



Central City FDG + River DDGs + Skidmore/ OT HD DGs	PROJECT NAME: <i>One Pacific Square Plaza and Ground Fl</i>	CASE NUMBER
DATE 3/7/2019	PROJECT ARCHITECT: Gauri Rajbaidya Sera Architects	PROJECT VALUE \$ 7.3 million

Central City Fundamental Design Guidelines (Apply to BOTH DZ and HR)

CONTEXT	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
A1: Integrate the River	-	Removal of fixed seating along NW Davis - site's primary connection river.		
A2: Emphasize Portland Themes	-	Retains no reference to how the existing plazas were designed to relate to the Transit Mall or Historic District.		
A3: Respect the Portland Block Structures	+	Existing block structure maintained.		
A5: Enhance, Embellish & Identify Areas	-	Design and materials do not reference local design vocabulary.		
A6: Re-use, Rehabilitate, Restore Buildings	-	Staff support for intent to rehabilitate bldg and plaza spaces. However, current design focuses on introducing barriers at the property line rather than supporting movement through and activation of existing plaza spaces.		
A9: Strengthen Gateways	-	While not an official "Gateway", this block serves as the built edge of the Skidmore/ O T HD and is highly visible as first/last MAX stops into/out of Downtown for 2 lines. Proposal does not serve to activate plazas or support public pedestrian amenities which were key in original design and served as mitigation for significant added height and FAR.		
C1: Enhance View Opportunities	-	Raised planters at the corners of ground level plazas do not enhance opportunities for activity at existing corner entries and limited access from the building to the proposed NE terrace does not enhance view opportunities.		
C4: Complement the Context of Existing Buildings	-	Most bldgs in the area (especially in the Historic District) are built out to the property line which brings activity to the edges of the site. Recessed bldgs with arcades are not typical. As such, the plazas surrounding the bldg are tasked with serving as active transition areas connecting edges of the site to the base of the bldg. The current design does not enhance this condition.		
D1: Park Blocks				
D2: South Waterfront Area				
D3. Broadway Unique Sign District				
D4. New China/Japantown Unique Sign District				
PUBLIC REALM	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
A4: Use Unifying Elements	-	Existing surface treatments approved to reference to the Transit Mall and to relate to Old Town providing a sense of continuity. Proposed replacement materials and how applied are (varying depth and length of pavers at edges) are not coherent and do not relate to existing patterns in the area.		

A7: Establish and Maintain a Sense of Urban Enclosure	-	Alterations to on-site pedestrian amenities should support and add value to the off-site pedestrian realm (public rights-of-way). This could be accomplished with at-grade activated plaza spaces with human scale elements that are designed as amenities to both public and private realms.		
A8: Contribute to a Vibrant Streetscape	-	Staff supports intent to bring activity to the bldg and plaza spaces. However, current design focuses on introducing barriers at the property line rather than supporting movement through and activation of existing plaza spaces which would serve to activate the street.		
B1: Reinforce and Enhance the Pedestrian System	-	The proposed alterations to the plazas do not yet that support the activation of these spaces, support movement through the site, or continue to provide amenities for pedestrians and LTR users, in addition to building tenants.		
B2: Protect the Pedestrian	+	No alterations to vehicle access proposed.		
B3: Bridge Pedestrian Obstacles	-			
B4: Provide Stopping and Viewing Places	-			
B5: Make Plazas, Parks & Open Space Successful	-			
B6: Develop Weather Protection	+	Existing arcades (to remain) provide ample pedestrian weather protection.		
B7: Integrate Barrier-Free Design	+	Proposal includes a series of ramps that serve to make the main entry of the building (on the west elevation) ADA accessible.		
C6: Develop Transitions Between Buildings & Public Spaces	-	Proposal includes the introduction of barriers – raised planters and raised terraces – at the property line, concentrated at corners and adjacent to spill-out space. These elements serve to limit, not increase, the space available for potential public use.		
C7: Design Corners that Build Active Intersections	-	Proposal includes removal of NW corner stair and access to corner entry (to remain) and introduces raised planters and raised terraces at the property line, concentrated at corners and adjacent to spill-out space which limits access and activity at intersections.		
C8: Differentiate the Sidewalk Level of Buildings	+	Proposed clear glazing at the ground floor serves to differentiate the sidewalk level of the building.		
C9: Develop Flexible Sidewalk Level Spaces	-	Proposal does not ensure flexibility of sidewalk level spaces. At NW corner of the site, staff could support the retention of the corner entry stair, pulling back raised terrace from the property line to allow significant depth in seating and planting to soften the raised floorplate at this corner and increase the usability of this area for pedestrians and building tenants.		
C10: Integrate Encroachments	N/A			
C11: Integrate Roofs and Use Rooftops	N/A			
C12: Integrate Exterior Lighting	+	Pedestrian level lighting is proposed at all columns and recessed into the soffits of the existing arcades providing increase visibility. Also proposed on stair treads.		
C13: Integrate Signs	N/A	Signs not currently proposed.		
QUALITY & PERMANENCE	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments

C2: Promote Permanence & Quality in Design	-	Concerns with use of loose rock “cobble” as a surface treatment at the NE corner of the site, is not common in the area, does not promote a sense of quality and permanence and could be a potential safety hazard to the max lines. Concerns with durability of GFRC planters in high traffic areas.		
C3: Respect Architectural Integrity	-	Proposal does not respect the integrity of these spaces to serve as extensions of the public right-of-way; benefiting pedestrians and LTR users in addition to building tenants. Also, removal of the corner stair and access to the building from the corner does not respect the integrity of the building or how it relates to the Chinese Garden or adjacent corner entries.		
C5: Design for Coherency	-	Application of surface treatments as currently proposed is not coherent and do not adequately reference the adjacent rights-of-way or district. Specifically, the application of concrete block pavers at the edges of the site with inconsistent depth and length seems to be more of a graphic exercise and not designed to support the plazas.		

River District Design Guidelines (APPLY to DZ ONLY)

CONTEXT		STAFF		COMMISSION	
		+ / -	Comments	+ / -	Comments
A1: Integrate the River					
	A1-1: Link the River to the Community	-	Removal of fixed seating along NW Davis - site's primary connection river and alterations do no support existing East Entry facing the MAX and river.		
A3: Respect the Portland Block Structures					
	A3-1: Provide Convenient Pedestrian Linkages	-	Proposed removal of the existing corner stair at the NW corner to be replaced with raised planters and a raised terrace (approximately 4' tall to the large raised planters and the terrace level with the addition of 42" glass railings at the terrace). This condition creates a significant barrier at the property line and does not support pedestrian linkages.		
A5: Enhance, Embellish & Identify Areas					
	A5-1: Reinforce Special Areas				
	A5-1-1: Reinforce the Identity of the Pearl District Neighborhood				
	A5-1-2: Reinforce the Identity of the North Park Blocks Area				
	A5-1-3: Reinforce the Identity of Chinatown	-	Existing plazas designed as extensions of public ROW as mitigation for added height and FAR. Proposal retains no reference to the Transit Mall and to relate to Old Town. Proposed design does not relate to existing patterns in the area.		
	A5-1-4: Reinforce the Identity of the Union Station Area				
	A5-1-5: Reinforce the Identity of the Waterfront Area				
	A5-2: Emphasize N.W. Broadway Bright Lights				
	A5-3: Incorporate Water Features				

	A5-4: <i>Integrate Works of Art</i>	-	Proposed site plan and narrative note "Interpretive Historic Artwork/ Exhibit" along the wall of the proposed raised terrace at the NW corner of the site. Limited information has been provided for staff to review, but as "exterior alterations" they will be subject to review.		
A9: Strengthen Gateways					
	A9-1: <i>Provide a Distinct Sense of Entry and Exit</i>	-	While not an official "Gateway", site marks edge of the Skidmore/ O T HD and is highly visible along MAX as first/ last stops into/out of Downtown. Removal of pedestrian realm references to the Historic District does not provide a distinct sense of entry and alterations do not support the highly visible east elevation of the site along the MAX platform.		
C1: Enhance View Opportunities					
	C1-1: <i>Increase River View Opportunities</i>	-	Raised planters at the corners of ground level plazas do not enhance opportunities for activity at existing corner entries and limited access from the building to the proposed NE terrace does not enhance view opportunities.		
PUBLIC REALM		STAFF		COMMISSION	
		+ / -	Comments	+ / -	Comments
A8: Contribute to a Vibrant Streetscape					
	A8-1: <i>Design Fences, Walls, and Gateways to be Seen Over</i>	-	Proposed removal of the existing corner stair at the NW corner to be replaced with raised planters and a raised terrace (approximately 4' tall to the large raised planters and the terrace level with the addition of 42" glass railings at the terrace). This condition creates a significant barrier at the property line.		
B1: Reinforce and Enhance the Pedestrian System					
	B1-1: <i>Provide Human Scale to Buildings Along Walkways</i>	-	Given the deeply recessed storefront on the building, and the original intent for them (mitigation for significant increases in height and FAR) the plaza spaces surrounding the building are tasked with bringing activity to the street edge. As designed, proposed revisions to the existing ground level plazas do not support the connection of on- and off-site pedestrian amenities which contribute to the comfort and enjoyment of the pedestrian realm.		
B5: Make Plazas, Parks & Open Space Successful					
	B5-1: <i>Recognize the Roles of the Tanner Creek Parks</i>				
	B5-2: <i>Strengthen the Significance of the Classical Chinese Garden</i>	-	The removal of the extg corner stair/ access to corner entry, and the installation of large raised planters and a raised terrace at the NW corner cut off the site from the street and do not strengthen the significance of the Chinese Garden. This guideline could be met by increasing opportunities for activity at the corner with the retention of the corner stair that retains access to the existing angled entry and responds the Chinese Garden. Staff could support limited raised terrace that allows for adequate depth for layered seating and planting that could help soften this raised floor plate condition that abuts the Chinese Garden.		
C3: Respect Architectural Integrity					

	C3-1: Integrate Parking	N/A			
C9: Develop Flexible Sidewalk Level Spaces					
	C9-1: Reduce the Impact of Residential Unit Garages on Pedestrians	N/A			

Skidmore Historic District Design Guidelines (APPLY to HR ONLY)

GENERAL GUIDELINES	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
A1-a: Reinforce the Predominant Scale and Massing of the Historic District	-	Proposal does not serve the permeability and activation of on-site plaza spaces that define the edge condition of the site.		
A1-b: Reinforce Pedestrian Scale and Orientation in the District	-	As designed, the proposal does not reinforce the pedestrian scale and orientation in the district as the proposed alterations include barriers adjacent to the property line – concentrated at corners – that serve to sever rather than strengthen the street edge.		
A1-c: Reestablish the Sense of the District in Waterfront Park and on Naito Parkway	-	Proposal includes the removal of fixed seating along NW Davis which is the site's primary access to the river/ Waterfront Park. The proposed alterations to the pedestrian realm also remove references made to connect to the District/ surrounding area.		
A2. Maintain and Strengthen the Street Wall in New Construction, Additions, and Improvements to Open Portions of Sites.	-	Activated edges at the street contribute to the character of the district. The site's active edges are much deeper and are intended to support physical and visual connections to the building itself in addition to supporting the movement within and programming of activated edges between the building and adjacent ROW. Current proposal does not support this function.		
A3. Reintegrate Cast Iron into the District.	N/A			
A4. Select Historically Compatible, High Quality Materials with Finishes and Colors that are Appropriate to the District.	-	Concerns with GFRC raised planters and loose rock "cobble" are not common in high impact areas, lack durability, and do not utilize high quality materials appropriate to the district. The proposed concrete pavers lack detail and brick pavers may be more appropriate reference to the district.		
A5. Install Lighting that Strengthens the Historic Character and Vitality of the District.	+	Proposal includes increase pedestrian lighting at columns, arcade soffits, and stair treads. Proposed lighting at columns highlight the rhythm of the structural bays which relate to the rhythm of columns and piers seen on contributing resources in the District.		
A6. Integrate Signage in a Manner that Contributes to the Character of the Building and the District.	N/A			
A7. Integrate Awnings and Canopies within the District in a Manner Sensitive to the Building and District.	N/A			
A8. Sensitively Integrate the Entries to Parking and Loading.	N/A			
GUIDELINES FOR ALTERATIONS	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments

B1. Respect the Building's Historic Period, Style, Materials, and Details in the Design of Alterations.	+	Proposal does not include modification or removal of historic material and details. The existing brick clad columns, as well as the brick cornices on the east and west and all other brick surfaces located at the base of the building, are proposed to be re-clad with cement plaster, to match the exposed concrete columns on the north elevation and reference nearby stucco buildings.		
B2. Preserve and Repair Historic Exterior Materials and Distinctive Details. Maintain the Vertical Lines of Columns and Piers, the Horizontal Definition of Spandrels and Cornices, and Other Primary Structural Elements.	-	The Brewster Hotel stone floor marker is noted in the project narrative to be retained. However, limited information as to where the marker will be relocated on site has been provided for staff to review. Staff recommends that the marker be located in place clearly visible from the public pedestrian realm.		
B3. Respect the Shape, Size, Placement, Rhythm, and Trim of the Historic Openings in the Building.	N/A			