



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

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MEMORANDUM

Date: September 21, 2015
To: Portland Historic Landmarks Commission
From: Hillary Adam, Land Use Services
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Re: 15-197297 DA – The Grand Belmont
Design Advice Request Memo September 28, 2015

Attached is a drawing set for the Design Advice Request of a new 15-story mixed-use building with ground floor commercial space, two levels of vehicle parking at levels 2 and 3, with 190 residential units on floors 4-14, and a penthouse common area. Exterior materials include different colors of brick, precast sills, aluminum storefront, fiberglass windows, and steel canopies. Modifications may be requested to reduce the dimensions of vehicle and bicycle parking spaces and ground floor windows on SE Yamhill Street. Staff notes that a 3.5' right-of-way dedication will be required along SE Belmont.

The review criteria are the [Central City Fundamental Design Guidelines](#) and the [Design Guidelines of the East Portland/Grand Avenue Historic Design Zone](#) (copies of the guidelines were included with the previous memo).

Staff has not had a chance to thoroughly review the latest drawing set due to their late receipt. However, staff notes that the applicant is still proposing heights and FAR similar to that seen at the August 24, 2015 Design Advice Request. In addition, parking is still proposed on the 2nd and 3rd levels. Staff notes that the applicant has objected to the Commission's authority to suggest a reduced building height and FAR than is allowed by the Central City Plan District, however, staff has confirmed in prior cases that the Commission does have this authority as the proposal must be shown to meet the approval criteria, which requires compatibility with the district.

Areas for discussion on September 28, 2015:

- **Compatibility with the District.** The building has been revised to be much more traditional in form with regular punched windows typical of masonry construction, and the Grand Avenue façade has been broken up into distinct narrower volumes per Commission direction. Staff notes that while the height has been reduced by one floor to 147', the bulk of building is still very large and potentially in competition with the Weatherly Building.
- **Above-grade Parking.** Staff notes that despite Commission direction to bury at least one level of parking, levels 2 and 3 are still shown to house residential parking.
- **Materials.** At the prior DAR, the Commission felt that there was "too much brick" but noted that a different articulation may resolve this issue. Staff notes the brick patterning, combined with the punched windows, and the broken volumetric massing along Grand Avenue seems to address some of the Commission's comments but notes that some Commissioners expressed concern that the brick warehouse typology may be inappropriate for the main street character of Grand Avenue.

EA 13-106266 DA

Design Commission Memo

Please contact me with any questions or concerns.

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