



February 9, 2016

City of Portland
Design Commission
1900 SW 4th Ave
Portland, OR

**Re: Grant Park Village Portland - 15-052
1598 NE 32nd Avenue**

Dear Members of the City of Portland Design Commission:

We are pleased to present to you our proposal to construct a new, five-story assisted living and memory care facility on the site of 1598 NE 32nd Avenue.

Project Scope

The proposed assisted living and memory care facility brings diversity to the City of Portland’s housing needs by providing quality housing for elderly residents in a centrally-located urban environment. The subject property is located within the Sullivan’s Gulch neighborhood; situated in close proximity to major public transportation networks (I-84, light rail, and bus lines), shopping, restaurants, and other public amenities and services.

The proposed facility would enhance the surrounding community by providing housing for the segment of the population that requires assistance with their daily routine and for persons afflicted with Alzheimer’s, dementia, and other memory-related issues.

Description of Existing Area

The subject property is located at 1598 NE 32nd Avenue. The subject property is on a portion of the Albina Fuels site. There is an existing “L”-shaped concrete structure that remains on the site. This structure will be demolished to make way for the development in this proposal.

The subject property consists of approximately 0.87-acre (37,822 square feet) and is located within the Central Residential zone and includes a design overlay (RXd) designation. The “Group Living” use requires review as a Type III Conditional Use under Chapter 33.815 of the Portland Zoning Code. The subject property is not located in a named design district so the Community Design Guidelines would apply for this proposed development.

Description of the New Structure and Site Planning

This proposal is to construct a five (5) story assisted living and memory care facility. The proposed facility would consist of 109 assisted living units and 28 memory care suites (46 beds). The proposed development would consist of a multi-dwelling structure consisting of approximately 118,904 square feet of gross floor area (not including the parking level) and a total of 136 living units.

EA 16 - 119801 DA

A sub-grade parking area will be provided for motor vehicles and bicycle parking. A pick-up/drop-area would be provided near the front of the property off of NE 32nd Ave. Access to this is in the northwest. The parking garage is not intended to be used by the public as a commercial parking garage.

An outdoor courtyard will be provided in the center of the building for the enjoyment of the residents.

Loading is proposed in the northeast corner of the building off NE Halsey St, separated from the visitor experience entering from NE 32nd ave.

Architectural Details of New Structure

The design is contemporary with massing elements that represent programming. The towers to the northeast represent the common core of the building through the floors. The vertical towers on the southeast strengthen the concept of rhythm as found in industrial buildings along in I-84 corridor, and random horizontal paneling represents streaks/movement. Random horizontal LED lights have also been proposed on the SE elevation to strengthen this concept.

The south and southeast elevations employ the use of solar shade devices, while this theme is mirrored in other elevations the shade devices have been removed.

A tower element at the end of 32nd avenue symbols landmark, arrival and destination, and this massing is replicated on the northeast corner of the building addressing the I-84 entrance/exit ramps; also signaling sequence and landmark.

The color palette of the building is to be determined, however a combination of stucco and metal siding is proposed. The use of stucco is reminiscent of the concrete manufacturing buildings of the area, and the metal panel is intended to act as a contemporary but modern manufactured material. The current color shown was chosen to represent one that matches a weathering steel.

The base of the parking garage on the southeast has been panelized and random to differentiate from the other functions of the building. This common use element is also replicated on the first floor base storefront.

Resident Population and Building Function

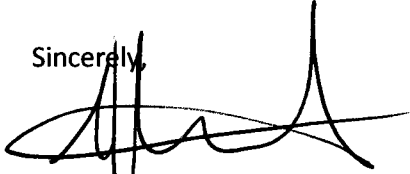
The proposed residence would serve the local elderly population. Residents of the assisted living units are in relatively good physical health but may need some assistance with their daily routine, including meals, dressing, and bathing. Residents of the memory care rooms have physical mobility but may suffer from dementia, Alzheimer's and other mental afflictions which require more intensive supervisory care. This is not a medical facility and potential residents would need to have some physical mobility. Residents who are fully bed-ridden and/or connected to medical equipment would be beyond the level of care that the facility and staff provide.

Assisted living units include kitchens. Memory care units do not include any cooking appliances. A common dining area would provide three meals per day to assisted living residents. A separate memory care dining room would be located within the memory care wing of the building. Other potential common spaces under consideration for the interior of the structure consist of game rooms, a beauty salon, activity, bistro, and exercise spaces. Two interior courtyards would be provided for enjoyment by the residents. A nurse's station would provide minor medical treatment and manage/dispense resident medication. Private exam rooms would be provided for visiting doctors.

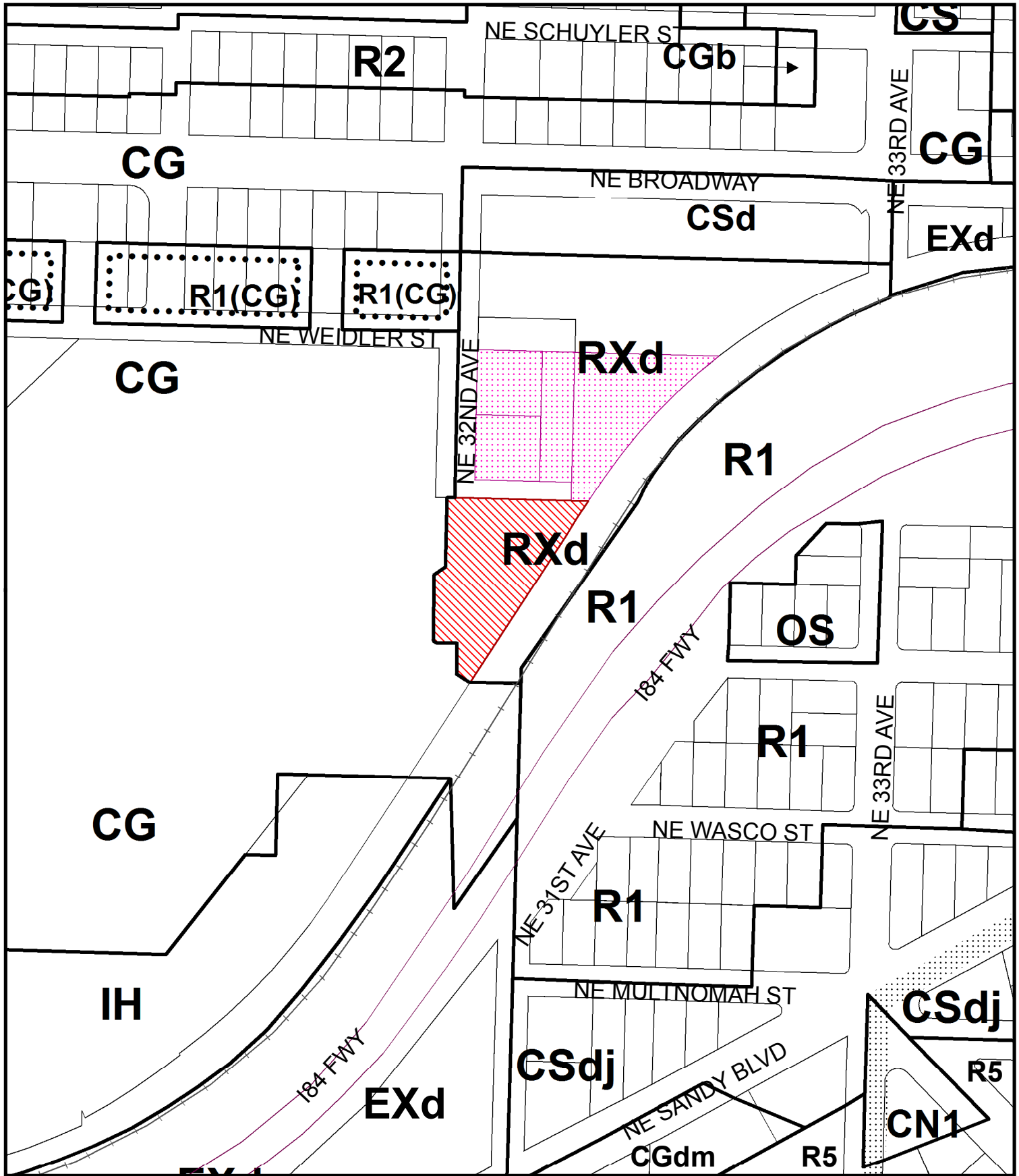
Conclusion

As discussed above, the proposed assisted living and memory care facility would provide a positive new addition to the neighborhood and provide a much-needed housing option for the area's aging population. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aaron Clark', written over a horizontal line.

Aaron Clark

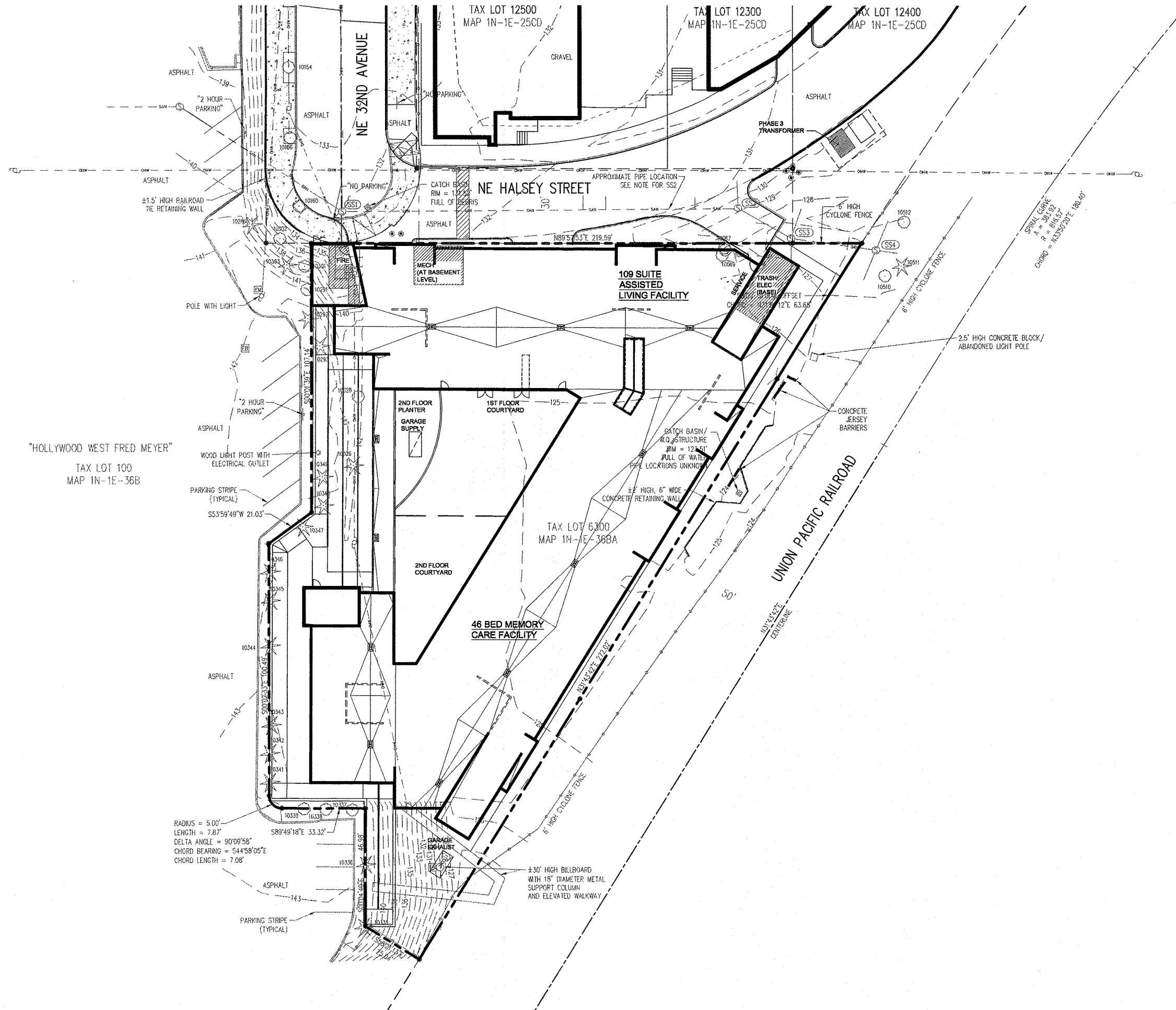


ZONING

- Site
- Also Owned Parcels

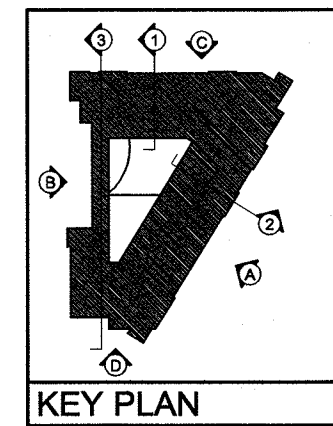
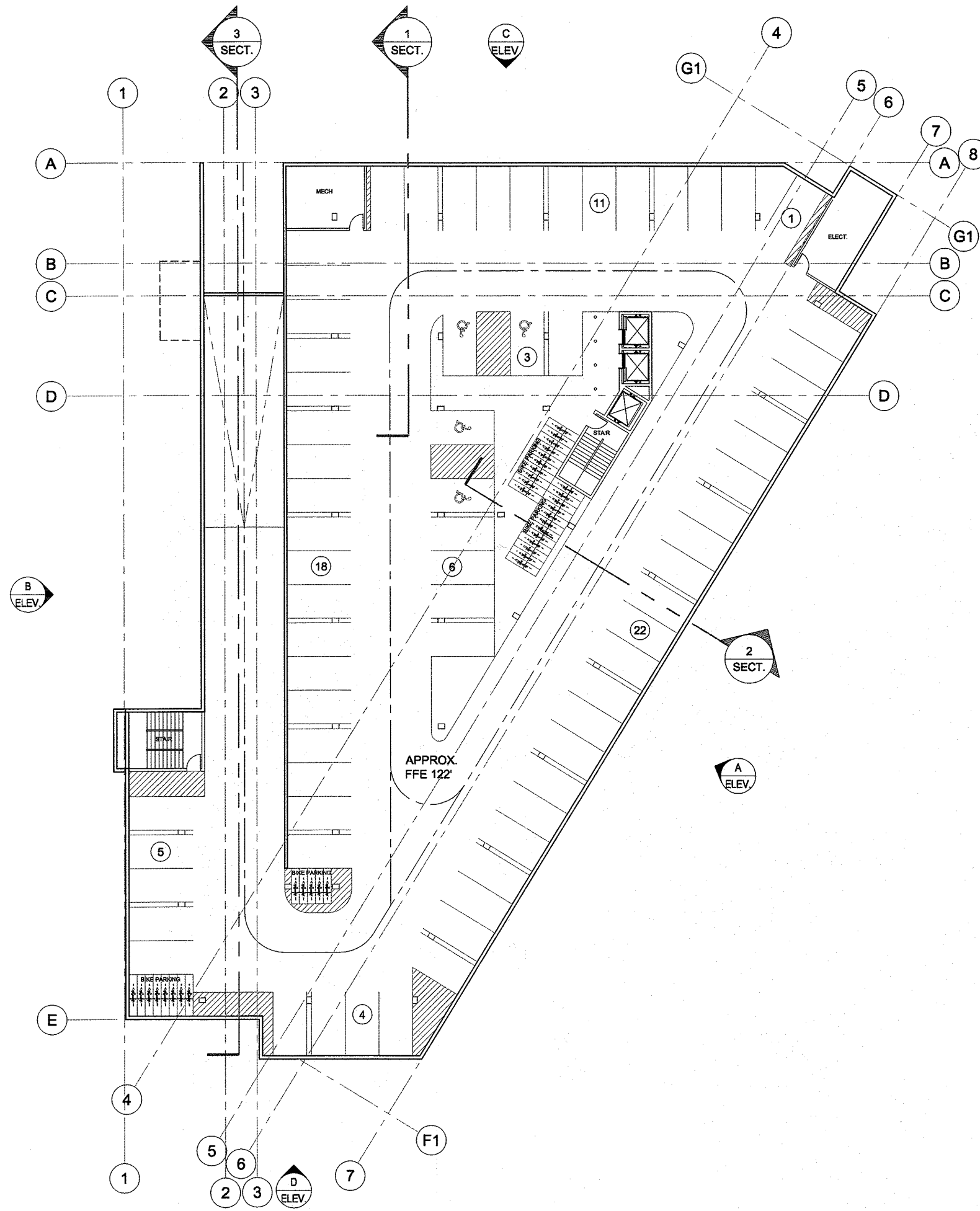


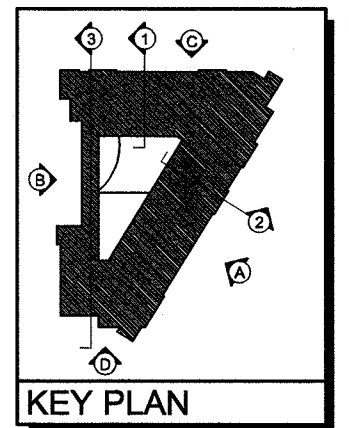
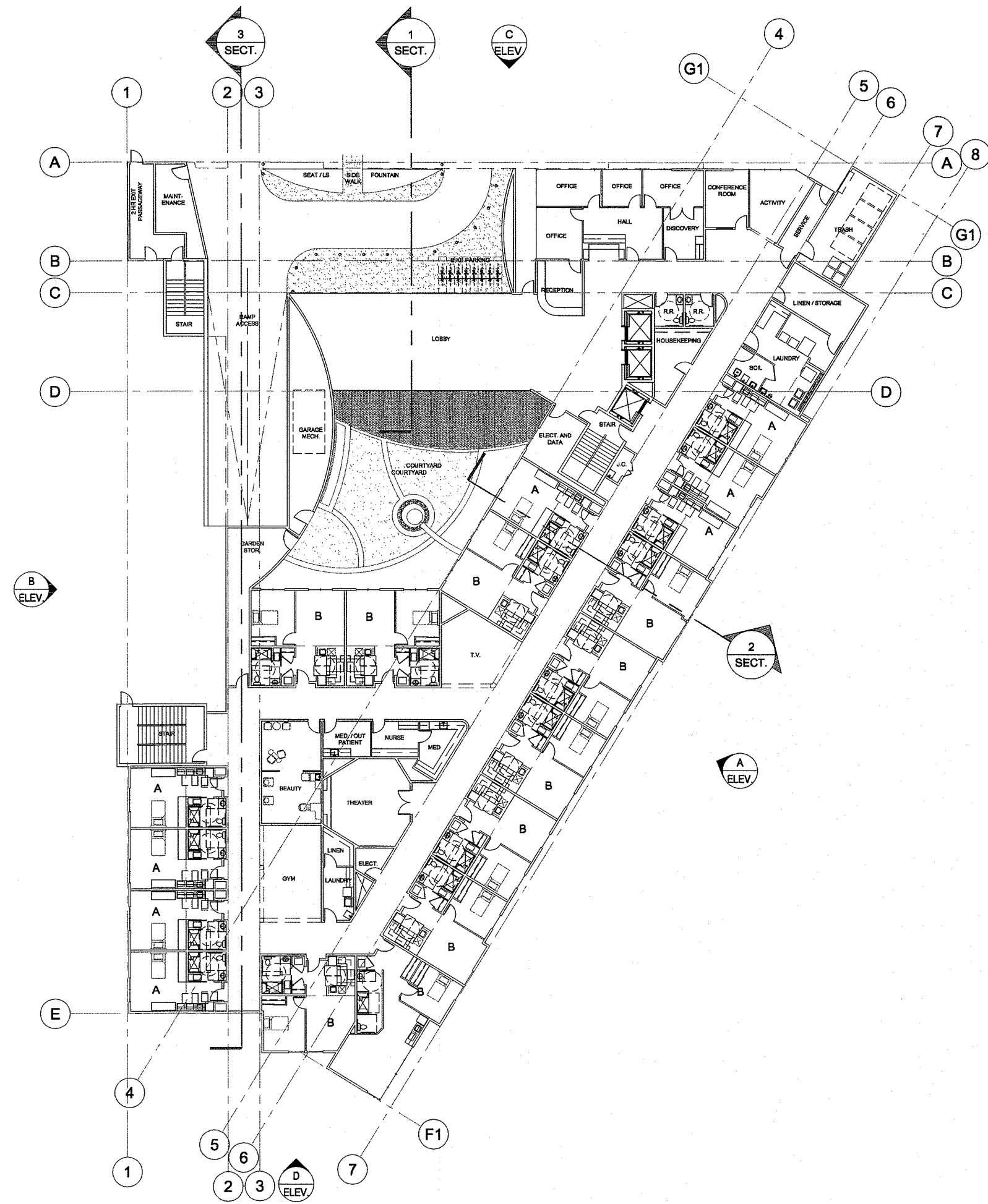
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1/4 Section	<u>2933 2833</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E36BA 6300</u>
Exhibit	<u>B</u> (Feb 17, 2016)

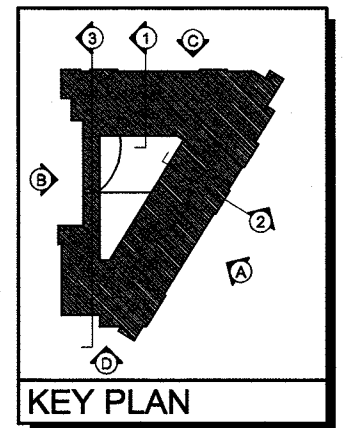
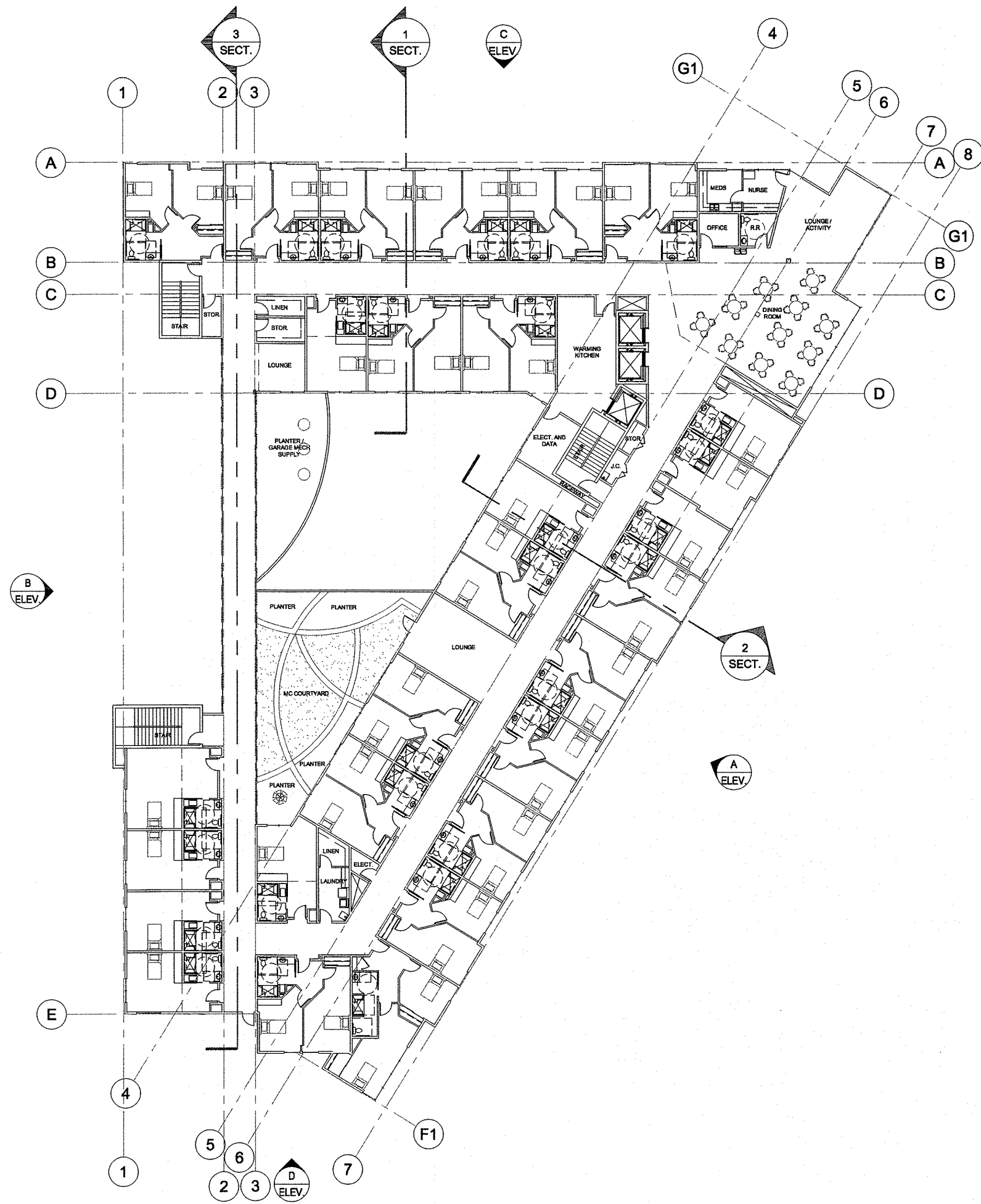


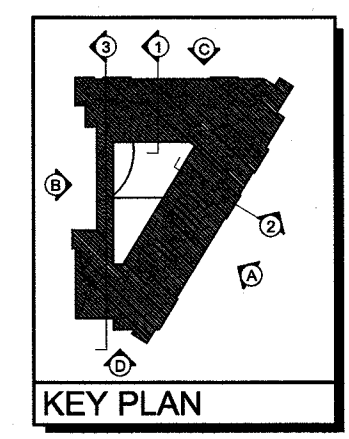
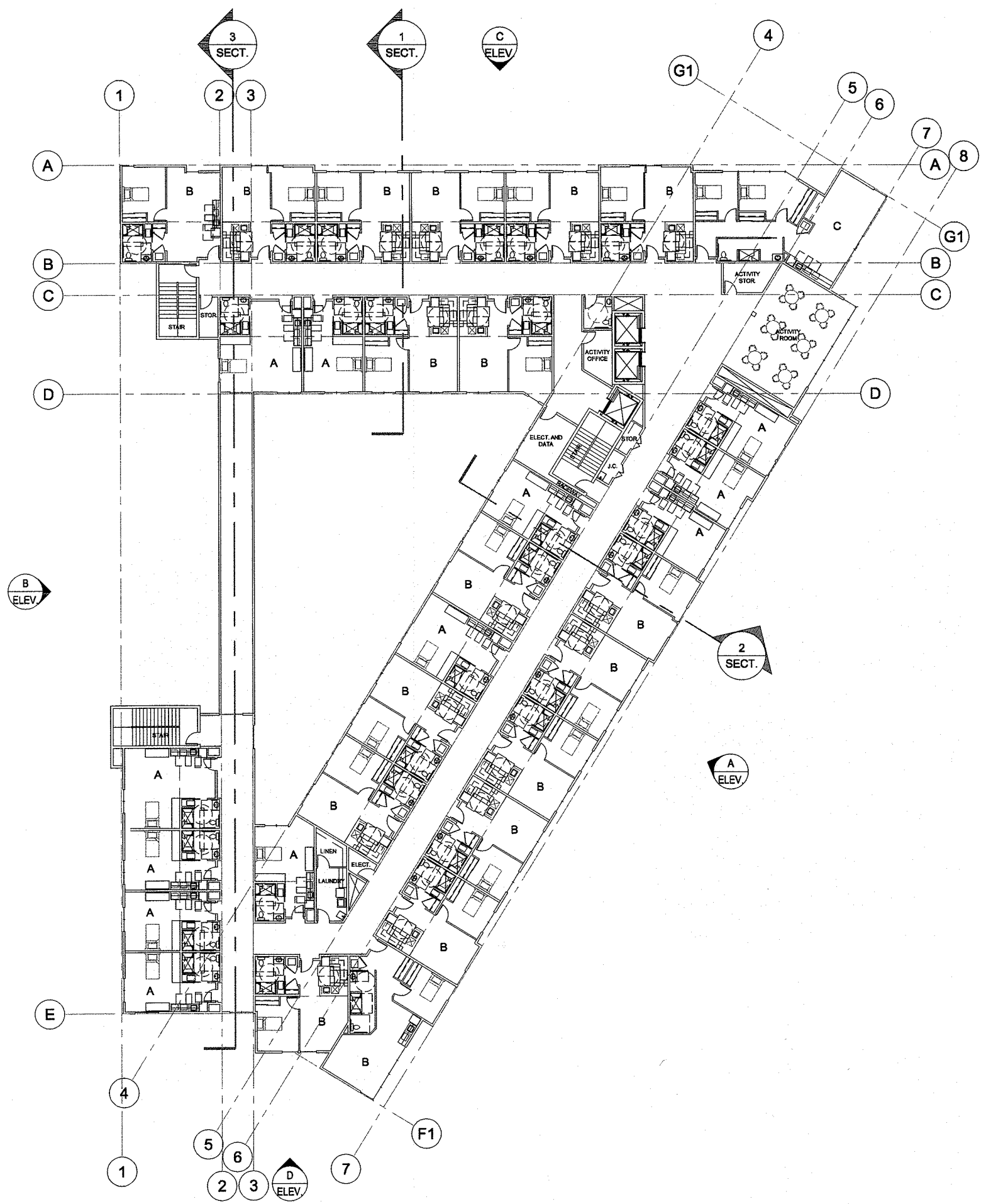
"HOLLYWOOD WEST FRED MEYER"
 TAX LOT 100
 MAP 1N-1E-36B

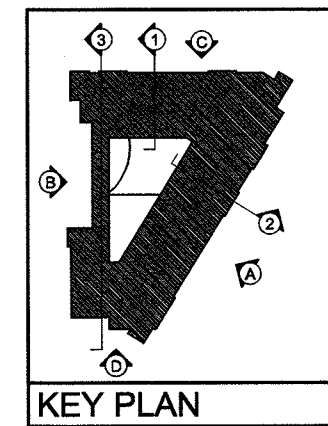
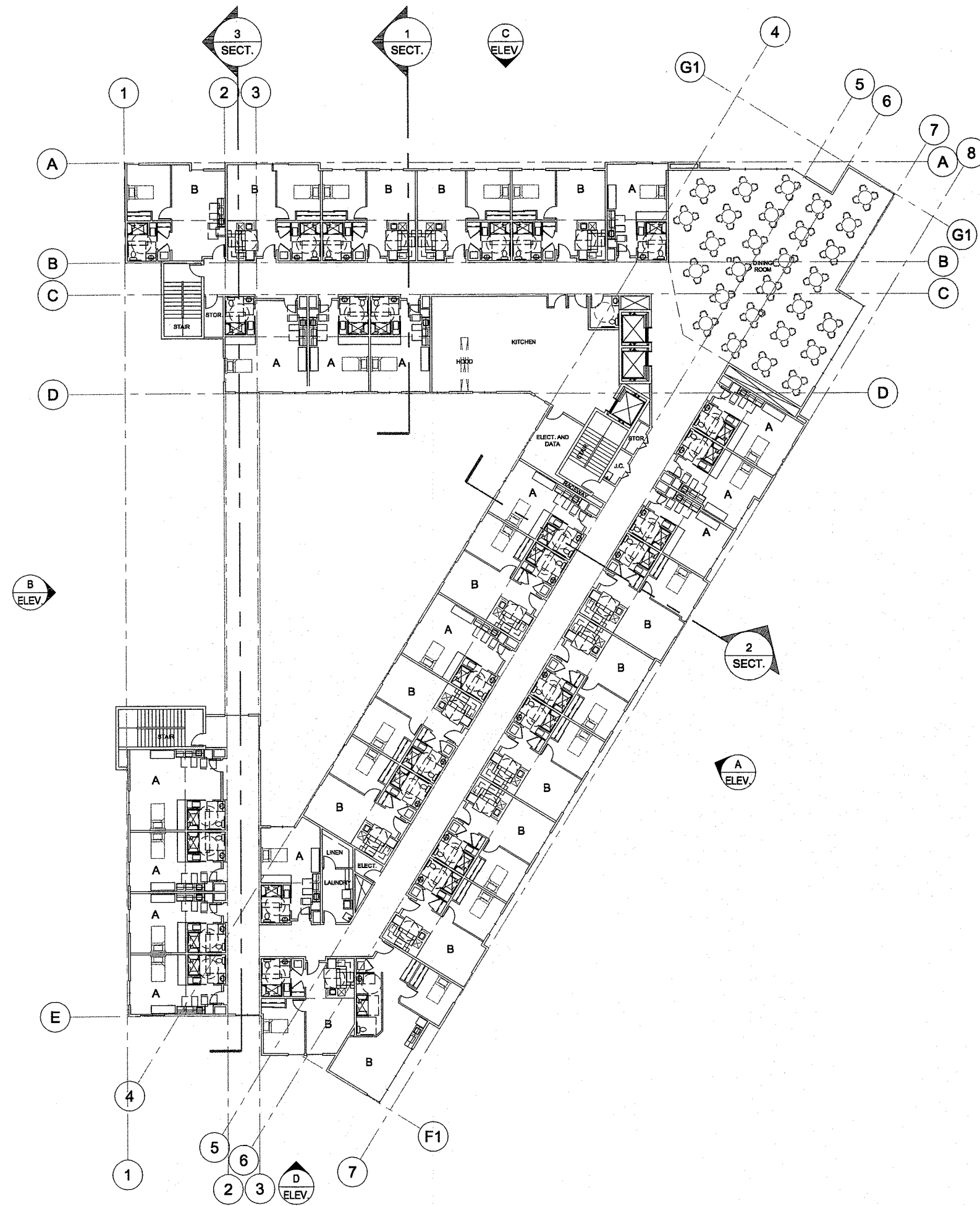


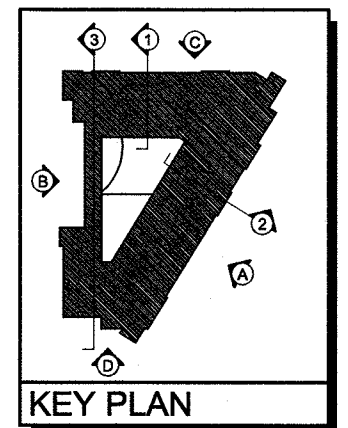
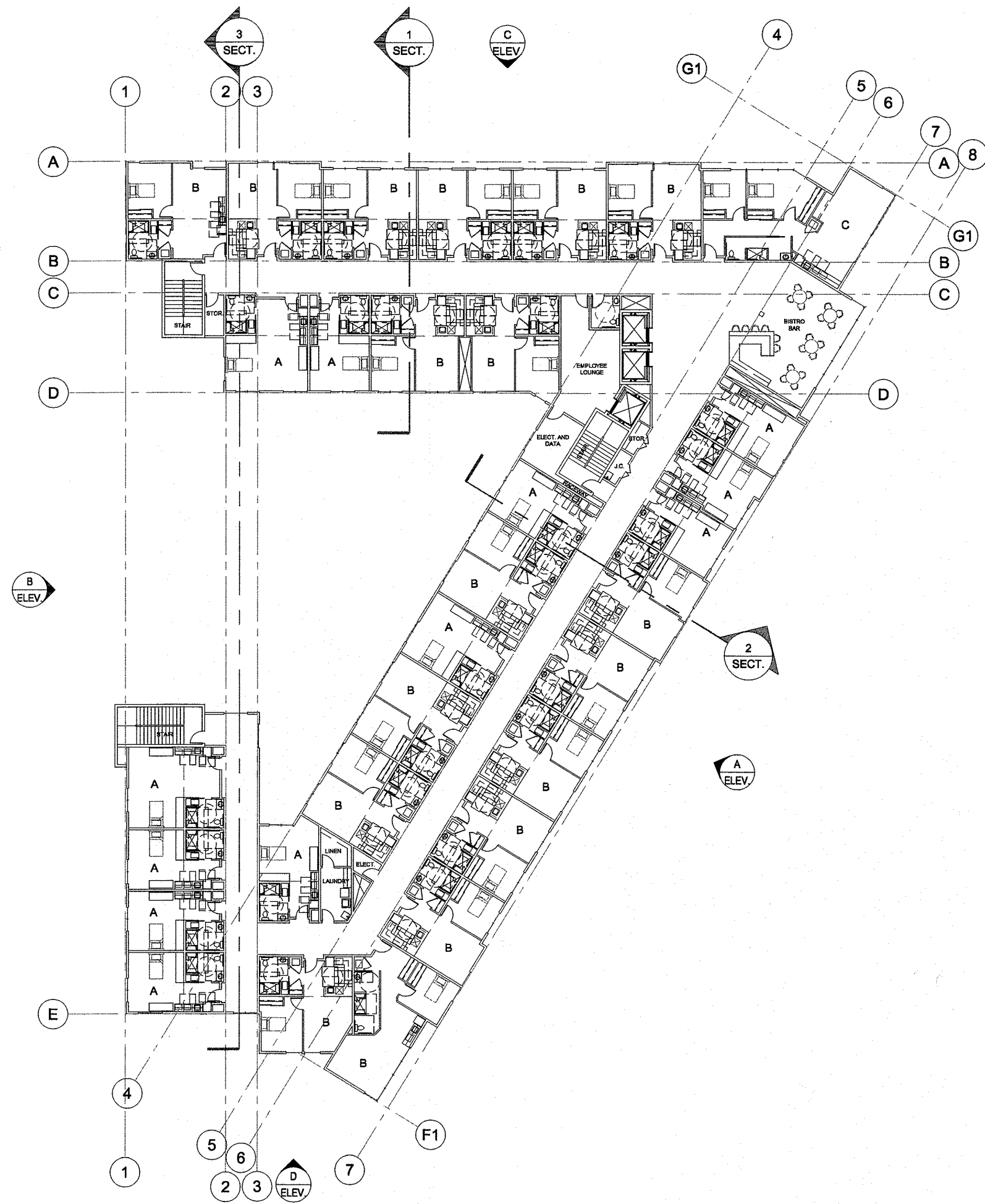


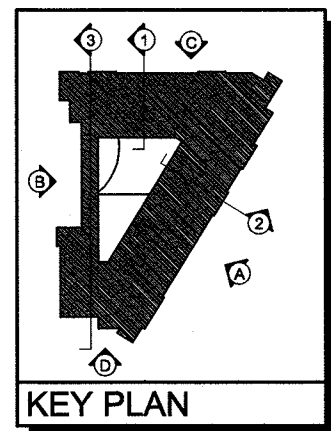
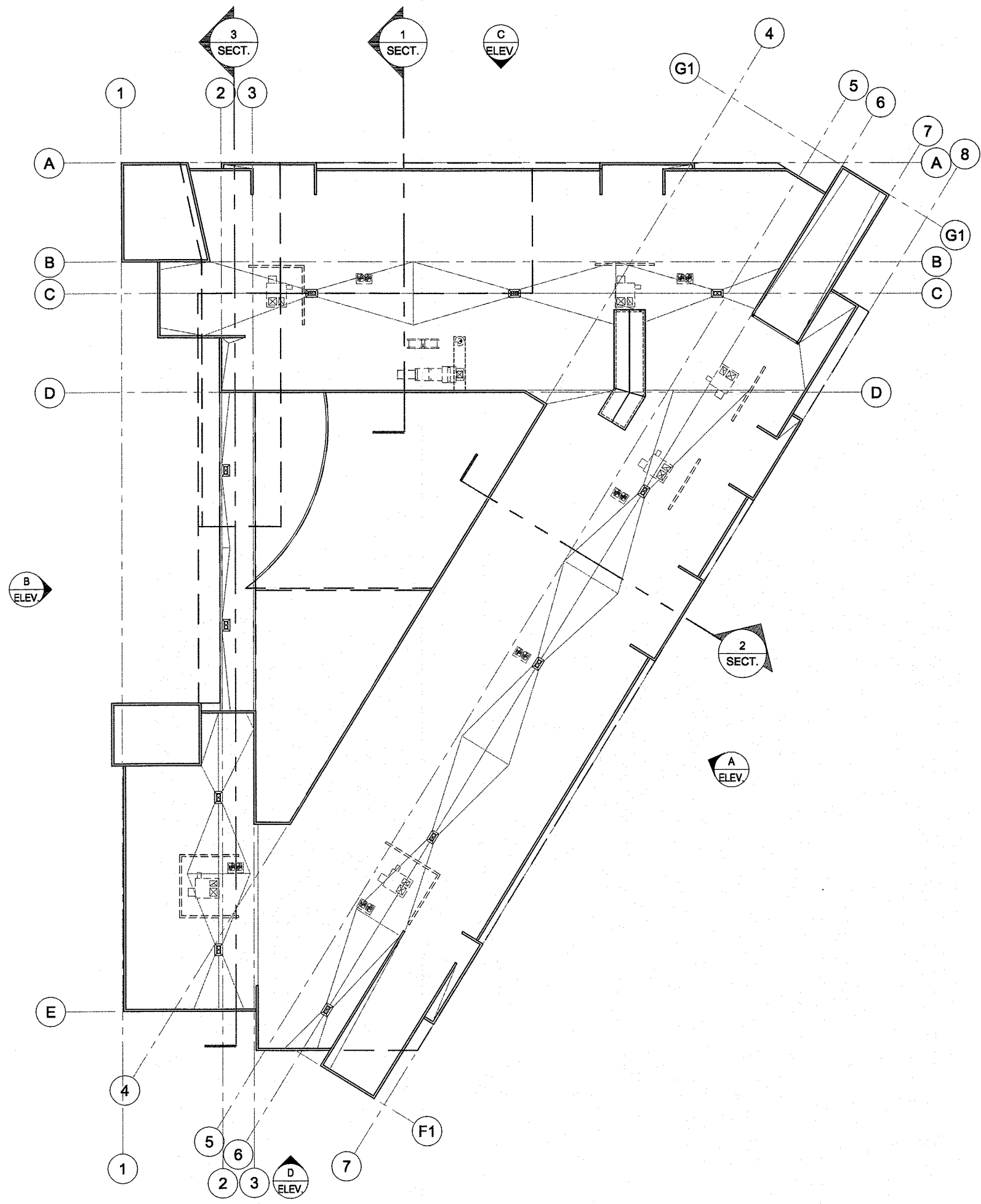


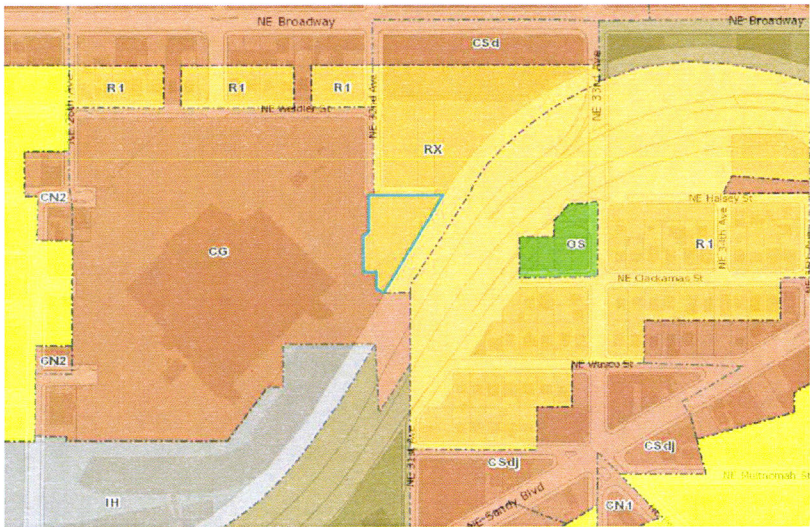
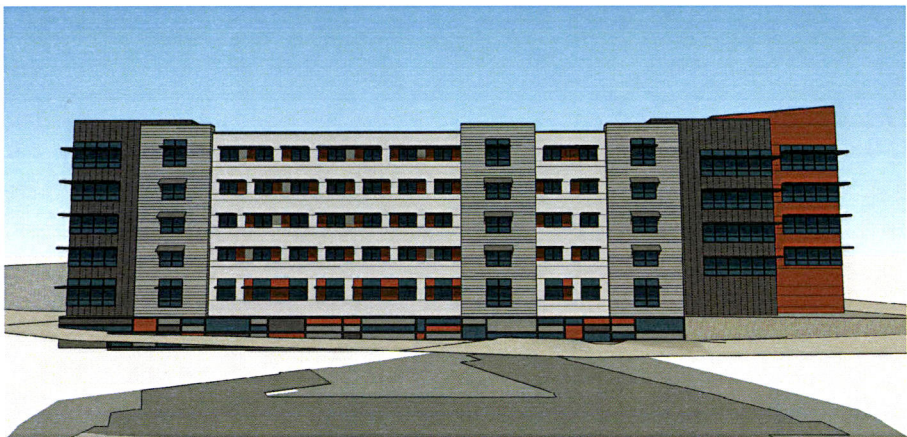












Project Address: 1598 NE 32nd Avenue, Portland, OR 97232
 County: Multnomah
 Assessor Legal: HOLLYWOOD WEST FRED MEYER, BLOCK 1,
 LOT 3, LAND & IMPS, SEE R162223 (R276000701) FOR
 BILLBOARD
 Propid: R183247
 Maptaxlot: 1N1E36BA-06300
 AltAcctNum: R396400050

Zoning:
 Zone: RXd - Central Residential
 Comp Plan: IS
 Zoning Map: 2933
 Adjacent Zones:
 North: RX
 East: R1
 South: CG
 West: CG



NE



S



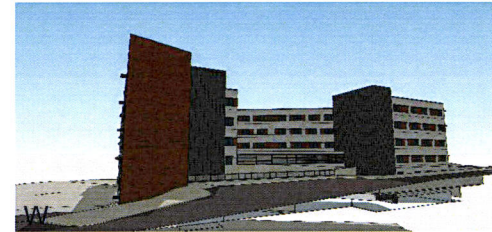
SE



NW



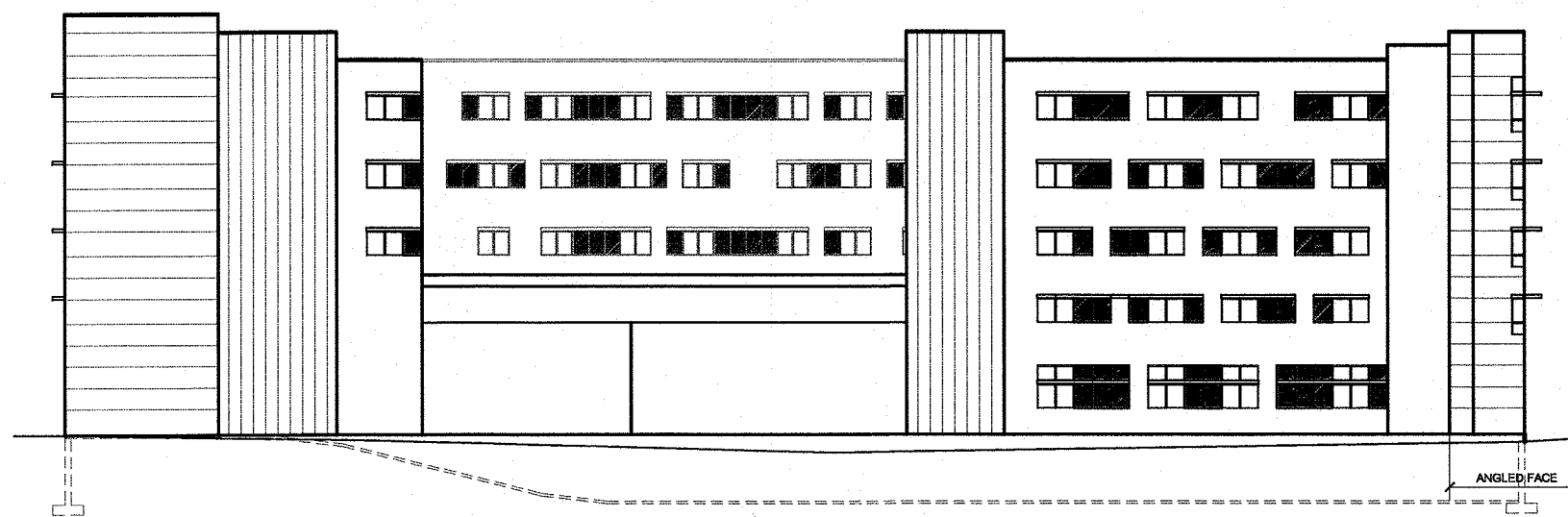
SW



W

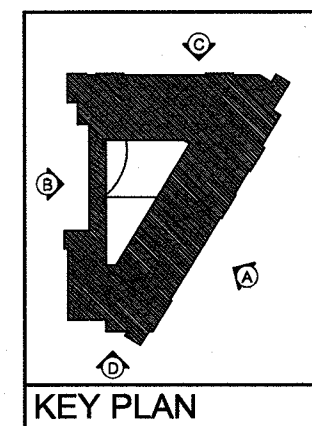


A SOUTHEAST ELEVATION



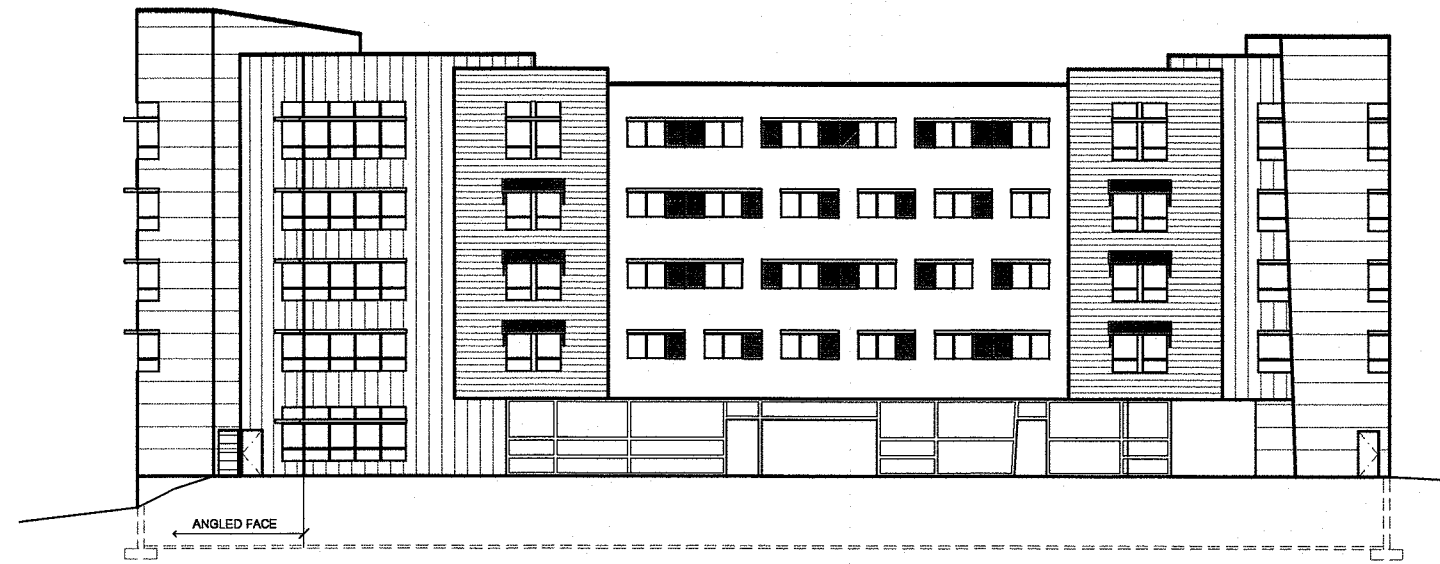
B WEST ELEVATION

KEY NOTES/COLORS	
1 SIDING	= STUCCO SIDING COLOR TBD
2 SIDING	= 4 7/8" STAGGERED HORIZONTAL SIDING COLOR TBD
3 SIDING	= 8" HORIZONTAL SIDING COLOR TBD
4 SIDING	= CONCRETE (EXPOSED) COLOR: NA
5 AWNING	= AWNING COLOR TBD
6 TRIM	= VINYL WINDOW COLOR TBD
7 WINDOW	= STORE FRONT (METAL) COLOR TBD
8 WINDOW	= STOREFRONT WINDOW GLAZING COLOR TBD
9 WINDOW	= STOREFRONT WINDOW GLAZING SPANDREL PANEL COLOR TBD
10 PARAPET	= PARAPET FLASHING COLOR TBD

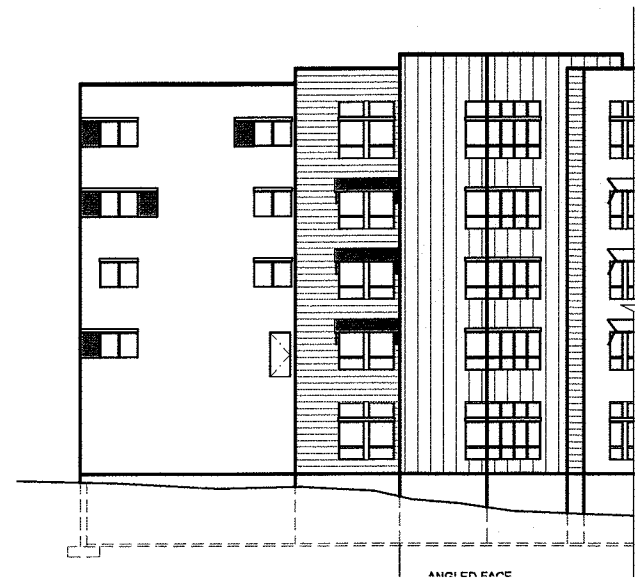


KEY PLAN



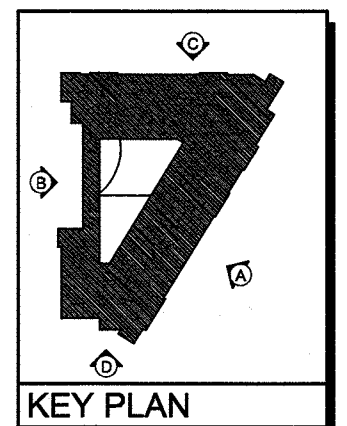


C NORTH ELEVATION

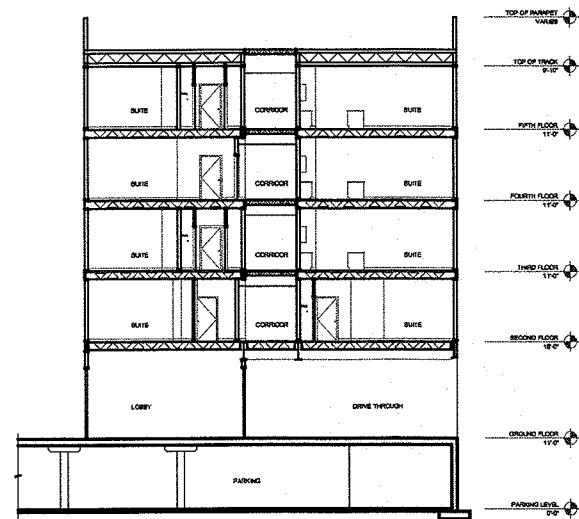


D SOUTH ELEVATION

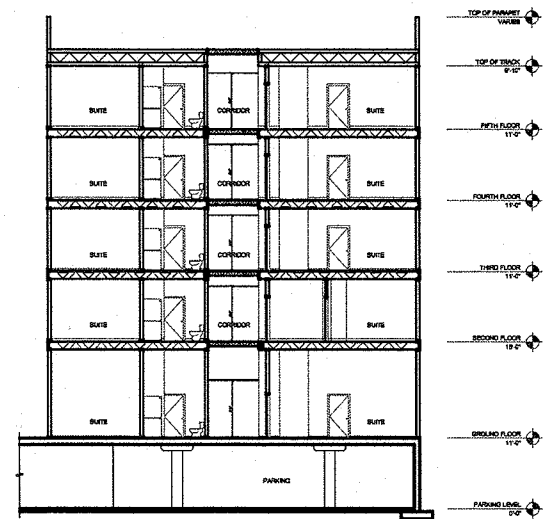
KEY NOTES/COLORS	
1 SIDING	= STUCCO SIDING COLOR TBD
2 SIDING	= 47/8" STAGGERED HORIZONTAL SIDING COLOR TBD
3 SIDING	= 8" HORIZONTAL SIDING COLOR TBD
4 SIDING	= CONCRETE (EXPOSED) COLOR: N/A
5 AWNING	= AWNING COLOR TBD
6 TRIM	= VINYL WINDOW TRIM COLOR TBD
7 WINDOW	= STORE FRONT (METAL) WINDOW COLOR TBD
8 WINDOW	= STOREFRONT WINDOW GLAZING WINDOW COLOR TBD
9 WINDOW	= STOREFRONT WINDOW GLAZING SPANDREL PANEL WINDOW COLOR TBD
10 PARAPET	= PARAPET FLASHING PARAPET COLOR TBD



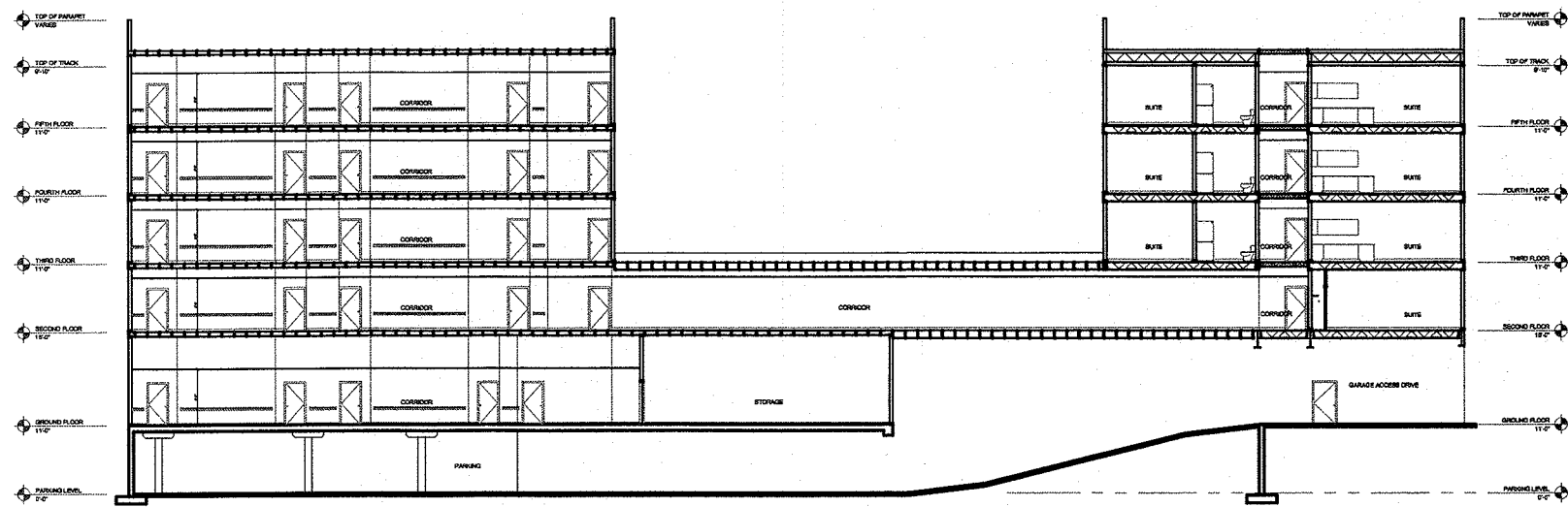
KEY PLAN



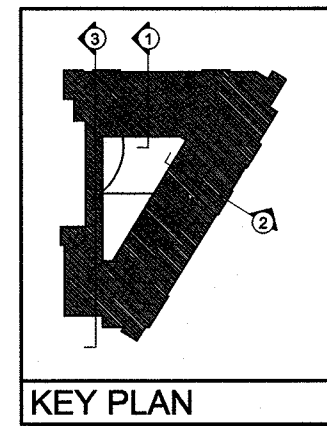
1 SECTION
SCALE: 1" = 30'-0"



2 SECTION
SCALE: 1" = 30'-0"



3 SECTION
SCALE: 1" = 30'-0"



KEY PLAN

