



Design Advice Request

DISCUSSION MEMO

Date: December 19, 2022
To: Portland Design Commission
From: Hannah Bryant, Design & Historic Review Team
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Re: EA 22-204277 DA – PSU School of Art + Design
Design Advice Request Memo – January 5, 2023

This memo is regarding the upcoming DAR on January 5, 2023, for the PSU School of Art + Design. The following supporting documents are available as follows:

- Drawings – accessed here (<https://efiles.portlandoregon.gov/record/15640174>). Note, Commissioners who requested hard copies will receive the drawing set by courier.

I. PROGRAM OVERVIEW

The applicant seeks Design Review for a new 100,000sf, four- or five-story classroom building on the Portland State University campus. The development site will include the development of a section of the Green Loop multimodal path along the vacated portion of SW College Street between SW Park Avenue and SW Broadway. The applicant intends to request an Adjustment from two Standard A loading spaces to one Standard B loading space and a Modification to allow loading access off SW Jackson Street.

II. DEVELOPMENT TEAM BIO

Architect	Nathan Lambdin Lever Architecture
Owner’s Representative	Anthony Bohan Portland State University Capital Projects
Project Valuation	\$ none given

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: *Central City Fundamental Design Guidelines*

IV. POTENTIAL MODIFICATIONS

Subject to the following approval criteria:

- Better meets design guidelines. The resulting development will better meet the applicable design guidelines; and
- Purpose of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested; and

C. Mitigation of impacts. Any impacts resulting from the modifications are mitigated to the extent practical.

Following Modifications may be requested:

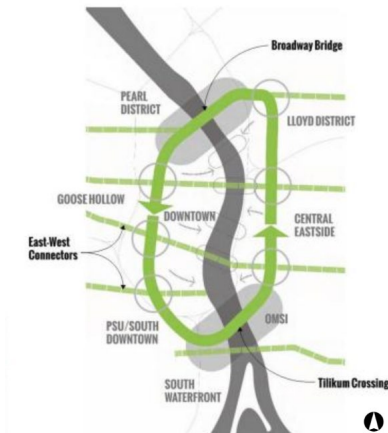
1. Allow Loading to be Accessed from SW Jackson (33.510.263.B.2) – SW Jackson between SW Park and SW Broadway is classified as a Major City bikeway. Motor vehicle access to a loading area is not allowed from a Major City bikeway.

However, code prohibits access to a loading space from the SW Park and SW Broadway frontages, and neither PBOT nor BDS support access to loading from the Green Loop at the north frontage. Therefore, SW Jackson is the only viable option for accessing the code-required loading.

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on January 5, 2022:

Building Design – The Green Loop is envisioned as a linear park circling Portland’s Central City. Therefore, the building should respond to the Green Loop frontage as an adjacent park. The Green Loop frontage is not an appropriate location for loading, back of house services or secondary sidewall treatment. It should have a primary entrance, be lined with ground floor active uses and have detailing, articulation and glazing consistent with the primary public-facing facades.



Green Loop Design -The vacated portion of SW College Street is a mapped location for the Green Loop. This may be the first constructed portion of the Green Loop through the PSU/South Park Blocks area. To that end, staff strongly encourages considering the design from a function, user access, and maintenance perspective and proposing a design and material palette that can continue to be deployed throughout this area.

PBOT has noted that because SW College Street is vacated, the intersection where the Green Loop meets SW Broadway is not subject to PBOT regulation. However, careful design of the Green Loop to ensure safe, clear travel paths for pedestrians and bicyclists as they enter a busy street will be critical. Studies and multiple designs to consider how these multimodal users merge should be initiated as soon as possible.

Key Map: Green Loop Recommended Alignment



Native American Community Center – The building to the south of this parcel houses the PSU Native American Community Center. The proposed massing for the School of Art + Design is shifted to allow light and views from the Park Blocks toward the Native American Community Center. Staff encourages the further consideration of how this proposed building, and especially its deep west and north landscaped setbacks, can serve to strengthen the relationship and connections between the Native American Community Center and the rest of the campus and Park Blocks. While loading must be taken from the SW Jackson frontage, it is important that the building does not turn its back on the neighboring Community Center.

CONTEXT

1. **Policy.** The following summarizes key policy context as it applies to the subject site.
 - a. **Plan – 2035 Comprehensive Plan / [Central City 2035 Plan](#) / [South Park Blocks Master Plan](#)**
 - b. **Development Standards – CX Base Zone / Central City Plan District.** The massing model lacks sufficient detail to determine whether code standards are met. Anticipated modifications and adjustments are noted above.
 - c. **Streets – TSP Designations.**
 - **SW Broadway** - Traffic Access; Local Service Transit; Major City Bikeway, Major City Walkway, Local Service Freight, Major Emergency Response
 - **SW Jackson** – Local Service Traffic, Local Service Transit, Major City Bikeway, Major City Walkway, Local Service Freight, Minor Emergency Response
 - **SW Park** – Local Service Traffic, Local Service Transit, Major City Bikeway, Major City Walkway, Local Service Freight, Minor Emergency Response
 - **SW College** – Vacated (not a public right-of-way) – City Bikeway

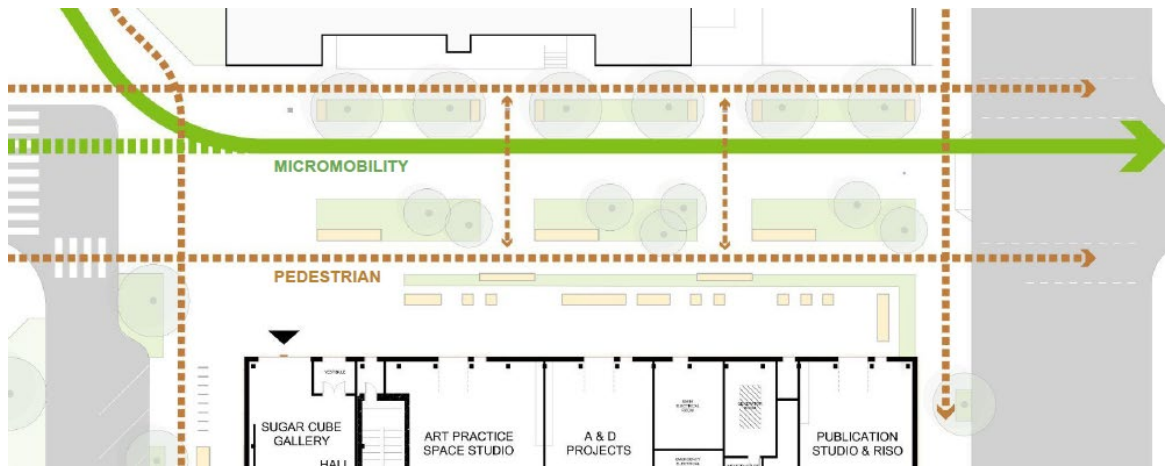
Street Frontages – This is a four-sided site, with important frontages on all sides. To the north, the Green Loop (SW College) is a very significant multimodal park; to the east is SW Broadway, to the south the Native American Community Center is across SW Jackson, and to the west are the South Park Blocks. With four important frontages, there is not an easy location for elements like services, loading and other inactive program elements.
2. **Built.** The adjacent building (the Shattuck School) on the subject site is noted as a Significant Resource in the City’s Historic Resource Inventory (HRI). This proposal does not include any changes or removal of the Shattuck School.

PUBLIC REALM

1. **Site organization.** While the north (Green Loop) frontage includes some active uses, such as studio space and a gallery, this façade also includes the generator room and electrical room. These service spaces may be better located adjacent to the loading space off SW Jackson Street, where utility access requirements may be more easily met. This Green Loop frontage is

an opportunity to create a unique place for humans, not vehicles. Staff has concerns that utility emergency access requirements would overshadow this human-centered space if these services about the Green Loop.

- Circulation System.** As noted above, the Green Loop design, and particularly how this portion of the Green Loop intersects with the existing, very busy spaces at SW Broadway and the SW Park Blocks (particularly when the Farmers Market is occurring), requires careful consideration from the applicant. PBOT does not design these intersections, since the SW College Green Loop is a private multi-modal path and not a public street. The design of these intersections needs to include space for each mode to travel in both directions, and to consider how materials, hardscape pattern or other design elements can facilitate wayfinding and mitigate collisions.



- Main Entrances –** Staff suggests that aligning the main entrances with the courtyard may allow views of the courtyard through the building, and better highlight the main entrances. A strong visual connection between the courtyard and the Green Loop may provide an opportunity for the building to benefit from its unique active frontage.