

CITY OF PORTLAND, OREGON

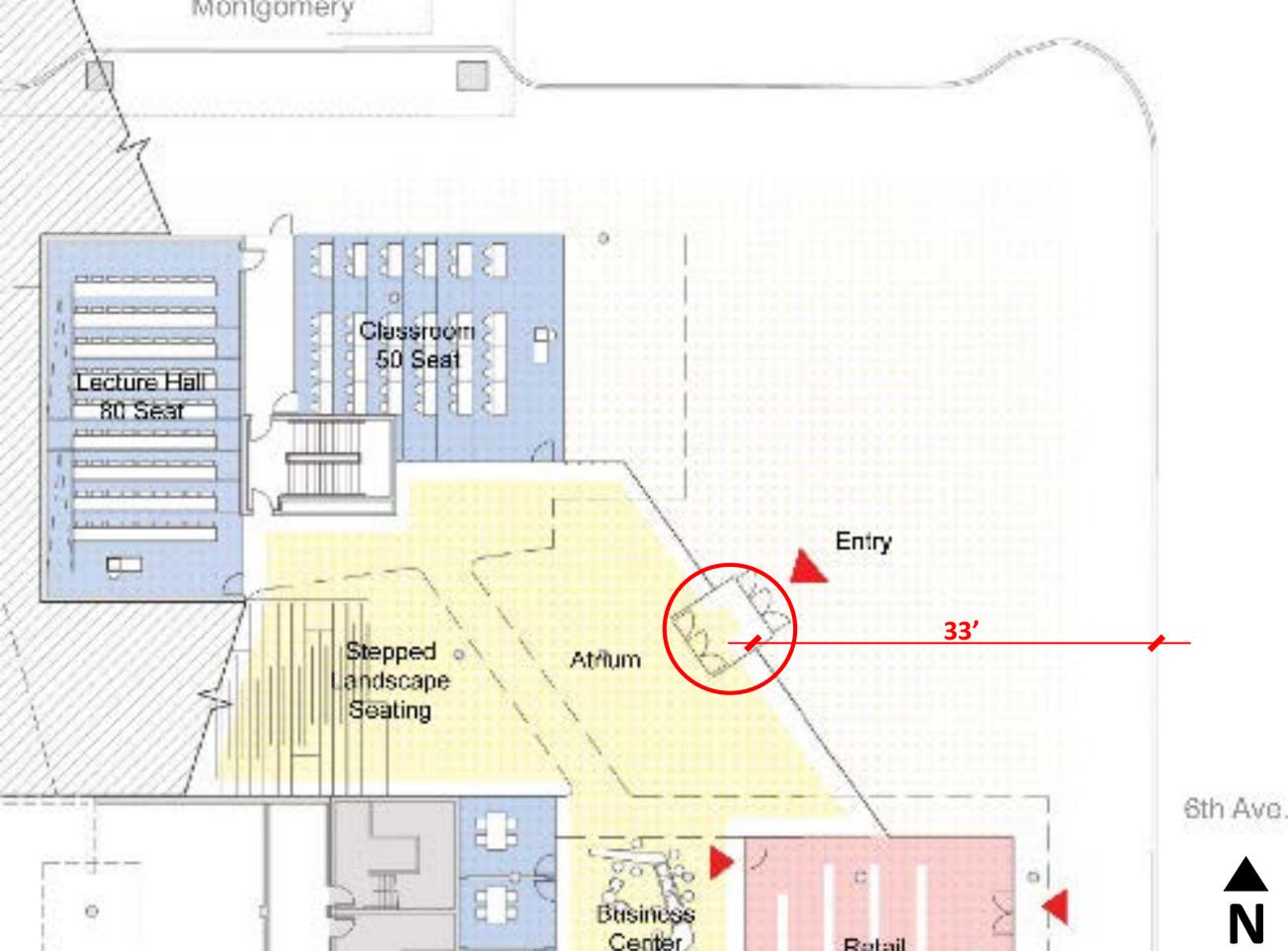


Staff Presentation to the
Portland Design Commission

LU 15-129978 DZM AD
Portland State University
School of Business Administration

DAR – January 15, 2015
LU Hearing #1 – May 21, 2015

July 23, 2015



Modifications

- #1 33.130.242 -
Transit Street Main Entrance
- #2 33.510.215 -
Required Building Lines
- ~~#3 33.130.230 -
Ground Floor Windows~~
- ~~#4 33.510.225 -
Ground Floor Active Use~~

Adjustments

- 33.266.310 -
Loading

REQUIRED -

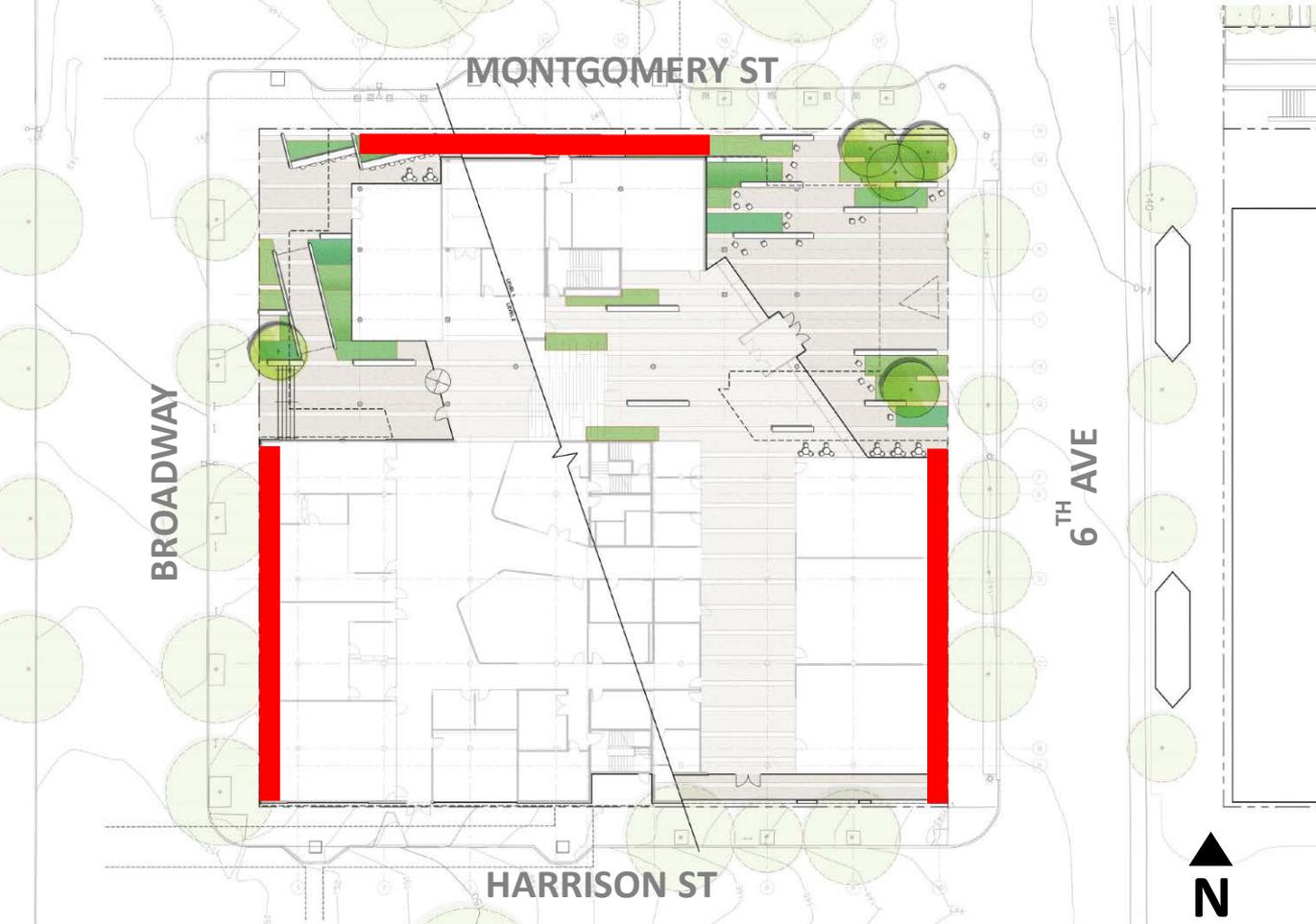
Main entrance must be within 25' of SW 6th Ave (Transit St)

PROPOSED -

Main entrance proposed to be approximately 33' from SW 6th Ave

STAFF SUPPORTS – Give back = plaza (Better meets: A8, B1, B4, B5).





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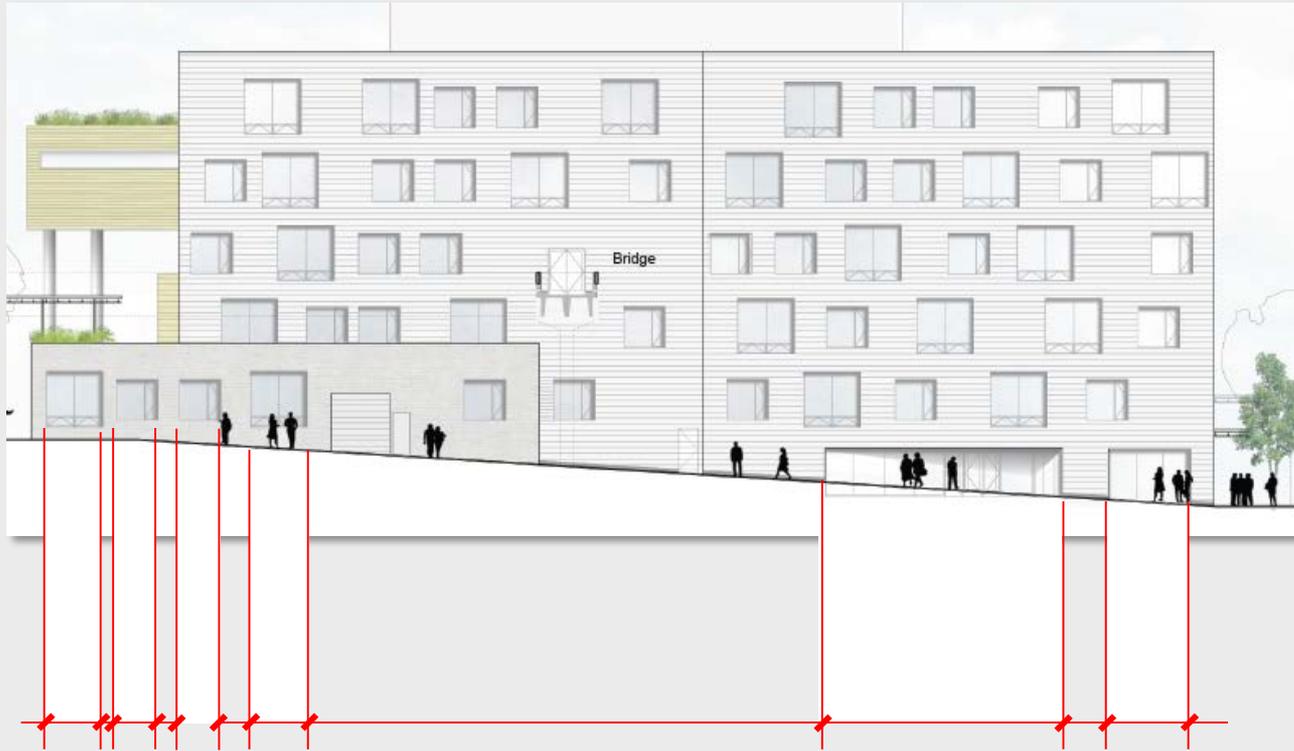
Buildings must be within 12' of property line for 75% of frontage.

PROPOSED -

SW 6th Ave & Broadway frontages: 52%
 SW Montgomery St: 35%

STAFF SUPPORTS – Give back = plaza (Better meets: A8, B1, B4, B5).





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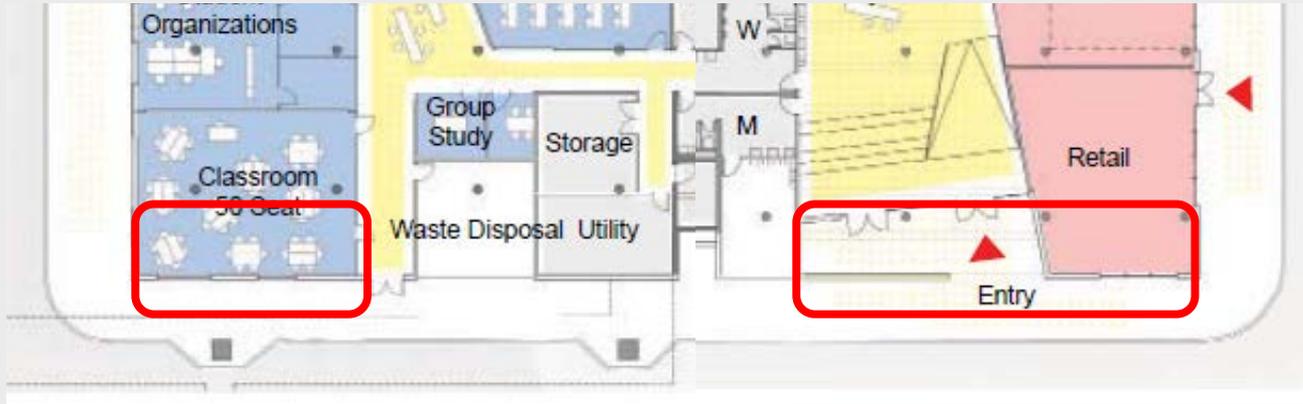
REQUIRED -

Windows must extend 50% of length and 25% of area on ground floor walls.

PROPOSED -

SW Harrison St: 50% length (up from 44%, 12') (**meets**); 28% area (**meets**)





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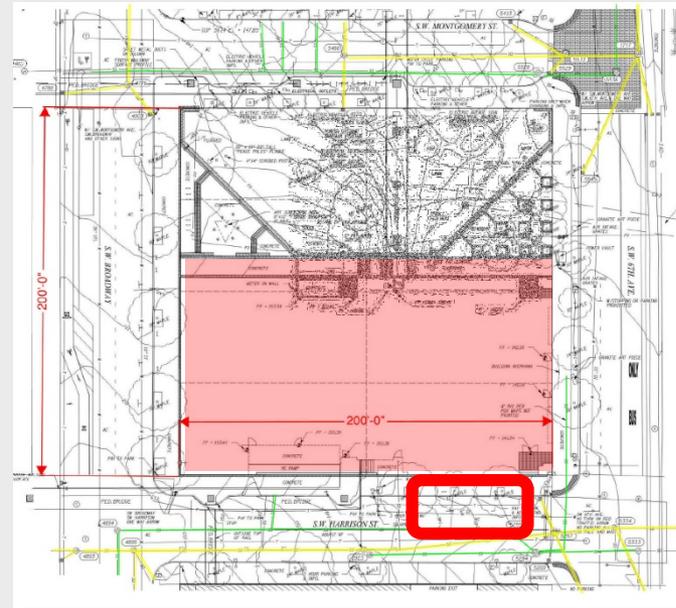
REQUIRED -

Ground floor active use must be 50% of length on all street frontages.

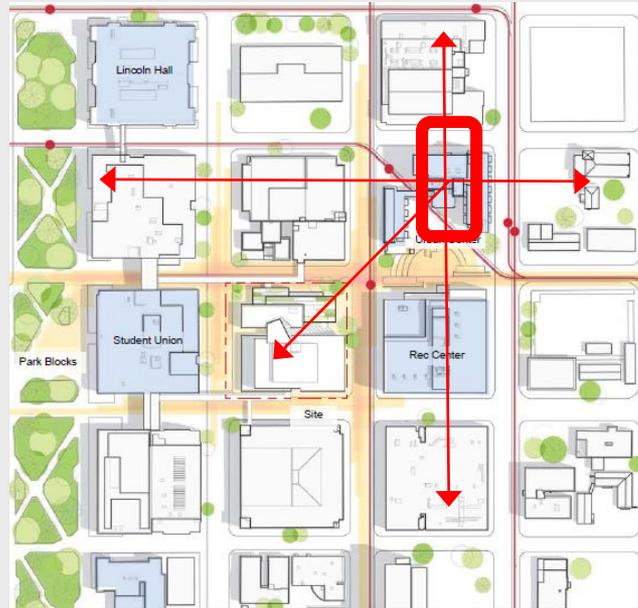
PROPOSED -

SW Harrison: 60%. (**meets**)





EXISTING ON-STREET LOADING



PSU CENTRALIZED LOADING



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REQUIRED -

One (1) Standard A Loading Space

PROPOSED -

None

STAFF SUPPORTS – *Integrated loading strategy with PSU Campus.*



COMMISSION COMMENTS:

- *Samples must be provided.*
- *Improve overall coherency.*
- *Corrugated metal not approvable.*

APPLICANT RESPONSE:

- *Samples provided.*
- *Corrugated metal eliminated.*
- *Backed/concealed fastened chevron pattern proposed instead.*
- *Board formed concrete at base of one-story volume (Broadway / Harrison).*

STAFF REPORT RECOMMENDATION:

Support pending review and approval of material samples by Commission.

Remaining Issues

(PER MEMO)

MATERIALS

WEATHER PROTECTION

PLAZA ACTIVATION

MONTGOMERY

PUBLIC ART



COMMISSION COMMENTS:

- *More canopies in key zones – SW 6th, Harrison, Broadway*
- *High level trays don't suffice alone.*
- *Low level canopies in courtyard.*

APPLICANT RESPONSE:

- *Canopies added – SW 6th.*
- *Cantilevered trellis structure added on Broadway.*
- *No canopies proposed in plazas.*

STAFF REPORT RECOMMENDATION:

Support with Condition of Approval to add canopy on east end of Harrison St elevation.

Remaining Issues
(PER MEMO)

MATERIALS

WEATHER PROTECTION

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COMMISSION COMMENTS:

- *Ground floor classroom adjacency – explore another use.*
- *Canopy in Plaza.*
- *Study views into classrooms – no ductwork.*

APPLICANT RESPONSE:

- *Seating added.*
- *Retail entry added at the north wall of the adjacent retail bay on SW 6th Ave.*
- *Multi-function room adjacency with new entry.*

STAFF REPORT RECOMMENDATION:

Denial – *ground floor use provides insufficient spill-out activity and therefore does not sufficiently active the plaza. Therefore guidelines are not met.*

Approval – *Per page 12 of Staff Report, should Commission determine that the multi-function space meets guidelines (B5/C6).*

Remaining Issues (PER MEMO)

MATERIALS

WEATHER PROTECTION

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COMMISSION COMMENTS:

- *More activation strategies (windows aren't enough.)*
- *Inside / outside relationship lacking.*

APPLICANT RESPONSE:

- *Gathering / Seating areas added.*

STAFF REPORT RECOMMENDATION:

On balance, guidelines are met given addition of seating at middle-block and gathering at edges of plaza.

Remaining Issues (PER MEMO)

MATERIALS

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COMMISSION COMMENTS:

- *Specify locations include Harrison St and Plaza.*

APPLICANT RESPONSE:

- *Art Memo summarizes program (1% for Art) – selection of artists. Location(s) un-specified.*

STAFF REPORT RECOMMENDATION:

On balance, project meets guidelines given continued pursuit of public art for project. However, given that location is unspecified, the Commission may want to explore a Condition of Approval specifying exterior location.

Remaining Issues
(PER MEMO)

MATERIALS

WEATHER PROTECTION

PLAZA ACTIVATION

MONTGOMERY

PUBLIC ART



PLAZA ACTIVATION
FINDING BY COMMISSION

+

CONDITIONS OF APPROVAL
HARRISON ST CANOPY, ART LOCATION

=

APPROVAL
BY COMMISSION

**Staff
Recommendation**

DENIAL

NOT YET READY FOR APPROVAL

Continuation pending resolution of issues identified in Staff Report



**Staff
Recommendation**



END

QUESTIONS

