



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: July 16, 2018
To: Portland Design Commission
From: Puja Bhutani, Development Review
503-823-7226, puja.bhutani@portlandoregon.gov
Re: 18-181153 DA – Lincoln High School 7
Design Advice Request Summary Memo, July 26, 2018

Attached is a drawing set for the Design Advice Request for Lincoln High School replacement building- 8-story and 138 feet high. The new athletic track and field is located in the east section of the site, along SW 14th Avenue. The primary entrance is from an entrance plaza at SW Salmon Street and 17th Avenue. Bus drop off occurs on SW Salmon Street, and loading, service and fire access is from SW 17th Avenue on south side of the building. Modifications are requested for required building line and transit street main entrance requirements.

DEVELOPMENT TEAM BIO

Architect/Developer	Valuation	Approximate Gross SF	Site Area (SF)
BORA Architects/ Portland Public Schools	124,503,722	281,000 GSF	477,418 SF

ZONING: CXd, Central Commercial with a design overlay (d) requiring Design Review. The approval criteria of Title 33, Portland Zoning Code are the [Central City Fundamental Design Guidelines and the Goose Hollow Design Guidelines](#).

The site is located within the Goose Hollow Sub district. The Urban Design Concept Plan, Central City 2035 Plan, (attached) envisions creating new public spaces as part of Lincoln High School redevelopment, strengthening the identity of SW Salmon as key east-west green corridor linking Goose Hollow to West End and Downtown, and 16th Avenue with a flexible character and offering improved north-south access through the district.

Two major utility easements run through the site creating “no build zones” in the old SW 16th and SW 17th Avenue rights-of-way. These easements contain major storm water infrastructure that cannot be built upon or relocated.

The project overview, master planning and outreach process is outlined on pages 6-9, and the building program and floor plans pages are included on pages 40-45 of the attached packet. The applicants are planning for potentially 3 DAR hearings. This first hearing is to discuss the overall site design and massing concepts.

AREAS FOR DISCUSSION

The Commission’s feedback is requested regarding the following;

1. CONTEXT

- Site Circulation, public access and neighborhood Connectivity. Guidelines A3- Portland Block Structure, B1- Reinforce Pedestrian System. (Described on Pg.12, 13, 30, 36 of the drawing packet). The site has been exempted from superblock and large site pedestrian connectivity requirements as part of the new Zoning Code and CC 2035 Plan District updates.

However, the ordinance includes a directive from the City Council, which directs PBOT and Portland Public School (PPS) to develop a Memorandum of Understanding (MOU) to ensure that specific programming and security needs for the facility are appropriately balanced with a north-south public access connection through the site that serves the pedestrian and bicycle connectivity needs of Goose Hollow, consistent with the directives of the Central City 2035 Plan. PBOT is currently in the process of developing the MOU with PPS, including the security provisions, and these will be presented at the next DAR. Commission feedback is requested whether the proposed site access locations and circulation patterns achieves the desired overall neighborhood connectivity.

- b. Massing. Guideline A2-Emphasize Portland Themes, A5- Enhance, Embellish and Identify Areas, C1- Enhance view opportunities, C4-Complement the Context of Existing Buildings. (Pages 14-21; 24-25, 39-40) The packet outlines different building massing options and locations. The proposed massing has been developed after significant public engagement and outreach, and staff supports the single building, vertical organization option. Both orientations of the vertical bar have merit and Commission's feedback is requested. The east-west facing bar helps define SW 18th Avenue which is a major transit street, while the north south facing bar helps define SW Salmon Street which is envisioned as a key east-west corridor and also provides a quieter street frontage for the educational program.

2. PUBLIC REALM

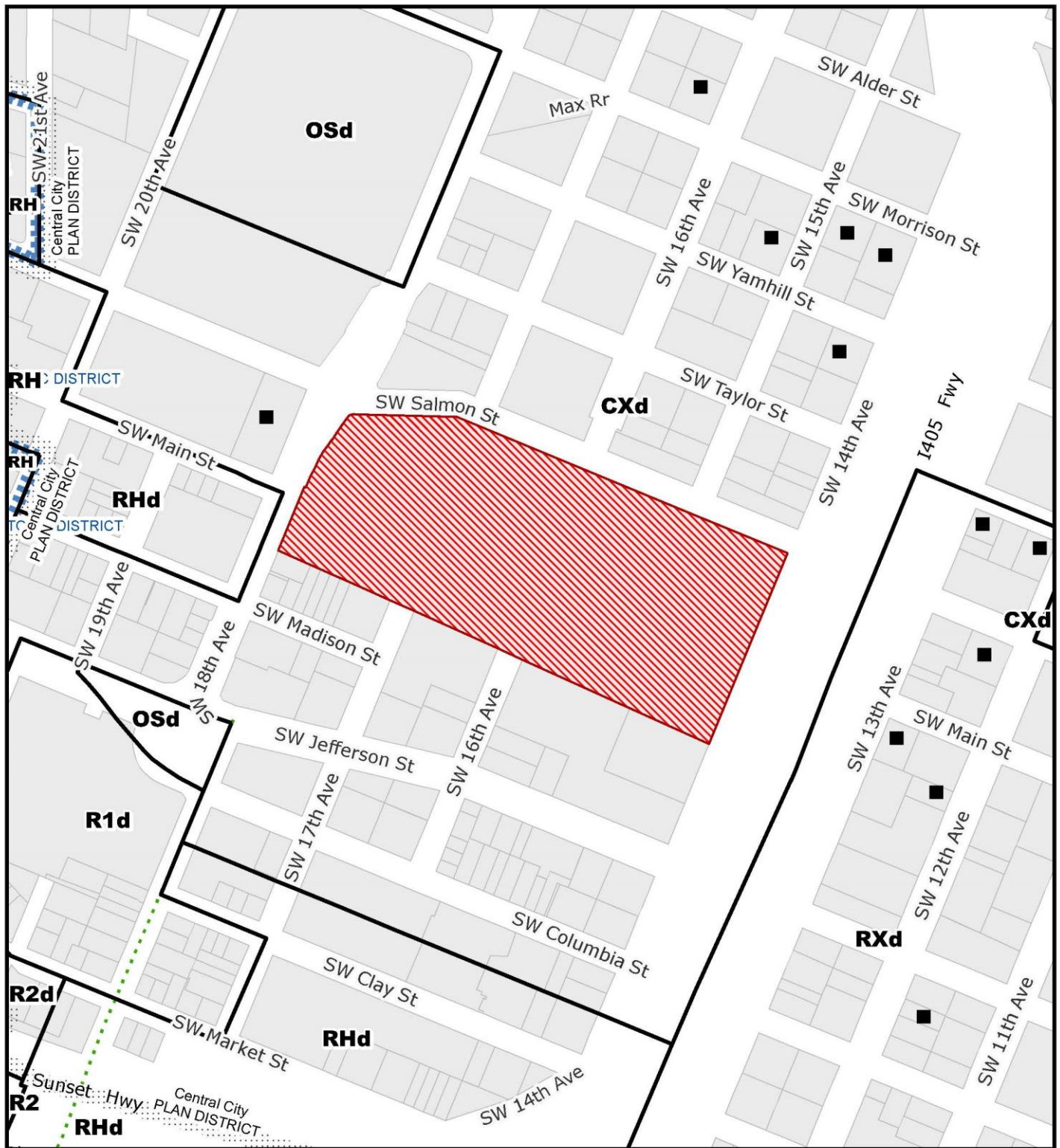
1. Building Entrances, Location and Hierarchy. Guidelines B5-Make Plazas and Open Spaces successful, B7- Integrate Barrier Free Design. (Pages 22-23, 30, 33, 34). Note that the applicant is seeking modification from the Transit Street Main Entrance standard. The main entrance is located from a plaza on SW Salmon and SW 17th Avenue and the secondary entrance is from SW 18th Avenue. These locations are at grade and seem appropriate given the site topography, transit station and bus drop-off location. However, the secondary entrance will provide, through a vestibule, access to the Health Center and the Teen Parent Center and can be used for access to the High School for occasional / event use only.
 - a. Ground Floor and NW Corner Activation. Guideline C7-Design Corners that build active intersections. (Pages 30-34, 41). Robotics and maker space programming wraps the SW 18th and SW Salmon corner, and will sit at a higher level than the adjacent sidewalk. The building massing and articulation should emphasize this important corner, in coordination with the flatiron design of the new mixed use development across Salmon street.
 - b. Main spine and plazas. Guideline B5- Make Plazas, Parks & Open Spaces Successful. (Pg 36, 38). The Urban Design Concept Plan envisions creating new public spaces as part of Lincoln High School redevelopment. The proposal includes the larger central plaza and pathway and a secondary events plaza. The main plaza and corridor is aligned with SW 17th Avenue, and serves as the major N-S connector. More details will be provided as part of the second DAR. The design of the main plaza and pathway is critical in establishing a successful connection between the main building and commons to the athletic fields as well as to the surrounding neighborhood. The plaza design must resolve the primarily pedestrian use with bicycle, fire and loading access requirements. Commission feedback is also requested regarding the location and design of the event plaza along the south property line.
 - c. Loading and Service access. (Pg 26-27). Service access is proposed from SW 17th Avenue on the south edge of the site. The design must resolve loading access location and requirements with the pedestrian and bicycle use of the main pathway.
 - d. Edge treatment along 14th, 18th and Salmon. C6- Develop Transitions, A4- Use Unifying elements; A5- Embellish and Identify Areas, A7- Urban Enclosure, A8- Vibrant Streetscape, B2- Protect the Pedestrian, B4- Provide Stopping & Viewing Places, B6- Develop Weather Protection (Pg. 30-31, 35). Note that the applicant is seeking modification from Required

building line standard, between SW 14th and SW 17th Avenue. Salmon Street is also envisioned as a key east-west green corridor. Currently there are significant on-site large trees along SW 14th Avenue and SW Salmon Street and an art wall along SW 18th Avenue. The proposal includes grade differences between the site and adjacent sidewalk resulting in varying edge conditions, addressed by a system of fences and retaining walls. A more thoughtful design response is needed to comply with the design guidelines, as well as to address the existing bus stop on SW Salmon Street and SW 16th Avenue.

- e. Heritage Tree. Pg.37, 46-49. The heritage tree at the NE corner of the site must be preserved and could require protection of adjacent walnut and elm trees, relocation of the fence / retaining walls and the track in order to minimize impact on the tree roots. The applicants will be working to resolve these issues.

Please contact me with any questions or concerns.

Encl: Zone Map,
11x17 Drawing set
Design Guidelines Cheat Sheet – *Central City Fundamental Design Guidelines, Goose Hollow Design Guidelines*
Urban Design Concept Plan – Central City 2035 Plan



ZONING



THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
GOOSE HOLLOW SUBDISTRICT



Site



Historic Landmark



Recreational Trails

File No.	EA 18-181153 DA
1/4 Section	3028,3128
Scale	1 inch = 300 feet
State ID	1S1E04AB 100
Exhibit	B Jul 12, 2018