



Block 75 North 111 NE - Martin Luther King Jr Blvd **Design Advice Request**  
**EA 15-247554**  
works partnership llc. 01.15.2016

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111 NE Martin Luther King Jr Blvd  
R150026, R150027, R150028

PROJECT SUMMARY

Block 75 North is 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 site occupies the vacant ¾ of the block with an existing three story residential building at the NE corner of the block (existing building is not under same ownership as the vacant ¾ block). The current proposed development is slated to occupy the south half of the site with a 154,000 sf, 19-story mixed use building with one story below grade.

The building is programmed to optimize a relatively small (8,100 sf) floor plate. Uses will be a combination of ground floor retail, with commercial workspace/office on the floor above, four levels of automated parking, and residential dwelling units of mixed sizes occupying the remainder. Parking and Loading access to the site will be off NE Davis St. along the east edge of the NW quadrant. The remaining NW quarter block will be reserved for future development.

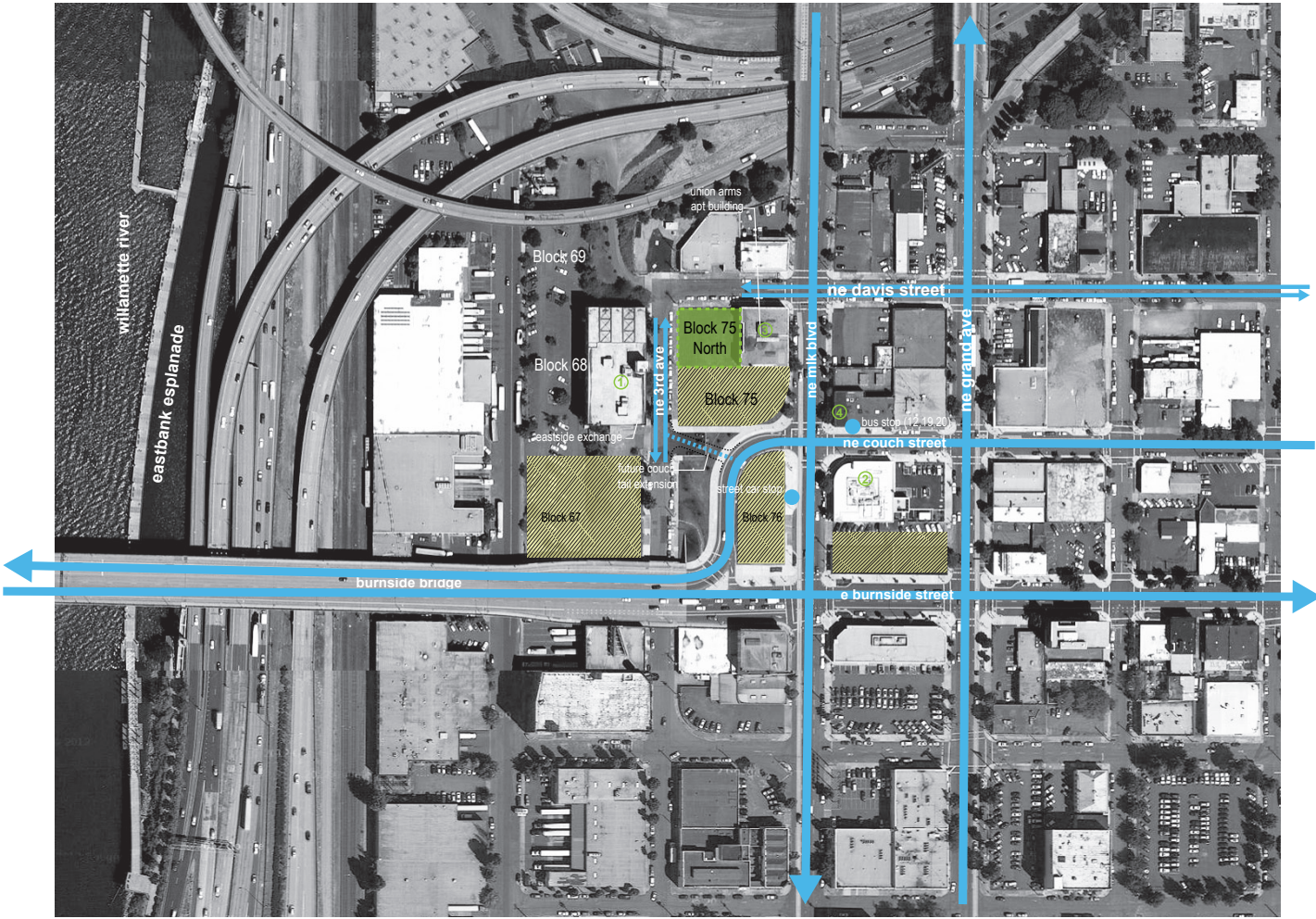
The site is in the Design Zone of the Central Eastside Sub-district of the Central City Plan District and must comply with the applicable Title 33 Portland Zoning Code Requirements, the Central City Fundamental Design Guidelines and the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan. Other guidelines considered are the Burnside Bridgehead Framework Plan & Encroachments in The Right of Way.

Block 75 North forms a high visibility hinge within the ongoing redevelopment of the Burnside Bridgehead- a 4+ block redevelopment at the east end of the Burnside Bridge. The Block 75 North project is to be a 154,000 square foot tower that will continue the process of connecting the commercial and residential communities.

Currently the project is investigating the use of heavy timber for the structural frame. If heavy timber is selected, this project will be in alignment to becoming the tallest wood commercial structure in the world. In the event the heavy timber is not deemed a good fit, post tensioned concrete will be substituted as the structural frame.

ZONING SUMMARY

APPLICABLE CODES:		Portland City Code and Charter, Title 33 Planning & Zoning					
Site Address:		111 Martin Luther King Jr. Blvd			Property Size:	8,665 SF	
Tax Lot Number(s):		R150026					
Tax Roll:		EAST PORTLAND, BLOCK 75, LOT 1 & 2, TL 3000		State ID: 1D 1N1E34DA 3000		From Portland Maps Property Description	
Base Zone: EX		Overlay(s): (d)		CC		33.100-33.140	
Base Zone Regulations:							
FAR: 9:1			Max. Coverage: 100%		Max. Height: 65'-0"		
Setbacks:	Front: 0 Ft.		From: Lot Line		Back: 0 Ft.		From: Lot Line
	Side 1: 0 Ft.		From: Lot Line		Side 2: 0 Ft.		From: Lot Line
Proposed Uses:		Allowed: Household Living, Retail Sales and Service, Office & Accessory Parking			Limited: Storage		
Base Zone Modifications / Bonuses :							
FAR: 12:1			Max. Height: 200'-0"				
Parking & Loading Regulations (Title 33.266) :							
Distance From Transit Stop:			279'-0" to bus, 317'-10" to streetcar.		Loading Req'd: Y		
Vehicle Parking Max.			79 Spaces Allowed, 55 Provided		Vehicle Parking Min. 0		
Central City Parking Requirements: 110'-0' from streetcar alignment							
Bicycle Parking:							
Use		# or Area (sf)	Long Term Spaces Required/Provided:		Short Term Spaces Required/Provided:		
Household		105 Units	116 1.1 per unit required		6 required		
Retail, Sales and Service		1,500 SF	2 required		2 required		
Office		6,989 SF	2 required		2 required		
Accessory Parking		80 Stalls	Not required		0		
Design Review Req'd:			Yes, Type III		Case File #: XXX		



Vicinity Plan



1. East Side Exchange



3. Union Arms Apartment Building



5. Stark Vacuum MLK Frontage



2. Jeanne Rivers Building



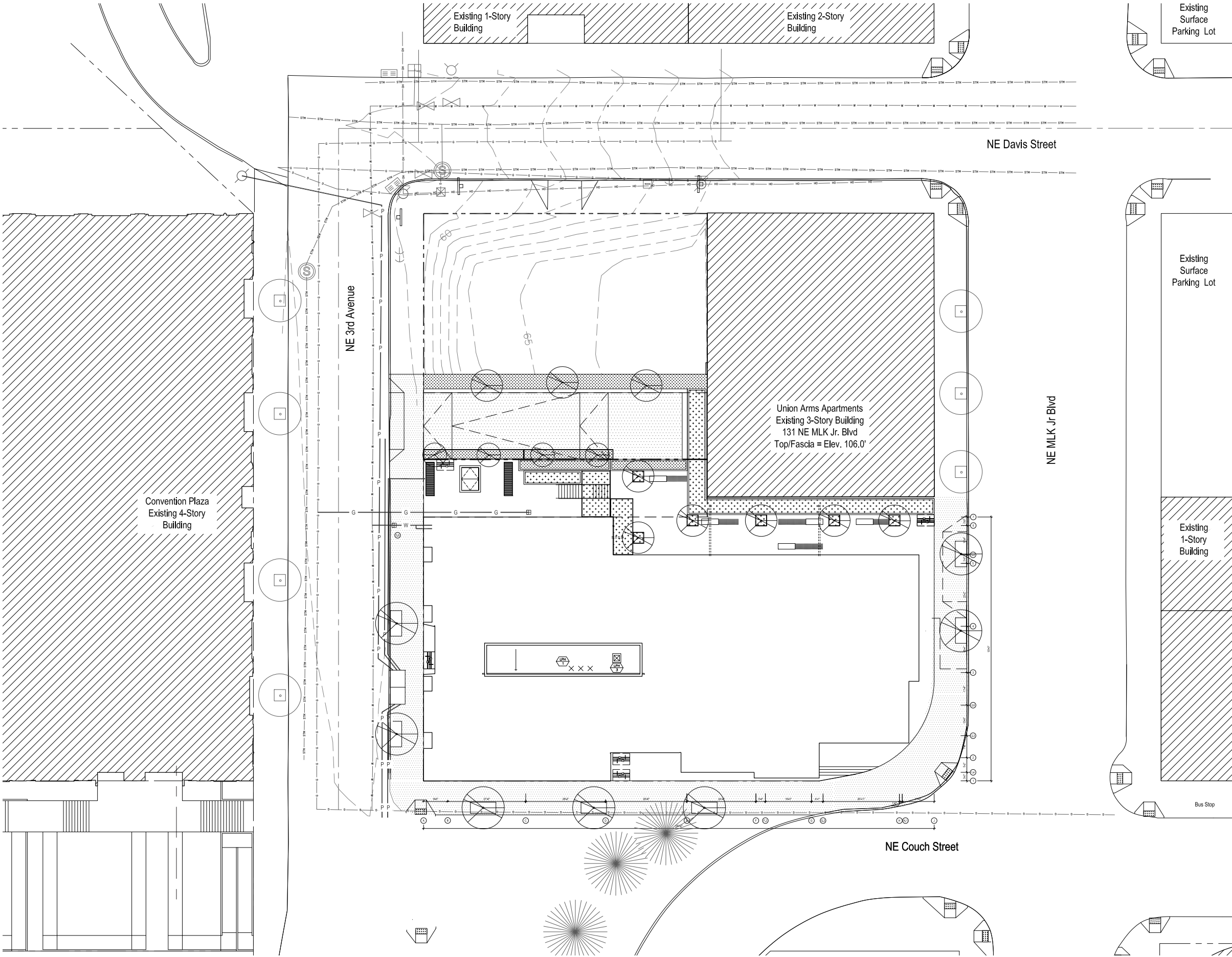
4. View of SE Davis looking East

Site and Zoning Summary



111 NE Martin Luther King Jr Blvd  
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**General Notes**  
Existing Empty Lot  
Lot Size: 8,665 sf  
Building GSF: 0 sf  
Impervious Area: 02,308 sf





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General Notes

Blocks 75 and 75 N are under single ownership.  
R150026: Existing Empty Lot Lot Size: 8,665 sf  
R150027: New Construction, Lot Size:19,020 sf  
Total Site Area: 27,685 sf  
Allowable Area at 12:1 FAR: 332,220 sf

Block 75 Existing Building Area: 131,158 sf  
Block 75N Proposed Building Area: 147,451 sf  
Total Proposed Building Area: 285,158 sf

Impervious Area: 8,100 sf  
Building Footprint: 8,100 sf  
Building Height: 200'-0"

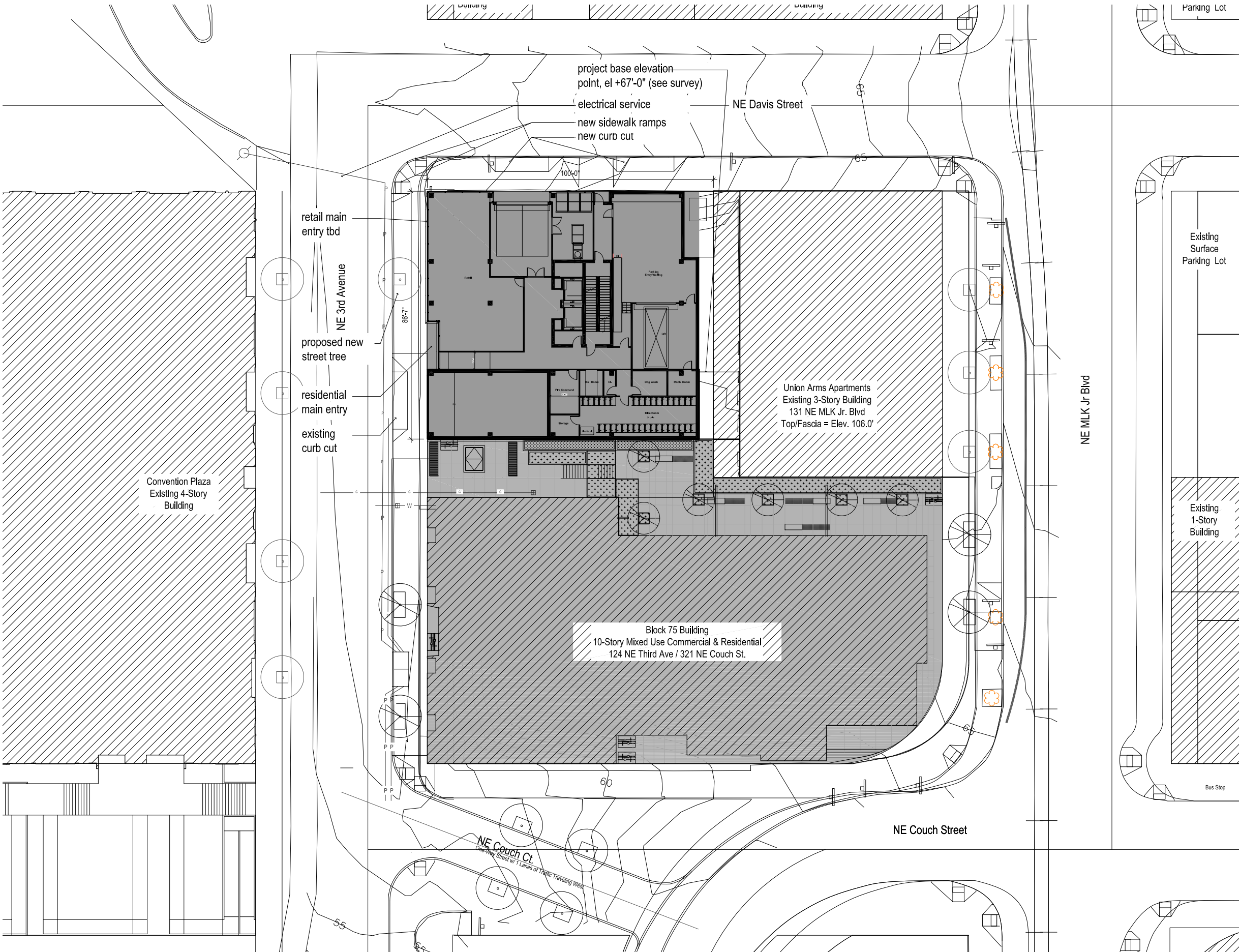
ROW improvements will be made on bitg frontages along the property line. A 5' (L2) Landscape buffer will be constructed between the new building and the existing Union Arms Apartment building on the NE corner of the block.

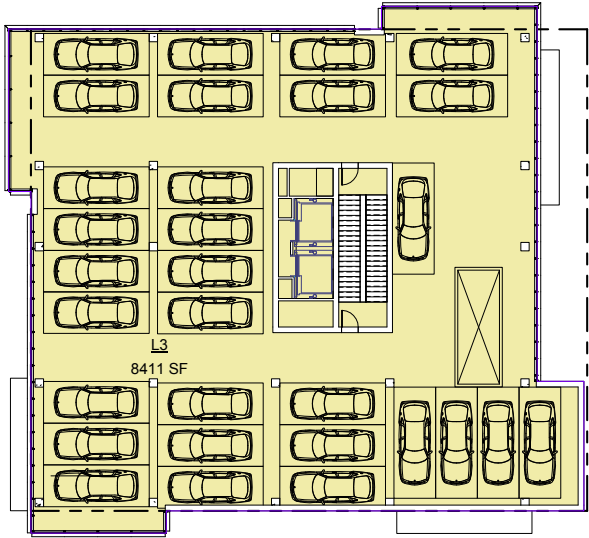
Stormwater Management System: Stormwater will be managed with the use of green roof systems and storm planters along the eastern property line.

Parking: 80 stalls proposed

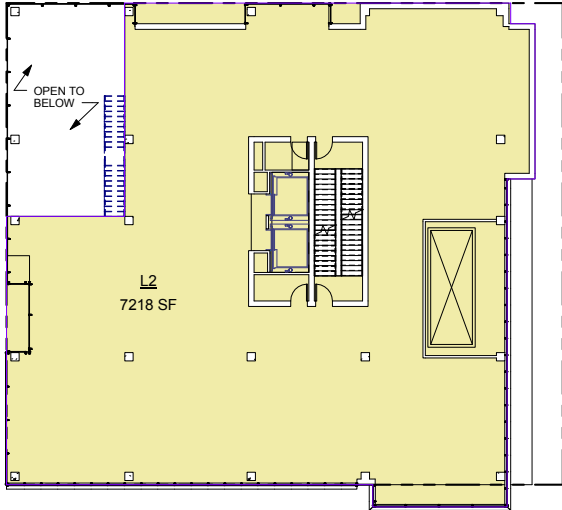
Loading: 2 Standard B Loading Spot Proposed

Bicycle Parking: 120 Long Term and 10 Short Term Bicycle Parking Spots will be provided for Residential tenants and Commercial users.

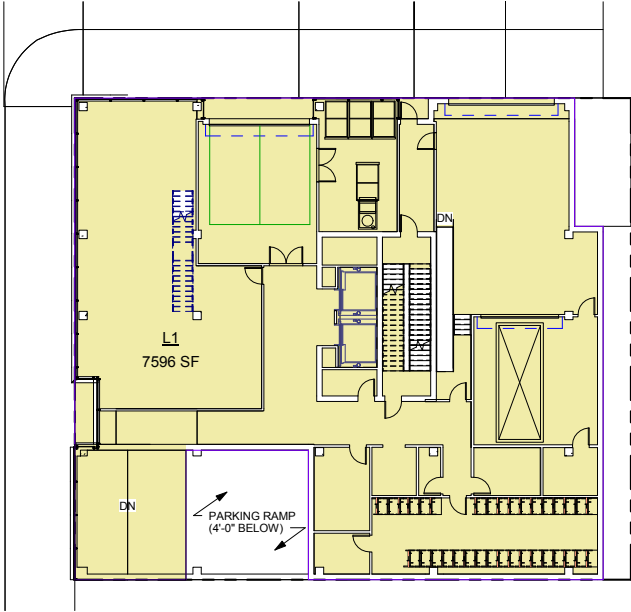




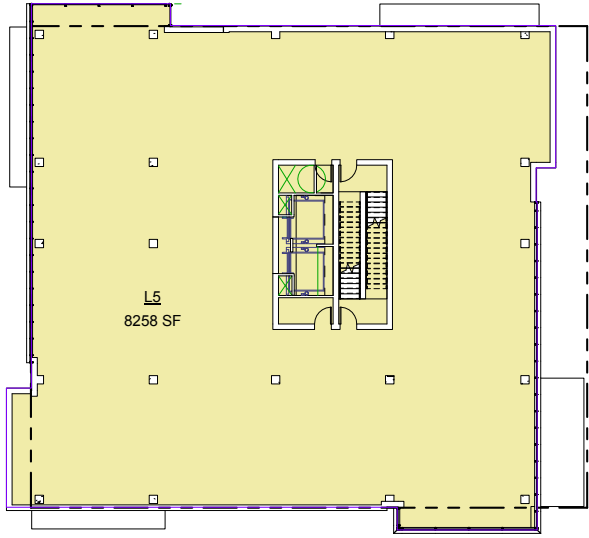
③ L3 Plan - Parking  
1/16" = 1'-0"



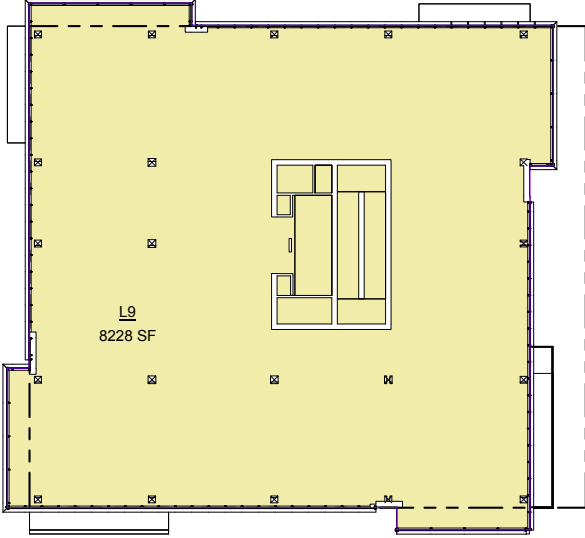
② L2 Plan - Commercial  
1/16" = 1'-0"



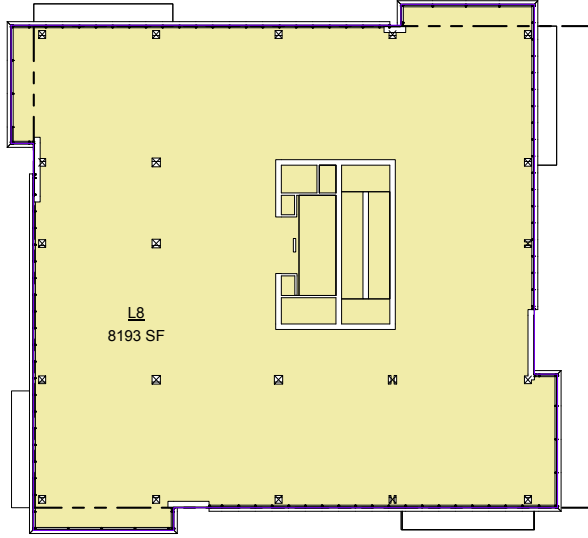
① L1 Plan - Ground Level  
1/16" = 1'-0"



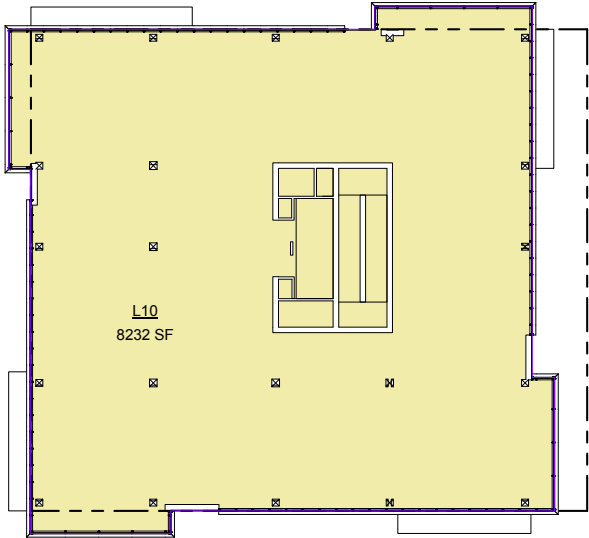
④ L5 Plan - Parking  
1/16" = 1'-0"



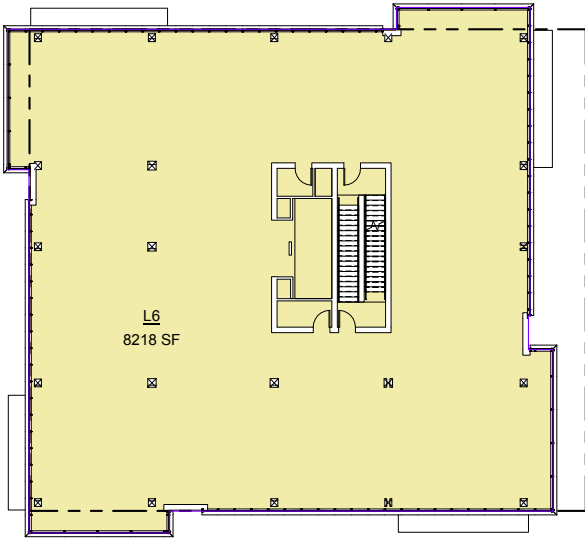
⑧ L9 - Residential  
1/16" = 1'-0"



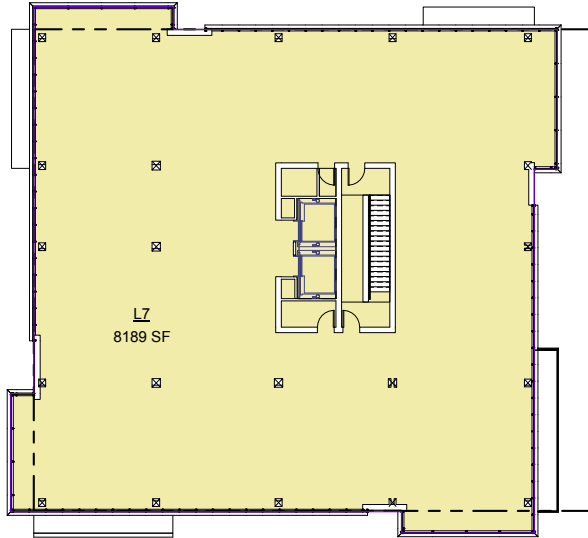
⑦ L8 - Residential  
1/16" = 1'-0"



⑨ L10 - Residential  
1/16" = 1'-0"



⑤ L6 - Residential  
1/16" = 1'-0"

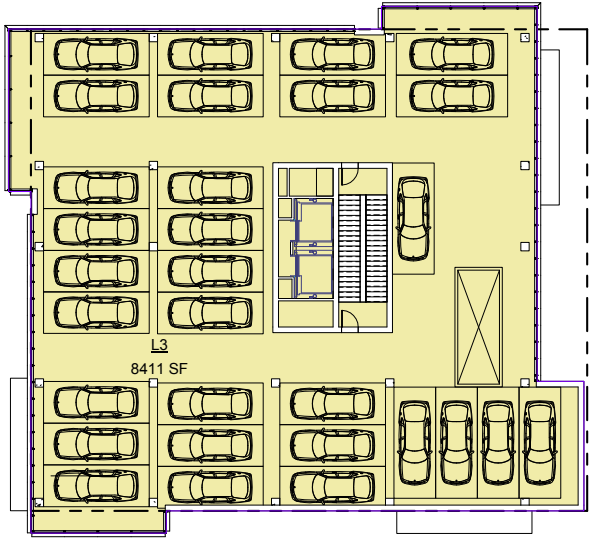


⑥ L7 - Residential  
1/16" = 1'-0"

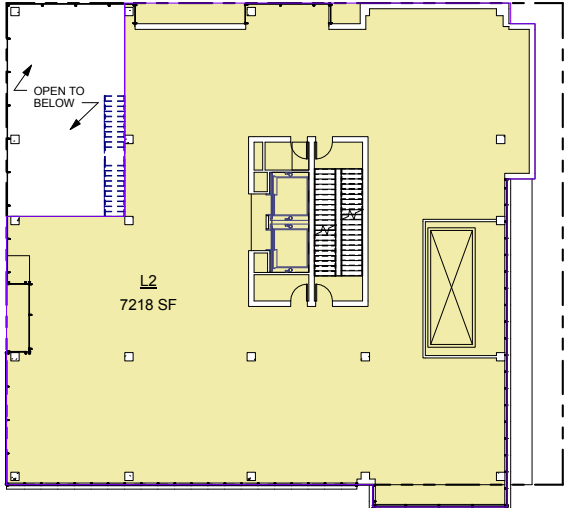
FAR Schedule		
Level	Area	Use
L1	7596 SF	Retail and Service
L2	7218 SF	Commercial Office
L3	8411 SF	Parking
L5	8258 SF	Parking
L6	8218 SF	Residential
L7	8189 SF	Residential
L8	8193 SF	Residential
L9	8228 SF	Residential
L10	8232 SF	Residential
L11	8241 SF	Residential
L12	8197 SF	Residential
L13	8197 SF	Residential
L14	8239 SF	Residential
L15	8197 SF	Residential
L16	8195 SF	Residential
L17	8236 SF	Residential
L18	8185 SF	Residential
L19	8243 SF	Residential
Mech PH	979 SF	Service

Grand total: 147451 SF  
19

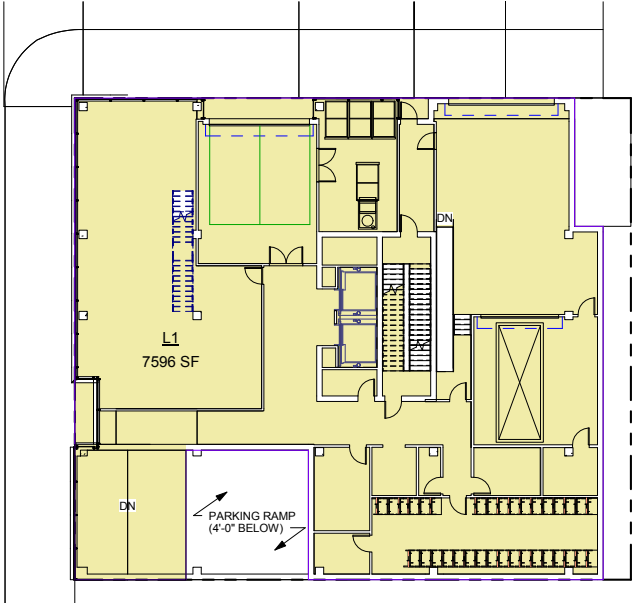




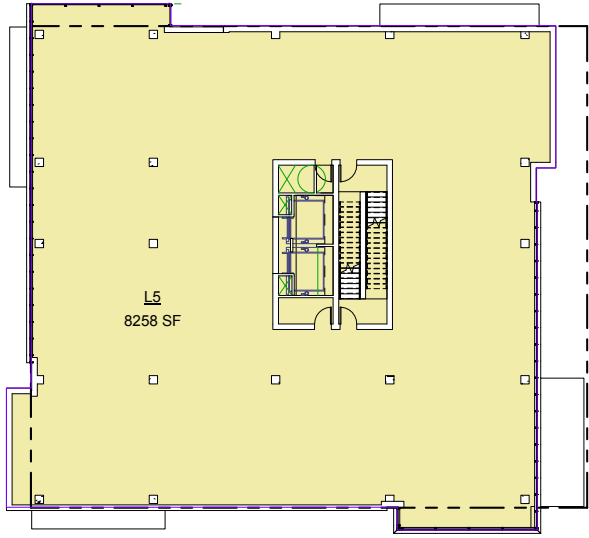
③ L3 Plan - Parking  
1/16" = 1'-0"



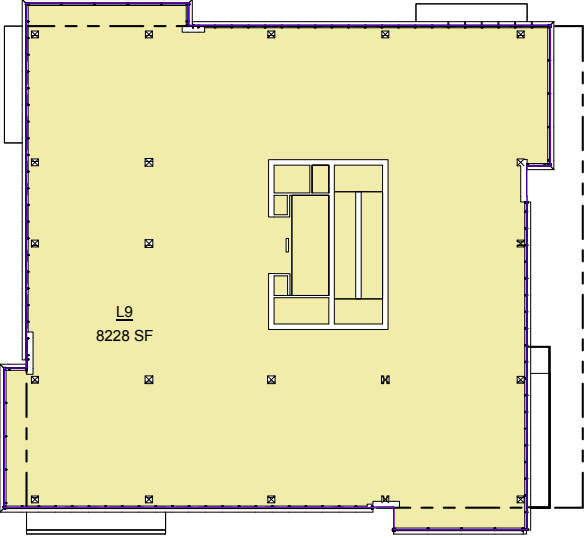
② L2 Plan - Commercial  
1/16" = 1'-0"



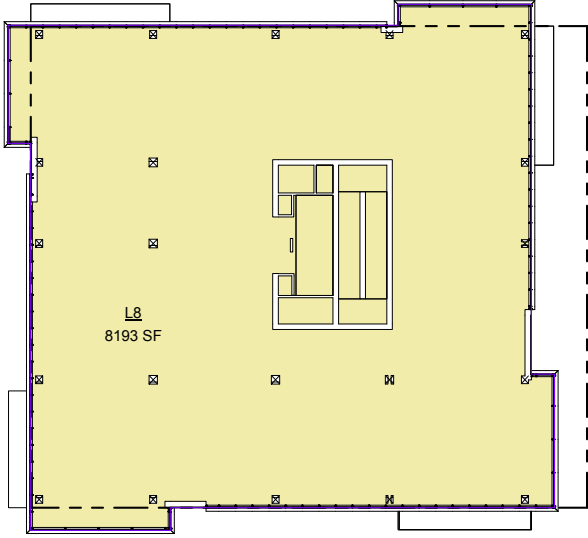
① L1 Plan - Ground Level  
1/16" = 1'-0"



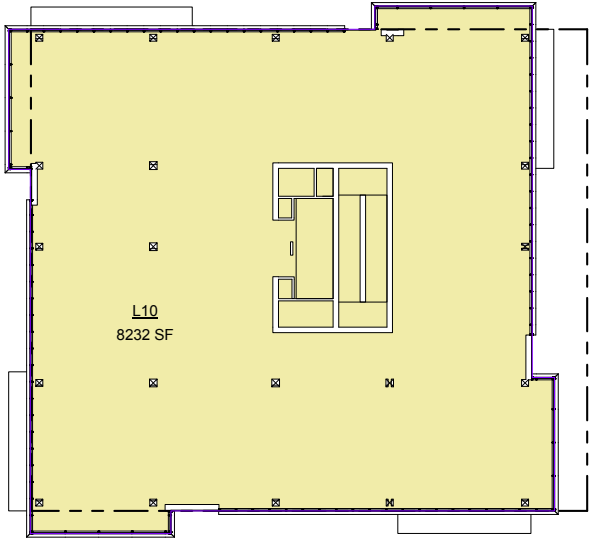
④ L5 Plan - Parking  
1/16" = 1'-0"



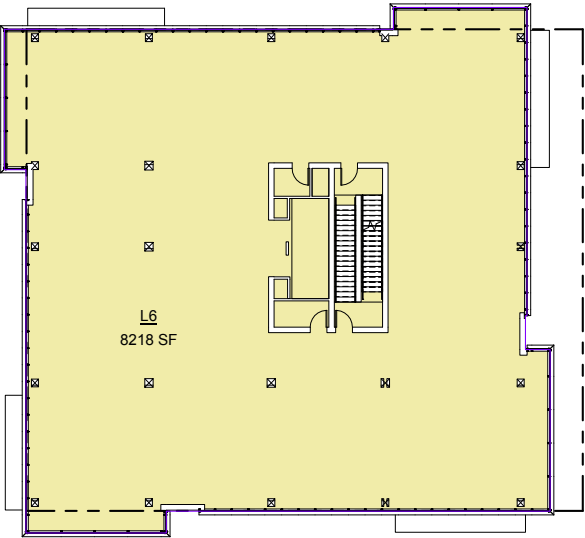
⑧ L9 - Residential  
1/16" = 1'-0"



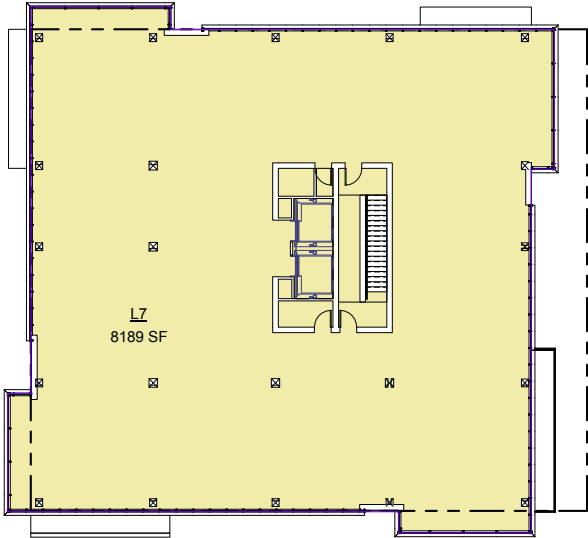
⑦ L8 - Residential  
1/16" = 1'-0"



⑨ L10 - Residential  
1/16" = 1'-0"



⑤ L6 - Residential  
1/16" = 1'-0"



⑥ L7 - Residential  
1/16" = 1'-0"

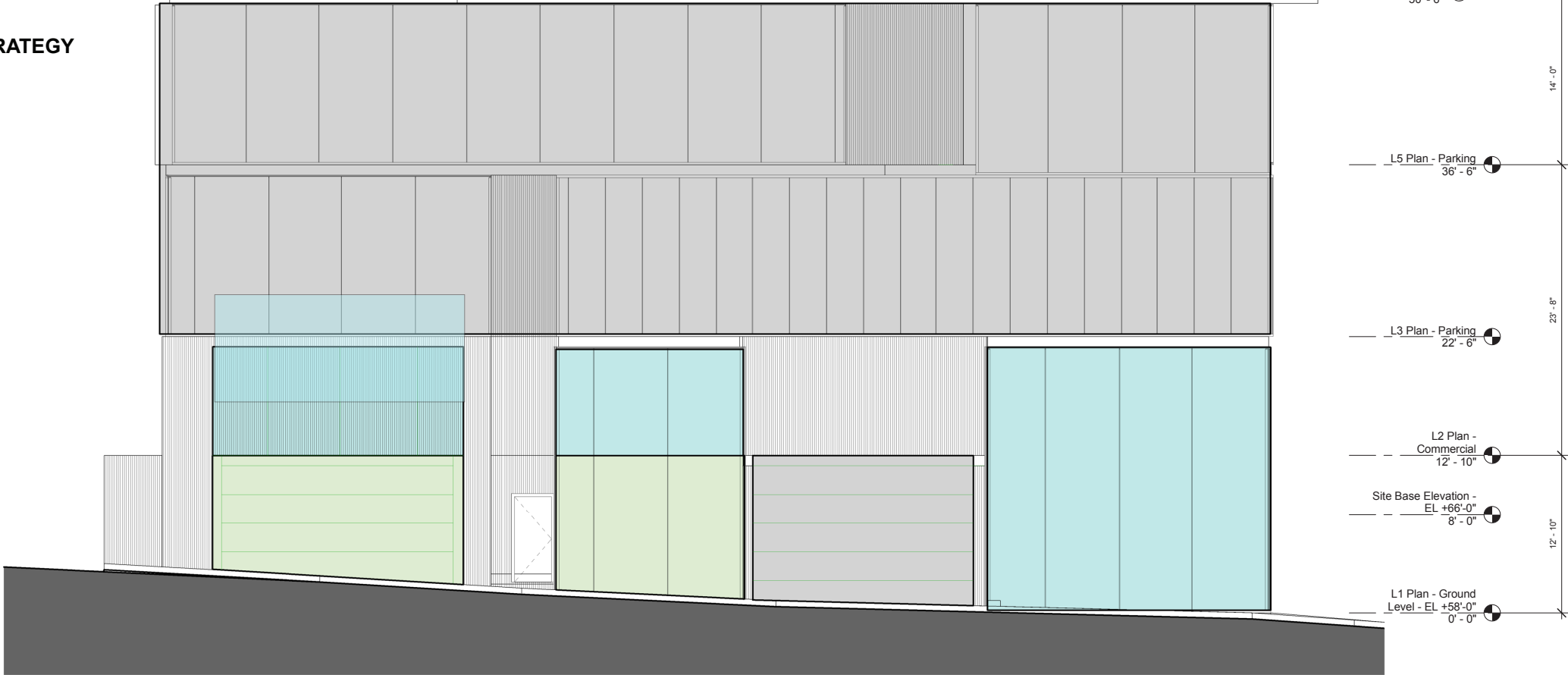
FAR Schedule		
Level	Area	Use
L1	7596 SF	Retail and Service
L2	7218 SF	Commercial Office
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L15	8197 SF	Residential
L16	8195 SF	Residential
L17	8236 SF	Residential
L18	8185 SF	Residential
L19	8243 SF	Residential
Mech PH	979 SF	Service

Grand total:  
19 147451 SF

The project site is located at a relatively quiet intersection at the Burnside Bridgehead in the Central Eastside Industrial District. With its small (8,100 ft<sup>2</sup>) floor plate the project is challenged to provide what are standard building services and amenities at ground level. While the application may not meet the letter of the Zoning Code, within these challenges lie opportunities for a site responsive design that reinforces the intent and purpose of the design guidelines for the Design Zone (EXd) of the Central Eastside District and Central City. This application is seeking guidance on the proposed site access and response of the proposed development in the following areas:

- 1. Ground Floor Plan Strategy including Ground Floor Windows, Services, Loading, and Massing
- 2. Modification to the Oriel Window Standard
- 3. Queuing and Auto Lobby for Automated Parking Facility



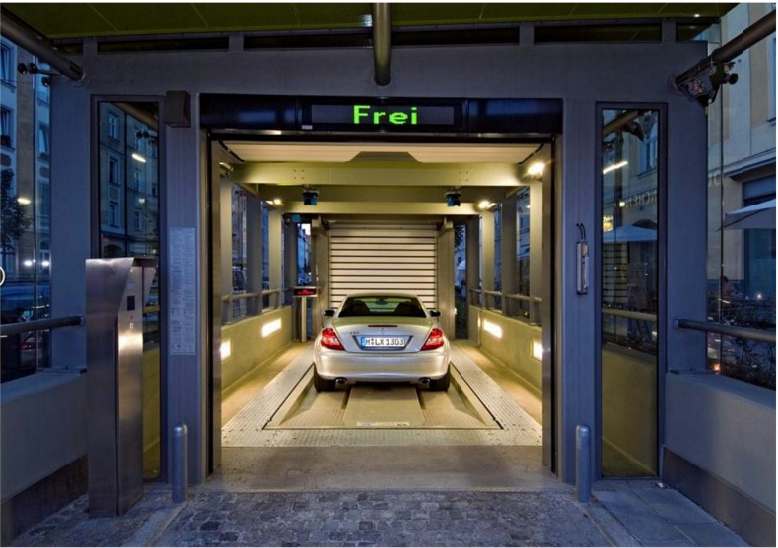


① North Elevation Glazing Diagram  
3/16" = 1'-0"



② L1 Plan - North Glazing Diagram  
3/16" = 1'-0"

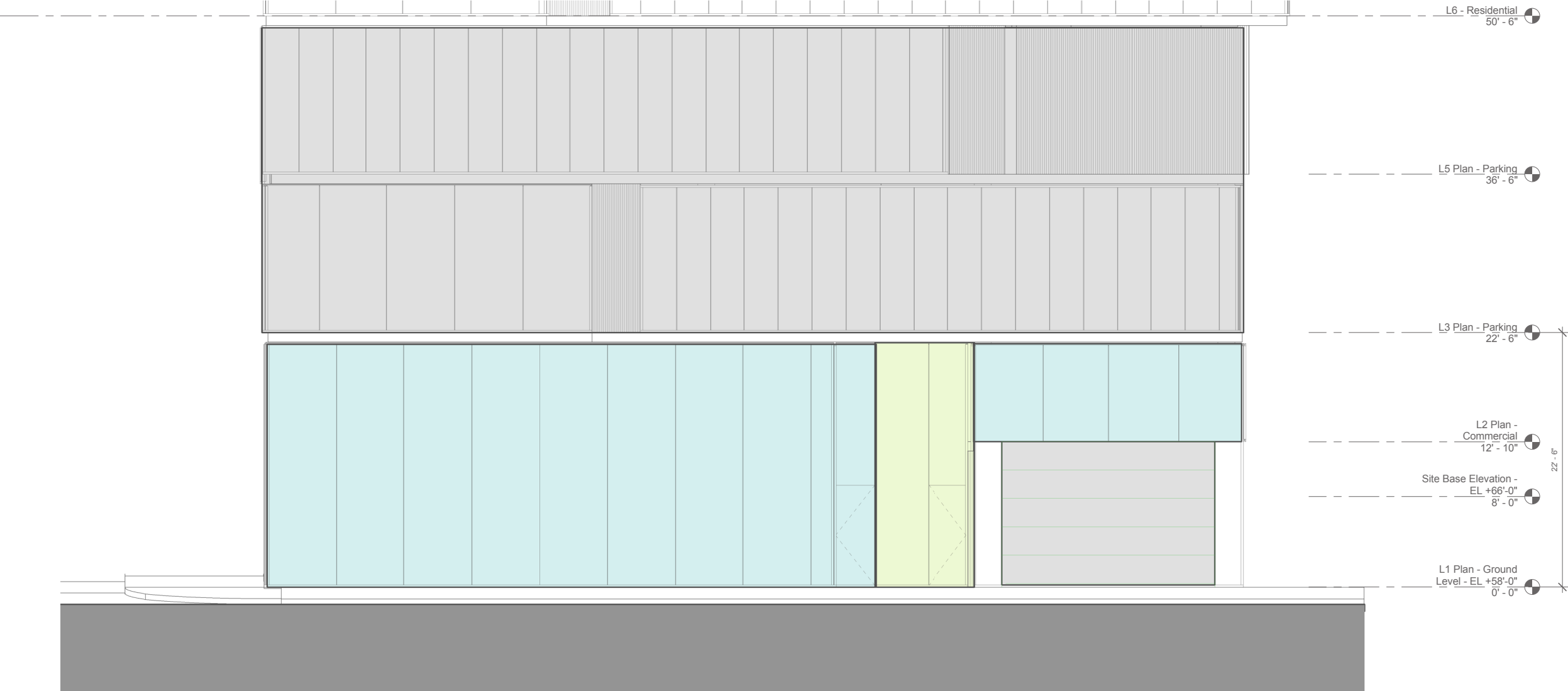
Given the small footprint of the site and the services necessary to a building of this scale the project is proposing a two story expression at grade. This includes a double height commercial space at the corner for active use. Along the North street frontage a vitrine is proposed for temporary art display and an auto lobby for an automated parking system (example below).



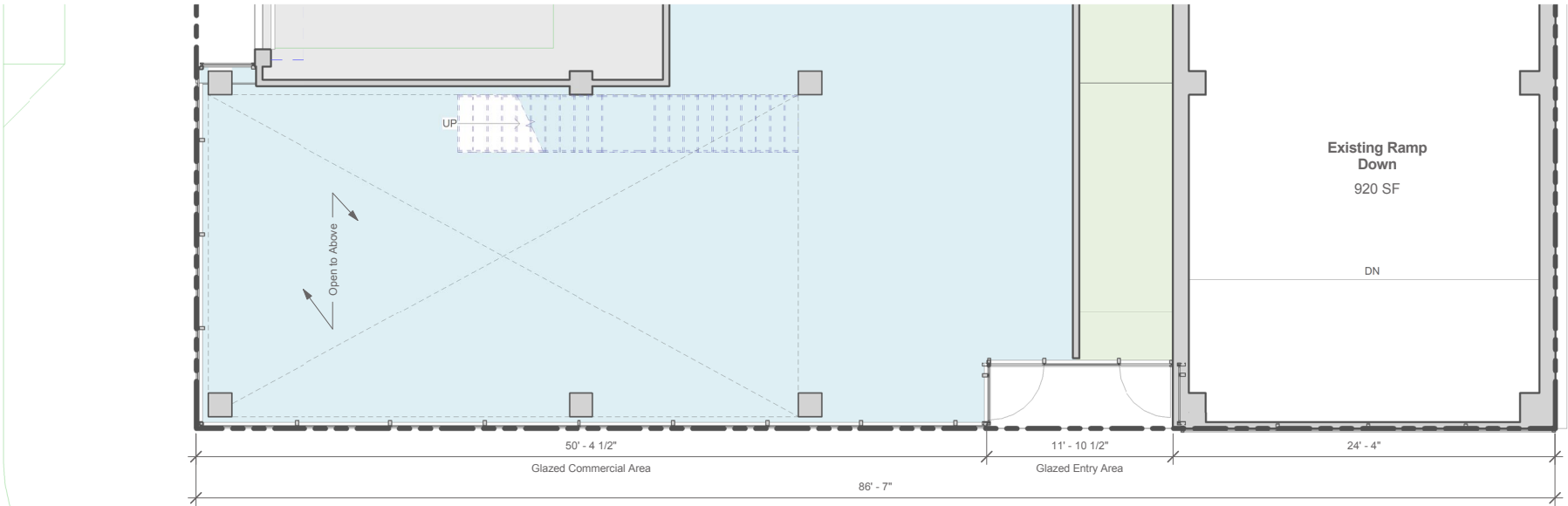








② West Elevation Glazing Diagram  
3/16" = 1'-0"



Along the western street frontage the future garage entry for Block 75 Phase 1 will be maintained. As noted on the previous sheet the corner commercial space will be double height and the second floor is planned to be fully commercial use.







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MODIFICATION TO ORIEL WINDOW STANDARD

Definitions, Guidelines & Complinance

Definition (Guidelines in Encroachments in the Public Right of Way Chapter One, Section II, Part A-5)

**Building Projection:** *A part of a structure or an appendage that extends into the right-of-way above grade and that is not a sign, and is not specifically covered under Title 24 of the City Code.*

Bureau of Development Services Code Guide IBC/32/#1, Window Projections Into Public Right-of-Way (June 1, 2005)

**Projection** - *Maximum projection of 4 feet into the right-of-way including trim, eaves and ornament.*

**Clearance** - *Clearance above grade as defined in Chapter 32, Section 3202.3.2 of the current Oregon Structural Specialty Code.* (The 2004 edition of the Oregon Structural Specialty Code states that no projection is allowed for clearances less than 8 feet above grade. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.)

**Area** - *Maximum wall area of all windows which project into public right-of-way on a wall is 40% of the wall's area.*

**Wall Length** - *Maximum width of any single window which projects into public right-of-way is 50% of its building wall length.*

**Window Area** - *Minimum of 30% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides. Required side windows must be a minimum of 10% of side walls.*

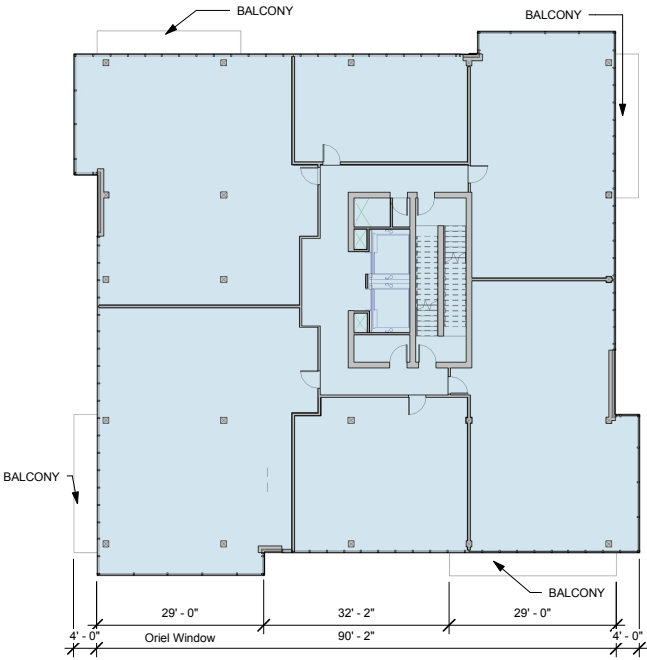
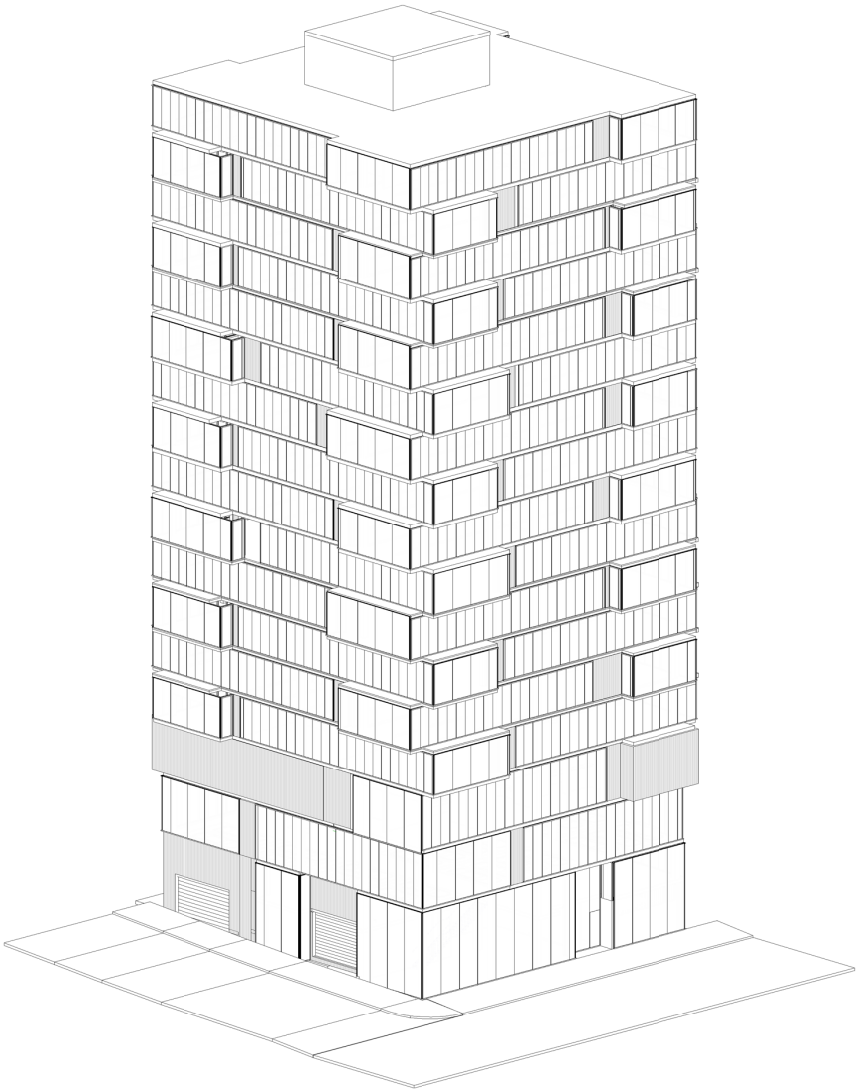
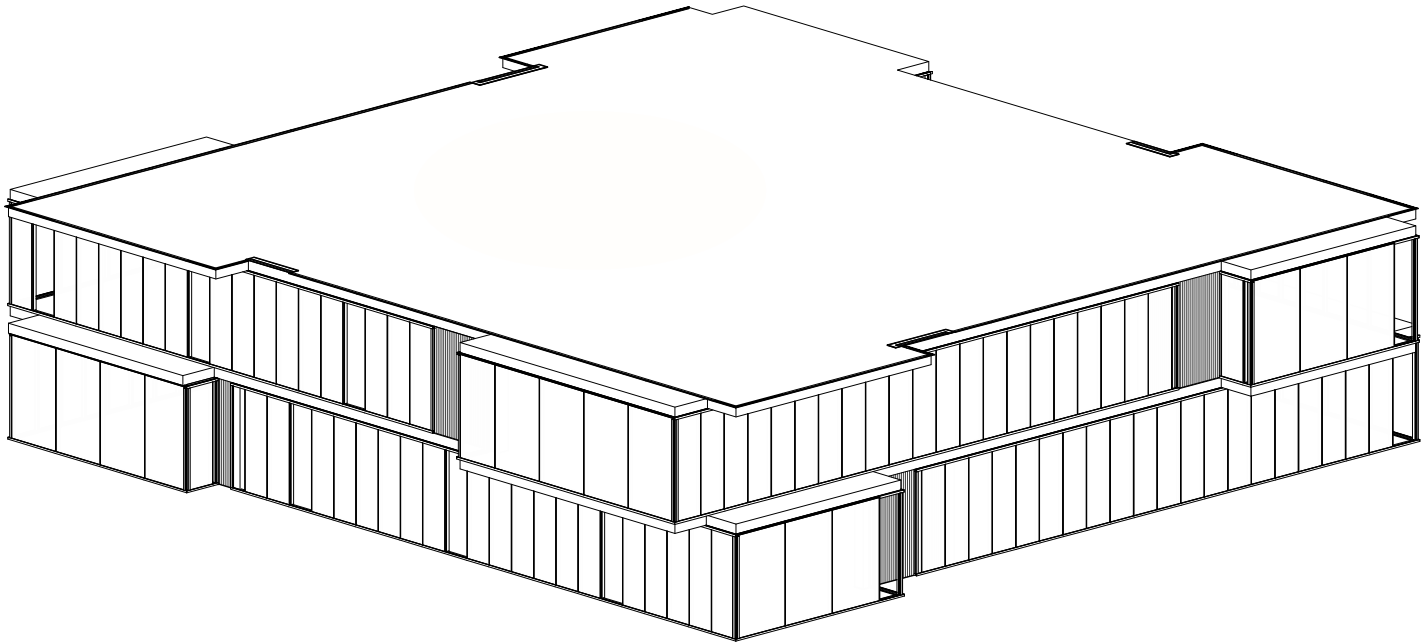
**Width** - *Maximum width of 12 feet for each projecting window element. When approved through design review, the width may vary provided the area of all windows on a wall which project into public right of way does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length.*

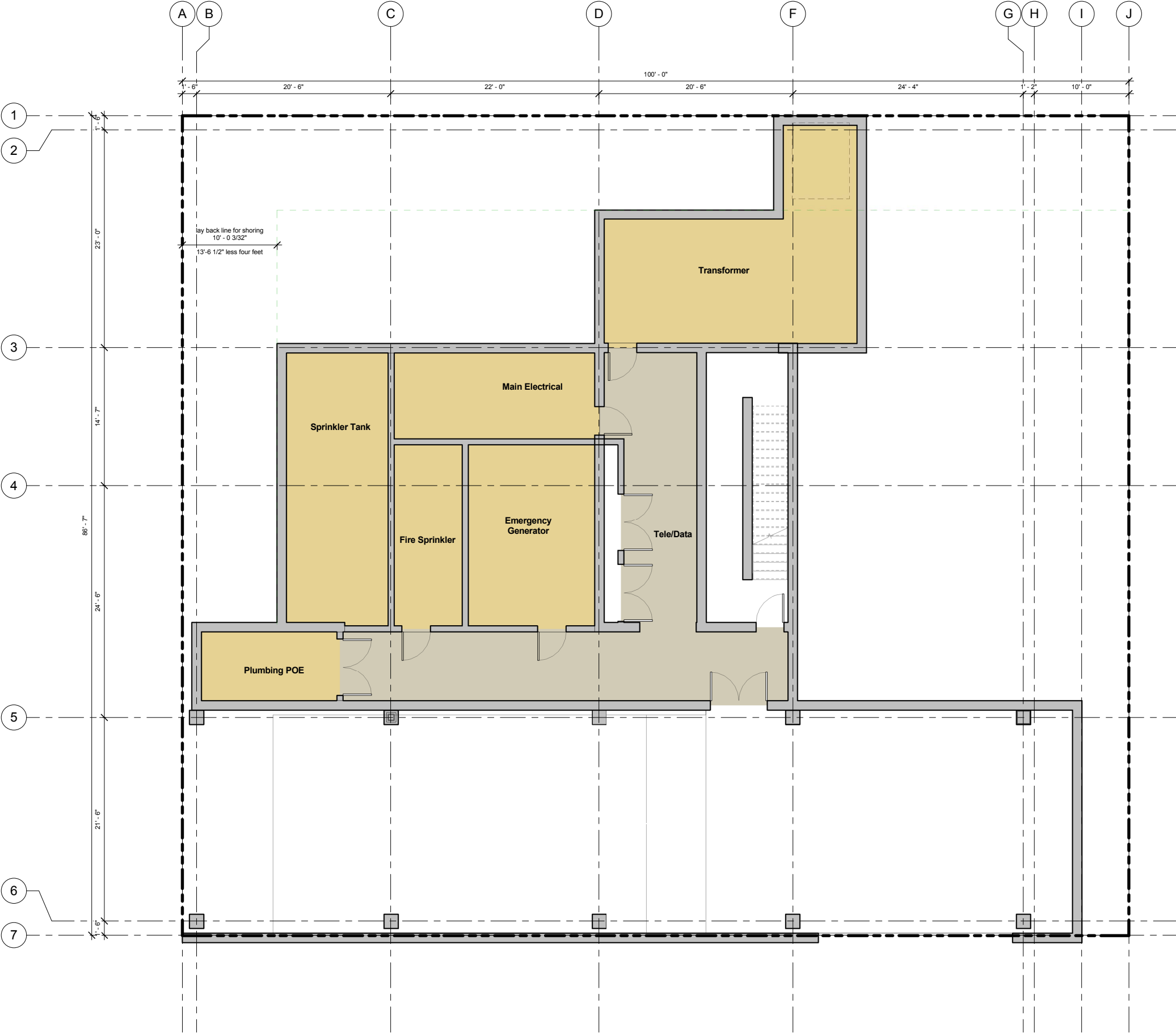
**Separation** - *Minimum separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall. When approved through Design Review, required separation may vary provided the area of all projecting window elements on a wall does not exceed 40% of the wall's area and the width of any single projecting window element over the right-of-way does not exceed 50% of its building wall's length.*

*Oriel Windows and balconies that meet these IBC regulations do not require a Revocable Encroachment Permit. No oriel window or balcony projections are allowed less than 8' above grade. Over 8' above grade, one inch of encroachment is allowed for each additional inch of clearance above 8', with a maximum allowable encroachment of 4'. Oriel Windows and balconies that do not meet these IBC regulations are considered a "Major Encroachment" and require a lease. They are only allowed on a limited basis, are strongly discouraged, may require Design Review and must be approved by City Council.*

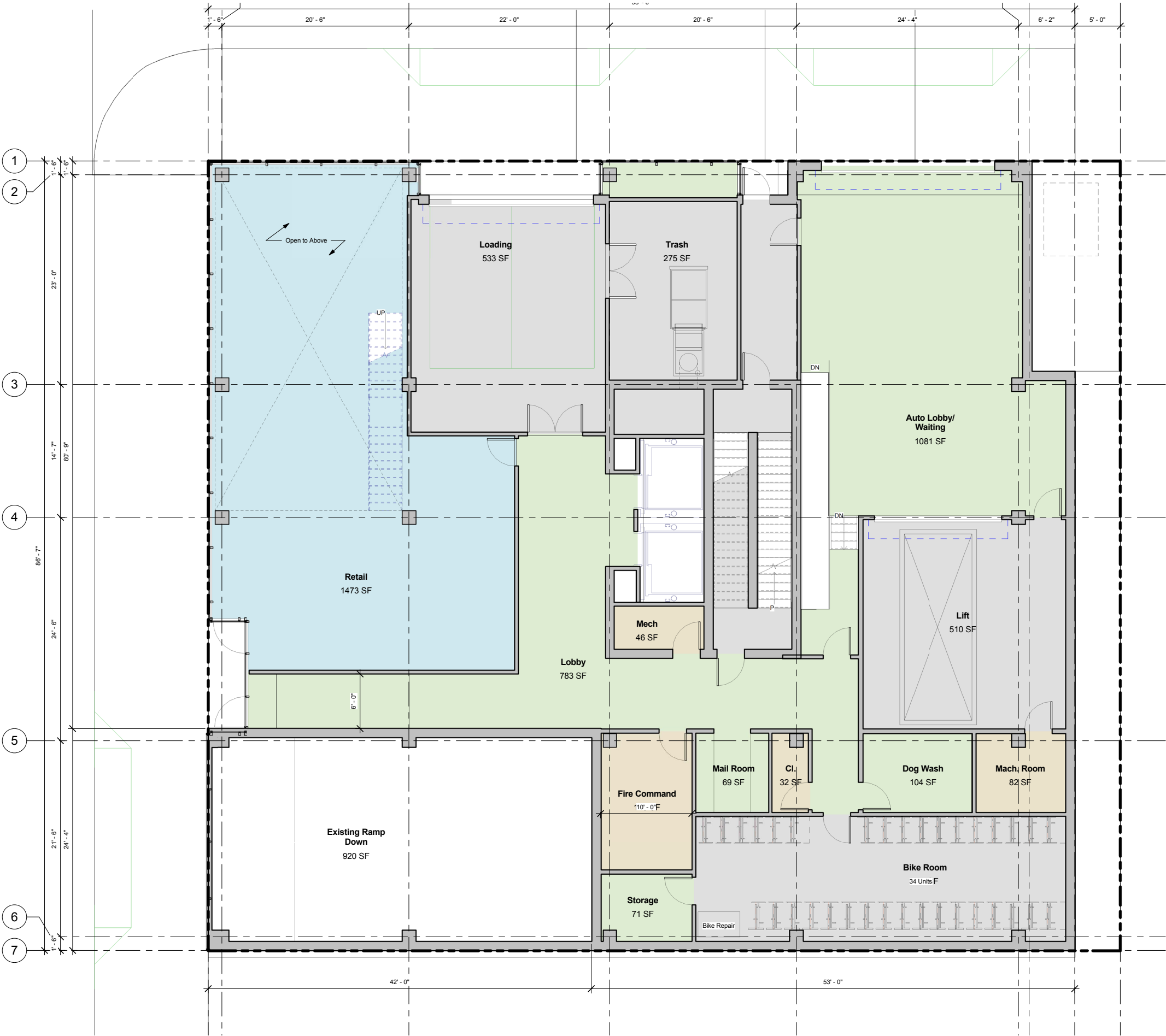
From Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan, Chapter II, Section C: Project Design.  
C5 "Design corners that build active intersections."  
C6 "Differentiate the sidewalk level of buildings."

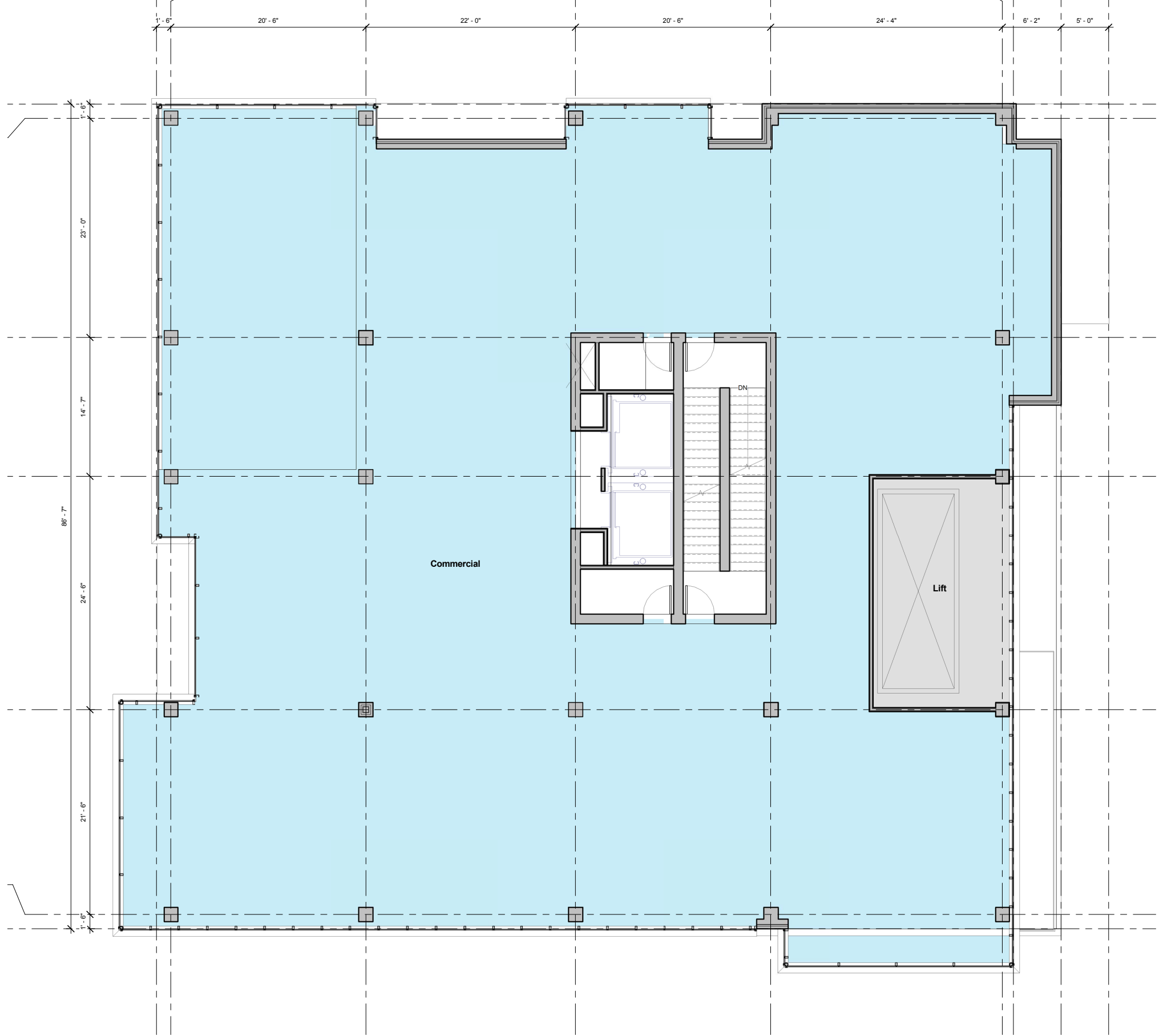
This project is proposing to consolidate the oriel windows into a single expression such that while the total area of oriel window is less than allowed the length of each oriel window is proposed to exceed the maximum width for each single window. Note that these windows will be primarily vision glass with vision glass on the 4'-0" returns.



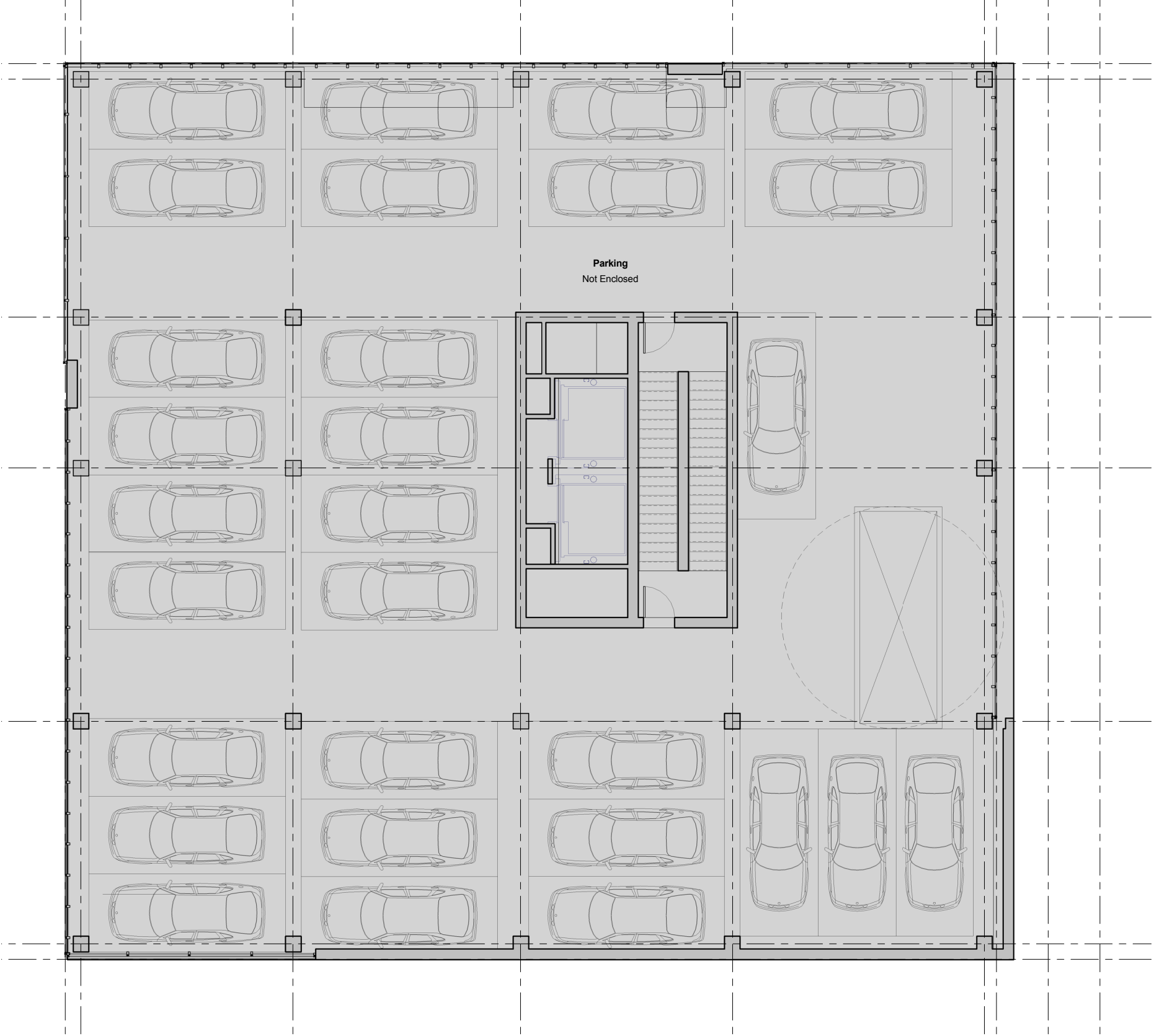


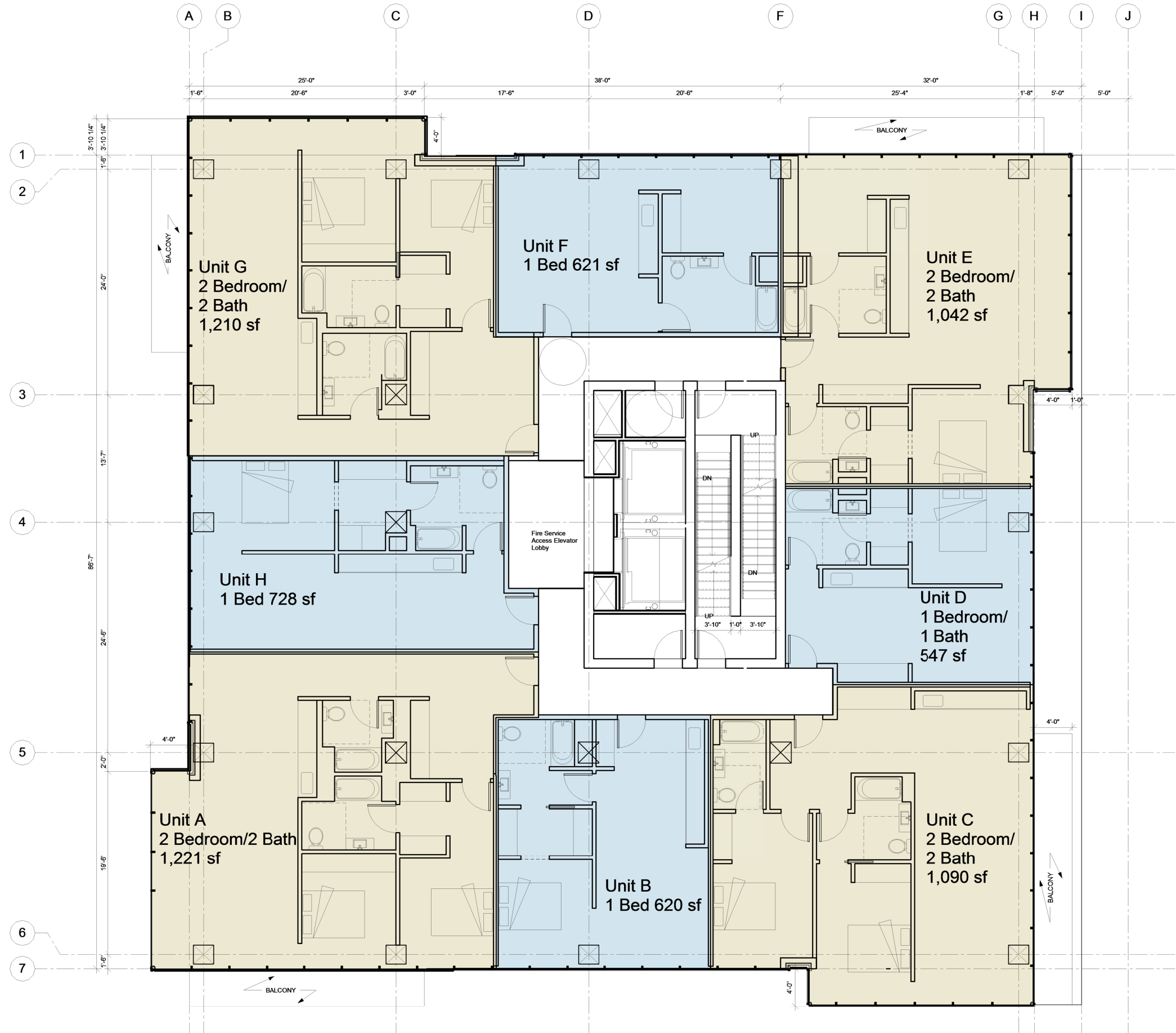






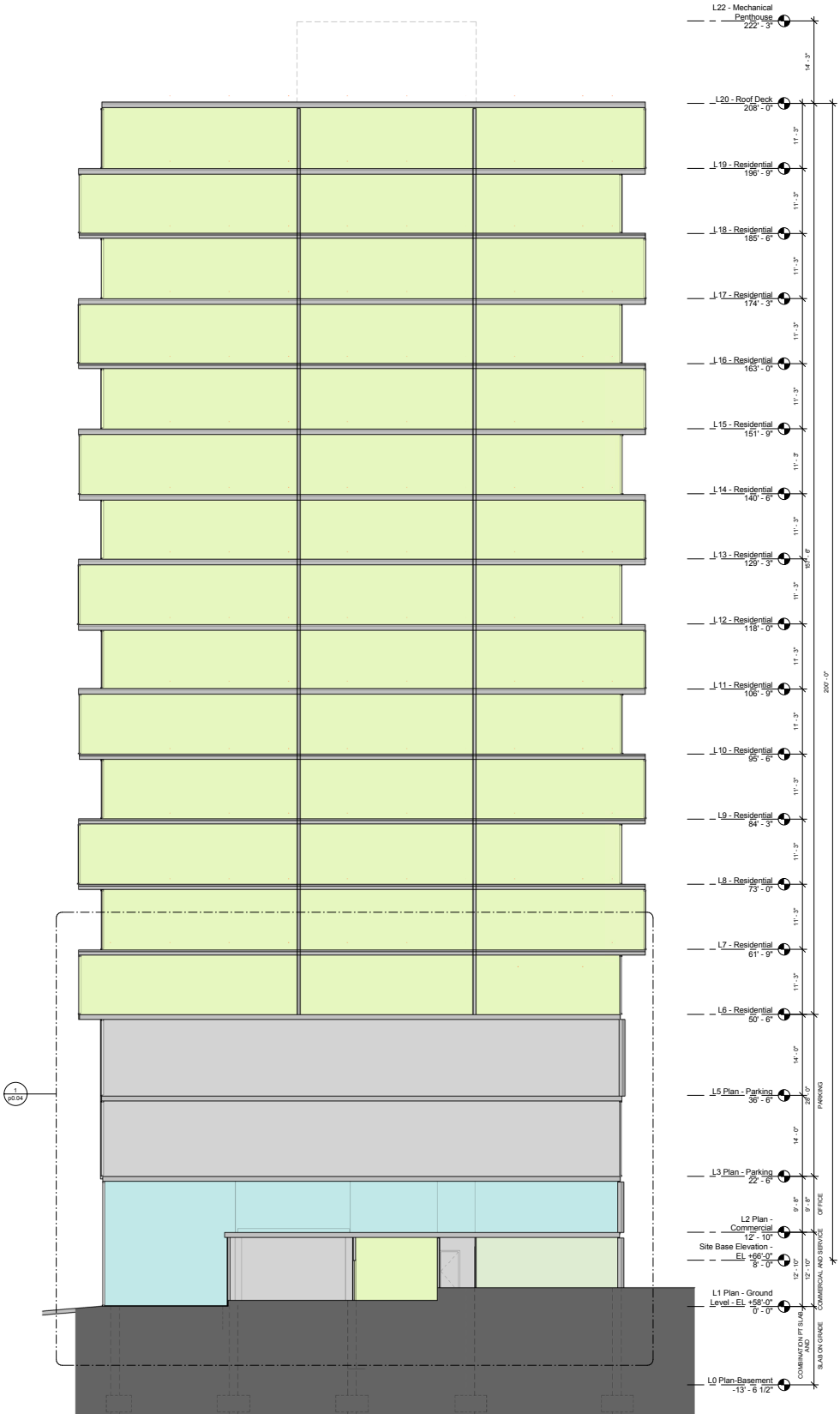
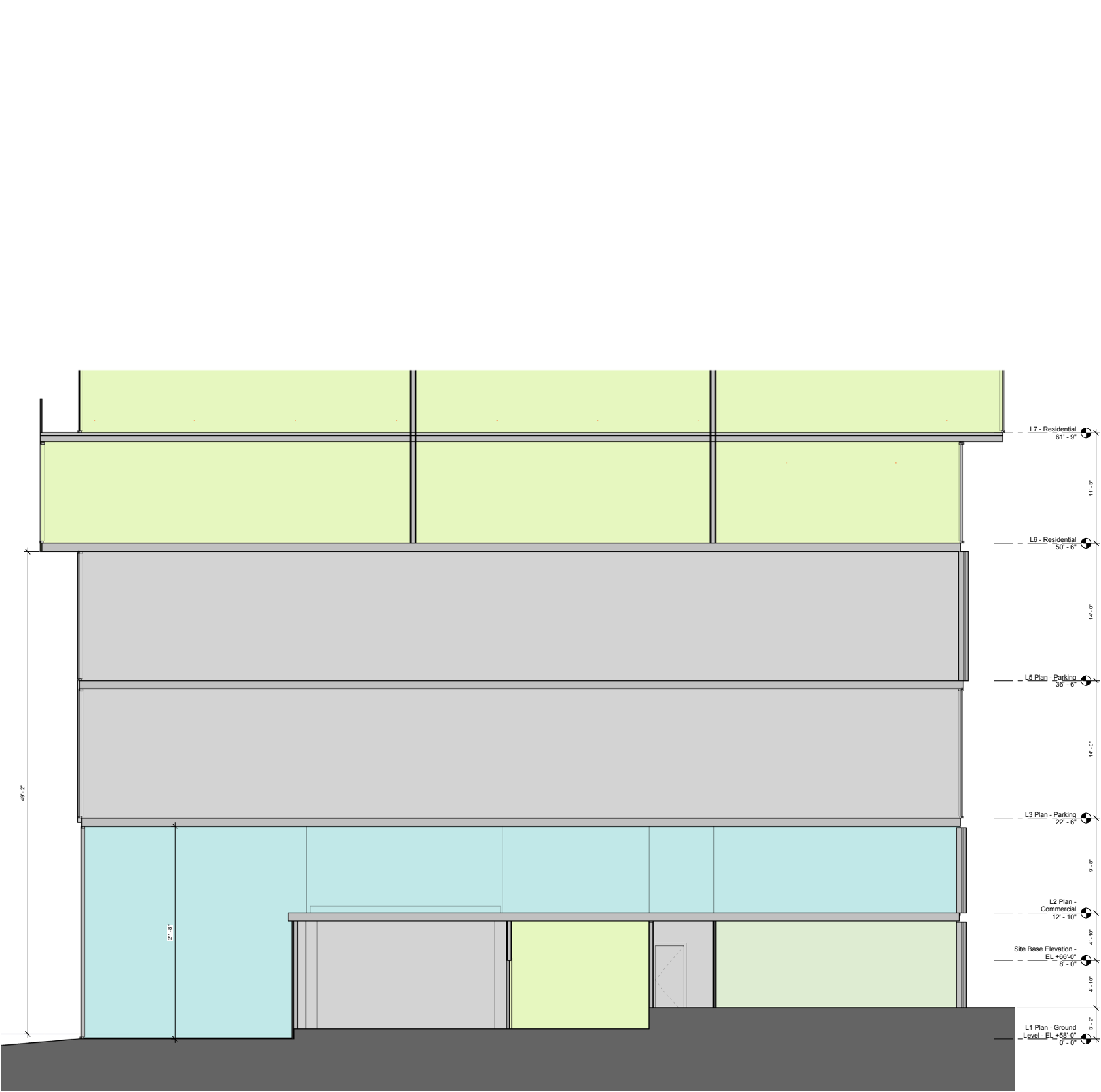




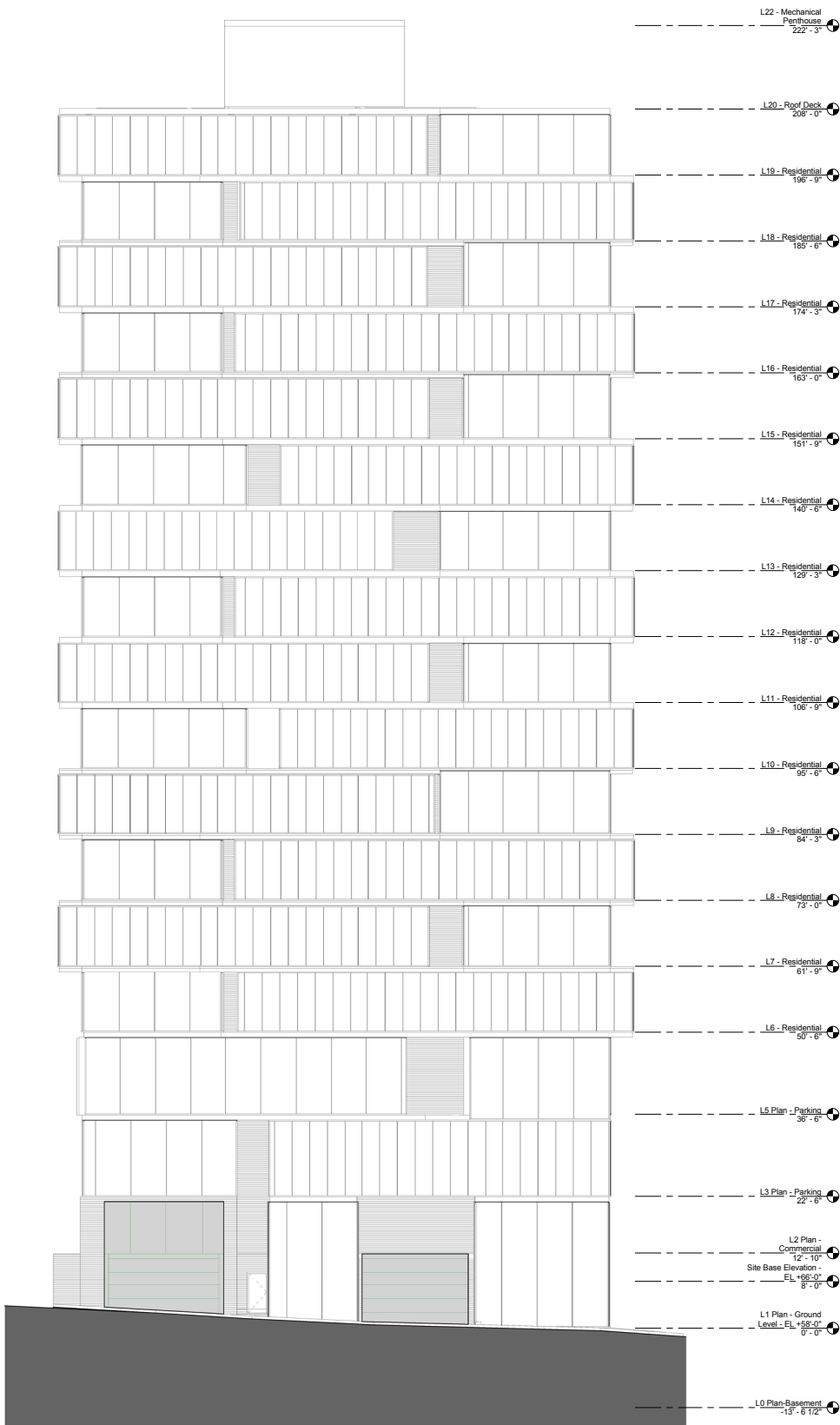




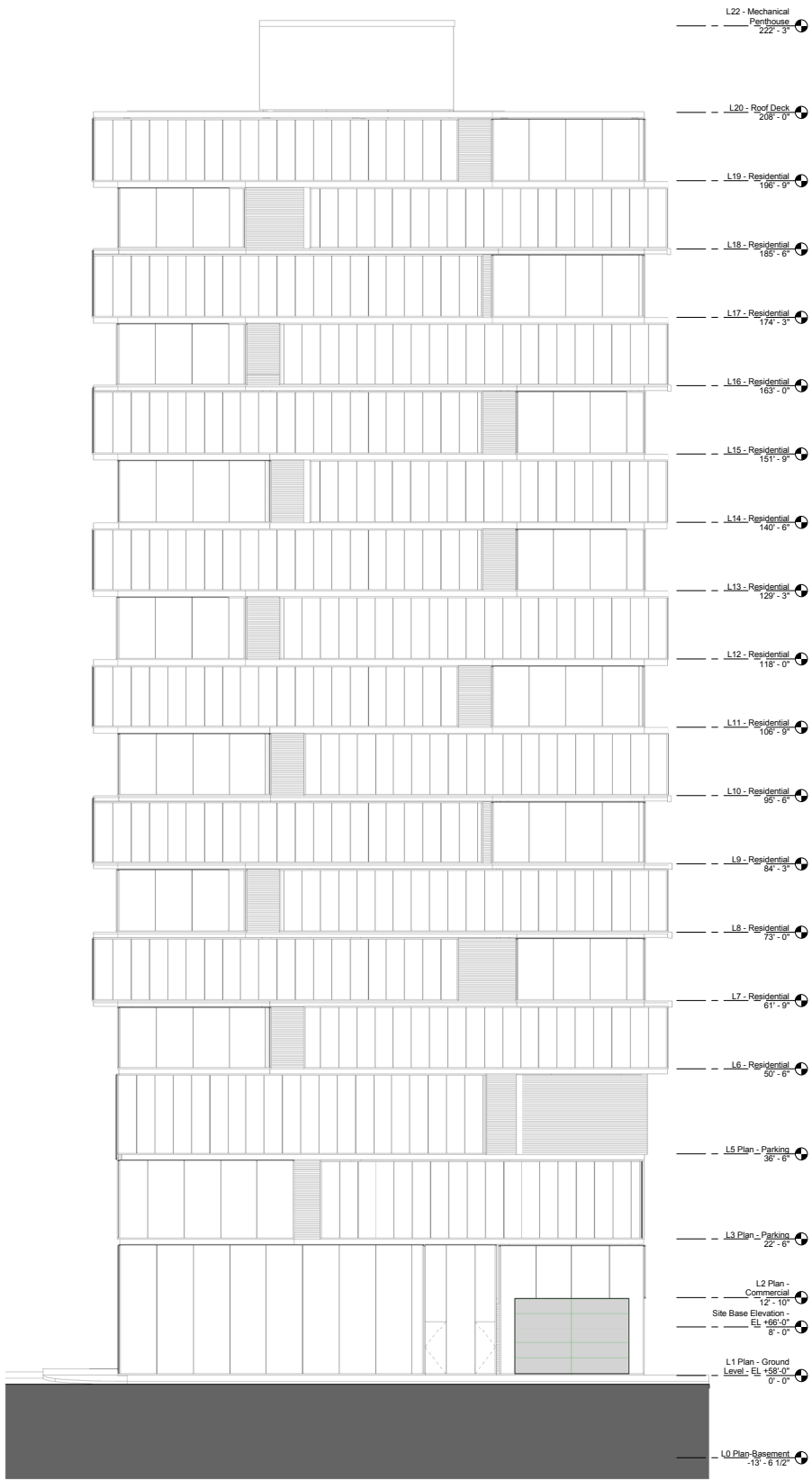
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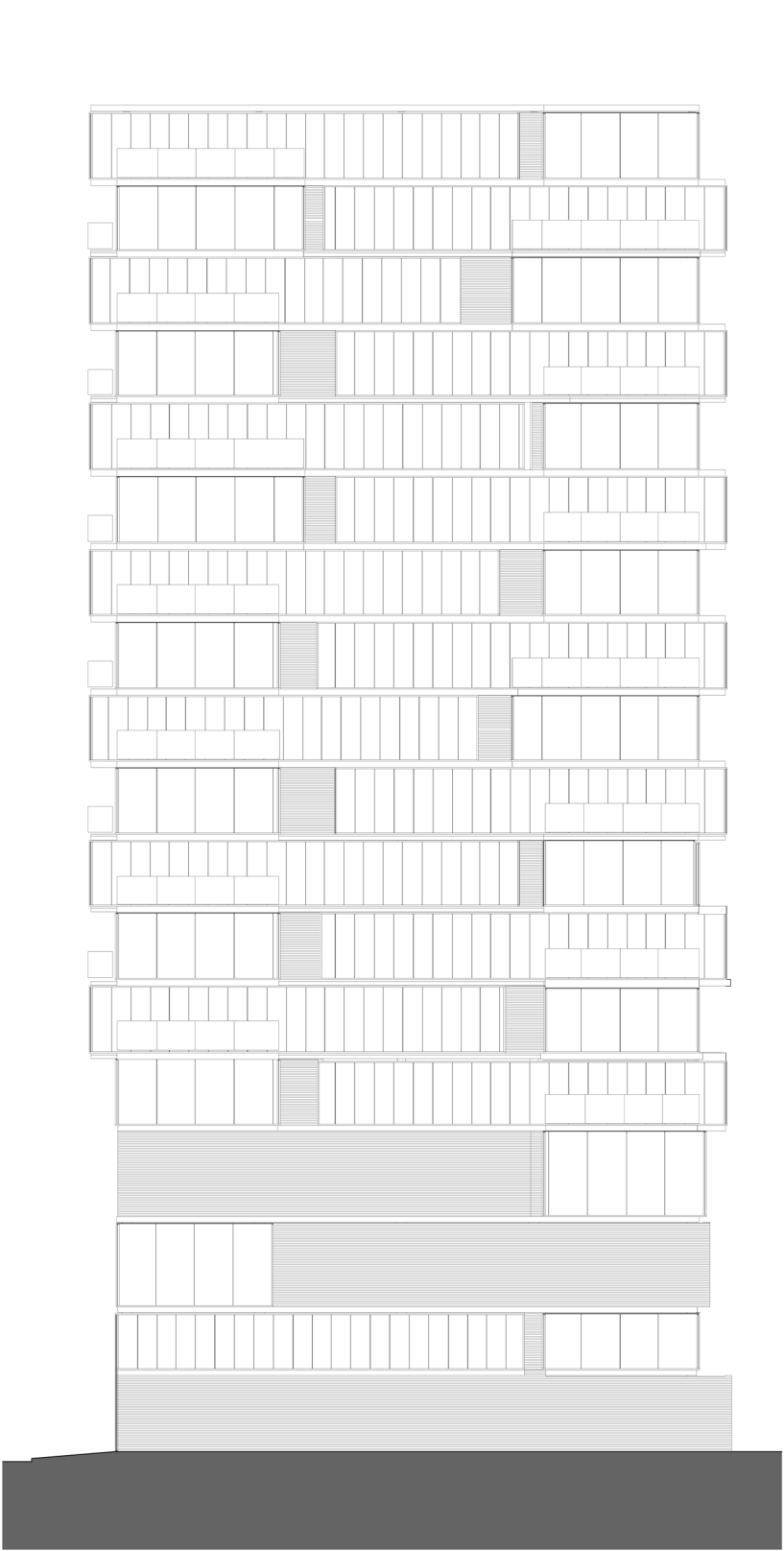


North Elevation

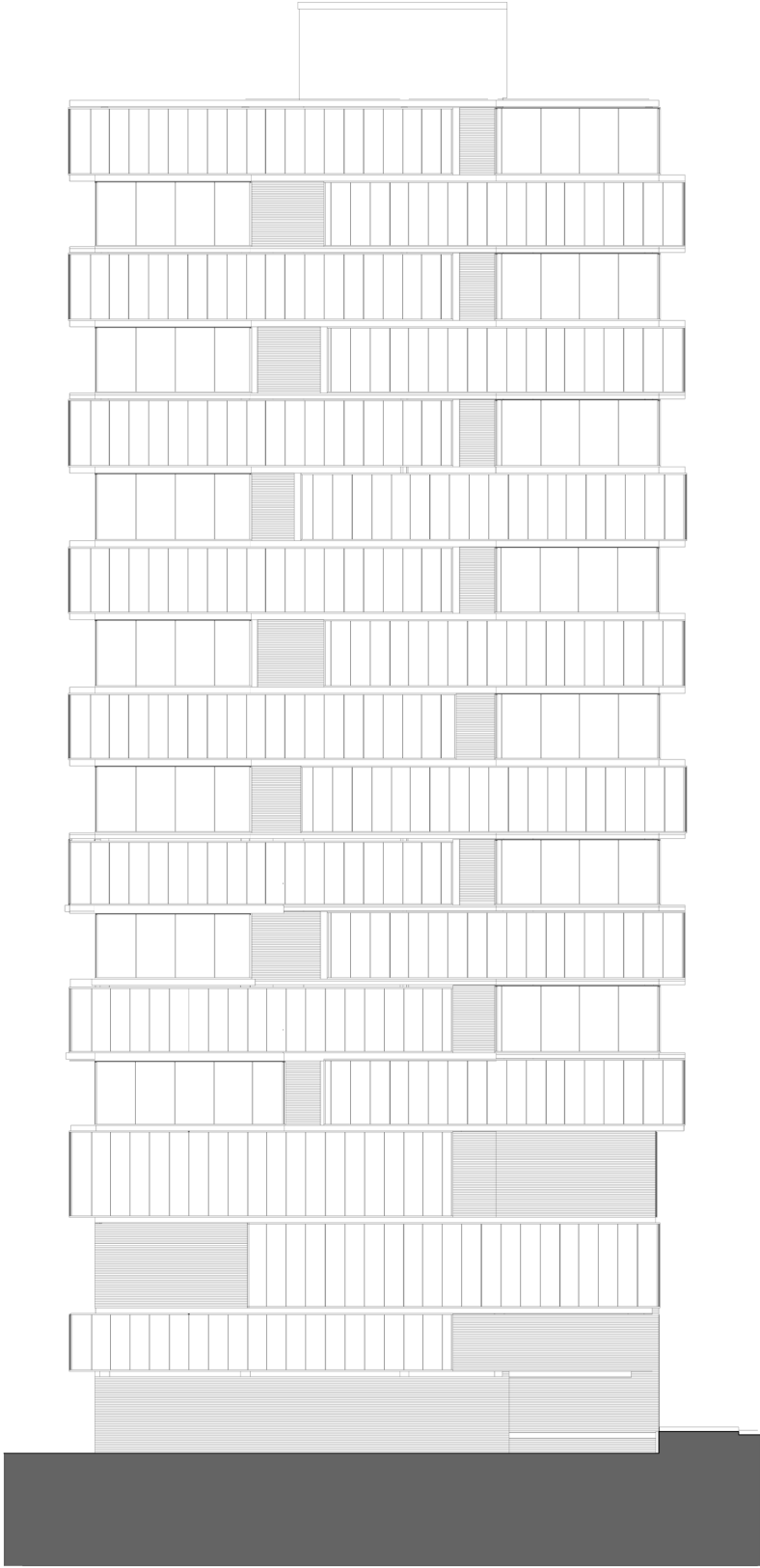


West Elevation





South Elevation



East Elevation

