



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7526 • www.portlandoregon.gov/bds



Early Assistance Application

File Number: 14-192493

Appt Date/Time _____

Qtr Sec Map(s) 3208 Zoning Cld

Plan District Central City-University Dist.

Neighborhood Portland Downtown

District Coalition NW/NW

Business Assoc. None

Neighborhood within 400/1000 ft Portland Downtown

FOR INTAKE, STAFF USE ONLY

Date Rec 8/1/14 by BR/S

LU Reviews Expected _____

Required Optional

[N] Unincorporated MC

[N] Flood Hazard Area (LD & PD only)

[N] Potential Landslide Hazard Area (LD & PD only)

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site
 Address 631 SW Harrison Cross Street Broadway Site Size/Area 40,000

Tax account number(s) Adjacent property in same ownership
 R 246 353 R 246 354 R 246 355
 R 246 356 R 246 358 R 246 359 R 246 357

Project Description - include proposed stormwater disposal methods

Existing building renovation and addition for Portland State University's School of Business Administration. The School will build on Portland State University's reputation as an institution dedicated to environmental & economic sustainability. The building intends to be a living lab both environmentally and economically. The project will redevelop over 500 square-feet of impervious area and therefore will be required to meet the standards outlined in the City of Portland Bureau of Environmental Service (BES) Stormwater Management Manual.

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ 24,000,000

Early Assistance Type	City Reviewers	Meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, others as needed	\$4,114	
<input checked="" type="checkbox"/> Design Commission Advice Request presentation at Design Commission	BDS Land Use Services, Design Commission	\$2,520	
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus	BDS Land Use Services, Transportation, Environmental Services, Water	<input type="checkbox"/> \$1,462	<input type="checkbox"/> \$1,050
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/> \$500	<input type="checkbox"/> \$400
<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		\$200 \$450
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		\$150

Note: Public notice (email and internet posting) provided for Pre-application conferences and Design Commission Advice Requests.

Portland State University- School of Business Administration Renovation & Expansion Project Description

Portland State University is expanding and renewing its existing home for the School of Business Administration, one of its most important academic programs, to accommodate its growth over the last 10 years, its expanding array of programs and its critical ties to the regional business community. The current facility is located on Harrison Street and 6th avenue. By locating an expansion on the existing SBA site and reusing the existing structure, the new facility will be particularly symbolic of the School's international prominence in sustainability.

the architectural aspirations for the project are as follows:

- To clearly convey the urban identity of the university and the sustainability focus of the School of Business;
- To be architecturally significant building with beautiful, inspiring spaces;
- To be efficient and highly functional building; and to be durable and designed with ease of maintenance in mind.

the project will provide a building program developed with the following goals:

- Provide enough teaching space to house all SBA classes.
- Increase faculty space to serve faculty and graduate assistants, while allowing for future growth.
- Increase the social and interaction space within the building to better serve students, faculty and guests.
- Create visible, expandable centers that enhance the school's ability to directly contribute to the food, activewear and outdoor gear, and real estate industries, and to increase the success of the region's many small businesses.
- Design for the greatest flexibility of space to adjust for shifting needs over time.
- Design the new expansion to seamlessly integrate into the existing building structures. The finished product shall appear to be a single concept.
- The new design and appearance shall inspire visitors as they approach the building by foot or vehicle.
- A significant portion of the renovated building and expansion's ground floor shall be available for retail space. Strategic retail partners will be sought to create a significant ground floor experience for students and the community.

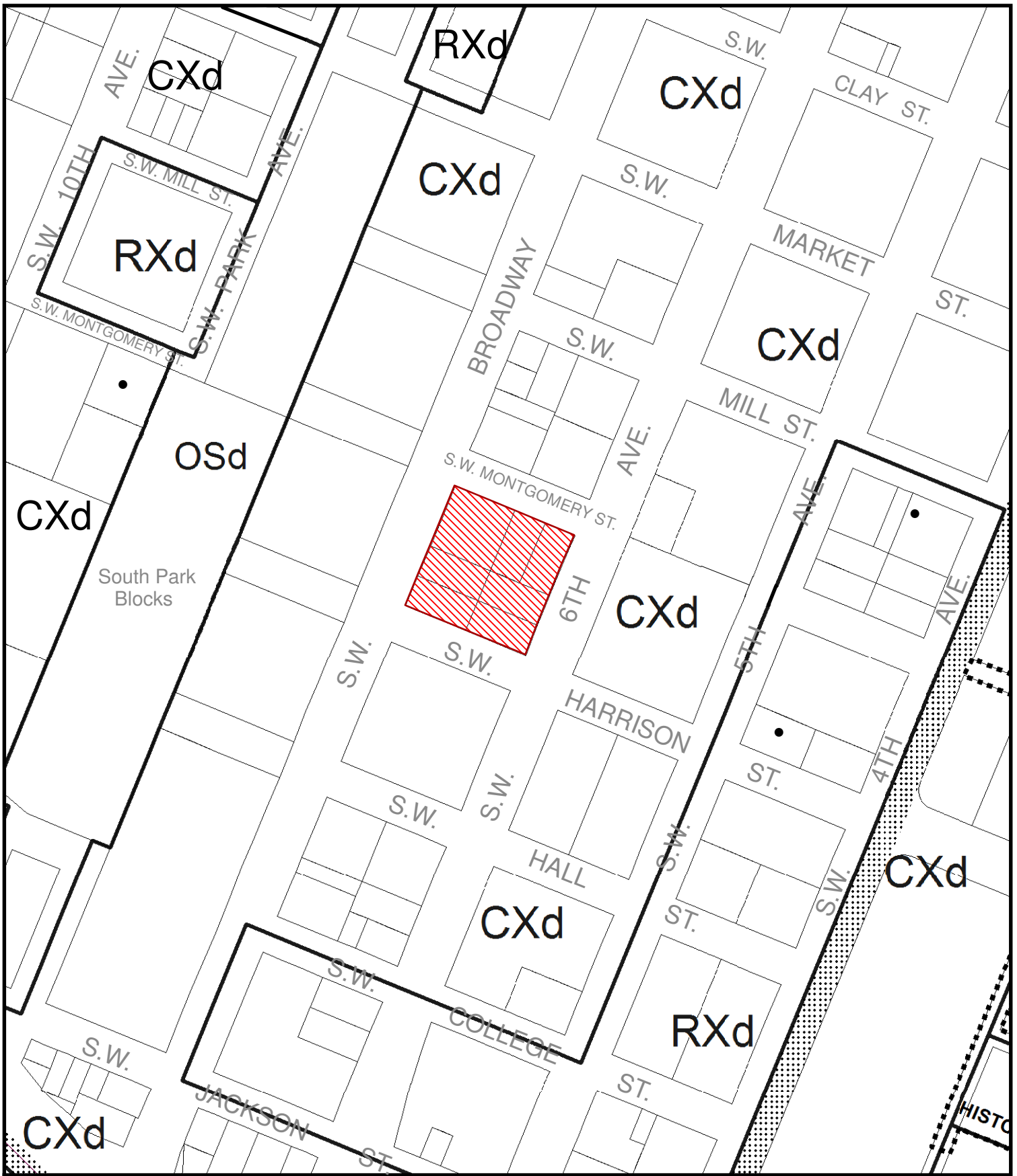
The two major components of the project are:

- 1) Construction of a new 29,700 (+/-) square feet addition to the North end of the building that will fully utilize the project site, create a new dramatic entrance to the School, and activate the building along Sixth avenue.
- 2) Modernization and upgrade of the existing structure that is currently occupied by SBA and the Graduate School of Education, including significant deferred maintenance. Construction will add 400 additional classroom seats (150 seat auditorium and 11 additional classrooms), four center spaces (Center for real estate, Center for retail leadership, Center for Global Leadership and Sustainability, Center for innovation and entrepreneurship), and 22 student break-out rooms

Situated close to the heart of dynamic downtown Portland, Oregon the Portland State University School of Business Administration is uniquely positioned to integrate with the city's rich network of public open space and diverse urban uses, and to re-invigorate a key site linking the traditional heart of the PSU campus around the Park Blocks to the West with the new Urban Center and its related transportation networks to the east. The site creates an opportunity to further the development of a pedestrian-friendly and transparent corridor along Broadway, and to create an open and welcoming face for the SBA towards the City of Portland and the business community.

With a gross area for the existing building of approximately 100,000 square feet, and an addition of roughly 29,700 square feet, the new design for the SBA facility offers a range of possible massing options on the existing 200 foot by 200 foot city block. Constructed at the same height as the existing building, the proposed addition would occupy approximately half of the remaining site area, suggesting that the SBA project has great potential for both erecting a significant new addition with the possibility of preserving valuable outdoor urban space as well.

As the design continues into development it will be informed by sustainable design principles of which massing and siting will be critical to a successfully day lit and naturally ventilated building. As we move forward, we will closely consider issues such as solar shading, acoustics, view, interior comfort, and technical efficiency. Beyond the quantitative aspects of sustainable design, we will also strive in this project to focus on the qualitative aspects of sustainable design, which has to do with enhancing the communicative potential of the working and learning context, and the development of spaces that engage occupants with natural phenomena and connect them to the environment.



ZONING



Site



Historic Landmark

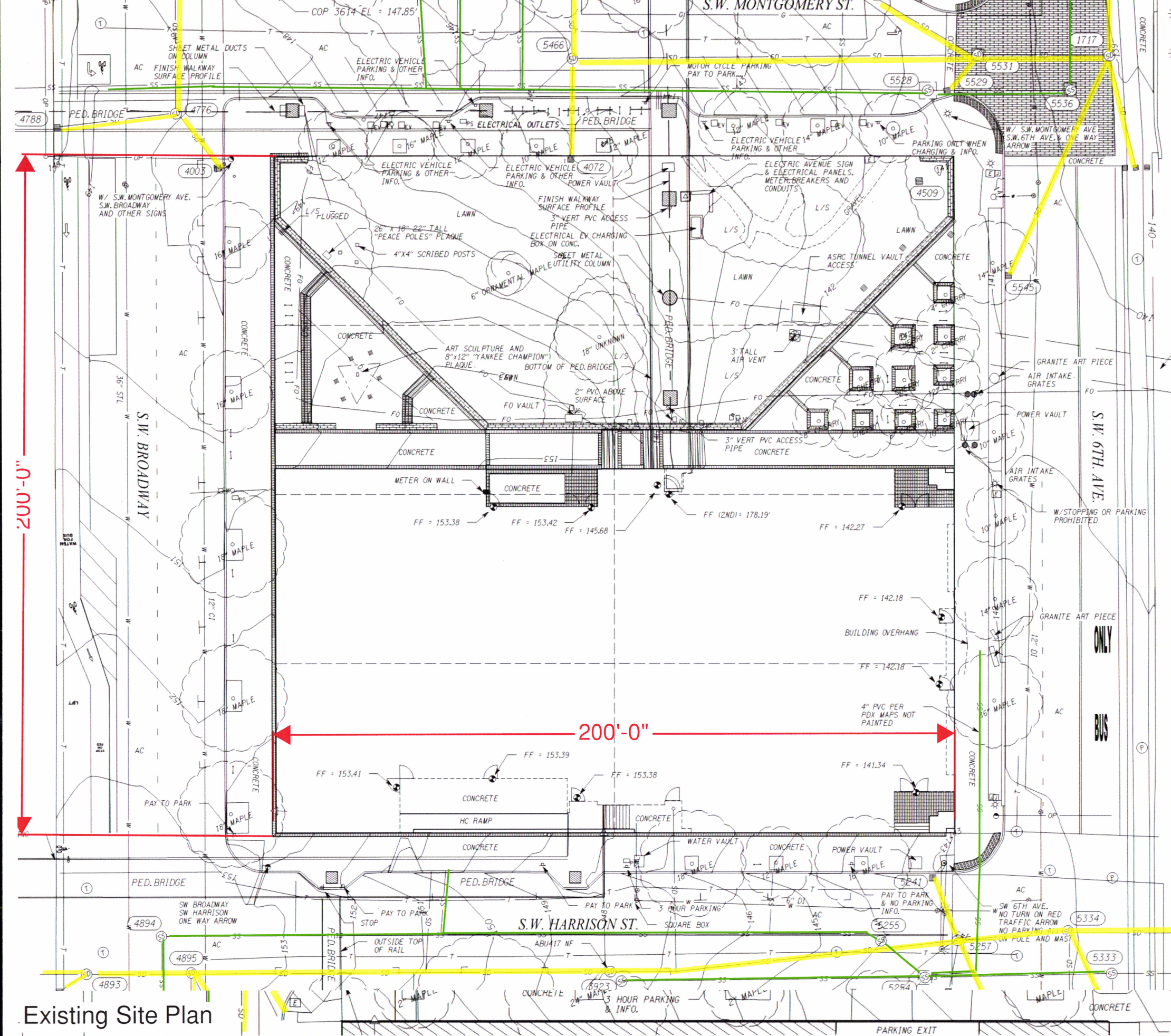


NORTH

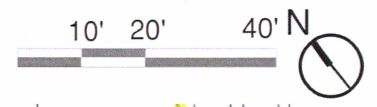
This site lies within the:
CENTRAL CITY PLAN DISTRICT
UNIVERSITY DISTRICT

File No.	<u>EA 14-192493 DAR</u>
1/4 Section	<u>3228</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E04DA 5700</u>
Exhibit	<u>B</u> (Aug 01, 2014)

Site Plan
Existing Conditions



- legend
- storm drain
 - sanitary sewer
 - FF finish floor elevation
 - ⊙ sanitary manhole
 - sanitary clean out
 - ⊙ storm manhole
 - storm clean out
 - ▤ catch basin
 - ▤ area drain

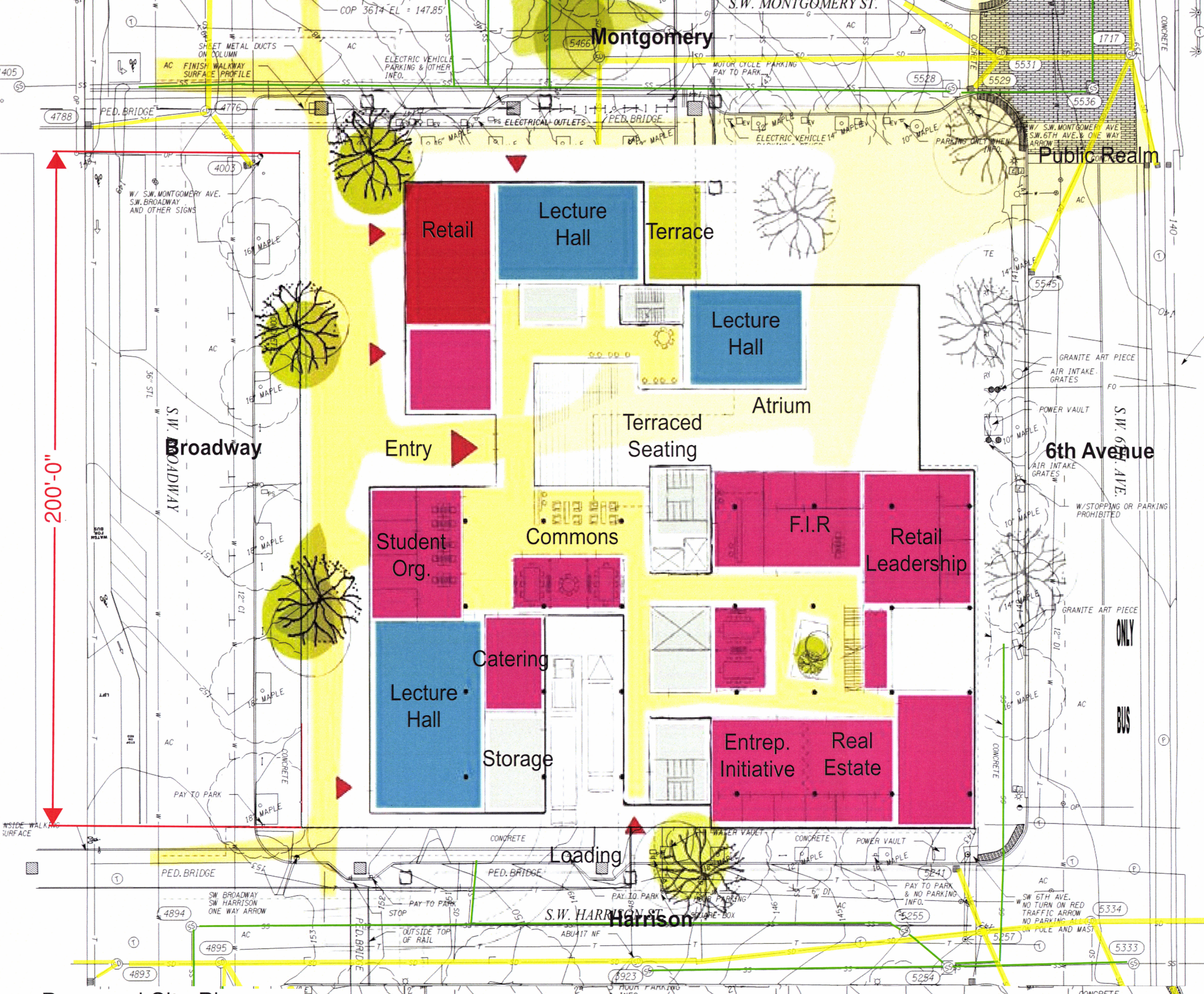


Existing Site Plan

PSU School of Business Administration

SRG BEHNISCH ARCHITEKTEN

EA 14-192493 DAR



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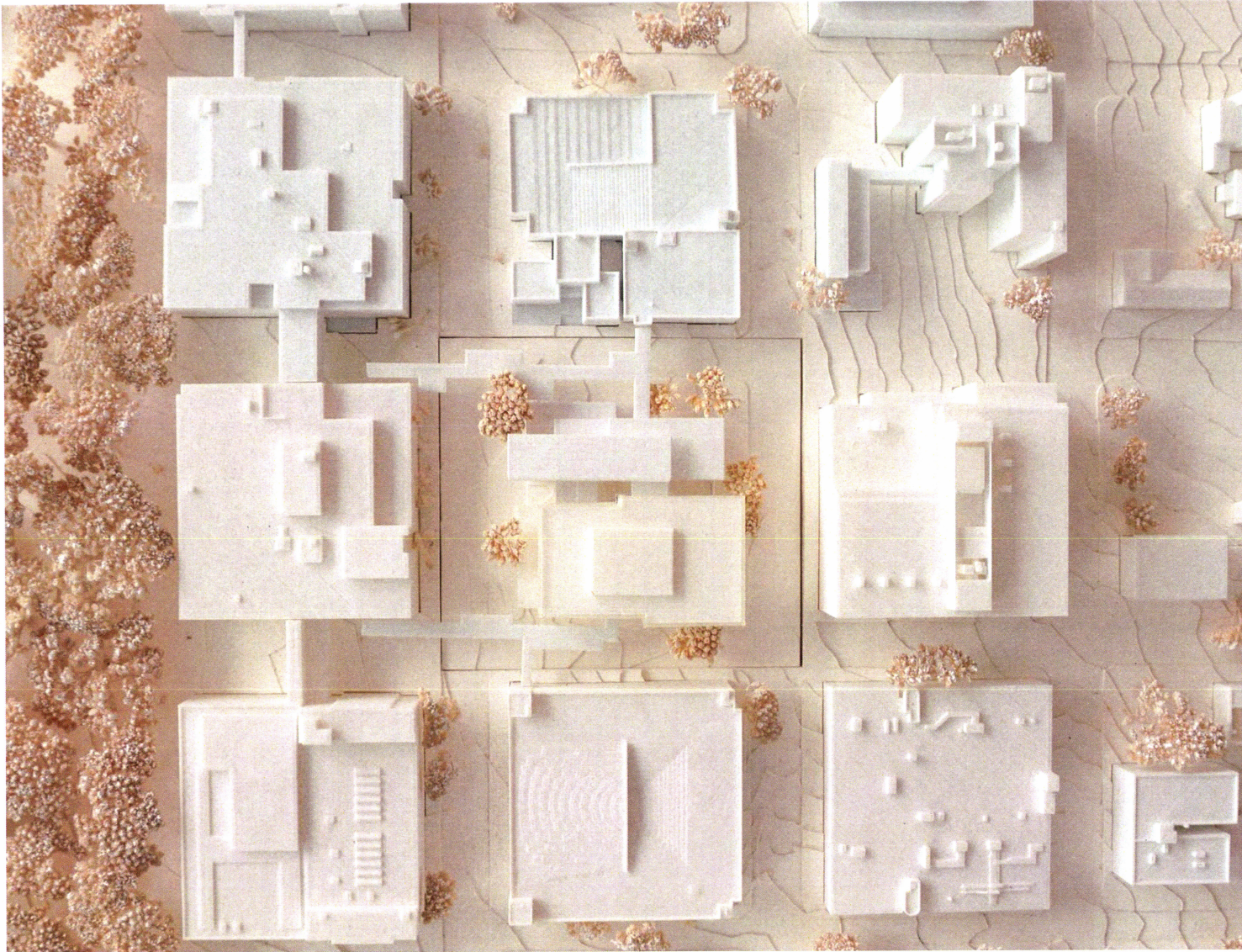
Proposed Site Plan

Site Plan
Existing Conditions



- Key
- Main PSU buildings
 - Parks
 - Connective campus axis

Design Approach
Scheme 7






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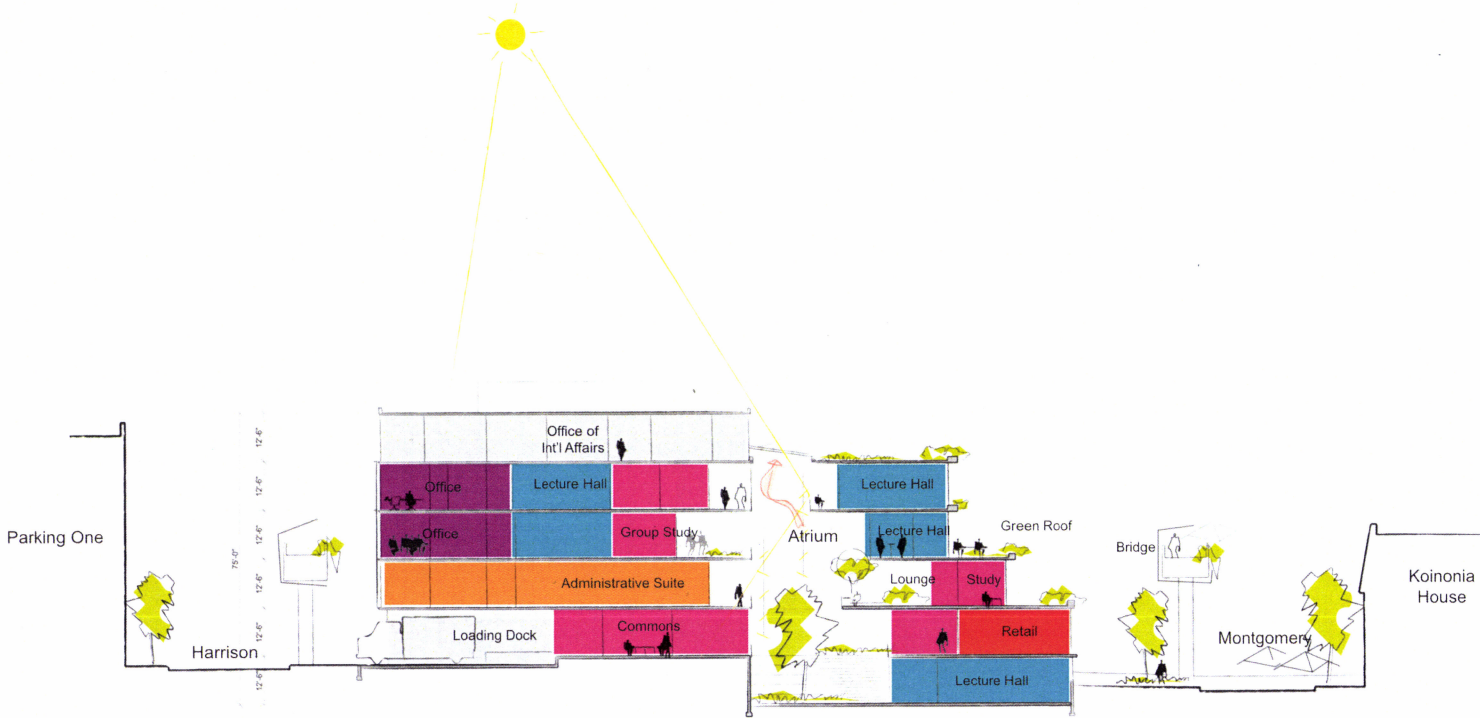
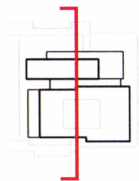
EA 14-192493 DAK



Key

-  Main PSU buildings
-  Parks
-  Connective campus axis

Program Organization
Scheme 7
 Section



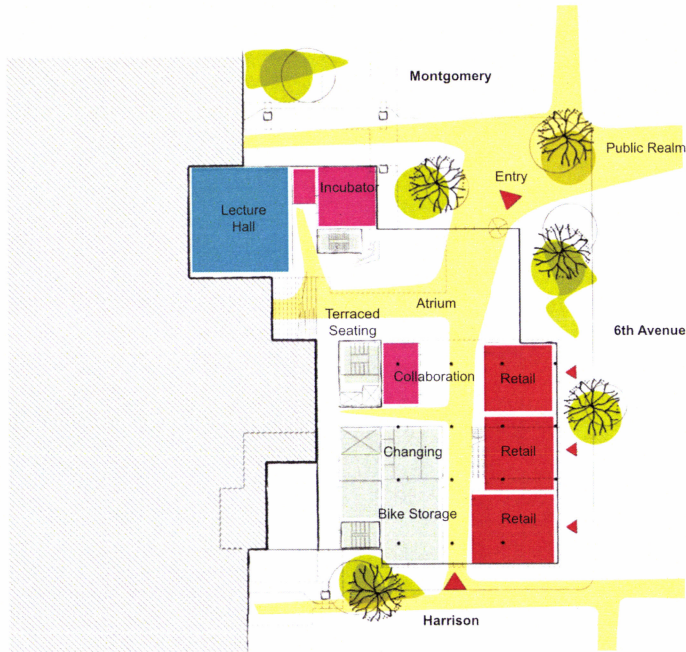
- Key
- Entry
 - Retail
 - Communal
 - Instruction
 - Faculty
 - Administration
 - Landscape
 - Circulation

PSU School of Business Administration

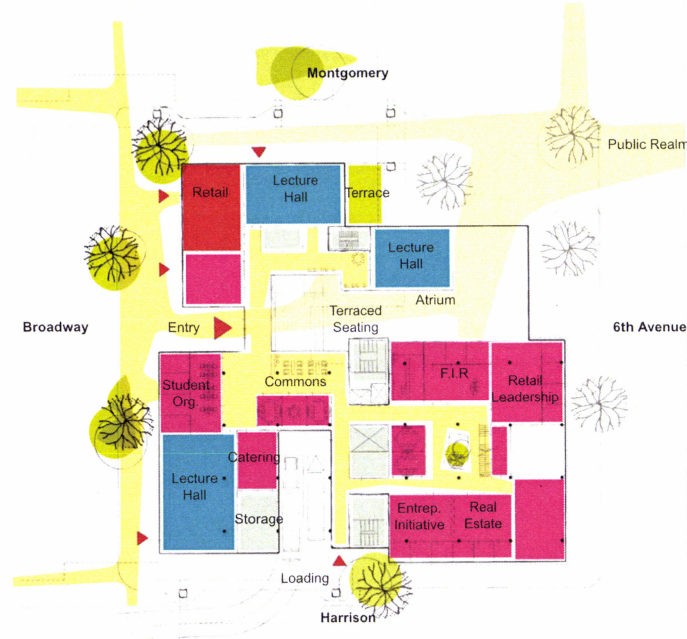
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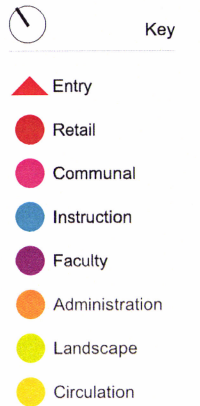
Program Organization
Scheme 7
 Plans



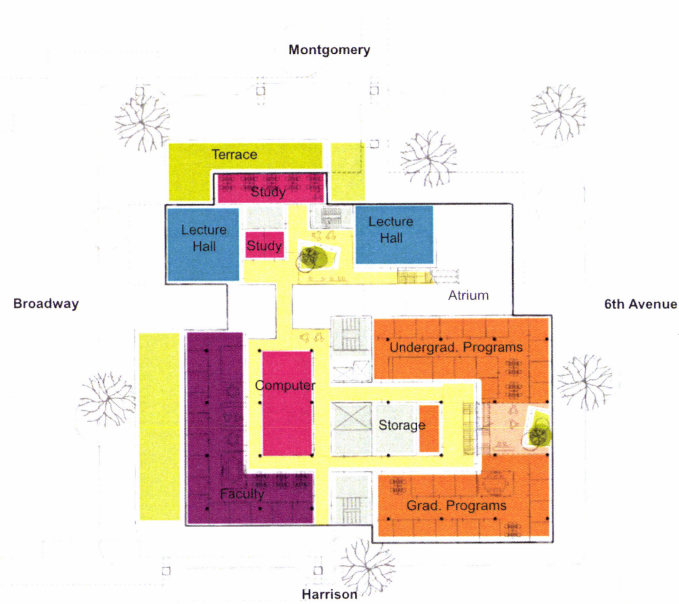
Level 1



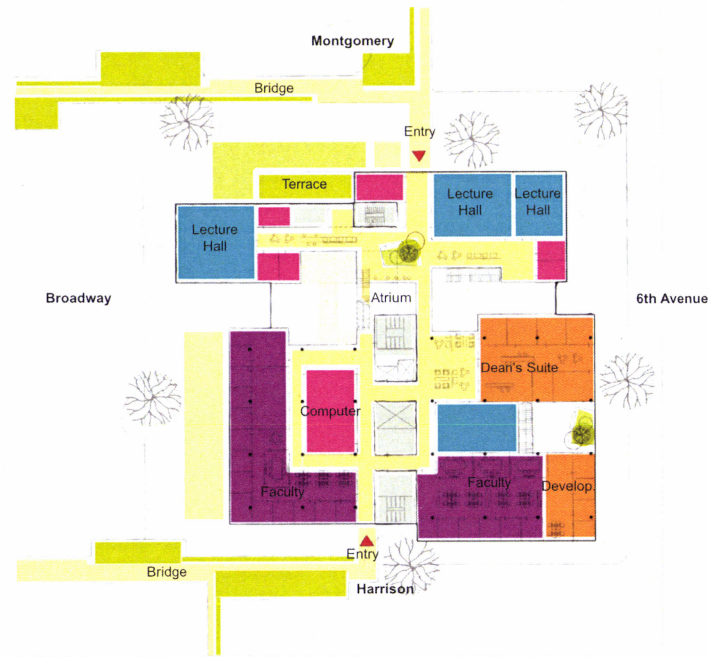
Level 2



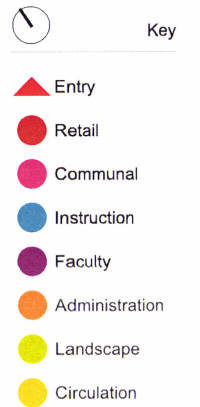
Program Organization
Scheme 7
 Plans



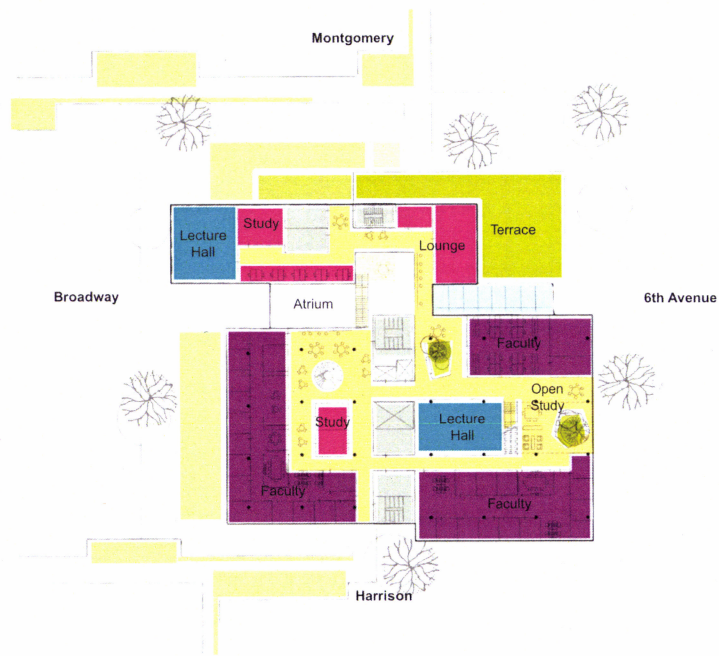
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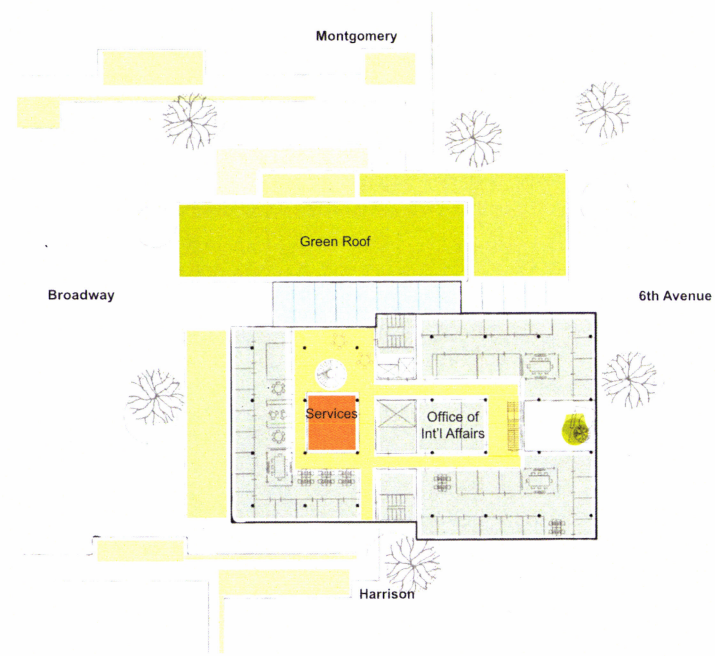
Level 4



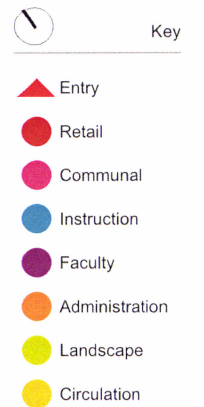
Program Organization
Scheme 7
 Plans

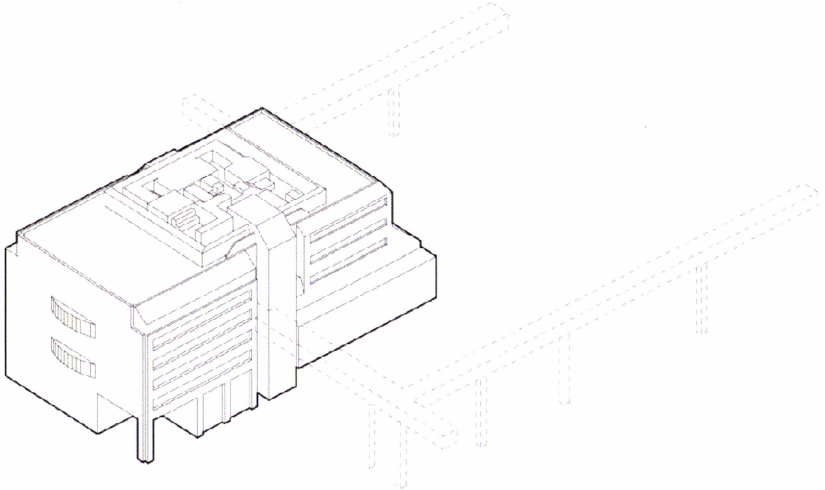


Level 5

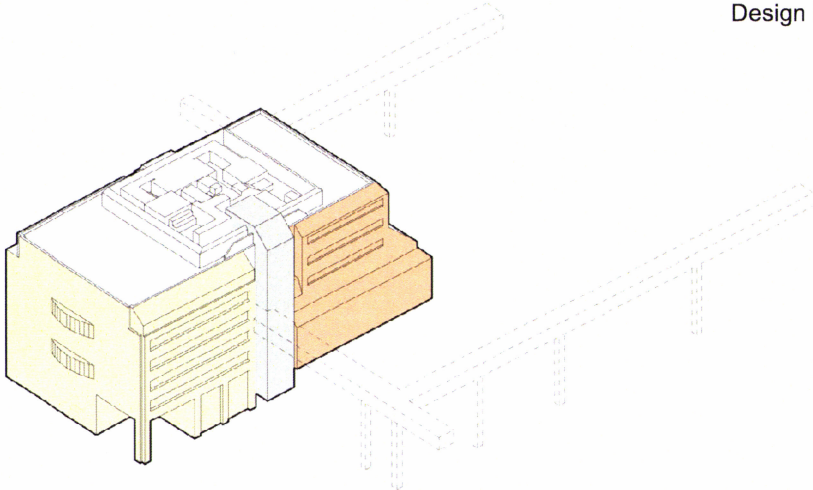


Level 6

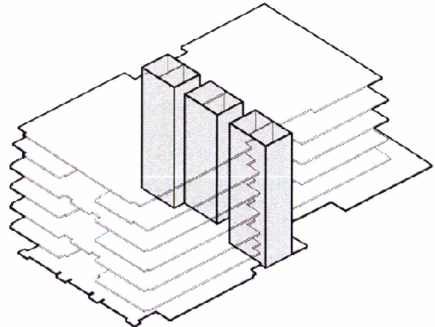




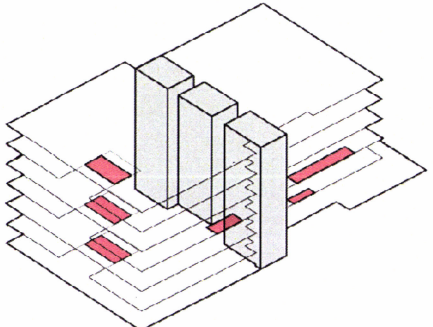
1 Existing Condition



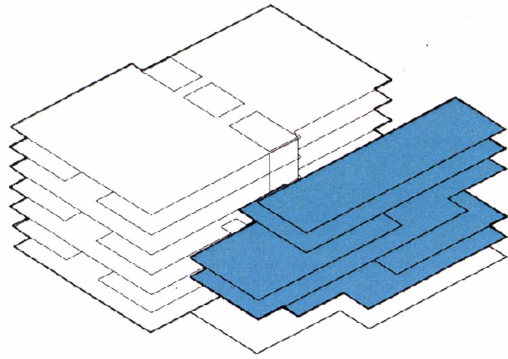
2 Existing Facade Types



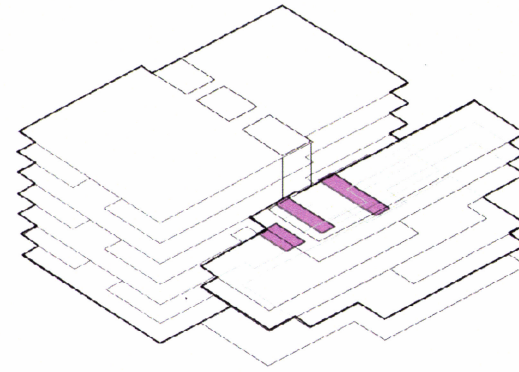
3 Existing Cores & Slabs



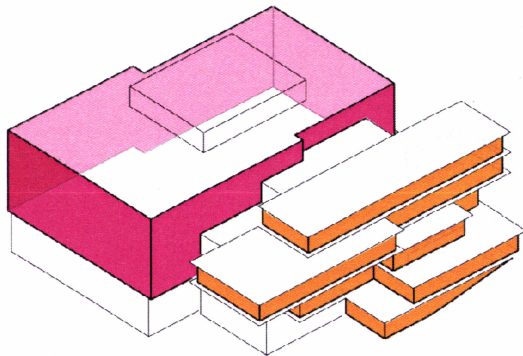
4 Structural Modification



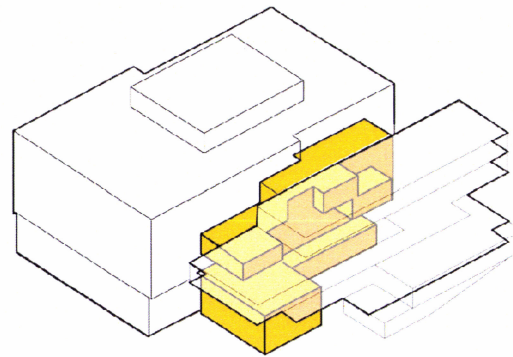
5 *Extending / Adding Floor plates*



6 *Bridge Connections*

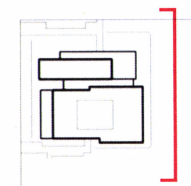
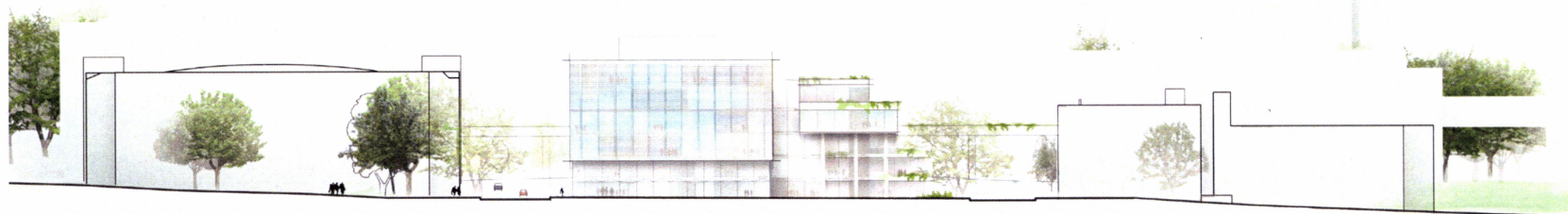


7 *Articulate Two Distinct Forms*

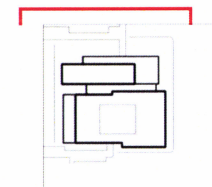
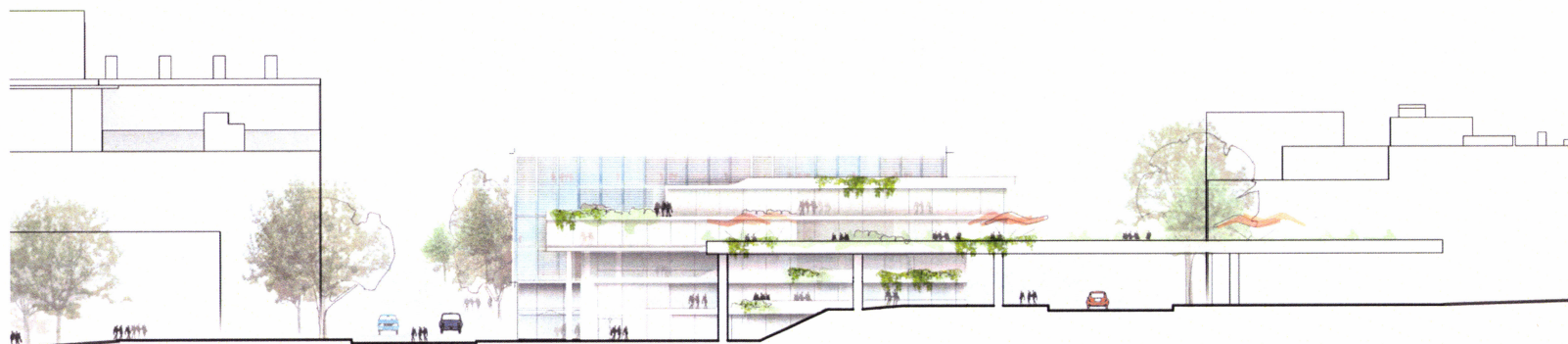


8 *Atrium*

Facade Studies
Scheme 7
Elevations

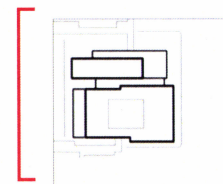
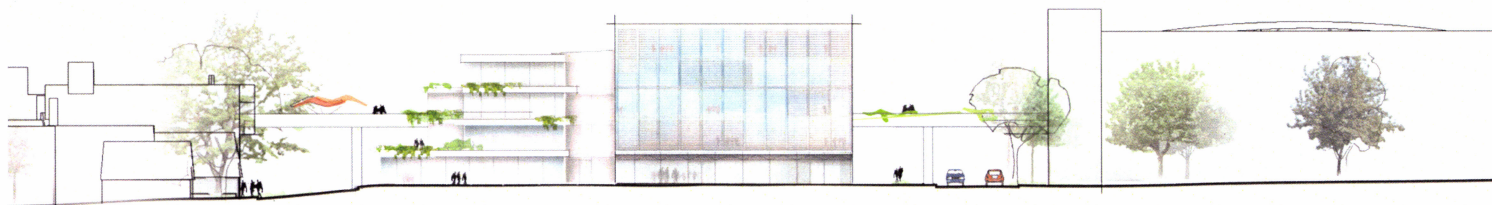


6th Avenue Elevation

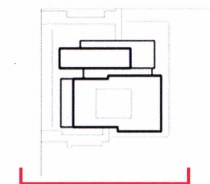
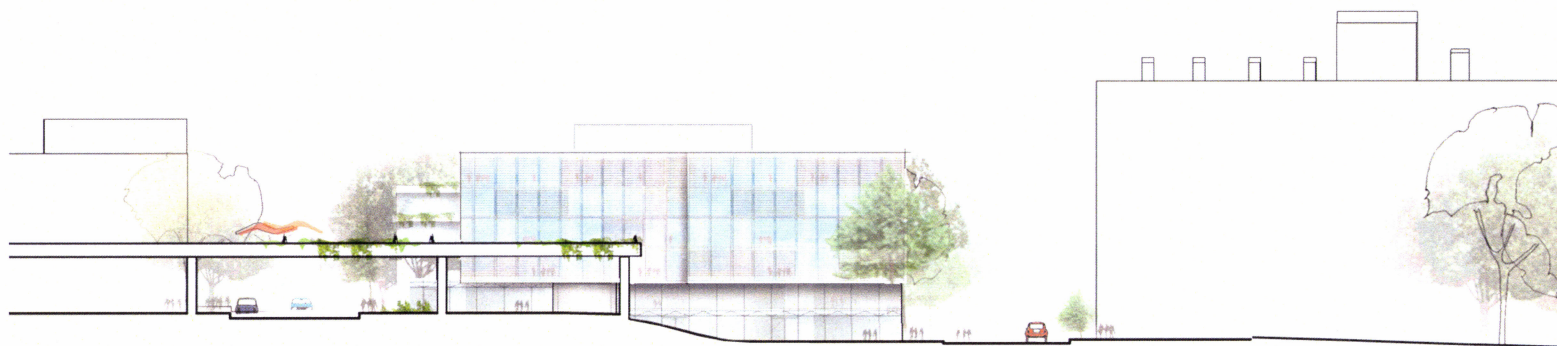


Montgomery Street Elevation

Facade Studies
Scheme 7
Elevations



Broadway Elevation



Harrison Street Elevation

Exterior Rendering
Scheme 7
Wood Facade



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EA 14-19249 3DAR

Exterior Rendering
Scheme 7
Reflective Metal Facade



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TA 14-192493 DAR

Atrium Interior
Scheme 7



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EA 14-102493
DAR