



| CENTRAL CITY FDG (2003) + CENTRAL EASTSIDE (1991) |  | PROJECT NAME: <i>550 SE MLK Housing</i>     |          | CASE #: LU 21-061842 DZM HR |          |
|---|--|---|----------|-----------------------------|----------|
| 10/14/21  |  | PROJECT ARCHITECT: <i>Marcus Lima   GBD</i> |          | PROJECT VALUE \$ 24m        |          |
| CONTEXT   |  | STAFF                                       |          | COMMISSION                  |          |
|   |  | + / -                                       | Comments | + / -                       | Comments |
| A1: Integrate the River                           |  | +   |          |                             |          |
| A2: Emphasize Portland Themes                     |  | +   |          |                             |          |
|   | <i>A2-1: Recognize Transportation, Produce and Commerce as Primary Themes of E. Portland</i> | n/a   |          |                             |          |
| A3: Respect the Portland Block Structures         |  | +   |          |                             |          |
| A5: Enhance, Embellish & Identify Areas           |  | +   |          |                             |          |
|   | <i>A5-1: Reinforce effect of arcaded buildings fronting on E. Burnside St.</i>               | n/a   |          |                             |          |
|   | <i>A5-2: Acknowledge Sandy Blvd.</i>   |   |          |                             |          |
|   | <i>A5-3: Plan for/incorporate underground utilities</i>                                      | +   |          |                             |          |
|   | <i>A5-4: Incorporate works of art</i>  | +   |          |                             |          |
|   | <i>A5-5: Incorporate water features</i>  | +   |          |                             |          |
| A6: Re-use, Rehabilitate, Restore Buildings       |  | n/a   |          |                             |          |
|   | <i>A6-1: Use special E. Portland Grand Avenue Historic District Design Guidelines</i>        | +   |          |                             |          |

|   |  |              |  |                   |                 |
|---|--|--------------|--|-------------------|-----------------|
| A9: Strengthen Gateways                               |  | n/a          |  |                   |                 |
|   | <i>A9-1: Acknowledge Sandy Blvd. at the Sandy Blvd./E. Burnside St. Central City Gateway</i> | n/a          |  |                   |                 |
| C1: Enhance View Opportunities                        |  | +            |  |                   |                 |
|   | <i>C1-1: Integrate parking</i>   | +            |  |                   |                 |
|   | <i>C1-2: Integrate signs</i>   | n/a          |  |                   |                 |
| C4: Complement the Context of Existing Buildings      |  | +            |  |                   |                 |
| <b>PUBLIC REALM</b>                                   |  | <b>STAFF</b> |  | <b>COMMISSION</b> |                 |
|   |  | <b>+ / -</b> | <i>Comments</i>  | <b>+ / -</b>      | <i>Comments</i> |
| A4: Use Unifying Elements                             |  | +            | <i>See recommended Condition 'C' based on Urban Forestry recommended Condition of Approval</i> |                   |                 |
| A7: Establish and Maintain a Sense of Urban Enclosure |  | +            |  |                   |                 |
|   | <i>A7-1: Maintain a sense of urban enclosure when single-story buildings are set back</i>    | +            |  |                   |                 |
| A8: Contribute to a Vibrant Streetscape               |  | +            | <i>See recommended Condition 'D'.</i>  |                   |                 |
| B1: Reinforce and Enhance the Pedestrian System       |  | +            | <i>See recommended Condition 'E'.</i>  |                   |                 |
| B2: Protect the Pedestrian                            |  | +            | <i>See recommended Condition 'E'.</i>  |                   |                 |
| B3: Bridge Pedestrian Obstacles                       |  | +            |  |                   |                 |
|   | <i>B3-1: Reduce width of pedestrian crossings</i>  | +            |  |                   |                 |
| B4: Provide Stopping and Viewing Places               |  | +            |  |                   |                 |

|  |     |              |                   |  |
|--|-----|--------------|-------------------|--|
| B5: Make Plazas, Parks & Open Space Successful                 | +   |              |                   |  |
| B6: Develop Weather Protection                                 | +   |              |                   |  |
| <i>B6-1: Provide pedestrian rain protection</i>                | +   |              |                   |  |
| B7: Integrate Barrier-Free Design                              | +   |              |                   |  |
| C3: Respect Architectural Integrity                            | +   |              |                   |  |
| <i>C3-1: Design to enhance existing themes in the District</i> | +   |              |                   |  |
| <i>C3-2: Respect adjacent residential neighborhoods</i>        | n/a |              |                   |  |
| C6: Develop Transitions Between Buildings & Public Spaces      | +   |              |                   |  |
| C7: Design Corners that Build Active Intersections             | +   |              |                   |  |
| C8: Differentiate the Sidewalk Level of Buildings              | +   |              |                   |  |
| <i>C8-1: Allow for loading and staging areas on sidewalk</i>   | +   |              |                   |  |
| C9: Develop Flexible Sidewalk Level Spaces                     | +   |              |                   |  |
| C10: Integrate Encroachments                                   | n/a |              |                   |  |
| C11: Integrate Roofs and Use Rooftops                          | +   |              |                   |  |
| C12: Integrate Exterior Lighting                               | +   |              |                   |  |
| C13: Integrate Signs   | n/a |              |                   |  |
| <b>QUALITY &amp; PERMANENCE</b>                                |     | <b>STAFF</b> | <b>COMMISSION</b> |  |

|  | + / - | Comments | + / - | Comments |
|--|-------|----------|-------|----------|
| C2: Promote Permanence & Quality in Design | +     |          |       |          |
| C5: Design for Coherency                   | +     |          |       |          |