



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

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## MEMORANDUM

**Date:** June 18, 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 – June 7, 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 June 7, 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 June 7, 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 June 7, 2018.

Commissioners in attendance on June 7, 2018: Julie Livingston (chair), Sam Rodriguez, Zari Santner, and Tad Savinar (vice chair).

**Executive Summary:**

Revisions shown to the ground floor plan were found to meet the guidelines quite well overall. The proposed upper stories are improving, though Commissioners still expressed concern that the addition of windows may compromise or complicate the formal composition.

**Public Realm:**

- All commissioners said the revisions to the ground floor were very good.
- Commissioners stressed that the lobby should be addressed in terms of scale and as a major entry into the building.
  - The leasing office should be incorporated as part of the lobby, particularly as viewed from the outside.
- Commissioners thought that pulling the ground floor massing back from the north lot could work well. Be sure that the space created is safe and controlled.

**Quality & Permanence:**

- Overall, commissioners thought that the building form was improved from the last DAR meeting, but they had concerns about what will happen to the simple language once windows are added to the façades.
  - The scale of the “end grains” seems to be correct. The frames with large areas of glass and balconies at the ends are strong ideas.
  - Some commissioners thought the vertical interruption in the “tubes” was an interesting idea, but had concerns about how well it may integrate into the overall façade concept.
  - Commissioners discussed the tripartite 2-3-3 patterning on the façade. Some appreciated the “polite awkwardness” of it, and thought that it presented the opportunity to do something interesting and unexpected.
    - Commissioners stress that it’s important that the lower two floors remain glassy and likely set back behind the upper stories.
- Commissioners cautioned that fenestration patterning on the “tube sides” not interrupt the purity of the form. The overall composition of the building will all depend on how the windows are inserted in each element across the facades.
  - The dimensional difference between the white planes and the glass planes may work, but could get complicated once louvers or other non-glass features are introduced. Varying head and sill heights could also create complications that decrease overall coherency.
- Some commissioners are still nervous in how the proposed metal and corrugated metal panels will work with the window systems to create a coherent façade expression on the upper stories.
- Commissioners are concerned that the massing of the building is being developed with color shifts rather than planar shifts; these massing shifts need to be over-emphasized to increase the coherency of the composition. Shifts in color and material should occur only where the massing of the building itself shifts to best meet Guideline C5 – Design for Coherency.

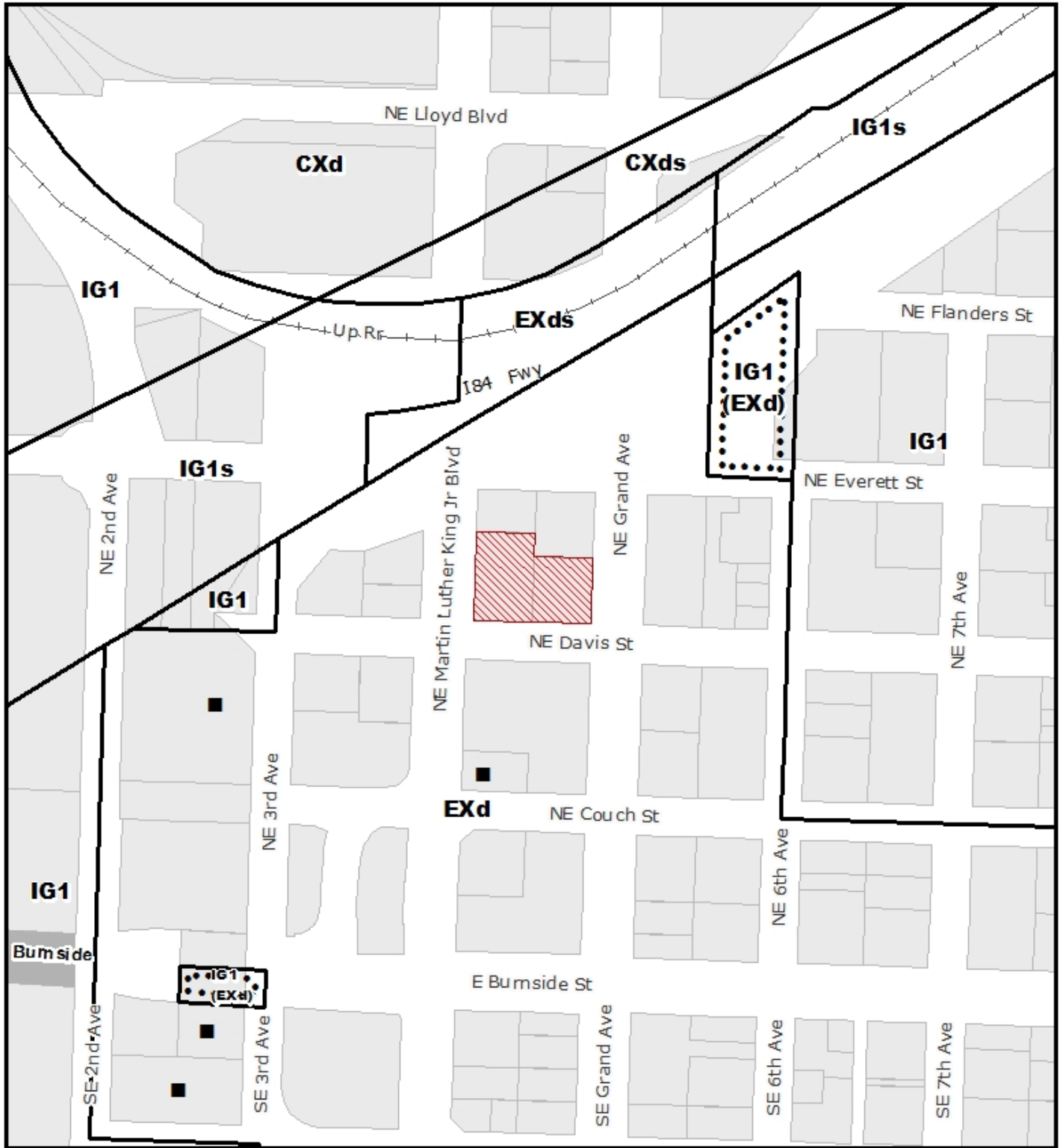
**Exhibit List**

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
  - 1-18. See Exhibit G.12. (Exhibits C.7 & C.12, attached)
- D. Notification
  1. Posting instructions sent to applicant
  2. Posting notice as sent to applicant
  3. Applicant's statement certifying posting
  4. 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, dated 04/24/2018
  7. Email from staff to applicant, sent 05/04/2018
  8. Staff memo to Design Commission, dated 05/11/2018
  9. Staff Presentation, presented 05/17/2018
  10. Applicant's Presentation, presented 05/17/2018
  11. Design Commission Summary memo, dated 06/07/2018
  12. Applicant's Presentation, presented 06/07/2018



# 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 - CURRENT SCHEME



GRAND AVENUE MIXED-USE APARTMENTS

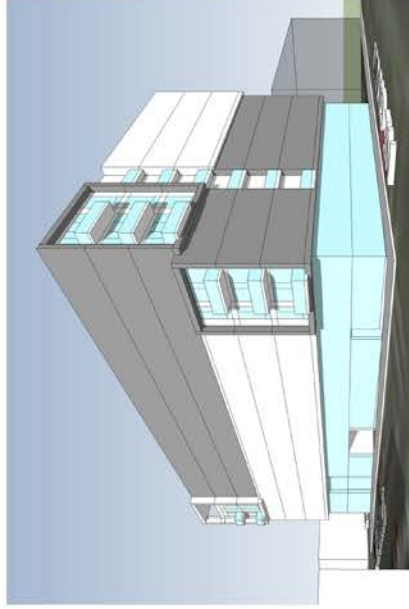
# modified STACKING\_MASSING DIAGRAM



CORNER OF MLK AND DAVIS...HOW DO WE MAKE A RELEVANT CONTEXTUAL PROJECT



CORNER OF MLK AND DAVIS...TOP FLOOR AMENITY SPACE IS A MAJOR FORM DRIVER



CORNER OF GRAND AND DAVIS...HIGH RETAIL SPACE AND FIRST CORNER AS YOU DRIVE NORTH



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