



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

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MEMORANDUM

Date: April 14, 2017
To: Portland Design Commission
From: Arthur Graves | City Planner – Design/Historic Review Team
503-823-7803 | Arthur.Graves@portlandoregon.gov
Re: 17-141164 DA – Neuberger Hall (on the Portland State University Campus) Remodel
Design Advice Request Summary Memo April 20, 2017

Attached is a drawing set for the Design Advice Request for a potential remodel of Neuberger Hall, which is located on the Portland State University (PSU) Campus, within the University Subdistrict of the Central City Plan District. Of note: originally Neuberger Hall was two separate buildings: the original portion, completed in 1961, occupies the western half of the block; the eastern half of the block was completed in 1969.

The proposal includes:

- The complete recladding of the 1961 portion of the building,
- Replacement of glazing on the east building envelope,
- New entries at each ground floor elevation (with primary attention to the east and west entries), and
- Revised plaza areas adjacent to the building to the north, south and west.

Development Team:

Architect: Nick Hodges, Hacker Architects, Inc.
Owner: Steve Rounds, Portland State University
Project Valuation: \$37,983,635

DAR Topics: Staff advises you consider the following in your discussion on April 20, 2017:

1. Façade concepts:

- Appropriate of Material selection/palette:
 - Brick corner-walls and aluminum curtain wall are existing; brick is proposed.
 - Exterior wood panels within the new cladding/glazing scheme? Is metal a more durable option?
- Architectural Relationship of the 1961 (west) portion of the building with the 1969 (east) portion.

2. Ground Level:

- Pedestrian entrance locations
- Plaza areas and entry sequence
- Amount of active uses and location of active uses.
- Interactions and connections with adjacent Parks property:
 - vacated streets to the north, south and west; and
 - the South Park Blocks

3. Major Remodel:

- If the proposal is determined to be a Major Remodel the following will apply:

Potential Modifications & Adjustments. Staff has identified the following potential Modifications & Adjustments:

1. Modification #1 – Ground Floor Active Uses (33.510.225)

Required: General standard: Buildings must be designed and constructed to accommodate uses such as those listed in 33.510.225.A. Areas designed to accommodate these uses may be developed at the time of construction, or may be designed for later conversion to active uses. This standard must be met along at least 50 percent of the ground floor of walls that front onto a sidewalk, plaza, or other public open space.

Areas designed to accommodate active uses must meet the following standards:

1. The distance from the finished floor to the 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 may 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. This code is administered by BDS; and
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.

Proposed: The standard is met on the east and west facades, but currently not on the north and south elevations.

2. Modification #2 – Ground Floor Windows (33.130.230)

Required: 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.

Proposed: Due to existing sills on the 1969 portion of the building being located above 4', meeting "50% of the length" cannot be met on the north, south and west elevations. Alterations to the 1961 portion of the building provide significant new glazing at the ground floor.

3. Modification #3 – Superblocks (33.293)

Required: General standard: Developments on superblocks must provide walkways, landscaped areas, and public plazas or public atriums with glazed ceilings within the superblock per 33.293.030.A and B.

Proposed: The current proposal does not appear to meet the percentage requirements. However, plaza area improvements adjacent to the north, south and west entries is proposed.

Approval criteria are the Central City Fundamental Design Guidelines, and potentially Superblock Requirements (33.293) and The Modifications approval criteria are listed in Section 33.825.040 of the zoning code.

Please contact me with any questions or concerns.