

Staff Presentation to the
Portland Design Commission

Design Review Hearing

LU15-268668 DZM

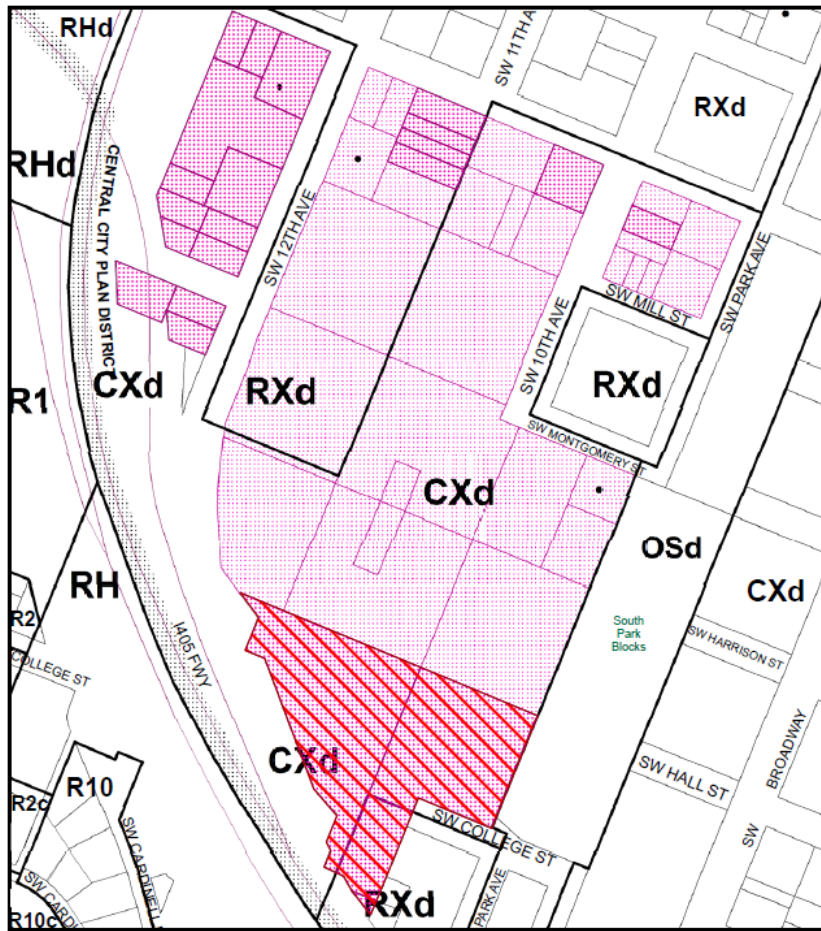
PSU Stott Center/New Viking Pavilion

March 3, 2016



**Bureau of
Development
Services** FROM CONCEPT
TO CONSTRUCTION

CITY OF PORTLAND, OREGON

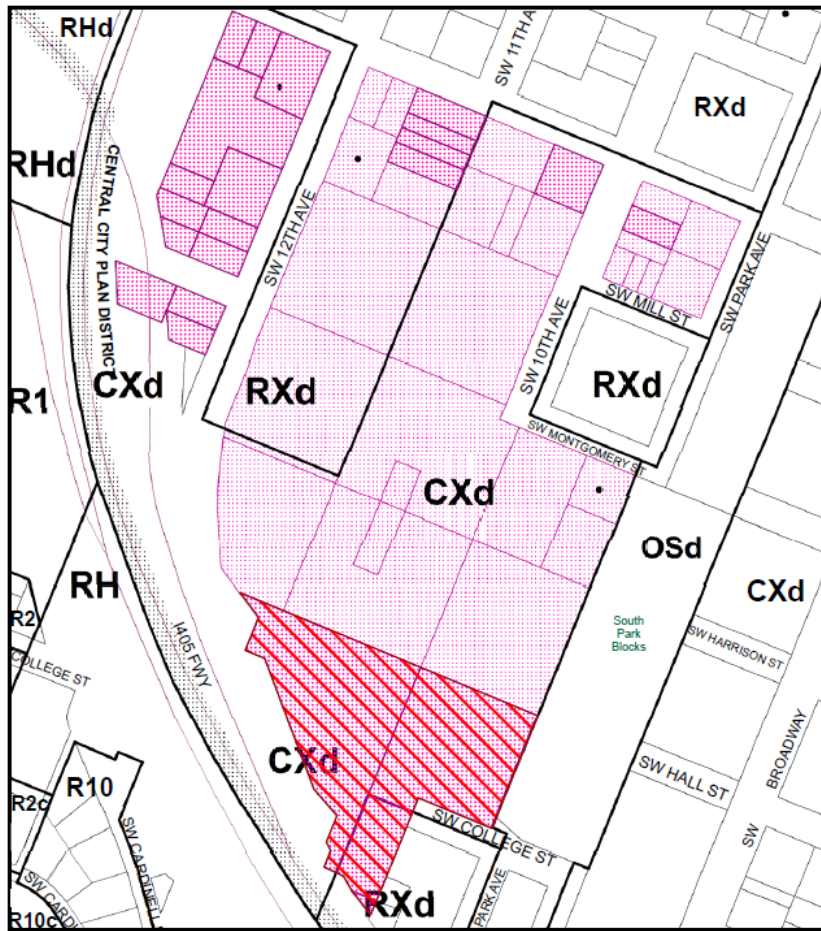


The **CONTEXT** – Policy

Site:

- Site is defined as ownership, and ownership includes contiguous lots including those that are separated by a shared right-of-way. (The South Park Blocks are not a “shared right-of-way”)





The **CONTEXT** – Policy

Zoning

CXd, Central Commercial
with Design Overlay

Floor Area Ratio

Base: 6:1

Proposal: does not exceed

Height

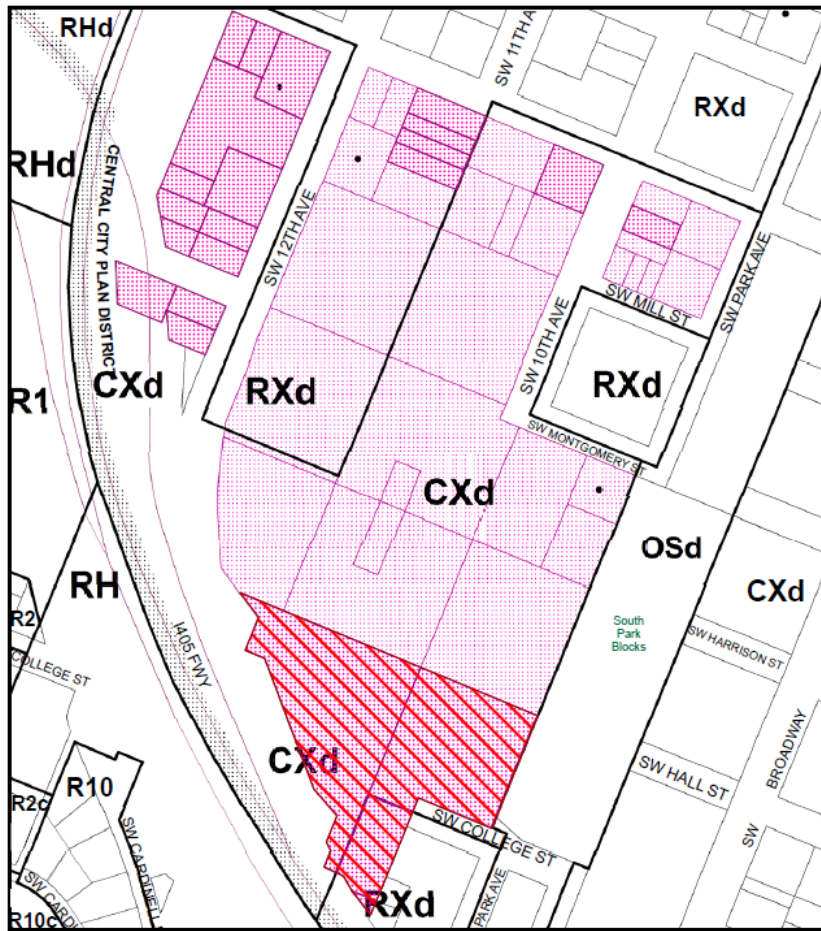
Base: 100' / 125'

Proposal: does not exceed

Approval Criteria

Central City Fundamentals





The **CONTEXT** – Policy

Zoning

CXd, Central Commercial
with Design Overlay

Floor Area Ratio

Base: 6:1
Proposal: does not exceed

Height

Base: 100' / 125'
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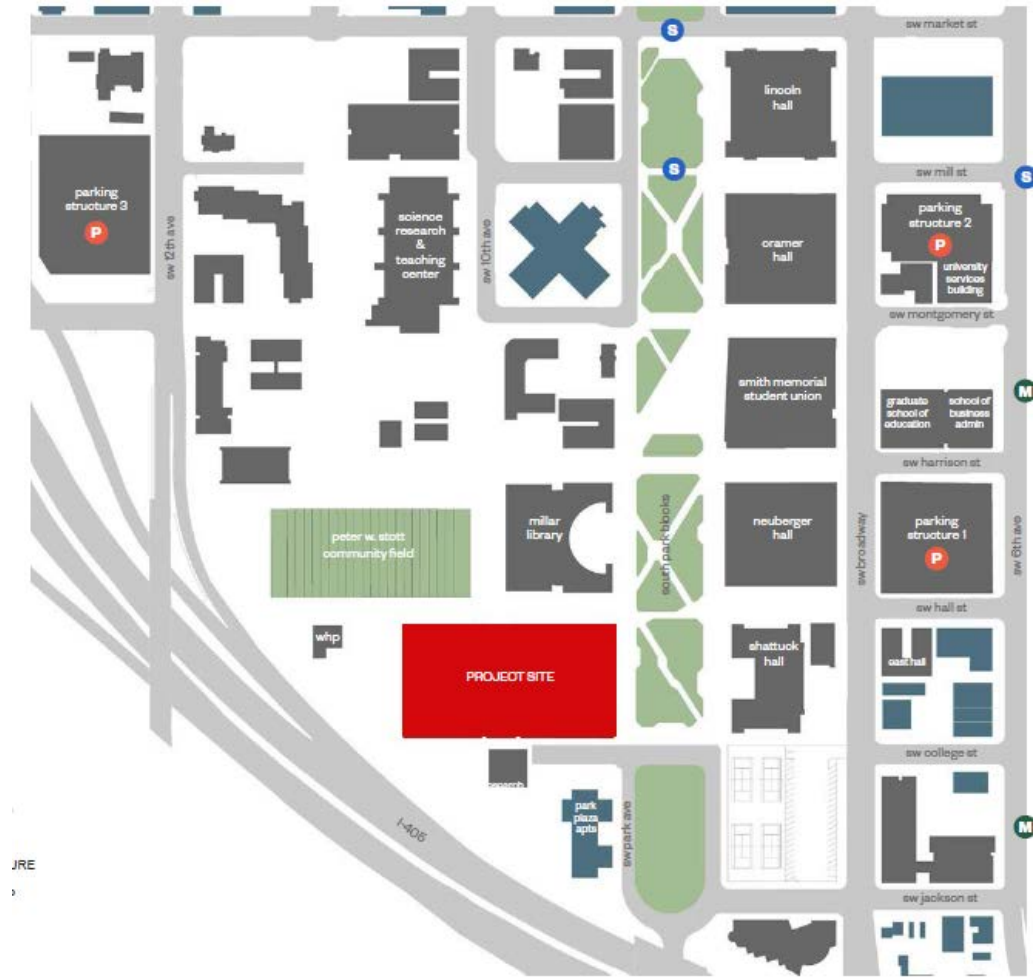
Approval Criteria

Central City Fundamentals

The site lies within the:

- Central City Plan District
- South Downtown/ University Subdistrict





JRE
1

The PROPOSAL

Location

South end of S Park Blocks
PSU Campus – west side

Proposal

Remodel of extg. bldg. @
930 SW Hall

Site Disposition

Sloping W (over 15')

Existing Conditions

Extg Bldg. - 139,000 gsf





The **PROPOSAL**

Location

South end of S Park Blocks
PSU Campus – west side

Proposal

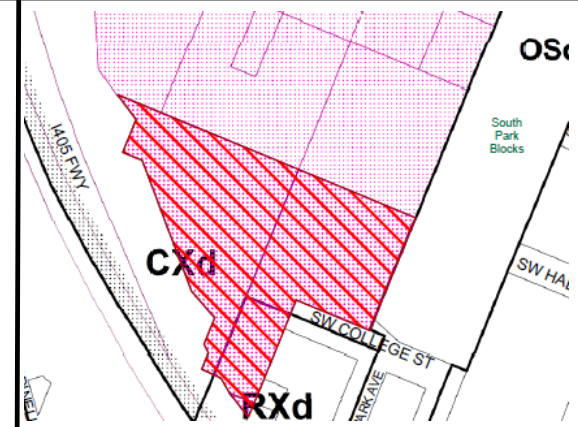
Remodel of extg. bldg. @
930 SW Hall

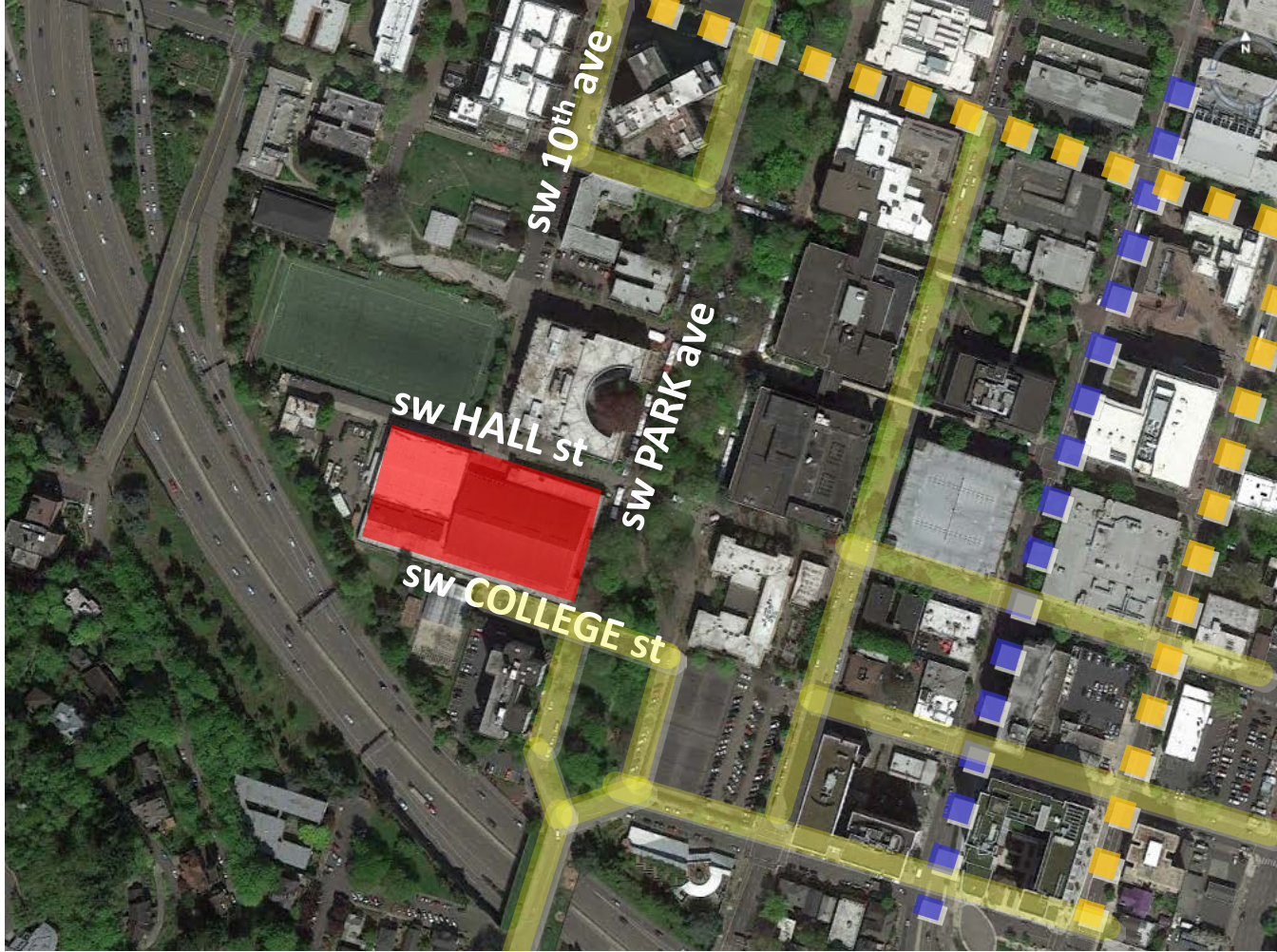
Site Disposition

Sloping down east towards
the park blocks (over 15')

Existing Conditions

Extg Bldg. - 139,000 gsf





The PROPOSAL

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Located in the **Downtown Pedestrian District**

Street Designations

SW College – *Local Service Transit, Traffic, Bicycle & Walkway*
SW Park Ave & SW Hall – *Vacated Right-of-ways*

Transit

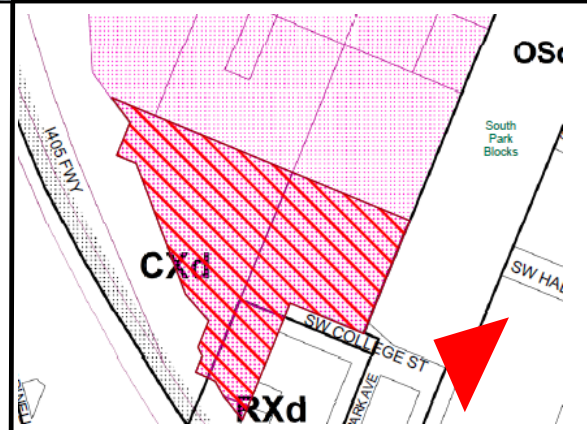
Light-rail 3 blocks to east on SW 6th, Streetcar 3 blocks north on SW Mill,
Bus 2 blocks east on SW Broadway





CONTEXT

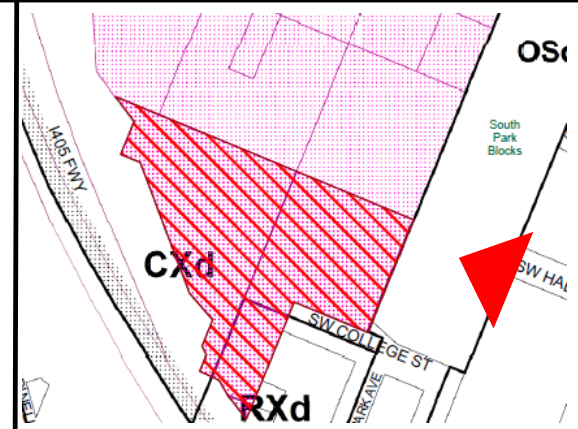
View: **Site from SE**, looking up College





CONTEXT

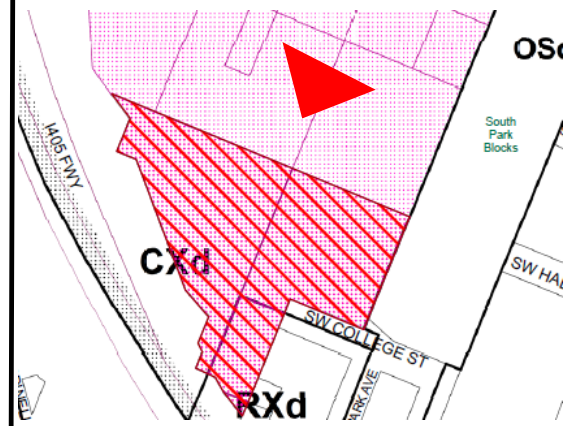
View: **Site from SE**, looking up Hall





CONTEXT

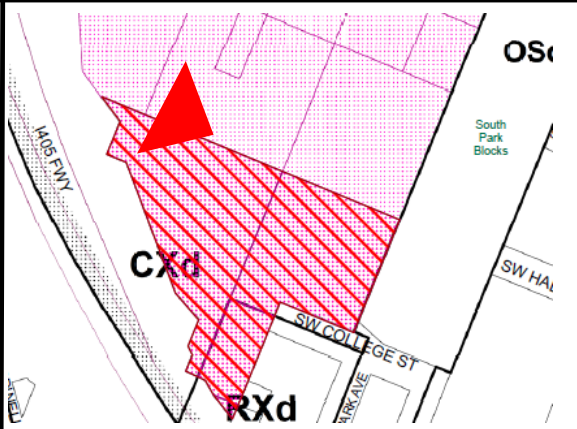
View: **Site from NE, looking down 10th**





CONTEXT

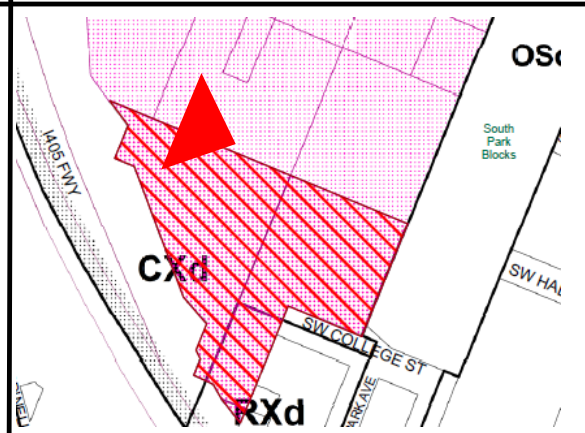
View: **Site from NW**, looking down Hall





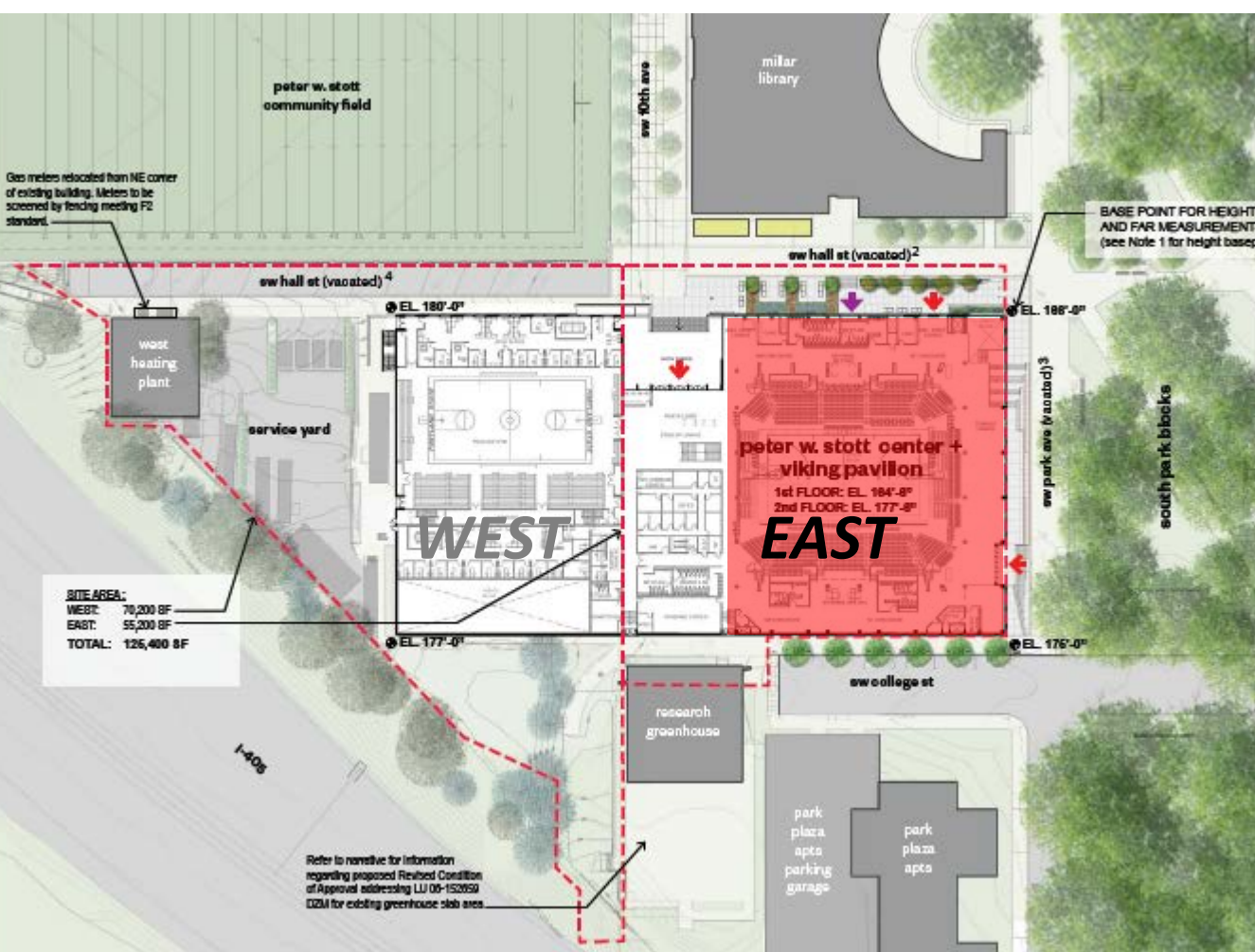
CONTEXT

View: **Site from NW**, looking down Hall



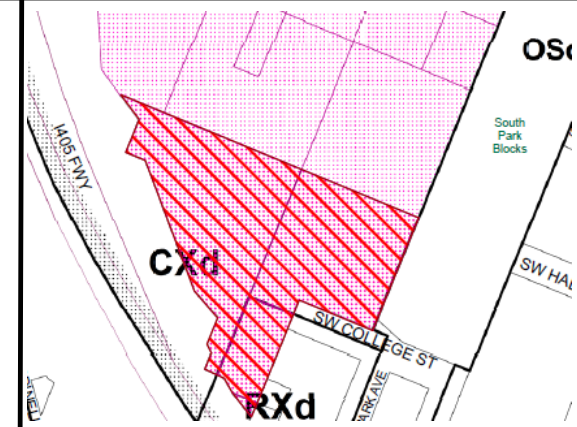
The PROJECT

New & renovated space

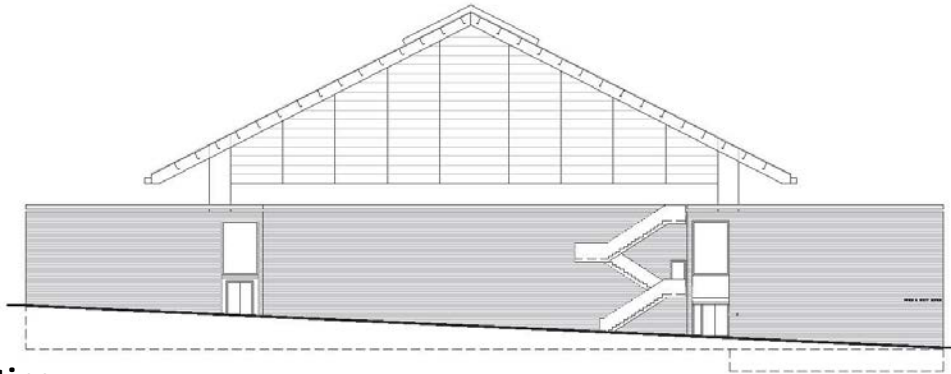


Eastern side alterations:

- New multi-purpose arena, the Viking Pavilion, with seating for 3,400;
- Wall heights are increased and the existing pitched roof will be replaced with a flat roof with parapets;
- New stairs and terrace facing SW Park;
- New glazed frontages replace extg. blank walls.



SW Park



Existing



Proposed

The PROJECT

New & renovated space

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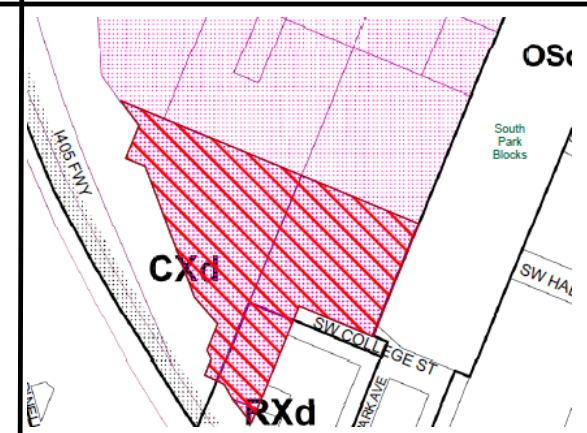
The PROJECT

New & renovated space

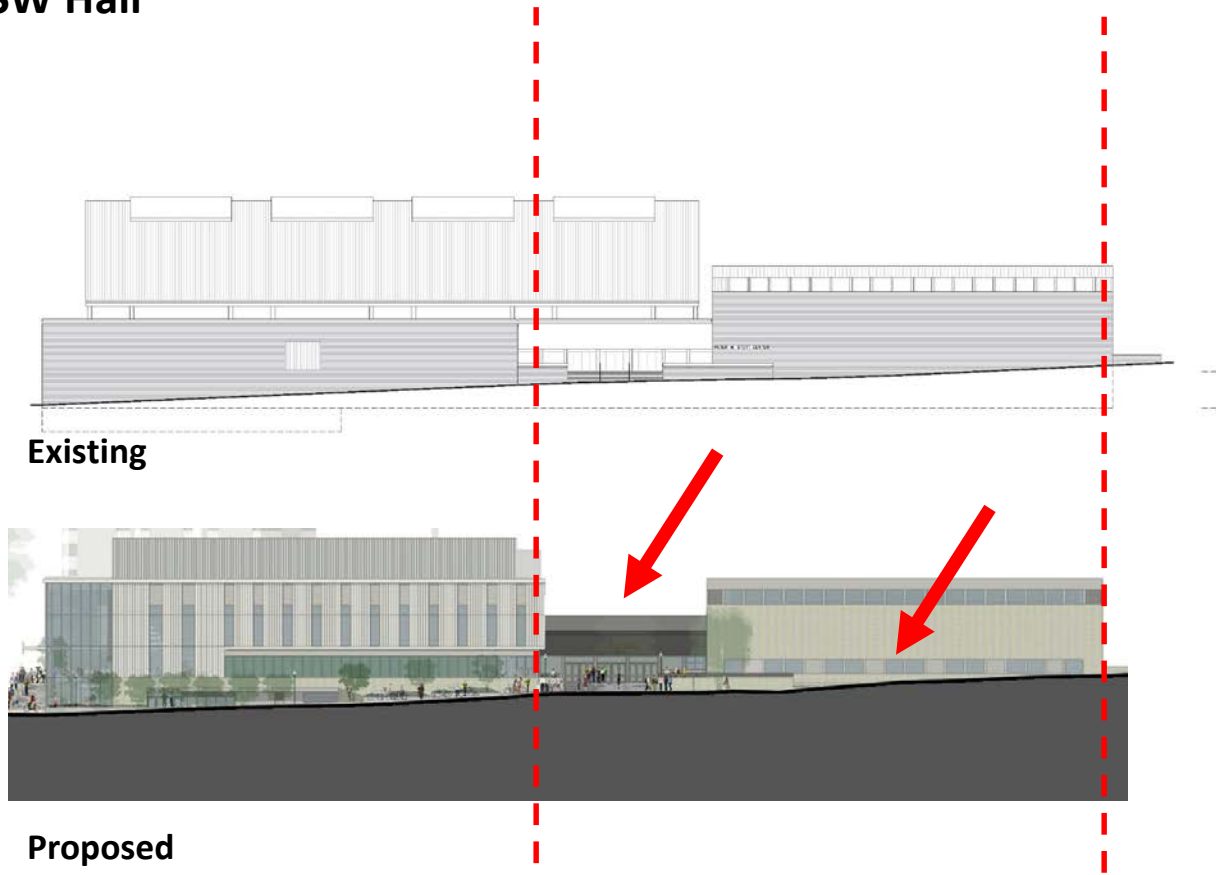


Western side alterations:

- Maintenance upgrades;
- New windows facing north onto the Community field at Level 2;
- New metal panel screening of rooftop mechanical at bldg. joint



SW Hall



The PROJECT

New & renovated space

Western side alterations:

- Maintenance upgrades;
- New windows facing north onto the Community field at Level 2;
- New metal panel screening of rooftop mechanical at bldg. joint



The PROJECT

New & renovated space

Total area – 138,500 GSF

Parking - None

Loading - 2 type A on SW Hall

ST Bike Parking – 62 (14 req'd)

L1

L2

L3

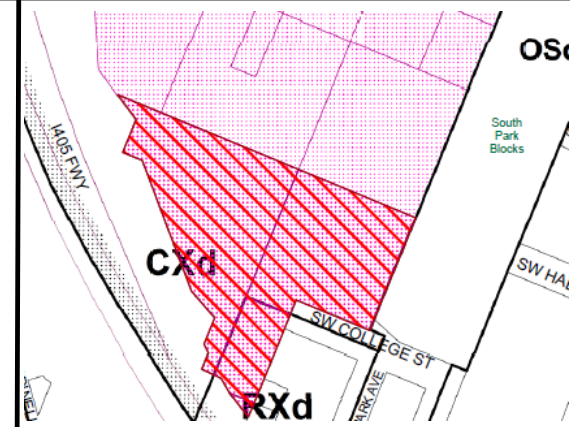
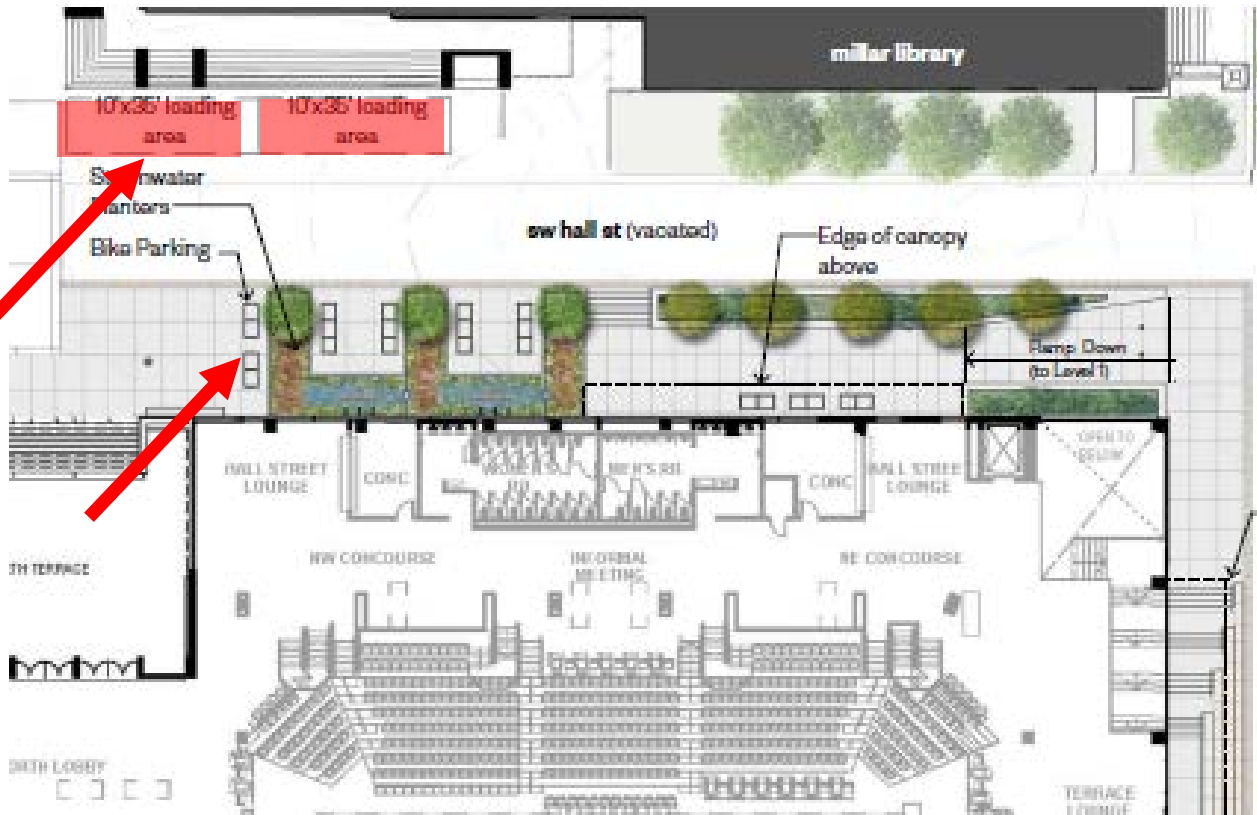
FAR

1.1:1 (6:1 max)

Height

3 floors

65' (100'/125' max)



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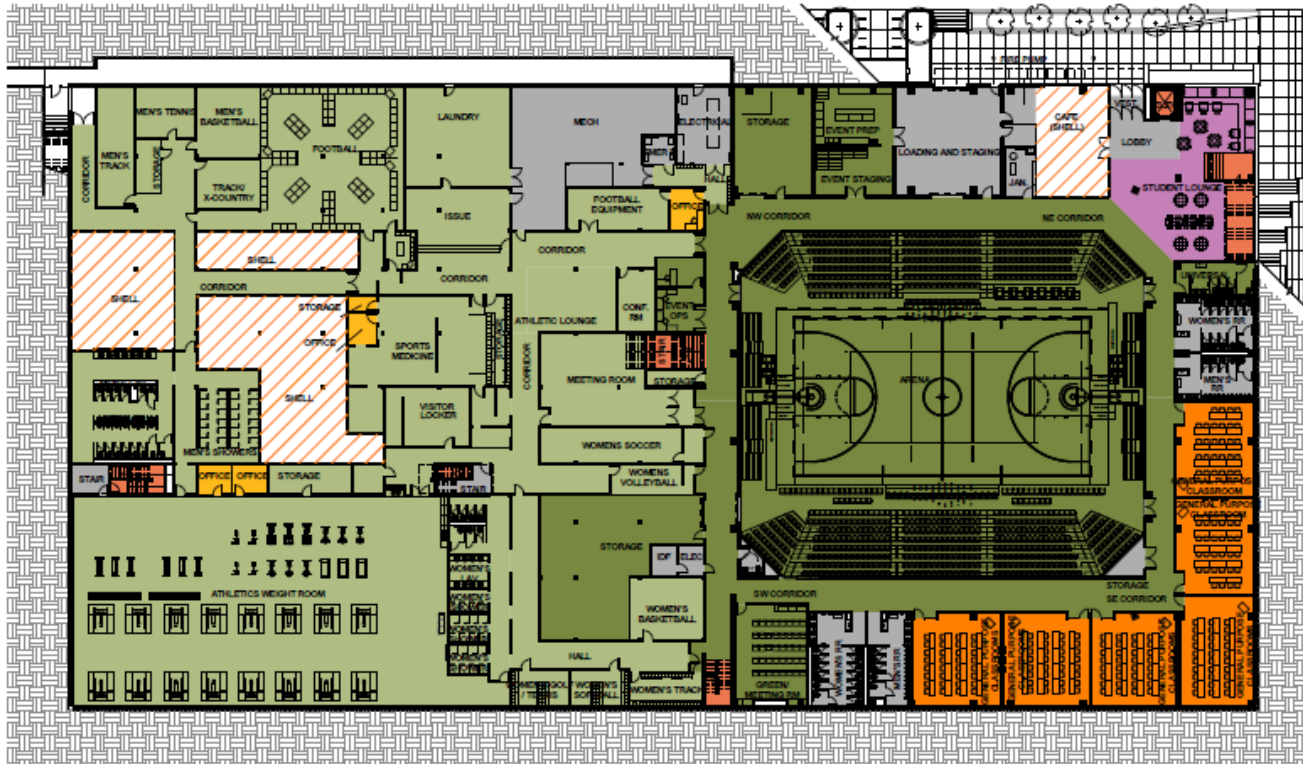
FAR

1.1:1 (6:1 max)

Height

3 floors

65' (100'/125' max)



Level 1:

Student lounge, café, classrooms, support and athletics



The PROJECT

New & renovated space

Total area – 138,500 GSF

Parking - None

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L2

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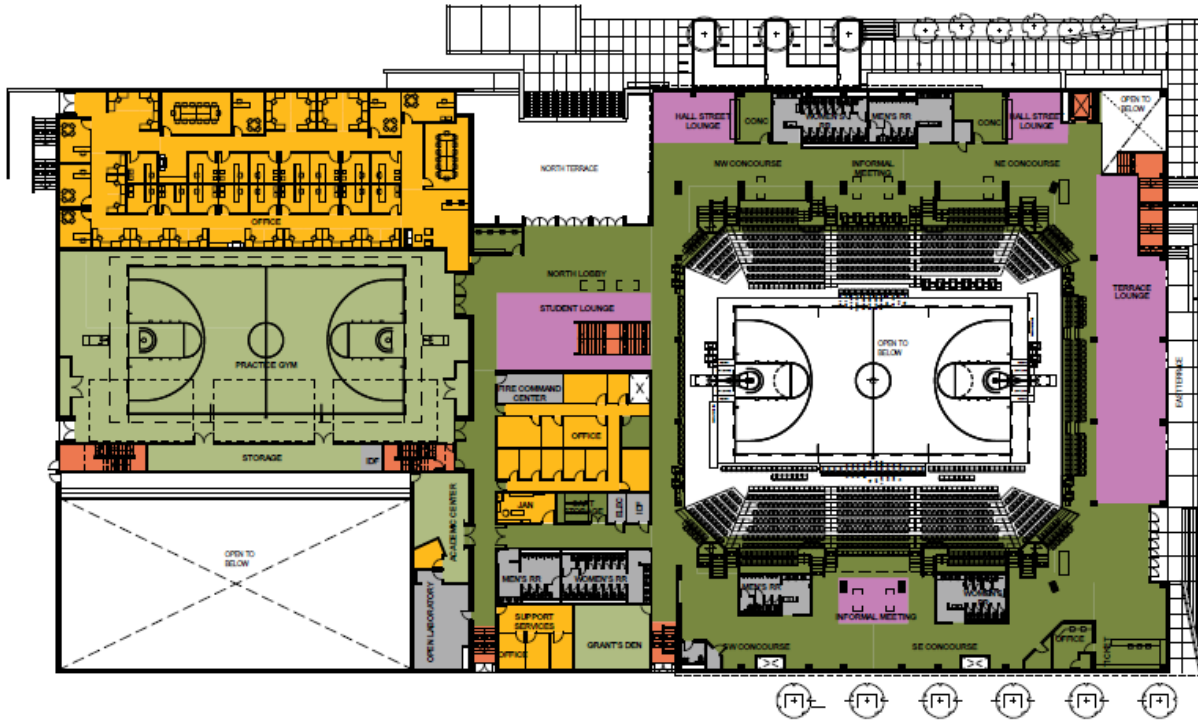
FAR

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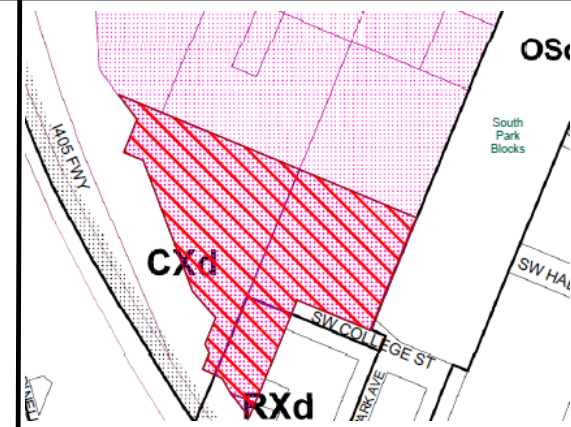
Height

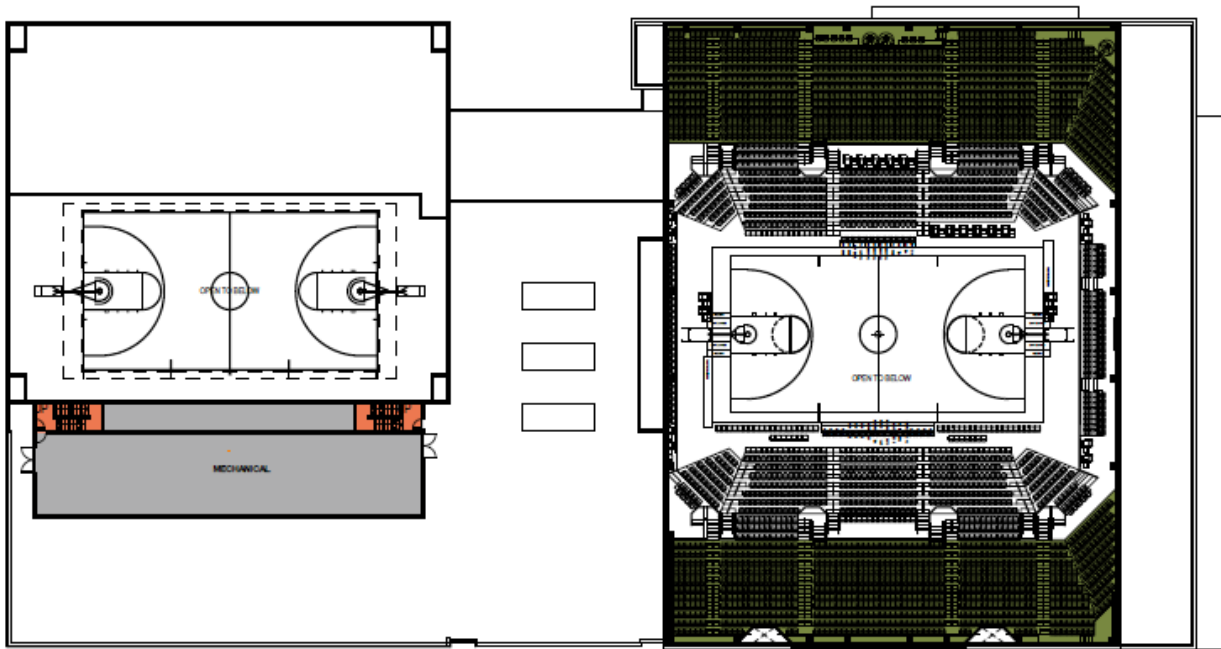
3 floors

65' (100'/125' max)



Level 2:
Lobby, concourse, support and athletics





The PROJECT

New & renovated space

Total area – 138,500 GSF

Parking - None

Loading - 2 type A on SW Hall

ST Bike Parking – 62 (14 req'd)

L1

L2

L3

FAR

1.1:1 (6:1 max)

Height

3 floors

65' (100'/125' max)

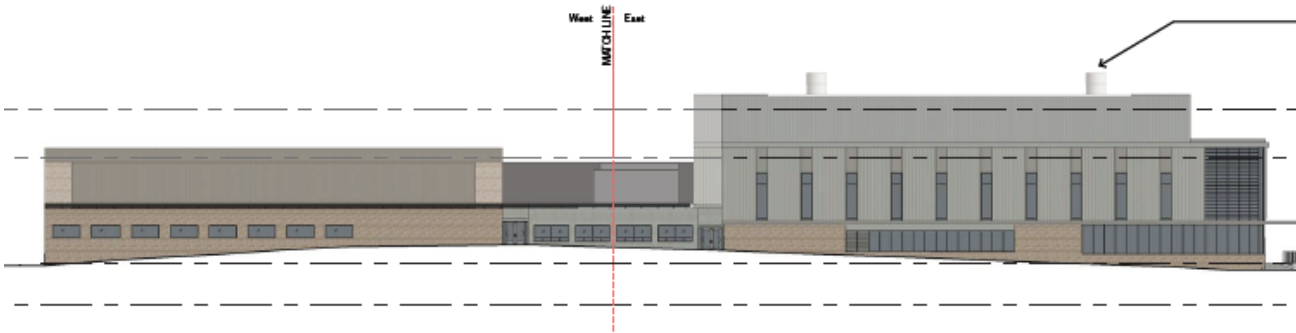
Level 3:
Arena Seating



Ref
sec



1



The PROJECT

New & renovated space

- Total area – 138,500 GSF
- Parking - None
- Loading - 2 type A on SW Hall
- ST Bike Parking – 62 (14 req'd)

- L1
- L2
- L3

FAR

1.1:1 (6:1 max)

Height

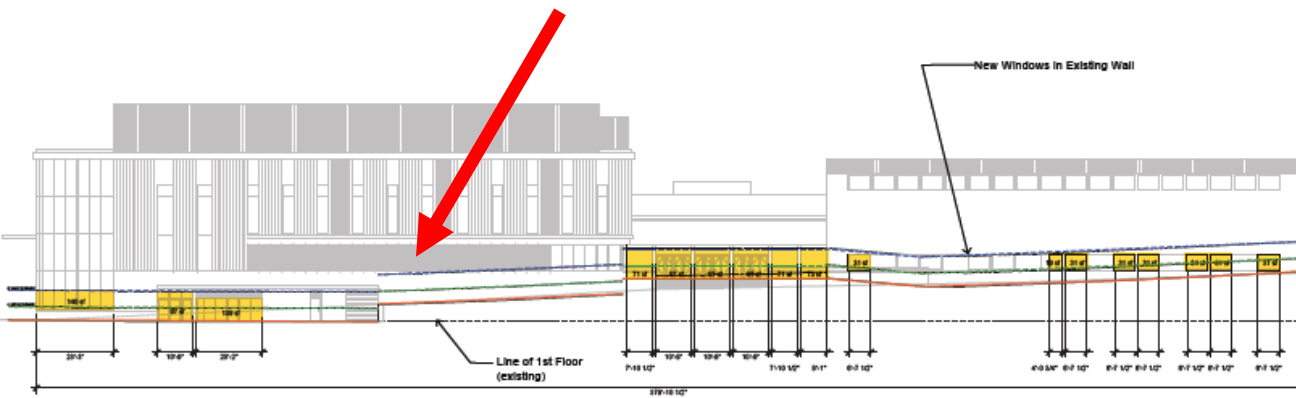
3 floors
65' (100'/125' max)



ground floor windows

legend

- top of exterior grade
- - - 4' above grade
- - - 9' above grade
- area of windows/glass doors meeting the standard



MODIFICATIONS

#1 33.130.230

Ground Floor Windows

#2 33.510.225

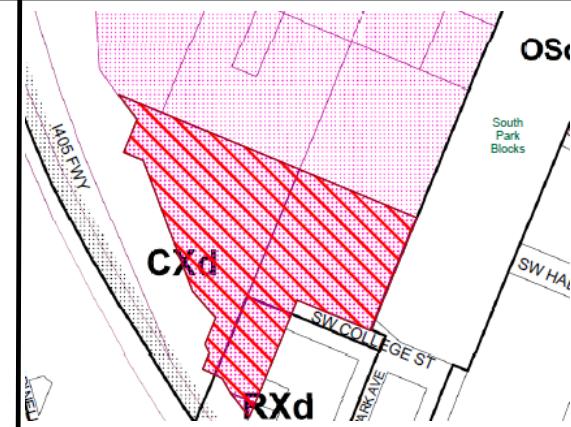
Ground Floor Active Uses

REQUIRED -

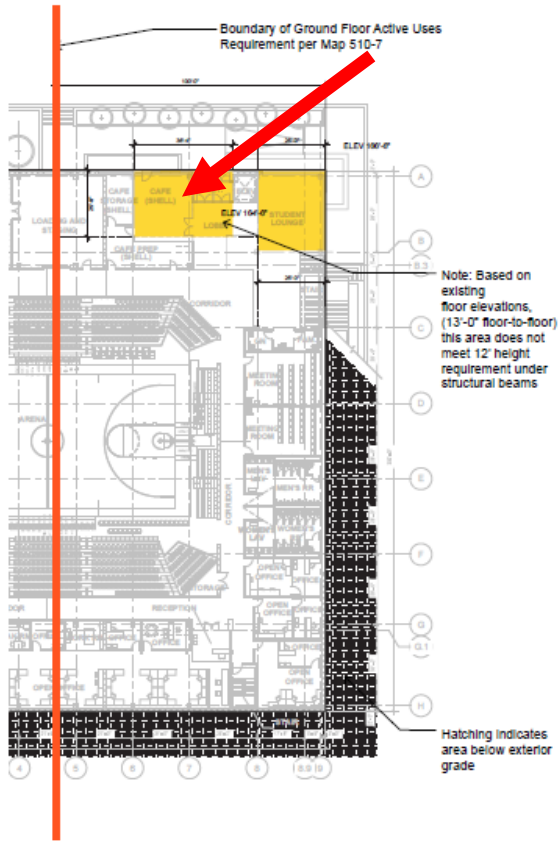
Windows must extend 50% of length and 25% of area on ground floor walls.

PROPOSED -

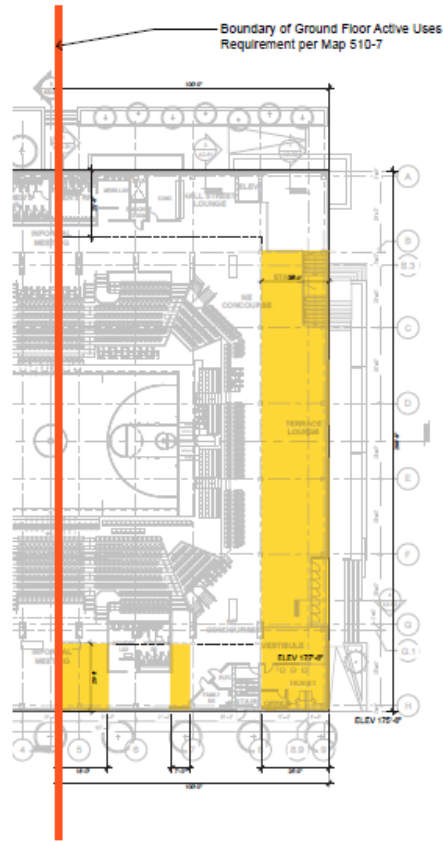
SW Hall St: 42% of length; 33% of area (length does not meet)



central city plan district development standards diagrams



part. plan at level 1 (elev. 164'-6")



part. plan at level 2 (elev. 177'-6")

MODIFICATIONS

#1 33.130.230

Ground Floor Windows

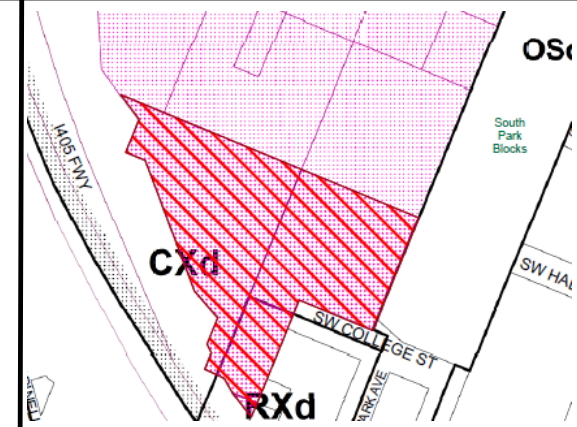
#2 33.510.225

Ground Floor Active Uses

REQUIRED – Applies to the east ½ of block facing SW Park
 Ground floor active use must be provided along 50% of length on all street frontages; 25' deep, 12' clearance, street facing w/ windows & doors.

PROPOSED -

SW Hall St: 55% of length has 25' depth, but 32% of length has only 10'-6" available height below existing beams. (does not meet 12' min clearance)





Staff recommendation:

The proposed renovation of the Peter Stott Center has the potential to turn an outdated, inwardly-focused existing building into a modern, outwardly-facing, vibrant facility that celebrates its important location fronting the south termination of the South Park Blocks.

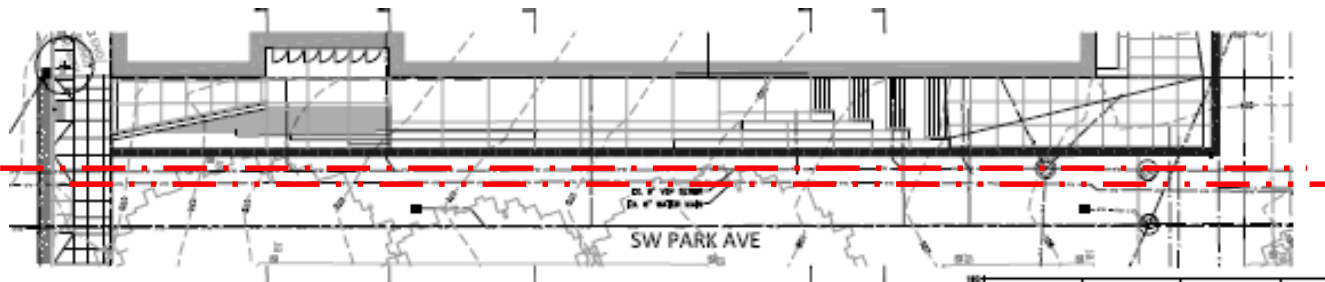




Staff recommendation:

Based on 4 outstanding concerns, proposal is not yet approvable, therefore recommendation is a denial:

1. **BES** - PW permit
2. **SW Hall:**
 - Frontage uses
 - GF Windows Mod
 - Streetscape



#1 BES - PW permit

Prior to BES approval of LU, the applicant must obtain BES approval of the Public Works Permit 30% Concept Development plans.







Staff recommendation:

Based on 4 outstanding concerns, proposal is not yet approvable, therefore recommendation is a denial:

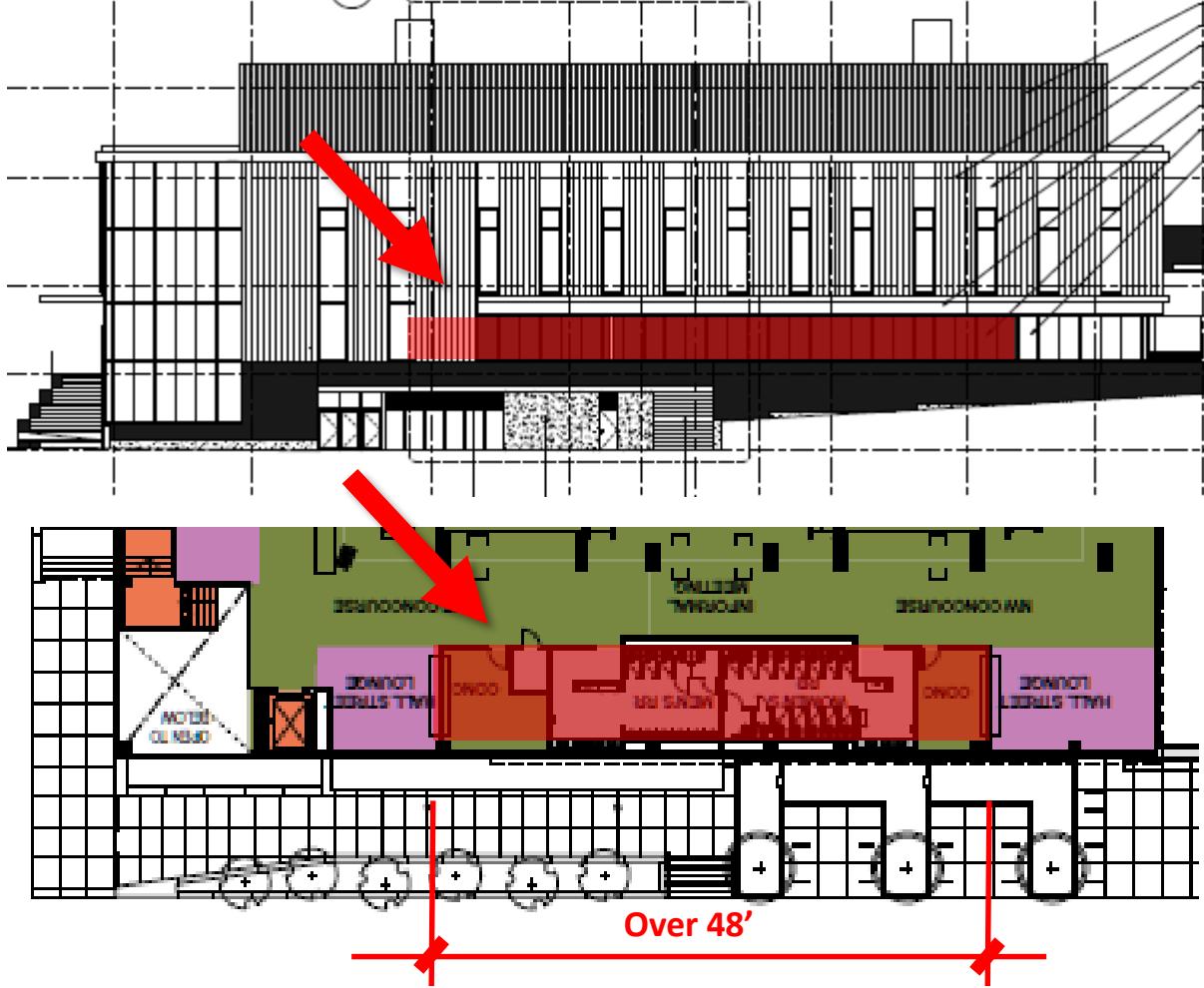
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 - Frontage uses
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-  PROJECT SITE
-  PSU BUILDING
-  PRIVATE BUILDING
-  DEAD-END STREET

-  MAJOR PEDESTRIAN ROUTE
-  POTENTIAL MAJOR PEDESTRIAN ROUTE
-  BUILDING ENTRY
-  PARKING STRUCTURE





Staff recommendation:

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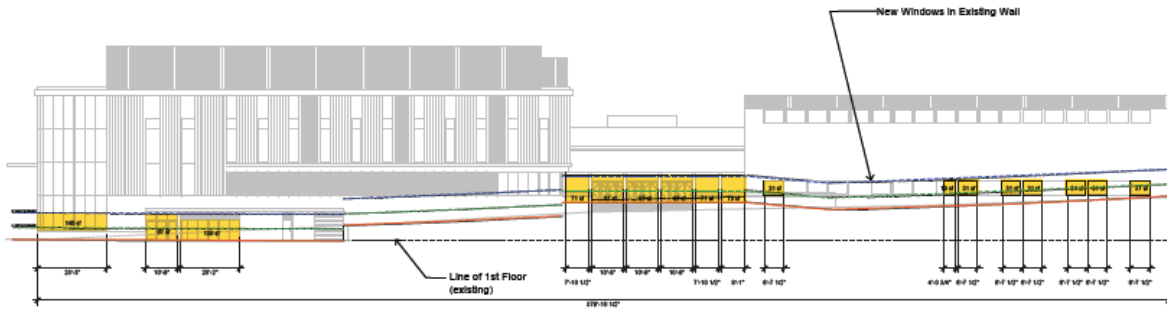
1. BES - PW permit
2. SW Hall:
 - Frontage uses
 - GF Windows Mod
 - Streetscape

#2 SW Hall – Frontage Uses

At the concourse level fronting SW Hall, in-active uses (concession and restroom facilities) take up a large stretch of the street frontage.

Among the CCFGs to consider are: A8, B5, C1

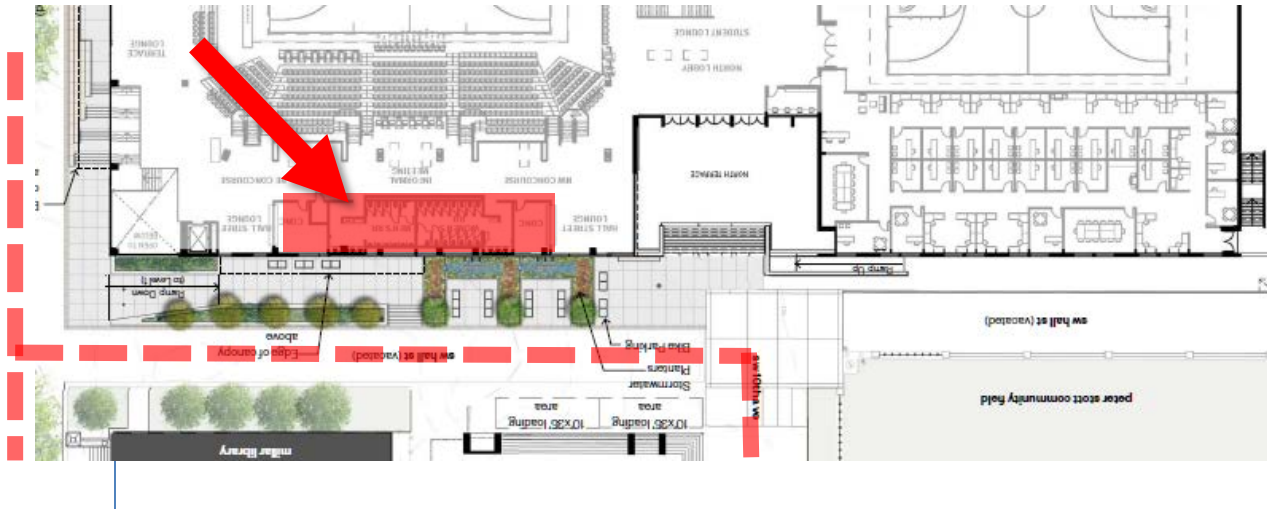




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1. BES - PW permit
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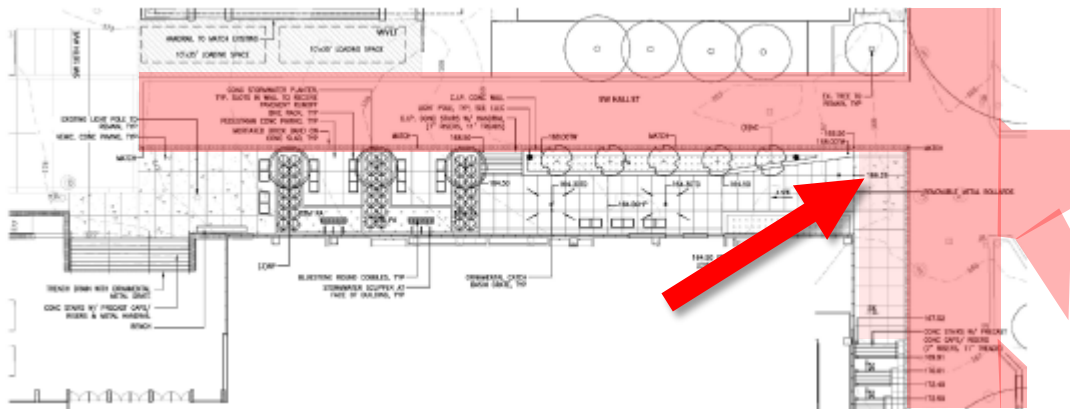
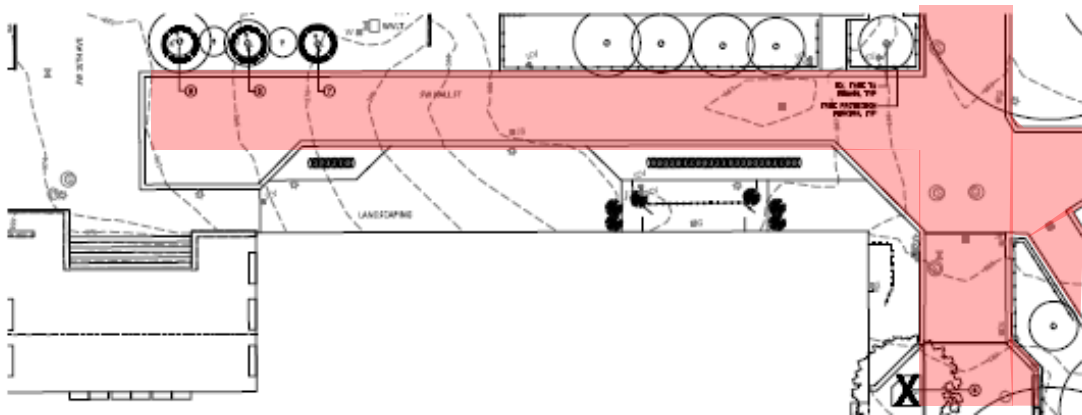


#2 SW Hall - GF Windows Mod

42% of length does not meet 50% req'mt. along the street frontage. Additionally, the majority of the frontage facing the active half of SW Hall is spandrel panel with inactive uses behind.

Among the CCFGs to consider are: A8, B1, B4, B6, C9 as well as the Purpose statement of the standard





Staff recommendation:

Based on 4 outstanding concerns, proposal is not yet approvable, therefore recommendation is a denial:

1. BES - PW permit
2. SW Hall:
 - Frontage uses
 - GF Windows Mod
 - Streetscape

#2 SW Hall - Streetscape

At the corner of SW Park and SW Hall, the paving treatment looks to constrict rather than encourage pedestrian movement along Hall.

Among the CCFGs to consider are: B1 and C9.



An architectural rendering of a modern building, the Peter W. Stott Center Viking Pavilion, shown at dusk. The building features a prominent glass facade with vertical wooden slats and is illuminated from within. The sky is a mix of orange and blue, and trees are visible in the background. The text "END OF STAFF PRESENTATION" is overlaid in large, bold, black letters. Below it, the word "Questions?" is also in bold black letters. At the bottom of the building, the name "PETER W. STOTT CENTER VIKING PAVILION" is visible.

END OF STAFF PRESENTATION

Questions?

PETER W. STOTT CENTER
VIKING PAVILION