beauty of the place. This project uncovered and restored Tryon Creek's headwaters, providing a connection to the area's natural landscape.
Multnomah Village, *SW 30th and SW Marigold*

AMENDED PHOTOS

*note: Guideline 01 and 02 will be combined in future draft

02

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

E

Evoking early streetcar architecture forms and patterns within Inner Neighoborhood Centers and along Neighborhood Corridors.
Alberta, *NE Alberta and NE 19th*

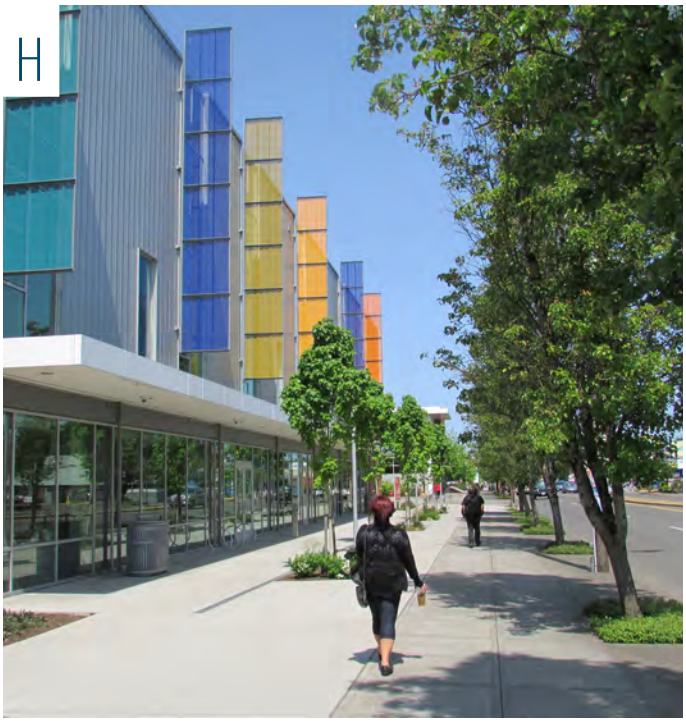
F

Designing buidlings that integrate topography while maintaining high ground floor window visibility. This building oprimizes a retaining walls to support sitting and pausing within Western Neighborhood centers.
Hillsdale, *SW Sunset Blvd and SW Dewitt*

G

Featuring historic architectural remnants, such as this series of paintings on pillars of the old Lovejoy Ramp, to display artwork and celebrate a period in the district's history.
Central City, *NW 10th and NW Flanders*

H

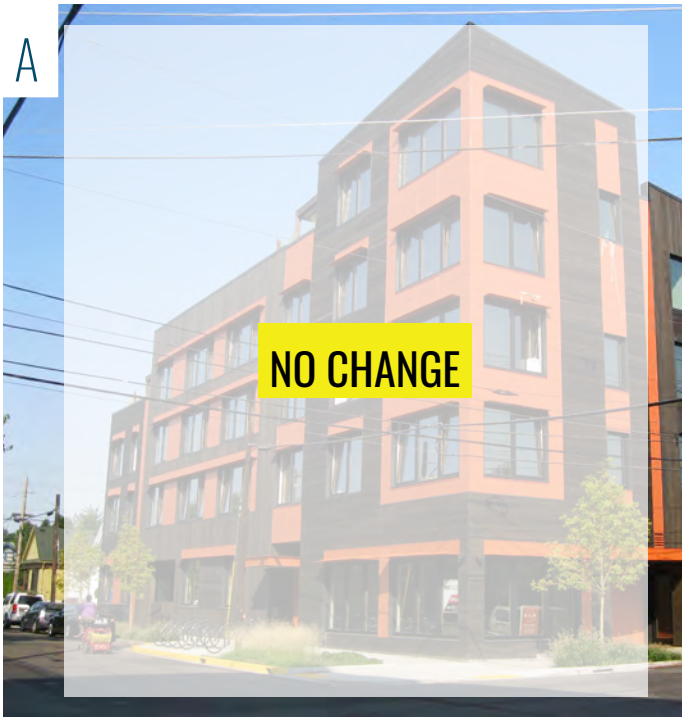


Transforming Civic Corridors into green, lush pedestrian-oriented streetscapes. This frontage sets back and devotes space for a double allee of trees to encourage walking on a busy street.
Jade District, *SE 82nd and SE Division*

AMENDED PHOTOS

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

A



Scaling building mass to respond to varied context by increasing height and bulk at a prominent corner, while stepping down height and mass adjacent to a low density residential zone.
Williams, *N Williams and N Beech*

B

ADJACENT TO HISTORIC LANDMARK, SITING OPEN SPACE TO TAKE ADVANTAGE OF VIEW AND GIVE SPACE
credit: Sally Schoolmaster

C

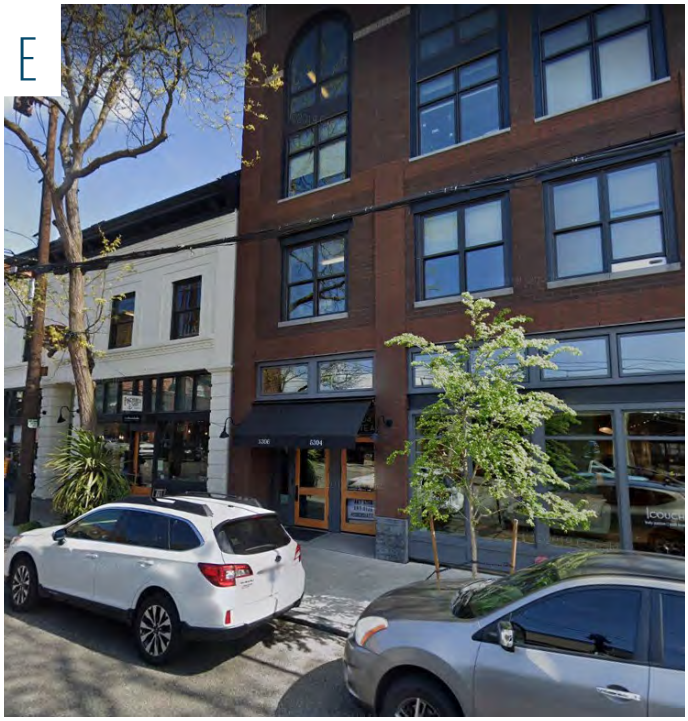
ADJACENT BLANK WALL RESPONSE: PODIUM COURT-YARD FEATURING SOFT GREEN EDGES AND CANOPY
credit: Richard Strode

D

SCALE AND SETBACKS ADJACENT TO HISTORIC CHURCH
credit: SERA ARCHITECTS

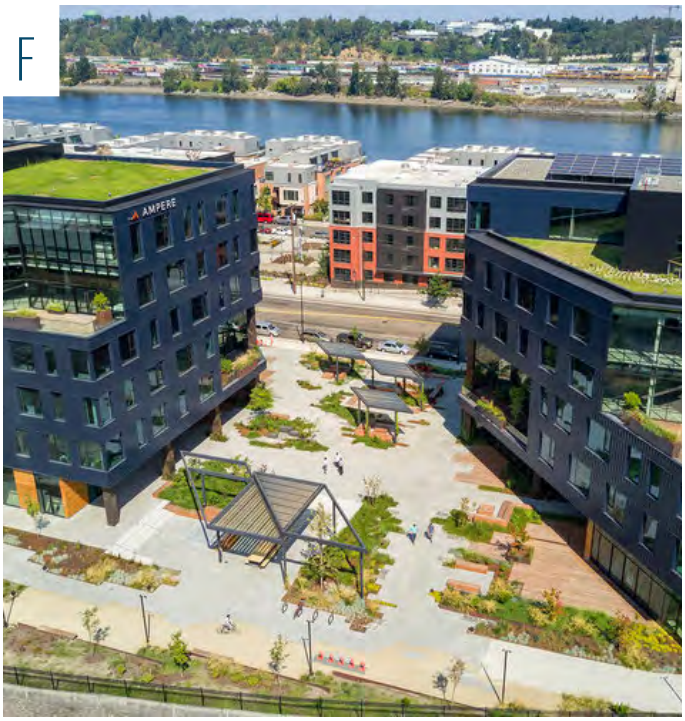
THIS GUIDELINE MAY BE ACCOMPLISHED BY...

E



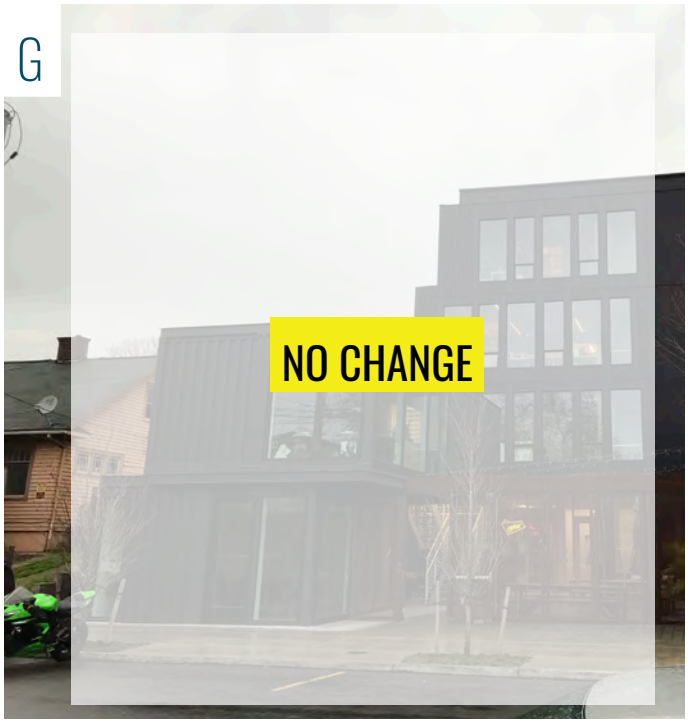
ALIGNING BELT COURSES AND WINDOW HEIGHTS.
NOTE: THIS IS A SCREEN SHOT

F



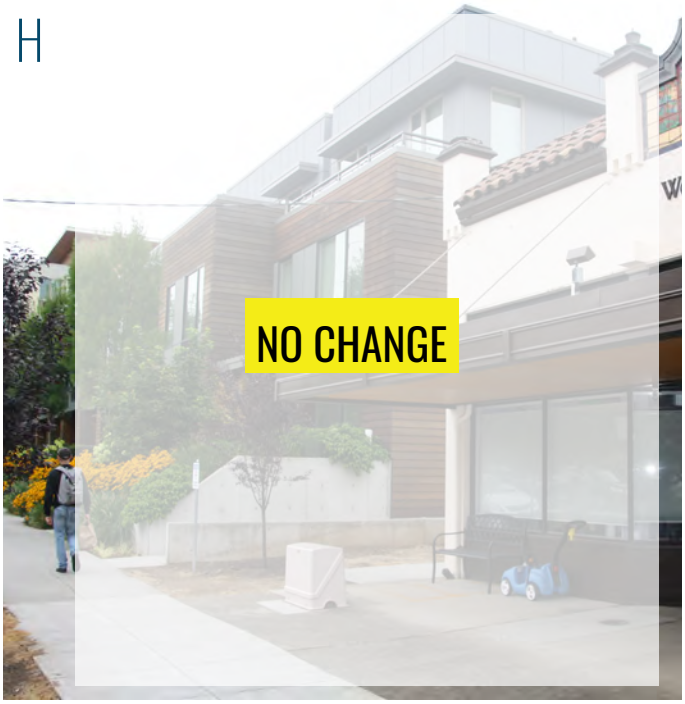
CONNECT OPEN SPACE ACROSS THE STREET TO ADJACENT OPEN SPACE, EVENTUALLY CONNECTING RIVER
credit: HACKER ARCHITECTS

G



Breaking up the massing of buildings that are adjacent to lower density residential buildings to reduce the contrast between scales in height.
Mississippi, *N Albina and N Blandena*

H



Reinforcing neighboring historic structures through the use of physical cues and architectural gestures, such as matching building heights and setbacks along street edges.
Williams, *N Vancouver and N Mason*

04 Integrate and enhance **on-site features and opportunities** to meaningfully contribute to a location's uniqueness.

AMENDED PHOTOS

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

A

ARCHITECTURE EMPHASIZES CORNER
credit: SERA ARCHITECTS

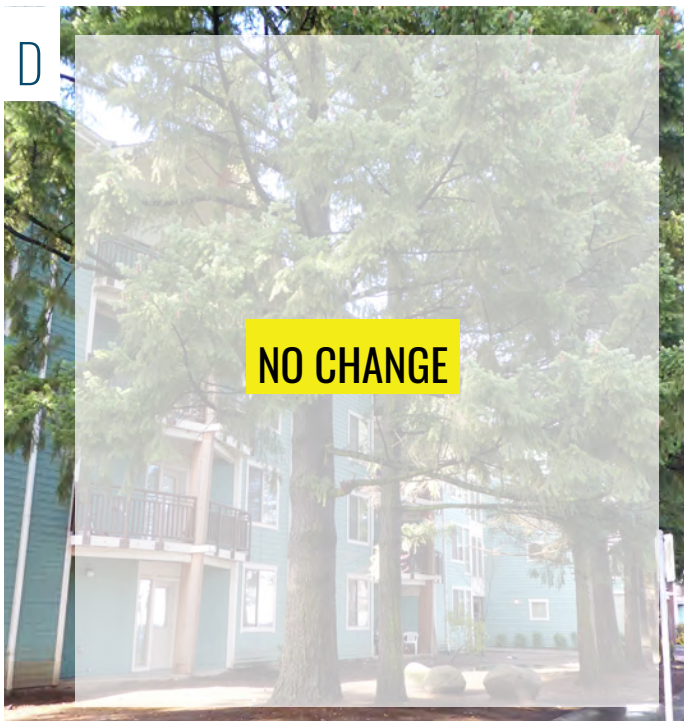
B

Maintaining a site's uniqueness by repurposing architectural elements, such as sculptural neon signage and character defining canopies.
St. Johns, *N Lombard and N Charleston*

C

ADDITION THAT INTEGRATES SIMILAR MATERIALS OF NEW ENTRY INTO NEW BUILDING AND CONNECTS BUILDINGS WITH SPECIAL PAVING AND COURTYARD

D



Designing the site to retain a grove of Douglas fir trees, preserving multiple benefits, including shade and privacy, and protecting a distinct feature of Portland's natural landscape.
Division Midway, *SE 130th and SE Division*

AMENDED PHOTOS

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

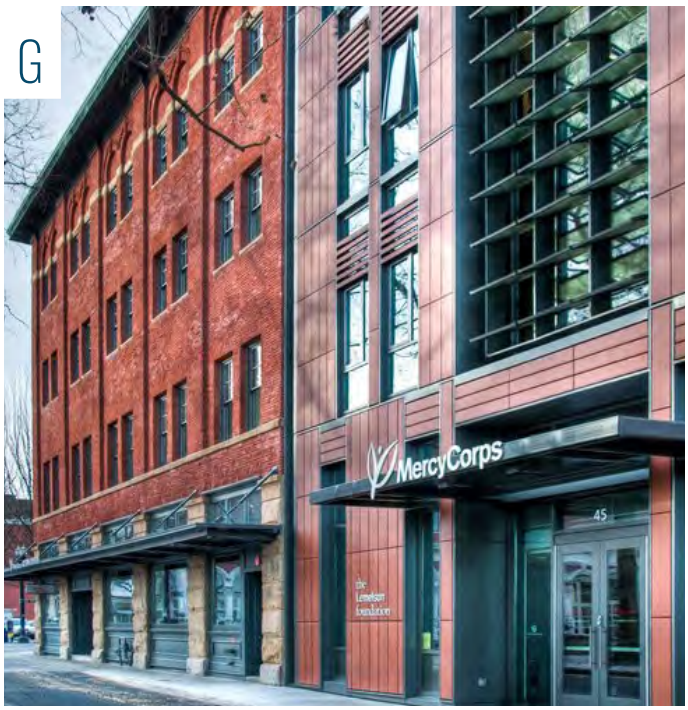
E

Retrofitting existing buildings with new storefront systems, while retaining character-defining details such as brick pilasters and detailing.
Stark, *SE Stark and SE 14th Ave*

F

Integrating new development to take advantage of vegetated slopes and topography. Thoughtful placement of building programming can enhance a site's unique natural attributes.
Marquam Hill, *SW US Veterans Hospital Road*

G



ADDITION/ADJACENT TO HISTORIC BUILDING
credit: HACKER ARCHITECTS

H

Designing building additions that enhance existing onsite structures. This upper story addition maintains similar proportions and extends vertical lines from the historic building below.
Central City, *NE 12th and NE Couch*

05 Design the **sidewalk level of buildings** to be comfortable, pleasant and human-scaled.

AMENDED PHOTOS

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

A

Providing sidewalk furniture and bicycle parking. Shops that offer amenities for people can encourage higher levels of walking and cycling and increased activity.
Alberta, *NE Alberta and NE 21st Ave*

B

Transitioning from a semi-private residential patio to the public sidewalk with railing, planters, and retaining walls to soften the edge and create comfortable spaces for both residents and passersby.
Interstate, *N Interstate and N Prescott*

C

ACTIVE CORNER, SEATING, SIGNAGE, AWNING

D

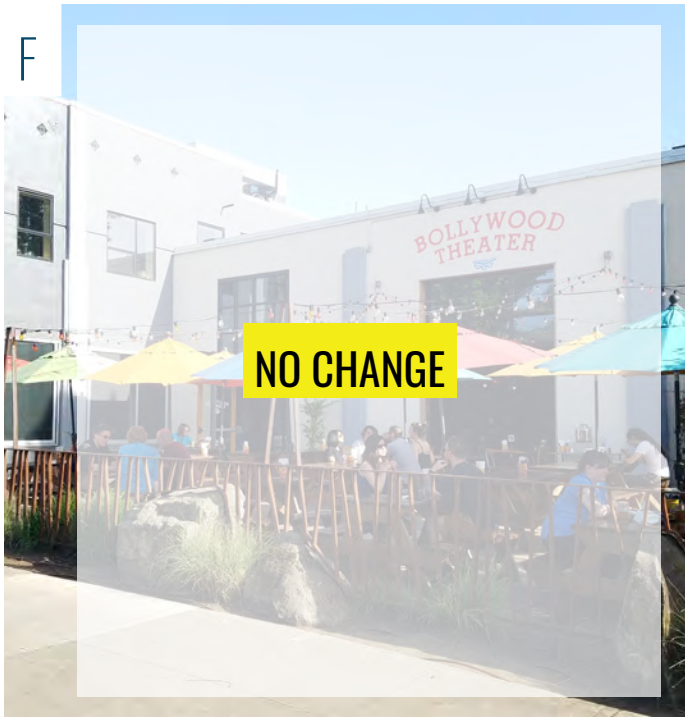
Incorporating distinctive paving patterns, landscaping, artwork and large entry canopies. Creating an extension of the sidewalk contributes to more interaction among patrons and passersby.
Northwest District, *NW Quimby and NW 22nd*

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

E

ACTIVE STOREFRONTS, ENTRIES, DISPLAYS, SIGNAGE

F



Locating active uses directly adjacent to the public sidewalk. Providing covered seating, string lights and multiple windows and entries within the setbacks creates an active streetscape.
Division, *SE Division and SE 30th*

G

Buffering ground floor residential units with generously landscaped planters to provide privacy and safety for residents. Multiple layers softens the street edge and can allow for a more pleasant streetscape.
Fremont/Williams, *N Williams and N Mason*

H

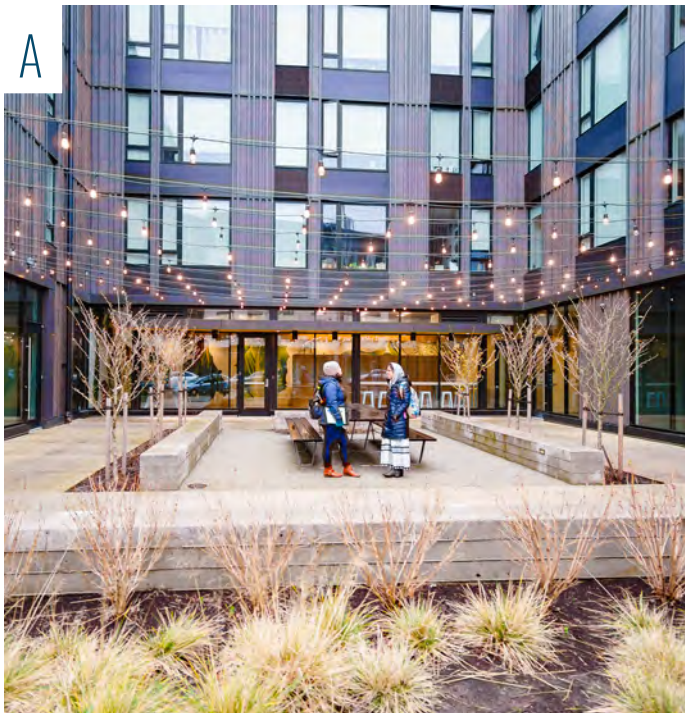
Offering signage, tall ground floors and weather protection for pedestrians. High levels of visual permeability on the ground floors make sidewalks feel safe and inviting.
Division, *SE Division and SE 26th*

06 Provide **opportunities to pause, sit and interact.**

AMENDED PHOTOS

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

A



SAME SPACE - DIFFERENT PHOTO:
Offering an open courtyard with a variety of seating. Formal and informal plantings and overhead string lights offer texture and a human scale, contrasting with the building walls and glass.
Lents, *SE Foster and SE 92nd*

B

SAME SPACE - DIFFERENT PHOTO: Creating flexible, multi-functional spaces, such as combining bicycle parking with seating. Offering a variety of spaces encourages using those spaces in different ways, resulting in more activity and interaction.
Northwest District, *NW Quimby and NW 22nd*

C

Creating a sense of enclosure with the use of trees and special paving patterns or materials.
Sellwood/Moreland, *SE Milwaukie and SE Claybourne*

D

Incorporating large-scale artwork and a low planter wall for seating. These features help buffer and define the edges of this space along prominent corners while providing visitors a place to gather and rest.
Northwest District, *NW 21st and NW Raleigh*

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

E

Shaping seating opportunities on fully built-out sites. Designing retaining walls as seating, or creating space around bike racks are small gestures which can have large impacts on expanding the public realm.
Central City, *SE Stark St and SE 11th Ave*

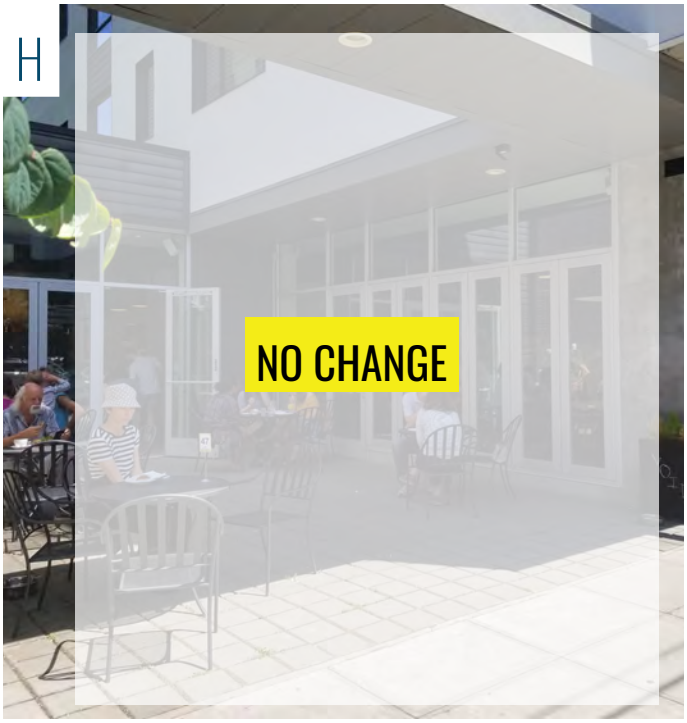
F

Carving out building edges at ground floor entries can help expand the sidewalk and allow for flexible seating and covered areas that provide moments of reflection and respite from a busy streetscape.
Williams/Fremont, *N Williams and N Mason*

G

Providing pedestrian pathways and internal connections on full block developments. These connections can offer opportunities for seating, landscaping and artwork to create intentional shared spaces.
Central City, *NW Johnson and NW 13th*

H



Considering the placement and programming of courtyards and other public spaces to ensure they remain well-utilized. Easy access from the sidewalk, multiple entries and active uses can ensure a space succeeds.
Division, *SE Division and SE 33rd*

07 Minimize and integrate **parking** and **building services**.

AMENDED PHOTOS

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

A

BIKE LOBBY/BIKE REPAIR AT GROUND FLOOR

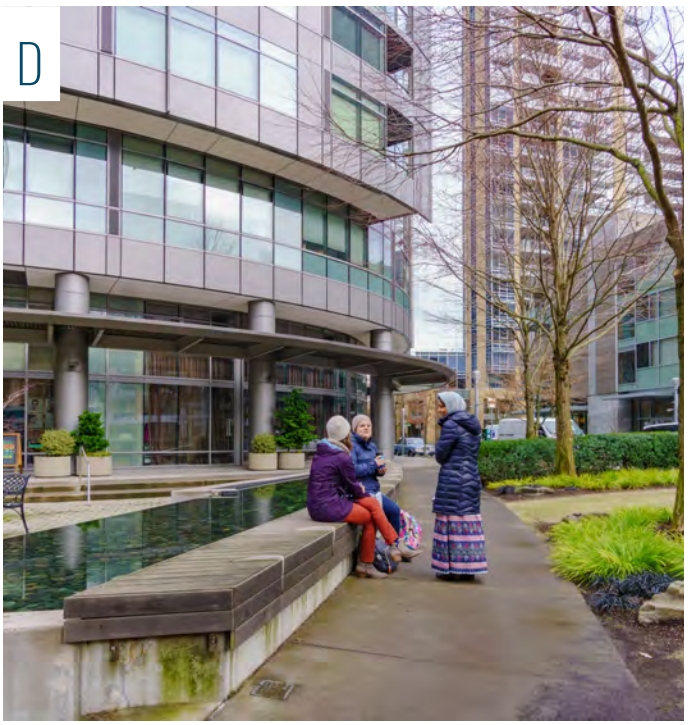
B

SAME SPACE - DIFFERENT PHOTO: Buffering residential uses from vehicle areas with gathering and playspaces. This development provides opportunities internal to the site for multi-functional spaces which allow for both cars and people.
MLK, *NE Martin Luther King Jr and NE Ivy*

C

VAULT INTEGRATED

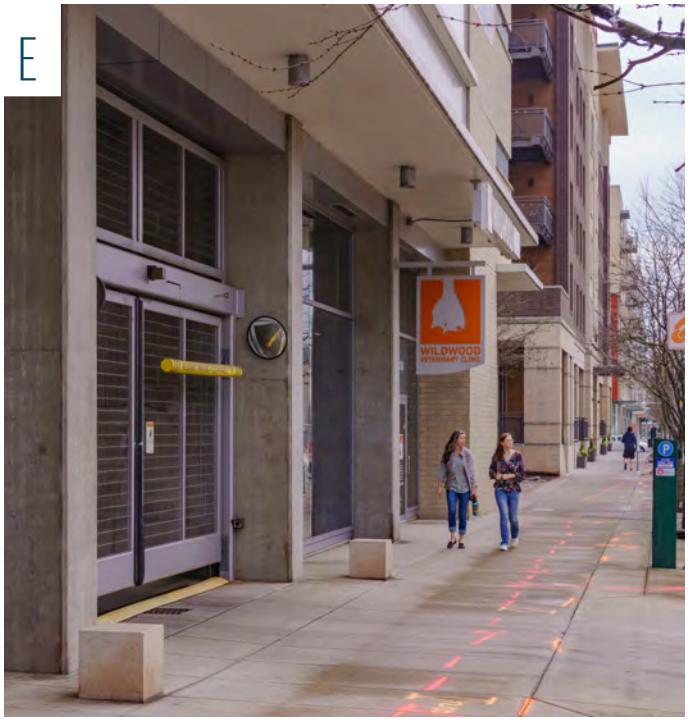
D



STORMWATER INTEGRATED

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

E



STRUCTURED PARKING FOLLOWS RHYTHM OF STORE-FRONTS AND ENTRIES

F

GARBAGE BEHIND BUILDING AND ARTFULLY SCREENED WITH PLANTER

G

Placing mechanical and utility rooms away from the street-facing facades and providing well-integrated screening.
Gateway, *SE 105th and E Burnside*

H

ARTFUL SCREEN
credit: SALLY SCHOOLMASTER

08 SUPPORT THE COMFORT, SAFETY AND DIG OF RESIDENTS, WORKER AND VISITORS THROUGH **THOUGHTFUL SITE DESIGN.**

AMENDED PHOTOS

credit: THOMAS HARRIS

Hillsdale, *SW 26th and SW Capitol Highway*

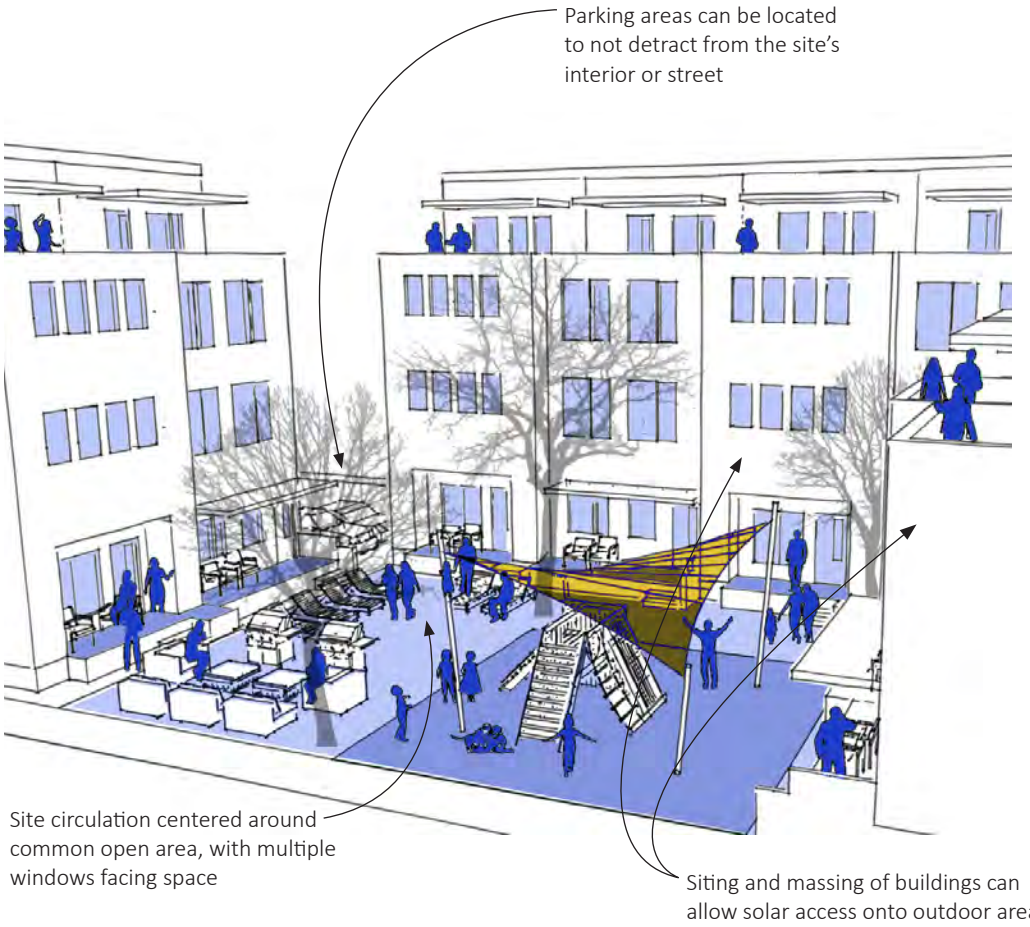
BACKGROUND

In order to support a building's users, designs should strive for quality throughout the whole site. Many development sites, due to their configuration and programming, rely on entries interior to the site and open spaces to offer multiple points of access and amenities. The design of these on-site spaces is critical in maintaining comfort and safety for all building users and should be elevated as points of pride and belonging rather than spaces that feel unwelcome and back-of-house.

As areas within Portland evolve toward more compact urban form, site design should support people's uses throughout the site, including movement and active and passive recreation. Successful site design approaches can bolster social and physical health and emotional well-being because they enhance the entire experience for building users.

Internal pedestrian circulation through sites should safely link the public realm, building entries, parking, and open areas through universal design for all ages and abilities. In addition to facing primary entries and windows towards the public realm, buildings should likewise orient toward on-site open spaces and pedestrian pathways. Entries and windows should be located to balance visibility with privacy while offering a comfortable, safe, and attractive experience throughout the site.

Buildings should be sited in ways that optimize areas between buildings and that create usable, inclusive open spaces. Multiple buildings on a site should avoid placement of entries, windows, and utilities that create awkward sight lines or relationships between building users. Design of sites should consider crime prevention, avoiding visual barriers such as high fences or tall hedges.



DESIGN APPROACHES

INTERNAL OPEN SPACES AND CONNECTIONS
Offering multi-functional spaces and safe pedestrian circulation through sites

INTERNAL VEHICLE AREAS
Ensuring that vehicle areas do not dominate the site

SOLAR ACCESS Providing solar access to open areas

Spaces designed solely for vehicles should not dominate the site. Buildings should provide safe and comfortable access to parking areas that prioritize people through clear pathways, paving patterns, and lighting. Where residential entries face parking lots, generous buffering should create separation that balances a sense of welcome with the need for privacy and screening.

Site design should consider how to facilitate the use of outdoor spaces year-round. Thoughtfully shaping building massing to optimize solar access, providing protection from rain, and carefully placing furnishing and landscaping can all contribute to increased use. Well-designed sites foster activation and moments for impromptu gathering, placemaking, and stewardship of places that offer local sources of enjoyment and lead to long-term investments in local communities.

08 Support the comfort, safety and dignity of residents, workers and visitors through **thoughtful site design**.

AMENDED PHOTOS

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

A

SAME SPACE - DIFFERENT PHOTO: Providing comfortable access through sites with wide walkways, seating, and multiple windows. PCC Southeast links directly to the public realm with a well-lit path that feels welcome and safe.
Jade District, *SE 82nd and SE Division*

B

Orienting residential units around a common shared green space. Incorporating stormwater gardens, seating areas and internal pathways creates a comfortable and multi-functional shared space.
Eliot, *NE Williams and NE Tillamook*

C

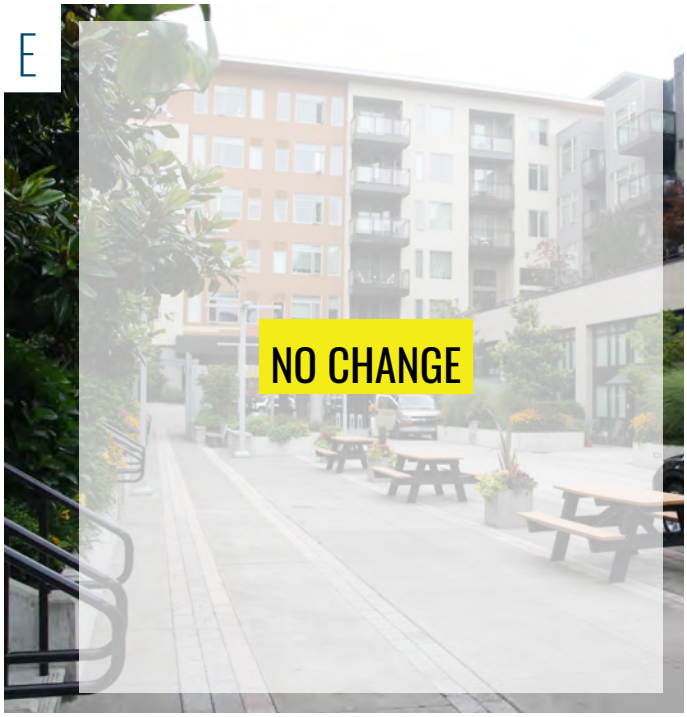
OFFICE AND RETAIL INTERIOR COURTYARD FOR EATING LUNCH, GATHERING, MULTIPLE TERRACES
credit: HOLST ARCHITECTS

D

SAME SPACE - DIFFERENT PHOTO: credit: THOMAS HARRIS Designing development to include gathering and play spaces in central locations. Maintaining clear visibility through the space can improve access and safety for all users.
Hillsdale, *SW 26th and SW Capitol Highway*

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

E



Offering pedestrian circulation through the site that connect the public realm, building entries, parking, and open areas. This project's parking area is well integrated into the site with an open courtyard.
Williams/Fremont, *N Williams and N Mason*

F

EYES FACING OPEN COURTYARD, LOBBY, OUTDOOR LOUNGE AREA
credit: SERA ARCHITECTS

G

SAME SPACE - DIFFERENT PHOTO: roviding a multi-functional courtyard that serves as a common open space, main entry and bicycle parking lobby. Placing windows, balconies and walkways with views onto this space supports visbility and safety.
Division, *SE Division and SE 33rd Pl*

H

Desigining a facade that offers multiple views, light and air ventilation. This spatial arrangement allows privacy from passersby and neighborhing units while maintaining eyes on the street.
MLK, *NE Martin Luther King Jr. Blvd and NE Monroe*

09 Design for **quality**, using enduring materials and strategies with a clear and consistent approach.

AMENDED PHOTOS

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

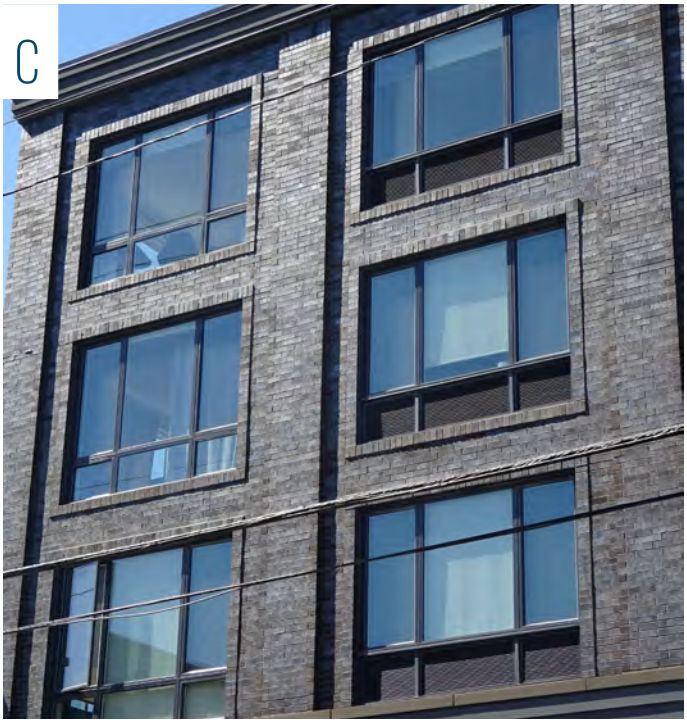
A

Applying materials and forms consistently. This building undulates through both the pattern of its façade and on the ground floor, where entries are tucked in and planters push out toward the sidewalk.
Northwest District, *NW 19th and NW Overton*

B

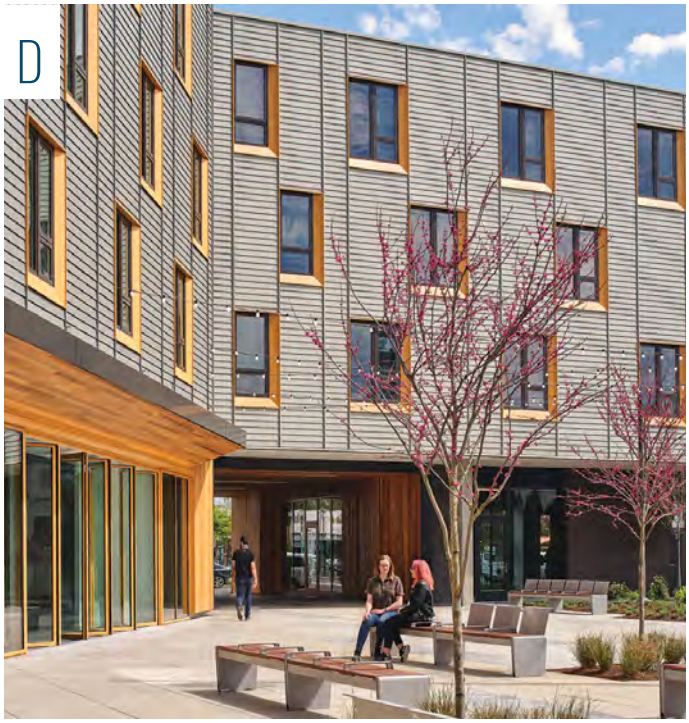
ATTENTION TO DETAIL AND CRAFTSMANSHIP/ JOINTS
credit: SERA ARCHITECTS

C



MOVED FROM #07 - INTEGRATED PTAC AND FACADE CONSISTENCY

D



SAME SPACE - DIFFERENT PHOTO: credit: HOLST ARCHITECTURE Expressing building function and hierarchy by emphasizing the ground floor with high quality materials and using repetition in the design and placement of upper level openings and materials.
Heart of Foster, *SE Foster and SE 72nd*

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

E

Considering the proportion of windows to wall area to create a building façade that is organized, textured and visually interesting.
Lents, *SE Foster and SE 92nd*

F

Designing street facades using limited alterating materials and forms to provide massing relief, visual contrast and clarity on internal programming and building entries.
MLK, *NE Martin Luther King, Jr. and NE Ivy*

G

Drawing on traditional materials and patterning to create an organized and articulated ground floor. Heavy masonry materials, such as brick and concrete extend to the ground to express the building's structure.
Alberta, *NE Alberta and NE 19th*

H

Building on historic architectural forms to create a clean and modern design. Traditional time-tested materials, such as brick, evoke quality and resilience.
Northwest District, *NW 20th and NW Pettygrove*

10 DESIGN FOR **RESILIENCE**, HEALTH AND ST THE ENVIRONMENT, ENSURING ADAPTABILITY TO CLIMATE CHANGE AND THE EVOLVING NEEDS OF THE CITY.

AMENDED PHOTOS

Central City, *NE Hassalo and NE 8th*

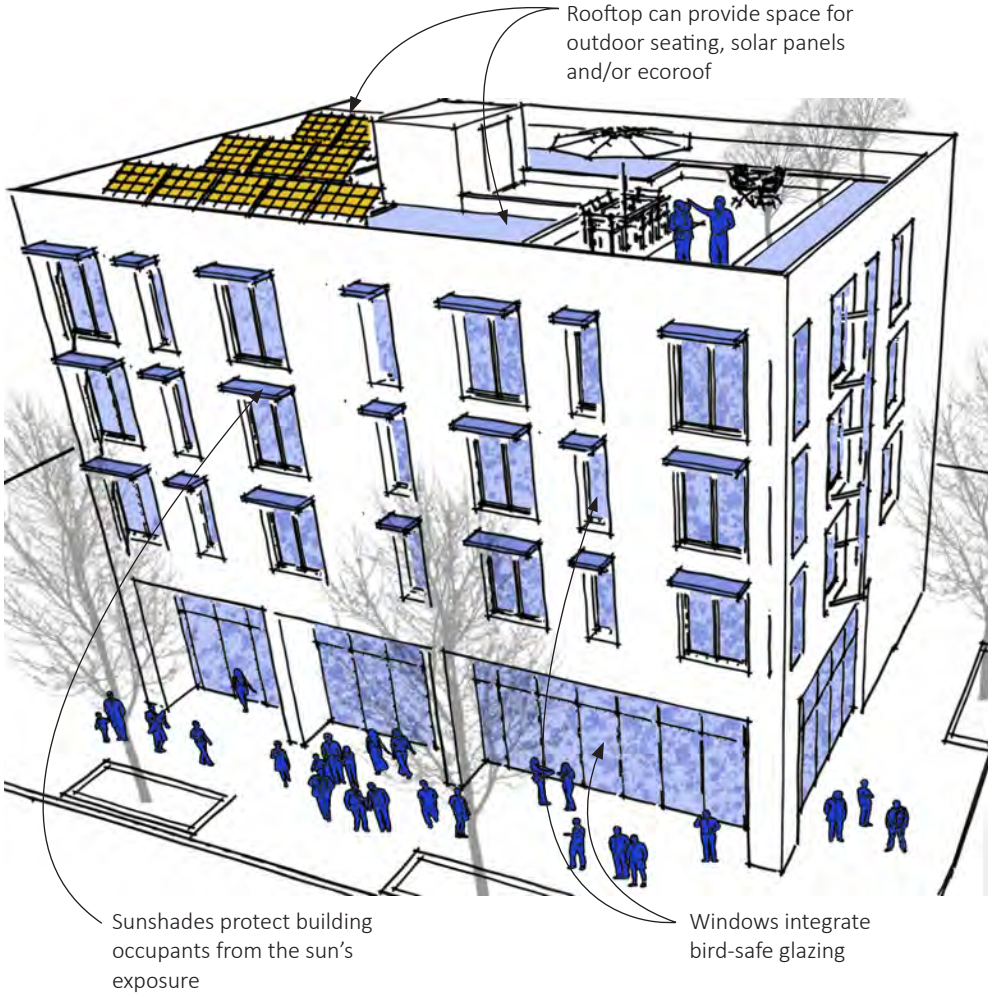
BACKGROUND

Portland's commitment to a low-carbon future and the integration of nature and green infrastructure in the built environment are rooted in reverence to the greater regional ecology of the Pacific Northwest and a legacy of climate action.

The city's centers and corridors, while well suited for higher capacity transit and higher density housing and jobs, also are the city's warmest heat islands. New buildings and alterations to existing buildings in these areas should ensure healthy and energy efficient housing and businesses, green spaces, and tree canopy.

Development should be designed to promote human and environmental health and reduce energy costs, especially because climate change may not be an issue of urgency for communities who are at higher risk of being burdened by climate impacts. Designing resilient sites and buildings will support a city designed for people and protection of our climate and planet.

Site designs should protect and incorporate existing trees, rivers, streams, wetlands, and other natural features. Where possible, development should incorporate native shrubs and trees in landscaping, create new water features, and add ecoroofs. These features will help mitigate heat island effects, manage stormwater, provide wildlife habitat, and create space for people to rest, recreate and interact. Development should incorporate bird-safe design, such as fritted glass, recessed windows, deep awnings or shade screens, to reduce bird strikes.



DESIGN APPROACHES

ADAPTABLE BUILDINGS
Providing flexibility in building programming, floor heights and building openings

RESOURCE CONSERVATION
Prioritizing the use of existing structures or reclaimed and recycled materials

NATIVE LANDSCAPING
Integrating native landscaping

ECO-ROOFS
Providing eco-roofs for pollinators and people

BIRD-SAFE
Reducing bird strikes through careful design

DAYLIGHT AND AIR
Providing daylight and ventilation and improving indoor air quality

ON-SITE STORMWATER
Allowing rain to soak into the ground and filter through vegetation

Designers should weigh long-term environmental impacts and life cycle costs and embodied carbon of materials within each proposal. Specifying low-carbon concrete and other carbon-intensive materials will help reduce the carbon footprint of the building. Adaptive reuse of existing buildings can not only lead to a broad range of energy savings, it also avoids environmental harm often caused by demolition pollutants, landfill waste and carbon emissions. Using reclaimed and recycled materials, fixtures and features conserves valuable resources and can integrate historic character.

New buildings should promote adaptability over time. Designing buildings with flexible floor plates, and taller ground floors will ensure that they last beyond today's users and needs.

New development can integrate natural daylight and ventilation and improve indoor air quality to increase thermal comfort.

10 Design for **resilience**, health and stewardship of the environment, ensuring adaptability to climate change and the evolving needs of the city.

AMENDED PHOTOS

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

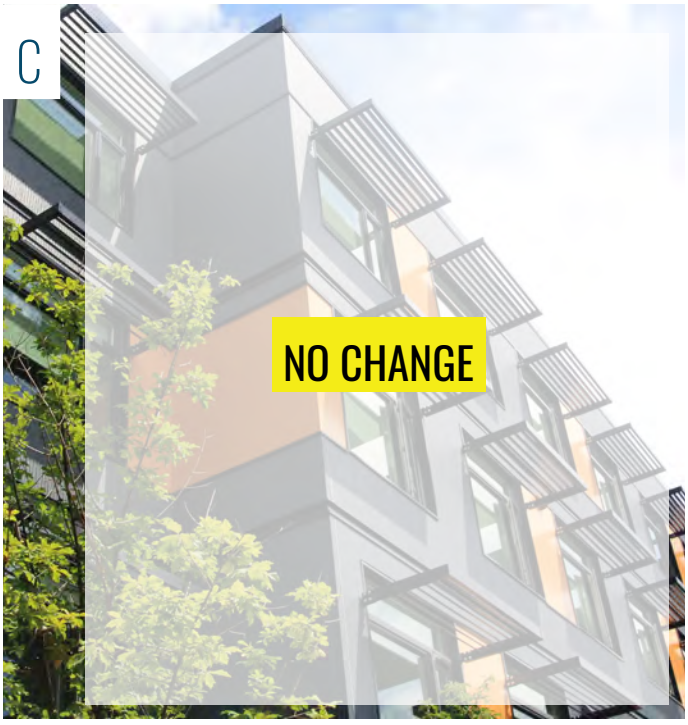
A

Designing stomwater runoff systems to be multi-functional. This installation manages stormwater, covers bicycle parking, and serves as public art.
Dekum, *NE Dekum and NE Durham*

B

Sourcing regionally harvested and locally manufactured materials, including Cross-Laminated Timber (CLT), weathering steel, Oregon juniper, cedar, and river rock and boulders.
Belmont, *SE Belmont and SE 14th*

C



Providing sunshades along southern and western sides of buildings. Sunshades can reduce temperatures where sun exposure is direct, and they create deep shadows to reduce bird strikes.
MLK, *NE Martin Luther King, Jr. Blvd and NE Monroe*

D

Incorporating an ecoroof can reduce the urban heat island effect and provide habitat for pollinators. This ecoroof is integrated into usable open space, featuring a lush rooftop and water feature.
Central City, *NW Johnson and NW 13th*

THIS GUIDELINE MAY BE ACCOMPLISHED BY...

E

Reusing salvaged brick in the façade of new buildings. This example incorporates a historic bridge trestle and old-growth timbers into its design, referencing its site's history and conserving valuable resources. ***Central City,*** *NW Marshall and NW 13th*

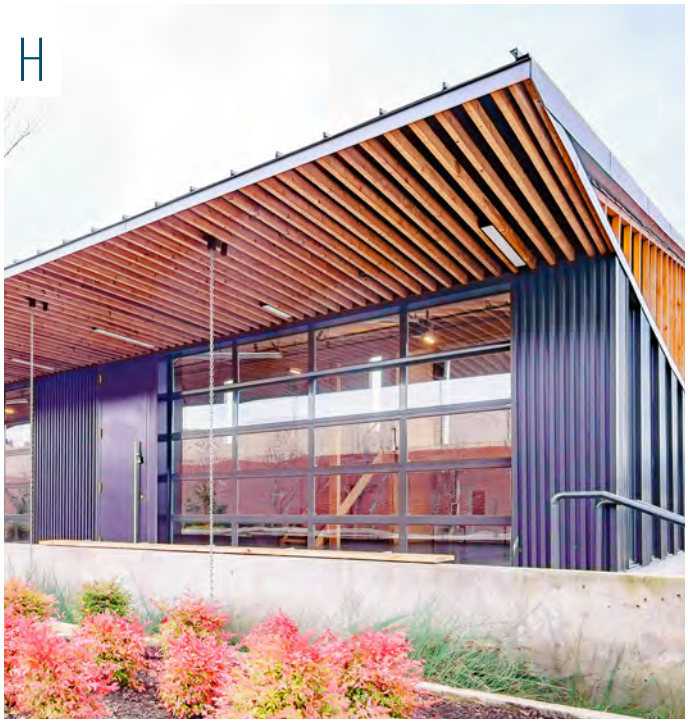
F

Integrating large-scaled trees such as these giant sequoias, which offer multiple benefits: year-round shade, a natural barrier for wind, sound and air pollution, stormwater management and sequestering carbon. ***Northwest District,*** *NW Thurman and NW 22nd*

G

SAME SPACE - DIFFERENT PHOTO: Striving towards net zero with features that include photovoltaic panels on all south-facing roofs, triple-paned windows to limit the amount of hot and cold air and cisterns for collecting rainwater. ***Eliot,*** *NE Williams and NE Tillamook*

H



SAME SPACE - DIFFERENT PHOTO: Collecting stormwater runoff from parking areas and rooftops in a visible and compelling way. ***Jade District,*** *SE 82nd and SE Division*