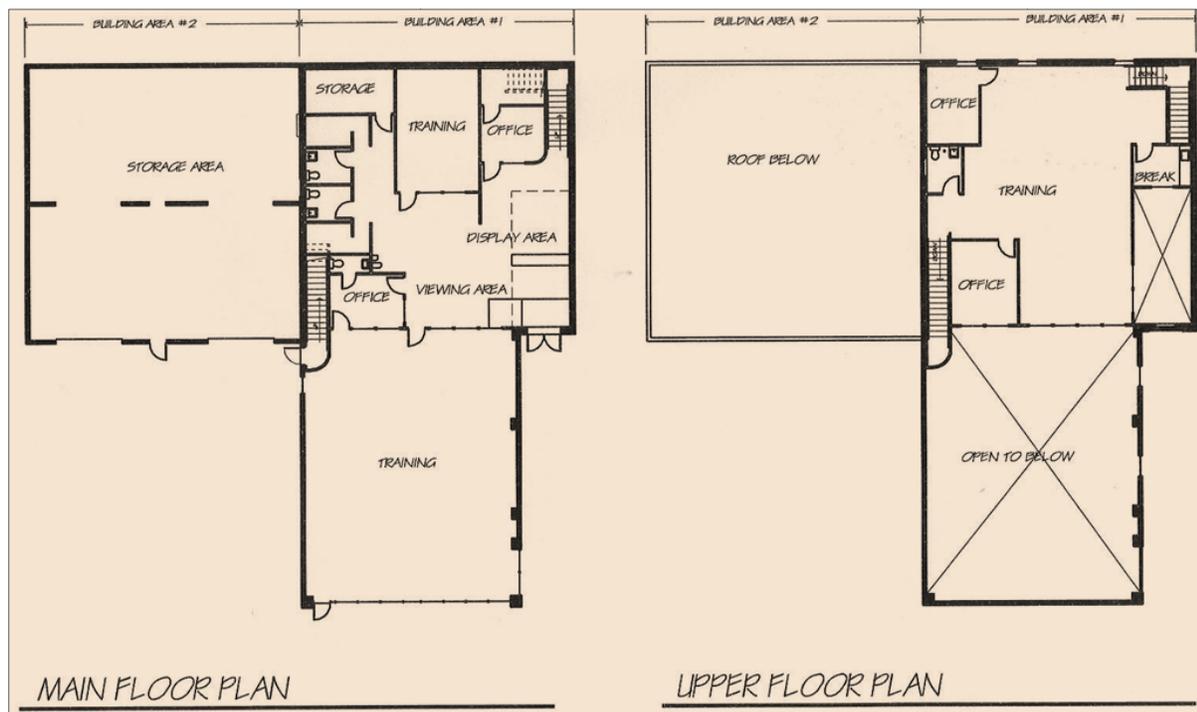




## USWC Taekwondo Association Building Evaluation



Conceptual Floor Layout -

### Company profile

The Taekwondo studio was established 14 years ago in the Hollywood Area in Portland, Oregon. This studio is the largest of 16 studios in the Portland, Vancouver, and Salem area as part of the United States West Coast Taekwondo Association.

### Business situation

The Studio Owner was asked to move out (before the lease term) as the building owner wanted to expand into the space. Since the studio had a large clientele in the Northeast area, the studio owner wanted to stay in the general area. With a couple of years left on the lease, there was plenty of time to explore options and opportunities.

## **Technical situation**

The Taekwondo Studio Owner wanted to explore purchasing a building for his company. A search of vacant buildings in the 4,000 sf to 6,000 sf range in the area was conducted. Two buildings were found as possible options. One building was larger than needed for the school, but had some off-street parking. The other building was smaller on the first floor than ideal and lacked off-street parking, but offered a mezzanine and basement level. The City of Portland has a local ordinance that requires seismic hazard upgrades to existing buildings under many circumstances. This requirement needed to be studied for both properties as the buildings were evaluated for the studio use.

## **Solution**

Both buildings had certain features that presented unique opportunities for the Studio Owner, but also had some constraints to address. Separate meetings were held at the City of Portland regarding each property. In order to obtain additional reviews and decisions, a pre-application conference package was prepared, submitted and held for one of the buildings to review a possible change of use and potential to trigger the City's seismic hazard upgrade ordinance.

## **Benefits**

The questions asked at the City provided valuable insight into and understanding of the unique elements for each building relating to prior use and how this would be interpreted. This understanding was applied to the studies at each building. For example, in order to avoid triggering seismic upgrades a second floor could be added to one building if the existing storage use was not changed. The other building could convert the basement to training space use if no area was added to the building. These options were outlined for the Studio Owner to use as part of the due diligence and feasibility studies. In the end, the Studio Owner was able to make an educated decision and complete the move of his company with minimal City required improvements.

## **Services Provided**

- Feasibility and Due Diligence
- Planning Services
- Conceptual and Schematic Architectural Design

## **Project Summary**

Architect/Role: David Commeree, Partner-in-Charge  
Client: USWC Taekwondo- Hollywood, Diwakar "Dan" Maharjan  
Address: 3600 NE Sandy Blvd./ 4200 NE Sandy, Portland, OR  
Project Type: Retail/ Martial Arts Studio  
Construction Cost: n/a  
Project Area: Varied due to multiple locations studied  
General Contractor: n/a