



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

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MEMORANDUM

Date: May 11, 2018
To: Portland Design Commission
From: Benjamin Nielsen, Land Use Review, 503-823-7812
Re: EA 18-118843 DA –Grand Ave Mixed-Use Apartments
Design Advice Request Staff Memo for May 17, 2018

You should have received, separately, a drawing set for the Design Advice Request for a proposed new mixed-use retail and residential building in the Central Eastside Subdistrict of the Central City Plan District and located at 203 NE Grand Ave / 206 NE MLK Blvd. This is the second Design Advice Request meeting for this proposal. The project can be summarized as:

- **8-story, approx. 86' tall** new residential mixed-use building with approximately **5,000 – 6,500 SF of retail** space on the ground floor.
- **170 residential units** are proposed on levels 2-8. An **amenity room and deck** is proposed at the southwest corner on level 8.
- **Structured parking** (and 2 Standard B loading spaces) are located on the ground floor and in two basement levels. The garage door for all vehicle spaces is located along NE Davis St.
- **Potential cladding materials** are primarily flat and ribbed metal panels.
- **Additional architectural projections** are proposed at the intersections of NE MLK Blvd & Davis and NE Grand Ave & Davis.
- **Three ground floor plan options** are provided. One is the applicant's "preferred" plan, and Option 3 is the floor plan presented at the first DAR.
- **Potential Modifications:**
 - 33.510.225 – Ground Floor Active Uses standard is not met with the applicant's proposed preferred ground floor plan. Garage entry is within required active use area, which lies on the full eastern half of the site facing both Grand and Davis. Unsure if retail spaces are deep enough (min 25'), either. Staff does not recommend support for this Modification.

Development Team:

Architect: Ryan Miyahira, Ankrom Moisan Architects
Developer: Trevor Boucher, Fairfield Residential Co.
Project Valuation: \$60,000,000

DAR Discussion Items. Please see the attached matrix for staff's full comments regarding the proposal's response to guidelines. Some primary themes include:

1. Context

- a. Overall concept. If a sculptural concept is proposed, it needs to be much stronger.

- b. Active/flexible-uses are proposed along all three frontages; however, Grand Ave should be the primary focus for these given the street's prominence and history in the Central Eastside. Any Modifications to the Ground Floor Active Uses standard or Ground Floor Windows standard should not be supported.

2. Public Realm

- a. Ground floor height along NE MLK and NE Davis still appears very compressed in section.
- b. Deeper setbacks at lobby and retail spaces would be beneficial.
- c. Lobby entry needs emphasis on the applicant's preferred floor plan.
- d. Storefront expression along NE Grand appears particularly lacking in the perspectives.
- e. Leasing office should not anchor the corner at NE MLK and Davis.

3. Quality & Permanence

- a. Massing & articulation. The massing concept is clear but, perhaps, not particularly strong or well-developed. Long façade lengths between corners are very flat. For the concept to be successful, the corners need greater emphasis. The skewed angle of the NE MLK property line might help if this were emphasized, and possibly repeated elsewhere.
- b. Ground floor expression does not work well with this concept, and it also lacks coherency with itself. The ground floor needs to be much more transparent and likely set back from the upper stories for the concept to work.

4. Other ideas.

- a. In some ways, the previous "tube and cube" form was stronger than this concept and could be further developed.
- b. I have asked the applicants to explore some variations of this current concept, including one with only one color.

Approval Criteria

The Design Review approval criteria for this site are the Central City Fundamental Design Guidelines and the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan.

Please contact me with any questions or concerns.

Attachments: Drawing Package, sent separately

Summary Memo from DAR 1

Central City Fundamental Design Guidelines/Central Eastside Design Guidelines Matrix

Links: Central City Fundamental Design Guidelines
(<https://www.portlandoregon.gov/bps/34250>)

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan
(<https://www.portlandoregon.gov/bps/article/58819>)