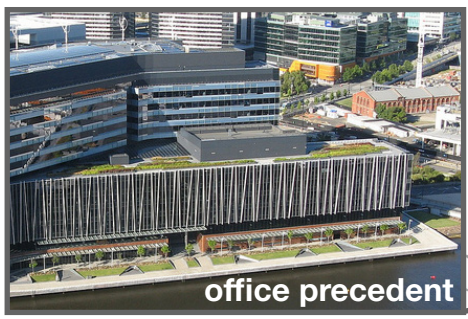




CONCEPT 1: "Baseline"

AXONOMETRIC VIEW
looking north

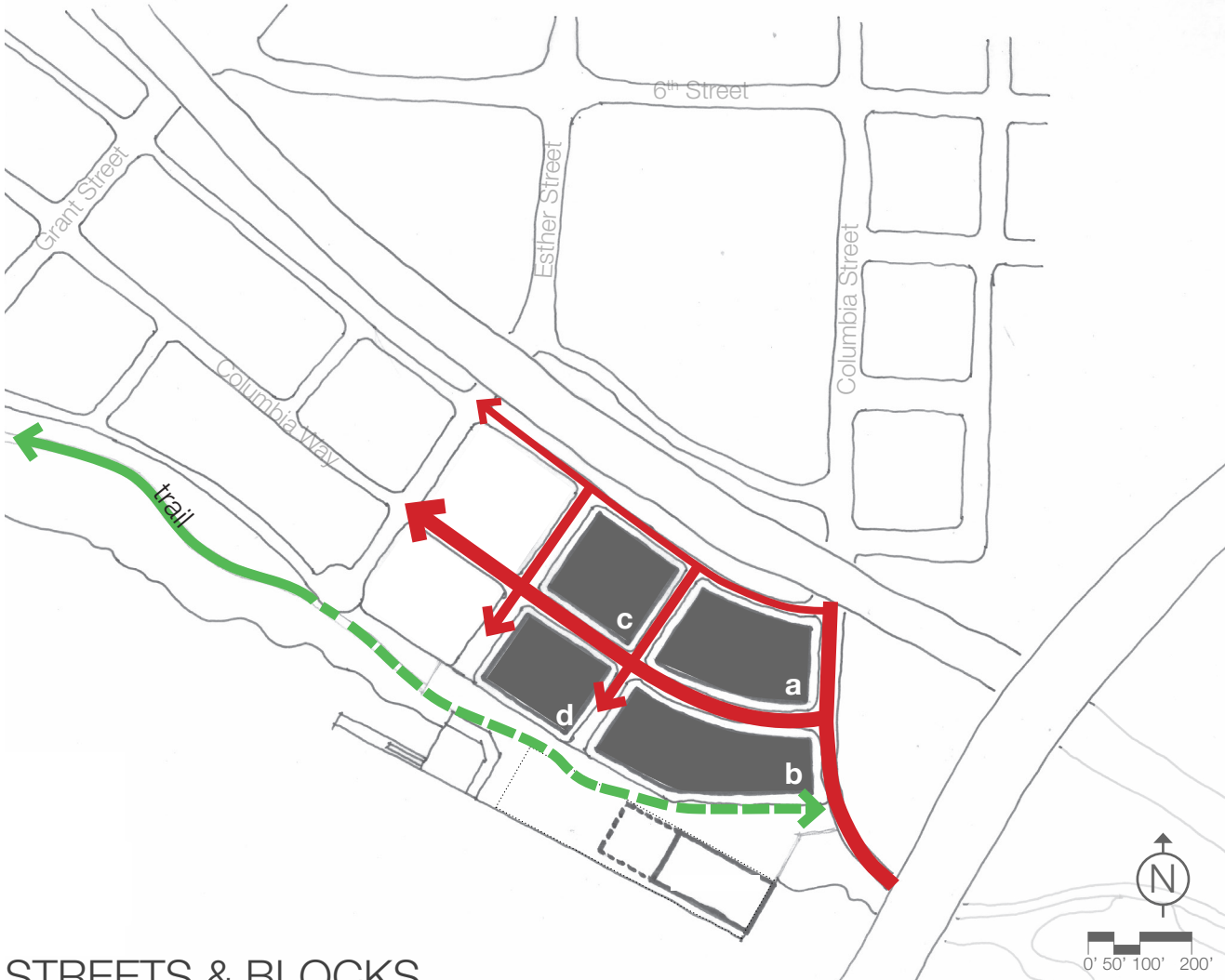
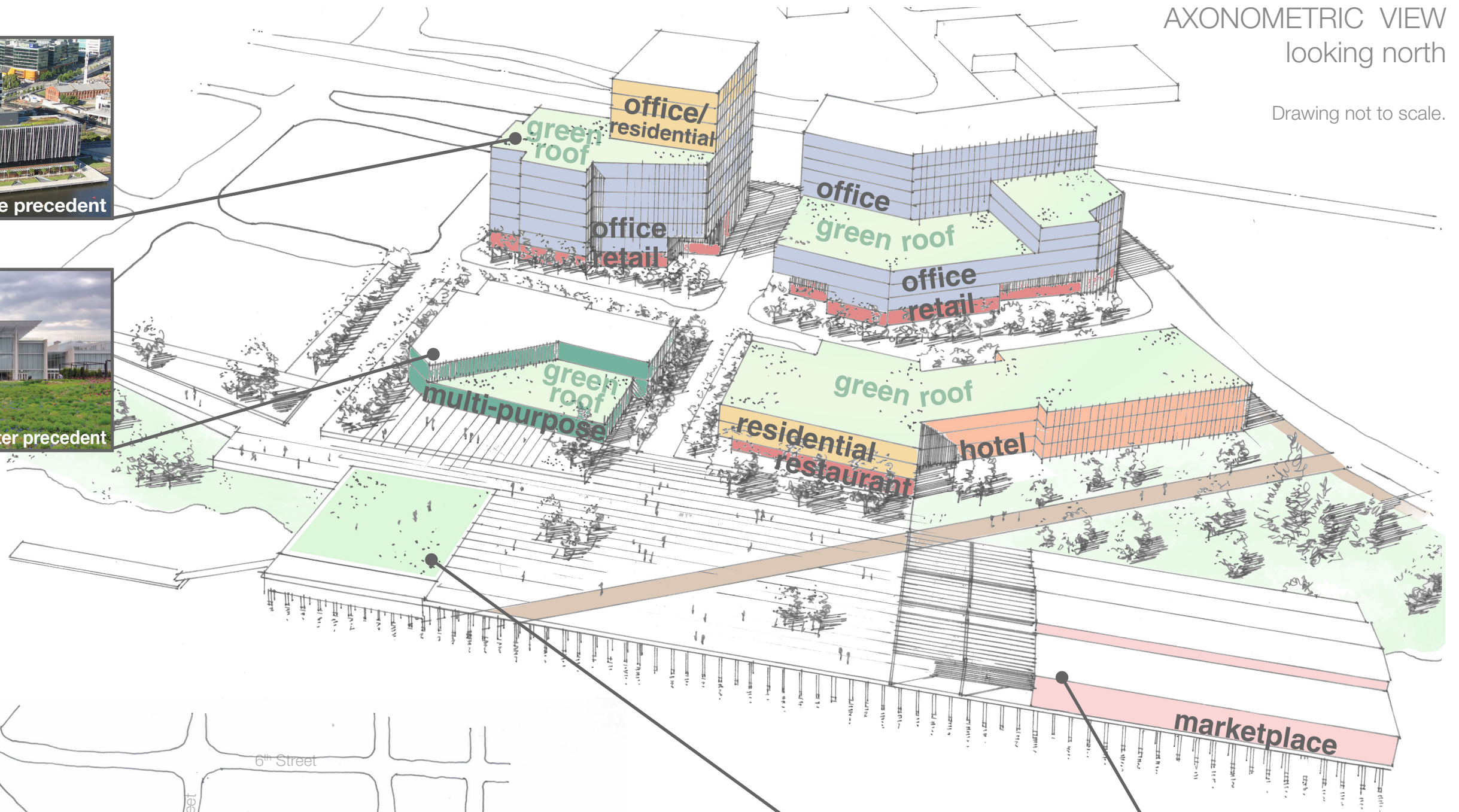
Drawing not to scale.



office precedent



multi-purpose center precedent



STREETS & BLOCKS

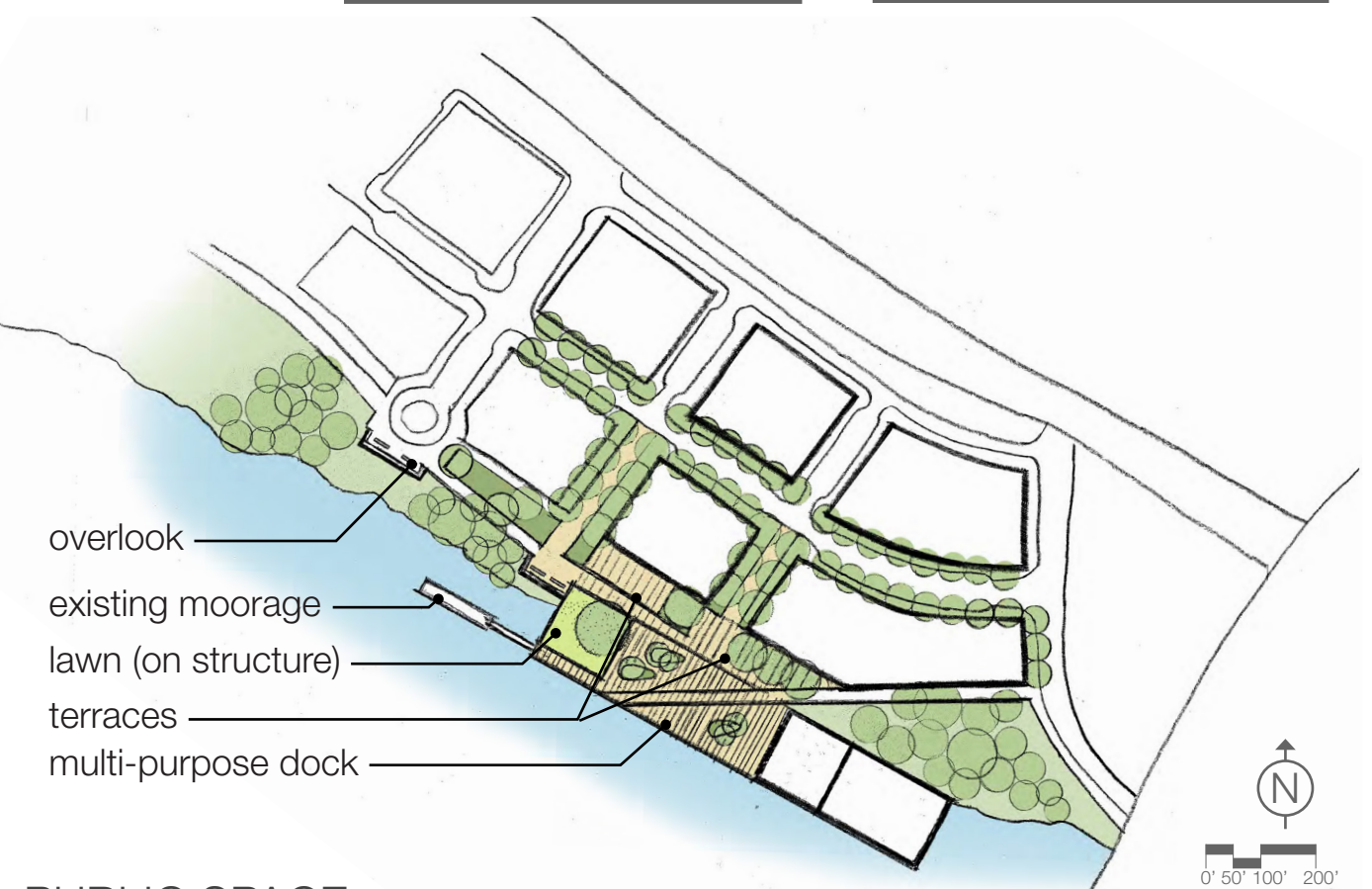
- Street grid and block configuration remain as planned.
- Existing wood pier structure remains.
- Terminal I Building restored in place to original length.
- Improve / reprogram amphitheater space.
- Connect trail through site, north of Terminal I Building.



open space precedent



renovation precedent



PUBLIC SPACE

- Replace amphitheater with terraced lawn area.
- Extend planted open space areas toward wooden pier.
- Create outdoor terraces / patios adjacent to buildings.



PARKING



CONCEPT 2: "Grid Shift"



office precedent



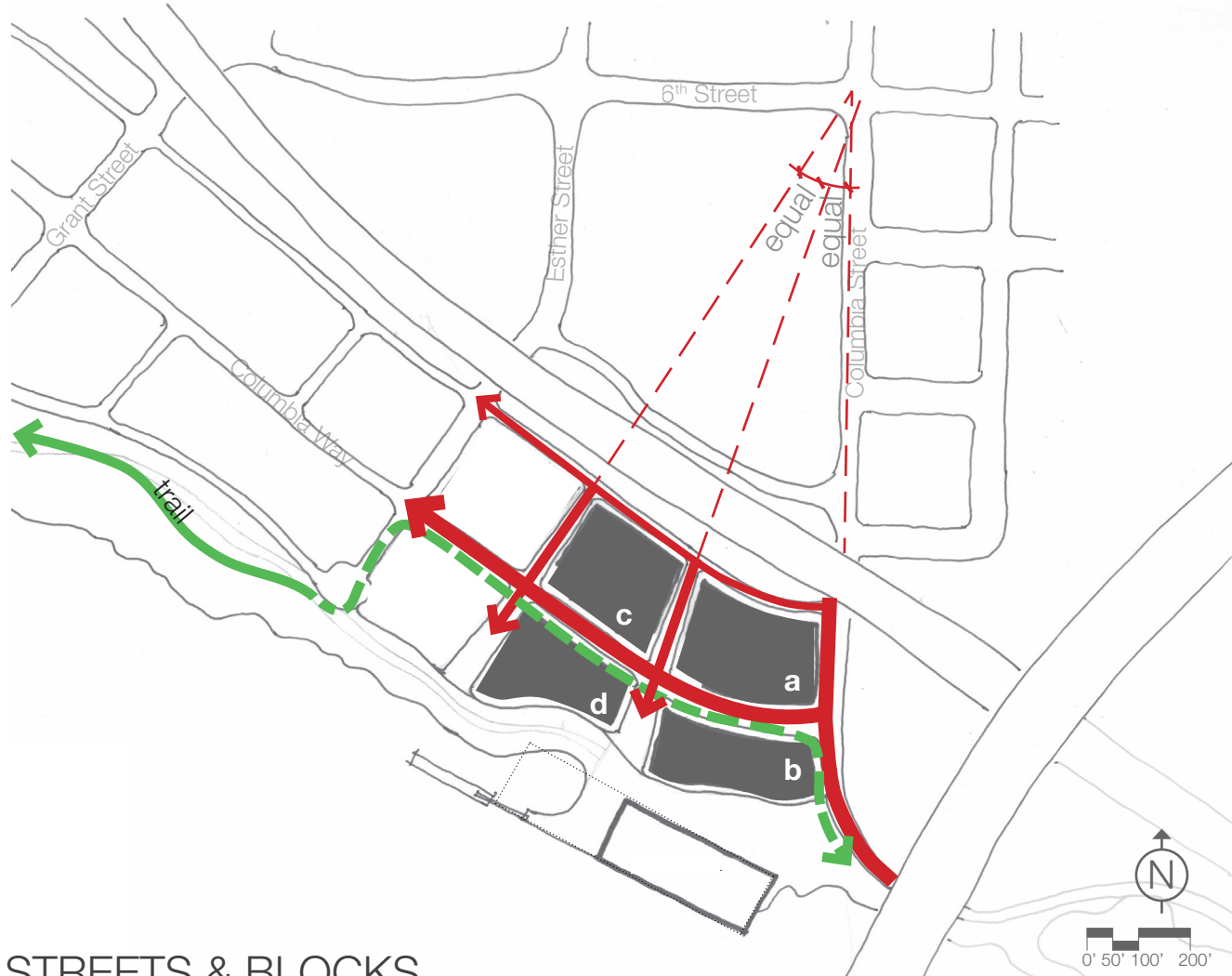
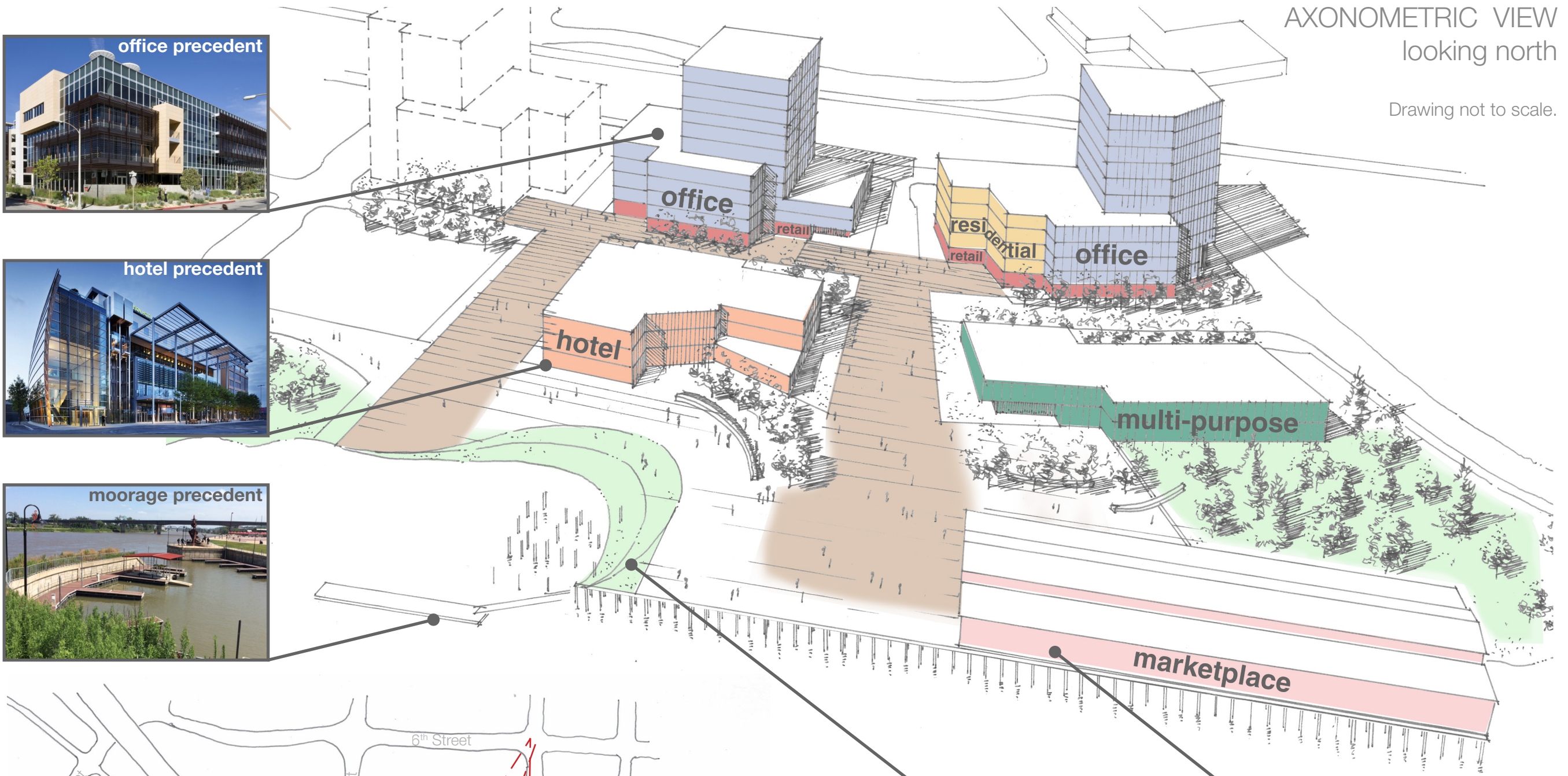
hotel precedent



moorage precedent

AXONOMETRIC VIEW
looking north

Drawing not to scale.



STREETS & BLOCKS

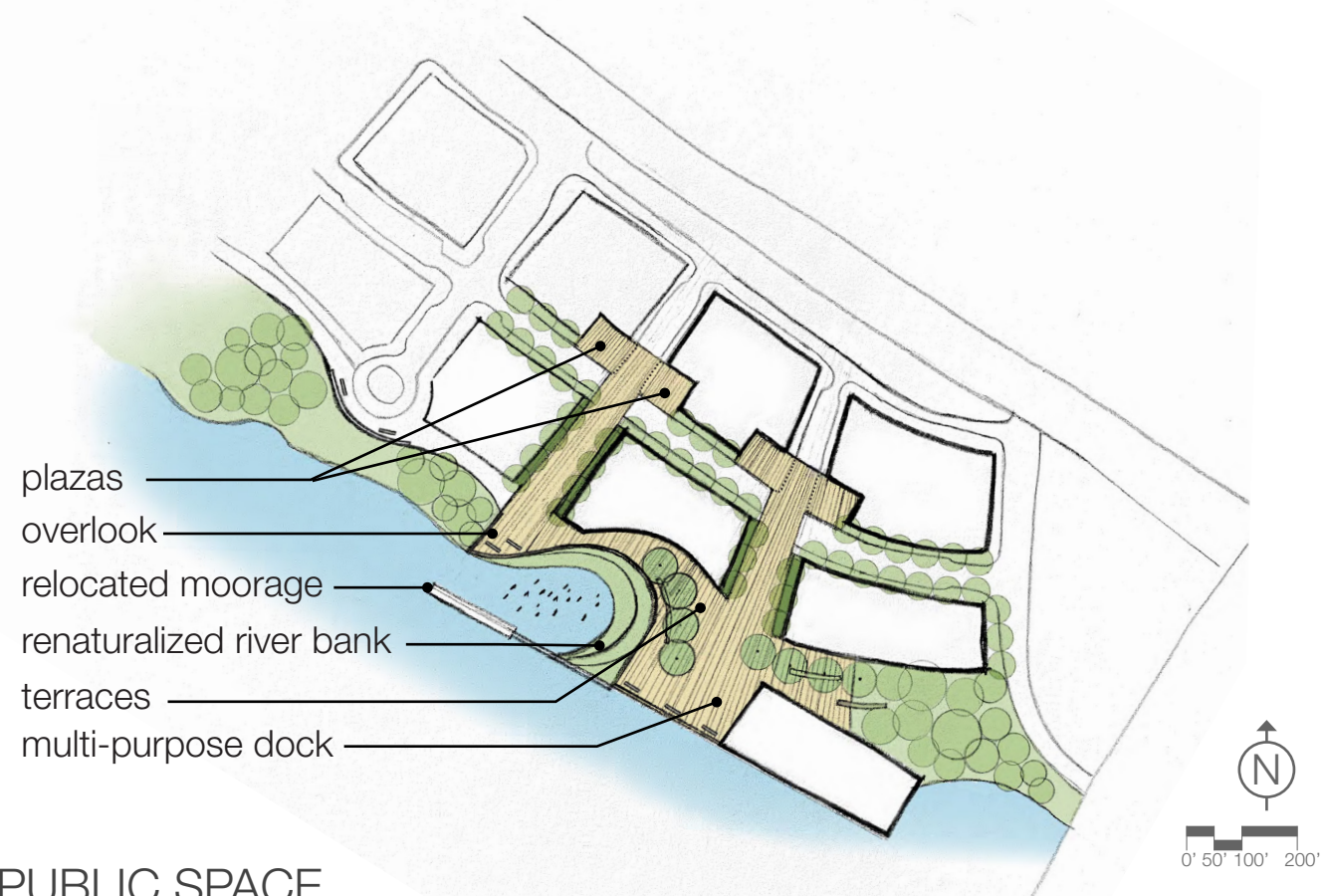
- Street grid and block configuration modified slightly by internal cross-roads: radial side street creates equal Blocks A & C and Blocks B & D.
- Cross-roads become shared street, 'woonerf' plaza spaces.
- Terminal I Building restored in place to original length.
- Connect trail through site, along Columbia Way.
- Shift location of existing lower dock slightly east.



open space precedent

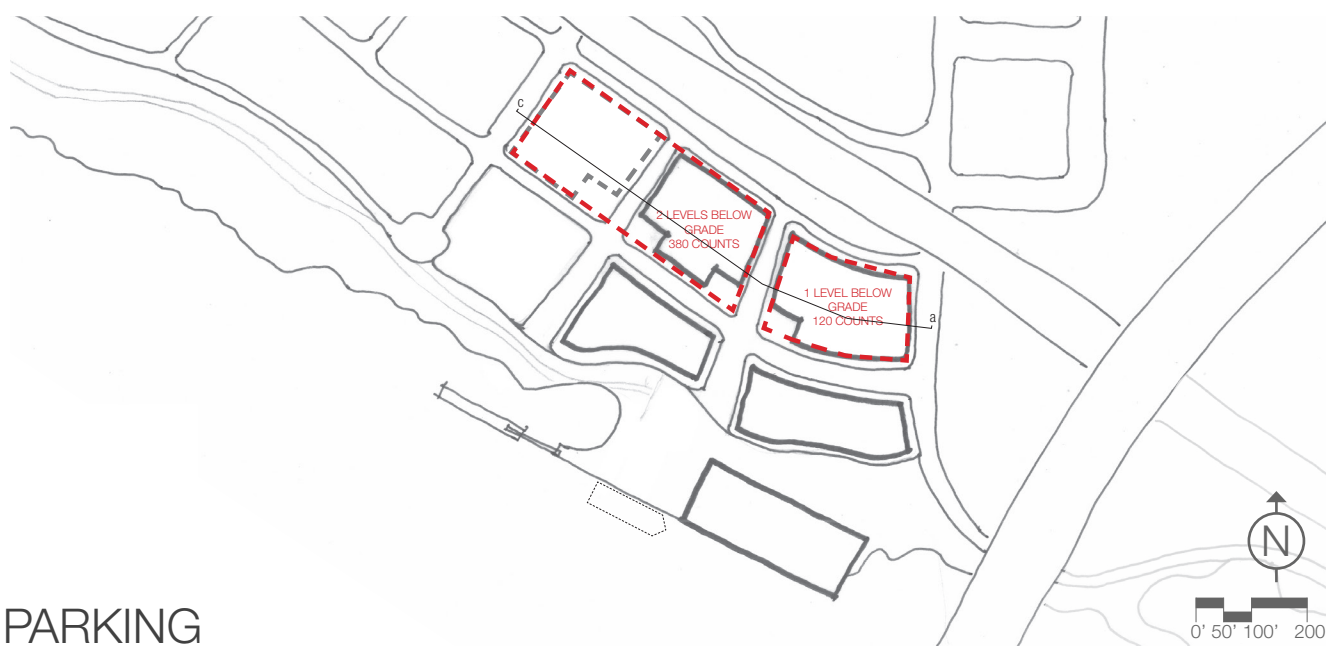


renovation precedent

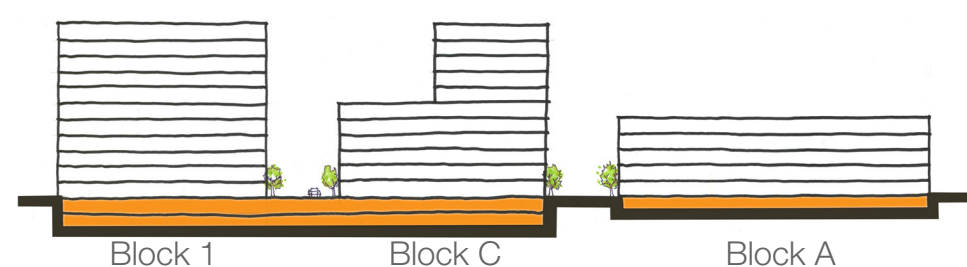


PUBLIC SPACE

- Remove amphitheater structure and create natural shoreline cove, reducing over-water coverage.
- Provide plaza spaces on Columbia Way to connect internal blocks to shoreline through hardscape/ plantings.
- Create outdoor terraces / patios adjacent to buildings.

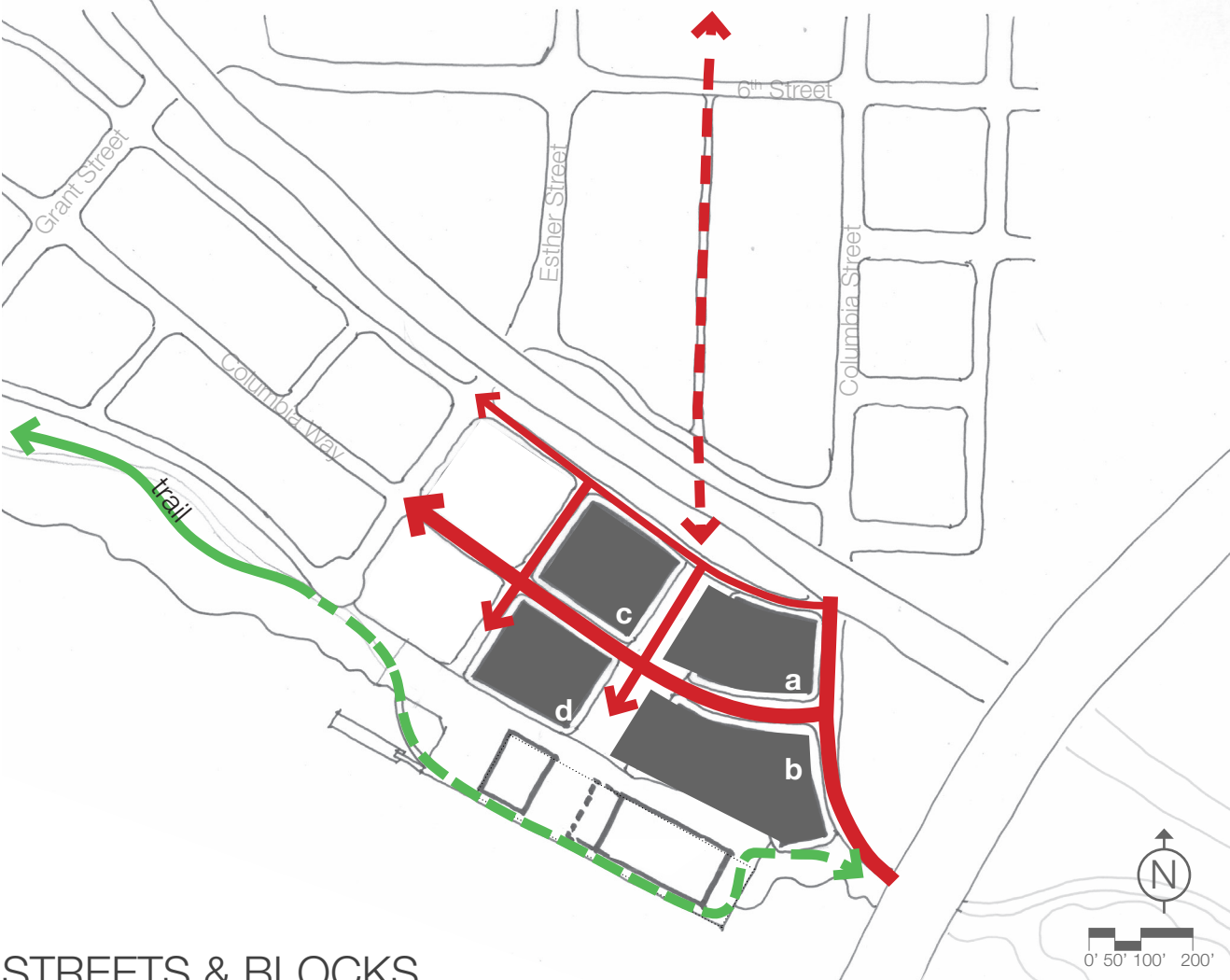
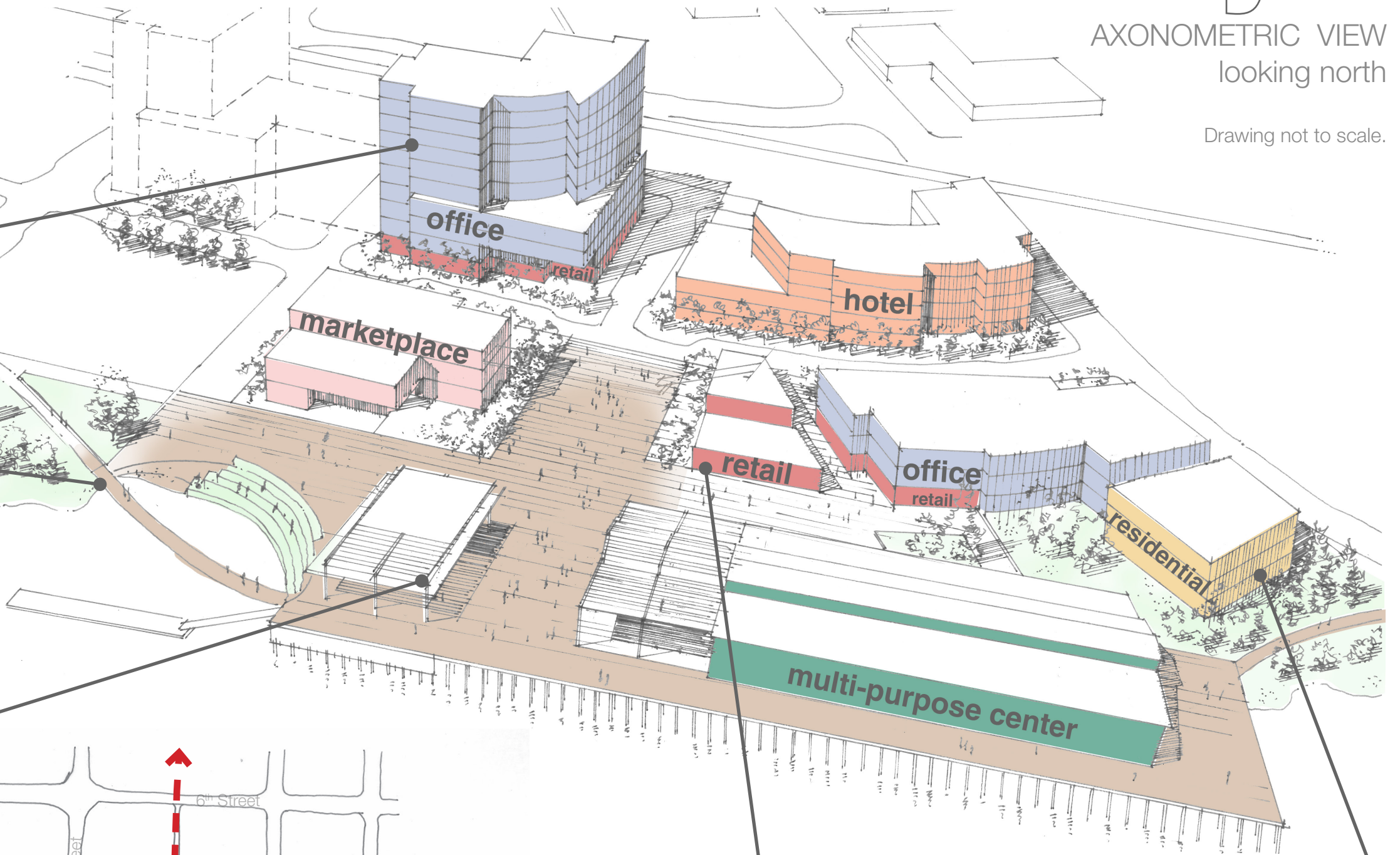


PARKING



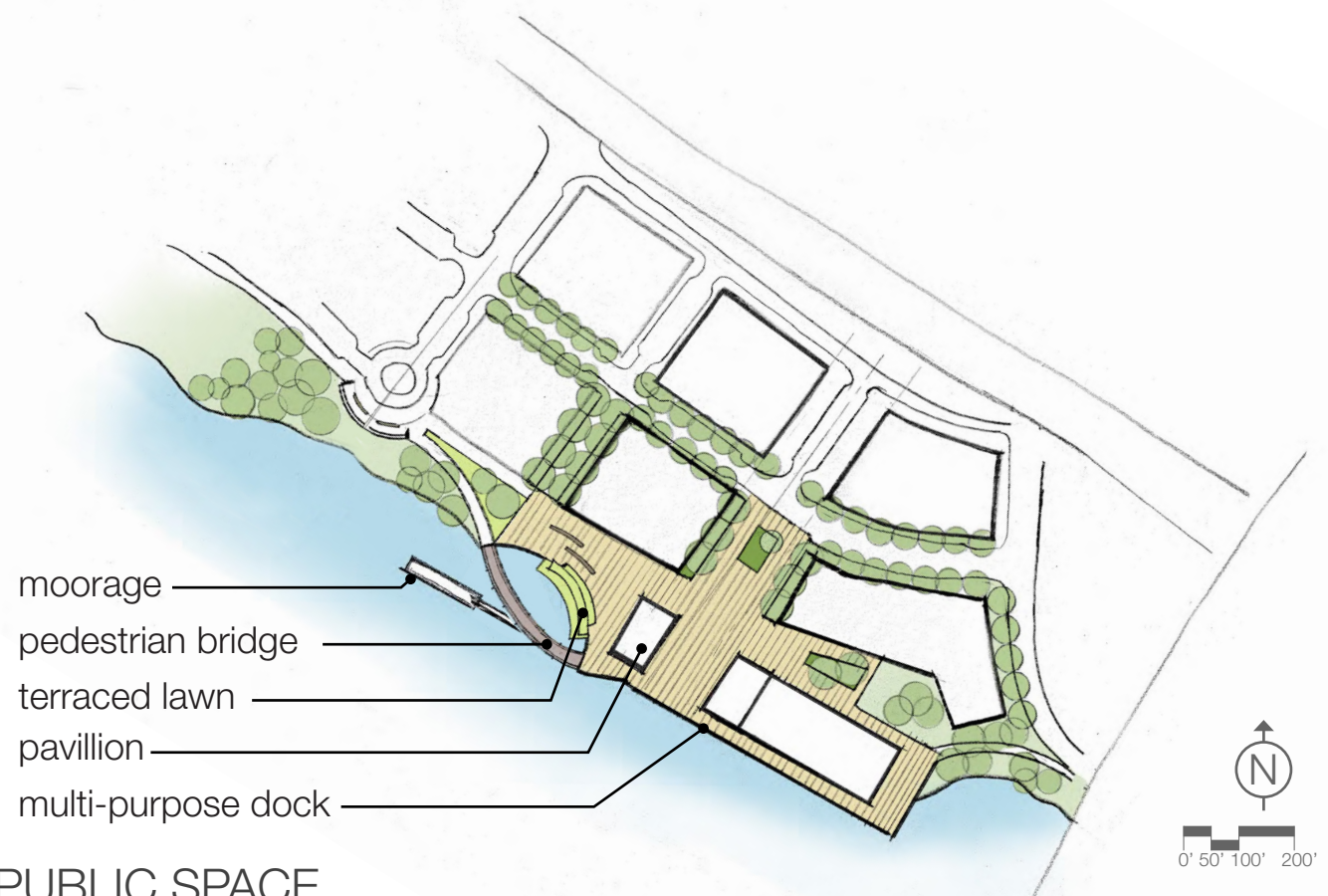
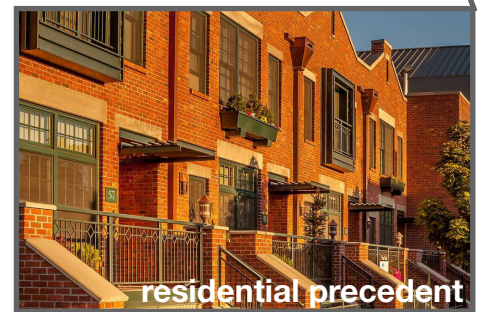
West/East Section C-A

CONCEPT 3 : "Daniels Way"



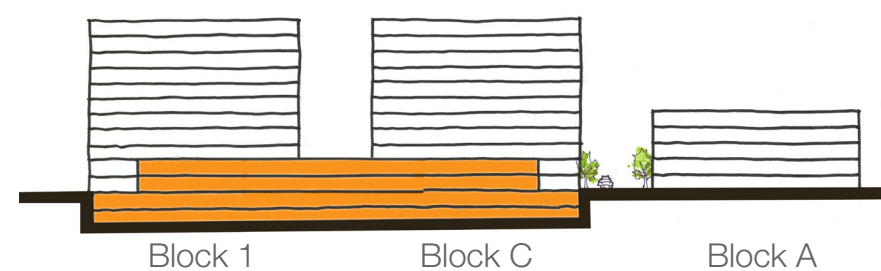
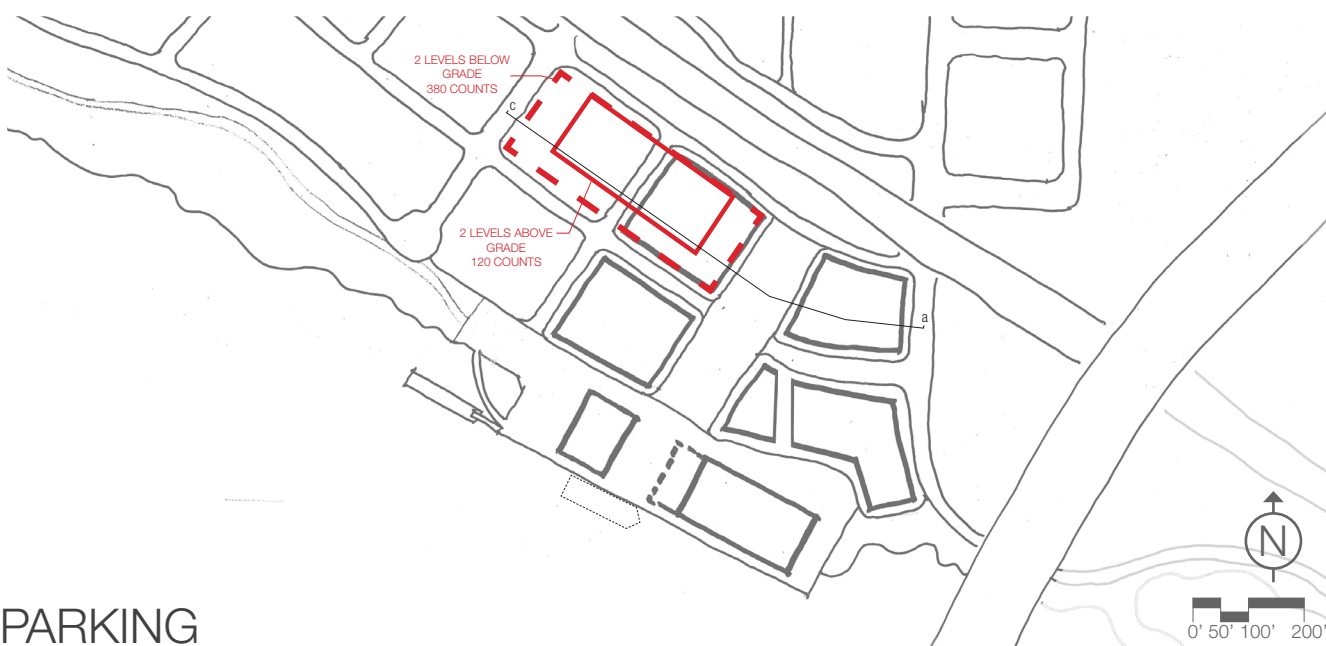
STREETS & BLOCKS

- Extend Daniel's Way to site and Columbia River. Pedestrian underpass completes Daniel's Way.
- Relocate / renovate Terminal I Building (northwest) to allow greater access to water's edge, protect it from potential new bridge structure.
- Pedestrian trail follows edge of pier.



PUBLIC SPACE

- Replace amphitheater with terraced shoreline access.
- Build new pedestrian bridge over water.
- Expose wooden pier edge for river views and pedestrian trail.



PARKING

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LELAND CONSULTING

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