Portland State University
Peter Stott Center Renovation + Viking Pavilion

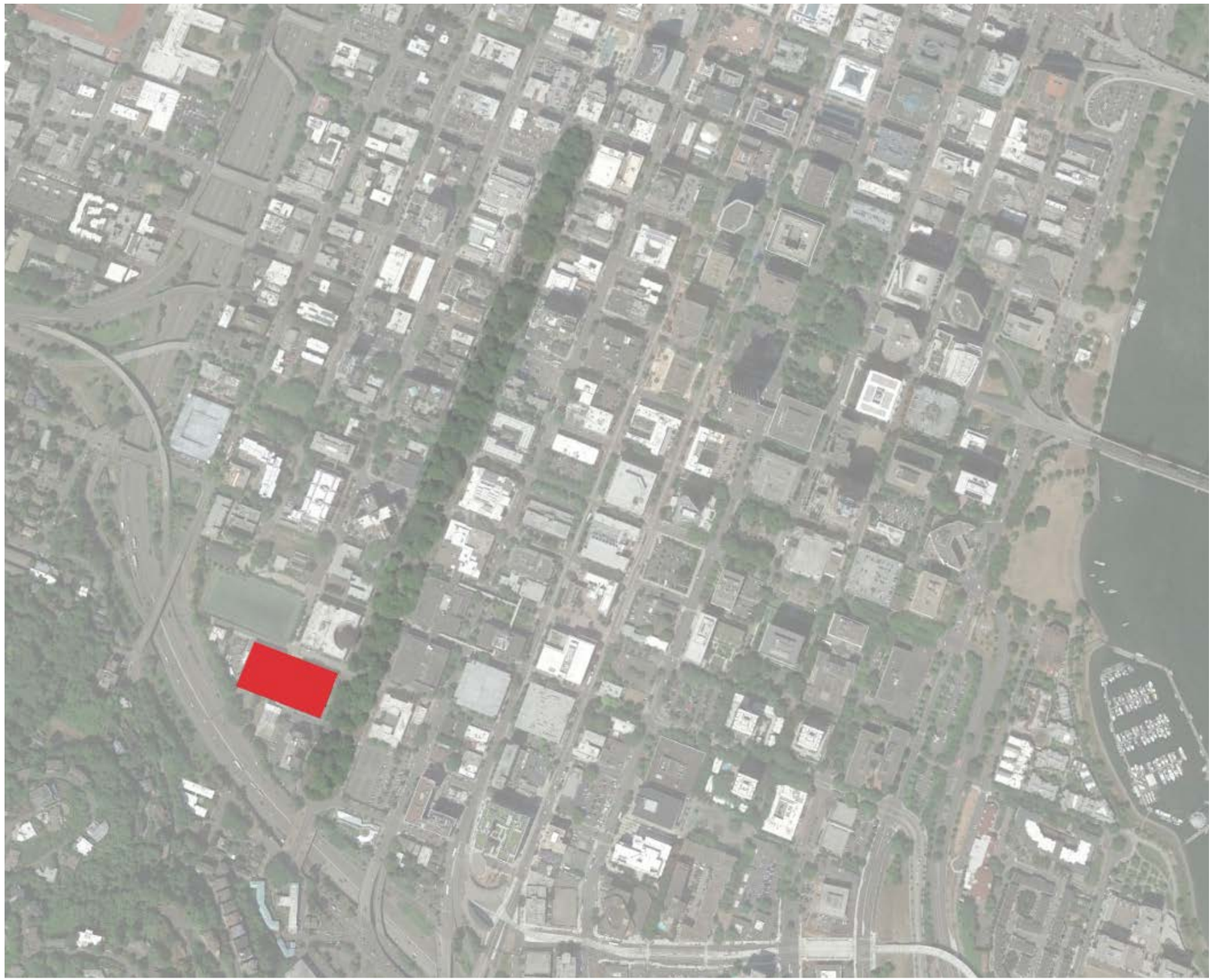
EA 15-149774 LUR SUBMISSION

woofter architecture + sink combs dethlefs
February 12, 2016

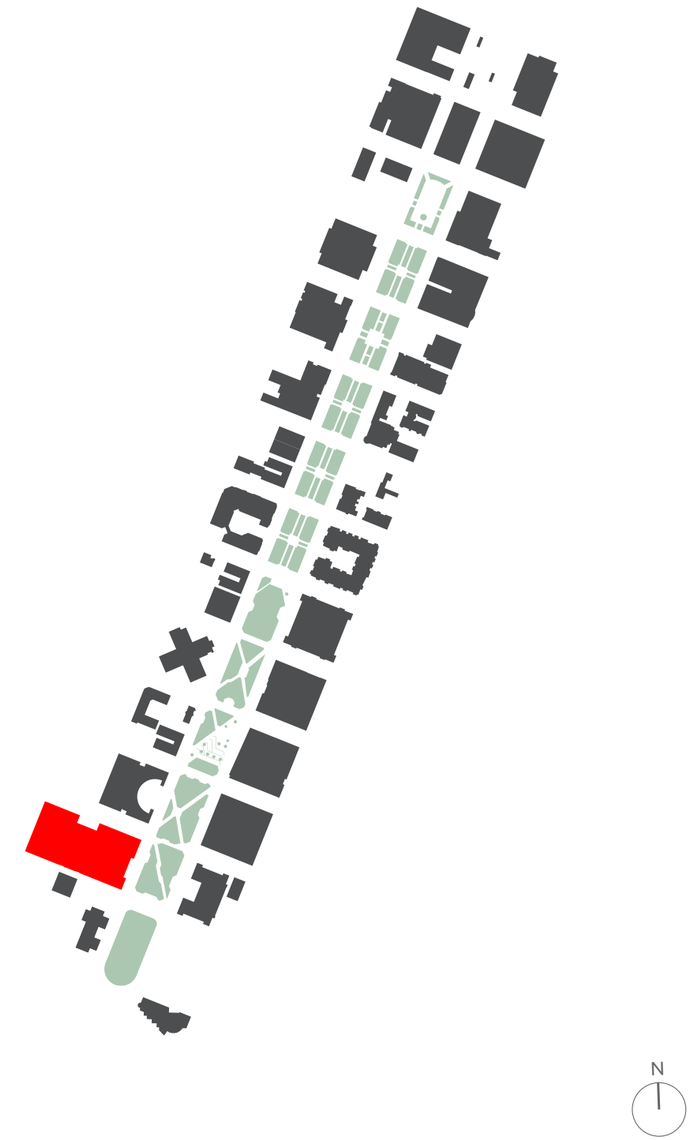
DRAWING INDEX

Land Use Reviews Requested:
Type 3 Design Review with 3 Modification reviews

site location

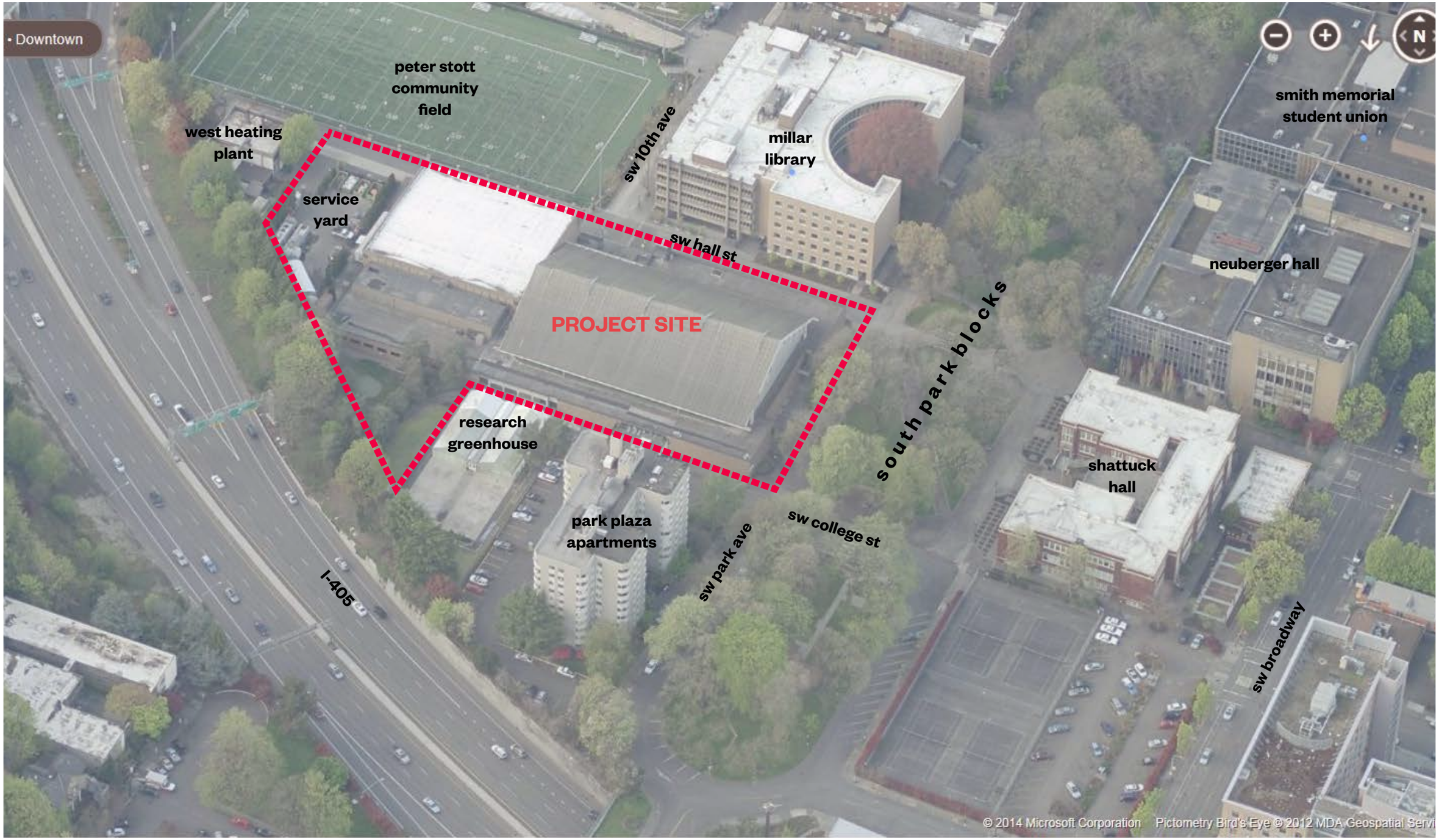


aerial photo of southwest portland



figure/ground diagram of buildings facing south park blocks

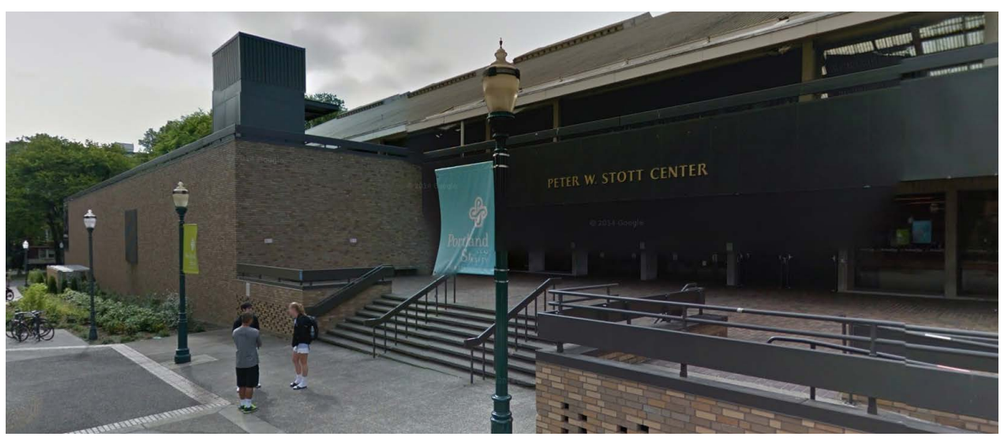
site context



existing conditions

View from SW College St of Southeast corner

View from Park Blocks of Northeast corner

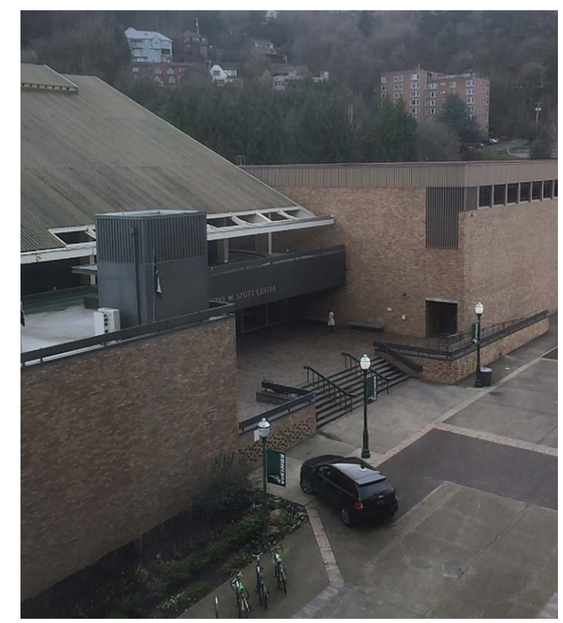


Viiew looking SE toward Main Entry

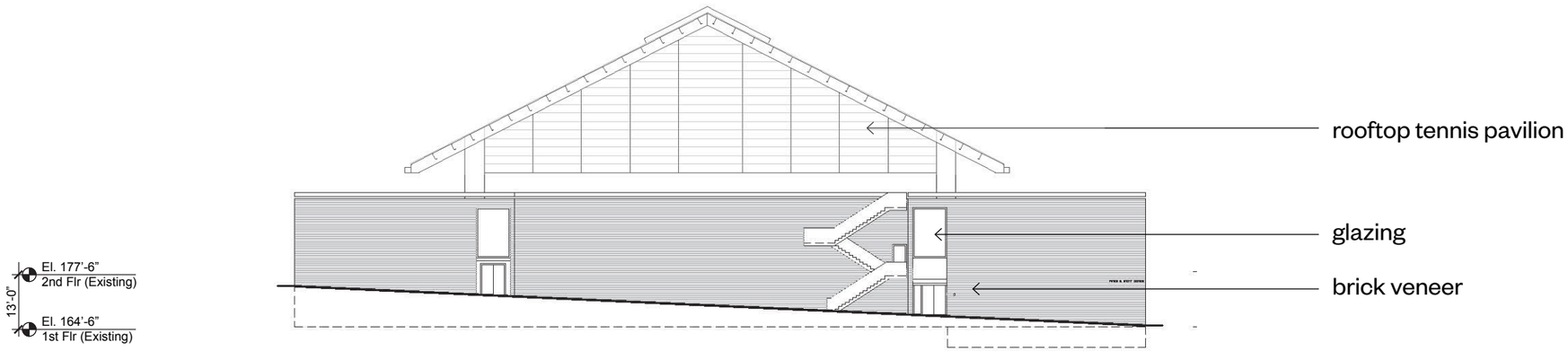
North – Main Entry

South

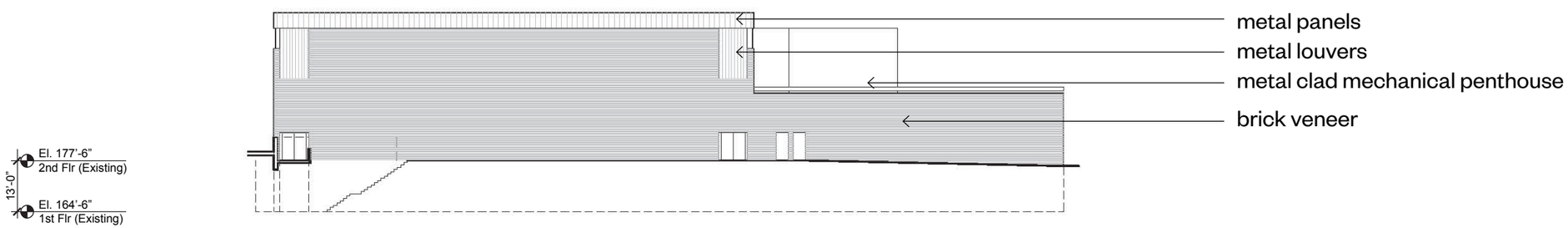
North – Exterior of Main Gym



View from LIbrary Looking SW toward Main Entry

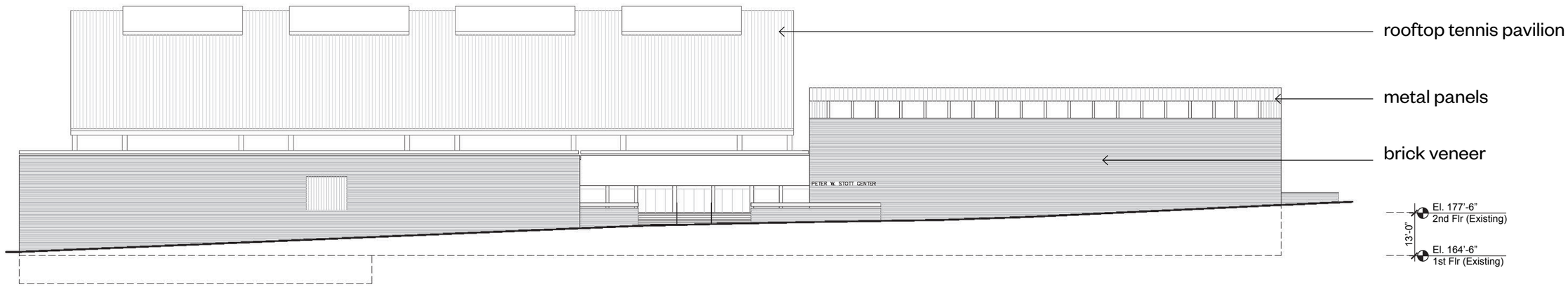


east – existing

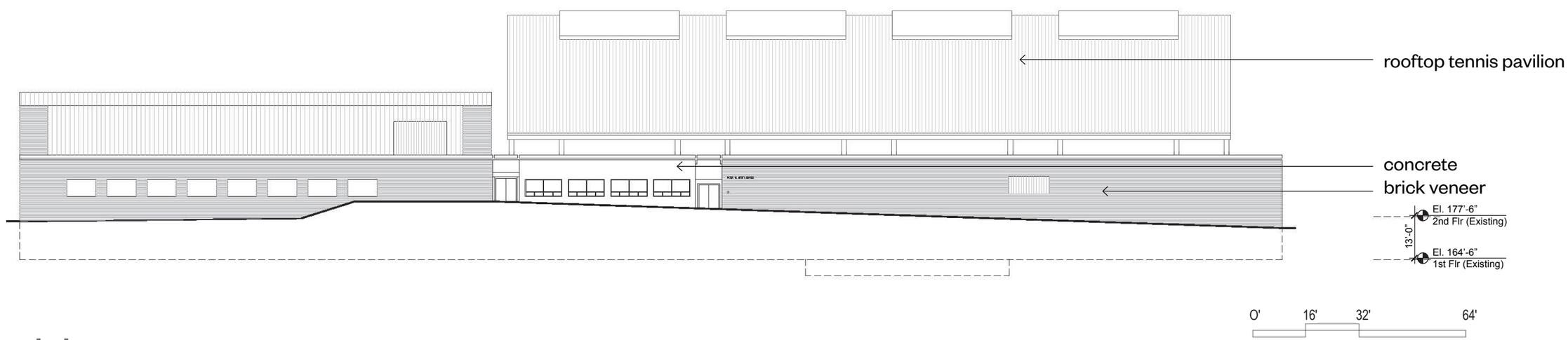


0' 16' 32' 64'

west – existing



north – existing



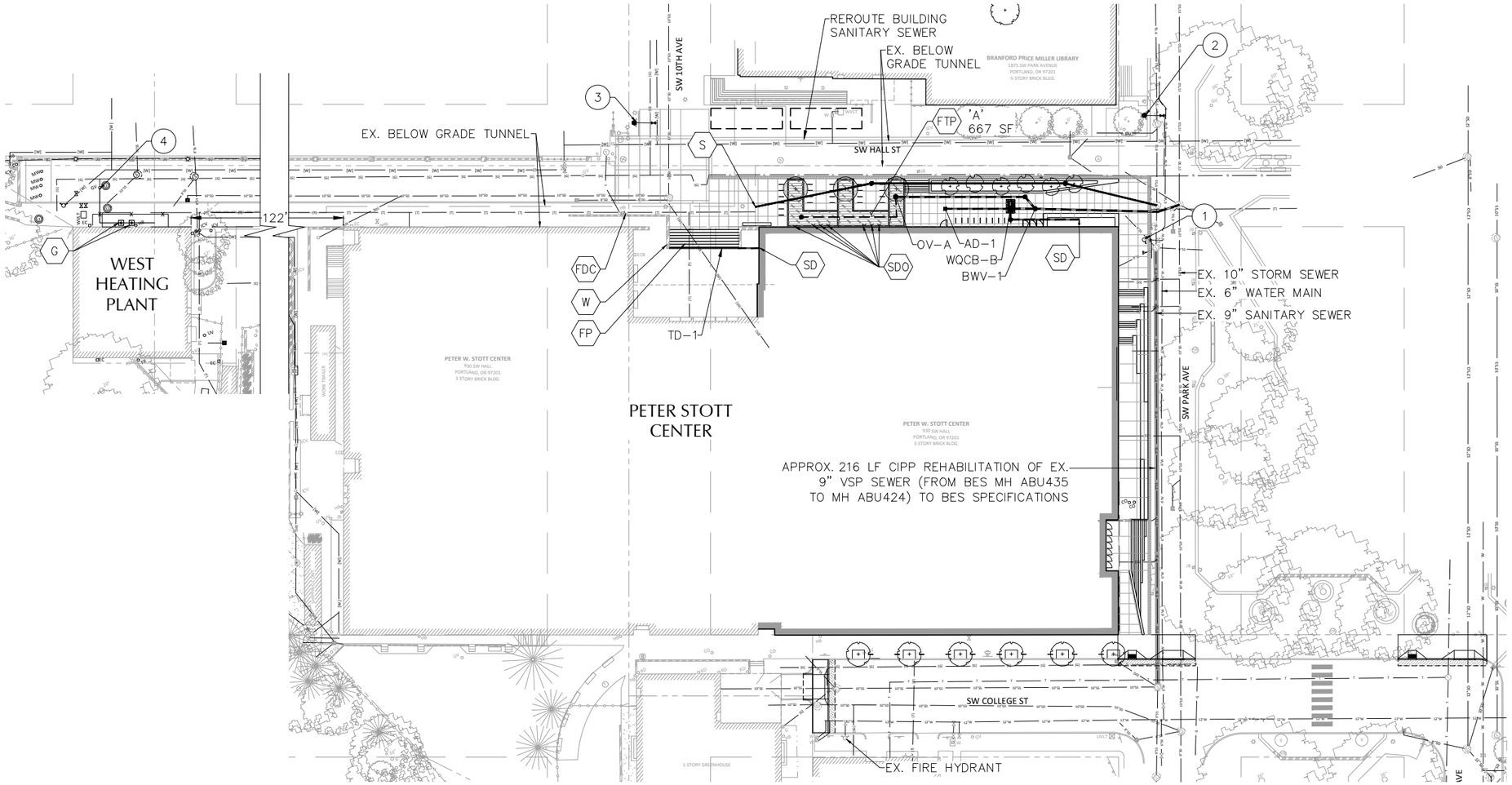
south – existing

millar library

park plaza apartments

shattuck hall

neuberger hall



SHEET LEGEND

- FDC — EX. FIRE DEPARTMENT CONNECTION MOUNTED TO FACE OF BUILDING.
- FP — APPROX. LOCATION OF EX. CONNECT TO FIRE PROTECTION SYSTEM.
- FTP — STORMWATER FLOW-THROUGH PLANTER. ID AND BOTTOM AREA AS SHOWN.
- G — CONNECT TO GAS METER. CONTRACTOR TO COORDINATE WITH GAS COMPANY AND CONNECT TO PSU PRIVATE GAS SYSTEM IN TUNNEL.
- S — EX. CONNECTION TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION.
- SD — CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION.
- W — APPROX. LOCATION OF EX. CONNECTION TO COLD WATER SYSTEM.

UTILITY LABEL LEGEND

STRUCTURE LABEL

STRUCTURE TYPE CALLOUT
ID NUMBER (WHERE APPLICABLE)

XX-XX

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CO	CLEANOUT TO GRADE
CONN	CONNECTION TO CITY STORM SEWER
OF	OUTFALL
OV	OVERFLOW INLET
TD	TRENCH DRAIN
WQCB	WATER QUALITY CATCH BASIN

(X) KEY NOTES

1. CONTRACTOR TO COORDINATE WITH PWB TO REMOVE EXISTING FIRE HYDRANT.
2. CONTRACTOR TO COORDINATE WITH PWB TO INSTALL NEW FIRE HYDRANT.
3. INSTALL NEW PRIVATE FIRE HYDRANT.
4. CONTRACTOR TO COORDINATE WITH NWN AND PSU TO CONNECT TO EXISTING GAS VALVE AND INSTALL NEW LINE TO METERS. COORDINATE EXACT METER LOCATION WITH PSU.

SHEET LEGEND

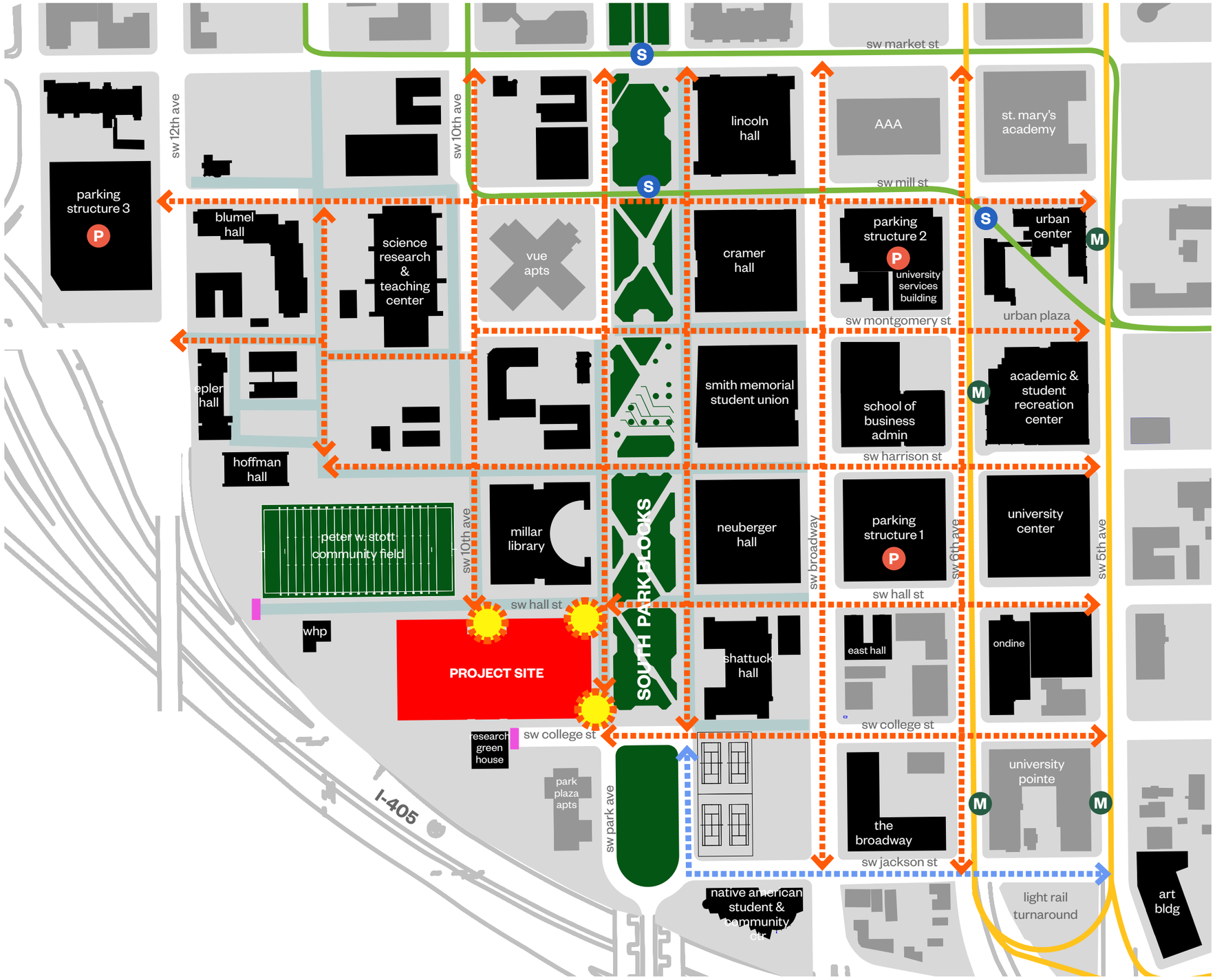
PROPOSED	DESCRIPTION	EXISTING
	STORM LINE	— SD — SD — SD —
	SANITARY LINE	— SS — SS — SS —
— W — W — W —	WATER LINE	— W — W — W —
— G — G — G —	GAS LINE	— G — G — G —

SCALE 1 INCH = 20 FEET
20 0 20 40

Pedestrian Connections

With its location at the southwest corner of Portland State University's campus, the Stott Center/Viking Pavilion site stretches from the Park Blocks to the edge of Interstate 405. Because of the barrier formed by the highway and the resulting dead-end streets, primary pedestrian access to the site is from the Park to the east and 10th Avenue to the north. These active campus pathways connect to nearby student housing, transit stops, and parking structures. In contrast, the east-west streets that directly abut the site, SW Hall Street to the north and SW College Street to the south, are both dead-ends and see relatively little pedestrian traffic.

With the opening of the TriMet Orange Line, pedestrian traffic will increase from the east, particularly from the Jackson Street station to the southeast. Additionally, the South Park Blocks are seen as a primary link within the proposed "Green Loop" project envisioned by the City of Portland Central City 2035 study, likely further increasing future pedestrian activity.

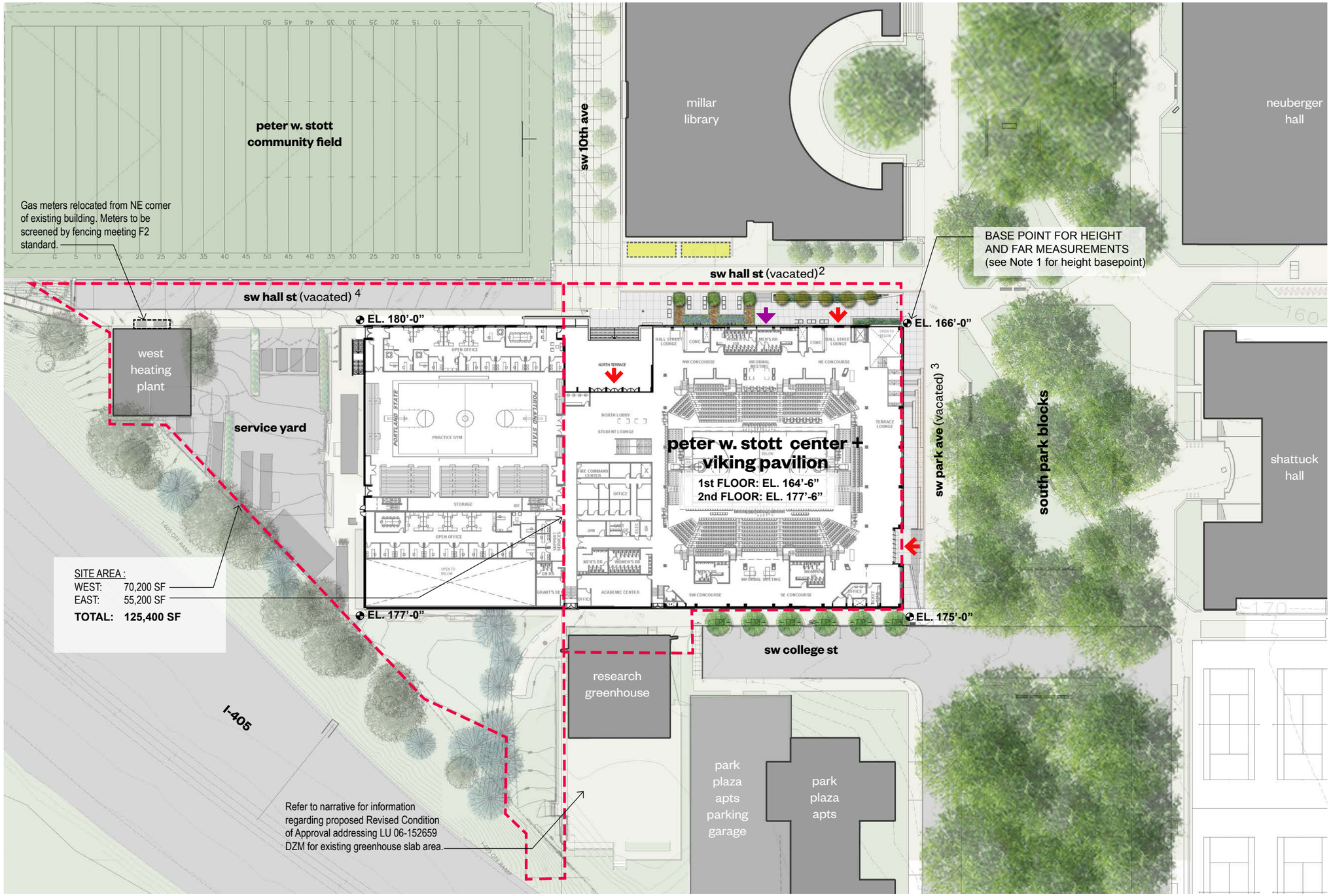


LEGEND

- PROJECT SITE
- PSU BUILDING
- PRIVATE BUILDING
- DEAD-END STREET
- MAJOR PEDESTRIAN ROUTE
- POTENTIAL MAJOR PEDESTRIAN ROUTE
- BUILDING ENTRY
- PARKING STRUCTURE
- STREET CAR LINE
- STREET CAR STOP
- MAX LINE
- MAX STOP

0 200 400 ft

N



notes

1. Base Point for Building Height (33.930.050): Highest grade is more than 10 feet above lowest grade, base point is elevation 10 feet above lowest grade (166'-0" + 10'-0" = **176'-0"**.

2. Block of SW Hall Street vacated in 1966 per Ordinance 122290.

3. Block of SW Park Avenue vacated in 1971 per Ordinance 132640.

4. Block of SW Hall Street vacated in 1971 per Ordinance 132243.

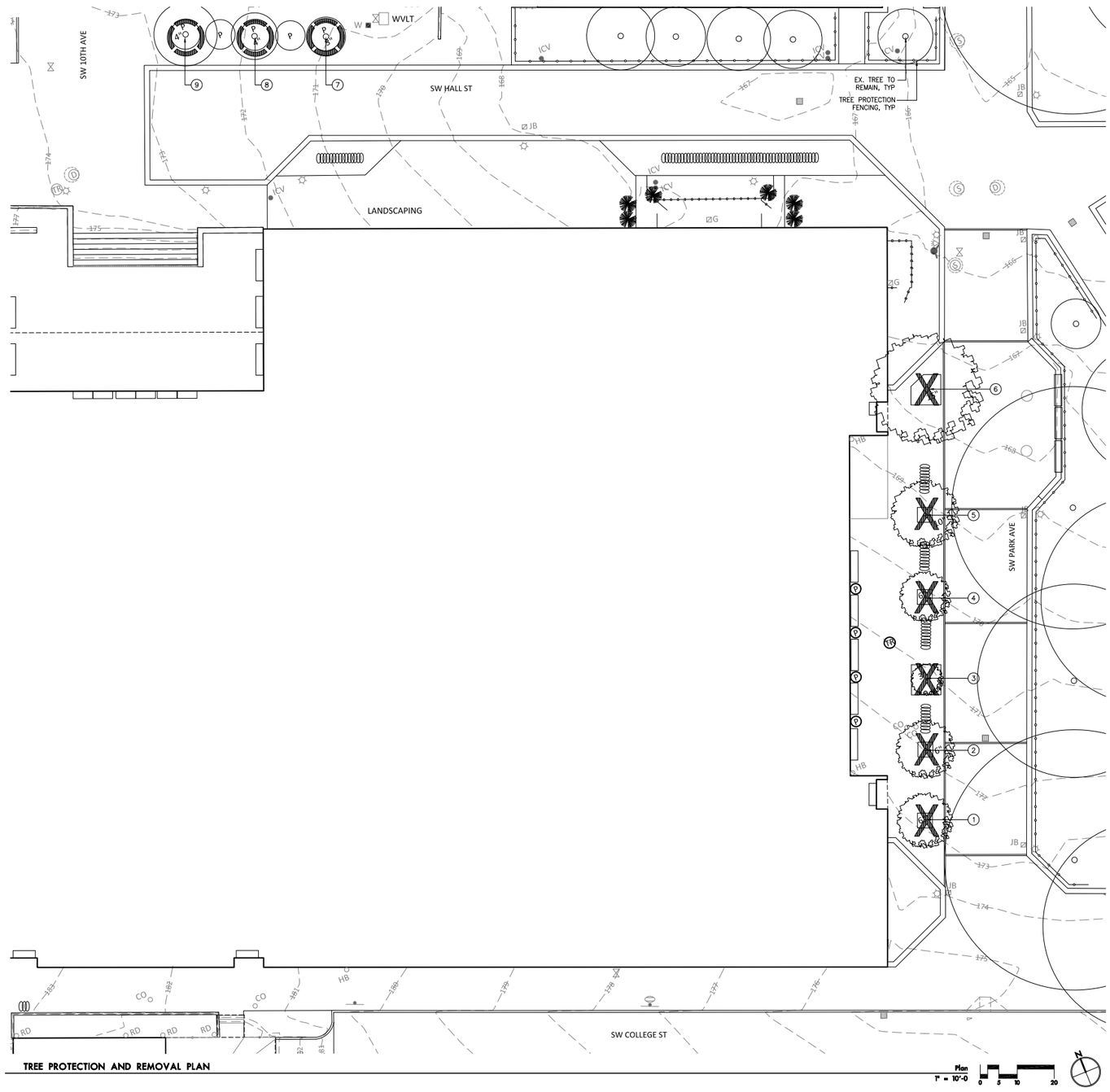
5. Site area based on Portland Maps information.

legend

- property line
- building entry
- loading
- 10' x 35' loading spaces

N

0 70 140 ft



TREE PROTECTION AND REMOVAL PLAN

TREE PROTECTION LEGEND

EXISTING DECIDUOUS TREE, TO BE REMOVED

EXISTING DECIDUOUS TREE IN ORNAMENTAL PLANTER. TREE TO BE RELOCATED

EXISTING DECIDUOUS TREE, TO BE PRESERVED

TREE PROTECTION FENCING, SEE NOTES AND SPECS

ABBREVIATIONS

CAL	CALIPER
DIA	DIAMETER
DBH	DIAMETER AT BREAST HEIGHT
EQ	EQUAL
HT	HEIGHT
N/A	NOT APPLICABLE
NO	NUMBER
O.C.	ON CENTER
PA	PLANTING AREA
SIM	SIMILAR

NOTES

1. THIS PLAN IS BASED ON A SURVEY BY KPFF, DATED 09/18/2015. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT ALL TREES INDICATED TO REMAIN, INCLUDING BARK AND ROOT ZONES. INSTALL PROTECTIVE FENCING WHERE INDICATED ON THE TREE PROTECTION PLAN. PROTECTIVE BARRIERS SHALL BE PLACED BEFORE PHYSICAL DEVELOPMENT STARTS AND SHALL STAY IN PLACE UNTIL AFTER PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.
3. TREE PROTECTION FENCING SHALL BE CHAIN LINK, MINIMUM OF 6' HEIGHT, SECURED WITH STEEL POSTS, INSTALLED 5' BEYOND THE EDGE OF THE ROOT ZONE OR AS INDICATED ON THE TREE REMOVAL AND PROTECTION PLAN.
4. EXCAVATION WITHIN THE TREE PROTECTION ZONE WILL BE PERFORMED USING ONLY NON–MOTORIZED HANDHELD TOOLS AND SHALL BE THE MINIMUM NECESSARY TO ACCOMPLISH THE PURPOSE FOR THE EXCAVATION AND TO ENSURE LONG–TERM SURVIVAL OF THE TREE.
5. TREE PROTECTION FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
6. APPROVED SIGNS SHALL BE ATTACHED TO PROTECTION FENCING, AND VISIBLY STATING THAT INSIDE THE FENCING IS A TREE PROTECTION ZONE, NOT TO BE DISTURBED UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE COUNTY MANAGER.
7. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE, INCLUDING, BUT NOT LIMITED TO DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE ITEMS, OR PARKED VEHICLES AND EQUIPMENT.
8. THE TREE PROTECTION ZONE SHALL REMAIN FREE OF CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS SUCH AS PAINTS, THINNERS, CLEANING SOLUTIONS, PETROLEUM PRODUCTS, AND CONCRETE OR DRY WALL EXCESS, CONSTRUCTION DEBRIS, OR RUNOFF.
9. NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING OR OTHER ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE UNLESS DIRECTED BY AN ARBORIST PRESENT ON SITE AND APPROVED BY THE CITY MANAGER.
10. NO FILL OR COMPACTION SHALL OCCUR WITHIN THE CRITICAL ROOT ZONES OF ANY OF THE TREES. IF COMPACTION IS UNAVOIDABLE, MEASURES SHALL BE TAKEN AS RECOMMENDED BY A CERTIFIED ARBORIST TO REDUCE OR MITIGATE THE IMPACT OF THE FILL OR COMPACTION.

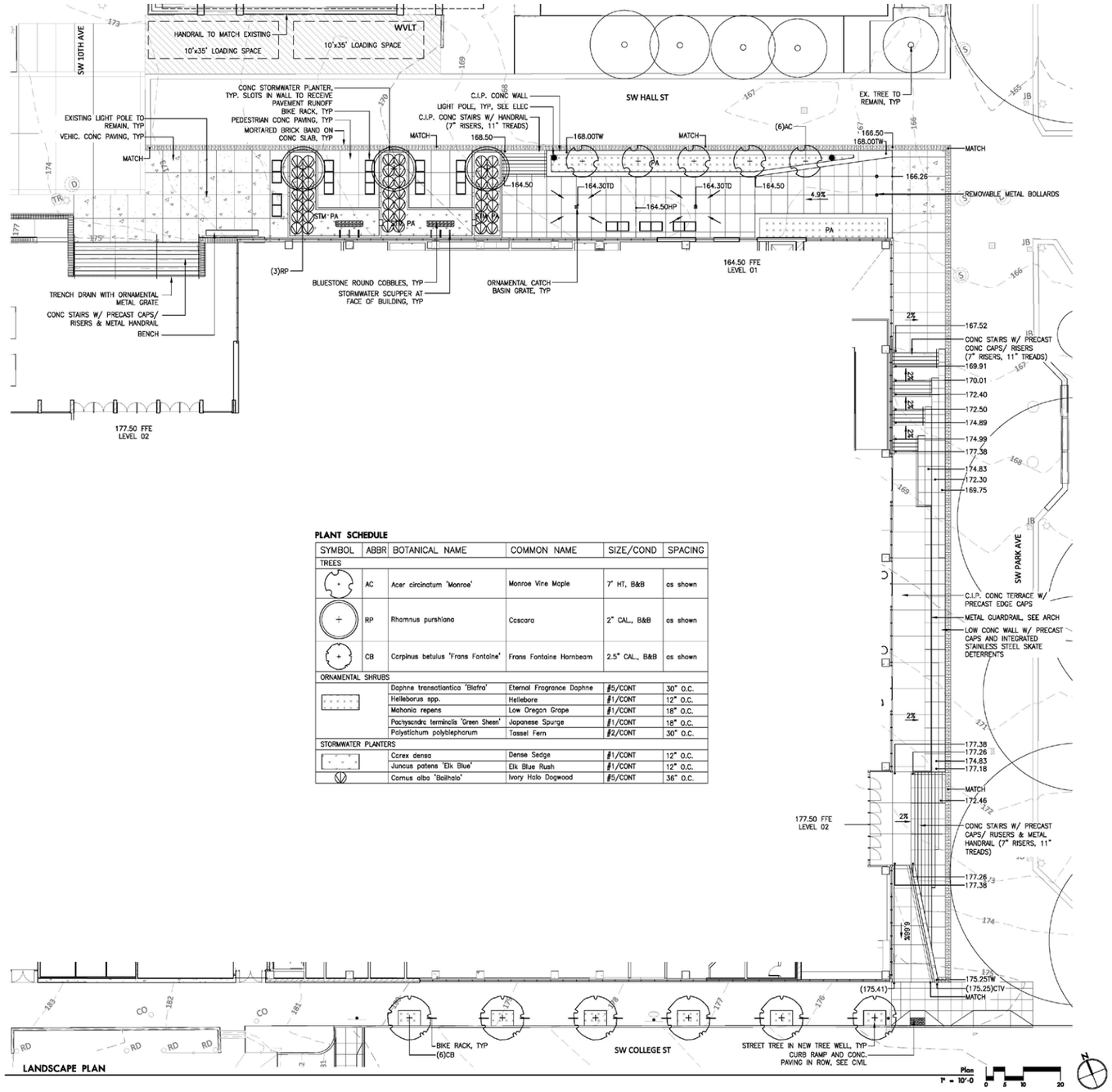
TREE INVENTORY TABLE

TREE ID	SPECIES	SIZE	STATUS
1	Prunus – Cherry	6"	TO BE REMOVED
2	Prunus – Cherry	6"	TO BE REMOVED
3	Prunus – Cherry	3"	TO BE REMOVED
4	Prunus – Cherry	6"	TO BE REMOVED
5	Prunus – Cherry	10"	TO BE REMOVED
6	Prunus – Cherry	15"	TO BE REMOVED
7	Acer palmatum – Japanese Maple	3"*	TO BE RELOCATED
8	Acer palmatum – Japanese Maple	4"*	TO BE RELOCATED
9	Acer palmatum – Japanese Maple	4"*	TO BE RELOCATED

* INDICATES TREE GROWING IN ORNAMENTAL POT

CITY OF PORTLAND TITLE 11 NOTES

1. THE SITE IS ZONED "CX" AND IS THEREFORE EXEMPT FROM TITLE 11.05.040 TREE PRESERVATION STANDARDS.
2. PER THE EARLY ASSISTANCE MEETING SUMMARY MEMO, URBAN FORESTRY NOTED THAT "ONE STREET TREE MUST BE PLANTED OR RETAINED FOR EACH FULL INCREMENT OF 25 LINEAR FEET. THERE ARE APPROXIMATELY 125 FEET OF STREET FRONTAGE AT THIS LOCATION, REQUIRING (5) TREES TO BE PLANTED". L100 INDICATES (6) STREET TREES ARE BEING PLANTED ALONG THIS FRONTAGE.



PLANT SCHEDULE

SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/COND	SPACING
TREES					
	AC	Acer circinatum 'Monroe'	Monroe Vine Maple	7' HT, B&B	as shown
	RP	Rhamnus purshiana	Cascara	2" CAL., B&B	as shown
	CB	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2.5" CAL., B&B	as shown
ORNAMENTAL SHRUBS					
		Daphne transatlantica 'Blafra'	Eternal Fragrance Daphne	#5/CONT	30" O.C.
		Helleborus spp.	Hellebore	#1/CONT	12" O.C.
		Mahonia repens	Low Oregon Grape	#1/CONT	18" O.C.
		Pachysandra terminalis 'Green Sheen'	Japanese Spurge	#1/CONT	18" O.C.
		Polystichum polyblepharum	Tassel Fern	#2/CONT	30" O.C.
STORMWATER PLANTERS					
		Carex densa	Dense Sedge	#1/CONT	12" O.C.
		Juncus patens 'Elk Blue'	Elk Blue Rush	#1/CONT	12" O.C.
		Cornus alba 'Bailhalo'	Ivory Halo Dogwood	#5/CONT	36" O.C.

LEGEND

- 175 — EXISTING CONTOUR
- 175 — PROPOSED CONTOUR
- GRADE BREAK LINE
- 176.25 — SPOT ELEVATION
- 2% — PERCENTAGE OF SLOPE
- DIRECTION OF SLOPE
- PEDESTRIAN CONCRETE PAVING
- VEHICULAR CONCRETE PAVING
- DECORATIVE BRICK BAND
- BIKE RACK
- LIGHT POLE, SEE ELEC

ABBREVIATIONS

AD	AREA DRAIN
ARCH	ARCHITECTURAL
BW	BOTTOM OF WALL
CONC	CONCRETE
CTV	CONTRACTOR TO VERIFY
DWG	DRAWINGS
EL	ELEVATION
ELEC	ELECTRICAL
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
HP	HIGH POING
MATCH	MATCH EXISTING GRADE
MECH	MECHANICAL
NIC	NOT IN CONTRACT
PA	PLANTING AREA
SIM	SIMILAR
SPECS	SPECIFICATIONS
STM PA	STORMWATER PLANTER
STRUC	STRUCTURAL
TYP	TYPICAL
TW	TOP OF WALL (FINISHED)
W/	WITH

MATERIALS NOTES

1. THIS PLAN IS BASED ON A SURVEY BY KPFF DATED 09/18/2015. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN. SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
3. SEE CIVIL DRAWINGS FOR LOCATION OF UTILITIES.
4. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION REGARDING SITE LIGHTING AND ELECTRIC UTILITIES.
5. COORDINATE WORK WITH OTHER TRADES.
6. CONTRACTOR TO SUBMIT PAVING MOCK-UP FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. SEE CIVIL DRAWINGS FOR ALL VEHICULAR AREA IMPROVEMENTS, INCLUDING PAVING, CURBS, DRIVEWAY APRONS, STRIPING AND SIGNAGE, AS WELL AS ANY VEHICULAR AND PEDESTRIAN PAVING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.

GRADING NOTES

1. SET STRAIGHT GRADES BETWEEN GIVEN ELEVATIONS UNLESS OTHERWISE INDICATED.
2. GRADE BREAK LINES ARE SHOWN GRAPHICALLY TO ILLUSTRATE DRAINAGE PATTERNS, AND ARE NOT INTENDED TO BE ACTUAL JOINT LINES, UNLESS THEY FALL ON EXPANSION JOINT LOCATIONS.
3. SEE CIVIL DRAWINGS FOR UNDERGROUND UTILITIES AND DRAINAGE FEATURES.
4. ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AT 1% MIN.
5. SPOT ELEVATIONS TAKE PRECEDENCE OVER LANDSCAPE CONTOURS.
6. DO NOT EXCEED 2% SLOPE AT DOOR LANDINGS.
7. ADJUSTMENTS OF SOFT SWALE AREAS ±2" MAY BE NECESSARY TO IMPROVE DRAINAGE. THESE ADJUSTMENTS SHALL BE DONE AT NO COST TO THE OWNER.
8. BOTTOM OF WALL (BW) ELEVATIONS EQUAL FINISH SURFACE OF PAVING OR FINISH GRADE, NOT TOP OF FOOTING ELEVATION.
9. CONTRACTOR TO VERIFY EXISTING GRADES AT ALL LOCATIONS WHERE NEW PAVING IS MATCHING EXISTING PAVING AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
10. ALL ADA WALKWAYS TO MEET LOCAL, STATE AND FEDERAL ADA REQUIREMENTS. PRIOR TO FORMING HARD SURFACE MATERIALS, CONTRACTOR TO VERIFY GRADES FOR CURB RAMPS AND PARKING LOT SPACES MEET ADA REQUIREMENTS.

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
2. ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
3. PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH ACCEPTED PLANT LAYOUT SHALL BE MOVED TO POSITION BETWEEN PLANTS.
4. CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY LANDSCAPE ARCHITECT.
5. ALL PLANTING AREAS ARE TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM.
6. STREET TREES AT COLLEGE STREET TO BE HAND WATERED WITH MANUAL WATERING BAGS.
7. ALL STREET TREES MUST HAVE 6' CLEAR HEIGHT TO LOWEST BRANCHES.

Design Advice Feedback

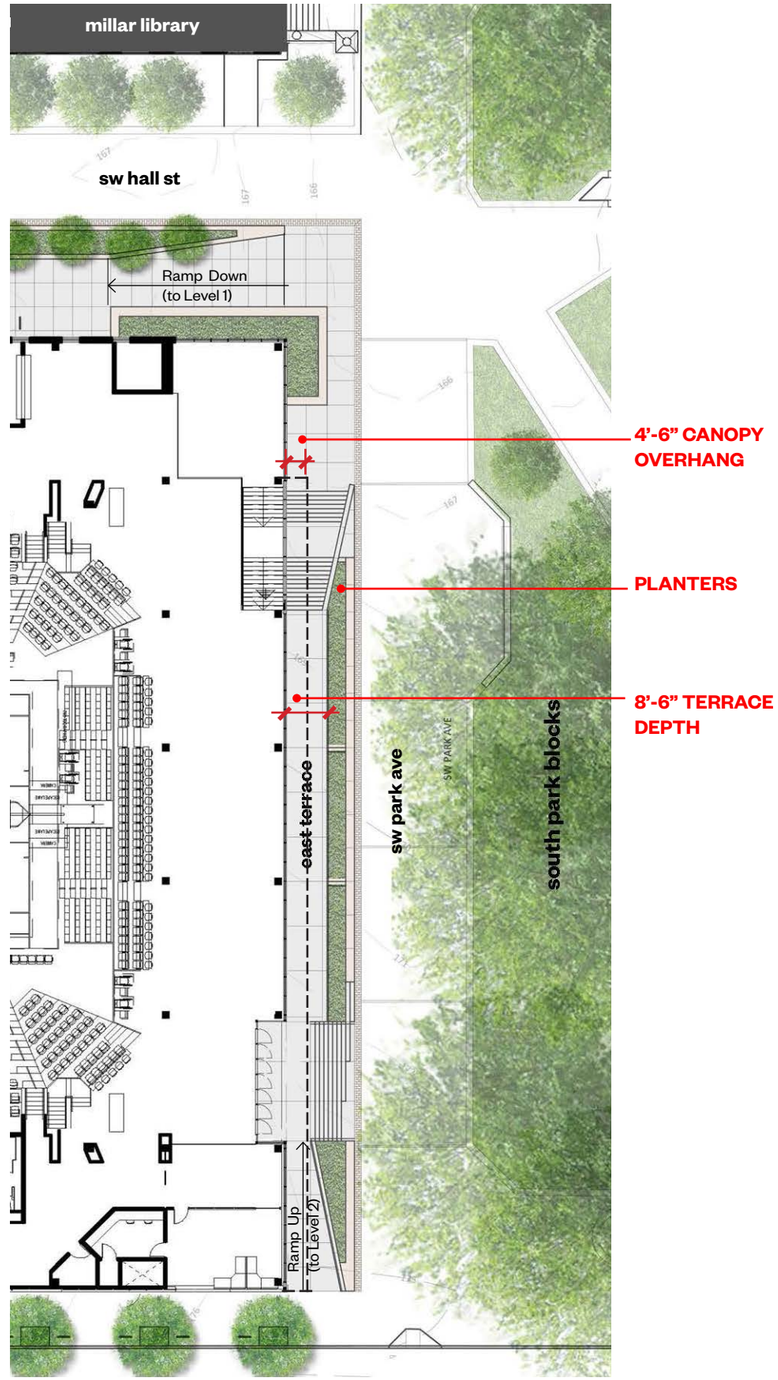
Revisions in response to DA Hearing Comments:

•The depth of the east terrace has been increased from 8'-6" to 10'-0".

•The terrace canopy has been extended from 4'-6" to 10'-0" to cover the entire terrace, providing a sheltered space overlooking the Park.

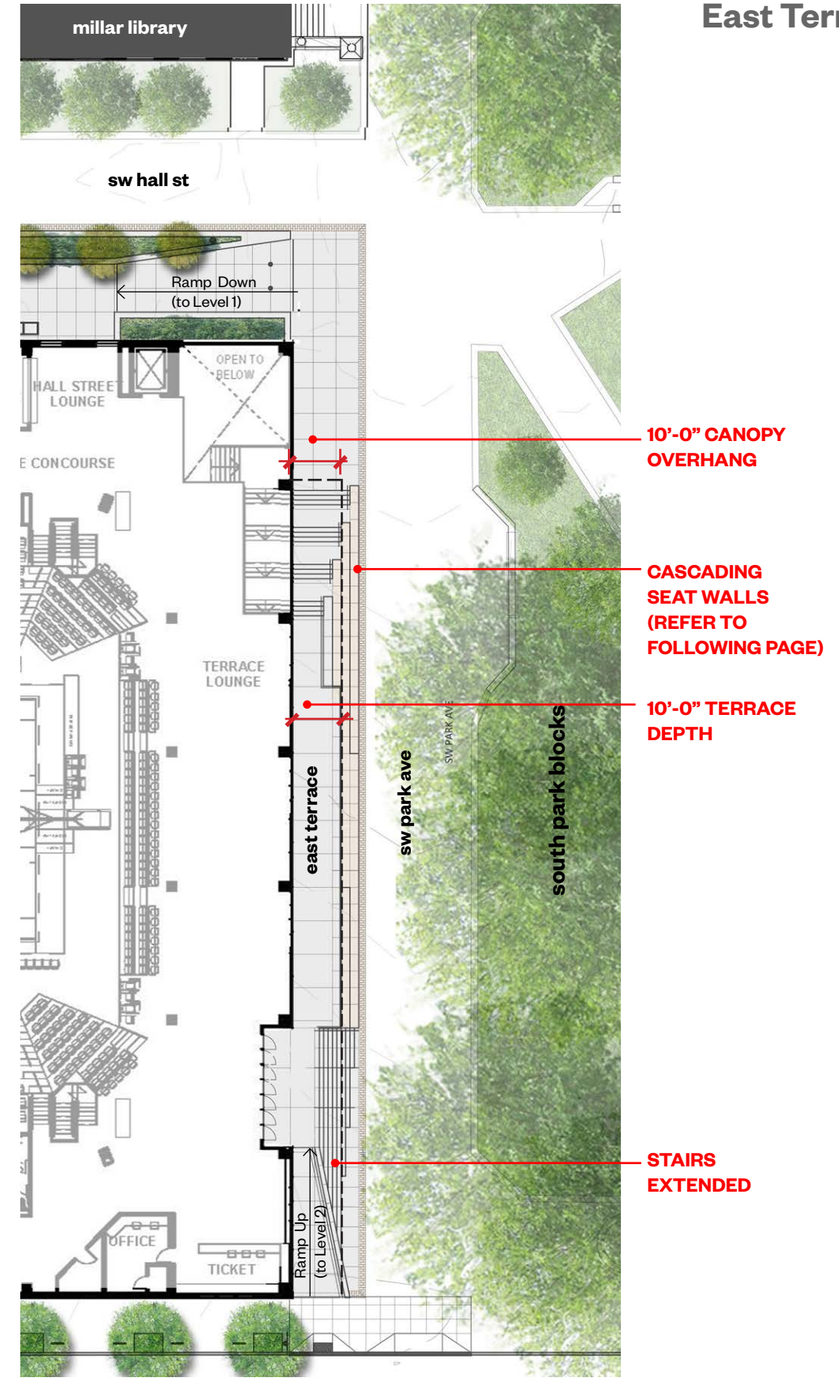
•The north end of the terrace has been refined to be a cascading edge that steps down in four equal increments to meet the Park. This reduces the perceived height of the terrace for pedestrians walking by on SW Park Ave and provides a series of seating areas facing the Park.

•The landscaping has been removed from the front of the terrace and all vertical faces of the terrace/seat walls are faced in the same blend of tan bricks used at the base of the building, further unifying the pedestrian experience of the buildings perimeter.



DAR Plan

East Terrace



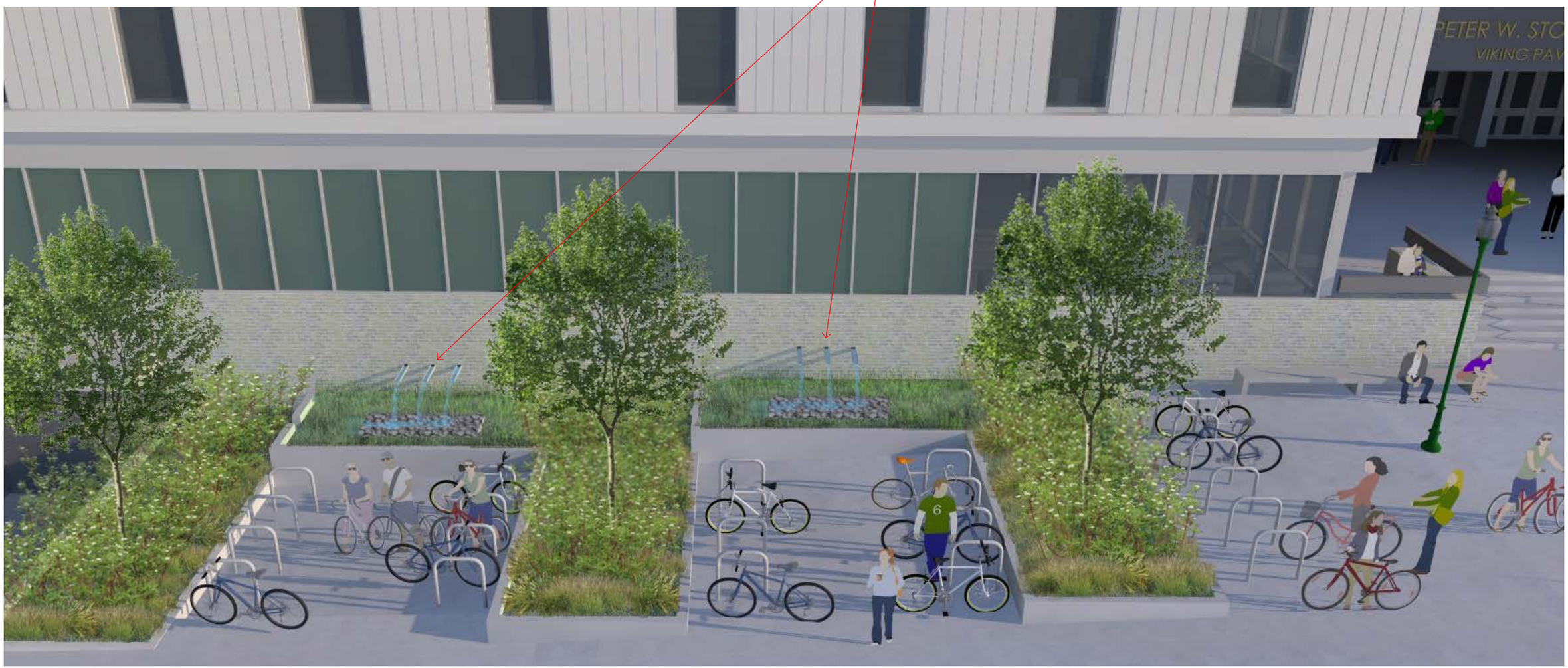
LUR Plan

Revisions in response to DA Hearing Comments:

• To animate and activate the edge of SW Hall Street outside the building, a series of bike parking clusters contained by cascading stormwater planters has been created. These planters will treat all the roof water from the arena roof, fed by ornamental scuppers that emerge from the brick base of the building. By consolidating and celebrating these uses, this area helps demonstrate PSU's commitment to sustainability and alternative transport and creates an intermediary scale between people and the building.

• Plants have been chosen for shape, seasonal color, appropriateness for stormwater planters, hardiness, ease of maintenance and shade tolerance. Refer also to C.22 .

view of stormwater planters + bike parking at Hall Street



SW HALL STREET

Revisions in response to DA Hearing Comments:

- The size of the proposed sign over the main entry facing SW Park has been reduced to be less than 100 square feet.
- On the east, the proportion of glazing centered in the façade and above the canopy has been increased to double the width of the previous window openings.
- Solar studies and energy modelling confirmed that areas of solid wall system above the canopy overhang on the east façade reduces the cooling loads significantly while also mitigating the impact of direct sunlight and glare on interior uses.

east – DAR

east – LUR

Revisions in response to DA Hearing Comments:

• On the east, the proportion of glazing centered in the façade and above the canopy has been increased to double the width of the previous window openings.

• The color of the metal proposed has been revised from gray/silver to a more tan "champagne gold". This relates more directly to the brick at the Stott Center (to be matched in the base of the new exterior), the light bronze metal panels on the existing Stott Center, and the yellow/tan brick blend used at Millar Library to the North. It also provides a more unified color palette between new and old as well as making the metal appear less "metal".

• All metal panels proposed will be of heavy gauge (18 gauge unbacked, 20 gauge corrugated/pleated profiles) with concealed fasteners.

• The metal panels proposed are all located in areas that are not within reach of pedestrians: glass, brick, and concrete are in the areas pedestrians will directly experience and can touch.

• Curtainwall snapcap extensions are provided at vertical mullions in glazed areas between metal panels on the east to provide further articulation, depth and more sun control to this façade as the proportion of glazing in this area increased.

• Precast concrete caps provide a finished top surface and unite the walls with the precast stair treads and relate to the base of the adjacent Millar Library.

east – DAR

Formed Metal Panels
Type 1 (FMP-1)
•20 gauge
•concealed fasteners

Formed Metal Panels
Type 2 (FMP-2)
•18 gauge
•concealed fasteners

Extended Vertical
Curtainwall Snapcap

Aluminum Canopy Fascia

Storefront + Curtainwall
Glazing Systems

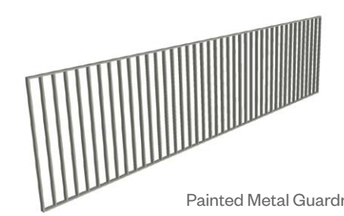
Painted Metal Guardrail

Building Base/Terrace/Seat Walls:
•Brick Veneer (color and bond pattern to closely match existing Stott Center)
•Precast planter wall caps and steps (color to closely match Millar Library base)

east – LUR

Formed Metal Panel - Type 1

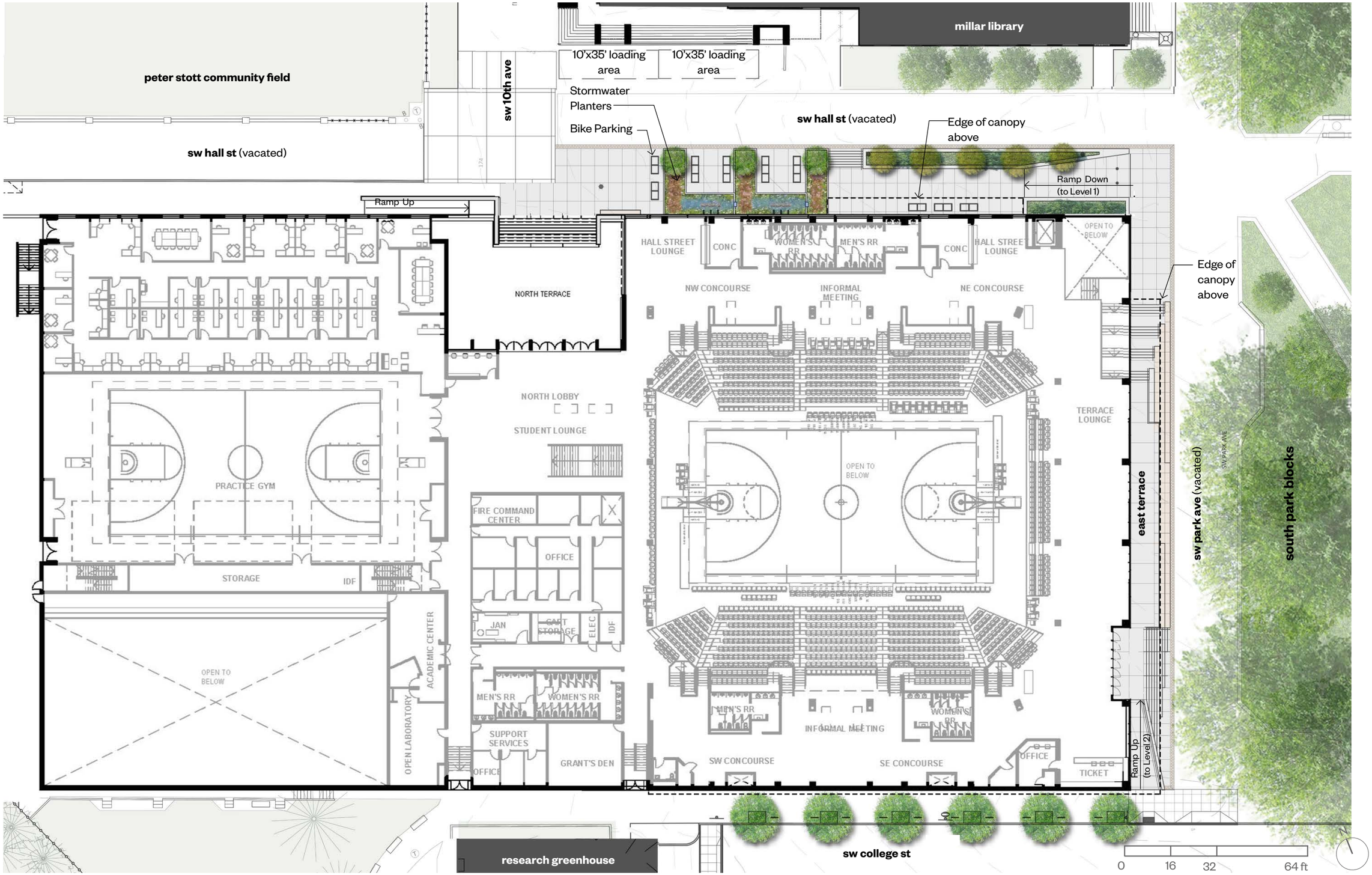
Formed Metal Panel - Type 2



Painted Metal Guardrail

Precast Copings and Treads

Brick



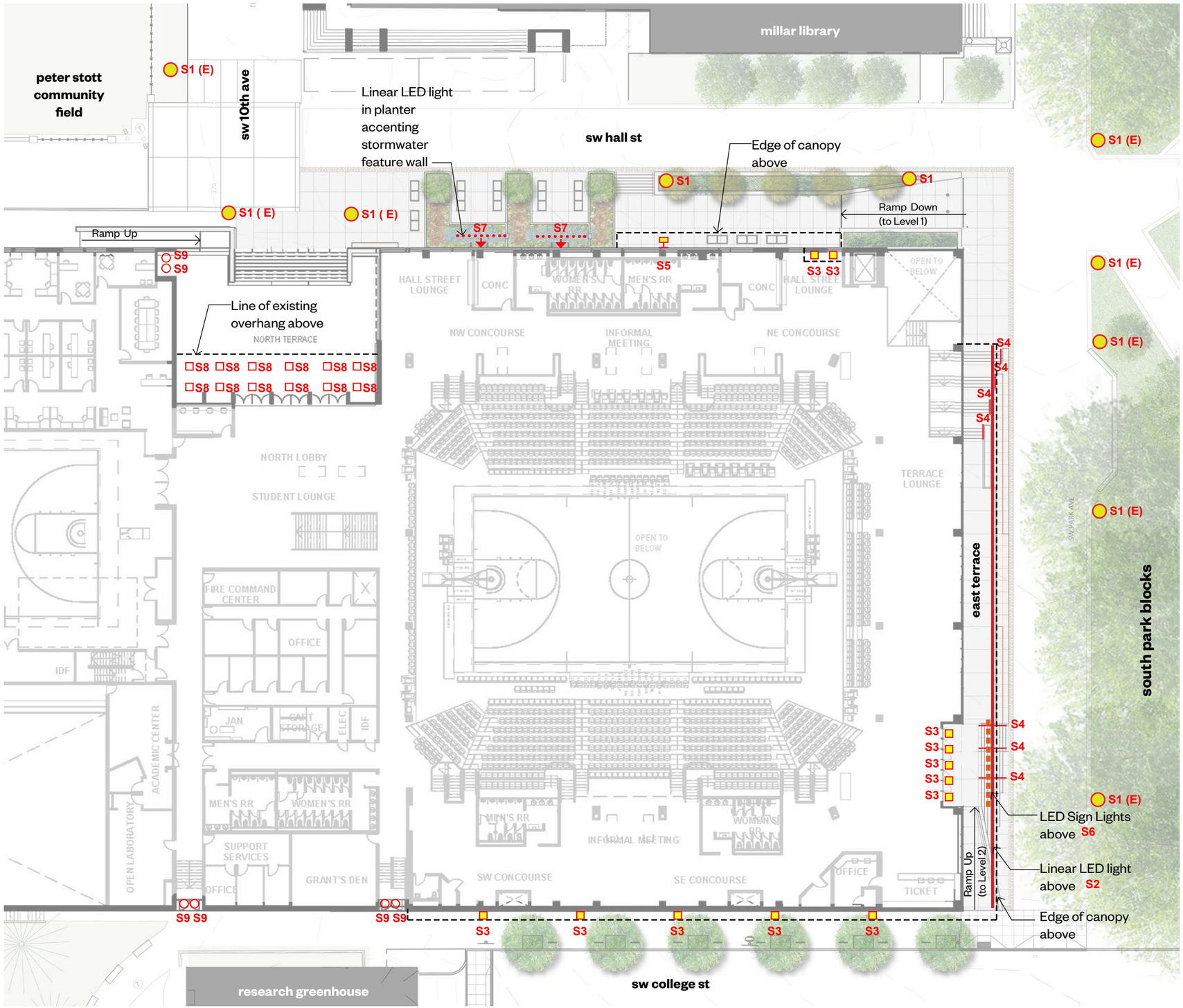
Portland State University
Peter Stott Center Renovation + Viking Pavilion

COLORED LANDSCAPE PLAN
EA 15-149774 LUR SUBMISSION

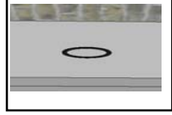
woofter architecture + sink combs dethlefs
February 12, 2016

C.17

exterior lighting



LEGEND

S1		**STANDARD DECORATIVE CAMPUS POLE** VARIOUS LOCATIONS **(E) = Existing to remain**
S2		**RECESSED LINEAR LED** IN EXTERIOR CANOPY PERIMETER
S3		**4-INCH ADJUSTABLE SQUARE DOWNLIGHT** **W/ REGRESS LENS** IN ENTRY VESTIBULE / OTHER
S4		**POST MOUNTED ILLUMINATED RAIL** EXTERIOR EGRESS
S5		**RECTAGULAR WALL-MOUNT DOWNLIGHT - IP65** AT EXIT DOORS
S6		**LED SIGN LIGHT** CHANNEL LETTER SIGN
S7		**LED LINEAR IN GRADE** BRICK FEATURE IN STORMWATER PLATERS
S8		**EXISTING RECESSED SQUARE DOWNLIGHTS** NORTH ENTRY PLAZA
S9		**EXISTING RECESSED ROUND DOWNLIGHTS** SOUTH EXIT DOORS

0 16 32 64 ft

N

landscape elevation

north

0 30 60 ft

landscape elevation

east

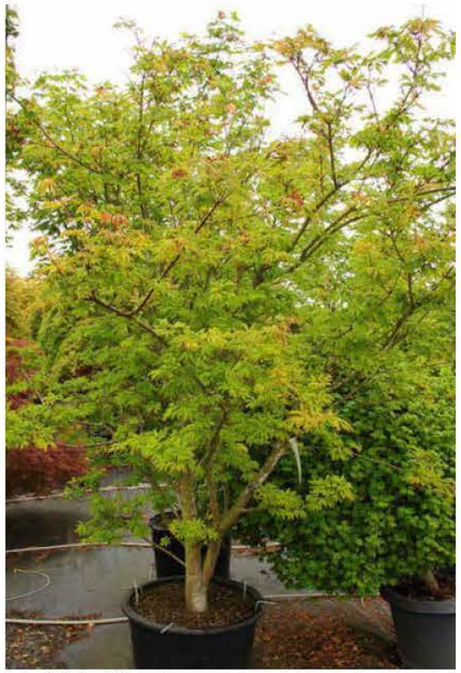
0 30 60 ft

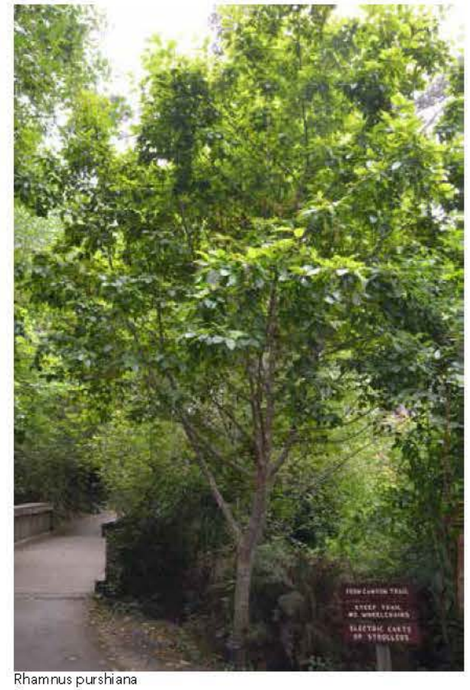
landscape elevation

south

0 30 60 ft


Carpinus betulus 'Frans Fontaine'
Frans Fontaine Hornbeam


Acer circinatum 'Monroe'
Monroe Vine Maple


Rhamnus purshiana
Cascara

For the project's planting strategy, we are maximizing the bike parking on SW Hall Street by creating "rooms" that are separated by an E-shaped stormwater planter that treat the roof runoff. Where this roof water comes out of scuppers, we are proposing low evergreen stormwater grasses. In the planted bars between the bike parking areas we are proposing a row of Variegated Red Twig Dogwood (dwarf variety), ringed by stormwater grasses to provide seasonal color and stormwater treatment. Each row contains a Cascara tree as well, which is a native species. The stormwater planters require mostly herbaceous grass type plant material with some shrubs (which are optional), meeting all BES requirements.

The planters at the north entry are similar to the stormwater planters in that they have a native northwest feel to them, but a different plant mix since they won't be inundated with stormwater. Plants have been chosen for hardiness, ease of maintenance and are all plants that can handle the shade. They are a mix of low growing shrubs and ferns, with Hellebore perennials mixed in for seasonal color, and Daphne for seasonal color and fragrance. The tree is a variation of the native species Vine Maple, with a dissected leaf so is a little more ornamental looking.

On the south side tree wells, since the tree wells are isolated within existing paving, with no access to permanent irrigation, we have chosen a hardy tree that doesn't require watering after establishment, Columnar Hornbeam, with a groundcover of Mahonia Repens, also drought tolerant. The trees will require watering bags for establishment.

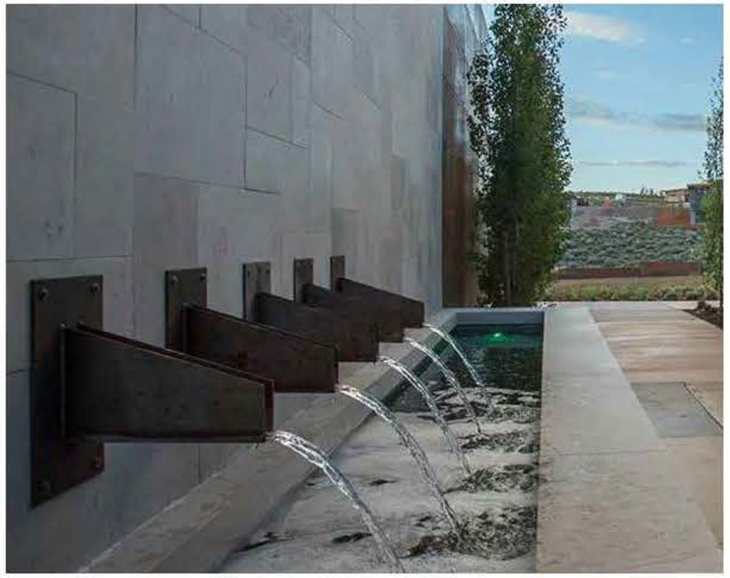

Cornus alba 'Bailhalo'
Ivory Halo Dogwood


Carex densa
Dense Sedge


Juncus patens 'Elk Blue'
Elk Blue Sedge

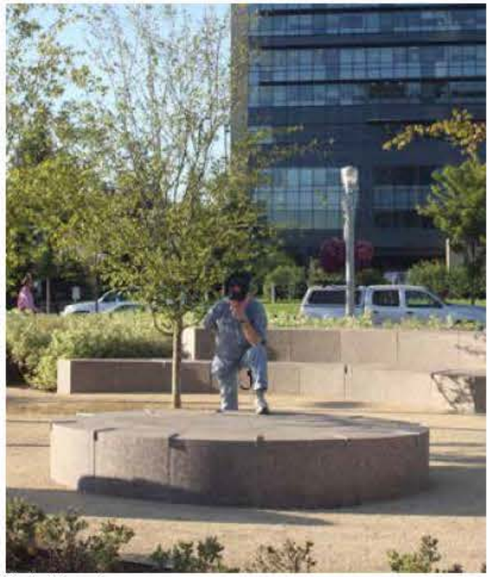

Helleborus orientalis
Lenten Rose


Polystichum polyblepharum
Tassel Fern



Stormwater Scuppers

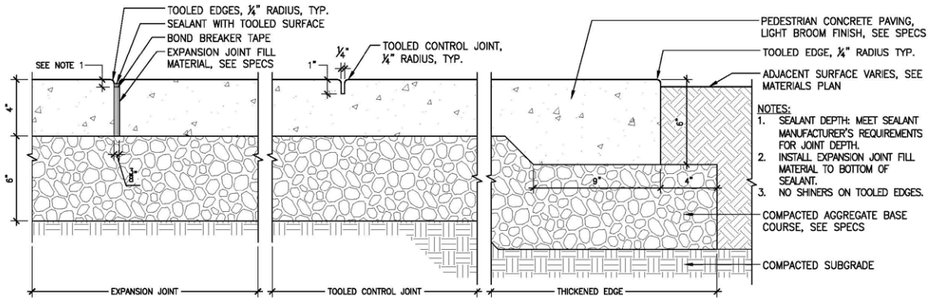
Feature Bench



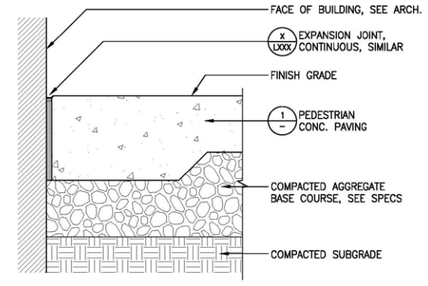
Skate Deterrents

Stainless Steel Bollard

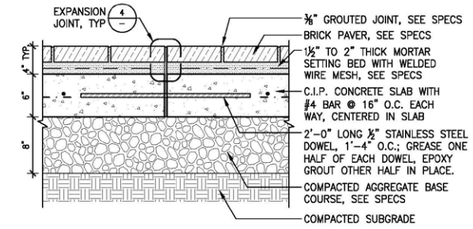
Bike Racks



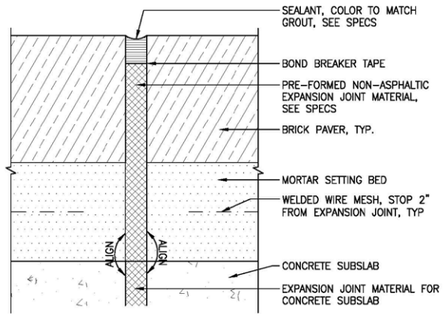
1 PEDESTRIAN CONCRETE PAVING — Section 3" = 1'-0"



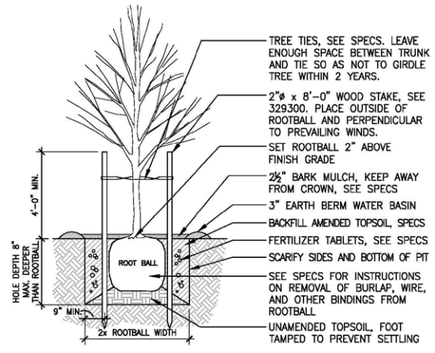
2 EXPANSION JOINT AT BUILDING — Section 3" = 1'-0"



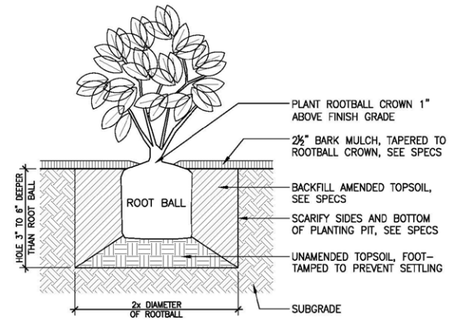
3 BRICK PAVING ON SLAB — Section 1 1/2" = 1'-0"



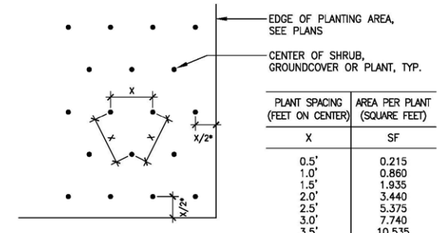
4 EXPANSION JOINT IN BRICK PAVING — Section 1"=1"



5 DECIDUOUS TREE PLANTING — Section NTS



6 SHRUB PLANTING — Section NTS

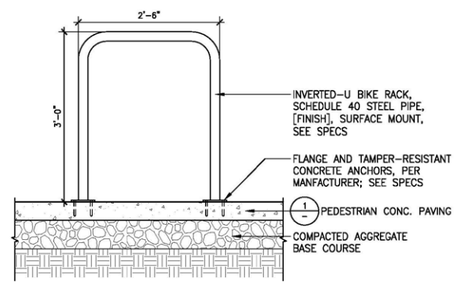


NOTE:
PLANT SPACING DIMENSION "X" SHALL BE AS NOTED ON PLANTING PLANS. DIMENSION FROM EDGES OF WALKS, CURBS, BUILDINGS, ETC., SHALL BE "X/2", UNLESS OTHERWISE NOTED ON PLANS.

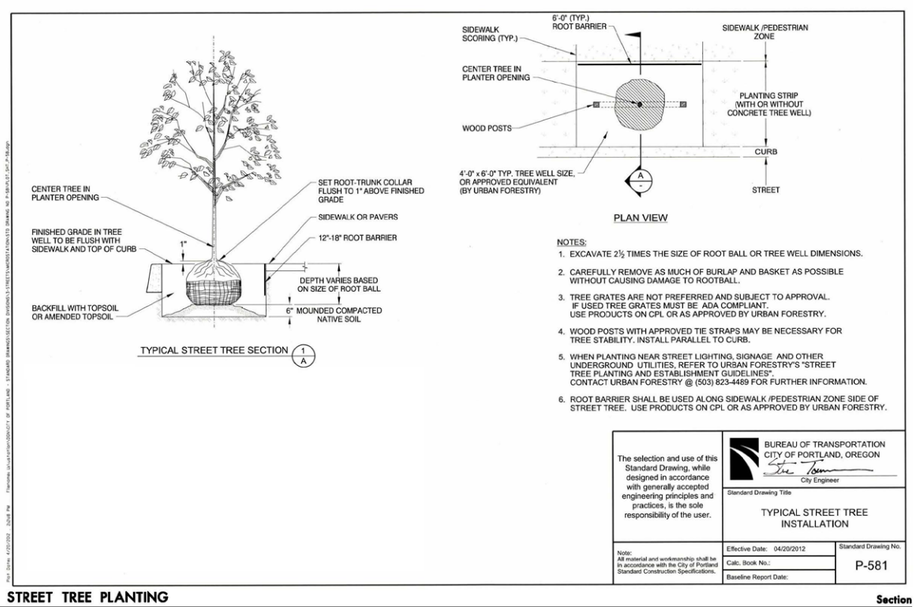
PLANT SPACING (FEET ON CENTER)	AREA PER PLANT (SQUARE FEET)
X	SF
0.5'	0.215
1.0'	0.860
1.5'	1.935
2.0'	3.440
2.5'	5.375
3.0'	7.740
3.5'	10.535
4.0'	13.760
5.0'	21.500
6.0'	30.960

$$\text{NO. PLANTS} = \frac{\text{AREA}}{\text{AREA PER PLANT}}$$

7 PLANT SPACING — Plan NTS



6 SINGLE BIKE RACK — Section 1" = 1'-0"

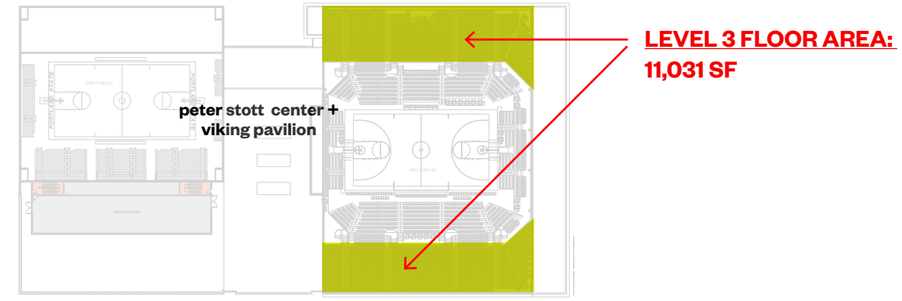


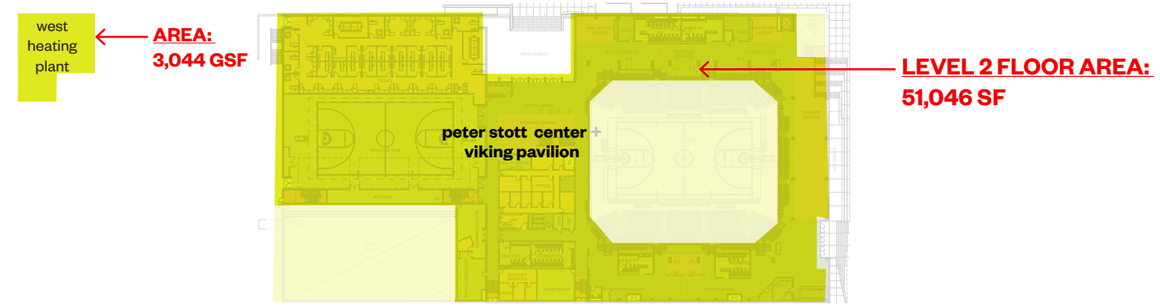
8 STREET TREE PLANTING — Section AS NOTED

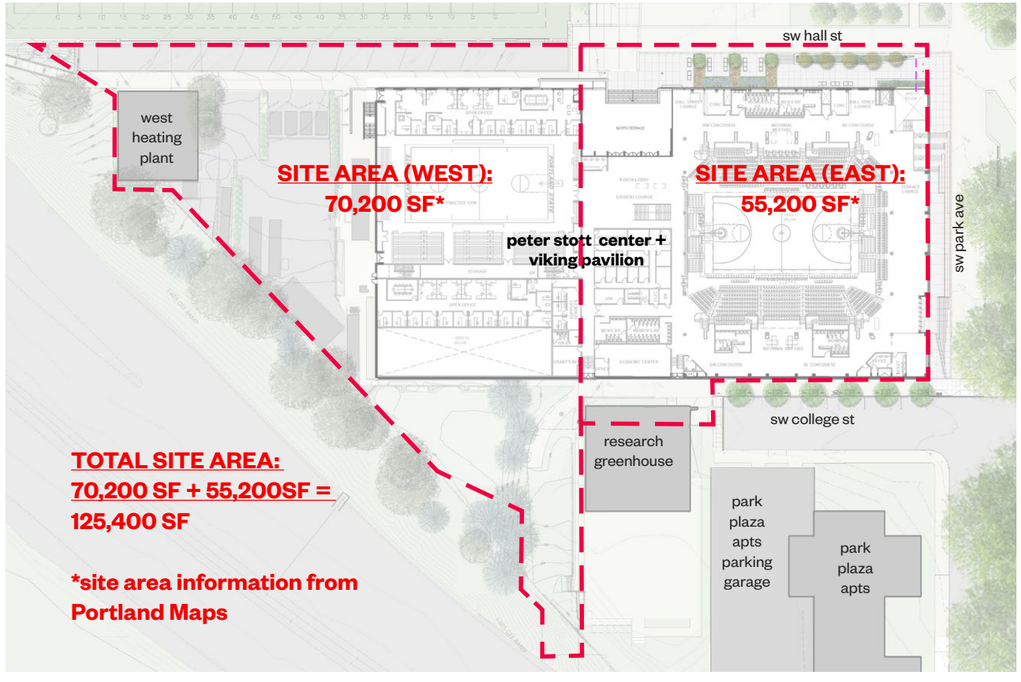
FAR diagrams

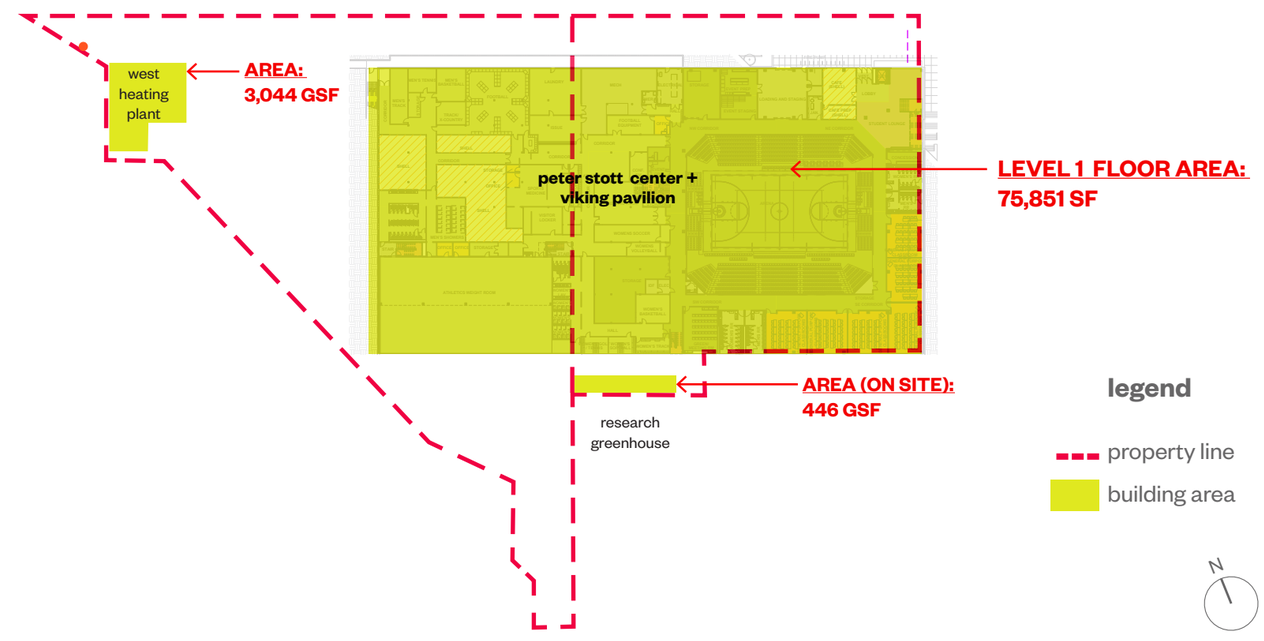
FAR:

SITE AREA:	**125,400 SF**
ALLOWED FAR: 9:1 = 9(125,400) =	**1,128,600 SF**
EXISTING BUILDINGS ON SITE	
West Heating Plant	6,088 GSF (3,044 x 2 floors)
Research Greenhouse	446 GSF (portion on site)
	6,490 GSF
ALLOWED AREA = 1,128,600 - 6,490 =	**1,122,066 SF**
PROPOSED FLOOR AREA	
Level 1	75,851
Level 2	51,046
Level 3	11,031
TOTAL:	**137,928 SF**



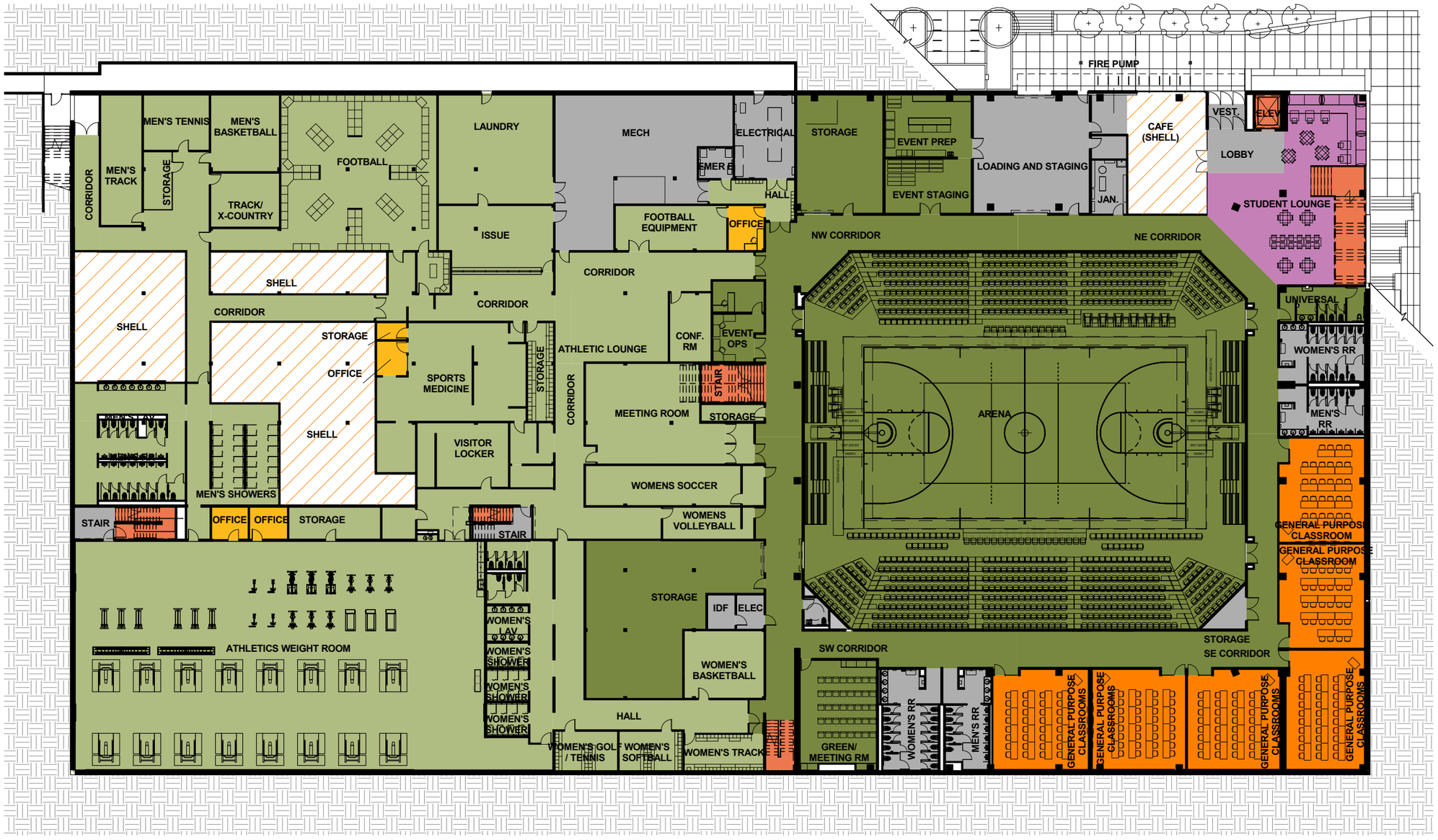






floor plan

level 1

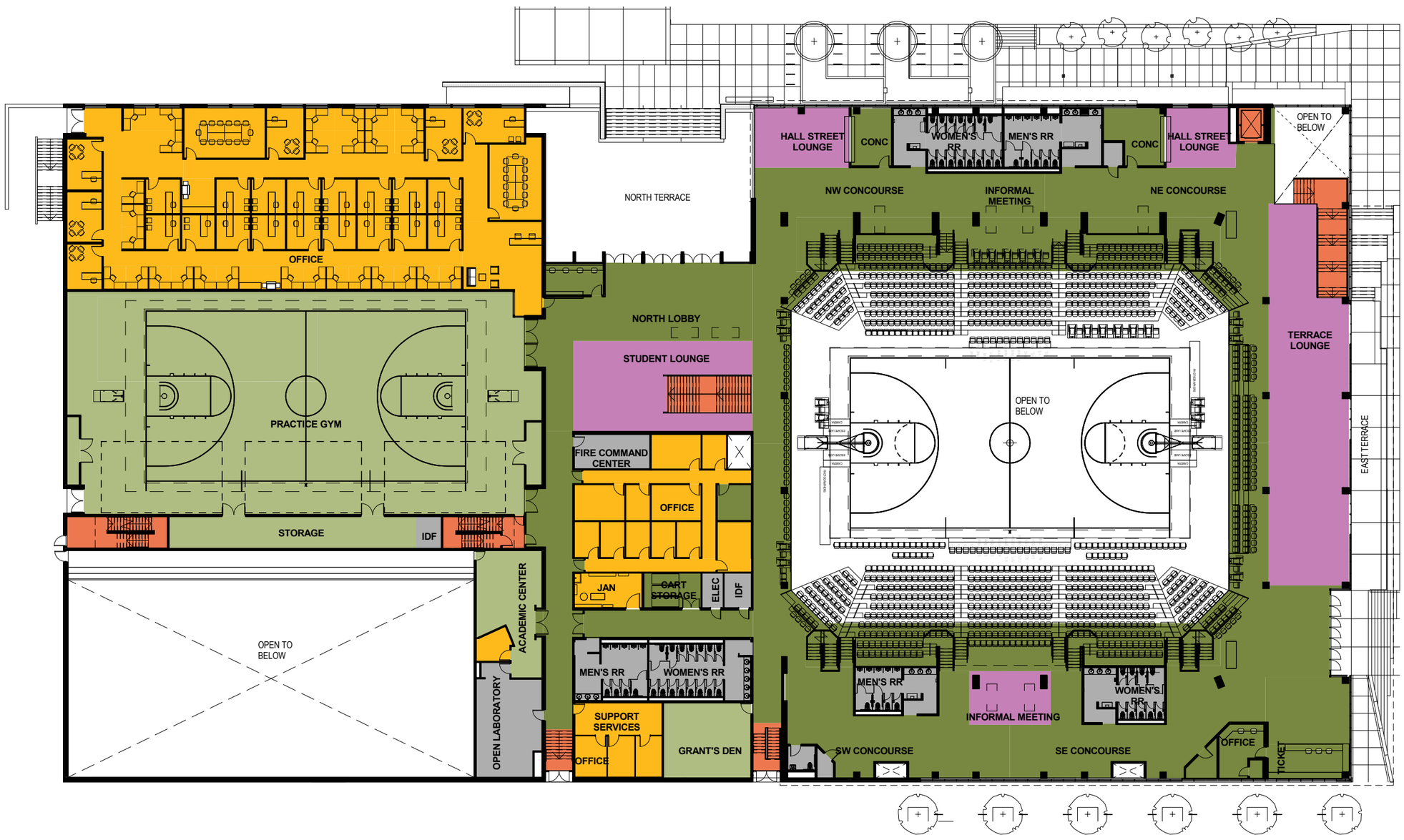


legend

- athletics
- arena
- offices/dep't meeting
- vertical circulation
- student
- meeting/classroom
- building support
- shelled space

N

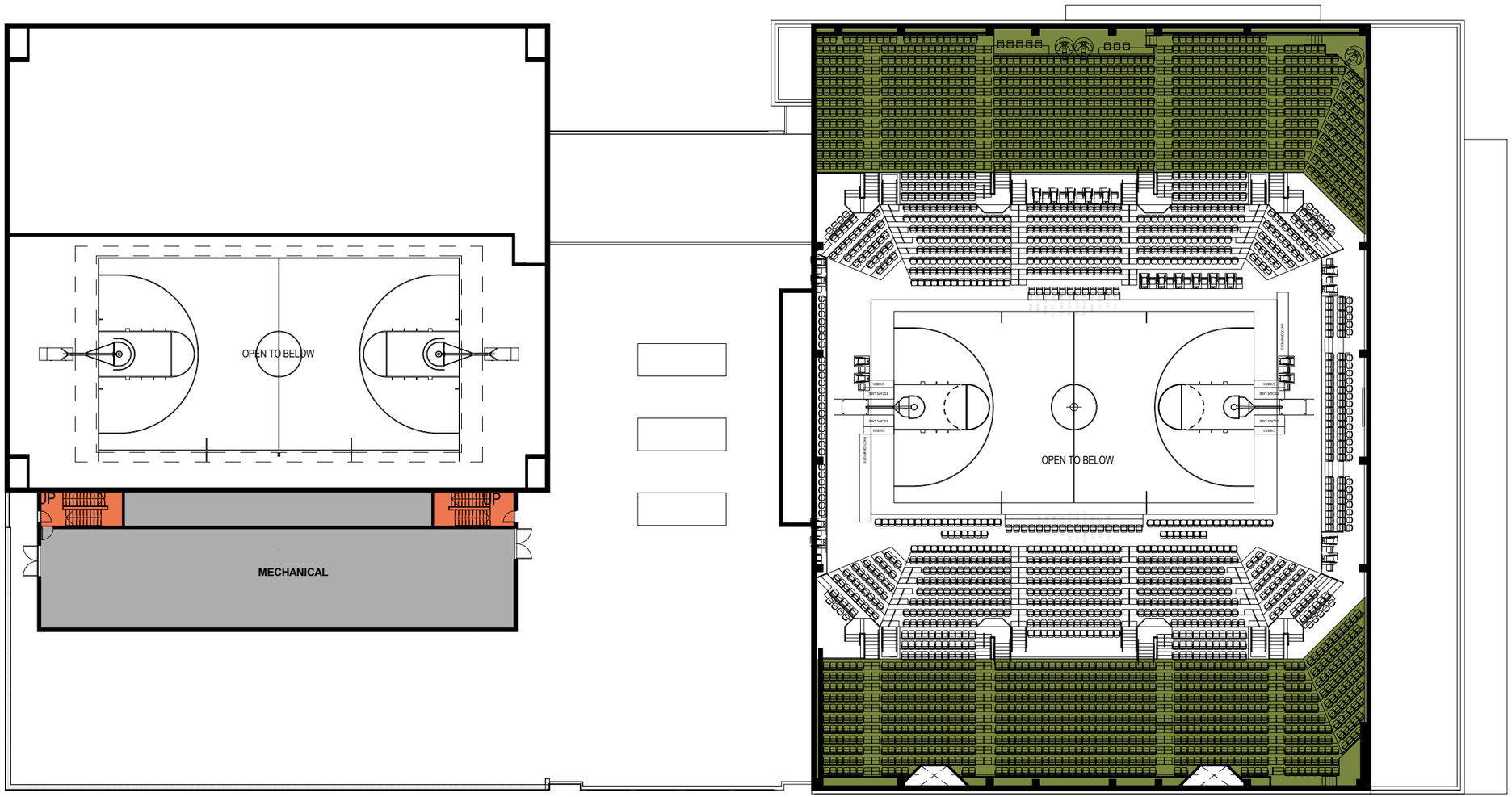
0' 16' 32' 64'



legend

- athletics
- arena
- offices/dep't meeting
- vertical circulation
- student
- general use classroom
- building support
- shelled space

N 0' 16' 32' 64'

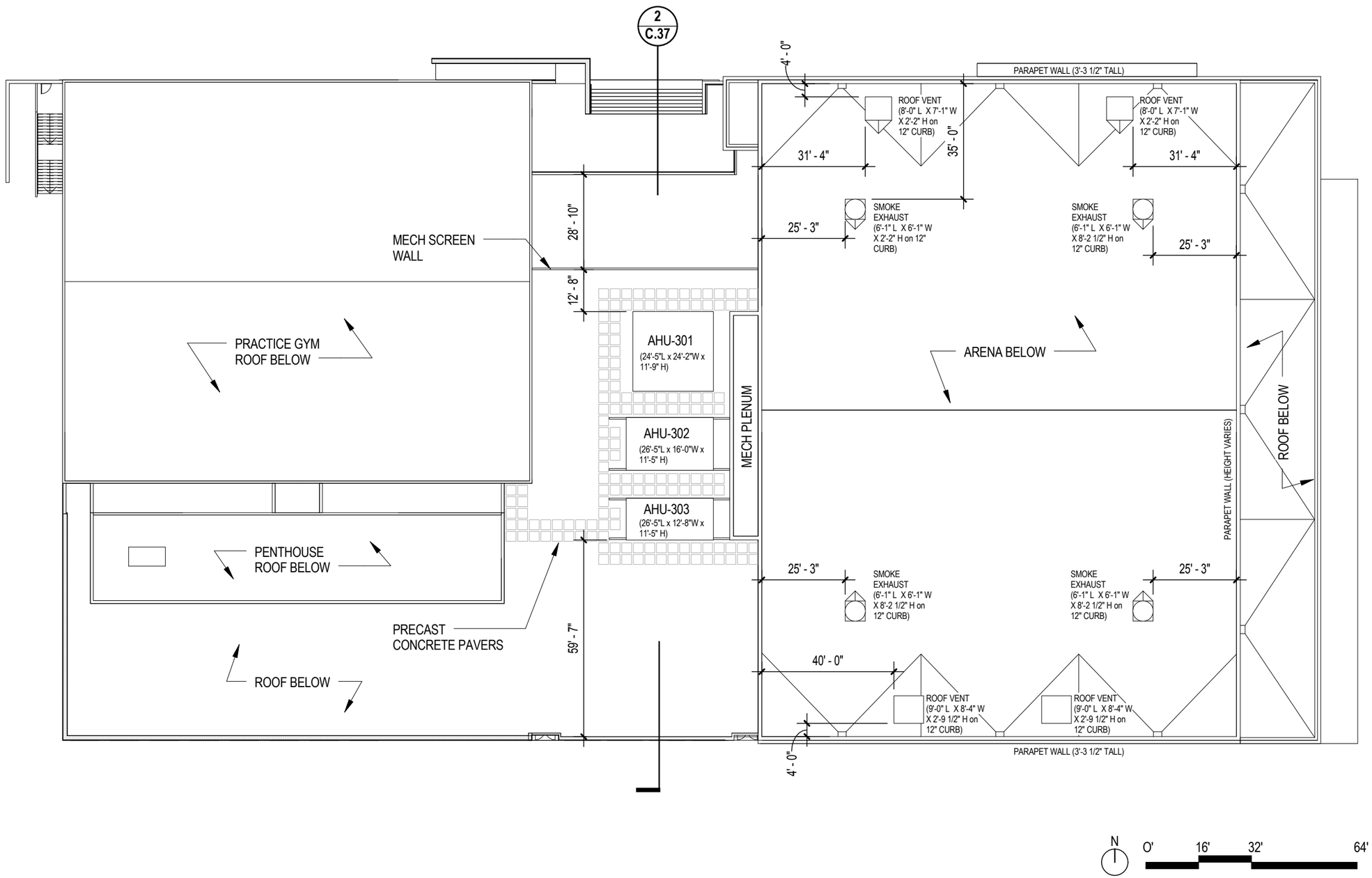


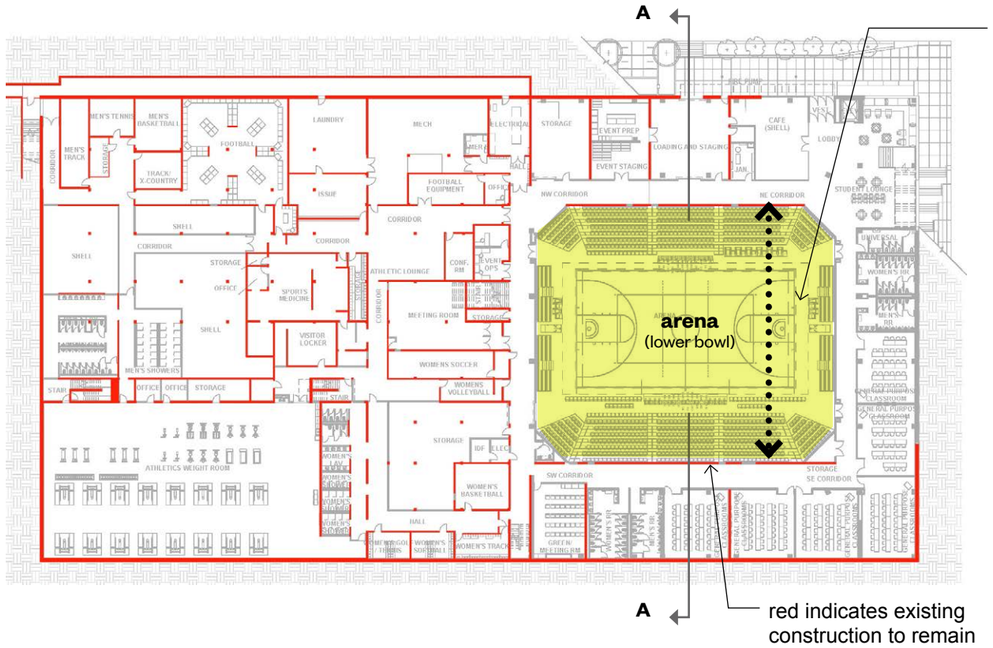
legend

- athletics
- arena
- offices/dep't meeting
- vertical circulation
- student
- general use classroom
- building support
- shelled space

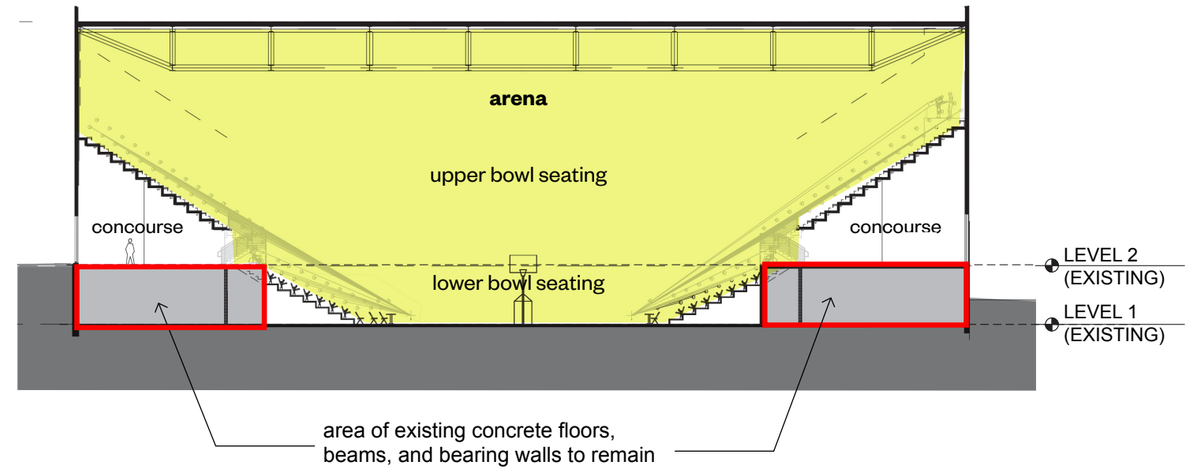
N 0' 16' 32' 64'

roof plan

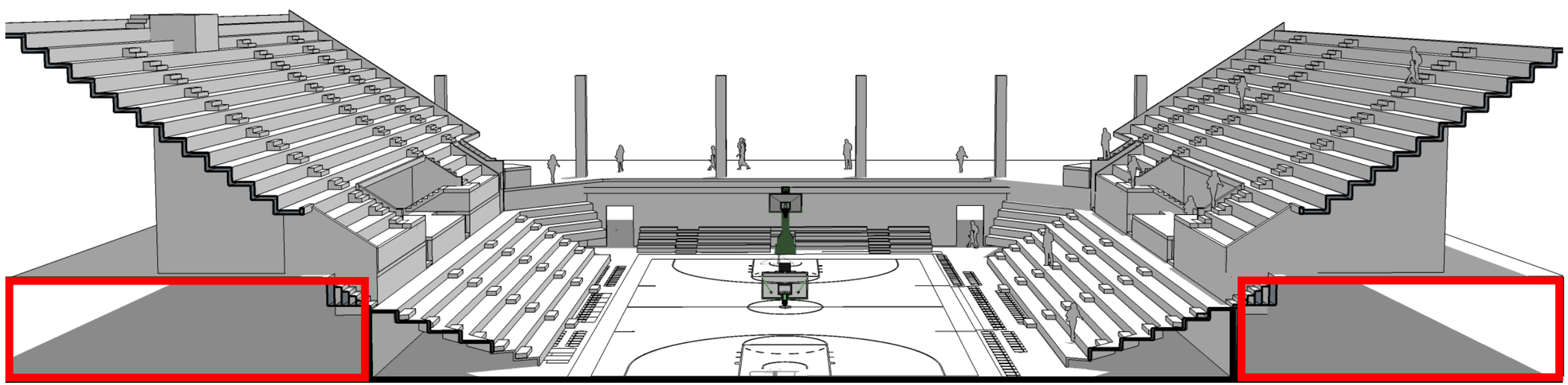

2
C.37
4' - 0"
PARAPET WALL (3'-3 1/2" TALL)
ROOF VENT
(8'-0" L X 7'-1" W
X 2'-2" H on
12" CURB)
ROOF VENT
(8'-0" L X 7'-1" W
X 2'-2" H on
12" CURB)
31' - 4"
35' - 0"
31' - 4"
SMOKE
EXHAUST
(6'-1" L X 6'-1" W
X 2'-2" H on 12"
CURB)
SMOKE
EXHAUST
(6'-1" L X 6'-1" W
X 8'-2 1/2" H on
12" CURB)
25' - 3"
25' - 3"
28' - 10"
MECH SCREEN
WALL
12' - 8"
PRACTICE GYM
ROOF BELOW
AHU-301
(24'-5"L x 24'-2"W x
11'-9" H)
ARENA BELOW
MECH PLENUM
AHU-302
(26'-5"L x 16'-0"W x
11'-5" H)
AHU-303
(26'-5"L x 12'-8"W x
11'-5" H)
PARAPET WALL (HEIGHT VARIES)
ROOF BELOW
PENTHOUSE
ROOF BELOW
25' - 3"
SMOKE
EXHAUST
(6'-1" L X 6'-1" W
X 8'-2 1/2" H on
12" CURB)
SMOKE
EXHAUST
(6'-1" L X 6'-1" W
X 8'-2 1/2" H on
12" CURB)
25' - 3"
PRECAST
CONCRETE PAVERS
59' - 7"
40' - 0"
ROOF VENT
(9'-0" L X 8'-4" W
X 2'-9 1/2" H on
12" CURB)
ROOF VENT
(9'-0" L X 8'-4" W
X 2'-9 1/2" H on
12" CURB)
ROOF BELOW
4' - 0"
PARAPET WALL (3'-3 1/2" TALL)
N
0'
16'
32'
64'



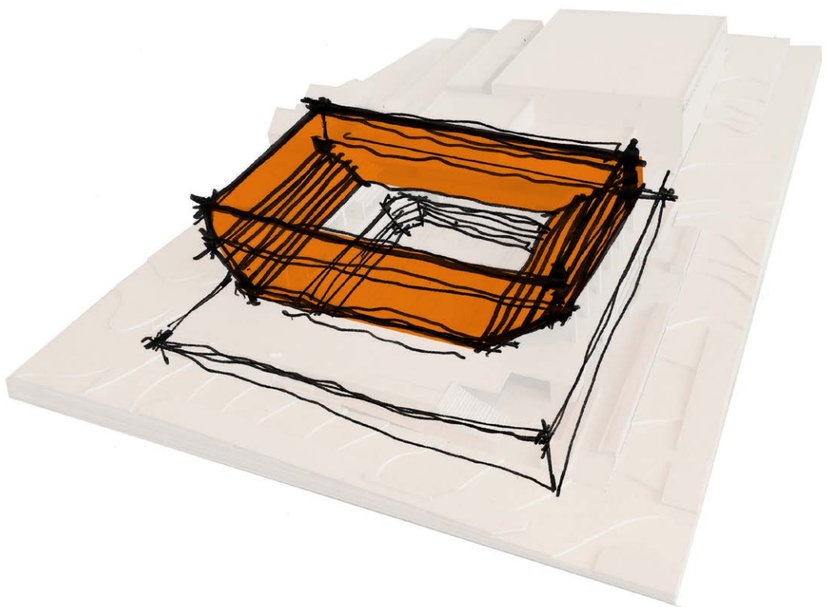
1st Floor Plan Showing Existing Construction to Remain



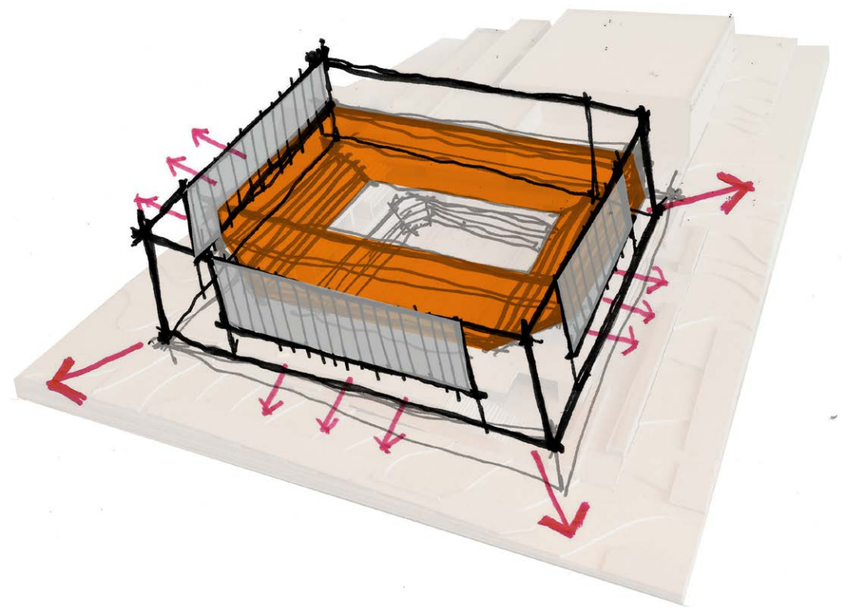
A-A: Section Diagram Looking West



3-D Arena Concept Diagram Looking East



interior arena volume



exterior enclosure + site connections

building expression:

- unified, civic building
- simple, authentic

bowl expression:

- full-height glazed corners revealing bowl volume at entries/ primary site approaches

concourse expression:

- consistent on all exposed sides
- glazing at concourse level for views/ site connections
- repetitive panels/ full-height windows above:

glimpses of arena volume,
controlled daylight into concourse

note

Refer to enlarged elevations & wall sections for additional information

north

south

0' 16' 32' 64'

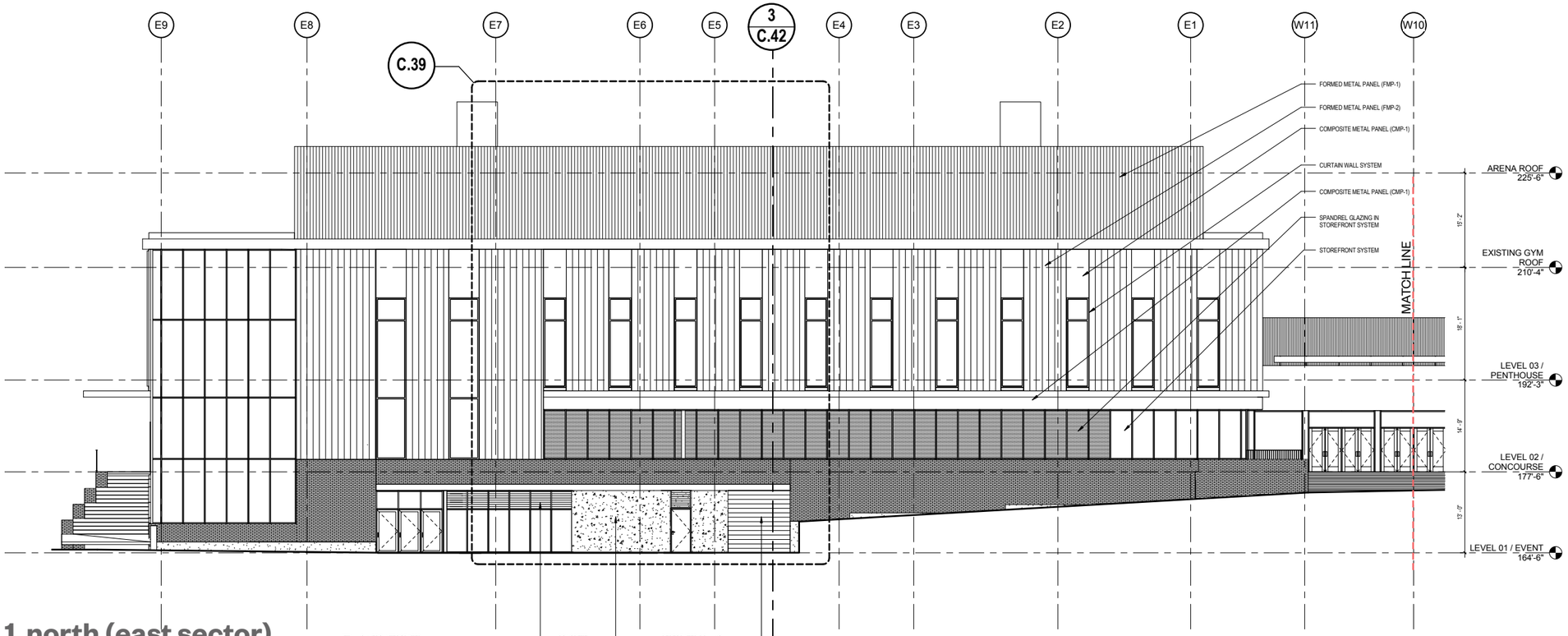
note

Refer to enlarged elevations & wall sections for additional information

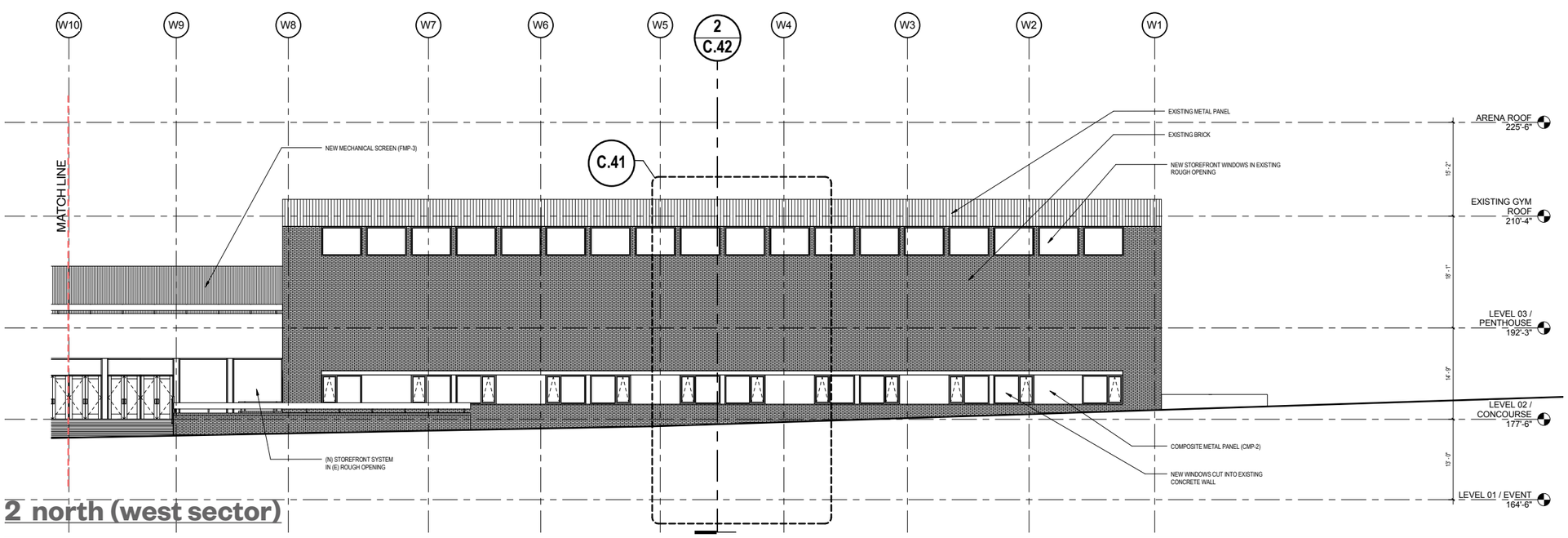
east

west

0' 16' 32' 64'



1 north (east sector)

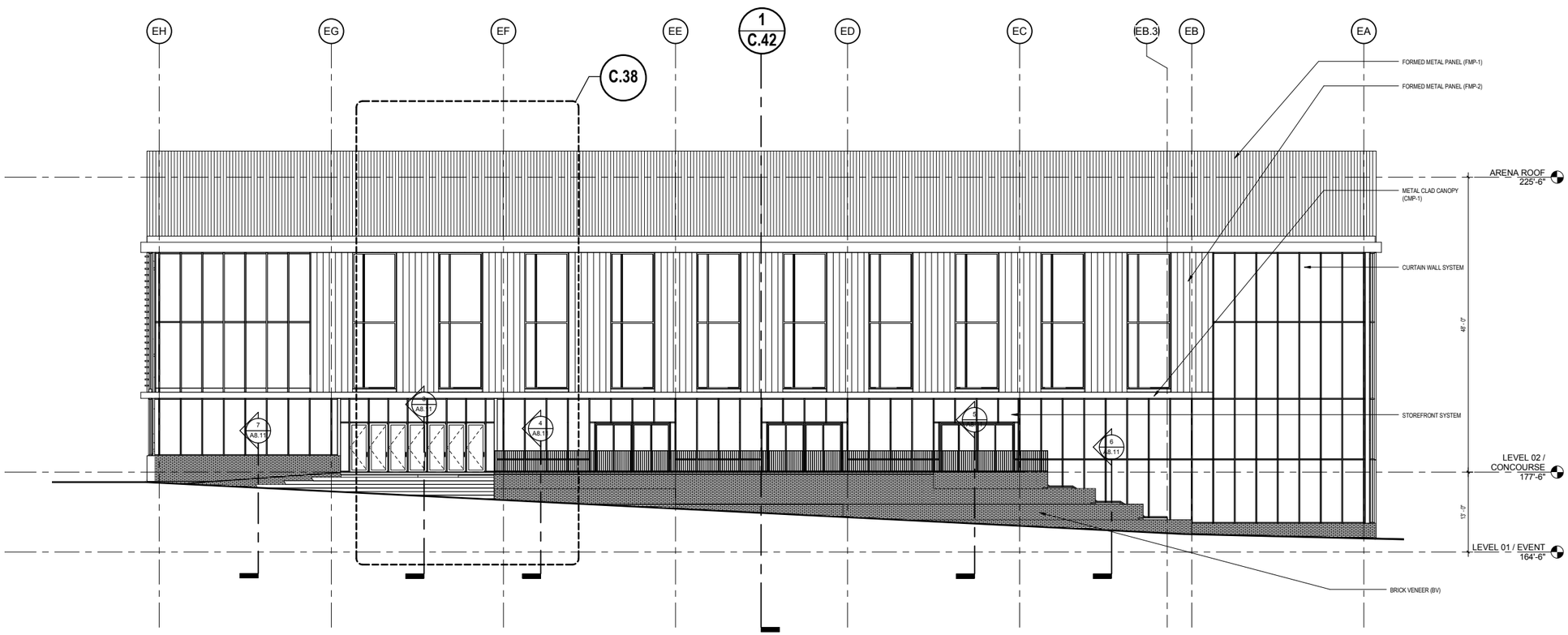


2 north (west sector)

MATERIAL LEGEND

- CMP-1 COMPOSITE METAL PANEL 1
- CMP-2 COMPOSITE METAL PANEL 2
- FMP-1 FORMED METAL PANEL
- FMP-2 FORMED METAL PANEL
- FMP-3 FORMED METAL PANEL AT SCREENWALL
- GLASS
- SPANDREL GLASS
- BV BRICK VENEER
- CAST IN PLACE CONCRETE

0 16 32 ft

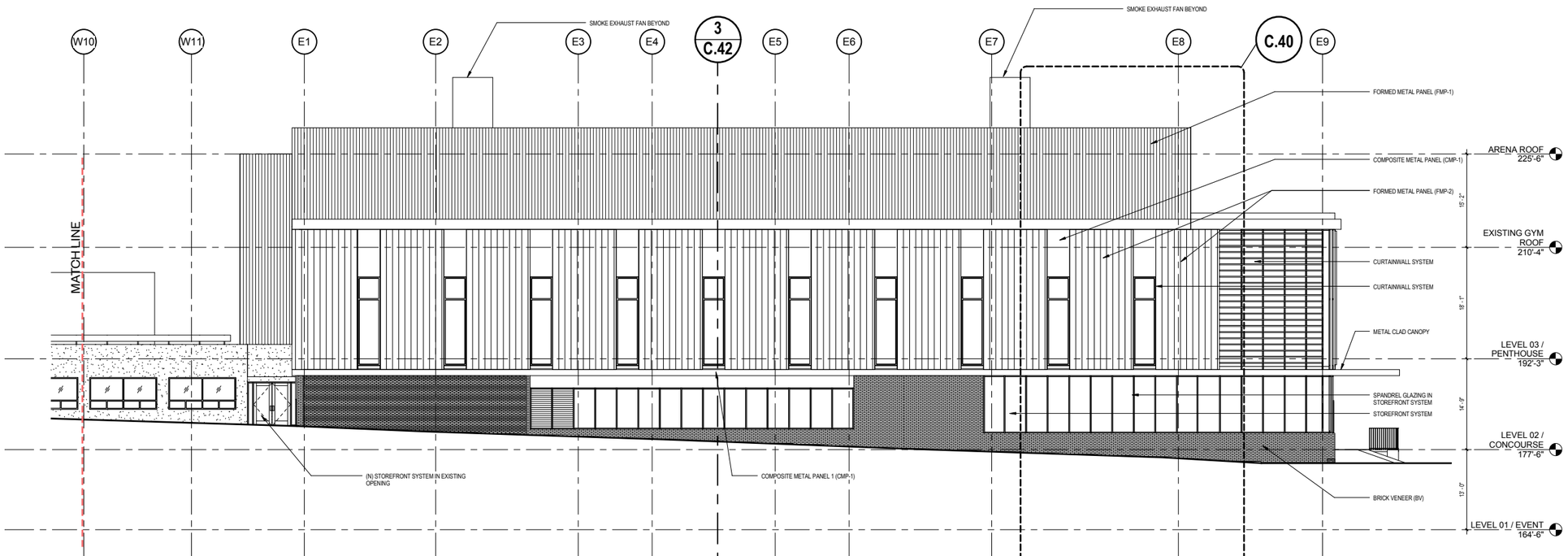


1 east

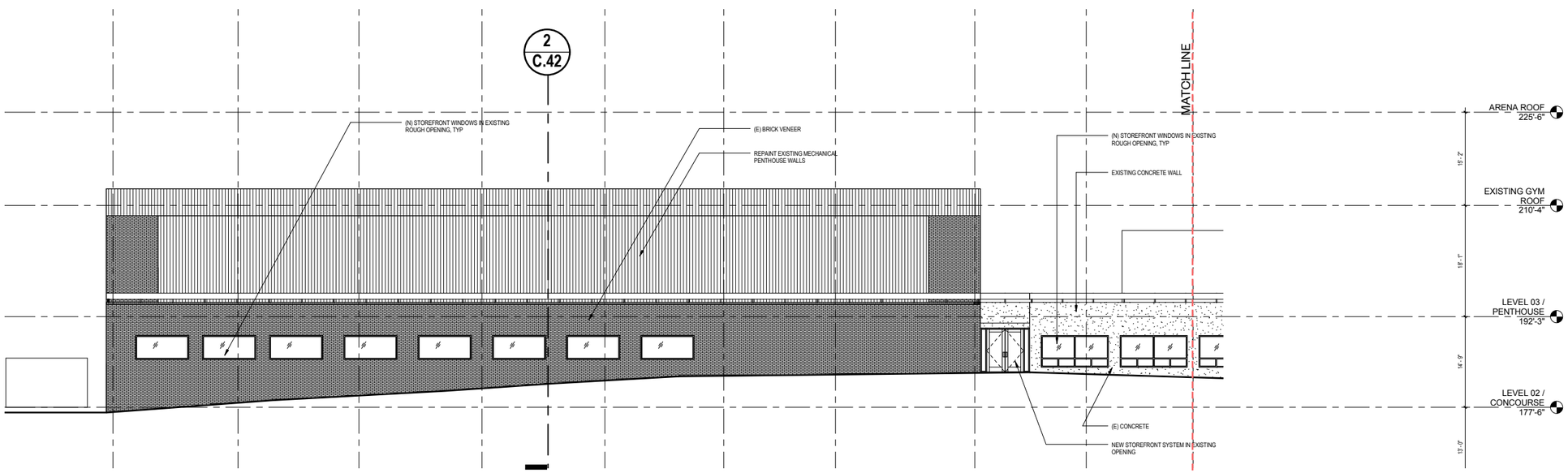
MATERIAL LEGEND

- CMP-1 COMPOSITE METAL PANEL 1
- CMP-2 COMPOSITE METAL PANEL 2
- FMP-1 FORMED METAL PANEL
- FMP-2 FORMED METAL PANEL
- FMP-3 FORMED METAL PANEL AT SCREENWALL
- GLASS
- SPANDREL GLASS
- BV BRICK VENEER
- CAST IN PLACE CONCRETE

0 16 32 ft



1 south (east sector)

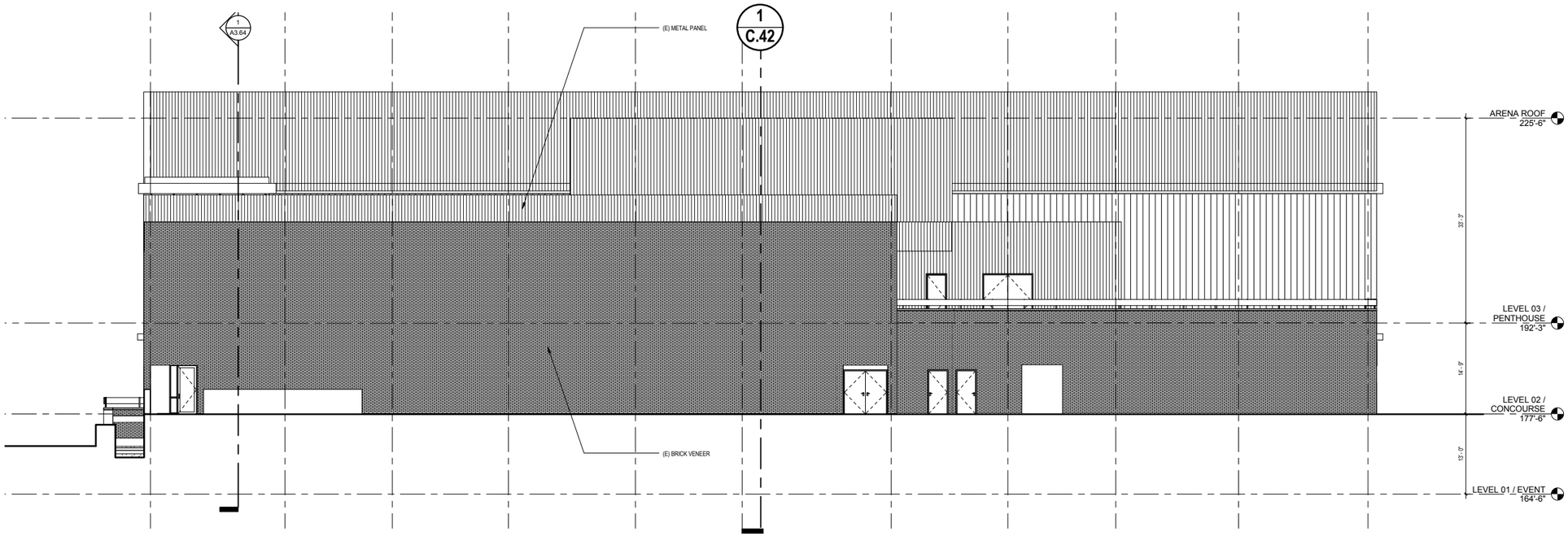


2 south (west sector)

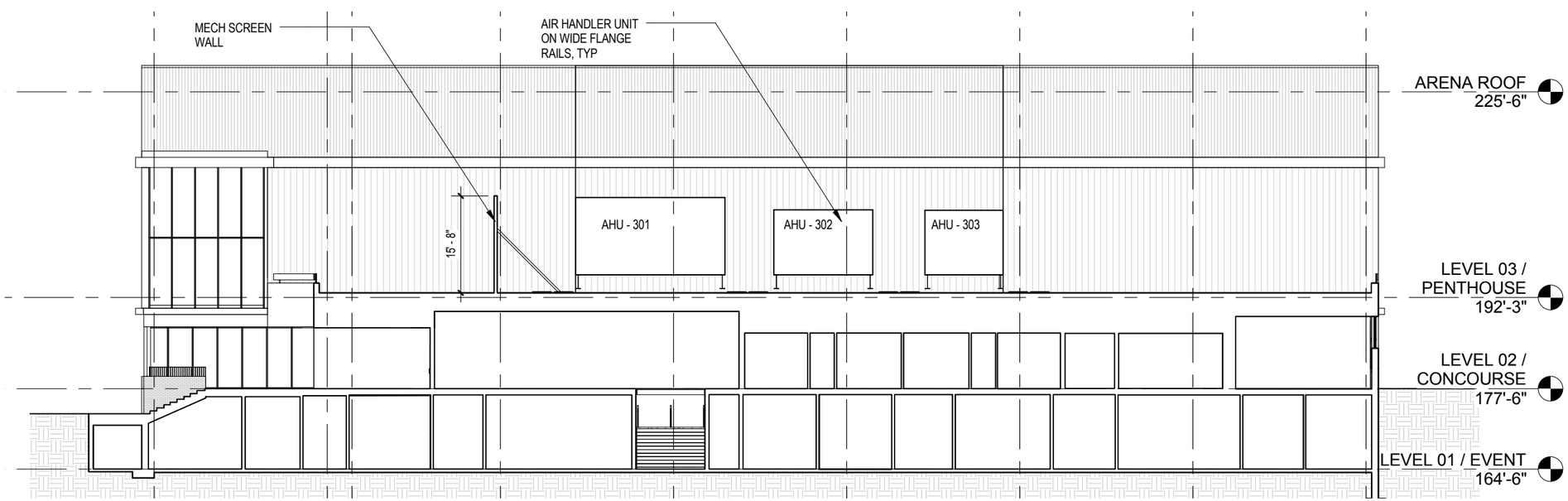
MATERIAL LEGEND

- CMP-1 COMPOSITE METAL PANEL 1
- CMP-2 COMPOSITE METAL PANEL 2
- FMP-1 FORMED METAL PANEL
- FMP-2 FORMED METAL PANEL
- FMP-3 FORMED METAL PANEL AT SCREENWALL
- GLASS
- SPANDREL GLASS
- BV BRICK VENEER
- CAST IN PLACE CONCRETE

0 16 32 ft



1 west

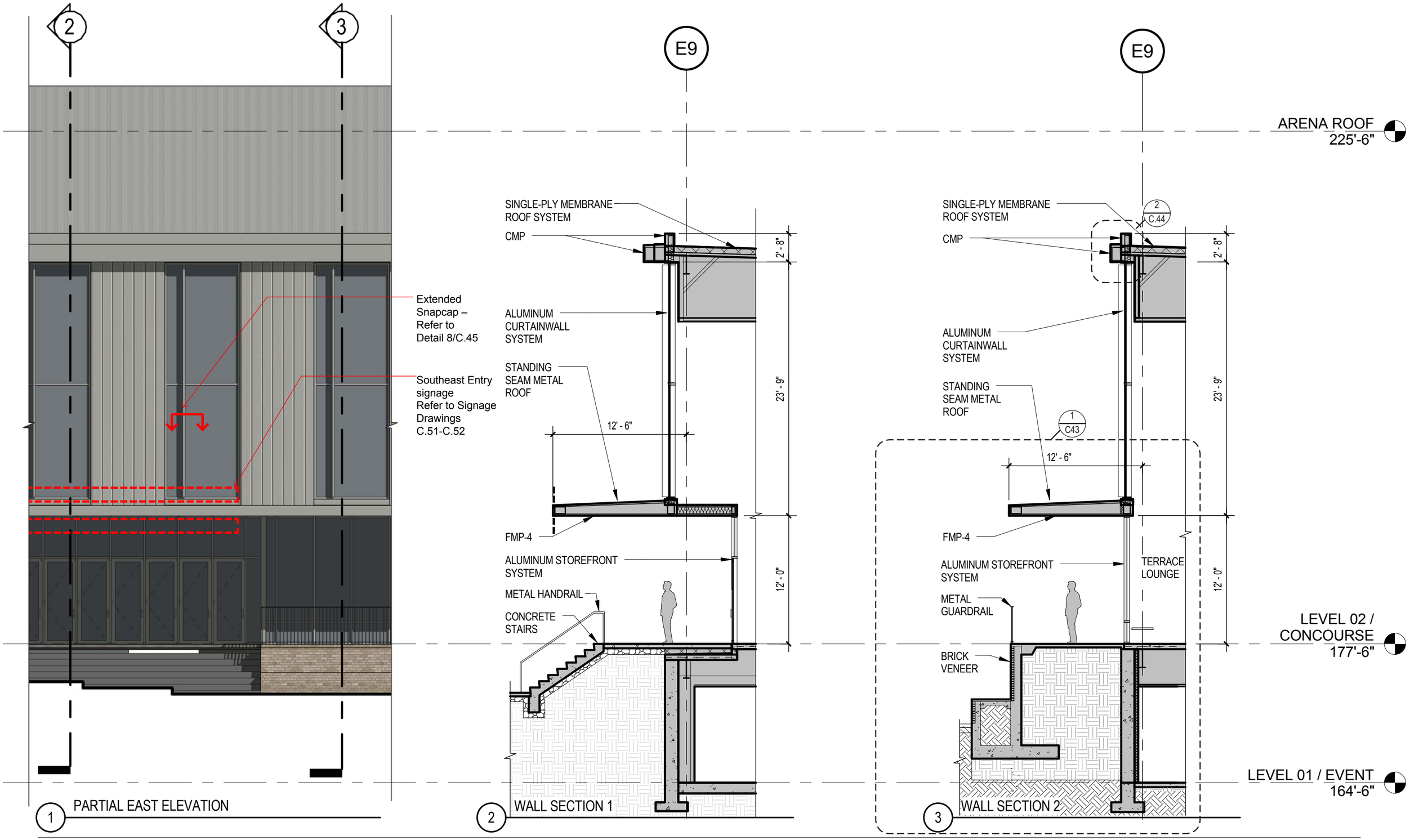


2 west (elevation/section at north terrace)

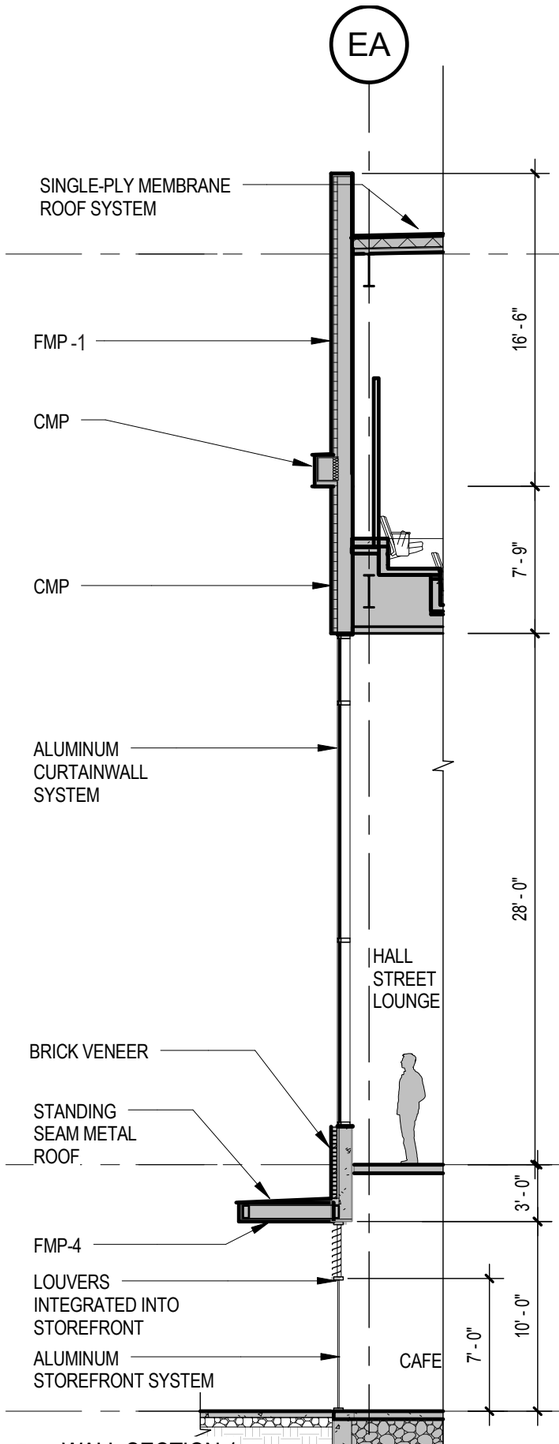
MATERIAL LEGEND

- CMP-1 COMPOSITE METAL PANEL 1
- CMP-2 COMPOSITE METAL PANEL 2
- FMP-1 FORMED METAL PANEL
- FMP-2 FORMED METAL PANEL
- FMP-3 FORMED METAL PANEL AT SCREENWALL
- GLASS
- SPANDREL GLASS
- BV BRICK VENEER
- CAST IN PLACE CONCRETE

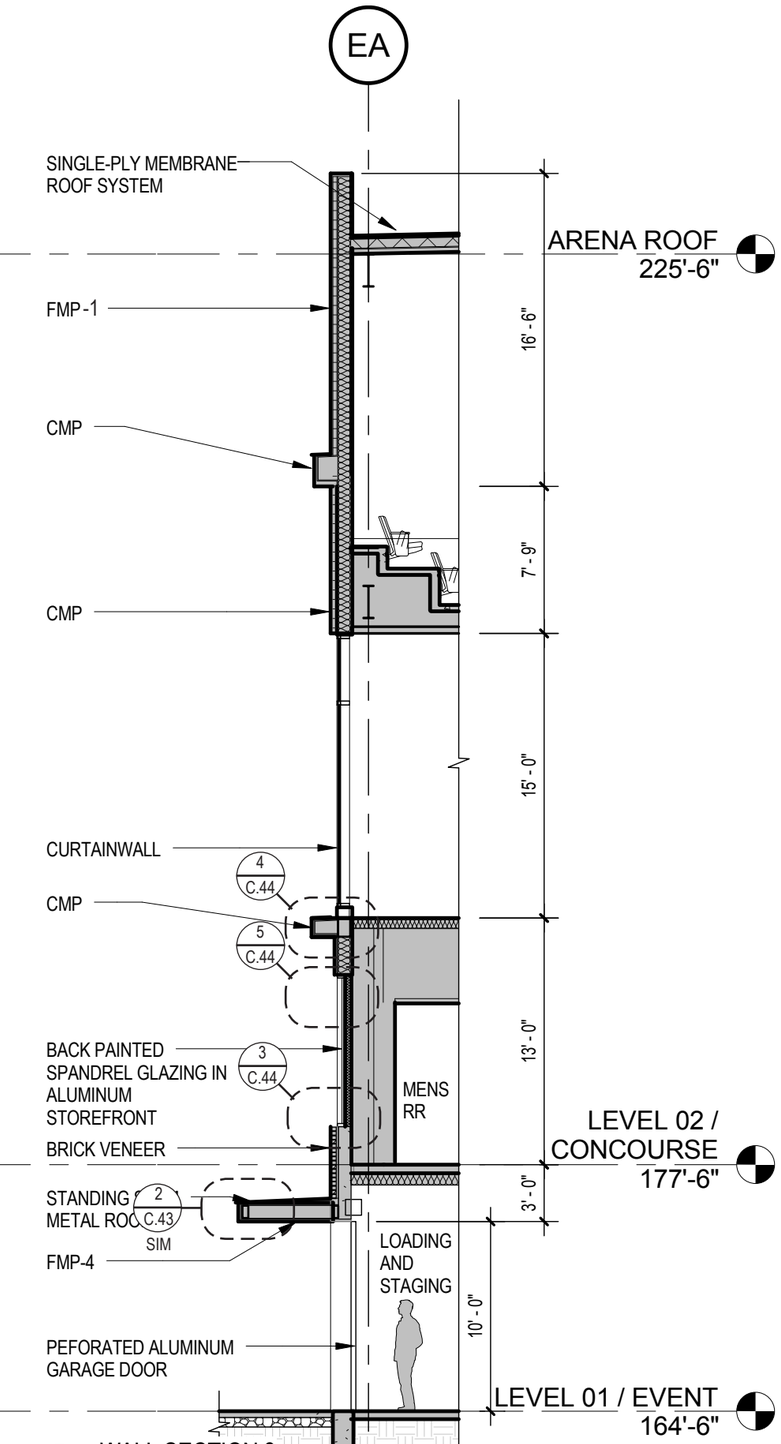
0 16 32 ft


2
3
E9
E9
ARENA ROOF
225'-6"
Extended Snapcap – Refer to Detail 8/C.45
Southeast Entry signage Refer to Signage Drawings C.51-C.52
SINGLE-PLY MEMBRANE ROOF SYSTEM
CMP
ALUMINUM CURTAINWALL SYSTEM
STANDING SEAM METAL ROOF
12' - 6"
2' - 8"
23' - 9"
12' - 0"
FMP-4
ALUMINUM STOREFRONT SYSTEM
METAL HANDRAIL
CONCRETE STAIRS
SINGLE-PLY MEMBRANE ROOF SYSTEM
2
C.44
CMP
ALUMINUM CURTAINWALL SYSTEM
STANDING SEAM METAL ROOF
1
C43
12' - 6"
2' - 8"
23' - 9"
12' - 0"
FMP-4
ALUMINUM STOREFRONT SYSTEM
TERRACE LOUNGE
METAL GUARDRAIL
BRICK VENEER
LEVEL 02 / CONCOURSE
177'-6"
LEVEL 01 / EVENT
164'-6"
1 PARTIAL EAST ELEVATION
2 WALL SECTION 1
3 WALL SECTION 2

1 PARTIAL NORTH ELEVATION

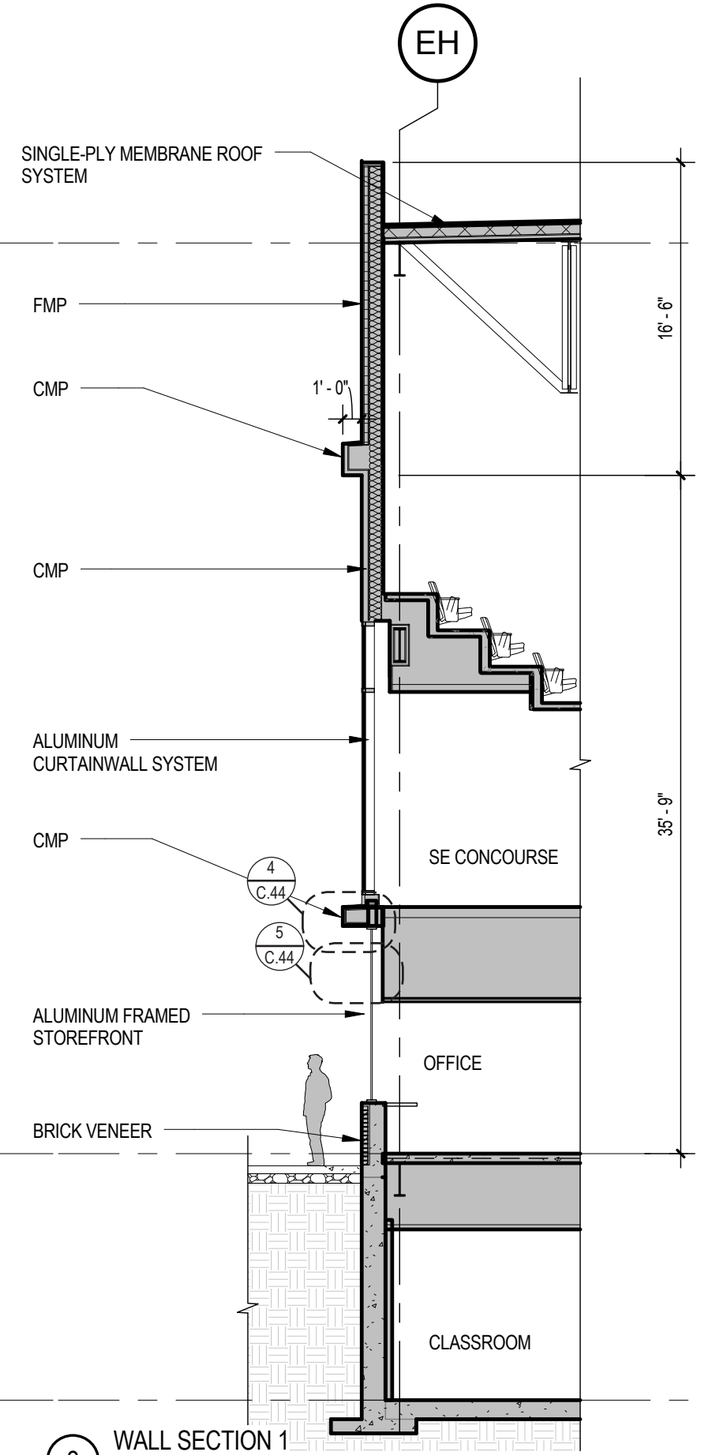


2 WALL SECTION 1

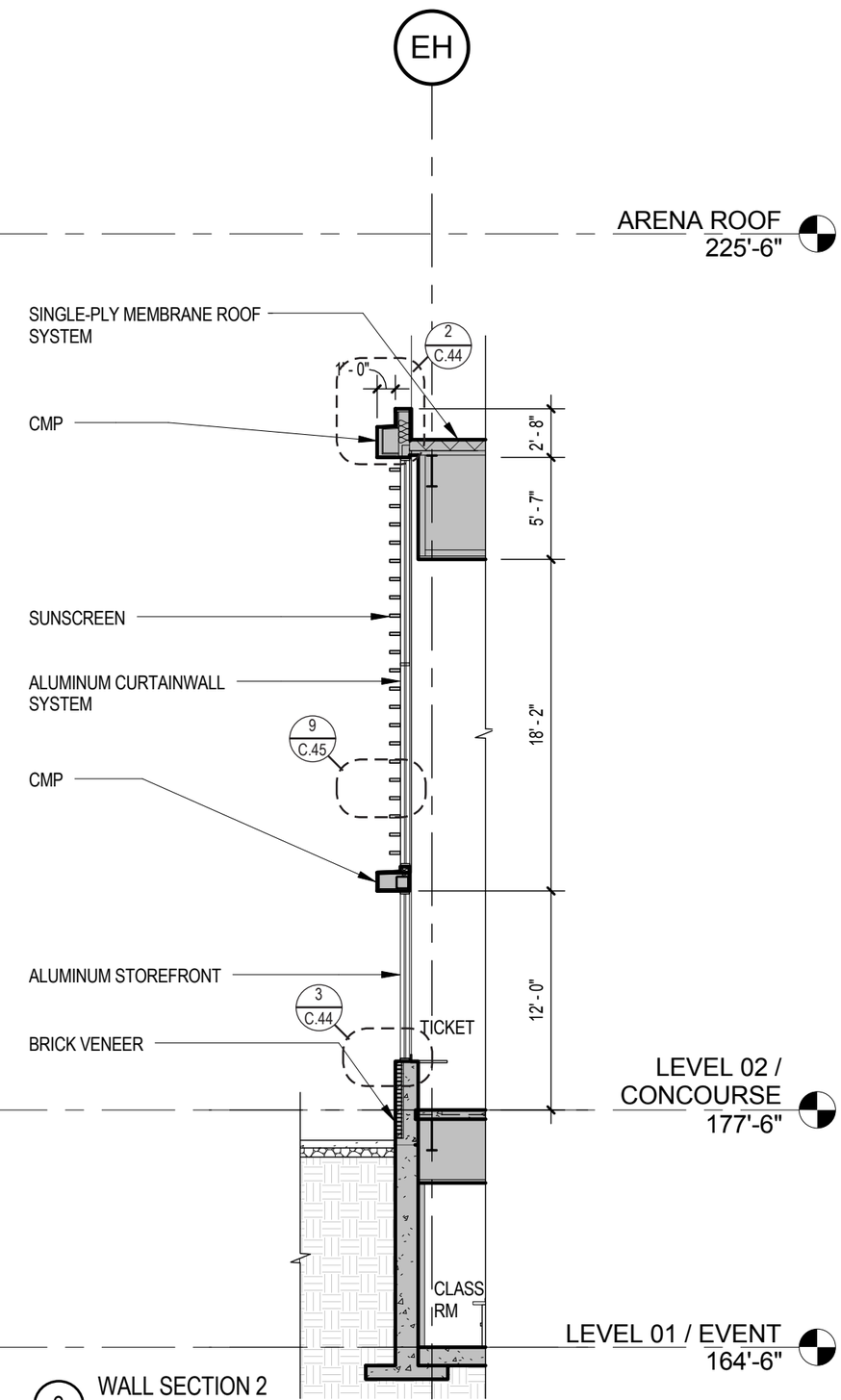


3 WALL SECTION 3

1 PARTIAL SOUTH ELEVATION

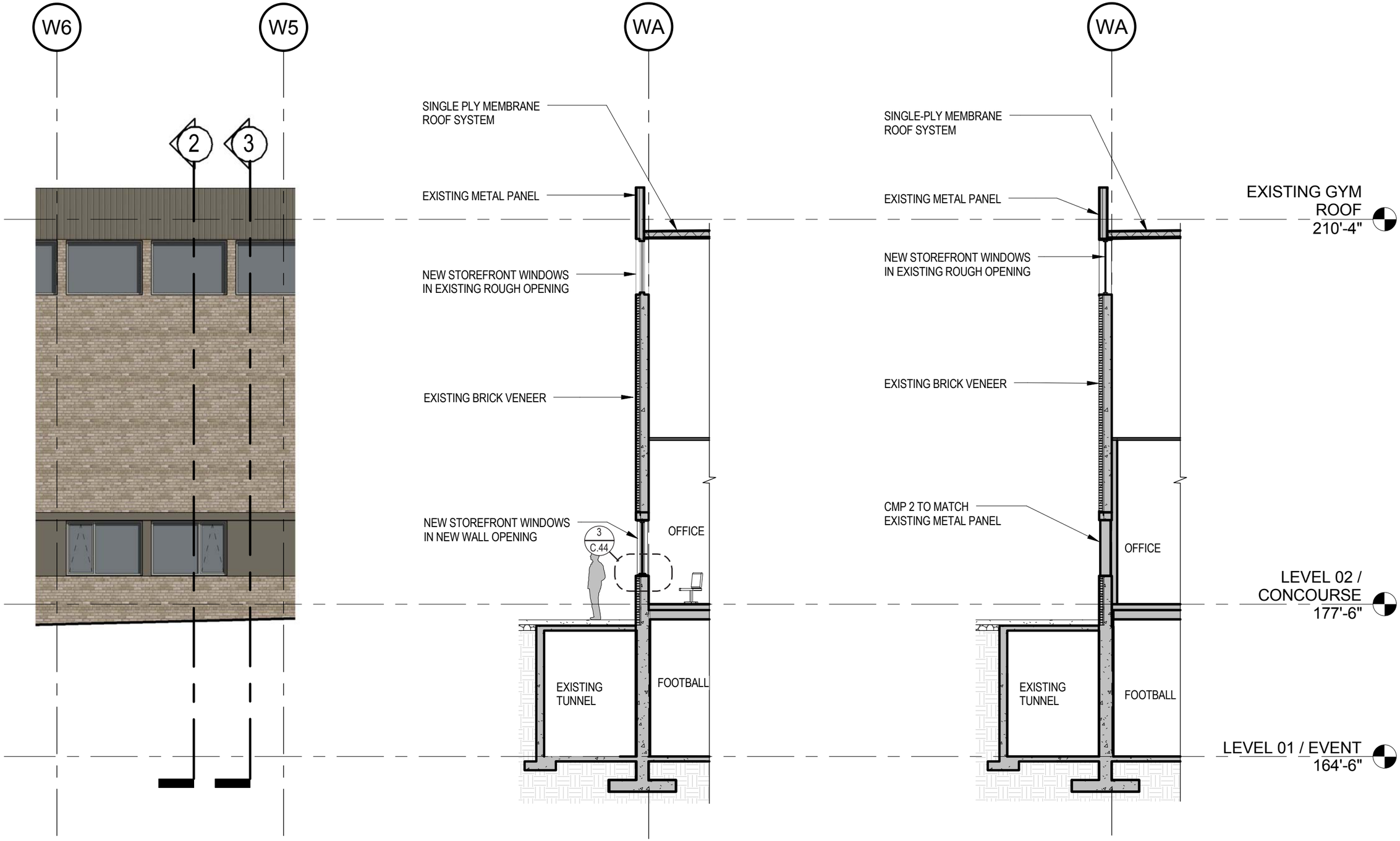


2 WALL SECTION 1



3 WALL SECTION 2

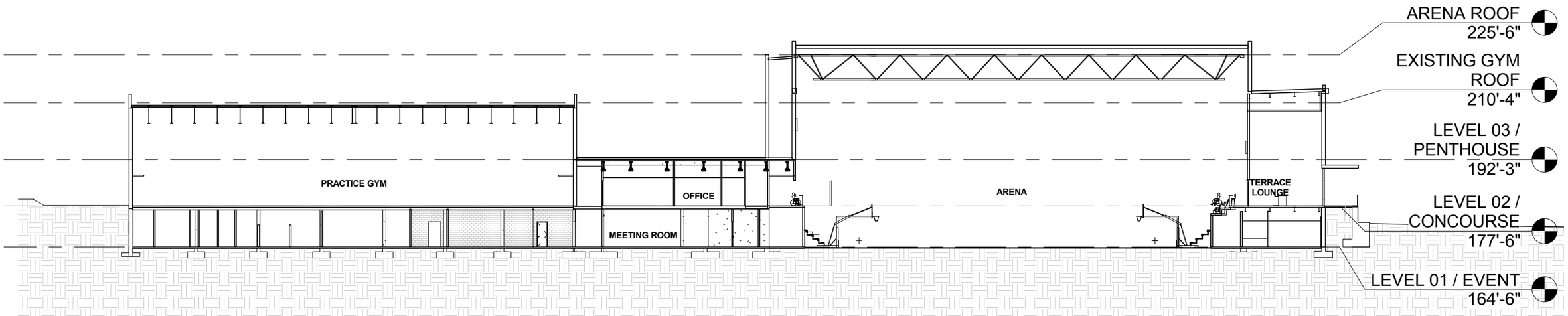
1 PARTIAL NORTH ELEVATION



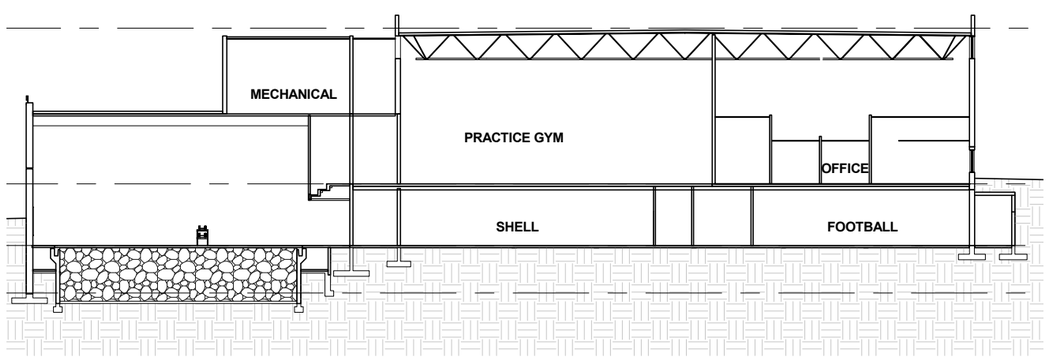
2 WALL SECTION 1

3 WALL SECTION 2

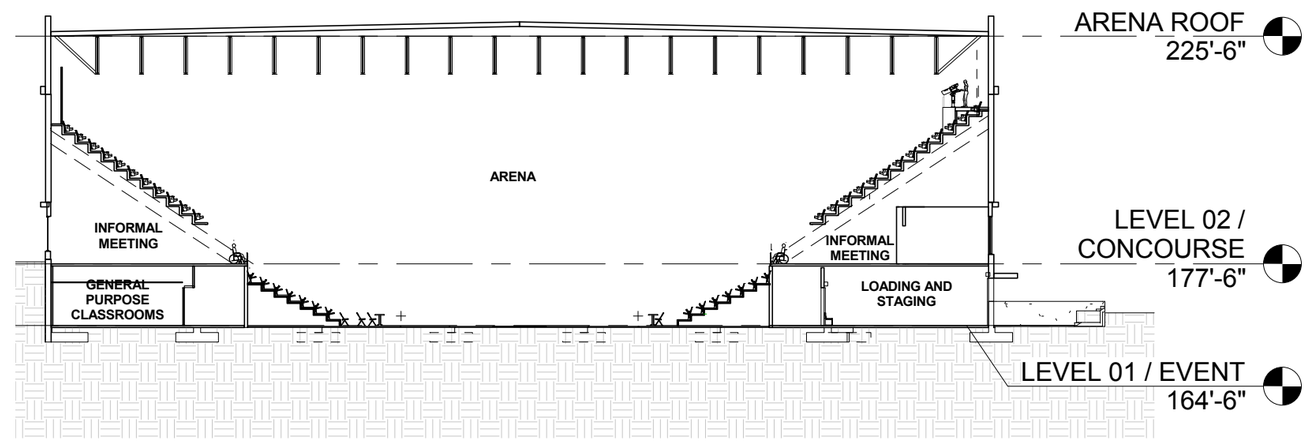
building sections



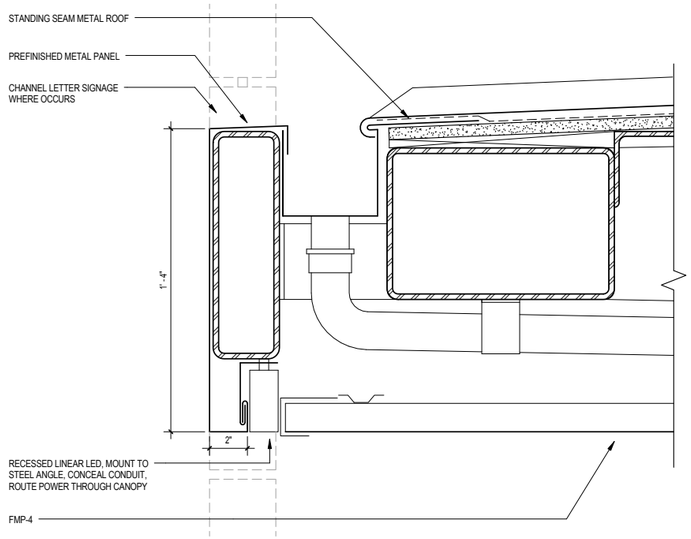
1: longitudinal section



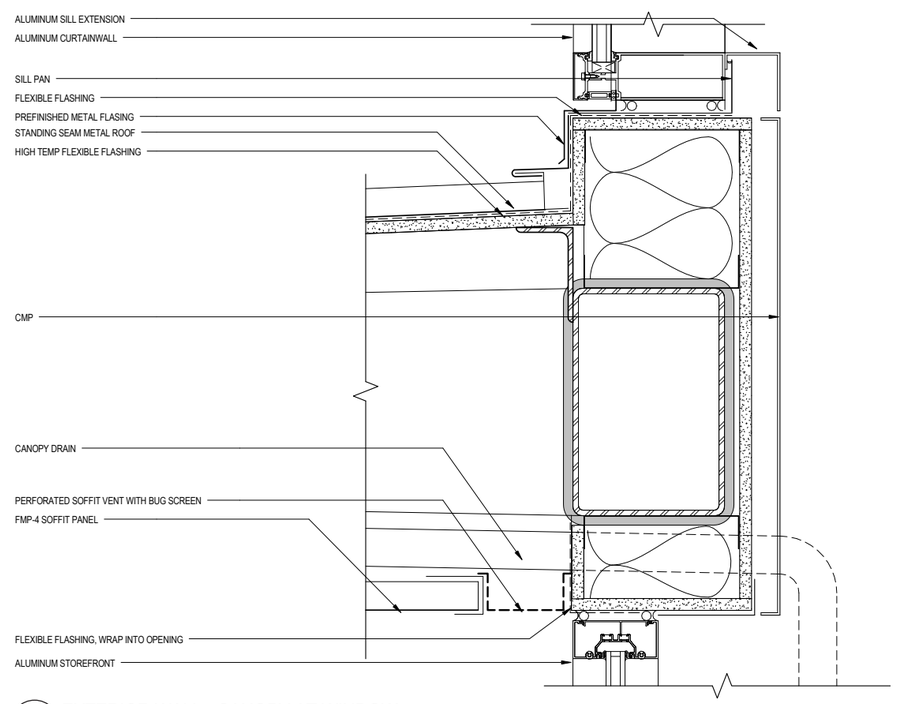
2: transverse section @ west



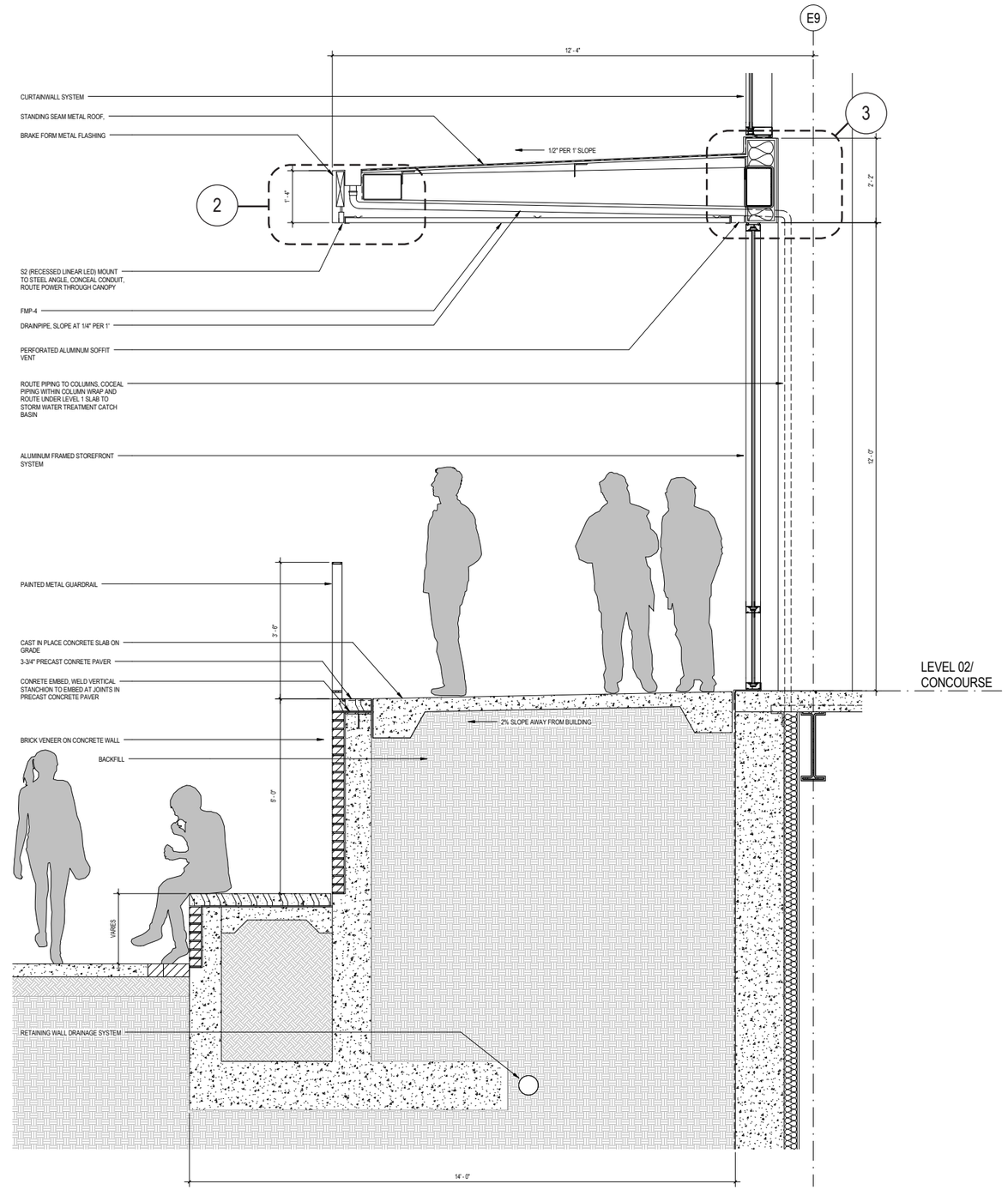
3: transverse section @ east



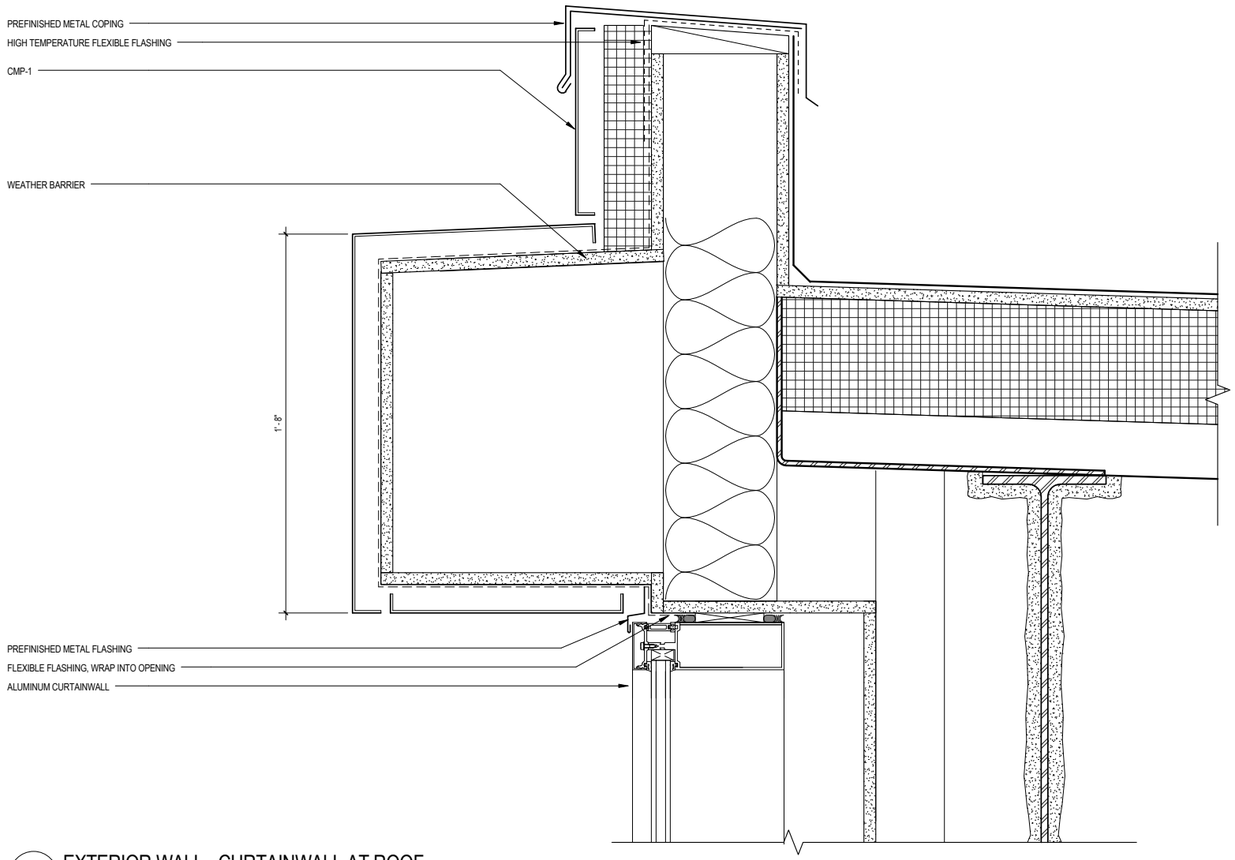
2 EXTERIOR WALL - CANOPY AT EDGE
3" = 1'-0"



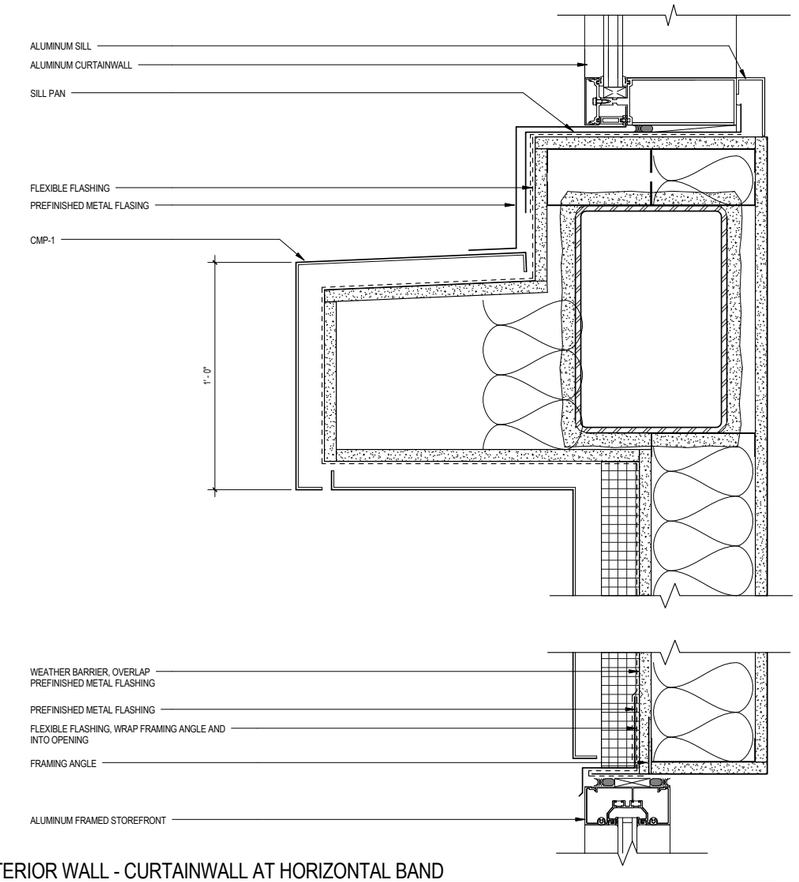
3 EXTERIOR WALL - CANOPY AT WINDOW
3" = 1'-0"



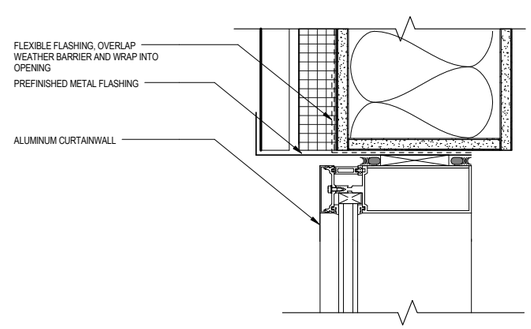
1 EXTERIOR WALL - EAST TERRACE
3/4" = 1'-0"



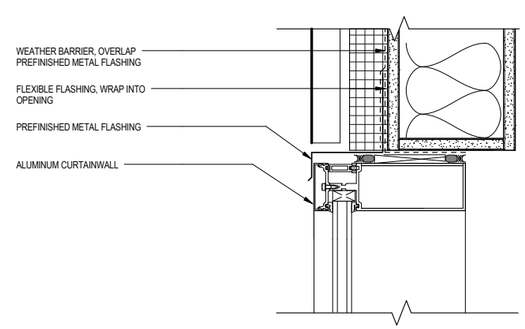
2 EXTERIOR WALL - CURTAINWALL AT ROOF
3" = 1'-0"



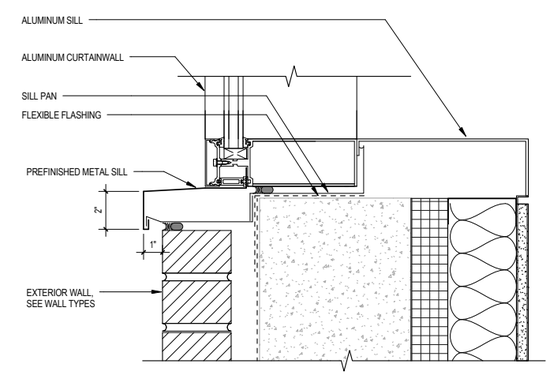
4 EXTERIOR WALL - CURTAINWALL AT HORIZONTAL BAND
3" = 1'-0"



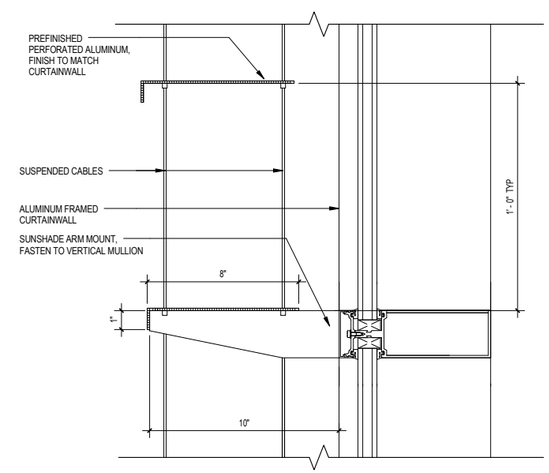
6 EXTERIOR WALL - CURTAINWALL JAMB AT METAL PANEL
3" = 1'-0"



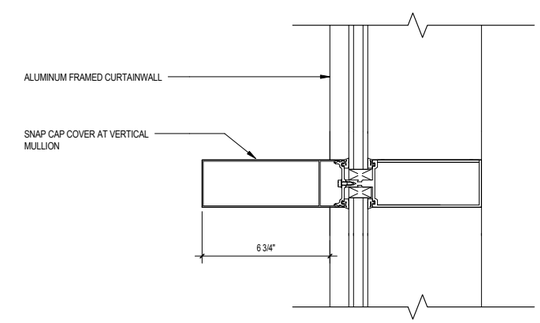
5 EXTERIOR WALL - CURTAINWALL HEAD AT METAL PANEL
3" = 1'-0"



3 EXTERIOR WALL - CURTAINWALL SILL AT BRICK
3" = 1'-0"



9 EXTERIOR WALL - CURTAINWALL WITH SUNSHADE
3" = 1'-0"



8 EXTERIOR WALL - CURTAINWALL WITH SNAP CAP
3" = 1'-0"

view from SE

view from NE

view from N

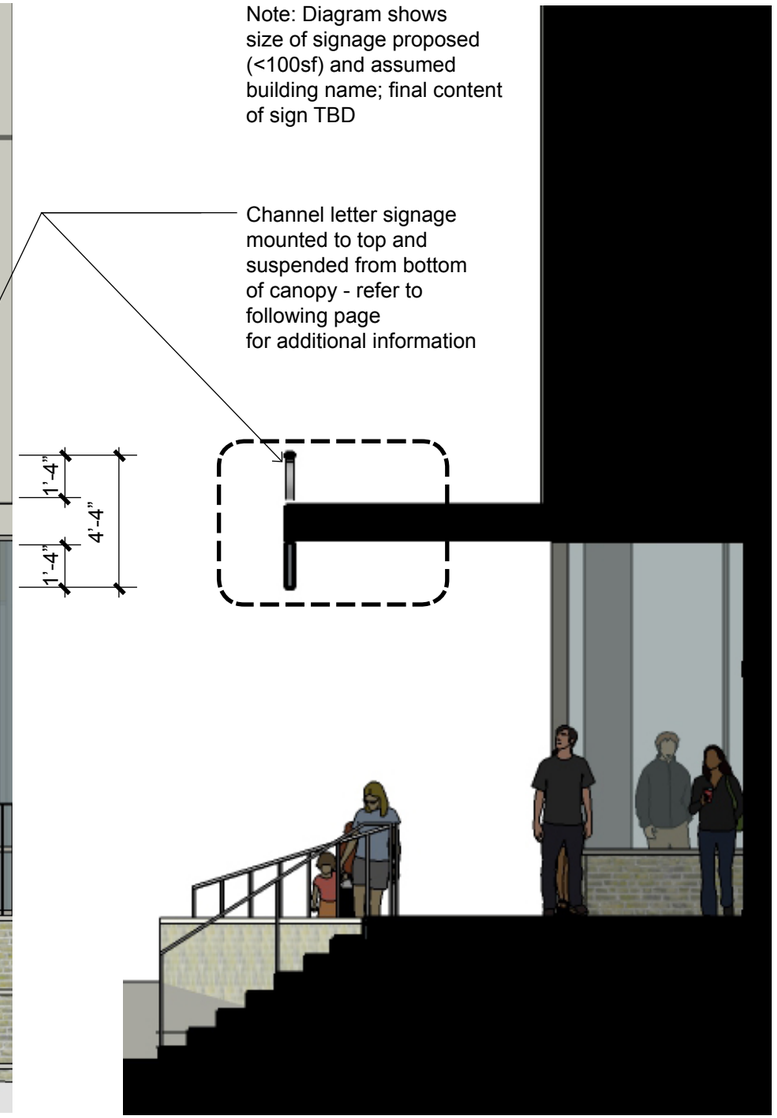
night view from SE

night view from NE

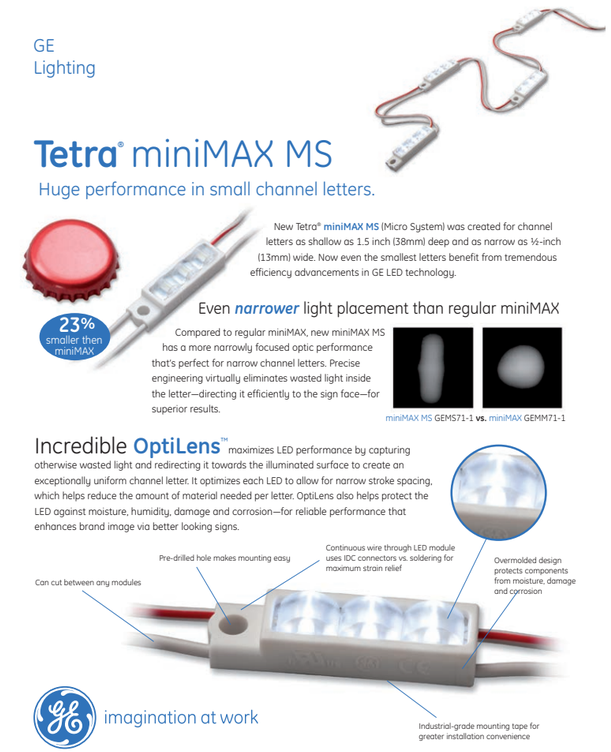
partial east elevation

Note: Diagram shows size of signage proposed (<100sf) and assumed building name; final content of sign TBD

Channel letter signage mounted to top and suspended from bottom of canopy - refer to following page for additional information

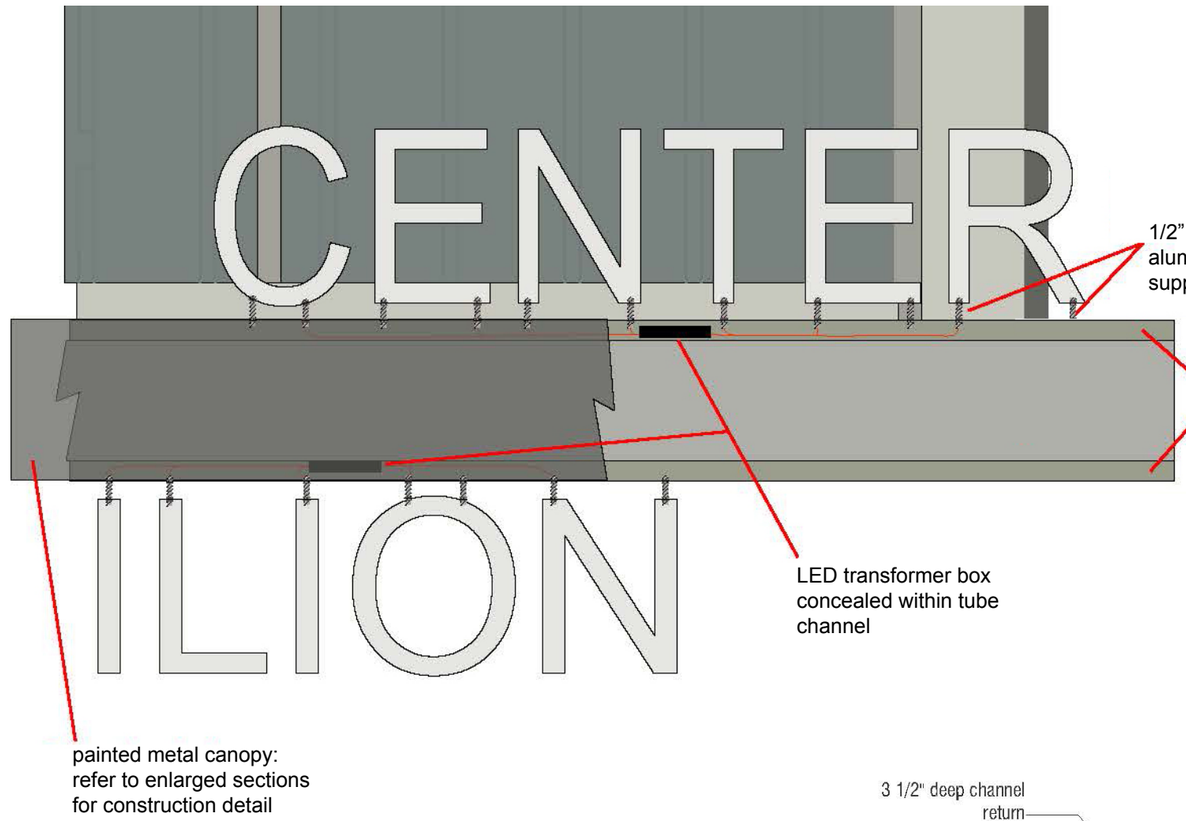


section

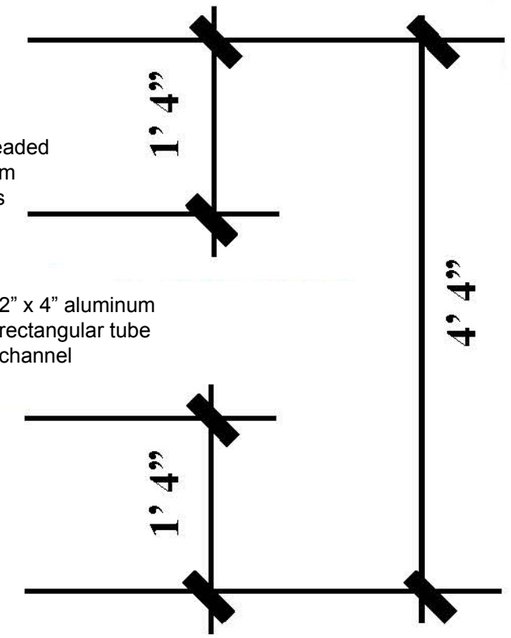


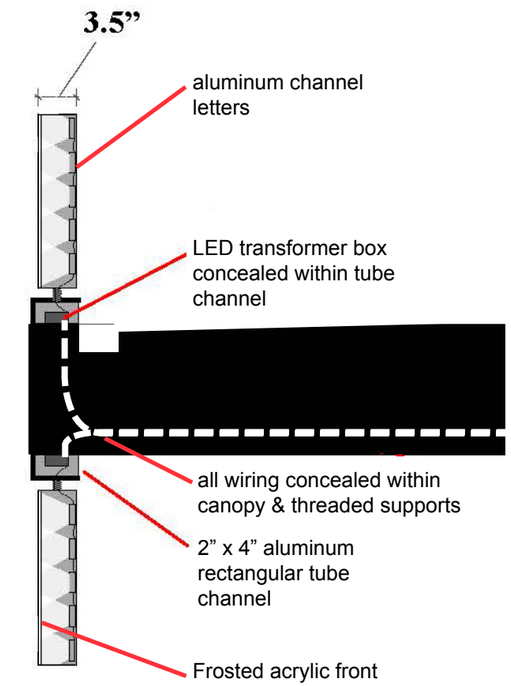
channel letter light fixture (concealed within letters)

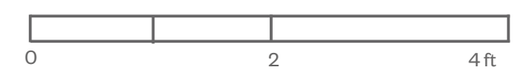
0 8 16 ft



east elevation detail

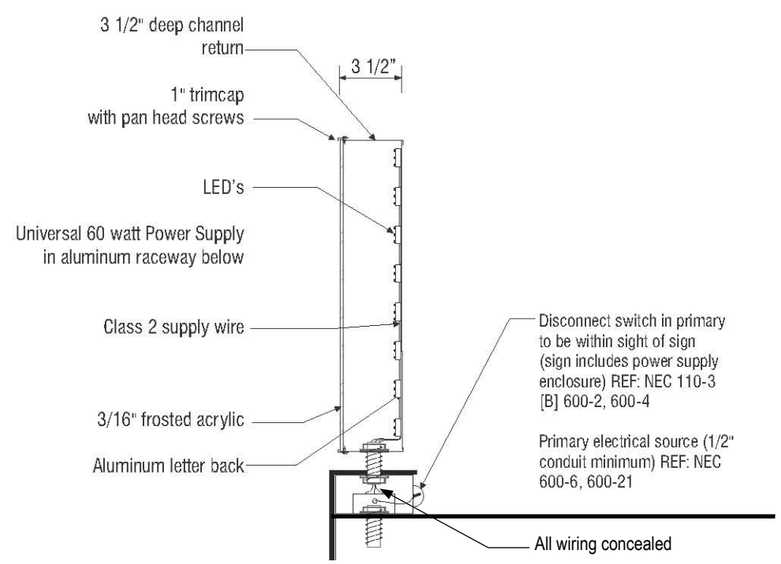






section detail

note:
refer to C.43 for additional information



enlarged section detail

Extruded metal letters mounted to face of canopy:
Type style and color to match existing at north entry

Two-sided metal blade sign suspended from canopy above

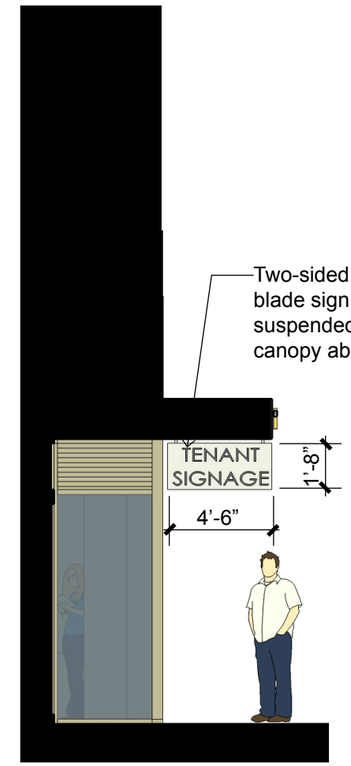
view of northeast entry

Extruded metal letters mounted to face of canopy:
Type style and color to match existing at north entry

partial north elevation at northeast entry

Two-sided metal blade sign suspended from canopy above

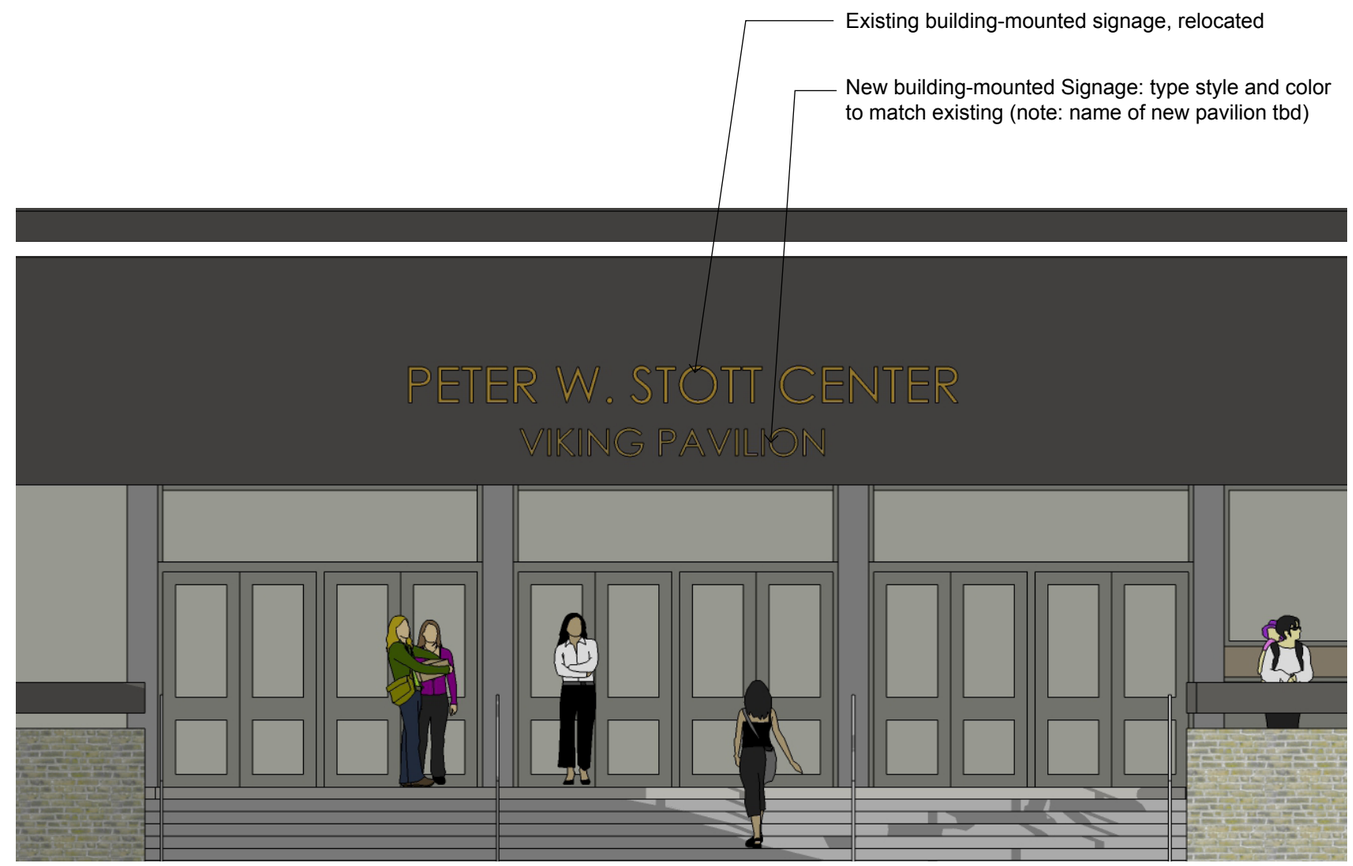
Two-sided metal blade sign suspended from canopy above



section at tenant signage

north entry

existing north entry signage



partial north elevation

0 8 16 ft

central city plan district development standards diagrams

ground floor windows
33.130.230.3 & 33.510.220

GROUND FLOOR WINDOW REQUIREMENTS (33.130.230.3 & 33.510.220):

REQUIRED: MINIMUM **50 PERCENT** OF LENGTH OF STREET-FACING FACADE

LENGTH OF STREET-FACING FACADE: 150'-0"

PROVIDED: LENGTH OF QUALIFYING WINDOWS (SILL WITHIN 4' OF GRADE*): = 84'-2" = **56 PERCENT**

REQUIRED: MINIMUM **25 PERCENT** OF GROUND LEVEL WALL AREA (UP TO 9' ABOVE FIN. GRADE)

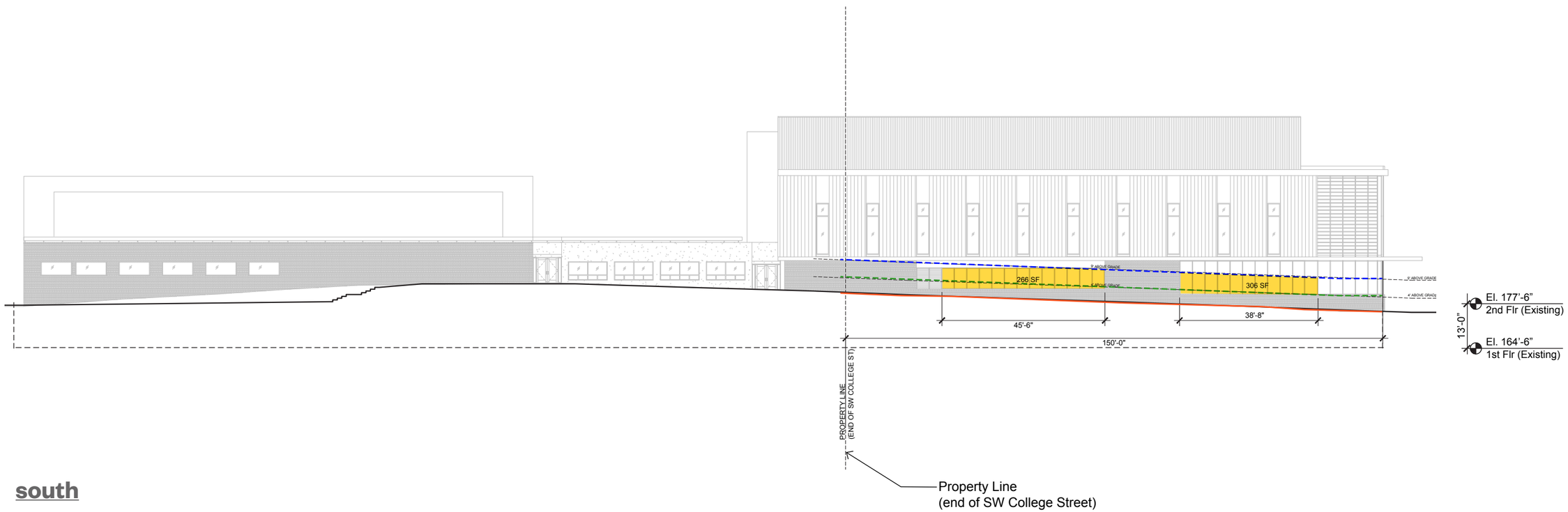
GROUND LEVEL WALL AREA: 1,350 SF

PROVIDED: AREA OF QUALIFYING WINDOWS (SILL WITHIN 4' OF GRADE*): 572 SF= **42 PERCENT**

*33.910 Grade: The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

legend

- top of exterior grade
- 4' above grade
- 9' above grade
- area of windows/glass doors meeting the standard



south

0 16 32 ft

central city plan district development standards diagrams

ground floor windows
33.130.230.3 & 33.510.220

GROUND FLOOR WINDOW REQUIREMENTS (33.130.230.3 & 33.510.220):

REQUIRED: MINIMUM **50 PERCENT** OF LENGTH OF STREET-FACING FACADE

LENGTH OF STREET-FACING FACADE: 200'-0"

PROVIDED: LENGTH OF QUALIFYING WINDOWS (SILL WITHIN 4' OF GRADE*): = 197'-5" = **99 PERCENT**

REQUIRED: MINIMUM **25 PERCENT** OF GROUND LEVEL WALL AREA (UP TO 9' ABOVE FIN. GRADE)

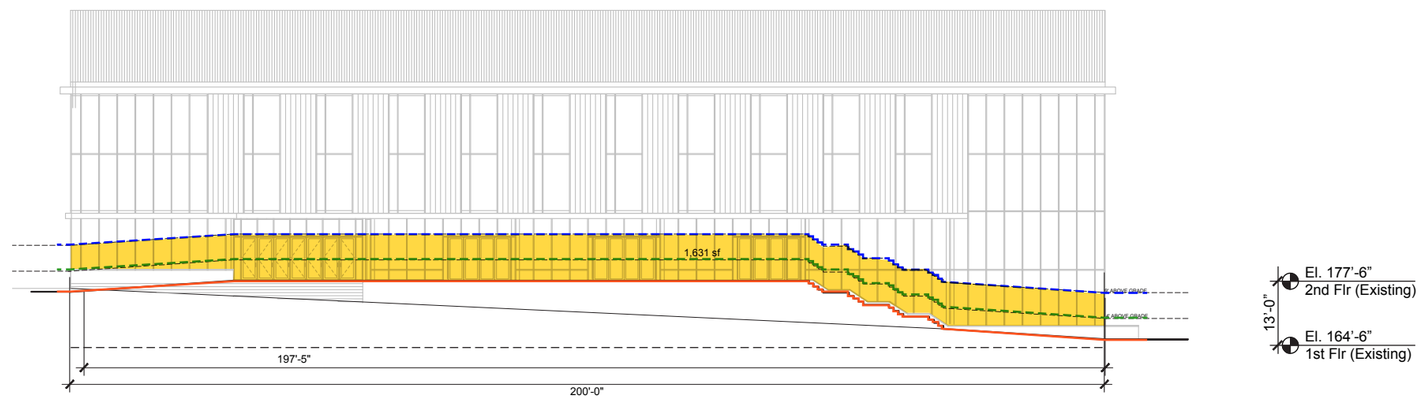
GROUND LEVEL WALL AREA: 1,800 SF

PROVIDED: AREA OF QUALIFYING WINDOWS (SILL WITHIN 4' OF GRADE*): 1,631 SF= **91 PERCENT**

*33.910 Grade: The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

legend

- top of exterior grade
- 4' above grade
- 9' above grade
- area of windows/glass doors meeting the standard



east

0 16 32 ft

central city plan district development standards diagrams

ground floor windows
33.130.230.3 & 33.510.220

GROUND FLOOR WINDOW REQUIREMENTS (33.130.230.3 & 33.510.220):

REQUIRED: MINIMUM **50 PERCENT** OF LENGTH OF STREET-FACING FACADE

LENGTH OF STREET-FACING FACADE: 379' -10 1/2"

PROVIDED: LENGTH OF QUALIFYING WINDOWS (SILL WITHIN 4' OF GRADE*): = 160'-8" = **42 PERCENT** **(does not meet requirement)**

REQUIRED: MINIMUM **25 PERCENT** OF GROUND LEVEL WALL AREA (UP TO 9' ABOVE FIN. GRADE)

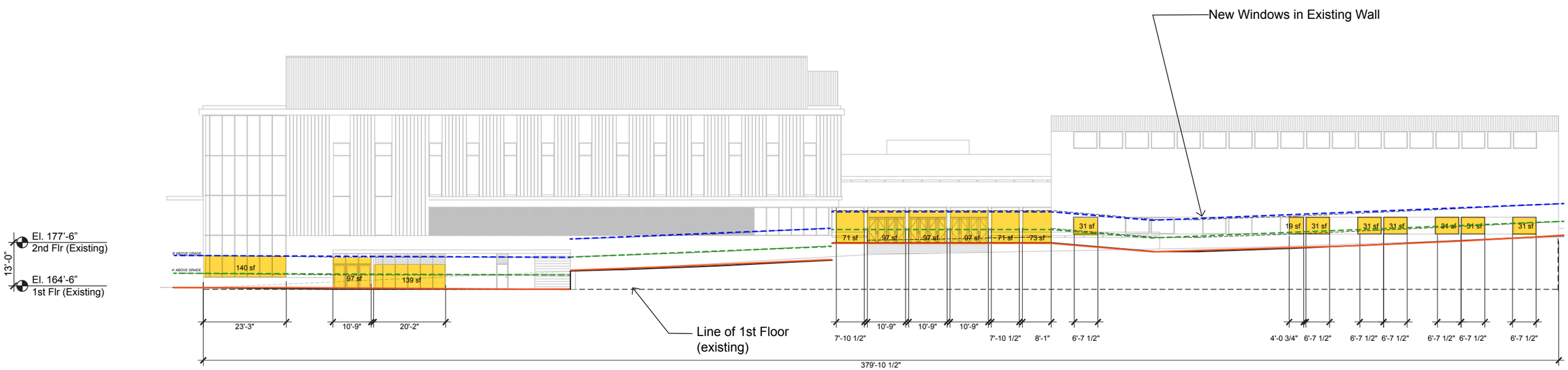
GROUND LEVEL WALL AREA: 3,419 SF

PROVIDED: AREA OF QUALIFYING WINDOWS (SILL WITHIN 4' OF GRADE*): 1,118 SF= **33 PERCENT**

*33.910 Grade: The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

legend

- top of exterior grade
- 4' above grade
- 9' above grade
- area of windows/glass doors meeting the standard



north

0 16 32 ft

modification request 1

Ground Floor Windows
33.130.230 + 33.510.220

Corner glazing at Level 2 Lounge facing north entry and north terrace. Glazing facing terrace does not qualify for Ground Floor Windows (does not face property line) but provides direct, diagonal visual connection to intersection of SW Hall St and SW College as well as to Stott Community Field beyond.

Length of Qualifying Glazing on North Facade does not Meet Requirement:

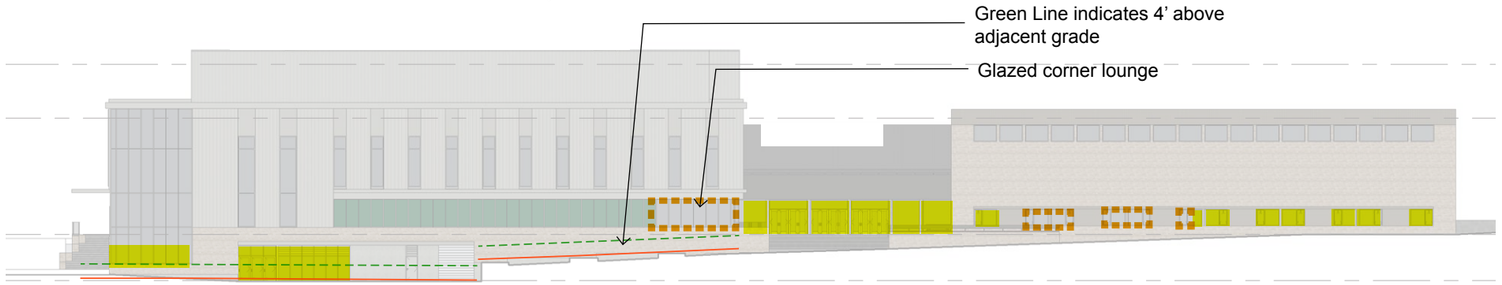
In the CX zone, all exterior walls on the ground level which face a street lot line, sidewalk, plaza, or other open public space or right-of-way must meet the general window standard:

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 bottom of the windows must be no more than 4 feet above the adjacent exterior grade (33.130.230B)

On the North Facade facing SW Hall Street, the length of required glazing does not meet the standard (50% required, 42% provided.) This is due primarily to existing site topography and areas of glazing not meeting the maximum sill height of 4 feet above adjacent grade. A modification for this condition is requested. To better meet the applicable design guidelines and be consistent with the purpose of the standard the design does the following:

•The area of qualifying glazing provided on the north facade exceeds the requirements (25% required, 33% provided). Additionally ground floor glazing on the most public facade, (facing east toward the Park Blocks) considerably exceeds the requirements, (99 percent of length and 91 percent of area meets the standard).

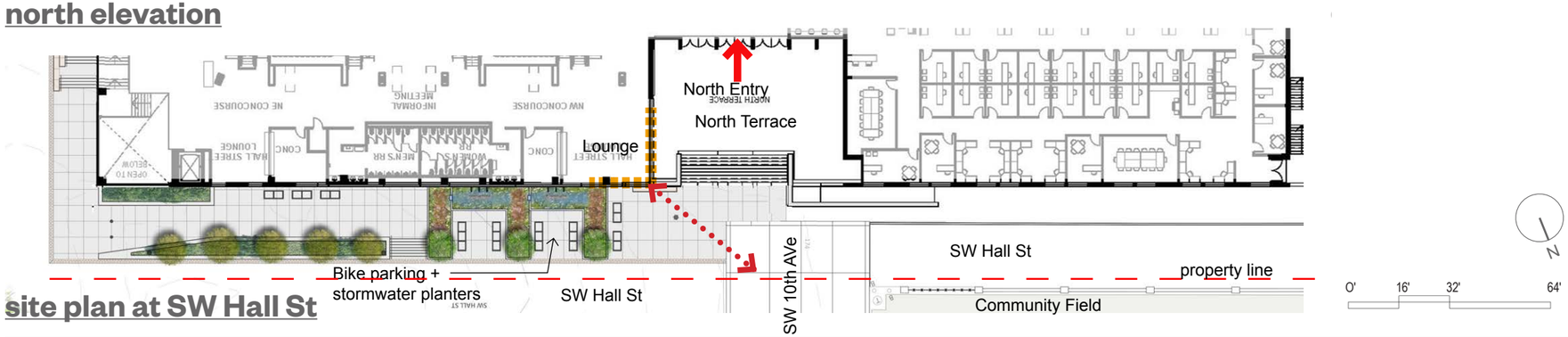
•Based on the relationship of existing floor heights and exterior grade along SW Hall Street, no area of windows at the eastern portion of level 2 meet the Ground Floor Window Standard (the floor is greater than 4' above adjacent grade). With the slope of SW Hall Street, Level 2 is closest to exterior grade at the North Entry. The 56 feet of continuous glazing wrapping the corner at the NW corner of the concourse replaces the existing blank brick walls with an open corner that provides direct visual connections between the arena concourse and NW lounge with the north entry, north terrace, and intersection of SW Hall Street and SW 10th Avenue. This glazed corner also provides diagonal views out to the Stott Community Field.



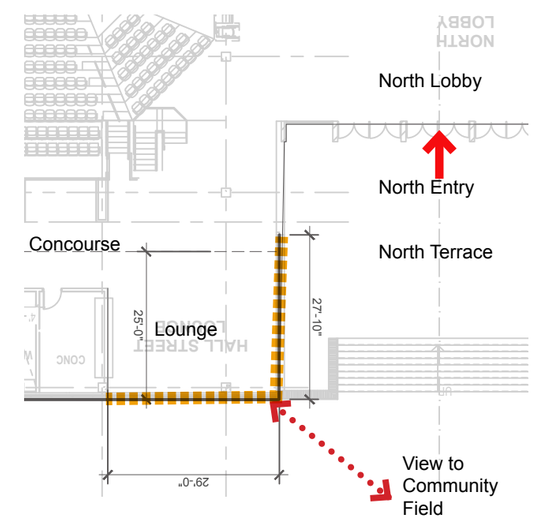
north elevation

Ground Floor windows with sill > 4 feet above existing adjacent grade

Ground Floor windows that meet standard

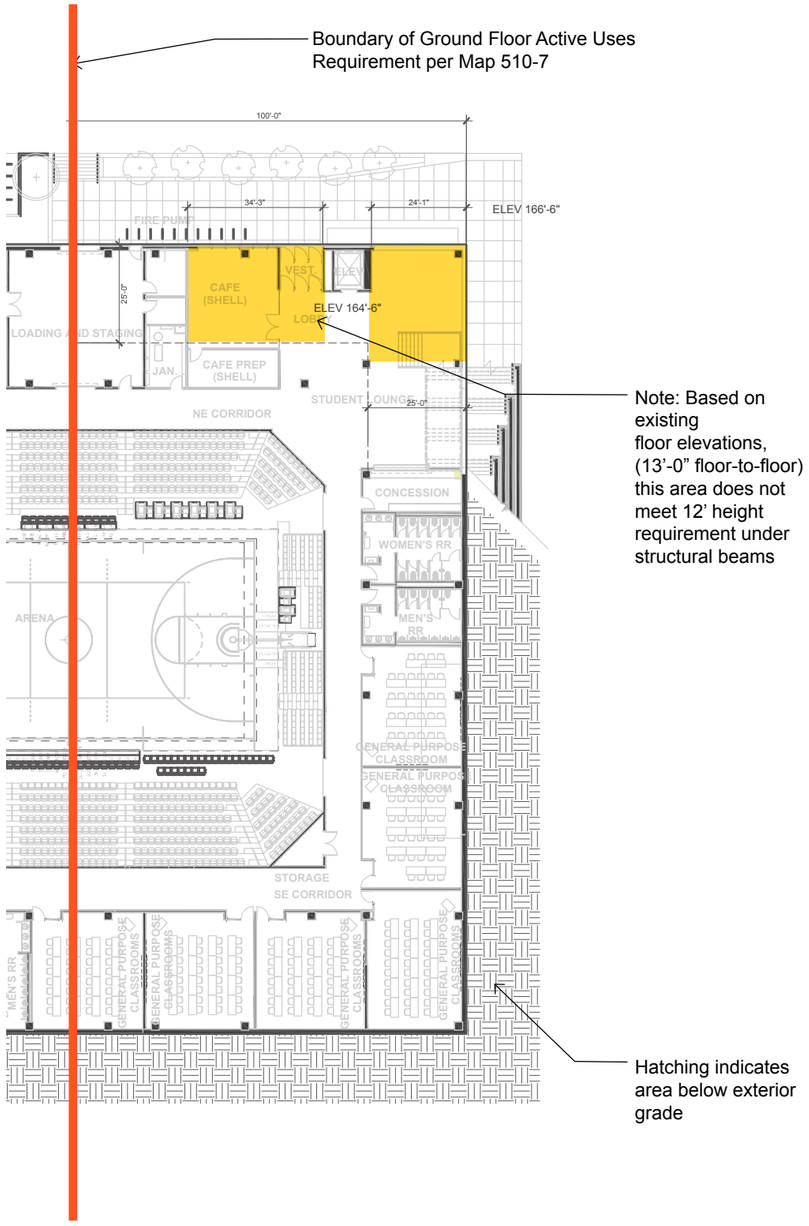


site plan at SW Hall St

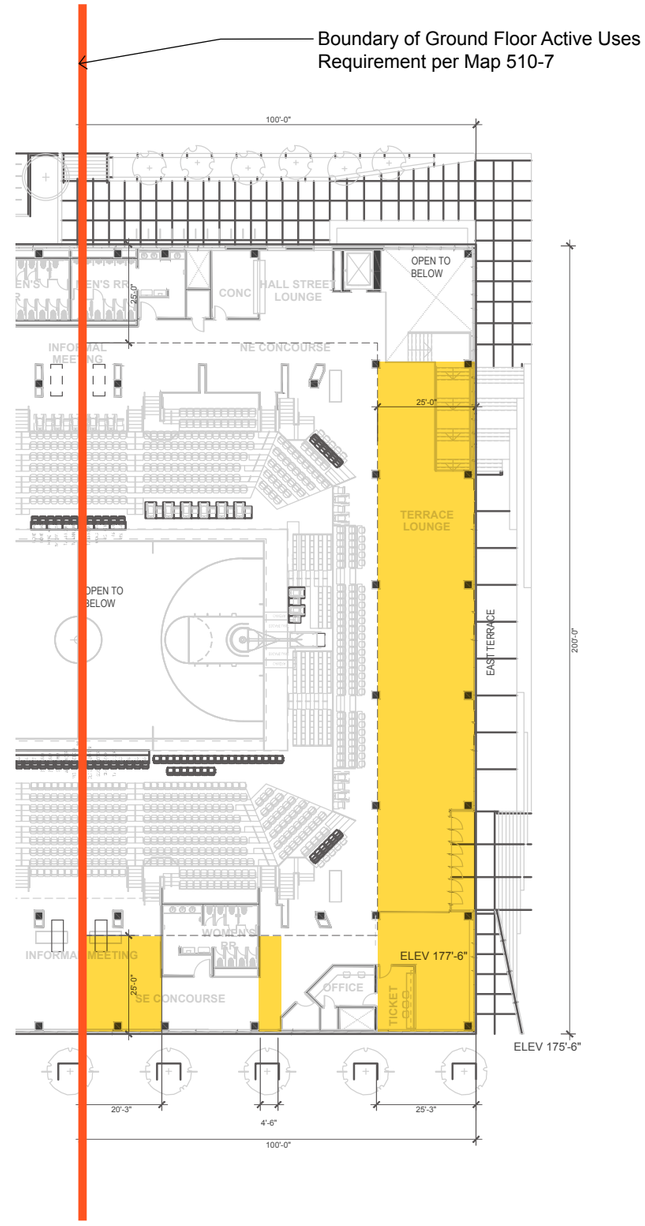


plan detail at north entry

ground floor active uses
33.510.225



part. plan at level 1 (elev. 164'-6")



part plan at level 2 (elev. 177'-6")

GROUND FLOOR ACTIVE USES (33.510.225):

REQUIREMENTS:

•IN AREAS IDENTIFIED IN MAP 510-7, STANDARD MUST BE MET ALONG AT LEAST **50 PERCENT** OF GROUND FLOOR OF WALLS THAT FRONT ONTO A SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE.

•ACTIVE USES INCLUDE, BUT ARE NOT LIMITED TO: LOBBIES, RETAIL, RESIDENTIAL, COMMERCIAL, AND OFFICE

AREAS DESIGNED TO ACCOMMODATE ACTIVE USES MUST MEET THE FOLLOWING STANDARDS:

1. DISTANCE FROM FINISHED FLOOR TO BOTTOM OF THE STRUCTURE ABOVE MUST BE AT LEAST 12 FEET. THE BOTTOM OF THE STRUCTURE ABOVE INCLUDES SUPPORTING BEAMS.

2. THE AREA MUST BE AT LEAST 25 FEET DEEP, MEASURED FROM THE STREET-FACING FACADE

3. THE AREA MUST BE DESIGNED TO ACCOMMODATE A SINGLE TENANT OR MULTIPLE TENANTS. IN EITHER CASE, THE AREA MUST MEET THE STANDARDS OF THE ACCESSIBILITY CHAPTER OF THE STATE OF OREGON STRUCTURAL SPECIALTY CODE.

4. THE STREET-FACING FACADE MUST INCLUDE WINDOWS AND DOORS, OR BE STRUCTURALLY DESIGNED SO DOORS AND WINDOWS CAN BE ADDED WHEN THE SPACE IS CONVERTED TO ACTIVE BUILDING USES.

PROVIDED:

SOUTH: **50 PERCENT**

EAST: **94 PERCENT**

NORTH: **55 PERCENT***
*(32 PERCENT DOES NOT MEET 12' MIN. CLEAR HEIGHT REQUIREMENT BASED ON EXISTING CONDITIONS)

legend

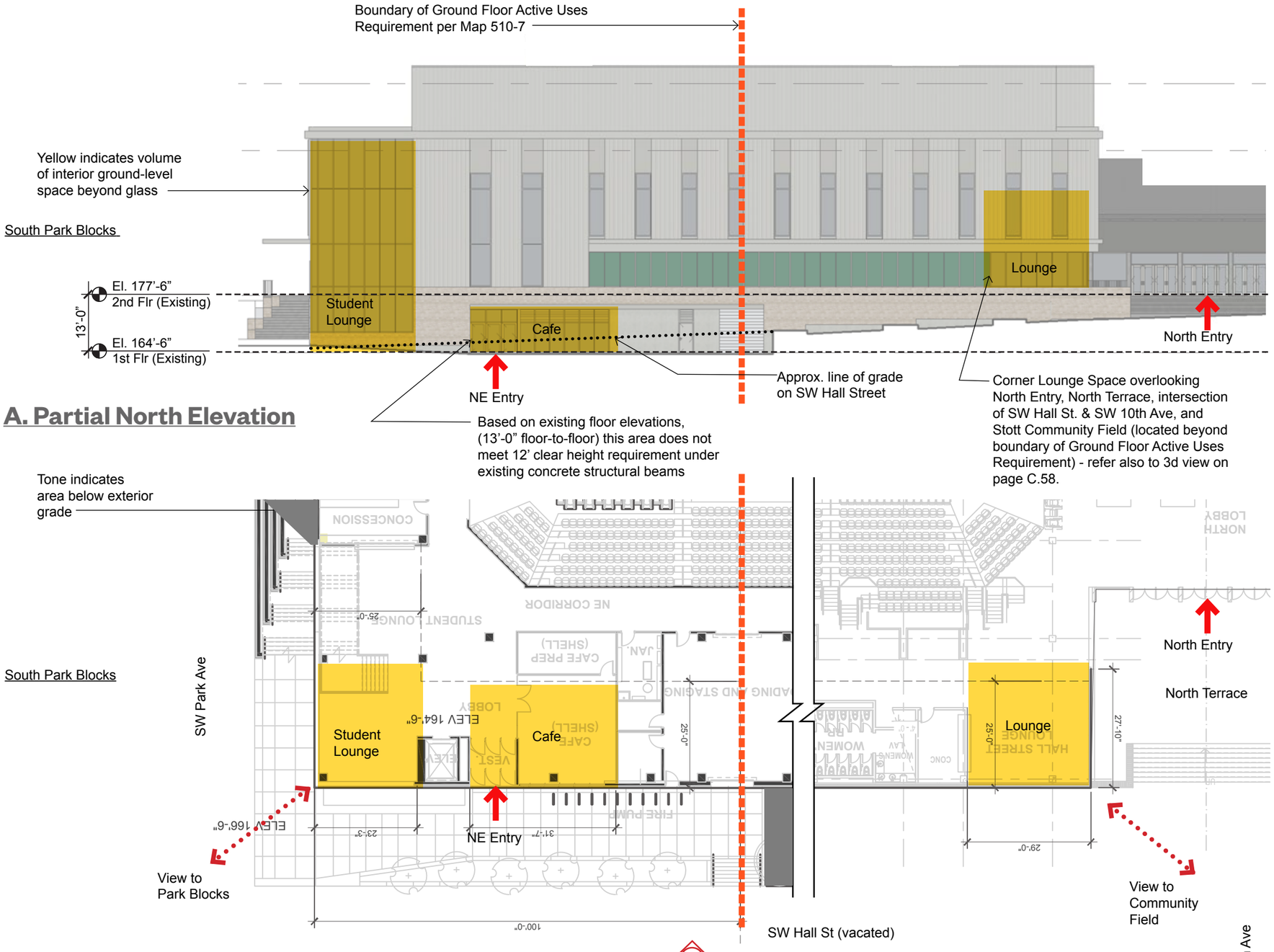
area of active uses at least 25 feet deep

N

0 32 64ft

modification request 2

Ground Floor Active Uses
33.510.225



A. Partial North Elevation

B. Partial Level 1 Plan @ NE Entry

C. Partial Level 2 Plan @ N Entry

Portion of Ground Floor Active Uses on North Facade do not Meet Clear Height Requirement:

Based on the existing floor-to-floor height of Level 1 of the building (13'-0"), only 24' of the required 50' of length of ground floor active uses on the north facade meet the 12' minimum clear height requirement. (Because of the slope of exterior grade, Level 1 is at the ground floor of the building at the NE corner of the building. Elsewhere it is below ground.)

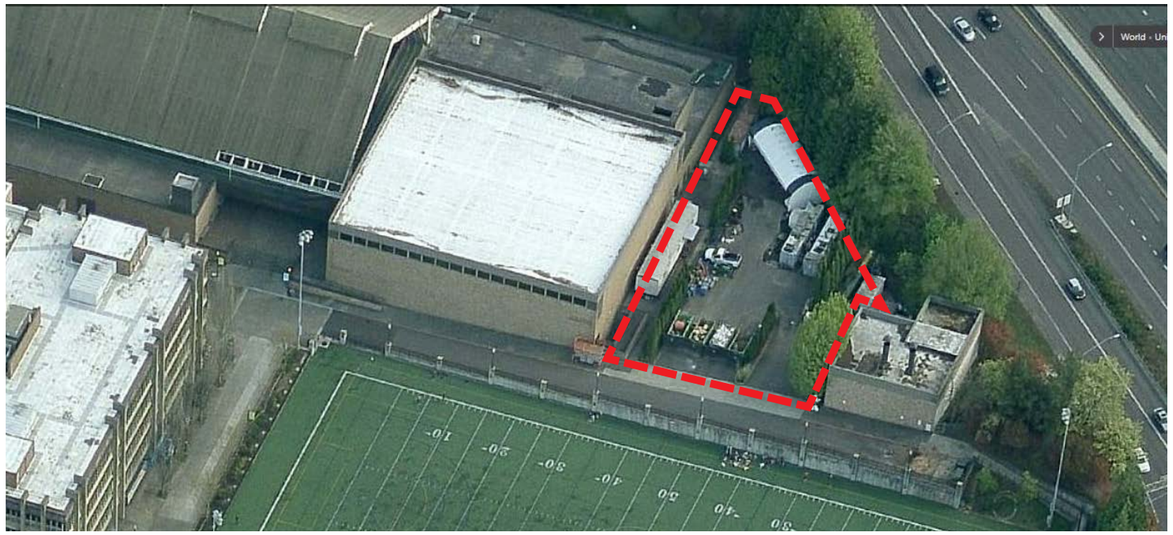
A modification for this condition is requested. To better meet the applicable design guidelines and be consistent with the purpose of the standard the design does the following:

•On the 100' of applicable wall length on the North facade per Map 510-7, more window length is provided along SW Hall St than required (55% vs 50% length requirement).

•The design provides 29' additional linear feet of space meeting the Ground Floor Active Uses standard at the intersection of SW Hall Street and SW 10th Ave. While this is beyond the boundary of required Ground Floor Active uses, connectivity between public uses was prioritized at this corner because it is an important intersection of pedestrian paths, the north building entry, north terrace and the entry to the Stott Community Field. Additionally with the sloping grade of SW Hall Street, exterior pedestrian circulation is closest to building floor elevations at the corners, making these locations the greatest opportunity for direct visual connection between interior and exterior activity.

•To strengthen and emphasize the connection of the interior activity of the building with the intersection of SW Hall with SW Park and the activity of the South Park Blocks, 23' of 2nd floor slab facing SW Hall Street has been removed and a multi-story space approximately 45' tall has been created, visually linking primary public uses at both levels of the building with the ground-level pedestrian activity on the street and in the Park. This height far exceeds the 12' required.

modification request 3



aerial view looking south

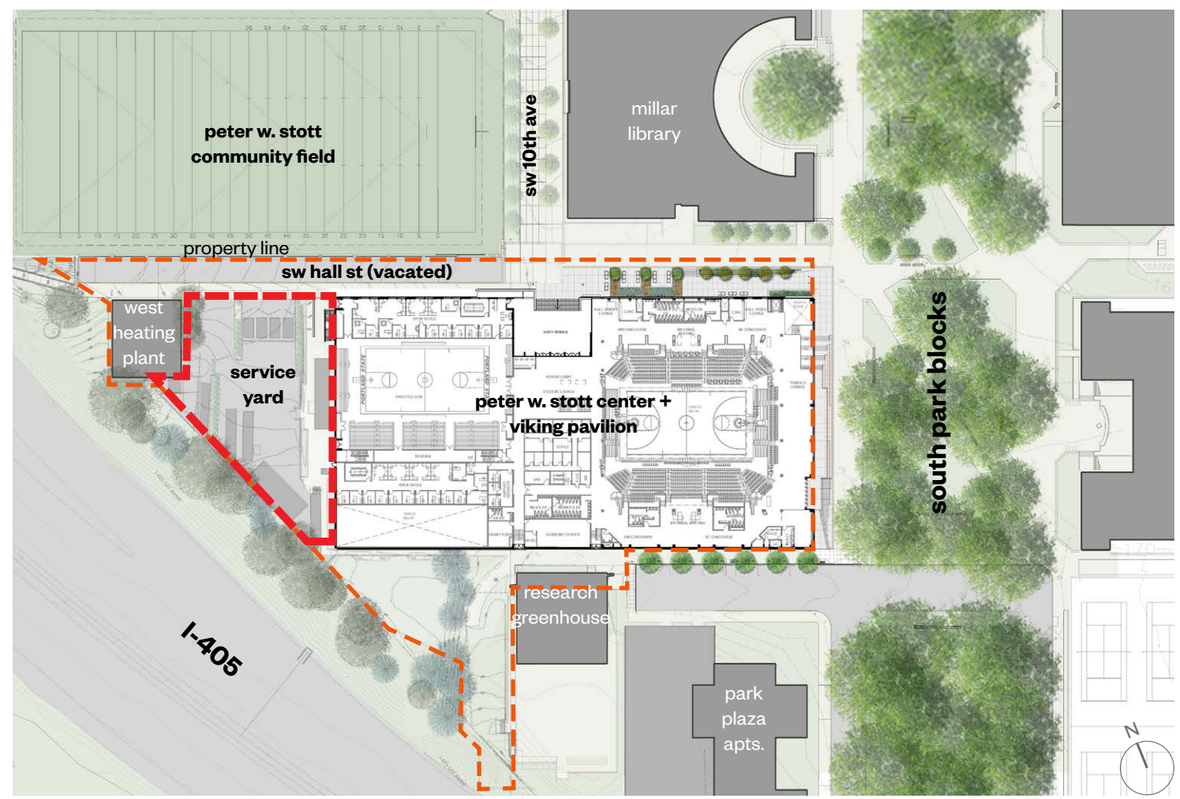
Exterior storage (33.130.245c) and Exterior work activities (33.130.245d) are not allowed in the CX zone.

The existing exterior yard area adjacent to the Peter Stott Center on the west is used as a Landscaping Crew Storage Yard by PSU. The equipment and materials stored in this yard are necessary to maintain PSU's campus and have been purposely located in an area that has the least visible impact on any adjacent public pedestrian areas--a corner of PSU's campus adjacent to highway I-405. It is tucked between two existing university buildings (West Heating Plant and Peter Stott Center) and its only street frontage/ access is on a dead-end portion of SW Hall Street that has been vacated and is part of the project site/PSU campus.

Beyond its essential campus use, the majority of the function of the yard (approximately 90 percent of the time) is to perform PSU's maintenance of the City-owned Park Blocks. This PSU maintenance of City-owned property has been required for many years and is covered in by an agreement between the City Parks Department and PSU. This site is ideal for that function as it has a direct connection to the Park via a vacated portion of SW Hall Street that sees little pedestrian traffic. With no other reasonable location for such storage on the campus, especially one that has an equally minimal impact on public pedestrian areas, losing this yard would render maintenance of the campus landscaped areas and City-owned Park Blocks impossible. A modification is requested to allow this existing use to continue.

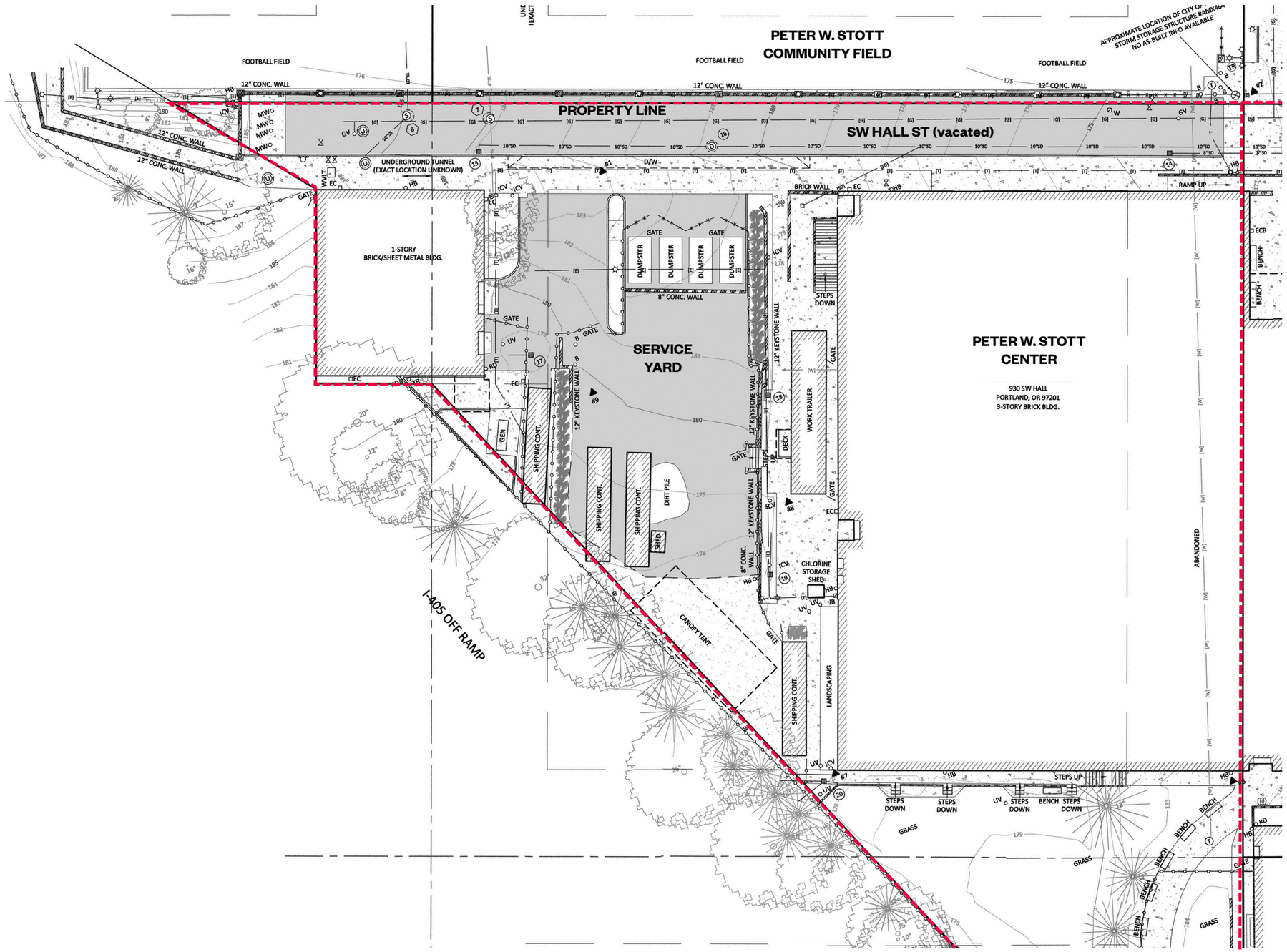
Refer to existing plan on following page for additional information.

aerial photo



site plan

enlarged plan at west yard

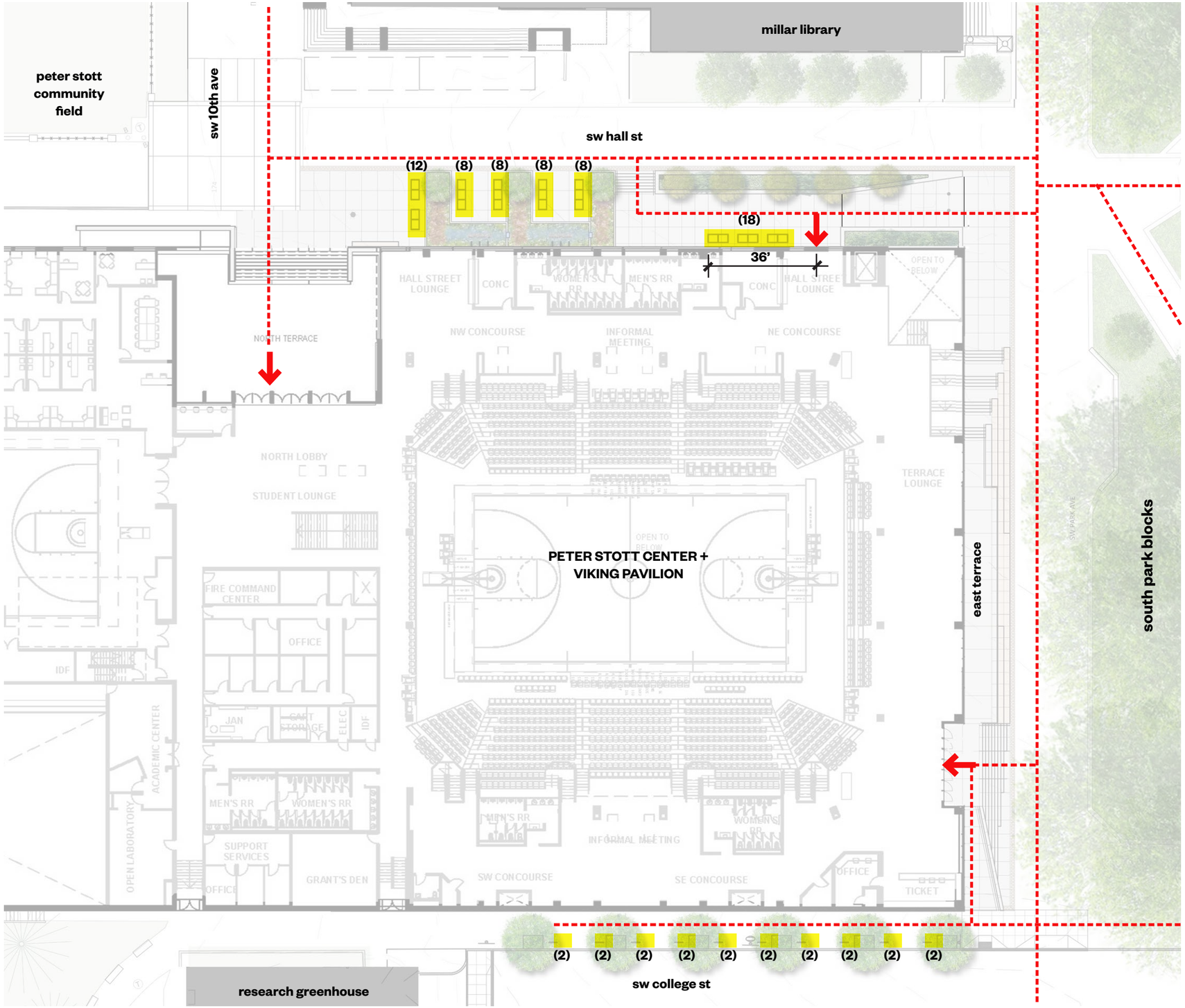


LEGEND:

- BUILDING OUTLINE WITH DOOR
- CONCRETE SURFACE
- ASPHALT SURFACE
- WALL
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- PLAT LINE
- PROPERTY LINE
- CYCLONE FENCE LINE
- WOODEN FENCE LINE
- METAL FENCE LINE
- E — ELECTRICAL LINE
- T — TELECOMMUNICATIONS LINE
- SD — STORM LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- [ ] — UNDERGROUND LINE PER AS-BUILTS
- SIGN
- DOUBLE POST SIGN
- B — BOLLARD
- D/W — DRIVEWAY ENTRY
- HCR — HANDICAP RAMP
- BIKE RACK
- PARKING METER SINGLE
- RD — ROOF DRAIN
- JB — ELECTRICAL JUNCTION BOX
- EC — ELECTRICAL CABINET
- GEN — GENERATOR
- LUMINAIRE
- GROUND FLOOD LIGHT
- OVERHEAD LIGHT
- G — GAS METER
- GV — GAS VALVE
- SANITARY MANHOLE WITH STRUCTURE
- STORM MANHOLE WITH STRUCTURE
- CATCH BASIN/AREA DRAIN
- AREA DRAIN
- CO — SANITARY/STORM CLEAN OUT
- 1 1 — SANITARY/STORM STRUCTURE #
- T — TELECOMMUNICATIONS MANHOLE
- TR — TELECOMMUNICATIONS RISER
- ECB — EMERGENCY CALL BOX
- WATER VALVE
- FIRE HYDRANT
- W — WATER METER
- STAND PIPE
- FIRE DEPARTMENT CONNECT
- WVLT — WATER VAULT
- W — WELL
- HB — HOSE BIB
- ICV — IRRIGATION CONTROL VALVE
- MW — MONITORING WELL
- UV — UNKNOWN UTILITY VALVE
- U — UNKNOWN MANHOLE
- UVLT — UNKNOWN VAULT
- A — TUNNEL ACCESS MANHOLE
- P — PLANTER BOX
- TR — TRASH CAN
- DECIDUOUS TREE -PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE -PERIMETER REPRESENTS DRIPLINE
- SHRUB
- BOUNDARY MONUMENT
- #1 — PROJECT CONTROL POINT

N

0 20 40 ft



bike parking
33.266.200

Minimum Requirements (Table 266-6):

Use Catgory: Institutional/College

Long-term bicycle parking
Required: **0***
2, or 1 per 20,000 sq ft. of net building area, or per CU or IMP review*
Provided: **0**

*per 33.258.070 2b(3) Nonconforming Development:
Sites that ... are inside the Central City Core Area ... as shown on Map 510-8, are not required to meet this standard for long-term bicycle parking, but are required to meet this standard for short-term bicycle parking;

Short-term bicycle parking
Required: **14** (per 140,000 net sq feet)
(2, or 1 per 10,000 sq ft. of net building area, or per CU or IMP review)
Provided: **82**

33.266.220 Bicycle Parking Standards
A.2b(3). Short-term:
Institutional Campus. On an institutional campus with more than one building or main entrance, the bicycle parking must be either:
–Within 50 feet of a main entrance as measured along the most direct pedestrian access route; or
–If the short-term bicycle parking is more than 50 feet from a main entrance, it must be in a common bicycle parking location along a pedestrian access route

legend

bike rack
(psu standard "staple" rack each accommodating 2 bikes)
(#) = bikes accommodated in each group

building entry

pedestrian access route

0 16 32 64 ft

N