

DESIGN ADVICE REQUEST POSTING NOTICE

CASE FILE: EA 14-192493 DA

**Portland State University
School of Business Administration**

REVIEW BY: Design Commission

WHEN: October 2, 2014 @ 1:30pm

WHERE: 1900 SW Fourth Ave., Room 2500A Portland, OR
97201

*** To learn more about the Design Advice Request process and how you can provide comments to the Commission and/or engage the neighborhood contacts (listed below) to provide comments to the Commission, please visit <http://www.portlandonline.com/bds/index.cfm?c=36648&a=116209>

Location: 631 SW HARRISON ST
Zoning/Designation: CXd – Central Commercial, Design Review Overlay
Neighborhood Contacts: Portland Downtown, contact Jennifer Geske at 503-750-9843,
Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Proposal: Design Advise Request for an existing building renovation and addition for Portland State University's School of Business Administration. The major components of the project are construction of 29,700 square feet addition to the North end of the building creating a new entrance on 6th Avenue. Modernization and upgrade of the existing structure resulting in the addition of 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. With a gross area for the existing building of approximately 100,000 square feet and the addition of 29,700 square feet, the new design for the SBA facility offers a range of possible massing options and the existing 200 foot by 200 foot 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 well.

*** To view project information (including drawings), please visit the Design Commission www.portlandoregon.gov/bds/PortlandDesignCommissionAgenda and click on the link at the top of the first page. This link is continually updated and will have the latest information about the project including any follow-up hearing dates.

Approval Criteria: In order to be approved during the required land use review, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are Central City Fundamental Design Guidelines.

*** Further information is available from the Bureau of Development Services. Please contact Jeffrey Mitchem at 503-823-7011, Jeffrey.Mitchem@portlandoregon.gov, or 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-7300 (TTY 503-823-6868).

GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process. At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter

Design Advice Request Results

Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.