



NEUBERGER HALL

Land Use Review DAR Hearing | April 20, 2017

PORTLAND STATE UNIVERSITY

HACKER

ENGAGED

OPEN

HUMANE



CAMPUS MAP



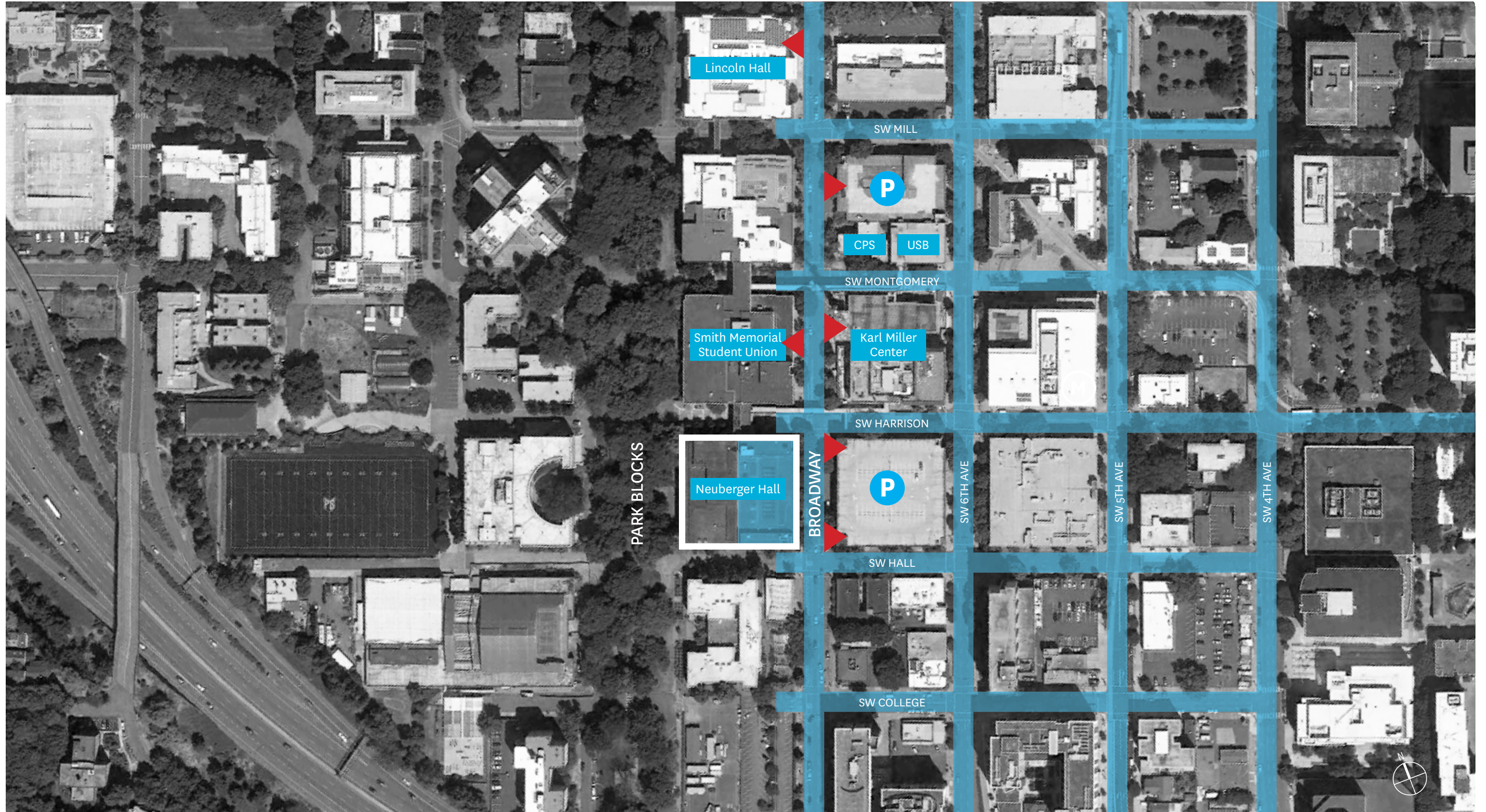
CAMPUS MAP

TWO BUILDINGS - PARK BLOCKS + BROADWAY



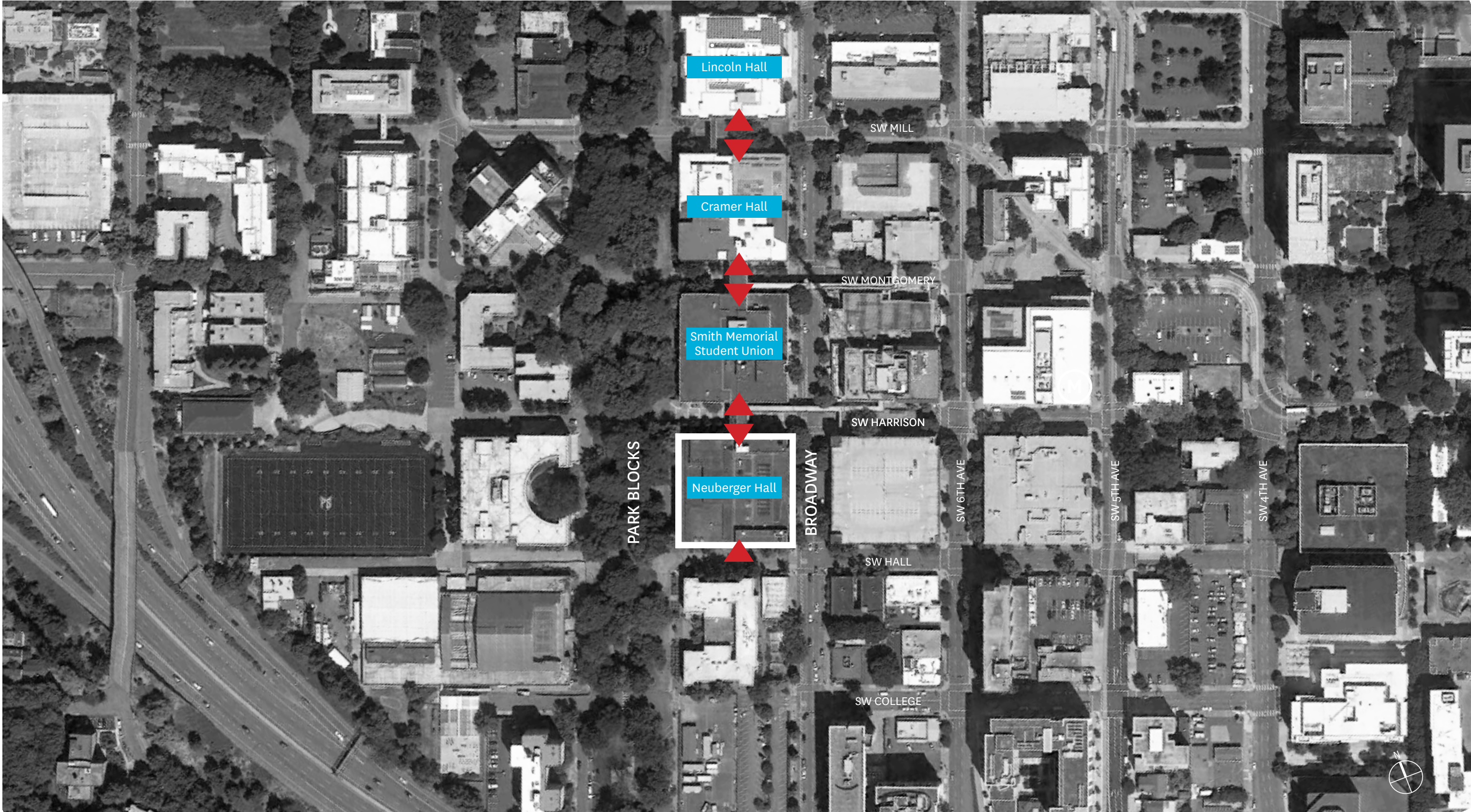
CAMPUS MAP

SITE CONTEXT - PARK ENTRIES



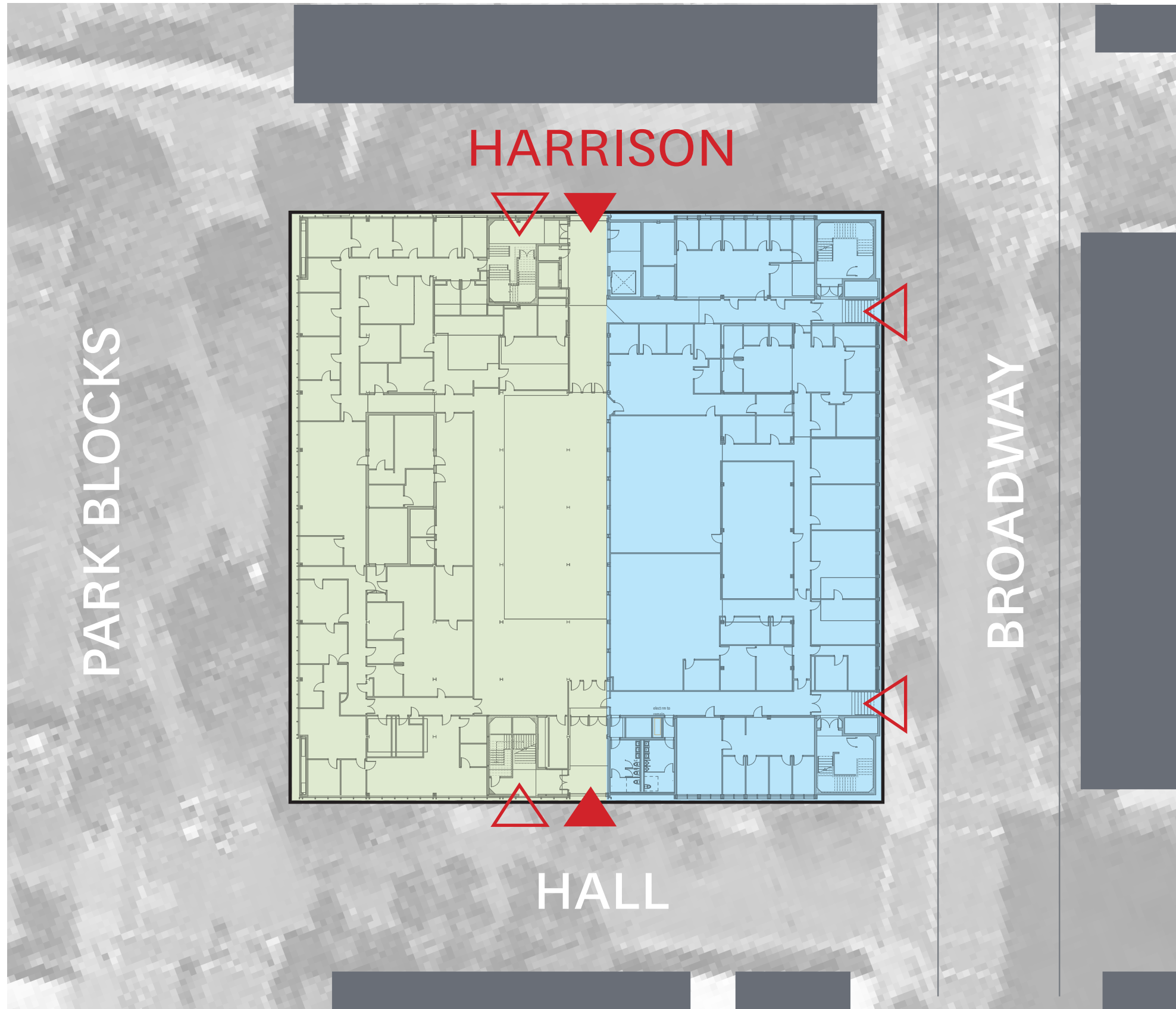
CAMPUS MAP

SITE CONTEXT - BROADWAY ENTRIES



CAMPUS MAP

SITE CONTEXT - NORTH SOUTH ENTRIES

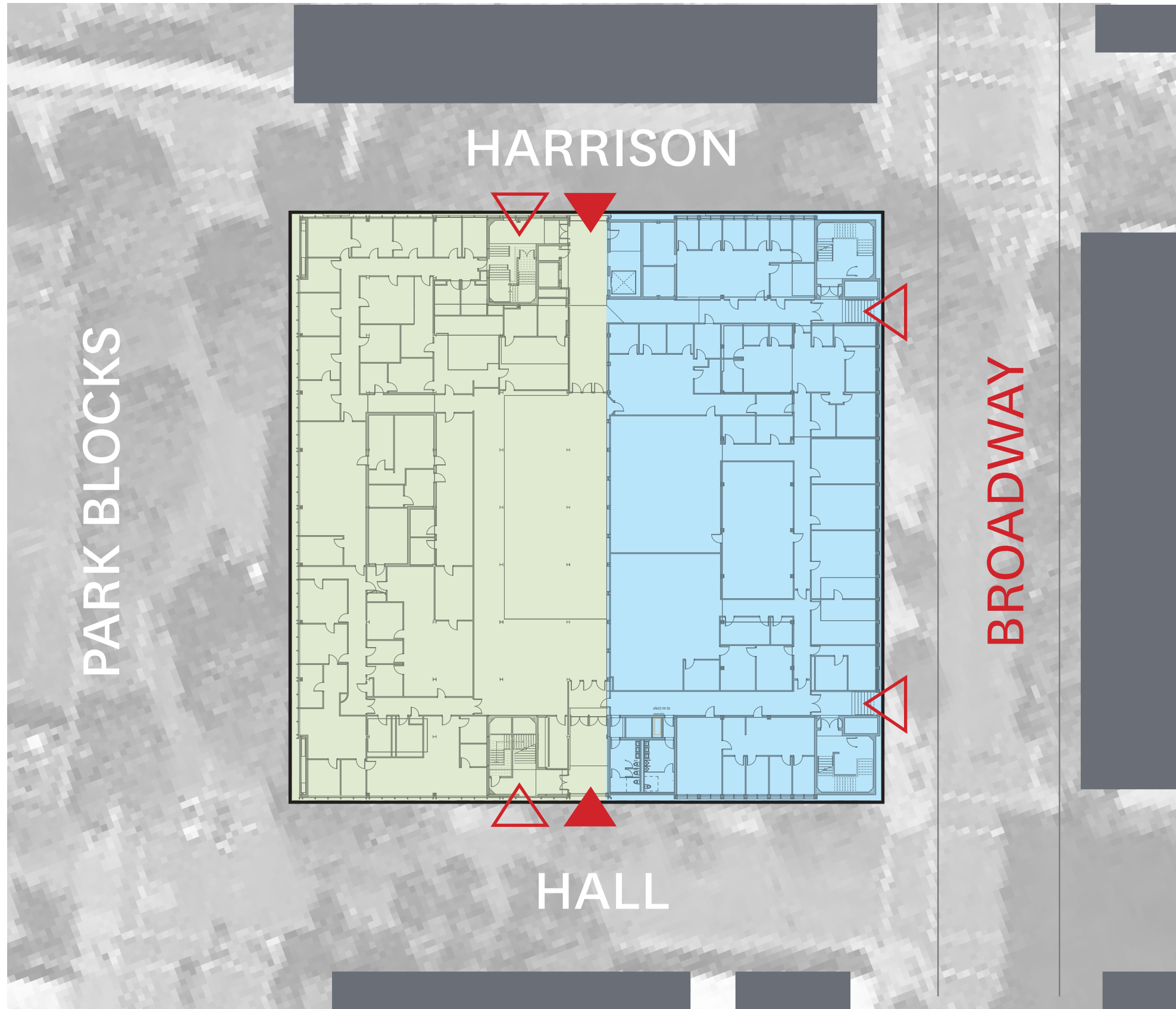


NORTH ENTRY DOORS



HARRISON STREET

EXISTING BUILDING - NORTH ENTRIES

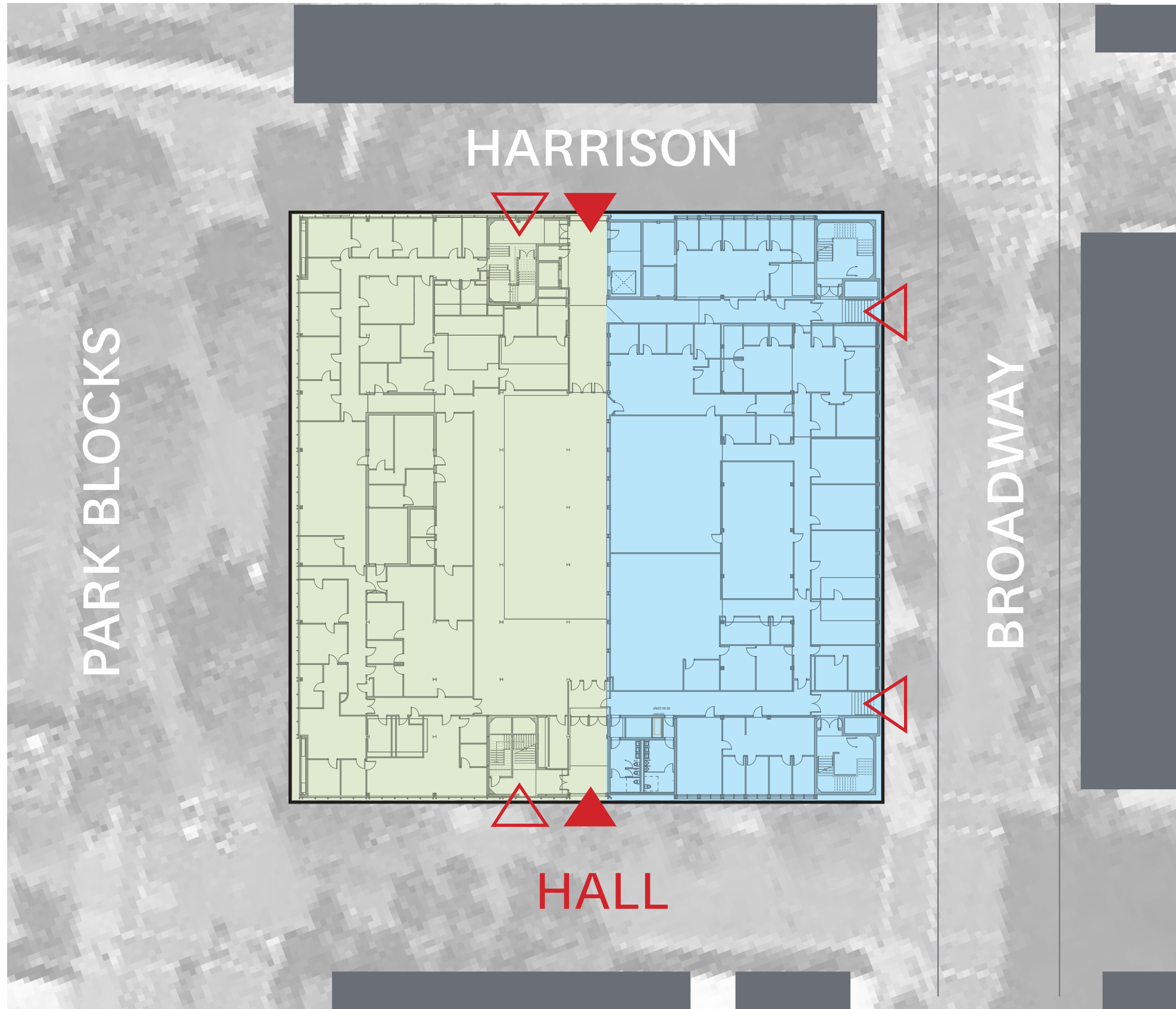


SOUTH ENTRY DOORS



HALL STREET

EXISTING BUILDING - SOUTH ENTRIES

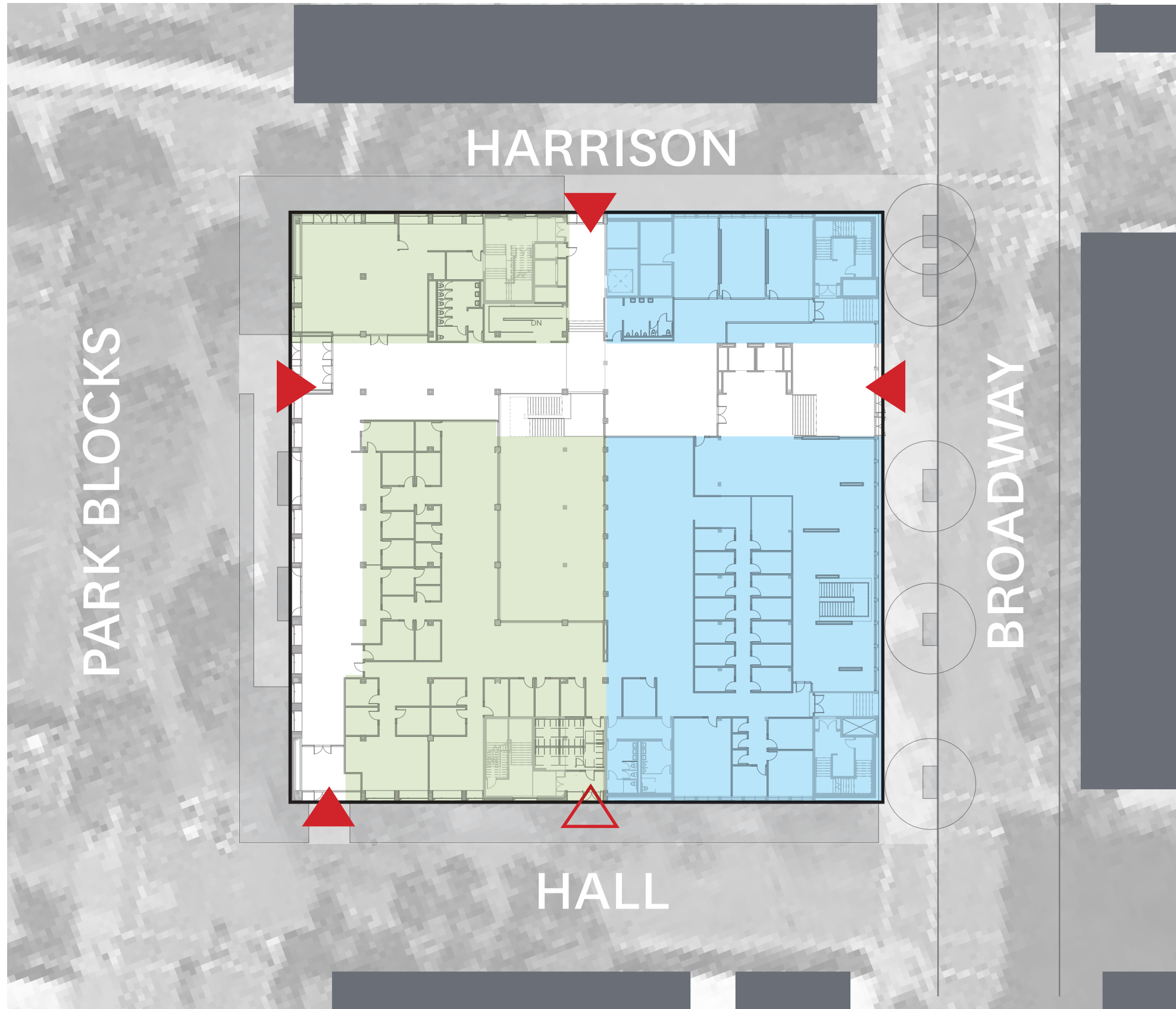


EAST EXIT



BROADWAY

EXISTING BUILDING - EAST ENTRIES



CONNECTOR

PROPOSED BUILDING - NEW ENTRIES



STUDENT SERVICES



LIGHT WELL



MUSEUM

TOTAL WALL LENGTH: 200' - 0"
 TOTAL ACTIVE WALL AREA: 102' - 0"

% OF LENGTH: 51%



TOTAL WALL LENGTH: 200' - 0"
 TOTAL ACTIVE WALL AREA: 130' - 0"

% OF LENGTH: 65%

TOTAL WALL LENGTH: 200' - 0"
 TOTAL ACTIVE WALL AREA: 126' - 0"

% OF LENGTH: 63%

■ QUALIFYING GROUND FLOOR ACTIVE USE SPACES

33.510.225 GENERAL STANDARD: Buildings must be designed and constructed to accommodate uses such as those listed in Subsection A., above. **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.**

33.510.225.C QUALIFYING ACTIVE USE FEATURES:

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.

TOTAL WALL LENGTH: 200' - 0"
 TOTAL ACTIVE WALL AREA: 62' - 4"

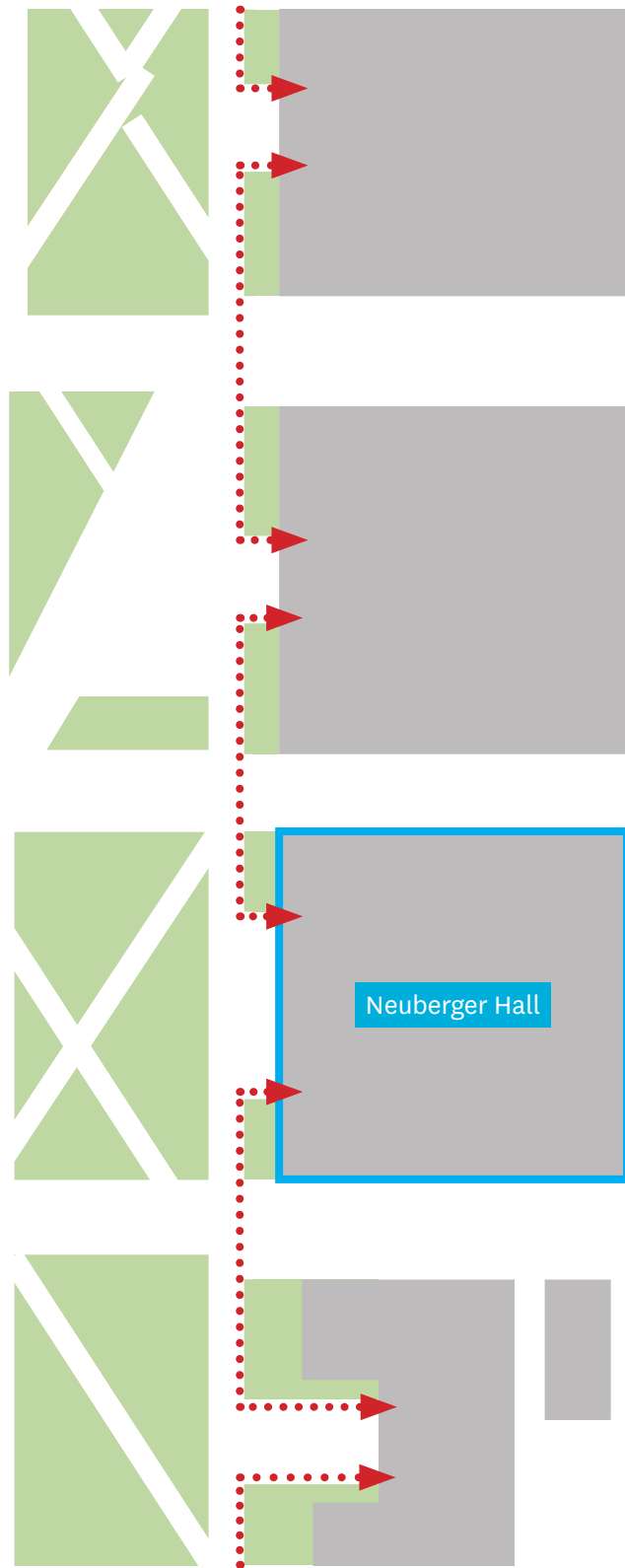
% OF LENGTH: 32% (50% MIN)

01 FLOOR PLAN - 1ST FLOOR

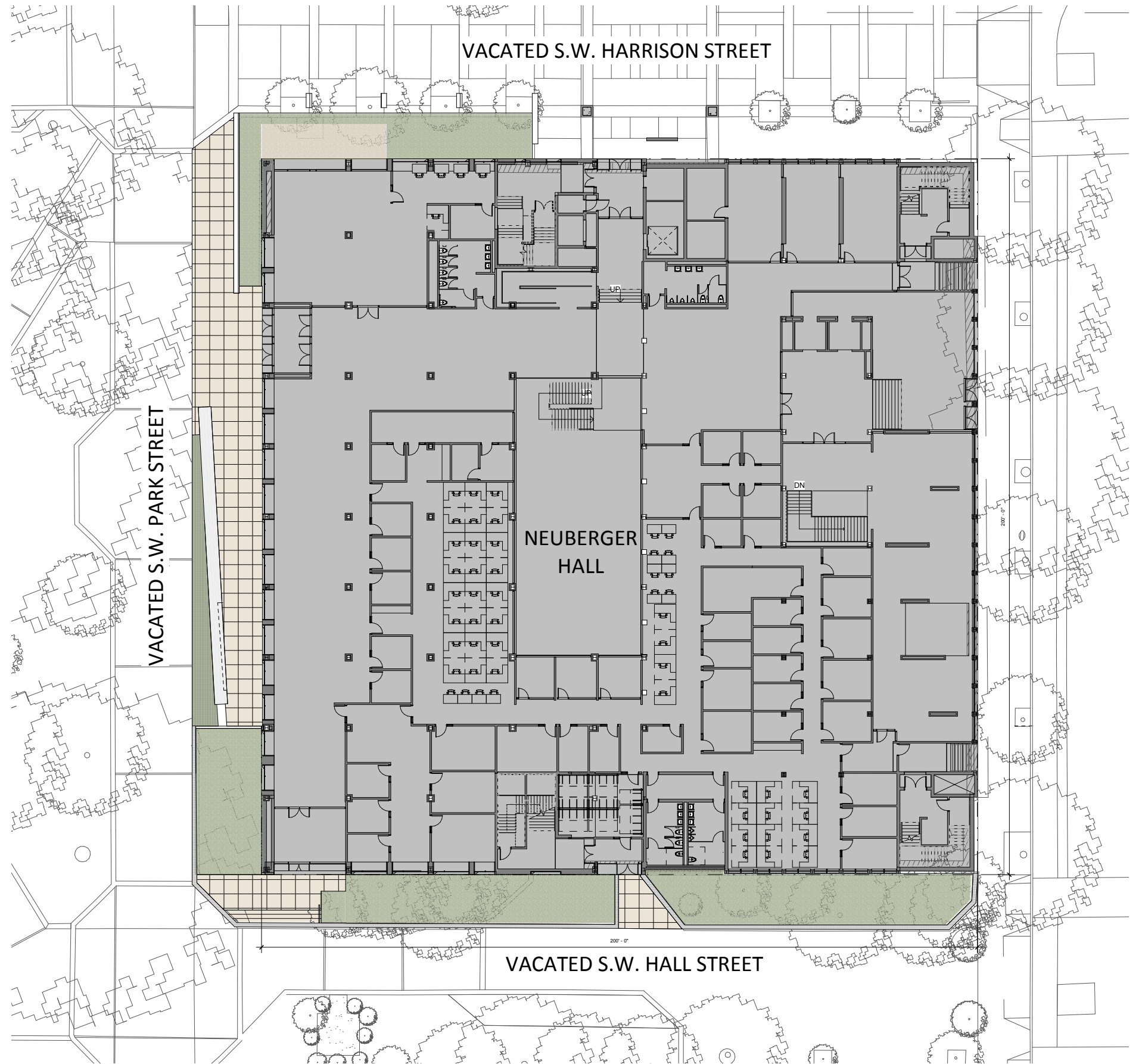
SCALE : 1" = 40'

MODIFICATION REQUESTS - GROUND FLOOR ACTIVE USE

PARK BLOCKS



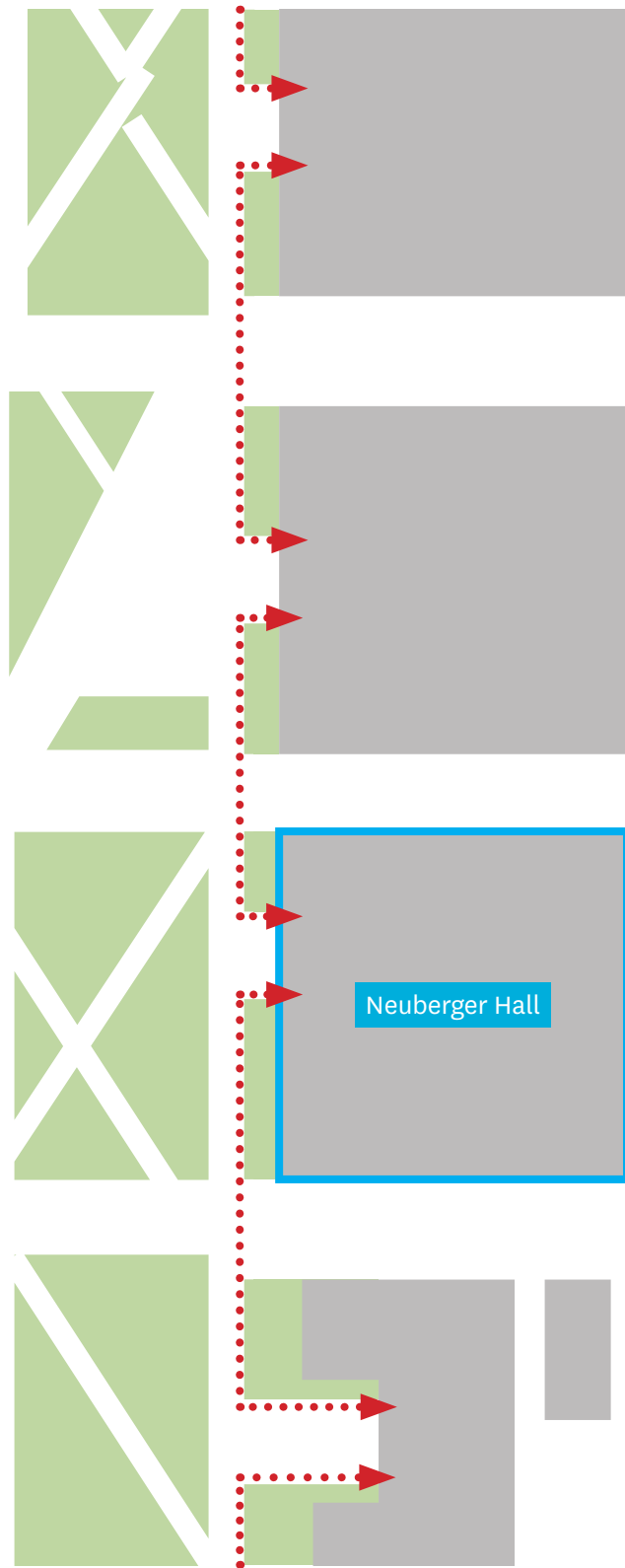
CAMPUS BUILDINGS



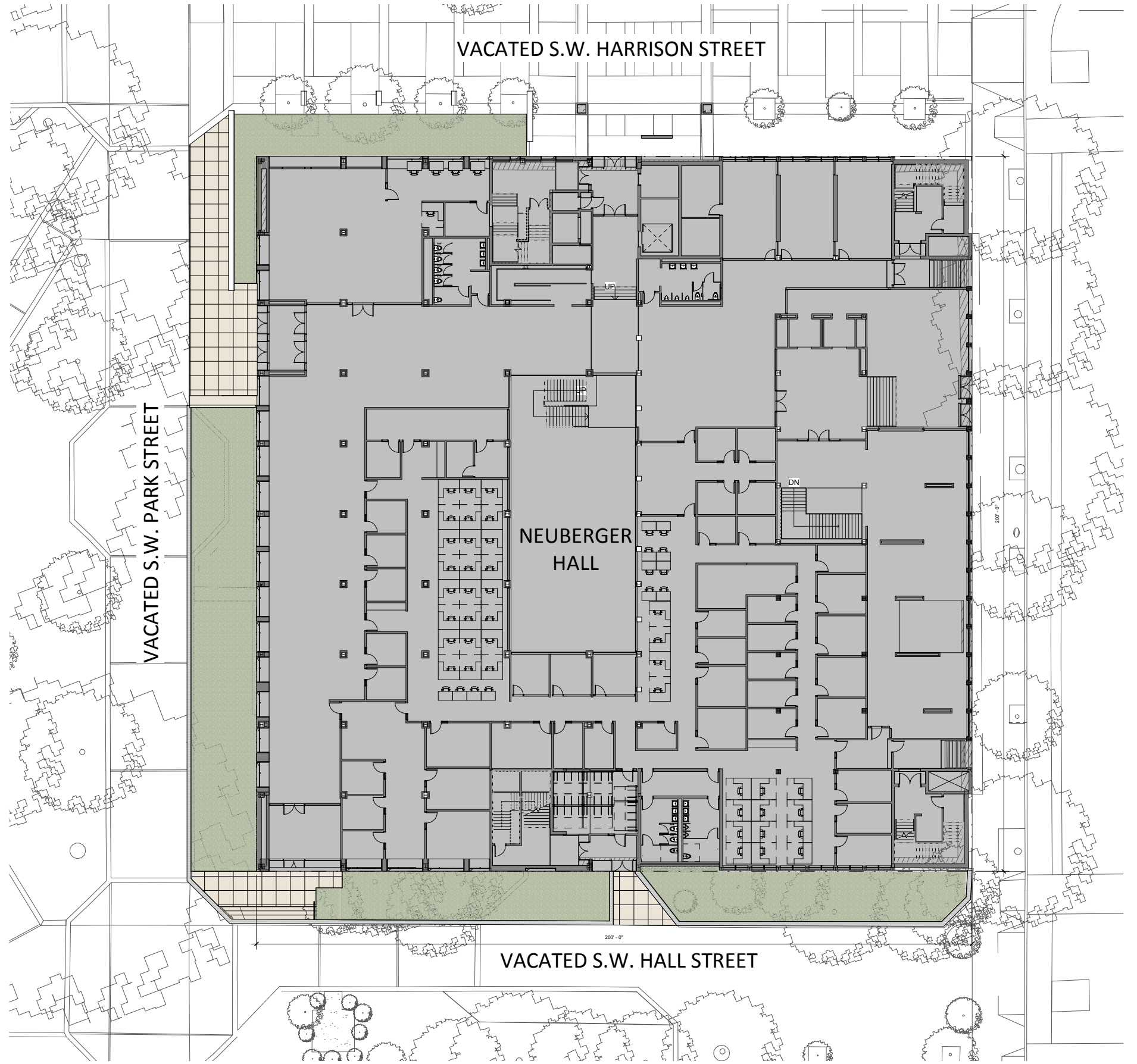
PARK - PROPOSED PLAZA RYTHM



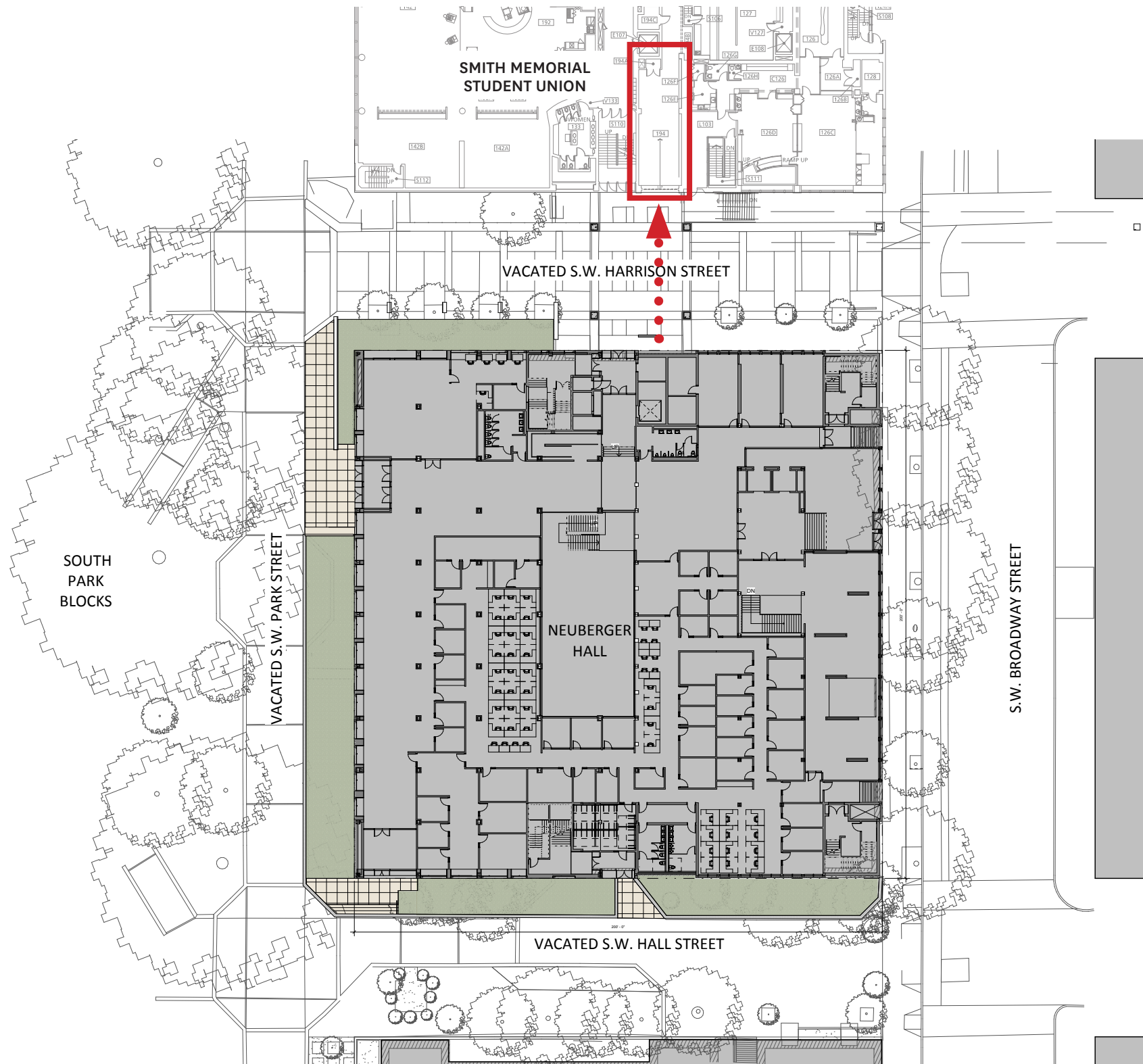
PARK BLOCKS



CAMPUS BUILDINGS



PARK - EXISTING PLAZA RHYTHM



33.266.310 LOADING STANDARD: 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 13 ft. clearance.

33.266.310.C.2.c, Two loading spaces meeting Standard A are required for buildings with more than 50,000 square feet of net building area in uses other than Household Living.

33.266.310.D.a, Standard A: the loading space must be at least 35 feet long, 10 feet wide, and have a clearance of 13 feet.



1968 CONSTRUCTION PHOTO



EXISTING NORTHEAST CORNER

BROADWAY- NEUBERGER HALL (1969 ADDITION)



EXISTING EAST FACADE

BROADWAY - EXISTING CONDITION



PROPOSED EAST FACADE

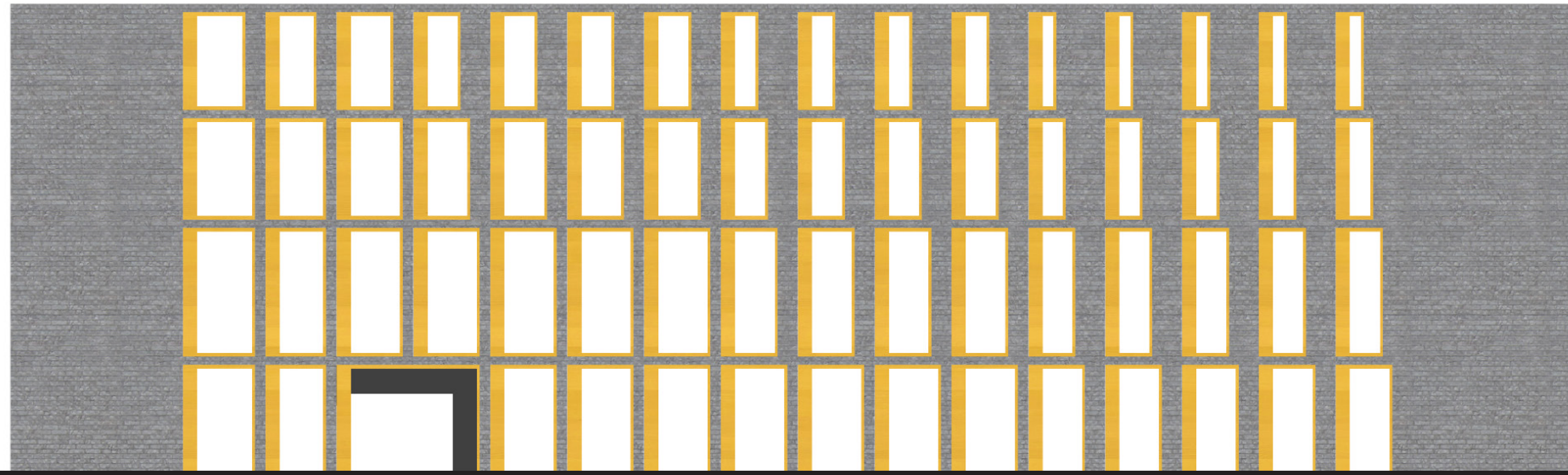


SOUTH PARK BLOCKS

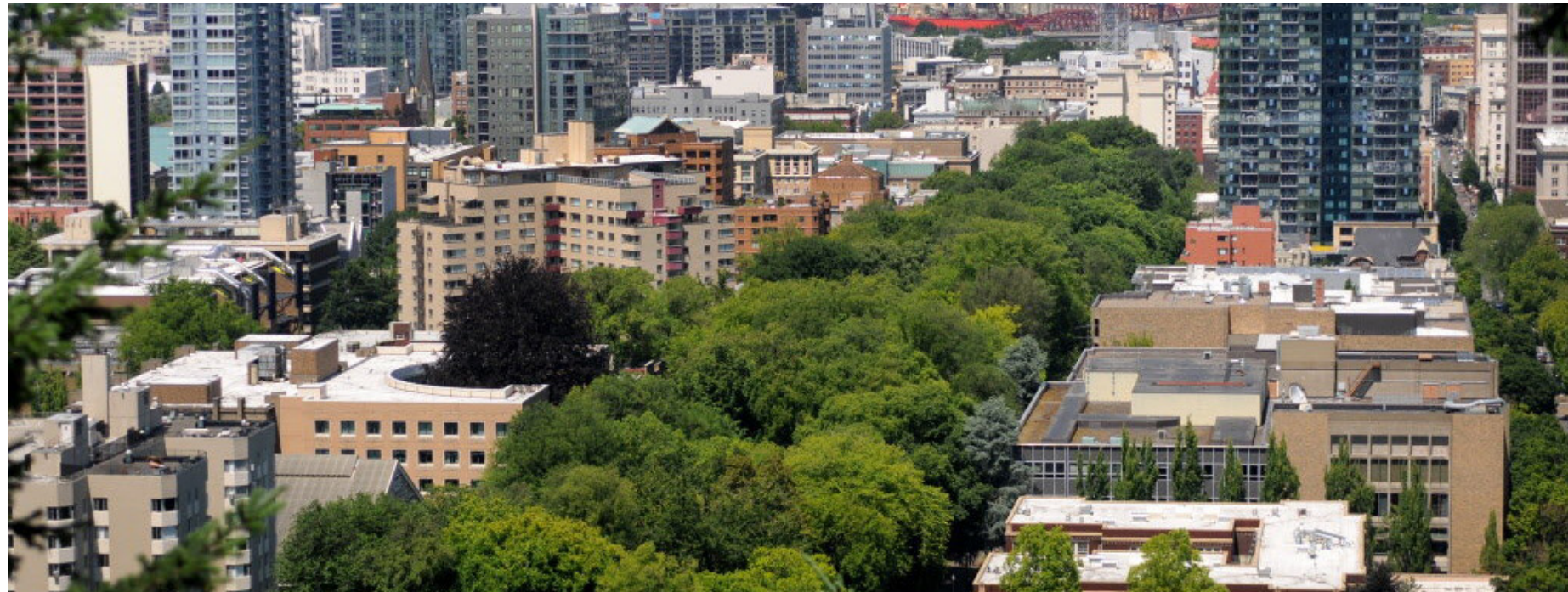


SW PARK AVE FACING NORTH

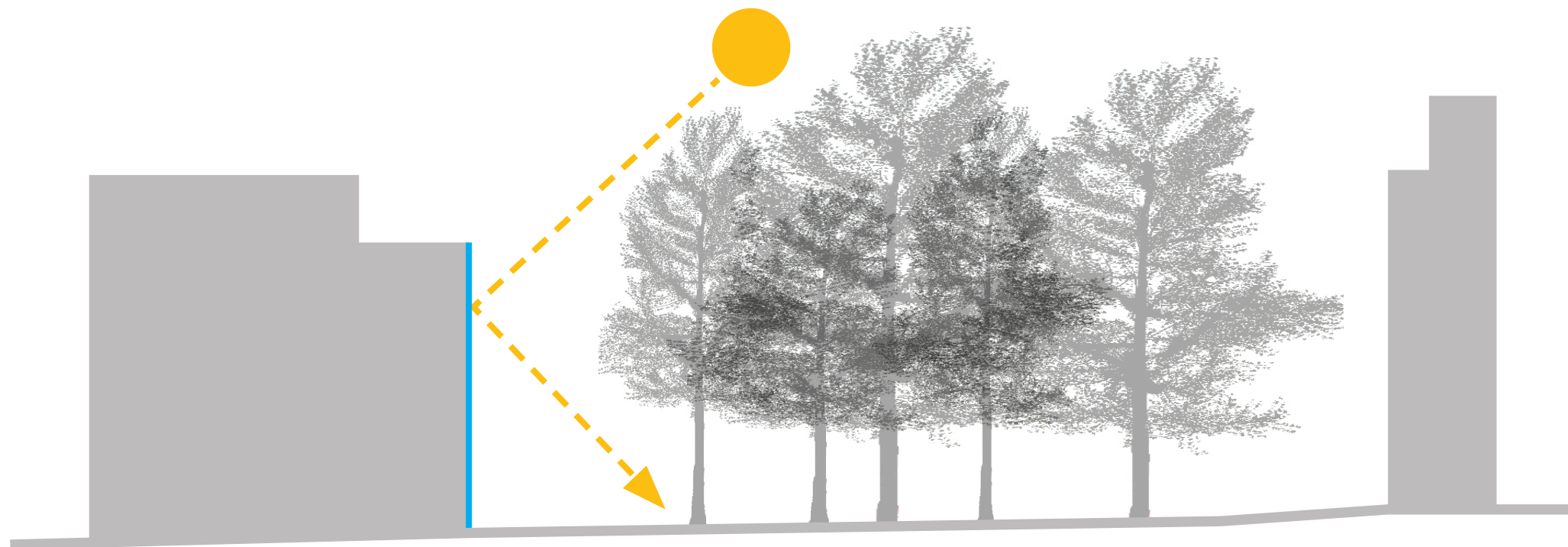
PARK - NEUBERGER HALL (1961)



PREVIOUS PROPOSAL



SOUTH PARK BLOCKS



BOUNCING LIGHT

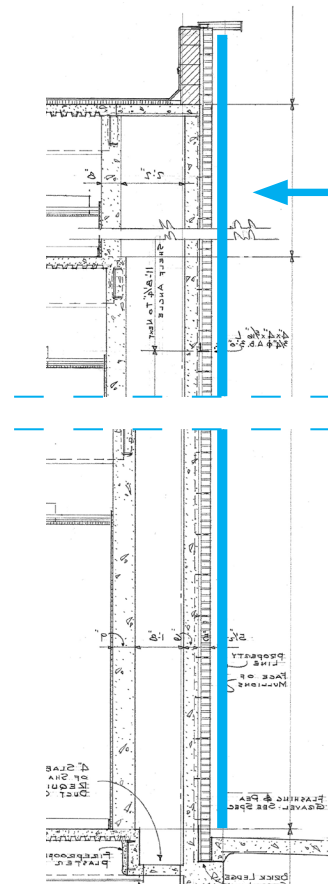
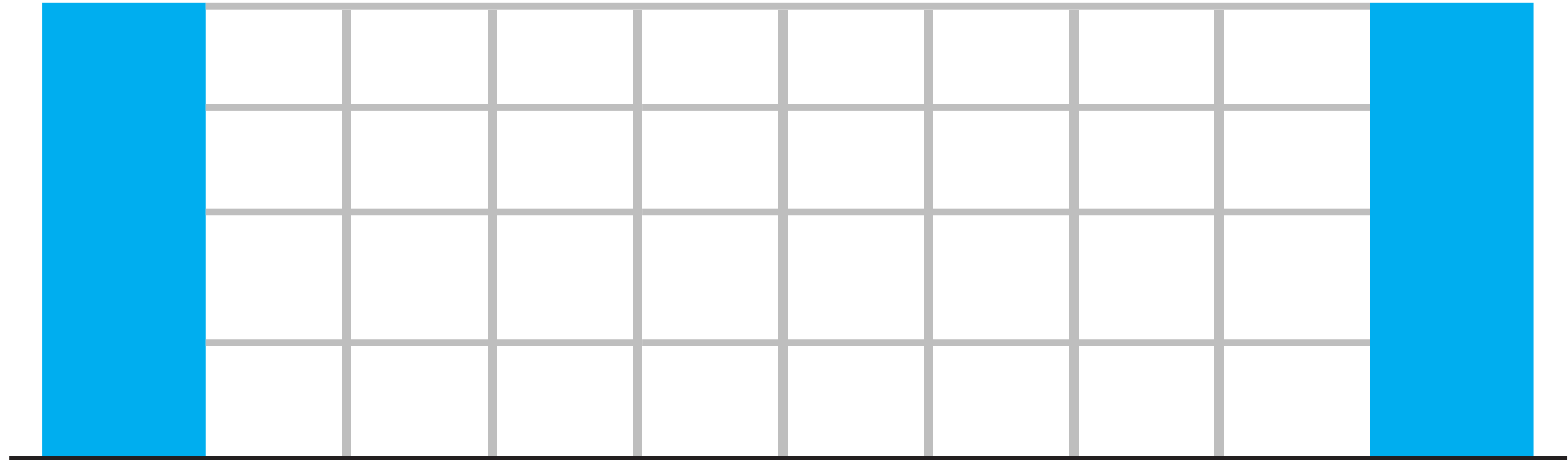
FACADE CONCEPT - SOUTH PARK BLOCK CANOPY



LINCOLN HALL - LIGHT FACADE



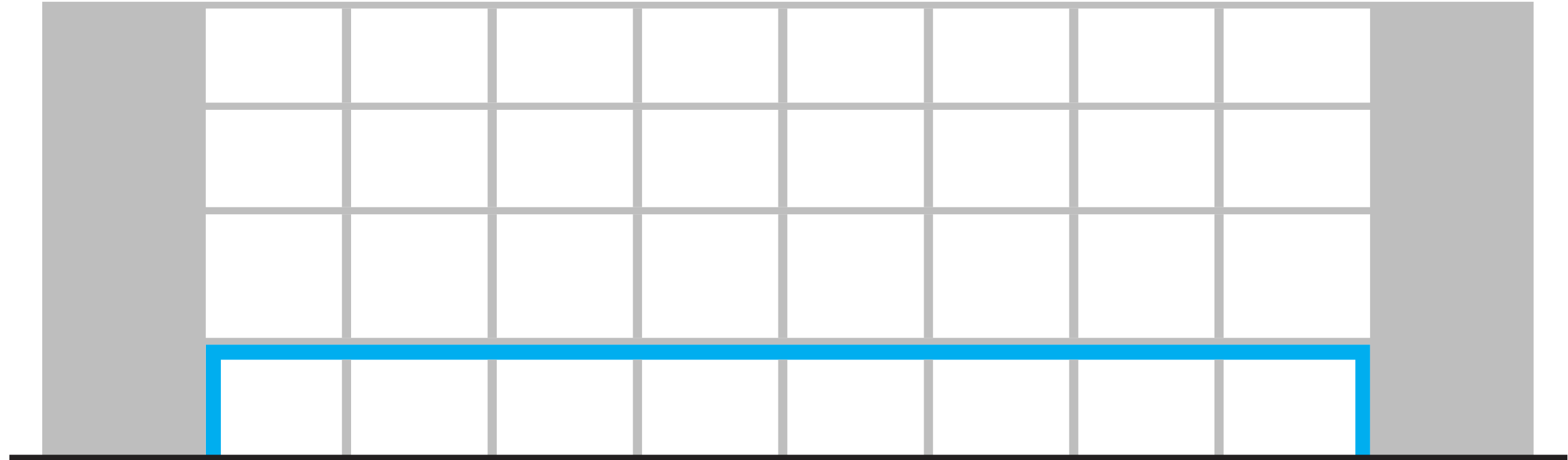
NEUBERGER HALL - DARK FACADDE



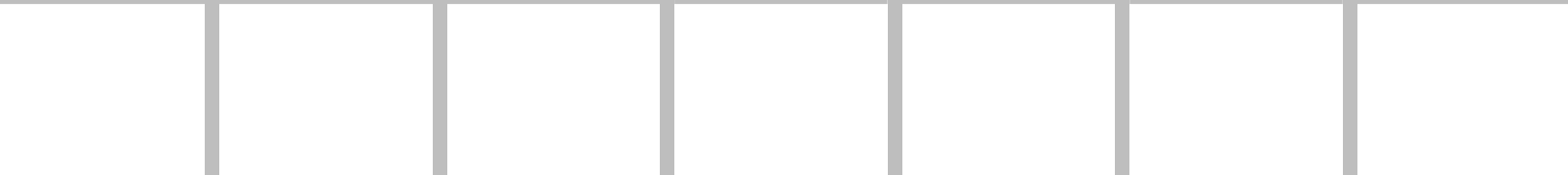
CONCRETE
SHEAR WALLS
WITH BRICK
CLADDING



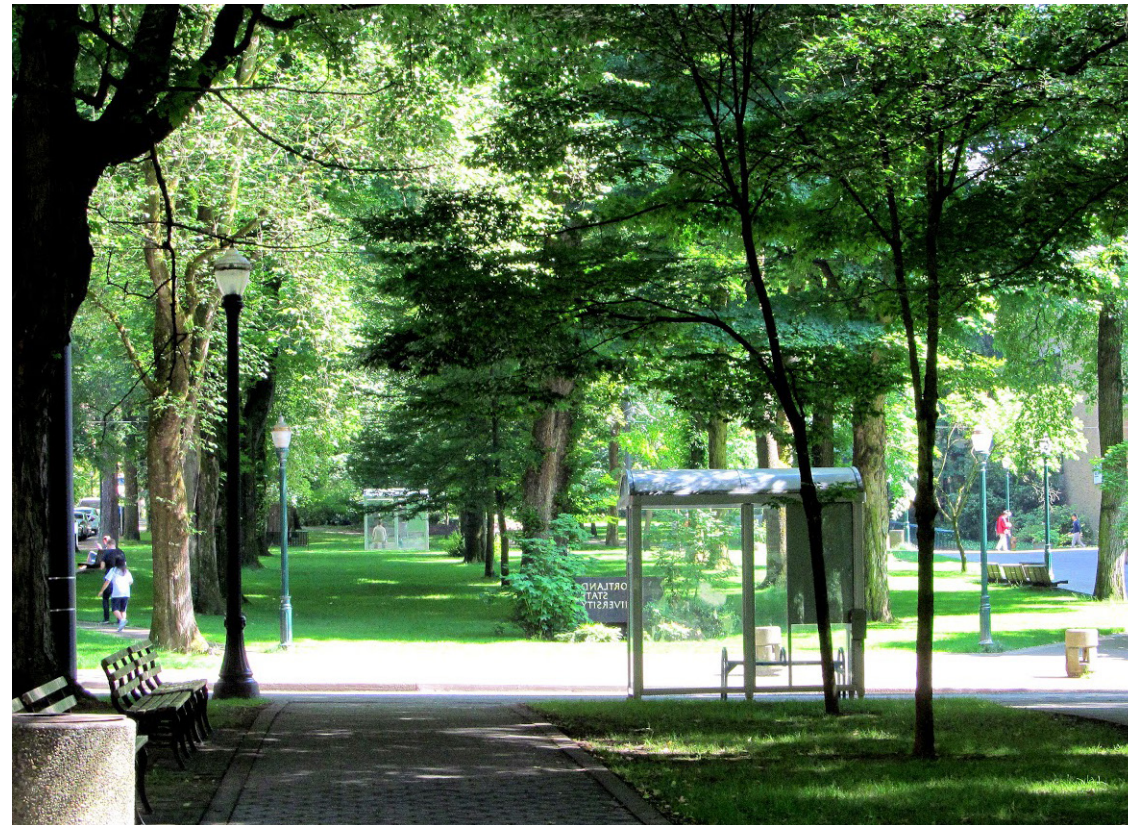
FACADE CONCEPT - EXISTING FRAMEWORK



FACADE CONCEPT - EXISTING FRAMEWORK



FACADE CONCEPT - EXISTING FRAMEWORK

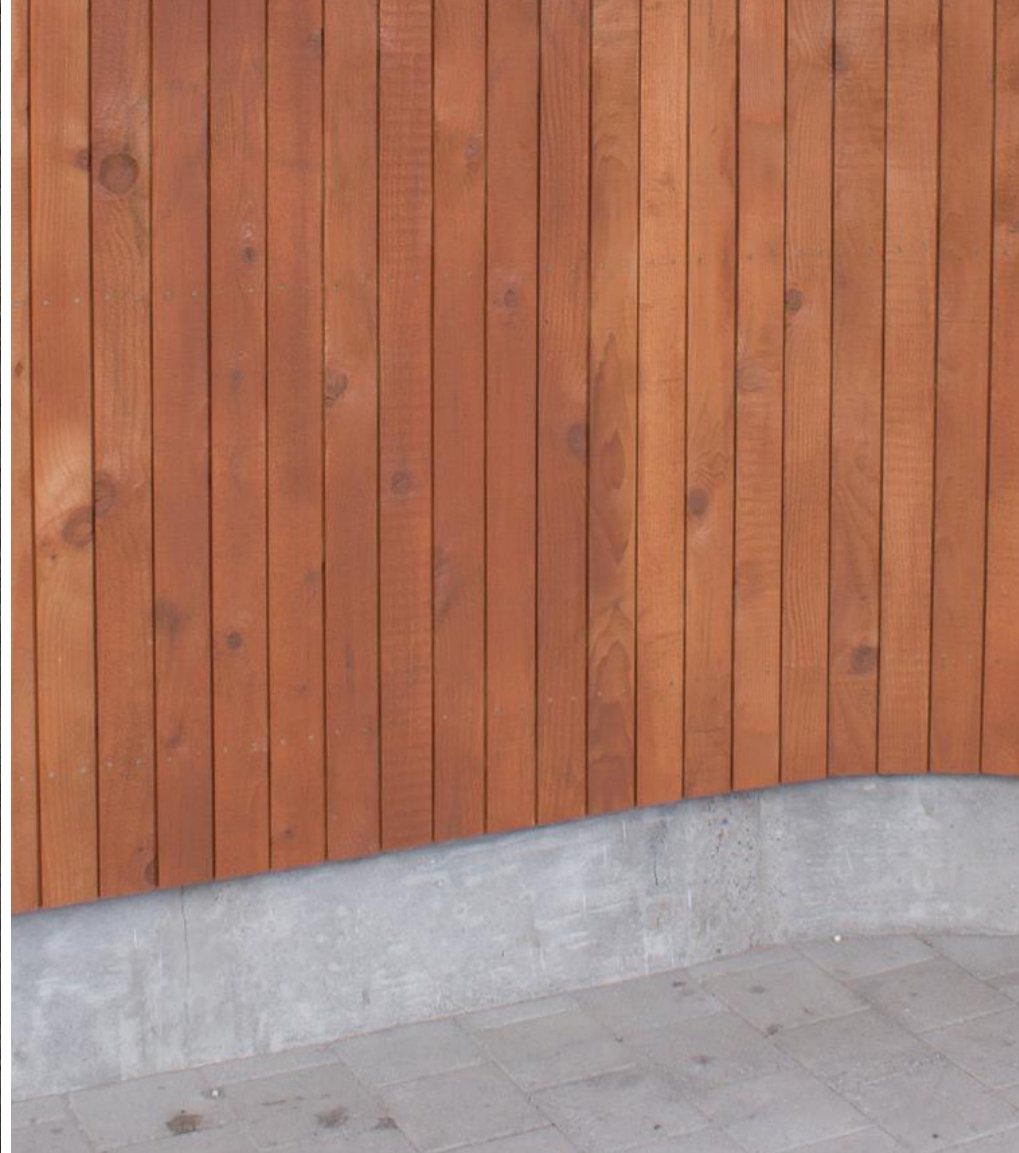


FACADE CONCEPT - EXISTING FRAMEWORK





SEMI-SOLID STAIN,
ROUGH-SAWN FACE,
DARK COLOR



RAISED 10" MINIMUM ABOVE
SIDEWALK AND GRADE



PROTECT CORNERS AND
BOARD ENDS















WEST ELEVATION STRATEGY - METAL



HARRISON - NEUBERGER HALL (1961)



HARRISON - NEUBERGER HALL (1961)







01 NORTH ELEVATION - SW HARRISON
SCALE : 1" = 20'

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: **107 FEET**
Total window wall length: **59 FEET**
55%

MODIFICATION REQUESTS - GROUND FLOOR WINDOWS



WEST ELEVATION STRATEGY - METAL



HALL - NEUBERGER HALL (1961)



HALL - NEUBERGER HALL (1961)



HALL - NEUBERGER HALL (1961)



HALL - NEUBERGER HALL (1961)



01 SOUTH ELEVATION - SW HALL
SCALE : 1" = 20'

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: **107 FEET**
Total window wall length: **62 FEET**
58%

MODIFICATION REQUESTS - GROUND FLOOR WINDOWS



SCULPTURE CURRENT LOCATION



SCULPTURE DETAIL

PUBLIC ART - TOM HARDY SCULPTURE

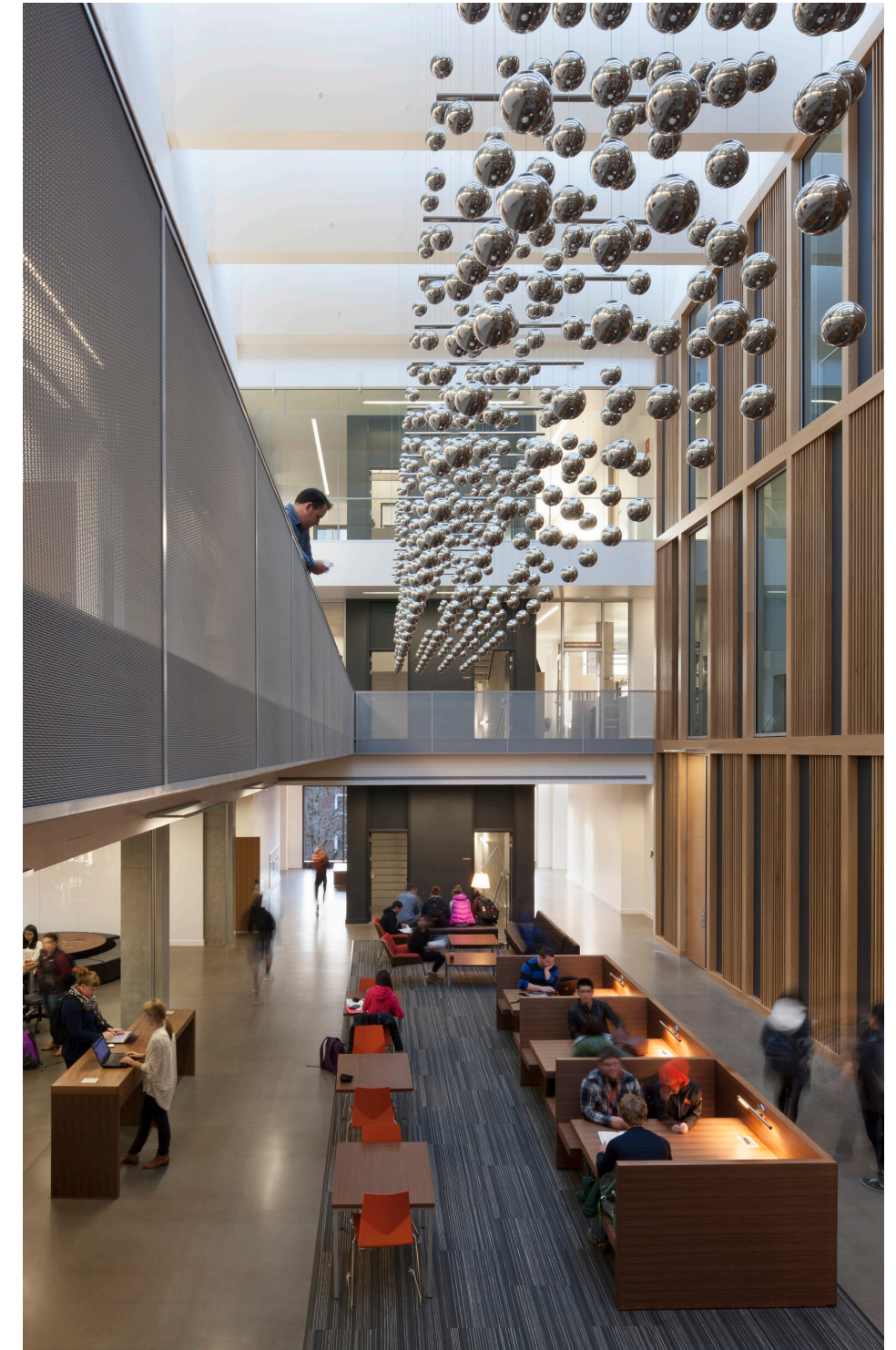


CAMPUS MAP

PUBLIC ART - TOM HARDY RELOCATION



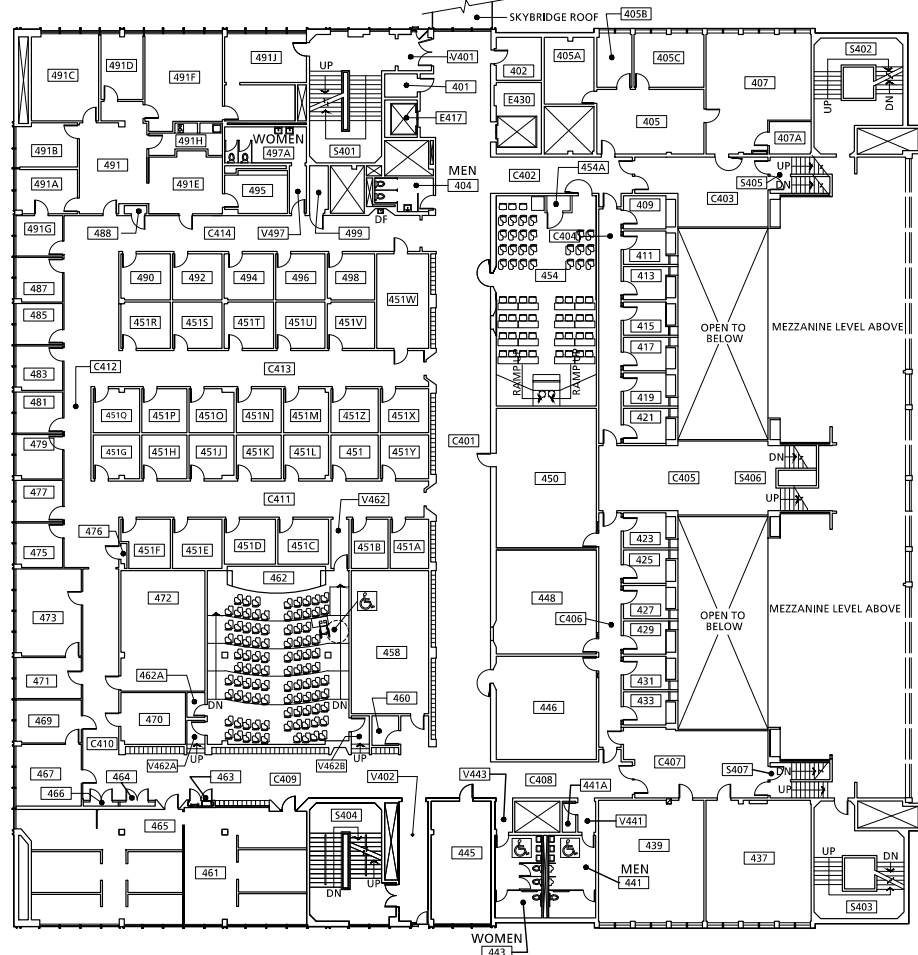
NEW LIGHTWELL PROVIDES AN OPPORTUNITY FOR LARGE SCALE PUBLIC ART



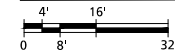
ATRIUM PRECEDENT SCULPTURE AT AUSTIN HALL

PUBLIC ART - PLACE OPPORTUNITIES

DRAWINGS - EXISTING CONDITION



FOURTH FLOOR PLAN



199 - A7

DRAWN BY:
BR5
DATE:
08/2016

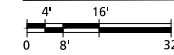
FOURTH FLOOR PLAN
199, NEUBERGER HALL
724 S.W. HARRISON



SEE FOURTH FLOOR MEZZANINE PLAN A8 FOR ADDITIONAL INFORMATION



FOURTH FLOOR MEZZANINE PLAN

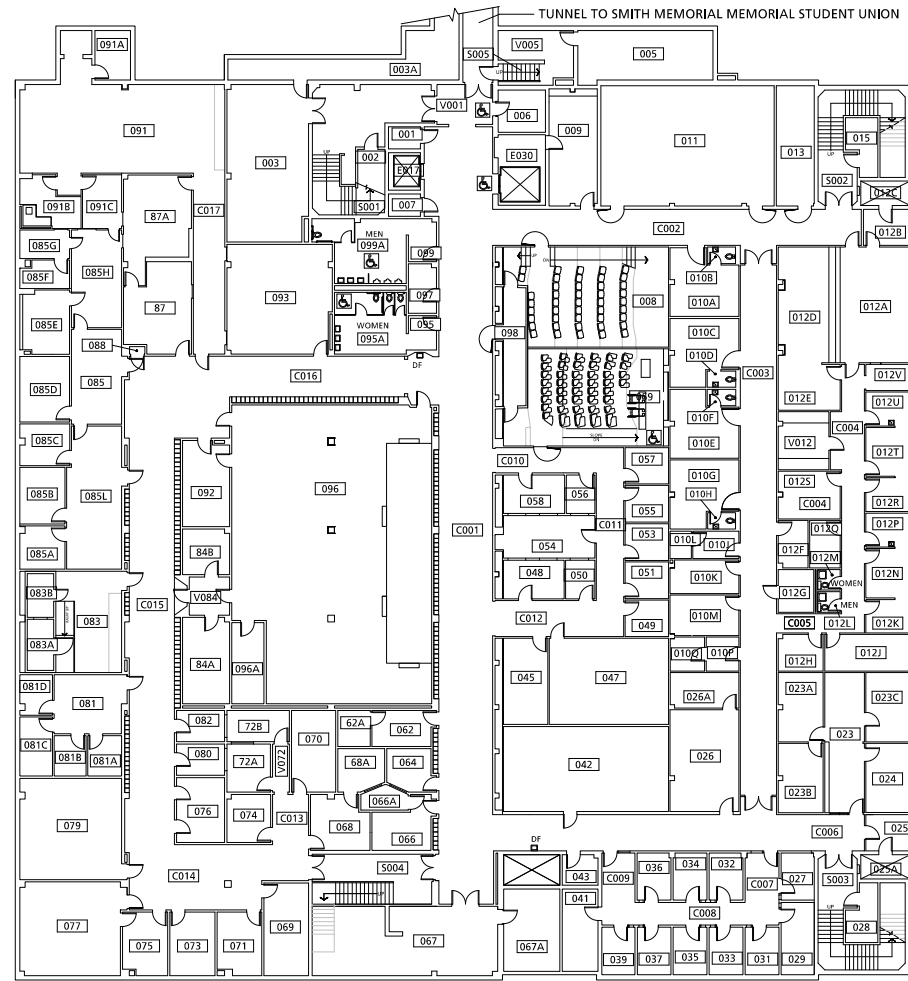


199 - A8

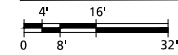
DRAWN BY:
LRR
DATE:
01/29/2009

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





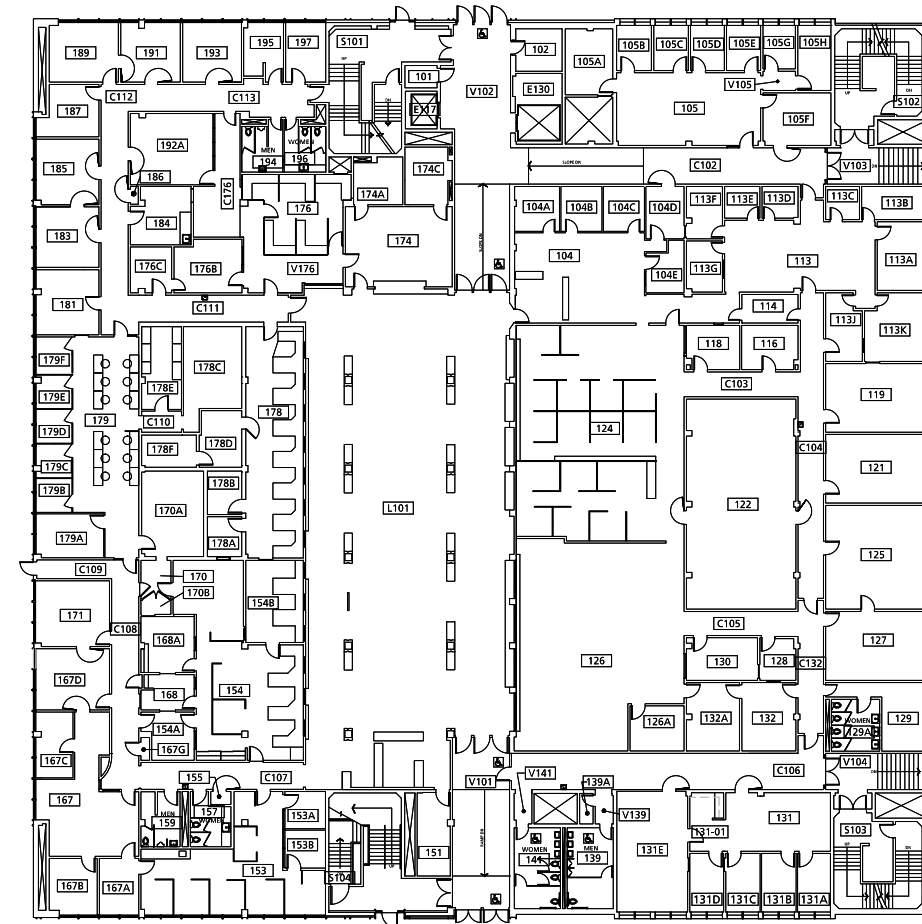
BASEMENT FLOOR PLAN



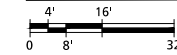
199 - A1

DRAWN BY:
BRS
DATE:
08/2016

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



FIRST FLOOR PLAN

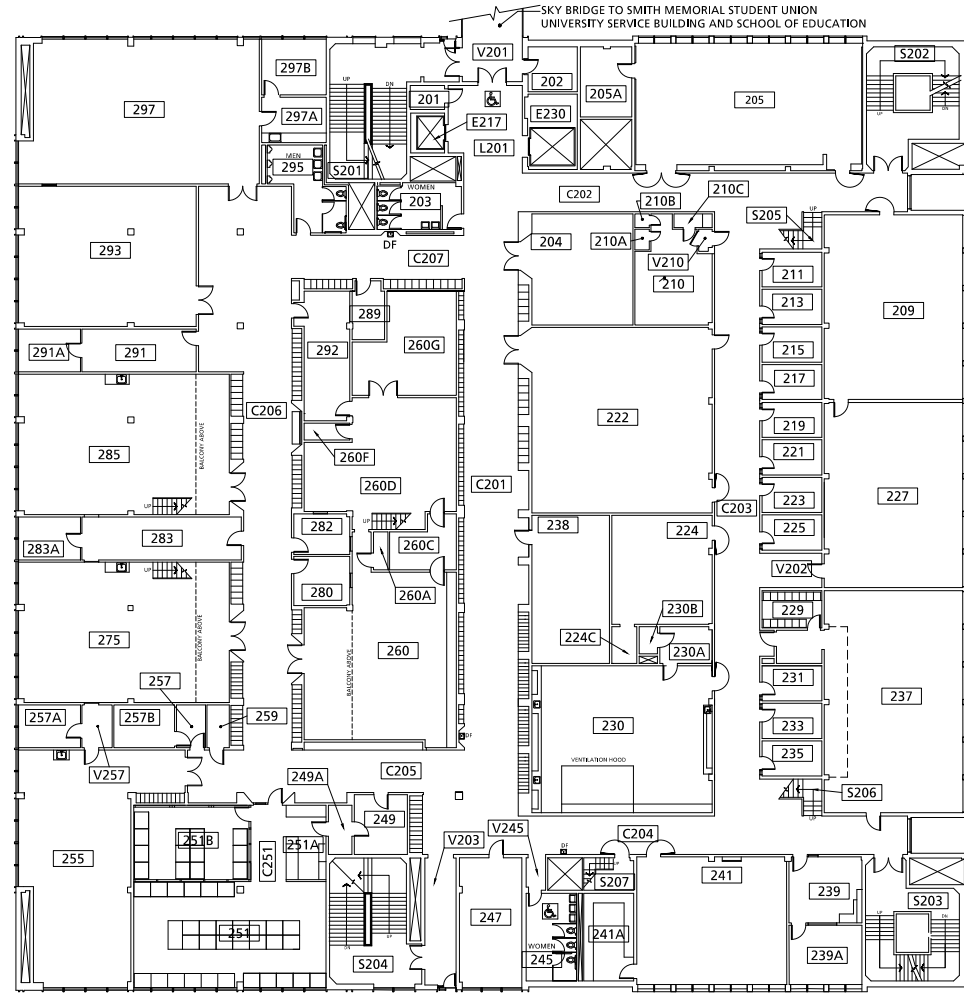


199 - A2

DRAWN BY:
BRS
DATE:
08/2016

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





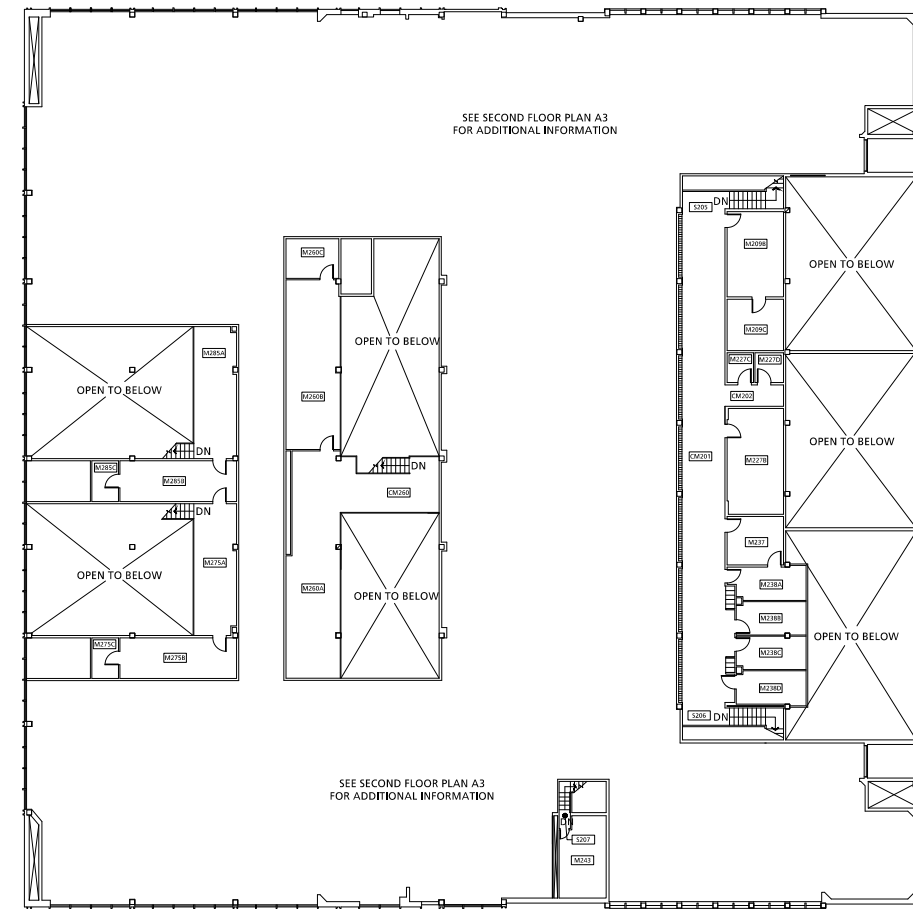
SECOND FLOOR PLAN



199 - A3

DRAWN BY:
BRS
DATE:
08/2016

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



SECOND FLOOR MEZZANINE

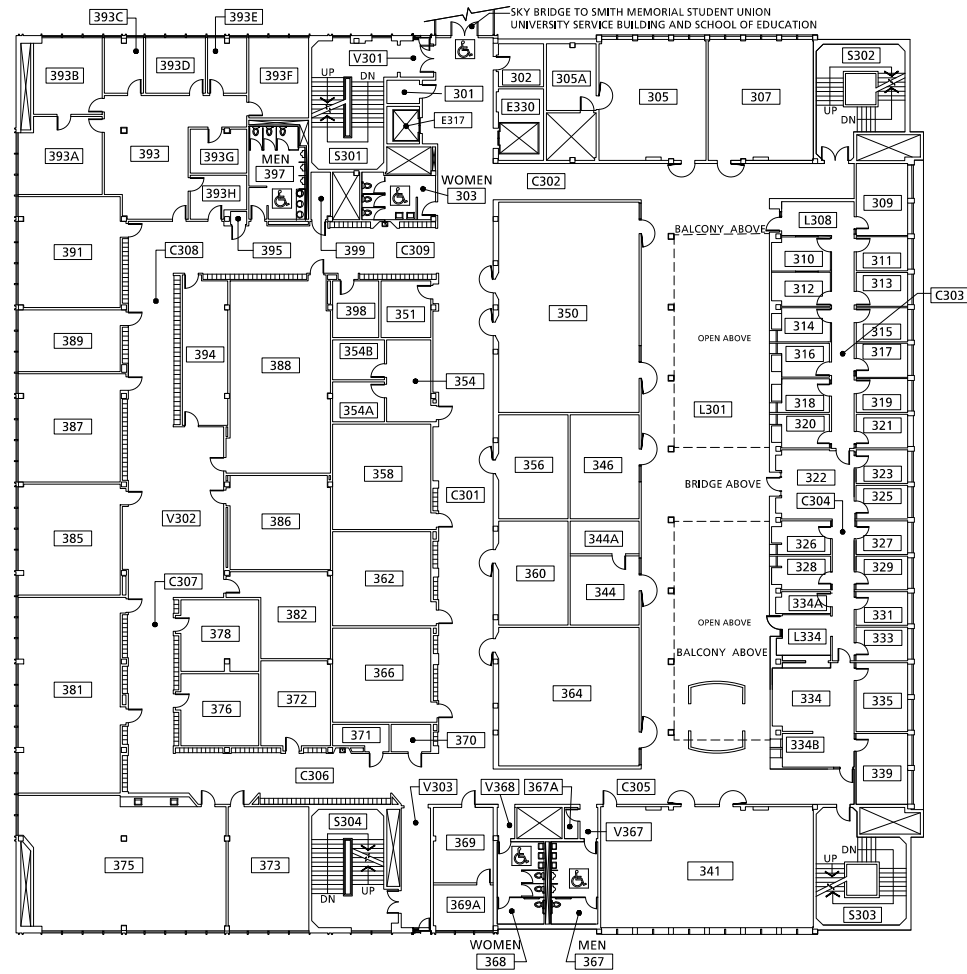


199 - A4

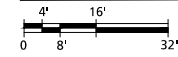
DRAWN BY:
BRS
DATE:
08/2016

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





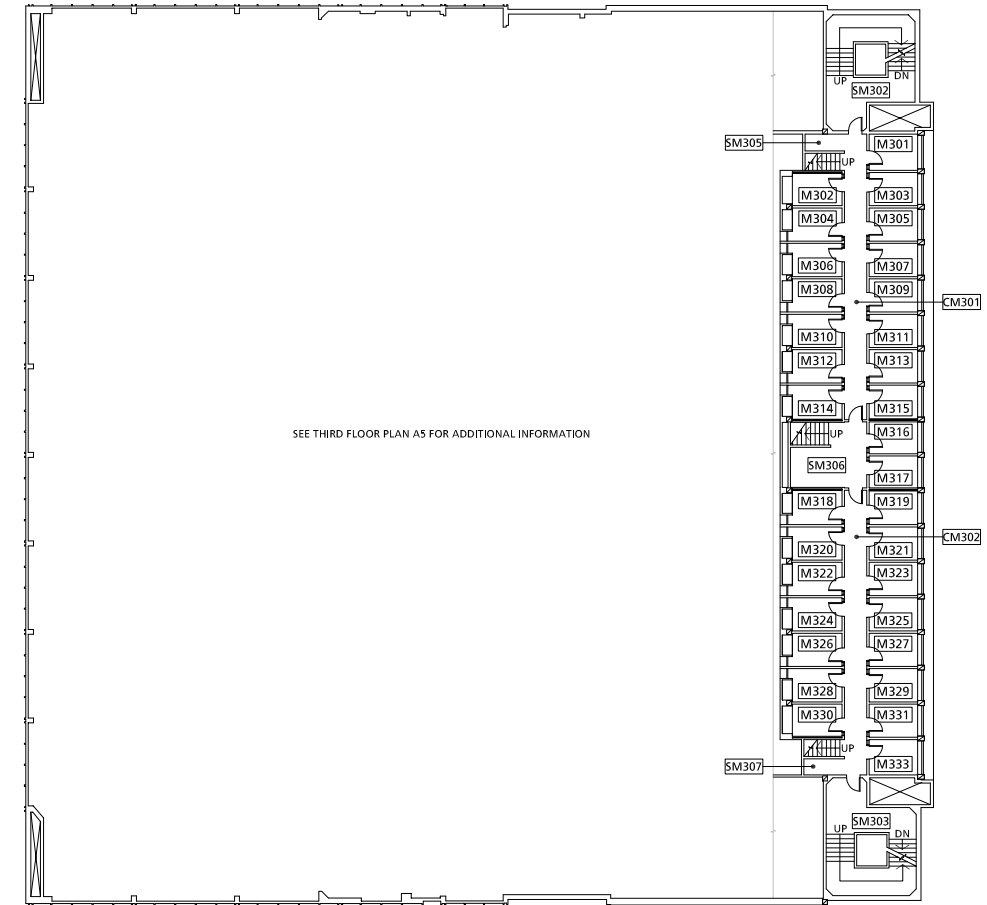
THIRD FLOOR PLAN



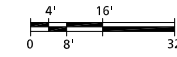
199 - A5

DRAWN BY:
BR5
DATE:
08/2015

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



THIRD FLOOR MEZZANINE PLAN

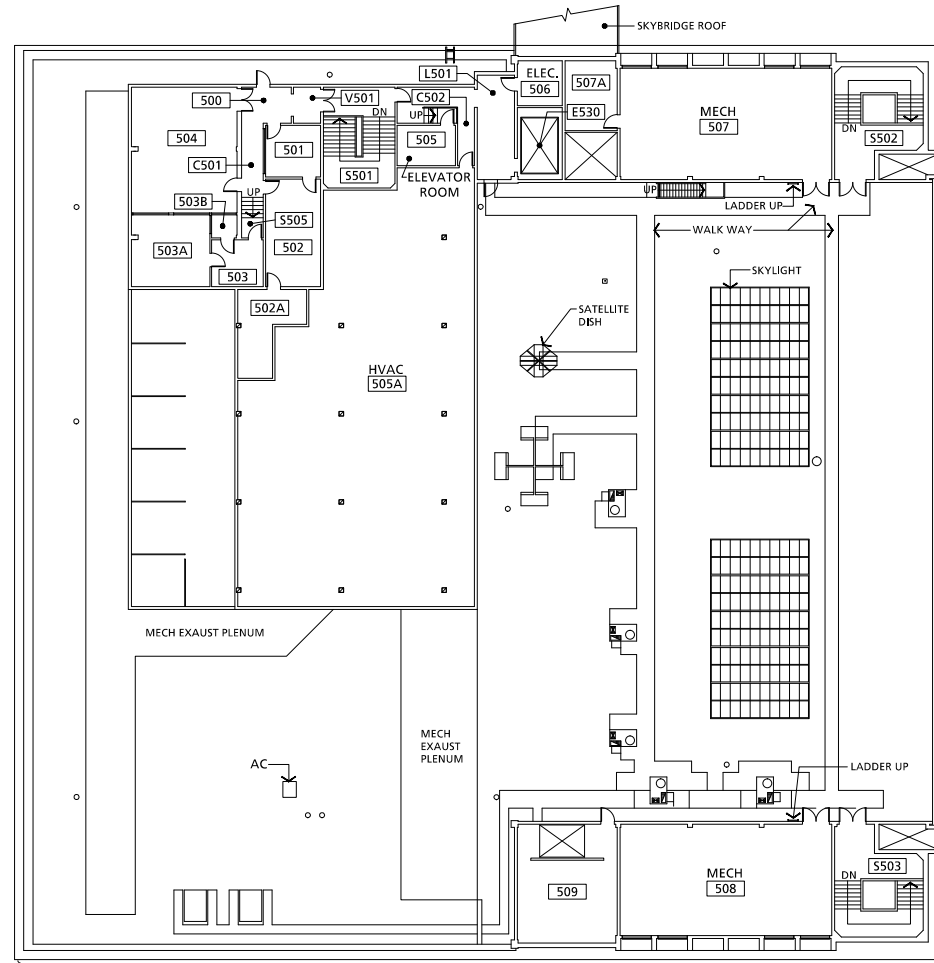


199 - A6

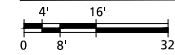
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LRR
DATE:
9/2009

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





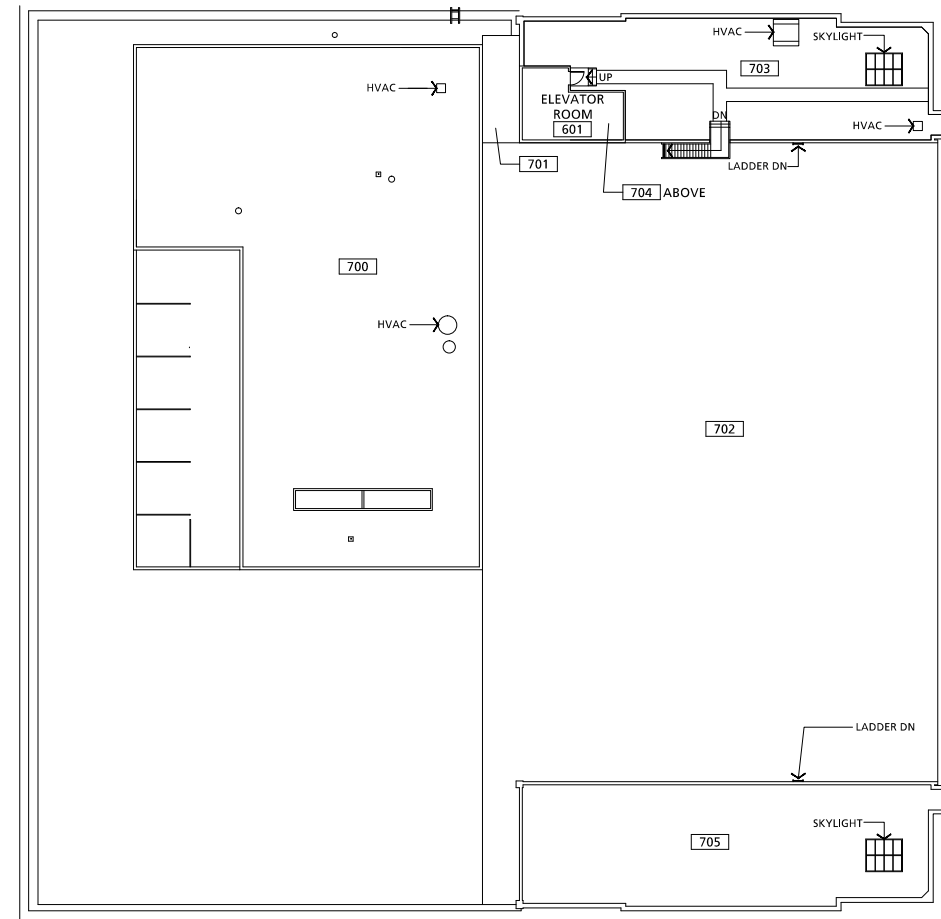
FIFTH FLOOR and PARTIAL ROOF PLAN



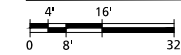
199 - A9

DRAWN BY:
BR5
DATE:
08/2016

5th FLOOR and PARTIAL ROOF PLAN
199, NEUBERGER HALL
724 S.W. HARRISON



ROOF PLAN

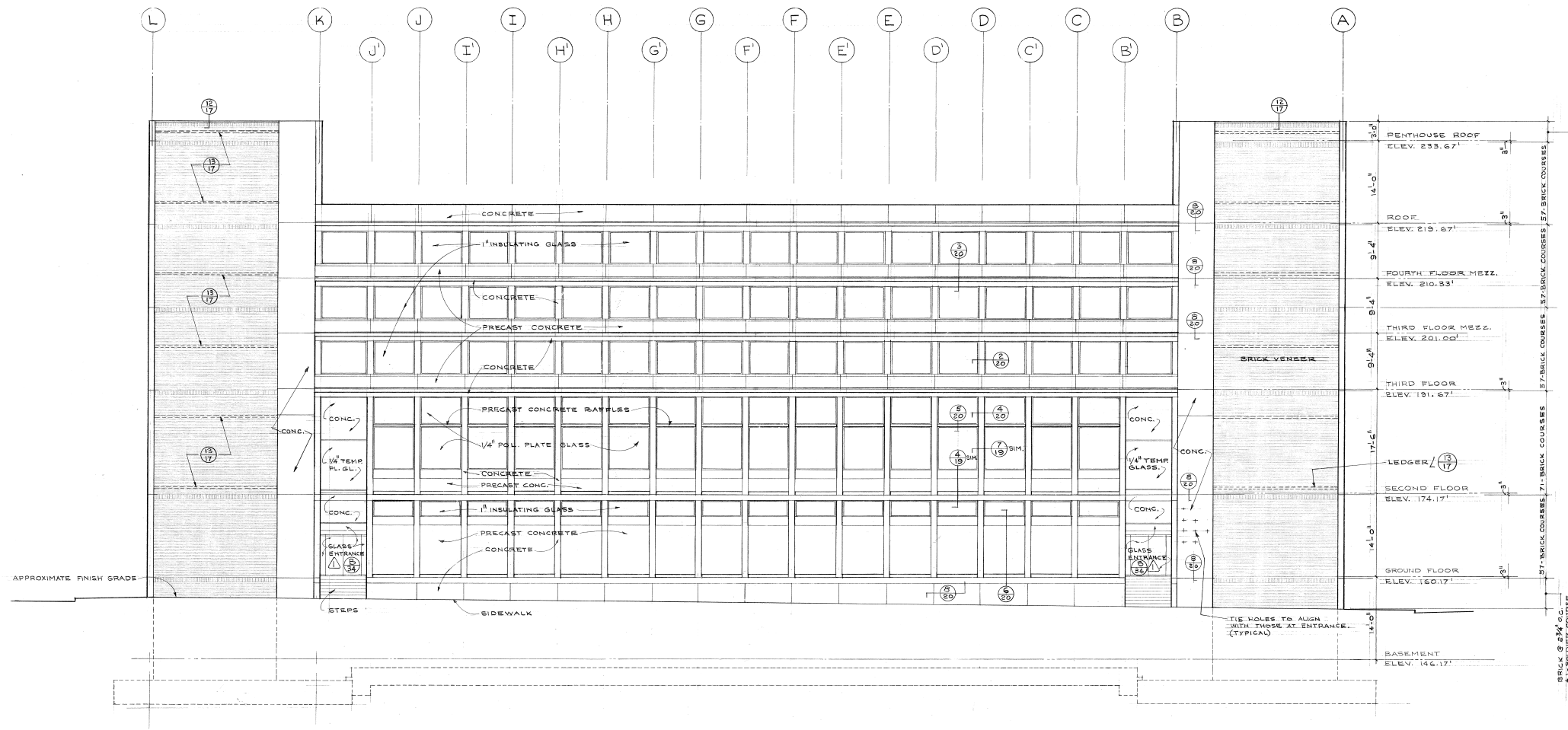


199 - A10

DRAWN BY:
LRR
DATE:
01/29/2009

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





EAST ELEVATION
1/8" = 1'-0"

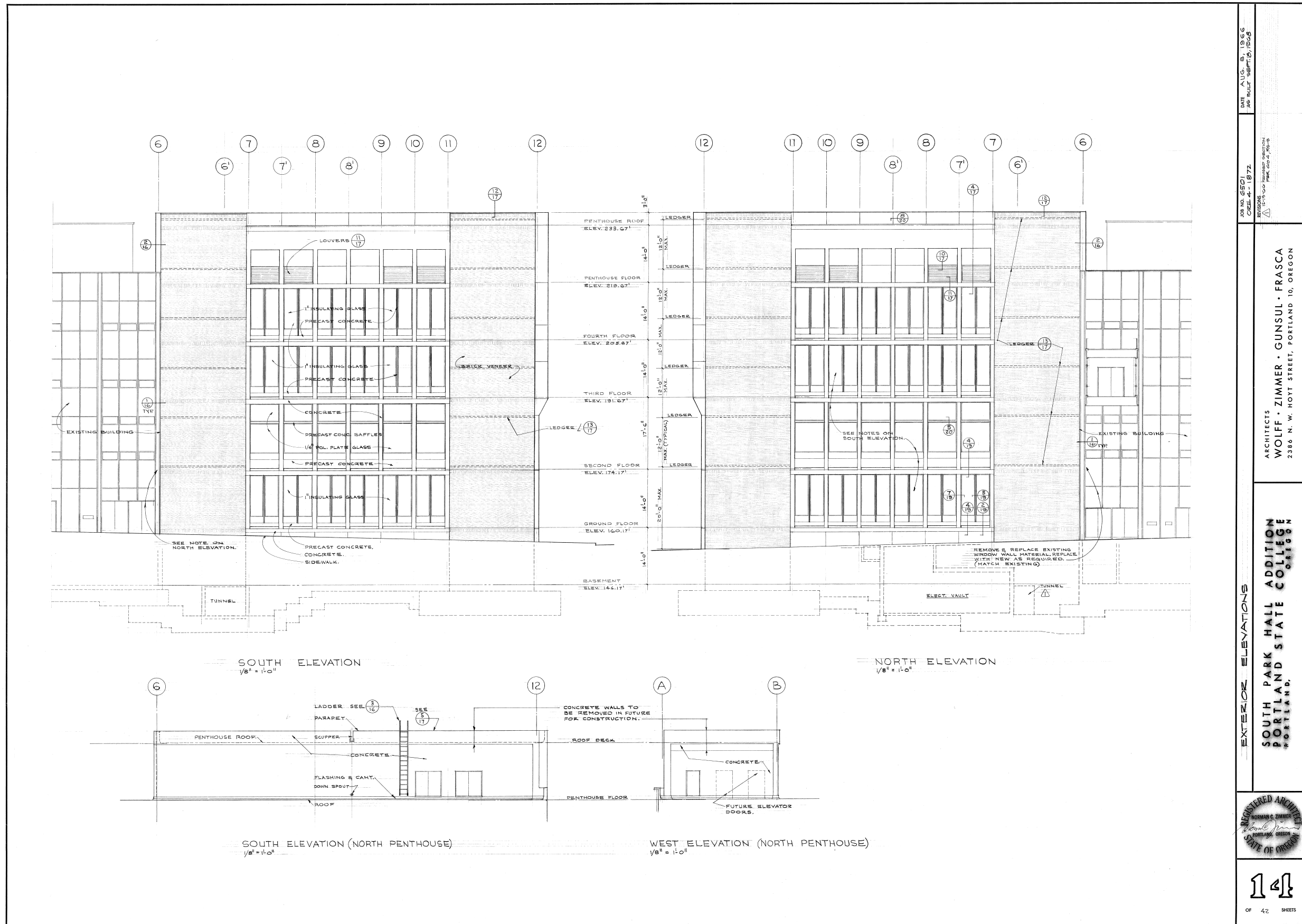
DATE: AUG. 8, 1969
BY: BUILT PART 10, 1500
DRAWING NO. 2000
SHEET NO. 133

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

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

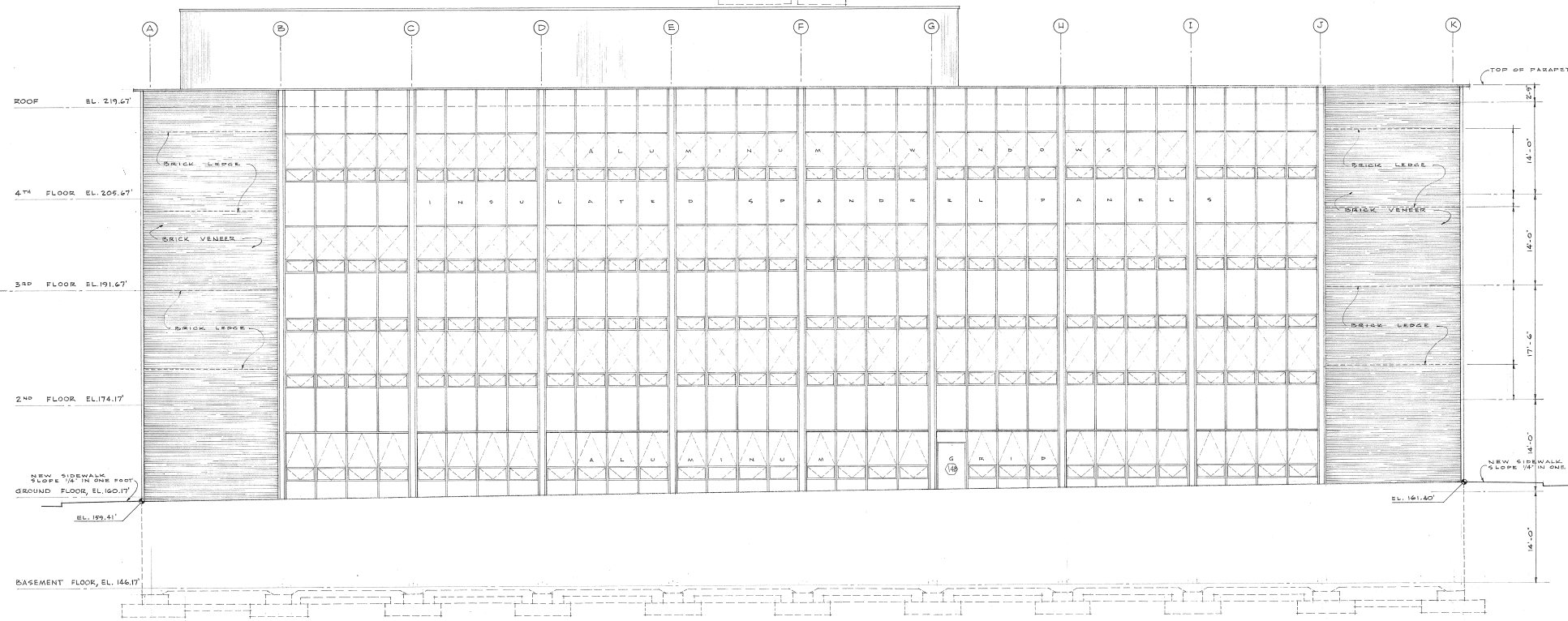
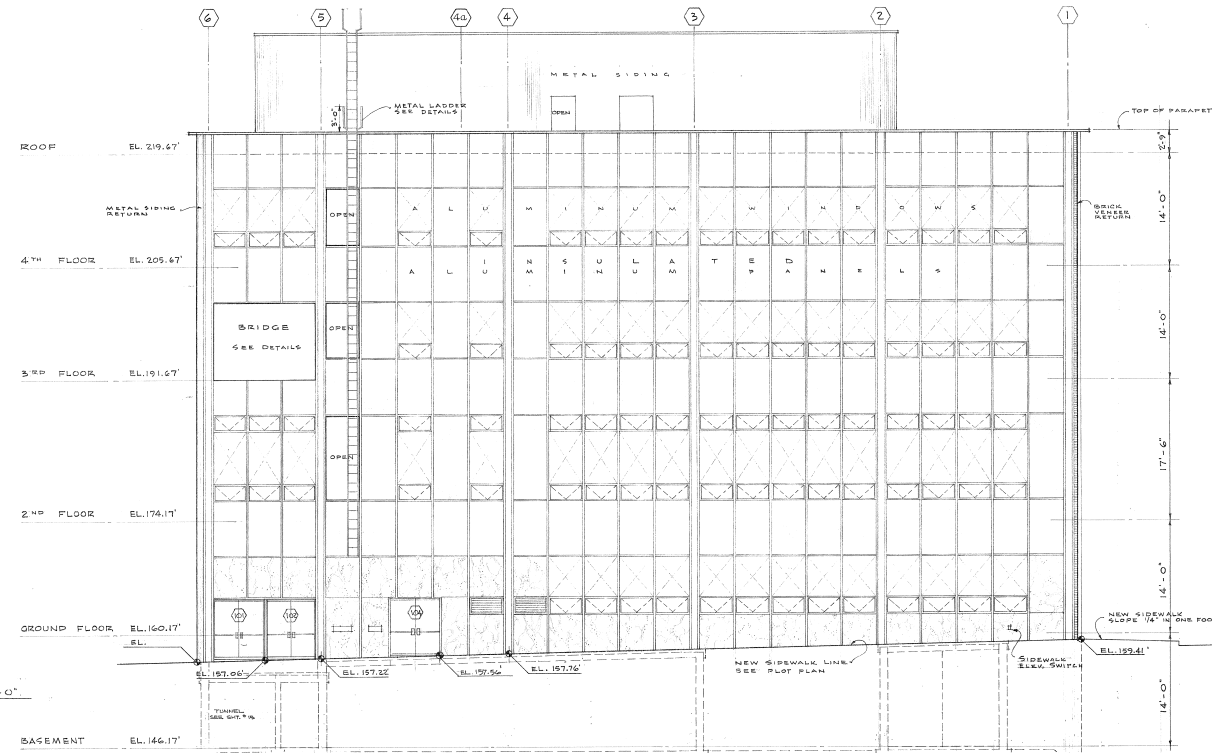


133
OF 212 SHEETS



DATE AUG. 8, 1969
 APP. REV. 4 - 1972
 ARCHITECTS
 WOLFF • ZIMMER • GUNSUL • FRASCA
 2386 N. W. HOYT STREET, PORTLAND 10, OREGON
 REGISTERED ARCHITECT
 STATE OF OREGON
 14
 OF 42 SHEETS

NORTH ELEVATION 1/9 SCALE 1/8" = 1'-0"



WEST ELEVATION 2/9 SCALE 1/8" = 1'-0"

STEWART AND RICHARDSON ARCHITECTS
219 S. W. STARK STREET
PORTLAND 4, OREGON

CLASSROOM BUILDING - SOUTH
PORTLAND STATE COLLEGE
S. W. PARK AVE. BETWEEN HARRISON & HALL
PORTLAND, OREGON

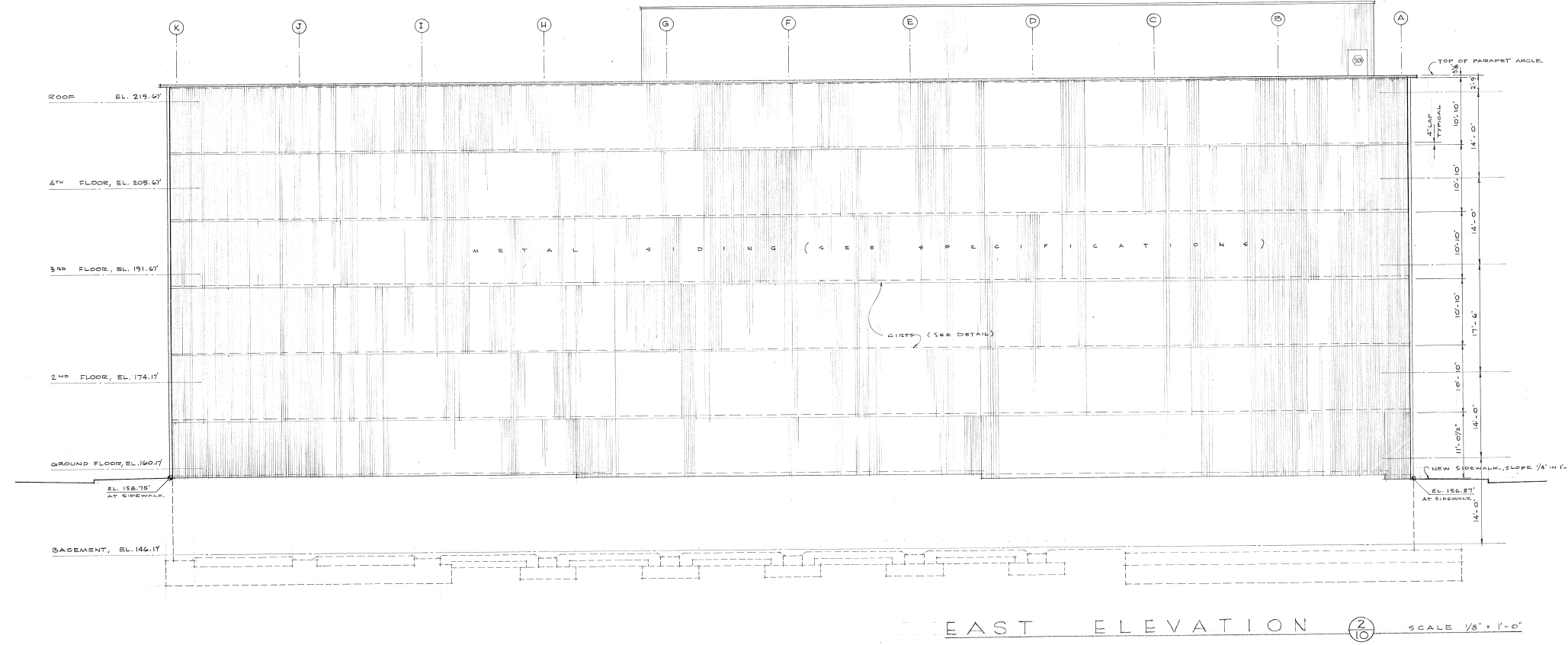
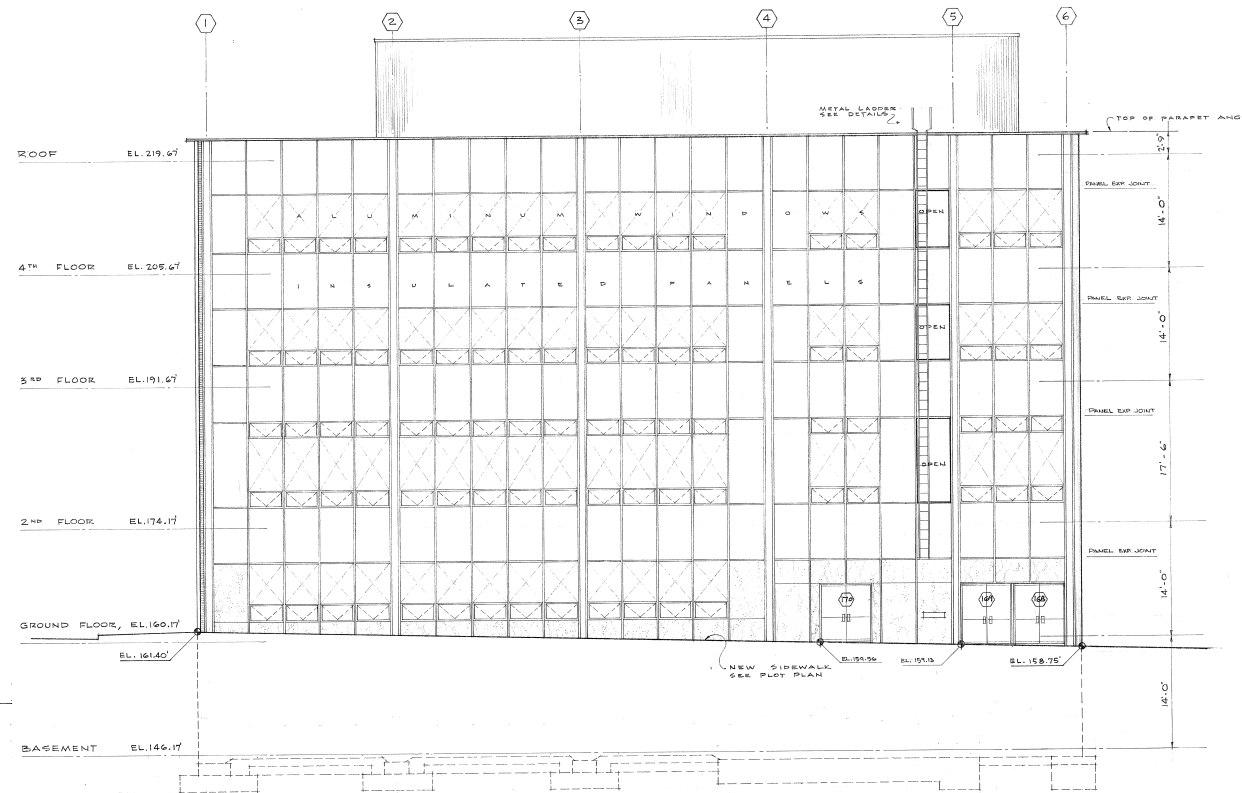
EXTERIOR ELEVATIONS

FILE NO. 5818
DRAWN BY J.S.S.
DATE 4-26-60

SHEET

9

SOUTH ELEVATION 10 SCALE 1/8" = 1'-0"



EAST ELEVATION 20 SCALE 1/8" = 1'-0"

STEWART AND RICHARDSON ARCHITECTS
 219 S. W. STARK STREET PORTLAND 4, OREGON

CLASSROOM BUILDING - SOUTH
 PORTLAND STATE COLLEGE
 S. W. PARK AVE. BETWEEN HARRISON & HALL PORTLAND, OREGON

EXTERIOR ELEVATIONS

FILE NO. 58-18
 DRAWN BY R.S.S.
 DATE 4-20-60

SHEET 10

END

HACKER



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

HACKER



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



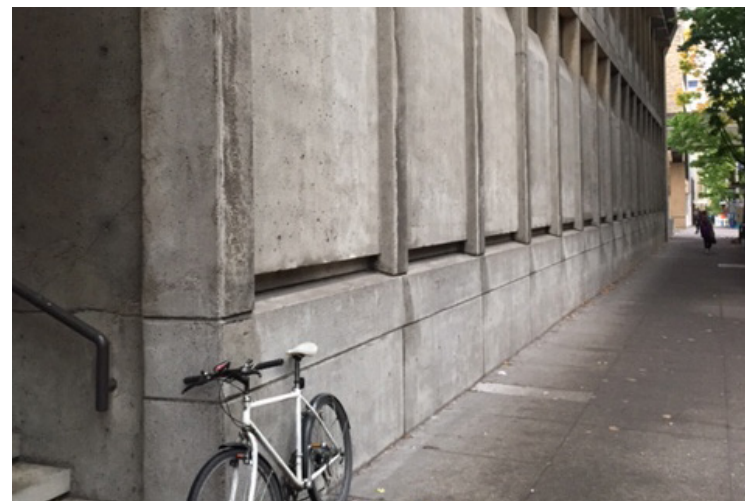
NEUBERGER HALL NORTHWEST FACADE DETAIL



NEUBERGER HALL EAST FACADE LEVEL 3-4



SW BROADWAY EXIT CORRIDOR



ROW AT SW BROADWAY FACING NORTH



NEUBERGER HALL SOUTH BUILDING ENTRY