

CITY OF PORTLAND, OREGON



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

Staff Presentation to the
Portland Design Commission

Design Review Hearing
LU 15-251943 DZ
Grant Park Village II

February 4, 2016



The SITE

Site Location

NE 32 Ave – W
NE Weidler (vacated) – N
NE Halsey (vacated) – S

Site Area

64,000 square feet

Site Disposition

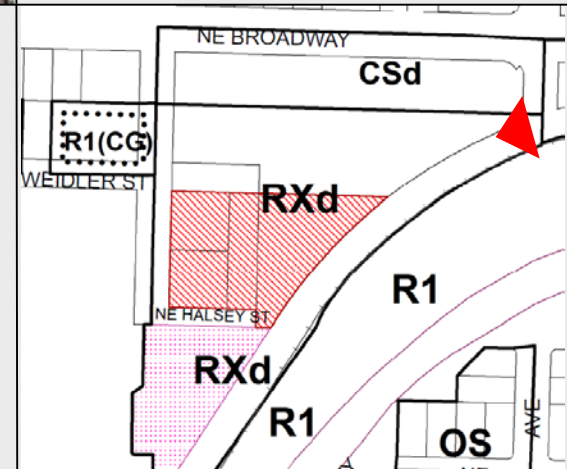
Approx. 3' drop S

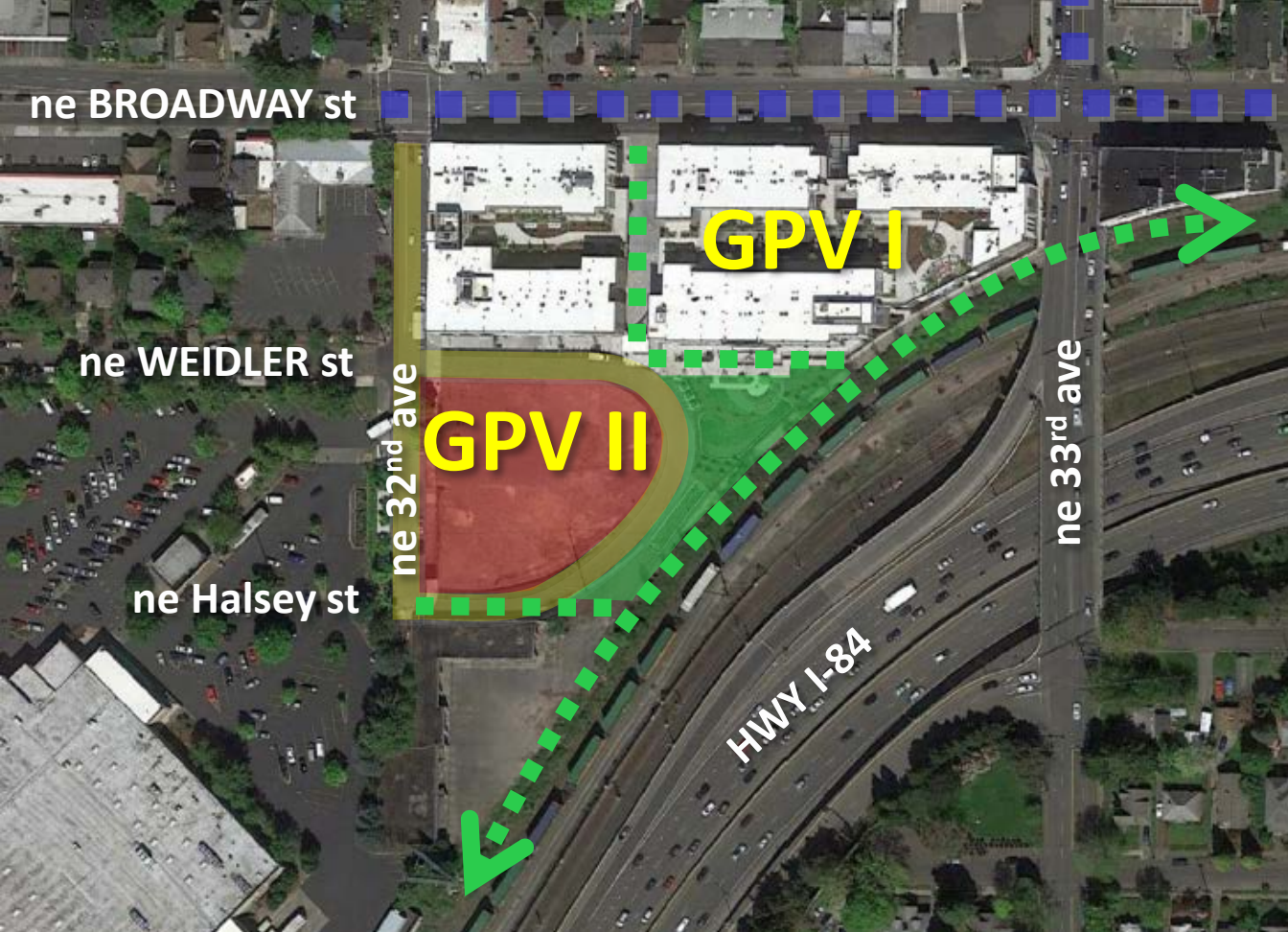
Existing Condition

vacant
central component to full
Grant Park Village buildout

Plan District / **Approval Criteria**

None / **Community Design Guidelines**





The SITE

Site Location

NE 32 Ave – W
 NE Weidler (vacated) – N
 NE Halsey (vacated) – S

Site Area

64,000 square feet

Site Disposition

Approx. 3' drop S

Existing Condition

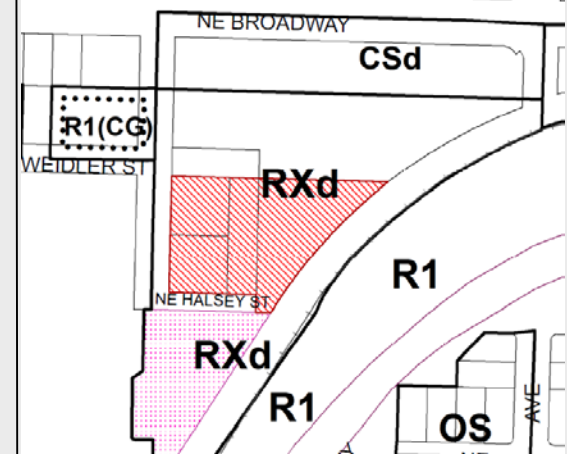
vacant
 central component to full
 Grant Park Village buildout

Street Designations

NE 32nd Ave – *Local Service Walkway / Bikeway*
 NE Weidler St & NE Halsey St – *Local Service Walkway / Bikeway (vacated)*
 Sullivan's Gulch Recreation Trail – Vacated Halsey St = Access Easement

Transit

Bus – 1-block north along NE Broadway





The SITE

Site Location

NE 32 Ave – W

NE Weidler (vacated) – N

NE Halsey (vacated) – S

Site Area

64,000 square feet

Site Disposition

Approx. 3' drop S

Existing Condition

vacant

central component to full
Grant Park Village buildout

CONTEXT

View: **Site - E**

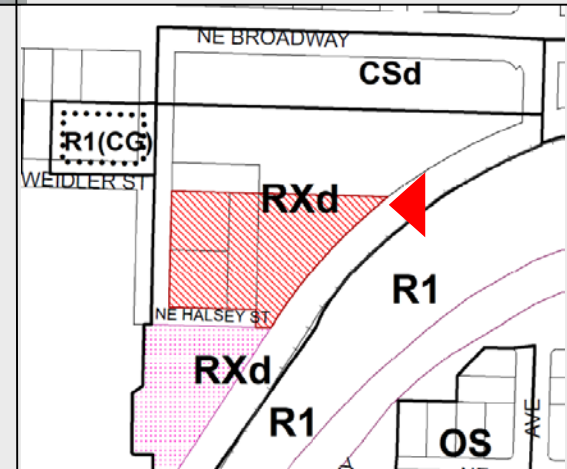
View: **Site - S**

View: **Site - N**

View: **Site - W**

View: **Context - E**

View: **Context - N**





The **SITE**

Site Location

NE 32 Ave – W

NE Weidler (vacated) – N

NE Halsey (vacated) – S

Site Area

64,000 square feet

Site Disposition

Approx. 3' drop S

Existing Condition

vacant

central component to full
Grant Park Village buildout

CONTEXT

View: Site - E

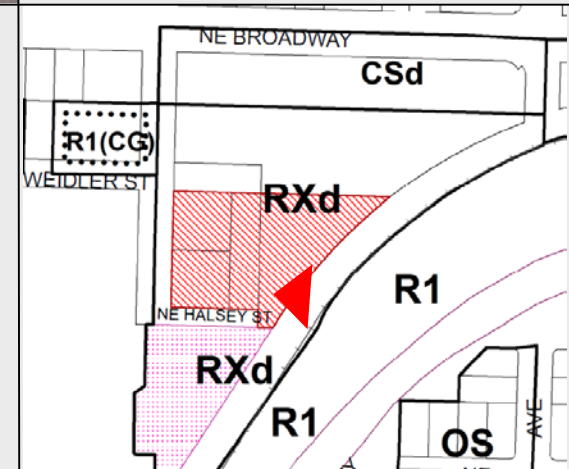
View: **Site - S**

View: Site - N

View: Site – W

View: **Context – E**

View: **Context – N**





The SITE

Site Location

NE 32 Ave – W

NE Weidler (vacated) – N

NE Halsey (vacated) – S

Site Area

64,000 square feet

Site Disposition

Approx. 3' drop S

Existing Condition

vacant

central component to full

Grant Park Village buildout

CONTEXT

View: Site - E

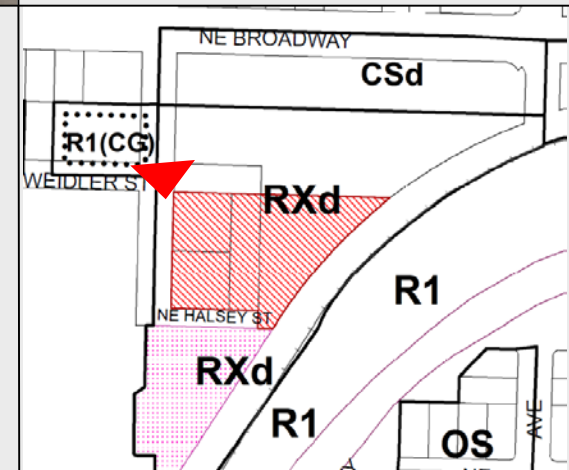
View: Site - S

View: Site - N

View: Site - W

View: Context - E

View: Context - N





The SITE

Site Location

NE 32 Ave – W

NE Weidler (vacated) – N

NE Halsey (vacated) – S

Site Area

64,000 square feet

Site Disposition

Approx. 3' drop S

Existing Condition

vacant

central component to full
Grant Park Village buildout

CONTEXT

View: **Site - E**

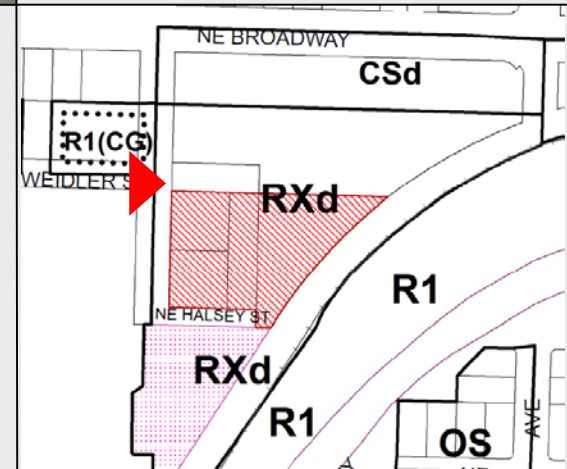
View: **Site - S**

View: **Site - N**

View: **Site – W**

View: **Context – E**

View: **Context – N**





The **SITE**

Site Location

NE 32 Ave – W
NE Weidler (vacated) – N
NE Halsey (vacated) – S

Site Area

64,000 square feet

Site Disposition

Approx. 3' drop S

Existing Condition

vacant
central component to full
Grant Park Village buildout

CONTEXT

View: Site - E

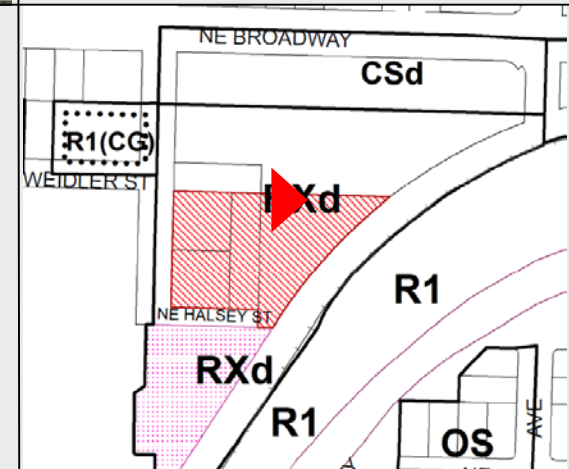
View: Site - S

View: Site - N

View: Site – W

View: **Context – E**

View: **Context – N**





The SITE

Site Location

NE 32 Ave – W

NE Weidler (vacated) – N

NE Halsey (vacated) – S

Site Area

64,000 square feet

Site Disposition

Approx. 3' drop S

Existing Condition

vacant

central component to full
Grant Park Village buildout

CONTEXT

View: **Site - E**

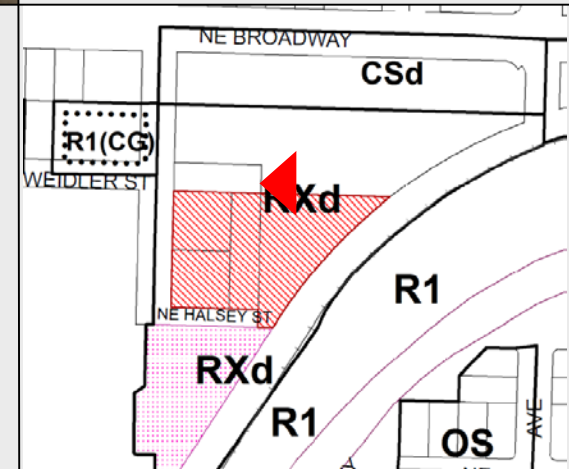
View: **Site - S**

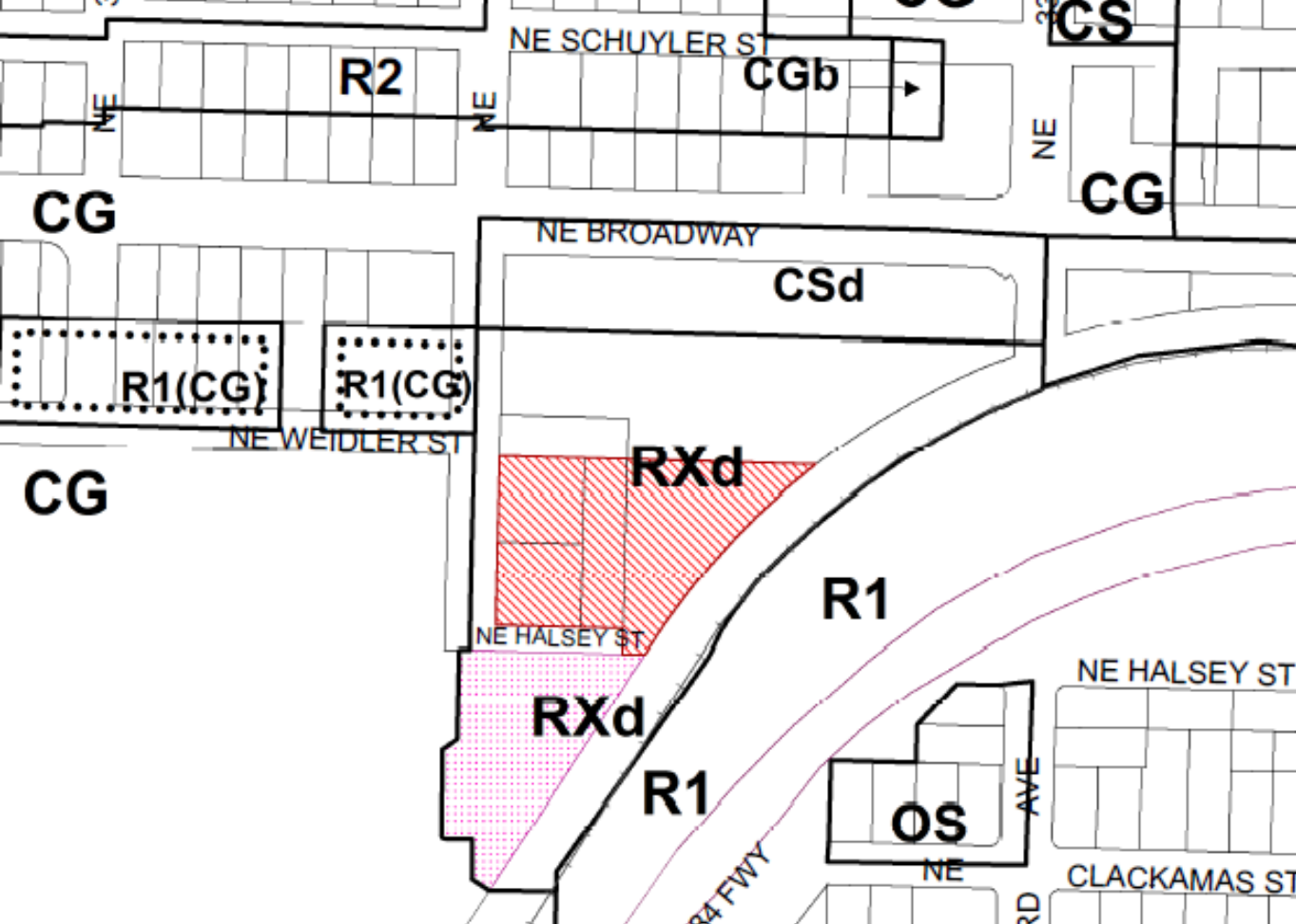
View: **Site - N**

View: **Site – W**

View: **Context – E**

View: **Context – N**





The **CONTEXT** – Policy

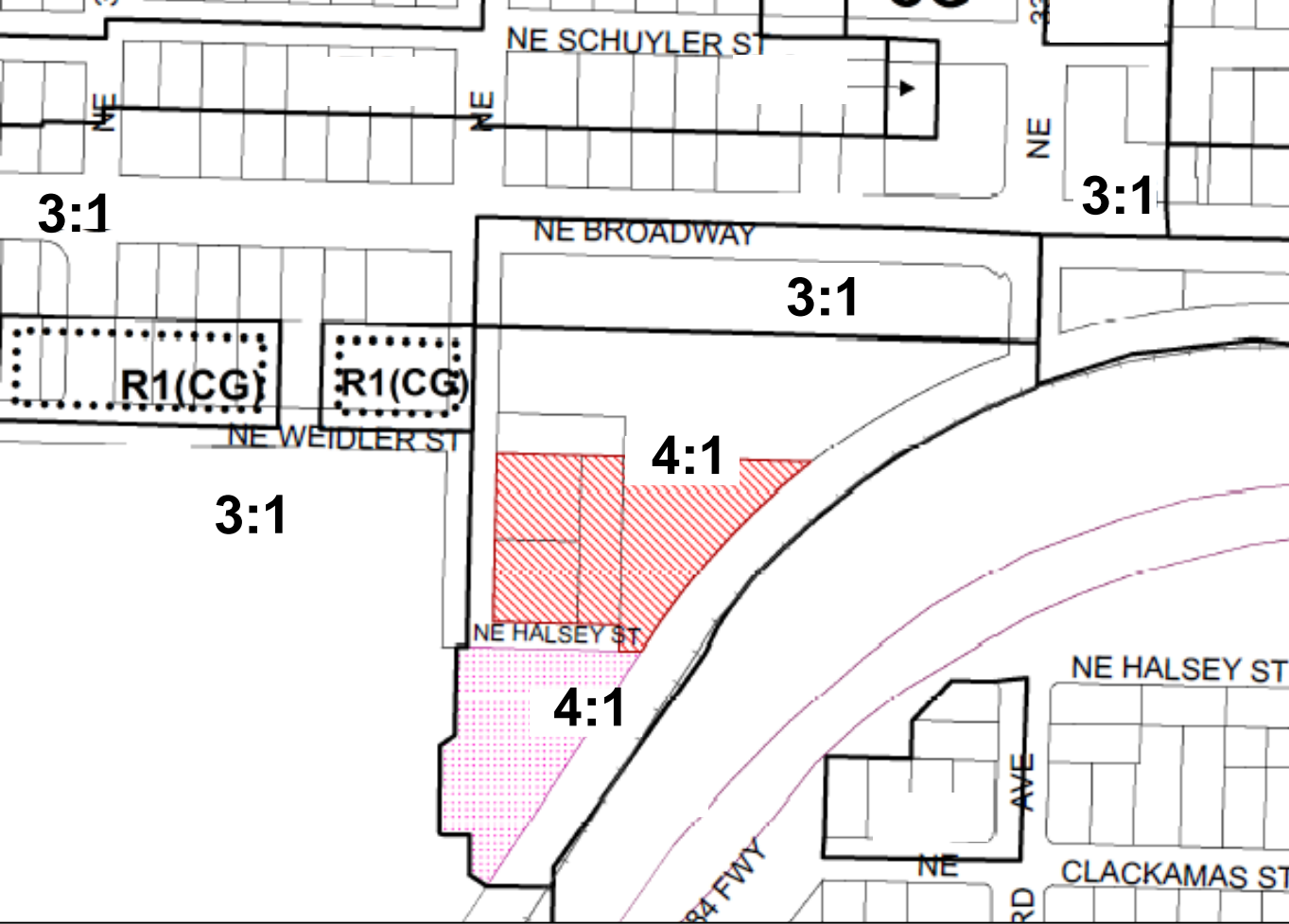
ZONING

FAR

HEIGHT

RXd, Central Residential
w/ Design Overlay





The **CONTEXT** – Policy

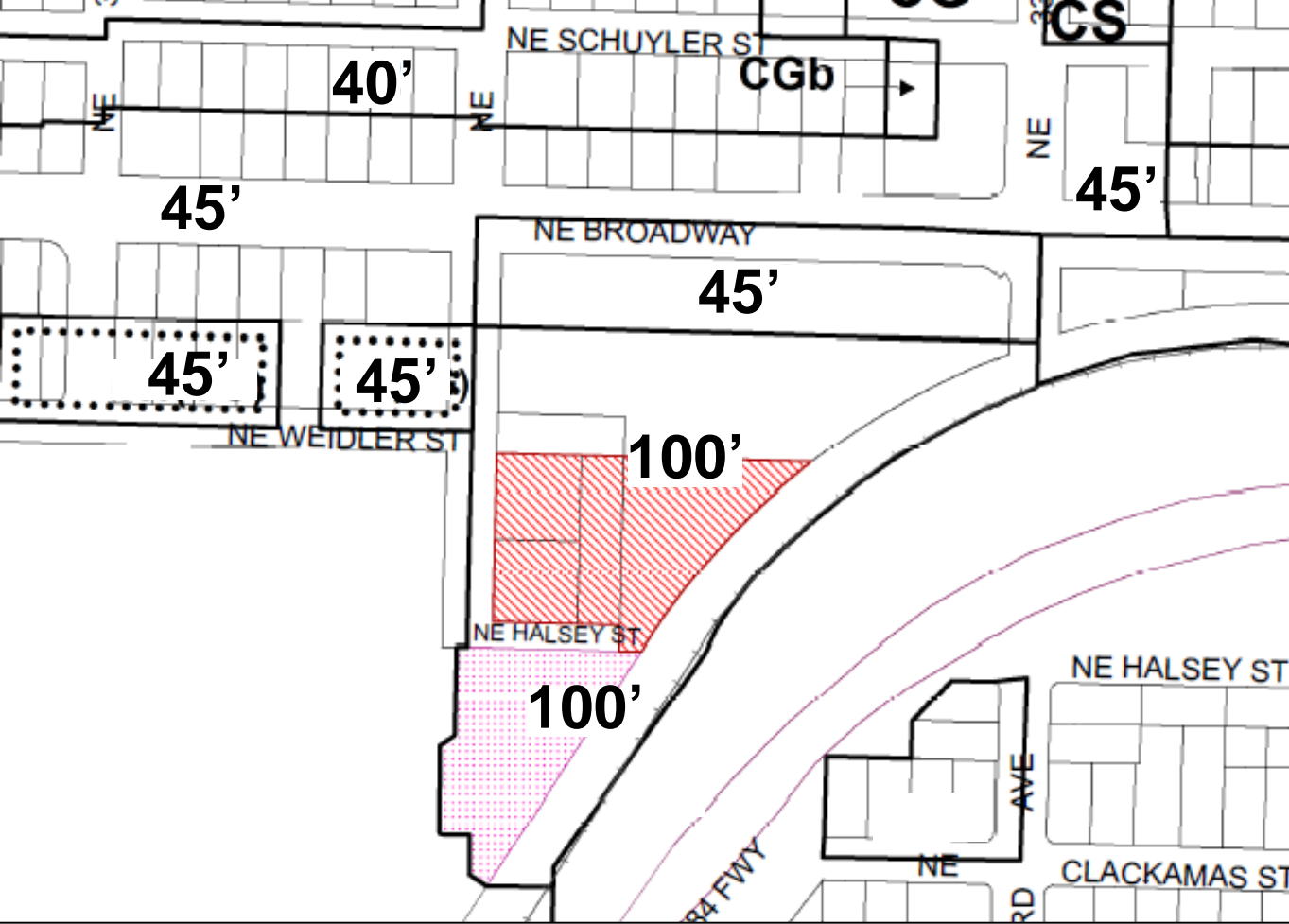
ZONING

FAR

HEIGHT

RX Base Zone – **4:1** (258,512 sf)





The **CONTEXT** – Policy

ZONING

FAR

HEIGHT

RX Base Zone – 100'





PROJECT OVERVIEW

5 Story Apartment Building

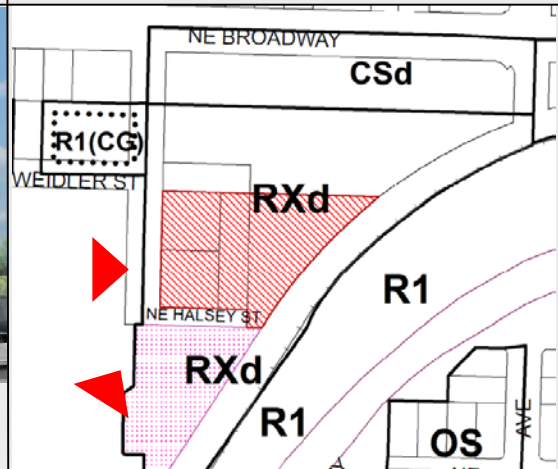
- 123,333 GSF
- Parking – 97 Auto / 191 LT Bike
- Central Plaza – 6,500 SF
- Eastern Plaza – 700 SF

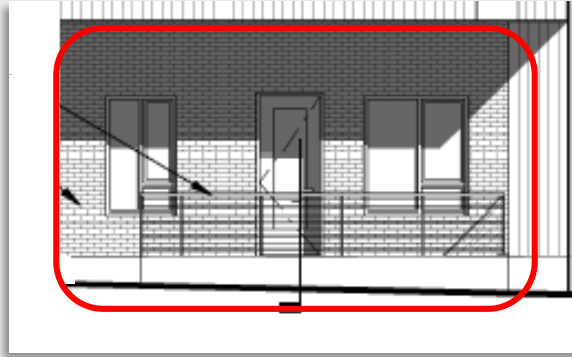
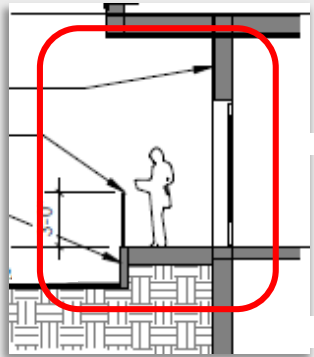
Height

- 5 Floors
- 55'-8" to Top-of-Parapet

FAR

- 2.4:1 (123,333 sf / 258,512 sf)





STAFF ISSUES

(Staff Report)

Ground Floor Residential Units

Private Drive Ground Floor Uses

Transformer Location

PTAC Grilles

Windows and Materials

Courtyard

Given the context of the site (proximity to Fred Meyer parking lot), the stoops should have a vertical separation from adjacent sidewalk grade by a minimum of 2'-6". Staff advised the Applicant consider reconfiguring the first two west-facing floors as townhomes, capitalizing on opportunity for ground floor units to be architecturally distinct from body of building.

Guidelines: E3 The Sidewalk Level of Buildings, D3 Landscape Features





STAFF ISSUES

(Staff Report)

Ground Floor Residential Units

Private Drive Ground Floor Uses

Transformer Location

PTAC Grilles

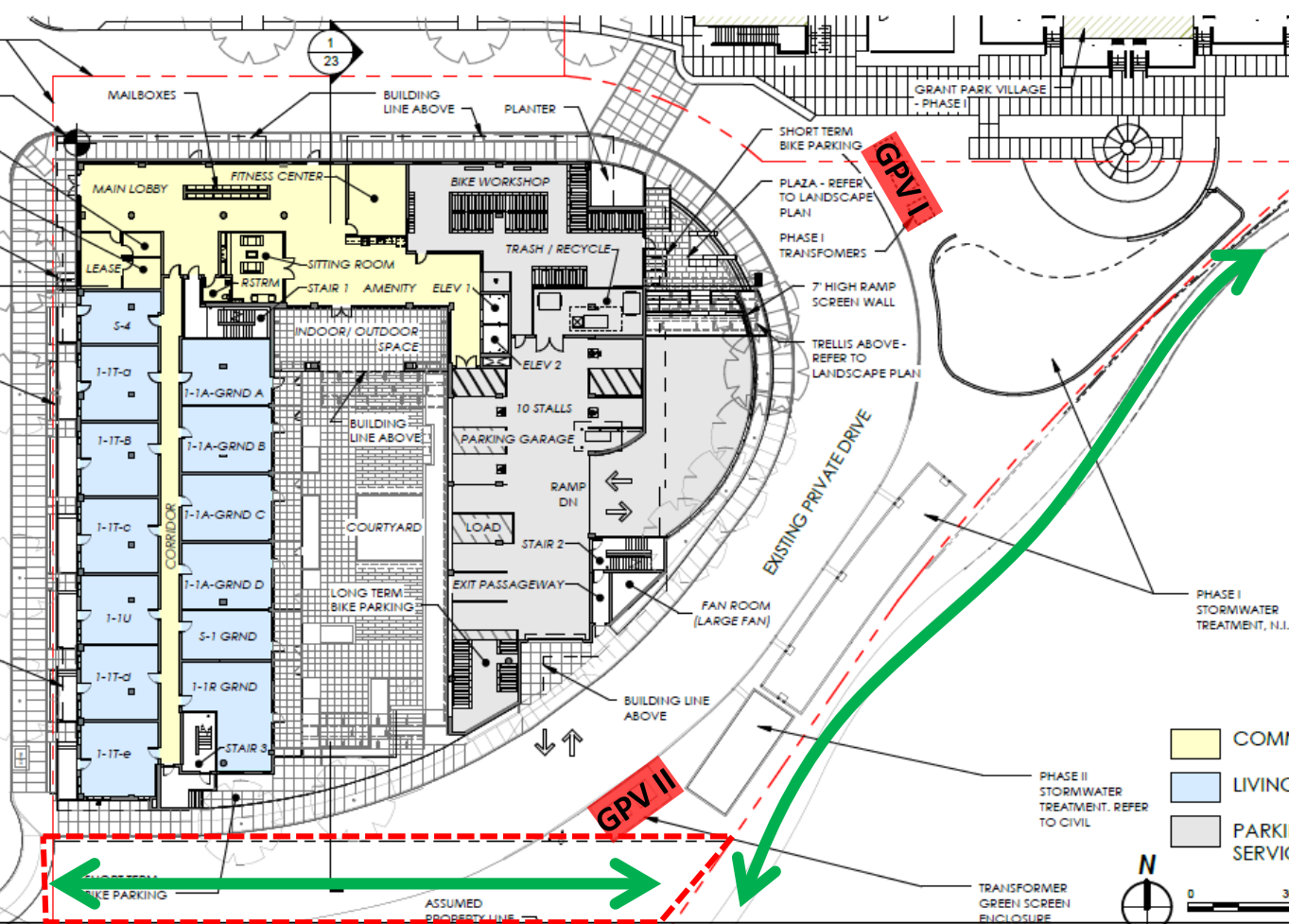
Windows and Materials

Courtyard

More active ground floor use is needed on the east elevation – residential, community space, bike lounge, etc. – creating an “active bar” on both sides of the plaza. Vehicular access should be limited to one side only – north or south. An applied exterior material solution and/or landscaping solution alone will not meet these guidelines.

Guidelines: E3 The Sidewalk Level of Buildings, D3 Landscape Features





STAFF ISSUES

(Staff Report)

Ground Floor Residential Units

Private Drive Ground Floor Uses

Transformer Location

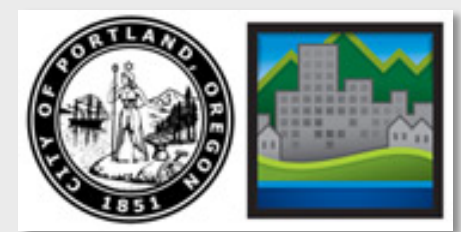
PTAC Grilles

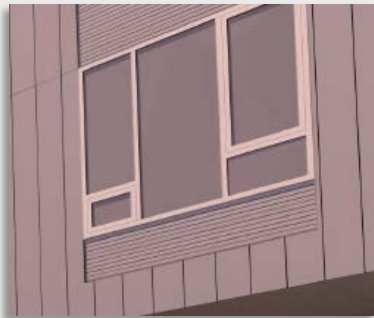
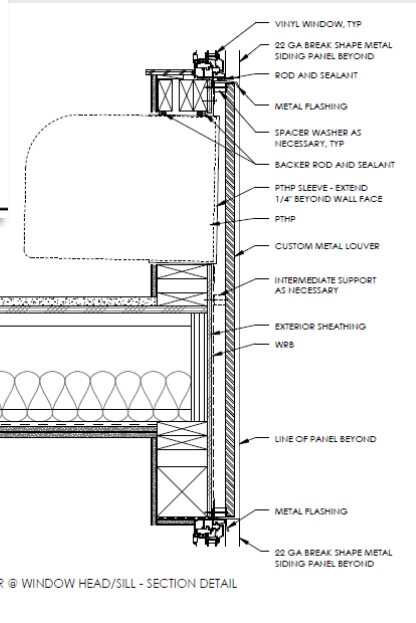
Windows and Materials

Courtyard

Given the precedent of Grant Park Village Phase I, Staff has significant concerns about the proposed pad mounted transformers adjacent to the Sullivan's Gulch Access Easement.

Guidelines: E2 Stopping Places, D1 Outdoor Areas, D3 Landscape Features, D7 Blending Into the Neighborhood





STAFF ISSUES

(Staff Report)

Ground Floor Residential Units

Private Drive Ground Floor Uses

Transformer Location

PTAC Grilles

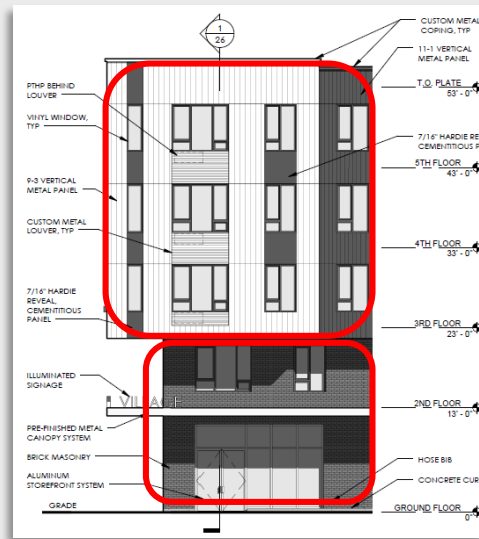
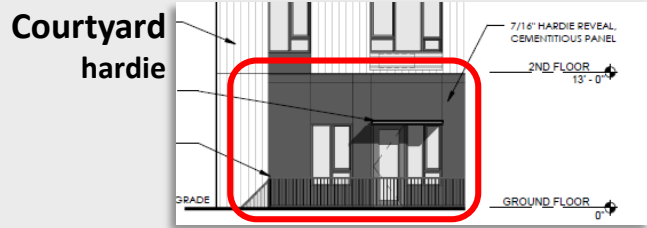
Windows and Materials

Courtyard

Given the precedent of Grant Park Village I, Staff has significant concerns about the PTAC louver / AC port details and has advised the Applicant provide a mock-up of the custom louver system at the hearing.

Guidelines: D8 Interest, Quality and Composition





Entry metal



Street masonry



masonry

metal

hardie

wood screen

concrete

STAFF ISSUES

(Staff Report)

Ground Floor Residential Units

Private Drive Ground Floor Uses

Transformer Location

PTAC Grilles

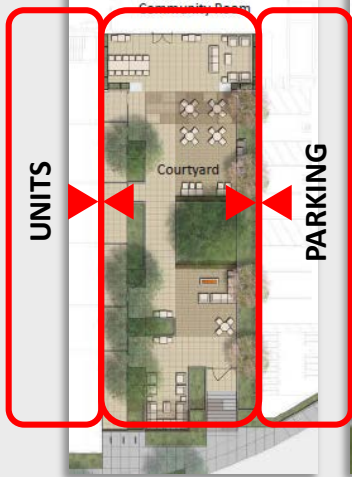
Windows and Materials

Courtyard

Specifications, details and samples for all proposed cladding materials are required. Staff has advised that (1) preferred primary cladding materials are concrete, cement plaster and brick; not metal, (2) better resolution of base details on all sides, with stucco and/or wood on upper levels and (3) ample balconies should be provided on all elevations (east-facing over the public space is critical).

Guidelines: D8 Interest, Quality and Composition





STAFF ISSUES

(Staff Report)

Ground Floor Residential Units

Private Drive Ground Floor Uses

Transformer Location

PTAC Grilles

Windows and Materials

Courtyard

Staff has advised the Applicant study a more fully resolved courtyard design related to edge conditions at the eastern side abutting the naturally ventilated parking deck (depicting activation, programming and buffering.)

Guidelines: E2 Stopping Places, E3 Sidewalk Level, E5 Light Wind Rain, D1 Outdoor Areas, D3 Landscape Features



Staff Recommendation



denial

As outlined in the Staff Report:

DESIGN REVIEW DENIAL – *Of Project as Proposed.*
5-Story market rate housing project citing findings that the project as proposed does not comply all Approval Criteria.



Staff Recommendation



As outlined in the Staff Report:

DESIGN REVIEW DENIAL

5-Story market rate housing project citing findings that the project as proposed does not comply all Approval Criteria.

