



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

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Date: September 15, 2022
To: Interested Person
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision.

The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 22-112752 DZM – VERNIER SCIENCE CENTER AT PSU

GENERAL INFORMATION

Applicant: Stefee Knudsen | Bora Architecture
720 SW Washington St #800
Portland, OR 97205

Owner: State Of Oregon (Board Of Higher Education)
PO Box 751 Fpm/Cre
Portland, OR 97207-0751

Owner's Rep: Cameron Patterson | Portland State University
Capital Projects & Construction
PO Box 751
Portland, OR 97207

Site Address: 1025 SW MILL ST

Legal Description: BLOCK 242 LOT 3 INC PT VAC ST LOT 4, PORTLAND; BLOCK 242 INC PT VAC ST-E 40' OF LOT 5 E 40' OF LOT 6, PORTLAND; BLOCK 242 INC PT VAC STS-W 60' OF LOT 5 INC PT VAC ST-W 60' OF LOT 6, PORTLAND

Tax Account No.: R667726740, R667726760, R667726780
State ID No.: 1S1E04AD 06400, 1S1E04AD 06300, 1S1E04AD 06200
Quarter Section: 3128
Neighborhood: Portland Downtown, contact Marian DeBardelaben at debardelabenmarian@gmail.com

Business District: None
District Coalition: Neighbors West/Northwest, contact Darlene Urban Garrett at darlene@nwnw.org

Plan District: Central City - University District
Other Designations: Significant Resource on the Historic Resource Inventory
Zoning: CXd – Central Commercial w/ a Design Overlay

Case Type: DZM – Design Review w/ Modification Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for the renovation of an existing 1969 Brutalist-style classroom building at Portland State University. The physical renovations include new windows and doors, an expanded ground floor footprint ringed with planters, new metal cladding beneath the windows, the removal of the occupiable sixth floor and relocation of all mechanical equipment into a mechanical penthouse at the sixth floors.

The applicant also requests Design Review approval for the following Modifications:

Modification requests [PZC 33.825.040]:

1. Remove existing stairs between an east-facing exit and SW 10th, and allow stairs from south entrance toward the east to fulfill the Pedestrian Standards requirement for a connection to SW 10th Avenue. (33.130.240);
2. Increase the Ground Floor Windows on SW 10th from zero percent to approximately ten percent in the existing plinth fronting SW 10th Avenue (code requires 40 percent) (33.130.220.B.2); and
3. Increase the angle of the Transit Street Main Entrance to 90 degrees from SW 10th, and its distance to 100 feet from the transit street (33.130.242.C).

Design Review is required for non-exempt exterior alterations in the Central City Design District, and Modification Review is required for unmet Title 33 zoning code standards.

Relevant Approval Criteria:

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

- *Central City Fundamental Design Guidelines*

ANALYSIS

Site and Vicinity: Constructed in 1969, the subject property was designed by SOM in the Brutalist style as an educational classroom building. Set high above the street on a one-story concrete plinth, the building exemplifies the massive exposed concrete superstructure, ribbon glazing and symmetry typical of this style.

Located at the eastern edge of the Portland State University campus, the building has three street frontages: SW 10th Avenue, SW Mill Street, and SW 11th Avenue. Of these, both SW Mill Street and SW 11th Avenue have been vacated. While publicly accessible, they are no longer public rights-of-way. Only SW 10th Avenue is still a public street. It is classified as a transit street and has a streetcar line. The site is located within the Central City bicycle and pedestrian districts.

The Portland State University campus includes an eclectic collection of buildings spanning over a century and including many styles of architecture. While there are other buildings of a similar era and style on the campus, this building was designed in isolation is not architecturally responsive to either its surrounding built or environmental context.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city’s evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people’s daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

The Central City Plan District implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region’s premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit-supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river. The site is within the University District Subdistrict of this plan district.

Land Use History:

- EA 22-144922 DA – A voluntary Design Advice Request was held at the request of the applicant to review the scope of this land use proposal with the Design Commission.
- LU 08-115363 DZ – Approval of one rooftop chiller unit.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **July 28, 2022**. The following Bureaus have responded with no issues or concerns:

- Site Development (exhibit E.1)
- Fire Bureau (exhibit E.2)
- Portland Bureau of Transportation (exhibit E.3)
- Bureau of Environmental Services (exhibit E.4)
- Life Safety (exhibit E.5)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 28, 2022.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site’s location, the applicable design guidelines are the Central City Fundamental Design Guidelines.

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland**

Personality, addresses design issues and elements that reinforce and enhance Portland’s character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City’s districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City’s districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

D1. Park Blocks. Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks. In the South Park Blocks, strengthen the area’s emphasis on history, education, and the arts by integrating special building elements, such as water features or public art. In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns. In the North Park Blocks, strengthen the area’s role as a binding element between New China/Japantown and the Pearl District.

Findings for A1, C1 and D1: The proposal maintains the existing level one terrace on the plinth, overlooking SW 10th Avenue and with eastern views toward the Willamette River. An additional sixteen windows are proposed for the upper levels of the east façade, and twenty-four new windows will be added to the upper levels of the west façade, introducing new views of the river and the mountains beyond to the previously windowless walls. These proposed changes capitalize on the beauty of the surrounding environment, strengthen the building’s relationship with the Park Blocks and the river, and enhance the building’s contextual relationship with its surroundings.

These guidelines are met.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development’s overall design concept.

Findings for A2: The proposal is consistent with the Portland Citywide Racial Equity Goals and Strategies and provides an exemplary model of inclusive schematic design

processes and weaving Indigenous Traditional Ecological Knowledge (ITEK) into existing architecture. The design goals driving this major remodel include reducing the intimidating, fortress-like appearance of the existing Brutalist architecture, and creating a more inclusive, welcoming environment that feels attractive to, and safe for, non-dominant groups. Stakeholder groups and design charrettes focused in incorporating Indigenous plant cultures and creating spaces reflective of Indigenous culture and community interaction.

This proposal was initially challenging for staff to review, as the Central City Fundamental Design Guidelines uphold spatial design values derived from the dominant white culture and architectural styles introduced by colonizers. The guidelines were not developed with Indigenous stakeholders or to protect or restore Indigenous spatial patterns or sacred spaces. The existing Brutalist-style educational building is a strong example of a style that rigidly expresses material rawness, honesty of structure, and monumentality. Brutalist architecture centers the building as an object, raised above grade on a high podium and unresponsive to its adjacent landscape and orientation. Critics feel the style is dehumanizing and oppressive.

A voluntary Design Advice Request with the Design Commission to discuss this proposal confirmed that the Design Commission has a forward-looking lens in applying these guidelines that allows for the evolution of buildings to create more inclusive spaces that are reflective of diverse users and visitors. This is consistent with the Citywide Racial Equity Goals & Strategies, which specifically note that “Racial inequities are not random; they have been created and sustained over time. Inequities will not disappear on their own.” In the Design Advice Request discussion, the Design Commission took steps to rectify the racial inequities embedded into the Central City Fundamental Design Guidelines and provided guidance on ways to ensure a more inclusive process that better supports diverse communities and architectural styles in a future re-write of the Guidelines.

This guideline is met.

- A4. Use Unifying Elements.** Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.
- A5. Enhance, Embellish, and Identify Areas.** Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area’s character. Identify an area’s special features or qualities by integrating them into new development.
- A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

Findings for A4, A5, and A6: The existing building is notable for its symmetrical, object-like design that is devoid of contextual response. Set a full story above the sidewalk on a windowless concrete plinth, the level one is deeply recessed beneath the upper levels. Windowless sidewalls face the Park Blocks and West Hills to the west, and face Mount Hood and the Willamette River to the east. Each level has a band of ribbon windows on only the north and south façade.

This proposal seeks to better connect the interior and exterior of the building to its surroundings. Windows are proposed to be added to both the east and west sidewalls, capturing the noteworthy views available from this location. At level one, the deeply recessed ground floor glazing is proposed to be relocated outward and ringed with deep planters. The level one glazed facade will continue to be recessed beneath the façade of the upper levels, but the previously exposed concrete columns will now be enclosed within the refurbished lobby and study area. The deep planters ringing the perimeter will be planted with specific plants significant to local Indigenous Tribes. Their location at the perimeter of the glazed ground level is to ensure that students studying within are able to look out into the layered landscaping immediately adjacent to the building, effectively

bringing the visual benefits of the plants into the interior of level one.

The introduction of new elements, such as the sidewall windows and perimeter planters continues to reinforce the symmetry and regular patterning of the existing architecture, while also integrating the unique natural context of this site into the development. The proposal effectively rehabilitates an aged, problematic and unloved building to better reflect the needs, values and goals of its students and educational faculty.

These guidelines are met.

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

Findings for A7, A8, and B1: The existing conditions create a very inhospitable public realm along SW 10th Avenue, where the full story concrete plinth is immediately adjacent to the sidewalk and offers no windows or material detailing to provide visual interest or vibrancy. The existing plinth is integral to the structure of the building, and therefore cannot be removed or substantially altered. However, the proposal does offer changes that will enhance its visual interest to passersby while also reducing the fortress-like effect of the raised entrance.

An existing staircase connects the SW 10th Avenue sidewalk to the terrace on top of the plinth. This staircase is long and steep, and leads visitors to a side fire egress door rather than a primary entrance. Those unable to climb the steep stair are left to navigate to the only accessible entrance on the other side of the building. While direct connections between the public right-of-way and a street facing entrance are encouraged, the Design Commission was supportive of the removal of this staircase and replacement with a more graceful entry at the south side that is less steep and includes an ADA approach to the same primary south-facing entry. The support for removal of the existing stair is due to its inhospitable condition and the structural inability to improve the stair or add accessible alternatives in its existing location.

The proposed new stair along the south wall of the plinth extends toward SW 10th Avenue and gradually climbs up to the plinth. Similarly, an ADA-accessible ramp extends along the same wall of the plinth toward SW 11th Avenue. The stair and the ramp meet at the same landing, centered on the south-facing primary entry, ensuring that with this remodel all users experience the same thoughtful, convenient entry sequence.

To mitigate the solid wall adjacent to the sidewalk, the applicant proposes to introduce six new windows, each sixteen square feet, into the plinth. In addition, a 'green screen' is proposed to be mounted to the exposed concrete plinth to support vines trained up the wall. At the Design Advice Request, the Commission supported dense plantings to mitigate the fortress-like appearance of the plinth and to encourage the plinth to read as a hillside, topped by a building. To achieve this, the applicant proposes a stainless steel web, which offers substantially more support for plant growth than the typical vertical cables that are often used, and facilitates the dense blanket-like growth of new plant material. While planting area between the wall and the sidewalk remains constrained by the existing conditions, the applicant team has detailed a planting proposal that makes

every effort to ensure viability of the proposed plants to enhance the public realm with new views into basement level classrooms and lush, vine-covered walls. To ensure the success of these plantings, a condition of approval has been added to require permanent irrigation is installed in all proposed planting beds and planters shown on exhibit C.34, the Landscape Site Plan.

With Condition of Approval D, that permanent irrigation shall be installed at all proposed planting beds and planters shown on exhibit C.34, these guidelines are met.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

Findings for B2 and B6: The proposal includes the elimination of the existing occupiable sixth floor. In its place, a mechanical penthouse will house the extensive mechanical equipment that has previously been located in the basement. This reconfiguration facilitates the addition of more occupiable spaces in the basement level, while relocating the mechanical equipment to the previously enclosed sixth floor footprint. This relocation reduces the need for intake or exhaust louvers at the basement level, allows the addition of new windows into the basement level, and does not increase the height, mass or visual impact of the existing building since it replaces a windowless sixth floor uses with mechanical equipment uses.

At level one, pedestrians are provided with weather protection outside each entry, as the level one footprint is recessed beneath levels two through five. The Design Commission determined that additional canopy coverage was not warranted in this location due to the deep existing overhangs of the upper levels, the desire to maintain some consistency with the original ground level design, and the depth of the plinth separating the building entries from nearby publicly accessible paths or street.

These guidelines are met.

B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape element, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Findings: A significant aspect of the proposed remodel is the enhancements to the plinth surrounding the building and its connections to the surrounding public and private rights-of-way. Existing building access is primarily via the west and south entrances, which are the only places without railings separating the surface of the plinth from its surroundings. While the sloping ground around the plinth necessitates railings in some areas, the continual railing encloses the plinth even where it is virtually level with the surrounding grade.

With this proposal, the team proposes to replace the railings with a more transparent railing system, and to eliminate the railings where they are not needed to separate grades. To increase physical and symbolic connectivity with the surroundings, new curved seating will be introduced at the southwest corner of the plinth, with concentric radiating circles of hardscape inlaid into intersection of SW Mill and SW 11th Avenue, drawing pedestrians in toward the seating area and the refurbished sciences center.

At the south entry, the existing wide staircase connecting the south side of the plinth with the vacated SW Mill Street will be demolished and replaced with the dual stair and ramp described above. The tandem inclines will join together in front of the south-facing entry, creating a barrier free entry and a graceful transition between the public space and the building.

These guidelines are met.

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings for C2, C3, C4, C5 and C11: The proposal includes the cleaning and repainting of the existing stucco-covered superstructure concrete façade elements. These durable materials have withstood over fifty years of exposure to the elements without compromise and will last in perpetuity. While the ground level façade is moving outward of its existing footprint, the legibility of the iconic cantilevered beams at the podium will be maintained, which will be visible from the exterior through the new full height glass and will be fully present and expressed on the interior public spaces. The original piloti at the podium level will be preserved and maintained completely intact. The clear glass enclosure and interior architectural lighting will ensure they are visible from the exterior through ground-floor window walls.

On floors 2-5 the existing aluminum storefront window system on the north and south elevations will be replaced in its entirety with new insulated exterior walls located in the same place as the existing storefront. The sill of the new fiberglass windows will align with the windowsills of the existing windows. The new insulated wall will greatly improve the thermal performance of the building. The new wall construction will modify the existing reading of the ribbon windows on those levels slightly with the introduction of

some full height unglazed wall locations, aligned with and behind the exterior columns, minimizing their visibility and maintaining the primary rhythm and expression of the existing ribbon windows. The new exterior wall will be clad in a colored ribbed metal that adds texture and detail to the surface. On the east and west elevations the existing storefront system has opaque asbestos “Glasweld” panels, without any window openings. In replacing these panels with new construction similar to the north and south new windows will be added that introduce light and views into these portions of the building. Their sill height will match the windows on the north and south elevations. New projecting fins will be added on the east and west elevations that reference the current full height panel expression on these elevations.

The sixth floor is proposed to be reconfigured to eliminate the existing occupiable spaces on this level and to relocate all basement level mechanical to this floor. In doing so, the existing building mass will be maintained, while using the existing enclosure to fully screen the mechanical elements.

All new design elements, including the custom steel planters, the stainless steel web for supporting vines, the concrete seating walls and new stairs are chosen with quality and durability in mind.

These guidelines are met.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings for C8 and C9: As described above, the existing building has a tall plinth, with the level one entrance almost a full story above the street. The footprint of level one is recessed below the upper levels, and is almost entirely glass, beneath the horizontal bands of exposed concrete and ribbon glazing on the upper stories. The proposed changes do not fundamentally change the existing differentiation of the plinth base, the highly glazed and recessed level one, or the bands of ribbon glazing and concrete on levels two through five.

Abutting the sidewalk, the interior, basement-level spaces immediately adjacent to the street are being converted from stock rooms and windowless laboratories to classrooms and a student lounge. Each of the new spaces will benefit from two new windows through the concrete plinth.

These guidelines are met.

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. The review body may not consider modifications to standards for which adjustments are prohibited. Modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or other standards that are calculated based upon the size or intensity of the use such as the quantity of parking and loading spaces) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

A. Better meets design guidelines. The resulting development will better meet the applicable design guidelines; and

- B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.
- C. Mitigation of impacts.** Any impacts resulting from the modifications are mitigated to the extent practical.

Modification requests [PZC 33.825.040]:

Modification #1: Pedestrian Standards, PZC 33.130.240 - Remove existing stairs between an east-facing exit and SW 10th, and allow stairs from south entrance toward the east to fulfill the Pedestrian Standards requirement for a connection to SW 10th Avenue,

Purpose Statement: The pedestrian standards encourage a safe, attractive, and usable pedestrian circulation system in all developments. They ensure a direct pedestrian connection between abutting streets and buildings on the site, and between buildings and other activities within the site. In addition, they provide for connections between adjacent sites, where feasible.

Standard: 33.130.240.B.1.a.(1), Sites with one street frontage. There must be a connection between one main entrance of each building on the site and the adjacent street. The connection may not be more than 20 feet longer or 120 percent of the straight line distance, whichever is less.

- A. Better meets design guidelines.** *The resulting development will better meet the applicable design guidelines; and*

Findings for A: The modification to remove the existing stairs between the east-facing exit and SW 10th Avenue, and allow the stairs from the building's south entrance to the vacated SW Mill Street to fulfill the Pedestrian Standards requirement better meets guidelines B7 – Integrate Barrier Free Design and C6 – Develop Transitions between Buildings and Public Spaces. The existing staircase is long and steep, and directs pedestrians toward an egress-only door, leaving them without visual cues about how to find a building entrance. The length and rise of the existing staircase is inaccessible to pedestrians with mobility limitations.

The SW Mill Street entrance stair does not meet the standard because this portion of SW Mill Street was vacated many decades ago, and is not a public right-of-way. It is, however, a publicly accessible wide pedestrian path that gently slopes up from SW 10th Avenue to SW 11th Avenue. The applicant proposes to replace the existing staircase connecting the building's plinth to SW Mill Street with a gracious staircase that extends along the south edge of the plinth toward SW 10th Avenue and an ADA-accessible ramp extending along the south edge of the plinth toward the intersection of SW Mill Street and SW 11th Avenue. The tandem paths will convene at the plinth, directly in front of the building's south entrance, facilitating a barrier-free entry that ensures access for all people to the same entrance, and creating a transition between the building and the adjacent public open spaces.

- B. Purpose of the standard.** *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

Findings for B: Pedestrian connection standards are intended to ensure that users and guests arriving at a building have a clear, visible entrance to the building, and to ensure that buildings are designed to foster connection with adjacent streets. In this situation, the existing building entrances are almost a full story above the street, and the basement level sits below the street, making an accessible street-level connection through the existing plinth infeasible.

In conversation with the Design Commission at the Design Advice Request, the Commission was supportive of this alternative entry sequence because the new south stair extends toward, and is visible from, SW 10th Avenue, and because the university campus building is primarily accessed by students and visitors who arrive via the two previously vacated street

frontages (SW Mill Street and SW 11th Avenue). As vacated streets, these two frontages do not meet the code requirement for a direct connection to a public right-of-way, but the Commission felt the enhanced, accessible south- and west-facing entrances that front wide, active, pedestrian- and bicycle-oriented streets met the purpose of the standard. These connections are accessible to all users and visible from the adjacent streets, whereas the SW 10th Avenue staircase is inaccessible to users with any physical limitations, and does not have a visual connection with any building entrance.

Criteria A and B are met for Modification #1

Modification #2: Ground Floor Windows, PZC 33.130.230.B.2 - Increase the Ground Floor Windows on SW 10th from zero percent to approximately ten percent in the existing plinth fronting SW 10th Avenue (code requires 40 percent); and

Purpose Statement: The ground floor window standard:

- Ensures that there is a visual connection between the living area of the residence and the street;
- Enhances public safety by allowing people to survey their neighborhood from inside their residences; and
- Provides a more pleasant pedestrian environment by preventing large expanses of blank facades along streets.

Standard: 33.130.230.B.2.a.(1) - Windows must cover at least 40 percent of the ground floor wall area of street-facing facades that are 20 feet or closer to a street lot line or a publicly-accessible plaza. For the purposes of this standard, ground floor wall areas include all exterior wall areas from 2 feet to 10 feet above the finished grade, and include openings in the walls of structured parking.

- A.** ***Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and*

Findings for A: To achieve a development at this site that meets the ground floor glazing standard along SW 10th Avenue would require the demolition and replacement of the existing building. The modification to increase the area of windows from zero percent to approximately ten percent, but not to achieve the required forty percent, better meets the guideline A6 – Reuse/Rehabilitate/Restore Buildings. The existing building has no windows into the full story concrete plinth and the resulting inhospitable impact to the sidewalk environment likely helped to inspire the adoption of zoning code standards requiring windows in street-facing walls. However, the plinth is the foundation to the building, and retrofitting this element to facilitate forty percent glazing is structurally infeasible.

While the existing conditions are non-conforming, the building represents a particular era and architectural style and adds to the diversity of architectural styles that create a visually interesting urban experience. For the purposes of architectural diversity, as well as reducing the construction waste created through complete demolition and replacement of the building, its preservation is celebrated.

- B.** ***Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

Findings for B: The purpose of the standard is met with the addition of six new windows, which allow views from the pedestrian level into the basement-level classrooms and student lounge, and the addition of well-supported green screen to support vines across the rest of the windowless plinth. These elements create a visual connection between pedestrians on the sidewalk and people inside the building, and provide a more pleasant pedestrian environment by preventing large expanses of blank facades along streets.

Criteria A and B are met for Modification #2.

Modification #3: Transit Street Main Entrance, PZC 33.130.242.C - Increase the angle of the Transit Street Main Entrance to 90 degrees from SW 10th, and its distance to 100 feet from the transit street.

Purpose Statement: Locating the main entrance to a use on a transit street provides convenient pedestrian access between the use and public sidewalks and transit facilities, and so promotes walking and the use of transit.

Standard: 33.130.242.C - Location. For portions of a building within the maximum building setback, at least one main entrance for each nonresidential tenant space on the ground floor, and one main entrance to a multi-dwelling structure must meet the standards of this section. The ground floor is the lowest floor of the building that is within four feet of the adjacent transit street grade. The main entrance must:

1. Be within 25 feet of the transit street;
2. Allow pedestrians to both enter and exit the building; and
3. Meet one of the following:
 - a. Face the transit street;
 - b. Be at an angle of up to 45 degrees from the transit street, measured from the street property line, as shown in Figure 130-13; or
 - c. If it is an entrance to a multi-dwelling structure:
 - (1) Face a courtyard at least 15 feet in width that abuts the transit street and that is landscaped to at least the L1 level, or hard-surfaced for use by pedestrians; and
 - (2) Be within 60 feet of the transit street.

- A. *Better meets design guidelines.*** *The resulting development will better meet the applicable design guidelines; and*

Findings for A: The modification to allow the south-facing entrance to serve as the Transit Street Main Entrance better meets guidelines B1 – Reinforce and Enhance the Pedestrian System. While retaining the existing steep staircase connecting SW 10th Avenue to the subject building would meet this zoning code standard, it does not meet the purpose of the standard or the guidelines. The existing east stair access is neither convenient, equitable, nor accessible for many. This staircase is long and steep, and leads visitors to a side fire egress door rather than a primary entrance. Those unable to climb the steep stair are left to navigate to the only accessible entrance on the other side of the building.

While direct connections between the public right-of-way and a street facing entrance are encouraged, the Design Commission was supportive of the removal of this staircase and replacement with a more graceful entry at the south side that is less steep and includes an ADA approach to the same primary south-facing entry. The support for removal of the existing stair is due to its inhospitable condition and the structural inability to improve the stair or add accessible alternatives in its existing location.

The proposed new stair along the south wall of the plinth extends toward SW 10th Avenue and gradually climbs up to the plinth. Similarly, an ADA-accessible ramp extends along the same wall of the plinth toward SW 11th Avenue. The stair and the ramp meet at the same landing, centered on the south-facing primary entry, ensuring that with this remodel all users experience the same thoughtful, convenient entry sequence.

To mitigate the solid wall adjacent to the sidewalk, the applicant proposes to introduce six new windows, each sixteen square feet, into the plinth. In addition, a 'green screen' is proposed to be mounted to the exposed concrete plinth to support vines trained up the wall. At the Design Advice Request, the Commission supported dense plantings to mitigate the fortress-like appearance of the plinth and to encourage the plinth to read as a lush hillside, topped by a building. To achieve this, the applicant proposes a stainless-steel web, which offers substantially more support for plant growth than the typical vertical cables

that are often used, and facilitates the desired dense blanket-like growth of new plant material.

- B. Purpose of the standard.** *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

Findings for B: Transit Street Main Entrance standards are intended to ensure an accessible, convenient, visible entrance for pedestrians arriving via transit and their intended destinations. In this situation, the Design Commission acknowledged that most visitors to this classroom building are arriving via the two adjacent vacated streets (SW Mill Street and SW 11th Avenue) that serve as primary connections with the rest of the Portland State University campus. Recognizing that most users of this building are arriving via its south and west frontages, and that the existing conditions make it infeasible to create a welcoming, accessible and visible east-facing entrance for transit riders, the Design Commission determined that an appropriate compromise is to extend the stairs to the southern access toward the SW 10th Avenue and SW Mill Street intersection, to ensure they are visible and welcoming to those arriving via the transit street while also serving those arriving via other parts of the campus.

The proposed stairs extend along the south edge of the plinth, stopping just west of the skybridge tower, and are lined with lush landscaping to help tie the stair in to the lushly landscaped plinth of this remodeled building. The proposed stairs create a convenient pedestrian access between the subject building and public sidewalks and transit facilities, and so promotes walking and the use of transit.

Criteria A and B are met for Modification #3.

- C. Mitigation of impacts.** *Any impacts resulting from the modifications are mitigated to the extent practical.*

Findings: The proposal strives to mitigate the inhospitable pedestrian conditions created by its existing architecture through the addition of six new windows into the east façade of the plinth; wrapping the remaining exposed concrete base in a stainless steel mesh to support lush vine growth, and creating a gracious new entry sequence that extends toward both SW 10th Avenue and SW 11th Avenue with accessible, visible and convenient paths that lead all visitors to the same ADA-accessible entries.

Criterion C is met for all three Modifications.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces. The proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of the renovation of an existing classroom building at Portland State University to include new windows and doors, an expanded ground floor footprint ringed with planters, new metal cladding beneath the windows, the removal of the occupiable sixth floor and relocation of all mechanical equipment into a mechanical penthouse at the sixth floors and

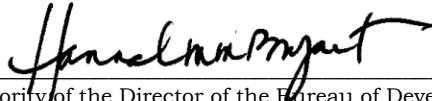
Approval for the following Modification requests:

1. Remove existing stairs between an east-facing exit and SW 10th, and allow stairs from south entrance toward the east to fulfill the Pedestrian Standards requirement for a connection to SW 10th Avenue. (33.130.240);
2. Increase the Ground Floor Windows on SW 10th from zero percent to approximately ten percent in the existing plinth fronting SW 10th Avenue (code requires 40 percent) (33.130.220.B.2); and
3. Increase the angle of the Transit Street Main Entrance to 90 degrees from SW 10th, and its distance to 100 feet from the transit street (33.130.242.C).

Approvals per the approved site plans, Exhibits C-1 through C-56, signed and dated September 8, 2022, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 22-112752 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. Permanent irrigation shall be installed at all proposed planting beds and planters shown on exhibit C.34.

Staff Planner: Hannah Bryant

Decision rendered by:  **on September 8, 2022**

By authority of the Director of the Bureau of Development Services

Decision mailed September 15, 2022

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 14, 2022, and was determined to be complete on July 20, 2022.

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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on February 14, 2022.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: November 17, 2022.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received **by 4:30 PM on September 29, 2022. The completed appeal application form must be emailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIX decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

Appeal fee waivers. Multnomah County may cover the appeal fees for their recognized associations. An appeal filed by a recognized association must be submitted to the City with either the appropriate fee or the attached form signed by the County. Contact Multnomah County at 503-988-3043, 1600 SE 190th, Portland, OR 97233.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact

LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- Unless appealed, the final decision will be recorded after September 28, 2022 by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 1. Original Submittal, dated February 14, 2022
 2. Request to remain incomplete
 3. Revised Submittal, dated July 8, 2022
 4. Narrative Response, dated July 8, 2022
 5. Updated Responsibility Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Original Basement Plan
 3. Proposed Basement Plan
 4. Original Level 1 Plan
 5. Proposed Level 1 Plan
 6. Original Penthouse Plan
 7. Proposed Mechanical Penthouse Plan
 8. Existing South Elevation

9. Proposed South Elevation
 10. Existing North Elevation
 11. Proposed North Elevation
 12. Existing East Elevation
 13. Proposed East Elevation
 14. Existing West Elevation
 15. Proposed West Elevation
 16. Sightline Diagrams
 17. Bird Safe Glazing Diagrams
 18. Existing N/S Building Section
 19. Proposed N/S Building Section
 20. Existing E/W Building Section
 21. Proposed E/W Building Section
 22. Wall Sections
 23. Details
 24. Details
 25. Details
 26. Details
 27. Details
 28. Window Types
 29. Window Types
 30. Façade Building Materials
 31. South Entry
 32. West Entry
 33. North Podium Edge
 34. Landscape Site Plan
 35. Landscape Details
 36. Landscape Materials and Furnishings
 37. Landscape Plantings
 38. Landscape Trees/Tall Shrubs
 39. Landscape Demo and Tree Protection Plan
 40. Landscape Details
 41. Landscape Details
 42. Lighting Site Plan
 43. Level One Lighting Plan
 44. Roof Lighting
 45. Fixture Cutsheets
 46. Civil Site Plan
 47. Cutsheets – Windows
 48. Cutsheets – Storefront
 49. Cutsheets – Glazing
 50. Cutsheets – Metal Cladding
 51. Cutsheets – Site Furnishings
 52. Cutsheets – Site Furnishings
 53. Cutsheet – Stainless Steel Web
 54. Cutsheet – Guardrail
 55. Cutsheet – Stainless Steel Web Details
 56. Cutsheet – Stainless Steel Web Details
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Site Development Review Section of BDS
 2. Fire Bureau
 3. Bureau of Transportation
 4. Bureau of Environmental Services
 5. Life Safety
- F. Correspondence: None

G. Other:

1. Original LU Application
2. Incomplete Letter, dated March 2, 2022

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).