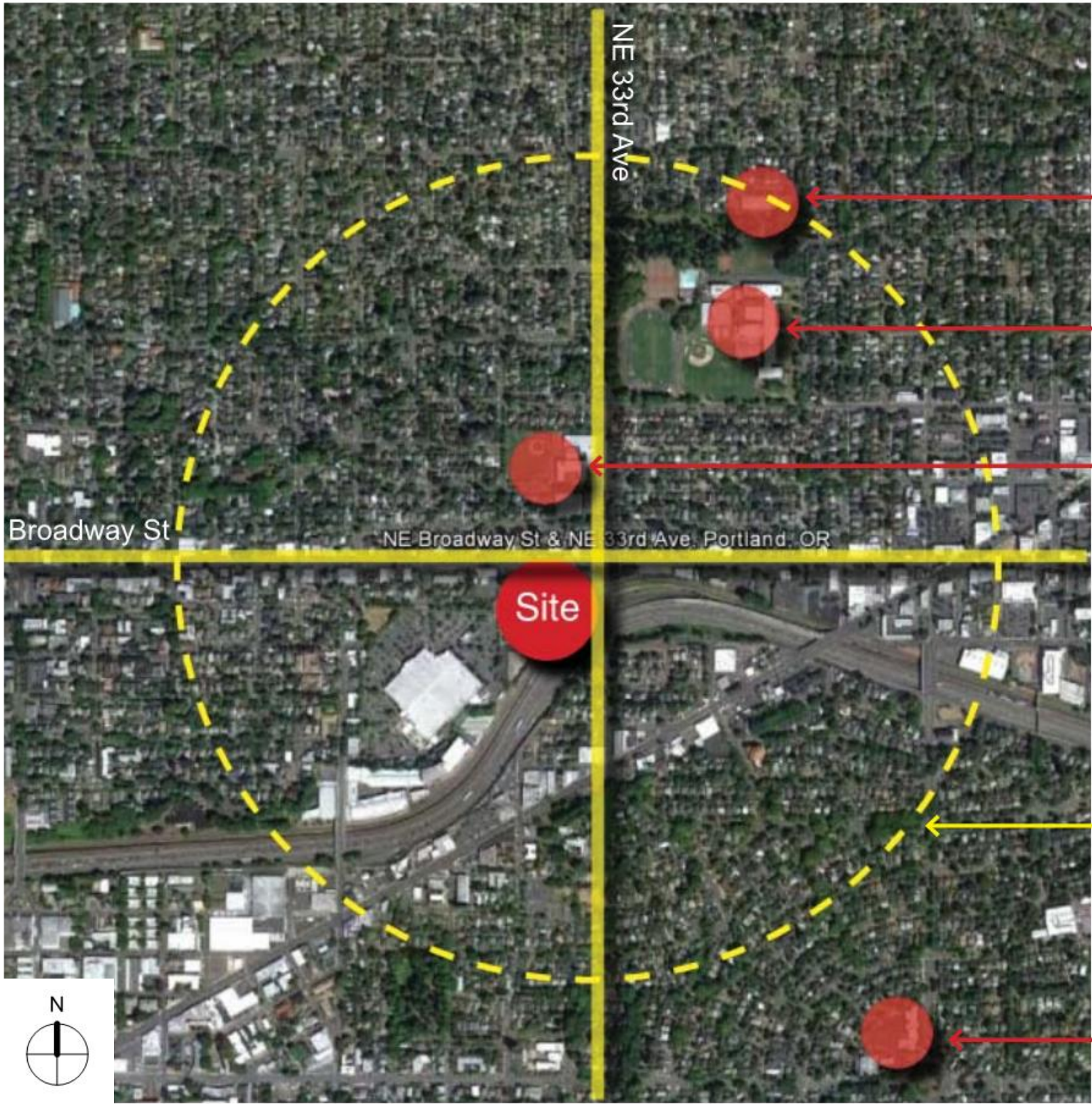


# Grant Park Village

## Design Advice Request

Case #EA 12-139539 DA

Date 07.12.12



**Hollywood Elementary School**

**Grant High School**

**Beverly Cleary School**

*1/2 Mile Radius*

**Laurelhurst Grade School**

# Site Location



Site



## Nearby Grant High School & Grant Park Neighborhood

## Nearby Broadway Street character

Hollywood Grade School, Laurelhurst Grade School, Beverly Cleary K-8 and Grant High School are all within approximately one half mile (7-10 minute walk). The site was traditionally part of an industrial area including Hyster Corporation, Doernbecher Furniture and Albina Fuel. Interstate 84 divides Laurelhurst and Grant Park Neighborhoods and creates a gap in the urban framework.

NE Broadway is lined with an eclectic collection of houses converted to commercial use, revitalized turn of the century or 20th century commercial buildings and mid-century infill. Grant Park, Laurelhurst, Sullivan's Gulch and Hollywood neighborhoods reflect the historic character and architectural styles of the 1920's through the 1940's. These are strong neighborhoods and showed the greatest resistance to the economic down turn of 2008.

The site is well served by transit with the Hollywood Transit Center within one half mile (7-10 minute walk). Grant Park, Beverly Cleary K-8, and Grant High School provide approximately 20 acres of active and passive play space including a community swimming pool.



# Vicinity Site



NE Sandy to 28<sup>th</sup> St. Viaduct 1947

# Vicinity Site - Historical





*Broadway looking east*



*Broadway looking west*



*33<sup>rd</sup> looking south*



*32nd & Broadway looking south*

# Existing Street and Site Condition



Gordon's Fireplace Shop



Grant High School



Beverly Cleary School

Prominent Buildings in the Area



*The Broadway Line of Portland's original streetcar system once passed nearby terminating at NE 29th and Mason.*



*The historic industrial architectural style features full bay windows, punched openings and long horizontal lines.*



*View east on Broadway at the Gordons building, 1953.*



*A remnant of this area's historic industrial past remains in the Gordon Fireplace Shop and the storage buildings that were once Doernbecher Furniture Co.*





## Site History – Albina Fuel Site

TOTAL SITE AREA  
214,049 SF = 4.89 acres

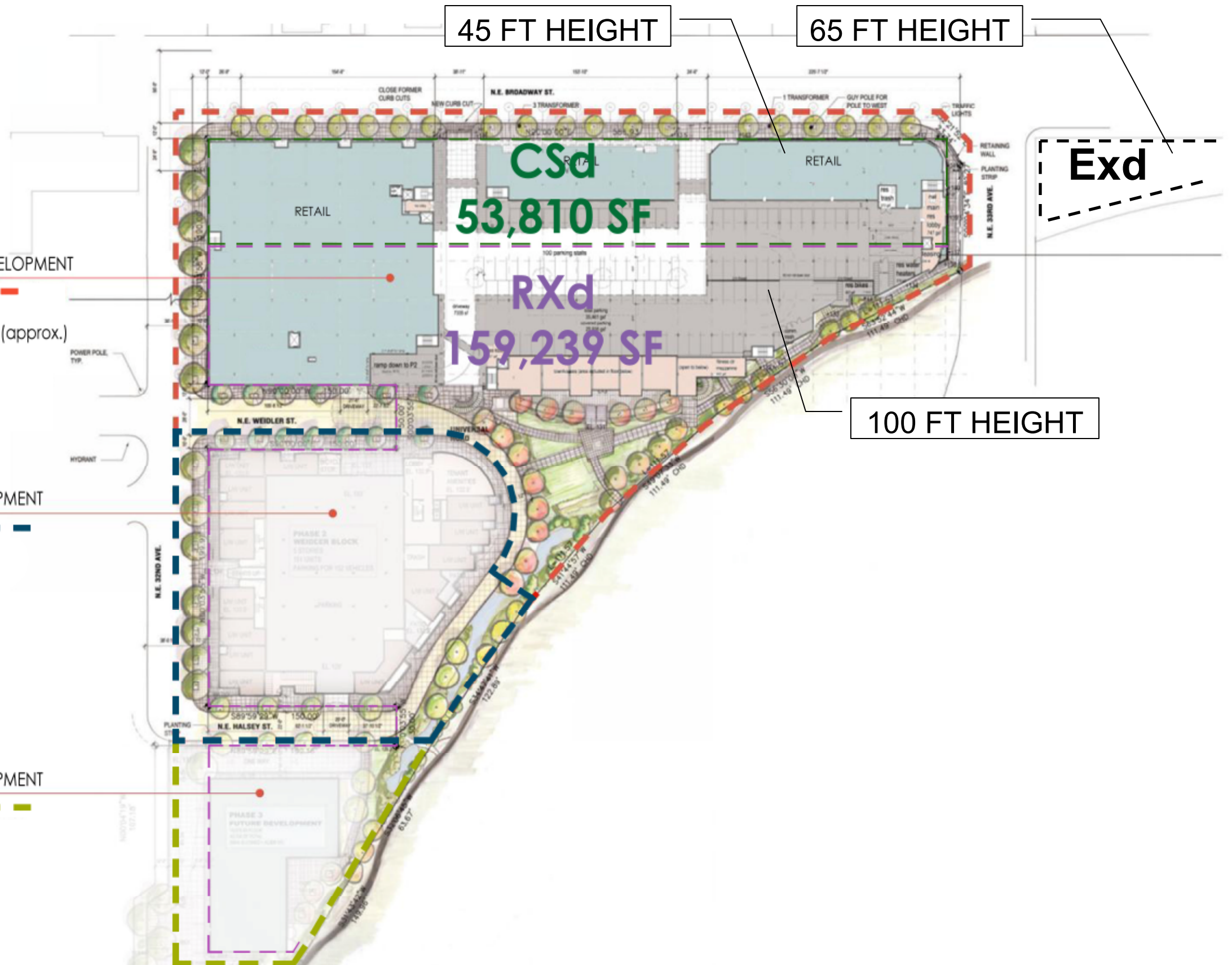
CS ZONE — — —  
53,810 SF/  
109 UNITS (approx.) =  
1:500 SF

RX ZONE - - - -  
159,239 SF/  
1:500 SF =  
319 UNITS (min.)

PROPOSED DEVELOPMENT  
PHASE I — — — —  
127,600 SF  
200 TOTAL UNITS (approx.)

FUTURE DEVELOPMENT  
PHASE II — — — —  
47,627 SF

FUTURE DEVELOPMENT  
PHASE III — — — —  
37,822 SF



## **PORTLAND PERSONALITY GUIDELINES:**

- P1: Community Plan Area Character - Not Applicable
- P2: Historic and Conservation Districts - Not Applicable
- P3: Gateways

## **PEDESTRIAN EMPHASIS GUIDELINES:**

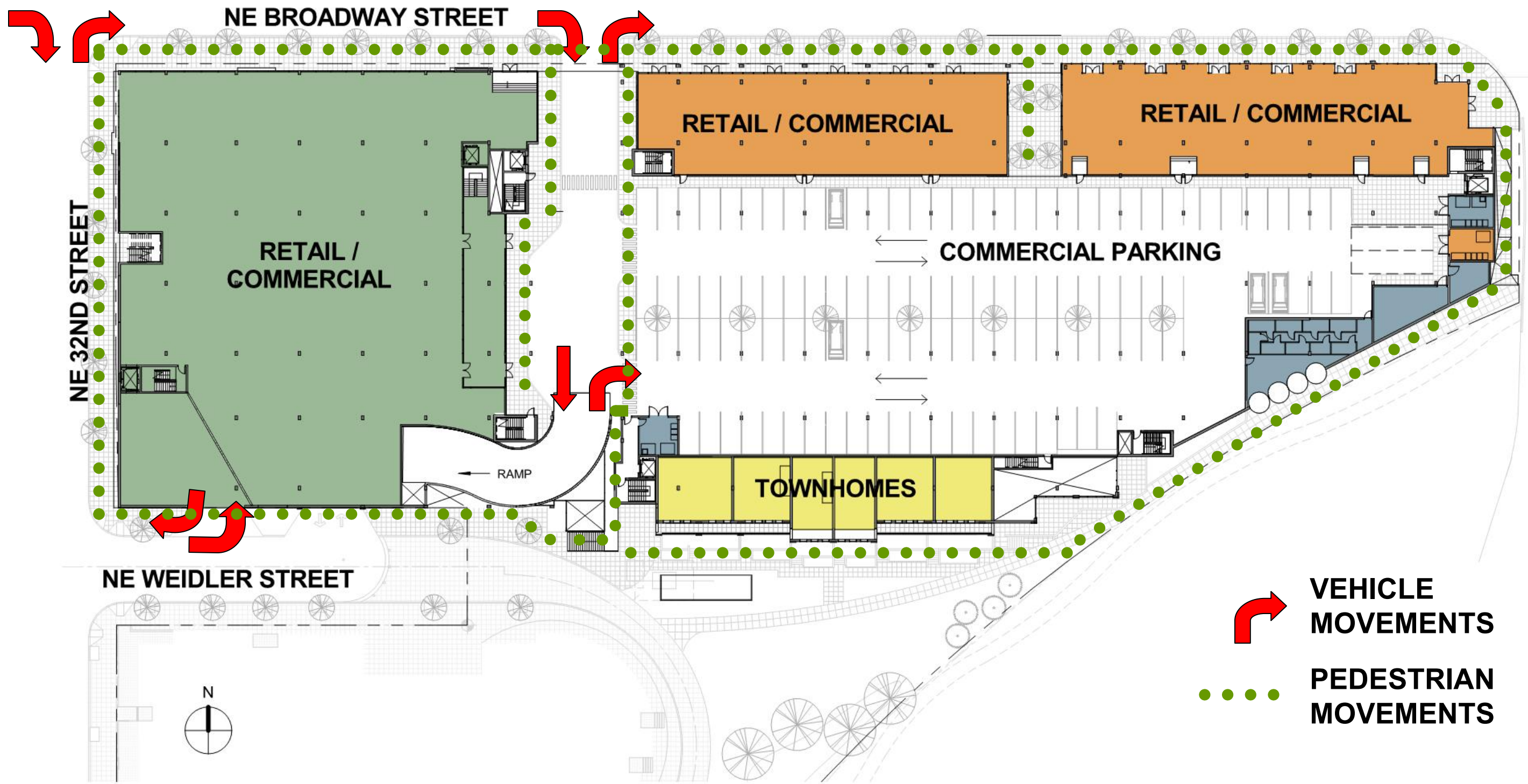
- E1: Pedestrian Networks
- E2: Stopping Places
- E3: The Sidewalk Level of Buildings
- E4: Corners That Build Active Intersections
- E5: Light, Wind and Rain

## **PROJECT DESIGN GUIDELINES:**

- D1: Outdoor Areas
- D2: Main Entrances
- D3: Landscape Features
- D4: Parking Areas and Garages
- D5: Crime Prevention
- D6: Architectural Integrity - Additions and Modifications - Not Applicable
- D7: Blending into the Neighborhood
- D8: Interest, Quality and Composition

## URBAN DESIGN GOALS

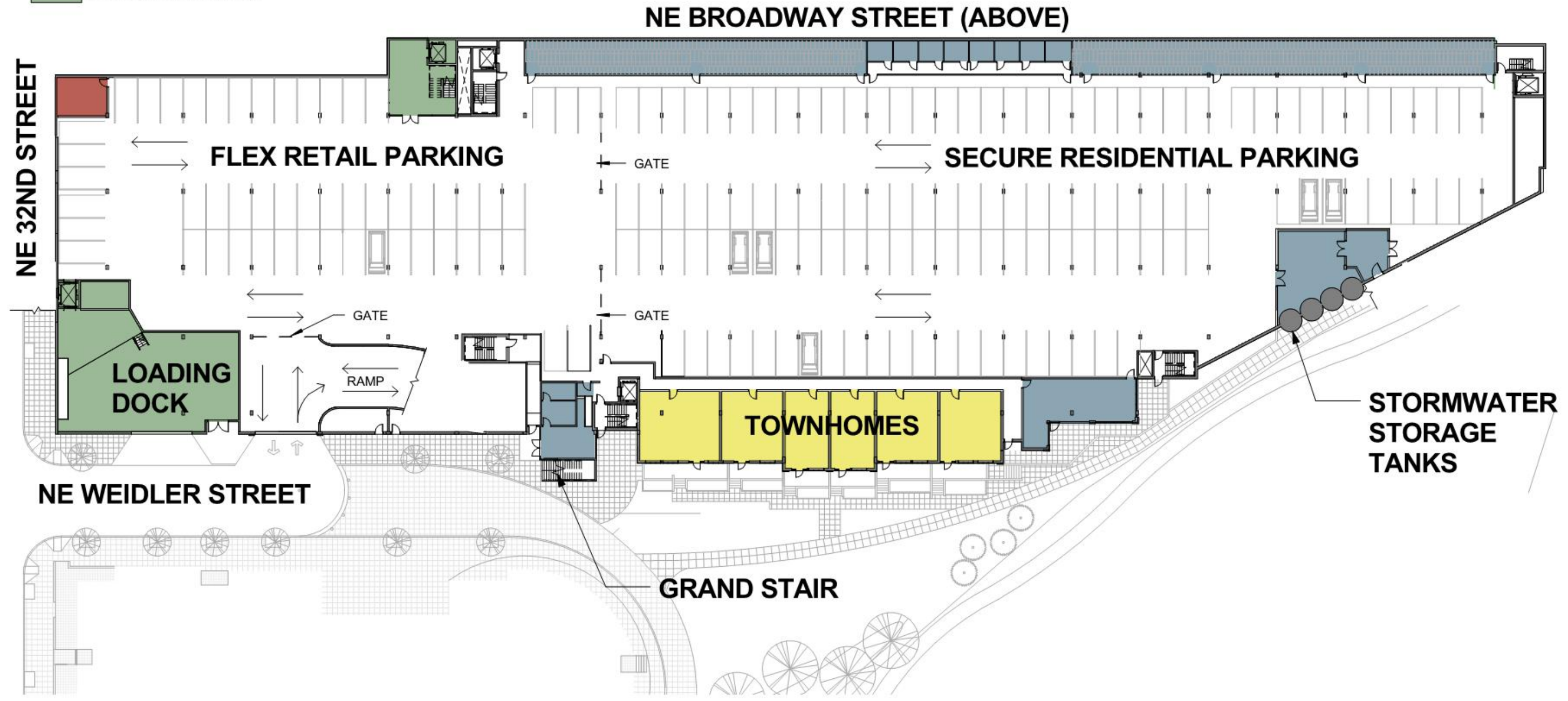
- *Reduce the barrier of I-84 by visually connecting Laurelhurst and Grant Neighborhoods, schools and community services.*
- *This Project fills in the “gap” – that currently exists, becoming a prominent anchor to the crossroads of Grant, Laurelhurst, and Sullivan's Gulch neighborhoods.*
- *As a prominent project at a pivotal intersection, the architectural massing and individual elements need to reinforce the idea of a “gateway”.*
- *Re-address the streets to enhance the pedestrian experience.*
- *Be vibrant and active*



# Site Access Diagram

**SPACE TYPE LEGEND**

- BUILDING COMMON
- RES UNITS
- RESIDENTIAL COMMON
- RETAIL (ANCHOR TENANT)

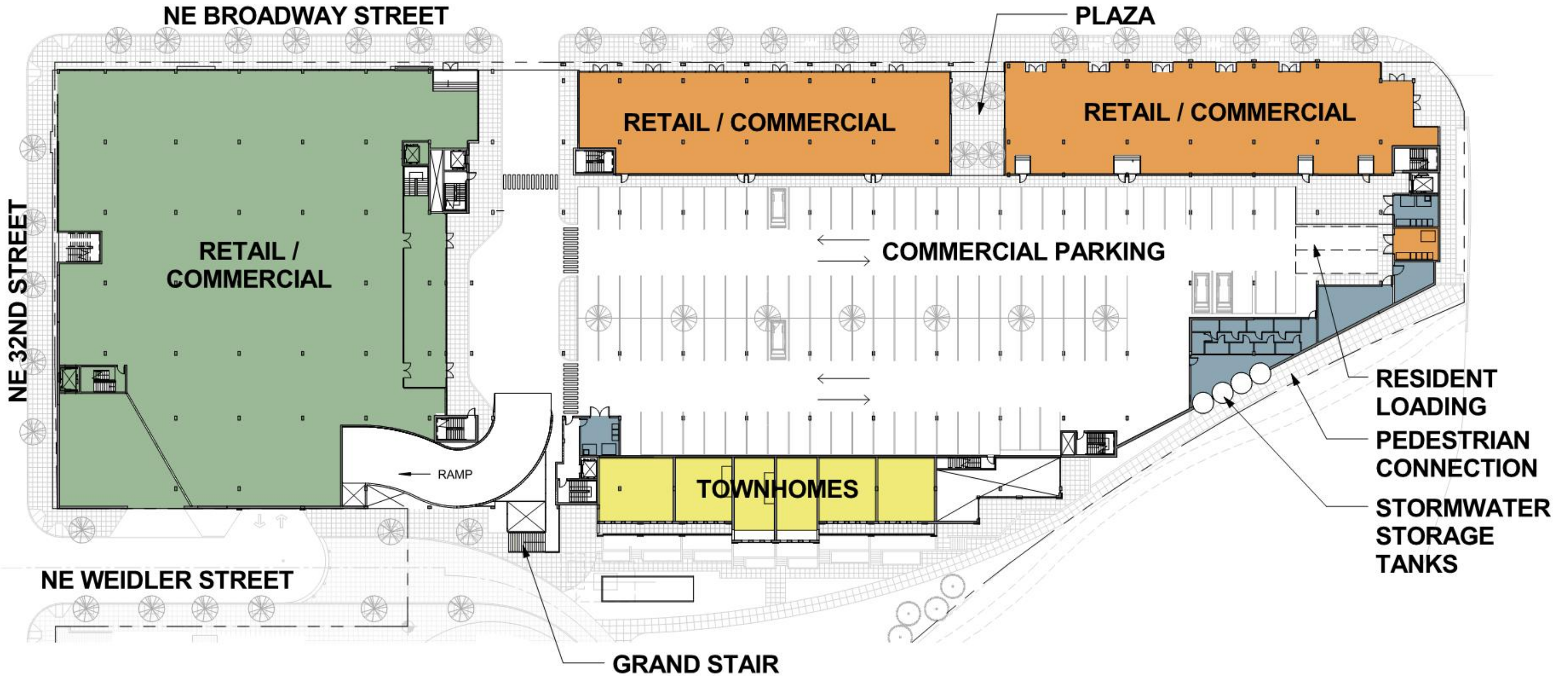


# Lower Level Floor Plan



**SPACE TYPE LEGEND**

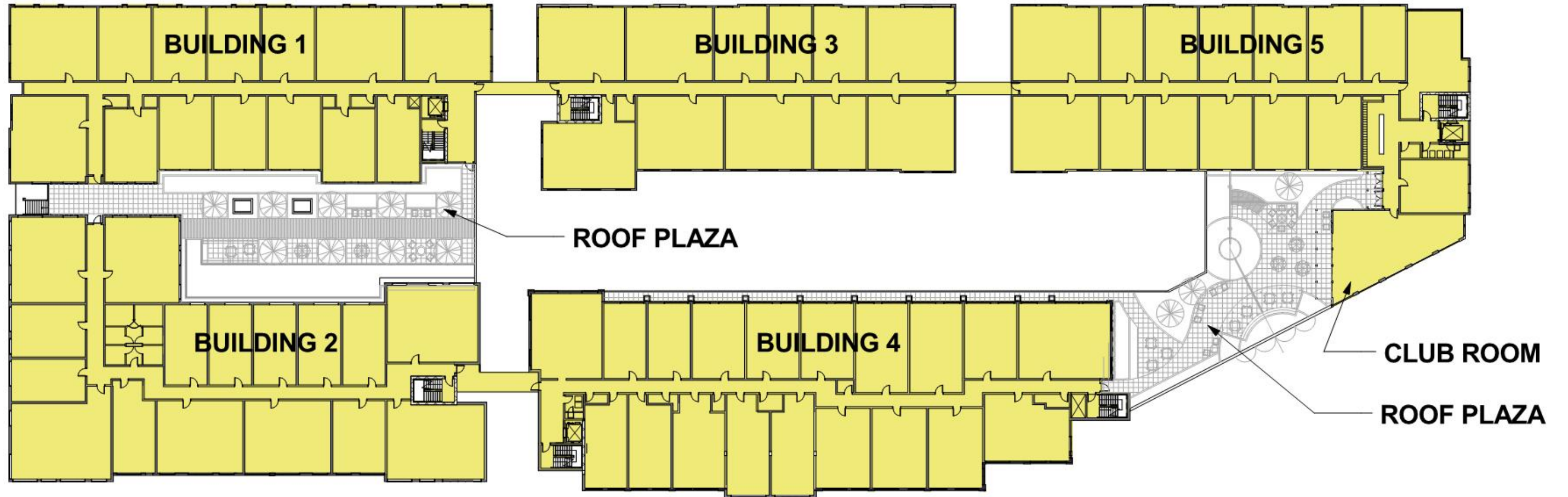
- RES UNITS
- RESIDENTIAL COMMON
- RETAIL
- RETAIL (ANCHOR TENANT)



# First Floor Plan

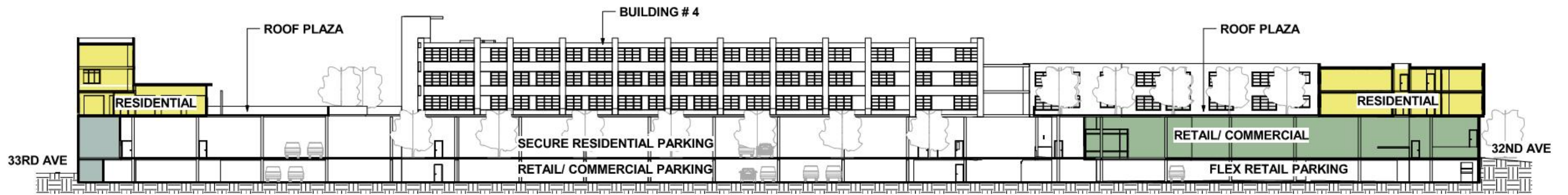
**SPACE TYPE LEGEND**

 RESIDENTIAL FLOORS



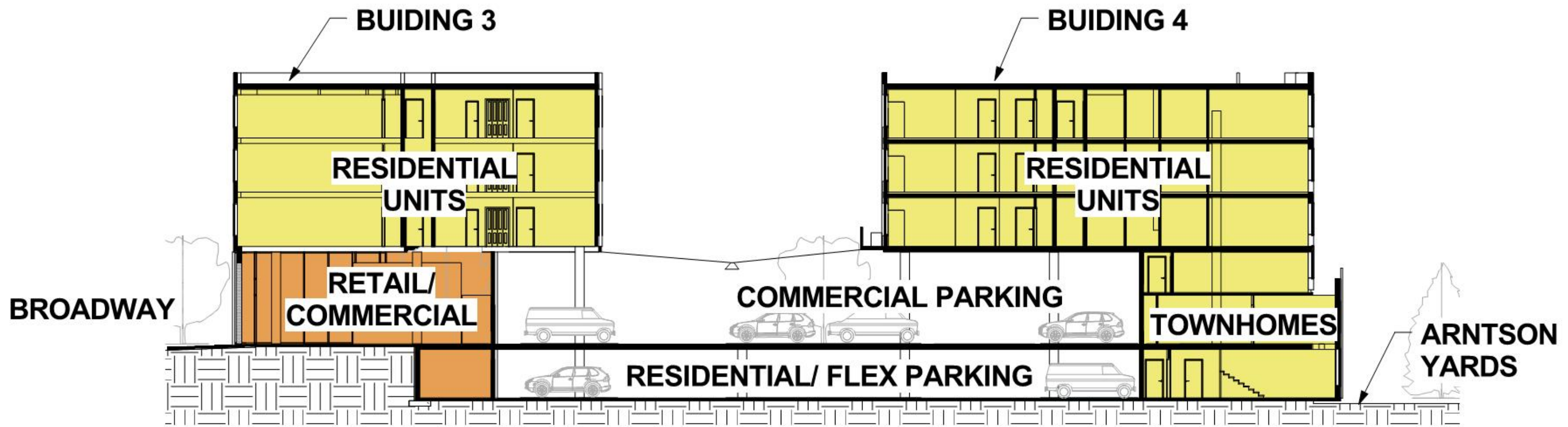
# 2nd Floor Plan (Typical of Upper Floors)



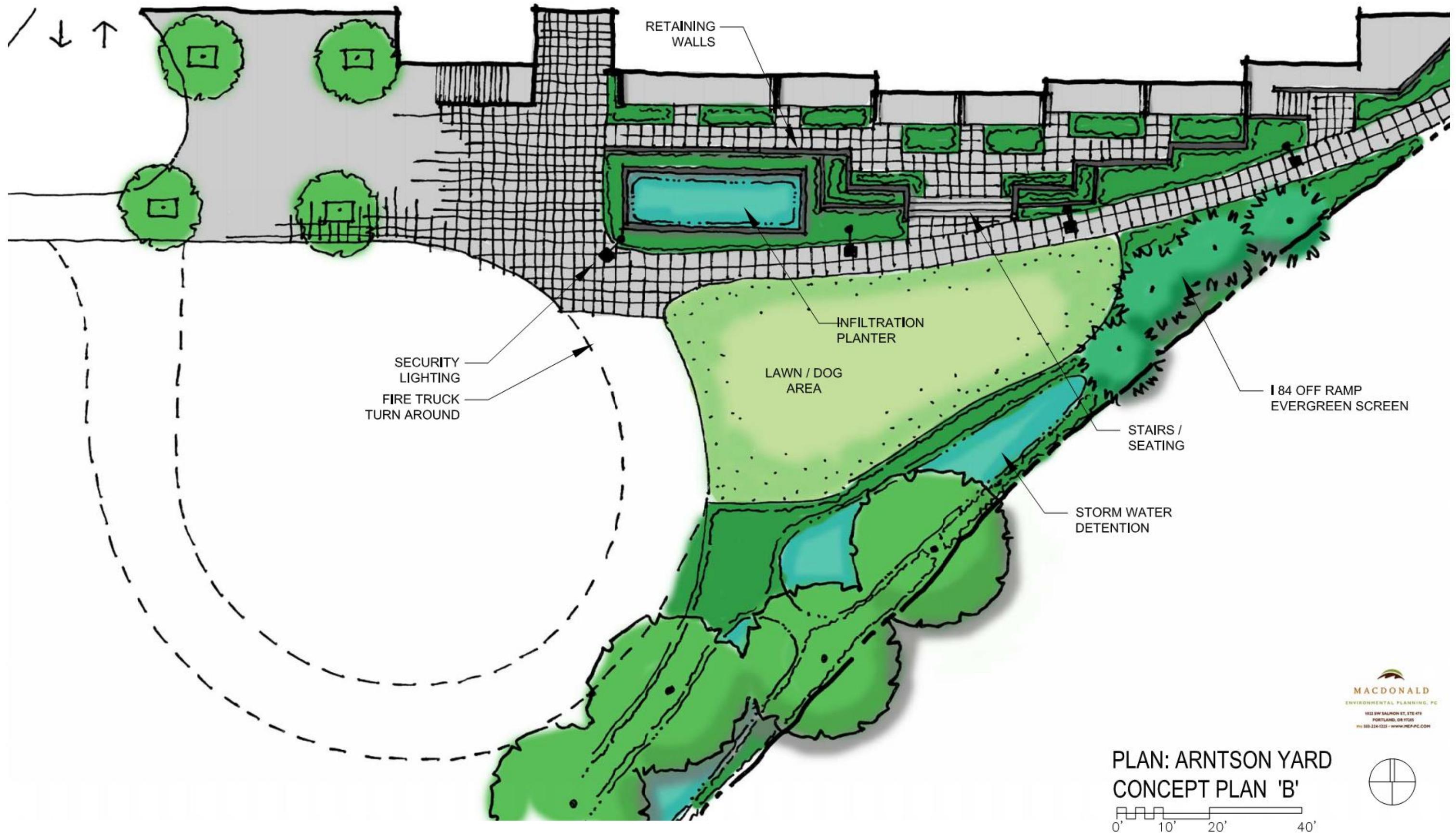


## Section – Looking South (N.T.S.)

Building Section



**Section – Looking East Thru Buildings 1 + 2 (N.T.S.)**



# Arntson Yard Conceptual Site Design



# Overall Building - North Elevation



# Overall Building – South Elevation



# Building 1 – Broadway Elevation





# Building 3 – Broadway Elevation





# Building 5 – Broadway Elevation







# Building 2 – Weidler Elevation





# Building 4 – Arntson Yard Elevation



Aerial View - Northeast



# Aerial View - Northwest



# Perspective View - Broadway



Perspective View – 2<sup>nd</sup> Floor Deck



# Perspective View – 2<sup>nd</sup> Floor Deck