



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

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## MEMORANDUM

**Date:** April 22, 2014  
**To:** **Portland Design Commission**  
**From:** Mark Walhood, (503) 823-7806, [mark.walhood@portlandoregon.gov](mailto:mark.walhood@portlandoregon.gov)  
**Re:** **EA 14-127050 DA – Miracles Central**  
Design Advice Request Summary Memo: **May 1, 2014 Item**

Please find the attached drawing set for the Design Advice Request on a new quarter-block mixed-use apartment project in the Lloyd District, to be known as Miracles Central. The building will provide post-recovery independent living in 47 apartments on the five upper floors, with ground floor lobby and community service spaces. Bike parking and loading are provided, but not on-site auto parking.

The ground floor of the building has a dark brick skin with aluminum storefront window and door systems, with a residential lobby and loading bay facing west onto NE 2<sup>nd</sup> Avenue. Ground floor community service space occupies the corner and south side of the ground floor, with a separate entry facing onto NE Wasco Street. Both ground floor levels have deep 8'-0" to 10'-0" setback areas which are covered by the overhanging building above. The three middle floors have a light brick skin and deep open balconies expressed with orange fiber cement panel siding. The top floor has white fiber cement lap siding, a different pattern of balcony openings, and a projecting gray sheet metal cornice. All the upper floors have black powder coated steel balcony railings and bronze-colored commercial grade vinyl windows. The L-shaped plan of the building wraps around a small interior courtyard, with street facades that pull back from the main volume at the outside edges.

The site is 10,000 square feet in size, occupying the southwest corner of a standard 200' x 200' block, and just across NE 2<sup>nd</sup> Avenue from the superblock occupied by the old Legacy Hospital (and future Legacy Lab building). The site is currently grassy and vacant, as is quarter block just to the north. The eastern half of the block includes a 1905 house and a four plex apartment building.

Only one Modification has been identified, which is to waive the required 5'-0" of L4 landscape along the north edge of the uncovered loading stall off of NE 2<sup>nd</sup> Avenue. Five short-term bike parking spaces must be provided on the site off the sidewalk given the deep setbacks at the ground floor, but there does appear to be room to do so (only two racks are shown, all bike stalls need to be 2'-0" wide).

The proposal will require a Type III Design Review, with the *Central City Fundamental Design Guidelines* and the *Lloyd District Design Guidelines* as the approval criteria (excerpts attached).

Staff has identified the following potential areas of discussion:

1. **Material Quality/Masonry** (Lloyd Guidelines light colors & masonry, limit fiber cement);
2. **Ground Floor Permeability** (Office uses tricky, integrated setback areas, blank end walls);
3. **Massing/Coherency** (Lloyd Guidelines 'sculptural' form, integrated top floor and cornice 'hat', windows at corner small in relation to wall area, end walls wrapping onto street façade);
4. **Pedestrian Rain Protection** (Lloyd Guideline issue, projecting canopies AND deep insets?);  
and
5. **Other Items at Commissioner Discretion.**

Please contact me with any questions or concerns.