

CITY OF PORTLAND, OREGON

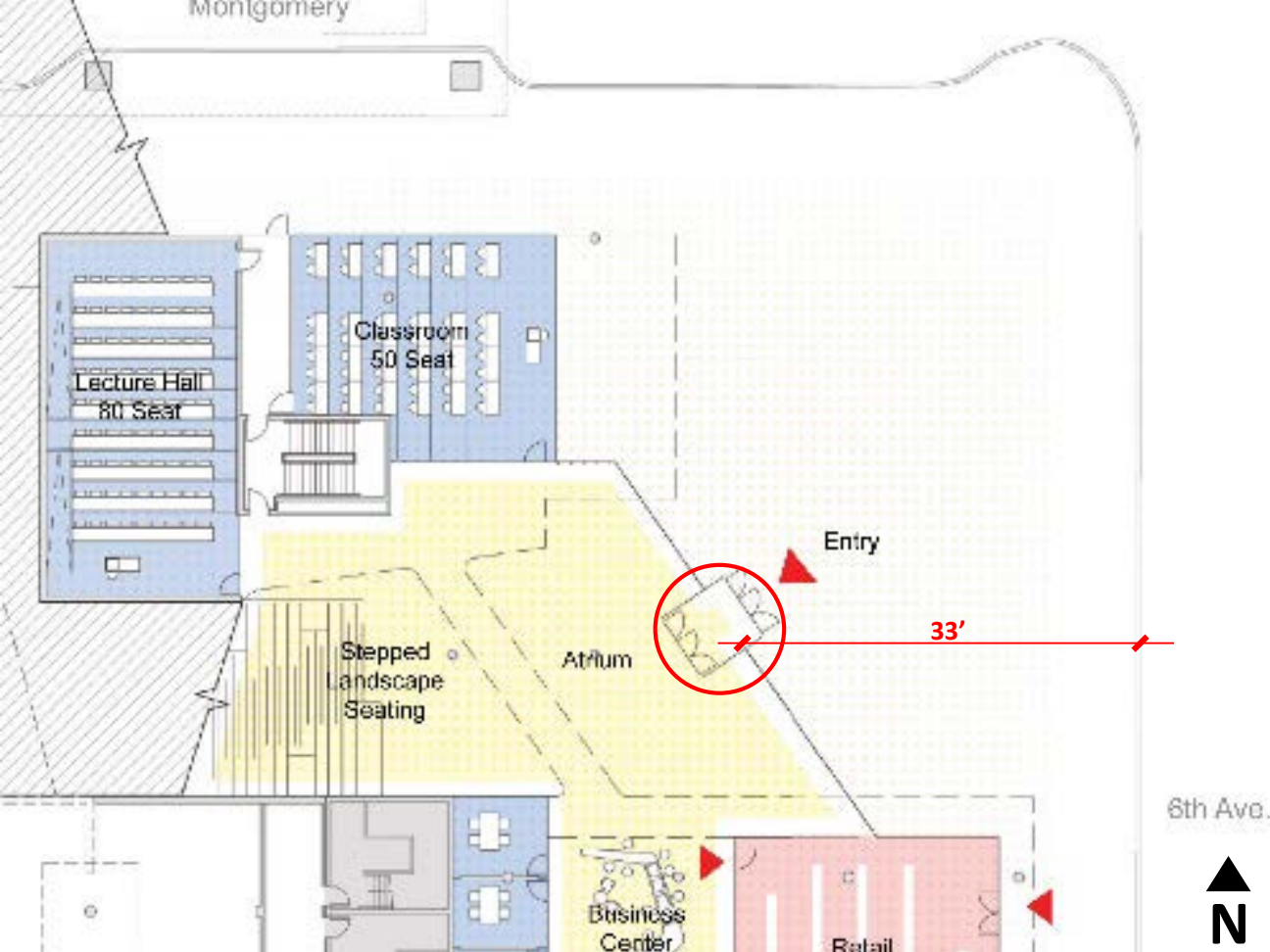


Staff Presentation to the  
**Portland Design Commission**

**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 -

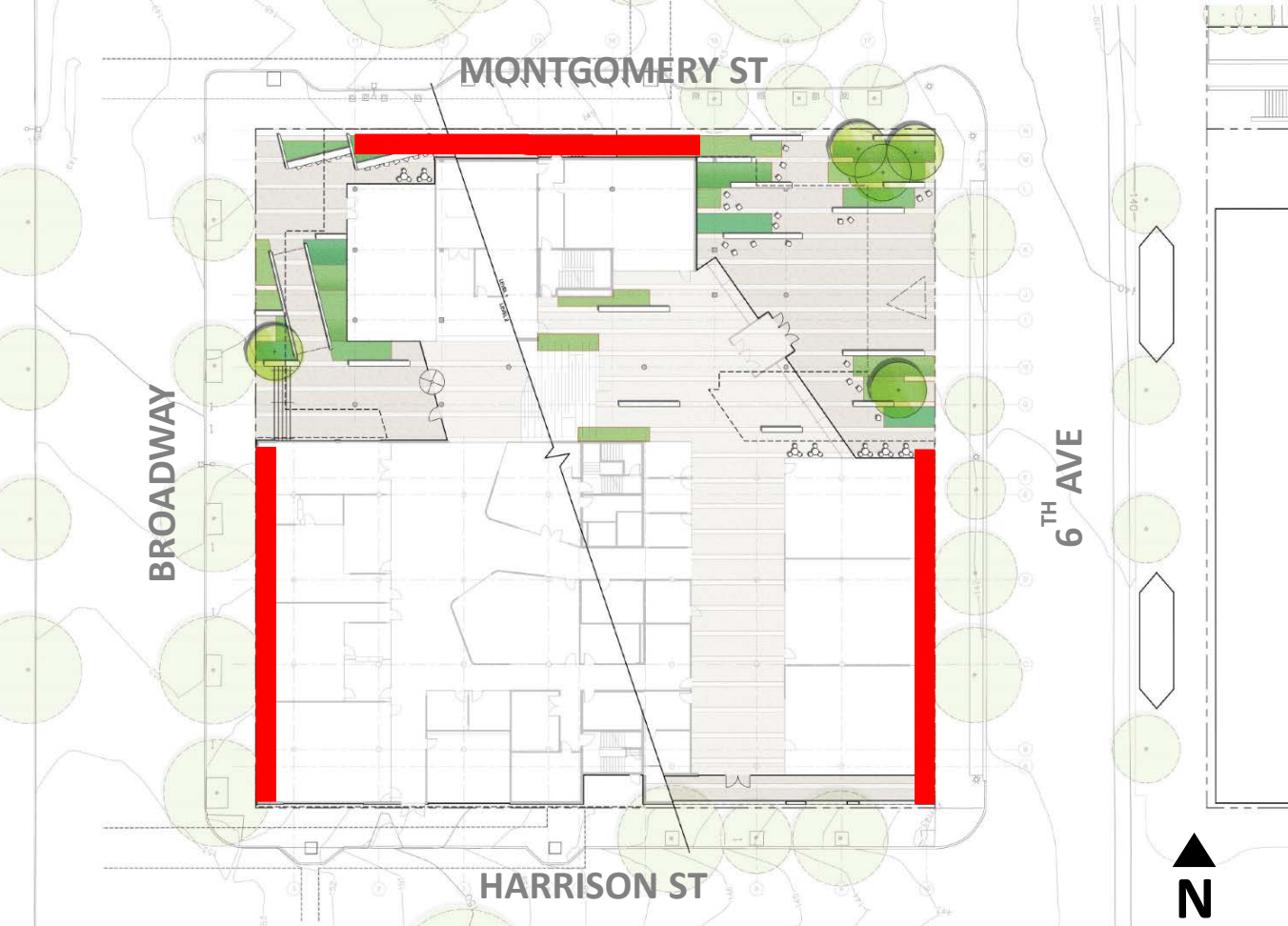
Main entrance must be within 25' of SW 6<sup>th</sup> Ave (Transit St)

### PROPOSED -

Main entrance proposed to be approximately 33' from SW 6<sup>th</sup> Ave

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





## 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 -

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

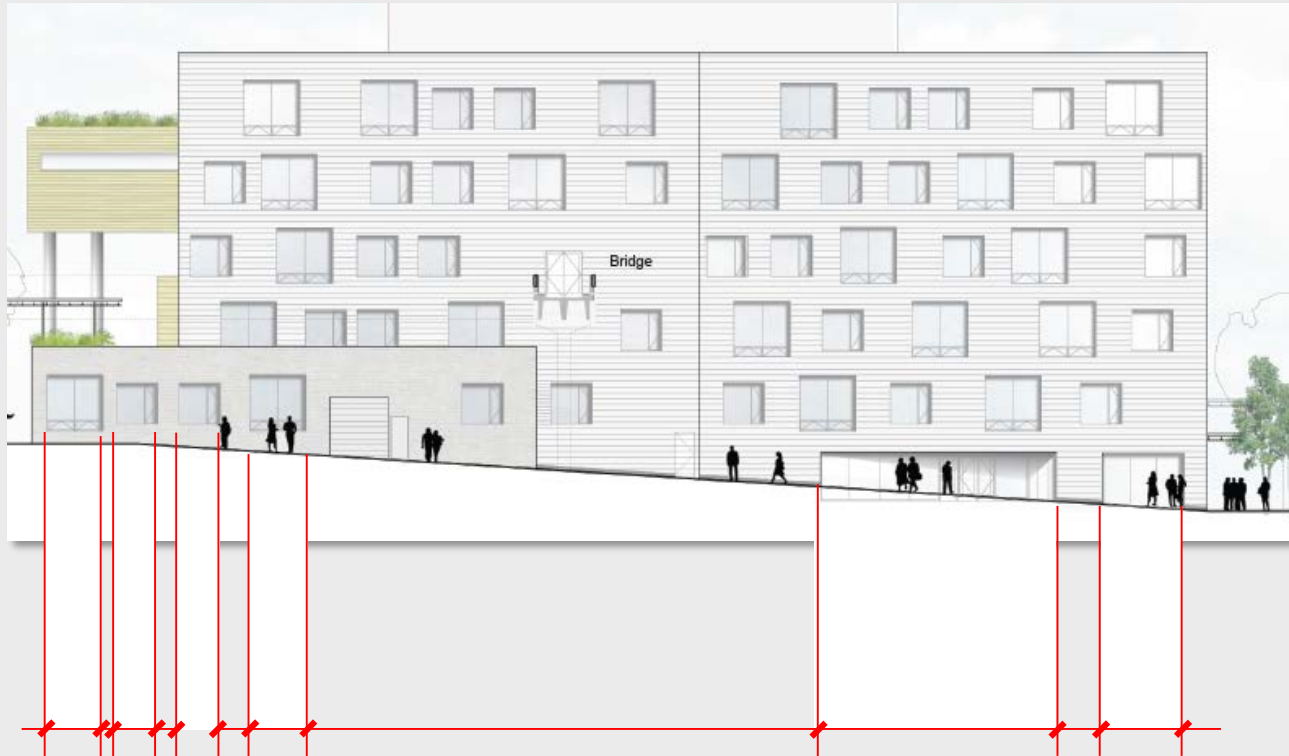
### PROPOSED -

SW 6<sup>th</sup> Ave & Broadway frontages: 52%

SW Montgomery St: 35%

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





## Modifications

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*Loading*

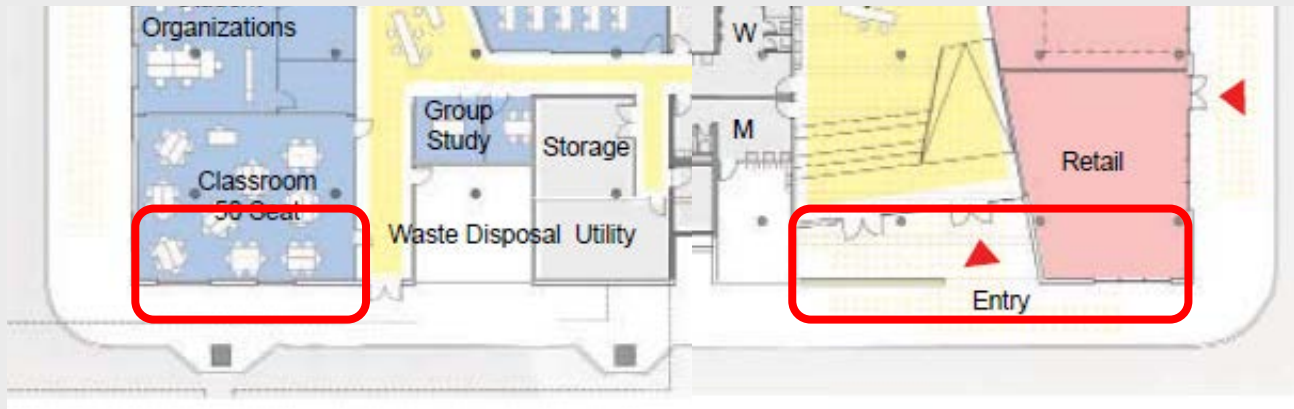
### REQUIRED -

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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*Loading*



### REQUIRED -

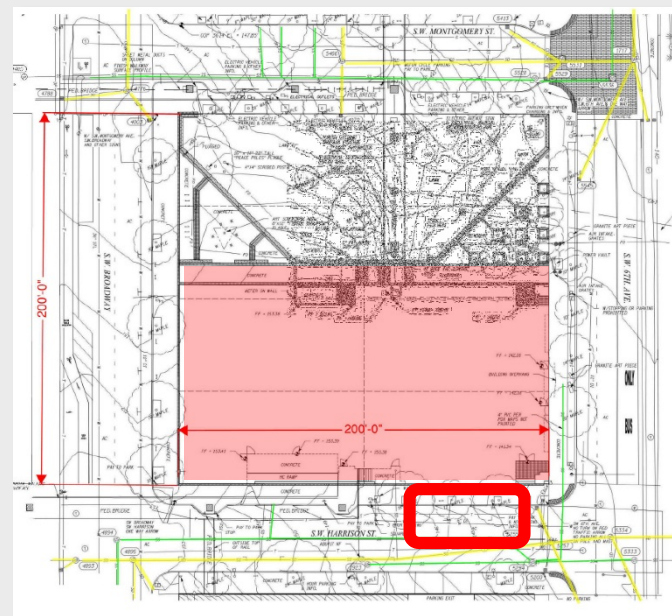
Ground floor active use must be 50% of length on all street frontages.

### PROPOSED -

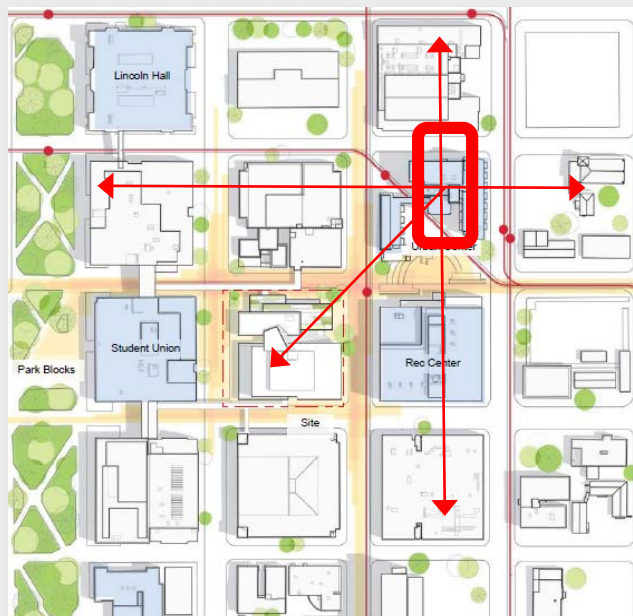
SW Harrison: 60%. (**meets**)







EXISTING ON-STREET LOADING



PSU CENTRALIZED LOADING



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## Adjustments

- 33.266.310 - *Loading*

### 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 6<sup>th</sup>, Harrison, Broadway*
- *High level trays don't suffice alone.*
- *Low level canopies in courtyard.*

### APPLICANT RESPONSE:

- *Canopies added – SW 6<sup>th</sup>.*
- *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**

**PLAZA ACTIVATION**

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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 6<sup>th</sup> Ave.*
- *Multi-function room adjacency with new entry.*

### STAFF REPORT RECOMMENDATION:

**Denial** – *ground floor use provides insufficient spill-out activity and therefor 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**

**PLAZA ACTIVATION**

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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**

**WEATHER PROTECTION**

**PLAZA ACTIVATION**

**MONTGOMERY**

**PUBLIC ART**



### 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.*

Remaining Issues  
(PER MEMO)

*MATERIALS*

*WEATHER PROTECTION*

*PLAZA ACTIVATION*

*MONTGOMERY*

*PUBLIC ART*

### 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.*



**PLAZA ACTIVATION**  
*FINDING BY COMMISSION*

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**CONDITIONS OF APPROVAL**  
*HARRISON ST CANOPY, ART LOCATION*

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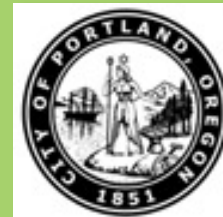
**APPROVAL**  
*BY COMMISSION*

**Staff  
Recommendation**

**DENIAL**

**NOT YET READY FOR APPROVAL**

*Continuation pending resolution of issues identified in Staff Report*



**Staff  
Recommendation**



**END**

**QUESTIONS**

