



**New 8-Story Mixed-Use Building
419 E Burnside St.**

Project Narrative

The project site consists of approximately ½ of a city block and totals 16,150 square feet. The site is bounded by E. Burnside Street to the south, NE Grand Ave. to the east, an existing two-story building to the north (abutting the property line), and NE MLK Ave. to the west. Recent public improvements have been installed along the E Burnside frontage. Currently, the site is vacant.

The project will consist of a single eight (8) story mixed use single building with two levels of underground parking. The ground level will consist of sub-dividable retail space at the corners and along E Burnside, Live-Work units along NE MLK, a residential lobby accessible from E Burnside, a Loading dock, and a ramp down to the parking levels. The levels above will contain studio, one bedroom, and two bedroom rentable flats. The top floor will also contain a community space and a roof-top deck, both of which will be situated on the west side of the building. There will be approximately 150 rentable units and approximately 10,000 square feet of leasable retail space. Bicycle parking will be provided in designated areas on the parking levels and will include a facility to wash and repair bicycles.

The structural system will consist of PT slabs to maximize clear floor height and metal framing. The project will utilize oriel windows as a unit amenity as well as to maximize square footage. Window glazing will be maximized on the elevations. Exterior and interior finishes will be contemporary in nature. Exterior finish materials will include concrete at the ground floor, insulated metal panels, wood composite panels, and glazing. The roof will be flat.

We understand that this building will be positioned in a visually prominent location as it is approached from the Burnside Bridge; therefore, it will need to possess a unique and interesting design identity from a wholistic sense. Yet, the design of the building will also be articulated to provide a human scale environment at the street and to meet the intent of many of the City's Design Guidelines for the Central City and specifically, the Central Eastside District.

Discussion Items

1. General building design
2. Exterior finishes
3. Oriel windows

EA 13-186674 DAR

419 E Burnside Mixed-Use
July 30, 2013
Page 2 of 2

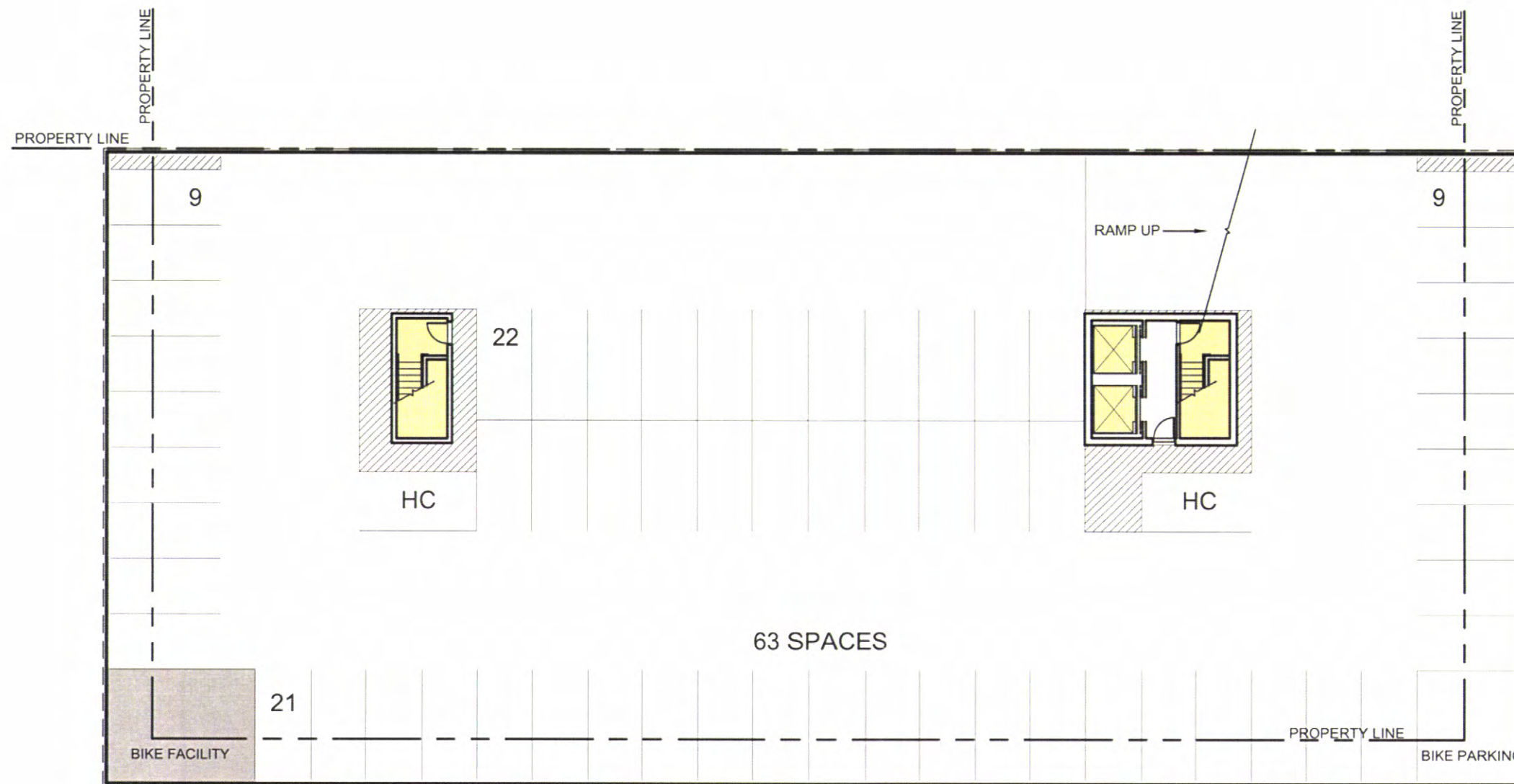
4. Retail frontages
5. Signage
6. Roof-top structures
7. Specific design guidelines
8. On-site locations for transformers

Attachments

1. Conceptual Design Package (dated 7/30/2013)

End of Document

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SITE DEVELOPMENT SUMMARY

SITE AREA:	16,150 S.F. (0.37 AC.)
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BUILDING DATA

AREA:	166,209 GSF
GROUND FLOOR	15,189 GSF
SECOND FLOOR	15,885 GSF
THIRD FLOOR	15,885 GSF
FOURTH FLOOR	15,885 GSF
FIFTH FLOOR	15,885 GSF
SIXTH FLOOR	15,885 GSF
SEVENTH FLOOR	15,885 GSF
EIGHTH FLOOR	15,710 GSF
SUB-TOTAL	126,209 GSF
LOWER PARKING	20,000 GSF
UPPER PARKING	20,000 GSF
SUB-TOTAL	40,000 GSF

F.A.R.	7.75:1
STORIES	8

TOTAL UNIT COUNT: 150

Studio	7 (4.7%)
One-Bed	86 (57%)
Two-Bed	55 (37%)
Live-Work	2 (1.3%)

PARKING DATA

STANDARD SPACES:	122 (96.8%)
COMPACT SPACES:	0 (0.0%)
HANDICAP SPACES:	4 (3.2%)
TOTAL PARKING:	126 (1.2 PER UNIT)



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East Burnside Mixed-Use

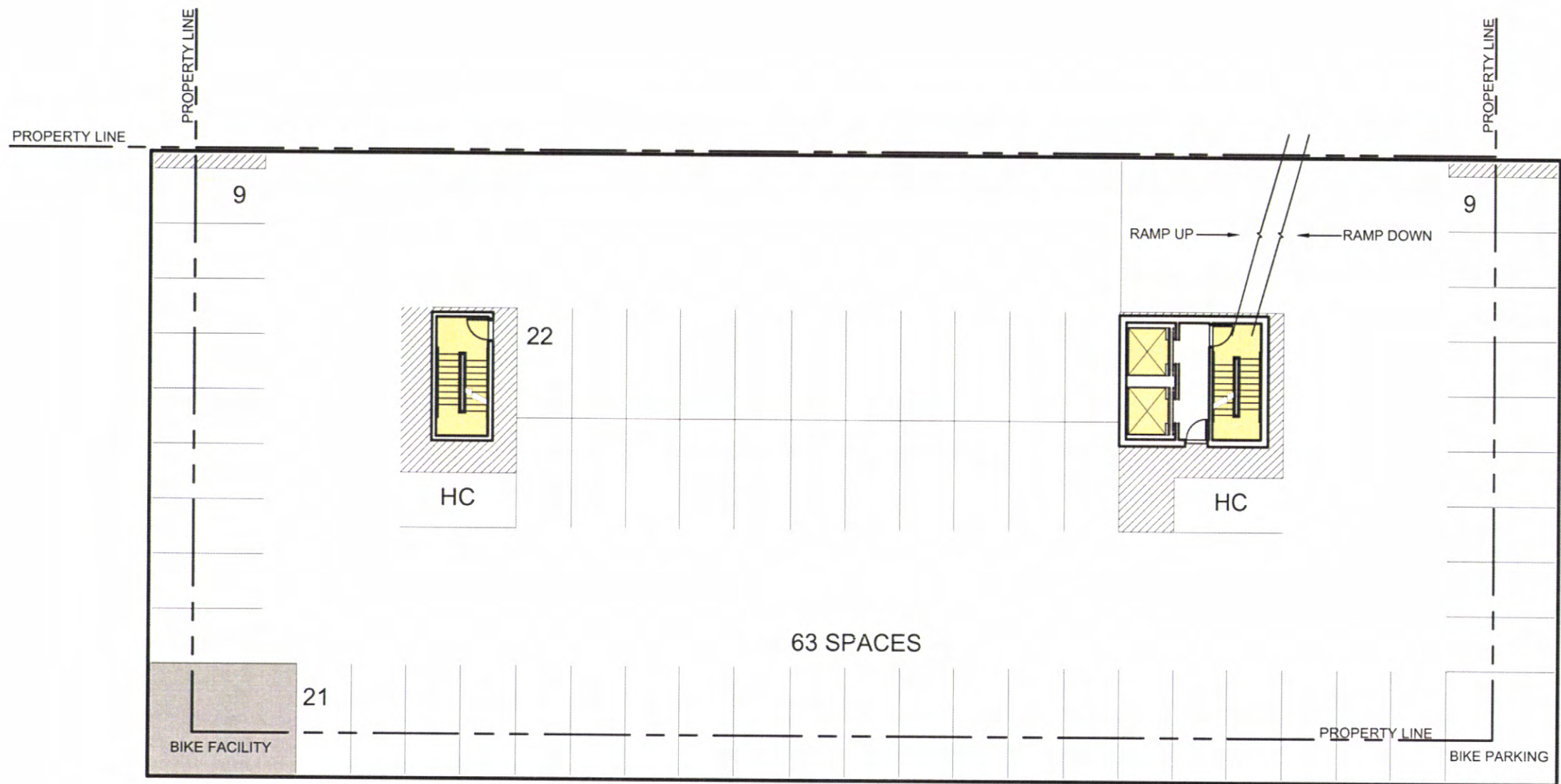
419 East Burnside Street Trinsic Residential Group
 SCALE: 1" = 20'-0"
 07/30/2013

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N
UPPER PARKING DECK

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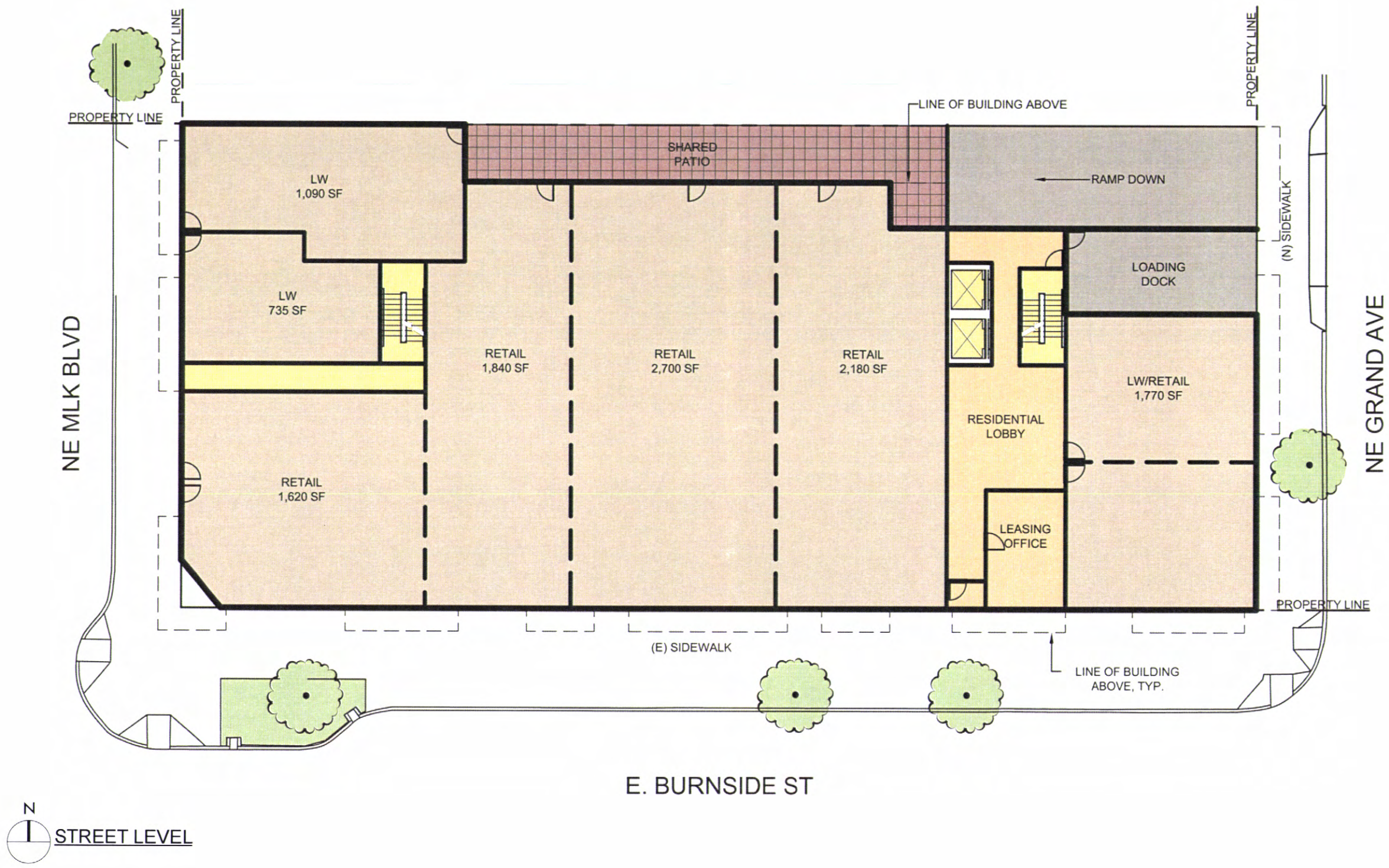
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N
TYPICAL FLOOR LEVEL (2-7)

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VIEW EAST FROM BURNSIDE BRIDGE



VIEW WEST FROM BURNSIDE STREET



VIEW SOUTH FROM MLK AVENUE



VIEW NORTH FROM GRAND AVENUE

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PRECEDENT STUDIES

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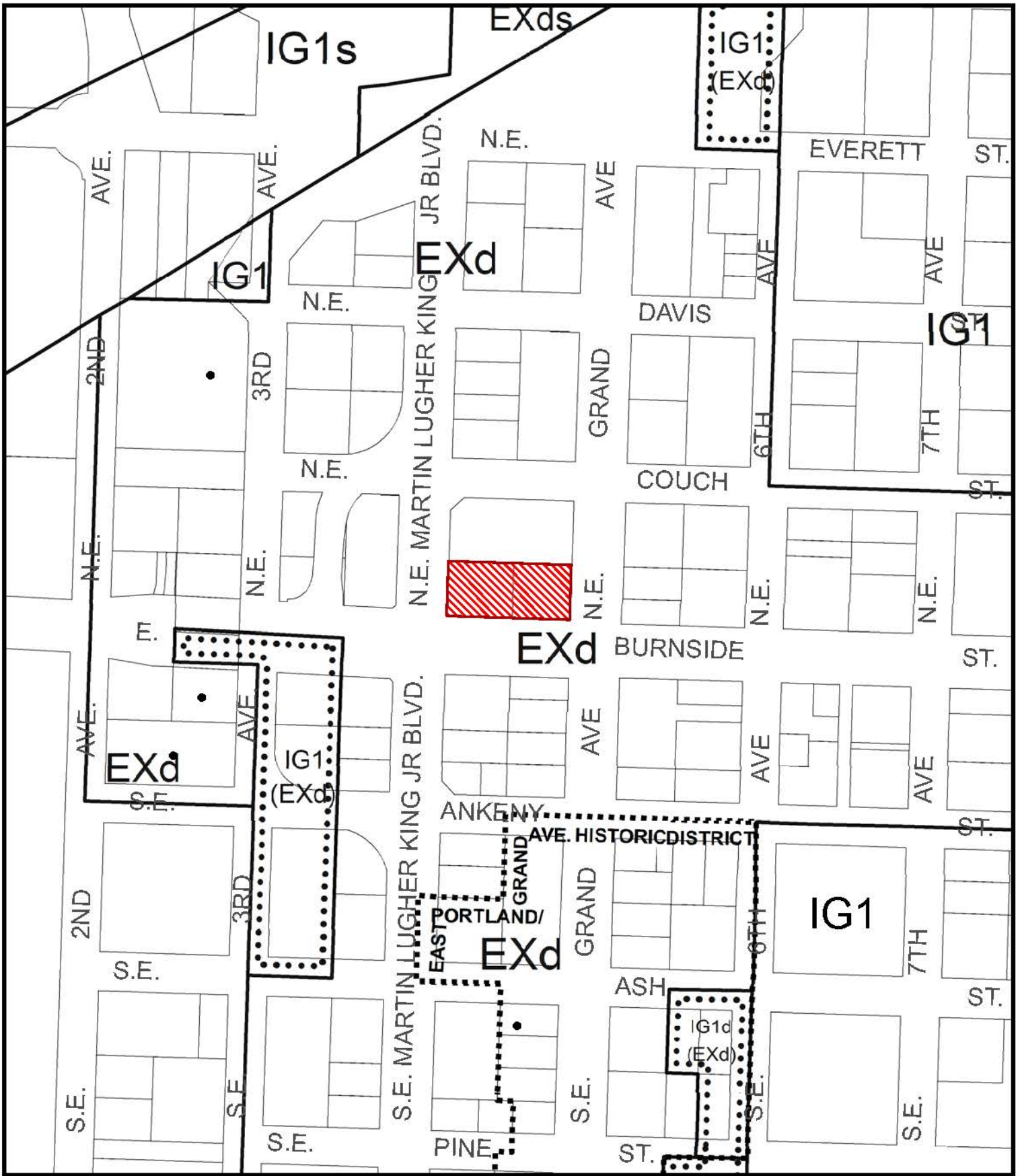
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ZONING



Site



Historic Landmark



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE

File No. EA 13-186674 DAR
 1/4 Section 3031
 Scale 1 inch = 200 feet
 State_Id 1N1E35CB 8900
 Exhibit B (Aug 02, 2013)