

**PSU School of Art+Design**  
**City of Portland**

# Design Advice Request

## 1. Project Summary

Team Information  
Summary of Program

## 2. Context Study

Zoning Summary  
Plan Area Context  
Urban Context  
Site Context  
Existing Site Opportunities

## 3. Concept Design

Story of Project's Evolution  
Concept + Massing  
**Proposed Site Plan / Section**  
Pages 53,54,55 Updated 12/15/22  
Ground Level Plan  
Typical Upper Floor Plan  
Roof Plan  
Preliminary Open Space Concept  
Preliminary Building Elevations  
Preliminary Building Sections  
Structural Timber Concept  
Material Concepts  
Perspectives Set in Context  
Representative Image of Project  
Anticipated Modifications

# Contents

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE

## 1. Project Summary

Team Information  
Summary of Program

## 2. Context Study

Zoning Summary  
Plan Area Context  
Urban Context  
Site Context  
Existing Site Opportunities

## 3. Concept Design

Story of Project's Evolution  
Concept + Massing  
Proposed Site Plan  
Zoning Height Base Point  
Ground Level Plan  
Typical Upper Floor Plan  
Roof Plan  
Preliminary Open Space Concept  
Preliminary Building Elevations  
Preliminary Building Sections  
Structural Timber Concept  
Material Concepts  
Perspectives Set in Context  
Representative Image of Project  
Anticipated Modifications

# 1. Project Summary

## Team Information

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE

---

### Owner

Portland State University  
1825 SW Broadway  
Portland, OR 97201

---

### Architect

LEVER Architecture  
4713 N Albina Ave Fourth Floor  
Portland, OR 97217

---

### General Contractor

Swinerton  
342 SW Second Avenue  
Portland, Oregon 97204

---

### Structural Engineer

KPFF  
111 SW 5th Avenue, Suite 2600  
Portland, OR 97204

---

### Mechanical Engineer

PAE  
151 SW 1st Avenue, Suite 300  
Portland, OR 97204

---

### Plumbing Engineer

Burman Design  
31620 23rd Avenue, South, Suite 101  
Federal Way, WA 98003

---

### Electrical Engineer

Samata Engineers  
2335 S.E. 50th Avenue, Suite B  
Portland, OR 97215

---

### Civil

Vega Civil Engineering  
1300 SE Stark Street, Unit 201  
Portland, OR 97214

---

### Geotech

GRI  
16520 SW Upper Boones Ferry Rd  
Suite 100 Portland, OR 97224





# Contents

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE

## 1. Project Summary

Team Information  
Summary of Program

## 2. Context Study

Zoning Summary  
Plan Area Context  
Urban Context  
Site Context  
Existing Site Opportunities

## 3. Concept Design

Story of Project's Evolution  
Concept + Massing  
Proposed Site Plan  
Ground Level Plan  
Typical Upper Floor Plan  
Roof Plan  
Preliminary Open Space Concept  
Preliminary Building Elevations  
Preliminary Building Sections  
Structural Timber Concept  
Material Concepts  
Perspectives Set in Context  
Representative Image of Project  
Anticipated Modifications



# 2. Context Study

## Zoning Summary

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE

1914 SW Park Avenue, Portland, OR 97201

Zoning Designation: CX

Category: Commercial/Mixed Use Zones

Overlays: Design

Plan Districts: Central City Plan District

Lot Size: 92,164 square feet

Allowable Coverage: 100%

F.A.R. [6.0] 552,984 square feet

Height Limit: 100 feet





# 2. Context Study Portland





## 2. Context Study South Park Blocks



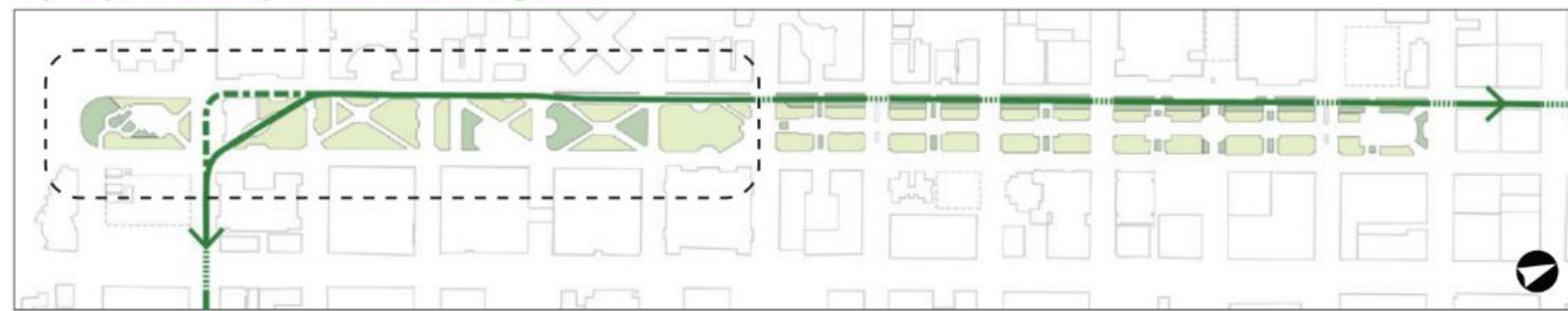


# 2. Context Study

## Urban Context

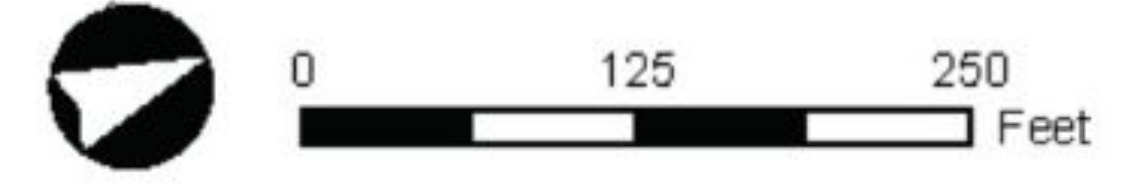
City Council Approved Development Plan for Reference

Key Map: Green Loop Recommended Alignment



LEGEND

- Building Footprint
  - Roadway
  - Pedestrian Paving
  - Shared Bike / Ped Zone
- Green Loop Shared Use Path (Block 2)
  - Green Loop Path (Blocks 5-12)
  - Streetcar Line
- Cross Walk
  - Gathering Areas
  - Bench / Social Seating
  - Small Scale Feature / Art
- Turf / Lawn
  - Tree Canopy
  - Plant Bed: Native, Ornamental, or Flower
  - Playground Safety Surfacing

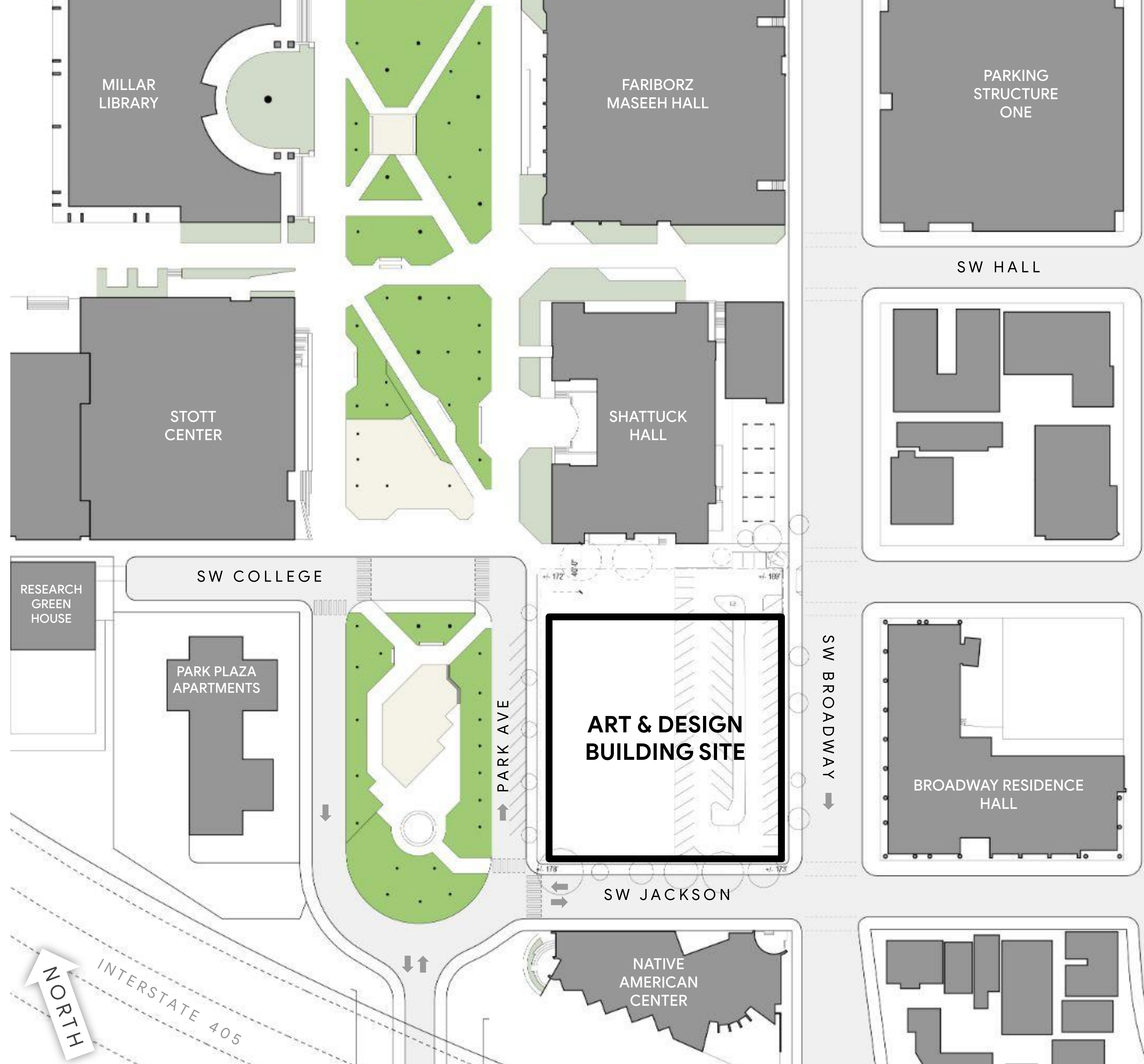


Source: PortlandMaps Open Data, COP GIS, 2019 MHA Tree Inventory, 2019 MIG Fieldwork and Site Documentation, ESRI orthoimagery, South\_Park\_Blocks\_Base.dwg



# 2. Context Study


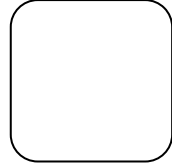
## Urban Context

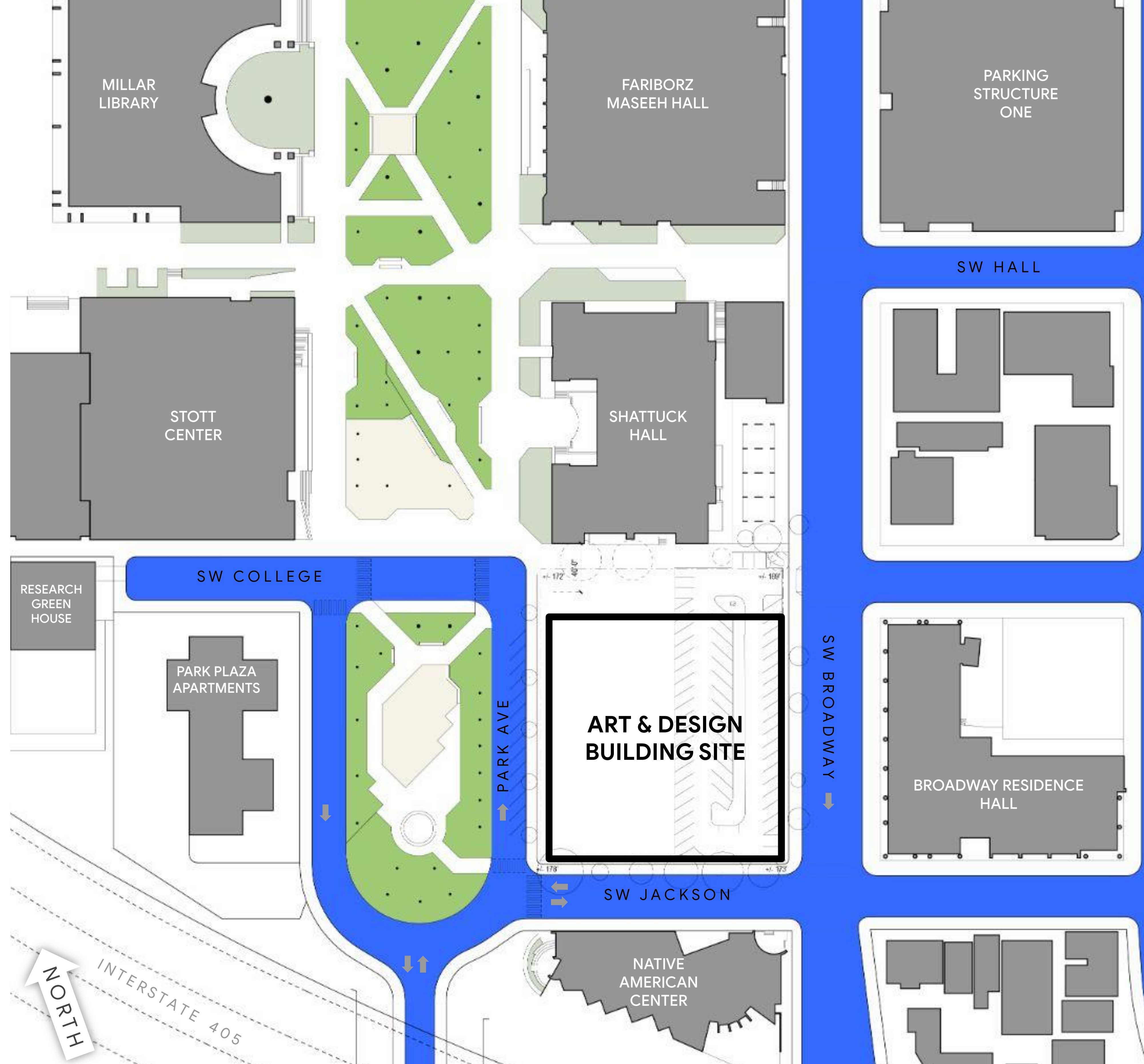




# 2. Context Study

## Urban Context

-  VEHICULAR STREETS
-  PEDESTRIAN ACCESS

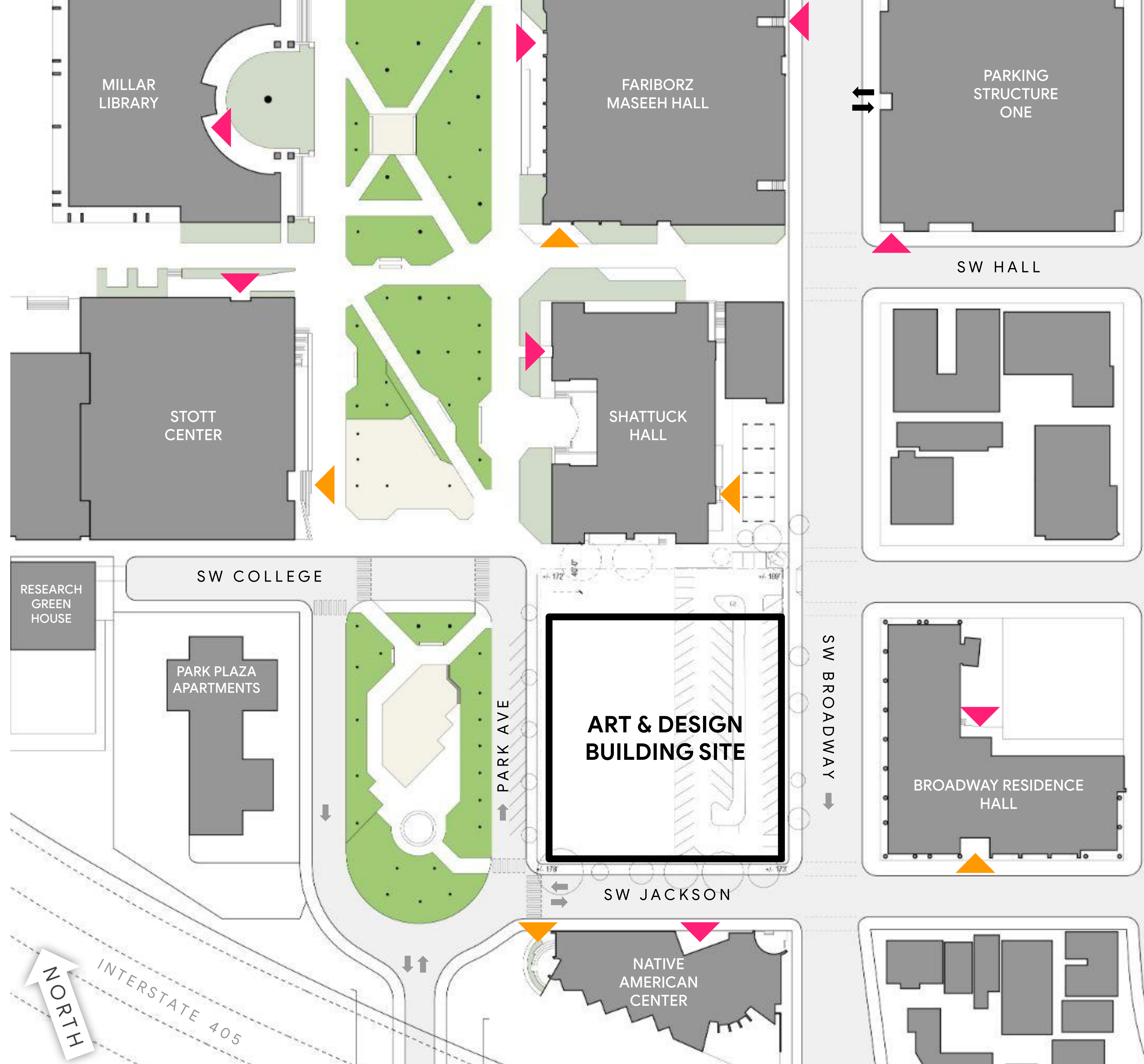




# 2. Context Study

## Urban Context

- ▶ ENTRY PRIMARY USE
- ▶ ENTRY SECONDARY USE



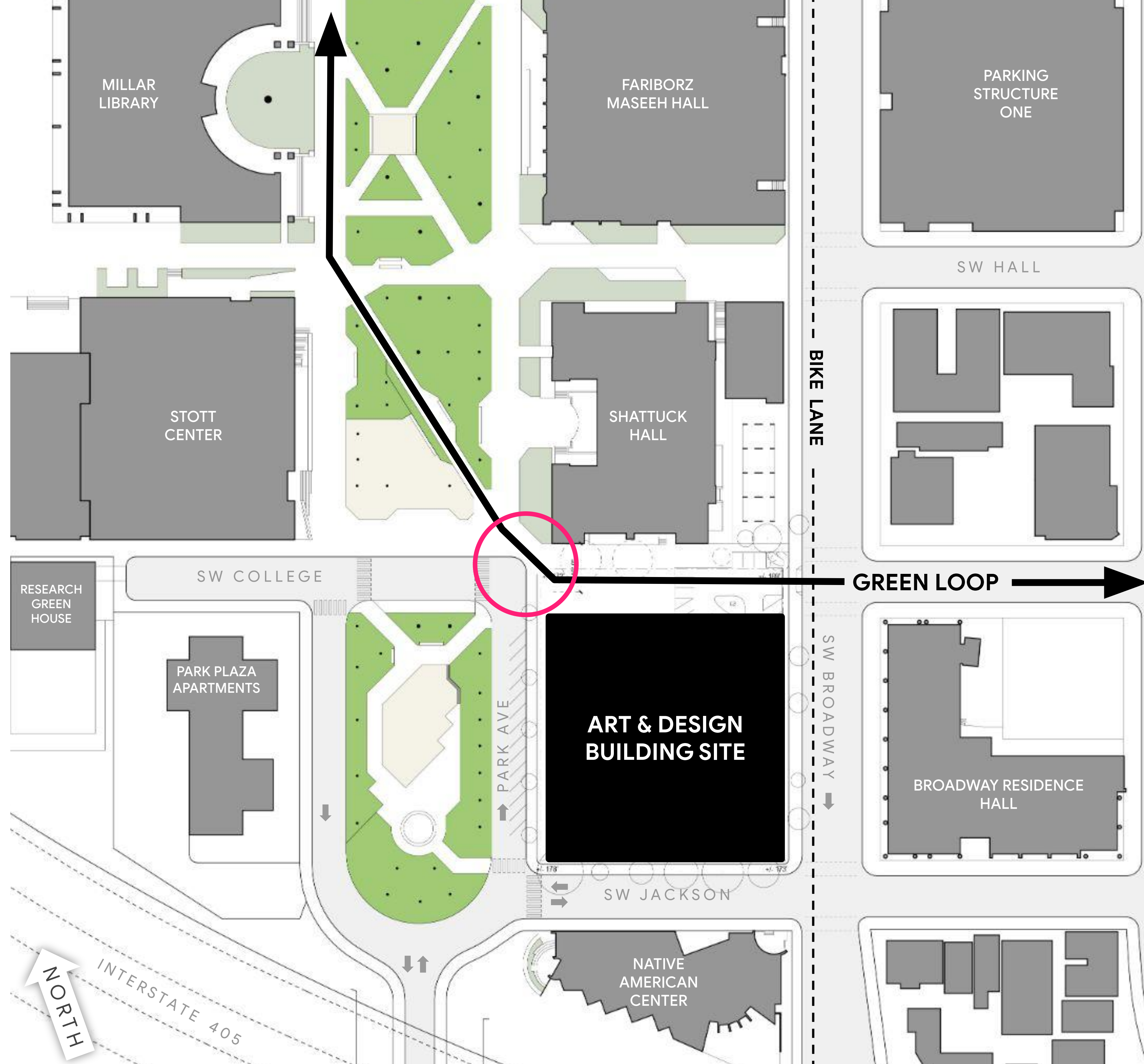


# 2. Context Study

## Existing Site Opportunities

 APPROVED CITY BIKE PATH

 EXISTING PINCH-POINT





# 2. Context Study

## Existing Site Opportunities

BUILDING + CROSSWALK ALIGNMENTS



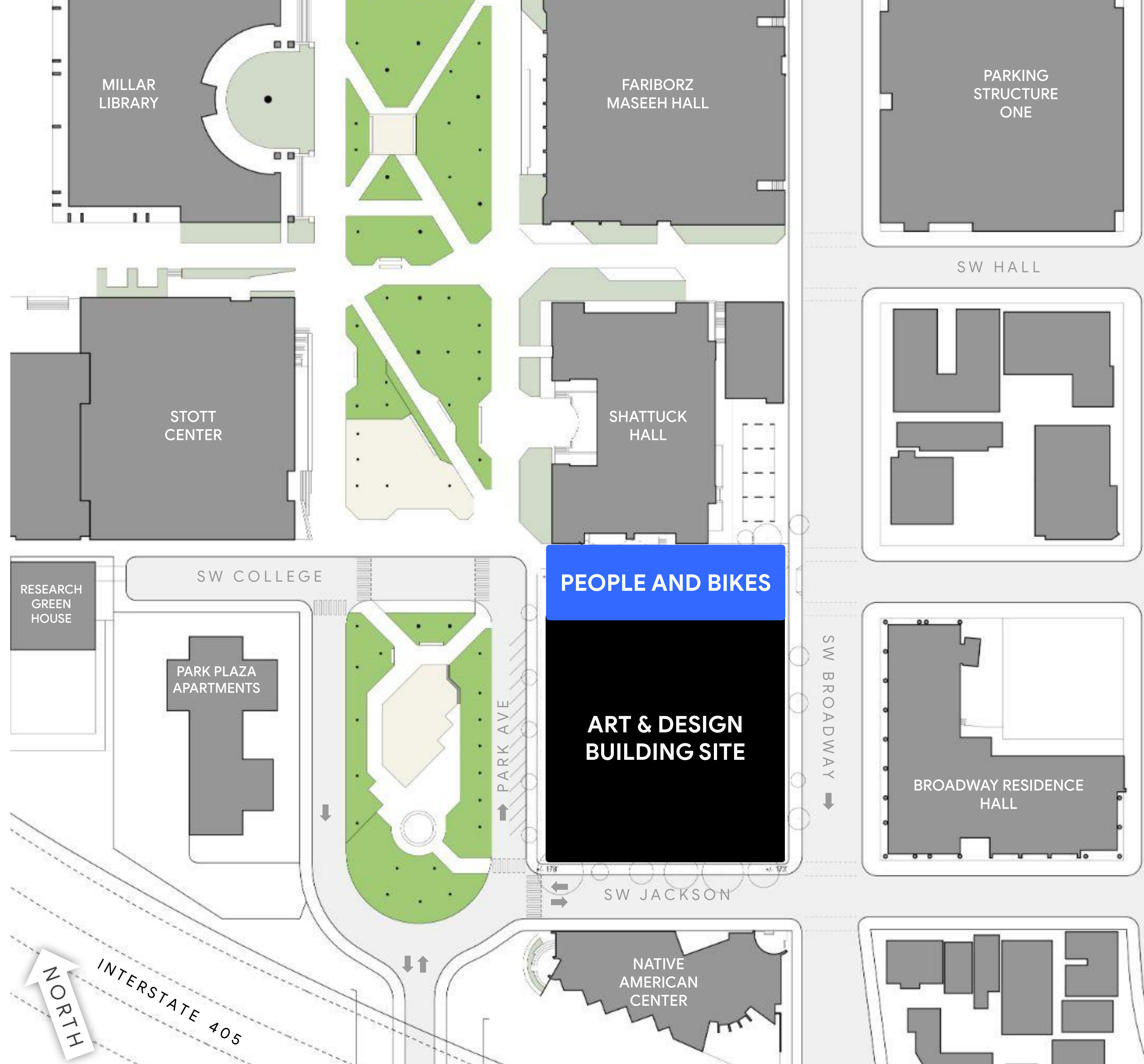
BUILDING + CROSSWALK ALIGNMENTS





# 2. Context Study

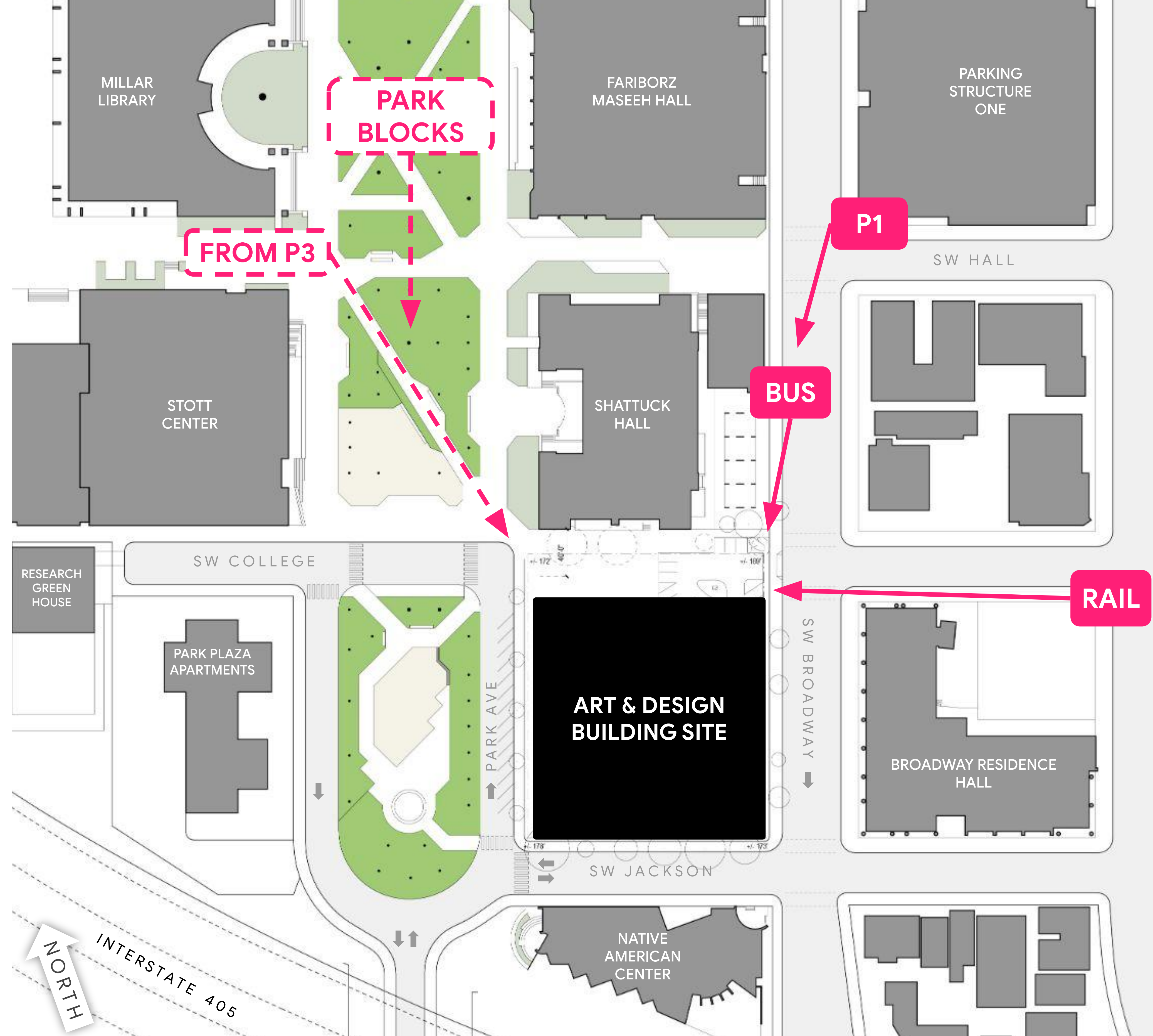
## Existing Site Opportunities





# 2. Context Study

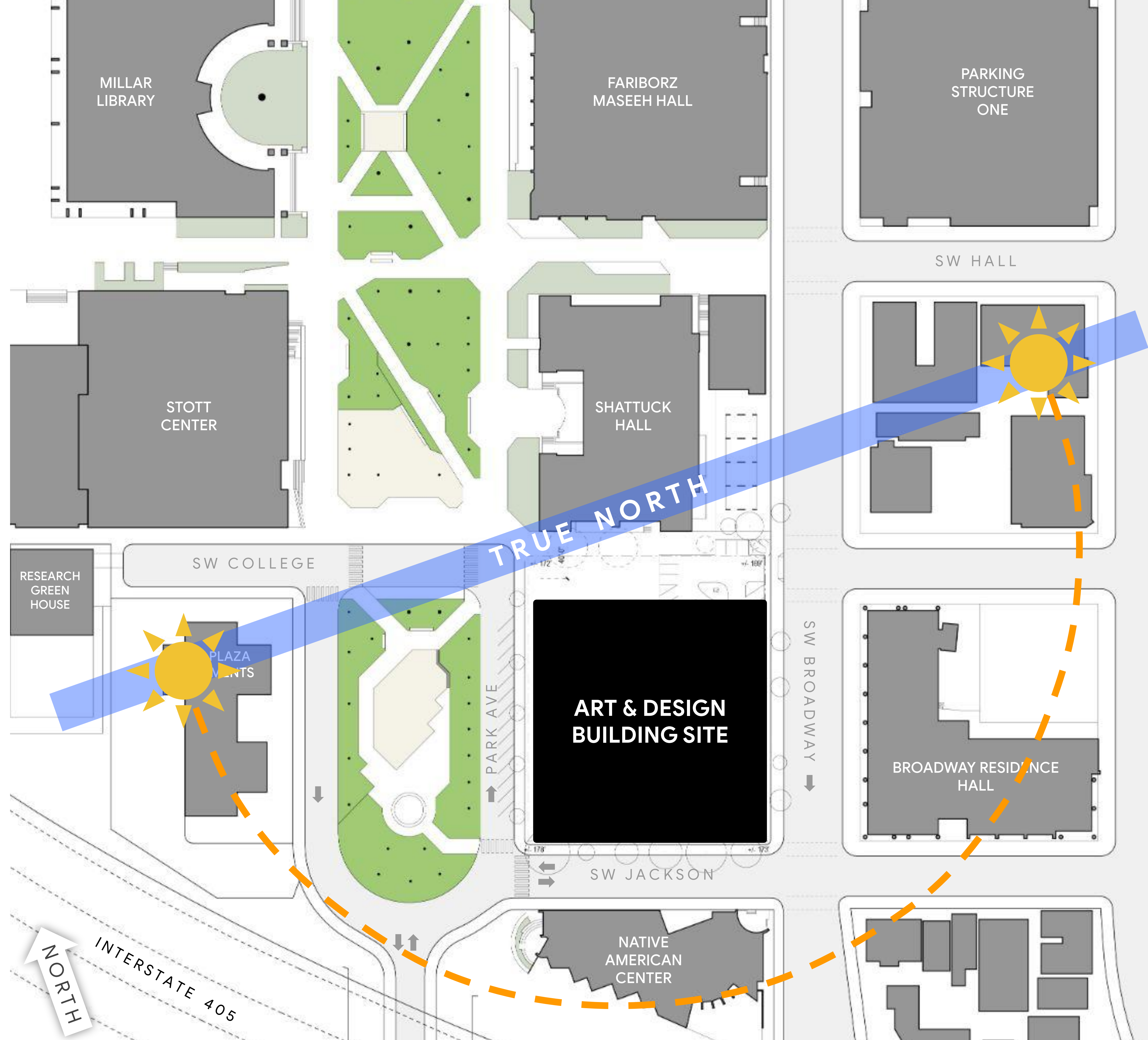
## Urban Context: Transit





# 2. Context Study

## Site Opportunities: Daylight Access





## 2. Context Study

### Views - Southwest / West





# 2. Context Study

## Views - Northeast





## 2. Context Study

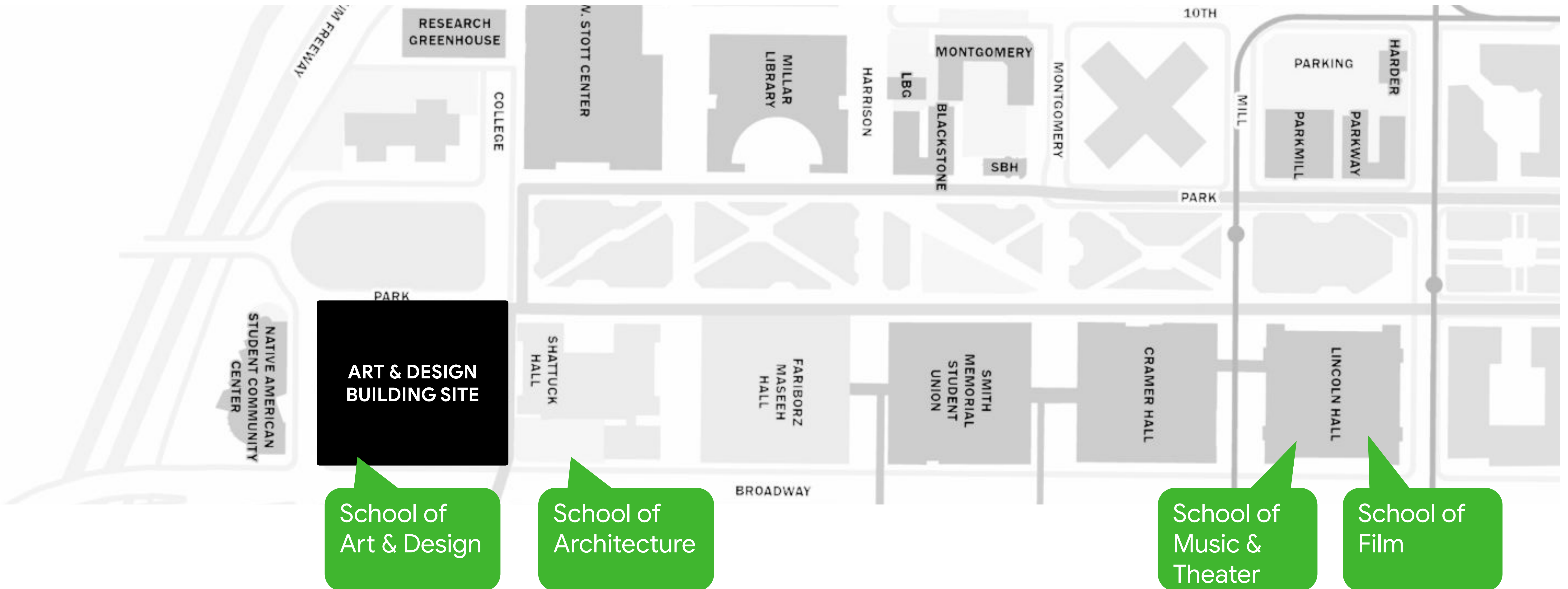
### Views - Southeast





# 2. Context Study

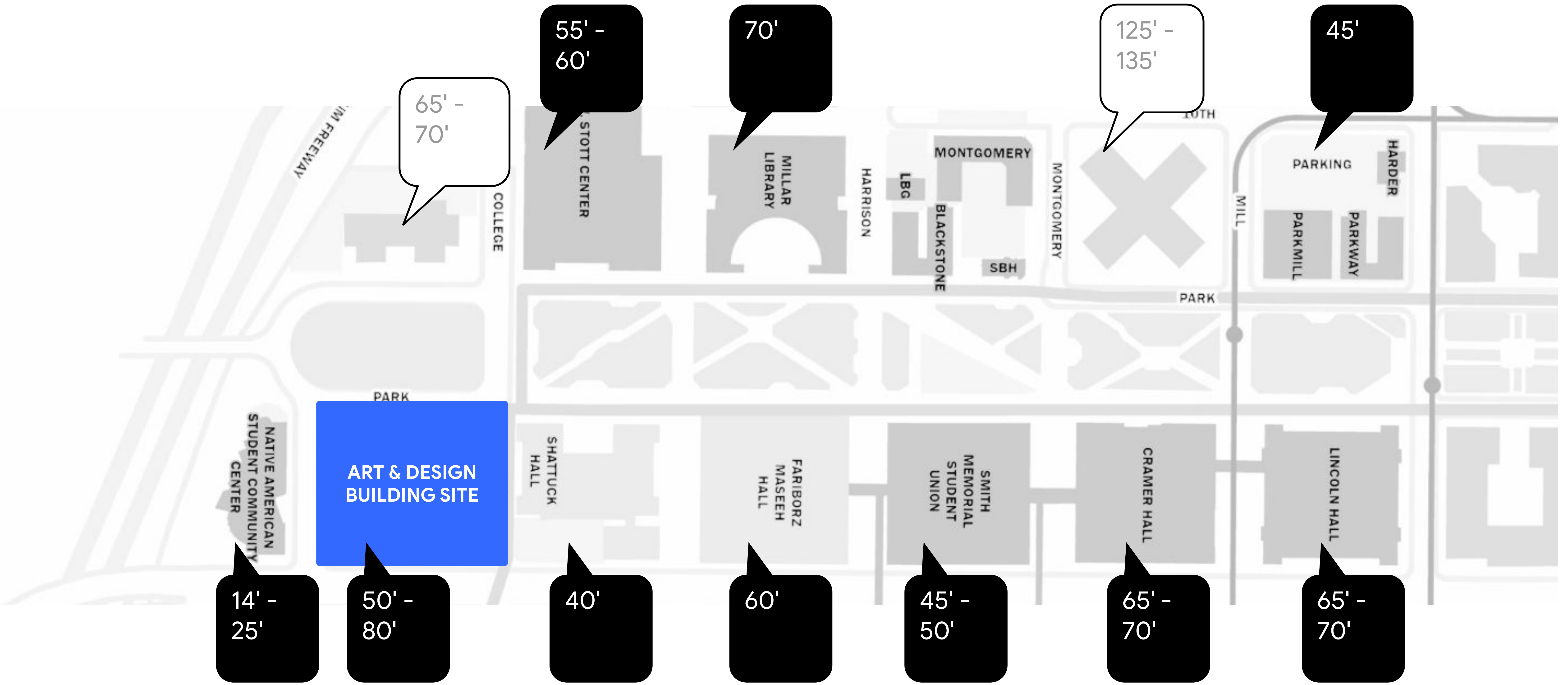
## PSU College of the Arts





# 2. Context Study

## Building Heights





# 2. Context Study

## Site Existing

### SETBACKS

#### Park Avenue

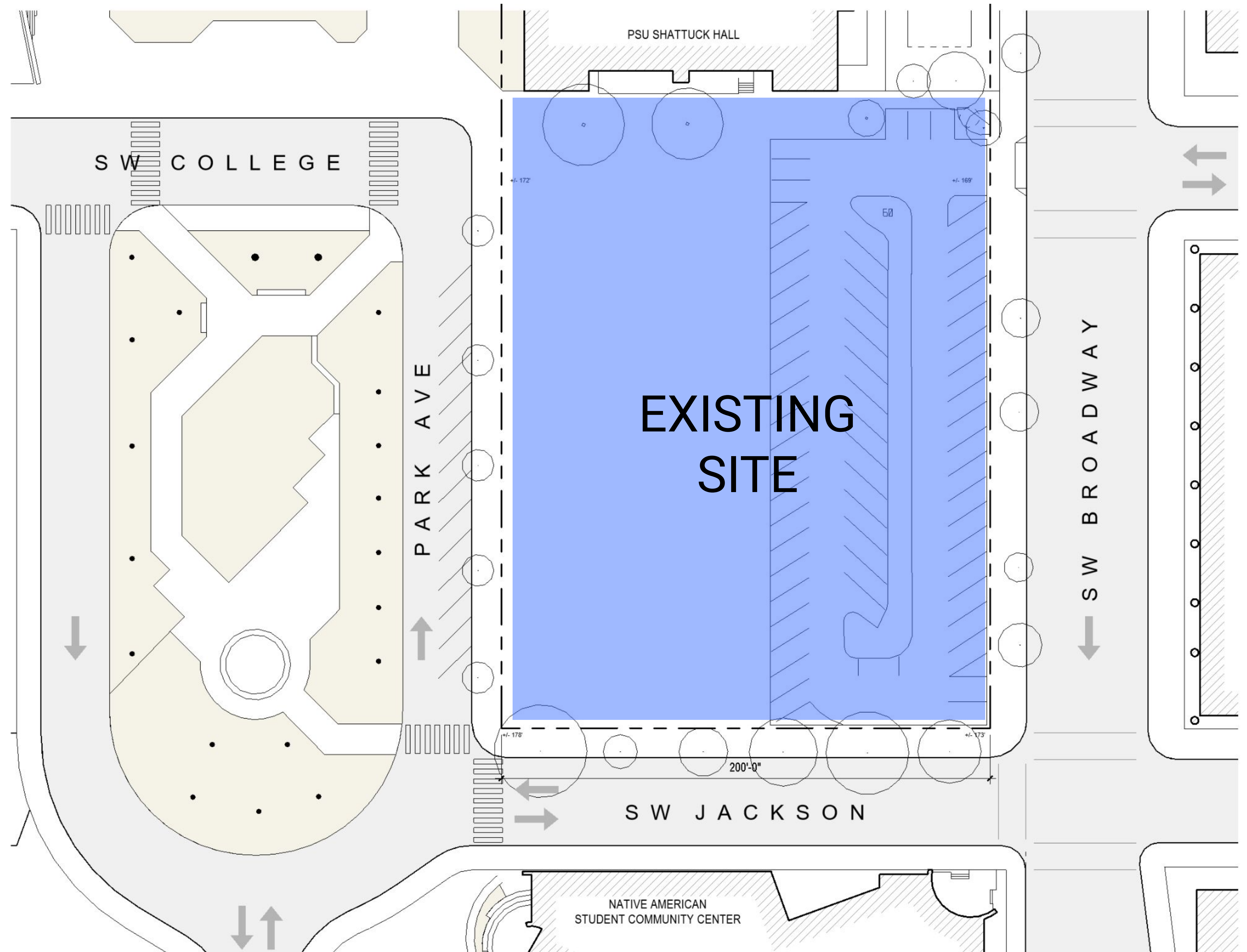
12' min. setback  
75% of block min.  
50% landscape min.

#### SW Jackson

Extend to lot line  
75% of block min.  
12' max. setback,  
75% of block min.  
Extension of sidewalk with  
active uses required

#### SW Broadway

Extend to lot line  
75% of block min.  
or  
12' max. setback,  
75% of block min.  
Extension of sidewalk with  
active uses required





# 2. Context Study

## Existing Site & Vicinity Photos

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE



SW College



SW Jackson



# 2. Context Study

## Existing Site & Vicinity Photos

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE



SW Park



SW Jackson and Park



# Contents

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE

## 1. Project Summary

Team Information  
Summary of Program

## 2. Context Study

Zoning Summary  
Plan Area Context  
Urban Context  
Site Context  
Existing Site Opportunities

## 3. Concept Design

Story of Project's Evolution  
Concept + Massing  
Proposed Site Plan  
Ground Level Plan  
Typical Upper Floor Plan  
Roof Plan  
Preliminary Open Space Concept  
Preliminary Building Elevations  
Preliminary Building Sections  
Structural Timber Concept  
Material Concepts  
Perspectives Set in Context  
Representative Image of Project  
Anticipated Modifications

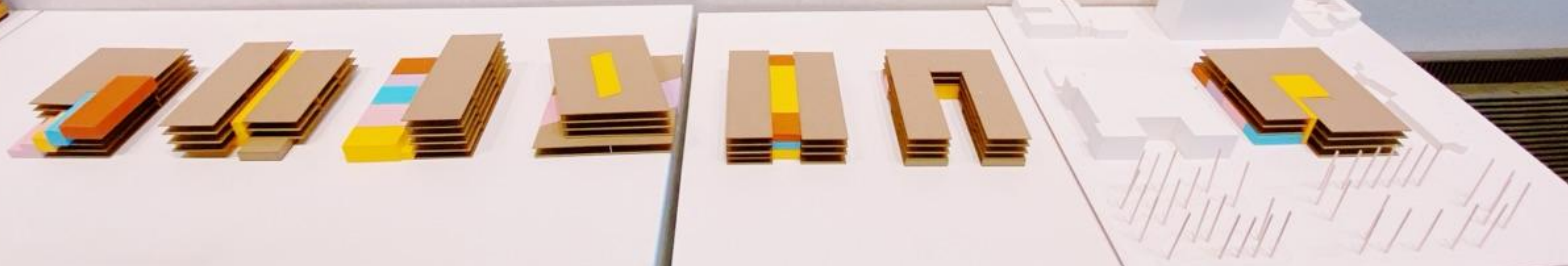
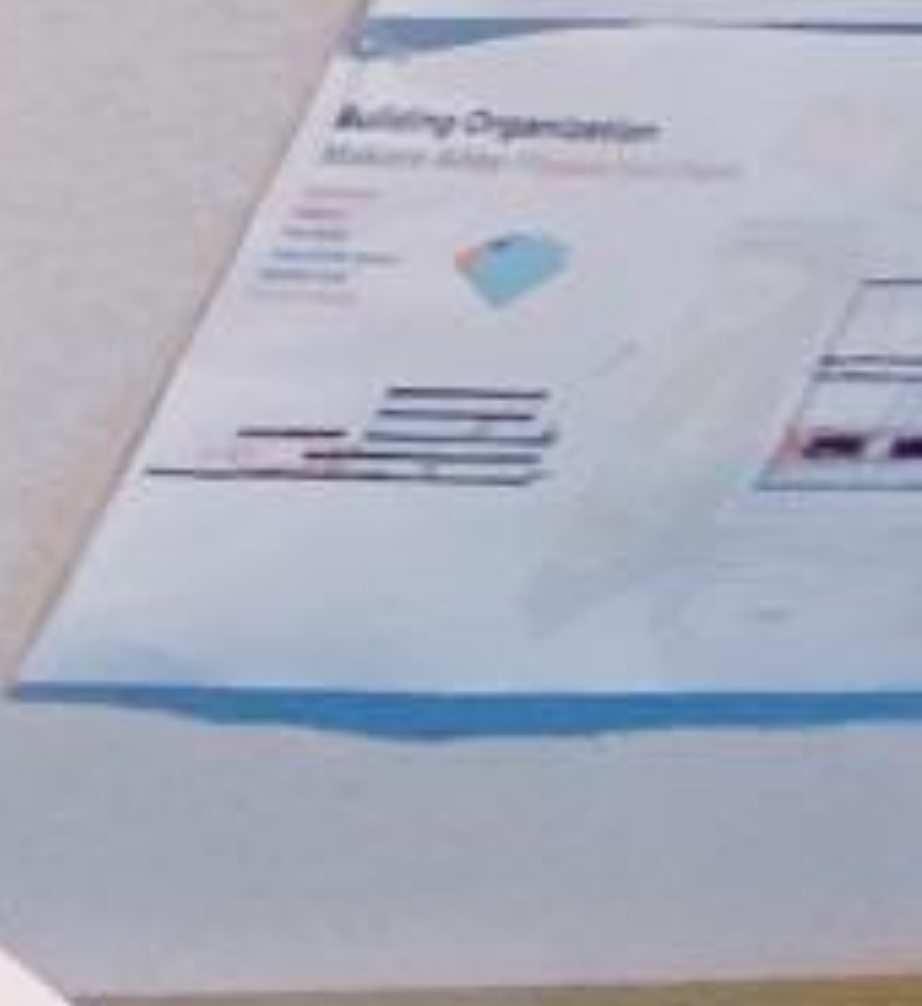
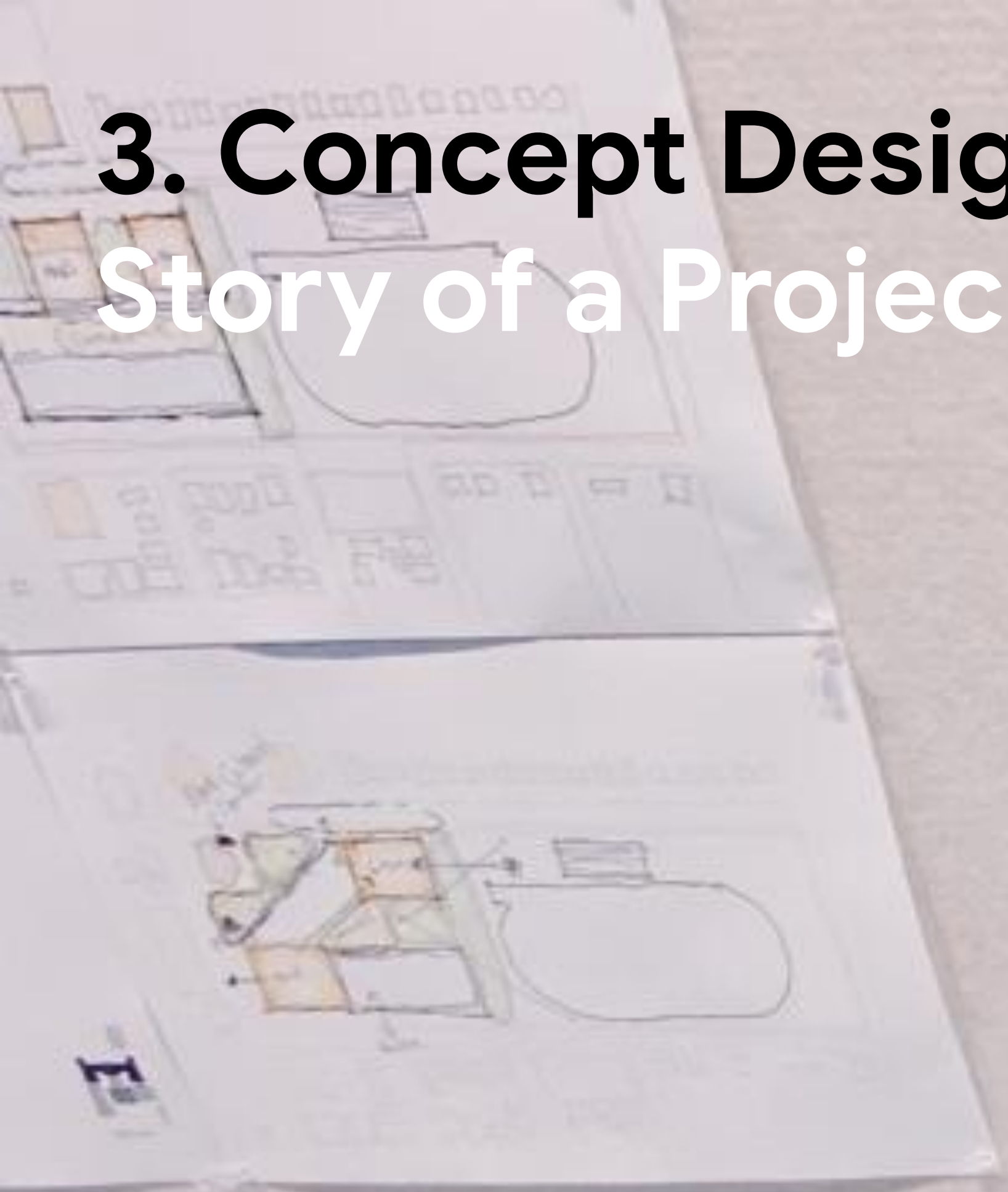


# 3. Concept Design

## Story of a Project's Evolution

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

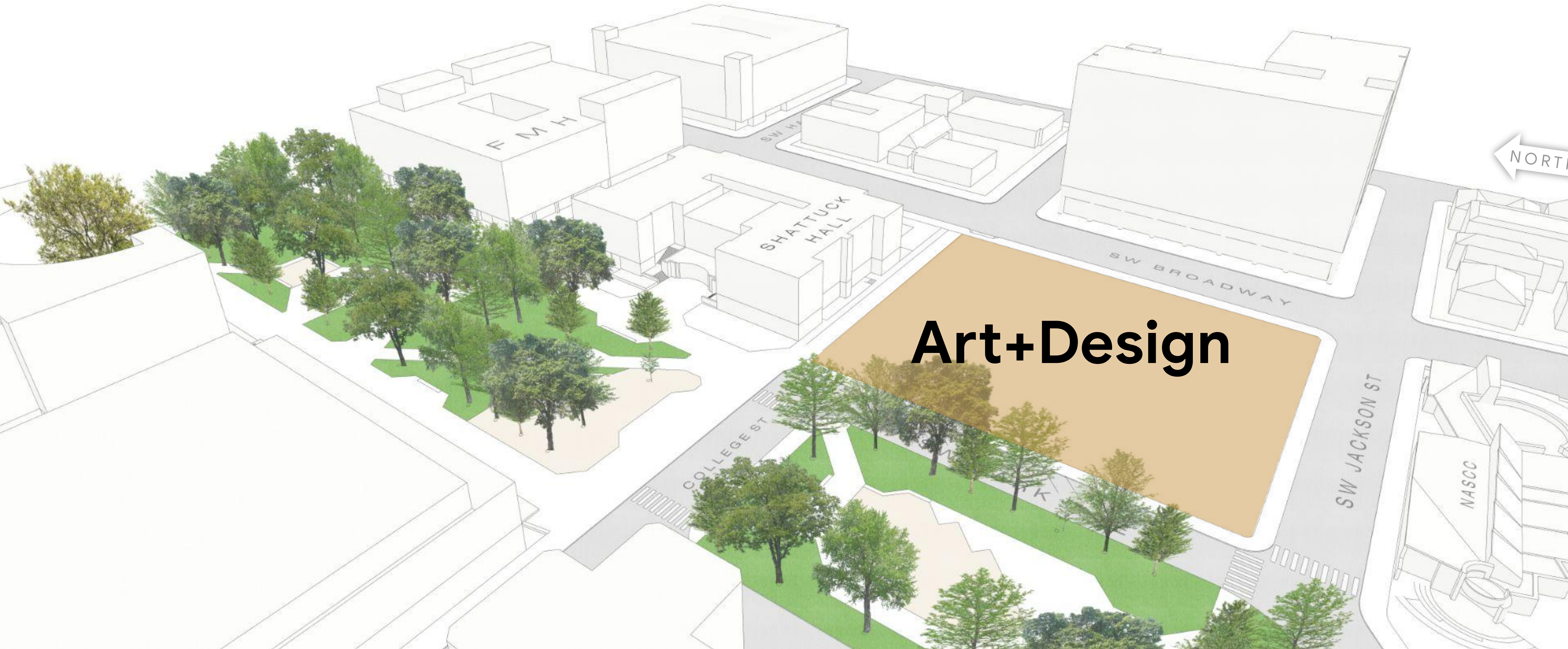
LEVER ARCHITECTURE





# 3. Concept Design

## Concept





# 3. Concept Design

## Park Blocks and Broadway



South Park Blocks

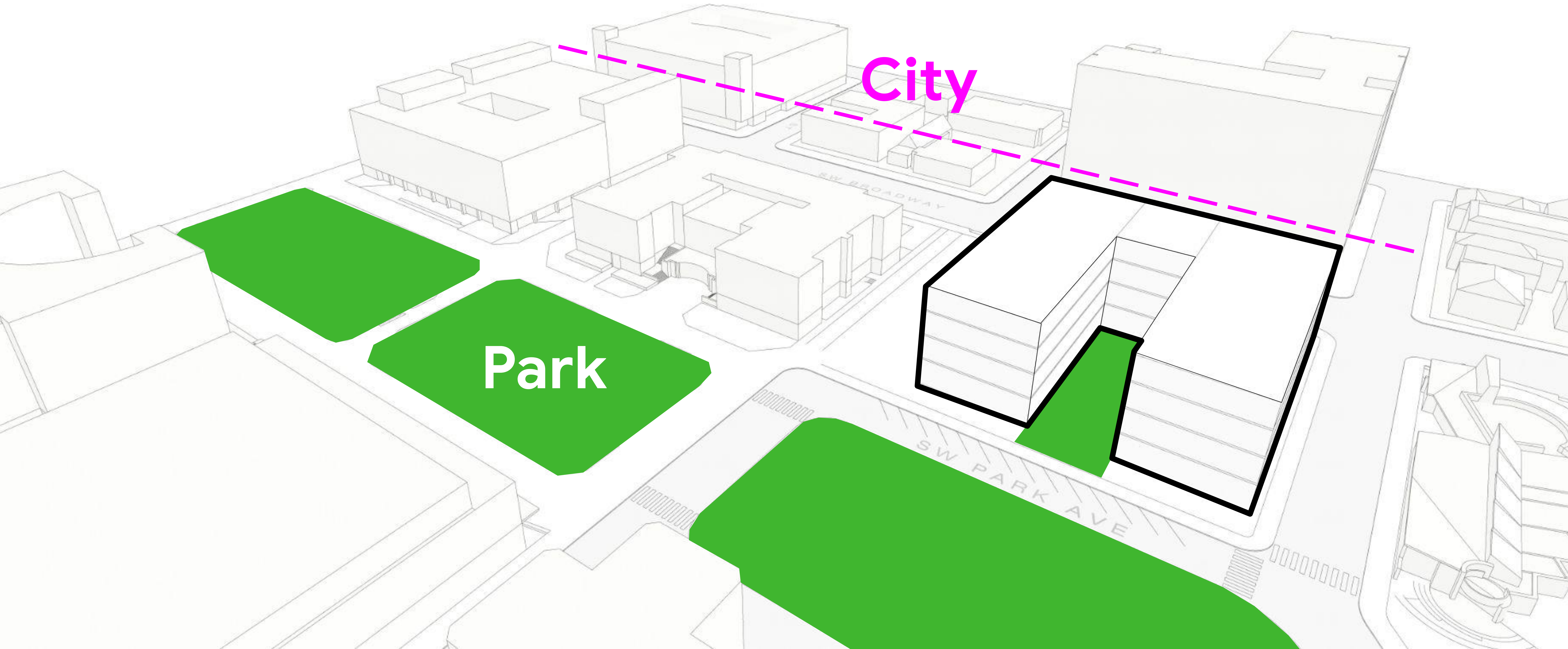


Southwest Broadway



# 3. Concept Design

## Concept + Massing





# 3. Concept Design

## North daylight for art and design



studio-albanese-francesca-iovene-lindower

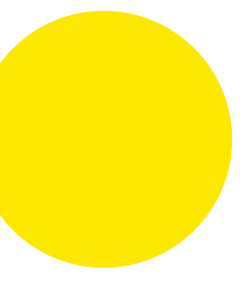


University of the Arts Helsinki

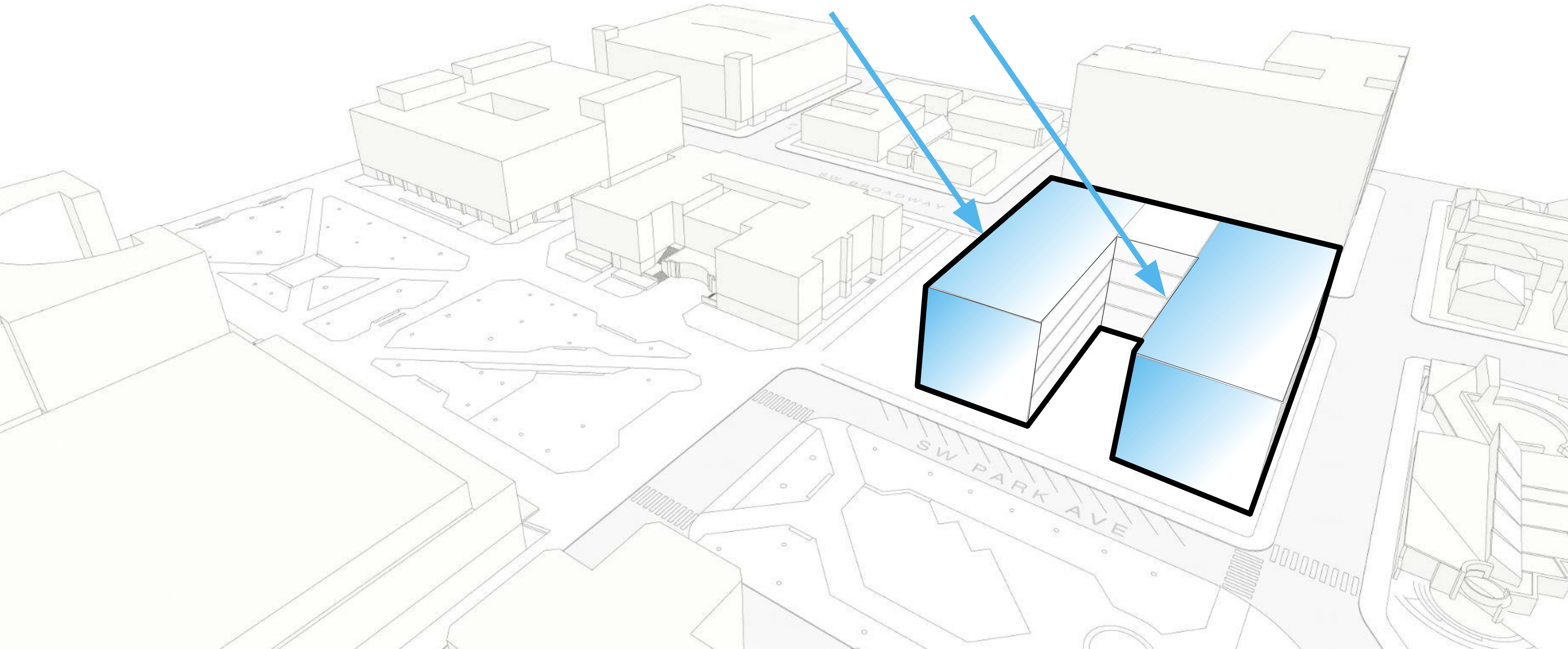


# 3. Concept Design

## Concept + Massing



# North Daylight

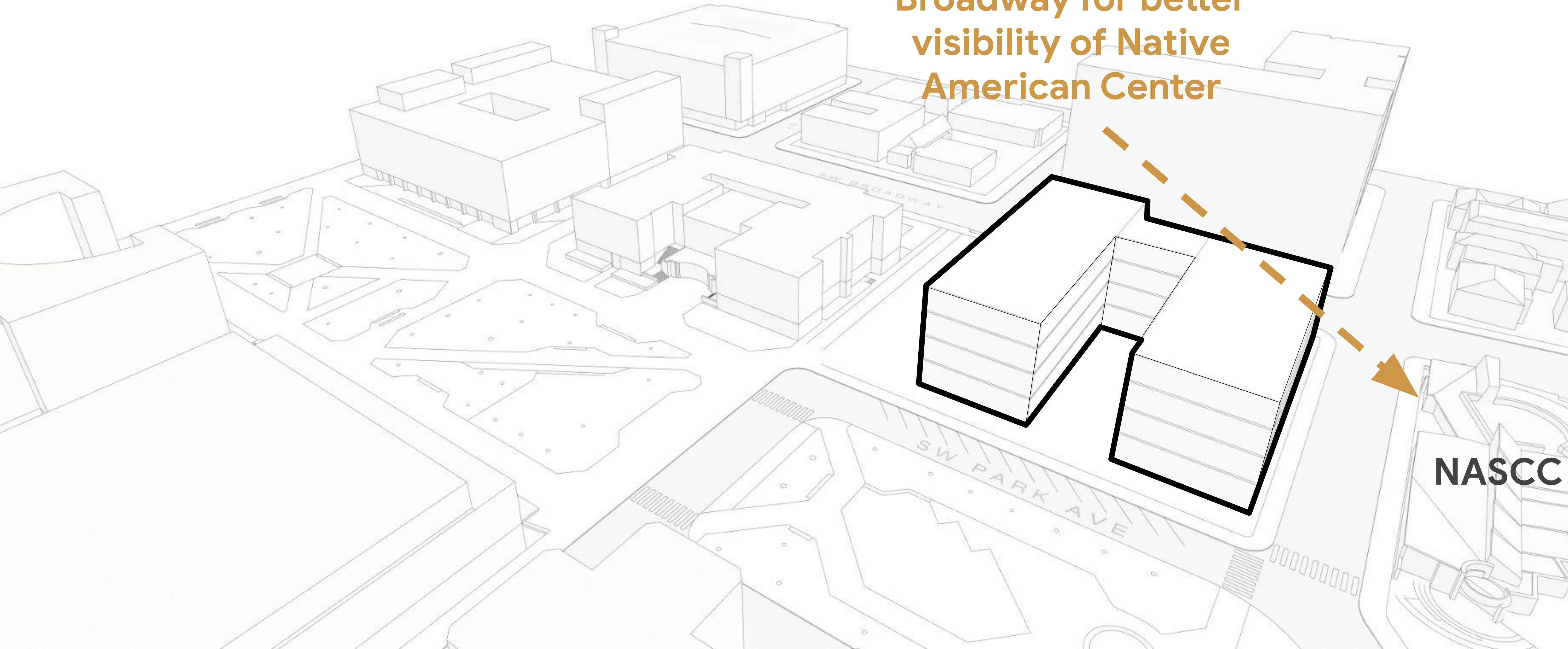




# 3. Concept Design

## Concept + Massing

Step back building at  
Broadway for better  
visibility of Native  
American Center



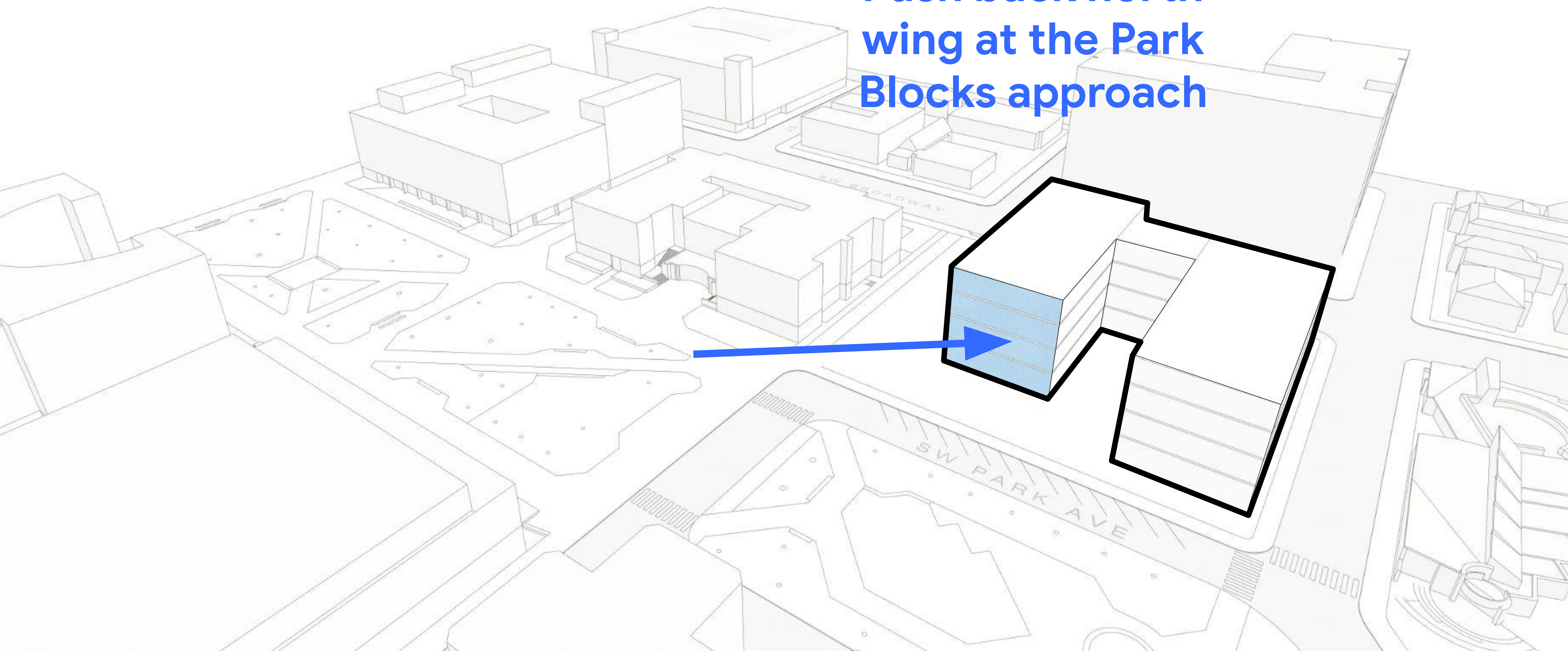
**NASCC**



# 3. Concept Design

## Concept + Massing

Push back north  
wing at the Park  
Blocks approach

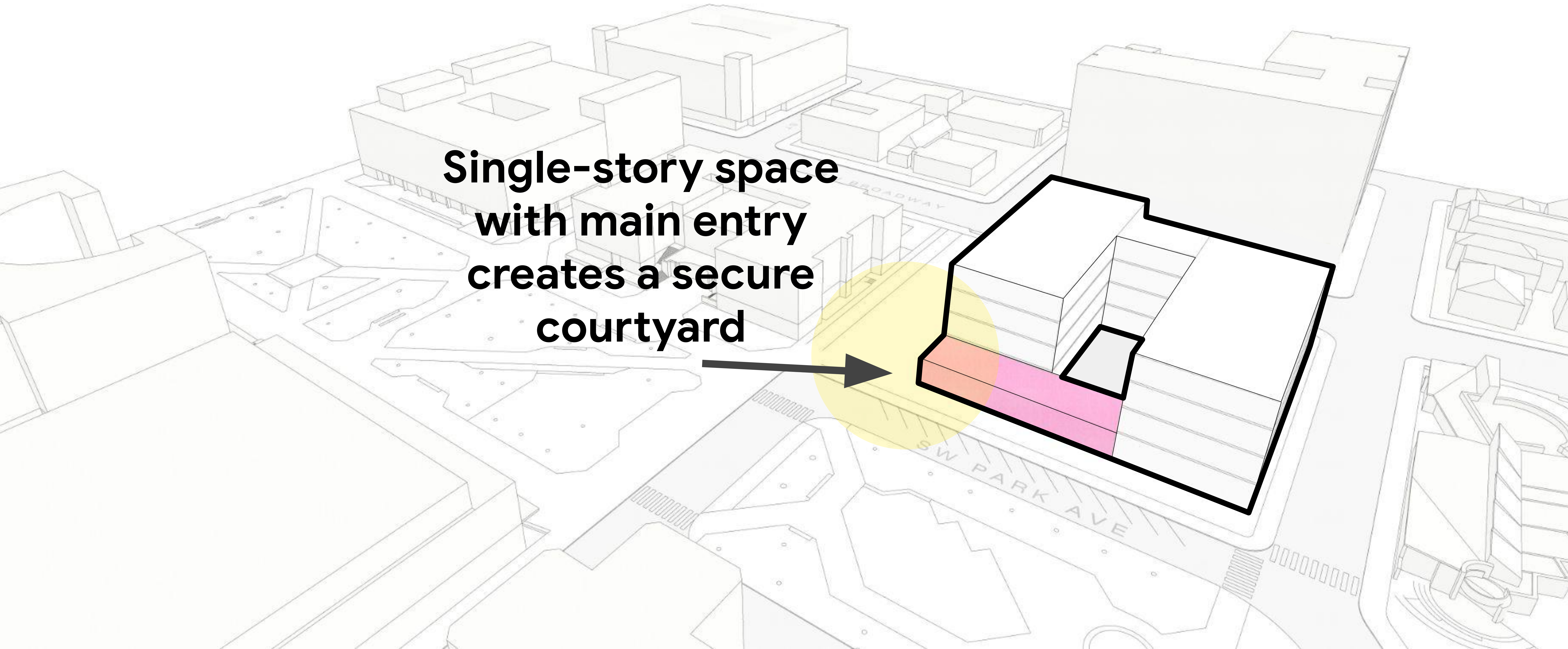




# 3. Concept Design

## Concept + Massing

**Single-story space  
with main entry  
creates a secure  
courtyard**

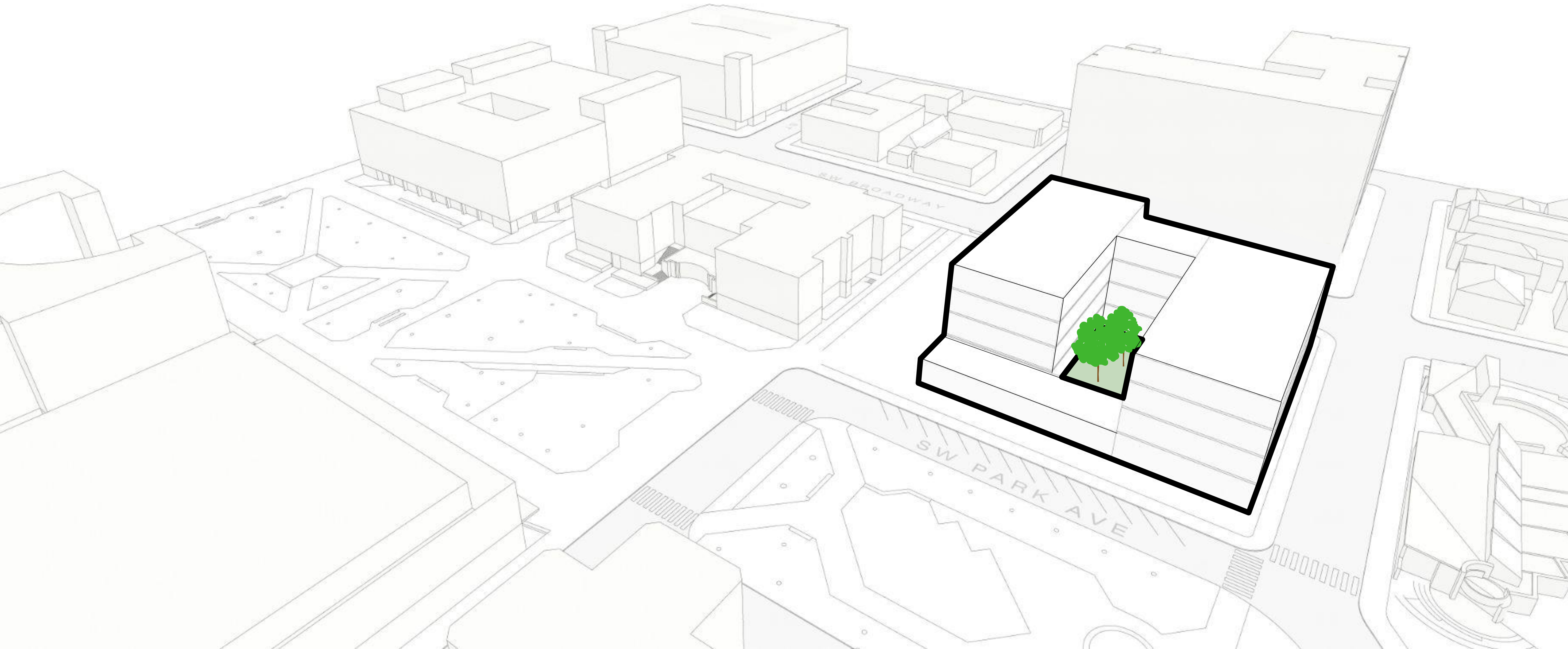




# 3. Concept Design

Concept + Massing

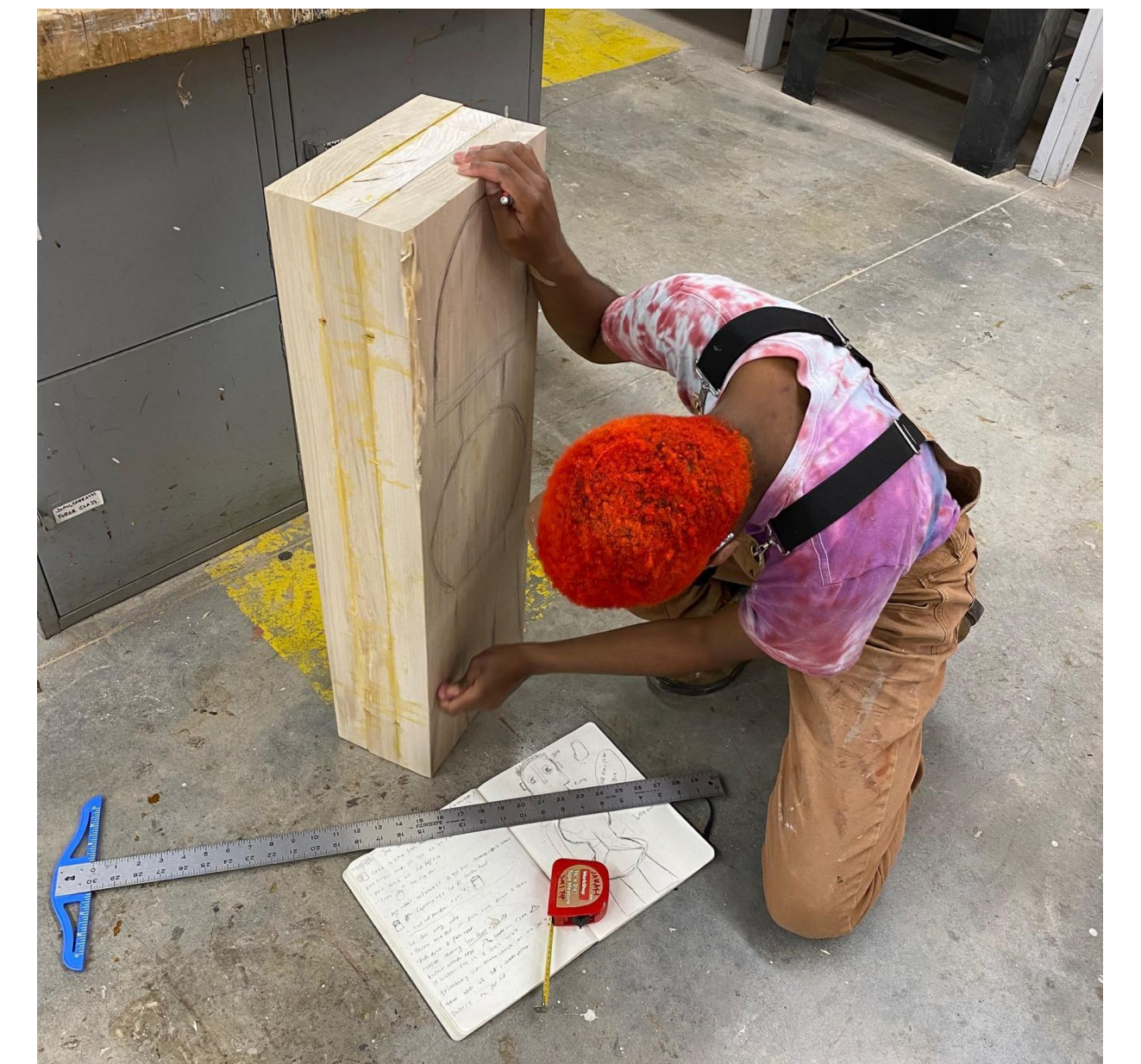
Courtyard “The Work Yard”





# 3. Concept Design

## Work Yard for Art & Design

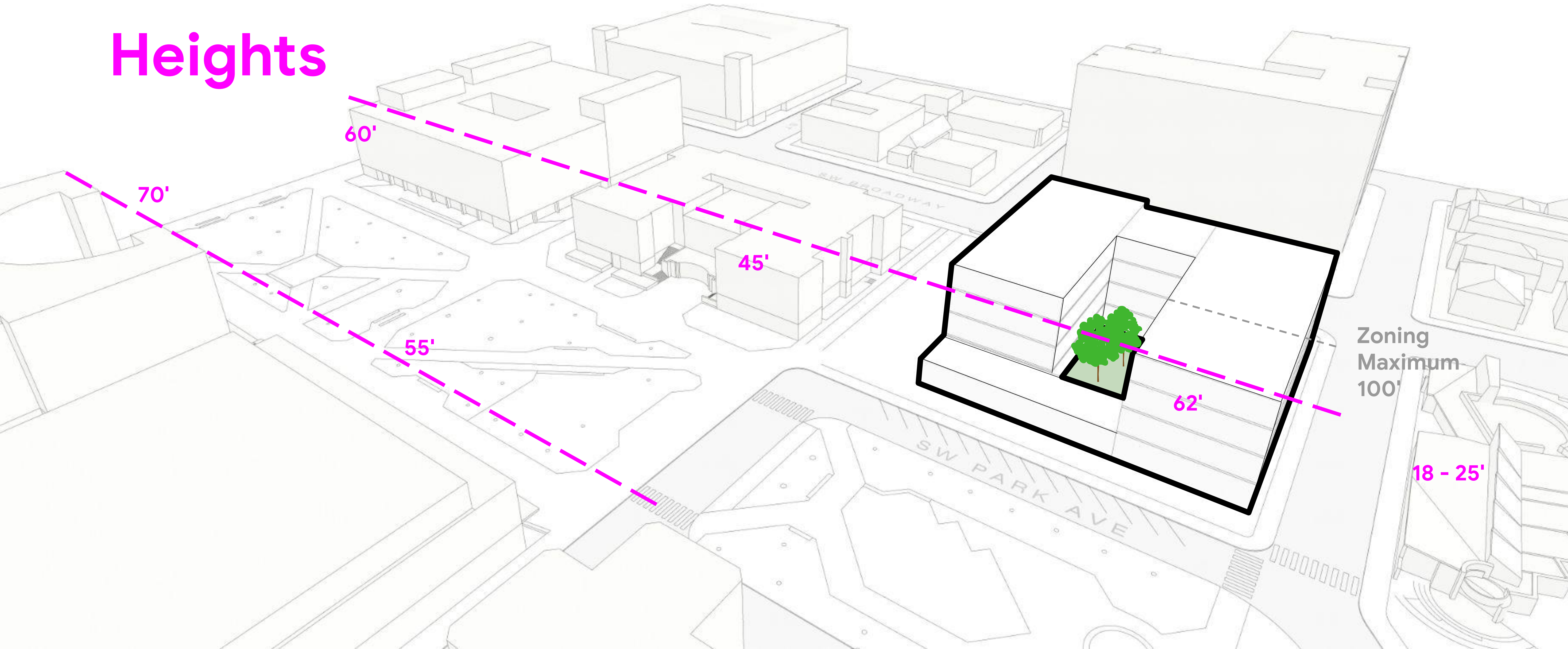




# 3. Concept Design

## Concept + Massing

### Heights

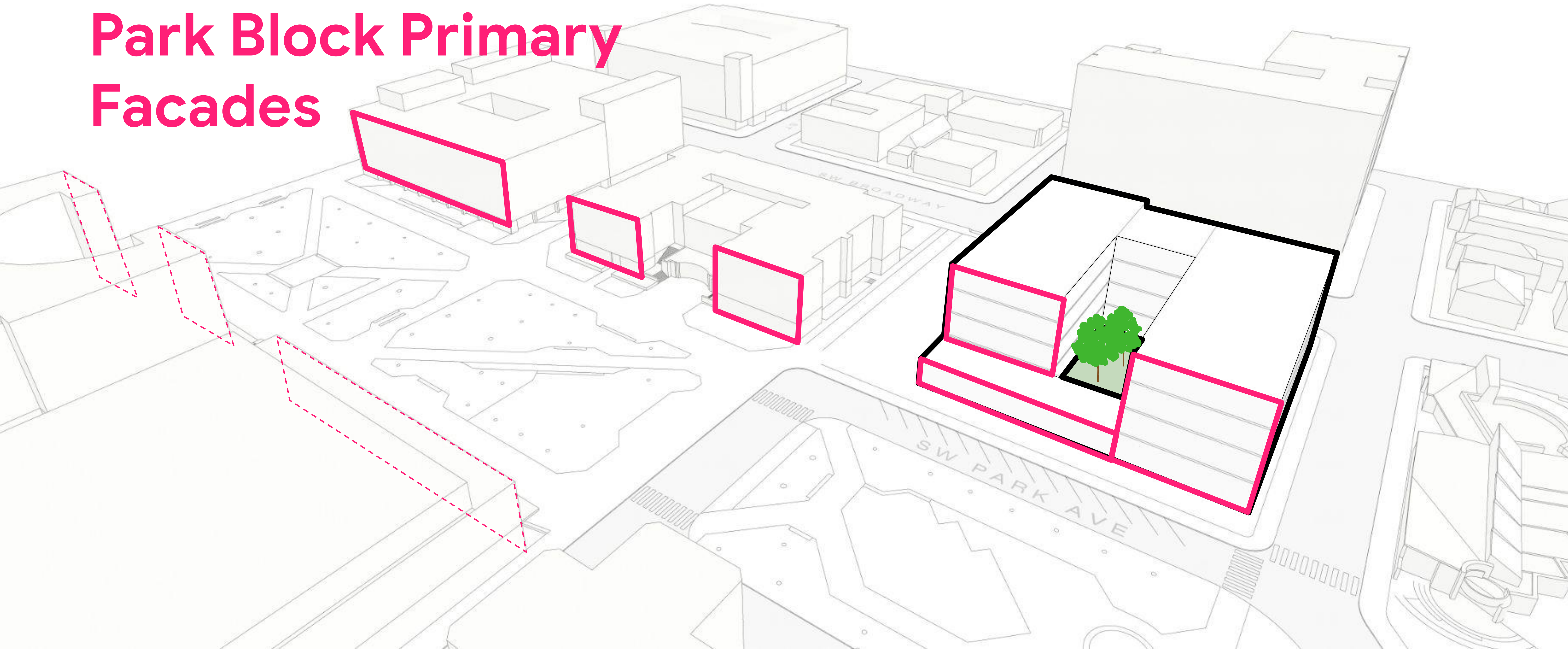




# 3. Concept Design

## Concept + Massing

### Park Block Primary Facades

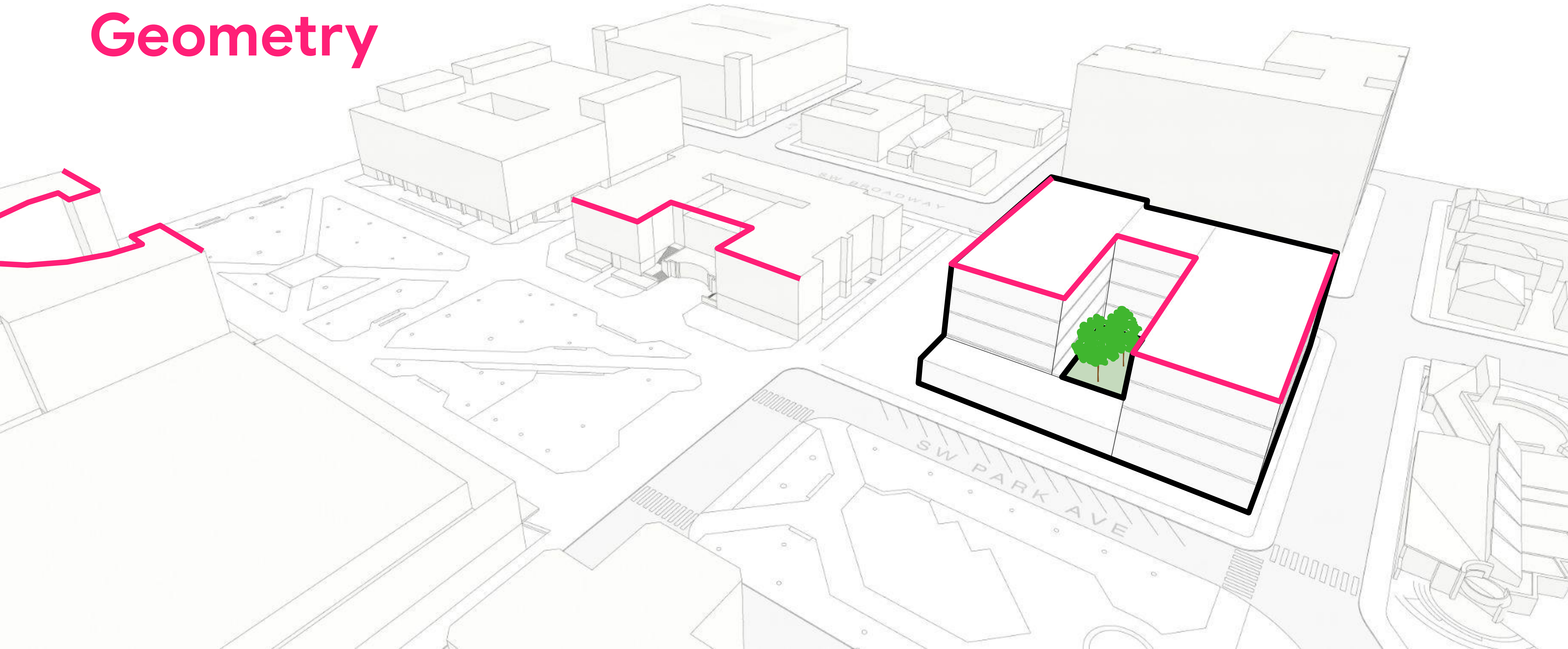




# 3. Concept Design

## Concept + Massing

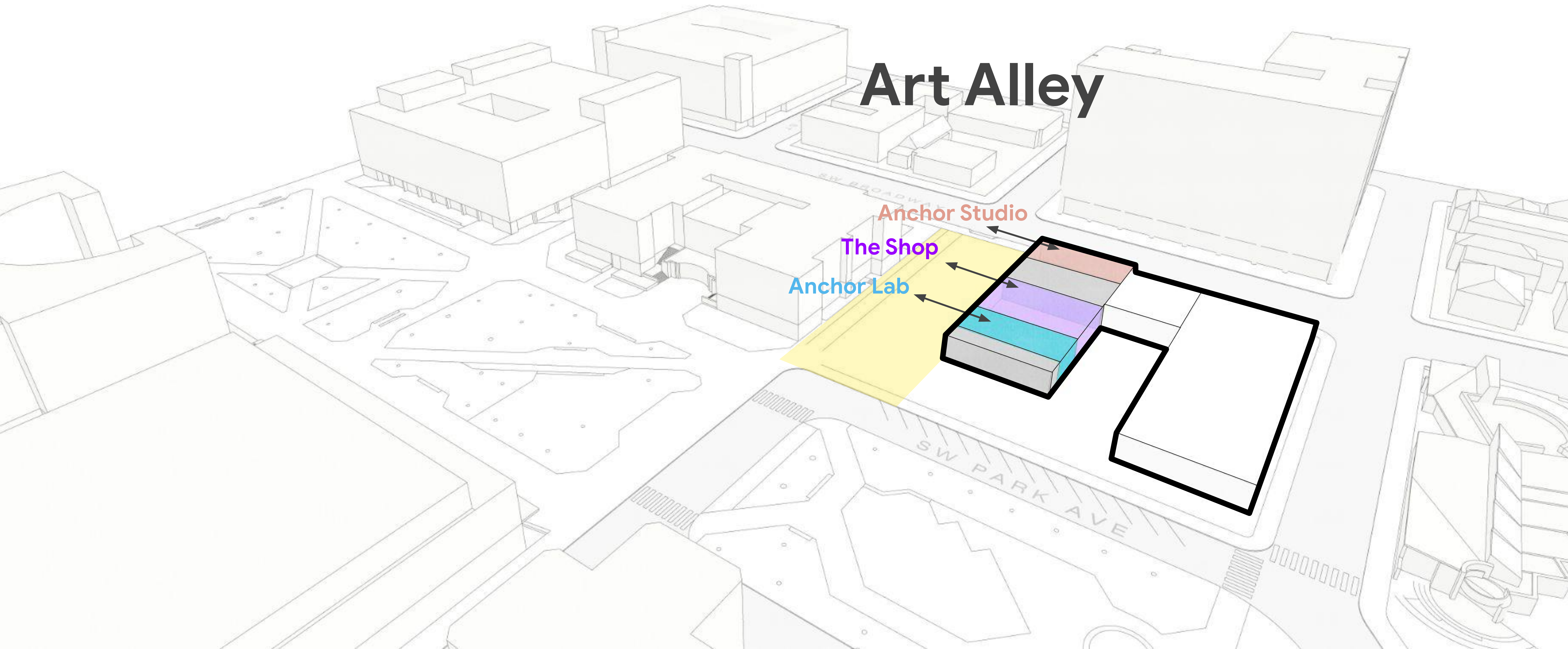
### Geometry





# 3. Concept Design

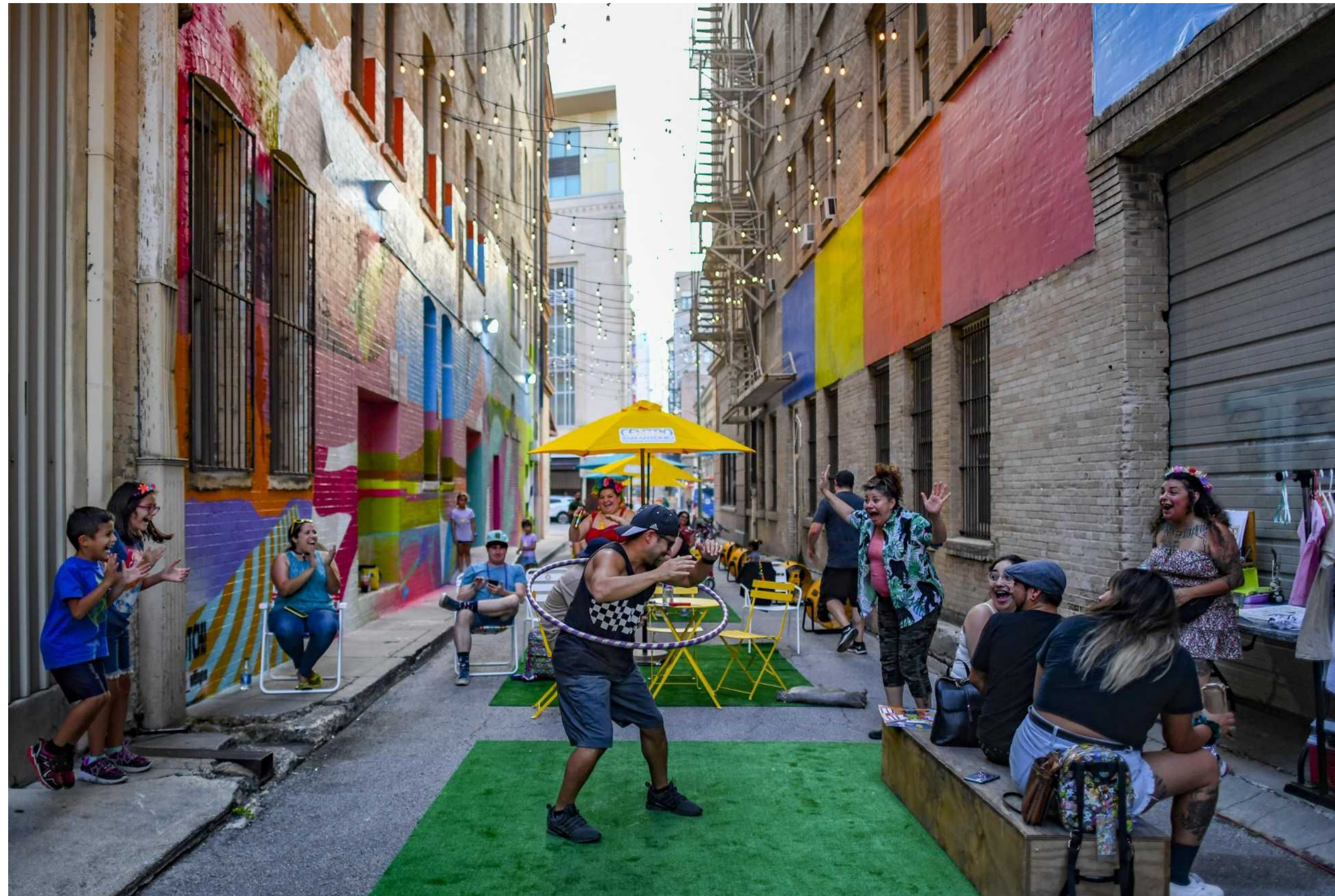
## Ground Floor Experience





# 3. Concept Design

## Art Alley



Peacock Alley San Antonio



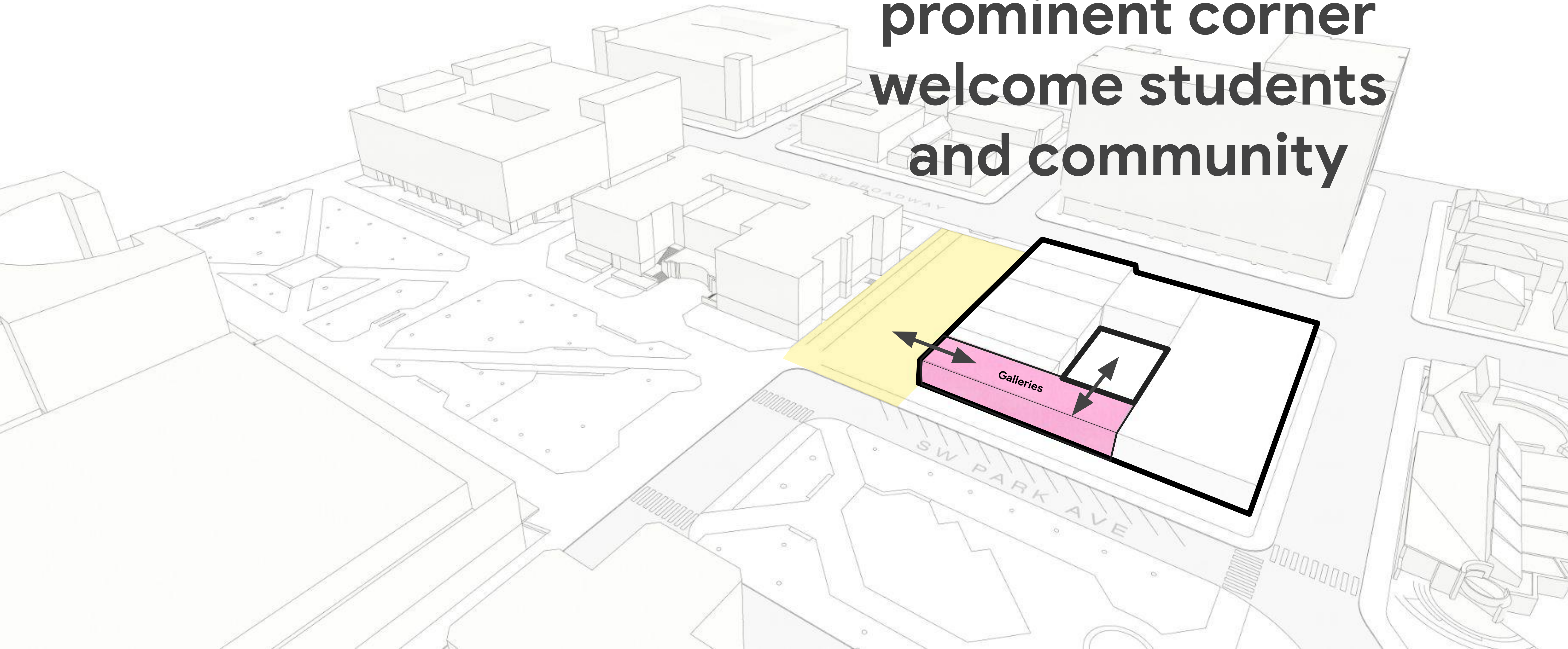
Aarhus School of Art and Architecture



### 3. Concept Design

#### Ground Floor Experience

**Art/Design galleries at prominent corner welcome students and community**

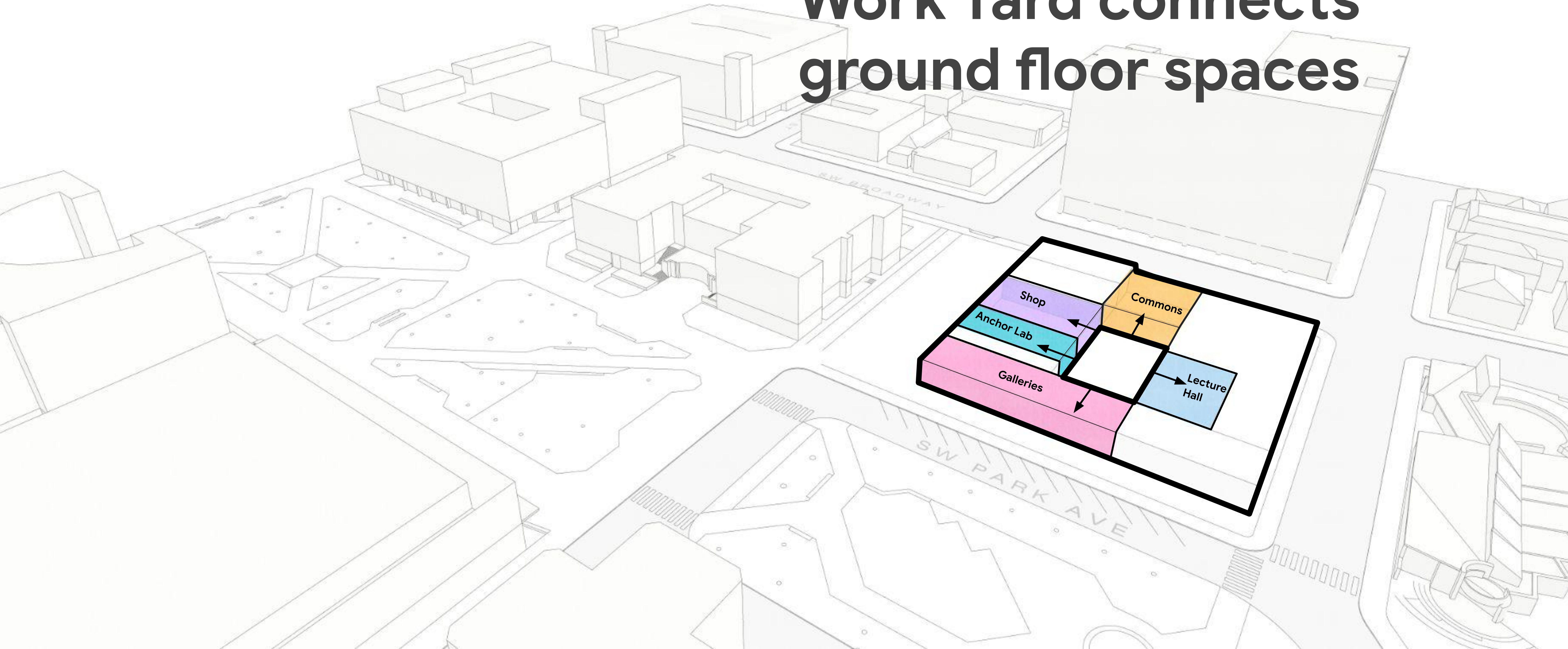




# 3. Concept Design

## Ground Floor Experience

**Work Yard connects  
ground floor spaces**

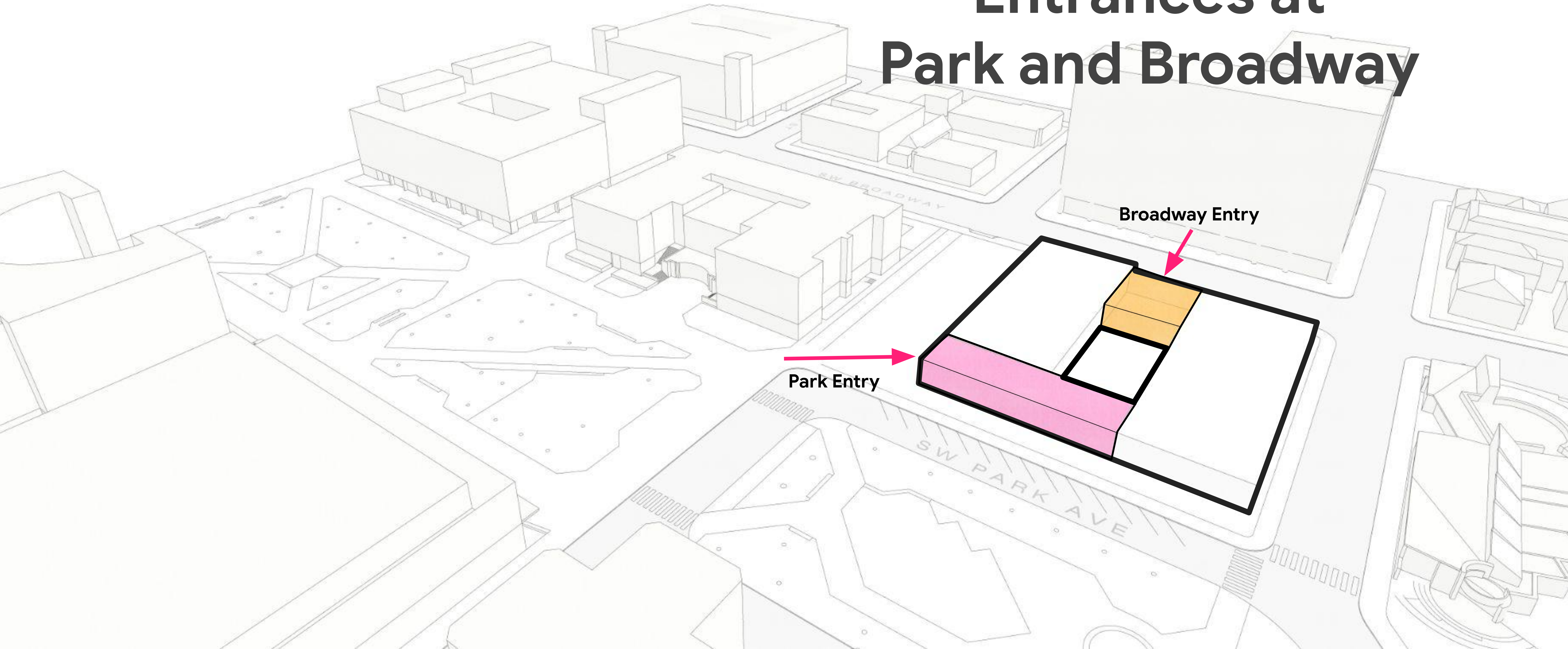




# 3. Concept Design

## Ground Floor Experience

# Entrances at Park and Broadway

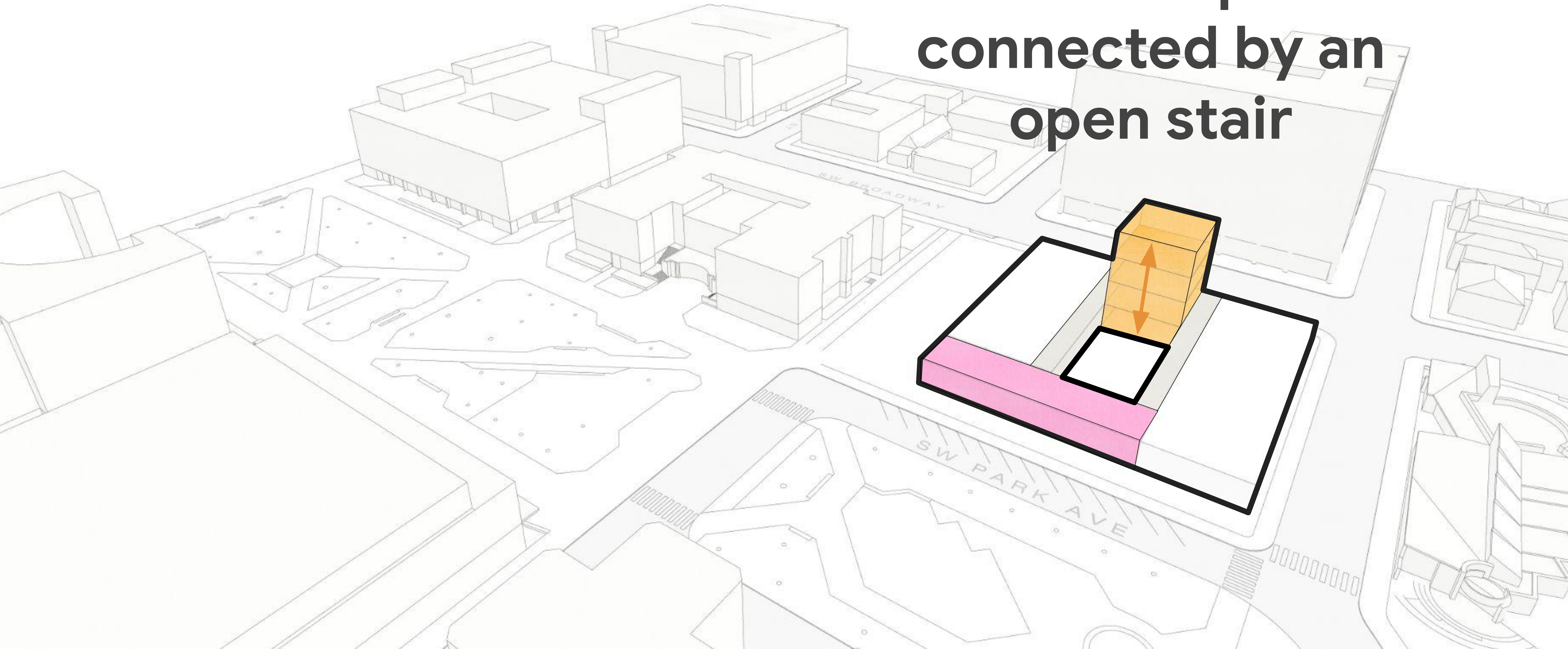




# 3. Concept Design

## Ground Floor Experience

**Common spaces  
connected by an  
open stair**

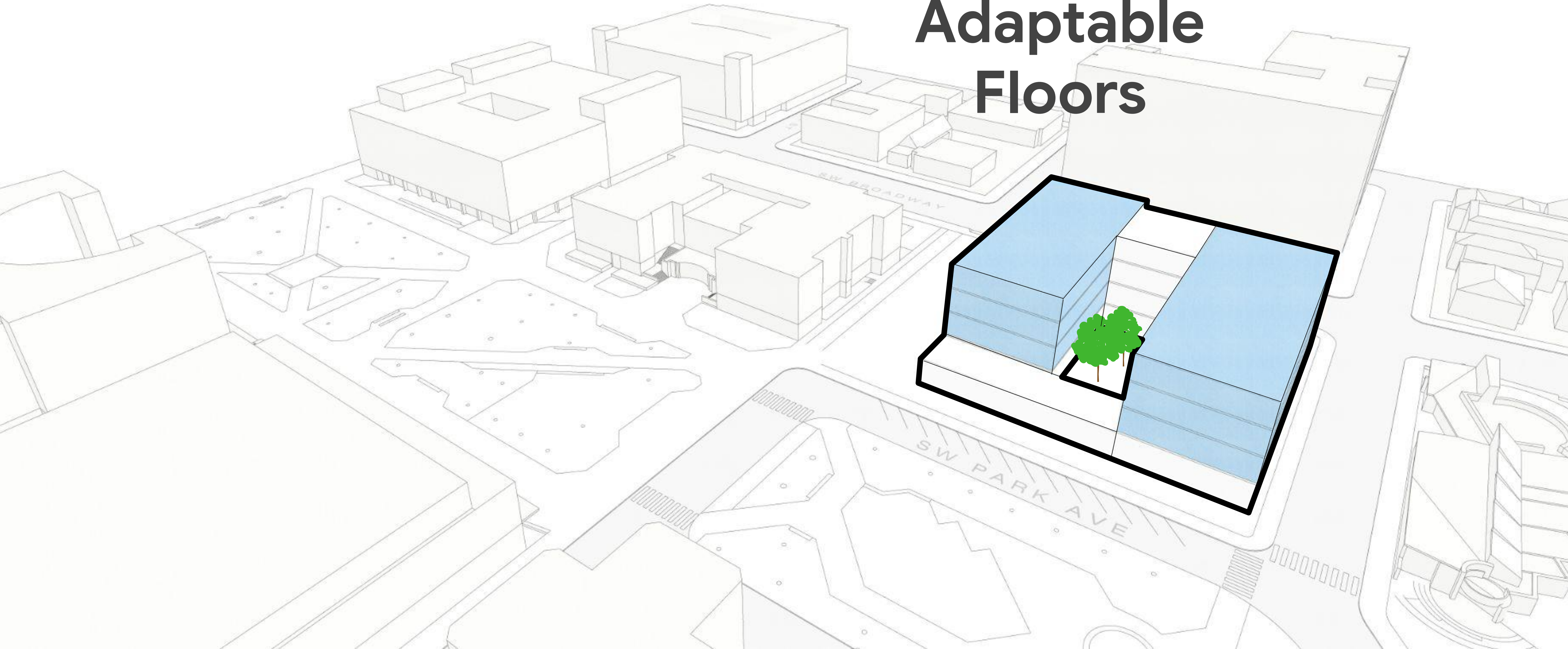




# 3. Concept Design

## Upper Floors

**Adaptable  
Floors**



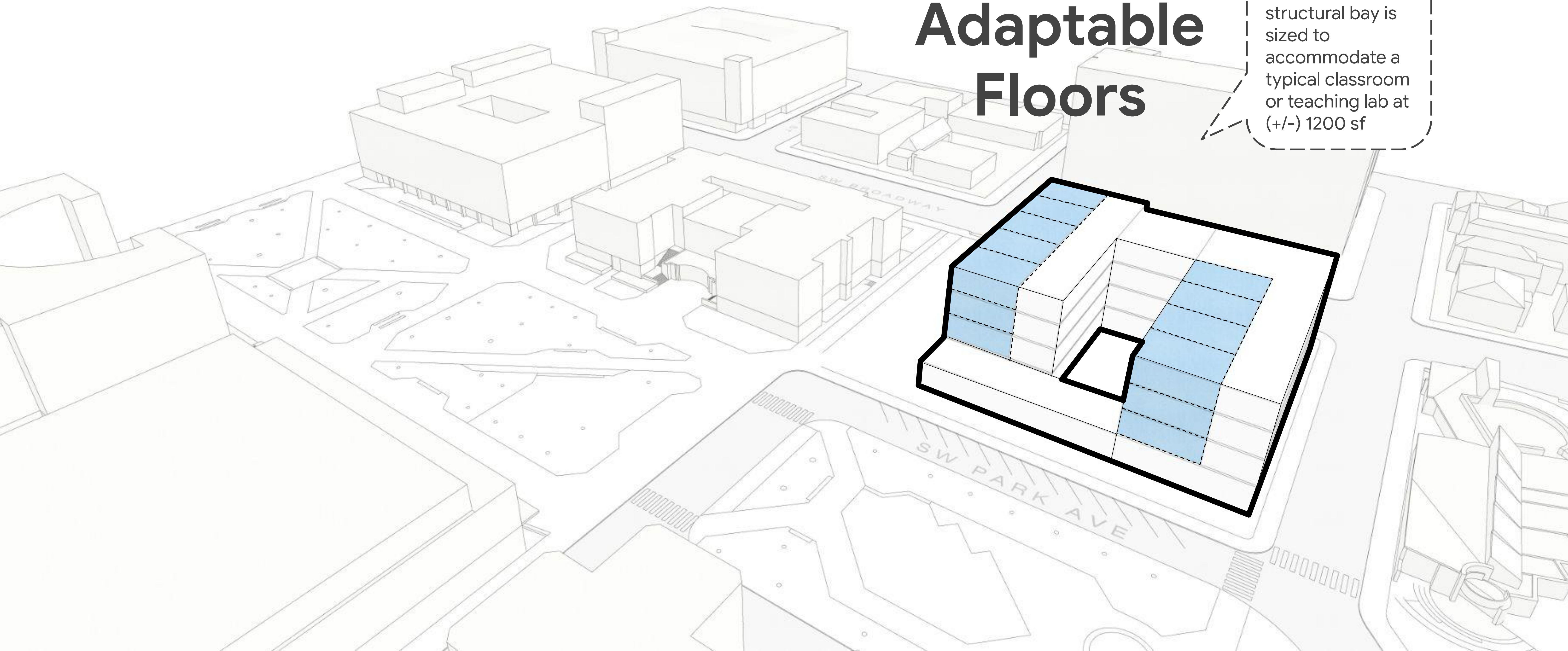


# 3. Concept Design

## Upper Floors

### Adaptable Floors

Each dashed structural bay is sized to accommodate a typical classroom or teaching lab at (+/-) 1200 sf

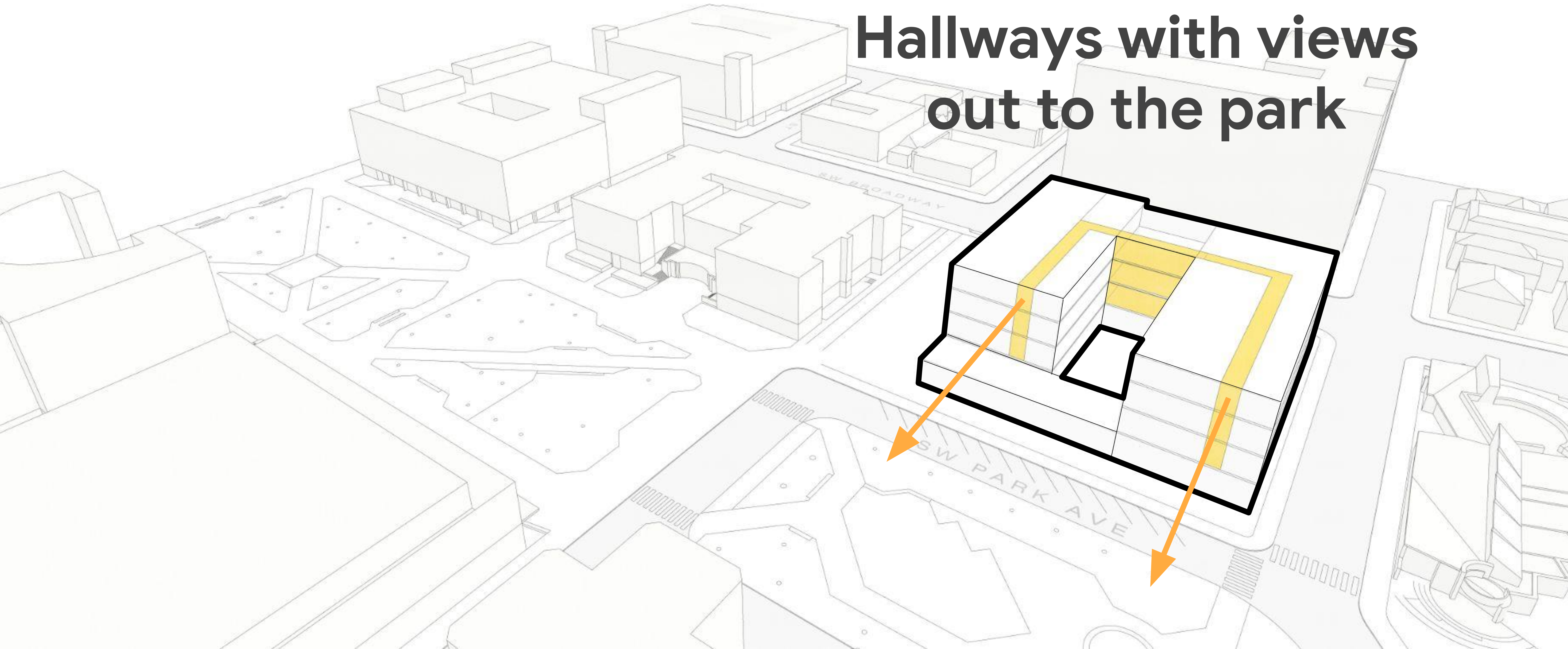




# 3. Concept Design

## Upper Floors

**Hallways with views  
out to the park**

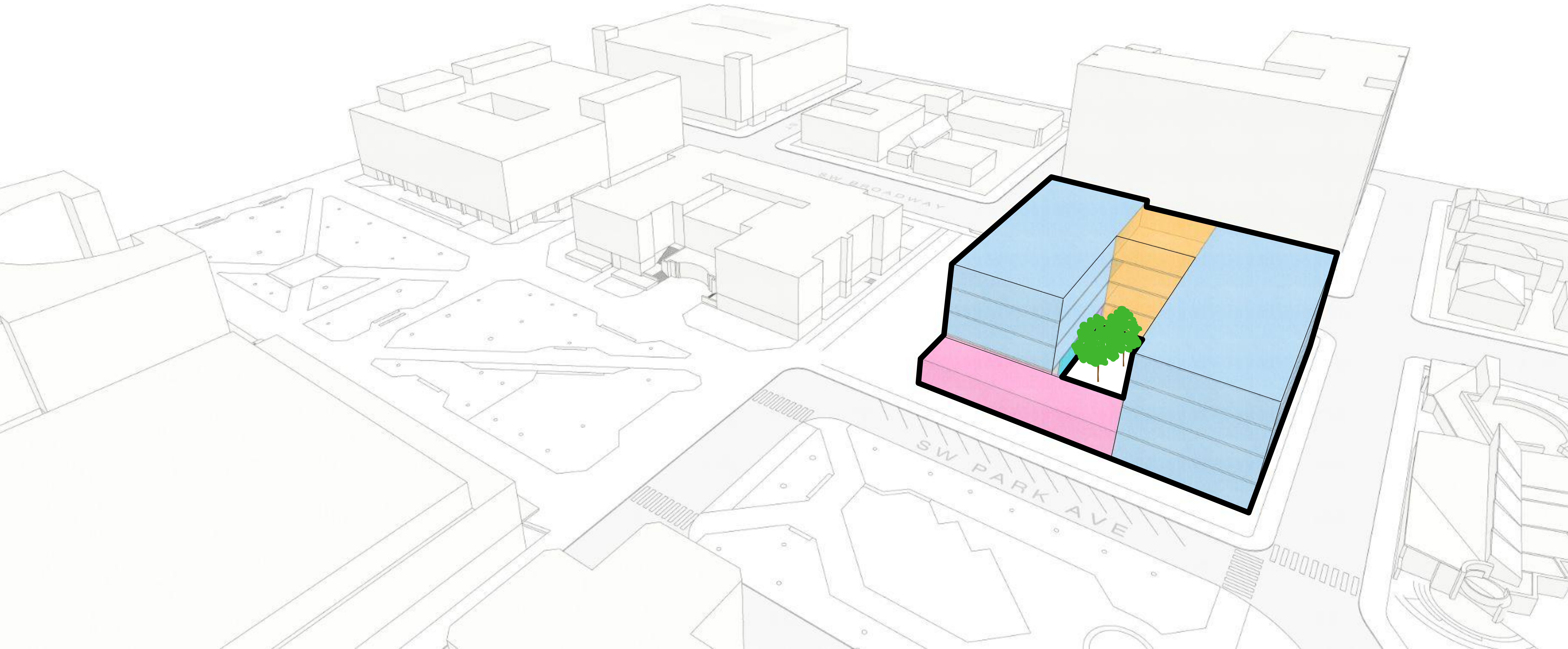




# 3. Concept Design

## Program Blocks


Commons  
Galleries  
Adaptable Space

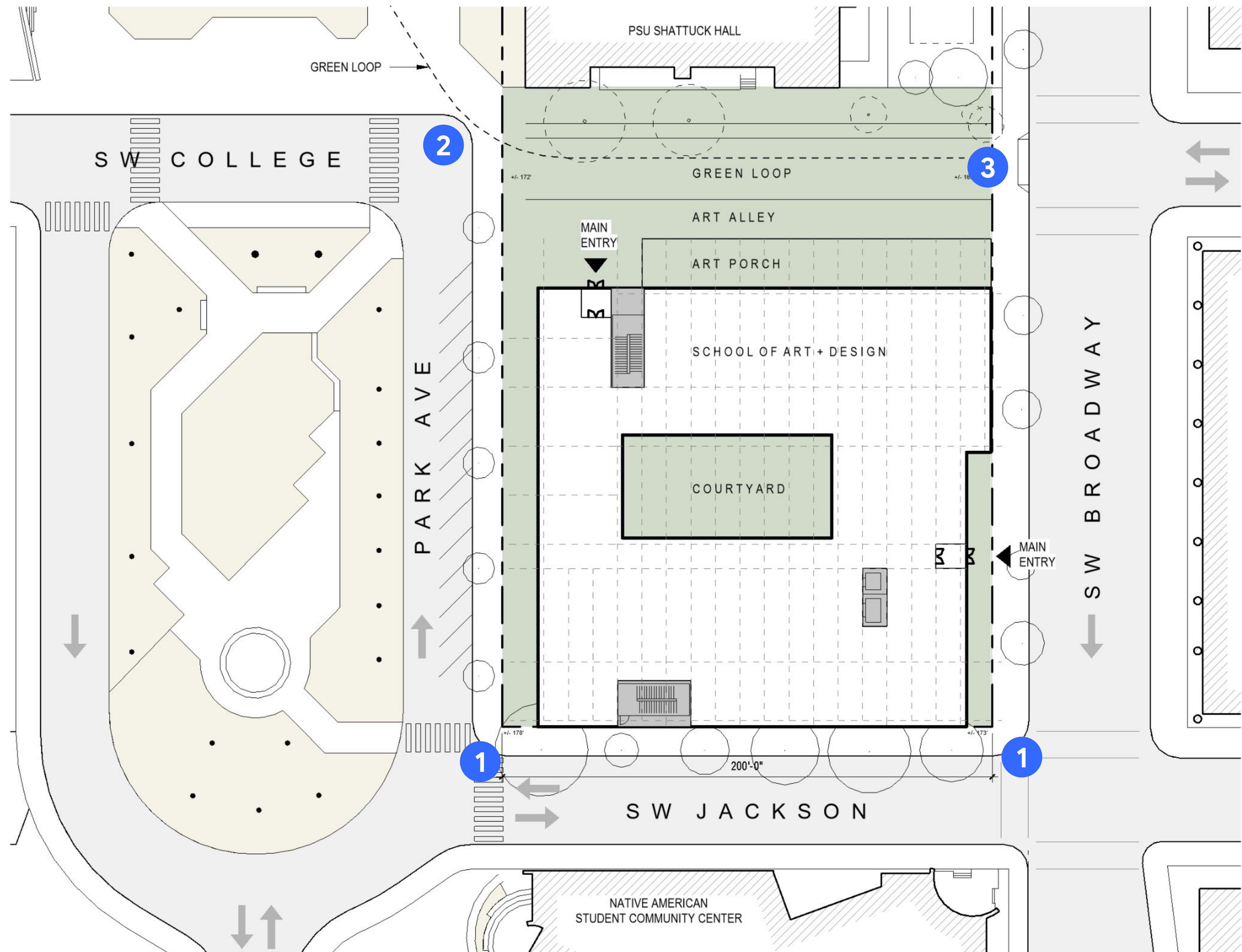




# 3. Concept Design Proposed Site Plan

- 1. Curb extensions with ADA ramps to be implemented at both corners of SW Jackson
- 2. Curb extension under study by design team to relieve pinch point at Green Loop
- 3. Green Loop circulation under study

 Landscape  
 Unplanted  
 and Planted





# 3. Concept Design Proposed Site Plan

Updated 12/15/22



PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE

PLACE

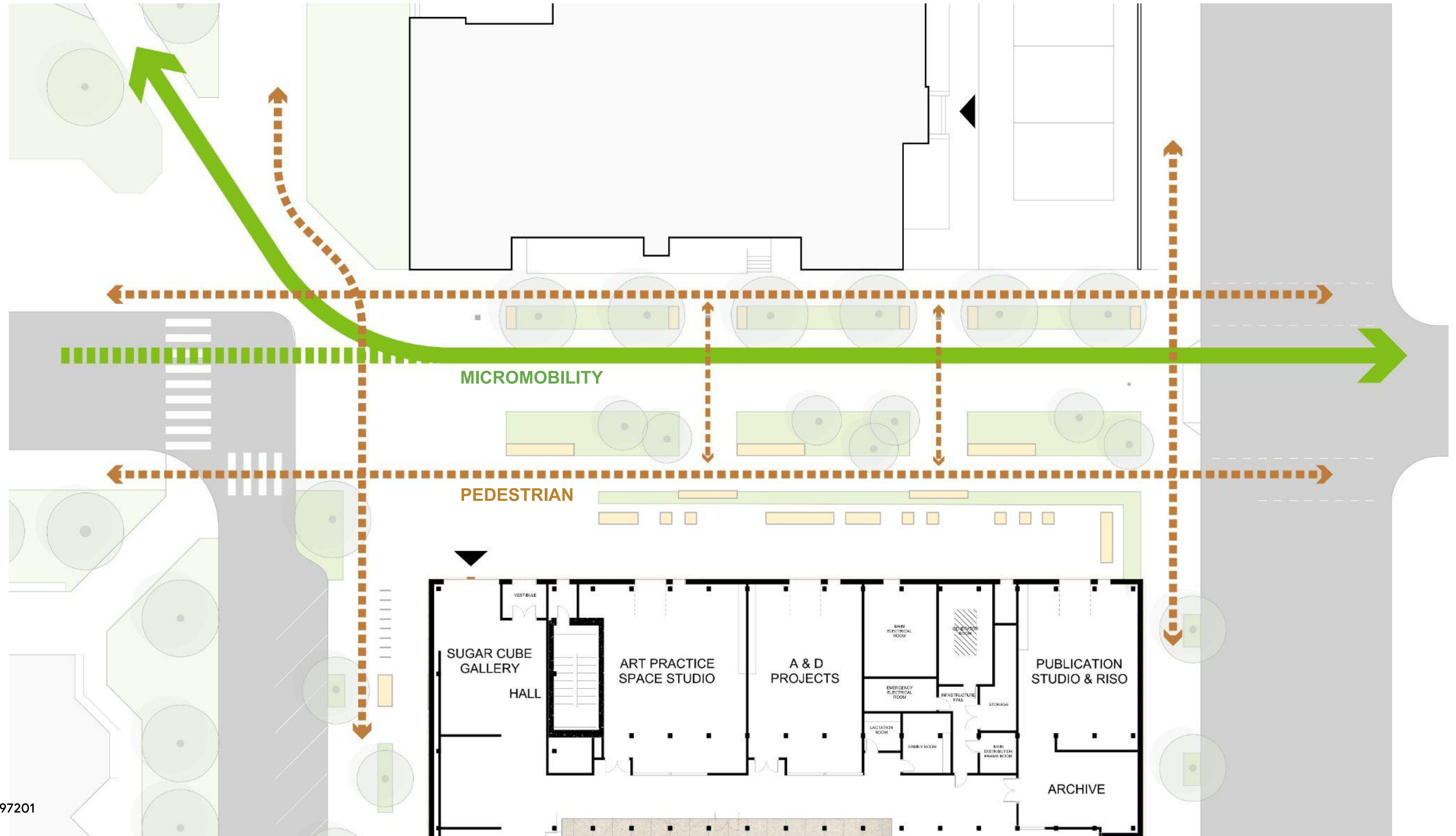


# 3. Concept Design

## SW College St

### Circulation

Updated 12/15/22



PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE

PLACE

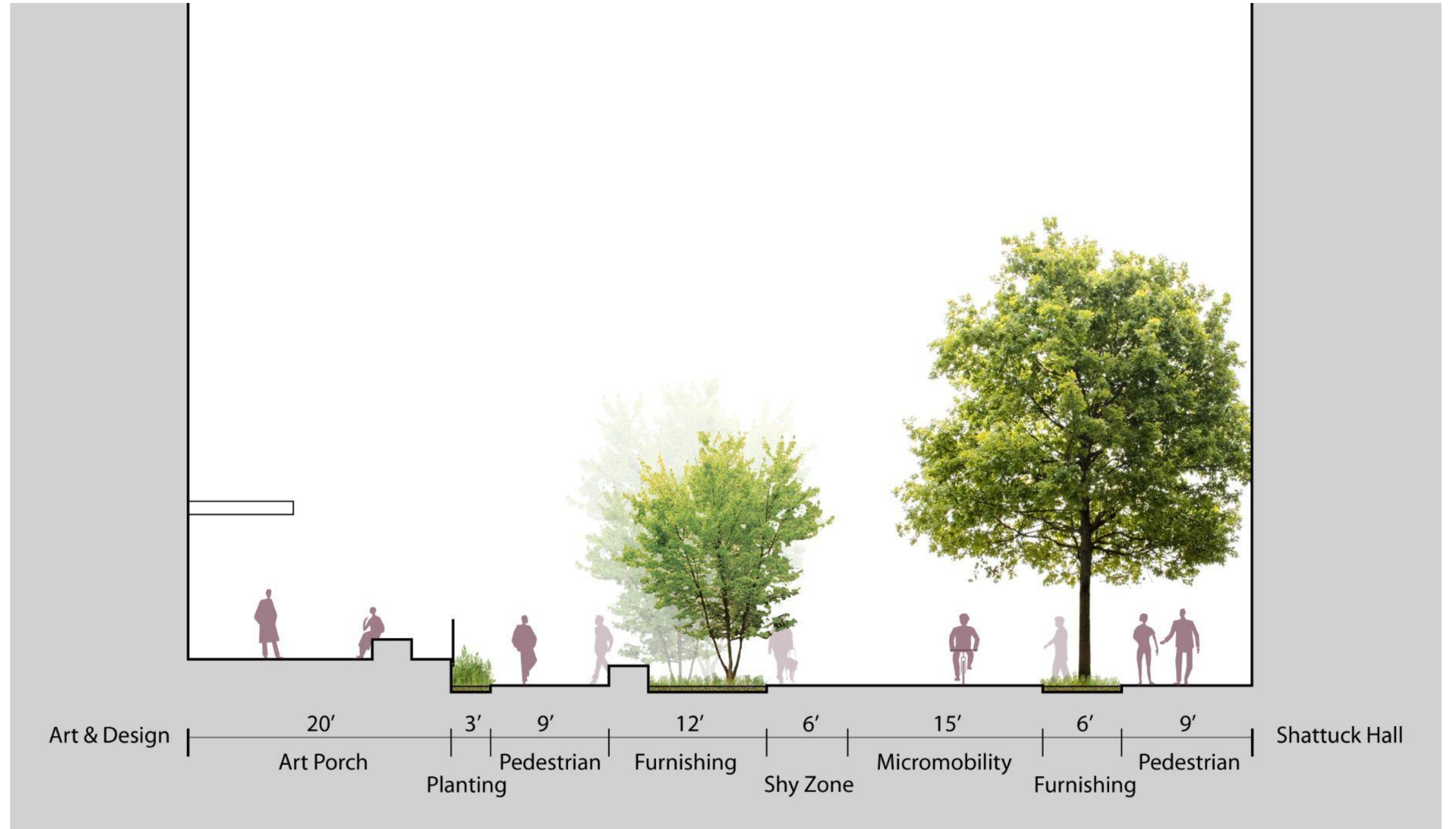


# 3. Concept Design

## SW College St

### Section

Updated 12/15/22



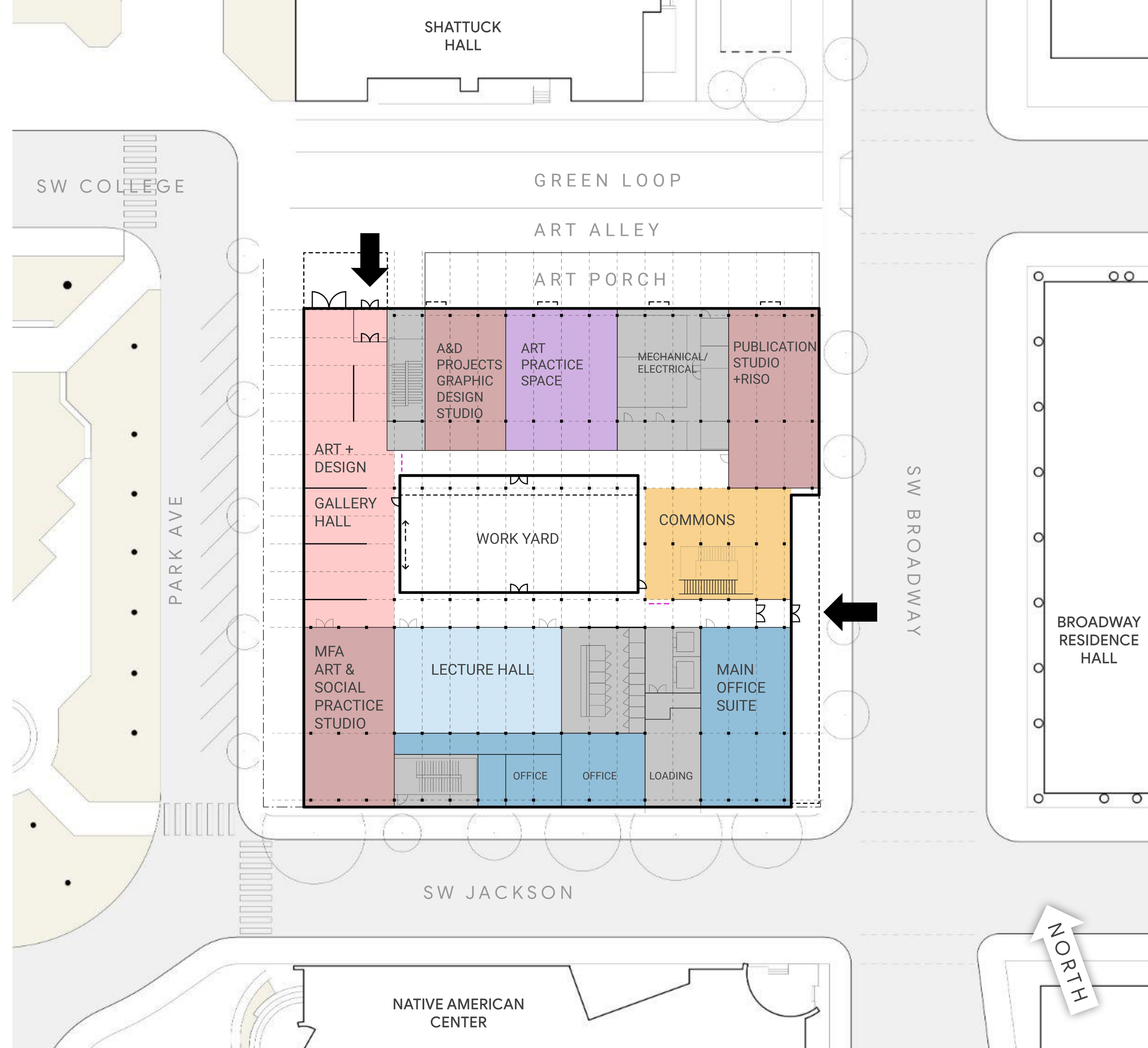
PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE

**PLACE**



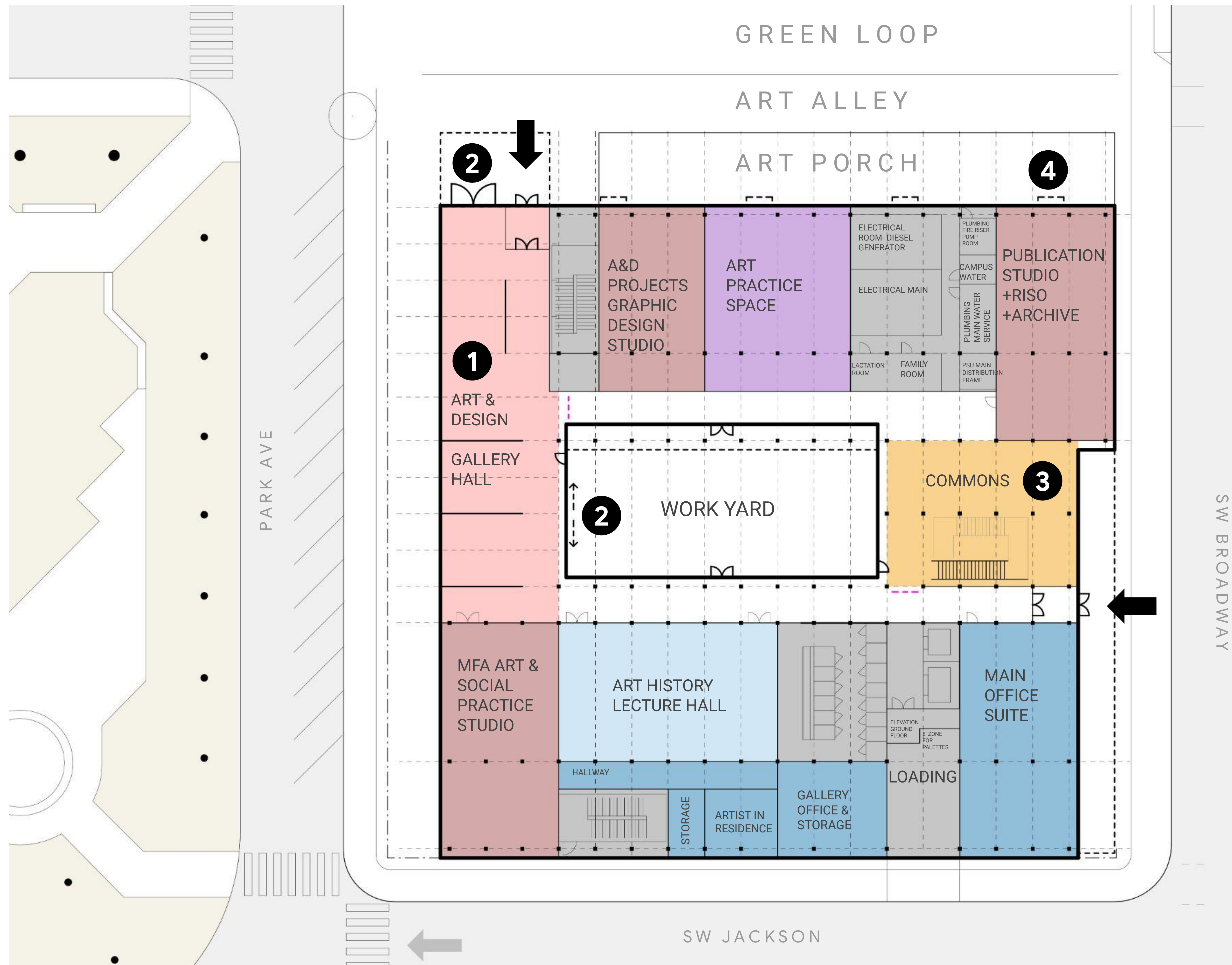
# 3. Concept Design Ground Level Plan





# 3. Concept Design Ground Level Plan

1. Galleries are a welcoming part of the daily experience of the building and celebrated at the Park Blocks entry
2. Big doors open up to the Park Blocks main entry and the work yard for events and moving large pieces of art/design installation
3. Common space facing the work yard with connections to upper floors via an open “fun stair” activates SW Broadway experience
4. Active use program at every corner including an “Art Porch” that can support inside/outside activities via roll-up doors





# 3. Concept Design

## Typical Upper Floor Plan



ART / DESIGN  
STUDIOS,  
TEACHING LABS,  
CLASSROOMS



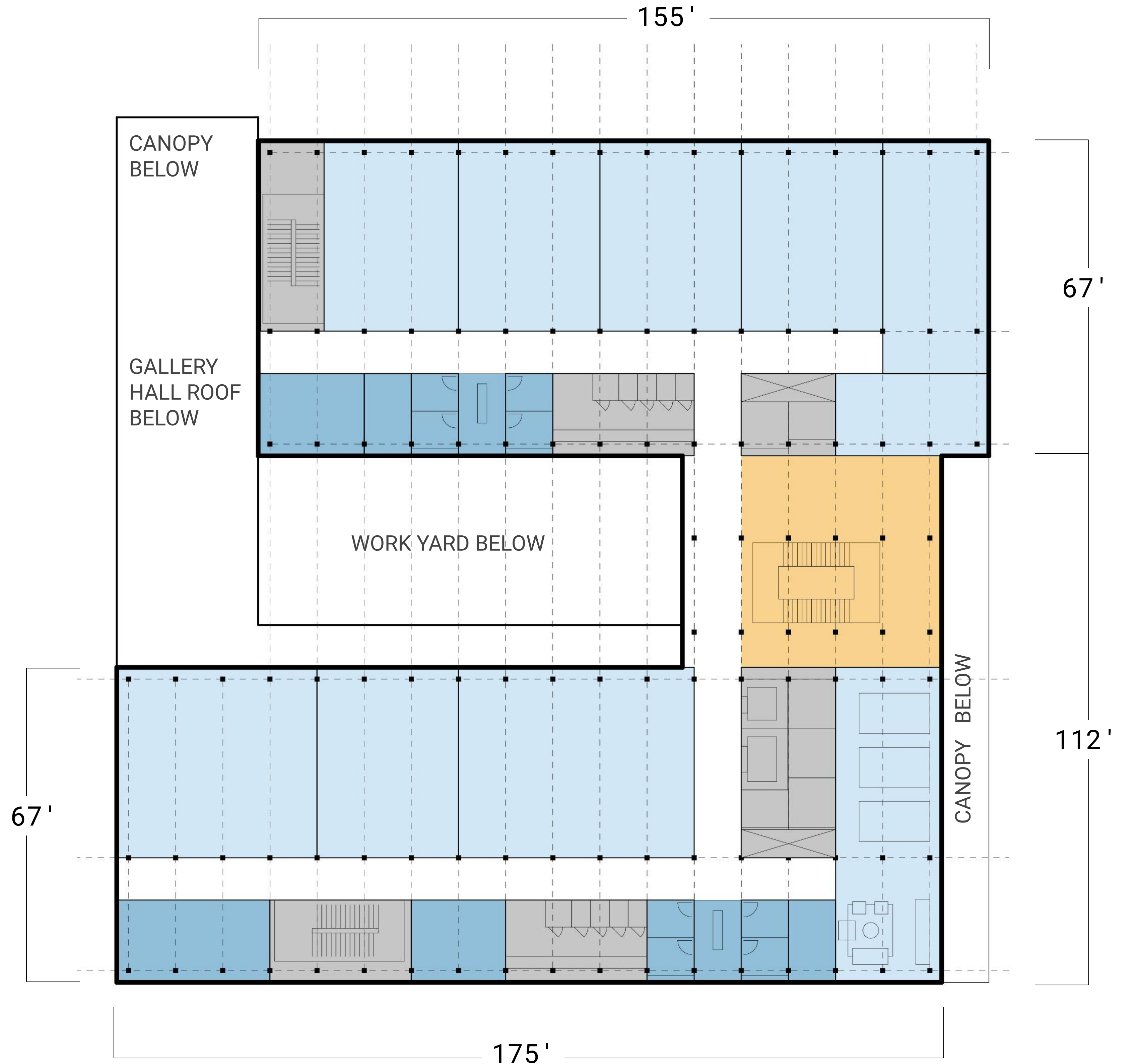
ART / DESIGN  
SUPPORT SPACES



COMMONS  
WITH OPEN  
STAIR



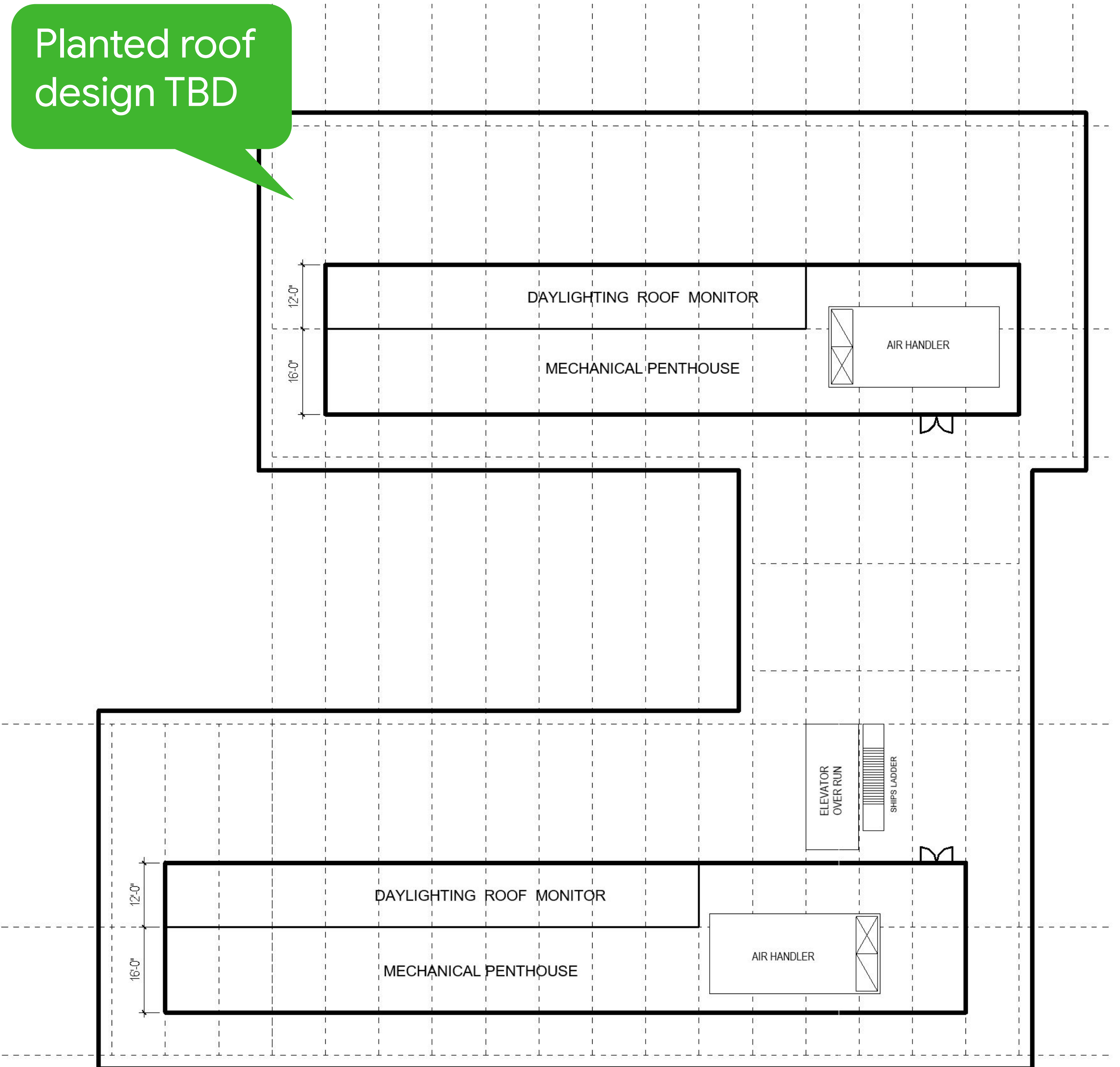
BUILDING  
SUPPORT





# 3. Concept Design

## Roof Plan



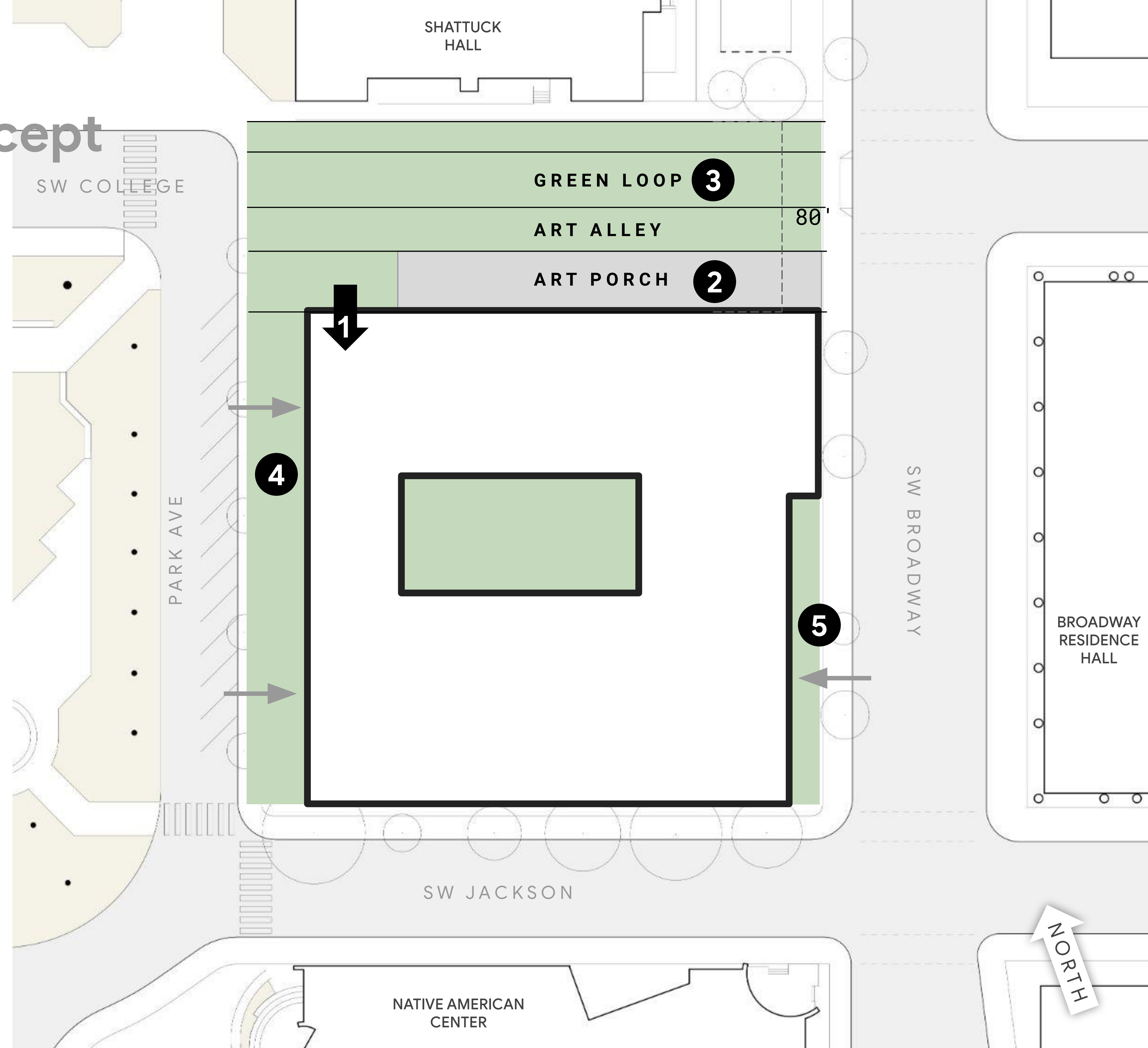


# 3. Concept Design

## Preliminary Open Space Concept

1. Entry oriented towards park blocks
2. Active use program can open up to the “Art Alley” and “Art Porch” via roll-up doors
3. Green loop pedestrian way improvements: 80’ from Shattuck Hall to North Face of new building
4. Setbacks, street improvements and facade transparency for PSU gallery viewing and resting
5. Active use through landscaped gardens and stopping places

Building setbacks for public space →





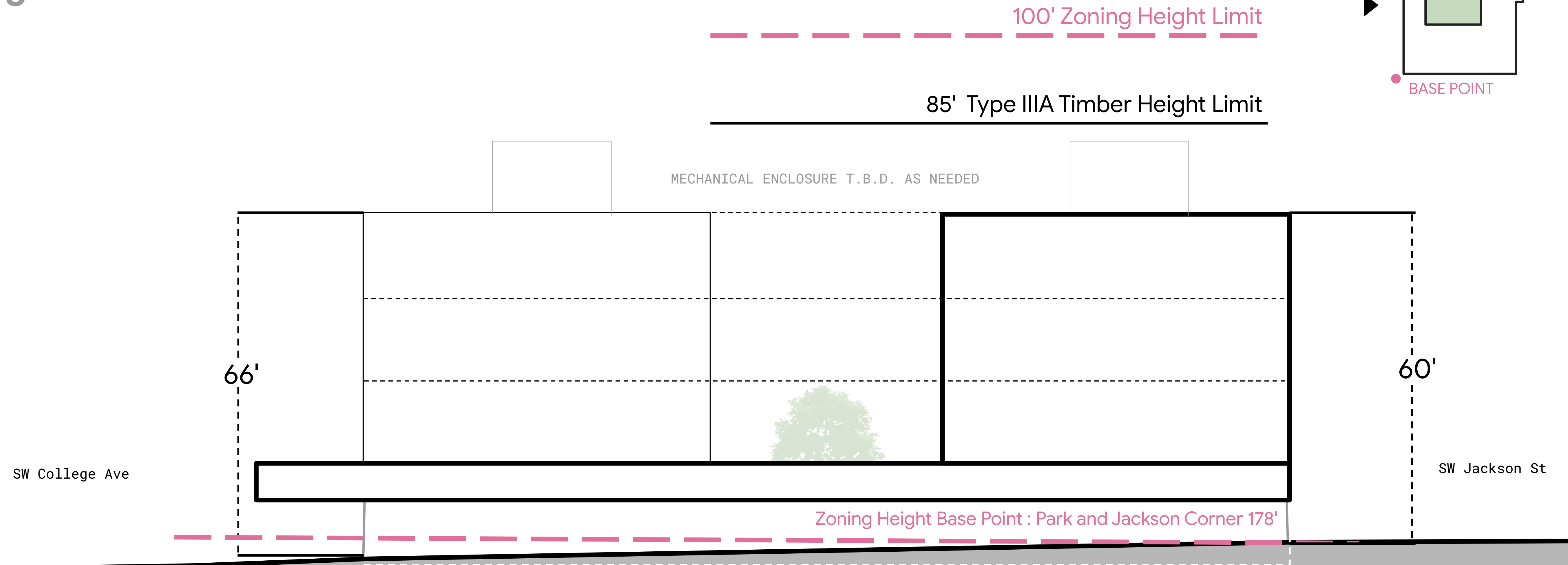
# 3. Concept Design

## Preliminary Building Elevations

### Zoning Base Height

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE





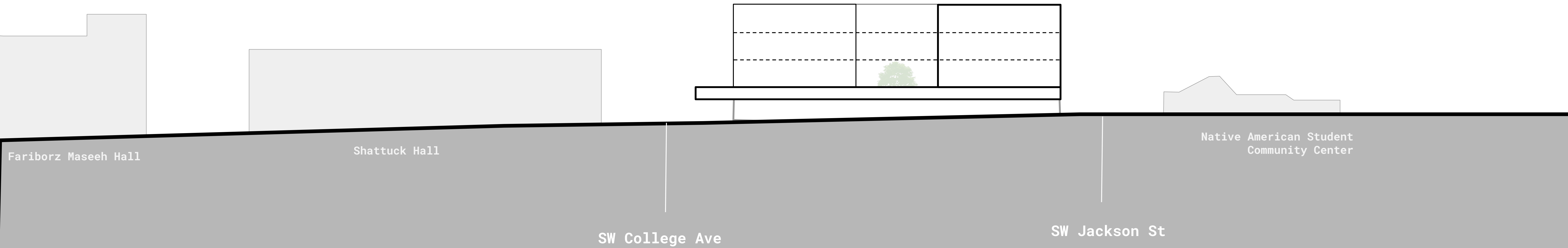
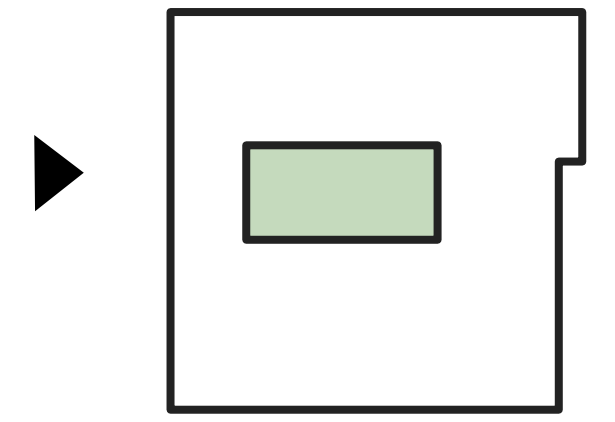
# 3. Concept Design

## Preliminary Building Elevations

SW Park Ave

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE





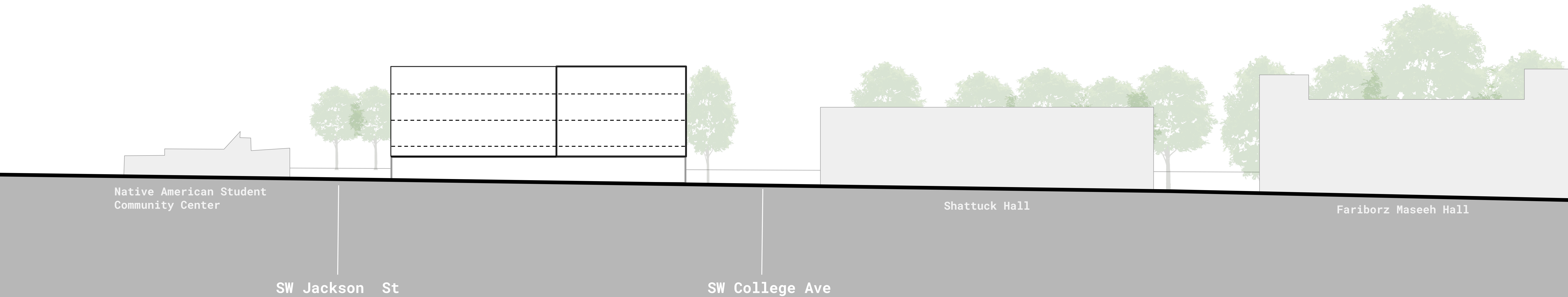
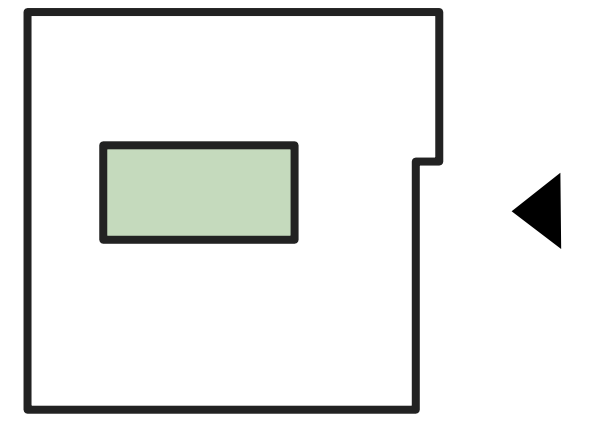
# 3. Concept Design

## Preliminary Building Elevations

SW Broadway

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE





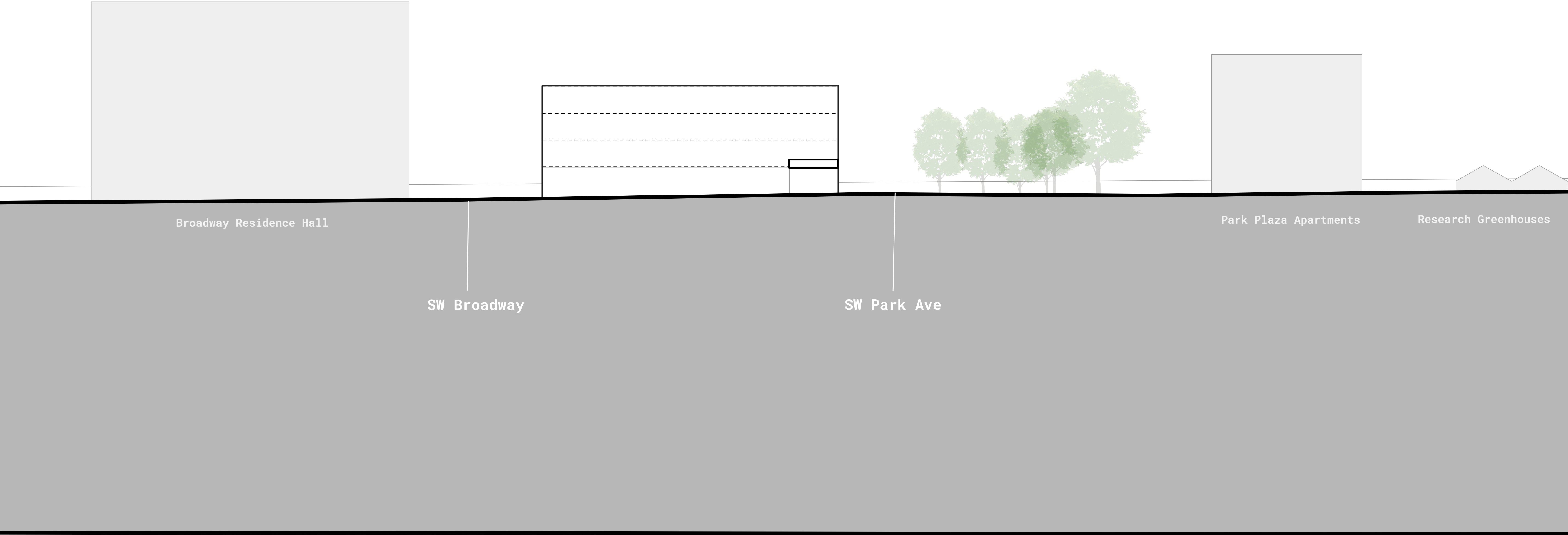
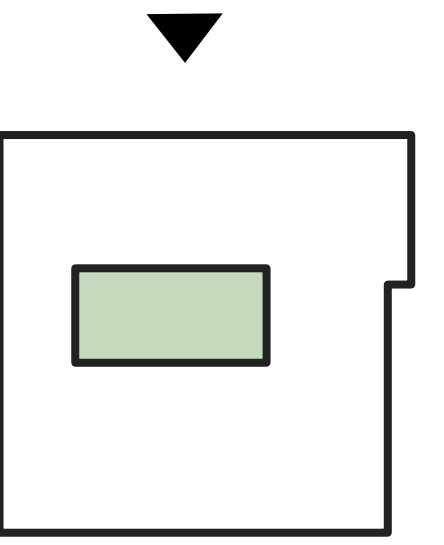
# 3. Concept Design

## Preliminary Building Elevations

SW College St

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE



Broadway Residence Hall

SW Broadway

SW Park Ave

Park Plaza Apartments

Research Greenhouses



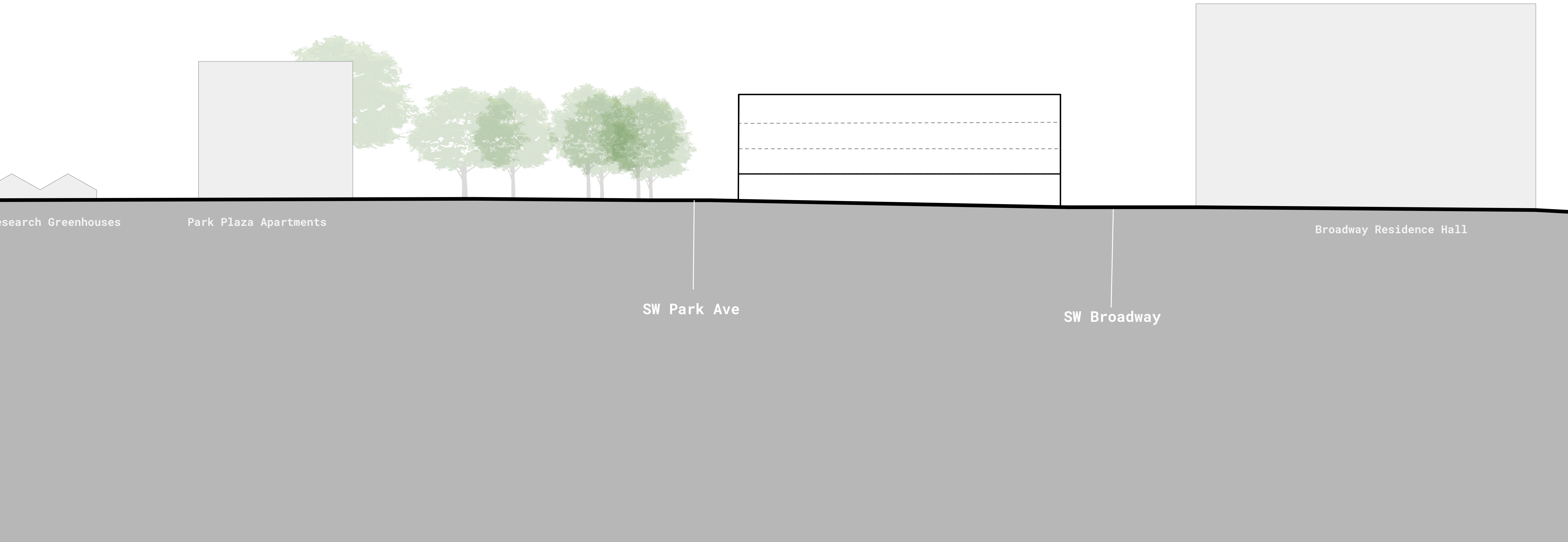
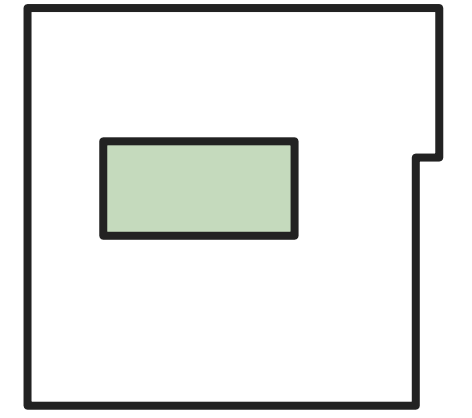
# 3. Concept Design

## Preliminary Building Elevations

SW Jackson St

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

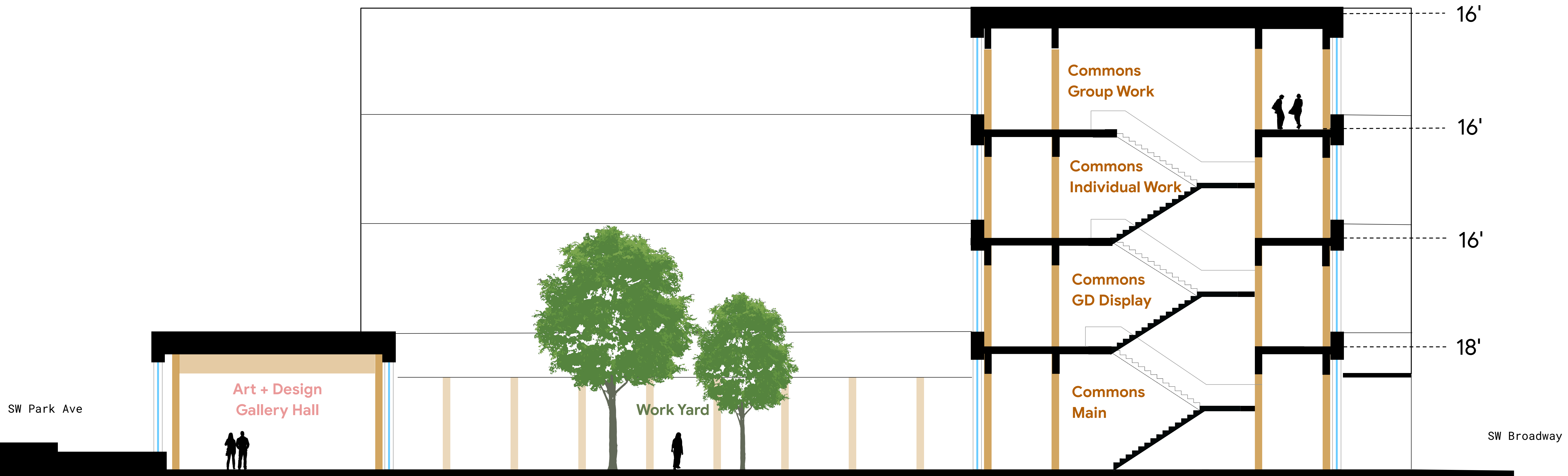
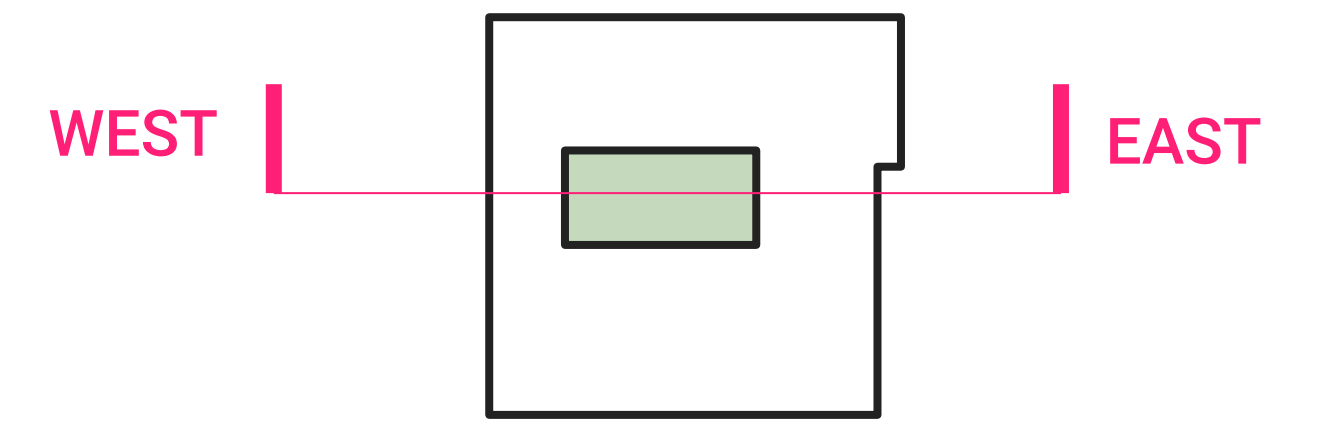
LEVER ARCHITECTURE





# 3. Concept Design

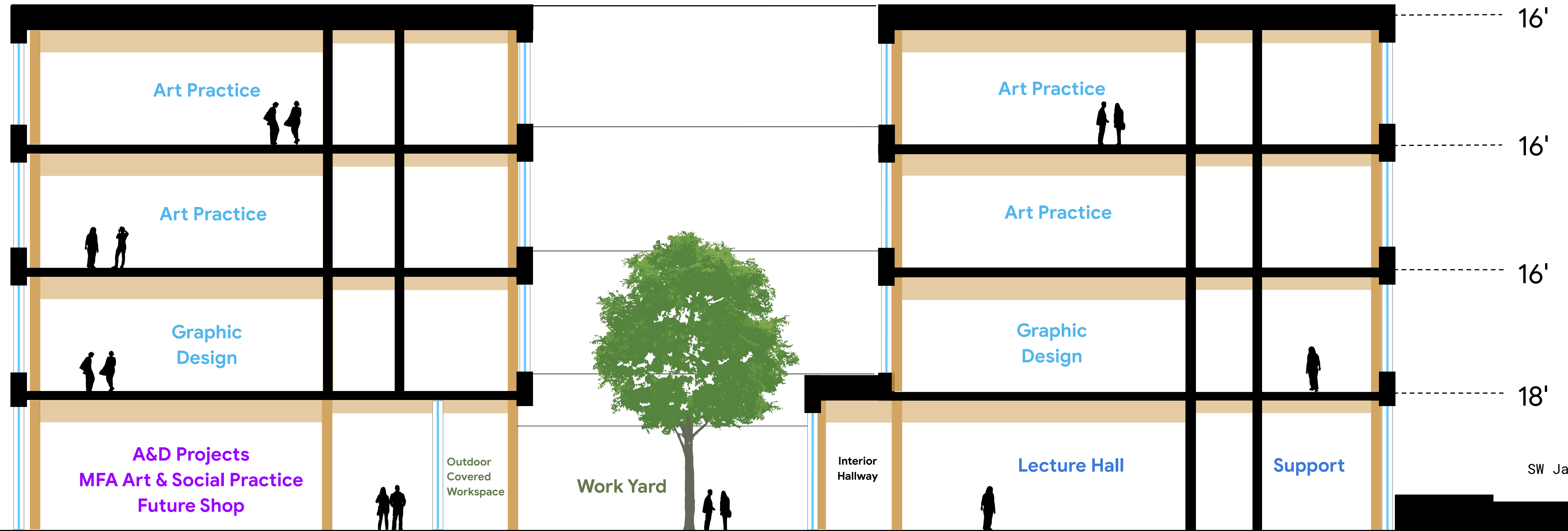
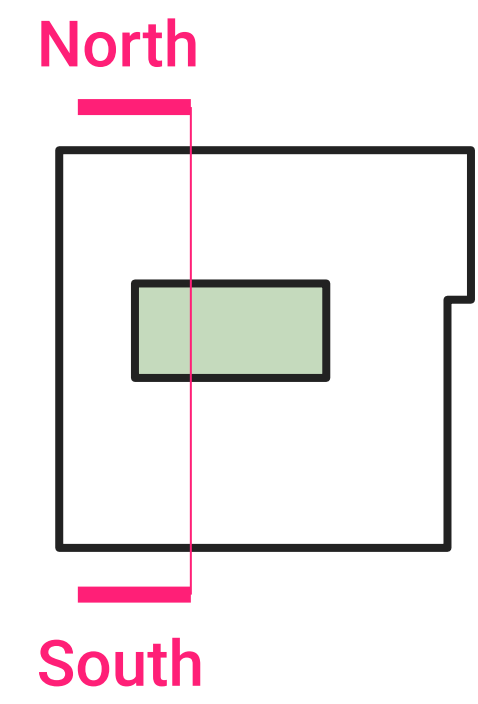
## Preliminary Building Section





# 3. Concept Design

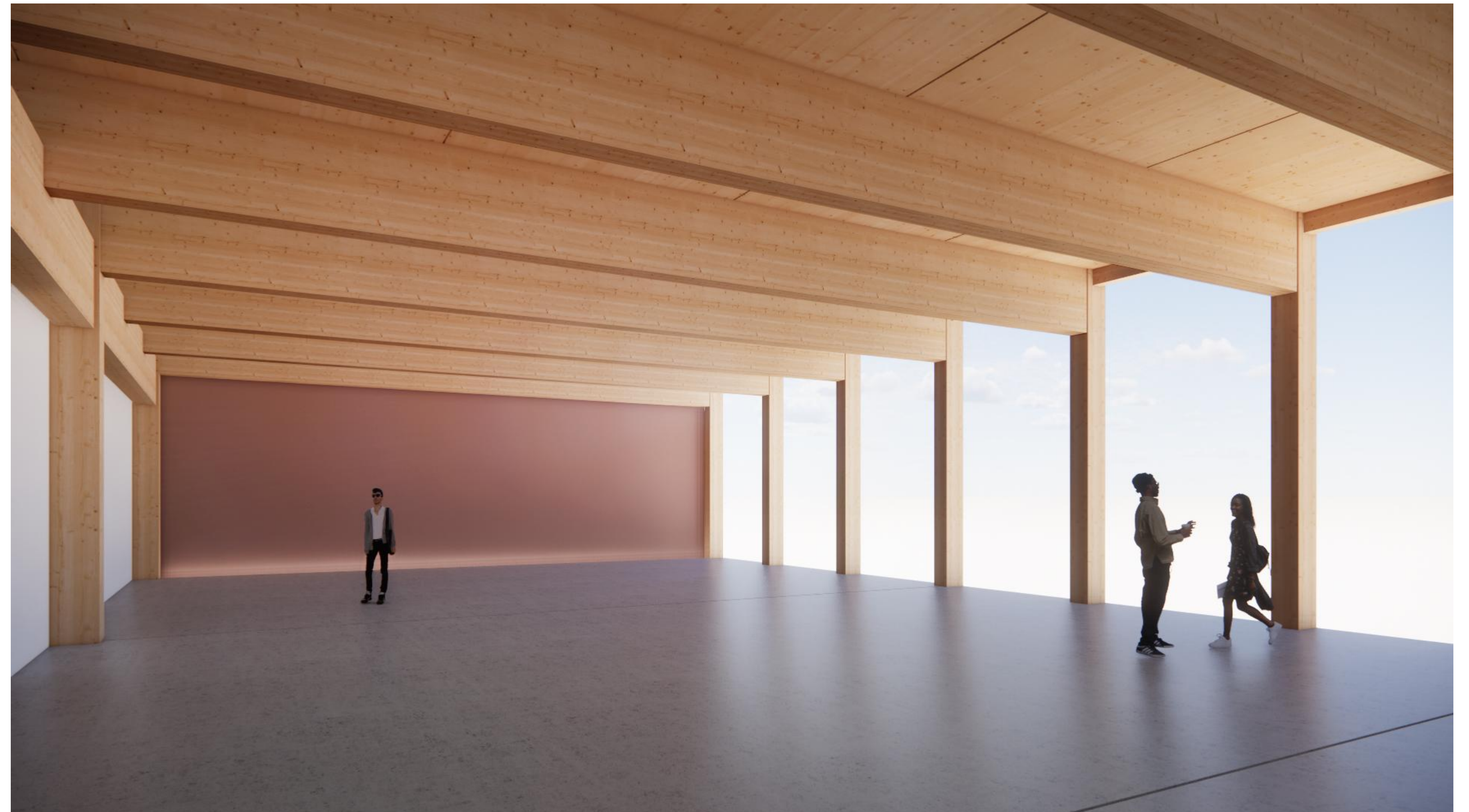
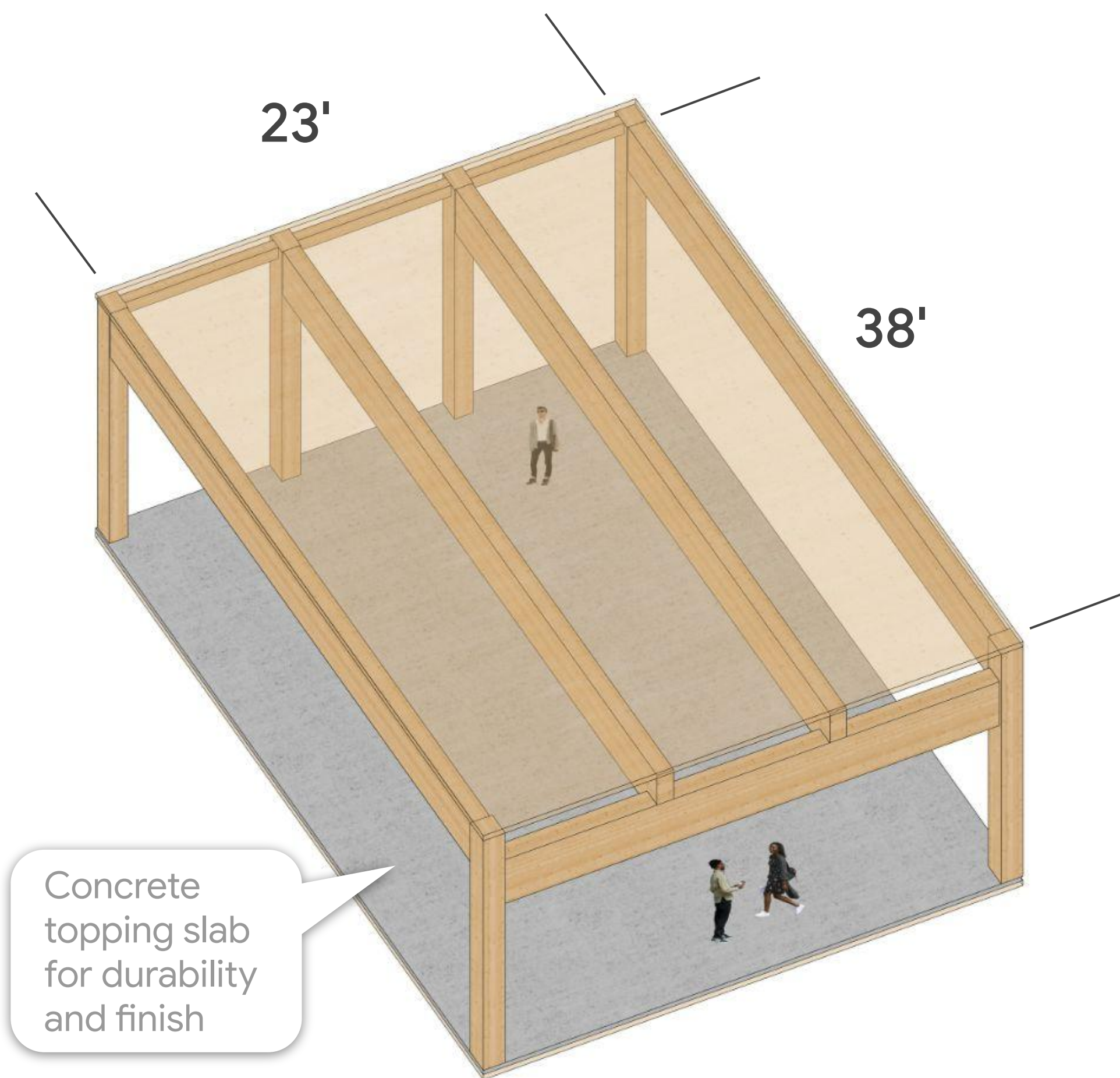
## Preliminary Building Section





# 3. Concept Design

## Structural Timber Concept



PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE



# 3. Concept Design

## Materials - South Park Blocks Context

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE

BRICK



PSU Library



Portland Art Museum



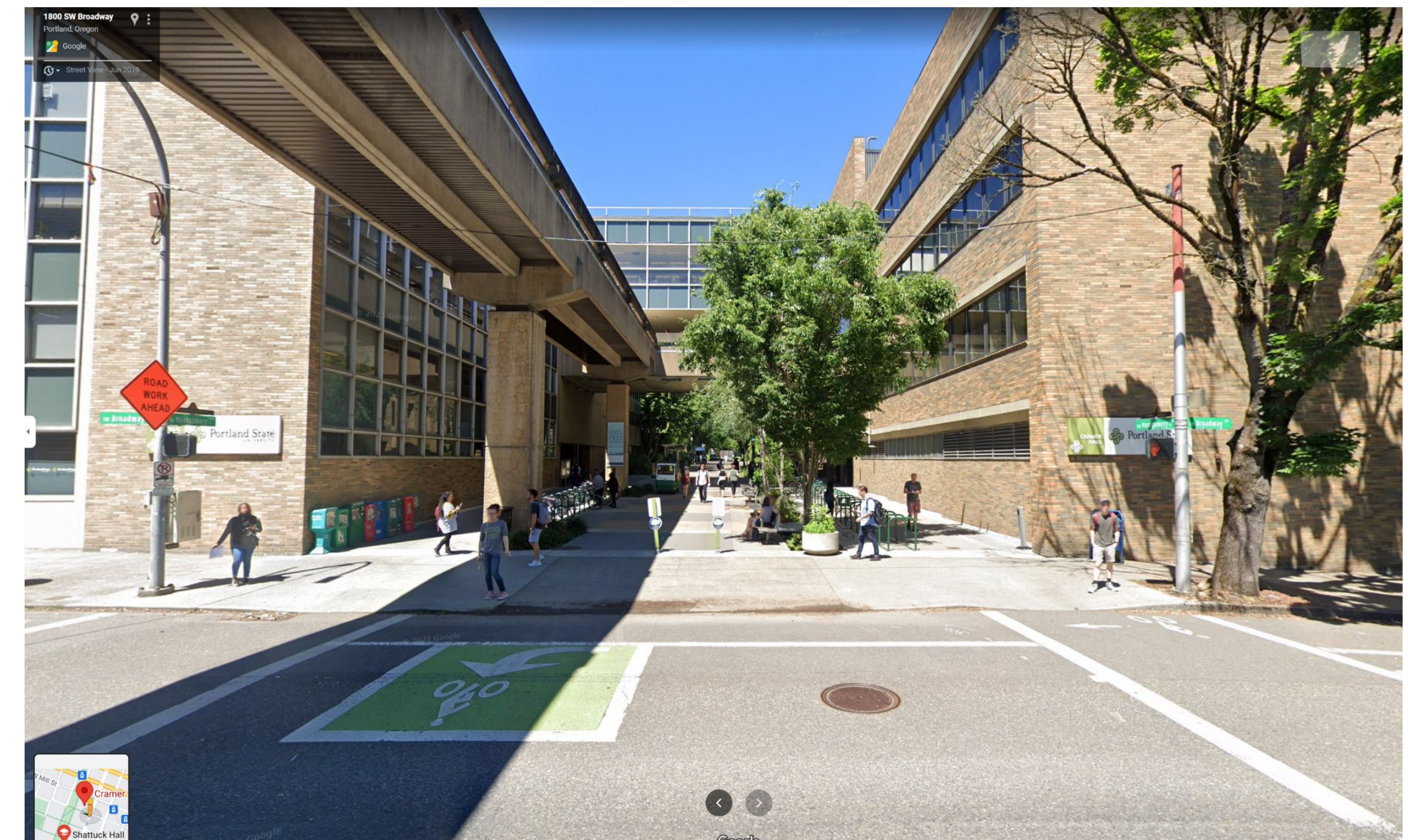
PSU Campus Recreation Center



PSU NASCC



PSU Lincoln Hall



PSU Smith and Cramer Hall



# 3. Concept Design

## Materials - South Park Blocks Context

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE

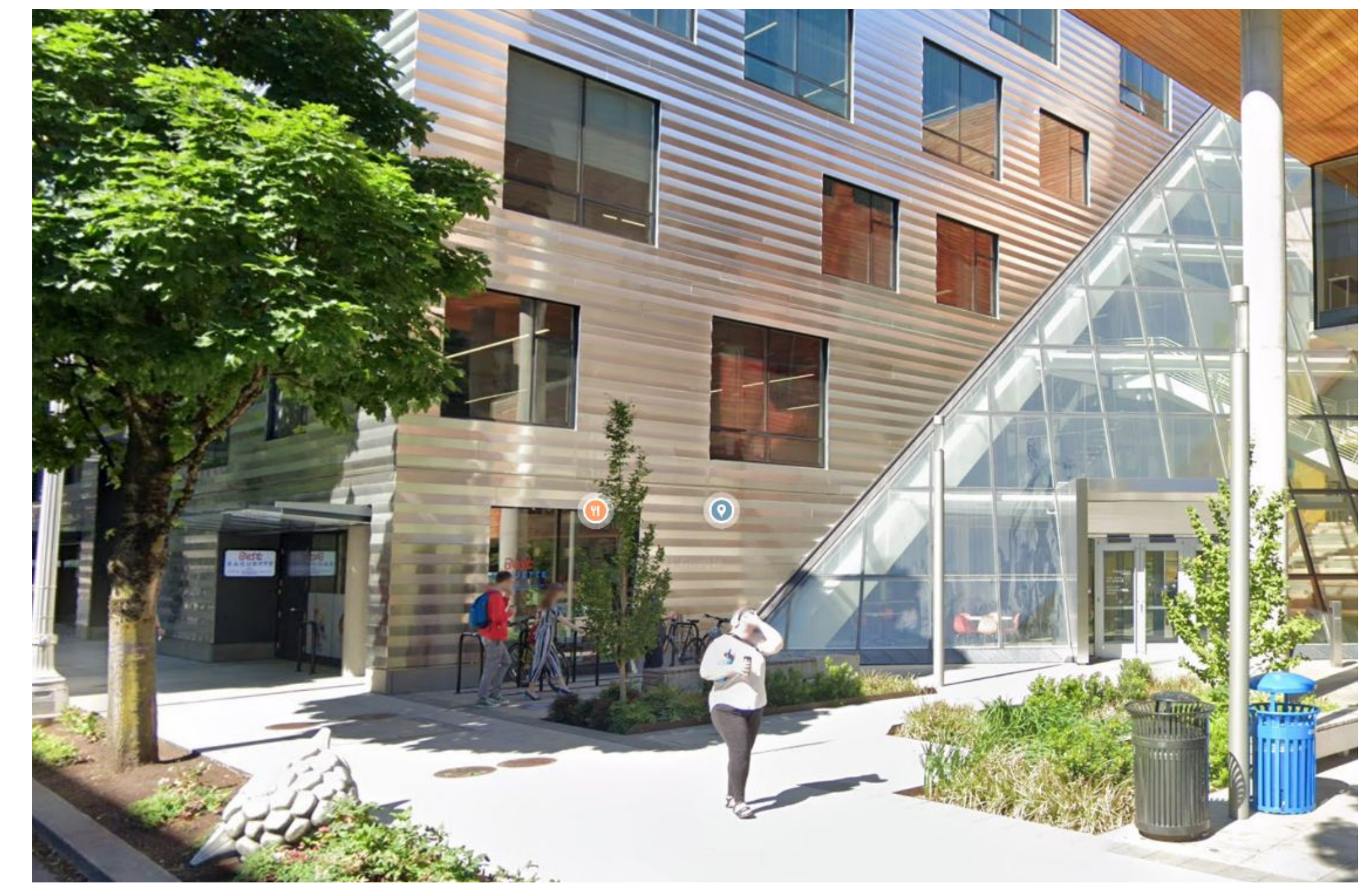
### METAL



PSU Engineering Building



PSU Fariborz-Maseeh Hall



PSU Karl Miller Center Business Building



PSU STOTT



PSU Smith Memorial Student Union



# 3. Concept Design

## Materials - South Park Blocks Context

CONCRETE, WOOD

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE



PSU Foundation



PSU Science Building One



PSU Karl Miller Center Business Building



Oregon Historical Society



# 3. Concept Design

## Perspectives Set in Context

### Approach from Park Blocks



SHATTUCK HALL

NASCC

PARK BLOCKS

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE



# 3. Concept Design

## Perspectives Set in Context

### SW Broadway



RESIDENCE  
HALL

NASCC

SHATTUCK  
HALL

SW COLLEGE

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE

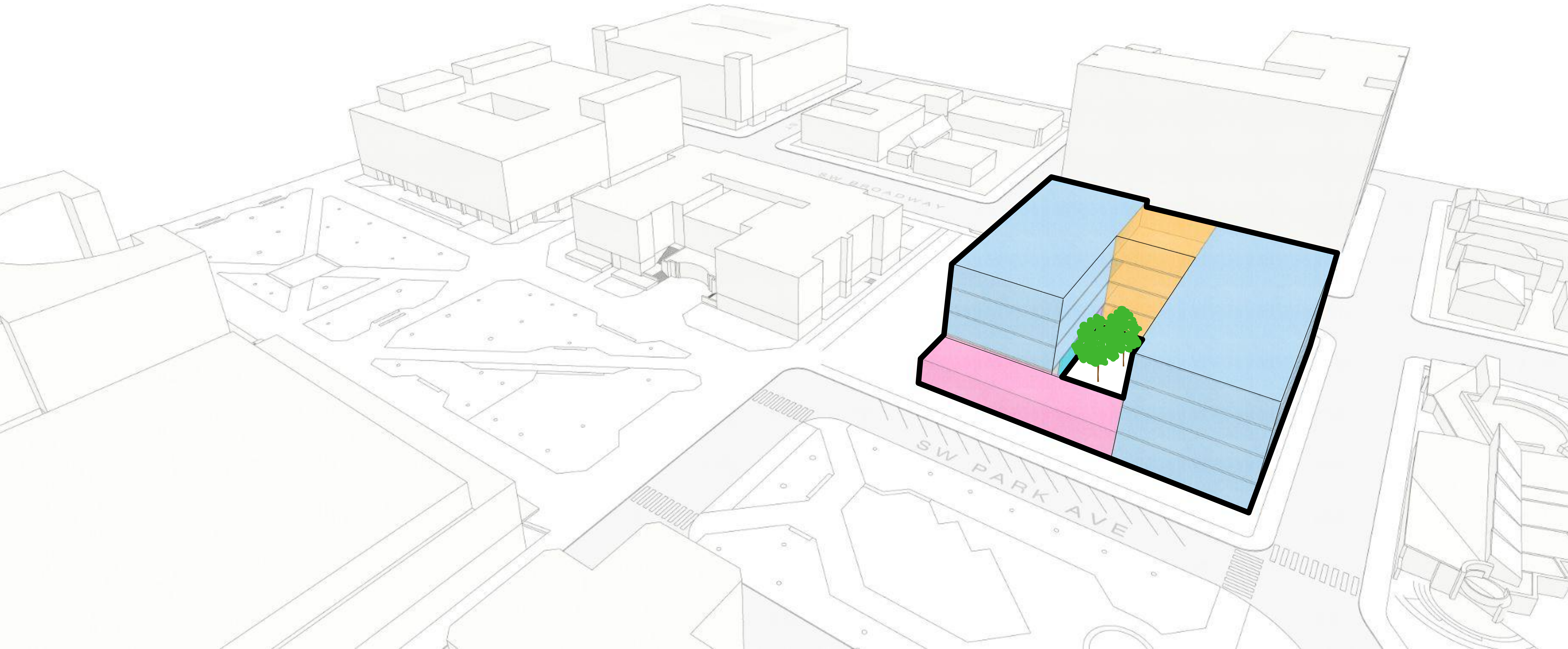


# 3. Concept Design

## Representative Image of Project

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201  
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE





# 3. Concept Design

## Anticipated Modifications / Adjustments

### A.

#### **Loading Type and Count:**

PSU intends to apply for a loading modification from two “Standard A” loading areas to one “Standard B” space pending a loading demand study with PBOT approval.

At the pre-application conference BDS suggested the north facade facing the Green Loop and Park Blocks is the most important “primary” side of the building. To reinforce this idea the design team set the ground floor elevation to allow a direct accessible entry at the northwest corner. Therefore a grade differential at the south loading stall of 3+ feet is a challenge to the 13 feet clear height required for a Type A loading stall while a Type B stall requiring 10 feet clear would be much more feasible to accommodate.

### B.

#### **Loading Access:**

Per input from PBOT this project will require an adjustment review for a “Access to SW Jackson St. for the required loading will necessitate an adjustment review, but does not require a driveway design exception for the driveway location.”



**Thank you**