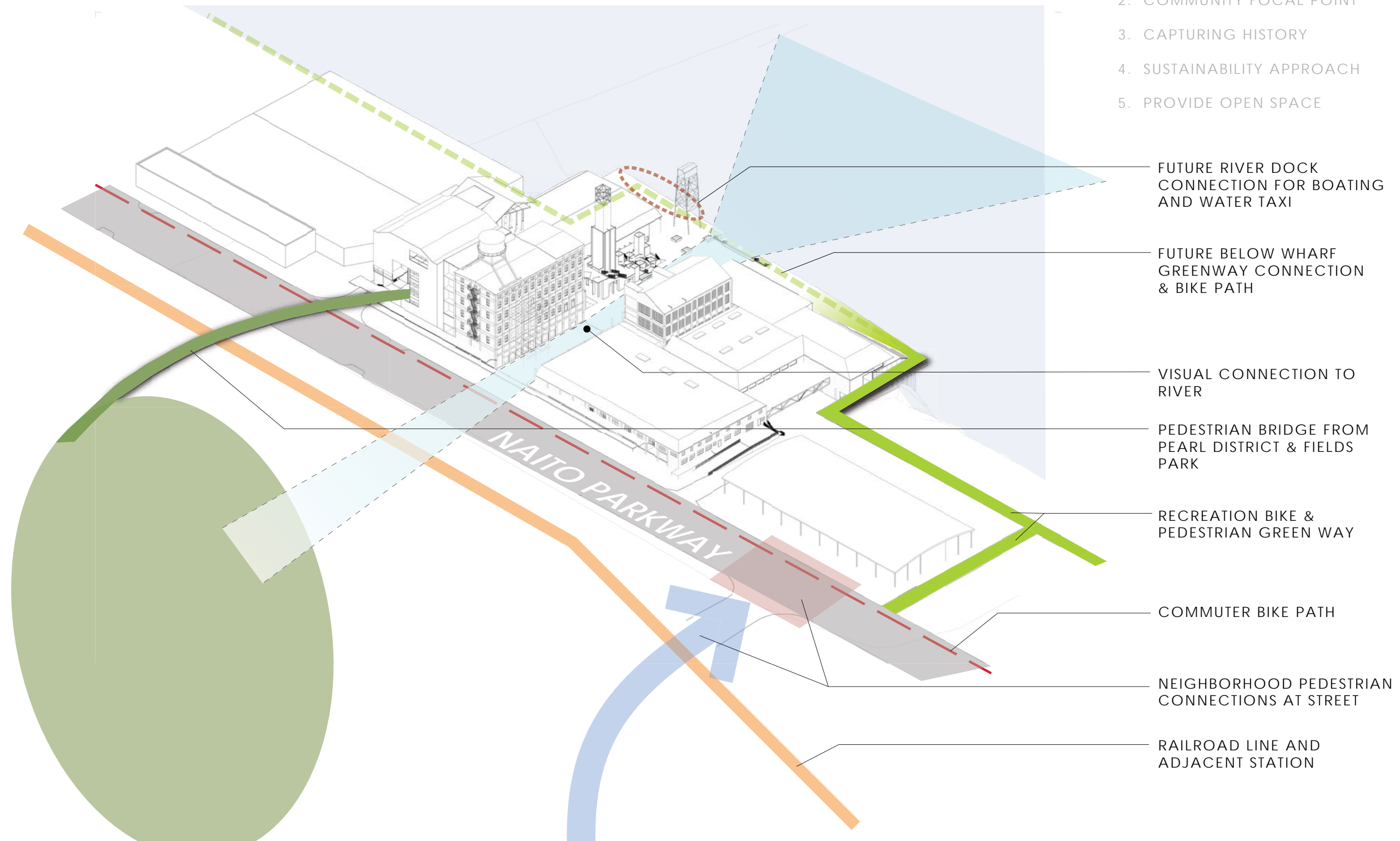


# CENTENNIAL MILLS REDEVELOPMENT PRINCIPLES

1. STRENGTHEN CONNECTIVITY
2. COMMUNITY FOCAL POINT
3. CAPTURING HISTORY
4. SUSTAINABILITY APPROACH
5. PROVIDE OPEN SPACE



FUTURE RIVER DOCK  
CONNECTION FOR BOATING  
AND WATER TAXI

FUTURE BELOW WHARF  
GREENWAY CONNECTION  
& BIKE PATH

VISUAL CONNECTION TO  
RIVER

PEDESTRIAN BRIDGE FROM  
PEARL DISTRICT & FIELDS  
PARK

RECREATION BIKE &  
PEDESTRIAN GREEN WAY

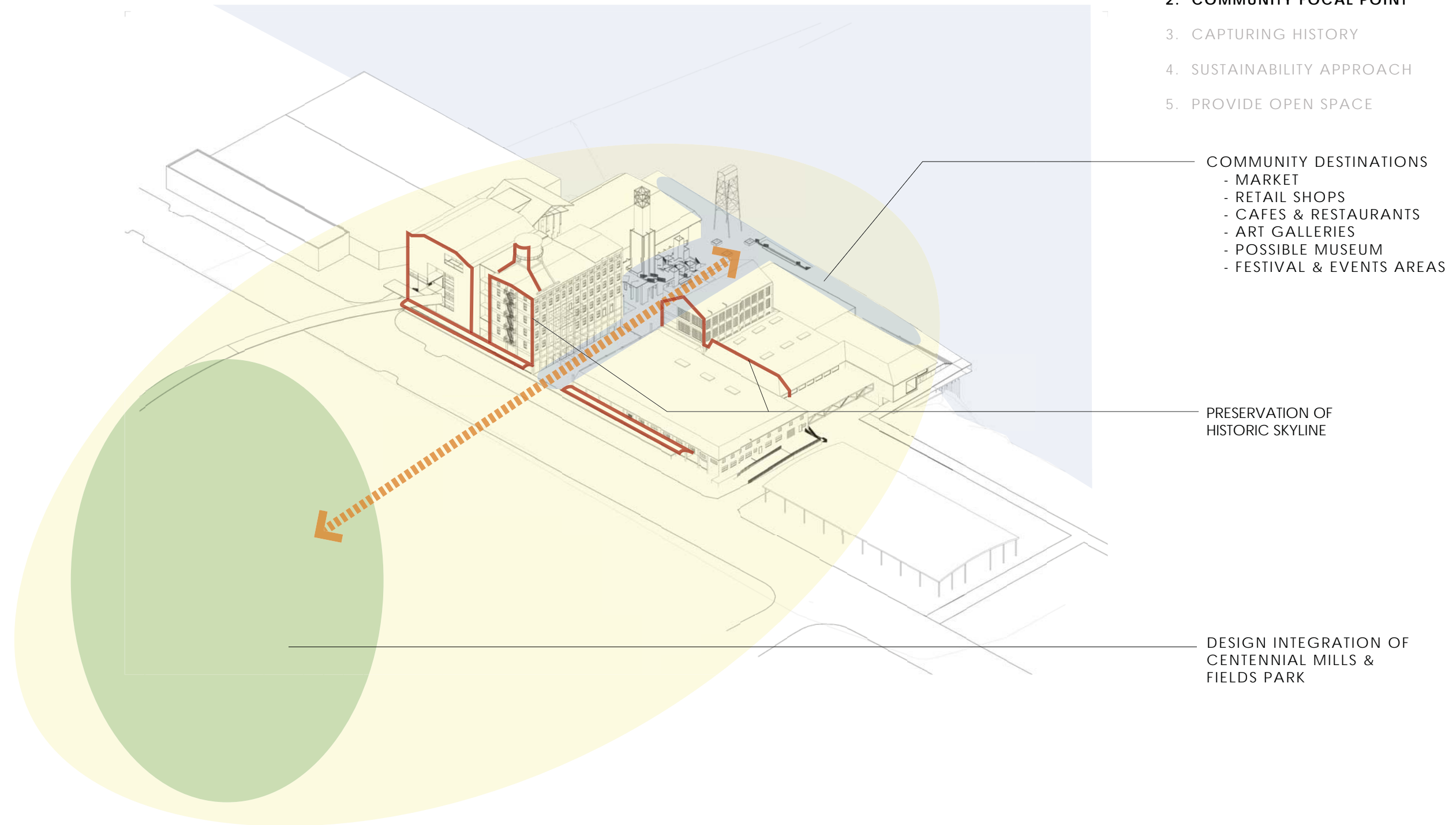
COMMUTER BIKE PATH

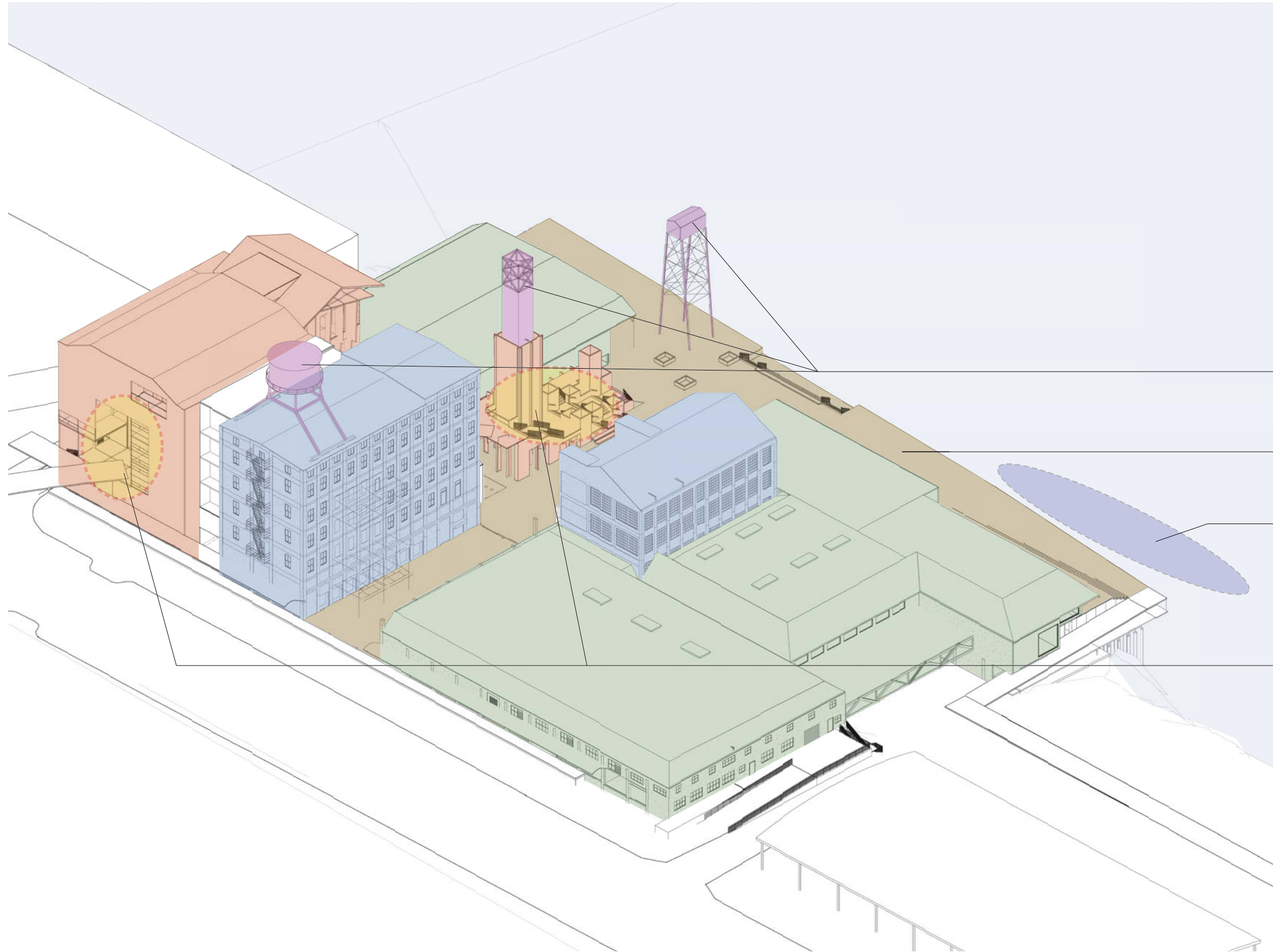
NEIGHBORHOOD PEDESTRIAN  
CONNECTIONS AT STREET

RAILROAD LINE AND  
ADJACENT STATION

# CENTENNIAL MILLS REDEVELOPMENT PRINCIPLES

1. STRENGTHEN CONNECTIVITY
2. **COMMUNITY FOCAL POINT**
3. CAPTURING HISTORY
4. SUSTAINABILITY APPROACH
5. PROVIDE OPEN SPACE





# CENTENNIAL MILLS REDEVELOPMENT PRINCIPLES

1. STRENGTHEN CONNECTIVITY
2. COMMUNITY FOCAL POINT
- 3. CAPTURING HISTORY**
4. SUSTAINABILITY APPROACH
5. PROVIDE OPEN SPACE

RETENTION OF INDUSTRIAL EQUIPMENT AND STRUCTURES

PUBLIC ACCESS TO PORTLAND LAST WHARF

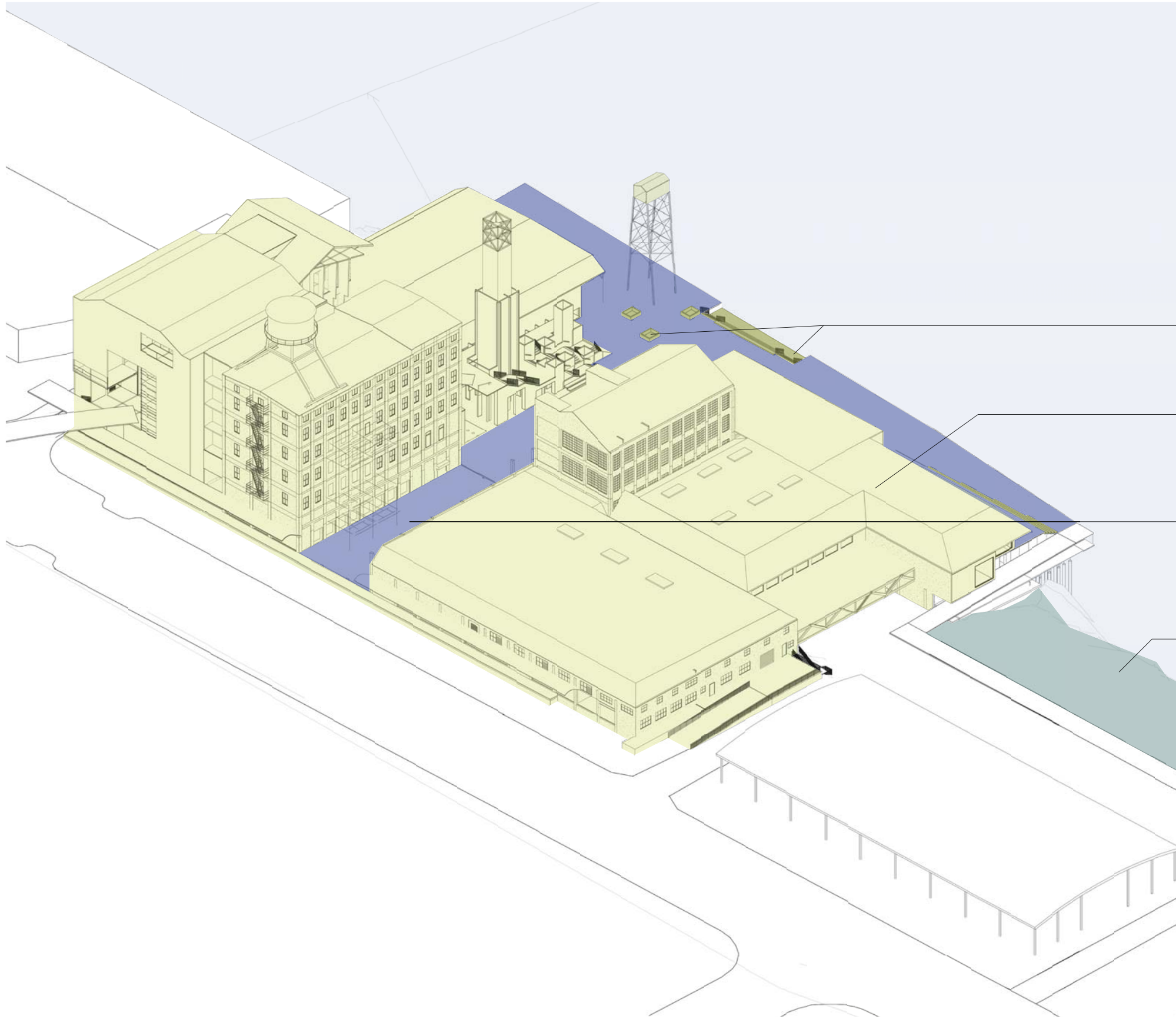
POSSIBLE STERNWHEELER MARITIME MUSEUM DOCKING SITE

VISITORS OCCUPY WOOD GRAIN ELEVATORS

PROJECT RETAINS ORIGINAL STRUCTURES

- WAREHOUSE
- WHARF
- MILL BUILDINGS
- GRAIN ELEVATORS

INTERPRETIVE PHOTOS & MATERIALS THROUGHOUT



## CENTENNIAL MILLS REDEVELOPMENT PRINCIPLES

1. STRENGTHEN CONNECTIVITY
2. COMMUNITY FOCAL POINT
3. CAPTURING HISTORY
- 4. SUSTAINABILITY APPROACH**
5. PROVIDE OPEN SPACE

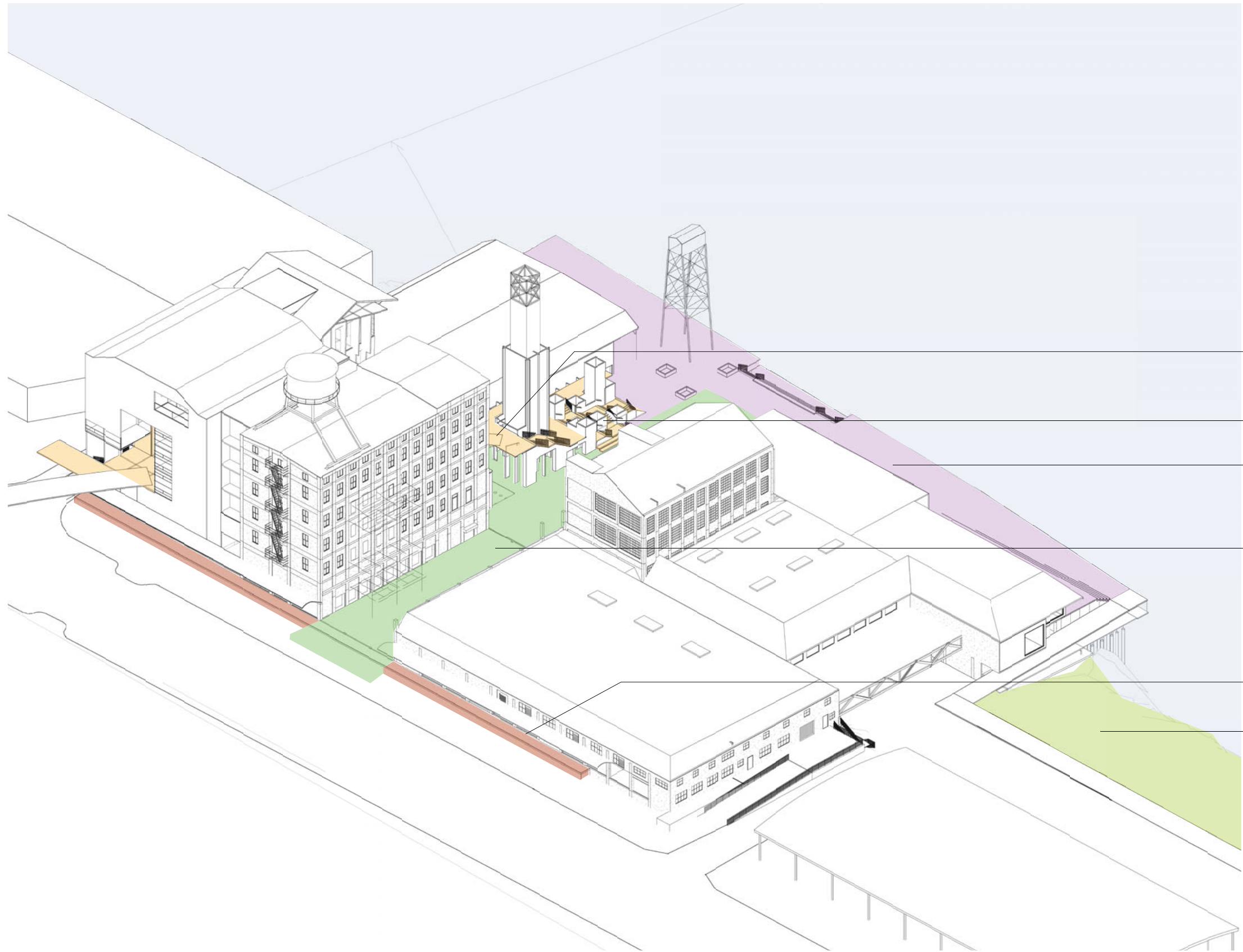
REUSE: MATERIALS IN NEW  
ON-SITE ASSEMBLIES

REUSE: RETENTION OF  
EXISTING BUILDINGS

INTEGRATED LANDSCAPE DESIGN  
AND RAINWATER  
MANAGEMENT SYSTEMS

RIVER RESTORATION

COMPREHENSIVE SUSTAINABLE  
STRATEGIES FOR:  
- HVAC SYSTEMS  
- DAYLIGHTING  
- WATER USE REDUCTION  
- MATERIALS REUSE



# CENTENNIAL MILLS REDEVELOPMENT PRINCIPLES

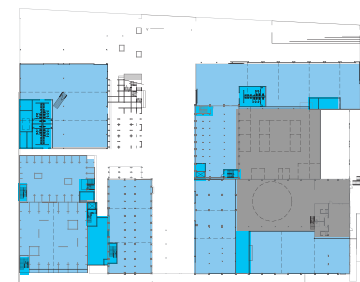
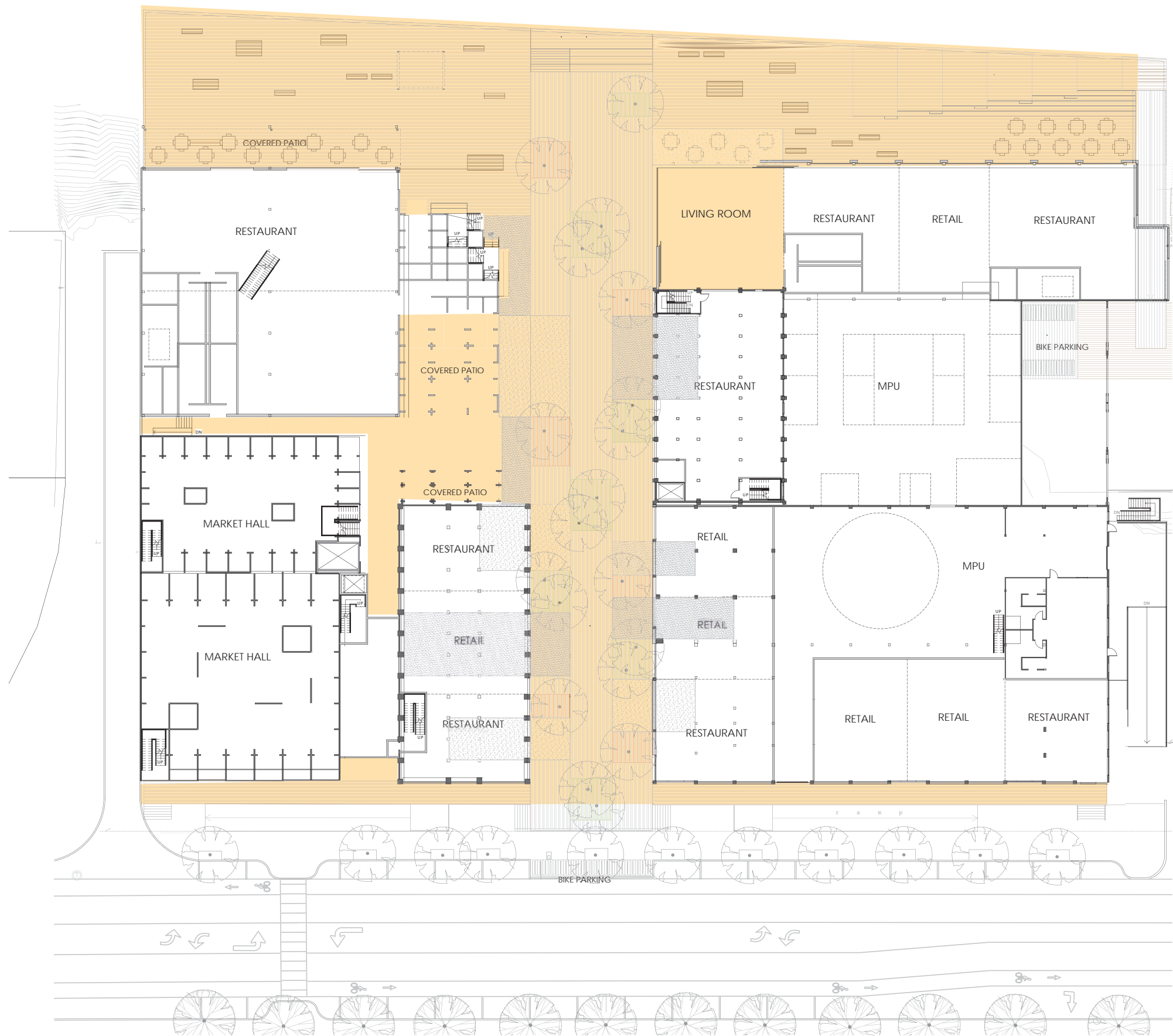
- 1. STRENGTHEN CONNECTIVITY
- 2. COMMUNITY FOCAL POINT
- 3. CAPTURING HISTORY
- 4. SUSTAINABILITY APPROACH
- 5. PROVIDE OPEN SPACE**

- BRIDGE LEVEL DECKS
- "WILLAMETTE STEPS"
- COMMUNITY WHARF
- NAITO ENTRY GROVE
- NAITO LOADING DOCK
- RIVERBANK GREENWAY



- NW Naito Parkway
- Railroad Corridor
- Urban Park
- Parks Connection Walk



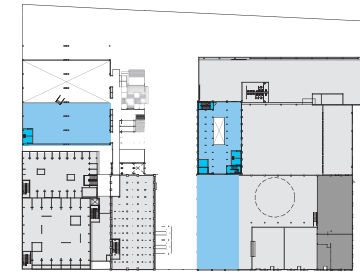
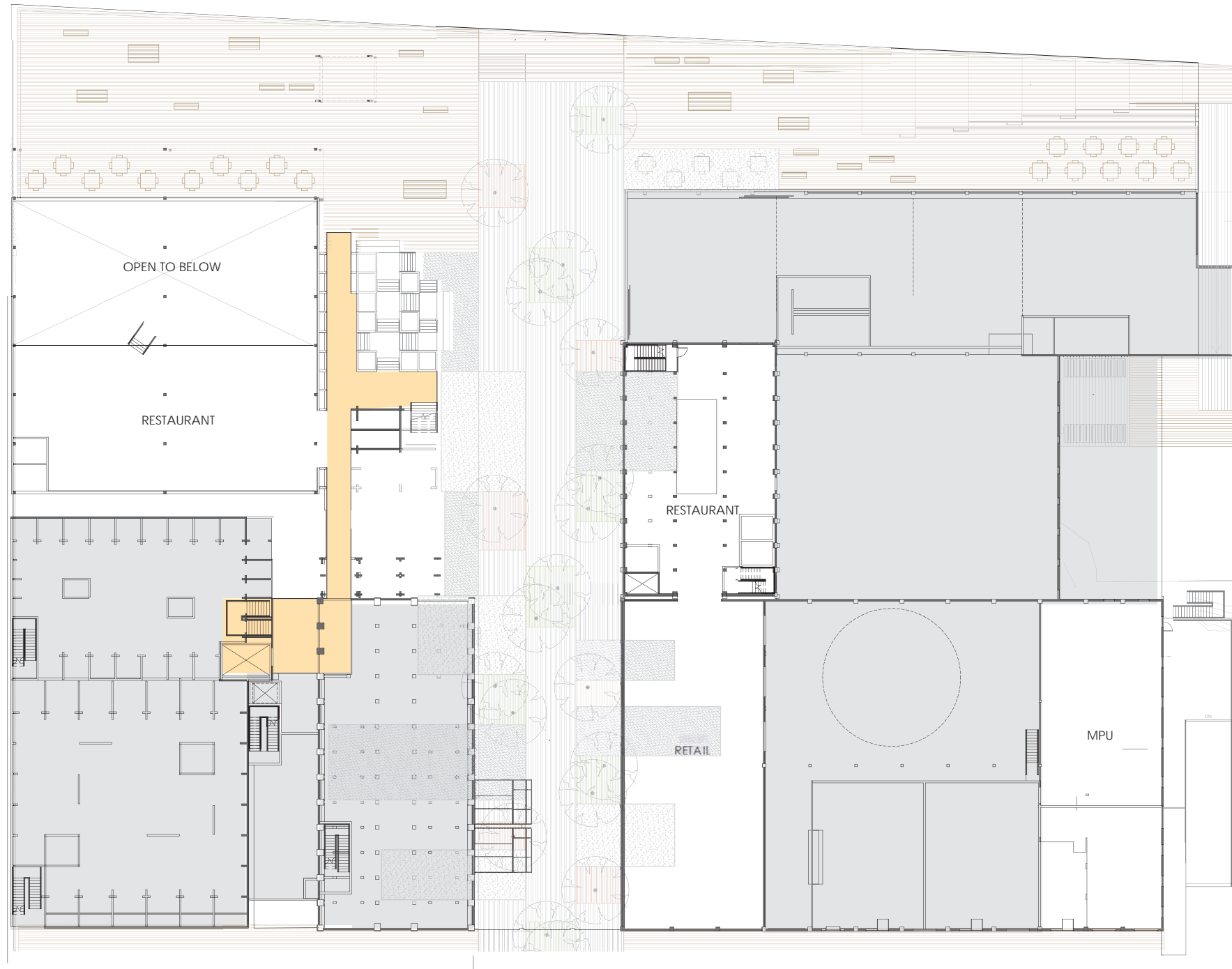


WHARF LEVEL PLAN  
1" = 80'-0"

- CAM SPACE  
(COMMON AREA MAINTENANCE)
- TENANT SPACE
- OPEN SPACE
- MPU
- PUBLIC OPEN SPACE

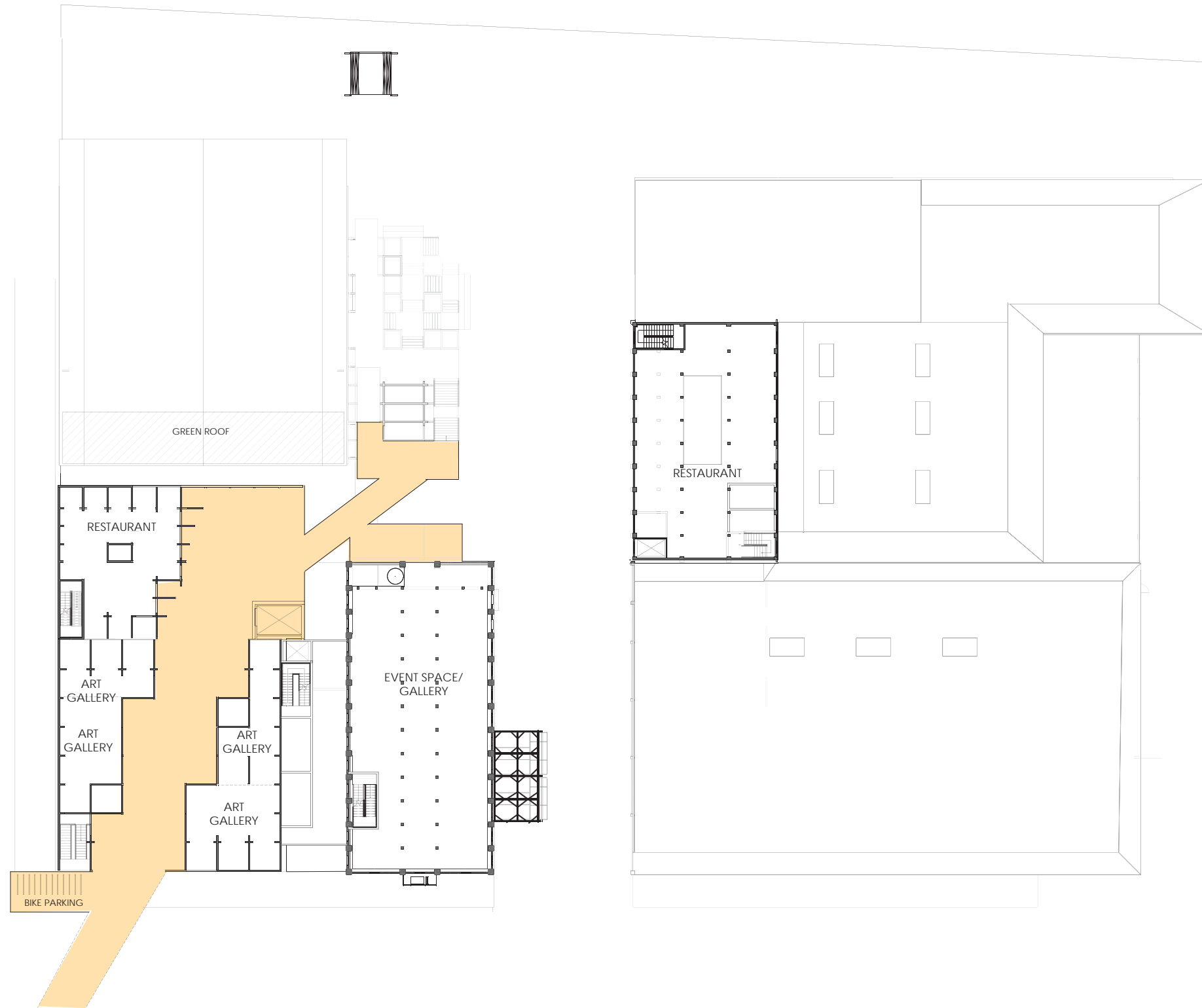
WHARF LEVEL PLAN 1/16" = 1'-0"  
SCHEMATIC DESIGN





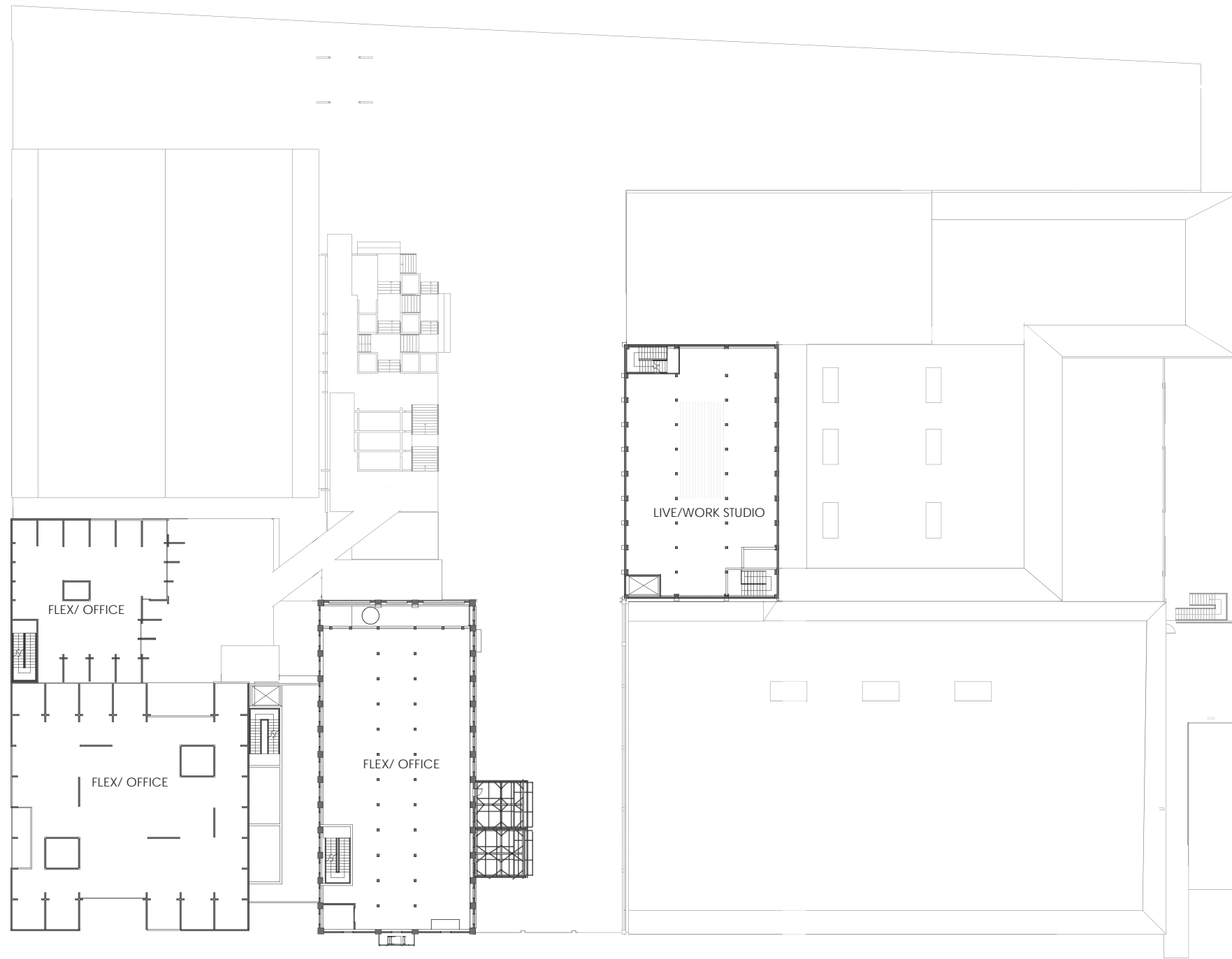
MEZZANINE LEVEL keyplan  
1" = 80'-0"

- CAM SPACE  
(COMMON AREA MAINTENANCE)
- TENANT SPACE
- OPEN SPACE
- PUBLIC OPEN SPACE
- MPU



BRIDGE LEVEL key plan  
1" = 80'-0"

- CAM SPACE  
(COMMON AREA MAINTENANCE)
- TENANT SPACE
- OPEN SPACE
- PUBLIC OPEN SPACE
- MPU

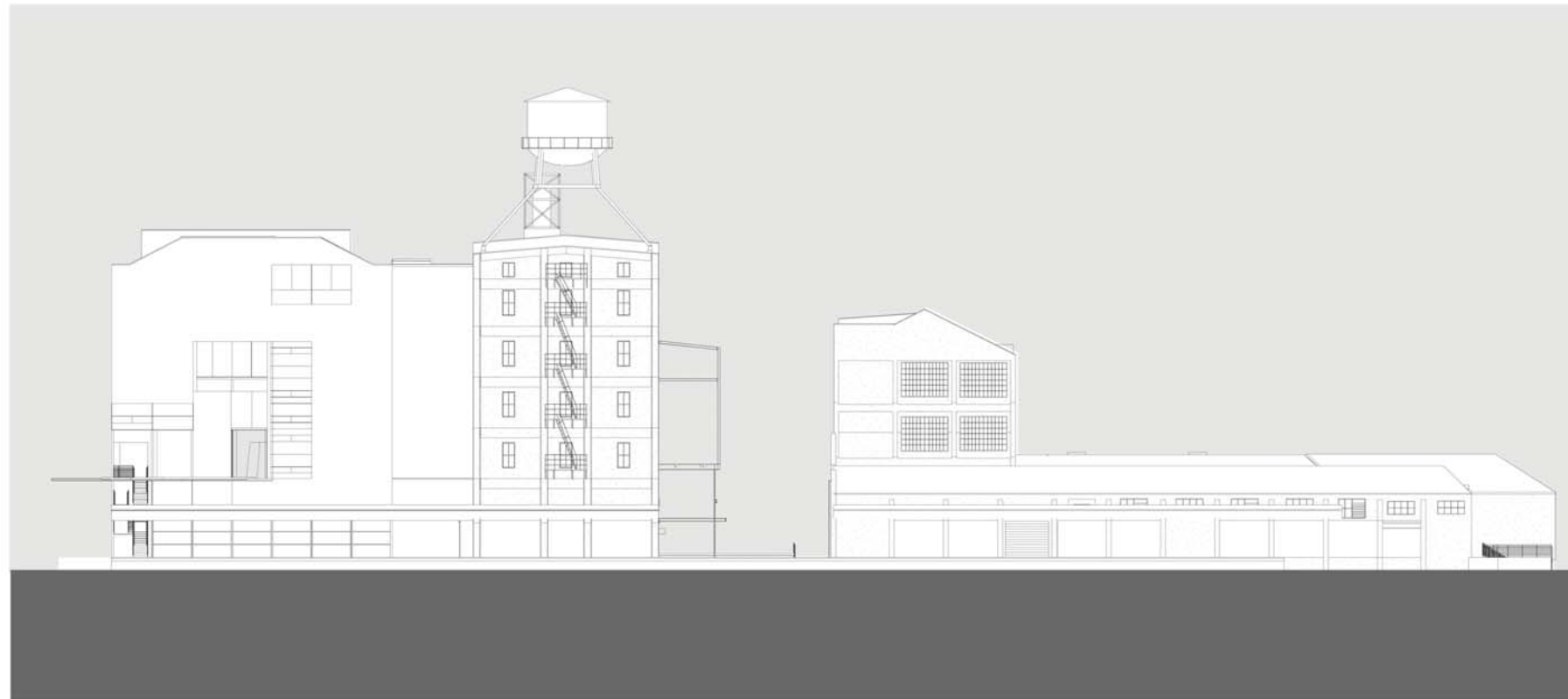


TYP. UPPER LEVELS PROGRAM PLAN  
1" = 80'-0"

- CAM SPACE  
(COMMON AREA MAINTENANCE)
- TENANT SPACE
- OPEN SPACE
- PUBLIC OPEN SPACE
- MPU

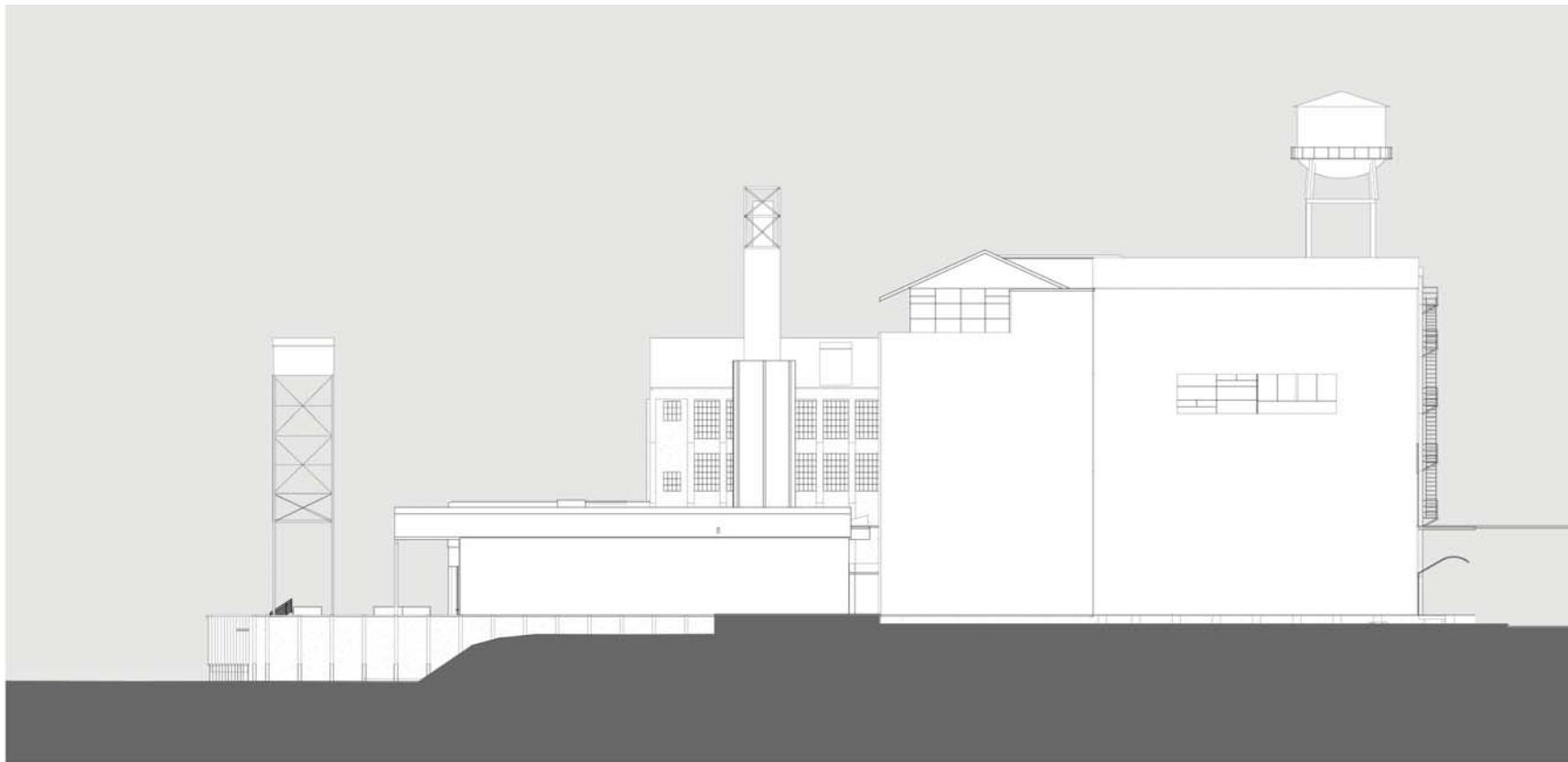


EAST ELEVATION

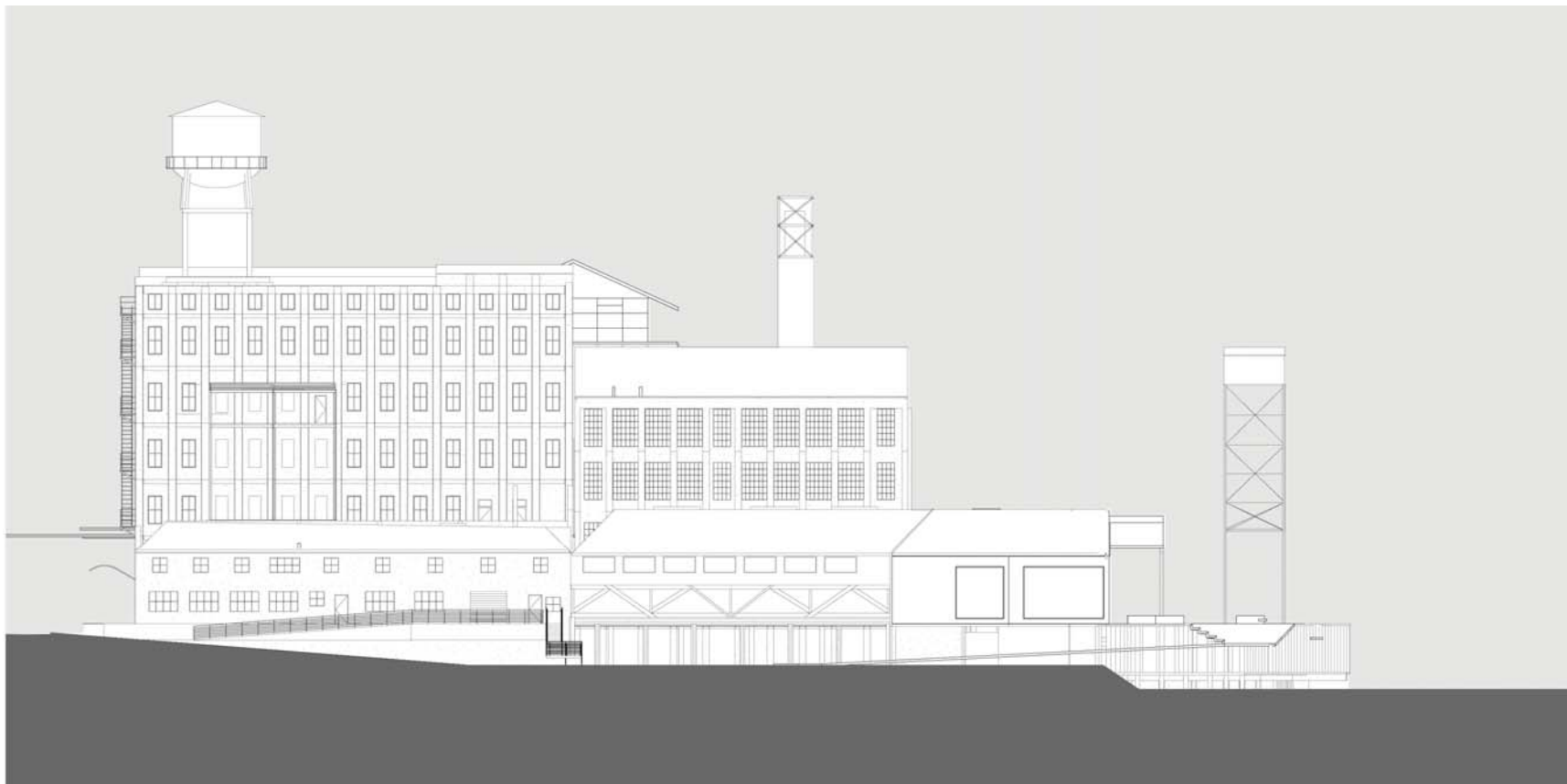


WEST ELEVATION

EAST AND WEST SITE ELEVATIONS  
SCHEMATIC DESIGN

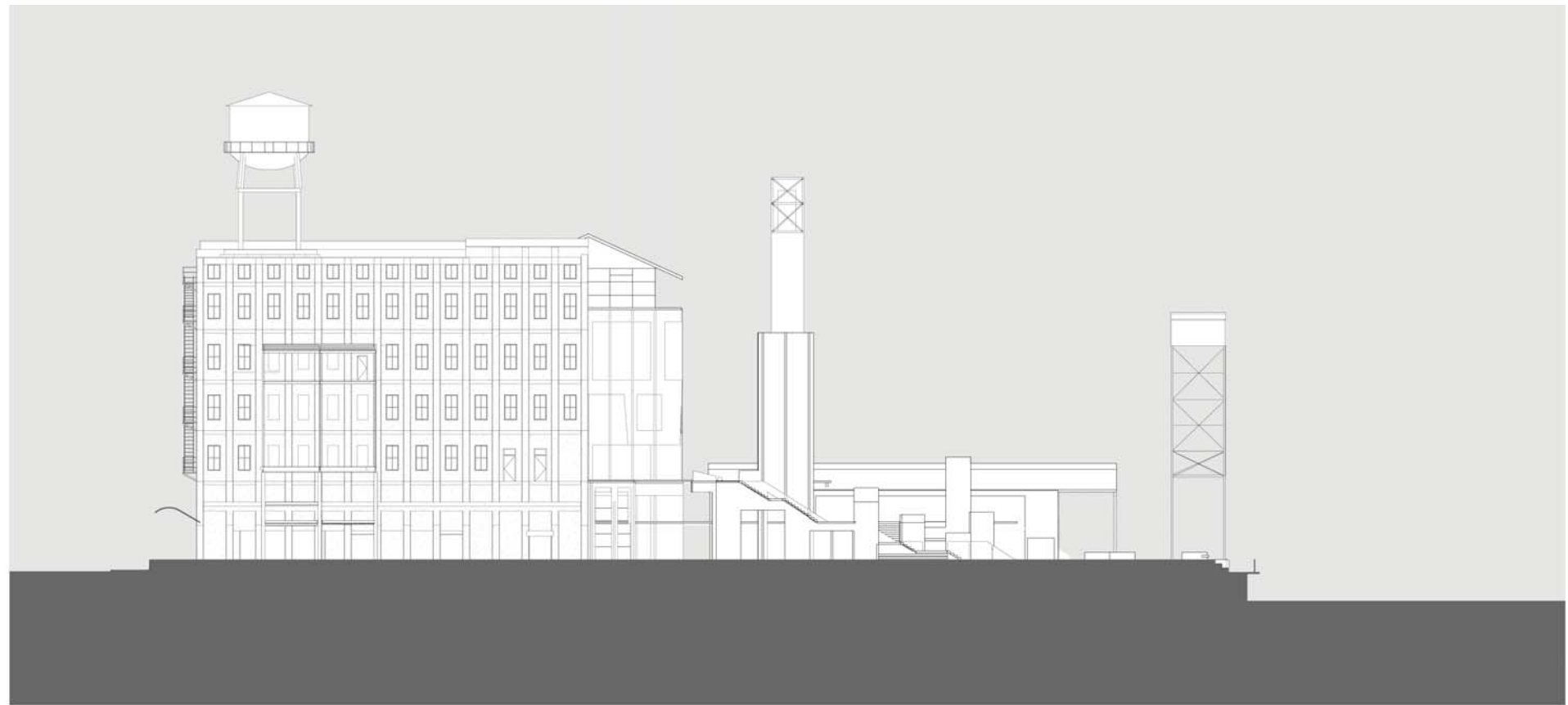


NORTH ELEVATION



SOUTH ELEVATION

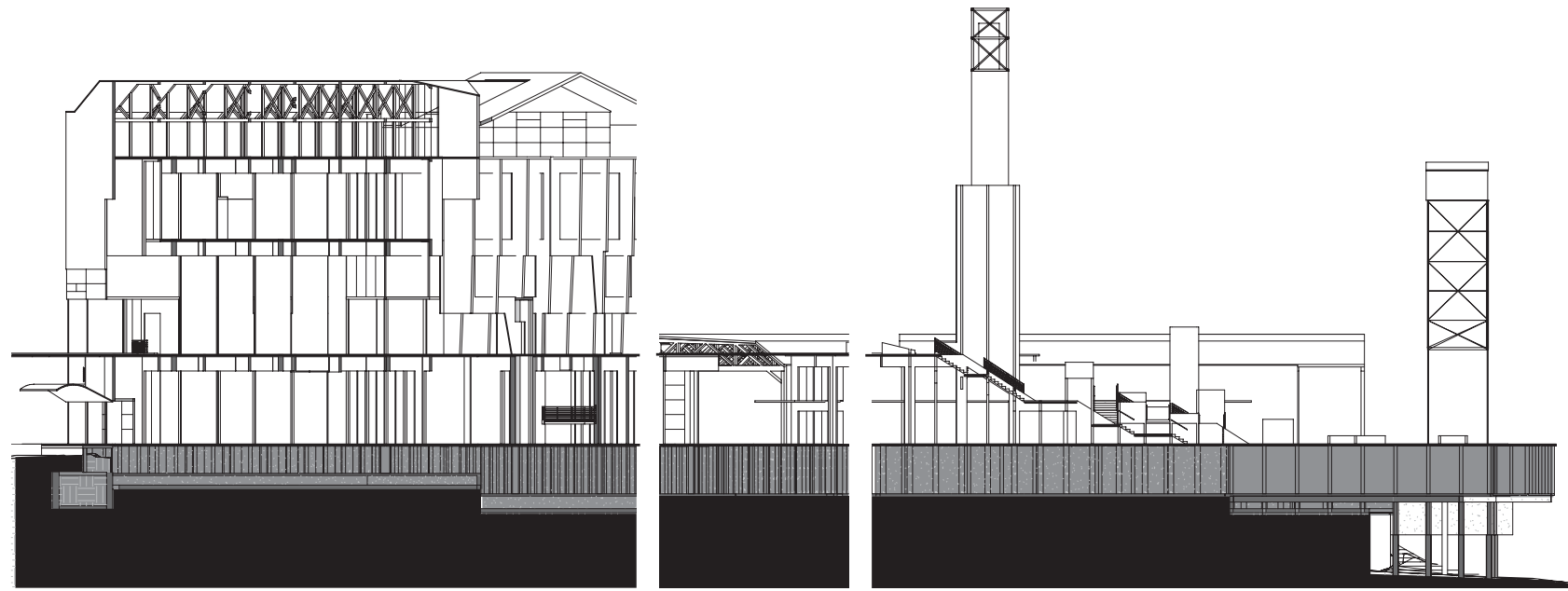
NORTH AND SOUTH SITE ELEVATIONS  
SCHEMATIC DESIGN



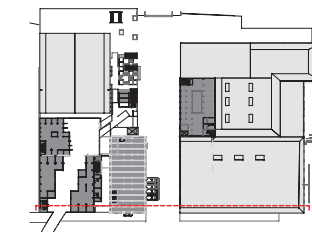
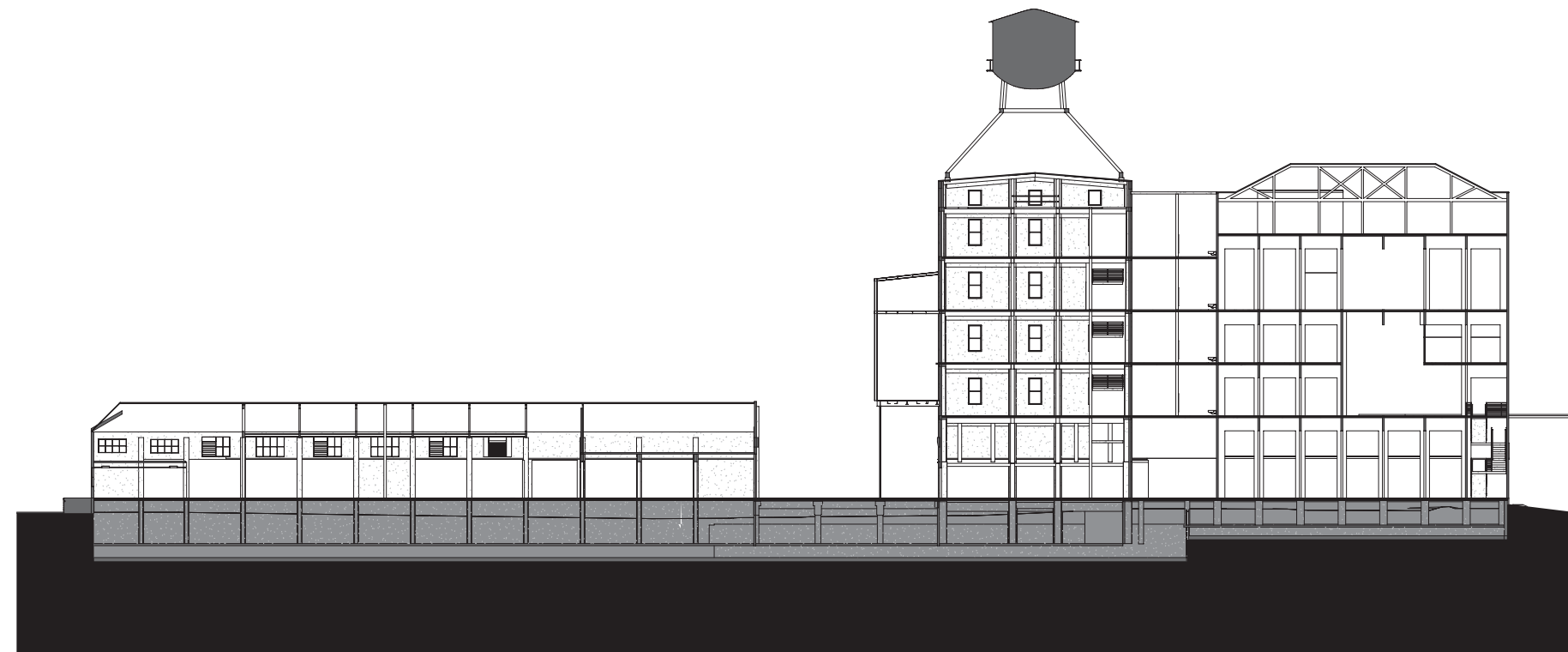
SOUTH ELEVATION



NORTH ELEVATION



KEY PLAN  
1" = 100'-0"

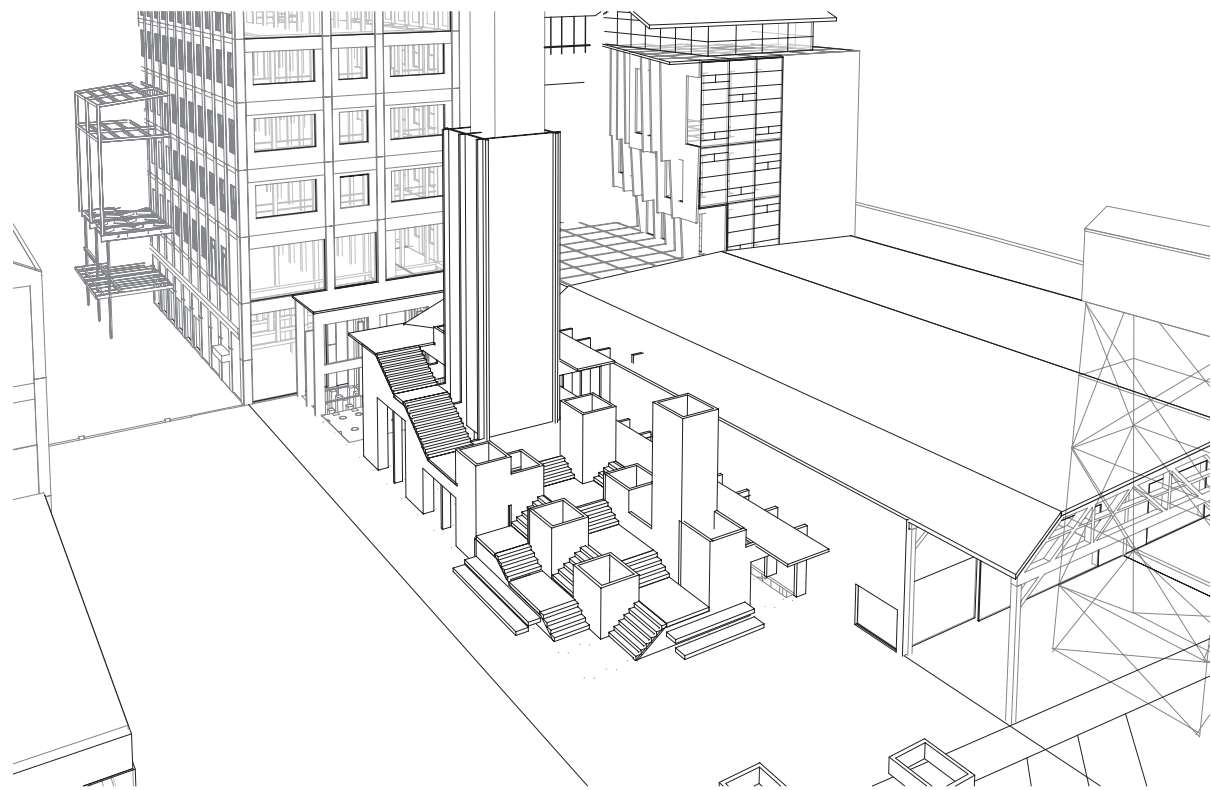


KEY PLAN  
1" = 100'-0"





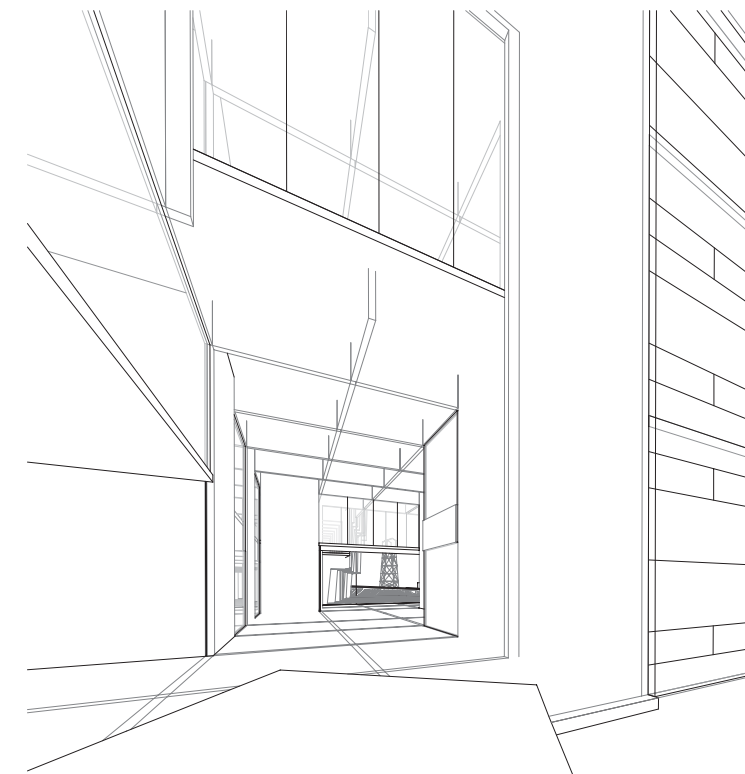




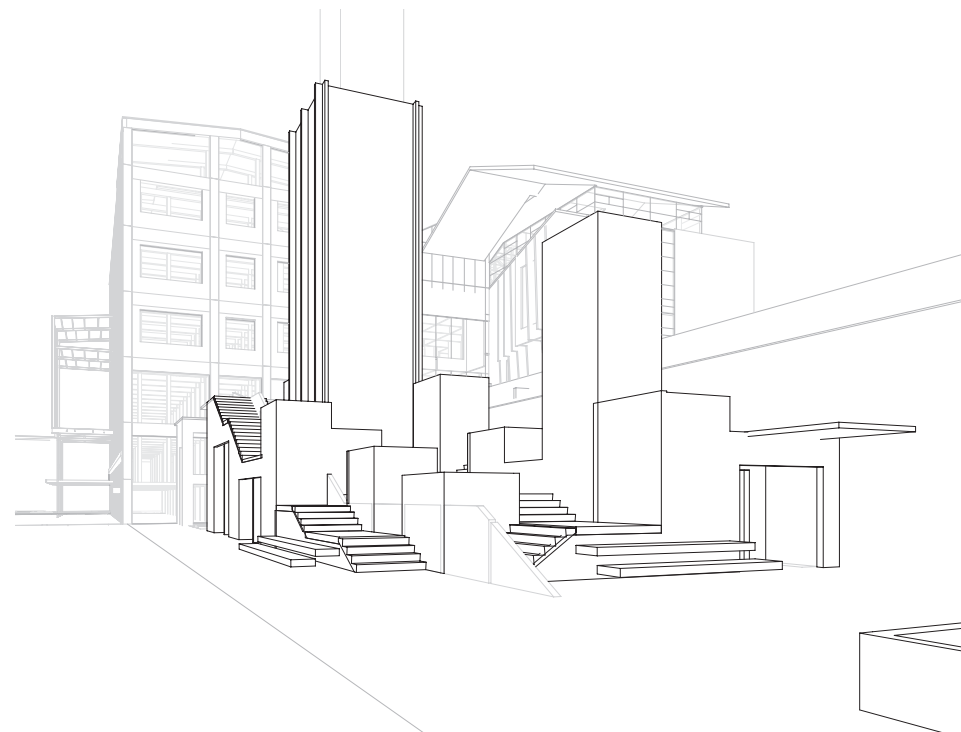
"WILLAMETTE STAIRS"



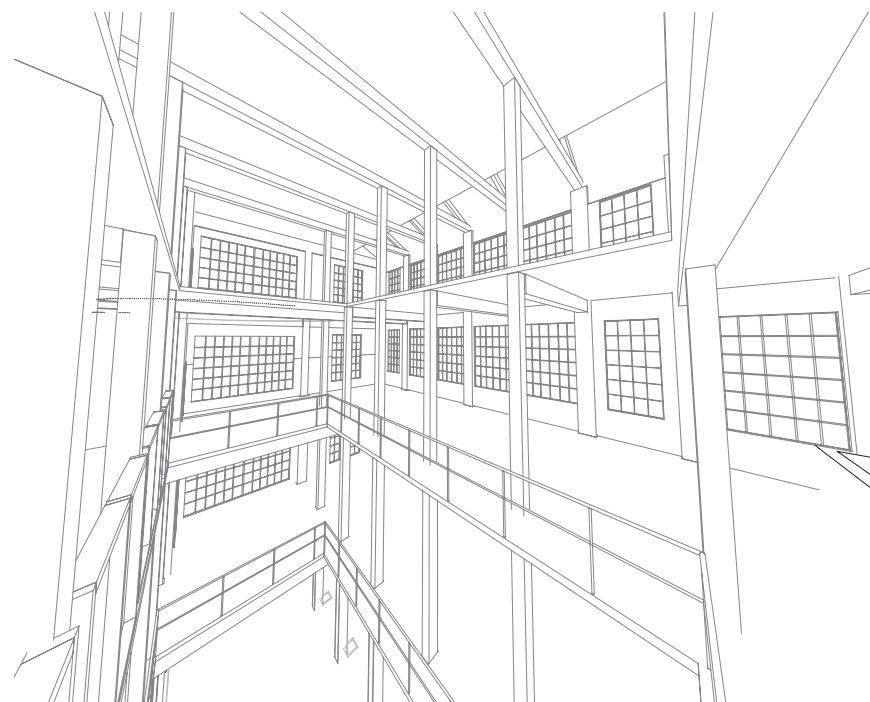
BRIDGE LEVEL ENTRY



BRIDGE LEVEL ENTRY INTERIOR



"WILLAMETTE STAIRS"



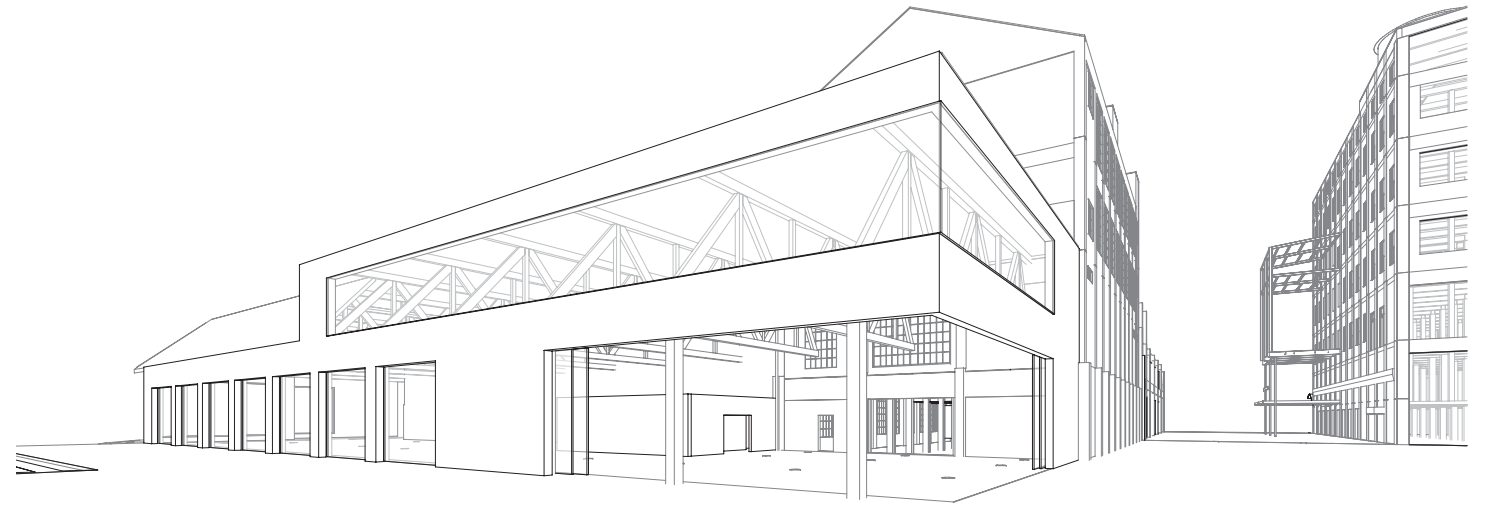
FEED MILL



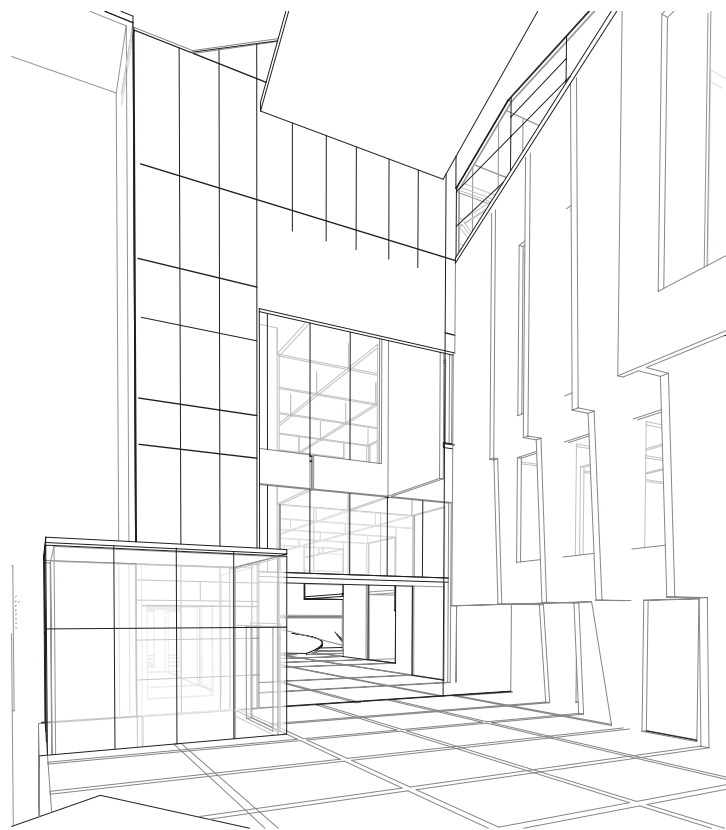
NAITO ENTRY



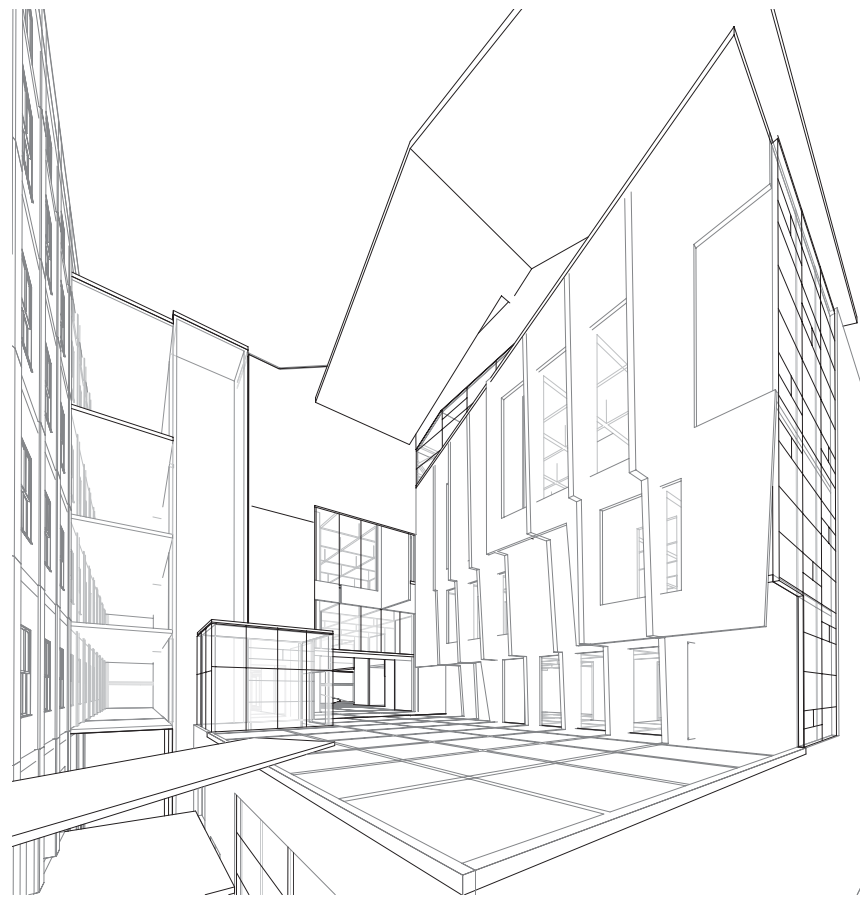
NAITO ENTRY



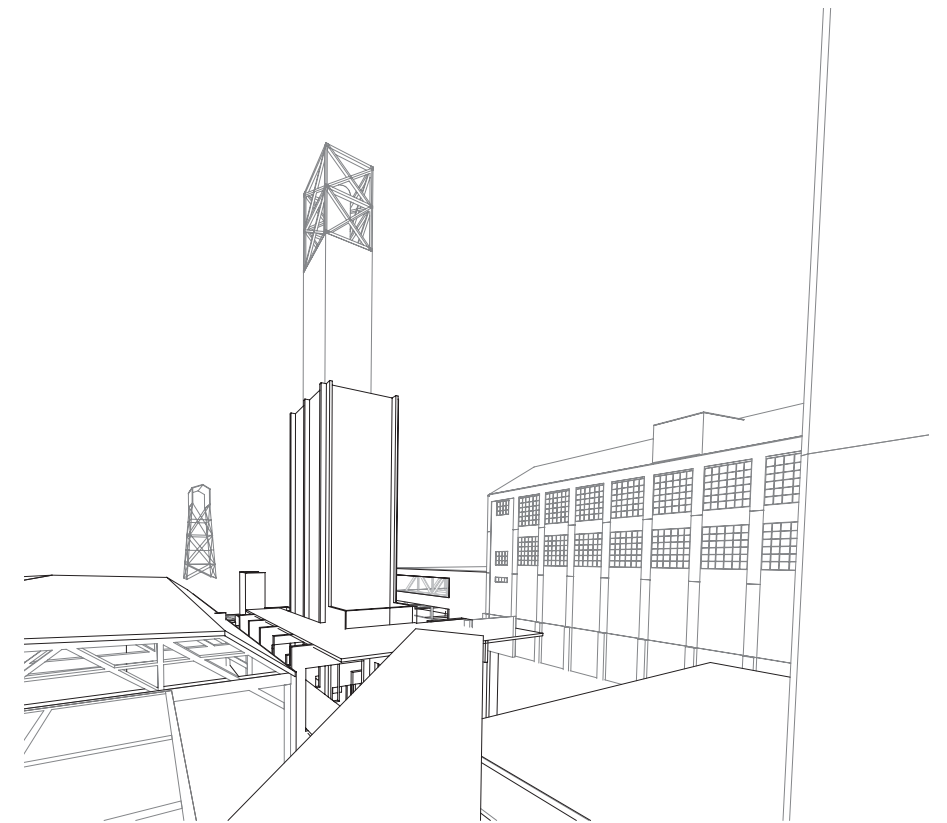
LIVING ROOM



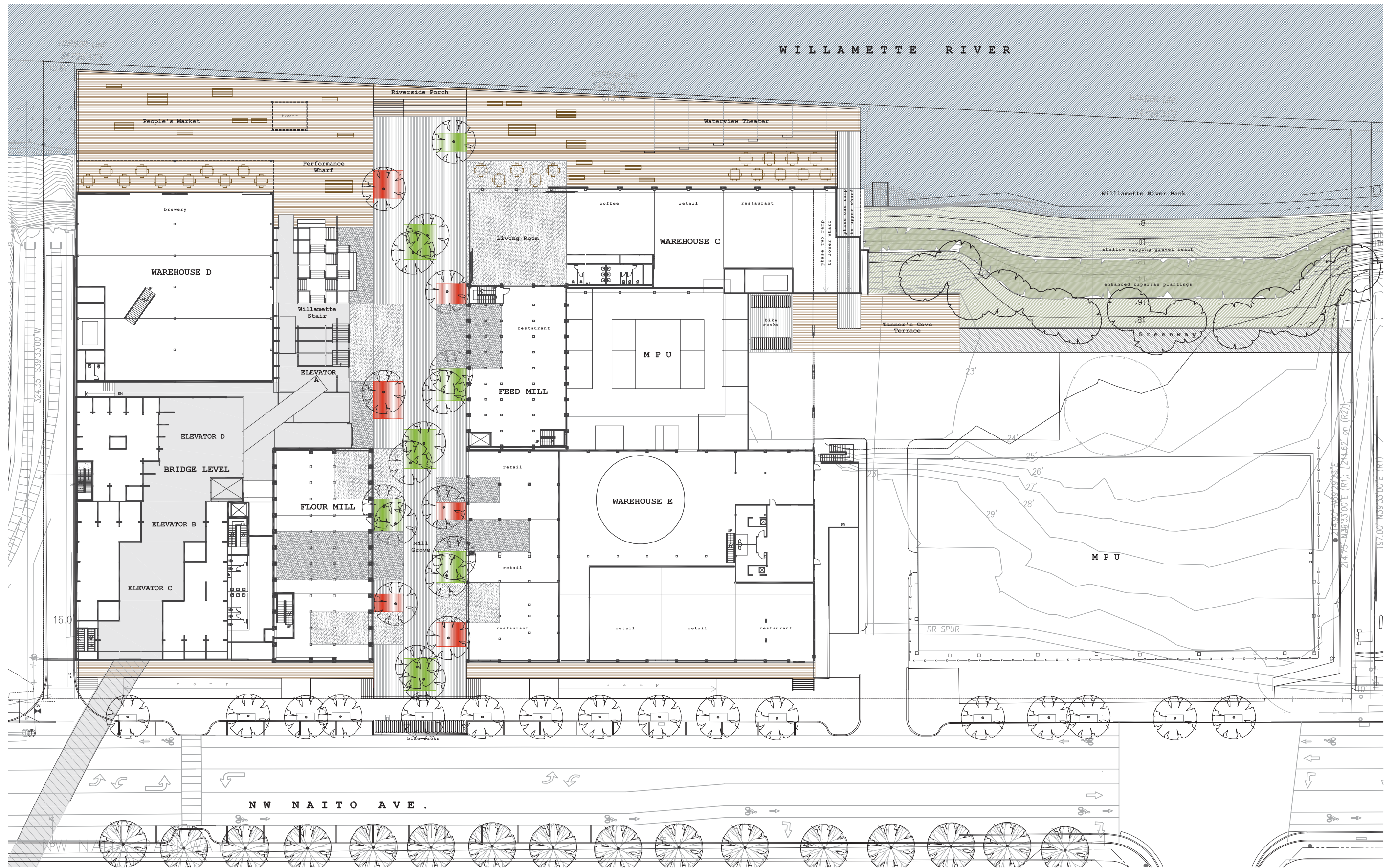
BRIDGE LEVEL

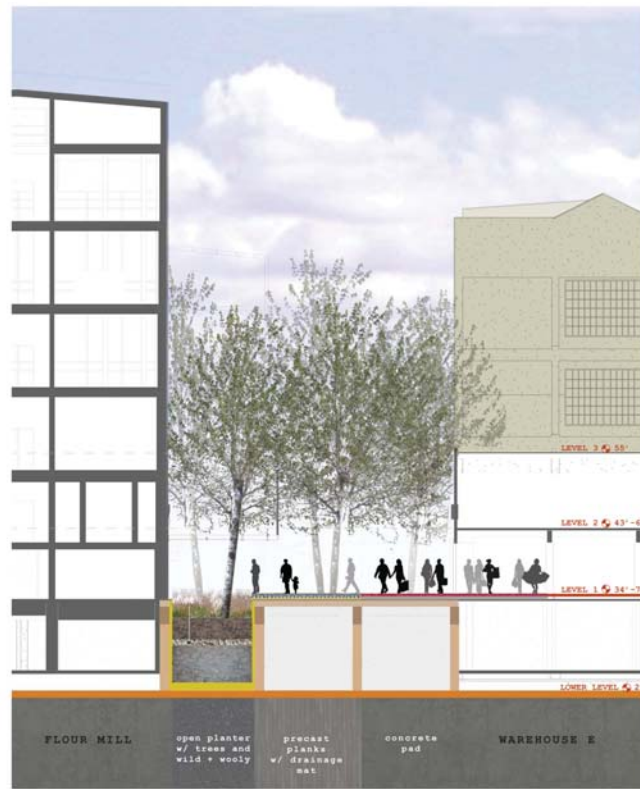


BRIDGE LEVEL

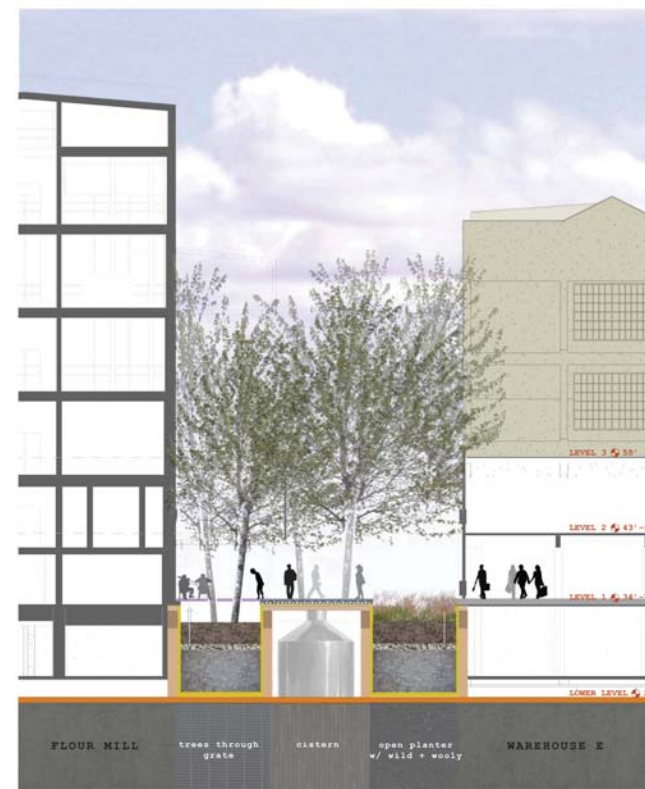


BRIDGE LEVEL

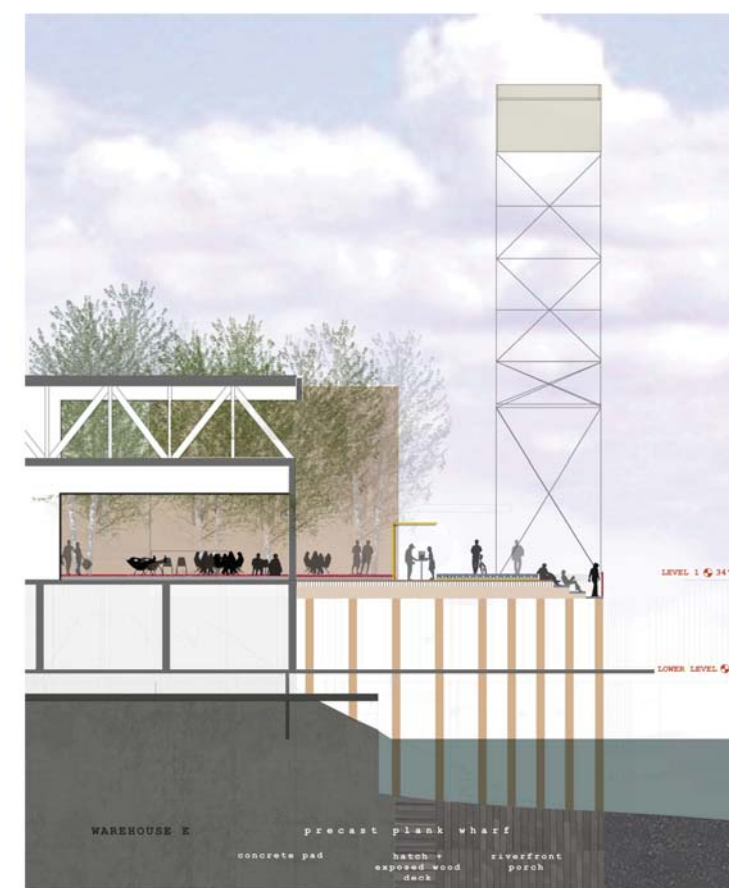




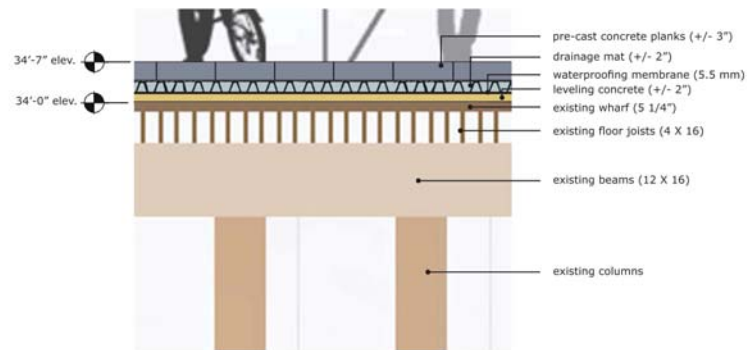
1 MILL GROVE 10' 10' 10' 10'



2 MILL GROVE (with cistern) 10' 10' 10' 10'



3 RIVER WHARF 10' 10' 10' 10'

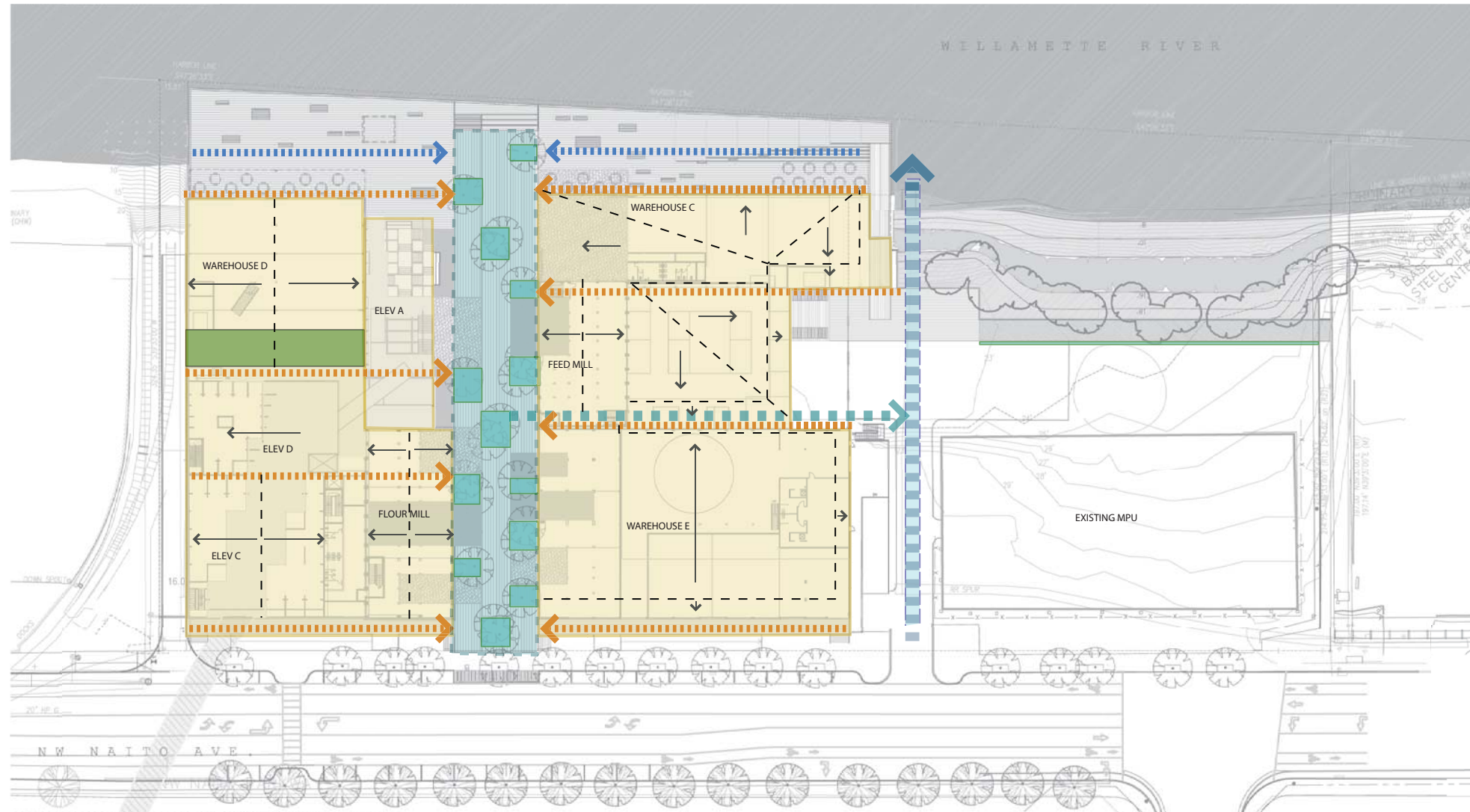


5 WHARF DETAIL 10' 10' 10'

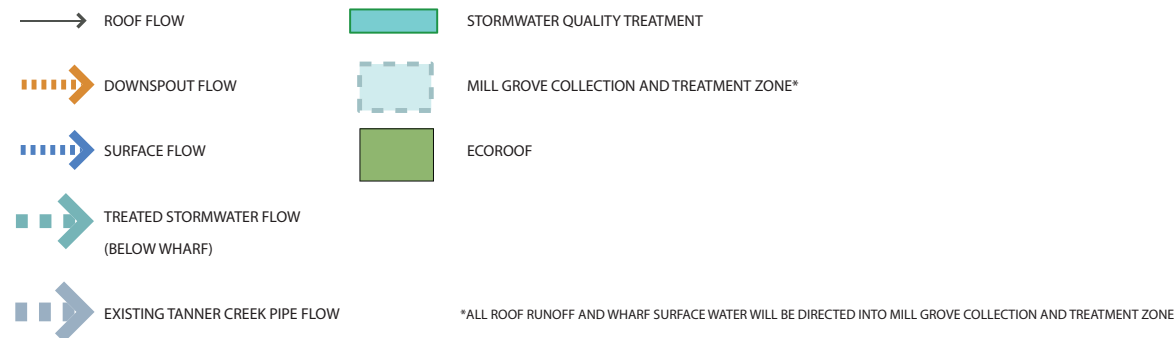


4 RIVER WHARF: (detail) 10' 10' 10' 10'

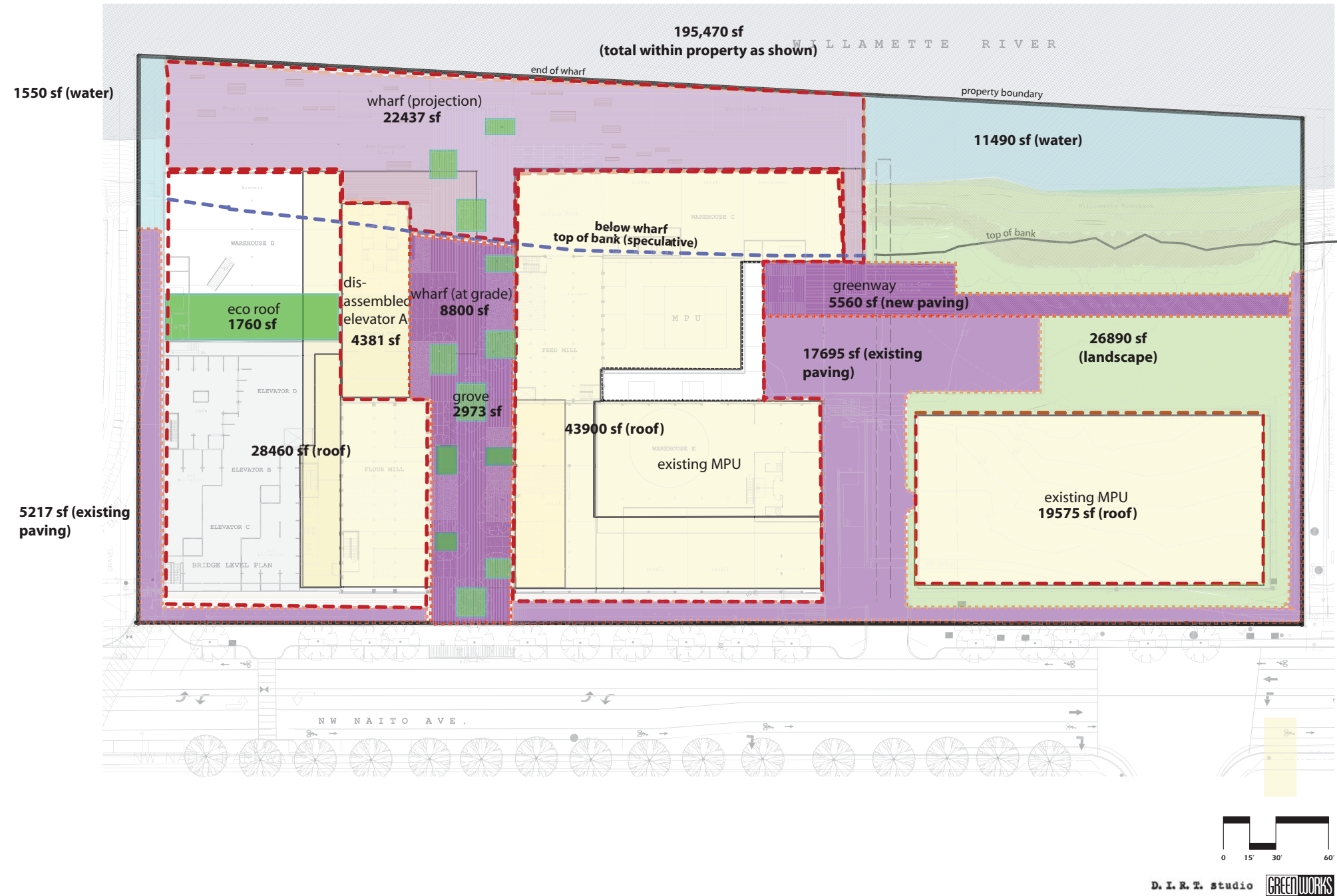
12 November 2009



STORMWATER DIAGRAM

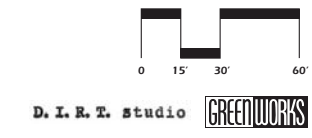


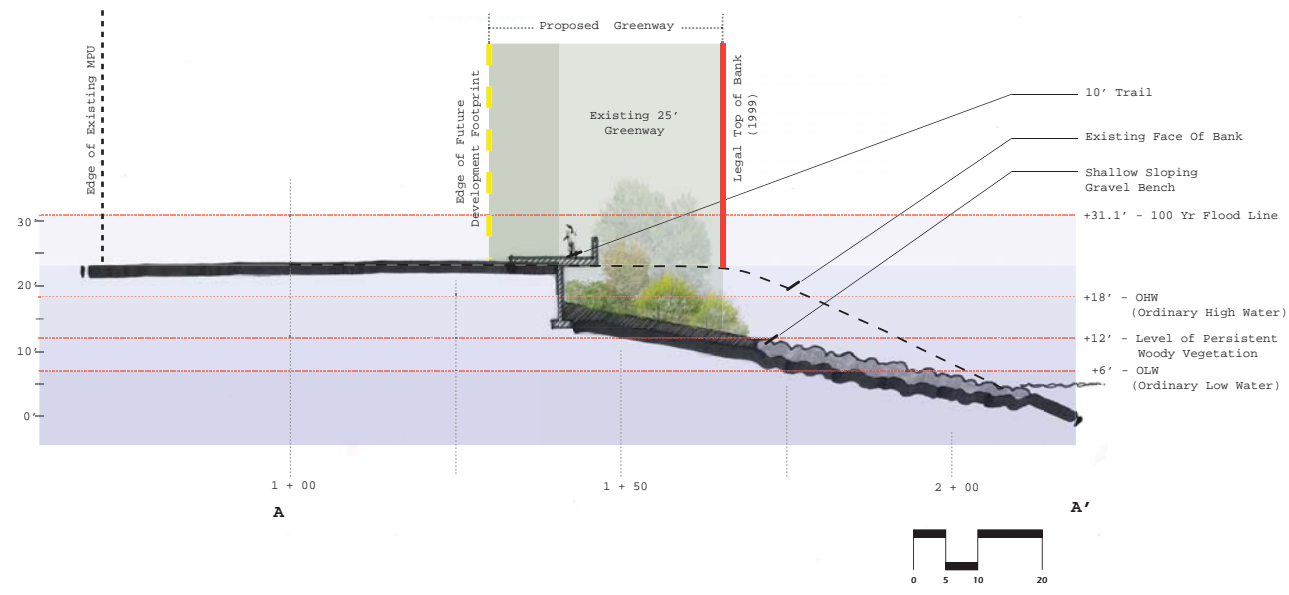
SURFACE DIAGRAM



**Area Calculations**

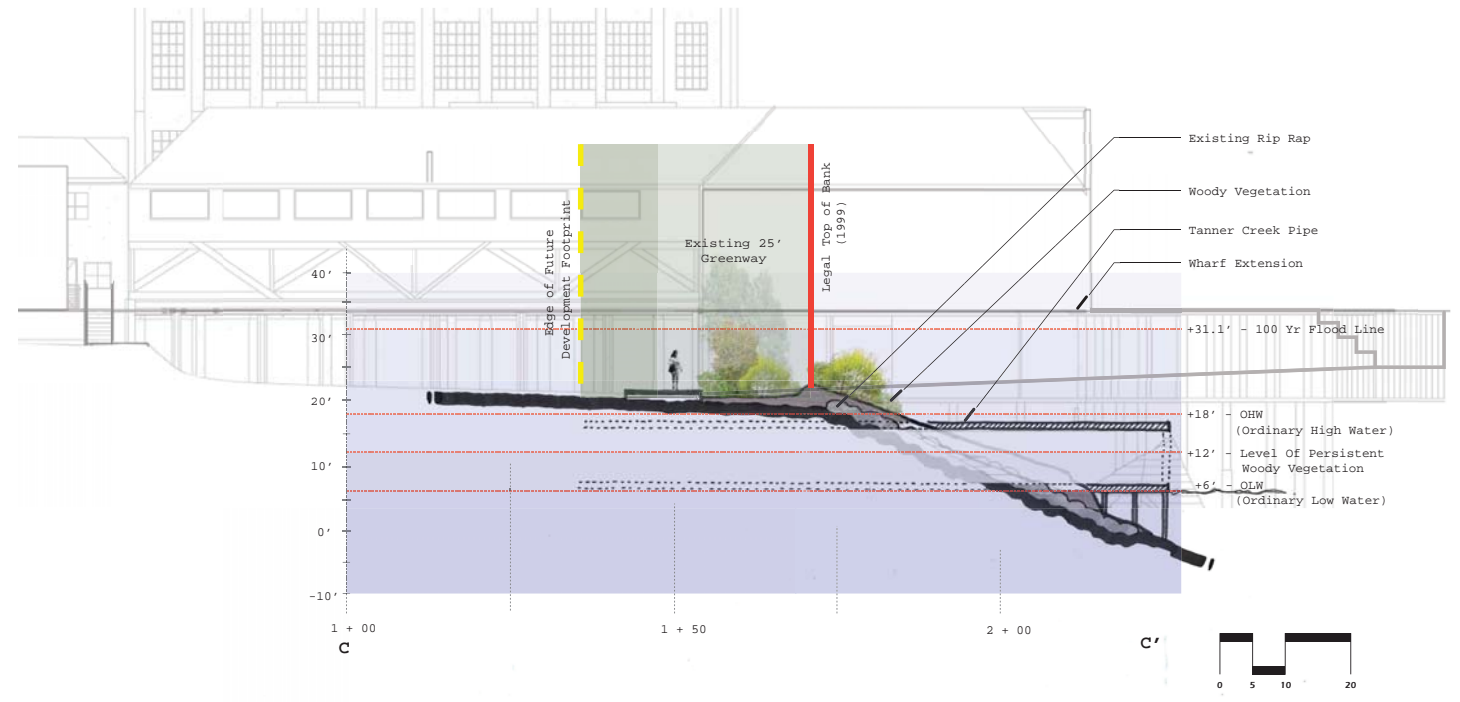
- TOTAL SITE = 195,470 sf**
- BUILDINGS: 96,316 sf**
  - existing MPU = 19575 sf
  - north building = 28460 sf
  - south building = 43900 sf
  - elevator = 4381 sf
- SITE, IMPERVIOUS: 54,492 sf**
  - greenway (new paving) = 5560 sf
  - wharf (at grade) = 8800 sf
  - existing paving = 17695 sf
  - wharf (projection) = 22437 sf
- SITE, PERVIOUS: 44,663 sf**
  - landscape area = 26890 sf
  - ecorooft = 1760 sf
  - grove = 2973 sf
  - water = 13040 sf





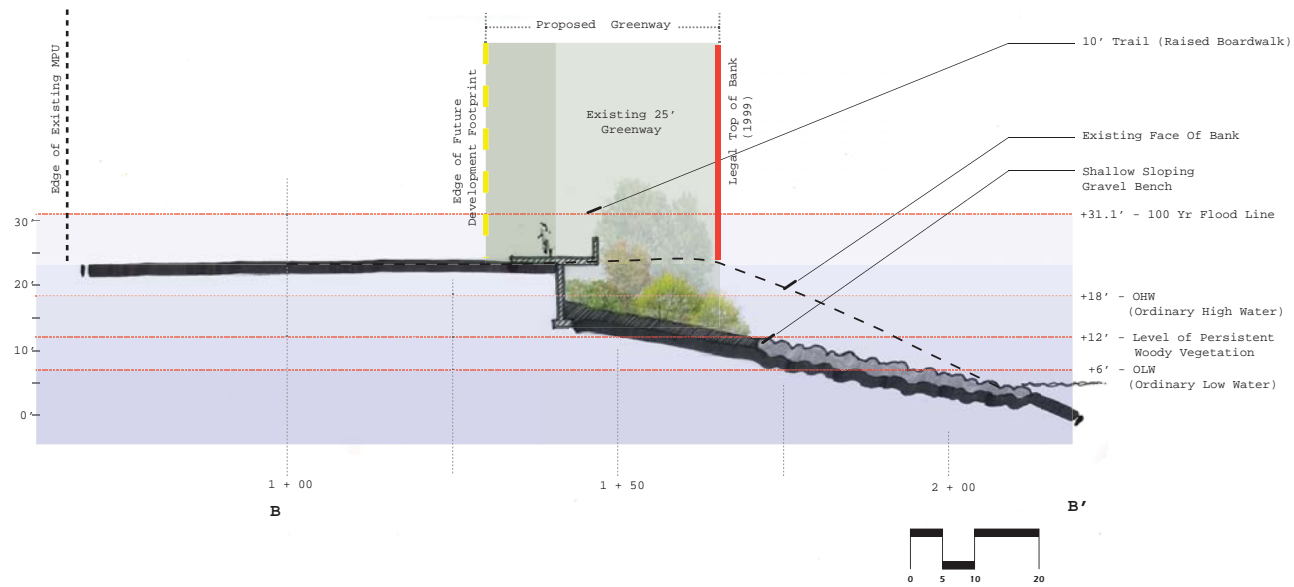
**CENTENNIAL MILLS**  
PROPOSED RIVERBANK CROSS SECTION A - A'

D. I. R. T. studio GREENWORKS



**CENTENNIAL MILLS**  
RIVERBANK CROSS SECTION C - C'

D. I. R. T. studio GREENWORKS



**CENTENNIAL MILLS**  
PROPOSED RIVERBANK CROSS SECTION B - B'

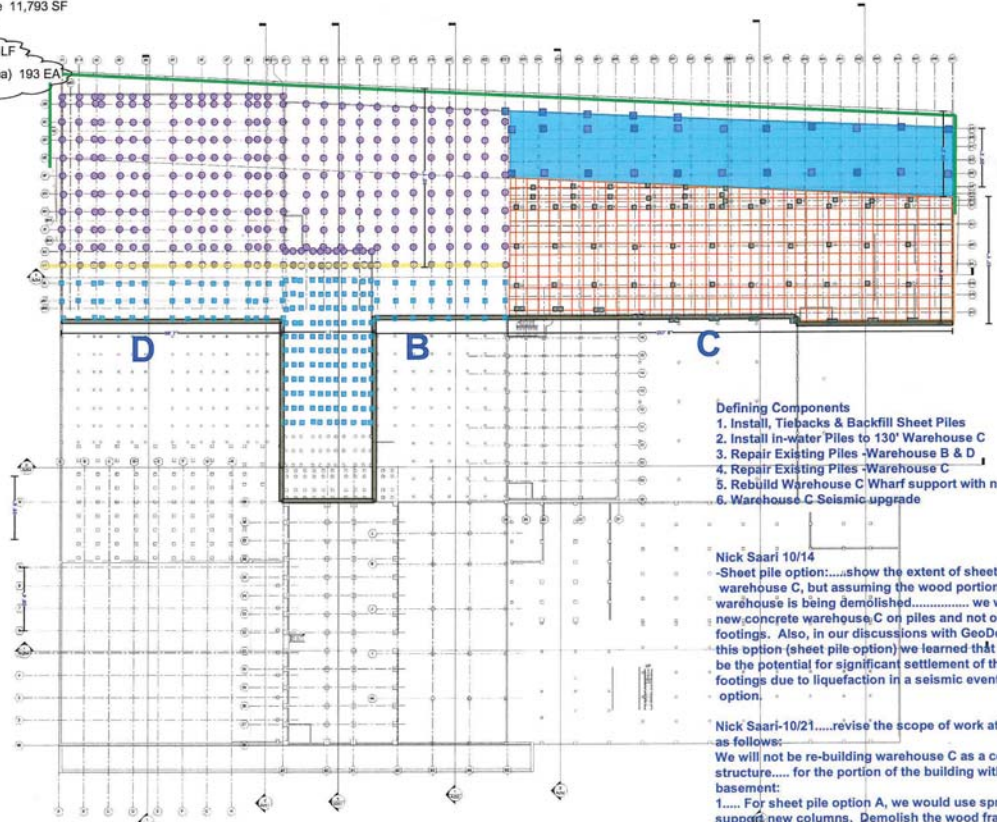
D. I. R. T. studio GREENWORKS

GREENWORKS RIVERBANK SITE SECTIONS



- Sheet Pile - Option A 491 LF
- Warehouse C - Pile Repair 79 EA
- New Pile - Warehouse C 27 EA
- New Wharf C - support structure 6,033 SF
- Warehouse C - Seismic Upgrade 11,793 SF
- Wharf B&D Pile Repair 312 EA
- Approx. Sea Wall Location 565 LF
- B&D Pile Repair (out of truss area) 193 EA

### Sheet Pile "A" Option



- Defining Components**
1. Install, Tiebacks & Backfill Sheet Piles
  2. Install In-water Piles to 130' Warehouse C
  3. Repair Existing Piles - Warehouse B & D
  4. Repair Existing Piles - Warehouse C
  5. Rebuild Warehouse C Wharf support with new wood
  6. Warehouse C Seismic upgrade

Nick Saari 10/14  
 -Sheet pile option.....show the extent of sheet pile surrounding warehouse C, but assuming the wood portion of this warehouse is being demolished..... we would found the new concrete warehouse C on piles and not on spread footings. Also, in our discussions with GeoDesign regarding this option (sheet pile option) we learned that there would still be the potential for significant settlement of the spread footings due to liquefaction in a seismic event, unlike the truss option.

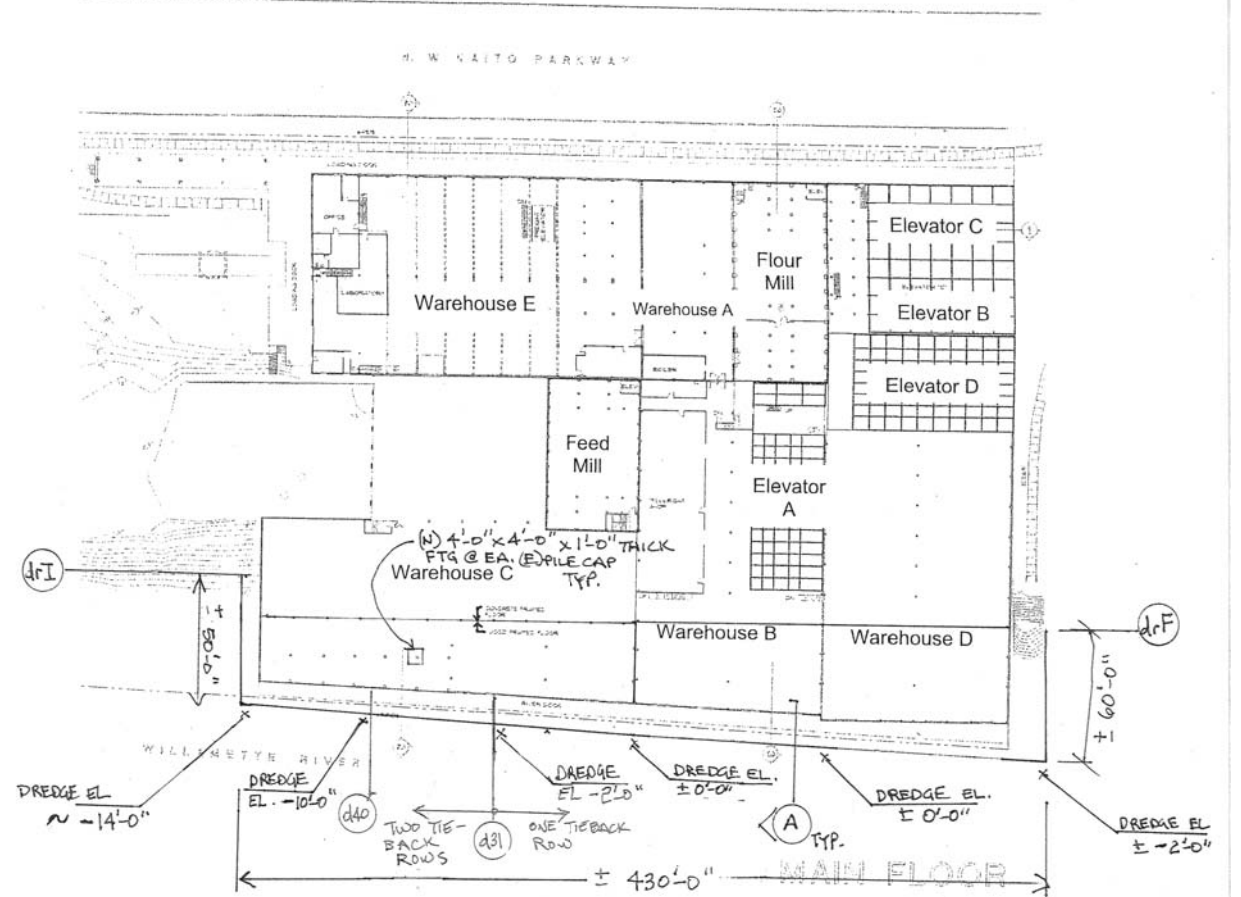
Nick Saari-10/21.....revise the scope of work at Warehouse C as follows:  
 We will not be re-building warehouse C as a concrete structure..... for the portion of the building with wood basement:  
 1.... For sheet pile option A, we would use spread footings to support new columns. Demolish the wood framing at the basement level only (from top of existing wood pile to bottom of wharf level beams). Option 1 is the preferred option.

**SEED**  
1932 NW Naito Parkway  
Portland, OR

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BASEMENT LEVEL

### Centennial Mill Site Plan



KPFF  
D.I.R.T. STUDIO  
SERA  
GREENWORKS  
OTAK

FLOWING SOLUTIONS  
GREENBUILDING SERVICES  
GLUMAC  
GEODESIGN

KPFF SHEET PILE PLAN AND SECTION

