



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: May 27, 2016
To: Portland Design Commission
From: Jeff Mitchem, Development Review
Re: 16-119801 DA – Grant Park Village III
 Design Advice Request Summary Memo – Hearing #2 date, June 2, 2016
 Hearing #1 date, April 14, 2016

Please Note: Section III of this memo summarizes the state of the design and hearing #1 followed by **Commission Comments, Applicant Response and Staff Advice.**

I. PROGRAM OVERVIEW

Attached is a drawing set for the second Design Advice Request for a proposed 5-story building that will contain Memory Care rooms and Assisted Living Residential Units. Units with individual sleeping, cooking and sanitary facilities are classified as residential dwelling units (Household Living). Memory care rooms lack cooking facilities and are therefore classified as a Group Living Use. Group Living uses require a Conditional Use Review in the RX zone. The design review criteria are the Community Design Guidelines (guideline cheat sheet included with this memo).

II. DEVELOPMENT TEAM BIO

Architect	Aaron Clark Lenity Architecture – Salem, OR
Owner/Developer	Hazel Larpenteur KAL LLC – Portland, OR
Project Valuation	\$23,000,000

III. DAR TOPICS

Staff advises you consider the following among your discussion items on June 2, 2016:

- Form, Massing and Architecture.** At DAR Hearing #1, the massing, form and architectural character were poorly resolved and the subject of consensus Commission opposition.

Commission Comments. *The project does not meet approval criteria related to Interest, Quality and Composition.* The singular bulk with random moves does not read as residential and makes the project feel over-taxed and too full. Overall design is suburban in character, dark, not homey, typologically conflicted, arbitrary and uncomfortable. Explore less program and more height to free up ground floor area for pedestrian realm enhancements.

Applicant Response. The mass is broken into two primary intersecting forms distinguished by planar and material shifts responding to program distinctions. The architectural character has been isolated to a single contemporary typology with accents confined to sunshades and random colored panels.

Staff Advice. More program-based façade cut-aways should be explored and the residential lobby should be more prominently resolved to break up the north elevation. More study related to how the project references the “village” context of GPV I and II should accompany the Land Use Review application.

2. **Ground Floor Active Use.** At DAR Hearing #1, the north elevation ground floor program lacked 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) and no pedestrian frontage improvements along the entire north frontage (abutting the Sullivan’s Gulch Access Easement.)

Commission Comments. *The project does not meet approval criteria related to sidewalk level of buildings and enhancing pedestrian networks.* Set the building back by 12’ to accommodate the necessary pedestrian facilities to reinforce the access easement and orient active use to sidewalk.

Applicant Response: A 10’-12’ sidewalk corridor has been provided lined with active ground floor uses – Lobby, Community Room, Chapel, Beauty, Gym – lining ground floor abutting the Sullivan’s Gulch Access easement. However, only the lobby and community room feature exterior entries.

Staff Advice. All sidewalk-oriented active use should feature exterior entrances (add them to the Gym and Beauty spaces), and the trash and receiving room should be studied interior to the garage. Also, the residential lobby should be more prominently resolved in elevation which might help break up the north elevation and accentuate the corner.
3. **Access, Parking and Loading.** At DAR Hearing #1, the over half of the project’s northern frontage (NW corner) featured garage access and porte-cochere. As such, the design presented significant adjacency conflicts between automobiles and pedestrians.

Commission Comments. *The project does not meet approval criteria related to protecting the pedestrian, active corners and integrating garage access.* The north elevation needs to be designed as a comprehensive part of the building and not solid or blank. Study a design solution minimizing parking garage and porte-cochere access to somewhere other than the project’s only public corner. Given the site’s constraints, an extraordinary design solution will be required in order to meet approval criteria. Successfully resolve the trade-off between automobile access from the site’s only corner and pedestrian safety abutting the open space linkage (Sullivan’s Gulch Trail.)

Applicant Response. A singular access point is provided to the parking garage and porte-cochere aligned with the eastern half of the NE 32nd Ave ROW. Loading is still provided at-grade abutting the northeast corner.

Staff Advice. The proximity of parking access to lobby entrance is still concerning. Explore program shifts to gain more separation and better accentuate the lobby. An underground loading solution might work (with Adjustment/Modification) given the program’s loading demand characteristics. A loading demand analysis should accompany the Land Use Review application.
4. **Building Materials.** At DAR Hearing #1, the materials palette appeared randomly complex, conflicting and dark with indiscriminate shifts. Overall, the building’s outward appearance lacked any apparent reference to context or interior program.

Commission Comments. *The project does not meet approval criteria related to overall design Interest, Quality and Composition.* Reduce materials palette should be simpler, lighter and brighter, and better resolved as residential.

Applicant Response. The two-part materials palette is limited to light-colored stucco and dark brick. Sunshades and colored panels are provided as accents.

Staff Advice. Traditional building materials presume traditional detailing – minimal, well-detailed material joints, significant material returns, complimentary cladding systems (windows, storefronts, canopies, sunshades, etc. To avoid a flat façade appearance, the window recess should be at least 3.5”.

IV. DEVELOPMENT STANDARDS

- **Zoning.** Central Residential with a Design Overlay.
- **Max FAR.** Allowable FAR is 4:1. Proposed FAR is 3.2:1.
- **Max Height.** Allowable height is 100’. Proposed height is approximately 74’.

- **Screening.** Per 33.120.250, project required to screen mechanical, garbage, recycling from adjacent residential. Preliminary drawings indicate screening.
- **Parking and Loading.** Minimum .33 stall/unit. 70 spaces proposed. Loading requirement – 2 Std B; proposed 1 Std B. Adjustment required.
- **Bike Parking.** Reduced requirement due to use (assisted living).
- **Ground Floor Windows.** Standard applies to the public ROW frontages only. NW 32nd Ave dead ends at site’s NW corner. As proposed, Modification required.

V. APPROVAL CRITERIA CHEAT SHEET

Community Design Guidelines Cheat Sheet. This proposal must adequately address the *Community Design Guidelines*, Please see the following preliminary guidelines consistency analysis for the project as currently proposed.

GUIDELINE	MEETS	COULD DO BETTER	DOES NOT MEET
P1. Community Plan Area Character. Enhance the sense of place and identity of community plan areas by incorporating site and building design features that respond to the area's unique characteristics and neighborhood traditions.		Unclear in submittal. Describe how project responds.	
P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area’s historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.		NA	
P3. Gateways. Develop or strengthen the transitional role of gateways identified in adopted community and neighborhood plans.		NA	
E1. Pedestrian Network. Create an efficient, pleasant and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.		Though improved, the north elevation ground floor needs more entrances and pedestrian priority.	
E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.	The north elevation ground floor features pedestrian refuge reinforcing the Sullivan’s Gulch Trail.	Landscape plan will be a critical component to the success of this space.	
E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along		The sidewalk level of the north elevation is visually interesting and	

<p>sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.</p>		<p>incorporates integrated seating. More seating could be provided at the entry.</p>	
<p>E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.</p>		<p>The NW corner is better activated. The primary entrance could be more strongly marked.</p>	
<p>E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.</p>	<p>The sidewalk level of the north elevation features continuous canopies.</p>		
<p>D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians.</p>		<p>Functionality of north plaza space is still compromised by proximity to loading.</p>	
<p>D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.</p>		<p>Lobby could be more prominently resolved in elevation through massing/materiality shifts.</p>	
<p>D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.</p>		<p>Continue to resolve functionality of courtyard space and north plaza.</p>	
<p>D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.</p>		<p>LUR submittal should contain fully resolved design integrating garage door with storefront – translucent glazing is encouraged.</p>	
<p>D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries,</p>		<p>The sidewalk level of the north elevation is visually connected to interior active space</p>	

<p>active ground level uses, and outdoor areas.</p>		<p>though more entrances could be provided.</p>	
<p>D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.</p>		<p>NA</p>	
<p>D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.</p>		<p>More information in LUR submittal relating to reference of local “village” architectural language.</p>	
<p>D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.</p>		<p>Employ subtleness, finesse and detail to fully resolve this unique typology as residential (friendly, approachable, home).</p>	

Please contact me with any questions or concerns.