

550 MLK Appendix

DESIGN REVIEW SUBMITTAL | 08.06.21 Resubmitted | 09.10.21 Final Submittal | 10.07.21 LU - 21-061842 DZM HR



TABLE OF CONTENTS APPENDIX

CIVIL DRAWINGS AND DIAGRAMS	C.4 7
Survey C.48	
Stormwater Management Plan C.49	
Utility Site Plan C.50	
DIAGRAMS AND CONTEXT	C.51
Concept Diagrams C.52	
Context Photos C.55	
BIRD SAFE GLAZING	C.58
Elevation Diagrams C.59	
Bird Safing Materials C.63	
RENDERINGS	C.64
Full-Building Renderings C.65	
Landscape Renderings C.68	
Lighting Rendering C.72	
Streetscape Vignettes C.73	
MODIFICATIONS	C.82
Ground Floor Retail Depth at MLK C.83	
Ground Floor Windows at Washington C.87	

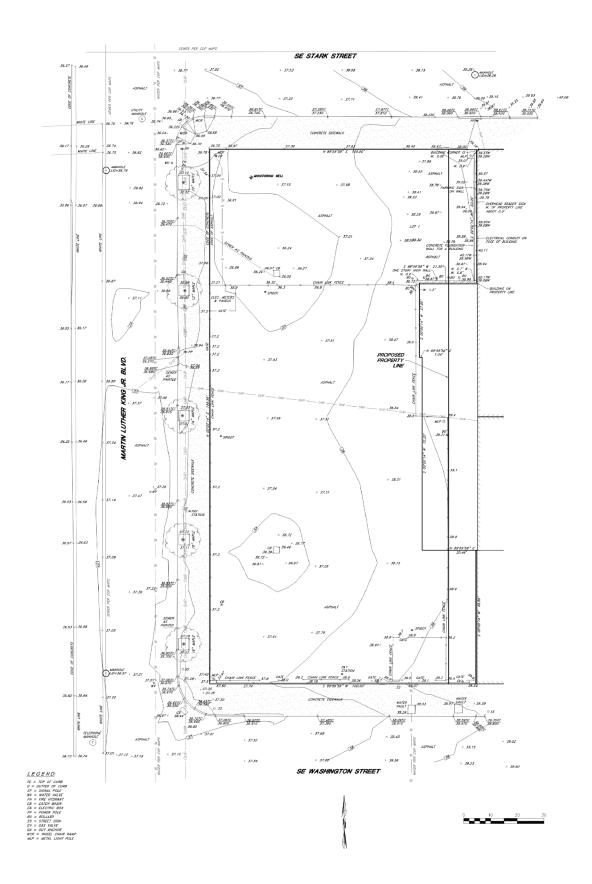


CIVIL DRAWINGS AND DIAGRAMS

1. Survey

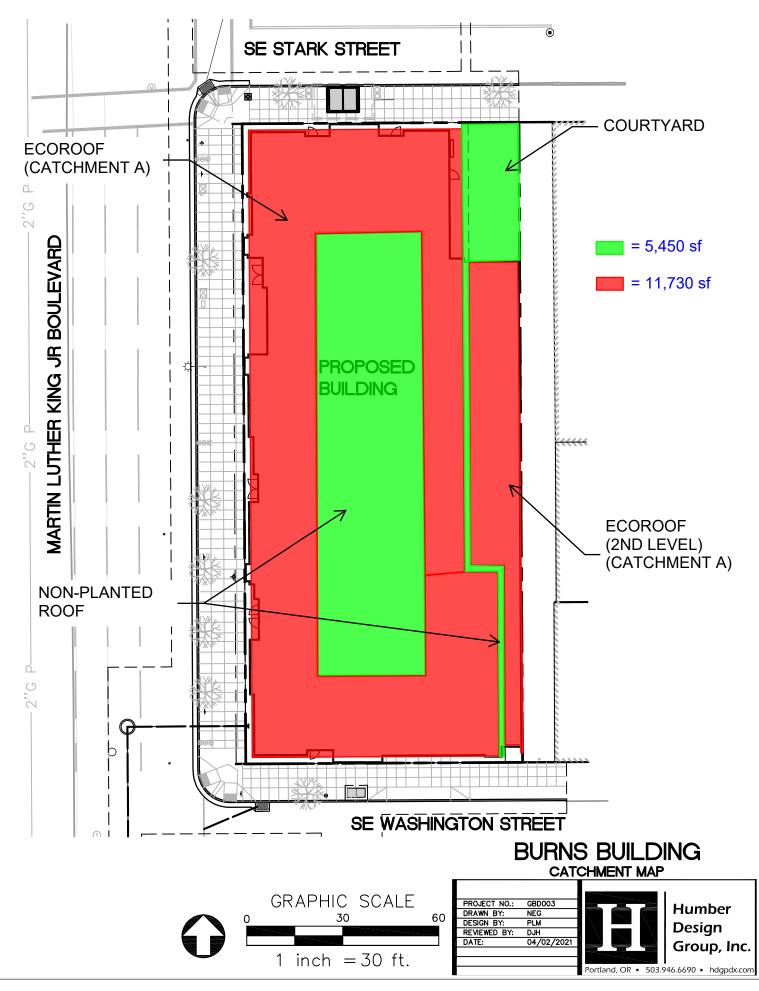
2. Stormwater Management Plan

3. Utility Plan



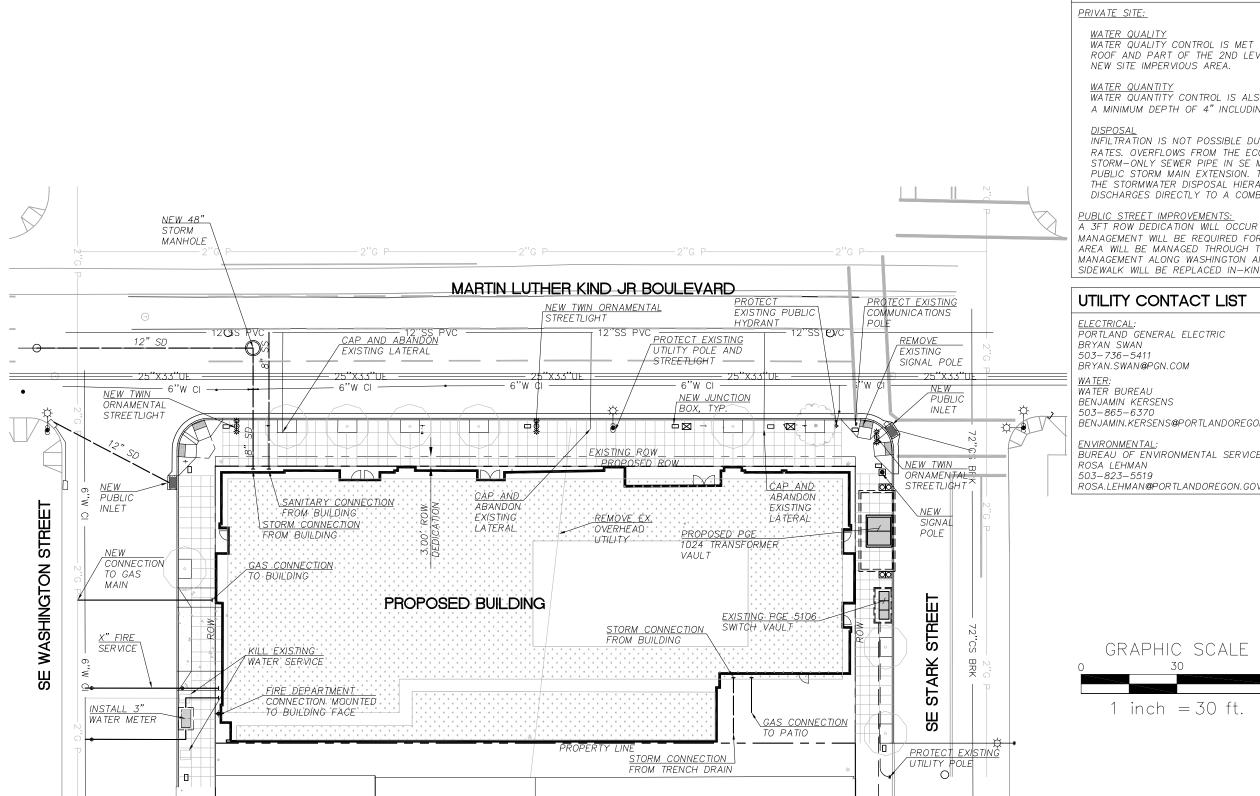
EXISTING CONDITIONS - SURVEY

DESIGN DRAWINGS : APPENDIX



STORMWATER MANAGEMENT PLAN

DESIGN DRAWINGS : APPENDIX



STORMWATER NARRATIVE

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.

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.

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.

UTILITY CONTACT LIST

RAL ELECTRIC	<u>NATURAL GAS:</u> NW NATURAL
GN.COM	JEREMY LORENCE 503–367–4984 JEREMY.LORENCE@NWNATURAL.COM
	<u>COMMUNICATIONS</u> :
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NS@PORTLANDOREGON.GOV	503–242–2007 RICK.EISENBLATTER@CENTURYLINK.COM
: /IRONMENTAL SERVICES	<u>COMCAST:</u> TODD ROYER 971–801–5610
PORTLANDOREGON.GOV	TODD_ROYER@COMCAST.COM

GRAPHIC SCALE 30 1 inch = 30 ft

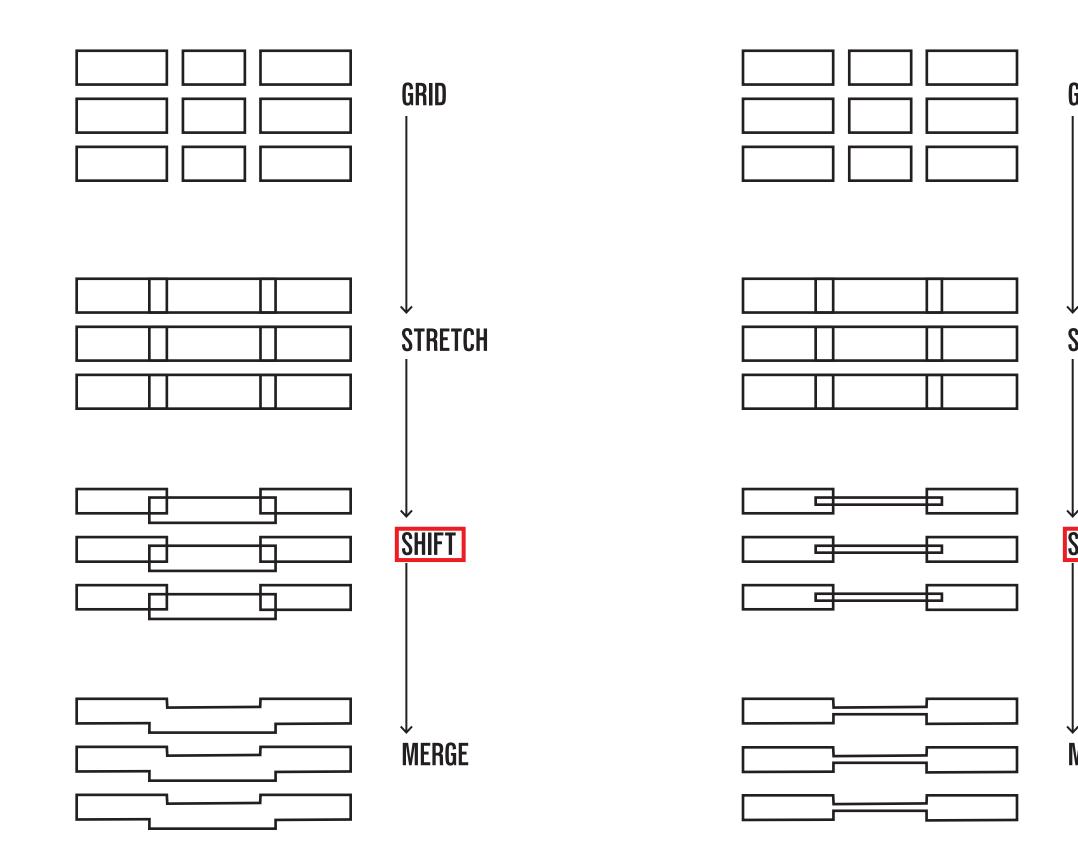




DIAGRAMS AND CONTEXT

1. Design Diagrams

2. Context Photos



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GRID

STRETCH

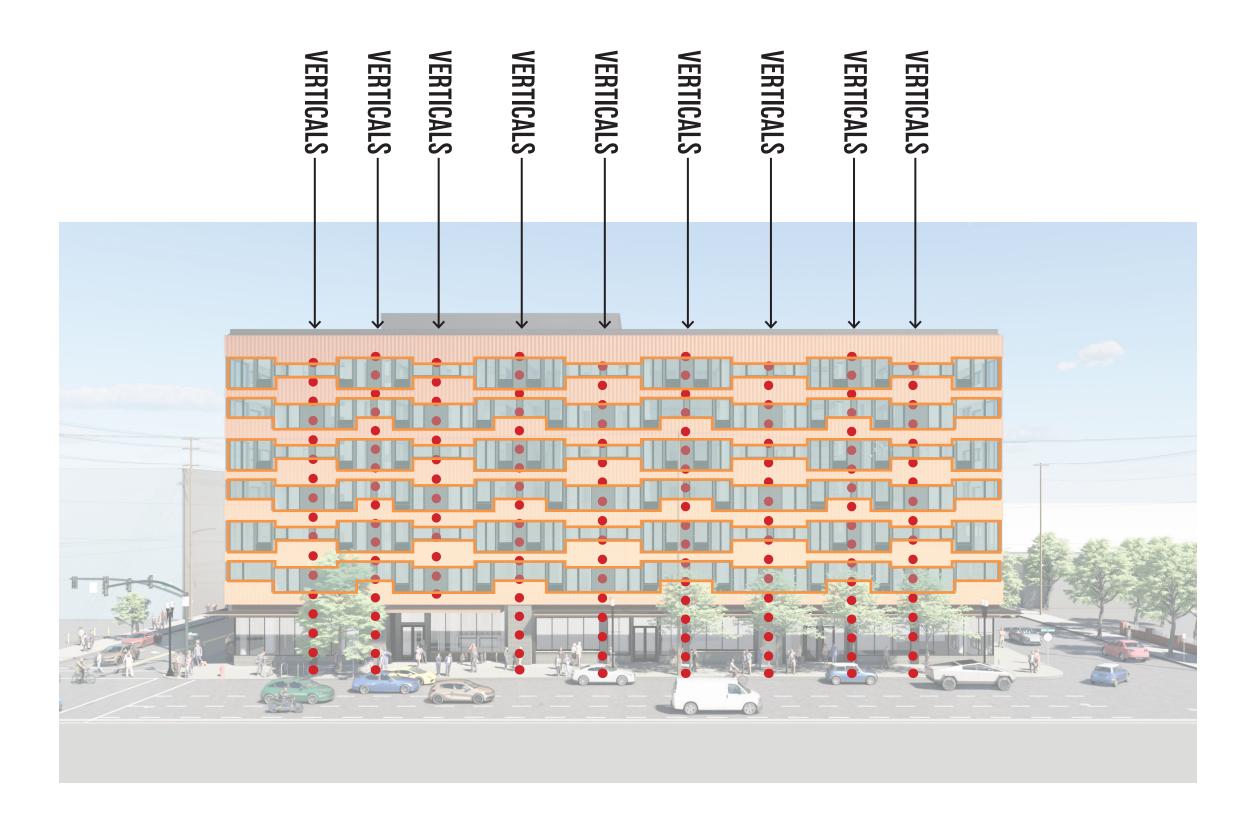




CONCEPT DESIGN: HORIZONTAL MOVEMENT



CONCEPT DESIGN: HORIZONTAL MOVEMENT



CONCEPT DESIGN: VERICAL ALIGNMENTS





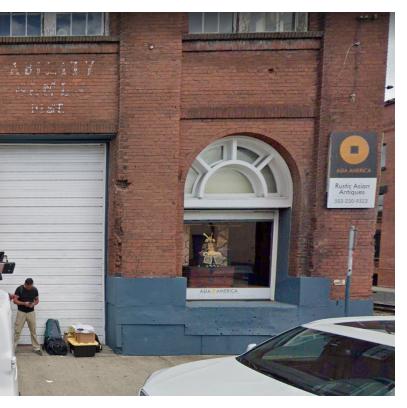


CONTEXT - NEIGHBORHOOD MATERIALS





ROYAI commercia equipment



CONTEXT - NEIGHBORHOOD MATERIALS

















CONTEXT - NEIGHBORHOOD FORM



BIRD SAFE GLAZING

1. Elevation Diagrams

2. Bird Safe Glazing Materials



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*

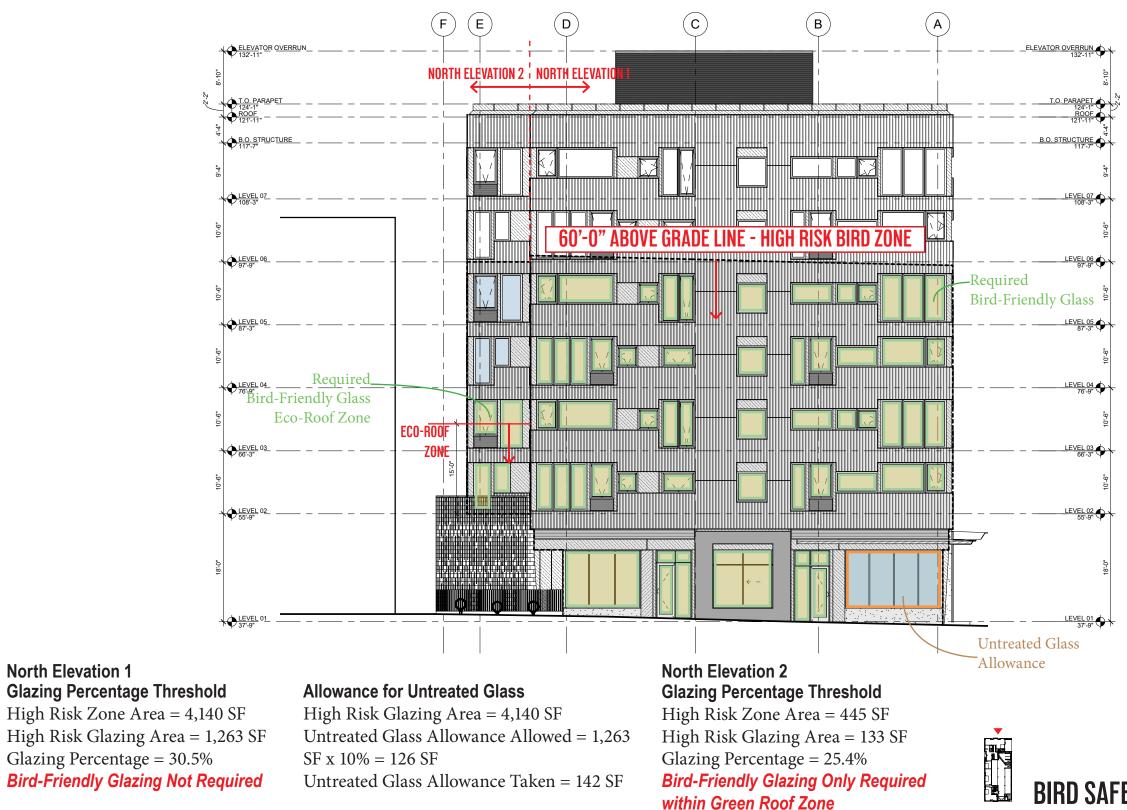


BIRD SAFE GLAZING - SOUTH ELEVATION



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

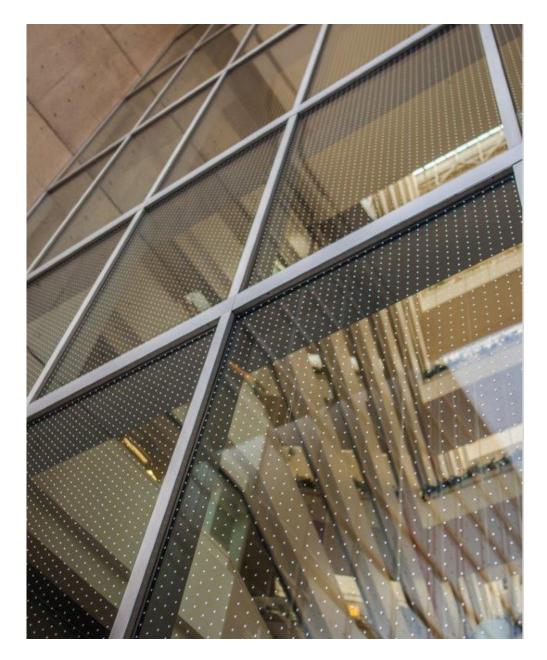
BIRD SAFE GLAZING - WEST ELEVATION



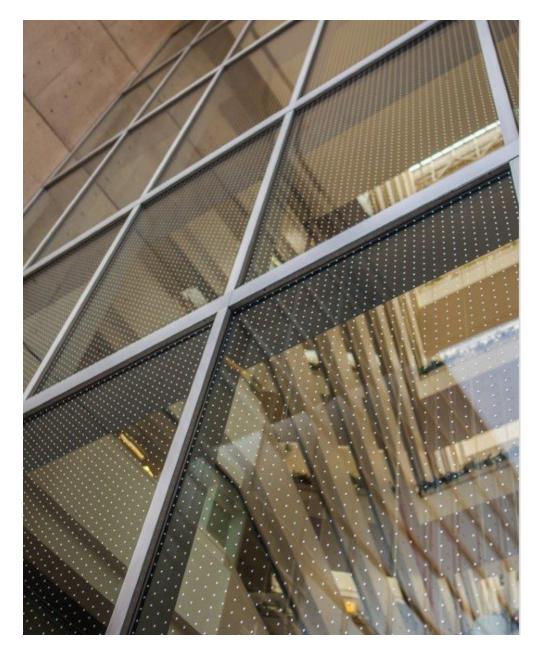
North Elevation 1

BIRD SAFE GLAZING - NORTH 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



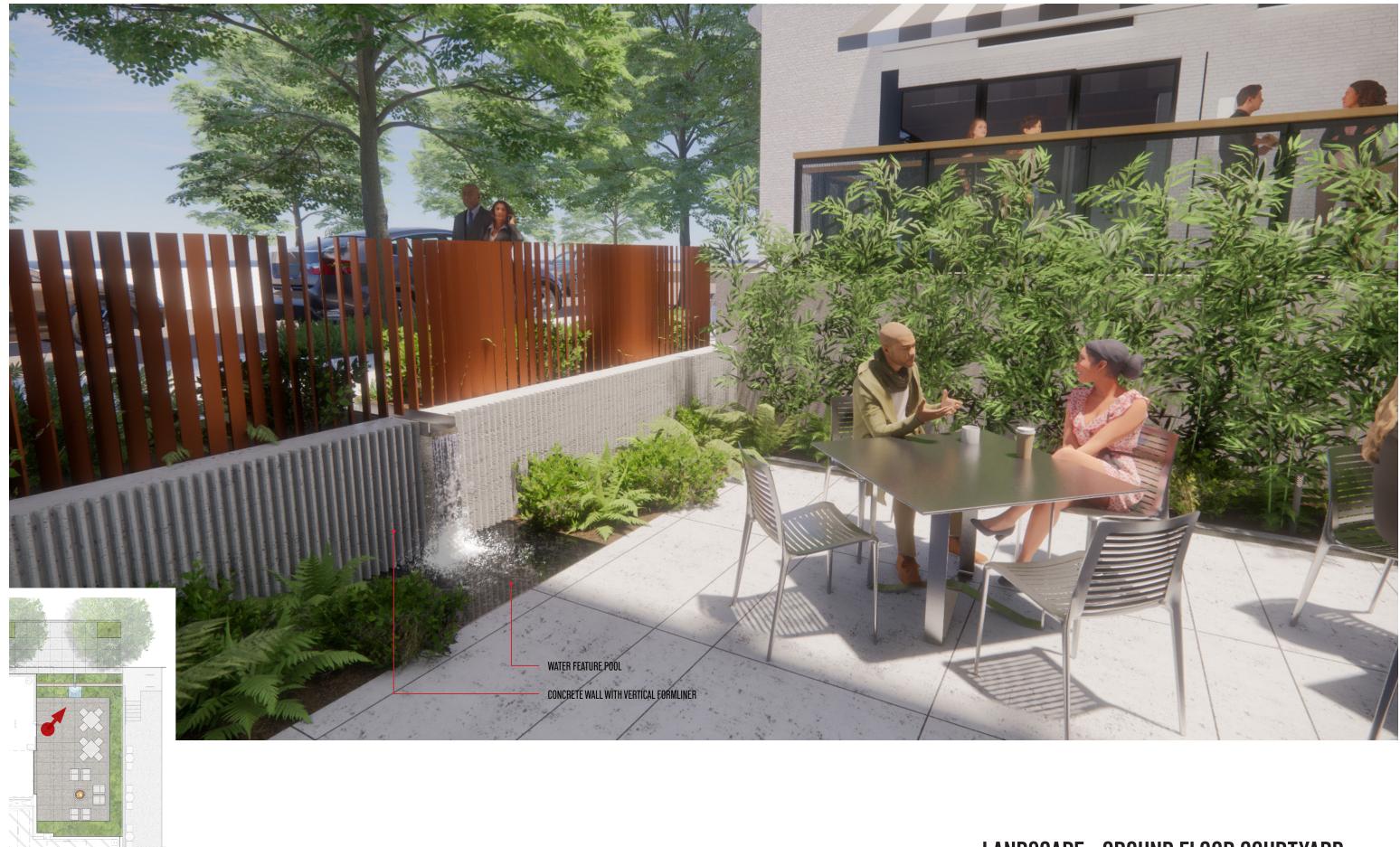








DESIGN DRAWINGS : APPENDIX







EXTERIOR LIGHTING - COURTYARD





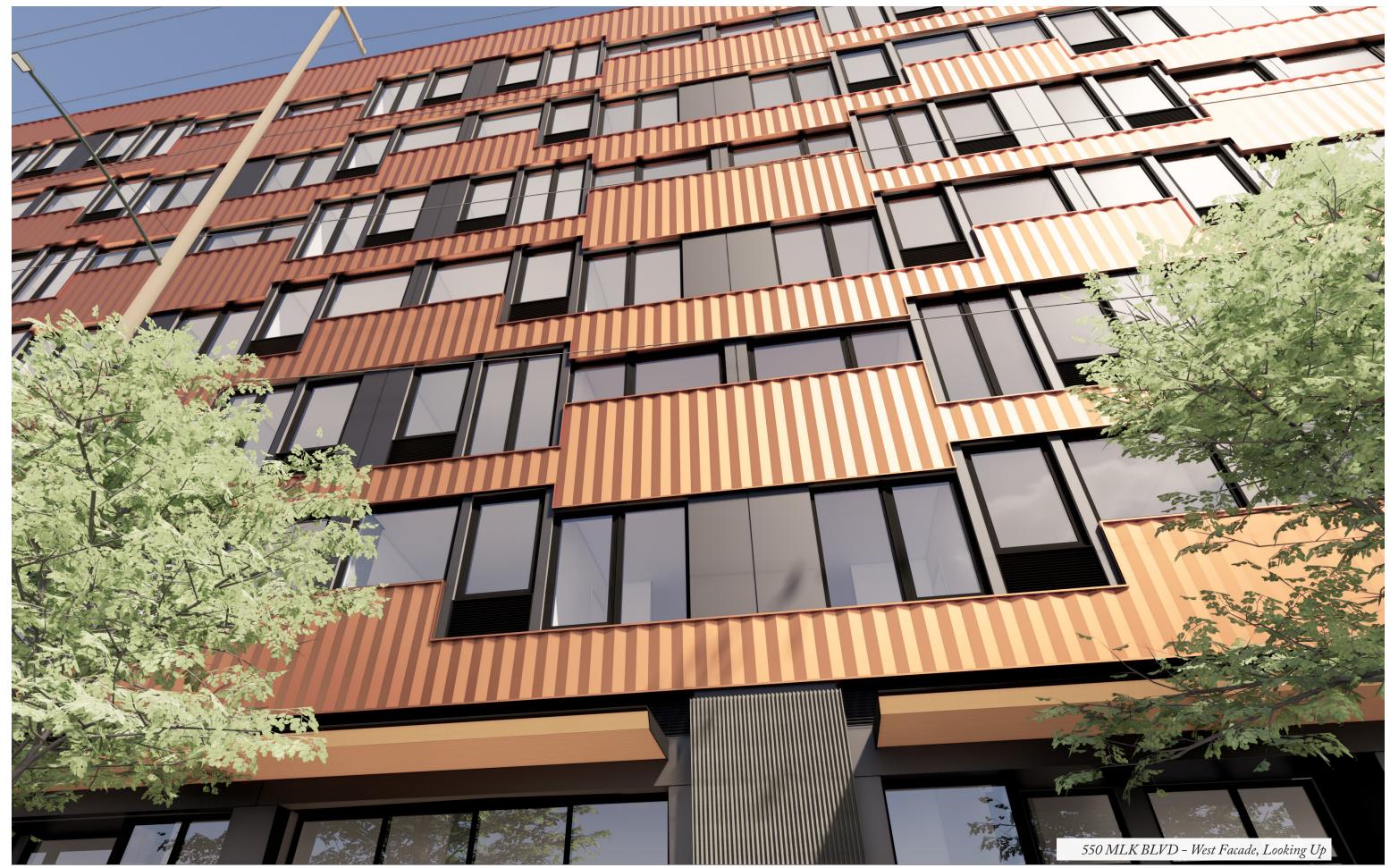








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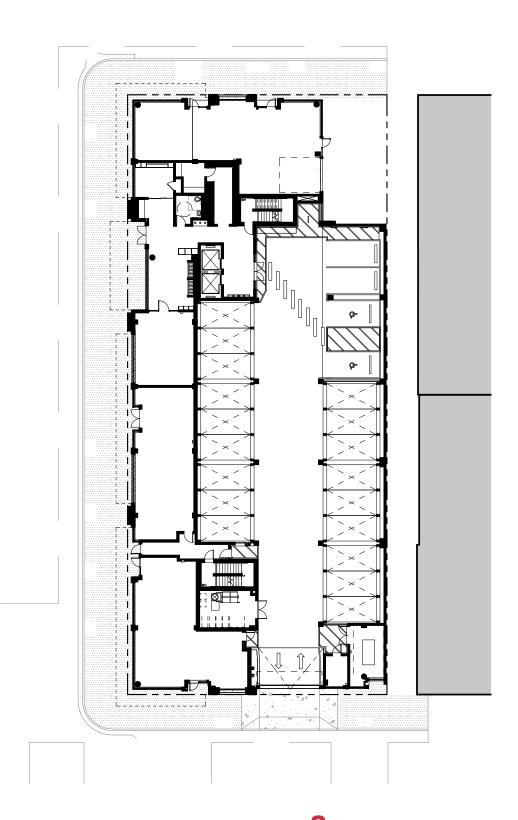




MODIFICATIONS

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

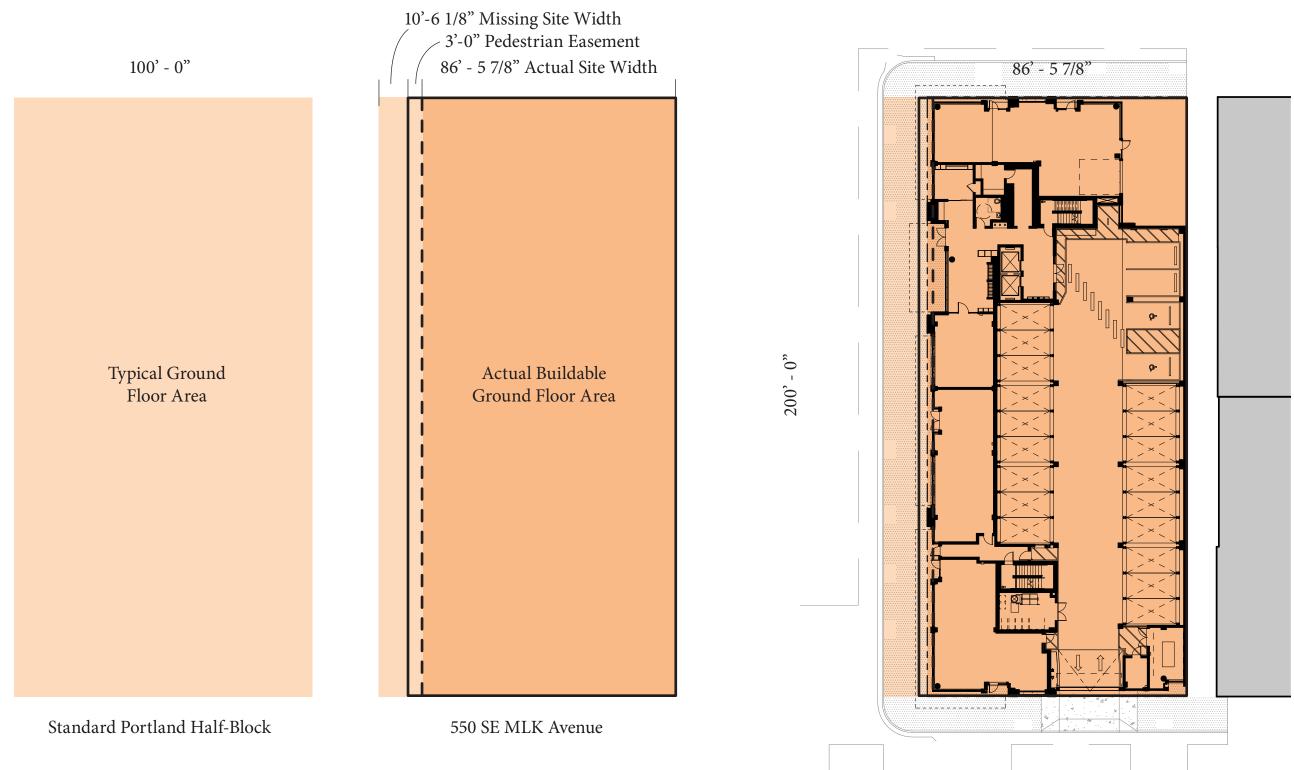
Applicant seeks discussion of active ground floor use requirements on the west façade along SE MLKAvenue. In particular, areas of depth below 25'-0" from face of building to back of retail spaces. The proposed building does not meet the depth portion of this requirement for greater than 50% of its façade.





15'

2 MODIFICATION #7: GROUND FLOOR RETAIL DEPTH 30'



MODIFICATION # GROUND FLOOR RETAIL DEPTH

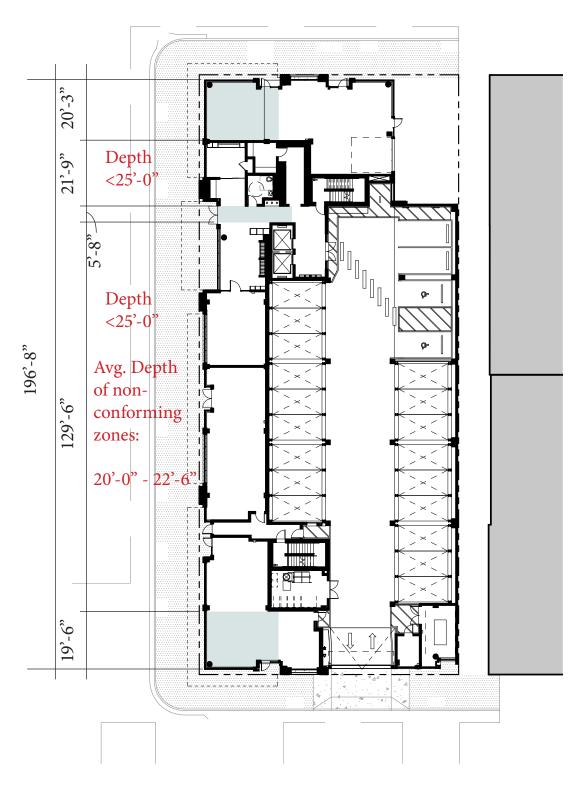
WEST FACADE - CURRENT DESIGN

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"

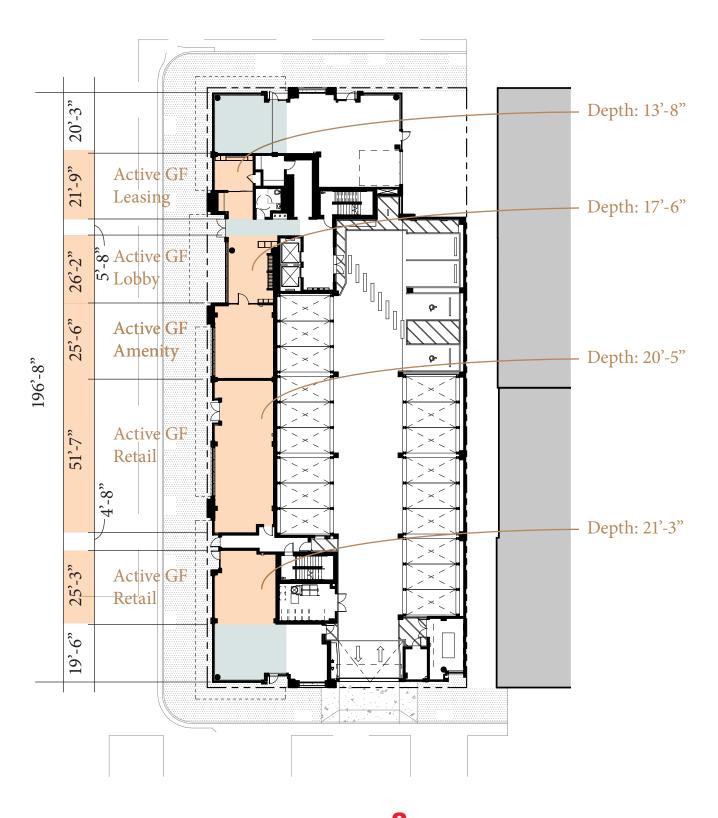


2 Modification #7: Ground Floor Retail Depth

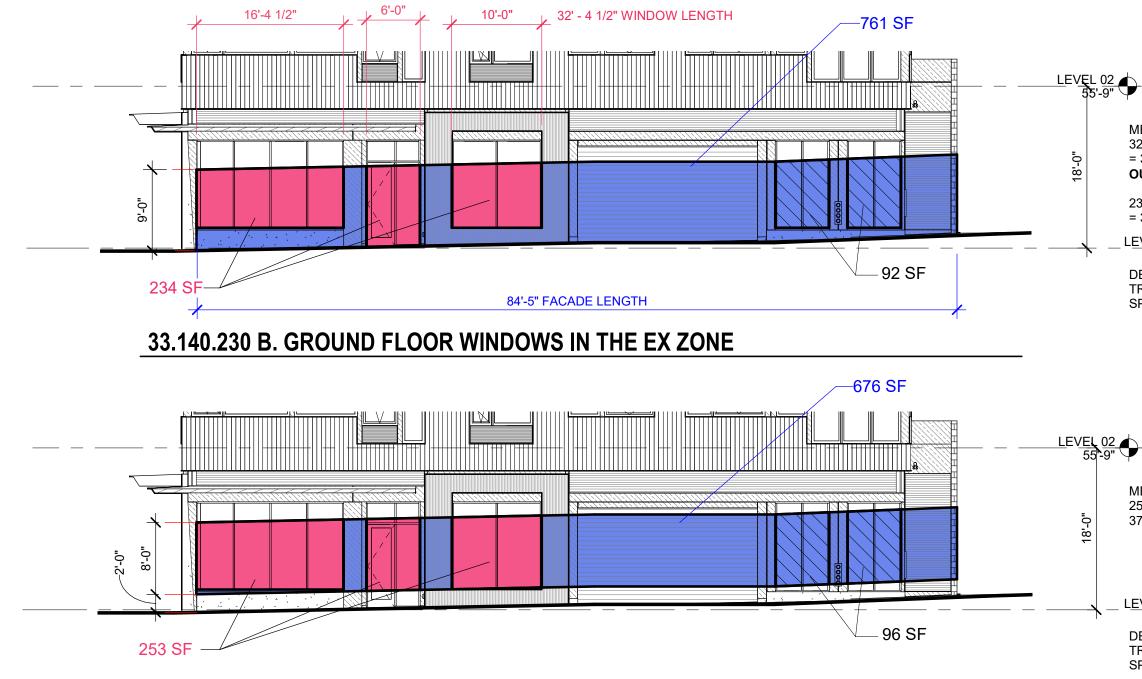
WEST FACADE - LOBBIES & RETAIL AS ACTIVE USE

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 #X: GROUND FLOOR RETAIL DEPTH



33.510.220 - GROUND FLOOR WINDOWS (CENTRAL CITY)

OUTRIGHT

LEVEL 01 37'-9"

SPACES

MEASURING BETWEEN 2' AND 10' ABOVE GRADE: 253 SF WINDOW AREA/ 676 SF FACADE AREA = 37.4% <40% MIN - DOES NOT COMPLY OUTRIGHT

MEASURING UP TO 9' ABOVE GRADE:

= 30.7% > 25% MIN - COMPLIES

32' - 4 1/2" WINDOW LENGTH/ 84'-5" FACADE LENGTH

= 38.4% <50% REQUIRED - DOES NOT COMPLY

234SF WINDOW AREA/ 761 SF FACADE AREA

DESIGN INCORPORATES 92 SF ADDITIONAL

TRANSLUCENT STOREFRONT GLAZING AT UTILITY

L<u>EVEL 01</u> 37'-9"

DESIGN INCORPORATES 96 SF ADDITIONAL TRANSLUCENT STOREFRONT GLAZING AT UTILITY SPACES

MODIFICATION #2: GROUND FLOOR WINDOWS AT SOUTH FACADE