



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

FROM CONCEPT TO CONSTRUCTION

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## MEMORANDUM

**Date:** January 19, 2016  
**To:** Portland Design Commission  
**From:** Tim Heron, Design & Historic Resource Review  
503-823-7726, [tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)  
**Re:** EA 15-247554 DA – 111 NE MLK Jr. Blvd, 19-story mixed use building

Attached is a drawing set for the Design Advice Request of a proposed development of Block 75 North, a quarter city block located near the east end of the Burnside Bridge at the corner of NE 3rd Avenue and NE Davis; this area is known as the Burnside Bridgehead. The proposal will be a 19-story mixed use building with one story below grade parking, approximately 154,000 SF total.

The proposed building will complete Block 75's redevelopment, the ½ block 10-story mixed-use development to the south [LU 14-163479 DZM] is nearing completion, and the existing 1908 Union Arms Apartment Building will remain.

The Zoning is Central Employment (EX) base zone with Design (d) overlay zone, in the Central City Plan District, and the Central Eastside Subdistrict. 9:1 FAR is allowed, with a potential 3:1 bonus FAR available. As proposed, both the subject ¼ block + the approved ½ block, achieve 278,609 SF of new mixed use development on this site, or 10.06:1 FAR.

The approval criteria of Title 33, Portland Zoning Code are the *Central City Fundamental Design Guidelines* and the *Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan*.

Areas for discussion on January 28, 2016:

1. **Massing** – relationship to plaza, Block 75 south, Union Arms
2. **Ground floor activation**
  - a. Modification to Ground Floor Windows along NE Davis to less than 50% required.
  - b. Automated parking access from NE Davis v. existing access to below grade parking from NE 3<sup>rd</sup> Avenue.
3. **Oriel Window Exception** – increase 12-foot allowed by right to 24-foot wide allowed when approved through Design Review.
4. **Materials**
5. **Rooftop**

Please contact me with any questions or concerns.

Encl:  
Zone Map  
11x17 Drawing set  
Design Guidelines Cheat Sheet