



Design Advice Request

DISCUSSION MEMO

Date: May 9, 2019
To: Portland Design Commission
From: Staci Monroe, Design & Historic Review
 503-823-0624, staci.monroe@portlandoregon.gov
Re: 18-181153 DA – Lincoln High School
 Design Advice Request on May 16, 2019

Attached is a drawing set for a Design Advice Request (DAR) for Lincoln High School. Prior DARs have occurred that focused on context, the site, and building massing (latest DAR summary is attached). However, there has been limited discussion on the architecture, which is the focus of this DAR.

I. PROGRAM OVERVIEW

Lincoln High School replacement building is proposed to be 6-stories anchoring the northwest portion of the site. A new athletic track and field is in the eastern section of the site. The primary entrance is from a 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 being requested include:

1. Required Building Line Standards - along Salmon between 14th & 17th, and along 14th.
2. Transit Street Main Entrance - to be more than 25' from Salmon; to have less than one entrance for every 200' along SW 18th Avenue; to be locked during regular business hours.
3. Ecoroof - reduce the overall ecoroof requirement (60% to 28%)
4. Loading – reduce the size of one of the two required loading spaces.
5. Bicycle Parking Standard - reduce the number of long-term bike spaces required (280 to 92)

II. DEVELOPMENT TEAM BIO

Architect	Becca Cavell BORA Architects
Owner's Representative	Erik Gerding Portland Public Schools
Project Valuation	\$ 124,503,722

III. FUTURE APPROVAL CRITERIA: Central City Fundamental & Goose Hollow Design Guidelines

IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS - Given this DAR will only focus on the building design, staff recommends the following discussion topics:

CONTEXT (Guideline A8, A9, B1, C7)

- A. The intersection of SW Salmon & SW 18th streets marks an active and important district focal point. The library occurs at this corner with 20' tall ceilings and continuous glazing to activate the corner. However, at the last DAR the Commission stated an architectural expression up through the building was needed to highlight this corner in a manner that complements the

opposing building across Salmon recently approved. In response, the stairs on floors 2-6 were relocated to the corner along with continuous glazing that wraps the building edge. Together, the library on the ground level, the shift in program on the upper floors, and the architectural expression at this corner creates an active and interesting façade that celebrates this entry into downtown from the west hills. (see pages 12-13)

PUBLIC REALM (Guidelines A4, A8, B1, B1-1, B2, B4, B6, C8)

- A. **Ground floor uses and glazing** has continued to evolve since the last DAR. Extensive glazing and active uses have been retained along Salmon and SW 18th with some changes to the program at the southern end on 18th. Here, the greatest difference occurs between the interior floor level and the sidewalk level. To address the prior concern of looking down into the wrestling space and likely seeing only light fixtures and other ceiling elements at eye level, a glazed stair has been added between the wrestling room and the sidewalk edge. This stair will be highly used by students and well glazed. (see pages 16 & 23)
- B. At the prior DAR the Commission indicated the art location on the **SW 18th façade at the terminus of Main Street** did not make the punctuation it deserved as it was small and limited to the ground floor. The “art” panel has been enlarged to extend above the ground floor in a manner that works well with the fenestration pattern. Originally a mural by students, the project team is now pursuing a more permanent installation through RACC. The team is scheduled to attend the Public Art Committee meeting on June 19th to initiate the RACC process. (see pages 15 & 23)
- C. At the last DAR the Commission unanimously encouraged more canopies along SW 18th. Extensive **canopy** remains on the northwest corner extending both east and South and smaller canopies that fit well within the window bays have been added along the northern portions of SW 18th. Staff recommends considering an additional canopy over the entrance at the southern end of SW 18th to provide a brief moment of shelter along this long frontage as well as highlight the entry. (see pages 24-25)

QUALITY (Guidelines C2 & C5)

- A. The Commission had numerous comments on the prior **building design** related to the flatness of façade, lack of integration between the tower and lower bar, saw-toothed facade was somewhat gimmicky, etc. The building’s composition has evolved significantly since the last DAR to be much stronger, articulated, and coherent, particularly with the window proportions and stair expressions.
- B. The primary **building materials** under consideration have also continued to develop. The goal is to utilize a concrete panel that complements red brick, which is a traditional color and material for schools in PPS and also found in the surrounding area. The applicant will bring in samples for the Commission to consider at the DAR meeting. (see page 39 for material images)

MODIFICATIONS

- A. The applicant is still requesting a modification to reduce the **ecorooft** requirement from 60% to 28%. At the last DAR, where only 11% required area was proposed ecorooft, the Commission stated the requirement would need to be met with one Commissioner open to coming closer to meeting the standard. In order to meet the purpose of the standard, several other elements have been introduced in the form of landscaping and reflective roof surfaces. BDS Staff intends to review this in more detail and will present a position at the upcoming DAR meeting. (see page 45)