

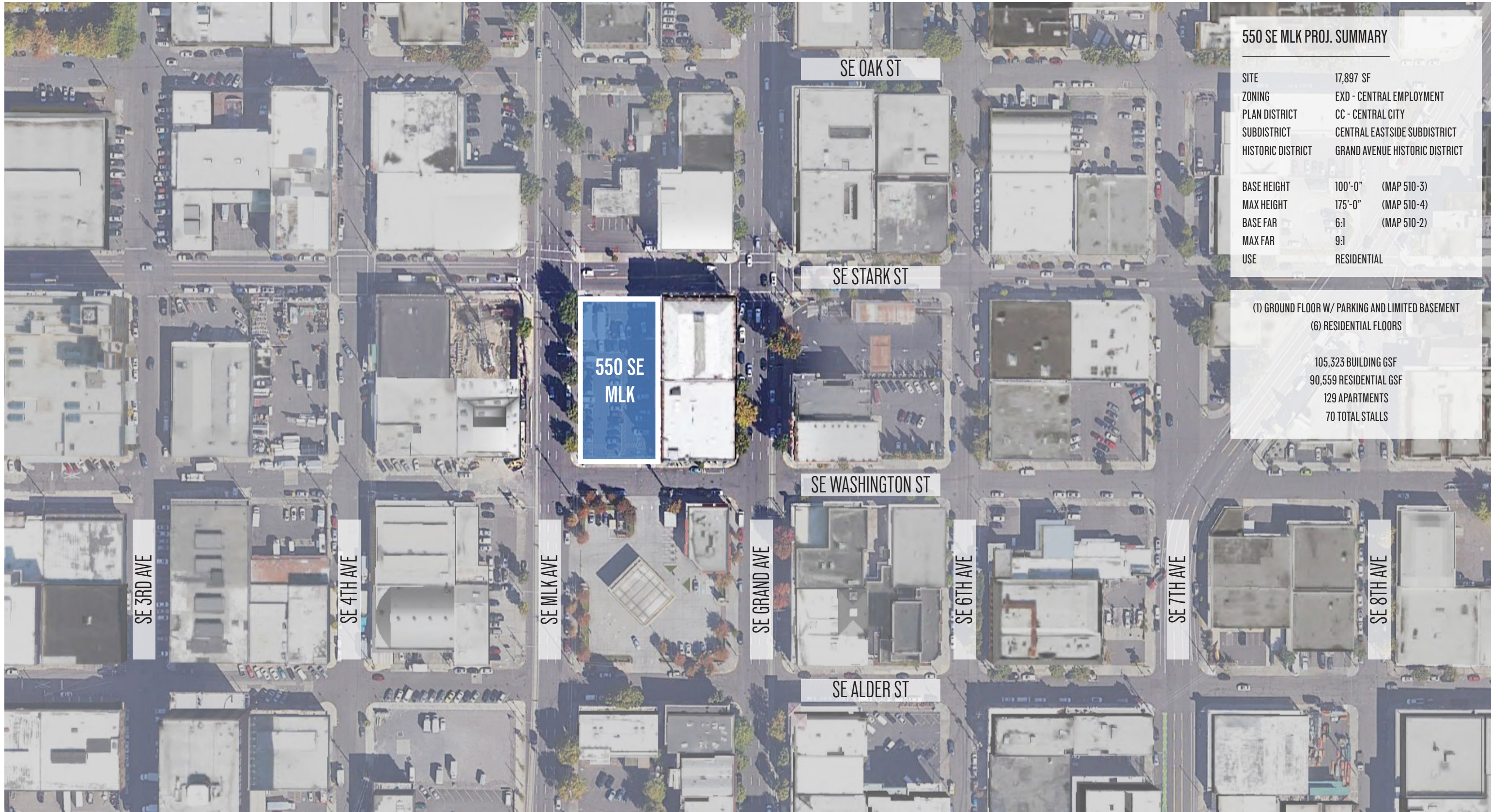
550 SEMLYK

DAR SUBMITTAL / DECEMBER 18TH 2020

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### 550 SE MLK PROJ. SUMMARY

SITE	17,897 SF	
ZONING	EXD - CENTRAL EMPLOYMENT	
PLAN DISTRICT	CC - CENTRAL CITY	
SUBDISTRICT	CENTRAL EASTSIDE SUBDISTRICT	
HISTORIC DISTRICT	GRAND AVENUE HISTORIC DISTRICT	
BASE HEIGHT	100'-0"	(MAP 510-3)
MAX HEIGHT	175'-0"	(MAP 510-4)
BASE FAR	6:1	(MAP 510-2)
MAX FAR	9:1	
USE	RESIDENTIAL	

(1) GROUND FLOOR W/ PARKING AND LIMITED BASEMENT  
 (6) RESIDENTIAL FLOORS

105,323 BUILDING GSF  
 90,559 RESIDENTIAL GSF  
 129 APARTMENTS  
 70 TOTAL STALLS

▲ SITE MAP - INNER SE PORTLAND



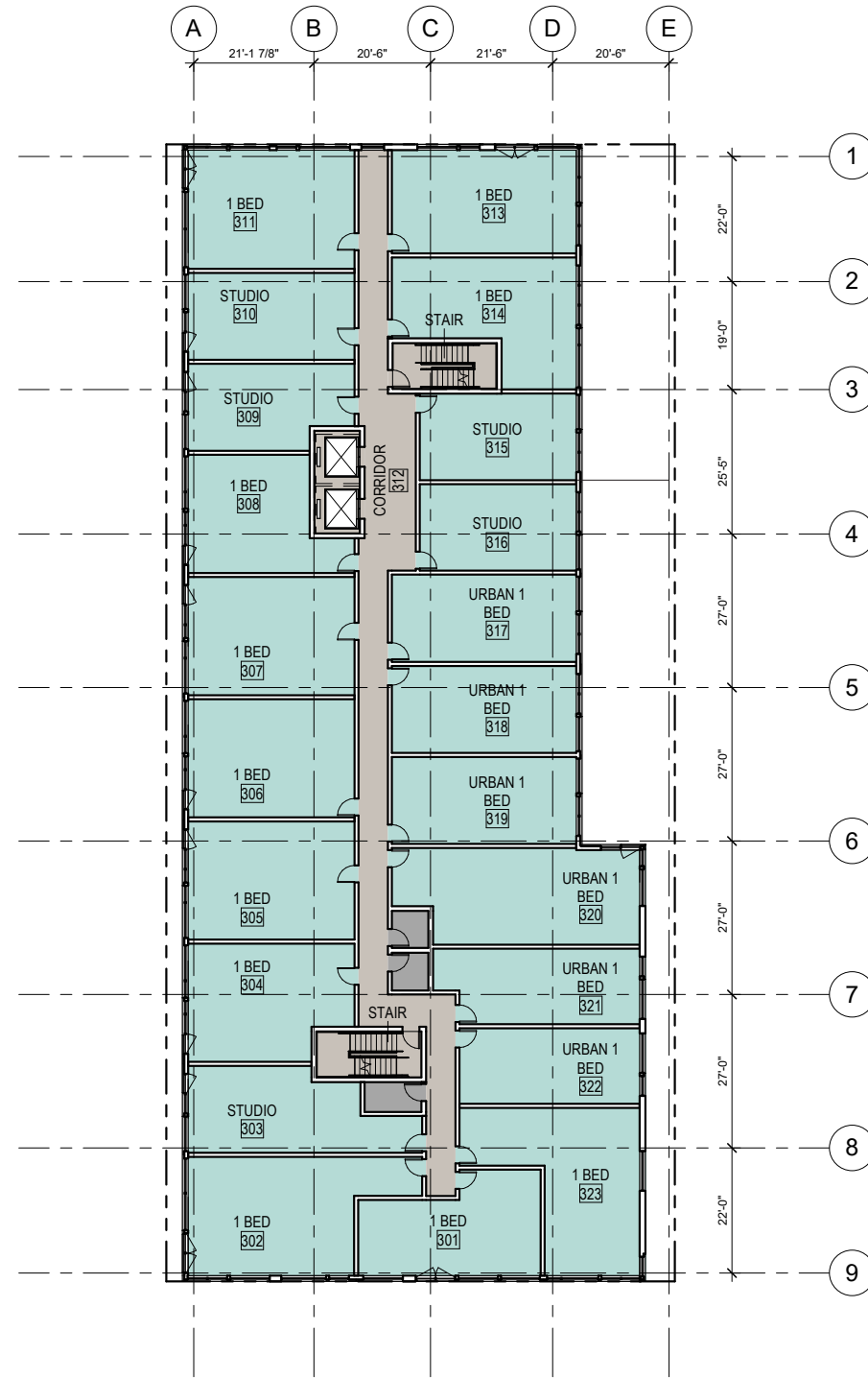


**SITE PLAN**  
 1 / 32" = 1'-0"



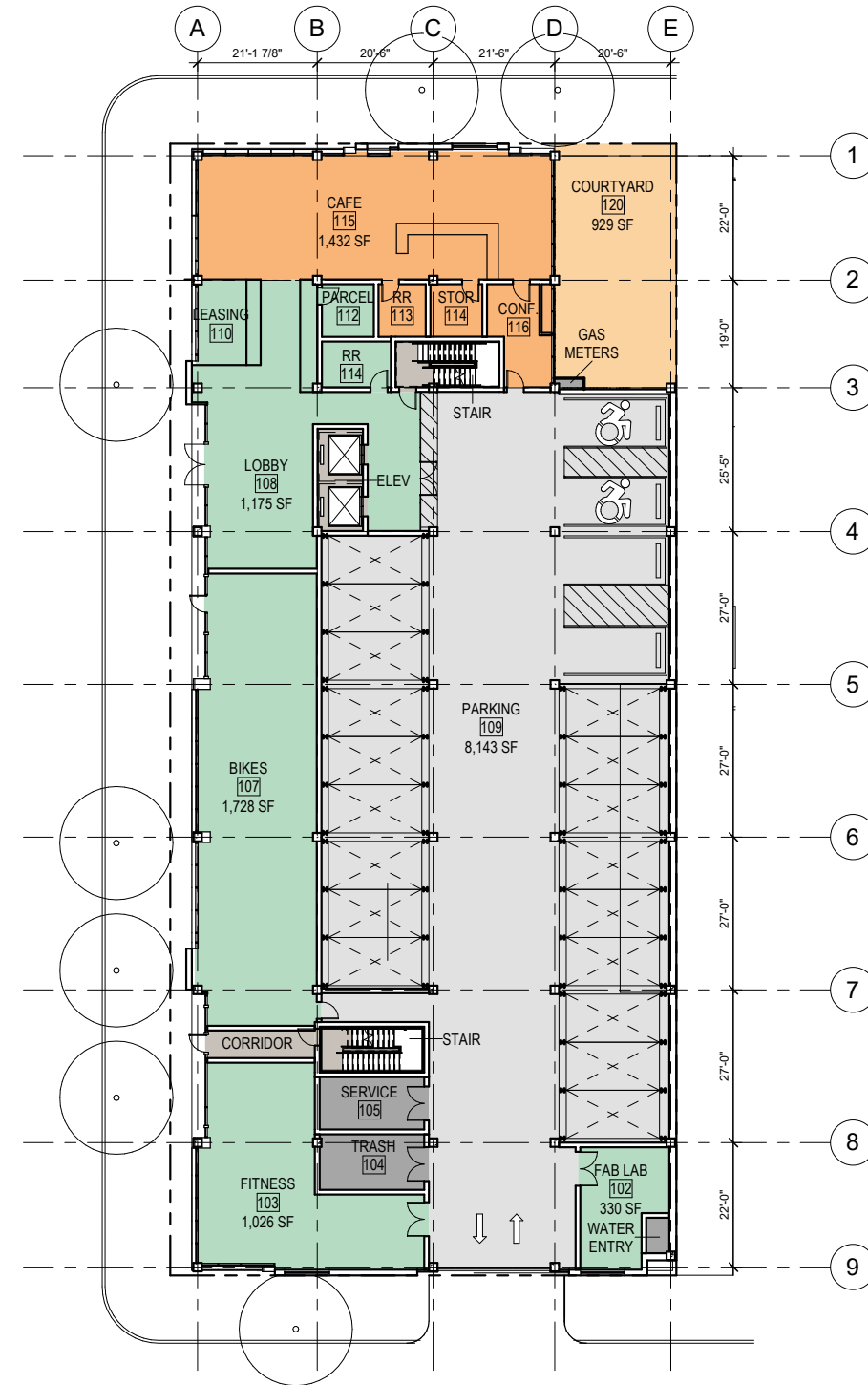
SE STARK ST.

SE MLK AVE.



TYPICAL FLOOR PLAN

1 / 32" = 1'-0"



GROUND FLOOR PLAN 01

1 / 32" = 1'-0"





ELEVATION - WEST

1 / 16" = 1'-0"





# ELEVATION - NORTH

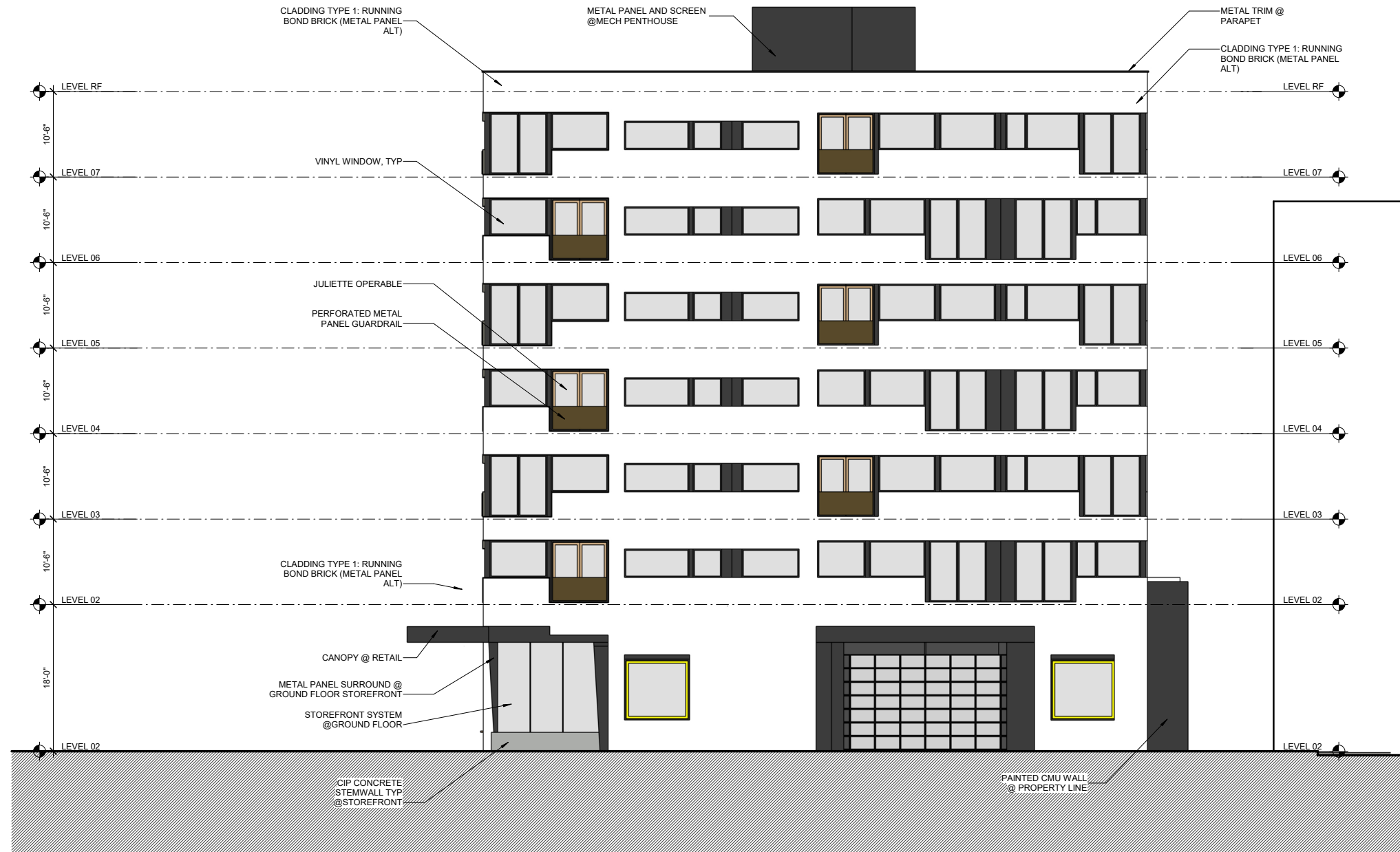
1 / 16" = 1'-0"





ELEVATION - EAST

1 / 16" = 1'-0"



ELEVATION - SOUTH

1 / 16" = 1'-0"





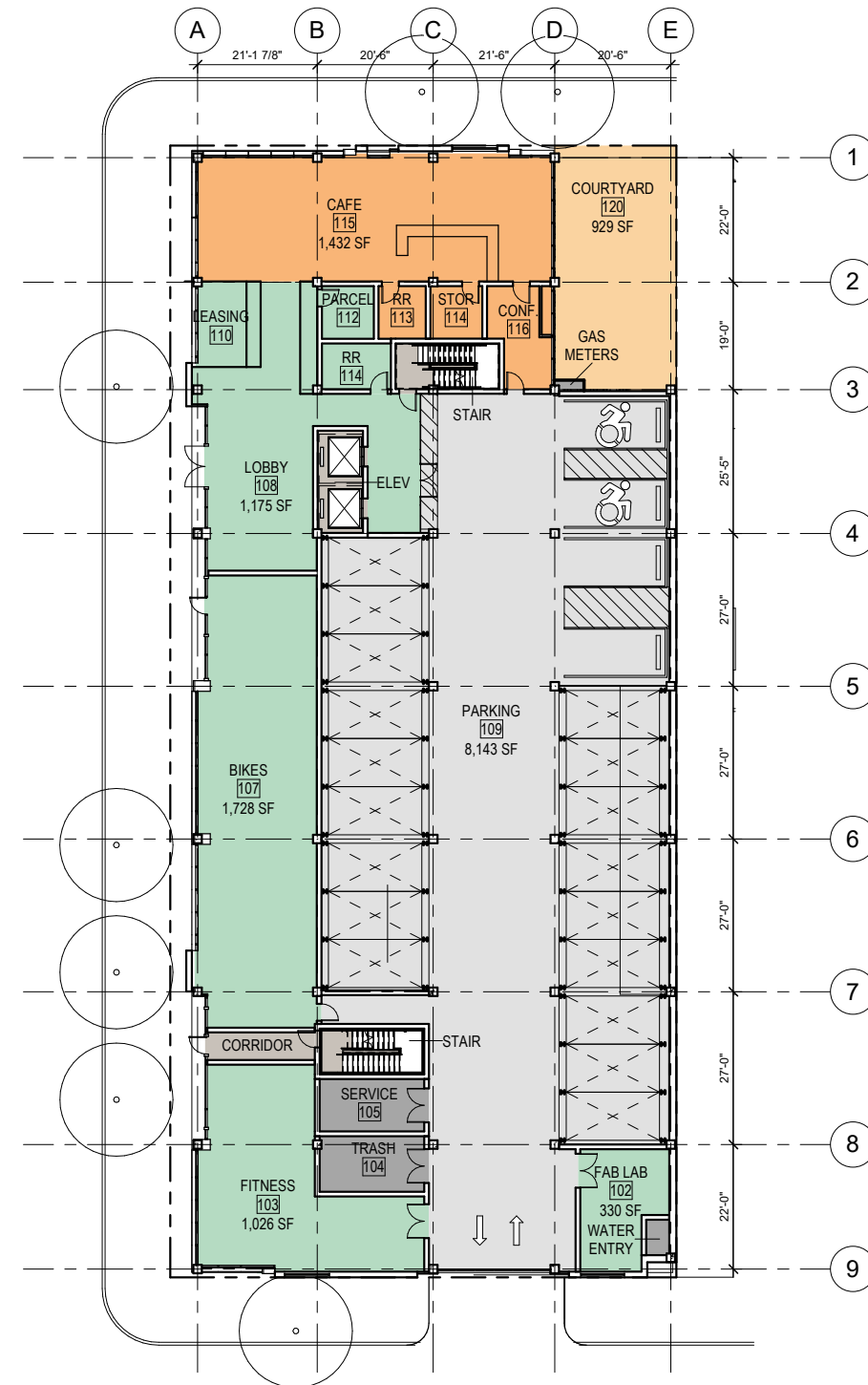
PERSPECTIVE - NORTHWEST CORNER



# ANTICIPATED MODIFICATIONS AND ADJUSTMENTS



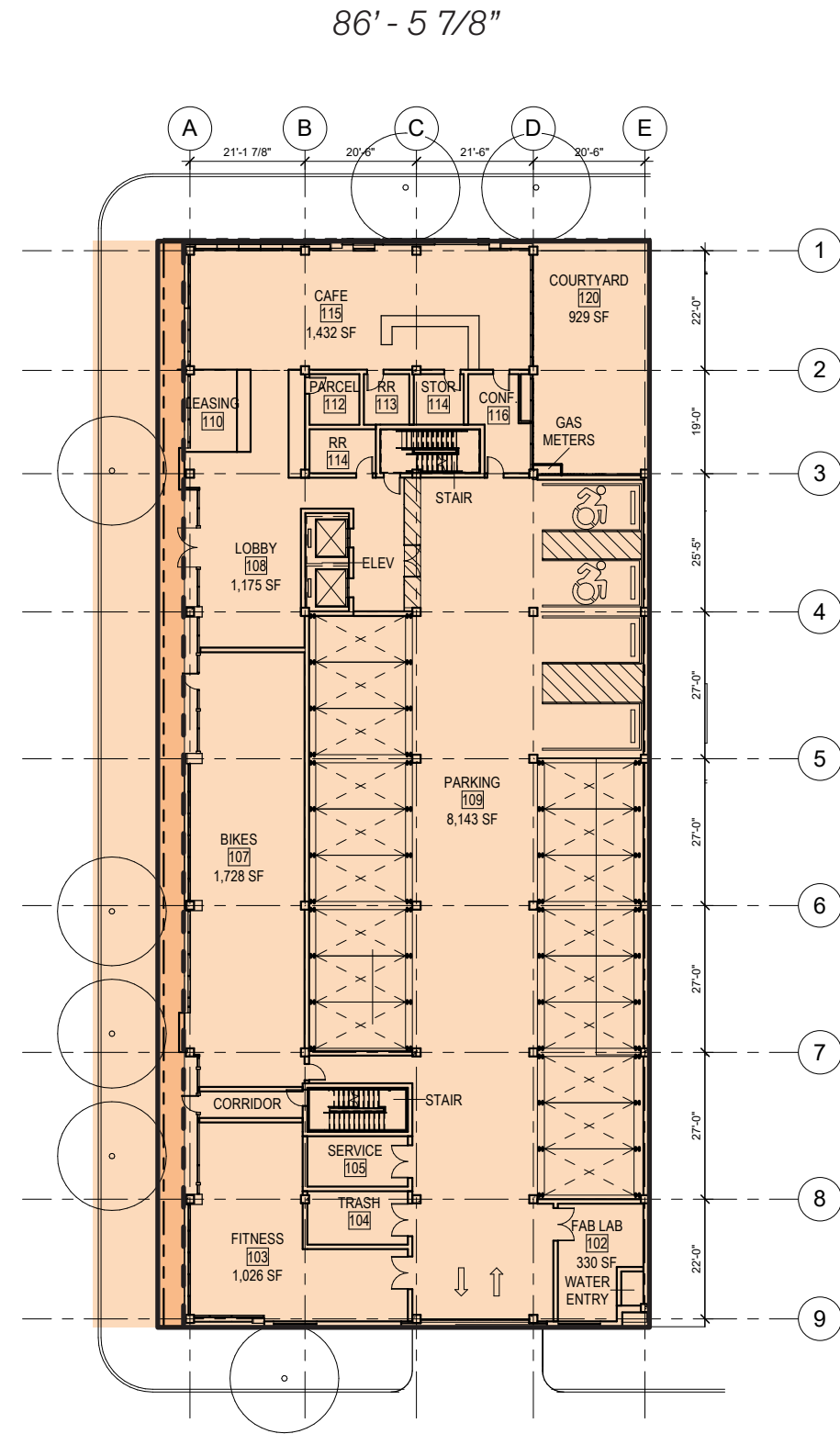
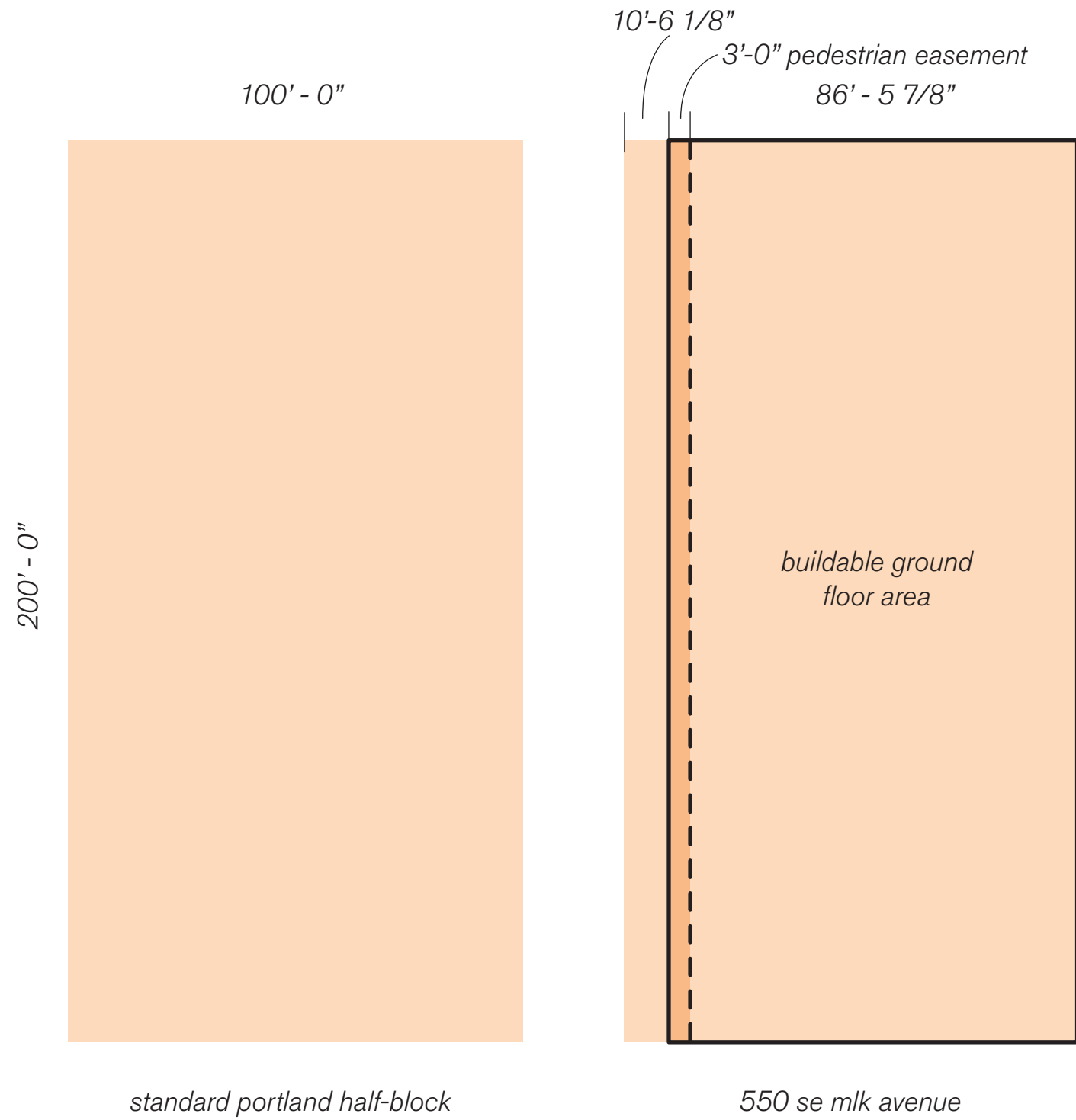
*Applicant seeks discussion of active ground floor use requirements on the west façade along SE MLK Avenue. In particular, areas of depth below 25'-0" from face of building to back of retail spaces. The proposed building does not meet the depth portion of this requirement for greater than 50% of its façade.*



**GROUND FLOOR PLAN 01**

1 / 32" = 1'-0"

**#1 ACTIVE GROUND FLOOR USE**



#1 ACTIVE GROUND FLOOR USE



Total linear feet meeting active ground floor use standard: 44'-0"  
 Total facade linear feet: 200'-0"

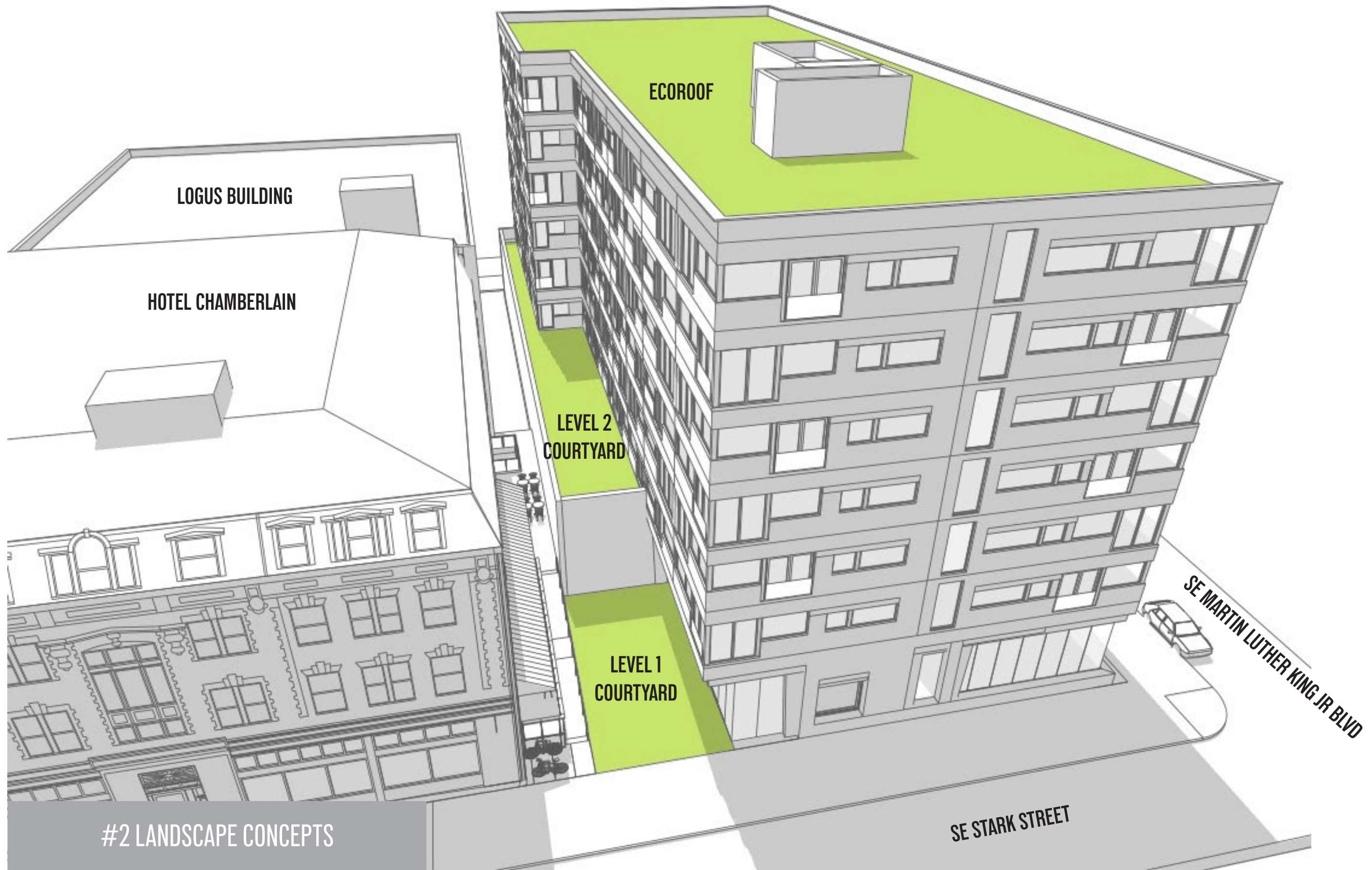
Percentage of conforming ground floor storefront: 22%

Percentage of nonconforming frontage: 78%  
 Average Depth of nonconforming zones: 21'-6" - 23'-0"



#1 ACTIVE GROUND FLOOR USE

# LANDSCAPE AREAS



#2 LANDSCAPE CONCEPTS



# LEVEL 1 COURTYARD: OPTION 3



HOTEL CHAMBERLAIN

METAL PLANTER WALL  
 PLANK PAVERS (12"X96")

PARKING

FIRE PIT  
 MURAL WALL  
 LOUNGE FURNITURE  
 MODULAR PLANTER

CAFE

CONFERENCE

#2 LANDSCAPE CONCEPTS



# LEVEL 1 COURTYARD: OPTION 3



#2 LANDSCAPE CONCEPTS



## LEVEL 1 COURTYARD: OPTION 3



#2 LANDSCAPE CONCEPTS