



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

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MEMORANDUM

Date: June 7, 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 – May 17, 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 May 17, 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 May 17, 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 May 17, 2018.

Commissioners in attendance on May 17, 2018: Julie Livingston (chair), Jessica Molinar, Sam Rodriguez, Tad Savinar (vice chair), Don Vallaster

Executive Summary:

Most of the Design Commission’s comments focused on simplifying, clarifying, and abstracting the concept and not being so literally tied to it. Concerns about coherency, particularly the storefront expression at ground floor, were also expressed.

Concept:

- The proposed concept is far from simple and doesn’t have to be interpreted literally. It should be used more distilled, abstracted, and simplified. It should be coherent and work well with the materials that will be used on the building.
- The building’s concept doesn’t have to be based on another “thing” or refer to an object; it can be based on the building and site itself.
- The proposed concept is really fighting the building’s use as apartments. The pattern falls apart with the addition of residential windows to the sides of the “lumber”/tubes. The proposed building design also lacks the negative space of the concept, and the texture of the metal panel and punched windows accentuate the lack of the negative space.
- The precedent images provided to support the concept show much more planar relief and distinction between positive and negative. It may be possible to translate what works with these precedent images into the stacked lumber concept by scaling the pieces to be much larger, but this will likely not be enough of a change on its own to help the concept work.

Public Realm:

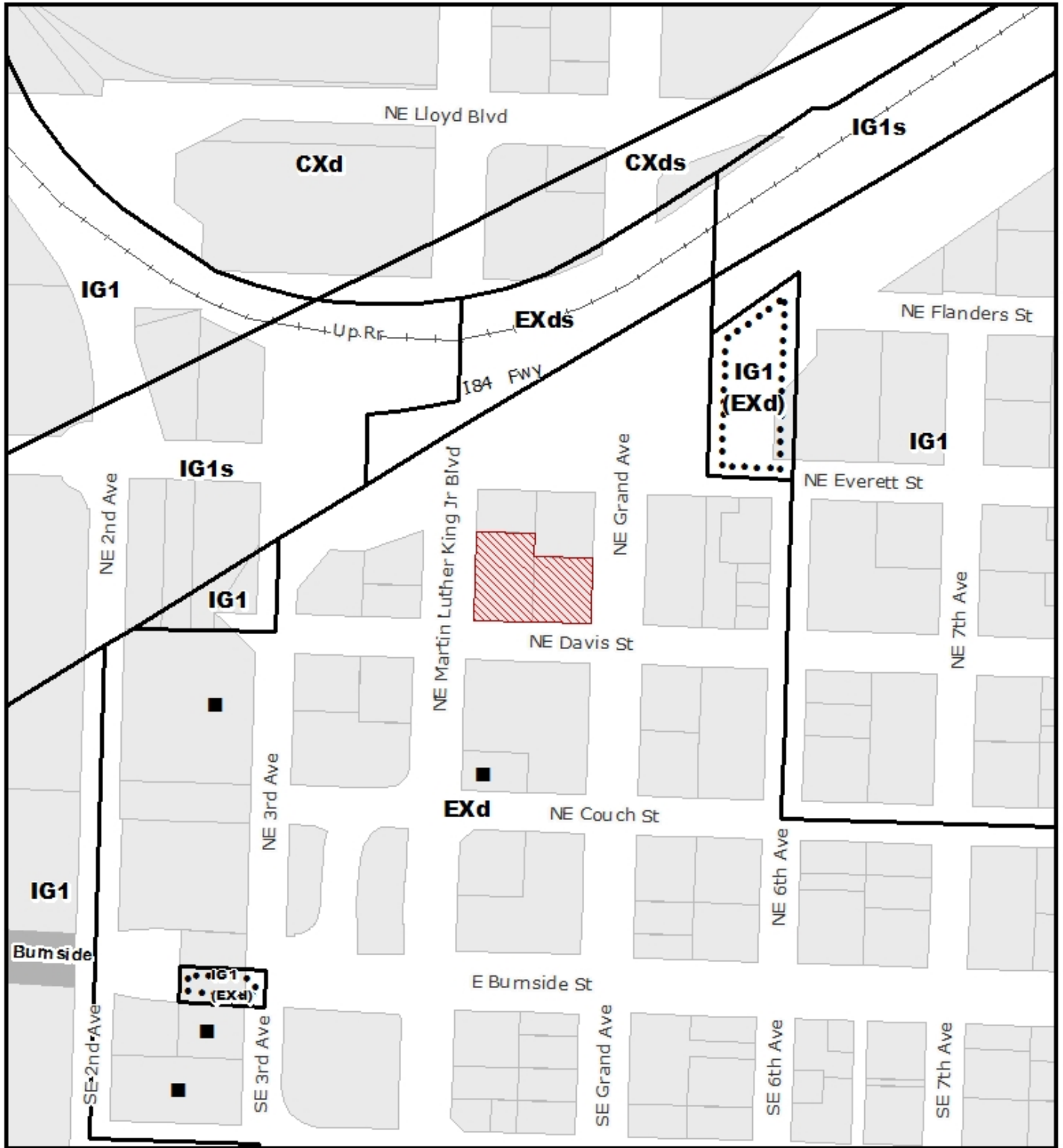
- The Commission generally agreed that the ground floor uses were better organized.
 - Commissioners thought the expansion of retail along NE Grand responded much better to the guidelines than the previously-presented floor plan.
 - The proposed leasing area at the southwest corner needs to be either part of a much more expanded lobby, or it needs to be a retail space.
- A majority of the commissioners present were willing to consider the potential Modification to the Ground Floor Active Uses standard, as long as the corner at NE Davis and Grand is active.
- Commissioners did not support the blank wall condition by the garage entry.
- Commissioners thought the ground floor height still appeared very short along NE Davis. Increasing the ground floor height or, at the least, integrating the second story into the ground floor expression could help to mitigate the ground floor compression.

Quality & Permanence:

- The ground floor, overall, needs greater coherency and transparency. The proposal had odd window heights and patterns. The storefronts appear too residential, especially at the fitness room.
 - Several commissioners thought the ground floor should be much more transparent with columns behind the glass to help unify the ground floor.
- Commissioners stated that the north elevation had improved from the first DAR, but that more work was still needed.
 - The little balconies on the north seemed very arbitrary and need to be more integrated.

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
 - 4. Draft revised drawing set, received 05/03/2018
 - 5. Revised drawing set, received 05/04/2018
- B. Zoning Map (attached)
- C. Drawings
 - 1-27. See Exhibit A.5. (Exhibits C.11, C.20, & C.21 attached)
- D. Notification
 - 1. Posting instructions sent to applicant
 - 2. Posting notice as sent to applicant
 - 6. Applicant's statement certifying posting
 - 7. 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
 - 4. Staff Presentation, presented 04/05/2018
 - 5. Applicant's Presentation, presented 04/05/2018
 - 6. Design Commission Summary memo, sent 04/24/2018
 - 7. Email from staff to applicant, sent 05/04/2018
 - 8. Staff memo to Design Commission, dated 05/11/2018



ZONING



THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT

-  Site
-  Historic Landmark
-  Bridge

File No.	EA 18-118843 DA
1/4 Section	3031
Scale	1 inch = 200 feet
State ID	1N1E35CB 3200
Exhibit	B Feb 09, 2018

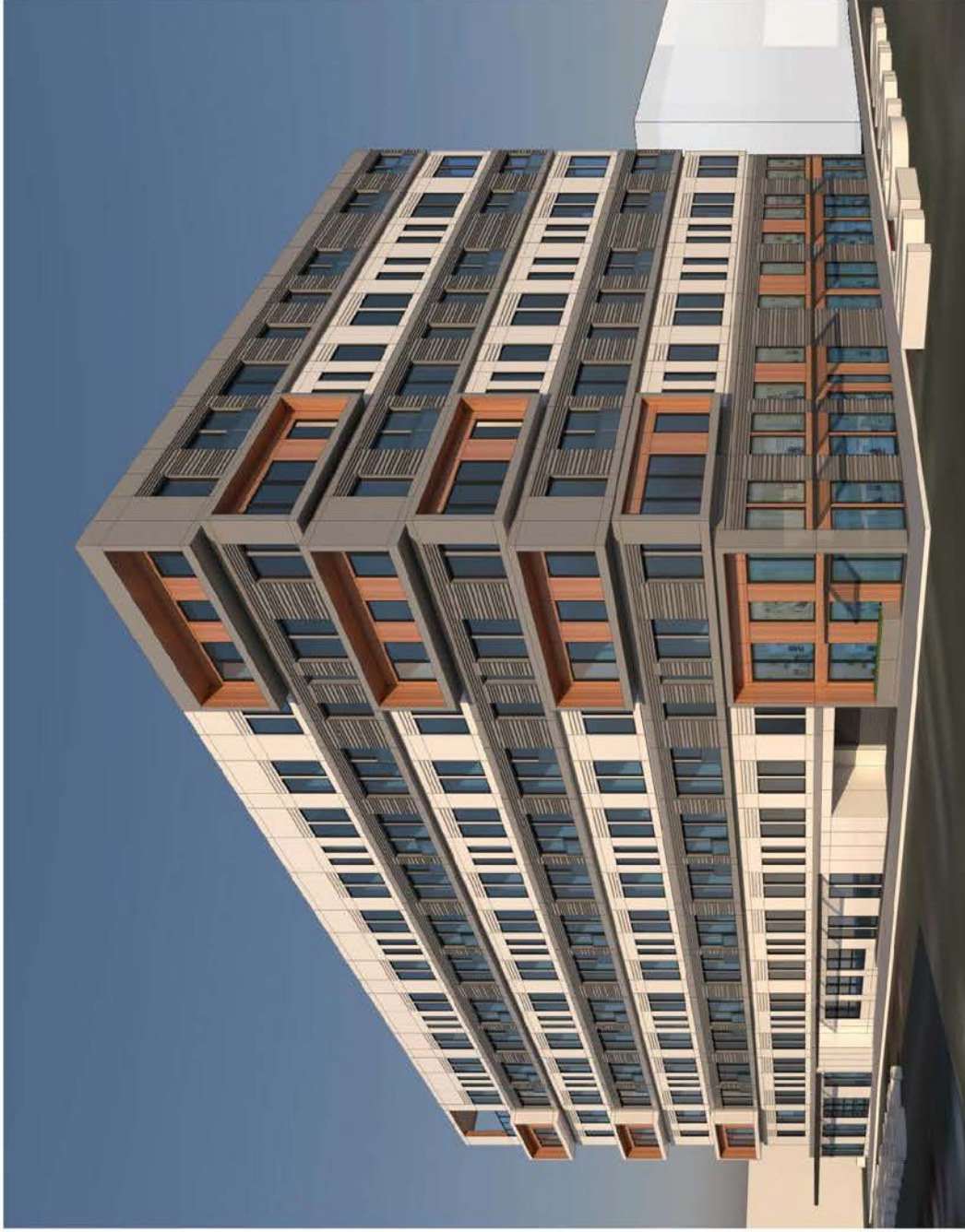
GROUND FLOOR PLAN - PREFERRED OPTION



CONTEXT: FITNESS HAS BEEN MOVED OFF GRAND AVENUE. LOBBY ENTRY AND GARAGE ENTRY HAVE BEEN SEPARATED. DOUBLE-HEIGHT RETAIL SPACE ON ENTIRE GRAND AVE FRONTAGE.

GRAND AVENUE MIXED-USE APARTMENTS

NEW CONCEPT: CORNER OF GRAND & DAVIS



CONTEXT:

- SIMPLIFY THE CONCEPT AROUND ONE CORE IDEA. BUILDINGS IN THIS AREA HAVE A CLEAR IDENTITY.
- A SIMPLE BUILDING WITH PRESENCE AND GRAVITAS TO FUNCTION AS A GATEWAY.
- FITNESS ROOM SHOULD BE MOVED OFF OF GRAND AVE. PROVIDE 3 DIFFERENT ALTERNATIVES.
- LARGE CONTIGUOUS BUILDING PROJECTION OVER THE RIGHT-OF-WAY ALONG NE MLK NEEDS TO BE COMPELLING AND "PART AND PARCEL OF THE ARCHITECTURE."

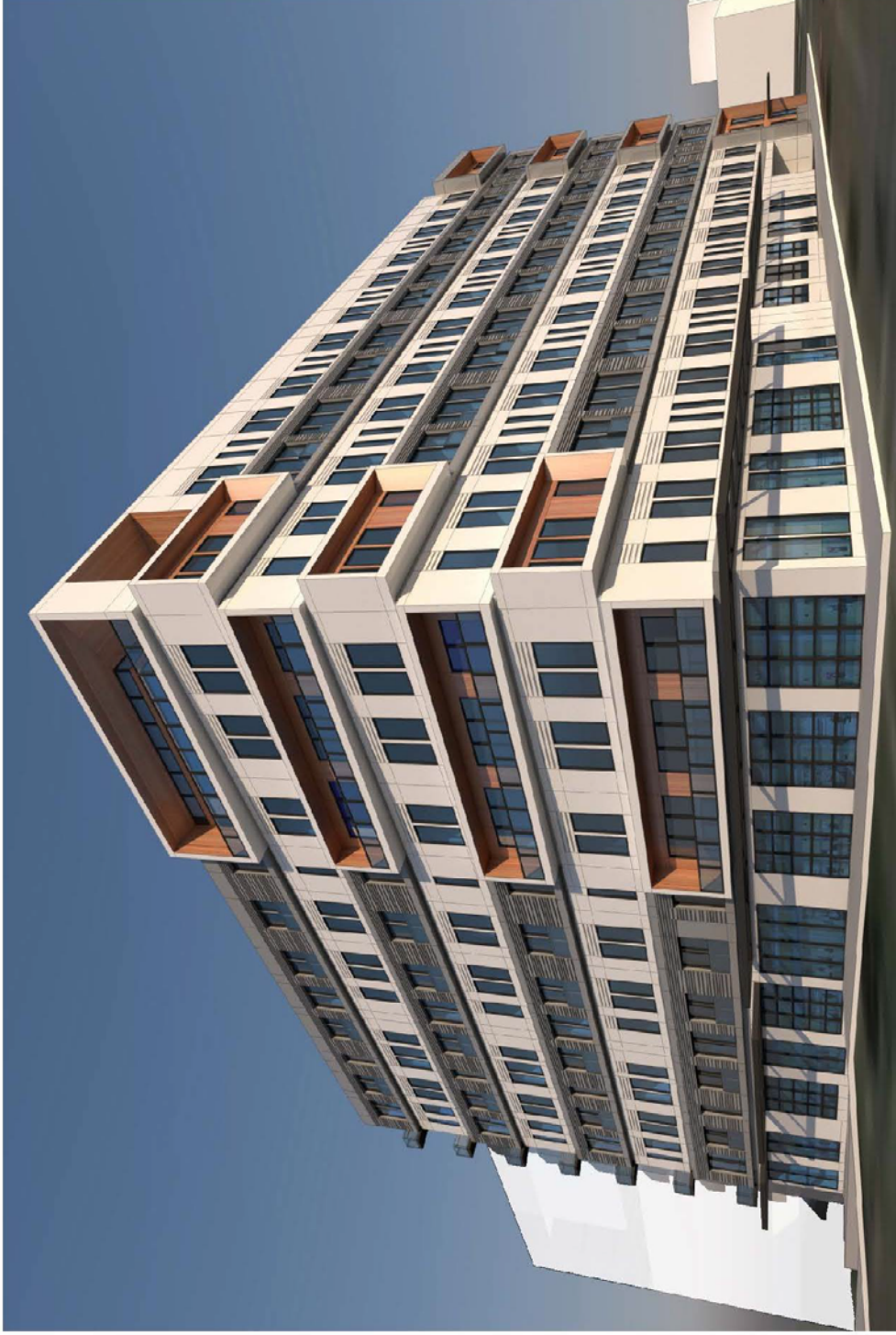
PUBLIC REALM:

- GARAGE VEHICLE ENTRY LOCATION SHOULD BE MORE SEPARATED FROM LOBBY ENTRY.
- TWO STORY GLAZING ALONG MLK AND DAVIS LOOKS FORCED SINCE THE PROGRAM IS DIFFERENT AT GROUND FLOOR AND SECOND FLOOR.

QUALITY & PERMANENCE:

- PROPOSED MATERIALS CAN BE SUCCESSFULLY INTEGRATED INTO THE NEW CONCEPT.
- FACADE ALONG NE DAVIS NEEDS TO BE CAREFULLY ARTICULATED WITHOUT "ROOTED ON" FEATURES DUE TO ITS FULL BLOCK LENGTH.
- PROVIDE PRECEDENT IMAGES AT NEXT HEARING.
- USE OF METAL PANELS SHOULD BE BASED ON THOUGHTFUL, CREATIVE DETAILING RATHER THAN BACKGROUND MATERIAL.

NEW CONCEPT: CORNER OF MLK & DAVIS



GRAND AVENUE MIXED-USE APARTMENTS