

Text only, copied from:

**10th and Yamhill Smart Park
Land Use Hearing Presentation EA17-116921
Design Advice Request**

by Michael Jennings, *Futurepower*®, Inc.

Only the text of FFA's *Design Advice Request* is shown below.

This is only the text of [Design Advice Request](#). See the full review in another file. The Design Advice Request document was created by *FFA Architecture and Interiors* under a contract that cost the city \$1,275,197.

A quick scan of the 23 pages of the text shows that there is very little information. Most of the text is captions.

1. CITY OF PORTLAND | PORTLAND BUREAU OF TRANSPORTATION
10th + YAMHILL
SMART PARK
LAND USE HEARING EA17-116921 DESIGN ADVICE REQUEST
2. RELATIONSHIPS vicinity map
3. SITE existing pedestrian circulation
LEGEND
pedestrian entry
building lobby entry
4. SITE pedestrian/bicycle circulation
LEGEND
pedestrian entry
building lobby entry
vertical circulation
green loop
bicycle

GREEN LOOP GREEN LOOP

5. SITE MAX/streetcar circulation
LEGEND
pedestrian entry
building lobby entry
vertical circulation
streetcar
max train
TRIMET station
6. SITE vehicle circulation
LEGEND
pedestrian entry
building lobby entry
vertical circulation
vehicle
7. SITE all nodes of circulation
LEGEND
pedestrian entry
building lobby entry
vertical circulation
green loop
bicycle
streetcar
max train
TRIMET station
vehicle
8. RELATIONSHIPS our building
9. DESIGN concept
KEY DESIGN DRIVERS

RELATIONSHIPS
context of influence

CHARACTER
celebration of place

DUALITY
contrast of materials
10. DESIGN concept
Building Character Conceptual Design

Three concept drivers used to create a place based solution:

Relationships – the influence of context

Character – celebration of place

Duality – contrast of materials

6 philosophical paragraphs are not shown here. Those paragraphs are most of the text, as opposed to captions, in the entire *Design Advice Request*.

11. DESIGN plans
 - existing ground floor plan
 - proposed new ground floor plan

LEGEND

pedestrian entry

vertical circulation

floor level relative to sidewalk

sloped floor

new retail area

12. DESIGN plans
 - existing typical floor plan
 - proposed new typical floor plan

LEGEND

vertical circulation

new ADA striping

13. DESIGN plans
 - greenroof precedent materials
 - proposed new roof plan
 - rooftop landscaping

14. DESIGN perspectives
 - existing northeast corner
 - key plan
 - northeast corner
 - LED art lighting display RACC process involvement
 - geometric paint pattern RACC process involvement

east elevation
north elevation

15. DESIGN perspectives
 - existing northwest corner
 - key plan
 - northwest corner
 - LED art lighting display RACC process involvement
 - geometric paint pattern RACC process involvement
 - north elevation
 - west elevation
16. DESIGN perspectives
 - existing southwest corner
 - key plan
 - southwest corner
 - LED art lighting display RACC process involvement
 - geometric paint pattern RACC process involvement
 - west elevation
 - south elevation
17. DESIGN perspectives
 - existing southeast corner
 - key plan
 - southeast corner
 - LED art lighting display RACC process involvement
 - geometric paint pattern RACC process involvement
 - south elevation
 - east elevation
18. DESIGN East Elevation
 - existing northeast corner
 - iconic precedent
 - east northeast enlarged elevation
 - building materials
19. DESIGN North Elevation
 - existing northeast corner
 - iconic precedent
 - north northeast enlarged elevation
 - building materials
20. DESIGN North Elevation
 - existing northwest corner

iconic precedent
north northwest enlarged elevation
building materials

21. DESIGN perspective vignette
Existing arcade along SW Yamhill Street.
Proposed design for arcade along SW Yamhill Street.

DESIGN ELEMENTS

- recessed lighting
- refurbished wood ceiling
- interior track lighting used to reflect warm light from wood ceiling in arcade
- merchant signage in line with direction of pedestrian
- floor to ceiling glazing for safety and greater merchandise visibility
- light metal mullion finish used at storefront glazing

22. DESIGN perspective vignette
Existing facade along SW Ninth Avenue.
Proposed design for facade along SW Ninth Avenue.

DESIGN ELEMENTS

- clear glass canopy to provide outdoor cover and daylighting
- recessed facade to promote and activate the Park Avenue Streetscape promenade
- interior track lighting used to create glow at the sidewalk
- merchant signage in line with direction of pedestrian
- floor to ceiling glazing for safety and greater merchandise visibility
- light metal mullion finish used at storefront glazing

23. DESIGN perspective vignette
Existing arcade along SW Morrison Street.
Proposed design for arcade along SW Morrison Street.

DESIGN ELEMENTS

- recessed lighting
- refurbished wood ceiling
- interior track lighting used to reflect warm light from wood ceiling in arcade
- merchant signage in line with direction of pedestrian
- floor to ceiling glazing for safety and greater merchandise visibility
- light metal mullion finish used at storefront glazing

End of document

The review of FFA's Design Advice Request has this file name:

10th_Yamhill_Smart_Park_EA17-116921_DAR_FINAL__REVIEW_v009_2017-05-15.pdf

This article contains the best understanding and opinions of the author. If you see errors or items that can be improved, please help by mentioning your ideas.

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