



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: March 24, 2015

From: Jeff Mitchem, Land Use Services
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REQUEST FOR RESPONSE

Case File: LU 15-129978 DZM AD
Pre App: PC # 14-204019

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Jeffrey Mitchem at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: April 14, 2015** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: May 7, 2015**
- **A public hearing before the Design Commission is tentatively scheduled for May 21, 2015 1:30 pm**

Applicant/Owner: Ron Blaj | Portland State University Facilities
Po Box 751 | Portland OR 97207

Representative: Beverly Bookin | The Bookin Group LLC
813 SW Alder St Ste 320 | Portland OR 97205

Site Address: Jon Wiener | SRG Partnership Inc.
621 SW Morrison, Suite 200 | Portland OR 97205
631 SW HARRISON ST

Legal Description: BLOCK 190 LOT 1-8, PORTLAND

Tax Account No.: R667719580

State ID No.: 1S1E04DA 05400

Quarter Section: 3228

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.

Business District: None

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - University District

Zoning: CXd, Central Commercial with a Design Overlay

Case Type: DZM AD, Design Review with Modifications and Adjustments

Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

Design review for an existing building renovation and addition for Portland State University's School of Business Administration. The major components of the project are construction of approximately 36,000 square feet addition to the North end of the building creating a new entrance on 6th Avenue. Modernization and upgrade of the existing structure resulting in the addition of 400 additional classroom seats, four center spaces and 22 student break-out rooms. Constructed at the same height as the existing building (approximately 100,000 square feet), the proposed addition would occupy approximately half of the remaining site area, allowing spaced for a substantial public plaza on the northeast corner of the site.

Design review is necessary because the project proposes exterior alterations with a design overlay zone.

One (1) Adjustment is required for Quantity of Loading (33.266.310.C.) One (1) Standard A loading space is required on site. The applicant is proposing no (0) loading space on site.

Four (4) Modifications are required for

Transit Street Main Entrance (33.130.242) – Main entrance must be within 25' of a designated Transit Street. The proposal is for the main entrance to be 33' from the nearest designated Transit Street.

Required Building Lines (33.510.215) – Buildings must be within 12' of the property line for 75% of the lot. The proposal is for 52% on SW 6th Ave and Broadway, and 35% on SW Montgomery St.

Ground Floor Windows (33.130.230) – Windows must extend 50% of length and 25% of area of all ground floor windows. The proposal on SW Harrison St does not meet this standard: 24% of length and 20% of area.

Ground Floor Active Use (33.510.225) – Ground floor active use must extend for 50% of all street frontages. The proposal on SW Harrison St does not meet this standard: 24% of length.

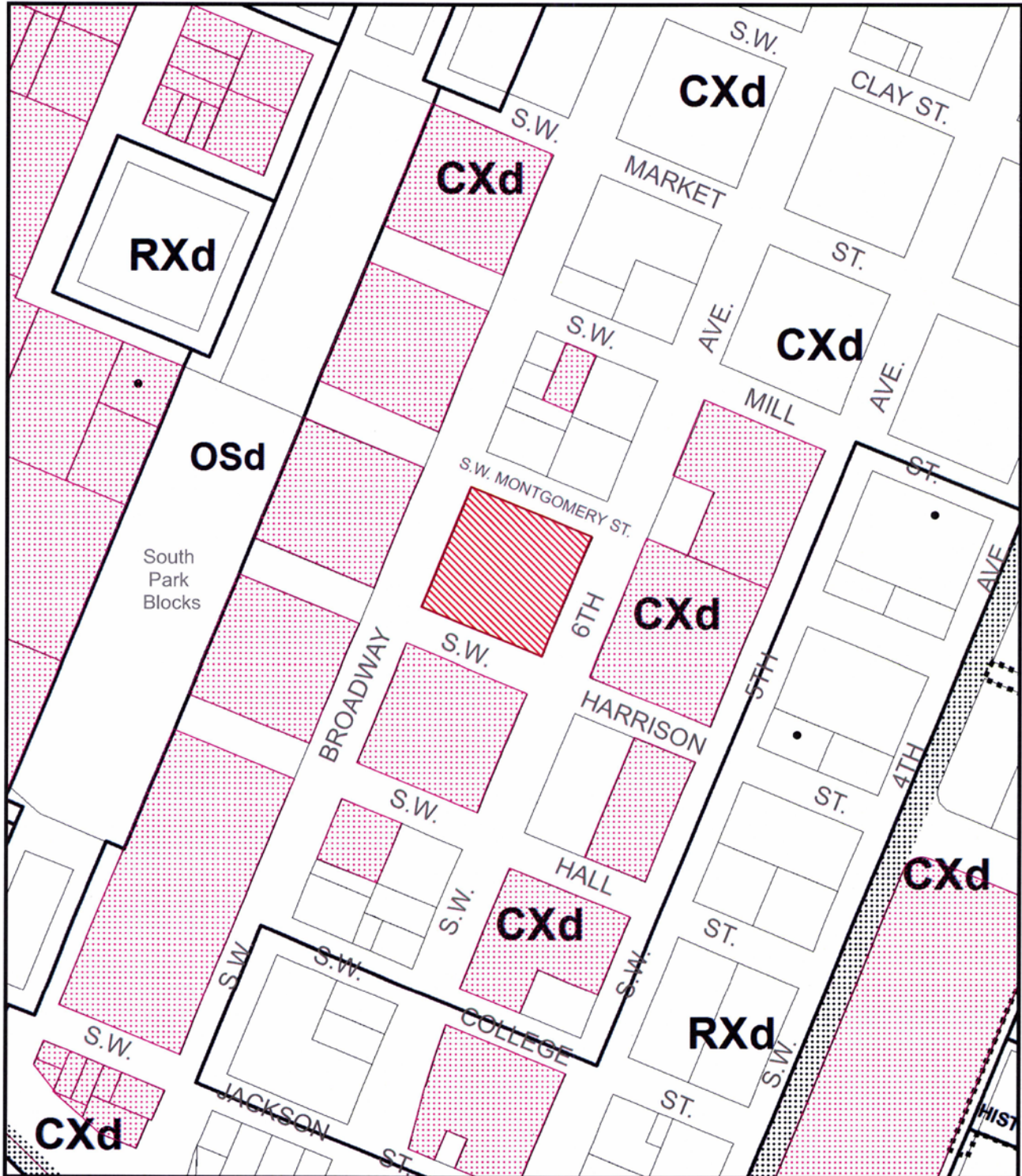
Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Central City Fundamental Design Guidelines
- Modification Criteria (33.825.040)
- Adjustment Criteria (33.805.040)

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on March 6, 2015 and determined to be complete on March 20, 2015.

Enclosures: Zoning Map, Site Plan, Elevation



ZONING

-  Site
-  Also Owned
-  Historic Landmark

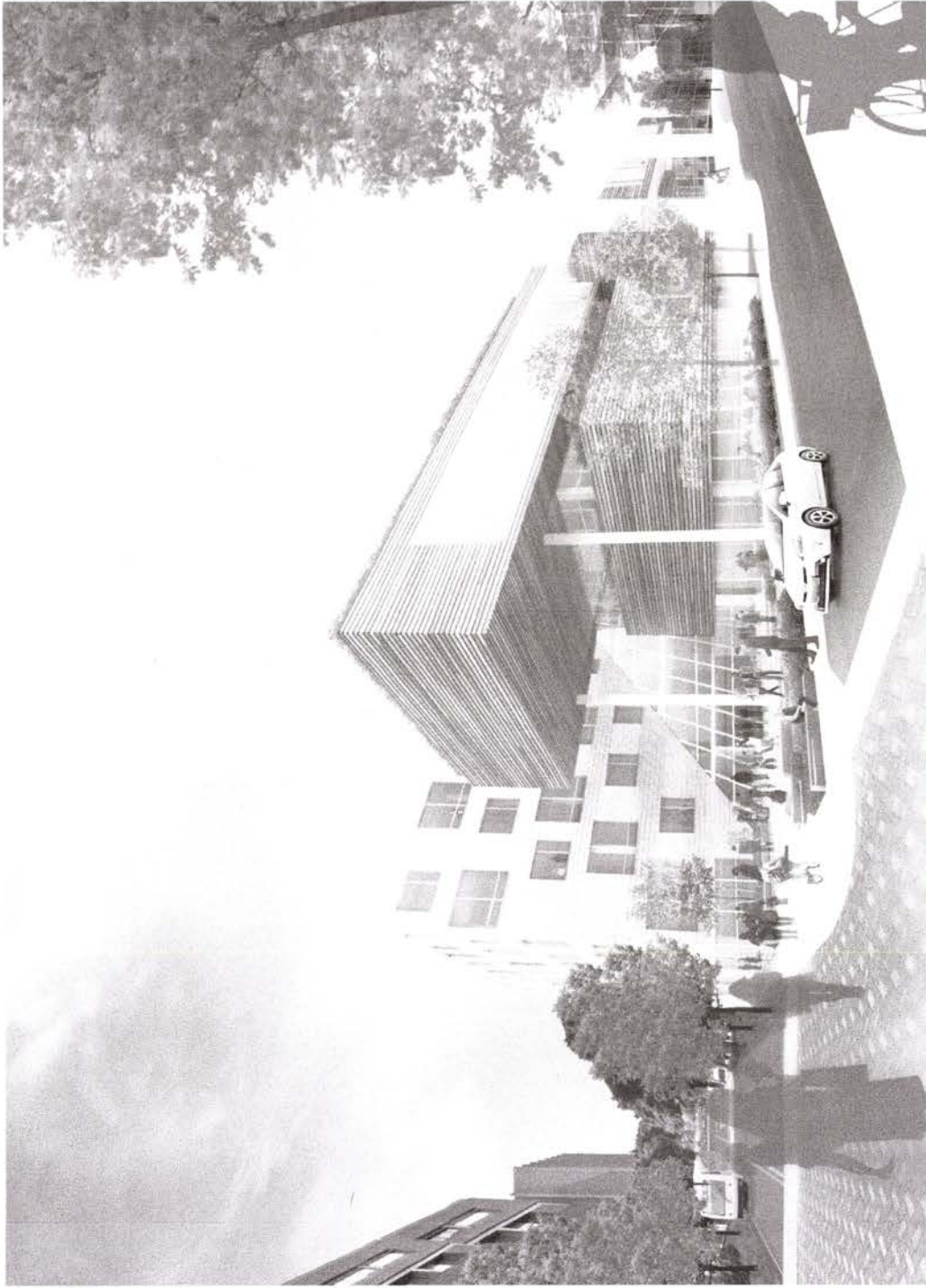


This site lies within the:
CENTRAL CITY PLAN DISTRICT
UNIVERSITY SUBDISTRICT

File No. LU 15-129978 DZM,AD
 1/4 Section 3228
 Scale 1 inch = 200 feet
 State_Id 1S1E04DA 5400
 Exhibit B (Mar 10,2015)

MONTGOMERY & 6TH AVENUE
Exterior Rendering

FIGURE III-9A



Portland State University - School of Business Administration

SRG | BEHNISCH ARCHITEKTEN

LUR 14-192493 DA

LU 15-129978DZM,AD

SITE PLAN

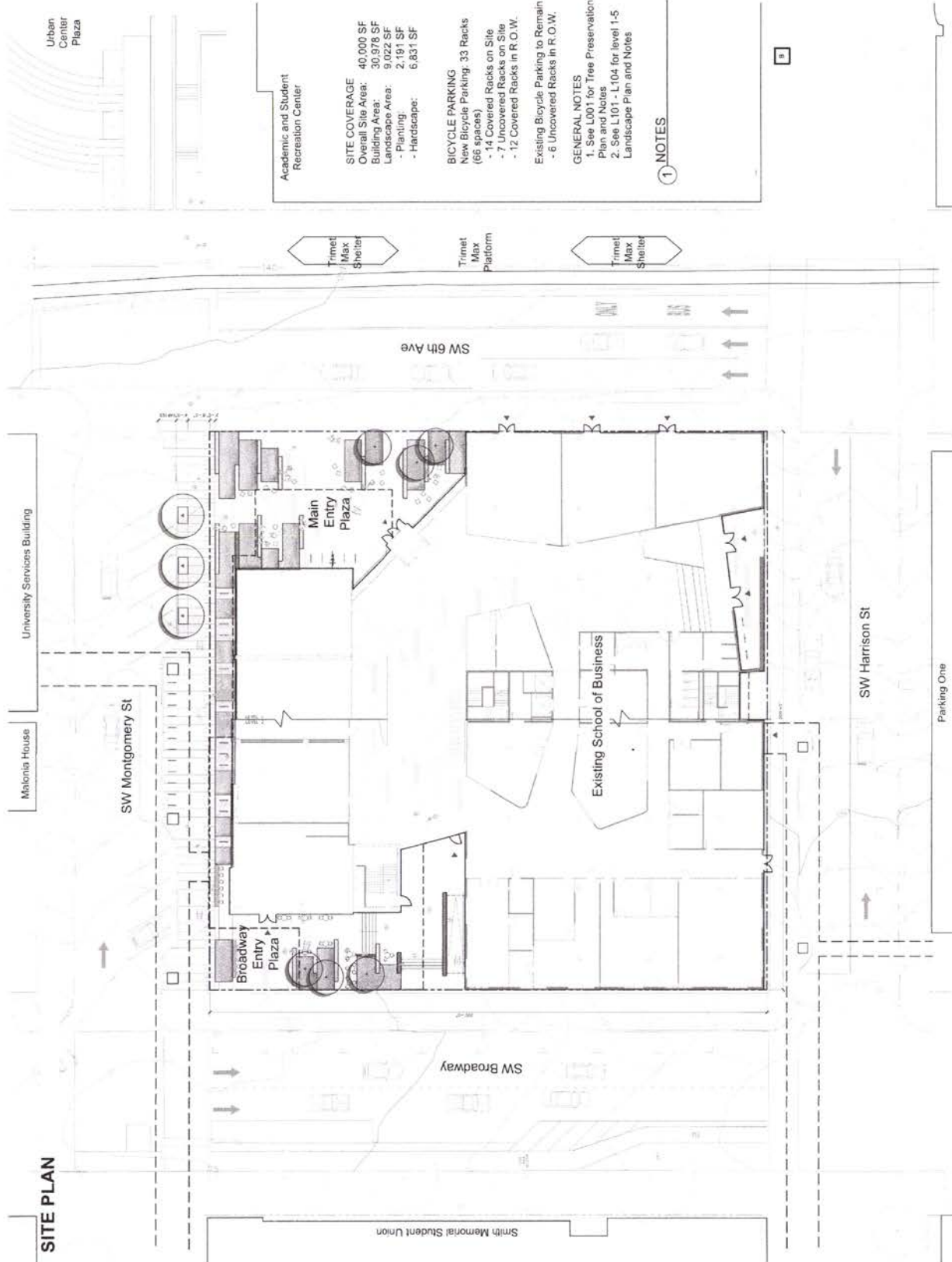


FIGURE III-13A

- Property Line
- Overhead Structures
- Existing Tree to Remain
- New Deciduous Site Tree - 2 1/2" Cal. Min.
- New Deciduous Street Tree - 2 1/2" Cal. Min.
- New Vegetated Stormwater Planter
- New Concrete Sidewalk
- New Concrete Unit Pavers
- New ADA Ramp
- New Bicycle Parking
- Existing R.O.W. Bicycle Parking to Remain
- Vehicle Travel Direction
- SBA Building Entrance
- Existing Campus Building Entrance
- New Precast Concrete and Wood Seatwall
- New 42" Ht. Concrete Linear Table
- New Precast Concrete Retaining Wall
- Existing Bus Stop
- Existing City Twin Ornamental Street Light
- Existing City Cobra Head Street Light

LEGEND



LUR 14-192493 DA

Academic and Student Recreation Center

SITE COVERAGE
Overall Site Area: 40,000 SF
Building Area: 30,978 SF
Landscape Area: 9,022 SF
- Planting: 2,191 SF
- Hardscape: 6,831 SF

BICYCLE PARKING
New Bicycle Parking: 33 Racks (66 spaces)
- 14 Covered Racks on Site
- 7 Uncovered Racks on Site
- 12 Covered Racks in R.O.W.

Existing Bicycle Parking to Remain
- 6 Uncovered Racks in R.O.W.

GENERAL NOTES

1. See L001 for Tree Preservation Plan and Notes
2. See L101 - L104 for level 1-5 Landscape Plan and Notes

NOTES

Portland State University - School of Business Administration

SRG|BEHNISCH ARCHITEKTEN

LU 15-129978 D2M,AD