



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

MEMORANDUM

Date: March 29, 2017
To: Portland Design Commission
From: Tim Heron, Design & Historic Resource Review
503-823-7726, tim.heron@portlandoregon.gov
Re: April 6, 2017 Design Commission Hearing
EA 17-111078 DA – 1337 East Burnside Apartments

Please find attached a Zoning Map, 11x17 Drawing Set, the Design Guidelines Cheat Sheet, and Pre-Application Summary Notes for the Design Advice Request of the proposed development “1337 East Burnside Apartments.” The proposal is a new 6-story mixed-use 208 unit apartment building with residential, retail and parking on first floor with one level below grade parking for approximately 129 vehicle spaces. The exterior materials proposed are a brick ground floor and stucco upper stories. Parking access is proposed at NE 13th Avenue.

DEVELOPMENT TEAM BIO

Architect Christine Nagamine, Encore Architects, Seattle, WA
Owner/Developer Alliance Reality Partners LLC
Project Valuation \$40,000,000

ZONING EXdj Zone, Central Employment (EX) with a design overlay (d) requiring Design Review, and a main street node overlay (j) requiring Design Review. The approval criteria of Title 33, Portland Zoning Code are the *Community Design Guidelines*.

Areas for discussion on April 6, 2017:

1. The Main Street Node Overlay. The site is in the “j” overlay Main Street Node [Portland Zoning Code 33.455] where Design Review along NE Sandy Boulevard is required. The site also lies at a gateway condition and terminus for NE Sandy Boulevard, and the westbound and east bound coupling/decoupling of the Burnside-Couch Corridor.
2. Massing. The proposed 6-story building has a west facing U-shaped parti that fills the maximum 65-foot height at all corners of the site, and proposes to utilize floor area transferred from a “to-be-determined” landmark per the PZC 33.140 Historic Landmark Transfer provision.
3. Materials. The originally proposed folded metal panel siding exterior [see attached PC notes – pg. 2-3, *Preliminary Design Issues, a.-g.*] did not appear to be a high enough quality and composition to meet the high design bar for this prominent site, so the revised proposal for today is stucco. A full masonry clad building is another alternative.
4. Burnside and NE 14th Avenue. The 90-degree SE corner of the proposed building does not appear to provide the best opportunity for an active corner with an enhanced pedestrian environment at the ground level considering the two-lane one-way left-turning traffic flow at this corner.

Please contact me with any questions or concerns.

Encl: Zone Map, 11x17 Drawing set
Design Guidelines Cheat Sheet – *Community Design Guidelines*
February 28, 2017 Early Assistance Land Use Planner Response [EA 16-281153 Meeting]