



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

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MEMORANDUM

Date: November 5, 2015
To: Portland Design Commission
From: Grace Jeffreys, Development Review
grace.jeffreys@portlandoregon.gov 503-823-7840
Re: EA 15-214247 DA – PSU Stott Center/ Viking Pavilion
Design Advice Request Summary Memo for November 12, 2015 Hearing

Please find attached drawings for the Design Advice Request for the renovation and alterations of an existing building, the Peter W. Stott Center on the PSU campus located in the University Subdistrict of the Central City Plan District. Proposal sits at the southern end of the South Park Blocks and fronts SW Park, SW Hall, and SW College.

PROPOSAL

Proposal will be a major remodel, and renovations will include the following:

- Eastern half of the building: Extensive alterations focus on a new multi-purpose arena, the Viking Pavilion, with seating for 3,500. The existing relatively blank frontages facing SW Park, SW Hall and SW College will be replaced with active uses and extensive glazing. The wall heights will increase and the existing pitched roof will be replaced with a flat roof with parapets;
- Western half of the building: Alterations include maintenance upgrades as well as the addition of new windows facing the Community Field to the northwest and high level metal panel screening of mechanical.

Possible Modifications include:

- Ground Floor Windows (PZC 33.130.230.3 & 33.510.220) on SW Hall, 39% of length instead of required 50% length of glazing;
- Ground Floor Active Uses (PZC 33.510.225) on SW Hall, area does not meet the 12' height clearance; and
- Screening to Loading on SW Hall (PZC 33.266.310)
- Sign over 100sf (PSC 32.32.020, Table 2)

APPROVAL CRITERIA

The review criteria are *Central City Fundamental Design Guidelines* (copies of the guidelines are included with this memo).

DESIGN ADVICE TOPICS: Staff has identified the following areas for discussion:

- 1. SW Park Frontage:** Two new large entries are proposed, one on each corner of the Park Blocks, along with a long terrace spanning between them. The character of the park blocks in this location will be transformed by the proposed activation, but how can this activation also transfer down to the experience as one walks on the sidewalk alongside the base of the terrace above, which varies in elevation from approximately 3'-6" to 8'-0" from grade?
- 2. SW Hall Frontage:** The SW Hall frontage will also benefit from the activation proposed along the park, and space for a café is proposed at the park level just beyond the corner entrance. To

provide access at park level, planters and retaining walls are proposed in an area currently populated with bike racks and a gas meter enclosure, which will be relocated.

- 3. Loading:** A new dedicated loading zone is proposed on SW Hall adjacent to the existing Millar Library. No screening is currently proposed to mitigate the impact of loading alongside this busy pedestrian way.
- 4. Signage:** Possible signage is shown at the SE corner of the park facing canopy, and is approximately 5' x 35', or approximately 175sf. This would require a Modification to the Sign Code, which limits signs attached to buildings in the CX zone to 100sf.
- 5. Materials:** Materials for the renovations include brick veneer, storefront and curtain-wall glazing system, aluminum canopy fascia, folded metal panels and pleated metal panels. Commission input on all materials welcome.
- 6. Other Items at Commissioner Discretion.**

Please contact me with any questions or concerns: 503-823-7840, grace.jeffreys@portlandoregon.gov.

Attachments:

Design Narrative
Drawings, dated October, 2015
Drawings of Existing Conditions
Central City Fundamental Design Guidelines summary chart