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MEMORANDUM

Date: June 30, 2016
To: Portland Design Commission
From: Staci Monroe, City Planner – Design/Historic Review Team
503-823-0624, staci.monroe@portlandoregon.gov
Re: July 7, 2016 Agenda Item – 2nd Design Advice Request
EA 16-130513 DA – Multnomah County Central Courthouse

Please find *revised* exhibits attached for the 2nd Design Advice Request (DAR) for the new courthouse building for Multnomah County that will replace the existing facility at 1021 SW 4th Avenue. The 1st DAR for the new courthouse occurred on May 5th where the discussion focused primarily on the ground floor program and the impacts on the pedestrian environment. Additional comments related to the building's composition were also provided. A detailed summary of the Commission's feedback is attached.

As you may recall, the full-block project includes a new 17-story building on the currently vacant L-shaped portion of the block and renovates the Jefferson Station building (Historic Landmark) at the southwest corner of the block. The buildings will be physically and programmatically connected. Alterations to the Jefferson Station building went before the Historic Landmarks Commission (HLC) on Monday June 27th. The feedback was focused on the windows and storefront changes to the landmark building. It should be noted that while the HLC acknowledged they did not have purview over the new courthouse building, the ground floor condition proposed along Jefferson was noted as a concern. On the Jefferson station building the HLC indicated they would not support opaque glazing within the eastern two bays on Jefferson stating it would further contribute to the lack of activity along this frontage.

Since the 1st DAR the County has received approval of the increased height on this block specifically from 200' to 325'. City Council approved the increased height on June 8th. The proposed building is within this new height limit.

DAR DISCUSSION ITEMS - Staff has identified the following potential areas of discussion for the July 7th DAR:

1. **Ground Level:**

- a. The ground floor program remains the same since the first DAR, which requires high security, limited visibility and two points of vehicle access along three of the site's frontages. The applicant has studied several options to improve the pedestrian experience around the site including the addition of canopies (Jefferson), quote engraved into the Limestone (Madison), and decorative metal or glass art panels on the windows and gates. The sill height and proportions of the windows have also been modified along the building's base to respond to a more pedestrian scale. Without a change to the ground floor program, are exterior solutions alone enough to meet the approval criteria, specifically A8 (Contribute to a vibrant Streetscape), B1 (Reinforce and Enhance the Pedestrian System), C7 (Design Corner that Build Active Intersections) and better meet the purpose of Ground Floor Window regulation for the Modification needed? If so, or if a *part* of the solution, which options are the most successful?
- b. The vehicle access gate on Jefferson is wider than the gate on Naito and angled back from the façade to facilitate gate operation and vehicle maneuvering and visibility. At its deepest,

the gate is setback 12' from the façade of the building. The Commission has supported similar vehicle access gates within 4' of the façade to avoid deep, dark “holes” along the sidewalk. Any feedback from the Commission on the setback, angled gate would be appreciated at this early stage in the design.

2. **Overall massing and composition** - The applicant was asked to study the base (first 25') of the building to see how it could better relate to the pedestrian environment rather than just the rest of the building. Options were studied that serve to break down the scale of the windows and add more texture. The option with the spandrel stone appears to be very successful.
3. **Plaza** – Details of the plaza design are not included in the packet, but will be presented at the hearing for discussion.

For this proposal, the design review criteria are the *Central City Fundamental Design Guidelines* (copies provided as an attachment to the first DAR memo)

Please contact me at 503.823.0624 with any questions or concerns.

Attachments: Plans dated 7/7/16
1st DAR Summary from 5/5/16 meeting