

CITY OF PORTLAND, OREGON



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

Staff Presentation to the
Portland Design Commission

Design Review Hearing
EA 15-119801 DAR
Grant Park Village III

April 14, 2016



The SITE

Site Location
NE 32 Ave – N
NE Halsey (vacated) – N

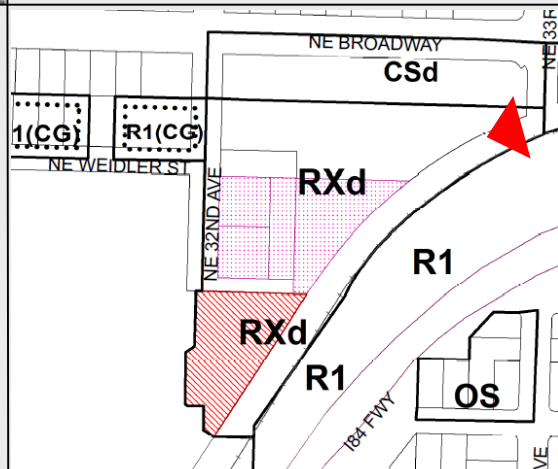
Site Area
37,822 square feet

Site Disposition
Approx. 10' drop S

Existing Condition
partially vacant
last phase to full
Grant Park Village buildout

Plan District / Approval Criteria

None / **Community Design Guidelines**





The SITE

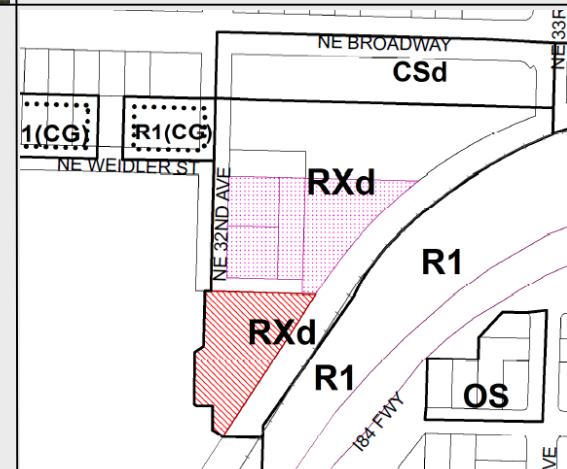
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Street Designations

- 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





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View: **Site - E**

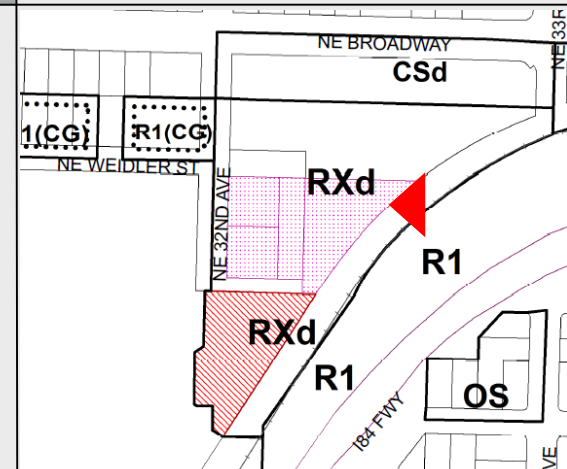
View: **Site - S**

View: **Site - N**

View: **Site - W**

View: **Context - E**

View: **Context - N**





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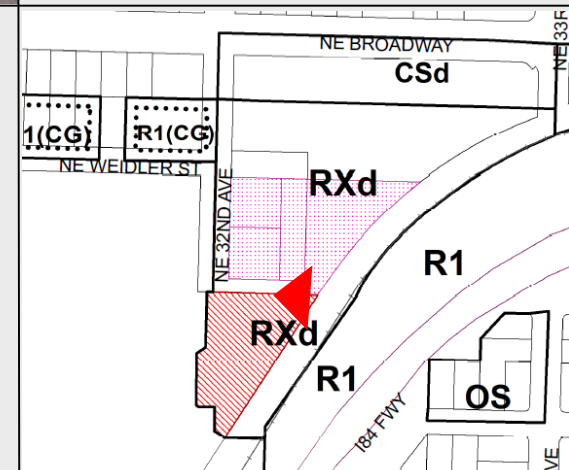
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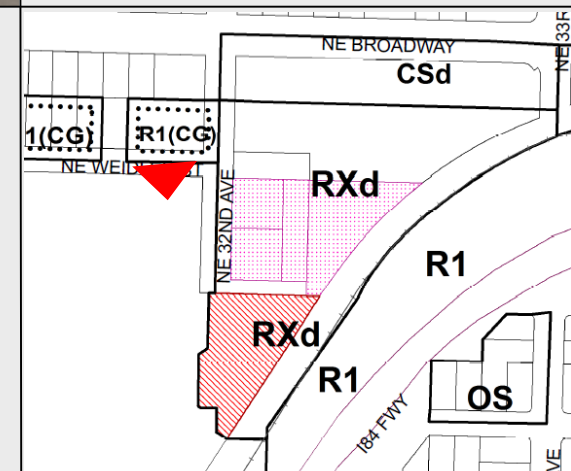
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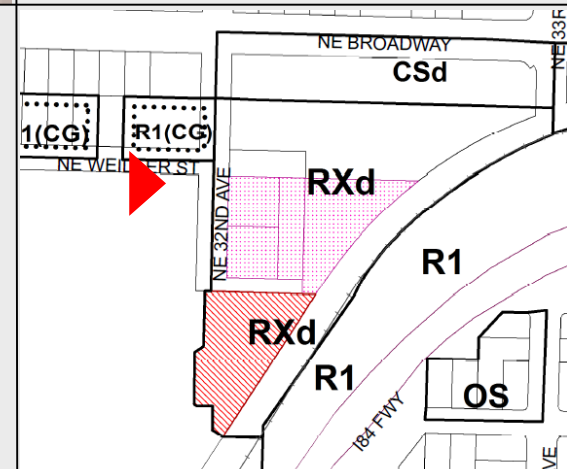
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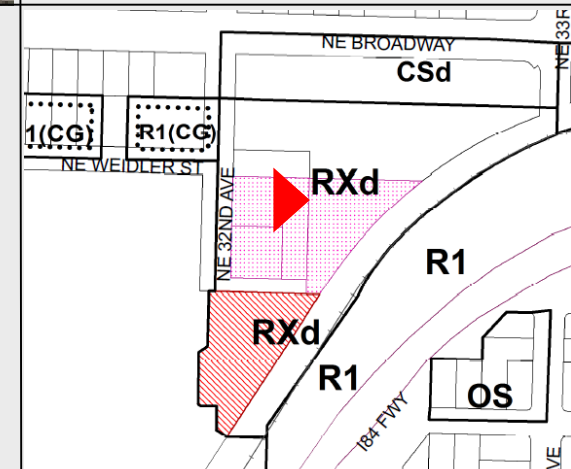
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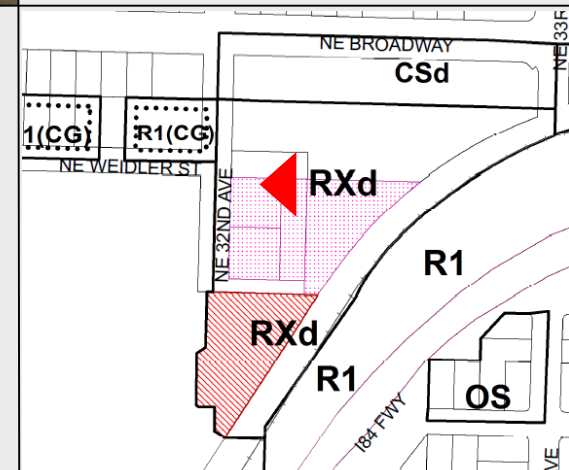
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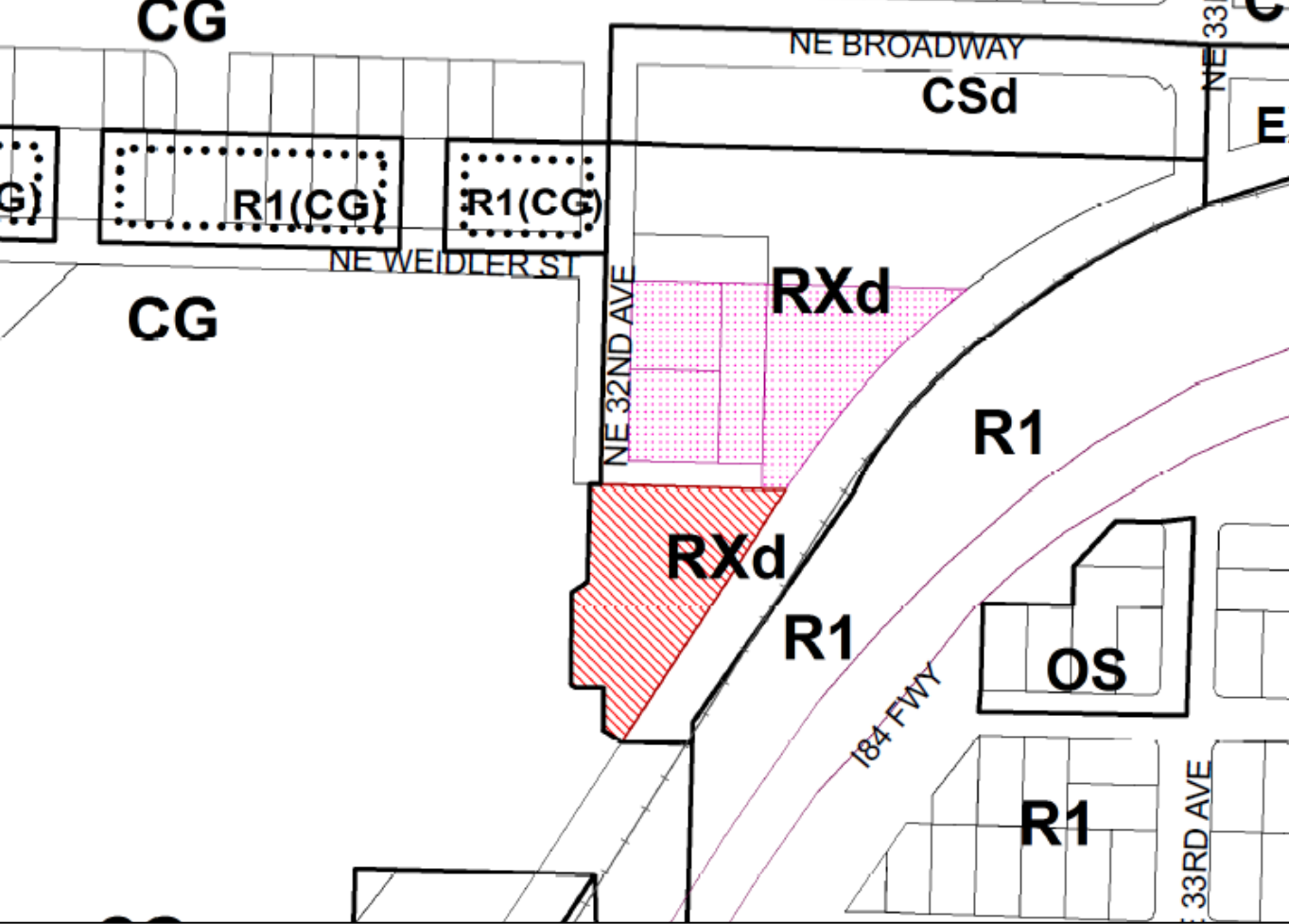
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The **CONTEXT** – Policy

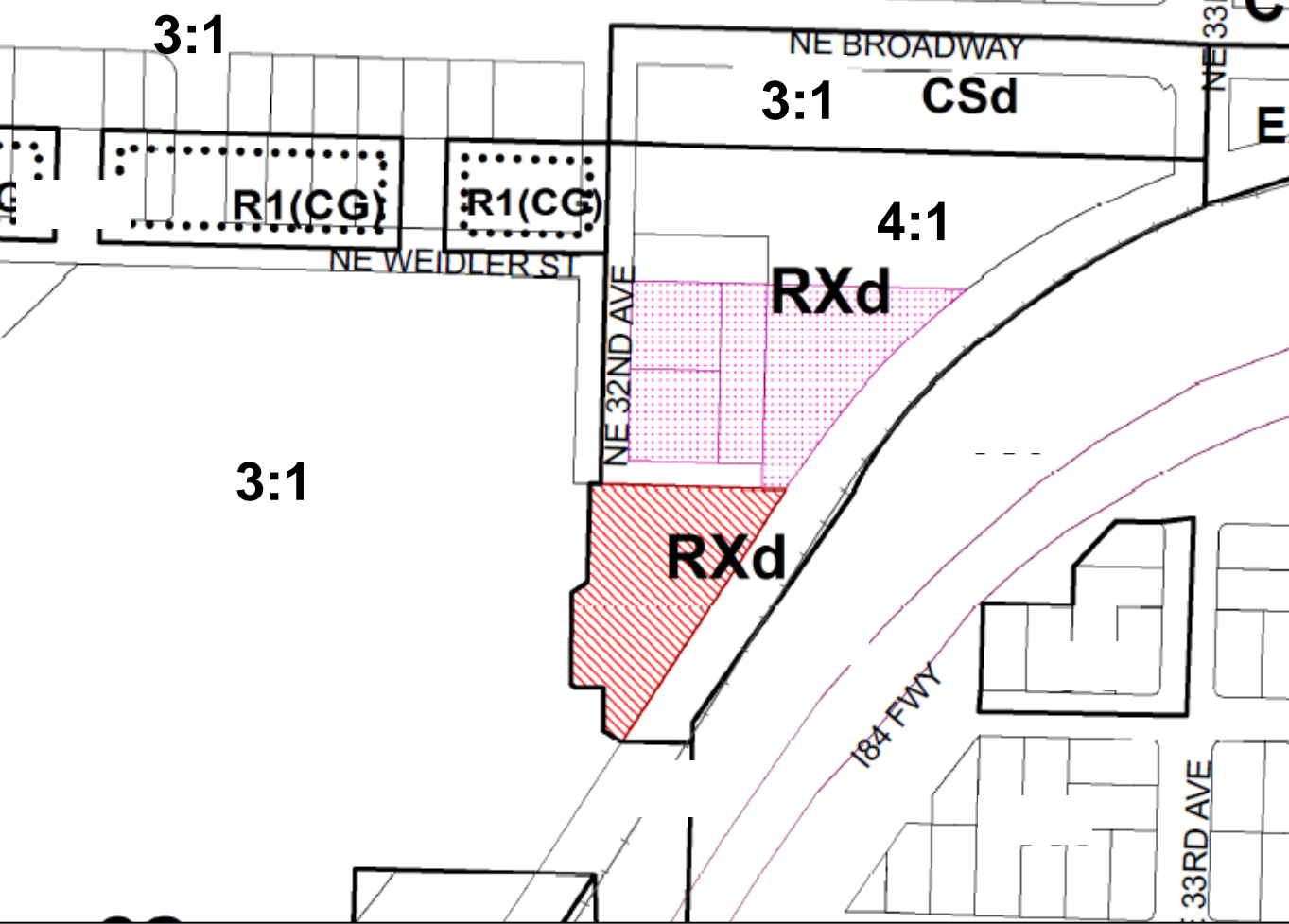
ZONING

FAR

HEIGHT

RXd, Central Residential
w/ Design Overlay





The **CONTEXT** – Policy

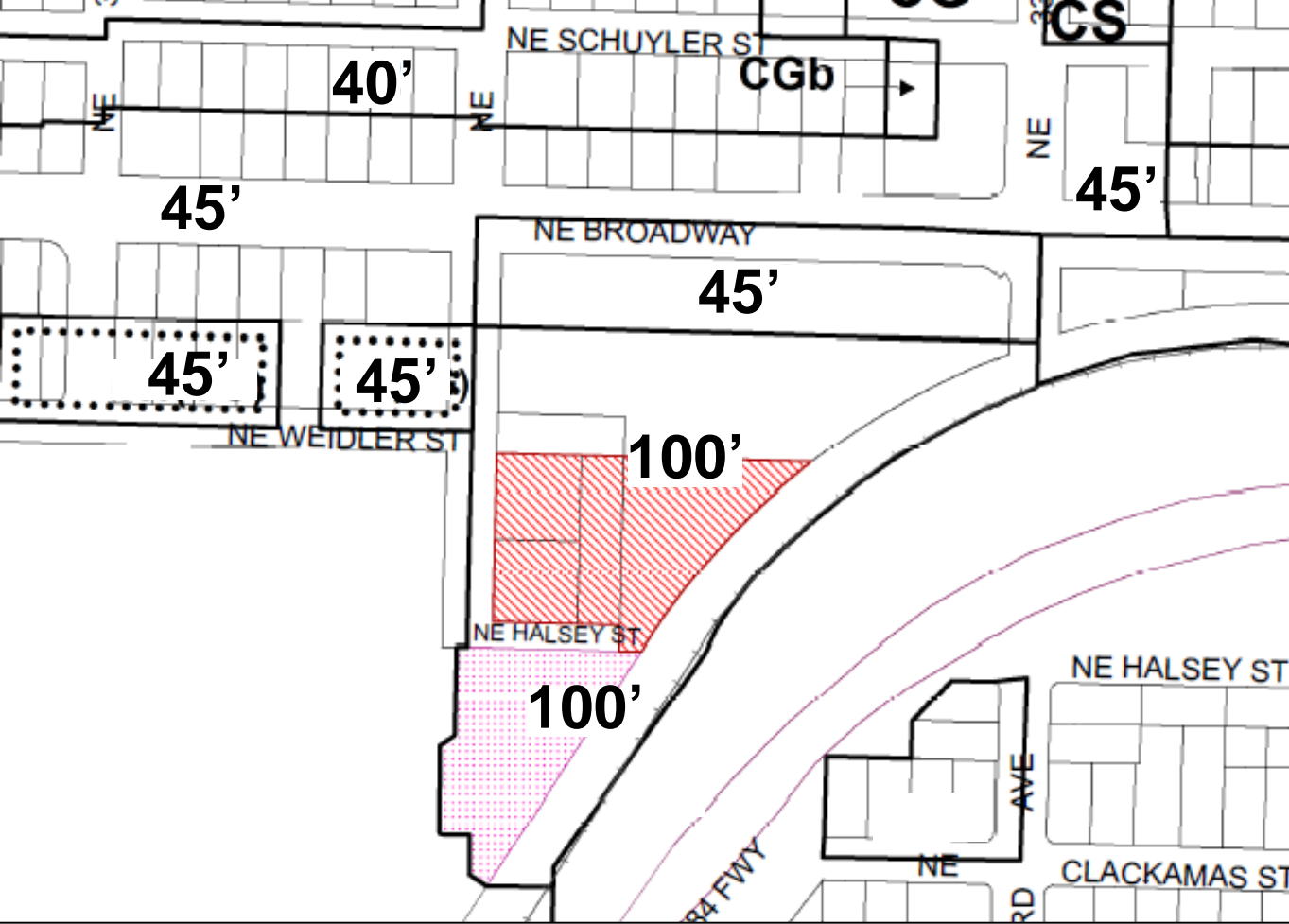
ZONING

FAR

HEIGHT

RX Base Zone – **4:1** (151,288 sf)





The **CONTEXT** – Policy

ZONING

FAR

HEIGHT

RX Base Zone – 100'





PROJECT OVERVIEW

**5 Story - Assisted Living /
Memory Care**

121,000 GSF

Parking – 70 Auto / 35 LT Bike

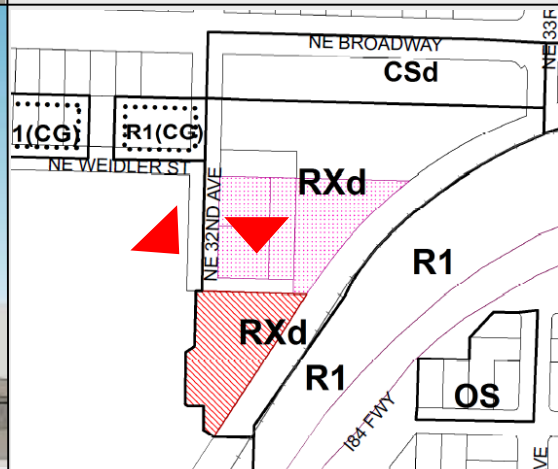
Height

5 Floors

74' to Top-of-Parapet

FAR

3.21:1



STAFF ISSUES (Staff Memo)

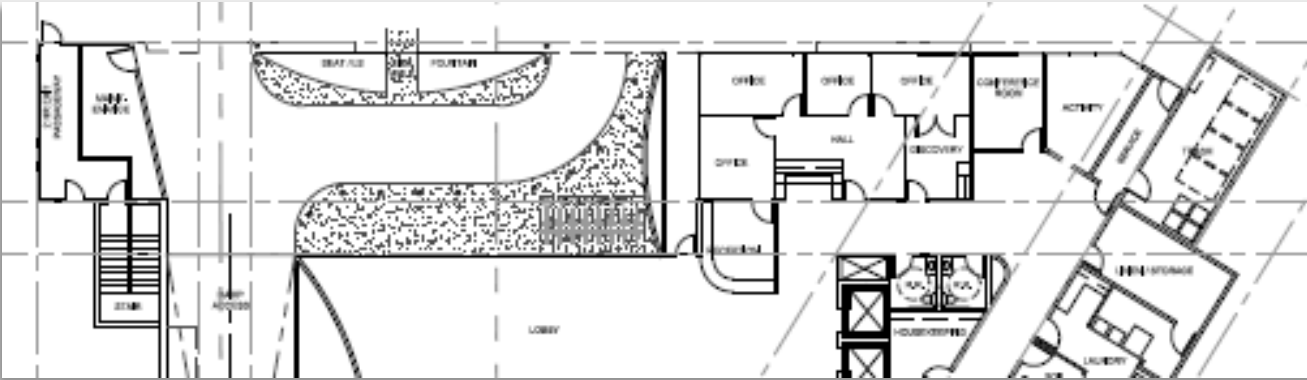
Ground Floor Active Use

Building Materials

Parking Areas

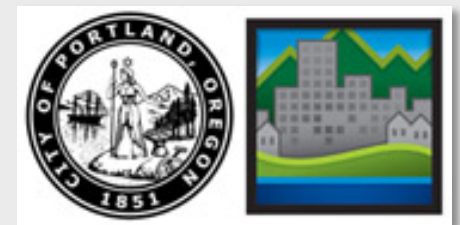
Transformer Location

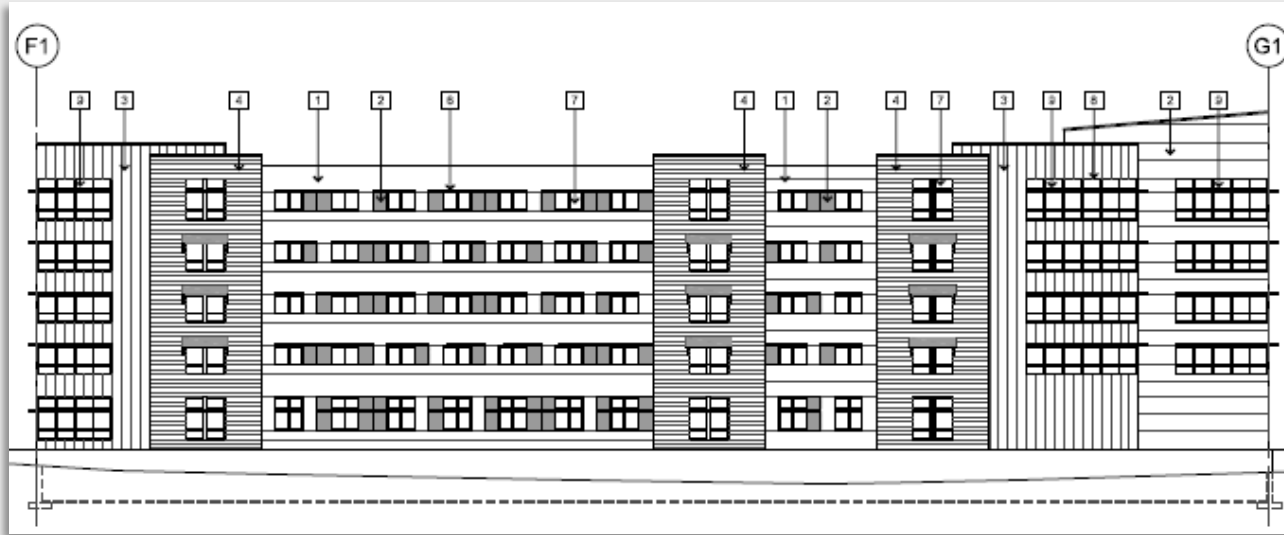
Composition



As proposed, the building is built to the north property line and the ground floor program lacks any inducement to sidewalk activity due to internally accessed inactive floor area – garage access, porte-cochere, office and conference room, and trash room fronted by an exterior loading stall. Abutting the Sullivan’s Gulch Access Easement. Approval Criteria: E3 Sidewalk Level of Buildings; D2 Main Entrances; D5 Crime Prevention.

Staff Advice: Staff advises that a 15’ setback be required to accommodate the necessary pedestrian facilities intended by such an **access** easement.





STAFF ISSUES
(Staff Memo)

Ground Floor Active Use

Building Materials

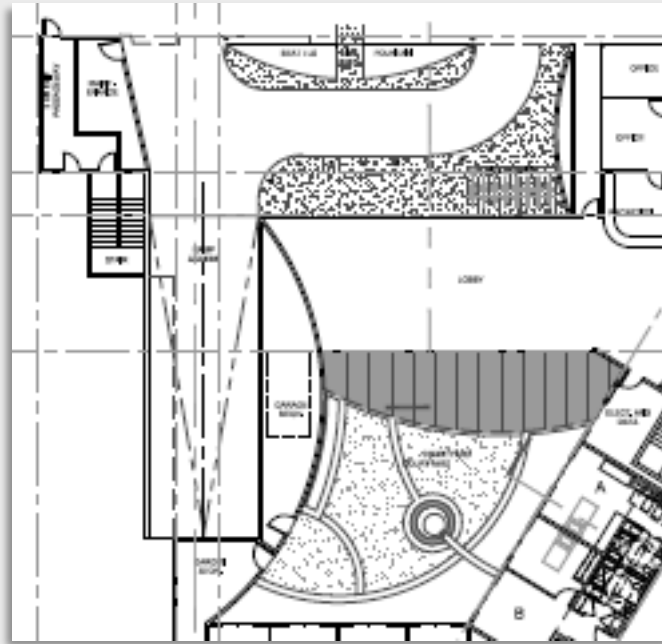
Parking Areas

Transformer Location

High quality building materials are expected for this development fitting into the overall site as a comprehensive part of Grant Park Village. Cladding materials are proposed to be metal panel, stucco, exposed concrete, vinyl windows and aluminum storefront. Approval Criteria: D7 Blending into the Neighborhood; D8 Interest, Quality and Composition.

Staff Advice: *Simplify palette into a more coherent overall appearance; a true three-coat stucco; metal panel – 22 ga backed/concealed fasteners; windows – VPI vinyl or better; PTAC grilles must be well integrated into the exterior; and, rooftop equipment should be screened with enclosures.*





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Building Materials

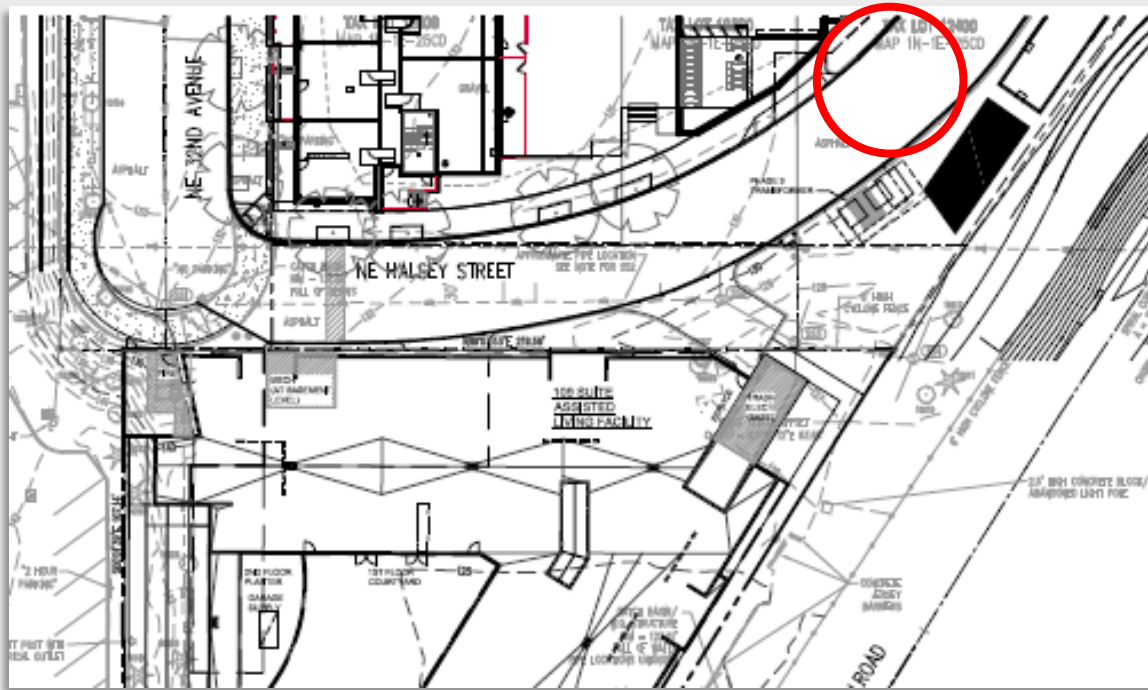
Parking Areas

Transformer Location

The project's only public frontage (NW corner) features garage access and porte-cochere. Per Table 266-3, vehicle areas are not allowed between the building and the street. However, because the frontage is not public ROW, this standard does not apply. Approval Criteria: E1 Pedestrian Network; E4 Corners that Build Active Intersections.

Staff Advice: *Staff advises the Applicant study a design solution orienting parking garage access to somewhere other than the project's only public corner at the NW.*





STAFF ISSUES (Staff Memo)

Ground Floor Active Use

Building Materials

Parking Areas

Transformer Location

The Design Commission has consistently asked that transformers be located below-ground. New transformers should be below grade either in the yard area or sidewalk, or set within the building and appropriately screened to work with the architecture.

Staff Advice: Transformers for GPV II to be shared with GPV I – vaulted under the private drive aisle.





QUESTIONS?

