



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

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MEMORANDUM

Date: April 24, 2018
To: Ryan Miyahira, ANKROM MOISAN ARCHITECTS, INC
From: Benjamin Nielsen, Land Use Review
Re: 18-118843 DA – Grand Ave Mixed-use Apartments
Design Advice Request Summary Memo – April 5, 2018

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Attached is a summary of the comments provided by the Design Commission at the April 5, 2018 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <http://efiles.portlandoregon.gov/Record/11683223/>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on April 5, 2018. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a pre-application, a land use review application, public notification, a Staff Report and a public hearing] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your formal land use application, or if you desire another Design Advice Request meeting with the Commission.

Encl:
Summary Memo

Cc: Design Commission
Respondents

This memo summarizes **Design Commission** design direction provided on April 5, 2018.

Commissioners in attendance on April 5, 2018: Julie Livingston (chair), Jessica Molinar, Sam Rodriguez, Tad Savinar (vice chair), Don Vallaster

Context:

- The Commission struggled with the building’s mix of concepts, especially since buildings in this area around the Burnside Bridgehead have such a clear identity. Simplifying the concept around one core idea will be the most-successful way to integrate this building into its context.
 - Commissioners noted that buildings in the area all incorporated simple volumes with simple windows and a limited material palette, or that they incorporated very unique forms with unusual or unique siding materials. Most have “incredibly strong ideas”.
- The site is an important gateway into and out of the Central Eastside subdistrict (Guideline A9), especially because of its proximity to the bridges over I-84 and the billboards on the sites to the north, which are likely too valuable to demolish. A simple building with presence and gravitas would function well as a gateway signifier and fit best into the context.
- Locating the fitness room along NE Grand Ave was called a “deal-breaker” by at least one commissioner. The fitness room could be located on any level. Ultimately, the Commission asked that at least three different ways to solve the problem be presented at the next hearing.
- The Commission generally agreed that locating the residential entry along NE Davis and setting the ground floor back from the property line were good moves, contextually.
- The Commission was not convinced that the proposed building projections over the right-of-way along NE MLK Blvd were appropriate—both in relation to the context and the concept. Commissioners stated that any proposed projects need to be very compelling, strong, and “part and parcel of the architecture”.

Public Realm:

- The garage vehicle entry should not be located immediately next to the lobby entry. For pedestrian safety, they need to have more separation.
- The Commission thought the double-height ground floor expression worked well in concept, but some commissioners thought the glazing at the second story dwelling units looked very forced. Ultimately, whether this expression continues will depend on the overall building concept.

Quality & Permanence:

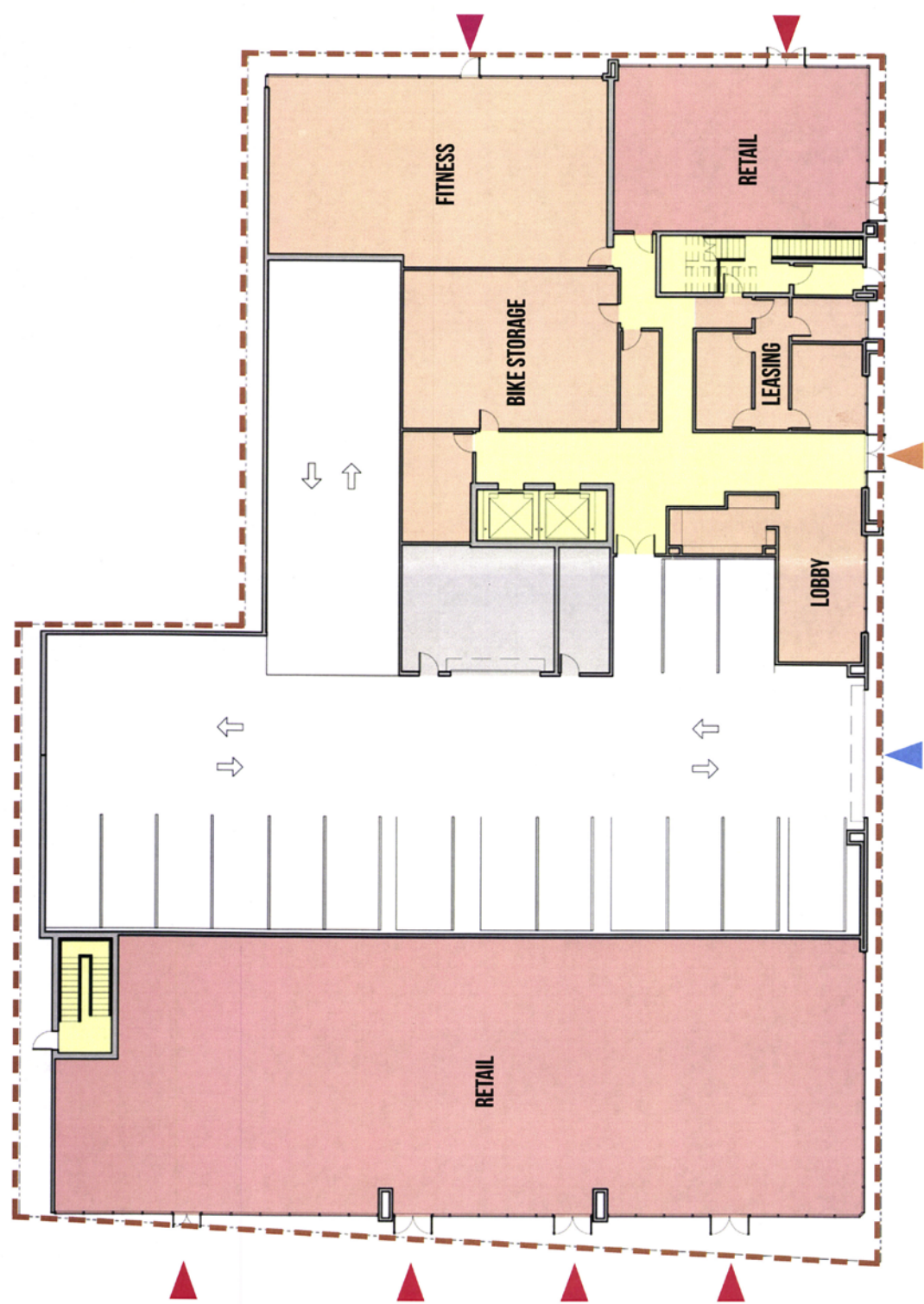
- Regarding the building’s concept, commissioners stated that the proposal was too complex and “seems confused.” Simplification around one core idea will be the most successful way to proceed.
 - Commissioners agreed that the “tube” concept was not working as proposed and questioned whether the concept diagram proposed would be successful. Commissioners noted that the “tube” concept falls apart with the proposed materials and also when its side is filled with windows and balconies.
 - Of the façade designs shown, Commissioners thought that the north half of the west elevation was the best-composed.
- Regarding the façade along NE Davis St, the Commission cautioned that, due to the building’s particularly long, full-block length, the façade needs to be carefully articulated without features, such as balconies, figuratively “bolted on”.
- Bring in some precedent images of other buildings to your next hearing that help explain what you’re trying to achieve.

- Regarding the use of metal, if used, commissioners want to see that the material is used with creative thought and detailing, and that the product will be fully taken advantage of rather than being used as a purely background material.
 - Specific projects referenced that use metal panels well were The Cyan, Arthouse, St. Francis Park Apartments (at SE 12th & Stark), and Couch 9.

Exhibit List

- A. Applicant's Submittals
 - 1. Original drawing set
 - 2. Email from applicant re: building height change, received 03/21/2018
 - 3. Revised drawing set, received 03/22/2018
- B. Zoning Map
- C. Drawings
 - 1-24. See Exhibit A.3. (Exhibits C.12, C.16, & C.17 attached)
- D. Notification
 - 1. Posting instructions sent to applicant
 - 2. Posting notice as sent to applicant
 - 4. Applicant's statement certifying posting
 - 5. General information on DAR process included with e-mailed posting/notice
- E. Service Bureau Comments
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation
- F. Public Testimony
 - No testimony was received.*
- G. Other
 - 1. Application form
 - 2. Preliminary staff comments, sent 02/27/2018
 - 3. Staff memo to Design Commission, dated 03/30/2018

LEVEL 1



LEGEND

[Light Green]	STUDIO
[Light Blue]	1 BED
[Light Yellow]	2 BED
[Light Orange]	AMENITY
[Light Grey]	CIRCULATION
[Light Purple]	SERVICE
[Red]	RETAIL
[Dark Red]	RETAIL ENTRY
[Orange]	RESIDENCE ENTRY
[Dark Orange]	FITNESS ACTIVE USE
[Blue]	PARKING / LOADING



Ex. C.12

EA 18-118843 DA

GRAND AVENUE MIXED USE APARTMENTS

