



Design Review Hearing
2211 SW 4th Avenue
Portland, Oregon

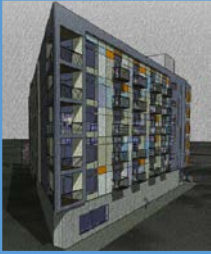
LU 16-115888

June 16, 2016



Public Process

**Pre-application Conference
3/12/2015**




Downtown Portland
Presentation
3/16/2015




South Portland
Neighborhood Presentation
6/14/2015

**Design
Advice
Request
6/18/2015**

DESIGN MEETINGS WITH CITY STAFF



Downtown Portland
Presentation
11/15/2015




Downtown Portland
Presentation
4/16/2016

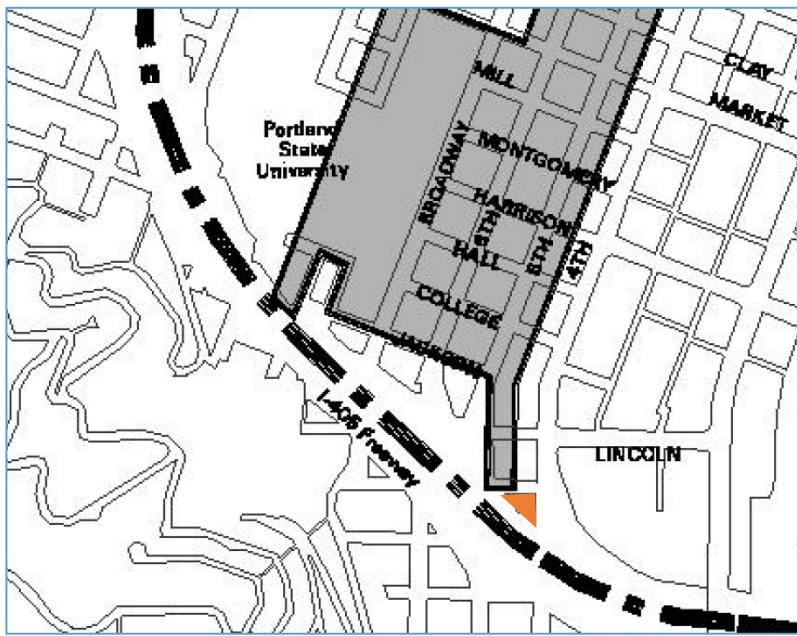


Design Review Hearing 6/16/2016



Planning Department Coordination

- July 9, 2015 – Design meeting with Planner
- August 24, 2015 – Design meeting with Planner
- Nov. 15, 2015 – Design meeting with Planner
- Feb. 16, 2016 – Reassigned Planner for DR
- Feb. 23, 2016 – Additional material provided per request
- March 21, 2016 – Review meeting with Planner
- April 15, 2016 – Revised packet submitted to Planner
- April 21, 2016 – Review comments from Planner
- April 29, 2016 – Review meeting with Planner
- May 5, 2016 – Review comments from Planner
- May 18, 2016 – Revised packet submitted to Planner
- May 27, 2016 – Final packet submitted to Planner



Site constraints

Pedestrian path ends into ODOT Property and does not continue

Site topography - slopes significantly, complicating organization

Off ramp to SW 4th Avenue from I-405 prohibits pedestrian crossing to/from east

Triangular geometry restricts development potential and confines service areas to Grant and 4th.

ODOT Access Control line / I405 borders property to south restricting access and creating noise

Site opportunities

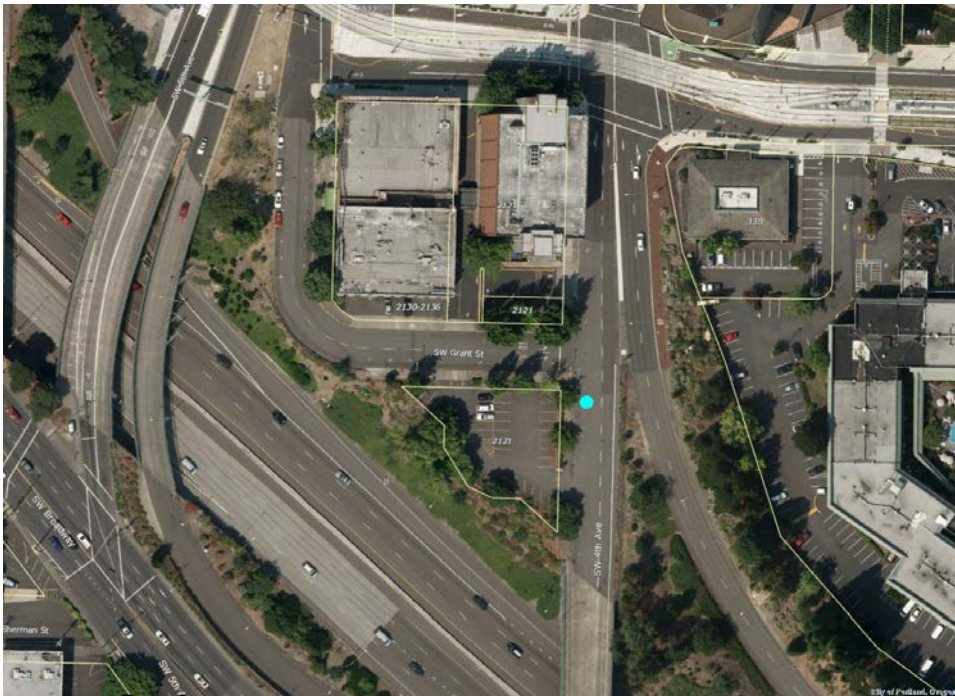
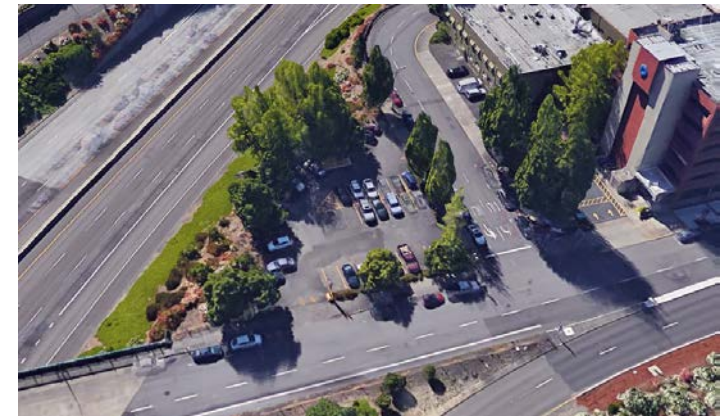
Gateway “corner” to Central City

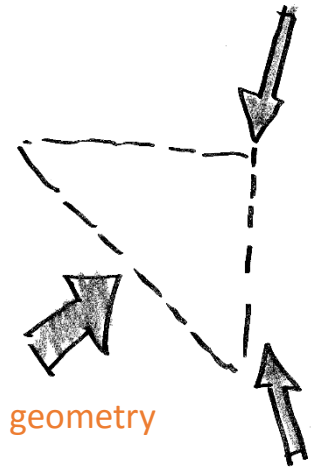
Underutilized parcel

Key location – proximity to PSU

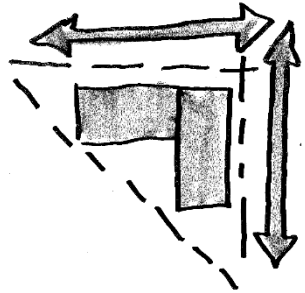
Activation of 4th & Grant

Affordable housing solutions

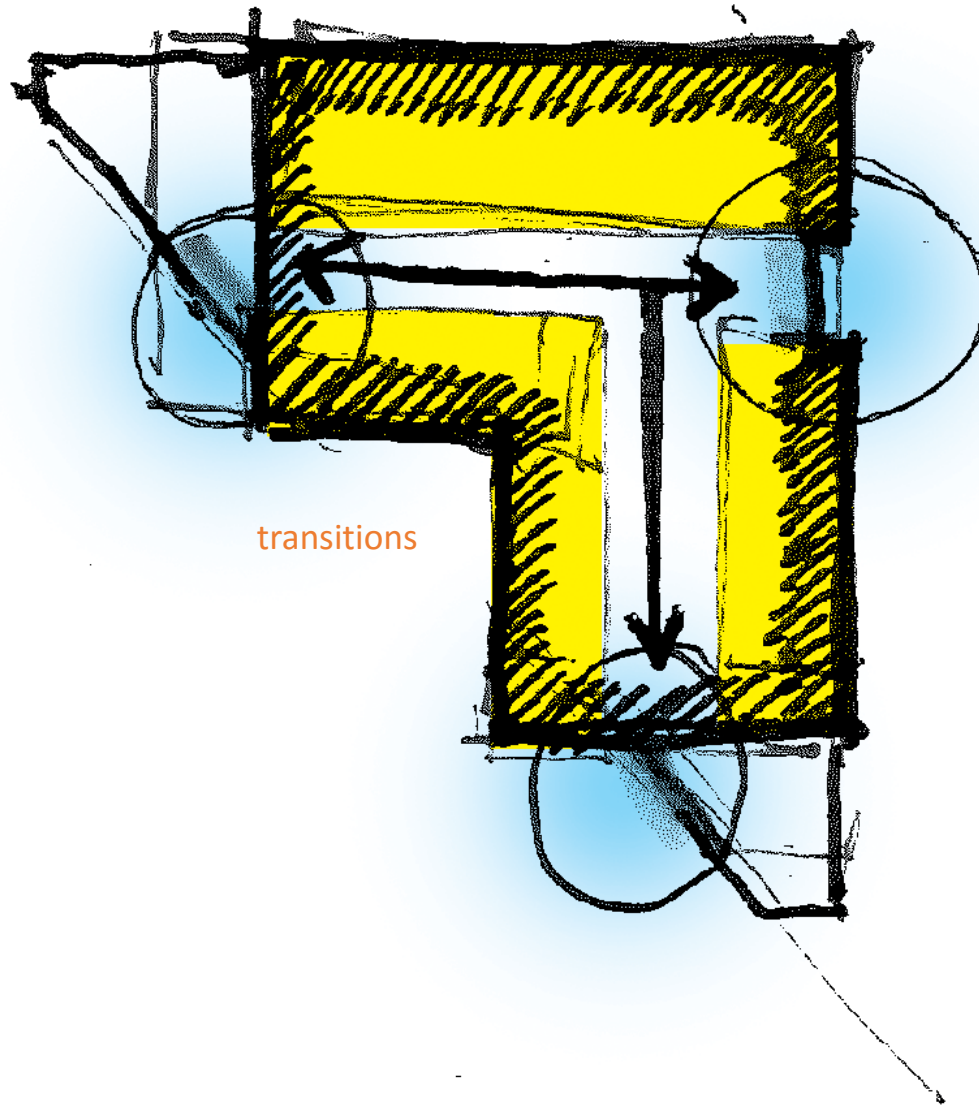




geometry



efficiency



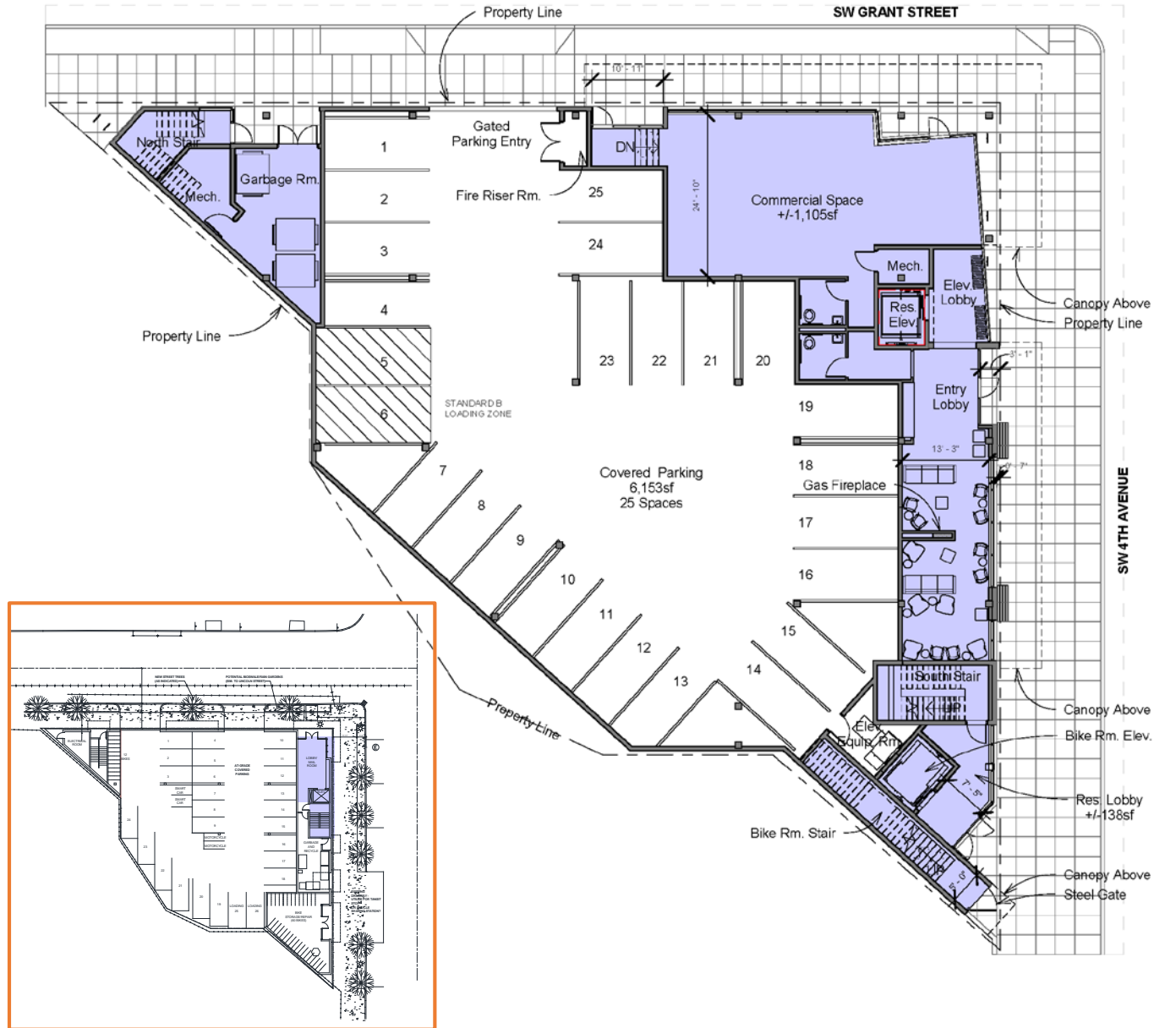
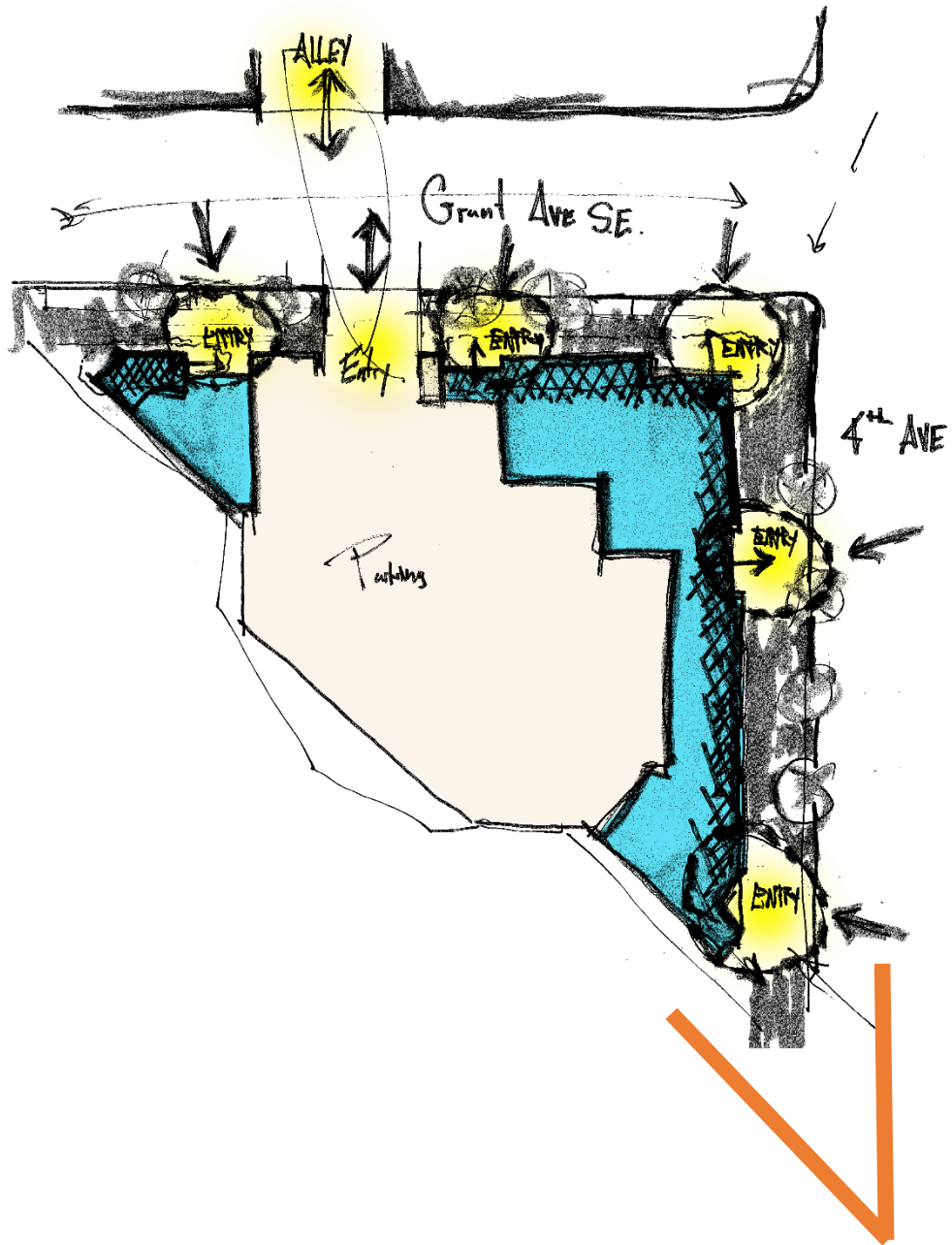
transitions

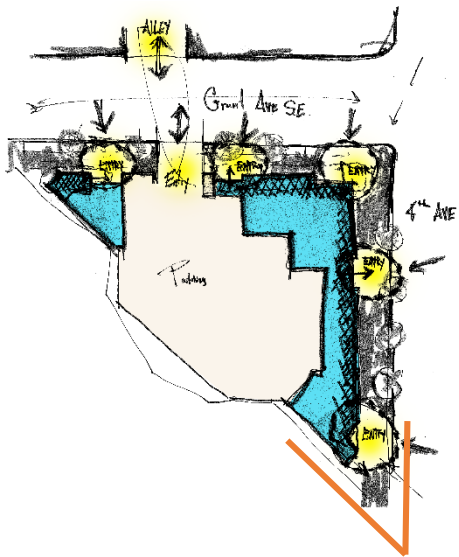


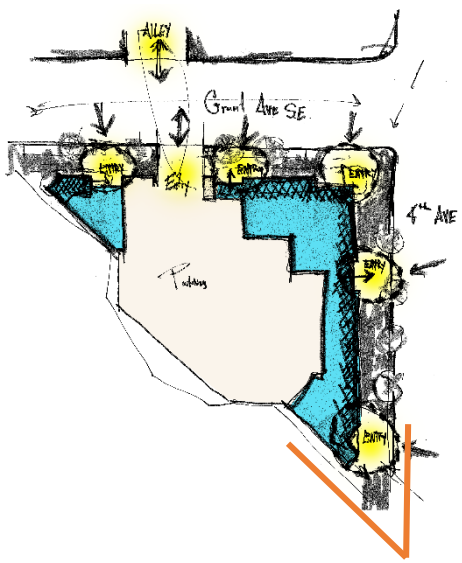
Typical upper floor plate



Material/form/function juncture







ENTRANCE SKETCH FROM DAR



GRANT FACADE SKETCH FROM DAR



SW GRANT AVENUE VIBRANT STREETScape / COMMERCIAL ACTIVE USE



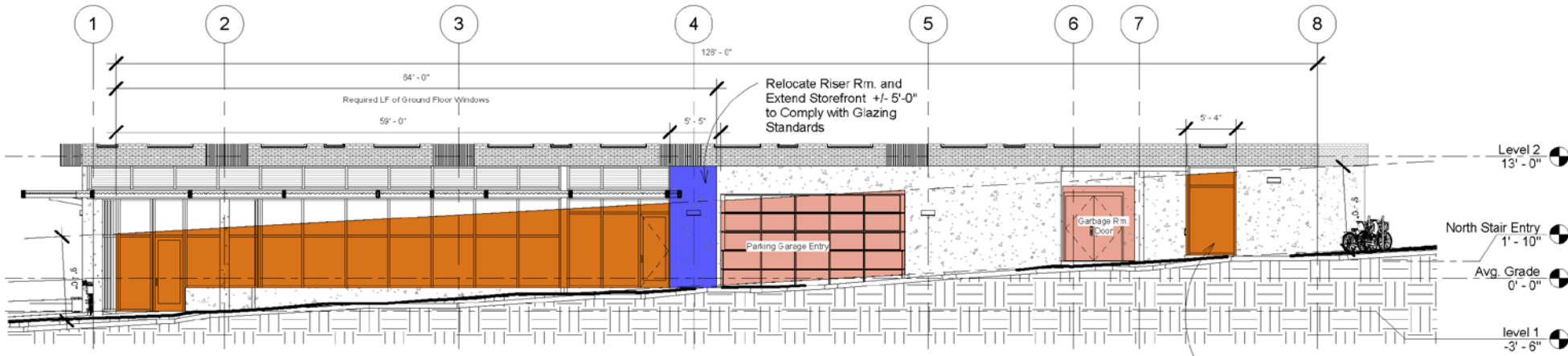
GLAZED DOOR AT GARAGE (CLOSED ONLY AT NIGHT)

A driveway design exception has been approved by PBOT for the location, size, and mechanism proposed for the garage door.



SW FOURTH AVENUE VIBRANT STREETScape

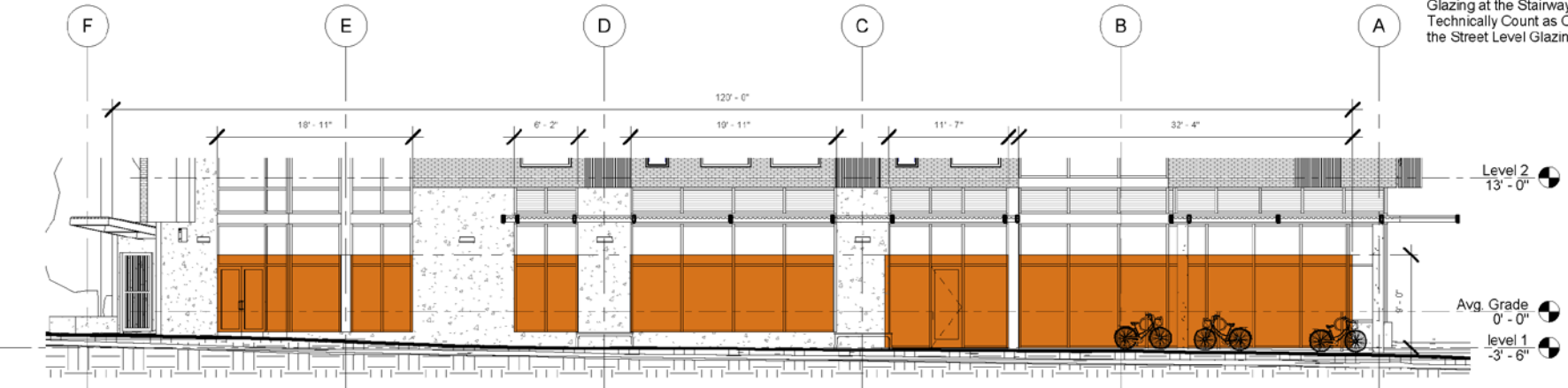
Modification Justification



1 SW Grant Street Elevation
3/32" = 1'-0"

1. Greater area of glazing provided than is required.
2. Greater length and area provided along 4th Ave. Pedestrian path than is required by code.
3. Site geometry pushes services to pedestrian streets – every available façade has been glazed.

Note: Although Glazing is provided to Avoid a "Blank Facade", Window Glazing at the Stairway does not Technically Count as Contributing to the Street Level Glazing Requirement.



2 SW 4th Street Elevation
3/32" = 1'-0"

Glazing Area:
 4th Ave. Glazing = 727 sf > 270 sf req'd
 Grant Street Glazing = 502 sf > 288 sf req'd

Glazing Length:
 4th Ave. Glazing = 88'-11" > 60' req'd
 Grant Street Glazing = 59' < 64'-4" req'd

4th STREET LEVEL

1.) TOTAL AREA 9'x120' = 1,080SF (.25)	= 270SF REQ. (25%)
2.) TOTAL LINEAR FOOT = 120/2	= 60'-0"LF REQ. (50% OF WALL)
1.) TOTAL AREA OF GLAZING PROVIDED	= 726.68SF
2.) TOTAL LENGTH OF GLAZING PROVIDED	= 88'-11"LF

GRANT STREET LEVEL

1.) TOTAL AREA 9'x128' = 1,152SF (.25)	= 288SF REQ. (25%)
2.) TOTAL LINEAR FOOT = 128/2	= 64LF REQ. (50% OF WALL)
1.) TOTAL AREA OF GLAZING PROVIDED	= 502SF
2.) TOTAL LENGTH OF GLAZING PROVIDED	= 64'-4LF

MODIFICATION REQUEST
 59' Proposed Vs. 64' Required Length of Ground Level Windows along Grant Street Facade.



Stairway corner at Grant



2nd floor plan



Previous corner at 4th sketch from DAR



Active corner at 4th

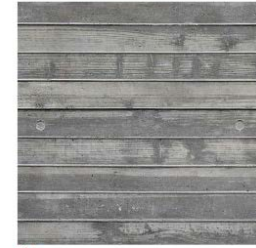




View from north



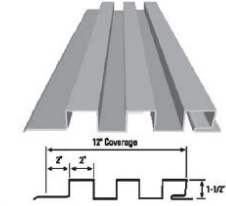
Previous view from north



1 BOARDFORM CAST-IN-PLACE CONCRETE



2 TAN STANDARD C216 FACE BRICK "TUMBLEWEED VELOUR"



3 CONCEALED FASTENER VERTICAL METAL SIDING



4 VERTICAL PERFORATED METAL PANEL MATCH PROFILE OF SIDING PANEL



Cool Old Town Gray

7A GRILL PANEL IN STOREFRONT



7 2" STOREFRONT DARK BRONZE/BLACK



6 WHITE VINYL WINDOW



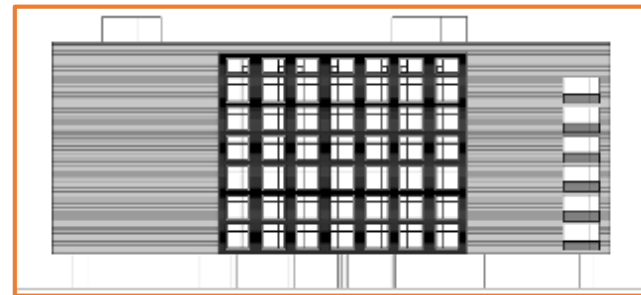
5 FULL LITE METAL DOOR PAINT TO MATCH SIDING

DESCRIPTION OF MATERIALS
 The choice and use of exterior building materials are used to emphasize the massing, scale and pedestrian experience of the structure. Materials such as brick, metal, and concrete have a honest, timeless quality that compliment and tie into the Portland palette.

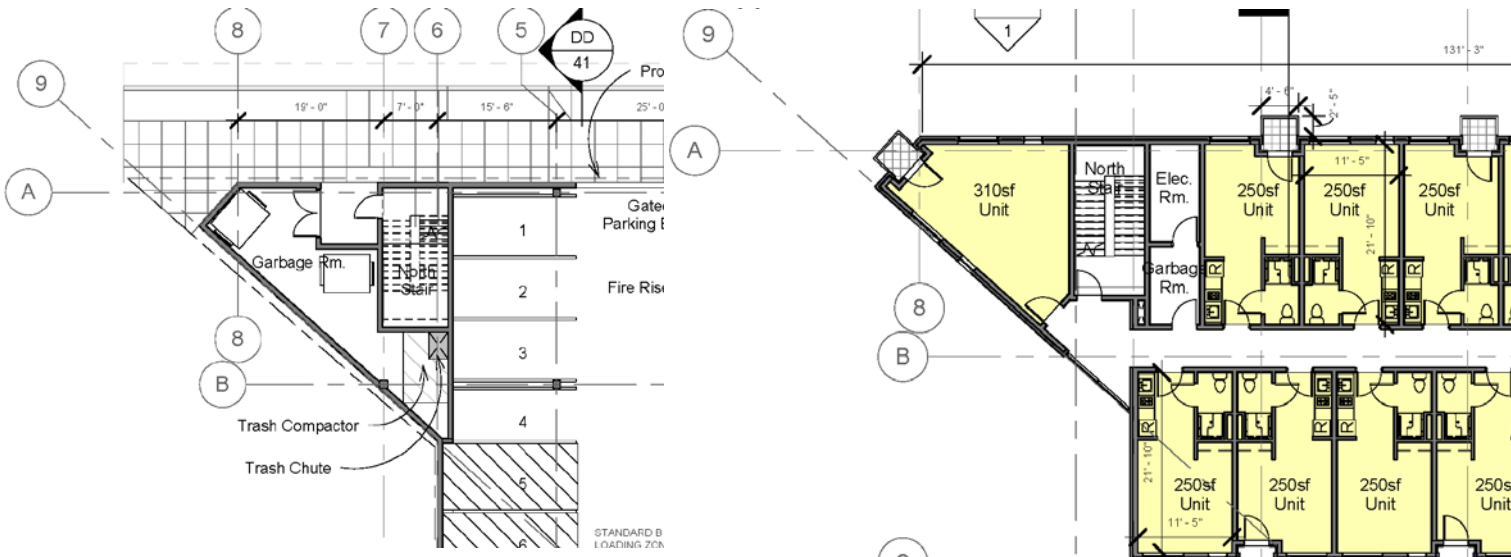
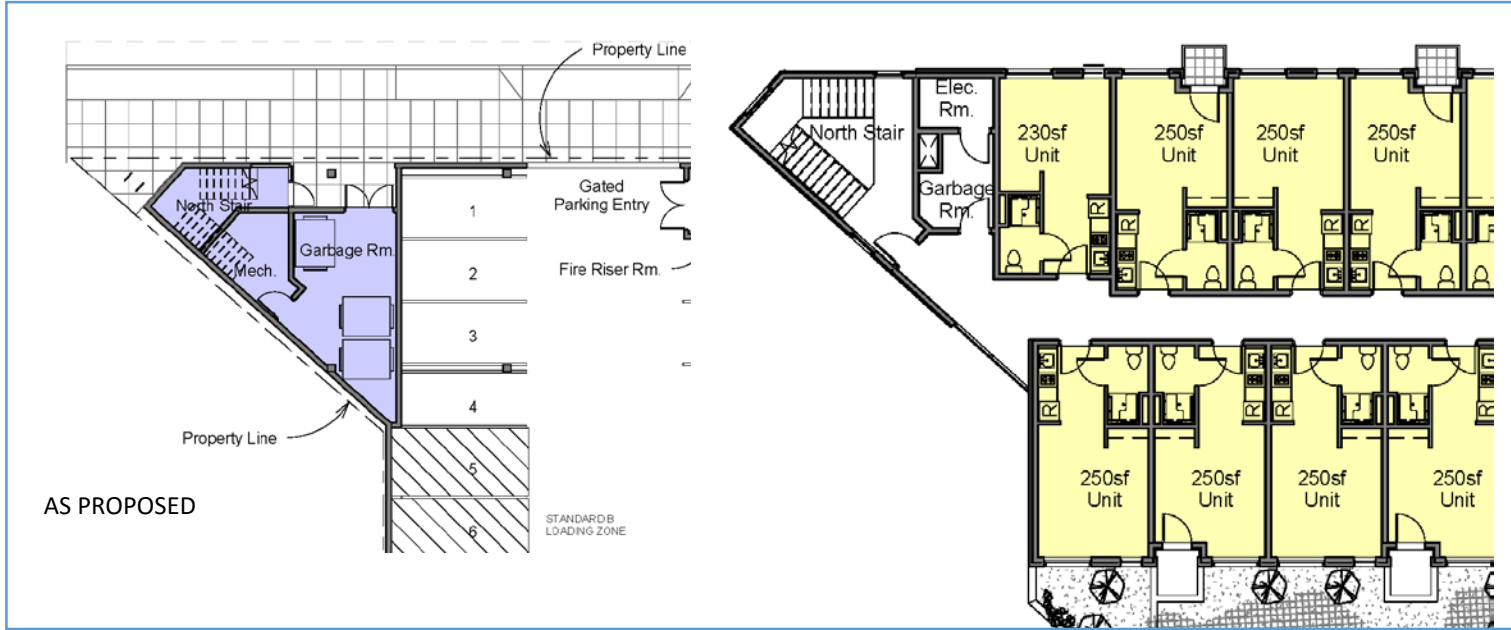
Proposed Materials – see page 25 of packet



View from south



Previous schematic elevation of south

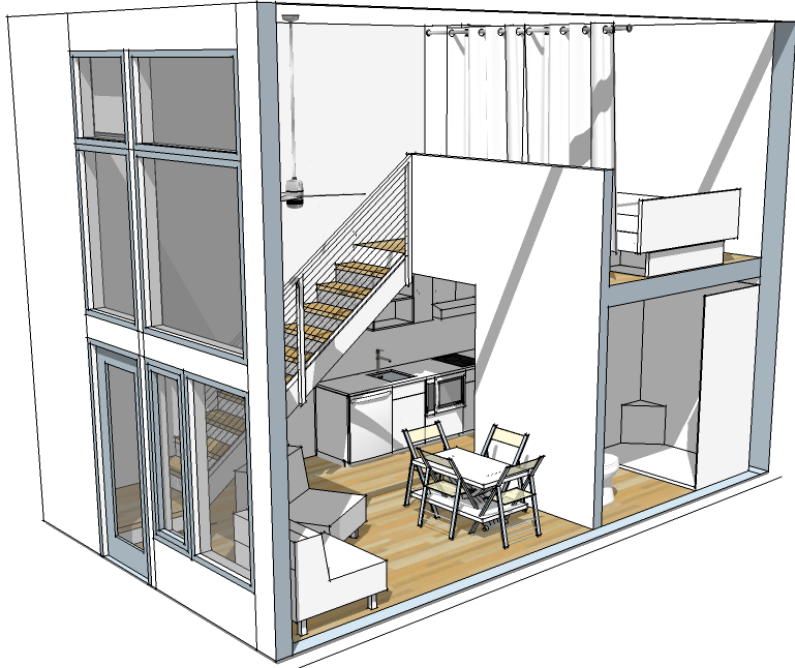




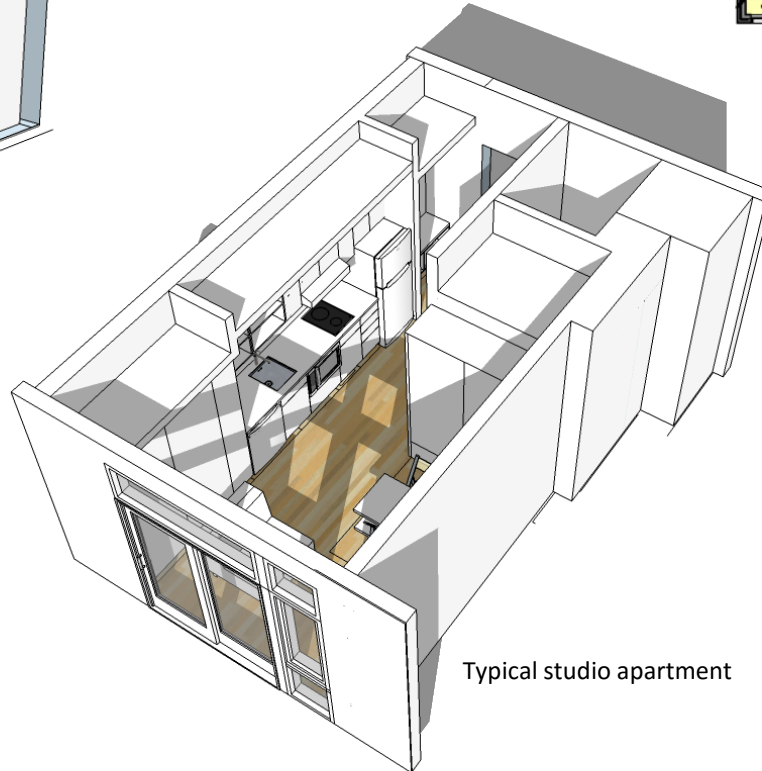
AS PROPOSED



All brick study



Typical 6th floor unit with loft



Typical studio apartment









Staff Report Issues

- 1. Massing and I-405 Frontage**
 - Thoroughly studied
 - Appropriately scaled
 - Contextually positioned

- 2. Building Skin Contextual Response and Coherency**
 - Mix of brick with secondary, high quality, material is contextually appropriate
 - Design is consistent with parti and is architecturally resolved

- 3. Ground Floor Activation**
 - Predominately active, vibrant and interesting ground floor facades and uses glazed at a greater extent (by area) than required by code

- 4. Permanence and Quality of Materials**
 - High quality and permanent materials proposed throughout