

# MULTNOMAH COUNTY HEALTH DEPARTMENT HEADQUARTERS





# TABLE OF CONTENTS

## 01 OVERVIEW

Project Description 03  
Project Perspectives 04  
Project Data and Vicinity Plan 06  
Application Request Summary 06  
Site Context 07

## 02 APPLICABLE DEVELOPMENT STANDARDS

Development Standards Maps 12  
Base Commercial Zone & Central City Plan District Standards 13  
Central City Fundamental Design Guidelines 15  
River District Design Guidelines 15

## 03 PROJECT GOALS

Contribute to an Active and Engaging Public Realm 17  
Provide a Welcoming Front Door for Multnomah County 20  
Strengthen the Identity of the Union Station Area 22  
Be a Good Neighbor to Bud Clark Commons 24  
Ensure Long Term Flexibility 27

## 04 DRAWINGS

Site Survey 31  
Site Plan 32  
Utility Plan 33  
Floor Plans 34  
Landscape Plan 39  
Elevations 40  
Enlarged Ground Floor Plans + Elevations 44  
Enlarged Street Sections + Elevations 47

## 05 APPENDIX

Modification 1: Ground Floor Active Use 51  
Modification 2: Transit Street Main Entrance 52  
Modification 3: Window Projections Into Public Right-of Way 53  
Modification 4: Ground Floor Windows 55  
Floor Area Calculations 56  
Project Schedule 57

Portland

# 1

## OVERVIEW

### PROJECT DESCRIPTION

The proposed building is a new headquarters facility for the Multnomah County Health Department. It is an approximately 157,000 gross square foot, nine-story structure located on Block U in the Old Town/Chinatown neighborhood.

The site is bounded to the north by NW Irving Street, to the east by NW 6th Avenue, to the south by NW Hoyt Street, and to the west by a property line in common with the Bud Clark Commons. The Portland bus station is to the east of the site and Union Station is located immediately northeast of the site. The light rail runs south to north on 6th Avenue.

The site is 200 feet in the north-south direction and 87'-6" feet in the east-west direction, for a maximum gross floor plate of 17,500 square feet. The proposed building will be built close to the property lines at all boundaries.

The building will have a public entry sequence focused on the intersection NW 6th Avenue and NW Hoyt Street. Major program areas at the ground floor include a public lobby, a pharmacy and waiting area, a potential lease space, loading and support spaces and workspaces that provide a critical public health function to Multnomah County's citizens.

The upper floors will include public clinics and associated support spaces as well as workplaces for the Health Department's administrative and public health functions. Vertical circulation, restrooms for public use and staff use, break rooms, mechanical rooms, and other ancillary program spaces are concentrated on the west side of the floor plate to maximize the amount of active program spaces oriented to the south, east and north sides of the building.

The mission of the Health Department is "Healthy people in healthy communities." This project represents a significant opportunity for the County to represent this mission in the context of the central city through the architectural design of the building and services offered therein. To that end, building is designed as a simple but flexible and durable structure which engages the traditions of civic architecture in Portland and the unique architectural heritage of

the district. The building massing is straightforward and compact: a rectangular masonry volume which fills out the zoning envelope on 6th, Hoyt and Irving. This volume is then given scale and order by vertically proportioned punched window openings. The upper level windows are scaled to help maximize interior daylighting, with narrower windows associated with the workplace and individual functions and larger openings framing the more public spaces such as the waiting areas and conference rooms.

The exterior is designed to communicate the optimism and values associated with public health: the palette emphasizes transparency, with lightly toned, welcoming and familiar materials that root the building in the district. The principal building material will be a light brick masonry with precast trim elements detailed to respond to the different solar and view exposures on each elevation. At the ground floor the fenestration and enclosure elements are scaled to the public realm. Along NW 6th Avenue, tall masonry window frames allow passers-by to see into a long gallery space facing the street, at the south-east corner these frames 'lift up' and create a portico off the main entry. A canopy off the south side of the building helps to further emphasize this entry and provides weather protection from the principal vehicular drop-off area along NW Hoyt.

One of Multnomah County's primary goals for the project is for this to be an 80-year building, which is to say that the building should be flexible, adaptable and durable and also designed to possess a certain degree of timelessness, a respect for its urban context. The building is structured similar to many of the historic and enduring masonry warehouse buildings in the district: it is organized by a simple square 32'-wide column grid for flexibility, floor-to-floor heights that allow systems to be changed out with time, and durable exterior materials and regular patterned window openings that anticipate and support reconfigurations of the interior spaces.

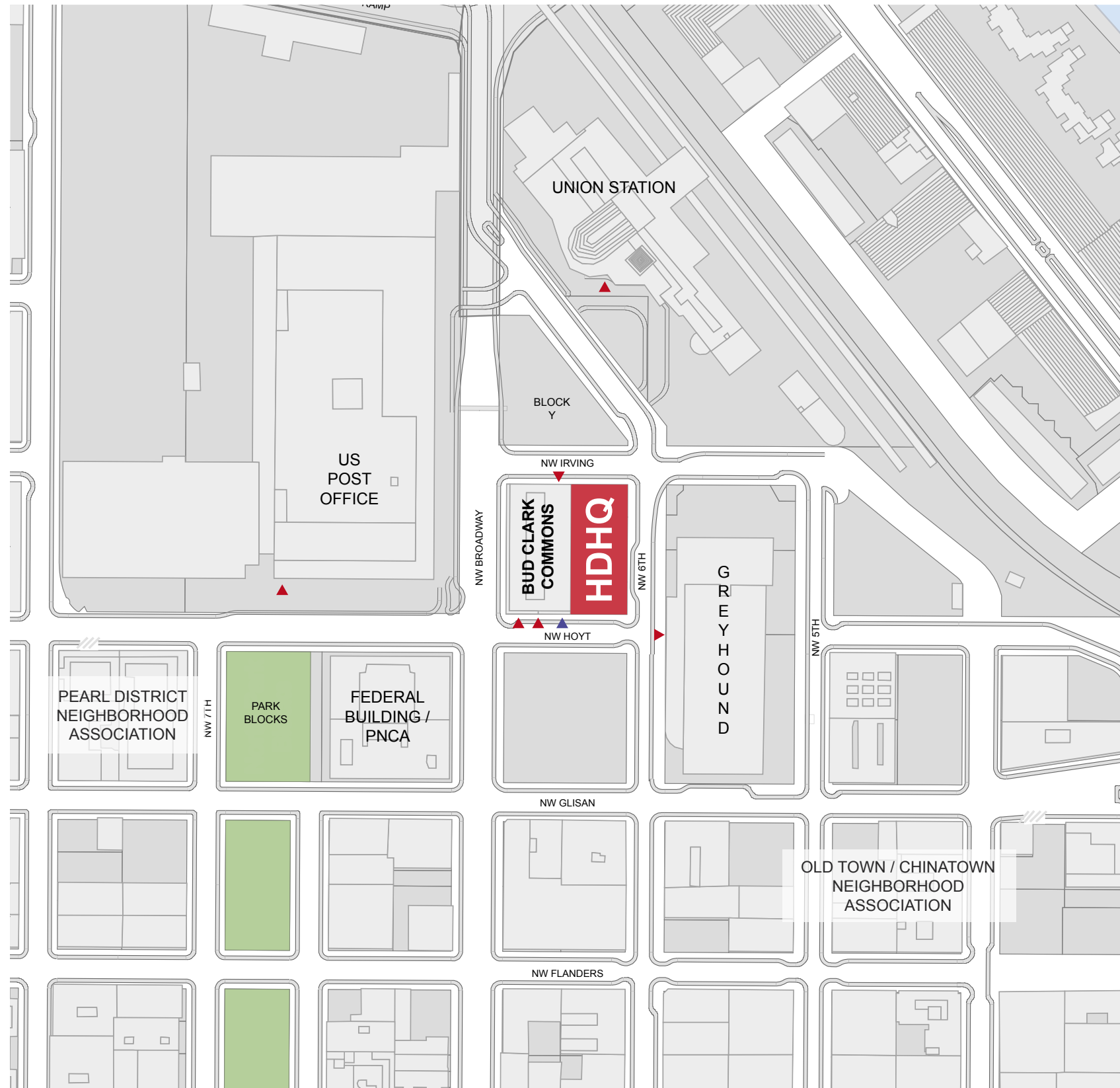
The building will also support the County's commitment to sustainability through LEED Gold certification. The project aims to include high-performing mechanical systems, daylighting strategies, water efficient plumbing, storm-water filtration, and an extensive eco-roof among other features.





# DESIGN REVIEW

Overview



Vicinity Plan

## PROJECT DATA

**Applicant:** Nat Slayton, ZGF Architects LLP // (503) 863-2374

**Other Contacts:** Brett Taute, Multnomah County Facilities and Planning, (503) 988-3284

**Site Location:** NW 6th Ave between NW Hoyt St and NW Irving St

**Site Area:** 17,500 Square Feet

**Site Tax Account Numbers:** R141465, R141465, R626272, R627121, R627253

**Adjacent Property:** Bud Clark Commons // Property ID: R643100

**Zoning:** CXd

**Neighborhood:** Old Town // Chinatown

**Pre-Application Conference:** December 17, 2015 // EA 15-263941

**Development Staff Review:** Puja Bhutani, BDS Land Use Services // (503) 823-7226

## APPLICATION REQUEST SUMMARY

Design Advice Request for a new 9-story, headquarters building for Multnomah County Public Health Department. The proposed building will house clinical functions, associated workplaces, and administrative offices for the Health Department.

The Applicant requests Design Commission consideration of the proposed building form, massing, design coherency, materials, response to context, loading and the following potential modifications:

**Modification 1: Ground Floor Active Use, 33.510.225**

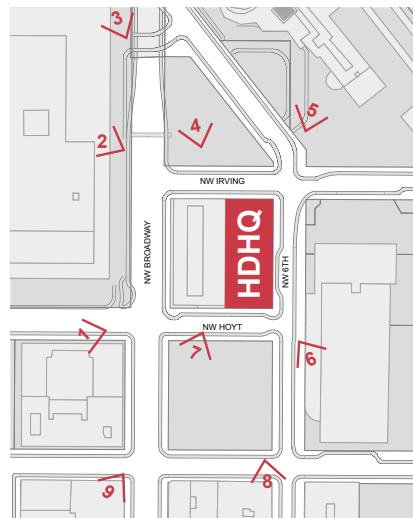
**Modification 2: Transit Street Main Entrance, 33.130.242**

**Modification 3: Projections Into Public Right-of-Way**

# DESIGN REVIEW

Overview

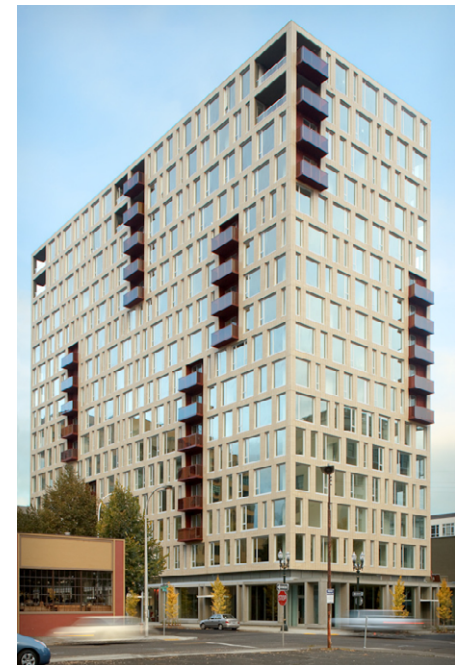
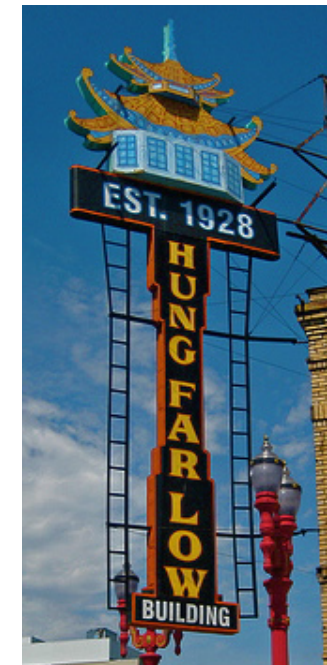
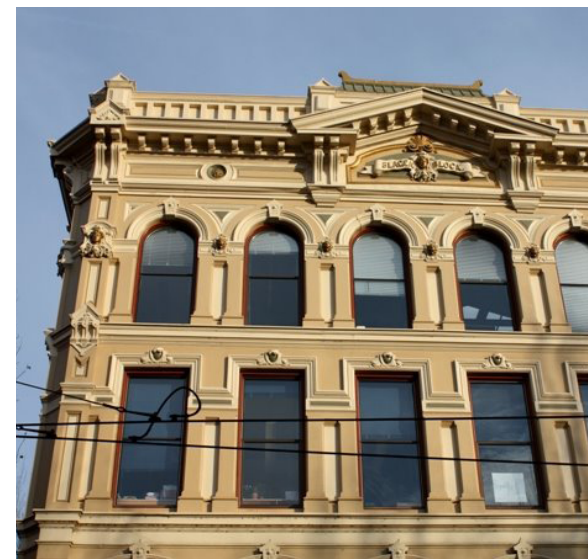
# VIEWS OF PROJECT SITE // CONTEXT



# DESIGN REVIEW

Overview

# NEIGHBORHOOD // CONTEXT

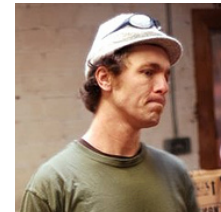
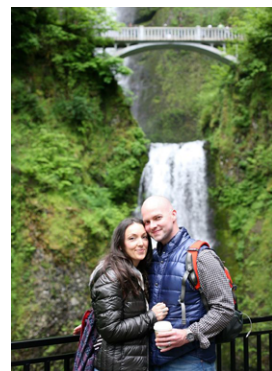




# DESIGN REVIEW

Overview

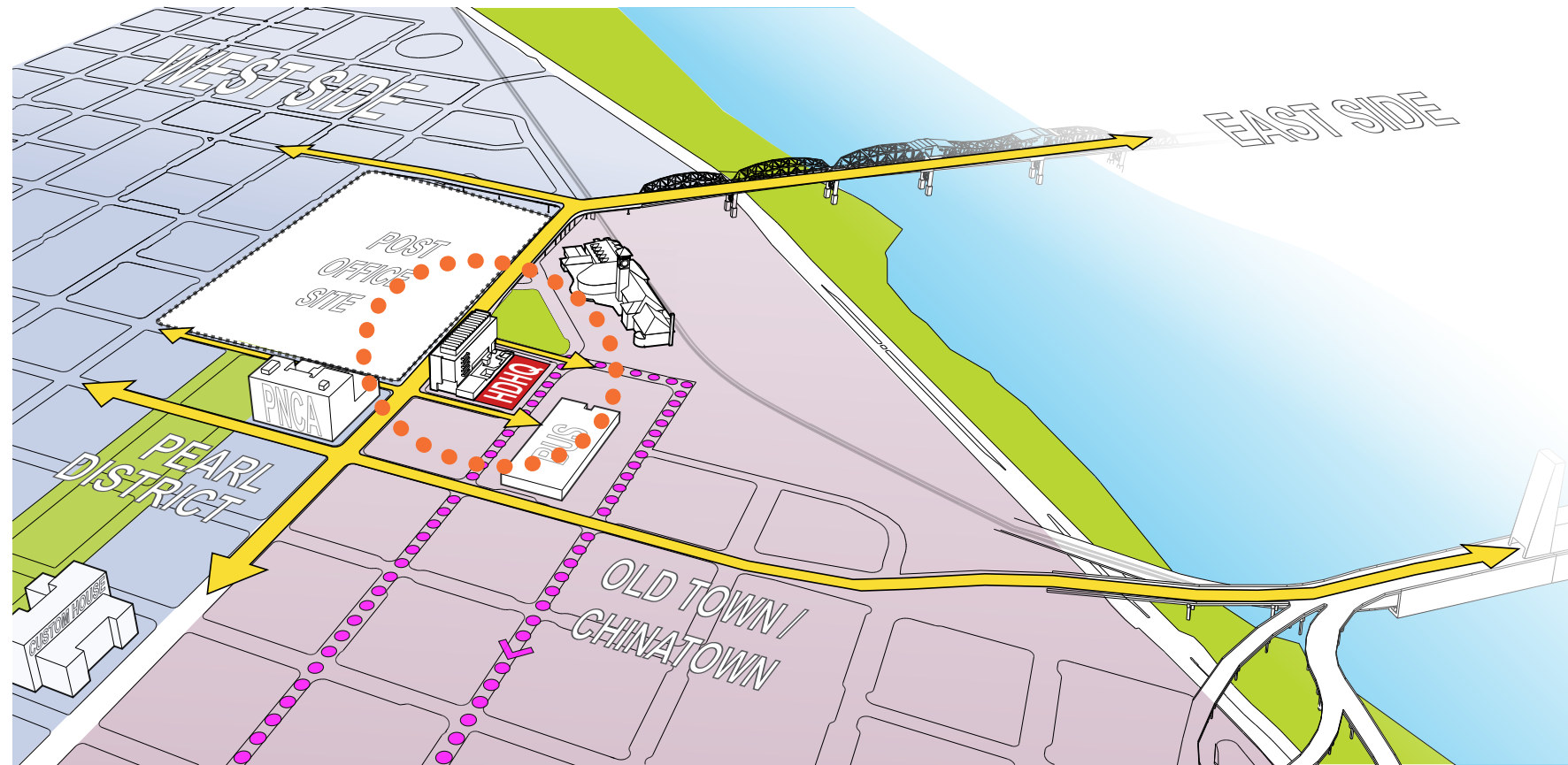
# PEOPLE OF PORTLAND // CONTEXT



# DESIGN REVIEW

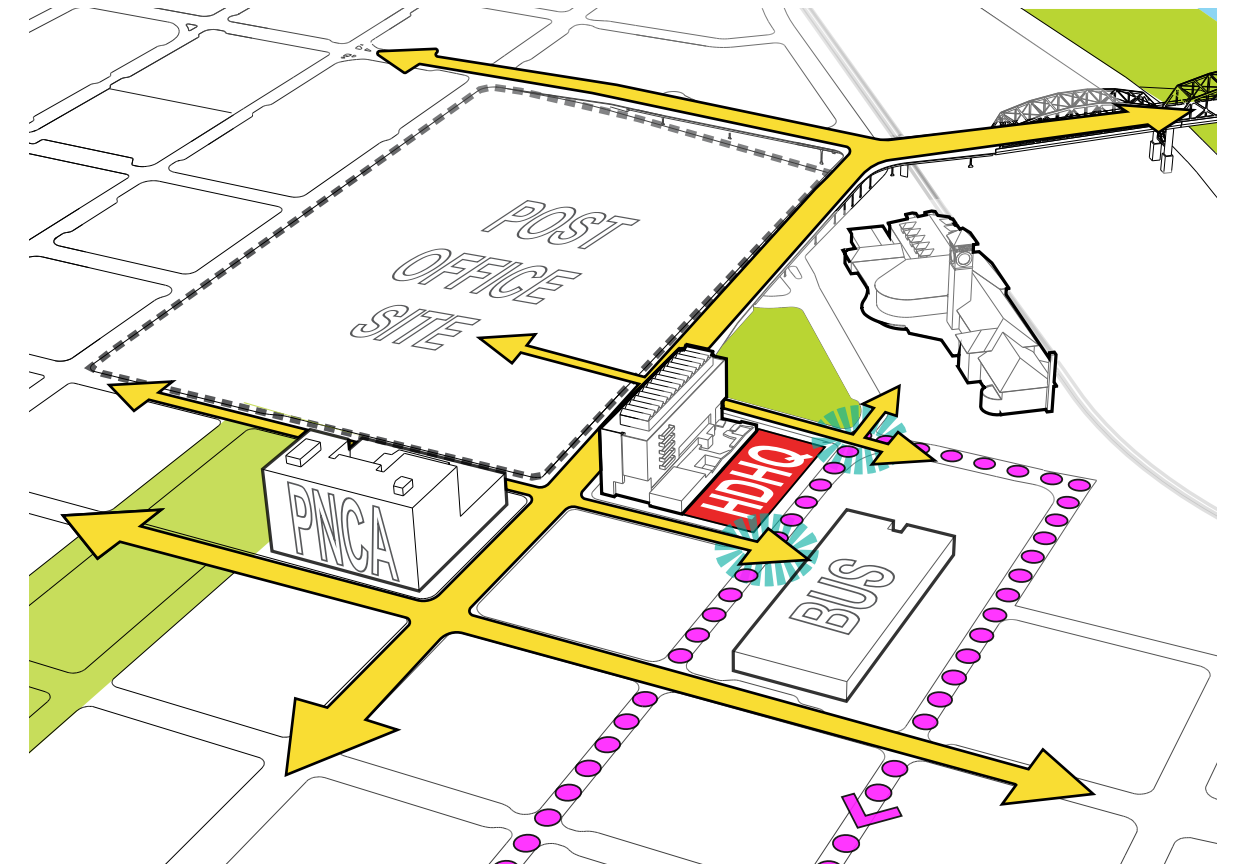
Overview

## ENHANCE CONNECTIVITY BETWEEN THE EAST SIDE // WEST SIDE...



At a district scale, the new Multnomah County Health Department Headquarters will work in concert with other nearby public institutions and infrastructure nodes to strengthen the gateway between the East and West sides of the river.

## THROUGH PEDESTRIAN CONNECTIONS AND ACTIVE STREET LIFE



At the pedestrian level, the site is charged with activating the important intersections along the transit mall.



# 2

## APPLICABLE STANDARDS

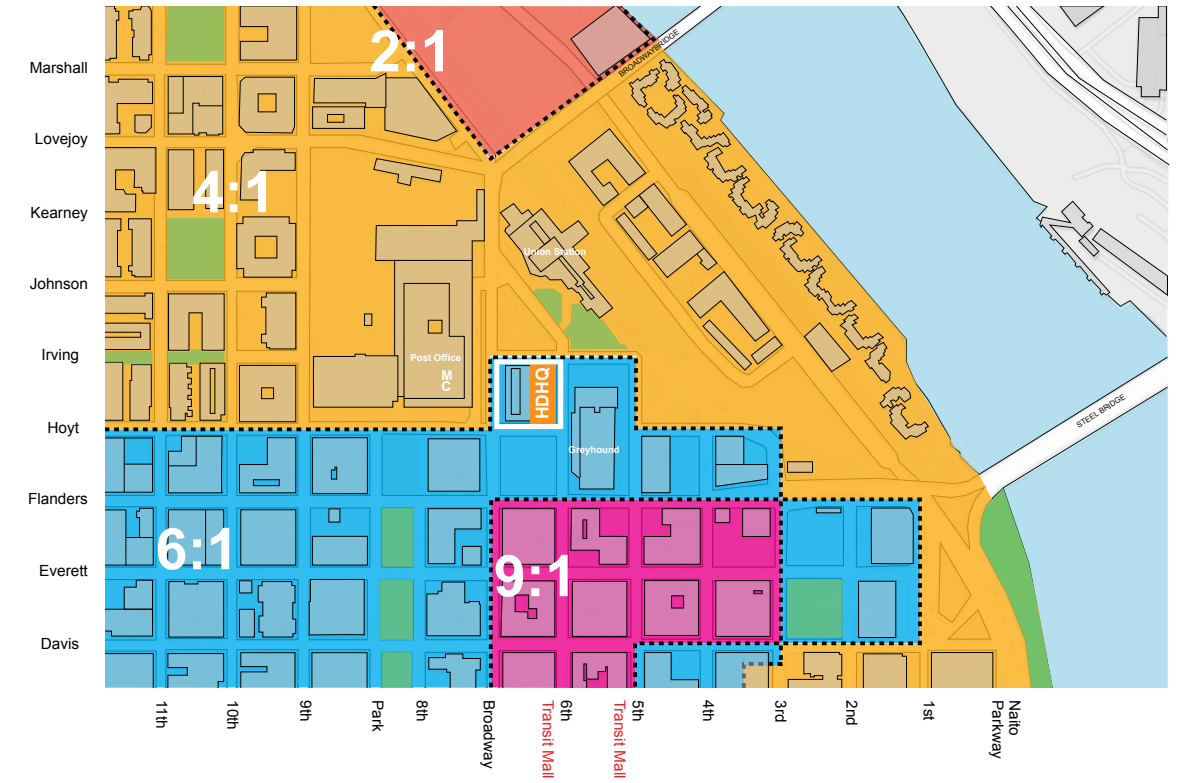
### BASE COMMERCIAL ZONE + CENTRAL CITY PLAN STANDARDS

The site is zoned CXd (Commercial with a Design “d” overlay in the River District). Applicable development standards are addressed below including standards of the Base Zone, Central City Plan, River District, and Union Station regulations and standards. The site is located within the Central City District following Map 510-1.

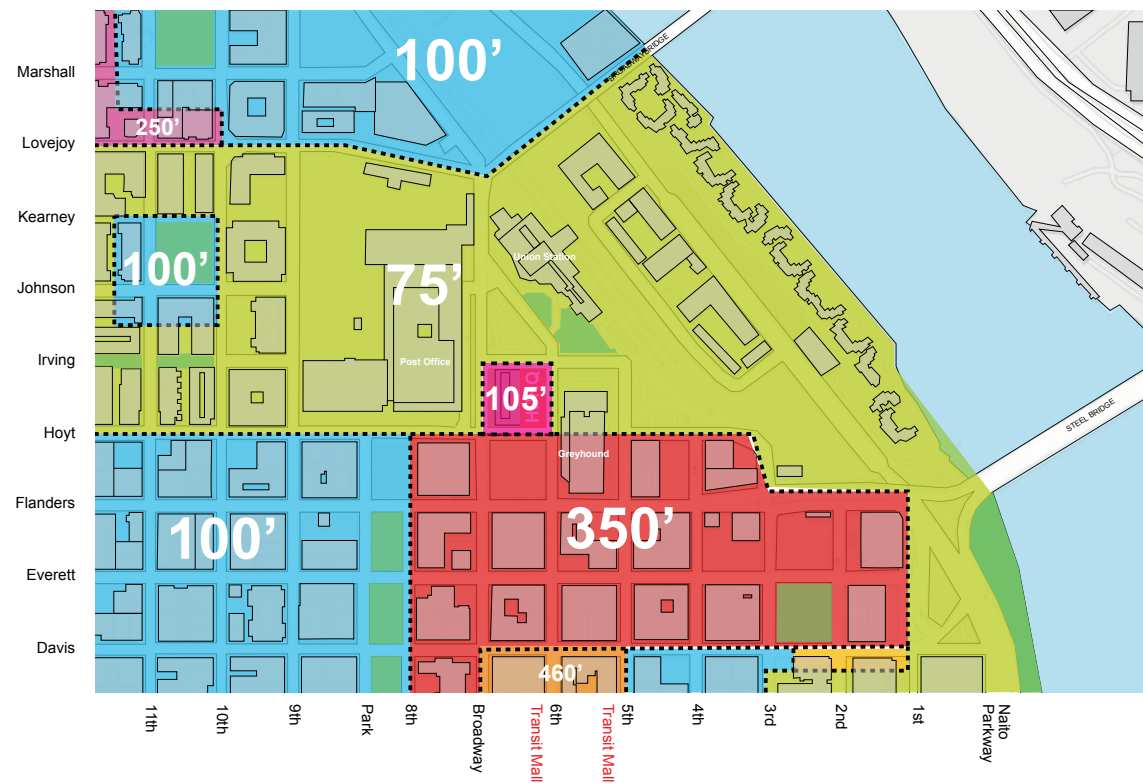
**ZONING**



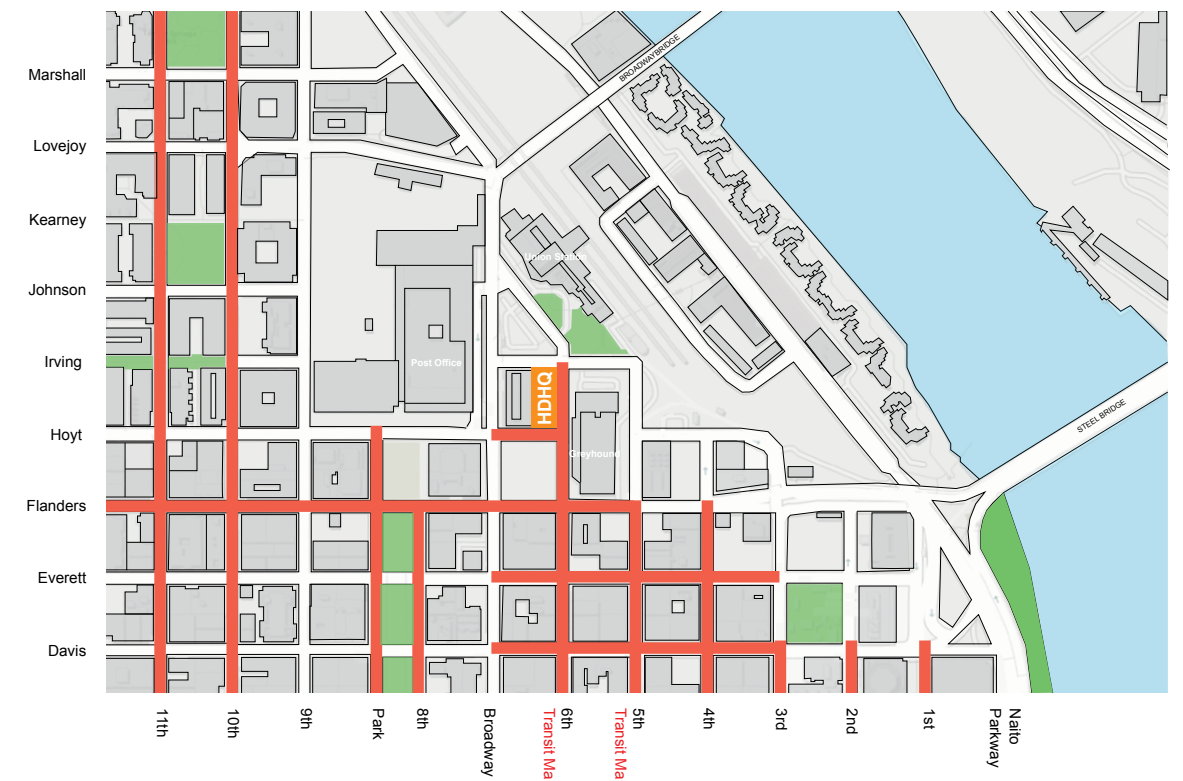
**BASE FAR**



**BASE MAXIMUM HEIGHT**



**REQUIRED BUILDING LINES APPLY**



# DESIGN REVIEW

Applicable Standards

# BASE COMMERCIAL ZONE + CENTRAL CITY PLAN STANDARDS

## REQUIREMENT

## STANDARD

## PROPOSAL

33.130.100: Primary Uses	As defined in Table 130-1, zone allows mixed uses - commercial and institutional uses.	A mixed-use building consisting of offices, community service, and medical centers is allowed in this commercial zone.
33.130.200: Lot Size	There is no required minimum lot size for development of land or for the creation of new lots in commercial zones.	
33.130.205: Floor Area Ratio	The Base FAR is 6:1, as defined on Map 510-2, with a Maximum Bonus FAR of 3:1 for a Maximum Total FAR of 9:1. 17,500 sqft ground floor x 9 floors = 157,500 sqft allowable.	The proposed FAR is 9:1 (Eco-Roof, Locker Room Bonus, and Affordable Housing Replacement Fund) with a total area of approximately 157,000 sqft.
33.130.210: Height	The maximum building height is 105' -0" with an Available Bonus Height of 45'-0" as described on Map 510-3 for a Maximum Total Building Height of 150'-0".	Building height proposed is 148' - 0". The site base point is at the north-west corner, mid-block along NW Irving. The building height is measured from this base point to top of mechanical screen.
33.130.215: Minimum Building Setbacks	There is no minimum building setback.	There are no building setback.
33.130.220: Building Coverage	There is no limit to building coverage as defined in Table 130-3.	The Proposed Building covers 100% of the available buildable site.
33.130.225: Landscaped Areas	There is no requirement for minimum landscaped areas as defined in Table 130-3.	
33.130.230: Ground Floor Windows	The proposed percentage of glazed street level facade must exceed the minimum standard of 33.130.230 section B, paragraph 3 of a minimum of 50% of the length and 25% of the ground level wall area on average.	The proposed percentage of glazed street level facade exceeds the minimum standards on the south and the east facades. Please see the Appendix for modifications to the north facade glazing length requirement.
33.130.235: Screening	All exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties. Screening must comply with at least the L3 or F2 standards of Chapter 33.248, Landscaping and Screening.	Garbage and recycling for the building is collected from the interior of the building via the loading dock and does not therefore require screening at the ground level. The mechanical units on the roof are screened and have been carefully integrated within the overall building massing and elevations.
33.130.240: Pedestrian Standards	Standards include connections, materials, and lighting.	The proposed project has a clear connection between the street and the public lobby with a pharmacy waiting area directly accessed upon entry into the lobby.
33.130.242: Transit Street Main Entrance	The main entrance must be within 25 feet of the transit street and allow pedestrians to both enter and exit the building; and either face the transit street; or be at an angle of up to 45 degrees from the transit street, measured from the street property line, as shown in Figure 130-6.	The main entry is recessed and protected to create an entry that is pedestrian-orientated and clearly associated with the transit street. However, the proposal is requesting a modification to the standard such that the main entry faces SW Hoyt St. Please refer to Modification 2 in the Appendix.
33.130.275: Demolitions	Demolition on a site that requires a demolition permit is subject to the tree preservation and protection requirements of Title 11, Trees. See Chapter 11.50, Trees in Development Situations.	

# DESIGN REVIEW

Applicable Standards

# BASE COMMERCIAL ZONE + CENTRAL CITY PLAN STANDARDS

## REQUIREMENT

## STANDARD

## PROPOSAL

33.130.300: Street Trees	Street trees are required for developments by the City Forester. See Title 11, Chapter 11.50.	Street trees will be incorporated along each frontage.
33.130.310: Recycling Areas	Requirements for recycling areas are regulated by the Bureau of Planning and Sustainability. See Section 17.102.270, Businesses and Multifamily Complexes Required to Recycle, of the Portland City Code.	Recycling areas will be incorporated into the garbage collection areas and will not require screening. Appropriate signage will be incorporated into the design of all recycling areas.
33.266.210: Bicycle Parking	Long-Term Parking required is 1 stall / 10,000 sqft (16 required), and Short-Term Parking required is 1 / 40,000 sqft (4 required) per Table 266-6.	The Proposed Building provides 55 Long-Term secure stalls, and 4 Short-Term covered spaces to the South and 2 Short-Term covered Spaces to the North.
33.266.310: Loading	Two loading spaces meeting Standard A are required. The loading space must be at least 35'-0" long, 10'-0" wide, and have a clearance of 13'-0".	Complies. The proposed building includes (2) spaces 10'-0" wide by 35'-0" long by 13'-0" minimum tall. Note that the proposed loading door is 20'-0" wide to comply with the standard.
33.510.265: Parking in the River District	There are no minimum parking requirements.	No parking is provided.
33.510.265 Map 510-9: Parking Access Restricted Streets	Parking is prohibited along 6th Ave.	
33.510.215: Required Building Lines	As defined on Map 510-6, the building must extend to within 12 feet of the street lot line for 75 percent of the lot line.	The Proposed Building fulfills this requirement.
33.510.221: Required Windows Above the Ground Floor	Windows must cover at least 15 percent of the area of street-facing facades above the ground level wall areas.	The windows above ground level of the Proposed Building cover more than 15 percent of the area of street-facing facades above the ground level.
33.510.224: Mechanical Equipment along the Portland Streetcar Alignment	These regulations do not apply to the site per Map 510-11.	
33.510.225: Ground Floor Active Uses	Buildings must be designed and constructed to accommodate uses such as those listed in 33.510.225, Section A. The distance from the finished floor to the bottom of the structure above must be at least 12 feet. The area must be at least 25 feet deep, measured from the street-facing facade; The area may be designed to accommodate a single tenant or multiple tenants. The street-facing facade must include windows and doors, or be structurally designed so doors and windows can be added when the space is converted to active building uses.	This project meets the requirements by allocating potential lease area on the south elevation along NW Hoyt; and a pharmacy and waiting area, main entry lobby and gallery space on the east frontage along NW 6th. A modification to the standard is requested for the north frontage along NW Irving. While the project is able to activate a portion of this frontage with workspace/office programming, the narrower site (it is 87'-6" wide) combined with the loading width requirement and service needs of the building result in an active frontage percentage that is below the base standard. Please refer to Modification #1 in the Appendix.

## CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES

### **A Portland Personality**

- A1 Integrate the River
- A2 Emphasize Portland Themes
- A3 Respect the Portland Block Structures
- A4 Use Unifying Elements
- A5 Enhance, Embellish and Identify Areas
- A6 Reuse / Rehabilitate / Restore Buildings
- A7 Establish and Maintain a Sense of Urban Enclosure
- A8 Contribute to a Vibrant Streetscape
- A9 Strengthen Gateways

### **B Pedestrian Emphasis**

- B1 Reinforce and Enhance the Pedestrian System
- B2 Protect the Pedestrian
- B3 Bridge Pedestrian Obstacles
- B4 Provide Stopping and Viewing Places
- B5 Make Plaza Parks and Open Space Successful
- B6 Develop Weather Protection
- B7 Integrate Barrier-Free Design

### **C Project Design**

- C1 Enhance View Opportunities
- C2 Promote Quality and Permanence in Development
- C3 Respect Architectural Integrity
- C4 Complement the Context of Existing Buildings
- C5 Design for Coherency
- C6 Develop Transitions Between Buildings and Public Spaces
- C7 Design Corners that Build Active Intersections
- C8 Differentiate the Sidewalk-Level of Buildings
- C9 Develop Flexible Sidewalk-Level Spaces
- C10 Integrate Encroachments
- C11 Integrate Roofs and Use Rooftops
- C12 Integrate Exterior Lighting
- C13 Integrate Signs

## RIVER DISTRICT DESIGN GUIDELINES

### **A Portland Personality**

- A1-1 Link the River to the Community
- A3-1 Provide Convenient Pedestrian Linkages
- A5-1-4 Reinforce the Identity of the Union Station Area
- A5-2 Emphasize NW Broadway Bright Lights
- A5-3 Incorporate Water Features
- A5-4 Integrate Works of Art
- A8-1 Design Fences, Walls, and Gateways to be Seen Over
- A9-1 Provide a Distinct Sense of Entry and Exit

### **B Pedestrian Emphasis**

- B1-1 Provide Human Scale to Buildings Along Walkways
- B5-1 Recognize the Roles of the Tanner Creek Parks

### **C Project Design**

- C1-1 Increase River View Opportunities



# 3

## PROJECT GOALS

### THE DESIGN GUIDELINES AND THEIR RELATION TO OUR PROJECT GOALS

At the inception of the project, the design team formulated project goals expressing our aspirations and identifying significant challenges and opportunities.

Both the Central City Fundamental Design Guidelines and the South Waterfront Design Guidelines provide a critical overlay to the design process, influencing and refining our proposal.

### PROJECT GOALS

Contribute to an Active and Engaging Public Realm

Provide a Welcoming Front Door for Multnomah County

Strengthen the Identity of the Union Station Area

Be a Good Neighbor to Bud Clark Commons

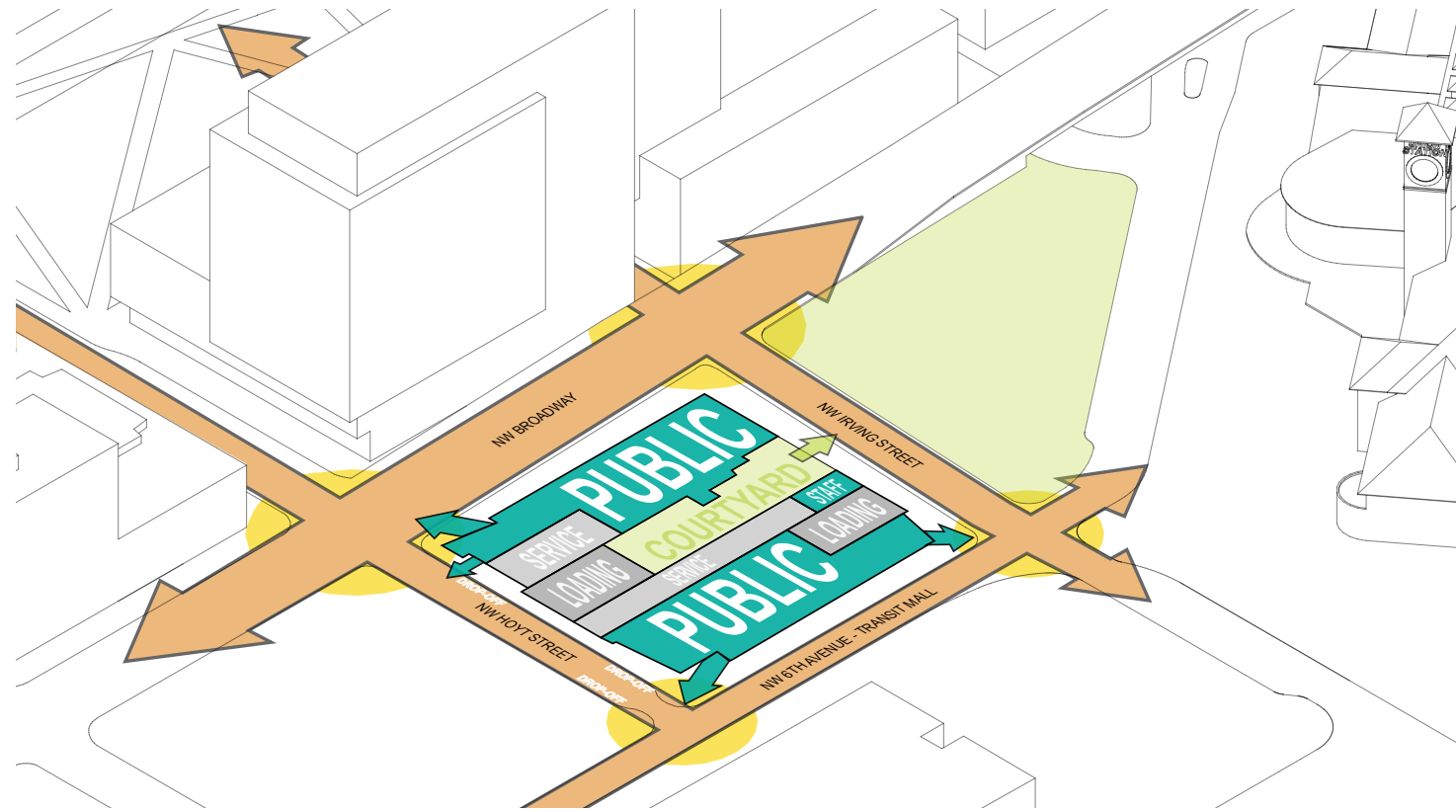
Ensure Long Term Flexibility



# DESIGN REVIEW

Design Guidelines

# GOAL: CONTRIBUTE TO AN ACTIVE AND ENGAGING PUBLIC REALM



Activities + Program that Enliven the Street

Proposed major program areas at the ground floor include a public lobby, a pharmacy and waiting area, a linear gallery, loading and support spaces and incident response workspaces that provide a critical public health function to Multnomah County's citizens. These spaces are organized and framed to help activate the pedestrian experience along each frontage. The major public functions are oriented towards Sixth Avenue, which will be composed of tall windows allowing views to and from the lobby, the pharmacy area and the gallery wall. Because of its connection to the Pearl, the intersection of NW Hoyt and Sixth will become an increasingly active pedestrian space as the neighborhood matures. This is also the side of the building adjacent to the vehicular client drop-off areas. Because of this, the building is designed with an inviting and protective canopy along this edge and the entrance is designed to be clearly identifiable from the intersection. The space at the southeast corner of the ground floor is identified as a potential lease area for a function to support and activate both the pedestrian realm and building's entrance.

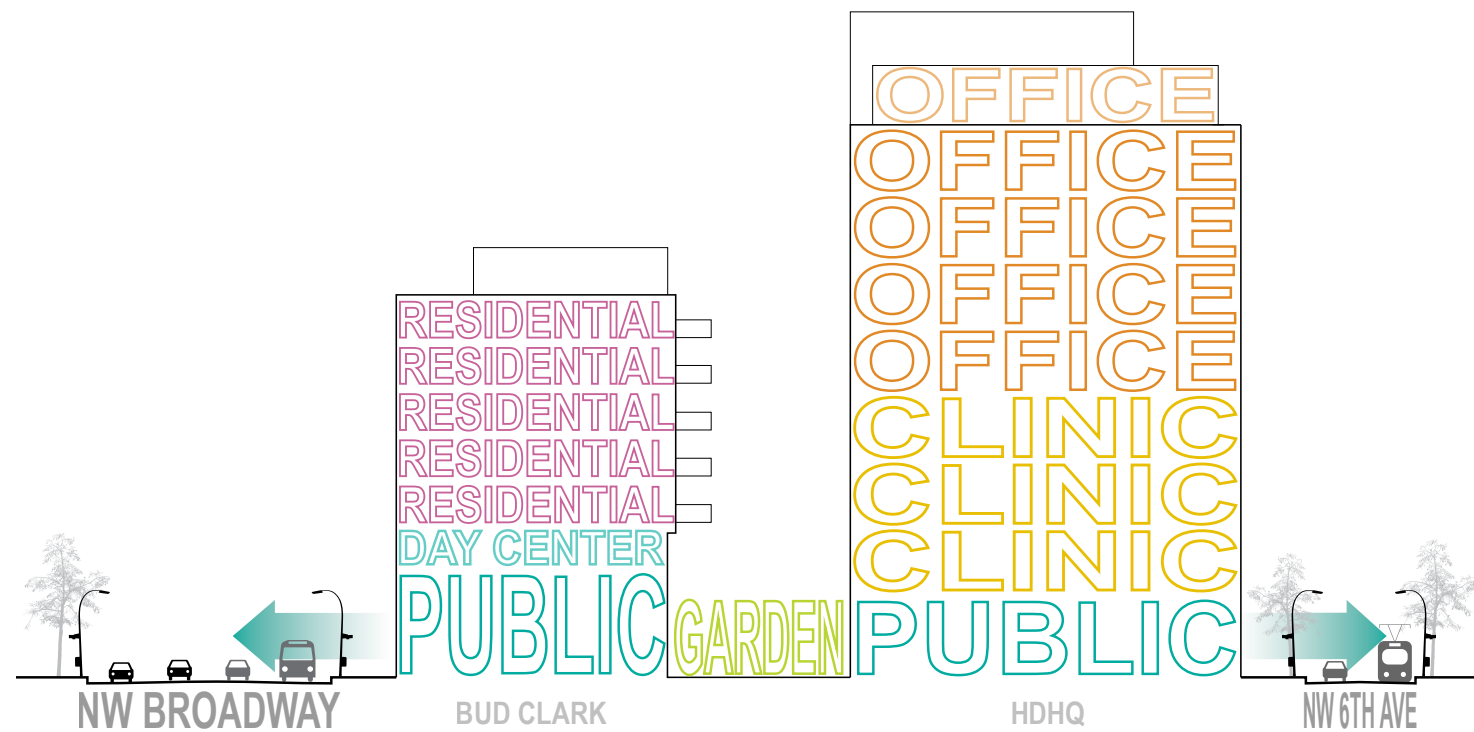
## Relevant Central City Design Guidelines:

### 33.510.225.A // Ground Floor Active Use Standard

The site is in a designated Pedestrian District which requires that at least 50% of the ground floor functions that face the sidewalk must be active spaces and at least 25 feet deep. The proposed ground floor spaces are designed to provide street activation to the extent possible and include doors, windows and protective canopies to help strengthen the pedestrian experience. The impact of the service and loading space is minimized by locating them on the less active (NW Irving) street and positioning it between a staff entry vestibule and a glazed workspace area. See Appendix for more information.

### A8 // Contribute to a Vibrant Streetscape

The architecture of the ground floor and variety of program areas help to ensure a variety of uses and experiences at the pedestrian scale. A glazed vestibule allows views into the main lobby space, the pharmacy waiting area is designed to be welcoming and viewable from the street, the pharmacy itself is proposed to have areas of glazing to allow for views to and from the work areas. A potential lease area on the south side with storefront glazing can contribute to an active street front along NW Hoyt and the long linear gallery along NW sixth could be lit at night to become an important cultural feature along the transit mall.



Density + Complimentary Mixed-Use Program

# DESIGN REVIEW

Design Guidelines

## VITRINE WINDOWS AND GALLERIES: NEIGHBORHOOD PRECEDENTS



## POTENTIAL ART INTEGRATION PRECEDENT ALONG BUILDING FRONTAGE



## NW 6TH AVE. GROUND FLOOR ELEVATION: CONCEPTUAL ART INTEGRATION STRATEGY ALONG INTERIOR GALLERY WALL



NW Hoyt St.

Covered Main Entry Porch

Lobby / Pharmacy Waiting Room

Gallery

Gallery / Work Space

Covered Entry Porch

NW Irving St.

# CONTRIBUTE TO AN ACTIVE AND ENGAGING PUBLIC REALM

### A5-4 // Integrate Works of Art

The exterior wall along Sixth Avenue is glazed to allow views into a linear gallery space that is more than half the length of the block. The intent is to link the building to the creative heritage of the district, including the galleries of the Pearl and PNCA. This space will be lit at night and help to animate the transit street and might feature artwork commissioned for the space.

### B4 // Provide Stopping and Viewing Places

The window openings along Sixth Avenue are meant to act as larger versions of the gallery vitrines common throughout the Pearl District where people could pause and view public artwork.

### C9 // Develop Flexible Sidewalk-Level Spaces

The potential lease area at the south-east corner is designed to have storefront glazing and entrance doors that have direct connection to the sidewalk. The building architecture on the north-east corner also supports the potential for changes in occupancy by providing a recessed door, canopy and storefront glazing facing the intersection of NW 6th and NW Irving. Similarly, the framed openings along the east gallery are scaled and detailed to anticipate the potential for future tenant changes that might add entrances and canopies along the pedestrian way.

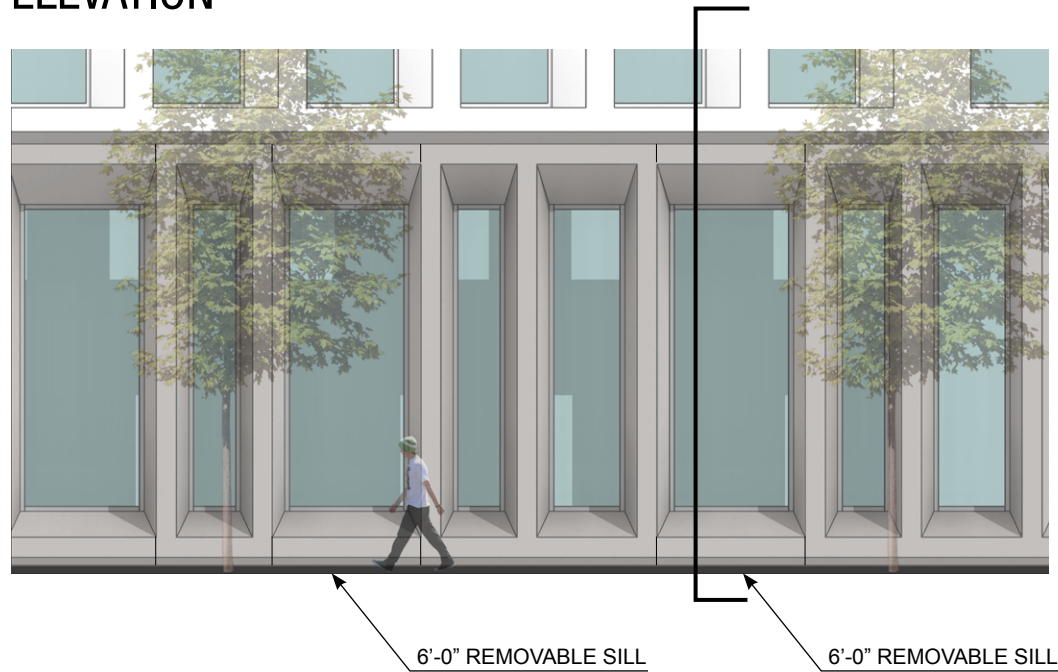
# DESIGN REVIEW

Design Guidelines

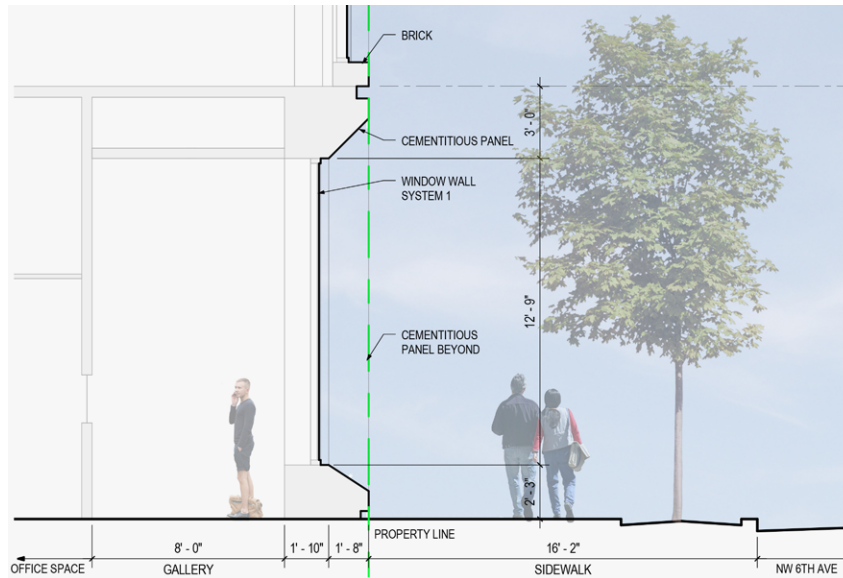
# CONTRIBUTE TO AN ACTIVE AND ENGAGING PUBLIC REALM

## PROPOSED GALLERY WALL CONDITION

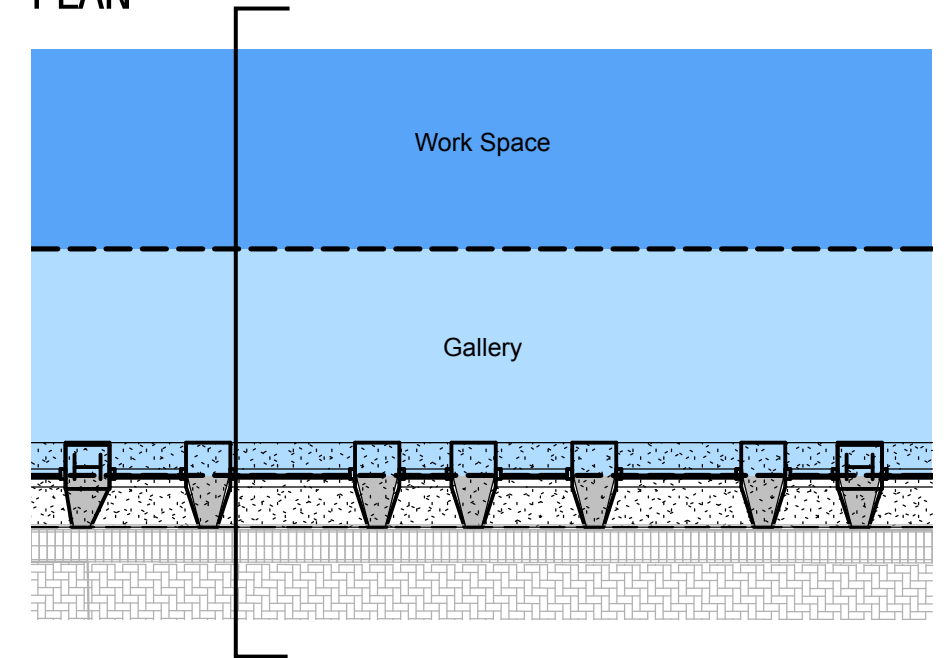
### ELEVATION



### SECTION



### PLAN

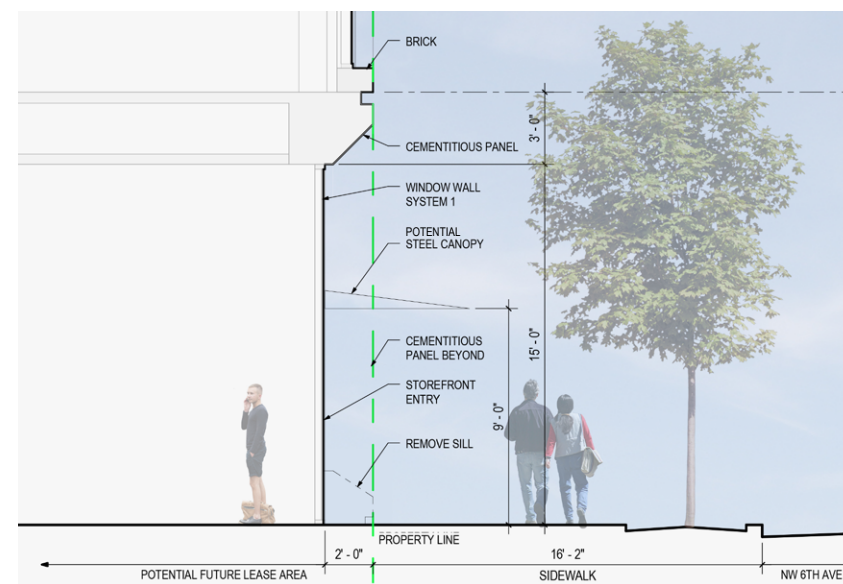


## POTENTIAL FUTURE LEASE ENTRY AT REMOVABLE SILL

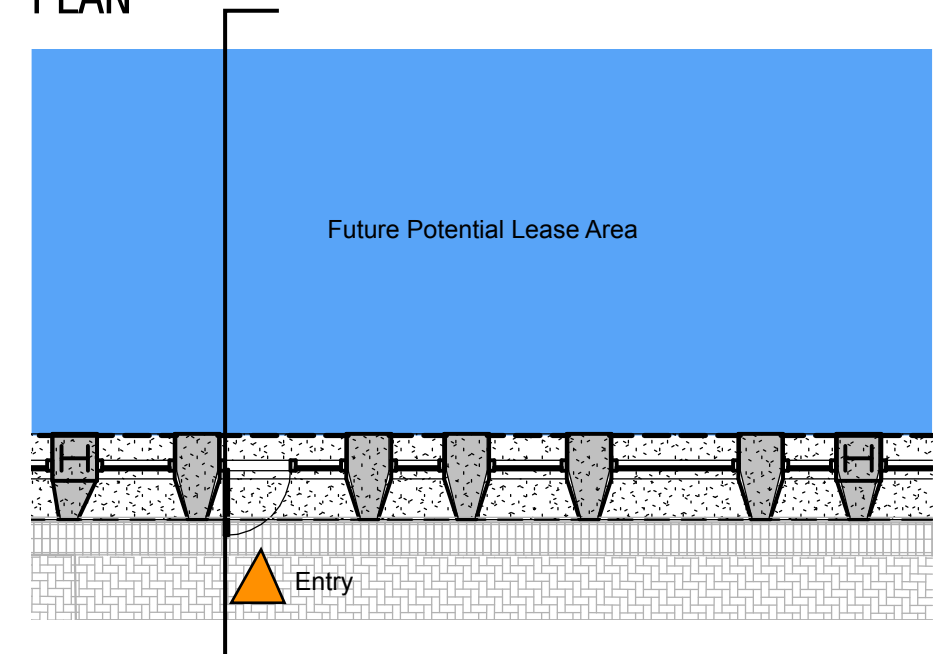
### ELEVATION



### SECTION

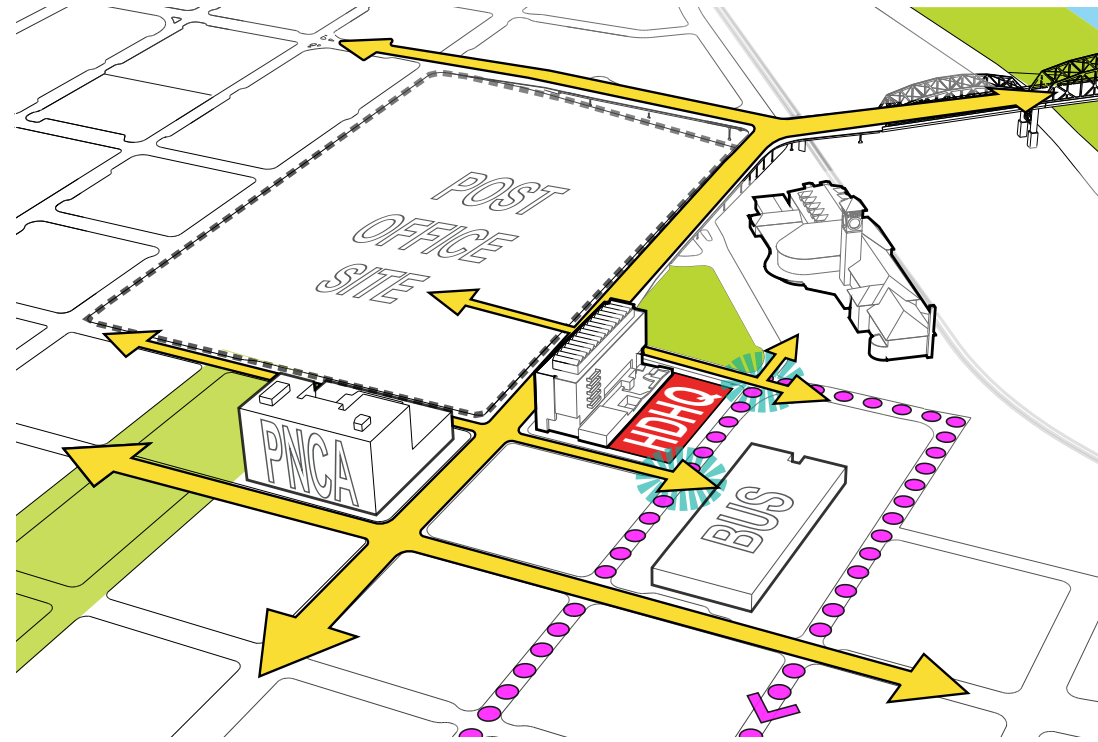


### PLAN

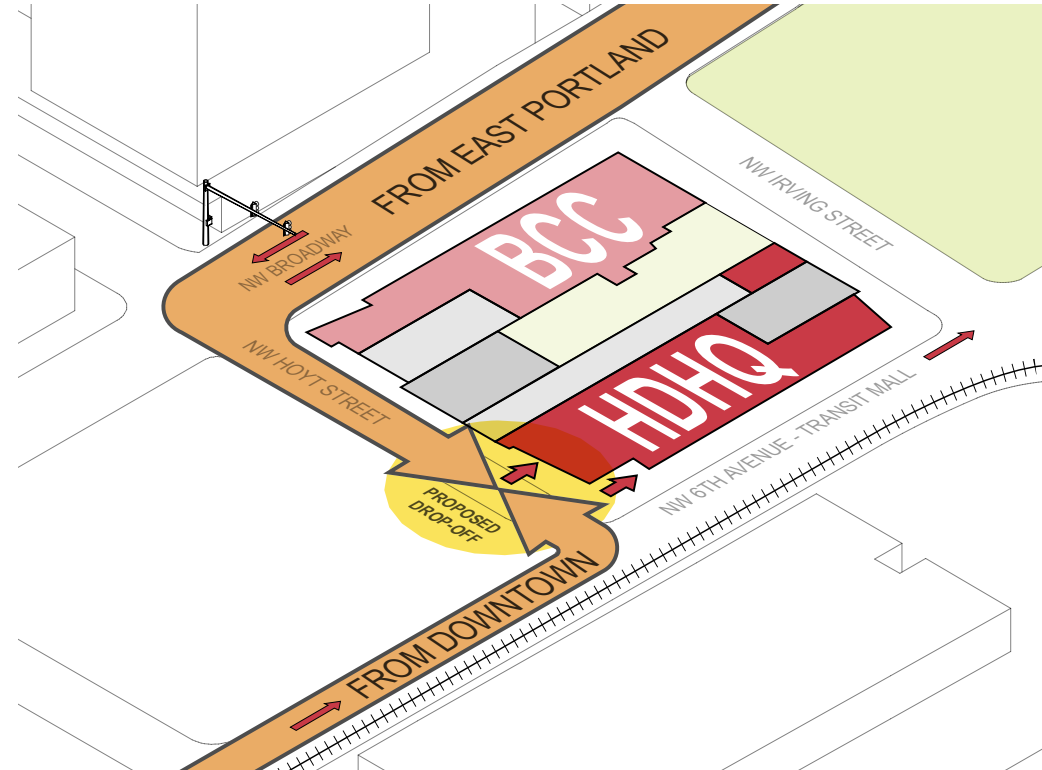


# DESIGN REVIEW

Design Guidelines



Broadway connects the site with east and west Portland, downtown and the Pearl



The main entrance provides easy access to the county health facilities

# GOAL: PROVIDE A WELCOMING FRONT DOOR FOR MULTNOMAH COUNTY

The mission of the Health Department is “Healthy people in healthy communities”. This project represents a significant opportunity for the County to represent this mission in the context of the central city through the architectural design of the building and services offered therein.

The building will have a public entry sequence focused on the intersection NW 6th Avenue and NW Hoyt Street. This is the side of the building associated with vehicular client drop off zones. The entry space is defined by a recessed ‘portico’ in the building form at the south east corner that helps focus and clearly define the main lobby entry. This space is framed on the south side by a sheltering canopy that helps protect pedestrians and clients as they make their way down NW Hoyt to the front door. The glazed main entry vestibule opens onto a civic scaled lobby and waiting space oriented towards NW 6th Avenue. The intent to emphasize an accessible, dignified and protected entry experience that is appropriately scaled and straightforward to navigate.

### Relevant Central City Design Guidelines:

#### B1 // Reinforce and Enhance the Pedestrian System

#### C7 // Develop Corners and Build Active Intersections

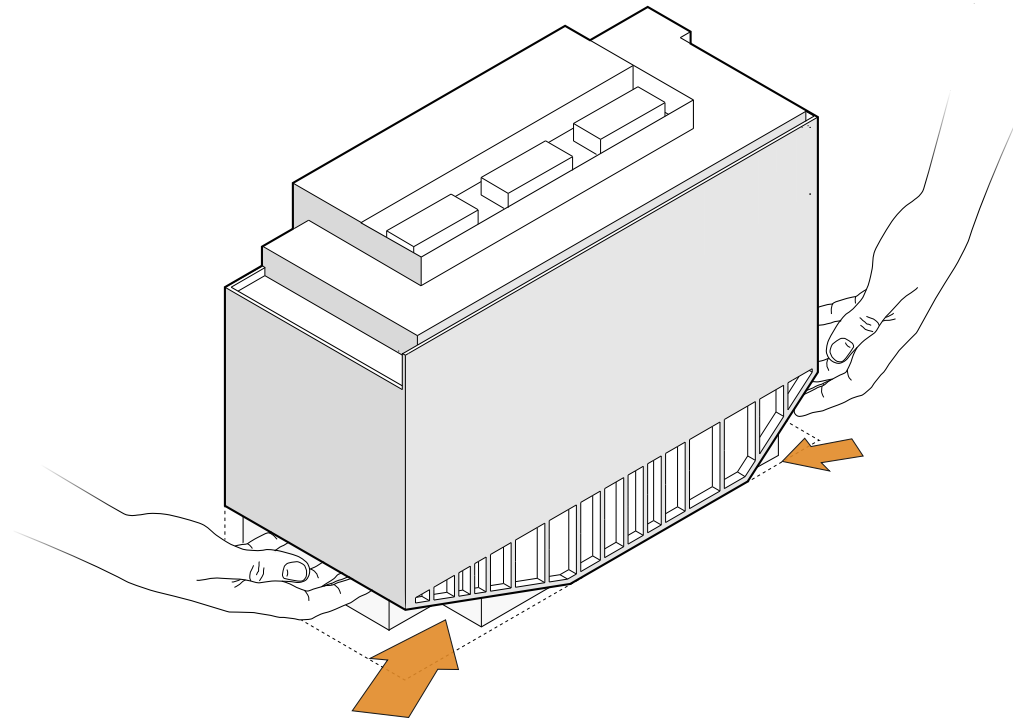
The lobby space, gallery and major building entries are oriented to help activate the pedestrian zone. The major building entry is positioned to emphasize and support the important pedestrian intersection while secondary and staff entrances help to distribute building access points around the block.

#### B6 // Develop Weather Protection

The recessed portico and canopies help to shelter the pedestrian realm at the building entrances.

#### B7 // Integrate Barrier Free Design

The entrances and primary public spaces are at grade, clearly located and designed to be an extension of the public way.



Lifting the corner edges to emphasize and activate the pedestrian intersections

**B1-1 // Provide Human Scale to Buildings along Walkways**

At the pedestrian level the building is scaled with overhangs, canopies and entrances that help frame the human scale. In addition, glazed areas are sized to emphasize the different scales of use: larger and taller areas are associated with the main entries, more modestly scaled entrances are designed for staff use, and the window patterning along the pedestrian thru-way of Sixth Avenue is broken up into individual frames that are meant to emphasize a more human-scale rhythm along the transit street.



Main Entry at NW 6th Ave and NY Hoyt St

# DESIGN REVIEW

Design Guidelines

# GOAL: STRENGTHEN THE IDENTITY OF THE UNION STATION AREA

The 150' tall Romanesque Revival clock tower on Union Station has been an important icon for the city of Portland since 1896. It marks one of the city's most important gateways and terminates the important transit mall axis along Sixth Avenue. Because of its proximity and orientation relative to the Union Station, the Multnomah County Health Department Headquarters building will reinforce the visual axis north to the clock tower along Sixth Avenue and help to frame the urban space in front of the train station.

## Relevant Central City Design Guidelines:

### A5-1 // Reinforce the identity of the Union Station Area

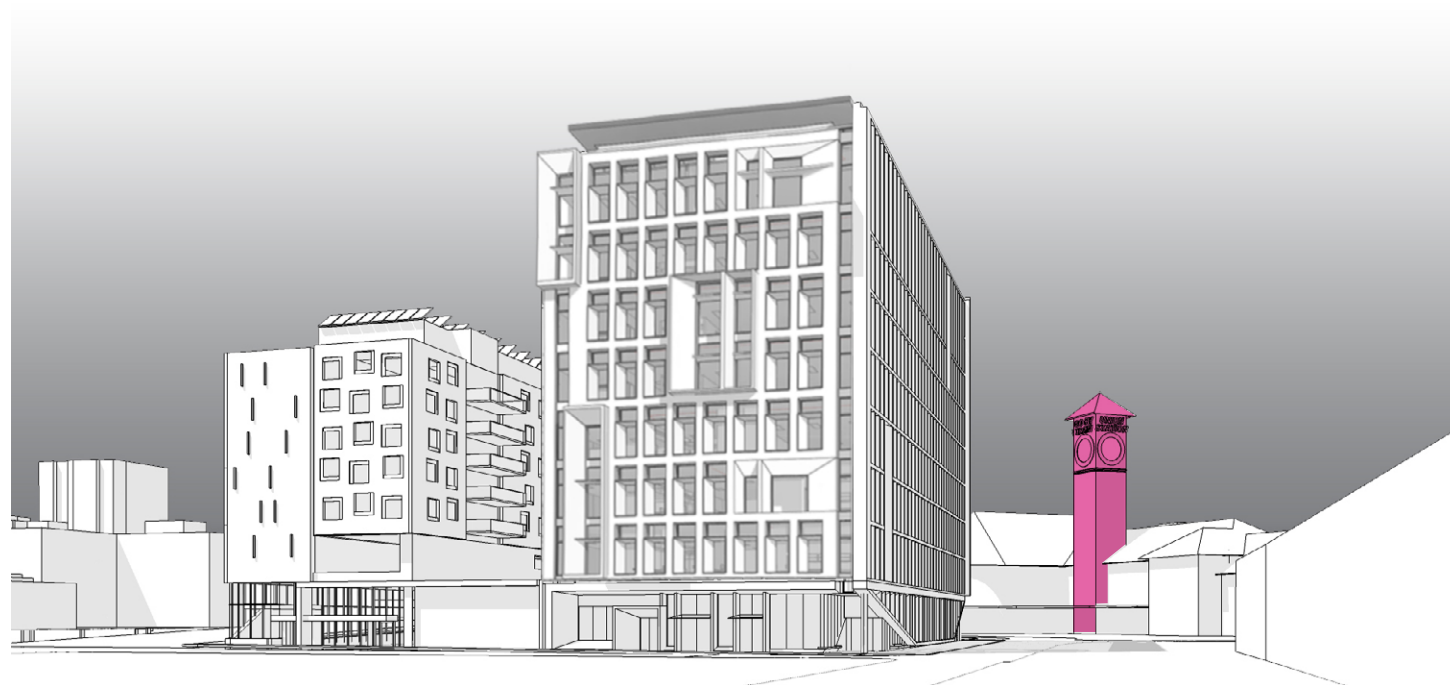
The uninterrupted cornice line and simple massing along Sixth Avenue help to frame the Union Station tower. On the north side of the building, a glazed volume of stacked meeting rooms is oriented towards Union Station and helps to engage and animate the increasingly important urban space in front of the train station.

### A9 // Strengthen Gateways

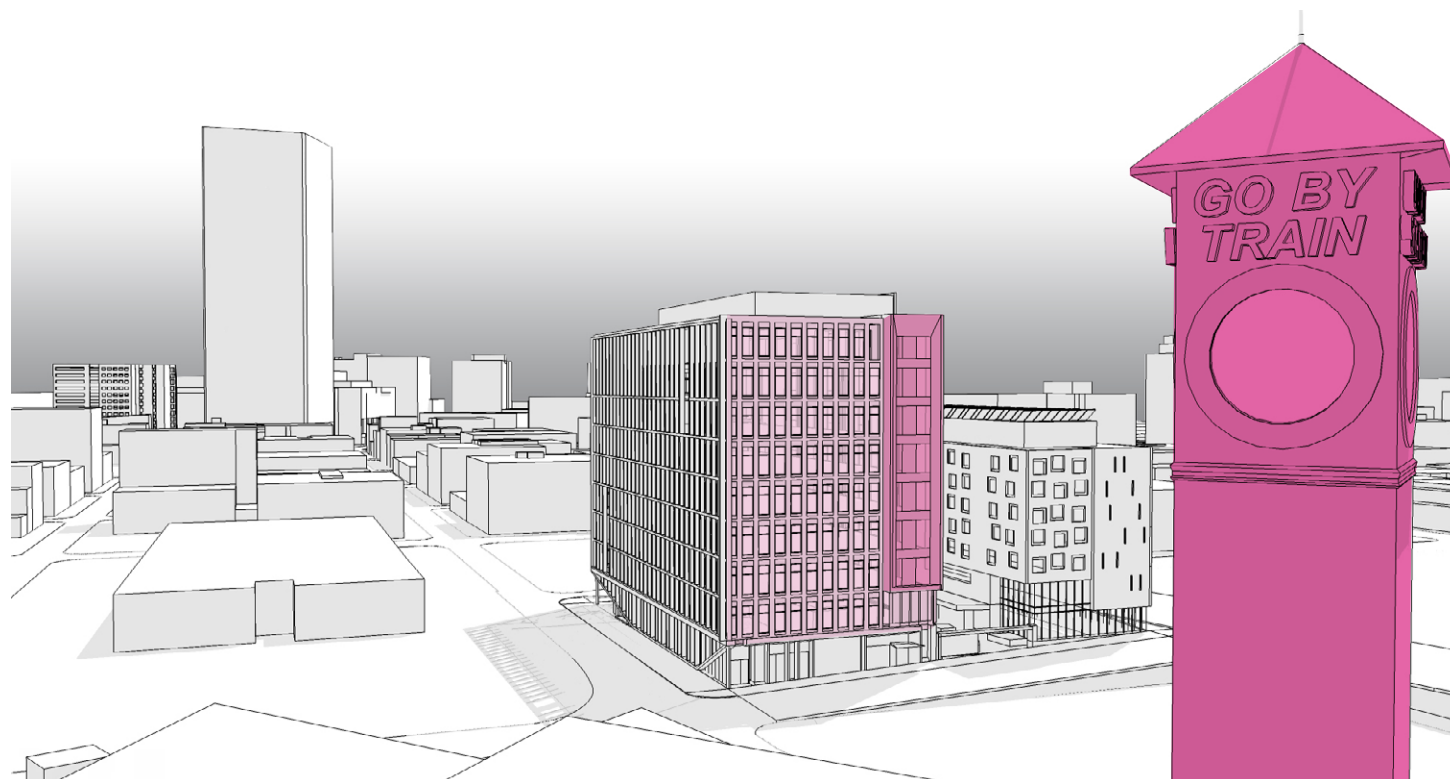
The vertical 'bay' window on the north elevation formed by the meeting rooms provides civic-scale gesture helping to frame the Broadway bridgehead. At the pedestrian scale, the gateway to Union Station is framed by the civic scale of the ground floor fenestration.

### A7 // Establish and Maintain a Sense of Urban Enclosure

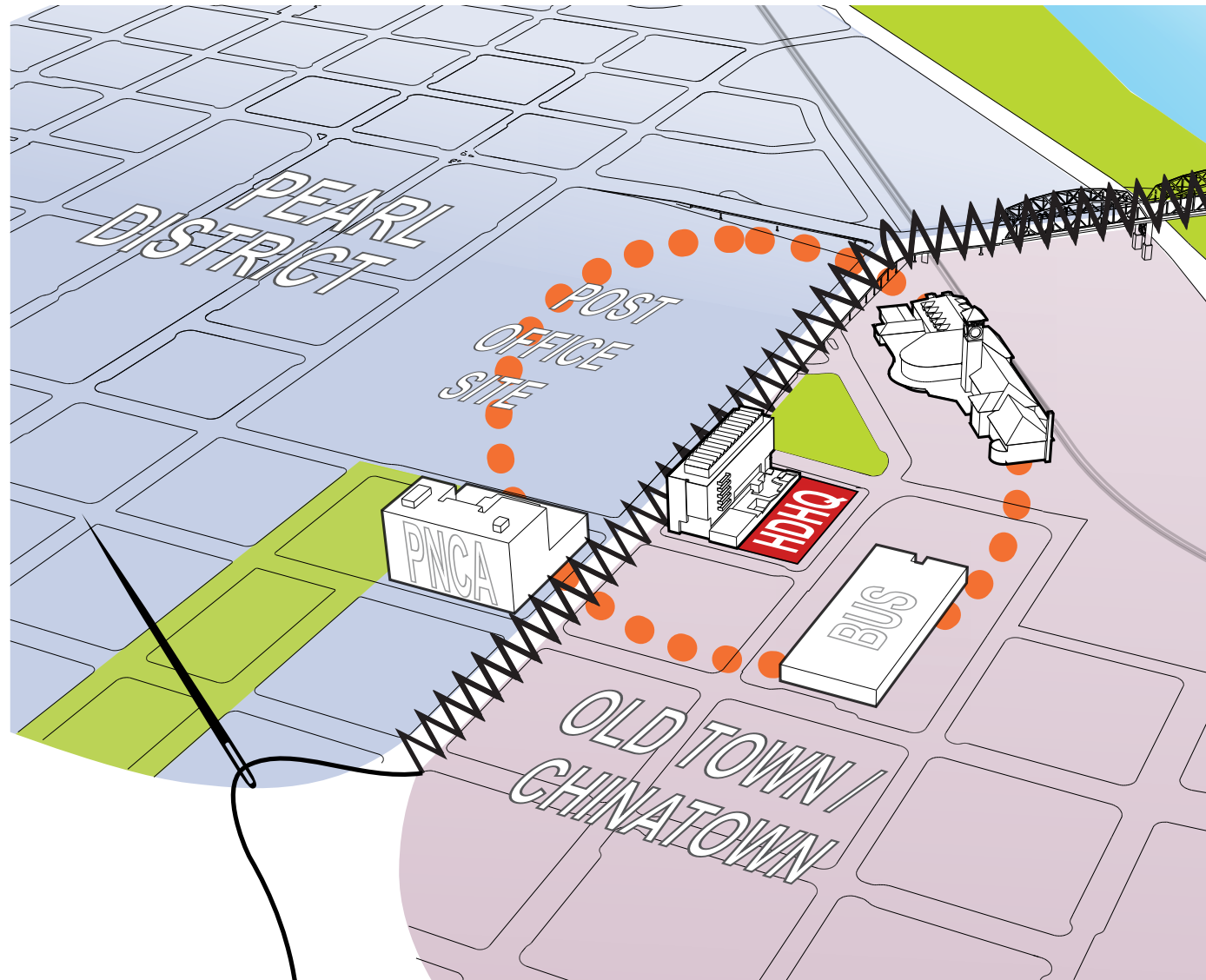
Canopies at both the south and north ends of the building will help to frame the pedestrian realm at the street intersections along Sixth Avenue. These canopies will be scaled and detailed to provide protective cover for anyone entering the building. In addition, a small recess in the south-east corner of the ground floor will provide weather protection from the sidewalk to the main building entrance.



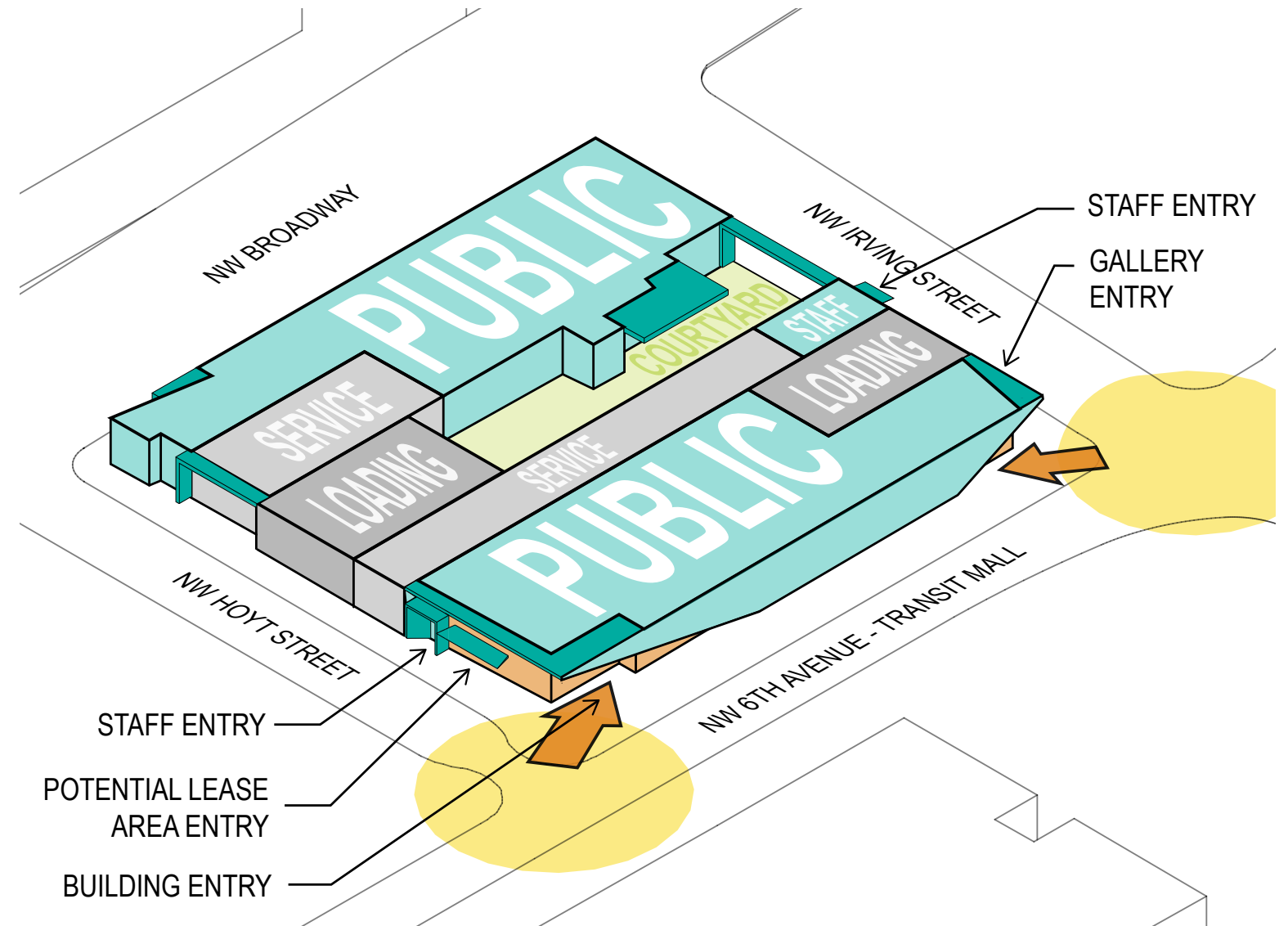
The east facade reinforces the view corridor to Union Station



Vertical bay windows on the north facade are a civic-scaled gesture to the Union Station Tower



Activate the Broadway corridor by connecting the Pearl District and Old Town / Chinatown



Creating a clear and inviting front door

# DESIGN REVIEW

Design Guidelines



**PORTLAND POLICE BLOCK**  
209 SW Oak Street



**MULTNOMAH COUNTY COURTHOUSE**  
629 SW Main Street



**BUD CLARK COMMONS**  
665 NW Hoyt Street



**AMERICAN BANK BUILDING**  
SW Morrison Street + 6th SW Avenue

# GOAL: BE A GOOD NEIGHBOR TO BUD CLARK COMMONS

The proposed Headquarters building shares the block with the Bud Clark Commons. The Bud Clark Commons combines three distinct programs: 130 studio apartments, a 90-bed men's shelter, and a resource access center which is a day-use facility that provides people laundry, shower, mail other services. The base of the building is designed to organize these related but separate public service functions. The entry into the resource access center is from a garden courtyard off NW Irving Street which acts as an important transition space for the center's clients.

The Multnomah County Health Department building will be designed to respect and be sensitive to these various spaces. The base of the proposed building is designed to 'complete the block', taking cues from the Bud Clark Commons palette of materials – extending the concrete "garden wall" elements at the building base, having storefront glazing at public access points, entry canopies, ground floor stormwater planters, and upper levels primarily clad in brick.

The upper level plans of the proposed Headquarters building is also designed to help mediate the relationship between the different kinds of occupancies of the two buildings. The west side of the proposed building is adjacent to the Bud Clark Commons courtyard and the upper level apartments. The building's core shared functions are located along this elevation such that privacy to and from each building can be maximized. Windows in this elevation are principally from spaces such as elevator vestibules, break rooms and other common spaces and will be designed with consideration to privacy while allowing daylight into the floor plan to extent possible.

## Relevant Central City Design Guidelines:

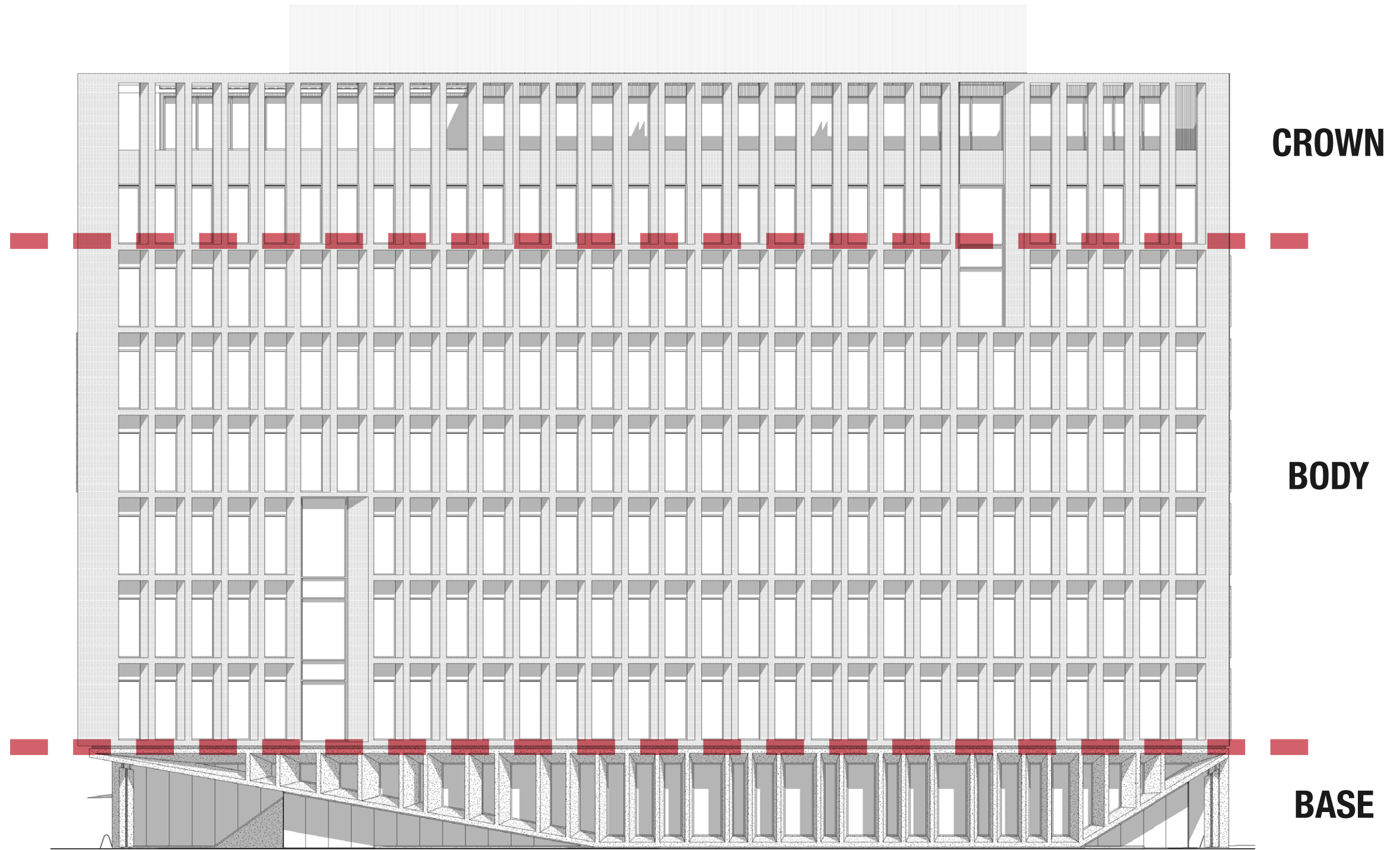
### C3 // Compliment the Context of Existing Buildings

The proposed building's massing is designed to reinforce the existing architecture of Bud Clark Commons and other nearby significant buildings. The proposed scheme is composed of base, body and 'crown' elements; with the base relating the public realm at street level, the body relating to the scales of the clinical and workplace functions and the 'crown' detailed and proportioned to relate to scales which are more civic and urban. At another level, the project will use modest and common materials – concrete, brick masonry, cementitious panels, punched individual windows, and metal panel accents, to relate to the architecture of Bud Clark Commons and the adjacent district.

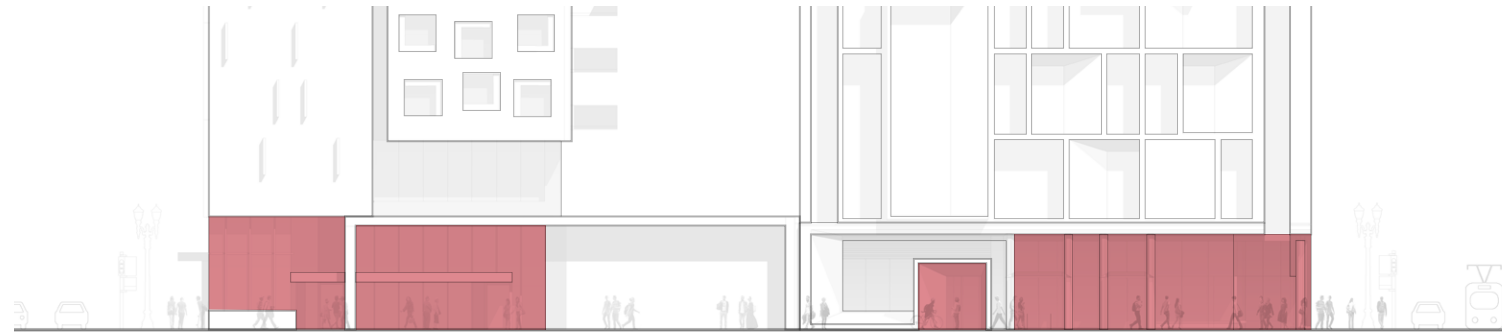
### C11 // Integrate Roofs and Use Rooftops

The project has an extensive eco-roof and includes integrated stormwater planters and a shared terrace on the upper-most floor. This terrace on 9th floor is positioned to help integrate the roof form into the overall building massing. These features relate to the massing of Bud Clark Commons – which also includes an eco-roof and different levels of stormwater and landscape planters. Please reference Level 9 Landscape Plan in Section 4.





**PUBLIC SPACE:** transparent materials frame and emphasize public, active spaces



NW Hoyt Street Elevation: Glazed volumes at street intersections at both ends of the block



NW Irving Street Elevation: Glazed volumes at intersections and as frames for the Bud Clark Commons courtyard

**MATERIALITY:** solid materials are carried around the block to emphasize the pedestrian scale and building entries



NW Hoyt Street Elevation: Building canopies and opaque areas frame entries



NW Irving Street Elevation: Bud Clark Commons courtyard portal is framed by glazed elements on either side

# DESIGN REVIEW

Design Guidelines

# GOAL: ENSURE LONG TERM FLEXIBILITY

One of Multnomah County's primary goals for the project is for this to be an 80-year building, which is to say that the building should be flexible, adaptable and durable to last and be updated but also that it possesses a certain degree of timelessness in design, a respect for its urban context. The building is structured similar to many of the historic and enduring masonry warehouse buildings in the district: it includes large-space square column grid for flexibility, floor-to-floor heights that allow systems to be changed out with time, and durable exterior materials and regular patterned window openings that anticipate and support reconfigurations of the interior spaces.

## Relevant Central City Design Guidelines:

### C2 // Promote Quality and Permanence in Development

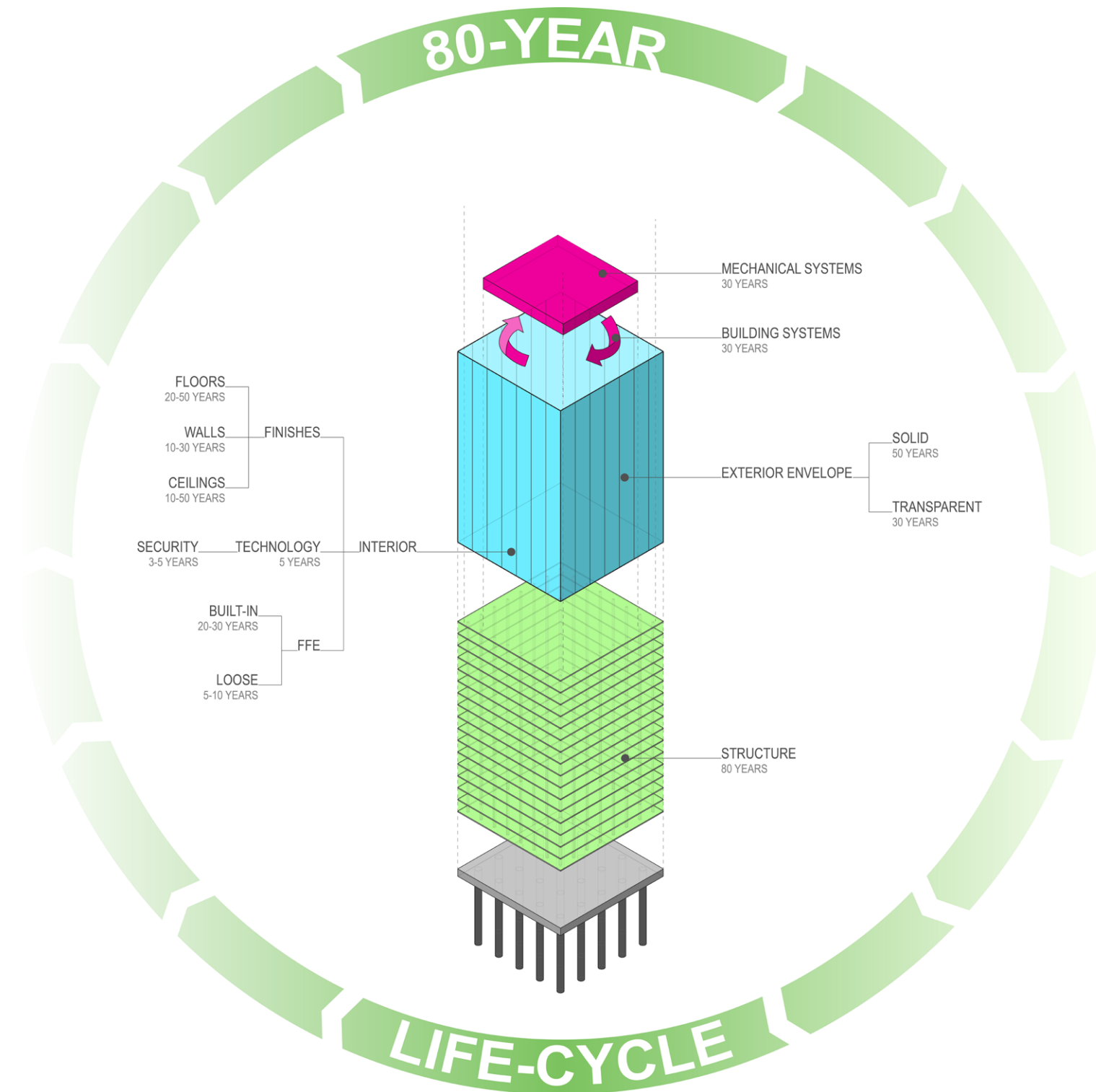
The floor plates and structural frame and building core are designed to maximize long-term flexibility, similar to the utilitarian brick warehouse structures in the River District. The exterior is designed to communicate the optimism and values associated with public health: the palette emphasizes a welcoming and open building; with lightly toned off-white brick masonry, energy-efficient windows, concrete formwork, and other materials that root the building in the district and responsibly use limited resources.

### C3 // Respect Architectural Integrity

In keeping with the architectural heritage of the district, the building is designed with a clearly articulated base, middle and top. The windows are traditionally proportioned as tall punched openings in a brick wall. The structural grid is a straightforward and utilitarian. These features are shared with many of the historic buildings in the neighborhood and are fundamental to ensuring functional utility and adaptability over the life of a structure.

### A1-1 // Link the River to the Community

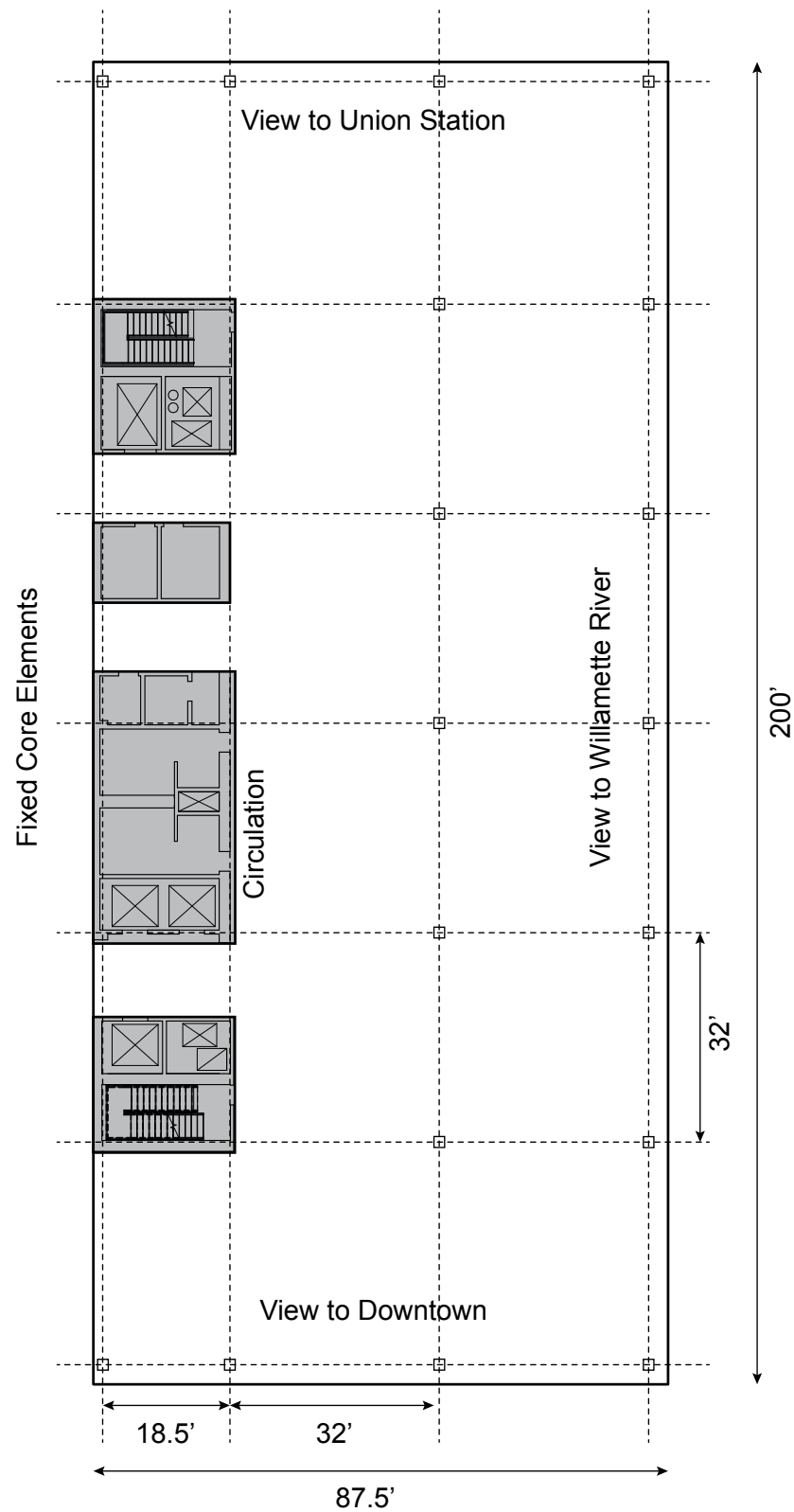
In keeping with the River District Guidelines, the building windows are designed to help maximize the opportunity to view to the river. An upper level common terrace space provides orientation towards the river and downtown, providing a visual link to the district context.



# DESIGN REVIEW

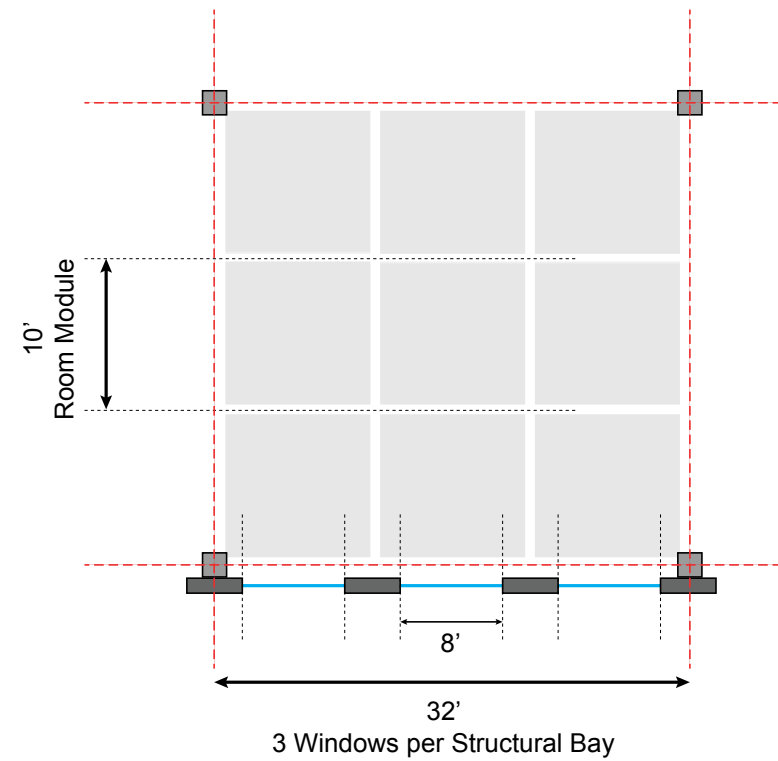
Design Guidelines

# ENSURE LONG TERM FLEXIBILITY: PROVIDE GOOD BONES

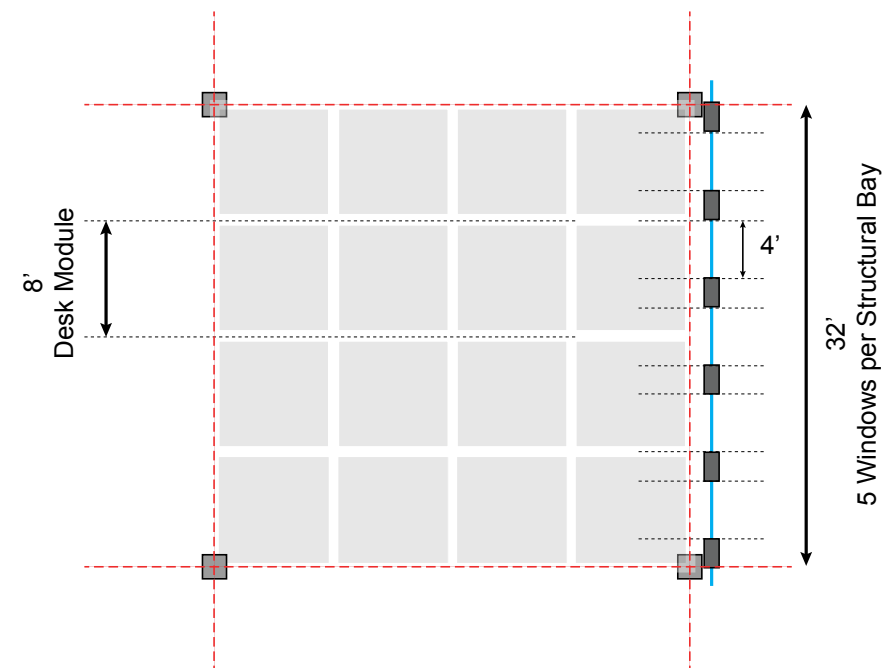


Flexible and Adaptable Floor Plates: Side core, open plan, square structural bays

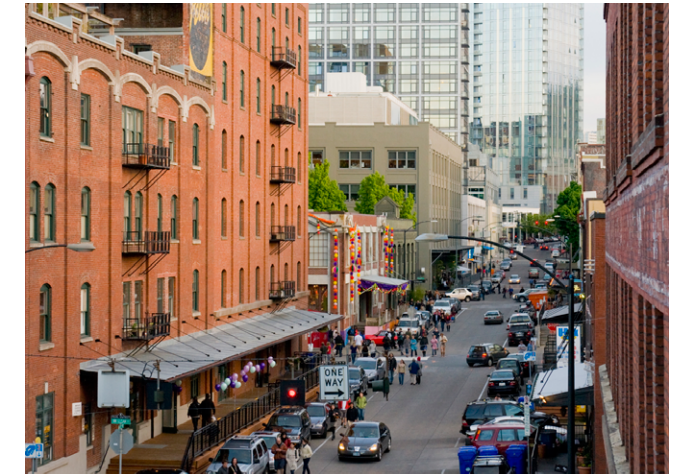
## SOUTH + NORTH FACADE MODULE



## EAST FACADE MODULE



## PRECEDENT TYPOLOGY



Durable materials + adaptable structural grid ensures long term flexibility

# DESIGN REVIEW

Design Guidelines

# ENSURE LONG TERM FLEXIBILITY: DURABLE MATERIALS



Site Cast Concrete



Light Color Brick Masonry



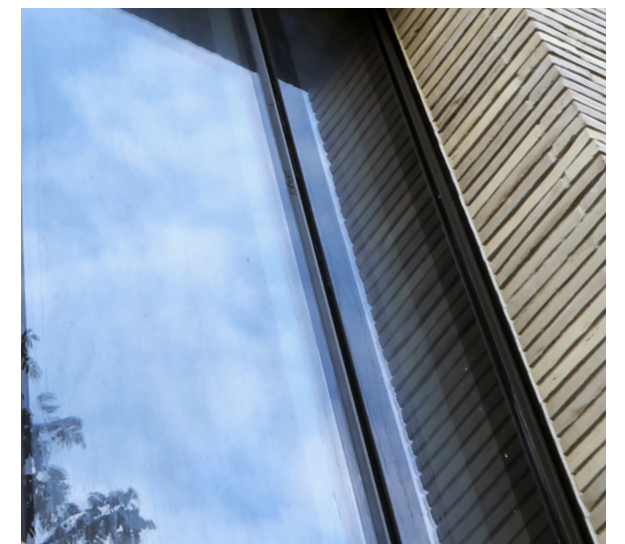
Cementitious Panel



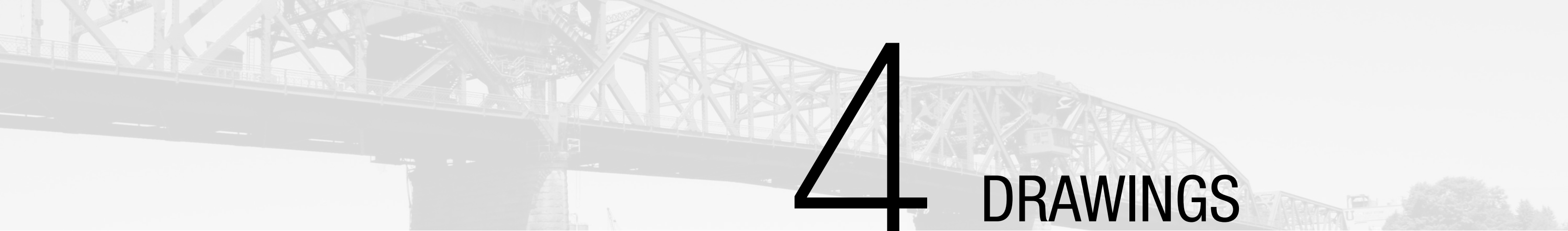
Metal Trim + Fenestration



Eco-Roof



Visually Neutral Glazing



# 4 DRAWINGS

Site Survey

Site Plan

Utility Plan

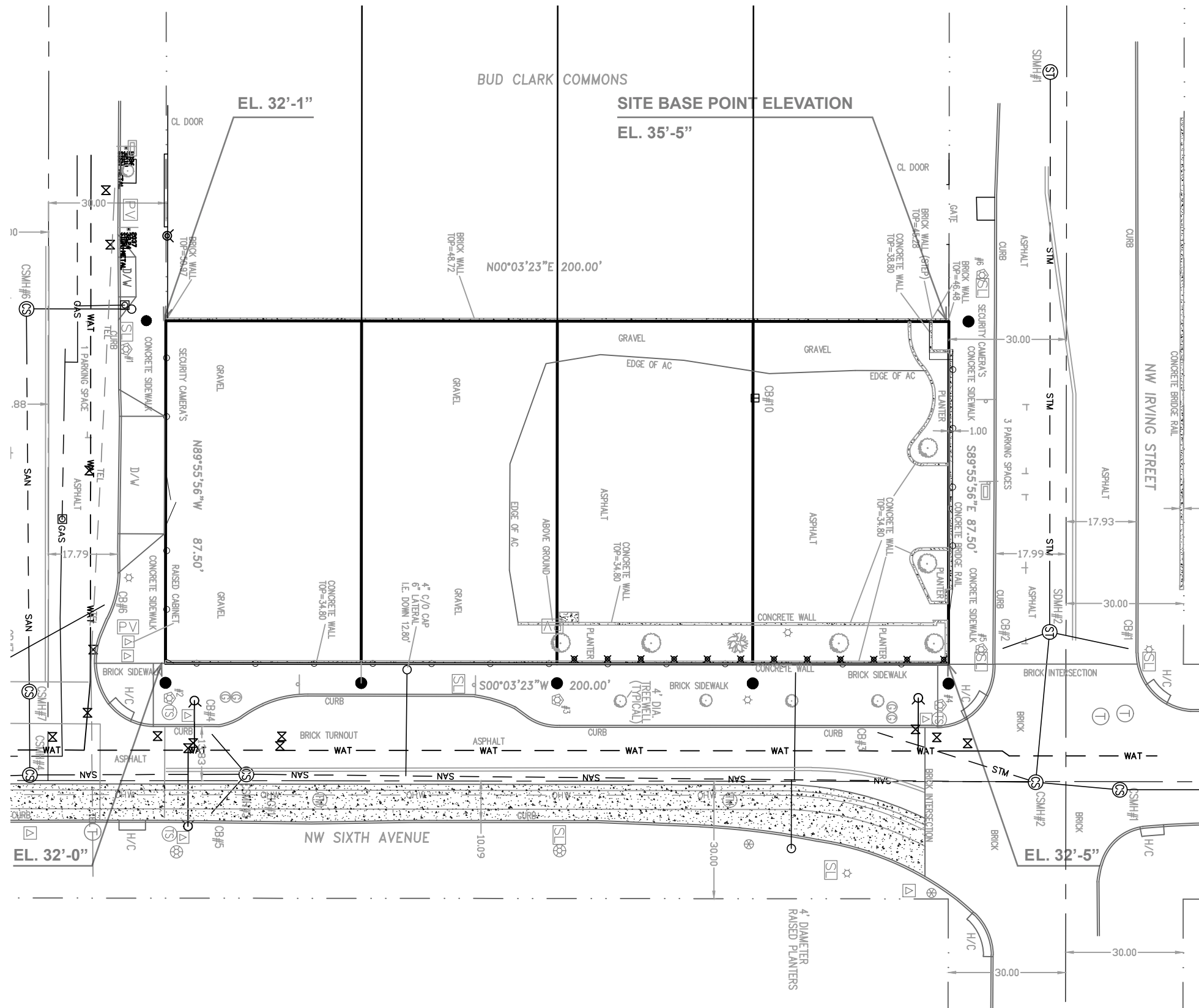
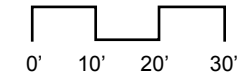
Floor Plans

Elevations

Ground Floor Plans + Elevations

Enlarged Street Sections + Elevations

Scale = 1" = 30'



- |   |                            |   |                                |   |   |
|---|----------------------------|---|--------------------------------|---|---|
| ● | BRASS SCREW (5' OFFSET)    | ● | TRAFFIC SIGNAL POLE            | ⊙ | TRIMET UTILITY VAULT  |
| ○ | FIRE HYDRANT               | ○ | TRAFFIC SIGNAL CONTROL - FLUSH | ⊙ | TRIMET GUY POLE   |
| ⊙ | FIRE DEPARTMENT CONNECTION | ⊙ | TRIMET POWER/LIGHT POLE        | ⊙ | TRIMET LIGHT POLE   |
| ⊙ | WATER VALVE                | ⊙ | COBRA LIGHT POLE               | ⊙ | TWIN ORNAMENTAL LIGHT POLE W/ SIGN (SEE LIGHT POLE SIGN LEGEND) |
| ⊙ | SANITARY CLEAN OUT         | ⊙ | CONCRETE SIDEWALK              | ⊙ | PARKING METER   |
| ⊙ | COMBINED SEWER MANHOLE     | ⊙ | CONCRETE SIDEWALK              | ⊙ | POWER VAULT   |
| ⊙ | SIGN                       | ⊙ | CONCRETE SIDEWALK              | ⊙ | STREET LIGHT CONTROL BOX  |
| ⊙ | DRIVEWAY                   | ⊙ | CONCRETE SIDEWALK              | ⊙ | DECIDUOUS TREE  |
| ⊙ | HANDICAP RAMP              | ⊙ | CONCRETE SIDEWALK              | ⊙ | CONIFER TREE  |
| ⊙ | GARBAGE CAN                | ⊙ | CONCRETE SIDEWALK              | ⊙ | SPOT ELEVATION  |
| ⊙ | TELEPHONE MANHOLE          | ⊙ | CONCRETE SIDEWALK              | ⊙ | TOP FACE CURB ELEVATION   |
| ⊙ | STORM CATCH BASIN          | ⊙ | CONCRETE SIDEWALK              |   |   |
| ⊙ | STORM MANHOLE              | ⊙ | CONCRETE SIDEWALK              |   |   |
| ⊙ | GAS VALVE                  | ⊙ | CONCRETE SIDEWALK              |   |   |
| ⊙ | SPRINKLER HEAD             | ⊙ | CONCRETE SIDEWALK              |   |   |

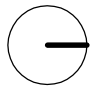
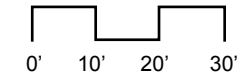
- |   |                     |   |     |
|---|---------------------|---|-----|
| — | RIGHT-OF-WAY        | — | OHW |
| — | PROPERTY LINE       | — | GAS |
| — | CENTERLINE          | — | STM |
| — | CURB LINE           | — | SAN |
| — | EDGE OF AC          | — | WAT |
| — | CHAINLINK FENCE     |   |     |
| — | EDGE OF CONCRETE    |   |     |
| — | EASEMENT            |   |     |
| — | OVERHEAD WIRE       |   |     |
| — | GAS LINE            |   |     |
| — | STORM SEWER LINE    |   |     |
| — | COMBINED SEWER LINE |   |     |
| — | WATER LINE          |   |     |

# DESIGN REVIEW

Drawings

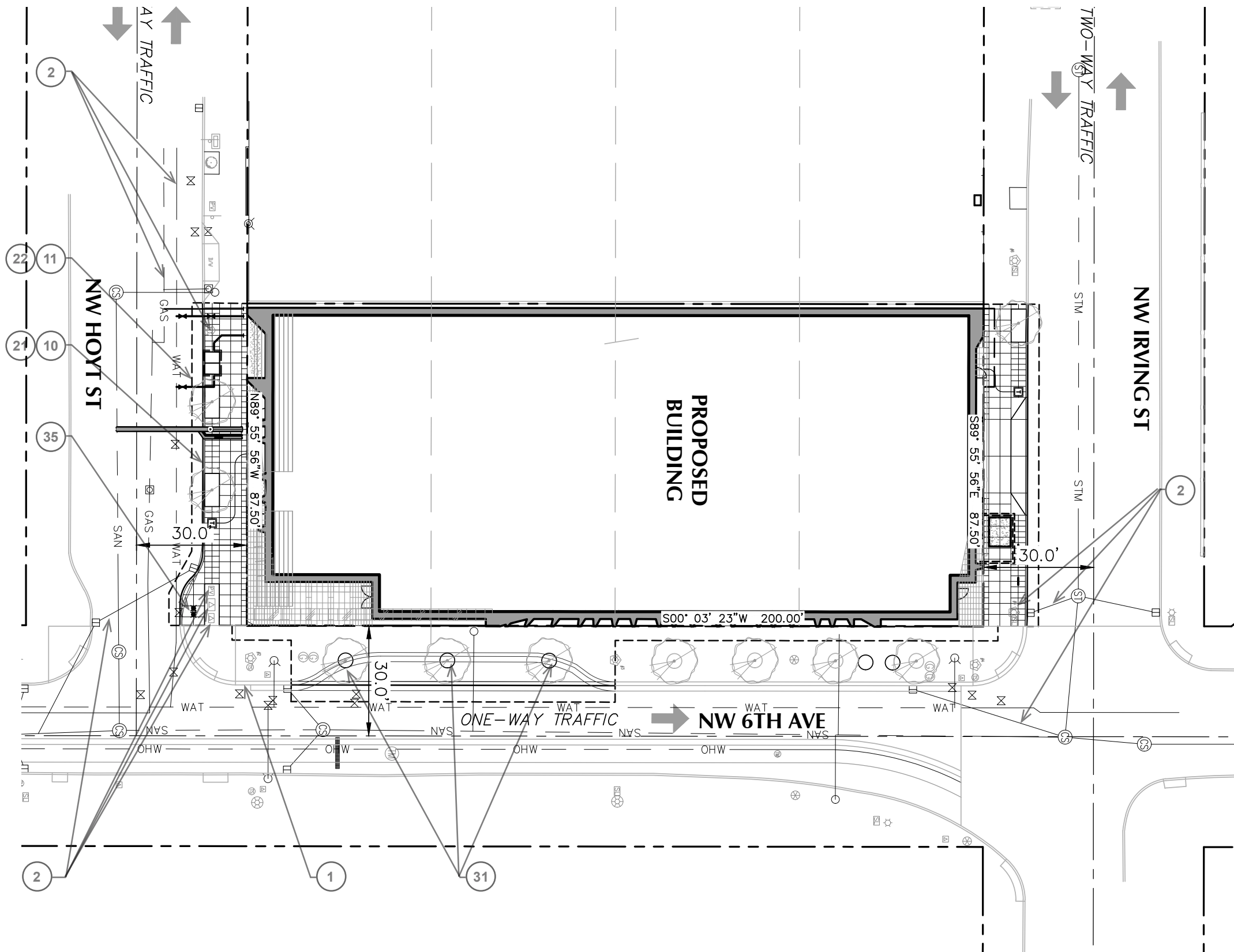
# SITE PLAN

Scale = 1" = 30'



## KEY NOTES

- 1 PROTECT EXISTING CURB AND SIDEWALK
- 2 PROTECT EXISTING UTILITY
- 10 REMOVE EXISTING CURB AND SIDEWALK
- 11 SAWCUT AND REMOVE EXISTING ASPHALT
- 15 COORDINATE WITH CITY TO REMOVE EXISTING COBRA HEAD STREET LIGHT
- 21 CONSTRUCT CONCRETE MONOLITHIC CURB AND SIDEWALK PER ODOT STANDARD DETAIL P-551/STX.X
- 22 PAVEMENT REPAIR PER PBOT STANDARD DWG P-506/STB.1. USE 3" LEVEL 2 WMAC OVER 8" AGGREGATE OR MATCH EXISTING WHICHEVER IS GREATER
- 25 ADJUST EXISTING INLET PER STANDARD DETAIL P-201/STX.X
- 31 INSTALL STREET TREE AND GROUND COVER. TREE SHALL BE XXXXXXX (XXXXXXXX 'xxxx') ##" CALIPER.
- 35 COORDINATE WITH CITY OF PORTLAND TO INSTALL TWIN ORNAMENTAL STREET LIGHT.
- 45 4" WATER METER TO BE INSTALLED BY PWB UNDER SEPARATE PERMIT.



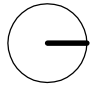
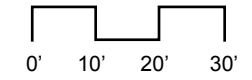


# DESIGN REVIEW

Drawings

# UTILITY PLAN

Scale = 1" = 30'



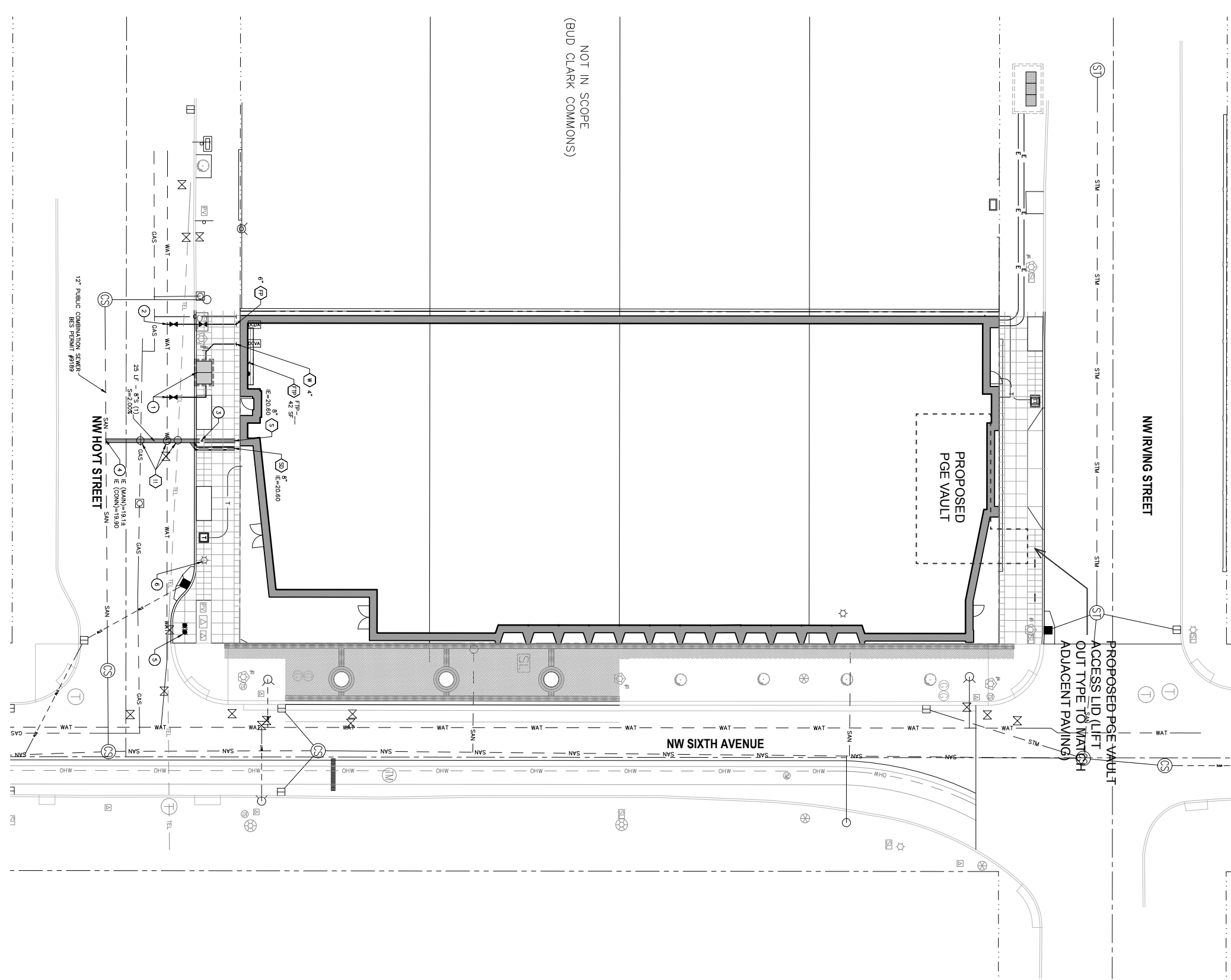
## KEY NOTES

- 1 CONTRACTOR TO COORDINATE WITH PORTLAND WATER BUREAU TO INSTALL WATER SERVICE AND X" METER OFF OF EXISTING 8" WATER MAIN.
- 2 CONTRACTOR TO COORDINATE WITH PORTLAND WATER BUREAU TO INSTALL 6" FP SERVICE OFF OF EXISTING 8" WATER MAIN.
- 3 SANITARY CLEAN OUT PER STD PLAN XXX.
- 4 CONNECT TO PUBLIC 10" COMBINATION SEWER MAIN
- 5 TWIN ORNAMENTAL LIGHT POLE. SEE SEPARATE PBOT PERMIT.
- 6 REMOVE EX. COBRA LIGHT POLE. SEE SEPARATE PBOT PERMIT.

## SHEET LEGEND

- CONNECT TO GAS METER. CONTRACTOR TO COORDINATE WITH GAS COMPANY. SEE PLUMBING FOR CONTINUATION.
- CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.
- STORMWATER FLOW-THROUGH PLANTER. ID AS SHOWN.
- CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.
- CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.

- PROPERTY LINE
- CURB
- BUILDING
- GATE VALVE
- WATER METER
- CONVENTIONAL ROOF
- ECO-ROOF
- FLOW-THROUGH PLANTER (FTP)
- PLANTER BOX (PB)
- TERRACE DECK

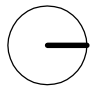
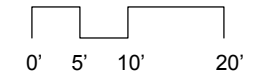


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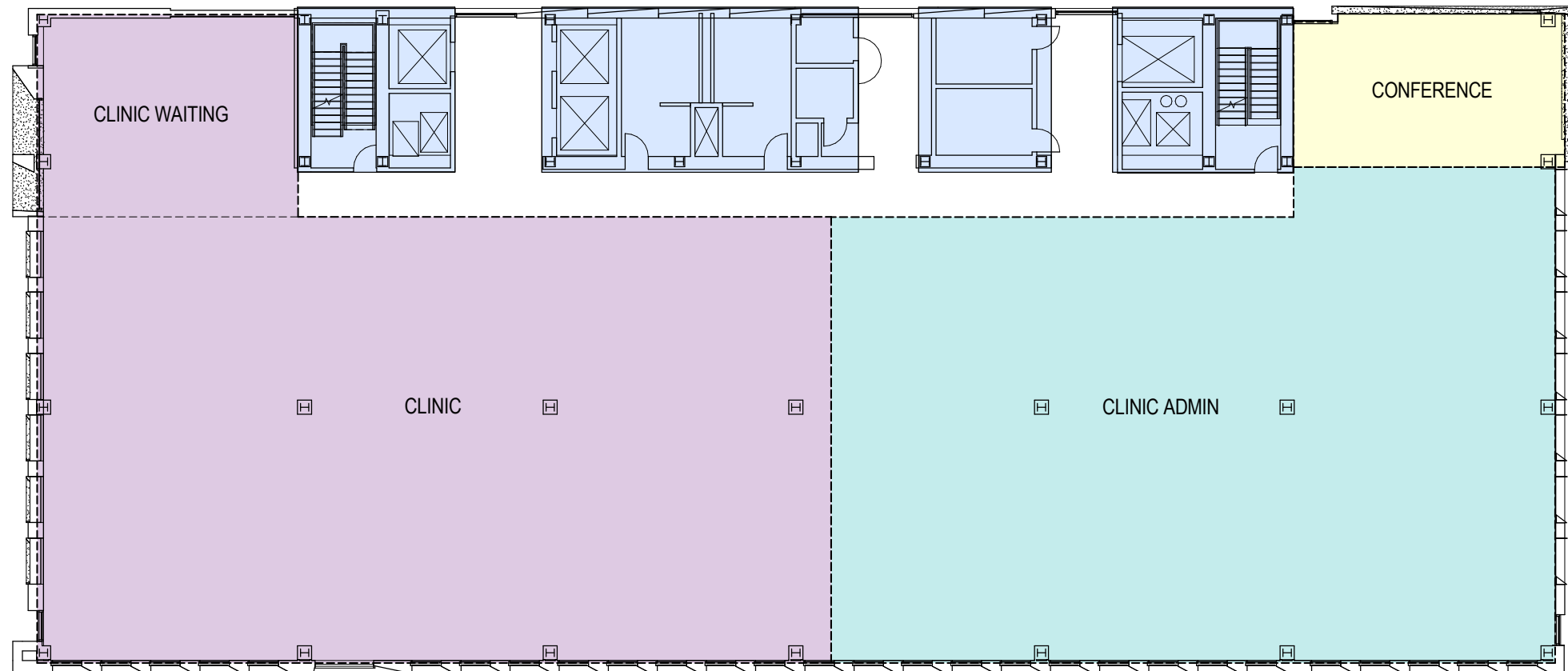
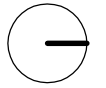
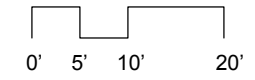
Drawings

# LEVEL 1 PLAN

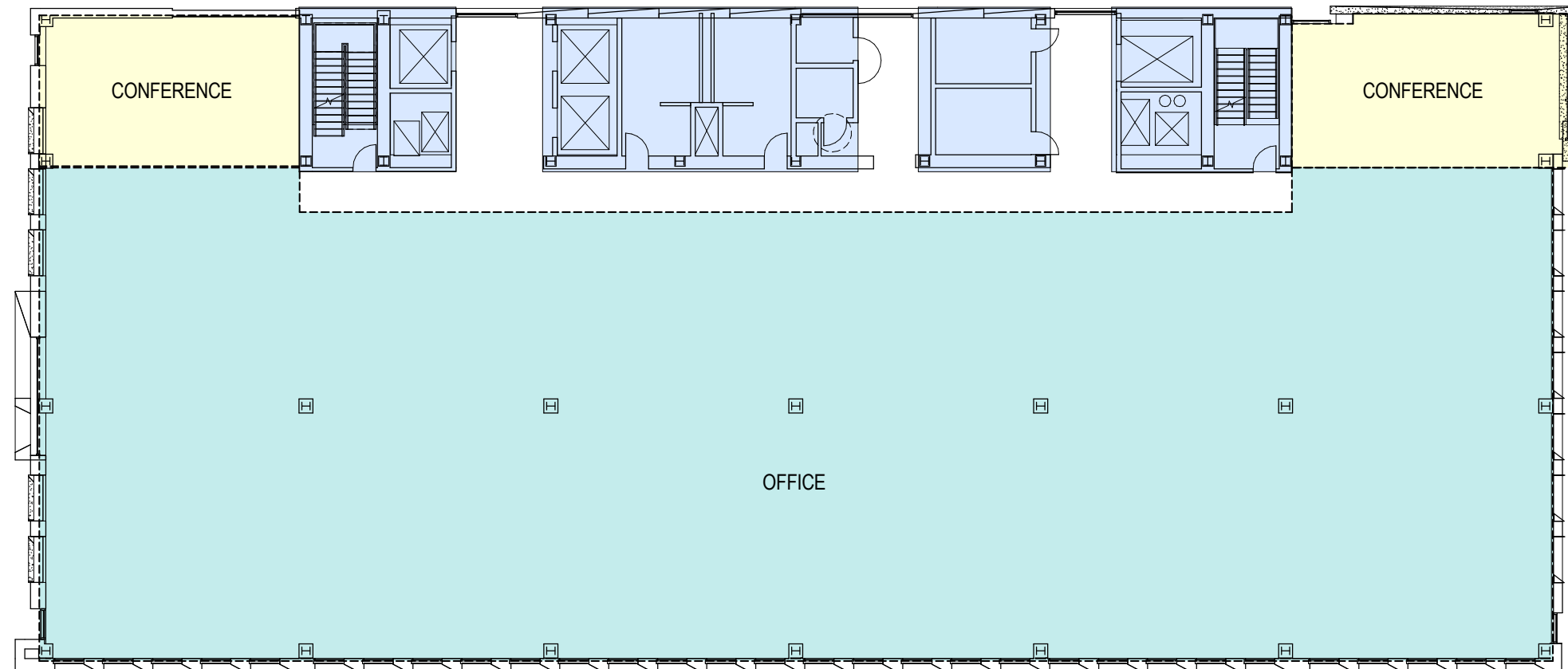
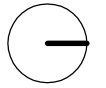
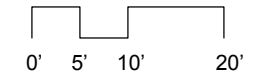
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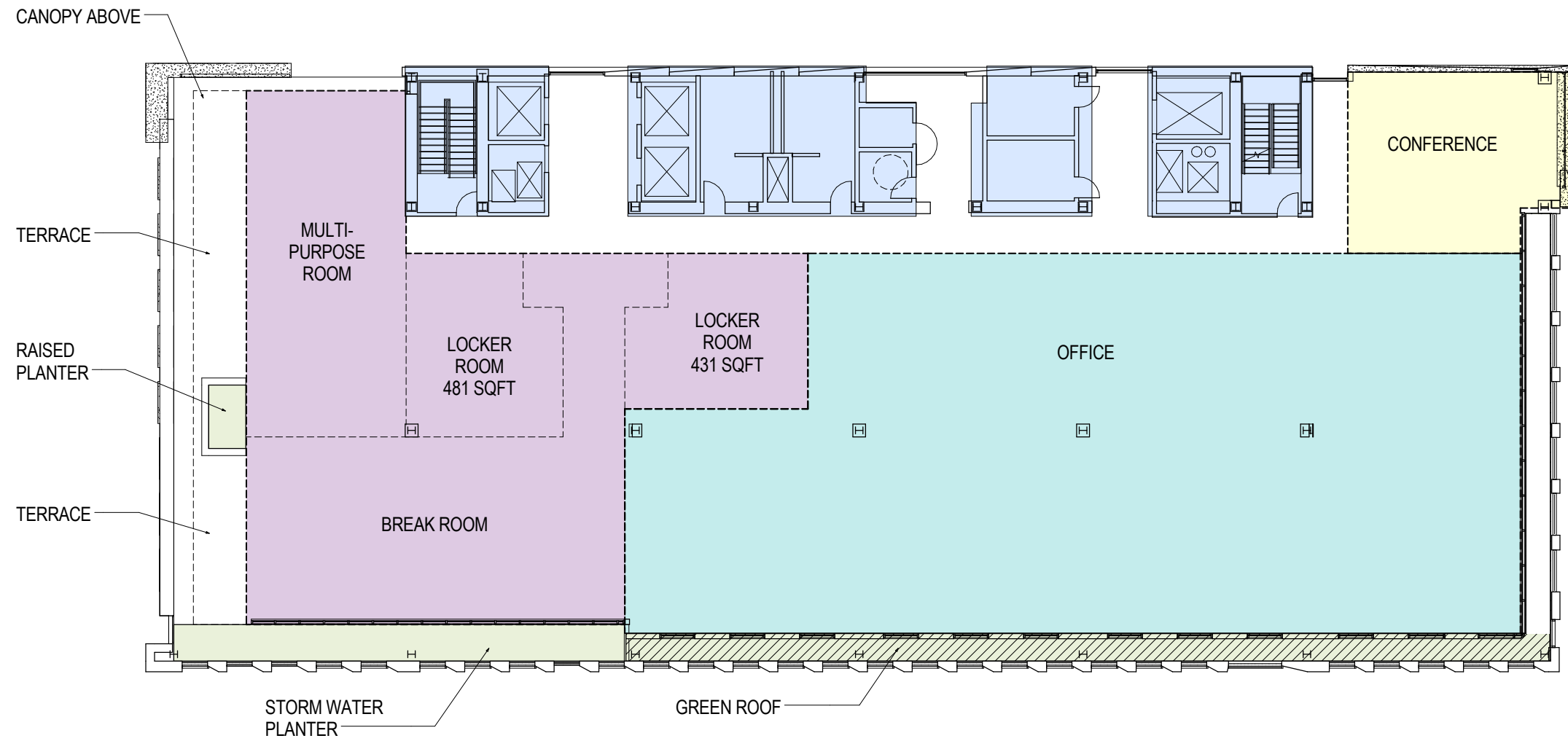
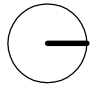
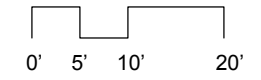
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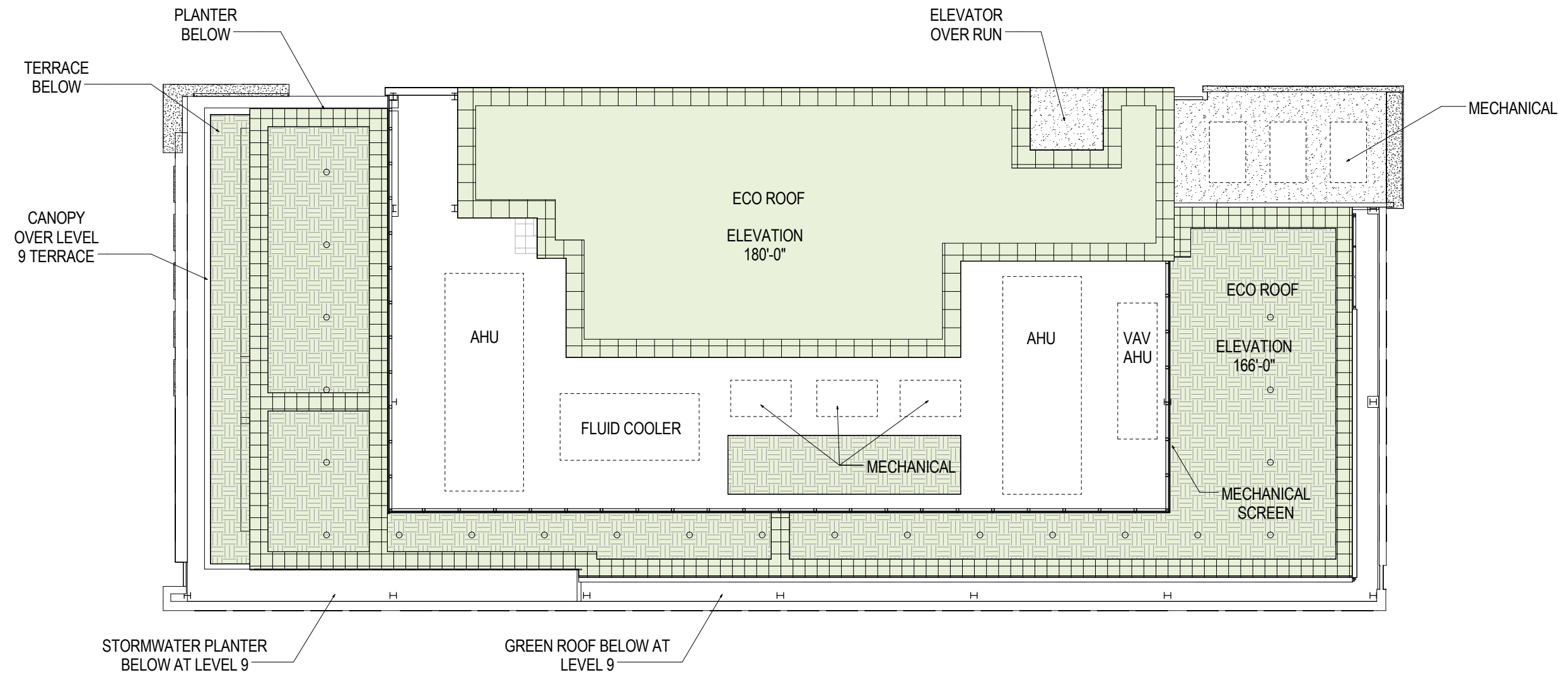
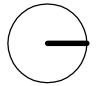
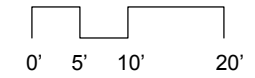
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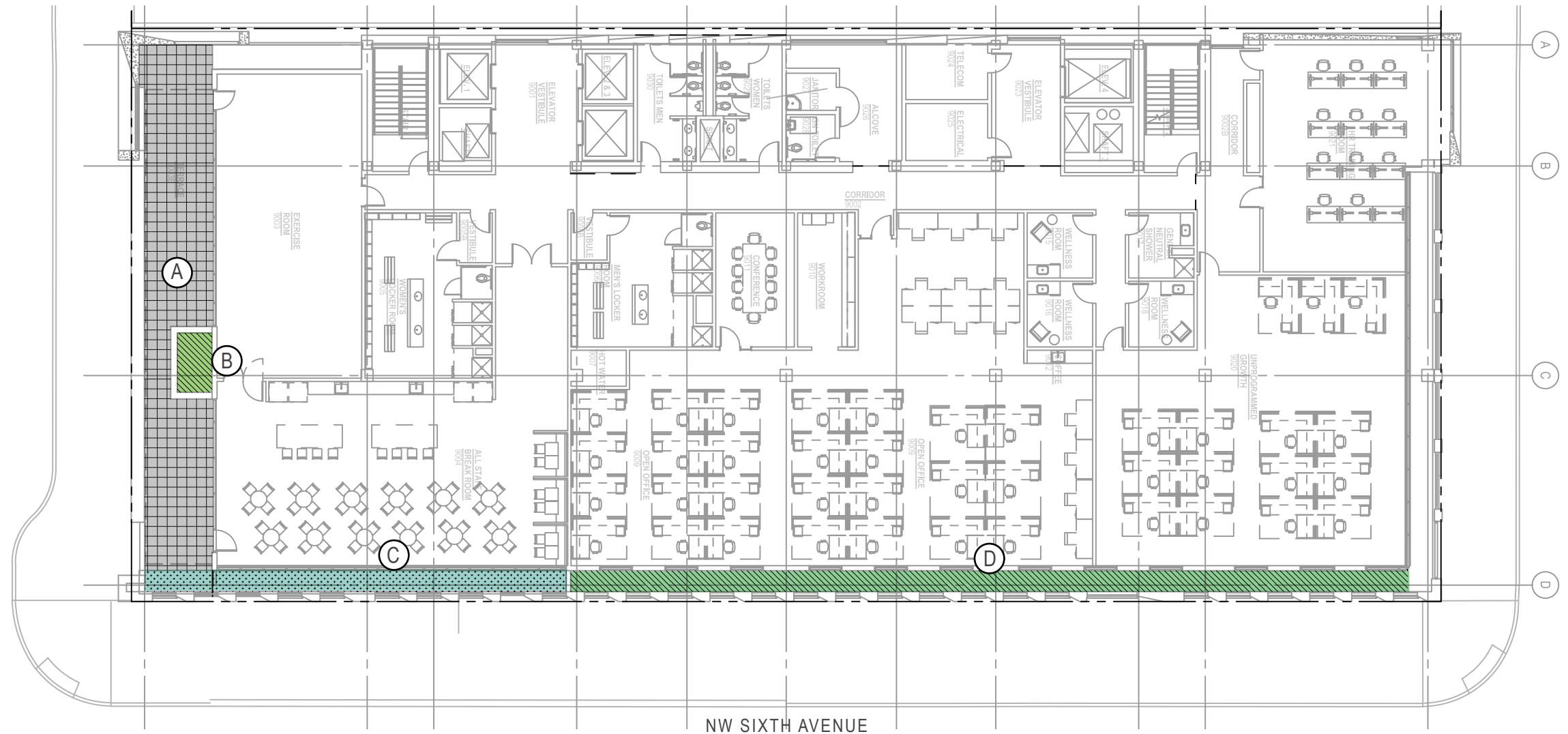
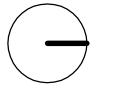
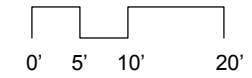
Scale = 1" = 20'



Scale = 1" = 20'



Scale = 1" = 20'



**A**  
Precast Pedestal Pavers



**B**  
Mahonia 'Charity'



**C**  
Juncus Patens



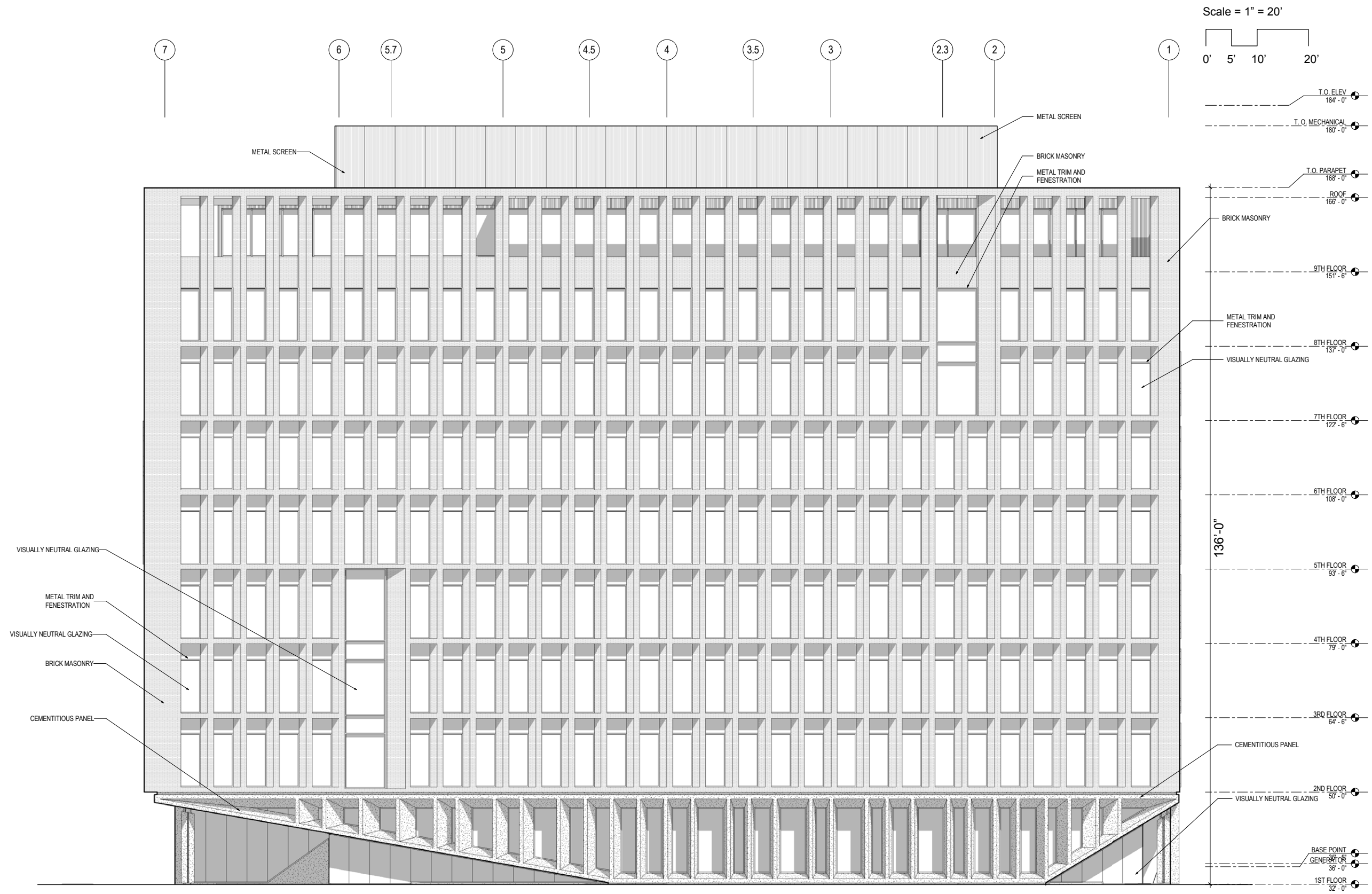
**C**  
Cornus S. 'Midwinter Fire'



**D**  
Japanese Spurge (groundcover)

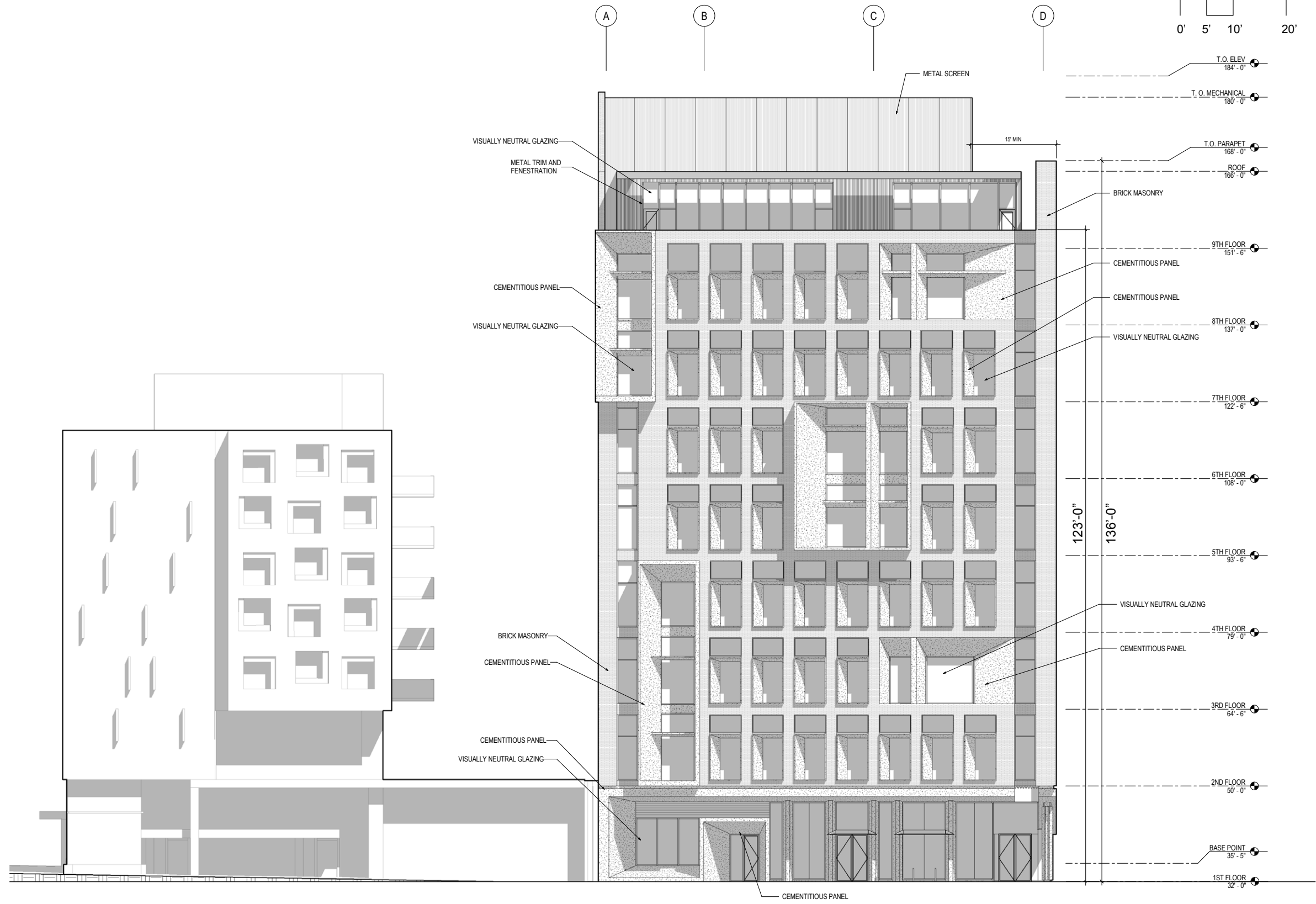
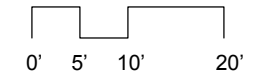


**D**  
Mahonia 'Soft Caress'

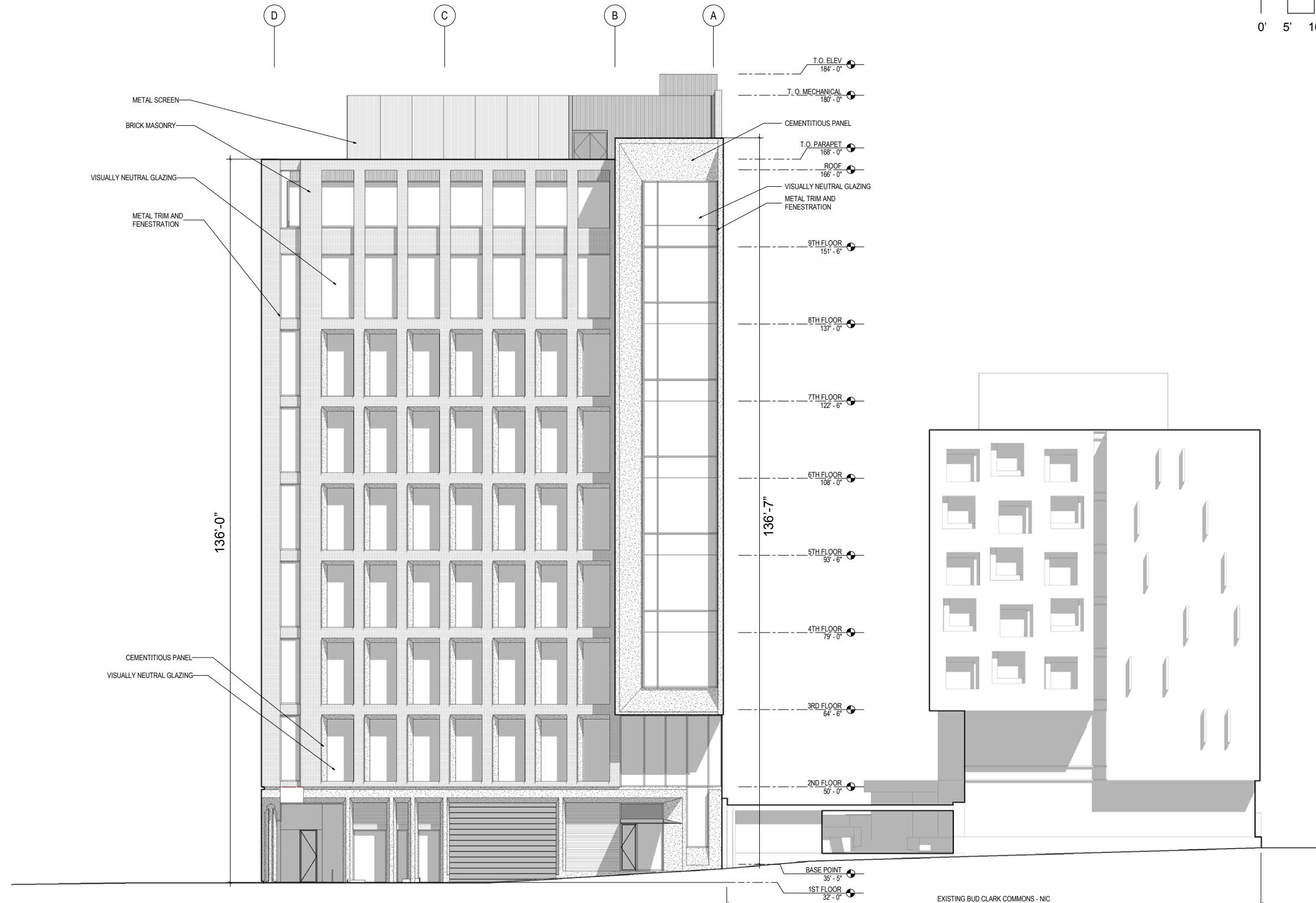
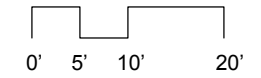




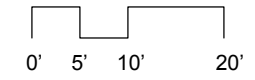
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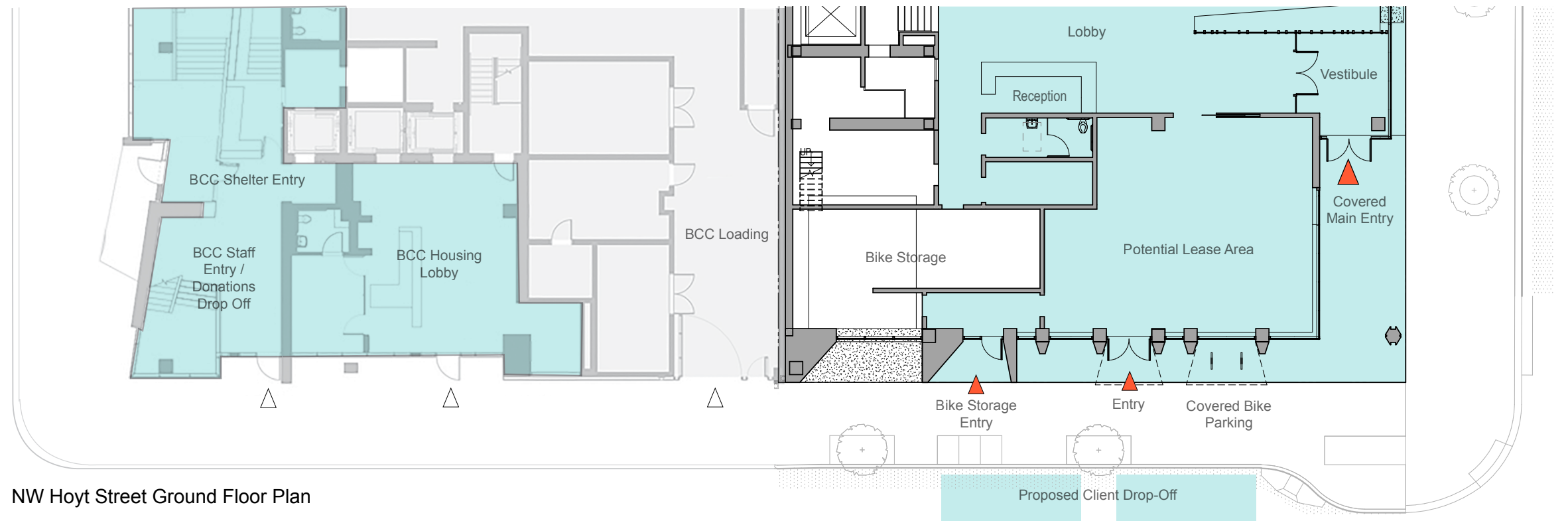


Scale = 1" = 20'



Scale = 1" = 20'





NW Hoyt Street Ground Floor Plan



NW Broadway	Entry to BCC Staff / Donations Drop-Off	Entry to BCC Housing	BCC Loading		Entry to Bike Storage	Entry to Potential Lease Area	Bike Parking	Main Entry to HDHQ	NW 6th Ave.
	25'	35'	40'	19'	13'	21'	21'	12'	

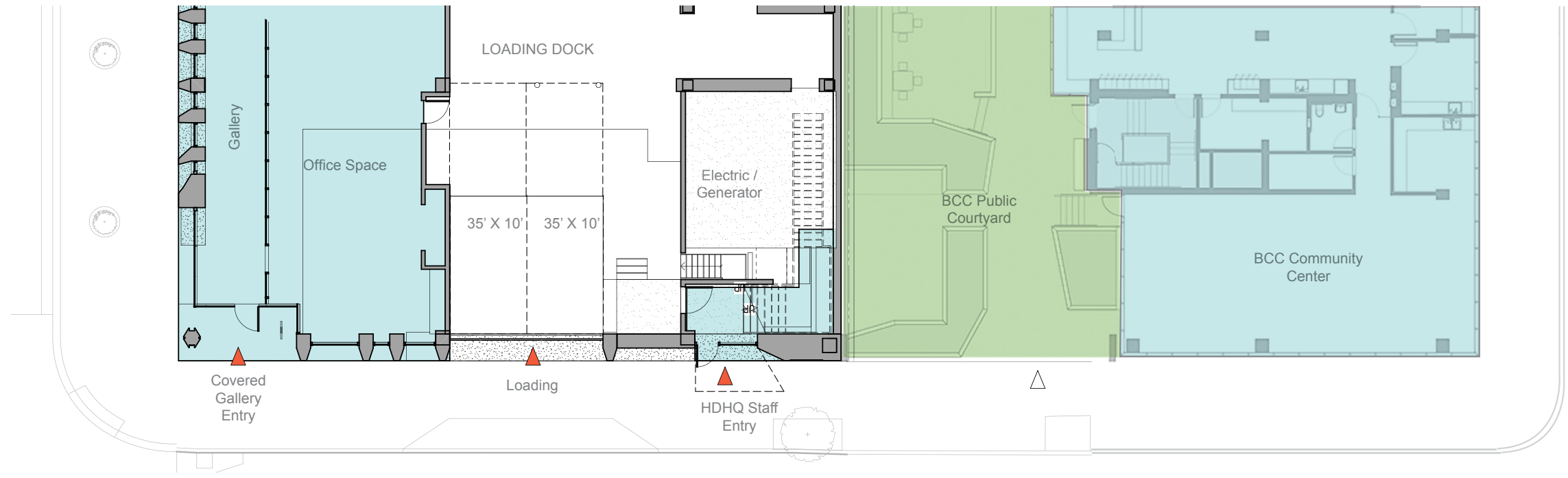
NW Hoyt Street Ground Floor Elevation



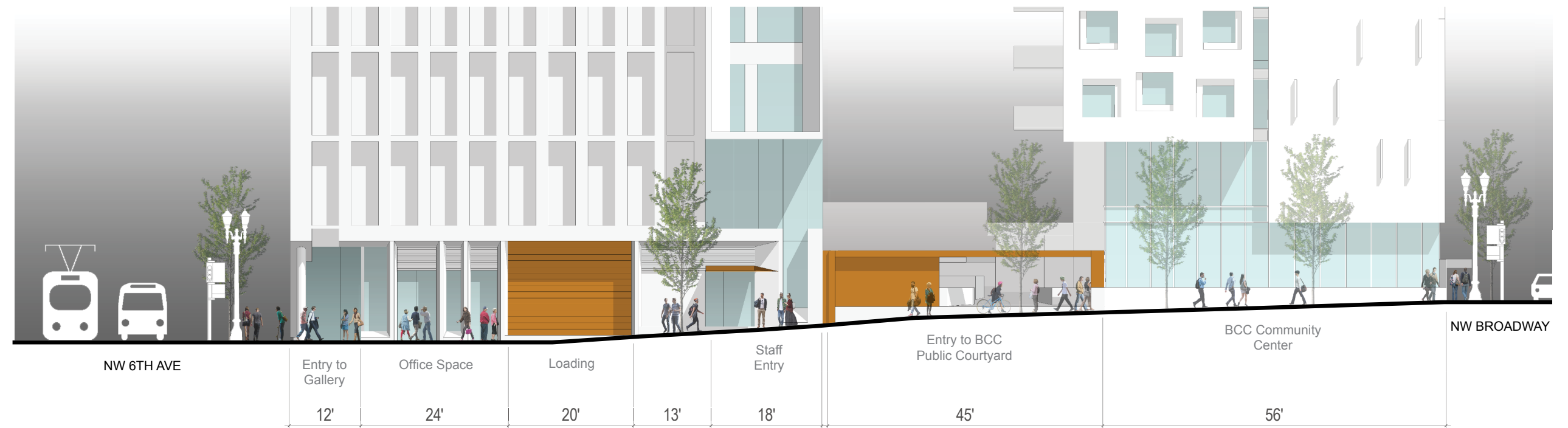
NW 6th Ave. Ground Floor Plan



NW 6th Ave. Ground Floor Elevation



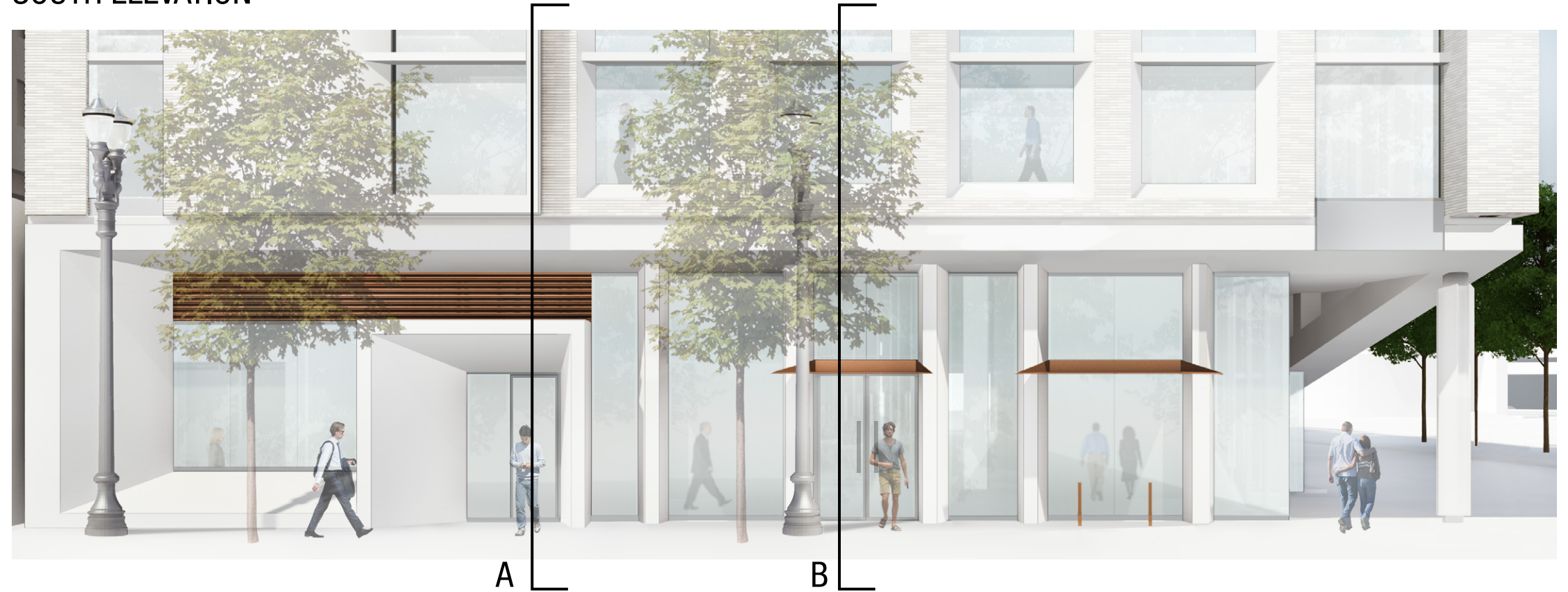
NW Irving St. Ground Floor Plan



NW Irving St. Ground Floor Elevation

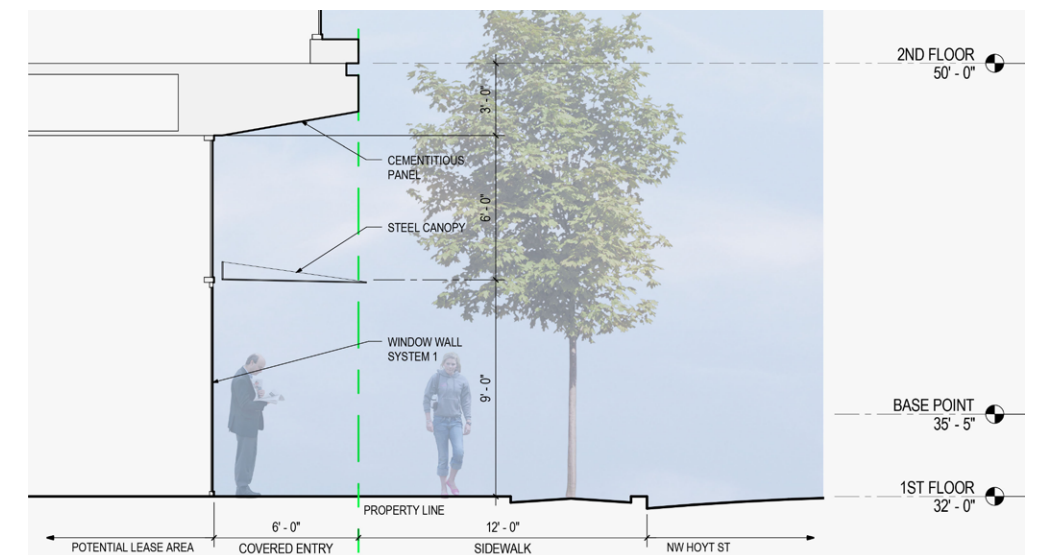
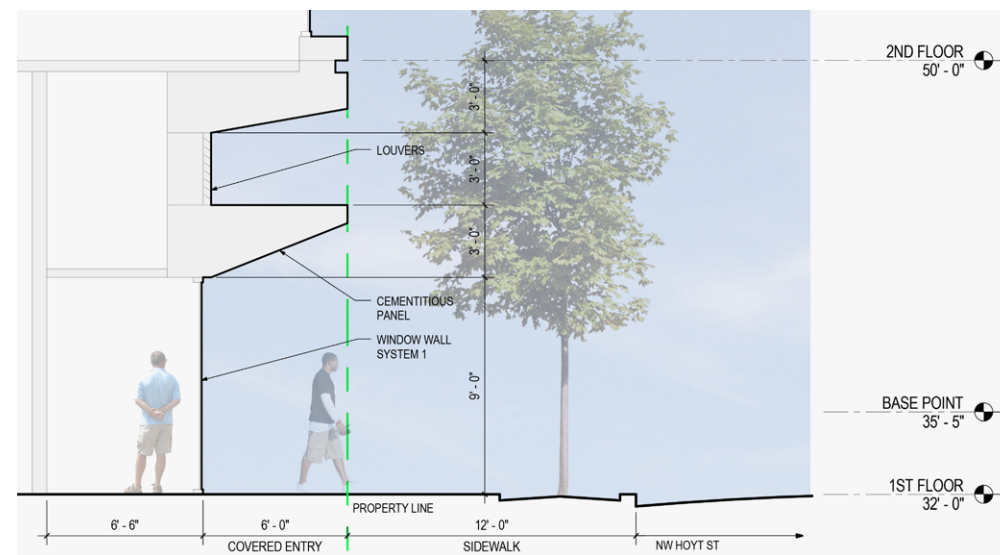
SOUTH ELEVATION

Scale = 1/8" = 1'-0"



SECTION A: ENTRY FOR STAFF + BIKE PARKING

SECTION B: ENTRY TO POTENTIAL LEASE AREA



EAST ELEVATION

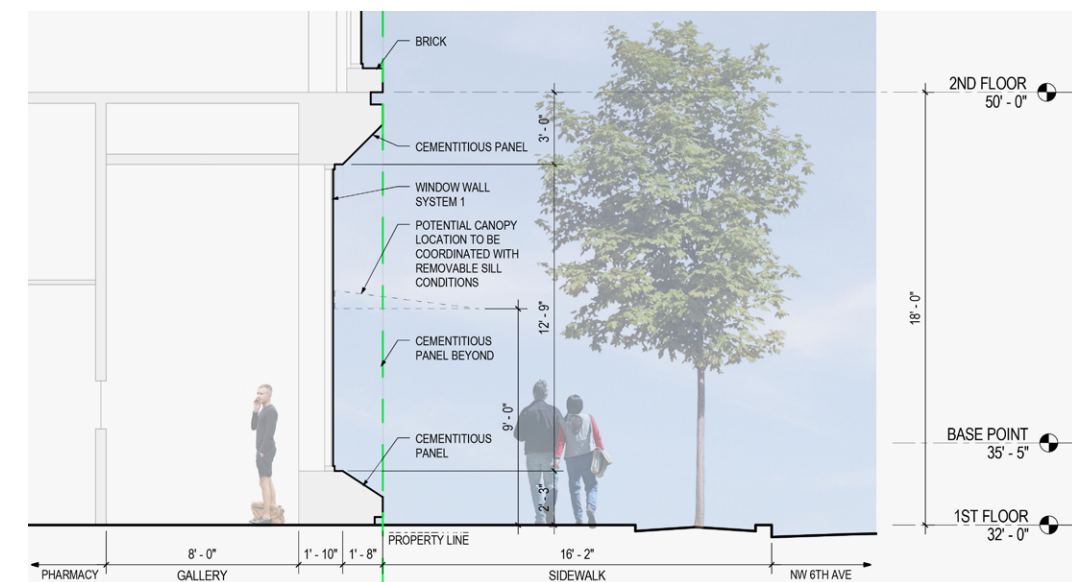
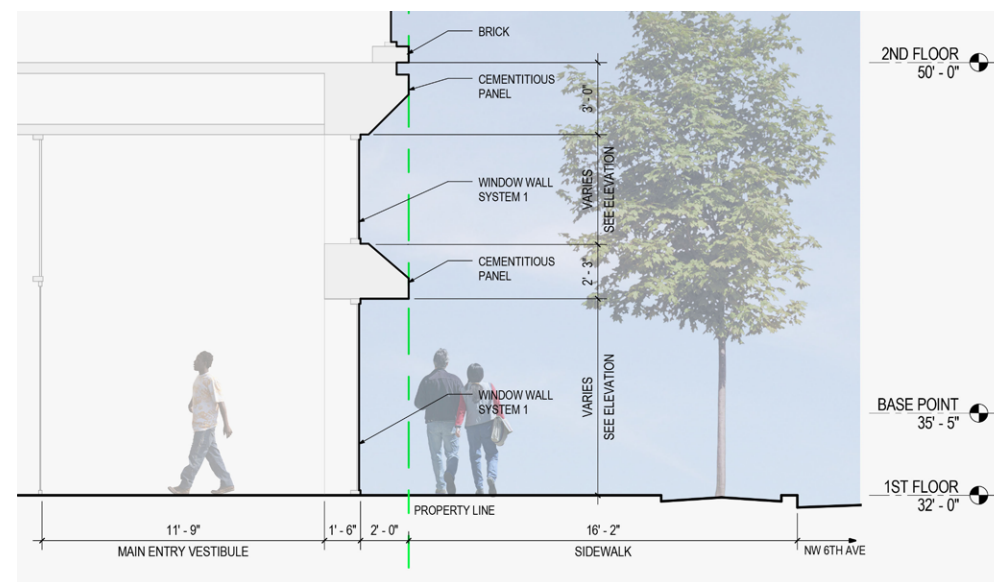
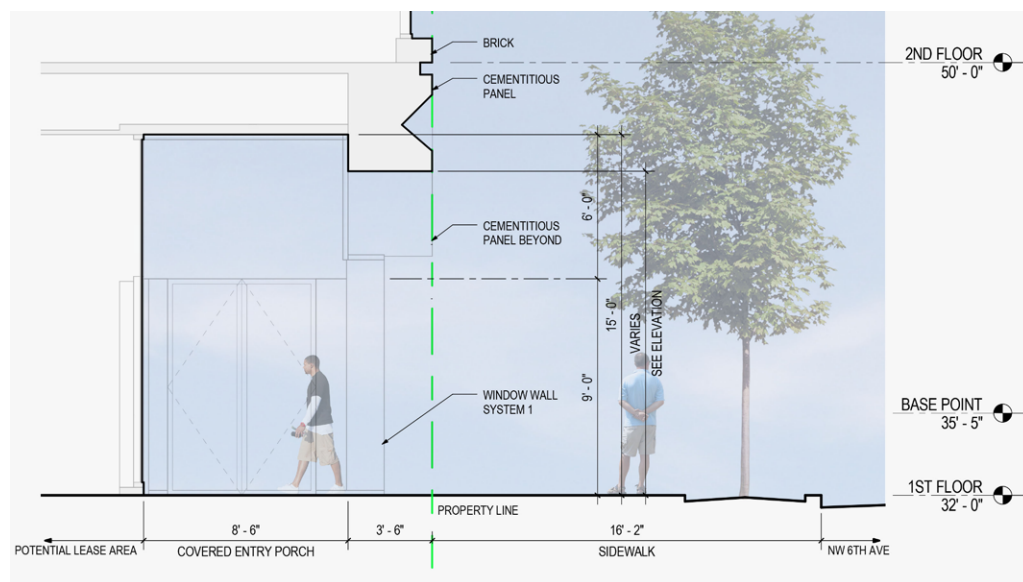
Scale = 1/8" = 1'-0"



SECTION C: COVERED MAIN ENTRY PORCH

SECTION D: MAIN ENTRY VESTIBULE

SECTION E: GALLERY



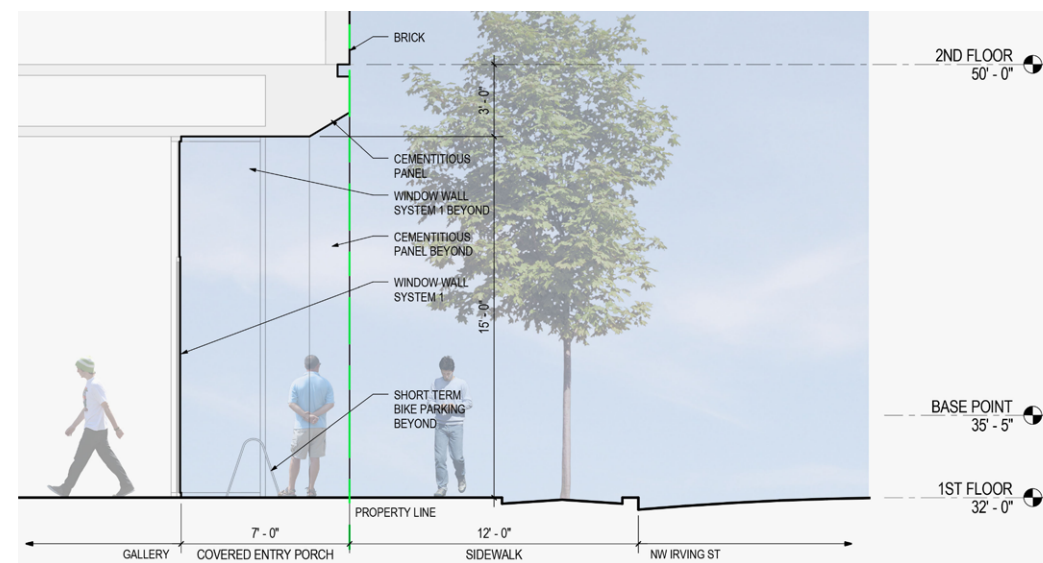


NORTH ELEVATION

Scale = 1/8" = 1'-0"



SECTION F: COVERED GALLERY ENTRY PORCH



# 5

## APPENDIX

Modification 1: Ground Floor Active Use

Modification 2: Transit Street Main Entrance

Modification 3: Window Projections Into Public Right-of Way

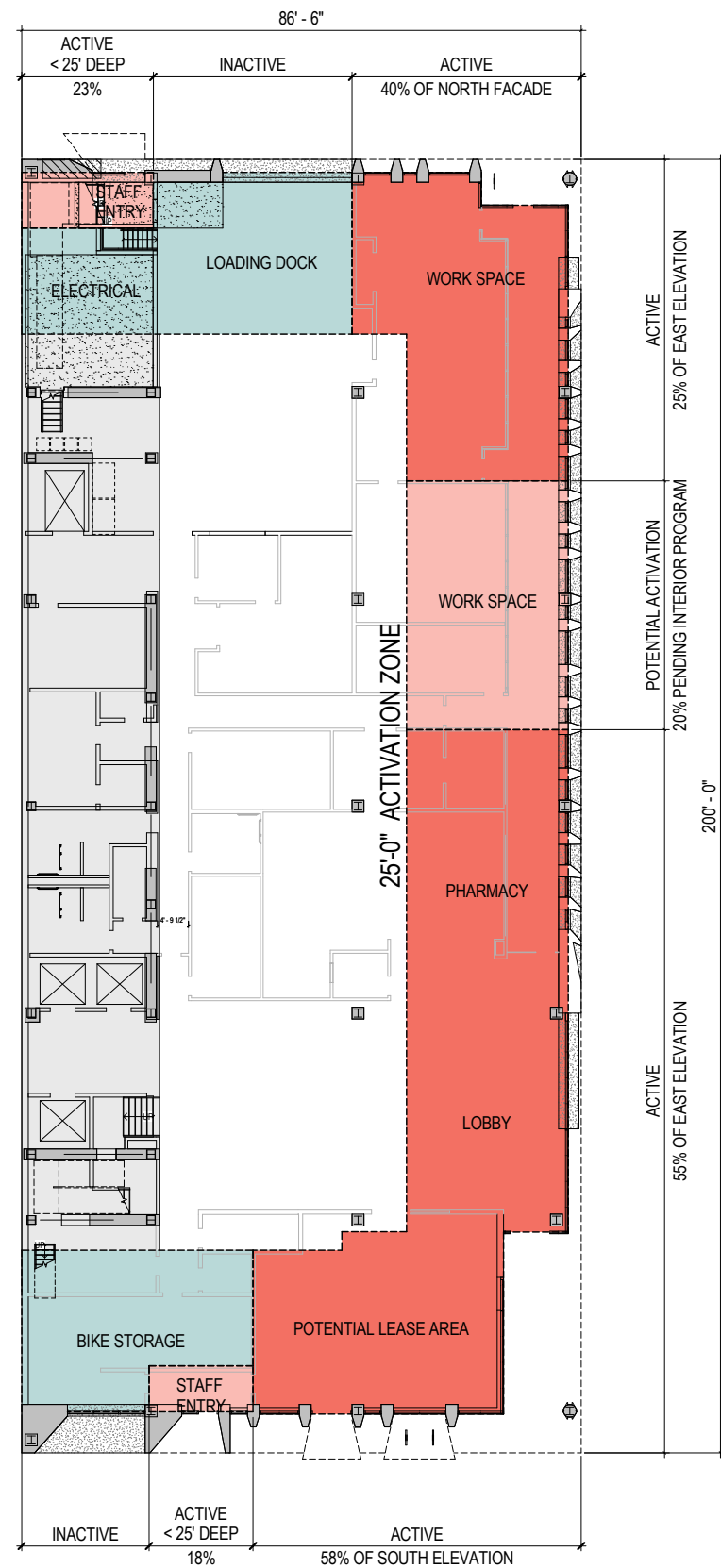
Floor Area Calculations

Project Schedule

# DESIGN REVIEW

Appendix

# MODIFICATION 1: 33.510.225.A GROUND FLOOR ACTIVE USE



CURRENT  
ACTIVATION: 60%  
WITH POTENTIAL  
ACTIVATION: 80%

## Standard

On the ground floor, 50% of walls that front onto public area must meet the standard. The distance from the finished floor to the bottom of the structure above must be at least 12 feet. The area must be at least 25 feet deep, measured from the street-facing facade. The area may be designed to accommodate a single tenant or multiple tenants. The street-facing facade must include windows and doors, or be structurally designed so doors and windows can be added when the space is converted to active building uses.

## Request

The project requests a modification to the required percentage of active use at the ground floor on the north façade fronting NW Irving Street. The proposed ground floor active use percentages on the other two building fronts exceed the minimum requirements.

## Proposal

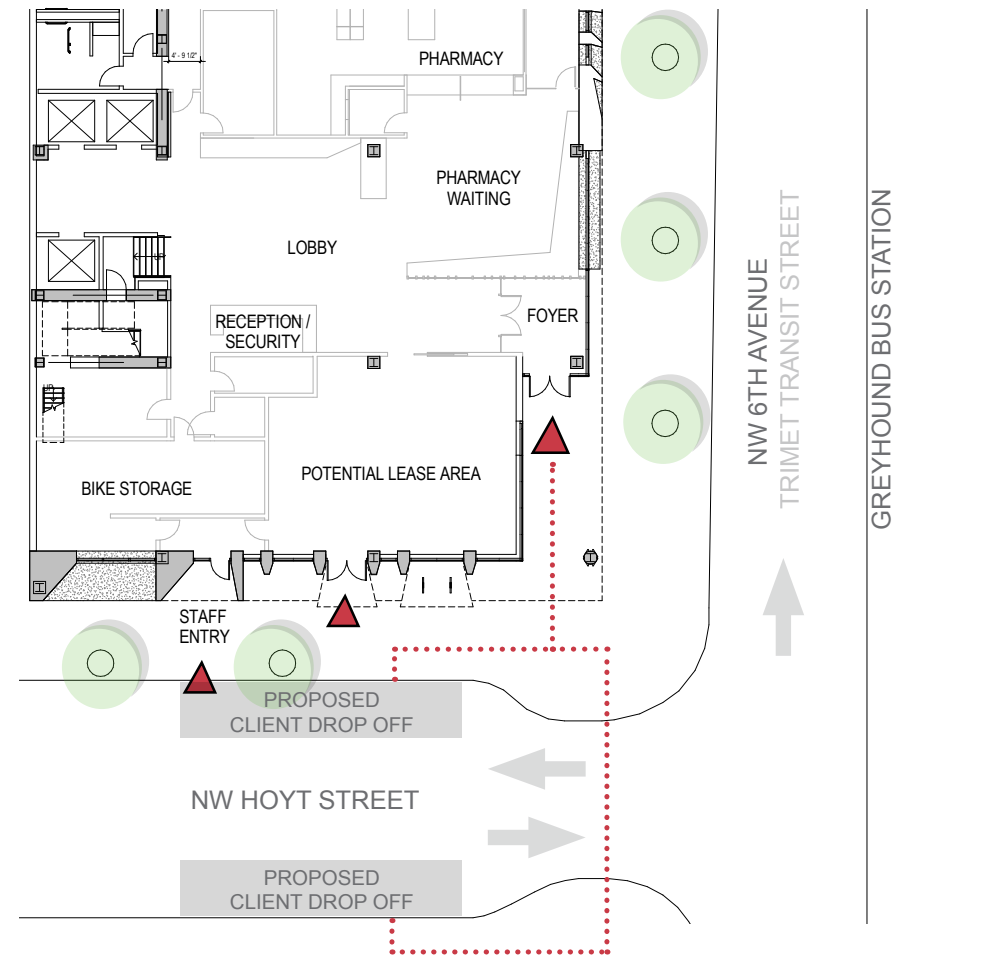
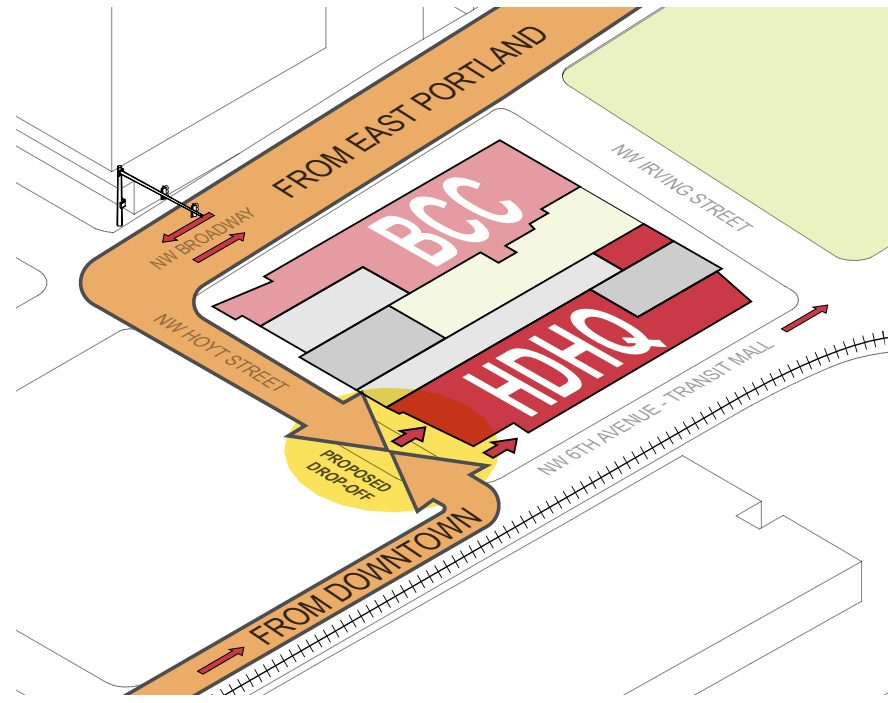
The ground floor of building is proposed to be 18'-0" tall (floor-to-floor) and include a significant amount of street-facing window area. On the south side a potential lease space will help provide activation. On the east side a lobby, pharmacy waiting area and pharmacy workspace will face the pedestrian zone along NW 6th. Additionally, a tall gallery space with a public art installation will act as a layer between internal workspaces and the pedestrian realm - the internal gallery wall will include areas of glazing to help connect the occupants to the street.

A loading dock, workspaces and a staff entrance vestibule are located on the north facade of the ground floor. The site measures 87'-6" from east to west, narrower than a typical Portland half-block. The loading area is 32'-0" wide and the opening is sized to meet code with a minimum 20'-0" width coiling door for two loading spaces. The remaining length of the façade (55'-6") includes a staff entry vestibule and workspaces for the Health Department, both of which have glazing facing NW Irving. The staff entry contains a vestibule which has floor to ceiling windows, glass entry door and an overhead canopy. The space is 23% of the north façade but is less than 25'-0" deep from the face of the building. The main generator and electrical room have been tucked inboard adjacent to the loading dock to maximize the amount of exterior glazing along this elevation.

The workspaces on ground floor include the "incident command and response" function which provides a critical service for Multnomah County and its residents. The center serves as a response location for epidemics as disease outbreaks and a workspace for that staff to plan and prepare for such events. This important service is located on the north edge of the site to be adjacent to the loading dock because the loading dock is an integral and critical part of the emergency response process. The incident command and response workspace is 40% of the north façade and greater than 25'-0" deep from the face of building.

The street facing facade of the work spaces along the north and east-facing facades is designed to be primarily a storefront glazing system to anticipate the potential for future conversions. The northeast corner includes a door under a canopy. The east-facing facade is made up of sections of storefront between precast panels that will include horizontal mullions at 9'-0" and removable precast sills such that entries can be added to accommodate future tenant conversions.

MODIFICATION 2: 33.130.242 TRANSIT STREET MAIN ENTRANCE



**Standard**

The main entrance must be within 25 feet of the transit street and allow pedestrians to both enter and exit the building; and either face the transit street; or be at an angle of up to 45 degrees from the transit street, measured from the street property line, as shown in Figure 130-6.

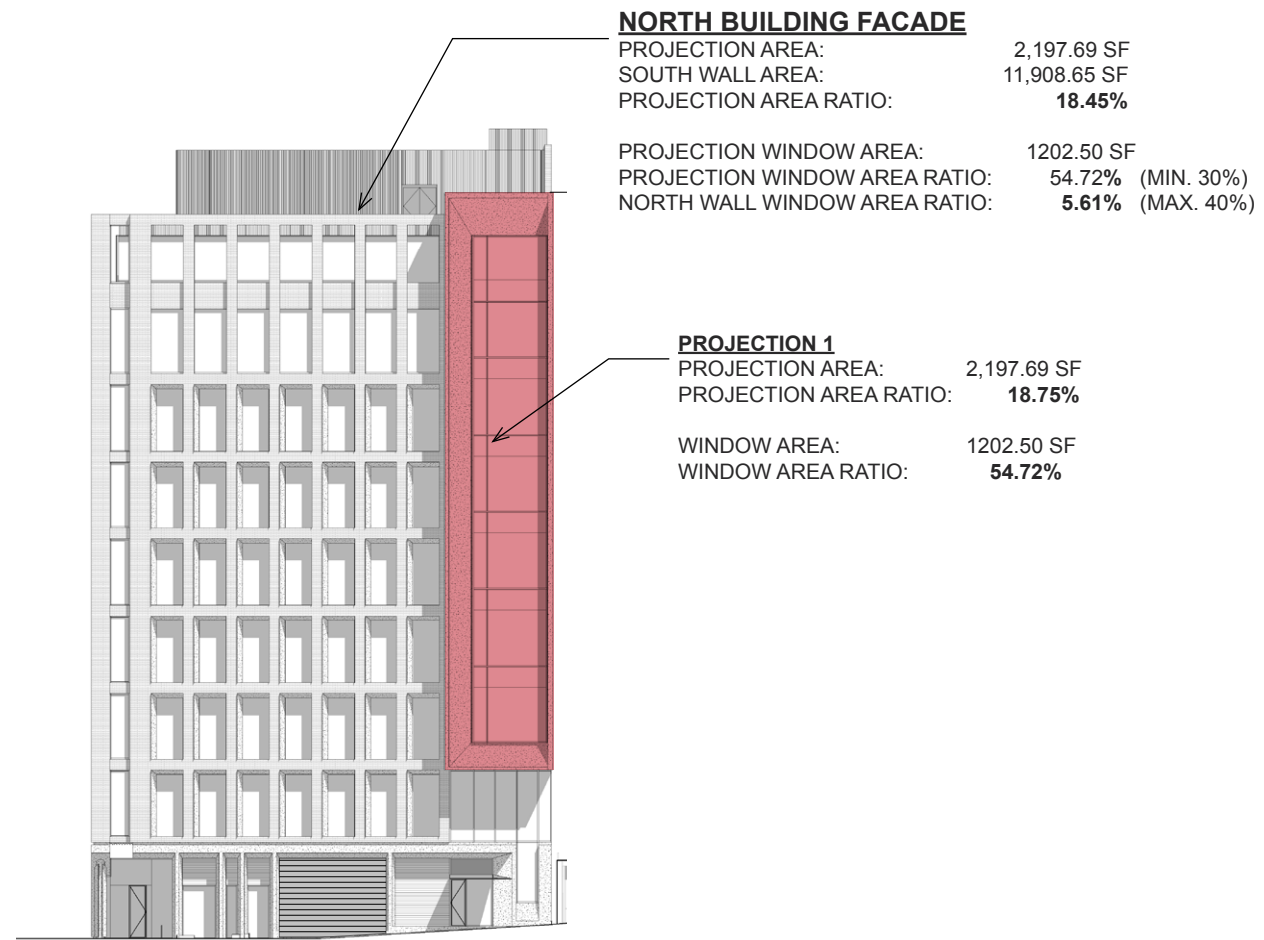
**Request**

The project requests a modification such that the main entry is 90 degrees to the transit street and oriented towards NW Hoyt Street.

**Proposal**

The main entrance and vestibule to the building is located on 6th Avenue along the transit street and is 35' from the corner of NW Hoyt and NW 6th Avenue. At this location, NW Sixth Avenue narrows to a single lane and includes frequent bus traffic on one side and the MAX line on the other. It is anticipated that pedestrian, bicycle and vehicular arrivals will principally be coming from the south end of the block. Significantly, NW Hoyt Street is two-way here and allows for access to and from NW Broadway - an important link for Health Department staff and clients from across the river and east county.

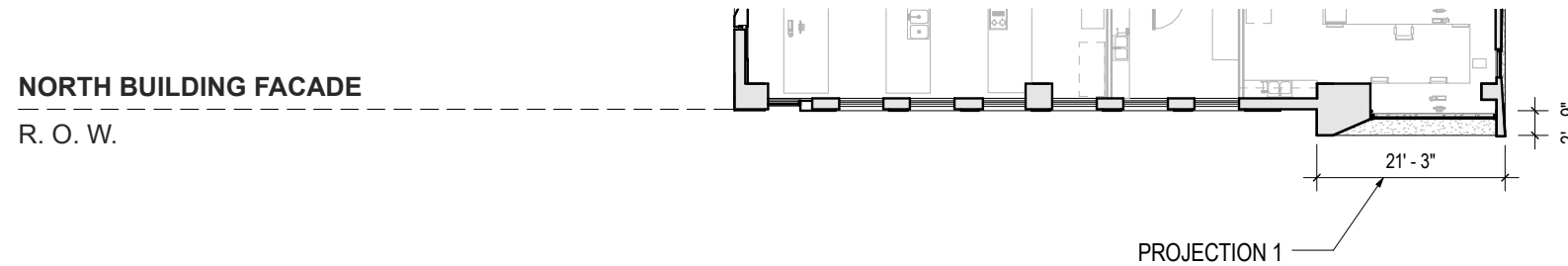
The proposed orientation of the main entrance is meant to accommodate what is anticipated to be main client drop-off along NW Hoyt for clients coming to the clinic. The majority of clients and staff will come to the Health Department from the south-east direction, whether from NW Hoyt or NW Sixth - by bike, transit, taxi or vehicular drop-off. The intent is to make this entrance as clear and identifiable as possible for clients in need of health services in the context of a relatively congested transit street. To reinforce the presence of this entrance, the building massing at the south-east corner carved back from the property line to provide a graciously scaled 'portico' space. A long canopy along the south facade helps to emphasize this orientation and provide cover and scale for pedestrians approaching the entrance from the south and west.



**Standard**

BDS Code Guide Document "Window Projections Into Public Right-of-Way OSSC/32/#1" dated June 1, 2005 requires that window projections into the public right-of-way are subject the following limitations:

- A. Maximum projection of 4 feet into the right-of-way including trim, eaves and ornament.
- B. Clearances: Above grade per OSSC Chapter 32, Section 3202.3.2. For clearances above 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection exceeds a distance of 4 feet.
- C. Area: A maximum wall area of all windows which project into public right-of-way on the wall is 40% of the wall's area.
- D. Wall Length: The Maximum width of any single window which projects into the public right-of-way is 50% of its building wall length.
- E. Window Area: Minimum 30% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides and required side windows must be a minimum of 10% of side walls. When approved through review the requirement for side walls may vary. Side windows must meet the requirements of Table 705.8 of the OSSC, maximum area of exterior wall openings based on fire separation distance and degree of opening protection. The separation distance is measured from the continuation of the property line. No openings will be allowed within 3 feet of the property line continuation.
- F. Width: Maximum width of 12 feet for each projecting window element. When approved through Design Review, the width may vary provided the area of all windows on a wall which project into public right-of-way does not exceed 40% of the wall's area and the width of any single projecting window element over right-of-way does not exceed 50% of its building wall's length.
- G. Separation: Minimum separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall. When approved through Design Review, required separation may vary provided the area of all projecting window elements on a wall does not exceed 40% of the wall's area and the width of any single projecting window element over the right-of-way does not exceed 50% of its building wall's length.



**Request**

The proposed building requests a modification to the projection standard for the side wall minimum window area, maximum width requirement and maximum separation standard.

**Proposal**

The encroachments are designed to be 14 feet or more above grade and (through design review approval) will follow the percent wall area, and window area of the standard. On the south facade the projections are generally limited to 2'-6" to 3'-0" in depth and do not include building area or window projections into right-of-way. On this facade the projections act as sunshading elements which frame large window openings back at the building line.

On the north facade a single 4 foot projection is proposed as a 'bay' for the north-west corner of the building. This element contains stacked meeting rooms for Health Department staff. The projection in this case is wider than 12' and is meant to provide a vertical emphasis to the building mass in the larger urban context. The sides of this projection are proposed to not have glazing in order to emphasize the frame of the north-facing glazed element and help maximize the quality of light in the interiors.

**SOUTH BUILDING FACADE**

PROJECTION AREA: 1,473.37 SF  
 SOUTH WALL AREA: 11,591 SF  
 PROJECTION AREA RATIO: 12.71%

PROJECTION WINDOW AREA: 507.72 SF  
 PROJECTION WINDOW AREA RATIO: 34.46% (MIN. 30%)  
 SOUTH WALL WINDOW AREA RATIO: 4.38% (MAX. 40%)

**PROJECTION 1**

PROJECTION AREA: 367.41 SF  
 PROJECTION AREA RATIO: 3.17%

WINDOW AREA: 140.62 SF  
 WINDOW AREA RATIO: 27.70%

**PROJECTION 2**

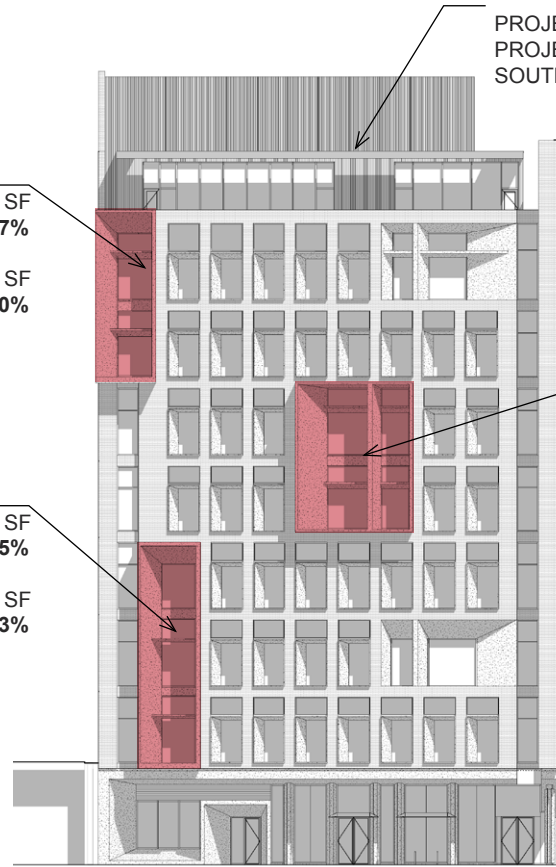
PROJECTION AREA: 492.29 SF  
 PROJECTION AREA RATIO: 4.25%

WINDOW AREA: 174.83 SF  
 WINDOW AREA RATIO: 34.43%

**PROJECTION 3**

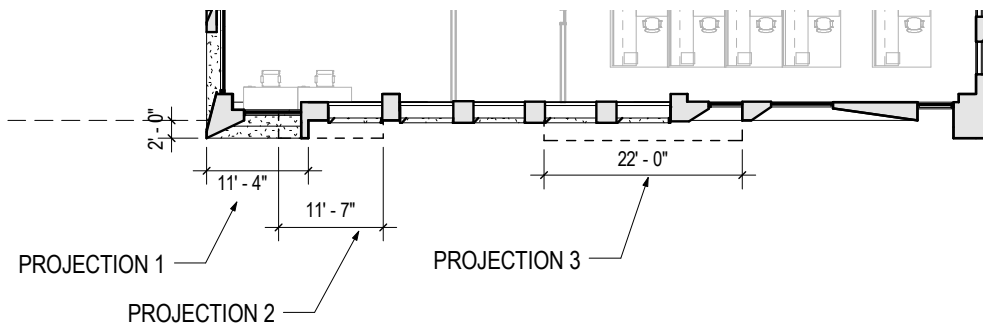
PROJECTION AREA: 613.67 SF  
 PROJECTION AREA RATIO: 5.29%

WINDOW AREA: 192.27 SF  
 WINDOW AREA RATIO: 37.87%



**SOUTH BUILDING FACADE**

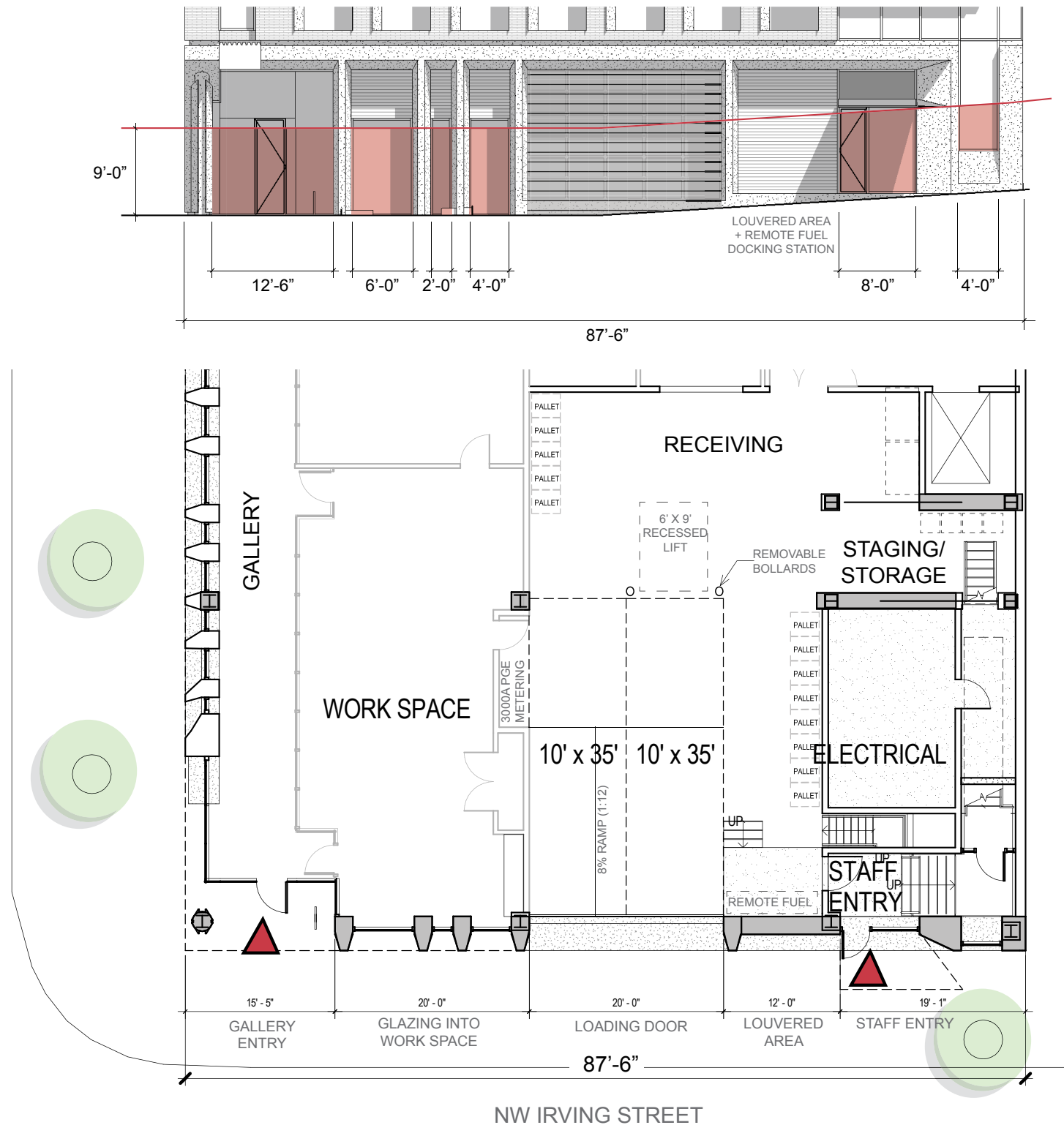
R. O. W.



# DESIGN REVIEW

Appendix

# MODIFICATION 4: 33.130.230 GROUND FLOOR WINDOWS



### NORTH FACADE GROUND FLOOR

GLAZING AREA:	303.74 SF
GROUND FLOOR <9'-0":	778.78 SF
GLAZING AREA RATIO:	39% (MIN. 25%)

GLAZING LENGTH:	36'-6"
GF WALL LENGTH:	87'-6"
GLAZING LENGTH RATIO:	42% (MIN. 50%)

### Standard

B.3. The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. The requirement does not apply to the walls of residential units, and does not apply to the walls of parking structures when set back at least 5 feet and landscaped to at least the L2 standard.

C. Qualifying window features. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display window set into the wall. Display cases attached to the outside wall do not qualify. The bottom of the window must be no more than 4 feet above the adjacent exterior grade.

D. Adjustments. Public art may be considered for adjustments to the ground floor window provision. In all cases, the Regional Arts and Culture Council will review the application to determine whether public art is appropriate at the location, taking into account the scale and character of the building and area. The budget, selection process, final artwork, and installation must follow the guidelines of the Regional Arts and Cultural Council and must be approved by the Regional Arts and Culture Council. Covenants will be required, following the regulations of Section 33.700.060, Covenants with the City, to ensure the installation, preservation, maintenance, and replacement of the public art.

### Request

The proposed building requests a modification to the length of glazing along the north facade fronting NW Irving Street.

### Proposal

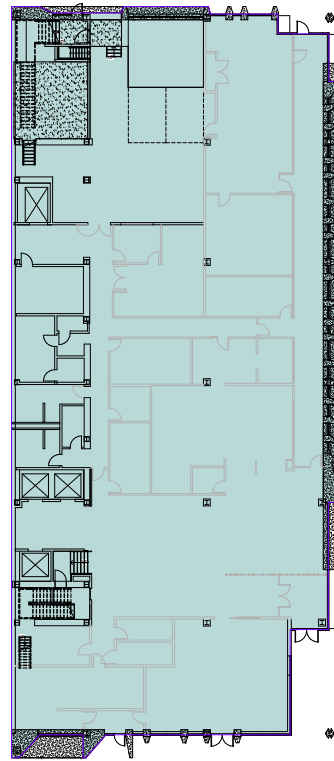
A loading dock, workspaces, and a staff entrance vestibule are located on the north facade of the ground floor. The site measures 87'-6" from east to west, narrower than a typical Portland half-block. The interior loading area is 32'-0" wide and the opening is sized to meet code with a minimum 20'-0" width coiling door for two loading spaces. The other 12'-0" consists of building and loading dock support functions such as secure staging and storage. One of the main functions of this building is to serve the residents of Multnomah County in the event of a public health emergency, and the loading dock size and building support functions along this elevation are critical for the functioning of the building in an event. The loading dock is located adjacent to the work space of an "incident command and response" function that requires the secure staging areas, space for emergency power docking vehicles, and visual privacy from the street.

The remaining length of the façade includes a staff entry vestibule and workspaces for the Health Department, both of which have glazing facing NW Irving. The staff entry contains a vestibule which has floor to ceiling windows, glass entry door and an overhead canopy. The main generator and electrical room have been tucked inboard adjacent to the loading dock to maximize the amount of exterior glazing along this elevation.

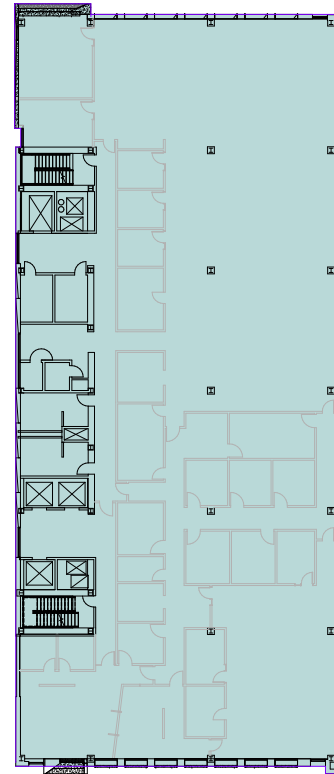
The proposed design seeks to maximize glazing along NW Irving Street to the extent possible given the narrow lot width and building function requirements. While the total area of ground floor glazing exceeds the minimum of 25 percent (it is 39 percent), the lineal foot of qualifying windows is approximately 6'-9" less than the requirement to reach the 50 percent length.

# DESIGN REVIEW

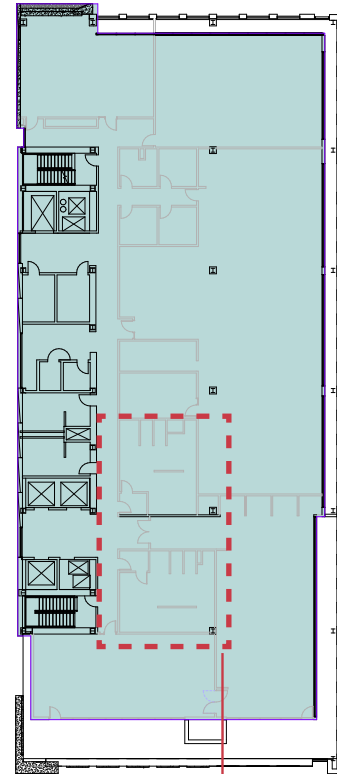
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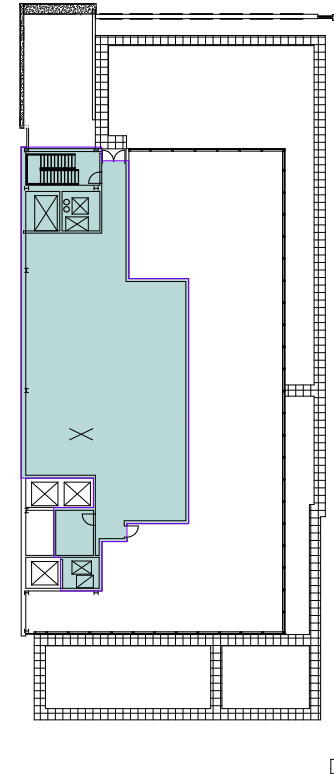
Ground Floor  
GSF: 16,200 sf



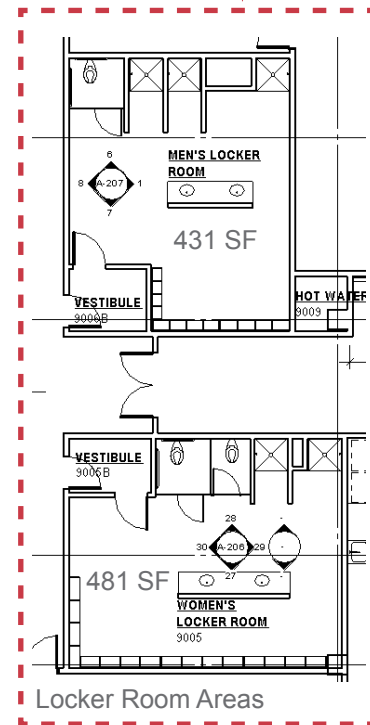
Typical Upper Floor  
GSF: 17,400 sf



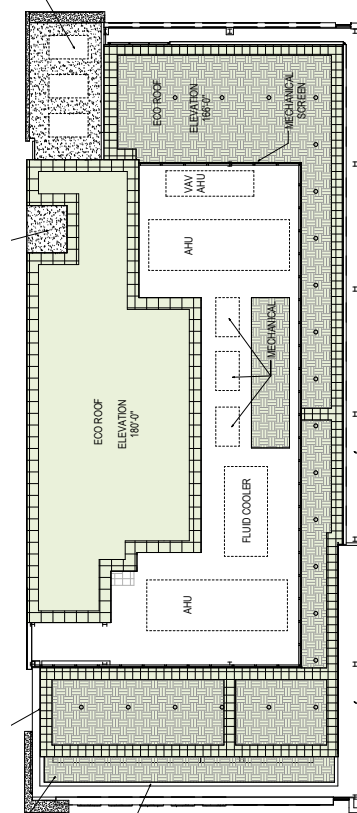
9th Floor  
GSF: 14,900 sf



Roof  
GSF: 3,900 sf



Locker Room Areas



Green Roof Areas (Upper Roof). See Landscape Plan for Level 9 Area.

# 33.910 FLOOR AREA CALCULATIONS

## Standard

Defined as "The total floor area of the portion of a building that is above ground. Floor area is measured from the exterior faces of a building or structure.

## Assumptions

Floor area includes the area devoted to structured parking that is above ground level. Floor area does not include the following:

Areas where the elevation of the floor is 4 feet or more below the lowest elevation of an adjacent right-of-way.

Roof area, including the roof top parking;

Roof top mechanical equipment; and

Roofed porches, exterior balconies, or other similar area, unless they are enclosed by walls that are more than 42 inches in height, for 50 percent or more of their perimeter.

## Floor Area Calculations

Level	SF towards FAR
1	16,200 SF
2-8	17,400 SF
9	14,900 SF
Roof	3,900 SF
<b>TOTAL</b>	<b>156,800 SF</b>

## Floor Area Bonus Summary

The project seeks an additional 3:1 in bonus floor area per 33.510.210, paragraph C, Floor Area Bonus Options\*

	Area (sf)	Multiplier	Sub-total Area (sf)
Base FAR	17,500	6	105,000 sf
Locker Room	912	40	36,480 sf
Eco-roof > 60% (Subsection 10)			
Level 9	1,500	3	4,500 sf
Upper Roof	12,000	3	36,000 sf
<b>TOTAL available for FAR (Base + Bonus)</b>			<b>181,980 sf</b>

\* Please note in addition to measures noted in the table, the project is also electing to contribute to the Affordable Housing Replacement Fund (AHRF) per 33.510.210.15, at an amount to be determined.



MULTNOMAH COUNTY HEALTH DEPARTMENT HEADQUARTERS

**PRELIMINARY**

PROPOSED PROJECT SCHEDULE 10.11.2015

