



Central City FDG + River DDGs + Skidmore/ OT HD DGs	PROJECT NAME: <i>One Pacific Square Plaza and Ground Floor</i>	CASE NUMBER
DATE 4/4/2019	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	+	Clear glazing and activation of NW Davis with corner café and retail supports site's primary connection to the river.		
A2: Emphasize Portland Themes	+	Retains reference to how the existing plazas were designed to relate to the Transit Mall and Historic District.		
A3: Respect the Portland Block Structures	+	Existing block structure maintained.		
A5: Enhance, Embellish & Identify Areas	+	Design and materials reference local design vocabulary.		
A6: Re-use, Rehabilitate, Restore Buildings	+	Staff support for intent to rehabilitate bldg and plaza spaces. Revised proposal focuses on increasing the overall coherency of the building, activating the existing plaza spaces with a mix of programming, and reintroducing human scale, texture, and warmth into the base of the building.		
A9: Strengthen Gateways	+	While not an official "Gateway", this block serves as the built edge of the Skidmore/ OT HD and is highly visible as first/last MAX stops into/out of Downtown for 2 lines. Proposal supports the activation plazas and other public pedestrian amenities which were key in original design and served as mitigation for significant added height and FAR.		
C1: Enhance View Opportunities	+	Existing upper story terraces will continue to 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 revised design supports these existing plaza spaces and enhances this recessed 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
		Existing surface treatments approved to reference to the Transit Mall and to relate to Old Town providing a sense of continuity.		

A4: Use Unifying Elements	+	to Old Town providing a sense of continuity. Revised proposal reintroduces unifying elements that coherently incorporate human scale, texture, and warmth into the surface treatments and site elements in a way that relates to 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). As the building is greatly recessed, the (raised and at-grade) plaza spaces establish this sense of urban enclosure with activated spill out spaces, increased access to the building, and by incorporating 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 with addition of clear glazing. Revised design clarifies site connections, brings activity out to NW corner with raised terrace at corner, increases access points b/t the building and plaza spaces, and introduces operable storefront at the SW corner (cafe).		
B1: Reinforce and Enhance the Pedestrian System	+	Proposed alterations to the plazas support a diversity of plaza spaces and programming that support the activation of these spaces, support movement through the site, and 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	+	The proposal brings clarity to the West Lobby entrance and clarifies site connections.		
B4: Provide Stopping and Viewing Places	+	Introducing clear glazing, and supporting the existing plaza spaces by introducing light surface treatments, additional lighting, and fixed benches enhance opportunities to stop, view, socialize, and rest.		
B5: Make Plazas, Parks & Open Space Successful	+	While the removal of the NW stair removes the opportunity for pedestrians to access the raised terrace from the corner across from the Chinese Gardens, the large raised terrace in this location allows for this area to be useably space that brings activity to the corner. The plantings and benches also respond to the adjacent gardens.		
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	+	Revised proposal supports the activation of the proposed plaza spaces by clarifying site connections, increasing access points from the building to the proposed NE and NW terraces. Increasing access points from the building to the proposed plaza spaces and providing clear physical and visual connections from the right-of-way to the plaza spaces and from the building to the plazas supports these transition spaces.		

C7: Design Corners that Build Active Intersections	+	While the removal of the NW stair removes the opportunity for pedestrians to access the raised terrace from the corner pedestrian access is remained via ramps immediately south of the raised terrace. Additionally, by bringing the raised terrace out to the corner – allowing for a much larger terrace – the proposal increases the opportunity for activity at this corner.		
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	+	The proposal is intended to support diverse plaza spaces strengthened and activated by adjacent building programming and bring coherency to the building and plaza spaces. These changes help ensure the flexibility of sidewalk level spaces.		
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	+	The revised proposal utilizes durable materials - composite metal panel, sand-finished concrete, exposed aggregate paving, pre-cast concrete planters, and timber benches.		
C3: Respect Architectural Integrity	+	Proposal respects the integrity of these spaces to serve as transitions areas and extensions of the public right-of-way.		
C5: Design for Coherency	+	Extending the application of composite metal panel wrap to columns and wall surfaces in addition to brick gutters limits the palette and adds to the overall coherency of the building. Application of surface treatments is coherent and references the texture and scale seen in adjacent rights-of-way and district.		

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	+	Clear glazing and activation of NW Davis with corner café and retail supports site's primary connection to the river.		
A3: Respect the Portland Block Structures					
	A3-1: Provide Convenient Pedestrian Linkages	+	The revised design clarifies site connections, and increases access points between the building and plaza spaces		
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				

	<i>A5-1-3: Reinforce the Identity of Chinatown</i>	+	Existing plazas designed as extensions of public ROW as mitigation for added height and FAR. Proposal retains reference to existing patterns in the Old Town area with surface treatments.		
	<i>A5-1-4: Reinforce the Identity of the Union Station Area</i>				
	<i>A5-1-5: Reinforce the Identity of the Waterfront Area</i>				
	<i>A5-2: Emphasize N.W. Broadway Bright Lights</i>				
	<i>A5-3: Incorporate Water Features</i>				
	<i>A5-4: Integrate Works of Art</i>	+	Narrative notes potential for art located near the west lobby entry and along the north and west walls of the NW raised terrace. Staff has added Condition of Approval "I" that non-exempt artwork and signage shall be subject to a follow-up review(s) as required.		
A9: Strengthen Gateways					
	<i>A9-1: Provide a Distinct Sense of Entry and Exit</i>	+	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 supports the activation plazas and other public pedestrian amenities which were key in original design and served as mitigation for significant added height and FAR.		
C1: Enhance View Opportunities					
	<i>C1-1: Increase River View Opportunities</i>	+	Existing upper-level terraces continue to enhance view opportunities. Proposed revisions to the existing ground level plazas support the connection of on- and off-site pedestrian amenities along NW Davis - the site's primary connection to the river.		
PUBLIC REALM		STAFF		COMMISSION	
		+ / -	Comments	+ / -	Comments
A8: Contribute to a Vibrant Streetscape					
	<i>A8-1: Design Fences, Walls, and Gateways to be Seen Over</i>	+	The revised design brings activity out to NW corner with a raised terrace at corner, increases access points between the building and plaza spaces, and introduces operable storefront at the SW corner café. These changes serve to allow for spaces between the building and the street that visually and physically linked to the street - supporting social interaction.		
B1: Reinforce and Enhance the Pedestrian System					
	<i>B1-1: Provide Human Scale to Buildings Along Walkways</i>	+	Staff has added Condition of Approval "F" that at the northwest and northeast corners the proposed timber benches shall be lengthened to extend the full width between the areas of "exposed aggregate paving". This condition ensures that site furniture in these areas responds to adjacent use/ amenities such and the Lan Su Chinese Garden and MAX Platform - adding human scale and supporting social interaction.		
B5: Make Plazas, Parks & Open Space Successful					
	<i>B5-1: Recognize the Roles of the Tanner Creek Parks</i>				

	B5-2: Strengthen the Significance of the Classical Chinese Garden	+	While the removal of the NW stair removes the opportunity for pedestrians to access the raised terrace from the corner, pedestrian access is retained via ramps immediately south of the raised terrace. Additionally, by bringing the raised terrace out to the corner – allowing for a much larger terrace – the proposal increases the opportunity for activity at this corner. The terrace is accessed from the sidewalk via ramps adjacent to the main west entry area immediately south of the terrace. The terrace is further activated with clear storefront and two sets of double doors from the adjacent tenant space. The proposed condition responds to the adjacent open space and serves to activate the corner.		
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	+	Revised proposal serves 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	+	Seeing as the subject building is pulled back from the street – the site’s active edges are much deeper and are intended to support physical and visual connections to the building . As designed, the proposal supports these unique transition areas and reinforces the pedestrian scale and orientation in the district by reintroducing human scale, texture, and warmth to the base of the building with surface treatments, site furniture, and plantings.		
A1-c: Reestablish the Sense of the District in Waterfront Park and on Naito Parkway	+	Activating the street edge along NW Davis (the site's primary connection to Waterfront Park) with corner rail and café with operable storefront at the street contributes to the character of the district.		
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. Revised proposal supports 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.	+	Proposed surface treatments, precast concrete raised planters, and composite metal panel cladding, express human scale, texture, durability, and utilize high quality materials which are an appropriate response 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.	+	Brewster Hotel stone floor marker is proposed to be retained. The proposed design retains a primary location for this historic stone marker located at the street edge near the west entrance of the building. The proposed location of the marker is well integrated into an extended datum that wraps the raised NW terrace preserves historic materials and distinctive details.		
B3. Respect the Shape, Size, Placement, Rhythm, and Trim of the Historic Openings in the Building.	N/A			