

CITY OF PORTLAND, OREGON



**Bureau of
Development
Services** FROM CONCEPT
TO CONSTRUCTION

Staff Presentation to the
Portland Design Commission

2nd Design Review Hearing
LU 15-116838 DZM

818 SE 6th Avenue

June 4, 2015



The SITE

Site Location

SE 6th Ave – W
 SE Morrison St – N
 SE 7th Ave – E
 SE Belmont - S

Site Area

37,600 square
 feet

Site Disposition

Approx. 5' drop NE

Existing Condition

14,146 SF building
 Surface parking
 Drive-thru ATM

Street Designations

SE Morrison - Major Transit Priority Street, Local Service Bikeway
 SE Belmont - Major Transit Priority Street, Local Service Bikeway
 SE 7th Ave - Transit Access Street, City Bikeway
 SE 6th Ave - Local Service Street, Local Service Bikeway

Transit

Street Car - 1 block west along SE Grand Ave
 Bus - along Morrison & Belmont, 5 blocks east & south along





1st Hearing

REVISED



1st DR Hearing - May 6th
 DAR Hearing – Feb 5th

- Brick & metal building replaced all metal building from DAR

Feedback from Commission:

- Ground level - true live/work or commercial spaces that are smaller, bike location ok w/ more spill out area for bike, fitness better on 6th
- Courtyard – widen, focus on west end (throat) & more sensitivity to garage wall design or active use.



1st Hearing



1st Hearing - May 6, 2015

- Brick & metal building replaced all metal building from DAR

REVISED



Feedback from Commission:

- Materials – less metal, white color too reflective, no weathered steel,
- Design – add balconies, more canopies, add brick sills (close the box of Mobius strip concept), simplify window composition w/in brick opening deeper recess, more logical carve out, break down full-block massing/scale, more green technology





Staff Recommendation

Denial

As outlined in the Staff Report, outstanding issues:

1. Courtyard
2. Ground Level
3. Composition, Compatibility and Materials

