

KPFF  
D.I.R.T. STUDIO  
SERA  
GREENWORKS  
OTAK

FLOWING SOLUTIONS  
GREENBUILDING SERVICES  
GLUMAC  
GEODESIGN

CONCEPT

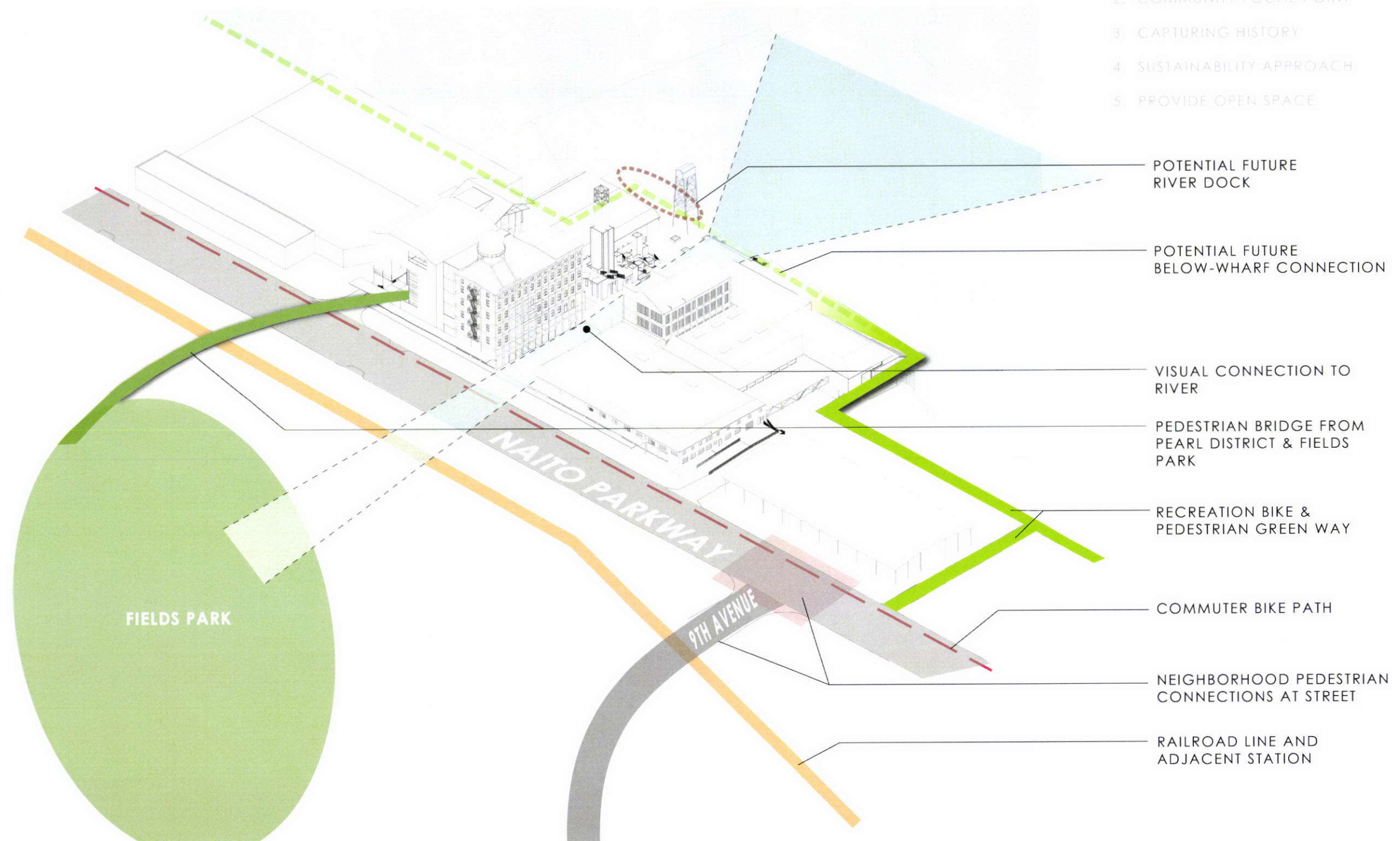
handed to DZC  
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EXH C.2 copy  
SEED DEVELOPMENT  
SCHEMATIC DESIGN  
03 December 2009



# CENTENNIAL MILLS REDEVELOPMENT PRINCIPLES

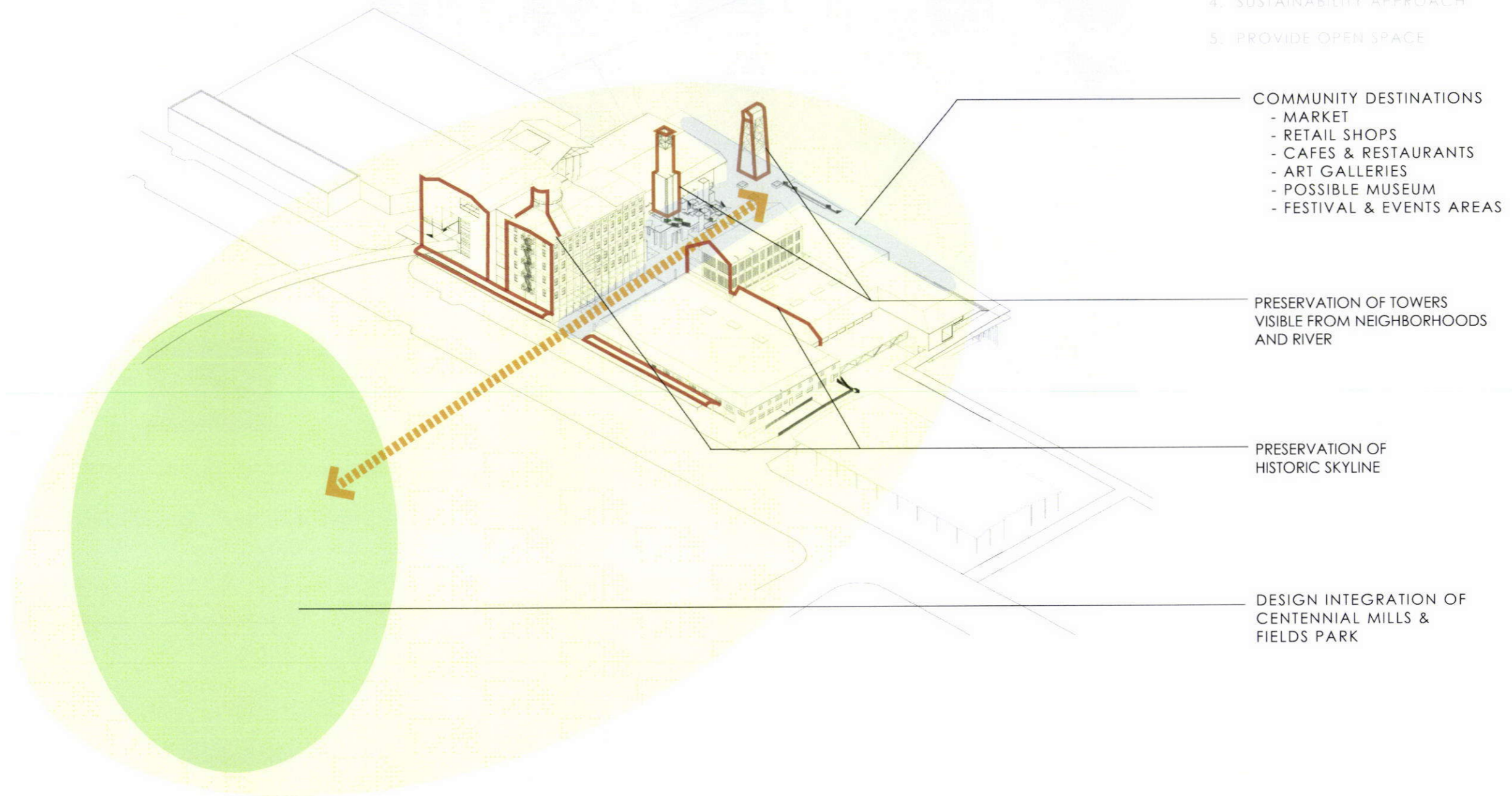
1. STRENGTHEN CONNECTIVITY
2. COMMUNITY FOCAL POINT
3. CAPTURING HISTORY
4. SUSTAINABILITY APPROACH
5. PROVIDE OPEN SPACE



STRENGTHEN CONNECTIVITY  
SCHEMATIC DESIGN

## CENTENNIAL MILLS REDEVELOPMENT PRINCIPLES

1. STRENGTHEN CONNECTIVITY
2. **COMMUNITY FOCAL POINT**
3. CAPTURING HISTORY
4. SUSTAINABILITY APPROACH
5. PROVIDE OPEN SPACE

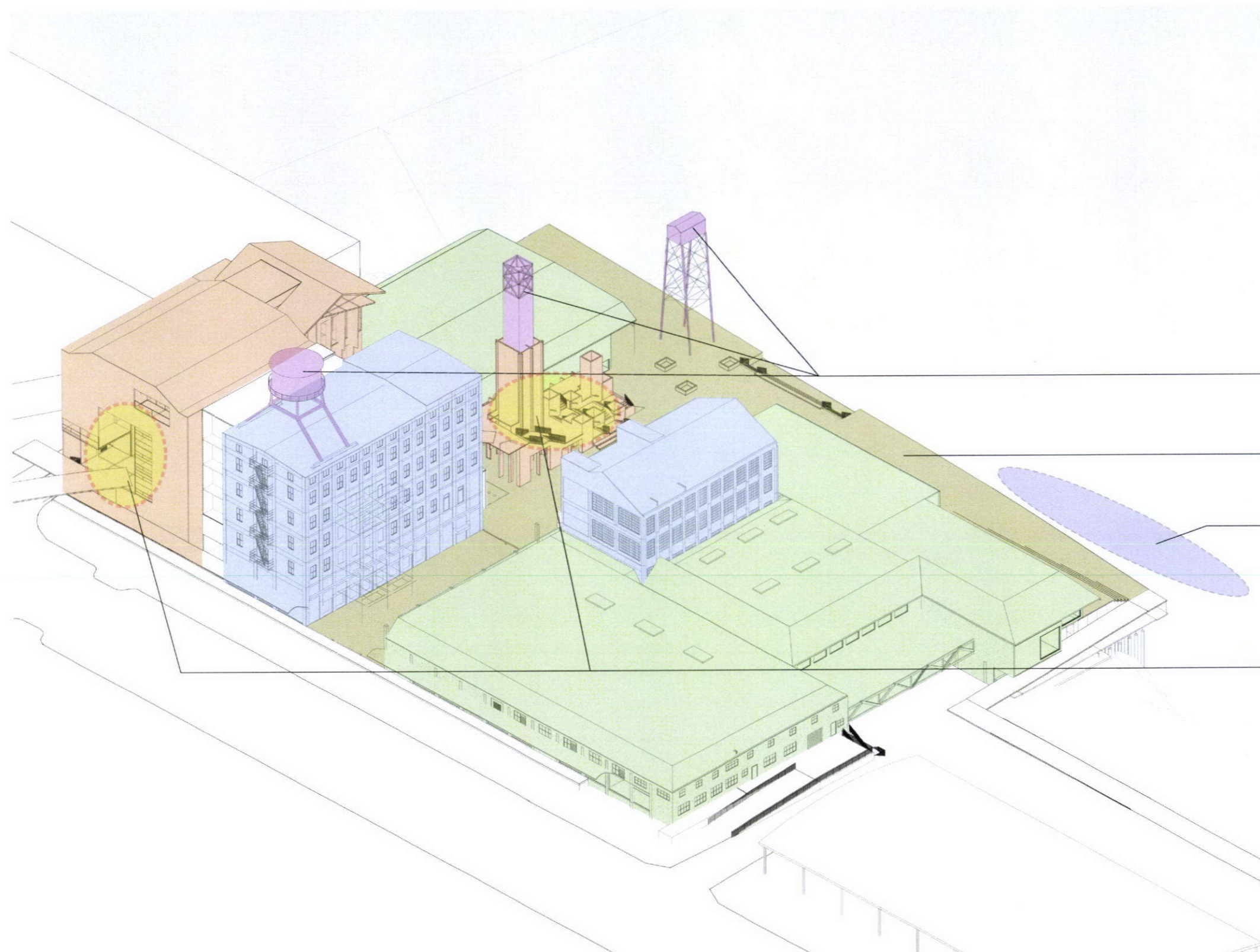


COMMUNITY DESTINATIONS  
- MARKET  
- RETAIL SHOPS  
- CAFES & RESTAURANTS  
- ART GALLERIES  
- POSSIBLE MUSEUM  
- FESTIVAL & EVENTS AREAS

PRESERVATION OF TOWERS  
VISIBLE FROM NEIGHBORHOODS  
AND RIVER

PRESERVATION OF  
HISTORIC SKYLINE

DESIGN INTEGRATION OF  
CENTENNIAL MILLS &  
FIELDS PARK



## CENTENNIAL MILLS REDEVELOPMENT PRINCIPLES

1. STRENGTHEN CONNECTIVITY
2. COMMUNITY FOCAL POINT
- 3. CAPTURING HISTORY**
4. SUSTAINABILITY APPROACH
5. PROVIDE OPEN SPACE

RETENTION OF INDUSTRIAL  
EQUIPMENT AND STRUCTURES

PUBLIC ACCESS TO PORTLAND  
LAST WHARF

POSSIBLE STERNWHEELER  
MARITIME MUSEUM  
DOCKING SITE

VISITORS OCCUPY WOOD  
GRAIN ELEVATORS

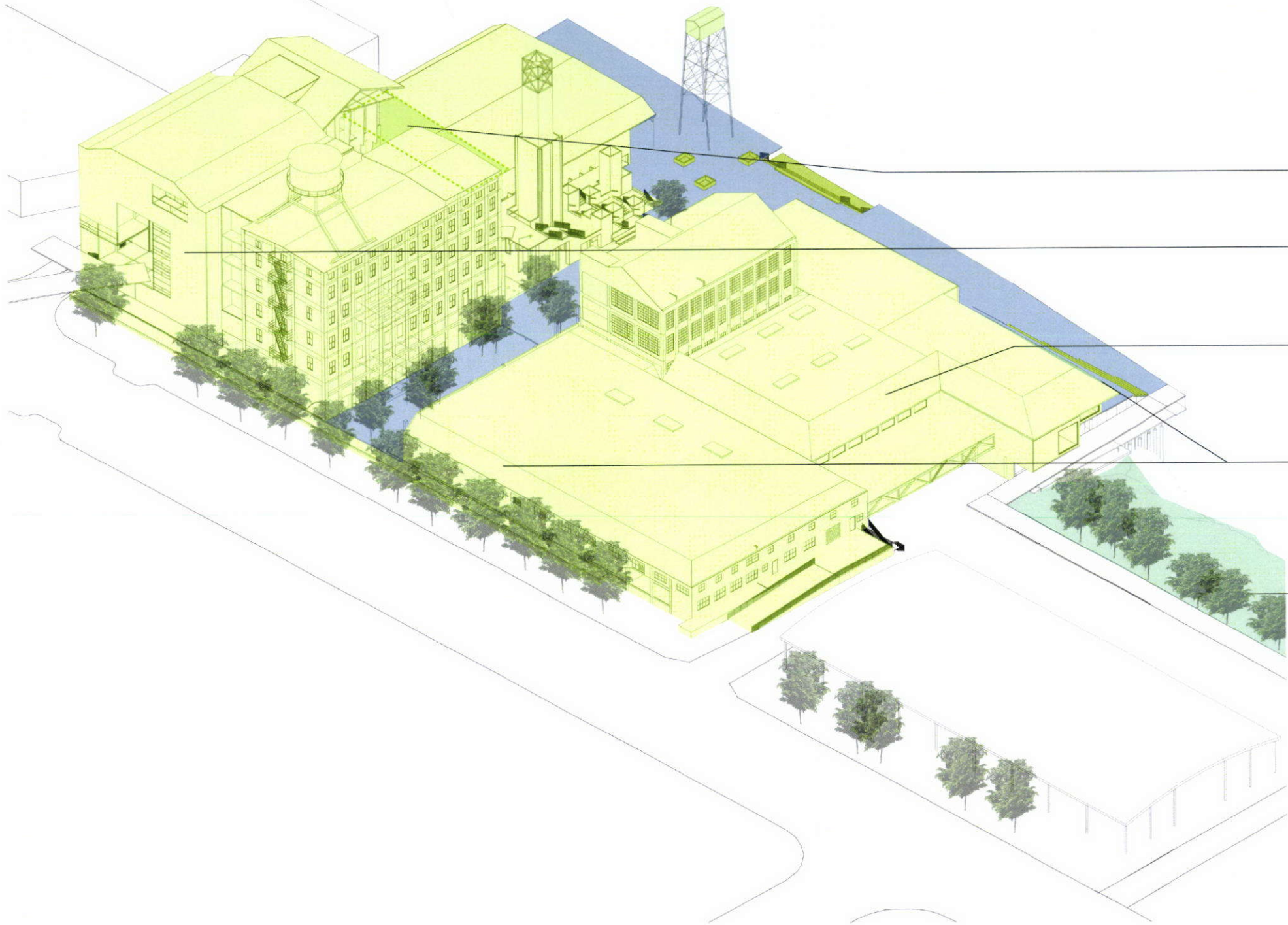
PROJECT RETAINS  
ORIGINAL STRUCTURES

- WAREHOUSE
- WHARF
- MILL BUILDINGS
- GRAIN ELEVATORS

INTERPRETIVE PHOTOS &  
MATERIALS THROUGHOUT

# CENTENNIAL MILLS REDEVELOPMENT PRINCIPLES

## 4. SUSTAINABILITY APPROACH



ECO ROOF

REUSE: MATERIALS IN NEW  
ON-SITE ASSEMBLIES

REUSE: RETENTION OF  
EXISTING BUILDINGS

INTEGRATED LANDSCAPE DESIGN  
AND RAINWATER  
MANAGEMENT SYSTEMS

RIVER RESTORATION

COMPREHENSIVE SUSTAINABLE  
STRATEGIES FOR:  
- HVAC SYSTEMS  
- DAYLIGHTING  
- WATER USE REDUCTION  
- MATERIALS REUSE

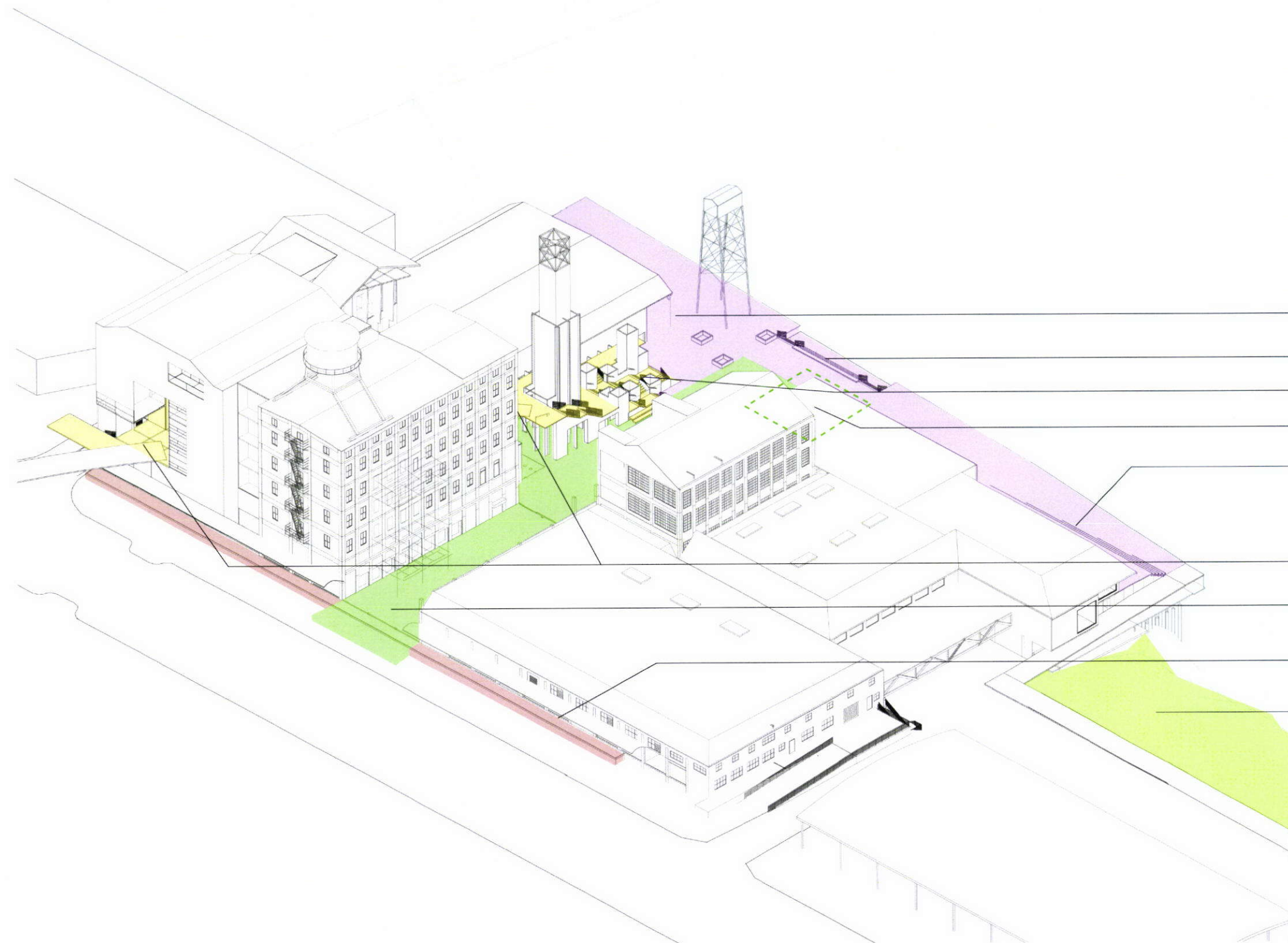
# CENTENNIAL MILLS REDEVELOPMENT PRINCIPLES

1. STRENGTHEN COMMUNITY
2. CONNECT TO THE RIVER
3. CAPTURE HISTORY
4. PRESERVE AND REUSE

## 5. PROVIDE OPEN SPACE

### COMMUNITY WHARF

- PEOPLE'S MARKET
- RIVERSIDE PORCH
- “WILLAMETTE STEPS”
- LIVING ROOM
- WATERVIEW  
THEATER SEATING
- BRIDGE LEVEL DECKS
- NAITO ENTRY GROVE
- NAITO RAISED WALK
- RIVERBANK GREENWAY

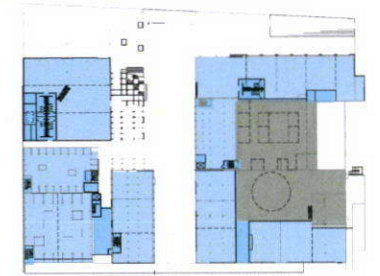
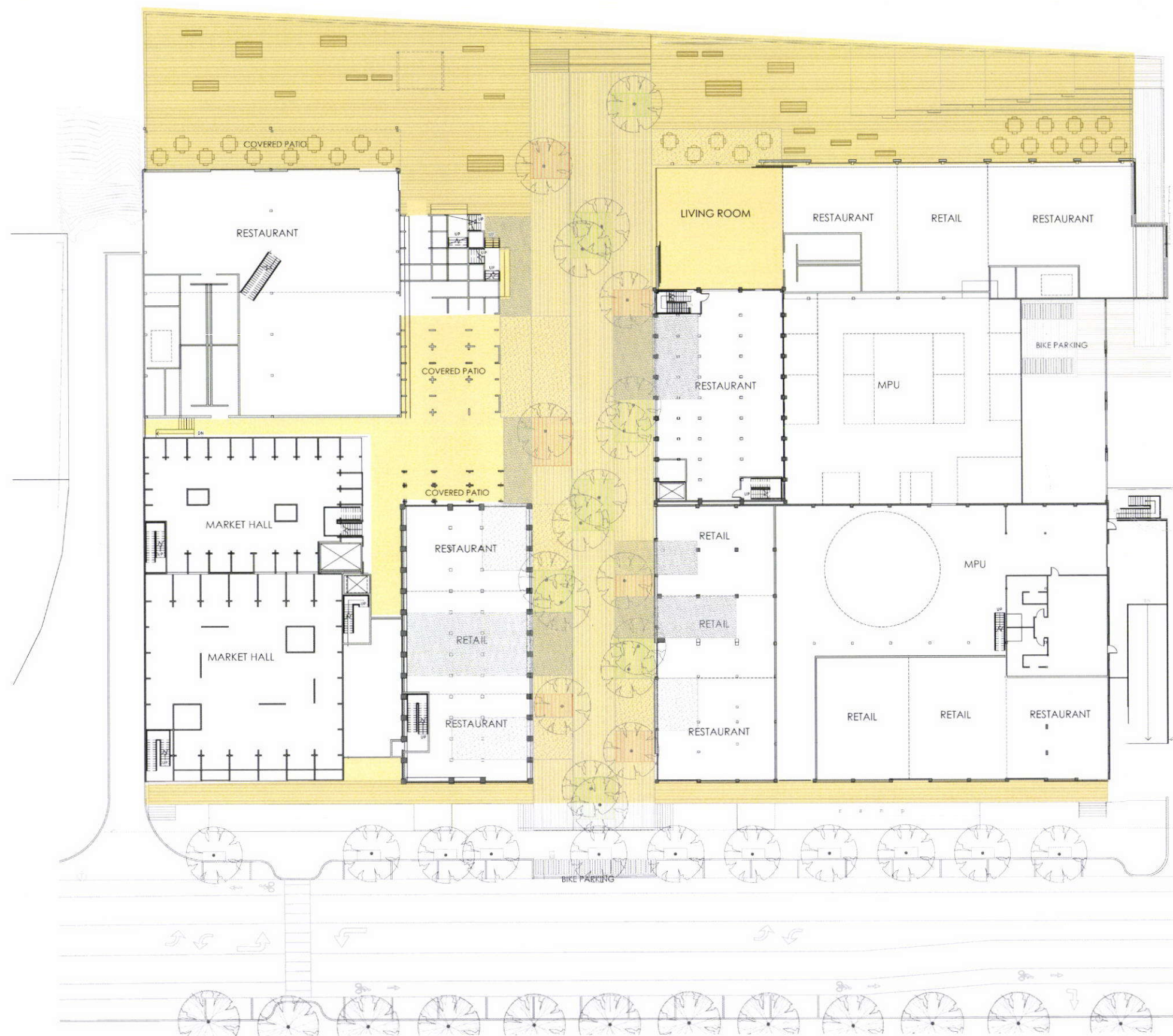




- NW Naito Parkway
- Railroad Corridor
- Urban Park
- Parks Connection Walk

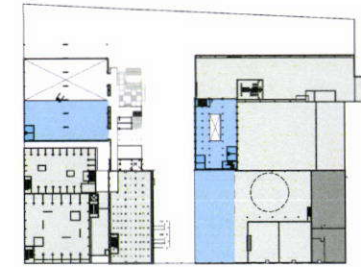
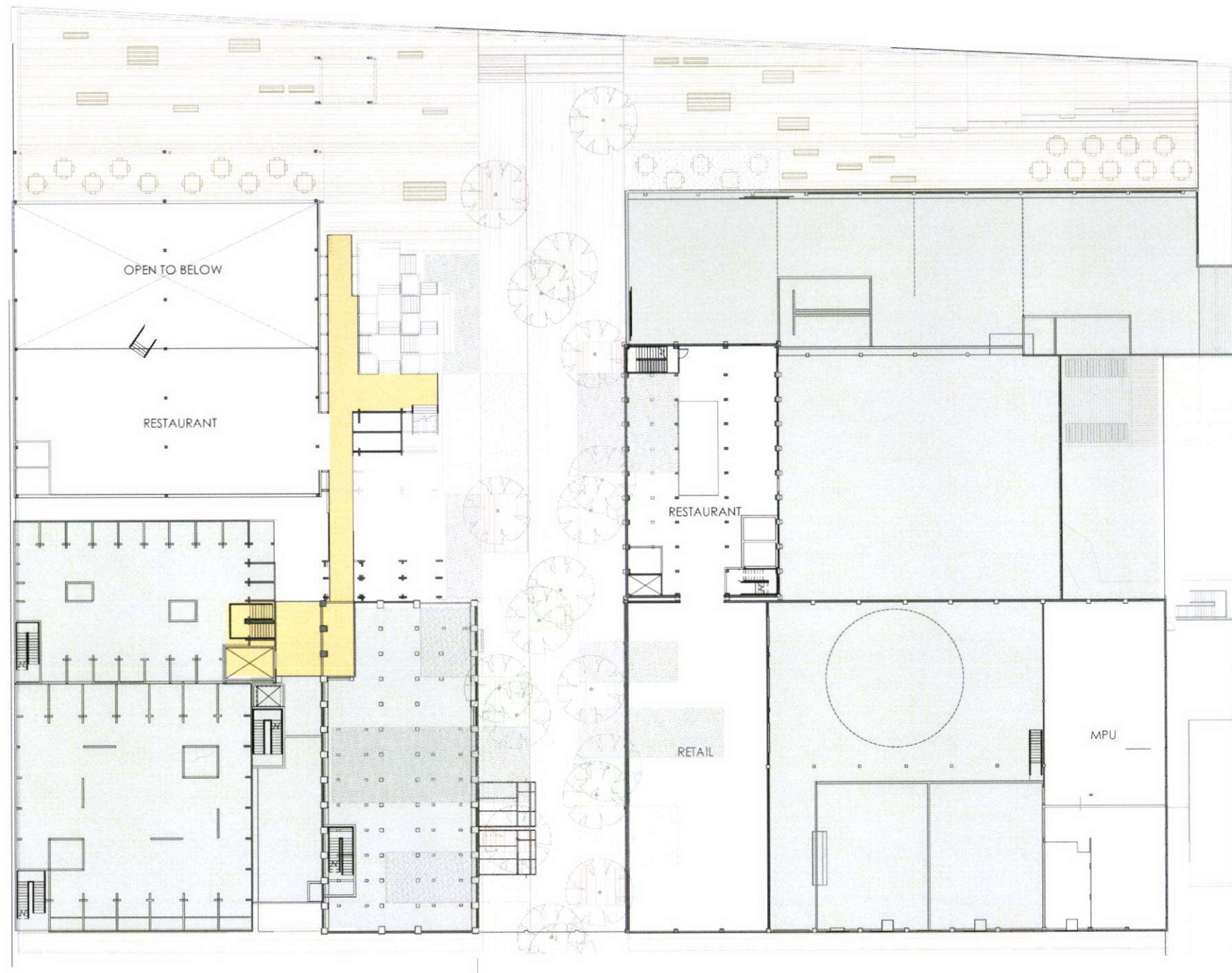
CONTEXT





WHARF LEVEL PLAN  
1" = 80'-0"

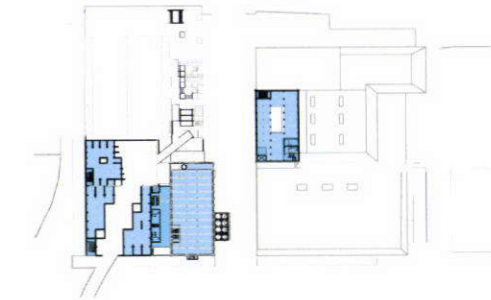
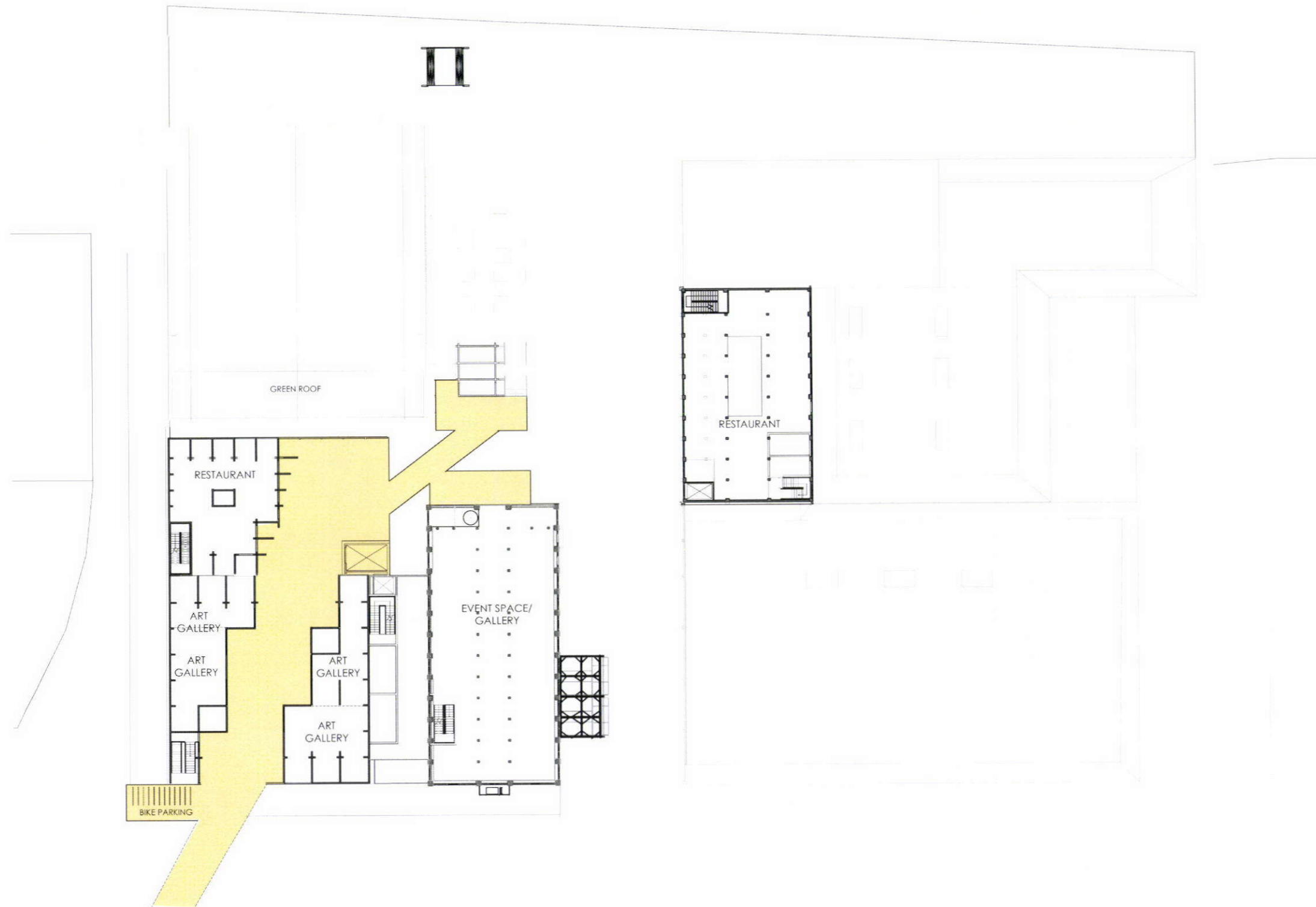
- CAM SPACE  
(COMMON AREA MAINTENANCE)
- TENANT SPACE
- OPEN SPACE
- MPU
- PUBLIC OPEN SPACE



MEZZANINE LEVEL keyplan  
1" = 80'-0"

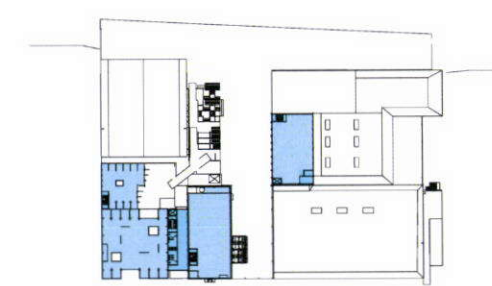
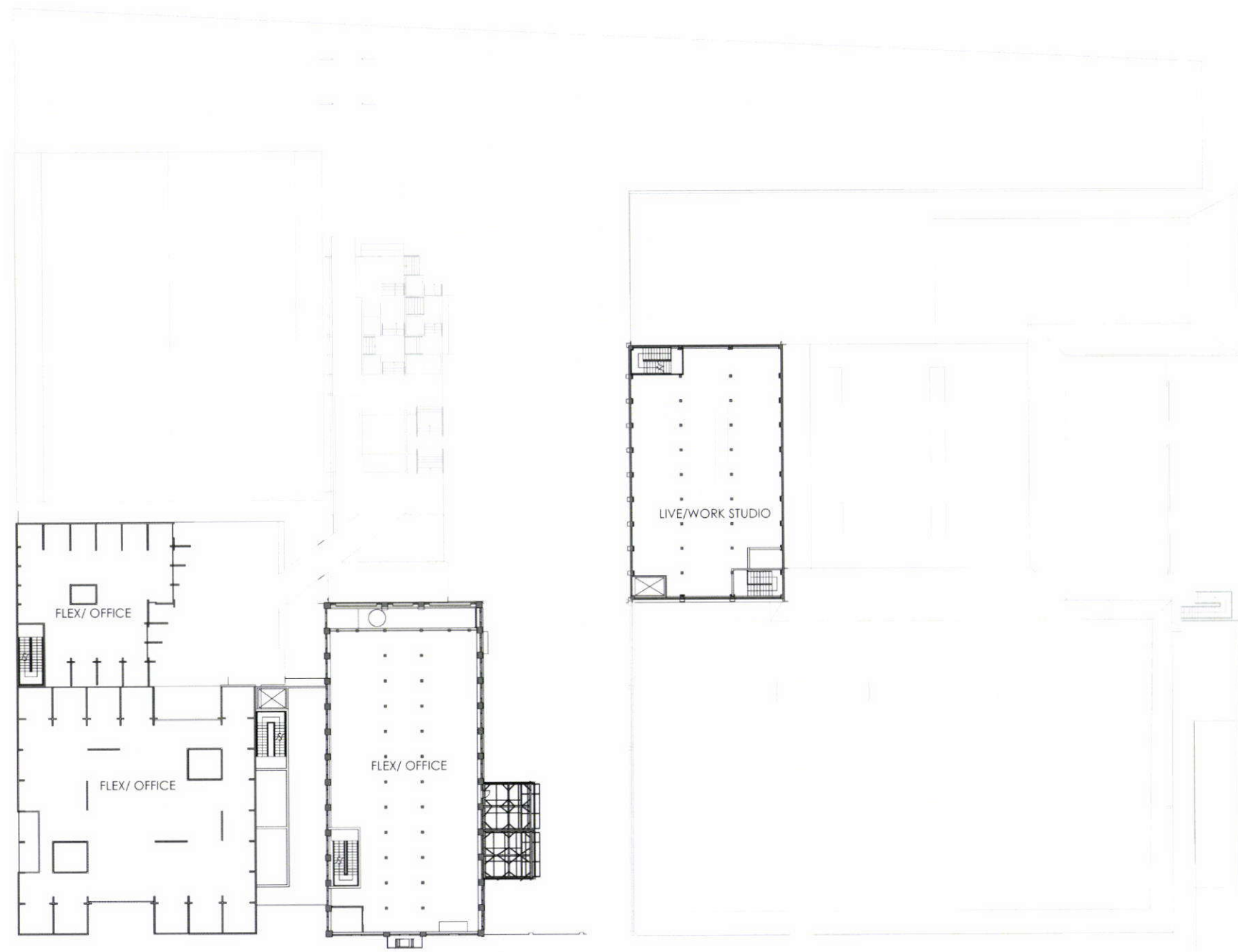
- CAM SPACE  
(COMMON AREA MAINTENANCE)
- TENANT SPACE
- OPEN SPACE
- PUBLIC OPEN SPACE
- MPU

MEZZANINE LEVEL PLAN 1/16" = 1'-0"  
SCHEMATIC DESIGN



BRIDGE LEVEL key plan  
1" = 80'-0"

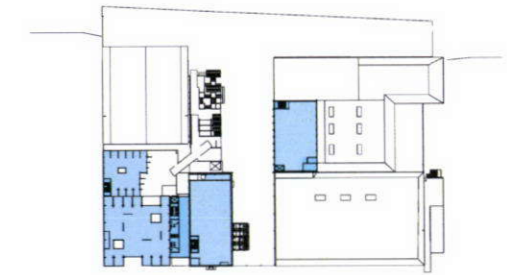
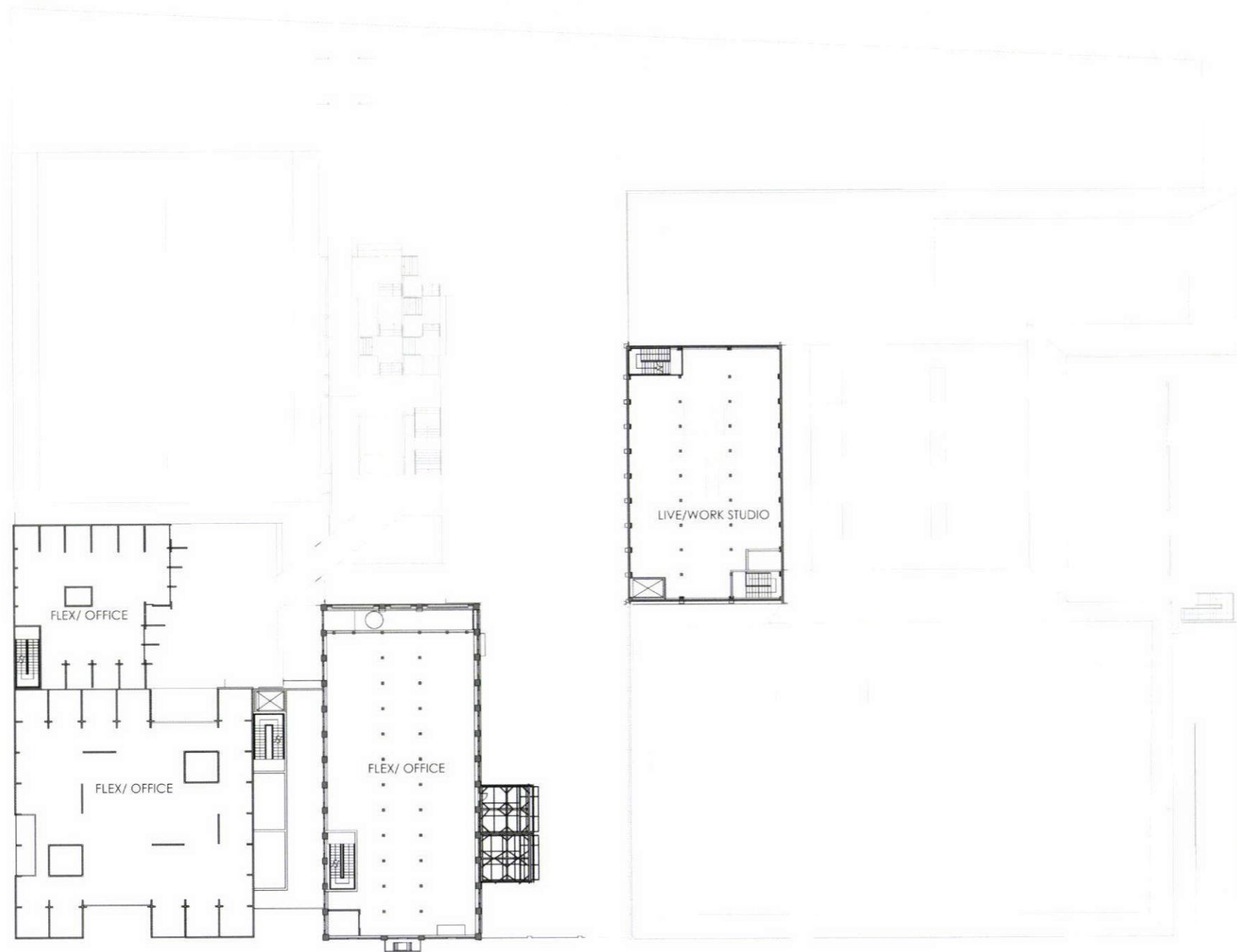
- CAM SPACE  
(COMMON AREA MAINTENANCE)
- TENANT SPACE
- OPEN SPACE
- PUBLIC OPEN SPACE
- MPU



TYP. UPPER LEVELS PROGRAM PLAN  
1" = 80'-0"

- CAM SPACE  
(COMMON AREA MAINTENANCE)
- TENANT SPACE
- OPEN SPACE
- PUBLIC OPEN SPACE
- MPU

UPPER LEVEL PLAN, TYPICAL 1/16" = 1'-0"

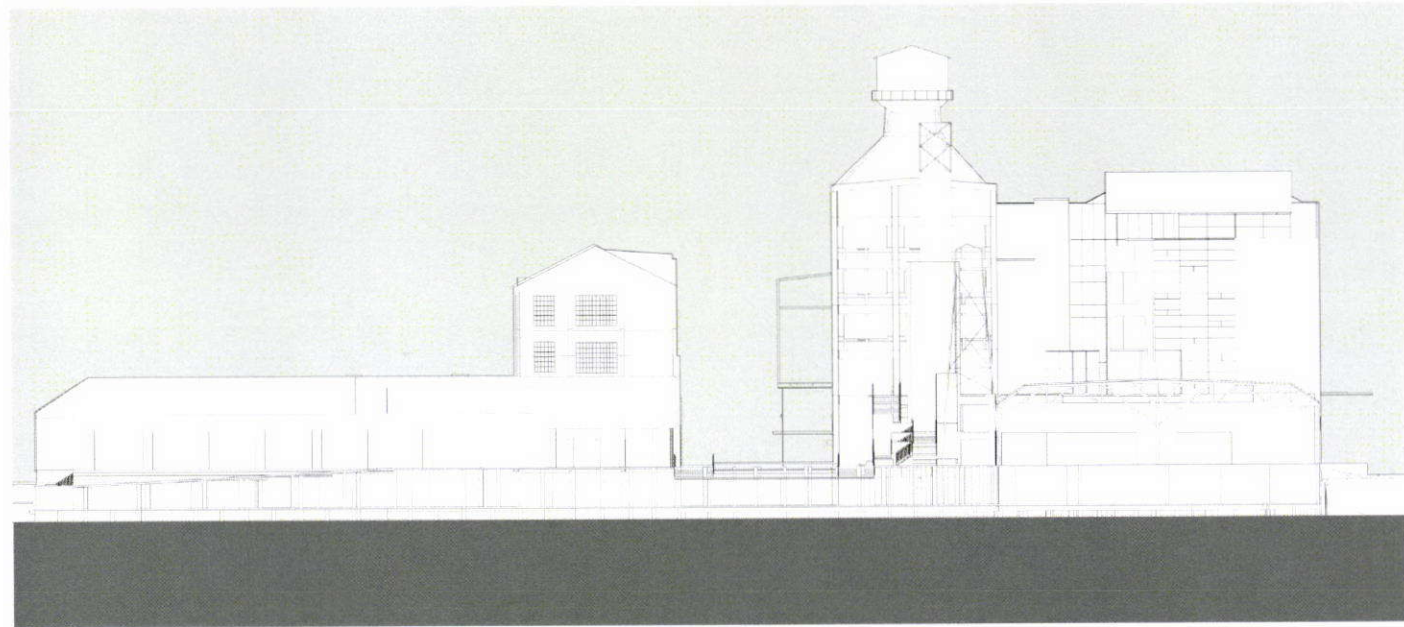


TYP. UPPER LEVELS PROGRAM PLAN  
1" = 80'-0"

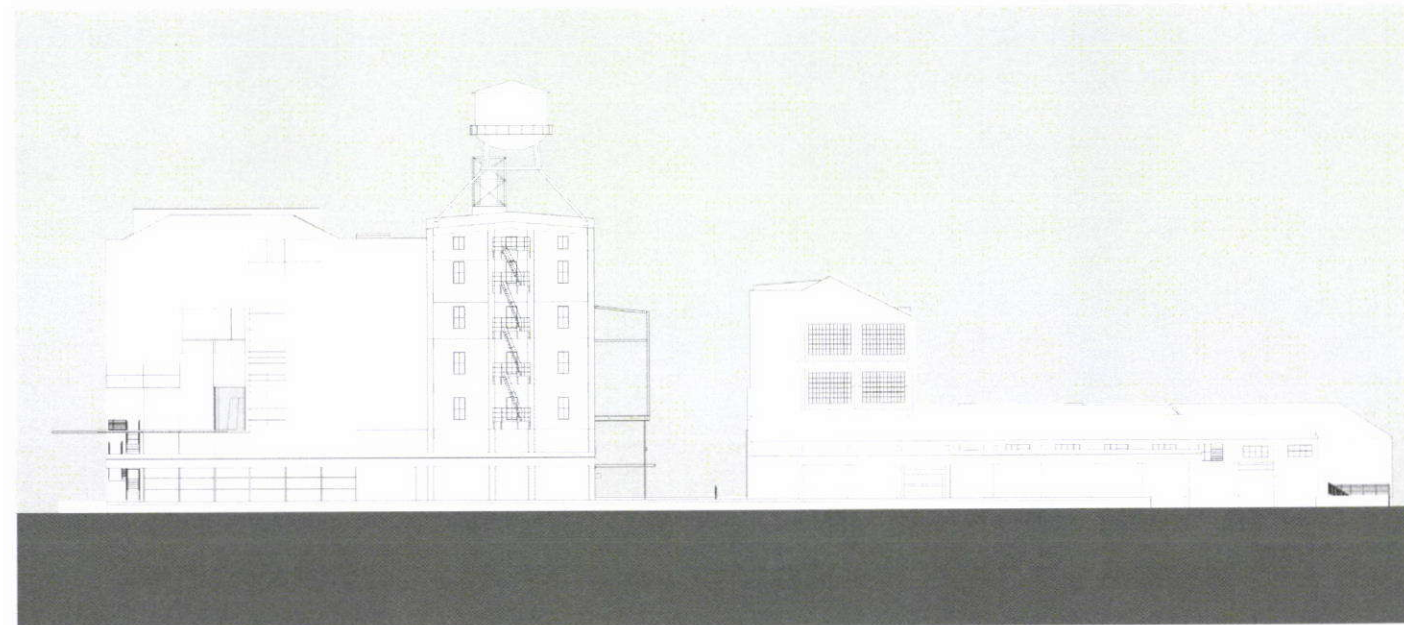
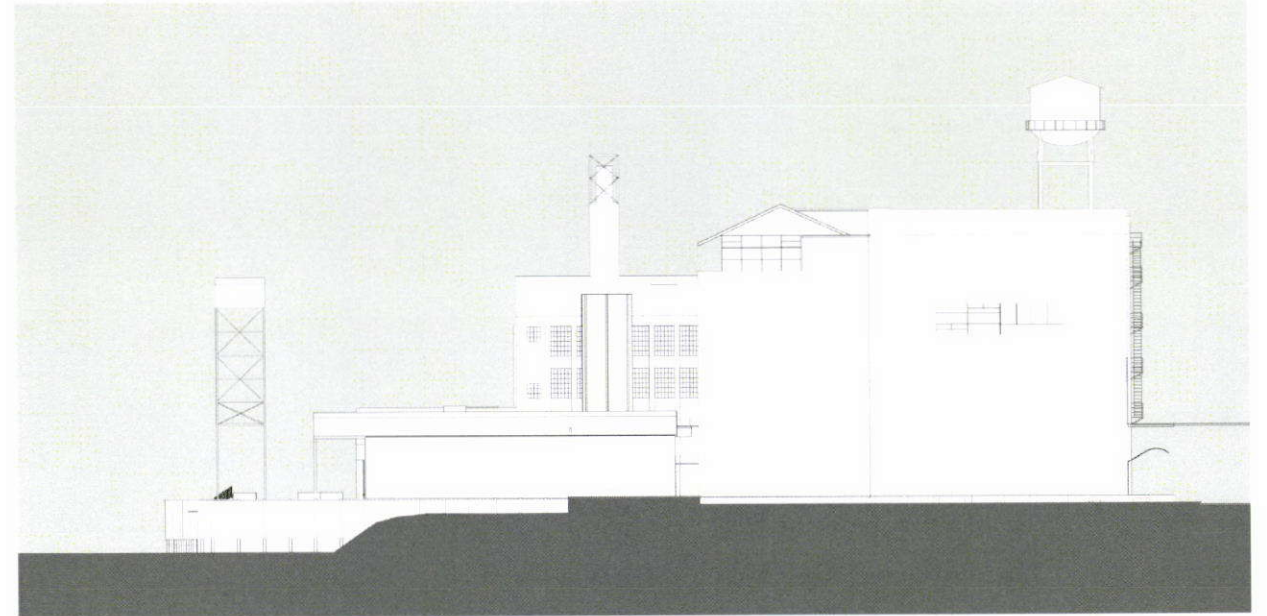
- CAM SPACE  
(COMMON AREA MAINTENANCE)
- TENANT SPACE
- OPEN SPACE
- PUBLIC OPEN SPACE
- MPU

UPPER LEVEL PLAN, TYPICAL 1/16" = 1'-0"  
SCHEMATIC DESIGN

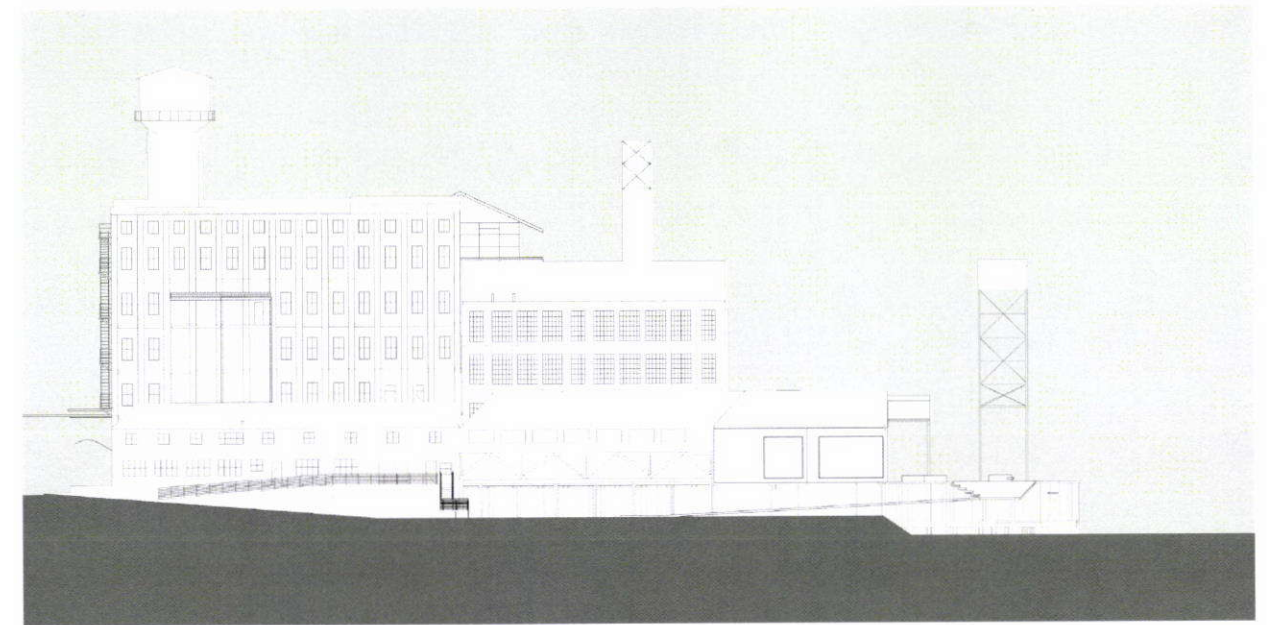
EAST ELEVATION



NORTH ELEVATION

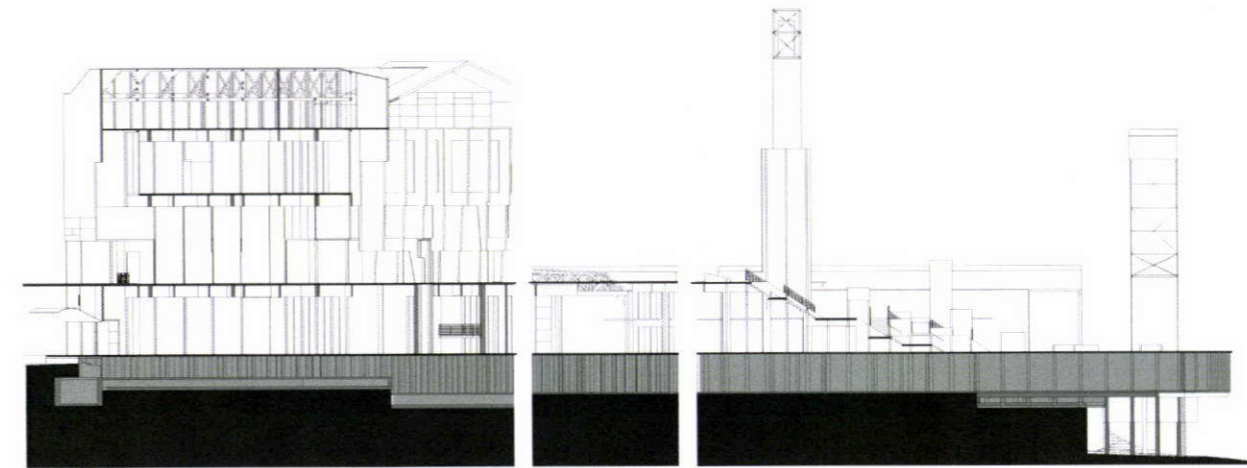
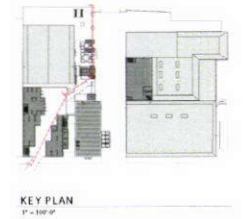
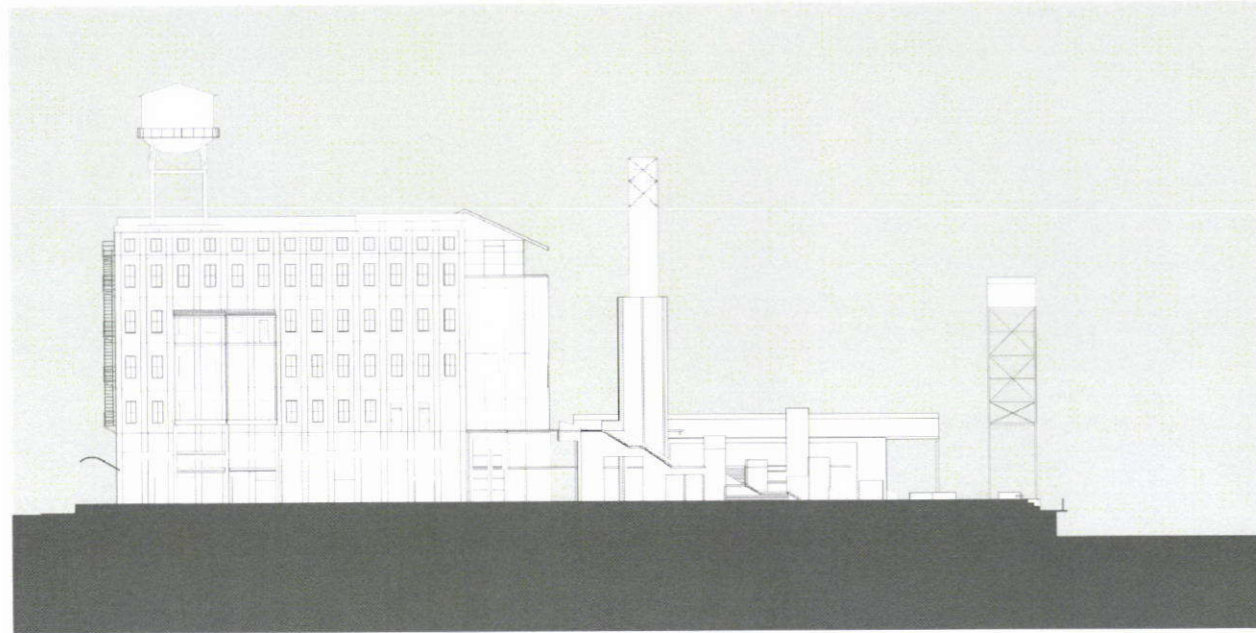


WEST ELEVATION

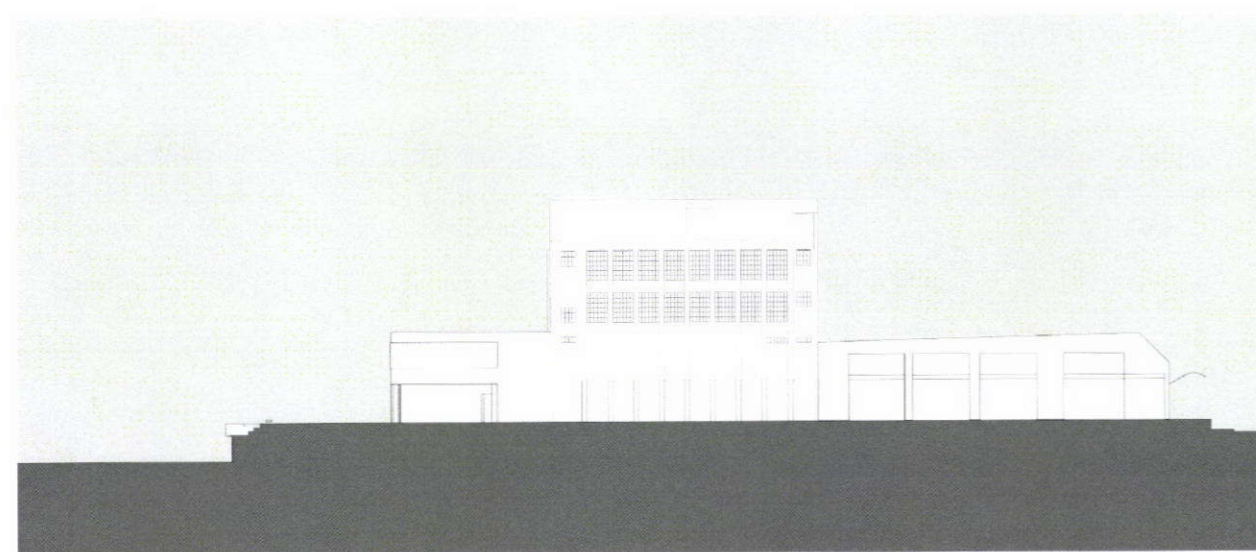


SOUTH ELEVATION

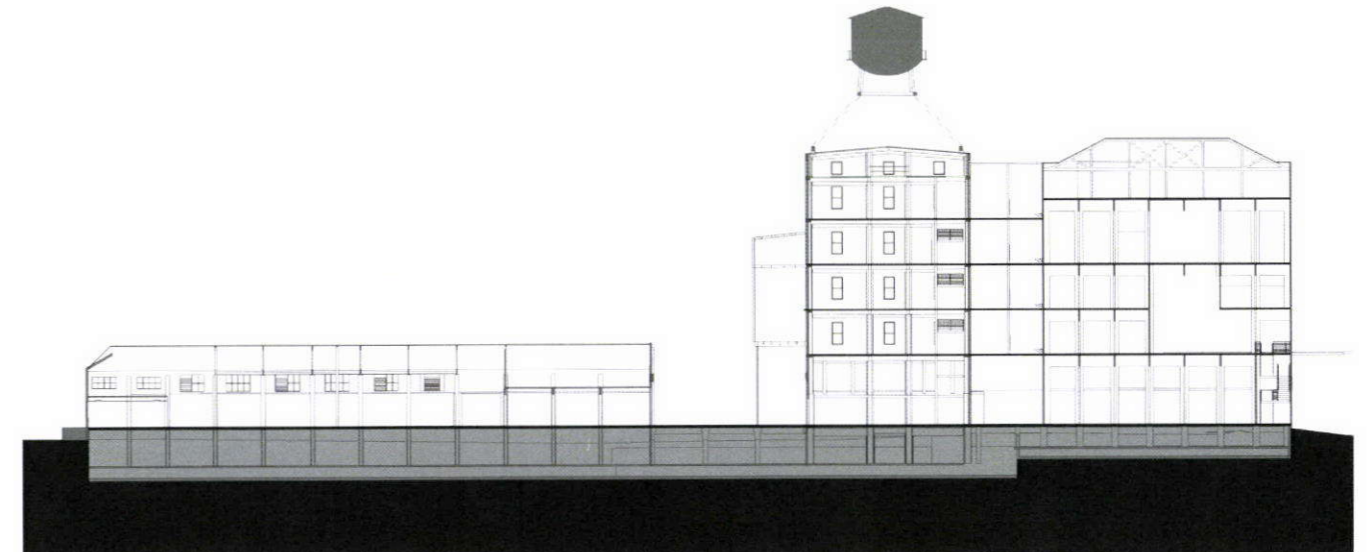
SECTION THROUGH ENTRY LOOKING NORTH



SECTION THROUGH ELEVATORS LOOKING NORTH



SECTION THROUGH ENTRY LOOKING SOUTH



NORTH/SOUTH SECTION LOOKING WEST



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SERA  
GREENWORKS  
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FLOWING SOLUTIONS  
GREENBUILDING SERVICES  
GLUMAC  
GEODESIGN

GROVE ELEVATIONS AND BUILDING SECTIONS  
SCHEMATIC DESIGN



SEED DEVELOPMENT  
SCHEMATIC DESIGN  
03 December 2009





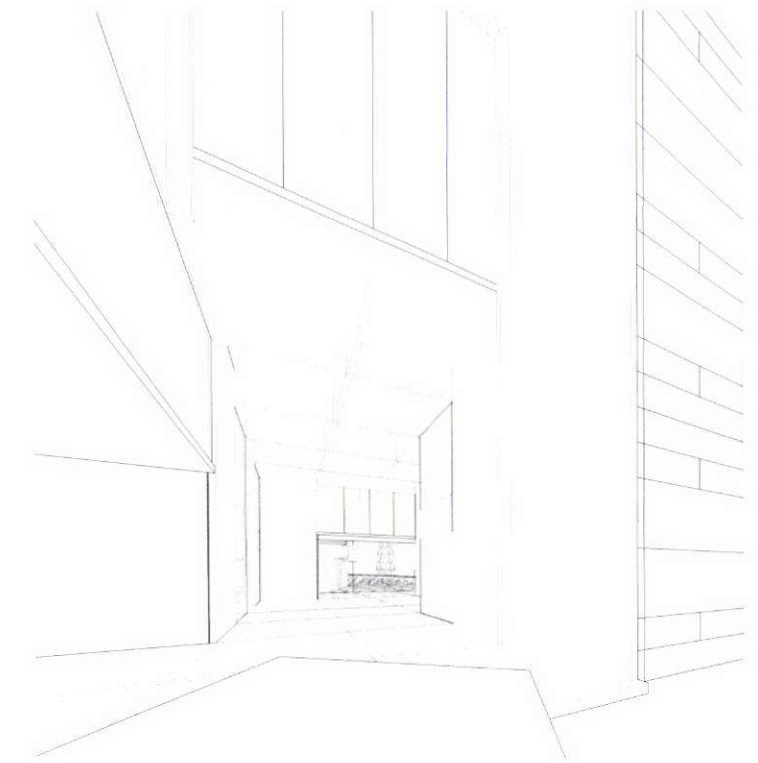
WHARF VIEW FROM RIVER'S EDGE  
SCHEMATIC DESIGN



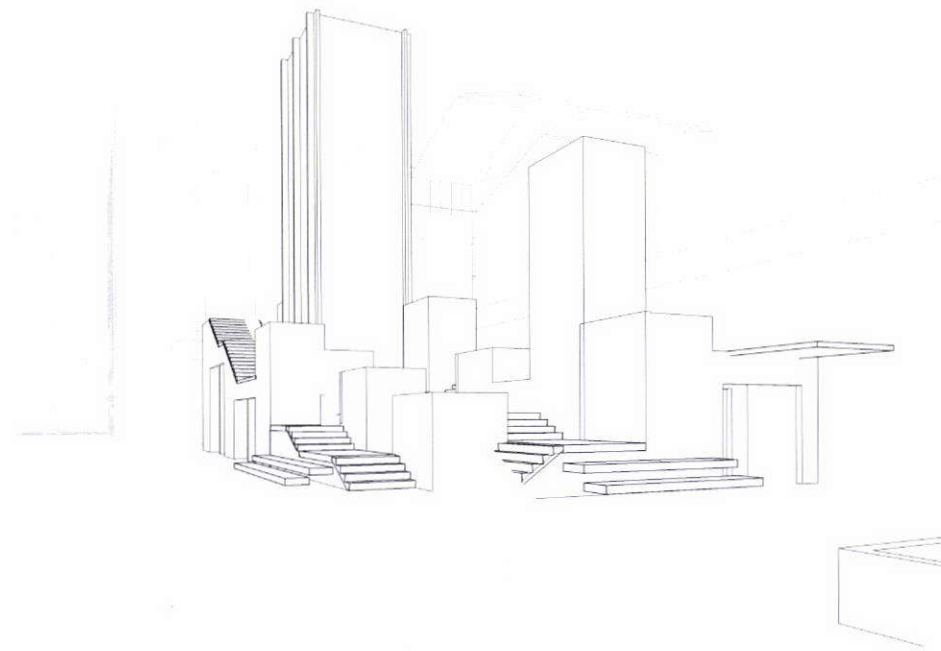
"WILLAMETTE STAIRS"



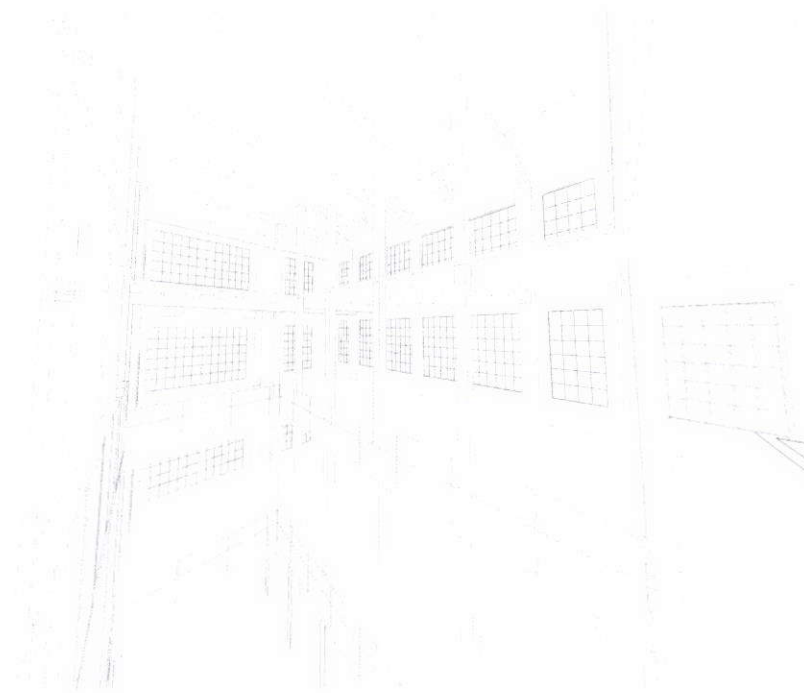
BRIDGE LEVEL ENTRY



BRIDGE LEVEL ENTRY INTERIOR



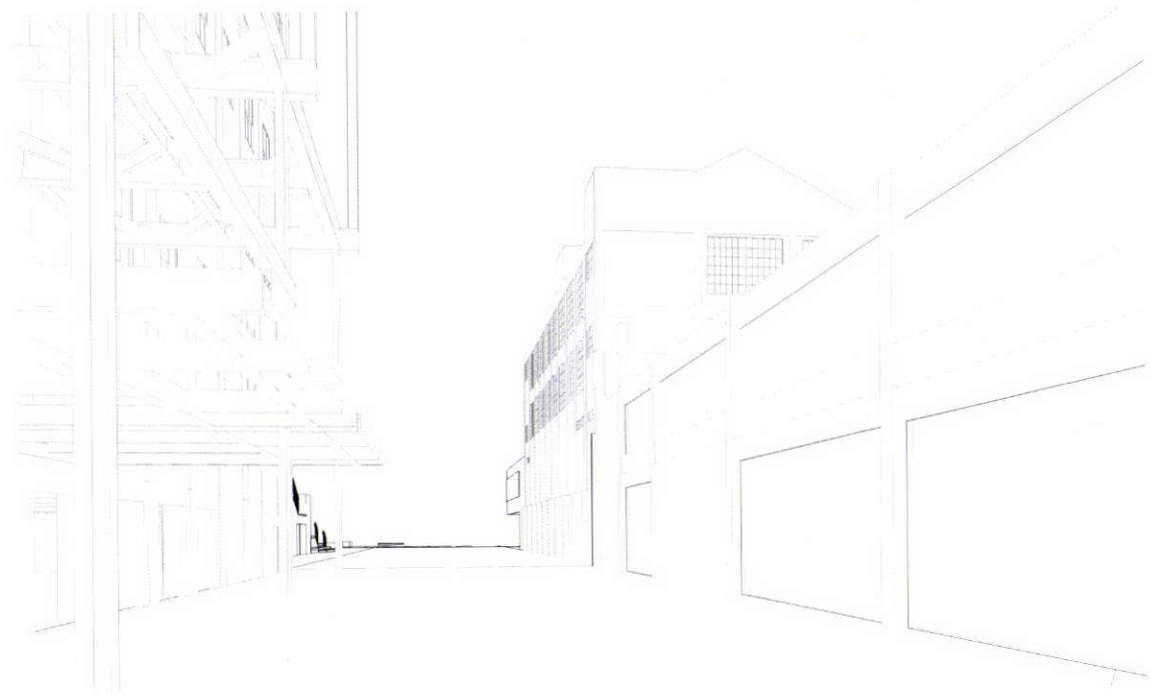
"WILLAMETTE STAIRS"



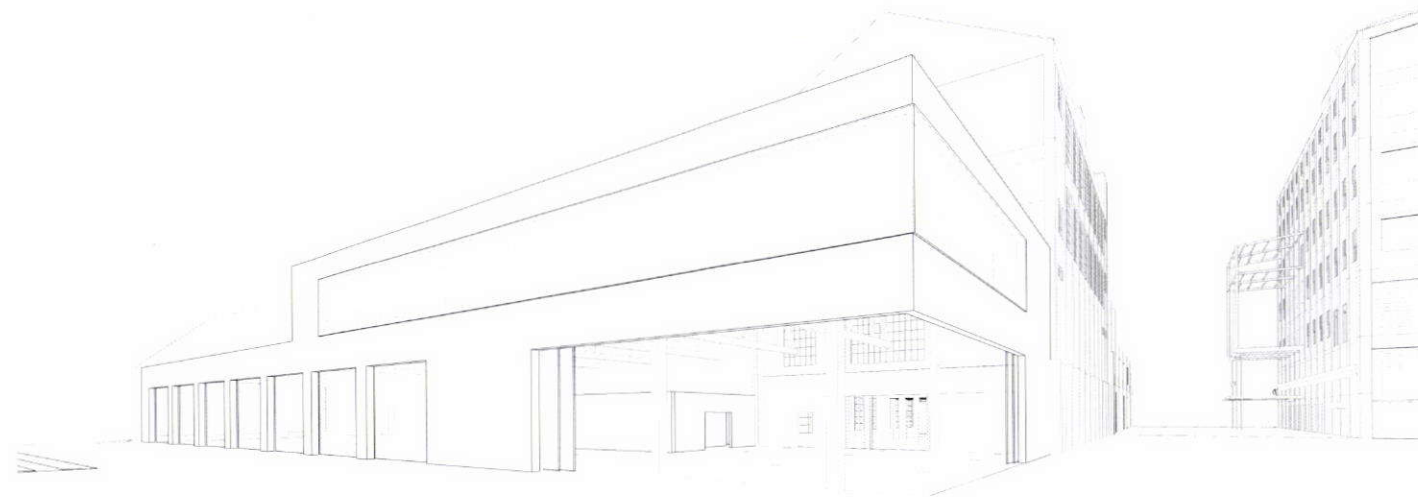
FEED MILL



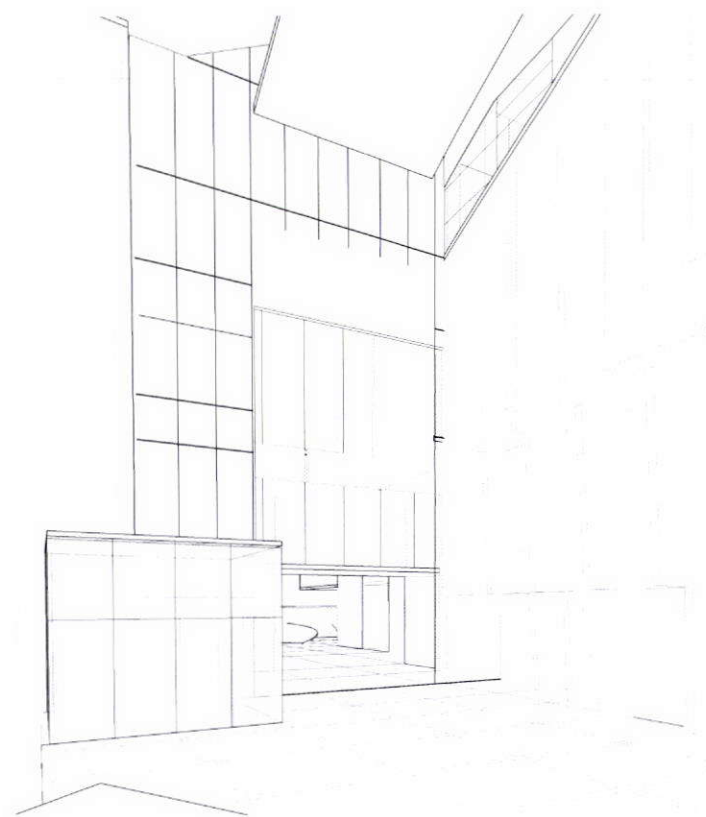
NAITO ENTRY



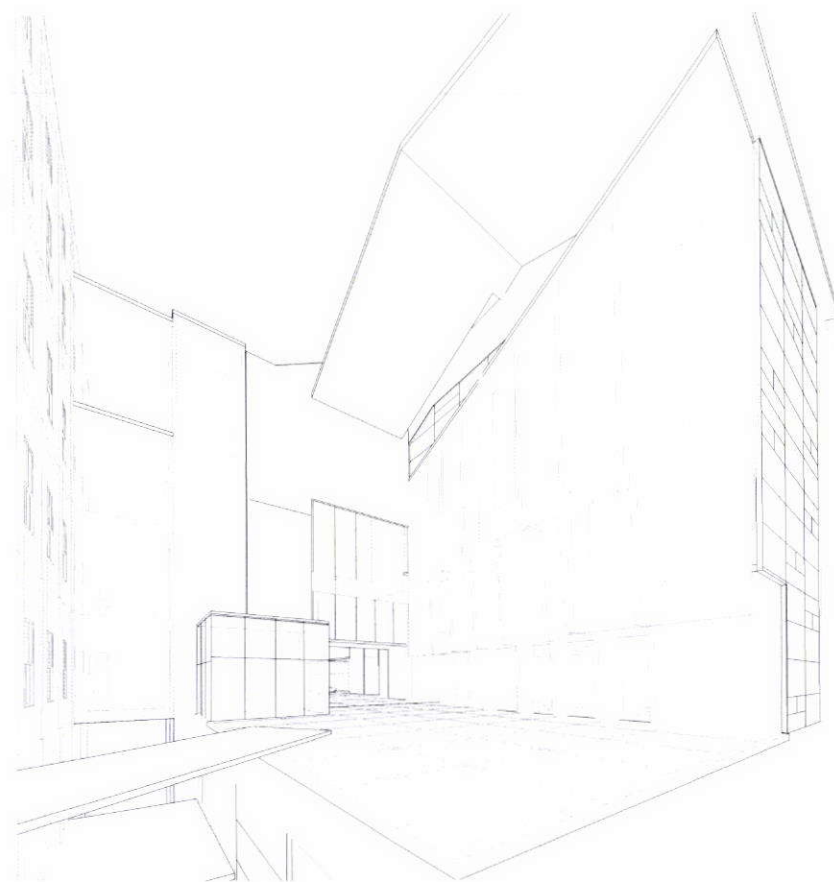
NAITO ENTRY



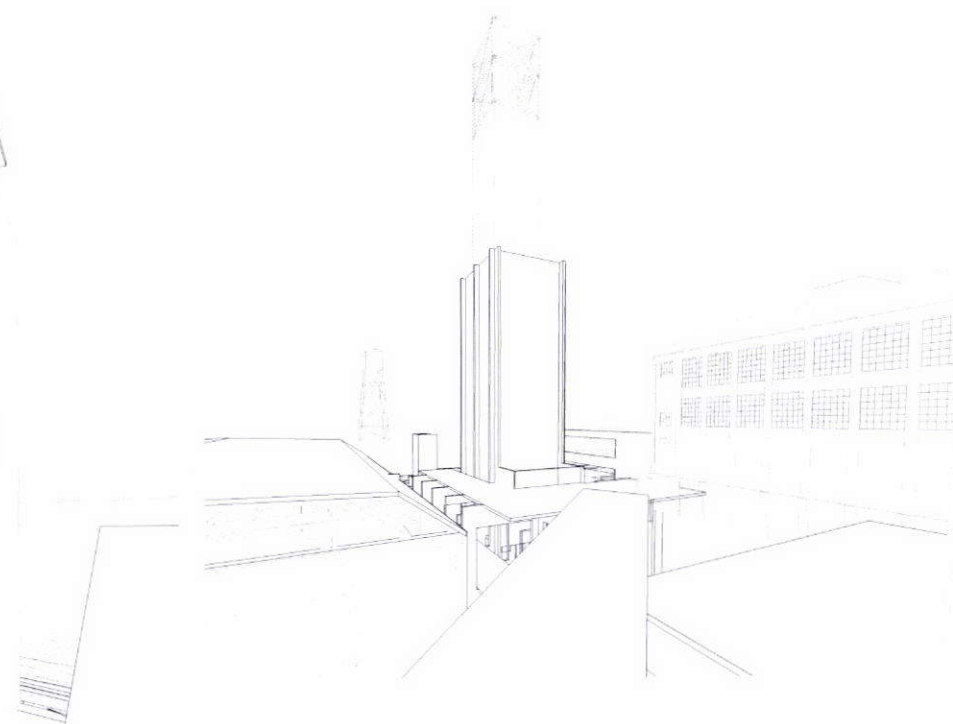
LIVING ROOM



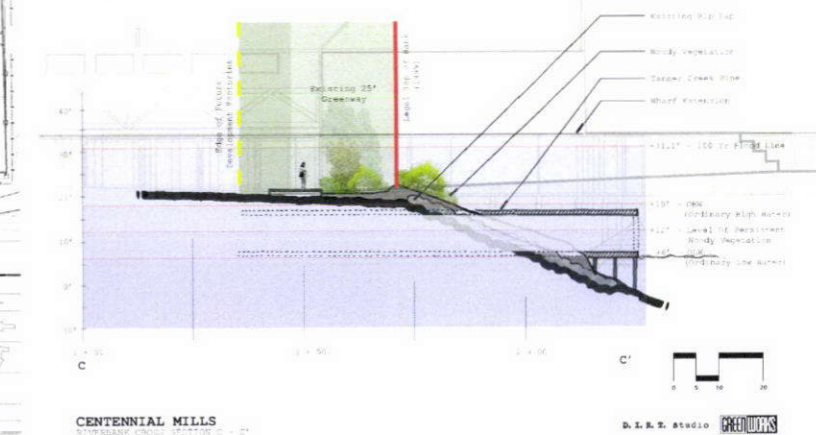
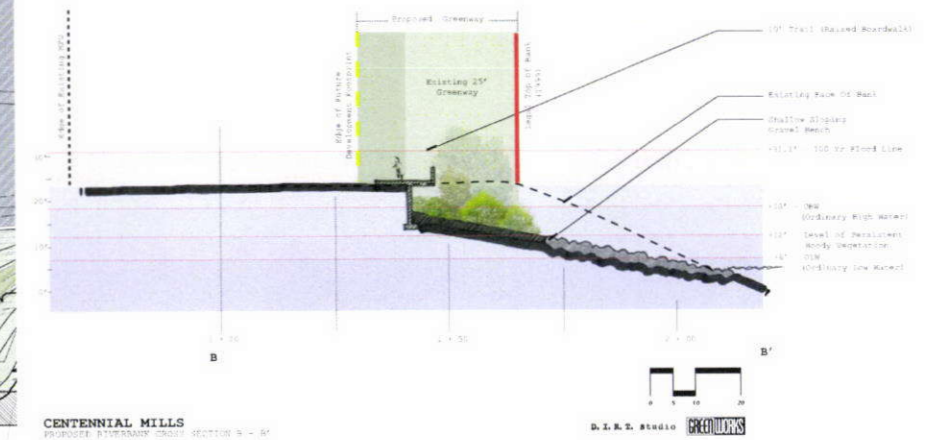
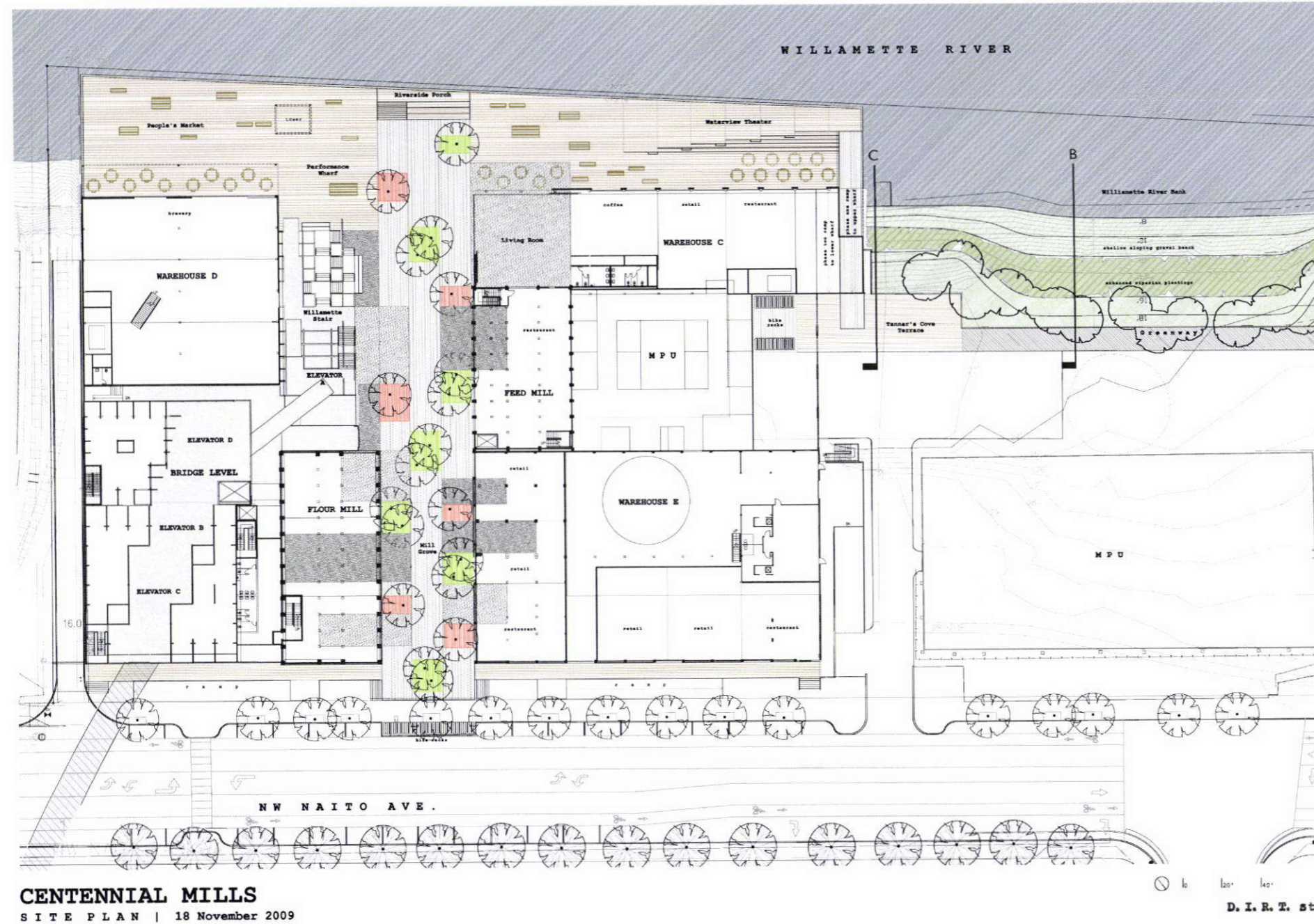
BRIDGE LEVEL

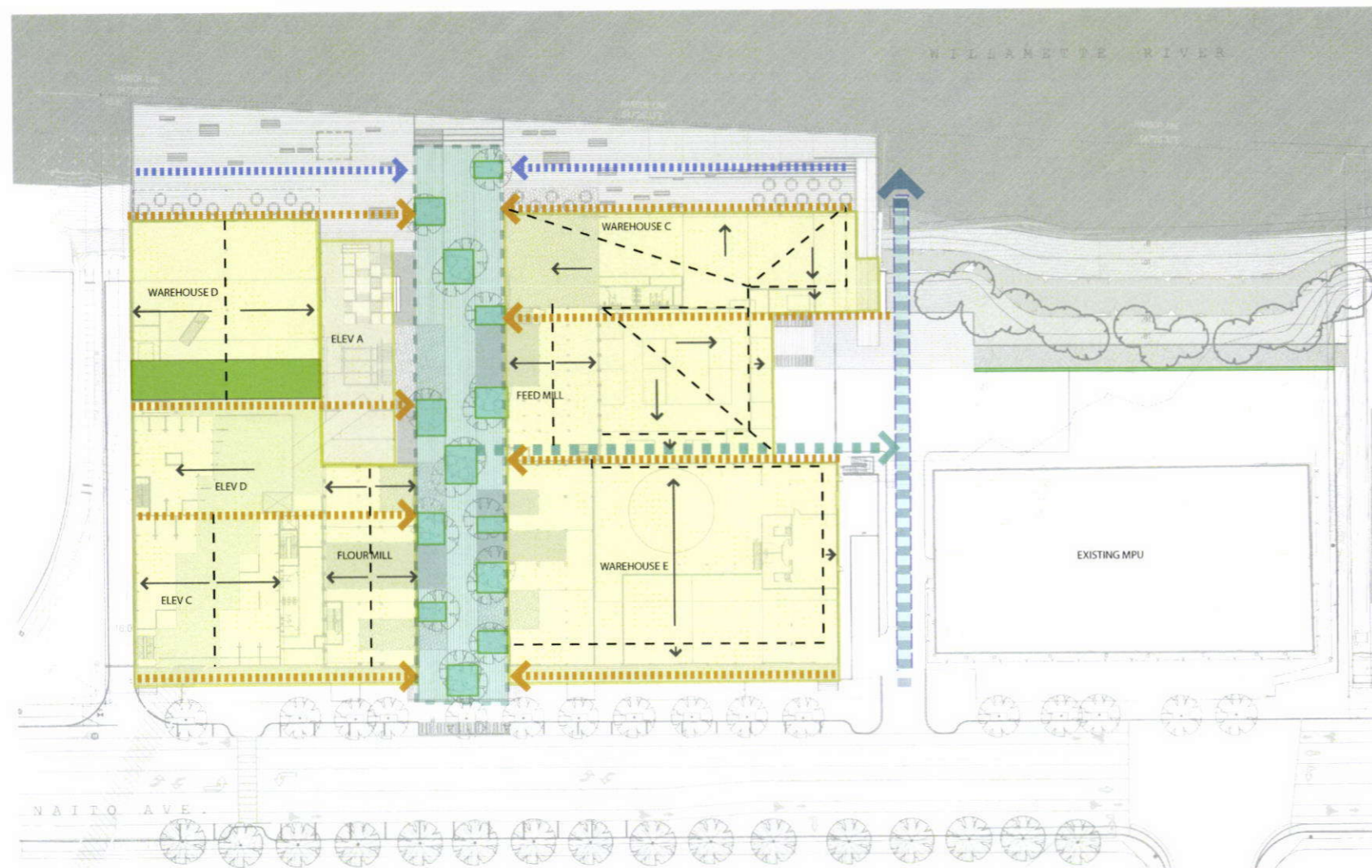


BRIDGE LEVEL

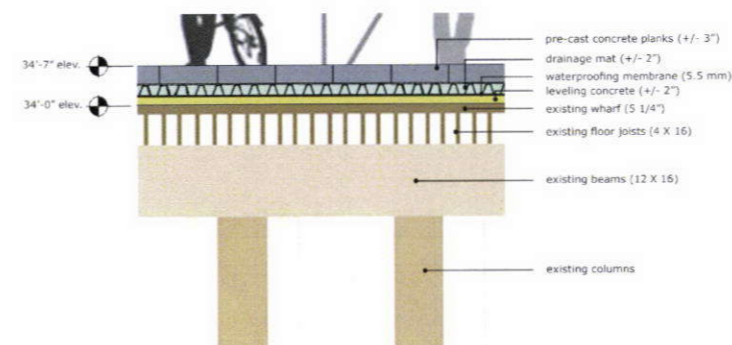


BRIDGE LEVEL

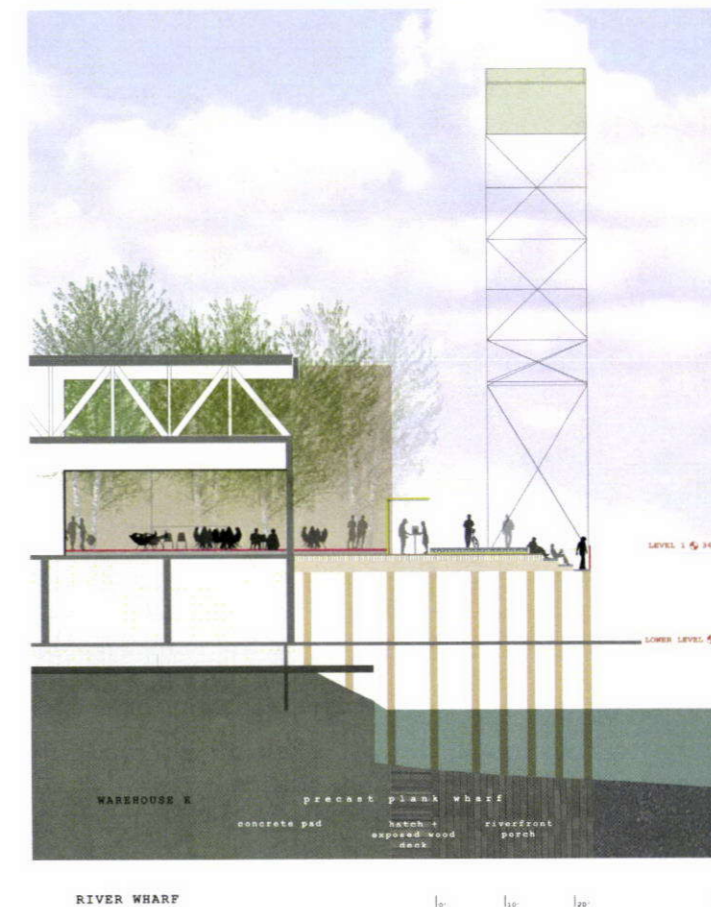




STORMWATER DIAGRAM



WHARF DETAIL

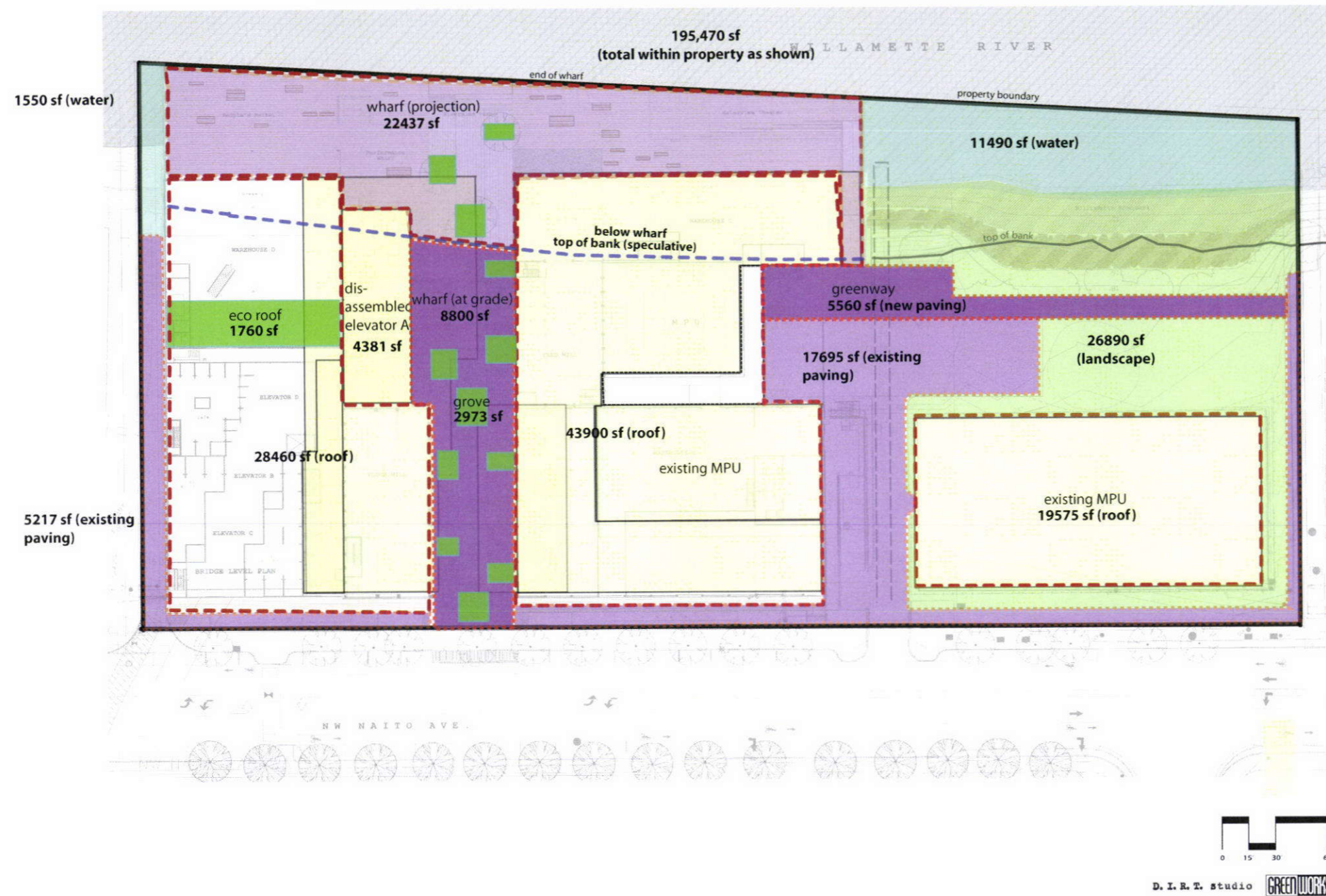


RIVER WHARF



MILL GROVE (with cistern)

# SURFACE DIAGRAM



## Area Calculations

**TOTAL SITE = 195,470 sf**

**BUILDINGS: 96,316 sf**

existing MPU = 19,575 sf  
north building = 28,460 sf  
south building = 43,900 sf  
elevator = 4,381 sf

**SITE, IMPERVIOUS: 54,492 sf**

greenway (new paving) = 5,560 sf  
wharf (at grade) = 8,800 sf  
existing paving = 17,695 sf  
wharf (projection) = 22,437 sf

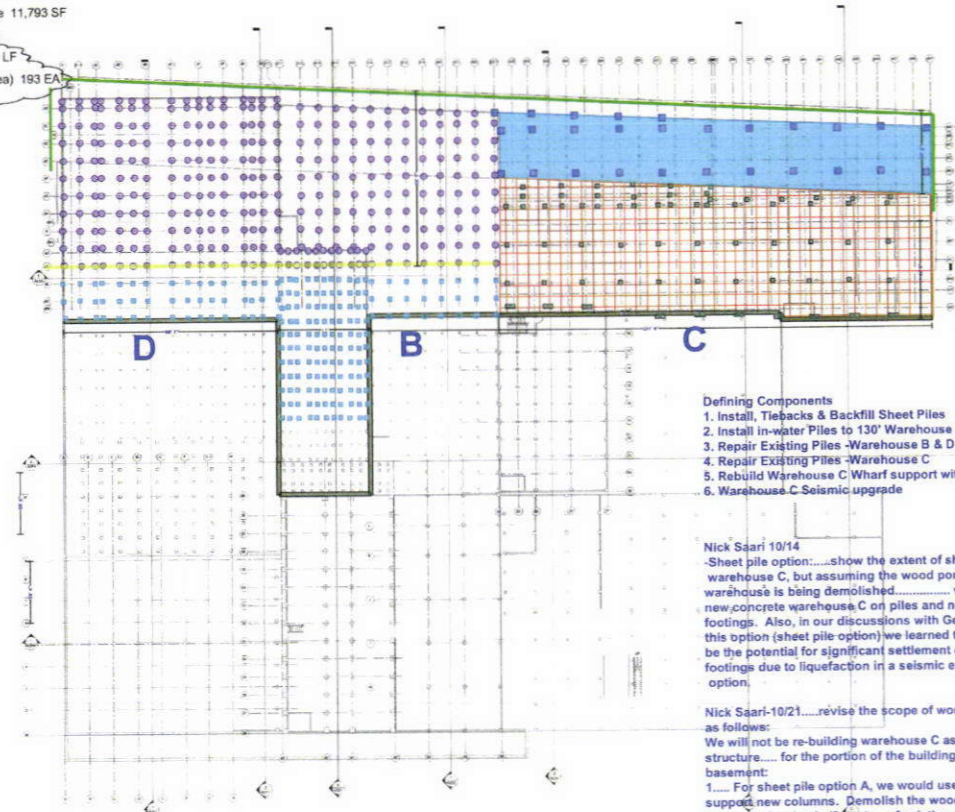
**SITE, PERVIOUS: 44,663 sf**

landscape area = 26,890 sf  
ecorooft = 1,760 sf  
grove = 2,973 sf

water = 13,040 sf

- Sheet Pile - Option A 491 LF
- Warehouse C - Pile Repair 79 EA
- New Pile - Warehouse C 27 EA
- New Wharf C - support structure 6,033 SF
- Warehouse C - Seismic Upgrade 11,793 SF
- Wharf B&D Pile Repair 312 EA
- Approx. Sea Wall Location 565 LF
- B&D Pile Repair (out of truss area) 193 EA

## Sheet Pile "A" Option



### Defining Components

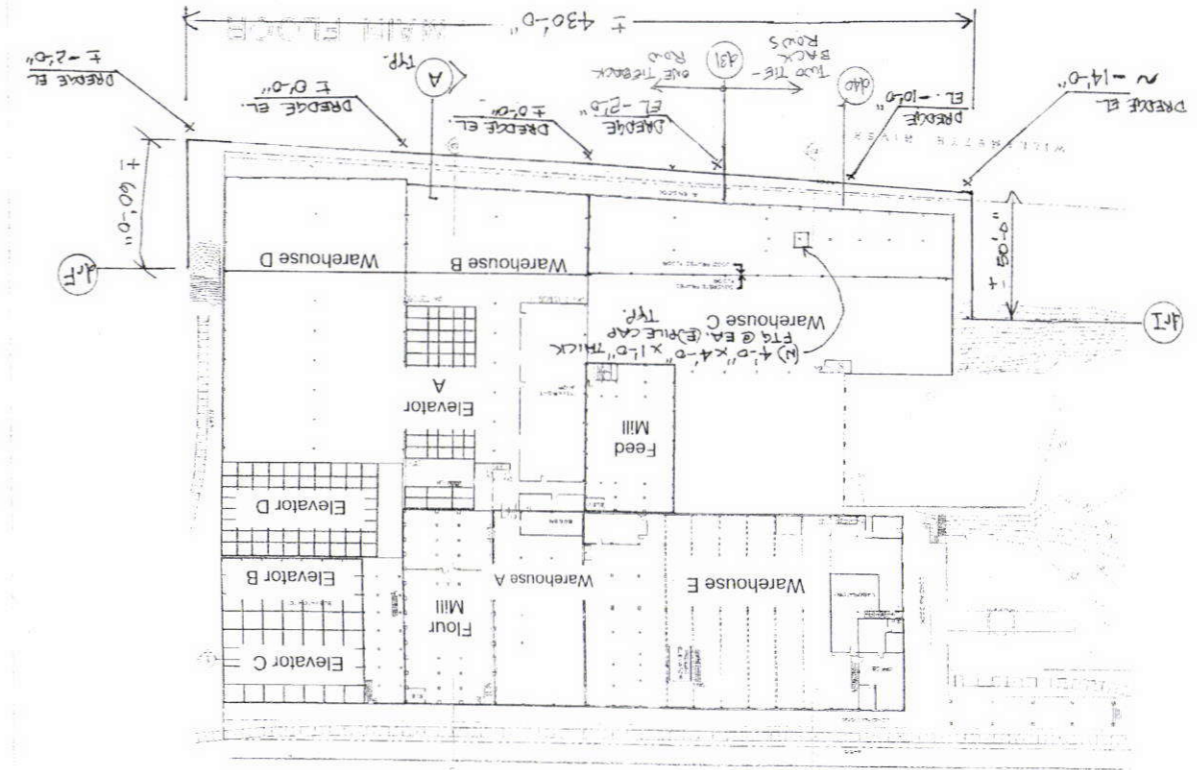
1. Install, Tiebacks & Backfill Sheet Piles
2. Install in-water Piles to 130' Warehouse C
3. Repair Existing Piles - Warehouse B & D
4. Repair Existing Piles - Warehouse C
5. Rebuild Warehouse C Wharf support with new wood
6. Warehouse C Seismic upgrade

Nick Saari 10/14

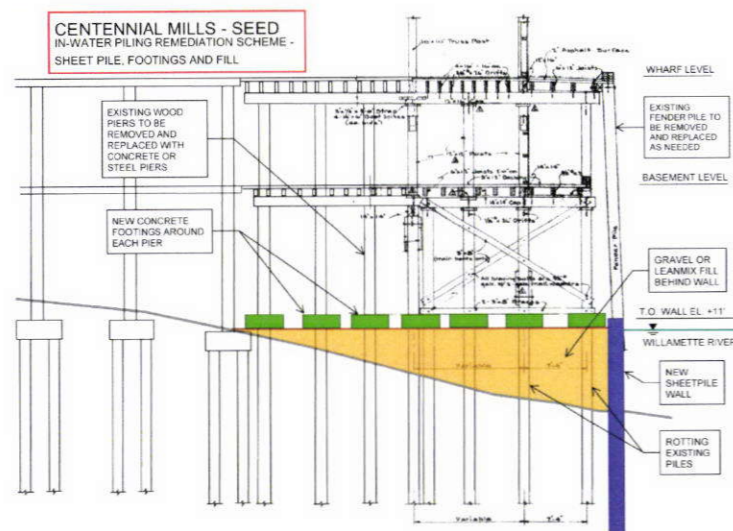
Sheet pile option: show the extent of sheet pile surrounding warehouse C, but assuming the wood portion of this warehouse is being demolished. We would found the new concrete warehouse C on piles and not on spread footings. Also, in our discussions with GeoDesign regarding this option (sheet pile option) we learned that there would still be the potential for significant settlement of the spread footings due to liquefaction in a seismic event, unlike the truss option.

Nick Saari 10/21: revise the scope of work at Warehouse C as follows:  
We will not be re-building warehouse C as a concrete structure for the portion of the building with wood basement.

For sheet pile option A, we would use spread footings to support new columns. Demolish the wood framing at the basement level only (from top of existing wood pile to bottom of wharf level beams). Option 1 is the preferred option.



CENTENNIAL MILLS SITE PLAN





NW NAITO PARKWAY

9TH STREET

GREENWAY

PEDESTRIAN BRIDGE  
SITE PLAN



SIGNATURE STRUCTURE - ICONIC BRIDGE



WIDE BRIDGE WITH PLANTINGS



SIMPLE STRUCTURE - INCREASED WIDTH NO PLANTINGS

## THE FIELDS NEIGHBORHOOD PARK & SEED AT CENTENNIAL MILLS BRIDGE DESIGN CRITERIA

PROVIDE CIVIC PURPOSE AND CONNECTIVITY

COMPLEMENT THE DESIGNS OF BOTH FIELDS PARK  
AND CENTENNIAL MILLS

SIMPLE, LIGHTWEIGHT, AND ELEGANT FORM

MAXIMIZE USERS EXPERIENCE, SENSE OF PLACE, AND  
CONNECTION TO THE RIVER

CONSIDER THE VISUAL IMPACT ON  
SURROUNDING AREAS

INTEGRATE INTO FIELDS PARK LANDSCAPE DESIGN

INTEGRATE INTO CENTENNIAL MILLS  
GRAIN ELEVATOR

BRIDGE WIDTH (MIN 20') AND SLOPE TO  
ACCOMMODATE PEDESTRIANS AND BICYCLES - NO  
MOTOR VEHICLES

EMPLOY DURABLE AND SUSTAINABLE MATERIALS

LIGHTING TO BE INTEGRATED

MEET REQUIREMENTS FOR PORTLAND'S TERMINAL  
RAILROAD, DEPT. OF TRANSPORTATION, PARKS &  
RECREATION, AND BUREAU OF TRANSPORTATION

DESIGN TO MAXIMIZE SPACE BELOW BRIDGE

PROVIDE AN ELEVATED PLATFORM FOR VIEWS TO  
THE WATER

PROVIDE A COMFORTABLE TRANSITION TO THE  
WHARF LEVEL AT CENTENNIAL MILLS

CONSIDER OVERLOOK, SEATING, AND OTHER  
PROGRAM OPPORTUNITIES

CONSIDER FUTURE INTEGRATION INTO  
NORTHERN GREENWAY



SIMPLE STRUCTURE - STANDARD WIDTH