



NEUBERGER HALL

Type III Design Review Submittal | May 19, 2017 (REVISED July 21, 2017)

PORTLAND STATE UNIVERSITY

HACKER

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APPENDICES (17-0718 Updates and New Pages identified in red)

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- APP.2 Memo - Nonconforming Development Option 2 Covenant, Portland State University
- APP.3-8 Covenant - Nonconforming Development Option 2 Covenant, Portland State University
- APP.9-23 EXHIBIT I 16-205228-PR - Assessment of Nonconforming Sites
- APP.24-26 Nonconforming Development Assessment, Application # 16-205228-PR
- APP.27-58 Stormwater Management Report
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- APP.61 Environmental Services: Offsite Stormwater Management Fee

UPDATED CONTENT

PROJECT NARRATIVE

DESIGN ADVICE REQUEST DISCUSSION POINTS

A DAR hearing was held on 4/20/17. The primary focus of the discussion revolved around larger site response issues involving the South Park Blocks and the east/west streets connecting the South Park Blocks to Broadway.

Building Program and Context

Neuberger Hall is located on the campus of Portland State University, along the South Park Blocks south of downtown Portland. Neuberger Hall occupies the block bound by SW Park Avenue, SW Harrison Street, SW Broadway and SW Hall Street. The original portion of the building, which was completed in 1961, occupies the western half of the block. The 1969 addition occupies the eastern half of the block. The two buildings are now joined by a common floor plan, but they maintain distinct exterior appearances. Deferred maintenance is a primary driver of the project. To the extent practical, all deferred maintenance items will be improved, extending the useful service life of Neuberger Hall for another 50 years and beyond. These include hazardous materials abatement, exterior envelope upgrades, door and hardware upgrades, roof replacement, elevator upgrades, fire protection systems, plumbing, HVAC, electrical and low voltage upgrades. A new organizing feature proposed in the building is the introduction of a lightwell that brings light into the dark central portion of the building via removal of a portion of the floor slabs. A new skylight is proposed at the roof of the 2nd floor with the upper levels open to light and views.

As it has throughout its existence, Neuberger Hall hosts a wide variety of administrative programs and academic departments. The expectation is that the building will continue to serve a diverse mix of functions, the most important being PSU’s Student Services departments, which have been relocated to the exterior ground floor edge of the building to provide active use along the Park Blocks. This allows Student Services to take its place as one more link in the series of student based institutions that line the PSU South Park Blocks. (Lincoln Recital Hall, Smith Student Union, Millar Library, Stott Center.)

Building and South Park Blocks Connections

All the buildings that occupy the blocks south of Market street, between the South Park Blocks and SW Broadway occupy an important and unique position in the city; bridging the South Park Blocks fabric to the west and the urban fabric to the east.

This set of blocks also engages the larger context via transit routes that feed into the PSU campus. These include the street car line that runs from the Urban Center through SW Mill and northward into the city, in conjunction with the Transit Mall that runs along SW 5th and SW 6th. Both bring large numbers of people to and from the PSU campus. Other projects that are planned or near completion will also bring increased pedestrian traffic and energy to the area. These include the new business school across Broadway and the new Stott center to the SW.

The Neuberger Hall project is an opportunity to re-envision what it means for a building in this zone to more appropriately respond to both contexts, providing a case study for future projects. We feel that these buildings should facilitate connections; stitching together the park and urban fabrics, gracefully ushering people into the Park Blocks while extending the park out to the city. The east/west vacated streets, likewise serve as rungs on a “ladder” of connections that tie these two fabrics together.

Landscaping

As buildings along the Park Blocks are renovated or new projects come into existence, it is important that they are afforded the opportunity to respond to the park in a manner most appropriate for their programs. In light of an imminent master-planning process that aims to re-imagine what the South Park Blocks might become, we feel that it is important to provide a framework that is adaptable for a diverse range of responsive solutions, allowing future projects to formulate their own unique response criteria, rather than adhering to a prescriptive pattern of park engagement.

As such, we propose that the areas separating the surrounding buildings from SW Park Street be reserved as a zone for individualized building response to occur. This response could take diverse forms, such as a planting buffer with small entry areas, or an open plaza for pedestrians to gather. At Neuberger Hall, we propose a frontage plaza that allows the Student Services Program to be fully visible and active at the ground floor of the park edge as these are vital services that all PSU students engage. Improved ground floor program distribution will provide both visual and physical connections between the plaza and park amenity spaces, and expand opportunities for more student activity and interaction outside of the classroom. The physical connections will be improved with a continuous accessible route and provide full ADA access.

Just as we propose an adaptable park response zone, we envision an adaptable framework for the vacated east/west streets that allows for individual site response variations.

“The Park Blocks reach out & the urban pedestrian fabric reaches in.”

The South Park Blocks are obscured from the urban experience by the surrounding buildings and skybridges. We propose that the vegetation of the Park Blocks reach out to the urban fabric at Mill, Montgomery, Harrison and Hall. This would allow the character of the parks to “daylight” between the building, inviting the city in. Indeed, PSU’s master plan already designates Montgomery as a “Green Street” with similar goals.

To improve the pedestrian experience at the vacated east/west streets, we recommend that the urban pedestrian edges of the city be extended west to SW Park, moving pedestrian patterns back to the edges of the buildings, thereby encouraging active building programs and usages at street level.

We envision these east/west streets as mixing zones, overlapping both the urban and park fabric and combining the best characteristics of both. Nature and vitality.

At Neuberger Hall, we are proposing customized implementations of these basic ideas for the adjacent east/west vacated streets.

The existing street trees along Harrison are already successful in extending the park vegetation out towards SW Broadway. The existing trees while immature, are expected to double in size, providing a planting scale in keeping with the South Park Blocks stature. They also mask the current skybridge which obscures the Park blocks from Broadway. In conjunction with the maintaining the trees, we recommend extending a new pedestrian sidewalk westward against the entire north side of Neuberger. This allows the new program at the NW corner of the building to take an active visual role along Harrison. To allow for this new sidewalk the existing bike racks would be moved north to reside between the street trees.

The Hall street buffer plantings are likewise successful in allowing the Park Blocks vegetation to reach out to SW Broadway and we propose they remain. In the future when Shattuck Hall is reconsidered and the street level conditions are revised, the pedestrian fabric could then extend towards the park.

REF: Exhibit C.25-41, Landscape Design

Skybridge

The current project does not envision making any changes to the skybridge

Art

The Commission asked about the 1 % for Art for this project. The 1% for Art process is being run through the Oregon Arts Commission. There are many promising possibilities for how the public art may fold in to the project from an exterior site installation to a single or multiple interior location-specific pieces.

Regarding the Thomas Hardy sculpture that currently covers the ground level building elevation of the park side, PSU has engaged the estate of Tom Hardy which has approved the relocation plan for the sculpture. This new location will be on the south side of the Science Research and Teaching Center adjacent to an open park area. This new location will allow the sculpture to be experienced up close as intended at Neuberger Hall before the existence of the park blocks.

REF: Exhibit C.83-85, Public Art - Tom Hardy Sculpture

Building Form

Both the 1961 and 1969 portions of the buildings will maintain distinct exterior appearances, supporting different contextual responses for the urban fabric and the park fabric.

Elevations & Material

Identifiable and welcoming new main building entries will be incorporated on the east, west and south facades. The east entry will directly engage SW Broadway and provide active uses and a pedestrian-oriented streetscape along the street frontage. From Broadway, pedestrians will have direct views into a new gallery located on the first floor and lower levels. The west building entrance will include hardscape active use areas, allowing direct connection and activity along the Park Blocks. This hardscape will also allow for the possibility of direct circulation connections across the park to the Millar library in the future. A new SW corner entry will take advantage of increase foot traffic from the redeveloped Stott Center to the SW. All entries will be fully ADA accessible.

The 1961 west building curtainwall system is beyond its usable life and will be removed entirely. A new façade provides a fresh opportunity to engage and more appropriately respond to the Park Blocks. The ground floor between the existing shear walls will be primarily glazed, with minimal dark metal clad columns, creating openness and transparency at the ground floor where the critical Student Services are arrayed along the Park. This language is extended to the North and South facades at the ground floor. Protective and inviting canopies will be provide at each of the new main entrances.

The north, south and west upper floors will be clad in shifting metallic panels that recall and reflect the leafy canopies of the Park Blocks trees. These panels will be angled to capture variations of light and variegation of reflections, reducing the visual bulk of the existing structure and allowing the building to take on the liveliness and movement of the adjacent trees. The composition of panels on the west façade will be more broadly spaced, increasing transparency into the park itself. **The reflective panels on the north & south façades also angle to pick up reflections of the Park Blocks trees, visually extending the park vegetation along the east/west vacated streets.** **REF: MATERIALS, C.5-3**

UPDATED CONTENT

PROJECT INFORMATION

PROJECT NARRATIVE

UPDATED CONTENT

Elevations & Material (continued)

These panels will be light hued, allowing the building to take an active role in reflecting light into the dark understory of the Park Blocks. ~~The existing brick-clad shear walls are to be time-washed permitting them to likewise, take a role in reflecting light into the understory and unify the new palette of materials for the 1961 building.~~ **REF: MATERIALS, C.5-3**

The scope of renovation for the east building envelope (the 1969 addition) is limited to replacement of single-pane glazing with new high-performing assemblies. The exception is the ground floor along Broadway. At this location, the precast panels are intended to be removed and replaced with aluminum storefront to visually re-engage with the urban fabric at the street level.

REF: Exhibit C.48-55, Building Elevations

REF: Exhibit C.56-64, Building Design & Materials

Sustainability Goals

The project will comply with applicable provisions of the Governor’s executive order EO-03-03, which is to utilize sustainable practices in the design construction and renovation of new State buildings. The project will also take account of Portland State University’s Climate Action Plan’s goal to be a carbon neutral campus by 2040.

The project will strive for the highest level of quality possible within the budget. It is pursuing a LEED Gold certification with a Platinum rating as an aspirational goal.

PRE-APPLICATION COMMENTS

1. DESIGN REVIEW PROCESS

A Pre-Application Conference was held on March 7th and additional direction in the subsequent week(s) was provided from BDS planning. The following topics decisions were discussed and are addressed in this application accordingly.

2. SPECIFIC DESIGN REVIEW ISSUES

a. Symmetry and Parti: The existing façades of the west portion (1961) of Neuberger Hall, while significantly different than the east portion (1969) of the building, share a strong symmetry. This design feature is particularly evident on the South Park Block facing west façade which is highly symmetrical in its storefront systems and glazing and use of brick at the north and south corners. As this is a strong feature of the existing building please consider a design scheme that integrates this aspect into the proposed remodel. Central City Fundamental Design Guidelines (CCFDG) impacted include: A6- Reuse/Rehabilitate/Restore Buildings, C4- Complement the Context of Existing Buildings, C5-Design for Coherency, and D1-Park Blocks.

RESPONSE

Ref: Exhibit C.48-55, Building Elevations

b. Aluminum Curtain Wall for Brick: The existing aluminum curtain wall system provides the building with a lighter and more transparent elevation than the proposed brick for the façade facing the South Park Blocks. Please consider a cladding system that will maintain the current transparency and connection to the adjacent South Park Blocks. CCFDG impacted include: A6-Reuse/Rehabilitate/Restore Buildings, C4-Complement the Context of Existing Buildings, C5-Design for Coherency, C6-Develop Transitions Between Buildings and Public Spaces, and D1-Park Blocks.

RESPONSE

REF: Exhibit C.48-55, Building Elevations

REF: Exhibit C.56-64, Building Design & Materials.

c. Material Quality: Material quality and durability for projects in the Central City is high and so the proposed use of “exterior wood panel” may be problematic. Please consider a more durable alternative such as metal. CCFDG impacted include: C2-Promote Quality and Permanence in Development, and C5-Design for Coherency.

RESPONSE

REF: Exhibit C.62-63, Materials

4. Pedestrian Connections: Existing pedestrian access and transition to Neuberger Hall from adjacent rights-of-way, on all elevations, but in particular from the west, are inconsistent and lacking. Please consider a revised entry sequence that may lead to a more successful ground floor on each elevation. In addition, with the asset of the South Park Blocks being adjacent to Neuberger Hall, please consider a design scheme for this elevation that provides both improved pedestrian access and connection to this amenity. CCFDG impacted include: B1-Reinforce and Enhance the Pedestrian System, B2-Protect the Pedestrian, B4-Provide Stopping and Viewing Places, B5-Make Plazas, Parks and Open Space Successful, B6-Develop Weather Protection, B7-Integrate Barrier-Free Design, C6-Develop Transitions Between Buildings and Public Spaces, and D1-Park Blocks.

RESPONSE

REF: Exhibit C.25-41, Landscape Design

REF: Exhibit C.48-55, Building Elevations

REF: Exhibit C.56-64, Building Design & Materials

3. SPECIFIC DEVELOPMENT STANDARDS TO NOTE

a. Major Remodel and Super Block: The proposed alterations are determined not to be a “Major Remodel” (per Portland Zoning Code 33.910) and so Superblock regulations (per 33.293) would also not apply.

b. Nonconforming Development: Nonconforming site requirements will be assessed per the 2016 Assessment of Non-conforming Sites document (attached). This document separated the Portland State University campus into five sites in which outstanding nonconforming development is to be addressed if development takes place within one of these five “sites”. Neuberger Hall is within “Site #2” in this document.

RESPONSE

Ref: APP.01, Covenant - Nonconforming Development Option 2 Covenant, Portland State University

c. Condition of Approval: A Condition of Approval will be required to ensure the removal of all of the proposed temporary structures at the time of occupancy of Neuberger Hall. Per meeting notes dated January 25, 2017, an agreement to remove all of the temporary structures within two years on their installation was agreed to.

RESPONSE

Ref: Exhibit C.6, Surge Summary Map

The proposal for temporary surge space duration will be from the start of July 2017 through the end of October 2019 (or) 27 months and the modular trailers will be on site for a period 24 months within this duration. The proposed timeline for this temporary use is as follows:

- Sitework Preparation: August 2017 – October 2017

- Trailer Installation: November 2017 – December 2017

- Move-in: December 2017

- Operation: January 2018 – August 2019

- Move-out: September 2019

- Demobilization: October 2019

REF: Exhibit C.6, Surge Summary Map

d. Modifications: Currently, staff has identified the following modification that will need to be addressed:

Ground Floor Windows: 33.130.230.

RESPONSE

We anticipate requesting Modifications to the following:

1. 33.130.230, 33.510.220, Ground floor windows. Standard requires 50% in length and 25% in area. Currently only the west elevation meets the 50% length requirement. The challenge is the existing building condition presents sills that occur above the 4’-0” zone. If we may count the windows where the sill is above 4’ but still under the 9’ zone, all facades would meet the 50% length requirement. Refer to elevations included. All elevations meet the 25% ground floor window area requirement.

e. Use and Floor Area: Please provide existing and proposed use and floor area for the building.

RESPONSE

Ref: Exhibit C.9, F.A.R. Summary

4. APPLICABLE DEVELOPMENT STANDARDS

Development standards that will apply to the project include, but are not necessarily limited to, those from the following chapters in the Zoning Code (Title 33) and other City codes available online at: <https://www.portlandoregon.gov/bds/36809>

- [33.825 Design Review](#)

- [33.510 Central City Plan District, University Sub District](#) - development standards in the plan district may supersede those in the base zone and chapters below.

- [33.420 Design Overlay Zone](#)

- [33.266 Parking and Loading](#)

- [33.258 Nonconforming Upgrades](#) - interior or exterior improvements to a site totaling more than \$158,400 requires up to 10% of the project cost must be spent toward bringing the site into conformance with identified zoning code standards. See previous comments regarding the 2016 Assessment of Non-conforming Sites document.

- [33.248 Landscaping and Screening](#)

- [33.130 \(CX\) Commercial Zones](#)

- [Title 32 Sign Code](#) – note, signs of any size within the Historic Resource overlay zone require a Historic Resource Review, while signs over 32 SF in size in the Design Overlay zone require Design Review.

PROJECT INFORMATION

PROJECT NARRATIVE

4. APPLICABLE DEVELOPMENT STANDARDS (Continued)

- [Title 11 Tree Code](#) - note, tree preservation requirements do not apply to properties zoned CX.

RESPONSE

A Zoning Analysis has been completed that include both Neuberger Hall and Site 2 of the Non-conforming Development Option 2 Covenant.

REF: Exhibit C.14-18, Zoning Code Summary

5. GENERAL DESIGN ITEMS TO NOTE

- a. Building materials.** High quality, durable building materials (building skin, storefronts, windows, doors, canopies, signs, etc.), that respond to the context of the surrounding area or district, are expected (Guidelines C2 – Promote Quality and Permanence in Development and C4 - Complement the Context of Existing Buildings).

RESPONSE

REF: Exhibit C.56-64, Building Design & Materials

- b. Ground level materials.** Materials at the ground floor should be durable enough for use adjacent to public sidewalks, such as brick and masonry (Guideline C2 – Promote Quality and Permanence in Development).

RESPONSE

REF: Exhibit C.56-64, Building Design & Materials

- c. Ground level weather protection.** Pedestrian weather protection should be provided. This can be achieved with generous canopies that project out over the sidewalk or ground level setbacks (Guideline B6 - Develop Weather Protection).

RESPONSE

Ref: Exhibit C.66 & 68, Building Entries

- d. Vents/Louvers & Mechanical.** If wall mounted on the facade, vents/louvers should be integrated into the windows openings. If vented through the roof, which is preferable, the associated mechanical units should be organized and screened (Guidelines B2 – Protect the Pedestrian, C5 – Design for Coherency, and C11 – Integrate Roofs and Use Rooftops).

RESPONSE

Ref: Exhibit C.87-91, Rooftop Mechanical

- e. Gas & Electric Meters.** Locate gas and electric meters inside the building to minimize their impact. Gas regulators may be placed on the building’s exterior and should be well integrated and, ideally, screened within the façade (Guidelines B2 – Protect the Pedestrian, C2 – Promote Quality and Permanence in Development, and C5 – Design for Coherency).

RESPONSE

Ref: Exhibit C.31, Landscape Site Plan

- f. Exterior Lighting.** Exterior lighting should be integrated into the building’s overall concept and ensure a safe pedestrian condition along the adjacent sidewalk and within open spaces on the site. Exterior lighting can be used to highlight the building’s architecture, however, should not impact the skyline at night. (Guidelines B2 – Protect the Pedestrian, C4 – Complement the Context of Existing Buildings, C5 – Design for Coherency, C8 – Differentiate the Sidewalk Level of Buildings, and C11 – Integrate Exterior Lighting).

RESPONSE

Ref: Exhibit C.91-92, Exterior Lighting

- g. Signs.** Signs should be sized appropriately for the building, the district and the pedestrian realm and should incorporate district-appropriate materials (Guidelines A7 – Establish and Maintain a Sense of Urban Enclosure, A8 – Contribute to a Vibrant Streetscape, C4 – Complement the Context of Existing Buildings, C5 – Design for Coherency, C8 – Differentiate the Sidewalk Level of Buildings, and C13 – Integrate Signs.)

RESPONSE

REF: Exhibit C.14-18, Zoning Code Summary

REF: Exhibit C.42, Level 1 Floor Plan

REF: Exhibit C.86, Freestanding Sign Proposal

6. COORDINATION WITH OTHER AGENCIES

a. Transportation (PBOT)

[Utility Transformers](#). Locate utility transformers underground within the adjacent right-of-way, if no opportunities exist on-site outside of the building. Consult with the utility providing electrical service. Also consult with Portland Bureau of Transportation (PBOT) if within the right-of-way. Please note, PBOT has a new review process for locating private use utility vaults in the public right-of-way, known as Utility Vault Exclusive Use for Development (UVE). Information can be found at the PBOT website at

<https://www.portlandoregon.gov/citycode/article/622900>.

RESPONSE

All existing and proposed transformers comply with this requirement.

Ref: Exhibit C.23, Site Design

b. Environmental Services (BES)

[Stormwater Management](#). Stormwater management information, including infiltration tests, utility plans, stormwater facility designs, and site landscaping, must be submitted with the Design Resource Review application. BES needs to review these elements early to ensure there are no issues that could affect the building size, location or site design.

RESPONSE

A Stormwater Management Report has been prepared and included with this submittal.

Ref: Exhibit APP.27-58, Stormwater Management Report

c. Fire / Life Safety

[Preliminary Life Safety Meeting](#). A separate, preliminary life safety meeting is beneficial to identify critical life safety and building code related issues early in the process so the Design Resource Review proposal can incorporate those critical issues. This meeting is encouraged before the Design Resource Review approval. More information and the application can be found at <https://www.portlandoregon.gov/bds/article/94545>

[Glazing and Energy Calculations](#). If large amounts of glazing are proposed, it is highly encouraged that energy calculations are done prior to submitting the proposal for your Design Resource Review, in case the design is affected by energy code requirements.

RESPONSE

The submitted proposal meets the requirements of energy code and minimum performance level for Oregon Energy code and LEED certification.

REF: Exhibit C.48-55, Building Elevations

d. Parks (PP&R)

Please coordinate with Portland Parks and Recreation regarding the adjacent Parks property and vacated right-of-ways.

RESPONSE

All proposed landscaping and design within the adjacent Parks property and vacated right-of-ways has been in close coordination with Portland Parks and Recreation.

REF: Exhibit C.25-41, Landscape Design

e. State Historic Preservation Office (SHPO)

This is a publicly owned or managed property that is 50 years old that staff believes is eligible for the National Register of Historic Places. As such, this project is required to undergo review by the State Historic Preservation

RESPONSE

Architect is working with SHPO - preliminary process has begun.

PROJECT INFORMATION

PROJECT NARRATIVE - DAR COMMENTS RESPONSE

DESIGN ADVICE REQUEST COMMENTS - RESPONSE

A Design Advice Request Hearing was held on April 20th, 2017. A summary of those notes and comments have been provided below along with our response to each of the questions and/or concerns that have been voiced by the commission. Exhibits have been referenced below for additional detail.

1. BUILDING PROGRAM AND CONTEXT:

- Commission felt that additional emphasis should be considered given Neuberger Hall's program, prominence and location on the PSU campus and in proximity to the South Park Blocks.

- "What is the goal of the building? What's appropriate for the building? Is this design scheme meeting those expectations?"

RESPONSE

See response below.

- Commission had concerns with how the proposed design schemes for the building were relating to the surrounding context of PSU and the South Park Blocks. This comment was reiterated as the Commission has seen similar designs from the applicant but in different contexts and sites across Portland. Commission asked for a stronger contextual response from Neuberger Hall to the PSU Campus and South Park Blocks.

- "Why this design in this place?"

RESPONSE

In all our work, our fundamental source of inspiration comes from the context and the people our buildings serve. Every project is a search for some essential truths about these two forces and a way to embody them.

This building is fundamentally the center of academic life at PSU and is a link between the city and the university which defines itself by that connection. The goal of this building is to create an inspiring, welcoming, vibrant environment for teaching and learning and to contribute that energy to the public spaces that surround it.

To achieve this, context is considered at every scale of design from massing to composition to materiality.

This thinking is applied to the renovation of Neuberger hall as follows:

MASSING

While the overall form of the existing building is a simple box, we worked within this constraint to create a building that is more strongly connected to the park and its neighbors.

- Entrances at corners connect to the park's intersections and reach out to primary entrances of the library and new stadium along the main east/west campus streets
- Primary east/west ground floor circulation system connects the city to the park
- Ground plane and tree canopy of the park are the organizing idea of the façade with upper three 'canopy' floors differentiated from open, public ground floor
- Ground floor façade with maximum glazing to bring the park into the building and energize the park with views in

- Existing shear walls are preserved and provide symmetry to the overall composition linking this building to the formal pattern of neighboring buildings

- While preserved, these shear walls are solid and defensive in nature. To make the building more welcoming, a lighter, more open façade is layered over the top of them to reduce their scale and effect

COMPOSITION

The composition of the new building facades respects the existing structure while transforming it to connect more meaningfully to the park.

- The design retains the rigor of the existing structural grid and mullions, but overlays a pattern of walls to create a more dynamic, variegated order. This softens the rational rigor of the façade and links it more strongly to the organic nature of the park.
- The wall panels are angled to create a variety of light qualities inspired by the variation we see in the leaves of the tree canopy
- Facades in the park are rarely experienced from across the park because of the dense tree canopy. The angled panels acknowledge this quality by inflecting toward people approaching obliquely from the north and south.
- The understory of the canopy can be dark. The light colored, angled canopies diffuse the light from the sky into this important public space
- Horizontal slab edge covers are minimized to create the sense the variegated, light colored panels are floating. This strengthens the metaphorical connection to the leaves of the tree canopy

MATERIALITY

Materials and finishes were chosen to respect the order of the existing building while simultaneously creating connections to the essential qualities of the park and the buildings which surround it.

- The existing building is brick and metal and the renovation will maintain this palette. These are durable materials and are consistent with the institutional nature of most of the buildings on the park.
- The existing brick will receive a dark lime wash. This creates a recessive back drop which both minimizes the presence and scale of the walls and accentuates the vibrancy of the foliage which defines the park.
- The angled metal wall panels in the upper three stories are light colored, brushed aluminum to diffuse light into the understory of the canopy while minimizing glare. Mirror finish, as discussed in the DAR was abandoned because it would frequently reflect the dark underside of the tree canopy and thus contribute little daylight.
- Metal panels which cover the existing columns are dark anodized aluminum. This helps them blend into the façade to create a simpler expression and accentuate the movement of the light reflecting panels. This in turn strengthens the connection to the organic nature of the canopy
- The dark metal panels cover the columns at the ground level and accentuate the sense of openness and continuity of the park into the building

Ref: Exhibit C.26-27, Site Context and C.63, Materials - West Elevation

2. BUILDING FORM (1961 AND 1969 PORTIONS):

- Commissioners supported maintaining the two distinct building forms of Neuberger Hall, regarding the 1961 and 1969 portions.

RESPONSE

See response below.

- Leave the Brutalist portion of the building alone and maintain contrast between the 1961 and 1969 sections of the building.

RESPONSE

Both the 1961 and 1969 portions of the buildings will maintain distinct exterior appearances, supporting different contextual responses for the urban fabric and the park fabric.

Ref: Exhibit C.49, 51, 53 and 55 (Building Elevations)

3. BUILDING AND SOUTH PARK BLOCKS CONNECTIONS:

- Commission was supportive of increased east/west connectivity to Broadway and the South Park Blocks.

RESPONSE

See response below.

- Commission felt that greater connections could be made to other buildings.

- Consider the consequences of proposing new doorways with existing doorways across the Park Blocks

RESPONSE

See response below.

- Commission felt that greater emphasis should be put into the vacated Harrison Street plaza area to the north, between Neuberger Hall and Smith Memorial Student Union. Comment that the area still feels like "service". (see Skybridge comments)

RESPONSE

See response below.

- How is the proposed west elevation responding to east/west movement of pedestrians across the South Park Blocks and to other PSU campus buildings – such as the library?

RESPONSE

See response below.

- Regarding improved east/west connectivity with the South Park Blocks - should South Parks Blocks remain the same?

- Invigorate vacated Harrison Street plaza area.

RESPONSE

All the buildings that occupy the blocks south of Market street, between the South Park Blocks and SW Broadway occupy an important and unique position in the city; bridging the South Park Blocks fabric to the west and the urban fabric to the east.

PROJECT INFORMATION

PROJECT NARRATIVE - DAR COMMENTS RESPONSE

This set of blocks also engages the larger context via transit routes that feed into the PSU campus. These include the street car line that runs from the Urban Center through SW Mill and northward into the city, in conjunction with the Transit Mall that runs along SW 5th and SW 6th. Both bring large numbers of people to and from the PSU campus. Other projects that are planned or near completion will also bring increased pedestrian traffic and energy to the area. These include the new business school across Broadway and the new Stott center to the SW.

The Neuberger Hall project is an opportunity to re-envision what it means for a building in this zone to more appropriately respond to both contexts, providing a case study for future projects. We feel that these buildings should facilitate connections; stitching together the park and urban fabrics, gracefully ushering people into the Park Blocks while extending the park out to the city. The east/west vacated streets, likewise serve as rungs on a “ladder” of connections that tie these two fabrics together.

Ref: Exhibit C.28-32 (Landscape circulation, park response zones, and site plan)

4. ELEVATIONS:

- Commission felt that there is value in the two 1960’s buildings which compose Neuberger Hall and that the current design scheme which maintains more of the original character and “bones” of the 1961 portion is preferred to the design scheme that was originally submitted to Commission for the DAR.

RESPONSE

Both the 1961 and 1969 portions of the buildings will maintain distinct exterior appearances, supporting different contextual responses for the urban fabric and the park fabric.

Ref: Exhibit C.49, 51, 53 and 55 (Building Elevations)

- Commission preferred the symmetrical composition that was shown in the design schemes presented at the DAR, versus the design schemes submitted for the DAR.

RESPONSE

The elevation design presented at the DAR has been developed further but maintains a symmetrical composition grounded in the existing structural elements.

Ref: Exhibit C.55 (Building Elevations - West)

- Commission supported the lighter color schemes for the (1961) building.

RESPONSE

The elevation presented at the DAR has been developed further, maintaining the new lighter colored angled metal panels. These new panels will contrast with the existing structural elements which have been given a unifying darker tone. The original curtain wall mullion spacing and structural frame articulation has been preserved, forming a rigorous backdrop to the more organic composition of light panels.

Ref: Exhibit C.49, 51, and 55 (Building Elevations) and C.62-63 and C.93 (Materials)

- Commission was very supportive of the proposed alterations to the east façade (Broadway facing).

RESPONSE

An identifiable and welcoming new main building entry will be incorporated on the east (Broadway facing) facade. The east entry will directly engage SW Broadway and provide

active uses and a pedestrian-oriented streetscape along the street frontage. From Broadway, pedestrians will have direct views into a new gallery located on the first floor and lower levels.

In addition, the scope of renovation for the east building envelope (the 1969 addition) is limited to replacement of single-pane glazing with new high-performing assemblies. The exception is the ground floor along Broadway. At this location, the precast panels are intended to be removed and replaced with aluminum storefront to visually re-engage with the urban fabric at the street level.

Ref: Exhibit C.53 (Building Elevations - East) and C.76 (Concept rendering)

5. MATERIALS:

- Commission discouraged the use of wood, feeling that it is overused and not suitable for campus buildings (it is not institutional), and has significant maintenance issues in Northwest.

RESPONSE

See response below.

- Commission felt that using brick at the base in the areas currently shown as wood would be more graceful.

RESPONSE

In lieu of wood at the base of the building, we are proposing the use of a dark gray aluminum composite panel cladding to extend the expression of the structure to grade. A dark metal provides the greatest sense of transparency and connectivity to the activities within, while reinforcing the read of one large ground floor opening.

The existing 1961 brick veneer shear walls will be maintained and slightly extended, giving the shear walls dimension that they currently lack. The existing 1961 and new brick veneer will be unified via a dark tinted lime wash. This allows all the existing structural elements to have tonal coherence, providing a recessive and neutral background for the park blocks foliage while contrasting with the new compositional elements. This recessive quality also allows the new light reflecting panels to have a floating quality similar to that of the existing tree canopies.

Wood has only been maintained at the underside of the new entry canopies, bringing warmth and texture to the entry sequence and blurring the line between interior and exterior. This protected position also minimizes weathering concerns.

Ref: Exhibit C.49, 51, and 55 (Building Elevations) and C.62-63 and C.93 (Materials)

- Metal panel (mirror finish and sandblasted aluminum) is supported on primarily the west façade of the 1961 building.

RESPONSE

The previously proposed mirrored finish has been reconsidered and removed from the project due to concerns regarding glare. There was also a realization that when reflecting the existing tree canopies the mirrored finish simply extended the existing darkness beneath those canopies. A metallic silver finish is being proposed for these panels instead. A light colored vertical brushed aluminum, ensures that the angled wall panels maintain an active role in reflecting light into the park below.

These light-colored panels also overlap the existing 1961 brick veneer shear walls to maximize light reflectance, make the layering of existing versus new building systems

more coherent, and simplify detailing between systems.

Ref: Exhibit C.49, 51, and 55 (Building Elevations) and C.62-63 and C.93 (Materials)

- Commission supported a gradational use of the proposed metal panels on the north and south elevations of the 1961 building in transitioning from 1961 building (west facade) to 1969 building (east façade).

RESPONSE

The angled, light colored panels are utilized on the North, West, and South elevations of the 1961 building. This allows for coherency of expression on the portions of the block that are being re-clad.

Ref: Exhibit C.49, 51, and 55 (Building Elevations) and C.62-63 and C.93 (Materials)

- Durability is important.

RESPONSE

The base of the re-clad portion of the block are to be clad in brick and aluminum composite metal panels. Both systems are known to be durable and long lasting.

Ref: Exhibit C.62-63 Materials

6. LANDSCAPING:

- Commission felt that current landscaping around Neuberger Hall is an obstacle to creating connections to surrounding buildings and the South Park Blocks.

RESPONSE

See response below.

- Look at re-conceptualizing the role of architecture and landscape at PSU:

- Are buildings attached to the Park Blocks? or

- Does each Park Block get modified by virtue of the building that touches it?

RESPONSE

As buildings along the Park Blocks are renovated or new projects come into existence, it is important that they are afforded the opportunity to respond to the park in a manner most appropriate for their programs. In light of an imminent master-planning process that aims to re-imagine what the South Park Blocks might become, we feel that it is important to provide a framework that is adaptable for a diverse range of responsive solutions, allowing future projects to formulate their own unique response criteria, rather than adhering to a prescriptive pattern of park engagement.

As such, we propose that the areas separating the surrounding buildings from SW Park Street be reserved as a zone for individualized building response to occur. This response could take diverse forms, such as a planting buffer with small entry areas, or an open plaza for pedestrians to gather. At Neuberger Hall, we propose a frontage plaza that allows the Student Services Program to be fully visible and active at the ground floor of the park edge as these are vital services that all PSU students engage. Improved ground floor program distribution will provide both visual and physical connections between the plaza and park amenity spaces, and expand opportunities for more student activity and interaction outside of the classroom. The physical connections will be improved with a continuous accessible route and provide full ADA access.

PROJECT INFORMATION

PROJECT NARRATIVE - DAR COMMENTS RESPONSE

Just as we propose an adaptable park response zone, we envision an adaptable framework for the vacated east/west streets that allows for individual site response variations.

“The Park Blocks reach out & the urban pedestrian fabric reaches in.”

The South Park Blocks are obscured from the urban experience by the surrounding buildings and skybridges. We propose that the vegetation of the Park Blocks reach out to the urban fabric at Mill, Montgomery, Harrison and Hall. This would allow the character of the parks to “daylight” between the building, inviting the city in. Indeed, PSU’s master plan already designates Montgomery as a “Green Street” with similar goals.

To improve the pedestrian experience at the vacated east/west streets, we recommend that the urban pedestrian edges of the city be extended west to SW Park, moving pedestrian patterns back to the edges of the buildings, thereby encouraging active building programs and usages at street level.

We envision these east/west streets as mixing zones, overlapping both the urban and park fabric and combining the best characteristics of both. Nature and vitality.

At Neuberger Hall, we are proposing customized implementations of these basic ideas for the adjacent east/west vacated streets.

The existing street trees along Harrison are already successful in extending the park vegetation out towards SW Broadway. The existing trees while immature, are expected to double in size, providing a planting scale in keeping with the South Park Blocks stature. They also mask the current skybridge which obscures the Park blocks from Broadway. In conjunction with the maintaining the trees, we recommend extending a new pedestrian sidewalk westward against the entire north side of Neuberger. This allows the new program at the NW corner of the building to take an active visual role along Harrison. To allow for this new sidewalk the existing bike racks would be moved north to reside between the street trees.

The Hall street buffer plantings are likewise successful in allowing the Park Blocks vegetation to reach out to SW Broadway and we propose they remain. In the future when Shattuck Hall is reconsidered and the street level conditions are revised, the pedestrian fabric could then extend towards the park.

Ref: Exhibit C.25-41 (Landscape design concept)

7. SKYBRIDGE:

- Commission felt that the skybridge is not helping the success of the plaza area created from the vacated Harrison Street area between Neuberger Hall and Smith Hall (to the north).

RESPONSE

The current project does not envision making any changes to the skybridge

- Commission also felt there is a clash between the skybridge and building and would support it being removed if proposed.

RESPONSE

The current project does not envision making any changes to the skybridge

- Is an “architectural remnant” and (if not being changed now) must be changed in the future with the proposed alterations of Smith Hall.

RESPONSE

The current project does not envision making any changes to the skybridge

8. ART:

- Commission suggested the use of the public art dollars could be integrated into the design as a tool to bridge scales between open space, human scale and building scale, as opposed to a piece that is simply located in the lobby.

RESPONSE

The Commission asked about the 1 % for Art for this project. The 1% for Art process is being run through the Oregon Arts Commission. There are many promising possibilities for how the public art may fold in to the project from an exterior site installation to a single or multiple interior location-specific pieces.

Ref: Exhibit C.85 (Public Art - Place Opportunities)

- Confirm that estate of artist (Tom Hardy) has been contacted and is supportive of the movement of piece (Oregon Country, 1962), from existing location and is pursuant to the Visual Artists Rights Act (VARA).

RESPONSE

See response below.

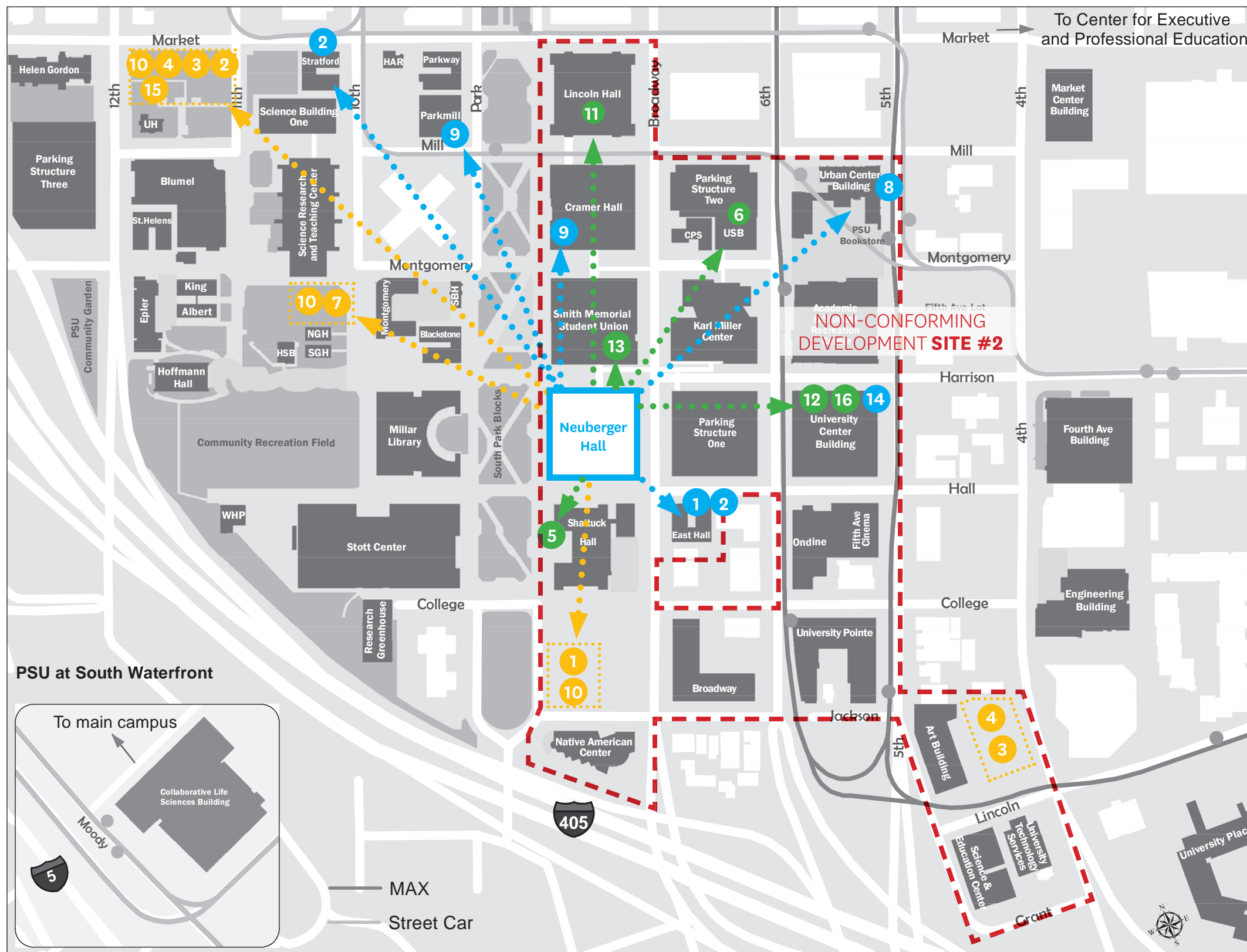
- Don’t relegate existing art (Tom Hardy piece) to back of building buried within the campus

RESPONSE

The Thomas Hardy sculpture that currently covers the ground level building elevation of the park side, PSU has engaged the estate of Tom Hardy which has approved the relocation plan for the sculpture. This new location will be on the south side of the Science Research and Teaching Center adjacent to an open park area. This new location will allow the sculpture to be experienced up close as intended at Neuberger Hall before the existence of the park blocks.

Ref: Exhibit C.83-84 (Public Art - Tom Hardy Relocation)

PROJECT DESCRIPTION



Non-Occupied Construction

Neuberger Hall will be fully vacated for the construction phase. The temporary surge space to accommodate faculty, administration, and student functions will be located on three PSU sites and include temporary trailers to facilitate academic and staffing needs.

Facility Type

- Campus Building - temporary move
- Campus Building - permanent move
- Temporary Trailer Site

Program

- 1 Student Services
- 2 Faculty + Staff
- 3 Art + Design MAC Lab
- 4 Art + Design Studios
- 5 Art + Design Printmaking
- 6 Admissions & CLAS Research
- 7 OIT Classrooms
- 8 OIT Lab
- 9 Math Lab - 2 options
- 10 Classrooms
- 11 Theatre & Film
- 12 Speech and Hearing
- 13 Conflict Resolution
- 14 Art + Design Gallery
- 15 Ooligan
- 16 Intensive English Learning Program (IELP)

SURGE SUMMARY MAP

PROJECT INFORMATION






CAMPUS BIKE PARKING MAP



BICYCLE PARKING

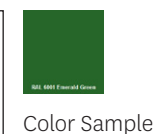
PSU has an existing network of existing bicycle parking facilities throughout the university campus. In addition to these existing facilities, the proposal includes long term parking that exceeds the code minimum standard. The additional long term parking is part of the existing project goals which includes LEED certification.

A Campus Bike Parking Map is shown to the left that identifies available parking within the Nonconforming Development Sites

-  NEUBERGER HALL SHORT TERM PARKING
-  NEUBERGER HALL LONG TERM PARKING WITHIN SITE 2
-  LOWER DEMAND PARKING
-  HIGHER DEMAND PARKING
-  BIKE PARKING GARAGE

SHORT-TERM BIKE PARKING FACILITIES

1. Site Furnishing
 - a. Huntco Staple



2. Preferred model is Staple Corral w/3-4 racks per unit
3. If Corral is not possible individual Staple units will be used
4. Site location
 - a. Short-term bicycle parking should be located within 50 feet of the building entry
 - b. Use of the building footprint should be prioritized over use of the furnishing zone in the public right of way
 - c. Tamper resistant hardware and/or secure access is required for facility.

PROJECT INFORMATION

REQUESTED MODIFICATIONS SUMMARY

Modification #1

33.130.230.b.2

Ground Floor Windows in the CX Zone

Requirement:

The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. The requirement does not apply to the walls of residential units, and does not apply to the walls of parking structures when set back at least 5 feet and landscaped to at least the L2 standard.

33.130.230.C

Qualifying Window Features

Requirement:

The bottom of the windows must be no more than 4 feet above the adjacent exterior grade.

Purpose:

To provide a pleasant and engaging pedestrian environment, continuity of retail uses, and enhance security for the street level.

Proposal:

Our proposal for the renovation of Neuberger Hall is striving toward maintaining the two distinct building forms which includes the 1961 park side and the 1969 city side along SW Broadway. While we have met the requirements for total window wall area on all four sides of the proposed renovation, we do not meet the standard for total window wall length on three of them. This includes the North, East, and South elevations, all of which have an existing window sill conditions that are above the 4 feet maximum sill height for Qualifying Window Features. Excluding this requirement, our renovation proposal along the east side for example, demonstrates an improvement with nearly 62 percent ground floor windows along SW Broadway on an existing elevation that currently has no ground floor windows at all. Additionally, a new building entry along this key street will help revitalize this high use location and provide a gracious and welcoming entry to the University for both students and visitors while making an important connection between the South Park Blocks and the City abroad.

This proposal better meets the design guidelines in two distinct ways. First, the total window wall for all four elevations is greater than the minimum standard of 25 percent and greater than 65 percent along the west side of the building alone. Also, the proposal for the east elevation includes both ground floor windows and a new building entry where the existing condition currently does not provide any. Second, by keeping the existing precast sills of the 1969 city side of the renovation, we have better maintained the architectural distinction of the two building forms, but still maintain an important connection to the pedestrian experience by refocusing what was an inwardly focused building to a building that is better connected with the city, park, and pedestrian experiences.

Total wall length and area percentages are provided on the right with additional Ground Floor Window Exhibits, REF: C.79-84

NORTH ELEVATION

Total Wall Length: **200 FEET**
 Total Window Wall Length: **65 FEET**
33% (Modification Required)

Total Wall Area up to 9 Feet: **1,800 SF**
 Window Area up to 9 Feet: **522 FEET**
29% (Complies)

SOUTH ELEVATION

Total Wall Length: **200 FEET**
 Total Window Wall Length: **65 FEET**
33% (Modification Required)

Total Wall Area up to 9 Feet: **1,800 SF**
 Window Area up to 9 Feet: **605 FEET**
34% (Complies)

EAST ELEVATION

Total Wall Length: **200 FEET**
 Total Window Wall Length: **69 FEET**
34% (Modification Required)

Total Wall Area up to 9 Feet: **1,800 SF**
 Window Area up to 9 Feet: **508 FEET**
28% (Complies)

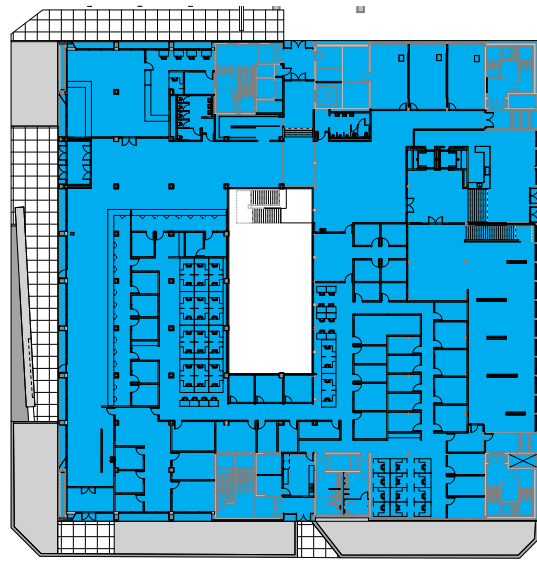
WEST ELEVATION

Total Wall Length: **200 FEET**
 Total Window Wall Length: **133 FEET**
66% (Complies)

Total Wall Area up to 9 Feet: **1,800 SF**
 Window Area up to 9 Feet: **1,170 FEET**
65% (Complies)

PROJECT INFORMATION

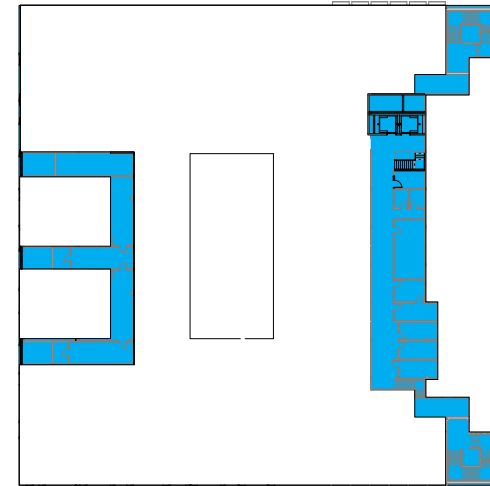
F.A.R. SUMMARY



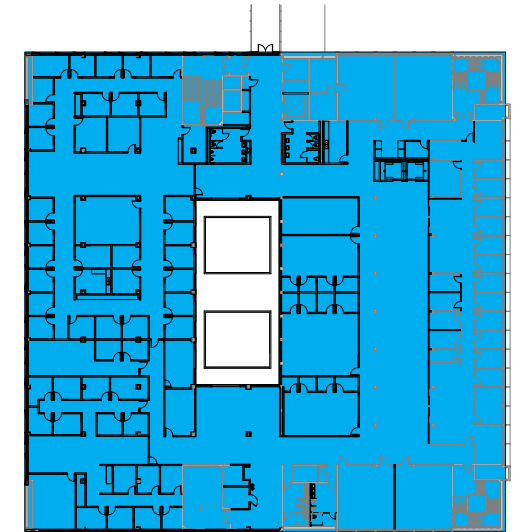
LEVEL 1 - 37,330 SF, FAR 0.93
SCALE : 1" = 80'-0"



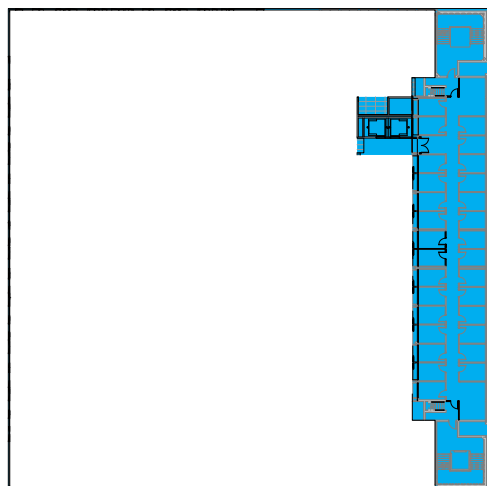
2ND FLOOR - 37,137 SF, FAR 0.92
SCALE : 1" = 80'-0"



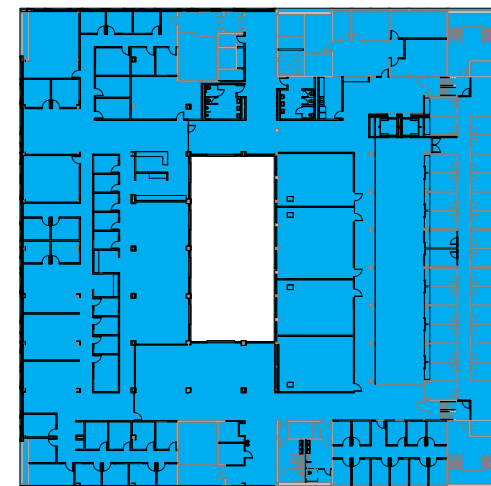
2ND FLOOR MEZZANINE - 4,488 SF, FAR 0.11
SCALE : 1" = 80'-0"



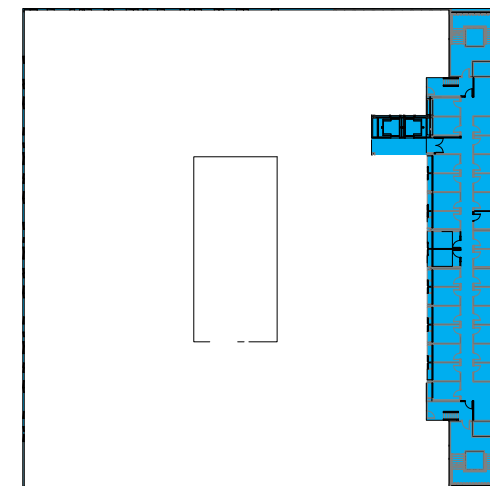
3RD FLOOR - 36,907 SF, FAR 0.92
SCALE : 1" = 80'-0"



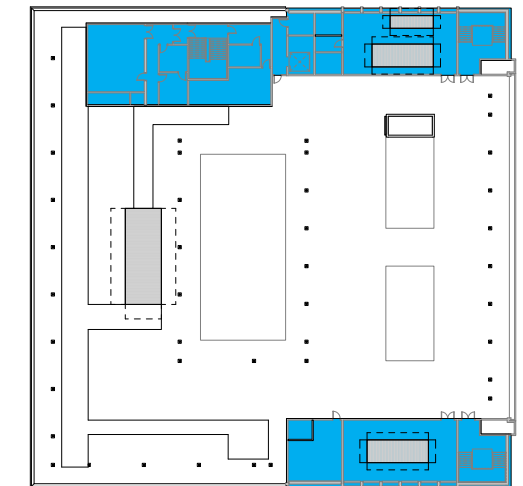
3RD FLOOR MEZZANINE - 5,743 SF, FAR 0.14
SCALE : 1" = 80'-0"



4TH FLOOR - 28,853 SF, FAR 0.72
SCALE : 1" = 80'-0"



4TH FLOOR MEZZANINE - 5,743 SF, FAR 0.14
SCALE : 1" = 80'-0"



5TH FLOOR/ROOF - 8,647 SF, FAR 0.22
SCALE : 1" = 80'-0"

F.A.R. SUMMARY

• Lot Size: 40,000 SF

■ Above Grade Total: 164,109 SF

TOTAL BUILDING FAR: 4.1.1

PROJECT INFORMATION

DESIGN GUIDELINES RESPONSE

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
A	PORTLAND PERSONALITY	
A1	Integrate the River	<p>Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway.</p> <p>Not applicable</p>
A2	Emphasize Portland Themes	<p>When provided, Integrate Portland-related themes with the development’s overall design concept.</p> <p>Not applicable</p>
A3	Respect the Portland Block Structure	<p>Maintain and extend the traditional 200-foot block pattern to preserve the Central City’s ration of open-space to built space.</p> <p>Neuberger Hall respects the Portland Block Structure and provides pedestrian improvements along all four streets facades including the addition of a plaza, seating, storm water planting and street trees, all of which enhance the pedestrian experience.</p>
A4	Use unifying elements	<p>Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.</p> <p>Improved ground floor program distribution throughout the building, including relocating the Student Services to activate the west edge, will provide a direct physical and visual connection between SW Broadway and the south Park Blocks creating a unifying element between city and campus. Also with the added west entry from the Park Blocks and new east entry from Broadway, a visual and physical connection exists between the Park Blocks and the urban fabric to the east.</p>
A5	Enhance, Embellish and Identify Area	<p>Enhance an area by reflecting the local character within the right-of-way.</p> <p>Embellish an area by integrating elements in new development that build on the area’s character.</p> <p>Identify an area’s special features or qualities by integrating them into new development.</p> <p>Neuberger Hall’s west façade is situated along an important city design feature, the south Park Blocks, which includes a densely-populated tree canopy and a nearby European Beech tree which has been included within Portland’s Heritage Tree Program. The proposed renovation will utilize a lighter metal façade which will both reflect and direct daylight toward the ground level which will serve to increase daylight and create a lighter more vibrant pedestrian experience within the Park Blocks and below the existing tree canopy. The 1% for Public Art is in process with the Oregon Arts Commission which could include a site-specific exterior or interior installation.</p>

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
A6	Reuse/Rehabilitate/ Restore Buildings	<p>Where practical, reuse, rehabilitate, and restore buildings and/or building elements</p> <p>The building renovation proposes to maintain the two distinct exterior appearances of both an original 1961 portion and the addition constructed in 1969. Both portions of the building include a single-color brick masonry and aluminum framed window infill panels, while only the 1969 addition incorporates precast concrete panel. The single-paned glazing units in the 1969 building will be replaced with high performance insulated windows, while the 1961 building will receive an entirely new façade that will include both high performance insulated windows and metal panel siding.</p>
A7	Establish & Maintain a Sense of Urban Enclosure	<p>Define public rights-of-way by creating and maintaining a sense of urban enclosure.</p> <p>The building is surrounded by park and pedestrian corridors on three sides and is well connected to the south Park Blocks on the building’s west side.</p>
A8	Contribute to the Cityscape, Stage and the Action	<p>Integrate building setbacks with adjacent sidewalks to increase the space for potential public use.</p> <p>Develop visual and physical connections into buildings’ active interior spaces from adjacent sidewalks.</p> <p>Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.</p> <p>We propose to replace existing precast infill panels along building’s ground floor east façade that contribute to its mostly solid face and lacks transparency, entries, and articulation of scale. The new infill glazing will provide views into a new art gallery on the ground and lower level on the Broadway side.</p> <p>A Strengthened emphasis on culture and the arts is actively engaged by Portland State University. PSU holds bi-weekly noontime concerts in the south Park Blocks (weather permitting) immediately adjacent to Smith Memorial Student Union. In addition, PSU partners with the Portland Farmer’s Market to activate the South Park Blocks every Saturday throughout the year. The Farmer’s Market includes live musical performances as well as cooking demonstrations and other entertainment. PSU also programs the Urban Plaza on a regular basis to include student focused events and during the Portland State of Mind event in October the Urban Plaza is programmed for the entire 10 days.</p>
A9	Strengthen Gateways	<p>Develop and/or strengthen gateway locations.</p> <p>A welcoming transition is created along the vacated pedestrian only streets that exist on the north, west, and south sides of Neuberger Hall. These streetscapes are complemented by improved interior ground floor program distribution that will provide through building sightlines connecting SW Broadway and the south Park Blocks.</p>

PROJECT INFORMATION

DESIGN GUIDELINES RESPONSE

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
B	PEDESTRIAN EMPHASIS	
B1	Reinforce and Enhance the Pedestrian System	<p>Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed.</p> <p>Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone and the curb.</p> <p>Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks</p> <p>The proposed pedestrian system at Neuberger Hall will serve to link the pedestrian with the City, the Park, and the surrounding PSU campus buildings. Along Harrison, the project proposes to pull the pedestrian circulation directly adjacent to the building to engage new active uses on the interior. New entries will exist on the east, west and south facades along with through building site lines, large windows, and canopies.</p>
B2	Protect the Pedestrian	<p>Protect the pedestrian environment from vehicular movement.</p> <p>Develop integrated identification, sign, and sidewalk-oriented night-lighting that offer safety, interest, and diversity to the pedestrian.</p> <p>Incorporate building equipment, mechanical exhaust routing systems and/or service areas in a manner that does not distract from the pedestrian environment.</p> <p>The University District Framework (2010) plan identifies SW Broadway as one of the key streets within the framework. Neuberger Hall pedestrian features currently include 15' +/- Sidewalk and 7' Cycle Track and a 3' Shy Zone between it and the Traffic Lanes. These elements will be enhanced with improved landscape elements along the active edge and provide a direct visual connection from the building's new ground floor gallery space and building entry along SW Broadway. In addition, improvements will be made along both SW Hall and SW Harsion that will include retaining existing signage, bollards, and gates to further protect the pedestrian..</p>
B3	Bridge Pedestrian Obstacles	<p>Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.</p> <p>Existing curb ramps to adjacent crosswalks will be maintained in addition to an elevated walkway over SW Broadway which connects to an existing parking structure.</p>
B4	Provide Stopping & Viewing Places	<p>Provide safe, comfortable places where people can stop, view, socialize, and rest.</p> <p>Ensure that these places do not conflict with other sidewalk uses.</p> <p>In addition to ground floor windows, entries, and interior active use spaces within Neuberger Hall, a small eddy has been proposed between the west edge of Neuberger Hall and the abutting south Park Blocks. This new outdoor space will provide benches, additional planting zones, and areas for viewing and rest to enhance the pedestrian experience.</p>

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
B5	Make Plazas, Parks & Open Space Successful	<p>Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces.</p> <p>Where provided, integrate water features, and/or public art to enhance the public open space.</p> <p>Develop locally-oriented pocket parks that incorporate amenities for nearby patrons.</p> <p>The new Student Services Center and building entry on the west side of Neuberger Hall will make a direct connection to the adjacent south Park Blocks. Both of these renovated spaces will include the addition of planting areas, seating and existing and new storm-water planters. All of these spaces will contribute to a more successful and vibrant active space along SW Park.</p>
B6	Develop Weather Protection	<p>Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.</p> <p>Neuberger Hall proposes steel canopies at all new building entries along SW Broadway, SW Park, and SW Hall.</p>
B7	Integrate Barrier Free Design	<p>Integrate access systems for all people with the building's overall design concept.</p> <p>Neuberger Hall will be fully accessible upon completion of the renovation.</p>
C	PROJECT DESIGN	
C1	Enhance View Opportunities	<p>Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity.</p> <p>Size and place new buildings to protect existing views and view corridors.</p> <p>Develop building facades that create visual connections to adjacent public spaces.</p> <p>Neuberger Hall's new main building entry and gallery space on the east side of the building is oriented toward SW Broadway and allows extended views toward the pedestrian zone. A help center and additional conference rooms along the building's north side in addition to student services on the west side will increase view opportunities outward toward the vacated NW Harrison Street and Park Blocks. All these enhancements will provide patrons with additional visual experiences and physical connections to the surrounding parks and city abroad.</p>

PROJECT INFORMATION

DESIGN GUIDELINES RESPONSE

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
C2	Promote Quality and Permanence in Development	<p>Use design principles and building materials that promote quality and permanence.</p> <p>Along all four sides of the building’s façade, the proposal seeks to replace an existing aluminum storefront window system with high performance insulated units and but maintain the same structural rhythm as well as occupy the same plane.</p> <p>While the 1969 addition of Neuberger Hall will maintain its distinct exterior appearances consisting of brick veneer and precast concrete panels, the 1969 building will utilize light-hued reflective composite metal panels. Together, all of these materials will contribute to an exterior system that is both high performance in quality and permanence.</p>
C3	Respect Architectural Integrity	<p>Respect the original character of an existing building when modifying its exterior.</p> <p>Develop vertical and horizontal additions that are compatible with the existing building to enhance the overall proposal’s architectural integrity</p> <p>We are proposing the new high performance glazing infill will replace the ground floor precast while respecting the strong order of the exposed concrete structural elements. Additionally, a new building entry along SW Broadway will make a direct connection to this key street and revitalize this high use location.</p>
C4	Complement the Context of Existing Buildings	<p>Compliment the context of existing buildings by using and adding to the local design vocabulary.</p> <p>The proposed renovation of Neuberger Hall seeks to complement the existing design vocabulary identified as the University District through the use of large window openings, lasting materials, and structural rhythm and rigor. Large window openings will allow generous views both in and out while utilizing a lighter colored metal window framing system and façade, both of which will contribute to increased light and reflection around the surrounding darker tree canopies within the park. Brick and precast concrete will be retained on the 1969 addition preserving a material link to the surrounding campus buildings and Neuberger Hall’s historical importance.</p>
C5	Design for Coherency	<p>Integrate the different building and design details elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.</p> <p>We are proposing to maintain an existing material palette of brick masonry, precast concrete panels, and an aluminum window system. The existing aluminum window system however, along with selective precast concrete infill panels at the ground floor of the 1969 addition will be replaced with high performance unit windows and be lighter in color to mitigate dark shadows and reflect more light.</p>

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
C6	Develop Transitions between Buildings and Public Spaces	<p>Develop transitions between private development and public open space</p> <p><i>Use design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public-open space.</i></p> <p>Neuberger Hall proposes to take advantage of the sloped site conditions with a lowered entry lobby on the east side that will function as a buffer zone between the adjacent interior gallery space and the exterior public right-of-way while also providing ground level access to Neuberger Hall from SW Broadway. Landscape elements will include a small eddy within the landscape that includes benches, planting zones and large windows along the building’s west façade which will aide in blurring the transition zone between student services and the South Park Blocks.</p>
C7	Design Corners that Build Active Intersections	<p>Use design elements including, but not limited to varying the building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs, and pedestrian entrances to highlight building corners.</p> <p>Locate flexible sidewalk-level retail opportunities at building corners.</p> <p>Locate stairs, elevators and other upper floor building access points toward the middle of the block.</p> <p>Neuberger Hall will highlight an active intersection at the building’s northwest corner with a dedicated Help Lab and have an immediate and direct connection to the South Park Blocks. Additional active intersections include a new building entry at the southwest corner of the building along SW Broadway which will make a direct connection to this key street and revitalize this high use location via a lowered floor to accommodate the exterior grade condition.</p>
C8	Differentiate the Sidewalk Level of Buildings	<p>Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs and large windows.</p> <p>The sidewalk level of Neuberger Hall is differentiated by changes in the rhythm of the precast concrete infill panels, larger expanses of glass infill panels at the first floor and by incorporating steel canopies at building entries.</p>
C9	Develop Flexible Sidewalk Level Spaces	<p>Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.</p> <p>Ground floor space has been designed to accommodate a sloping grade at the exterior of the building. In addition, a small eddy has been proposed between the west edge of Neuberger Hall and the abutting south Park Blocks. This new outdoor space will provide benches, additional planting zones, and flexible areas for a variety of uses including viewing and rest to enhance the pedestrian experience.</p>

PROJECT INFORMATION

DESIGN GUIDELINES RESPONSE

CENTRAL CITY & UNIVERSITY DISTRICT GUIDELINES

#	Title	Description
C10	Integrate Encroachments	<p>Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment.</p> <p>Canopies are appropriately scaled and placed to enhance the streetscape along the building's east, west and south building entries.</p>
C11	Integrate Roofs & Use Roof Tops	<p>Integrate roof function, shape, surface materials, and colors with the building's overall design concept.</p> <p>Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points.</p> <p>Develop rooftop terraces, gardens, and associated landscape areas to be effective stormwater management tools</p> <p>One new rooftop mechanical unit will be setback a minimum of approximately 30 feet from the roof edge of the 1961 building. The painted finish of the mechanical units will be a light gray metal.</p>
C12	Integrate Exterior Lighting	<p>Integrate exterior lighting and its staging or structural components with the building's overall design concept.</p> <p>Use exterior lighting to highlight the building's architecture, being sensitive to its impact on the skyline at night.</p> <p>Small downlights are located within entry canopies to highlight entry points. Existing ornamental light poles which illuminate the pedestrian path and building materials are proposed to remain in their current locations.</p>
C13	Integrate Signs	<p>Integrate signs and their associated structural components with the buildings overall design concept.</p> <p>Size, place, design, and light signs to not dominate the skyline.</p> <p>Signs should have only a minimal presence on the Portland skyline.</p> <p>All signs will be within allowable size limit, area, and height for both the CX zone. All signs will be mounted on primary building wall with no projections and lighted to 5 ft/ candle min, per campus standard.</p>

ZONING CODE SUMMARY

Property Description - Site 2 of the PSU Campus Site Plan and Nonconforming Upgrades

Site Address: Site 2: 1825 SW Broadway, PO Box 751, Portland OR 97207
 Neuberger Hall: 1855 SW Broadway, Portland OR 97201
 Plan District: CC – Central City Plan District (33.510)
 Base Overlay Zones: RXd – Central Residential Design Zone (33.120)
 CXd – Central Commercial Design Zone (33.130)

BLACK = COMPLETED
 GRAY = NOTES

Requirement	Reference	Standard	Proposal / Notes
Allowed Uses	33.130, 33.120	Allowed uses per Table 130-1, 120-1	CX: Schools, Colleges – Complies RX: Colleges – Conditional Use Review Required (CU)
Development Standards for Conditional Use	33.815.060	The development standards for conditional uses are those of the base zone, any applicable overlay zones or plan districts, and any relevant regulations in the 200s series of chapters.	
Sites with Split Zoning	33.815.070	When a proposed use is located on a site which has more than one zone, and the use is a conditional use in one zone and an allowed or limited use in the other, any proposals on the allowed site are subject to conditional use review.	None requested
Exemptions for Portland State University	33.510.114	Development by Portland State University within the University District, is exempt from the Conditional Use requirements of Section 33.815.070 (above), Sites with Split Zoning	
Institutional and Other Uses in R Zones	33.815.105.B.2 and 3	The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, tree preservation, and landscaping; or The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, tree preservation, and other design features.	In-process Ref: APP.01 Appendices, Covenant - Nonconforming Development Option 2 Covenant, Portland State University

Development Standards for Residential Zones, Commercial Zones, and Central City Plan District

Requirement	Reference	Standard	Proposal / Notes
Housing Types Allowed	33.120.200, Table 120-1	House, Attached House, Accessory Dwelling Unit, Duplex, Multi-Dwelling Structure, Multi-Dwelling Development, Manufactured Development, Manufactured Dwelling, Houseboat, SRO Units, Group Structures (with CU)	Complies
Development on Lots and Lots of Record	33.120.210		N/A
Lot Size (Site 2)	33.130.200; see 33.613	No required minimum	Site 1 = 629,011 sf

ZONING CODE SUMMARY

Floor Area Ratio (Site 2)	33.130.205, Table 130-3 33.120.275, Table 120-5 33.510.200, Map 510-2	RX Zone N/A, 6:1 per Central City Master Plan Maximum Floor Area Ratio per Base Zone: 2 to 1 for RX portion of site	SITE 1 (RX/CX) Lot Size: 629,011 sf, Above Grade Total: 2,607,109 sf SITE 1 (RX/CX) FAR: 4.14:1 SITE 1 (RX) Lot Size: 66,317 sf, Above Grade Total: 592,003 sf SITE 1 (RX) FAR: 8.93:1 SITE 1 (CX) Lot Size: 526,694 sf, Above Grade Total: 2,015,106 sf SITE 1 (CX) FAR: 3.83:1
Floor Area Ratio (Neuberger Hall)	33.130.205, Table 130-3 33.510.200, Map 510-2	FAR of 4:1 allowed in CX base zone – superseded by the CCPD FAR of 6:1 per Central City Master Plan	Lot size is 40,000 sf FAR 4.1 :1 = 164,109 sf (ABOVE GRADE TOTAL) 6:1 with bonuses or 40,000 sf (x) six floors = 240,000 sf maximum Complies
Height	33.120.215, Table 120-3 33.130.210, Table 130-3 33.510.205, Map 510-3	100' per RX 75' per CX (Neuberger Hall) 100' and 125' per Central City Plan District	Complies
<ul style="list-style-type: none"> Height Standard – Rooftop Mechanical Equipment 	33.130.210.B.2	All rooftop mechanical equipment and enclosures of stairwells that provide rooftop access must be set back at least 15 feet from all roof edges that are parallel to street lot lines.... Stairwell enclosures and other rooftop mechanical equipment which cumulatively cover no more than 10 percent of the roof area may extend 10feet above the height limit.	Complies
Development Standards for Institutions	33.120.275, Table 120-5	Per 33.815.105.B.2 and 3, Institutional and Other Uses in R Zones	See following
Minimum Setback	Table 120-5	1 foot for every 2 feet of building height, but in no case less than 10 feet	In-process Ref: APP.01 Appendices, Covenant - Nonconforming Development Option 2 Covenant, Portland State University, Site Plan Notes 1.0
<ul style="list-style-type: none"> Max. Building Coverage 	Table 120-5	70% of Site Area	Complies
<ul style="list-style-type: none"> Min Landscaped Area 	Table 120-5	20% of Site Area	In-process Ref: APP.01 Appendices, Covenant - Nonconforming Development Option 2 Covenant, Portland State University, Site Plan Notes 1.0
<ul style="list-style-type: none"> Max Height 	Table 120-5	75 ft	Complies
<ul style="list-style-type: none"> Buffering 	Table 120-5	10 ft. to L3 standard Abutting Residential Zone	In-process Ref: APP.01 Appendices, Covenant - Nonconforming Development Option 2 Covenant, Portland State University, Site Plan Notes 1.0
<ul style="list-style-type: none"> Buffering 	Table 120-5	10 ft. to L1 standard Across Street from Residential Zone	In-process Ref: APP.01 Appendices, Covenant - Nonconforming Development Option 2 Covenant, Portland State University, Site Plan Notes 1.0
Required Building Lines	33.510.215, Map 510-6	New development and major remodeling projects along a frontage containing a required building line must be at least 15 feet high	Complies
Building Length	33.120.230	Max building length of 100 feet within 30 feet of a street	Complies

PROJECT INFORMATION

ZONING CODE SUMMARY

Setbacks	33.130.215, Table 130-3	No setbacks required per base zone. Maximum 10 feet at a transit street or pedestrian district.	Complies
Building Coverage	33.130.220, Table 130-3	No Limit for commercial zone	Complies
Landscaped Areas	33.130.225, Table 130-3 33.120.235, Table 120-3	None required per base zone.	Complies
Ground Floor Windows	33.130.230.B.2	Ground Floor Windows must be at least 50% of the length and 25% of the area up to 9' above grade	See below
Ground Floor Windows	33.510.220	In the RX, CX, and EX zones, all major remodeling projects must also meet the ground floor window standard of the base zone, or the "Optional artwork" standard; 33.510.220.C.	Modification Requested, Ref: Exhibit C.8, Ground Floor Windows
Optional artwork	33.510.220.C	Projects proposing to use artwork as an alternative to the ground floor window requirements may apply for this through the adjustment procedure. Projects may also apply for a modification through design review if they meet the following qualifications. Buildings having more than 50 percent of their ground level space in storage, parking, or loading areas, or in uses which by their nature are not conducive to windows (such as theaters), may be allowed to use the design review process. Artwork and displays relating to activities occurring within the building are encouraged. In these instances, the artwork will be allowed if it is found to be consistent with the purpose for the ground floor window standard.	N/A
Main Entrances	33.120.231	At least one main entrance for each structure must be within 8 feet of the longest street-facing wall of the dwelling unit	
Screening	33.120.250 33.130.235	All exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties.	In-process Ref: APP.01 Appendices, Covenant - Nonconforming Development Option 2 Covenant, Portland State University, Site Plan Notes 4.0
Ground Floor Active Uses	33.510.225, Map 510-7	Buildings must be designed and constructed to accommodate Active uses that include but are not limited to: lobbies, retail, residential, commercial, and office.	Complies
Minimum Active Floor Area	33.510.226, Map 510-7	Site is not subject to this standard	
Required Outdoor Areas	33.120.240	At least 48 square feet of outdoor area is required for each dwelling unit on the site.	Complies
Pedestrian Standards	33.120.255.B.1.a.1 33.130.240.B.1.a.1	Connection required between main entrance and the adjacent street.	In-process Ref: APP.01 Appendices, Covenant - Nonconforming Development Option 2 Covenant, Portland State University, 5.A - Details - Development Standards, 1. Landscape
Transit Street Main Entrance	33.130.242	Sites with at least one frontage on a transit street where any of the floor area on the site is nonresidential use must locate at least one main entrance within 25' of transit street.	Complies - <i>Neuberger Hall is on a "Local Service Transit Street." Site 2 includes a "Regional Transitway & Major Transit Priority Street" (SW 4th Ave) which is classified as a "Transit Street" as defined by Title 33.910 and street classification identified in the Transportation Element of the Comprehensive Plan (Ref: Central City District - Map 6.42.2 (Page 2-112))</i>
Exterior Display, Storage and Work Activities	33.130.245, 33.510.223	Exterior display and storage are not allowed in CX zone. Outdoor eating areas, outdoor markets, entertainment and recreation uses commonly performed outside are allowed.	N/A
Mechanical Equipment along the Portland Streetcar Alignment	33.510.224, Map 510-11	Site is not subject to this standard	
Required Residential Development Areas	33.510.230, Map 510-5	Site is not subject to this standard	

PROJECT INFORMATION

ZONING CODE SUMMARY

General Requirements for Residential and Mixed-Use Developments	33.130.250	Project type is not subject to this standard	Complies
Trucks and Equipment	33.130.255, 33.510.240	Regulations for truck and equipment parking apply to business vehicles that are parked regularly at a site. The regulations do not apply to pick-up and delivery activities, or other services at the site which occur on an intermittent and short-term basis.	Complies
Drive-Through Facilities	33.130.260.D.2	Drive-through facilities are allowed in the CX zones which are intended for auto accommodating development.	Complies
Amenity Bonuses	33.120.265	The amenity bonus provisions are applicable to all housing types in the R3, R2, and R1 zones.	
Detached Accessory Structures	33.130.265	Maintain separation and privacy to residential lots from non-residential development.	Complies
Alternative Development Options	33.120.270	Project type is not subject to this standard	
Fences	33.120.285 33.130.270	Standards apply to walls, fences and screens of all types.	Complies
Demolitions	33.130.275.C 33.120.290	Site must be landscaped to the L1 standard within 6 months of the demolition of buildings unless there is an approved development for the site through design review	N/A
Detached Accessory Structures	33.120.280	Maintain separation and privacy to residential lots from non-residential development.	Complies Ref: APP.01 Appendices, Covenant - Nonconforming Development Option 2 Covenant, Portland State University
Additional Standards for Garages	33.120.283		N/A
Nonconforming Development	33.120.300 33.130.285	Existing development that does not conform to the development standards of this chapter may be subject to the regulations of Chapter 33.258, Nonconforming Situations	In-process Ref: APP.01 Appendices, Covenant - Nonconforming Development Option 2 Covenant, Portland State University
Parking and Loading	33.120.305 33.130.290 33.266.130.G.2	Standards are listed in 33.266, Parking and Loading.	Complies
Signs	33.120.310 33.130.295	Standards are listed in Title 32, Signs and Related Regulations 1 sf per 1 ft. of primary building wall 1.5 sf if no freestanding signs Size Limit: 100 sf (CX zones), 50 sf (RX zones) Max Height: 20 ft. (CX zones), 15 ft. (RX zones)	All signs will be within allowable size limit, area, and height for both the CX and RX zones. All signs will be mounted on primary building wall with no projections and lighted to 5 ft/candle min, per campus standard. In addition, one freestanding sign has been proposed within the west frontage zone REF: Exhibit C.42, Level 1 Floor Plan REF: Exhibit C.86, Freestanding Sign Proposal
Superblock Requirements	33.130.305	Development in the CX zone on land that includes vacated rights-of-way may be subject to the superblock standards of Chapter 33.293, Superblocks.	N/A
Recycling Areas	33.130.310	Requirements for recycling areas are regulated by the Office of Planning and Sustainability	Complies

ZONING CODE SUMMARY

Parking & Loading Standards

Requirement	Reference	Standard	Proposal / Notes
Parking and Loading	33.266.110, 33.266.115, Table 266-1 and 266-2	Base zone (CX): no minimum parking requirements Base Zone Use (Standard B): Maximum apply for college: 1 per 400 sq. ft. of net building area exclusive of dormitories, plus 1 per 2.6 dorm rooms	Superseded by below
Parking in the Core Area	33.510.263, Map 510-8	Project is in the UD-1 parking sector.	Complies
• Description of Types of Parking	33.510.261.B.1	Growth parking is created in conjunction with additions of non-residential floor area and is provided for employees, customers and clients.	N/A
Parking	33.510.263, Table 510.6	Growth Parking: Allowed Schools, Colleges: 1 per 1000 net sf max	N/A
Bicycle Parking (Non-conforming Sites)	33.266.200	Bicycle parking requirements are based on the primary use.	
	33.266.210, Table 266-6	Long-Term: Not Required for PSU in the Central City Core Area Section 33.258.070.D.2.b.3, Map 510-8, Short-Term: Colleges: 1 per 10,000 sf	Long Term Not Required Short Term The campus bicycle parking exceeds quantity requirements 33.266.220 Table 266-6. (Ref: APP.01 Appendices, Covenant - Nonconforming Development Option 2 Covenant, Portland State University, 1. Summary Statement) Existing Bike Parking - for the PSU (5) Sites Exterior Open Spaces = 1,995 Covered Spaces = 362 Total Spaces = 2,357 provided
Bicycle Parking (Neuberger Hall)	33.266.200	Bicycle parking requirements are based on the primary use.	
	33.266.210, Table 266-6	Long-Term: Colleges: 1 per 20,000 sf , Short-Term: Colleges: 1 per 10,000 sf	Complies, Ref: Exhibit C.7, Bicycle Parking Long Term College 227,234 sf / 20,000 = 12 Short Term College: 227,234 sf / 10,000 = 23 Proposed: 30 Short-term
Loading Standards	33.266.310		
• Number and Size of Loading Spaces	33.266.310.C.2.c, 33.266.310.D	Buildings where any of the floor area is in uses other than household living with more than 50,000 sf of floor area require two loading spaces at least 35 ft. long, 10 ft. wide and with a 12 ft. clearance.	Complies
• Forward Motion	33.266.310.F	Loading facilities must be designed so that vehicles enter and exit the site in a forward motion.	N/A



SCALE: 1 IN = 200 FT

Vicinity Plan

SITE CONTEXT



SW PARK AVE FACING NORTH



SW PARK AVE FACING SOUTHEAST



SW PARK AVE FACING SOUTH



SW BROADWAY FACING NORTH



SW HALL ST FACING NORTHWEST



SW HALL ST FACING WEST



SW HARRISON ST FACING WEST



SW HARRISON ST FACING SOUTHWEST



SW BROADWAY FACING SOUTH



SW HARRISON ST PEDESTRIAN BRIDGES FACING EAST



SW BROADWAY PEDESTRIAN BRIDGE FACING EAST



SW HARRISON ST PEDESTRIAN BRIDGES FACING WEST



NEUBERGER HALL EAST FACADE GROUND FLOOR



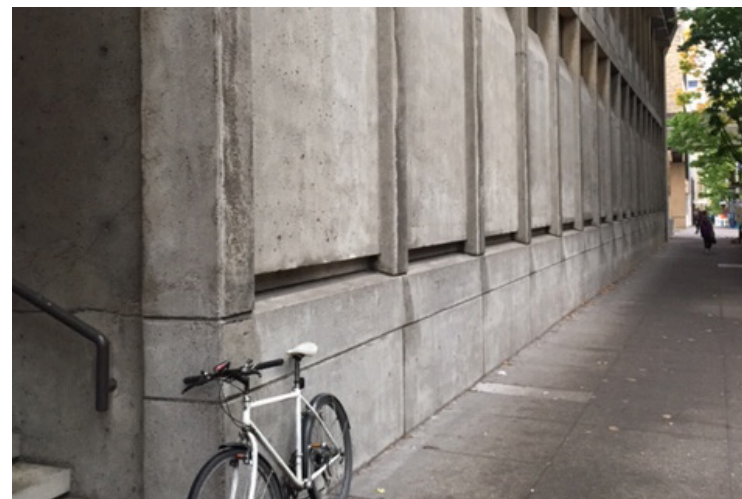
NEUBERGER HALL NORTHWEST FACADE DETAIL



NEUBERGER HALL EAST FACADE LEVEL 3-4



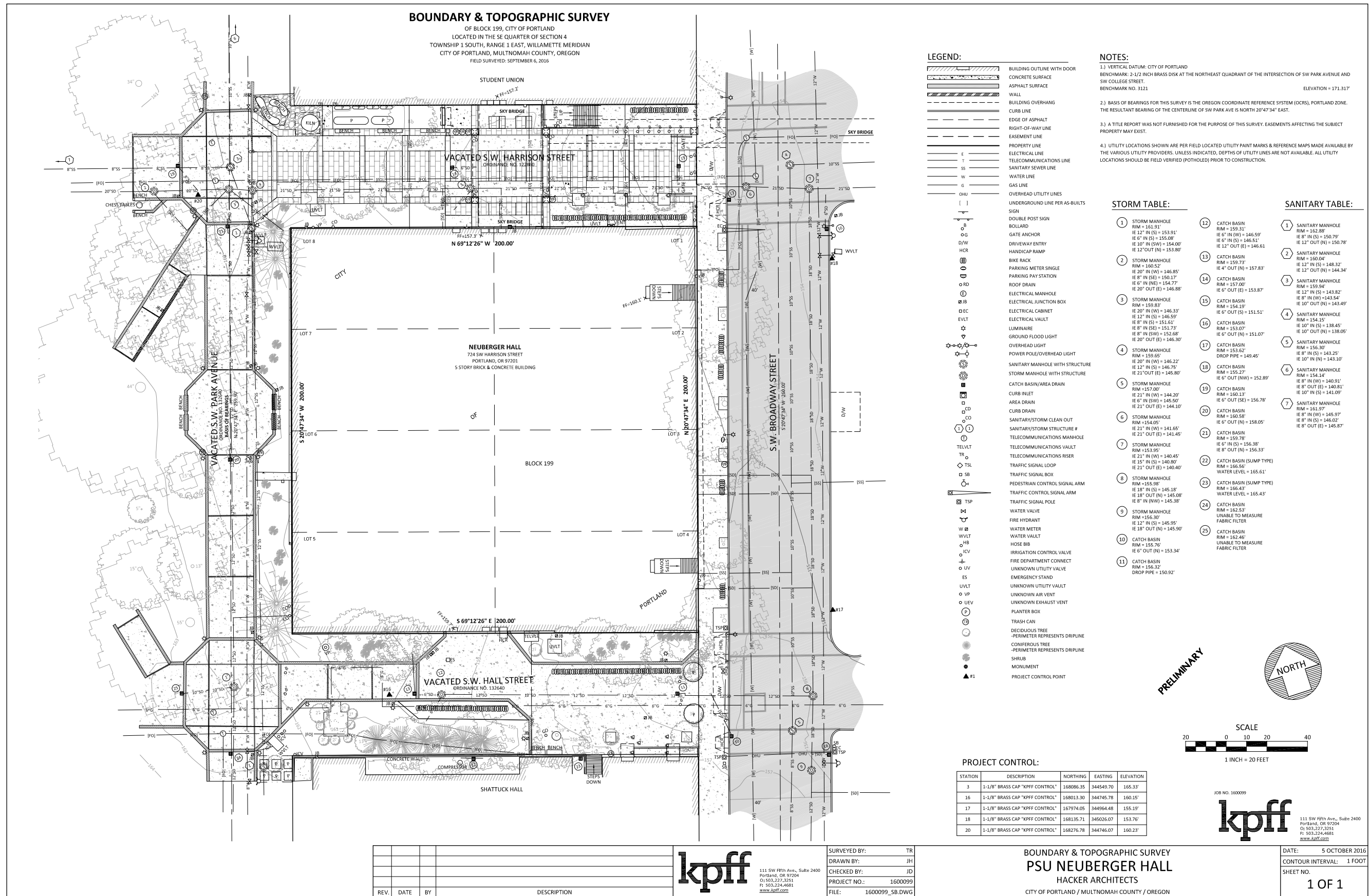
SW BROADWAY EXIT CORRIDOR



ROW AT SW BROADWAY FACING NORTH



NEUBERGER HALL SOUTH BUILDING ENTRY



BOUNDARY & TOPOGRAPHIC SURVEY
 OF BLOCK 199, CITY OF PORTLAND
 LOCATED IN THE SE QUARTER OF SECTION 4
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 FIELD SURVEYED: SEPTEMBER 6, 2016

- LEGEND:**
- [Symbol] BUILDING OUTLINE WITH DOOR
 - [Symbol] CONCRETE SURFACE
 - [Symbol] ASPHALT SURFACE
 - [Symbol] WALL
 - [Symbol] BUILDING OVERHANG
 - [Symbol] CURB LINE
 - [Symbol] EDGE OF ASPHALT
 - [Symbol] RIGHT-OF-WAY LINE
 - [Symbol] EASEMENT LINE
 - [Symbol] PROPERTY LINE
 - [Symbol] ELECTRICAL LINE
 - [Symbol] TELECOMMUNICATIONS LINE
 - [Symbol] SANITARY SEWER LINE
 - [Symbol] WATER LINE
 - [Symbol] GAS LINE
 - [Symbol] OVERHEAD UTILITY LINES
 - [Symbol] UNDERGROUND LINE PER AS-BUILTS
 - [Symbol] SIGN
 - [Symbol] DOUBLE POST SIGN
 - [Symbol] GATE ANCHOR
 - [Symbol] DRIVEWAY ENTRY
 - [Symbol] HANDICAP RAMP
 - [Symbol] BIKE RACK
 - [Symbol] PARKING METER SINGLE
 - [Symbol] PARKING PAY STATION
 - [Symbol] ROOF DRAIN
 - [Symbol] ELECTRICAL MANHOLE
 - [Symbol] ELECTRICAL JUNCTION BOX
 - [Symbol] ELECTRICAL CABINET
 - [Symbol] ELECTRICAL VAULT
 - [Symbol] LUMINAIRE
 - [Symbol] GROUND FLOOD LIGHT
 - [Symbol] OVERHEAD LIGHT
 - [Symbol] POWER POLE/OVERHEAD LIGHT
 - [Symbol] SANITARY MANHOLE WITH STRUCTURE
 - [Symbol] STORM MANHOLE WITH STRUCTURE
 - [Symbol] CATCH BASIN/AREA DRAIN
 - [Symbol] CURB INLET
 - [Symbol] AREA DRAIN
 - [Symbol] CURB DRAIN
 - [Symbol] SANITARY/STORM CLEAN OUT
 - [Symbol] SANITARY/STORM STRUCTURE #
 - [Symbol] TELECOMMUNICATIONS MANHOLE
 - [Symbol] TELECOMMUNICATIONS VAULT
 - [Symbol] TELECOMMUNICATIONS RISER
 - [Symbol] TRAFFIC SIGNAL LOOP
 - [Symbol] TRAFFIC SIGNAL BOX
 - [Symbol] PEDESTRIAN CONTROL SIGNAL ARM
 - [Symbol] TRAFFIC CONTROL SIGNAL ARM
 - [Symbol] TRAFFIC SIGNAL POLE
 - [Symbol] WATER VALVE
 - [Symbol] FIRE HYDRANT
 - [Symbol] WATER METER
 - [Symbol] WATER VAULT
 - [Symbol] HOSE BIB
 - [Symbol] IRRIGATION CONTROL VALVE
 - [Symbol] FIRE DEPARTMENT CONNECT
 - [Symbol] UNKNOWN UTILITY VALVE
 - [Symbol] EMERGENCY STAND
 - [Symbol] UNKNOWN UTILITY VAULT
 - [Symbol] UNKNOWN AIR VENT
 - [Symbol] UNKNOWN EXHAUST VENT
 - [Symbol] PLANTER BOX
 - [Symbol] TRASH CAN
 - [Symbol] DECIDUOUS TREE
 - [Symbol] PERIMETER REPRESENTS DRIPLINE
 - [Symbol] CONIFEROUS TREE
 - [Symbol] PERIMETER REPRESENTS DRIPLINE
 - [Symbol] SHRUB
 - [Symbol] MONUMENT
 - [Symbol] PROJECT CONTROL POINT

- NOTES:**
- 1) VERTICAL DATUM: CITY OF PORTLAND
 BENCHMARK: 2-1/2" INCH BRASS DISK AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF SW PARK AVENUE AND SW COLLEGE STREET.
 BENCHMARK NO. 3121 ELEVATION = 171.317'
 - 2) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF SW PARK AVE IS NORTH 20°47'34" EAST.
 - 3) A TITLE REPORT WAS NOT FURNISHED FOR THE PURPOSE OF THIS SURVEY. EASEMENTS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
 - 4) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

STORM TABLE:

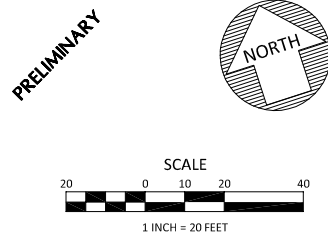
1	STORM MANHOLE RIM = 151.91' IE 12" IN (S) = 153.91' IE 6" IN (S) = 155.08' IE 10" IN (SW) = 154.00' IE 12" OUT (N) = 153.80'
2	STORM MANHOLE RIM = 160.52' IE 20" IN (W) = 146.85' IE 8" IN (SE) = 150.17' IE 6" IN (NE) = 154.77' IE 20" OUT (E) = 146.88'
3	STORM MANHOLE RIM = 159.87' IE 20" IN (W) = 146.33' IE 12" IN (S) = 146.59' IE 8" IN (S) = 151.61' IE 8" IN (SE) = 151.73' IE 8" IN (SW) = 152.68' IE 20" OUT (E) = 146.30'
4	STORM MANHOLE RIM = 159.65' IE 20" IN (W) = 146.22' IE 12" IN (S) = 146.75' IE 21" OUT (E) = 145.80'
5	STORM MANHOLE RIM = 157.00' IE 21" IN (W) = 144.20' IE 6" IN (SW) = 145.50' IE 21" OUT (E) = 144.10'
6	STORM MANHOLE RIM = 154.05' IE 21" IN (W) = 141.65' IE 21" OUT (E) = 141.45'
7	STORM MANHOLE RIM = 153.95' IE 21" IN (W) = 140.45' IE 15" IN (S) = 140.80' IE 21" OUT (E) = 140.40'
8	STORM MANHOLE RIM = 155.98' IE 18" IN (S) = 145.18' IE 18" OUT (W) = 145.08' IE 8" IN (NW) = 145.38'
9	STORM MANHOLE RIM = 156.30' IE 12" IN (S) = 145.95' IE 18" OUT (W) = 145.90'
10	CATCH BASIN RIM = 155.76' IE 6" OUT (N) = 153.34'
11	CATCH BASIN RIM = 156.32' DROP PIPE = 150.92'

SANITARY TABLE:

1	SANITARY MANHOLE RIM = 162.88' IE 8" IN (W) = 150.79' IE 12" OUT (N) = 150.78'
2	SANITARY MANHOLE RIM = 160.04' IE 12" IN (S) = 143.33' IE 10" IN (N) = 144.34'
3	SANITARY MANHOLE RIM = 159.94' IE 12" IN (S) = 143.82' IE 8" IN (W) = 143.54'
4	SANITARY MANHOLE RIM = 154.15' IE 10" IN (S) = 138.45' IE 10" OUT (N) = 138.05'
5	SANITARY MANHOLE RIM = 156.30' IE 8" IN (S) = 143.25' IE 10" IN (N) = 143.10'
6	SANITARY MANHOLE RIM = 154.14' IE 8" IN (W) = 140.91' IE 8" OUT (E) = 140.81' IE 10" IN (S) = 141.09'
7	SANITARY MANHOLE RIM = 161.97' IE 8" IN (W) = 145.97' IE 8" IN (S) = 146.02' IE 8" OUT (E) = 145.87'

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
3	1-1/8" BRASS CAP "KPPF CONTROL"	168086.35	344549.70	165.33'
16	1-1/8" BRASS CAP "KPPF CONTROL"	168013.30	344745.78	160.15'
17	1-1/8" BRASS CAP "KPPF CONTROL"	167974.05	344964.48	155.19'
18	1-1/8" BRASS CAP "KPPF CONTROL"	168135.71	345026.07	153.76'
20	1-1/8" BRASS CAP "KPPF CONTROL"	168276.78	344746.07	160.23'



REV.	DATE	BY	DESCRIPTION

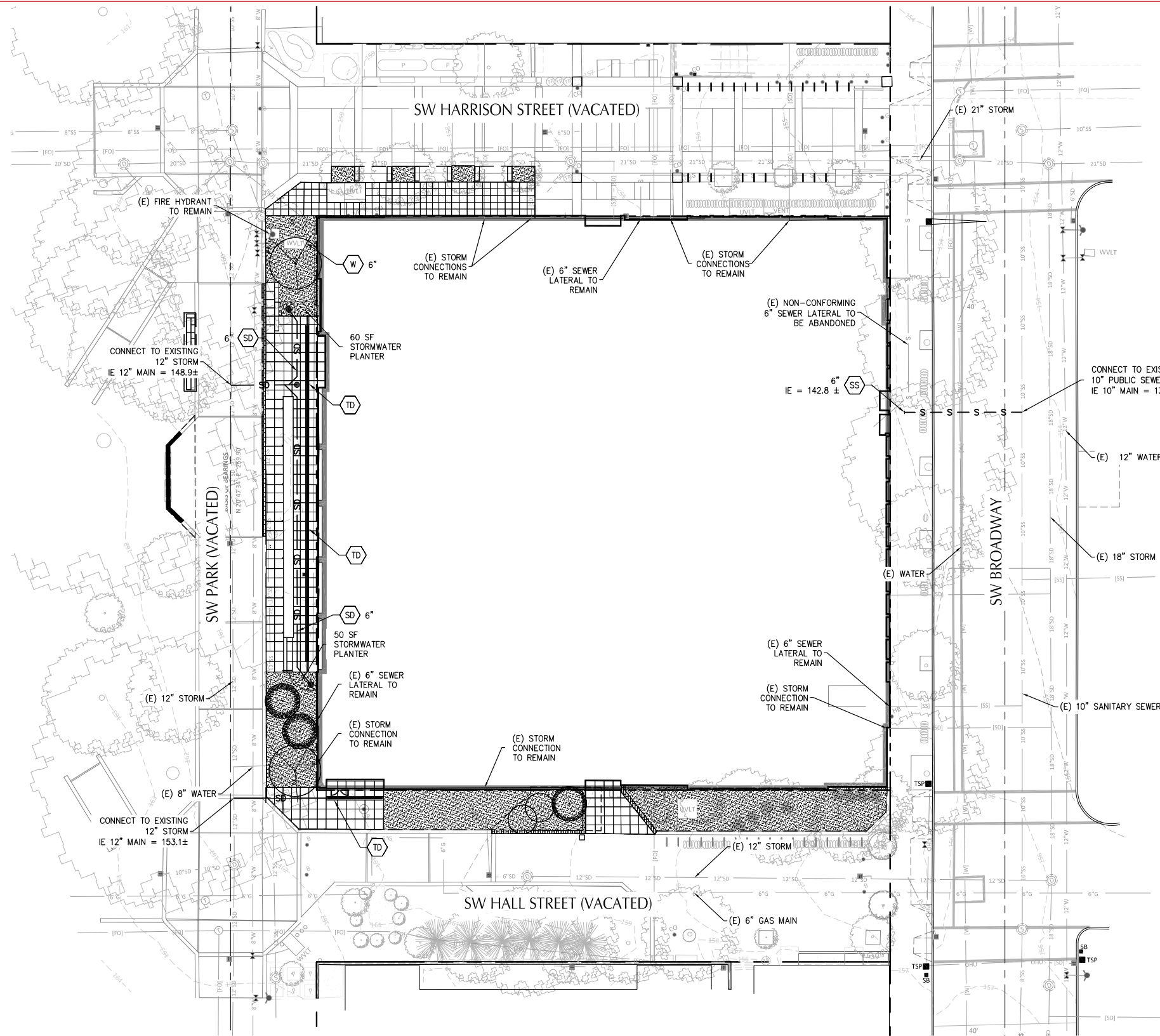
kpff
 111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.2321
 F: 503.224.4681
 www.kpff.com

SURVEYED BY: TR
 DRAWN BY: JH
 CHECKED BY: JD
 PROJECT NO.: 1600099
 FILE: 1600099_SB.DWG

BOUNDARY & TOPOGRAPHIC SURVEY
PSU NEUBERGER HALL
 HACKER ARCHITECTS
 CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.2321
 F: 503.224.4681
 www.kpff.com

DATE: 5 OCTOBER 2016
 CONTOUR INTERVAL: 1 FOOT
 SHEET NO.
1 OF 1

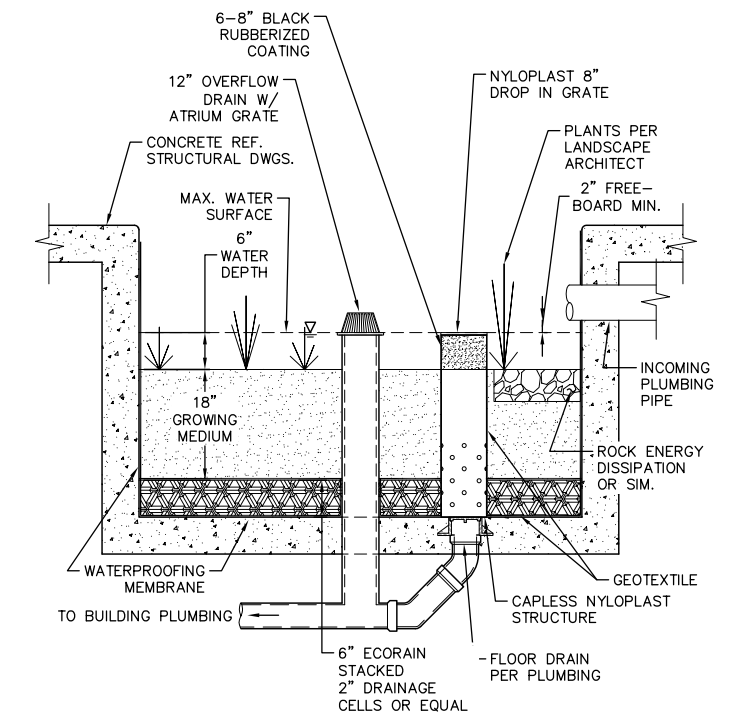


SHEET NOTES

1. ALL TRENCH BACKFILL SHALL BE PER BES STANDARD DETAIL P-100. FLOODING OR JETTING THE BACKFILLED TRENCH WITH WATER IS NOT PERMITTED. PIPING SHALL BE BEDDED PER BES STANDARD DETAIL P-101. SAWCUT AND REPLACE ASPHALT PER BES STANDARD DETAIL. DETAILS PROVIDED ON SHEET C600.
2. ALL UTILITY SERVICE PIPING WITHIN 5' OF ANY BUILDING SHALL BE AN APPROVED MATERIAL OF THE UNIFORM BUILDING CODE.
3. ALL STORM DRAIN PIPE MATERIALS AND FITTINGS SHALL CONFORM TO THE OREGON PLUMBING SPECIALTY CODE, CURRENT EDITION.
4. CONTRACTOR SHALL DESIGN SHORING SYSTEMS FOR TRENCH EXCAVATIONS DEEPER THAN FOUR FEET.

UTILITY KEY NOTES

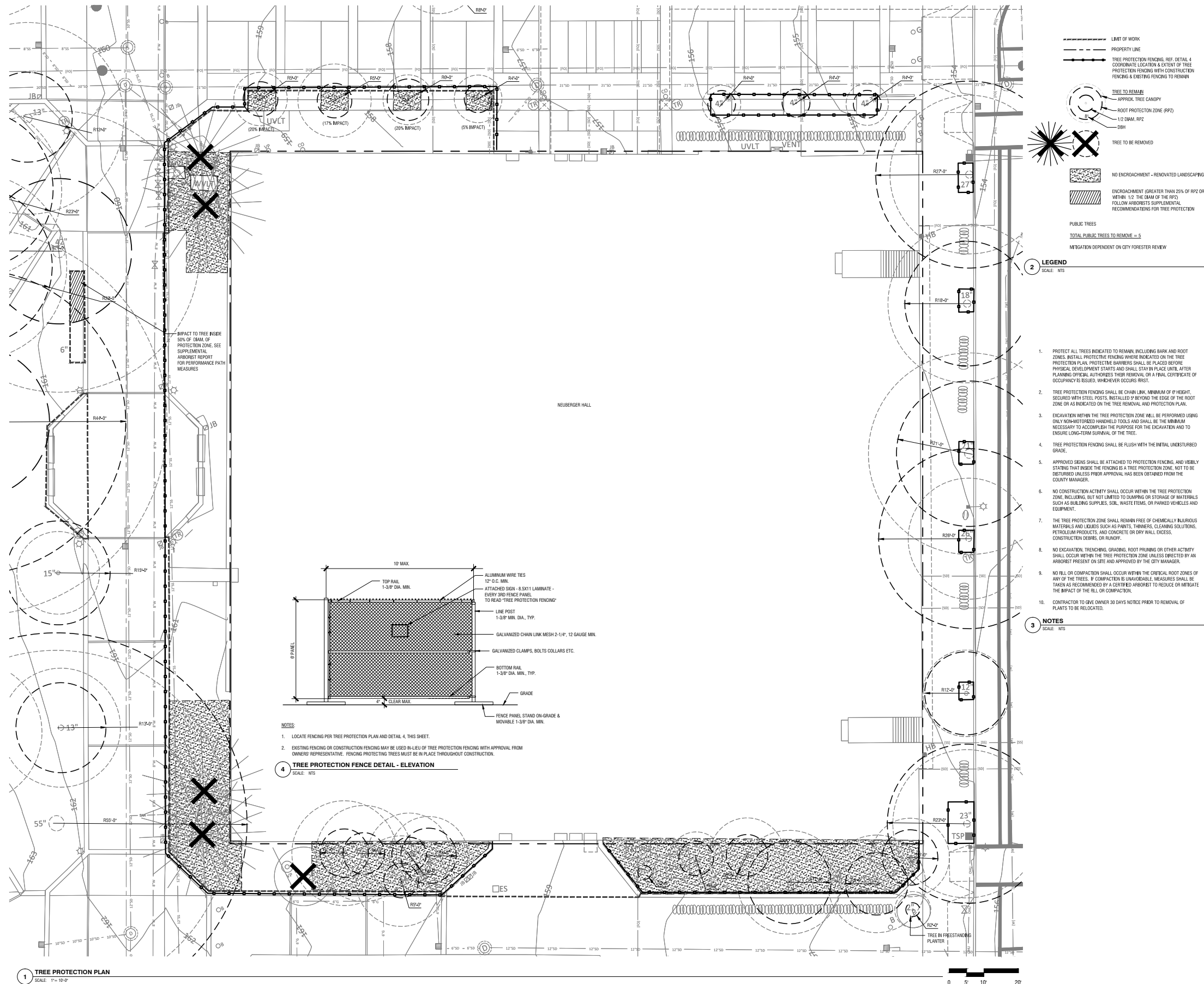
- SD X" CONNECT STORMWATER TO PROPOSED STORM DRAINAGE LATERAL. SIZE AND IE AS NOTED.
- SS X" CONNECT SEWER TO WASTE LINE. SIZE AND IE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.
- W X" CONNECT DOMESTIC WATER AND FIRE SYSTEM TO EXISTING COMBINED SERVICE. SEE PLUMBING PLANS FOR CONTINUATION AND BACKFLOW ASSEMBLY INSIDE THE BUILDING.
- AD AREA DRAIN.
- TD TRENCH DRAIN.



TYPICAL FLOW THROUGH PLANTER SECTION

UTILITY PLAN
N.T.S







URBAN CONTEXT



PARK BLOCKS + BROADWAY



1 Plaza in front of Smith Student Union used by Farmer's Market



2 Park Blocks at Neuberger Hall



3 NE from Park Blocks



4 East to Hall St.

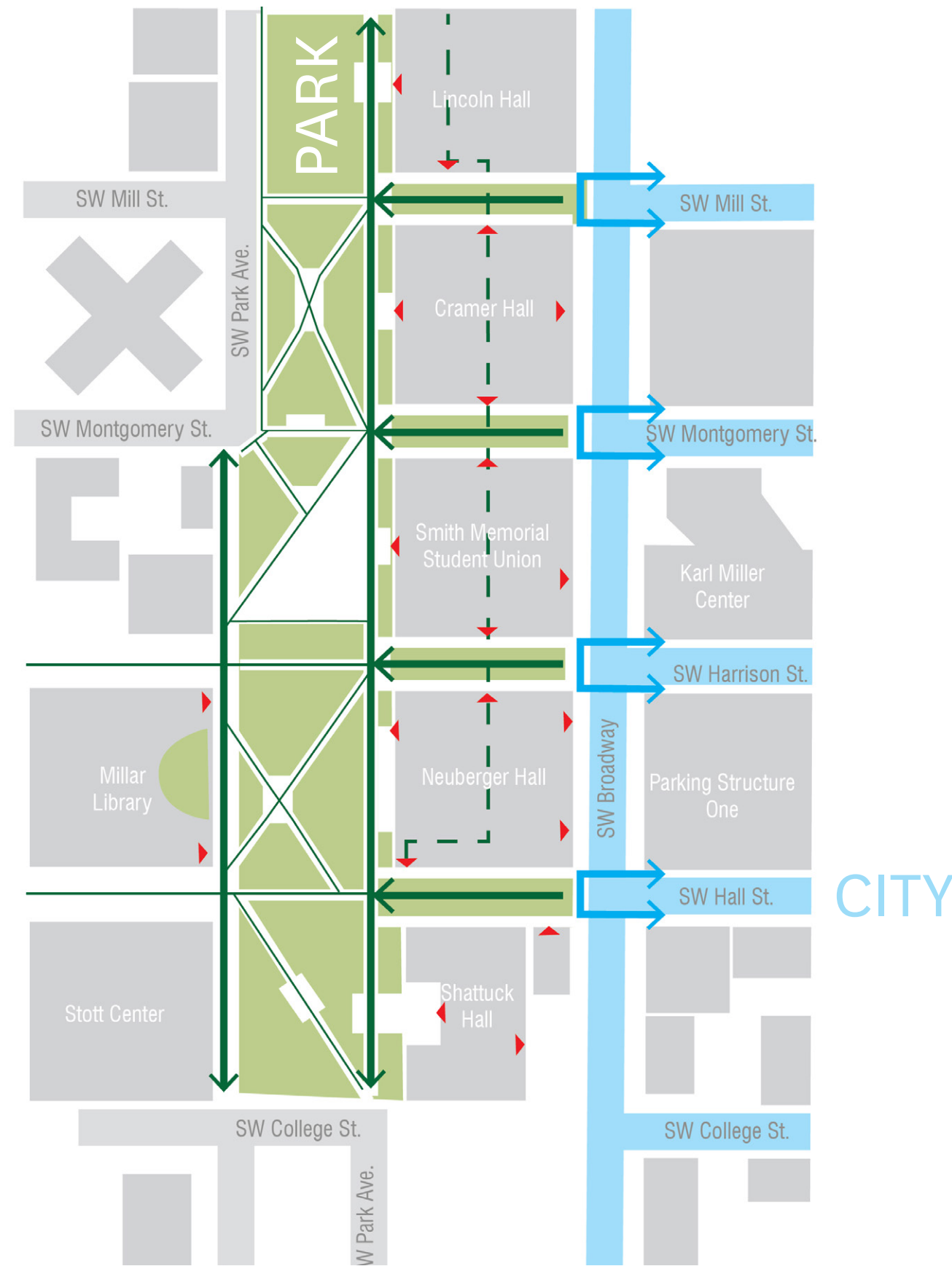


5 SW from Broadway

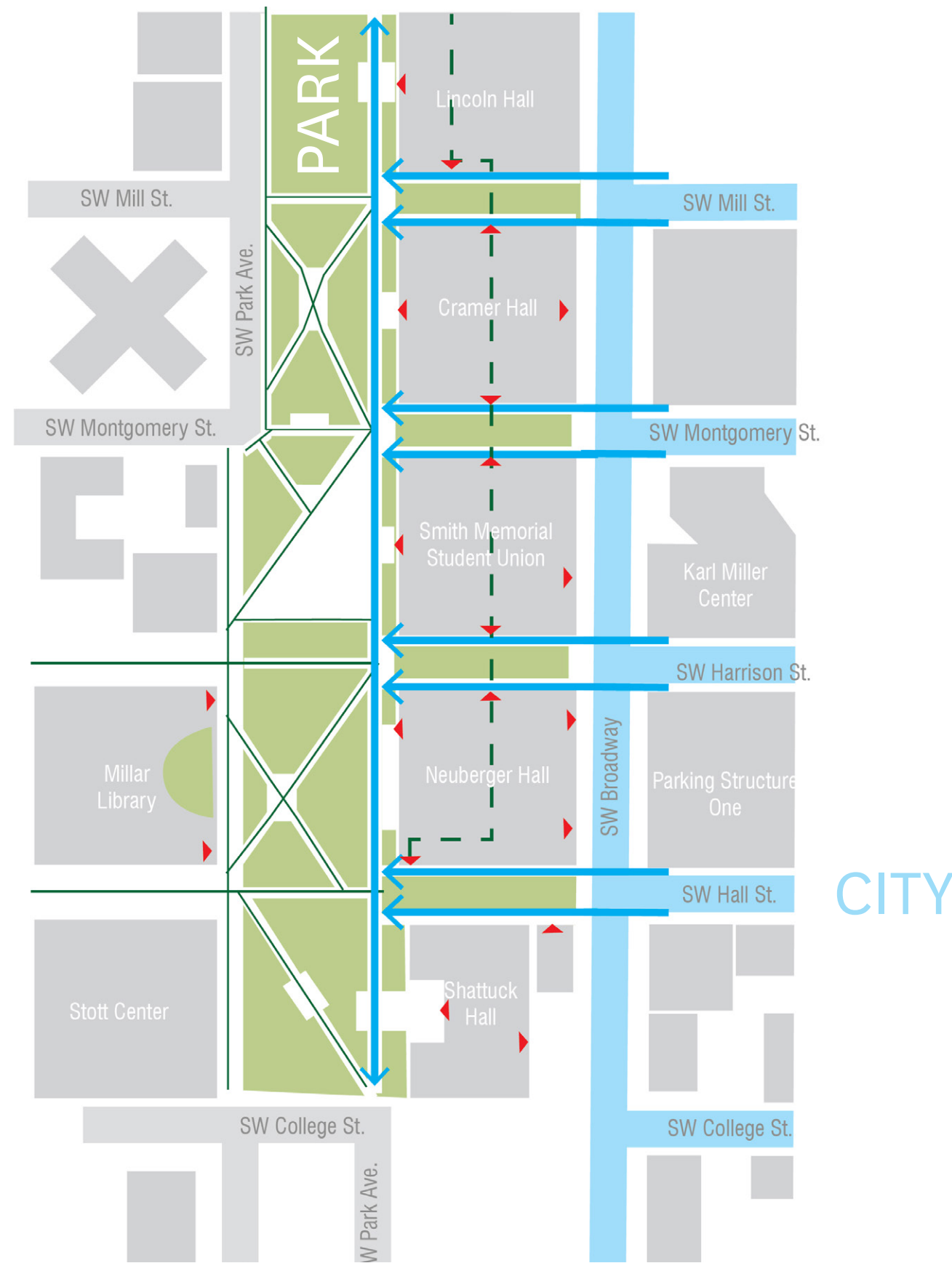


6 West from Harrison St.

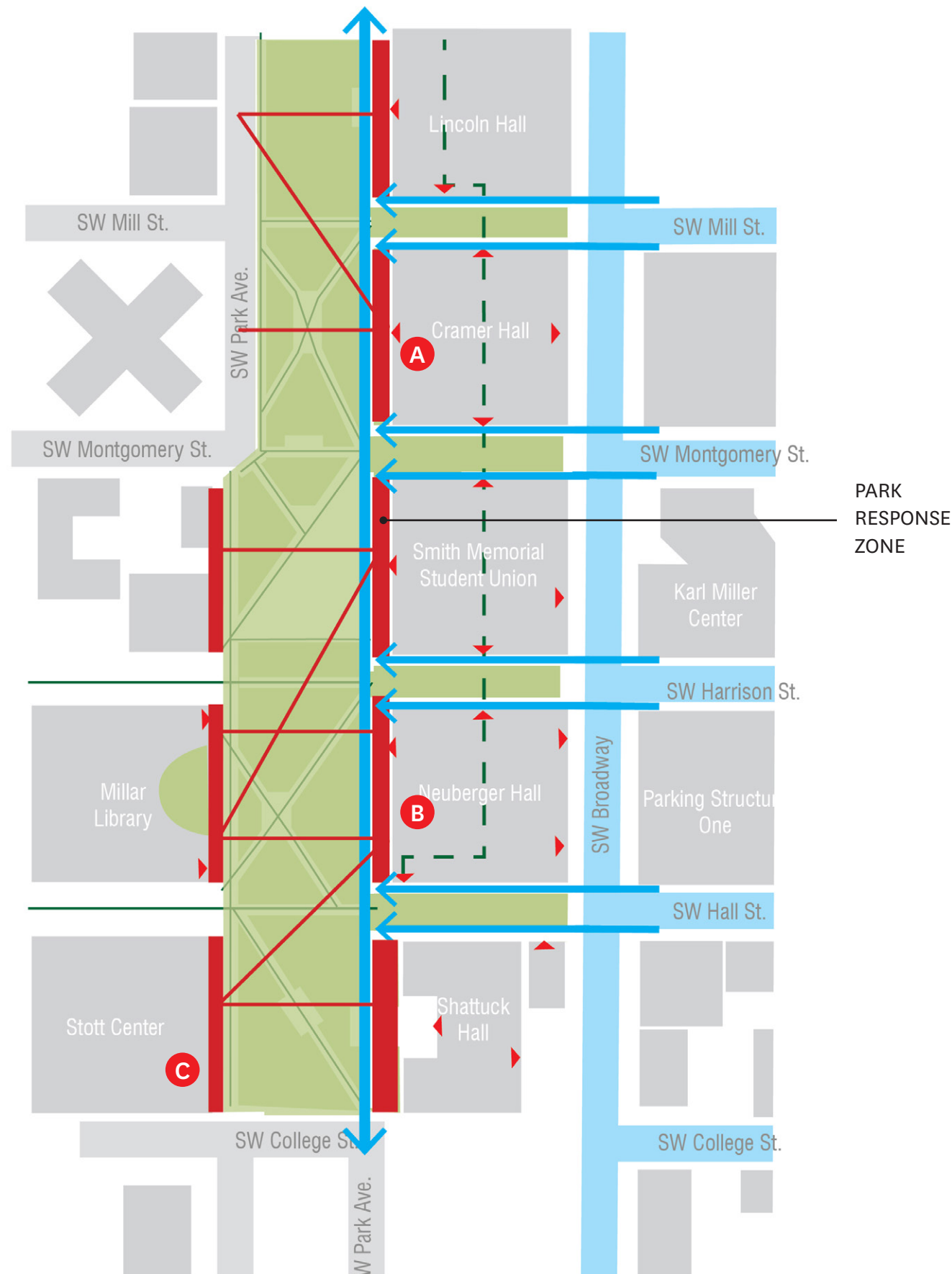
EXISTING CONDITIONS - SITE CONTEXT



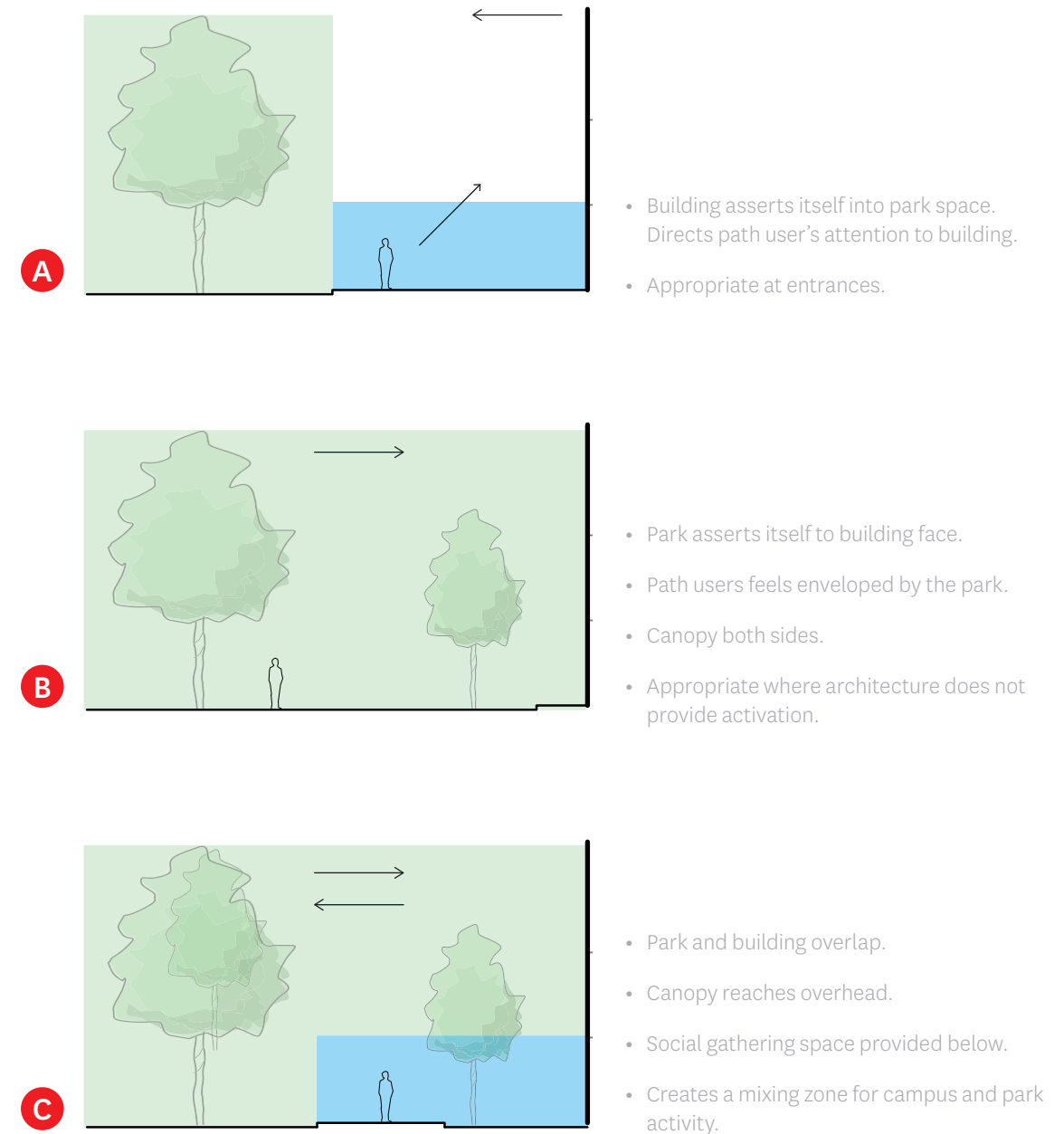
EXISTING CONDITIONS - CIRCULATION



ASPIRATIONAL - CIRCULATION

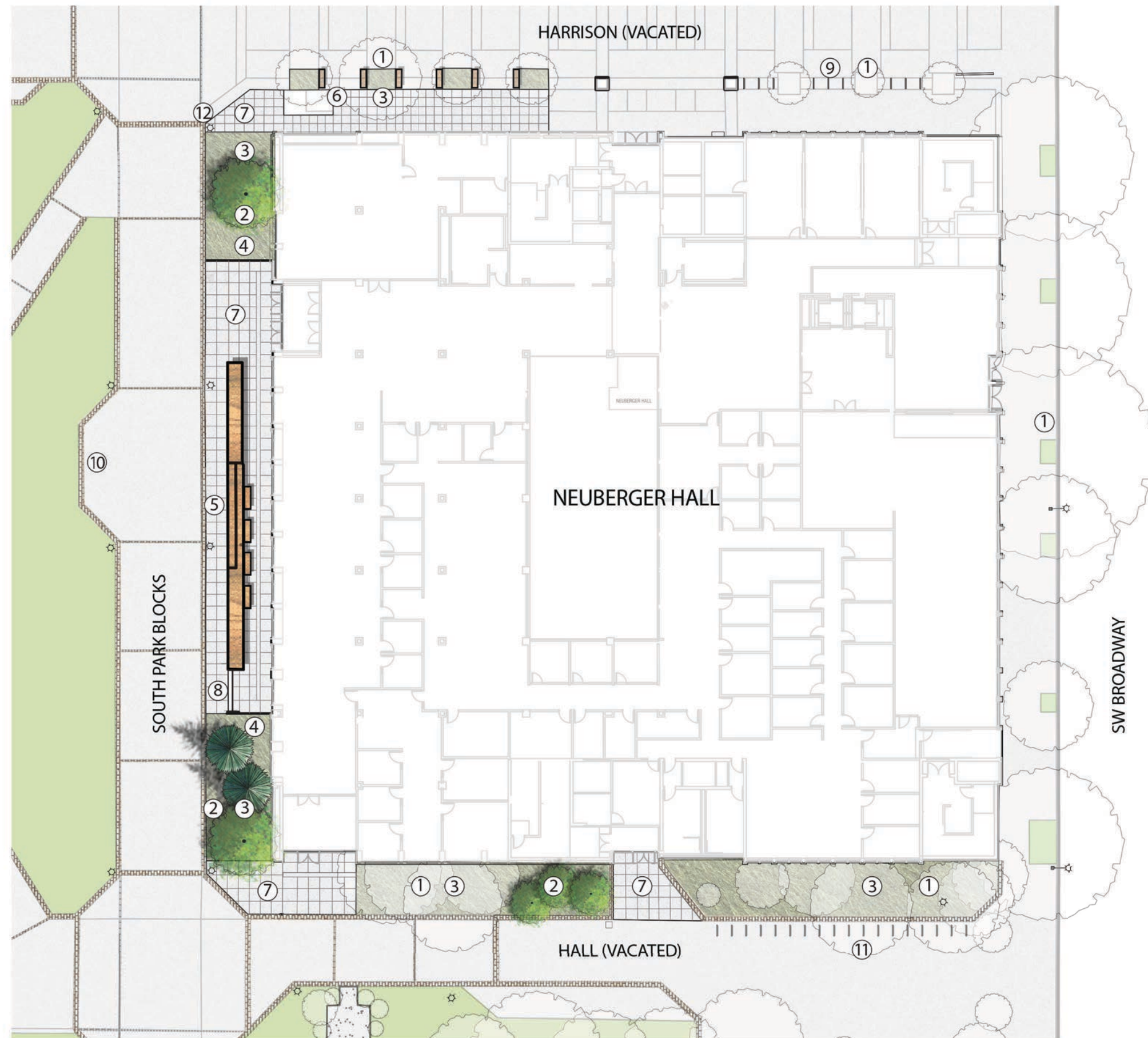


A push/pull of the park response zones will create a dynamic edge at the landing pads between the building and the park.



ASPIRATIONAL - PARK RESPONSE ZONES

UPDATED CONTENT



KEY

- ① Existing Trees to Remain
- ② Proposed Trees
- ③ Refurbished Planting Area
- ④ Vegetated Stormwater Area
- ⑤ "Social Jetty"
- ⑥ Bench
- ⑦ Scored Concrete Paving
- ⑧ Steps w/ Handrails
- ⑨ Relocated Bicycle Racks
- ⑩ Seating to remain
- ⑪ Bicycle Racks to Remain
- ⑫ Existing Lightpole to Remain

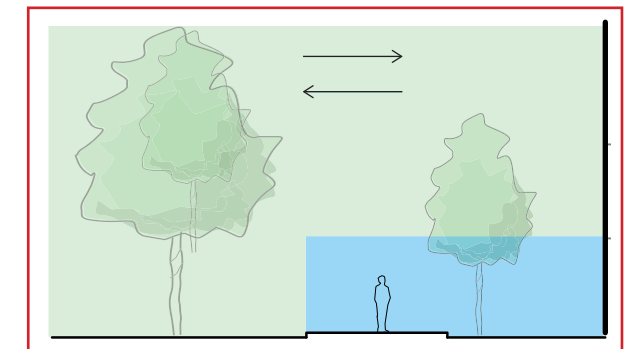
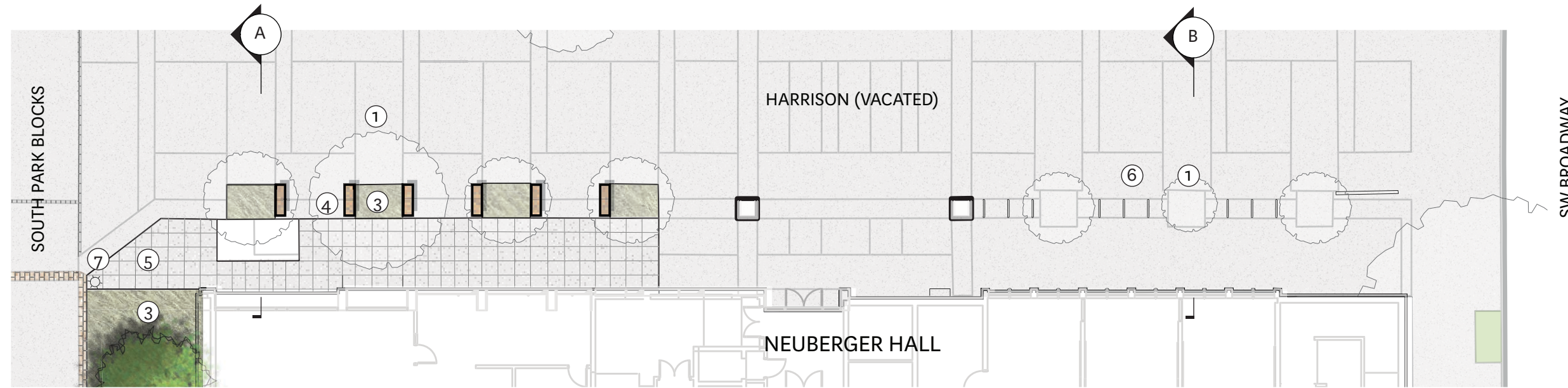


DIAGRAM | PARK RESPONSE ZONE



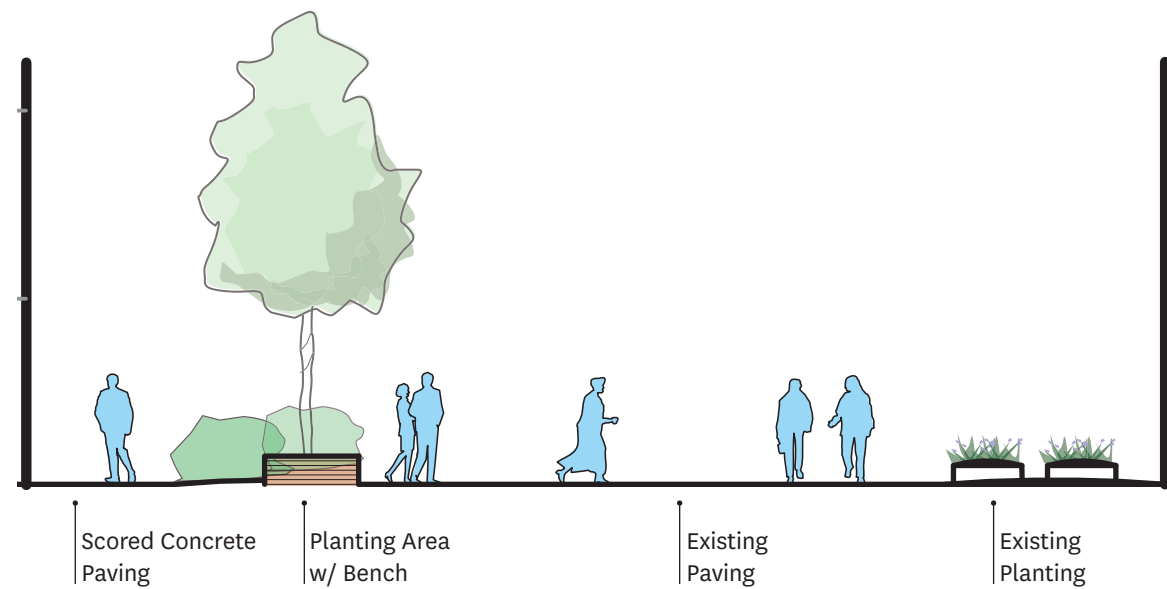
SITE PLAN



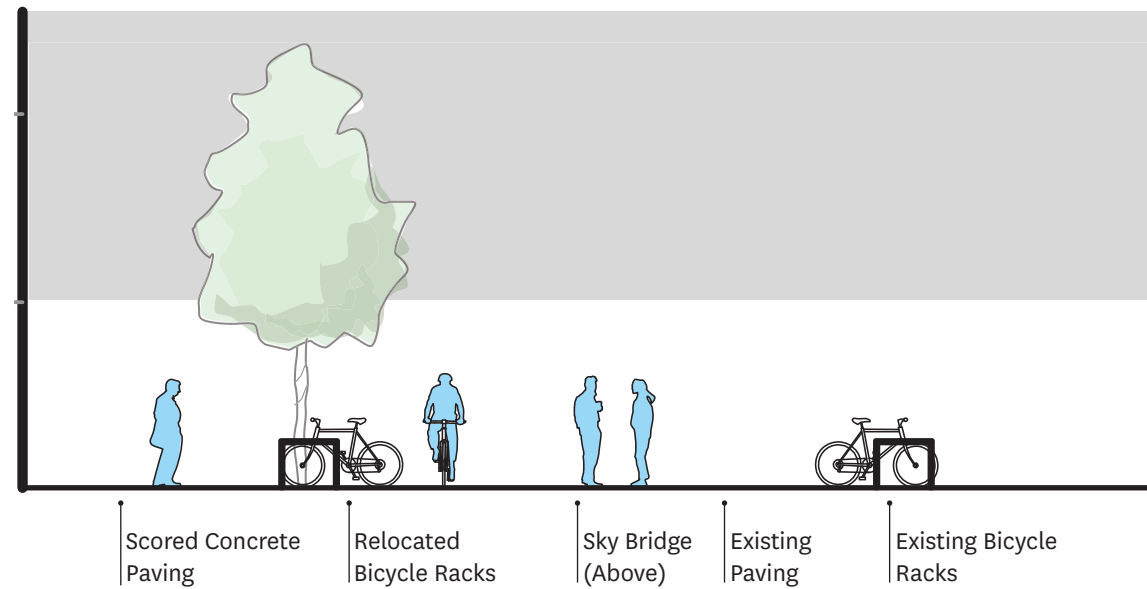
- KEY**
- ① Existing Trees to Remain
 - ② Proposed Trees
 - ③ Refurbished Planting Area
 - ④ Bench
 - ⑤ Scored Concrete Paving
 - ⑥ Relocated Bicycle Racks
 - ⑦ Existing Lightpole to Remain

PARTIAL SITE PLAN

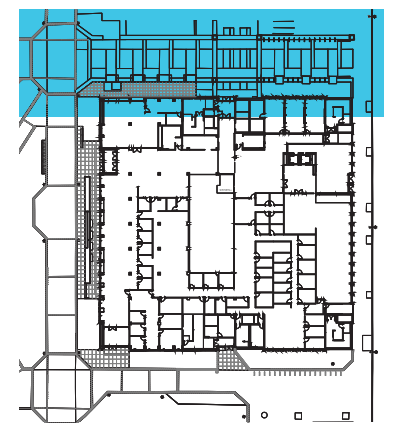
SCALE: 1" = 20'-0"



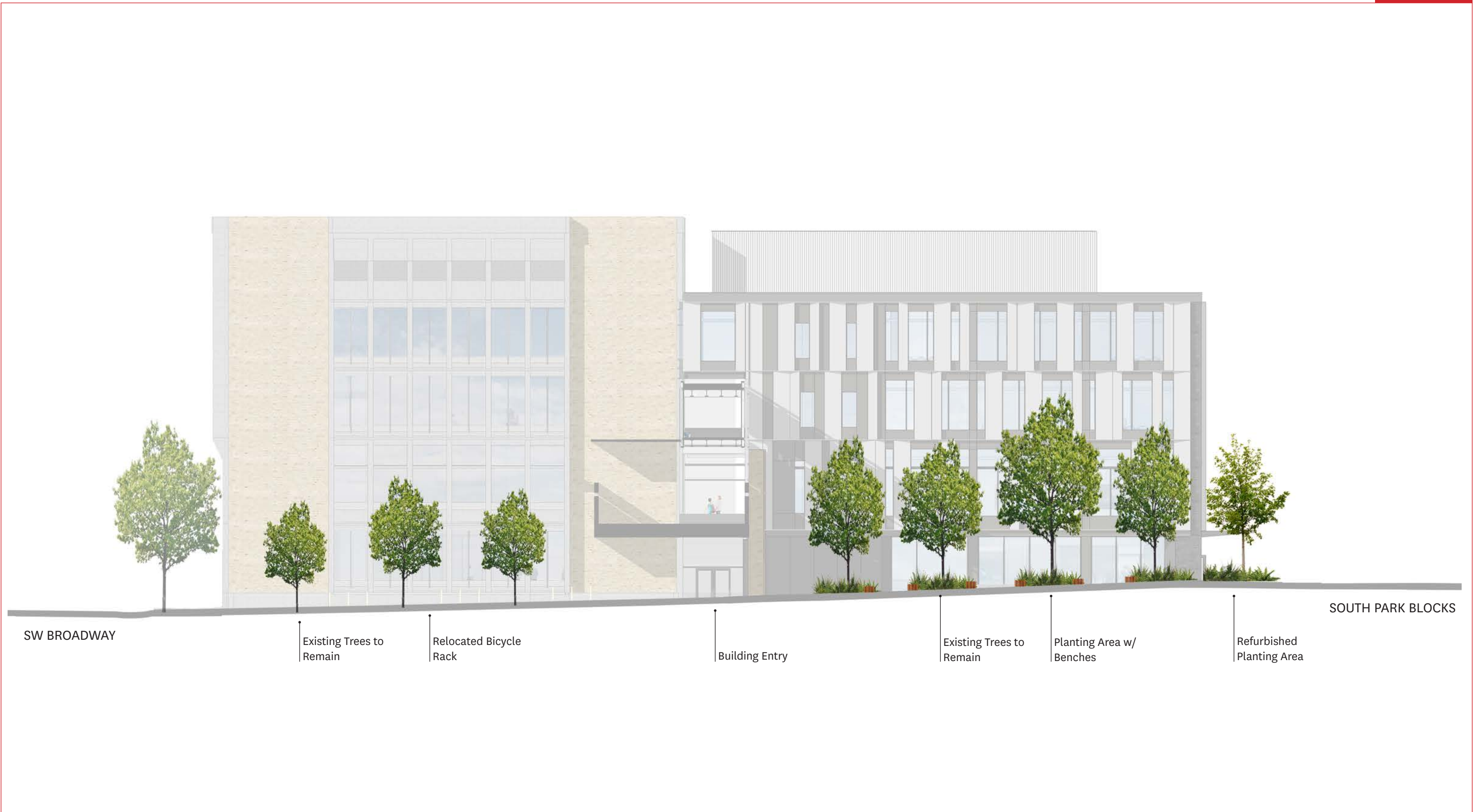
SECTION - A
SCALE: 1" = 10'-0"



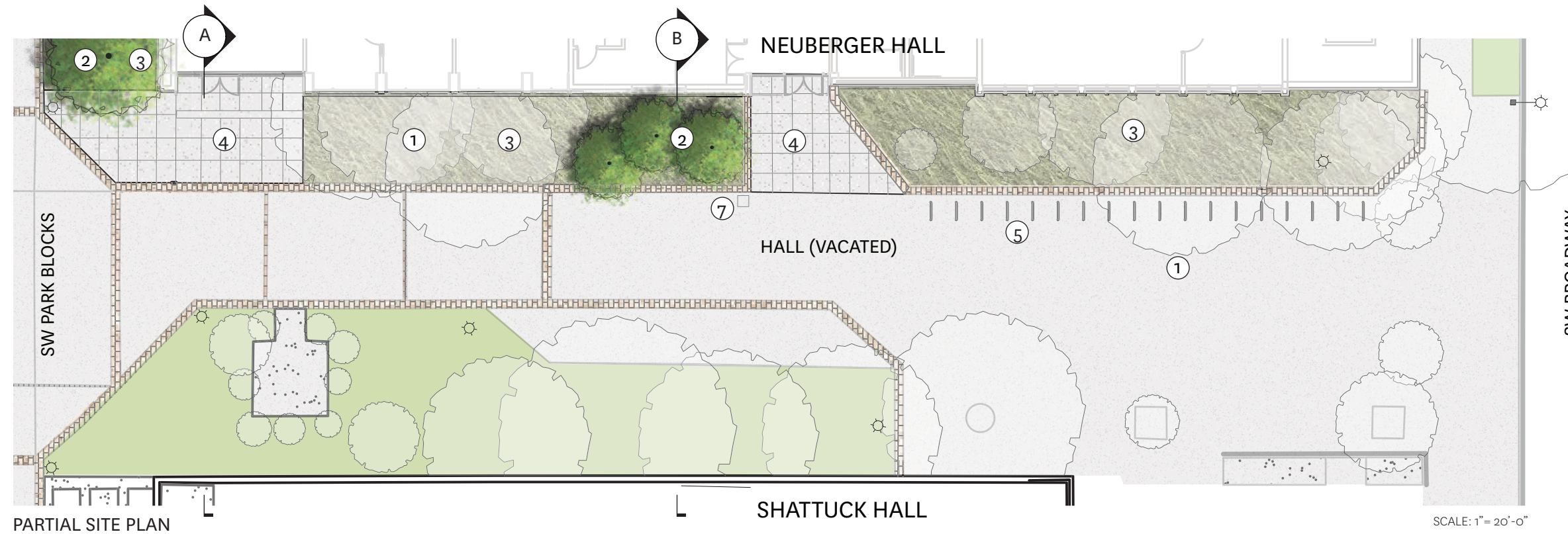
SECTION - B
SCALE: 1" = 10'-0"



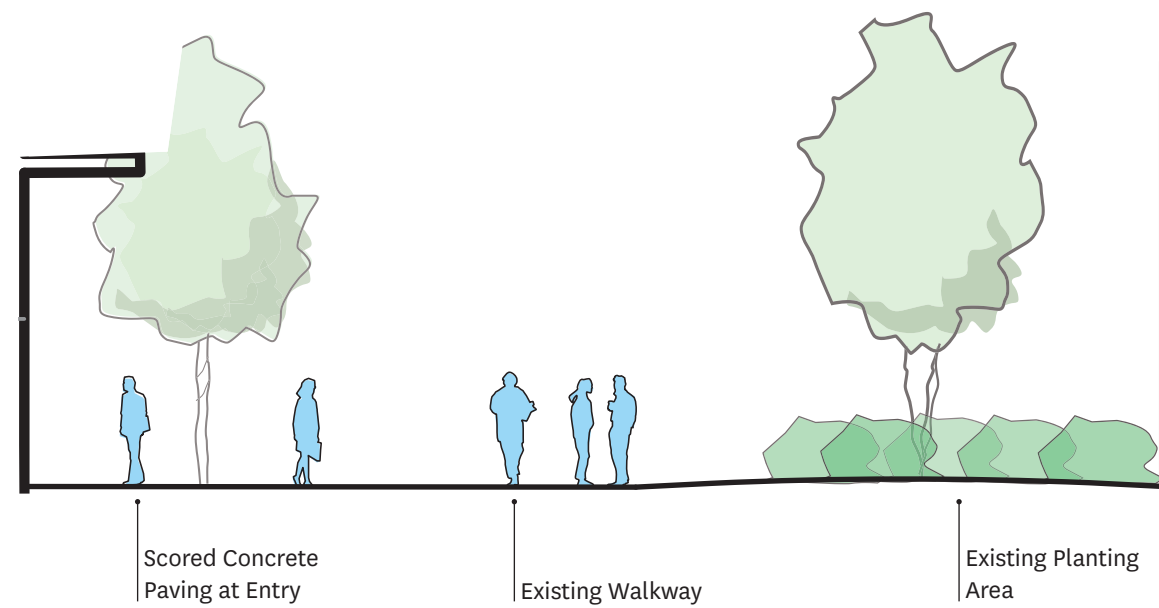
PARTIAL SITE PLAN - NORTH



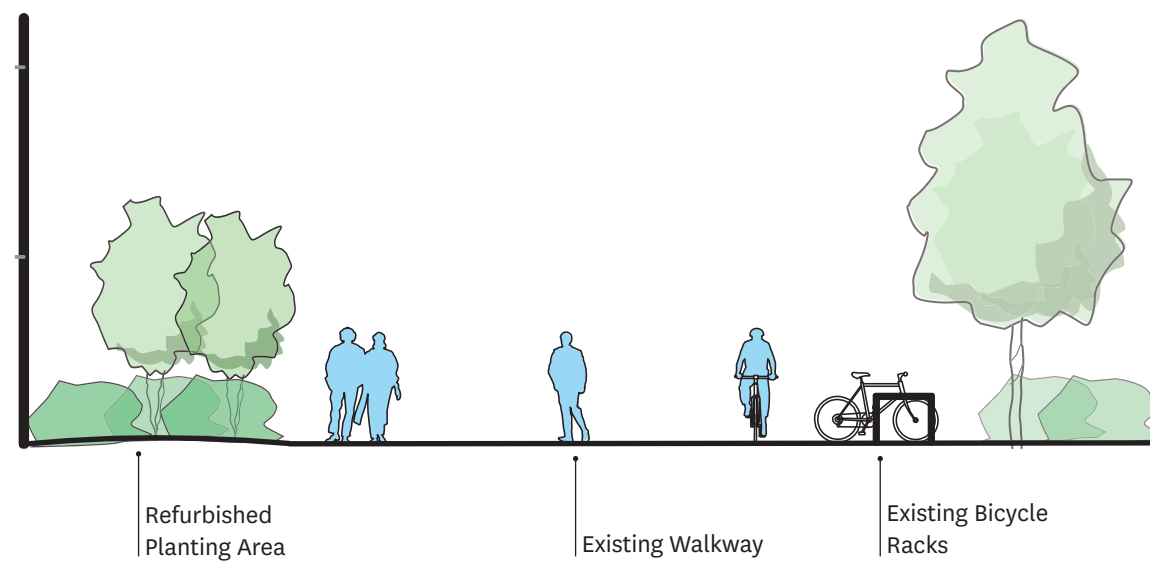
LANDSCAPE ELEVATION - NORTH



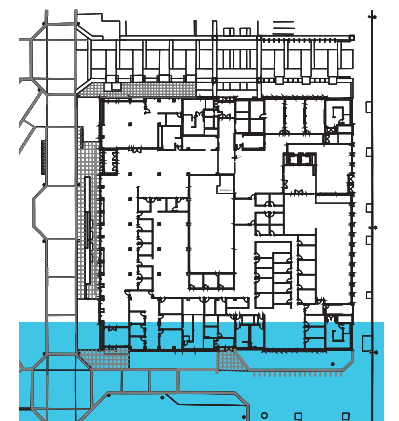
- KEY**
- ① Existing Trees to Remain
 - ② Proposed Trees
 - ③ Refurbished Planting Area
 - ④ Scored Concrete Paving
 - ⑤ Bicycle Racks to Remain
 - ⑥ Existing Lightpole to Remain
 - ⑦ Emergency Call Beacon



SECTION - A
SCALE: 1" = 10'-0"



SECTION - B
SCALE: 1" = 10'-0"



PARTIAL SITE PLAN - SOUTH



SOUTH PARK BLOCKS

Refurbished
Planting Area

Building Entry

Existing Trees to
Remain

Refurbished
Planting Area

Building Entry

Refurbished
Planting Area

Existing Trees to
Remain

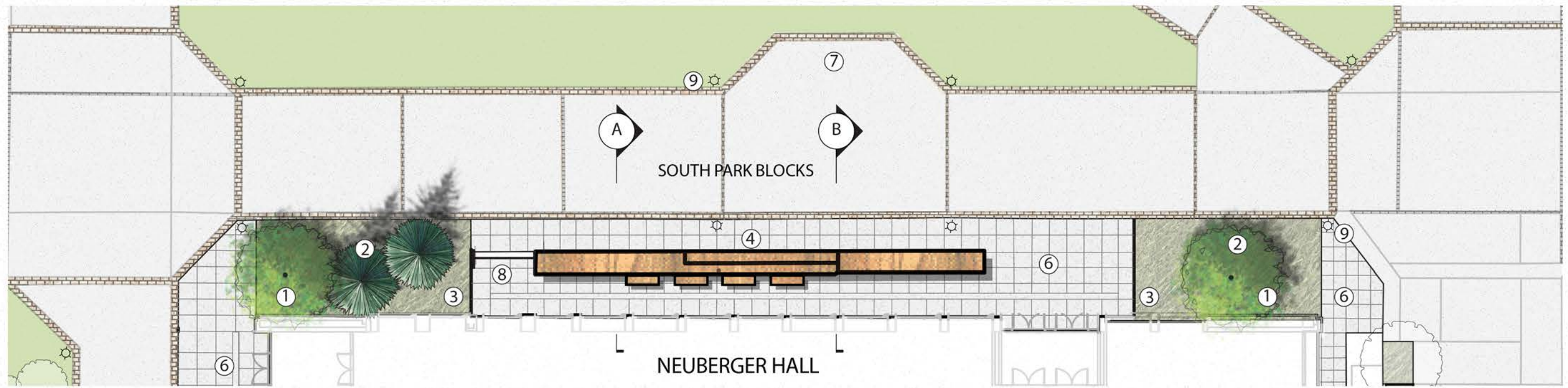
Proposed Bicycle
Racks

SW BROADWAY

LANDSCAPE ELEVATION - SOUTH

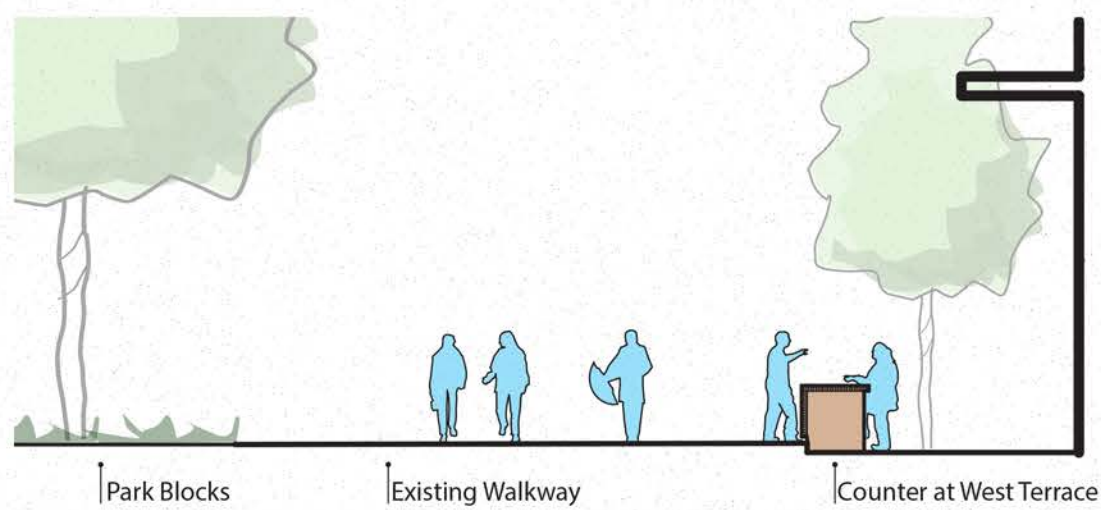


"Social Jetty"

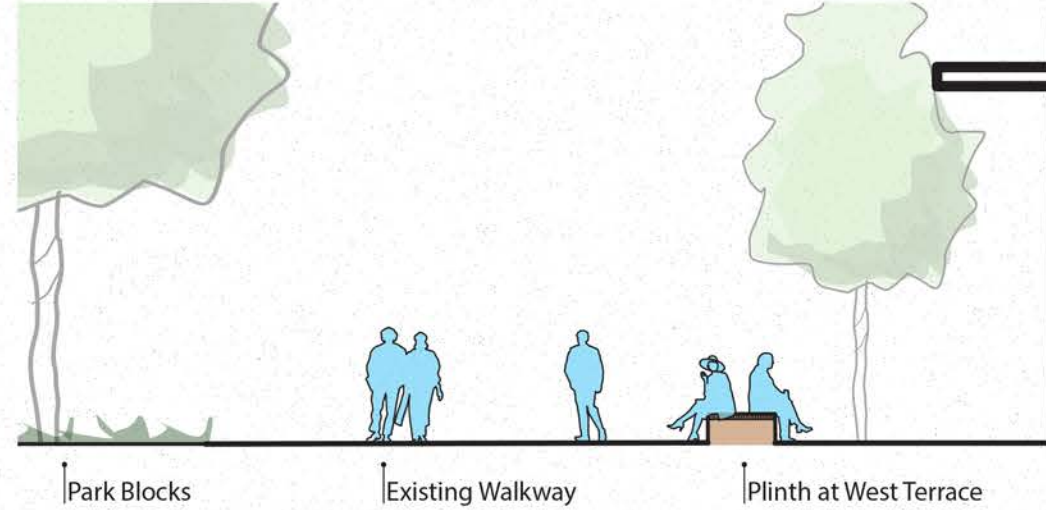


PARTIAL SITE PLAN OF WEST TERRACE

SCALE: 1" = 20'-0"



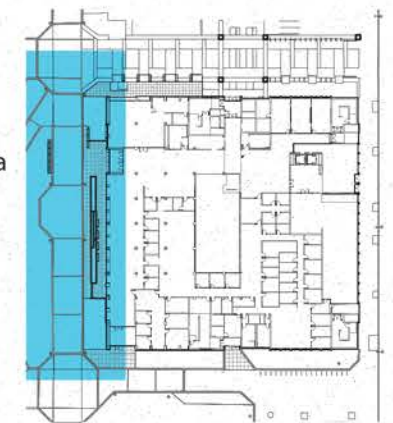
SECTION - A
SCALE: 1" = 10'-0"



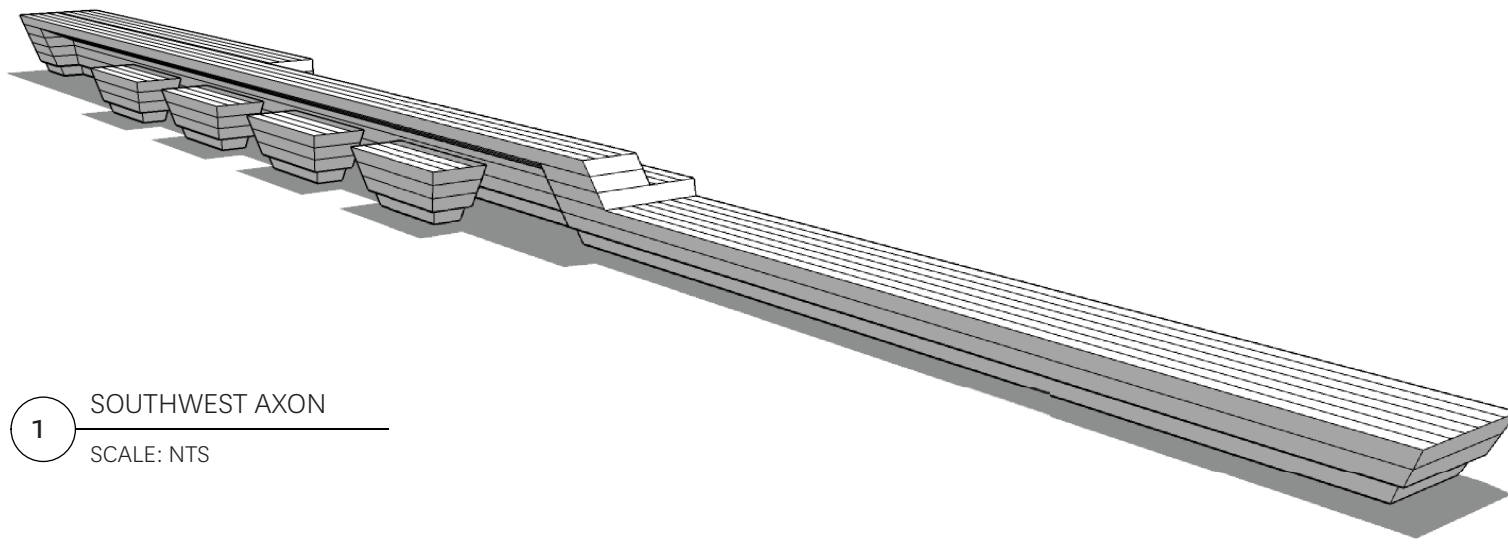
SECTION - B
SCALE: 1" = 10'-0"

KEY

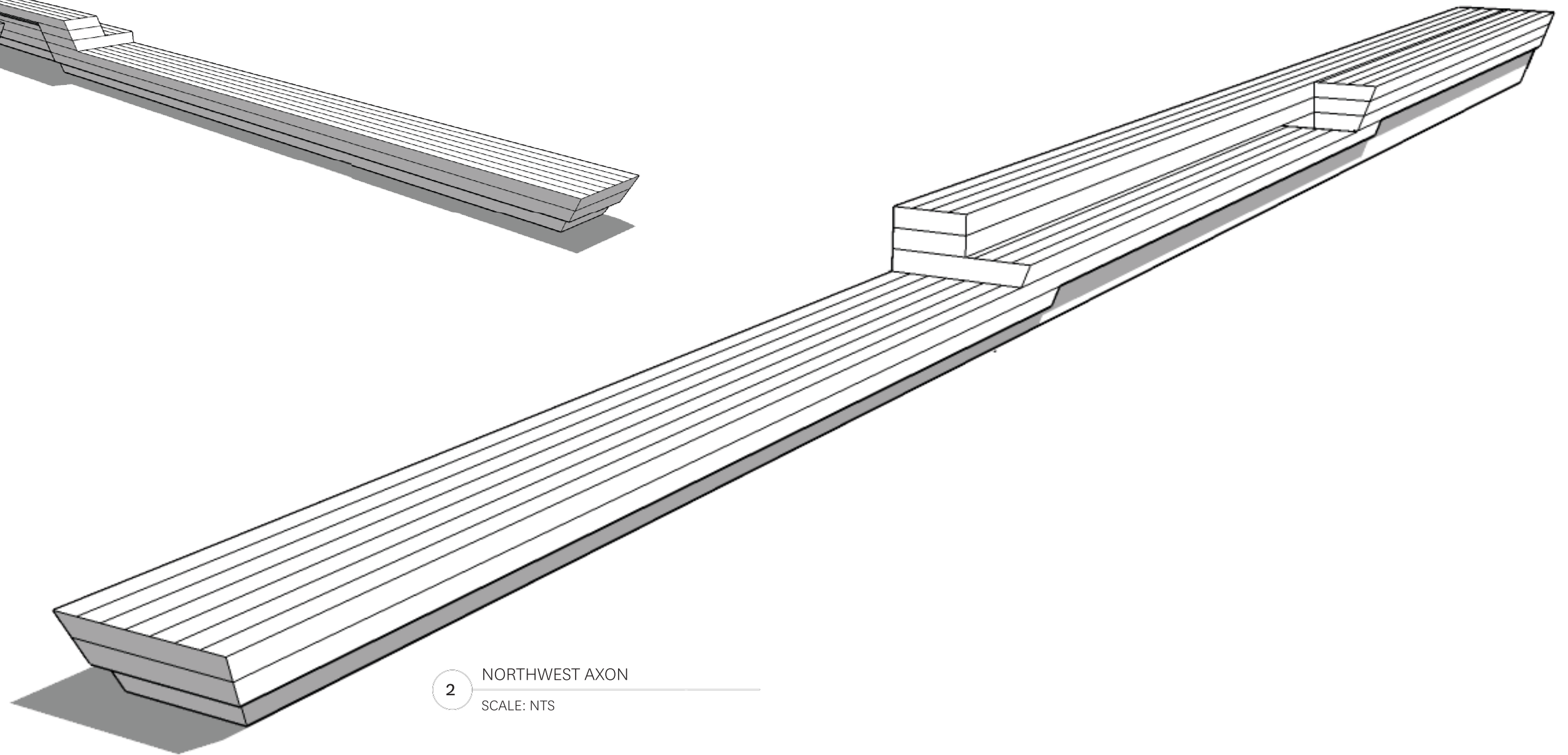
- ① Proposed Trees
- ② Refurbished Planting Area
- ③ Vegetated Stormwater Area
- ④ "Social Jetty"
- ⑤ Bench
- ⑥ Scored Concrete Paving
- ⑦ Seating to Remain
- ⑧ Steps w/ Handrails
- ⑨ Existing Lightpole to Remain



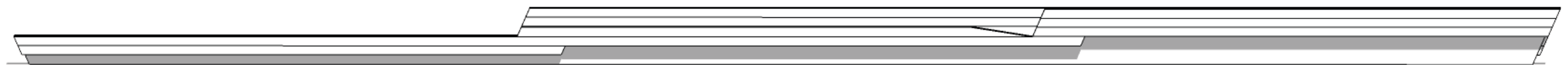
PARTIAL SITE PLAN - WEST



1 SOUTHWEST AXON
SCALE: NTS

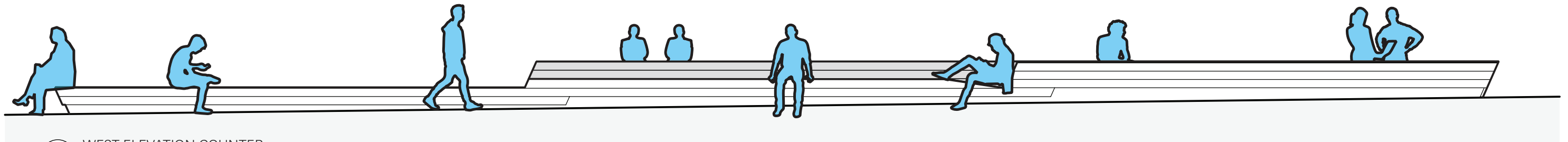


2 NORTHWEST AXON
SCALE: NTS

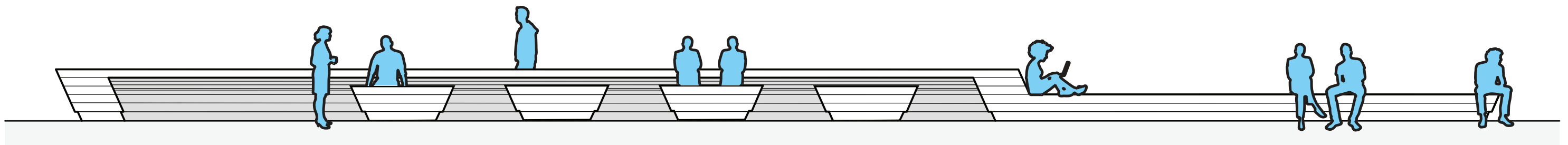


3 WEST ELEVATION COUNTER
SCALE: NTS

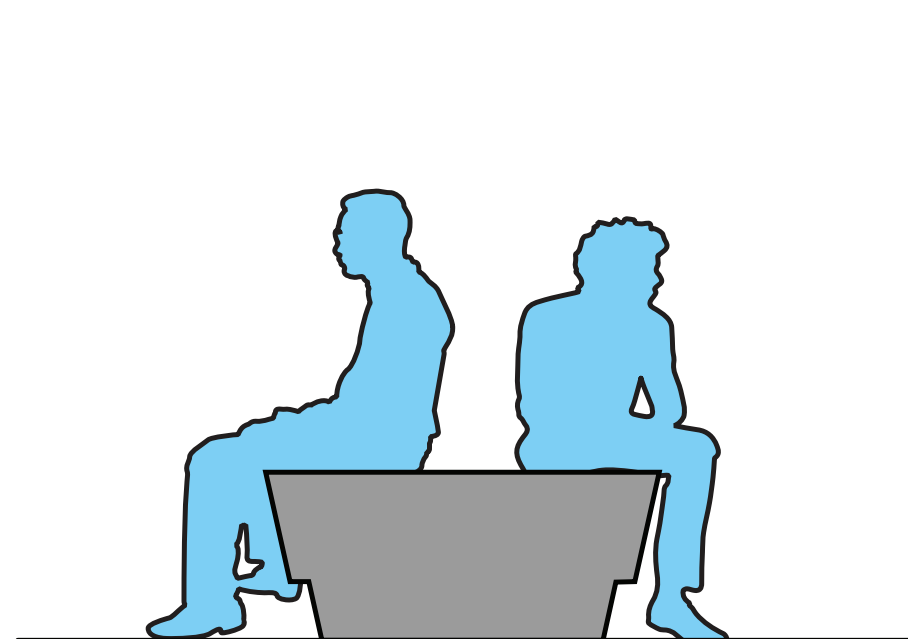
SITE FURNISHING DETAILS



1 WEST ELEVATION COUNTER
SCALE: NTS



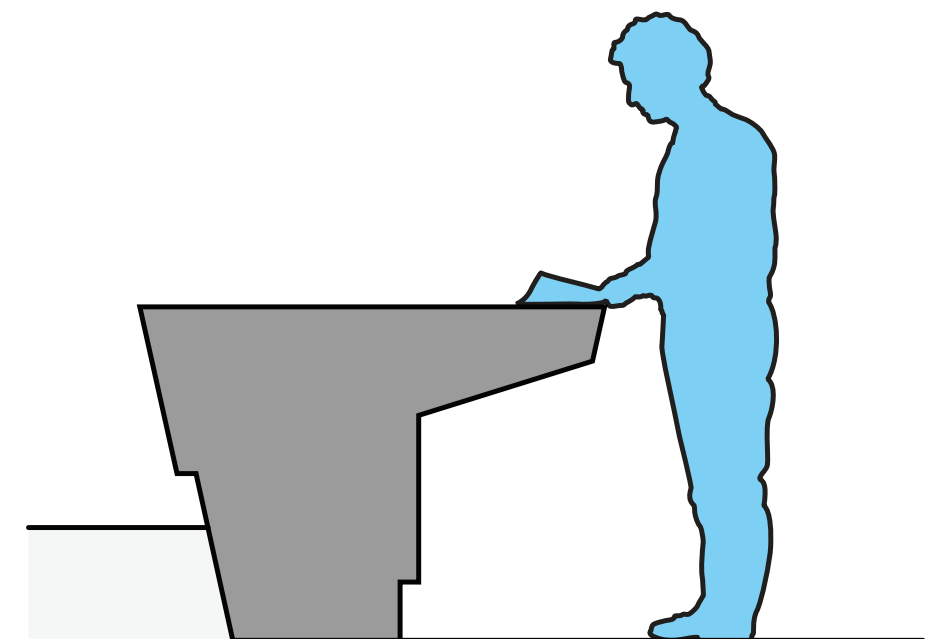
2 EAST ELEVATION COUNTER
SCALE: NTS



3 SEATING PLINTH - SECTION
SCALE: NTS



4 BENCH & COUNTER - SECTION
SCALE: NTS



5 COUNTER - SECTION
SCALE: NTS

SITE FURNISHING DETAILS



LANDSCAPE ELEVATION - WEST



CONCEPT RENDERING - SOUTH WEST FACADE



CONCEPT RENDERING - NORTH WEST FACADE



Cercidiphyllum japonicum 'Rotfuchs'
Red Fox Katsura



Tsuga mertensiana
Mountain Hemlock



Mahonia eurybracteata 'Soft Caress'
Soft Caress Mahonia



Sarcococca confusa
Sweet Box



Skimmia japonica 'Rubella'
Rubella Japanese Skimmia



Acer circinatum
Vine Maple



Thuja plicata 'Hogan'
Hogan's Red Cedar



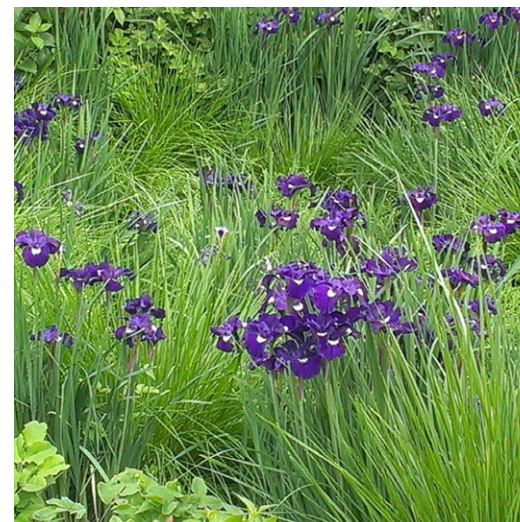
Polygonatum odoratum 'Variegatum'
Solomon's Seal



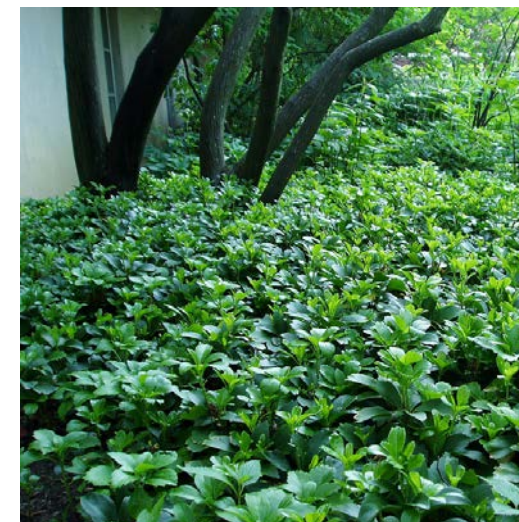
Juncus patens
Spreading Rush



Polystichum munitum
Western Sword Fern

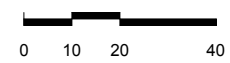
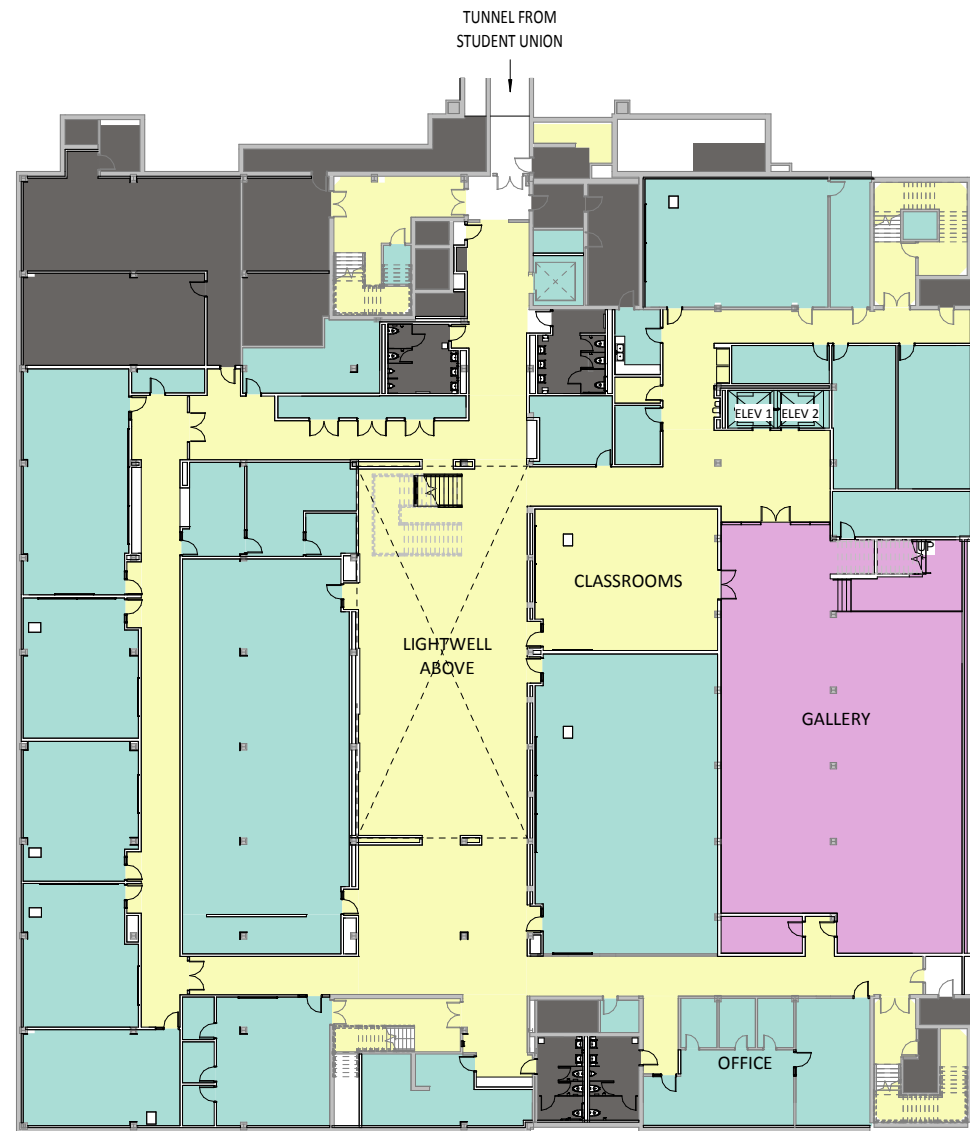


Iris tenax
Oregon Iris



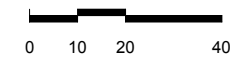
Pachysandra terminalis
Japanese Spurge

PLANT PALETTE



BASEMENT - 41,172 SF
SCALE : 1" = 40'-0"

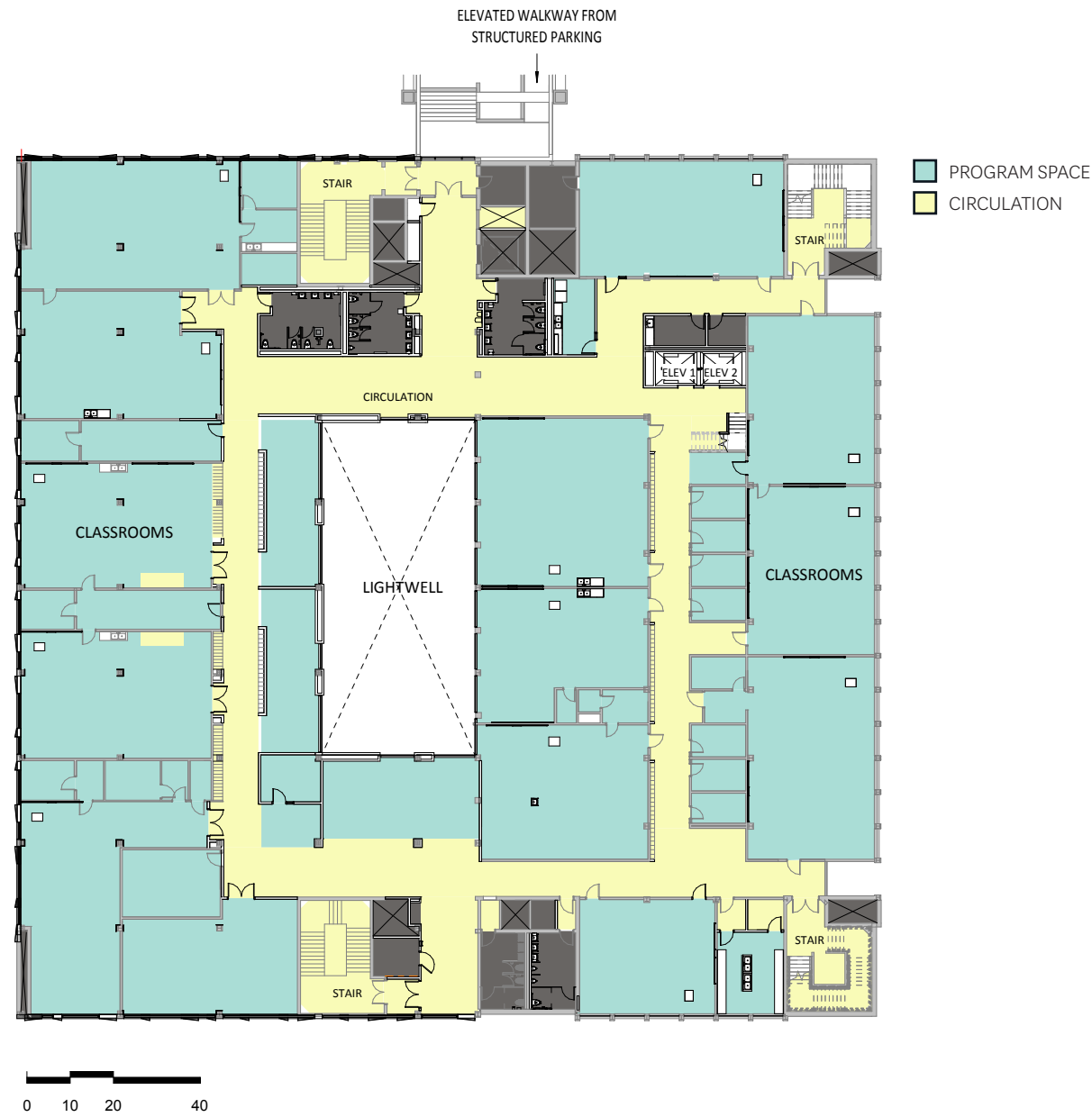
- PROGRAM SPACE
- GALLERY
- CIRCULATION




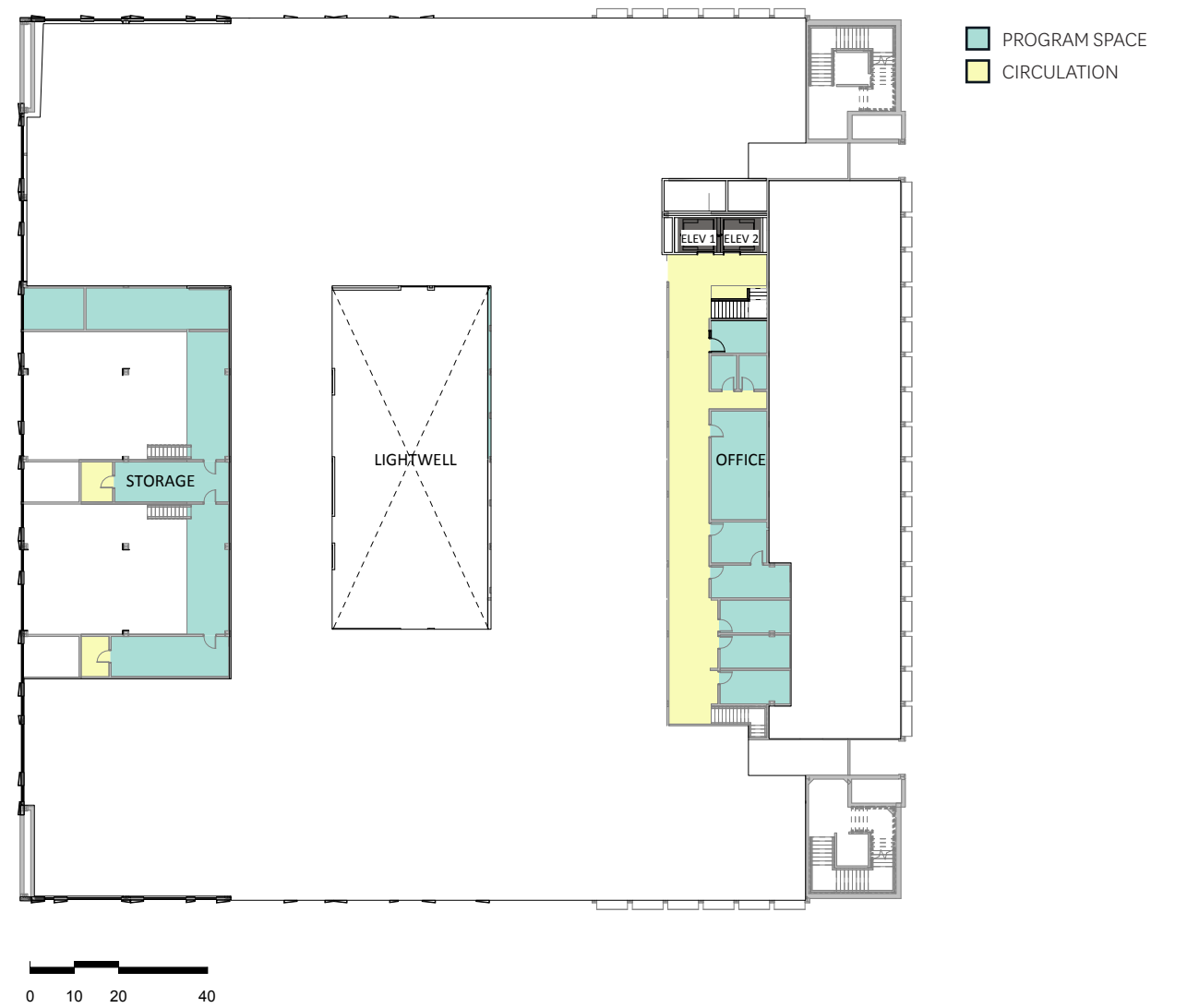
LEVEL 1 - 37,001 SF, FAR 0.93
SCALE : 1" = 40'-0"


- PROGRAM SPACE
- GALLERY
- CIRCULATION

FLOOR PLANS




2ND FLOOR - 36,727 SF, FAR 0.92
 SCALE : 1" = 40'-0"

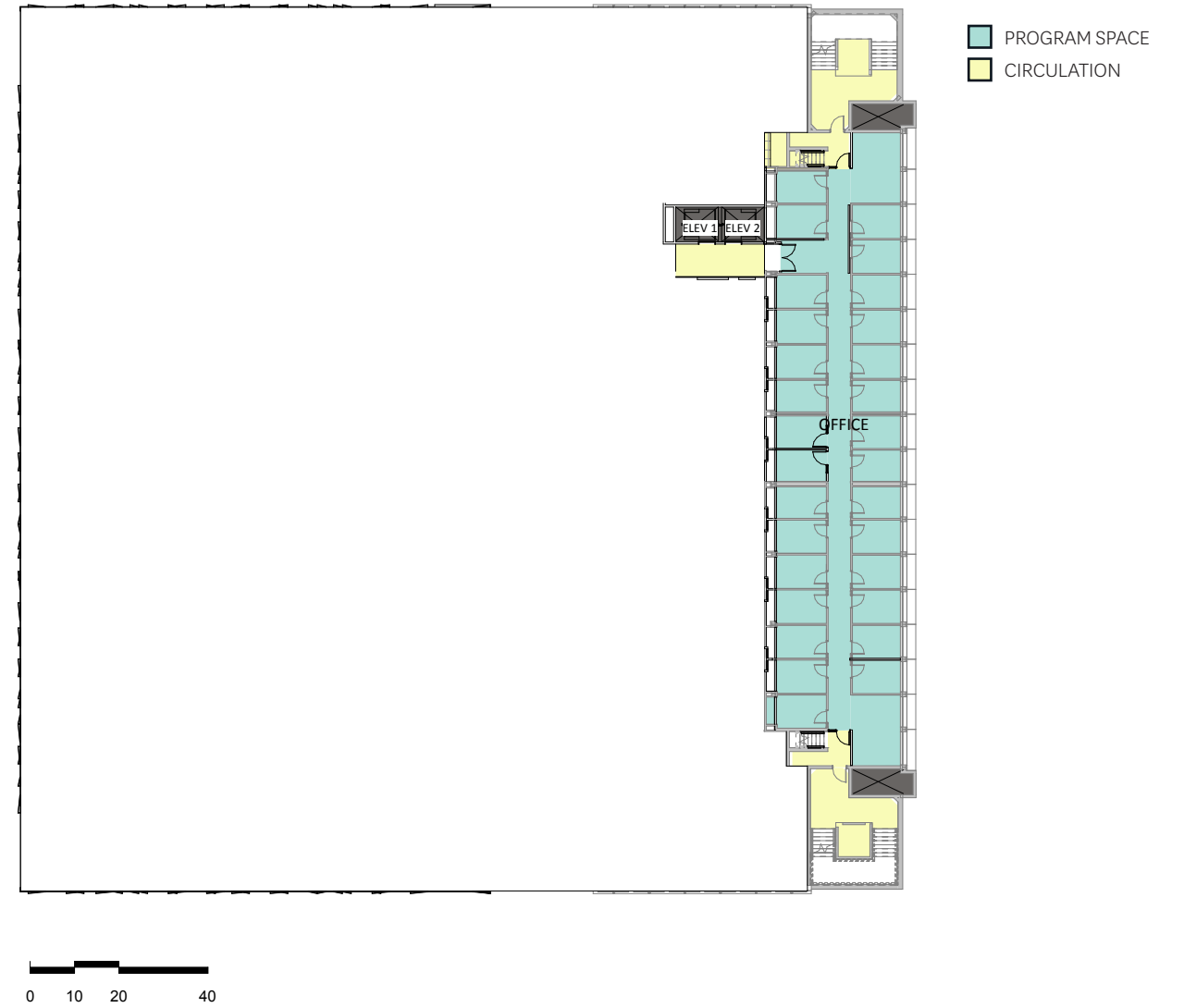



2ND FLOOR MEZZANINE - 4,488 SF, FAR 0.11
 SCALE : 1" = 40'-0"

FLOOR PLANS



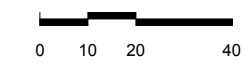
3RD FLOOR - 36,907 SF, FAR 0.92
SCALE : 1" = 40'-0"




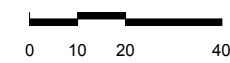
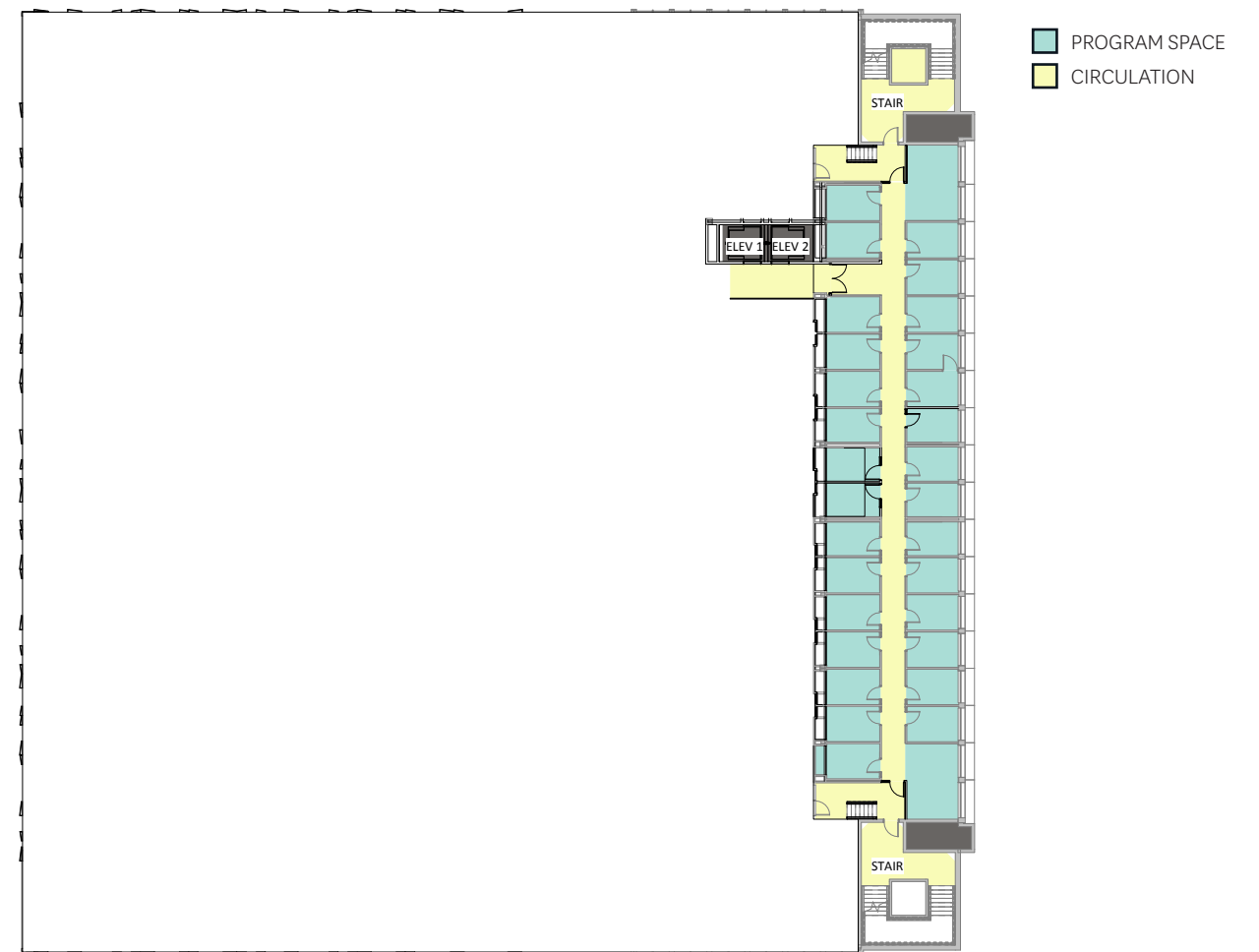
3RD FLOOR MEZZANINE - 5,743 SF, FAR 0.14
SCALE : 1" = 40'-0"


FLOOR PLANS

UPDATED CONTENT



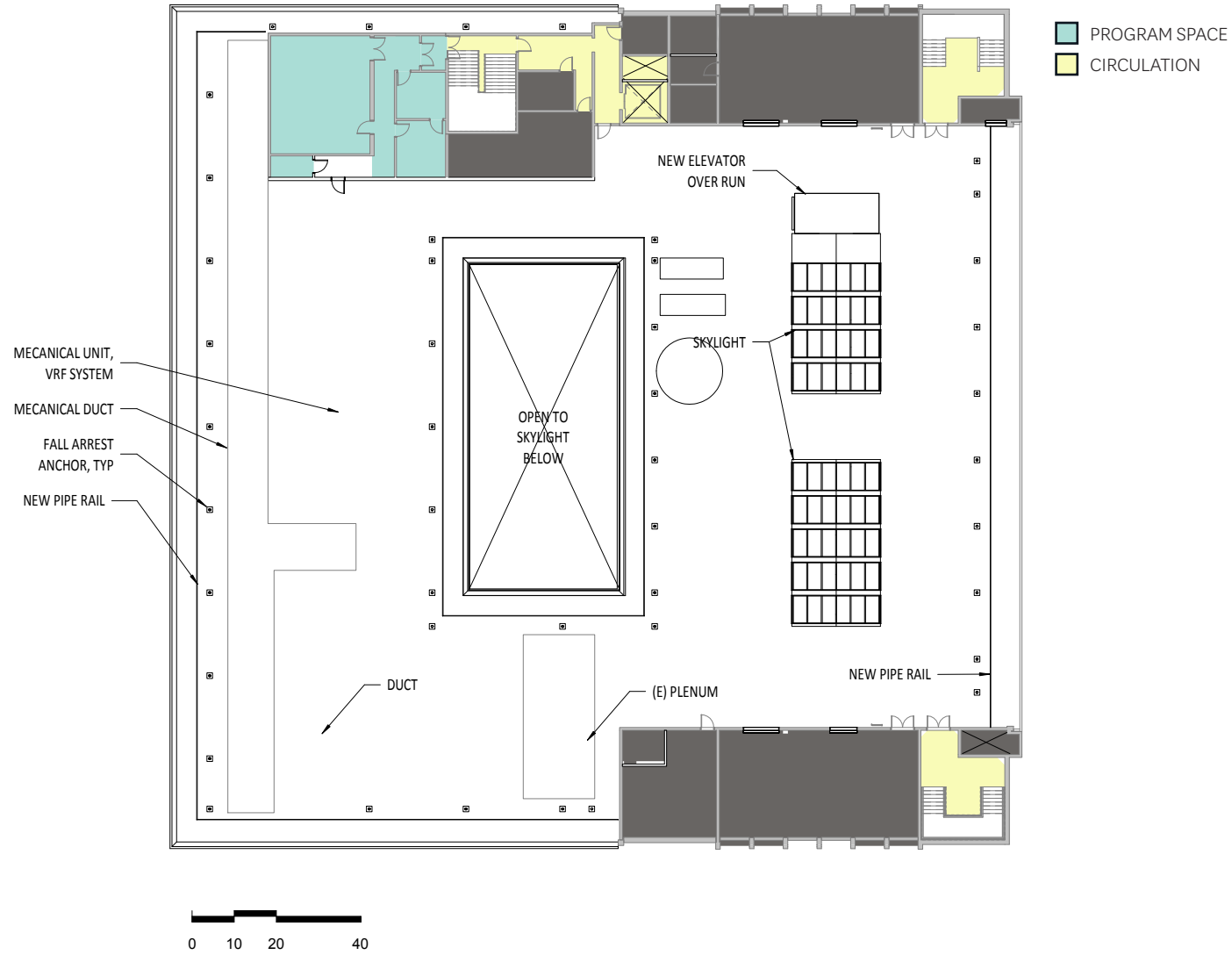
 **4TH FLOOR** - 28,853 SF, FAR 0.72
SCALE : 1" = 40'-0"



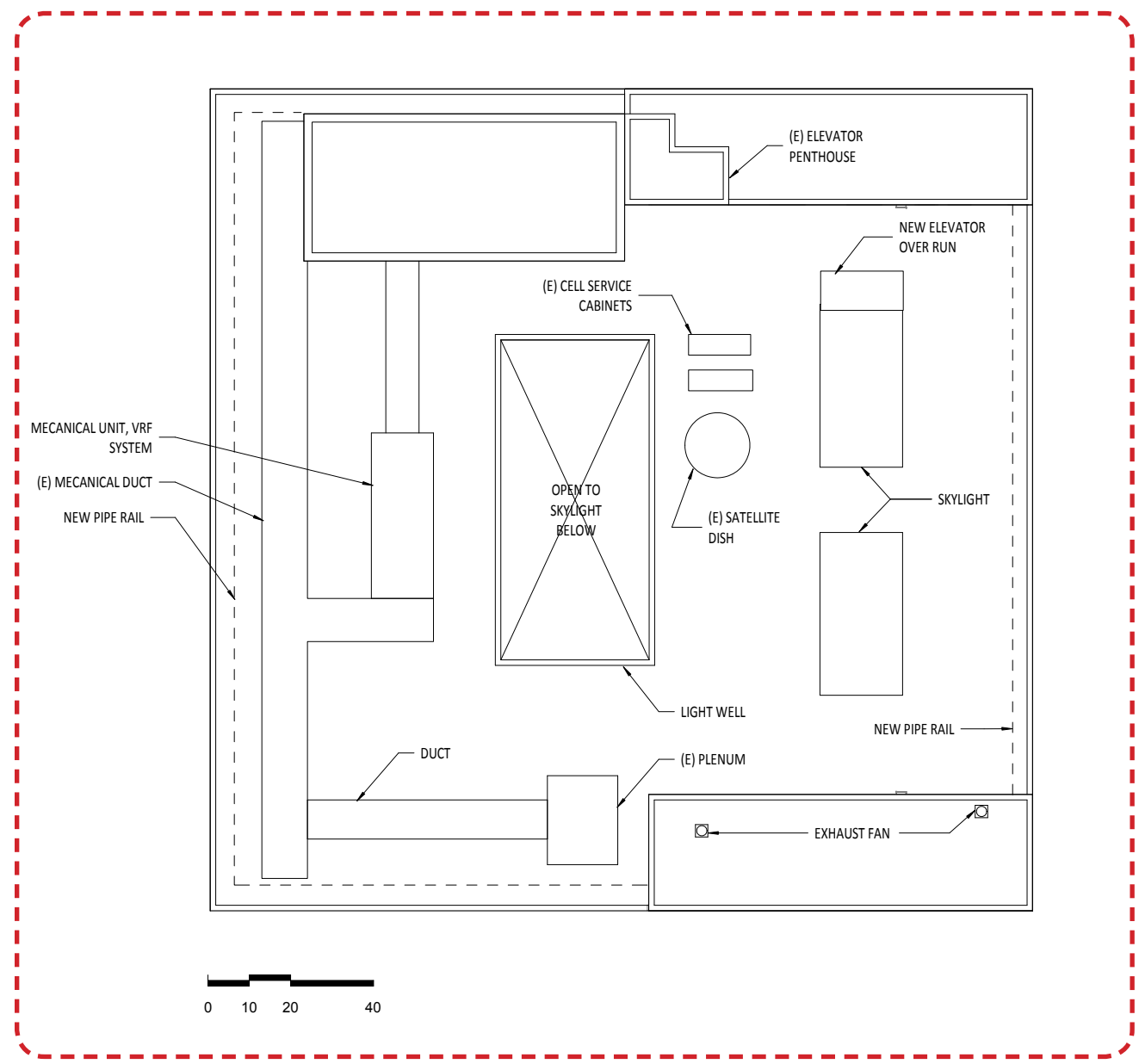
 **4TH FLOOR MEZZANINE** - 5,743 SF, FAR 0.14
SCALE : 1" = 40'-0"

FLOOR PLANS

REF: 01/C.87

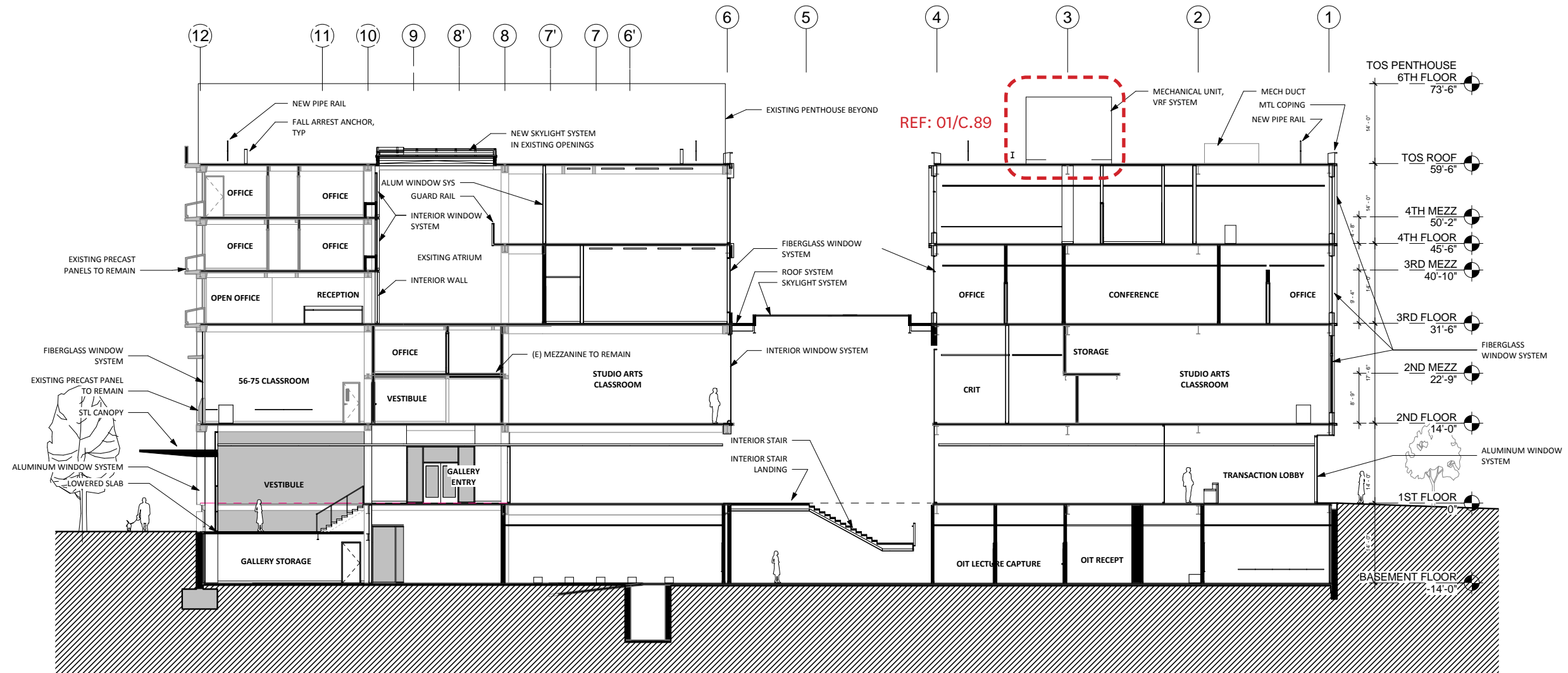


5TH FLOOR - 8,647 SF, FAR 0.22
SCALE : 1" = 40'-0"



ROOF/PENTHOUSE
SCALE : 1" = 40'-0"

FLOOR PLANS



01 EAST/WEST BUILDING SECTION
 SCALE : 3/64" = 1'-0"

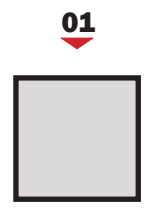
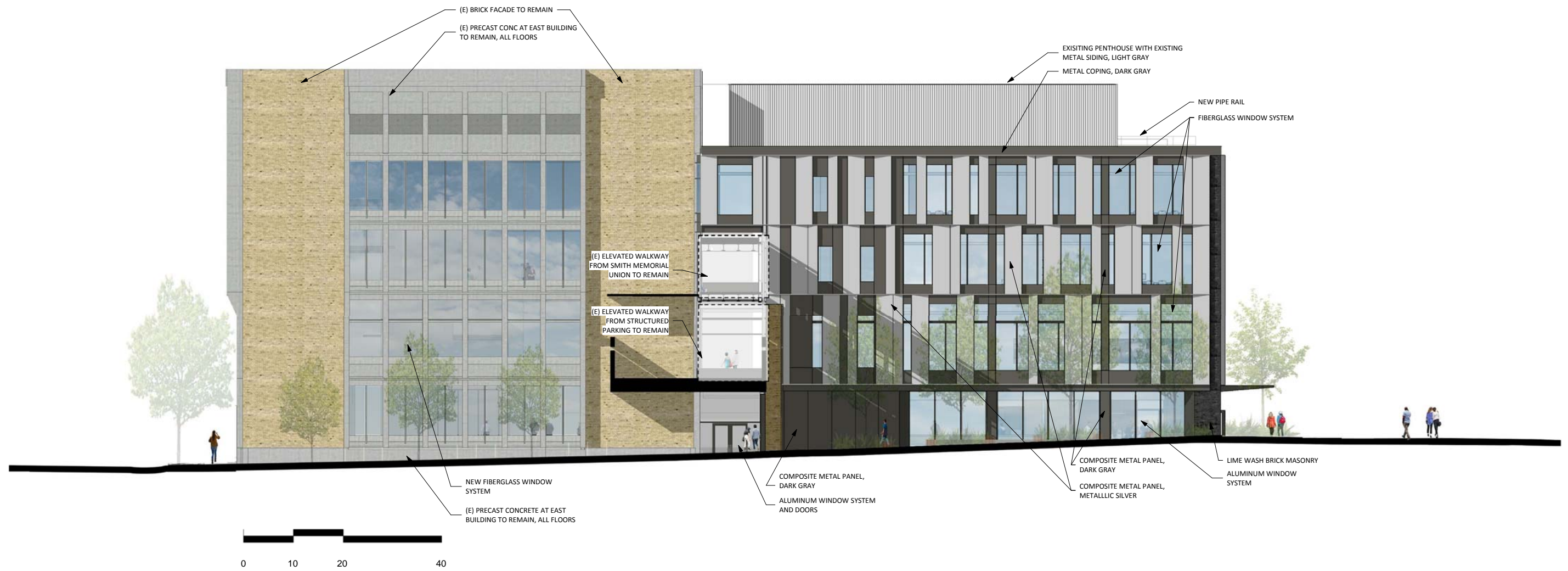


01



01 NORTH ELEVATION
SCALE : 3/64" = 1'-0"

BUILDING ELEVATION - NORTH (EXISTING)

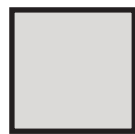


01 NORTH ELEVATION
 SCALE : 3/64" = 1'-0"

BUILDING ELEVATION - NORTH



01 SOUTH ELEVATION (EXISTING)
SCALE : 3/64" = 1'-0"



01

BUILDING ELEVATION - SOUTH (EXISTING)

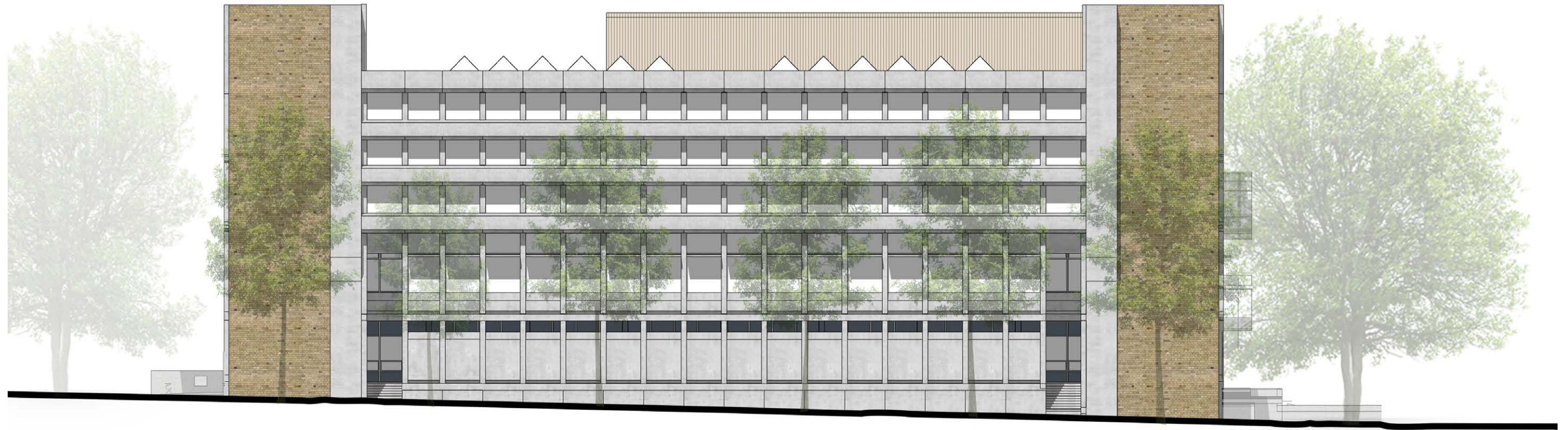


01 SOUTH ELEVATION
SCALE : 3/64" = 1'-0"



01

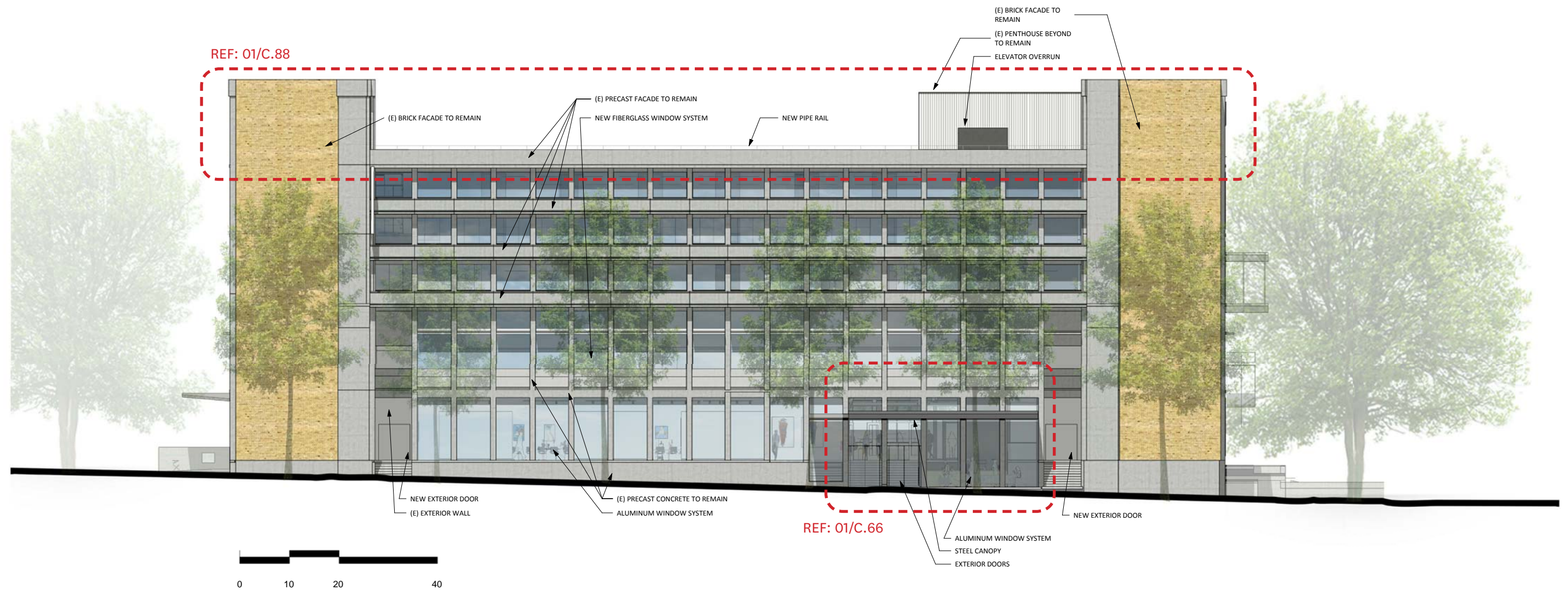
BUILDING ELEVATION - SOUTH



01 EAST ELEVATION (EXISTING)
SCALE : 3/64" = 1'-0"



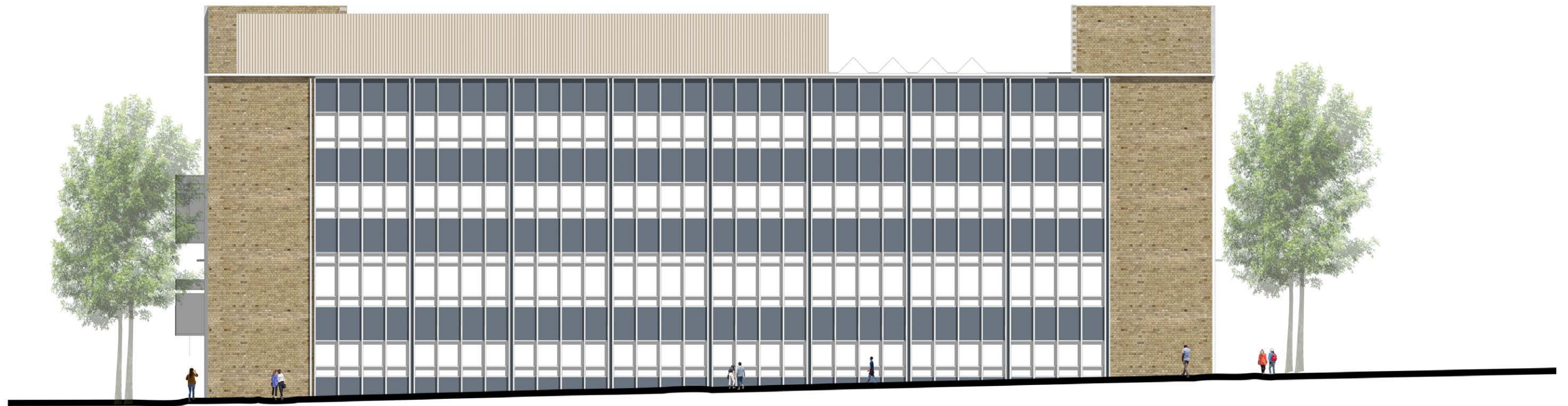
BUILDING ELEVATION - EAST (EXISTING)



01 EAST ELEVATION
 SCALE : 3/64" = 1'-0"



BUILDING ELEVATION - EAST

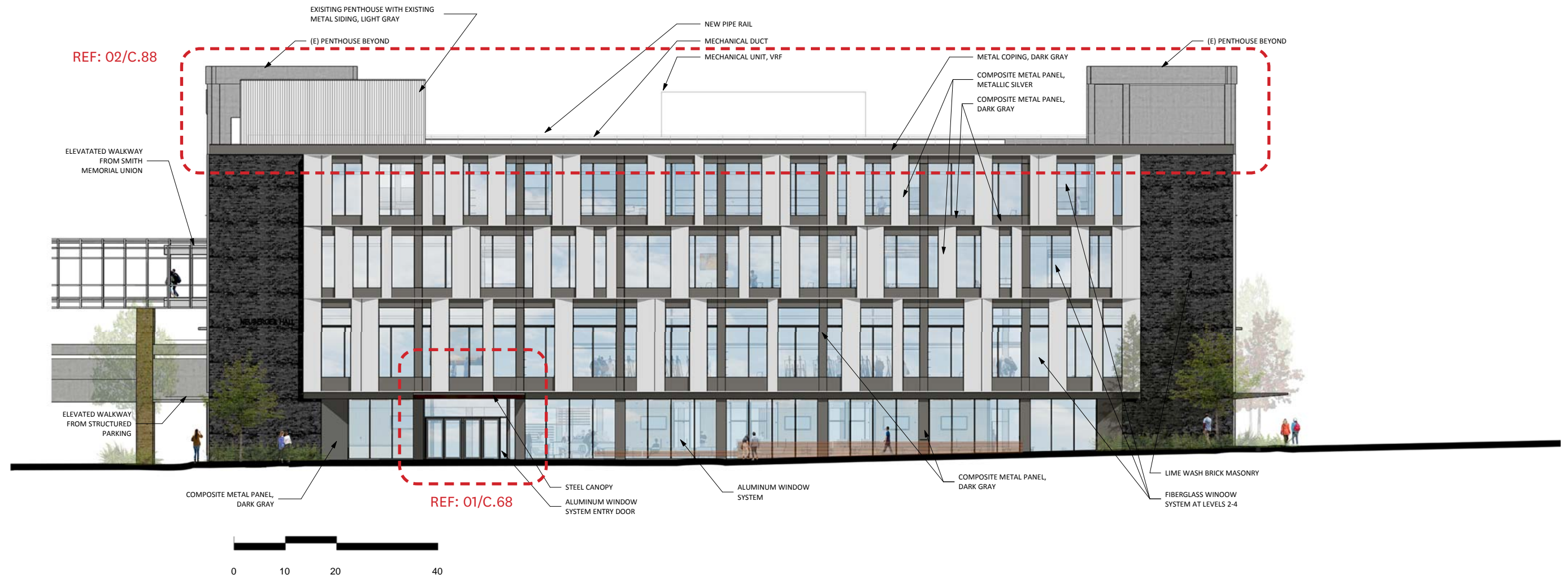


01 WEST ELEVATION (EXISTING)
SCALE : 3/64" = 1'-0"

01 ▶



BUILDING ELEVATION - WEST (EXISTING)



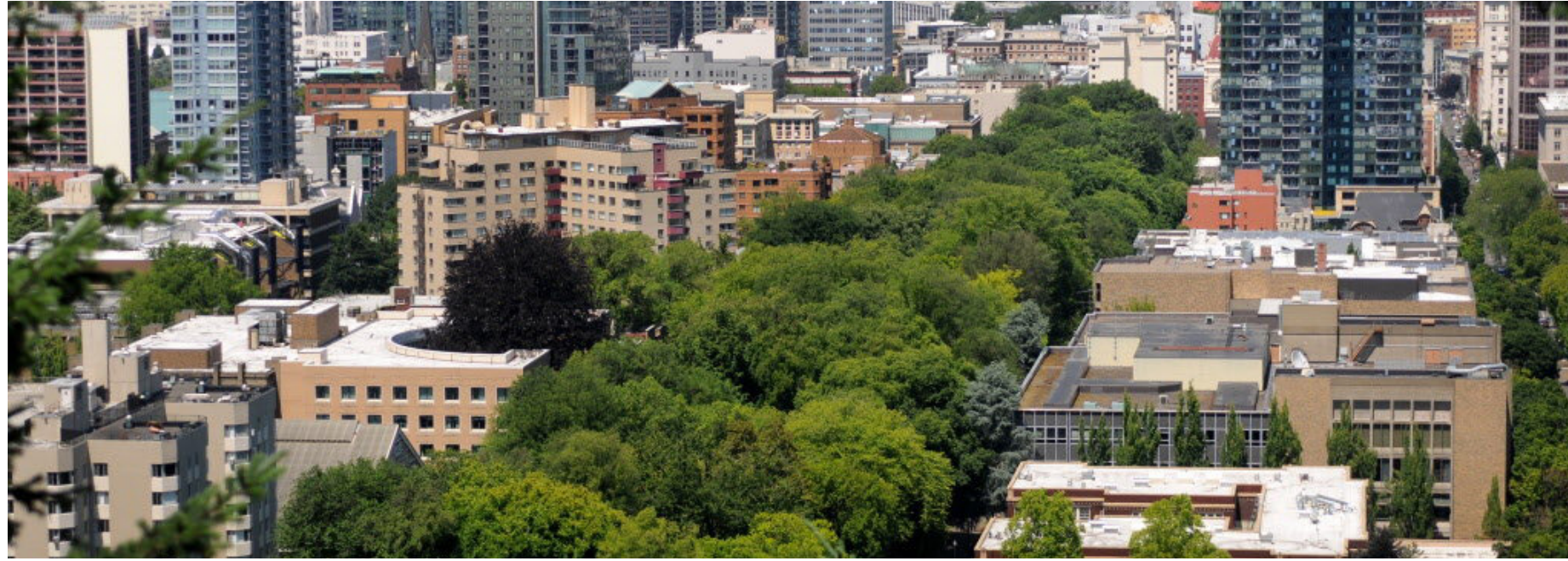
01 WEST ELEVATION
 SCALE : 3/64" = 1'-0"

01 ▶

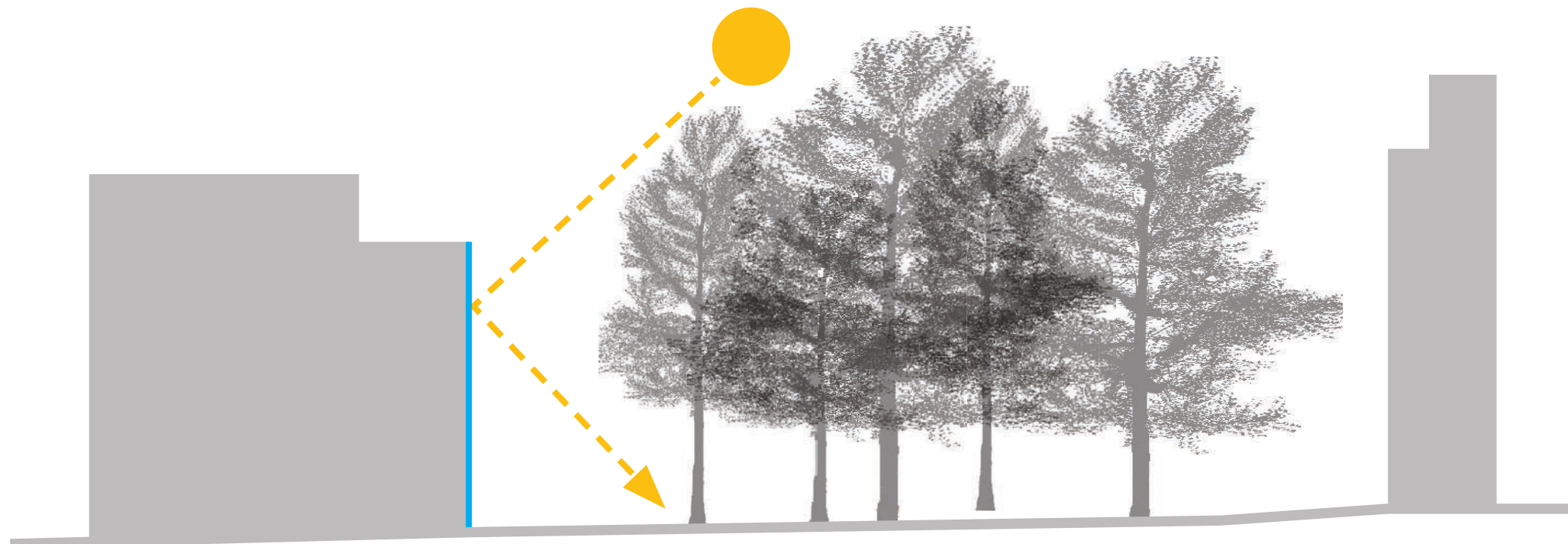


BUILDING ELEVATION - WEST

Replacing the envelope along the park blocks is an opportunity to increase reflectivity and bounce light into the park



SOUTH PARK BLOCKS



BOUNCING LIGHT

FACADE CONCEPT - SOUTH PARK BLOCK CANOPY

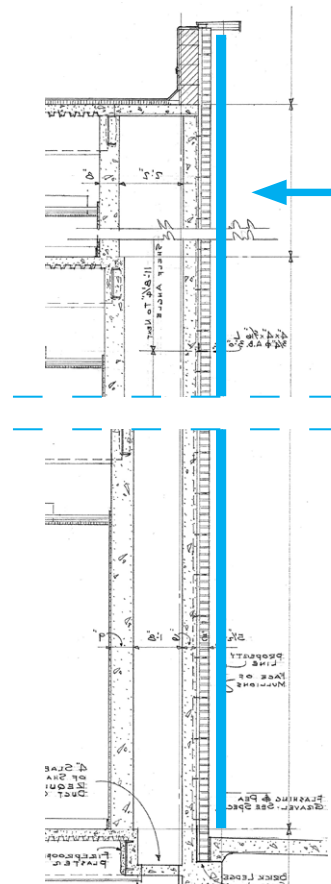
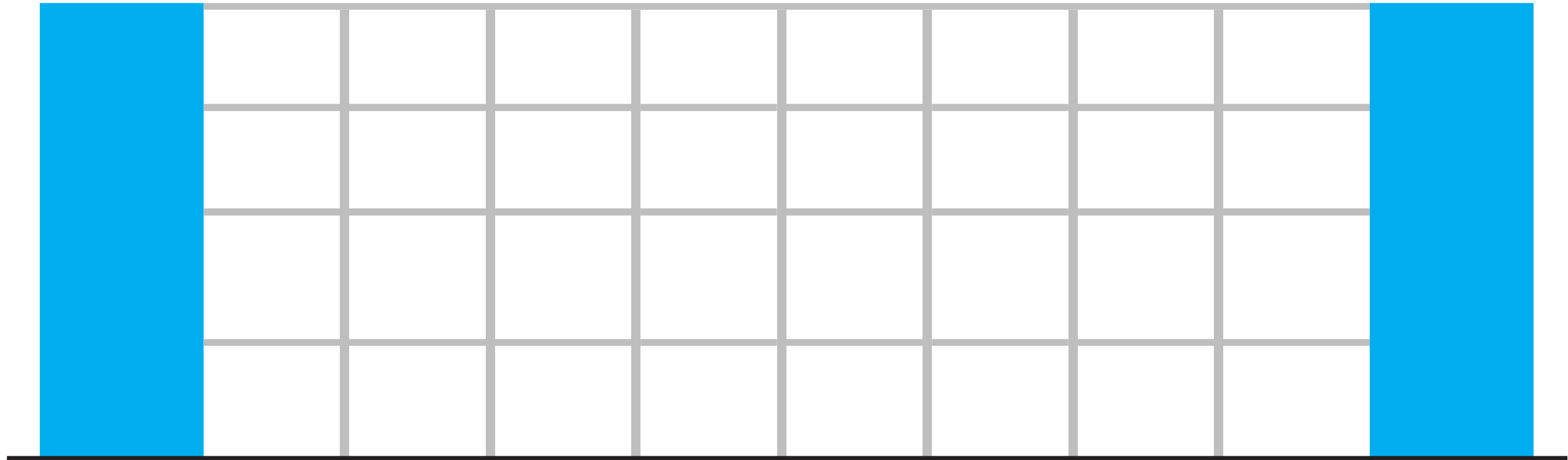
Existing examples of light and dark facades:



LINCOLN HALL - LIGHT FACADE



NEUBERGER HALL - DARK FACADE

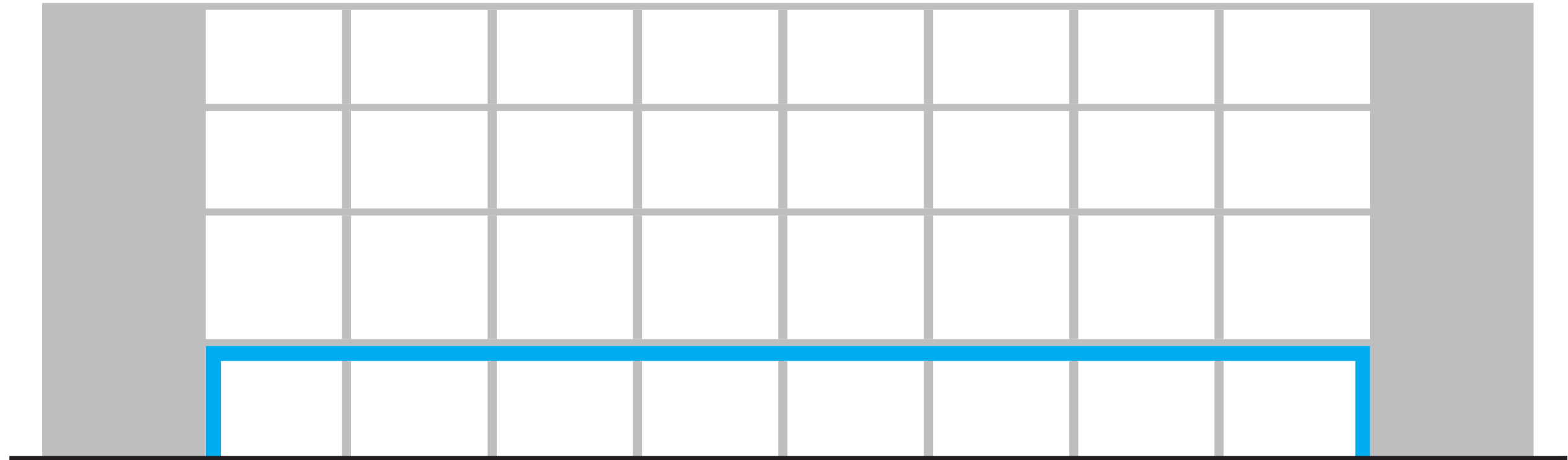


CONCRETE
SHEAR WALLS
WITH BRICK
CLADDING



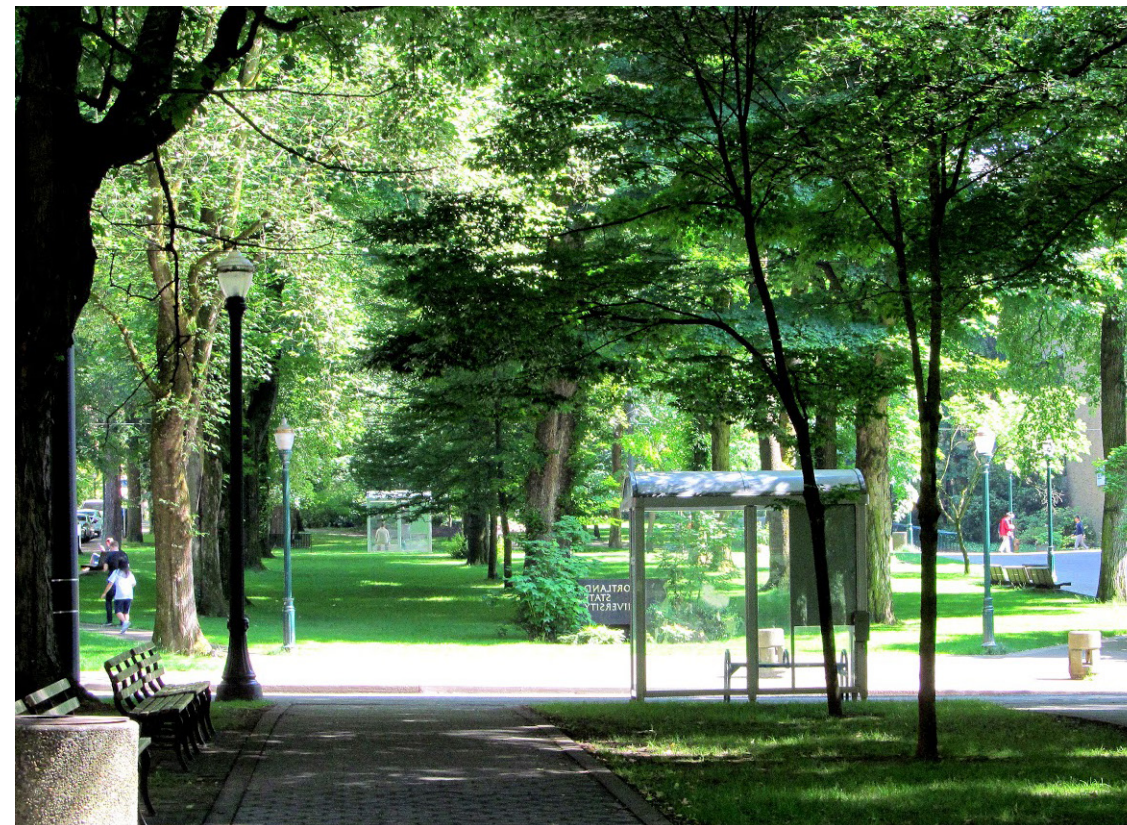
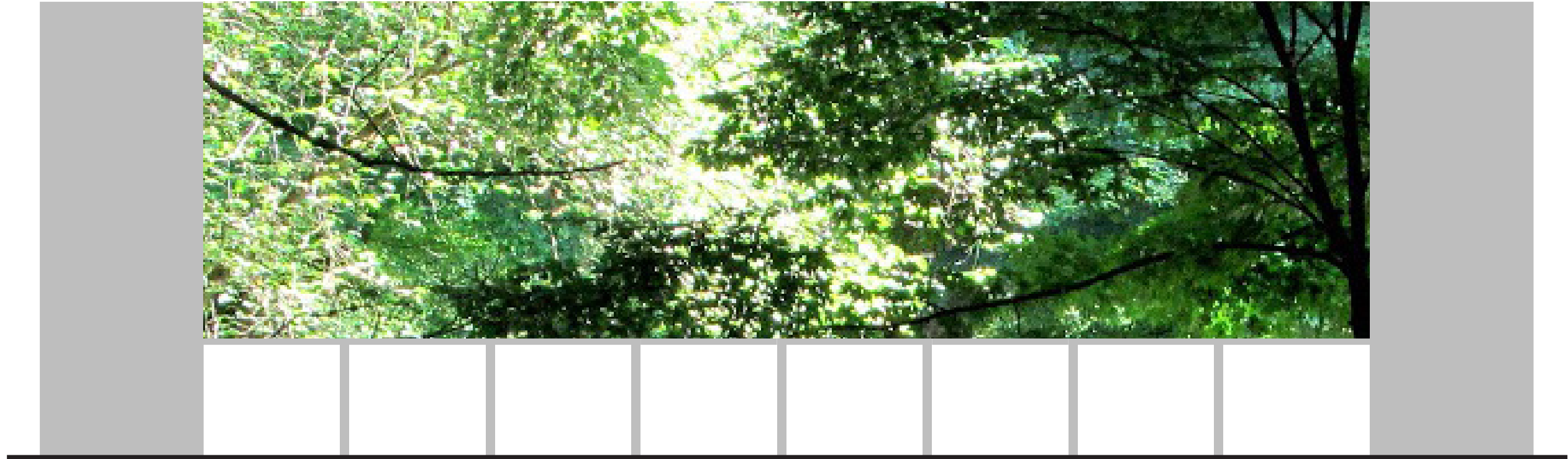
- Existing frames and shear walls

FACADE CONCEPT - EXISTING FRAMEWORK



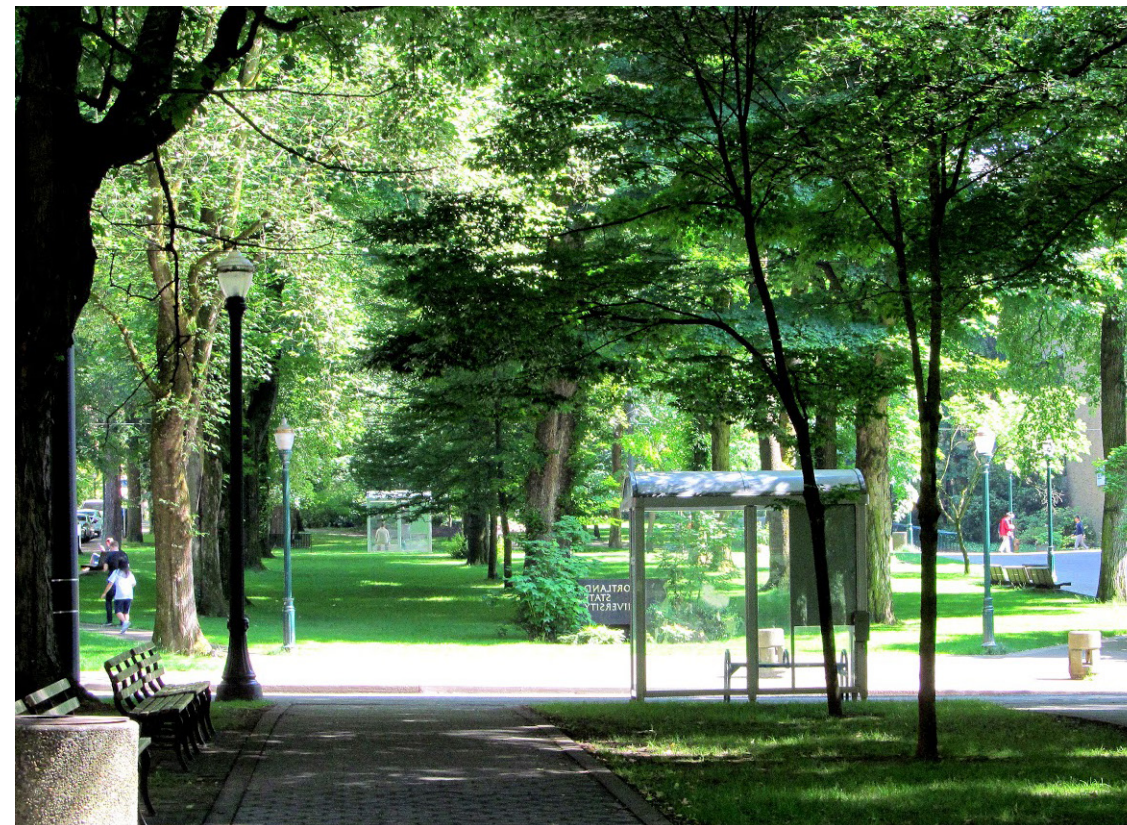
- Expand the transparent portions of the building towards the ground
- Create a sense of welcoming and inviting transparency into Student Services

FACADE CONCEPT - EXISTING FRAMEWORK



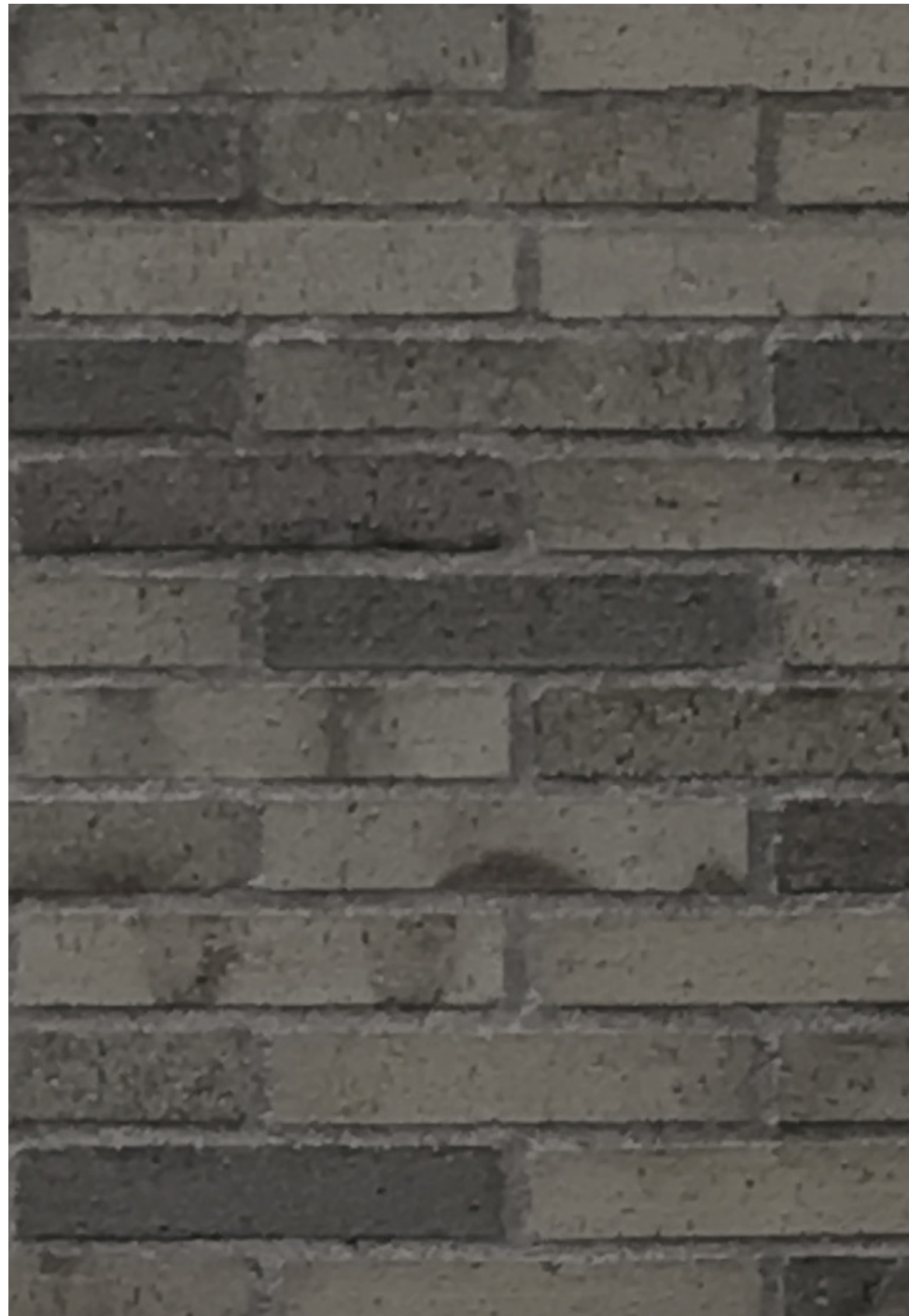
- Upper facade (SKY) connects to light and tree canopy

FACADE CONCEPT - EXISTING FRAMEWORK



- Lower Facade (EARTH) connects to ground plane and plaza

FACADE CONCEPT - EXISTING FRAMEWORK



BRICK MASONRY
WITH LIME WASH

REF: C.93 FOR DETAILS



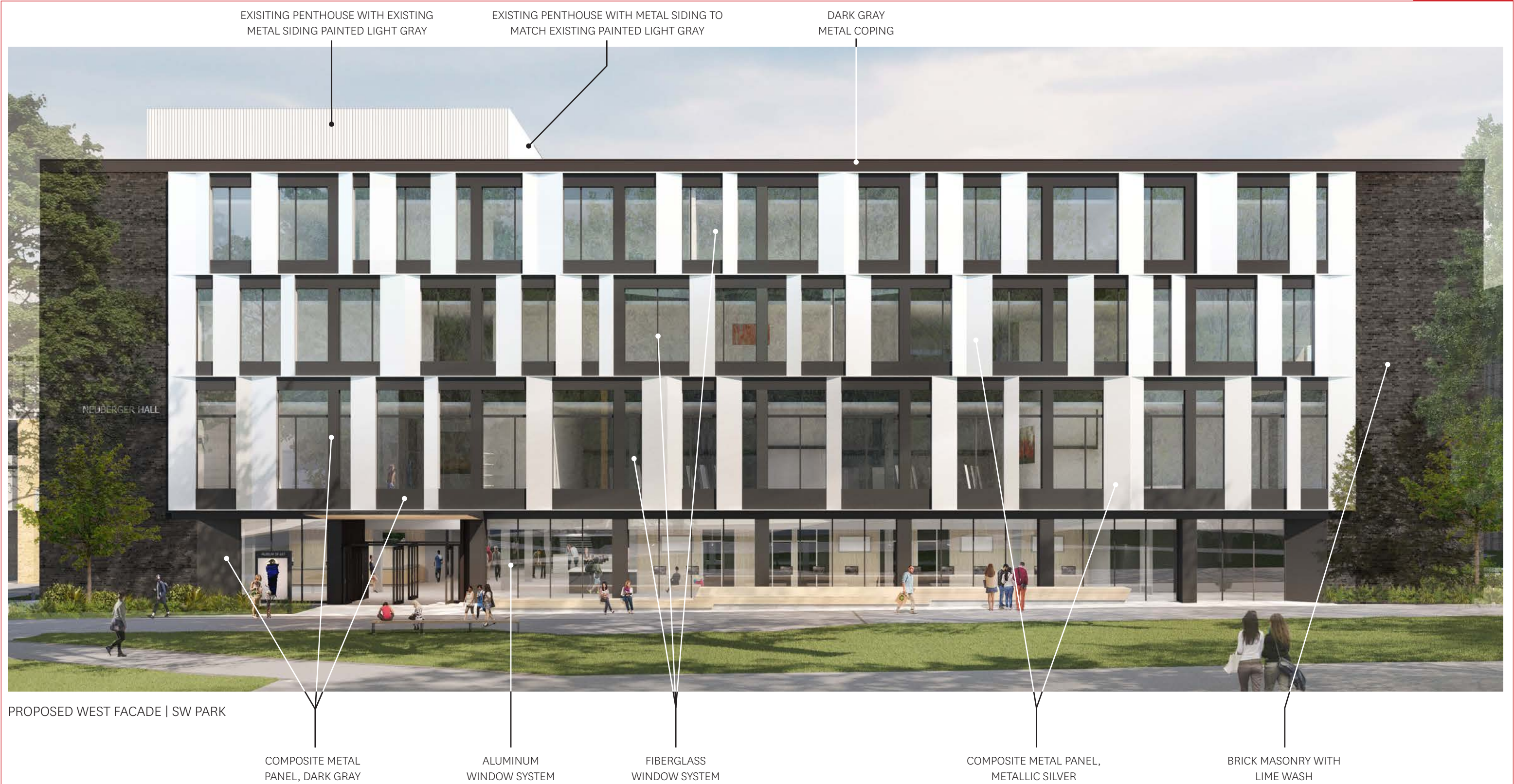
COMPOSITE METAL PANEL,
METALLIC SILVER

REF: C.94 FOR DETAILS



COMPOSITE METAL PANEL,
DARK GRAY

REF: C.94 FOR DETAILS

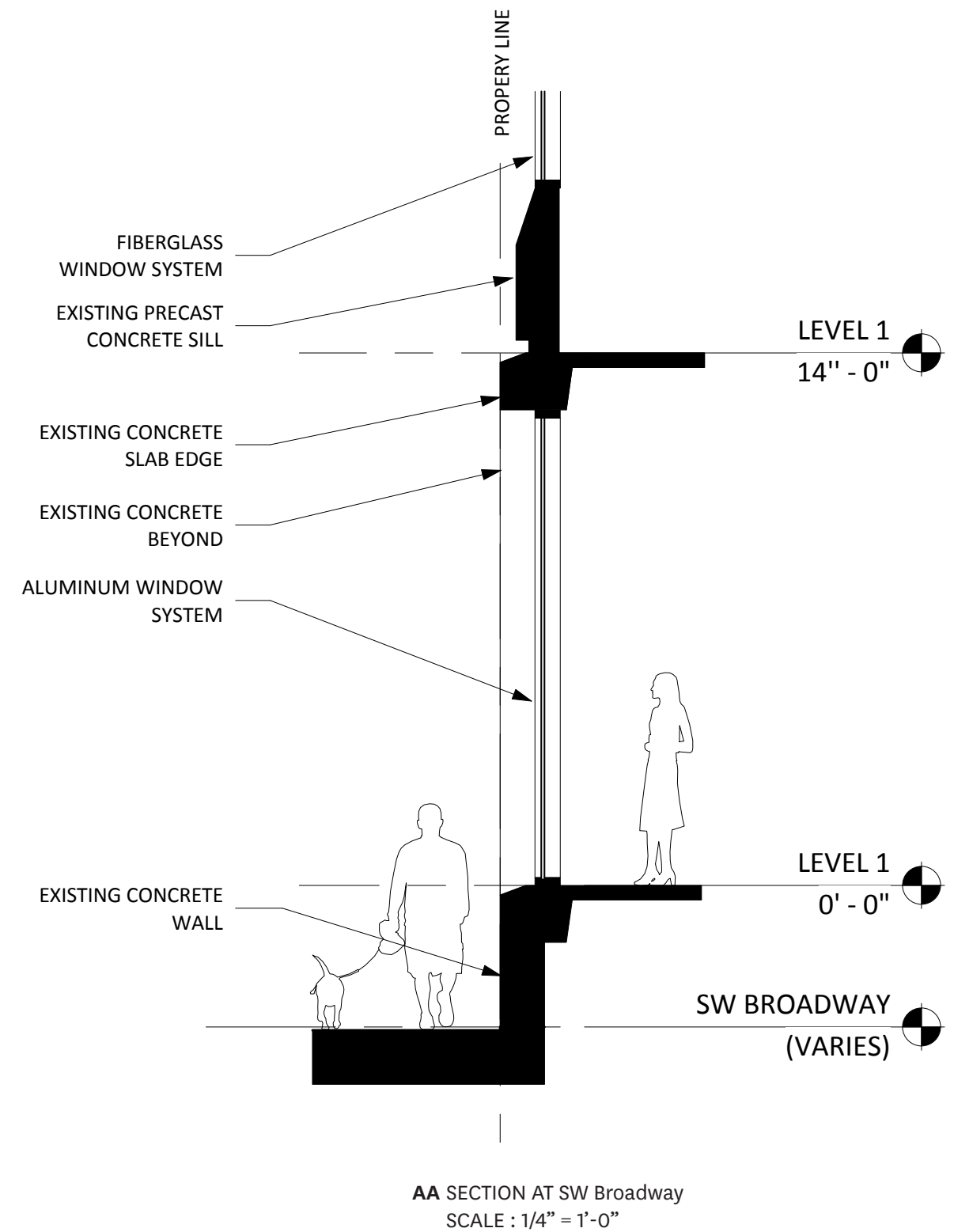
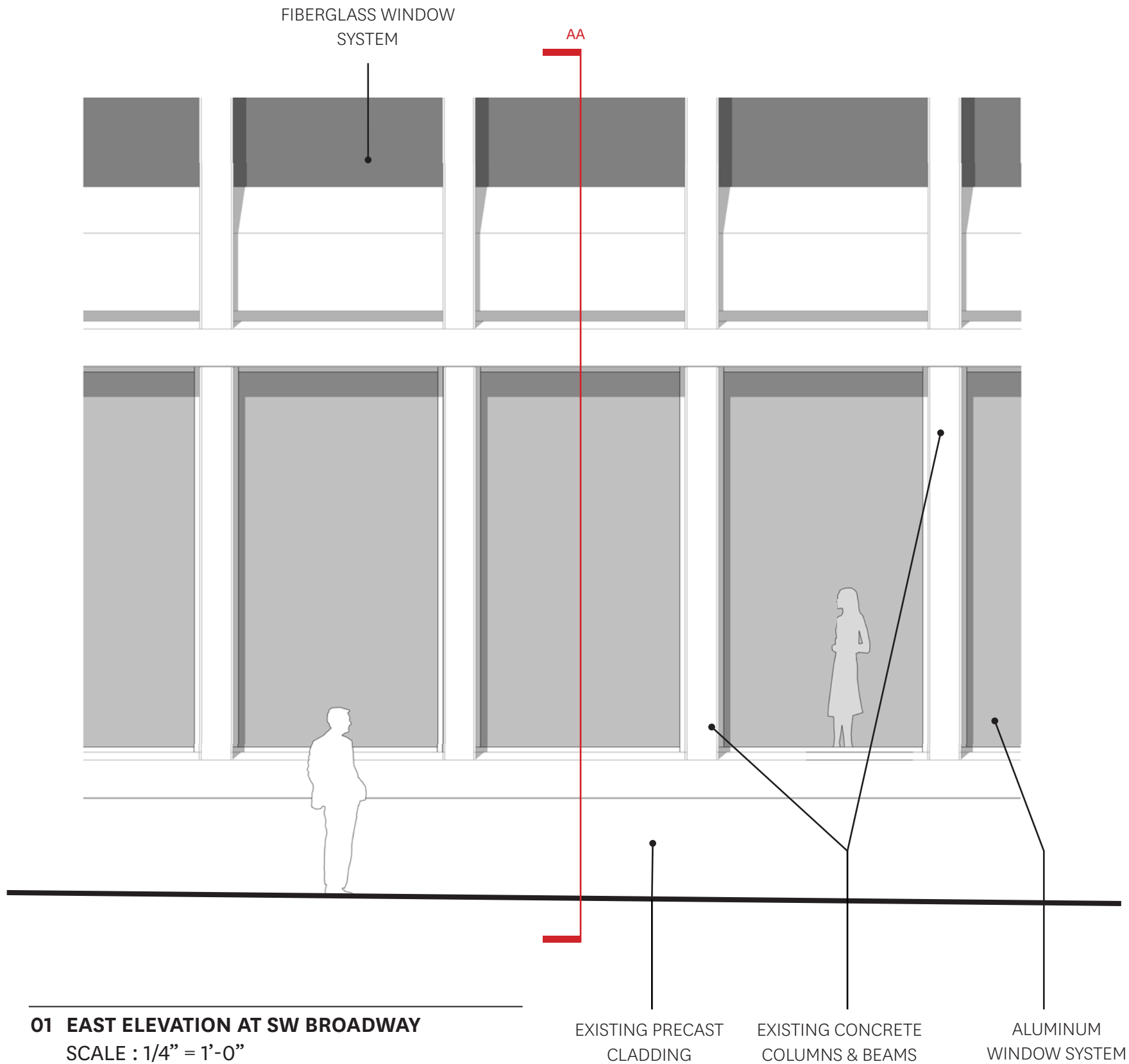


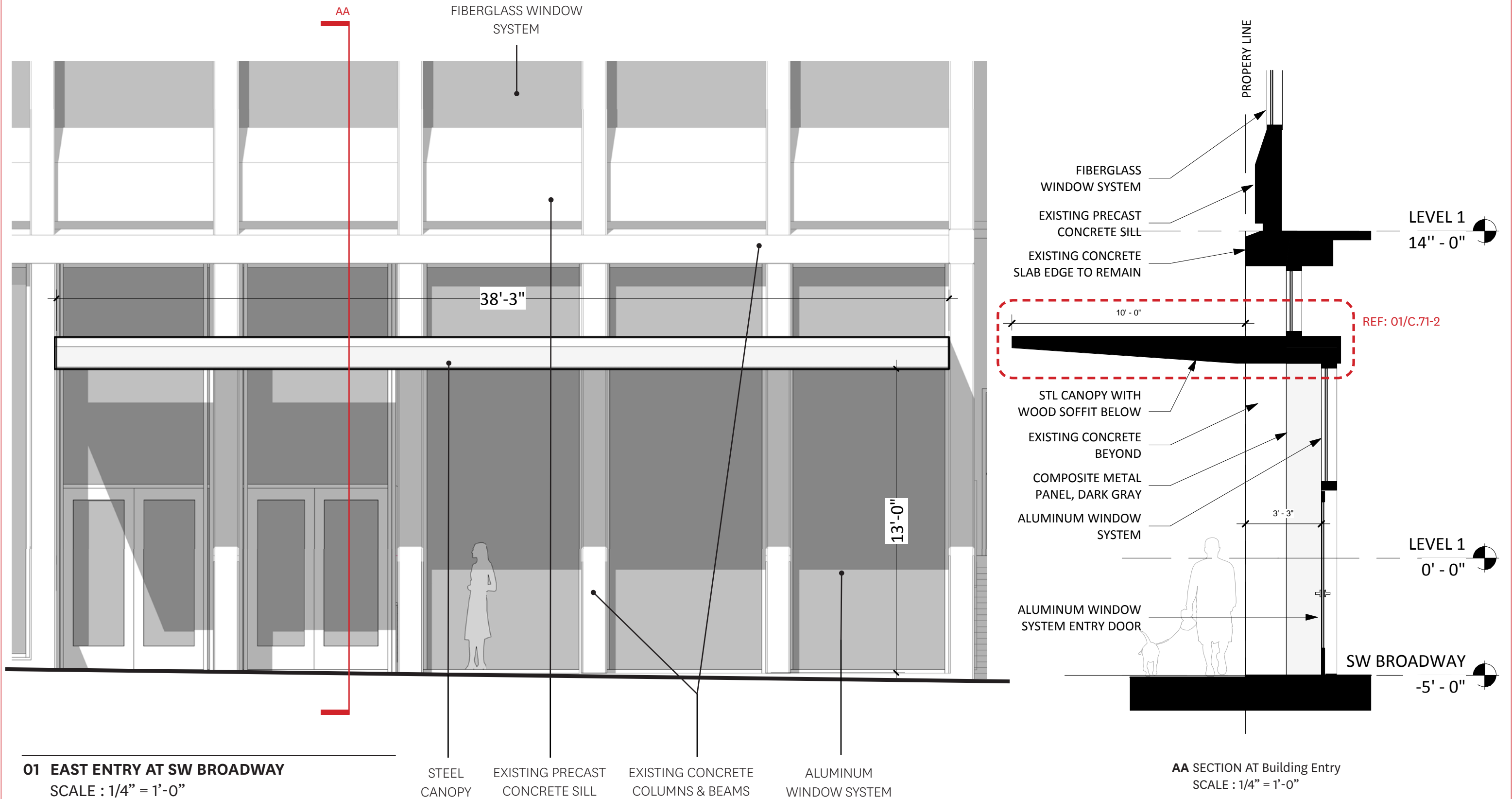
MATERIALS - WEST FACADE FACING PARK

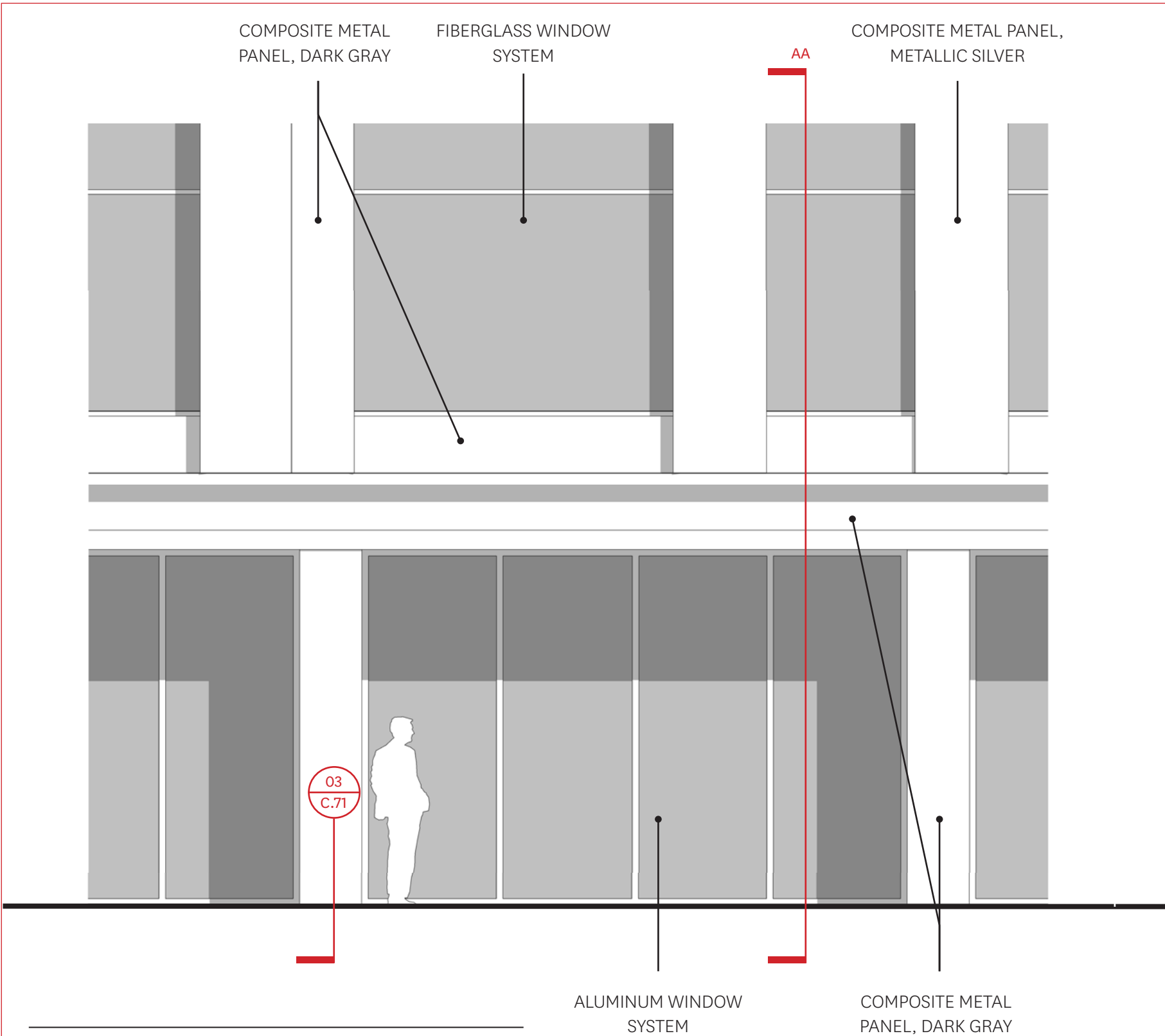


BUILDING PERSPECTIVE | SW PARK

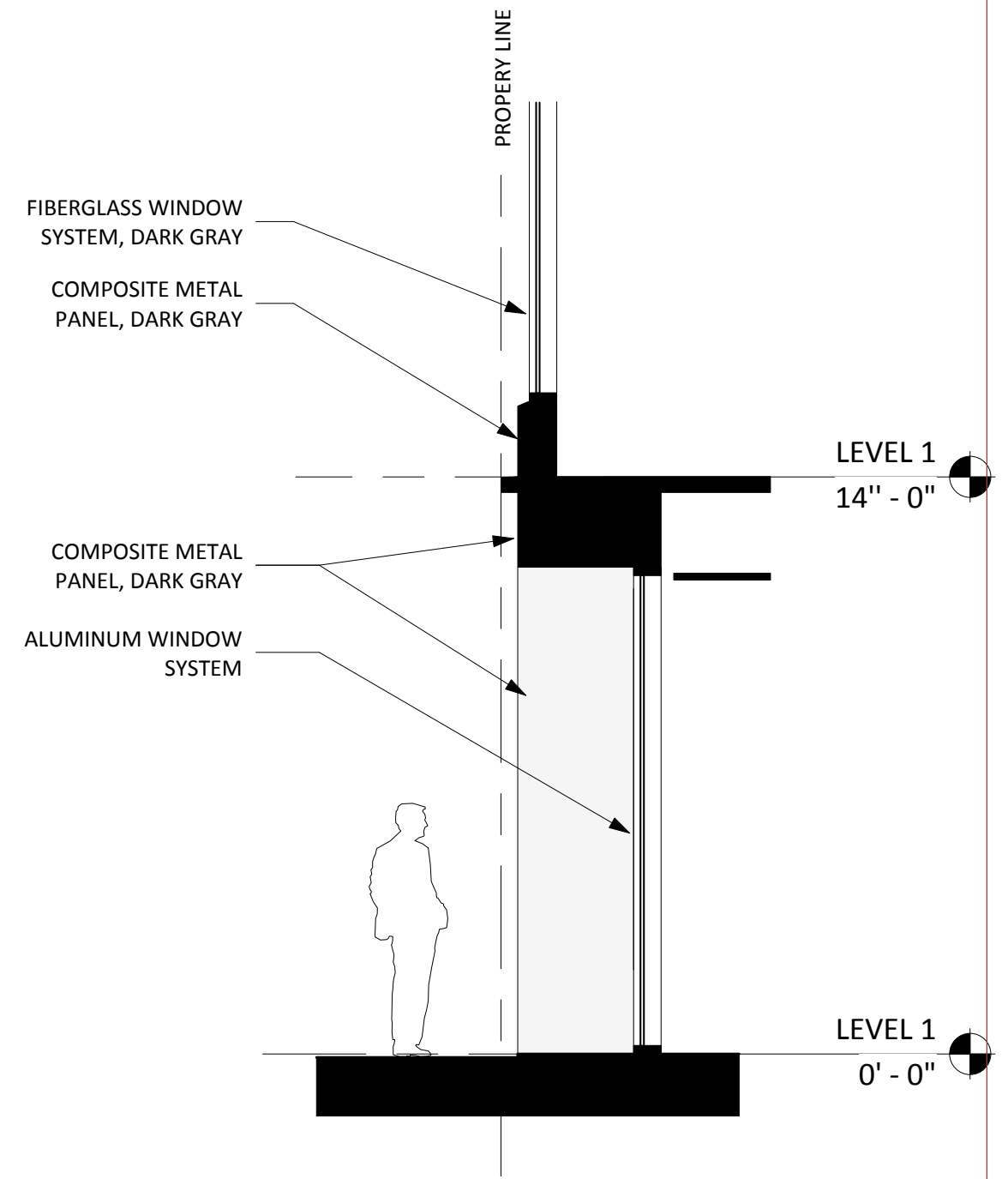
WEST ELEVATION STRATEGY - METAL





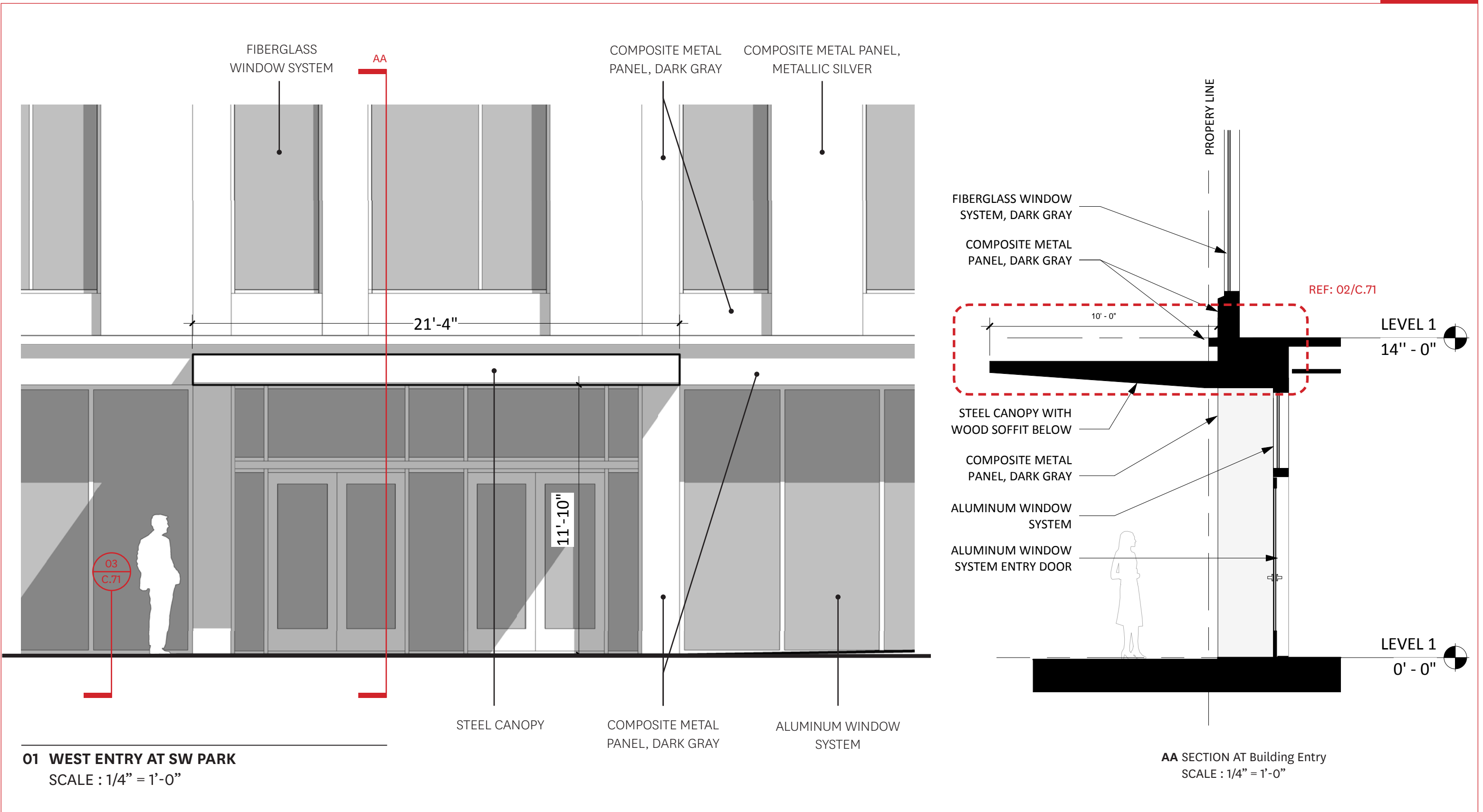


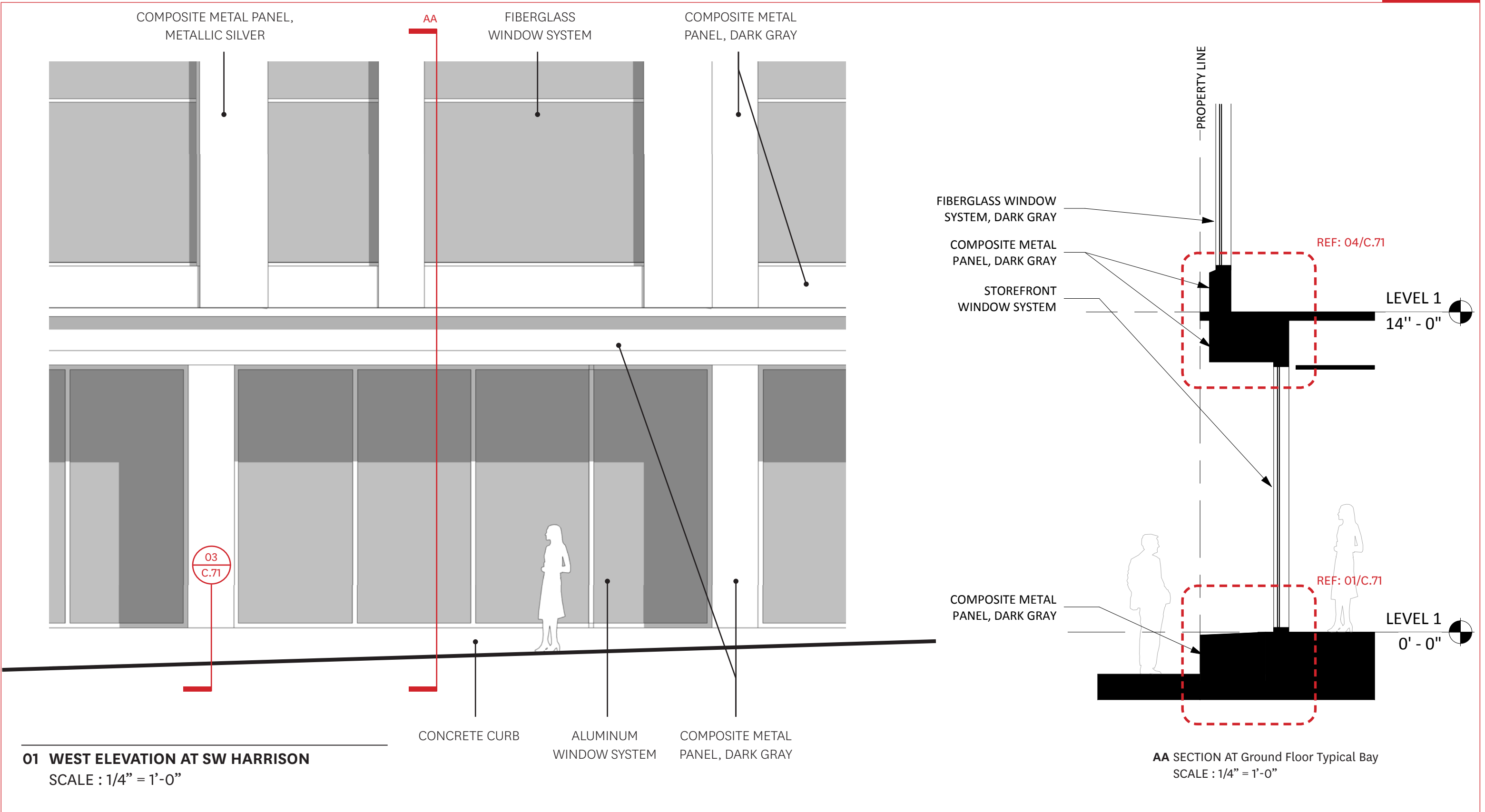
01 WEST ELEVATION AT SW PARK
SCALE : 1/4" = 1'-0"

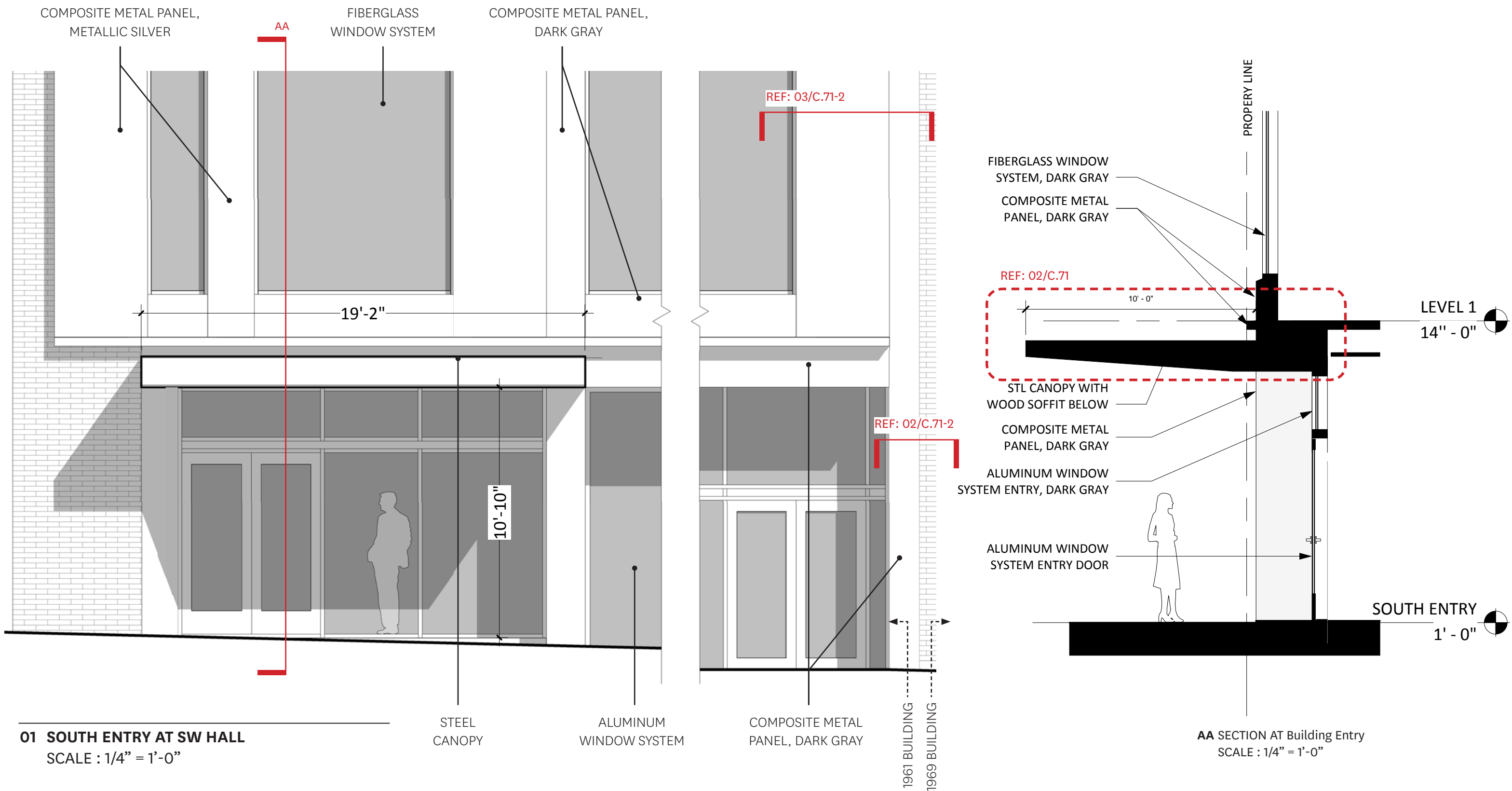


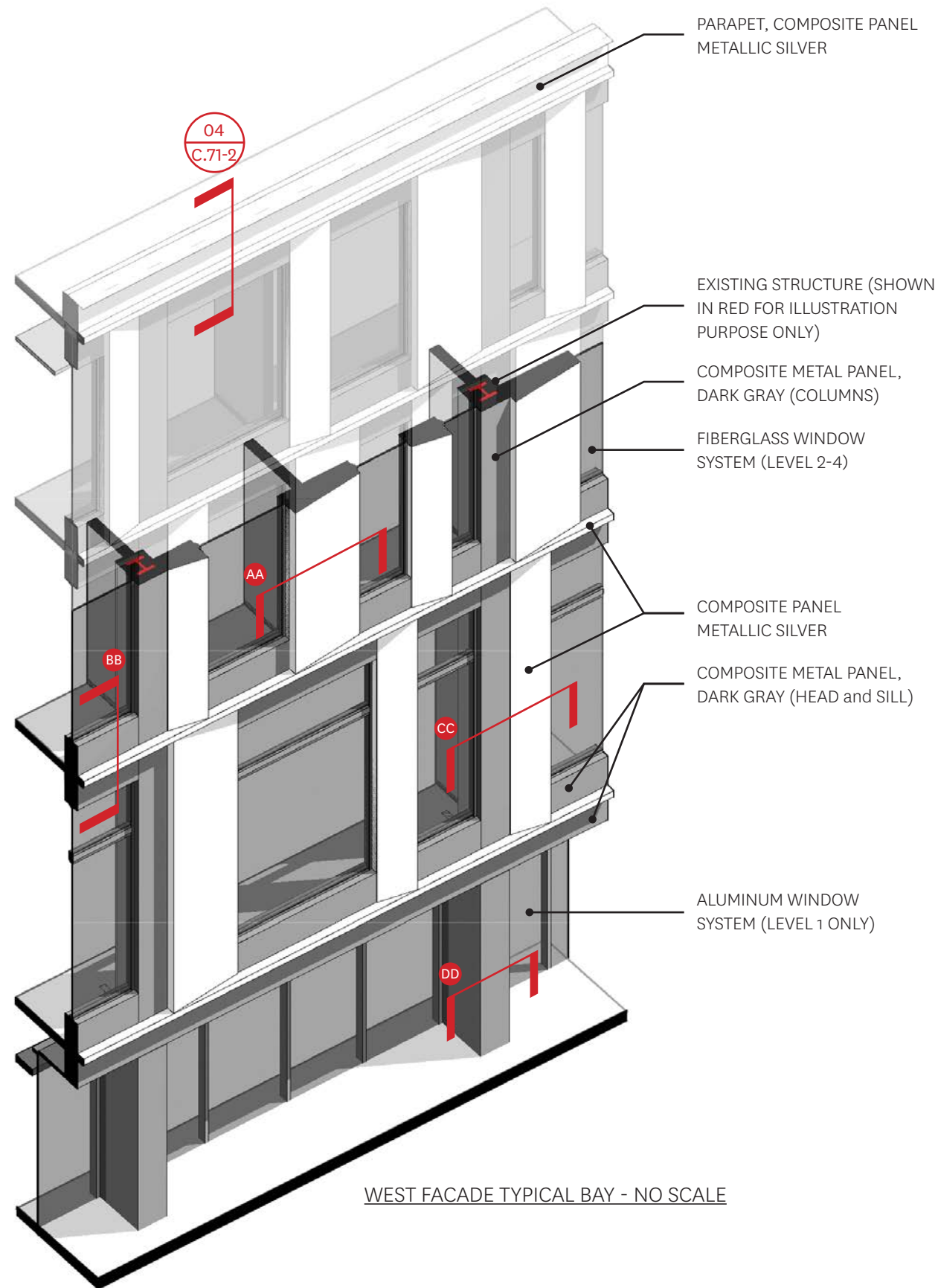
AA SECTION AT Ground Floor Typical Bay
SCALE : 1/4" = 1'-0"

ENLARGED STREET ELEVATIONS

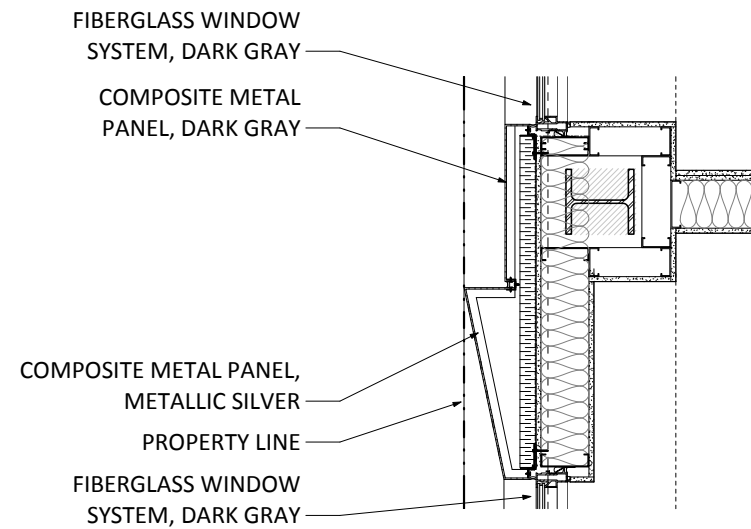




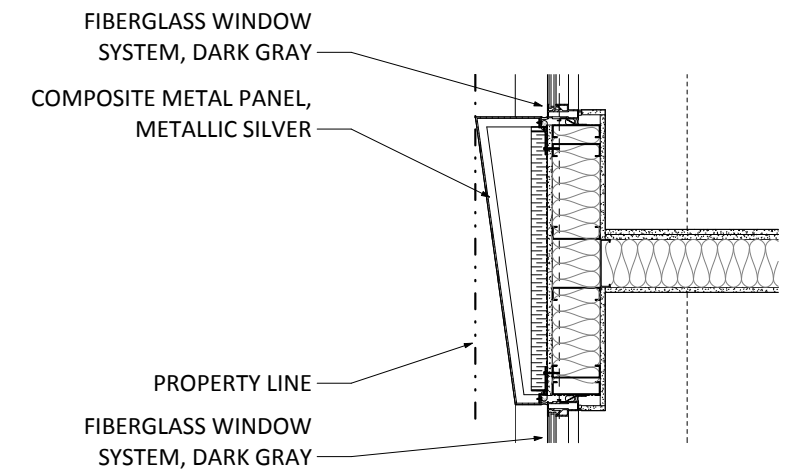




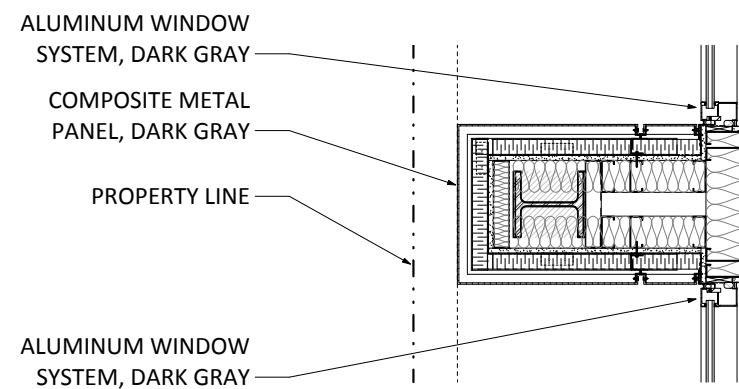
WEST FACADE TYPICAL BAY - NO SCALE



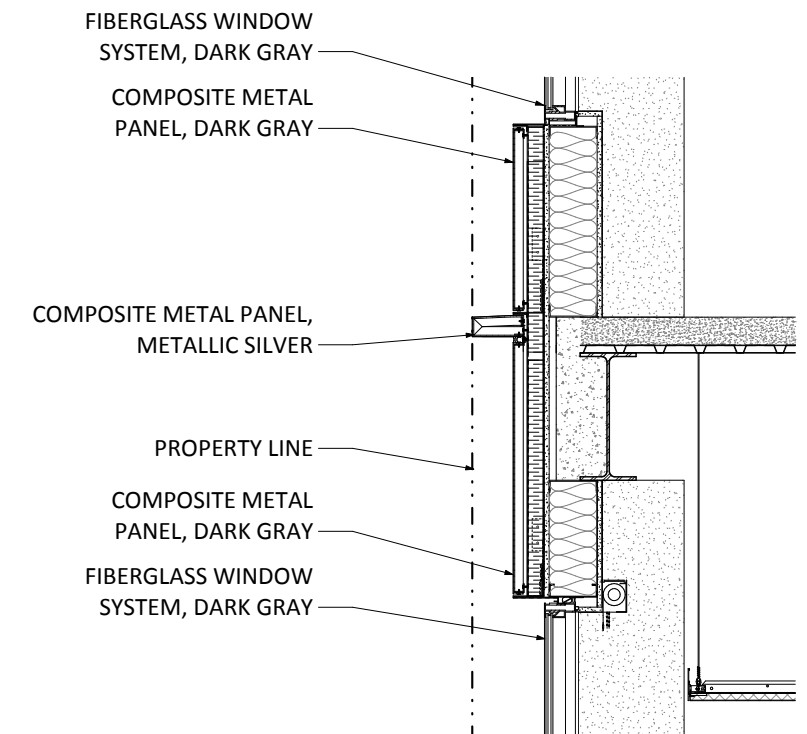
CC PLAN DETAIL at West Facade
SCALE : 3/4" = 1'-0"



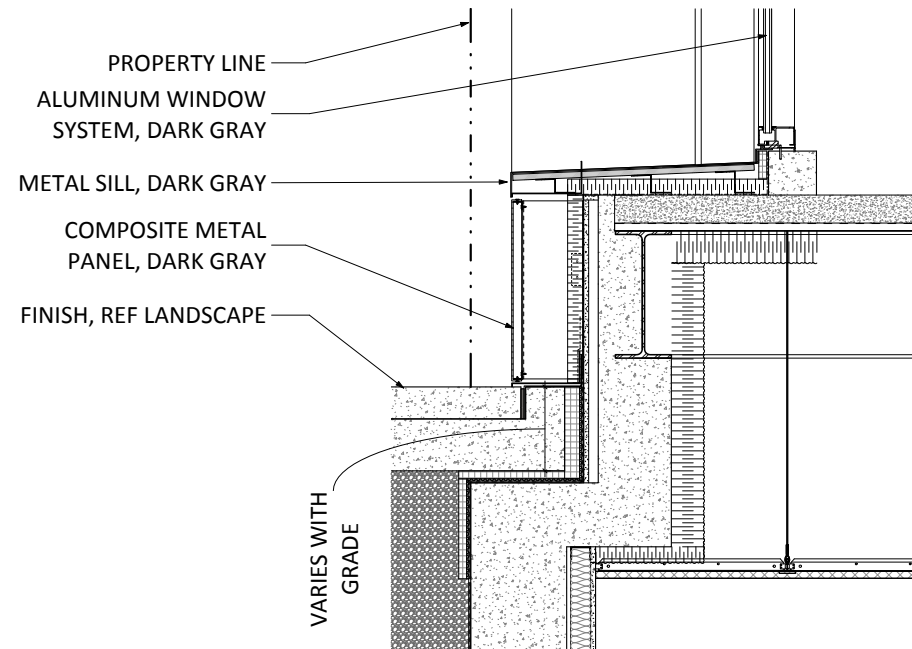
AA PLAN DETAIL at West Facade
SCALE : 3/4" = 1'-0"



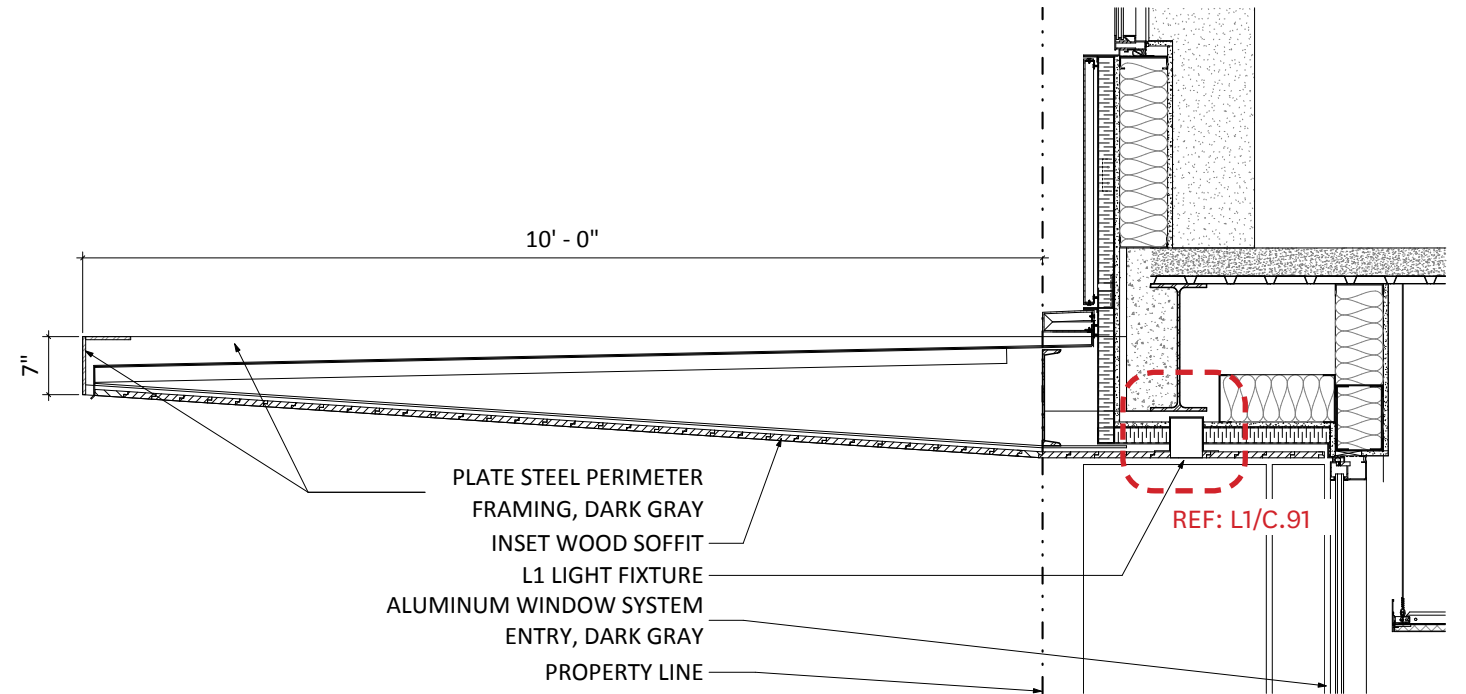
DD PLAN DETAIL at Typical Pier
SCALE : 1/2" = 1'-0"



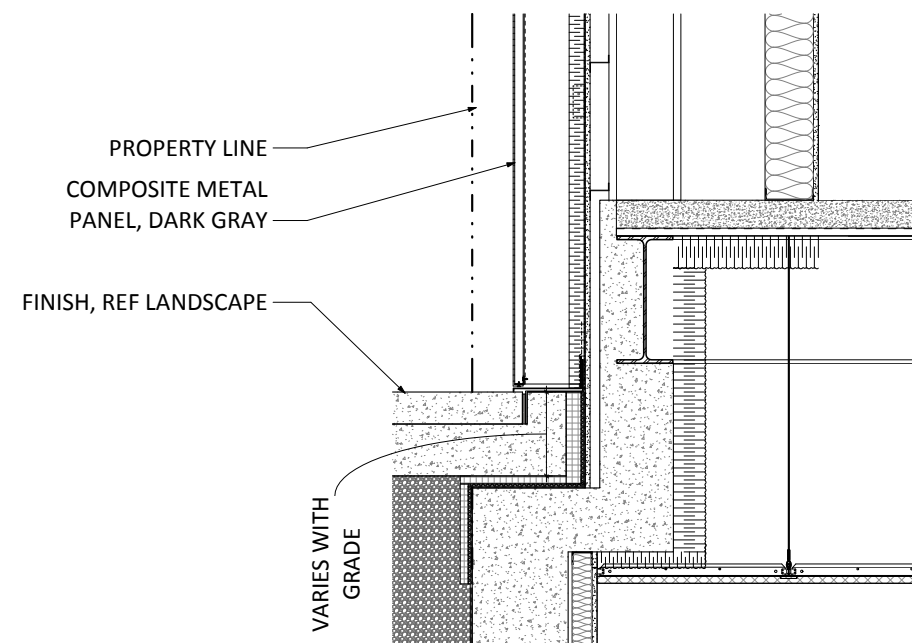
BB SECTION DETAIL at West Facade
SCALE : 1/2" = 1'-0"



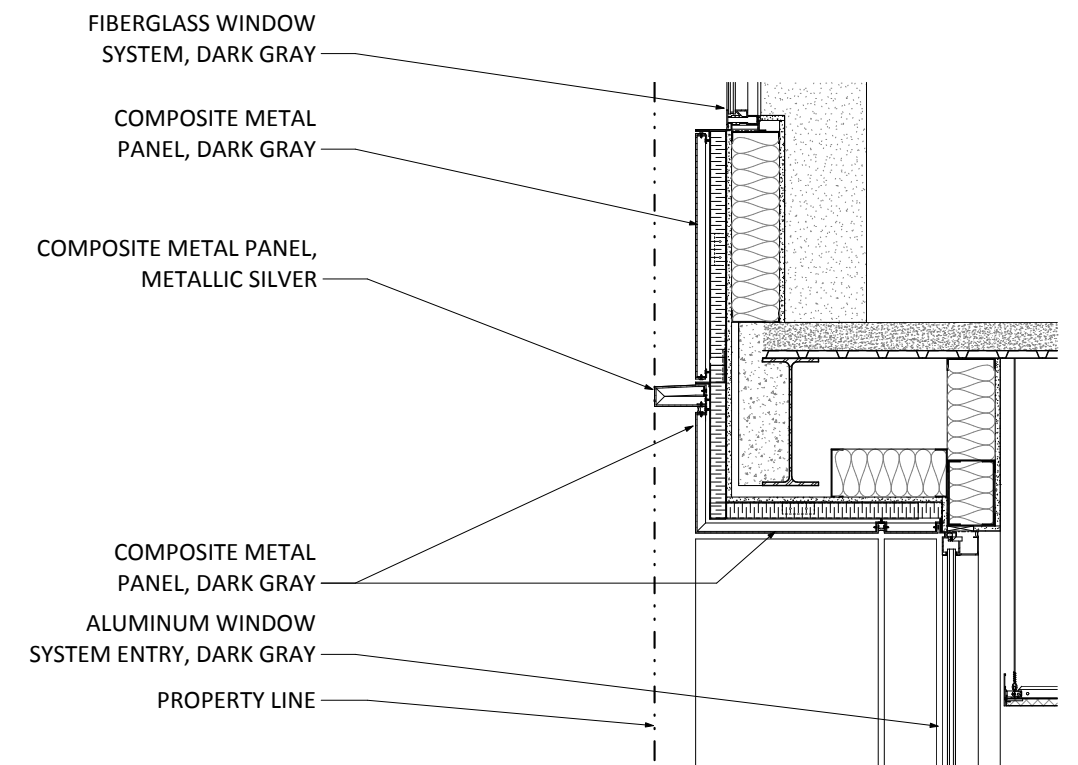
01 SECTION DETAIL - GROUND FLOOR SILL AT RECESSED WALL
SCALE : 1/2" = 1'-0"



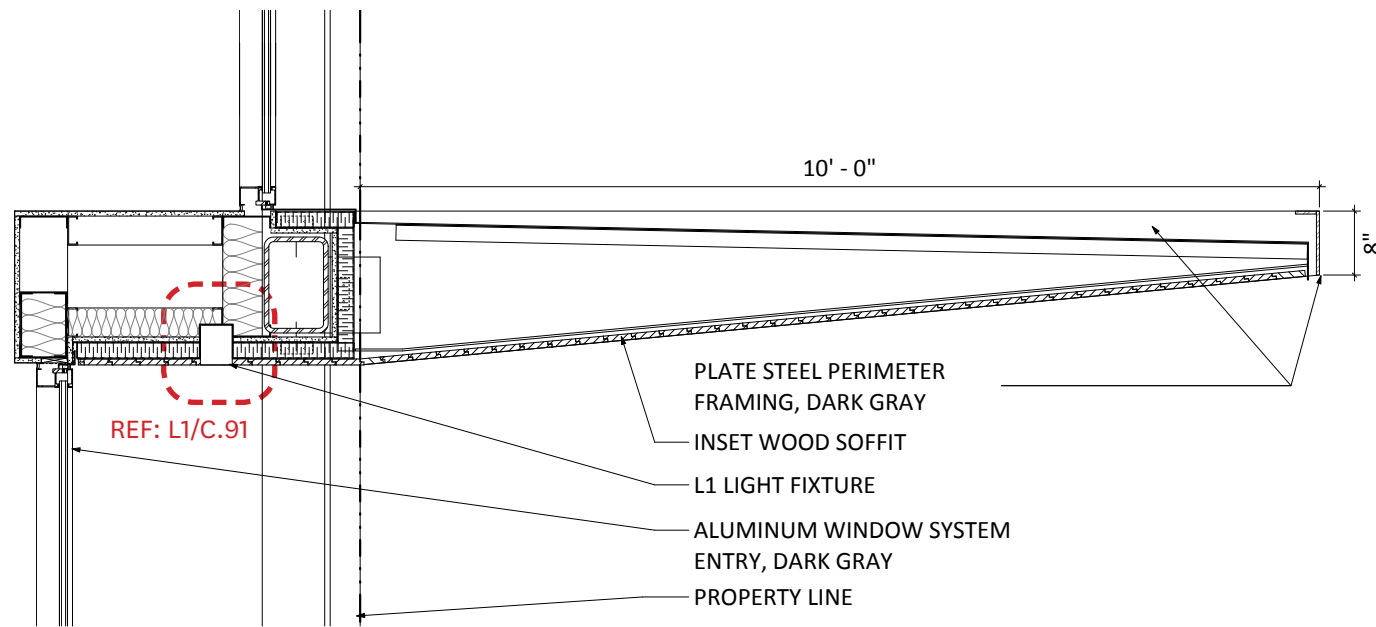
02 SECTION DETAIL - SOUTH AND WEST ELEVATION ENTRY CANOPY
SCALE : 1/2" = 1'-0"



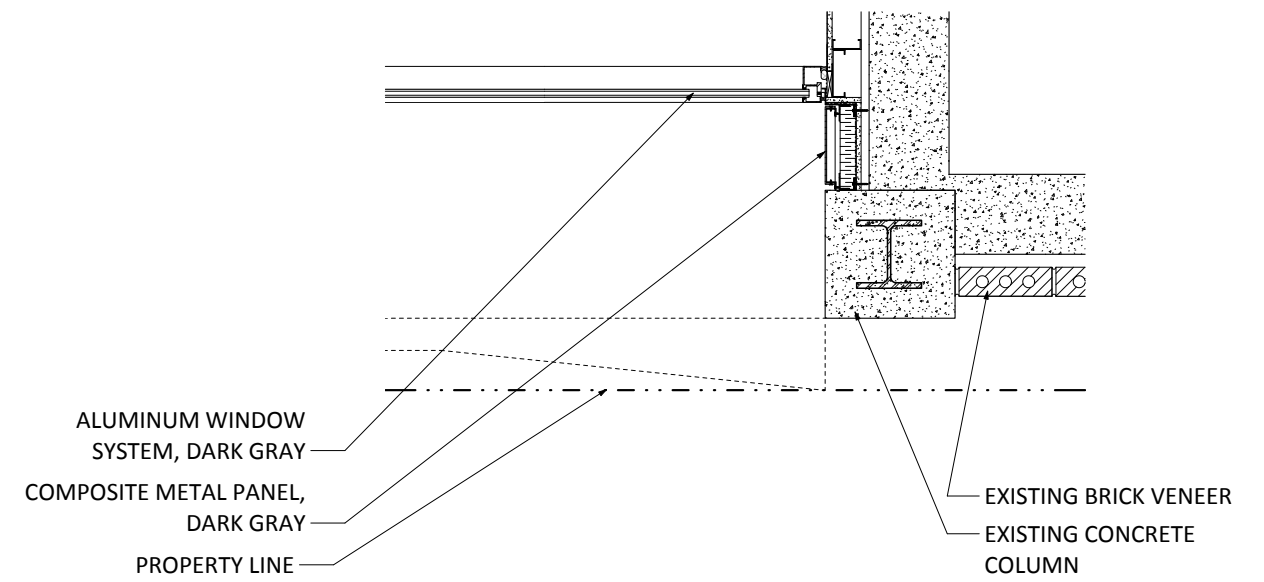
03 SECTION DETAIL - TYPICAL SILL AT METAL PANEL EXTERIOR SYSTEM
SCALE : 1/2" = 1'-0"



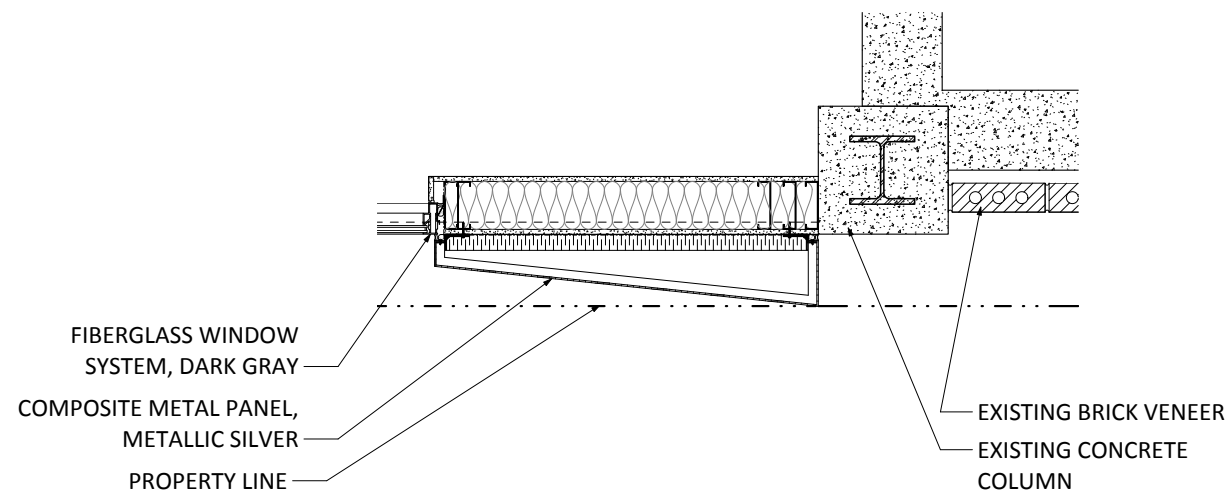
04 SECTION DETAIL - TYPICAL HEAD AT EXTERIOR SYSTEM
SCALE : 1/2" = 1'-0"



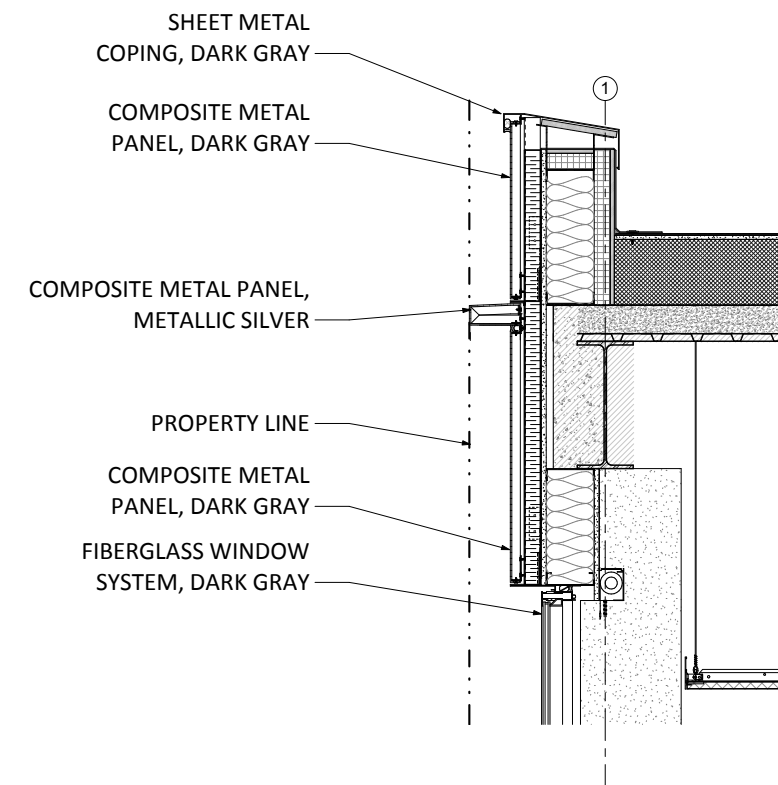
01 SECTION DETAIL - EAST ELEVATION ENTRY CANOPY
SCALE : 1/2" = 1'-0"



02 PLAN DETAIL - TYPICAL MATERIAL TRANSITION
SCALE : 1/2" = 1'-0"



03 PLAN DETAIL - TYPICAL MATERIAL TRANSITION
SCALE : 1/2" = 1'-0"



04 SECTION DETAIL - PARAPET COPING
SCALE : 1/2" = 1'-0"



PROPOSED EAST FACADE



PROPOSED NORTH FACADE



PROPOSED NORTH FACADE



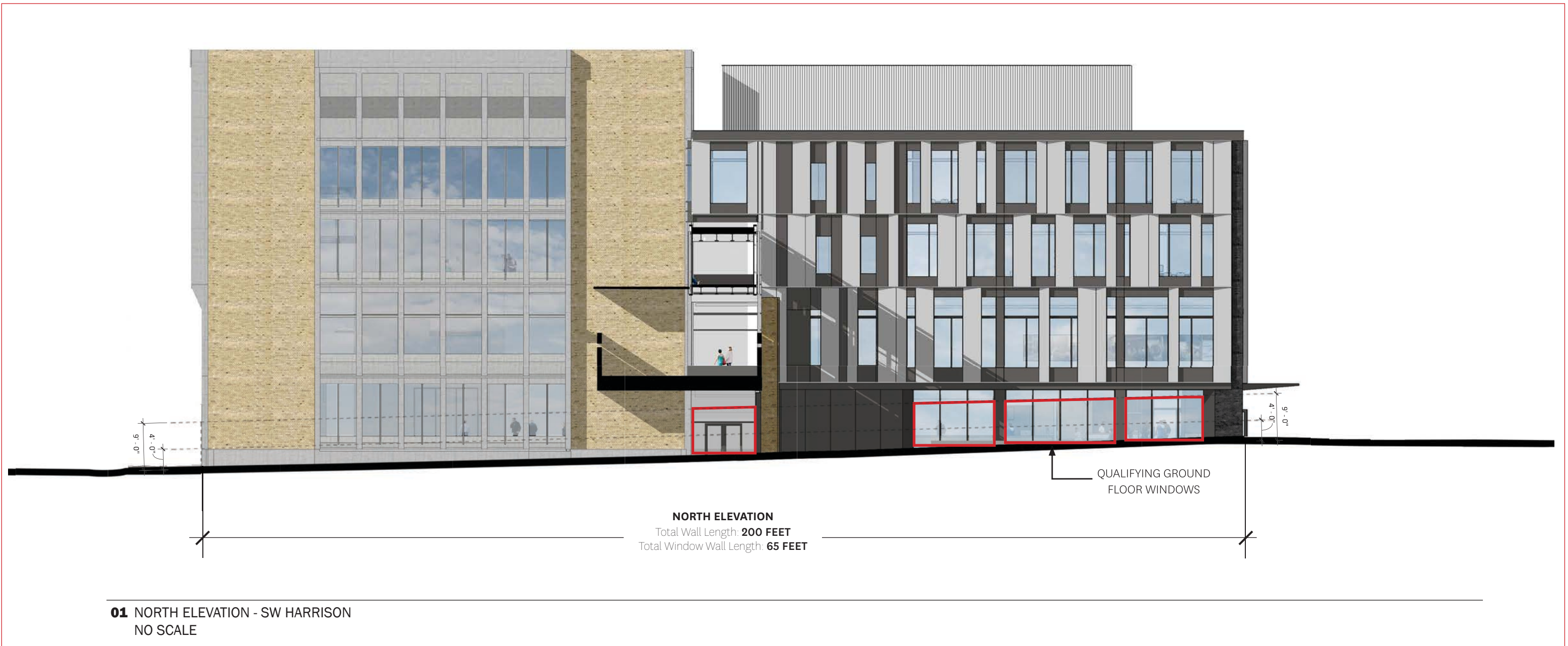
PROPOSED WEST FACADE

SW Hall | Neuberger Hall (1961 Building)

SUPPLEMENTAL INFORMATION



PROPOSED EAST FACADE



UPDATED CONTENT

33.130.230.B.3 GENERAL STANDARD: The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. The requirement does not apply to the walls of residential units, and does not apply to the walls of parking structures when set back at least 5 feet and landscaped to at least the L2 standard.

33.130.230.C QUALIFYING WINDOW FEATURES: The bottom of the windows must be no more than 4 feet above the adjacent exterior grade.

Total Wall Length: **200 FEET**
 Total Window Wall Length: **65 FEET**

TOTAL WALL LENGTH: 33% (Modification Required)

Total Wall Area up to 9 Feet: **1,800 SF**
 Window Area up to 9 Feet: **522 FEET**

TOTAL WALL AREA: 29% (Complies)

GROUND FLOOR WINDOWS



UPDATED CONTENT

33.130.230.B.3 GENERAL STANDARD: The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. The requirement does not apply to the walls of residential units, and does not apply to the walls of parking structures when set back at least 5 feet and landscaped to at least the L2 standard.

33.130.230.C QUALIFYING WINDOW FEATURES: The bottom of the windows must be no more than 4 feet above the adjacent exterior grade.

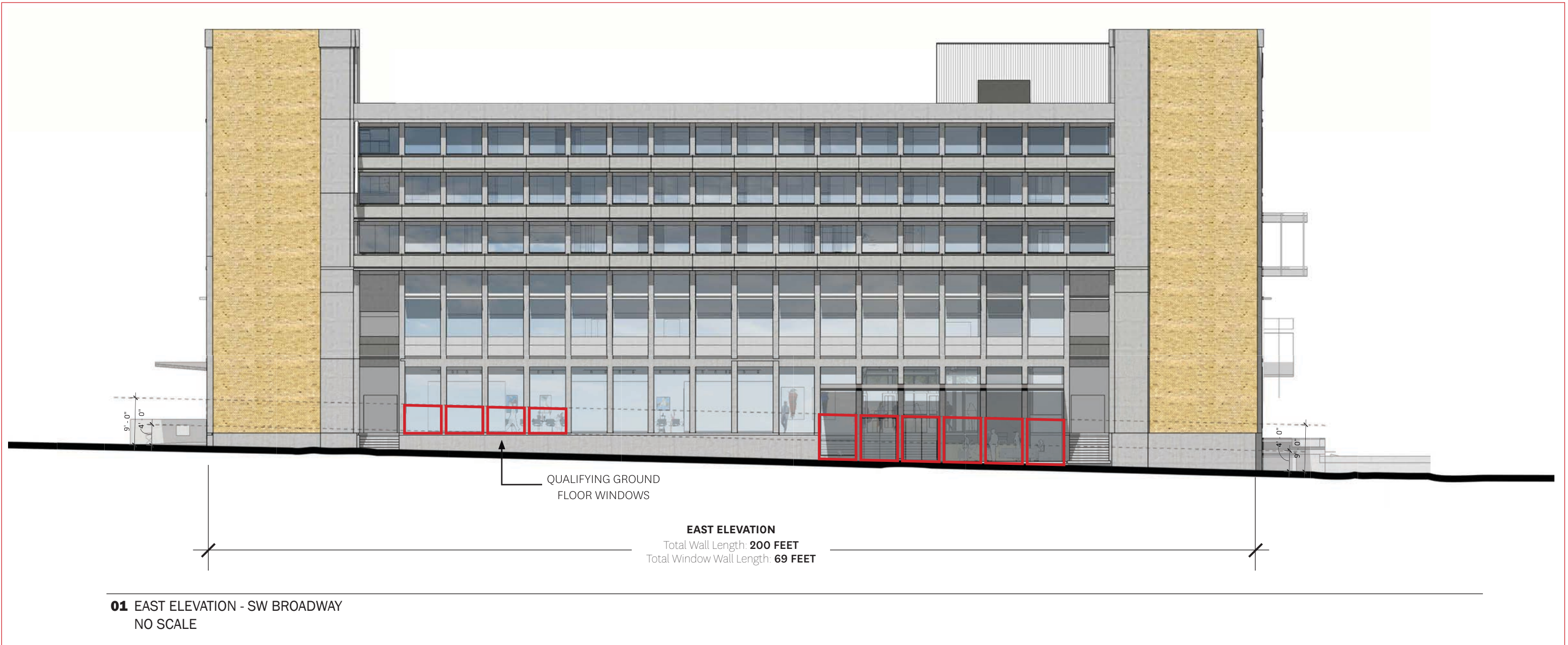
Total Wall Length: **200 FEET**
 Total Window Wall Length: **65 FEET**

TOTAL WALL LENGTH: 33% (Modification Required)

Total Wall Area up to 9 Feet: **1,800 SF**
 Window Area up to 9 Feet: **605 FEET**

TOTAL WALL AREA: 34% (Complies)

GROUND FLOOR WINDOWS



01 EAST ELEVATION - SW BROADWAY
NO SCALE

UPDATED CONTENT

33.130.230.B.3 GENERAL STANDARD: The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. The requirement does not apply to the walls of residential units, and does not apply to the walls of parking structures when set back at least 5 feet and landscaped to at least the L2 standard.

33.130.230.C QUALIFYING WINDOW FEATURES: The bottom of the windows must be no more than 4 feet above the adjacent exterior grade.

Total Wall Length: **200 FEET**
Total Window Wall Length: **69 FEET**

TOTAL WALL LENGTH: 34% (Modification Required)

Total Wall Area up to 9 Feet: **1,800 SF**
Window Area up to 9 Feet: **508 FEET**

TOTAL WALL AREA: 28% (Complies)

GROUND FLOOR WINDOWS

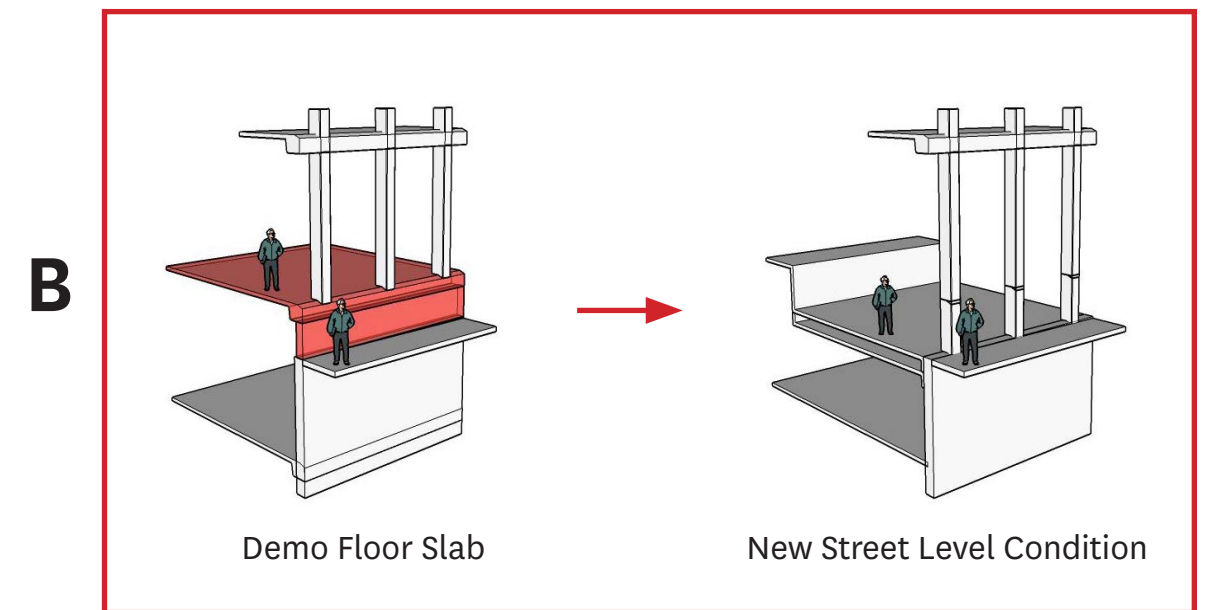
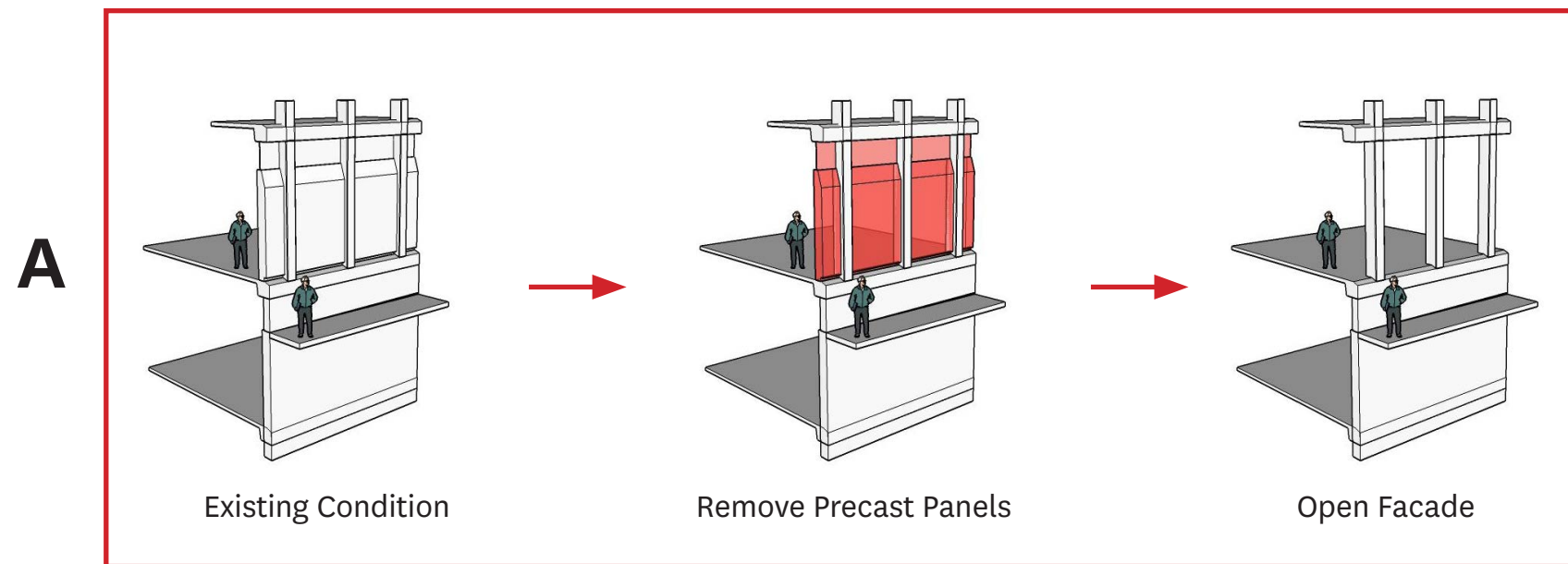
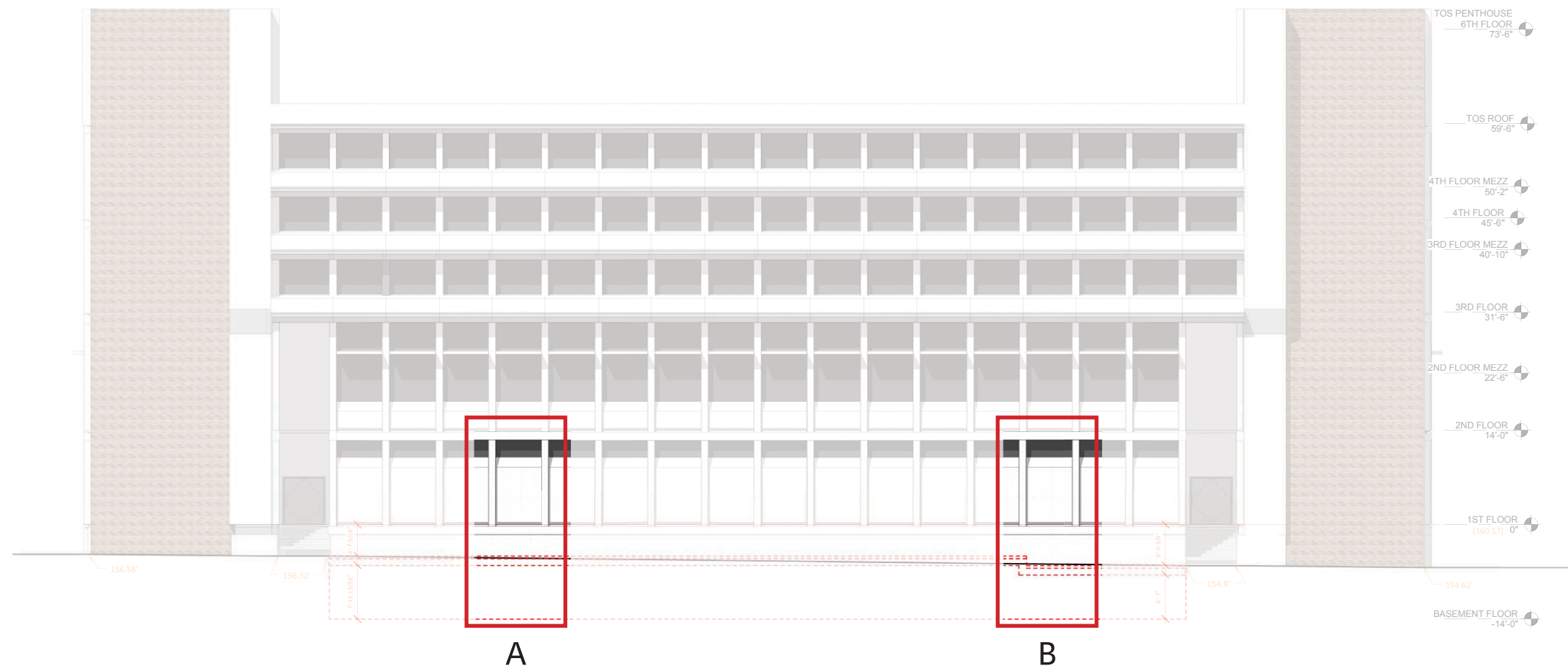


EXISTING EAST FACADE | SW BROADWAY

EXISTING EXTERIOR
PRECAST PANELS

EXISTING BUILDING
FIRST FLOOR

GROUND FLOOR WINDOWS - EXISTING CONDITION



GROUND FLOOR WINDOWS - PROPOSED DEMO



PROPOSED EAST FACADE | SW BROADWAY

GROUND FLOOR WINDOWS - PROPOSED



SCULPTURE CURRENT LOCATION



SCULPTURE DETAIL

PUBLIC ART - TOM HARDY SCULPTURE

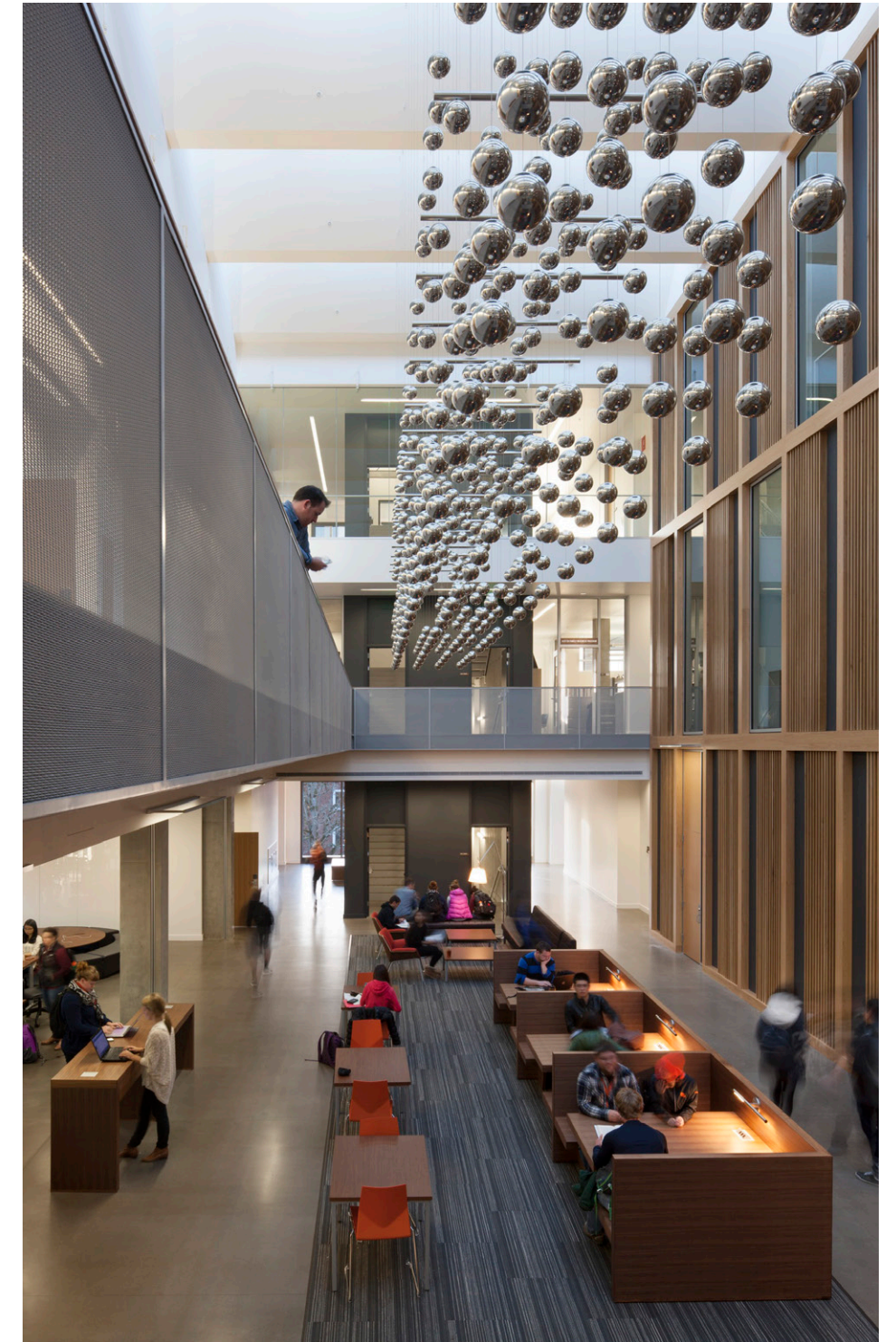


CAMPUS MAP

PUBLIC ART - TOM HARDY RELOCATION



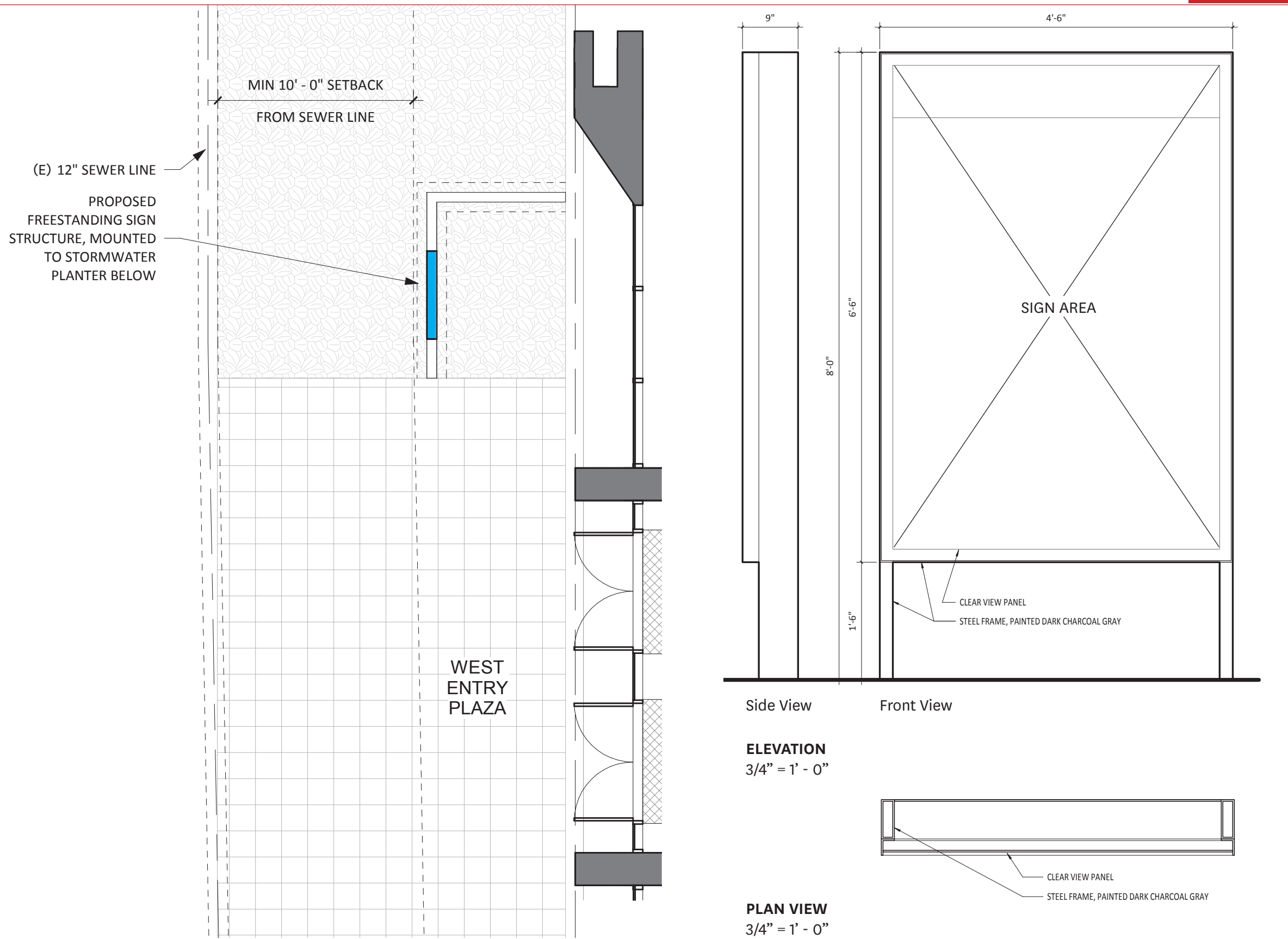
NEW LIGHTWELL PROVIDES AN OPPORTUNITY FOR LARGE SCALE PUBLIC ART



ATRIUM PRECEDENT SCULPTURE AT AUSTIN HALL

PUBLIC ART - PLACE OPPORTUNITIES

UPDATED CONTENT



PRECEDENT 1 - Freestanding Sign

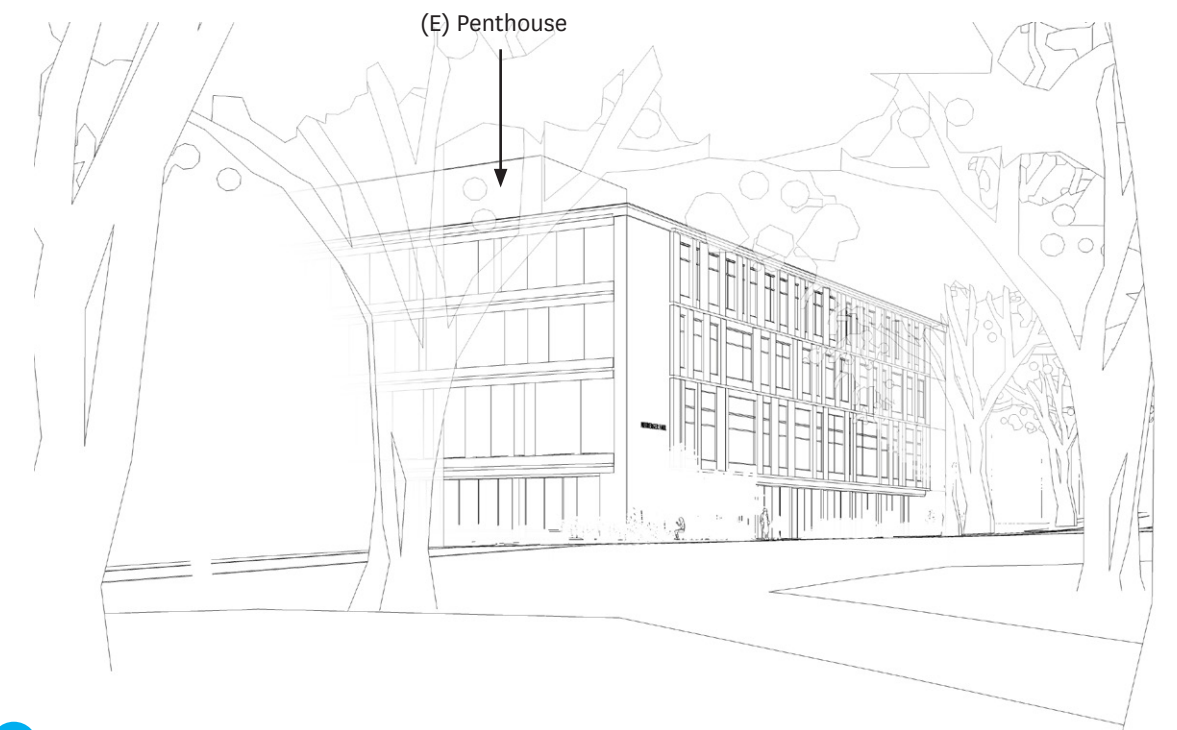
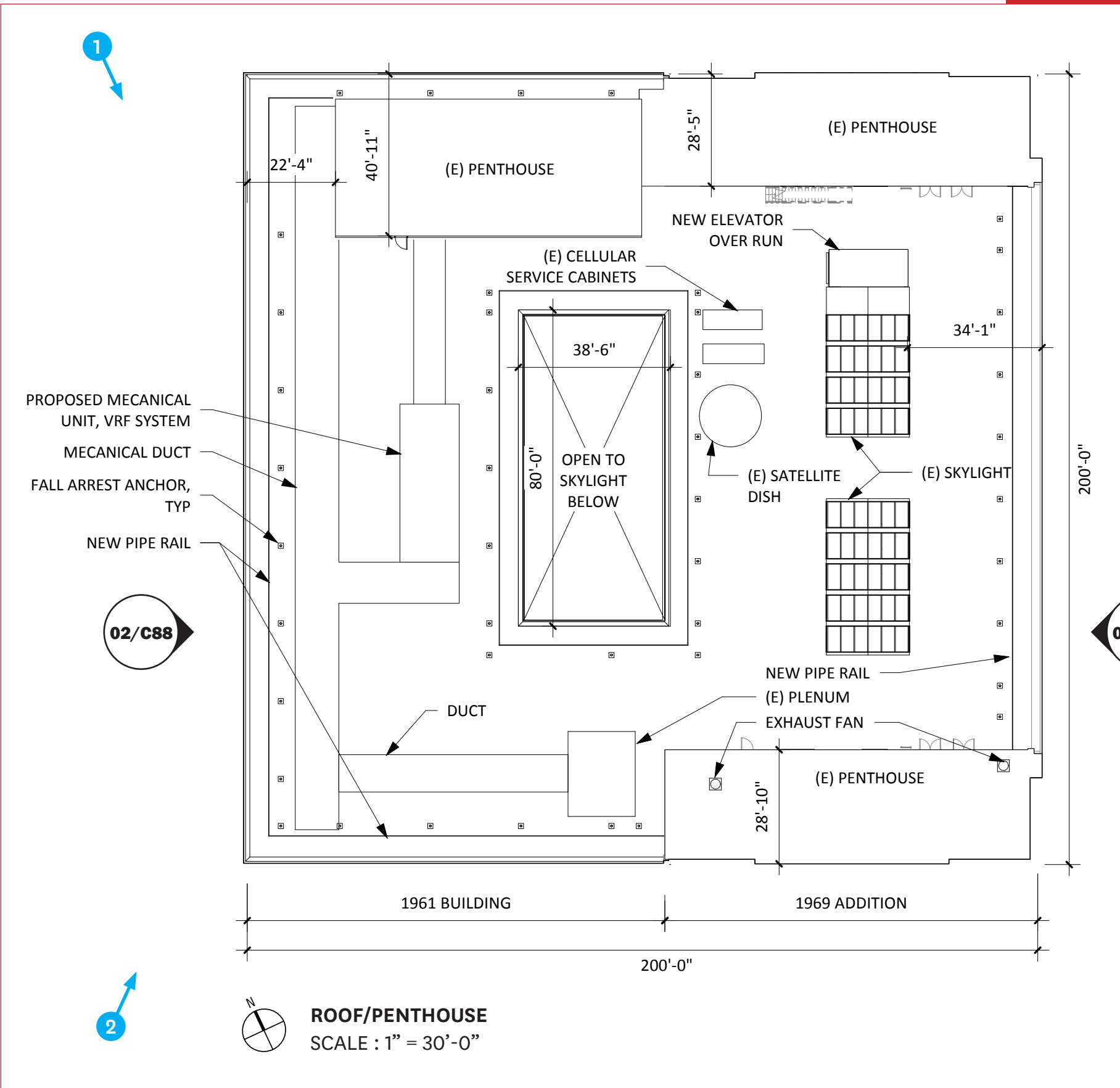


PRECEDENT 2 - Freestanding Sign

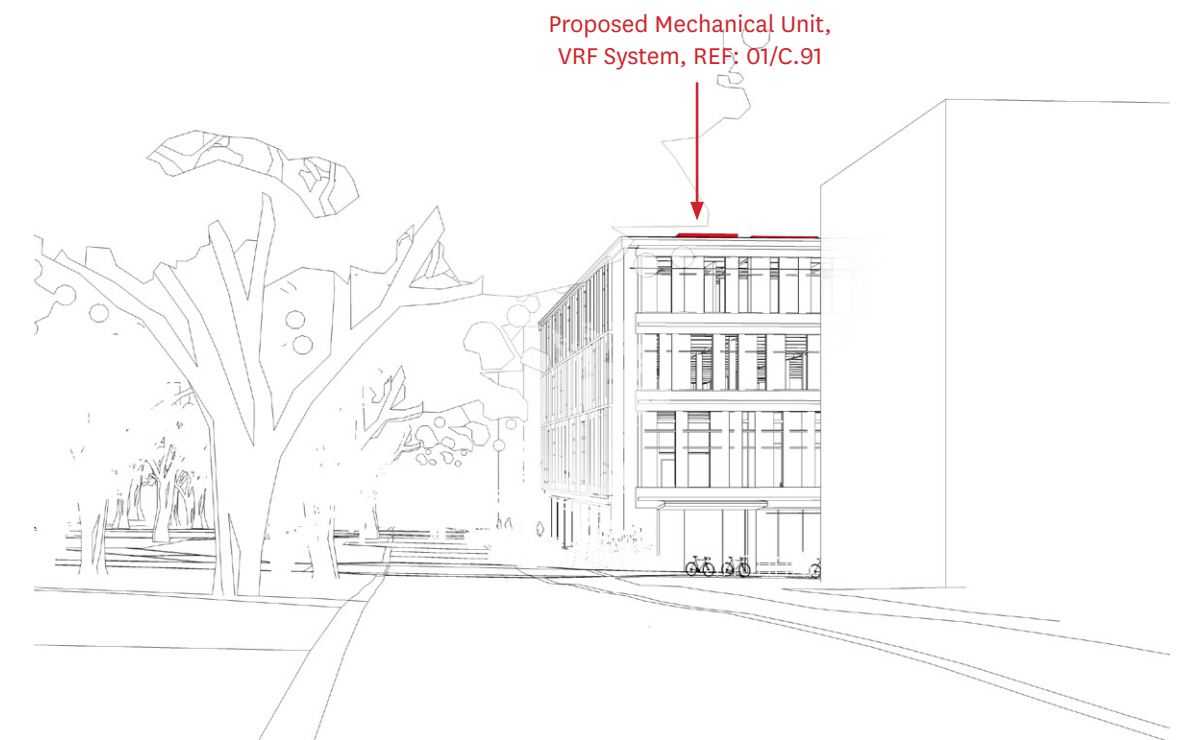
Freestanding Sign | Proposed Sign along SW Park Frontage Zone

PRODUCT DATA

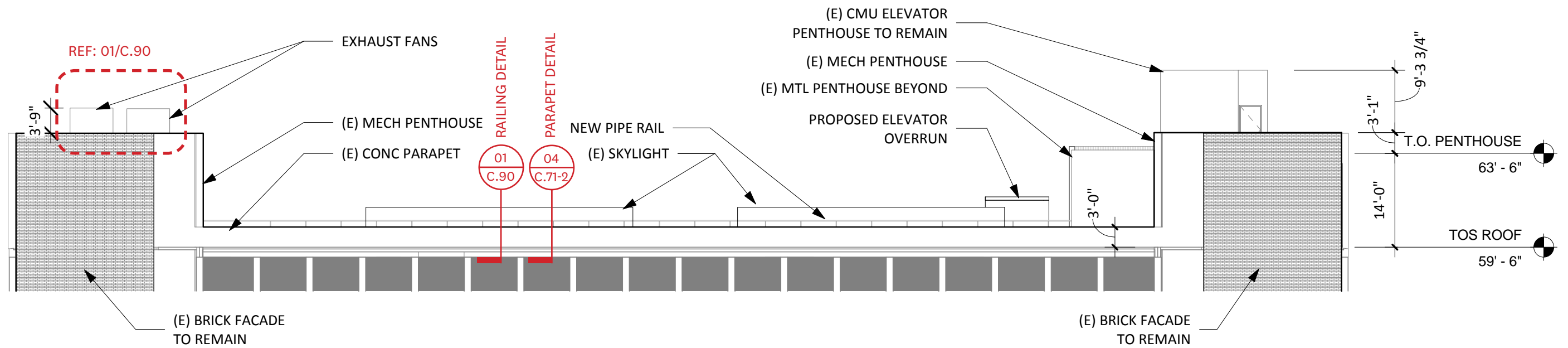
UPDATED CONTENT



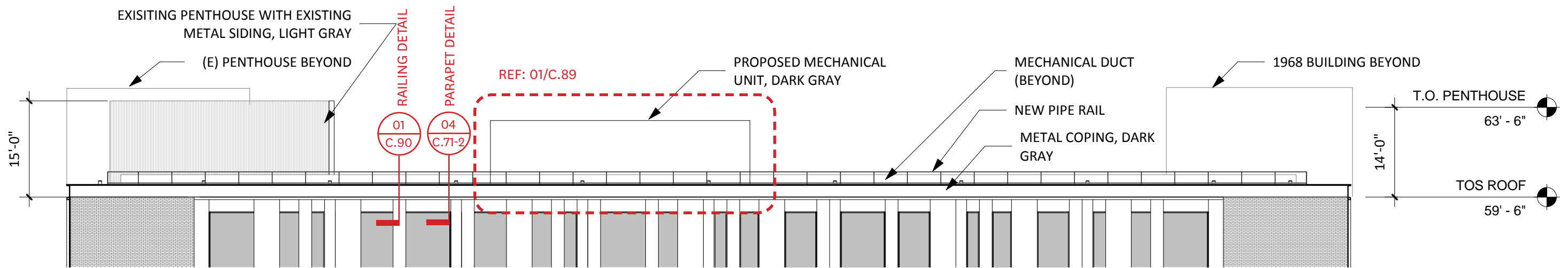
1 ROOFTOP MECHANICAL VIEW STUDY - View from SW Montgomery facing South



2 ROOFTOP MECHANICAL VIEW STUDY - View from SW College facing North



01 EAST ELEVATION AT ROOFTOP
SCALE : 1/16" = 1'-0"



02 WEST ELEVATION AT ROOFTOP
SCALE : 1/16" = 1'-0"

NEW MECHANICAL UNIT - VRF YORK Custom Air Handler

UNIT CONSTRUCTION

Model: YC-IPF
 Construction: Weather Proof
 Base: 8" X 2.26" X 11.5#/ft structural steel channel painted w/ 3 to 4 mil DFT Champagne Epoxy.
 Base Insulation: 2" Polyurethane Foam
 Exterior Material: 16 Ga. Champagne Pre-paint
 Roof Material: 16 Ga. G-90 Galvanized w/ White Elastomeric Roof Coating

NOTES

FOR ACTUAL OVERALL CABINET WIDTH DIMENSIONS ADD:
 - DOOR HANDLES: 3"
 - WATER COIL CONNECTIONS: 5"
 - ROOF OVERHANG: 2"
 - OPENING FLANGES: 1.5"
 - LIGHT SWITCHES, CONVENIENCE OUTLETS: 4"

LEGEND

0-1" DP GAGE, 0-1" DP GAGE ASF, 0-2" DP GAGE, 0-2" DP GAGE ASF, P-CDNE/P-RING, INLET BAFFLE, WEATHERHOOD, LOUVER, LIGHT SWITCH, LIGHT FIXTURES, 120V OUTLET, JUNCTION BOX, MOTOR DISC., LIGHT DISC., TWIN TUBE, CR CORROSION RESISTANT FEATURE, COIL PULL PANEL, GALV SAFETY SCREEN, SS SAFETY SCREEN, GALV WALK-ON GRATING, SS WALK-ON GRATING, ALUM WALK-ON GRATING, ELECTRIC UNIT HEATER

Unless otherwise dimensioned on unit drawing, light switches, convenience outlets, disconnects and Junction boxes are to be located at the most accessible place near the applicable section's door.

ACCESS DOOR LIST

Symbol	Width	Height	Window / Options	FST	Mount.
⊙	18	72	None / Std	SS	Vert.
⊙	24	72	12" SP / Std	SS	Vert.
⊙	32	72	8" SP / Std	SS	Vert.
⊙	20	72	8" SP / Std	SS	Vert.
⊙	20	72	12" TP / Std	SS	Vert.
⊙	23	72	8" TP / Std	SS	Vert.

DRAIN PAN AND FLOOR DRAIN OUTLET LOCATIONS

SECT #	DIAMETER	Y
CC-1	2.	3.
FLOOR DRAINS	1.25	4.6

SECTION LIST

SECT #	DESCRIPTION
IP	INLET PLENUM
PFANR	RETURN FAN
ECO	OUTDOOR ECONOMIZER
RF-1	RIGID FILTER
HC-1	HEATING COIL
PL-1	PLENUM
CC-1	COOLING COIL
PFAN	SUPPLY FAN
DP	DISCHARGE PLENUM

FILE NAME:

REV.	DATE	BY	DESCRIPTION

FOR **YORK Custom AHU**

PSU NEUBERGER VRF YORK Custom Air Handler

Johnson Controls

DRAWN BY: rudyc
 DATE: 5/5/17

JOB NUMBER: PRELIMINARY
 SHEET OF

DIMENSIONAL TOLERANCES - UNIT: ±0.5 / PIPING: ±2
 UNIT COMPONENTS ARE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY

NEW MECHANICAL UNIT - GREENHECK Roof Exhaust Fan



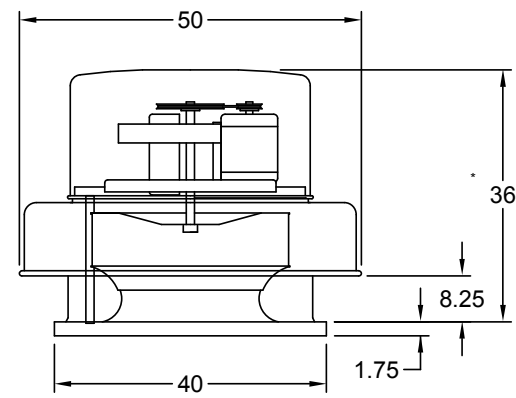
Printed Date: 10/13/2015
 Job: 12-1288 PSU SBA
 Mark: Bathroom Exhaust

Model: GB-260-30
 Belt Drive Centrifugal Roof Exhaust Fan

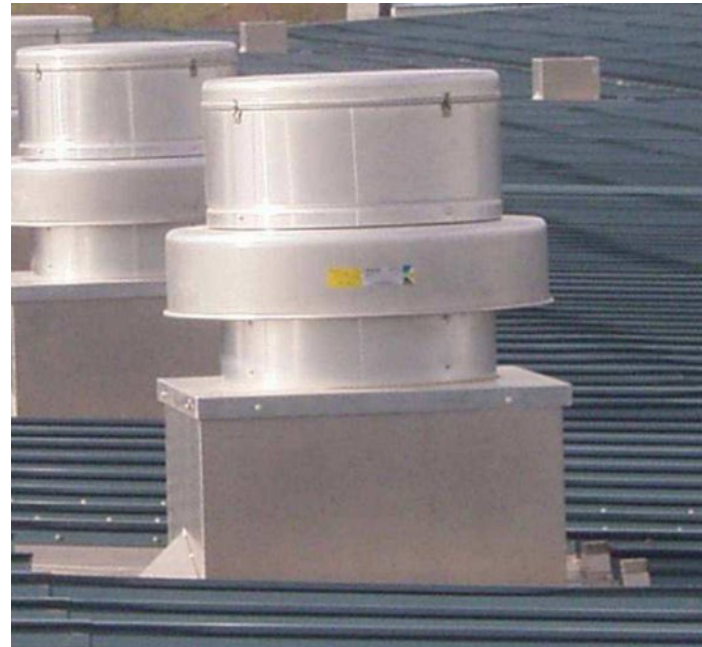
Dimensional	
Quantity	1
Weight w/o Acc's (lb)	174
Weight w/ Acc's (lb)	178
Max T Motor Frame Size	184
Roof Opening (in.)	32.5 x 32.5

Performance	
Requested Volume (CFM)	6,500
Actual Volume (CFM)	6,500
External SP (in. wg)	1.5
Total SP (in. wg)	1.5
Fan RPM	808
Operating Power (hp)	2.88
Elevation (ft)	203
Airstream Temp.(F)	70
Air Density (lb/ft3)	0.074
Drive Loss (%)	4.4
Tip Speed (ft/min)	6,451
Static Eff. (%)	56

Motor	
Motor Mounted	Yes
Size (hp)	3
Voltage/Cycle/Phase	460/60/3
Enclosure	ODP
Motor RPM	1725
Windings	1
NEC FLA* (Amps)	4.8



Reference assembly view drawings for actual dimensions with mounted accessories



ROOFTOP MECHANICAL - Roof Exhaust Fan

Sound Power by Octave Band

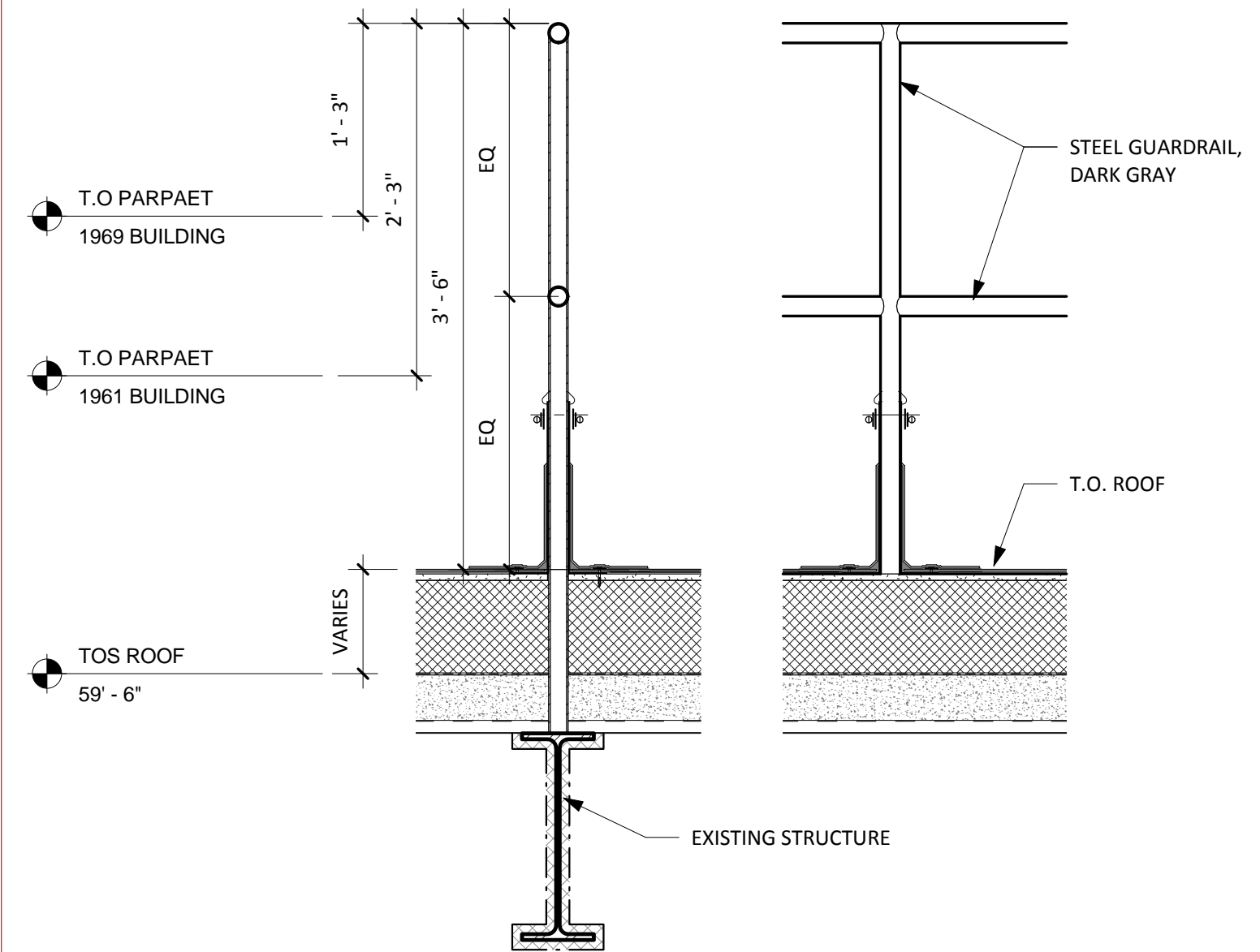
Sound Data	62.5	125	250	500	1000	2000	4000	8000	LwA	dBA	Sones
Inlet	82	87	83	75	74	71	66	64	80	69	18.2

Notes:

All dimensions shown are in units of in.
 *FLA - based on tables 150 or 148 of National Electrical Code 2002. Actual motor FLA may vary, for sizing thermal overload, consult factory.
 LwA - A weighted sound power level, based on ANSI S1.4
 dBA - A weighted sound pressure level, based on 11.5 dB attenuation per Octave band at 5 ft - dBA levels are not licensed by AMCA International
 Sones - calculated using AMCA 301 at 5 ft



UPDATED CONTENT



01 SECTION DETAIL - STEEL PIPE GUARD RAIL
 SCALE : 1" = 1'-0"

L1 - LIGHT FIXTURE - ACULUX Universal Recessed Fixture



ACULUX LUMINAIRE

Luminaire Type: _____
 Catalog Number _____
 (autopopulated): _____

P1.12.11

PRODUCT SPECIFICATIONS

LED Light Engine Consistent fixture to fixture color within 3-step MacAdam ellipse • 2700K, 3000K, 3500K, or 4000K color temperatures are available with 80 CRI minimum • 2700K and 3000K also available with 90 CRI minimum.

Modular Optics 45° cutoff to source and source image • Available with 12° Spot, 24° Narrow Flood, 35° Flood and 50° wide flood field interchangeable optics • Additional distributions of 20°, 30°, 40°, 45° and 60° FWHM can be achieved with the use of the diffusing films and spot primary optic • Patented (US Patent 8,950,911) auto-adjusting optic holder maximizes luminaire efficiency by maintaining optimal LED optic position • Accommodates up to three (3) additional beam control lenses and/or filters.

Reflector .040" aluminum parabolic reflector in white paint, clear specular, black specular, clear diffuse, or wheat diffuse Alzak finish.

Trims Style Trim Ring, Self Flanged and Flush Mount trims utilize torsion spring retention for tight, secure fit to ceiling • Flush Mount trim creates a truly trimless aperture • For flush mount installations in drywall ceilings use the FMA3 flush mount adapter • For flush mount installations in wood, stone, or tile ceilings the SFM3*** must be used (specify ceiling thickness and adapter finish).

LED Driver Seven (7) driver options available to accommodate 120-277V input and multiple control protocols • For a list of compatible dimmers, refer to [ACULUX LED3-DIM](#) • Power Factor > 0.9 • Field replaceable from below or above ceiling.

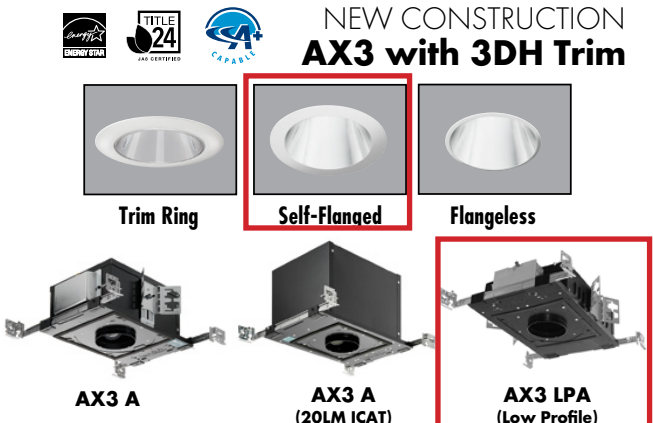
Life Rated for 50,000 hrs at 70% lumen maintenance.

Warranty - 5YR 5-year limited warranty. Complete warranty terms located at: http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Codes/Labels UL and cUL listed for through branch wiring, damp locations • Meets energy code Air Leakage requirements per ASTM E283 • ICAT housings are rated for direct contact with insulation • AX3 A 08LM/12LM (ICAT option) are compatible with spray foam insulation with an R-Value of 3.7 per inch or less • Union made.

New Construction Mounting Features patented (US Patent 8,038,113) Pro-VI™ bar hanger system, permitting quick placement of housing with 24" on-center joists or suspended ceilings • All fixtures except for AX3 A 20LM (ICAT option) also feature vertically adjustable mounting brackets (butterfly brackets) • Centerline indicators on plaster frame and patented (US Patent 8,277,090) Tru-Line™ Platform featuring +/- 1/2" translation aids fixture alignment after installation, prior to drywall.

**3" LED UNIVERSAL RECESSED
 ADJUSTABLE/DOWNLIGHT/WALL WASH
 800/1200/1500/2000 LUMEN
 ROUND HYPERBOLIC DOWNLIGHT TRIM
 NEW CONSTRUCTION
 AX3 with 3DH Trim**



Junction Box Rated for 4 No. 12 AWG 90° C through branch circuit conductors and includes (6) 1/2", (1) 3/4", and (4) Non-metallic sheathed cable knock-outs • Push-in electrical connectors for field connections.

Housing/Mounting Frame Black steel plaster frame and housing painted for visually dark interior • V-Notch in plaster frame and Patented (US Patent 8,277,090) Tru-Line™ Platform featuring +/- 1/2" translation aids fixture alignment after installation, prior to drywall.

Ceiling Thickness 1/2" - 1 5/8" ceiling

Specifications subject to change without notice.

ORDERING INFORMATION

Example: AX3 A 12LM 30K 80CRI 24D FPC 120 ICAT 3DH CS WHR

Series / Housing Style	Lumens	CCT	CRI	Beam	Driver	Voltage ¹	Options
AX3 A New Construction Universal ADJ./DL./WW	08LM 800 Lumens	27K 2700K	80CRI	12D 12° beam	EZ1 eldoLED 0-10V, 1% dim	120	CP Chicago Plenum
	12LM 1200 Lumens	30K 3000K	90CRI	24D 24° beam	EZB eldoLED 0-10V, <1% dim	277	ICAT IC, Air-Tight
AX3 LPA Low Profile Universal ADJ./DL./WW	15LM 1500 Lumens	35K 3500K		35D 35° beam	FPC Phase cut dimming, 5% dim	MVOLT (120-277)	NLIGHT ² nLight dimming pack controls
	20LM 2000 Lumens	40K 4000K		50D 50° beam	ECOS2 Lutron Hi-Lume A series 2-wire forward phase, 1% dim		
					ECOS3 Lutron Hi-Lume A series 3-wire with EcoSystem, 1% dim		
					DMXR DMX, RDM Driver, 1% dim		
					DALI DALI Driver, 1% dim		

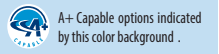
Trim Style	Reflector Finish	Flange Style / Finish	Ceiling Installation
DOWNLIGHT	BS Black Specular	FLANGED	FLANGED
3DH Hyperbolic Downlight Trim	CD Clear Diffuse	WHR White Trim Ring	Ceiling ≤ .875"
	CS Clear Specular	SF Self-Flanged	CTA3/125 Ceiling 0.875" - 1.25"
	WTD Wheat Diffuse	WHSF Self-Flanged, White painted flange	CTA3/163 Ceiling 1.25" - 1.625"
	W White Paint	FLANGELESS	FLANGELESS, GYPSUM
		FM Flangeless	FMA3/087 Ceiling ≤ .875"
			FMA3/125 Ceiling 0.875" - 1.25"
		FMA3/163 Ceiling 1.25" - 1.625"	
		FLANGELESS, WOOD/STONE/TILE ³	SFM3/087 (B,W) Ceiling ≤ 0.875"
			SFM3/125 (B,W) Ceiling 0.875" - 1.25"
			SFM3/163 (B,W) Ceiling 1.25" - 1.625"

Ordering Notes

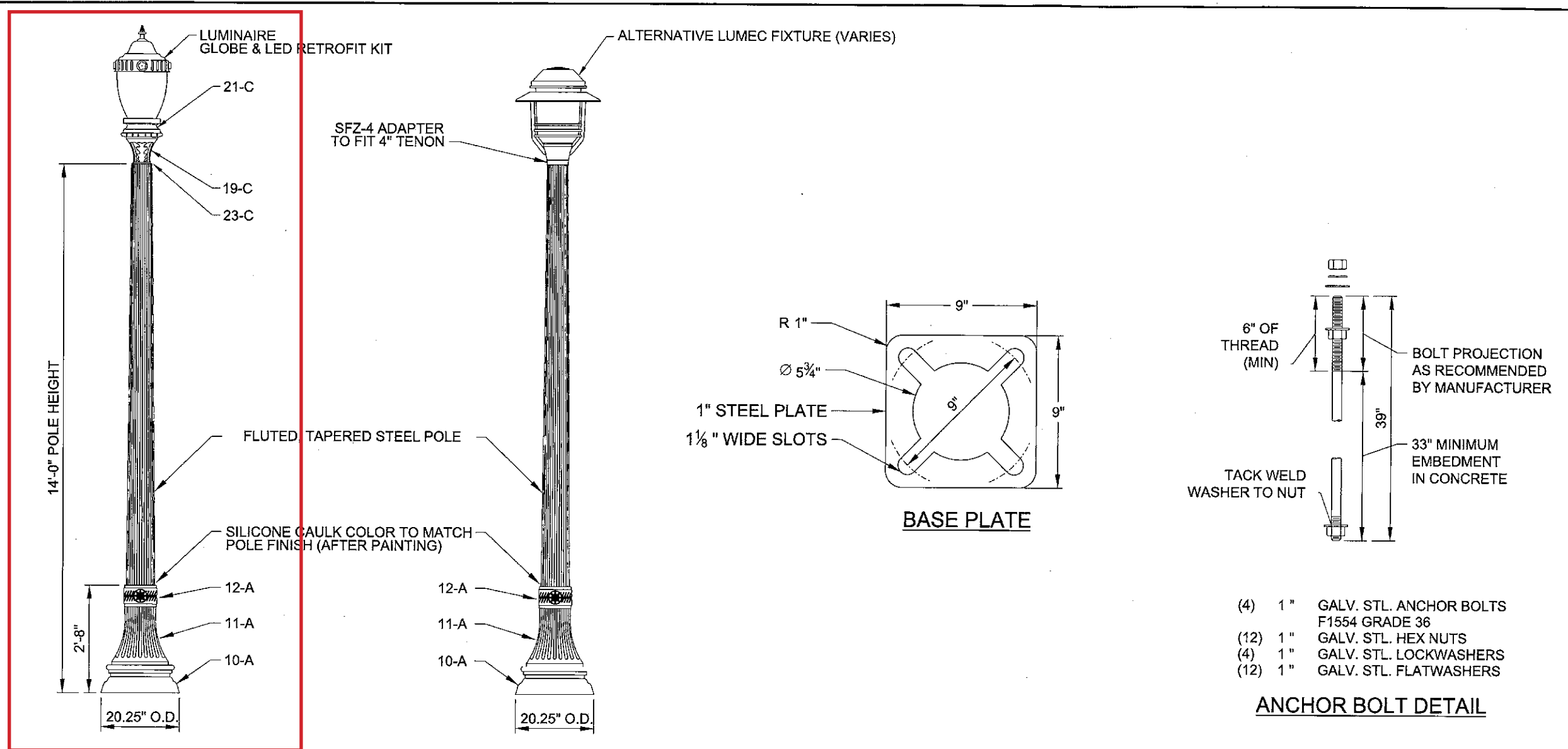
¹ MVOLT standard on EZ1, EZB, ECOS3, DMXR, DALI unless NLIGHT specified. Must be 120 for FPC or ECOS2.

² Must specify 120 or 277 volts. NLIGHT only available with EZ1 or EZB.

³ Specify finish: B = Black, W = White.



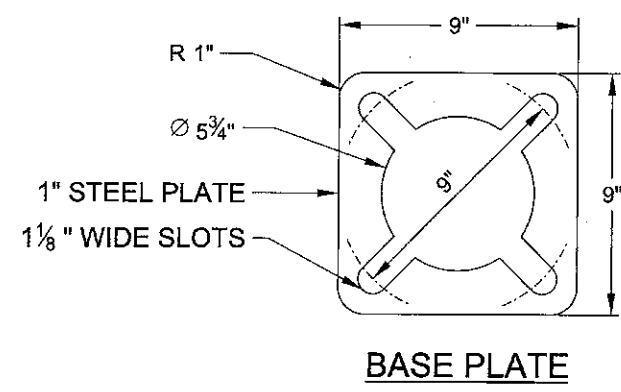
L2 - CAMPUS LIGHTING - Existing Pole Lighting



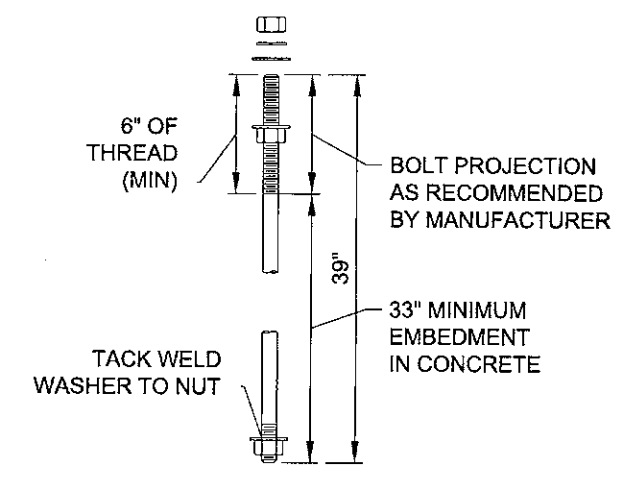
SINGLE ORNAMENTAL POLE ASSEMBLY

ASSEMBLY INSTRUCTIONS:

1. POSITION HANDHOLE OF POLE ON SIDE OPPOSITE APPROACHING TRAFFIC, THEN SET AND PLUMB POLE USING LEVELING NUTS UNDER BASE PLATE. SECURE WITH ONE NUT AND WASHER PER BOLT.
2. SLIDE THREE SECTION BASE OVER POLE BEGINNING WITH PART 10-A. POSITION PART 11-A IN LINE WITH POLE HANDHOLE. SET BASE COLLAR PART 12-A ON 11-A CASTING.
3. PLACE PART 19-C BALLAST HOLDER OVER TENON. SECURE WITH 23-C HOLD DOWN WASHER AND 1.25\" GALVANIZED LOCKNUT.
4. INSTALL GLOBE AND LED RETROFIT KIT.
5. PULL WIRES INTO THE FIXTURE, CONNECT WIRES TO THE LED ASSEMBLY.

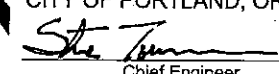


BASE PLATE



- (4) 1" GALV. STL. ANCHOR BOLTS F1554 GRADE 36
- (12) 1" GALV. STL. HEX NUTS
- (4) 1" GALV. STL. LOCKWASHERS
- (12) 1" GALV. STL. FLATWASHERS

ANCHOR BOLT DETAIL

<p>The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user.</p>	<p>BUREAU OF TRANSPORTATION CITY OF PORTLAND, OREGON</p>  <p>Chief Engineer</p>	
	<p>Standard Drawing Title</p> <p>STREET LIGHTING SINGLE ORNAMENTAL POLE</p>	
<p>Note: All material and workmanship shall be in accordance with the City of Portland Standard Construction Specifications.</p>	<p>Effective Date: 01-31-14</p>	<p>Standard Drawing No.</p>
	<p>Calc. Book No.:</p>	<p>P-653-A</p>
	<p>Baseline Report Date:</p>	

(NOT TO SCALE)



Existing Light Poles to be Reused

EXT BRICK CLADDING - Brick Masonry with Lime Wash

UPDATED CONTENT



FIGURE A: EXISTING BRICK MASONRY FACE

FIGURE B: LIME WASH PROCESS

FIGURE C: DESIGN INTENT

Basis of Design:

- a. Water-base coating on porous substrate
- b. Multiple coats per design standard, brush applied only. Additional coats may be required such that not unsealed pores can be detected using a 30X microscope.

Example shown:

Top photo = 1 coat
 Bottom photo = 2 coat

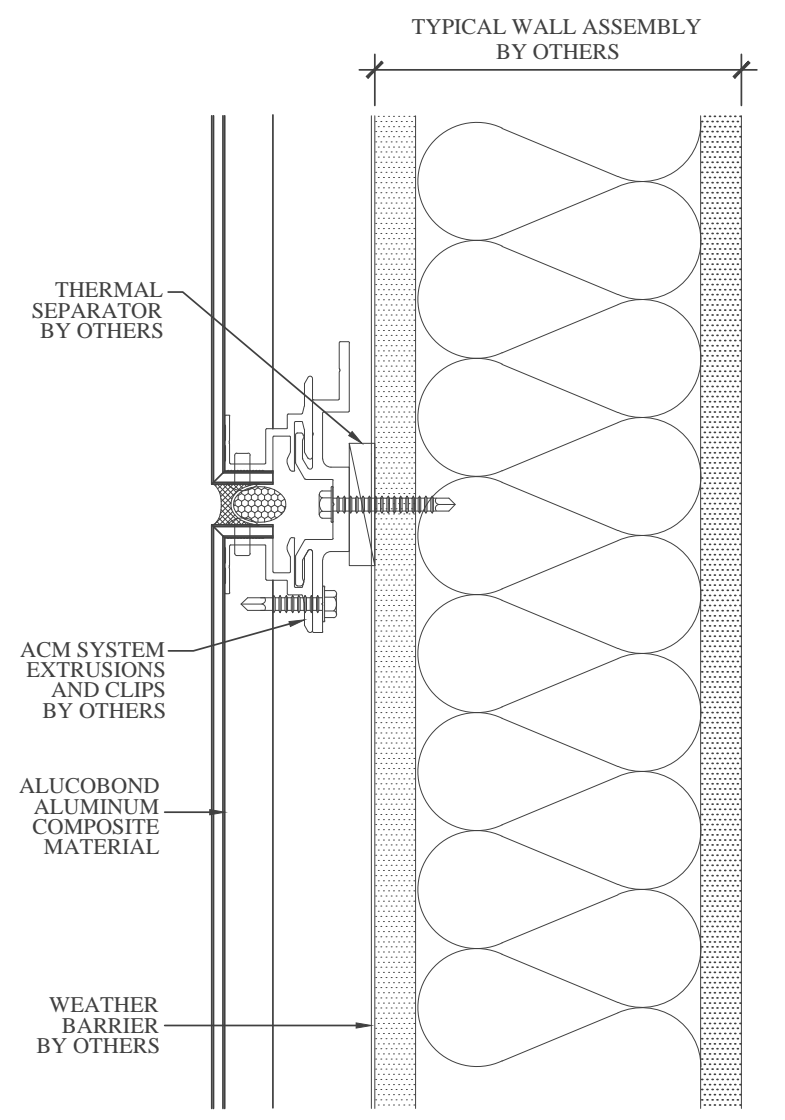
Specification:

- a. One water-based coating applied with brush

UPDATED CONTENT

COMPOSITE METAL PANEL - Alucobond - Basis of Design (Ref Key for Alternates)

DISCLAIMER NOTE: THIS ALUCOBOND DETAIL IS PROVIDED FOR CONCEPTUAL PURPOSES ONLY. THE ACTUAL DESIGN, PANEL SYSTEM, FABRICATION, AND INSTALLATION ARE PROVIDED BY A NETWORK OF QUALIFIED FABRICATORS AND INSTALLERS. 3A COMPOSITES USA, INC. DOES NOT MAKE ANY WARRANTIES, EXPRESS OR IMPLIED INCLUDING MERCHANTABILITY AND FITNESS FOR PURPOSE.

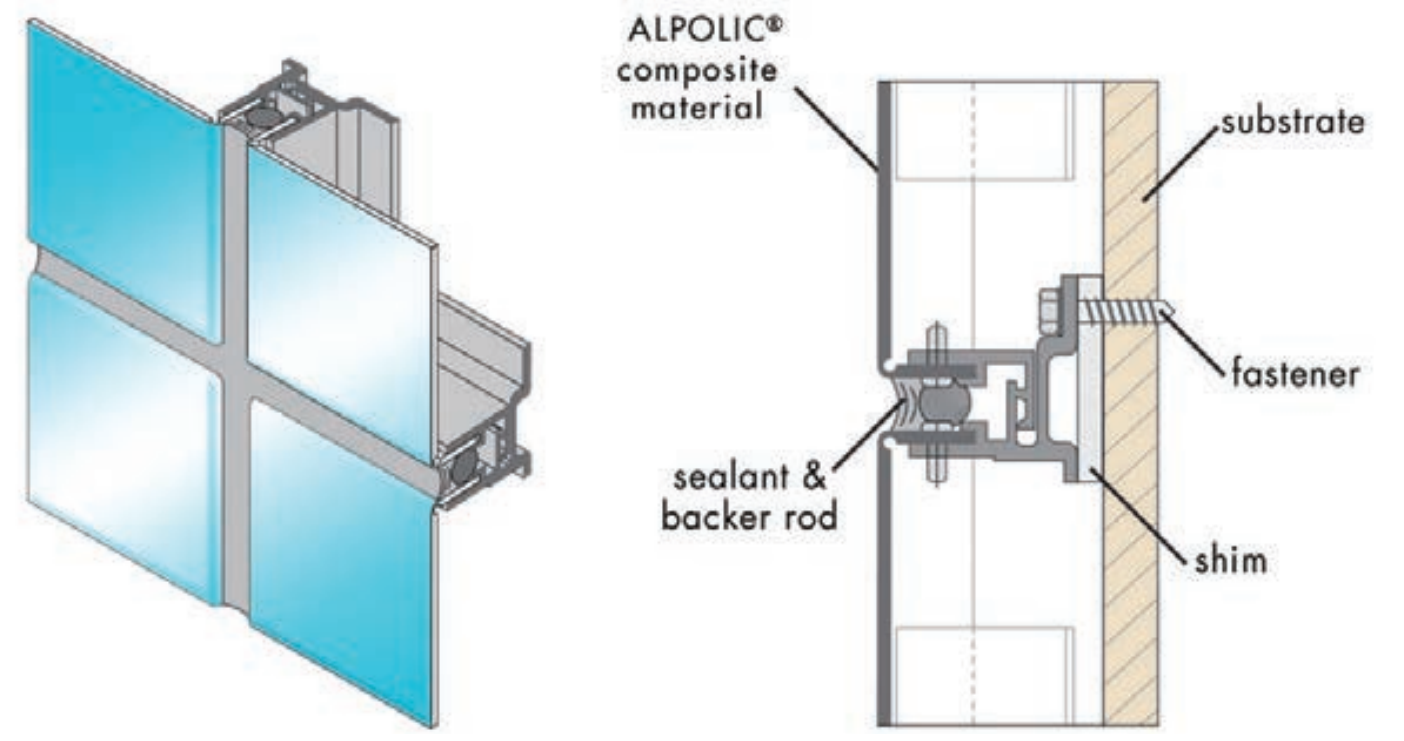


② HORIZONTAL JOINT DETAIL

NOT TO SCALE

- Composite Metal Panel Alternates**
- Alpolic – Rout & Return (Alternate)
 - Vitrabond – Rout & Return (Alternate)
 - Reynobond – Rout & Return (Alternate)

ROUT AND RETURN



ROUT AND RETURN WET-SEAL

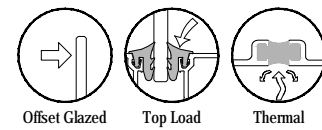
THE NAME SAYS IT ALL
ALUCOBOND®



4/26/14

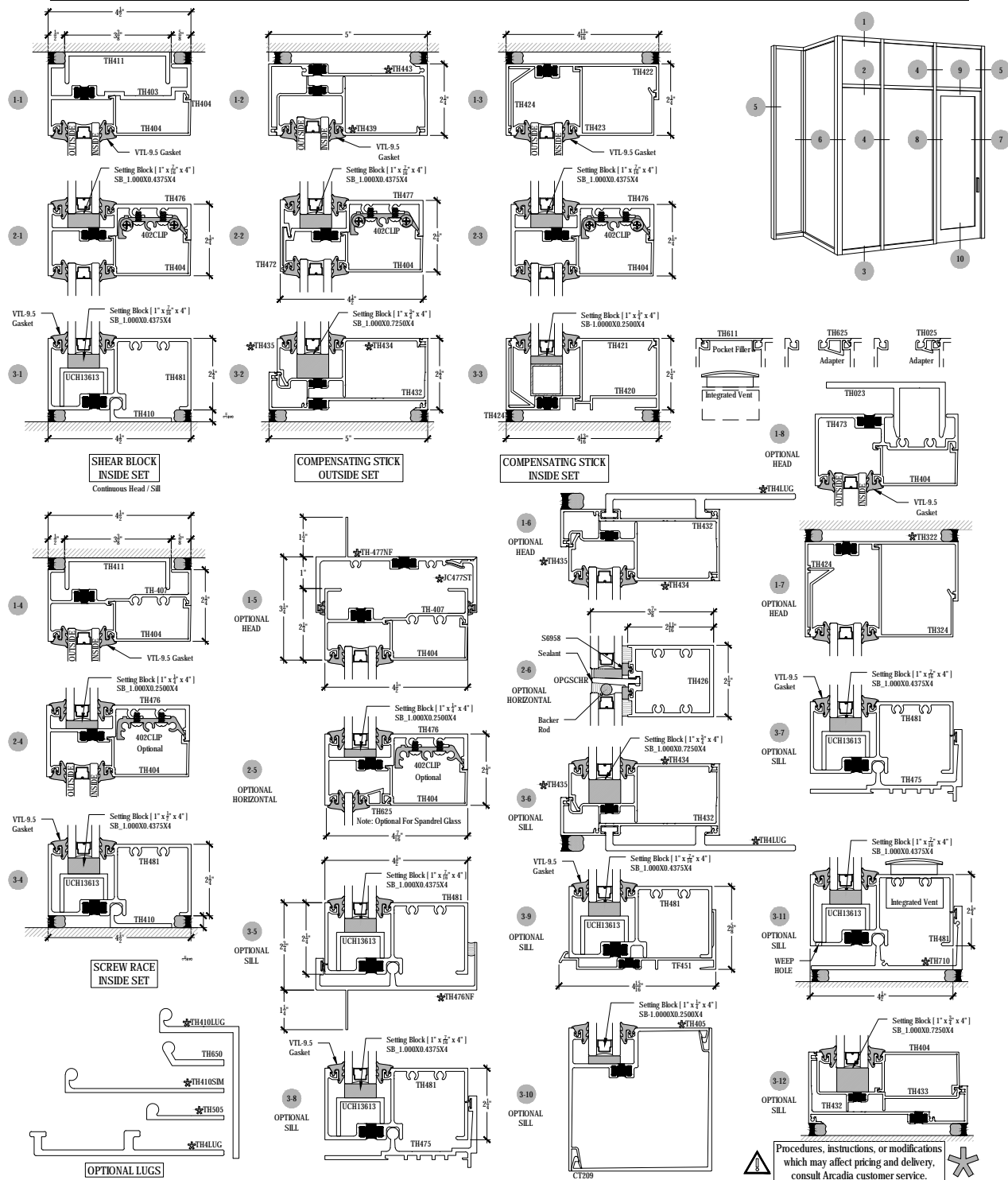
ALUMINUM WINDOW SYSTEM - Arcadia 470 Series - Basis of Design (Ref Key for Alternates)

UPDATED CONTENT



TC470 Series
Description: 2 1/4" X 4 1/2" Offset Glazed For 1" Glass
Function:Storefront
Detail:Horizontals
Scale:3" = 1'-0"

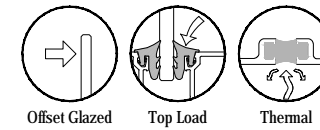
SHEET 1 OF 3



FRAMING-ARCADIA-THERMAL-TC470-ALL-SERIES.pdf

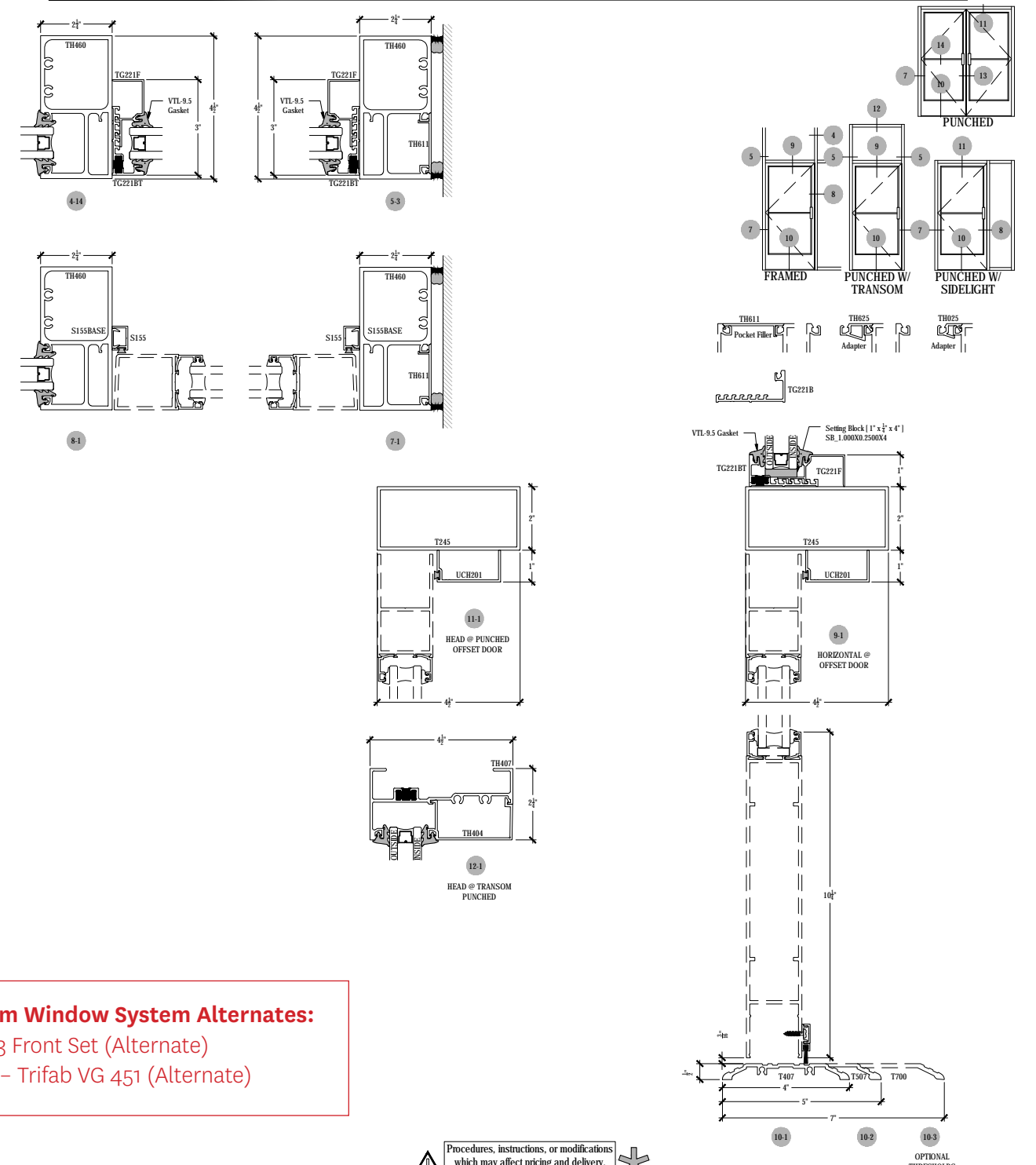
As of: 11/30/16

Procedures, instructions, or modifications which may affect pricing and delivery, consult Arcadia customer service.



TC470 Series
Description: 2 1/4" X 4 1/2" Offset Glazed For 1" Glass
Function:Storefront
Detail:Doors
Scale:3" = 1'-0"

SHEET 3 OF 3



FRAMING-ARCADIA-THERMAL-TC470-ALL-SERIES.pdf

As of: 01/18/17

Procedures, instructions, or modifications which may affect pricing and delivery, consult Arcadia customer service.

Aluminum Window System Alternates:
Efco - 433 Front Set (Alternate)
Kawneer - Trifab VG 451 (Alternate)

FIBERGLASS WINDOW SYSTEM - Cascadia Windows - Basis of Design (Ref Key for Alternates)

UPDATED CONTENT



Fiberglass Window System Alternates:
 Cascadia - 400S (Basis of Design)
 Fiber Frame - equivalent

PROJECT TITLE:

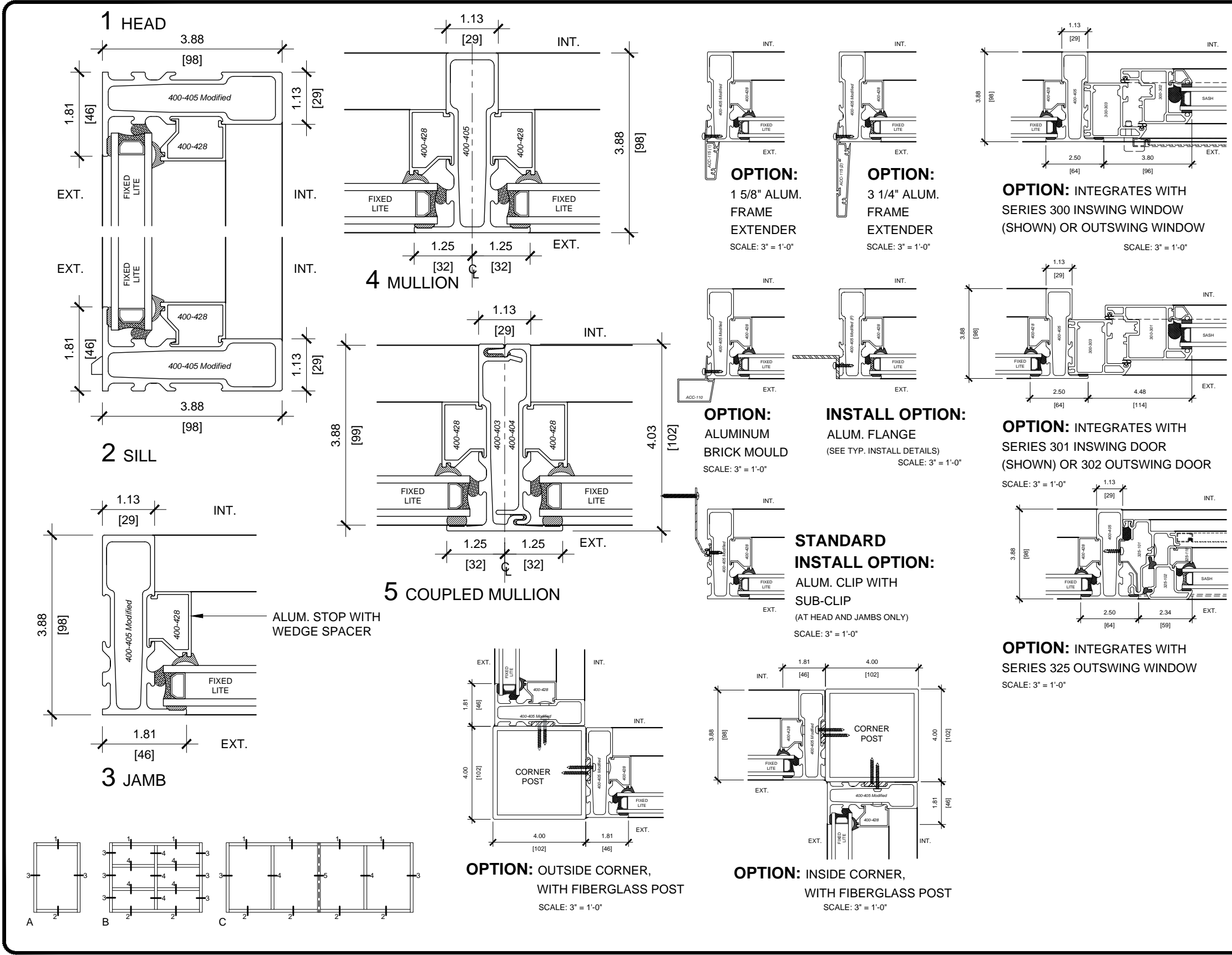
PROJECT NAME + CONSULTANT

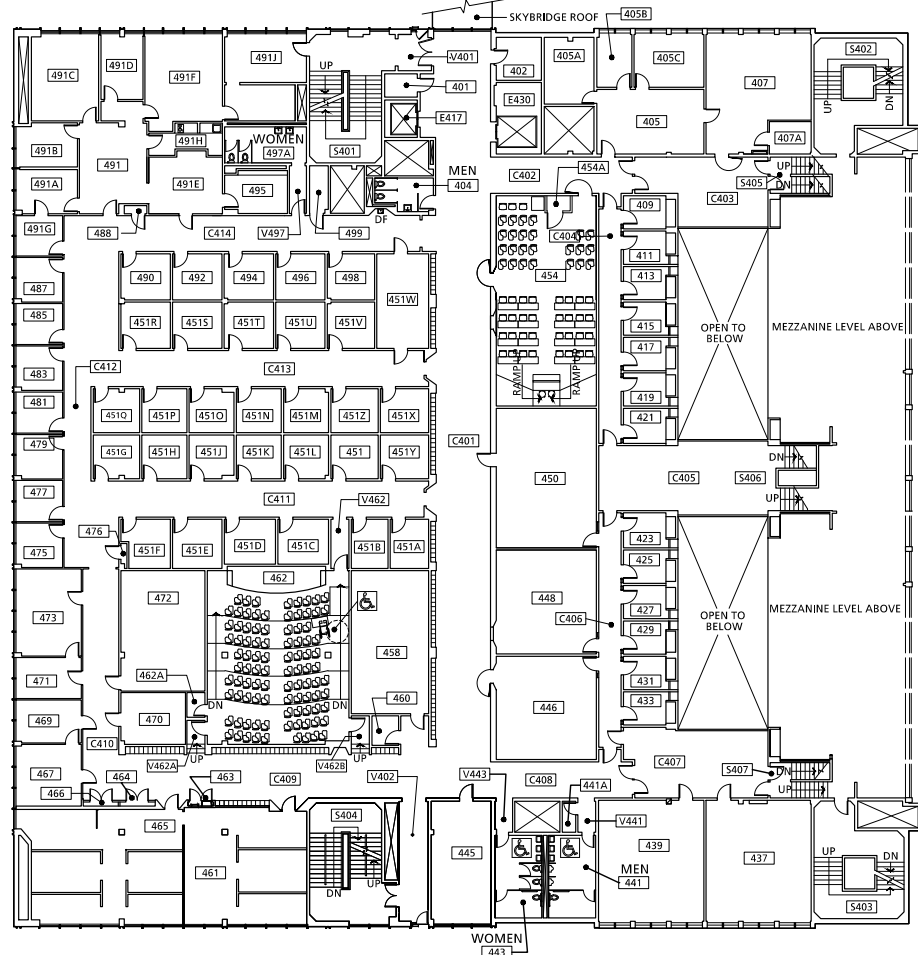
ISSUE	DESCRIPTION	DATE
1	REVISION 1	16 MAR, 2016

DRAWING TITLE:
SERIES 400 WINDOWS STRIP WINDOW - TRIPLE GLAZING

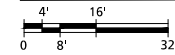
SCALE: 6" = 1'-0"
 DATE:
 DRAWN BY: CP
 CHECKED BY: GR

DRAWING NO.:
S-400





FOURTH FLOOR PLAN



199 - A7

DRAWN BY:
BR5
DATE:
08/2016

FOURTH FLOOR PLAN
199, NEUBERGER HALL
724 S.W. HARRISON



SEE FOURTH FLOOR MEZZANINE PLAN A8 FOR ADDITIONAL INFORMATION



FOURTH FLOOR MEZZANINE PLAN

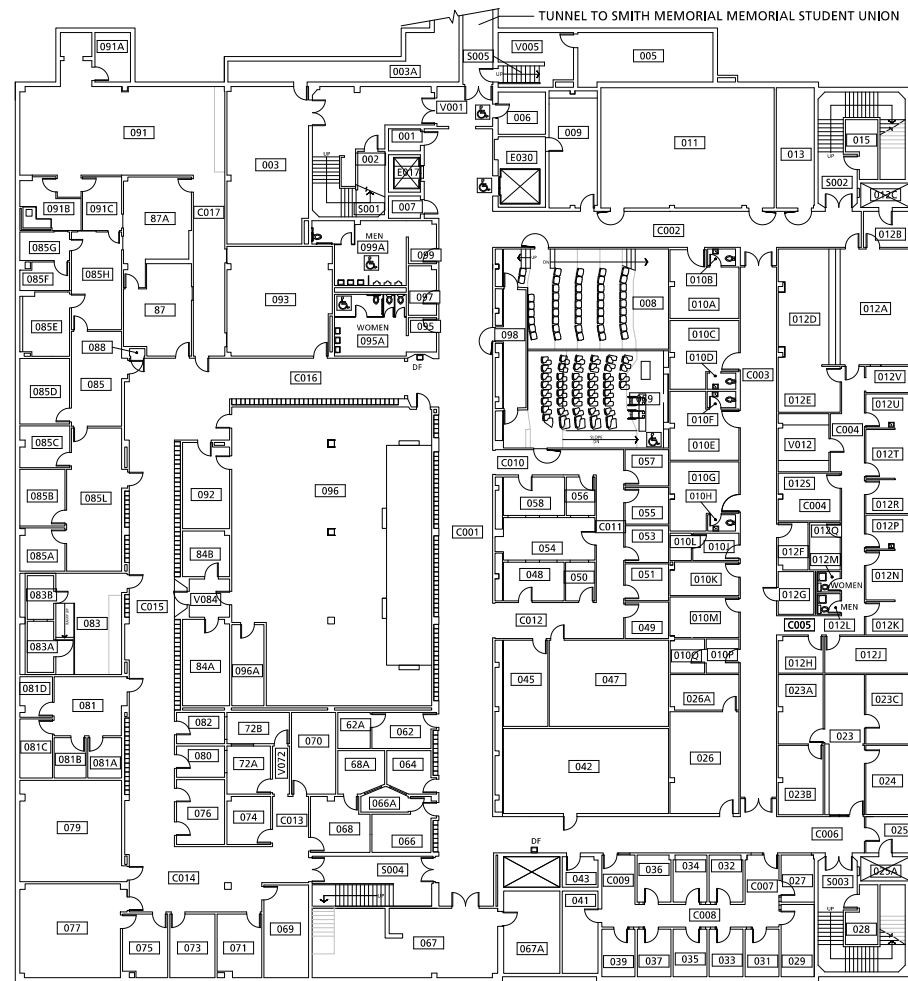


199 - A8

DRAWN BY:
LRR
DATE:
01/29/2009

4th FLOOR MEZZANINE PLAN
199, NEUBERGER HALL
724 S.W. HARRISON





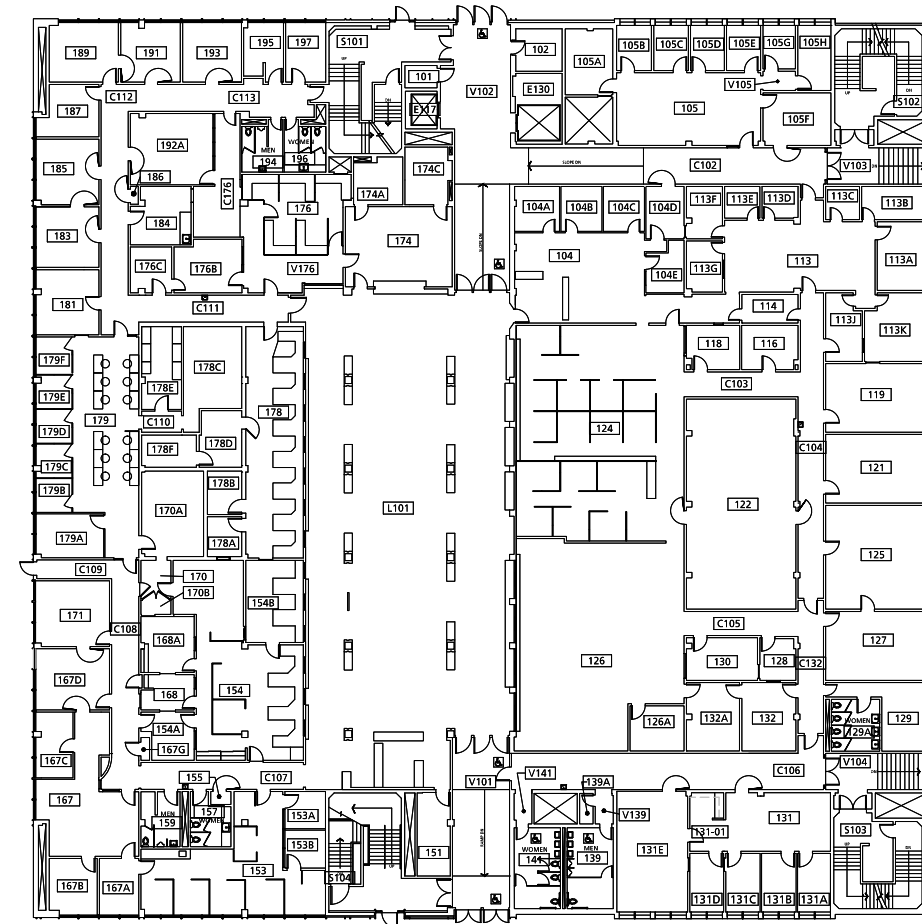
BASEMENT FLOOR PLAN



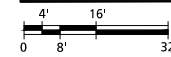
199 - A1

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BRS
DATE:
08/2016

BASEMENT FLOOR PLAN
199, NEUBERGER HALL
724 S.W. HARRISON



FIRST FLOOR PLAN



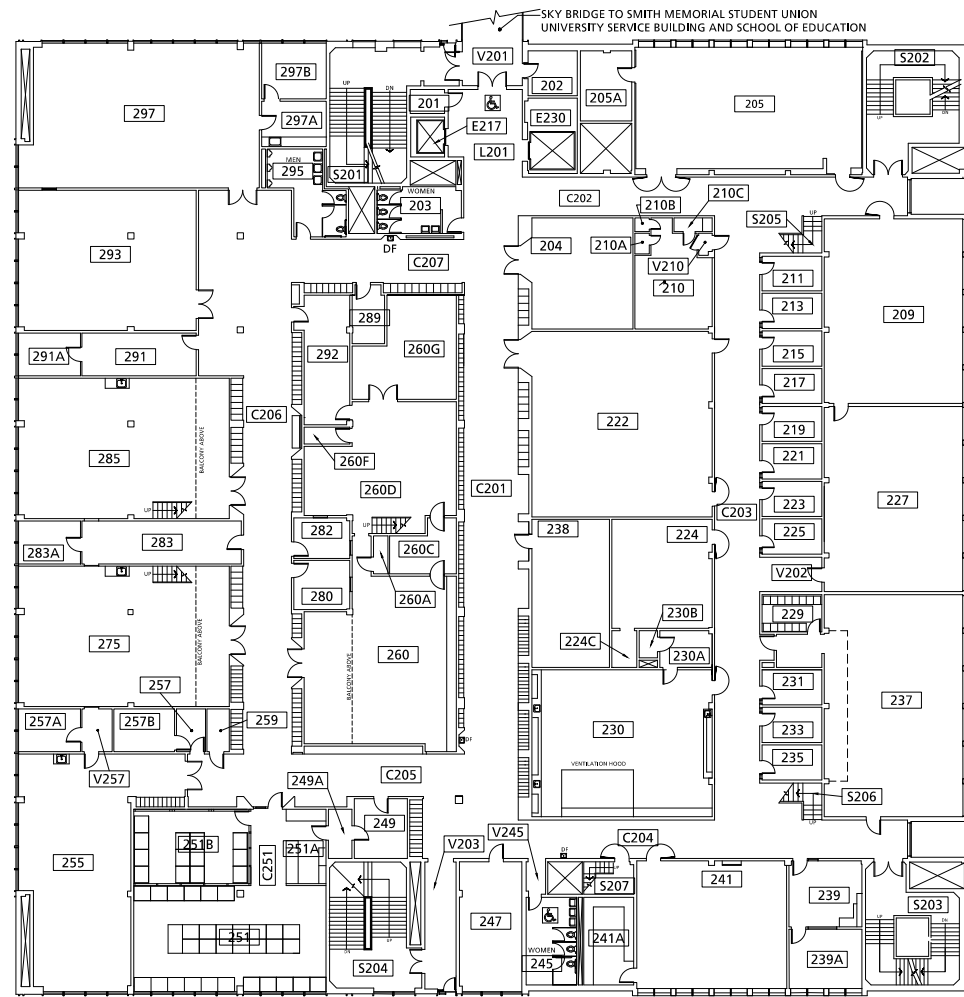
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DRAWN BY:
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DATE:
08/2016

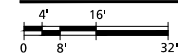
FIRST FLOOR PLAN
199, NEUBERGER HALL
724 S.W. HARRISON



FLOOR PLANS (EXISTING)



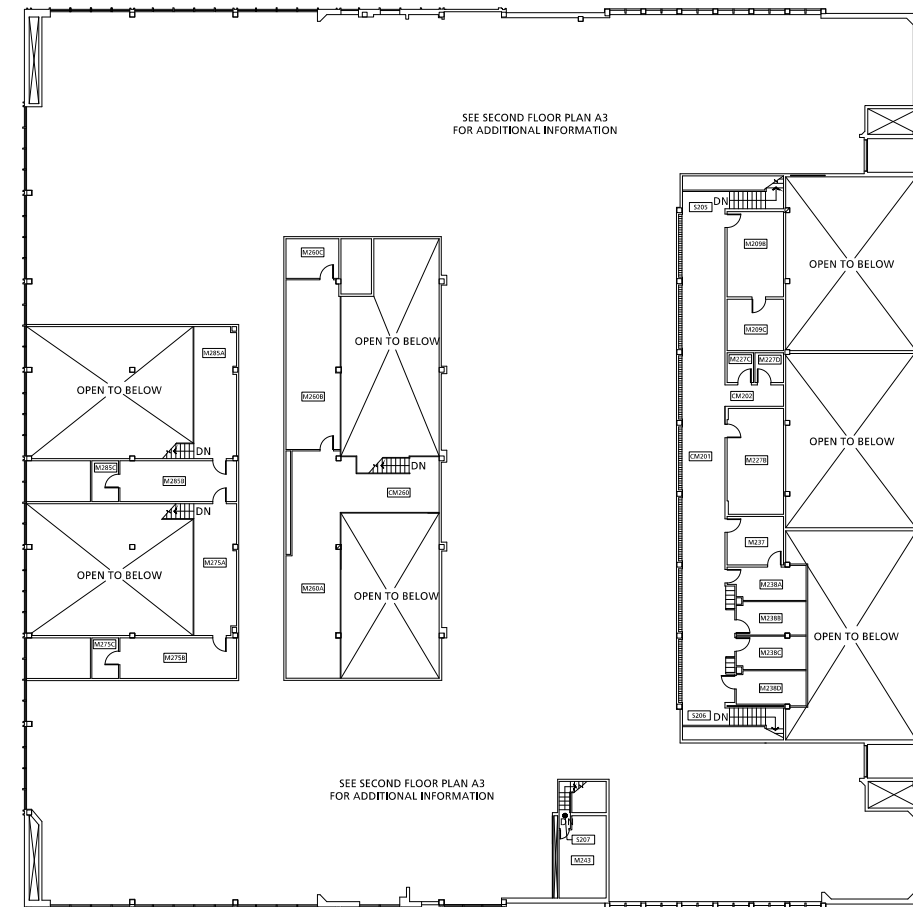
SECOND FLOOR PLAN



199 - A3

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DATE:
08/2016

SECOND FLOOR PLAN
199, NEUBERGER HALL
724 S.W. HARRISON



SECOND FLOOR MEZZANINE

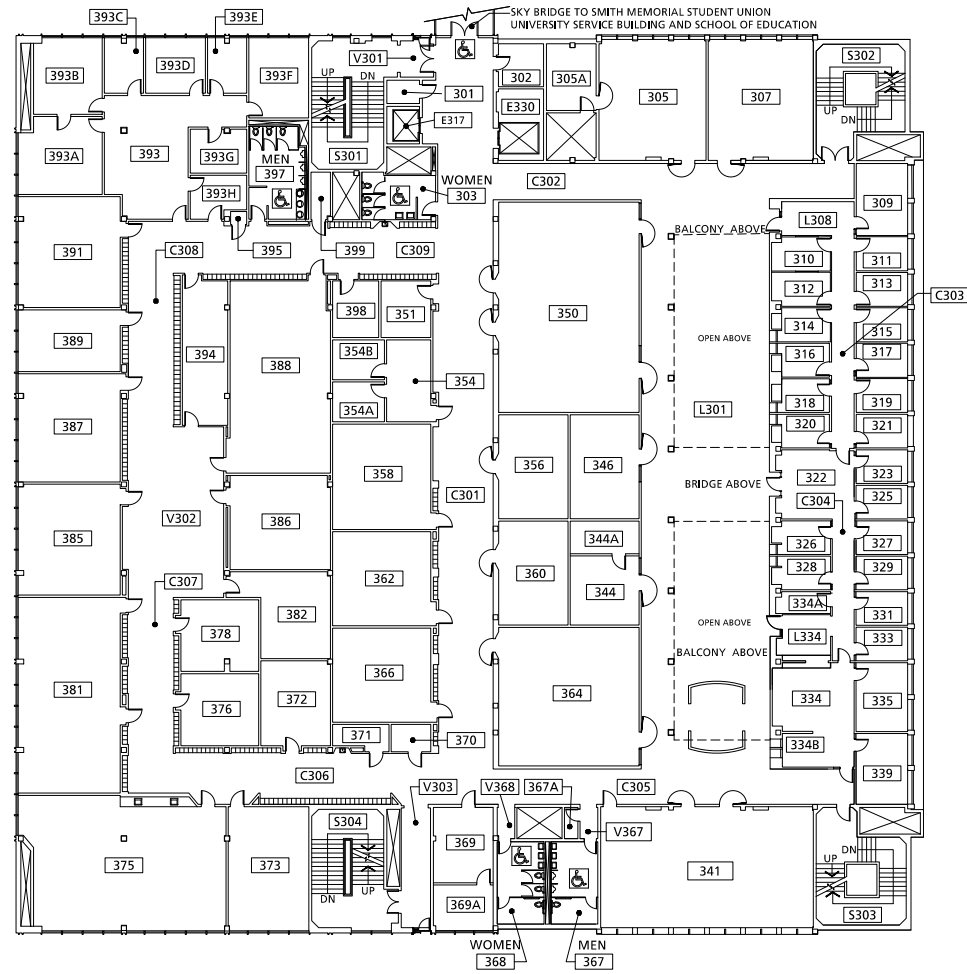


199 - A4

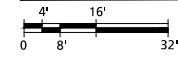
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DATE:
08/2016

SECOND FLOOR MEZZANINE
199, NEUBERGER HALL
724 S.W. HARRISON





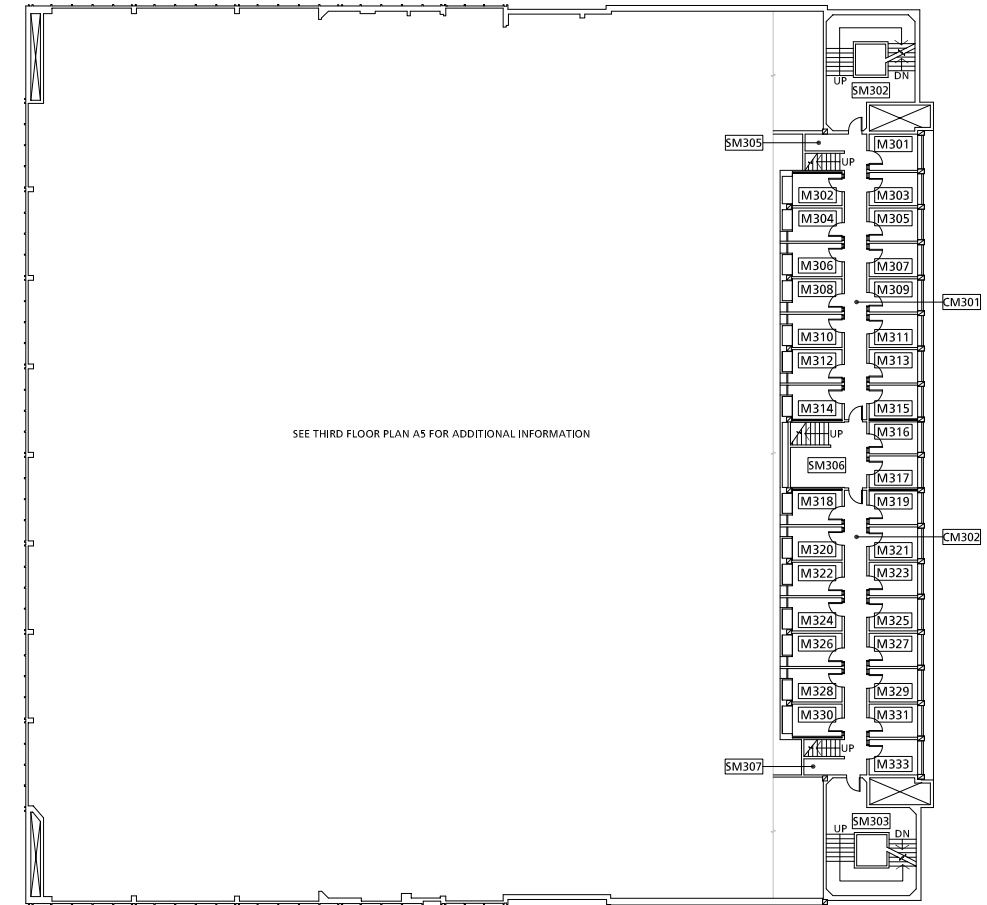
THIRD FLOOR PLAN



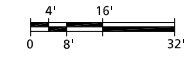
199 - A5

DRAWN BY:
BR5
DATE:
08/2015

THIRD FLOOR PLAN
199, NEUBERGER HALL
724 S.W. HARRISON



THIRD FLOOR MEZZANINE PLAN



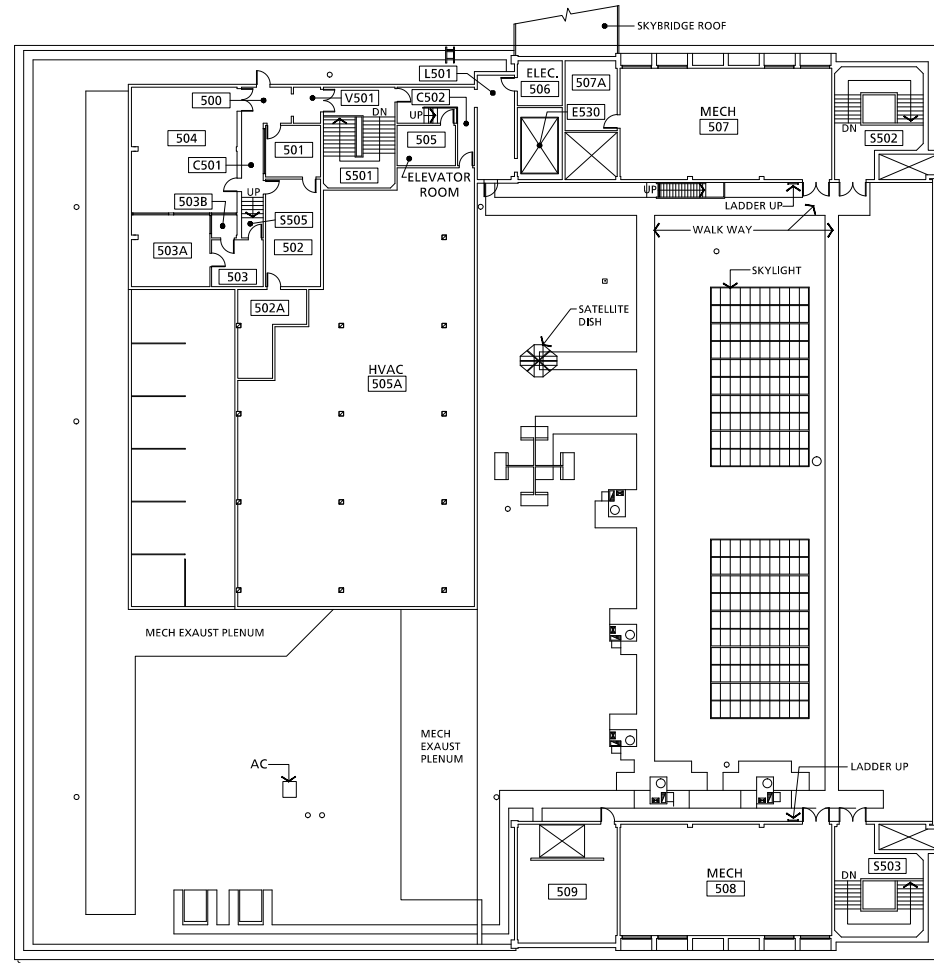
199 - A6

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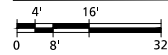
3rd FLOOR MEZZANINE PLAN
199, NEUBERGER HALL
724 S.W. HARRISON



FLOOR PLANS (EXISTING)



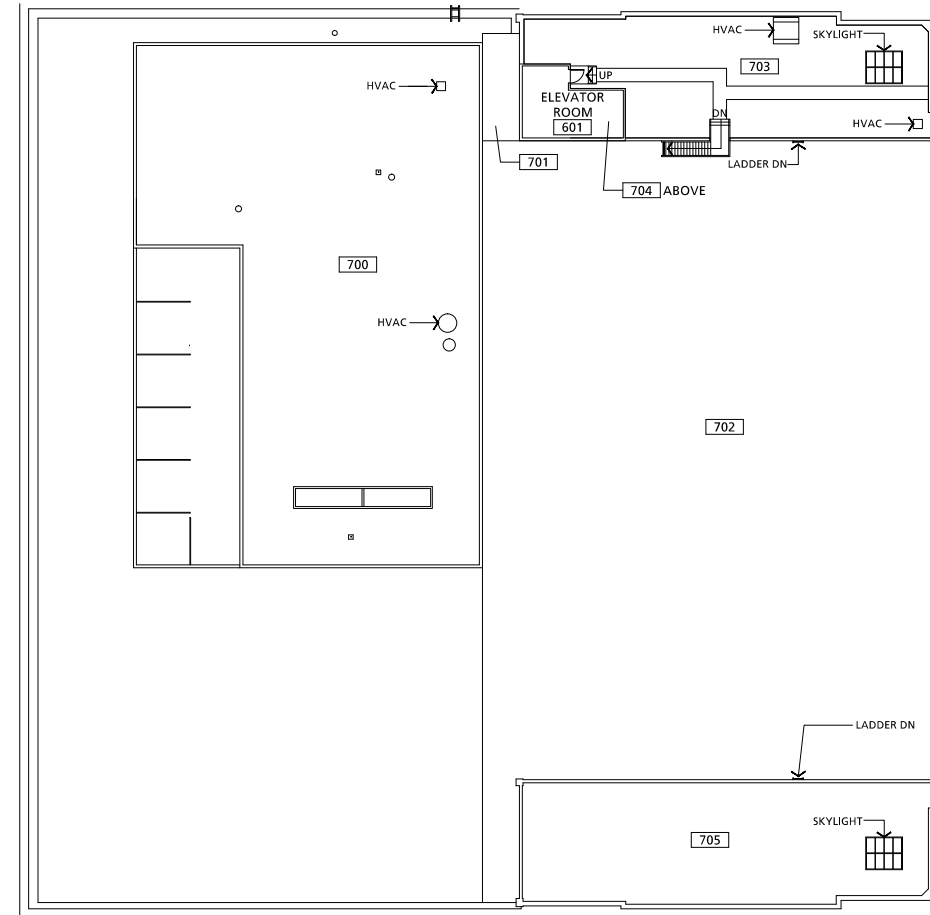
FIFTH FLOOR and PARTIAL ROOF PLAN



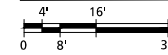
199 - A9

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5th FLOOR and PARTIAL ROOF PLAN
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ROOF PLAN



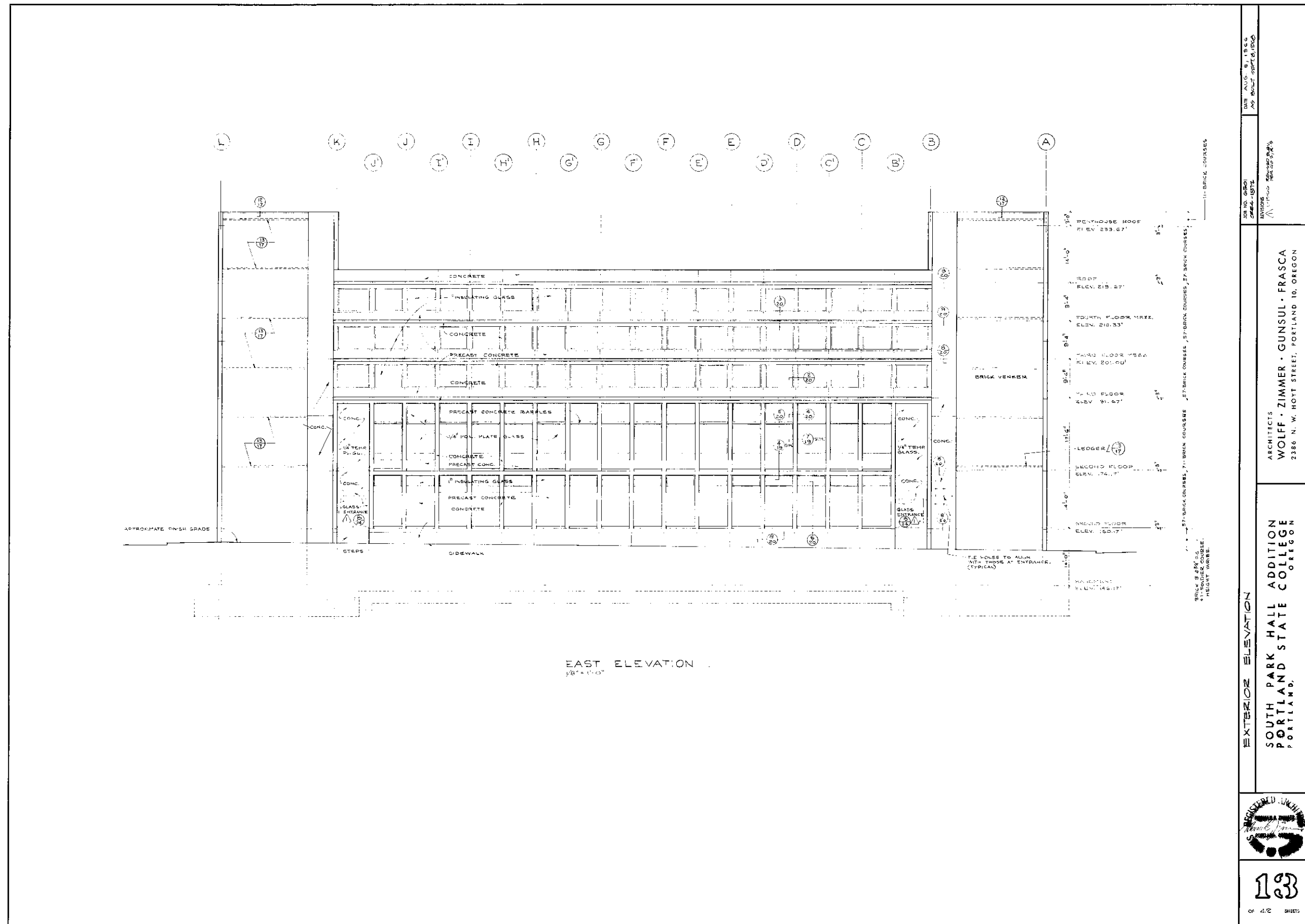
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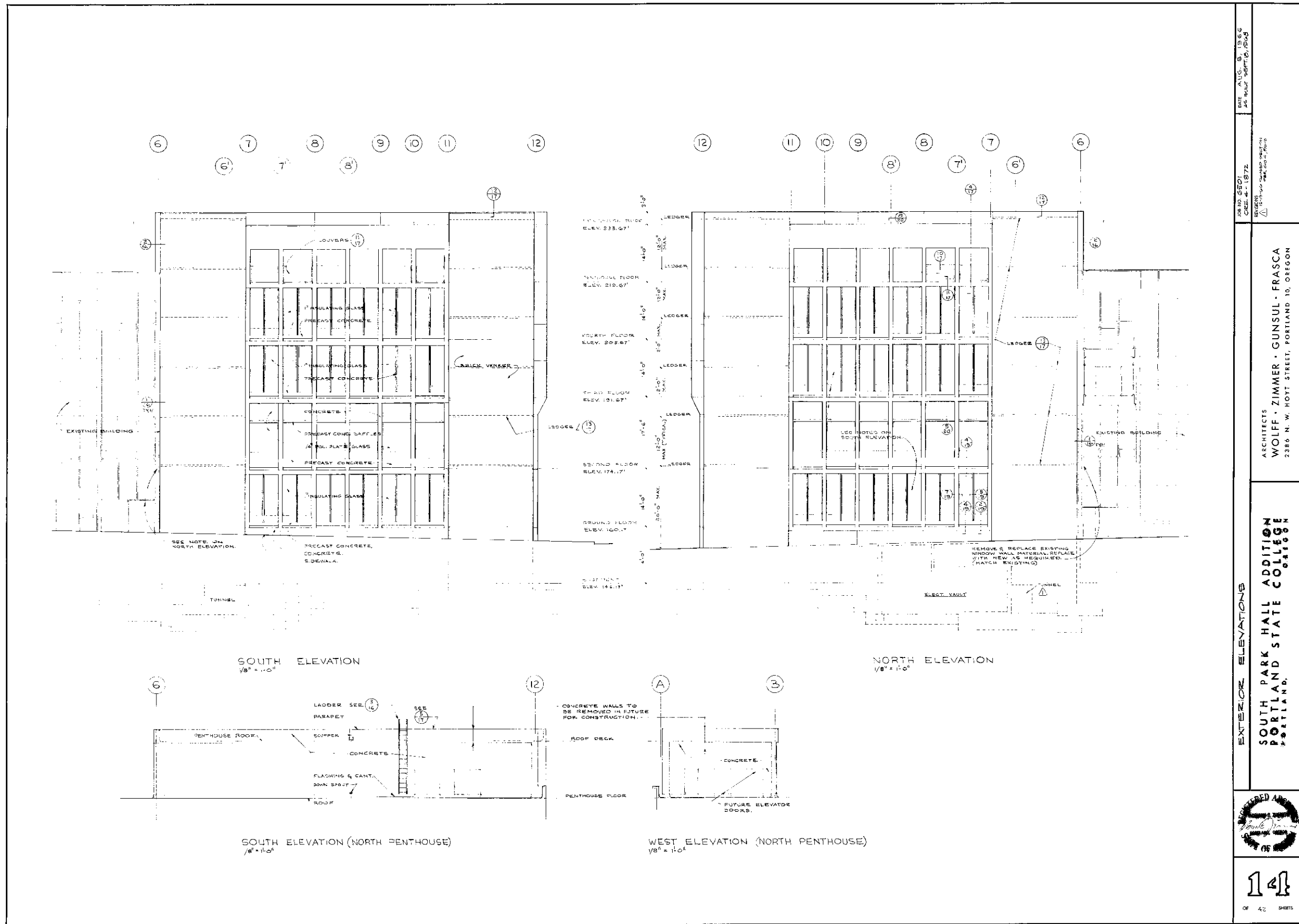
ROOF PLAN
199, NEUBERGER HALL
724 S.W. HARRISON



FLOOR PLANS (EXISTING)



ELEVATIONS (EXISTING)



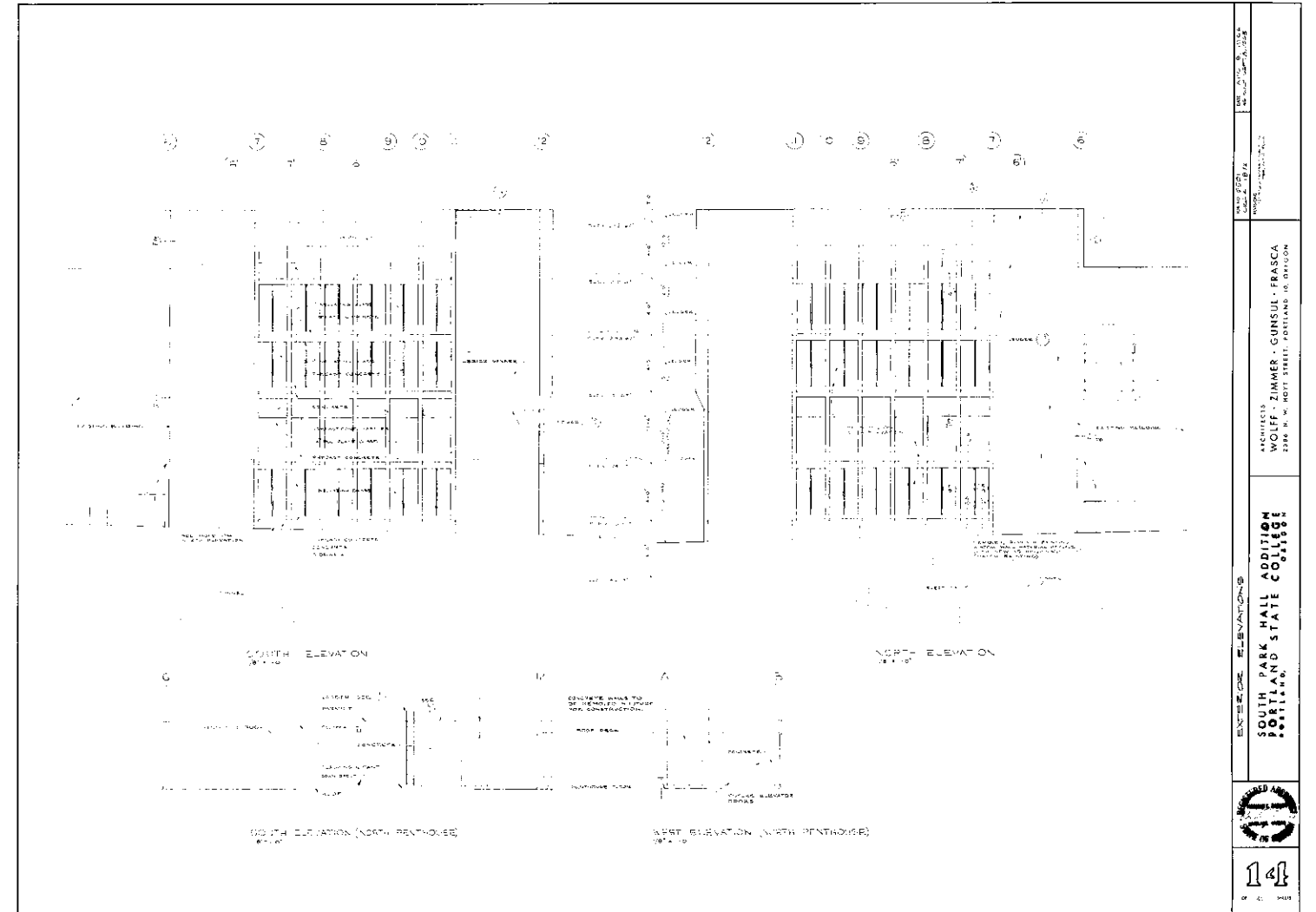
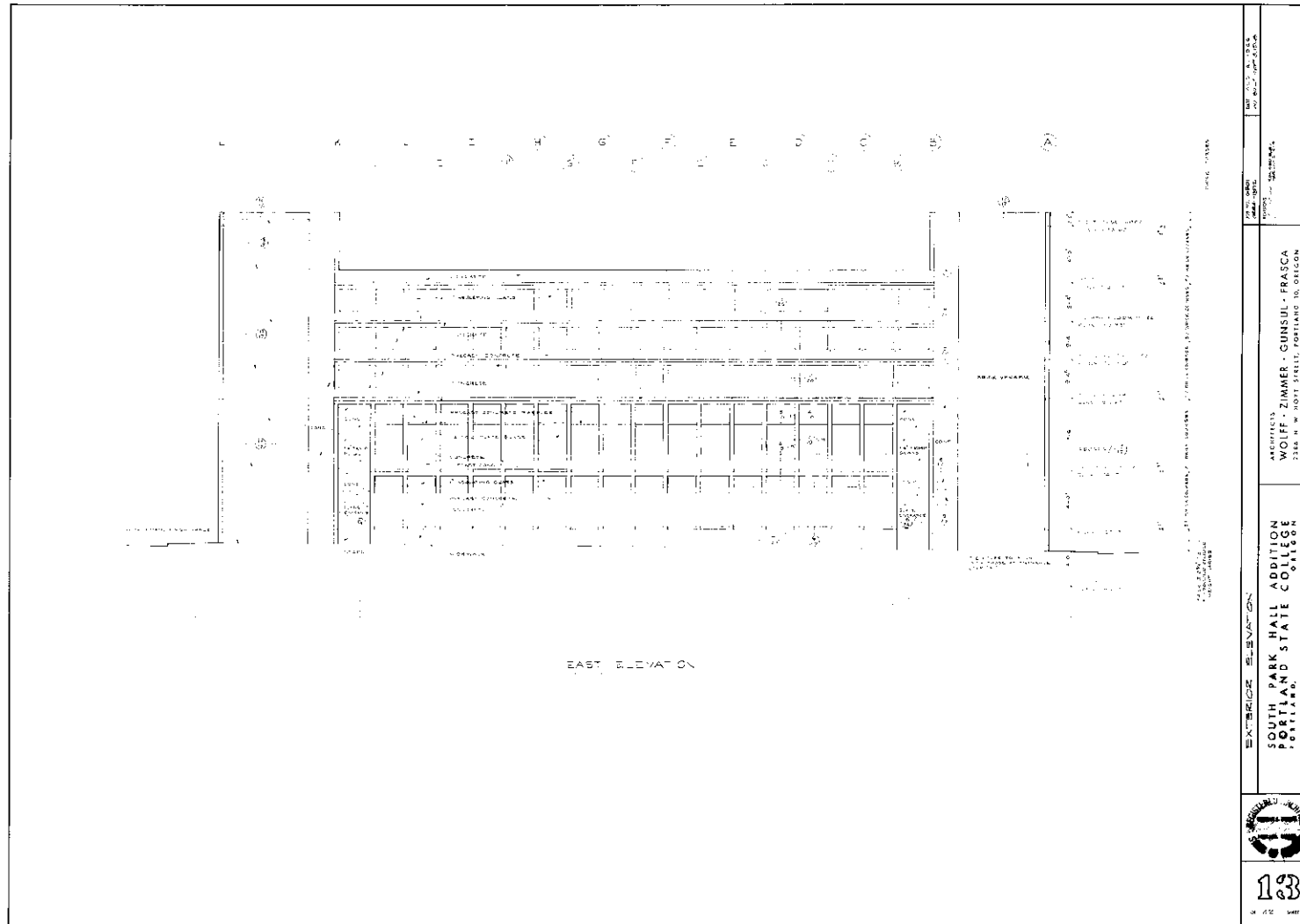
FOR US: 5301
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 DATE: AUG. 8, 1968
 BY: BOB. VERTIC. 10/68

ARCHITECTS
 WOLFF • ZIMMER • GUNSUL • FRASCA
 2386 N. W. HOYT STREET, PORTLAND 10, OREGON

EXTERIOR ELEVATIONS
 SOUTH PARK HALL ADDITION
 PORTLAND STATE COLLEGE
 PORTLAND, OREGON

14
 OF 42 SHEETS

ELEVATIONS (EXISTING)



ELEVATIONS (EXISTING)

