



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

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MEMORANDUM

Date: July 24, 2017
To: Portland Design Commission
From: Tim Heron, Design & Historic Resource Review
 503-823-7726, tim.heron@portlandoregon.gov
Re: August 3, 2017 Design Commission Hearing
 LU 17-184917 DZ – Providence Park Stadium Expansion

Please find attached a *Staff Report and Recommendation for Approval with Conditions* package for the 4,000 seat expansion of Providence Park Stadium. The design includes removing the existing covered seating area along SW 18th Avenue and constructing a new 100' tall covered seating and arcade structure. Additional facilities include balconies, restaurants, bathrooms and kitchen areas.

The arcaded portion of the addition is proposed to project approximately 14-feet over the SW 18th Avenue Right-of-Way. This aspect of the proposal is also subject to a Major Encroachment Review by the Portland Bureau of Transportation [PBOT] where a recommendation from the Portland Design Commission is required to the Portland City Council whom is the Approval Body.

DEVELOPMENT TEAM BIO:

Architect/Developer	Valuation	Approximate Gross SF	Site Area (SF)
Allied Works	\$38.8 M	100,000	303,000

ZONING: OSd Zone, Open Space [OS] 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*.

AREAS FOR DISCUSSION:

1. Recommendation to PBOT & Portland City Council on OCS Poles and Light Poles configuration.
 - Option 1: [preferred] Collocate catenary poles with twin ornamentals [Exhibit C.9]
 - Option 2: No catenary poles, attached to building, single ornamentals [Exhibit C.10]
2. South end stair and elevator massing. [Exhibit C.8, App. 4, 5]
 - Building Codes require an enclosed condition for stair access which was initially intended as open, and greatly reduced the appearance of mass along this south elevation.
 - Should the proposed design not be adequate, a Condition of Approval for a Type 2 Design Review could be applied to resolve remaining design concerns.
3. Treatment of the underside concrete seating.
 - Option 1: [preferred] Board formed concrete [Exhibit App. 21]
 - Option 2: Wood screening [Exhibit App. 22]
 - Option 3: Graphic application [Exhibit App. 23, 24 & 25]

Encl: Zone Map, 11x17 Drawing set, Design Guidelines Cheat Sheet
 Burnside arcade study
 April 27, 2017 Applicant Encroachment Review Narrative to PBOT
 July 7 and June 16, 2017 Letters from Goose Hollow Foothills League
 July 20, 2017 Applicant Response to May 11, 2017 Design Advice Request Hearing comments
 July 21, 2017 Kittelson Technical Memorandum; SW 18th Avenue Sidewalk Capacity Assessment

