



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: January 12, 2022

To: Nathan Lambdin & Don Lee, Lever Architecture

From: Hannah Bryant, Design & Historic Review Team
503.865.6520 | Hannah.Bryant@portlandoregon.gov

Re: EA 22-204277 DAR – 1914 SW Park Ave |PSU School of Art & Design
Design Advice Request Commission Summary Memo – January 5, 2022

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the January 5, 2023, Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/Record/15765843/>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on January 5, 2023. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type III Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Executive Summary. The proposal as shown in the submitted drawings prior to the DAR showed an enclosed courtyard. The applicant made significant changes to the site and floor plans prior to the DAR public meeting, and the plans shown at the DAR public meeting show a U-shaped building opening toward the west, with equal height bars at the north and south. These changes were largely supported by the Commission.

Commissioners generally felt the updated massing proposal is strong and clear, and that the variety of outdoor areas will contribute to the public realm. Design of outdoor spaces and wayfinding to main entrances needs more refinement. At land use, the façades along SW Jackson and SW Park should include more active uses.

Commissioners Present. Present: Commissioner McCarter, Commissioner Vallaster, Commissioner Santner, Commission Molinar, Commissioner Rodriguez. Absent: Commissioner Livingston. Recused: Commissioner Robinson

Summary of Comments. Following is a general summary of Commission comments by design tenet. Please refer to the attached Community Design Guidelines matrix for a summary of the concept's response to future approval criteria.

Review Notes.

CONTEXT

1. **Massing** – Commissioners agreed that breaking up the massing to create a U-shaped building does a good job of relating to the adjacent buildings. Opening up the center of the U toward the park is a great improvement over the prior submittal with an enclosed courtyard. Two Commissioners (it is also noted here that 1 Commissioner was absent) suggested exploring an option that reduces the height on the building's south bar, and adding that volume and height to the northern bar, which would allow the building to step down toward the Native American Community Center, and potentially enhance the compatibility of the new development while also allowing more sun into the work yard. With an 80-foot-wide building-to-building space along SW College, the added height on the north bar would not significantly reduce the sunlight at the Green Loop. Please explore whether this massing option is feasible with interior programming and other building systems, as it would better align with the 2012 Sasaki Portland State University Master Plan's design recommendations for solar access to campus open spaces and courtyards, express deference to the Native American Community Center and possibly enhance the year-round activation of the proposed outdoor spaces.

Another Commissioner noted that none of the proposed outdoor spaces (art alley, art porch, work yard) will get much sun due to their northern orientation with building massing to the south. The Commissioner suggested that it would be nice to locate some of the outdoor gathering spaces in areas where people can be in the sun.

2. **Native American Community Center** – Commissioners made numerous comments related to strengthening the response to the neighboring Native American Community Center. These are noted individually elsewhere in the notes, but summarized here. Suggestions include: stepping down the height of the southern bar to defer to the low mass of the Native American Center, and using light, transparent materials to contrast with the heavy masonry of the Center. Also, reducing the inactive service uses along SW Jackson, and possibly adding sunny outdoor gathering spaces along the south side of the building could further activate the street fronting the Native American Center. Maintaining the transparency of the Art + Design

Building's circulatory spine and its alignment with the entrance to the Native American Center is important.

PUBLIC REALM

1. **Art Porch, Art Alley.** The Commission sees the potential of the layered spaces proposed adjacent to the Green Loop, but noted that more refinement is necessary. Two Commissioners noted that people need to be able to access the porch from the east side as well as the west end. As shown, the porch dead ends over SW Broadway. Commissioners see this art porch and alley as critical to the building's response to public realm guidelines.
2. **SW Park Avenue** – One Commissioner suggested that expanding the scope of this proposal to include modifications to create a narrower curbless Park Avenue adjacent to this site would facilitate better integration with the Park Blocks. The southernmost park block is currently an island surrounded by roads, and would benefit from stronger connections to neighboring sites and the park blocks to the north. Eliminating the diagonal parking spaces along SW Park and creating a narrower, curbless street would allow events in the work yard to spill out into the park.

PBOT Development Review staff were present and commented that further exploration of this idea is possible while also reminding the team that SW Park Avenue is the only vehicular access for a large residential building on the west side of the park, and any street narrowing modifications must maintain fire apparatus turning geometries.

3. **SW Jackson Street** – This frontage needs more activation, particularly at the southwest corner of the building where a significant amount of west and south facade is shown as utility and service spaces. One Commissioner noted that the amount of service space located at building frontage is a “deal breaker” and pointed out that this is a Central City, Pedestrian District location fronting a park, and that it absolutely must find a better solution for this corner. The current proposal does not meet Guideline C.7. It is important to note that other Commissioners also expressed concern and the expectation that the service areas will be reduced and/or moved prior to the land use review.
4. **Entrances** – The entrances need more refinement to enhance wayfinding, so people arriving at the building can find the entrances. For example, how do people arriving from the northern Park Blocks find the entrance buried at the back of the work yard? Commissioners suggested numerous ideas; one Commissioner suggested exploring extending a portion the northeast corner of the building out toward the north to bring the mass north to align with the north edge of the building across Broadway, and to enhance the gallery's visibility.
5. **North / South Circulation** – The Commission strongly supports the alignment of the north/south circulation spine with the entrance to the Native American Community Center. This is a strong move that should be maintained.

QUALITY & PERMANENCE

1. **Weather Protection.** Weather protection is not yet shown, and the Commission gave a reminder that weather protection is a high priority on all frontages, particularly Broadway, Jackson and College.
2. **Coherency.** Commissioners support the clear organization and massing of the building, but reiterate that additional height on the north to offset a reduced height on the south might create a stronger contextual response and enhance the outdoor spaces. Please explore this

option along with the current massing in design refinement. Only one Commissioner noted that the current massing is a “slam dunk” in meeting the Guideline ‘Design for Coherency.’

3. **Transparency.** Commission is excited about the mass timber construction, and how the materials can add warmth to the interior and visual interest as viewed from the pedestrian realm. Commissioners anticipate a highly transparent building, where the interior activity is visible from the outside.
4. **Art.** A Commissioner noted that this an art building, and it can be playful and expressive of its interior activities. It should not be overly institutional. Consider using operable walls, or other opportunity for interior activities to spill out. Also, consider using art and creative façade treatments to mitigate any inactive façade area resulting from service and utility spaces.

Exhibit List

- A. Applicant’s Submittals
 1. Original Drawing Package
 2. Revised Drawing Package sent to Commission on December 21, 2022
- B. Zoning Map
- C. Drawings
 - 1 – 58. Drawing Package Presented to Commission on January 5, 2022
- D. Notification
 1. Mailing list
 2. Mailed notice
 3. Posting instructions sent to applicant
 4. Posting notice as sent to applicant
 5. Applicant’s statement certifying posting
- E. Service Bureau Comments
 1. Portland Bureau of Transportation
- E. Public Testimony: None
- F. Other
 1. Application form
 2. Staff memo to Design Commission, December 19, 2022

PSU School of Art+Design
City of Portland

Design Advice Request

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Design team to submit more materials prior to the DAR meeting, see below for current sheet index

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Summary of Program

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Zoning Summary

3. Concept Design

Proposed Site Plan
Representative Image of Project
Building Elevation for Heights
Anticipated Modifications

1. Project Summary

Team Information

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

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



3. Concept Design

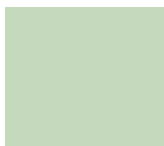
Proposed Site Plan

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

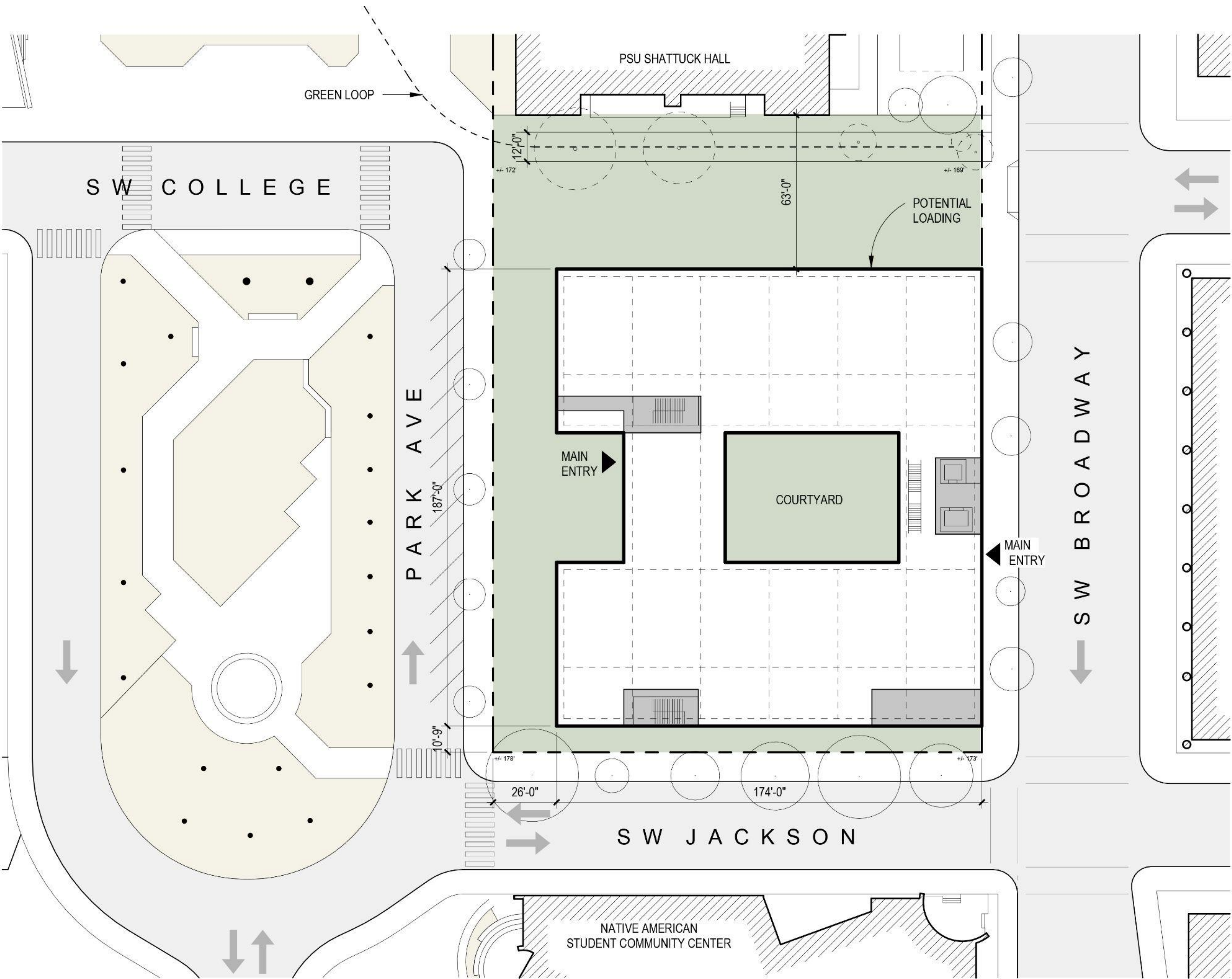
SW Broadway
Extend to lot line
75% of block min.
or
12' max. setback,
75% of block min.
Extension of sidewalk with
active uses required



Landscape
Unplanted and Planted

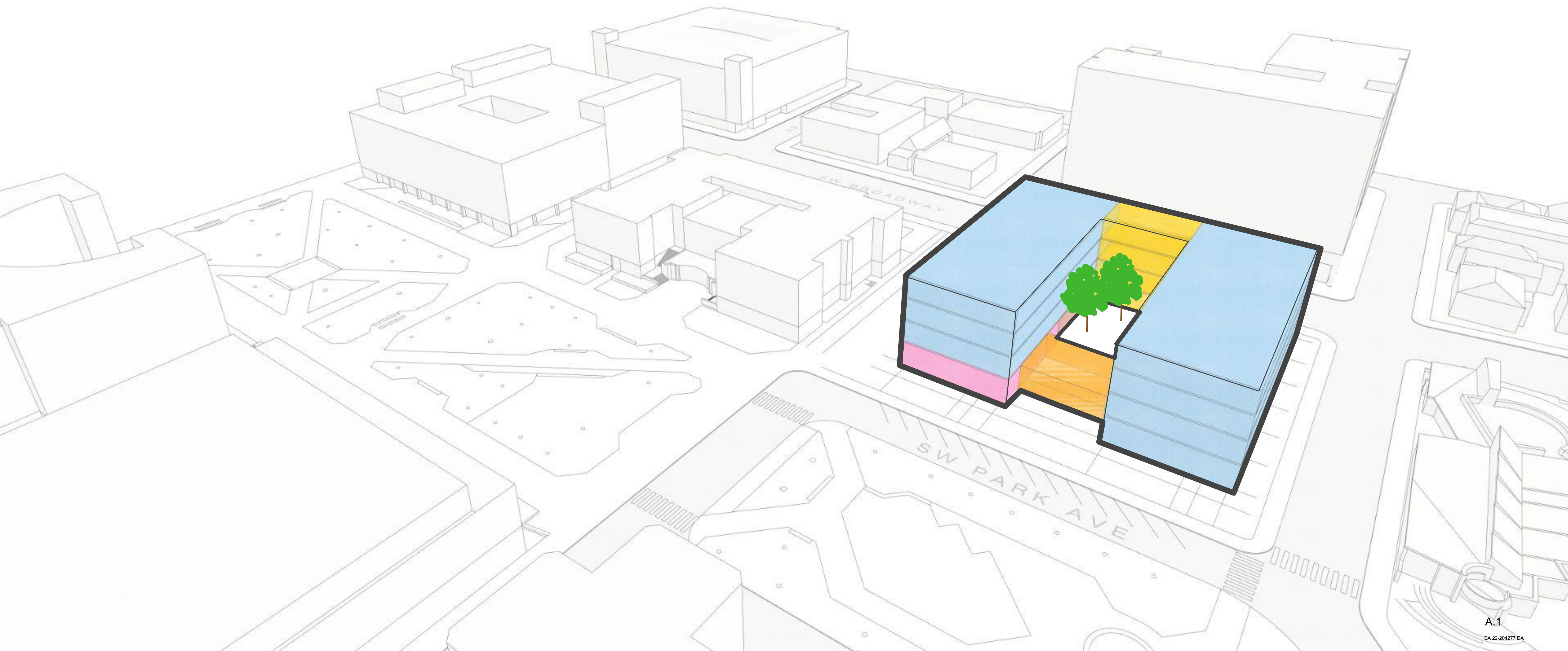
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3. Concept Design

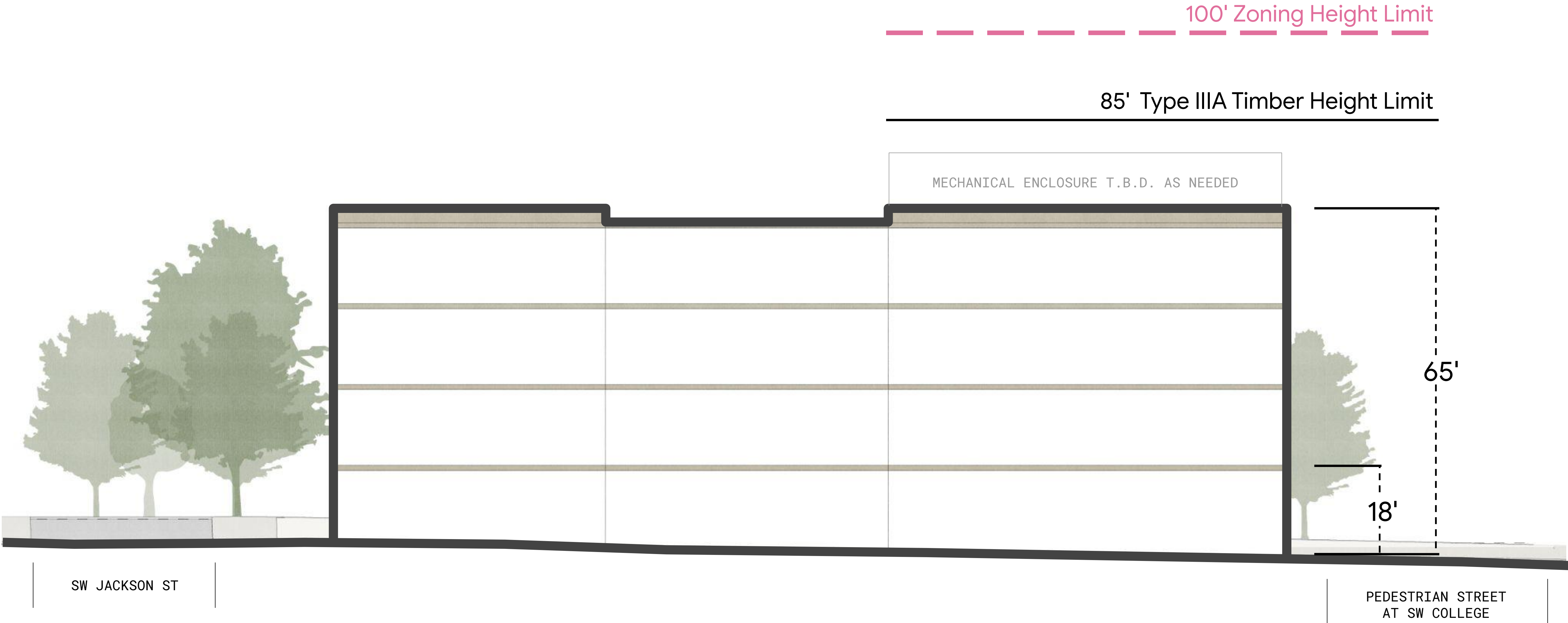
Representative Image of Project



3. Concept Design

Reference Elevation for Heights

SW Broadway



3. Concept Design

Anticipated Modifications

A.

PSU intends to apply for a loading adjustment from two “Standard A” loading areas to one space.

B.

The City Council approved South Park Blocks Development plan from 2021 suggests that the vehicular parking along Park Avenue could be removed to “...better connect planned mix-use development to the park.” PSU is interested in this opportunity to expand the curb, narrowing the street to make a safer connection for pedestrians and bikes at the corner of SW College and Park Avenue where the new Green Loop path connects through the project site.

Thank you

PSU School of Art+Design
City of Portland

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Proposed Site Plan / Section
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Ground Level Plan
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1. Project Summary

Summary of Development Program

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

LEVER ARCHITECTURE

School of Art+Design

		GROSS SQUARE FEET
Administration Spaces		9,754
Classroom & Studio		55,677
Galleries		5,984
Production & Research Labs		18,154
Technology Labs		4,000
Common Space		3,429
Storage		1,643
Other		4,033
TOTAL GSF		102,673

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

Height Limit: 100 feet



2. Context Study Portland



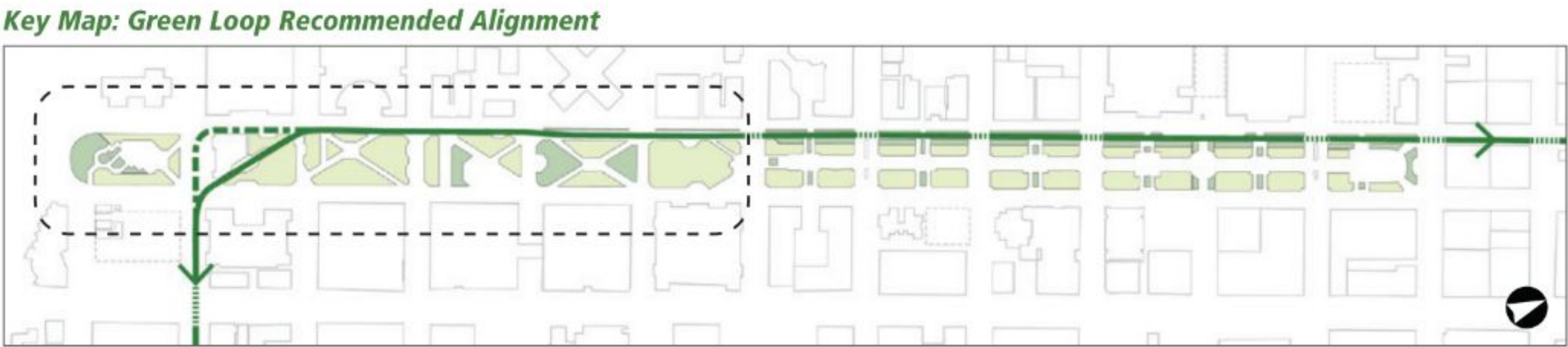
2. Context Study South Park Blocks



2. Context Study

Urban Context

City Council
Approved
Development
Plan for
Reference



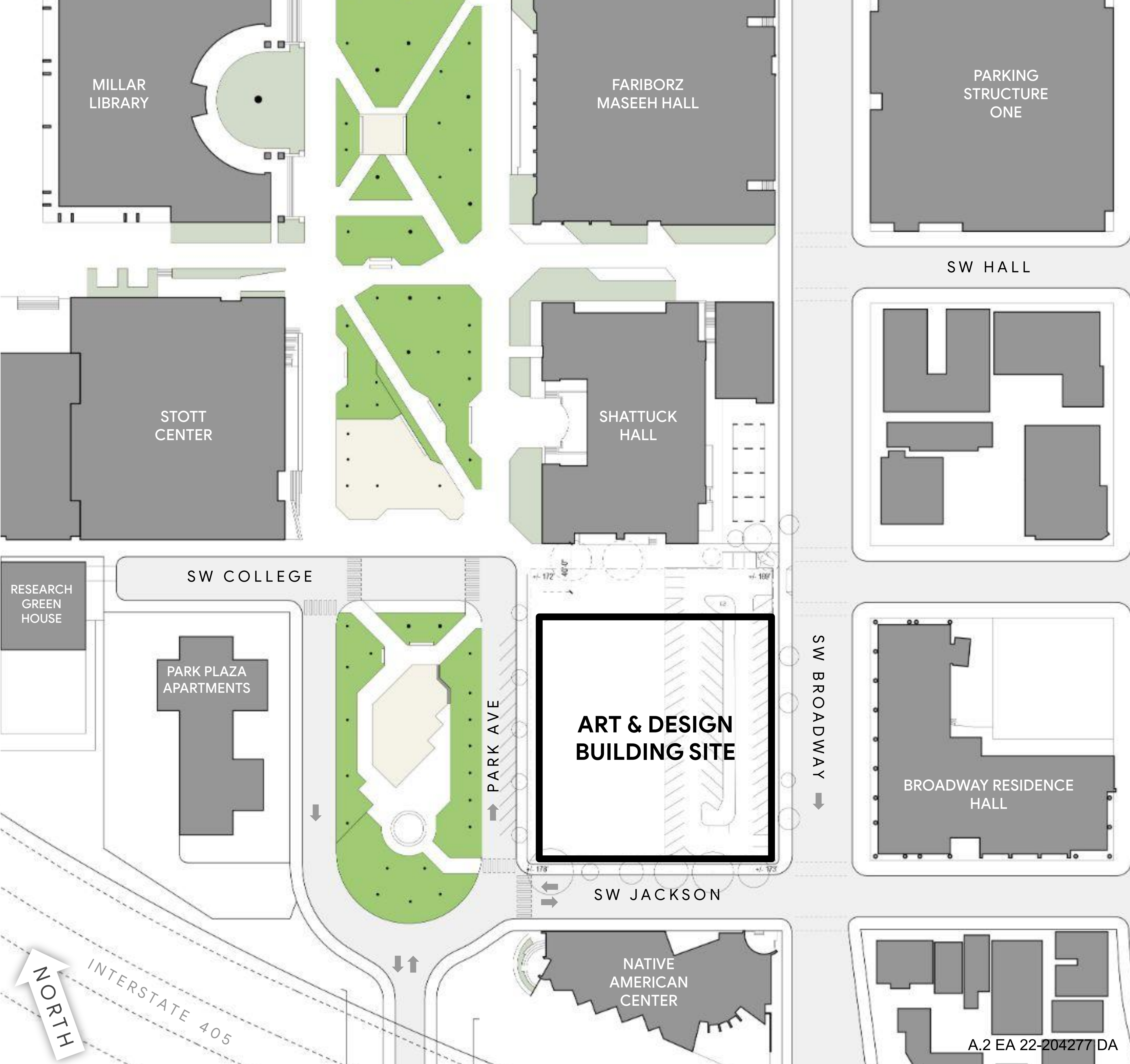
- LEGEND
- | | | | |
|------------------------|--------------------------------------|---------------------------|--|
| Building Footprint | Green Loop Shared Use Path (Block 2) | Cross Walk | Turf / Lawn |
| Roadway | Green Loop Path (Blocks 5-12) | Gathering Areas | Tree Canopy |
| Pedestrian Paving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



Source: PortlandMaps Open Data, COP GIS, 2019 MHA Tree Inventory, 2019 MIG Fieldwork and Site Documentation, ESRI orthomimagery, South_Park_Blocks_Base.dwg
A.2 EA 22-204277 DA

2. Context Study

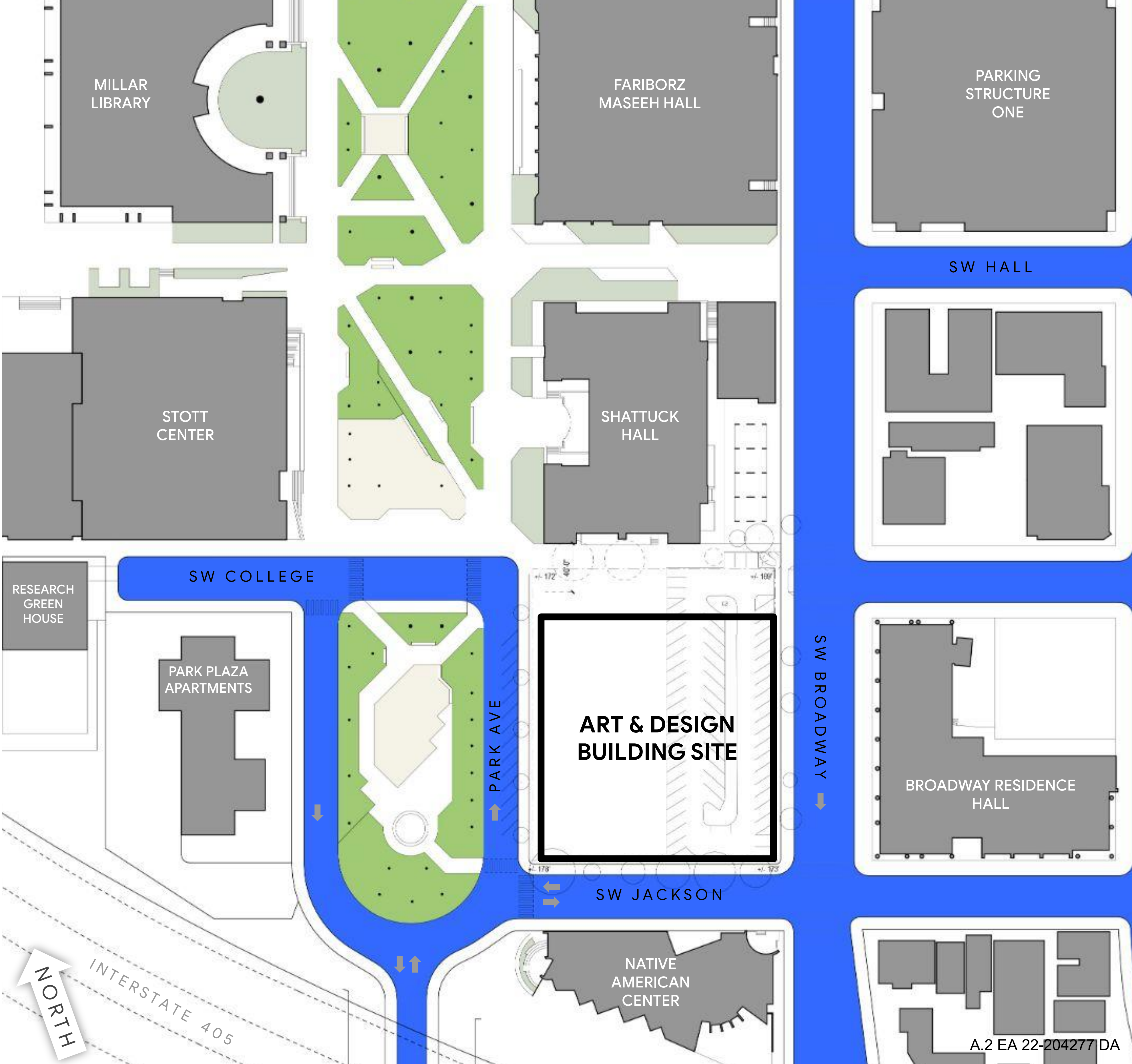
Urban Context



2. Context Study

Urban Context

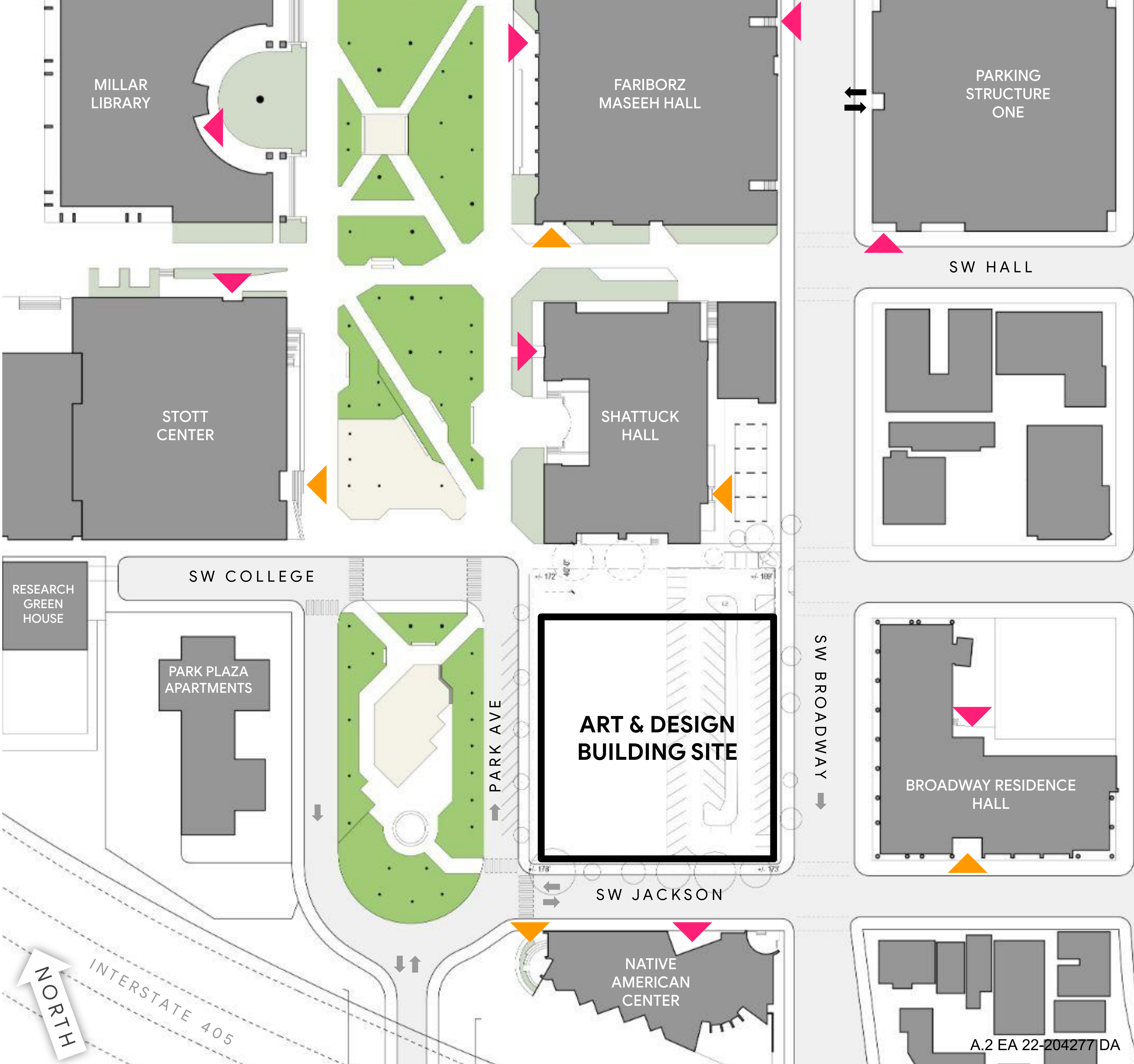
- VEHICULAR STREETS
- PEDESTRIAN ACCESS



2. Context Study

Urban Context

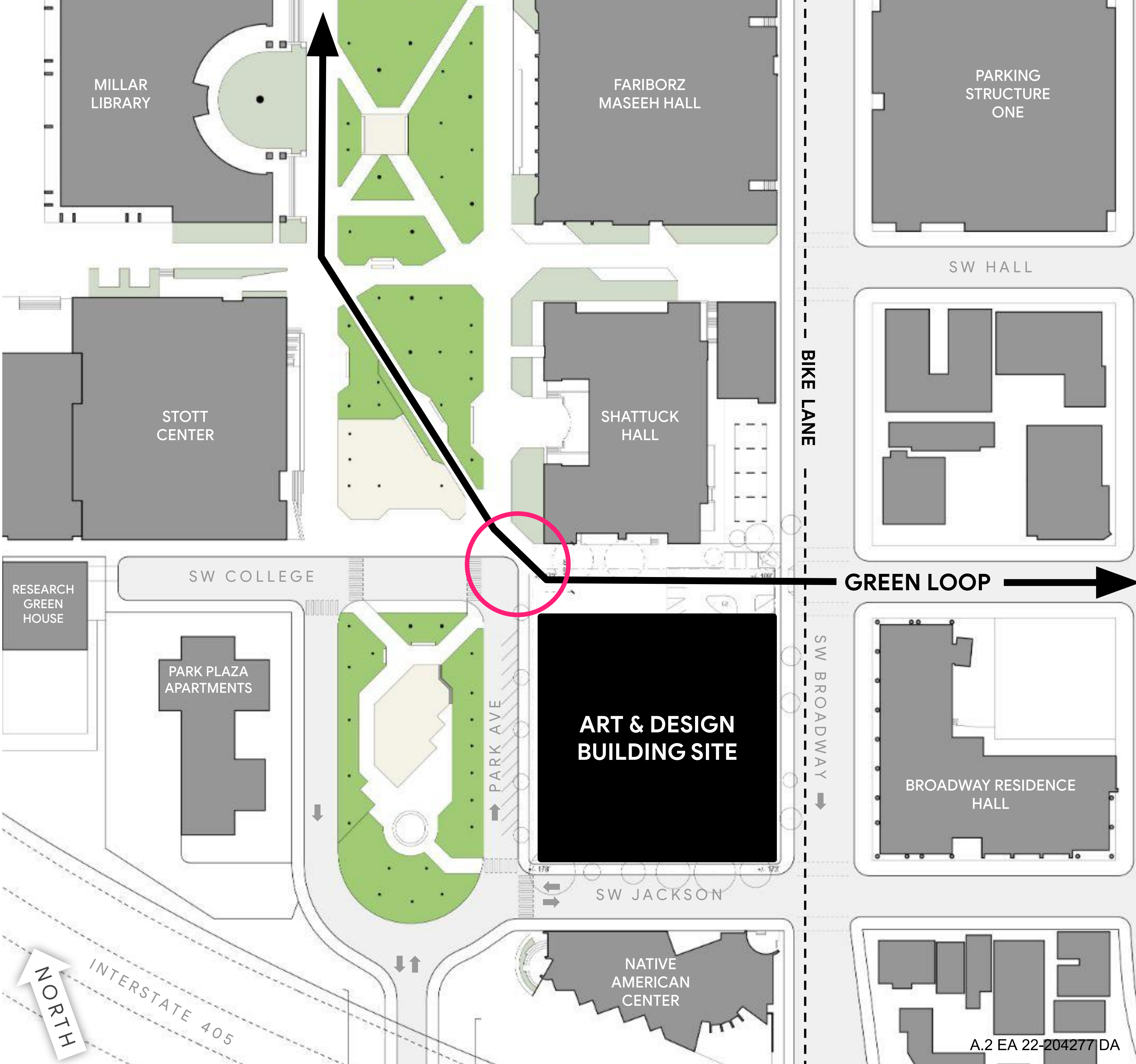
- ▶ ENTRY PRIMARY USE
- ▶ ENTRY SECONDARY USE



2. Context Study

Existing Site Opportunities

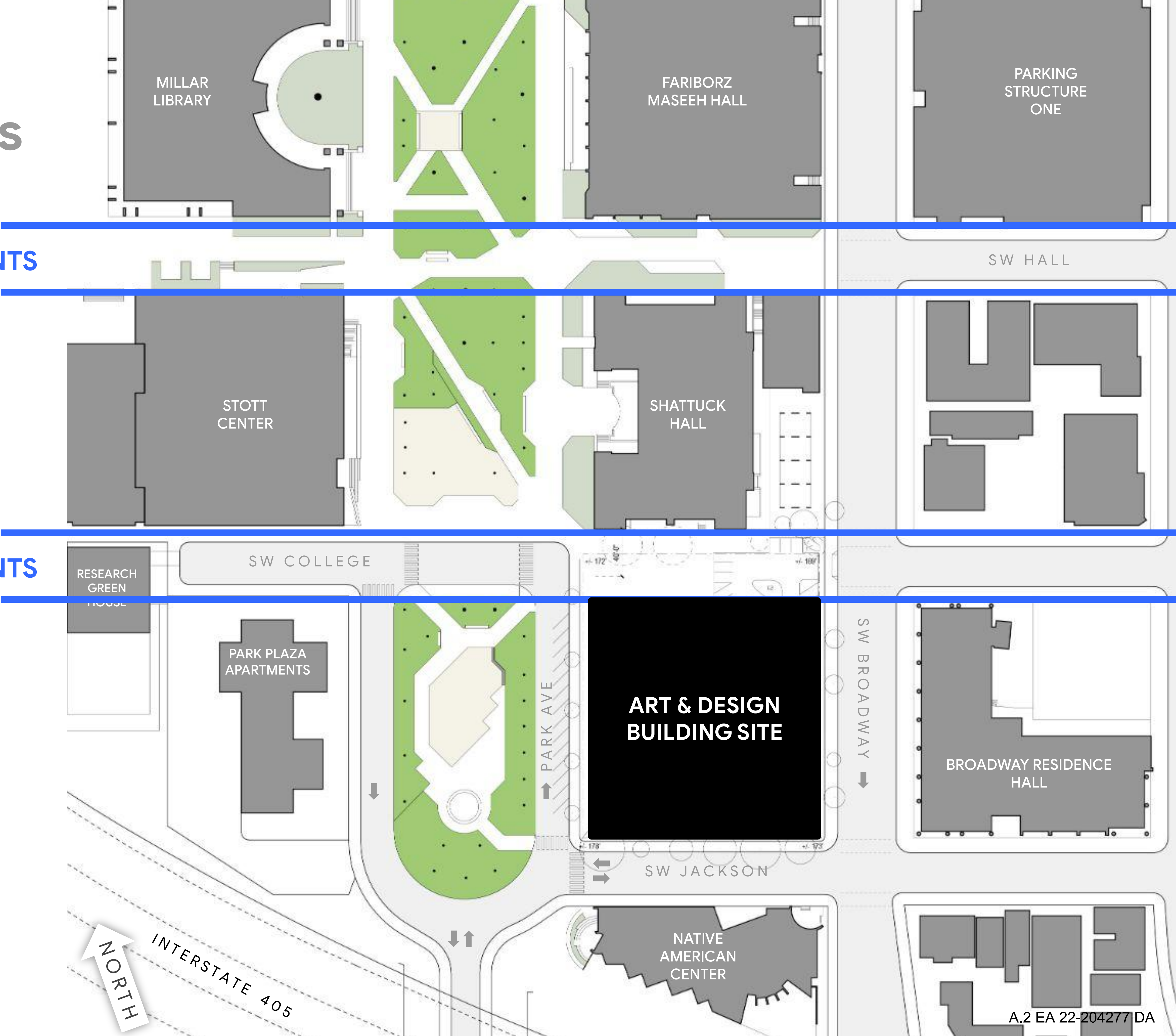
- APPROVED CITY BIKE PATH
- EXISTING PINCH-POINT



2. Context Study

Existing Site Opportunities

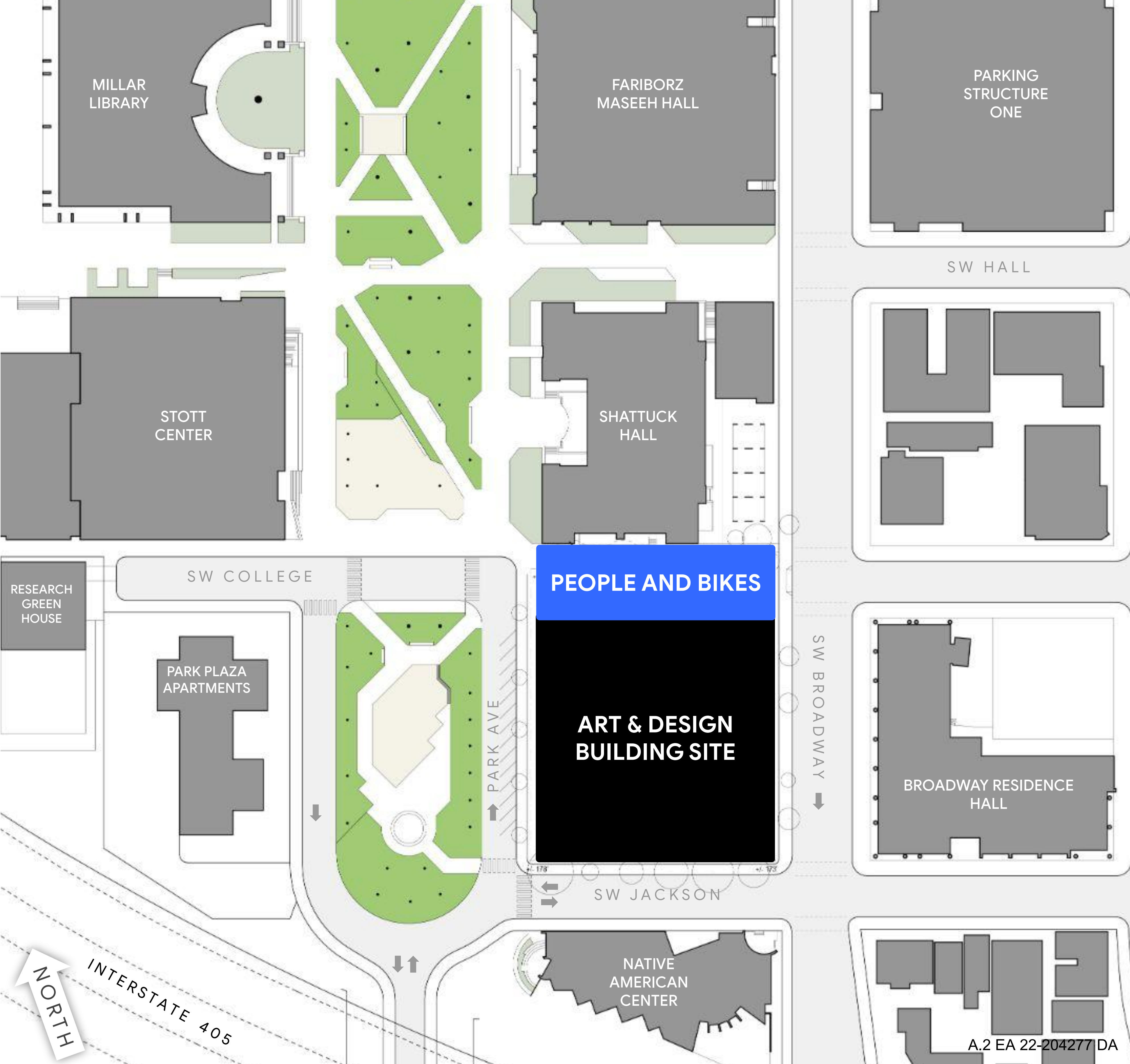
BUILDING + CROSSWALK ALIGNMENTS



BUILDING + CROSSWALK ALIGNMENTS

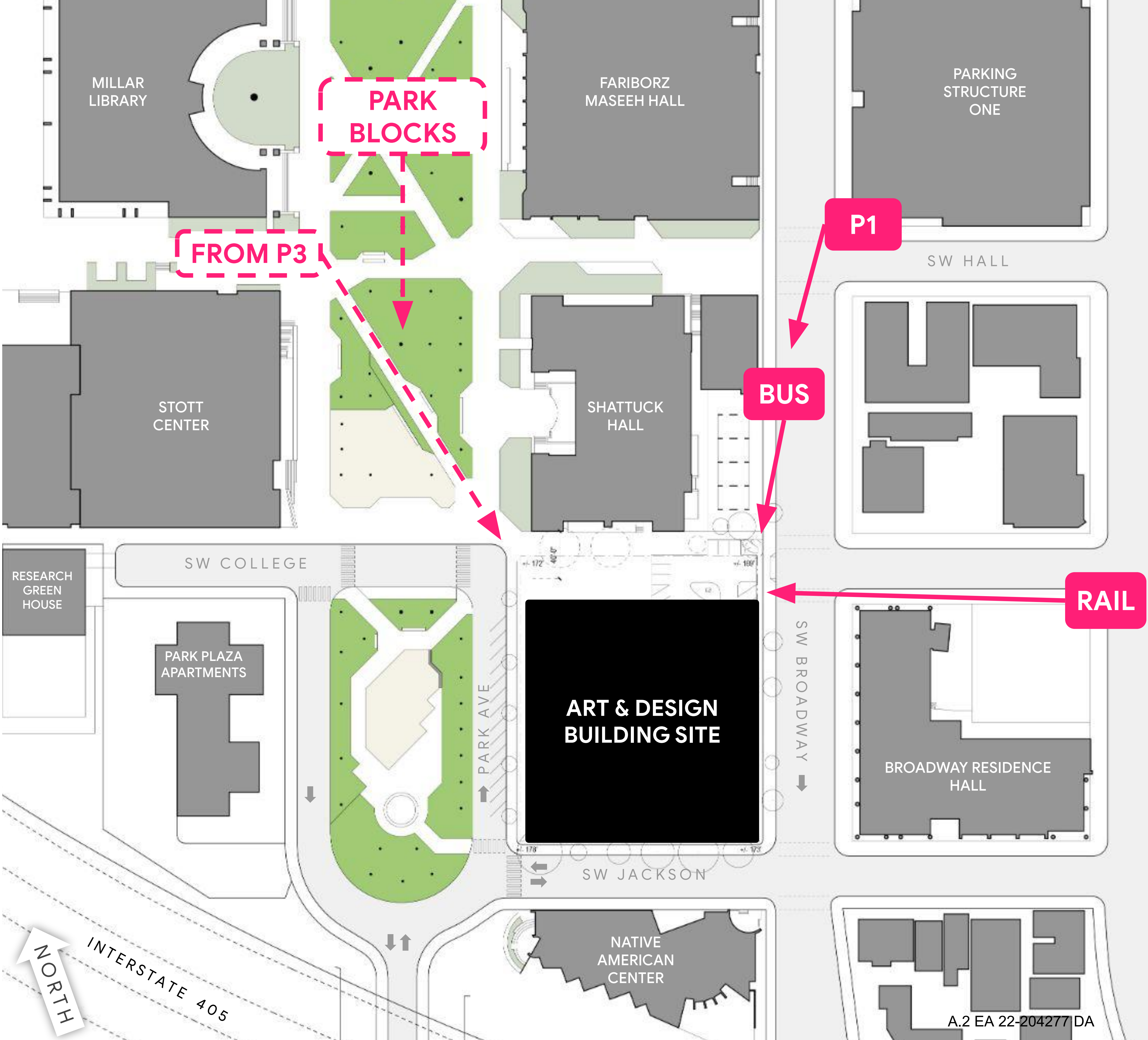
2. Context Study

Existing Site Opportunities



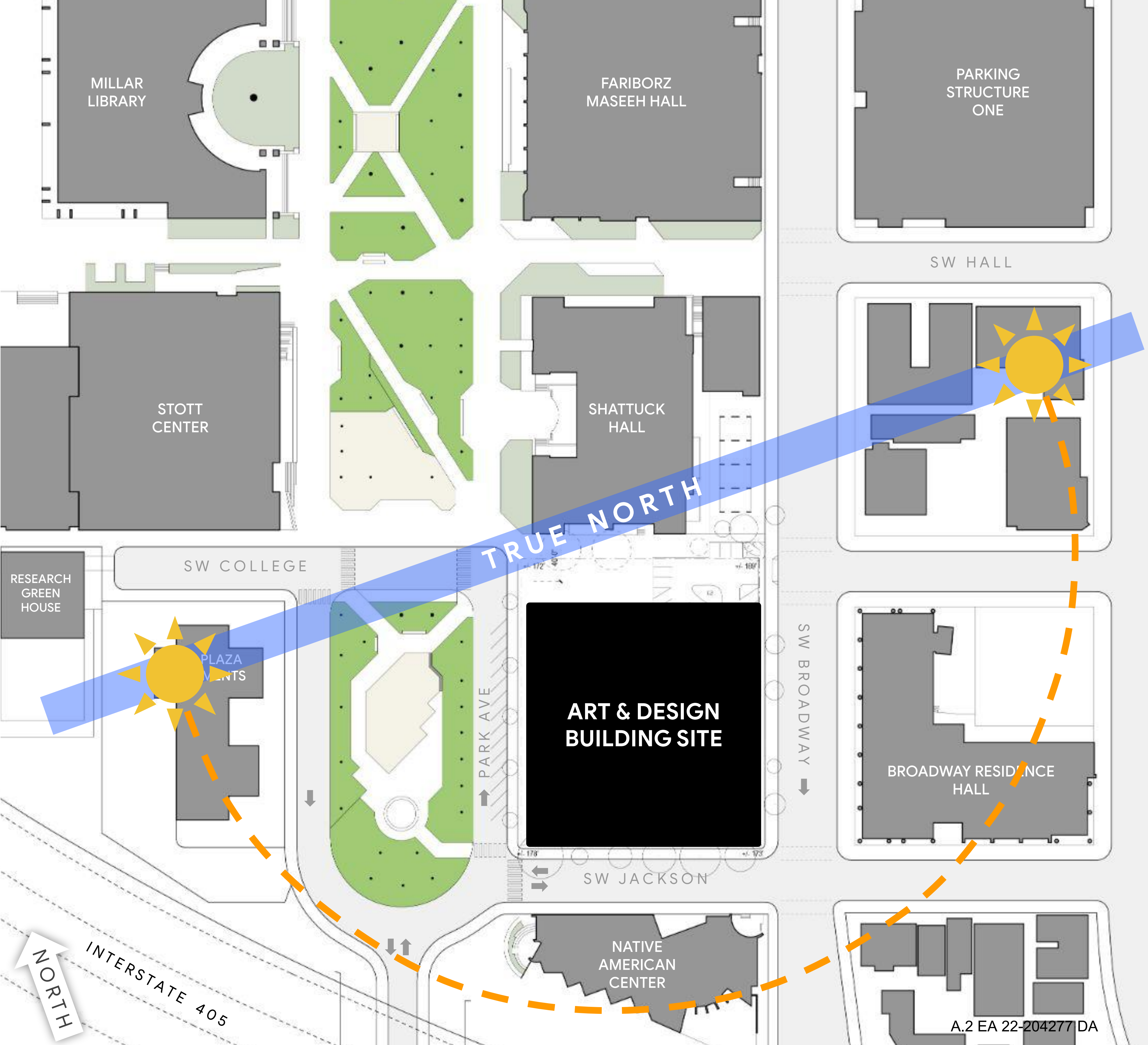
2. Context Study

Urban Context: Transit



2. Context Study

Site Opportunities: Daylight Access



2. Context Study

Views - Southwest / West



2. Context Study

Views - Northeast



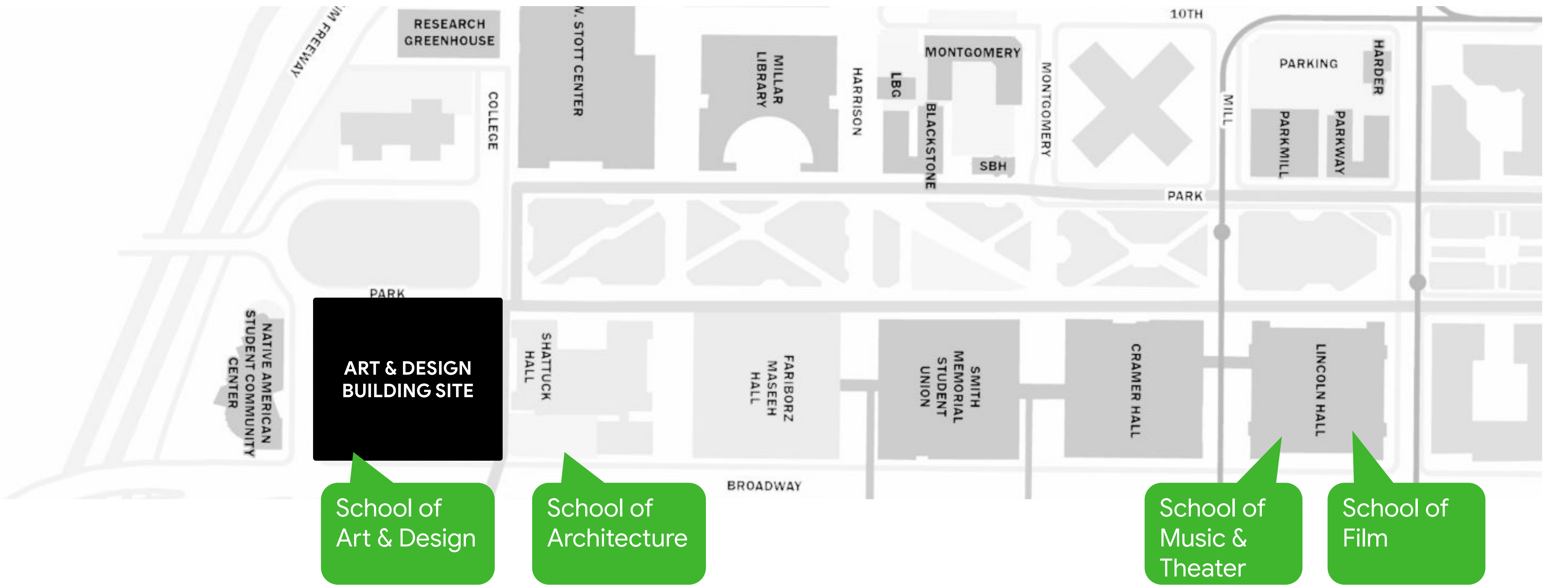
2. Context Study

Views - Southeast



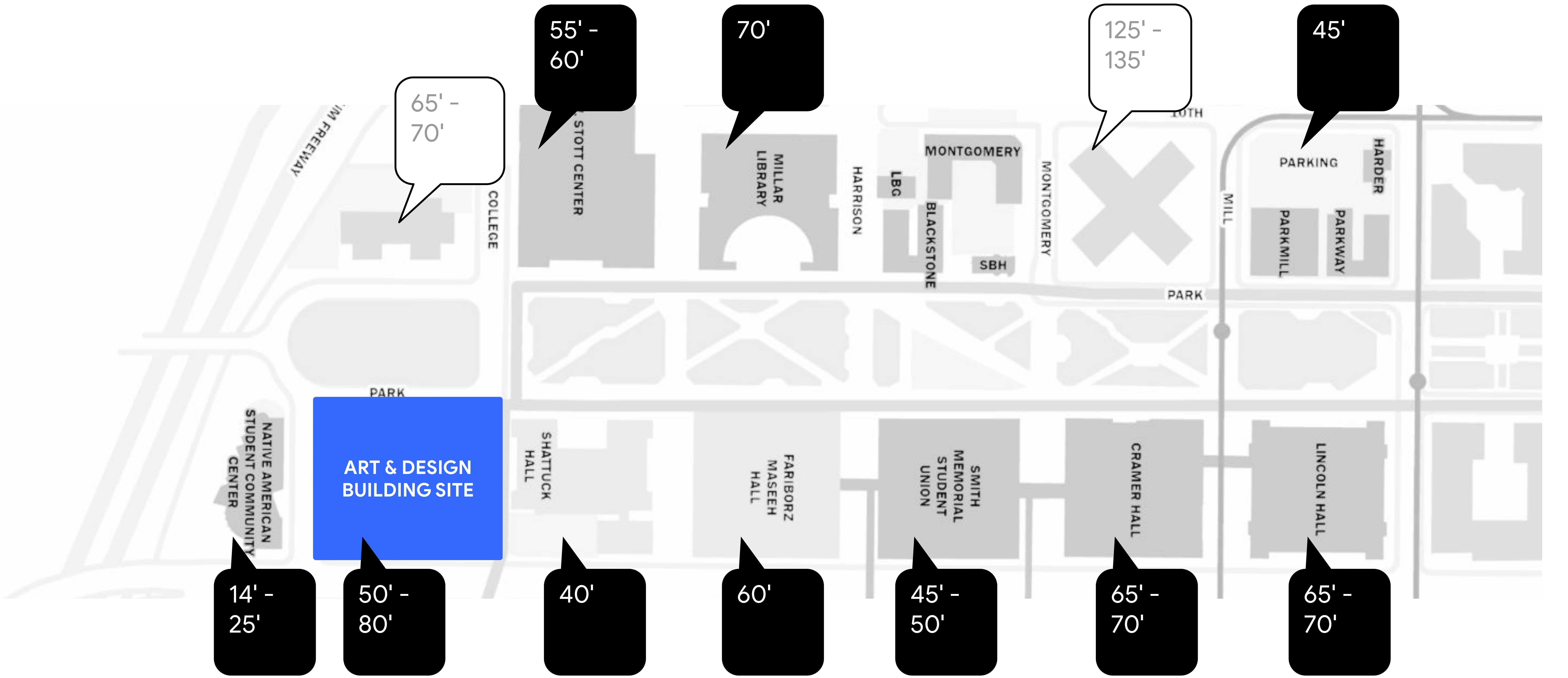
2. Context Study

PSU College of the Arts



2. Context Study

Building Heights



2. Context Study

Site Existing

SETBACKS

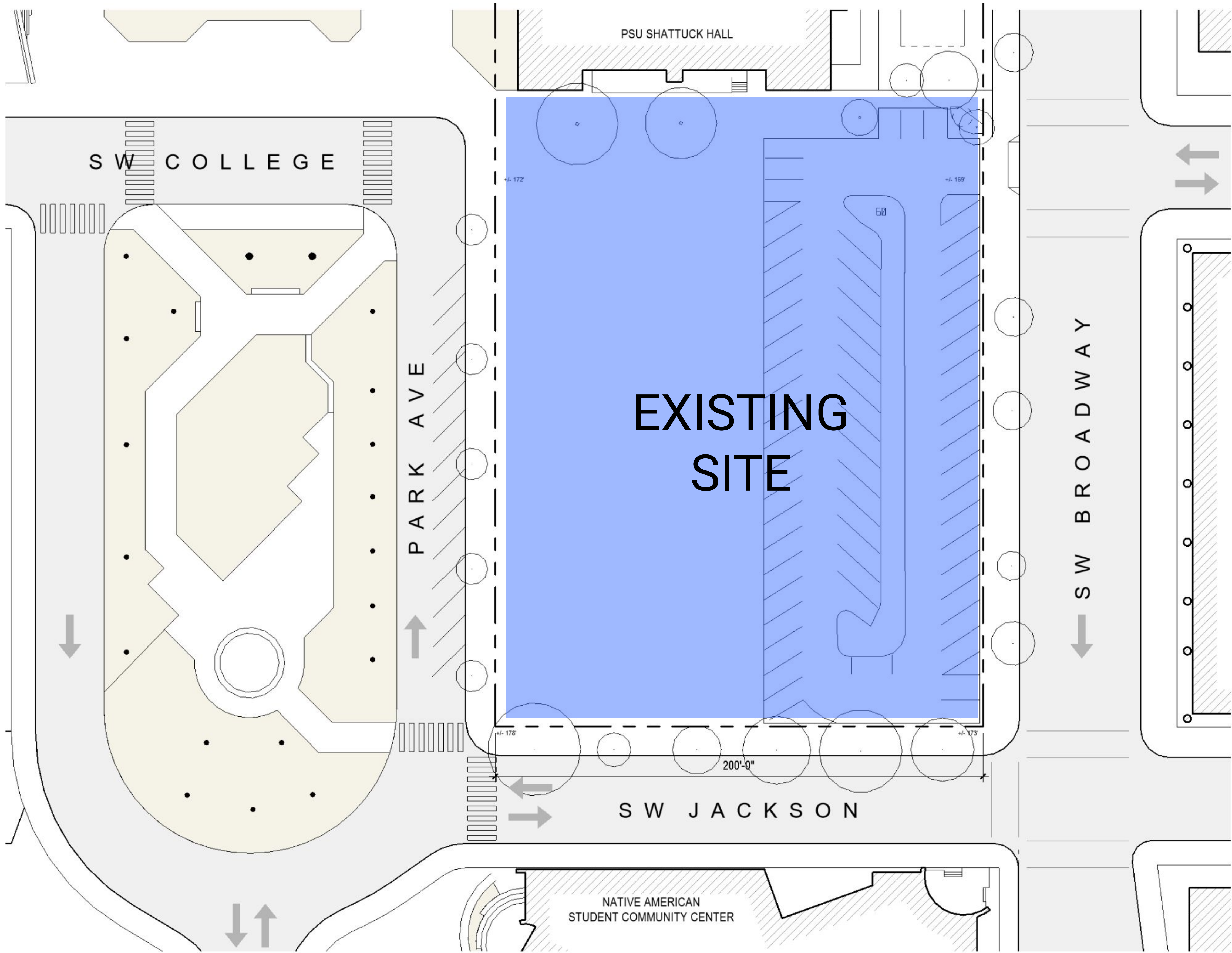
Park Avenue
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PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE



2. Context Study

Existing Site & Vicinity Photos



SW College



SW Jackson

2. Context Study

Existing Site & Vicinity Photos



SW Park



SW Jackson and Park

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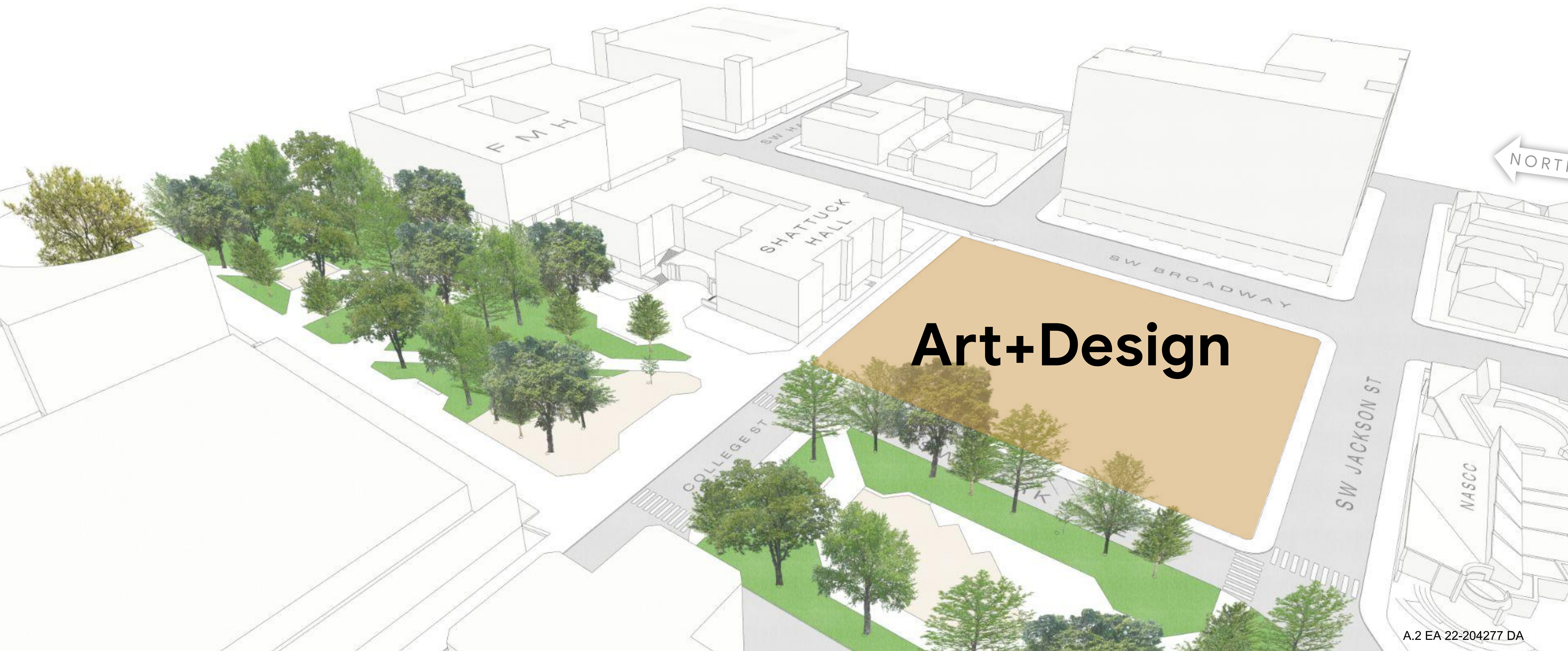
PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201
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LEVER ARCHITECTURE



3. Concept Design

Concept



3. Concept Design

Park Blocks and Broadway



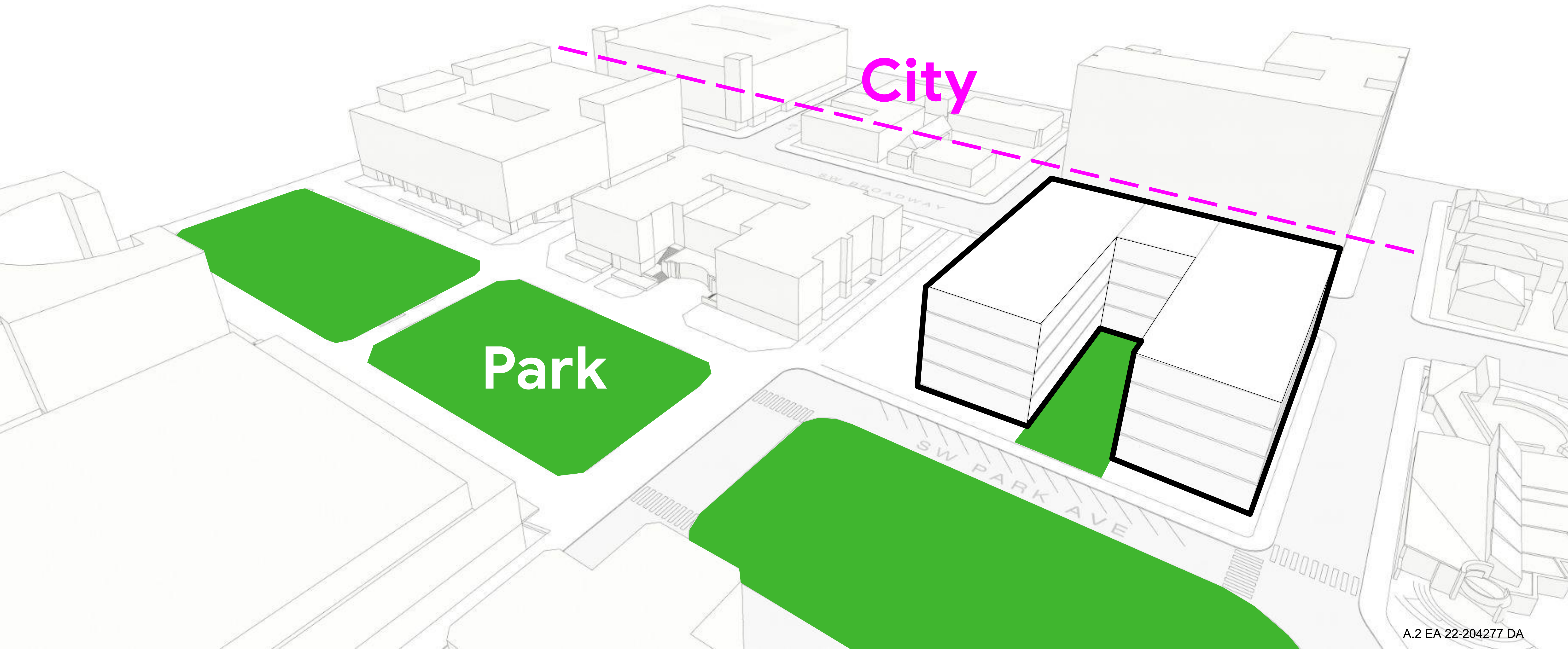
South Park Blocks



Southwest Broadway

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Concept + Massing



3. Concept Design

North daylight for art and design



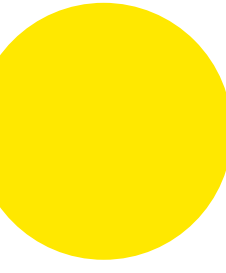
studio-albanese-francesca-iovene-lindower



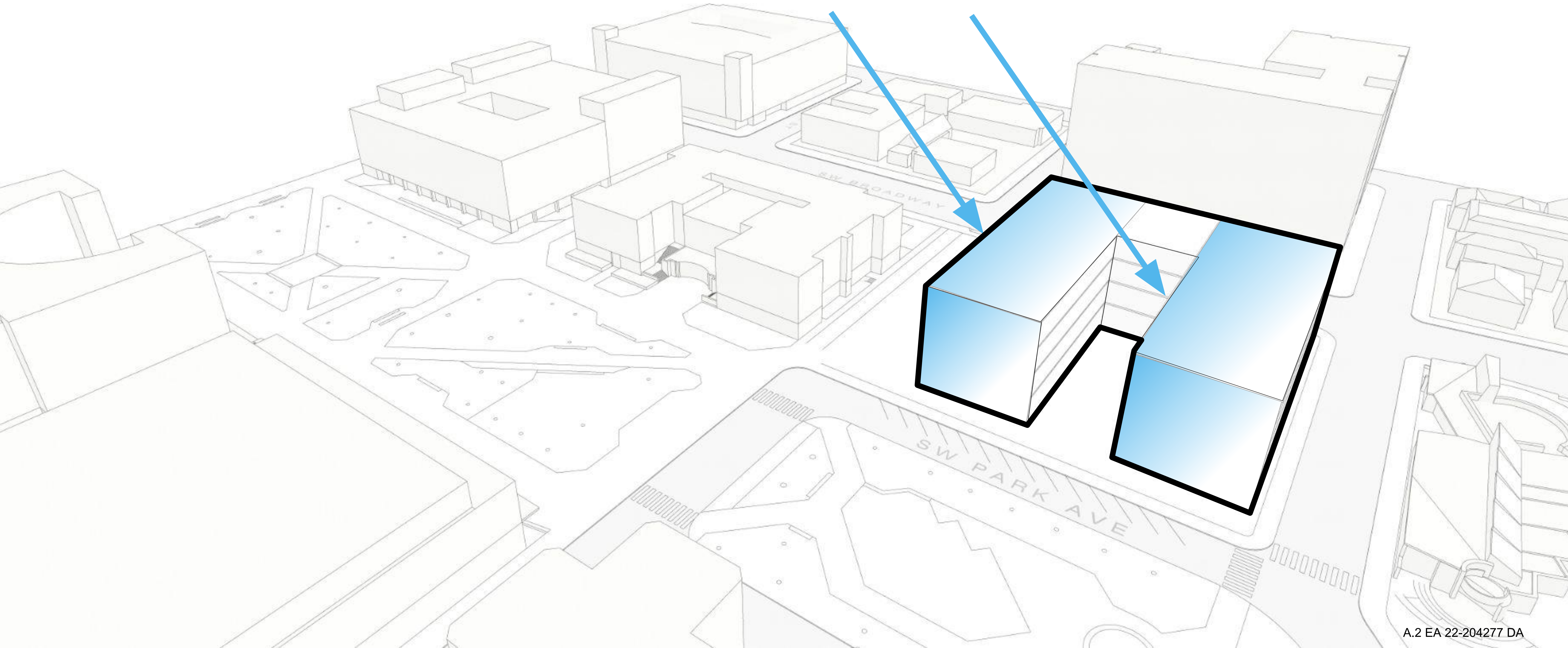
University of the Arts Helsinki

3. Concept Design

Concept + Massing



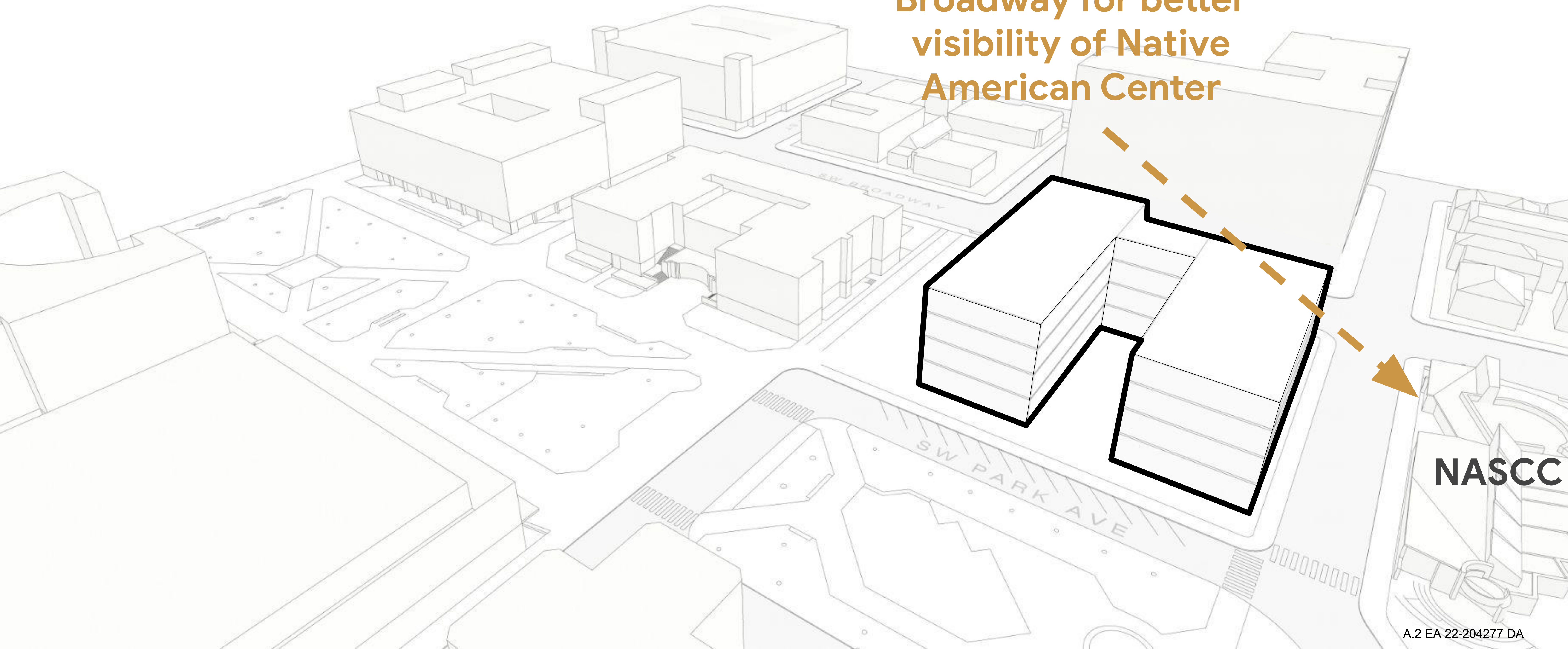
North Daylight



3. Concept Design

Concept + Massing

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

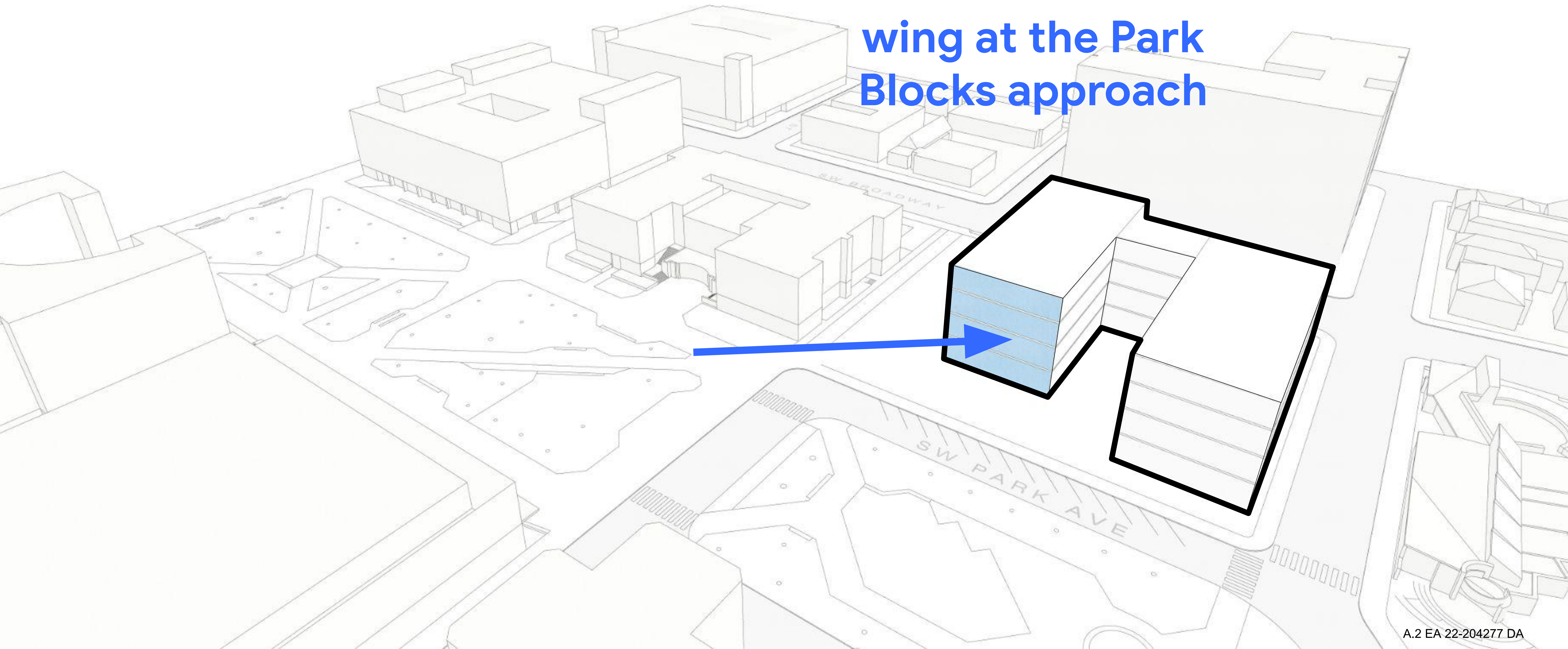


NASCC

3. Concept Design

Concept + Massing

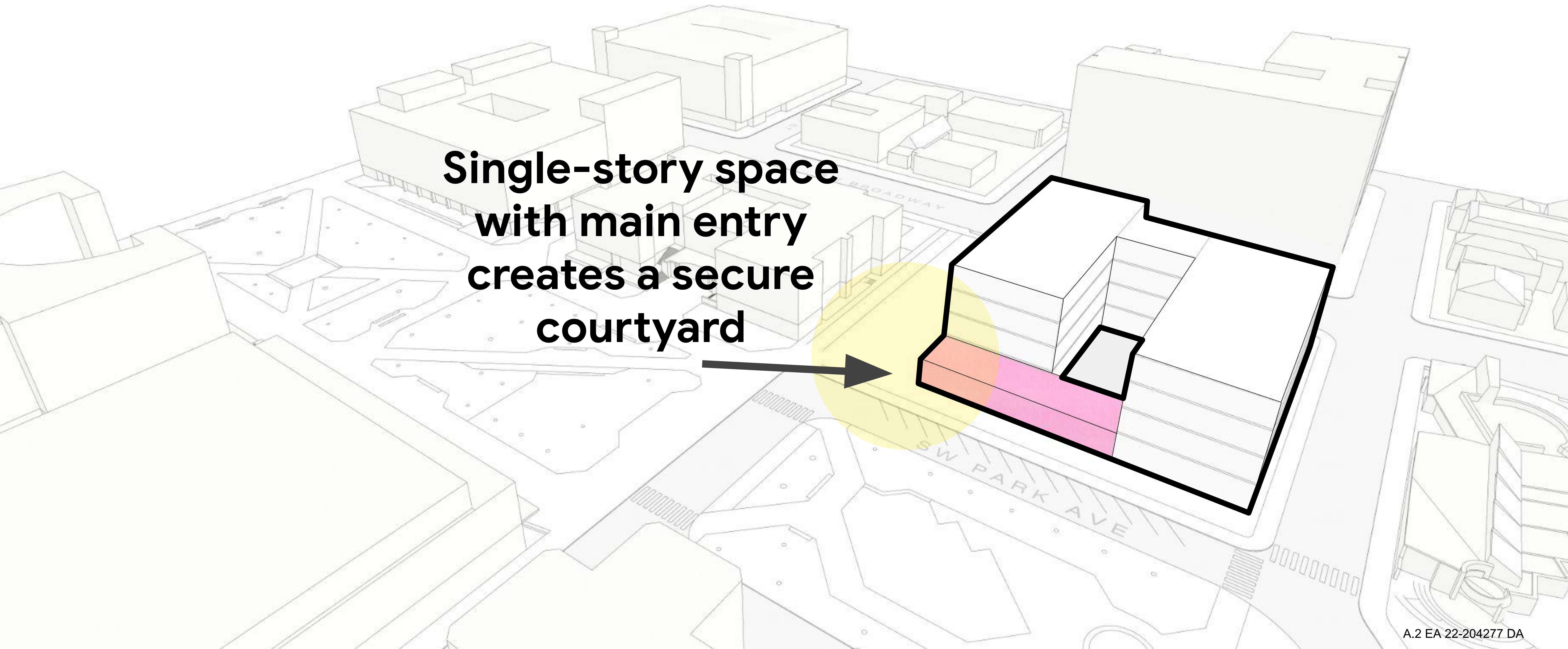
Push back north
wing at the Park
Blocks approach



3. Concept Design

Concept + Massing

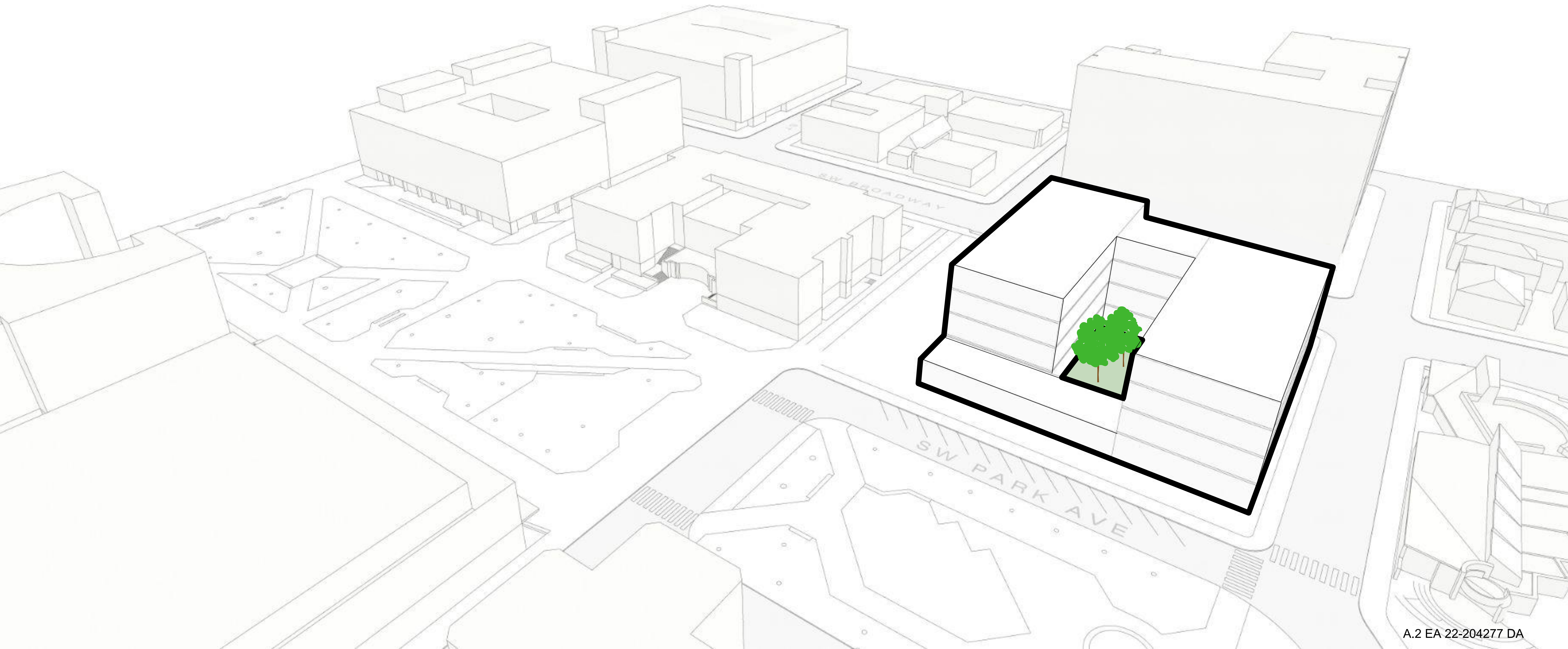
**Single-story space
with main entry
creates a secure
courtyard**



3. Concept Design

Concept + Massing

Courtyard “The Work Yard”



3. Concept Design

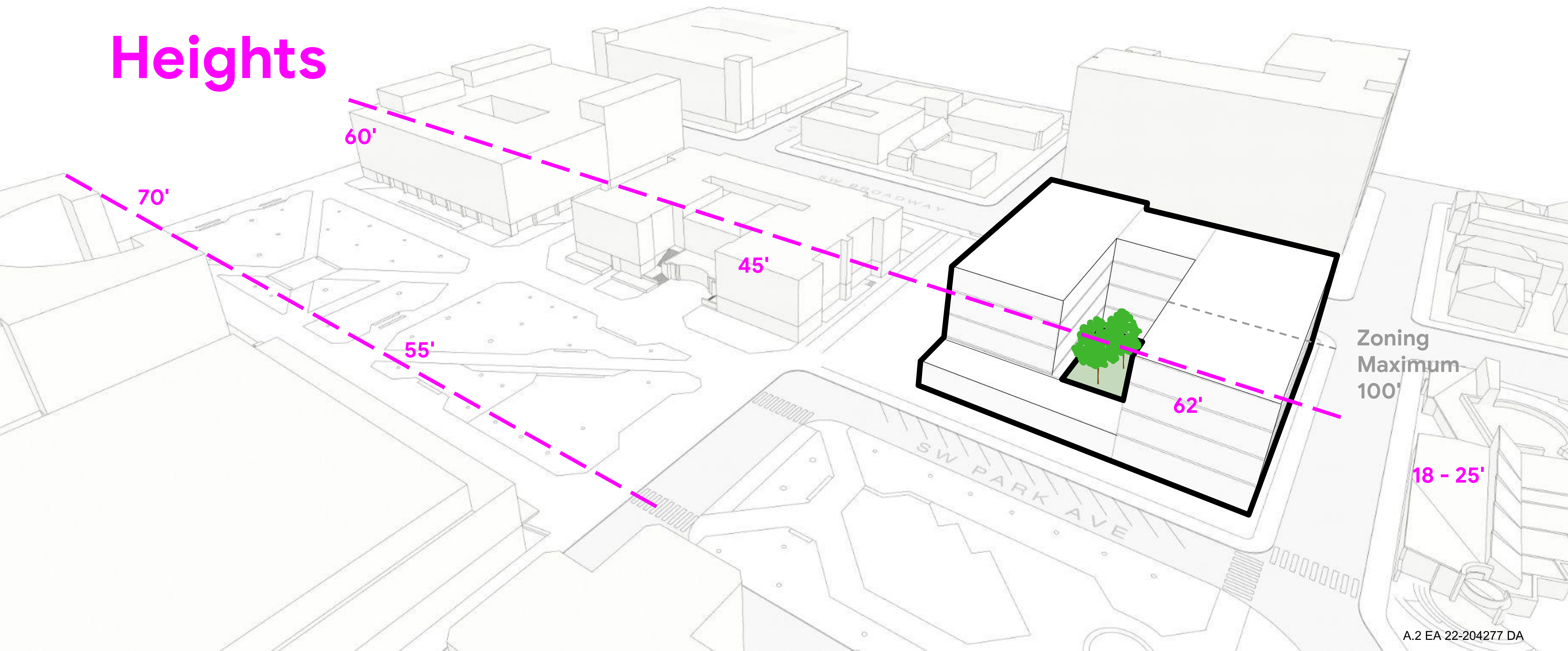
Work Yard for Art & Design



3. Concept Design

Concept + Massing

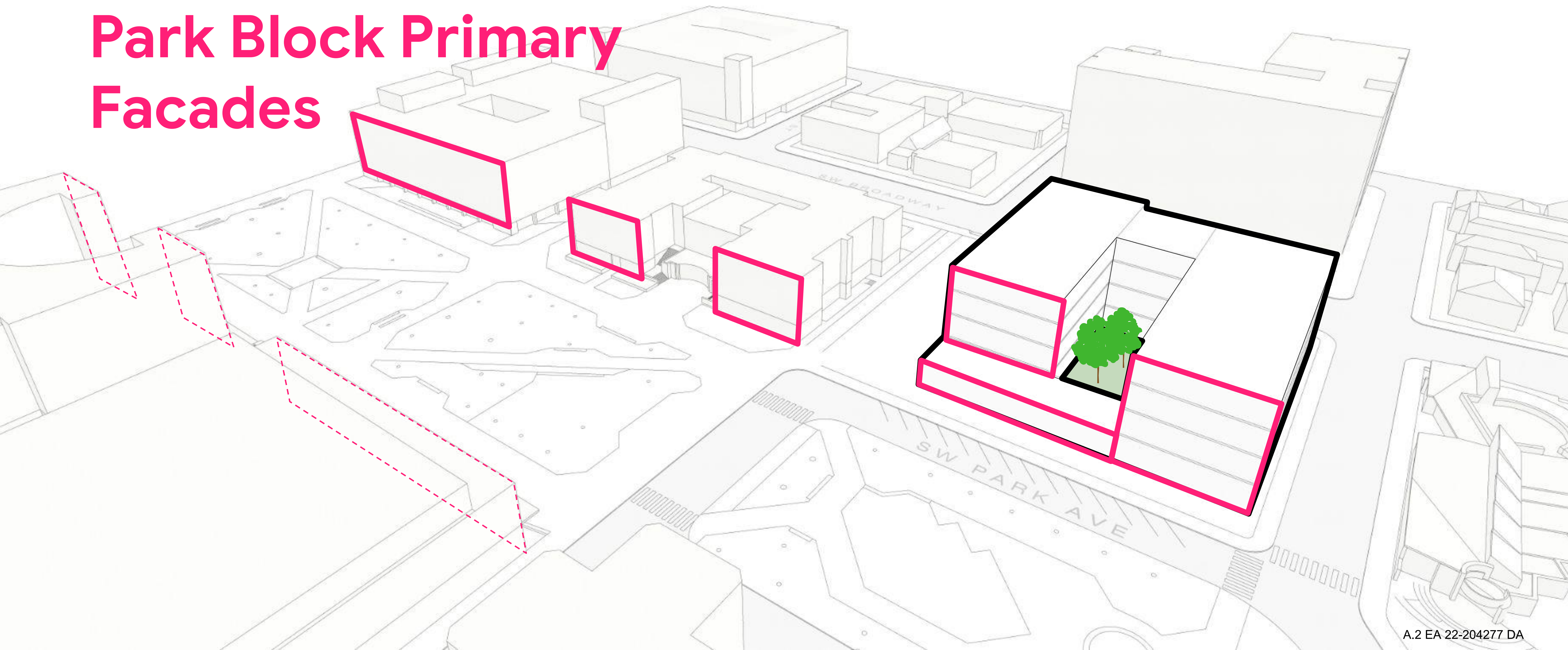
Heights



3. Concept Design

Concept + Massing

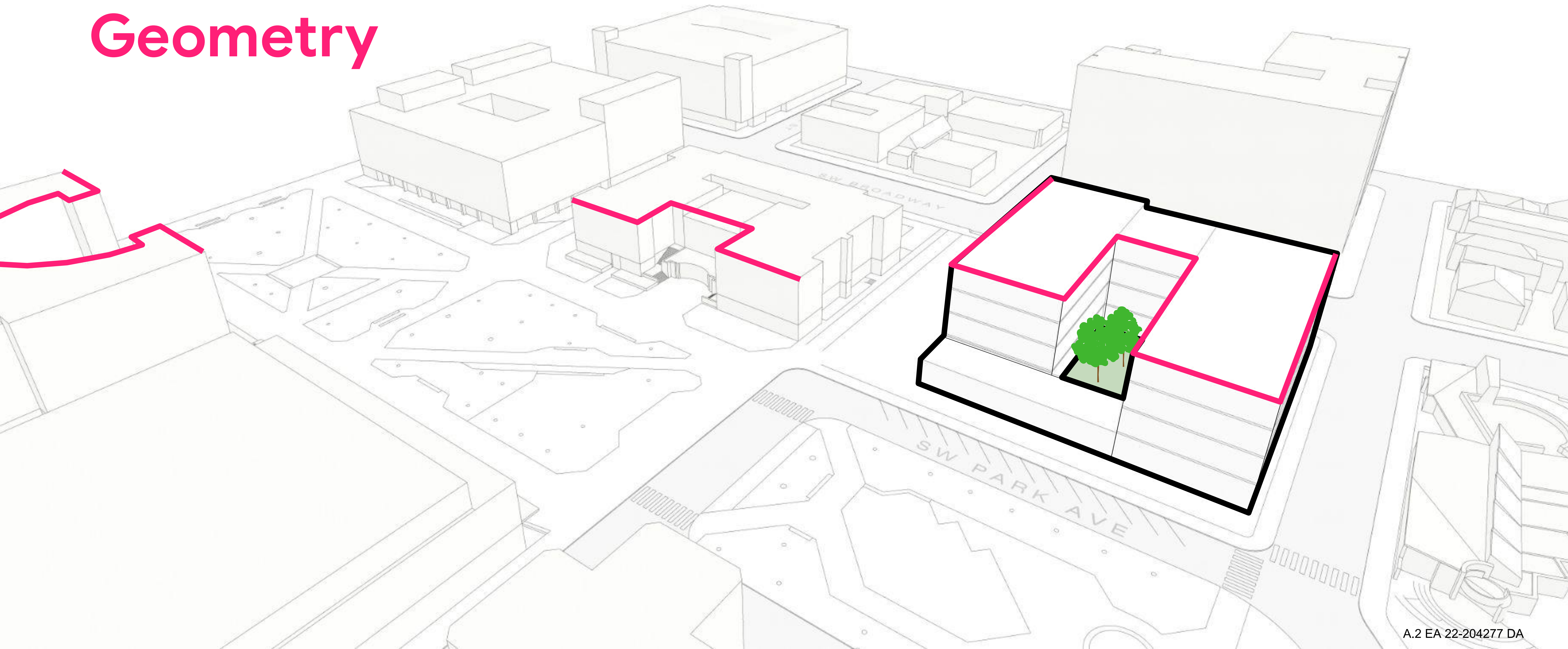
Park Block Primary Facades



3. Concept Design

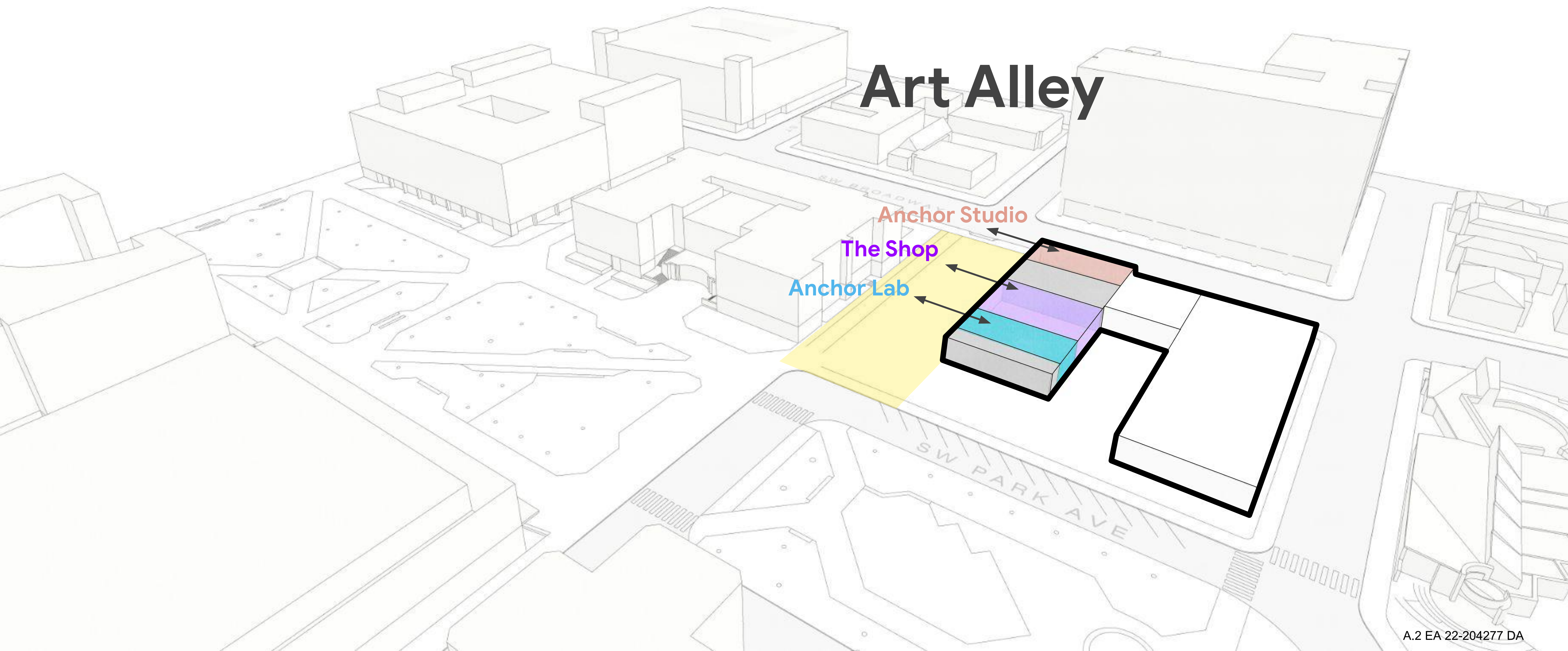
Concept + Massing

Geometry



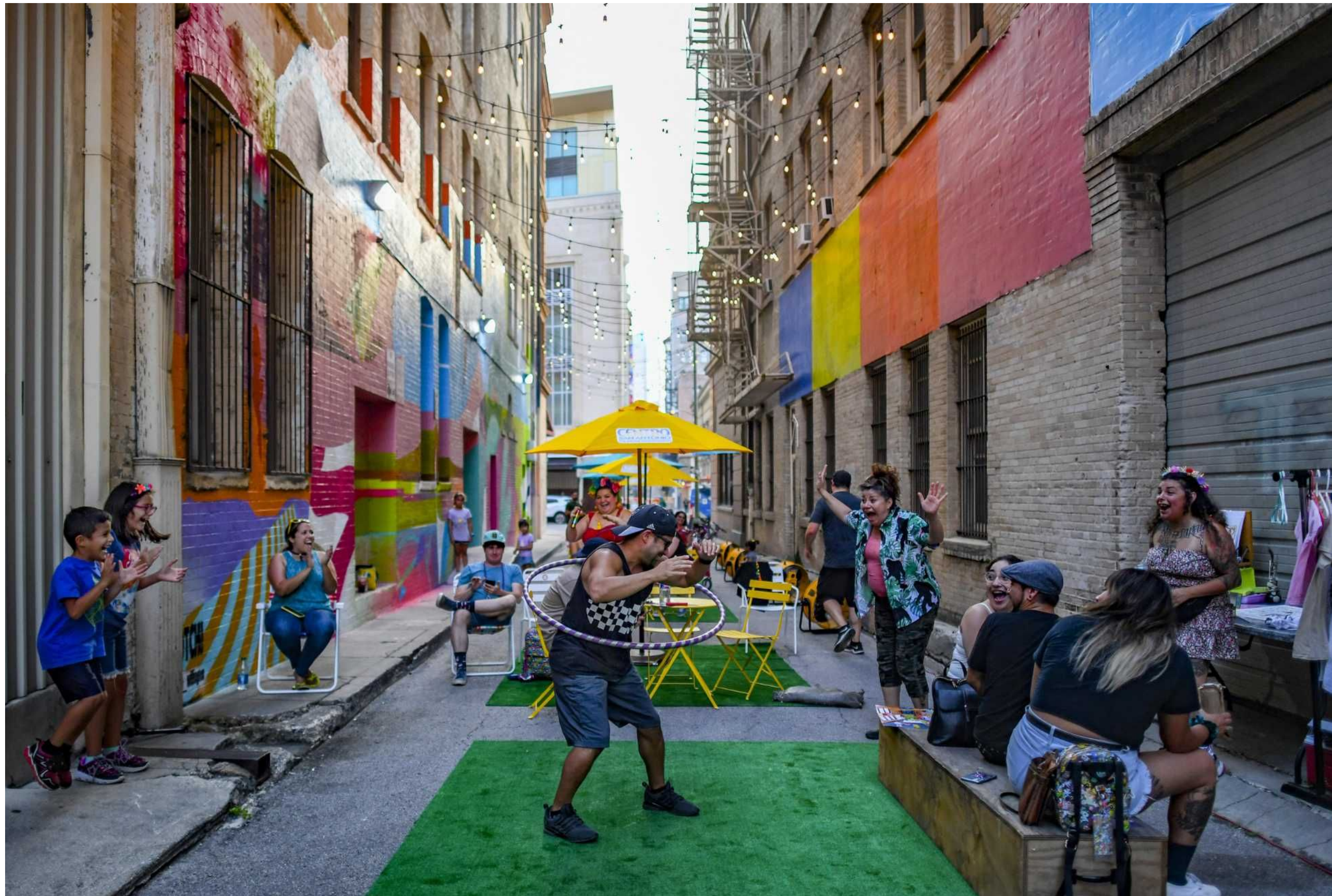
3. Concept Design

Ground Floor Experience



3. Concept Design

Art Alley



Peacock Alley San Antonio

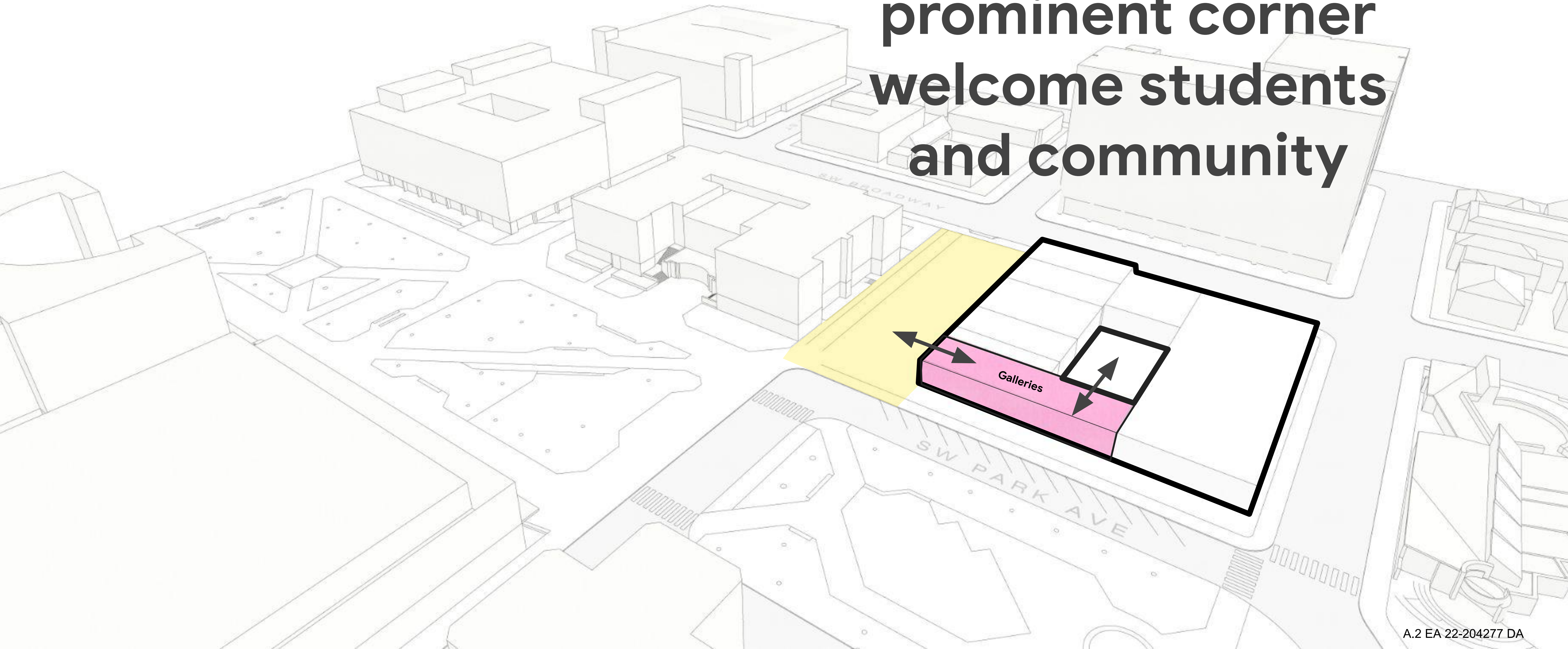


Aarhus School of Art and Architecture

3. Concept Design

Ground Floor Experience

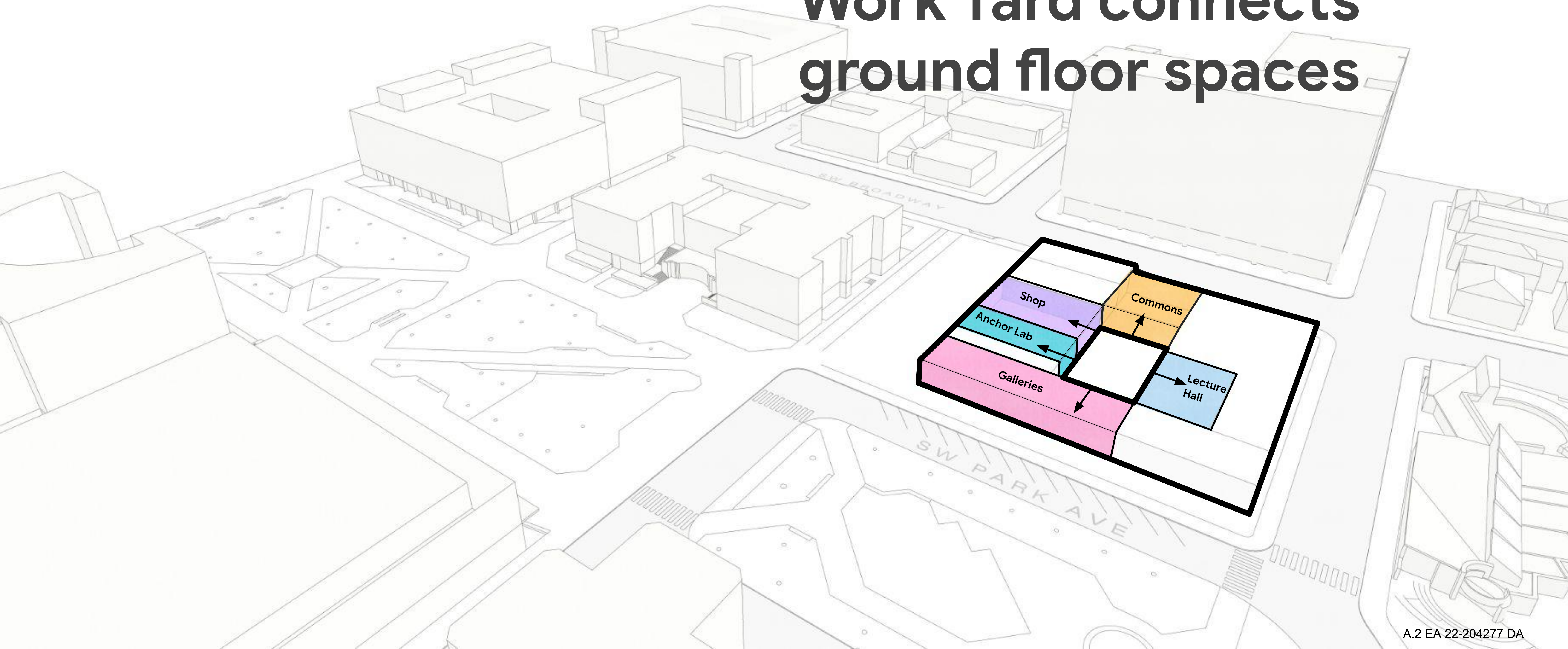
**Art/Design galleries at
prominent corner
welcome students
and community**



3. Concept Design

Ground Floor Experience

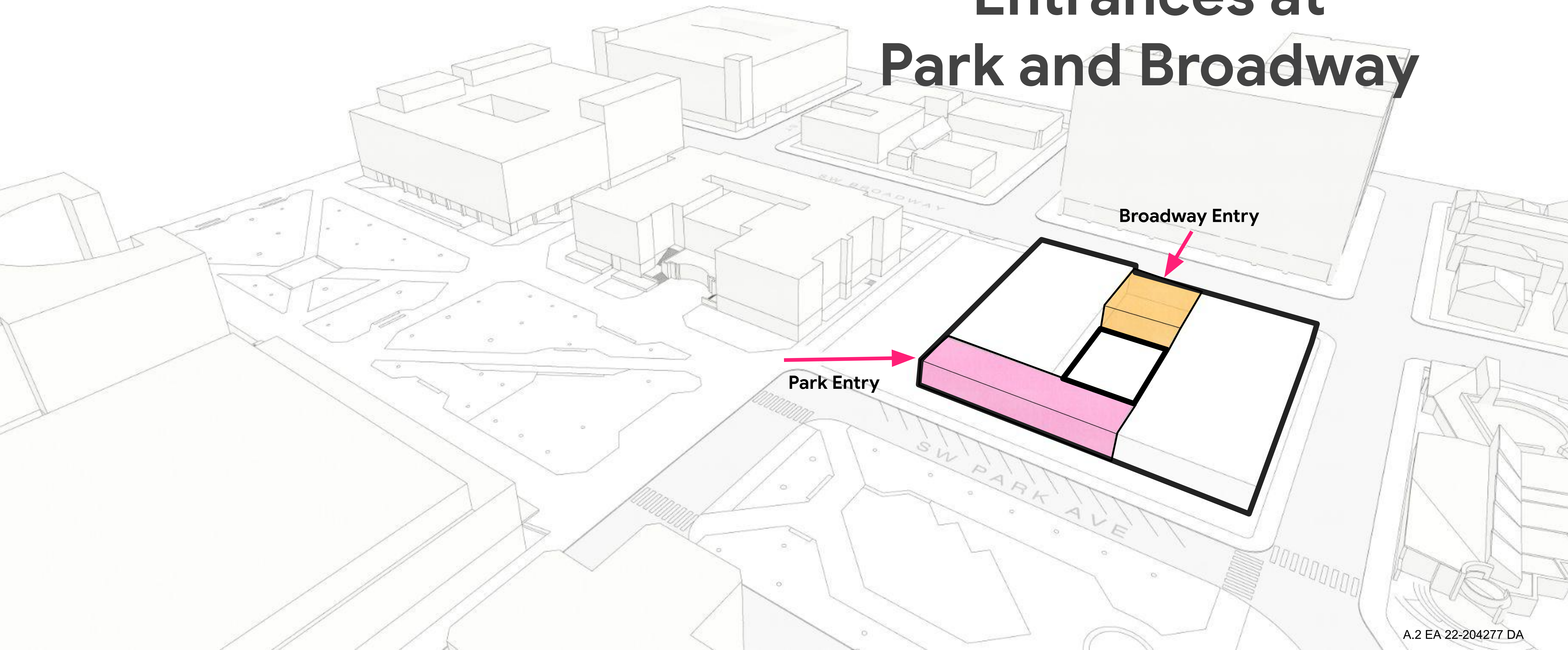
**Work Yard connects
ground floor spaces**



3. Concept Design

Ground Floor Experience

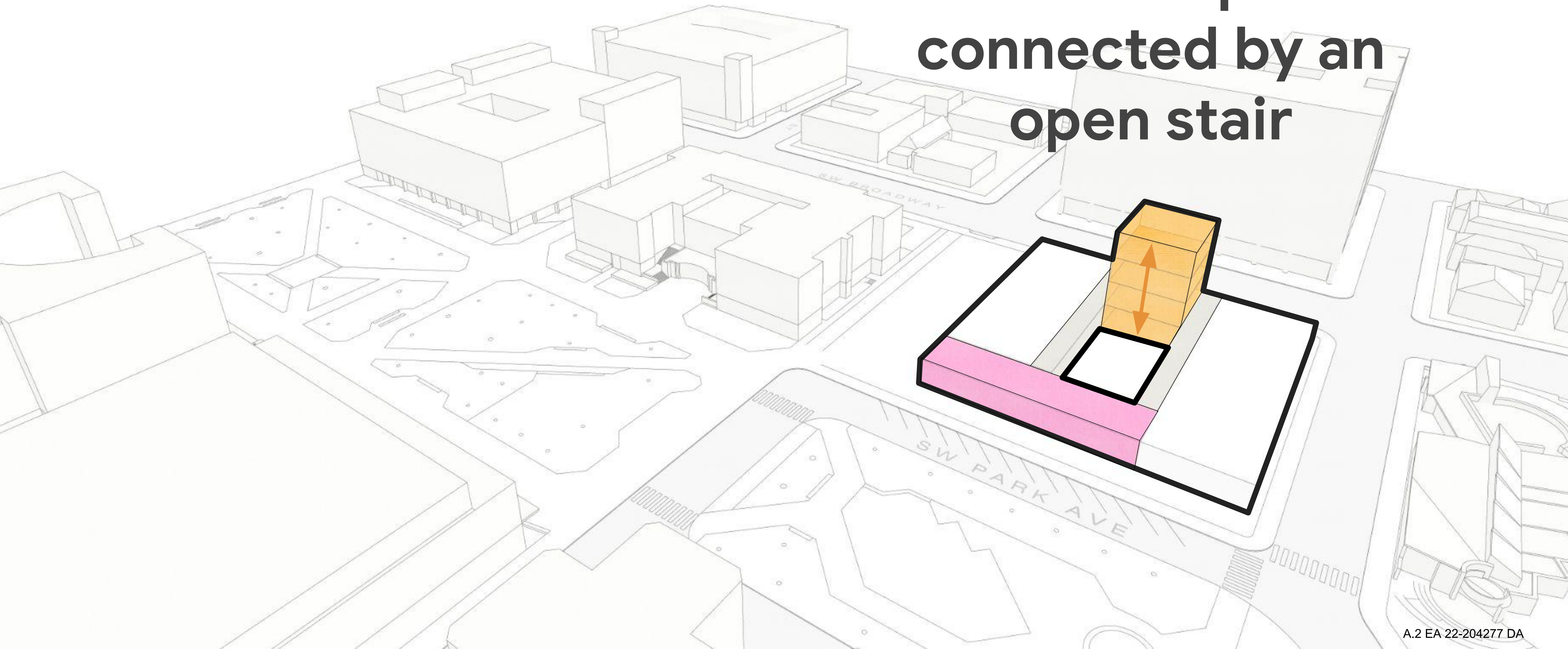
Entrances at Park and Broadway



3. Concept Design

Ground Floor Experience

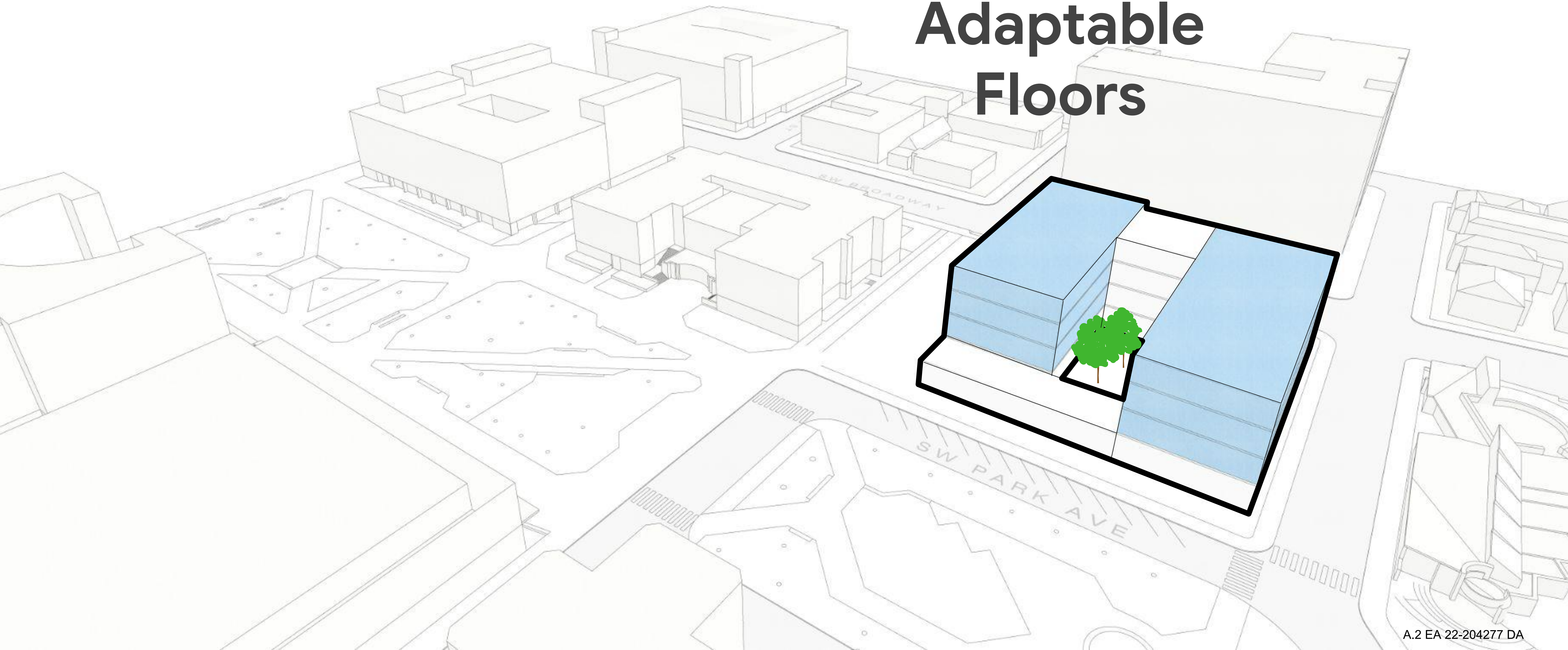
**Common spaces
connected by an
open stair**



3. Concept Design

Upper Floors

**Adaptable
Floors**

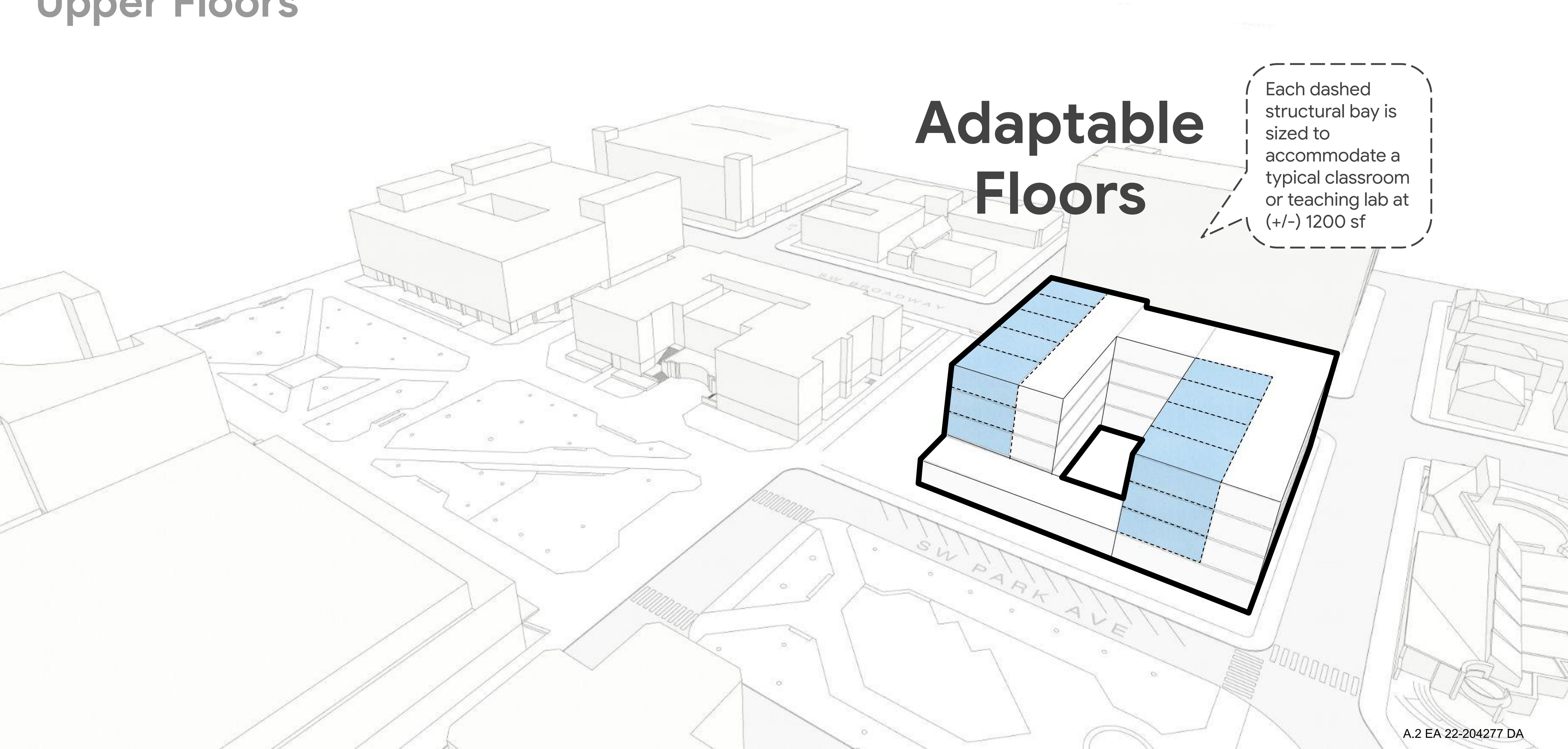


3. Concept Design

Upper Floors

Adaptable Floors

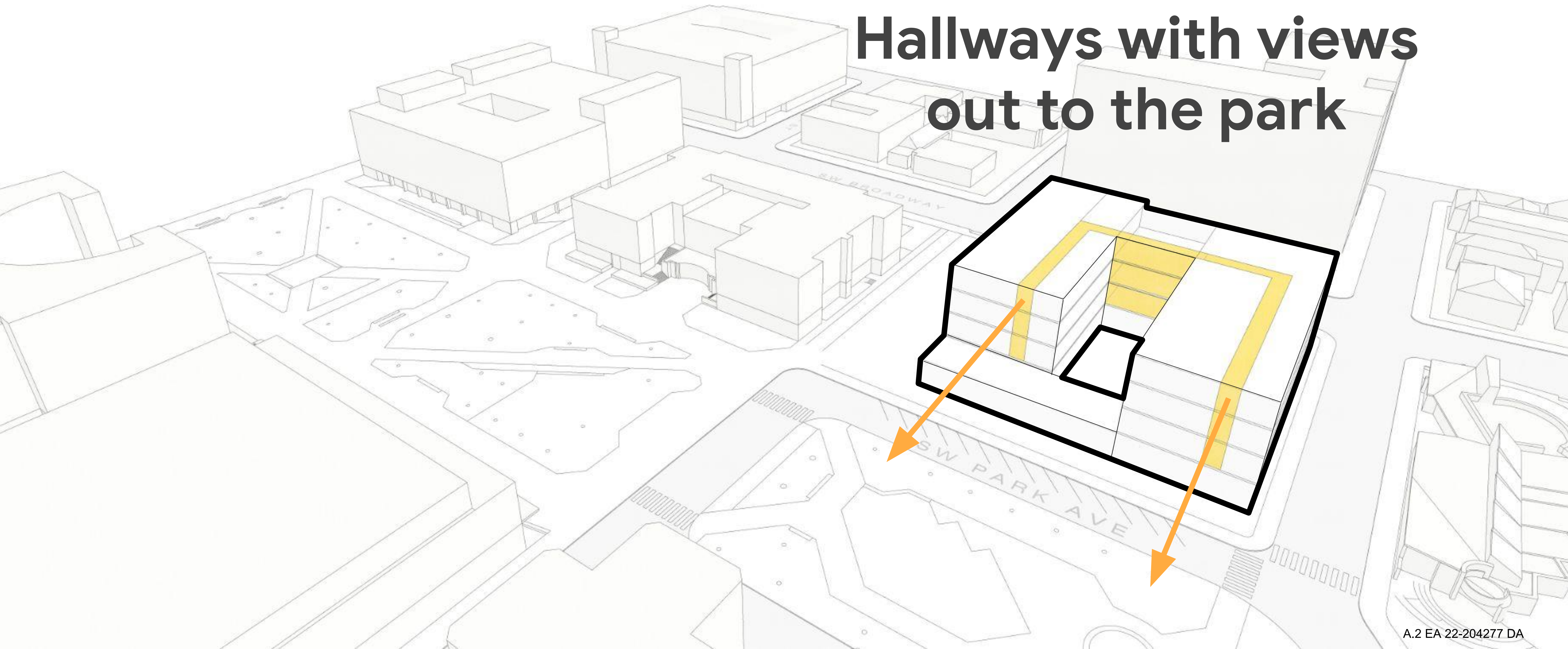
Each dashed structural bay is sized to accommodate a typical classroom or teaching lab at (+/-) 1200 sf



3. Concept Design

Upper Floors

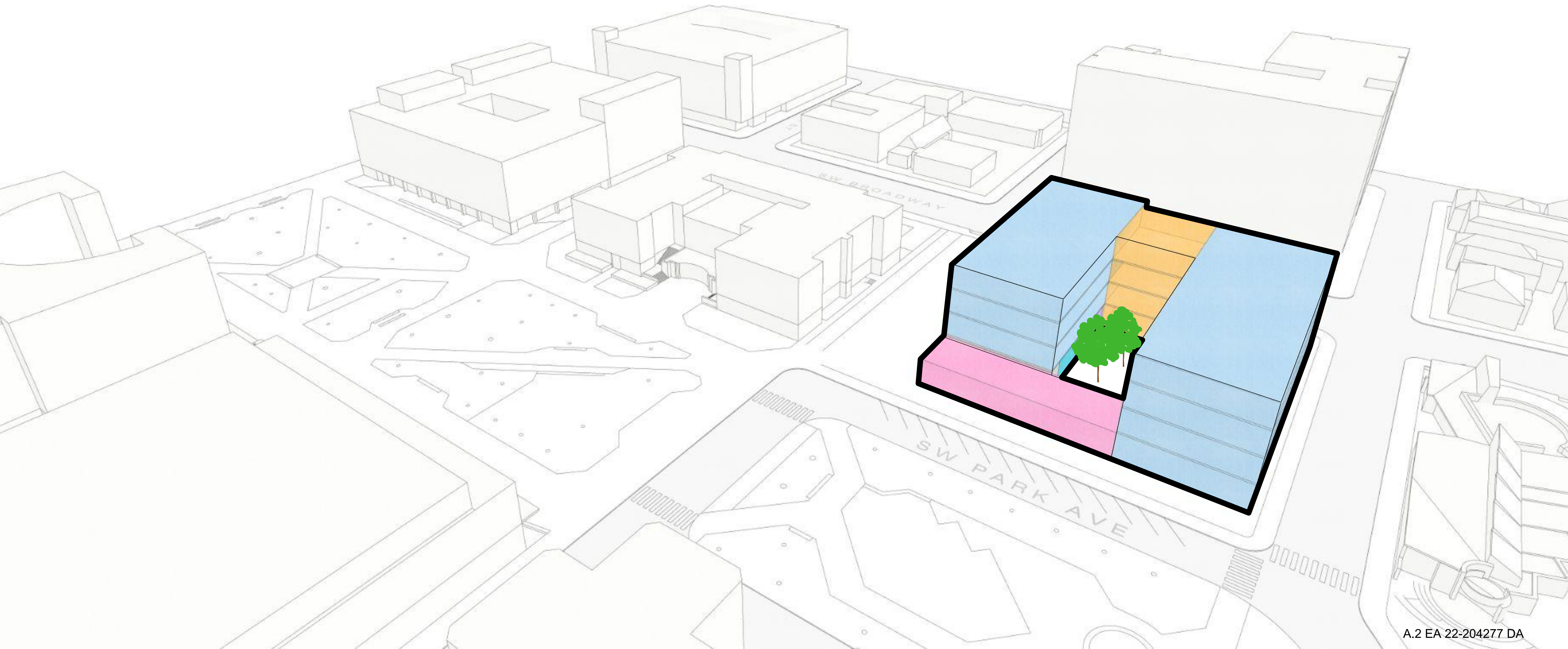
**Hallways with views
out to the park**



3. Concept Design

Program Blocks


Commons
Galleries
Adaptable Space

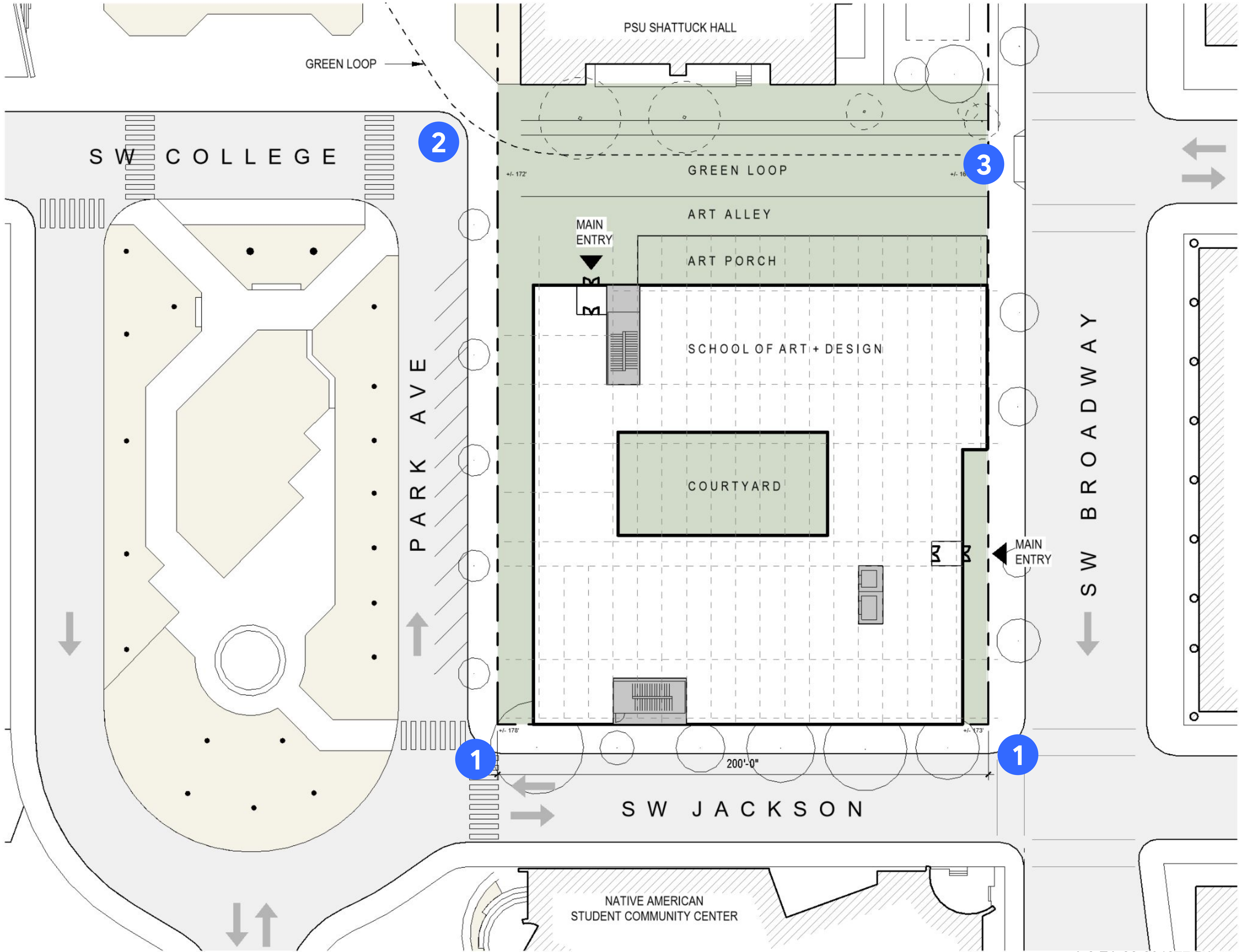


3. Concept Design

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

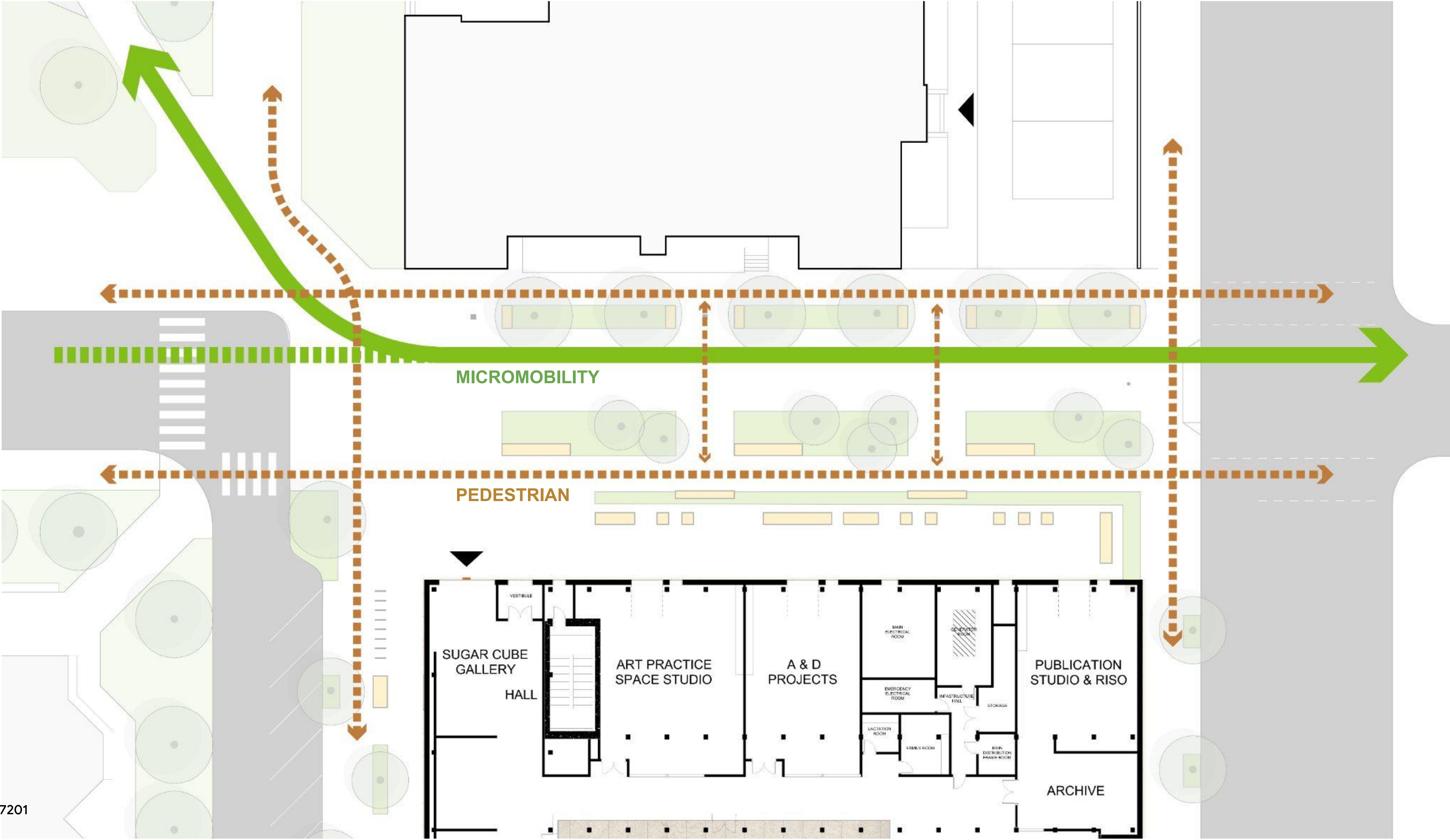
LEVER ARCHITECTURE

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

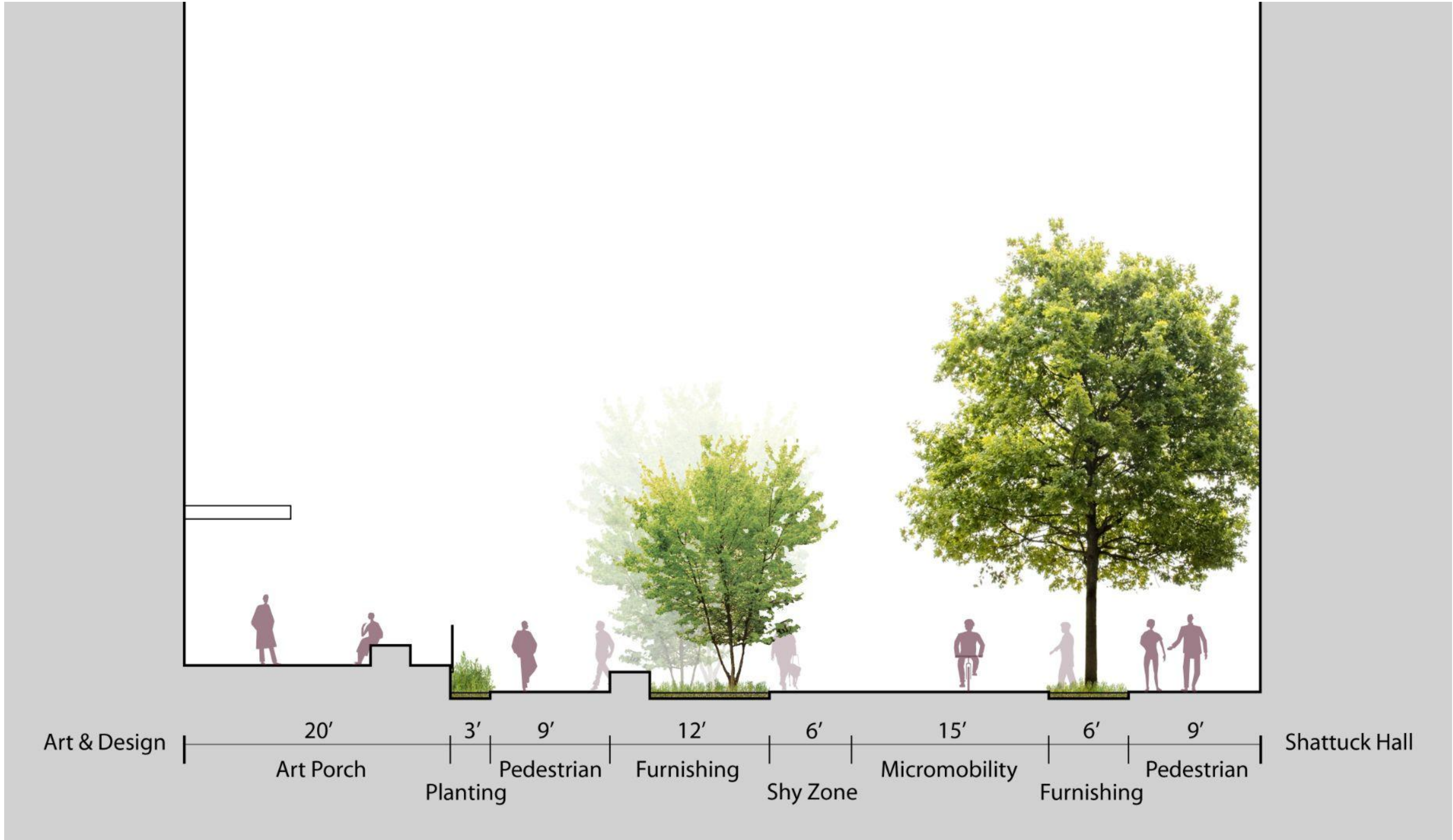
LEVER ARCHITECTURE

3. Concept Design

SW College St

Section

Updated 12/15/22



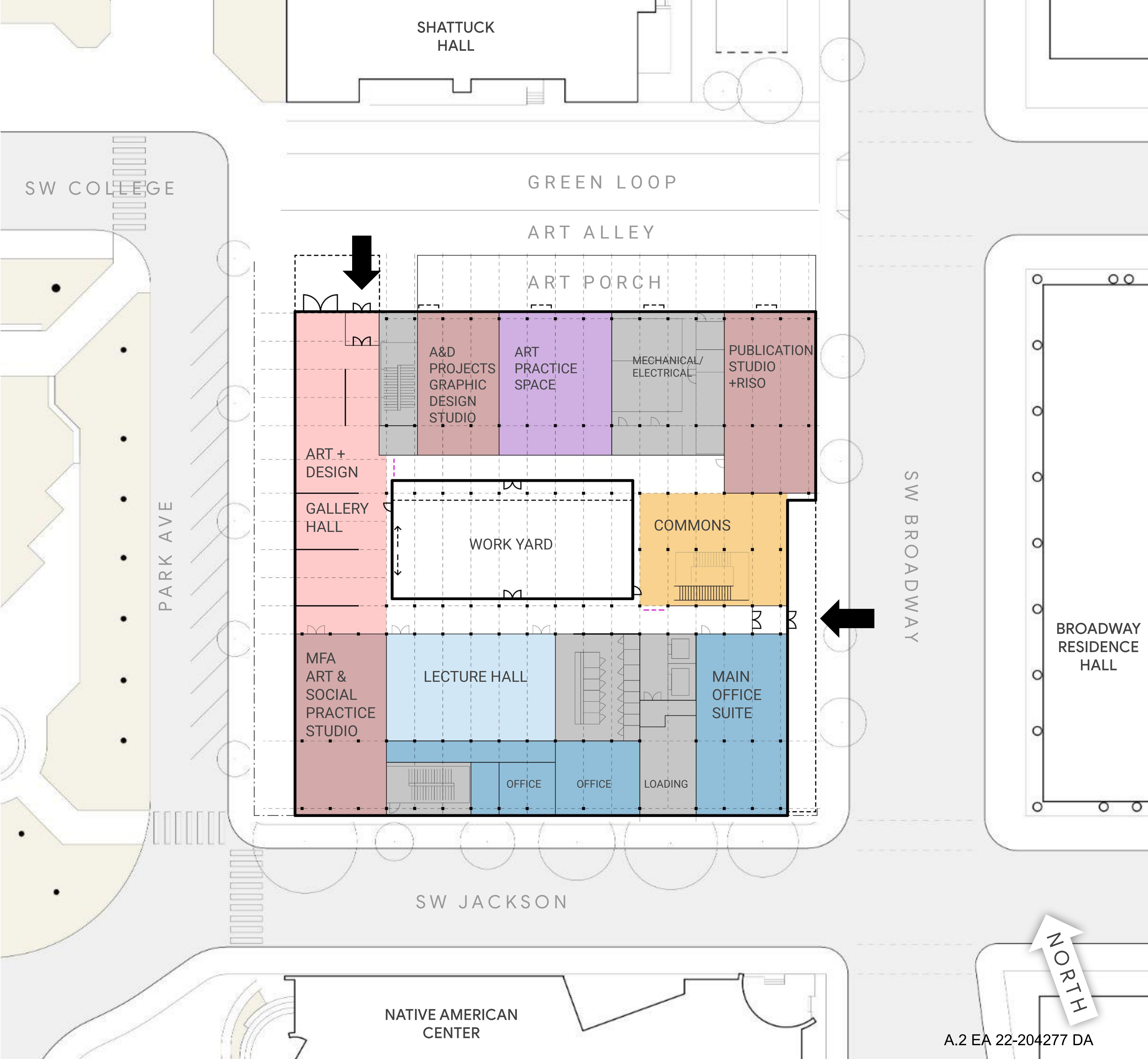
PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE

PLACE
A.2 EA 22-204277 DA

3. Concept Design

Ground Level Plan



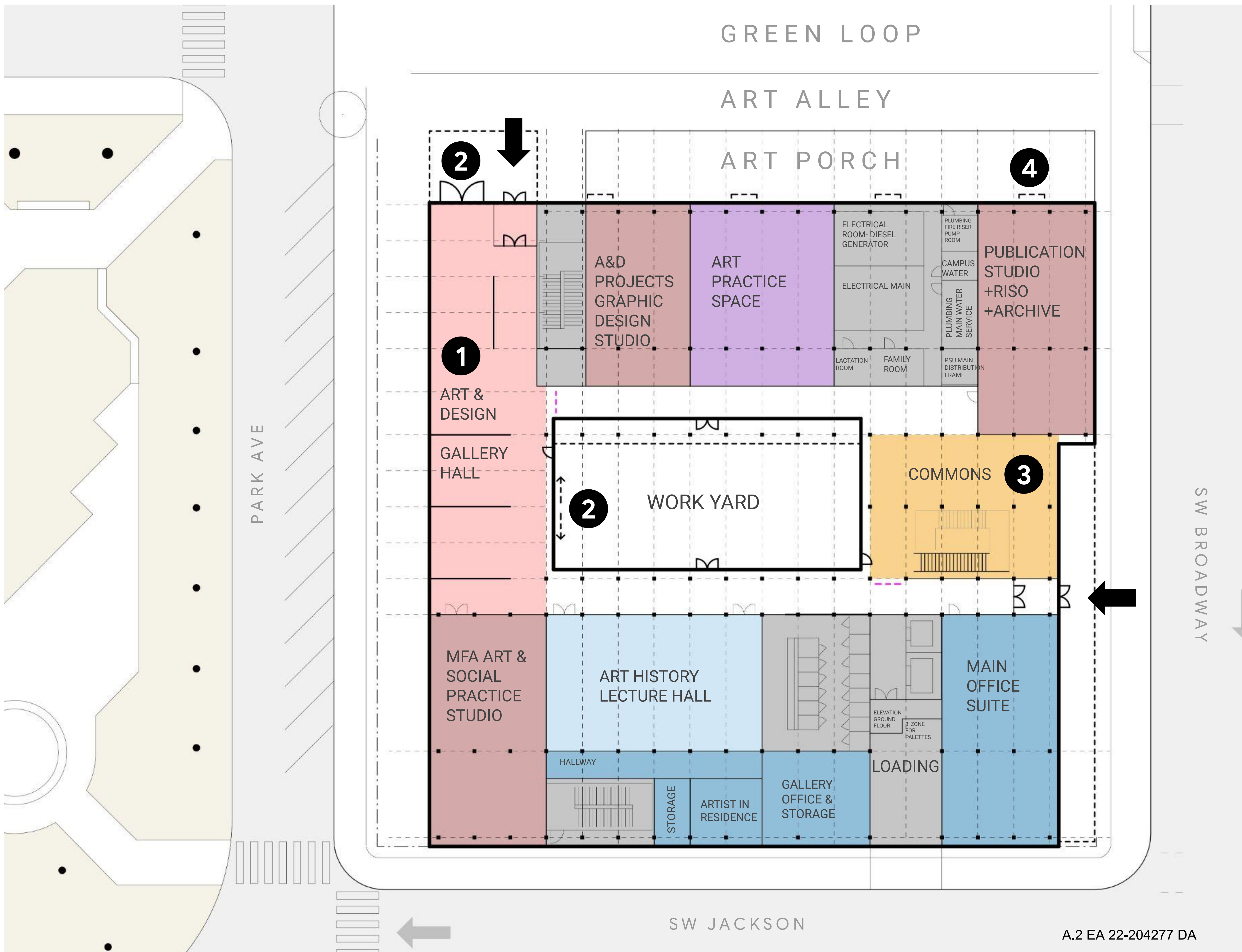
3. Concept Design

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

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LEVER ARCHITECTURE



SW JACKSON

A.2 EA 22-204277 DA

3. Concept Design

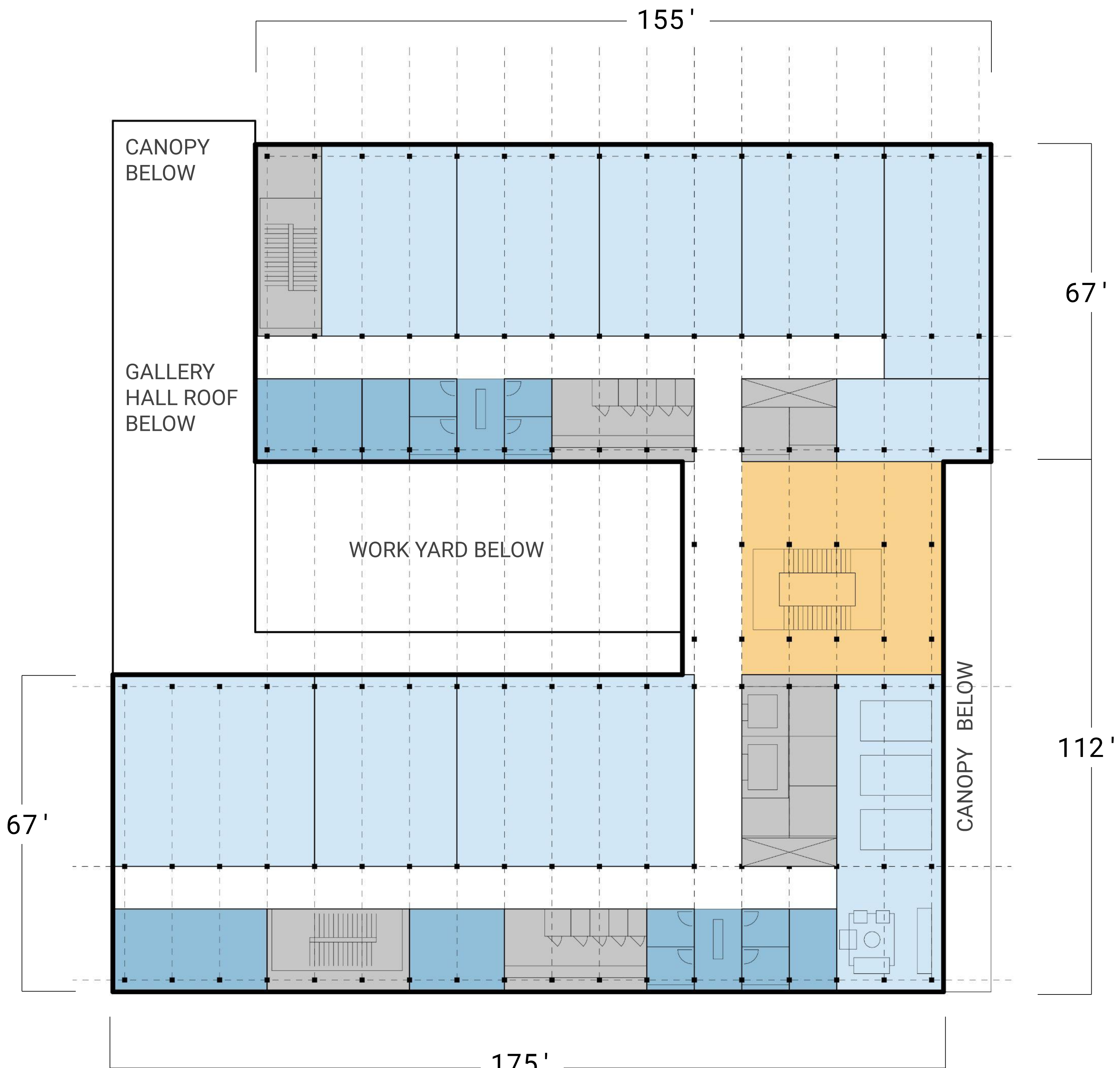
Typical Upper Floor Plan

ART / DESIGN
STUDIOS,
TEACHING LABS,
CLASSROOMS

ART / DESIGN
SUPPORT SPACES

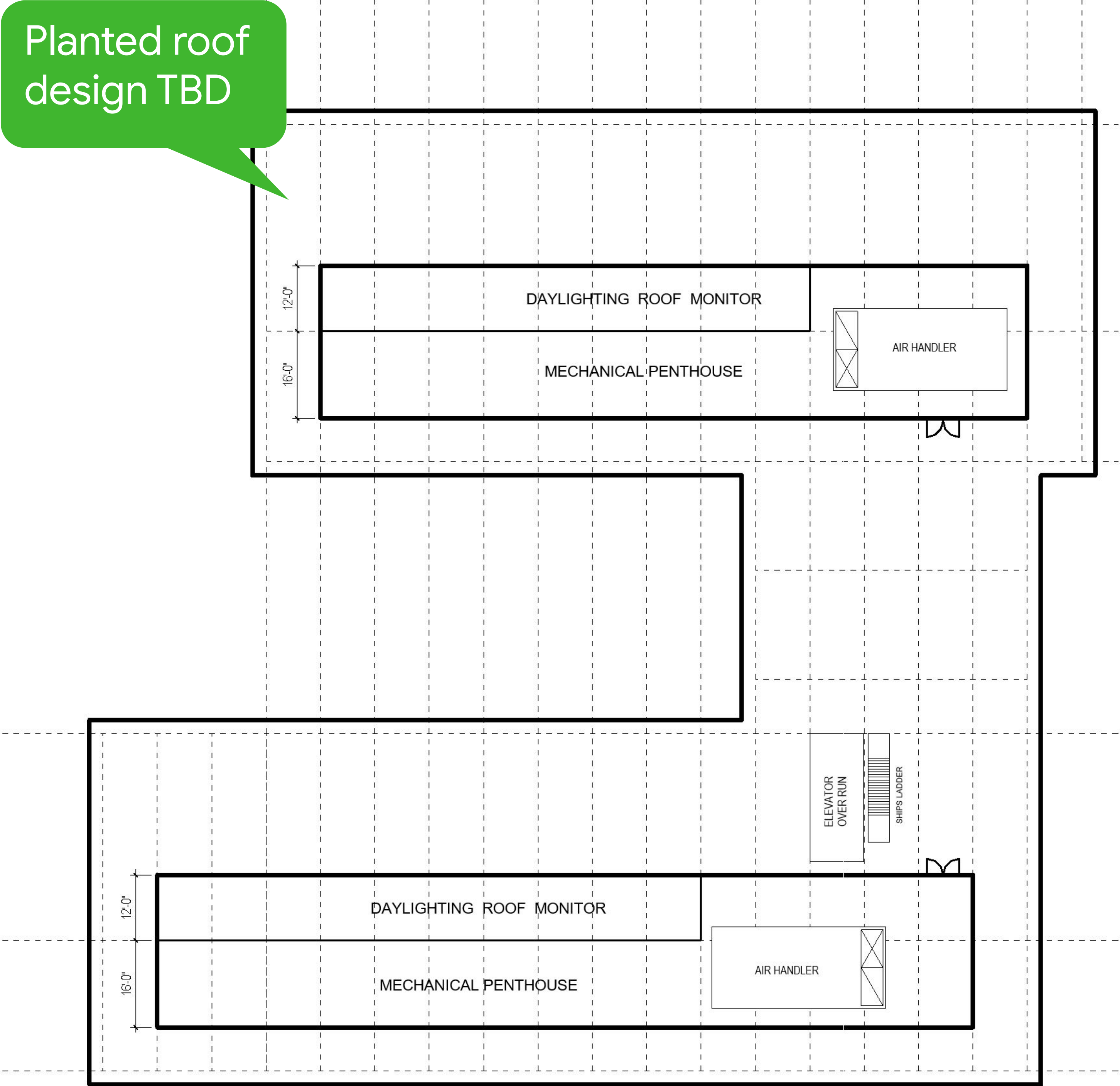
COMMONS
WITH OPEN
STAIR

BUILDING
SUPPORT



3. Concept Design

Roof Plan

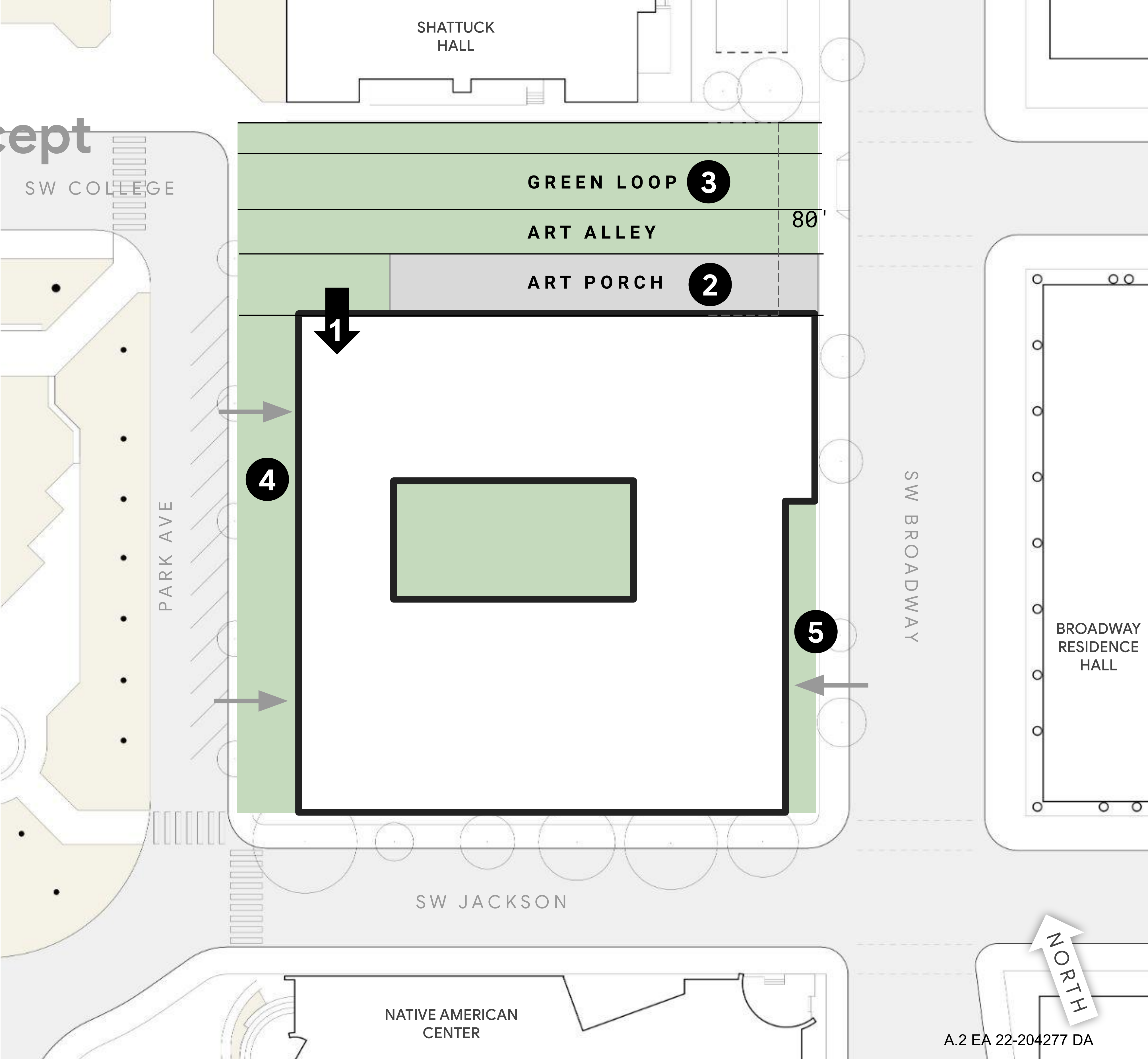


3. Concept Design

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

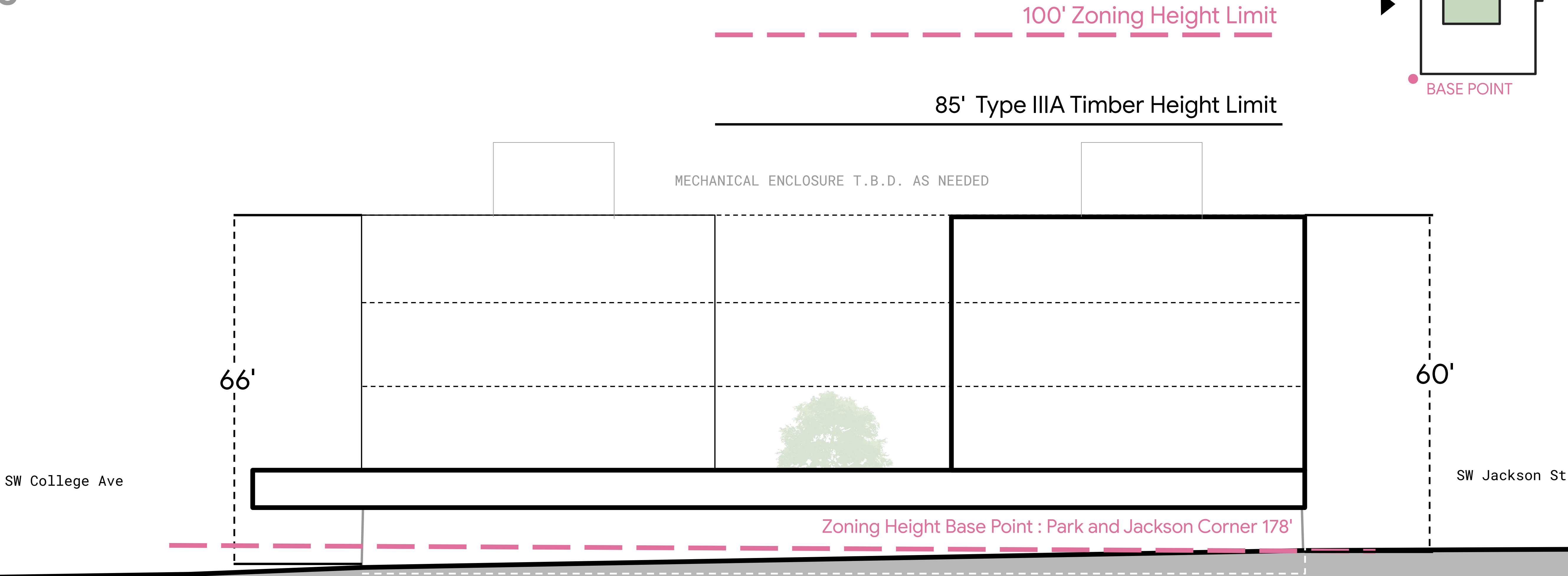
Building setbacks for public space →



3. Concept Design

Preliminary Building Elevations

Zoning Base Height

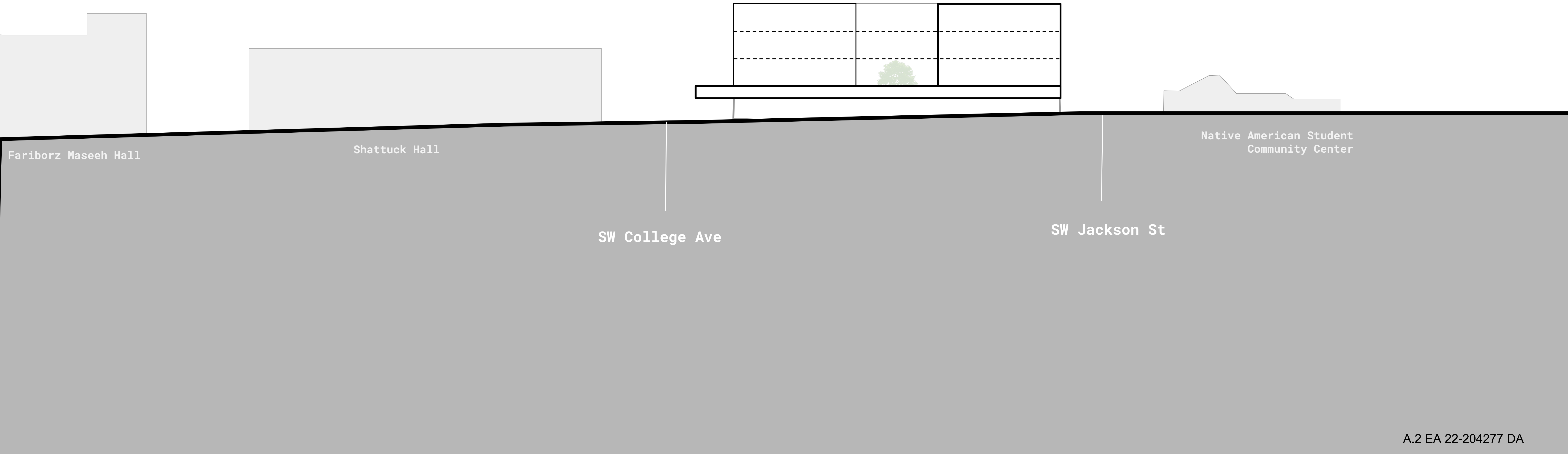
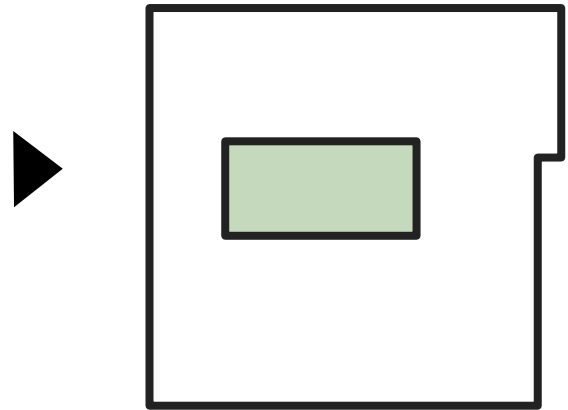


3. Concept Design

Preliminary Building Elevations

SW Park Ave

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

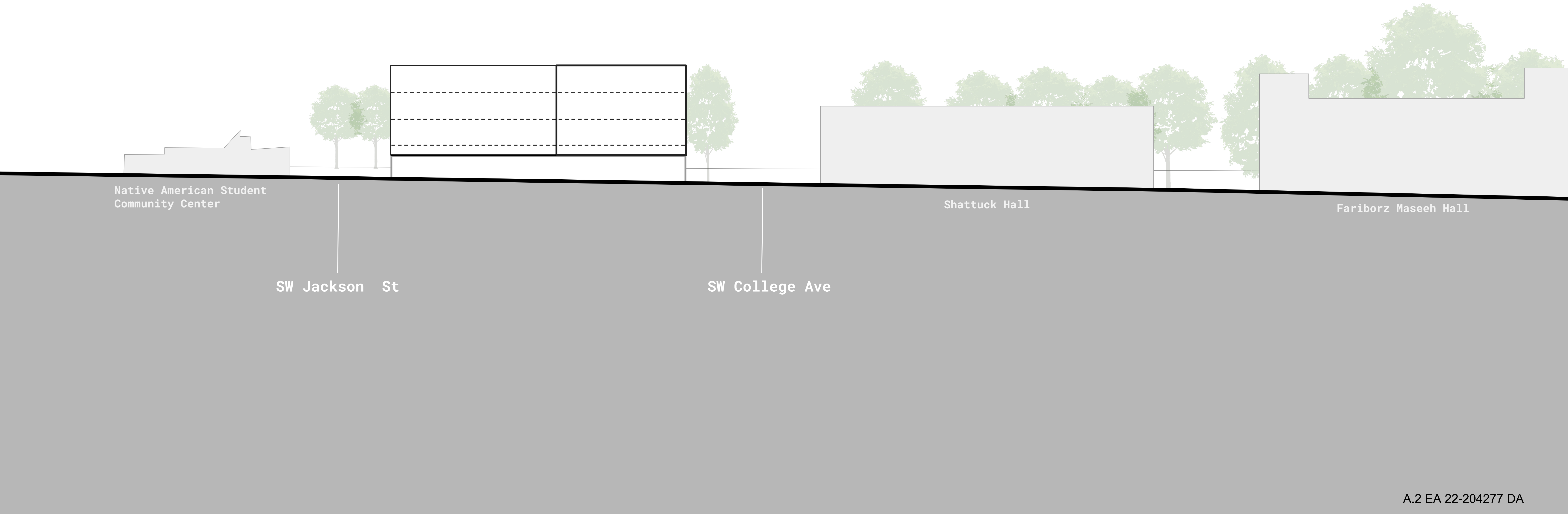
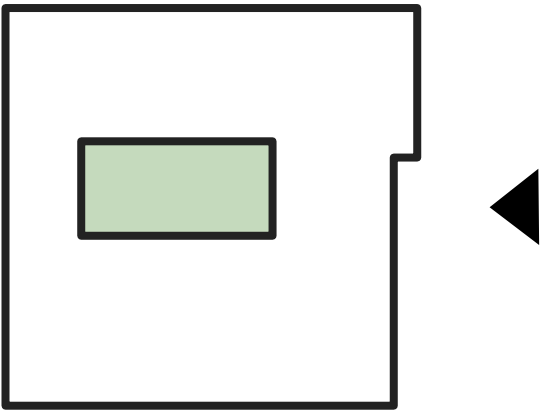


3. Concept Design

Preliminary Building Elevations

SW Broadway

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



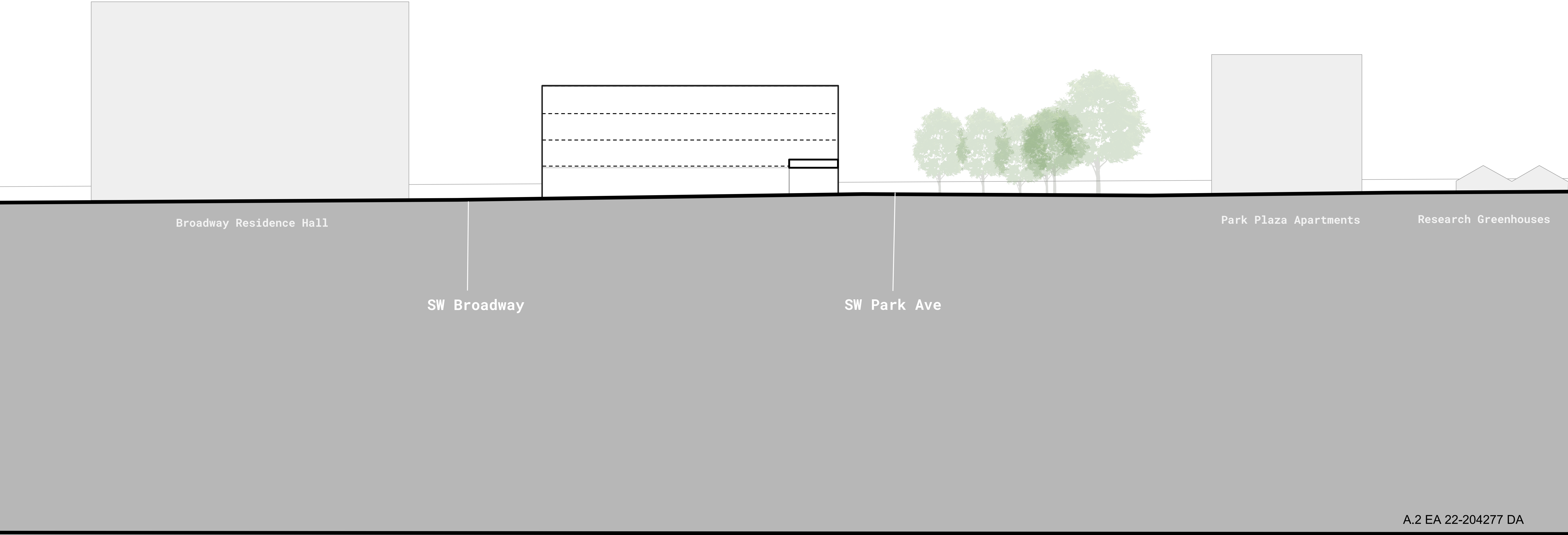
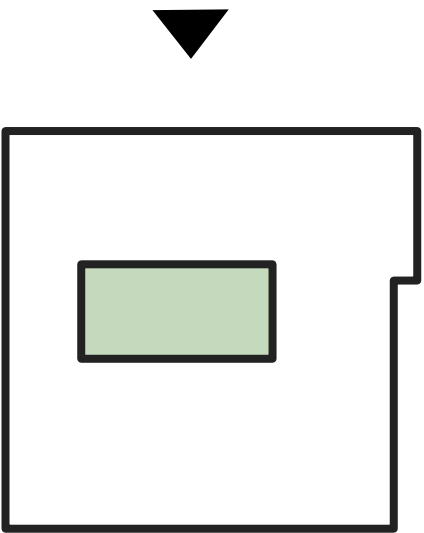
3. Concept Design

Preliminary Building Elevations

SW College St

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

LEVER ARCHITECTURE

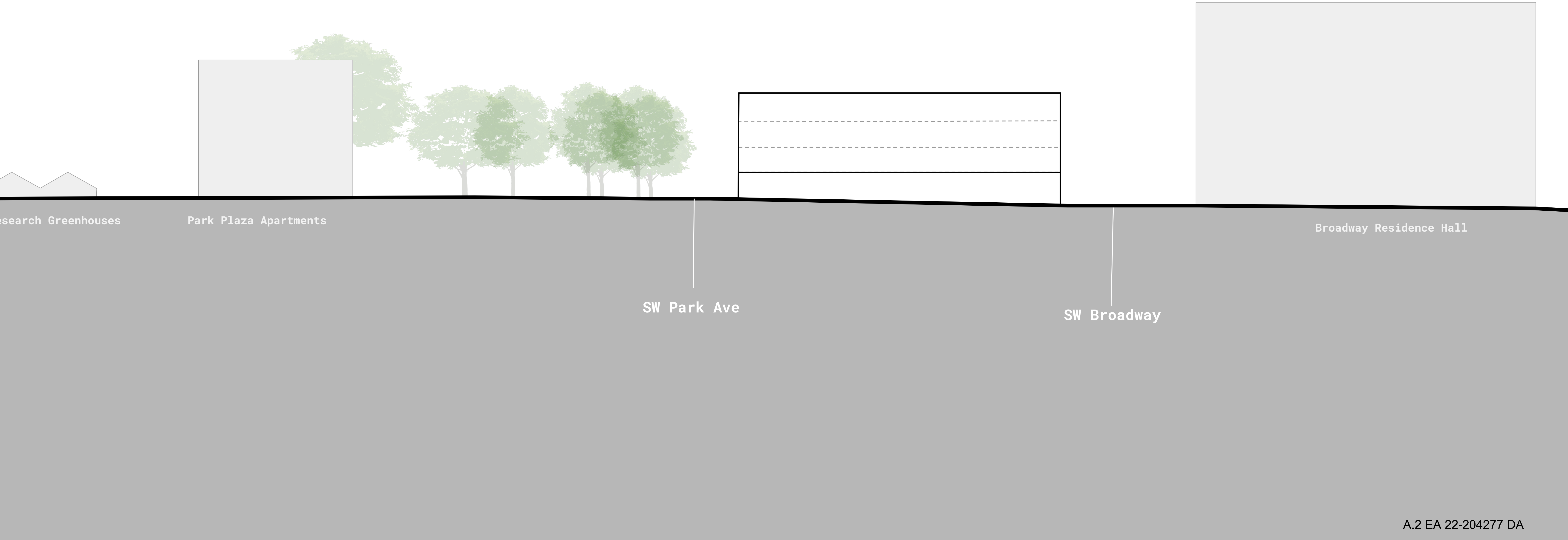
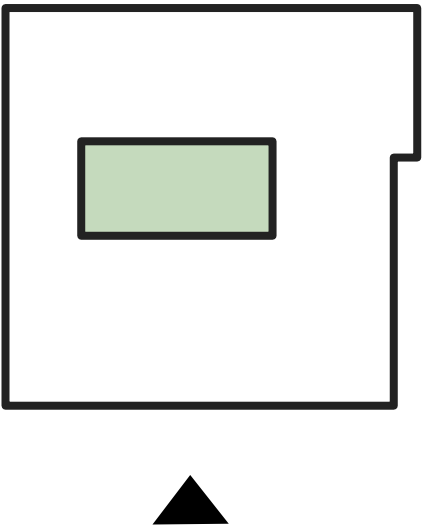


3. Concept Design

Preliminary Building Elevations

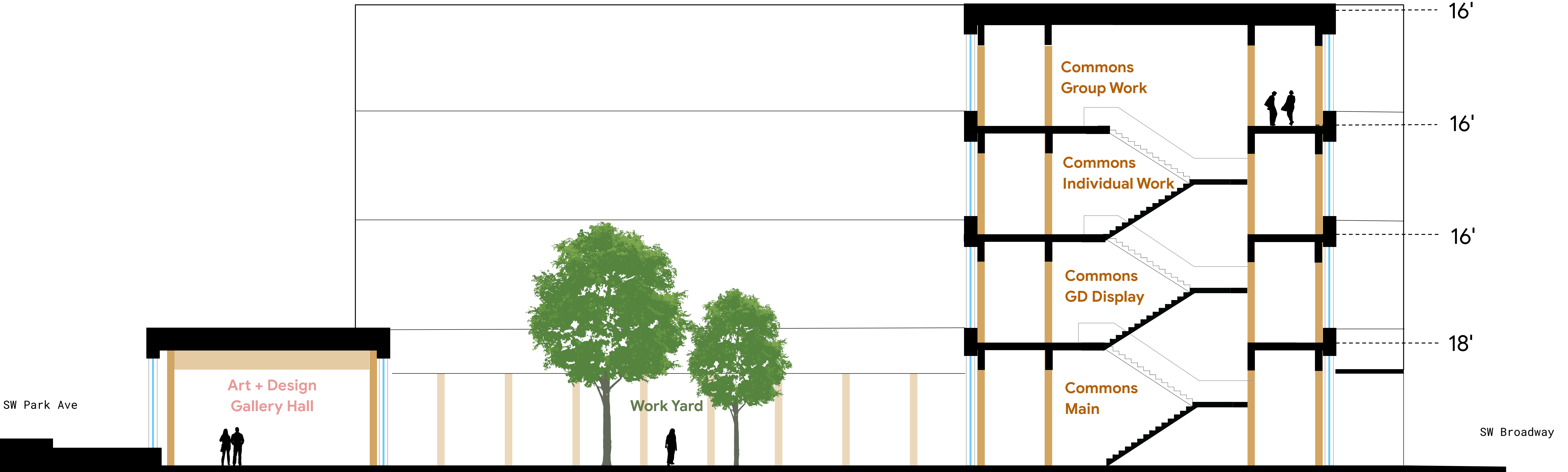
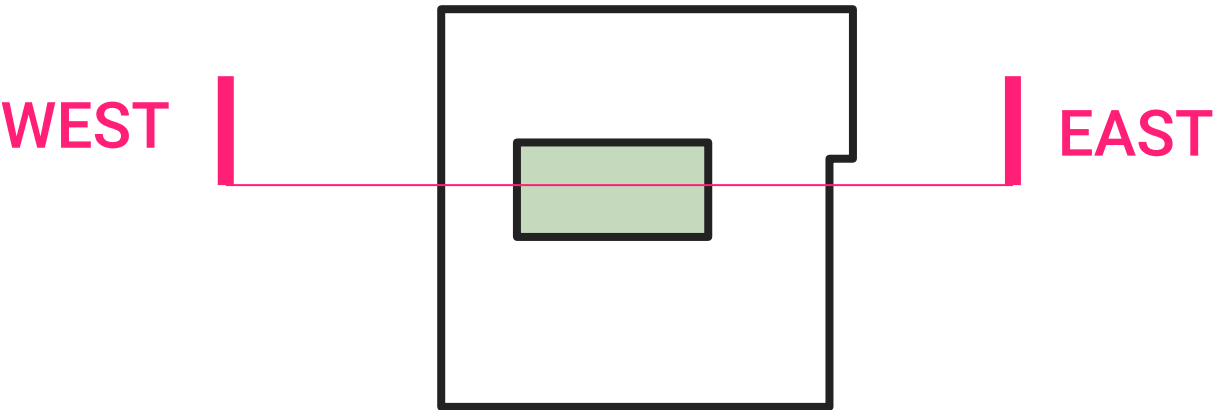
SW Jackson St

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



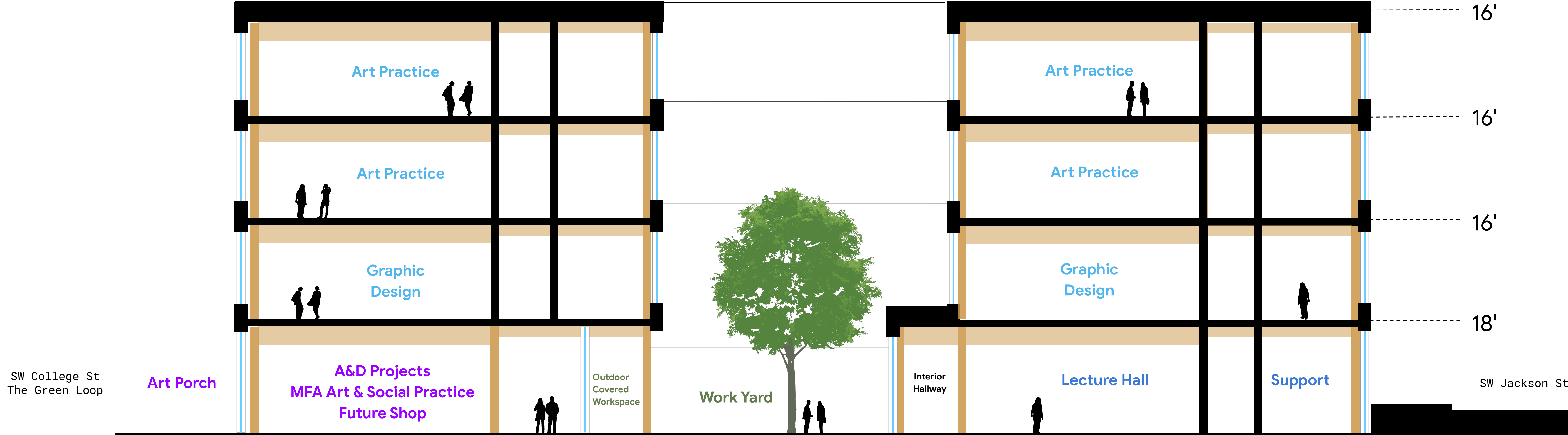
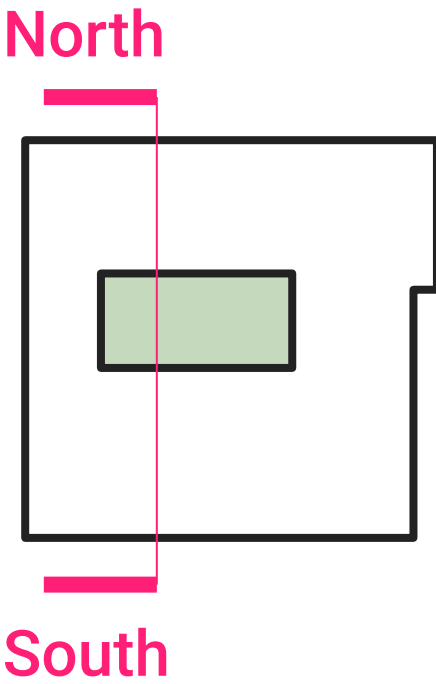
3. Concept Design

Preliminary Building Section



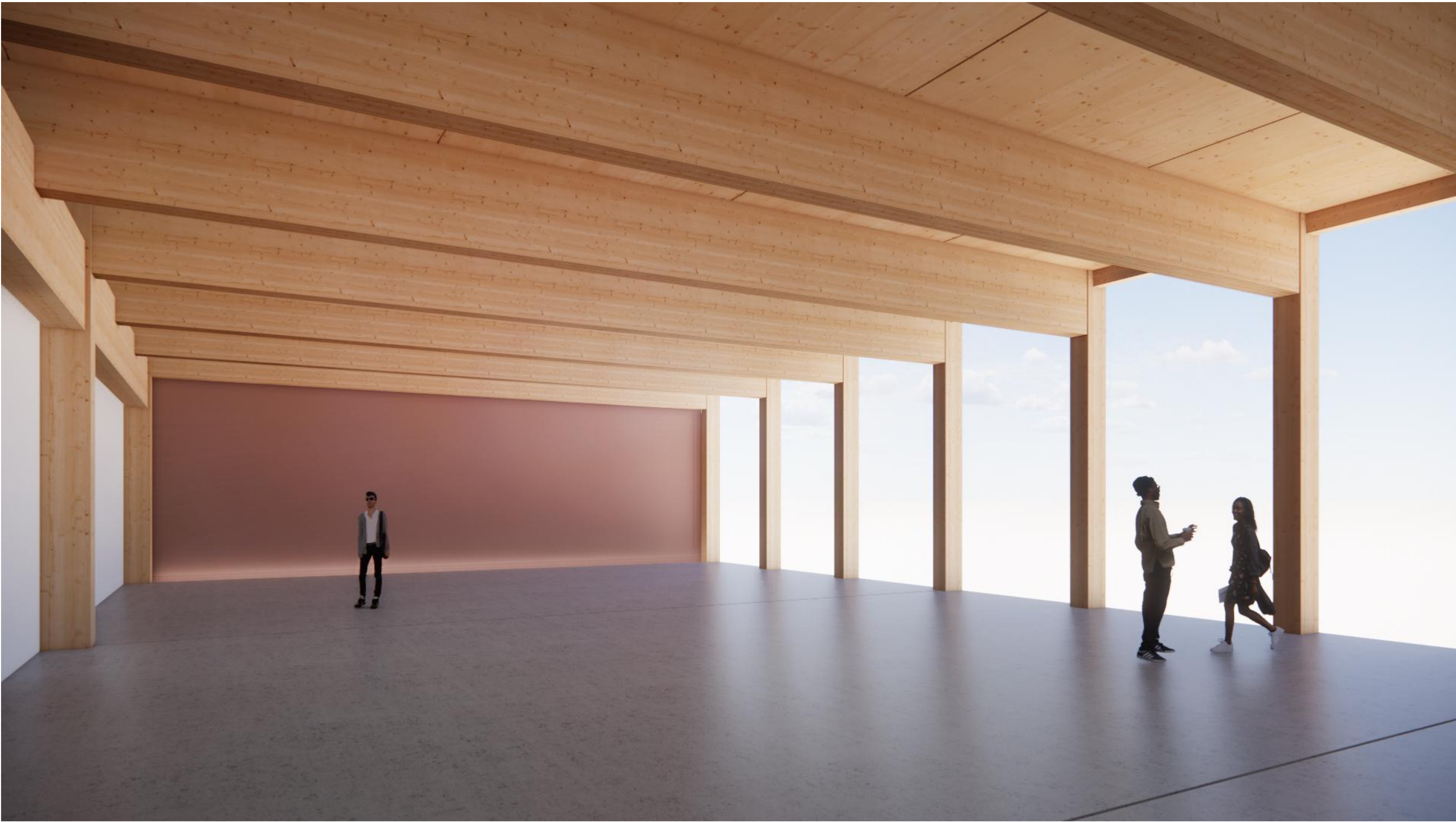
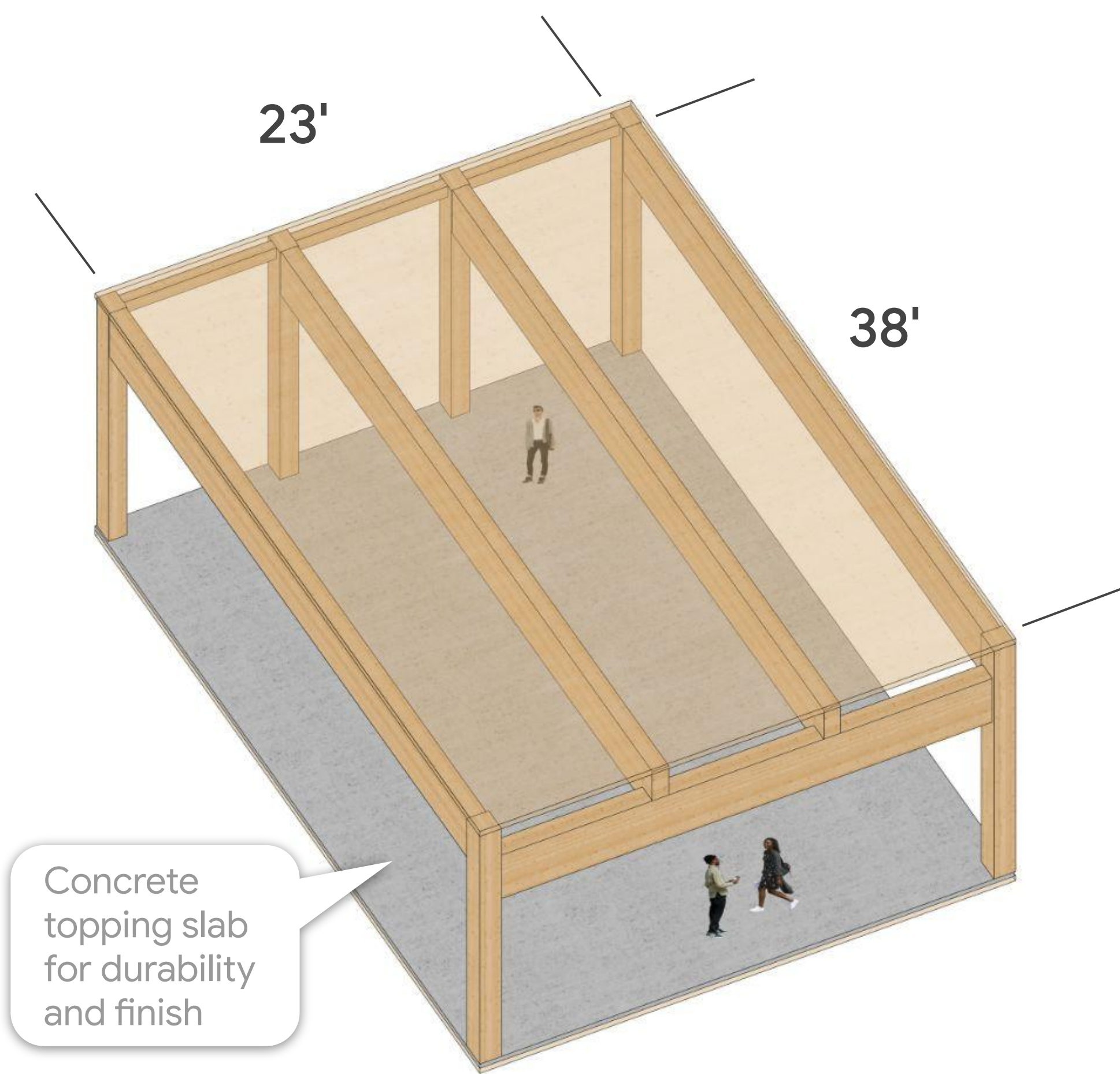
3. Concept Design

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



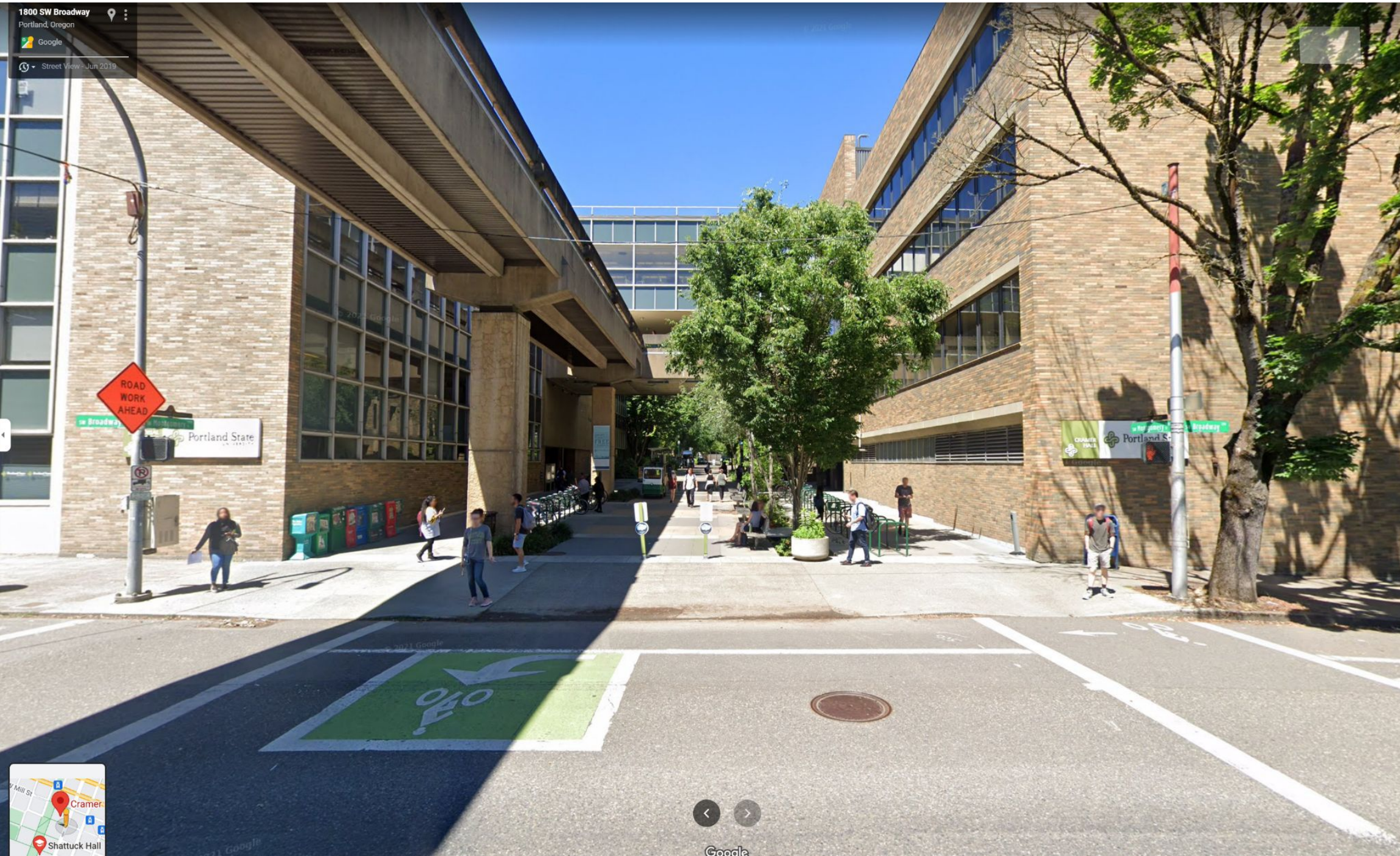
PSU Campus Recreation Center



PSU NASCC



PSU Lincoln Hall



PSU Smith and Cramer Hall

3. Concept Design

Materials - South Park Blocks Context

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



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



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CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE

A.2 EA 22-204277 DA

3. Concept Design

Perspectives Set in Context

SW Broadway



RESIDENCE
HALL

NASCC

SW COLLEGE

SHATTUCK
HALL

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

LEVER ARCHITECTURE

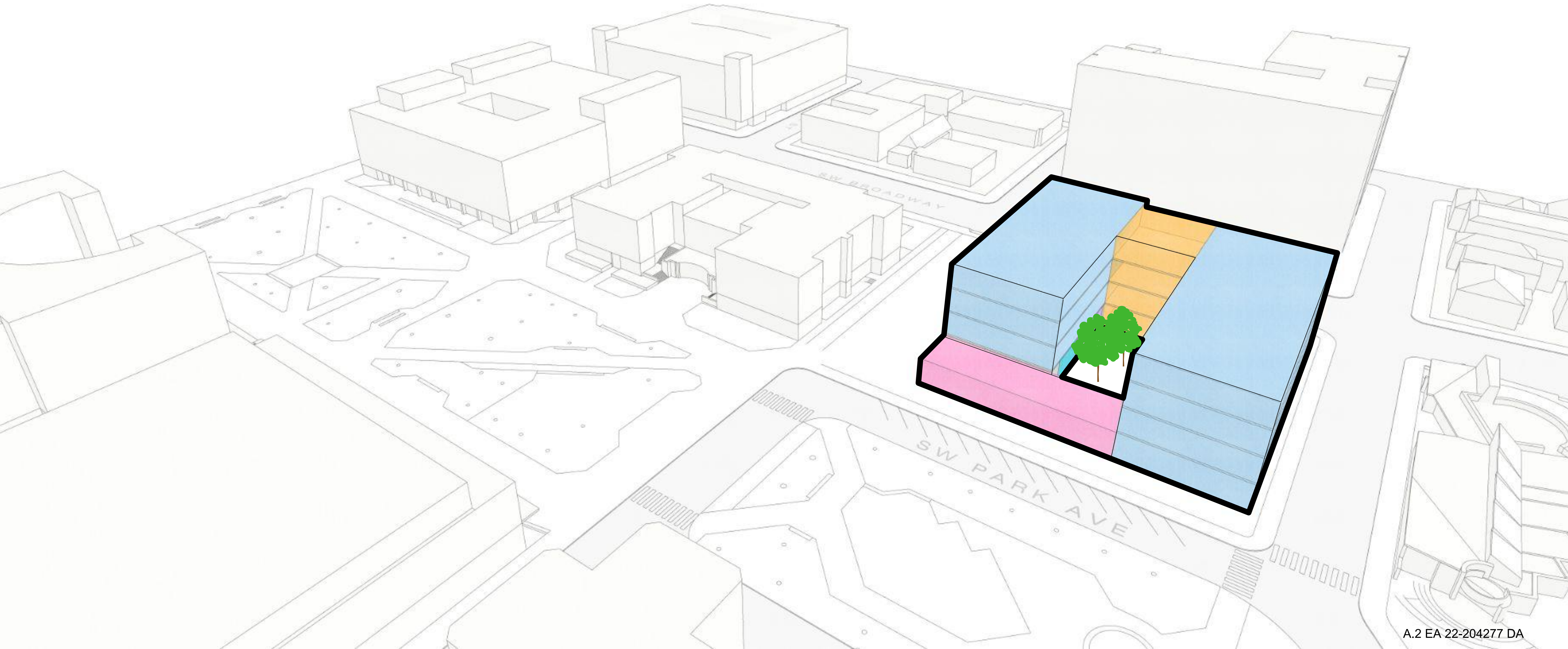
A.2 EA 22-204277 DA

3. Concept Design

Representative Image of Project

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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.

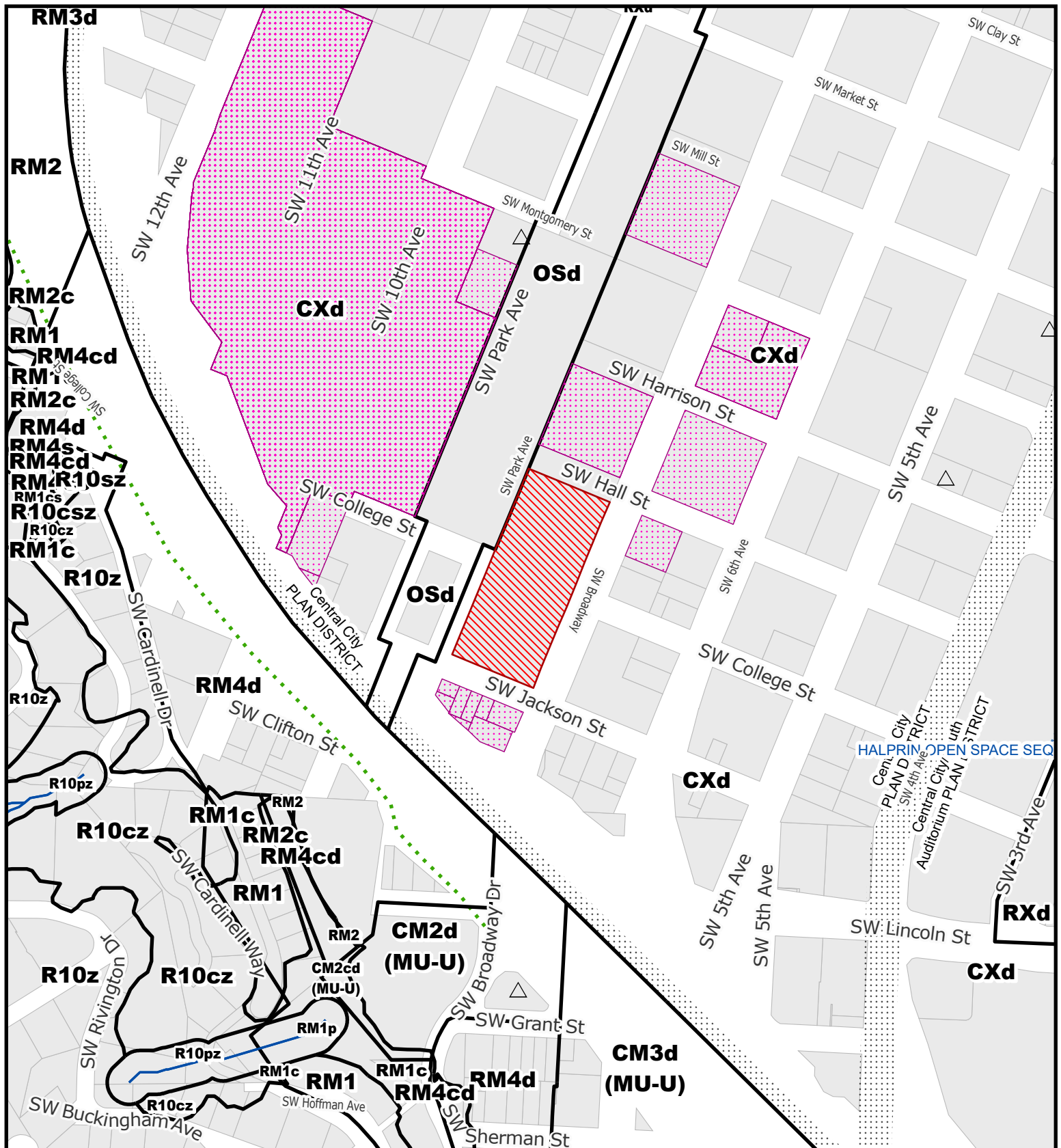
At the pre-application conference BDS suggested the north facade facing the Green Loop and Park Blocks is the most important “primary” side of the building. To reinforce this idea the design team set the ground floor elevation to allow a direct accessible entry at the northwest corner. Therefore a grade 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



For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
UNIVERSITY DISTRICT
/SOUTH DOWNTOWN SUB DISTRICT

- Site
- Also Owned Parcels
- Plan District
- Historic District
- Historic Landmark
- Stream
- Recreational Trails

File No.	EA 22 - 204277 DA
1/4 Section	3228
Scale	1 inch =300 feet
State ID	1S1E04DA 7000
Exhibit	B
	Nov 18, 2022

PSU School of Art+Design
City of Portland

Design Advice Request

January 5, 2023

Team Information

Owner Portland State University 1825 SW Broadway Portland, OR 97201
Architect LEVER Architecture 4713 N Albina Ave Fourth Floor Portland, OR 97217
Landscape Architect PLACE 735 NW 18th Ave, Portland, OR 97209

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
General Contractor Swinerton 342 SW Second Avenue Portland, Oregon 97204

Project Summary

Summary of Deve

PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201
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LEVER ARCHITECTURE

School of Art+Design

		GROSS SQUARE FEET
Administration Spaces		9,754
Classroom & Studio		55,677
Galleries		5,984
Production & Research Labs		18,154
Technology Labs		4,000
Common Space		3,429
Storage		1,643
Other		4,033
TOTAL GSF		102,673

Portland



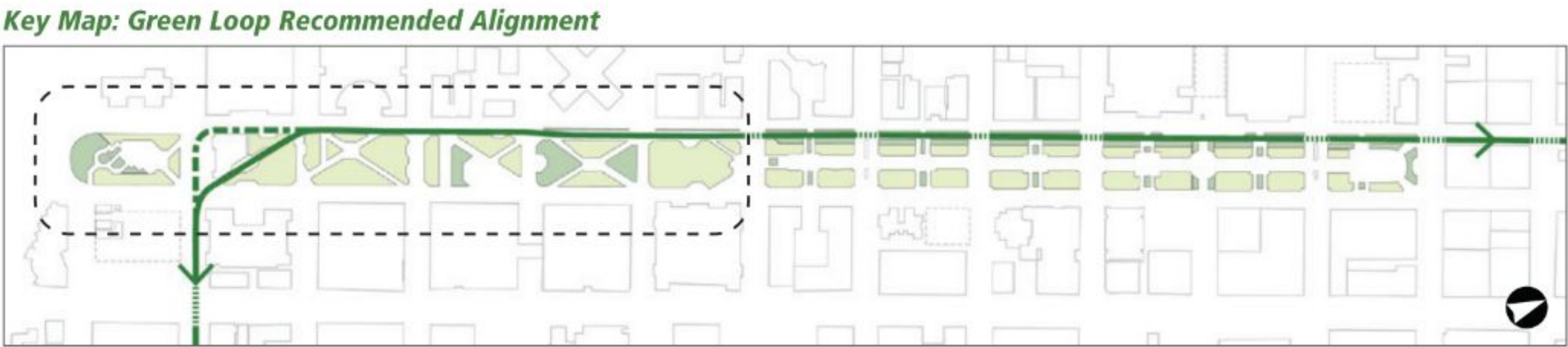
South Park Blocks



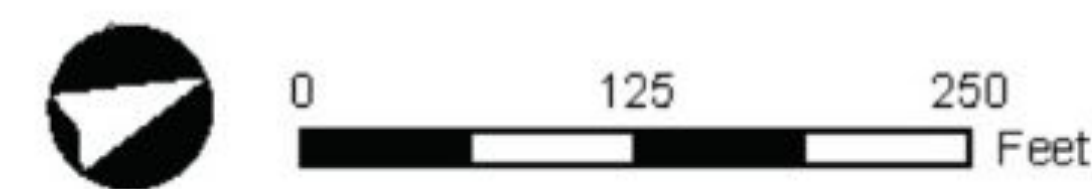
2. Context Study

Urban Context

City Council
Approved
Development
Plan for
Reference



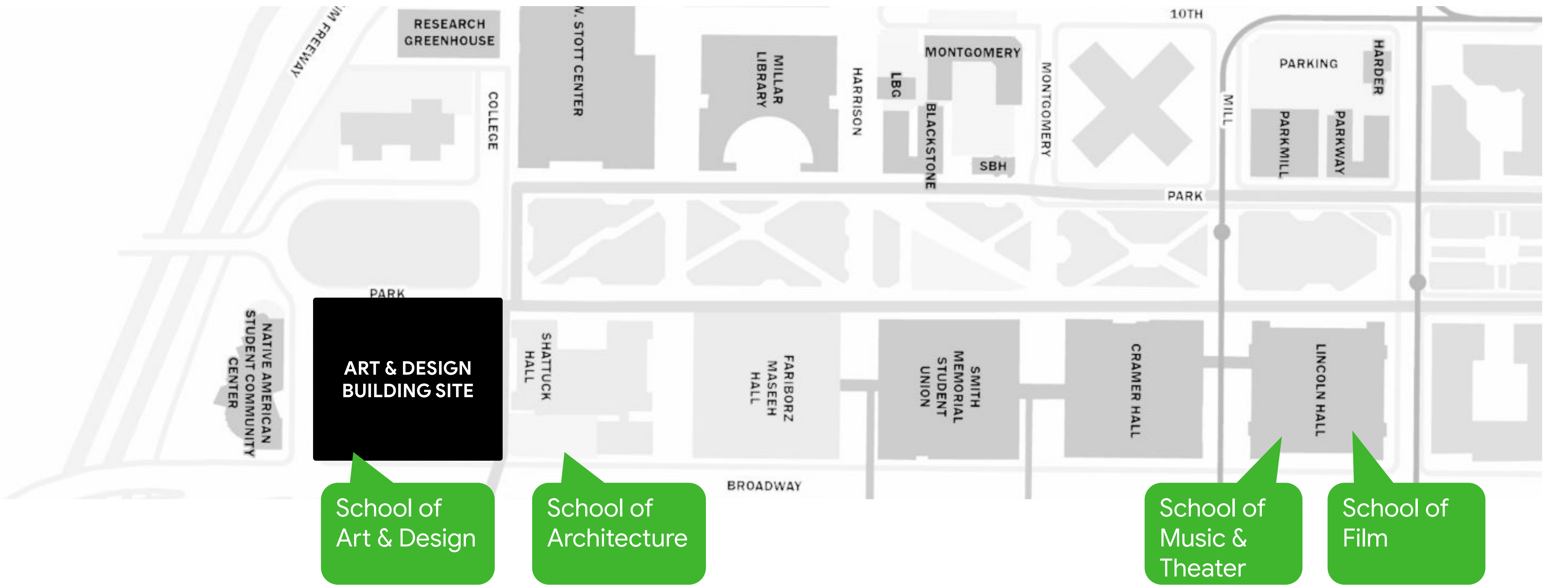
- LEGEND
- | | | | |
|------------------------|--------------------------------------|---------------------------|--|
| Building Footprint | Green Loop Shared Use Path (Block 2) | Cross Walk | Turf / Lawn |
| Roadway | Green Loop Path (Blocks 5-12) | Gathering Areas | Tree Canopy |
| Pedestrian Paving | Streetcar Line | Bench / Social Seating | Plant Bed: Native, Ornamental, or Flower |
| Shared Bike / Ped Zone | | Small Scale Feature / Art | 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
EA 22-204277 DA C.006

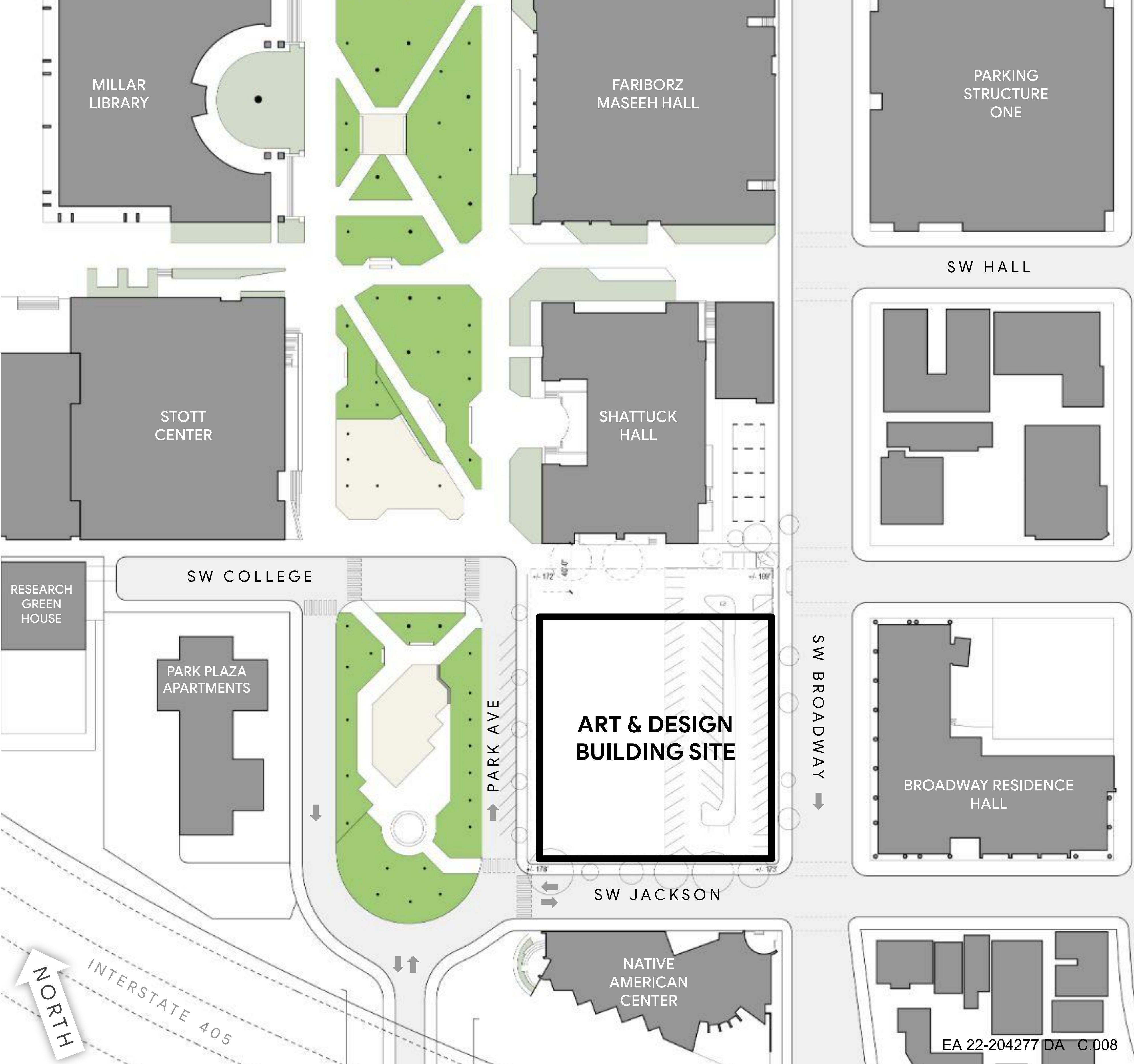
2. Context Study

PSU College of the Arts



2. Context Study

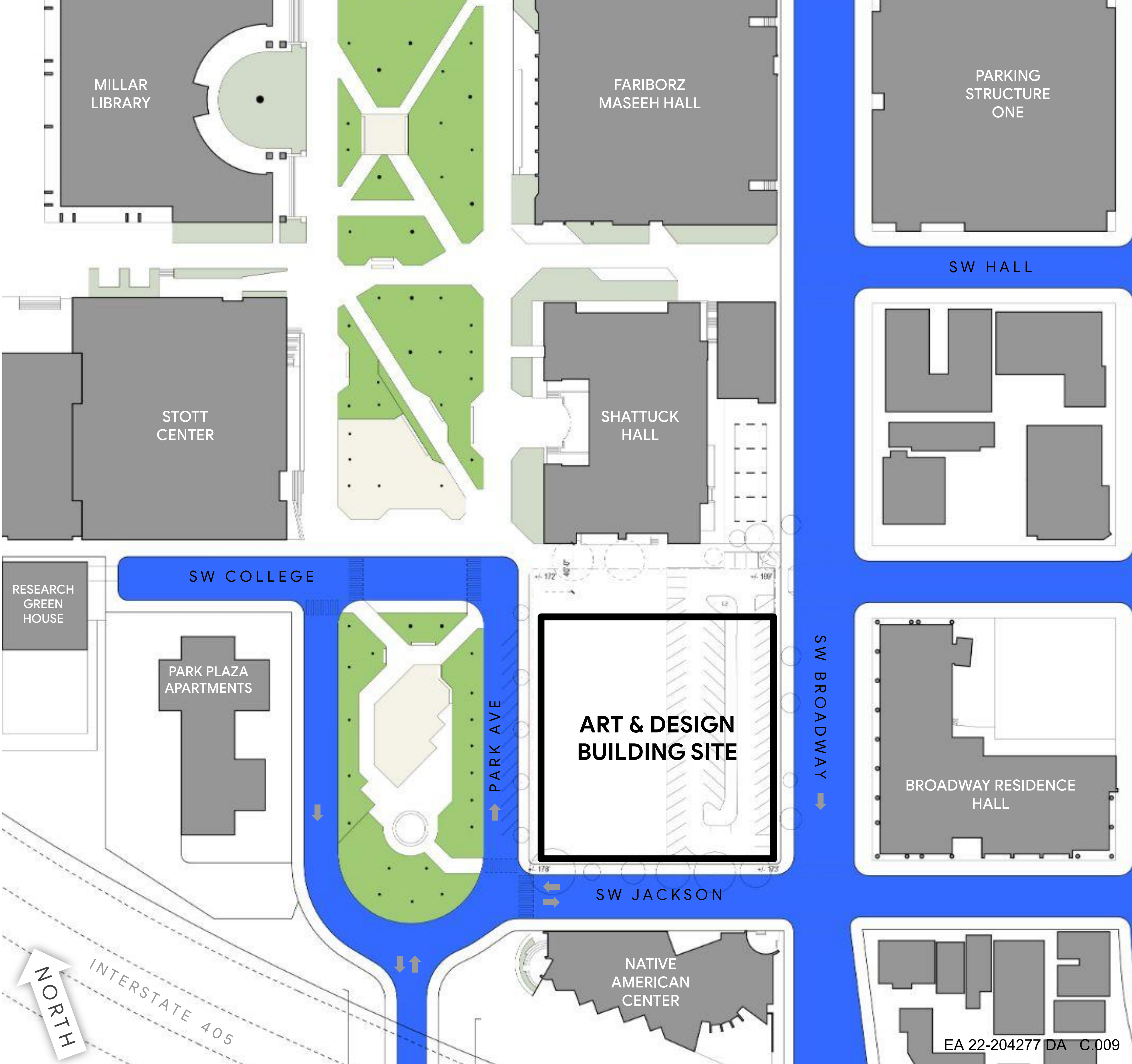
Urban Context



2. Context Study

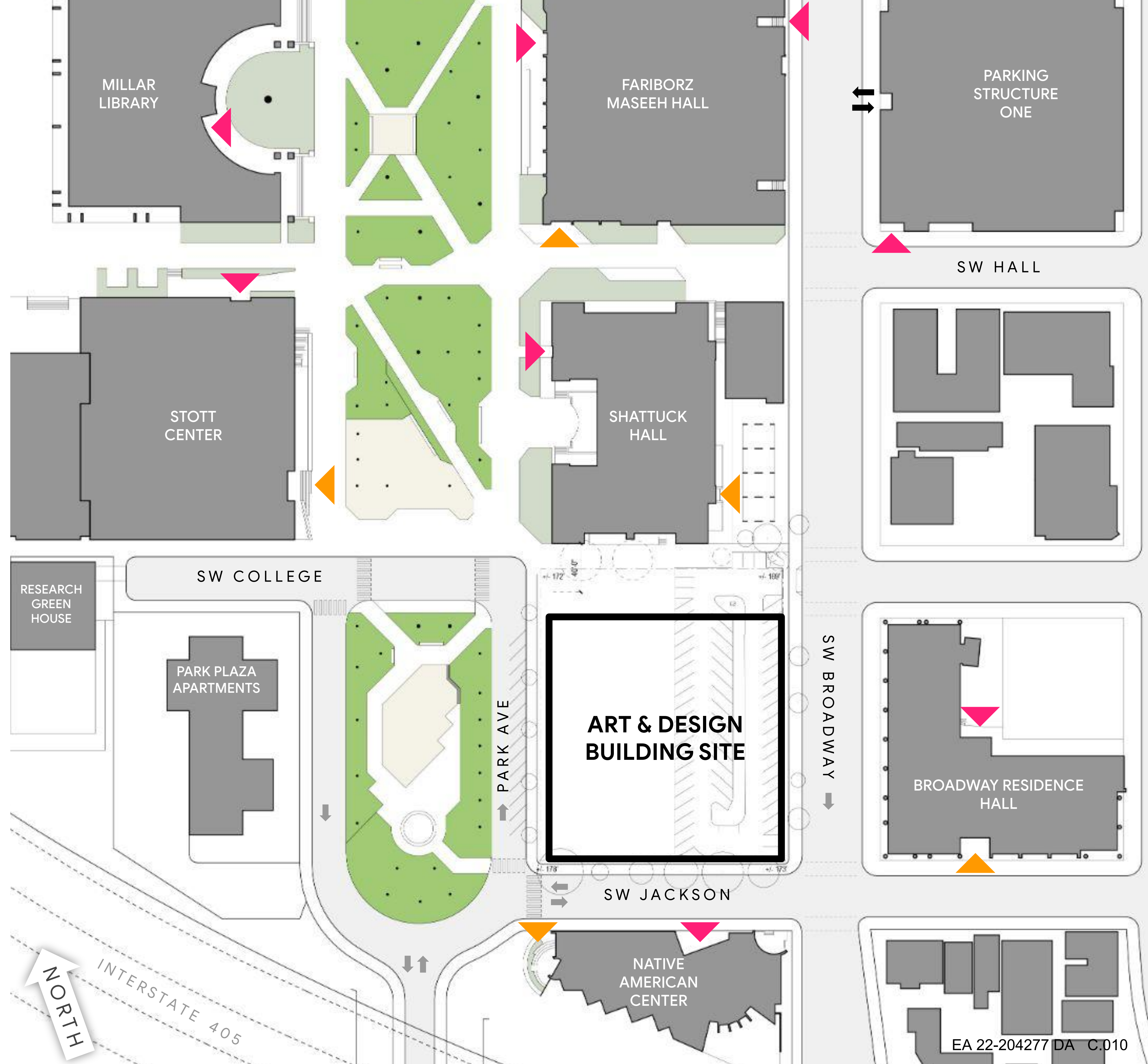
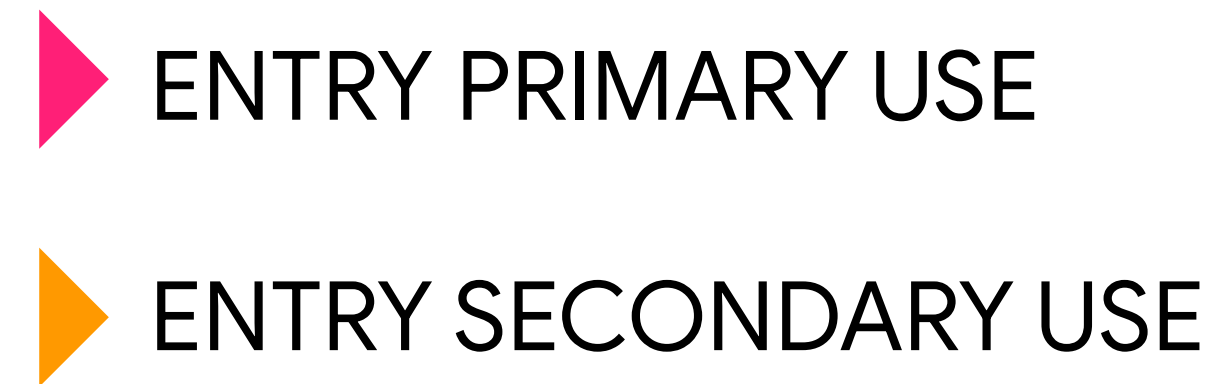
Urban Context

- VEHICULAR STREETS
- PEDESTRIAN ACCESS



2. Context Study

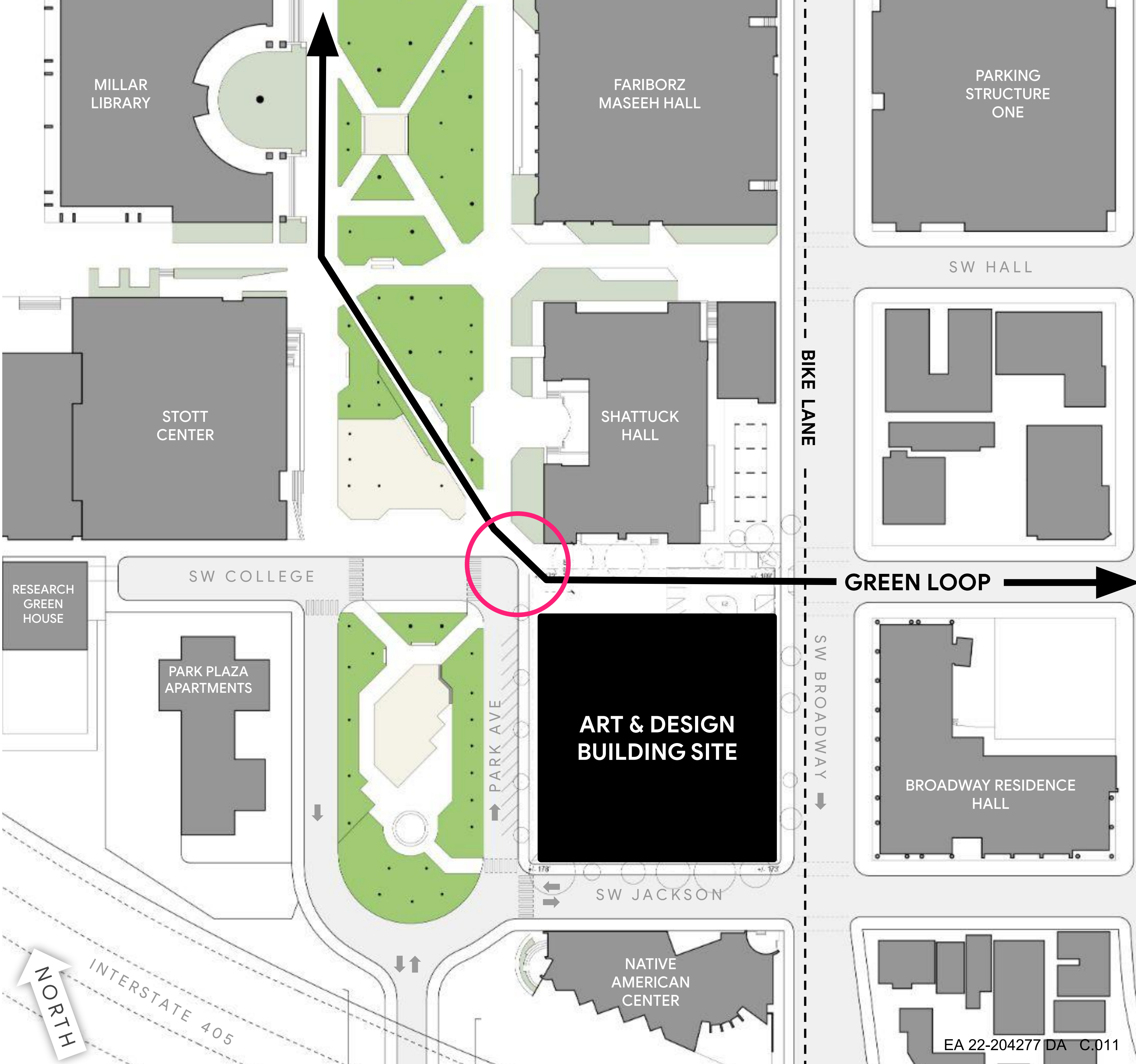
Urban Context



2. Context Study

Existing Site Opportunities

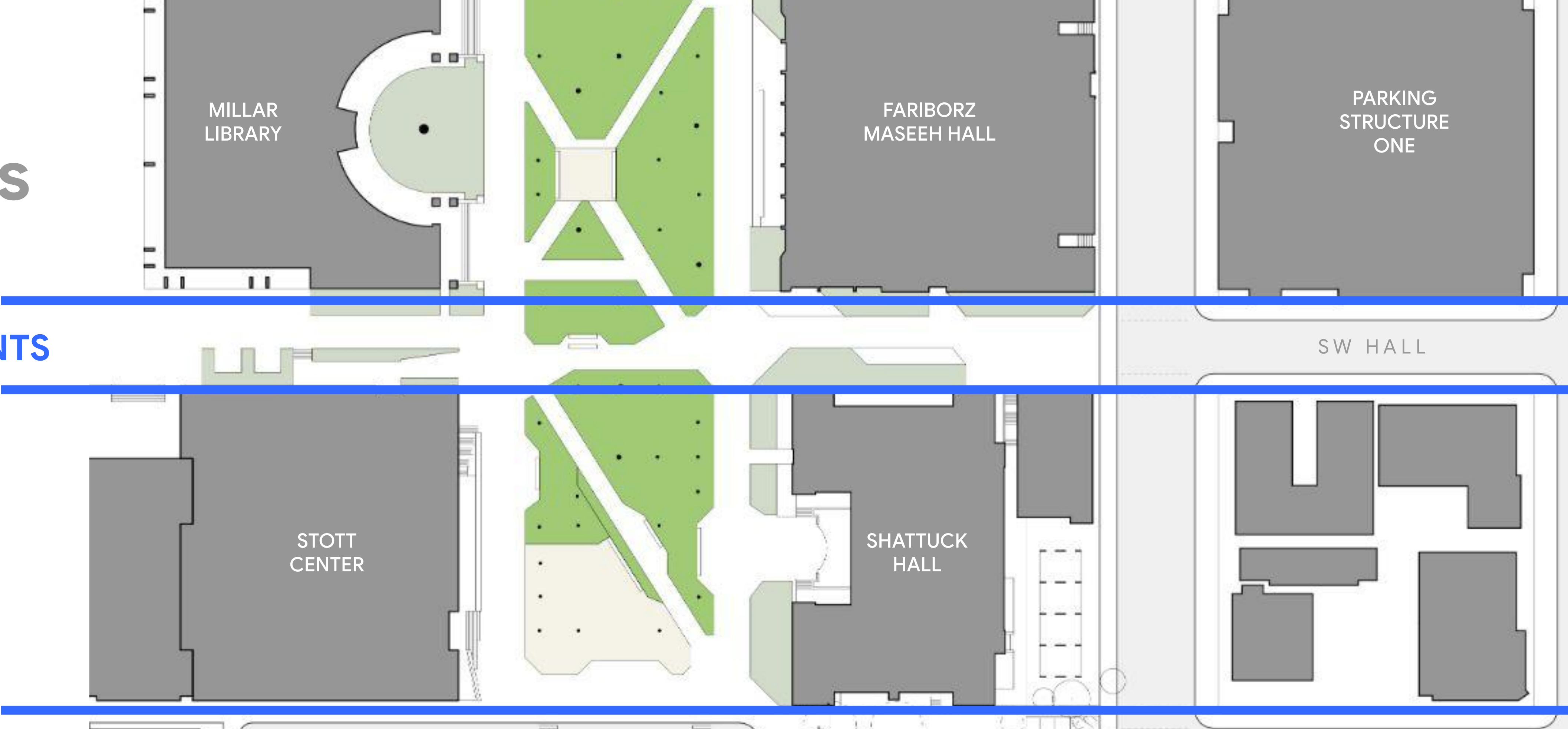
- APPROVED CITY BIKE PATH
- EXISTING PINCH-POINT



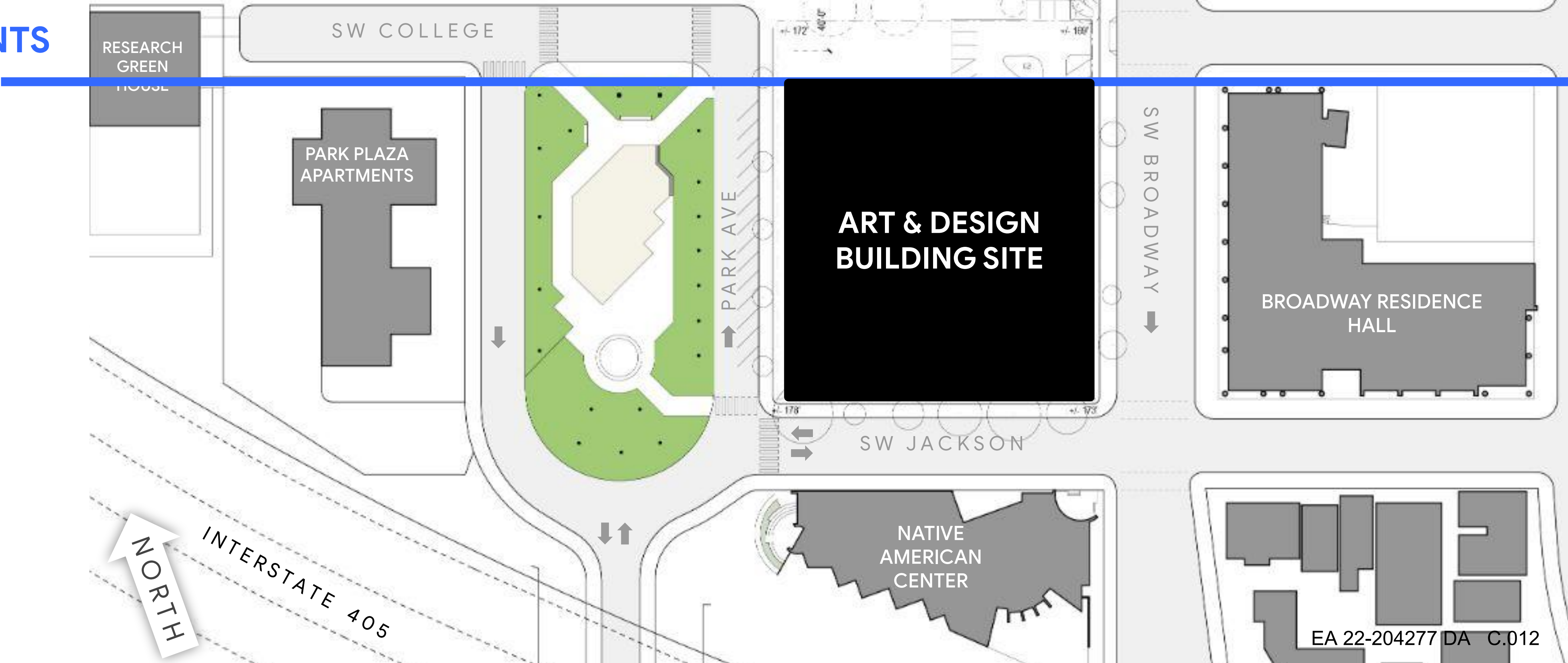
2. Context Study

Existing Site Opportunities

BUILDING + CROSSWALK ALIGNMENTS

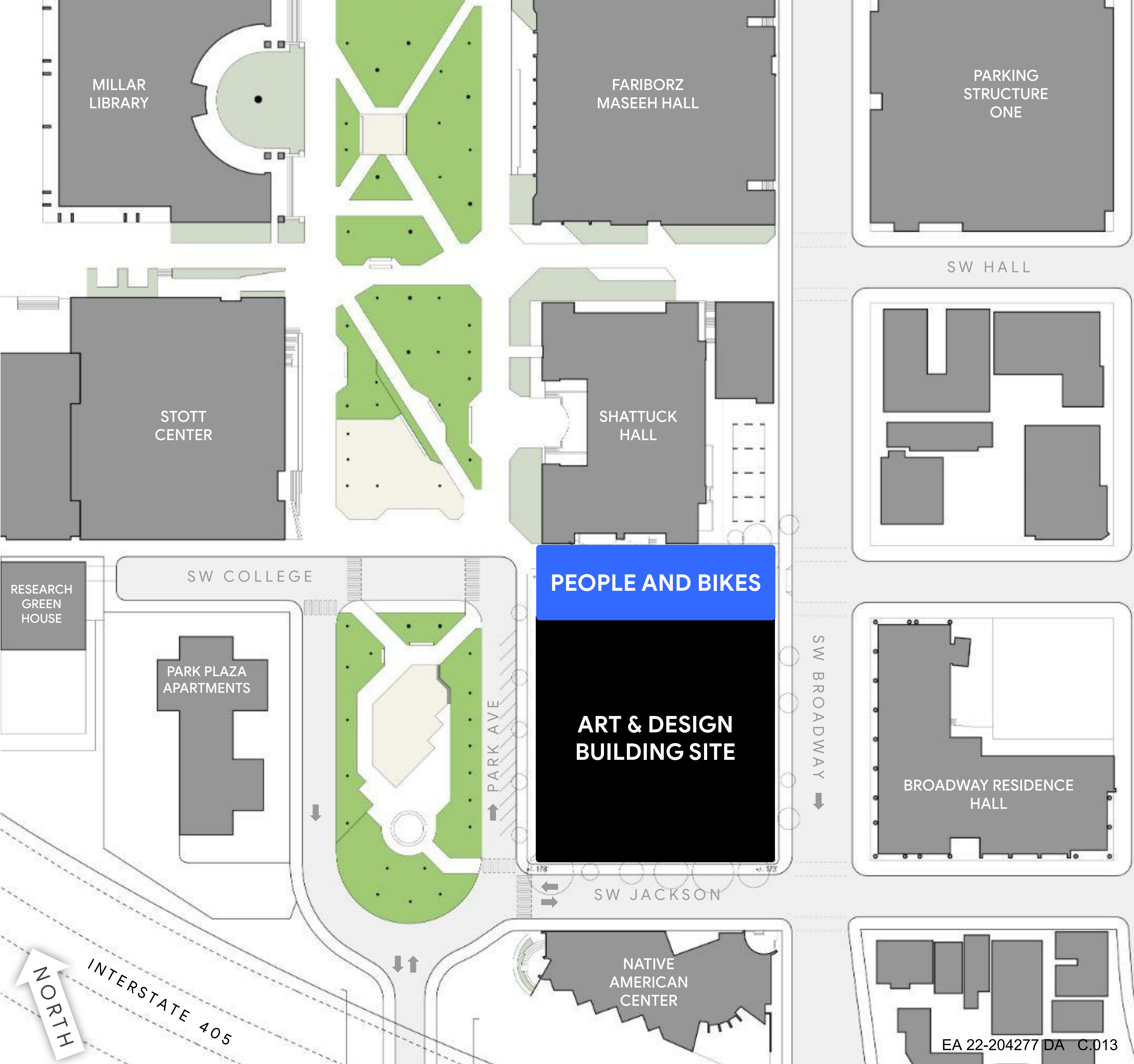


BUILDING + CROSSWALK ALIGNMENTS



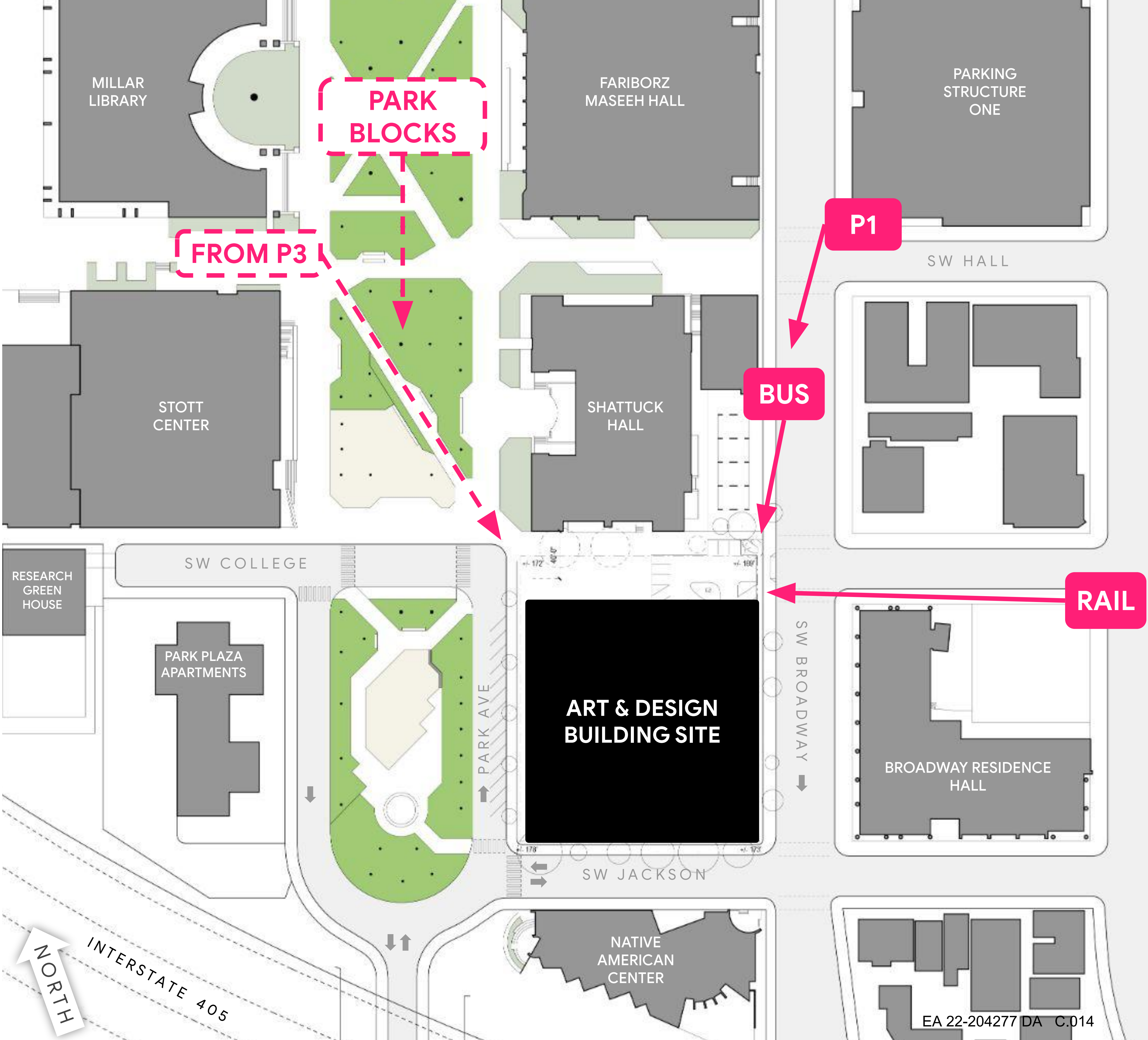
2. Context Study

Existing Site Opportunities



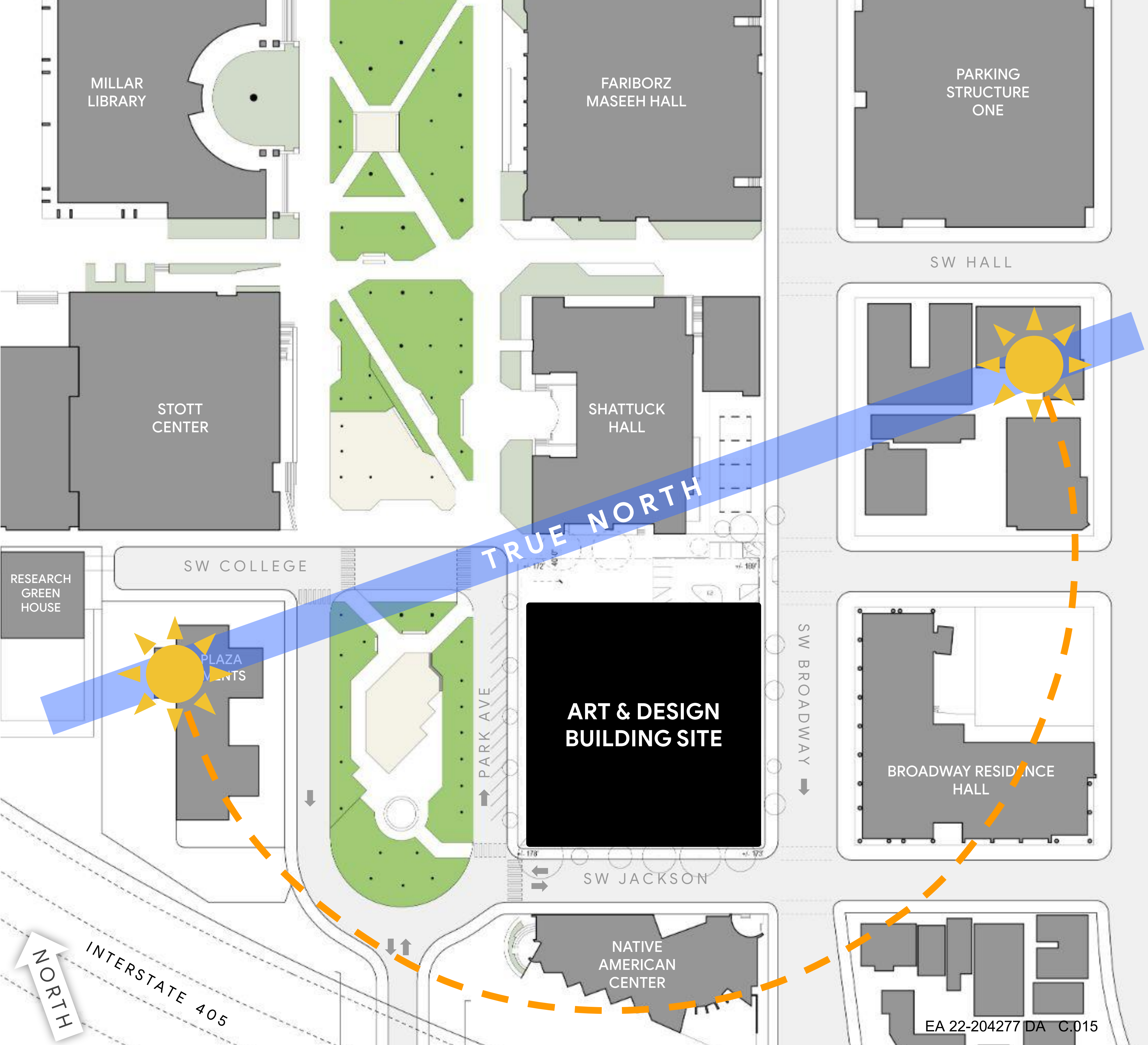
2. Context Study

Urban Context: Transit



2. Context Study

Site Opportunities: Daylight Access



3. Concept Design

Story of a Project's Evolution

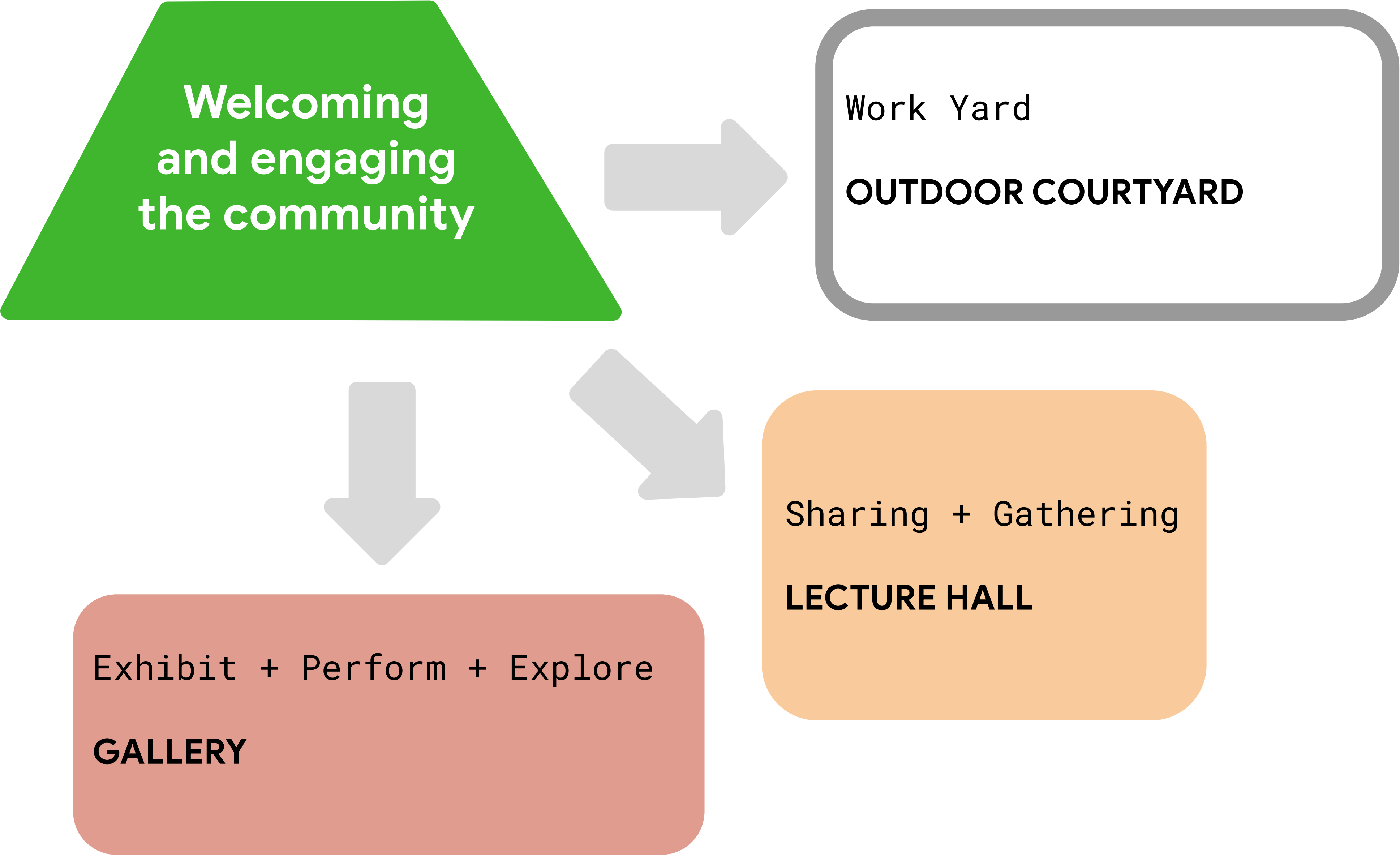
PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201
CITY OF PORTLAND - DESIGN ADVICE REQUEST

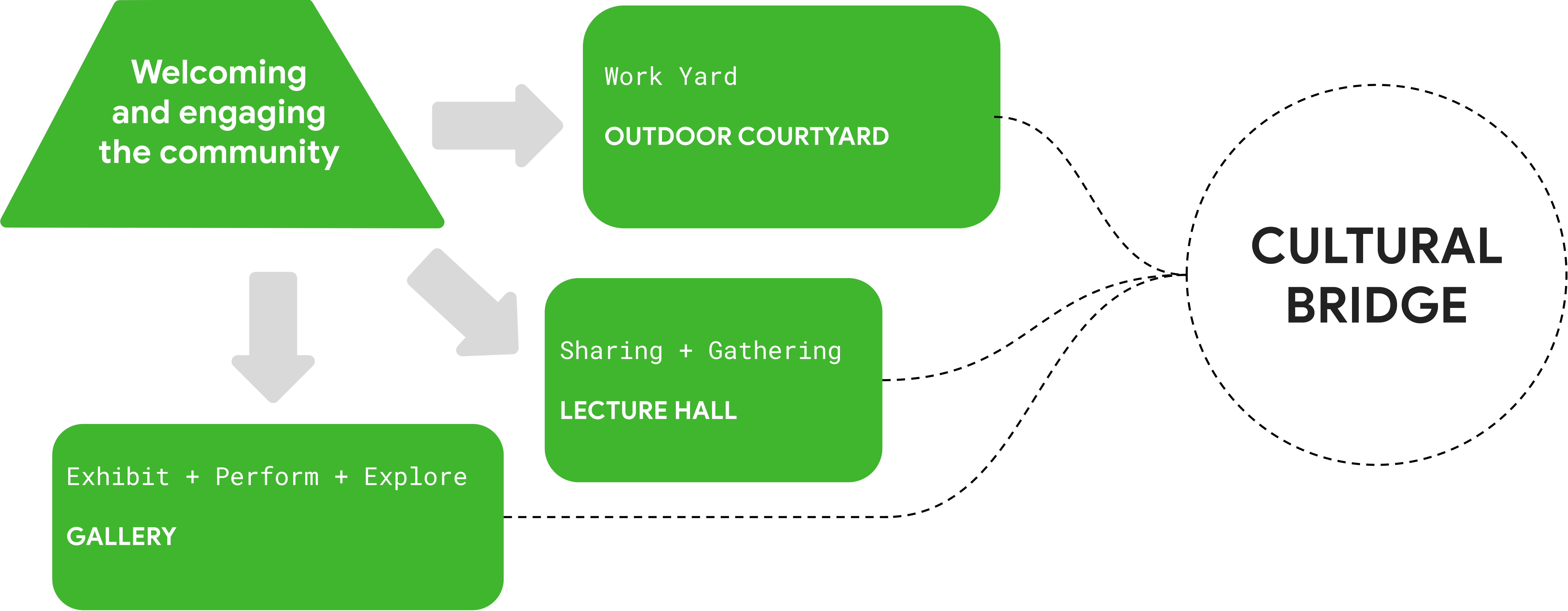
LEVER ARCHITECTURE

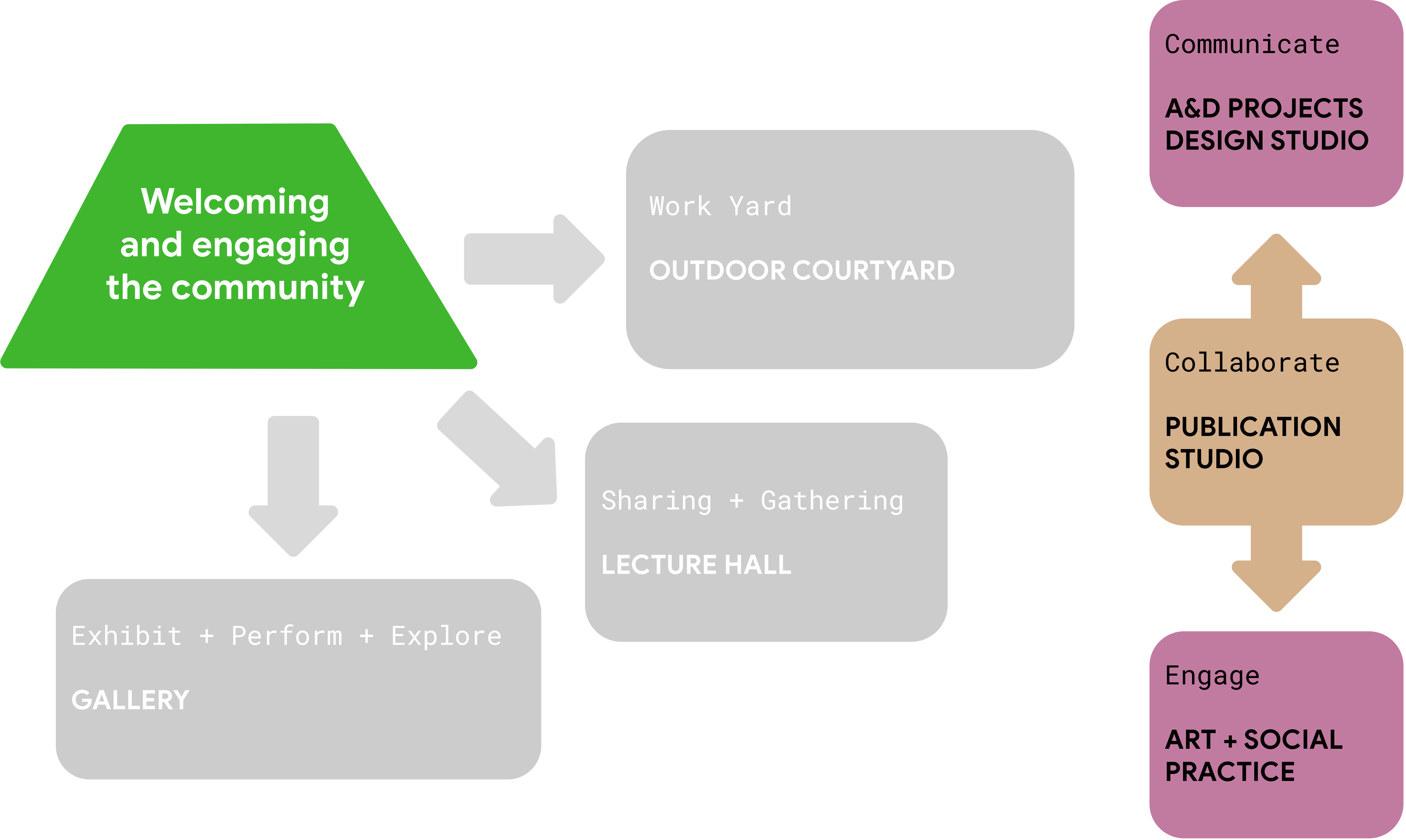


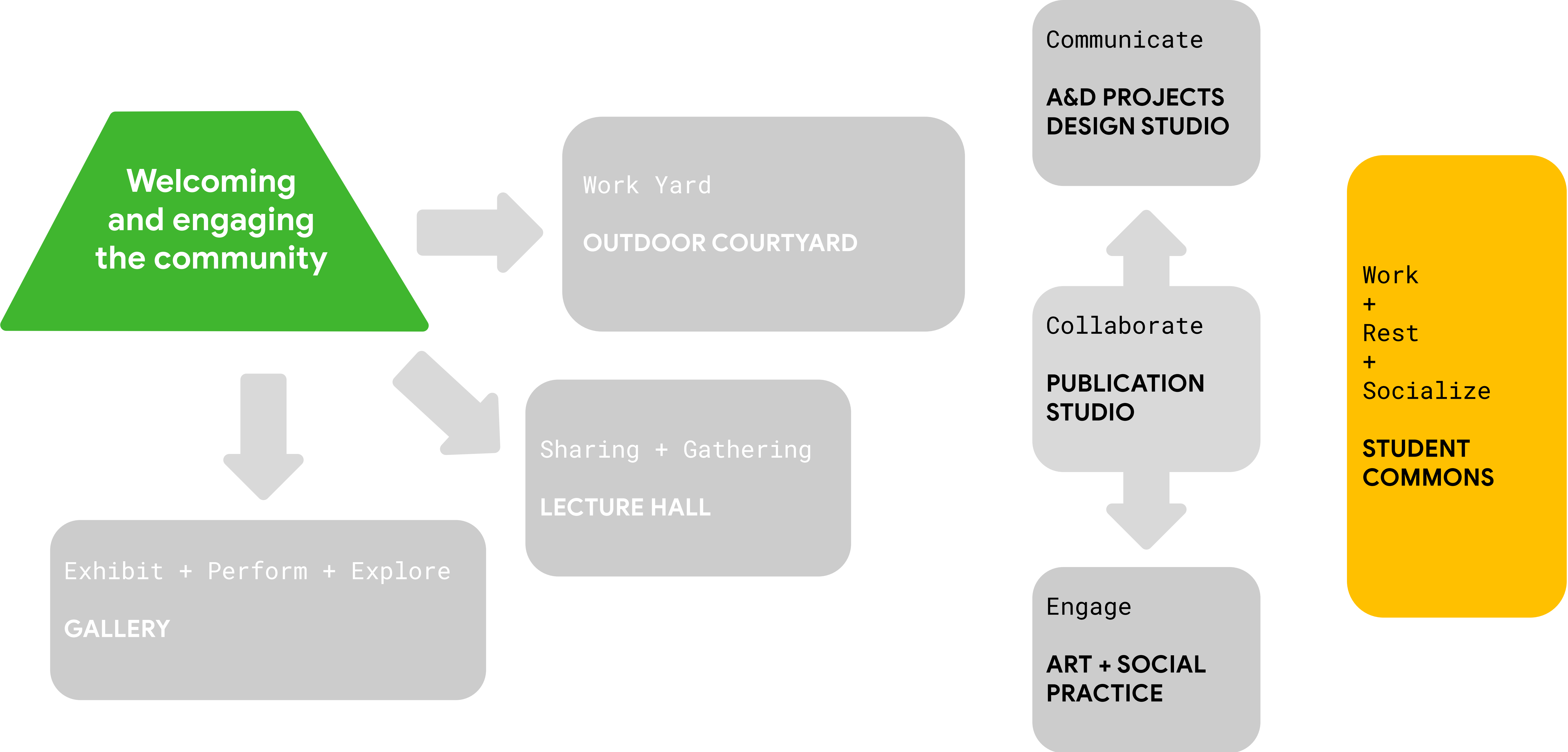






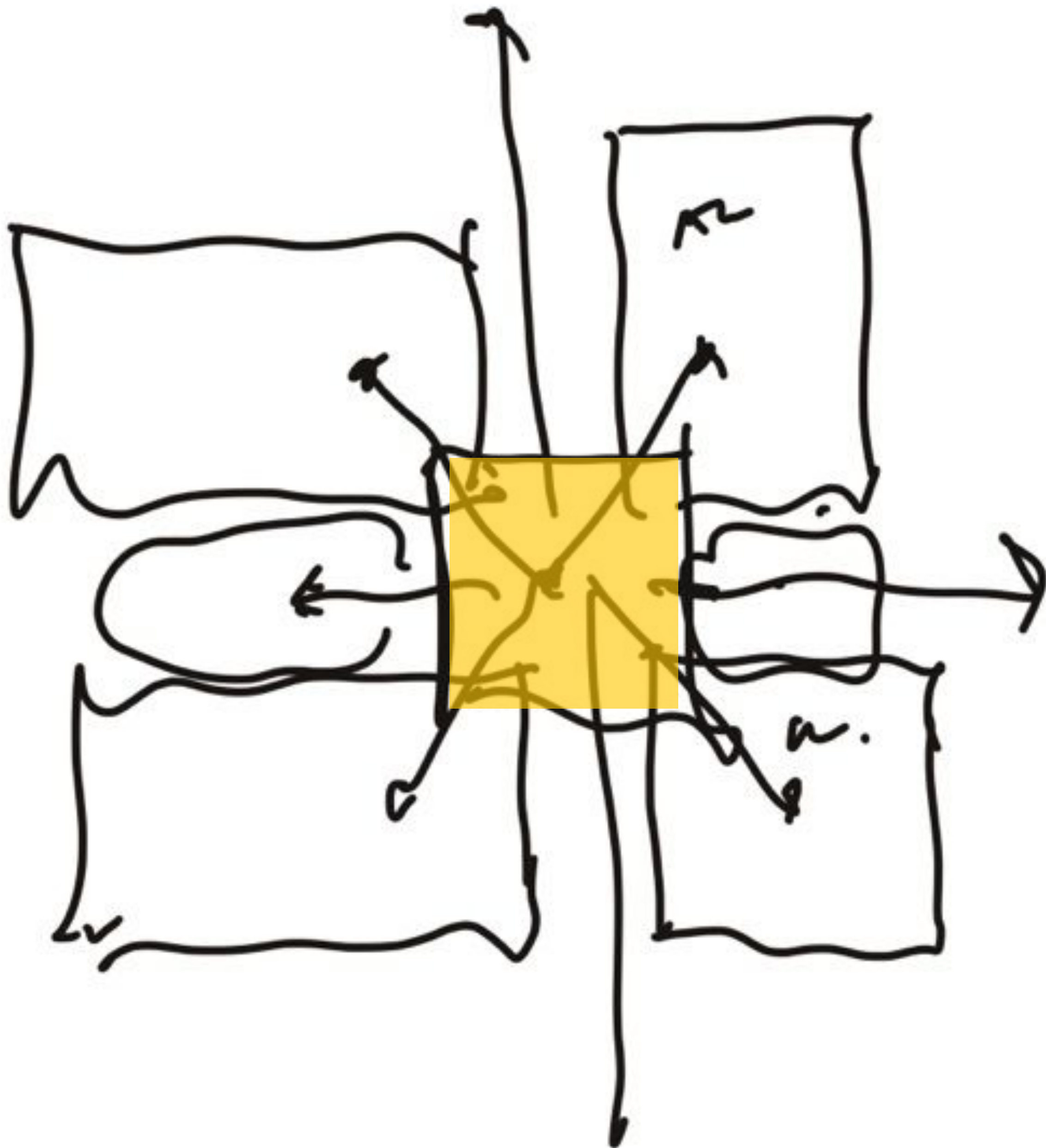






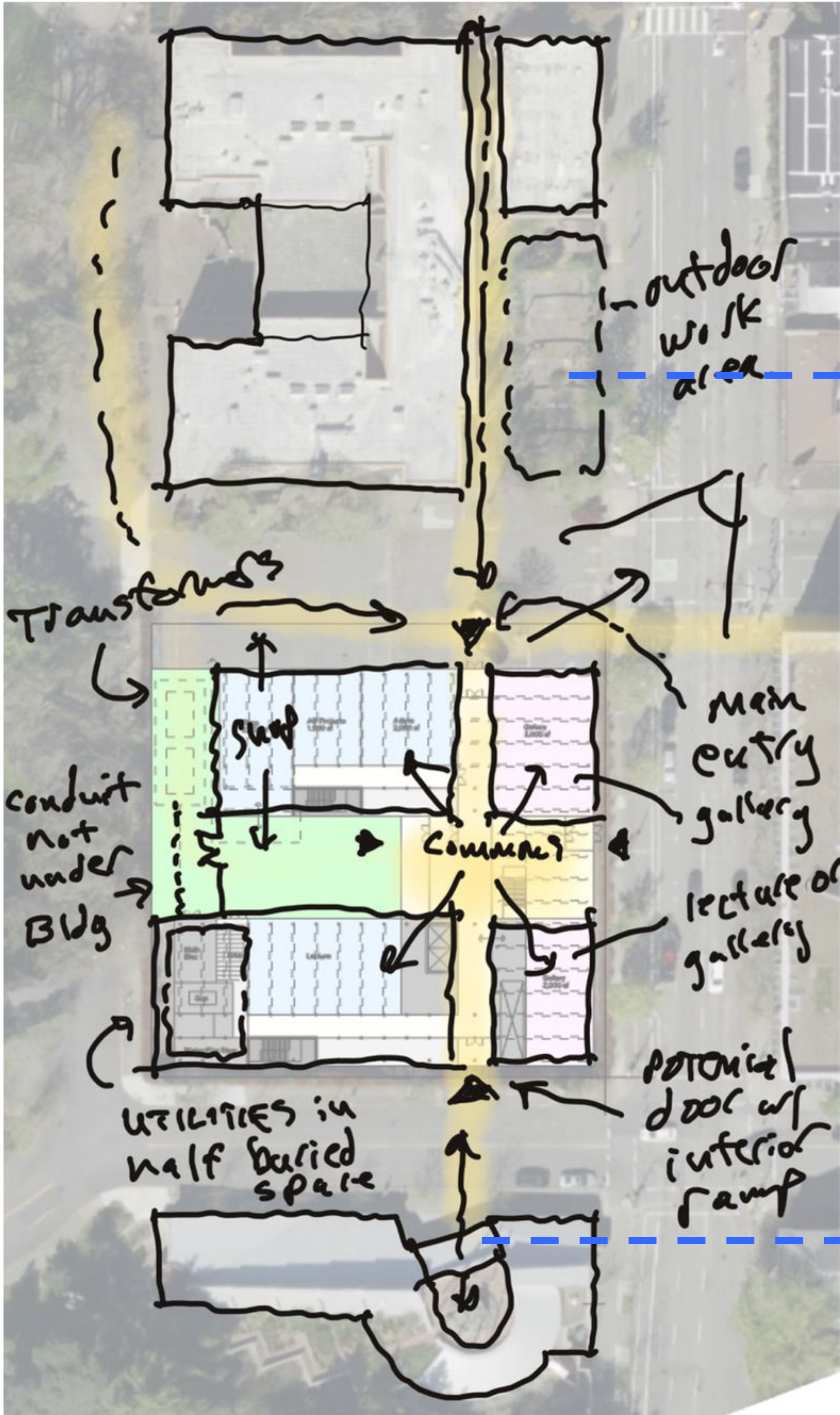
Design Refinement

Building Diagram



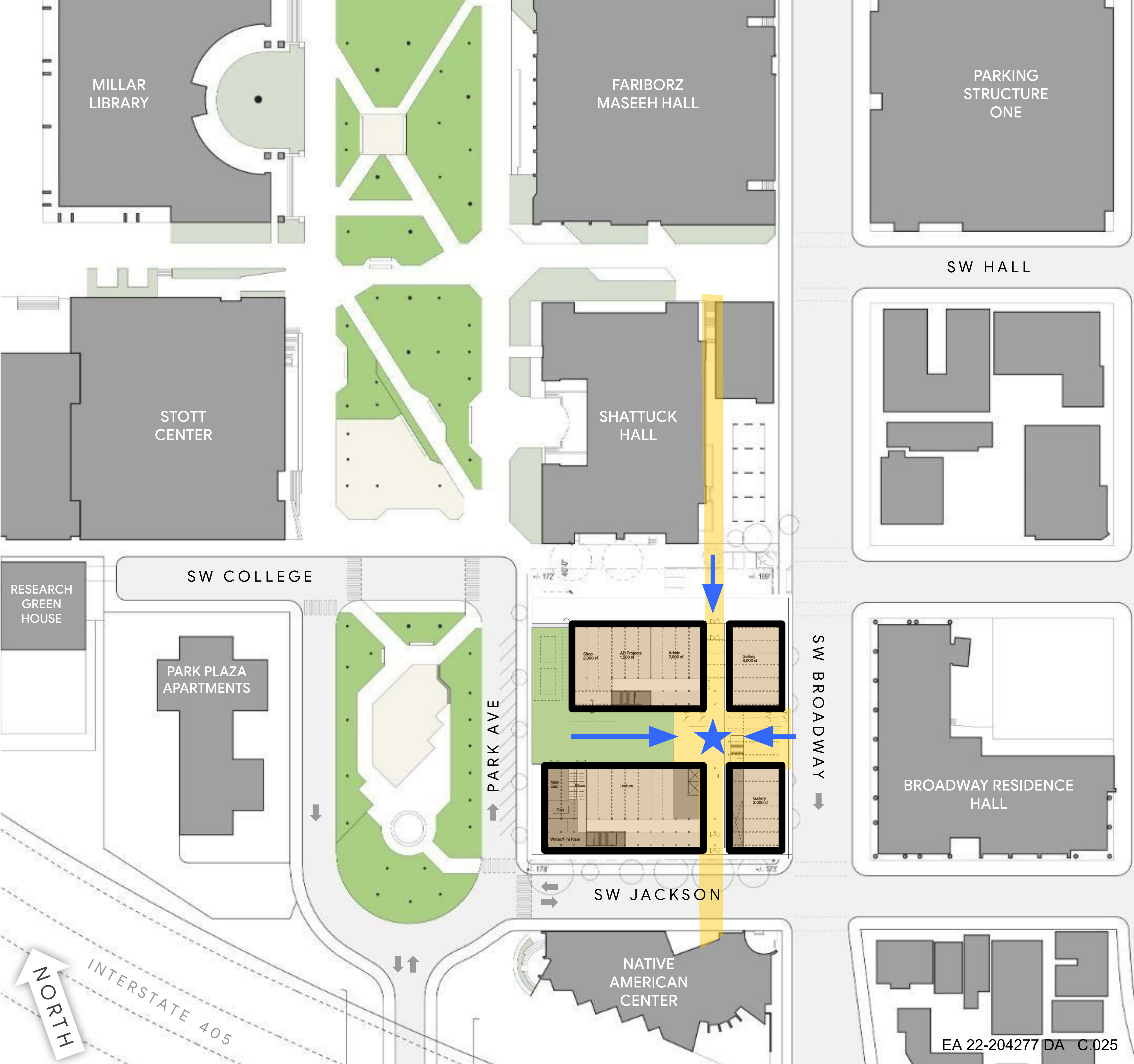
Design Refinement

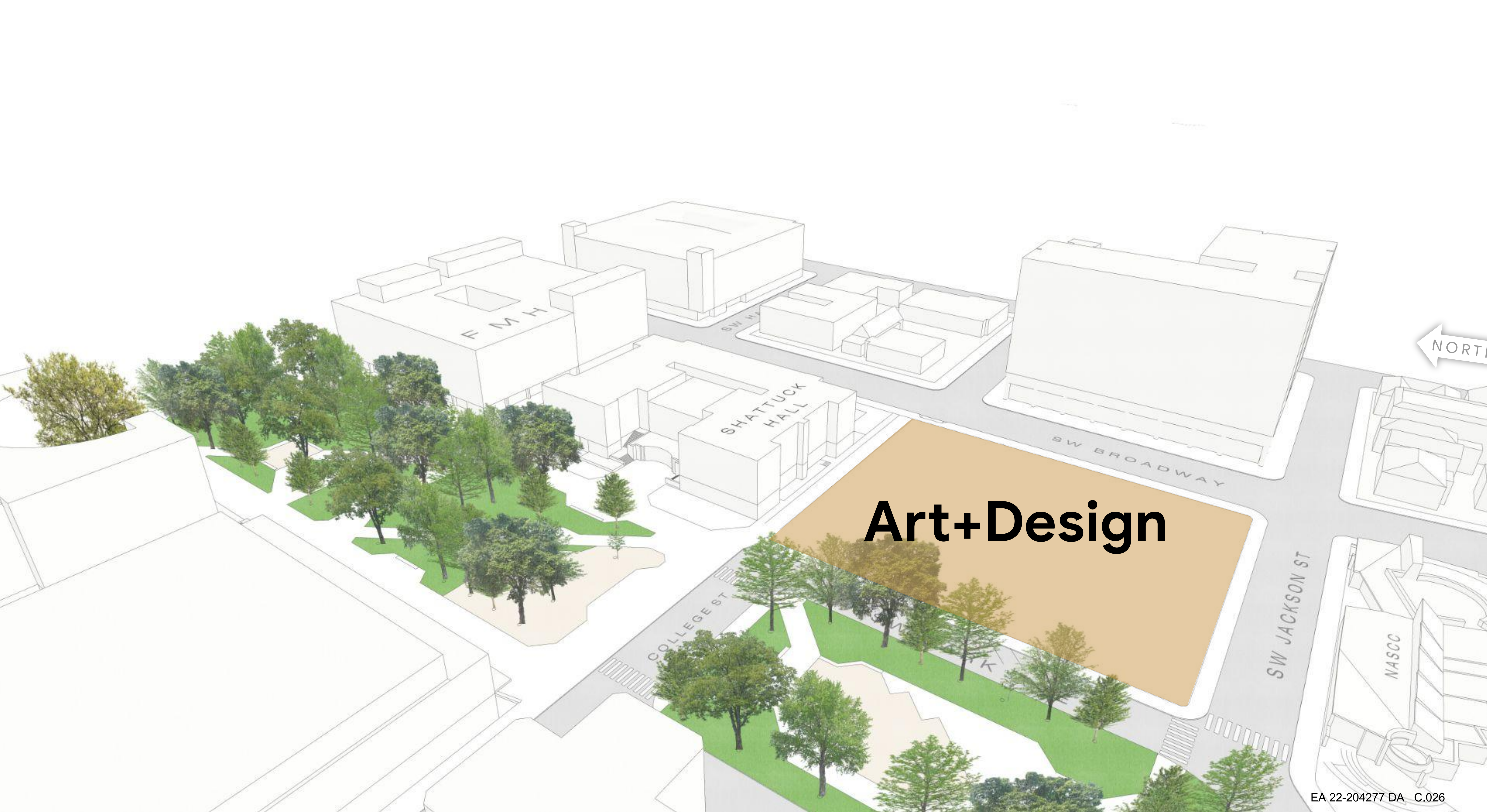
Campus Planning



Design Refinement

Campus Planning





Art+Design

Concept

Park Blocks and Broadway



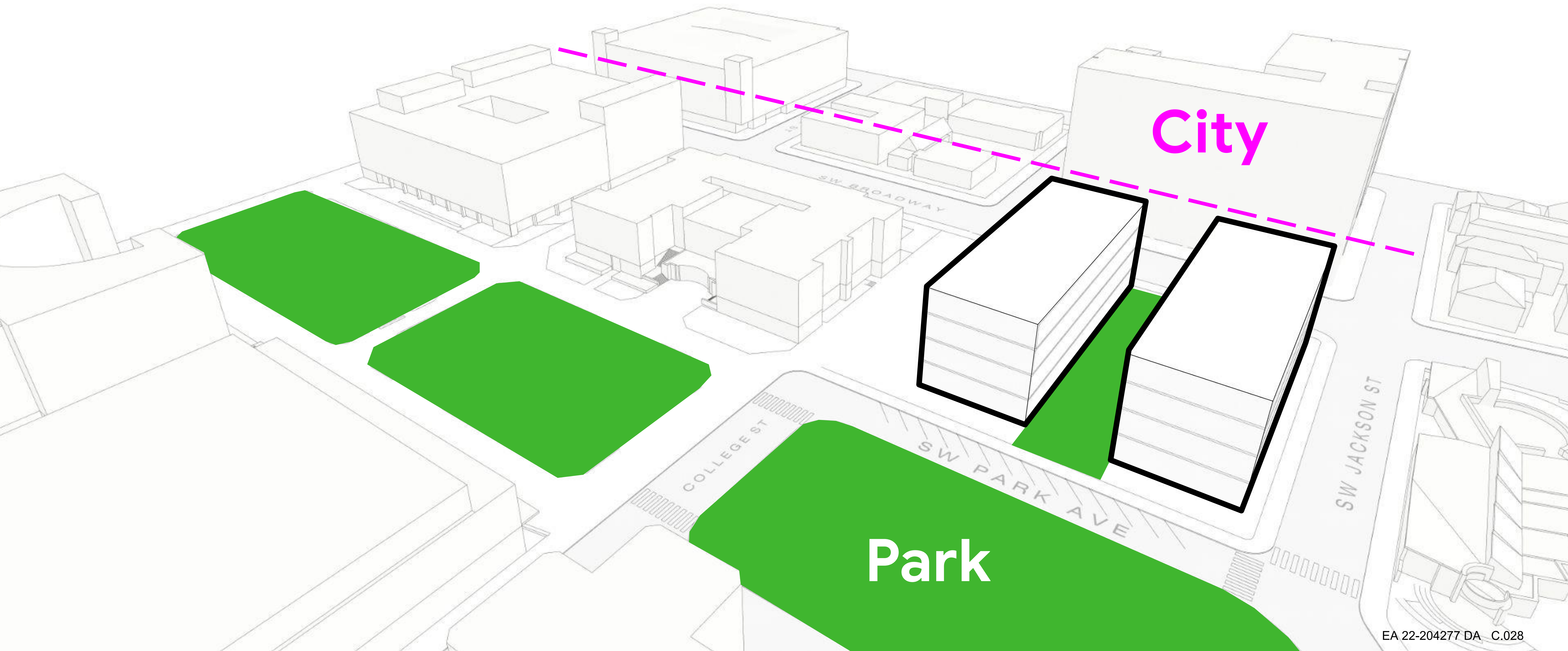
South Park Blocks



Southwest Broadway

Design Refinement

Concept Diagram



Concept

North daylight for art and design



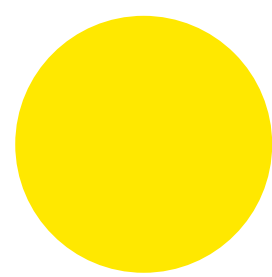
studio-albanese-francesca-iovene-lindower



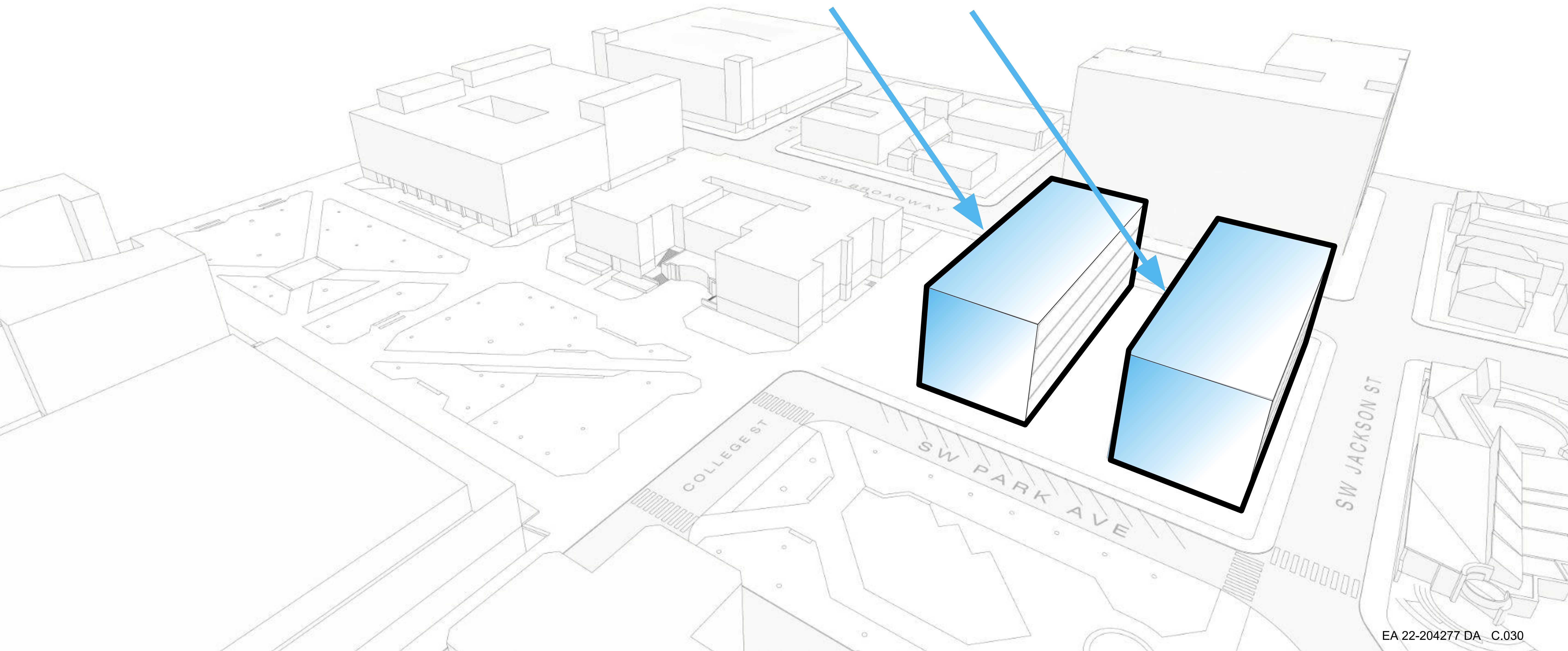
University of the Arts Helsinki

Design Refinement

Concept Diagram



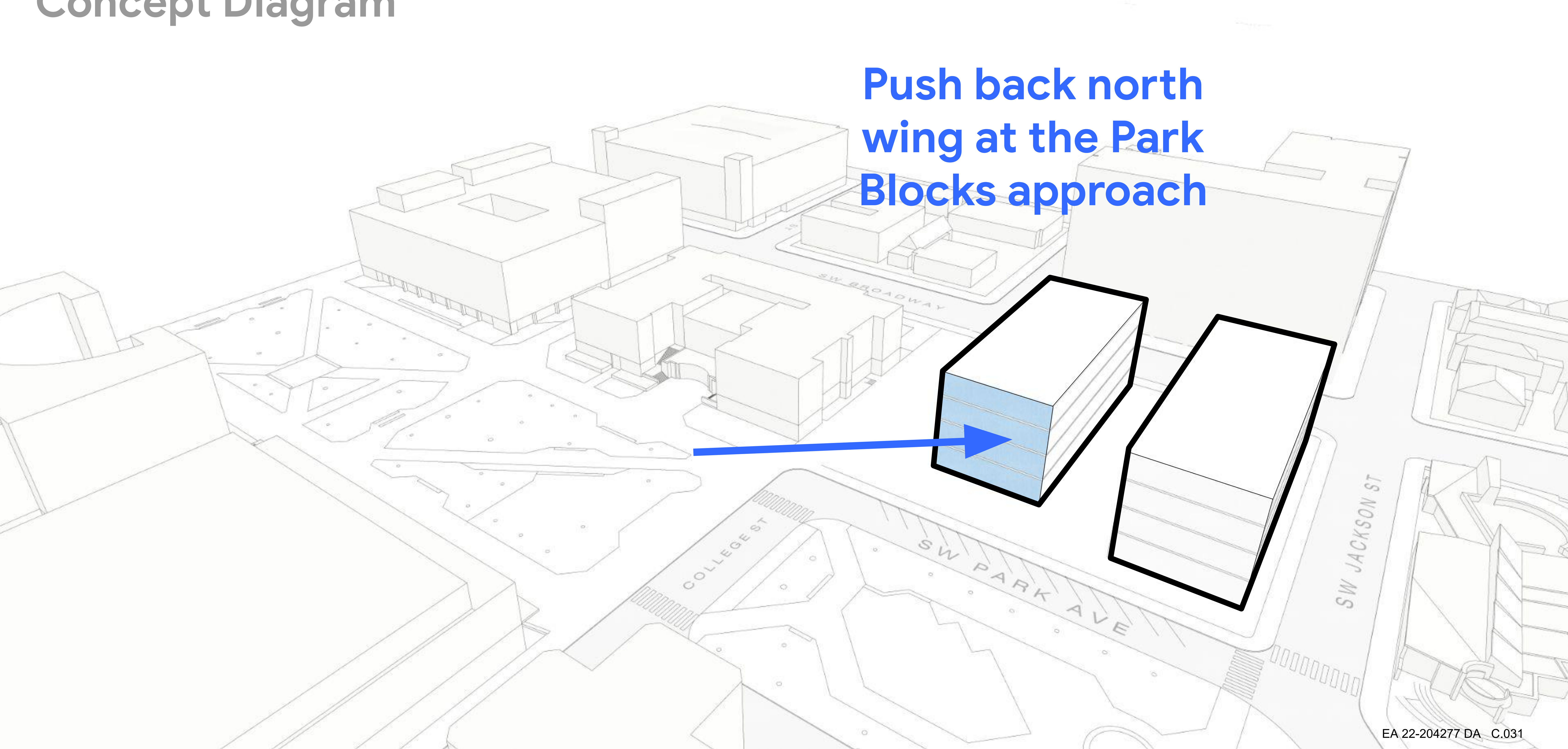
North Daylight



Design Refinement

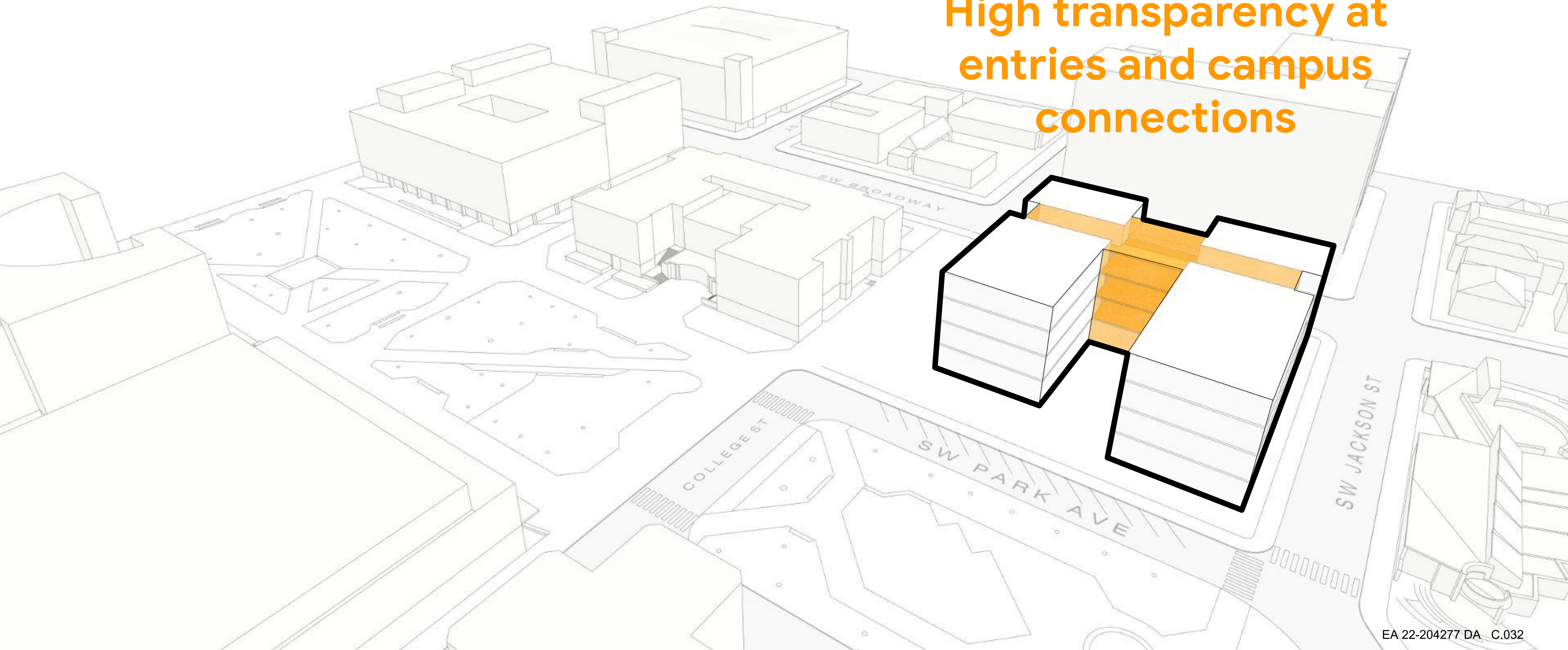
Concept Diagram

Push back north
wing at the Park
Blocks approach



Design Refinement Concept Diagram

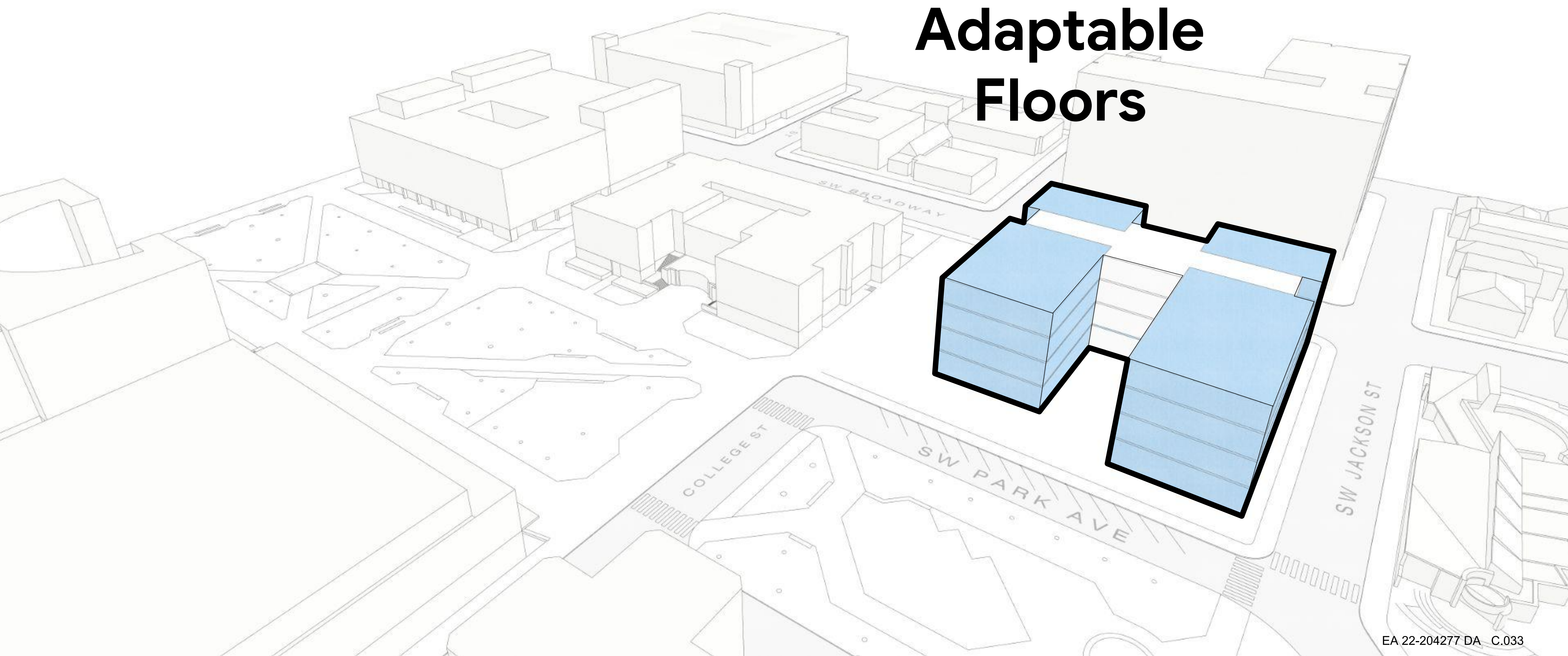
High transparency at
entries and campus
connections



Design Refinement

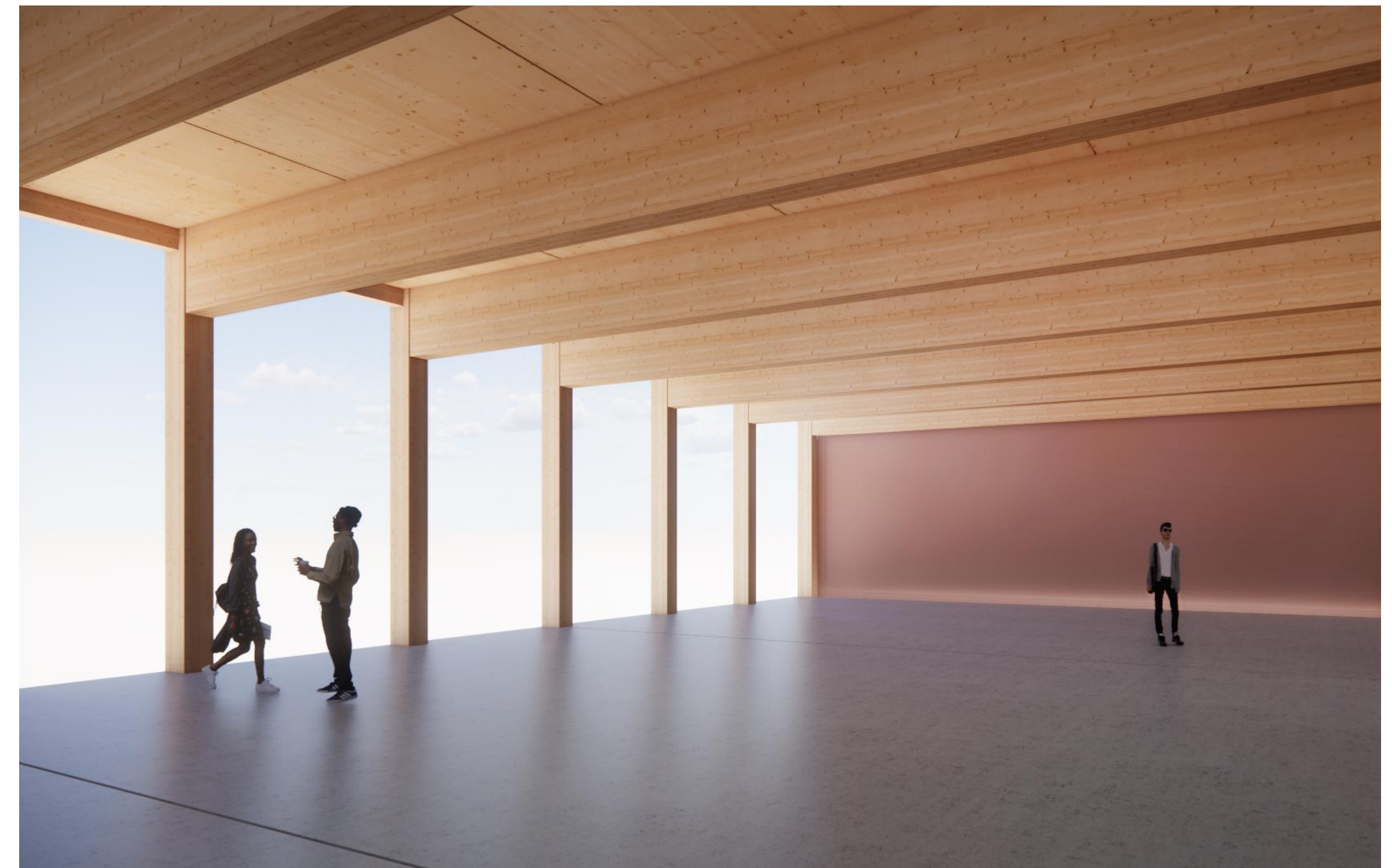
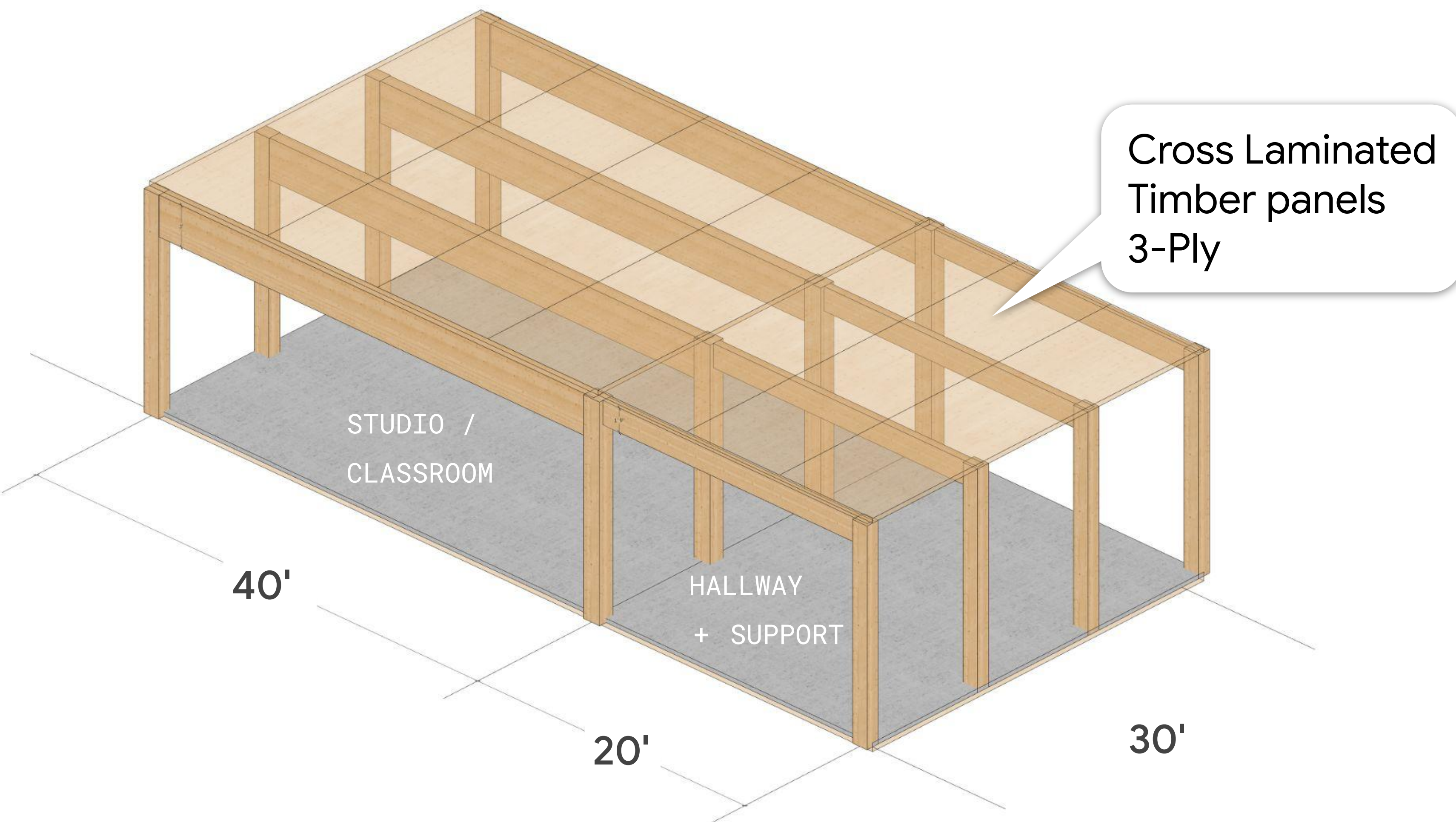
Concept Diagram

**Adaptable
Floors**



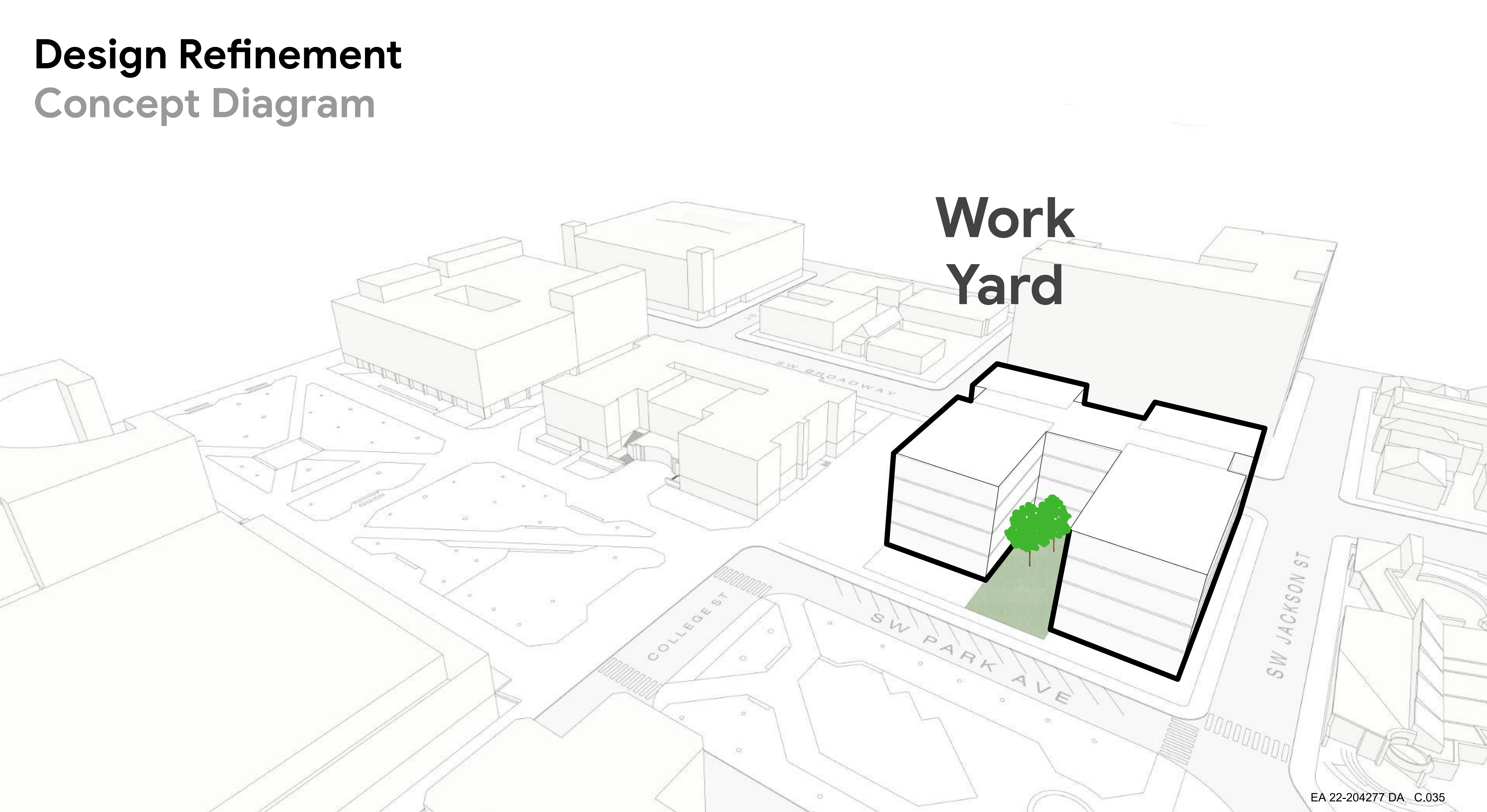
Timber Structure

One-Way Glulam Beams and Columns + CLT



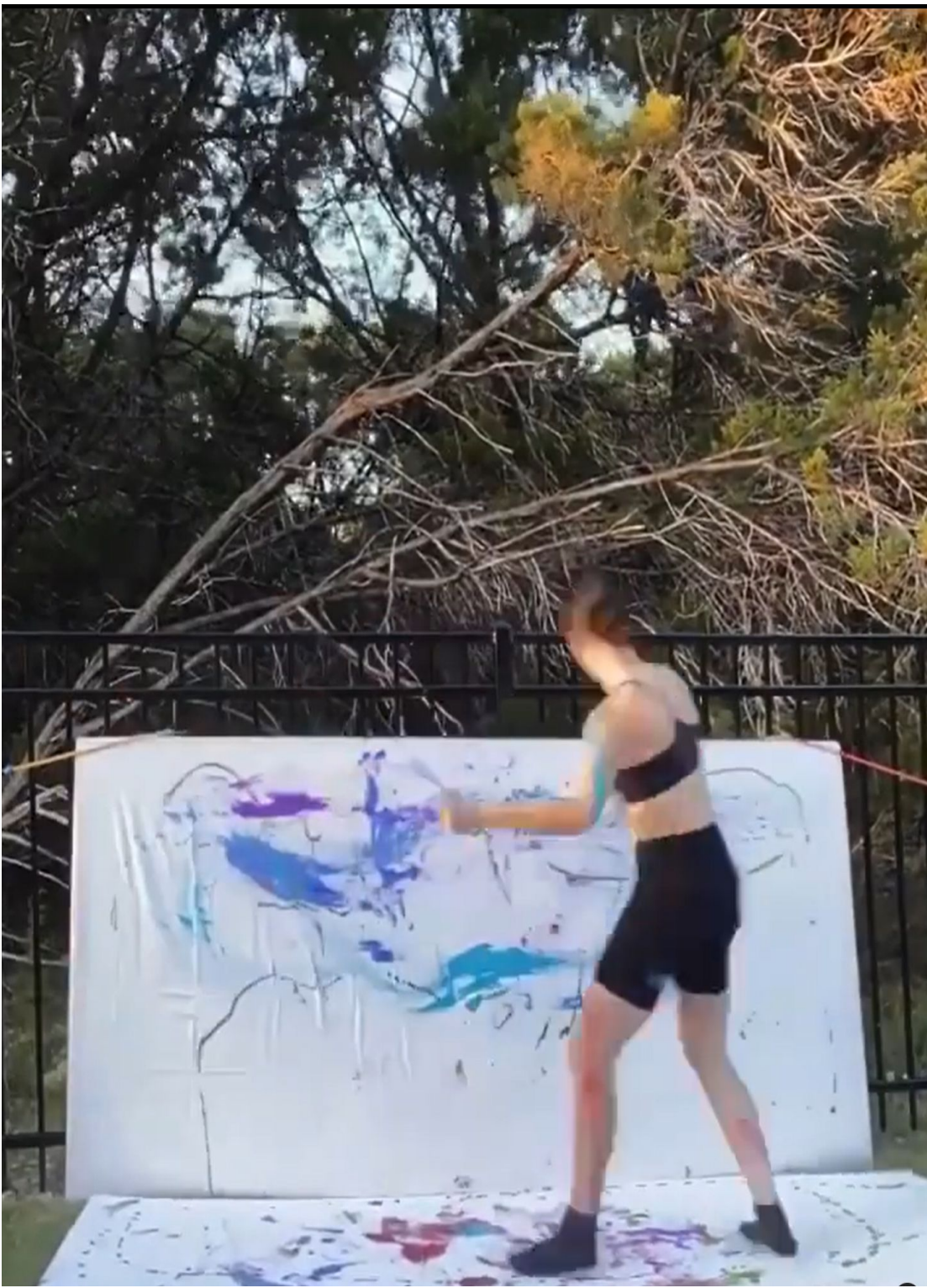
Design Refinement

Concept Diagram



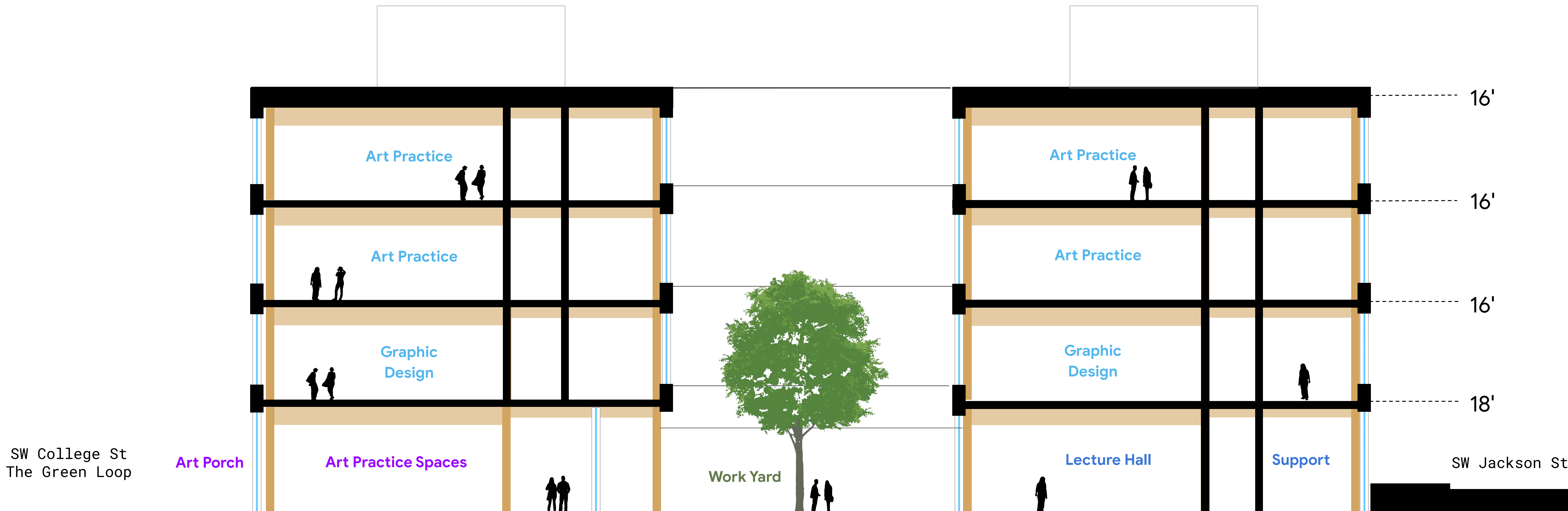
Concept

Work Yard for Art & Design



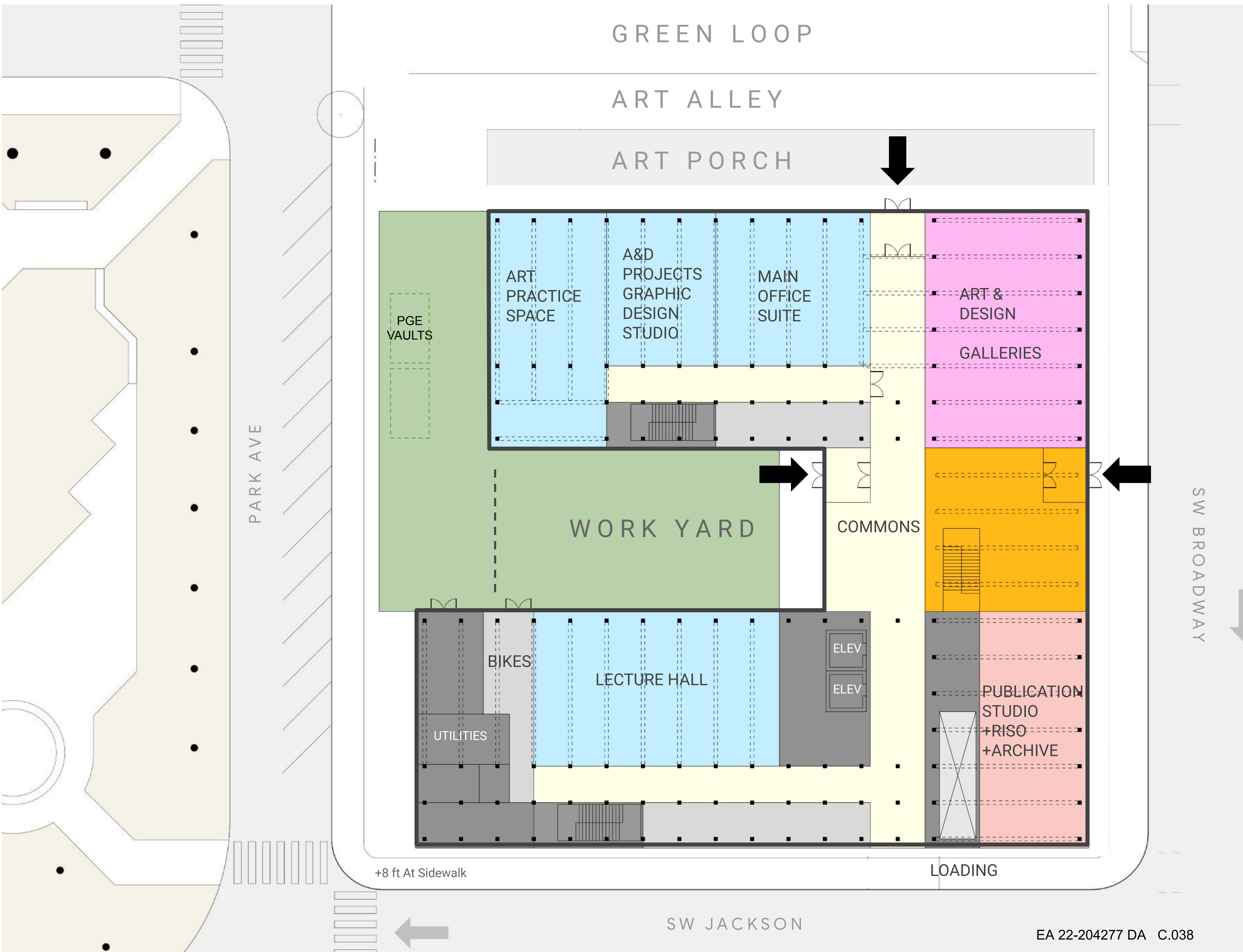
Concept Design

Preliminary Building Section



Design Refinement

Ground Level Plan

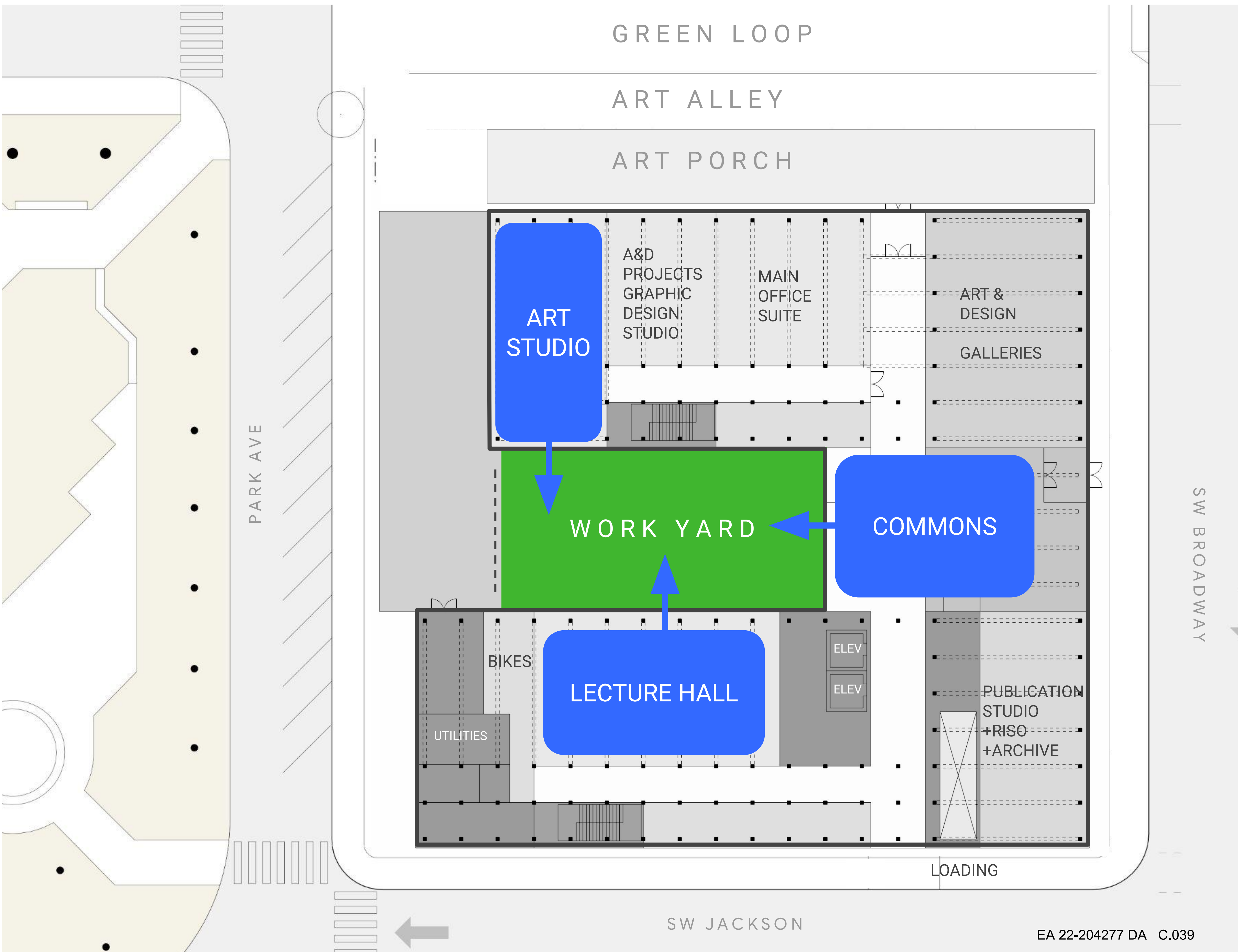


PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201
CITY OF PORTLAND - DESIGN ADVICE REQUEST

LEVER ARCHITECTURE

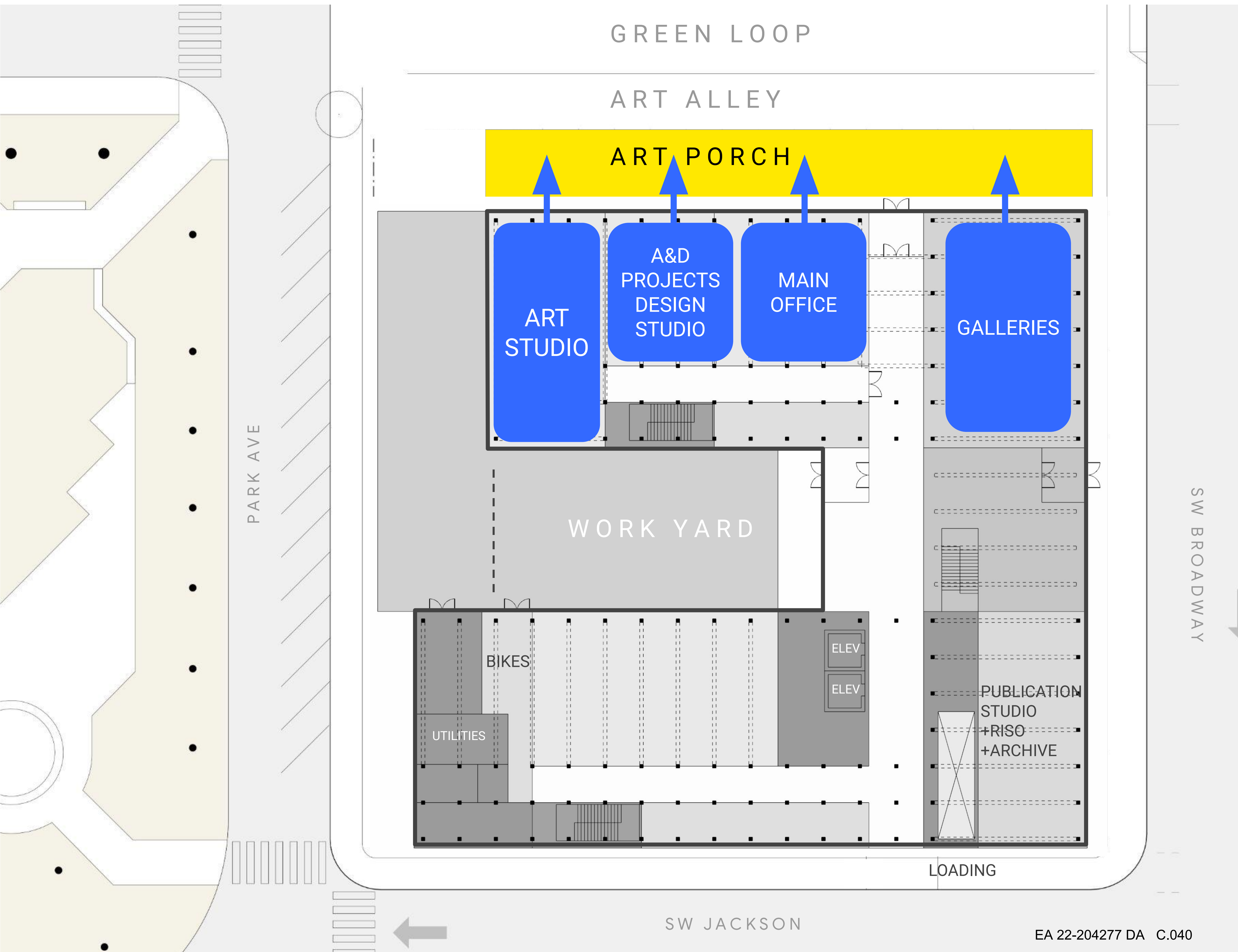
Design Refinement

Ground Level Plan



Design Refinement

Ground Level Plan



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

LEVER ARCHITECTURE

Design Refinement

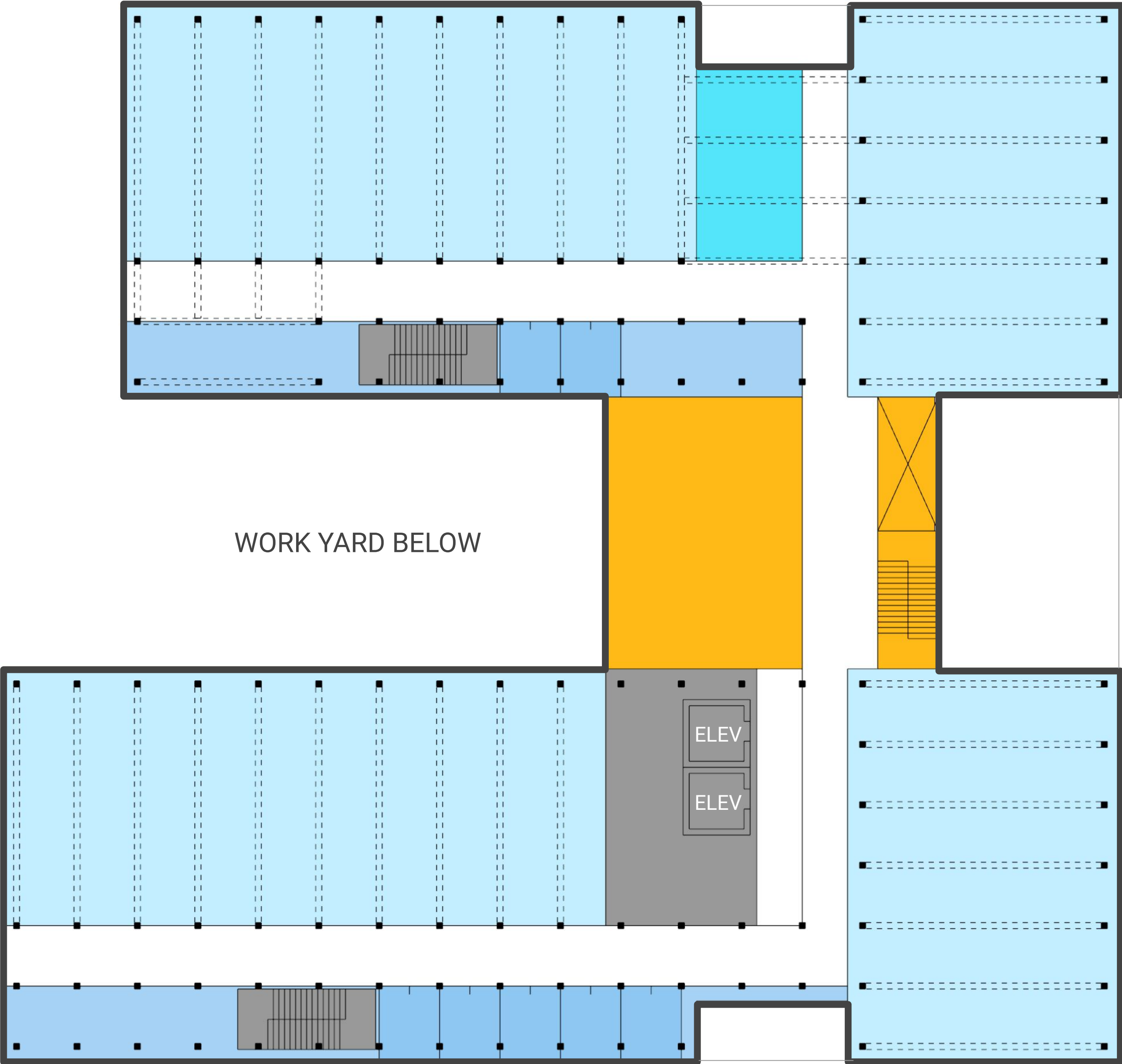
Typical Upper Floor Plan

ART / DESIGN
STUDIOS,
TEACHING LABS,
CLASSROOMS

ART / DESIGN
SUPPORT SPACES

COMMONS
WITH OPEN
STAIR

BUILDING
SUPPORT



Site Design

Previous Site Plan



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

LEVER ARCHITECTURE

SW College St.

Context



Pedestrian Street - SW Hall St.



Pedestrian Street - SW Harrison St

PLACE

SW College St.

Context



Pedestrian Street - SW Montgomery St.

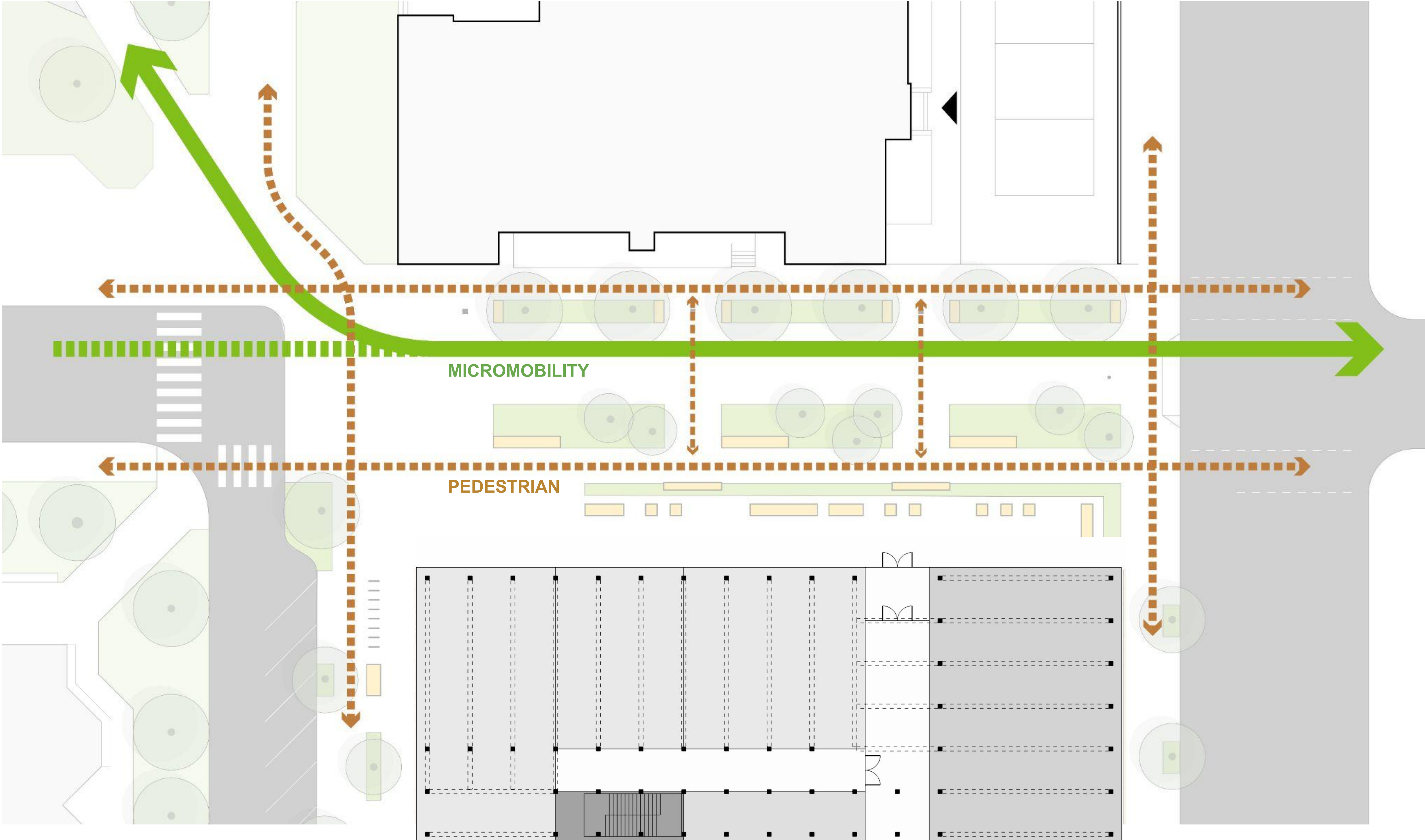


Pedestrian Street - SW Montgomery St.

PLACE

SW College St.

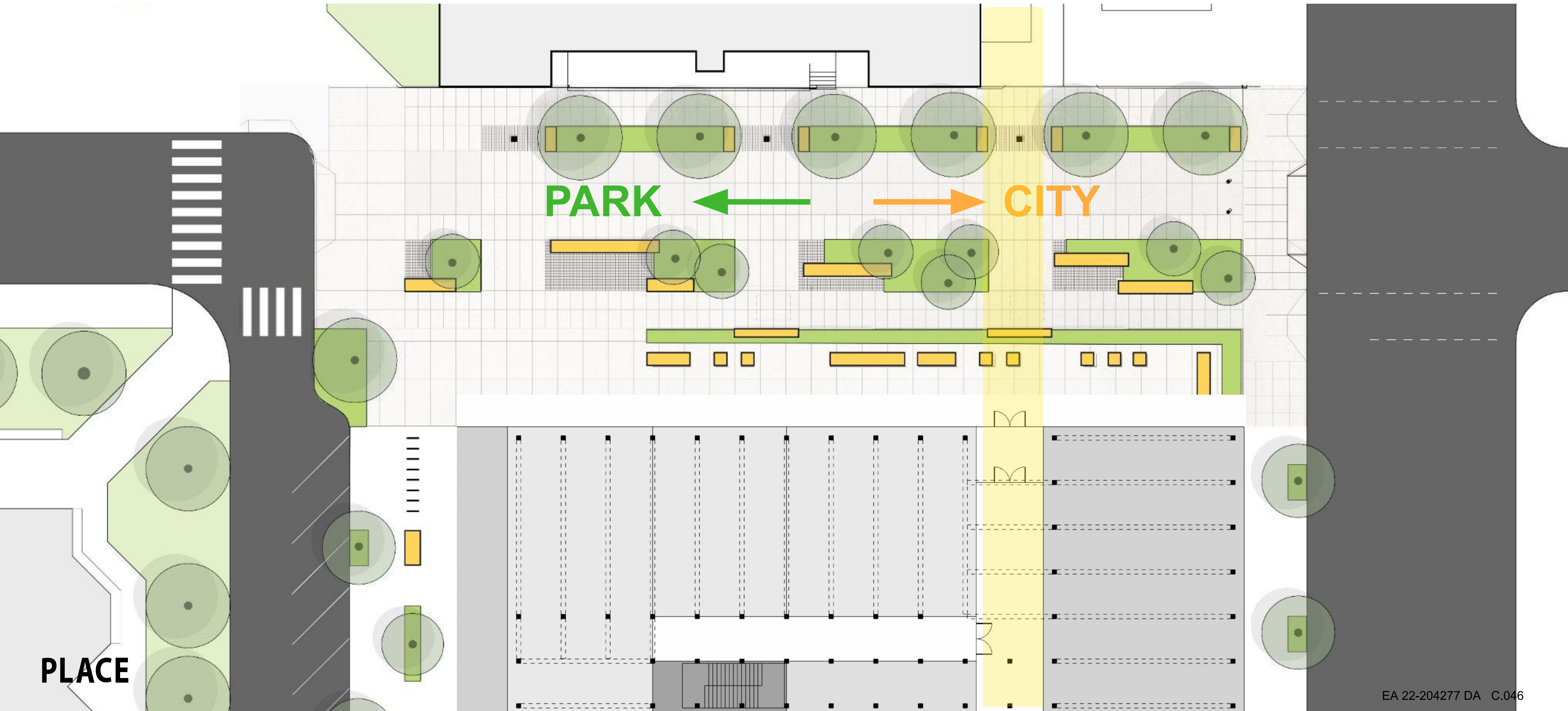
Circulation



PLACE

SW College St.

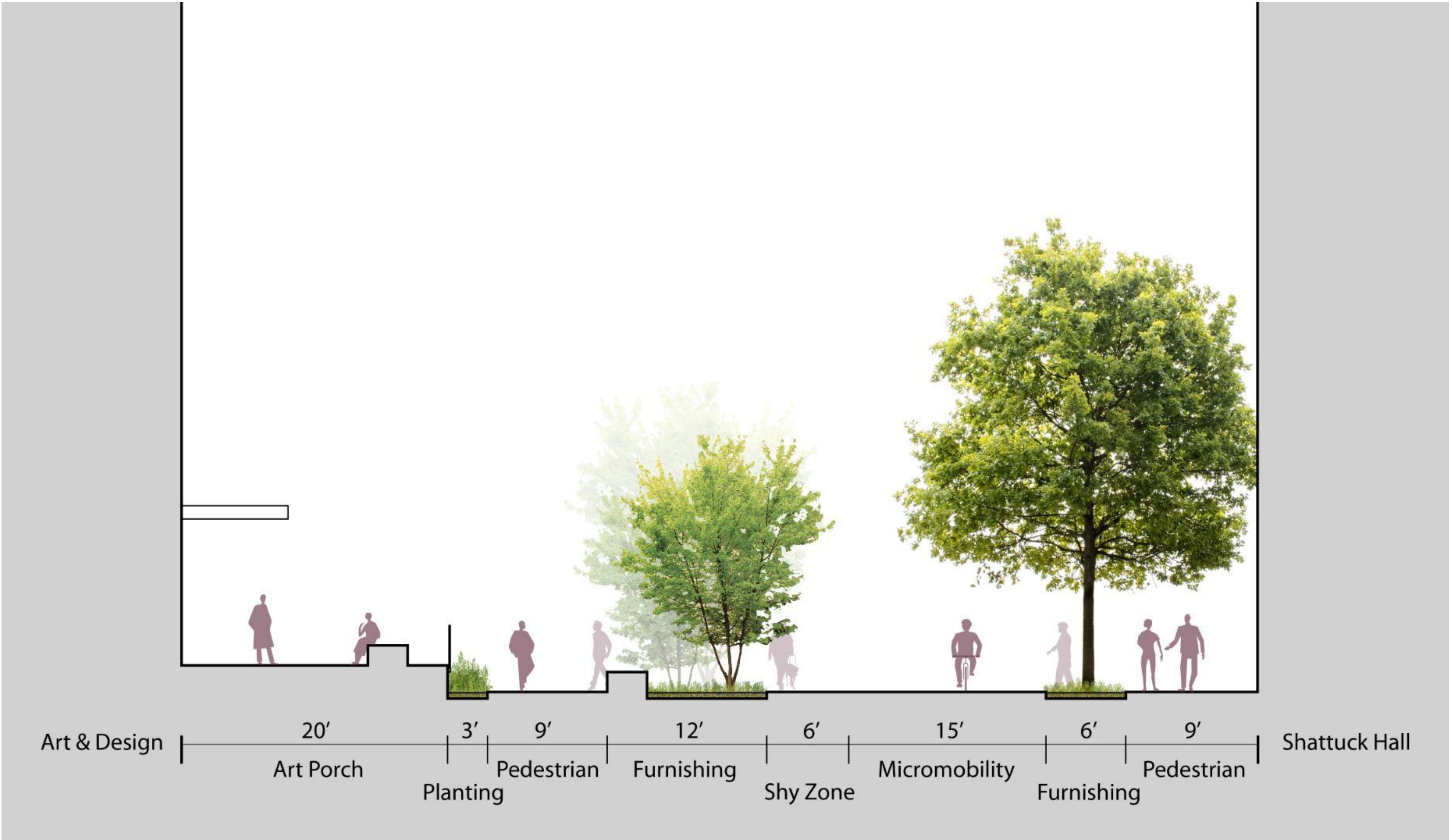
Inspiration



Site Design

SW College St

Section

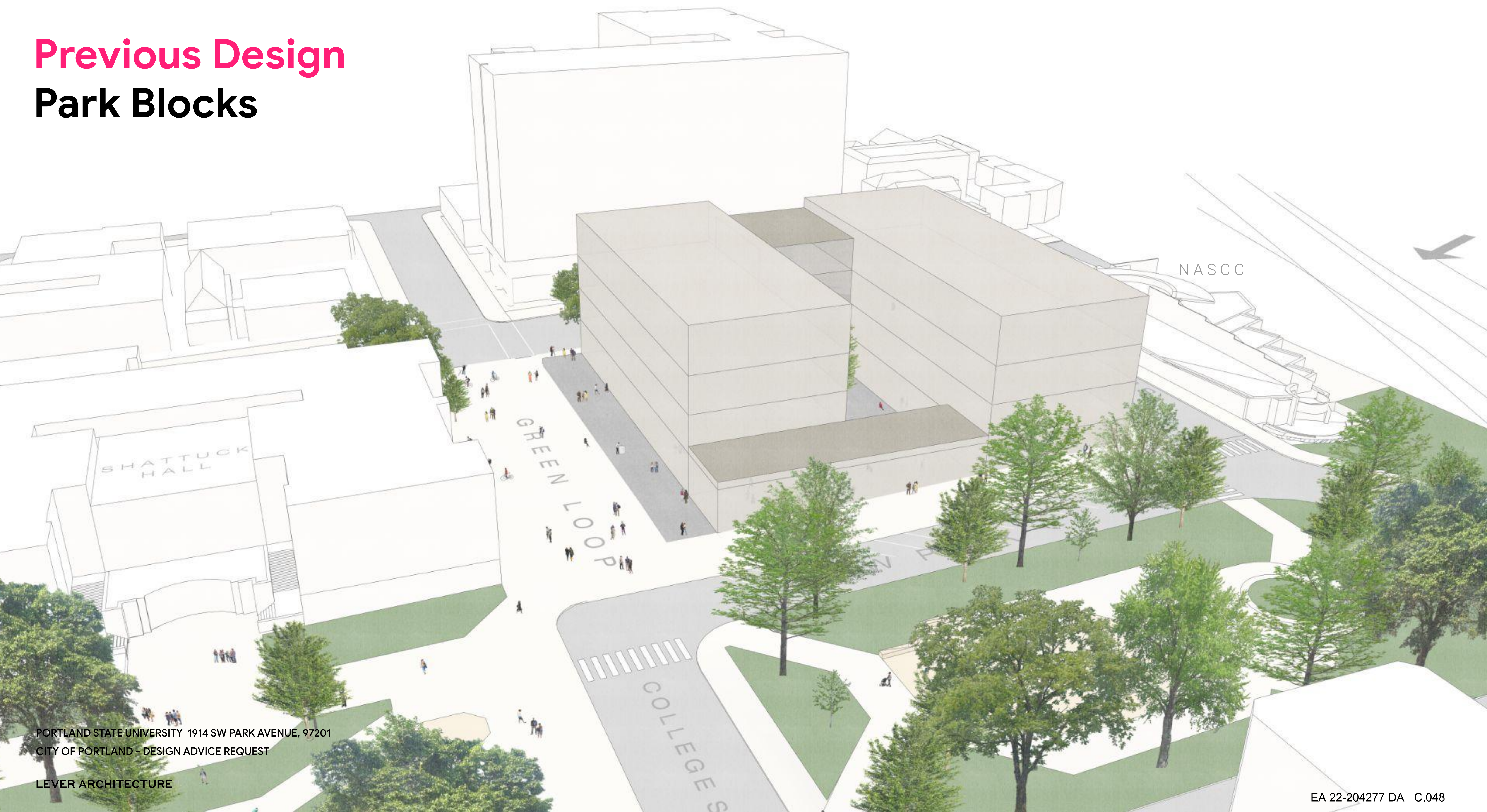


PORTLAND STATE UNIVERSITY 1914 SW PARK AVENUE, 97201
CITY OF PORTLAND - DESIGN ADVICE REQUEST

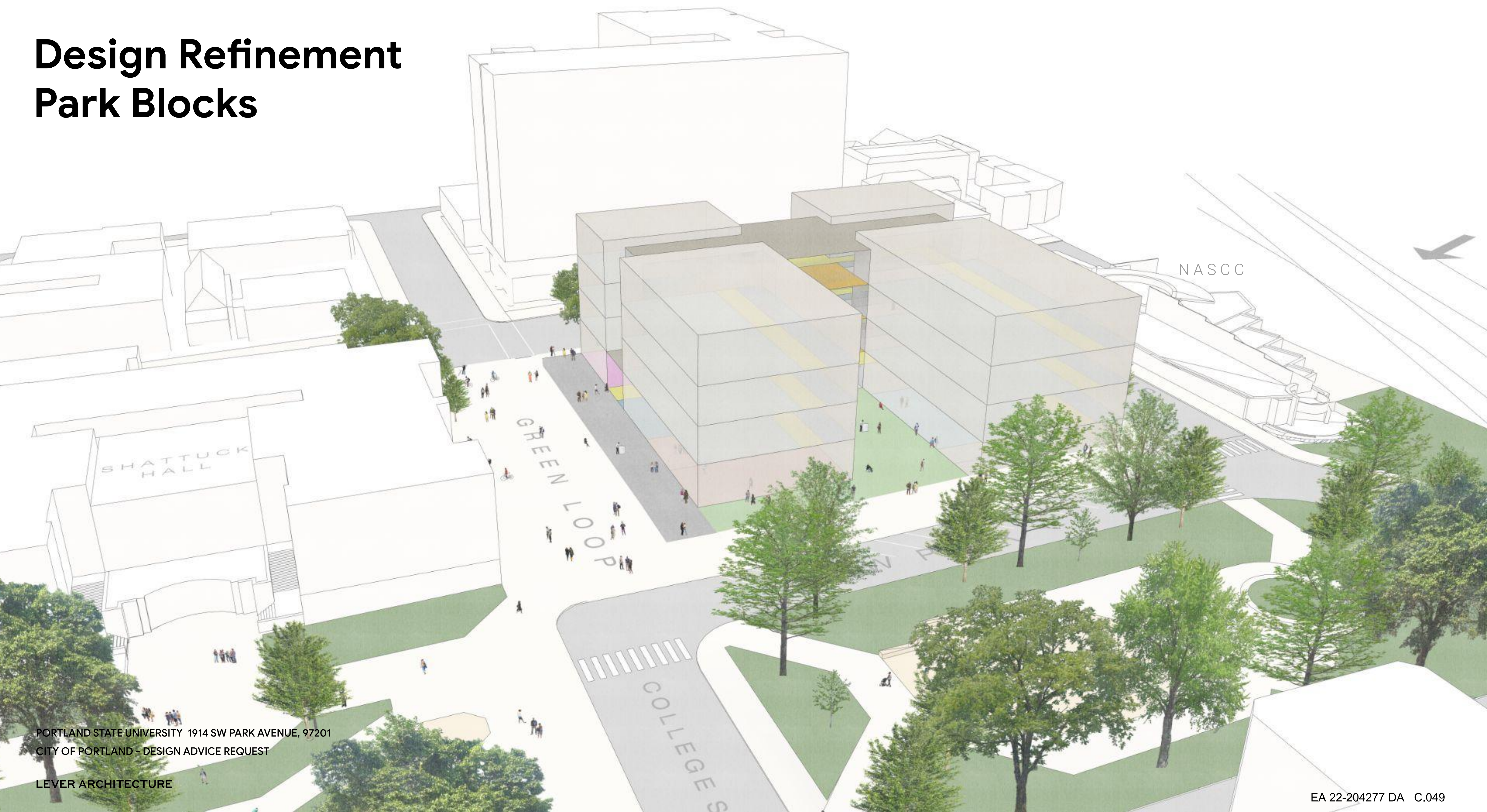
LEVER ARCHITECTURE

Previous Design

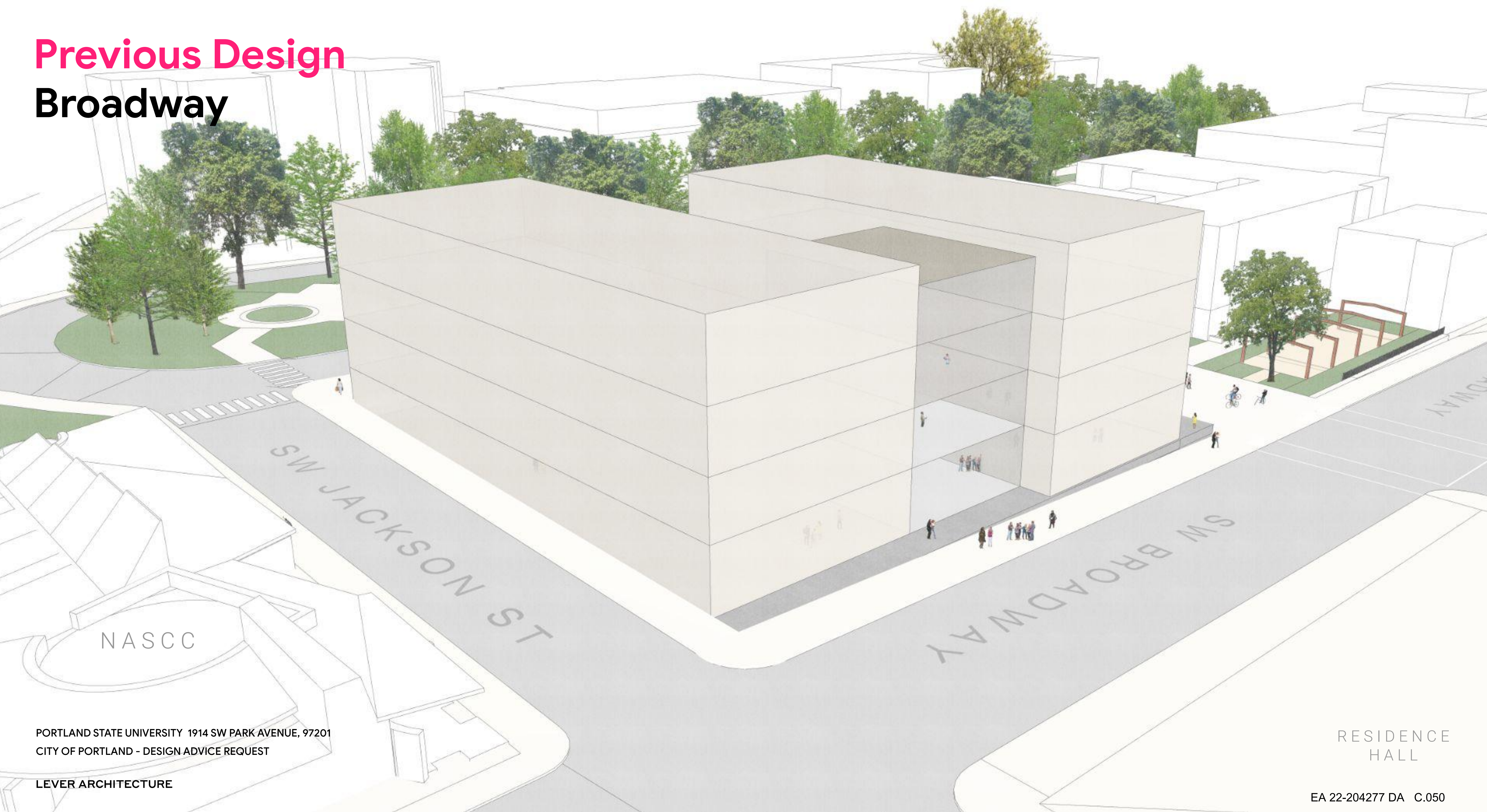
Park Blocks



Design Refinement Park Blocks



Previous Design Broadway



NASCC

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

LEVER ARCHITECTURE

RESIDENCE
HALL

EA 22-204277 DA C.050

Design Refinement Broadway



NASCC

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

LEVER ARCHITECTURE

RESIDENCE
HALL

EA 22-204277 DA C.051

Previous Design

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

EA 22-204277 DA C.052

Design Refinement Approach from Park Blocks

SHATTUCK HALL

ASCC

PARK BLOCKS

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

LEVER ARCHITECTURE

EA 22-204277 DA C.053

Previous Design

SW Broadway & Green Loop



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

LEVER ARCHITECTURE

BROADWAY

EA 22-204277 DA C.054

Design Refinement

SW Broadway & Green Loop



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

LEVER ARCHITECTURE

EA 22-204277 DA C.055

Thank you

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.”

Latest Design Refinement

Characteristics

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

LEVER ARCHITECTURE

- Improve connections to rest of campus
- Simplify interior circulation
- Place utilities (electrical, generator, etc) in half buried space, free-up art porch to have more active program
- Place active studio / future shop at Park Blocks with direct connection to courtyard
- Place public program in more public locations (gallery on NE corner)

- Moving the NW stair back to its original location with egress out the courtyard, free-up more studio space
- A more active courtyard - people move through it not around it. Program can open directly to it
- Bike room through courtyard

- Retaining ideas of north light, create more varied spaces on upper floors
- Upper Floor grid refined to right-size single person offices giving more space to studios/classrooms and other program
- Stack all circulation, plumbing, etc

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED			THE COLLECTIVE PDX LLC	116 NE 6TH AVE #400	PORTLAND OR 97232
3	RETURN SERVICE REQUESTED			SIXTH AVENUE LLC	20593 S NURSERY LN	OREGON CITY OR 97045
4	RETURN SERVICE REQUESTED			CAUFIELD BROS LLC	21442 NE INTERLACHEN LN	FAIRVIEW OR 97024-8808
5	RETURN SERVICE REQUESTED			CROG LLC-50 & LB ROGOWAY	2393 SW PARK PL #308	PORTLAND OR 97205
6	RETURN SERVICE REQUESTED			ENG E DANA TR & KOLLING P	3962 OAKMORE RD	OAKLAND CA 94602
7	RETURN SERVICE REQUESTED			DEEBENJAMIN LLC	4008 NE 30TH AVE	PORTLAND OR 97212
8	RETURN SERVICE REQUESTED			PARK PLAZA COMMUNITIES LL	444 W BEECH ST #300	SAN DIEGO CA 92101-2942
9	RETURN SERVICE REQUESTED			PARK AVENUE PSU LLC	5331 S MACADAM AVE STE 258 PMB 208	PORTLAND OR 97239
10	RETURN SERVICE REQUESTED			CANON FINANCIAL SERVICES	PO BOX 5008	MOUNT LAUREL NJ 8054
11	RETURN SERVICE REQUESTED			ACC OP (SW COLLEGE STREET	PO BOX 530292	BIRMINGHAM AL 35253-0292
12	RETURN SERVICE REQUESTED			OREGON STATE OF (BOARD OF	PO BOX 751	PORTLAND OR 97207-0751
13	RETURN SERVICE REQUESTED			GEORGE ET AL	PO BOX 751 - FPM/CRE	PORTLAND OR 97207-0751
14	RETURN SERVICE REQUESTED			GRS PROPERTIES LLC	PO BOX 8803	PORTLAND OR 97207-8803
15	RETURN SERVICE REQUESTED		1S1E04DA 4900	PHO 503 LLC	12707 NE HALSEY ST	PORTLAND OR 97230
16	RETURN SERVICE REQUESTED		1S1E04DA 4900	THE FLATS LLC	4126 SW 48TH PL	PORTLAND OR 97221-3738
17	RETURN SERVICE REQUESTED		1S1E04DA 5000	RAHIMI AMIR H	1924 SW BROADWAY	PORTLAND OR 97201
18	RETURN SERVICE REQUESTED		1S1E04DA 6400	PORTLAND CITY OF	1120 SW 5TH AVE #858	PORTLAND OR 97204-1912
19	RETURN SERVICE REQUESTED	PSU CAMPUS	PORTLAND STATE UNIVERSITY CAMPUS	PLANNING OFFICE	PO BOX 751	PORTLAND OR 97207
20				CURRENT RESIDENT	1924 SW BROADWAY #A	PORTLAND OR 97201
21				CURRENT RESIDENT	2055 SW PARK AVE	PORTLAND OR 97201
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23				CURRENT RESIDENT	2061 SW PARK AVE	PORTLAND OR 97201
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73				CURRENT RESIDENT	2073 SW PARK AVE #220	PORTLAND OR 97201

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[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

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1113				CURRENT RESIDENT	1955 SW 5TH AVE #1622	PORTLAND OR 97201
1114				CURRENT RESIDENT	1955 SW 5TH AVE #1625	PORTLAND OR 97201
1115				CURRENT RESIDENT	1955 SW 5TH AVE #1626	PORTLAND OR 97201
1116				CURRENT RESIDENT	1955 SW 5TH AVE #1630	PORTLAND OR 97201
1117				CURRENT RESIDENT	1955 SW 5TH AVE #209	PORTLAND OR 97201
1118				CURRENT RESIDENT	1955 SW 5TH AVE #215	PORTLAND OR 97201
1119				CURRENT RESIDENT	1955 SW 5TH AVE #222	PORTLAND OR 97201
1120				CURRENT RESIDENT	1955 SW 5TH AVE #224	PORTLAND OR 97201
1121				CURRENT RESIDENT	1955 SW 5TH AVE #306	PORTLAND OR 97201
1122				CURRENT RESIDENT	1955 SW 5TH AVE #315	PORTLAND OR 97201
1123				CURRENT RESIDENT	1955 SW 5TH AVE #324	PORTLAND OR 97201
1124				CURRENT RESIDENT	1955 SW 5TH AVE #325	PORTLAND OR 97201
1125				CURRENT RESIDENT	1955 SW 5TH AVE #326	PORTLAND OR 97201
1126				CURRENT RESIDENT	1955 SW 5TH AVE #409	PORTLAND OR 97201
1127				CURRENT RESIDENT	1955 SW 5TH AVE #411	PORTLAND OR 97201
1128				CURRENT RESIDENT	1955 SW 5TH AVE #414	PORTLAND OR 97201
1129				CURRENT RESIDENT	1955 SW 5TH AVE #415	PORTLAND OR 97201
1130				CURRENT RESIDENT	1955 SW 5TH AVE #417	PORTLAND OR 97201
1131				CURRENT RESIDENT	1955 SW 5TH AVE #426	PORTLAND OR 97201
1132				CURRENT RESIDENT	1955 SW 5TH AVE #427	PORTLAND OR 97201
1133				CURRENT RESIDENT	1955 SW 5TH AVE #428	PORTLAND OR 97201
1134				CURRENT RESIDENT	1955 SW 5TH AVE #506	PORTLAND OR 97201
1135				CURRENT RESIDENT	1955 SW 5TH AVE #509	PORTLAND OR 97201
1136				CURRENT RESIDENT	1955 SW 5TH AVE #510	PORTLAND OR 97201
1137				CURRENT RESIDENT	1955 SW 5TH AVE #512	PORTLAND OR 97201
1138				CURRENT RESIDENT	1955 SW 5TH AVE #514	PORTLAND OR 97201
1139				CURRENT RESIDENT	1955 SW 5TH AVE #526	PORTLAND OR 97201
1140				CURRENT RESIDENT	1955 SW 5TH AVE #530	PORTLAND OR 97201
1141				CURRENT RESIDENT	1955 SW 5TH AVE #606	PORTLAND OR 97201
1142				CURRENT RESIDENT	1955 SW 5TH AVE #611	PORTLAND OR 97201
1143				CURRENT RESIDENT	1955 SW 5TH AVE #615	PORTLAND OR 97201
1144				CURRENT RESIDENT	1955 SW 5TH AVE #616	PORTLAND OR 97201
1145				CURRENT RESIDENT	1955 SW 5TH AVE #709	PORTLAND OR 97201
1146				CURRENT RESIDENT	1955 SW 5TH AVE #714	PORTLAND OR 97201
1147				CURRENT RESIDENT	1955 SW 5TH AVE #718	PORTLAND OR 97201
1148				CURRENT RESIDENT	1955 SW 5TH AVE #726	PORTLAND OR 97201
1149				CURRENT RESIDENT	1955 SW 5TH AVE #808	PORTLAND OR 97201
1150				CURRENT RESIDENT	1955 SW 5TH AVE #828	PORTLAND OR 97201
1151				CURRENT RESIDENT	1955 SW 5TH AVE #906	PORTLAND OR 97201
1152				CURRENT RESIDENT	1955 SW 5TH AVE #910	PORTLAND OR 97201
1153				CURRENT RESIDENT	1955 SW 5TH AVE #917	PORTLAND OR 97201
1154				CURRENT RESIDENT	1955 SW 5TH AVE #918	PORTLAND OR 97201
1155				CURRENT RESIDENT	1955 SW 5TH AVE #923	PORTLAND OR 97201
1156				CURRENT RESIDENT	1955 SW 5TH AVE #926	PORTLAND OR 97201
1157				CURRENT RESIDENT	502 SW COLLEGE ST	PORTLAND OR 97201
1158				CURRENT RESIDENT	502 SW COLLEGE ST #A	PORTLAND OR 97201
1159				CURRENT RESIDENT	506 SW COLLEGE ST	PORTLAND OR 97201
1160				CURRENT RESIDENT	506 SW COLLEGE ST #15	PORTLAND OR 97201
1161				CURRENT RESIDENT	506 SW COLLEGE ST #3	PORTLAND OR 97201
1162				CURRENT RESIDENT	506 SW COLLEGE ST #4	PORTLAND OR 97201
1163				CURRENT RESIDENT	506 SW COLLEGE ST #5	PORTLAND OR 97201
1164				CURRENT RESIDENT	506 SW COLLEGE ST #6	PORTLAND OR 97201
1165				CURRENT RESIDENT	506 SW COLLEGE ST #8	PORTLAND OR 97201
1166				CURRENT RESIDENT	508 SW COLLEGE ST	PORTLAND OR 97201
1167				CURRENT RESIDENT	515 SW JACKSON ST	PORTLAND OR 97201
1168				CURRENT RESIDENT	516 SW COLLEGE ST	PORTLAND OR 97201

	A	B	C	D	E	F
1169				CURRENT RESIDENT	520 SW COLLEGE ST	PORTLAND OR 97201
1170				CURRENT RESIDENT	528 SW COLLEGE ST	PORTLAND OR 97201
1171				CURRENT RESIDENT	536 SW COLLEGE ST	PORTLAND OR 97201
1172				CURRENT RESIDENT	540 SW COLLEGE ST	PORTLAND OR 97201
1173				CURRENT RESIDENT	550 SW COLLEGE ST	PORTLAND OR 97201
1174				CURRENT RESIDENT	1131 SW MONTGOMERY ST	PORTLAND OR 97201
1175				CURRENT RESIDENT	2059 SW PARK AVE	PORTLAND OR 97201
1176				CURRENT RESIDENT	624 SW HALL ST	PORTLAND OR 97201
1177				CURRENT RESIDENT	979 SW HARRISON ST	PORTLAND OR 97201
1178	RETURN SERVICE REQUESTED	OWNER 1S1E04DA 8000	OREGON STATE OF(BOARD OF HIGHER	EDUCATION)	PO BOX 751 FPM/CRE	PORTLAND OR 97207-0751
1179	RETURN SERVICE REQUESTED	APPLICANTS	LEVER ARCHITECTURE	LAMB DIN NATHAN & LEE DON	4713 N ALBINA AVE 4TH FLOOR	PORTLAND OR 97217
1180	RETURN SERVICE REQUESTED	OWNERS AGENT	PSU CAPITAL PROJECTS & CONSTRUCTION	BOHAN ANTHONY	617 SW MONTGOMERY ST STE 302	PORTLAND OR 97201
1181	RETURN SERVICE REQUESTED		NEIGHBORS WEST/NORTHWEST	DARLENE URBAN GARRETT	2257 NW RALEIGH ST	PORTLAND OR 97210
1182	RETURN SERVICE REQUESTED		PORTLAND DOWNTOWN	MARIAN DEBARDELABEN	2257 NW RALEIGH ST	PORTLAND OR 97210
1183	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REP	1600 SW FOURTH AVE #109	PORTLAND OR 97201
1184					PROSPER PORTLAND	129/PROSPER
1185					DAWN KRANTZ	B299/R5000
1186					BRANDON SPENCER-HARTLE	B299/R7000

Design Advice Request

PSU SCHOOL OF ART + DESIGN

CASE FILE	EA 22-204277 DA		
WHEN	Thursday, January 5, 2023 @ 1:30 PM (This is the hearing start time –see Commission agenda for estimated project start time.)		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at Hannah.Bryant@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	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.		
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SITE ADDRESS	1914 SW Park Ave.		
ZONING/ DESIGNATION	CXd – Central Commercial with a Design Overlay		
APPLICANT(S)	Nathan Lambdin Lever Architecture	OWNER(S)	Portland State University
QUESTIONS? BDS CONTACT	Hannah Bryant, City Planner (503) 865-6520 / Hannah.Bryant@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
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503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

DESIGN ADVICE REQUEST PROCESS OVERVIEW

Purpose

Design Advice Requests (DARs) are a form of early assistance intended to provide a public forum for the preliminary discussion and exchange of information between the applicant, BDS staff, the public, and the representative Commission. The feedback that results from a DAR is advisory and preliminary in nature. The DAR is not a land use review and decisions are not made in the DAR process.

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use review. In some cases, a DAR may be required by a provision of the Zoning Code. These requests do not substitute for required prescribed regulatory or legislative processes.

Public Participation

The public meeting with the Commission will provide an opportunity for parties to submit oral and written comment. The Commission relies on Portlanders to bring their perspective on their community. Portland has a strong design legacy that continues through this process. The public's early input on significant projects helps to make sure we get this right. Continued participation through the land use review is necessary for public comments to be part of the land use review record.

Meeting Order

The order of appearance for those attending the meeting is as follows:

- BDS Staff Introduction
- Applicant Presentation
- City Staff Discussion Topics
- Public Comments
- Commission and Applicant Discussion

Guiding Criteria

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in the subsequent land use review. All feedback should relate to the concept's response to the Guidelines. Copies of the Design Guidelines are available online at portlandoregon.gov/designguidelines.

Outside DAR Scope

The Commissions only have the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. Here other resources for questions on issues that the Commissions cannot address:

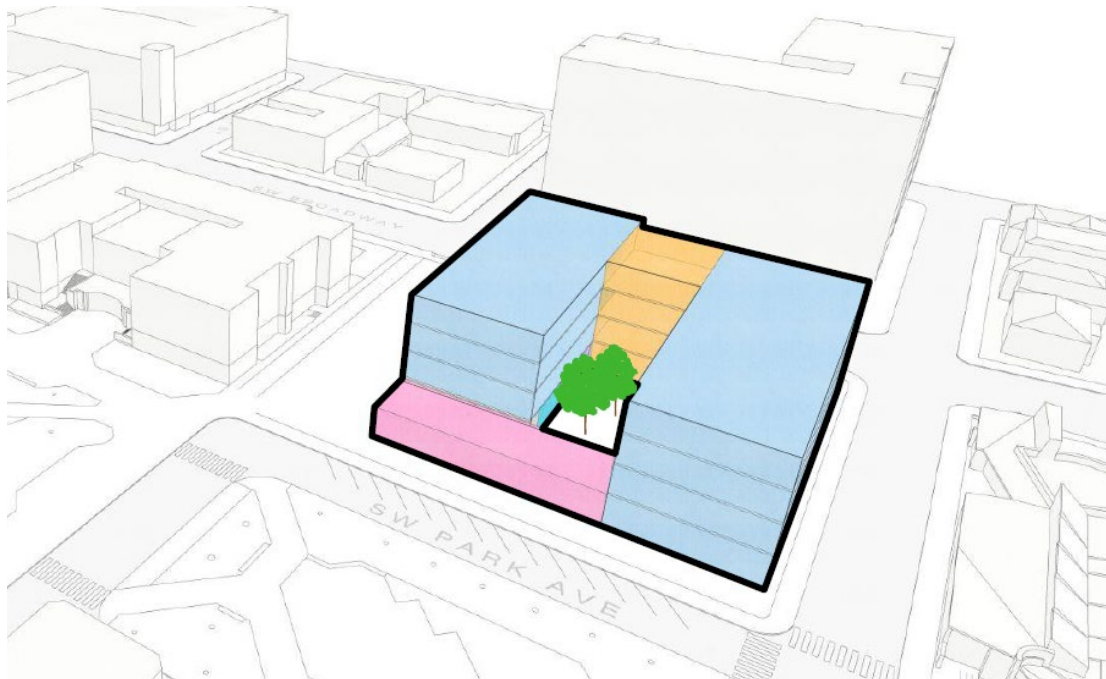
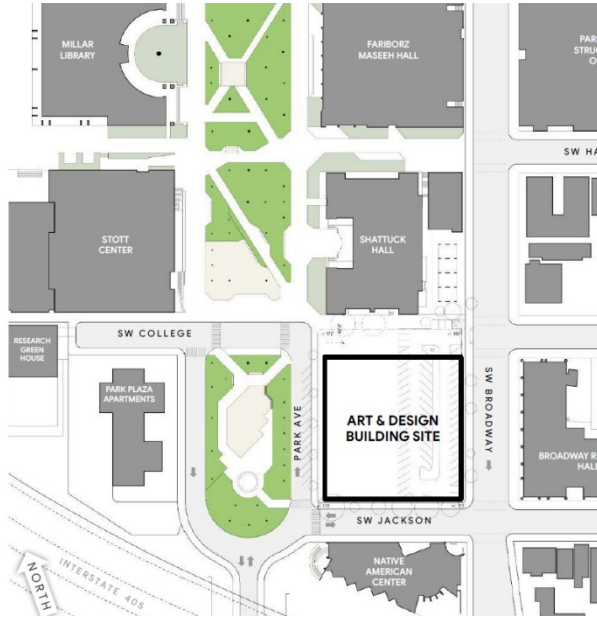
Bureau of Planning and Sustainability (BPS) 503-823-7700 | portlandoregon.gov/bps

Bureau of Transportation (PBOT) | 503-823-5185 | portlandoregon.gov/transportation

Office of Community & Civic Life
503-823-4519 | portlandoregon.gov/civic

- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning

- Zoning Allowances
- On-Street Parking
- Construction Impacts on Streets & Sidewalks
- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation



Observing or Testifying at the Portland Design Commission, Historic Landmarks Commission, or Adjustment Committee Webinar Hearings

Thank you for your interest in attending a land use public hearing. All hearings are currently held virtually, via Zoom. The information below will help you get connected.

***If you do not have access to the internet from a home computer or mobile phone, please see the end of this document for instructions on how to participate from a City building at 1900 SW 4th Avenue in downtown Portland.

Preparing for the Hearing:

1. To access the Zoom Webinar, please go to the online hearing Agenda, and click the link under the hearing date you are interested in participating: <https://www.portlandoregon.gov/bds/42441>
2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
 - Please also provide comments to the planner assigned in advance of the hearing.

Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:

1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
 - The Webinar Link is posted to the Online Agenda typically one week prior to the hearing date.
2. Once you register you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than ten minutes before the start of the hearing.
4. You will be held in the Zoom waiting room until the Webinar begins. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the Zoom app for easy entry into the Webinar.

Public participation in the Hearing:

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
 - If during registration you indicated you would like to testify, we will put your name in order of request. Once in the hearing, testifiers will be renamed "Testifier 1 – (Your Name)"
 - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will promote participants to "Panelists" in the order of Webinar Registrations received. When it is your turn to provide testimony, please accept the Clerk's invitation to be promoted to Panelist.
 - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
 - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
 - If you will be participating by call-in, raise your hand by pressing *9 - the Webinar host will see this notification.
 - When you are moved to Panelist position for your testimony, your name will be announced by the Chair or Hearings Clerk. Please be prepared to provide testimony.
 - Each testifier is allotted 2 minutes of testimony unless the Chair grants additional time.
 - Please manage your time when testifying. As a courtesy to other testifiers and our volunteer Commissions, please do not attempt to exceed the allotted amount of time.
3. We will enable screen sharing of presentations only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.
4. Testifiers who engage in inappropriate behavior or language will be promptly removed from the hearing.

Follow-up:

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: <https://efiles.portlandoregon.gov/Search>.

If you do not have access to the internet from a home computer or mobile phone, we can provide accommodations for you to view a live video display of the hearing from 1900 SW 4th Avenue in downtown Portland. This option for participation requires you to travel to a City building where we will provide a computer for viewing the hearing. City staff will not be present at this viewing location. If you require such accommodation, please contact the BDS Hearings Clerk at 503-865-6525 before 8 AM on the day of the hearing.



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

Date: December 5, 2022

To: Nate Lambdin | Lever Architecture

From: Hannah Bryant, Land Use Services, Hannah.Bryant@portlandoregon.gov

RE: Design Advice Request posting for EA 22-204277 DA

Dear Nate:

I have received your application for a Design Advice Request (DA) at 1914 SW Park Ave. Your case number is given above. The first meeting with the Design Commission is scheduled for **January 5, 2023**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for January 5, 2023 you must post the notice by December 16, 2022, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by December 22, 2022, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting
Additional Instructions for Posting Notice Signs

cc: Application Case File

Design Advice Request

PSU SCHOOL OF ART + DESIGN

CASE FILE	EA 22-204277 DA		
WHEN	Thursday, January 5, 2023 @ 1:30 PM (This is the hearing start time –see Commission agenda for estimated project start time.)		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at Hannah.Bryant@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	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.		
REVIEW APPROVAL CRITERIA	Central City Fundamental Design Guidelines		
SITE ADDRESS	1914 SW Park Ave.		
ZONING/ DESIGNATION	CXd – Central Commercial with a Design Overlay		
APPLICANT(S)	Nathan Lambdin Lever Architecture	OWNER(S)	Portland State University
QUESTIONS? BDS CONTACT	Hannah Bryant, City Planner (503) 865-6520 / Hannah.Bryant@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
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503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711

Nathan Lambdin
4713 N Albina Avenue, 4th Floor

DATE: _____

TO: Hannah Bryant | Hannah.Bryant@portlandoregon.gov
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 22-204277 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **January 5, 2023** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on _____(date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than December 22, 2022, 14 days before the scheduled meeting. I also understand that if I do not post the notices by December 16, 2022, or return this form by December 22, 2022, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature

Print Name

Address

City/State/Zip Code

Additional Instructions for Posting Notice Signs

Layout:

The overall board must be printed at its full 18-inch by 24-inch size. Templates for the 18-inch by 24-inch board are provided in Adobe Illustrator, Adobe InDesign, and PDF formats.

Place an image of your proposal, preferably a rendering or an elevation, on the left side of the 18-by-24-inch sign board. Make the image as large as possible without covering any of the blue background of the board and leaving enough room for the posting notice text. Place the posting notice text provided by the city planner on the right side of the board. The posting notice text is provided in PDF format by the city planner for easy insertion/attachment to the sign template; it should be inserted at its full 8.5-inch by 11-inch size. See the example image on the following page for reference.

Materials:

Your local sign manufacturer will have a variety of options available, but for environmental reasons we recommend corrugated plastic because it can be recycled. Corrugated plastic is sold under many trade names. It is an extruded twin wall plastic-sheet product produced from high-impact polypropylene resin with a similar make-up to corrugated cardboard and is ideally suited for outdoor signage. It can be direct printed or will accept pressure sensitive adhesive graphics. The sign must be printed in color.

Installation:

Signs may be attached to an existing building or structure, or mounted on posts, stakes, a fence, or other reasonable and sturdy structure that is fully accessible to the public.

Mounting Height:

To ensure that your sign is displayed at the correct height, the top of the sign when mounted should be no higher than 60" inches above grade and free from any obstruction. The bottom of the sign must be at least 24" above the ground.

An example image of the posting board layout is provided below:

Design Advice Request

PSU SCHOOL OF ART + DESIGN

CASE FILE	EA 22-204277 DA		
WHEN	Thursday, January 5, 2023 @ 1:30 PM <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>		
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HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at Hannah.Bryant@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	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.		
REVIEW APPROVAL CRITERIA	Central City Fundamental Design Guidelines		
SITE ADDRESS	1914 SW Park Ave.		
ZONING/ DESIGNATION	CXd – Central Commercial with a Design Overlay		
APPLICANT(S)	Nathan Lambdin Lever Architecture	OWNER(S)	Portland State University
QUESTIONS? BDS CONTACT	Hannah Bryant, City Planner (503) 865-6520 / Hannah.Bryant@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

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503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711

Nathan Lambdin
4713 N Albina Avenue, 4th Floor

DATE: 12-15-2022

TO: Hannah Bryant | Hannah.Bryant@portlandoregon.gov
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

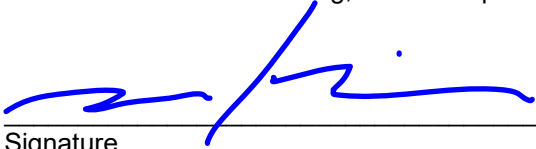
Case File EA 22-204277 DA

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The required number of poster boards, with the notices attached, were set up on 12-15-2022 (date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

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Signature

NATE LAMBDIN

Print Name

LEVER ARCHITECTURE

Address

4713 N Albina Avenue, 4th Floor

City/State/Zip Code

Portland, OR 97217

Date: December 5, 2022

To: Nate Lambdin | Lever Architecture

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PROPOSAL	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.		
REVIEW APPROVAL CRITERIA	Central City Fundamental Design Guidelines		
SITE ADDRESS	1914 SW Park Ave.		
ZONING/ DESIGNATION	CXd – Central Commercial with a Design Overlay		
APPLICANT(S)	Nathan Lambdin Lever Architecture	OWNER(S)	Portland State University
QUESTIONS? BDS CONTACT	Hannah Bryant, City Planner (503) 865-6520 / Hannah.Bryant@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711

Additional Instructions for Posting Notice Signs

Layout:

The overall board must be printed at its full 18-inch by 24-inch size. Templates for the 18-inch by 24-inch board are provided in Adobe Illustrator, Adobe InDesign, and PDF formats.

Place an image of your proposal, preferably a rendering or an elevation, on the left side of the 18-by-24-inch sign board. Make the image as large as possible without covering any of the blue background of the board and leaving enough room for the posting notice text. Place the posting notice text provided by the city planner on the right side of the board. The posting notice text is provided in PDF format by the city planner for easy insertion/attachment the sign template; it should be inserted at its full 8.5-inch by 11-inch size. See the example image on the following page for reference.

Materials:

Your local sign manufacturer will have a variety of options available, but for environmental reasons we recommend corrugated plastic because it can be recycled. Corrugated plastic is sold under many trade names. It is an extruded twin wall plastic-sheet product produced from high-impact polypropylene resin with a similar make-up to corrugated cardboard and is ideally suited for outdoor signage. It can be direct printed or will accept pressure sensitive adhesive graphics. The sign must be printed in color.

Installation:

Signs may be attached to an existing building or structure, or mounted on posts, stakes, a fence, or other reasonable and sturdy structure that is fully accessible to the public.

Mounting Height:

To ensure that your sign is displayed at the correct height, the top of the sign when mounted should be no higher than 60" inches above grade and free from any obstruction. The bottom of the sign must be at least 24" above the ground.

An example image of the posting board layout is provided below:



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Early Assistance Application

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

Related cases

- | | | |
|---|---|--|
| Y | N | Unincorporated MC |
| Y | N | Potential Landslide Hazard Area (LD & PD only) |
| Y | N | 100-year Flood Plain |
| Y | N | DOGAMI (high) |

File Number: _____

Appt Date/Time: _____

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Neighborhood within 400/1000 ft _____

APPLICANT: Complete all sections below. Email this application and supporting documents described below to: LandUseIntake@portlandoregon.gov. Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Site Address _____

Site Size/Area _____

Property ID(s) R _____ R _____ R _____ R _____

Short Project Description: do not leave blank or direct to "see attached". Attach additional sheets for a more detailed description, if needed.

Design & Historic Review (New development: give project valuation. Renovation: give exterior alteration value) \$ _____

Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference Only required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> Design Advice Request Public Zoom meeting with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Zoning Only	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> all other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units Only for 1-2 unit projects that do not require a land use review, land division or property line adjustment	Transportation, Environmental Services, Water		<input type="checkbox"/>

Applicant Information

Include a separate sheet for additional names if needed.

PRIMARY CONTACT, check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Invite to MS Teams Meeting?: ☐ Yes ☐ No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Invite to MS Teams Meeting?: ☐ Yes ☐ No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Invite to MS Teams Meeting?: ☐ Yes ☐ No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Please submit the following materials to LandUseIntake@portlandoregon.gov:

- ☐ Written project description, including proposed stormwater disposal system and additional property IDs if not included above.
- ☐ List of questions to be discussed.
- ☐ Site plans drawn to a measurable scale, with scale and scale bar identified and building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified.
- ☐ If the site is in a design overlay and you're planning to meet design standards, completed scorecards are required. Scorecards are available at <https://www.portland.gov/bds/land-use-review-fees-and-types/design-standards>.

Note:

1. See the Land Use Services fee schedule for detailed fee information: www.portland.gov/bds/current-fee-schedules.
2. Public notice (email and internet posting) is provided for Pre-application conferences and Design Advice Requests.
3. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
4. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
5. Estimates for System Development Charges (SDCs) are not provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
6. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner by scheduling a 15-minute appointment or a Life Safety Preliminary Meeting (www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet).



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Design Advice Request

DISCUSSION MEMO

Date: December 19, 2022
To: Portland Design Commission
From: Hannah Bryant, Design & Historic Review Team
503.865.6520 | Hannah.Bryant@portlandoregon.gov
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:

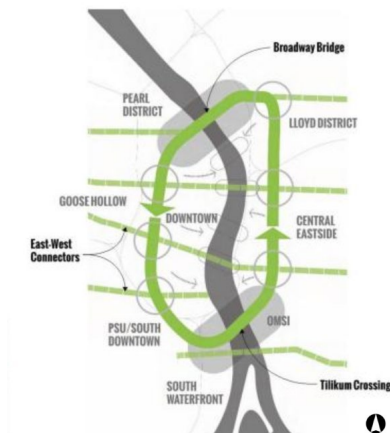
1. Allow Loading to be Accessed from SW Jackson (33.510.263.B.2) – SW Jackson between SW Park and SW Broadway is classified as a Major City bikeway. Motor vehicle access to a loading area is not allowed from a Major City bikeway.

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:

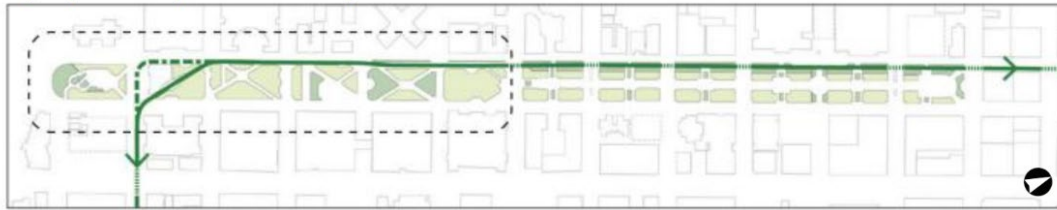
Building Design – The Green Loop is envisioned as a linear park circling Portland's Central City. Therefore, the building should respond to the Green Loop frontage as an adjacent park. The Green Loop frontage is not an appropriate location for loading, back of house services or secondary sidewall treatment. 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

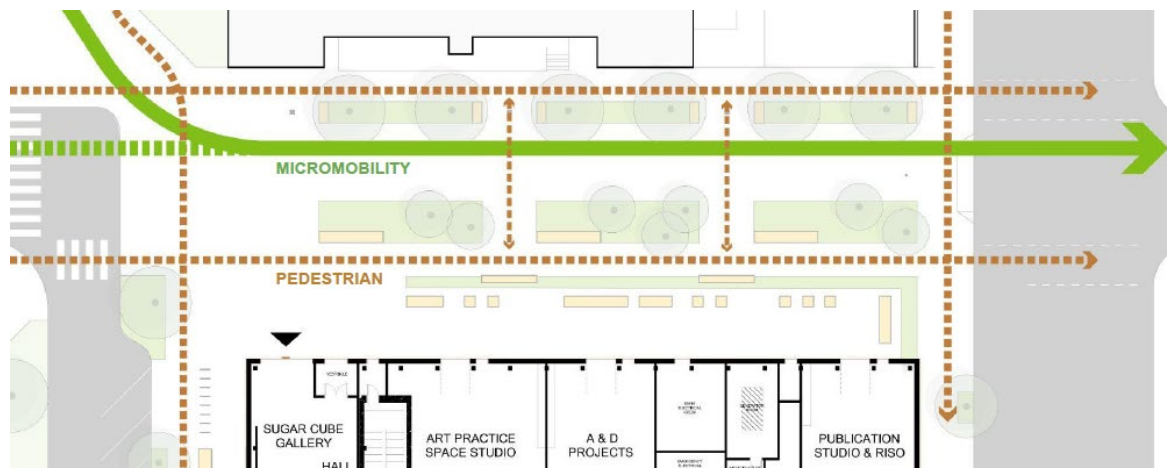
Street Frontages – This is a four-sided site, with important frontages on all sides. To the north, the Green Loop (SW College) is a very significant multimodal park; to the east is SW Broadway, to the south the Native American Community Center is across SW Jackson, and to the west are the South Park 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.

2. **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.



3. **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.