

TYPE III DESIGN REVIEW

THE INTERNATIONAL SCHOOL  
NEW CLASSROOM BUILDING

LU 14-251633 DZM

VOLUME ONE: WRITTEN NARRATIVE

MARCH 2015



**The International School**  
SPANISH • CHINESE • JAPANESE  
INTERNATIONAL BACCALAUREATE

mahlum

**PLACE**



SEATTLE, WASHINGTON | PORTLAND, OREGON | MAHLUM.COM

INTRODUCTION

February 09, 2015

Chris Caruso  
City Planner

Dear Chris,

Mahlum is pleased to submit on behalf of The International School (TIS) this Type III Land Use Review Application for a new classroom building at the School's main campus. The proposed development reflects the City of Portland's design goals and incorporates development to Bureau of Development Services, Bureau of Environmental Services, Bureau of Transportation, Water Bureau, and Fire Bureau standards as noted at December 4 Pre Application Conference. In addition to the Application, we are providing a design narrative responding to Title 33 and the Central City Fundamental Design Guidelines. Supporting graphics include vicinity maps, context photos, site and landscape plans, building plans and elevations, and vignettes illustrating street views.

We trust this application provides the information you need to prepare a staff report and recommendation to the Design Commission. Please don't hesitate to contact us with any questions or requests for additional detail.

Sincerely,



Seth Moran  
Architect  
Mahlum



TABLE OF CONTENTS

**COVER**

**INTRODUCTION**

**TABLE OF CONTENTS**

**PROJECT SUMMARY**

**VOLUME ONE: WRITTEN NARRATIVE**

**A BACKGROUND**

About the School  
 Project Context  
 Campus Vision  
 Project Description  
 Schedule

**B ZONING ANALYSIS**

Chapter 33.130 Commercial Zones  
 Chapter 33.266 Parking and Loading  
 Chapter 33.281 Schools and school sites  
 Chapter 33.510 Central City Plan District  
 Chapter 33.258 Nonconforming Situations  
 Chapter 33.420 Design Overlay Zone

**C DESIGN GUIDELINES**

A - Portland Personality  
 B - Pedestrian Emphasis  
 C - Project Design

**VOLUME TWO: PROJECT GRAPHICS**

**D CONTEXT PHOTOGRAPHS (17x11)**

Photo Index Map  
 Photographs  
 Panoramas

**E DRAWINGS (17x11)**

District Map and Campus Vision Plan  
 Existing Conditions — Stearns Block  
 Existing Conditions — Hilltop Block  
 Overall Site Plan  
 Landscape Plan  
 Landscape Sections  
 Landscape Materials  
 Landscape Details (1 of 2)  
 Landscape Details (2 of 2)  
 Floor Plan — Level 1  
 Floor Plan — Level 2  
 Floor Plan — Level 3  
 Roof Plan  
 Artist Illustration — Activity Area  
 Artist Illustration — Building and Hill Climb  
 Vignettes — Overall  
 Vignettes — Detail  
 Overall Line Elevations  
 South (SW Caruthers St) Elevation  
 West (Uphill) Elevation  
 West Partial Elevation  
 North (Campus Interior) Elevation  
 East (Downhill) Elevation  
 Enlarged Entry Court Elevation

Building Sections  
 Wall Sections  
 Building Details — Cladding  
 Building Details — Windows  
 Building Details — Activity Elevation  
 Materials — Cladding  
 Materials — Windows  
 Nonconforming Development Upgrades

PROJECT SUMMARY

**OWNER**

Robert Woods, Head of School  
The International School  
025 SW Sherman Street  
Portland, Oregon 97201-5120  
503.226.2496  
robertw@intlschool.org

**ARCHITECT**

Seth Moran  
Mahlum  
1231 NW Hoyt, Suite 102  
Portland, Oregon 97209  
503.548.2260  
smoran@mahlum.com

**DESIGN TEAM**

|                  |                         |
|------------------|-------------------------|
| PLACE Studio     | Landscape               |
| Cardno           | Civil                   |
| KPFF             | Structural              |
| Interface        | Mechanical & Electrical |
| Triplett Wellman | General Contractor      |

**REQUEST**

The International School requests approval of Land Use Review (Type III Design Review) for the proposed classroom building and site improvements.

**DESIGN MODIFICATIONS**

Modification request 1:  
33.130.230 Ground Floor Windows

Modification request 2:  
33.130.240.B.2.a  
Pedestrian Standards – *Materials*

See “Section B - Zoning Analysis” of this document for a description of how the proposed development better meets the applicable design criteria and is consistent with the purpose of the standard for which a modification is requested.

**LOCATION**

The International School main campus.  
Bounded by:  
SW Water Avenue  
SW Caruthers Street  
SW Naito Parkway  
SW Sherman Street

**PROPERTY DESCRIPTION**

Property ID: R128954, R128955, R128956, R128957, R128958, R128959, R128960, R578626 and R 140908220, R140908640

Map No. 3229

Pre Application Conference EA 14-231712

**ZONING**

Central City Commercial (CX)  
with Design Review (d) overlay

**SITE AREA**

56,200 square feet (Stearns block)  
14,880 square feet (Hilltop ownership)

**BUILDING DATA**

3 stories  
10 classrooms with supporting spaces  
44.0' from grade to parapet at downhill edge  
28.5' from grade to parapet at uphill edge  
15,000 +/- gross square feet  
SW Caruthers setbacks vary 5.0'-16.5'  
No new vehicular parking  
32 long-term bicycle spaces (16 covered)

## SECTION A :: BACKGROUND

About the School

Project Context

Campus Vision

Project Description

Schedule



### ABOUT THE SCHOOL

The International School (TIS) provides a multicultural environment where children are fully immersed in Spanish, Japanese, or Chinese language and culture. Students are inspired to become global citizens by gaining fluency in another language and becoming comfortable with other cultures. Founded in 1990, TIS is Portland’s first International Baccalaureate elementary school, educating over 480 students from age three through fifth grade.

### ENROLLMENT AND GROWTH

The School’s success has led to increased student retention and continued growth in enrollment. The student body is projected to grow to as many as 530 students. If projections hold true, TIS will soon be at risk of a classroom shortfall.

### PRIOR PLANNING EFFORTS

In January 2012, Mahlum prepared a Campus Master Plan in support of the School’s mission, values, and vision. The document summarized a viable long-range plan to consolidate and improve the TIS campus.

The Master Plan also asserts the School’s presence in the South Waterfront, an important step in establishing TIS’s vision to become a recognized center of excellence in multicultural education.

Over the following years, Mahlum assisted TIS in refining the Campus Master Plan based on new site information, new property acquisition, and pre-design for the first construction phase.

### PLANNING GOALS

Many things have been identified as important, but the priority planning goals are:

- :: Further stabilize the School’s finances through more effective control over infrastructure and facility costs.
- :: Support TIS’s exceptional language immersion programs with high quality facilities expertly designed to meet the needs of an IB-PYP curriculum.
- :: Improve collaboration within grade levels and across language tracks through flexibility of classroom assignments.
- :: Improve campus circulation, both pedestrian and vehicular.
- :: Provide community space for shared learning, performance, and celebratory experiences. That is, create a “place” at The International School.

### PROJECT CONTEXT

Reference Section D - Context Photographs.

### DISTRICT

See Figure 1 – District Map

Enclosed by I-405, SW Naito Parkway, and SW Harbor Drive, the campus is challenged in that feels isolated despite proximity to the City Center. However, the School is positioned to take advantage of the unique locale’s high visibility and relative ease of access from both major arterials and public transit.

With recent transit and pedestrian infrastructure improvements, the district will experience changes that could impact the future of TIS. Land ownership provides the School with modest control over how adjacent parcels will be developed in the future.

Two leased off-campus buildings complete the School facilities. Located several blocks south on SW Water Ave, the Arthur St. Building currently houses administration staff. The recently opened Early Childhood Campus is located in John’s Landing at 5210 SW Corbett and houses the Pre-K and Low-K programs.

**CAMPUS**

See Figure 2 – Existing Campus.

TIS owns the entire Stearns Block, the Hilltop Building, and the Small Modular. Play areas downhill from the Hilltop Building are leased. The site drops approximately 50 feet from west to east. Average sidewalk slope along SW Caruthers is approximately 16%.

The future of the TIS campus faces a number of site challenges:

- :: Managing internal campus circulation, such as that between Stearns and future development further up the hill.
- :: Managing evolving expectations for off-street and on-street parking.
- :: Pick-up and drop-off sequences for a dense site with limited vehicular access.
- :: Design and construction challenges inherent with steep slopes.
- :: Noise and air pollution due to adjacent road infrastructure.
- :: Overhead high transmission power lines that restrict the developable site area.

Despite these challenges, the TIS campus also offers benefits beyond its premier location. For example, the upper portion of the site provides sweeping views of the City. More importantly, visibility from I-405 and Naito means the School can project its image to passers by and thereby strengthen its identity as a center for excellence.

**FACILITIES**

Space restrictions and sub-standard facilities unduly influences the TIS education model. Facilities were not designed with the IB/PYP program in mind, resulting in significant shortcomings and an inefficient and unpredictable process of assigning classrooms from year to year.

**CAMPUS VISION**

See Figure 3 – Campus Vision

While the planning concept for the TIS campus establishes a 15-year vision of the School’s future, the plan will be further developed and refined during the design phases of each individual project.

**PROGRAM**

The TIS Campus Master Plan projects the following program:

- :: (10) Pre-K and Low-K home rooms
- :: (30) K-5 home rooms
- :: (5) English rooms
- :: Art, Music, and Science rooms
- :: Media Center (library)
- :: Gymnasium (PE)
- :: Administration and support spaces
- :: Outdoor and covered play spaces

The primary organizing unit is the home room, which is organized by grade level. Grade levels are further grouped by age range to accommodate physical development needs. Those groupings are Pre-K and Low-K, Kindergarten through second grade, and third grade through fifth grade. This approach is essential to building massing, site organization, and phasing strategies.

**SITE**

Referencing Figure 3 – Campus Vision, the central organizing feature of the campus is a series of level site benches lined by buildings and open spaces. There are four components to the campus outdoor space network:

A) **Campus Terraces.** Located mid-block along SW Sherman Street, this series of outdoor multi-functional spaces is envisioned as the heart of the campus community as it features visibility and physical access from all of the planned campus buildings. In addition to School identity, the Terraces will provide secure areas for play, outdoor learning, and group celebrations.

B) **Lower Walk.** At approximately 22 feet above SW Water Avenue, this north-south pedestrian route defines the lower site bench.

C) **Upper Walk.** At approximately 38 feet above SW Water Avenue, this upper site bench will become the major point of entry to the campus interior and links the majority of the campus buildings.

D) **The Hill Climb.** This special site feature enhances staff and students’ daily journeys between campus buildings and outdoor spaces. In addition to providing convenient exterior circulation between the upper and lower site benches, the space celebrates the path of rainwater.

A hierarchy of site and building entries will support the varied TIS community – children, parents, staff, and guests. The four major central campus entry points – each end of the Upper and Lower Walks – will support a strategy of dispersed drop-off and pick-up sequences. To alleviate the current congestion, vehicular circulation and parking will be augmented with carefully executed street improvements.

Many aspects of the campus will evolve over time. For example, parking demands and strategies will shift as the site approaches a density befitting its proximity to Portland’s central district. Similarly, the campus “front door” will also be re-defined as the center-of-gravity shifts uphill.

**BUILDINGS**

The intention for all new construction projects is to provide ideal learning environments befitting a center of excellence in multicultural education. To accommodate the entire TIS program, newly facilities will be three to four stories tall. The buildings will front the streets in an urban manner, supporting campus identity on Naito and creating an acoustic oasis in a noisy context.

**PHASING**

A phased building approach accommodates the current TIS program as well as flexibility to grow. The order of construction phasing will be dependent on site conditions, fund-raising, and ability to lease or own adjacent properties. The phasing plan is designed to be flexible in its execution

Each phase will also contribute to the creation of outdoor spaces for play, education, and school celebrations. Street improvements will be similarly phased.

## PROJECT DESCRIPTION

Reference Section E for project graphics.

### PROGRAM

The proposed development provides ten home rooms in an approximately 15,000 square foot new facility. The larger, modern rooms will allow TIS to retire the most problematic existing classrooms.

Located mid-block on SW Caruthers, the new building is two levels tall on the uphill side and three levels tall on the downhill side. The uppermost two levels contain five home rooms each and a shared activity area. In addition to building systems rooms, the partial lower level features accessory spaces for staff, parents, and guests.

### SITE DEVELOPMENT

The building has direct physical and visual access to a number of adjacent outdoor spaces listed below and illustrated in the project graphics.

**Entry Court.** This space is a transitional zone between the downhill building entry and the SW Caruthers sidewalk. A building projection signifies entry and shelters the door and glazing below. Retaining walls transition the steep sidewalk grade to provide an accessible walkway, covered bike parking, and places to sit. Along with the building identification signage, these gestures welcome guests while articulating a threshold to a private institution.

**Upper Walk and Upper Court.** The wide multi-use Upper Walk marks a major pedestrian entry to the campus interior. The Upper Court marks an important cross-roads with the Hill Climb and the new building's uphill entry. A change in paving pattern signifies the beginning of these transitions, and future development phases will extend the walk to SW Sherman. The western edge of the court and walk features retaining walls with bench seating and steps for convenient access to the play field and garden. In addition to being a place for wet-weather play, the paved areas are critical elements of the arrival and dismissal periods.

**The Hill Climb.** For daily use by students and staff, this is the development's effective "sidewalk" and over time it will become the spine for much of the School's uphill/downhill circulation. Steps with frequent landings create places to stop and rest, socialize, celebrate, and learn. Paralleling the Hill Climb is a sequence of stormwater planters connected by a cascading stream of boulders, pools, and native vegetation. Upon replacement of the Large Modular, a network of ramps will provide an outdoor accessible connection between the upper and lower site benches.

**Lower Court.** This flexible outdoor space is envisioned as an outdoor extension of play and learning. Sheltered from freeway noise and rain by the building levels above, the covered portion of the court can double as an outdoor lab or art room. Long-term bicycle parking is located here where it can be easily monitored by security and staff. The Lower Court is linked to other outdoor spaces by the Lower Walk and Hill Climb. Upon realization of the Campus Vision, the court will be expanded to the north and form the south edge of a larger campus open space.

In addition to native plants, the site materials include concrete paving and steps, concrete retaining walls, boulders, and steel railings. Portions of the site are specifically designed to be de-constructed during subsequent development phases. For these locations, materials have been selected that can be re-used elsewhere on campus. Site lighting will consist of simple pedestrian-scaled poles.

The sidewalk on SW Caruthers will be replaced and repaired to current City standards. Via the Public Works Alternative Review process, the applicant will seek relief from the required frontage improvements to SW Sherman. These improvements are best coordinated with future development.

### BUILDING DESIGN

Three space types contribute to the building's overall design concept:

- :: Five classrooms on each of two typical levels are arranged such that each has windows facing in two or more directions. All classrooms have physical and visual connection to a common Activity Area.
- :: The Activity Area supports the classrooms as a place for break-out groups, presentations, and other forms of collaboration. The levels are linked by a double-height stair volume and are visually connected to the campus interior by an expanse of floor-to-ceiling windows.
- :: The downhill partial level accommodates a variety of School needs: arrival point, gallery for display of student work, meeting space, teacher work space, parent lounge, and welcome center. This level has direct access to the Entry Court and Lower Court.

The building mass is organized as a pair of interlocked 'L' shaped bars that house the classrooms. These simple forms are held aloft by sturdy concrete walls emerging from the landscape. Modest classroom windows are grouped for optimal daylight and views with an emphasis on building corners.

The north-facing Activity Areas have a porch-like post and mullion pattern to effect a textural contrast from the more solid classroom massing. The variation in material, fenestration, and color provides an engaging visual experience. Most important, the considerable transparency will flood the space with natural light and create visual connections between the building and the campus interior.

Cladding and color selections reinforce the massing diagram, entry locations, and make subtle reference to the "schoolhouse" archetype. A simple metal siding provides a human-scaled texture while imparting a contemporary design expression. The International School seeks a new campus image appropriate to their unique program, and this small building is an important departure from the existing assortment of utilitarian structures.



**BUILDING MATERIALS**

The International School recognizes that the proposed development has a long life expectancy and that it will likely require renovation to meet the future needs of the institution. To that end, the School has invested in a lasting and flexible construction system of concrete walls, a steel frame, and concrete floors.

Concrete retaining walls are left exposed for durability and as an acknowledgement of adjacent structures. Elevated exterior surfaces consist of ribbed metal wall panel with smooth infill and trim panels. This durable cladding can be easily maintained by the School staff and will last the lifetime of the structure.

A combination of commercial-grade vinyl and aluminum windows are used for their longevity and superior energy performance. Entry systems, canopies, and exterior railings will be constructed of metal for enhanced durability.

Finally, because delivering an exceptional language immersion program is the School's top priority, the School has invested in a premium mechanical system that prioritizes human comfort and indoor air quality in addition to energy savings. Rooftop mechanical units are screened by seamless extensions of the cladding system.

**SCHEDULE**

The current schedule indicates Phase One construction will begin in the Summer of 2015 with completion by Fall of 2016.

**CAPITAL CAMPAIGN**

Careful budgeting and fiscal discipline by School leadership and administration has both protected and enhanced the quality of the program. Because building a new campus is not the only TIS priority, it is important to note that the long term health of the School is dependent on getting through the development process in a responsible and careful manner. TIS must continue its priority commitments to competitive compensation for faculty and staff, increasing administrative and support staff, improved professional development, and acquiring critical resources and tools for the PYP program.

The success of the first phase will lead to heightened expectations for additional site improvements. The more TIS raises in donated funds, the more secure its future will be and the quicker it can execute the Campus Master Plan.

FIGURE 1 - DISTRICT MAP

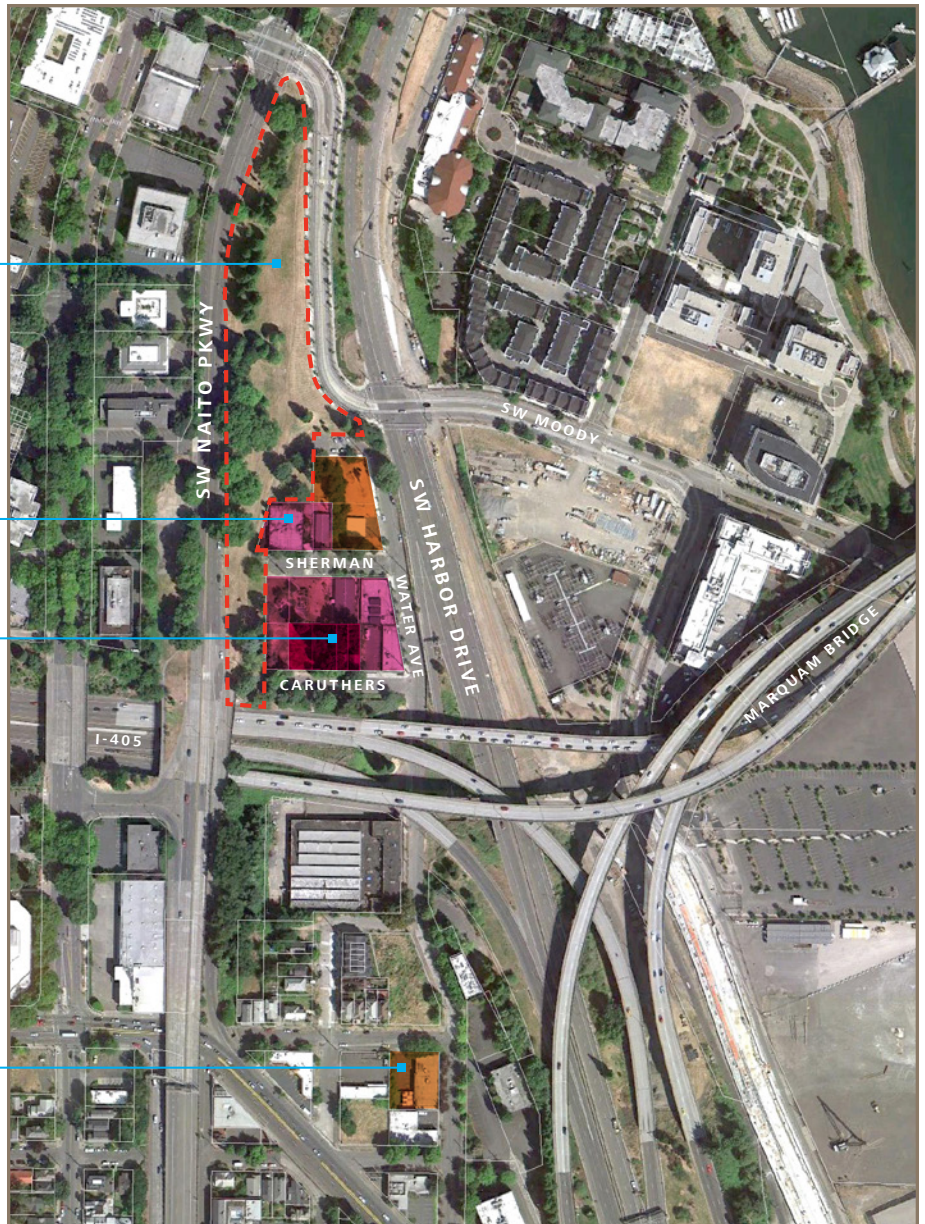
Magenta = Owned by The International School  
Orange = Leased by The International School

PBOT/ODOT parcel

The International School  
Hilltop Building & Playground

The International School  
Stearns Block (Development Site)

The International School  
Arthur St. Building



The International School  
Early Childhood Campus  
5210 SW Corbett Avenue





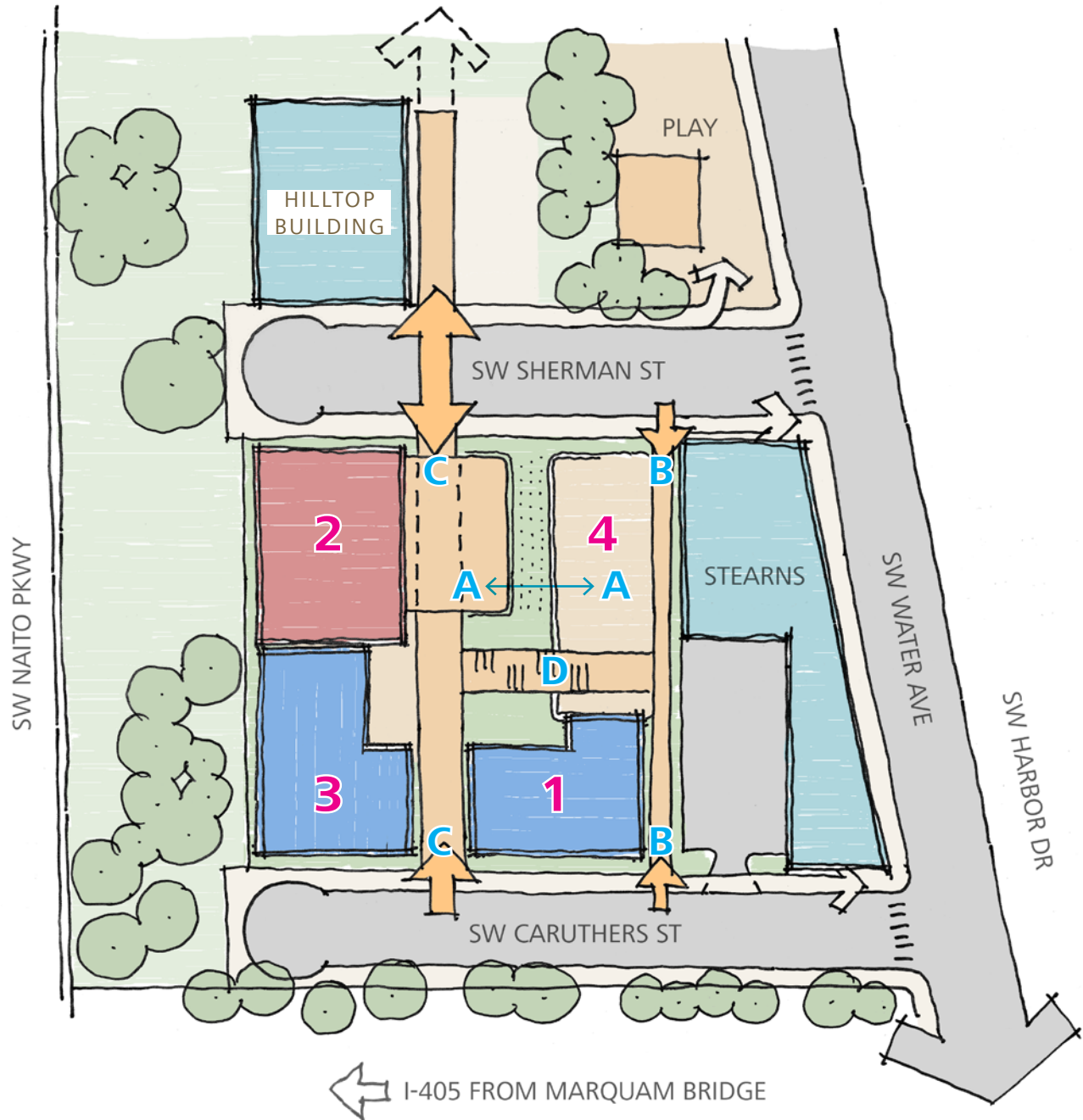
FIGURE 2 - EXISTING CAMPUS



FIGURE 3 - CAMPUS VISION

- Potential Campus Phasing
- 1 :: Phase One New Classroom Building
  - 2 :: Gymnasium and Terrace
  - 3 :: Classrooms and Library
  - 4 :: Campus Open Space (replaces Large Modular)

- Campus Outdoor Space Network
- A :: Campus Terraces
  - B :: Lower Walk
  - C :: Upper Walk
  - D :: The Hill Climb





SECTION B :: ZONING ANALYSIS

|                           |                         |
|---------------------------|-------------------------|
| Zone                      | Central Commercial (CX) |
| Design District           | Central City            |
| Subdistrict               | Downtown [Map 510-1]    |
| Primary Use               | School                  |
| Abutting Residential Zone | No                      |
| Transit Street            | No                      |
| Vehicular Parking         | None proposed           |

CHAPTER 33.130  
COMMERCIAL ZONES

Code section references are provided in brackets [ex. Table 130-3].

**PRIMARY USES**

In the Central Commercial (CX) zone, Schools are an allowed use [Table 130-1].

**FLOOR AREA RATIO**

The tabular maximum FAR is 4 to 1 [Table 130-3]. The Stearns block is 56,200 +/- square feet. With 15,000 gross square feet of new development in addition to approximately 14,000 existing gross square feet, the site is well below the maximum FAR.

**HEIGHT**

The tabular maximum height is 75 feet [Table 130-3] At only three levels, the proposed building is well below the maximum.

**SETBACKS**

The proposed development does not abut an R zoned lot. SW Water, SW Caruthers, and SW Sherman are classified as local service streets. The site is in the Downtown Pedestrian District. No garage entrances are proposed. No projections are proposed.

The is no minimum building setback [Table 130-3]. The 10' maximum setbacks [215.C.e.(8)] are met on SW Water [Standard 2] and SW Sherman [Standard 1].

**BUILDING & LANDSCAPE COVERAGE**

The is no limit to the building coverage and no minimum landscaped area [Table 130-3].

**GROUND FLOOR WINDOWS**

In the CX zone, all exterior walls on the ground level which face a public right-of-way must meet the general standard [130.230]:

- :: Windows must be at least 50% of the length and 25% of the wall area.
- :: The window sill height must be no more than 4 feet above adjacent exterior grade.
- :: The wall area is defined as up to 9 feet above the finished grade.

Compliant windows make up 33% of the elevation length and 27% of the wall area. The ability to strictly meet the length requirement is impacted by several site and program challenges:

- :: The average sidewalk grade is 16%, or about 17 feet of fall across the building frontage.
- :: For a portion of the building length there is no possible arrangement of windows to meet the measurement definition.
- :: Window sills below 30 inches do not meet the School's safety and security standards.

The applicant requests a Design Modification based on the following enhancements: First, the sloped sidewalk, massing, and facade articulation create visual connections to activities within the building through corner windows. Second, student art tile will be permanently integrated into a length of exposed foundation wall.

- :: The hillside generates tangential views into elevated activity areas that would not occur on a level site. Building massing and facade articulation support the goal of providing each classroom with one or more corner windows. Views into and through corner windows make for a more pleasant pedestrian experience.
- :: A section of concrete foundation wall with no possible windows exists just uphill from the lower entry. This wall will feature linear recesses to receive student art tiles. The arrangement of tiles will follow grade level before turning the corner into the Entry Court.

Reference Vignettes "Corner Windows" and "Entry Court," as well as the enlarged elevation of the Entry Court. The building design will make for a pleasant, rich, diverse, and safe pedestrian experience. The applicant feels the proposal better meets the applicable design criteria and is consistent with the purpose of the standard for which a modification is requested.



**SCREENING**

No new garbage and recycling collection areas are proposed. No new mechanical equipment is located on the ground. The remotely located PGE transformer will be recessed into the hillside with additional screening walls.

**PEDESTRIAN STANDARDS**

The proposed development site has three street frontages: SW Caruthers, SW Water, and SW Sherman. All existing structures have direct connection to the respective frontage and have 100% of the street facing facade within 10 feet of the street. [240.B.1.a(2)]. The new building entrances have direct connection to SW Caruthers. Land between the new building and the SW Caruthers lot line is either paved for pedestrians or landscaped to the L1 level [240.B.4].

Internal connections provide access to other areas of the site. All new site circulation is hard surfaced and six feet or greater in width [240.B.2] and is lit for nighttime use [240.B.3].

Based on the following considerations, the applicant requests a Design Modification for 33.130.240.B.2.a – *Materials* – as applied to the width of existing concrete steps downhill and parallel to the Large Modular:

- :: The existing steps are integral to the modular foundation. Changes to this nonconforming situation would be extremely impractical.
- :: The School has goals for future enhanced internal connections. Any construction related to this nonconforming situation would likely require removal during subsequent site development.
- :: The existing connection is within 8” of the width standard. As a private owner/occupant, The School recognizes that the existing width is adequate for daily movement of its students and staff.

This modification is consistent with the reduction of walkway width requested via LU 11-119214 DZM. The applicant feels the proposal meets the applicable design criteria and is consistent with the purpose of the standard for which a modification is requested.

**EXTERIOR DISPLAY, STORAGE, DETACHED ACCESSORY STRUCTURES**

None proposed.

**FENCES**

Existing fences will be removed or adjusted to accommodate the proposed development. All fences are non sight-obscuring and are less than 8 feet high [270.C].

**SIGNS**

Proposed building mounted identification signage will meet the requirements of Title 32. See the enlarged Entry Court elevation for additional detail.

**STREET TREES**

See the Existing Condition Plan(s) and Landscape Plan for proposed locations. Note: A Public Works Appeal will be filed for SW Sherman.

**CHAPTER 33.266  
PARKING AND LOADING**

**VEHICULAR PARKING**

There is no minimum parking standard for the Central Commercial (CX) zone. No new vehicular parking is proposed.

**BICYCLE PARKING [266.200]**

**SHORT-TERM BICYCLE PARKING**

None required [266.210.A.2 and Table 266-6]

**LONG-TERM BICYCLE PARKING**

Per the Pre-Application Conference Summary, the site is in violation of required long-term bicycle parking for the existing classrooms approved as part of LU 05-104196 DZM. The proposed development will meet the long-term bicycle parking requirement for classrooms in the new building, the Stearns Building, and the Large Modular.

Below is a description of the existing bicycle parking, classroom count, and School population.

**Existing bicycle parking**

- :: (6) Bicycle spaces located in the sidewalk at the intersection of SW Caruthers and SW Sherman.
- :: (8) Bicycle spaces located in the sidewalk at mid-block of SW Sherman.

**Stearns Building**

- :: (9) home rooms.
- :: Specialty rooms (music & art) serving the entire TIS campus.

**Large Modular**

- :: (5) home rooms

**Grade levels served by these facilities**

- :: K, 1, 2, 3, 4, & 5

Approximately 67% (4 out of 6 grade levels) of the annual TIS population is at “Grades 2 through 5” [Table 266-6]. The International School has a maximum class size of 19, and an average class size of 13. The parking load generated by this site is significantly lower than that of a typical public school.

**PROPOSED BICYCLE PARKING**

The new building will provide 10 new home rooms, bringing the total classroom count for the development site to 24. The long-term parking calculation is as follows [Chapter 33.266, Table 266-6]:

- (24 rooms) x (67%) = 16 classrooms of grades two through five.
- (16 classrooms) x (2 spaces per) = 32 long-term spaces.
- (32 spaces) x (50%) = 16 minimum “Covered Spaces”

The proposed development provides the following quantity of long-term bicycle parking:

- :: (16) Covered Spaces under projections of the new building
- :: (14) Non-Covered Spaces - existing
- :: (2) Non-Covered Spaces - new

See the site and building plans for locations of new bicycle parking. All new spaces meet the dimensional and functional parameters [266.220 B & C].

**LOADING**

No on-site loading space is required for a building with less than 20,000 square feet of floor area that contains no dwelling units [310.C]. No on-site loading spaces are proposed. The School does not have a food service program, therefore deliveries to the site are minimal.

CHAPTER 33.281

SCHOOLS AND SCHOOL SITES

**USE REGULATIONS**

In the C zone, changes to existing schools are allowed by right, subject to the development standards of the base zone [281.060].

CHAPTER 33.510

CENTRAL CITY PLAN DISTRICT

**REQUIRED BUILDING LINES**

Not applicable [Map 510-6].

**GROUND FLOOR WINDOWS**

See response to Central Commercial (CX) Zone.

**REQUIRED WINDOWS ABOVE THE GROUND FLOOR**

Not applicable [Map 510-12].

**GROUND FLOOR ACTIVE USES AND MINIMUM ACTIVE FLOOR AREA**

Not applicable [Map 510-7].

**REQUIRED RESIDENTIAL DEVELOPMENT AREAS**

Not applicable [Map 510-5].

CHAPTER 33.258

NONCONFORMING SITUATIONS

This section is not intended to require extensive changes that would be extremely impractical [070.A]. Changes that bring the site closer to conformance are allowed [070.C].

Previous land use reviews are on record for the Stearns Building (LU 05-104196 DZM and LU 11-119214 DZM). A modular building located in the same vicinity as this proposal was approved (LU 10-113888 DZM) but was never built. Conditions of approval for nonconforming development include additional bike parking and parking lot landscaping. Remedy of required long-term bicycle parking is addressed in the corresponding section of this application. To the best of the applicant's knowledge, all landscaping is in conformance with prior reviews. The planter between the parking lot and the street has been planted to L2 standards, and the vegetated slope immediately to the west of the lot will be replaced by a stormwater planter for the new development.

Development not complying with the standards of 33.258.070.D.2.b (listed below) must be brought into conformance or receive an adjustment.

(1) Landscaping and trees: Existing parking lot landscaping has been brought into conformance. There is no minimum landscaped area or tree density for the CX zone. No setbacks about a residential zone.

(2) Pedestrian circulation system: The Development Site will be in conformance upon approval of a design modification requested for section 33.130.240.B.2.a.

(3) Bicycle parking: The Development Site will be in conformance upon completion of the new development. The Hilltop Building is exempt for this item [Central City Core Area, Map 510-8].

(4) Screening: A small mini-split mechanical unit sits on the ground between the Hilltop Building and SW Sherman. Screening will be brought into conformance. See Existing Conditions Plan(s) and photos provided on the Nonconforming Development sheet.

(5) Required paving: not applicable.

CHAPTER 33.420

DESIGN OVERLAY ZONE

**DESIGN GUIDELINES**

The proposed development is within the Central City Plan District and the Downtown Subdistrict [Map 420-1].

See the written response to the Central City Fundamental Design Guidelines in the following section.

## SECTION C :: DESIGN GUIDELINES

Guidelines Not Applicable

A - Portland Personality

B - Pedestrian Emphasis

C - Project Design

### GUIDELINES NOT APPLICABLE

The following Design Guidelines are not applicable to the proposed development.

#### **A1 INTEGRATE THE RIVER**

The proposed project is not along a riverfront site.

#### **A2 EMPHASIZE PORTLAND THEMES**

This guideline requires that Portland-related themes be integrated with the development's overall design concept. The proposed development does not include any Portland-related themes.

#### **A6 REUSE / REHABILITATE / RESTORE BUILDINGS**

The proposed development does not include restoration of existing buildings.

#### **C3 RESPECT ARCHITECTURAL INTEGRITY**

This guideline requires that an existing building's character be respected when modifying its exterior. The proposed development does not modify any existing buildings.

#### **C7 DESIGN CORNERS THAT BUILD ACTIVE INTERSECTIONS**

The proposed development occupies the middle of a block and does not front a street intersection.

#### **C10 INTEGRATE ENCROACHMENTS**

The proposed development does not encroach upon the public right-of-way.

## A3 RESPECT THE PORTLAND BLOCK STRUCTURES

### GUIDELINE

Maintain and extend the traditional 200-foot block pattern to preserve the Central City’s ratio of open space to built space.

Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

### RESPONSE

#### EXISTING CONDITIONS

The project site is part of the traditional 200-foot block pattern north-to-south, from SW Sherman St. to SW Caruthers St. Due to the angle of SW Harbor Drive, the block dimension is slightly larger east-to-west, from SW Water Ave to the cul-de-sac dead-ends near SW Naito Parkway. The block length is approximately 262 feet at SW Sherman St. and 300 feet at SW Caruthers St. The deep SW Naito Parkway frontage (owned by PBOT & ODOT) extends the perceived width by an additional 70 feet.

#### PROPOSED DEVELOPMENT

The proposed building is sited mid-block along SW Caruthers St. A building entrance is provided approximately 130 feet from the southeast block corner. A site access point is provided at approximately 205 feet from the southeast block corner and forms the south end of the Upper Walk, a north-south internal pedestrian connection.

#### FUTURE DEVELOPMENT

Upon completion of The International School Campus Master Plan, the proposed development will define the south entrance to a semi-public pedestrian walk connecting SW Caruthers to SW Sherman. The walk will facilitate internal campus circulation during the day and provide a safe space for children during morning arrival and afternoon dismissal periods.

When the PBOT/ODOT parcel adjacent to SW Naito Parkway is auctioned to the public, it will form an approximately 350 feet long block with the School’s pedestrian connection at its midpoint.

## A4 USE UNIFYING ELEMENTS

### GUIDELINE

Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

### RESPONSE

#### EXISTING CONDITIONS

The project site is not adjacent to any unique subdistricts, historic buildings, or public open spaces within the Central City. Though the 2015 Portland-Milwaukie light rail line will pass one block to the north, the nearest stations require crossing of major divided-lane arterials.

The International School owns the entire block on which the development is proposed and leases facilities directly to the north. This two-block area forms the School's campus.

#### PROPOSED DEVELOPMENT

As the School's first permanent new construction facility, this project will help define the unifying elements of the campus as it evolves over time. Several of the development's features will connect individual buildings and establish the campus as a distinct area:

- :: Extends the established City streetscape pattern and develops new internal pedestrian routes.
- :: Celebrates the rainwater path by using the building, terrain, and vegetation as teachable moments.
- :: Establishes the use of color and fenestration as a unifying campus features.

#### FUTURE DEVELOPMENT

The International School Campus Master Plan identifies additional phases of development on the block, as well as possible expansion opportunities to the north. As the majority land owner, The School has the opportunity to shape the local design expression. Upon realization of the School's vision, this atypical pocket of the Central City may become an exemplary subdistrict.



## A5 ENHANCE, EMBELLISH, AND IDENTIFY AREAS

### GUIDELINE

Enhance an area by reflecting the local character within the right-of-way.

Embellish an area by integrating elements in new development that build on the area’s character.

Identify an area’s special features or qualities by integrating them into new development.

### RESPONSE

#### EXISTING CONDITIONS

The project site is not adjacent to any unique subdistricts, historic buildings, or public open spaces within the Central City. The area’s special qualities are also its biggest challenges: noise & air pollution, transportation infrastructure, and steep topography.

The local character of the project site is dominated by motorized transportation infrastructure. The tangle of elevated roadways forming the I-405/I-5 interchange dominates the south end of the area. The sound wall of SW Harbor Drive forms an eastern barrier, and divided-lane SW Naito Parkway (99W) forms the western edge.

With approximately 50 feet of fall from west to east, the project site has the potential for sweeping views of the cityscape. However, the steep slope also creates challenges, such as inaccessibility and the limited extent to which buildings can engage the sidewalk.

Nearby structures include a renovated single-story industrial building, a renovated two-story tilt-up building, and two modular classroom structures. None of the buildings have strong elements, characteristic materials, historic themes, or detailing fitting of a campus for early education.

#### PROPOSED DEVELOPMENT

Rather than replicating the “local character,” the proposed development strives to mitigate the site’s detrimental aspects and begins to define its unique features. As the School’s first permanent new construction facility, this project will help define the unifying elements of the campus as it evolves over time. See also the response to Guideline A4.

Other than views, the area’s “special features or qualities” are unrealized. The proposed development initiates several strategies for dealing with challenging area:

- :: The building establishes the south edge of the block and shelters the inner campus from the acoustic pollution of I-405.
- :: The development rebalances the School arrival and dismissal periods, thereby helping to alleviate congestion in an area served by only one vehicular ingress.
- :: The Hill Climb establishes an alternate language of pedestrian access on a steep slope. Other points of pedestrian connection establish accessible routes for future phases.
- :: Massing of individual structures cascading down the hillside creates another form of visual identity for the campus.
- :: The new building exemplifies fenestration appropriate for natural daylighting of education spaces.

#### FUTURE DEVELOPMENT

See response to Guideline A4.

## A7 ESTABLISH AND MAINTAIN A SENSE OF URBAN ENCLOSURE

### GUIDELINE

Define public rights-of-way by creating and maintaining a sense of urban enclosure.

### RESPONSE

#### EXISTING CONDITIONS

The project site is largely undeveloped. The Stearns Building – an industrial structure renovated into a classroom building – creates a partial urban enclosure along SW Water Ave. A modular structure on SW Sherman defines the public right-of-way, but does not contribute to an urban character. The remainder of the block has no building frontage.

#### PROPOSED DEVELOPMENT

The proposed development is sited mid-block along the undeveloped portion of SW Caruthers St. The structure will be two and three stories tall, depending on the point of measurement along the steep slope. The new building is set back slightly from the sidewalk edge to afford greater massing articulation and accommodate accessible paving transitions at the sidewalk connections. The setback also provides for a landscape buffer that will enhance the pedestrian experience at the building's foundation wall, as well as providing a sound and sun break for the south facing classroom windows.

#### FUTURE DEVELOPMENT

The proposed development is Phase One of The International School's Campus Master Plan. Future phases will extend the building frontage and contribute to an even greater sense of urban enclosure.

## A8 CONTRIBUTE TO A VIBRANT STREETScape

### GUIDELINE

Integrate building setbacks with adjacent sidewalks to increase the space for potential public use.

Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks.

Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

### RESPONSE

#### EXISTING CONDITIONS

The project site has a deteriorating non-standard sidewalk along the upper two-thirds of SW Caruthers. Pedestrian and vehicular activity is largely generated by School activities, and there is very little through traffic due to the dead-end street and poor pedestrian connectivity across SW Naito.

#### PROPOSED DEVELOPMENT

No residential or retail development is proposed.

The new building is sited mid-block along the undeveloped portion of SW Caruthers St. The sidewalk will be re-built to the 12'-0" local street standard for the length of the development frontage. Accordingly, there will be increased opportunities to see-and-be-seen, and the streetscape and campus pedestrian network will be a safer and more vibrant experience.

Visual and physical connections between active interior spaces and adjacent walkways are an important component of the project design. There are four key connections:

- :: Entry Court, connecting SW Caruthers to the downhill entry and internal Flex Space.
- :: Lower Court, connected to the Flex Space.
- :: Hill Climb, visually connected to the building's Activity Spaces.
- :: Upper Court, connected to the uphill building entry.

See the Project Description in Section A of this document for detail on these spaces.

#### FUTURE DEVELOPMENT

The proposed development is Phase One of The International School's Campus Master Plan. As the School's first permanent new construction facility, it will help establish the campus language of contributing to a vibrant streetscape.

## A9 STRENGTHEN GATEWAYS

### GUIDELINE

Develop and/or strengthen gateway locations.

### RESPONSE

#### EXISTING CONDITIONS

The project site is not adjacent to any formal gateways identified in the Central City.

The project site is at the southern edge of the Central City boundary. There is brief and limited vehicular visibility into the site from the following locations:

- :: I-405 as the inbound lane splits away from the Marquam Bridge
- :: Harbor Drive, southbound
- :: The new light rail extension
- :: SW Naito Parkway

Large deciduous trees, an earth berm, and a sharp drop in grade currently obscure visibility to the development site from SW Naito and I-405. An overhead high-power transmission line restricts development adjacent to the SW Naito buffer.

#### PROPOSED DEVELOPMENT

The proposed building is sited mid-block and therefore does not front any street intersections.

A pedestrian access point is provided at the uphill corner of the development and forms the south end of the Upper Walk, a north-south pedestrian connection. The building marks this major entry to the campus interior, and the paving pattern extends to the curb to further strengthen the internal gateway.

#### FUTURE DEVELOPMENT

The proposed development is Phase One of The International School's Campus Master Plan. Future development will occur parallel to SW Naito and will play an important role in marking entry into the City Center.

## B1 REINFORCE AND ENHANCE THE PEDESTRIAN SYSTEM

### GUIDELINE

Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed.

Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb.

Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

### RESPONSE

#### EXISTING CONDITIONS

Continuity of the pedestrian system extending from the development site is tenuous. Traffic on SW Naito Parkway is too dense and fast for it to be safely crossed at street level. A circuitous, underlit underpass is the only connection to the west. Sidewalk continuity to the south, east, and north is restricted by major arterials.

The pedestrian system is largely utilized by the School population. There is very little through pedestrian traffic. Travel in the east-west direction is a challenge for some pedestrians due to the extreme sidewalk slope.

During morning arrival and afternoon dismissal the site experiences an influx of pedestrians, cyclists, and vehicles. Waiting, children at play, and adult socializing are important activities during these peak times.

#### PROPOSED DEVELOPMENT

The new building is sited mid-block along SW Caruthers St. It replaces the undeveloped frontage with a more urban context. The sidewalk will be re-built to the 12'-0" local street standard for the length of the development frontage. Accordingly, there will be increased opportunities to see-and-be-seen, and the streetscape will be a safer and more vibrant experience.

The proposed development supplements the public sidewalk with an enhanced campus pedestrian system. This network includes multi-use spaces for School play, arrival and dismissal, outdoor teaching, and celebrations. There are three key components of the enhanced pedestrian system:

- :: Upper Walk
- :: Lower Walk
- :: Hill Climb

See the Project Description in Section A of this document for detail on these spaces.

#### FUTURE DEVELOPMENT

The proposed development is Phase One of The International School's Campus Master Plan. As the School's first permanent new construction facility, it will help establish the campus language of contributing to a vibrant pedestrian system.



## B2 PROTECT THE PEDESTRIAN

### GUIDELINE

Protect the pedestrian environment from vehicular movement.

Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian.

Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

## B3 BRIDGE PEDESTRIAN OBSTACLES

### GUIDELINE

Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

### RESPONSE TO B2 AND B3

#### EXISTING CONDITIONS

See response to Guideline B1.

#### PROPOSED DEVELOPMENT

See response to Guideline B1 for a description of the proposed development's enhanced pedestrian system.

Existing on-street parking separates pedestrians from vehicular traffic. The proposed development makes no change to this configuration and adds no new curb cuts to the street. There is no pedestrian access to I-405 embankment to the south of SW Caruthers.

Exterior lighting along the building frontage zone enhances the pedestrians' perception of safety during the evening hours, and further articulates the building facade. See response to Guideline C12 for a description of the exterior lighting system.

No equipment or service areas impact the pedestrian environment. A remotely located PGE transformer will be recessed into the hillside and completely screened from view.

#### FUTURE DEVELOPMENT

The proposed development is Phase One of The International School's Campus Master Plan. As the School's first permanent new construction facility, it will help establish the campus language of contributing to a vibrant pedestrian system.

## B4 PROVIDE STOPPING AND VIEWING PLACES

### GUIDELINE

Provide safe, comfortable places where people can stop, view, socialize, and rest.  
Ensure that these places do not conflict with other sidewalk uses.

## B5 MAKE PLAZAS, PARKS AND OPEN SPACE SUCCESSFUL

### GUIDELINE

Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces.  
Where provided, integrate water features and/or public art to enhance the public open space.  
Develop locally-oriented pocket parks that incorporate amenities for nearby patrons.

### RESPONSE TO B4 AND B5

#### EXISTING CONDITIONS

The steep slope on SW Caruthers does not easily accommodate frequent stopping and viewing places in the right-of-way.

During morning arrival and afternoon dismissal the site experiences an influx of pedestrians, cyclists, and vehicles. Waiting, children at play, and adult socializing are important activities during these peak times.

The project site is not adjacent to any dedicated public open spaces.

#### PROPOSED DEVELOPMENT

See response to Guideline B1 for a description of the proposed development's enhanced pedestrian system.

In particular, the Entry Court and Hill Climb provide safe, comfortable places for people to stop, view, socialize, and rest.

The proposed development enhances urban outdoor activity in and around the site without conflicting with pedestrian movement on the sidewalk.

The building's entries and windows face the enhanced pedestrian system and outdoor spaces.

#### FUTURE DEVELOPMENT

Upon completion of The International School Campus Master Plan, the proposed development will define the south edge of a larger campus open space. This central outdoor room is envisioned to provide additional play areas and a community gathering area. The common areas of the building and much of the pedestrian system is oriented towards this future open space.

## B6 DEVELOP WEATHER PROTECTION

### GUIDELINE

Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

### RESPONSE

#### EXISTING CONDITIONS

During morning arrival and afternoon dismissal the site experiences an influx of pedestrians, cyclists, and vehicles. Waiting, children at play, and adult socializing are important activities during these peak times.

The existing Stearns Building provides weather protection in the form of attached canopies.

#### PROPOSED DEVELOPMENT

The proposed development integrates weather protection at three key areas of the building.

*Entry Court.* This outdoor waiting area and entry point is protected by a deep building projection. The overhang additionally protects large windows into an active indoor space.

*Lower Court.* Supporting outdoor education and play, the space it is internal to the campus which will generate shelter from freeway noise. A portion of the space is protected from weather by a deep building projection.

*Uphill building entry at the Upper Court.* An integral canopy and vestibule protects a heavily used building entry as well as a ramp leading to an accessible entry.

#### FUTURE DEVELOPMENT

Upon completion of The International School Campus Master Plan, the proposed development will define the south edge of a larger campus open space. The new building will help to shield this space from noise pollution created by I-405.

## B7 INTEGRATE BARRIER-FREE DESIGN

### GUIDELINE

Integrate access systems for all people with the building's overall design concept.

### RESPONSE

#### EXISTING CONDITIONS

With an average grade of 16%, the SW Caruthers frontage is nearly twice as steep as the maximum slope allowed for an accessible ramp.

#### PROPOSED DEVELOPMENT

The proposed development integrates access systems for all people. It will meet all current regulations for barrier-free design.

The building provides at-grade access from each of its first two levels. An elevator connects all three levels.

*Lower Entry.* From the public right-of-way, a narrow portion of paving provides level access to the Entry Court. The remainder of the paving transition is a warped plane due to the fixed slope of the sidewalk. Cross-slopes within this covered outdoor space will be within Code tolerance.

*Upper Entry.* Similar to the downhill entry, a transitional portion of paving provides level access from the public right-of-way. The remainder of the Upper Walk is level with cross-slopes to Code tolerance. Barrier-free access to the middle floor level occurs at the shared activity area on the north side of the building. The drop between grade and building elevation is accommodated by a ramp integrated with the building foundation and covered by a canopy.

#### FUTURE DEVELOPMENT

Phase One of The International School Campus Master Plan establishes the accessible entry points from the south side of the site. Subsequent phases will extend the accessible pedestrian network for the campus.

## C1 ENHANCE VIEW OPPORTUNITIES

### GUIDELINE

Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity.

Size and place new buildings to protect existing views and view corridors.

Develop building facades that create visual connections to adjacent public spaces.

### RESPONSE

#### EXISTING CONDITIONS

The project site is at the southern edge of the Central City boundary. There is brief and limited visibility into the site from the following locations:

- :: I-405 as the inbound lane splits away from the Marquam Bridge
- :: Harbor Drive, southbound
- :: The new light rail extension
- :: SW Naito Parkway

With approximately 50 feet of fall from west to east, the project site has the potential for sweeping views of the cityscape.

The proposed development is not adjacent to any public open space.

#### PROPOSED DEVELOPMENT

At two stories above the uphill grade, the new building does not impact any view corridors. The scale and massing of the building is designed to accommodate views for future development to the immediate west.

The building orients windows, entrances, and projections to surrounding points of activity, such as SW Caruthers and the campus interior. The classroom plan is configured specifically to create corner conditions and opportunities for daylight and views. Most notable, the highly transparent north facade creates a dialogue with the Hill Climb and the campus center. Students will have a strong visual connection to the active spaces within the new facility.

#### FUTURE DEVELOPMENT

Upon completion of The International School Campus Master Plan, the proposed development will define the south edge of a larger campus open space. The new building facade is designed to create visual connections to this outdoor room for campus play and a community gatherings.

## C2 PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT

### GUIDELINE

Use design principles and building materials that promote quality and permanence.

### RESPONSE

#### EXISTING CONDITIONS

Fiscal discipline by School leadership and administration has protected and enhanced the quality of the program. Because building a new campus is not the only TIS priority, it is important to note that the long term health of the School is dependent on getting through the development process in a responsible and careful manner.

#### PROPOSED DEVELOPMENT

The International School recognizes that the proposed development has a long life expectancy and that it will likely require renovation to meet the future needs of the institution. To that end, the School has invested in a lasting and flexible construction system of concrete walls, a steel frame, and concrete floors.

In addition to native plants, the site materials include concrete paving and steps, concrete retaining walls, boulders, and steel railings. Portions of the site are specifically designed to be de-constructed during subsequent phases of campus development. For these locations, materials have been selected that can be re-used elsewhere on campus.

The building mass is organized as a pair of interlocked 'L' shaped bars. These simple forms are held aloft by sturdy concrete walls emerging from the landscape. Using the most durable materials at the building base is an appropriate strategy to ensure a longer-weathering structure.

Concrete walls are left exposed for durability and as an acknowledgement of adjacent structures. Elevated exterior walls are clad with metal wall panel. This durable material can be easily maintained by the School staff and will last the lifetime of the structure.

A combination of commercial-grade vinyl and aluminum windows are used for their longevity and superior energy performance. Entry systems, canopies, and exterior railings will be metal for enhanced durability.

Cladding and color selections reinforce the massing diagram, entry locations, and make subtle reference to the "schoolhouse" archetype. The use of a simple siding provides a human-scaled texture while imparting a contemporary design expression.

The north-facing active spaces have a porch-like post and mullion pattern to effect a textural contrast from the more solid classroom massing. The combination of variation in material, transparency, and color provides an engaging visual experience.

Finally, because delivering an exceptional language immersion program is the School's top priority, the School has invested in a premium mechanical system that prioritizes human comfort and indoor air quality in addition to energy savings. Rooftop mechanical units are screened by seamless extensions of the cladding system.

#### FUTURE DEVELOPMENT

The proposed development is Phase One of The International School's Campus Master Plan. The School has limited funds to allocate to the first phase of campus development, therefore the design emphasis has been on spaces expertly designed to meet the needs of an IB-PYP curriculum. A successful project will accelerate fund raising for subsequent phases.



## C4 COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS

### GUIDELINE

Complement the context of existing buildings by using and adding to the local design vocabulary.

### RESPONSE

#### EXISTING CONDITIONS

Vehicular infrastructure creates a contextual barrier to the south, east, and west of the project block. The site and adjacent parcels are largely undeveloped and therefore create a weak built context. There are currently four buildings on or near the development site:

- :: The *Stearns Building* along SW Water is a one-story industrial structure renovated by the School into a classroom and administration facility. Its design vocabulary is predominantly utilitarian, though the addition of large windows and canopies has improved its character.
- :: North of SW Sherman is the *Hilltop Building*, a lightly renovated tilt-up structure originally designed as a television station. This classroom and administration building is extremely utilitarian in character.
- :: The school owns two modular classroom buildings along SW Sherman. The *Large Modular* is on the development site, and the *Small Modular* is next to the Hilltop Building. Neither building is a permanent element in the Campus Master Plan.

#### PROPOSED DEVELOPMENT

The proposed development does not replicate the design vocabulary of adjacent buildings for the following reasons:

- 1) The *Hilltop Building* would not meet the intent of the Central City Fundamental Design Guidelines if proposed as a new development.
- 2) The *Stearns Building* and *Hilltop Building* were originally designed to house specialized equipment and adult workers. The new development is designed to meet the needs of children between the ages of five and ten.
- 3) The modular classroom buildings were not intended to be permanent structures. They were erected to meet an immediate need for space during periods of insufficient funds to construct a permanent solution.

The proposed development will create a new local design vocabulary and context for subsequent campus growth. The design of the new building and grounds features scale, rhythm, materials, color, and fenestration appropriate to a place for the cultivation of young minds.

#### FUTURE DEVELOPMENT

The proposed development is Phase One of The International School's Campus Master Plan. The new building is one of several the School hopes to develop to meet the needs of their expanding population. When complete, the contemporary structures will form the built context and the existing structures (if not demolished or renovated) will be the outliers.

## C5 DESIGN FOR COHERENCY

### GUIDELINE

Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

### RESPONSE

#### PROPOSED DEVELOPMENT

The proposed development is a small single-use facility and therefore does not face the challenges of high-density mixed-use development common to the Central City.

Three programmatic elements contribute to the developments's overall design concept:

- :: Five classrooms on each of two typical levels are arranged such that each has windows facing in two or more directions. Each classroom has a physical and visual connection to a common activity area, described below.
- :: A common activity and circulation area supports the classrooms as a place for break-out groups, presentations, and other forms of collaboration. This space is linked by a double-height volume and is visually connected to the campus interior.
- :: A partial level created by the steep slope houses the building system spaces as well as a welcome center for parents. This level has direct access to the Entry Court and Lower Court.

The building's design coherency is based on highlighting the different programmatic elements. The classrooms form two interlocking 'L' shaped bars with consistent materiality and fenestration. The activity area is a contrast in transparency and texture. It forms the "extroverted" face of the building. The lower level engages the public entry and is designed primarily for adults and guests.

The transition and overlap between the programmatic elements – both vertically and horizontally – begin to define and reinforce entry and School identity. Examples include the contrasting color of the interlocked classroom massing, building projections created by the overlapping upper and lower levels, and the way concrete walls are used to gracefully transition to the landscape.

#### FUTURE DEVELOPMENT

The proposed development is Phase One of The International School's Campus Master Plan. The new building is one of several the School hopes to develop to meet the needs of their expanding population. When complete, the modern structures will form a coherent assembly of buildings and outdoor spaces.

## C6 DEVELOP TRANSITIONS BETWEEN BUILDINGS AND PUBLIC SPACES

### GUIDELINE

Develop transitions between private development and public open space.

Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

### RESPONSE

#### EXISTING CONDITIONS

The project site does not abut a dedicated public open space.

#### PROPOSED DEVELOPMENT

The proposed development provides transitions between the private building and the public way:

1) The downhill level features the Entry Court, a transparent recessed entry and building projection that creates a transitional zone from the public right-of-way. The projection articulates the building facade to designate entry as well as create a place of protection from the elements. Retaining walls of varied height transition the steep grade while supporting an accessible walkway slope and creating a place to sit. Along with the building signage, these gestures welcome guests while signifying transition to a private institution.

2) The building form steps back from SW Caruthers to accommodate a landscaped buffer along the sidewalk edge. This transition space softens the concrete retaining walls, and trees add a layer of acoustic and visual privacy for the south-facing classroom windows.

3) The Upper Walk is a semi-public pedestrian entry leading to the campus interior. A change in paving pattern signifies the beginning of this transition, and a boulder wall signifies its current termination. Concrete retaining walls along the western edge feature steps for convenient access to the play field and bench seating for periods of play, arrival, and dismissal.

#### FUTURE DEVELOPMENT

The proposed development is Phase One of The International School's Campus Master Plan. It initiates a transition between the SW Caruthers sidewalk and the private campus interior. Subsequent phases will enhance transitions from other approaches.

## C8 DIFFERENTIATE THE SIDEWALK-LEVEL OF BUILDINGS

### GUIDELINE

Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

### RESPONSE

#### EXISTING CONDITIONS

The average grade along SW Caruthers is approximately 16%.

#### PROPOSED DEVELOPMENT

With approximately 16 feet of grade change along the building's SW Caruthers frontage, the sidewalk transitions across two building stories. The daylight portion of the lower level is about a third of the building length.

The proposed development demarcates the sidewalk level of the building in three ways:

- 1) Material change. The downhill level is expressed as durable concrete walls emerging from the landscape. The painted cladding of the upper two levels demarcates a clear break at the sidewalk level.
- 2) Transition detailing and building projections. The program occurring at the lowest level is further differentiated by a thin horizontal band and step in building plane. In some instances, the band forms the underside of building projections in support of other design guidelines.
- 3) Fenestration differentiation. The classrooms feature window groupings with an emphasis on the corners. The lower level is differentiated by a band of clerestory windows that accommodate needs of daylight and privacy. At select locations the windows drop to the floor in support of entry and transparency to semi-public spaces.

#### FUTURE DEVELOPMENT

The proposed development is Phase One of The International School's Campus Master Plan. Phase one exemplifies one pattern for dealing with extreme sidewalk slopes.

## C9 DEVELOP FLEXIBLE SIDEWALK-LEVEL SPACES

### GUIDELINE

Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

### RESPONSE

#### EXISTING CONDITIONS

The average grade along SW Caruthers is approximately 16%.

#### PROPOSED DEVELOPMENT

With approximately 16 feet of grade change along the building's SW Caruthers frontage, the sidewalk transitions across two building stories. The daylit portion of the lower level is about a third of the building length.

The building program supports the needs of students, faculty & staff, and parents & guests. Three flexible walkway-level spaces accommodate a variety of active uses:

- 1) Flex Space. The downhill level of the building accommodates a multitude of School needs: arrival point, gallery for display of student work, meeting space, teacher work space, parent lounge, welcome center, and other uses not yet envisioned.
- 2) Lower Court. This flexible covered outdoor space is envisioned as an extension of the building program. At times the space will be used for play, and at other times as an outdoor lab or art space.
- 3) The Hill Climb. This is the development's true "sidewalk" and over time it will become the spine for much of the School's uphill/downhill circulation. It parallels the development's stormwater features and will support informal play and learning in addition to pedestrian movement.

#### FUTURE DEVELOPMENT

The proposed development is Phase One of The International School's Campus Master Plan. Phase one exemplifies one pattern for dealing with extreme sidewalk slopes.

## C11 INTEGRATE ROOFS AND USE ROOFTOPS

### GUIDELINE

Integrate roof function, shape, surface materials, and colors with the building’s overall design concept.

Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City’s skyline, as well as views from other buildings or vantage points.

Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

### RESPONSE

#### EXISTING CONDITIONS

The extreme grade creates a condition where uphill buildings have views to the roof of downhill buildings.

Nearby permanent structures feature simple parapets shielding low-slope roofs.

#### PROPOSED DEVELOPMENT

The building’s ventilation system was selected for energy efficiency and good indoor air quality. This approach yields three medium-sized mechanical units located on the roof.

The proposed development integrates the roof function and shape with the overall design concept in two key ways:

1) Varied parapet heights. The building massing is articulated as two interlocking ‘L’ shaped classroom bars. One of the bars features a taller parapet that runs continuous as a multi-functional wall. In addition to screening the mechanical units from view, the taller parapet makes the massing more legible and strikes a charismatic roof-sky silhouette.

2) Celebration of stormwater management. The proposed roof slopes from south to north to collect rainwater along the internal campus edge. This system of conveyance is celebrated for the enjoyment and education of the building’s occupants via a “rain path” of boulders, pools, and native plants parallel to the “Hill Climb” that connects the stormwater basins in a naturalized manner.

#### FUTURE DEVELOPMENT

The proposed development is Phase One of The International School’s Campus Master Plan. Phase one exemplifies one pattern for celebrating the stormwater path and screening mechanical units from the view of future development.



## C12 INTEGRATE EXTERIOR LIGHTING

### GUIDELINE

Integrate exterior lighting and its staging or structural components with the building's overall design concept.

Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

### RESPONSE

#### **PROPOSED DEVELOPMENT**

The proposed development prioritizes pedestrian-level lighting in support of the School's programmatic needs and the safety and security of the students, faculty, and staff.

The proposed development integrates exterior lighting in two key ways:

- 1) Integral lighting at building projections. The soffits at the following areas will feature recessed lighting: the Entry Court, the covered portion of the Lower Court, and upper entry canopy. This lighting strategy highlights the points of entry to the building.
- 2) Site pole lighting. A series of pedestrian-scaled pole lights will provide safe light levels on the exterior courts and walkways. These lights will also highlight the landscape features without impacting the night skyline.

#### **FUTURE DEVELOPMENT**

The proposed development is Phase One of The International School's Campus Master Plan. Phase one vastly improves the campus nighttime pedestrian environment.

## C13 INTEGRATE SIGNS

### GUIDELINE

Integrate signs and their associated structural components with the building's overall design concept.

Size, place, design, and light signs to not dominate the skyline.

Signs should have only a minimal presence in the Portland skyline.

### RESPONSE

#### EXISTING CONDITIONS

Each of the buildings operated by The International School has metal raised-letter signage featuring the School name, building name, and building address.

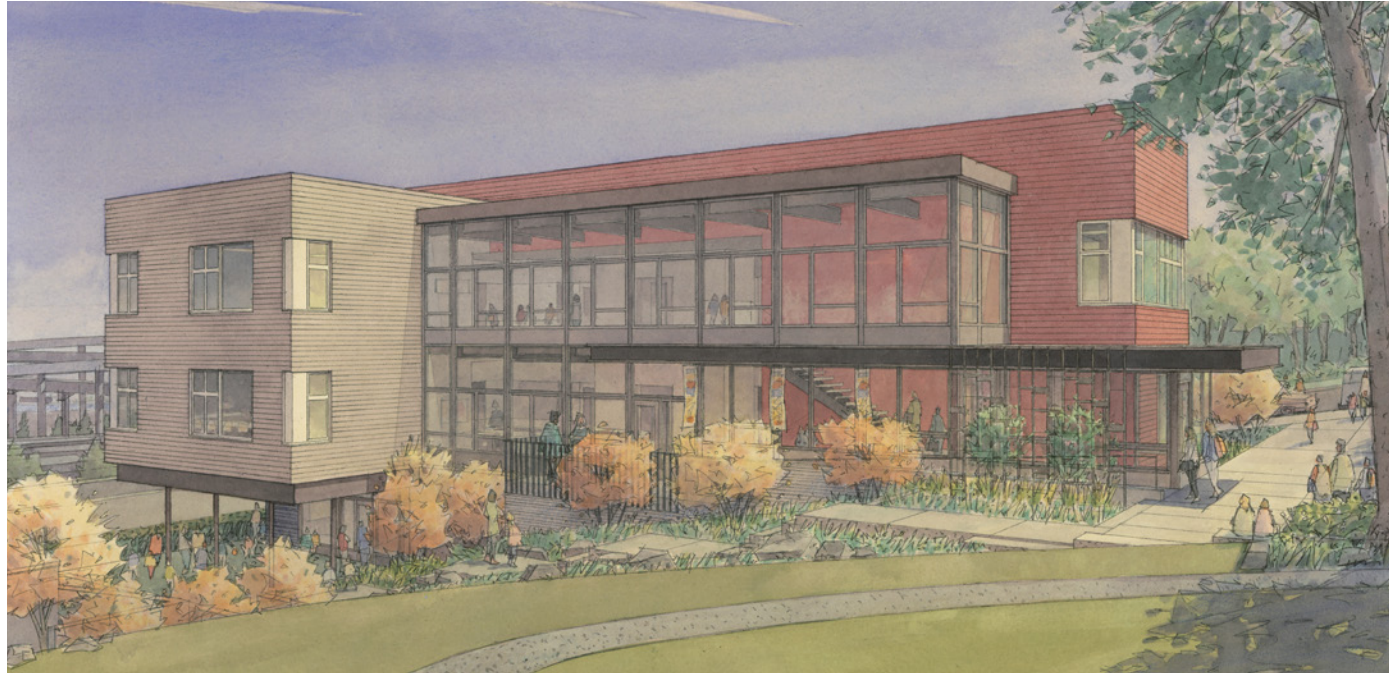
#### PROPOSED DEVELOPMENT

The proposed development continues the School practice of simple, non-illuminated building identification signage. The new facility augments the campus and does not replace the School's "front door" currently functioning at the Stearns Building.

The new facility's identification signage occurs at the downhill entry. It's placement is perpendicular to the point of sidewalk connection and will be scaled appropriately for the size of the entry court.

#### FUTURE DEVELOPMENT

The proposed development is Phase One of The International School's Campus Master Plan. Future phases in locations with more prominent visibility may include signage intended to convey the School identity to the public.



TYPE III DESIGN REVIEW

THE INTERNATIONAL SCHOOL  
NEW CLASSROOM BUILDING

LU 14-251633 DZM

VOLUME TWO: PROJECT GRAPHICS

MARCH 2015



SEATTLE, WASHINGTON | PORTLAND, OREGON | MAHLUM.COM

SECTION D :: CONTEXT PHOTOGRAPHS

Photo Index Map

Photographs

Panoramas

PHOTO INDEX MAP

X Photo number

P# Panorama number





**PHOTO A**  
North view from SW Water Avenue.

SW Water Avenue provides the only vehicular access to the two-block area.

The Stearns Building is beyond the uphill left turn on SW Caruthers.



**PHOTO B**  
South view from intersection of SW Caruthers & SW Water.

The elevated freeway forms a gateway to the two-block area.



**PHOTO C**  
South side of SW Caruthers, viewed from downhill.

The I-405 embankment forms a barrier to the south of the site.



**PHOTO D**  
Uphill (west) view from the south side of SW Caruthers.



**PHOTO E**  
Downhill (east) view from SW Caruthers.



**PHOTO F**  
Mid-block view from SW Caruthers, looking north.

The Hilltop Building is seen in the distance beyond the large tree.





**PHOTO G**

Northern half of the Stearns Building.

The original structure was enhanced with large storefront windows and steel canopies.



**PHOTO J**

Intersection of SW Water and SW Sherman, looking north.

The School currently leases the land as a playground. A tent structure provides covered play.



**PHOTO H**

Large Modular viewed from uphill, looking east.

The utilitarian structure provides TIS with an additional five home rooms. The Campus Master Plan designates that the building will be replaced by a central campus open space.



**PHOTO K**

West view from the upper end of SW Caruthers.

As the grade rises to meet SW Naito Parkway, the freeway drops below grade and slides under the overpass. The steps to the right of the image lead to a sidewalk along Naito. The walk leading to the left leads under the overpass and provides marginal access to the far sidewalk on Naito.



**PHOTO I**

The Hilltop Building.

Constructed in 1979 to house a television station, the tilt-up structure is two stories tall on the downhill side and one story tall on the uphill side.



**PHOTO L**

Eastern view from the uphill edge of the Stearns block.

Distant: The hillside provides views of the city skyline.

Middle: The 2015 Portland-Milwaukie light rail line is visible beyond Harbor Drive.

Near: The School's garden.





PANORAMA P1

From corner of SW Caruthers and SW Water



I-405 embankment

New Building Site

SW Caruthers Street

The Stearns Building

SW Water Avenue

SW Harbor Drive retaining wall



PANORAMA P2

From midpoint of SW Caruthers



SW Caruthers cul-de-sac

SW Naito Parkway  
(beyond trees)

**New Building Site**  
West extent

SW Caruthers Street

**New Building Site**  
East extent

Stearns Building



PANORAMA P3

From uphill end of SW Caruthers



SW Naito Parkway  
(beyond)

Approximate western property line

Play field

Approximate alignment of  
the proposed Upper Walk

**New Building Site**

SW Caruthers Street

I-405 embankment



PANORAMA P4

View from crosswalk at SW Sherman St, looking South

A Public Works Appeal has been filed to defer Sherman right-of-way improvements to coincide with future phases of campus development.



The Stearns Building

The Large Modular

Steep vegetated slope

Bike parking

School garden

Gazebo

SW Naito (beyond)



PANORAMA P5

View of Hilltop Building and Small Modular from SW Sherman St.

A Public Works Appeal has been filed to defer Sherman right-of-way improvements to coincide with future phases of campus development.

Supplementary Photos

Right:  
Space between the buildings is fenced and paved. A wood ramp provides access to the modular entry.

Far Right:  
Steps, a ramp, and railings provide access between the buildings, the accessible parking space, and the street.



Stearns Block hill side

Bike parking

Hilltop Building

Accessible parking space

Small Modular

Trash & recycling area (behind fence)



**PANORAMA P6**

Image taken from the southeast corner of the play field. Note the Buckeye tree (center) and Hilltop Building (beyond the pedestrian). An earth berm and trees screen the development site from SW Naito Parkway.



**PANORAMA P7**

Panorama of the development site viewed from the northwest. Houses in the midground have been demolished.



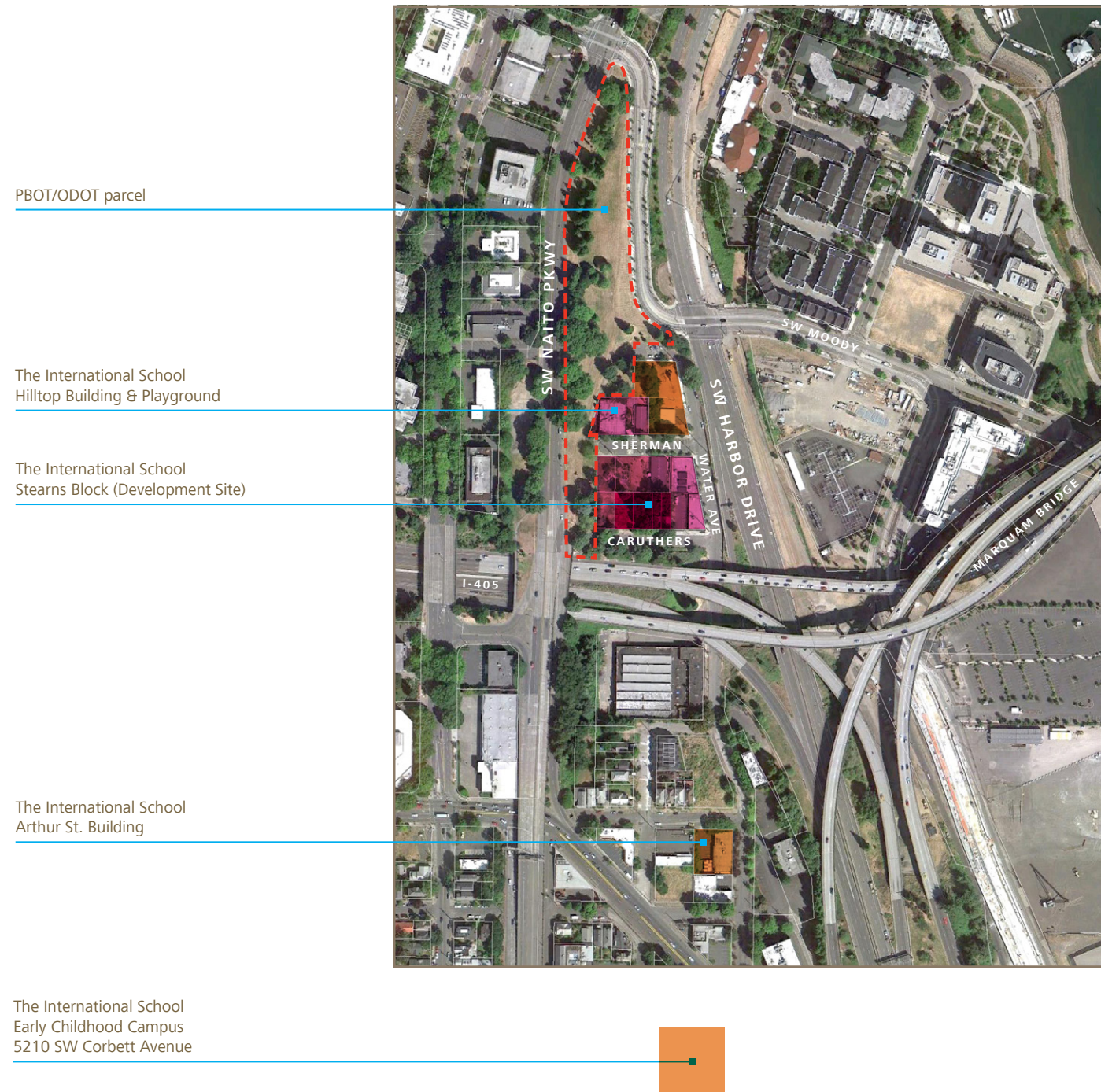


## SECTION E :: DRAWINGS

|   |                                       |
|---|---------------------------------------|
| District Map and Campus Vision Plan           | South (SW Caruthers St) Elevation     |
| Existing Conditions — Stearns Block           | West (Uphill) Elevation               |
| Existing Conditions — Hilltop Block           | West Partial Elevation                |
| Overall Site Plan                             | North (Campus Interior) Elevation     |
| Landscape Plan                                | East (Downhill) Elevation             |
| Landscape Sections                            | Enlarged Entry Court Elevation        |
| Landscape Materials                           | Building Sections                     |
| Landscape Details (1 of 2)                    | Wall Sections                         |
| Landscape Details (2 of 2)                    | Building Details — Cladding           |
| Floor Plan — Level 1                          | Building Details — Windows            |
| Floor Plan — Level 2                          | Building Details — Activity Elevation |
| Floor Plan — Level 3                          | Materials — Cladding                  |
| Roof Plan                                     | Materials — Windows                   |
| Artist Illustration — Activity Area           | Nonconforming Development Upgrades    |
| Artist Illustration — Building and Hill Climb |                                       |
| Vignettes — Overall                           |                                       |
| Vignettes — Detail                            |                                       |
| Overall Line Elevations                       |                                       |

DISTRICT MAP

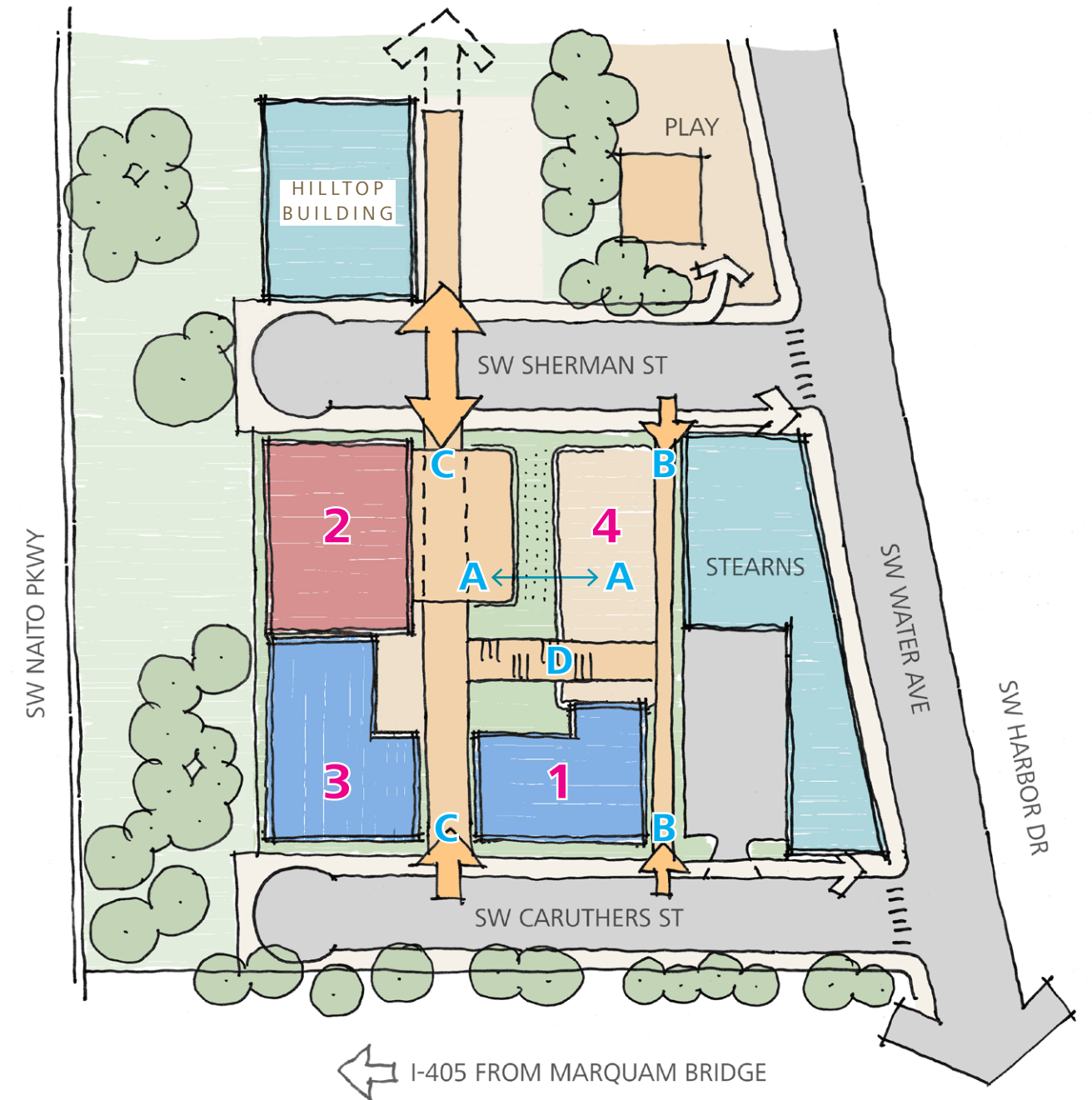
Magenta = Owned by The International School  
 Orange = Leased by The International School



CAMPUS VISION PLAN

Potential Campus Phasing  
 1 :: Phase One New Classroom Building  
 2 :: Gymnasium and Terrace  
 3 :: Classrooms and Library  
 4 :: Campus Open Space (replaces Large Modular)

Campus Outdoor Space Network  
 A :: Campus Terraces  
 B :: Lower Walk  
 C :: Upper Walk  
 D :: The Hill Climb







**EXISTING CONDITIONS/ DEMOLITION NOTES**

- |  |   |
|--|---|
| 1 EXISTING TREE TO BE REMOVED (TYP).   | 14 LOCATION OF PREVIOUSLY REMOVED SINGLE FAMILY HOMES. ALL UTILITIES TERMINATED PER CONDITIONS OF DEMOLITION PERMIT.  |
| 2 EXISTING 4' CHAIN LINK FENCE TO BE REMOVED.  | 15 EXISTING CONCRETE TO BE REMOVED.   |
| 3 EXISTING 5' CHAIN LINK FENCE TO BE REMOVED.  | 16 EXISTING WATER METERS TO BE REMOVED BY THE WATER BUREAU.   |
| 4 EXISTING 5' CHAIN LINK FENCE TO REMAIN.  | 17 EXISTING STREET SIGN (TYP).  |
| 5 EXISTING STACKED CONCRETE WALL TO REMAIN.  | 18 EXISTING STORM FACILITY.   |
| 6 EXISTING CONCRETE RETAINING WALL TO REMAIN.  | 19 WATER MAIN (SIZE FROM PORTLAND WATER BUREAU AND PORTLAND MAPS.   |
| 7 EXISTING WOOD RETAINING WALL TO REMAIN.  | 20 EXISTING CONCRETE RETAINING WALL TO BE REMOVED.  |
| 8 EXISTING STREET TREES TO REMAIN. NO TREE PROTECTION REQUIRED - TREES ARE OUTSIDE OF CONSTRUCTION LIMITS. | 21 EXISTING IRRIGATION SERVICE AND METER TO REMAIN. ONSITE IRRIGATION AND CONTROLS TO BE REVISED PER LANDSCAPE PLANS. |
| 9 EXISTING SITE LIGHT TO BE REMOVED.   |   |
| 10 EXISTING FIRE HYDRANT TO REMAIN.  |   |
| 11 EXISTING BOLLARDS.  |   |
| 12 EXISTING BICYCLE PARKING.   |   |
| 13 EXISTING CROSSWALK SIGN.  |   |

**TREE PROTECTION NOTES**

- |  |  |
|--|--|
| 1 24" EXISTING BIGLEAF MAPLE TREE TO BE RETAINED AND PROTECTED DURING CONSTRUCTION PER CITY STANDARD.* | 3 28" EXISTING BUCKEYE TREE TO BE RETAINED AND PROTECTED DURING CONSTRUCTION PER CITY STANDARD.* |
| 2 12" EXISTING PINE TREE TO BE RETAINED AND PROTECTED DURING CONSTRUCTION PER CITY STANDARD.*          | 4 30" EXISTING BUCKEYE TREE TO BE RETAINED AND PROTECTED DURING CONSTRUCTION PER CITY STANDARD.* |
- \* TREE PROTECTION MEASURES INCLUDE 1' RADIUS FOR EVERY INCH OF TREE DIAMETER OF 6" TALL METAL FENCE WITH 8" METAL POSTS PLUS SIGNAGE ON THE FENCE. TREE PROTECTION MEASURES ARE TO BE INSTALLED PRIOR TO CLEARING AND GRADING.

**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH (S)HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**EXISTING CONDITIONS PLAN**

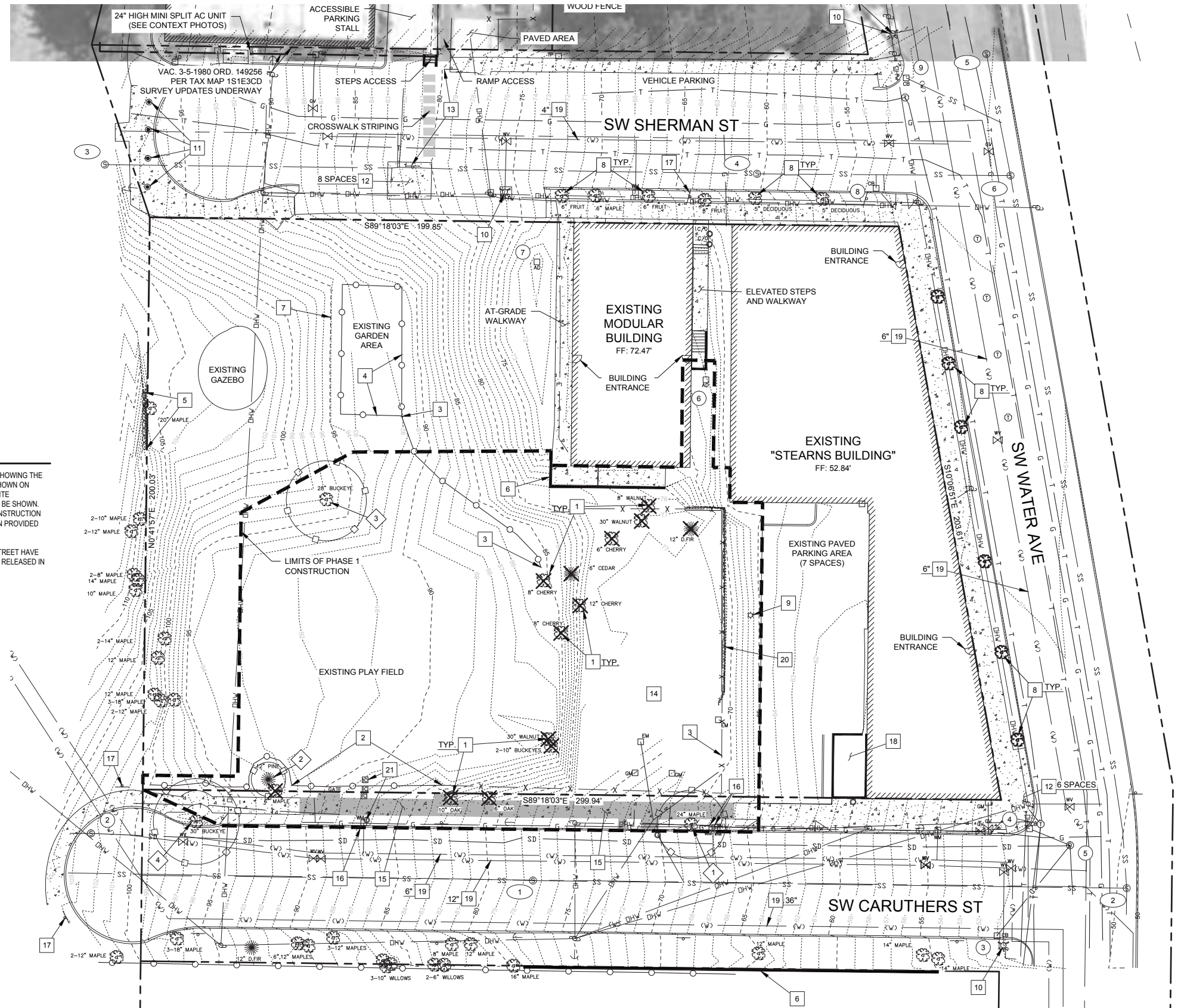
THIS PLAN IS INTENDED FOR USE AS AN EXISTING CONDITIONS PLAN SHOWING THE CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. INFORMATION SHOWN ON THIS PLAN WAS DEVELOPED FROM THE TOPOGRAPHIC SURVEY AND SITE OBSERVATIONS BY THE ENGINEER. NOT ALL SURFACE FEATURES MAY BE SHOWN. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION TO DETERMINE WORK SPECIFIC DETAILS. TOPOGRAPHIC INFORMATION PROVIDED BY ANDY PARIS AND ASSOCIATES, INC. DATED NOVEMBER 14, 2012.

CONDITIONS NORTH OF THE RIGHT-OF-WAY LINE FOR SW SHERMAN STREET HAVE NOT BEEN SURVEYED. THEY WERE OBTAINED FROM METRO GIS DATA RELEASED IN NOVEMBER 2014 AND AERIAL IMAGERY.

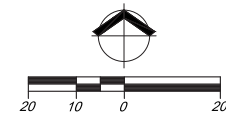
**LEGEND**

|  |                                    |  |                        |
|--|------------------------------------|--|------------------------|
|  | PROPERTY LINE                      |  | WATER METER            |
|  | EXISTING MAJOR CONTOUR             |  | WATER VALVE            |
|  | EXISTING MINOR CONTOUR             |  | FIRE HYDRANT           |
|  | EXISTING WATER LINE (ASSUMED)      |  | IRRIGATION CONTROL BOX |
|  | EXISTING NATURAL GAS LINE          |  | SANITARY SEWER MANHOLE |
|  | EXISTING SANITARY SEWER LINE       |  | STORM MANHOLE          |
|  | EXISTING STORM DRAINAGE LINE       |  | CATCH BASIN            |
|  | EXISTING OVERHEAD UTILITY LINES    |  | AREA DRAIN             |
|  | EXISTING UNDERGROUND TELECOM. LINE |  | CLEANOUT               |
|  | EXISTING UNDERGROUND ELECTRIC LINE |  | GAS VALVE              |
|  | EXISTING CONCRETE                  |  | GAS METER              |
|  | REMOVE EXISTING CONCRETE           |  | UTILITY POLE           |
|  | PROPOSED TREE PROTECTION FENCING   |  | ELECTRIC METER         |
|  |                                    |  | GUY ANCHOR             |
|  |                                    |  | LIGHT POLE             |
|  |                                    |  | TELEPHONE PEDISTAL     |
|  |                                    |  | TELECOM. MANHOLE LID   |
|  |                                    |  | TRAFFIC SIGN           |
|  |                                    |  | BOLLARD                |

See following sheet "Hilltop Block" for storm and sanitary notes.







**EXISTING STORM DRAIN TABLE**

\*SIZES SHOWN ARE FROM SURVEY. SIZES NOTED WITH PARENTHESES ( ) ARE FROM PORTLAND MAPS AS BUILTS.

- |  |  |
|--|--|
| <p>1 STORM MANHOLE<br/>RIM: 113.14'<br/>IE IN (W) 15" CONC: 101.5'<br/>IE OUT (NE) 15" CONC: 101.3'</p> <p>2 STORM MANHOLE*<br/>RIM: 102.03'<br/>IE IN (W) 24" (27") CONC: 90.5'<br/>IE OUT (E) 24" (27") CONC: 90.1'</p> <p>3 STORM CATCH BASIN<br/>RIM: 50.79'<br/>IE OUT (NE) 6" PVC: 48.1'</p> <p>4 STORM CATCH BASIN<br/>W/BIO FILTER<br/>RIM: 50.49'</p> <p>5 STORM MANHOLE*<br/>RIM: 50.59'<br/>IE IN (SW) 6" PVC: 48.2'<br/>IE IN (W) 24" (27") CONC: 41.4'<br/>IE OUT (S) 24" (27") CONC: 41.1'</p> | <p>6 STORM AREA DRAIN<br/>RIM: 67.37'<br/>OUT (N): 65.7'</p> <p>7 STORM AREA DRAIN<br/>RIM: 70.40'<br/>OUT (N): PLUGGED</p> <p>8 STORM CATCH BASIN<br/>RIM: 53.28'<br/>IE OUT (N) 8": 48.1'</p> <p>9 STORM CATCH BASIN<br/>RIM: 52.41'<br/>IE OUT (SE) 8": 49.0'</p> |
|--|--|

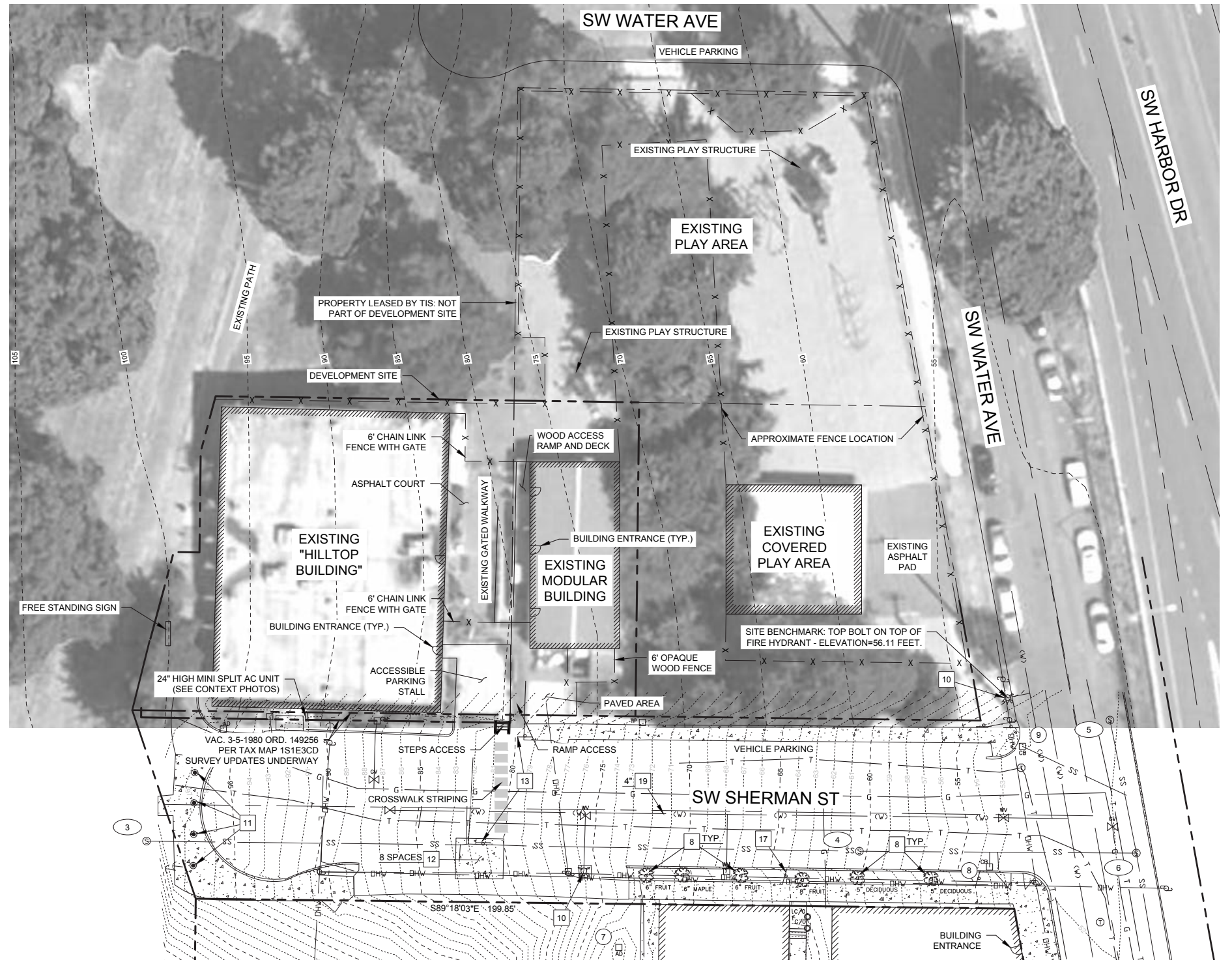
**EXISTING SANITARY SEWER TABLE**

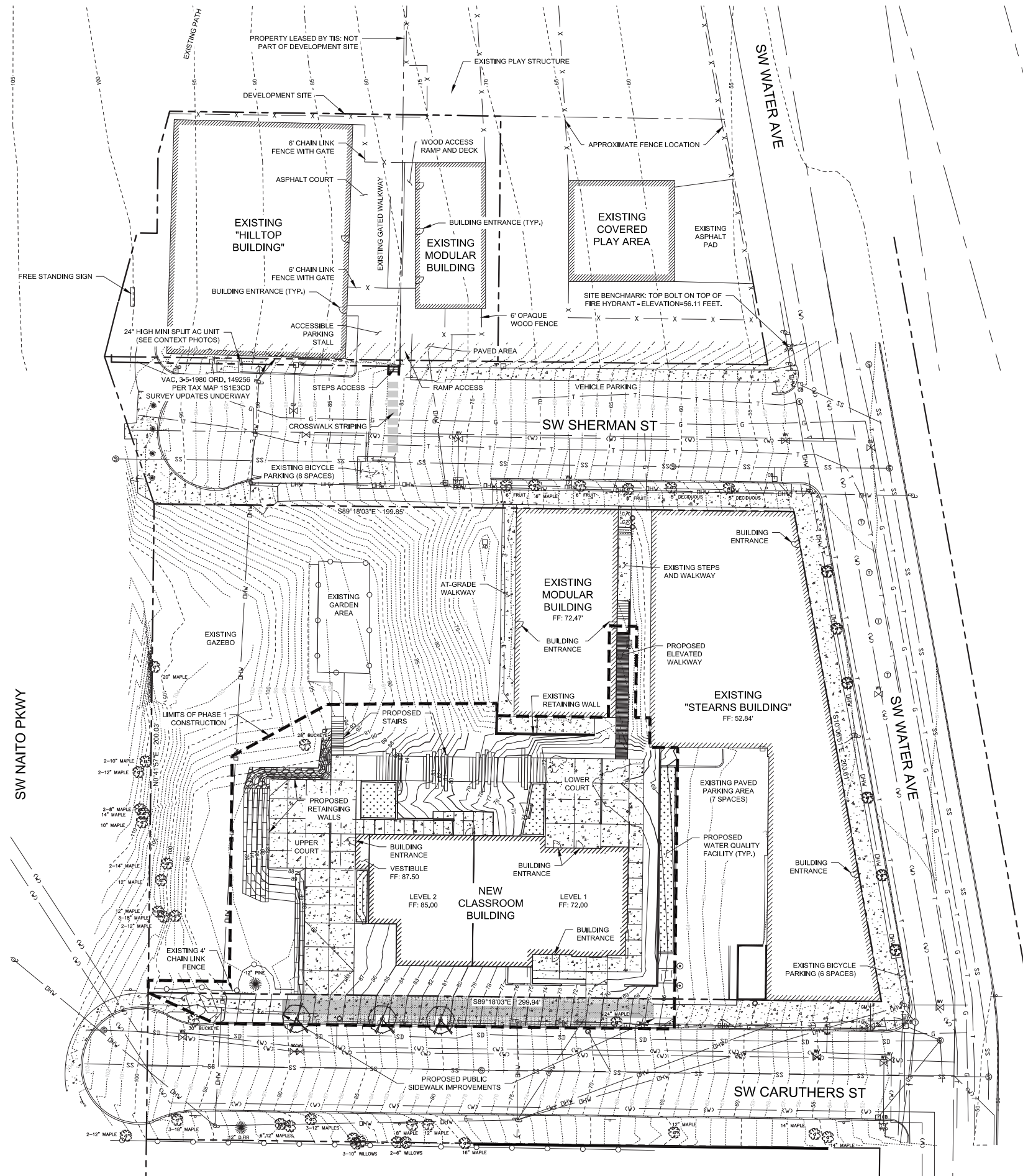
\*SIZES SHOWN ARE FROM SURVEY. SIZES NOTED WITH PARENTHESES ( ) ARE FROM PORTLAND MAPS AS BUILTS.

- |  |  |
|--|--|
| <p>1 SANITARY SEWER MANHOLE*<br/>RIM: 77.53'<br/>IE IN (W) 18" (15") CONC: 66.6'<br/>IE OUT (E) 18" (15") CONC: 66.5'</p> <p>2 SANITARY SEWER MANHOLE*<br/>RIM: 49.98'<br/>IE IN (W) 18" (15") CONC: 33.8'<br/>IE IN (N) 18" (24") CONC: 32.6'<br/>IE OUT (S) 18" (24") CONC: 32.4'</p> <p>3 SANITARY SEWER MANHOLE*<br/>RIM: 99.54'<br/>IE (E) (14"): UNKNOWN</p> | <p>4 SANITARY SEWER MANHOLE*<br/>RIM: 60.52'<br/>IE IN (W) 12" (14") CONC: 49.6'<br/>IE OUT (E) 12" (14") CONC: 49.4'</p> <p>5 SANITARY SEWER MANHOLE*<br/>RIM: 52.25'<br/>IE (S) (24"): UNKNOWN</p> <p>6 SANITARY SEWER MANHOLE*<br/>RIM: 51.80'<br/>IE IN (W) 12" (14") CONC: 41.8'<br/>IE IN (N) 24" CONC: 39.7'<br/>IE OUT (S) 24" CONC: 39.7'</p> |
|--|--|

See previous sheet "Stearns Block" for keynotes and legend.

Note: Public Works Appeal has been filed for SW Sherman: results pending





LEGEND

|  |                                    |  |                        |
|--|------------------------------------|--|------------------------|
|  | PROPERTY LINE                      |  | WATER METER            |
|  | EXISTING MAJOR CONTOUR             |  | WATER VALVE            |
|  | EXISTING MINOR CONTOUR             |  | FIRE HYDRANT           |
|  | PROPOSED MAJOR CONTOUR LINE        |  | IRRIGATION CONTROL BOX |
|  | PROPOSED MINOR CONTOUR LINE        |  | SANITARY SEWER MANHOLE |
|  | EXISTING WATER LINE (ASSUMED)      |  | STORM MANHOLE          |
|  | EXISTING NATURAL GAS LINE          |  | CATCH BASIN            |
|  | EXISTING SANITARY SEWER LINE       |  | AREA DRAIN             |
|  | EXISTING STORM DRAINAGE LINE       |  | CLEANOUT               |
|  | EXISTING OVERHEAD UTILITY LINES    |  | GAS VALVE              |
|  | EXISTING UNDERGROUND ELECTRIC LINE |  | GAS METER              |
|  | EXISTING UNDERGROUND TELECOM LINE  |  | UTILITY POLE           |
|  | EXISTING CONCRETE                  |  | ELECTRIC METER         |
|  | PROPOSED PUBLIC SIDEWALK           |  | GUY ANCHOR             |
|  | PROPOSED BUILDING LINE             |  | LIGHT POLE             |
|  | PROPOSED WATER QUALITY FACILITY    |  | TELEPHONE PEDISTAL     |
|  | PROPOSED CONCRETE RETAINING WALL   |  | TELECOM MANHOLE LID    |
|  | PROPOSED BOULDER WALL              |  | TRAFFIC SIGN           |
|  | PROPOSED STAIRS                    |  | BOLLARD                |



LEGEND

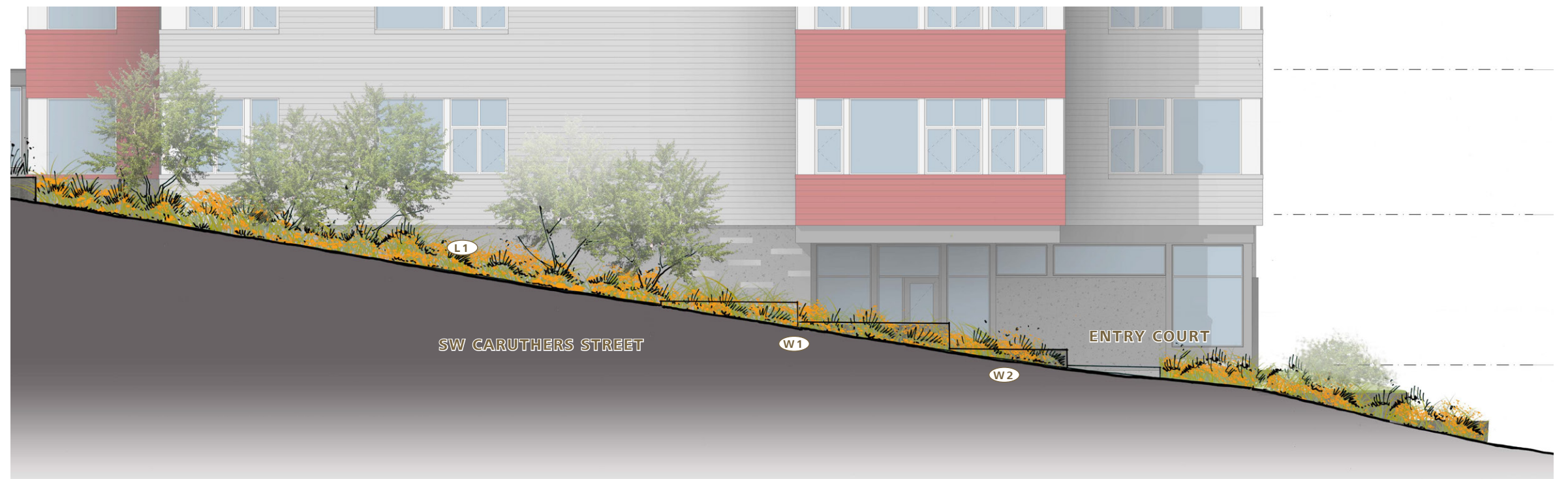
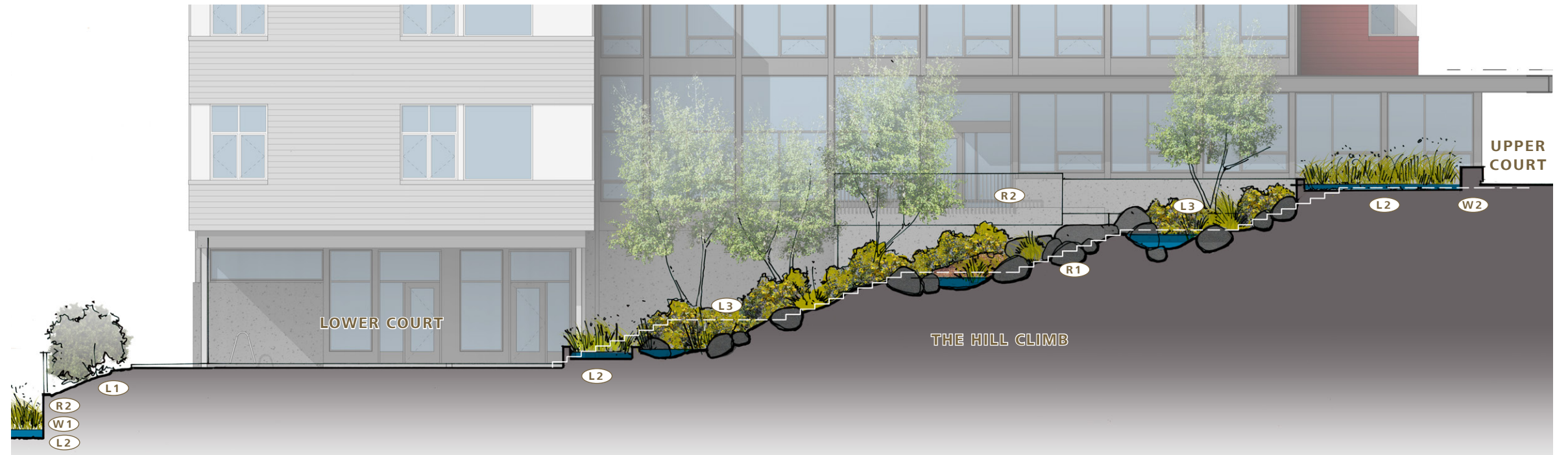
- W1 Concrete wall
- W2 Concrete seat wall, see E-11 for details
- W3 Concrete block seat walls, see E-11 for detail
- W4 Boulder wall
  
- L1 Planting area
- L2 Stormwater planter
- L3 Rain path boulders & vegetation
  
- R1 Concrete steps with steel handrails, see E-11 for detail
- R2 Steel guardrail, see E-12 for details
- R3 Concrete and opaque steel fence for new PGE transformer
- R4 Elevated wood walkway with guardrail, see E-12 for details
- R5 Existing chain link fence
- R6 Existing concrete steps and walk
- R7 Recessed vault for fire double check assembly (DCDA)
- B1 Covered bicycle parking, see building plans for number of provided spaces
- T1 24" Existing Maple Tree to be retain & protected during construction per city standard
- T2 12" Existing Pine Tree to be retain & protected during construction per city standard
- T3 26" Existing Buckeye Tree to be retain & protected during construction
- T4 30" Existing Buckeye Tree to be retain & protected during construction
- T5 Proposed Street Tree
- 12' Tall LED Pole-Top Luminaire





LEGEND

- W1 Concrete wall
- W2 Concrete seat wall
- W3 Concrete block seat wall
  
- L1 Planting area
- L2 Stormwater planter
- L3 Rain path boulders & vegetation
  
- R1 Concrete steps with steel handrails
- R2 Steel guardrail







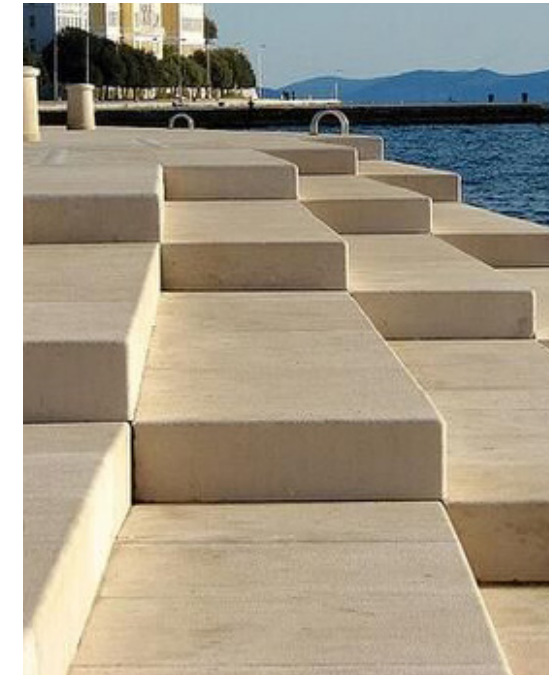
BOULDER WALL



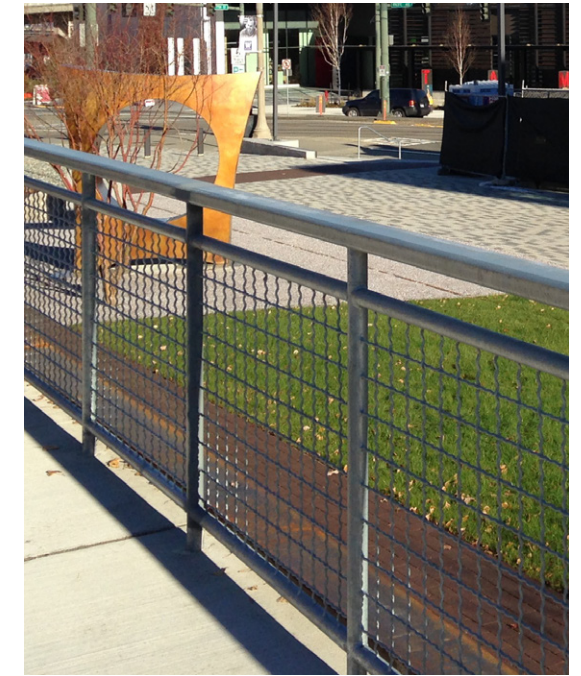
CONCRETE SITE STEPS



CONCRETE SEAT WALL



CONCRETE BLOCK WALL



GUARDRAIL



VINE MAPLE



SERVICEBERRY



RAIN PATH BOULDERS AND VEGETATION



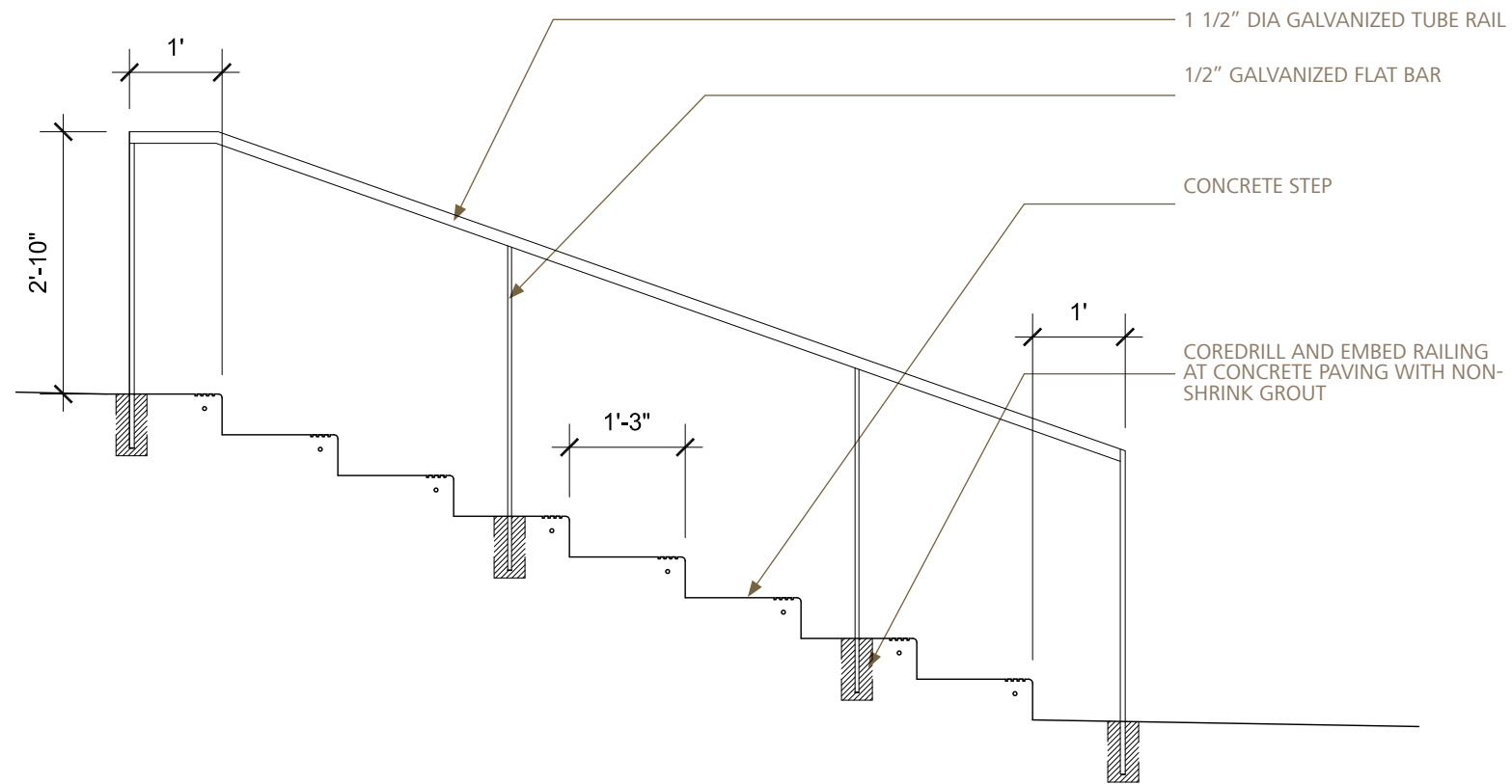
HILL CLIMB PLANTING PALETTE



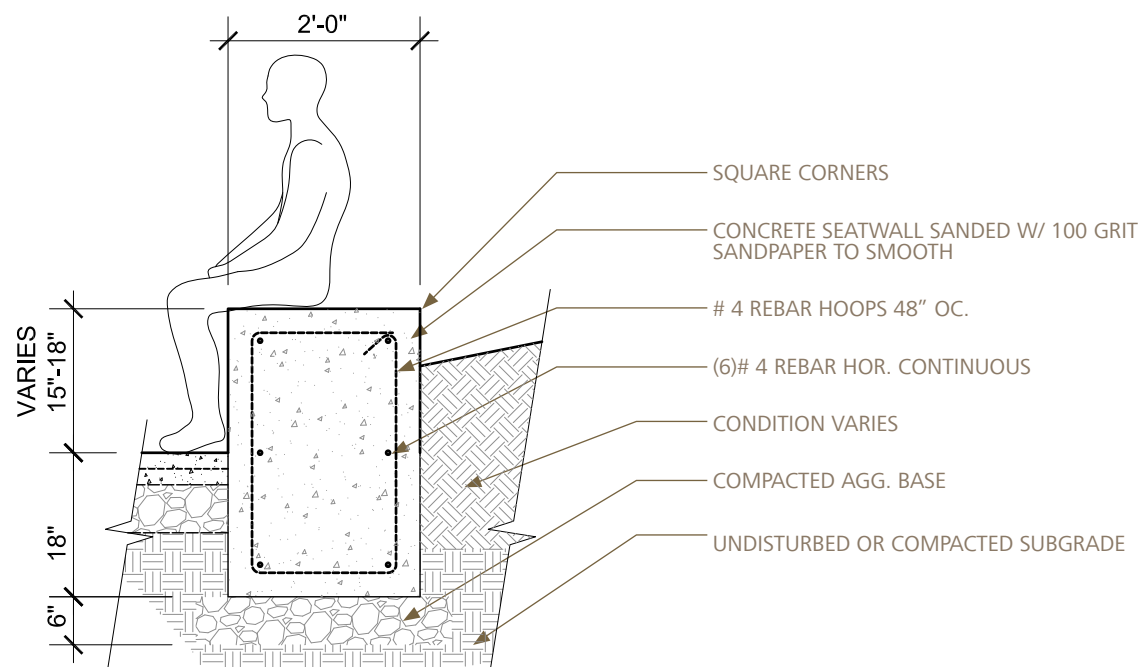
12' TALL LED POLE-TOP

Basis-of-design: Ligman "Light Linear Pole Top"  
Finish: powder coat "matt silver"

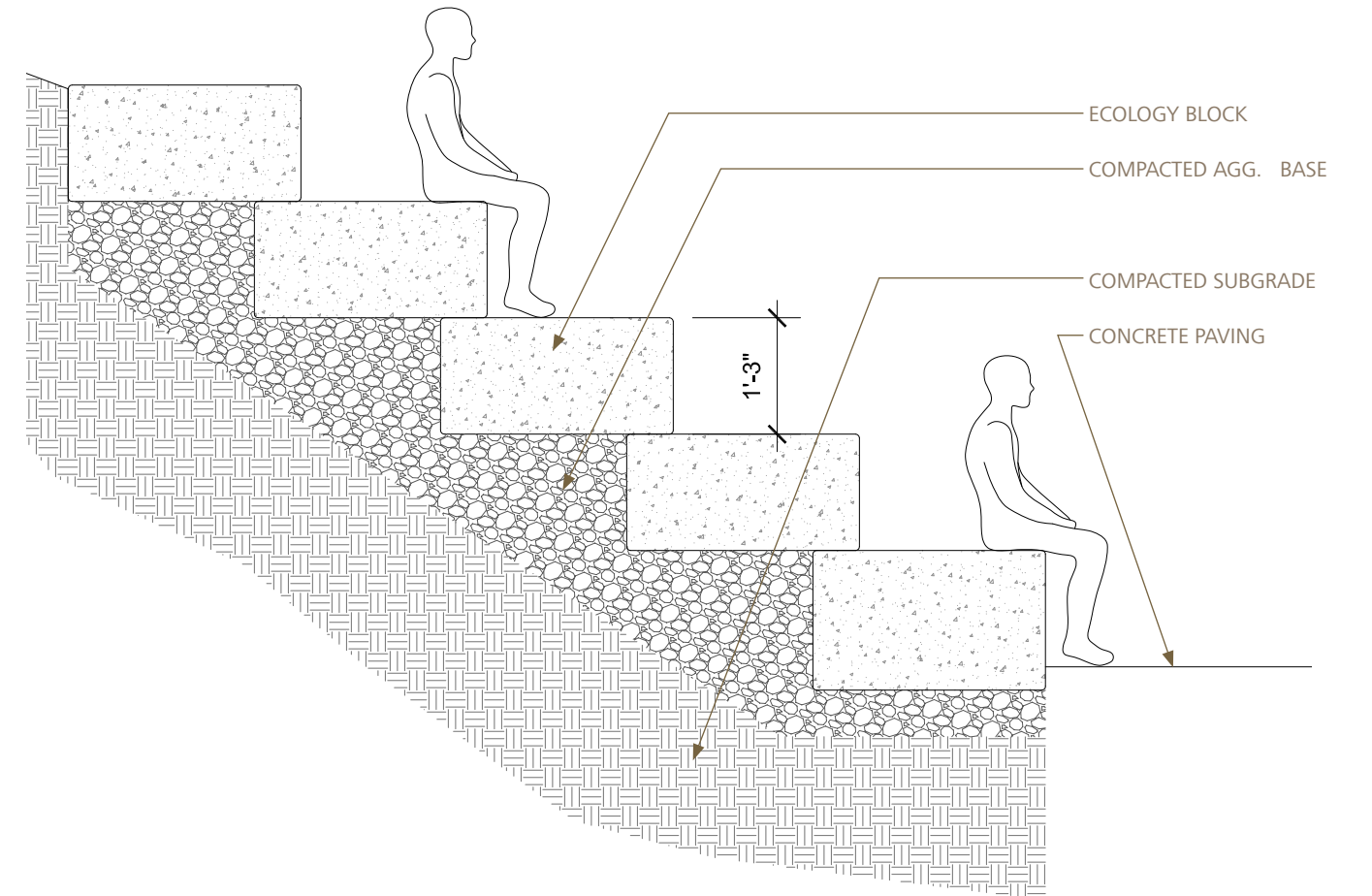




HANDRAIL ELEVATION AT CONCRETE STEPS 1/2" = 1'-0"



SEATWALL SECTION AT ENTRY COURT 1/2" = 1'-0"

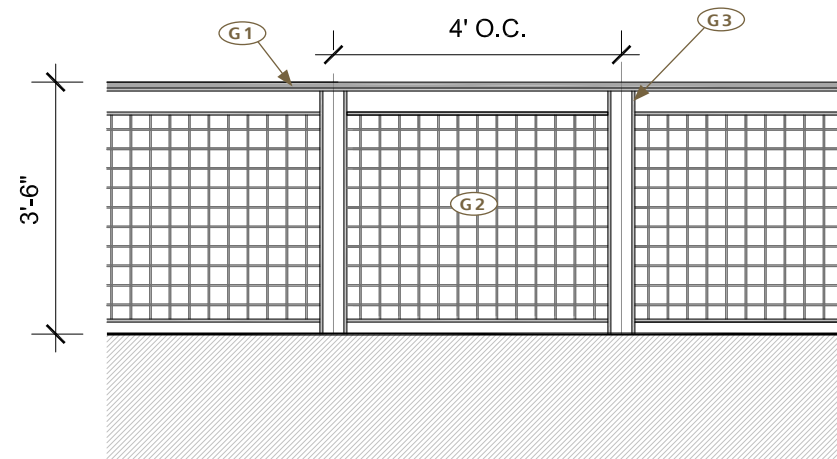


CONCRETE BLOCK SEAT WALLS 1/2" = 1'-0"

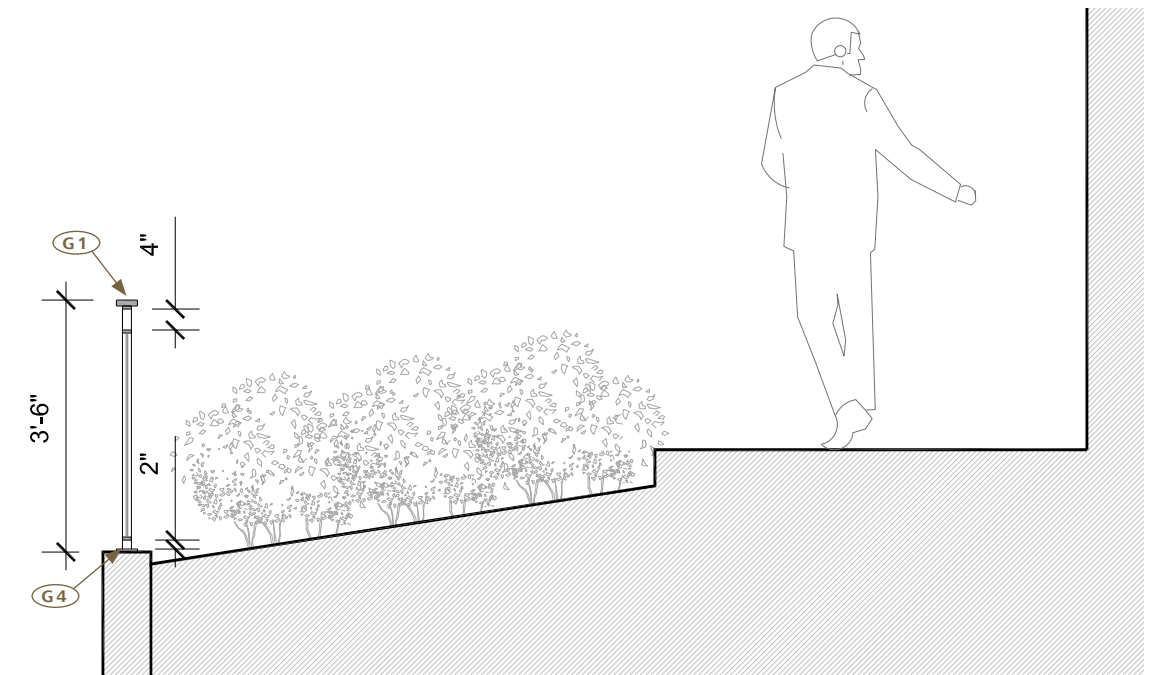
**GUARDRAIL AT CONCRETE WALL**

3/8" = 1'-0"

- G1 Wood Top Rail
- G2 Galvanized Steel Mesh Panel
- G3 Galvanized Steel Flat Bar Post
- G4 Embed Steel Plate



GUARDRAIL ELEVATION

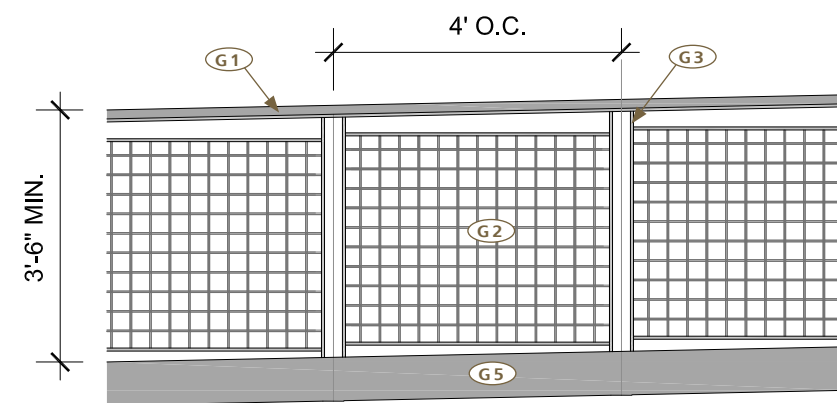


GUARDRAIL SECTION

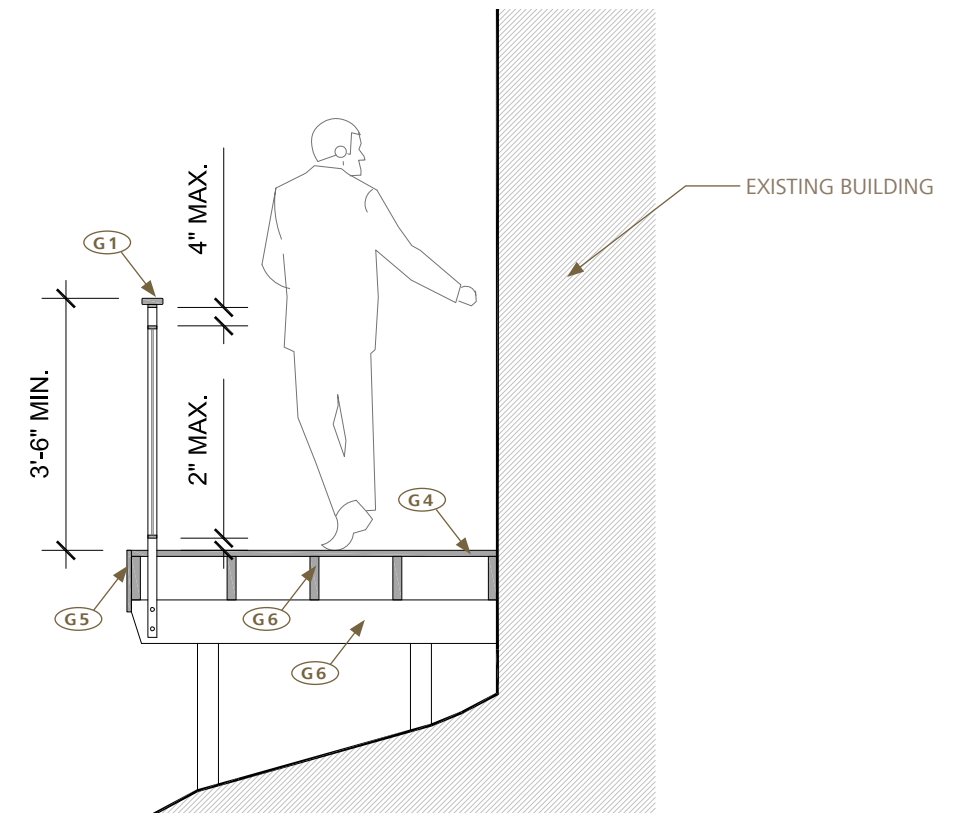
**GUARDRAIL AT ELEVATED WOOD WALKWAY**

3/8" = 1'-0"

- G1 Wood Top Rail
- G2 Galvanized Steel Mesh Panel
- G3 Galvanized Steel Flat Bar Post
- G4 Track Deck
- G5 Wood Rim Joist
- G6 Pressure Treated Frame

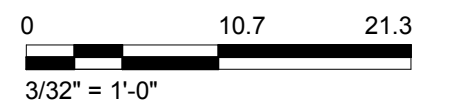


GUARDRAIL ELEVATION



ELEVATED WOOD WALKWAY SECTION

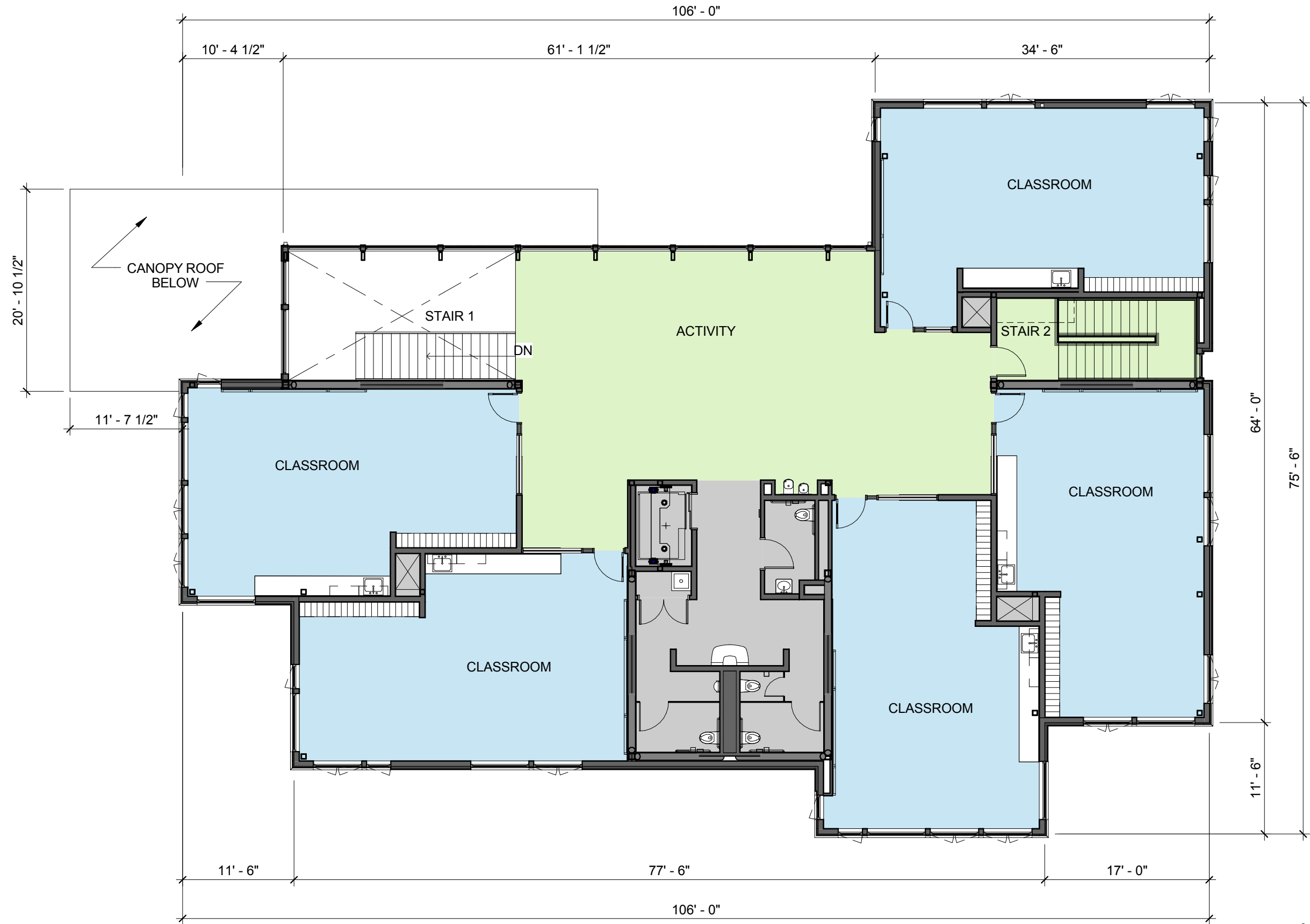








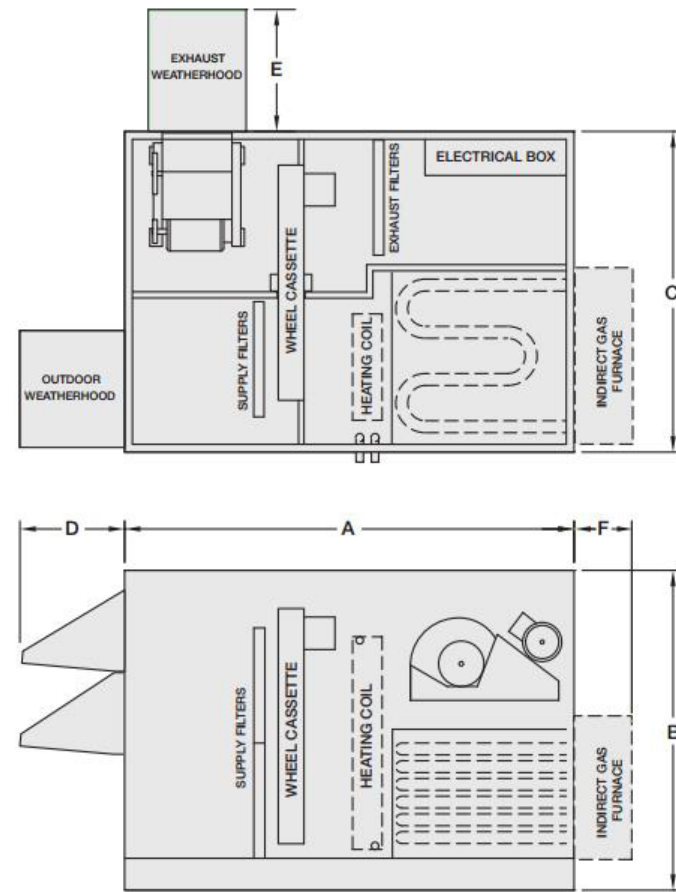
FLOOR PLAN – LEVEL 2





| Model   | A     | B    | C    | D    | E    | Approx. Weight (lbs.)* | Airflow Range (CFM) |
|---------|-------|------|------|------|------|------------------------|---------------------|
| ERCH-20 | 76.2  | 54.2 | 54.3 | 17.7 | 20.8 | 1550                   | 1,000 - 2,200       |
| ERCH-45 | 84.3  | 70.2 | 64.4 | 21.7 | 20.7 | 2325                   | 2,200 - 4,400       |
| ERCH-55 | 97.5  | 71   | 75.2 | 21.7 | 23.6 | 3000                   | 4,200 - 6,000       |
| ERCH-90 | 109.5 | 89   | 94.5 | 26.7 | 25.5 | 4300                   | 6,000 - 10,000      |

All dimensions are shown in inches.  
 \*All weights include weatherhood, indirect gas furnace, supply and exhaust filters.

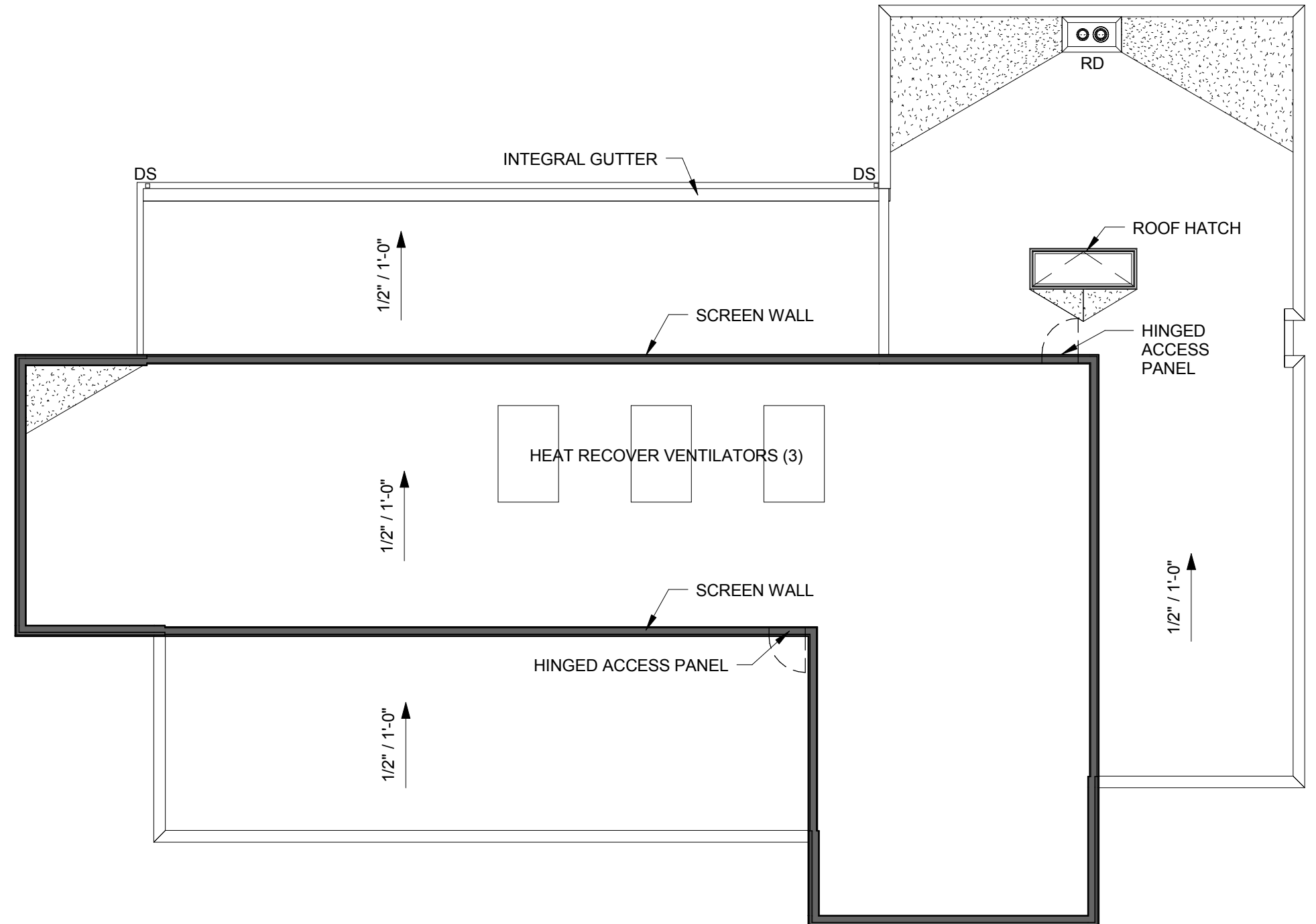


Drawings show both heating coil and indirect gas furnace options.  
 Electric heat is also available. Only one can be selected.

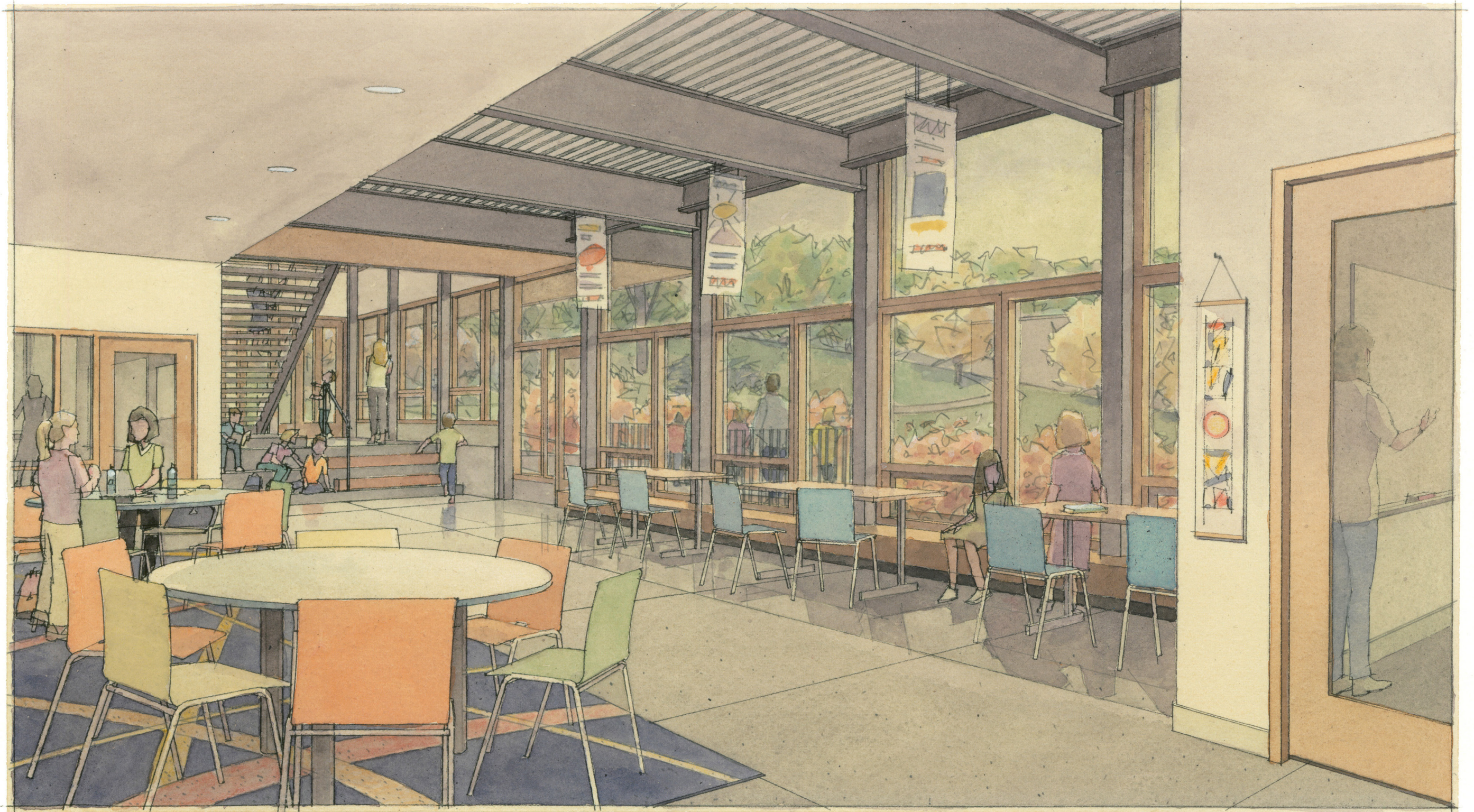
### HEAT RECOVERY VENTILATORS

Basis-of-design: Greenheck ERCH-20  
 Approximate dimensions: 76"L x 54"W x 54"T + curb height

No rooftop equipment will not be taller than the Screen Wall

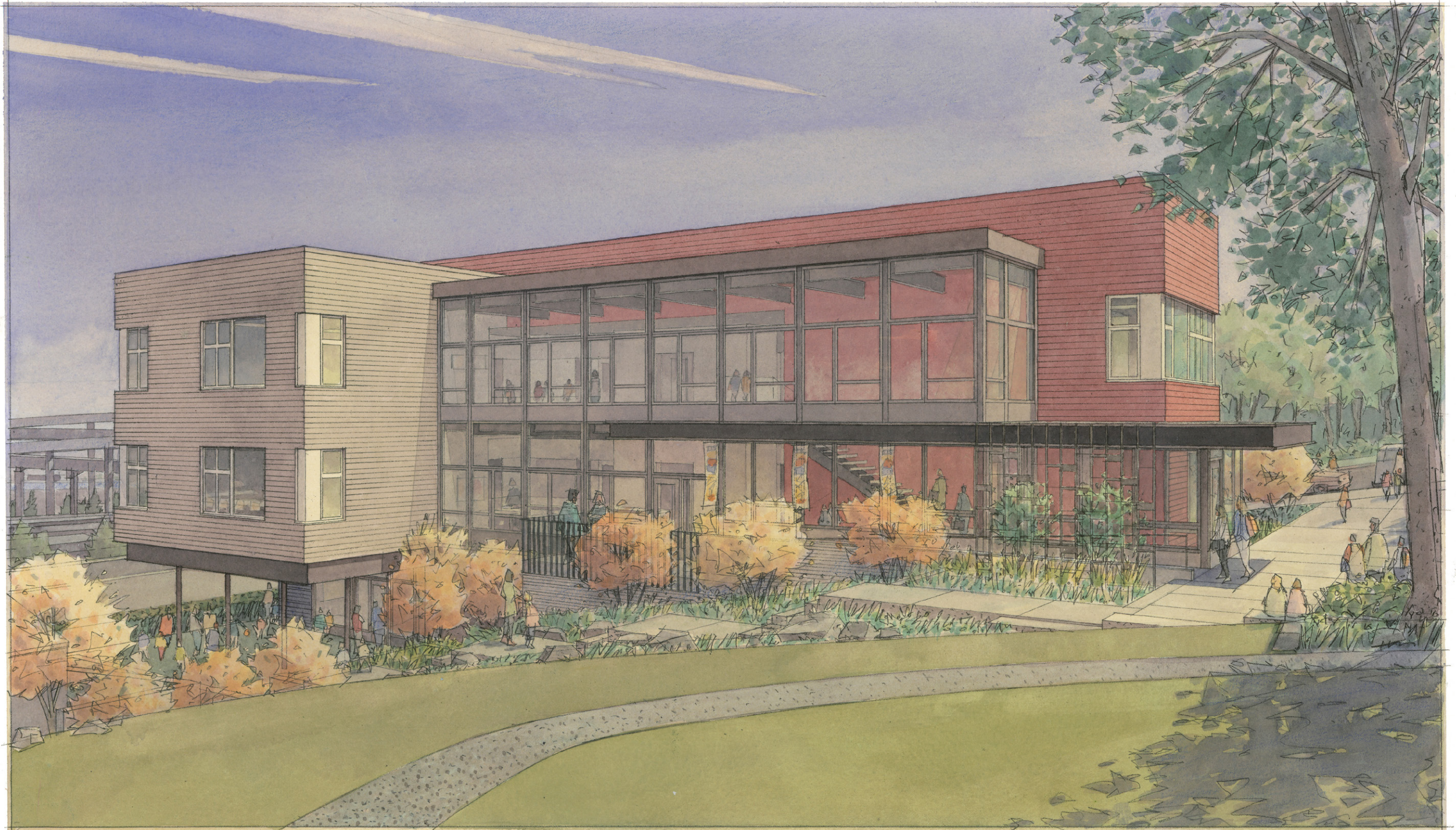






ARTIST ILLUSTRATION – ACTIVITY AREA





Note: Illustration does not reflect proposed cladding





AERIAL VIEW



VIEW FROM CORNER OF SW WATER AND SW CARUTHERS

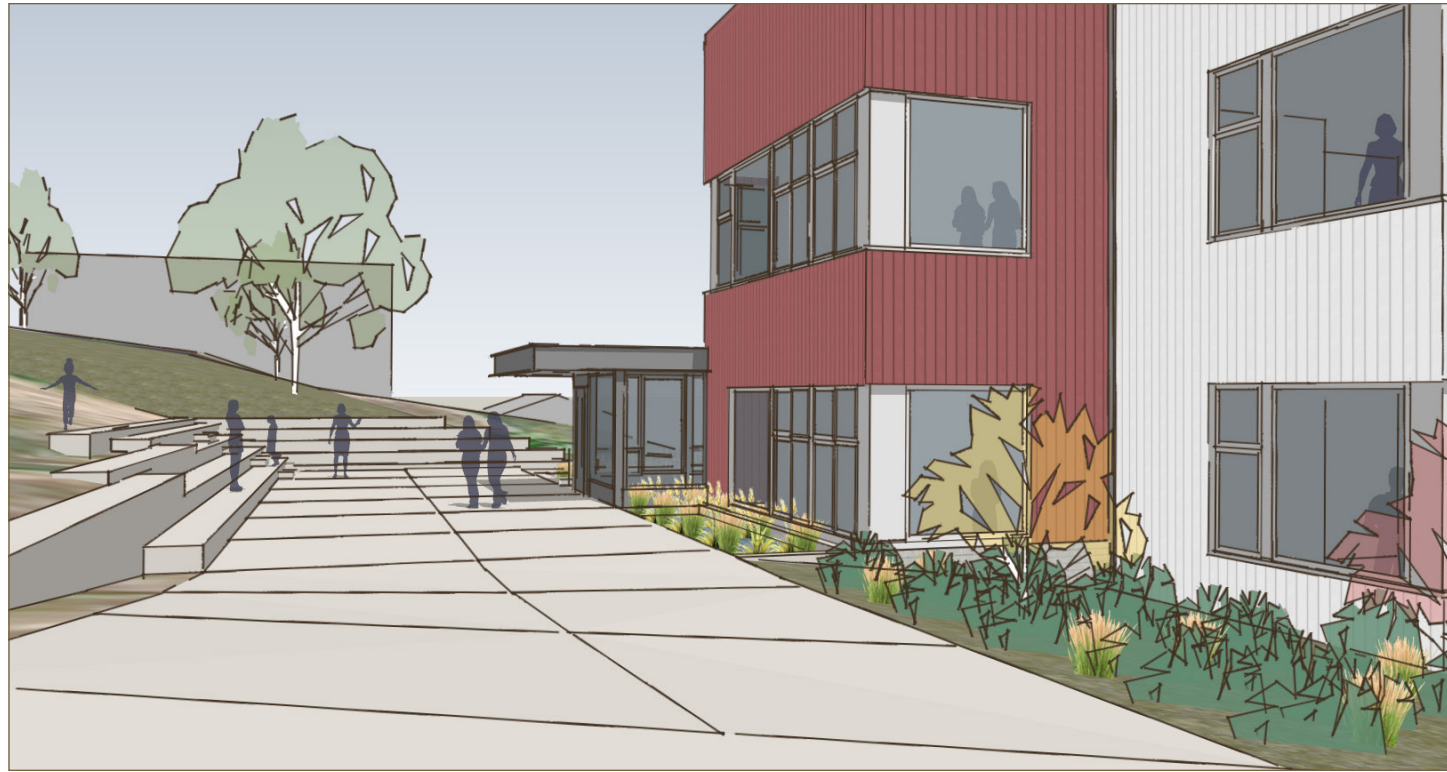


DOWNHILL CARUTHERS VIEW



UPHILL CARUTHERS VIEW





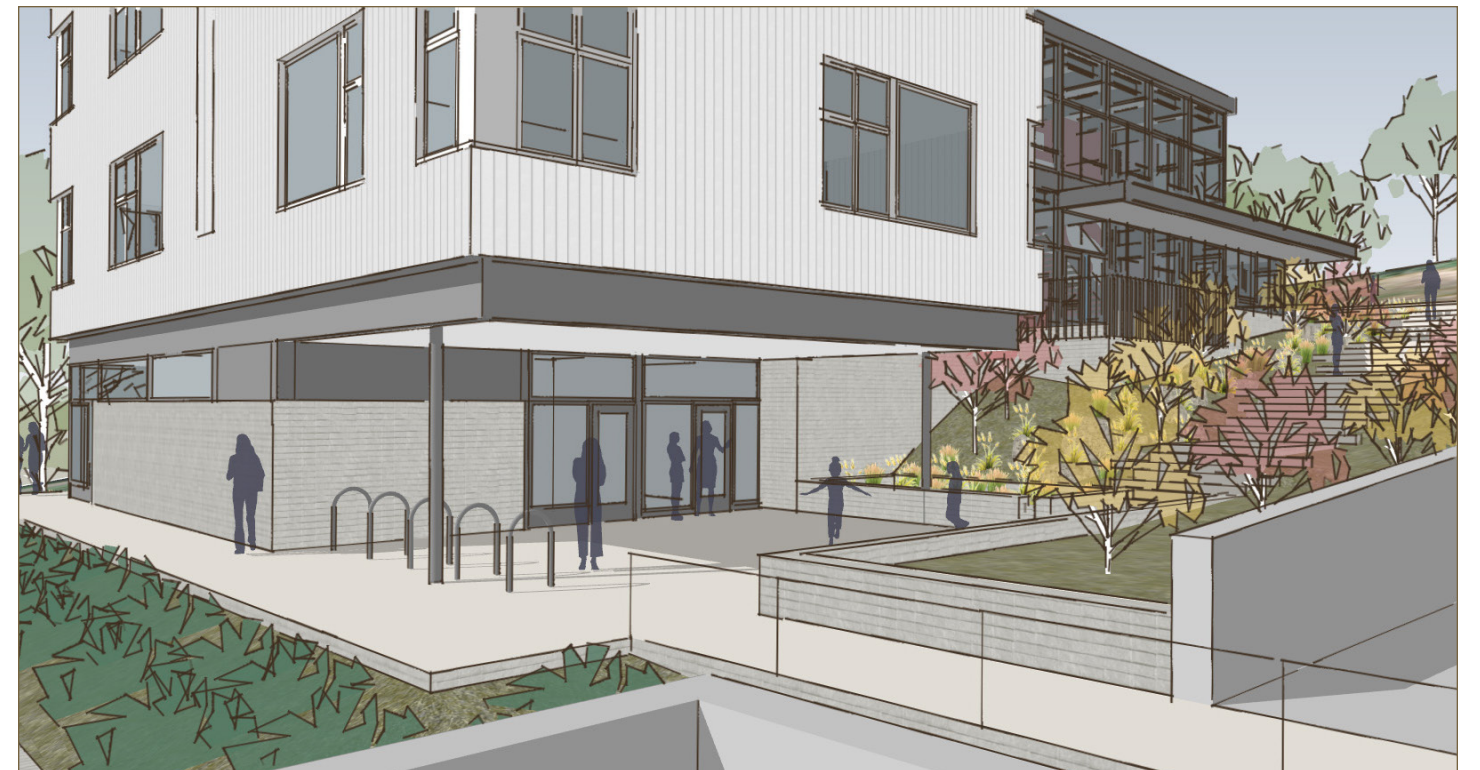
UPPER WALK



CORNER WINDOWS VIEWED FROM SW CARUTHERS SIDEWALK



ENTRY COURT



LOWER COURT AND HILL CLIMB





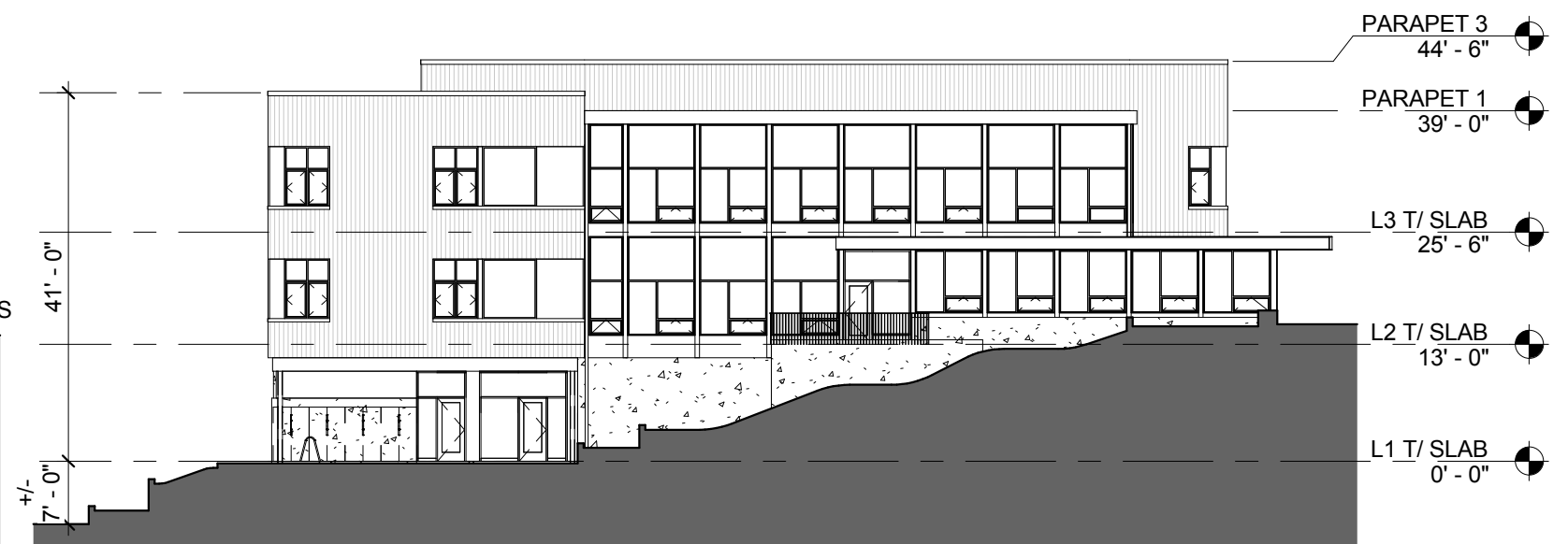
EAST (DOWNHILL) ELEVATION



SOUTH (SW CARUTHERS ST) ELEVATION

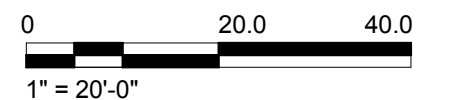


WEST (UPHILL) ELEVATION








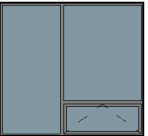

NORTH (CAMPUS INTERIOR) ELEVATION

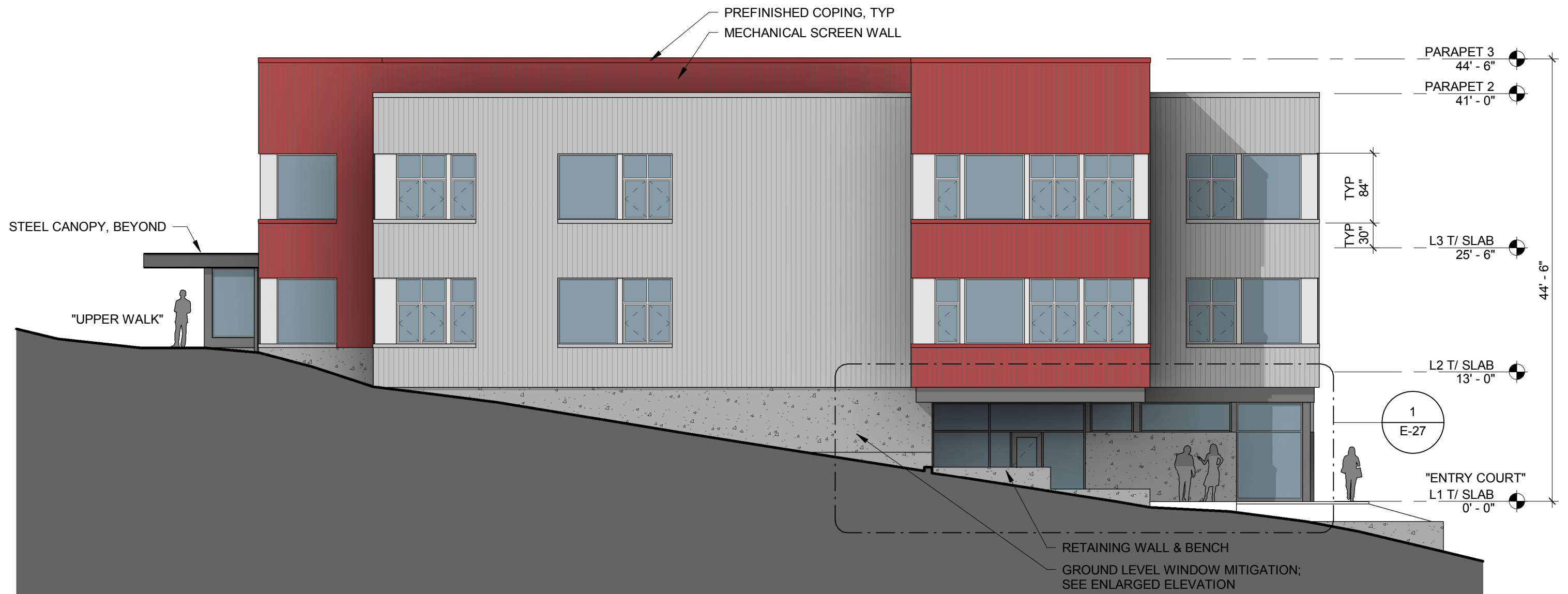
OVERALL LINE ELEVATIONS



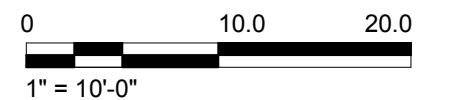


ELEVATION LEGEND



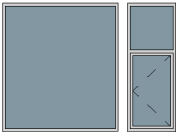


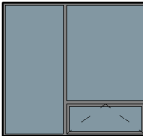

|   |   |  |   |  |
|---|---|--|---|--|
|  |  | FIELD CLADDING:<br>PREFINISHED RIBBED METAL WALL PANEL<br>COLORS: "LIGHT GRAY" AND "RED"               |  | CLASSROOM WINDOWS:<br>COMMERCIAL GRADE VINYL<br>COLOR: "LIGHT GRAY"<br>CASEMENT OPERATION                  |
|  |  | INFILL AND TRIM PANELS:<br>PREFINISHED SMOOTH METAL WALL PANEL<br>COLORS: "LIGHT GRAY" AND "DARK GRAY" |  | PUBLIC AREA WINDOWS:<br>STOREFRONT<br>AND CLAD WOOD, WHERE NOTED<br>COLOR: "DARK GRAY"<br>AWNING OPERATION |
|  |   | EXPOSED FOUNDATIONS:<br>CAST-IN PLACE CONCRETE<br>SMOOTH ARCHITECTURAL FINISH                          |   |  |

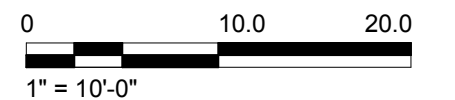


SOUTH (SW CARUTHERS ST) ELEVATION





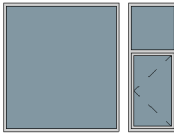


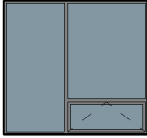
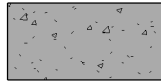
ELEVATION LEGEND

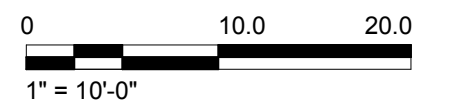
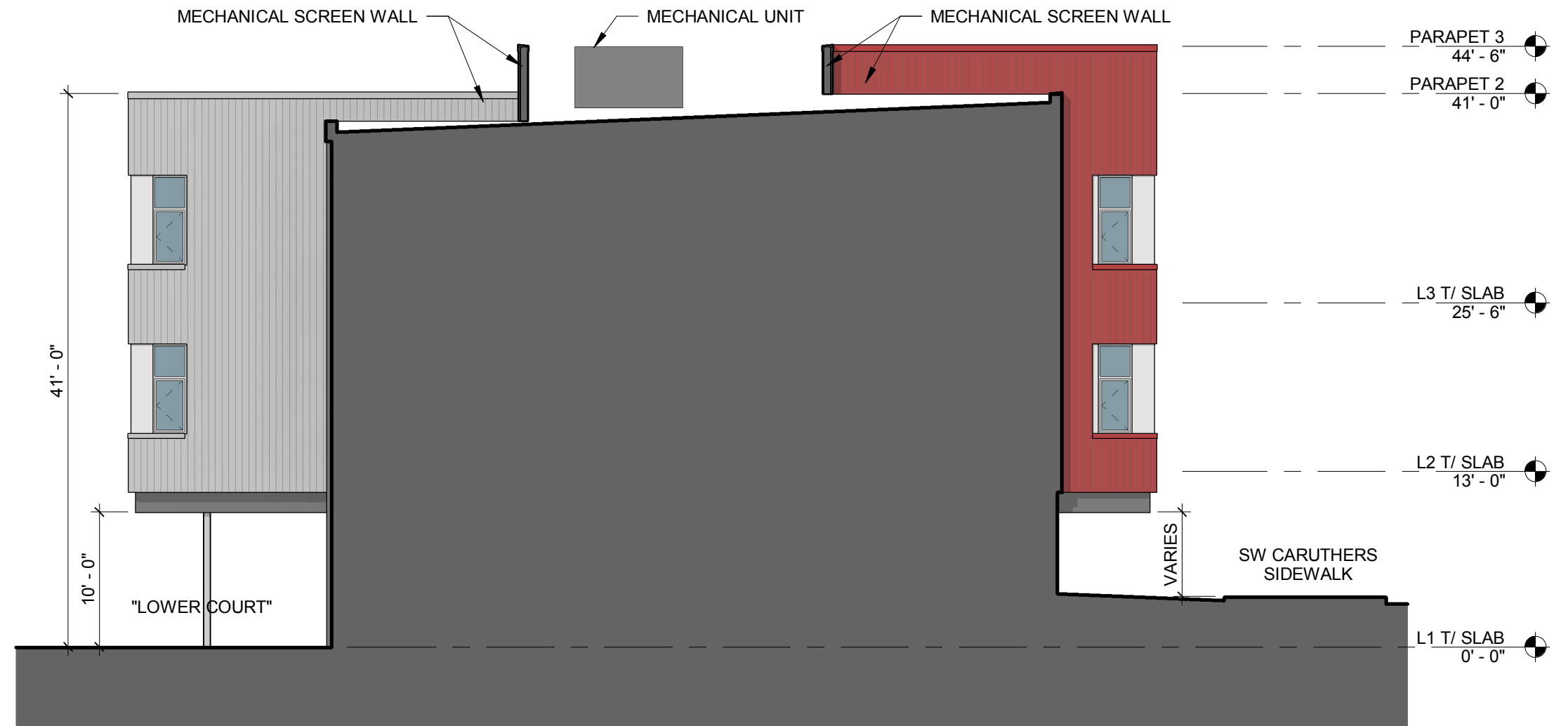
|   |   |  |   |  |
|---|---|--|---|--|
|  |  | FIELD CLADDING:<br>PREFINISHED RIBBED METAL WALL PANEL<br>COLORS: "LIGHT GRAY" AND "RED"               |  | CLASSROOM WINDOWS:<br>COMMERCIAL GRADE VINYL<br>COLOR: "LIGHT GRAY"<br>CASEMENT OPERATION                  |
|  |  | INFILL AND TRIM PANELS:<br>PREFINISHED SMOOTH METAL WALL PANEL<br>COLORS: "LIGHT GRAY" AND "DARK GRAY" |  | PUBLIC AREA WINDOWS:<br>STOREFRONT<br>AND CLAD WOOD, WHERE NOTED<br>COLOR: "DARK GRAY"<br>AWNING OPERATION |
|  |   | EXPOSED FOUNDATIONS:<br>CAST-IN PLACE CONCRETE<br>SMOOTH ARCHITECTURAL FINISH                          |   |  |





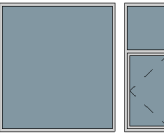


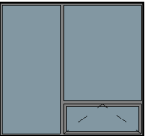
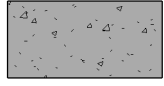


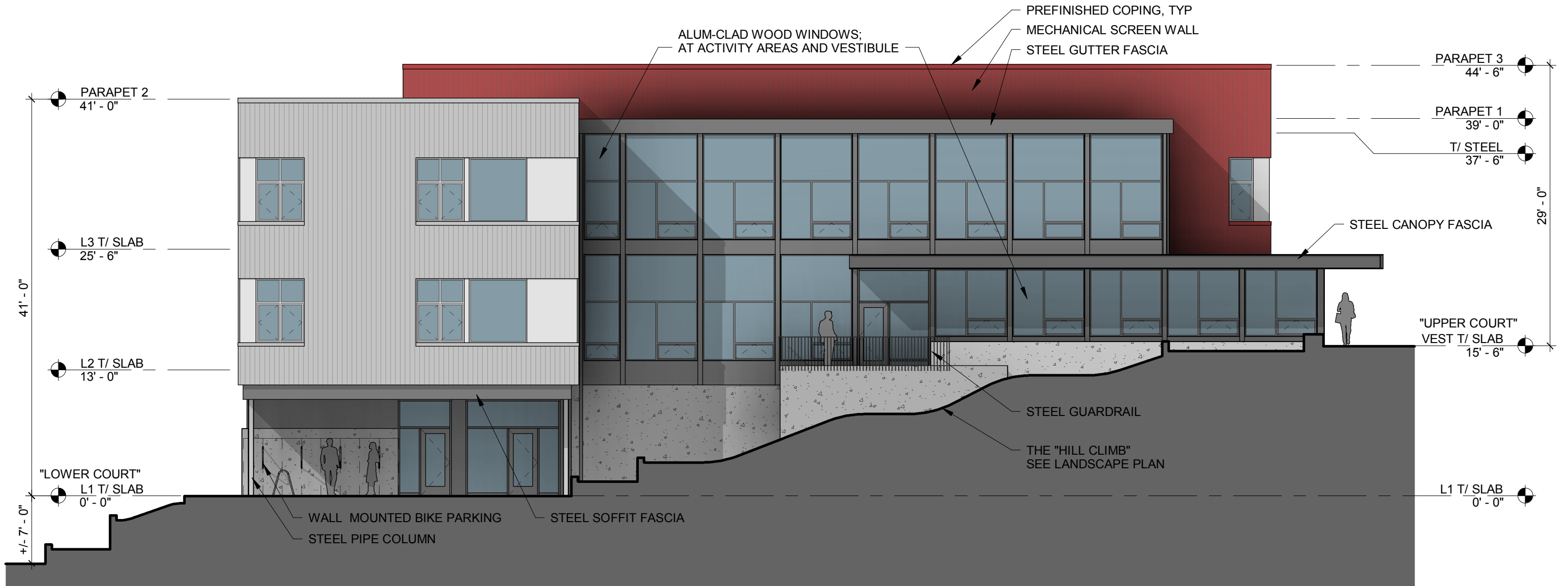
ELEVATION LEGEND

|   |   |  |   |  |
|---|---|--|---|--|
|  |  | FIELD CLADDING:<br>PREFINISHED RIBBED METAL WALL PANEL<br>COLORS: "LIGHT GRAY" AND "RED"               |  | CLASSROOM WINDOWS:<br>COMMERCIAL GRADE VINYL<br>COLOR: "LIGHT GRAY"<br>CASEMENT OPERATION                  |
|  |  | INFILL AND TRIM PANELS:<br>PREFINISHED SMOOTH METAL WALL PANEL<br>COLORS: "LIGHT GRAY" AND "DARK GRAY" |  | PUBLIC AREA WINDOWS:<br>STOREFRONT<br>AND CLAD WOOD, WHERE NOTED<br>COLOR: "DARK GRAY"<br>AWNING OPERATION |
|  |   | EXPOSED FOUNDATIONS:<br>CAST-IN PLACE CONCRETE<br>SMOOTH ARCHITECTURAL FINISH                          |   |  |



ELEVATION LEGEND



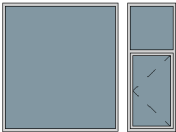


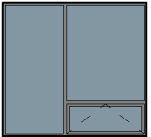
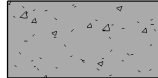
|   |   |  |   |  |
|---|---|--|---|--|
|  |  | FIELD CLADDING:<br>PREFINISHED RIBBED METAL WALL PANEL<br>COLORS: "LIGHT GRAY" AND "RED"               |  | CLASSROOM WINDOWS:<br>COMMERCIAL GRADE VINYL<br>COLOR: "LIGHT GRAY"<br>CASEMENT OPERATION                  |
|  |  | INFILL AND TRIM PANELS:<br>PREFINISHED SMOOTH METAL WALL PANEL<br>COLORS: "LIGHT GRAY" AND "DARK GRAY" |  | PUBLIC AREA WINDOWS:<br>STOREFRONT<br>AND CLAD WOOD, WHERE NOTED<br>COLOR: "DARK GRAY"<br>AWNING OPERATION |
|  |   | EXPOSED FOUNDATIONS:<br>CAST-IN PLACE CONCRETE<br>SMOOTH ARCHITECTURAL FINISH                          |   |  |



NORTH (CAMPUS INTERIOR) ELEVATION

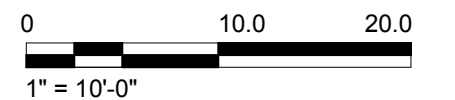


ELEVATION LEGEND

|   |   |  |   |  |
|---|---|--|---|--|
|  |  | FIELD CLADDING:<br>PREFINISHED RIBBED METAL WALL PANEL<br>COLORS: "LIGHT GRAY" AND "RED"               |  | CLASSROOM WINDOWS:<br>COMMERCIAL GRADE VINYL<br>COLOR: "LIGHT GRAY"<br>CASEMENT OPERATION                  |
|  |  | INFILL AND TRIM PANELS:<br>PREFINISHED SMOOTH METAL WALL PANEL<br>COLORS: "LIGHT GRAY" AND "DARK GRAY" |  | PUBLIC AREA WINDOWS:<br>STOREFRONT<br>AND CLAD WOOD, WHERE NOTED<br>COLOR: "DARK GRAY"<br>AWNING OPERATION |
|  |   | EXPOSED FOUNDATIONS:<br>CAST-IN PLACE CONCRETE<br>SMOOTH ARCHITECTURAL FINISH                          |   |  |



EAST (DOWNHILL) ELEVATION





Above:  
Representative image of student art tile integrated into a building design.



Above:  
Free standing sign  
Located between Hilltop and SW Naito  
Non-illuminated, +/- 18 sq ft surface area (each side)



Above:  
Stearns Building Signage  
West elevation  
Non-illuminated, 12" letters, +/- 40 sq ft  
2005-104196-000-00-LU

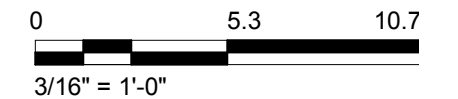


Right:  
Hilltop Building Signage  
West elevation and East elevation  
Non-illuminated, 12" letters  
+/- 20 sq ft each elevation  
2005-167126-000-00-SG  
2005-167124-000-00-SG

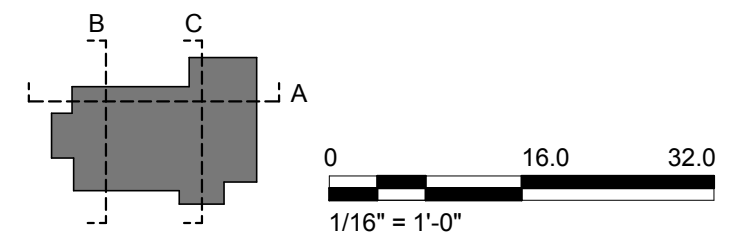
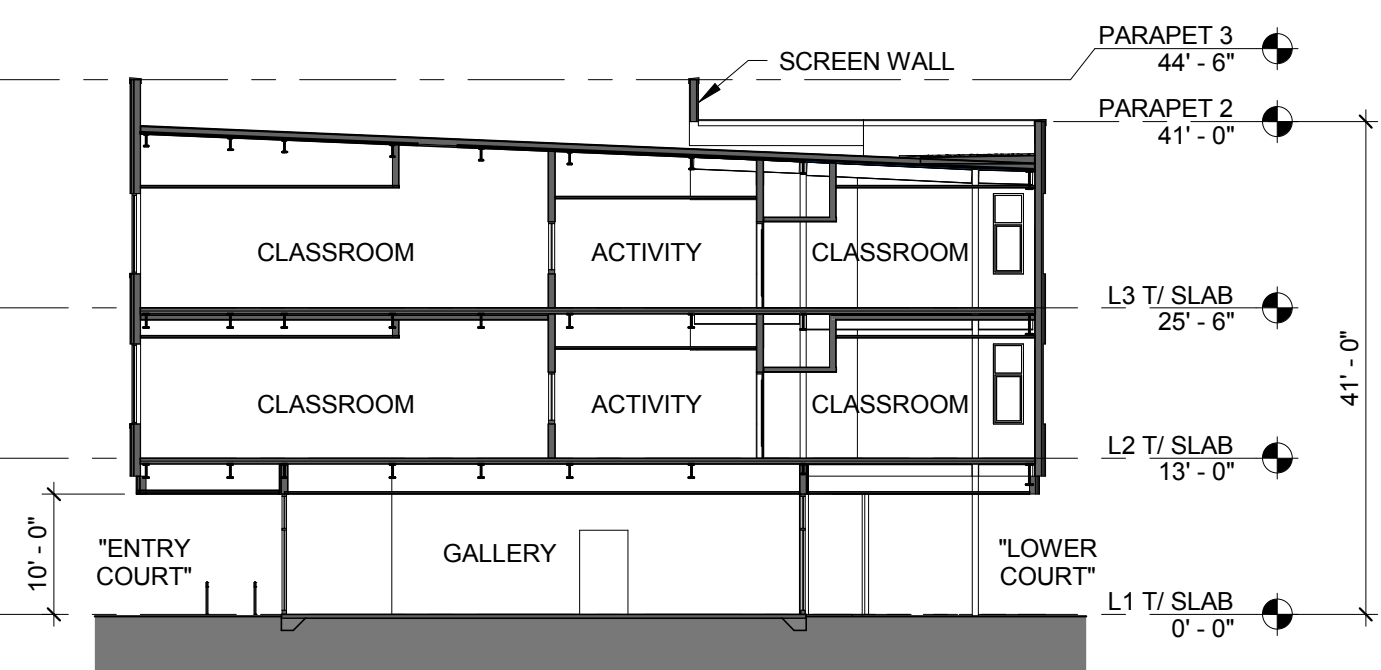
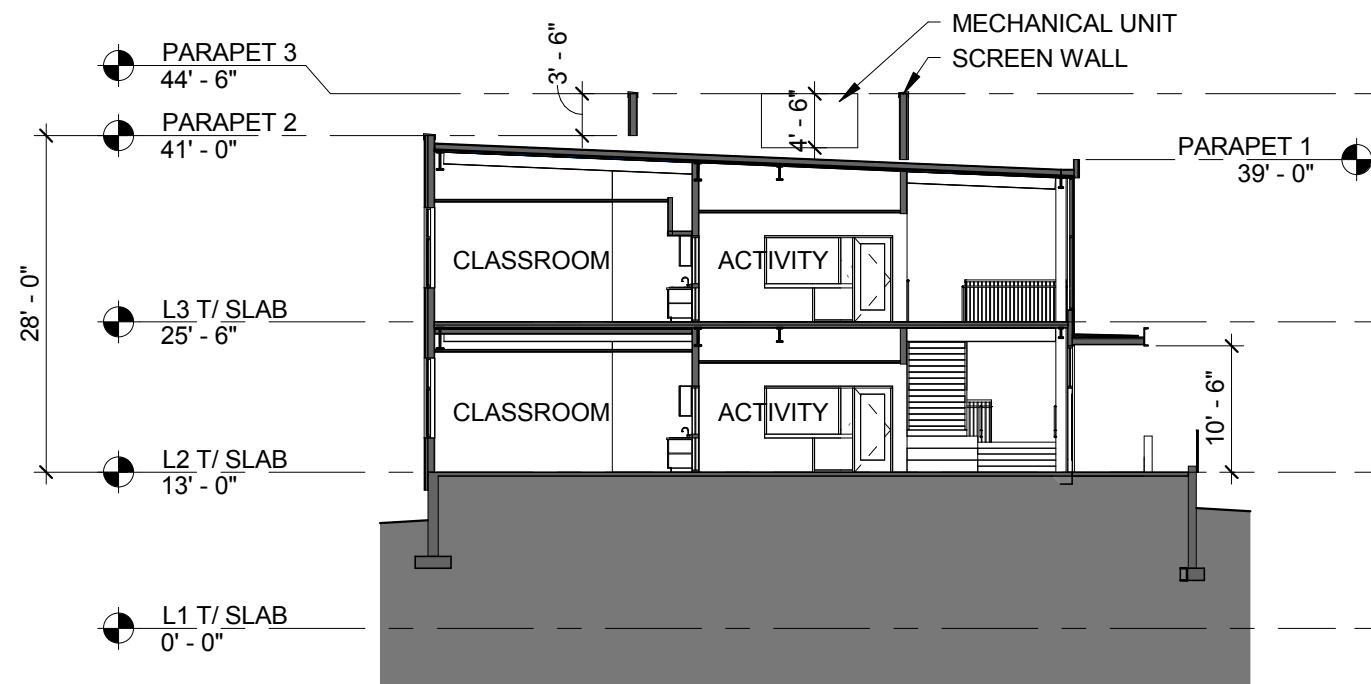
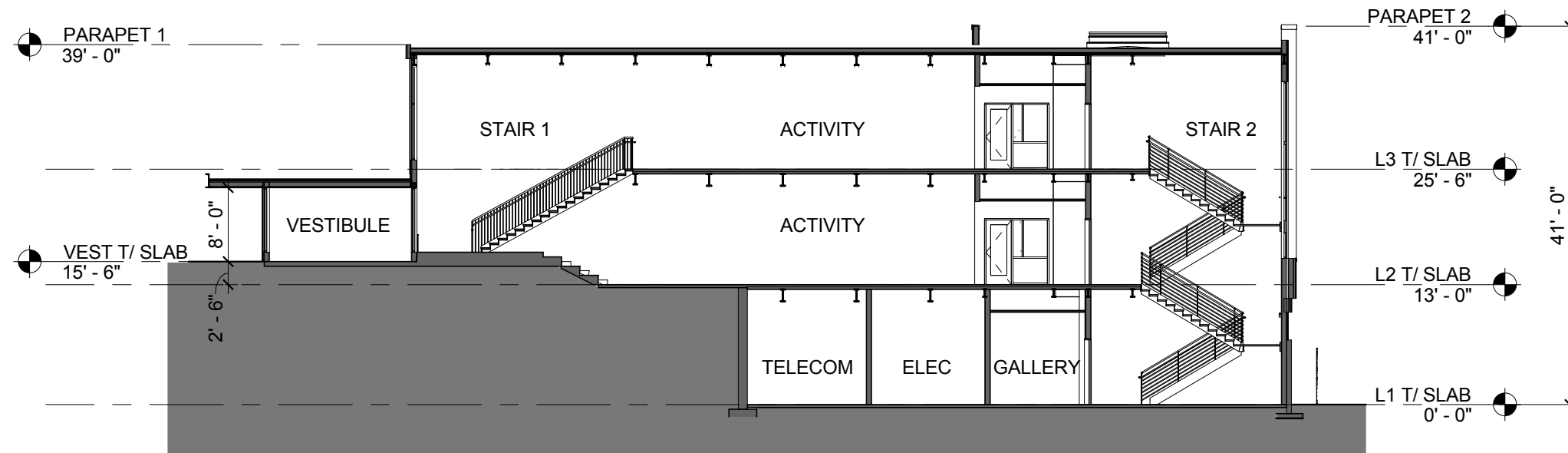


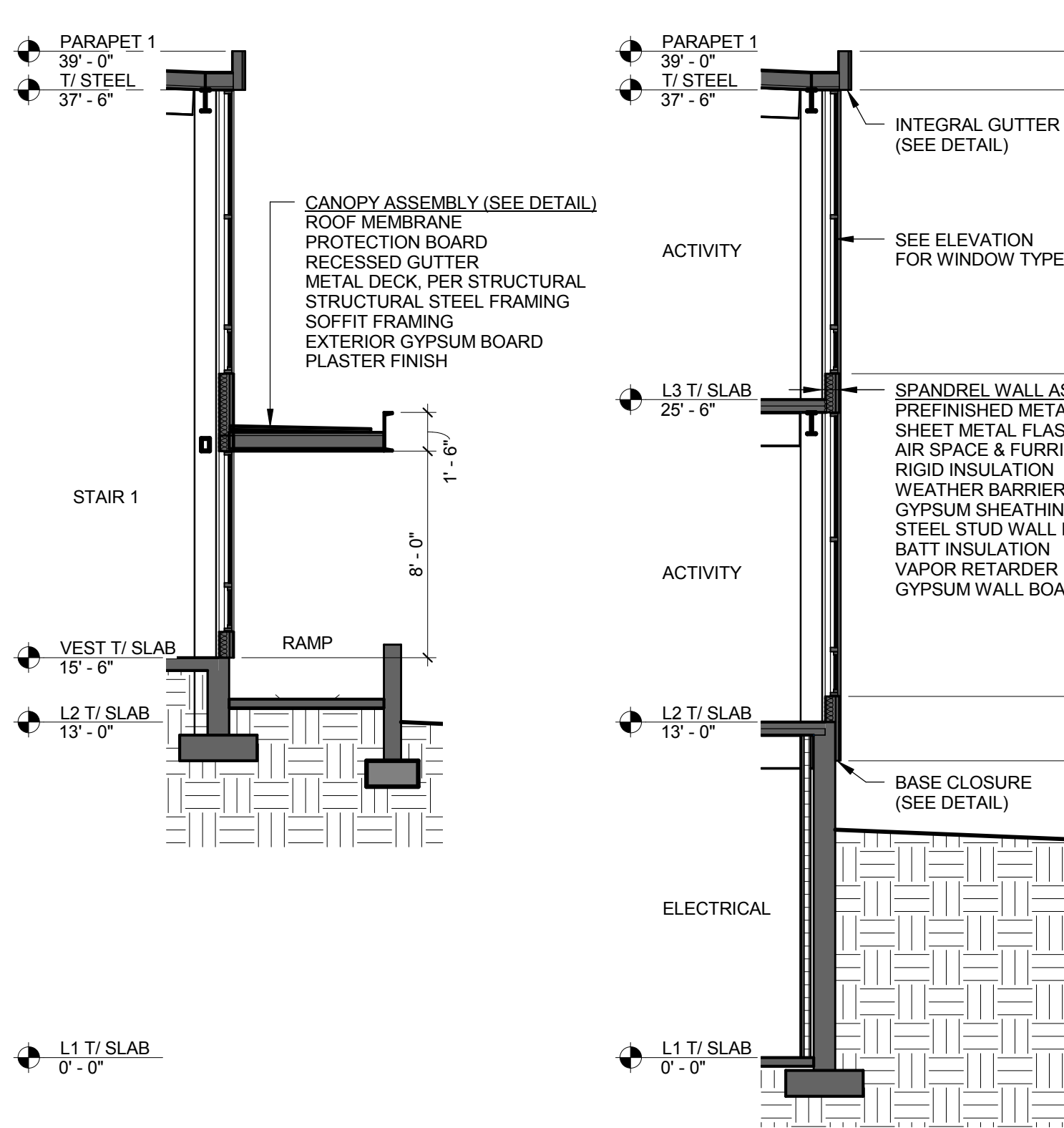
**GROUND LEVEL WINDOW MODIFICATION**  
 - STUDENT ART TILES INTEGRATED INTO FOUNDATION WALL  
 - 6" HIGH RECESS BY VARIED LENGTH  
 - ART TILES TURN CORNER TOWARD ENTRY  
 - ELEVATION STEPS WITH SIDEWALK LEVEL  
 - SEE ALSO REPRESENTATIVE PHOTO  
 - MODIFICATION IS FOR LENGTH ONLY; WINDOW AREA IS COMPLIANT

**BUILDING IDENTIFICATION SIGNAGE:**  
 NOTE: THIS SIGN IS EXEMPT FROM REVIEW BASED ON SIZE  
 - RAISED METAL LETTERS, NATURAL FINISH  
 - MAX 12" HIGH FONT; MAX 27 SQ FT  
 - 1/2" STAND-OFF MOUNTING WITH CONCEALED FASTENERS  
 - NON-ILLUMINATED  
 - SEE ALSO PHOTOS OF CURRENT CAMPUS SIGNAGE  
 - BUILDING NOT YET NAMED

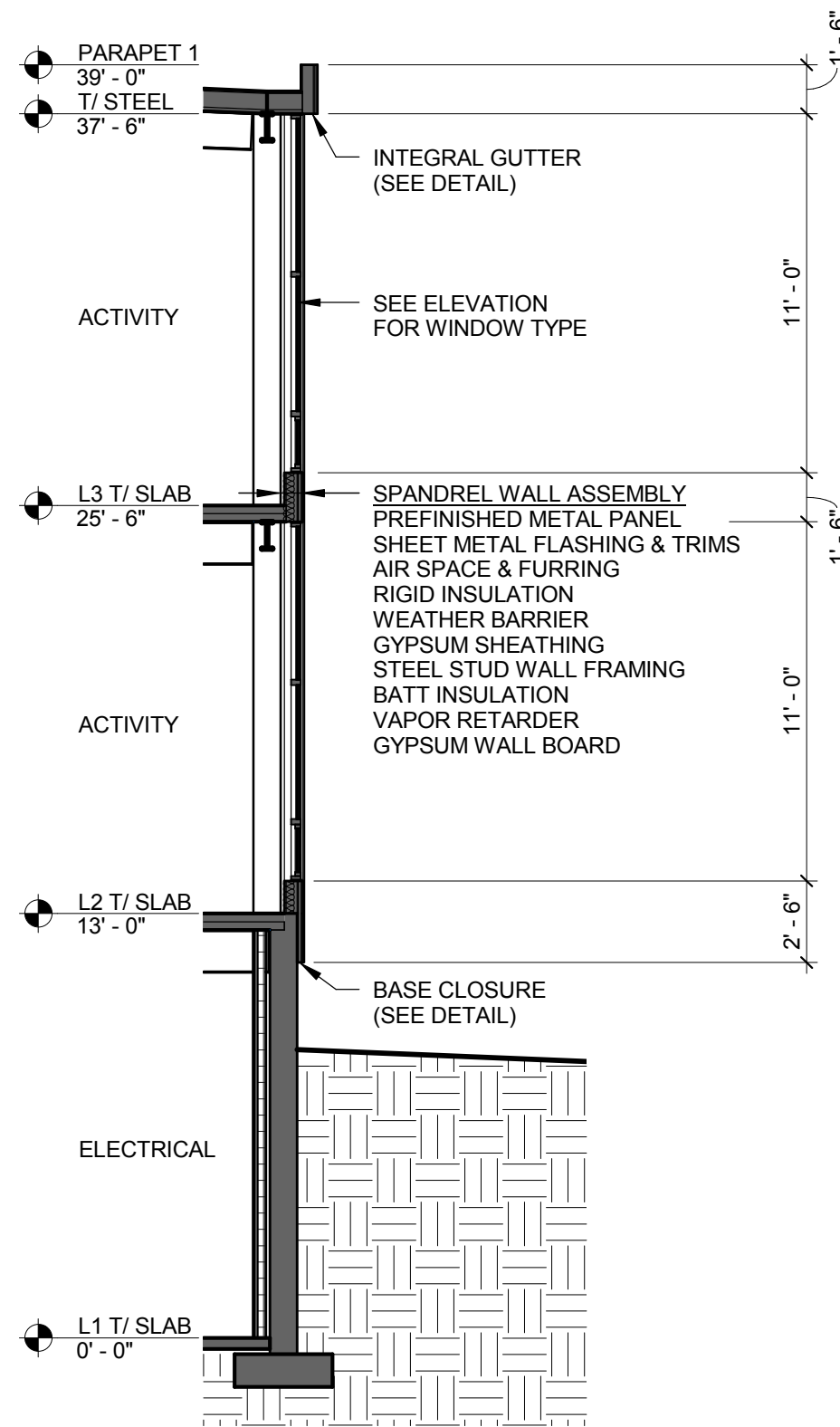




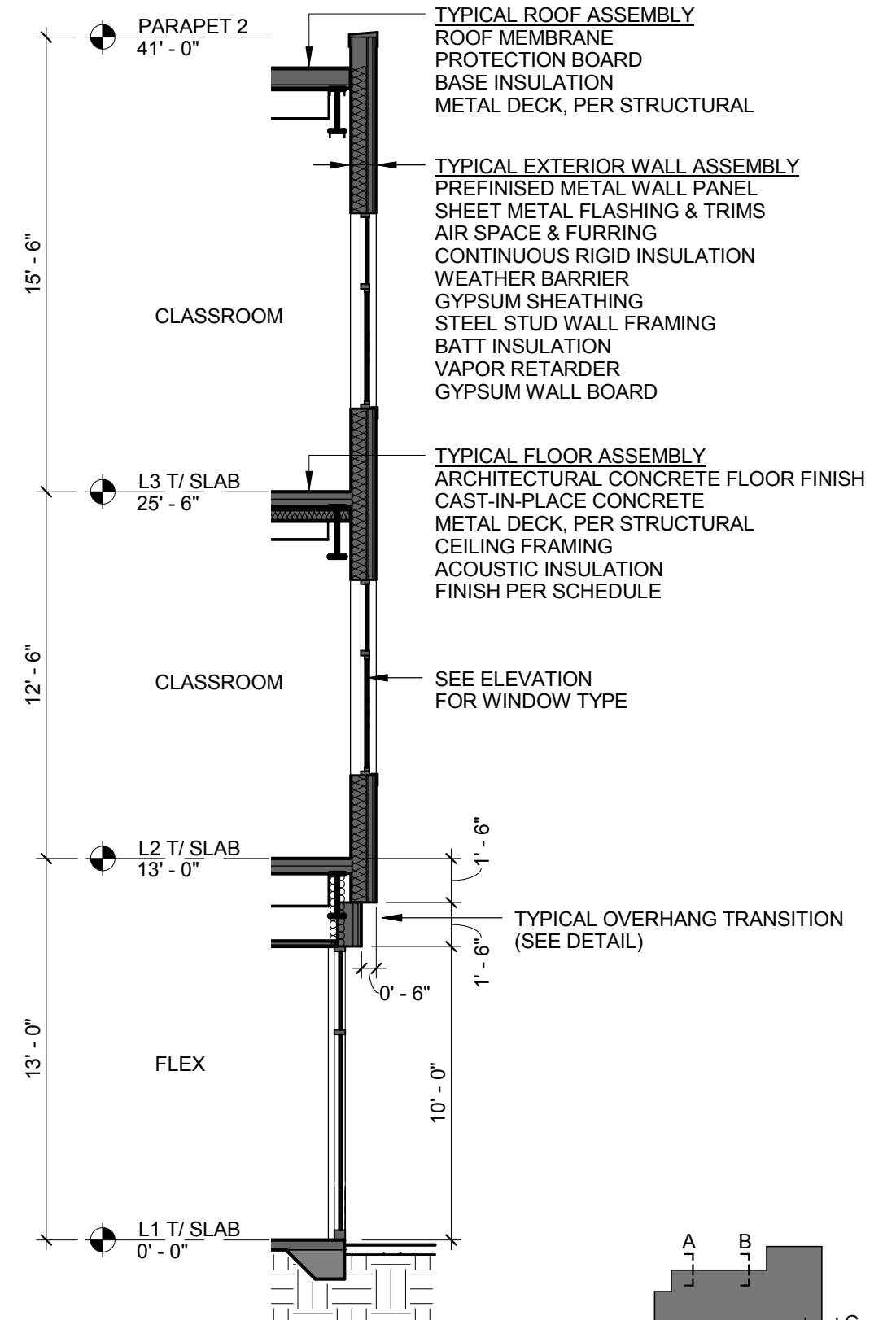




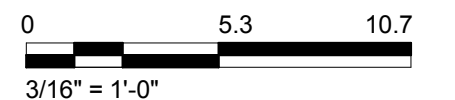
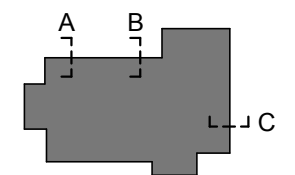
A: SECTION AT CANOPY



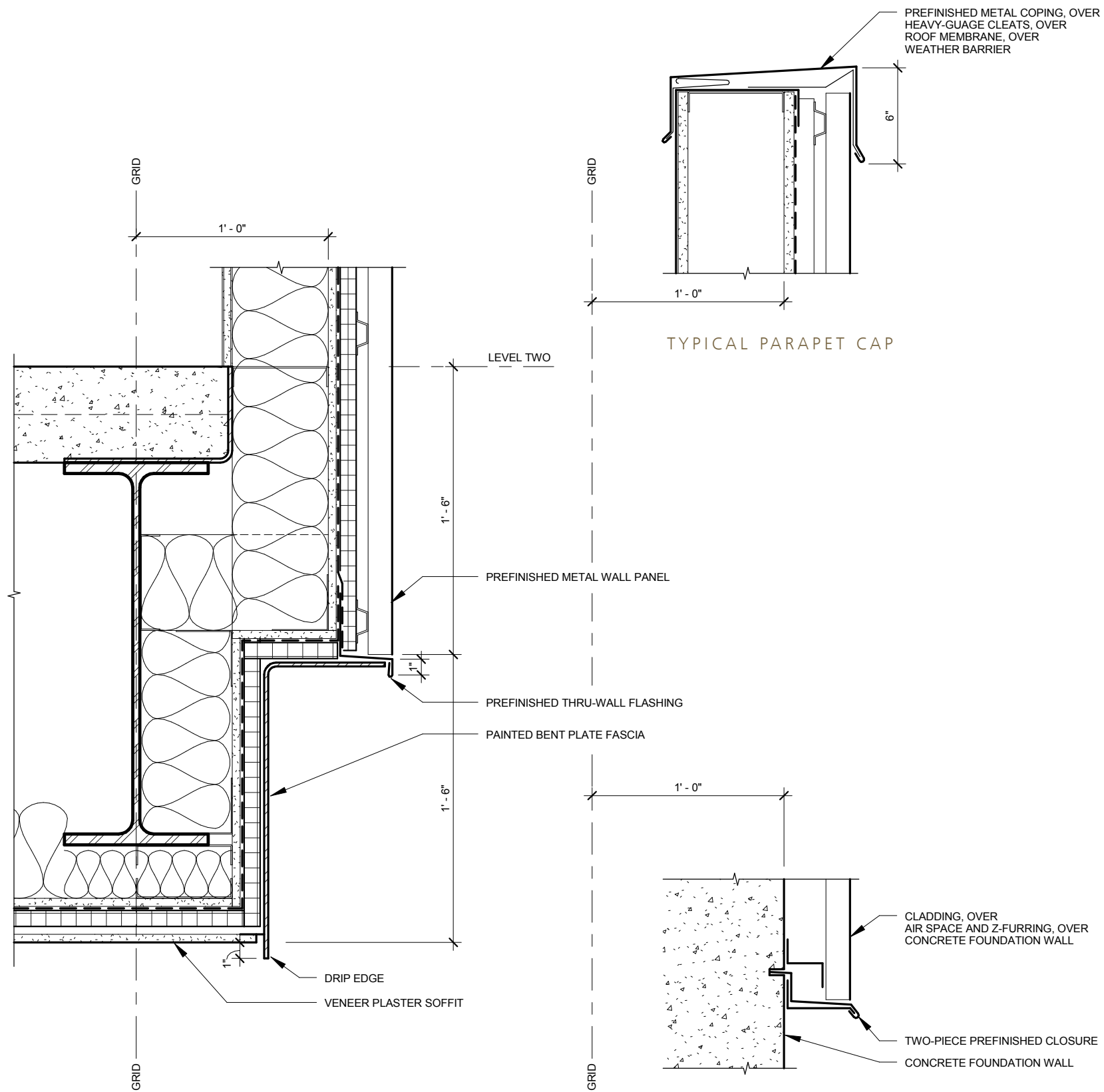
B: SECTION AT ACTIVITY SPACE



C: TYP SECTION AT CLASSROOMS

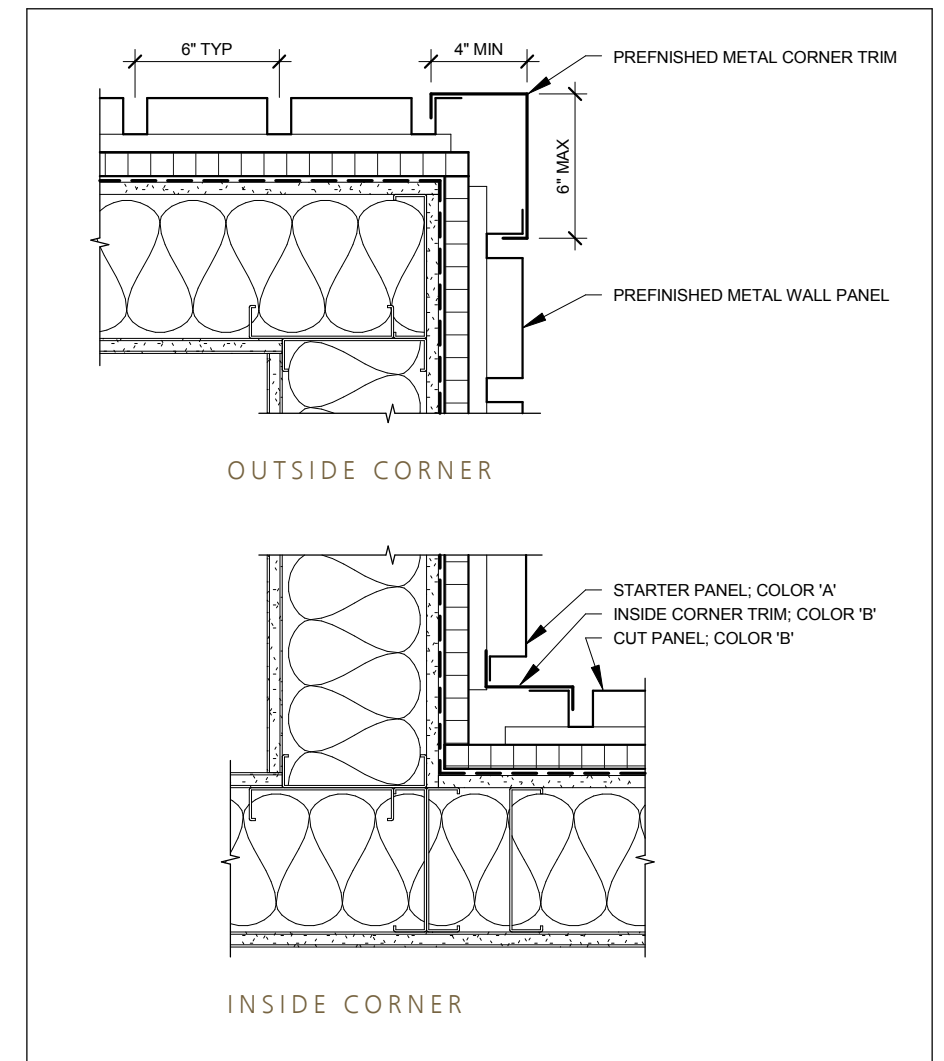






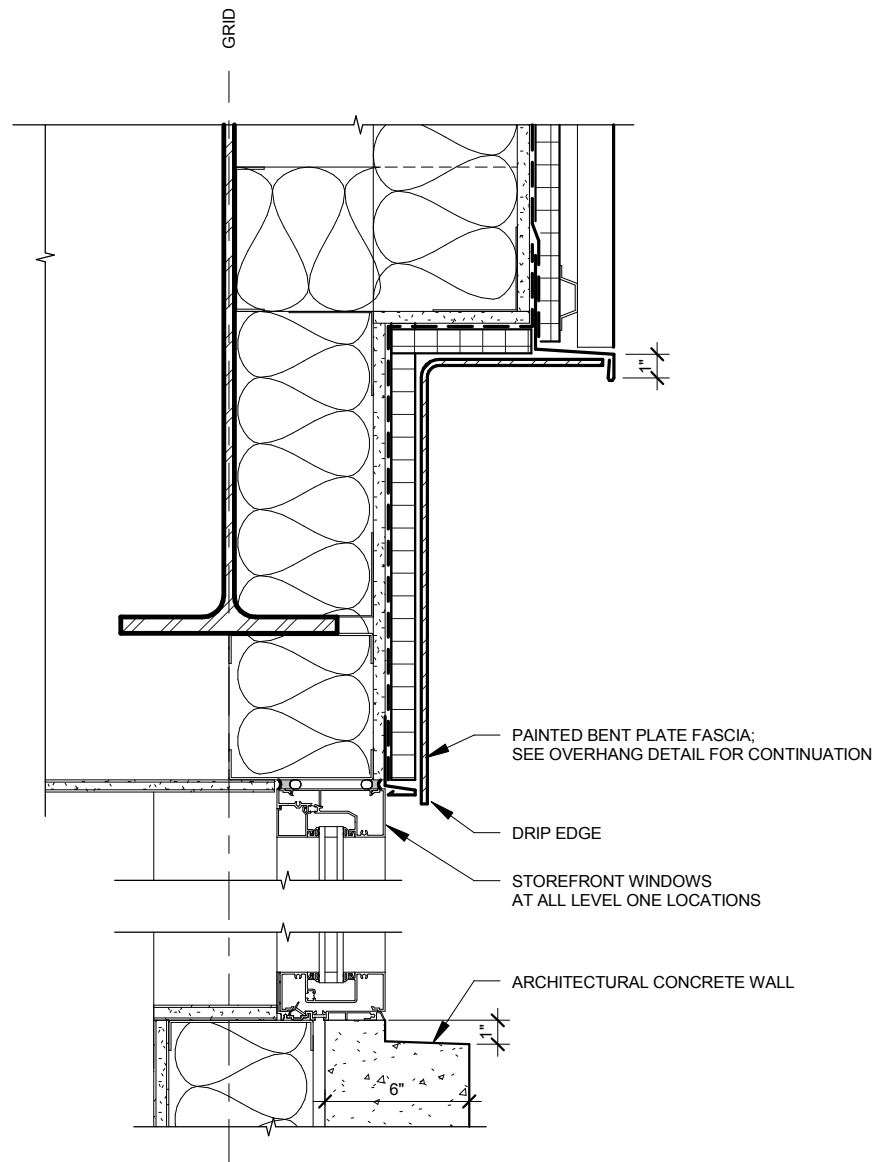
TYPICAL OVERHANG TRANSITION

TYPICAL BASE CLOSURE

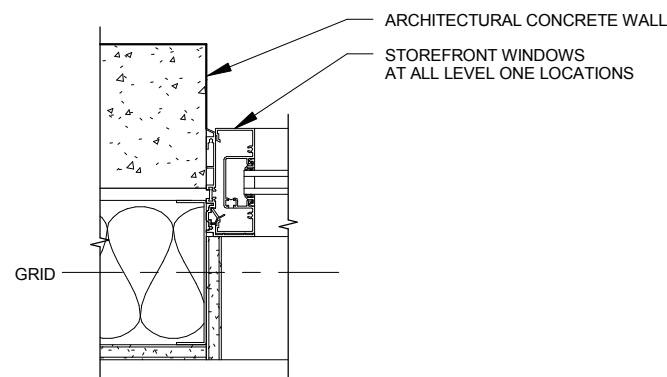


TYPICAL PLAN DETAILS



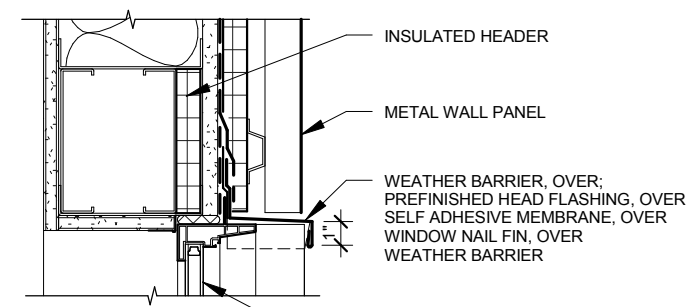


STOREFRONT HEAD / SILL

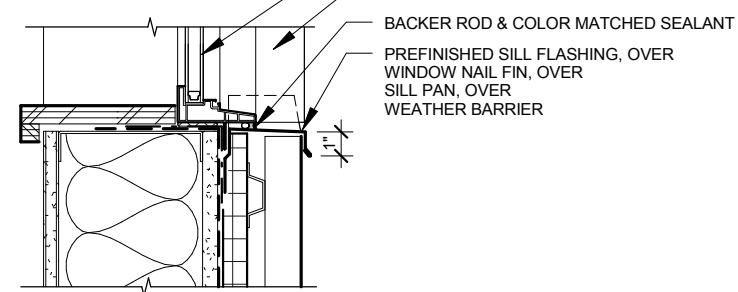


STOREFRONT JAMB

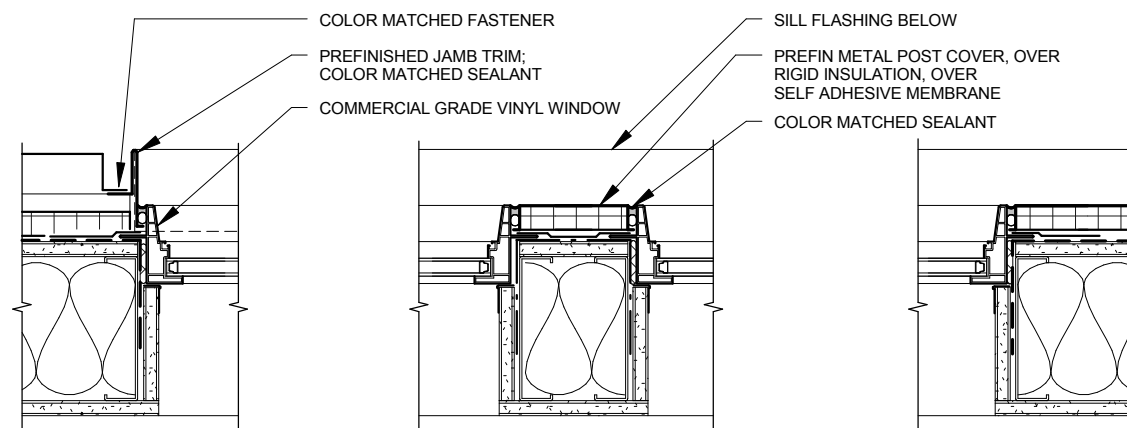
LEVEL ONE WINDOWS



HEAD



SILL



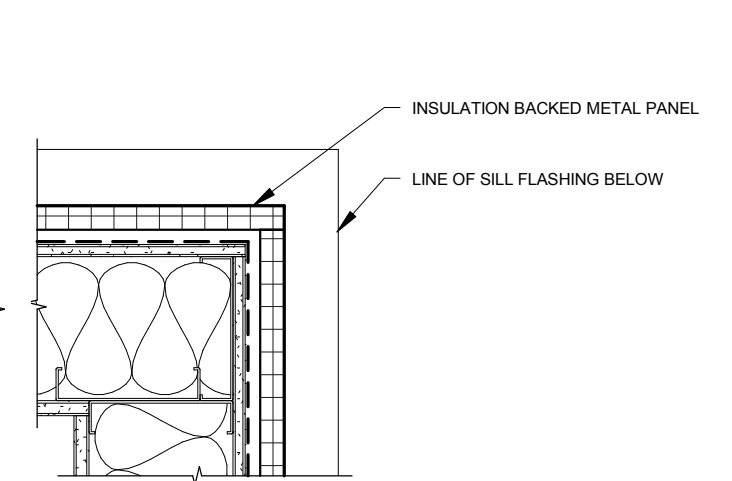
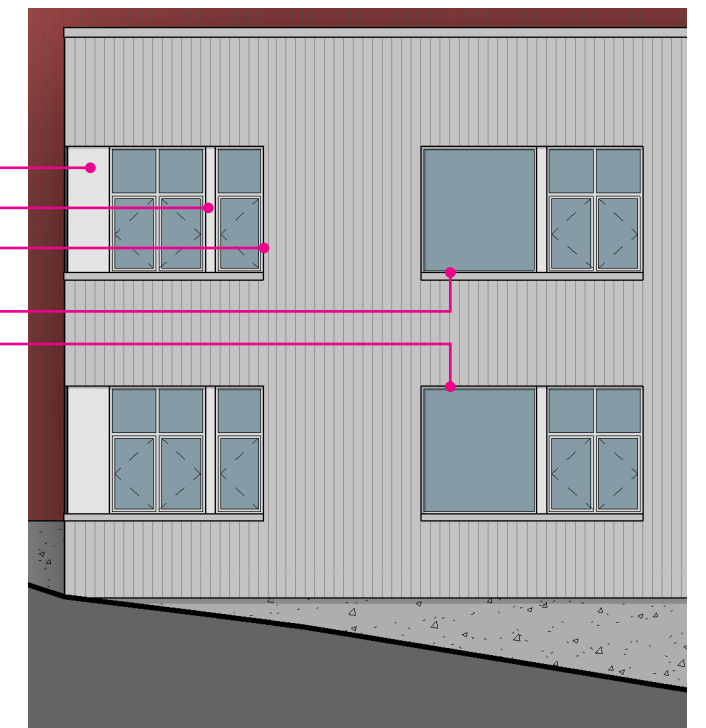
JAMB

POST

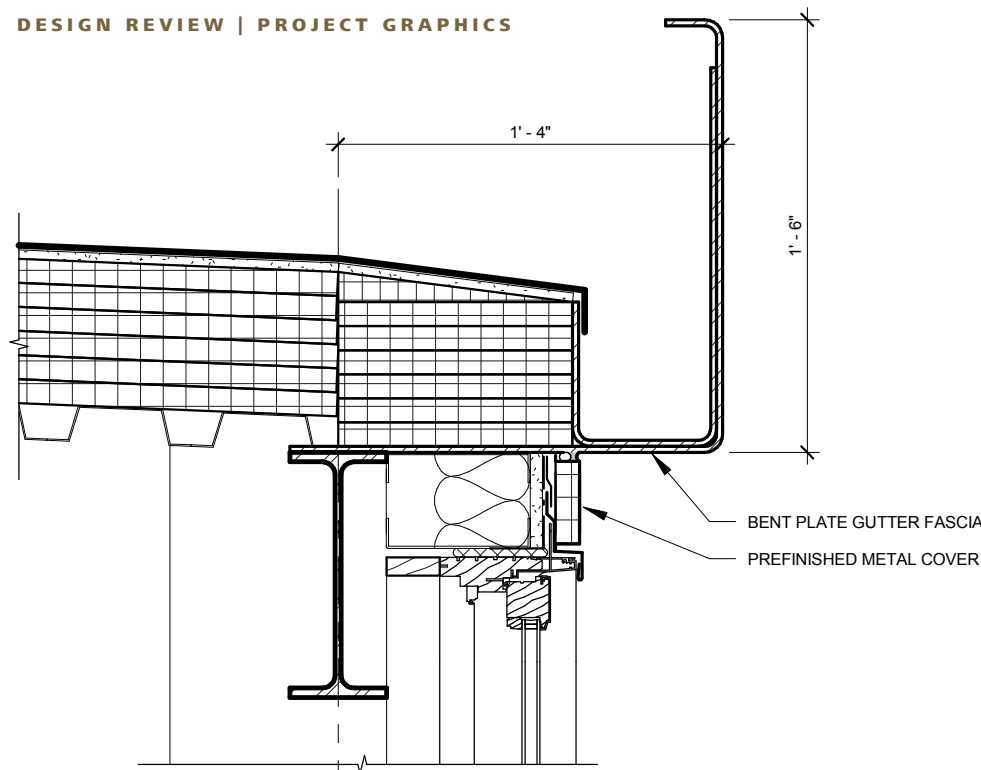
OUTSIDE CORNER

CLASSROOM WINDOWS

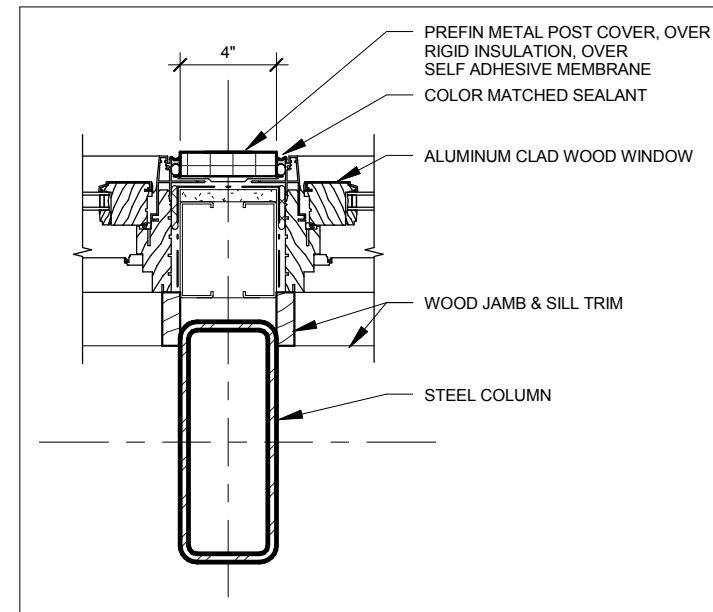
- OUTSIDE CORNER
- POST
- JAMB
- SILL
- HEAD







WINDOW HEAD AND GUTTER



TYPICAL JAMB AT COLUMN

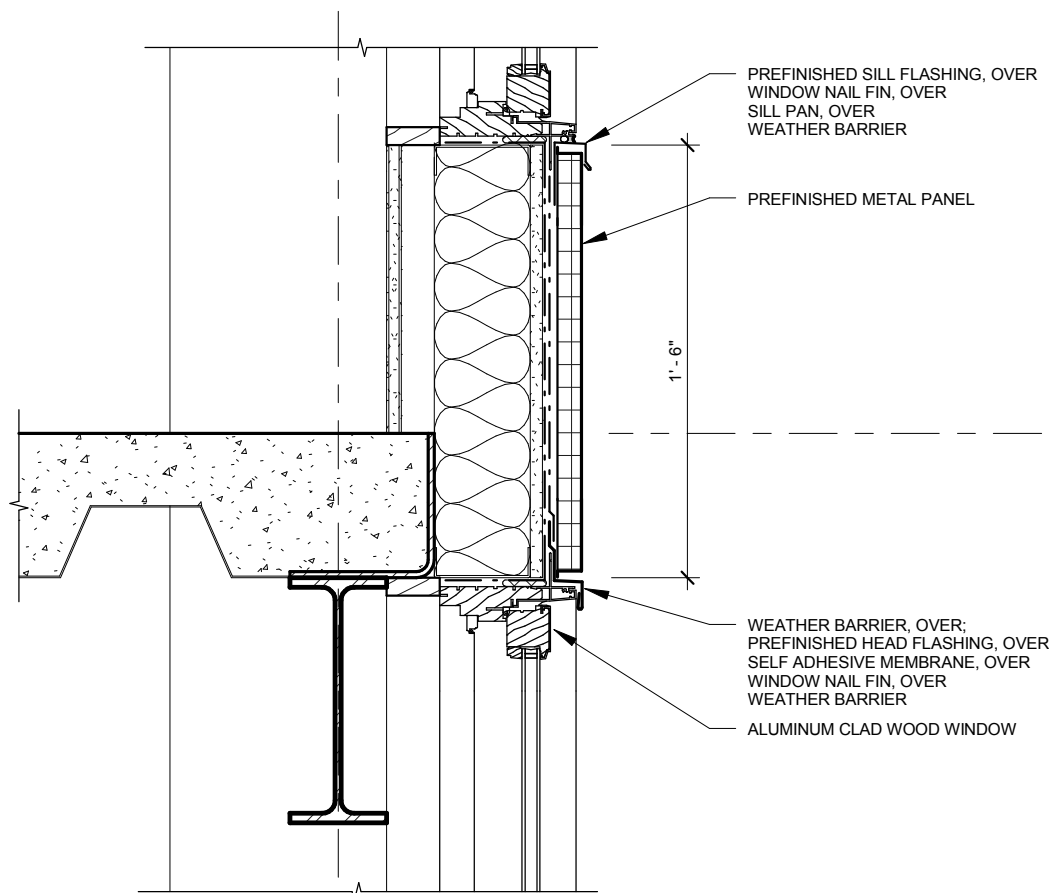
WINDOW HEAD & GUTTER

JAMB AT COLUMN

SILL

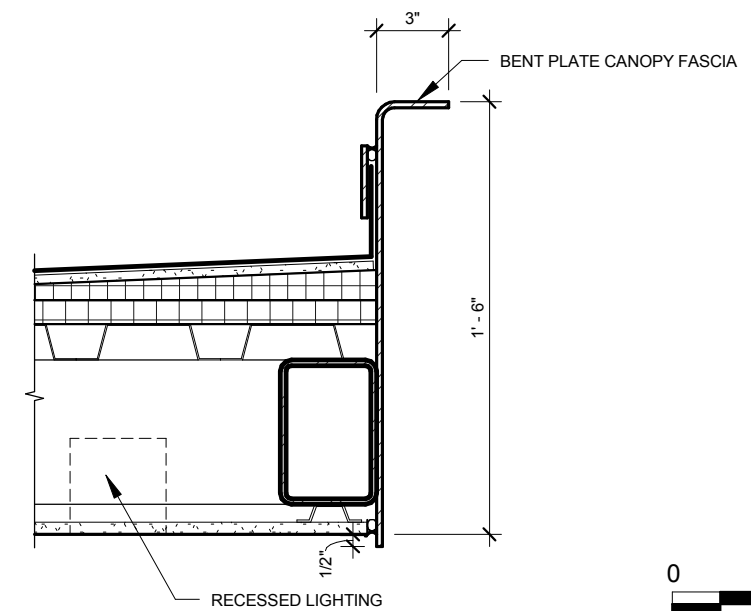
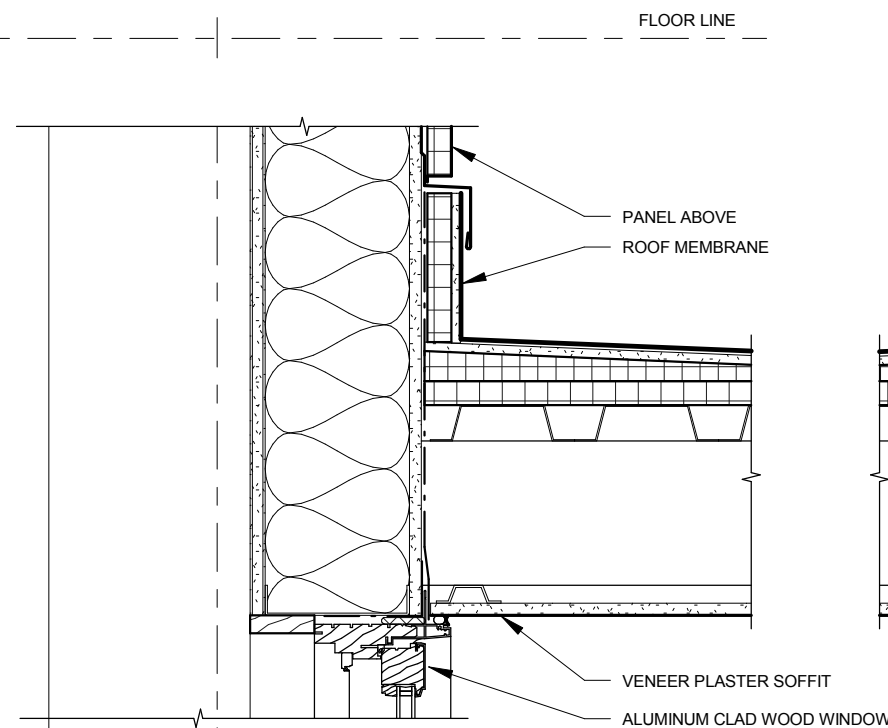
HEAD

CANOPY



WINDOW HEAD, SILL, AND SPANDREL

CANOPY SECTION DETAILS





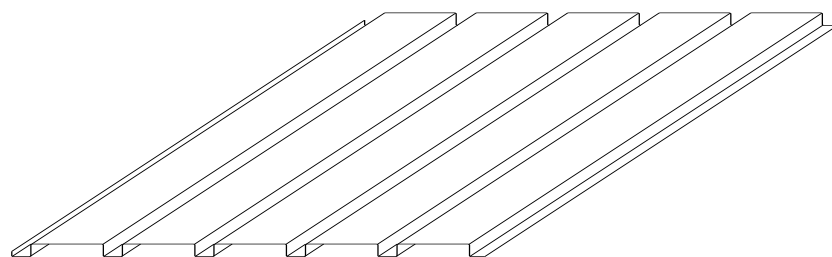
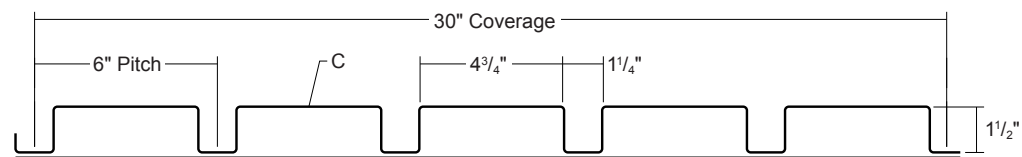
**PREFINISHED RIBBED METAL WALL PANEL**

Basis-of-design: Metal Sales T10-C Wall Panel

Representative images, above provided by Metal Sales

- 30" overlapping coverage
- 1.5" depth
- 20 gauge steel thickness
- 1" box rib reveals at 6" centers
- Recessed fasteners
- PVDF (Kynar 500) paint finish
- 45/35 year limited finish warranty

Location: classroom massing, see elevations and details  
 Colors: Light Gray and "Schoolhouse" Red



**PREFINISHED SMOOTH METAL WALL PANEL**

Basis-of-design: Pioneer Sheet Metal "P-1" Panel

Representative images, above equivalent panel

- Custom dimensions
- 20 gauge steel thickness
- Backed with rigid insulation

Location: Infill panels, see elevations and details  
 Colors: Light Gray and Dark Gray



**CONCRETE WALLS**

Smooth architectural finish, where exposed





ALUMINUM CLAD WOOD WINDOWS

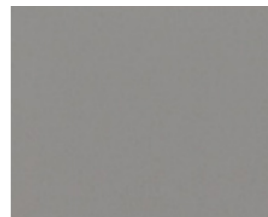
Location: Activity Area

Basis-of-design: Sierra Pacific picture and awning

AAMA 2605 compliant exterior finish  
Color = "045 Slate Gray"

20 year IGU warranty  
20 year commercial coating warranty  
10 year component warranty

Awning operation  
Contemporary frame profile  
Integral nailing fin  
Factory applied drip cap  
High performance glazing  
SFI certified Douglas Fir interior



Slate Gray  
045

Representative images, above

Left: Photo from institutional project (by Mahlum)  
Variation in post, mullion, and spandrel proportions creates a secondary rhythm

Right: Photo from institutional project (by Mahlum)  
Clad-wood windows provide a durable exterior finish and a warm, inviting interior



STOREFRONT

Location: Level one glazing and entrances

Basis-of-design: Kawneer Trifab 451T

2.0" sightline  
4.5" depth

Color = Dark Gray (matches clad wood windows)

Image is generic and does not represent actual color



COMMERCIAL VINYL WINDOWS WITH SMOOTH INFILL PANELS

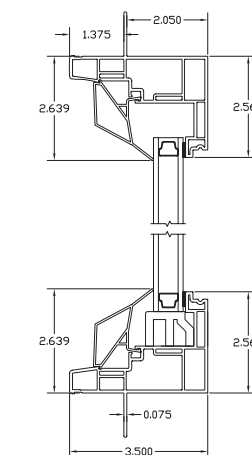
Location: Classrooms

Basis-of-design: VPI Quality Windows "Endurance Series"

Product is intended for commercial mid-rise construction  
Widespread installation in Portland and the region

Color = Light Gray

Casement operation  
Steel reinforced framing members  
Clean corner welds  
Integral nailing fin  
High performance glazing  
Integral color (not a baked-on coating)



Representative images, above

Left: Photos from institutional project (by Mahlum)  
Image color is white; proposed = Light Gray  
Note color-matched trim and corner panels

Right: VPI windows in light gray color





PHOTOS OF EXISTING GROUND-MOUNTED MECHANICAL EQUIPMENT AT HILLTOP BUILDING

Equipment is a mini-split air conditioner measuring 34" L x 8" W x 24" T.  
 Screening standard is a 6' opaque fence or 6' evergreen shrub.

Proposed mitigation is a two-sided wood fence. The unit needs to be open at one side to ensure proper air flow.  
 Orange boundary on above images represents extent of fence. Translucency is for legibility; fence will be opaque.