

GRANT PARK VILLAGE III

DESIGN ADVICE REQUEST: EA 15-222416
1598 NE 32nd Ave., Portland, OR



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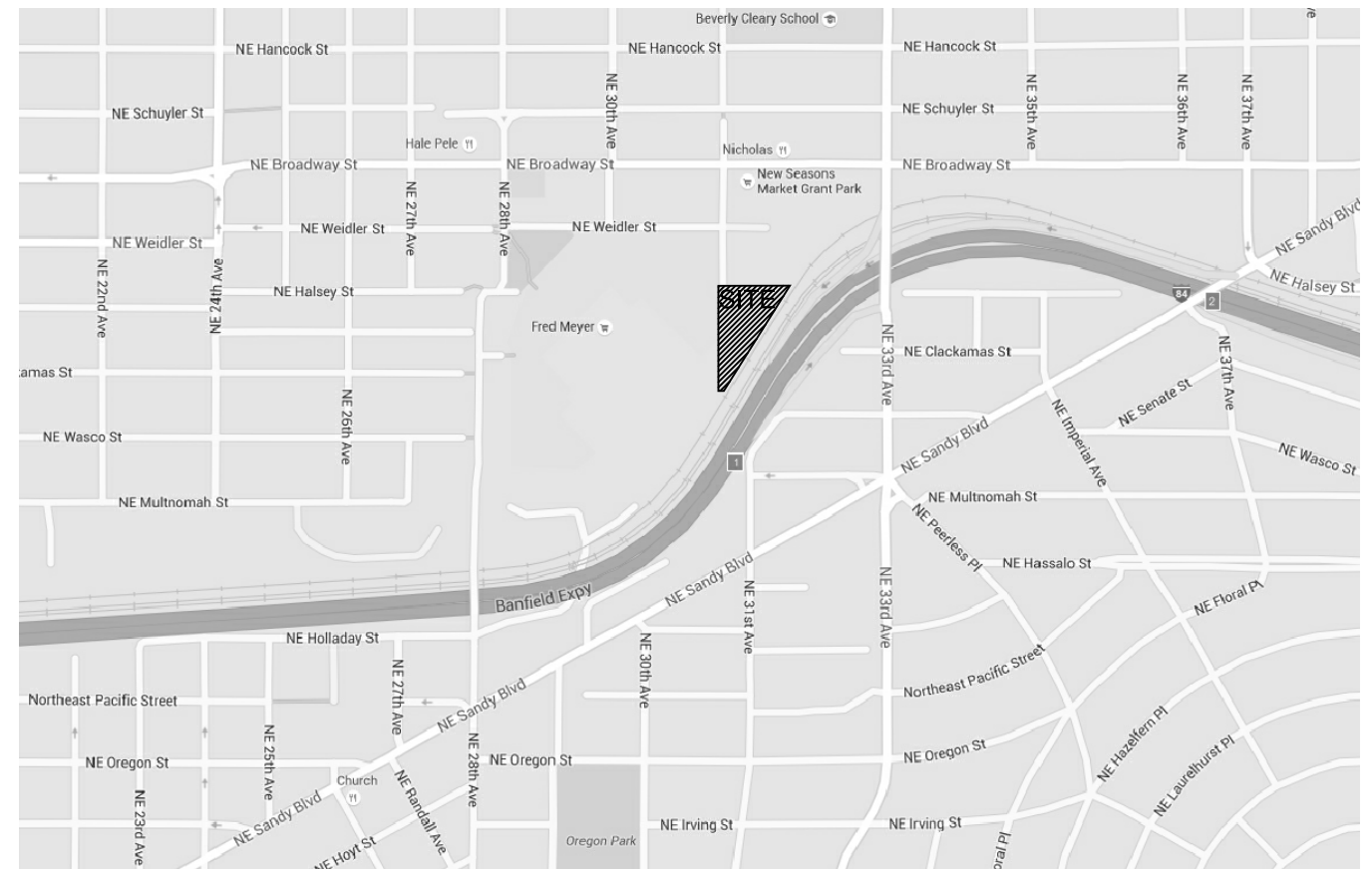
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AERIAL IMAGE



VICINITY MAP

Design Advice Request Zoning Summary - 1598 NE 32nd Ave, Portland, OR

Governing Agency: City of Portland

Basic Building Code Assumptions:

Occupancy: I-1 Condition 2; Construction Type: II-A

Project Description:

To construct a new, five-story assisted living and memory care facility on the site of 1598 NE 32nd Avenue, portion of former Albina Fuel 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 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.

Property ID: R183247

Site Area: 0.87-acre or 37,822 square feet

Legal Description: Hollywood West Fred Meyer, Block 1, Lot 3

Garbage Service: Elmer's Sanitary, (503) 287-3068. Collection on Monday

90 Assisted Living Units, and 40 Memory Care beds are proposed.

Qualifications of Land Use Review:

Zoning Section: Requirement:

Zone:

33.210 Central Residential w/ Design Overlay (RXd)

Design Overlay Zone:

33.420 Primary Use: Household Living (assisted) and Group Living (memory care)
Conditional Use for Group Living Use

Design Review:

33.420.041 Type III

Development Standards - RX Zone (Base Zone)

FAR and Density: Required: Proposed:

33.120.205 RX Max = FAR 4 to 1 2.78:1

Table 120-3 Min = 1 unit per 500 s.f. of site area

Building Height: Required: Proposed:

33.120.215 RX Max = 100' 73'

Table 120-3

Building Setbacks: Required: Proposed

33.120.220 RX Min = 0' Complies

Table 120 -3 Max = 10'

Building Coverage: Required: Proposed:

33.120.224 Max = 100% 70%

Table 120-3

Street-Facing Facades: Required: Proposed:

33.120.232 RX 15% of the area of each façade Complies

that faces a street lot line must be

windows or main entrance doors

Minimum Landscape Area: Required: Proposed:

33.120.235 RX None Some landscaping

in courtyards

Trees: Required: Proposed:

33.120.327 RX See title 11.11.50 Street trees

provided

Required Outdoor Areas: Required Proposed:

33.120.240 No Courtyard
provided on 2 levels

Table 120-3

Screening: Required: Proposed:

33.120.250

(Req) Mechanical equipment, and garbage and recycling collection areas required to be screened from street and adjacent R zone. Roof mechanical equipment to be screened within 50' of adjacent R zone.

(Prop) Garbage, recycling, and rooftop mechanical equipment will be screened per standard

Parking and Loading: Required: Proposed:

33.120.305 Min - (Household Living) 0.33 60 Spaces
per unit for 51+ units (38 req.)

Table 266-1, 266-2

Parking Locations: Required: Proposed:

33.266.130 (Req) Surface parking areas prohibited between a building and any street with exception for lots with 3 frontages.

(Prop) None provided

Parking Spaces: Required: Proposed:

33.266.130 (Req) For 90 degree parking spaces: minimum 8' - 6" wide and 16'-0" deep stall size, with a drive aisle width of 20' Parking spaces and aisles must meet the minimum dimensions contained in Table 266-4.

(Prop) Parking layout meets standard.

Bicycle Parking: Required: Proposed:

33.266.210 Long-Term Spaces: Household Living 1.1 per unit.

30 spaces provided (adjustment requested)

Group Living: 2, or 1 per 20 residents: 3 spaces provided

Table 266-6 Short-Term Spaces: Household Living 2, or 1 per 20 units.

5 spaces provided

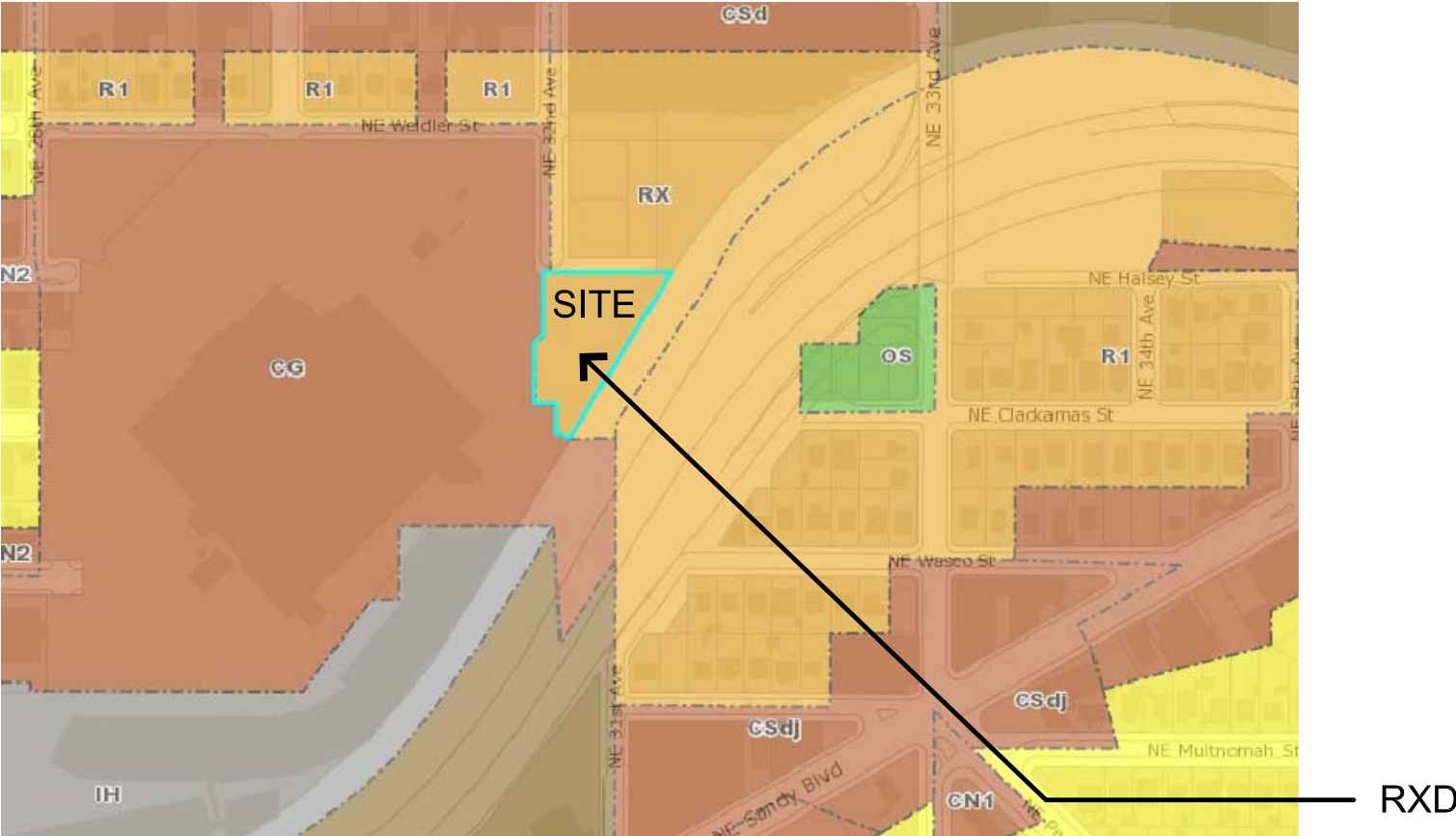
Group Living: none required, None provided.

Loading Standards: Required: Proposed:

33.266.310 (2) Standard B, if more than 100 dwelling units

Will be seeking adjustment to reduce from 2 loading spaces to 1 - A size loading stall off private drive





ZONING MAP

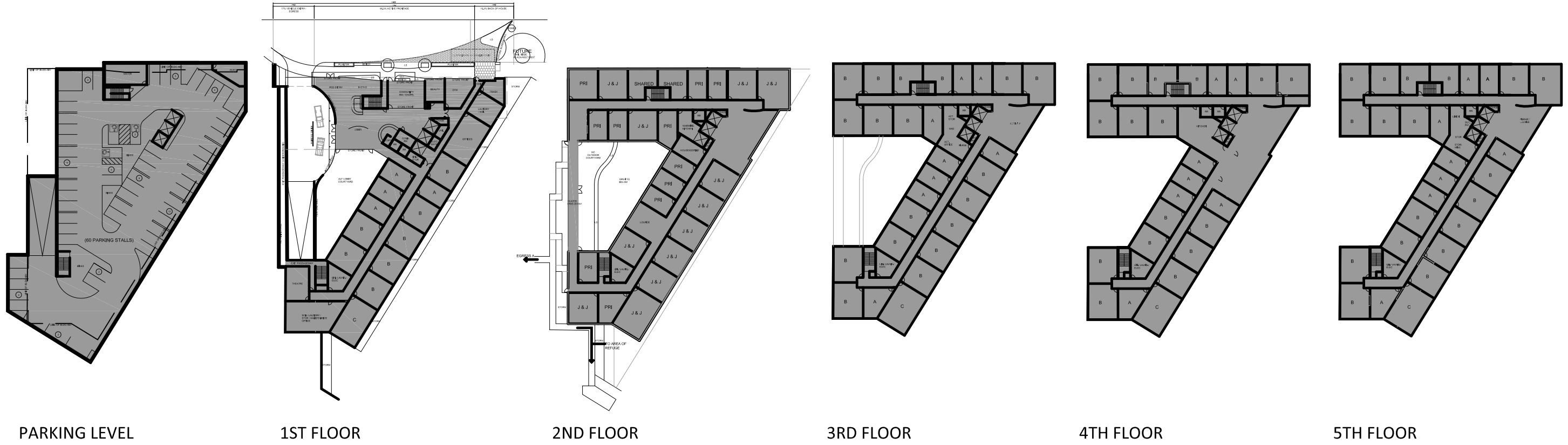
FLOOR AREA RATIO CALCULATIONS

1ST FLOOR	18,469 SF
2ND FLOOR	21,892 SF
3RD FLOOR	21,187 SF
4TH FLOOR	21,187 SF
5TH FLOOR	21,187 SF

TOTAL PROPOSED 103,922 SF

SITE AREA 37,822 SF

FAR = 4 TO 1 151,288 SF



PARKING LEVEL

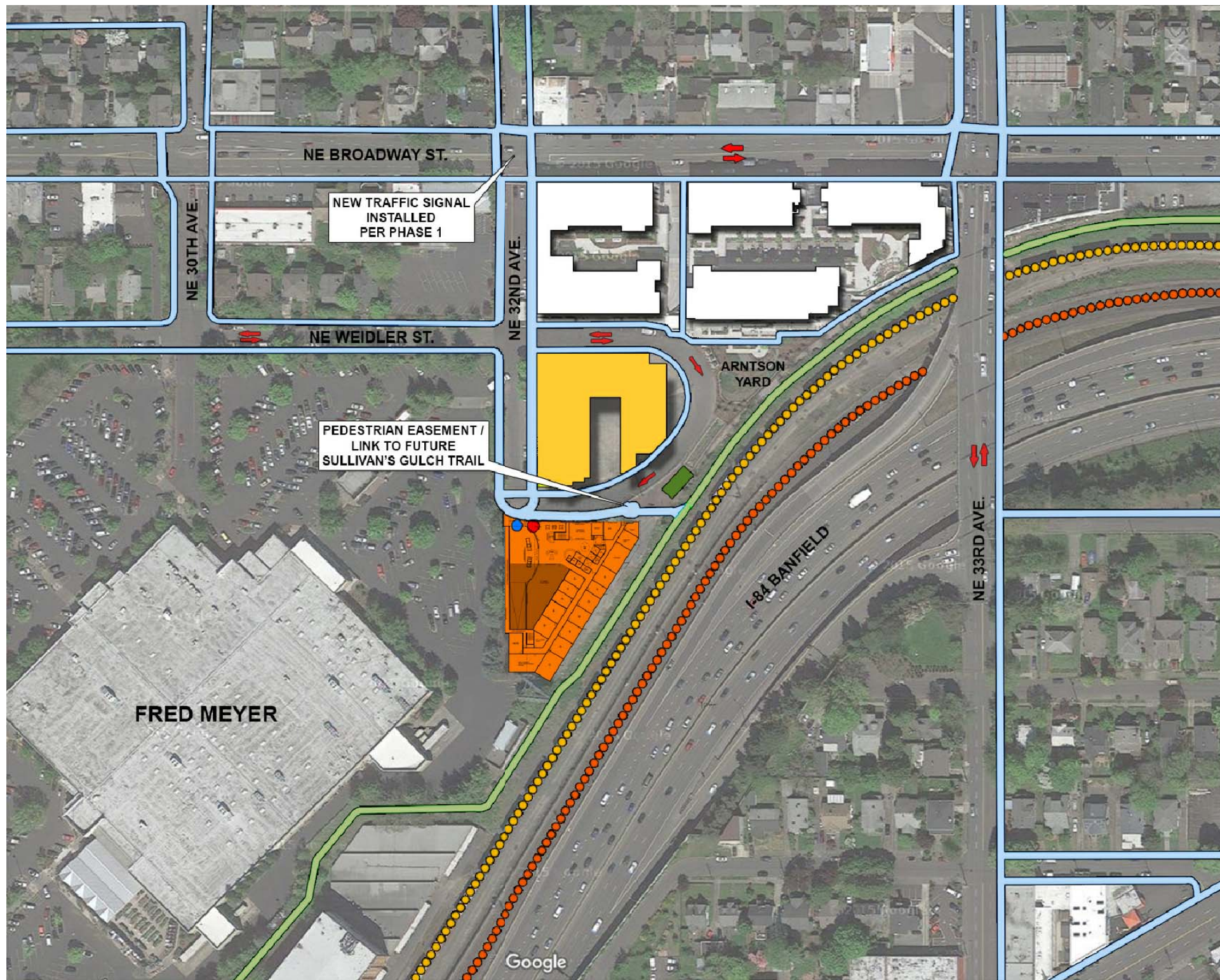
1ST FLOOR

2ND FLOOR

3RD FLOOR

4TH FLOOR

5TH FLOOR



LEGEND

- GRANT PARK VILLAGE PHASE I (COMPLETED)
- GRANT PARK VILLAGE PHASE II (BY OTHERS)
- GRANT PARK VILLAGE PHASE III (PROPOSED)
- PEDESTRIAN PATH
- SULLIVAN'S GULCH TRAIL (FUTURE)
- UNION PACIFIC RAIL LINE
- TRIMET LIGHT RAIL
- MAIN BUILDING ENTRY
- VEHICLE ENTRY



SITE VIEW A



SITE VIEW B



SITE VIEW D



SITE VIEW C



AERIAL VIEW



FRED MEYER



NE BROADWAY ST. - PHASE ONE



BPA BUILDING

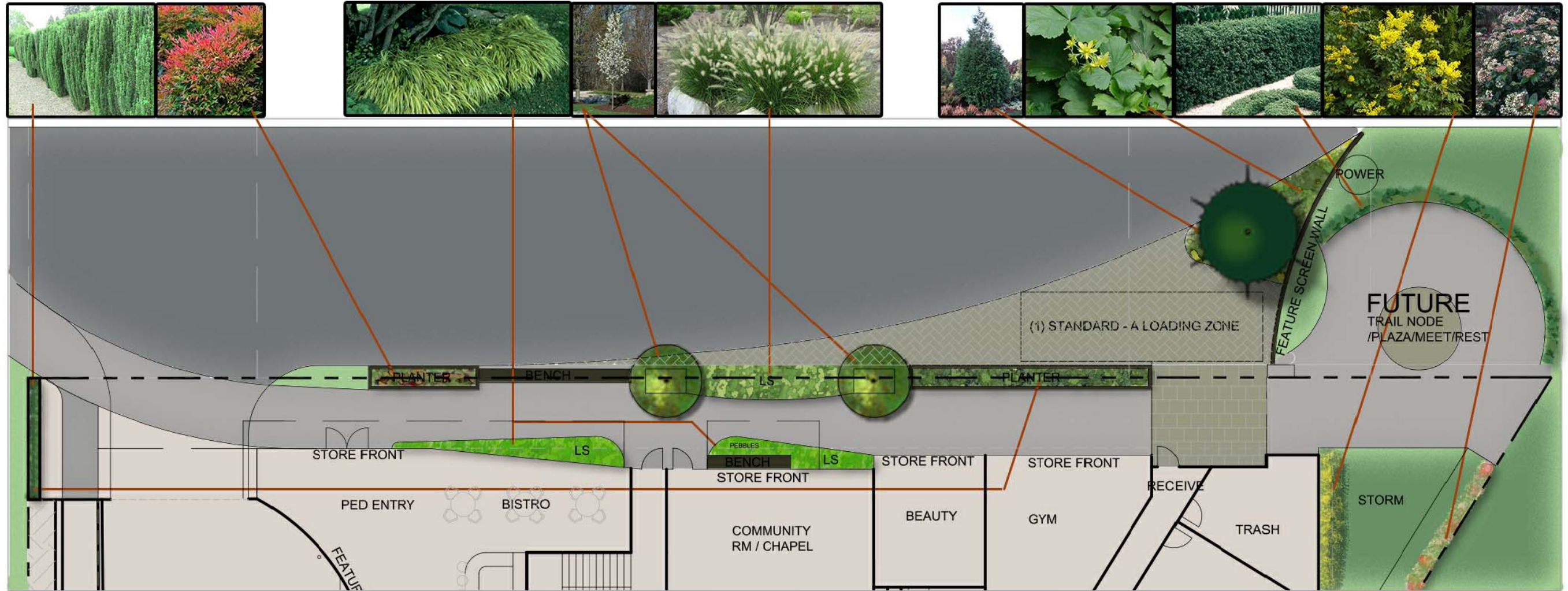


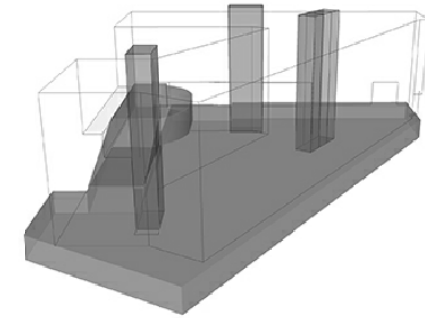
GRANT PARK VILLAGE - PHASE TWO



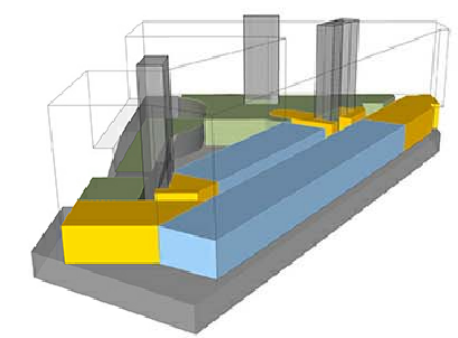
AERIAL VIEW



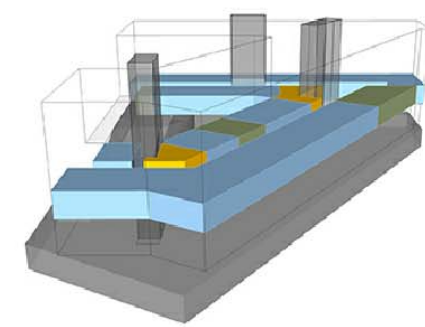




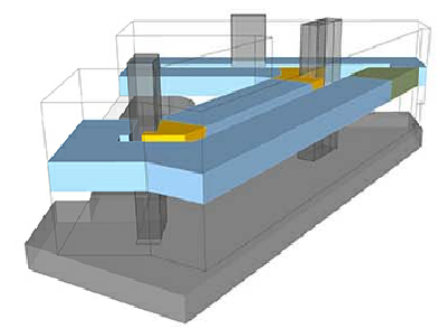
KEY COLORS	
■	COMMUNITY
■	SUITES
■	SUPPORT
■	VEHICLE/PARK



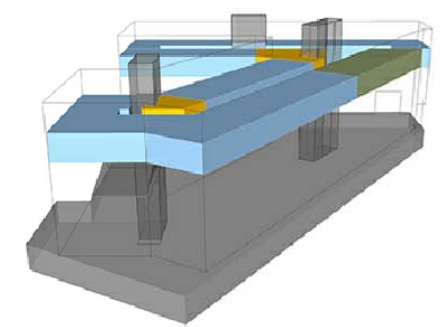
KEY COLORS	
■	COMMUNITY
■	SUITES
■	SUPPORT
■	VEHICLE/PARK



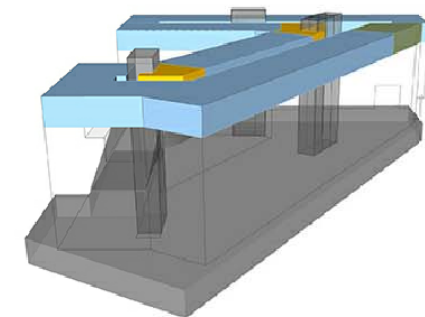
KEY COLORS	
■	COMMUNITY
■	SUITES
■	SUPPORT
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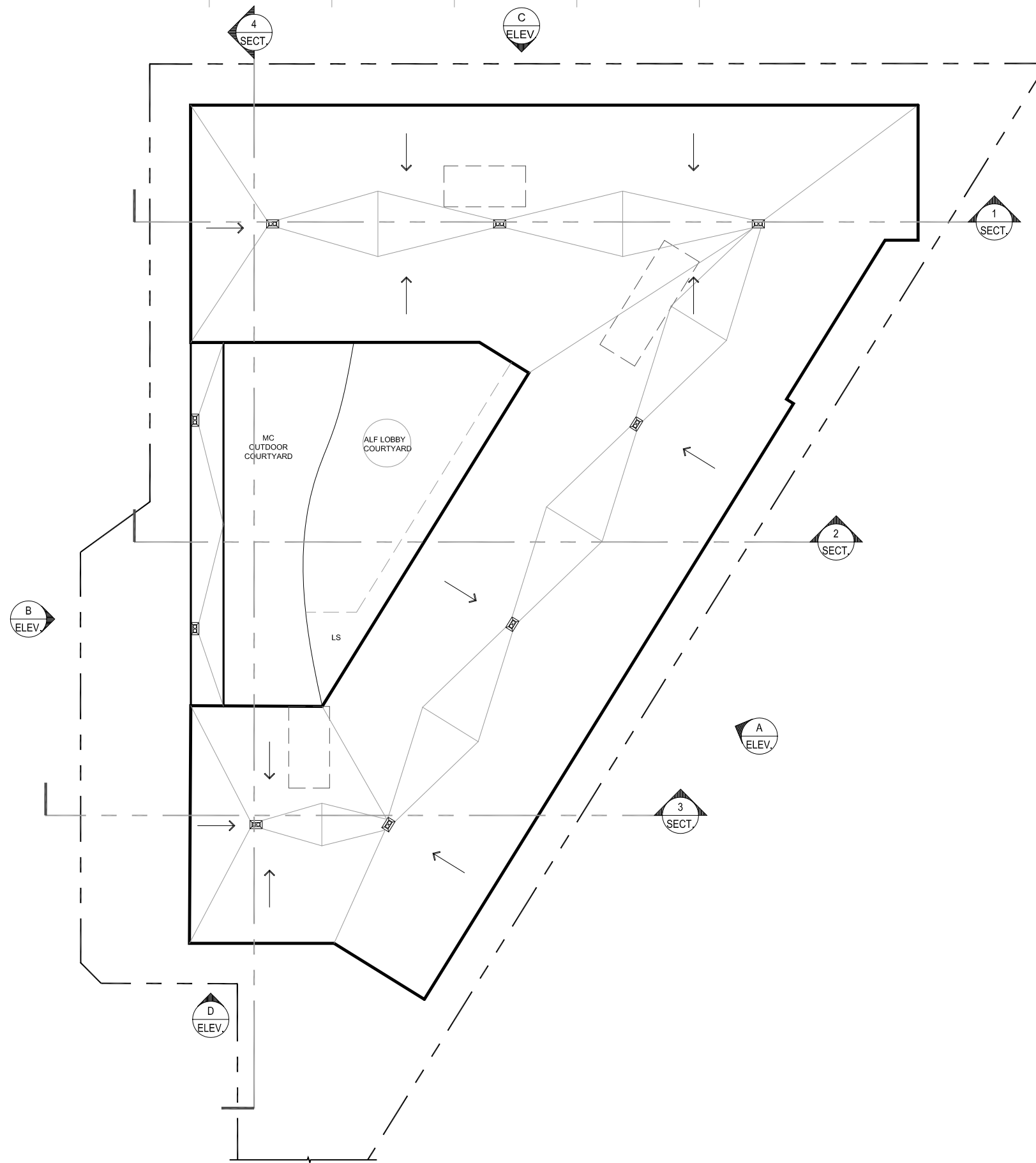
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■	SUITES
■	SUPPORT
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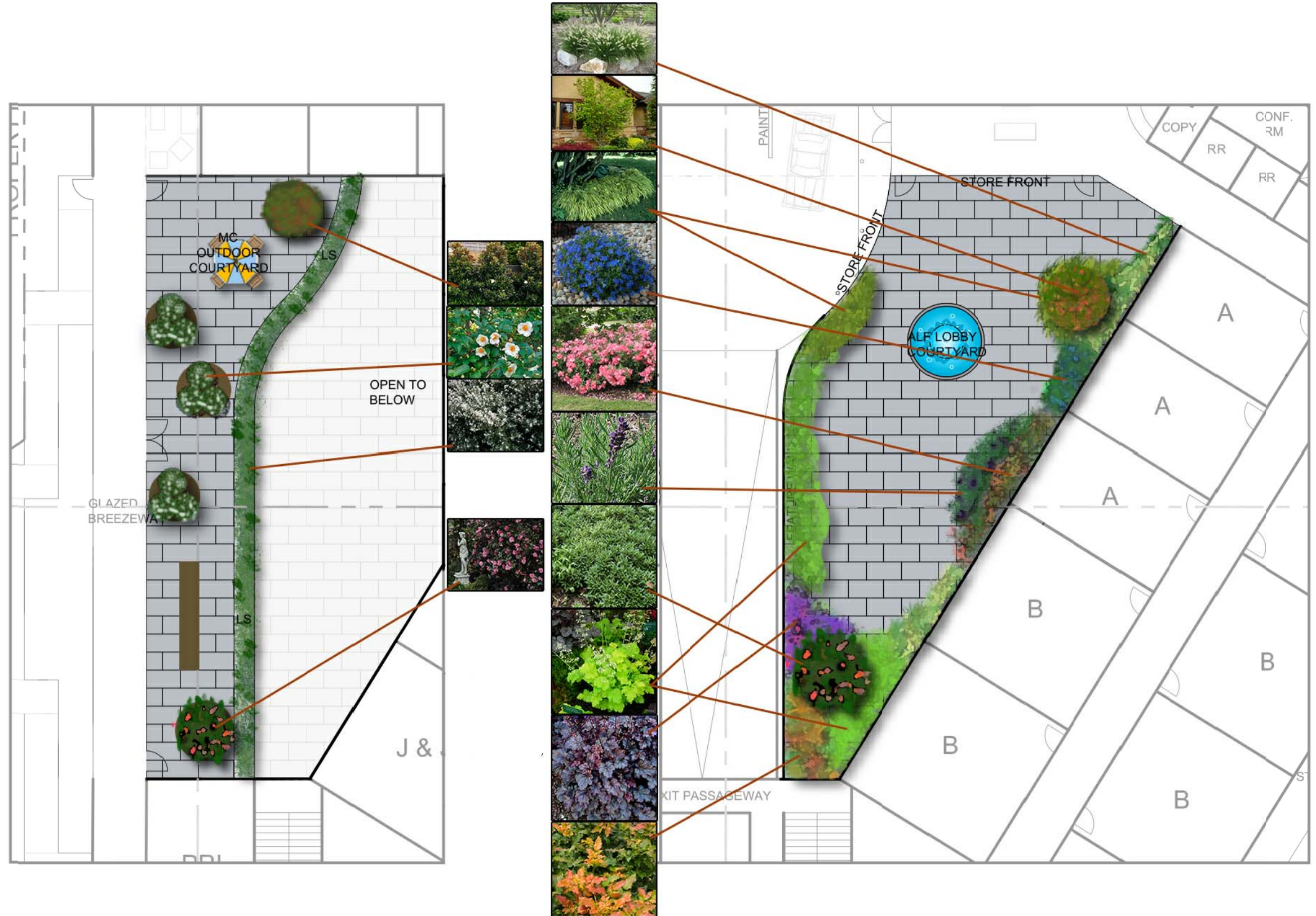


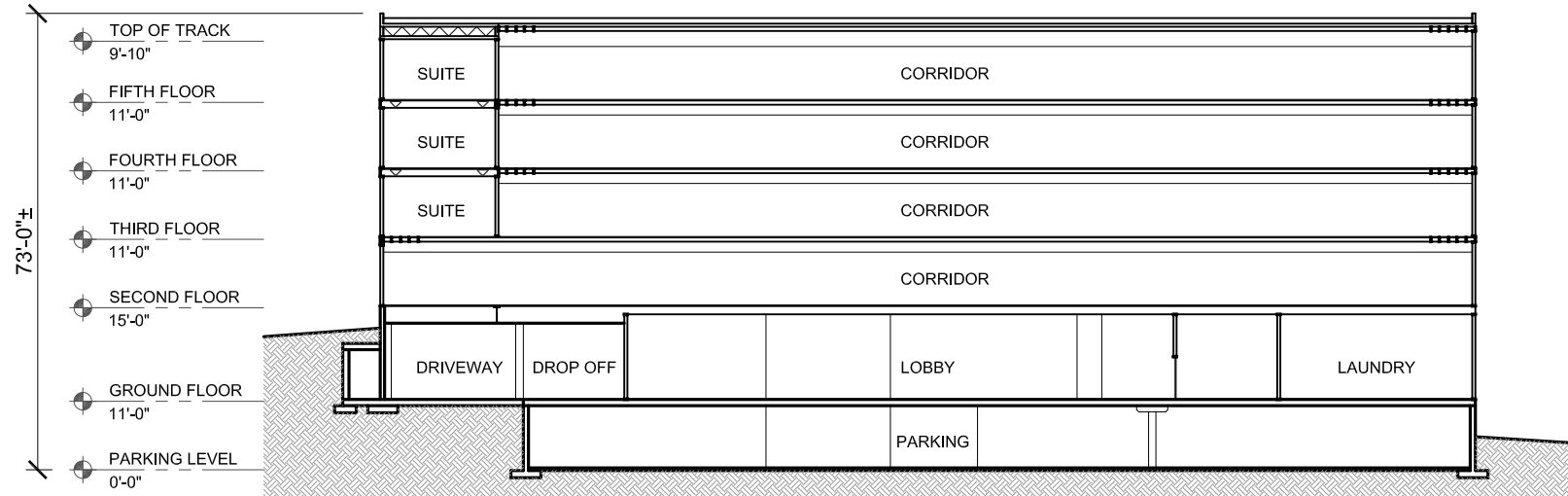
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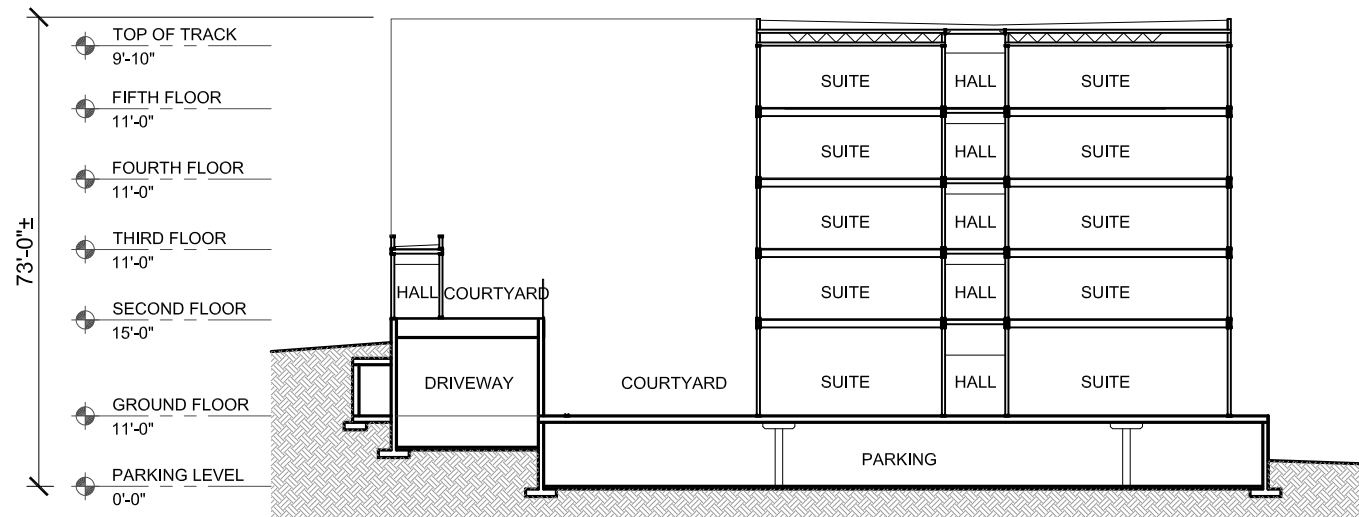
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■	SUITES
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■	VEHICLE/PARK



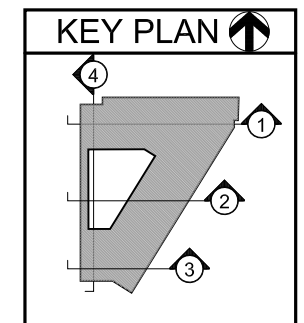


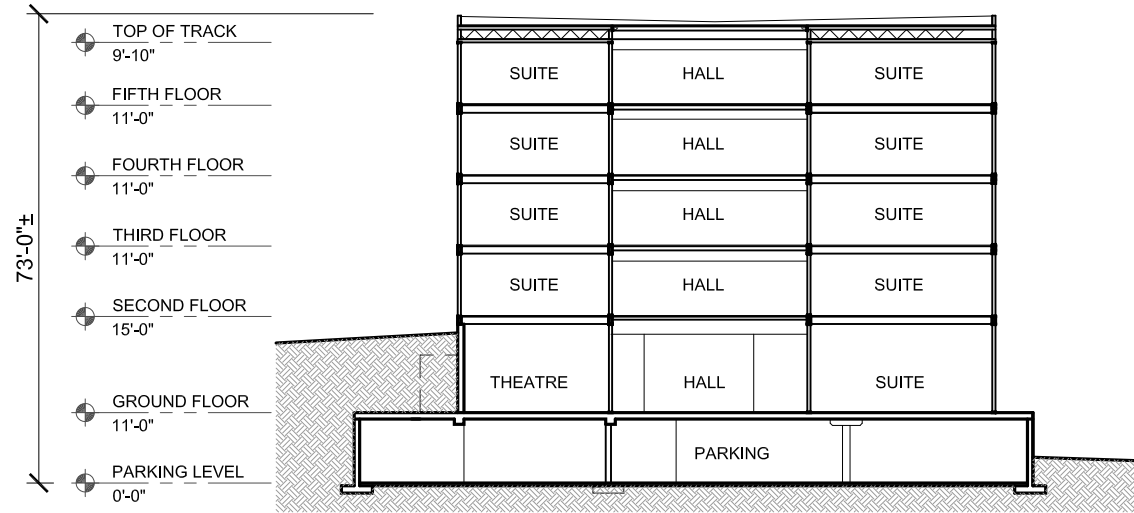


1 SECTION
SCALE: 1" = 30'-0"

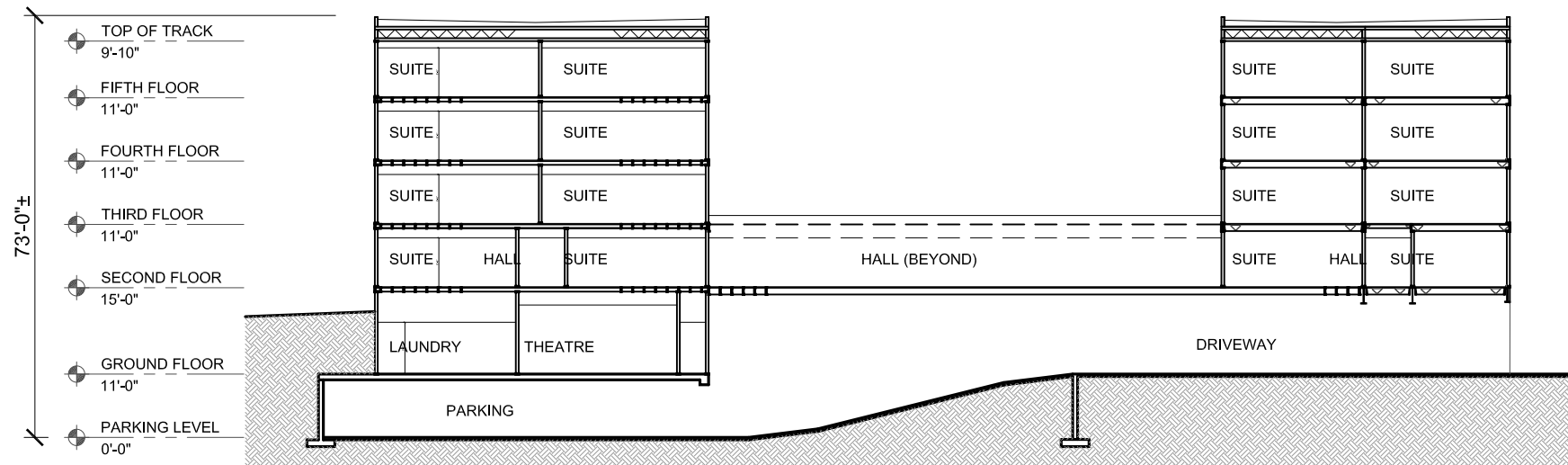


2 SECTION
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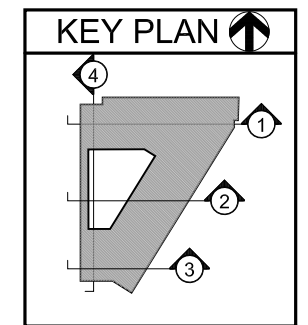


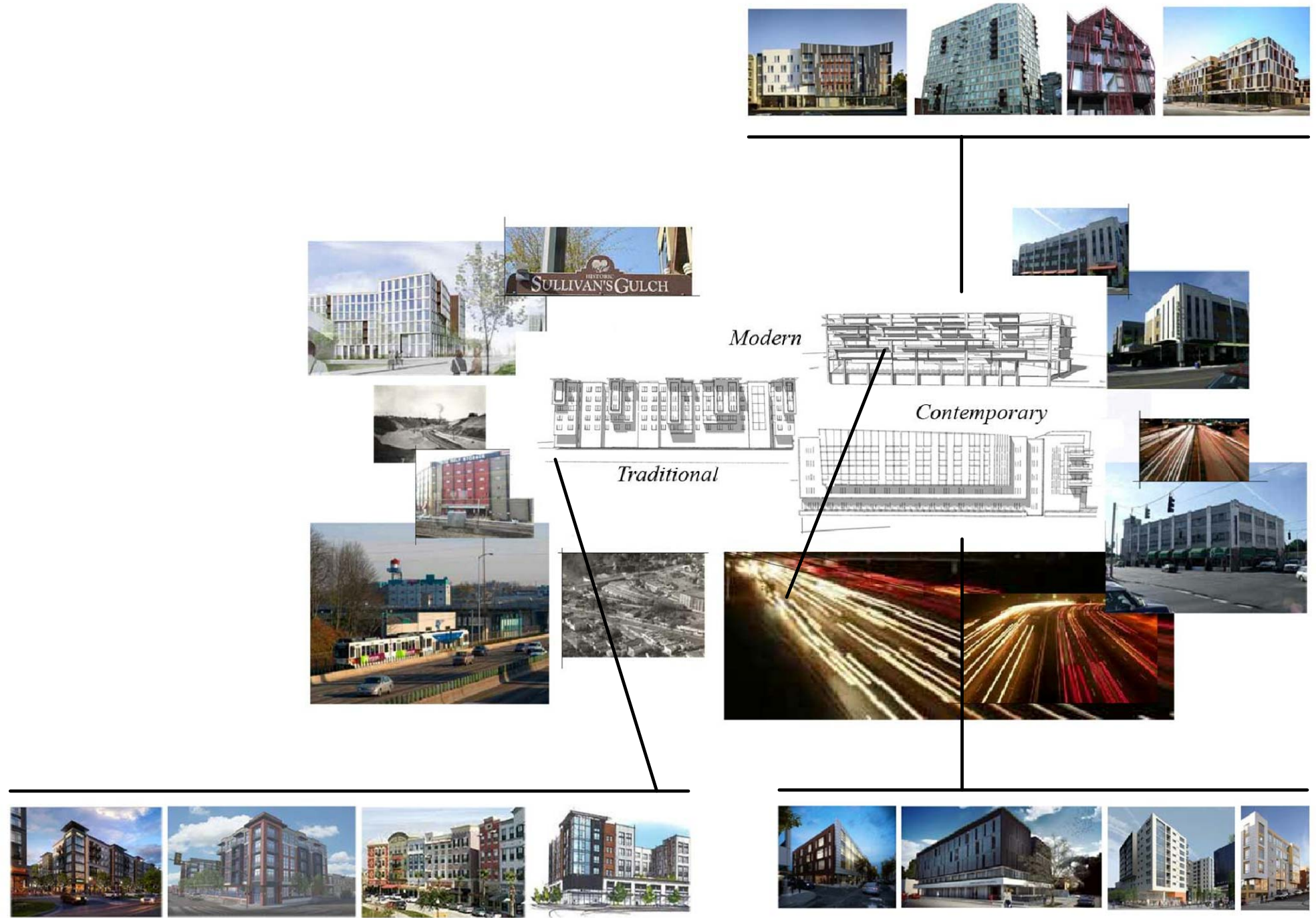


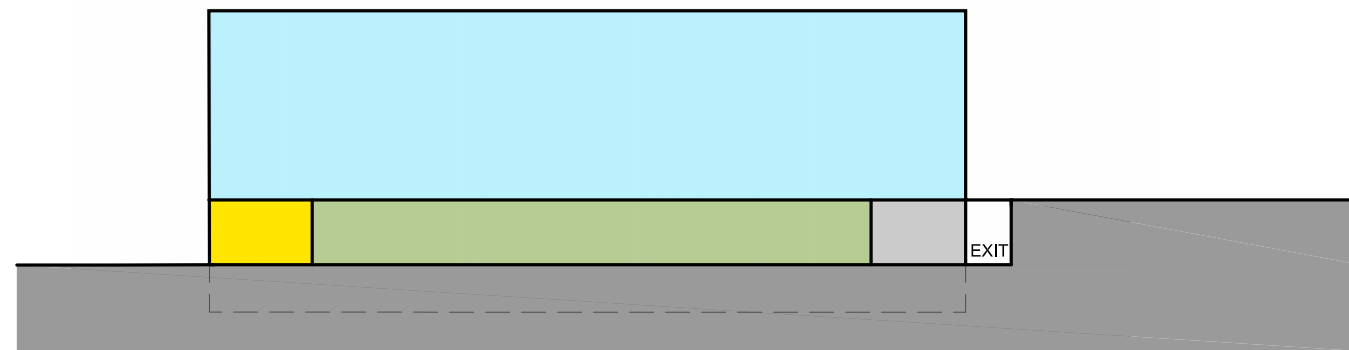
3 SECTION
SCALE: 1" = 30'-0"



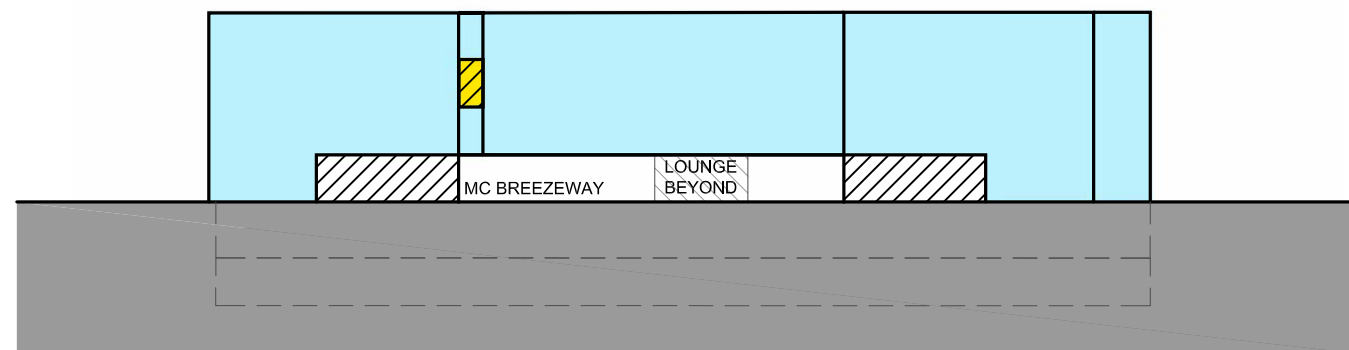
4 SECTION
SCALE: 1" = 30'-0"



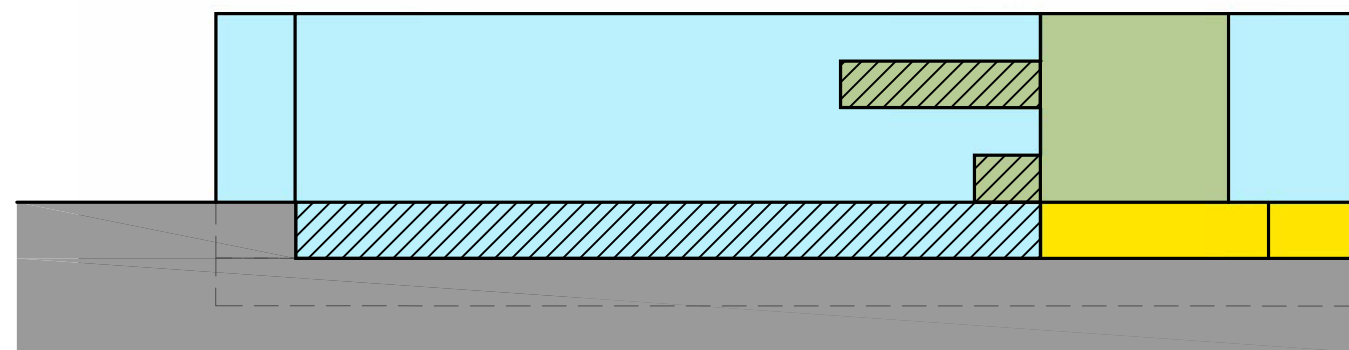




NORTH FACADE

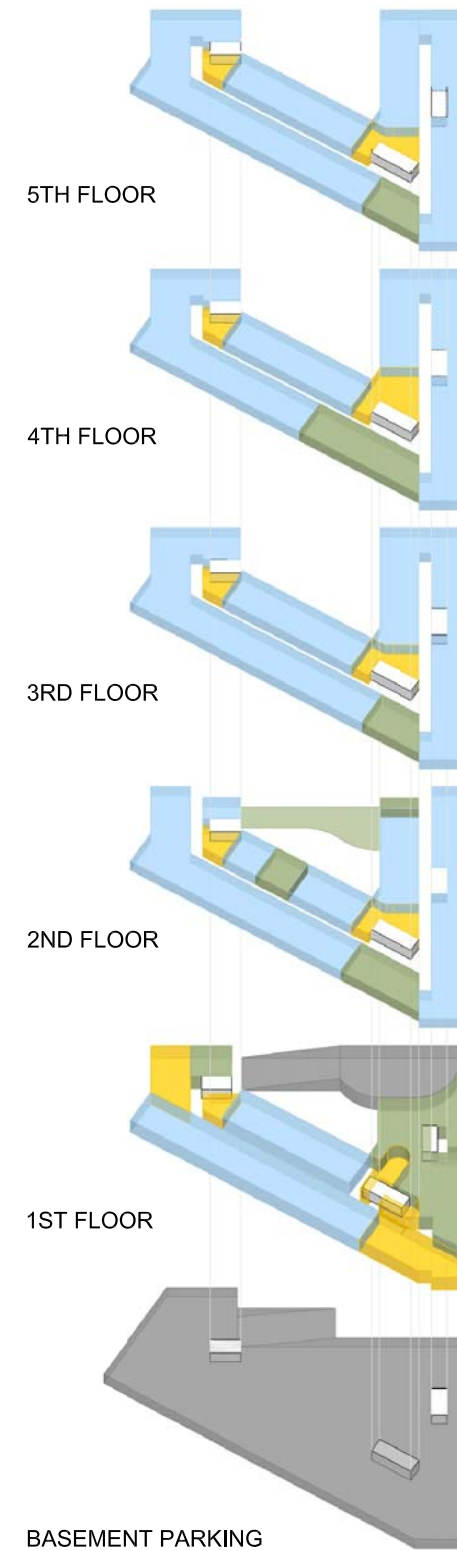


WEST FACADE



SOUTHEAST FACADE

 - FACADE DEVIATES FROM PROGRAM



5TH FLOOR

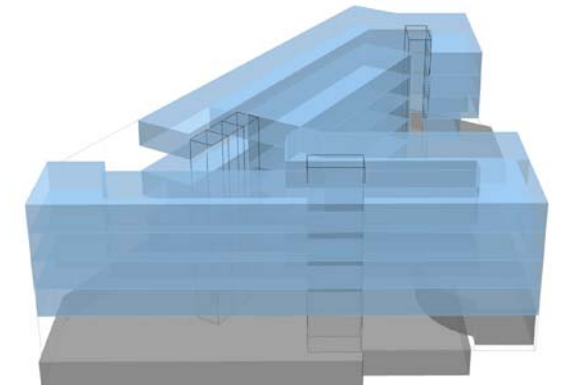
4TH FLOOR

3RD FLOOR

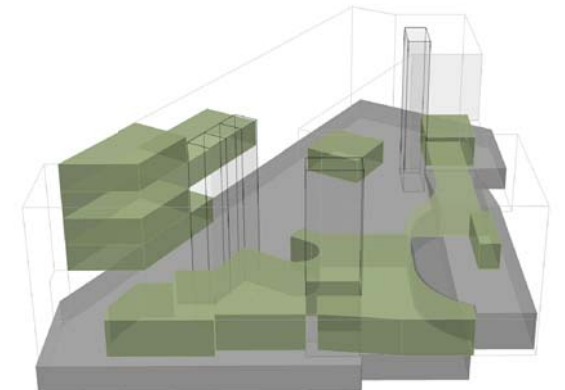
2ND FLOOR

1ST FLOOR

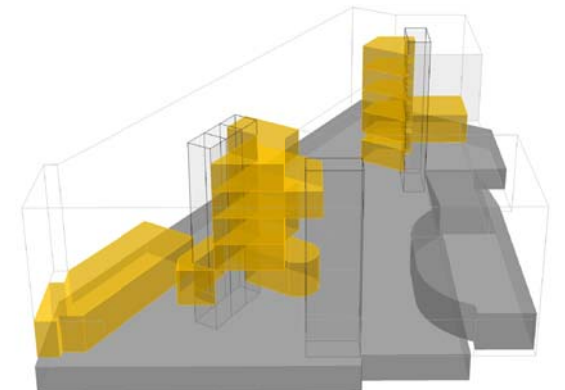
BASEMENT PARKING



SUITES



COMMUNITY



SUPPORT

PROGRAMMATIC MASSING

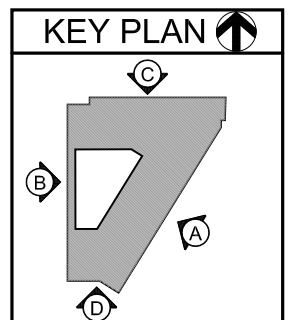


A SOUTHEAST ELEVATION



B WEST ELEVATION

KEY NOTES	
1	= STUCCO SIDING TYPE 1 SIDING COLOR TBD
2	= 36" (3-12") VERTICAL METAL PANEL SIDING SIDING COLOR TBD
3	= BRICK BRICK COLOR: TBD
4	= HARDIPANEL SIDING COLOR TBD
5	= AWNING AWNING COLOR TBD
6	= CONCRETE (EXPOSED) CONC. COLOR: TBD
7	= VINYL WINDOW MFR: SIERRA PACIFIC TRIM COLOR TBD
8	= STORE FRONT FRAME (METAL) WINDOW COLOR TBD
9	= STOREFRONT WINDOW GLAZING WINDOW COLOR TBD



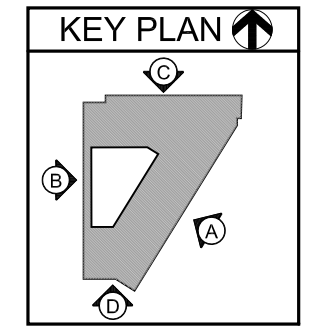


C NORTH ELEVATION



D SOUTH ELEVATION

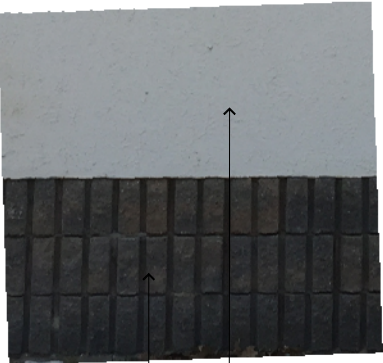
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8	= STORE FRONT FRAME (METAL) WINDOW COLOR TBD
9	= STOREFRONT WINDOW GLAZING WINDOW COLOR TBD



ELEVATIONS
SCALE 1" = 30'-0"



METAL
PANEL



DARK
GREY
BRICK



STUCCO



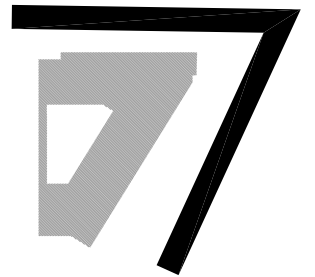
LOOKING NORTHEAST ALONG I-84

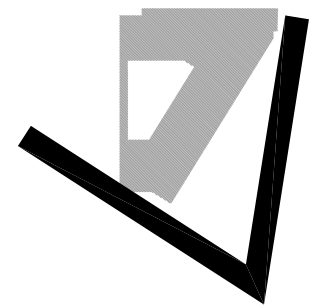


AERIAL ACROSS I-84 LOOKING NORTHWEST



ON OVERPASS AT NE 33RD AVE LOOKING WEST





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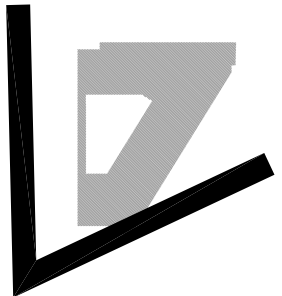
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PERSPECTIVES



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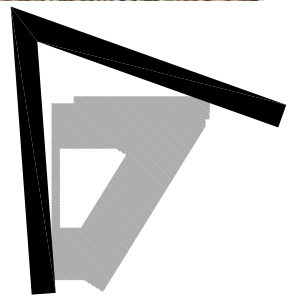
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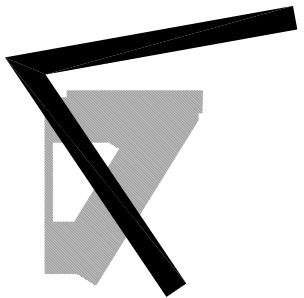
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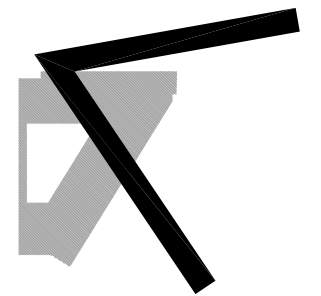
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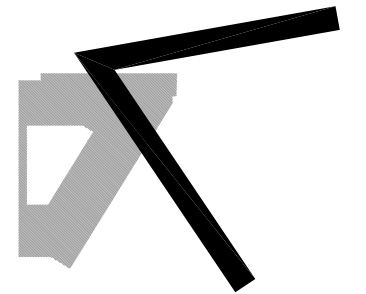
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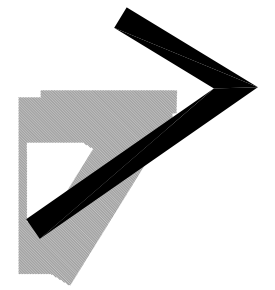
PERSPECTIVES

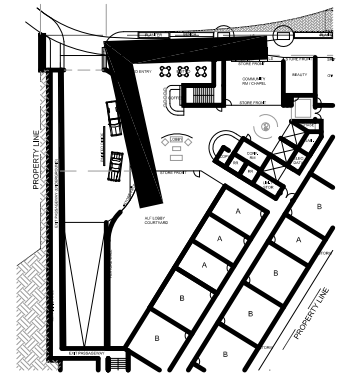


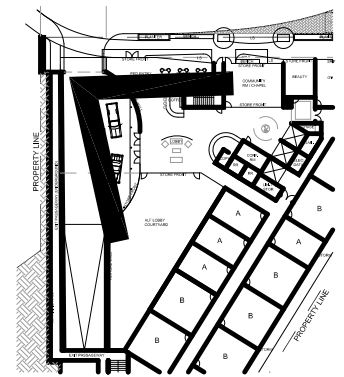


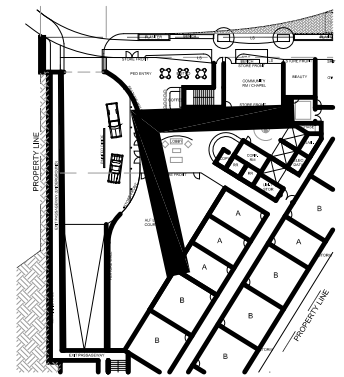


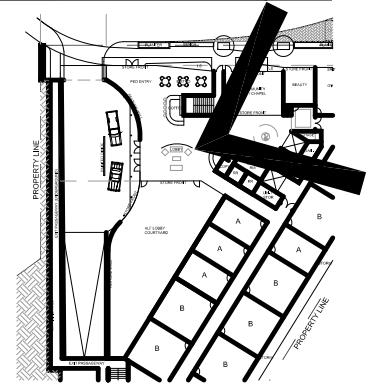


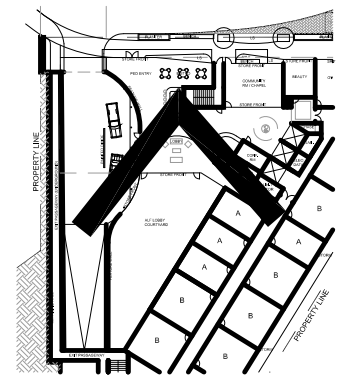


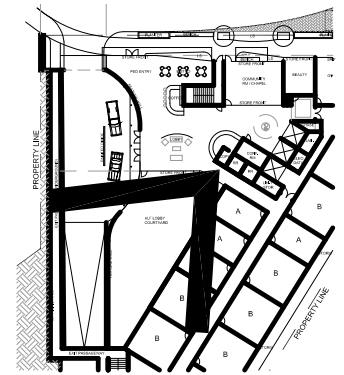












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