

550 MLK

DESIGN REVIEW SUBMITTAL | 08.06.21

RESUBMITTED | 09.10.21

APPENDIX

LU - 21-061842 DZM HR





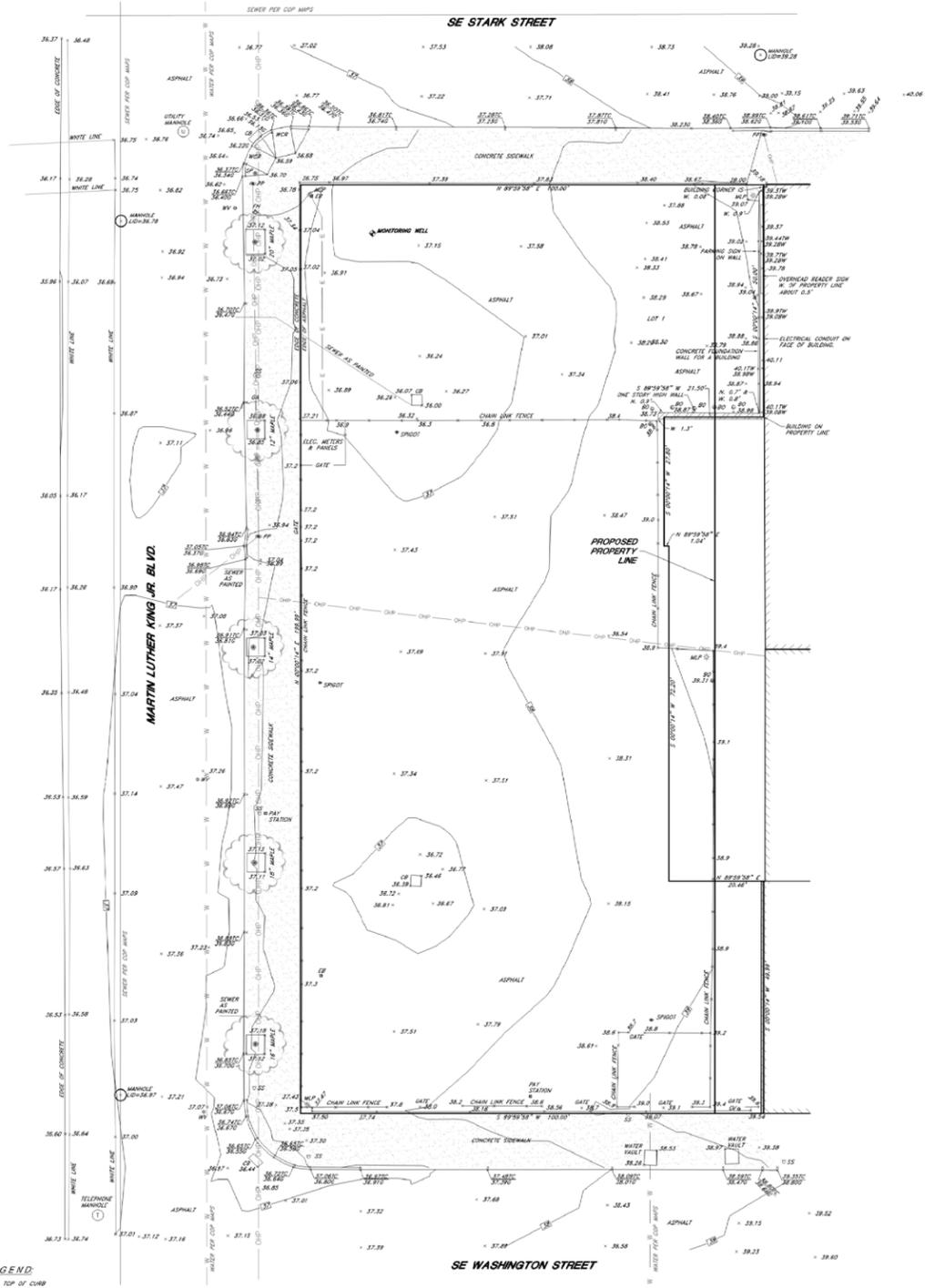
APPENDIX

DESIGN DRAWINGS

- 1. Civil Drawings and Diagrams*
- 2. Design Diagrams and Studies*
- 3. Renderings*
- 4. Modifications*

CIVIL DRAWINGS AND DIAGRAMS

- 1. Survey*
- 2. Stormwater Management Plan*
- 3. Utility Plan*

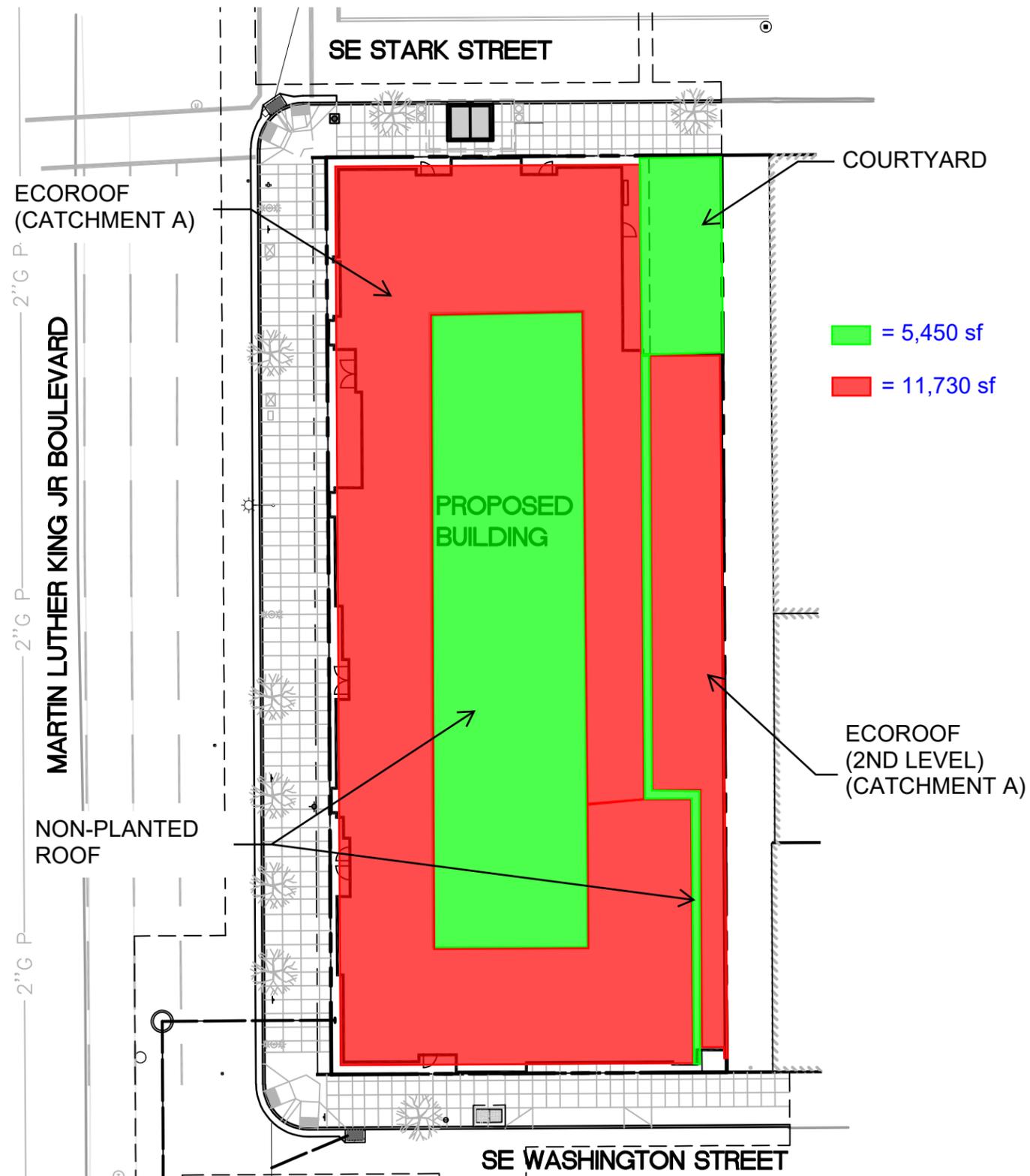


- LEGEND**
- TC = TOP OF CURB
 - OC = CENTER OF CURB
 - SP = SIGNAL POLE
 - WP = WATER VALVE
 - FW = FIRE HYDRANT
 - CB = CATCH BASIN
 - EB = ELECTRIC BOX
 - FP = FURNACE POLE
 - BC = BILLBOARD
 - CS = STREET SIGN
 - CV = CURB VALVE
 - GA = GUY ANCHOR
 - WRP = WRECK CURB RAMP
 - MCP = METAL LIGHT POLE



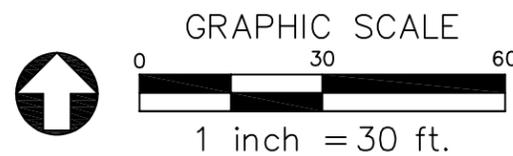
EXISTING CONDITIONS - SURVEY



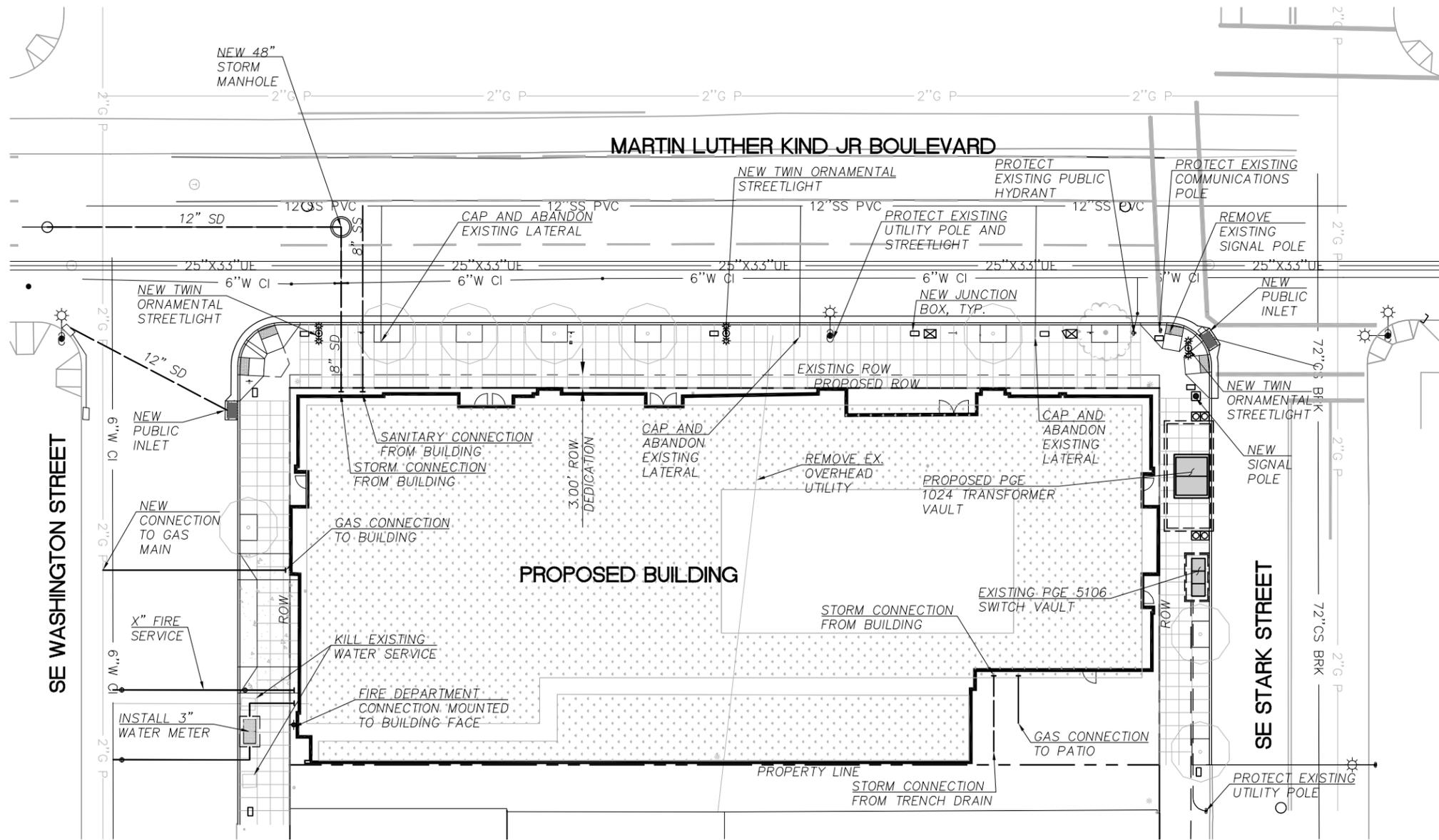


■ = 5,450 sf
■ = 11,730 sf

**BURNS BUILDING
CATCHMENT MAP**



PROJECT NO.:	GBD003	 Humber Design Group, Inc. Portland, OR • 503.946.6690 • hdgpd.com
DRAWN BY:	NEG	
DESIGN BY:	PLM	
REVIEWED BY:	DJH	
DATE:	04/02/2021	



STORMWATER NARRATIVE

PRIVATE SITE:

WATER QUALITY

WATER QUALITY CONTROL IS MET WITH 12,040SF OF ECOROOF LOCATED ON THE ROOF AND PART OF THE 2ND LEVEL. THE ECOROOF IS SIZED TO TREAT ALL NEW SITE IMPERVIOUS AREA.

WATER QUANTITY

WATER QUANTITY CONTROL IS ALSO MET WITH AN ECOROOF WHICH IS SIZED AT A MINIMUM DEPTH OF 4" INCLUDING GREATER THAN 4" OF GROWING MEDIUM.

DISPOSAL

INFILTRATION IS NOT POSSIBLE DUE TO FILL MATERIAL, AND POOR INFILTRATION RATES. OVERFLOWS FROM THE ECOROOF WILL BE PIPED TO THE 12" STORM-ONLY SEWER PIPE IN SE MARTIN LUTHER KING JR BLVRD REQUIRING A PUBLIC STORM MAIN EXTENSION. THE PROJECT WILL FALL UNDER LEVEL 3 OF THE STORMWATER DISPOSAL HIERARCHY BECAUSE THE STORM-ONLY SEWER DISCHARGES DIRECTLY TO A COMBINED SEWER.

PUBLIC STREET IMPROVEMENTS:

A 3FT ROW DEDICATION WILL OCCUR ALONG SE MLK; THEREFORE STORMWATER MANAGEMENT WILL BE REQUIRED FOR THE 3' OF ADDITIONAL SIDEWALK. THIS AREA WILL BE MANAGED THROUGH TREE CREDITS AND A SRSC. STORMWATER MANAGEMENT ALONG WASHINGTON AND STARK IS NOT REQUIRED BECAUSE THE SIDEWALK WILL BE REPLACED IN-KIND.

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GRAPHIC SCALE

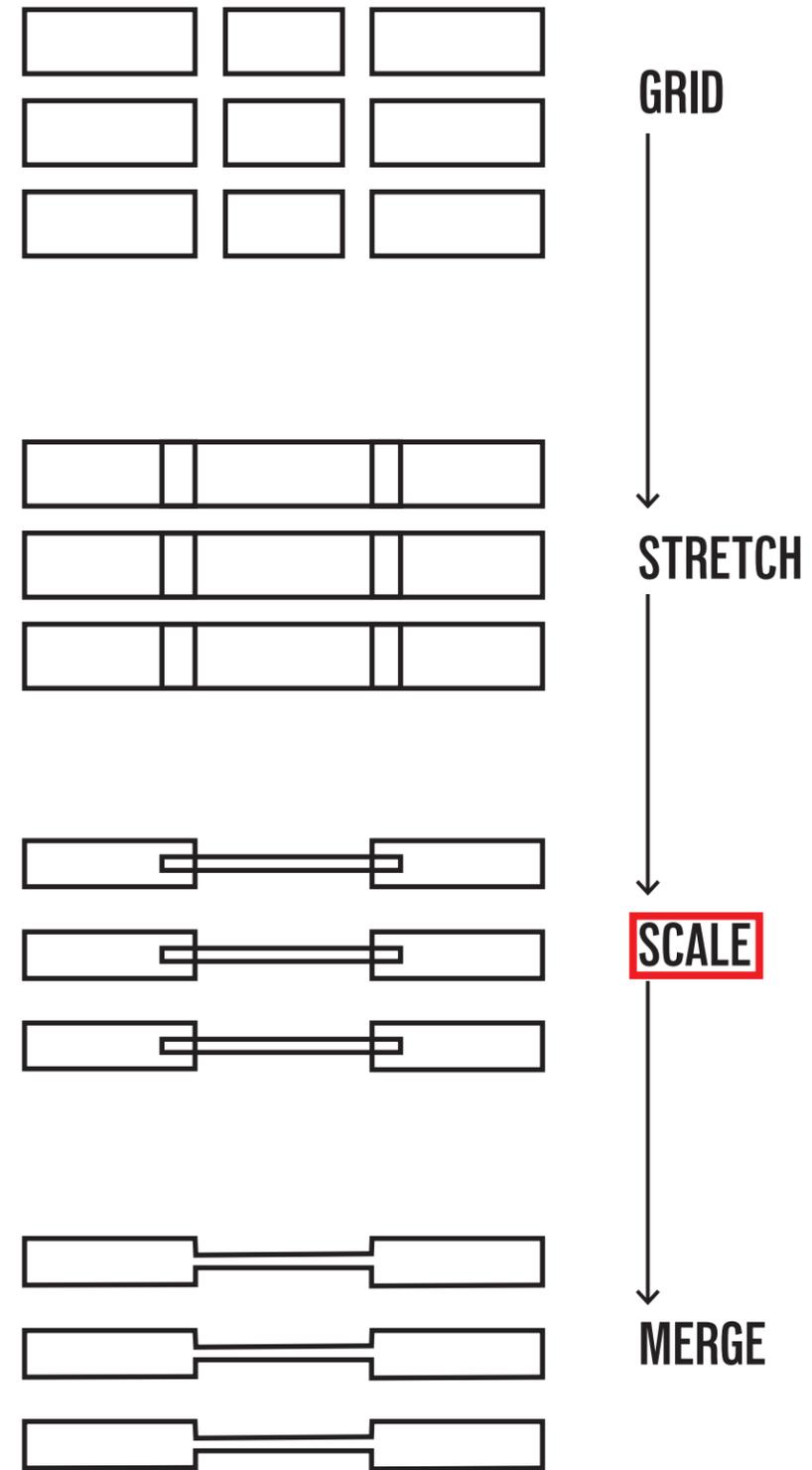
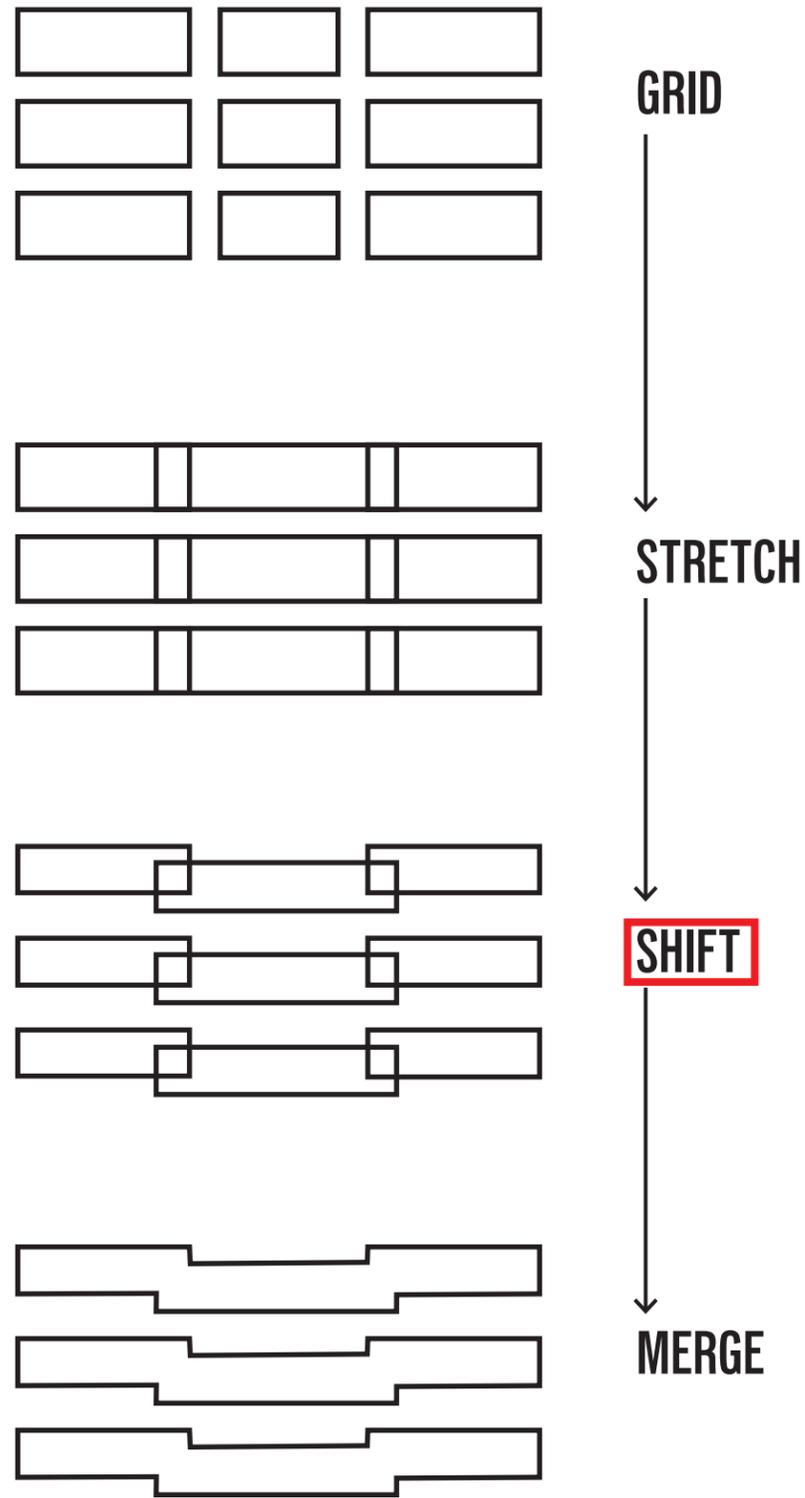


1 inch = 30 ft.



DESIGN DIAGRAMS & STUDIES

- 1. Concept Design*
- 2. Neighborhood Materials*
- 3. Bird-Friendly Glazing*

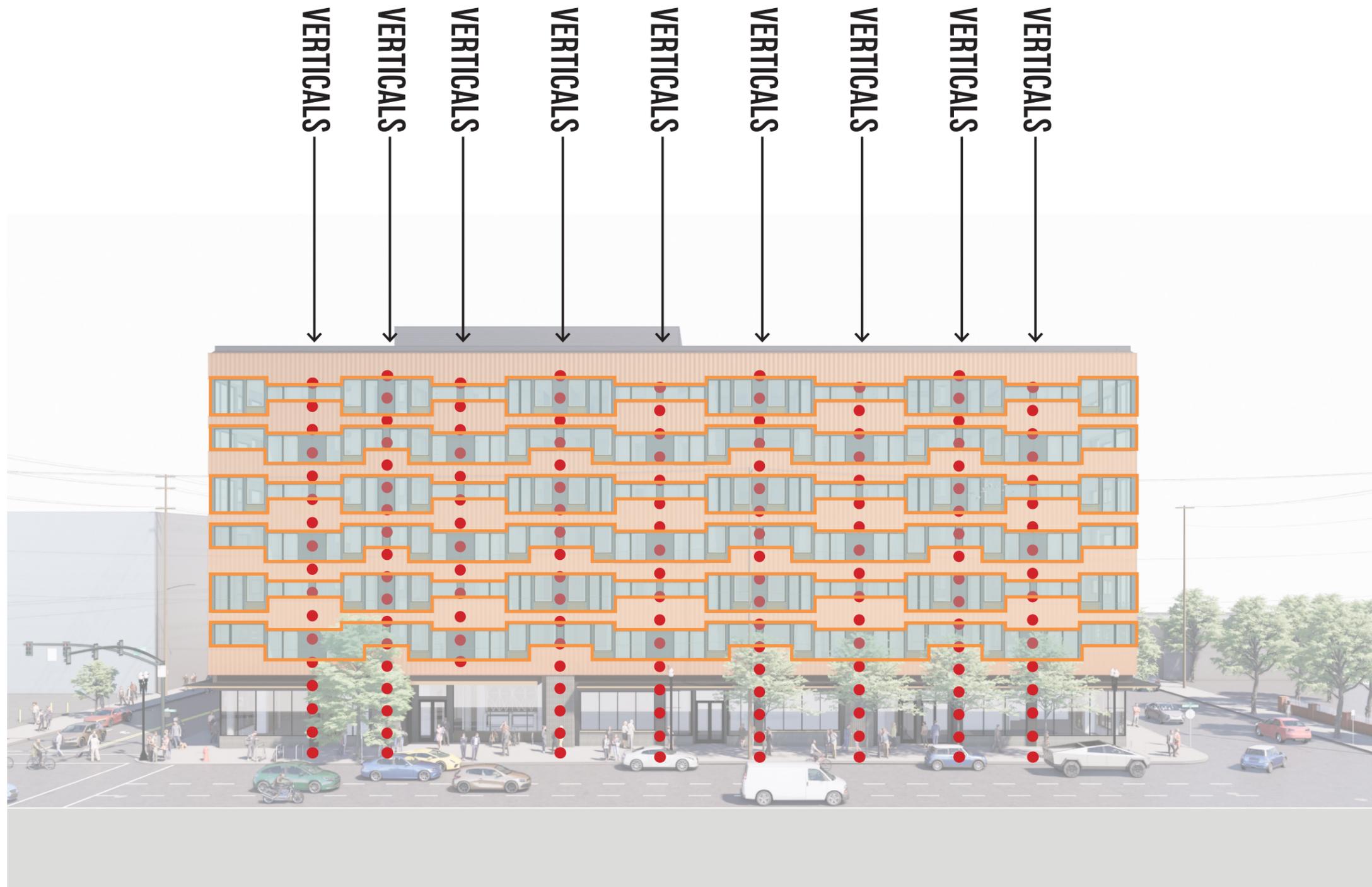


CONCEPT DESIGN: HORIZONTAL MOVEMENT

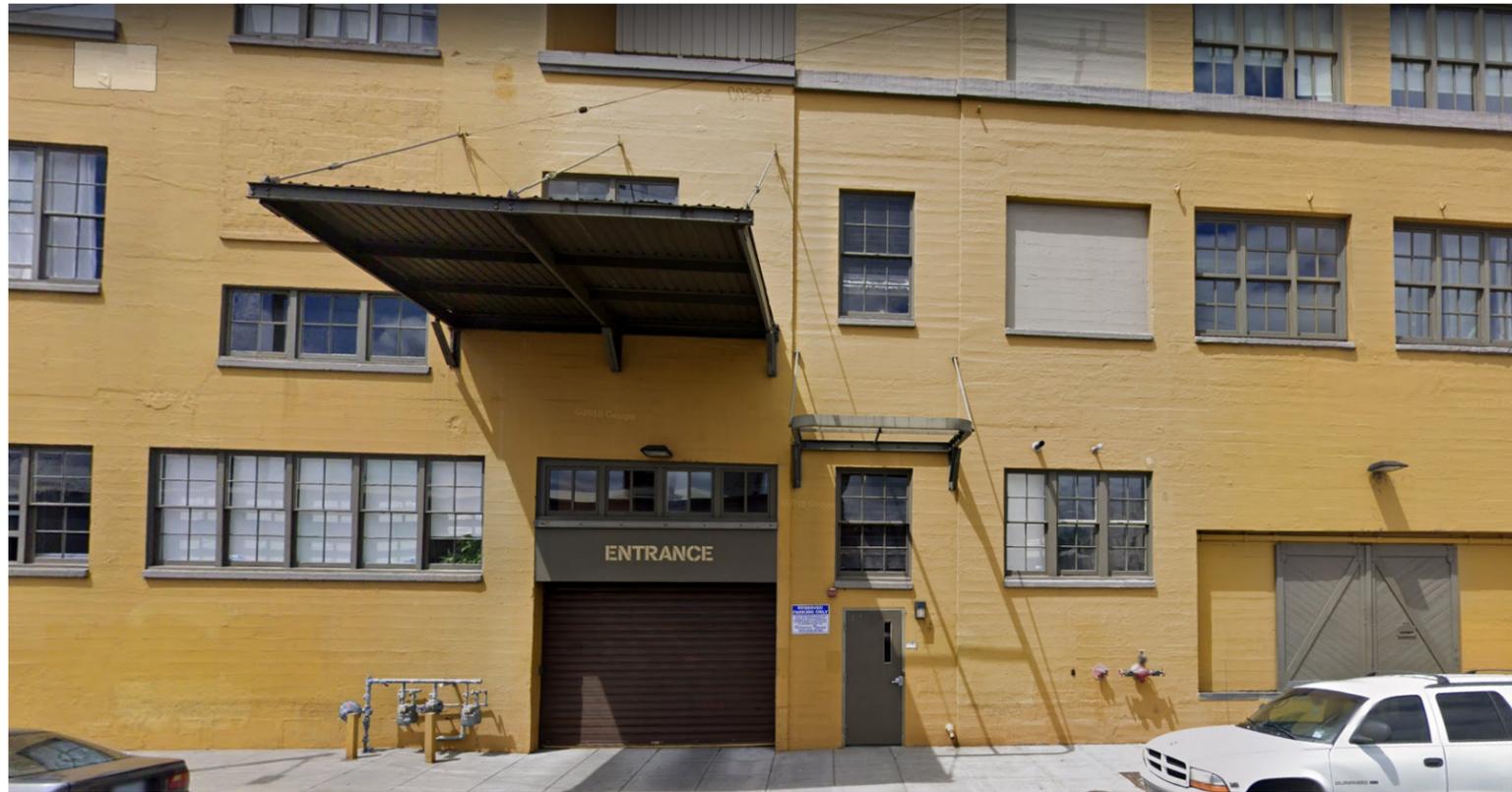
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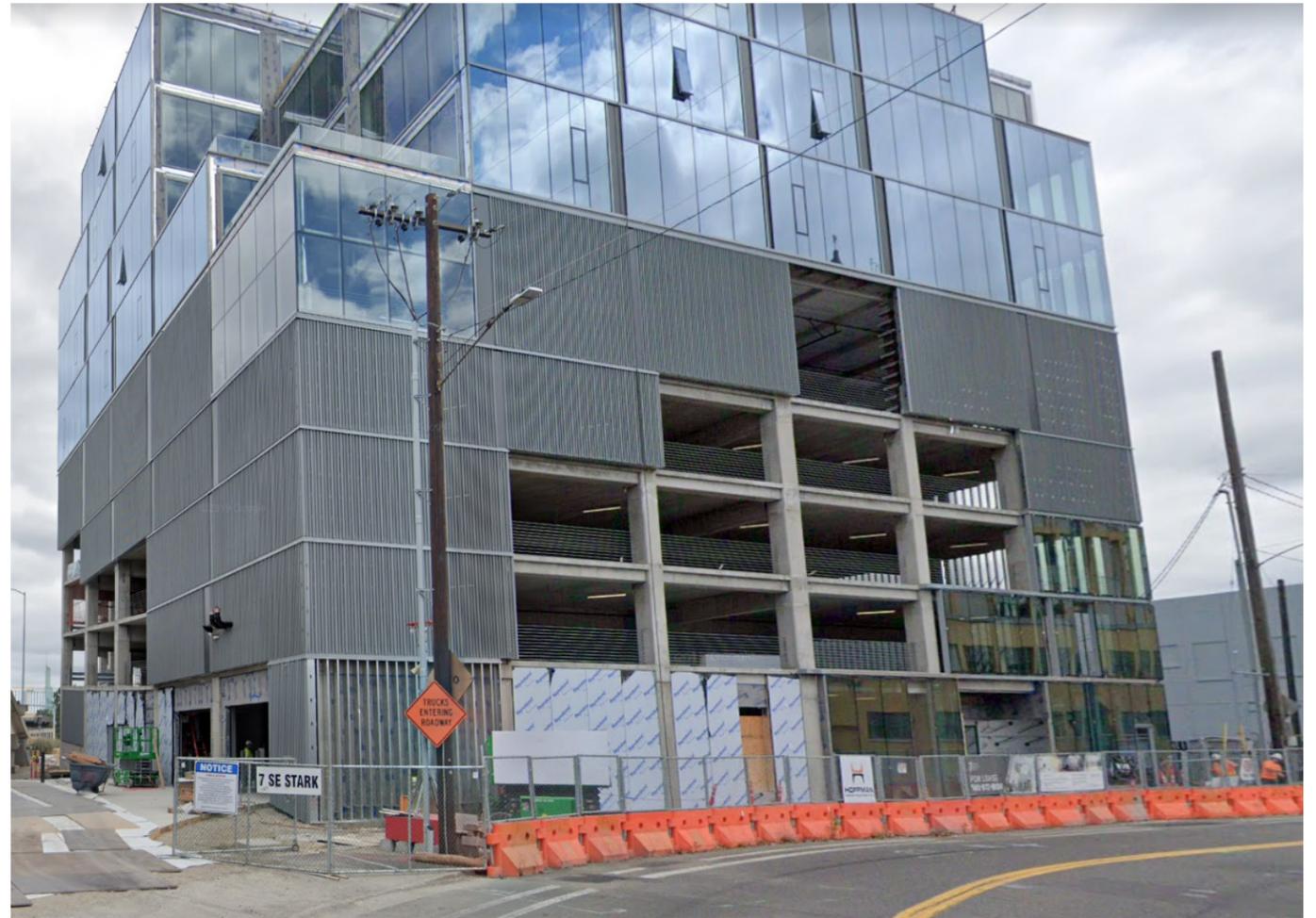
CONCEPT DESIGN: HORIZONTAL MOVEMENT



CONCEPT DESIGN: VERICAL ALIGNMENTS



CONTEXT - NEIGHBORHOOD MATERIALS



CONTEXT - NEIGHBORHOOD MATERIALS



CONTEXT - NEIGHBORHOOD FORM



Glazing Percentage Threshold
 High Risk Zone Area = 4,939 SF
 High Risk Glazing Area = 1,278 SF
 Glazing Percentage = 25.9%
Bird-Friendly Glazing Not Required



BIRD SAFE GLAZING - SOUTH ELEVATION

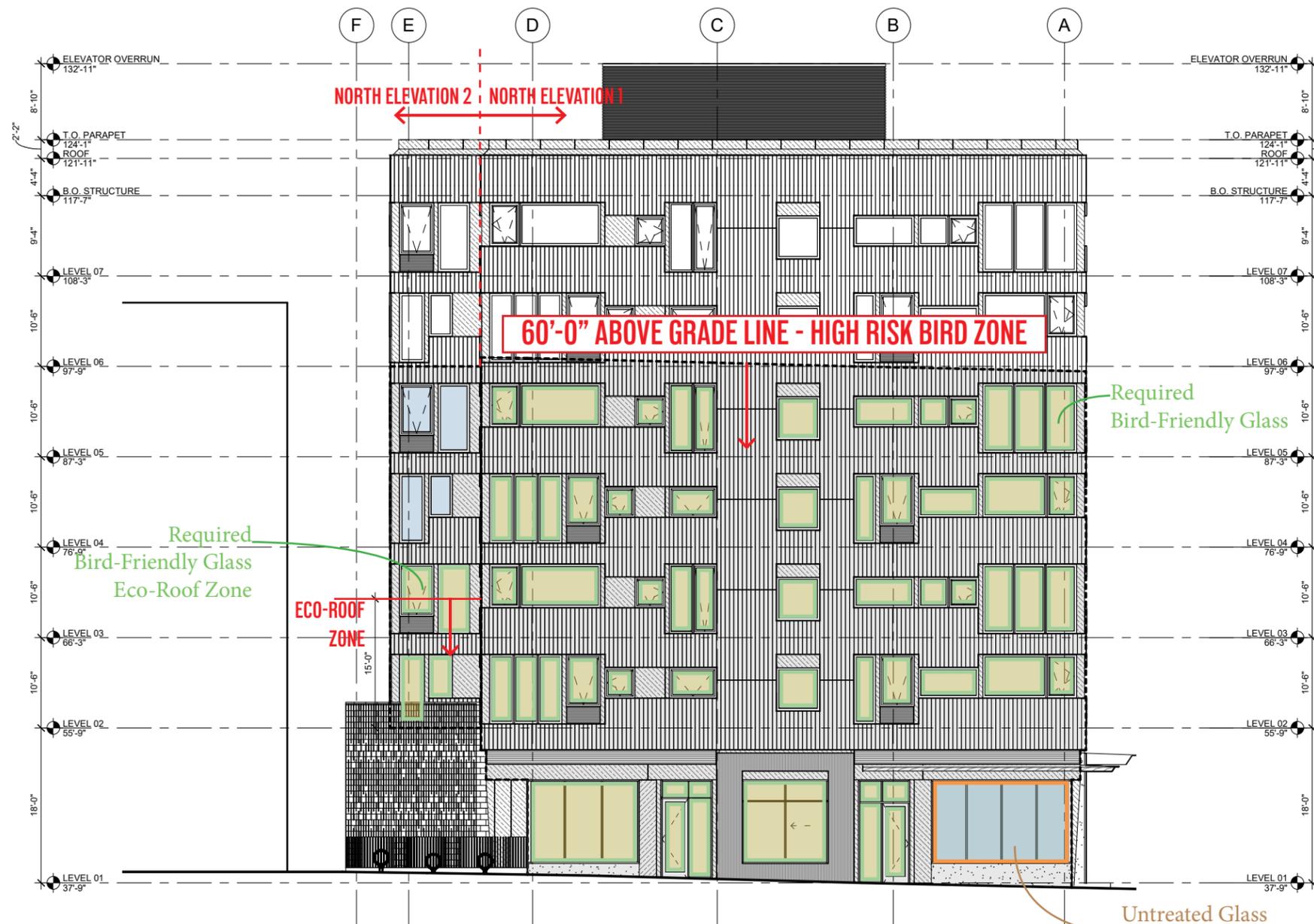


Glazing Percentage Threshold
 High Risk Zone Area = 11,954 SF
 High Risk Glazing Area = 3,949 SF
 Glazing Percentage = 33.0%
Bird-Friendly Glazing Required
At All Windows

Allowance for Untreated Glass
 High Risk Glazing Area = 3,949 SF
 Untreated Glass Allowance Allowed = 3,949 SF x 10% =
 395 SF
 Untreated Glass Allowance Taken = 376 SF



BIRD SAFE GLAZING - WEST ELEVATION



North Elevation 1
Glazing Percentage Threshold
 High Risk Zone Area = 4,140 SF
 High Risk Glazing Area = 1,263 SF
 Glazing Percentage = 30.5%
Bird-Friendly Glazing Not Required

Allowance for Untreated Glass
 High Risk Glazing Area = 4,140 SF
 Untreated Glass Allowance Allowed = 1,263 SF x 10% = 126 SF
 Untreated Glass Allowance Taken = 142 SF

North Elevation 2
Glazing Percentage Threshold
 High Risk Zone Area = 445 SF
 High Risk Glazing Area = 133 SF
 Glazing Percentage = 25.4%
Bird-Friendly Glazing Only Required within Green Roof Zone

Untreated Glass Allowance



BIRD SAFE GLAZING - NORTH ELEVATION



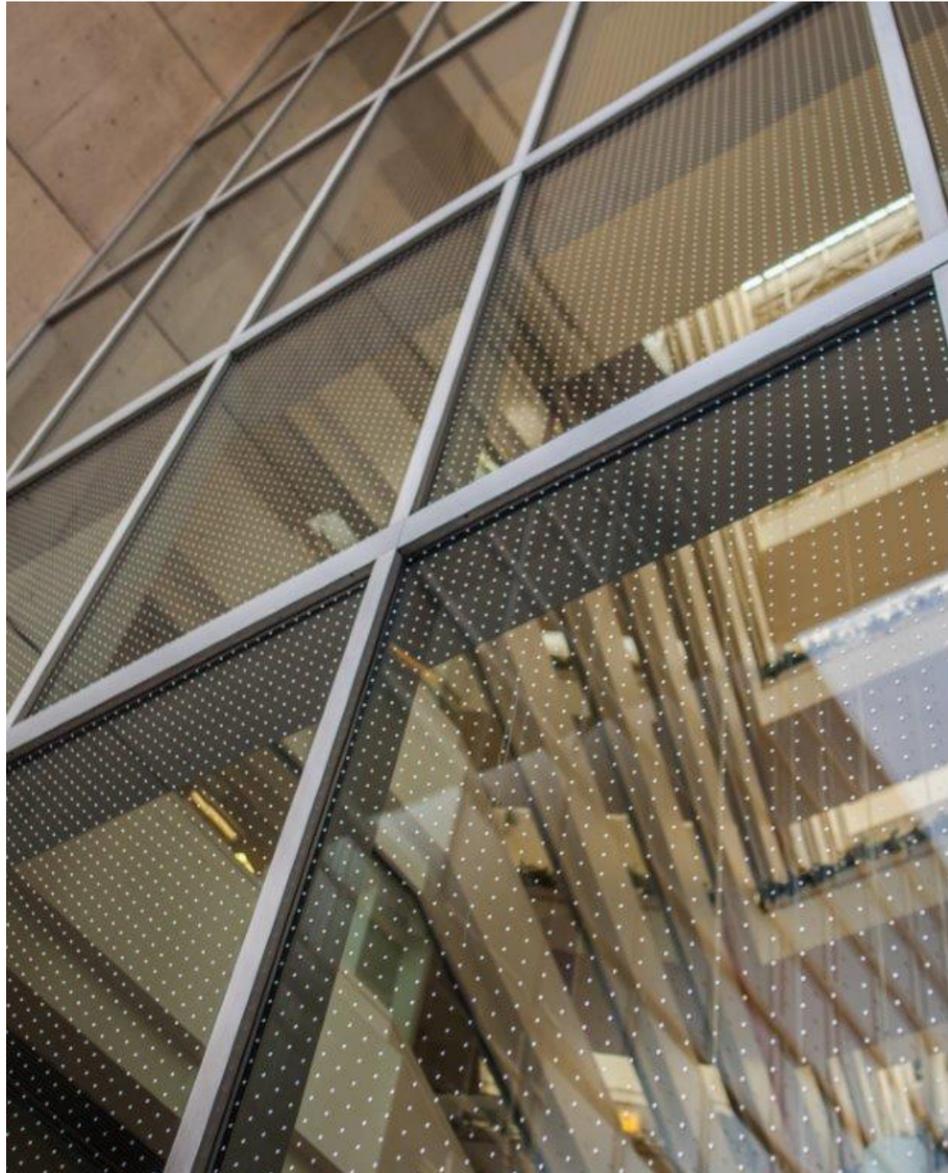
East Elevation 1
Glazing Percentage Threshold
 High Risk Zone Area = 2,649 SF
 High Risk Glazing Area = 369 SF
 Glazing Percentage = 13.9%
Bird-Friendly Glazing Only Required within Green Roof Zone

East Elevation 2
Glazing Percentage Threshold
 High Risk Zone Area = 6,577 SF
 High Risk Glazing Area = 2,170 SF
 Glazing Percentage = 33%
Bird-Friendly Glazing Required At All Windows

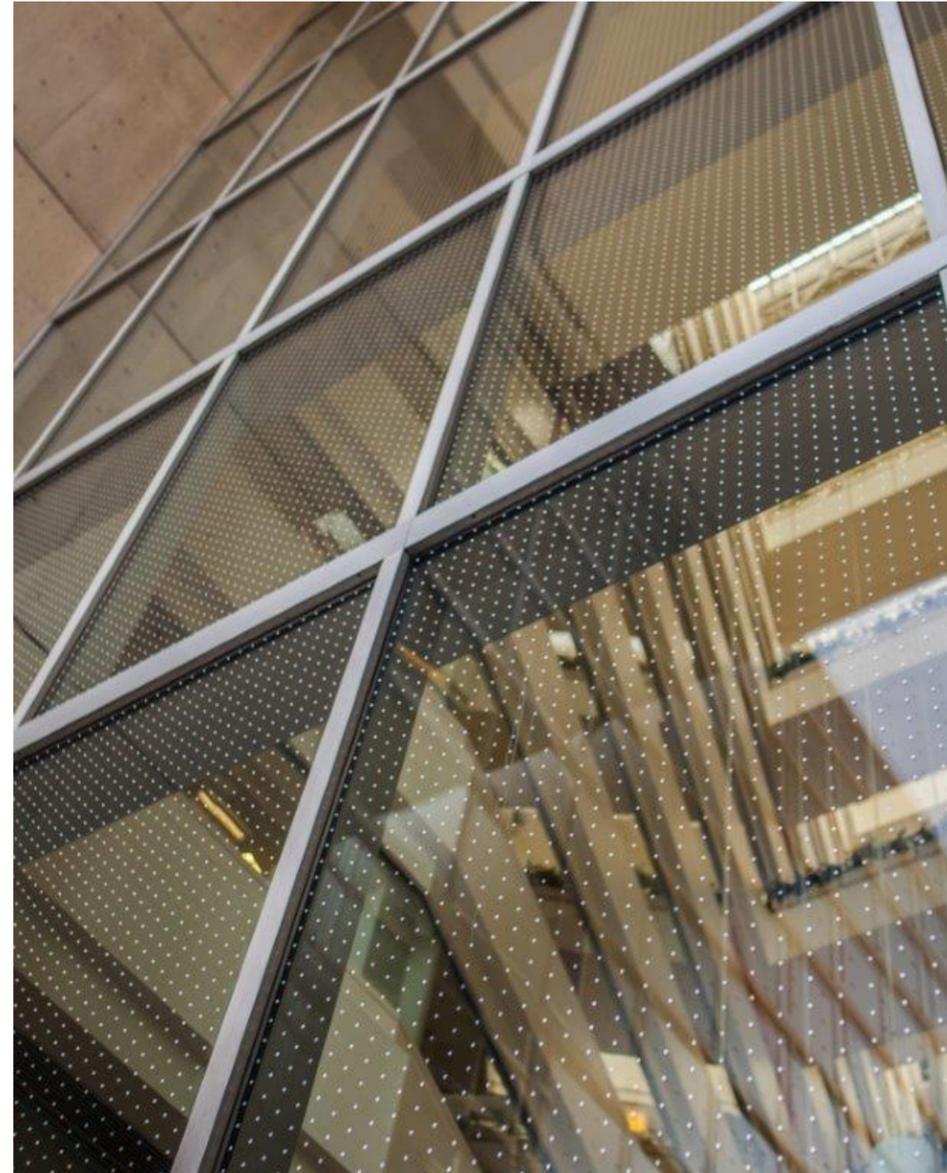
East Elevation 2
Allowance for Untreated Glass
 High Risk Glazing Area = 2,170 SF
 Untreated Glass Allowance Allowed = 2,170 SF x 10% = 217 SF
 Untreated Glass Allowance Taken = 166 SF



BIRD SAFE GLAZING - EAST ELEVATION



REPRESENTATIVE IMAGE OF 2X2 FILM BIRD-SAFE GLAZING AT
GROUND FLOOR STOREFRONT



REPRESENTATIVE IMAGE OF 2X2 FILM BIRD-SAFE GLAZING AT
RESIDENTIAL FLOOR WINDOWS (LEVEL 2-7)

BIRD SAFE GLAZING - MATERIALS

RENDERINGS

- 1. NW Corner*
- 2. SW Corner*
- 3. Aerial*
- 4. NE Corner Aerial*
- 5. MLK Boulevard*
- 6. Retail Storefront*
- 7. Building Main Entry*
- 8. NW Retail Corner*



550 MLK BLVD - Northwest Corner



550 MLK BLVD - Southwest Corner



550 MLK BLVD - Northeast Corner Aerial



550 MLK BLVD - MLK Boulevard



550 MLK BLVD - Retail Storefront



550 MLK BLVD - Building Main Entry



550 MLK BLVD - Building Main Entry



550 MLK BLVD - Northwest Retail Corner

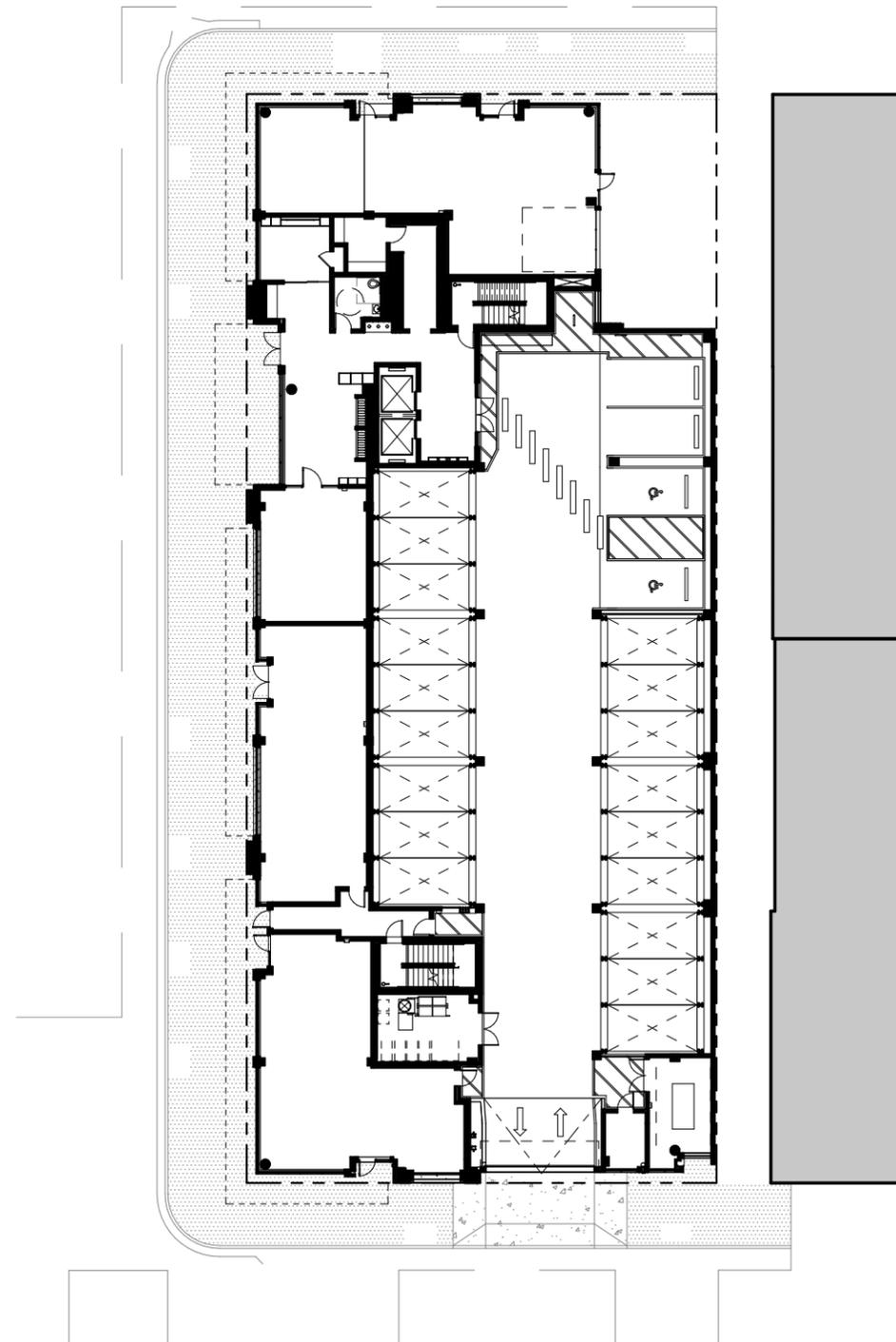


550 MLK BLVD - Northwest Retail Corner

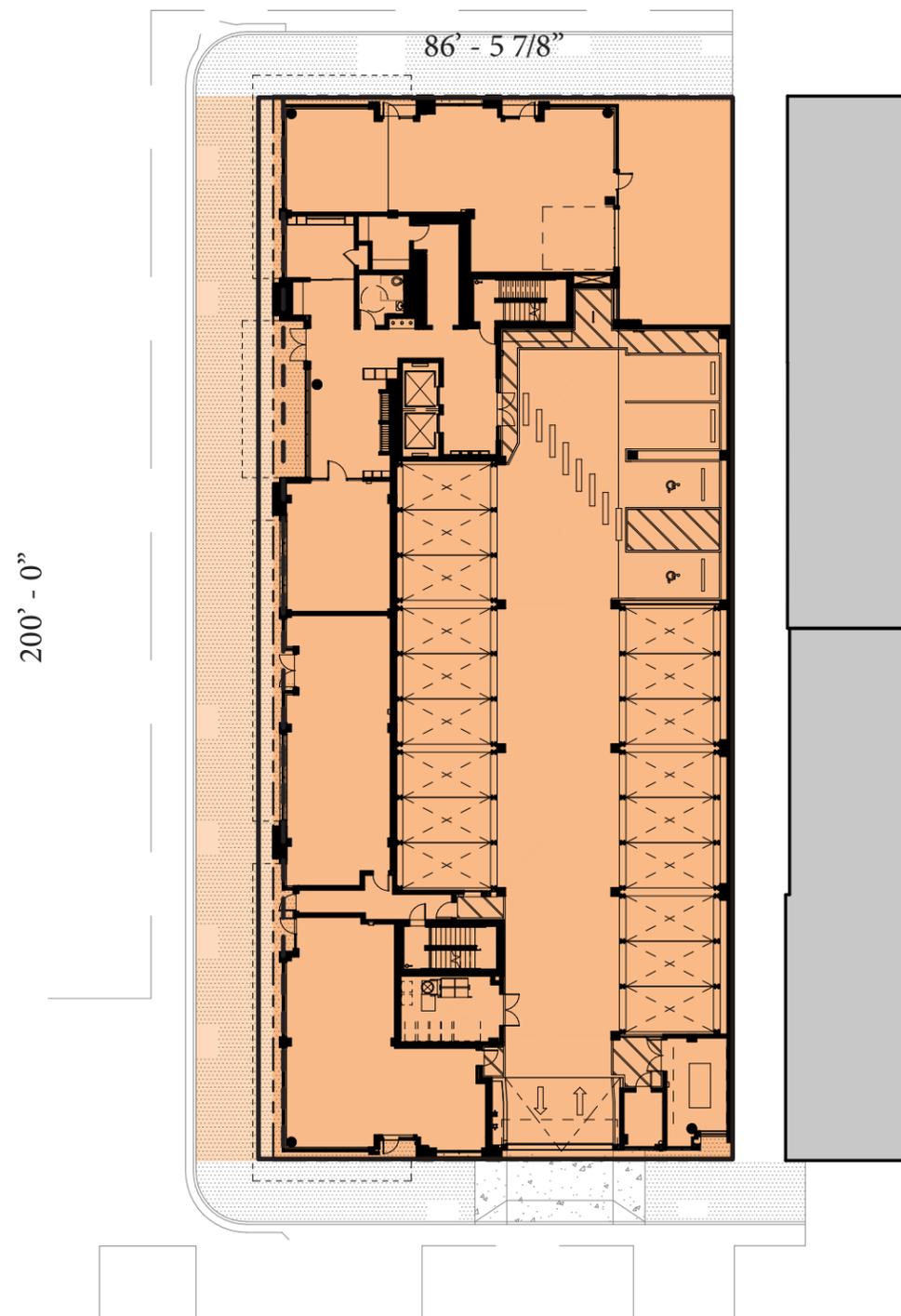
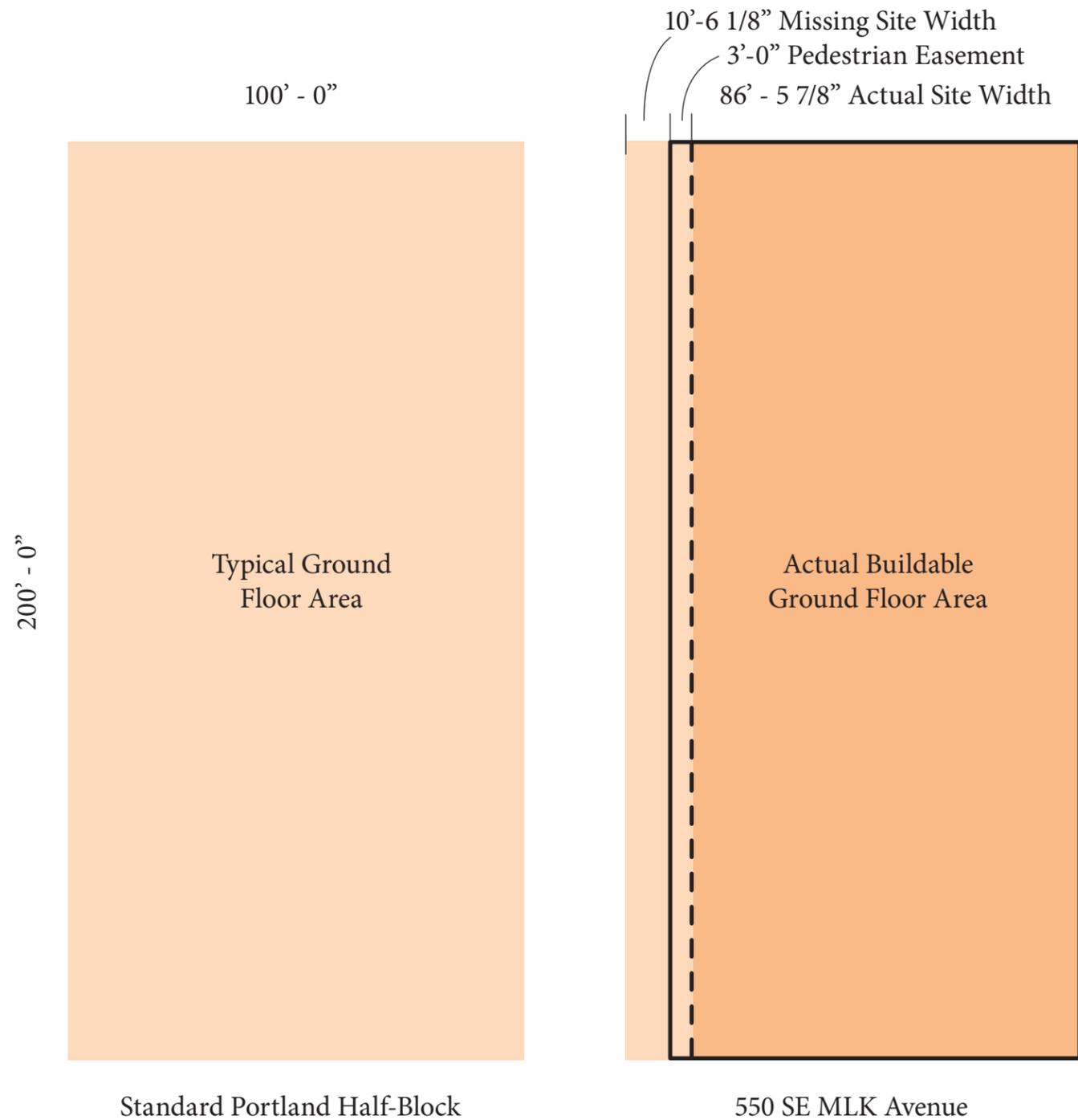
MODIFICATIONS

- 1. Ground Floor Retail Depth*
- 2. Ground Floor Windows at South Facade*

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.



MODIFICATION #1: GROUND FLOOR RETAIL DEPTH



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WEST FACADE - CURRENT DESIGN

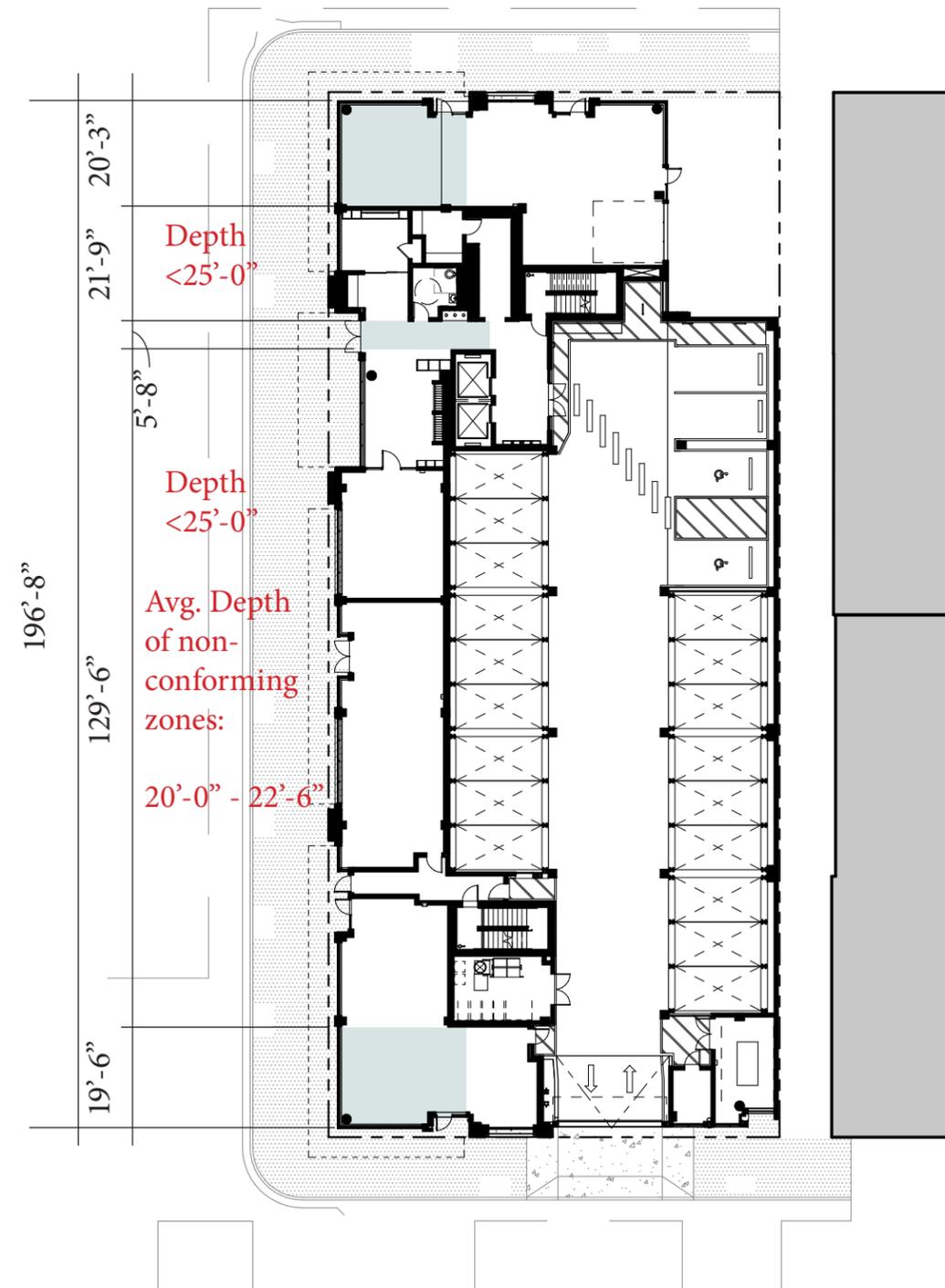
Total linear feet meeting active ground floor use standard:
45'-5"

Total facade linear feet:
196'-8"

Percentage of conforming ground floor storefront:
23%

Need 52'-11" more of MLK frontage to reach 50%

Average Depth of nonconforming zones:
20'-0" - 22'-6"



MODIFICATION #1: GROUND FLOOR RETAIL DEPTH

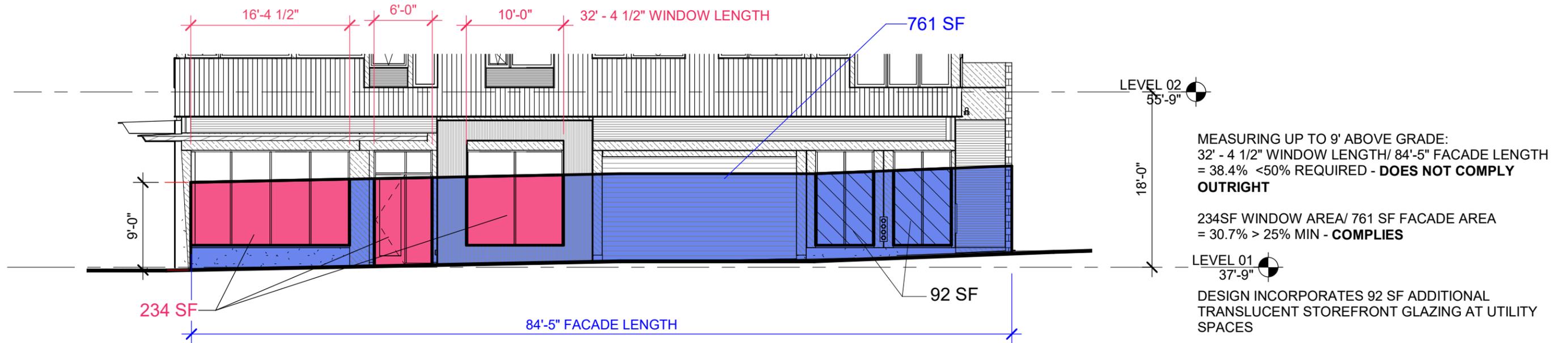
WEST FACADE - LOBBIES & RETAIL AS ACTIVE USE

Total linear feet meeting active ground floor use standard:
45'-5"
Total facade linear feet:
196'-8"

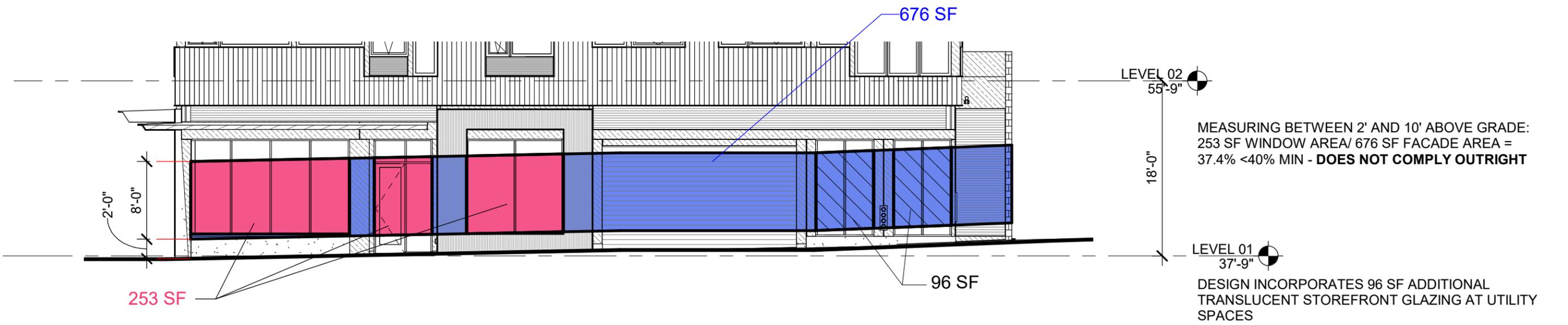
Added GF Shallow Active Use Space:
146'-7"
Percentage of conforming ground floor storefront:
97.6%



MODIFICATION #1: GROUND FLOOR RETAIL DEPTH



33.140.230 B. GROUND FLOOR WINDOWS IN THE EX ZONE



33.510.220 - GROUND FLOOR WINDOWS (CENTRAL CITY)

MODIFICATION #2: GROUND FLOOR WINDOWS AT SOUTH FACADE