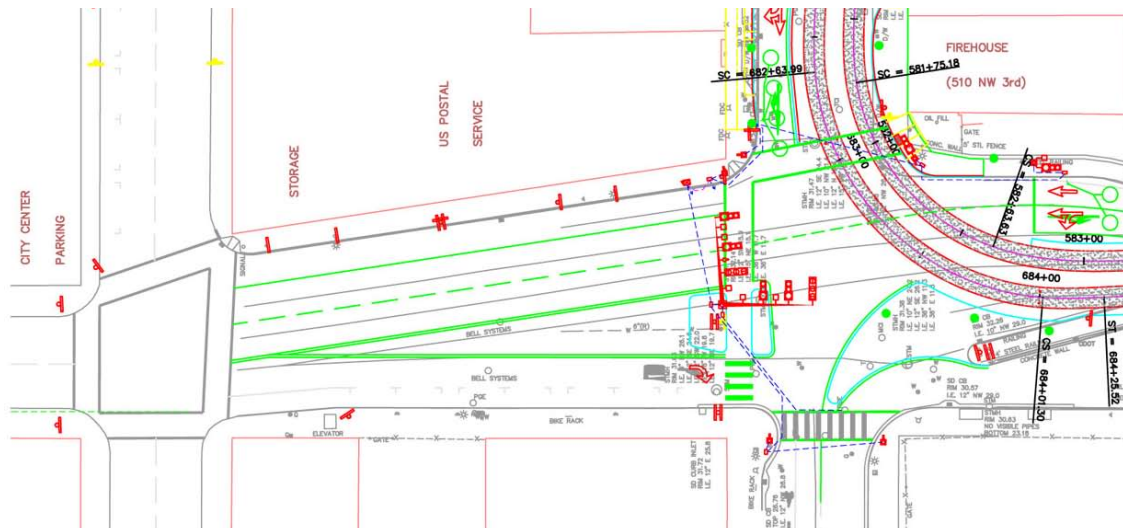


## V Glisan Plaza Scenarios

### Glisan Street Right-of-Way and Gateway Enhancement

Flanking the north side of Block 25, Glisan Street between 3rd and 4th Avenues is a triangular parcel that is currently configured as a right turn lane onto 3rd Avenue. This right-of-way area was envisioned as a pedestrian-captured plaza in the *3rd & 4th Avenue Streetscape Plan* (see below on opposite page) and was indicated as being deferred improvements to be done during future developments in the area. Creation of a plaza in this location was intended to emphasize a northern gateway into the district, provide a gathering area for the uses of Block 25, as well as minimize the auto traffic zone and crossing distance for pedestrians across Glisan. Since that study was published in 2002, however, several major influences on that design have changed:

- Light Rail tracks are currently under construction, traveling east/west along Glisan on grade with the Steel Bridge approach ramp, east of 3rd Avenue. At 3rd, the tracks turn to the north and travel between Block A&N and Block O, where they turn back to the west on the north side of Block O. (A larger context map of this configuration is shown on page 9.)
- The five stories of office uses in the renovated *East of Pearl Building* currently under construction on the southern half of Block O will substantially help activate the area north of Glisan and may signal that the appropriate timing for this Plaza is sooner rather than later.
- Blanchet House has now been assigned the northeast corner of Block 25, adjacent to the widest portion of the plaza. In order that this plaza not become a managerial difficulty and potential outdoor queuing area Blanchet House patrons, the design of the plaza may now take on different parameters.



Planned Glisan Street improvements and Tri-Met realignment



The existing asphalt expanse on Glisan Street, between 3rd and 4th Avenues, as seen from the east



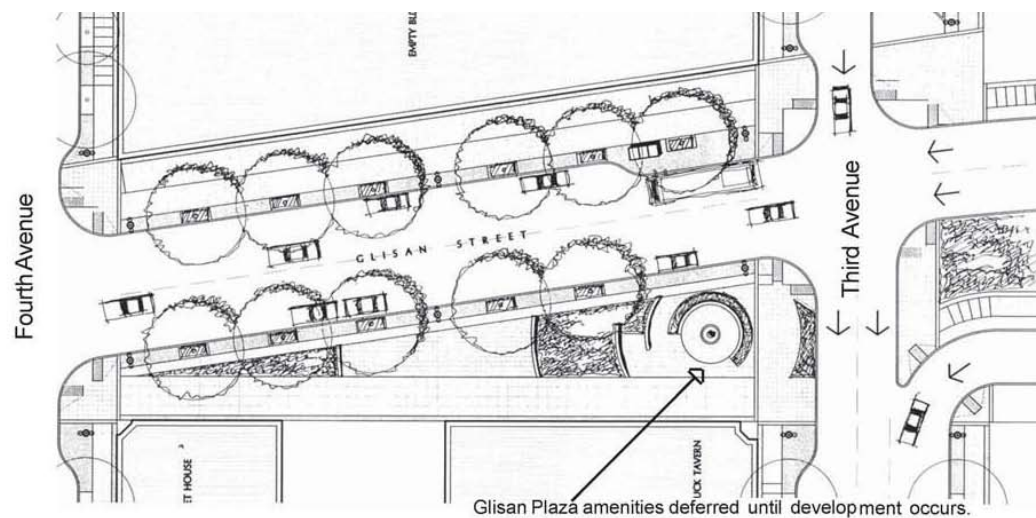
Looking east on Glisan Street towards the Steel Bridge approach ramp, from 4th Avenue

The size of this plaza area (depending on the sidewalk dimensions) is approximately 50' at the wide point, 20' at the narrow point, for the full approximately 200' length of the block. While relatively generous at approximately 7,000sf, the total captured space will depend on the sidewalk dimensions as well as results from the process of vacating the right-of-way.

The following scenarios looked at a range of possible concepts for the parcel. These concepts are not intended as actual designs, and are structured to illustrate a variety of ideas highlighting certain opportunities and responding to the influences of nearby developments. The scenarios explore four ideas: specifically a **Hardscape Plaza**, **Landscape Plaza**, **Building Extending over Right-of-Way**, and **Pavilions Within the Plaza**. These are four substantially different approaches addressing the same issues that would be key to the success on the use of this open space, primarily:

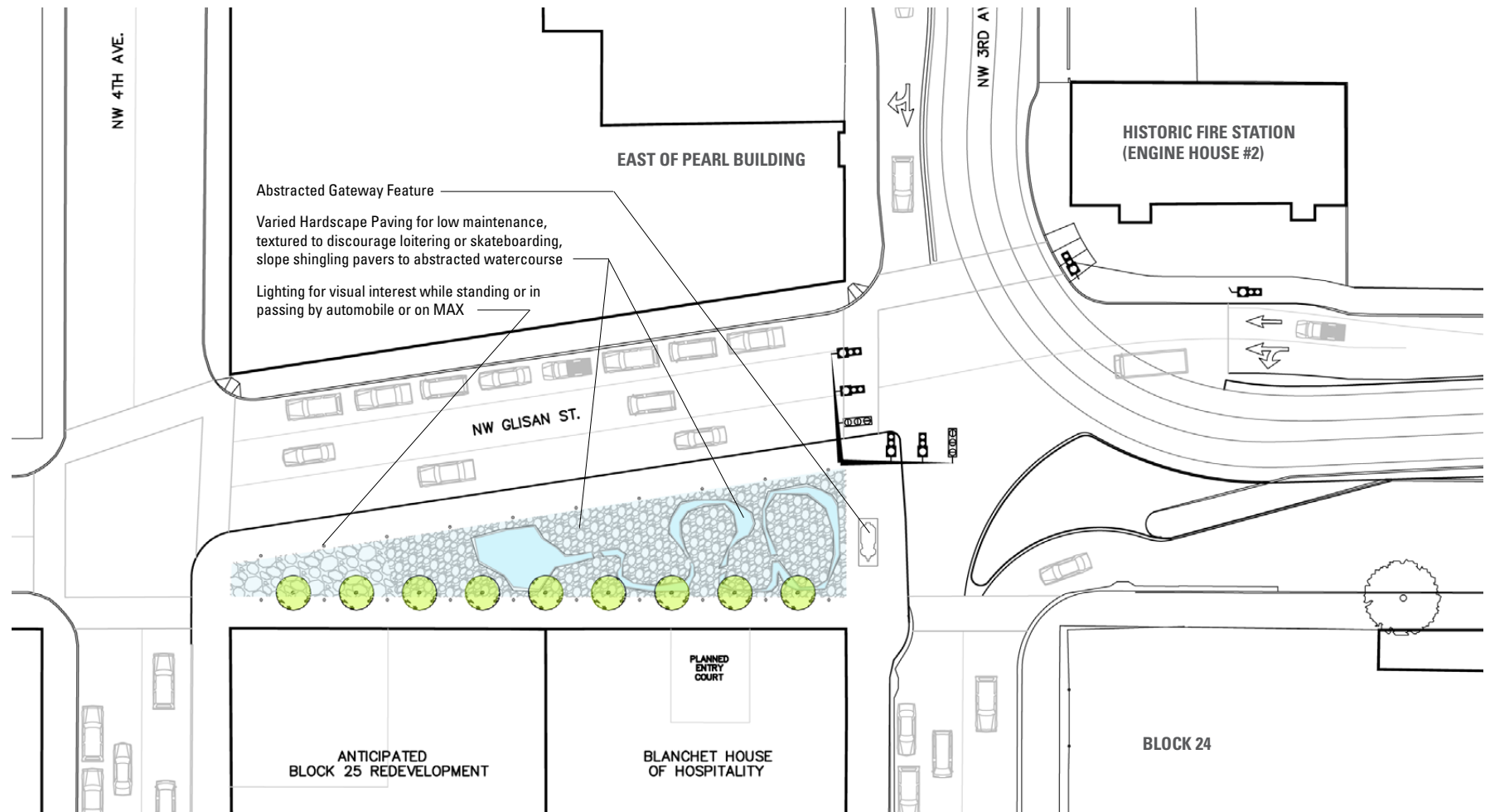
- Creating a gateway feel that honors the history and culture of the neighborhood and is inclusive of its diverse constituents;
- Creating a use that is community friendly;
- Creating a low-maintenance space; and
- Taking care to avoid inadvertently creating new outside queueing areas and management challenges for Blanchet House.

The Concepts illustrate a spectrum of possibilities for this plaza and gateway site and some examples may carry a relatively high cost/sf, but potentially offset by the fact that this area is City-owned land is currently unusable except as a turning lane. What is planned in this space will have a positive effect on the pedestrian experience and the adjacent developments in this location. Coordinating this effort in a short timeframe with Tri-Met and PDOT would be advantageous.



*The previous Glisan Plaza design, by SRG Partnership, PC, Nevue Ngan Associates, Suenn Ho Design, from the 2002 3rd and 4th Avenue Streetscape Plan (prior to the resiting of Blanchet House at the NE corner of Block 25)*





Glisan Plaza Scenario A - Hardscape Concept

The **Hardscape Plaza Concept** seeks to use the elements of water and light in an abstracted and minimal fashion to define the plaza space and fuse ecology with art. The scenario shows an abstracted watercourse and hardscape approach using textured paving and hard-paved gullies to focus on the primacy of water. Rain, (or drizzle) would accumulate across the rippled surface and wends its way through shallow gullies to be absorbed through the collection pool – where it can be captured, or absorbed over time and then released through soakage beneath the plaza.

The management of rainwater is a universal theme for the Pacific Northwest region as well as a shared value for Oregonians. This concept illustrates that the plaza can be imbued with an asesthetic quality while serving as a learning tool about environmental contributions. Light sources as art and gateway would mark the location, experienced at walking speed by pedestrians, or at higher speeds by passers-by in autos or on light rail. The nighttime lighting in the area also helps with security, and the textured paving would make the plaza somewhat uncomfortable for long-term gathering.



Case Study Illustrative Images



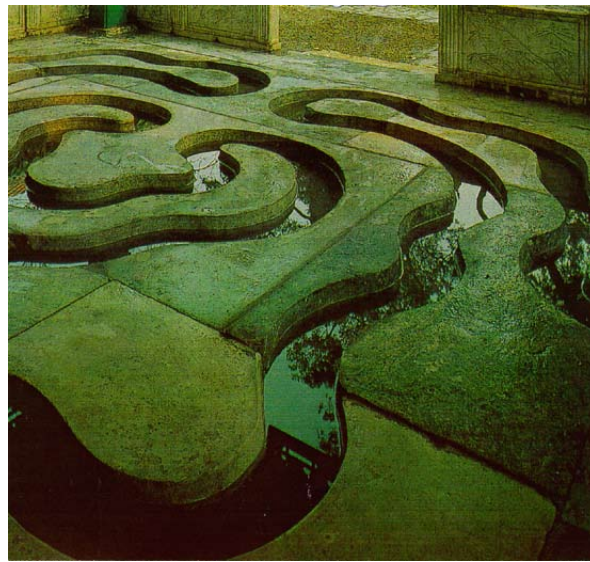
*Hard-paved gully  
Welsh Botanic Gardens in Carmarthen*



*Stone paving pyramids, Broadcasting  
Center, Aarhus, Denmark*



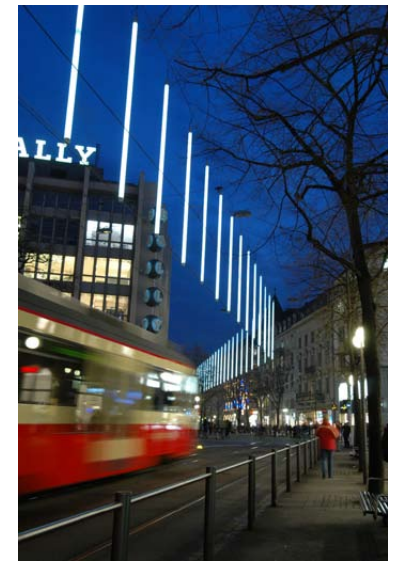
*Fish-Mouth Pavers  
Dujiang Square, China*



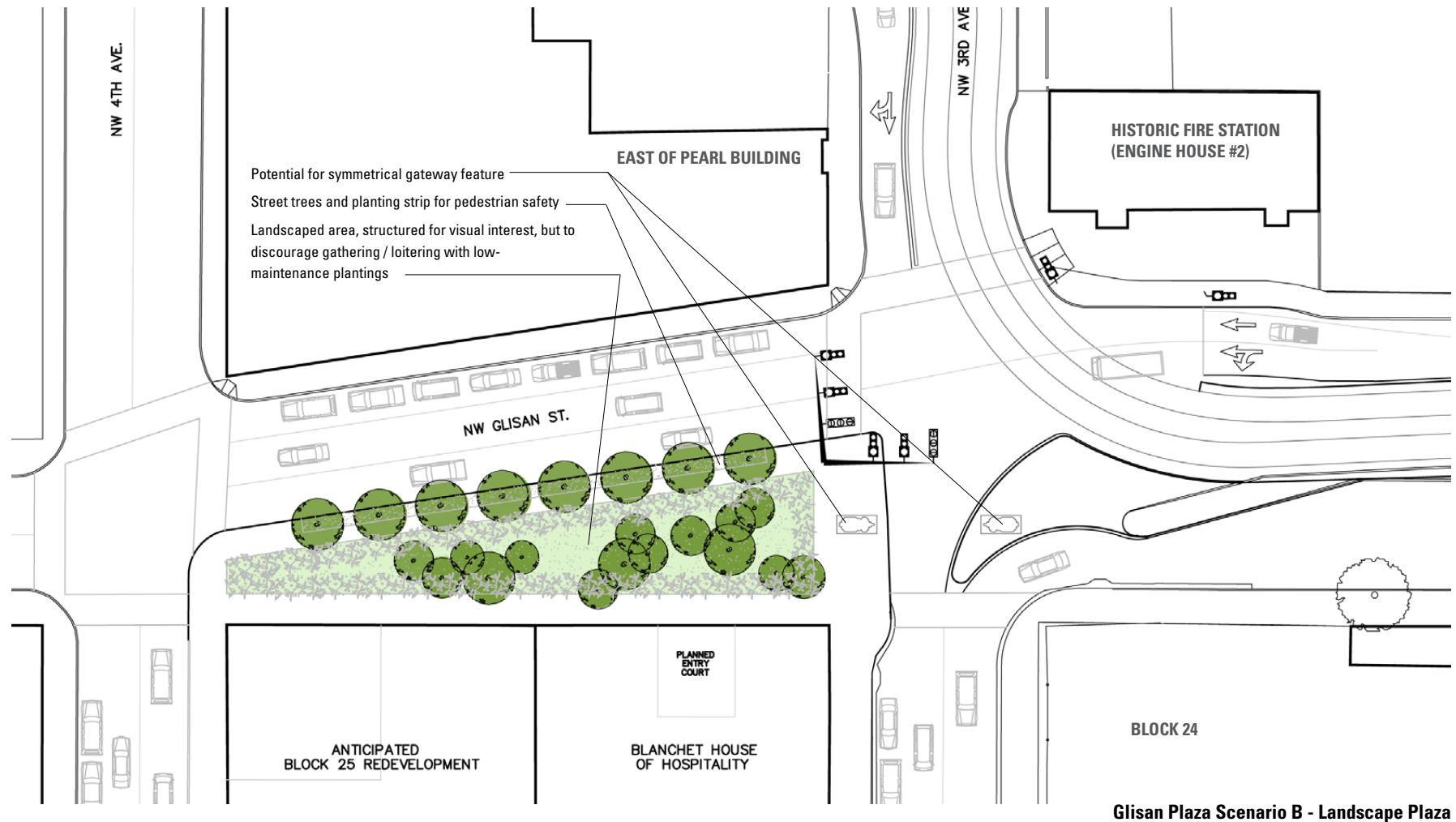
*Floating Cup Stream, Forbidden City, Beijing*



*Upper Square, Olomouc, Czech Republic*



*Lighting Sculpture  
Zurich*



The **Landscape Plaza Concept** is a counterpoint to the hardscape concept and proposes a more naturalistic softscape approach. A green low-maintenance landscaped garden is illustrated using natural plantings of vertical broadleaf evergreen trees and low hedges providing a composition for visual interest, but in a non-occupiable configuration. This concept takes the attitude that the natural environment is weaved into the urban space as

a green tableau, an openspace that is not participatory but a verdant backdrop that also acts as a green welcome mat to the district. Along with the landscaped open space and vegetation, a gateway element could be accommodated within the sidewalks and traffic islands at this location.



Case Study Illustrative Images



*Urban Outfitters Navy Yard Headquarters, Philadelphia*



*Babylons Garden, Chaumont, France*



*Stone Elephants, Ming Tomb, Nanjing*

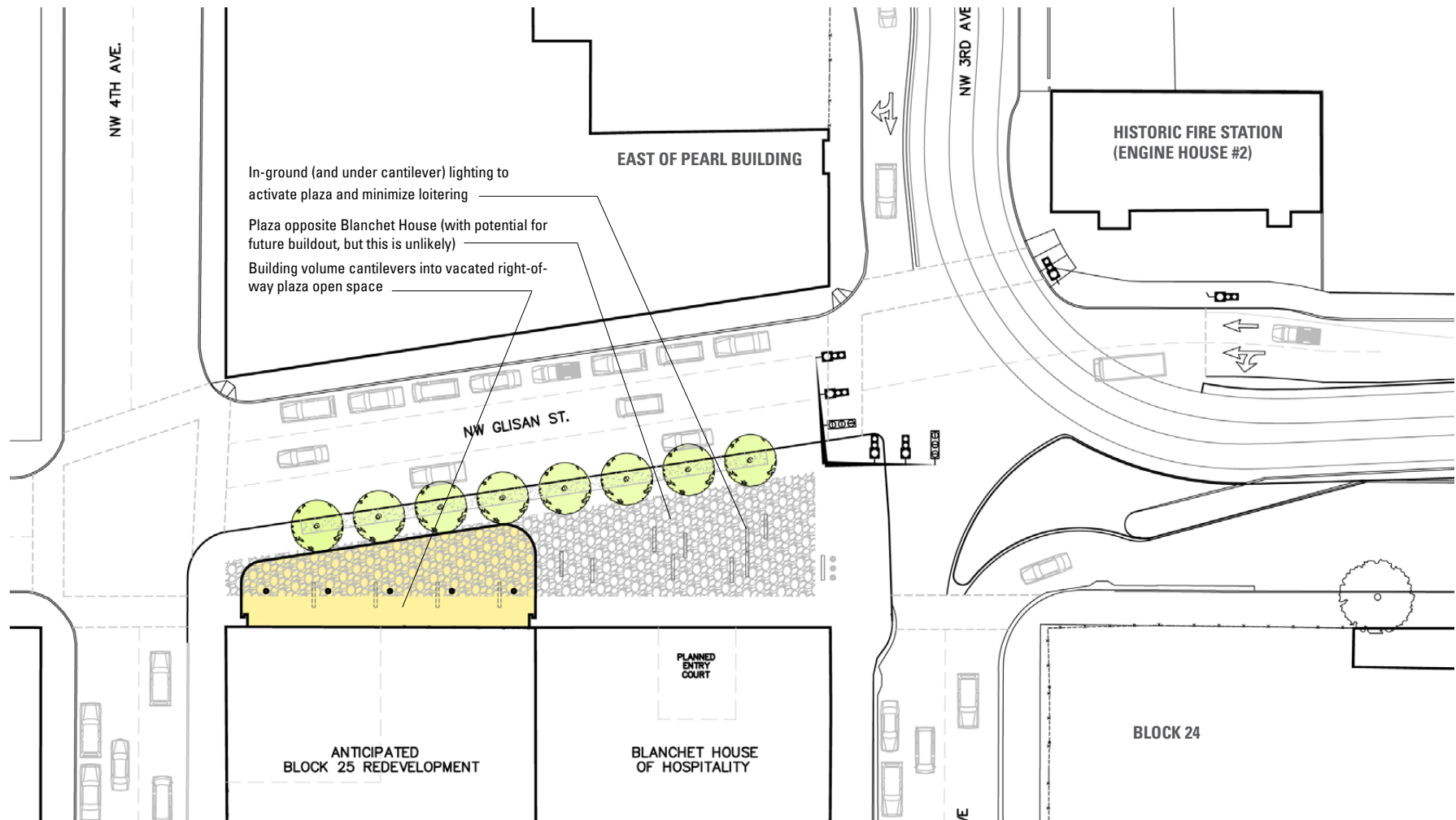


*Garden of shade and sunshades, Chaumont, France*



*Housing Courtyard, Paris*





**Glisan Plaza Scenario C - Building Extending Over Right-of-Way**

The **Building Extending Over Right-of-Way Concept** explores the option of extending the building footprint of a Block 25 structure to capture usable square footage (over the right-of-way) along Glisan. The usable square footage for this area is approximately 7,000sf (depending on sidewalk dimensions), but Blanchet House has indicated that the schedule and timing on any right-of-way vacation is likely to further delay their project progress and are not interested in pursuing this building extension in front of their parcel. The illustrations at right model Block 25 (without Blanchet House) in two versions: projecting either into the right-of-way, or cantilevered out over the right-of-way. In the first example, the expansion

captures additional built area of approximately 2,500sf on the ground plane but inadvertently creates a quasi-forecourt to Blanchet House, creating potential security and management concerns. The second version illustrates more openness and thru-views by creating an arcade on the ground level and projecting the building out at subsequent levels above. This arcade, however, is north-facing and may pose difficult to make an inviting space. The building, in either version, could be the gateway element in its projecting configuration, coupled with the potential for in-paving lighting to help activate this end of the block in the evenings.

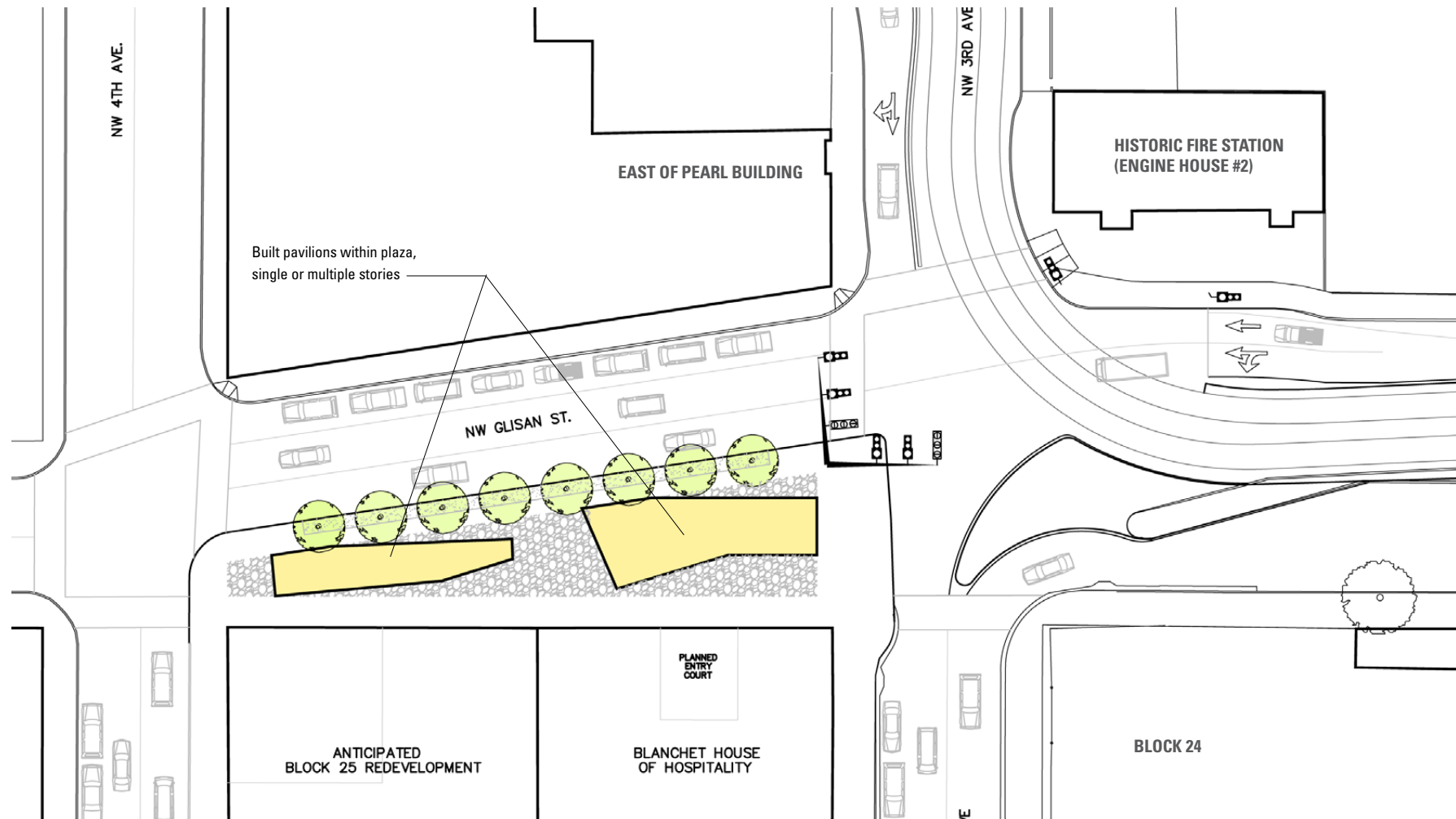


### Illustrative Model Vignettes



Case Study Model Vignettes illustrating a (highlighted portion of) building extending into, or over, the right-of-way





Glisan Plaza Scenario D - Pavilions Within the Plaza

The **Pavilions Within the Plaza Concept** advances the idea of building modestly-scaled pavilions, set within the plaza's openspace. This scenario proposes buildings as the gateway element, housing community or private uses as a catalyst to activate this end of the block. The pavilions as illustrated serve as example of size and arrangement (approximately 1,000sf-1,600sf) but their ultimate configuration can take on various forms depending on use, needs, funding, and operating champion.

The structures could be envisioned as elegant jewel buildings having a connection to the outdoors and providing flexible neighborhood uses ranging from a cafe/bar, small shops, community rooms, art exhibit spaces, or other actively programmed spaces, as well as supporting more sporadic district festivals events. This concept is most effective in mitigating the queuing issue by essentially activating the open space with uses and promoting pedestrian participation.

Case Study Illustrative Images and Model Vignettes



Looking west from the Steel Bridge approach ramp



Looking east towards the Steel Bridge



Wire Mesh Cladding  
Bridge Control Office, Netherlands



Illuminated Cladding  
Movable Office Space Prototype



Cafe and Art Exhibit Space  
Serpentine Gallery, England



## NORTH OLD TOWN / CHINATOWN REDEVELOPMENT STRATEGY

### Case Study Illustrative Images and Model Vignettes



*Overhead view of Pavilions Within the Plaza concept*



*Cafe and Museum  
Tokyo, Japan*



*Illuminated Art Installation,  
Madrid, Spain*



*Exhibit Hall and Meeting Room  
Park Kalkriese, Germany*