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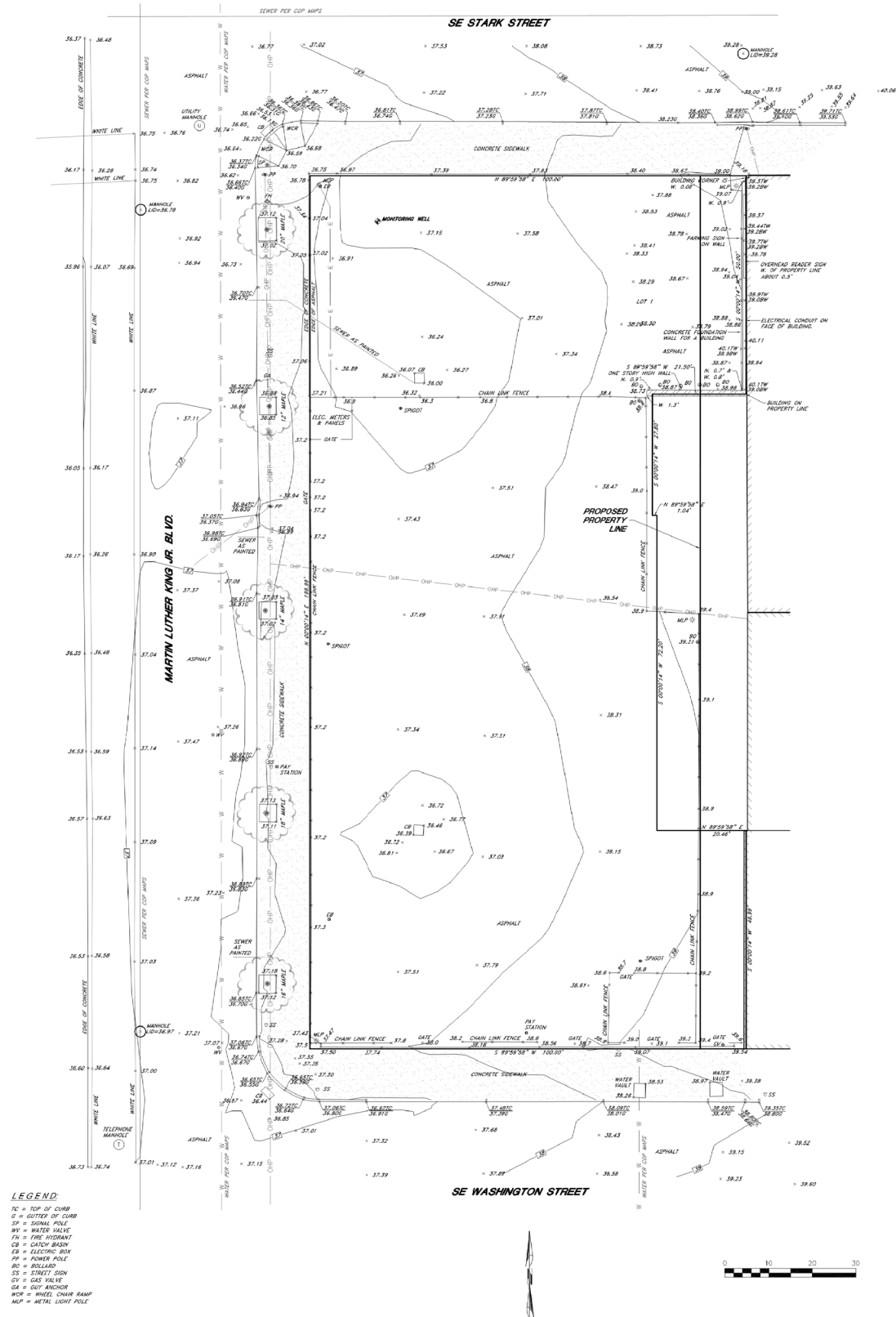


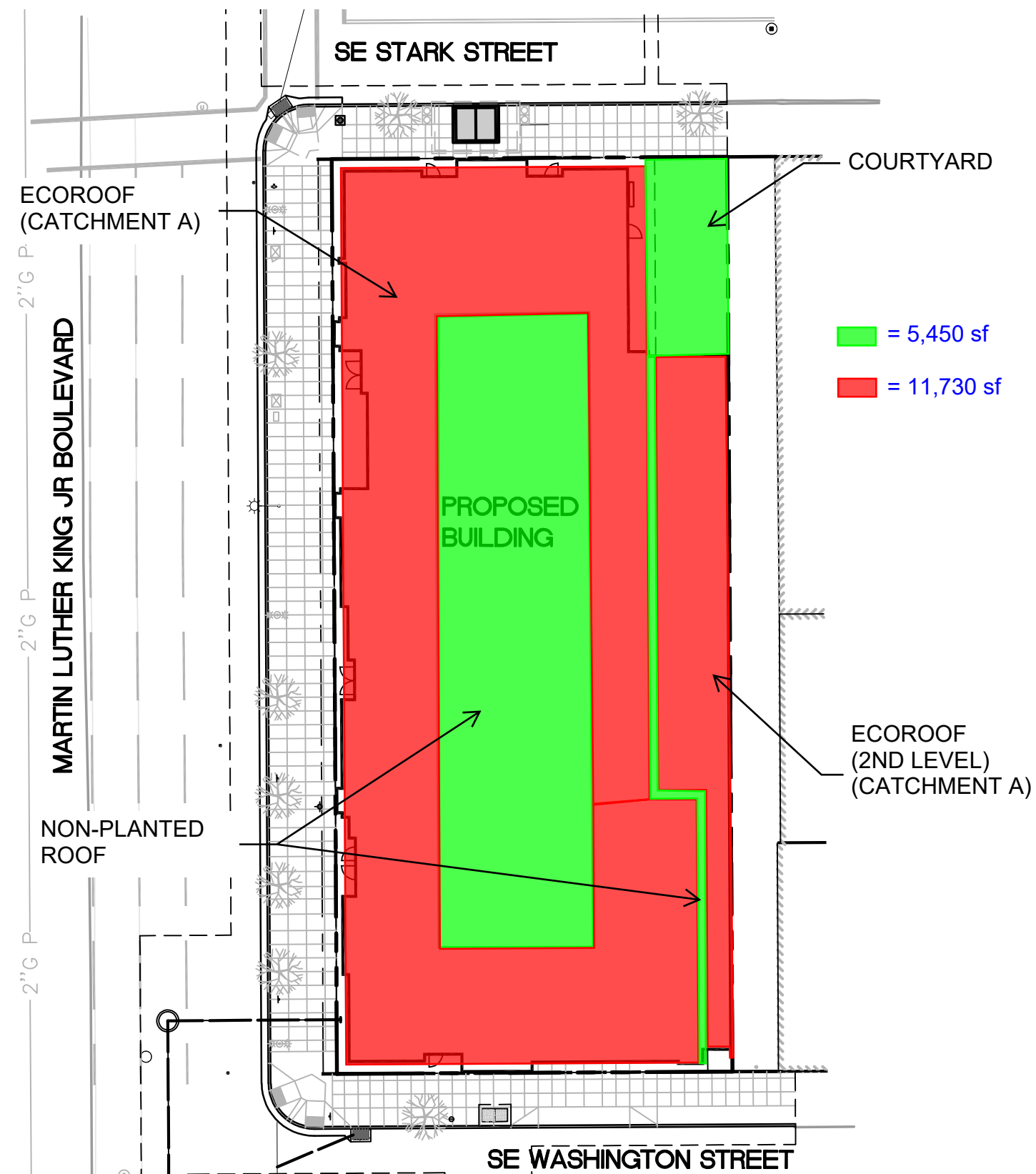


## CIVIL DRAWINGS AND DIAGRAMS

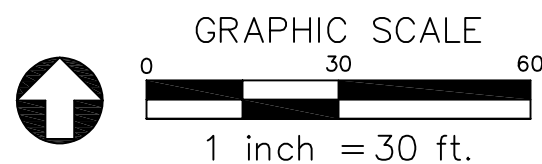
1. Survey
2. Stormwater Management Plan
3. Utility Plan







**BURNS BUILDING**  
CATCHMENT MAP



PROJECT NO.:	GBD003
DRAWN BY:	NEG
DESIGN BY:	PLM
REVIEWED BY:	DJH
DATE:	04/02/2021



**Humber  
Design  
Group, Inc.**

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## STORMWATER MANAGEMENT PLAN

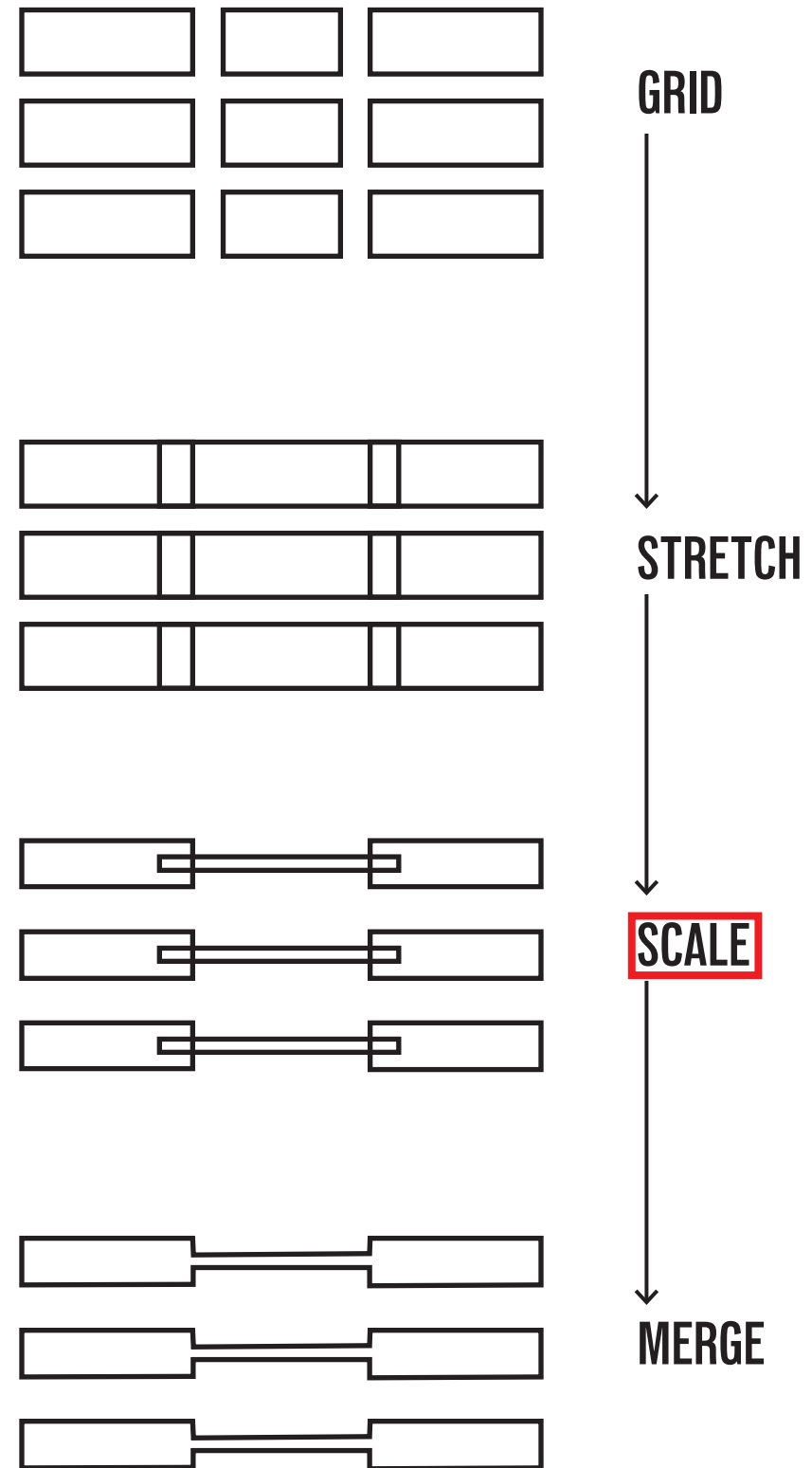
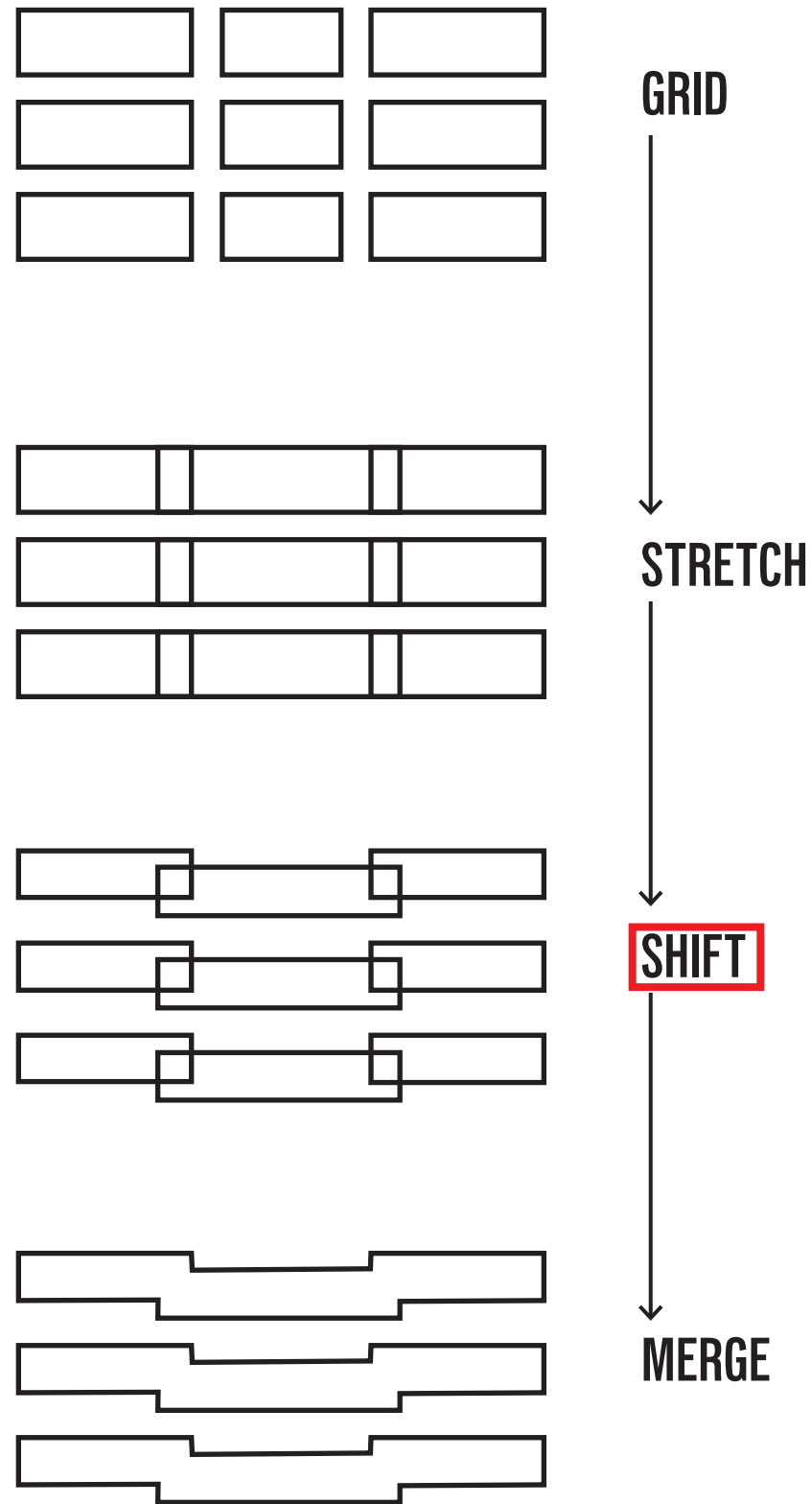






# DIAGRAMS AND CONTEXT

- 1. Design Diagrams
- 2. Context Photos



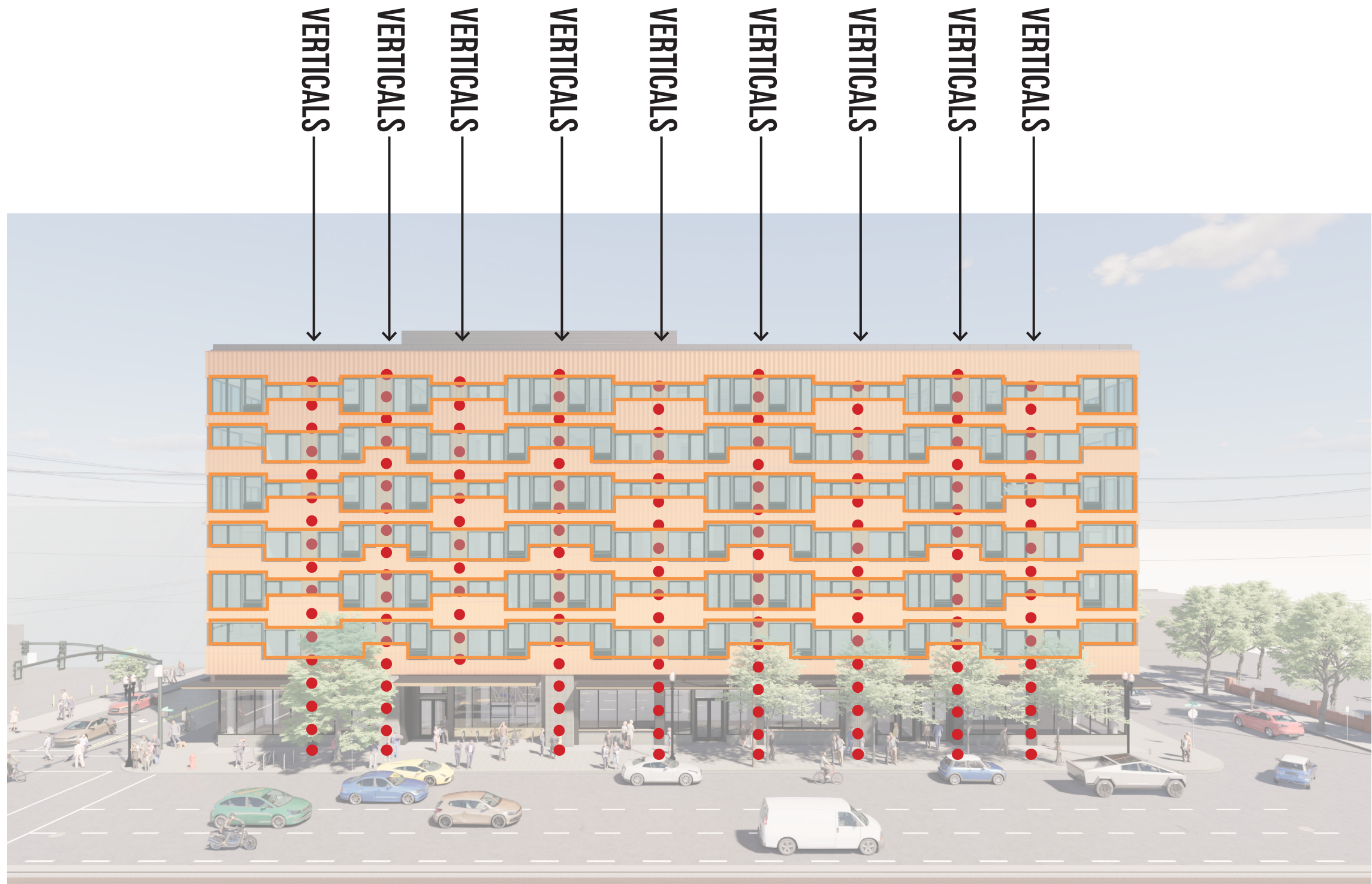
## CONCEPT DESIGN: HORIZONTAL MOVEMENT

SCALE →  
SHIFT →  
SCALE →  
SHIFT →  
SCALE →  
SHIFT →



## CONCEPT DESIGN: HORIZONTAL MOVEMENT





## CONCEPT DESIGN: VERICAL ALIGNMENTS





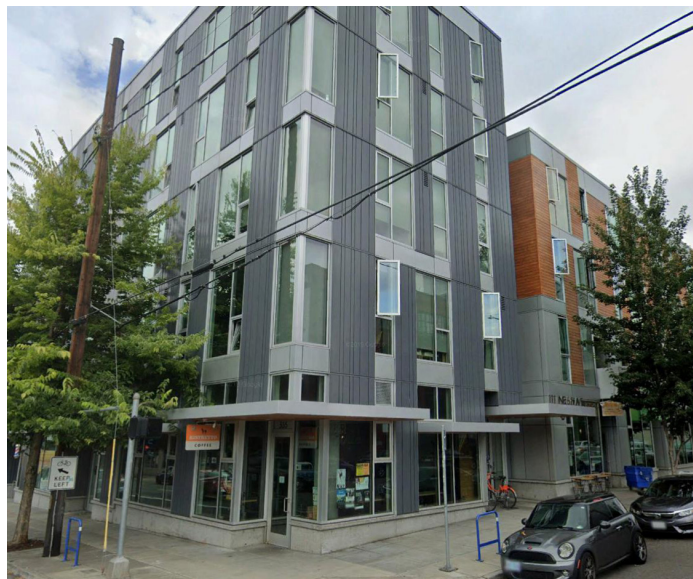
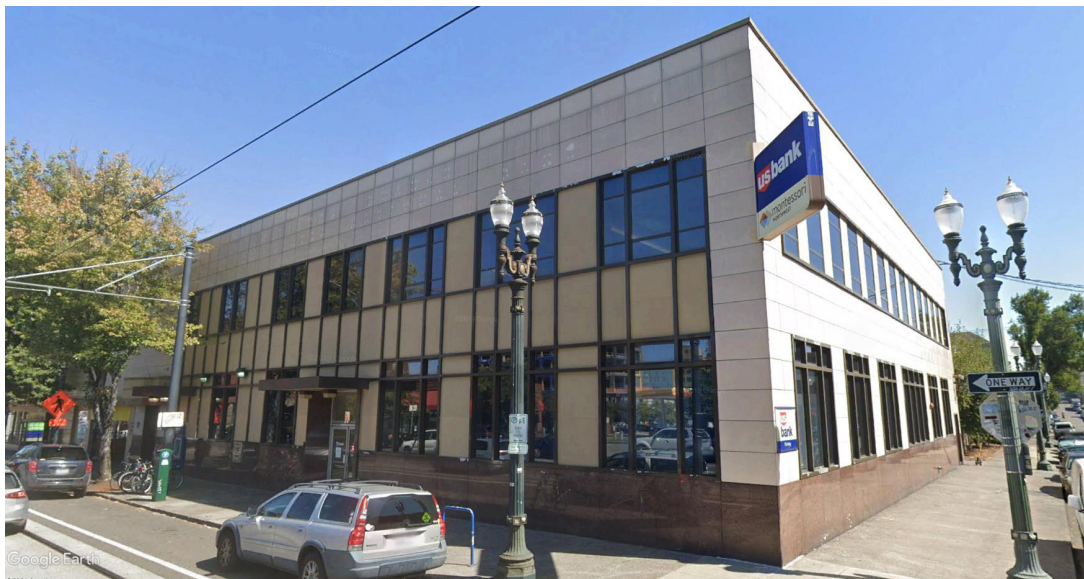
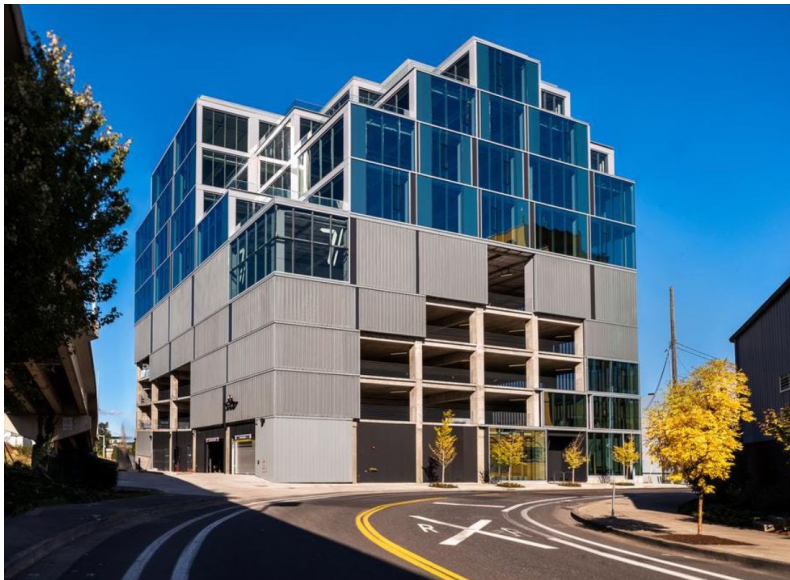
CONTEXT - NEIGHBORHOOD MATERIALS





CONTEXT - NEIGHBORHOOD MATERIALS





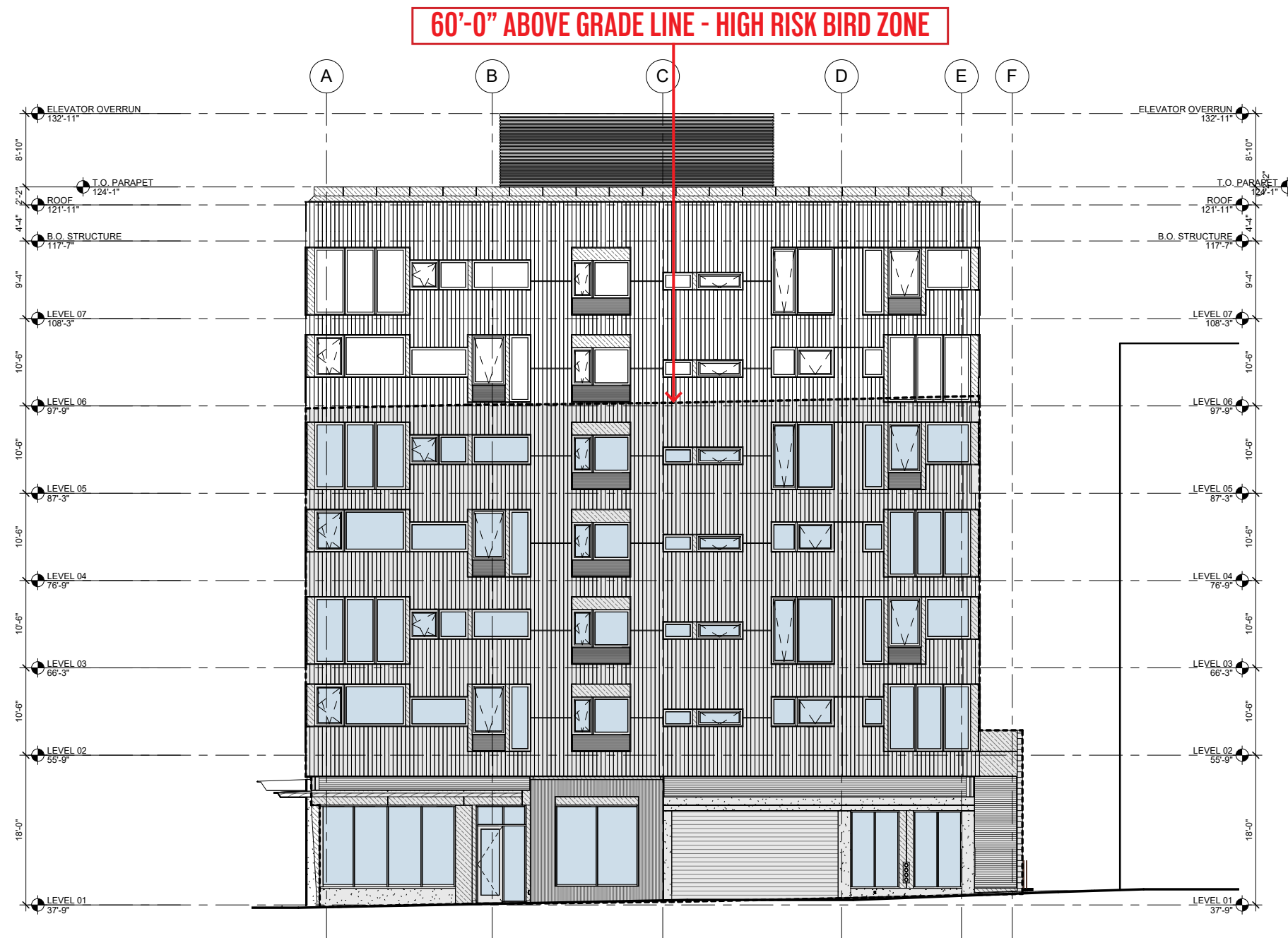
# CONTEXT - NEIGHBORHOOD FORM





# 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 = 1,256 SF  
 Glazing Percentage = 25.4%  
 Bird-Friendly Glazing Not Required



## BIRD SAFE GLAZING - SOUTH ELEVATION



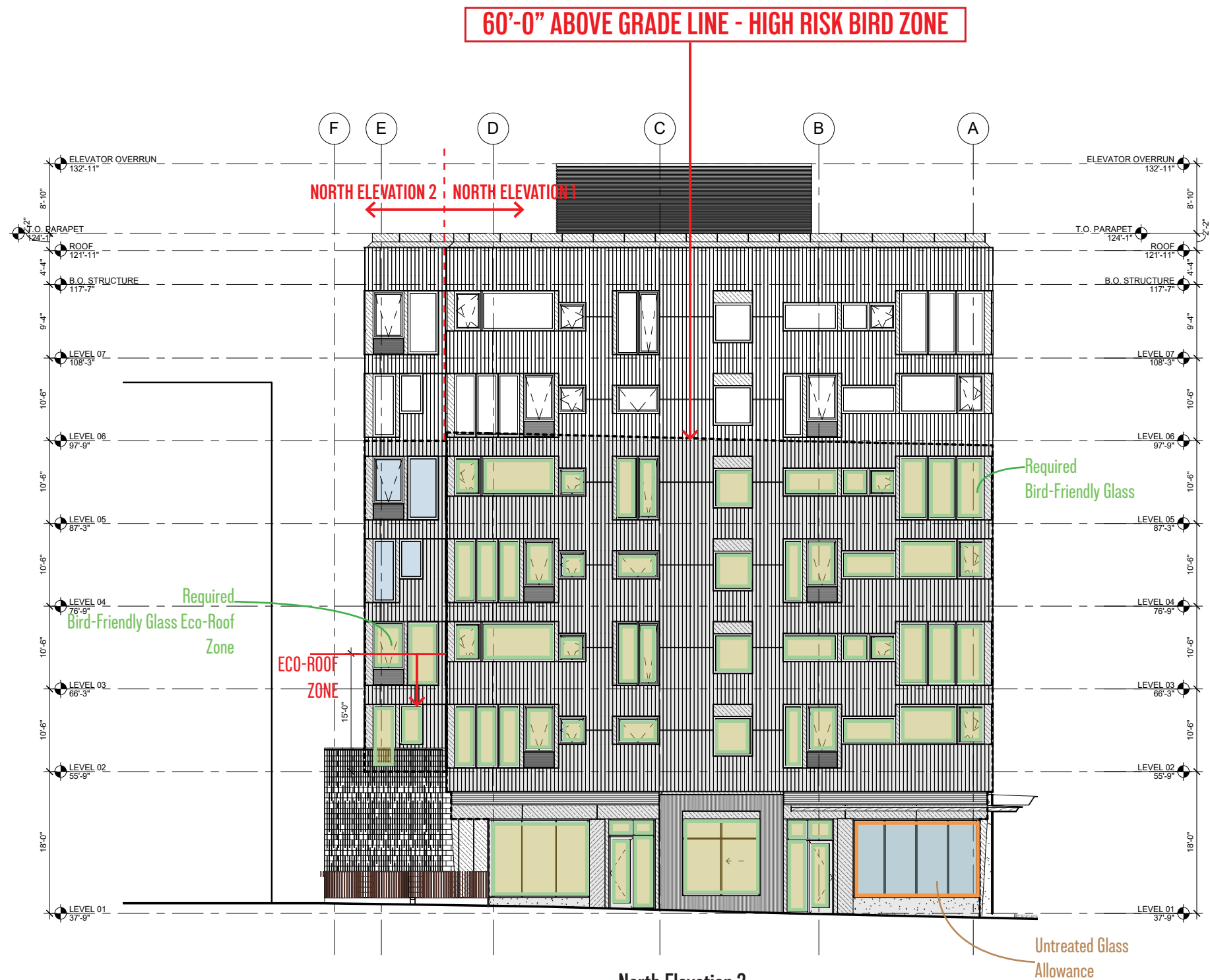


**Glazing Percentage Threshold**  
 High Risk Zone Area = 11,954 SF  
 High Risk Glazing Area = 3,949 SF  
 Glazing Percentage = 33.0%  
**Bird-Friendly Glazing Required**

**Allowance for Untreated Glass**  
 High Risk Glazing Area = 3,956 SF  
 Untreated Glass Allowance Allowed = 3,956 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 = 1,269 SF  
 Glazing Percentage = 30.5%  
**Bird-Friendly Glazing Required**

**Allowance for Untreated Glass**  
 High Risk Glazing Area = 4,140 SF  
 Untreated Glass Allowance Allowed = 1,269 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**



## 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 = 2,063 SF  
 Glazing Percentage = 31.4%

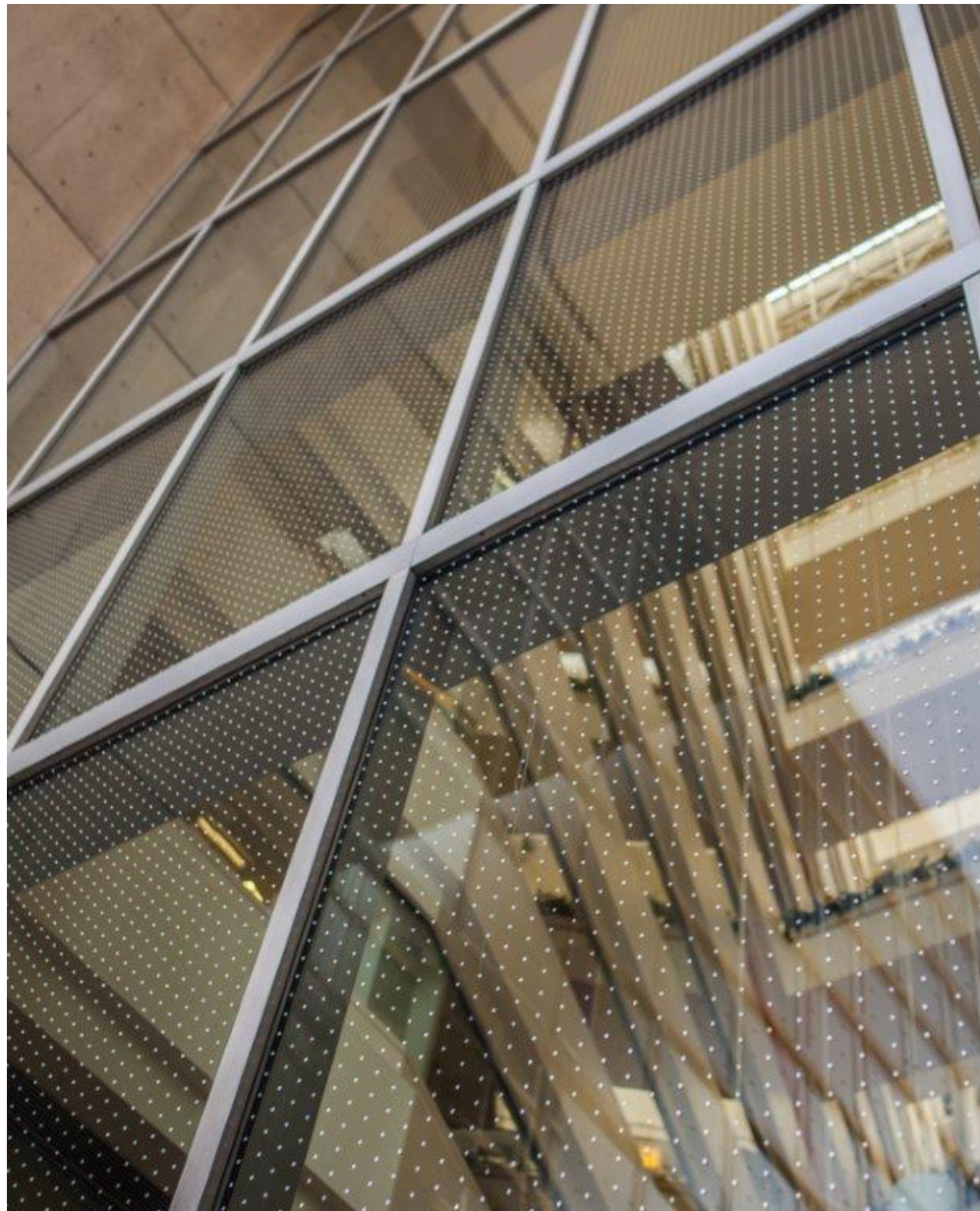
**Bird-Friendly Glazing Required At All Windows**

**East Elevation 2**  
 Allowance for Untreated Glass  
 High Risk Glazing Area = 2,063 SF  
 Untreated Glass Allowance Allowed = 2,063 SF x 10% = 206 SF  
 Untreated Glass Allowance Taken = 166 SF

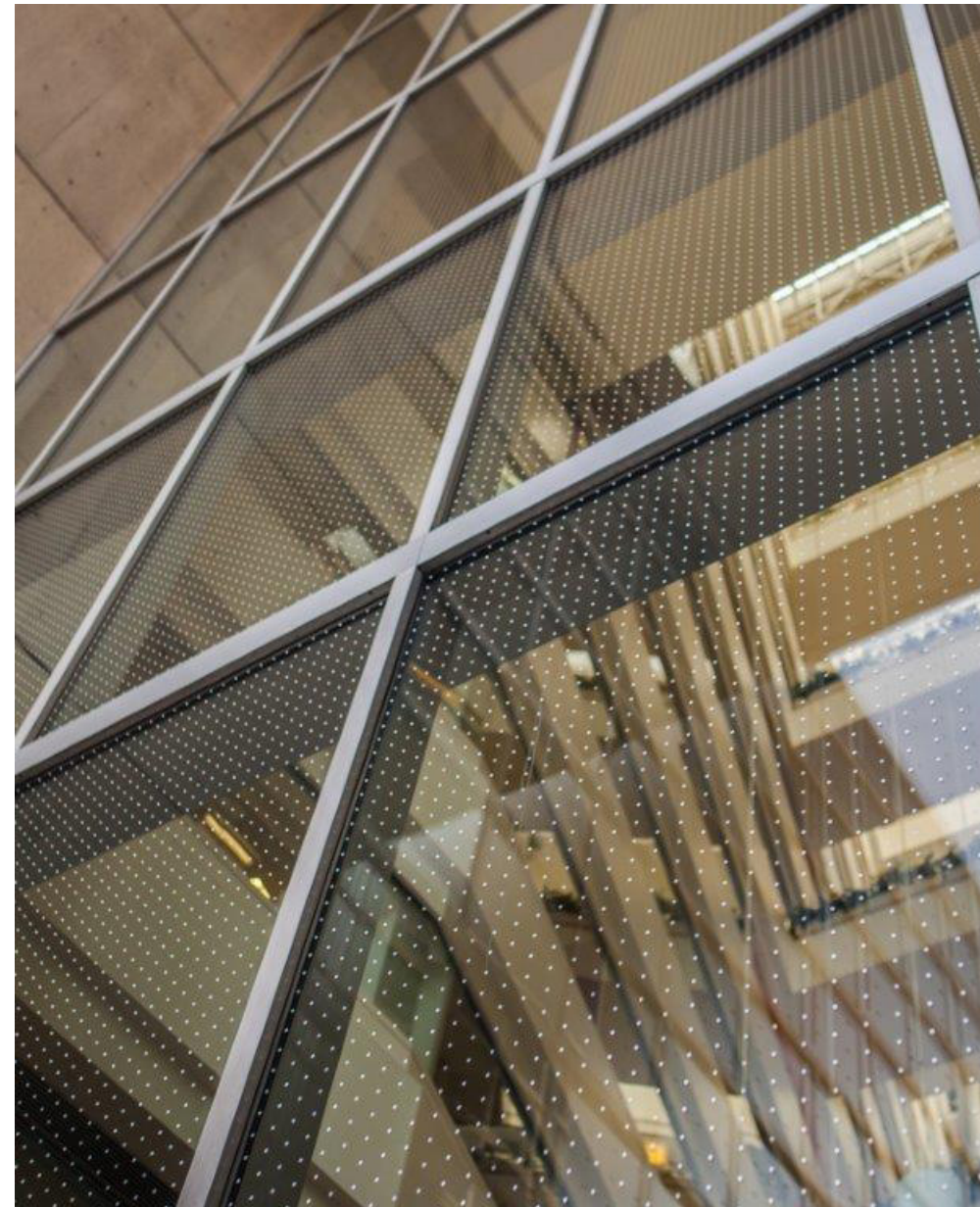


## BIRD SAFE GLAZING - EAST ELEVATION





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





NOT-USED

550 MLK BLVD - Southwest Corner





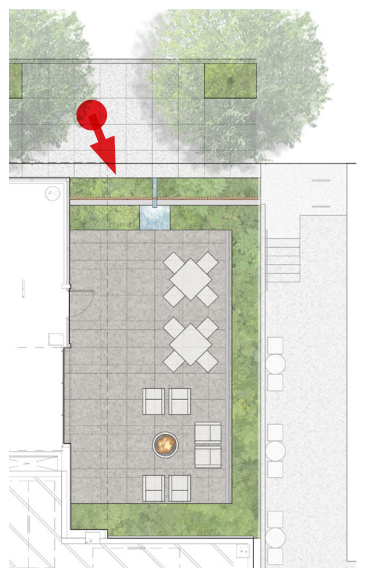
550 MLK BLVD - Northeast Corner Aerial





## LANDSCAPE - GROUND FLOOR COURTYARD



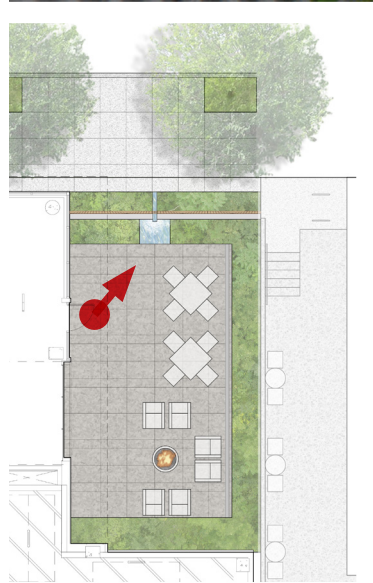


METAL SLAT SCREEN

WATER FEATURE SOURCE BUBBLER

## LANDSCAPE - GROUND FLOOR COURTYARD





# LANDSCAPE - GROUND FLOOR COURTYARD





# LANDSCAPE - GROUND FLOOR COURTYARD





\* REFER TO SHEETS C.40 & C.41 FOR LIGHT FIXTURE INFORMATION

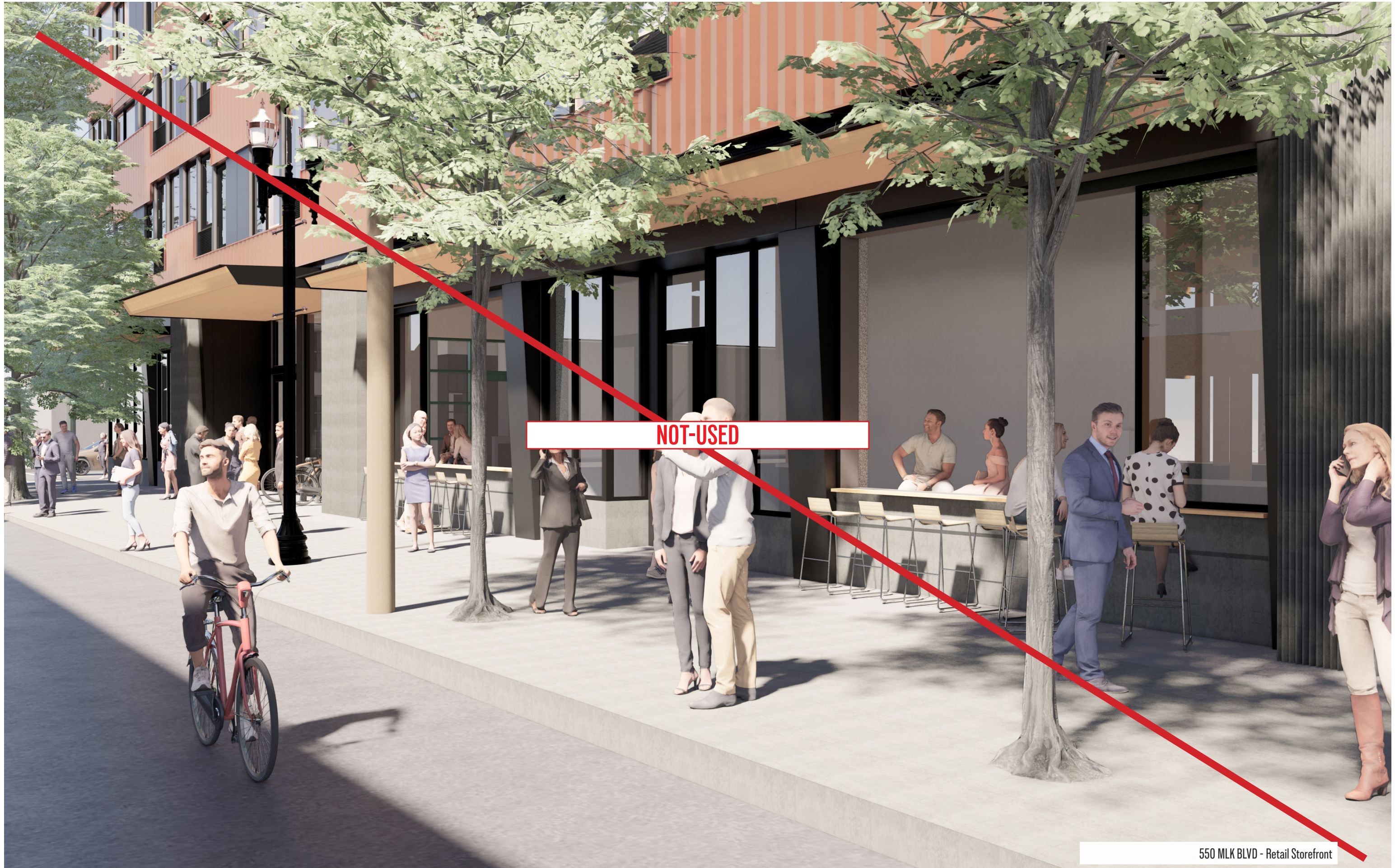
# EXTERIOR LIGHTING - COURTYARD





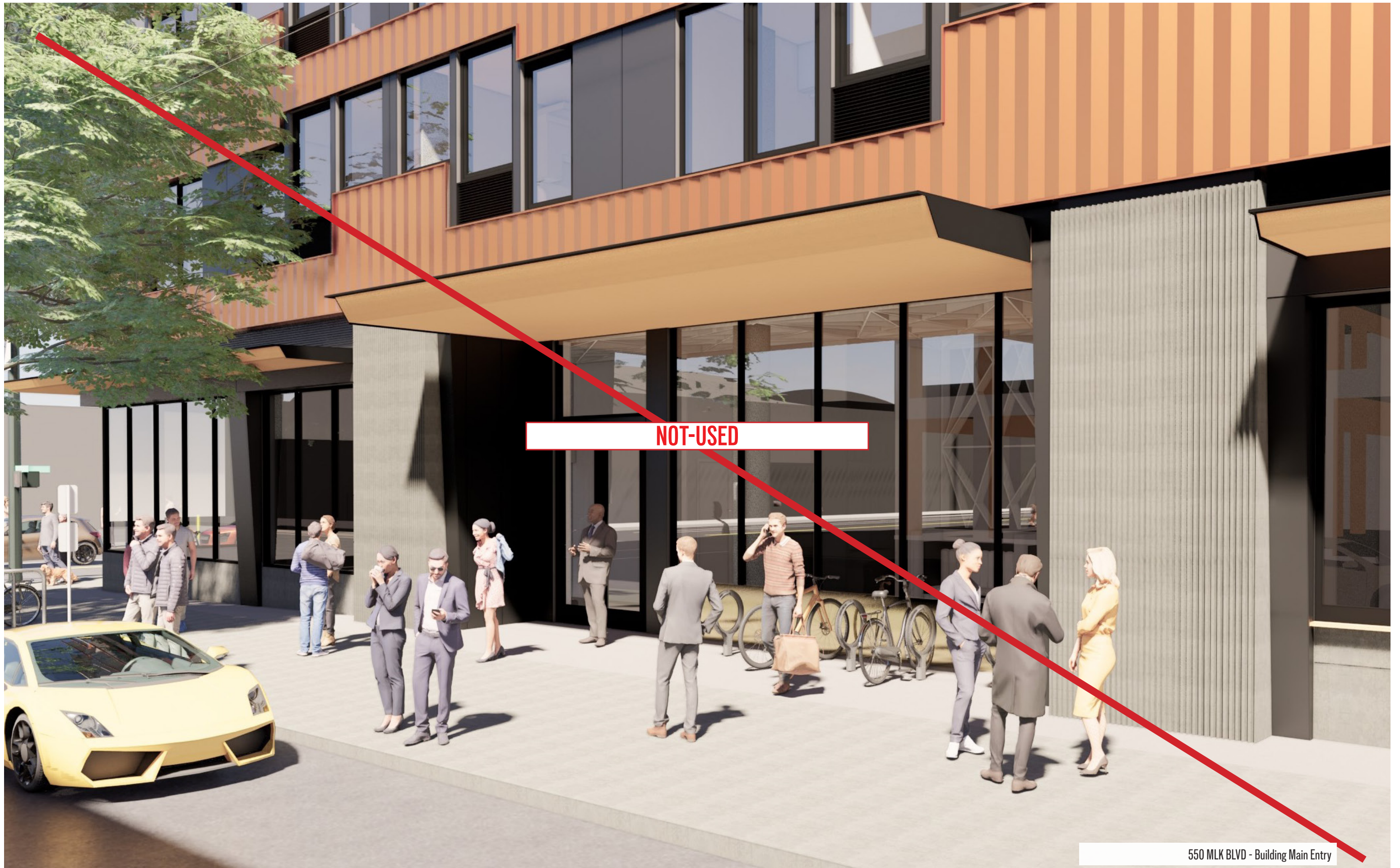
550 MLK BLVD - MLK Boulevard





550 MLK BLVD - Retail Storefront





550 MLK BLVD - Building Main Entry

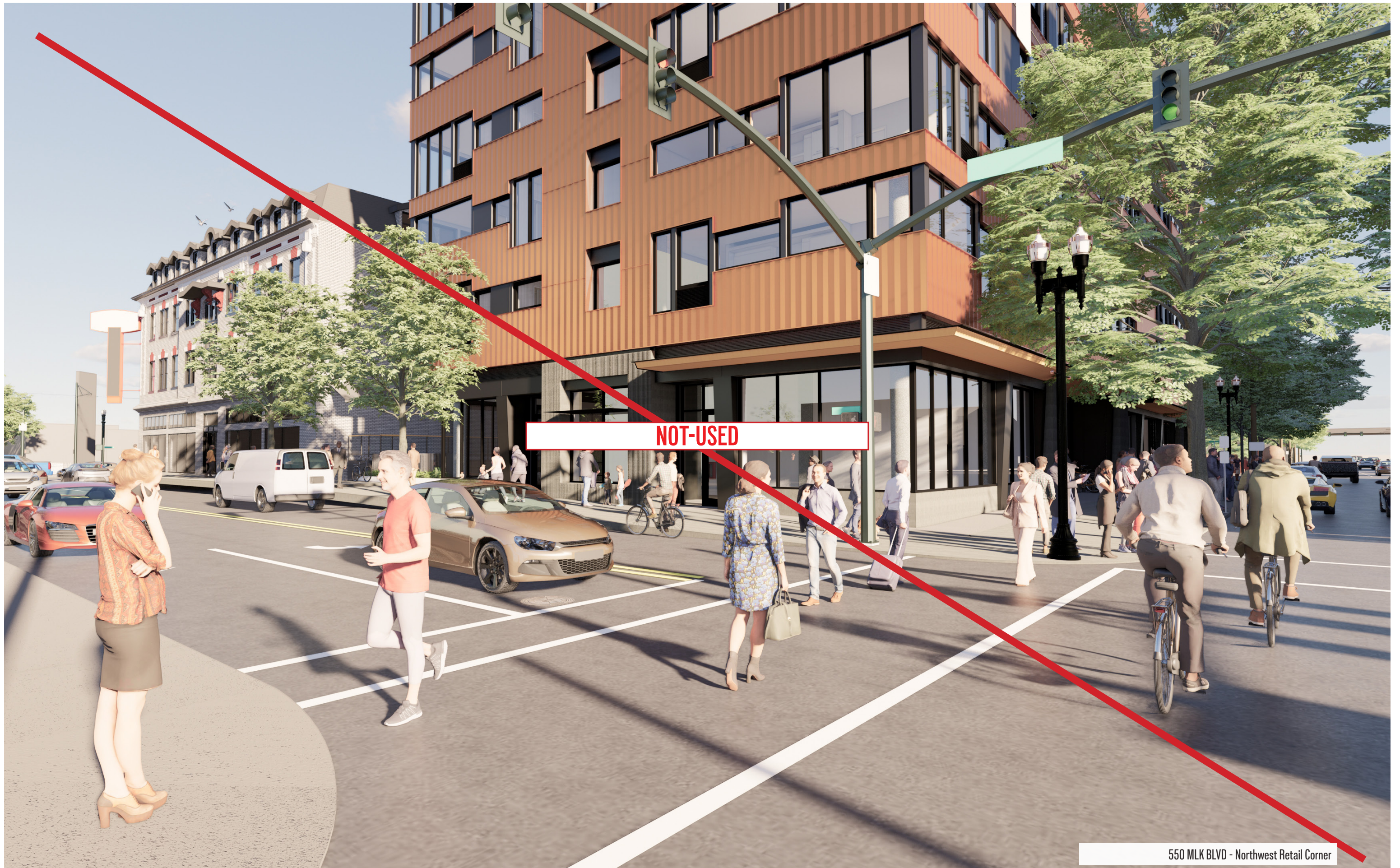




NOT-USED

550 MLK BLVD - Building Main Entry





550 MLK BLVD - Northwest Retail Corner





NOT-USED

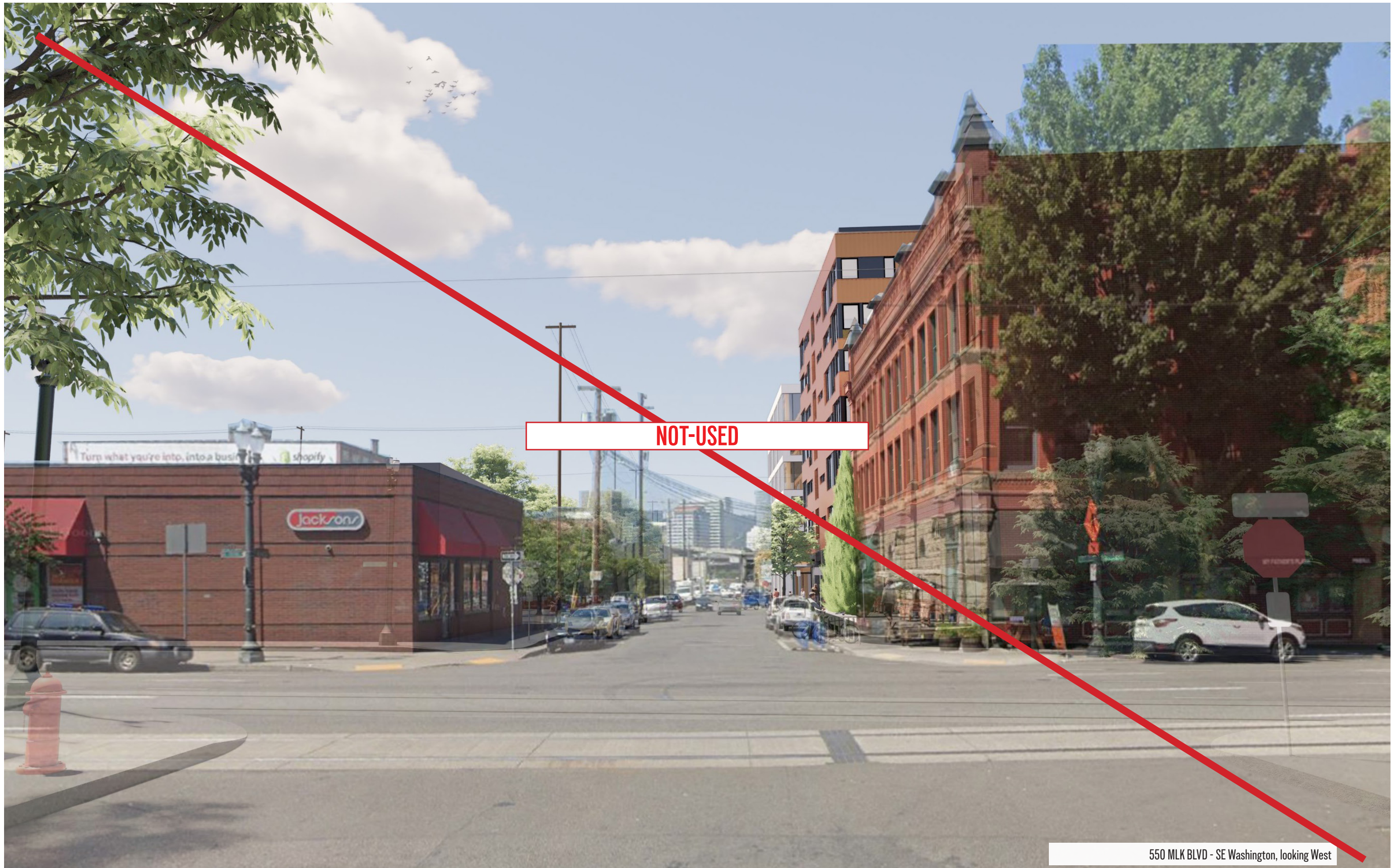
550 MLK BLVD - South Facade at Garage





550 MLK BLVD - West Facade, Looking Up





NOT-USED

550 MLK BLVD - SE Washington, looking West





NOT-USED

550 MLK BLVD - SE Stark, looking West



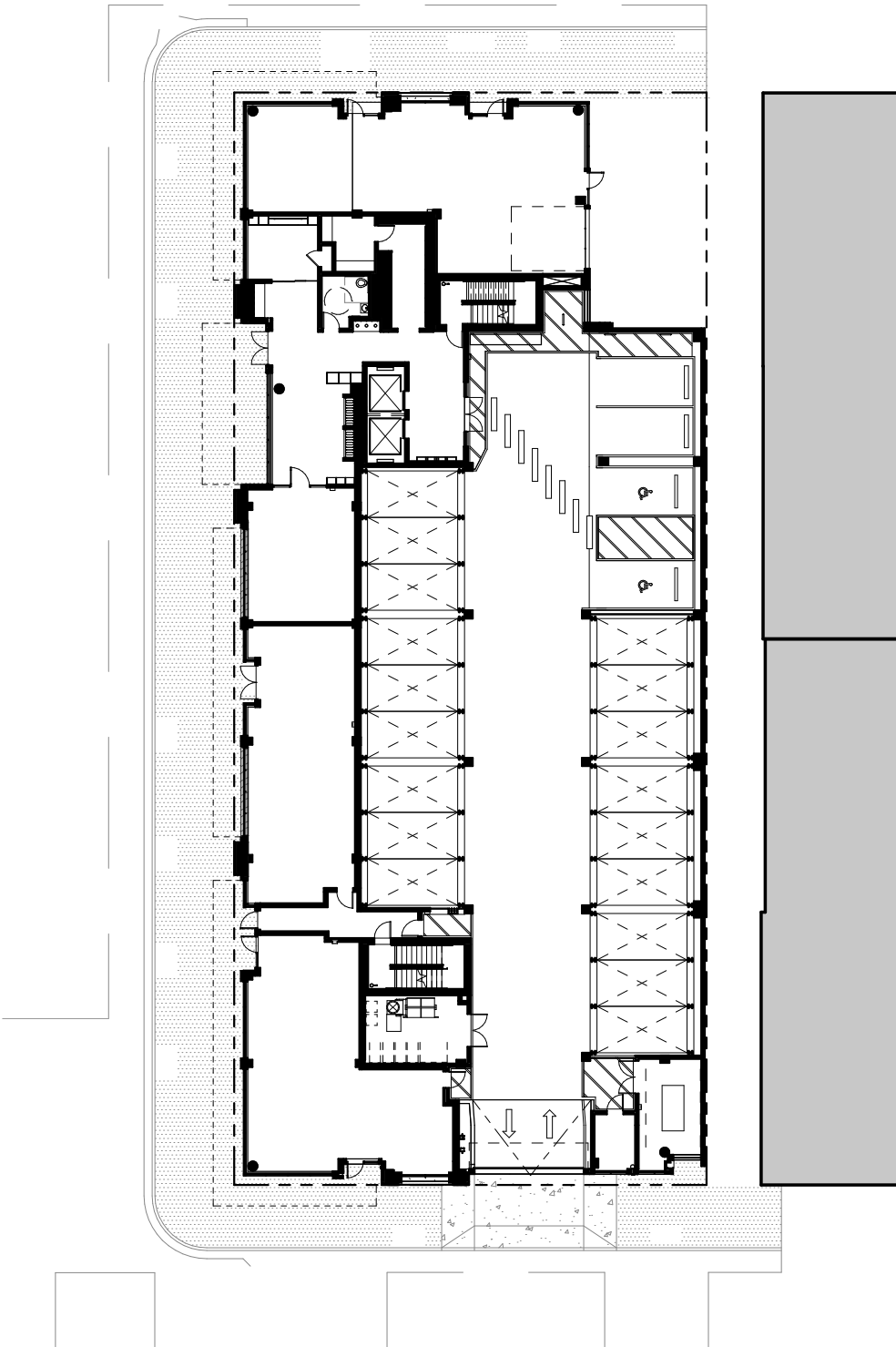


## MODIFICATIONS

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



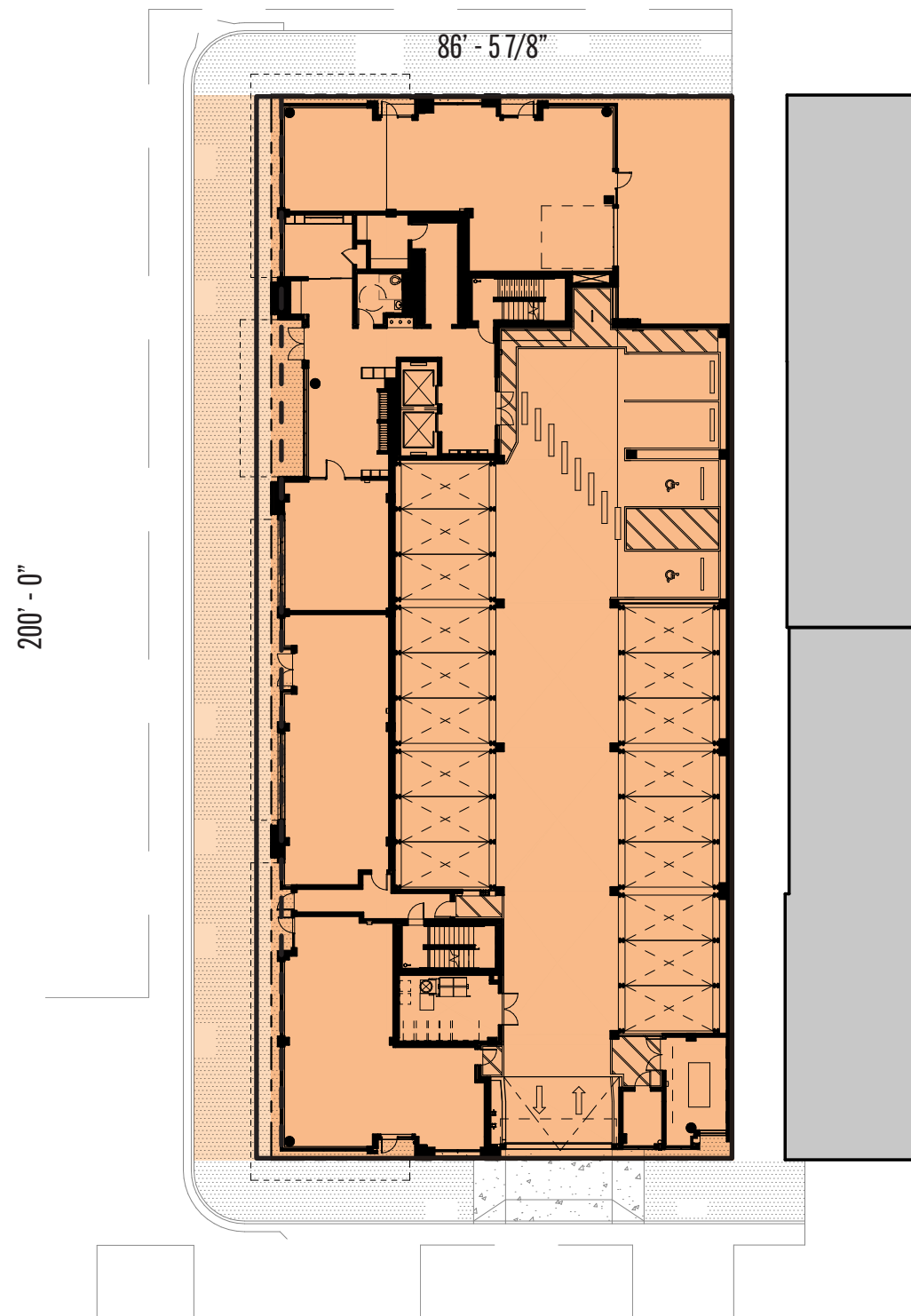
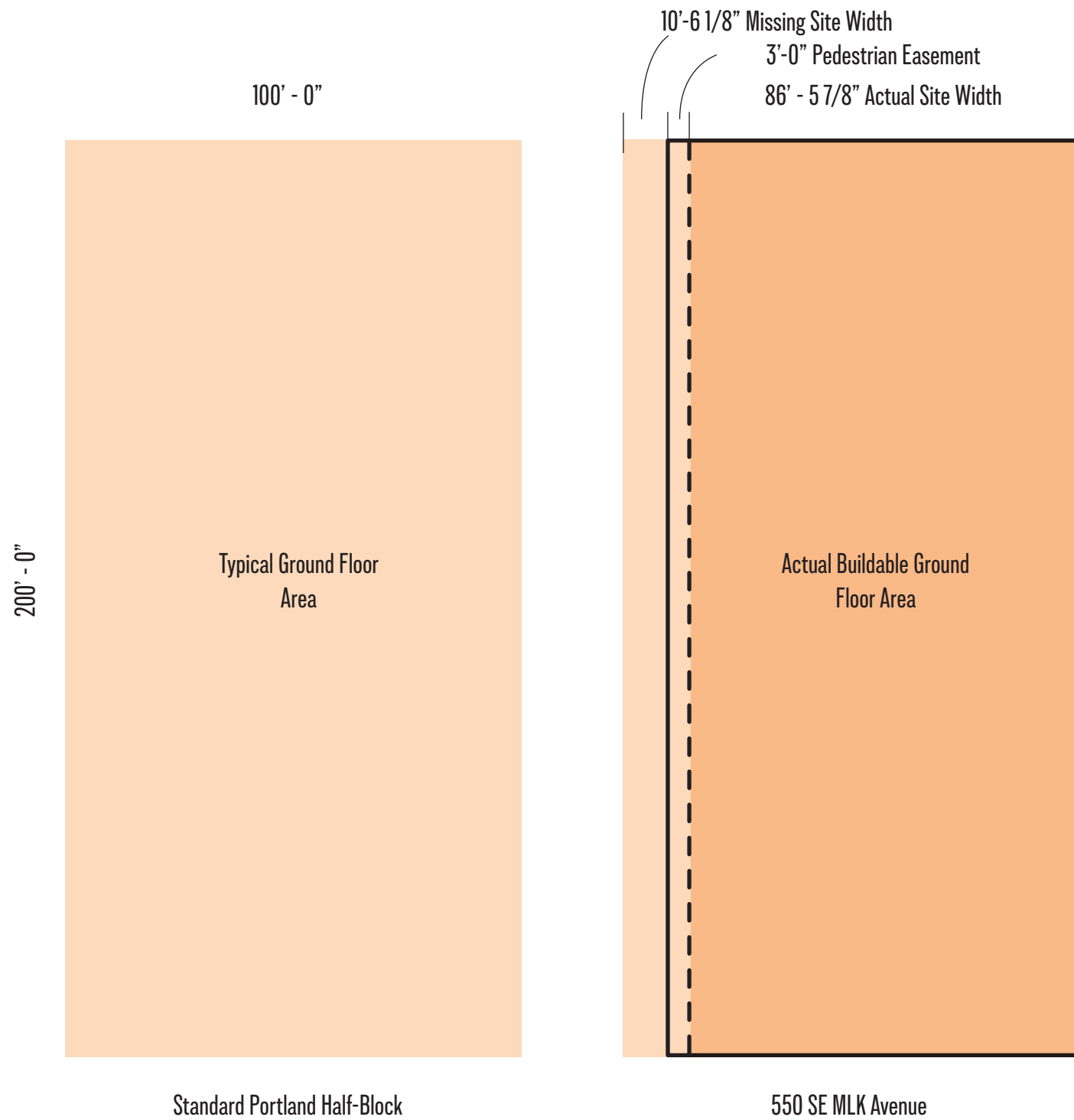
APPLICANT SEEKS DISCUSSION OF ACTIVE GROUND FLOOR USE REQUIREMENTS ON THE WEST FAÇADE ALONG SE MLK AVENUE. IN PARTICULAR, AREAS OF DEPTH BELOW 25'-0" FROM FACE OF BUILDING TO BACK OF RETAIL SPACES. THE PROPOSED BUILDING DOES NOT MEET THE DEPTH PORTION OF THIS REQUIREMENT FOR GREATER THAN 50% OF ITS FAÇADE.



**MODIFICATION #1: GROUND FLOOR RETAIL DEPTH**







## MODIFICATION #1: GROUND FLOOR RETAIL DEPTH



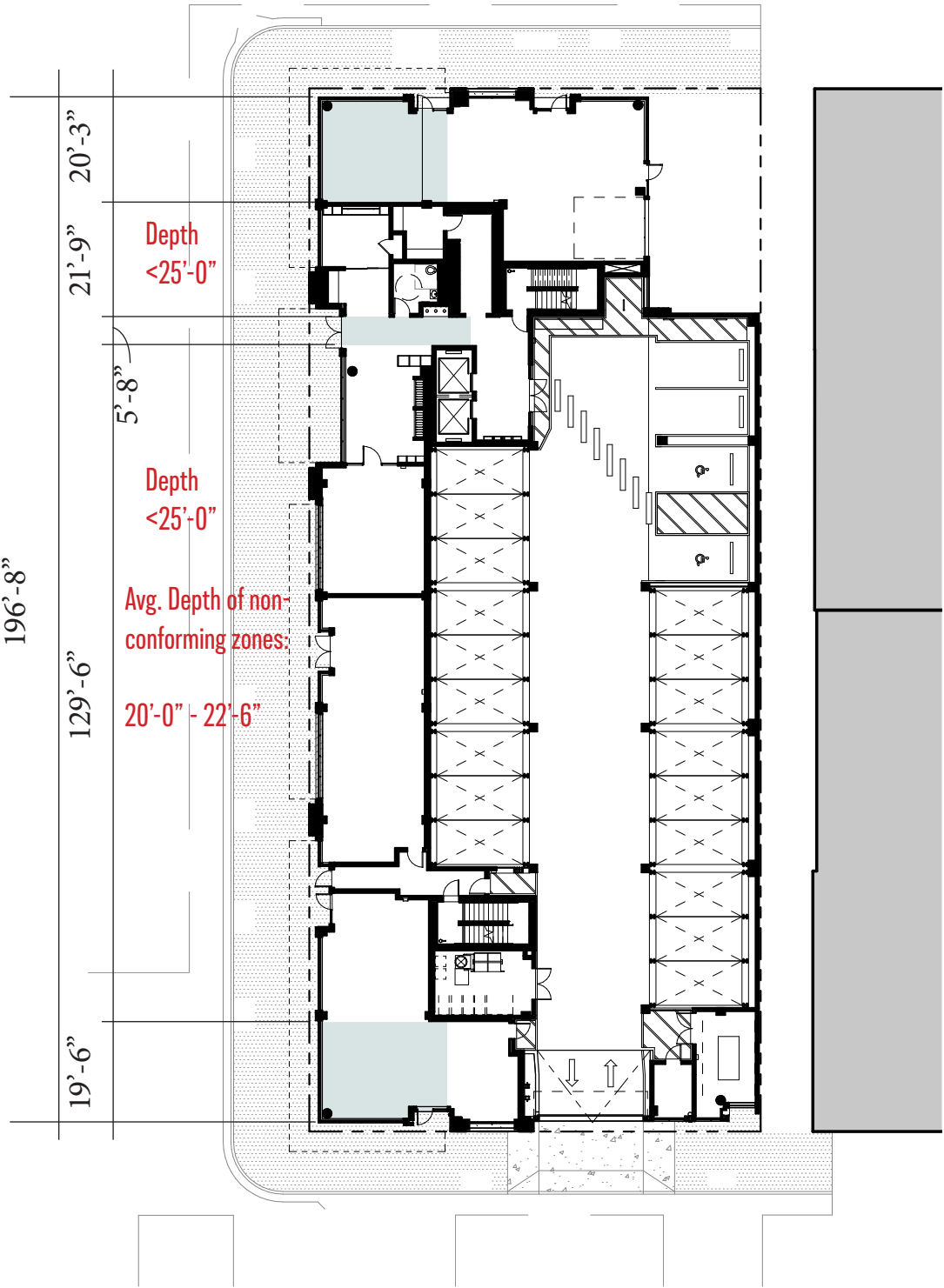
# WEST FACADE - CURRENT DESIGN

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"



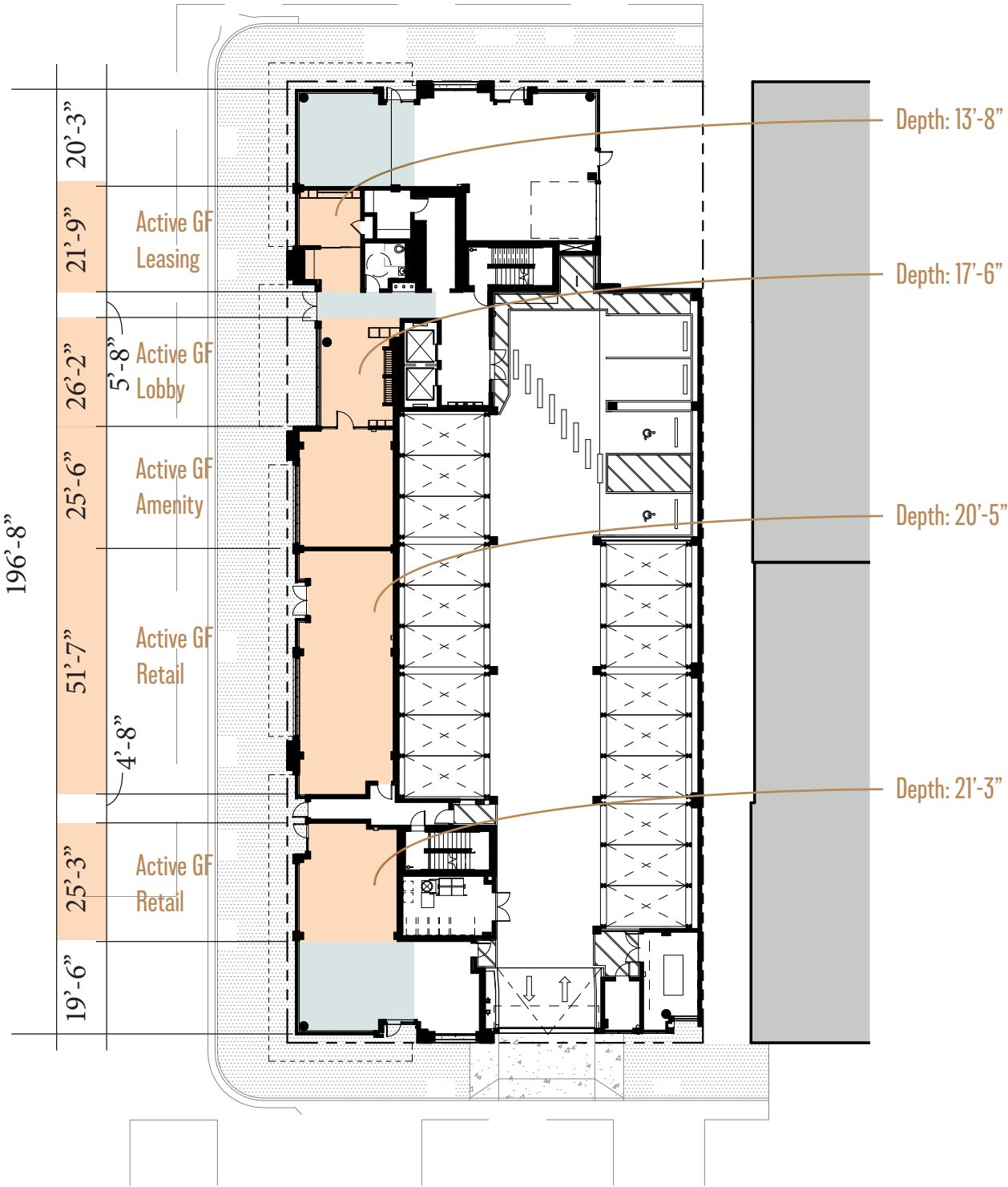
## MODIFICATION #1: GROUND FLOOR RETAIL DEPTH



# WEST FACADE - LOBBIES & RETAIL AS ACTIVE USE

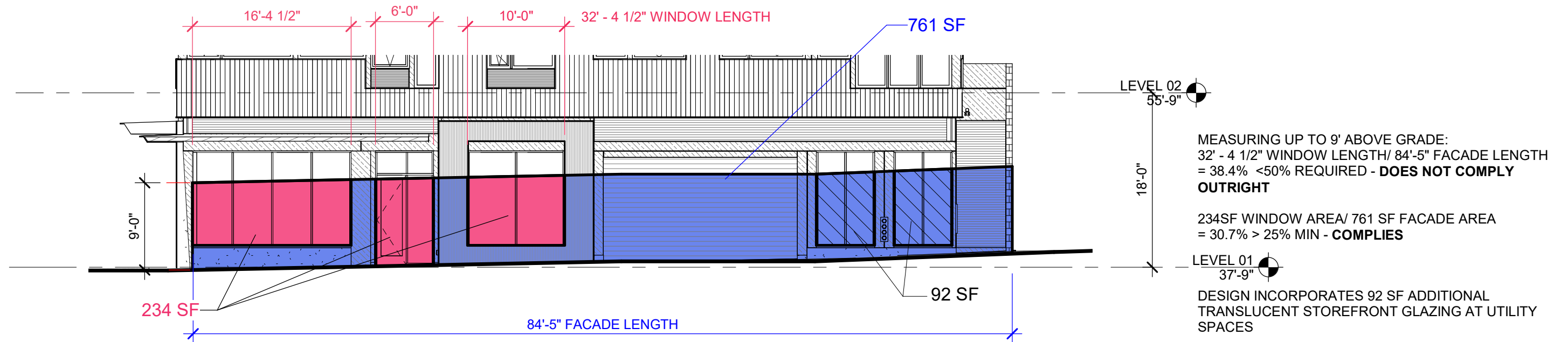
TOTAL LINEAR FEET MEETING ACTIVE GROUND FLOOR USE STANDARD:  
45'-5"  
TOTAL FACADE LINEAR FEET:  
196'-8"

ADDED GF SHALLOW ACTIVE USE SPACE:  
146'-7"  
PERCENTAGE OF CONFORMING GROUND FLOOR STOREFRONT:  
97.6%

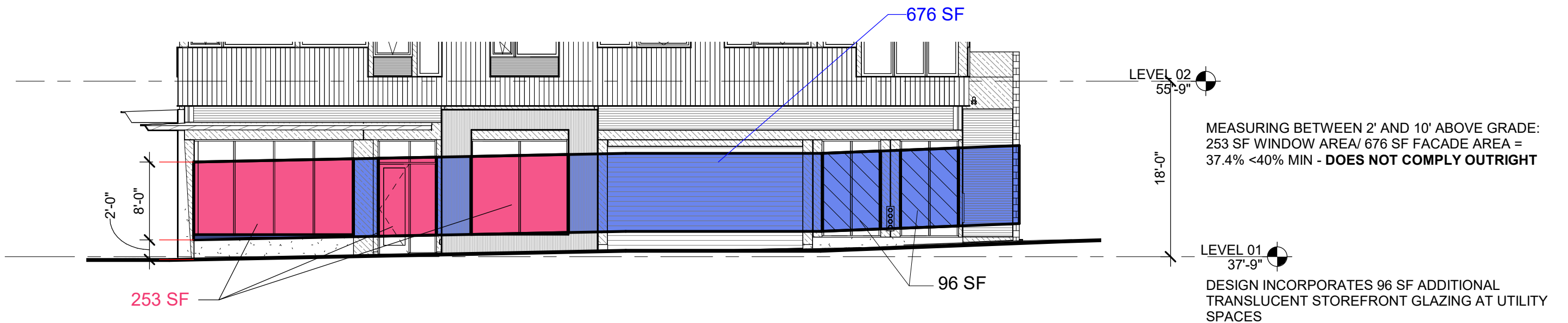


MODIFICATION #1: GROUND FLOOR RETAIL DEPTH





### 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