

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)

May 21, 2015



The SITE

Site Location

631 SW Harrison St
Full Block – 40,000SF
Btw SW 6th St, Broadway,
Harrison and Montgomery

Site Disposition

Sloping NE (12')
Urban Center Plaza

Existing Condition

Existing Bld – 100,000 SF
To be renovated

Green Street Linkage

Cross-district green corridor

Plan Districts

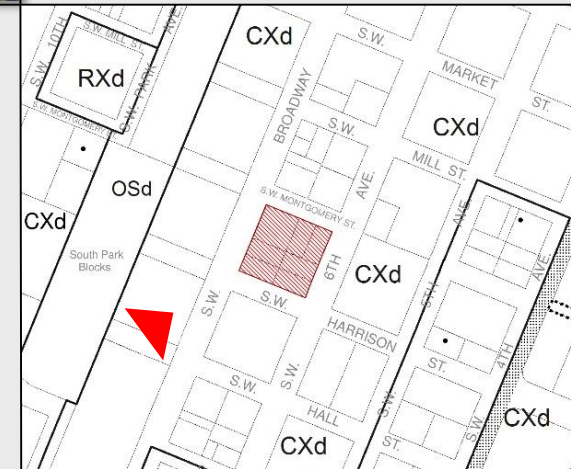
Central City Plan District and Central City **University District**

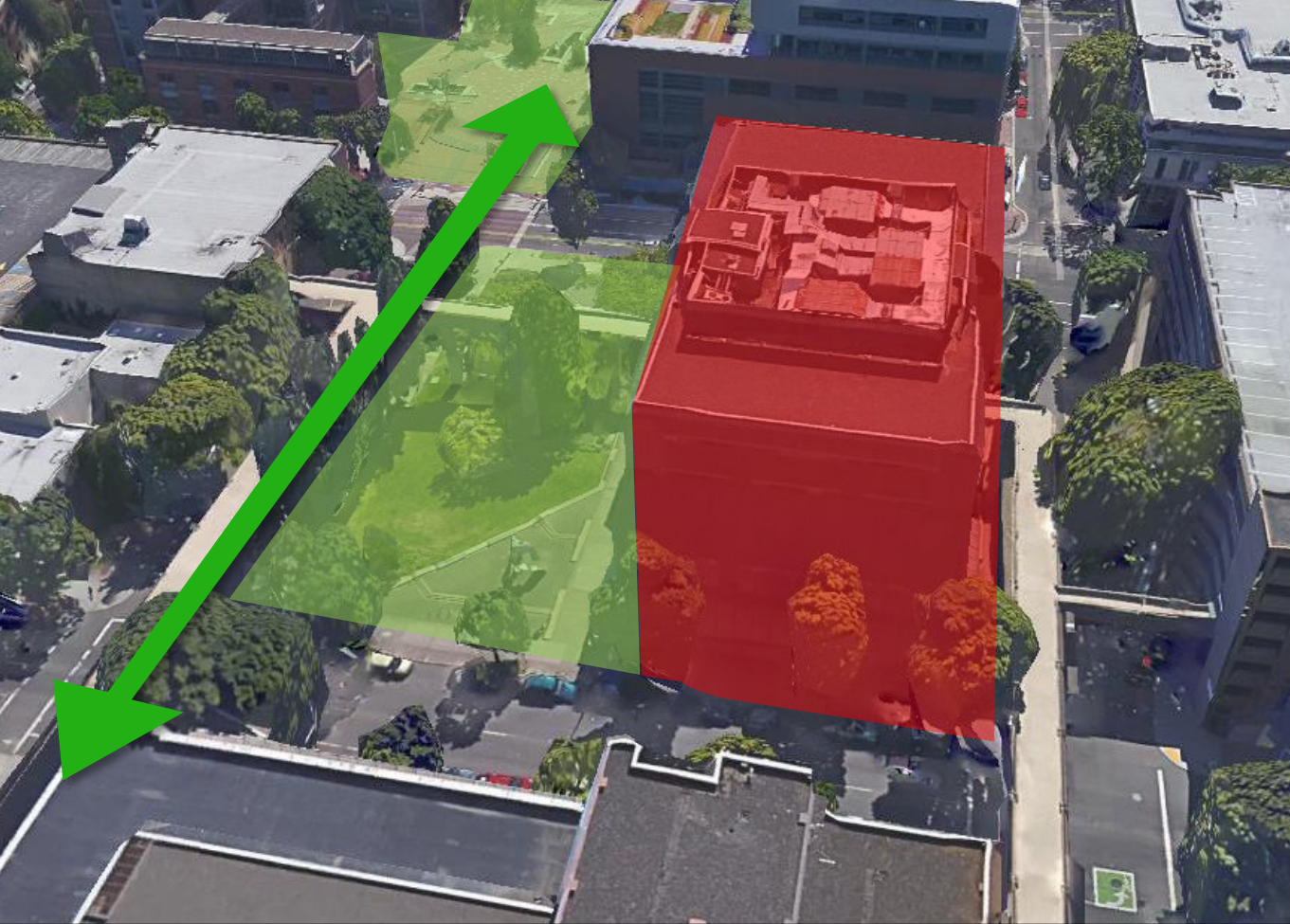
Street Designations

SW Montgomery – City Bikeway / Walkway / Green Street
SW Broadway – City Bikeway / Walkway
SW 6th Ave – City Bikeway / Regional Transitway

Transit

MAX University Station adjacent on SW 6th Ave
Frequent bus service – SW 6th Ave & Broadway





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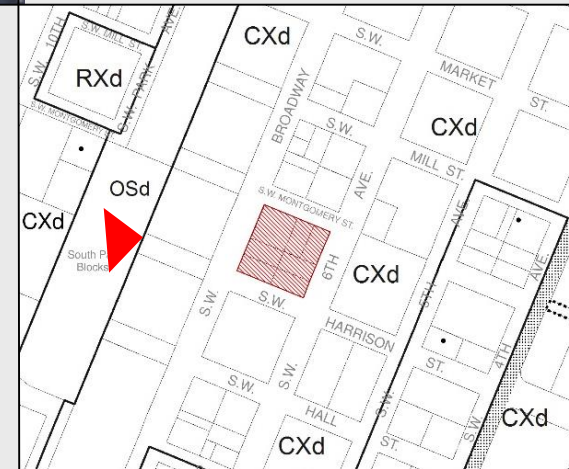
Central City Plan Area and Downtown - University District

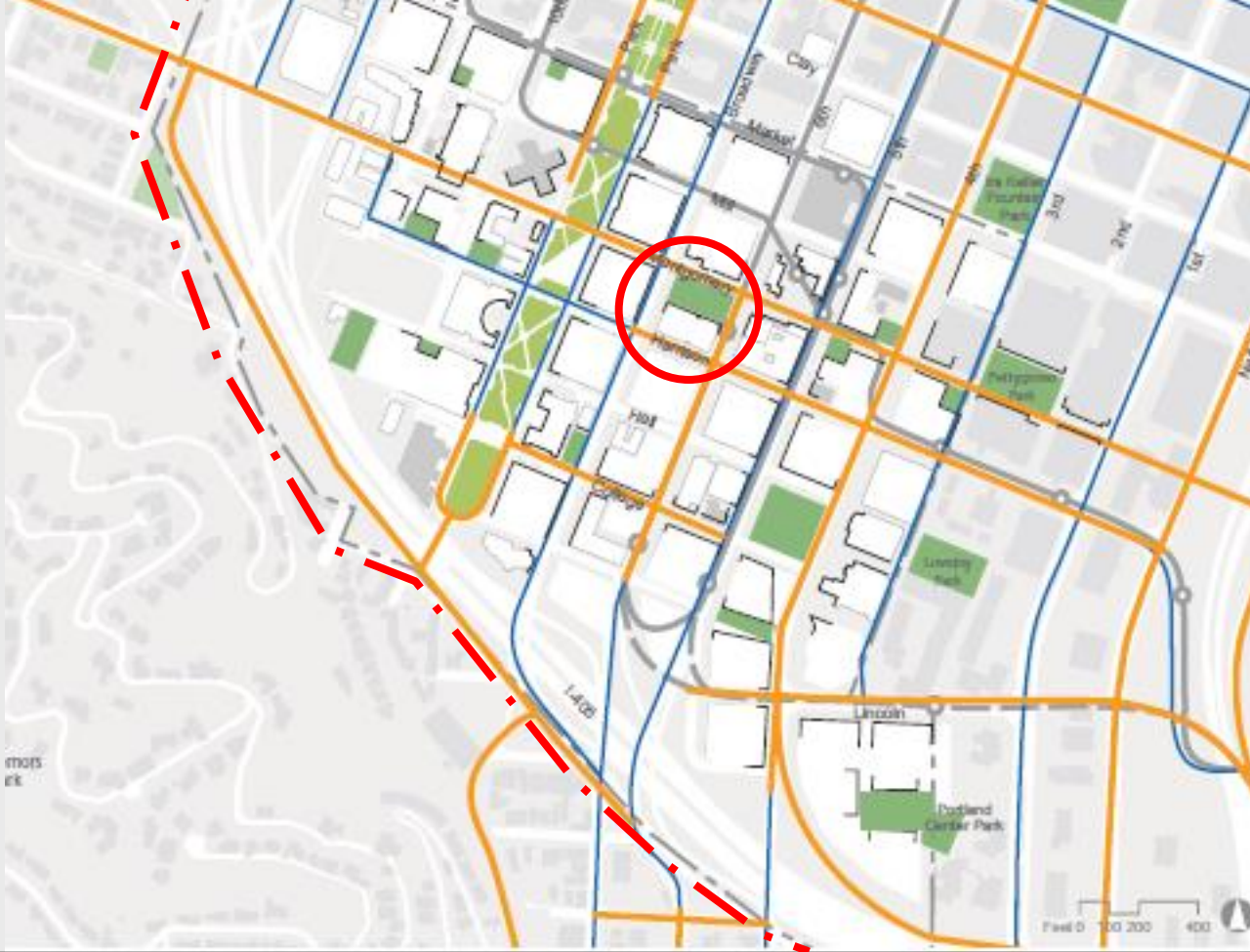
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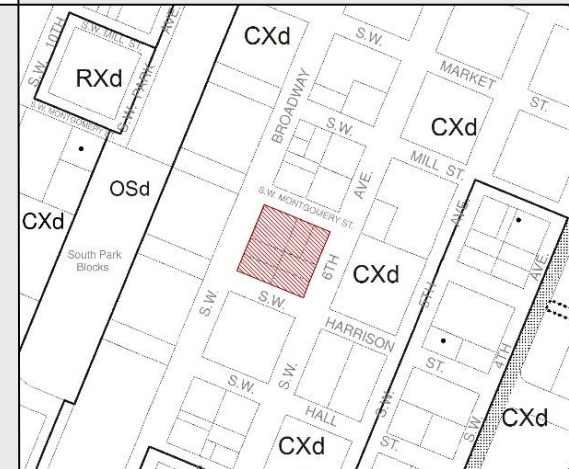
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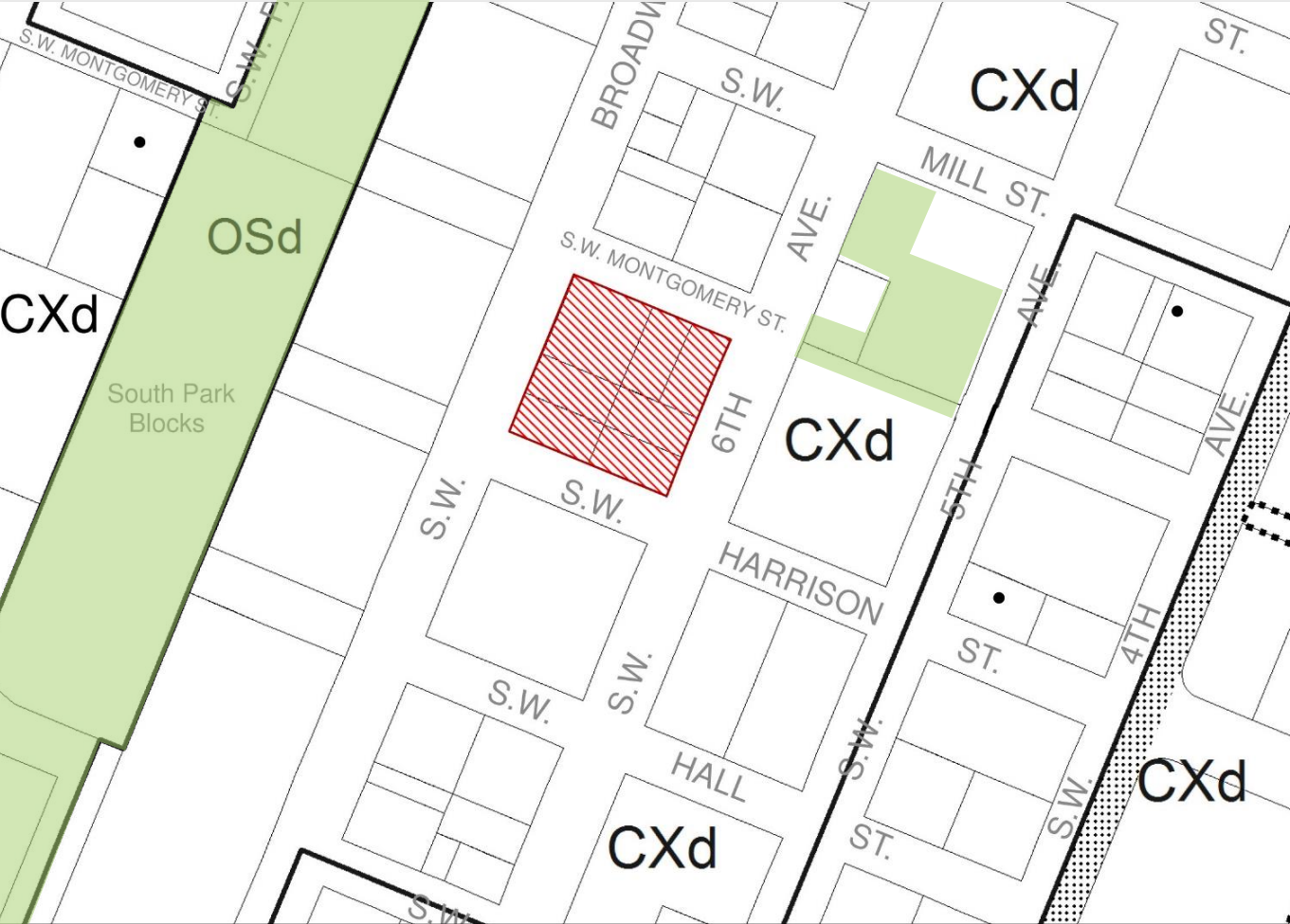
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The **CONTEXT** – Policy

Zoning

CXd, Central Commercial
with Design Overlay

Floor Area Ratio

Base: 6:1 (max w/ bonus – 9:1)

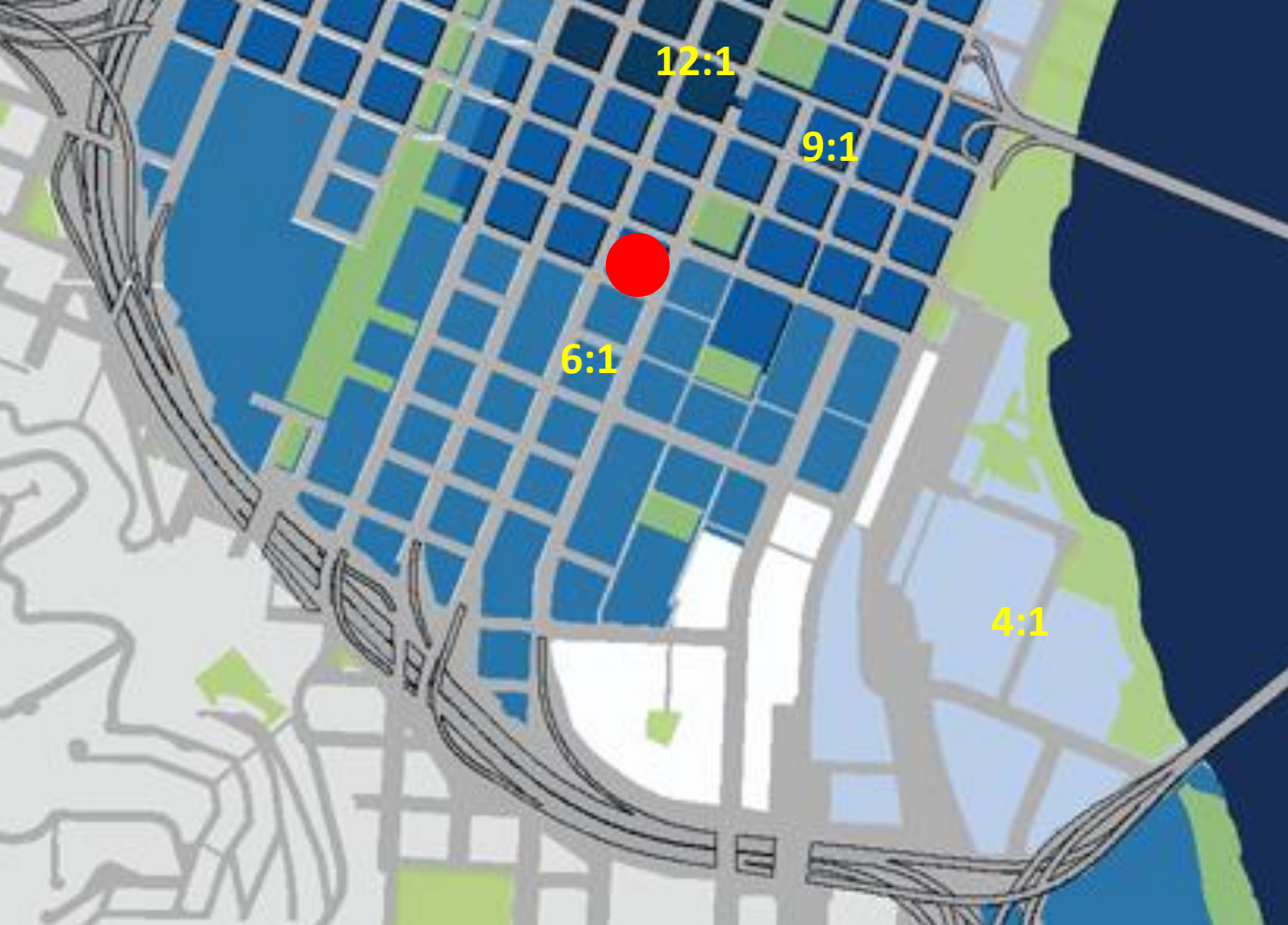
Height

Base: 125' (max w/ bonus – 200')

Approval Criteria

Central City Fundamentals





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CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES



City of Portland
Bureau of Planning
Portland, Oregon
April 1, 2001
Updated November 8, 2003

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Central City Fundamentals

“I pray you, let us satisfy our eyes
With the memorials and the things of fame,
that do renown this city.”

William Shakespeare, *The Twelfth Night*, Act III, Scene III

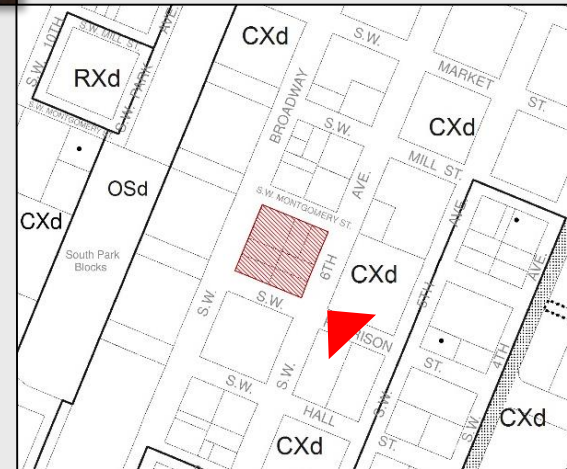


The **CONTEXT** – Physical



View

NW at SW 6th & Harrison St

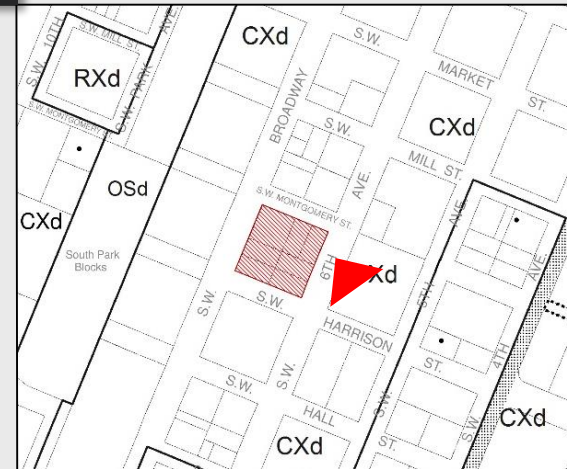


The **CONTEXT** – Physical



View

NW on SW 6th Ave toward Montgomery

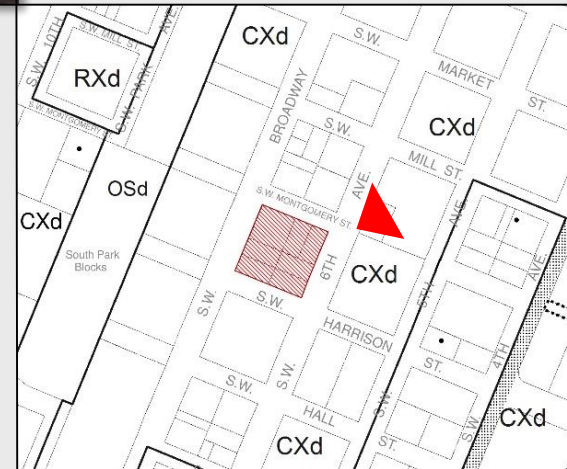


The **CONTEXT** – Physical



View

SW at SW 6th Ave and Montgomery St

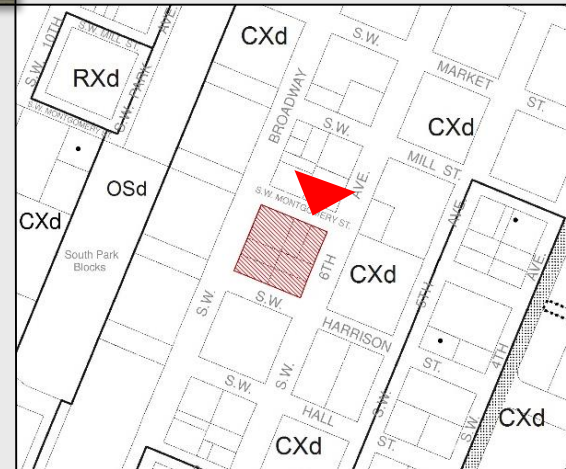




The **CONTEXT** – Physical

View

South from mid-block on SW Montgomery

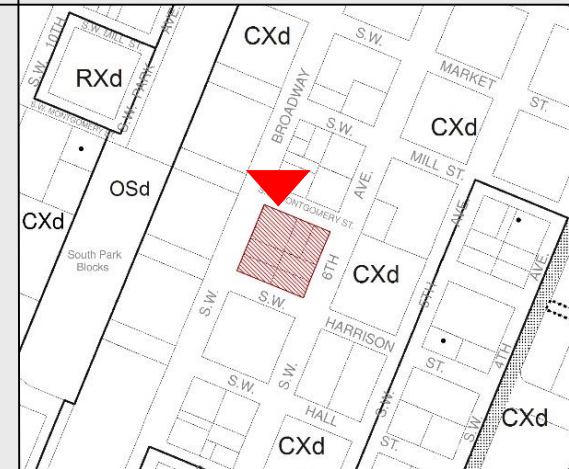




The **CONTEXT** – Physical

View

SE from SW Broadway & Montgomery

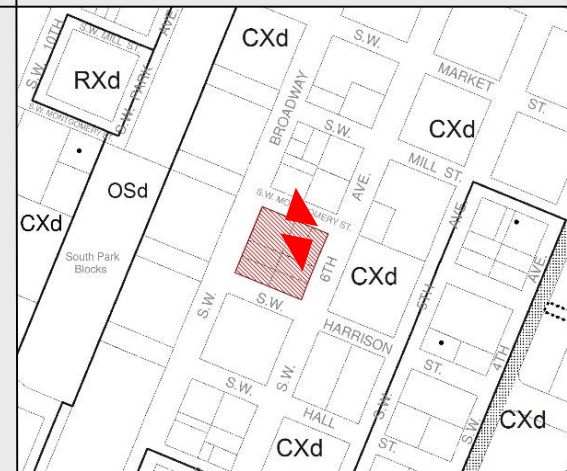


The **CONTEXT** – Physical



Views

Standing Seam Metal – North Façade
Grade drop at NE Corner of Site

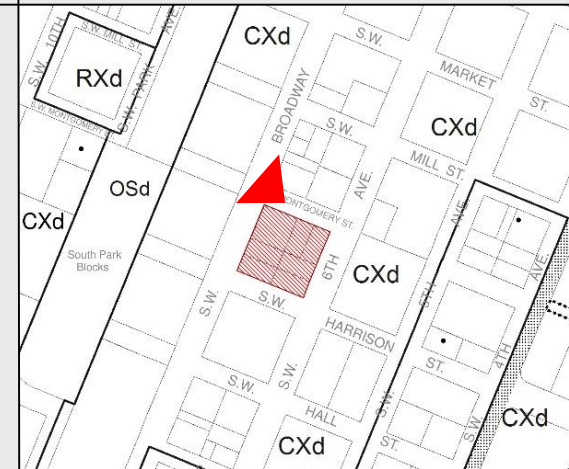




The **CONTEXT** – Physical

View

North from SW Broadway & Harrison St

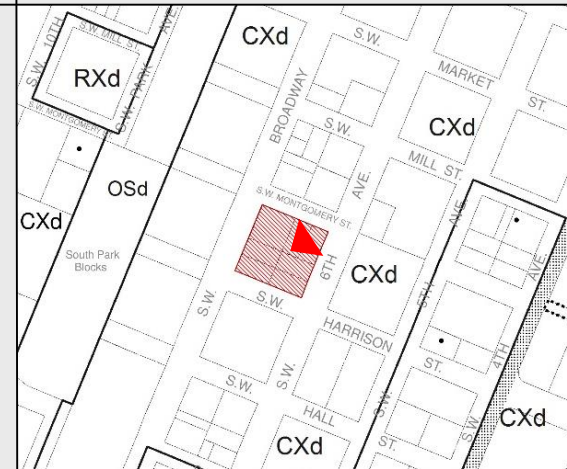


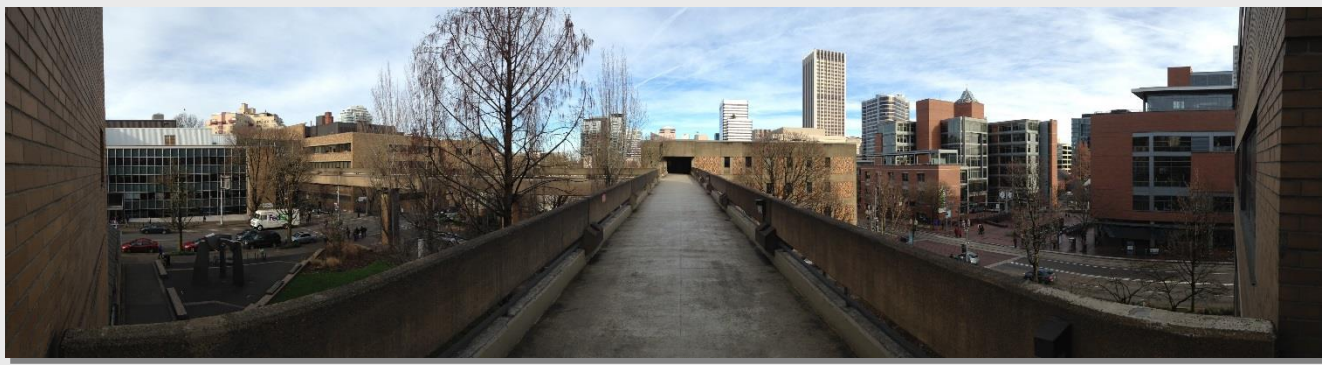
Sky Bridge
Access
on
4th Floor

The **CONTEXT** – Physical

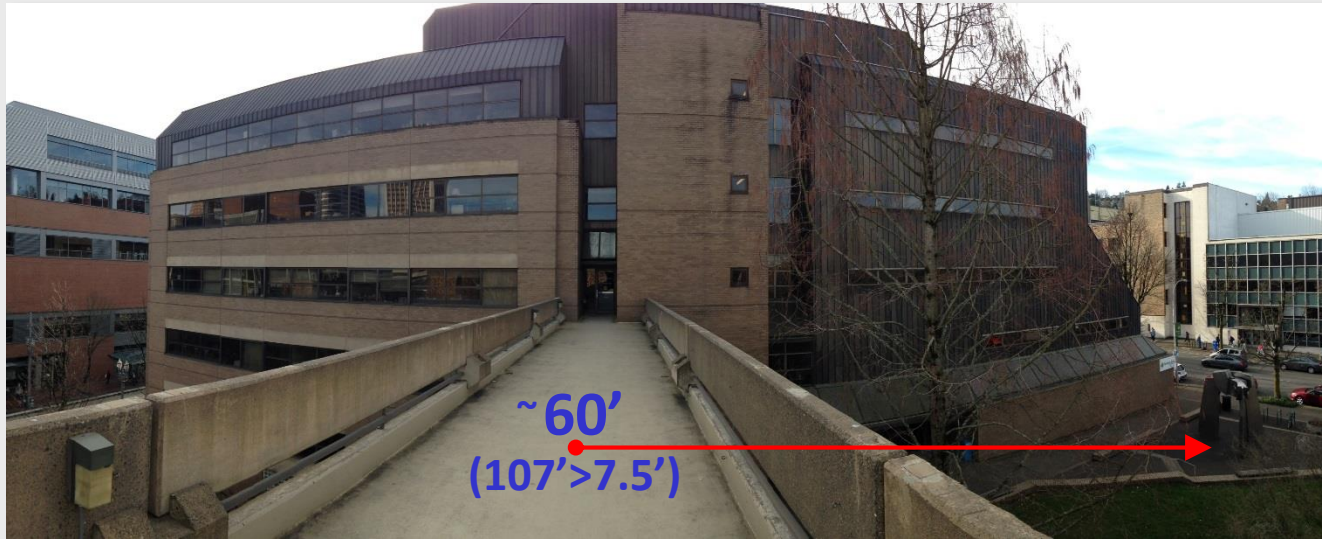
View

Elevator interior



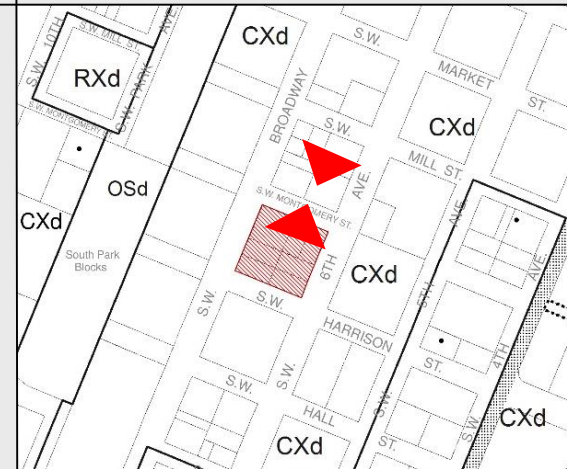


The **CONTEXT** – Physical



Views

Existing Skybridge – North & South Segment (107')



The PROJECT

RENOVATION

Upgrades to existing BLD
100,000 SF – 6 levels

Ground Floor

Harrison St – 200' (B of H)
6th Ave – 100' (Retail)
Broadway – 100' (Classroom)

Parking

None required, nor proposed

FAR

Approximately 3.5:1

Height

Match existing – 75'

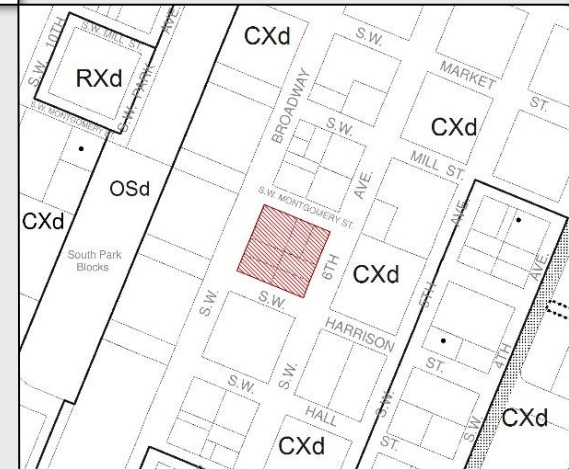
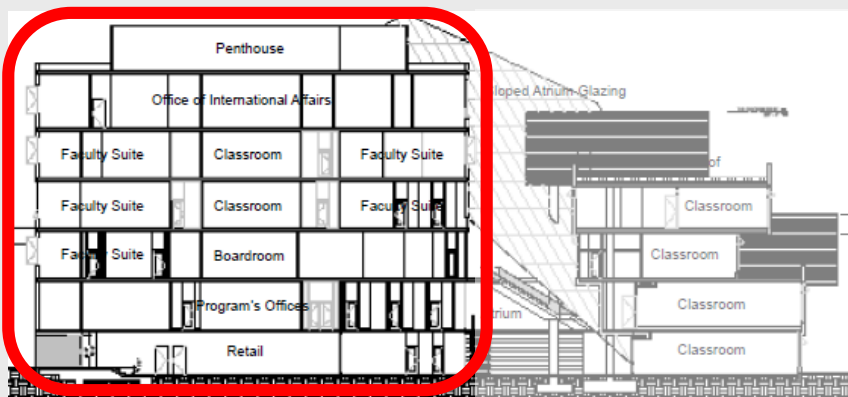


6th Ave.



Key

- Entry
- Retail
- SBA
- Office of Int'l Affairs
- Circulation
- Green Roof
- Service Core





6th Ave.



Key

- Entry
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The PROJECT

NEW ADDITION

31,600 SF – 5 levels

Ground Floor

Montgomery – Stormwater/Bikes

Classroom Glazing/Plazas

6th Ave – Entry Plaza (3KSF)

Broadway – Entry Plaza (2KSF)

Parking

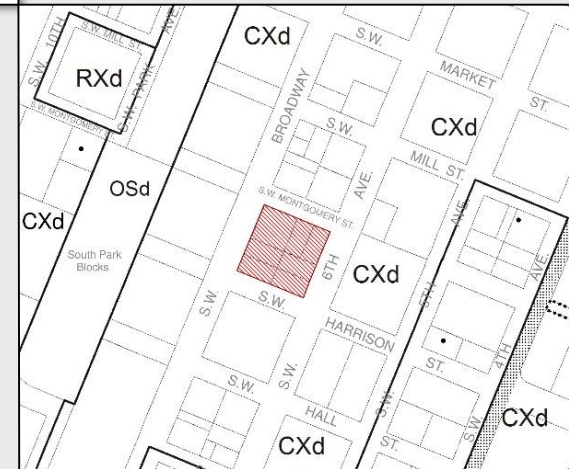
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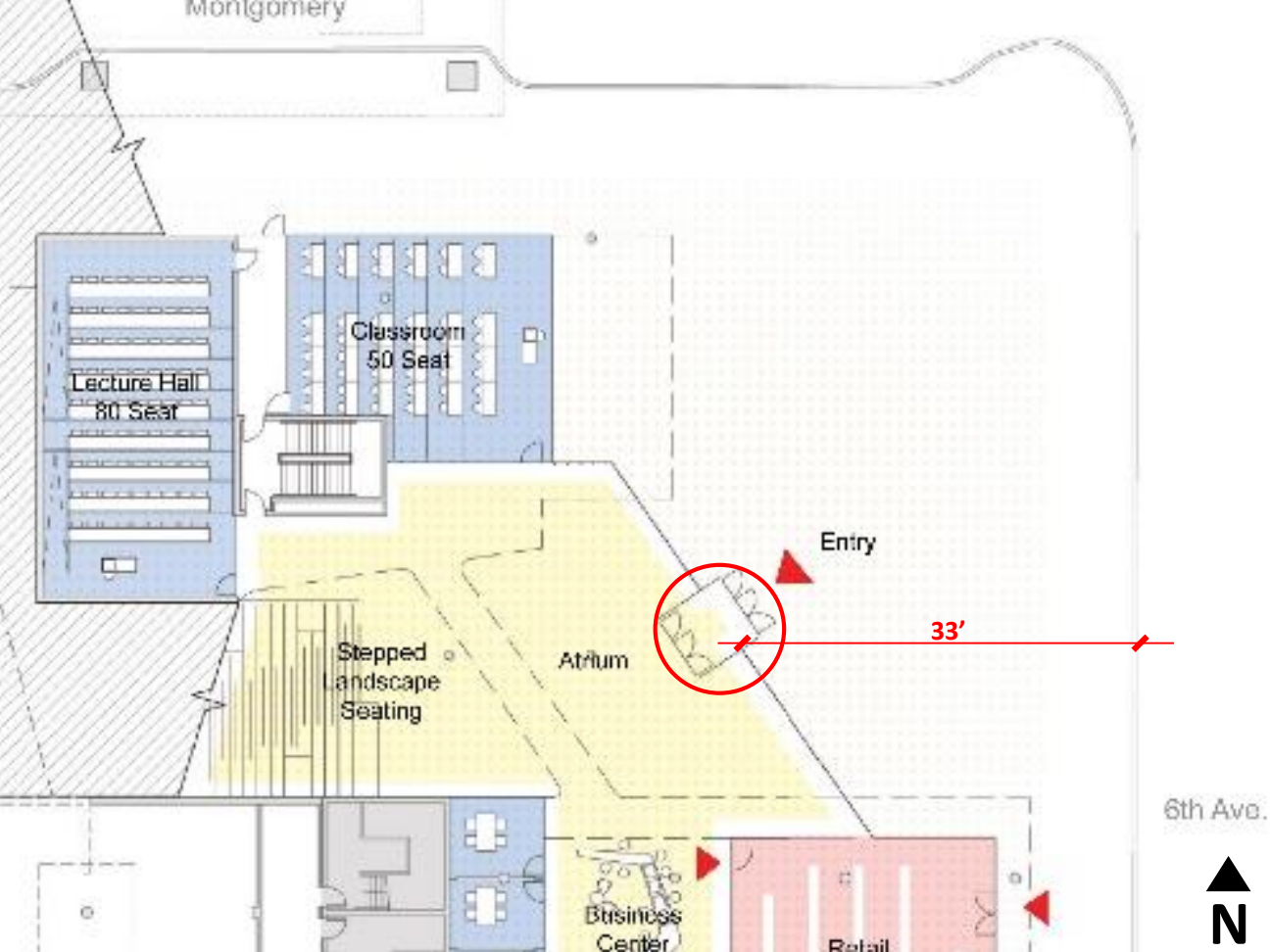
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Height

Match existing – 75'





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 -

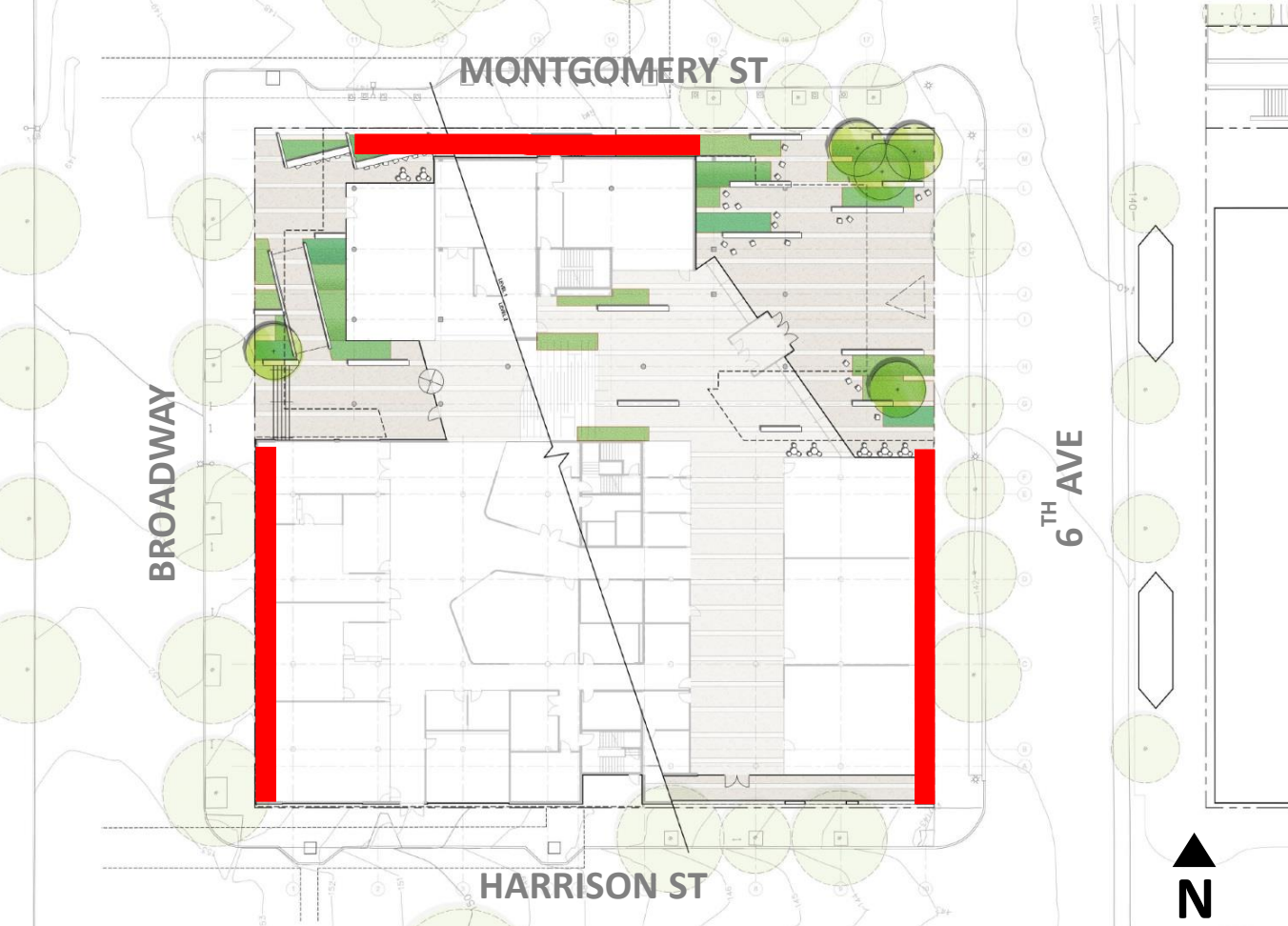
Main entrance must be within 25' of SW 6th Ave (Transit St)

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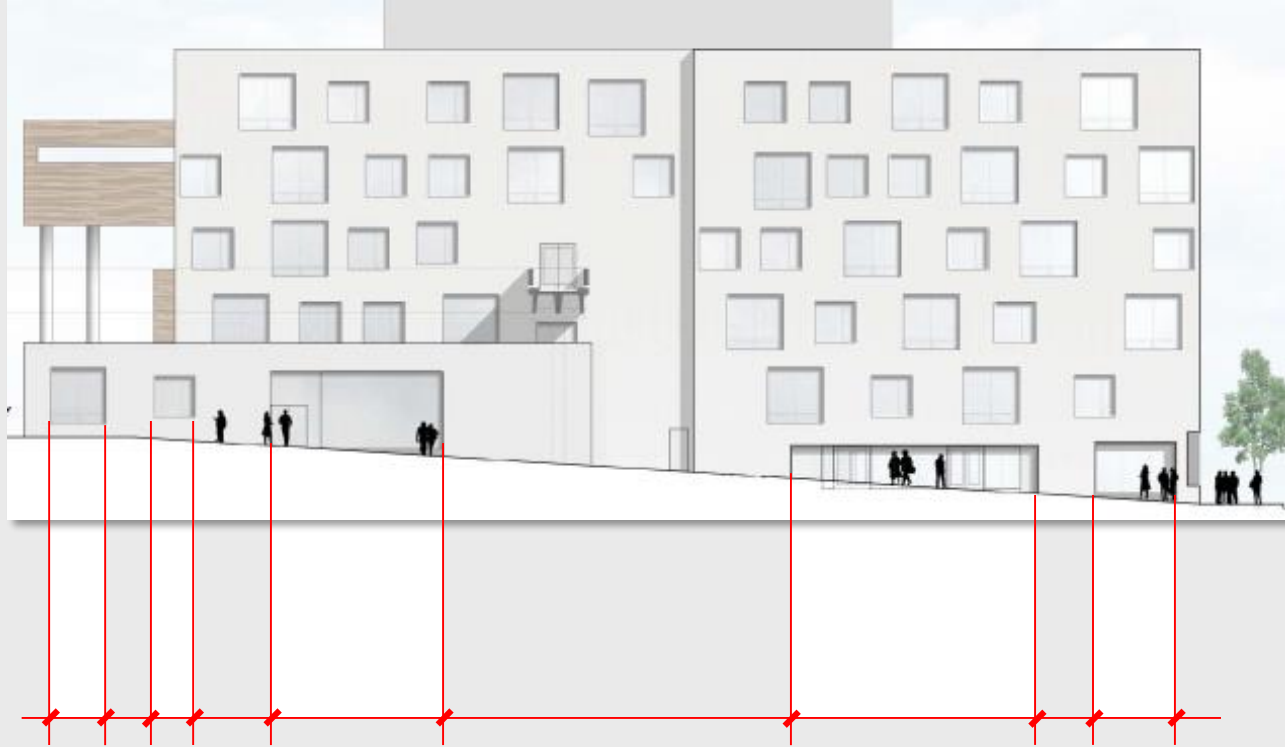
Buildings must be within 12' of property line for 75% of frontage.

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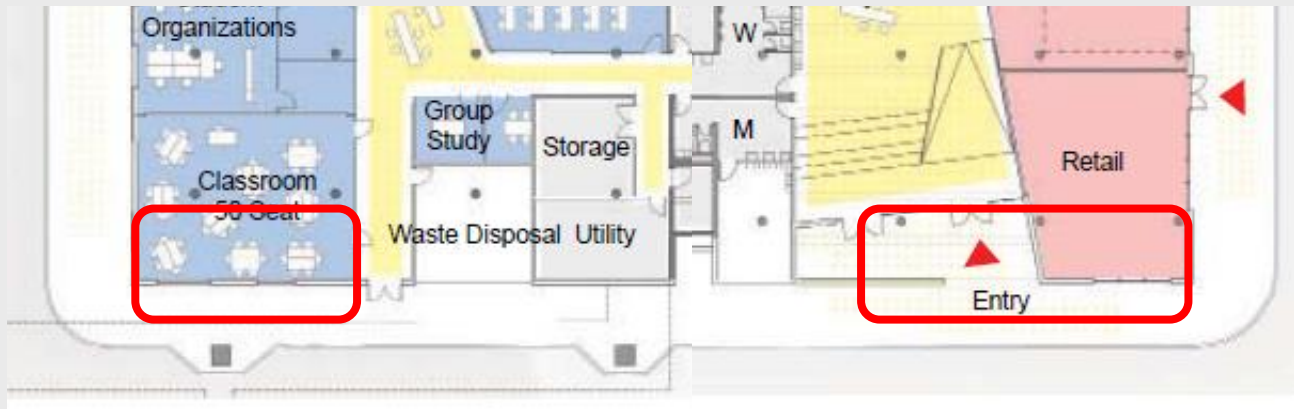
Windows must extend 50% of length and 25% of area on ground floor walls.

PROPOSED -

SW Harrison St: 44% length; 28% (meets)

STAFF DOES NOT SUPPORT – Applicant responding per Staff Report.





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REQUIRED -

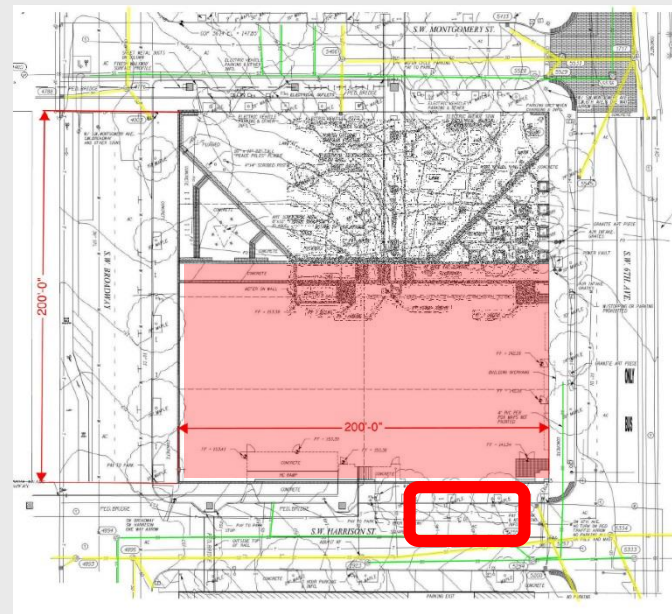
Ground floor active use must be 50% of length on all street frontages.

PROPOSED -

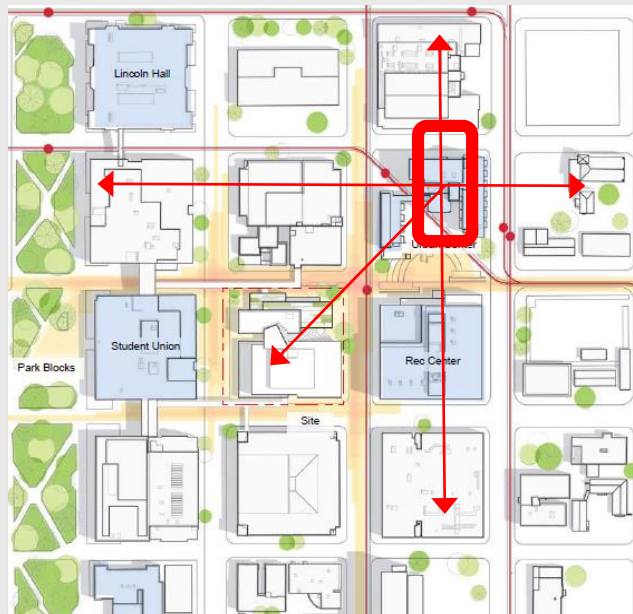
SW Harrison: 34%.

STAFF DOES NOT SUPPORT – Applicant responding per Staff Report.





EXISTING ON-STREET LOADING



PSU CENTRALIZED LOADING



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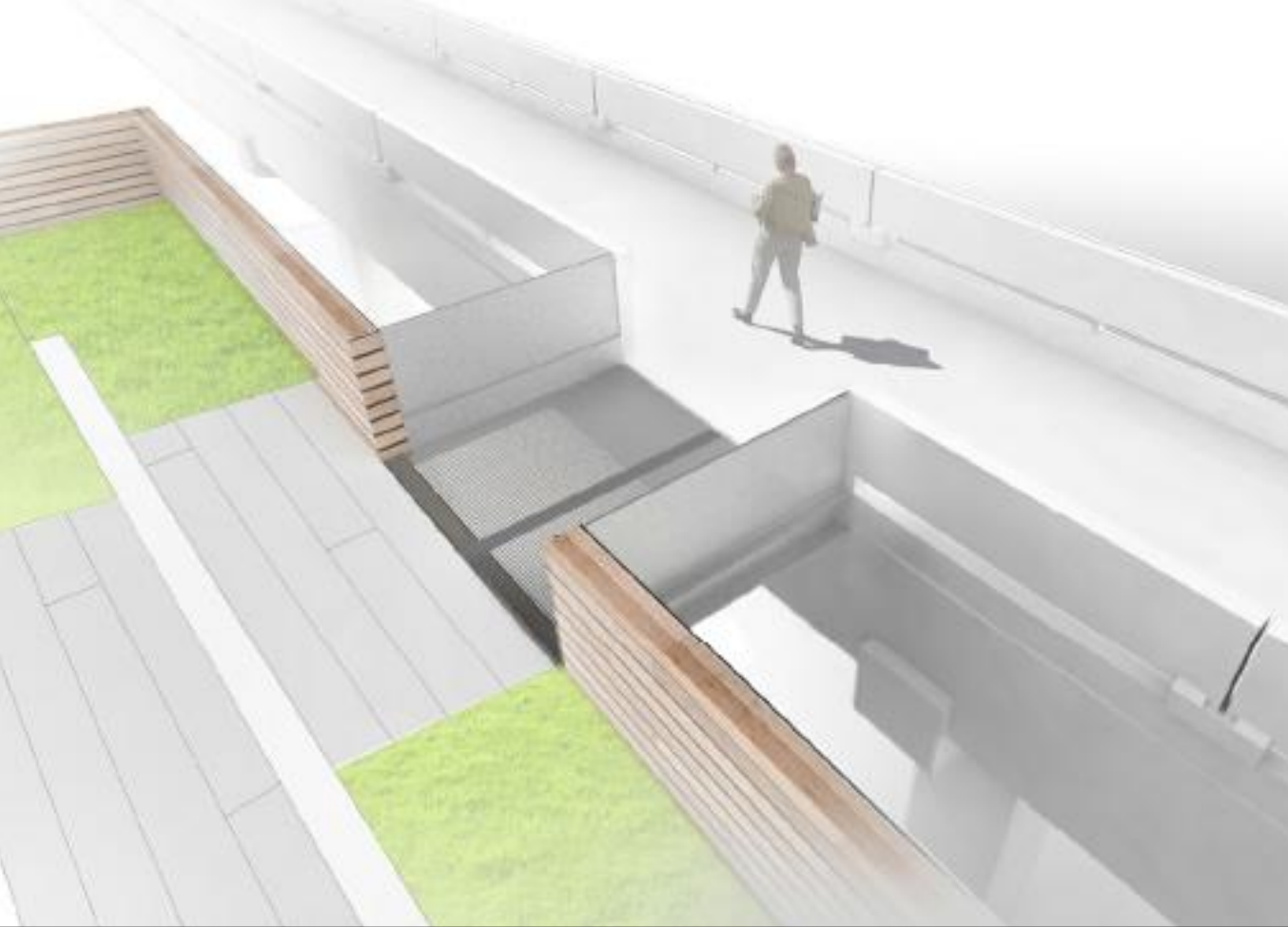
One (1) Standard A Loading Space

PROPOSED -

None

STAFF SUPPORTS – Integrated loading strategy with PSU Campus.





Staff Recommended Issues to Resolve

Skybridges

Montgomery – Green + Urban

Weather Protection

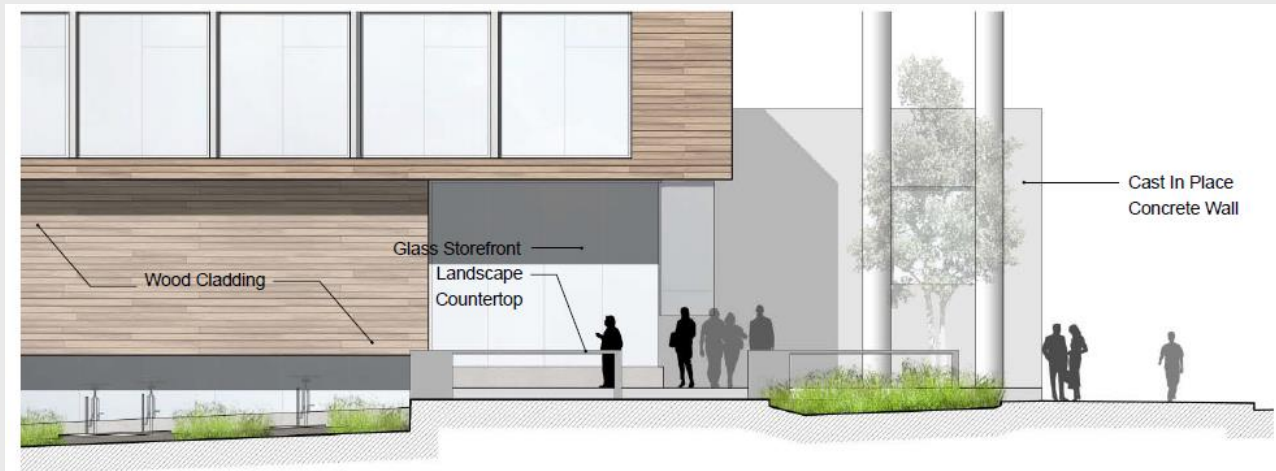
Materiality

Coherency

Major Encroachment Permit Application submitted, complete, Public Notice – 5.20.2015.

Among the CCFGs to consider are: A8, B1.





Staff Recommended Issues to Consider

Skybridges

Montgomery – Green + Urban

Weather Protection

Materiality

Coherency

More consideration of design strategies to activate corners and frontage between on Montgomery – maintain countertop seating, intersperse seating with bikes & stormwater.

Among the CCFGs to consider are: A8, B4.





Staff Recommended Issues to Consider

Skybridges

Montgomery – Green + Urban

Weather Protection

Materiality

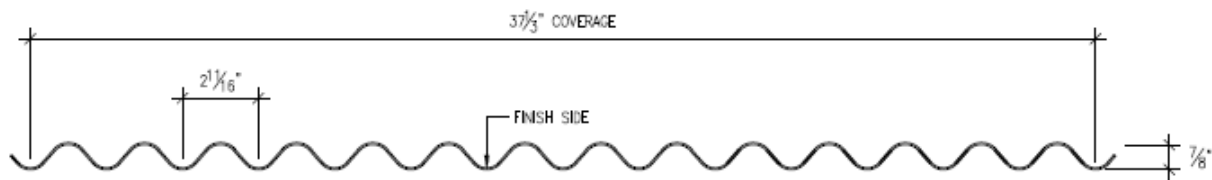
Coherency



Integrated weather protection for pedestrians at all frontages of renovation.

Among the CCFGs to consider are: B6.





Staff Recommended Issues to Consider

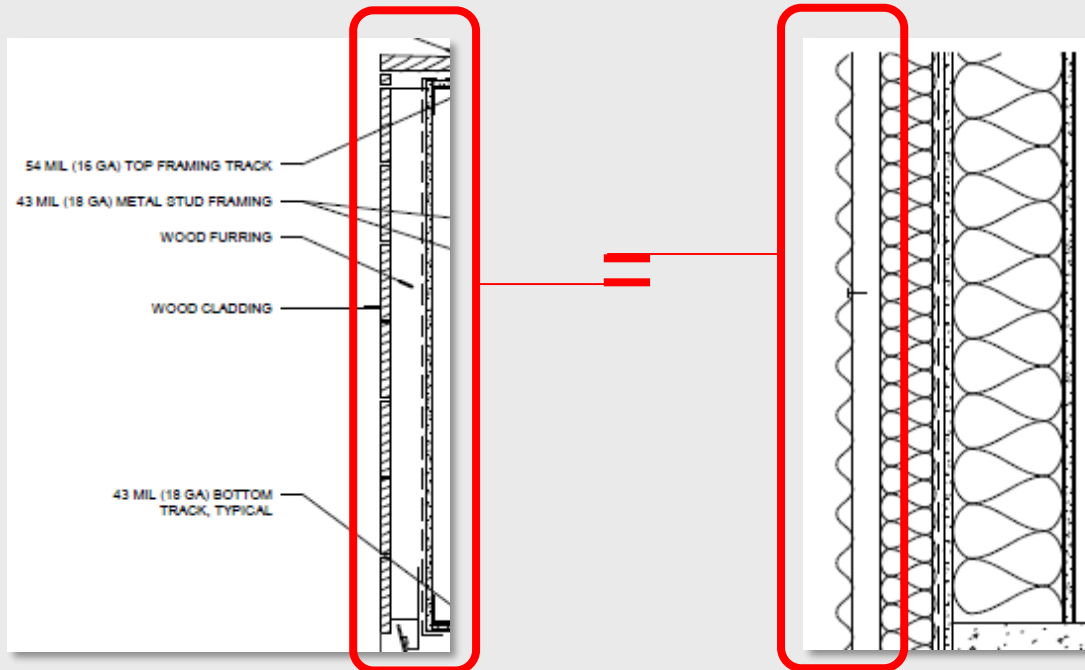
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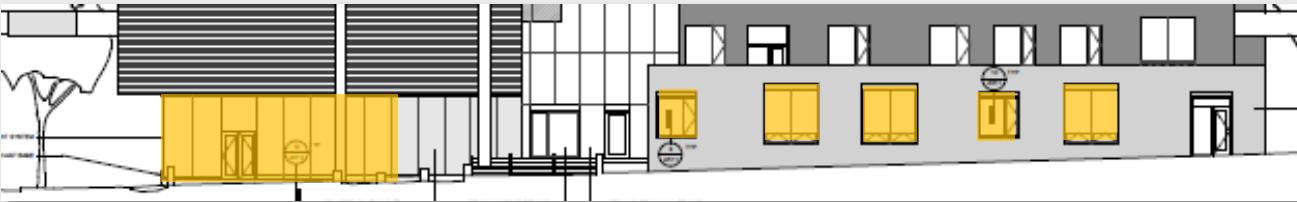
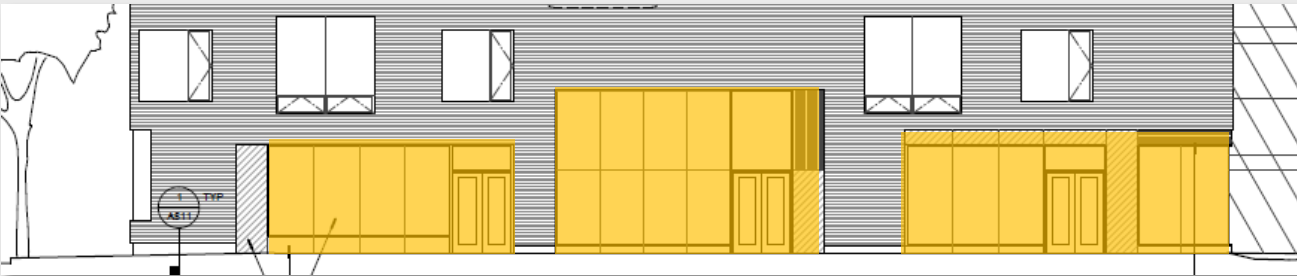
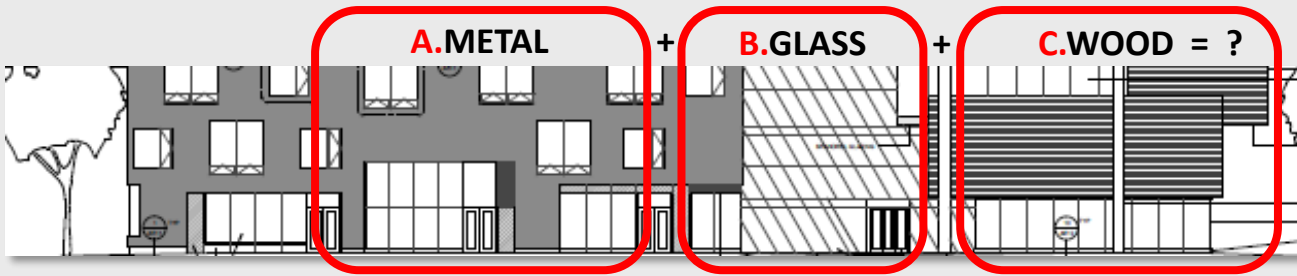
Coherency



Specify wood species/fastening method & maintenance expectations. Eliminate metal from touch zone/better resolve fastening method (exposed).

Among the CCFGs to consider are: C2.





Staff Recommended Issues to Consider

Skybridges

Montgomery – Green + Urban

Weather Protection

Materiality

Coherency

Better resolve material (type and color) and dimensional commonality between metal – wood – glass – storefront volumes.

Among the CCFGs to consider are: C5.





Skybridge

Montgomery = Green + Urban

Weather Protection

Materiality

Coherency

Staff Recommendation

DENIAL

(not yet ready for approval)

Continuation pending resolution of issues identified in Staff Report



**Staff
Recommendation**



QUESTIONS

