



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

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**SUMMARY MEMORANDUM**

**DATE:** May 31, 2017

**TO:** PEREGRINE SPORTS, LLC \*MIKE GOLUB\*

**FROM:** Tim Heron, Design and Historic Resource Reviews  
503-823-7726, [tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)

**RE:** EA 17-131122 DA, Providence Park Stadium Expansion  
May 11, 2017 Design Commission Hearing

Thank you for the second meeting with the Design Commission on May 11, 2017 to seek their advice regarding the above-referenced proposal. I hope you will find it useful as you further develop the concept. Attached is a summary of the Commission's comments generated from staff notes and from review of the recording of the meeting. To review those recordings, please visit:

<http://efiles.portlandoregon.gov/Record?q=recClassification%3A7547&sortBy=recCreatedOn->

These Design Commission comments are intended to guide you in further project exploration, and they may also inform the staff when carrying out any future related land-use reviews. Keep in mind that these comments address the proposal as it was presented to the Commission on May 11, 2017, and that as the concept evolves they may no longer apply in the same way.

The Design Commission's advice is not a substitute for code-required land-use or legislative procedures. Please keep in mind that if the applicable cost threshold in the Zoning Code is met, a formal Type III land-use review process is required in order to obtain approval for a proposal.

After the advice meeting on May 11, 2017, our understanding was that you would be not be returning to the Design Commission for a second Design Advice Request meeting.

*Encl:*  
Summary Memo

*Cc:* Design Commission  
Respondents

This memo summarizes **Design Commission** design direction provided on **May 11, 2017**.

**Commissioners Present:**

Julie Livingston, Andrew Clark, David Wark, Tad Savinar, Jessica Molinar, Don Vallaster and Sam Rodriguez

**Topics for Discussion:**

- 1. New Expansion Massing and Façade**
  - a. Overall proposal massing and façade expression
  - b. North and south “bookends” of the seating addition
- 2. SW 18<sup>th</sup> Avenue Arcade Design and Experience**
  - a. SW 18<sup>th</sup> Avenue Open Space view shed
  - b. Experience within the arcade – width, height, colonnade configuration at curb
- 3. Materials and Details**
  - a. Steel and fabric roof structure; steel lacework façade and windows
  - b. Cast in place concrete vertical and seating tray structure
- 4. Major Encroachment in the Public Right of Way Review**
  - a. Review of Narrative/ Findings submitted by Applicant

**Executive Summary:**

The Design Commission supports the Major Encroachment concept of the arcade and recommends approval to the Portland City Council with the Condition of Approval of the Type 3 Design Review Approval. The Commission was also supportive of the massing and materials of the new addition. Commission did express unanimous concern that the 10-foot wide clear zone of the arcade structure was too narrow for safety reasons, as well as an arcade experience, and would benefit from being widened to the maximum extent possible.

**Specific Discussion:**

**1. New Expansion Massing and Façade**

- a. *Overall proposal massing and façade expression*
- b. *North and south “bookends” of the seating addition*

- The Commission was in general support of the overall massing and façade expression.
  - The Commission commented that the southern vertical tower element appears an outlier to the overall cohesive design presented.
- Commission looks forward to the required Type 3 Land Use Review to follow that will resolve many additional details, particularly the critical detailing of materials, expression of the arcade feature, the additional floor levels and new roof structure.

**2. SW 18<sup>th</sup> Avenue Arcade Design and Experience**

- a. *SW 18<sup>th</sup> Avenue Open Space view shed*
- b. *Experience within the arcade – width, height, colonnade configuration at curb*

- Commission agreed that the height of the arcade and the overall design of the cable-tension structure would make for a positive arcade experience.
  - As additional detailing and design work are still a critical aspect required by the Type 3 Design Review, a conceptual approval of the Major Encroachment with the Condition of Approval tied to the Type 3 Design Review is recommended to PBOT and the City Council.
- Commission agreed that that the arcade’s 10-foot wide clearance shown in the proposed design was too narrow and should be maximized to the greatest width possible to enhance safety and improve the arcade experience.

- Commissioners agreed that the addition of 4,000 new seats and patrons exiting the facility after a game could create a safety hazard given the proposed 10-foot wide corridor. Commission encouraged that the “crowd mauling” consultant be retained to advise on the design of this pedestrian corridor.
- Commission encouraged the applicant to work with PBOT to achieve the maximum possible “road diet” for the SW 18<sup>th</sup> Avenue auto lane, understanding that the Tri Met Light Rail line being moved further east likely cost-prohibitive and/or technically infeasible.
- Commission was supportive of the cable-tension structure following the street edge, particularly if it results in a radius condition.
- Since the DAR meeting, the majority of Commission agreed that the minimum clear width of the arcade [at least 12-feet in width was suggested] should not be determined until a crowd movement analysis is done. The balance of any necessary width not attainable from the sidewalk expansion into SW 18<sup>th</sup> Avenue shall be taken from inside the property line.
- Commission agreed that coordination of the street lights, catenary poles, and related street furnishing elements will be critical to the success of the cable-tensioned structure’s design and appearance at the street level.
  - Commission encouraged a well considered SW 18<sup>th</sup> Avenue curb-side fencing design, whether permanent or temporary.
- Commission encouraged the organization to explore vendors being able to operate on non-event days to support the street life of SW 18<sup>th</sup> Avenue.
  - Given the recent approval of the Press Blocks immediately east of SW 18<sup>th</sup> Avenue from the Providence Park Expansion, a significant number of new residents and office workers will increase pedestrian traffic along this corridor.

### **3. Materials and Details**

- a. Steel and fabric roof structure; steel lacework façade and windows*
- b. Cast in place concrete vertical and seating tray structure*

- Commission appreciated the simplified concrete column and seating approach recalling the existing stadium as well as the light weight steel cable expression of the cable-tensioned arcade and roof structure.
- Commissioners did however have several comments regarding critical detailing and juxtaposition of the concrete and steel cable structural systems:
  - Commissioners expressed an interest that the design team considers a different security fencing design that does not necessary match the existing stadium fencing pattern, rather reflects the delicacy of the cable-tension structure so the arcade experience would be more in alignment on both sides of the arcade.
  - One Commissioner thought that the success of the existing canopy, notably the raised roof height fronting SW 18<sup>th</sup> Avenue, in addition to its wood underside, added lightness to the otherwise heavy expression of the concrete stadium.
  - Some Commissioners commented that there is too much contrast between the elements [cable-tensioned and concrete]. The concrete design may be too utilitarian in its expression, and would benefit from additional design detailing as it is experienced from underneath both as a patron and from the SW 18<sup>th</sup> Avenue ROW.
  - Commissioners expressed the concern that the stormwater management design be handled as gracefully as the structure.
- Commission appreciated the glazed exterior expression of the upper levels. Particularly important is maintaining the transparency of these upper walls; the floor to ceiling glazing shown is a preferred response to enhance transparency.

- Commission encouraged engaging an acoustics expert to mitigate sounds levels out to neighborhood.
- Commission confirmed with the applicant that additional lighting and signage would be entirely stadium focused and not intended for the public other than identifying Providence Park Stadium events and teams.
  - The applicant acknowledged that no commercial advertising would be proposed at the exterior of the stadium or directly visible from the SW 18<sup>th</sup> Avenue ROW.
- Commissioners also expressed concern that new structural columns could obstruct previously approved by the Design Commission art panels located on the restrooms facility walls designed to contribute to the SW 18<sup>th</sup> Avenue sidewalk experience into the stadium.

#### **4. Major Encroachment in the Public Right of Way Review**

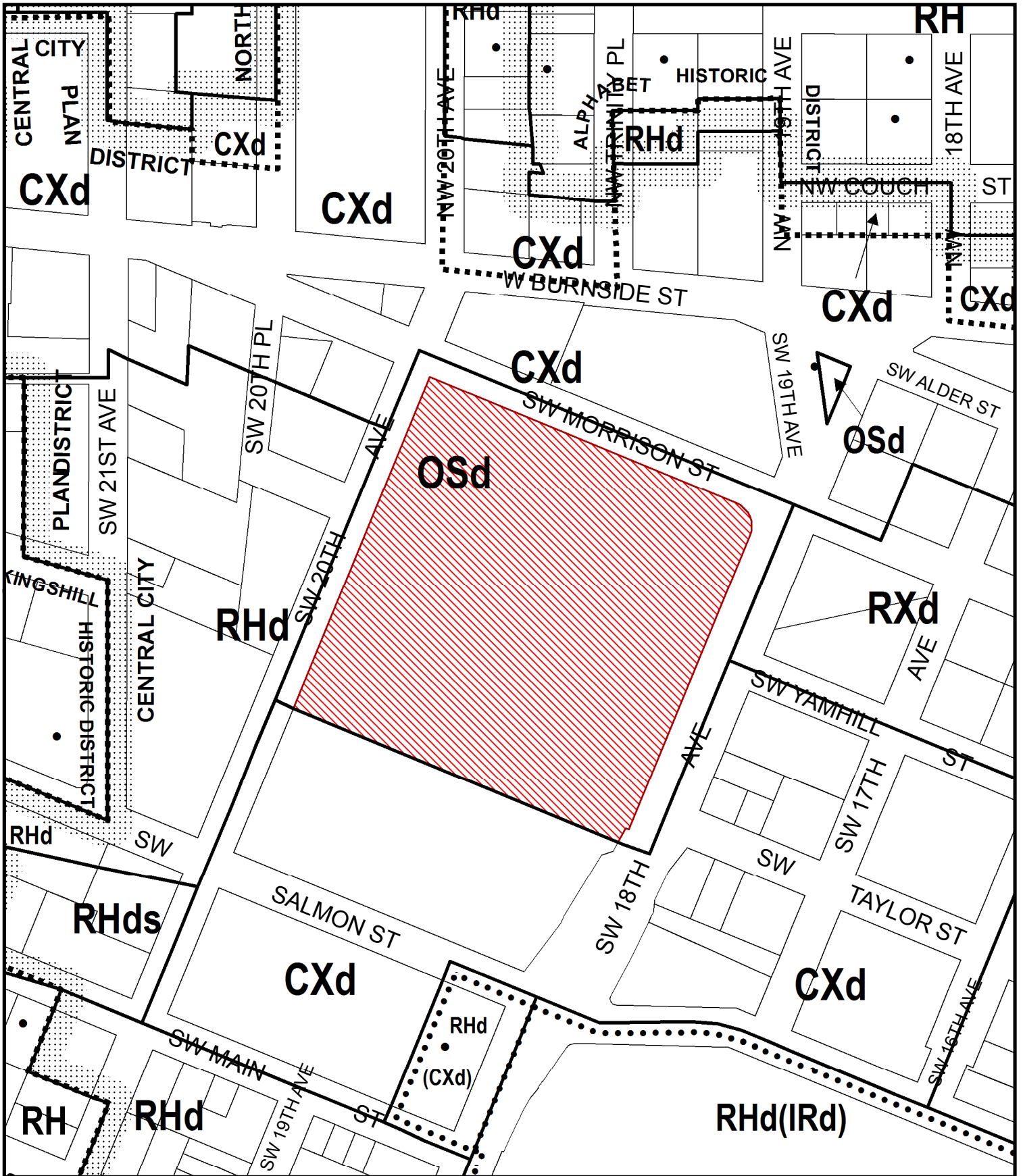
##### *a. Review of Narrative/ Findings submitted by Applicant*

- Design Commission is in support of the Major Encroachment concept, pending Type 3 Land Use Review Approval.
- Design Commission noted that the bar is high for Major Encroachments to demonstrate the public benefit provided by the encroachment. While the economic benefit is clear to the organization and surrounding businesses, it will be important to show the public benefit of this Major Encroachment to the public that does not pay to attend events at Providence Park Stadium.
- Design Commission commented that additional information will be necessary as a part of the Major Encroachment Review and the Type 3 Design Review. Potential ideas for further consideration include:
  - Program retail frontage at SW 18<sup>th</sup> Avenue that is opened daily, as well as opportunities for access to the view of the soccer field within the facility.
  - Further development of the full SW 18<sup>th</sup> Avenue streetscape as a major north-south connector for pedestrians could contribute to the public benefit.
    - The arcade itself is a great public benefit, but a part of the larger pedestrian connection from Morrison to Salmon Street.
  - As noted above in #2 *SW 18<sup>th</sup> Avenue Arcade Design and Experience*, the clear width of the arcade is a concern, particularly in the safety of the 1,000's of fans exiting after events.
  - Coordination of the street lights, catenary poles, and related street furnishing elements will be critical to the success of the tension-cable structure's design and appearance at the street level.
- Portland Bureau of Transportation [PBOT] representative Bob Haley raised concerns with timing and scheduling being a challenge to start work in October. There are a number of issues that will impact the SW 18<sup>th</sup> Avenue corridor given the various elements above grade [light rail, catenary poles, light poles, and street furnishings] and below grade [water, sewer and electric lines]. There will also likely be construction staging and traffic coordination given the recently approved Oregon Press Blocks development.
- PBOT noted that this is a private encroachment into the public right of way, and is not a public building encroachment into the right of way. The narrative submitted for the DAR would need to be revised for the Major Encroachment Application.
- PBOT noted that a 2-foot buffer from face of curb to face of arcade structure will not be adequate given the spacing needs of the Light Rail catenary poles.
- PBOT will require 30% accepted Public Works Permit to work out the utility issues prior to the final approval by the Design Commission as a part of the required Type 3 Land Use Review.

- PBOT sees a transportation public benefit to pedestrian safety in the form of a railing, whether permanent or temporary. Generally speaking, PBOT would prefer a permanent railing solution.
- As a part of the Major Encroachment Review and Recommendation to City Council, PBOT will add a Condition of Approval for the Type 3 Design Commission Land Use Review Approval.

### **Exhibit List**

- A. Applicant's Narrative & Drawings
  - 1. March 6, 2017 Submittal
  - 2. April 27, 2017 Revised Submittal
- B. Zoning Map (attached)
- C. Drawings
  - 1.-18. Site Plan, Elevations, Renderings, Sections [some attached]
- D. Notification information
  - 1. Posting letter sent to applicant
  - 2. Notice to be posted
  - 3. Applicant's statement certifying posting
- E. Agency Responses
  - 1. Bureau of Environmental Service [from EA 17-130903 PC]
- F. Public Testimony
  - 1. April 24, 2017 from Peter Apanel
- G. Other
  - 1. Application Form
  - 2. May 5, 2017 Design Commission Memo and Attachments
- H. Hearing May 11, 2017
  - 1. Staff PPT Presentation
  - 2. Applicant PPT Presentation [additional slides from May 5, 2017 submittal]
  - 3. Testimony Sheet



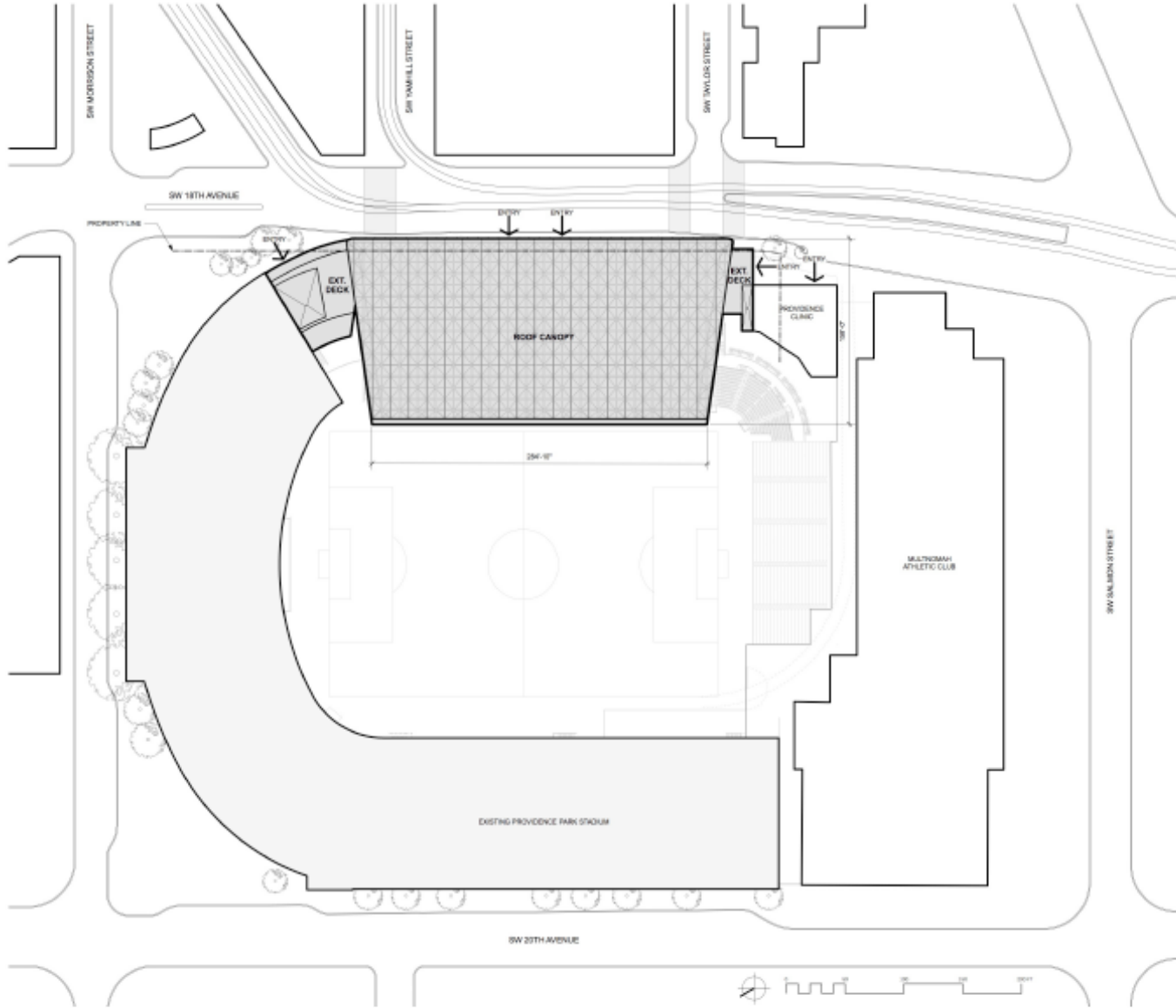
# ZONING

-  Site
-  Historic Landmark

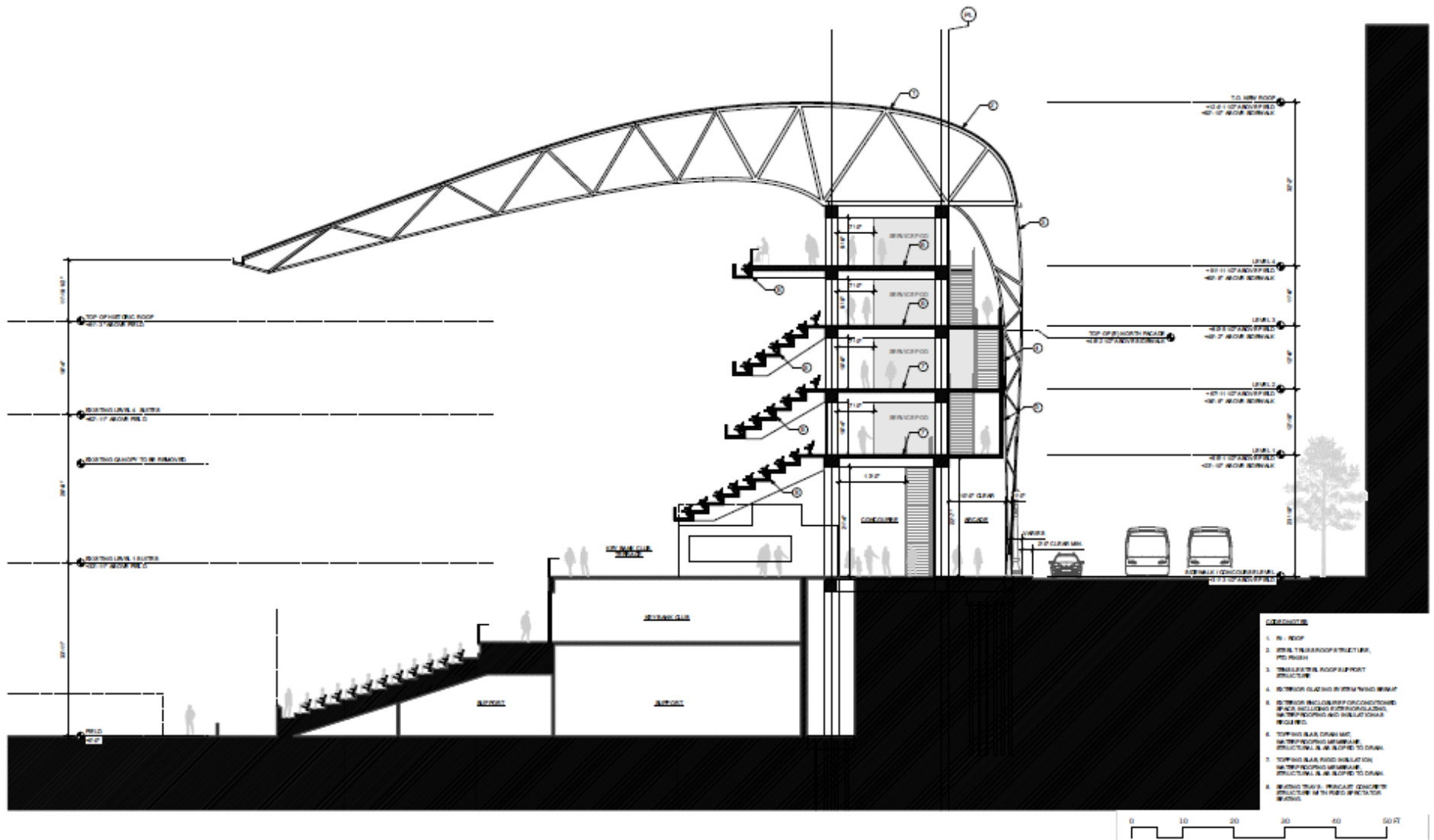


This site lies within the:  
**CENTRAL CITY PLAN DISTRICT**  
**GOOSE HOLLOW SUB DISTRICT**

File No.	EA 17-131122 DA
1/4 Section	3027 3028
Scale	1 inch = 200 feet
State_Id	1N1E33DC 800
Exhibit	B (Mar 13, 2017)



**SITE PLAN**



BUILDING SECTION LOOKING NORTH