

## **DESIGN ADVISORY REQUEST - LOWER BURNSIDE LOFTS**

Meeting Date: September 19, 2013  
Applicant: John Maier, Project Architect  
Vallaster Corl Architects, PC  
Project Name: Lower Burnside Lofts  
Address: 30 SE 10<sup>th</sup> Ave.  
Portland, Oregon 97214  
Zoning: EXd (Central Employment w/ design overlay)  
Plan District: Central City Plan District (CC)  
Subdistrict: N.A.  
Historic District: N.A.

### **Land Use Requests**

Type III Design Review  
Type II Adjustment Review

### **Project History**

Pre-Application Conference: Held on 08/13/2013 (EA 13-169941)  
Design Advice Request: To be held on 9/19/2013  
Submission of D.R. Application:  
Submission of Commission packets:

### **Table of Contents**

- I. Project Overview
- II. Development Standards

**I. PROJECT OVERVIEW**

**A. SITE PHOTOS**



**AERIAL PHOTO**

## **B. Existing Conditions**

The existing site consists of one tax lot (R150484). The grade rises approximately 4 feet from the southwest to the southeast corner of the site. The change in grade from north to south is less than one foot. A one-story commercial building is situated on the south half of the site with a parking on the north half. The existing building and parking lot will be removed.

## **C. Surrounding Area**

The Central Eastside Neighborhood consists primarily of commercial uses, with increasing amounts of multifamily being developed. The property is located on Ankeny Street which runs one block south of Burnside, a major city arterial. Ankeny is itself a significant bike thoroughfare.

## **D. Proposed Design**

### General (program, location)

The Lower Burnside Lofts project is a quarter block mixed use development at the NE corner of SE 10<sup>th</sup> and Ankeny. The building is 6 stories tall. There will be 5 stories of residential living over 1 story of retail and parking. There are 64 residential units, 3 retail spaces, and 17 parking spaces. Common areas include a lobby, roof deck and bicycle parking.

### Design

The building is 72' tall from the lowest grade to parapet, and is below the maximum zoning height of 95 feet which can be achieved on this site with housing bonuses. The main lobby and entrance will be located on SE 10th. The building's mass is divided into 2 pieces vertically – the retail base, and the residential portion above. The residential piece is laid out in an 'L' shape creating a courtyard in the northeast corner. This mass is further articulated with a reveal on the north side, a bay/courtyard on the west side, and recesses at the end of the hallways on both the south and west sides. The retail base of the building is differentiated from the top by being predominately glazed. Recesses, planters, and metal canopies further articulate and create scale at the ground level

### Construction

The proposed construction type is Type 1A for the first floor and Type 3A for floors 2 through 6. A 3-HR fire rated concrete slab located at the second floor level will separate the two types of construction. The Type 1A portion will be a concrete structure with metal framed infill walls. The Type 3A portion will be wood frame, including the exterior walls.

## II. DEVELOPMENT STANDARDS EXd

Standard	EXd	Lower Burnside Lofts
<b>Maximum FAR</b> [See 33.510.210.1.a(1) Map 510-2 and 33.510.210.C]	3 :1  6:1 with bonus	6:1  Complies
<b>Maximum Height</b> [See 33.130.210 and .120 Map 510-3 and 33.510.210.E]	50 ft.  95 ft from lowest grade with bonus	72 ft. – from lowest grade to top of parapet  Complies
<b>Building Setbacks</b> [33.140.215(B)(1)] Street Lot Line/ Lot line abutting a E zoned lot	0'	Complies
<b>Maximum Building Setbacks</b> [See 33.140.215] Transit Street	10 ft.	Complies
<b>Building Coverage</b> [See 33.140.220]	100% of site area	Complies
<b>Minimum Landscape Area</b> [See 33.140.225]	none	Complies
<b>Ground Floor Windows</b> [See 33.140.230 (B)]	Windows must be at least 50% of the length and 25% of the ground level wall area, of walls up to 9' above finish grade. Does not apply to residential units or parking garages set back 5' and landscaped to L2 standard.	Ankeny: 87% length, 82.2% wall area 10th Ave: 37% length, 31% wall area  <b>Modification required</b>
<b>Screening</b> [See 33.140.235]	Garbage and recycling collection areas must be screened from the street.	Garbage and recycling areas are located within structured parking.  Complies
<b>Required Building Lines</b> [See 33.510.215]	The building must extend within 12' of the street lot line for at least 75% of the lot line. The space between the building and the street lot line must be designed as an extension of the sidewalk.	Complies
<b>Required Parking</b> (See 33.510(E)(2))	There is no minimum parking requirement for residential in the Central Eastside District	The Site contains 17 garage parking spaces  Complies



Standard	EXd	Lower Burnside Lofts
<b>Parking dimensions</b> [Table 266-4]	Parking space: 8'-6" x 16" Aisle: 20' wide	Some parking spaces will have width reduced by columns to 7'-9".  Drive aisle will be reduced by loading zone location to 11' wide from 10 a.m. to 2 a.m.  <b>Modification and adjustment required</b>
<b>Required Bicycle Parking</b> [See Table 266-6] LT – long term ST – short term	<u>Residential</u> LT – 1.5 per 1 dwelling unit ST – 1 per 20 dwelling units  <u>Retail</u> LT – 2 ST – 2	<b>Total Required:</b> LT 98, 6 ST <b>Total Provided:</b> LT 105, 6 ST  Complies
<b>Oriel Window</b> IBC/32/#1	A. Max. projection of 4 ft. into right-of-way.  B. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.)  C. Max. area of wall is 40%  D. Maximum length of projection is 40% of walls area  E. Window area must be 30% at face and 10% of sides  F. Maximum width of 12' for each projecting element  G. Minimum separation of 12'	Bay at west side of building is 17'-2" in width, exceeding the maximum 12' width, and does not comply with Criteria F.  <b>Exception required</b>
<b>Loading Standards</b> [33.266.310(D)]	For more than 40 dwelling units: One 18' X 9' X 10'H loading space	One 18' X 9' X 10'H loading space provided. Loading zone will only be available from 10 a.m. to 2 a.m.  <b>Modification required.</b>



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 30 SE 10TH

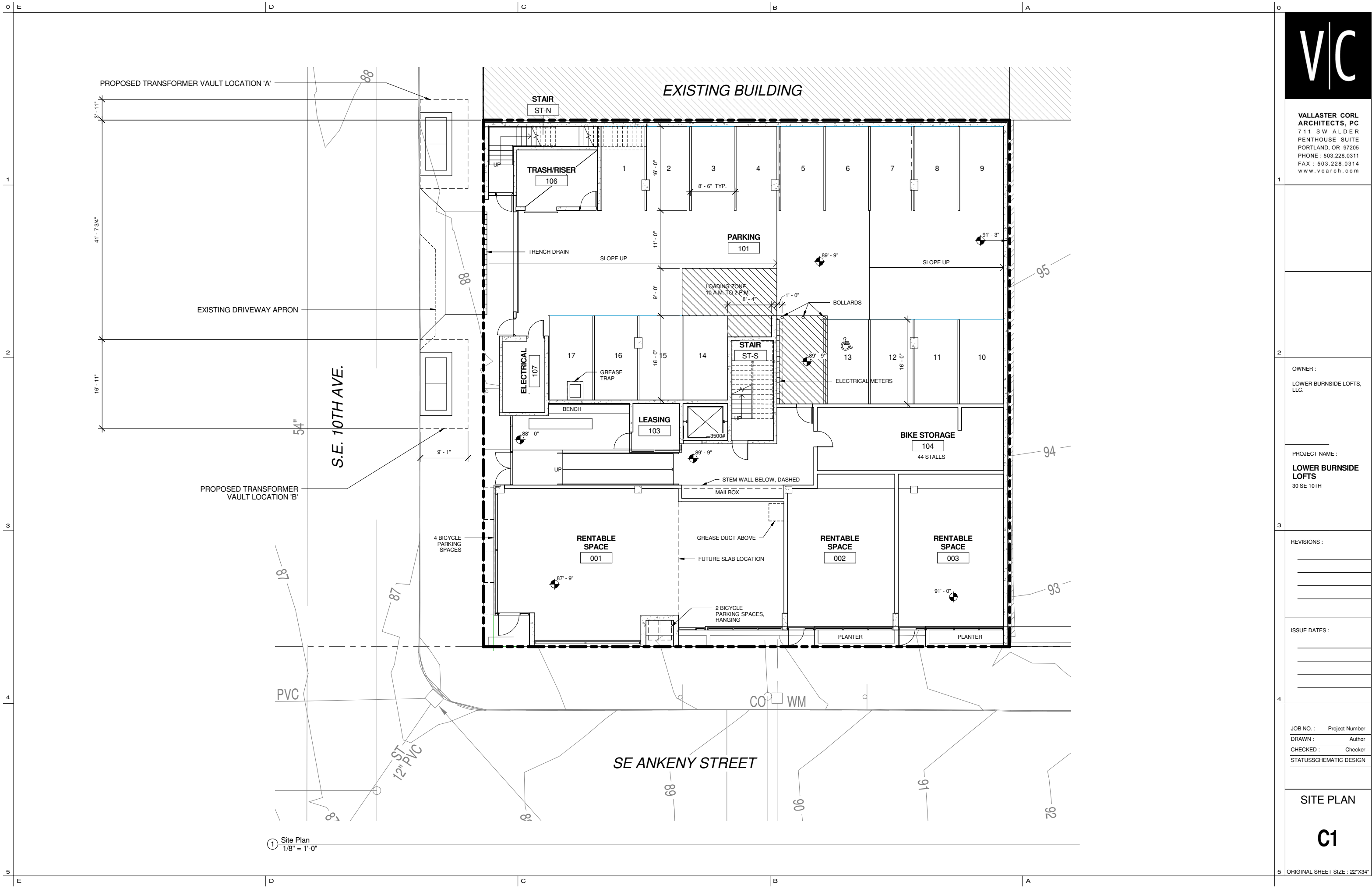
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**SITE PLAN**  
**C1**

5 ORIGINAL SHEET SIZE : 22"X34"



1 Site Plan  
 1/8" = 1'-0"



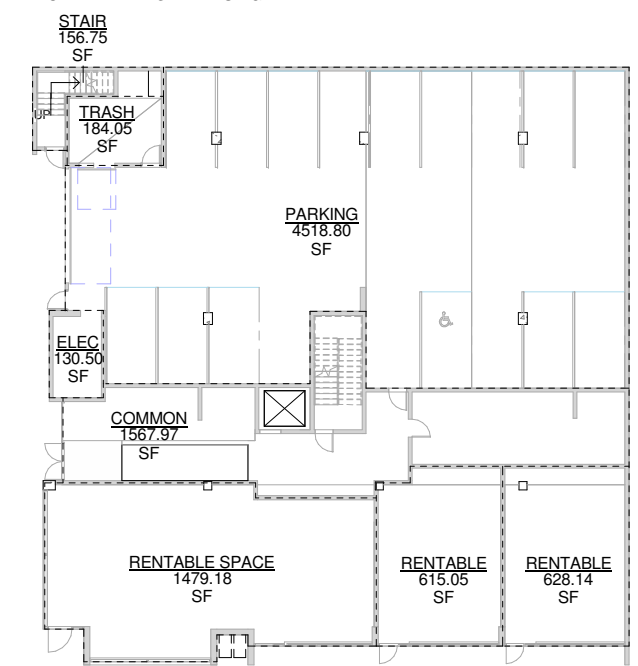
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**BUILDING GROSS SF :** 51,495.49 SF  
**PARKING SPACES :** 17 TOTAL  
 (1 ACCESSIBLE)

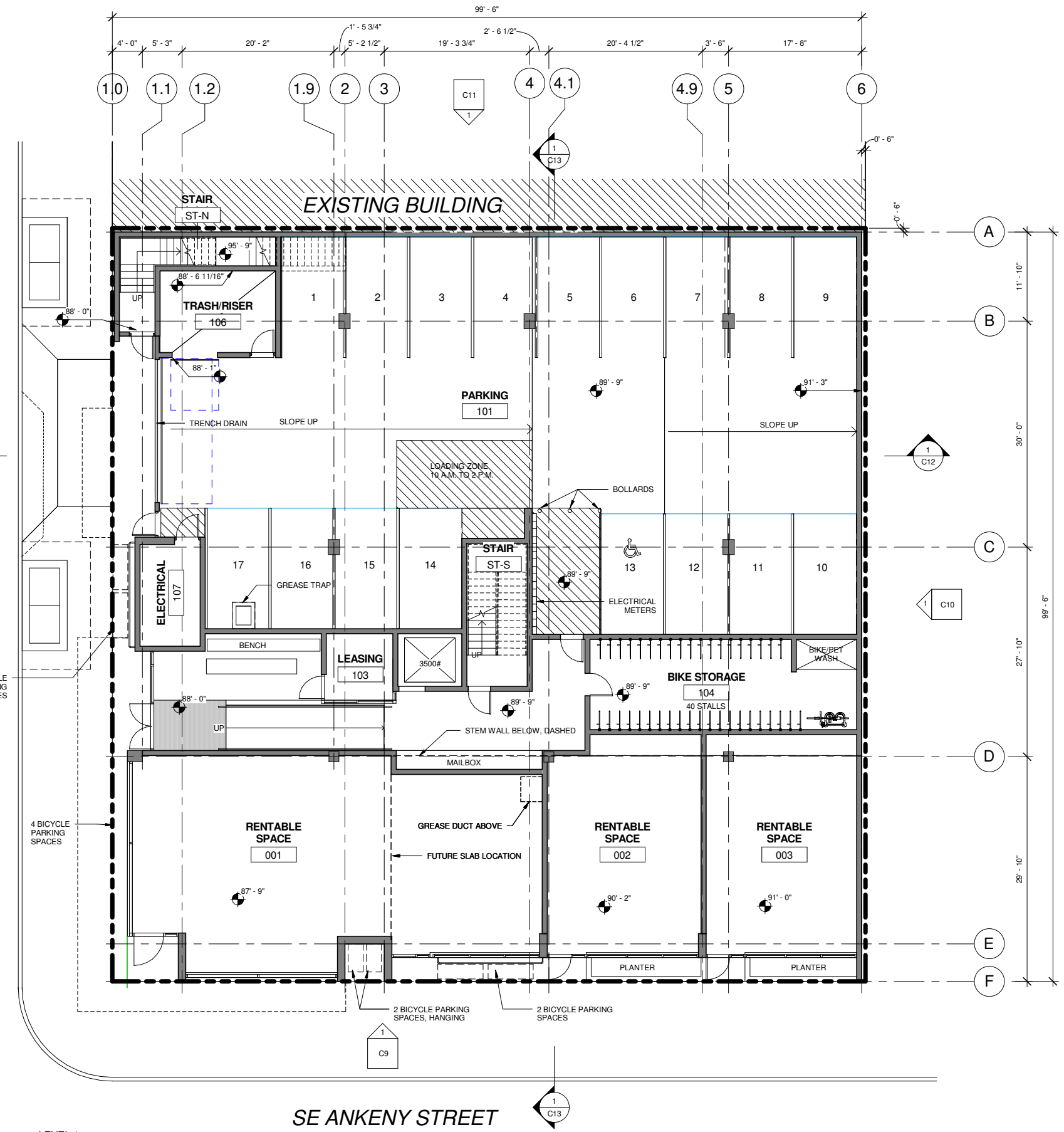
**STUDIOS :** 17  
**1 BEDROOM :** 41  
**2 BEDROOM :** 6  
**TOTAL :** 64 UNITS

**BIKE PARKING (THIS LEVEL) :** 44 STALLS  
**UNIT BIKE PARKING :** 61 SPACES  
**TOTAL LT BIKE PARKING** 105 SPACES

**AREA CALCULATED :**  
 - EXTERIOR FACE OF EXTERIOR WALL  
 - CORRIDOR FACE OF CORRIDOR WALL  
 - CENTERLINE OF DEMISING WALL



② LEVEL 1 AREA CALCULATIONS  
 1/16" = 1'-0"



① LEVEL 1  
 1/8" = 1'-0"

S.E. 10TH AVE.

SE ANKENY STREET

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LEVEL 1

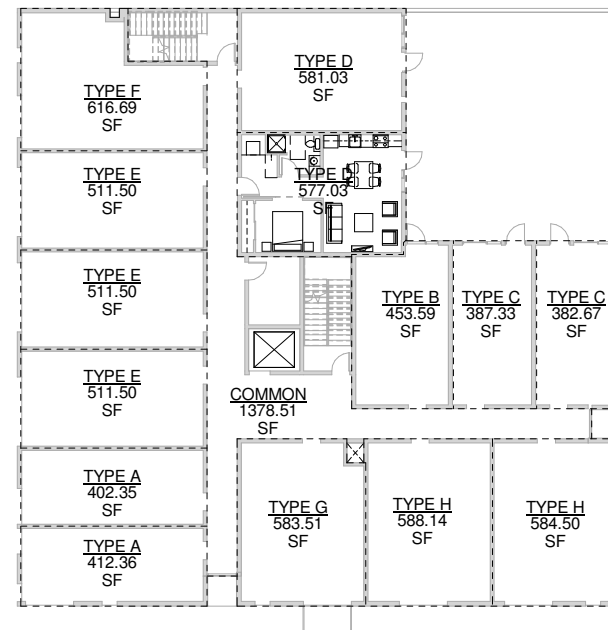
C2



1 LEVEL 2  
1/8" = 1'-0"

AREA CALCULATED :

- EXTERIOR FACE OF EXTERIOR WALL
- CORRIDOR FACE OF CORRIDOR WALL
- CENTERLINE OF DEMISING WALL



2 LEVEL 2 AREA CALCULATIONS  
1/16" = 1'-0"

Area Schedule (Rentable) - Level 2		
# BR	TYPE	AREA
	COMMON	1378.51 SF
: 1		1378.51 SF
1 BR		
1 BR	TYPE D	577.03 SF
1 BR	TYPE D	581.03 SF
1 BR	TYPE E	511.50 SF
1 BR	TYPE E	511.50 SF
1 BR	TYPE E	511.50 SF
1 BR	TYPE F	616.69 SF
1 BR	TYPE G	583.51 SF
1 BR	TYPE H	588.14 SF
1 BR	TYPE H	584.50 SF
1 BR: 9		5065.41 SF
STUDIO		
STUDIO	TYPE A	412.36 SF
STUDIO	TYPE A	402.35 SF
STUDIO	TYPE B	453.59 SF
STUDIO	TYPE C	382.67 SF
STUDIO	TYPE C	387.33 SF
STUDIO: 5		2038.31 SF
Grand total: 15		8482.23 SF

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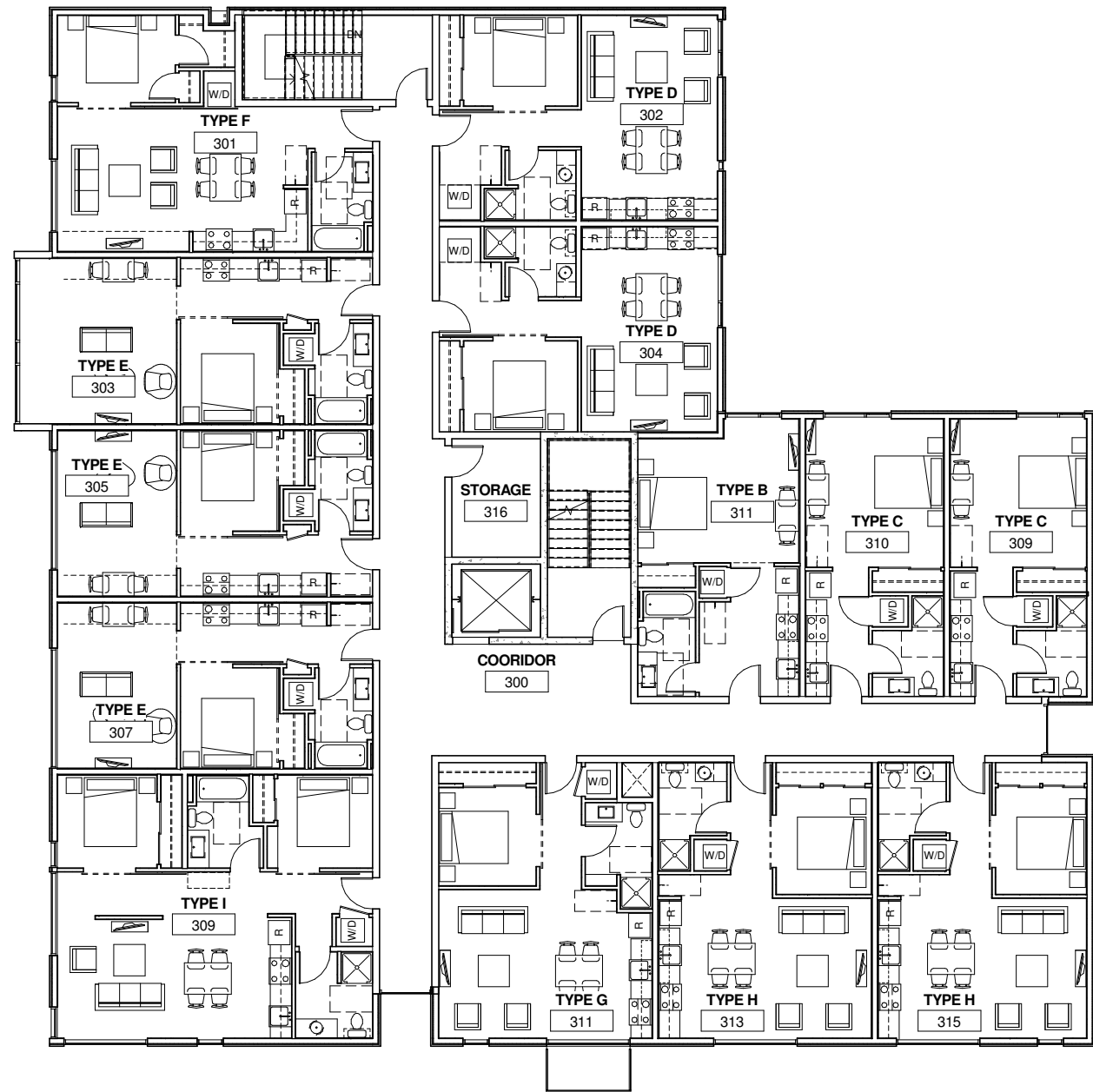
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LEVEL 2

C3



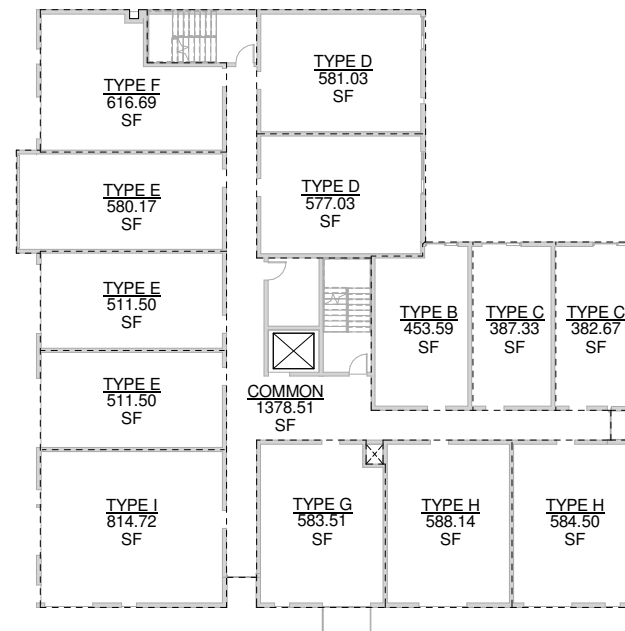
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① LEVEL 3  
 1/8" = 1'-0"

**AREA CALCULATED :**

- EXTERIOR FACE OF EXTERIOR WALL
- CORRIDOR FACE OF CORRIDOR WALL
- CENTERLINE OF DEMISING WALL



② LEVEL 3 AREA CALCULATIONS  
 1/16" = 1'-0"

Area Schedule (Rentable) - Level 3		
# BR	TYPE	AREA
	COMMON	1378.51 SF
: 1		
1 BR		
1 BR	TYPE D	581.03 SF
1 BR	TYPE D	577.03 SF
1 BR	TYPE E	511.50 SF
1 BR	TYPE E	580.17 SF
1 BR	TYPE E	511.50 SF
1 BR	TYPE F	616.69 SF
1 BR	TYPE G	583.51 SF
1 BR	TYPE H	584.50 SF
1 BR	TYPE H	588.14 SF
1 BR: 9		5134.08 SF
2 BR		
2 BR	TYPE I	814.72 SF
2 BR: 1		814.72 SF
STUDIO		
STUDIO	TYPE B	453.59 SF
STUDIO	TYPE C	387.33 SF
STUDIO	TYPE C	382.67 SF
STUDIO: 3		1223.59 SF
Grand total: 14		8550.90 SF

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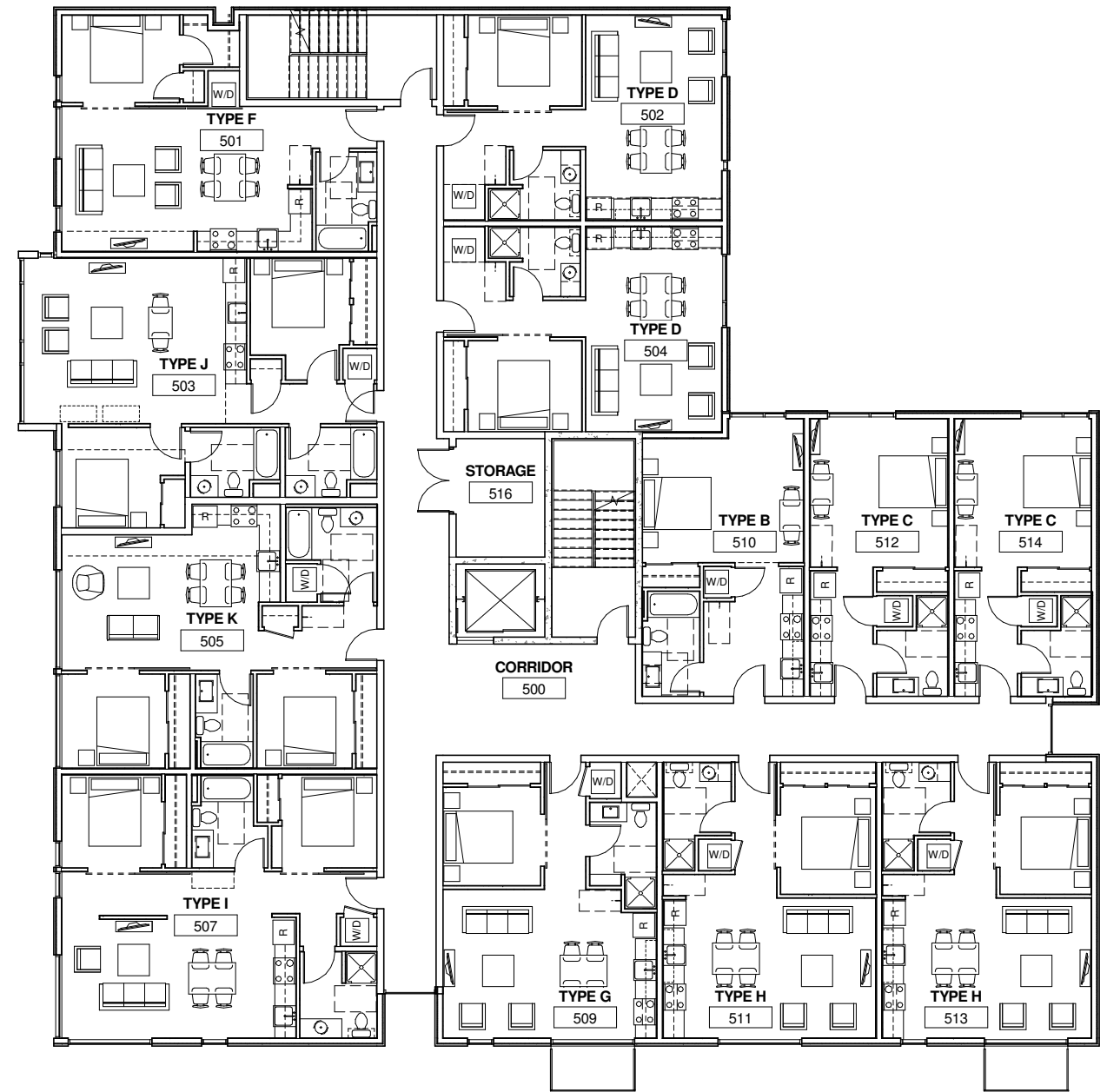
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LEVELS 3-4  
**C4**

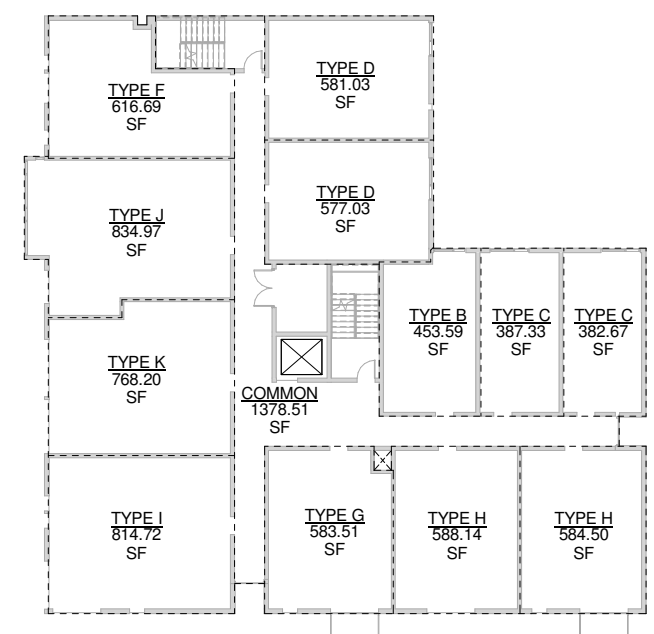


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① LEVEL 5  
 1/8" = 1'-0"

**AREA CALCULATED :**  
 - EXTERIOR FACE OF EXTERIOR WALL  
 - CORRIDOR FACE OF CORRIDOR WALL  
 - CENTERLINE OF DEMISING WALL



② LEVEL 5 AREA CALCULATIONS  
 1/16" = 1'-0"

Area Schedule (Rentable) - Level 5		
# BR	TYPE	AREA
	COMMON	1378.51 SF
: 1		1378.51 SF
1 BR		
1 BR	TYPE D	577.03 SF
1 BR	TYPE D	581.03 SF
1 BR	TYPE F	616.69 SF
1 BR	TYPE G	583.51 SF
1 BR	TYPE H	588.14 SF
1 BR	TYPE H	584.50 SF
1 BR: 6		3530.91 SF
2 BR		
2 BR	TYPE I	814.72 SF
2 BR	TYPE J	834.97 SF
2 BR	TYPE K	768.20 SF
2 BR: 3		2417.89 SF
STUDIO		
STUDIO	TYPE B	453.59 SF
STUDIO	TYPE C	382.67 SF
STUDIO	TYPE C	387.33 SF
STUDIO: 3		1223.59 SF
Grand total: 13		8550.90 SF

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LEVEL 5

**C5**





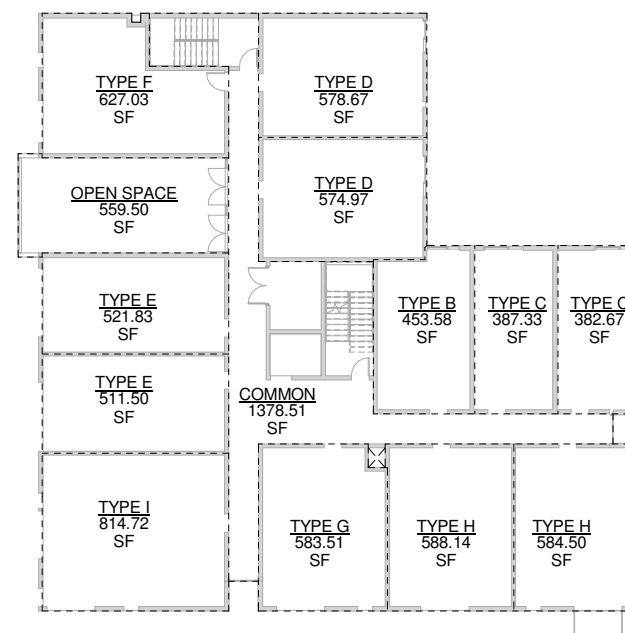
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① LEVEL 6  
 1/8" = 1'-0"

**AREA CALCULATED :**

- EXTERIOR FACE OF EXTERIOR WALL
- CORRIDOR FACE OF CORRIDOR WALL
- CENTERLINE OF DEMISING WALL



② LEVEL 6 AREA CALCULATIONS  
 1/16" = 1'-0"

Area Schedule (Rentable) - Level 6		
Type	Name	Area
	COMMON	1378.51 SF
: 1		
1378.51 SF		
1 BR		
1 BR	TYPE D	574.97 SF
1 BR	TYPE D	578.67 SF
1 BR	TYPE E	521.83 SF
1 BR	TYPE E	511.50 SF
1 BR	TYPE F	627.03 SF
1 BR	TYPE G	583.51 SF
1 BR	TYPE H	584.50 SF
1 BR	TYPE H	588.14 SF
1 BR: 8		4570.16 SF
2 BR		
2 BR	TYPE I	814.72 SF
2 BR: 1		814.72 SF
STUDIO		
STUDIO	TYPE B	453.58 SF
STUDIO	TYPE C	387.33 SF
STUDIO	TYPE C	382.67 SF
STUDIO: 3		1223.58 SF
Grand total: 13		7986.97 SF

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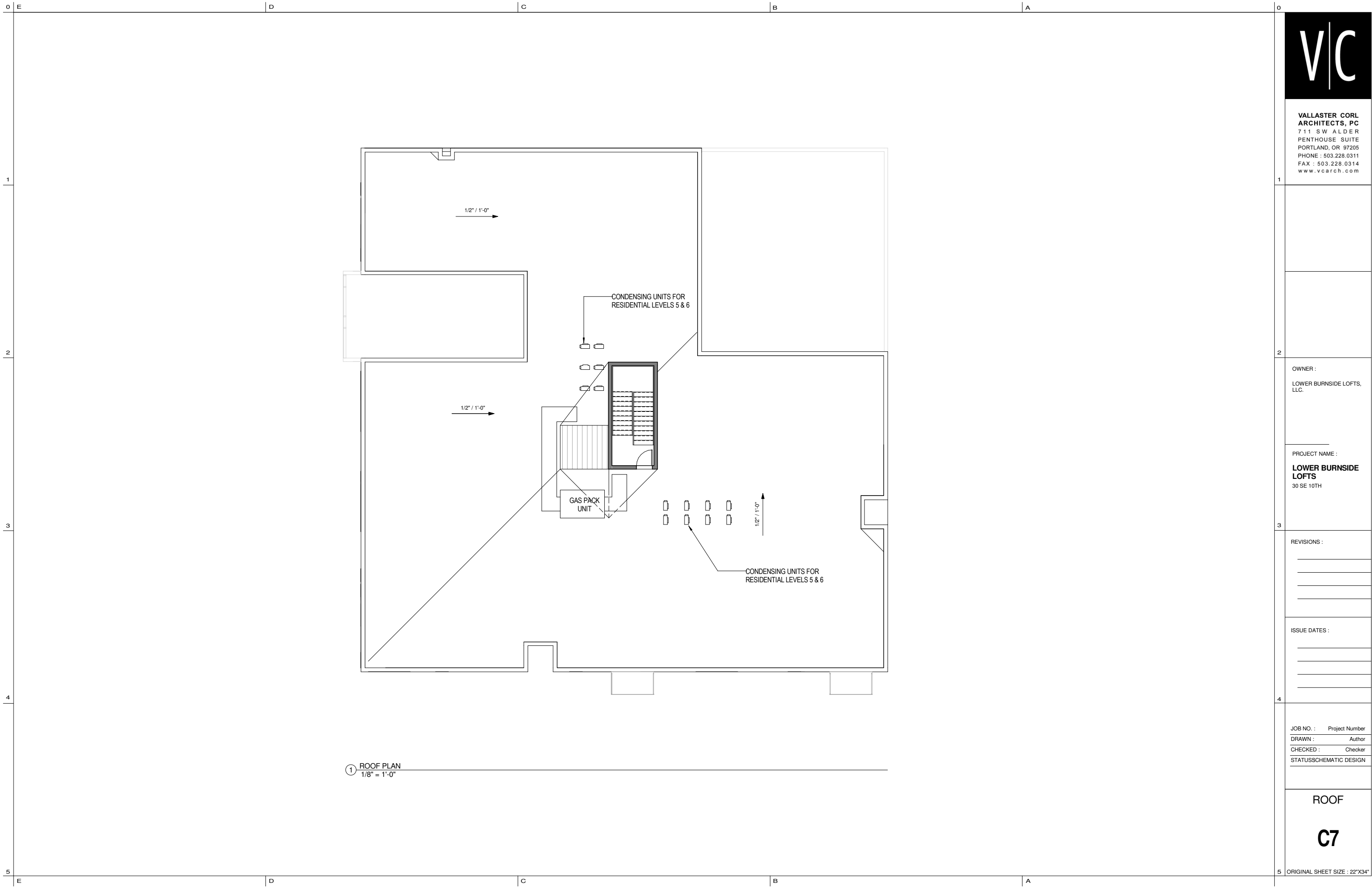
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LEVEL 6

**C6**



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**ROOF**

**C7**

ORIGINAL SHEET SIZE : 22"X34"

1

2

3

4

5



① EXTERIOR ELEVATION FACING EAST  
1/8" = 1'-0"



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**ELEVATION - WEST**  
**C8**



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① ELEVATION - SOUTH  
 1/8" = 1'-0"

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ELEVATION - SOUTH  
**C9**



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① ELEVATION - WEST  
 1/8" = 1'-0"

1

2

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ELEVATION - EAST  
**C10**



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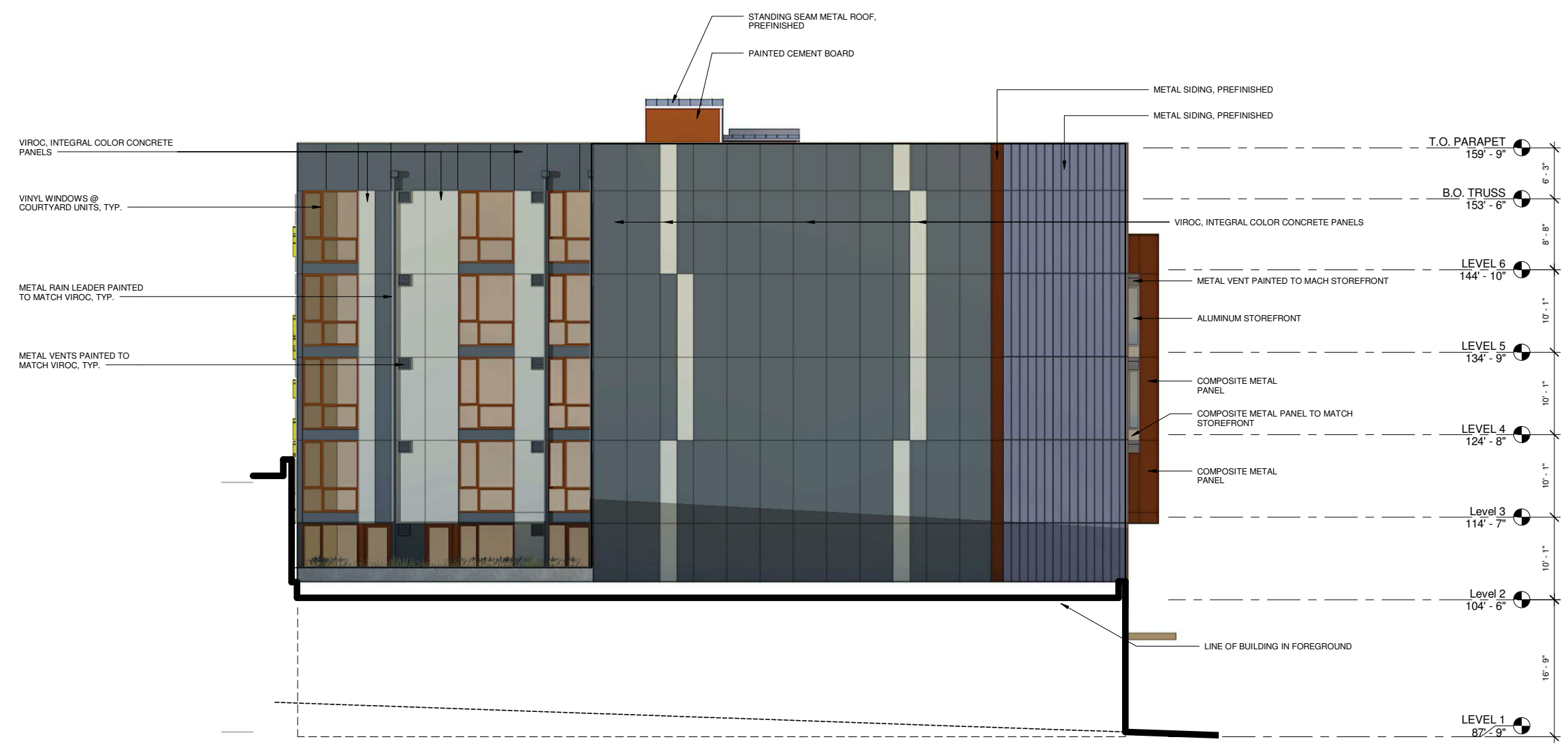
1

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ELEVATION - NORTH  
**C11**

ORIGINAL SHEET SIZE : 22"X34"



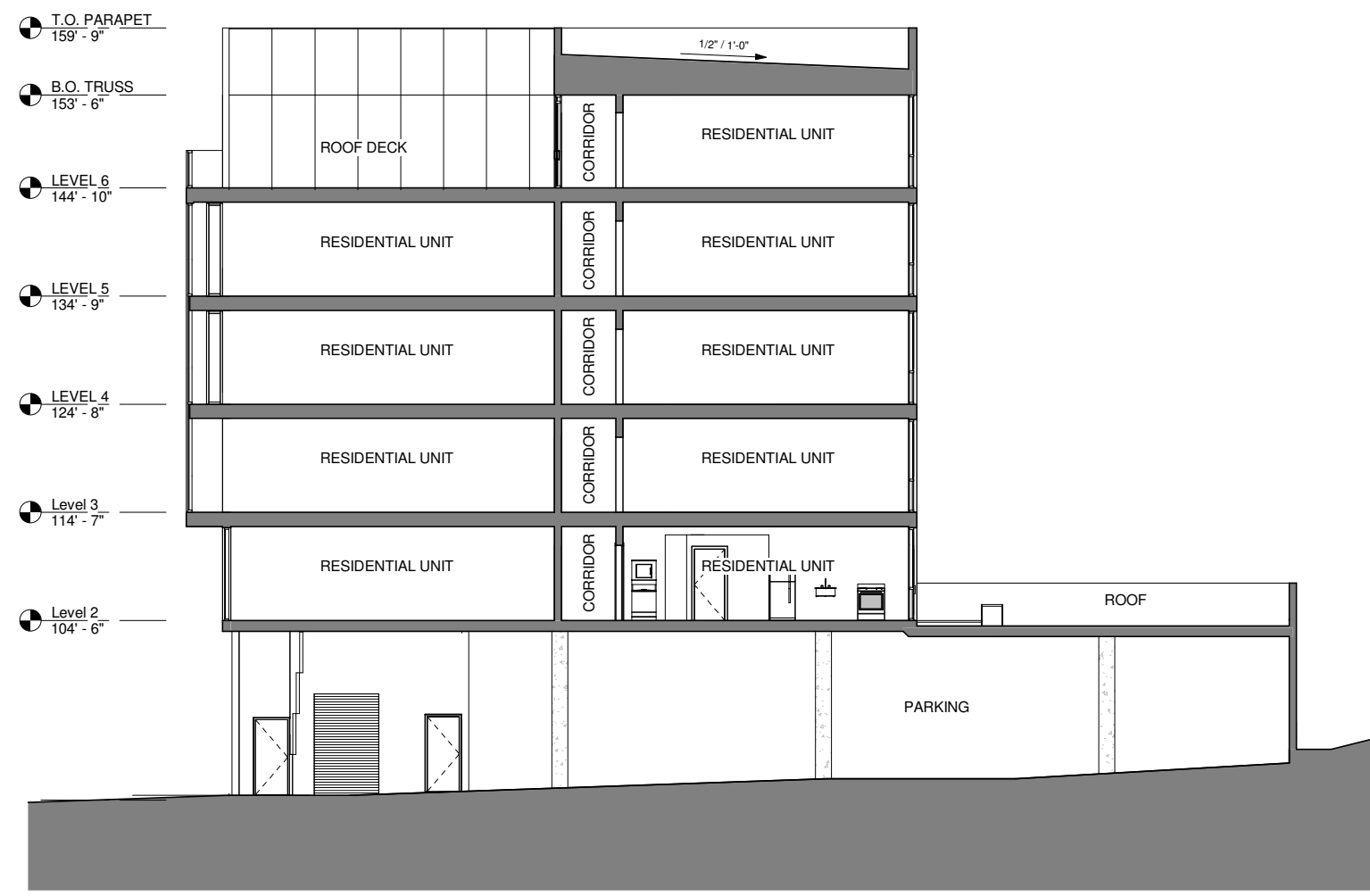
1

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**BUILDING SECTION**  
**C12**

0 E

1

2

3

4

5

D

D

C

C

B

B

A

A

0

1

2

3

4

5



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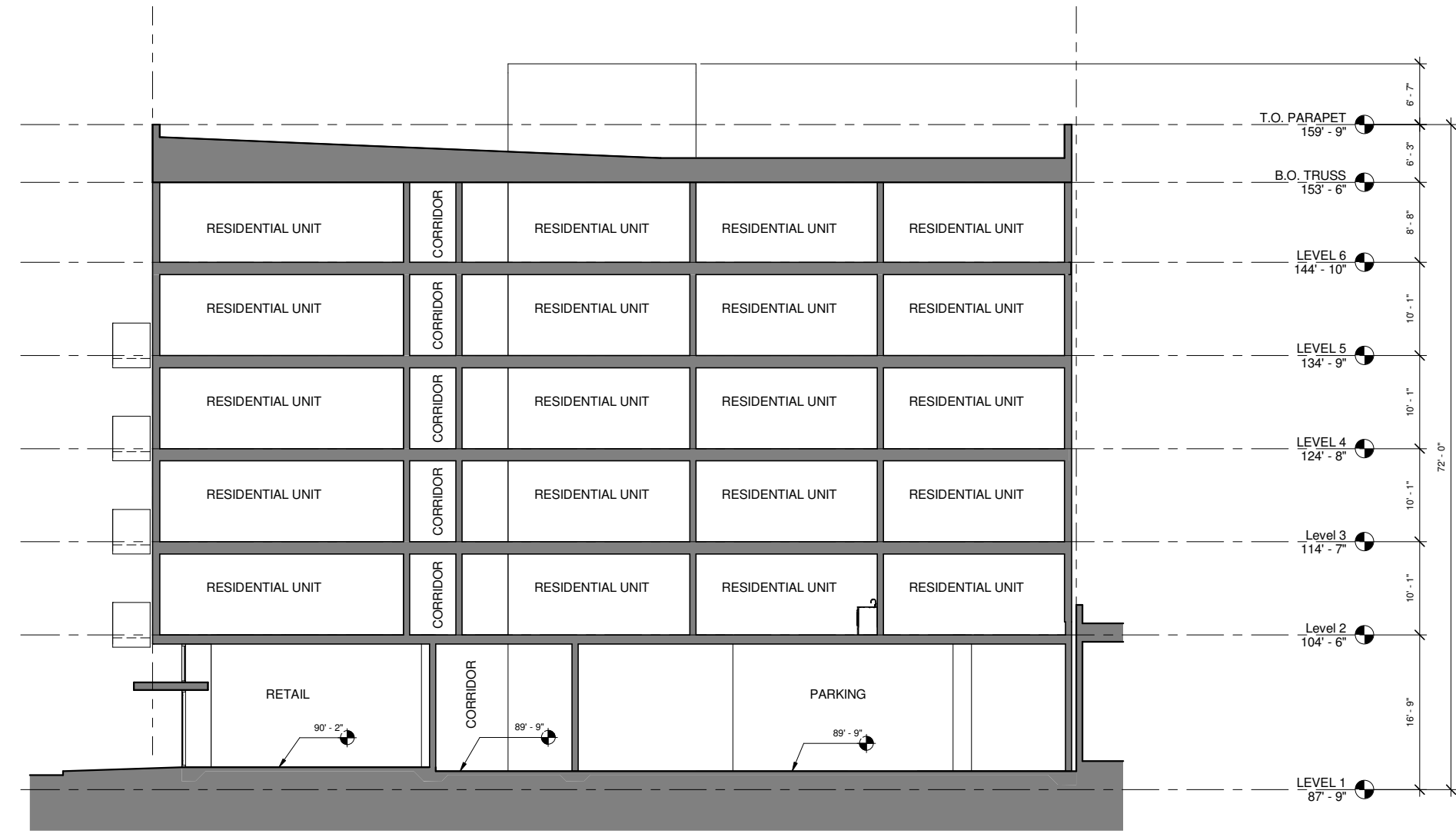
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**BUILDING SECTION**  
**C13**

5 ORIGINAL SHEET SIZE : 22"X34"



① N/S SECTION @ RETAIL/PARKING  
 1/8" = 1'-0"

0 E

D

C

B

A

0



1

2

3

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5



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1

2

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3

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PERSPECTIVE - SW  
**C14**

5 ORIGINAL SHEET SIZE : 22"X34"

D

C

B

A

E





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PERSPECTIVE -  
 NW  
**C15**



0 E

D

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0



1

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D

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B

A



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1

2

3

4

5

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PERSPECTIVE-  
 NE  
**C16**

5 ORIGINAL SHEET SIZE : 22"X34"





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 CHECKED :      Checker  
 STATUS: SCHEMATIC DESIGN

PERSPECTIVE - SE  
**C17**