

CITY OF PORTLAND, OREGON



Staff Presentation to the
Portland Design Commission

1st Design Advice Request
EA 16-130513 DA

Multnomah County Central Courthouse

May 5, 2016



The **SITE**

Site Area

40,000 SF

Existing Condition

Single-story building
3 story HL Jefferson Stn
Abandoned on-ramp

Street Frontages

SW 1st
SW Jefferson
SW Naito
SW Madison

Plan Districts / **Approval Criteria**

Central City Plan District

Central City Fundamental Design Guidelines



The SITE

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Single-story building
3 story HL Jefferson Stn
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Street Frontages

SW 1st
SW Jefferson
SW Naito
SW Madison

Street Designation

SW Madison– *Major Transit Priority St, CC Transit/Pedestrian Street, City Bikeway*

SW 1st– *Transit Access Street, CC Transit/Pedestrian Street, City Bikeway*

SW Naito- *Transit Access Street, Local service Walkway, City Bikeway*

SW Jefferson – *Local Service Street, Walkway & Bikeway*

Transit

Frequent bus service in immediate area

Pedestrian District – Downtown



The **SITE**

CONTEXT

At Madison & 1st looking at site on right

The SITE



CONTEXT

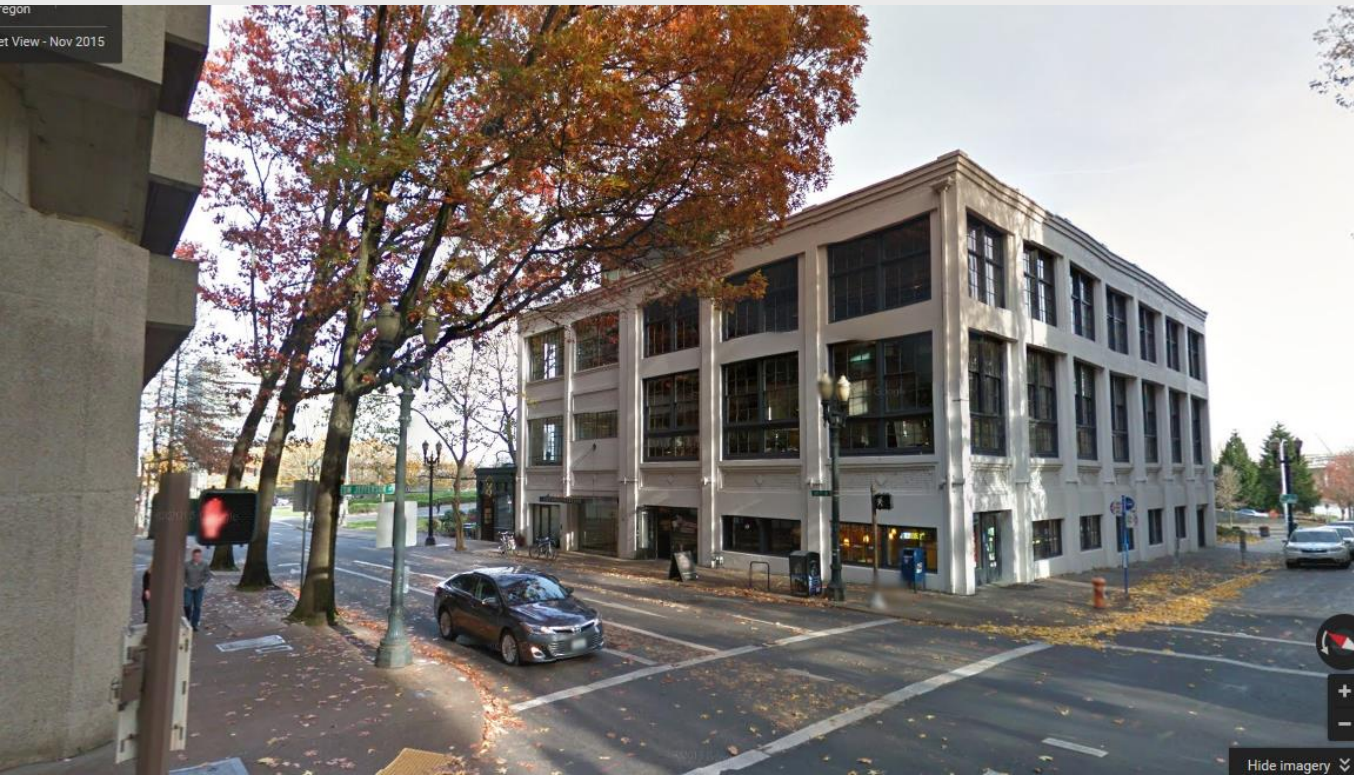
At Madison & 1st looking north a open space



The SITE

CONTEXT

On Madison / bridge ramp looking west



The SITE

CONTEXT

At 1st & Jefferson looking NE at site & Jefferson Stn



The SITE

CONTEXT

Looking west on SW Jefferson – site on right with Jefferson Stn

The SITE



CONTEXT

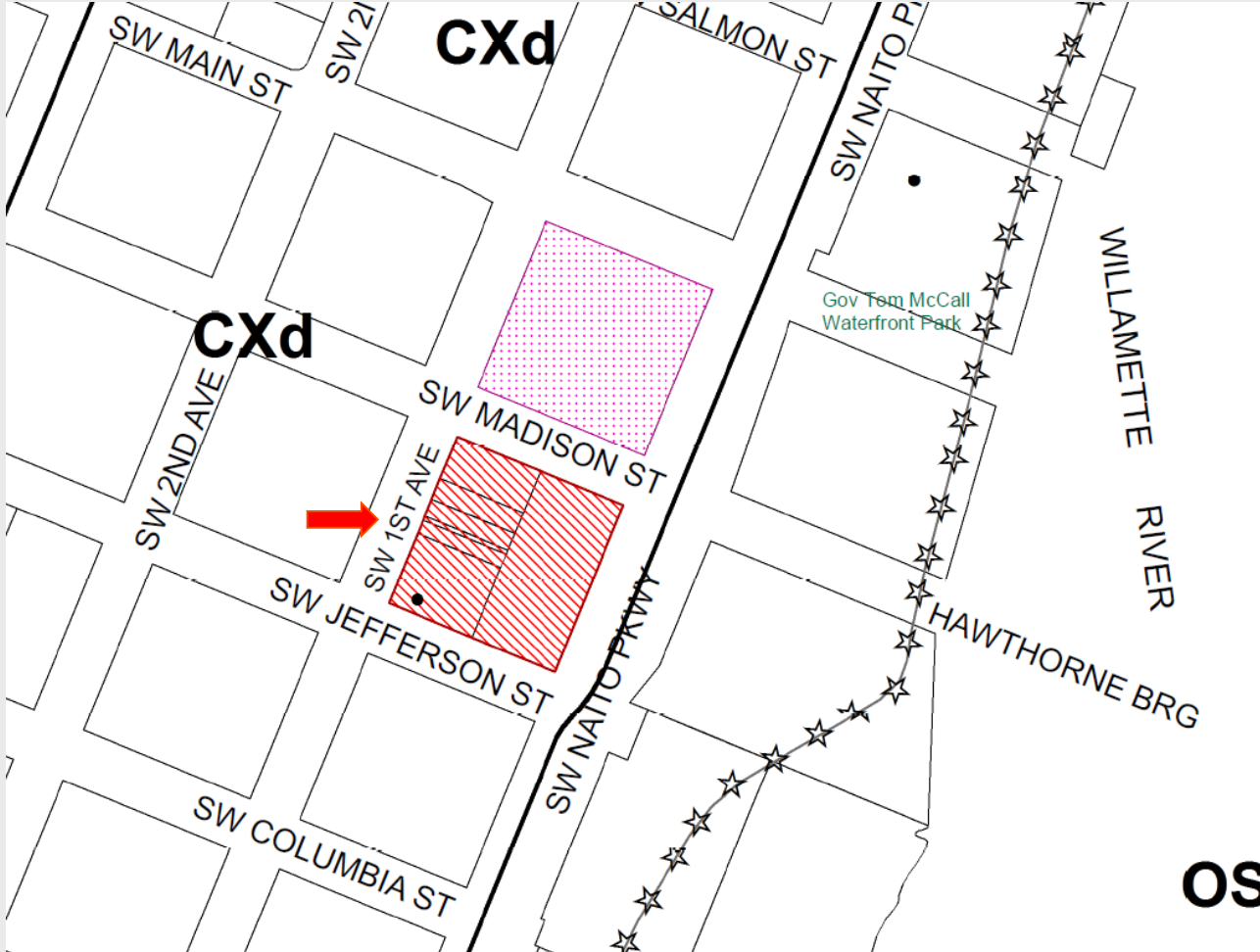
SE corner of site looking east toward river, bridge and Waterfront Park

The SITE



CONTEXT

On Naito looking north at bridge ramp & access stair



The **CONTEXT** – Policy

ZONING

FLOOR AREA RATIO

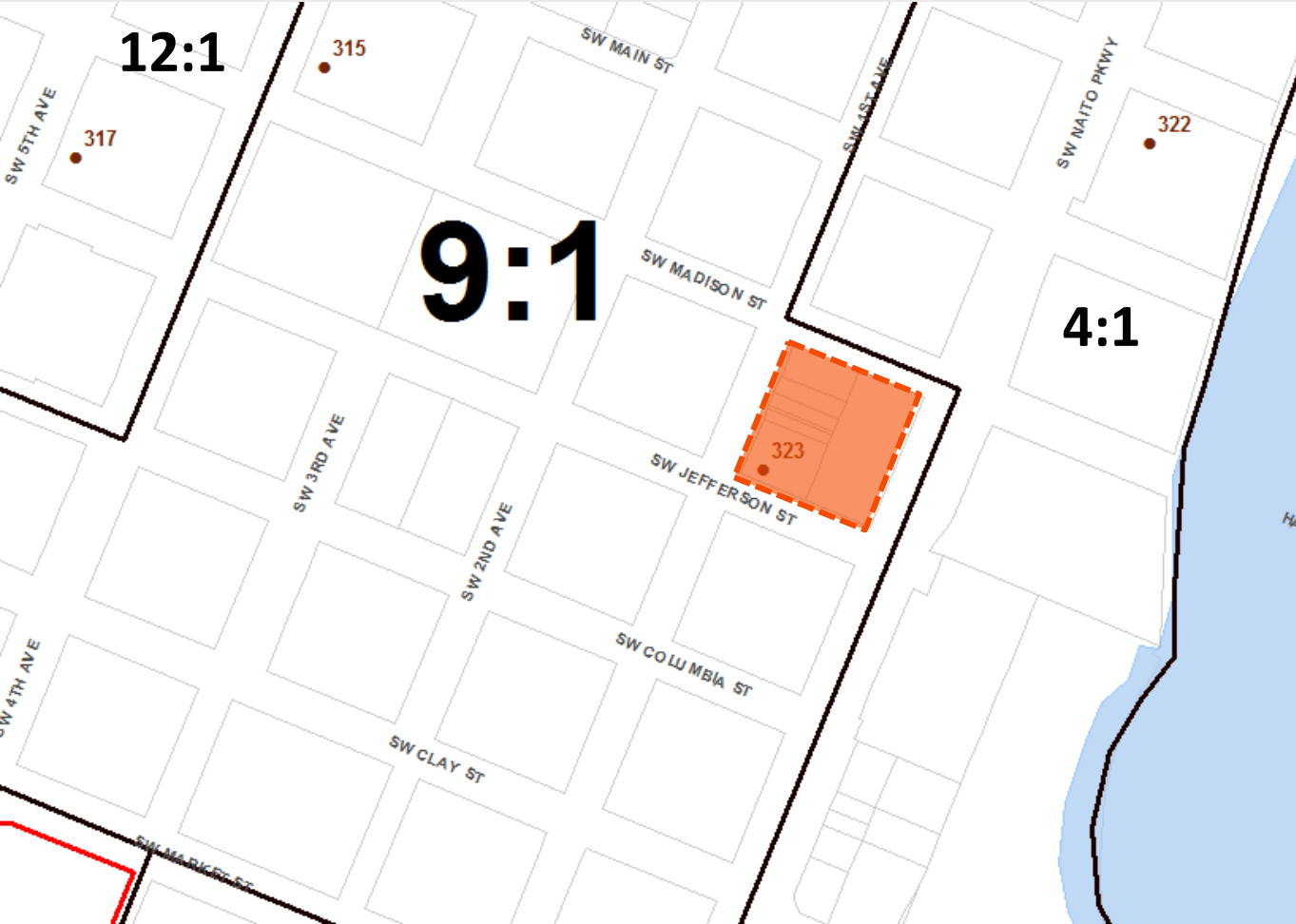
HEIGHT

CXd - Central Commercial zone

Design Overlay

Historic Resource Overlay – historic landmark





The **CONTEXT** – Policy

ZONING

FLOOR AREA RATIO

HEIGHT

Base FAR	9:1
Max Bonus	3:1
Max FAR	12:1





The **CONTEXT** – Policy

ZONING

FLOOR AREA RATIO

HEIGHT

Maximum Height 200'





The **PROJECT OVERVIEW**

17-story building

435,030 SF courthouse use

No on-site parking

1 on-street loading

Sallyport at SE

Height

300'

FAR

10.8:1 proposed

Alterations to Jefferson Stn

HLC in June

Height - Pending legislative review – 200' to 325' maximum height

West Quadrant Plan & CC2035 – timing off

PSC recommended approval on 4/26 to Council

CC hearing date – late May/early June

Modifications – ground floor windows, required building line (SW 1st)

Adjustment – Reduce on-site loading (2 to 0)

Discussion Items

(per Memo)

Ground Floor



CCFDG A8 - Contribute to a Vibrant Streetscape

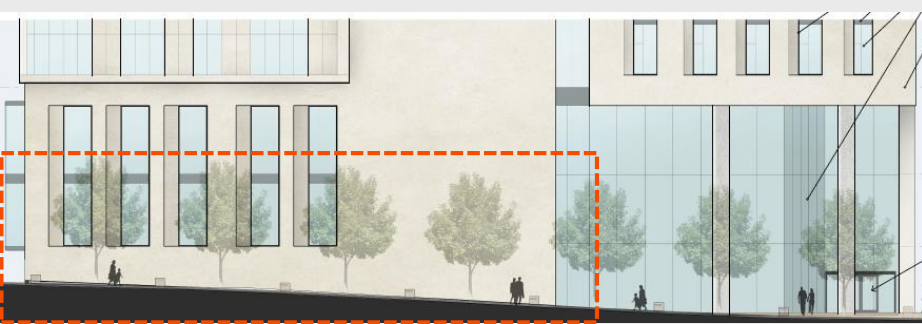
CCFDG C7 - Design Corners that Build Active Intersections

CCFDG A1 - Integrate the River

NW edge highly transparent & active

Rest overly program driven & GFW Mods needed





Discussion Items

(per Memo)

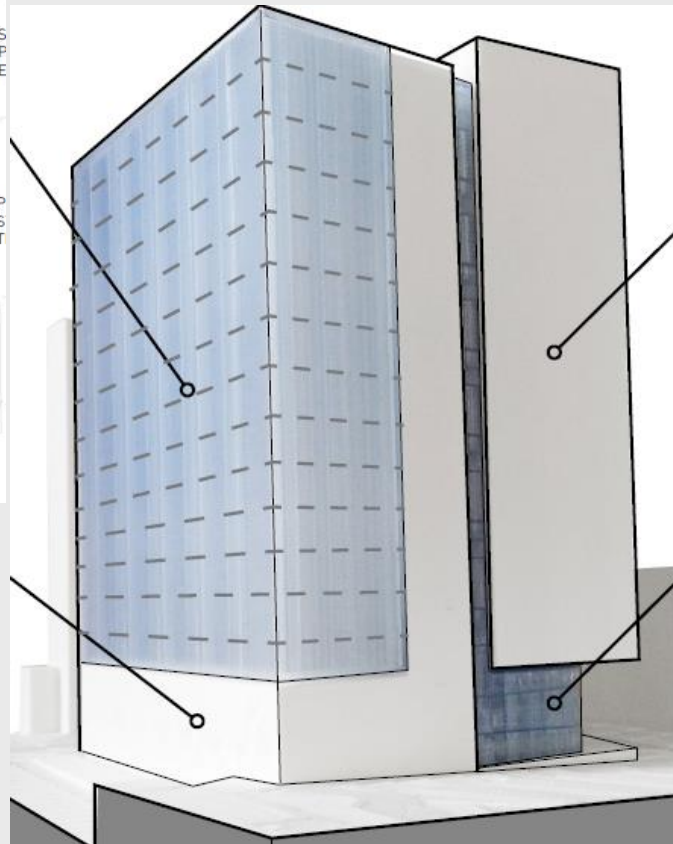
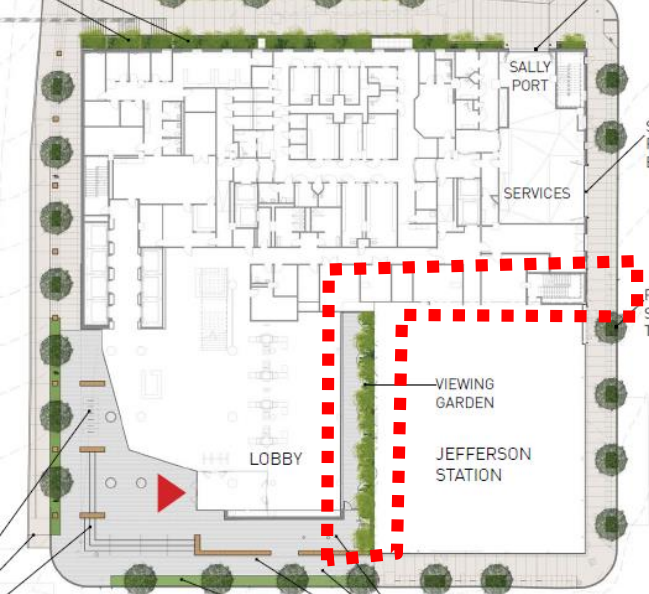
Ground Floor

Madison – highest street classification, east ½ not active/transparent

Naito – sallyport ingress, no activity , little glazing, across from major City Park

Jefferson – sallyport egress no activity, all opaque, loading AD





Discussion Items (per Memo)

Overall Massing & Composition

CCFDG C5 - Design for Coherency

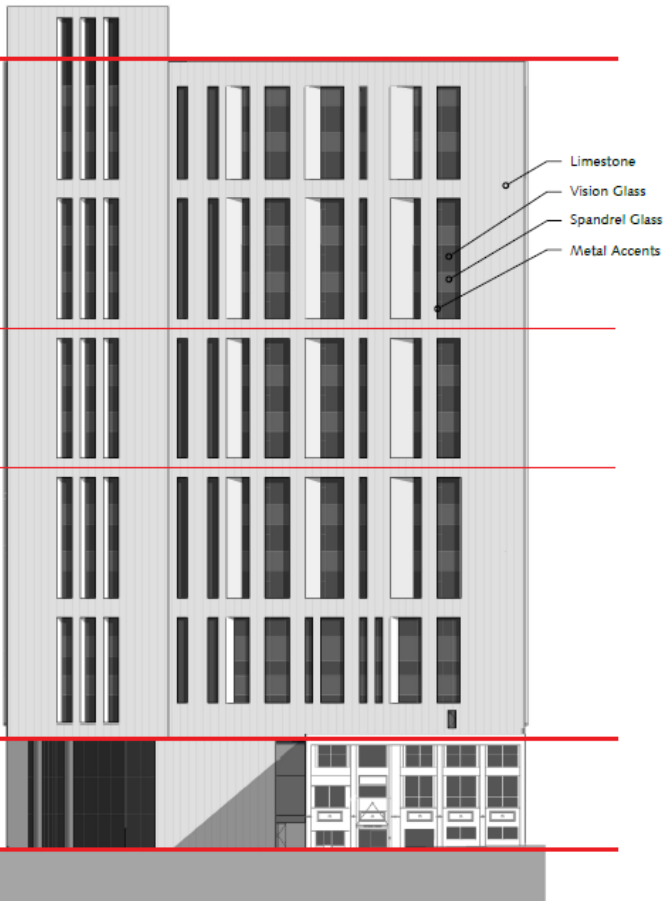
CCFDG C7 - Design Corners that Build Active Intersections

Strong parti but hierarchy of views at expense of ground floor

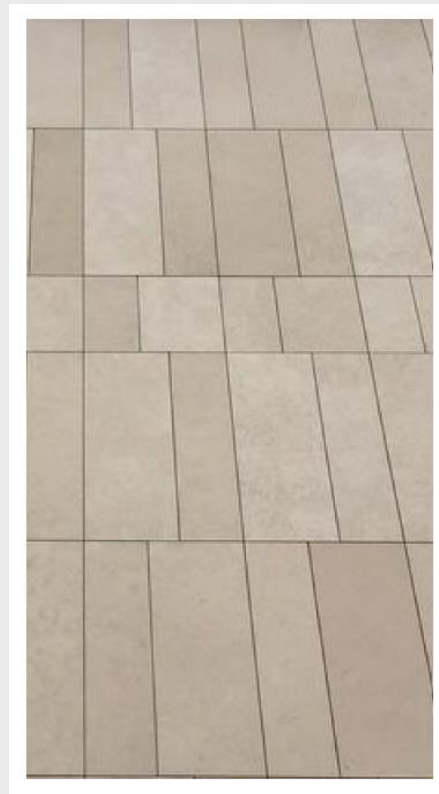
Relationship between two buildings:

- Stronger or more distinct
- Connections (viewing garden with metal gate)





West Elevation



Discussion Items (per Memo)

Exterior Materials

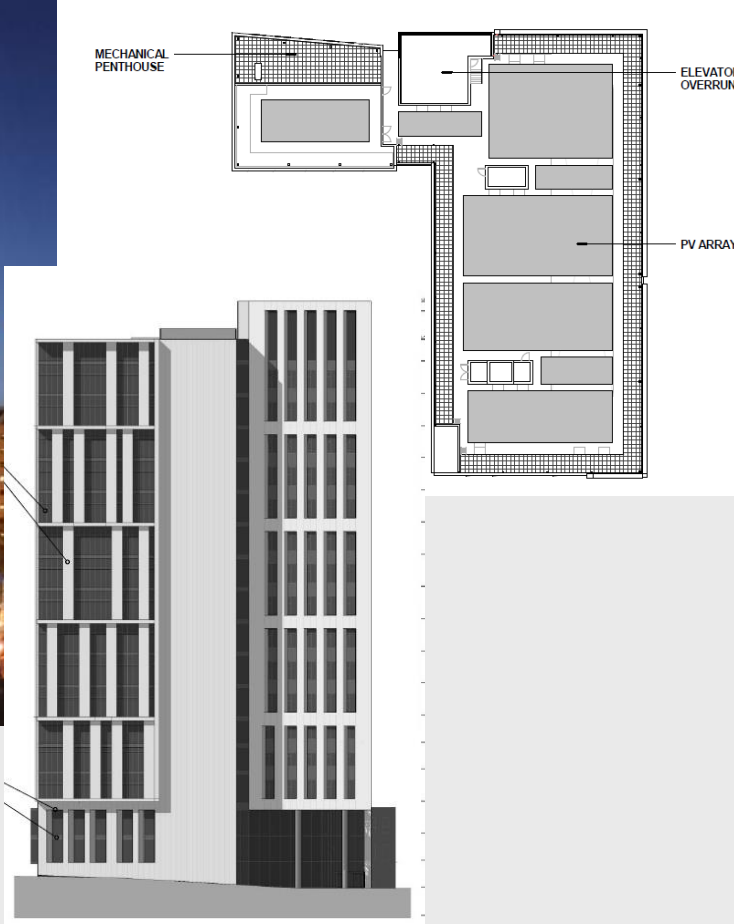
CCFDG C2 - Promote Quality and Permanence in Development

Primary - Limestone & curtainwall (durable & high quality)

Size & orientation of limestone panels

Other materials – storefront, punched windows, metal accents





Discussion Items (per Memo)

Rooftop

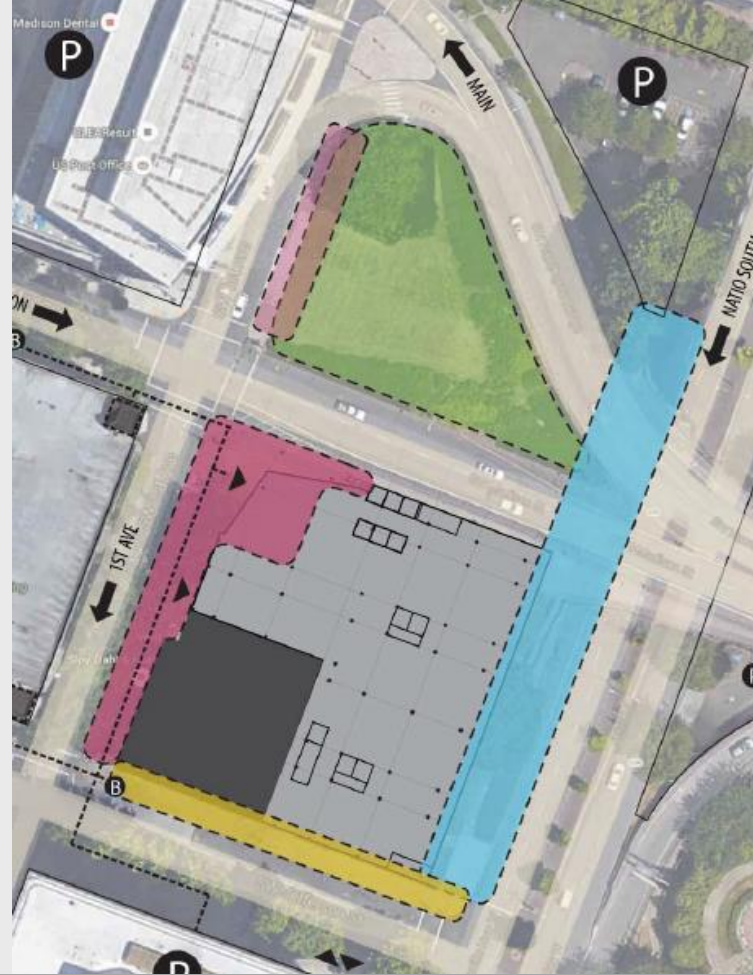
CCFDG C11 – Integrate Roofs & Use Rooftops

Bridgehead location & 300' height - dominant skyline feature

Rooftop elements - thoughtfully designed to integrate utilitarian element in overall design

Successful examples - First & Main and Park Avenue West Tower





Discussion Items (per Memo)

Open Space Improvements

CCFDG B5 - Make Plazas, Parks and Open Space Successful

Opposing bridgehead parcel (north) - new green open space

Extent of improvements - green, hardscape

Intended uses - seating, passive

Relationship to courthouse - extension of landscape & plaza design language



- 1 - Ground level**
- 2 - Overall massing and composition**
- 3 - Exterior materials**
- 4 - Rooftop**
- 5 - Open space improvements**

Questions

