

CITY OF PORTLAND, OREGON



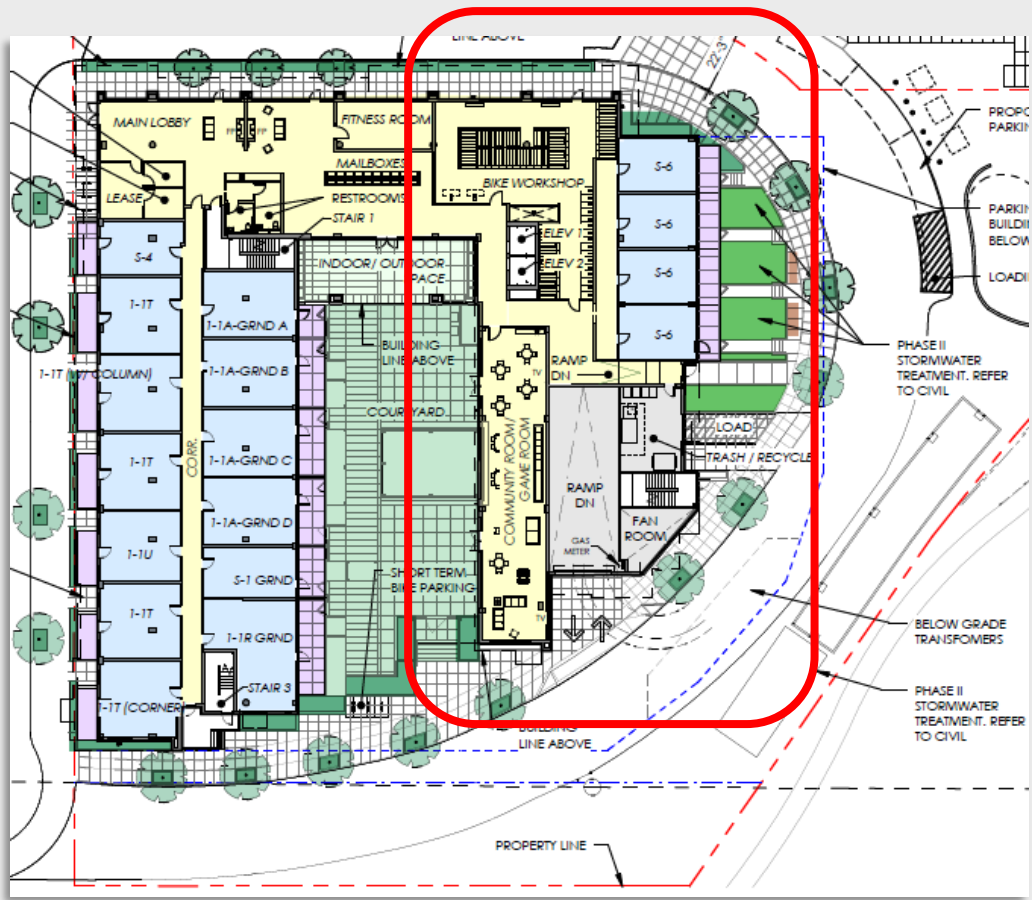
**Bureau of
Development
Services** FROM CONCEPT
TO CONSTRUCTION

Staff Presentation to the
Portland Design Commission

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

April 14, 2016

DR#1: February 4, 2016



DESIGN RESPONSE

Ground Floor Active Use

PTAC Grilles & AC Vents

Materials

Courtyard

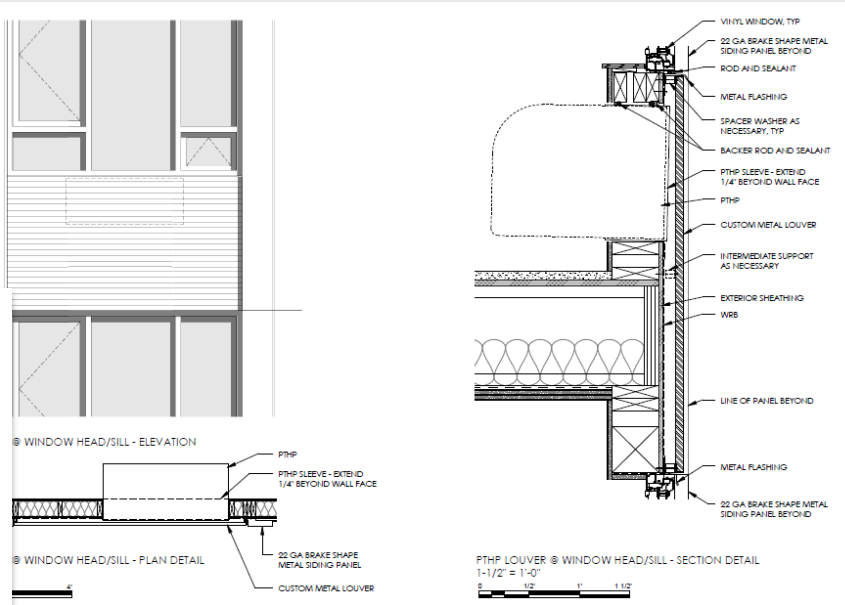
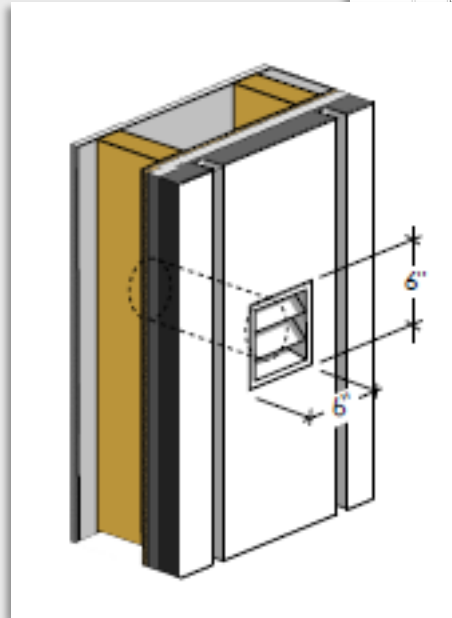
Ground Floor Residential Units

Transformer Location

Active ground floor use has been added on the east elevation creating a more “active bar” fronting the central plaza and Arnston Yards. Vehicular access is now limited to the south end of the east bar and no at-grade parking/loading is proposed. All parking related program is below grade.

Staff is supportive as proposed that this degree of response is compliant with applicable Approval Criteria. Please refer to Sheets 11, 12, 16 and 33.





DESIGN RESPONSE

Ground Floor Active Use

PTAC Grilles & AC Vents

Materials

Courtyard

Ground Floor Residential Units

Transformer Location

The revised Drawing Set illustrates in sufficient detail that the PTAC grilles and AC vents will be well-integrated within custom louvers as part of the window system.

Staff is supportive as proposed that this degree of response is compliant with applicable Approval Criteria. Please refer to Sheets 47-51 and 57.





DESIGN RESPONSE

Ground Floor Active Use

PTAC Grilles & AC Vents

Materials

Courtyard

Ground Floor Residential Units

Transformer Location

The revised Drawing Set indicates that the brick cladding is proposed on the ground floor of all elevations. 22 gauge box rib metal panel (un-backed, concealed fasteners) is proposed as the only material above grade.

Staff is supportive with a Condition of Approval that all 22-gauge metal panel shall be backed. Please refer to Sheet 52.





DESIGN RESPONSE

Ground Floor Active Use

PTAC Grilles & AC Vents

Materials

Courtyard

Ground Floor Residential Units

Transformer Location

The revised Drawing Set indicates a sufficiently resolved courtyard design with improved edge conditions at the eastern side. Active floor area (community room) replaces the previously proposed ventilation for the at-grade parking and outdoor cover is proposed.

***Staff is supportive as proposed** that this response is compliant with applicable Approval Criteria. Please refer to Sheets 12 and 13.*



DESIGN RESPONSE

Ground Floor Active Use

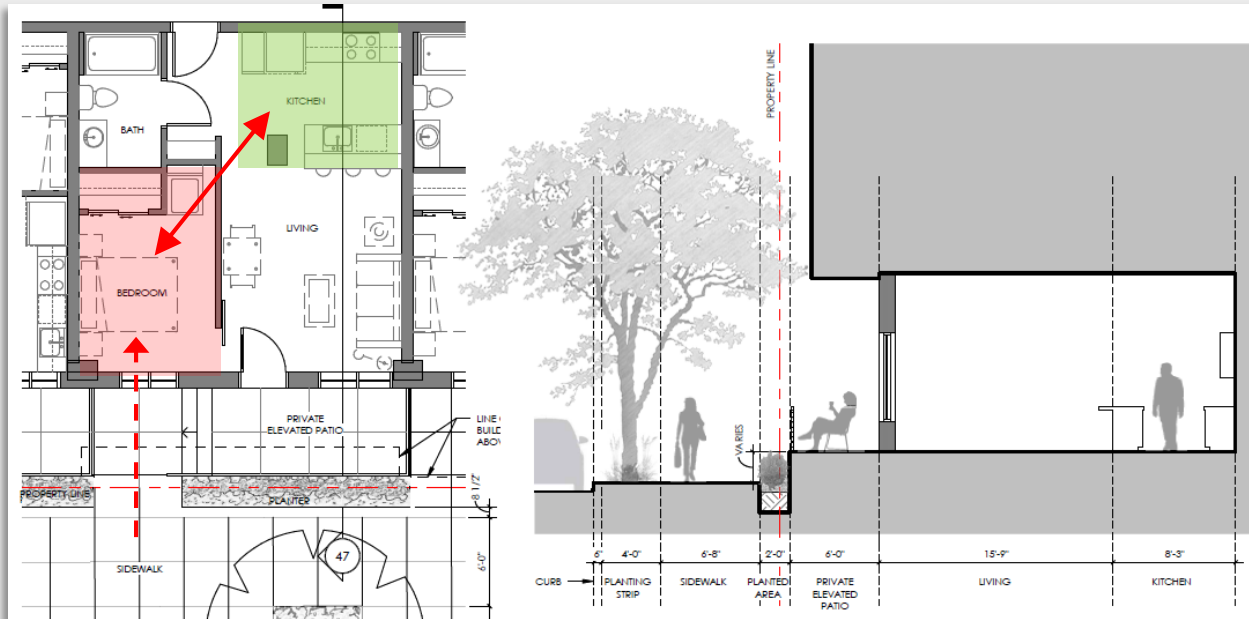
PTAC Grilles & AC Vents

Materials

Courtyard

Ground Floor Residential Units

Transformer Location



Highlighted Issue

Potential Added Condition of Approval at Design Commission Discretion

Unit plans indicate bedrooms oriented to exterior walls adjacent to the entry stoops. Staff is concerned that orienting the most inactive of residential floor area to exterior glazing will result in drawn blinds, thereby not sufficiently activating the public realm. Locating more active floor area (like kitchens) to the exterior walls would better enhance the project's public frontage and induce greater crime prevention through increased surveillance opportunities.



POTENTIAL CONDITION OF APPROVAL

Bedrooms shall not be located on exterior walls of ground floor residential units.

DESIGN RESPONSE

Ground Floor Active Use

PTAC Grilles & AC Vents

Materials

Courtyard

Ground Floor Residential Units

Transformer Location

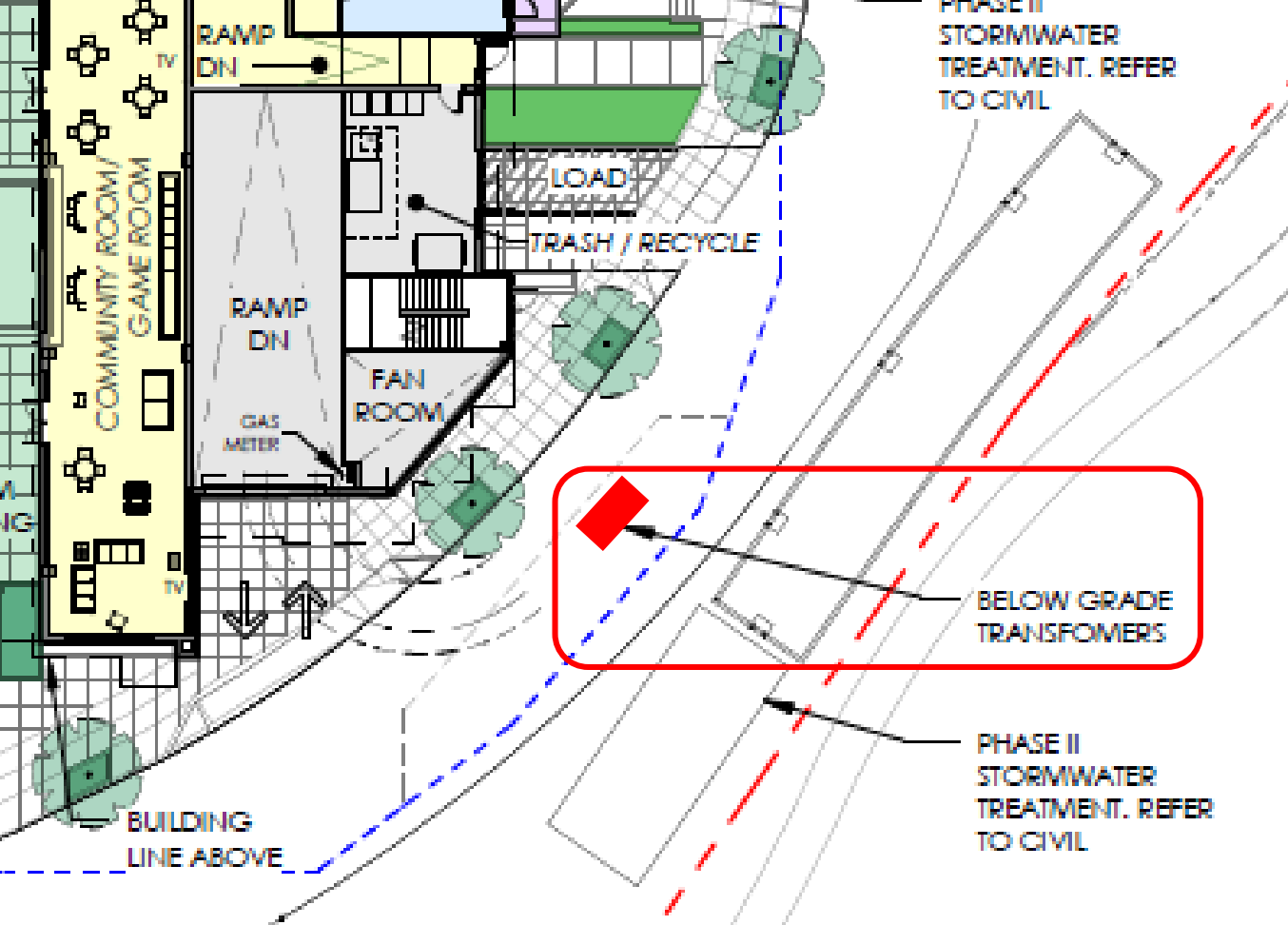
Approval Criteria Nexus –

E3 Sidewalk Level of Building

D2 Main Entrances

D5 Crime Prevention





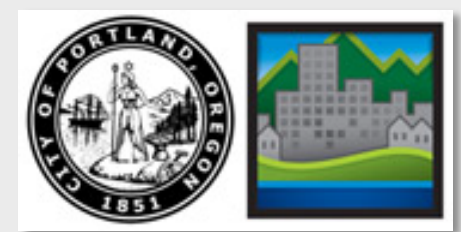
DESIGN RESPONSE

- Ground Floor Active Use
- PTAC Grilles & AC Vents
- Materials
- Courtyard
- Ground Floor Residential Units
- Transformer Location**

Highlighted Issue

Potential Added Condition of Approval at Design Commission Discretion

Though drawings indicate that the transformers will be vaulted below grade in the private drive (PP&L Staff support this solution, per Sheet 11), Staff feels that a Condition of Approval would provide a greater degree of assurance. Especially in light of the GPV I transformer location and the proximity of the Sullivan's Gulch Trail access easement





DESIGN RESPONSE

Ground Floor Active Use

PTAC Grilles & AC Vents

Materials

Courtyard

Ground Floor Residential Units

Transformer Location

Highlighted Issue

Potential Added Condition of Approval at Design Commission Discretion

*Though drawings indicate that the transformer will be vaulted below grade in the private drive (PP&L Staff support this solution, per Sheet 11), Staff feels that a Condition of Approval would provide a greater degree of assurance. **Especially in light of the GPV I transformer location** and the proximity of the Sullivan's Gulch Trail access easement.*





DESIGN RESPONSE

- Ground Floor Active Use
- PTAC Grilles & AC Vents
- Materials
- Courtyard
- Ground Floor Residential Units
- Transformer Location

Highlighted Issue

Potential Added Condition of Approval at Design Commission Discretion

*Though drawings indicate that the transformer will be vaulted below grade in the private drive (PP&L Staff support this solution, per Sheet 11), Staff feels that a Condition of Approval would provide a greater degree of assurance. **Especially in light of the GPV I transformer location and the proximity of the Sullivan’s Gulch Trail access easement.***



POTENTIAL CONDITION OF APPROVAL

If the transformer cannot be subterranean pursuant to PBOT and/or Pacific Power standards, its location – pad-mounted or within the building – shall be subject to a future Type II Land Use Review. That Type II Land Use Review, if required, must be approved prior to issuance of any building permit.

DESIGN RESPONSE

Ground Floor Active Use

PTAC Grilles & AC Vents

Materials

Courtyard

Ground Floor Residential Units

Transformer Location

Approval Criteria Nexus –

D1 Outdoor Areas



Staff Recommendation



**approval
w/ conditions**

As outlined in the Staff Report:

DESIGN REVIEW APPROVAL – with Conditions.

All 22-gauge or thinner metal panel shall be backed (with foam or similar rigid material) with concealed fasteners, this guideline is met.

Others at Design Commission discretion.



Staff Recommendation



end

As outlined in the Staff Report:

DESIGN REVIEW APPROVAL – with Conditions.

All 22-gauge or thinner metal panel shall be backed (with foam or similar rigid material) with concealed fasteners, this guideline is met.

